

Public Meeting on Proposed Wynn Casino

Environmental Impact Issues

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CDM
Smith

Air Quality – Construction and Contaminated Soils

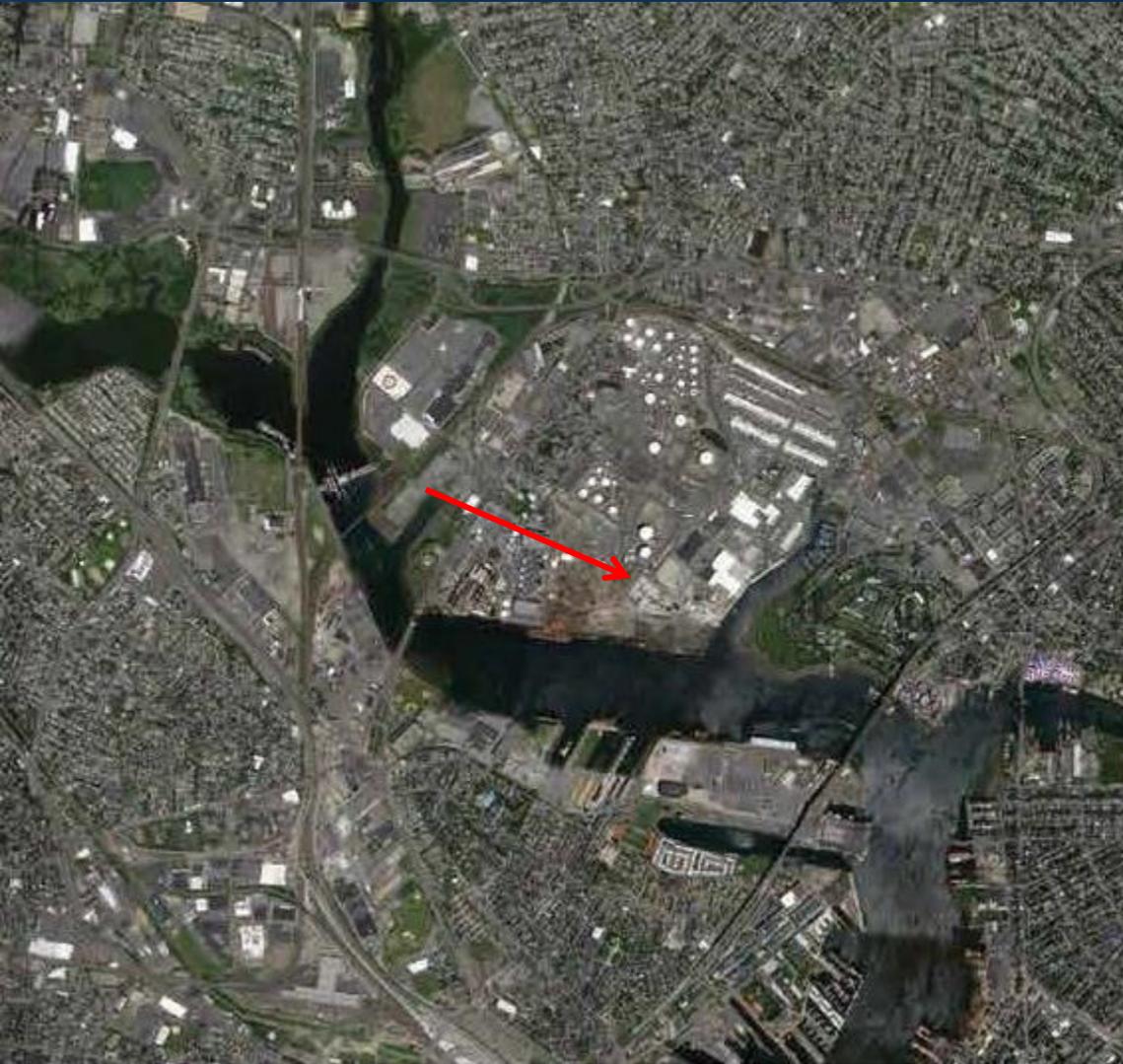
- Issue:

- Property heavily contaminated with arsenic and lead. Other contaminants include petroleum hydrocarbons, PCBs, and sulfur compounds. 120,000 cubic yards of this soil will be excavated and removed over 3 years.

- Comments:

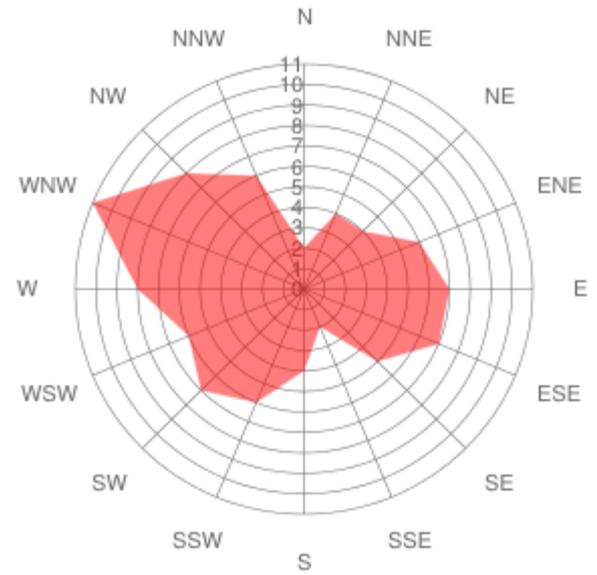
- Provide detailed plan for cleanup, costs, responsibility, and prevention of impacts to Mystic River (runoff) and community (wind-blown dust)
- Dispersion modeling necessary to determine exposures and health risks
- Include measures to protect public (site watering, covering piles, wheel washing, continuous air monitoring, alarms, response actions)

Contaminated Dust and Prevailing Winds



Wind dir. distribution Boston Logan Airport all year

© windfinder.com



Air Quality – Sullivan Square Traffic Congestion

- Issues:

- 13% increase in regional air pollutant emissions due to Wynn Casino traffic; no modeling of local “hot spots,” such as Sullivan Square
- 1,000 additional vehicles/hour and long queues; idling vehicles emit the most pollution
- Pollutants of concern: CO, NO_x, PM_{2.5}. Urban background concentrations already high. Could health-based standards be exceeded?

- Comment:

- Conduct a detailed dispersion modeling analysis for Sullivan Square and mitigate health impacts

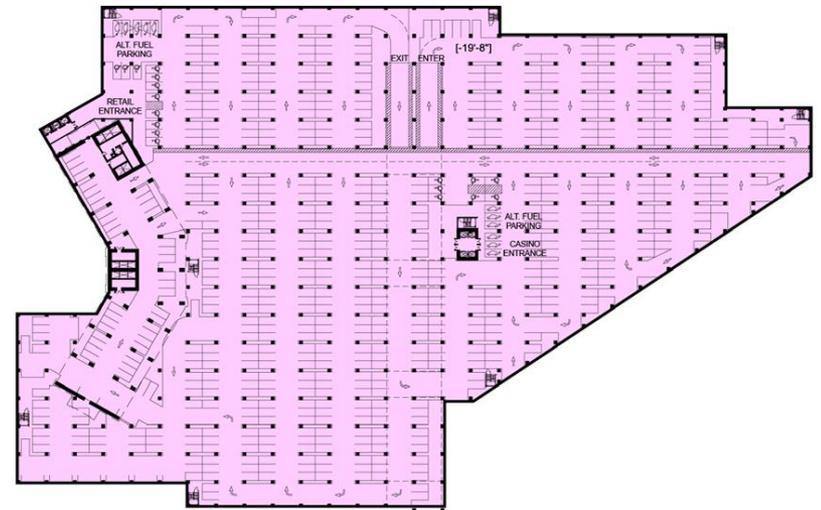


Air Quality – Parking Garage

- Issue: Underground parking garage of 2,909 spaces on four levels will require ventilation. Parking garage exhaust stack could be a significant source of air pollution
- Comment: Evaluate and design exhaust stack to avoid downwash from 386-foot tower and protect community

PARKING TABULATION			
LEVEL	VALET	SELF	TOTAL
B1	298	446	744
B2	352	392	744
B3	0	704	704
B4	0	717	717
TOTALS	650	2259	2909

NOTE: STAFF PARKING OFF SITE



B4 SELF PARKING

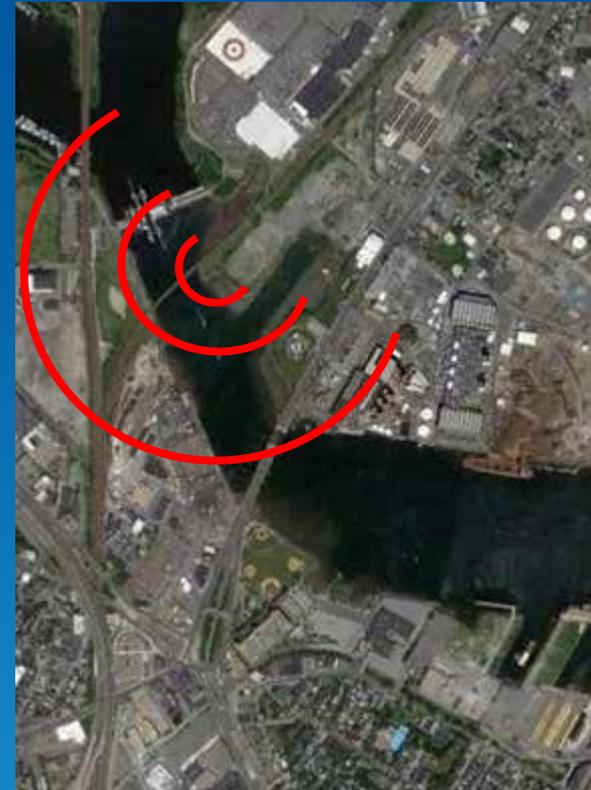
Construction Noise

- Issues:

- Extensive pile driving likely necessary during 3-year construction period for 4 underground levels, and construction in historic fill area adjacent to Mystic River
- Somerville and Charlestown have direct line-of-site exposure to noise transmission over water

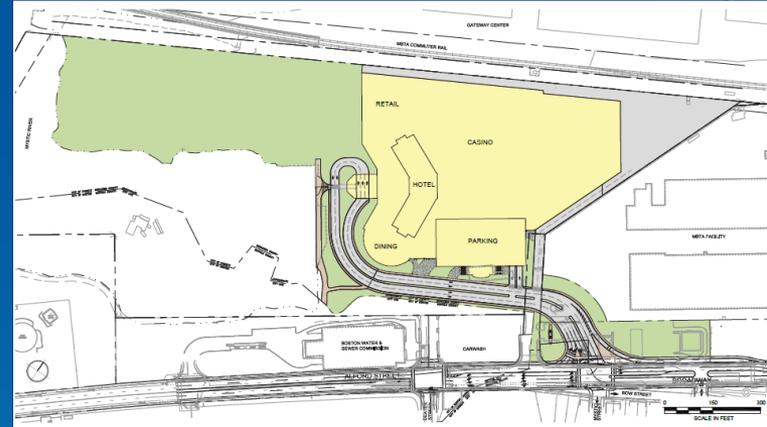
- Comments:

- Conduct detailed construction noise analysis, especially for pile driving
- Commit to mitigation (e.g., pre-drilling all holes, use of impact muffling materials)



Alternatives Analysis

- Issues:
 - Does not address induced growth of any alternative
 - Proposed project is intended to “revitalize” surrounding neighborhood
 - Proposed project would induce development and traffic
- Comment:
 - EIR should study induced growth in Boston and impact of “revitalized” Everett development on Boston



LEED & Sustainable Development

- City of Boston Goals
 - Reduce energy intensity to the maximum extent possible
 - On-site alternative energy generation to the maximum extent possible
 - Strive to achieve LEED Platinum status
 - Conserve, maximize efficiency and reuse water to the greatest extent possible
 - Seek innovative green attributes
 - Maximize Transportation Demand Management opportunities for all guests and staff
 - Create a standard for sustainable resort operations and maintenance

LEED & Sustainable Development

- Issues:

- Is LEED Gold certification for the entire development, including the hotel, gaming and retail components?
- Credits
 - 67 credits planned
 - 31 maybe credits
 - 80 total needed for Platinum

- Comment:

- Additional credits to consider
 - IEQ Credit 4.3 Low-Emitting Materials Flooring
 - IEQ 8.1 Daylight and Views
 - MR Credit 5.2 Regional Materials

Chapter 91 License/Dredging

- Issues:
 - Status of plans to make ped/bike connections offsite
 - Is dredging considered “maintenance”?
 - Is there a need for dredging given small percentage of patrons expected to use water transportation?
 - Re-suspension of contaminated sediments
 - Sediment dewatering
- Comments:
 - Explain status of connection plans, schedule, responsibilities, etc.
 - Get MassDEP consensus that dredging is maintenance
 - Justify need for dredging
 - How will re-suspension of contaminated sediments be controlled?
 - Where will dewatering occur/impacts?

Living Shoreline/Shellfish Bed Restoration

- Issues:

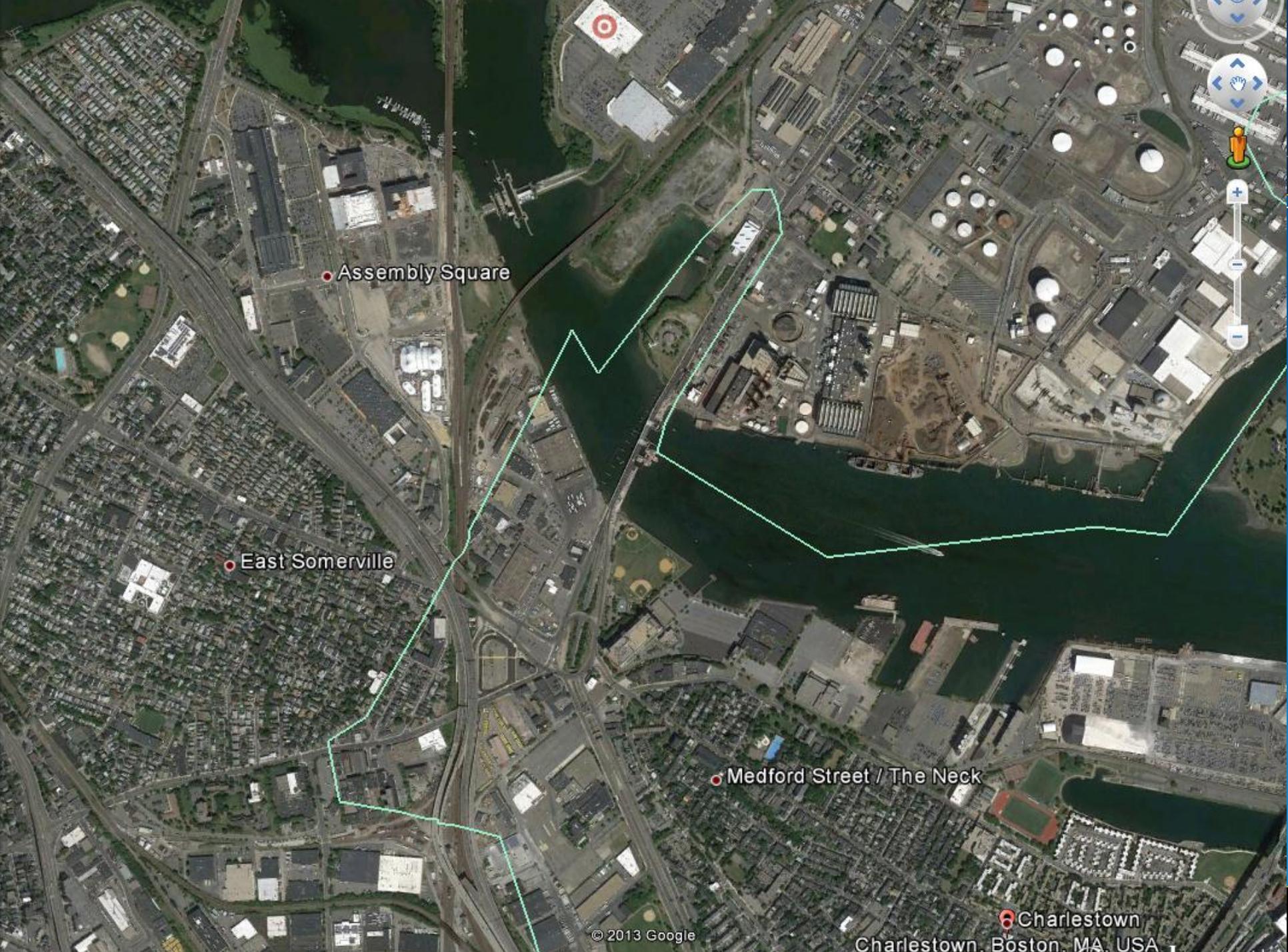
- Will 15,000 sf of oyster beds yield measurable water quality improvements and how effective will they be in preventing erosion?
- Keeping bedding material from washing away during storms
- Effectiveness of living shoreline in mitigating sea level rise impacts

- Comments:

- Present more detail on anticipated benefits and success stories
- Present monitoring plan and schedule
- Get buy-in from MA Division of Marine Fisheries that restoration is viable

Sea Level Rise (SLR)

- Issues:
 - Proposed flood maps show increase in SLR of 3 feet, not 1 foot
 - Emergency preparedness and access
- Comments:
 - Use 3-foot increase in evaluating impacts, setting finished floor elevations and locating critical infrastructure
 - Provide emergency preparedness plans



• Assembly Square

• East Somerville

• Medford Street / The Neck

• Charlestown

Charlestown, Boston, MA, USA