

# Charlestown Community Meeting and Wynn Resorts Update

February 11, 2015

# Tonight's Objectives

- A greater understanding of the Wynn Resort project to encourage community engagement
- A collaborative dialogue with Wynn Resorts officials to start the process of working in partnership
- A list of interested residents who want further information and/or want to get involved

# Agenda

- Introductions and Some History
- Rules of Engagement
- Interactive Wynn Presentation with Questions and Answers
- Next Steps

# Introductions and Some History

# This meeting will discuss topics that Wynn Resorts can directly affect.

## These include:

- Project update and economic impact
- Environmental review
- Mitigation conditions of MGC license
- Public safety and Responsible Gaming
- MEPA improvements to Sullivan Square

## These exclude:

- Lawsuits vs. the MGC
- Boston's Long-Term Sullivan Square/ Rutherford Avenue Redesign and Construction Project
- Any additional mitigation outside of the enforceable license conditions

# Rules of Engagement

- Please respect each other
- To encourage more involvement, please limit questions to one minute
- Constructive questions are most welcome
- You can ask questions or use cards which will be collected during the meeting
- No interruptions (unless by facilitator because of time limits)

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# OUR COMPANY





**Wynn Resorts holds more  
Forbes Five Stars than any  
other independent hotel  
company in the world**

**2013 Top Workplace:  
Wynn Las Vegas**

-Las Vegas Review - Journal

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**Employer of Choice: Wynn Resorts**

12th Annual Bristol Associates and Spectrum  
Gaming Group Executive Satisfaction Survey



# Wynn Resorts Is Committed to Our Communities

In 2014, Wynn employees increased their participation in United Way at a rate higher than ever achieved by a Nevada company.

## Last year, Wynn employees:

Volunteered **more than 4,000 hours.**

Donated **11,000 holiday toys to children** in eight elementary schools

Donated **\$25,000 worth of school supplies** to two middle schools lacking funding

**Wynn Resorts is a founder** of the new Smith Center for the Performing Arts and the new Gay and Lesbian Community Center of Las Vegas.

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# OUR PROJECT

FROM INDUSTRIAL SITE TO FIVE-STAR RESORT



Wynn

Wynn  
EVERETT



# A Grand Atrium





# The Buffet





Sinatra



# The Spa





## Standard Deluxe Room



# Panoramic Suite





# The Harborwalk, Esplanade, and Park





# Living Shoreline



Existing Shoreline Conditions



Proposed Shoreline Conditions

# Public Access

**Gateway Park Connector** and  
shared use path

20 foot wide **waterfront harborwalk**

**Public gathering** area and pavilion

High quality **public open space**

**Water transport** and docking  
facilities



# Project Facts

\$1.6 billion development is the largest single-phase private development in Massachusetts history

**4,000 permanent employees** will make Wynn a top 5 employer in the state

**4,000 Construction Jobs**

**Millions spent on local building materials and Furniture, Fixtures and Equipment**

**\$100 Million in annual vendor spend**

# Jobs and Business for Charlestown

**Wynn will use good faith efforts to create a Boston construction and operations hiring preference - this hiring preference targets Charlestown residents**

**Wynn will hold annual hiring events in Charlestown**

**Wynn will use good faith efforts to purchase goods and services from Boston businesses of at least \$15 million annually**

**Wynn will cross-market and promote Boston businesses and attractions**



# Questions



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# THE PAST

# The History of the Site

**Owned by three chemical companies since the late 1800's**

**Dyes and acids were primary products — primarily sulfuric acid**

**Monsanto Chemical was the longest owner, from 1929 to 1983**

**The site was the original source of oysters for the Union Oyster House**





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FAIRCHIL





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# THE PRESENT



Everett, MA, USA

# Waterfront Locked Out For Over 100 Years

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# Current Site Situation

**Industrial operations contaminated soil, groundwater and the Mystic River**

**Contaminants continue to leach into the water today**

**The situation will continue without remediation**





# Assessing the Situation

**Comprehensive studies of contamination have been completed in Everett**

**Contamination found throughout the 33-acre site**

**Three highly contaminated areas identified**

Low pH area

Low pH area



Arsenic and lead  
below surface

# Site Remediation

The remediation will be completed before Wynn Everett opens, making it safe for all proposed uses, including the recreational use of open space.

## It will include:

**In-Situ Solidification/Stabilization** in southern portion of site

**Excavation of soil** in northern and central portion of site

**Excavation of soil** in area of living shoreline

**Excavation of soil** in footprint of the garage

**Placement of uncontaminated soil cap** any areas not covered by buildings or pavement

**Removal of contaminated sediment** in areas to be determined

During remediation **air monitoring will confirm the continued safety of remediation workers and surrounding community**

Contaminated sediment and soil **will be handled and disposed of at licensed disposal sites in compliance with all applicable laws and regulations**



# Remediation Regulations and Safety

**Wynn will comply with all applicable federal and state laws and regulations**

**including the Massachusetts  
Contingency Plan**

**and in continued consultation  
with the Massachusetts  
Department of Environmental  
Protection**

**All remedial response actions will be fully documented as required  
by the MCP**

**All remediation activities will be overseen by a Licensed Site  
Professional authorized by the Commonwealth**

# Remediation Regulations and Safety

**Current regulations require strict safety standards**

**All contaminated soil is enclosed before transport and managed in accordance with the Massachusetts Contingency Plan**

**Truck wheels are washed before leaving site**

**Dust control procedures include wetting the dirt during excavation**

# Remediation Regulations and Safety



**Industrial wheel wash equipment removes debris**

# Environmental Facts

**\$30 million anticipated cost —  
no taxes or public funds used**

**Wynn is committed to the  
remediation – whatever the  
cost**

**More than a century of waste  
and neglect can be corrected**

**A waterfront is returned to  
Everett and its neighbors**

**Wynn Everett will be LEED  
Gold or Greater**

**Wynn Everett accounts for  
future sea level rise**



# Questions



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# RESPONSIBLE GAMING

# Responsible Gaming

**The MGC adopted a Responsible Gaming Framework in the Fall of 2014**

**The goal is to create a sustainable, measurable, socially responsible and accountable approach to gaming**

**Key regulatory objectives:**

**Promote best practices**

**Introduce new and emerging technologies**

**Assist customers to enable informed choices**

**Provide patrons adversely affected by gambling with timely access to professional resources**



# Strategies

**Commit to corporate social responsibility**

**Provide a test opportunity for play management tools**

**Offer on-site responsible gaming information center**

**Engage in responsible marketing**

**Comply with all regulations surrounding financial transactions**

**Engage the community**

# Questions



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# MITIGATION



# Community Mitigation Agreements

	Pre-Opening Mitigation	Annual Mitigation	Total Mitigation* (15-Year License Period)
<b>Everett</b>	N/A	\$5,300,000	\$79,500,000
<b>Boston</b>	\$1,750,000	\$4.1 – \$6.1M**	\$50.75M - \$70.75M
<b>Malden</b>	\$1,000,000	\$1,025,000	\$16,375,000
<b>Medford</b>	\$250,000	\$1,025,000	\$15,625,000
<b>Somerville</b>	\$150,000	\$675,000	\$10,275,000
<b>Chelsea</b>	\$300,000	\$650,000	\$10,050,000
<b>Cambridge</b>	\$200,000	\$100,000	\$1,700,000

\* Independent of at least \$40 million in MEPA transportation improvements to Sullivan Square in Charlestown and other areas in Chelsea, Everett, Medford, and Somerville.

\*\* Note: Traffic reduction and Sullivan Square payments made over a 10-year period. Payment varies dependent on Wynn traffic through Sullivan Square.

# Boston Mitigation

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## Pre-Opening Mitigation

<b>General Fund (1 Time)</b>	<b>\$1,000,000</b>
<b>Reimbursement (1 Time)</b>	<b>\$750,000</b>
<b>Sub-Total</b>	<b>\$1,750,000</b>

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## Post-Opening Mitigation

<b>General Fund (15 years x \$1.6 Million)</b>	<b>\$24,000,000</b>
<b>Traffic Reduction Incentive (10 Years x \$2 Million)*</b>	<b>\$20,000,000</b>
<b>Sullivan Square Infrastructure Fund (10 Years x \$2.5 Million)</b>	<b>\$25,000,000</b>
<b>Sub-Total</b>	<b>\$49M - \$69M</b>
<b>Total</b>	<b>\$50.75M - \$ 70.75M</b>

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\* Traffic Reduction Incentive Payment Varies Dependent on Wynn Traffic Through Sullivan Square

# Boston Mitigation

Supporting people and business

The Conditions required by the MGC incorporate elements from the Best and Final Offer (BAFO) Wynn made to Boston including:

Wynn shall use good faith efforts to purchase goods and services from Boston businesses of **at least \$15 million annually**

Wynn shall use cross-marketing to promote **Boston businesses and attractions**

Wynn shall use good faith efforts to create a **Boston construction and operations hiring preference**

This hiring preference targets **Charlestown residents and requires Wynn to hold annual hiring events in Charlestown**

Wynn shall support **Boston funding requests for problem gaming**

Wynn shall reimburse **Boston's reasonable consulting costs (up to \$750,000) related to impacts**

Wynn shall engage in **community outreach to Charlestown and report to the Commission of such outreach**



# Boston Financial Benefit

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## Total Direct Financial Benefit to Boston

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<b>Total Boston Mitigation Payments*</b>	<b>\$50.75 M - \$70.75 M</b>
<b>Short Term Sullivan Square Improvements</b>	<b>\$10 M</b>
<b>Boston Vendor Spend (15 years x \$15 million)</b>	<b>\$225 M</b>
<b>Total</b>	<b>\$280.75 M – 305.75 M</b>

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\* Traffic Reduction Incentive Payment Varies Dependent on Wynn Traffic Through Sullivan Square

# Gaming Tax Allocation

## Distribution of Wynn Everett Casino Tax Revenue, First Full Year

Fund/Program	Percent Dedicated	Dollar Value
MA Cultural Council	2.0%	\$4.02 M
MA Tourism Fund	1.0%	\$2.01 M
<b>Community Mitigation Fund</b>	<b>6.5%</b>	<b>\$13.07 M</b>
Local Capital Projects Fund	4.5%	\$9.05 M
Gaming Local Aid Fund	20.0%	\$40.20 M
Commonwealth Stabilization Fund	10.0%	\$20.10 M
Education Fund	14.0%	\$28.14 M
Gaming Economic Development Fund	9.5%	\$19.10 M
Debt Reduction Program	10.0%	\$20.10 M
<b>Transportation Infrastructure &amp; Development Fund</b>	<b>15.0%</b>	<b>\$30.15 M</b>
Public Health Trust Fund	5.0%	\$10.05 M
Race Horse Development Fund	2.5%	\$5.03 M
<b>TOTAL</b>	<b>100%</b>	<b>\$201.01 M</b>

Source: Chapter 194 of the Acts of 2011: An Act Establishing Expanded Gaming in the Commonwealth; TMG Consulting Analysis

# Questions



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# TRANSPORTATION

# Transportation Plan

**\$65-85 million in road improvements**

**Robust Water Transportation Plan**

**Transportation Demand Management (TDM)**

**MBTA Bus, Rail and Subway Connections**

**Launch Wynn Premium Park and Ride**

**Pedestrians and Cyclists**

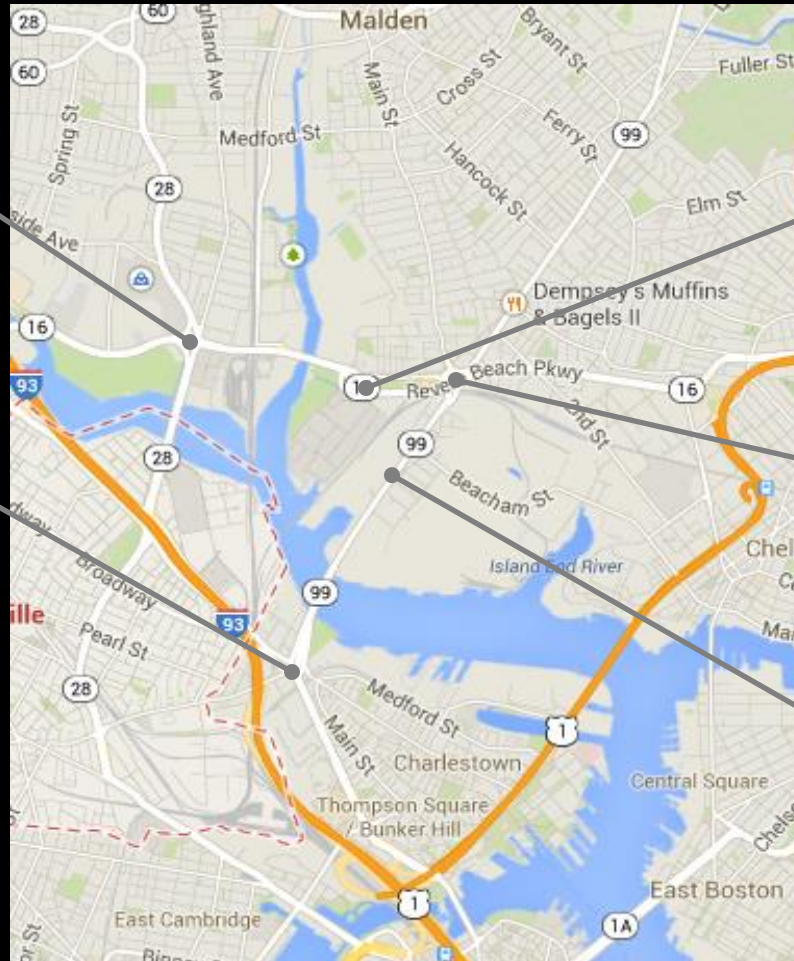
**Off-site Employee Parking**

# Wynn's Roadway Improvement Plan

\$65-85 Million

**Wellington Circle,  
Medford**

**Sullivan Square and  
Cambridge Street,  
Boston**



**Santilli Circle,  
Everett**

**Sweetser Circle,  
Everett**

**Lower Broadway  
Everett**



# Comparison of Transportation Mitigation Among Large Projects in the Commonwealth

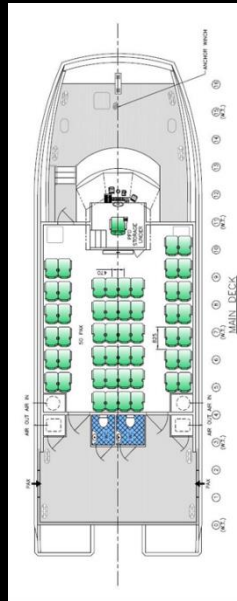
Location	Development Area (Million Square Feet)	Developer's Transportation Mitigation (\$ Millions)	Public Expenditure (\$ Millions)
Seaport Square, South Boston	6.3	\$31	\$0
Assembly Row, Somerville	5.7	\$20	\$100
NorthPoint, Cambridge	5.2	\$1	\$120
<b>Wynn Everett</b>	<b>3.0</b>	<b>\$65-85</b>	<b>\$0</b>
Station Landing, Medford*	1.1	\$5	\$0

\*Amount includes improvements to utility infrastructure and open space

# Water Taxi and Harbor Ferry

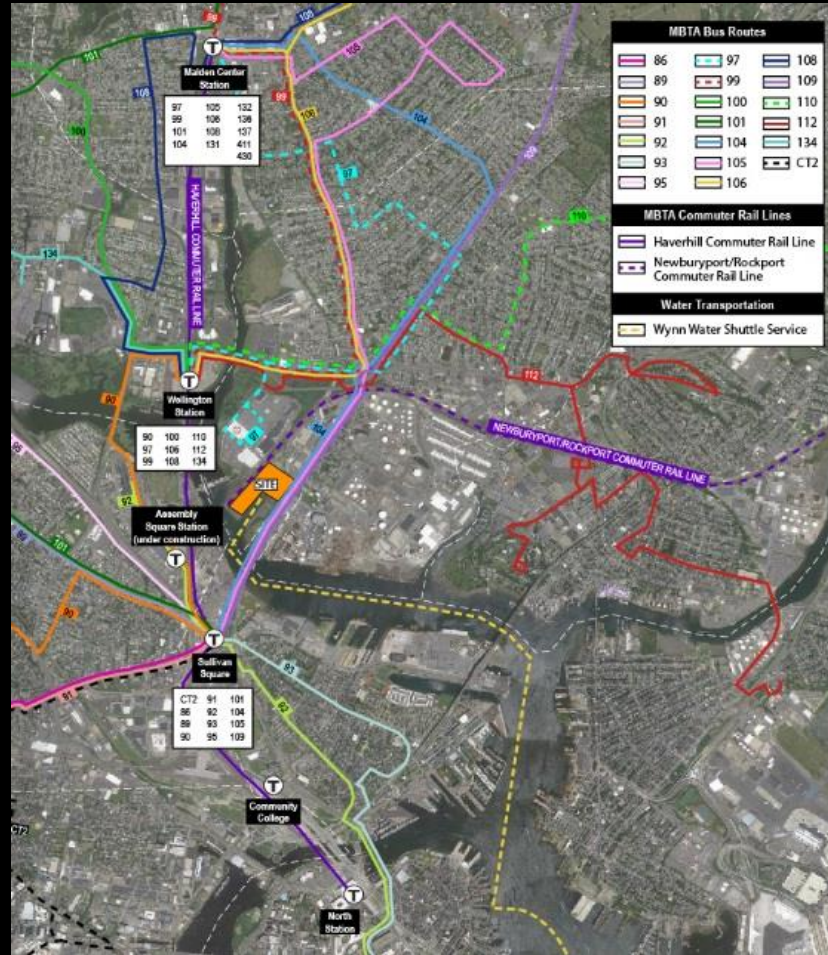


# Water Transportation





# MBTA Local Bus, the T and Commuter Rail



# Premium Park and Ride – Logan Express

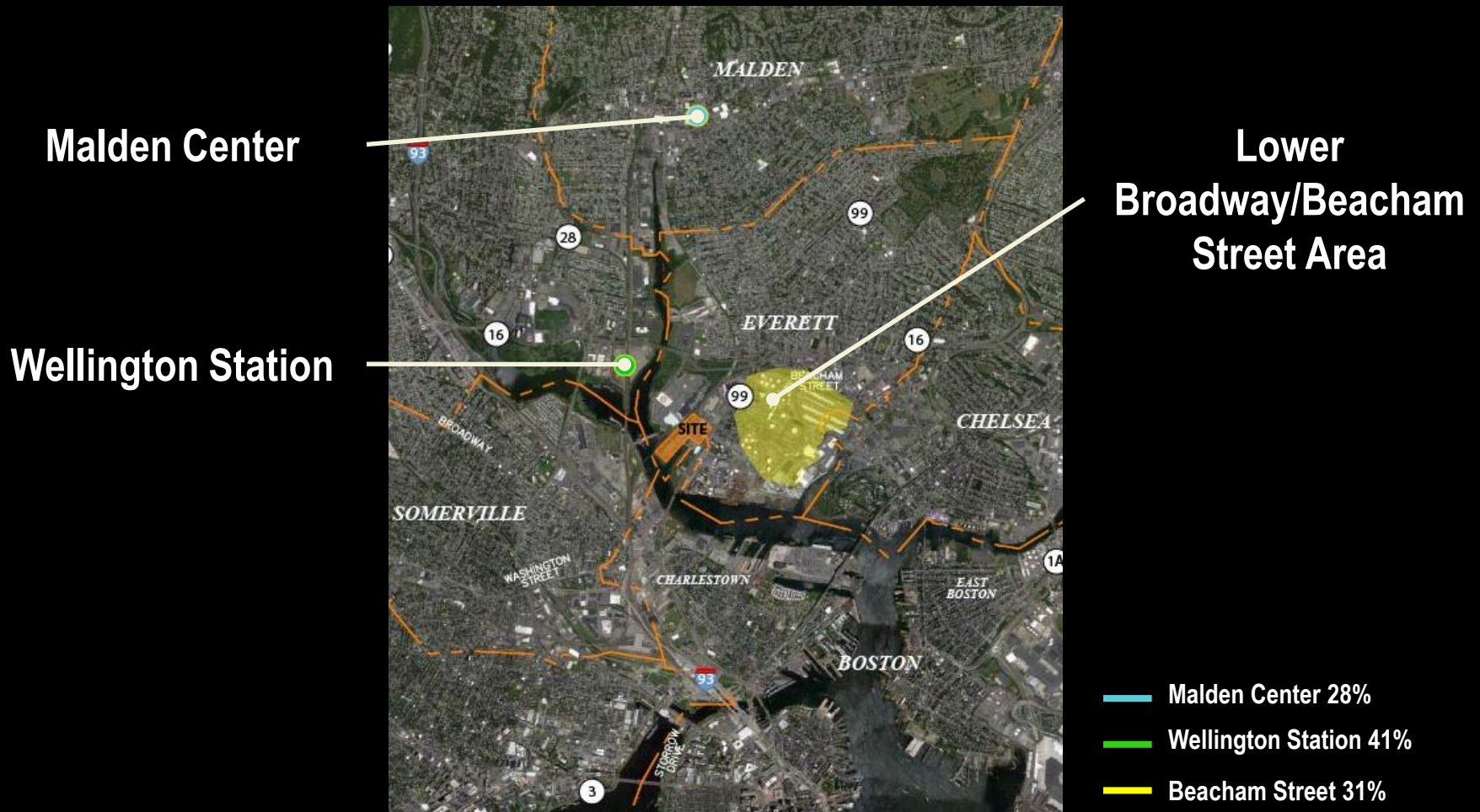


# Pedestrians and Cyclists





# Off-Site Employee Parking



# Transportation Demand Management

**Transportation coordinator** on-site

**Guaranteed ride home**

**Ride sharing program**

**MBTA Charlie Cards** provided for employees and sold on-site for guests

**Provide information regarding public transportation services** to employees and guests

**ZipCar** on-site

**Hubway** bike share on-site

Covered, secure **bicycle parking** in parking garage

**Electric vehicle charging stations** in parking garage

**Employee and patron shuttles** to Malden and Wellington stations

**Water shuttle** to downtown Boston

**Aggressive marketing and incentive plans**

Wynn Everett

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# ROADWAY IMPROVEMENTS



# Change in Friday P.M. Peak Hours Volumes

Location	Existing (2014) Volume (VPH)	No-Building (2023) Volume (VPH)	Project Generated Trips (VPH)	Build (2023) Volume (VPH)	Change in Volume Build to No-Build (%)
Alford Street (Route 99) Bridge, Charlestown	3,077	3,601	523	4,124	15%
Rutherford Avenue (Route 99), north of City Square, Charlestown	2,765	3,067	191	3,258	6%

Note: Friday p.m. peak hour of roadways is 4:30-5:30 p.m.  
Wynn's peak hour occurs between 9:00-10:00 p.m. on a Friday night.

# Environmental Impact Report Update

## EEA Secretary's Certificate issued in August 2014

**Wynn satisfied MEPA requirements with respect to 10 of 11 topics,** including wetlands, air quality, greenhouse gas and sustainable development, storm water, waste water, solid and hazardous wastes, historic resources and construction management

**Further transit analysis and consultation with other state agencies was requested**

# SFEIR

**This filing will contain a materially enhanced transportation analysis for the project**

All data has been **shared and analyzed with MassDOT**

Data relevant to **BTD and MBTA** has been shared with them



# Boston Traffic Department

**Wynn has met with BTD 7 times since November 2014**

Most recently on January 26

**As requested, Wynn Resorts**

**Completed new traffic counts, sensitivity analysis of transit ridership and analysis of parking utilization**

Will install a conduit from Sullivan Square to Austin Street to **enhance public safety by connecting the area to the BTD Command Center**

**Made adjustments to lane geometry along route 99 and reconfigured Sullivan Square** to better integrate with the MBTA station

**Added improvements** to Sullivan Square including the Main Street intersection, Spice Street, D Street, sidewalk upgrades and ADA accessibility



ASSEMBLY  
SQUARE  
DRIVE

MYSTIC AVENUE

ARLINGTON AVENUE

ALFORD STREET

ALFORD STREET

PROP SIDEWALK (TYP)

BEACHAM STREET  
WEST STREET

PROP LANDSCAPING (TYP)

MAIN STREET  
(ROUTE 38)

MAFFA WAY  
(ROUTE 38)

INTERSTATE 93

SULLIVAN SQUARE STATION  
UPPER BUSWAY  
SULLIVAN SQUARE STATION  
LOWER BUSWAY

SULLIVAN SQUARE  
STATION BELOW

MOODY SULLIVAN SQUARE STATION  
FRONT PARKING LOT

PROP SIGNAL

PROP FULL DEPTH  
RECONSTRUCTION

PROP FULL DEPTH  
RECONSTRUCTION

PROP SIGNAL RETIMING

PROP SIGNAL

PROP SIGNAL UPGRADE

I-93  
EXIT RAMP

SPICE STREET

D STREET

MISHAWUM  
STREET

MEDFORD STREET

MAIN STREET

CAMBRIDGE STREET

*Wgun*  
EVERETT









INTERSTATE 93 NORTHBOUND  
EXIT RAMP

SPICE STREET

D STREET

DROP SIDEWALK (TYP)

MAINTENANCE RAILROAD TRACK





DORRANCE STREET

MAIN STREET  
(ROUTE 39)

MAUFFA WAY  
(ROUTE 38)

BEACHAM STREET

WEST STREET

ALFORD STREET

INTERSTATE 93

PROPOSED TURNAROUND

SULLIVAN SQUARE STATION  
LOWER BUSWAY

SULLIVAN SQUARE STATION  
UPPER BUSWAY

PROPOSED SIDEWALK (TYP)

PROPOSED SULLIVAN SQUARE STATION  
FRONT PARKING LOT

*Ugman*  
EVERETT





ARLINGTON AVENUE

BEACHAM STREET

PROP SIDEWALK (TYP)

RUTHERFORD AVENUE  
(ROUTE 99)

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# Public Safety Measures

**Newly installed traffic signals and cameras will be monitored** by the City of Boston's Traffic Management Center

The Traffic Management Center **monitors hundreds of cameras and traffic signals** throughout the city

MassDOT **cameras will monitor I-93 on/off ramps**



# Questions





# Charlestown Community Meeting

## February 11, 2015

***This is the beginning, not the end***

- Next steps