

PUBLIC MEETING

DRAFT Section 61 Finding

Wynn Everett Casino Resort



MEPA History

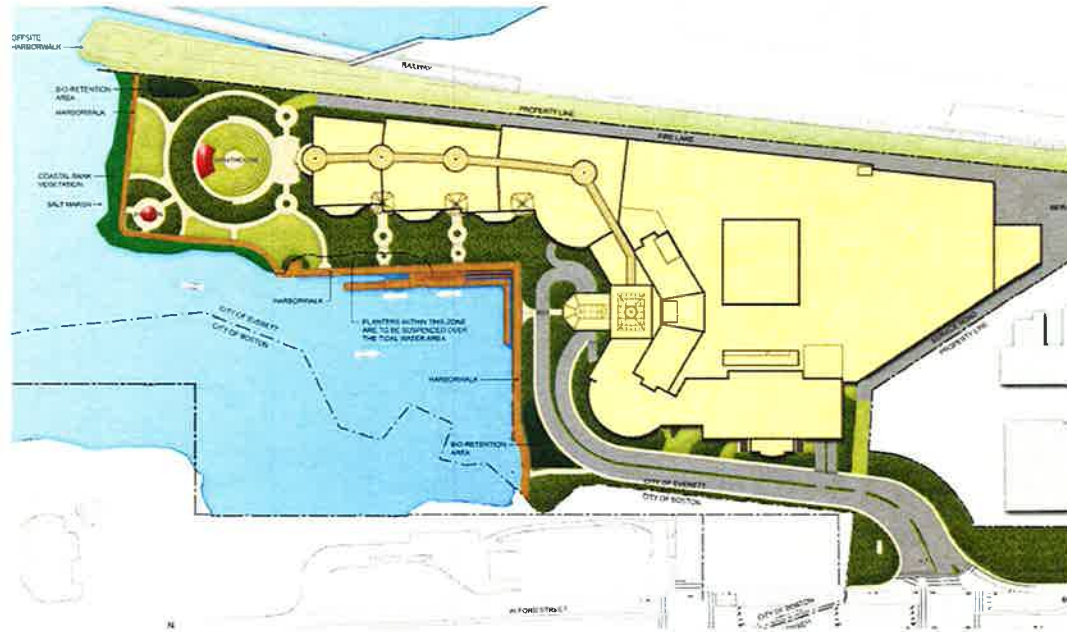
- EENF (May 31, 2013)
- DEIR (December 16, 2013)
- FEIR (June 30, 2014)
- SFEIR (February 17, 2015)
- SSFEIR (July 15, 2015)

Project Site



Development Program

- 4,580 gaming positions
- 629-room hotel
- 52,632 sf of retail space
- 54,680 sf of food service
- 37,068 sf of meeting space
- 15,405 sf spa
- 470,000 sf of support space
- 2,940 space parking garage



Permits Required

■ MassDOT Highway Division

- Highway Access Permit
- Traffic Signal Regulation

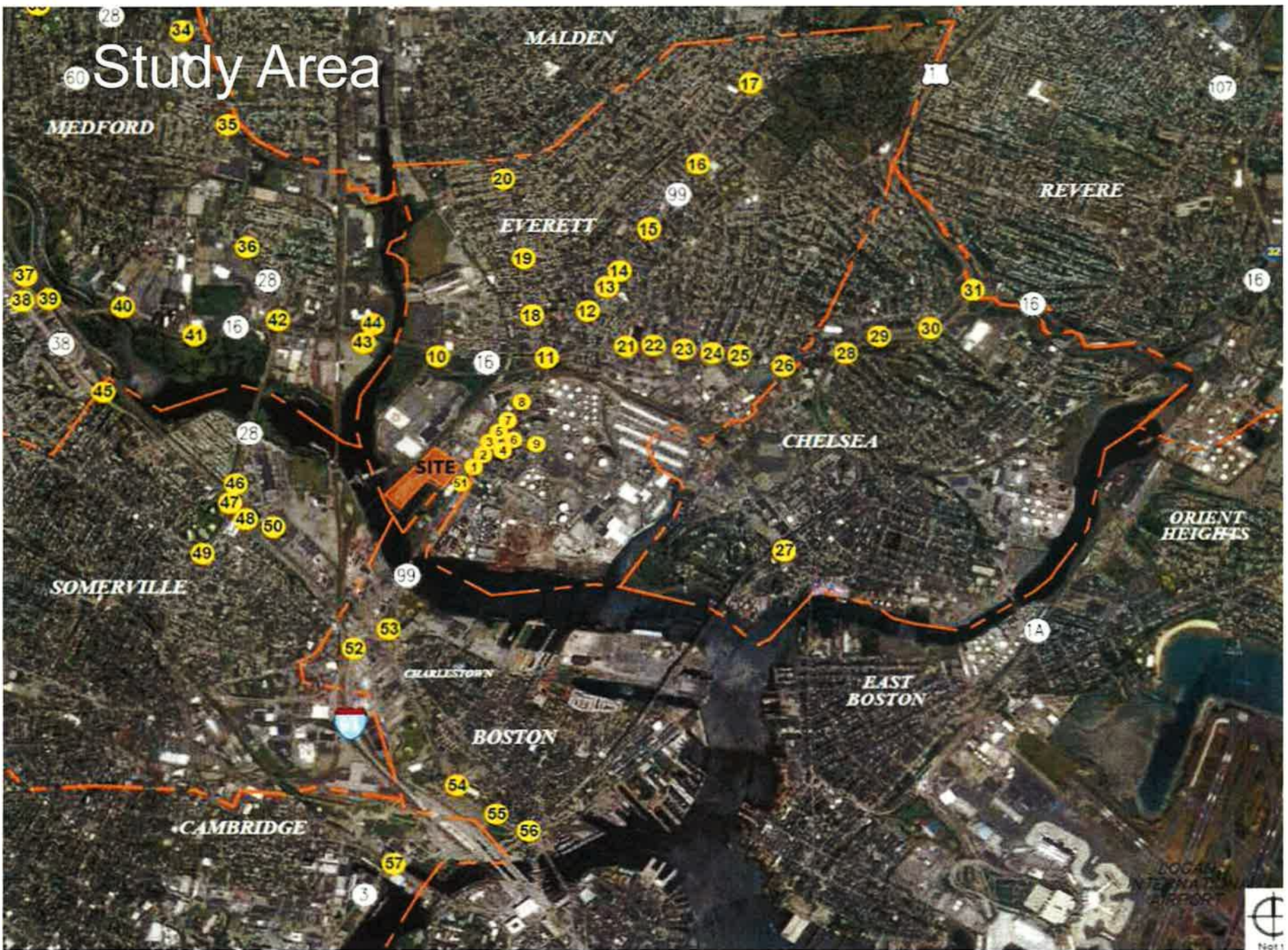
■ Massachusetts Bay Transportation Authority

- Land Disposition and Easement Agreements
- MBTA Agreements and Approvals
 1. Sullivan Square
 2. Wellington
 3. Malden Center

■ Department of Conservation and Recreation

- DCR Construction and Access Permit

Study Area



Impacted MassDOT/DCR Locations

- Route 16 (Revere Beach Parkway)/Santilli Highway/Mystic View Road/Route 99 Connector (Santilli Circle)
- Route 16 (Revere Beach Parkway)/Route 99 (Broadway)/Main Street (Sweetser Circle)
- Route 16 (Revere Beach Parkway)/Washington Avenue
- Route 16 (Revere Beach Parkway)/Webster Avenue
- Route 16/Route 1A/Route 60 (Bell Circle)
- Route 16 (Mystic Valley Parkway)/Route 38 (Mystic Street)
- Route 16 (Mystic Valley Parkway)/Route 16 southbound connector
- Route 16/Mystic Valley Parkway/Revere Beach Parkway/Route 28 (Fellsway)/Middlesex Avenue (Wellington Circle)
- I-93 Northbound Off-ramp/Cambridge Street

Assessment of Impacts/Mitigation Measures

Criteria: *Future Build no worse than Future No Build*

Measures of Performance

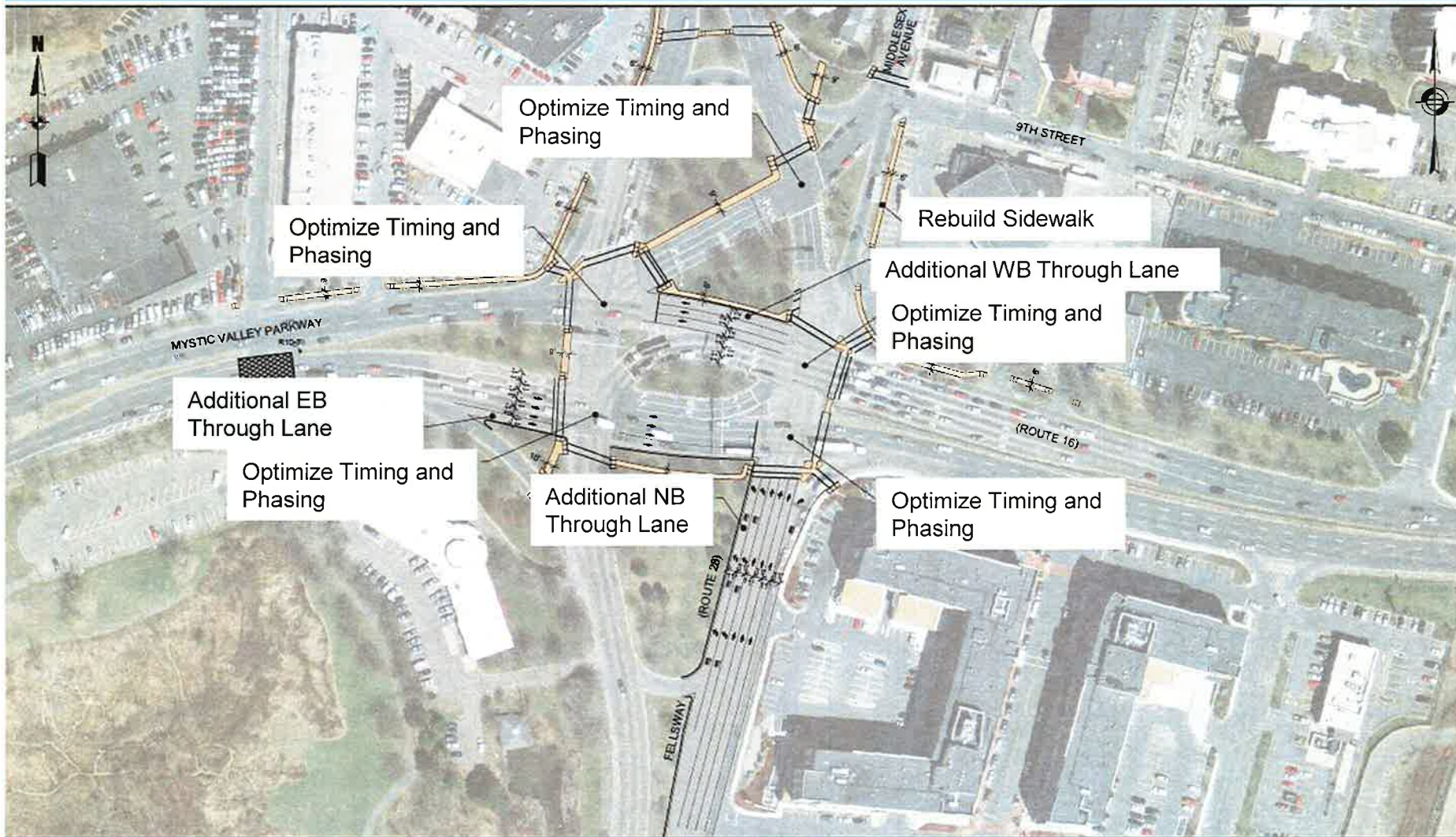
1. **Traffic/Roadway:**
 - a) **Levels of Service**
 - b) **Delay**
 - c) **Consistency with MassDOT Complete Streets**
 - d) **Safety**

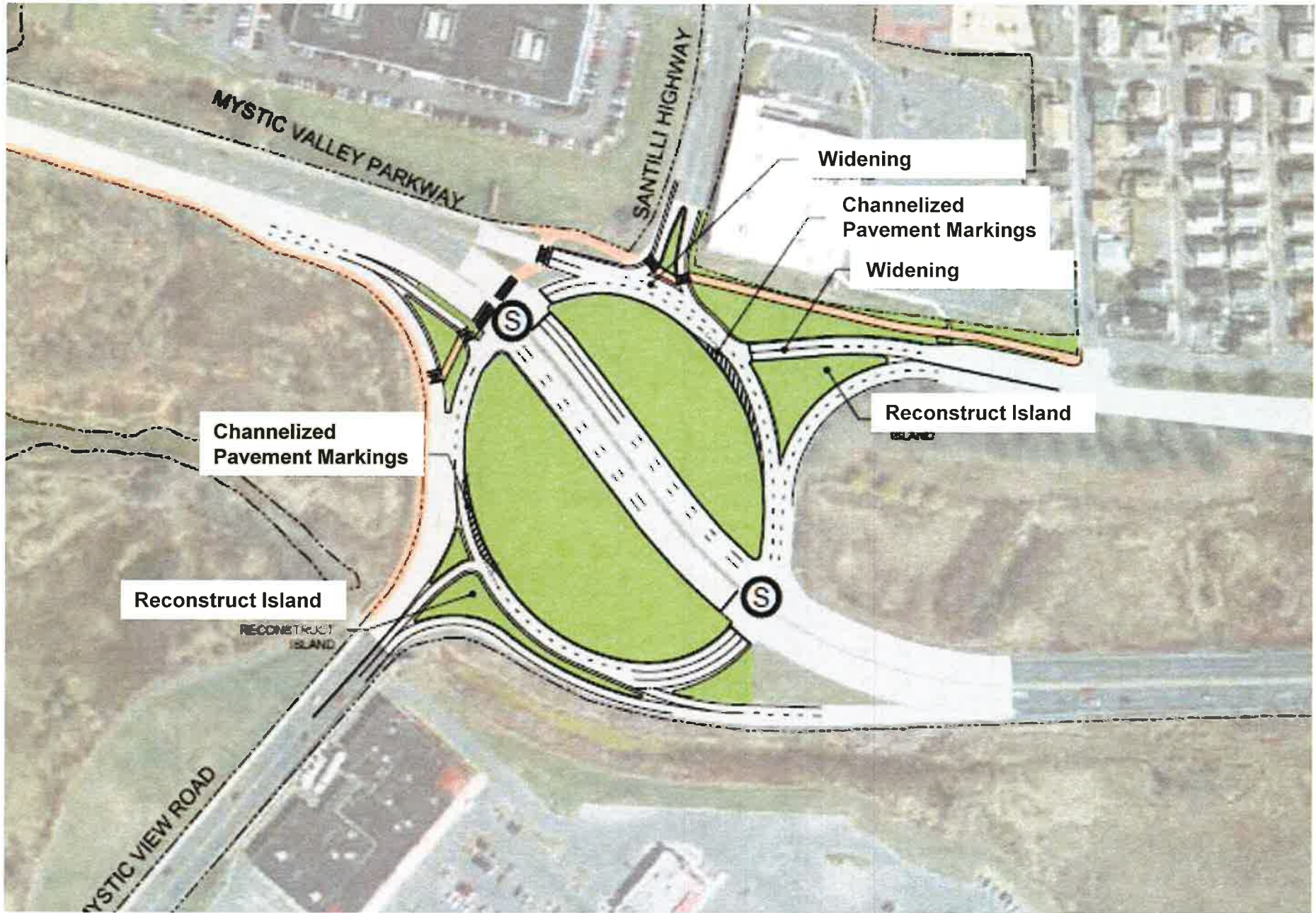
2. **Transit:**
 - a) **Peak Load**
 - b) **Policy Capacity**
 - c) **Travel Time**

3. **Travel Demand Management**

4. **Transportation Monitoring Program**

Wellington Square Improvements





MYSTIC VALLEY PARKWAY

SANTILLI HIGHWAY

Widening

Channelized Pavement Markings

Widening

Channelized Pavement Markings

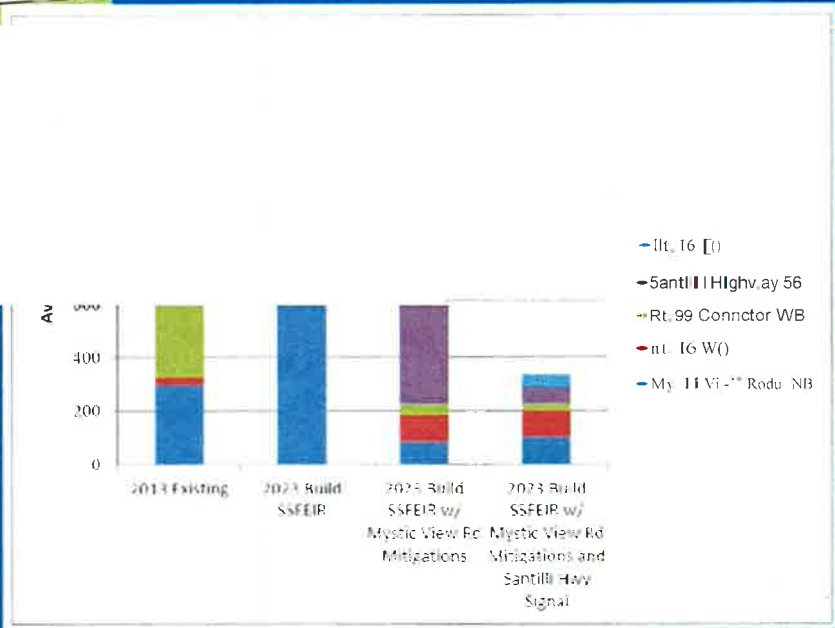
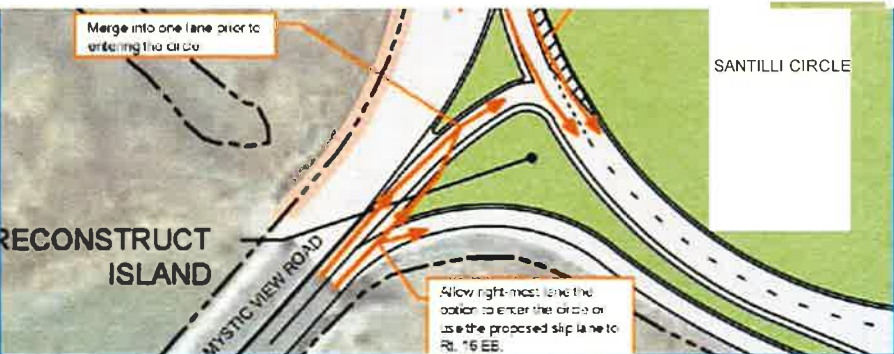
Reconstruct Island

Reconstruct Island

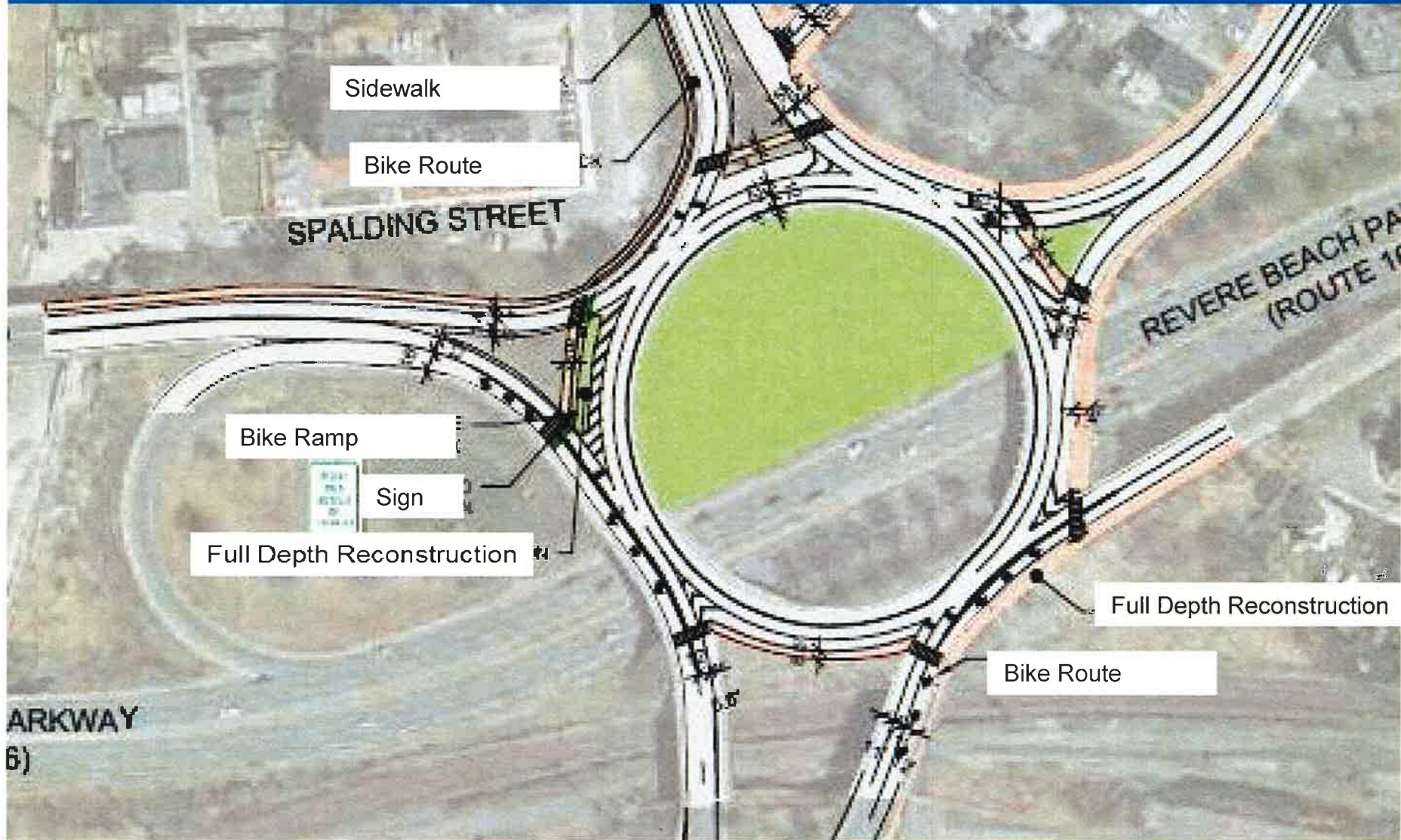
RECONSTRUCT ISLAND

MYSTIC VIEW ROAD

Santilli Circle Revised Improvements



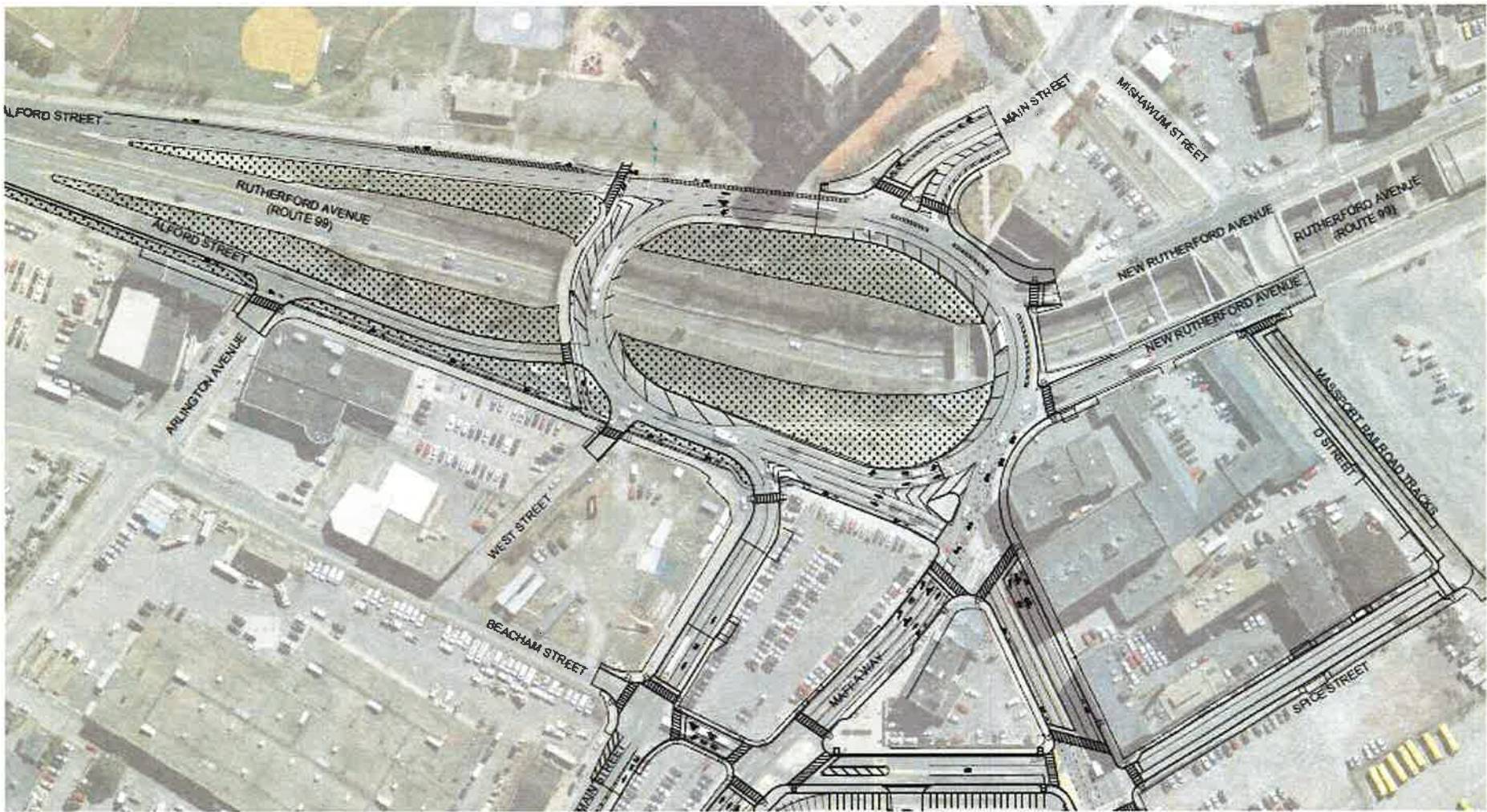
Sweetser Circle Improvements



Sullivan Square Improvements



■ Insert I-93 Ramp Map



Other Intersection Improvements

Mystic Valley Parkway/Route 16 Connector

- Implementing ADA improvements
- Performing a Road Safety Audit
- Implementing recommended safety improvements

Traffic Signal Timing/Phasing/Coordination

- Revere Beach Parkway/Washington Avenue
- Revere Beach Parkway/Webster Avenue
- Beach Street/Everett Street/Route 1A/Route 16/Route 60 (Bell Circle)
- Route 16 (Mystic Valley Parkway)/Route 38 (Mystic Avenue)
- Mystic Valley Parkway/Route 16 Connector

Other Mitigation

Wellington Circle

- \$1.5* Million towards a traffic study

Regional Working Group

- \$250,000 towards Lower Mystic Region transportation modeling

Mystic River Pedestrian Bridge Crossing

- \$250,000 towards bridge study

DCR Gateway Park

- \$2 Million towards park reconstruction

*MGC Edit

Transit (MBTA) Mitigation

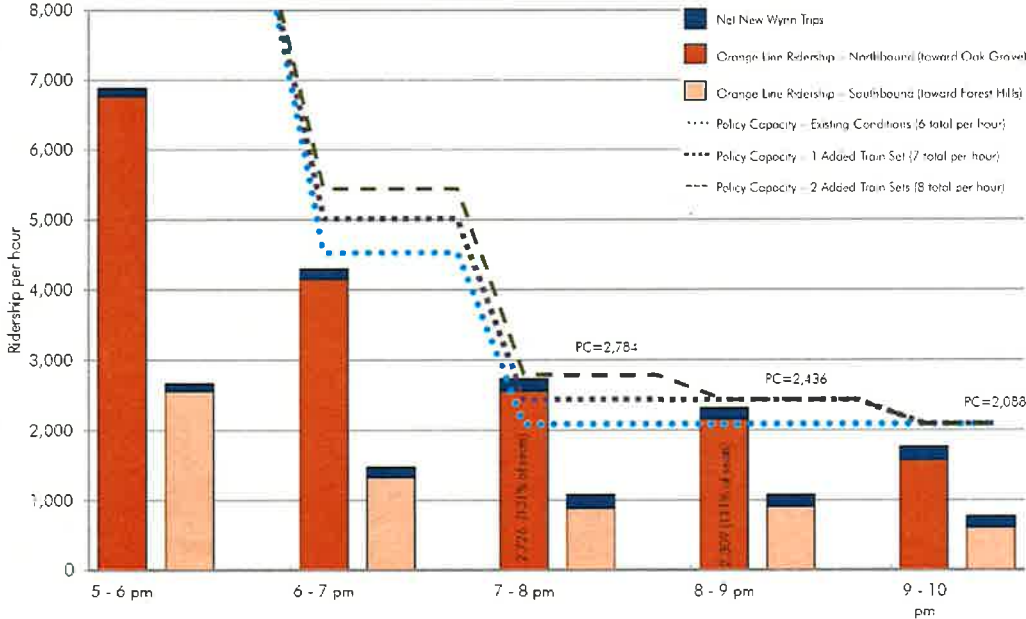
- Orange Line
- Wellington Station
- Malden Center Station
- Sullivan Square Station
- Route 99 (Broadway) Transit Corridor
- MBTA Everett Shops

Orange Line Mitigation

Figure 11B. MBTA Orange Line - Build 2023 Conditions - Friday*
Peak Period Ridership

Peak Load Point: North Station to Community College

*MBTA ridership reflects Thursday volumes, which are typically higher than the MBTA's Friday volumes.



*PC" refers to the hourly policy capacity of the Orange Line at a given time.

Impacts (Ridership/hr)
Future No Build Peak: 2,563
Future Build Peak: 2,730
Policy Capacity: 2,088

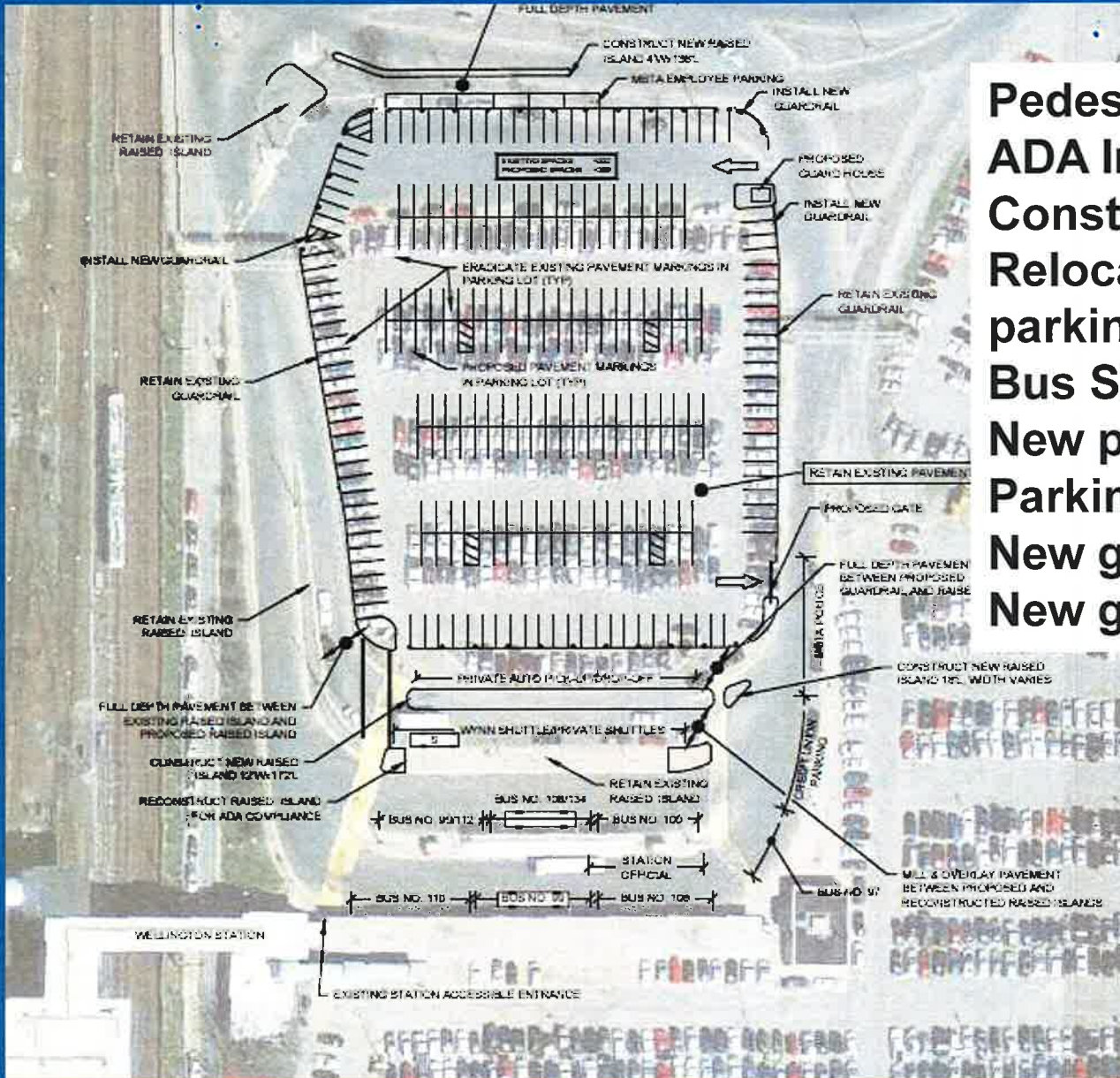
Mitigation

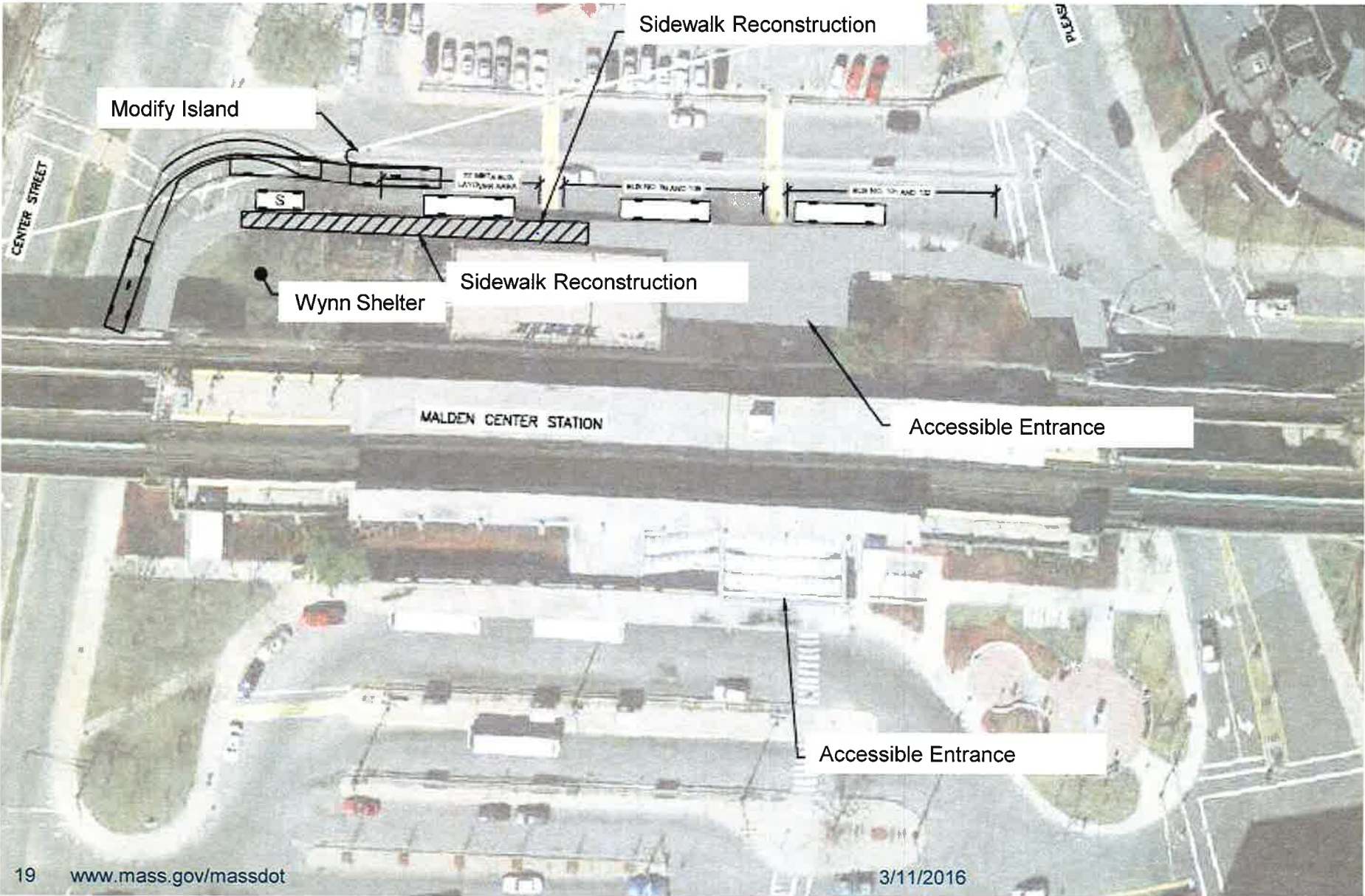
- Increased Frequency
- Additional weekday train set (9:00-11:00 PM)
- Policy Capacity expanded to 2,436
- \$271,000 annually/\$7.4 M over 15 years



Wellington Station Improvements

- Pedestrian Improvements
- ADA Improvements
- Construct raised islands
- Relocate MBTA employee parking
- Bus Shelters
- New pavement as needed
- Parking lot reconfiguration
- New guardrail as needed
- New guard house





Modify Island

Sidewalk Reconstruction

CENTER STREET

Wynn Shelter

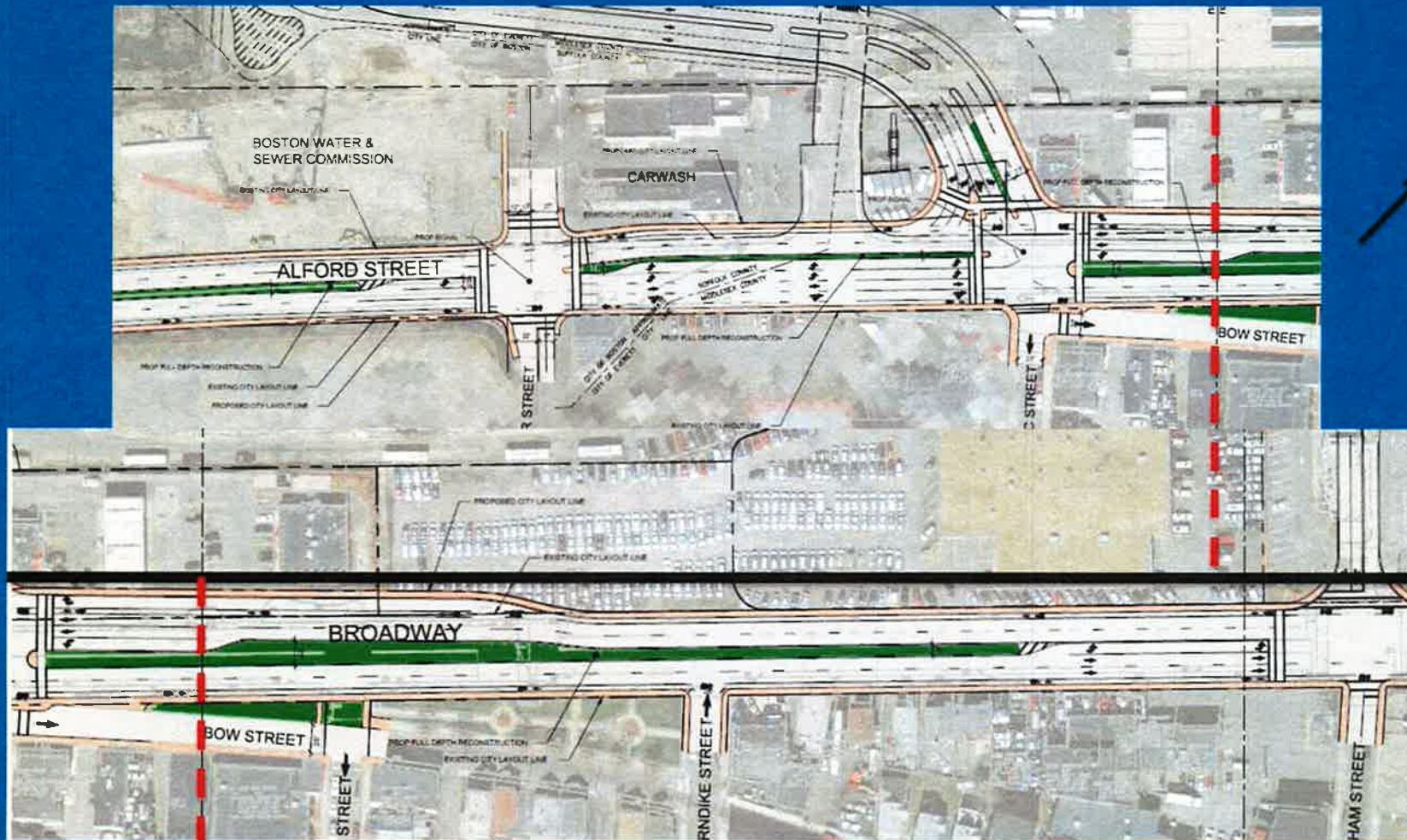
Sidewalk Reconstruction

MALDEN CENTER STATION

Accessible Entrance

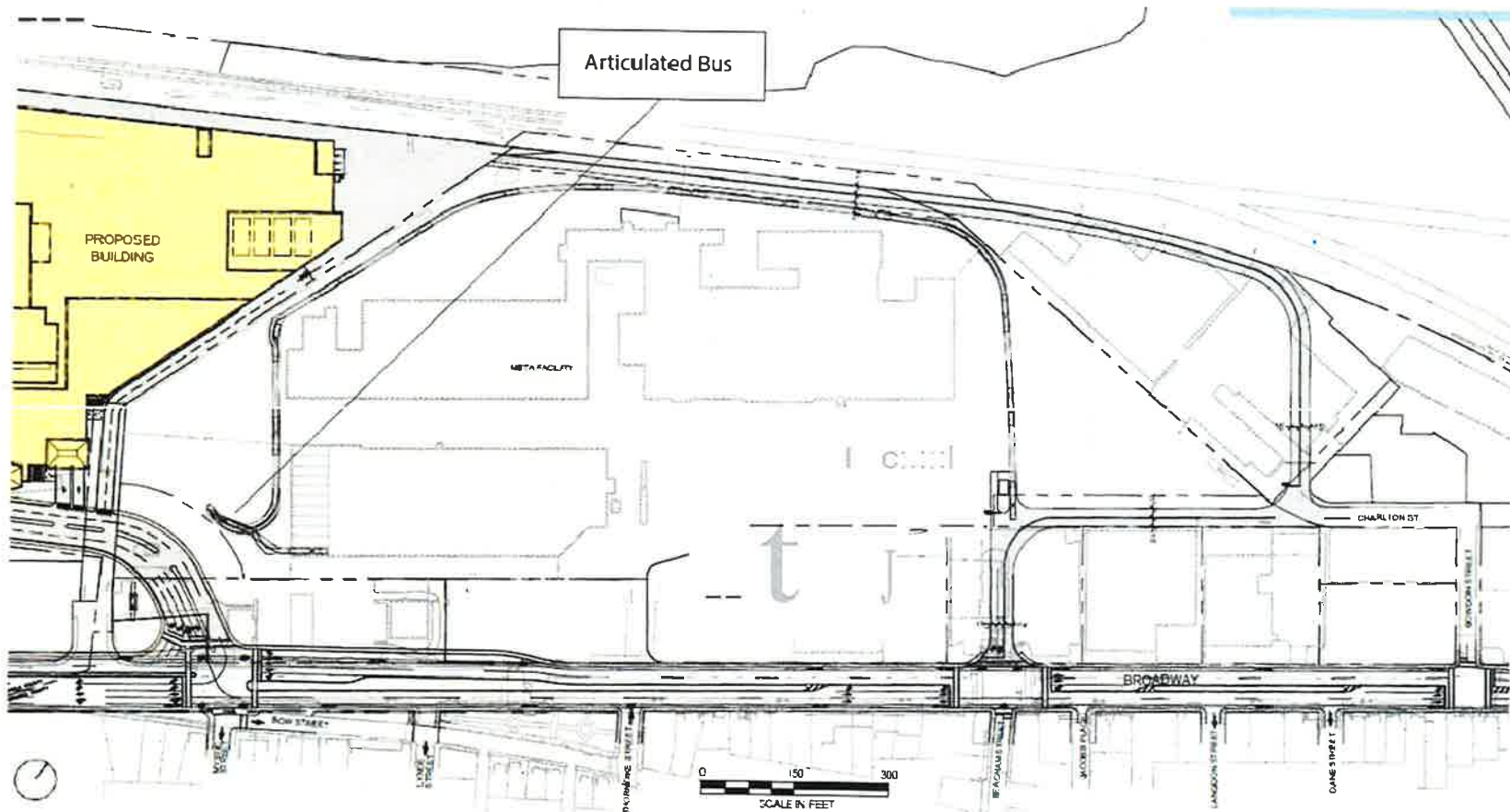
Accessible Entrance

MBTA Bus Route 99 Corridor



- Provision of Bus Priority System
- Bus shelters and associated amenities
- ADA Improvements at Intersections

MBTA Everett Shops Improvements



Transportation Demand Management

- **Transportation Coordinator**
- **Patron Orange Line shuttle service**
- **Employee shuttle buses**
- **Premium park and ride shuttle buses**
- **Neighborhood shuttle buses**
- **Water Ferry and on-site dock facilities**
- **On-site full service MBTA fare vending machine**
- **Off-peak employee shifts**
- **Electric vehicle charging stations**
- **Provide car sharing services**

Bicycle/Pedestrian Improvements



Pedestrian Improvements



Transportation Monitoring

- **Roadway data collection (vehicle, bicycle, pedestrian)**
- **Public transportation data collection**
- **Travel mode analysis**
- **Parking data collection**
- **Mode share goals verification**
- **Update TDM as appropriate**
- **Update/optimize traffic signals as appropriate.**

Comments Received

- City of Somerville
- ABC- A Better City
- Office of the Attorney General
- Charlestown Waterfront Coalition
- Boston Harbor Association
- Charlestown Preservation Society
- DDR
- Charlestown Residents
- Metropolitan Area Planning Council (MAPC)
- Frederick Salvucci
- Lynne Levesque
- Maureen Lavelly
- Anne T. Kelleher

Comments General Themes

- **Regional Transportation Impacts**
- **Issuance of Section 61 Finding Prior to Regional Study**
- **Jurisdiction vs MEPA Process**
- **Consistency with MEPA Requirements**
- **Trip Generation**
- **Building Lighting**
- **Air Quality**
- **Santilli Circle Improvements**
- **Assumption in Sullivan Square Improvements (Tunnel, City of Boston Grid Network)**
- **Wynn Site Entrance Relocation to Horizon Way**
- **Everett Shops Land Transfer**
- **Water Transportation**

Response to Comments: Regional Transportation Concerns

■ Regional Working Group

- Chair, MassDOT Secretary
- Participants (Cities of Boston, Everett, and Somerville; MAPC, MassDOT, Gaming Commission, Housing and Economic Development, Attorney General's Office)
- Identify long-term transportation needs of Lower Mystic River Region

■ Green Line Extension

■ Urban Ring

■ Sullivan Square Redevelopment

Response to Comments

Determination/Responsibility for Mitigation

Route 99/Beacham Street Intersection

- Intersection Analysis/Mitigation reviewed by MassDOT
- Permitting/Implementation: City of Everett



Response to Comments

Traffic Impact Assessment

I-93/Route 38/Mystic Ave Intersection

I-93/Route 28/McGrath Highway Intersection

- No documented traffic impacts directly related to Wynn project
- LOS unchanged between No-Build and Build



Response to Comments

Impacts of Closing Tunnel

