

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Questions Grouped by Importance

Group 1 – Transportation Adequacy, Mitigation, Improvements

- 4-23 Egress from Gaming Establishment
- 4-24 Adequacy of Existing Transportation Infrastructure
- 4-25 Traffic Mitigation
- 4-26 Parking Facilities

Group 2 – Neighborliness, Impacts on Surroundings

- 4-30 Minimizing Noise and Lighting
- 4-31 Integration with Surrounding Venues
- 4-32 Site Improvements

Group 3 – Utilities, Services, Misc.

- 4-28 Delivery of supplies and trash removal
- 4-29 Signage
- 4-33 Stimulating Retail Activity
- 4-34 Extreme Weather
- 4-35 Regional Water Facilities
- 4-36 Sewage Facilities

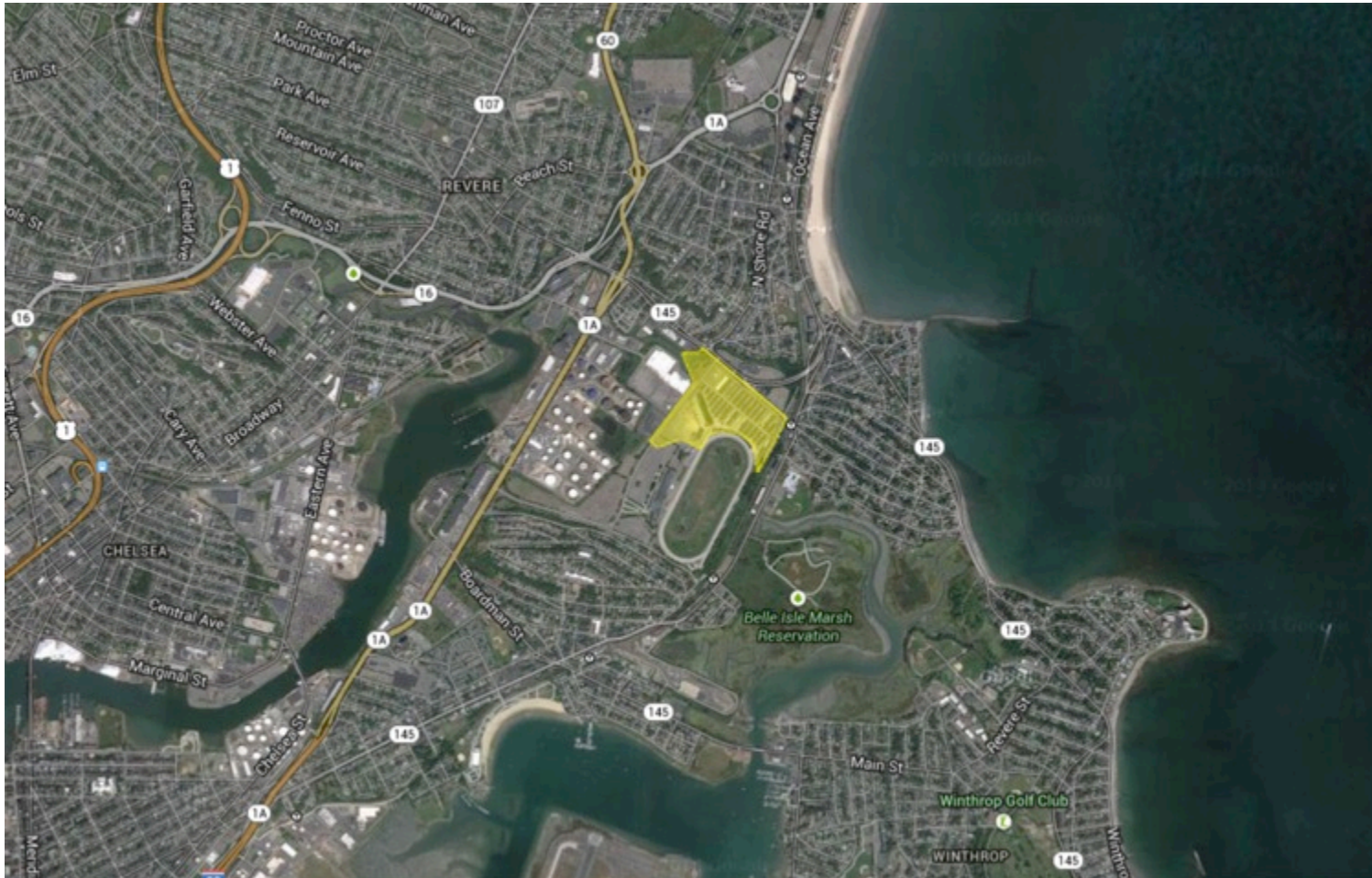
CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere *Site Arteries – Overview*



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere

Site Access – Distribution

- 28 Intersections in Revere, Boston and Chelsea
- Major Improvements 1A Alternatives
 - Northbound Flyover
 - At grade Intersections



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere *Site Access – Principal Entries*



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere

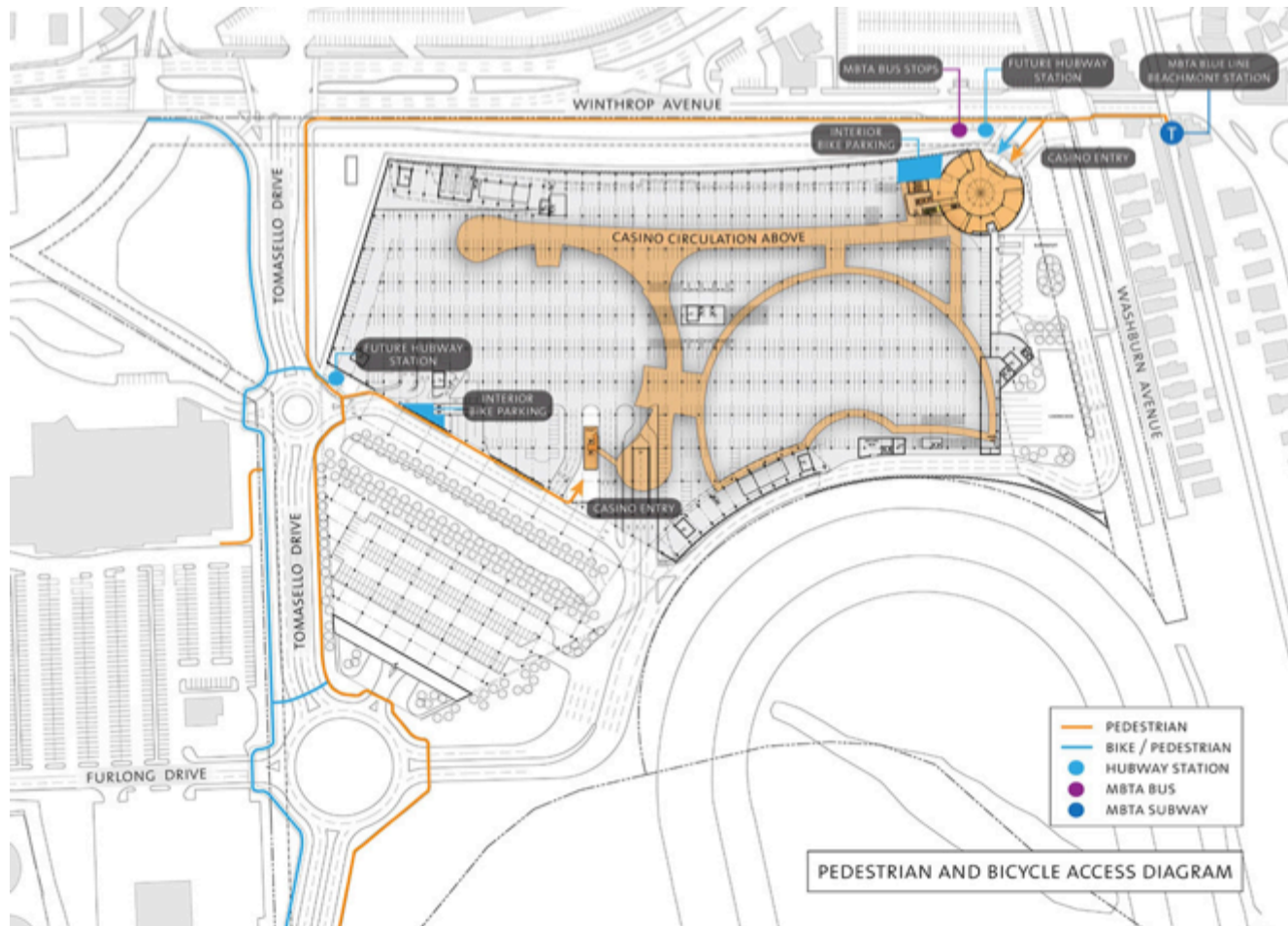
Site Surroundings – Boardman Street



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere

Site Circulation – Pedestrian, Bicycle & Public Transportation



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere

Site Access – Public Transportation

- MBTA Blue Line
- Bus Route 119

- Increased ridership projected
- Capacity exists with minor exceptions that can be addressed
- Public transit unavailable:
1:00AM – 5:00AM



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere *Site Access – Mode Split*

Table 2 – MSM/Revere Summary of Travel Mode Split

Mode	Patrons	Employees
Auto	73%	56% ^A
Taxi/Drop-off	11%	7%
Public Transit	11%	30%
Shuttle Bus/Coaches	5%	56% ^A
Walk/Bike	< 1%	7%
Total	100%	100%
^A As noted above, the vast majority of employee parking is to be located off-site. The 56% auto share is the share of employees driving to the offsite parking locations, and then using employee shuttles to access to travel to the project site.		

source: Supplemental Draft Environmental Impact Report,
Mohegan Sun Massachusetts, Revere, Massachusetts,
EEA #15006

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Mohegan Sun | Revere

Overall Roadway Mitigation Costs

Mitigation is adequate to address casino traffic.

Table 3 – MSM/Revere Summary of Proposed Mitigation

Proposed Mitigation	Estimated Cost
Route 1A at Boardman Street, Waldemar Avenue, Tomasello Way, Jughandle, and Furlong Drive	\$45.0 million
Route 1 / Route 16 interchange, and Route 16 / Webster Ave / Garfield Ave intersection	
Route 16 at Route 145 and Harris Street	
Winthrop Ave and Revere Beach Parkway at North Shore Road and Tomasello Way	
Donnelly Square (Bennington Street at Winthrop Ave and Bennington Street at Crescent Ave)	
Bell Circle	
Brown Circle	
Copeland Circle	
Revere Street at Route 60 and at Route 1A	
Saratoga Street at Bennington Street and at Boardman Street	
Neptune Road Corridor from Chelsea Street to Frankfort Street	
Route 1A Southbound Ramp at Curtis Street	
Bicycle improvements beach-to-beach connection and site access	
MBTA Beachmont Station Improvements	\$1.5 million
Total	\$46.5 million

source: Supplemental Draft Environmental Impact Report, Mohegan Sun Massachusetts, Revere, Massachusetts, EEA #15006

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS








Wynn | Everett



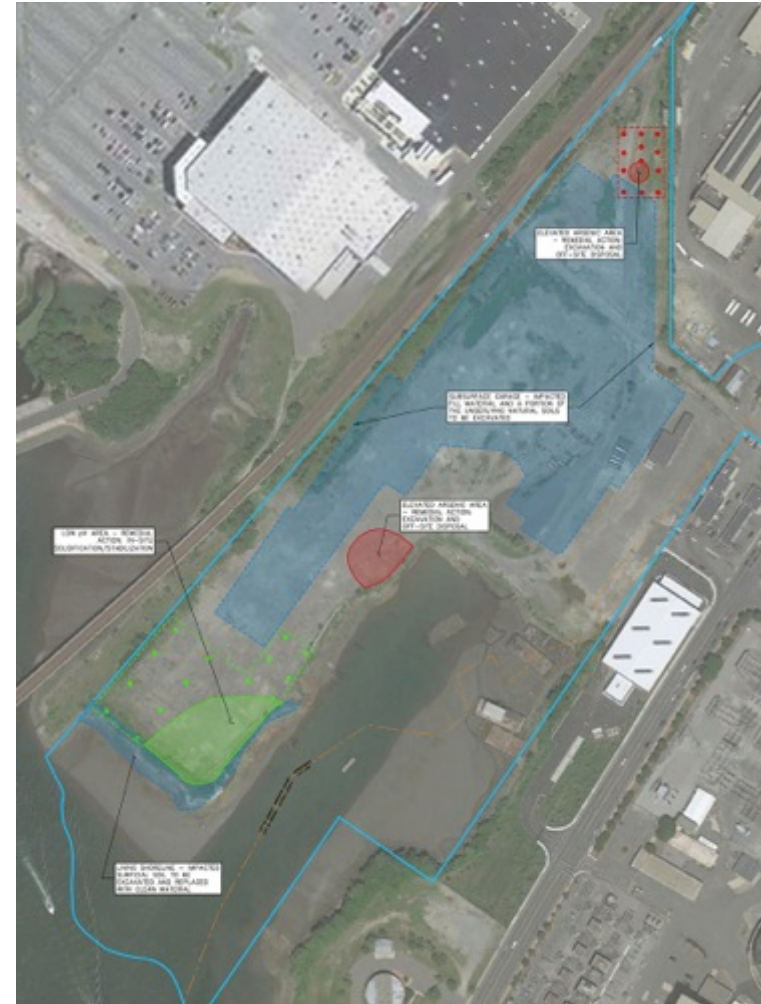
CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Site Remediation: Planned Conditions Conform to Massachusetts Contingency Plan Administered by DEP

-  City Line
-  Property Line
-  Excavate and remove hot spots
- 
-  Stabilize on site
- 
-  Excavate and remove for garage

*Remainder of site capped with clean material or pavement



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Post Site Remediation

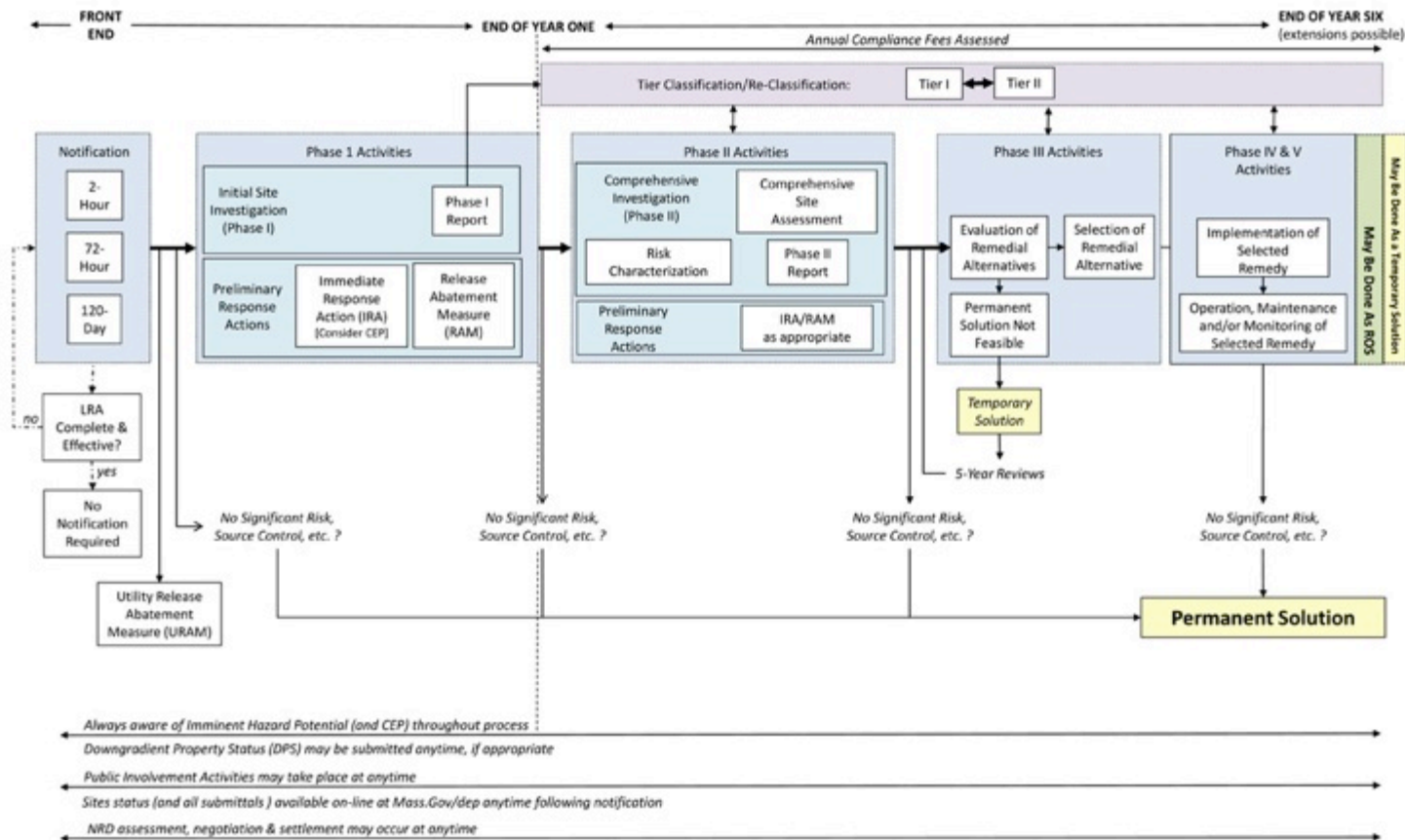


CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

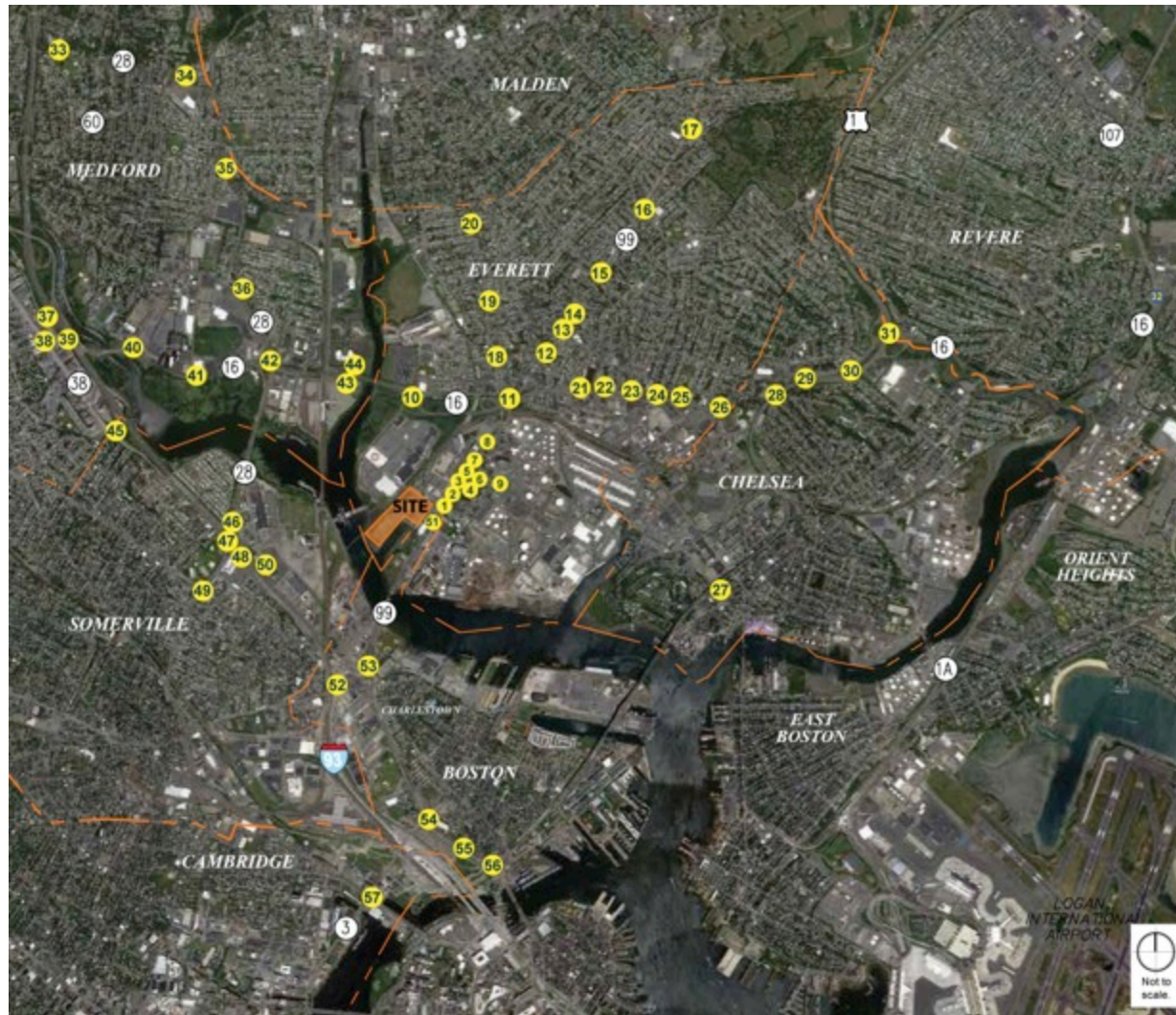
Site Remediation: MCP Process

Streamlined MCP Process: Notification-to-Closure



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett
Study Area



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

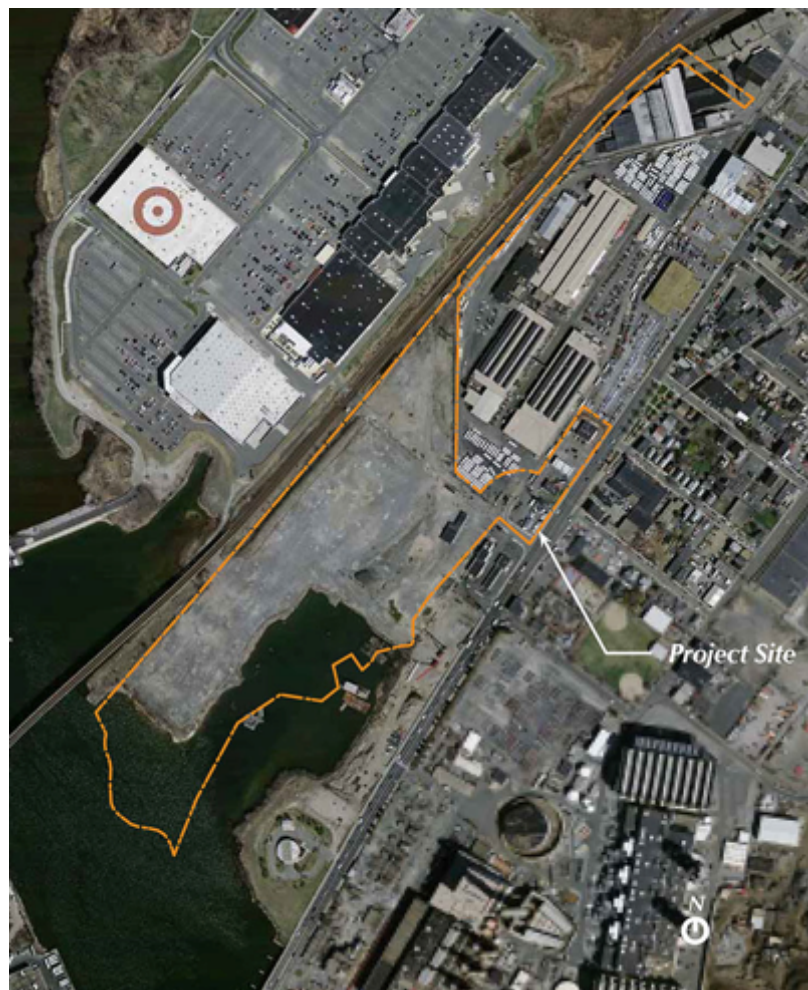
Site Access – Neighborhood



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

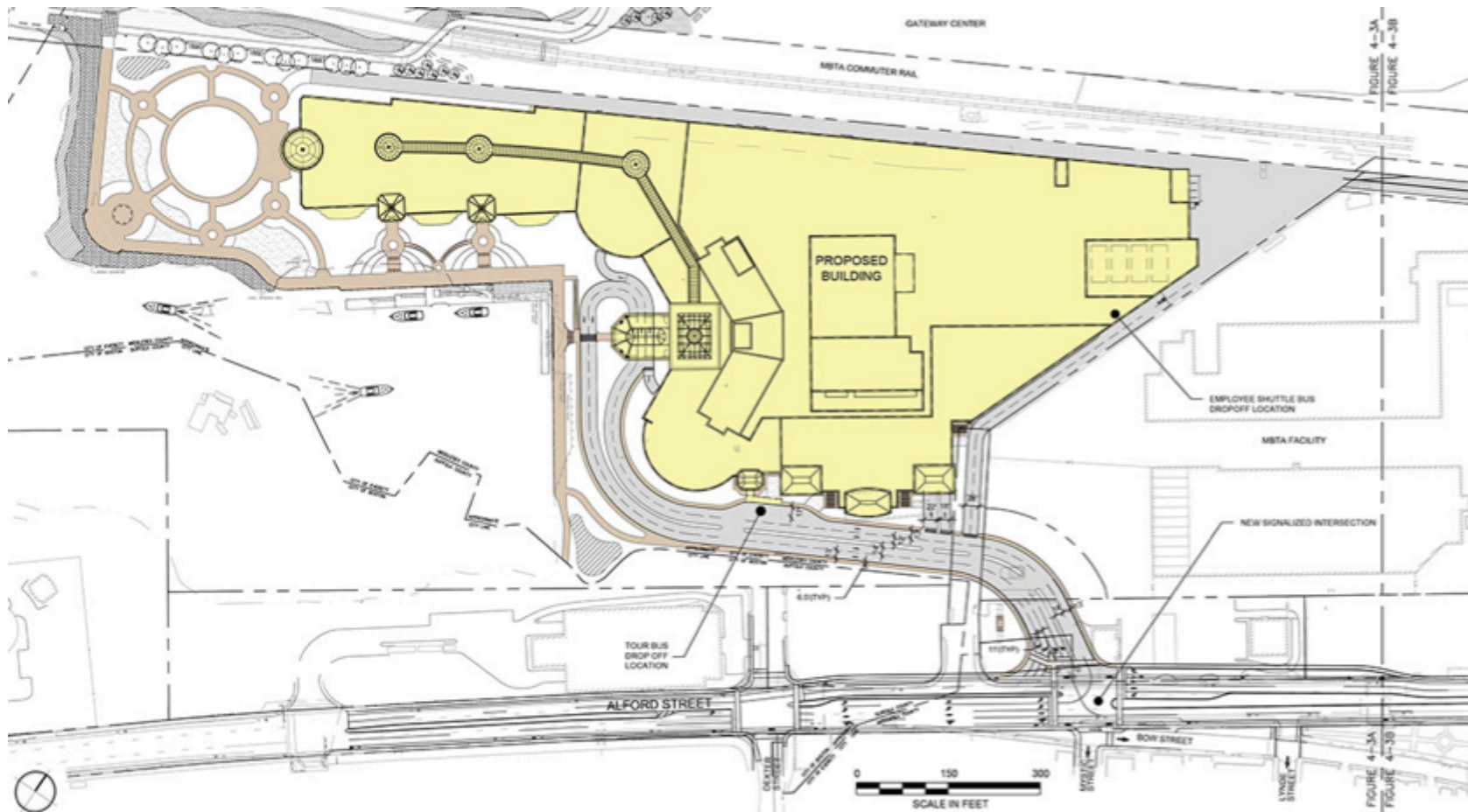
Site Access – Close-up



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

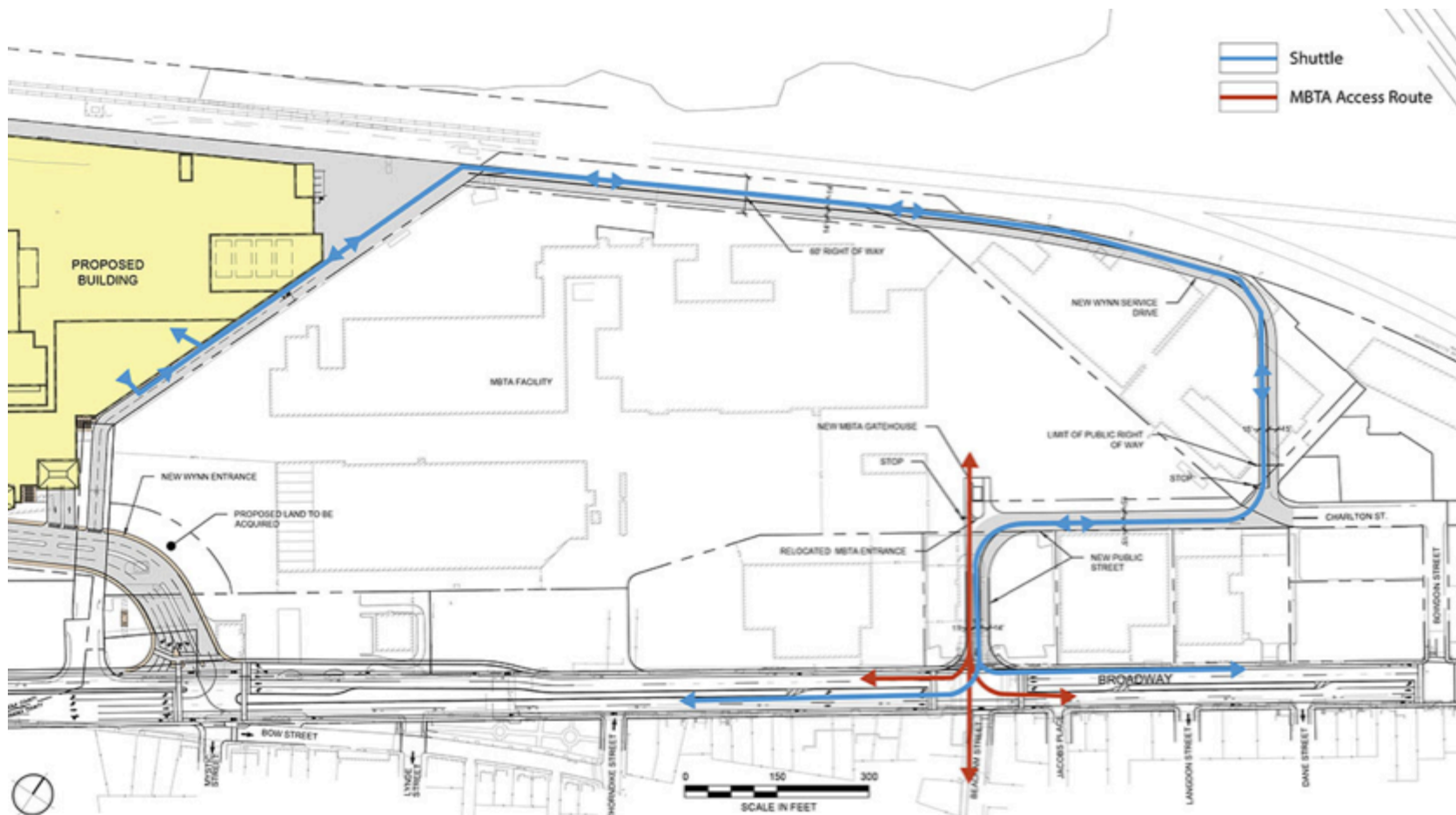
Site Access – Preferred: Access



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

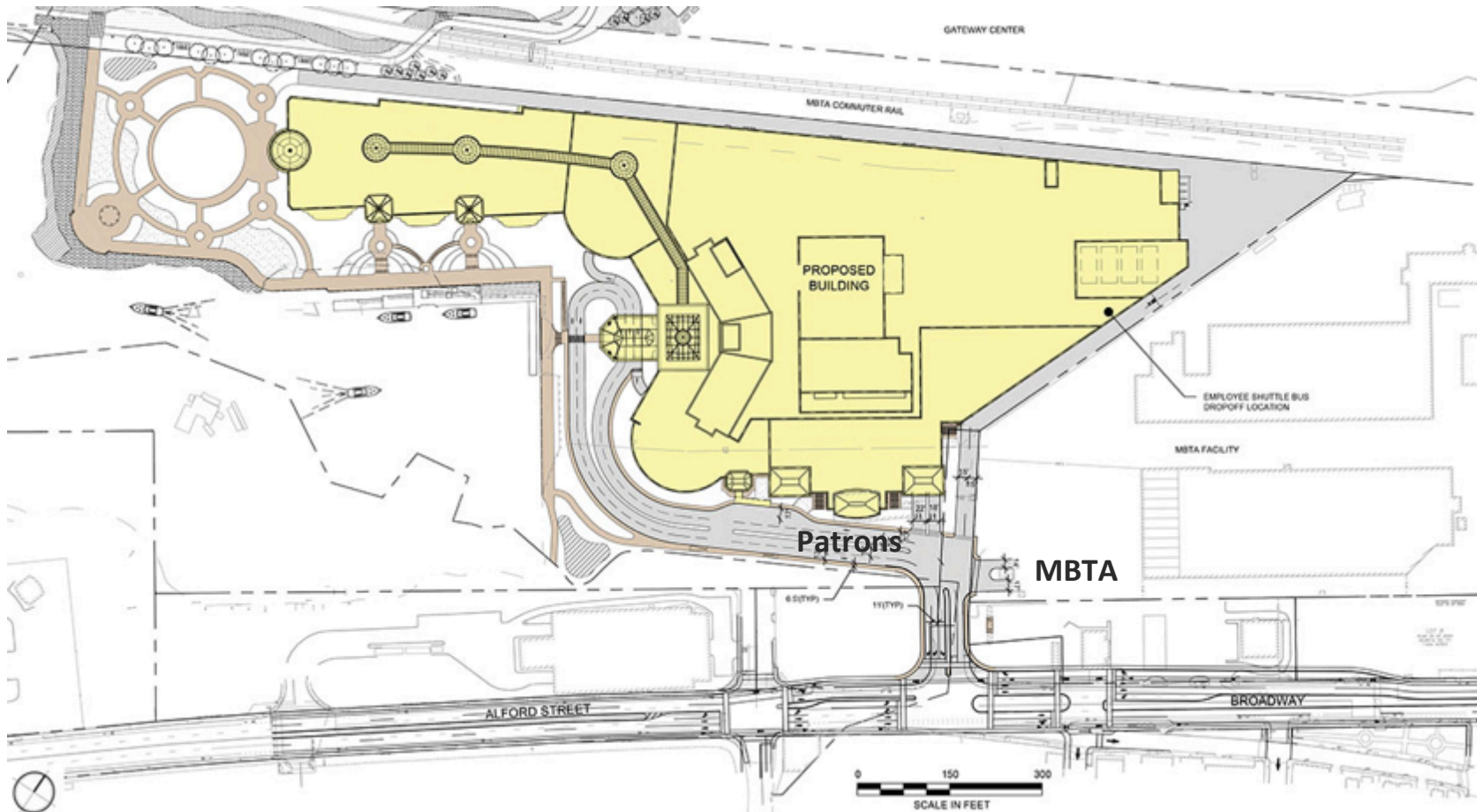
Site Access – Preferred: MBTA Reconfiguration



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

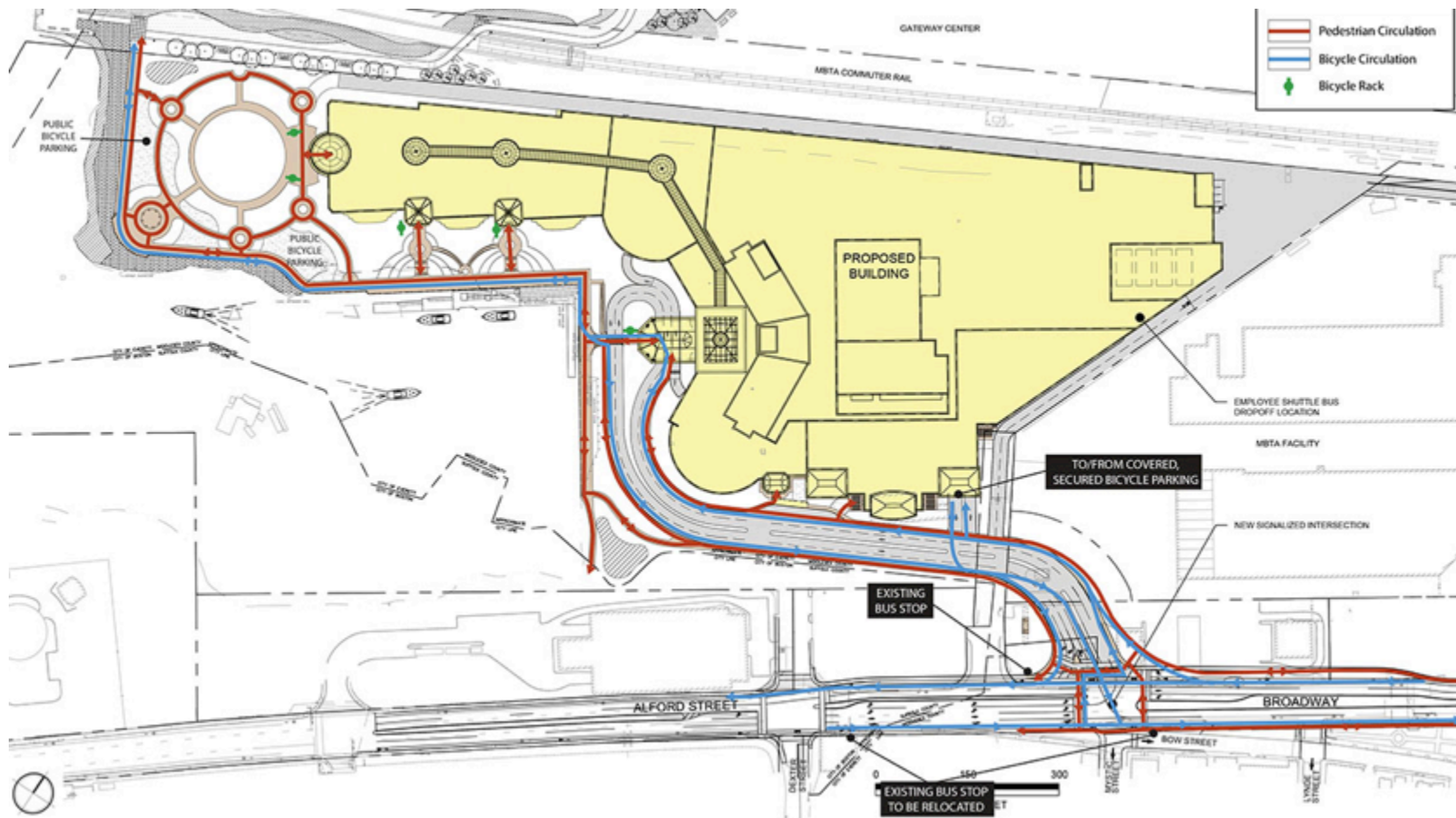
Site Access – Alternative: Access



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Site Access – Bicycle & Pedestrians



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

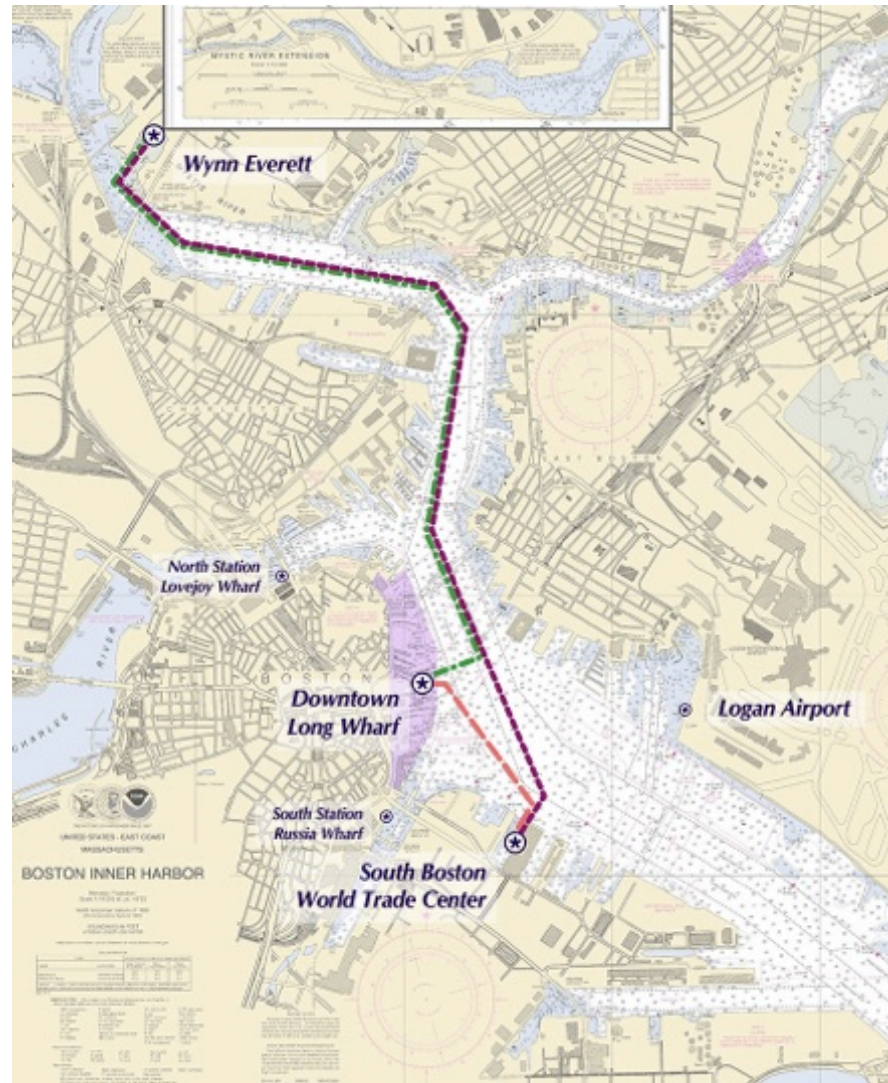
Access – Public Transportation



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Access – Boat Routes



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Site Access – Travel Mode Shares

Travel Mode	Patrons	Employees
Automobile		
Park on-site	63%	0%
Taxi	8%	0%
Park remotely (connect to employee shuttle)	0%	41%
Subtotal	71%	41%
Public Transportation		
Orange Line (connect to transit shuttle)	10%	20%
Local bus	0%	10%
Water transportation	6%	3%
Subtotal	16%	33%
Tour Bus	10%	0%
Premium Park and Ride	3%	3%
Walk/Bicycle	0%	3%
Neighborhood Employee Shuttle	0%	20%
Total	100%	100%

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Access – Sullivan Square: Current Condition



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

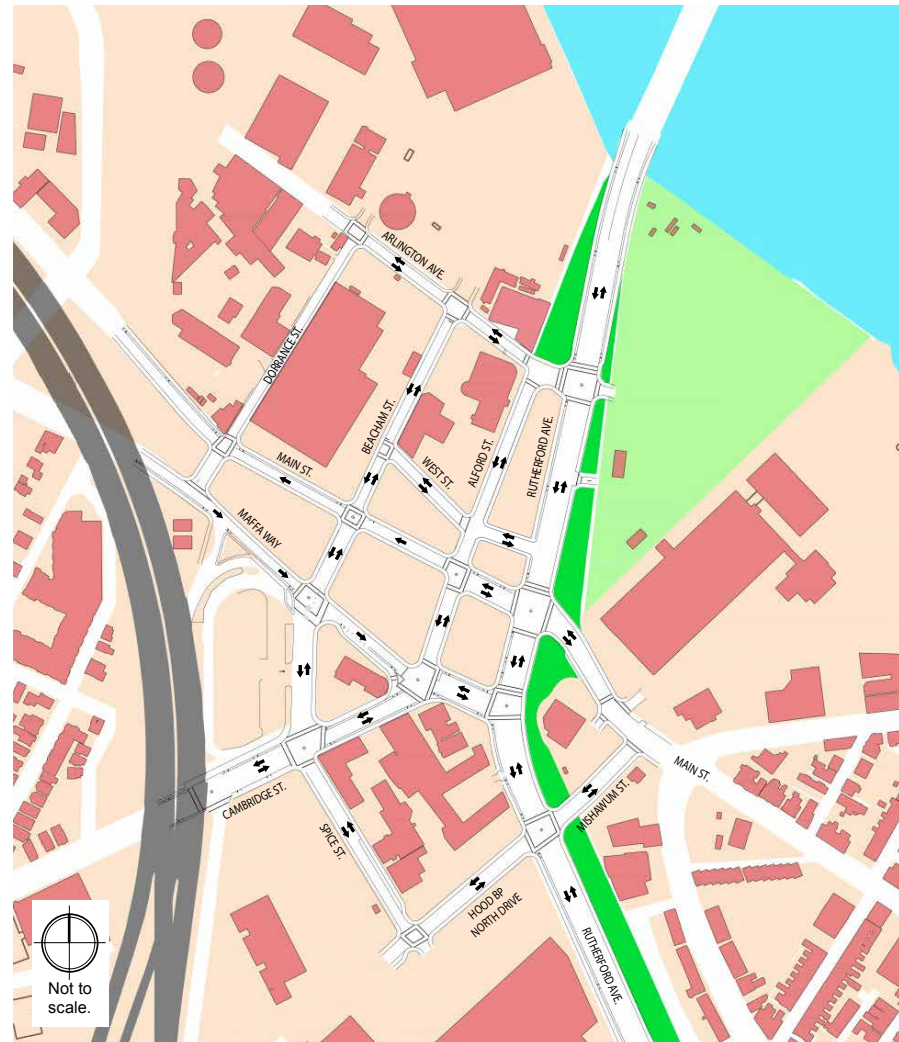
Access – Sullivan Square: Proposed Improvements



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

*Access – Sullivan Square:
Local Plan*



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Wynn | Everett

Overall Roadway Mitigation Costs

Mitigation is adequate to address casino traffic, except at Sullivan Square.

Table 5 – Wynn/Everett Summary of Proposed Mitigation

Proposed Mitigation	Estimated Cost
Everett	
Santilli Circle	\$23 million
Sweetser Circle	\$2 million
Lower Broadway (Route 99) corridor	\$4 million
Broadway / Norwood Street / Chelsea Street	\$75,000
Lower Broadway Truck Route, including the reconstruction of Robin Street and Dexter Street	\$4.3 million
Broadway / Ferry Street	\$20,000
Medford	
Wellington Circle	\$3.2 million
Traffic signal timing optimization at two locations on Route 16	\$20,000
Boston	
Sullivan Square	\$4.6 million ^A
Alford Street (Route 99) / Dexter Street	Included in cost of Lower Broadway corridor improvements
Revere	
Bell Circle	\$550,000
Chelsea	
Route 16 / Washington Ave	\$275,000
Traffic signal timing optimization at three locations on Route 16	\$30,000
Total	\$42.07 million

source: Final Environmental Impact Report, Wynn Everett, Everett, Massachusetts, EOEEA #15060

^ASurrounding Community Agreements with Somerville and Cambridge indicate that approximately \$6 million will be spent to mitigate Sullivan Square

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Criterion 3: Overall Rating Narrative

The most complex concern in this Criterion is traffic mitigation. Both Applicants have addressed this issue identifying numerous intersections and roadways for improvements to mitigate the impact of the project-generated traffic, and in some cases to improve the traffic flow. The major differentiator between the Applicants is: Mohegan Sun mitigation measures for major impacted roadways are complete and workable; the Wynn measures for Sullivan Square remain incomplete. The approach to public transportation differs based on the site locations: notably Mohegan Sun is situated adjacent to the MBTA Blue Line Beachmont station and takes full advantage of promoting this transit connection; Wynn offers shuttles to nearby Orange Line stations and proposes to build a fleet of water shuttles with 49 passenger capacities serving downtown Boston, Logan Airport, and the Convention Center/Innovation District.

Each Applicant describes its relationship with surroundings. Mohegan Sun is located adjacent to a residential neighborhood to the north and east and suggests sufficient measures to control both noise and lighting impacts. Wynn is located in an industrialized area with no abutting residential properties and its noise and lighting measures are consistent with this environment. Both sites have access to adequate water and sewer service. Both Applicants make use of neglected sites and improve storm water runoff volume and quality. The Wynn location is a toxic site formerly used for chemical manufacturing. Wynn will clean the site and incorporate waterfront public uses for the first time.

Mohegan Sun responded well to traffic mitigation and adequately addressed other issues in this Criterion. The Wynn project has a major weakness with respect to the traffic mitigation solutions at Sullivan Square. It responded adequately to the other questions and contributes in a positive way to the surroundings with the proposed site cleanup and waterfront development.

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S VG	I
4-23 Egress from Gaming Establishment 4-24 Adequacy of Existing Transportation Infrastructure 4-25 Traffic Mitigation 4-26 Parking Facilities	<ul style="list-style-type: none"> • There are two vehicular access/egress driveways into the on-site parking garage from Tomasello Way. • There are three access points that connect Tomasello Way with the regional roadways: Tomasello Way at Winthrop Ave, Furlong Drive, and Tomasello Way at Route 1A. The Applicant notes that access to Tomasello Way from Route 1A will not be encouraged for patrons of the casino, though it is acknowledged that some patrons will use this existing public roadway to access the casino. • The proposed site is adjacent to the Revere Beach Parkway, and less than half a mile from Route 1A, both regional roadways. The project site is located within a few miles from major highways such as Route 1, I-93, and I-90. • The applicant's traffic studies did not include an evaluation of all regional roadways and highways. Most notably, an evaluation of the toll plazas at the Sumner Tunnel and at the Ted Williams Tunnel were not included. • The proposed site is accessible via MBTA subway (Blue Line) and bus. Beachmont Station is less than 200 ft from the project site. The Applicant has committed to making significant improvements at the Beachmont MBTA Station. • Trip generation rates are reasonable for a casino/resort type facility. • The Applicant proposed traffic mitigation at multiple locations, most notably at the Route 1/Route 16 interchange, Bell Circle, and Copeland Circle. At all locations, the applicant provided enough supporting detail and conceptual plans, and the proposed traffic mitigation is adequate. • The SDEIR contains two options for Route 1A improvements: a flyover ramp over Boardman Street for Route 1A northbound traffic only, or alternatively, a series of at-grade traffic signals. Either option is an improvement relative to existing conditions. It is noted MassDOT will ultimately select the preferred option. • The applicant proposed to implement traffic reduction strategies, including encouraging the use of public transportation, disseminating public transportation information, and coordinating with on-site tenants to implement similar measures. • Direct pedestrian access to/from the casino and the retail portions of the site are provided via separate entrances from the parking garage. 	<ul style="list-style-type: none"> • Single primary driveway provides access/egress onto roadway network via Broadway (Route 99). Secondary driveway is proposed for service vehicles and employee shuttles only in preferred alternative. • Potential on-site traffic circulation problems due to vehicular queuing on the primary driveway past the single parking garage entrance/exit. This will likely require staff to direct on-site traffic during peak periods. • Preferred access alternative for proposed primary and secondary driveways require MBTA license agreements or land purchases. • Project site is adjacent to Route 99, and is located a few miles from major highways, such as I-93, Route 1, and I-90. • Applicant's traffic studies did not include an evaluation of all regional roadways and highways. Most notably, an evaluation of the Memorial Drive and Route 2 were not included. • Proposed site is accessible via MBTA buses. Applicant proposed shuttle service to/from MBTA Orange Line stations (Wellington and Malden Center) as well as "premium park & ride" shuttles to/from Massport Logan Express lots (in Braintree, Framingham, and Woburn). • Water transportation proposed to allow access between Long Wharf and Seaport World Trade Center and the project site. Applicant is funding a study by the Boston Harbor Association (currently in progress) to evaluate water transportation needs in the area • Applicant committed to building custom boats for the water transportation that will allow access to/from the project site without the need for the Alford Street bridge to be raised. • Trip generation rates are reasonable for the proposed project • Applicant's proposed traffic mitigation at multiple locations, most notably along Broadway (Route 99), and at Sweetser Circle, Santilli Circle, and Wellington Circle. At these locations, the Applicant provided enough supporting detail and conceptual plans, and the proposed traffic mitigation is adequate. • Traffic mitigation measures for Sullivan Square are incomplete; the forecasted volumes are not provided at the proposed roadway link between Cambridge Street and Maffa Way; intersection capacity analysis results provided only for one of the two locations where new traffic signals are proposed; and proposed mitigation does not address traffic operation problems on the eastern half of Sullivan Square. • Queue analyses at many intersections and queue figures in FEIR appendix underestimate queuing distance because anticipated queue lengths will extend beyond the length of some turning lanes. This will cause the vehicular queue to overflow into adjacent travel lanes. • The Applicant proposes to implement traffic reduction strategies, including ridesharing programs, shuttles to/from transit stations, water shuttles, and Zipcar parking. • Direct pedestrian access to/from the casino and the retail portions of

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

	Mohegan Sun Revere	Wynn Everett
Group 2 Rating	S VG	S VG
4-27 Adjacent Land 4-30 Minimizing Noise and Lighting 4-31 Integration with Surrounding Venues 4-32 Site Improvements	<ul style="list-style-type: none"> Project design minimizes adverse impact on adjacent community through use of landscaped berms to partially screen parking, building massing that steps back from the street, and integration of vehicle drop off within footprint of building base. Applicant will comply with City of Revere operational noise reduction requirements and listed mitigation strategies but failed to present a plan for construction phase noise reduction. Applicant states that light reduction strategies will "minimize light trespass and sky glow." Applicant will operate a seasonal shuttle between the casino and nearby Revere Beach and three other shuttles between the casino and Boston's Back Bay district, Theater district, and Maverick Square area. Rehabilitation of Sales Creek integrated into landscape design concept. Applicant has signed agreement with Wang Center to manage on-site entertainment and to co-present off-site entertainment events with no guarantee that any off-site events will actually take place. 	<ul style="list-style-type: none"> Project is consistent with the Municipal Harbor Plan and connects its waterfront to the existing river edge pedestrian network. Applicant provided comprehensive list of construction noise reduction strategies but no operational noise reduction strategy. Applicant mentions a Letter of Intent for future sponsorship of BSO special events and agreement with Boston Harbor Association that is currently conducting a study regarding water transportation to and from the site. Project will entail significant cleanup of contaminated site and development of landscaped waterfront zone for public use. Applicant will fund enhancement of public facilities in nearby Gateway Park including a canoe launch, fishing pier, and new lighting, signage, and planting.
Group 3 Rating	S	S
4-28 Delivery of supplies and trash removal 4-29 Signage 4-33 Stimulating Retail Activity 4-34 Extreme Weather 4-35 Regional Water Facilities 4-36 Sewage Facilities	<ul style="list-style-type: none"> Trash and recycling is contained in a central facility with refrigerated storage to control odors. Applicant has contract commitment with recycling firm to convert organic waste into energy. Signage generally depicted as discreet backlit signs and will use energy efficient LED lighting. Applicant will implement partnership with local retailers and restaurants in which patrons and employers are given rewards to be used as cash for purchasing goods and services. The Applicant failed to describe how the facility would be available for community use in a weather emergency but has stated its commitment to work with local officials on this issue. Water and wastewater needs can be served by local and MWRA facilities due to existing excess capacity. 	<ul style="list-style-type: none"> Trash and recycling is contained in a central facility with some refrigerated storage to control odors. Food waste recycling will be implemented. Will install food waste macerator/dewatering unit to grind and dewater before waste is transported off site. Will seek long-term contract for offsite anaerobic digestion of food waste. Applicant has not provided a comprehensive signage package. Applicant has agreed to purchase gift vouchers from Everett and Malden businesses to encourage employee spending in these communities. Applicant states that the facility could be used as a backup shelter in a weather emergency. Water and wastewater needs can be served by local and MWRA facilities due to existing excess capacity.

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

GROUPING OF QUESTIONS BY IMPORTANCE

Group 1—Transportation Adequacy, Mitigation, Improvements	4-23 Egress from Gaming Establishment 4-24 Adequacy of Existing Transportation Infrastructure 4-25 Traffic Mitigation* 4-26 Parking Facilities	<p>Taken together, the questions of this group highlight the importance of an adequate transportation infrastructure and traffic mitigation plan to the success of the casino development. Question 4-25 which derives from the gaming statute G.L. c. 23K, is specifically called out in §18 (8) as an objective that each applicant should advance, and that the Commission shall evaluate and issue a statement of findings for same.*</p> <p>Questions 4-23, 4-24, and 4-26 are closely tied to 4-25 and are therefore included in this group.</p> <p>See Appendix C, <u>Traffic and Parking</u>, for background and further detail.</p>
Group 2—Neighborliness, Impacts on Surroundings	4-27 Adjacent Land 4-30 Minimizing Noise and Lighting 4-31 Integration with Surrounding Venues 4-32 Site Improvements	<p>The questions in this group address how the proposed development relates to its surroundings. It considers potential impacts such as noise, lighting, and shadows on adjacent properties and potential benefits such as site improvements associated with this scale of development.</p>
Group 3— Utilities, Services, Misc.	4-28 Delivery of supplies and trash removal 4-29 Signage 4-33 Stimulating Retail Activity 4-34 Extreme Weather 4-35 Regional Water Facilities 4-36 Sewage Facilities	<p>These questions capture important issues related to utilities and logistics. They warrant careful consideration but are not considered as important as the questions in Groups 1 and 2.</p>

Mohegan Sun | Revere

Wynn | Everett

Sufficient/Very Good

Insufficient/Sufficient

CRITERION 4: SUSTAINABLE DEVELOPMENT

Questions Grouped by Importance – Groups 1 & 2 are Equal

Group 1 – LEED and energy performance

- 4-37 LEED Certification*
- 4-38 Compliance with Environmental Standards
- 4-39 Stretch Energy Code*
- 4-46 On-site Energy Generation*
- 4-47 Off-site Renewable Energy*
- 4-53 Net Zero Energy Building Construction
- 4-54 Sustainable Building Construction

Group 2 – Site & Ongoing Operations

- 4-41 Storm Water*
- 4-42 Water Conservation*
- 4-43 Energy Efficient Equipment
- 4-48 Building Envelope and HVAC
- 4-49 Energy Consumption Monitoring*
- 4-50 Advanced Building Controls for Energy*
- 4-51 Centralized Heating & Cooling
- 4-55 Ongoing Sustainable Site Operations
- 4-59 Grid Failure

Group 3 – Finer grain sustainable strategies

- 4-40 Alternative Fuel Vehicles
- 4-44 Energy Efficient Gaming Equipment
- 4-45 Lighting
- 4-52 Shifting Peak Energy
- 4-56 Testing of Clean Energy Technologies
- 4-58 Public Education on Clean Energy
- 4-43 Energy Efficient Equipment*

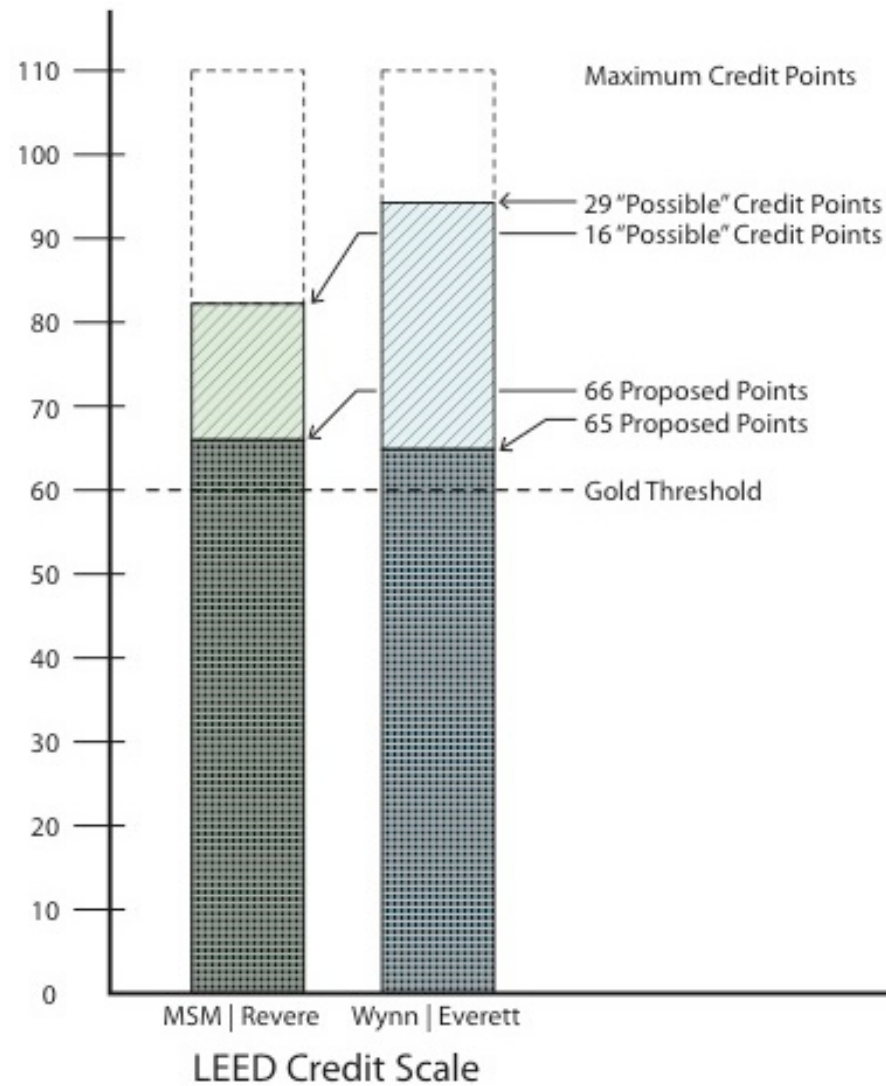
CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES

LEED Scoresheets

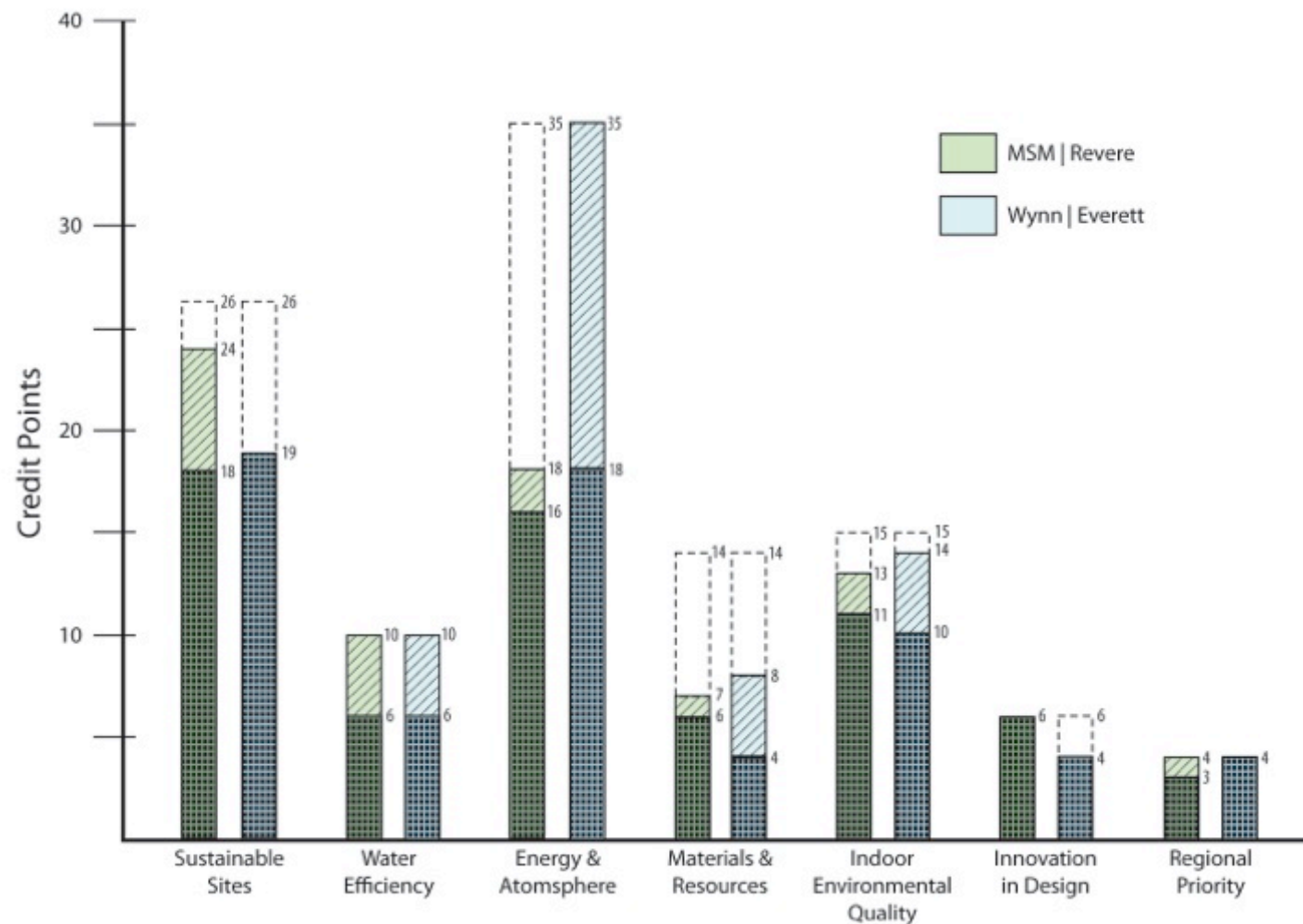
LEED Facts [®] MSM Revere		
LEED for New Construction and Major Renovations		
GOLD		66
	Sustainable Sites	18
	Water Efficiency	6
	Energy & Atmosphere	16
	Materials & Resources	6
	Indoor Environmental Quality	11
<i>* Out of a possible 100 points + 10 bonus points</i>		
	Innovation & Design	6
	Regional Priority	3

LEED Facts [®] Wynn Everett		
LEED for New Construction and Major Renovations		
GOLD		65
	Sustainable Sites	19
	Water Efficiency	6
	Energy & Atmosphere	18
	Materials & Resources	4
	Indoor Environmental Quality	10
<i>* Out of a possible 100 points + 10 bonus points</i>		
	Innovation & Design	4
	Regional Priority	4

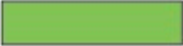


















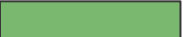
CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES



CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES



CRITERION 4: SUSTAINABLE DEVELOPMENT STATUTORY REQUIREMENTS

Question		Mohegan Sun Revere	Wynn Everett
4-37	LEED Certification		
4-39	Stretch Energy Code		
4-41	Storm Water		
4-42	Water Conservation		
4-43	Energy Efficient Equipment		
4-46	On-site Energy Generation		
4-47	Off-site Renewable Energy		
4-49	Energy Consumption Monitoring		
4-50	Advanced Building Controls		
		 Sufficient	
		 Very Good	

CRITERION 4: SUSTAINABLE DEVELOPMENT

Criterion 4: Overall Rating Narrative

Mohegan Sun's approach to energy and sustainability reflects Mohegan Sun's experience in Connecticut and related tribal culture and values. The Applicant's approach is enhanced by their specific commitment to pursue LEED Gold Certification under the auspices of the U.S. Green Building Council. Additionally, the Applicant has stated their commitment to comply with the Massachusetts Stretch Energy Code and to meet 20% of their electrical requirements via renewable energy or certificates. The Applicant's approach to site elements (including Sales Creek), storm water management, water reduction, and ongoing operations is consistent with their overall sustainability strategies. Additional sustainability commitments of note include: thermal storage to shave peak loads; partnership to provide waste for off-site biofuel generation; a green roof with greenhouse for local food production; and robust education program including building tours. Applicant generally provided complete responses to questions in Criterion 4.

Wynn's approach to energy and sustainability is notable for its emphasis on improved efficiency and operations. The Applicant commits to achieving a project that would be certifiable under the U.S. Green Building Council LEED NC 2009 guidelines at a level of Gold or better. Additionally, the Applicant has indicated their commitment to exceed the requirements of the Massachusetts Stretch Energy Code (very recently adopted in Everett) and to meet 10% of their electrical requirements via renewable energy or certificates. The proposed cleanup of hazardous materials on the site represents a significant contribution and commitment to improving the environment. With respect to ongoing operations, the Applicant will utilize a sophisticated optimization plan integrating energy management across all systems to maintain building efficiencies; will continuously improve lighting efficiencies; will use absorption chillers to reduce peak electricity use and shift loads; and plans to develop a "robust and fully integrated public and employee education program." Wynn provided less detail in its responses to these questions.

Both Applicants engender confidence with approaches to sustainability and energy use. Mohegan Sun distinguished itself with its commitment to pursue certification by the USGBC, their increased commitment to renewable energy sources, and their agreement to support biofuel.

CRITERION 4: SUSTAINABLE DEVELOPMENT

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	VG	VG
4-37 LEED Certification 4-38 Compliance with Environmental Standards 4-39 Stretch Energy Code 4-46 On-site Energy Generation 4-47 Off-site Renewable Energy 4-53 Net Zero Energy 4-54 Sustainable Building Construction	<ul style="list-style-type: none"> Commits to LEED NC 2009 Gold certification or better, and provides a preliminary checklist that demonstrates path to certification. Incorporates some principles from LEED-EBOM, LEED for Neighborhood Development and ISI Envision Standard; provides ISI Envision checklist; does not intend to pursue certification. Commits to meeting the Massachusetts Stretch Energy Code as currently in effect in Revere. Proposes a 1 MW rooftop solar photovoltaic system expected to generate about 3% of use; and purchase 14,000 MWh/year of RECs. Long-term commitment to provide or purchase 20% of energy use from renewable sources. Will redevelop existing site including improvements to Sales Creek. Commits to recycling construction waste and ongoing recycling programs throughout the facility. 	<ul style="list-style-type: none"> Commits to achieving a project that would be certifiable under LEED NC 2009 at a level of Gold or better and provides supporting preliminary checklist. Provides a LEED-EBOM and ISI Envision checklists but does not intend to pursue certification. Applicant has targeted energy savings of 28%, exceeding the MA Stretch Energy Code, currently in effect in Everett. Proposes 1 MW rooftop solar photovoltaic system, about 3% of Casino's energy use, and purchase the balance up to 10% of energy use from New England sources of renewable power. Committed to cleaning and redeveloping a state-listed brownfields site and will use sustainable site maintenance practices. 75% of construction waste recycled; use locally sourced materials Will utilize indoor air monitoring systems for Indoor Air Quality (IAQ) management during construction and once operations.
Group 2 Rating	VG	S
4-41 Storm Water 4-42 Water Conservation 4-43 Energy Efficient Equipment 4-48 Building Envelope HVAC 4-49 Energy Consumption Monitoring 4-50 Advanced Building Controls for Energy 4-51 Centralized Heating & Cooling 4-55 Ongoing Sustainable Site Operations 4-59 Grid Failure	<ul style="list-style-type: none"> Storm water management plan meets DEP's Standards. Quality of runoff will be improved by the development of the site. Will save water by using efficient fixtures, recycling grey water for public toilet flushing, and using captured rainwater and treated grey water for at least 50% of irrigation needs. Proposes efficient central plant design, energy recovery, and Energy-Star rated appliances. Building systems and envelope will be commissioned by third-party as documented in a commissioning plan. Post-occupancy and retro commissioning will be performed under measurement and verification plan. Building will include advanced monitoring and controls systems for mechanical systems and lighting. Will leverage their experience as a certified Green Lodging Facility in Connecticut to implement sustainable operations. 	<ul style="list-style-type: none"> Storm water management plan will meet DEP's Storm Water Standards. Quality of runoff will be improved by the development of the site. Will save water with efficient fixtures and captured rainwater. Irrigation needs will be met by captured rainwater. Proposes efficient central utility plant, energy recovery, and Energy Star rated appliances. A commissioning plan will be developed for enhanced commissioning of the building envelope and systems; will include measurement and verification. Project will use a sophisticated optimization plan integrating energy management across all systems.
Group 3 Rating	VG	S
4-40 Alternative Fuel Vehicles 4-44 Energy Efficient Gaming Equipment 4-45 Lighting 4-52 Shifting Peak Energy 4-56 Testing of Clean Energy Technologies 4-57 Energy Contracts 4-58 Public Education on Clean Energy	<ul style="list-style-type: none"> Details use of efficient lighting fixtures with automated controls, daylight sensing, and regular monitoring and upgrades of lighting to ensure ongoing energy savings for lighting. Thermal storage of hot water to reduce peak energy needs. Proposes partnership with Harvest Power to provide fuel stock for bio-gas electric generation off-site. On site food production proposed in roof-top greenhouse. Intends to produce or procure renewable energy or certificates for 40% of annual electricity needs for 2 years; and 20% in perpetuity. Provides details of a green education program including fixed information kiosks, building tours explaining sustainable building design and operation including energy production and consumption. 	<ul style="list-style-type: none"> Will use day-lighting and high efficiency fixtures; will maintain and upgrade lighting to reduce lighting power density and continuously improve lighting efficiency. Will use absorption chillers to reduce peak electricity use and shift loads. Will meet 10% of annual electricity needs with combination of on-site renewable energy generation and purchase of off-site Class 1 renewable energy. Plans to develop a "robust and fully integrated public and employee education program". Lacked specificity or detail on responses to some questions.

CRITERION 4: SUSTAINABLE DEVELOPMENT

GROUPING OF QUESTIONS BY IMPORTANCE

Group 1— LEED , energy performance, and energy sources/renewables	4-37 LEED Certification* 4-38 Compliance with Environmental Standards 4-39 Stretch Energy Code* 4-46 On-site Energy Generation* 4-47 Off-site Renewable Energy* 4-53 Net Zero Energy 4-54 Sustainable Building Construction	These questions require the applicants to document their intent to design and construct a facility that meets contemporary energy performance standards for buildings of this type. On-site and off-site renewable energy commitments are important parts of gauging the broader environmental performance of the proposed gaming establishments and are related to the Commonwealth's leadership position in renewable energy. Taken together, the Group 1 questions provide a comprehensive overview of sustainability and renewable energy sourcing. See Appendix D, <i>Energy and Sustainable Design</i> , for background and further detail.
Group 2— Site Systems and ongoing operations	4-41 Storm Water* 4-42 Water Conservation* 4-43 Energy Efficient Equipment* 4-48 Building Envelope and HVAC 4-49 Energy Consumption Monitoring* 4-50 Advanced Building Controls for Energy* 4-51 Centralized Heating & Cooling 4-55 Ongoing Sustainable Site Operations 4-59 Grid Failure	These questions focus on the energy efficiency and conservation as opposed to energy generation. They require the applicant to document the proposed systems for heating and cooling critical to a high-performance building. In addition, sustainable approaches to site design, storm water, water use (including irrigation), and ongoing operations are also addressed by these questions, and are considered important for buildings of this scale and their environmental footprints.
Group 3— Finer grain sustainable strategies	4-40 Alternative Fuel Vehicles 4-44 Energy Efficient Gaming Equipment 4-45 Lighting 4-52 Shifting Peak Energy 4-56 Testing of Clean Energy Technologies 4-57 Energy Contracts 4-58 Public Education on Clean Energy	These questions require the applicants to document specific sustainable strategies that may be considered at a finer grain than the overarching approaches in Groups 1 and 2. Accordingly, these are deemed of secondary importance under this criterion.

Mohegan Sun | Revere

Very Good

Wynn | Everett

Sufficient/Very Good

CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

Questions Grouped by Importance – Groups are Equal

Group 1 – Security Features

- 4-60 Surveillance
- 4-65 Excluding Minors
- 4-66 Security of Premises
- 4-67 History of Security
- 4-68 Computerized Accounting and Auditing

Group 2 – Regulatory Coordination

- 4-63 Regulatory Accommodations
- 4-64 Regulatory Surveillance

Group 3 – Emergency Procedures

- 4-61 Emergency Evacuation
- 4-62 Emergency Response

CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

Criterion 5: Overall Rating Narrative

Both Applicants have experience in other properties that is relevant to the questions of this Criterion. Both detail surveillance procedures, security policies, regulatory accommodations, and emergency response. Mohegan Sun has recent relevant experience with respect to regulatory Computerized Accounting and Auditing systems stemming from the Pennsylvania Gaming Authority; Wynn states it does not have current experience with this oversight system.

It is anticipated that both Applicants will meet all requirements based upon the experience and success of their other properties. Mohegan Sun provided more direct responses and relevant detail. Wynn was generally brief in its responses; although much detail provided in some instances was in the form of off-the-shelf manuals from other properties that were not annotated for the specific details requested.

CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S	S
4-60 Surveillance 4-65 Excluding Minors 4-66 Security of Premises 4-67 History of Security 4-68 Computerized Accounting and Auditing	<ul style="list-style-type: none"> Provides comprehensive level of surveillance and state intent to comply with Commission standards. Description consistent with conceptual design. Will provide minimum of one trained security staff at each entry point plus active patrol of gaming area to include ID checking. Applicant generally addresses issues raised in Security of Premises question. Provides and procedure documents to enhance their response. Security History answer is complete with exception of specific metrics used to measure success; however crime statistics for 2011 comparing Mohegan Sun Connecticut to New London County, Norwich, and Montville CT are very favorable. Commits to fully meeting MGC requirements and provides evidence of similar computerized accounting and auditing system installation in Pennsylvania; lists references with PA Gaming Control Board; describes IT support. 	<ul style="list-style-type: none"> Provides extensive documentation of areas requiring surveillance, access of personnel to monitoring room, and surveillance operation and maintenance; states intent to comply with Commission standards. Does not mention entrance screening of minors but provides Las Vegas Wynn/Encore mandatory procedures for all employees barring minors from gaming floor and providing instruction on enforcement of this mandate. Applicant briefly and incompletely addresses Security of Premises issues although stating it will implement procedures "substantially similar" to its Las Vegas properties, and provides a sample policy on "Use of Force". Security History response provides 500 page Wynn/Encore Security Operations Manual and 100 page Security Post Orders detailing procedures at those casinos. Provides no metrics. Wynn provides brief statement with no exhibits stating it will institute all measures required by MGC to facilitate its central computerized accounting and auditing (CCAA) system. No current experience with regulatory CCAA.
Group 2 Rating	S	S
4-63 Regulatory Accommodations 4-64 Regulatory Surveillance	<ul style="list-style-type: none"> Promises 2000 sq. ft. min. for State Police and flexibility to meet MGC space needs. Will meet other MGC requirements including interview rooms, fingerprinting, surveillance observation, etc. No details provided. Does not favor off-site access but full MGC on-site facility surveillance. 	<ul style="list-style-type: none"> Brief answer stating sufficient space to be provided for MGC and law enforcement daily operations, unrestricted access to surveillance, computer terminals for MGC player tracking and audit functions. No details provided. "Unrestricted access will be provided to the appropriate division of the MGC and will be configured in any manner requested."
Group 3 Rating	S	S
4-61 Emergency Evacuation 4-62 Emergency Response	<ul style="list-style-type: none"> Applicant provides a complete and sufficient answer to emergency evacuation question; cites experience with existing facilities; will meet or exceed the requirements of 527 CMR Board of Fire prevention Regulations, and other applicable building codes; requires emergency training for all workforce. Discusses cooperation with State and Local authorities; importance of employee training; provided documents from other properties addressing active shooter and evacuation plans. 	<ul style="list-style-type: none"> "Will fully comply with all building regulatory requirements"; will employ full time security and operations staff trained and equipped to manage emergency situations. Notes its cooperation with local authorities. Provides policies and programs from LV properties including Life Safety Program, Active Shooter Protocol, Bomb Threat Procedures, Robbery Response.

CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

GROUPING OF QUESTIONS BY EQUALLY IMPORTANT CATEGORIES

Group 1—Security Features	4-60 Surveillance 4-65 Excluding Minors 4-66 Security of Premises 4-67 History of Security 4-68 Computerized Accounting and Auditing	These questions address the ability of the facility's system and/or systems to oversee all operations of the facility in an efficient manner in order to maintain the security and safety of the patrons, staff, and grounds; and to insure minors are not permitted in the gaming facilities.
Group 2—Regulatory Coordination	4-63 Regulatory Accommodations 4-64 Regulatory Surveillance	These questions require each applicant to address regulatory requirements.
Group 3—Emergency Procedures	4-61 Emergency Evacuation 4-62 Emergency Response	This section deals with internal procedures to be implemented during an emergency and what the facility will offer local and state authorities in the event of an emergency. These responses are important to local fire, police, and EMS services to determine the potential effect this facility would have on these services.

Mohegan Sun | Revere

Sufficient

Wynn | Everett

Sufficient

CRITERION 6: PERMITTING

Questions Grouped by Importance – Groups are Equal

Group 1 – Permitting

- 4-69 Permit Chart
- 4-70 Permit Chart Attachments
- 4-71 ENF
- 4-72 EOEEA Certificate on the ENF
- 4-73 Draft and Final EIR
- 4-74 EOEEA Certificate on the EIR's
- 4-75 Environmental Assessments, Findings
and Environmental Impact Statements

Group 2 – Zoning

- 4-76 Host Community Zoning
- 4-77 Permit Appeals

CRITERION 6: PERMITTING

Criterion 6: Overall Rating Narrative

Mohegan Sun: The two most important permitting issues relate to traffic mitigation and the enhancement and protection of Sales Creek. The Applicant is progressing well in development plans in both these areas. Traffic mitigation is being developed through the MEPA process and will be permitted by MassDOT. The mitigation to protect the wetland resources along Sales Creek is also being developed through the MEPA process and will be permitted by the Revere Conservation Commission, with the possibility of an appeal to DEP. There are no other significant permitting issues.

Permitting could be completed by the end of February 2015, followed by a 30-month construction period, with an opening in September 2017. Two factors could delay the permitting process. They include protracted traffic permitting and wetland permitting.

Wynn: The four most important permitting issues relate to traffic mitigation, compliance with the Everett Municipal Harbor Plan (Chapter 91 License), dredging and marine works, and site clean-up. There have been significant concerns raised by MassDOT, and others, about the traffic mitigation plan as presented in the Draft and Final EIRs. These concerns will need to be addressed by the Applicant in a Supplemental Final EIR although there remains concern about the completeness of the mitigation, especially at Sullivan Square in Boston.

The Applicant is in compliance with the Municipal Harbor Plan and is well along in finalizing plans for dredging, marine works, and site hazardous materials clean-up. The regulatory agencies (DEP, Corps of Engineers) have been kept informed and there are no anticipated issues with obtaining water-related permits. The Applicant will need to comply with the National Environmental Policy Act (NEPA) related to dredging and federal highway improvements. There are no other significant permitting issues.

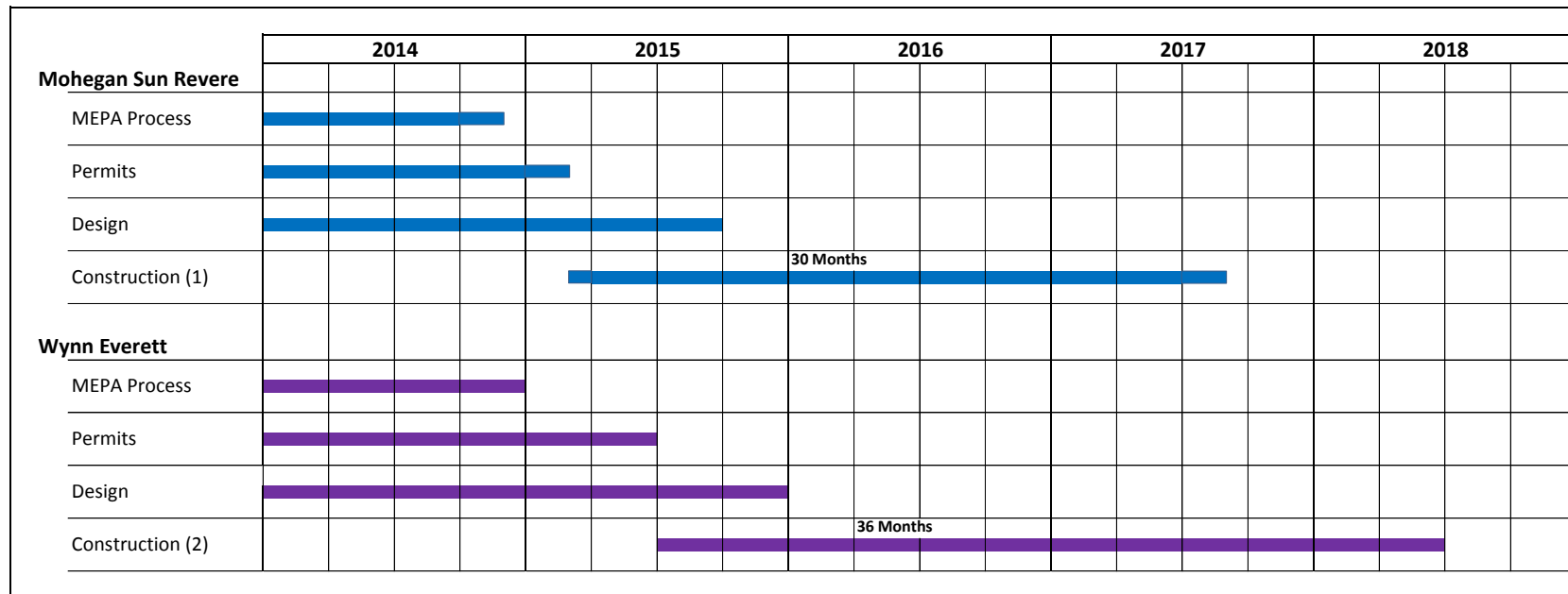
Permitting, despite its complexity, is well along and could be completed by the end of July 2015, followed by a 36-month construction period, with an opening in July 2018. Two factors could delay the permitting process. They include protracted traffic permitting and public involvement in the planning for the site's hazardous materials clean-up.

CRITERION 6: PERMITTING

Applicant

Permitting Schedules

ESTIMATED SCHEDULE - CASINOS



(1) The Applicant, in the Supplemental DEIR, indicates a construction start in November 2014 with an opening in April 2017

(2) The Applicant, in the Final EIR, indicates an opening in 2017

August 27, 2014

CRITERION 6: PERMITTING

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S	S
4-69 Permit Chart	<ul style="list-style-type: none"> Permit chart provided, including dates, periods and citations. 	<ul style="list-style-type: none"> Permit chart provided, including dates, periods and citations.
4-70 Permit Chart Attachments	<ul style="list-style-type: none"> Critical path is through MEPA process followed by state permits. 	<ul style="list-style-type: none"> Critical paths: 1) Massachusetts Environmental Policy Act (MEPA) process followed by state permits; 2) National Environmental Policy Act (NEPA) followed by federal permits.
4-71 ENF	<ul style="list-style-type: none"> Applicant has filed a Supplemental Draft EIR following the Secretary's ruling on Notice of Project Change. 	<ul style="list-style-type: none"> Applicant has filed a Final EIR updating and expanding the information in the Draft EIR.
4-72 EOEEA Certificate (ENF)	<ul style="list-style-type: none"> Key state permits include: Mass DOT (traffic), DCR (Traffic on Route 16), DEP (air, sewer, water reuse), MWRA (sewer), Mass Historical Commission (Route 16 and displaced stables). 	<ul style="list-style-type: none"> Key state permits: Mass DOT (traffic), DCR (Traffic on Route 16), DEP (air, sewer, Chapter 91 Waterways License, Water Quality Certificate and Hazardous Materials clean-up), MWRA (sewer), Coastal Zone Management Consistency Review, and possibly Mass Historical Commission (Route 16 improvements).
4-73 EIR	<ul style="list-style-type: none"> Proximity to Sales Creek, part of Rumney Marshes ACEC (Area of Critical Environmental Concern), requires higher level of environmental protection. 	<ul style="list-style-type: none"> A Municipal Harbor Plan has been approved by DEP, prerequisite for a Chapter 91 License; extensive subsurface information has been collected and analyzed, required for permits associated with dredging, marine works and site clean-up. Traffic mitigation shown in the FEIR has changed significantly since the filing of the DEIR and the RFA-2 application, particularly at Santilli Circle in Everett and at Sullivan Square/I-93 in Boston. It is expected that the proposed traffic mitigation at Sullivan Square will be further revised in the Supplemental FEIR that the Applicant is required to submit to MEPA.
4-74 EOEEA Certificate (EIR)	<ul style="list-style-type: none"> Key local permits, not subject to completion of the MEPA process, include the Revere Site Plan Review Committee (Site Plan Review), Conservation Commission (Order of Conditions) and Public Works (water and sewer). 	<ul style="list-style-type: none"> Key local permits, not subject to completion of the MEPA process, include: Everett Planning Board (Site Plan Review), Conservation Commission (Order of Conditions) and Public Works (water and sewer).
4-75 Environmental Assessment, Findings, and Impact Statement	<ul style="list-style-type: none"> Off-site transportation improvements will require permits from Chelsea and Boston. Federal permits include those from EPA (construction) and the FAA (building and crane heights). The two most important permitting issues relate to traffic mitigation along the Route 1 corridor and the enhancement and protection of wetland resources along Sales Creek. Permitting could be completed by the end of February 2015, followed by a 30 month construction period, with an opening in September 2017. Two factors could delay the permitting process. They include protracted traffic and wetland permitting. 	<ul style="list-style-type: none"> Off-site road improvements require permits from Boston. Federal permits include: Corps of Engineers and EPA (dredging and marine works); Federal Highway Administration (FHWA) (interstate highway improvements). The dredging and marine work and the improvements to federal highways will require compliance with NEPA. Permitting could be completed by the end of July 2015, then a 36 month construction period, with an opening in July 2018. Two factors could delay permitting: 1) protracted traffic permitting, which may include negotiations over mitigation along Route 16 and at Sullivan Square with FHWA involvement. 2) public involvement in the planning for hazardous materials clean-up with DEP involvement.
Group 2 Rating	S	S
4-76 Zoning	<ul style="list-style-type: none"> Permitted by right. Site Plan Review required. 	<ul style="list-style-type: none"> Permitted by right. Site Plan Review required.
4-77 Permit Appeals	<ul style="list-style-type: none"> States no appeals filed 	<ul style="list-style-type: none"> The City of Somerville is protesting the Everett Municipal Harbor Plan and has filed a lawsuit in Superior Court.

CRITERION 6: PERMITTING

GROUPING OF QUESTIONS BY EQUALLY IMPORTANT CATEGORIES

Group 1—Permitting	4-69 Permit Chart 4-70 Permit Chart Attachments 4-71 ENF 4-72 EOEEA Certificate on the ENF 4-73 Draft and Final EIR 4-74 EOEEA Certificate on the EIR's 4-75 Environmental Assessments, Findings and Environmental Impact Statements	The permitting questions request that the applicant provide a summary of the permits, copies of the permits and other related documentation. Key issues and the risks that may be associated with completing the permitting process in the anticipated schedule were evaluated. See Appendix E, <u>Permitting, Design and Construction Schedule Review</u> for background and further detail.
Group 2—Zoning	4-76 Host Community Zoning 4-77 Permit Appeals	This criterion includes zoning requirements and how the project will meet them.

Mohegan Sun | Revere

Sufficient

Wynn | Everett

Sufficient

CRITERION 7: OTHER

Criterion 7: Overall Rating Narrative

Both Applicants provided satisfactory responses to the two questions in this Criterion. Both provided sufficient evidence of control over proposed site. Mohegan Sun provided (in response to Commission Request for Clarification) a metes and bounds survey clearly delineating its site showing it controls the full extent of the land it needs. Wynn does not yet have agreements on adjacent properties that are required for the preferred alternative. Wynn states that it is in discussions with the MBTA for this property but there is a mandated regulatory process in Massachusetts for the transfer of state-owned property that has not begun and introduces uncertainty.

CRITERION 7: OTHER

GROUPING OF QUESTIONS BY IMPORTANCE

Group 1—Other Questions	4-78 Other Uses of Facility 4-79 Site Plan	These questions address the ability of the facility to be used for other proposes should gaming operations cease and the historic ownership of the property and any land options, agreements and/or environmental information.
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	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S	S
4-78 Other Uses of Facility 4-79 Site Plan	<ul style="list-style-type: none"> • Provided examples of reasonable future uses including serving as a satellite campus for a local university and possible use of casino as an exhibition hall. No details. • Site plan information is complete and includes recent metes and bounds survey unambiguously identifying Revere City boundary with Boston. Property in Revere to be leased from Suffolk Downs under terms of Ground Lease included in RFA-2. • Property is clearly delineated. 	<ul style="list-style-type: none"> • Proposes that gaming, representing less than 10% of overall facility, could be used for additional retail, convention space, etc., while remainder of space would continue to function as designed. • Prime property for Wynn Casino depicted in 1942 plan and does not provide metes and bounds description. Parcel shown is located in Everett. Additional parcels shown on preferred layout plan appear to be controlled by MBTA and Wynn is in discussions with that agency. • Responded adequately but property limits uncertain for preferred layout; it requires a small parcel acquisition in Boston for the access driveway.

Mohegan Sun | Revere

Sufficient

Wynn | Everett

Sufficient

OVERALL BUILDING & SITE DESIGN RATINGS

Mohegan Sun | Revere

1. Demonstrate Creativity in Design and Overall Concept Excellence



2. Gaming Establishment of High Caliber with Quality Amenities in Partnership with Local Facilities



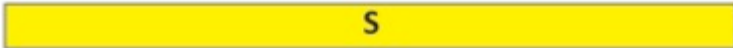
3. Compatibility with Surroundings



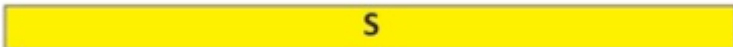
4. Utilize Sustainable Development Principles in the Construction and During the Life Cycle of the Facility



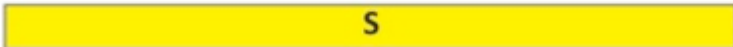
5. Security, Monitoring, Surveillance, and Emergency Procedures



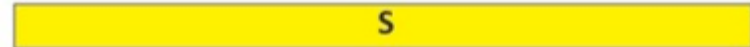
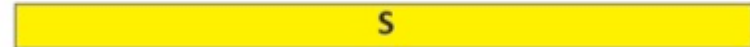
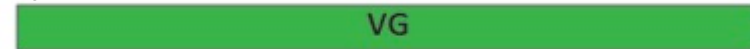
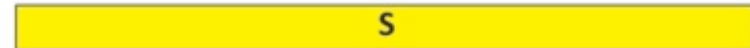
6. Permitting



7. Other



Wynn | Everett



Sufficient/Very Good

Sufficient

OVERALL BUILDING & SITE DESIGN RATINGS

Mohegan Sun | Revere

The Applicant responded well to Criteria 1, 3 and 4 and adequately to Criterion 2. It proposes a resort casino, estimated to cost \$570 million, that is contemporary and the building configuration and material choices are consistently sensitive to its surroundings. The overall design is suggestive of the resort legacy for which Revere Beach is renowned. The Applicant has recognized the need to create an exterior that is understated with respect to massing, materials, fenestration, lighting, and site circulation. In deference to its partially residential context, the project's edges pull back from the bordering streets and reinforce the distinct inward focus of the development. Its southwestern entrance and porte cochere direct customer and service vehicles onto the site away from residential streets. Its two hotels towers, (one 3-star, one 4-star) are relatively low profile with gently curved footprints and exterior treatments that visually break up the volume. The building program is well thought out with a quality of proposed finishes comparable to Mohegan Sun's facilities in Connecticut. The Applicant is committed to pursue LEED Gold Certification. The design incorporates sustainability features and commits to 20% of its electricity via on-site generation of renewable energy and purchase of Renewable Energy Certificates (RECs). Other features include a robust sustainability education program; an aggressive water conservation program; and a cleanup of Sales Creek with enhanced landscaping features.

Mohegan Sun proposes traffic management and mitigation measures are that are complete and workable. The site is accessible to the larger roadway network at three locations, and two vehicular entrances/exits are provided for on-site patron parking. Mohegan Sun has developed two alternatives for improving traffic flow along Route 1A and both improve conditions at the Boardman Street intersection. Mohegan Sun takes advantage of its proximity to MBTA's Blue Line Beachmont Station with an attractive and prominent pedestrian entry at the site's northeast corner. Also the Applicant will enhance the station which, when coupled with the proximate casino entrance, will stimulate use of public transit.

The design approach fits well with the site and adjacent neighborhoods, is attractively styled, and demonstrates its compatibility with surroundings. It could be further enhanced by opening the casino level to the racetrack with added fenestration and perhaps terraces for dining. Though configured sensitively with respect to its neighbors, the experiential connection to nearby Revere Beach could be more carefully developed to reach its full potential.

Sufficient/Very Good

OVERALL BUILDING & SITE DESIGN RATINGS

Wynn | Everett

The Applicant responded adequately to well on three of the first four Criteria but less than adequately on Criterion 3, primarily because of its treatment of Sullivan Square. Wynn has chosen to redevelop a heavily contaminated waterfront site formerly occupied by a chemical manufacturer and currently barred from public use and enjoyment. Wynn proposes to clean up the site; dredge the river; create a richly landscaped open space welcoming public use; and complete the link to the Mystic River Reservation. The proposal conforms to the Everett Municipal Harbor Plan and the Lower Broadway District Urban Renewal Plan and will be a potential catalyst for a changing waterfront. The resort (aside from site cleanup) is estimated to cost \$1 billion.

The design emphasizes the luxury market featuring a 5-star hotel and amenities consistent with the Wynn brand. It adapts to its site—the building occupies a majority of the site while still allowing for continuous open space along the waterfront. An attractive retail galleria extends into the southern part of the site with a 365-foot hotel tower on the north side above the casino floor, all above a four-level underground garage. The waterfront galleria references European civic buildings of the 18th and 19th centuries. But the hotel tower is stylistically different from and unrelated to the base's traditional detailing. Moreover, the tower does not have the innovative energy characteristic of Wynn's Las Vegas hotels and of the best new construction in the Boston region. This is a particular concern for a building that will occupy such a prominent place on the Boston Area skyline. The project will be LEED Gold certifiable and demonstrates compliance with sustainability goals and use of renewable electricity sources (10%) via on-site generation and RECs. Wynn addresses transportation issues with varying degrees of detail. The project site will be served by a single main driveway with a secondary driveway for service vehicles and employee shuttles. Patrons will access the garage through a single entrance/exit. The Wynn proposed traffic mitigation measures are adequate except at Sullivan Square, projected to carry about two-thirds of the project's traffic. The proposed near-term improvements at Sullivan Square are incompletely developed because the mitigation does not address the eastern or northern portions of the rotary, and deficient primarily due to interferences created by traffic queuing at several closely spaced intersections. There is uncertainty about the design, funding, and timing of a long-term solution at Sullivan Square and Wynn has not committed to participate in its design or construction. The Application does cite proximity to public transportation and proposes use of shuttle busses plus its own water shuttles connecting with downtown locations.

The choice of the site, the toxic cleanup, and revitalization of the area represent a positive outcome for Everett but an undramatic hotel tower architecturally inconsistent with the building's base and the incomplete and deficient mitigation plans for Sullivan Square downgrade this rating.

Sufficient