



THOMAS M. MENINO
Mayor

CITY OF BOSTON
LAW DEPARTMENT

City Hall, Room 615
Boston, MA 02201

WILLIAM F. SINNOTT
Corporation Counsel

December 6, 2013

Via U.S. Mail and Electronic Delivery

Chris Gordon, Project Manager
Wynn Consultant - Dirigo Group
Wynn Massachusetts LLC
27 Norwood Street #302
Everett, MA 02149

RE: *Proposed Wynn Resort in Massachusetts*

Dear Project Manager Gordon,

In anticipation of our meeting scheduled next Wednesday, I am writing to express concern regarding the delay in providing and responding to information requests. As you know, our technical teams have met on October 22, 2013, November 19, 2013, and December 3, 2013. Despite our repeated requests, we have yet to be presented with meaningful information which would allow for us to understand and mitigate impacts from the proposal.

As we have continually expressed, it is vital that the City of Boston protect the interests of the residents, families, businesses of and visitors to the City of Boston, and particularly the residents of Charlestown. We are concerned that to date, at this late hour, information has not been provided to allow for the proper analysis and/or mitigation of the effect of the proposed Wynn casino on the City and on the neighborhood.

The following is a summary of information that the City is continuing to seek so that we can properly analyze the effect of the proposed development, as only the City is best positioned to do.

A. Information Requests

In order to have a productive meeting, and so that the City of Boston is best prepared to understand the development and its impacts, please provide the City of Boston with the following:

1. The two (2) PowerPoint presentations that were provided on October 22, 2013, updated with the new transportation information as discussed;
2. The detailed transportation and traffic study, taking into consideration Sullivan Square, the Alford Street bridge, and the current City of Boston plans for Rutherford Avenue, as well as precise traffic counts, starting from the City's numbers, as we discussed;
3. A comprehensive list of any information regarding Rutherford Ave. or other planned transportation improvements, that the Wynn team is seeking from the City of Boston;
4. A draft mitigation plan to address infrastructure burdens and costs for the City;

5. Preliminary DEIR for City review before filing with MEPA;
6. A comprehensive environmental impact study, including impact on the Mystic River, if not included in the DEIR;
7. Additional information about site remediation, including the Phase III RAP that was filed with DEP in August 2013 and how remediation will be done in tandem with project development, amount of soil to be removed, and amount of fill. Also, if capping in place is proposed, information on the ventilation systems and stack locations for the parking garage;
8. Description of the electrical, space heating and energy systems, as well as all onsite power generation being considered;
9. Construction management plan – which will include a schedule and sequence of activities describing how construction workers and materials will get to/from the site; where staging will be located; what the traffic impacts are;
10. Information on dredging, including the time it will take, construction-period impacts on surrounding water-dependent users
11. A hot spot air quality analysis for the study area with an emphasis on Sullivan Square;
12. Detailed description, including conceptual plans, and evaluation of traffic mitigation measures proposed on roadways in the City of Boston. These would include any site access improvements on Broadway that may extend into the City of Boston along Alford Street;
13. Detailed description of any proposed travel demand management plans to help limit the volume of site generated traffic;
14. Detailed description and evaluation of proposed traffic mitigation plans for Wellington Circle, Santilli Circle and Sweetser Circle that, if implemented, would allow easier site access from the north and perhaps reduce volumes entering and exiting the site from the south via Boston streets;
15. Detailed analysis of projected changes in travel demands at the Sullivan Square MBTA station and evaluation of the station capacity to handle any increased ridership demands;
16. Detailed plans and analysis regarding the incorporation of any proposed shuttle bus services at the Sullivan Square MBTA station showing bus staging, loading and circulation areas;
17. Details about the “living shoreline” restoration;
18. Impact of sea level rise on ferry clearance at the Alford Street bridge;
19. Expected change in roadway-generated emissions with a 3% water transit mode share;
20. Details on where contaminated dredge spoils and soil will be disposed of; including if they will be transported by water or land and what the proposed routes are;
21. Details on whether the catamarans will have heads, and if so, if there will there be a pump-out at the project site;

Additionally, the City of Boston is still interested in any and all addition impact studies and Wynn's plans for mitigating the following:

22. A social impact study and a public safety proposal - including any assessment of compulsive gaming, public safety, drunk driving, impact on quality of life;
23. Plans for outreach and effect on local businesses, the Boston hotel market, Charlestown businesses;
24. A proposal for a marketing program with minority, women and veteran businesses enterprises and contractors, including residents of the City of Boston, as a surrounding community;
25. A proposal for affirmative action program of equal opportunity for minorities, women and veterans on construction jobs, including residents of the City of Boston, as a surrounding community;
26. Detailed information about proposed jobs, both construction and permanent, part time and full time, salary and benefits, including residents of the City of Boston, as a surrounding community;
27. Detailed projections for revenue, with a breakdown by slots, tables, retail, restaurant, night club/events, and otherwise;
28. Details on design and esthetic review, and/or plans, including for amenities around the site for the public; and
29. Any and all other relevant information, including a list of all information you have provided to the City of Everett.

If you are not able to provide this information, please provide a timeline of when you will be able to so provide it. Any undue delay from the Wynn development team in providing such information creates a hardship on the City of Boston, particularly the residents and businesses of Charlestown, and precludes effective mitigation of the analysis of impacts on the City of Boston occasioned by the proposed project.

B. Timeline

Overall, as the City of Boston is an agreed upon surrounding community, the City of Boston needs to better understand the development, and rapidly, so that we can assess impacts. Mr. Tocco stated at the November 7, 2013, MGC public meeting, that in the next thirty (30) days two additional studies will be released by the Wynn team: (1) a regional transportation plan, and (2) an aggressive water transportation plan. We look forward to reviewing these studies, and remind your team, that a release of this type of pertinent information to Boston in the month of December leaves little time for the City of Boston to review, analyze and precede towards mitigation in keeping with the Massachusetts Gaming Commission deadlines. We encourage your team to release drafts of these studies and the DEIR to the City of Boston in advance so that we can review them in earnest.

C. Technical Briefings

We would like to continue with these technical meetings in order to review the proposed Wynn development. We hope to meet with your team again the week of December 9th. Please let me know what time works best for your technical staff, in particular the transportation team.

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Chris Gordon, Dirigo Group/Wynn
Friday, December 6, 2013

Thank you and we look forward to receiving the requested material and meeting with the Wynn development team to further discuss these matters.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Elizabeth Dello Russo".

Elizabeth Dello Russo
Senior Assistant Corporation Counsel

CC: *Via Electronic Mail*

Steve Tocco, President and CEO, ML Strategies

John Ziemba, Ombudsman, Massachusetts Gaming Commission