

# PROJECT FIRST LIGHT

14 May 2013

City of Taunton  
City Council Presentation



## **A STRONG PARTNERSHIP**

### **The City of Taunton and the Mashpee Wampanoag Tribe:**

- Working cooperatively to produce a first class destination resort casino that will be a source of pride
- Intergovernmental Agreement (IGA) between City of Taunton and the Tribe was executed on July 10, 2012

### **Shared Priorities:**

- Job creation
- Revenue for constituent services
- Commitment to Public Safety
- Education and activities for our children

### **Public Input:**

- Series of “community conversations” throughout the city
- Open House for Taunton residents was held on May 5, 2012
- Public Hearings for the NEPA and MEPA processes were held in June and July of 2012



## **DESTINATION RESORT**

### **First Class Destination Resort:**

- Comprehensive, family-friendly master plan
- Great location and community partnership
- Responsible, sustainable development approach
- Maximum local job creation

### **Management Team:**

- Experienced, successful partner
- Strong development and management expertise
- Executing the Mashpee Wampanoag Tribe's vision



# KEY PROJECT COMPONENTS

- Land into Trust



- National Environmental Policy Act Process



- Compact



- Massachusetts Environmental Policy Act Process



- Intergovernmental Agreement and Referendum



- Facility Design



## LAND INTO TRUST COMPONENTS

- NEPA. A Draft EIS is currently under review at the Bureau of Indian Affairs (BIA) and is expected to be published in the Federal Register in the summer of 2013.
- Initial Reservation. On December 31, 2012 the Bureau of Indian Affairs (BIA) indicated that the Tribe's land in Taunton and Mashpee will qualify as an initial reservation, meaning that once the land is placed in trust it will be eligible for gaming under the Indian Gaming Regulatory Act (IGRA). This decision reaffirms the Tribe's historic and modern connection to the land.
- Federal Jurisdiction. The Tribe has submitted extensive evidence to the BIA that the Tribe was under Federal Jurisdiction in 1934. The BIA is treating review of this document as a priority matter and a decision expected in 2013.



## **COMPACT**

- **A Revised Compact was signed by the Tribe and the Governor on March 19, 2013.**
- **The Tribe and the Governor received technical assistance from the BIA in revising the Compact and expect Federal approval.**
- **The Compact is in Committee, with a hearing scheduled for May 15<sup>th</sup> and legislative approval expected by June.**
- **The Department Of Interior must act on the Compact within 45 days of submission after approval by the legislature. If the DOI takes no action within that 45 day period, the Compact will be deemed approved to the extent consistent with IGRA.**



## **MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA)**

- The Tribe has voluntarily prepared a full Environmental Impact Report (EIR) addressing both on-site and off-site improvements under MEPA and will file it with the MEPA office on May 15, 2013.
- The EIR responds to the many public comments already received in the MEPA process and provides detailed studies of all environmental impacts of the Project.
- The EIR will be publicly available and further public hearings may be held this summer.



## **INTERGOVERNMENTAL AGREEMENT**

- The IGA requires an annual payment to the City upon commencement of gaming of 2.05% of net slot revenue with a minimum of \$8 million per year. In addition the IGA requires the Tribe to make payments in lieu of property taxes on an annual basis.
- Significant one time mitigation payments with respect to minimizing traffic impact in Taunton and the 24 / 140 interchange.
- Significant one time and continuing mitigation payments with respect to:
  - Police Staffing and Equipment
  - Fire Staffing and Equipment
  - Sewer and Water Improvements
- Significant continuing mitigation payment with respect to Schools.
- The Tribe and the City of Taunton continue to collaborate on off-site mitigation and project design.



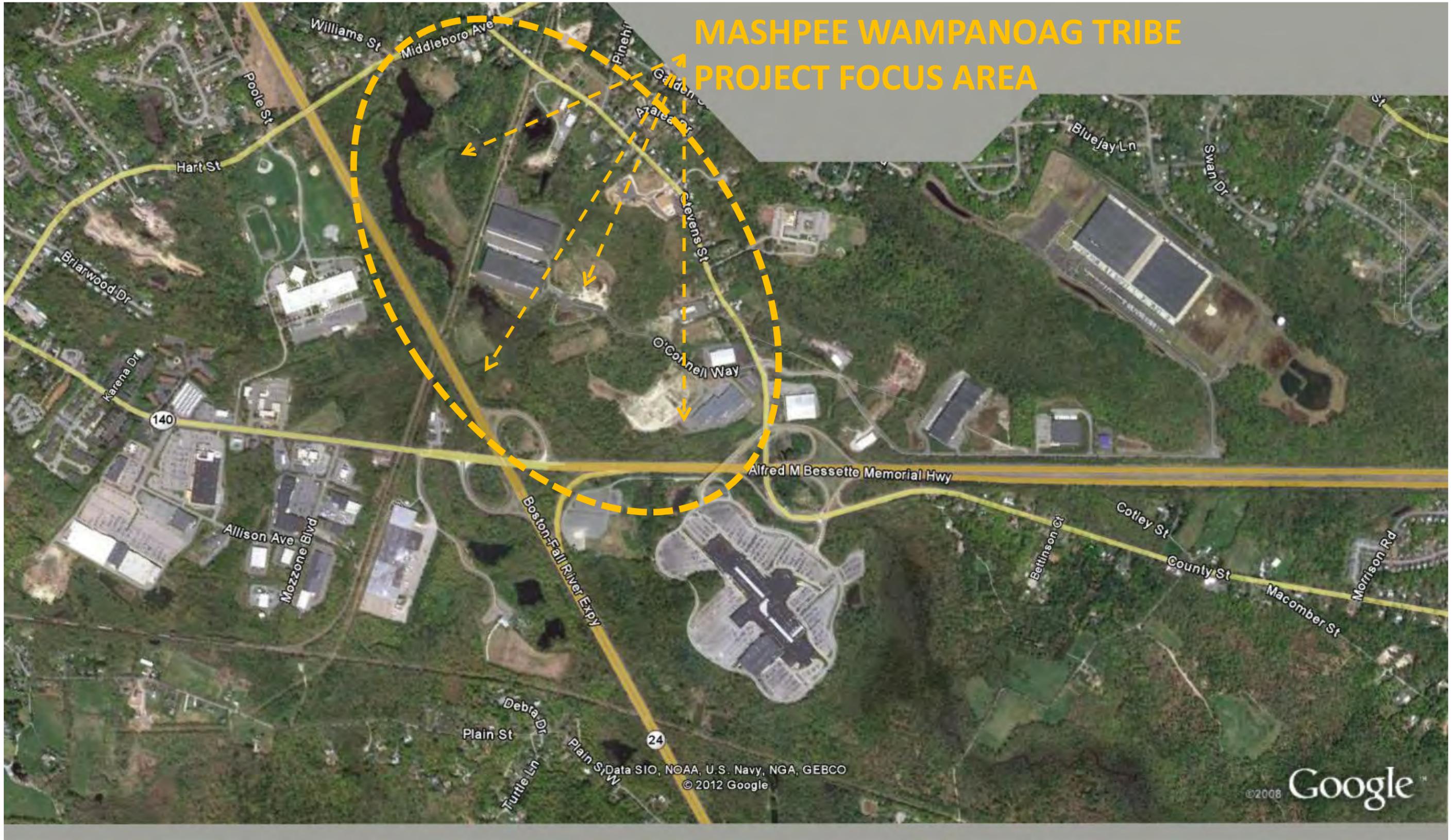
## **DIRECT BENEFITS TO THE CITY OF TAUNTON**

- An initial \$1.5 million payment required by the IGA was made to the City in August 2012.
- The IGA requires an annual payment to the City upon commencement of gaming of 2.05% of net slot revenue with a minimum of \$8 million per year. In addition the IGA requires the Tribe to make payments in lieu of property taxes on an annual basis.
- The IGA requires over \$15 million in one time mitigation improvements and \$4.79 million in annual recurring mitigation payments.
- The Tribe has rented office space in the City of Taunton and created a permanent presence.
- The Tribe has contributed over \$20,000 to local charities.



# SITE AERIAL PLAN

NOTE: ONLY CERTAIN PARCELS WITHIN THE CIRCLED AREA ARE PART OF THE FACILITY DEVELOPMENT FOCUS.



# SITE AERIAL PLAN 14 MAY 2013



# PROPERTY STATUS





# CONCEPT AERIAL VIEW - RESORT ENTRY 26 APRIL 2012



# MASTER PLAN – FULL SITE

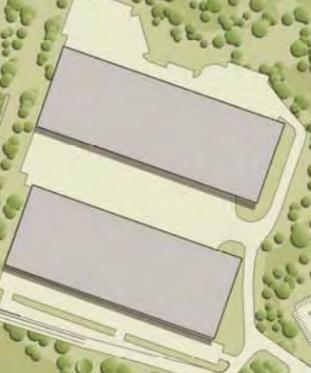
14 MAY 2013

TO BOSTON

PATRON  
PARKING



WATERPARK  
& HOTEL



PATRON  
PARKING

PATRON  
PARKING

RT 24

EMPLOYEE  
PARKING

STEVENS STREET

PARKING  
GARAGE

CASINO / HOTEL

TO TAUNTON  
& PROVIDENCE

RT 140

TO NEW BEDFORD

TO FALL RIVER



NORTH



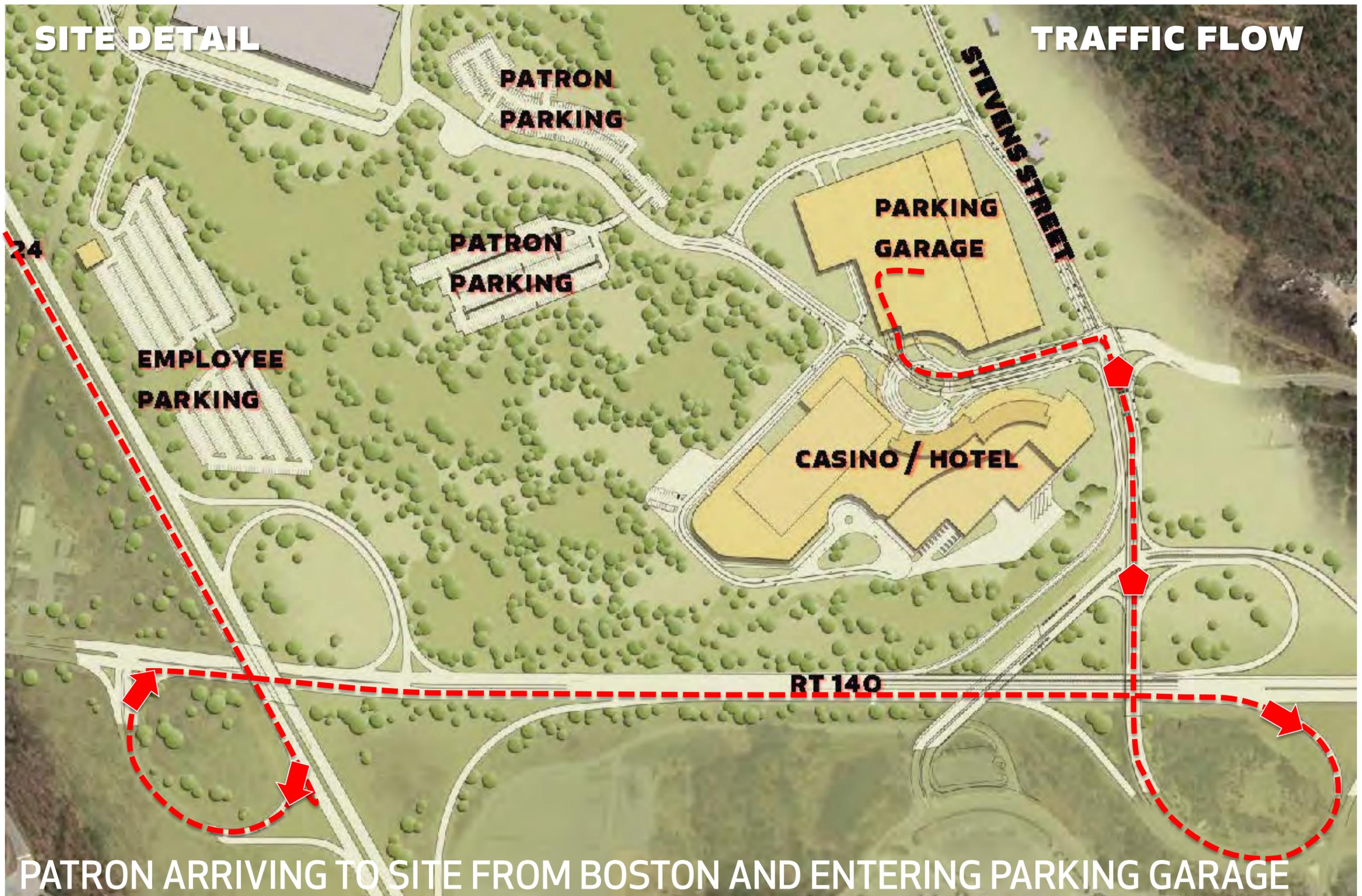
PROJECT FIRST LIGHT  
TAUNTON, MA

JCJ ARCHITECTURE

B12002.00 / 2013-0514

**SITE DETAIL**

**TRAFFIC FLOW**



**PATRON ARRIVING TO SITE FROM BOSTON AND ENTERING PARKING GARAGE**





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# PROJECT ELEMENTS

## PHASE 1

Initial Presentation 26 April 2012

Revised Presentation 14 May 2013

• Casino - 150,000 Sq. Ft.		
- 3,000 slots	✓	Same
- 150 table games	✓	Same
- 40 poker tables	✓	Same
• Food & Beverage		
- Food Court	✓	Same
- International Buffet	✓	Same
- Two Fine Dining Restaurants	✓	Same
Steakhouse / Seafood	✓	Same
Asian Restaurant	✓	Same
- Center Bar with lounge seats and small stage	✓	Same
• Retail - 10 retail stores	✓	Same
• Parking		
- 2,500 to 3,200 space parking garage and 2,085 surface parking spaces	✓	2,500 Spaces in Garage plus Additional Valet 1,440 Spaces Surface Parking



# PROJECT ELEMENTS

## PHASE 2

Initial Presentation 26 April 2012

Revised Presentation 14 May 2013

- |                                | Initial Presentation 26 April 2012 | Revised Presentation 14 May 2013 |
|--------------------------------|------------------------------------|----------------------------------|
| • 300 Room 3.5 to 4 Star Hotel | ✓                                  | Same                             |
| - Spa                          | ✓                                  | Same                             |
| - Large Pool                   | ✓                                  | Same                             |
| - Roof Terrace                 | ✓                                  | Same                             |
| - 6 Event / Meeting Rooms      | ✓                                  | Same                             |

## PHASE 3

- |                                    | Initial Presentation 26 April 2012 | Revised Presentation 14 May 2013 |
|------------------------------------|------------------------------------|----------------------------------|
| • 300 Room mid range hotel         | ✓                                  | Same                             |
| • 200 seat 24 hour café restaurant | ✓                                  | Same                             |

## PHASE 4

- |  | Initial Presentation 26 April 2012 | Revised Presentation 14 May 2013 |
|--|------------------------------------|----------------------------------|
| • 15,000 Sq. Ft. event center                | ✓                                  | Phase 3                          |
| • 300 Room Family "Water Park" Hotel         | ✓                                  | Same                             |
| • 25,000 Sq. Ft. Indoor / Outdoor Water Park | ✓                                  | Same                             |
| • 700 surface parking spots                  | ✓                                  | 500 Surface Parking Spots        |





## GAMING FLOOR



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## **BUFFET**



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**JCJ**ARCHITECTURE

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## SUMMARY

- A First Class Destination Resort Casino with three hotels, casino, F&B, retail, garage and family water park
- **VERY POSITIVE LOCAL IMPACT FROM CONSTRUCTION EXPENDITURE**
- **1,000 UNION CONSTRUCTION AND RELATED SUPPORT JOBS** with an estimated \$230 million in construction payroll
- **MORE THAN 2650 PERMANENT DIRECT JOBS AND CAREERS IN PHASE 1** with over \$80 million in annual direct payroll
- **\$140 MILLION IN DIRECT AND INDIRECT ECONOMIC BENEFIT** to Taunton and the region annually
- **TENS OF MILLIONS MORE IN OPERATIONAL SUPPORT SPENDING** for goods and services in the community.



# IGA TRAFFIC MITIGATION – COMPLETED BY PHASE 1 OPENING

• Geometric and Signal Upgrades, Pavement Markings, Signage at Harts Four Corners
• Geometric and Signal, Pavement Markings, Signage at Steven’s Street/O’Connell Way
• New Access, Pavement Markings, Signage at Steven’s Street/Service Road
• Widening of Stevens Street between Service Road and Route 140
• Emergency Vehicle Traffic Signal Pre-Emption System – 13 Intersections and Outfit 10 Vehicles
• High Street/Winthrop Street Signal Retiming
• Highland Street/Winthrop Street Signal Retiming
• County Street/ Riverway Extension Signal Retiming
• Truck Exclusion Implementation – Stevens Street North of Service Road and Pinehill Street
• ADA improvements, Flashing Beacon, Radar Signage at Stevens Street/Middleboro Avenue
• ADA Improvements and Radar Signage at Stevens Street/Pinehill Street
• Flashing School Zone at Elementary School on Stevens Street
• Signalize Middleboro Street/Pinehill Street
• Signalize Middleboro Street/Liberty Street
• Geometric, Circulation, Signal, Signage and Pavement Marking Improvements at Route 24/140 NB & SB
• Widening of Route 140 NB between Exits 11 and 12
• New On-Ramp from Stevens Street to Route 140 NB
• Signal Improvements and New Installation – Route 140 North of Route 24
• Realignment and Flashing Warning Beacon at Hart Street/Poole Street/BP High Drive
• East Taunton post opening Traffic Monitoring (post opening)

**NOTE: THE DESIGN SOLUTIONS ILLUSTRATED IN THIS TRAFFIC SECTION ARE PRELIMINARY, AND SUBJECT TO FURTHER REVIEW AND DISCUSSION WITH CITY OF TAUNTON AND/OR MADOT, AND LOCAL RESIDENTS AND LANDOWNER'S PRIOR TO FINALIZATION AND SUBMISSION FOR APPROVAL.**



# ESTIMATED TRIPS / PARKING SUPPLY & DEMAND

## Phase 1 – 4,500 Gaming Positions

Trips:	Daily – 20,610	P.M. Peak Hour (total) – 1,720
Parking:	Supply – 5,871	Demand – 4,406

- Trip generation and distribution approved by MassDOT and B.E.T.A.



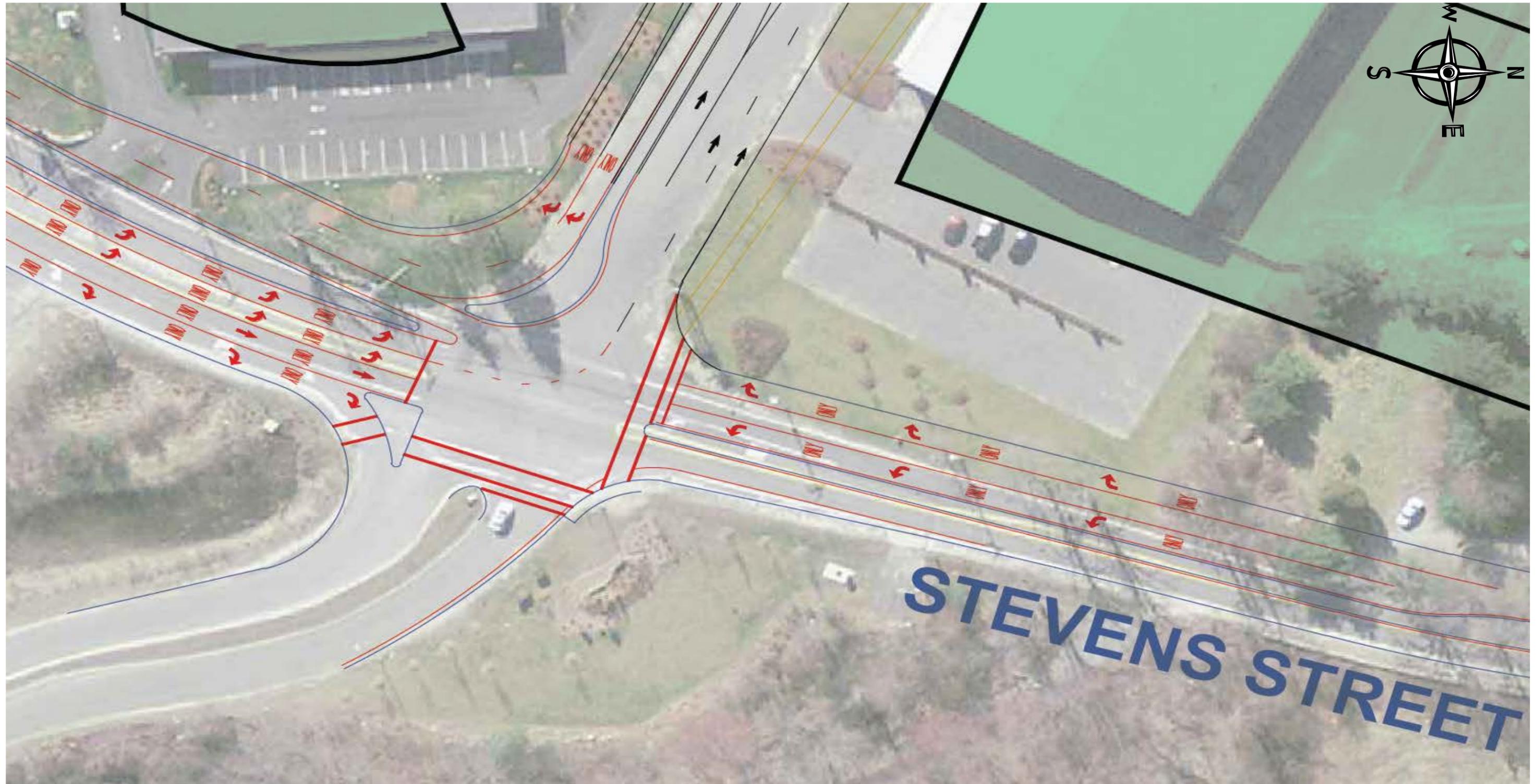
# EXISTING- STEVENS STREET



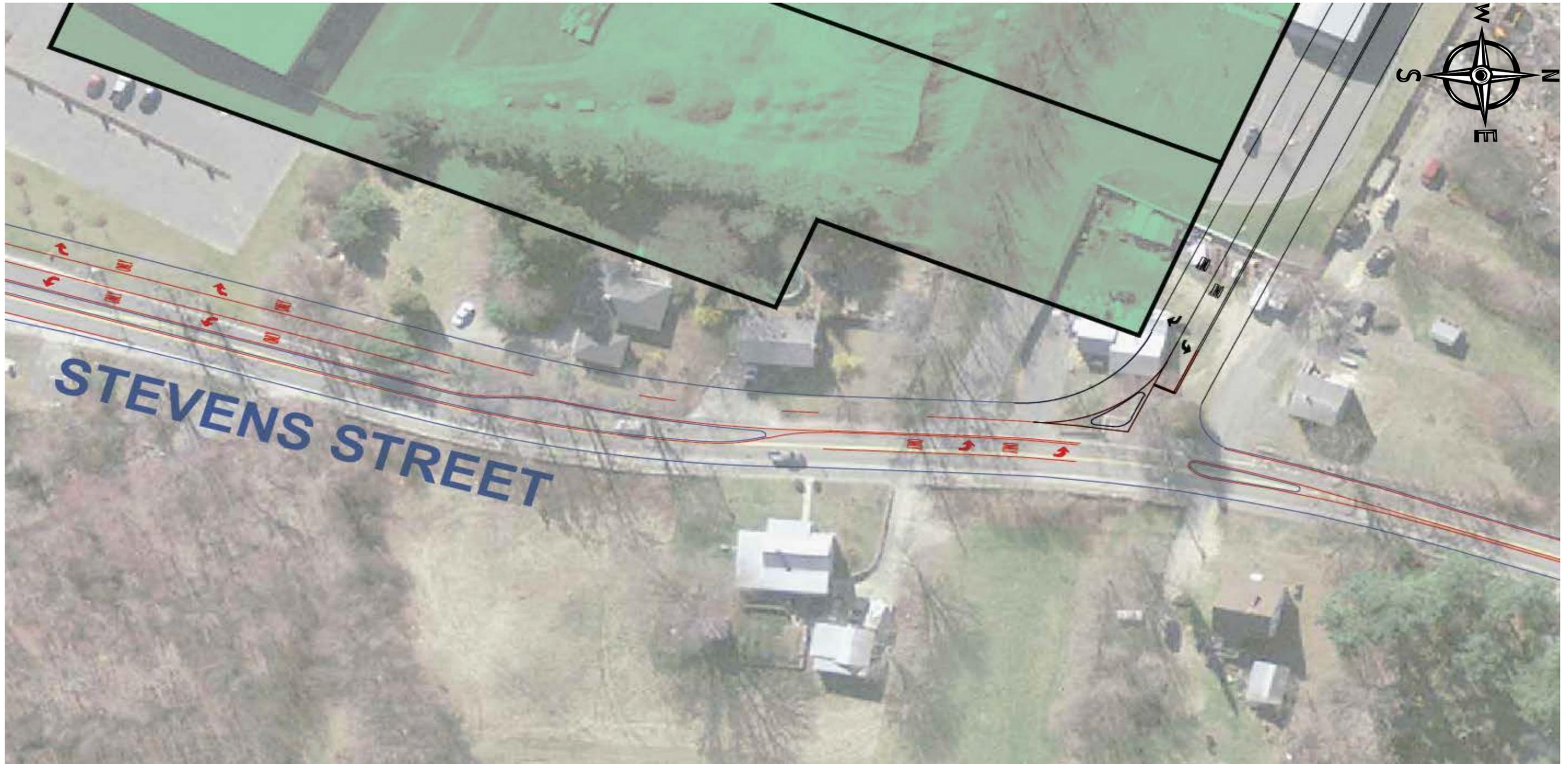
# FINAL DESIGN - STEVENS STREET



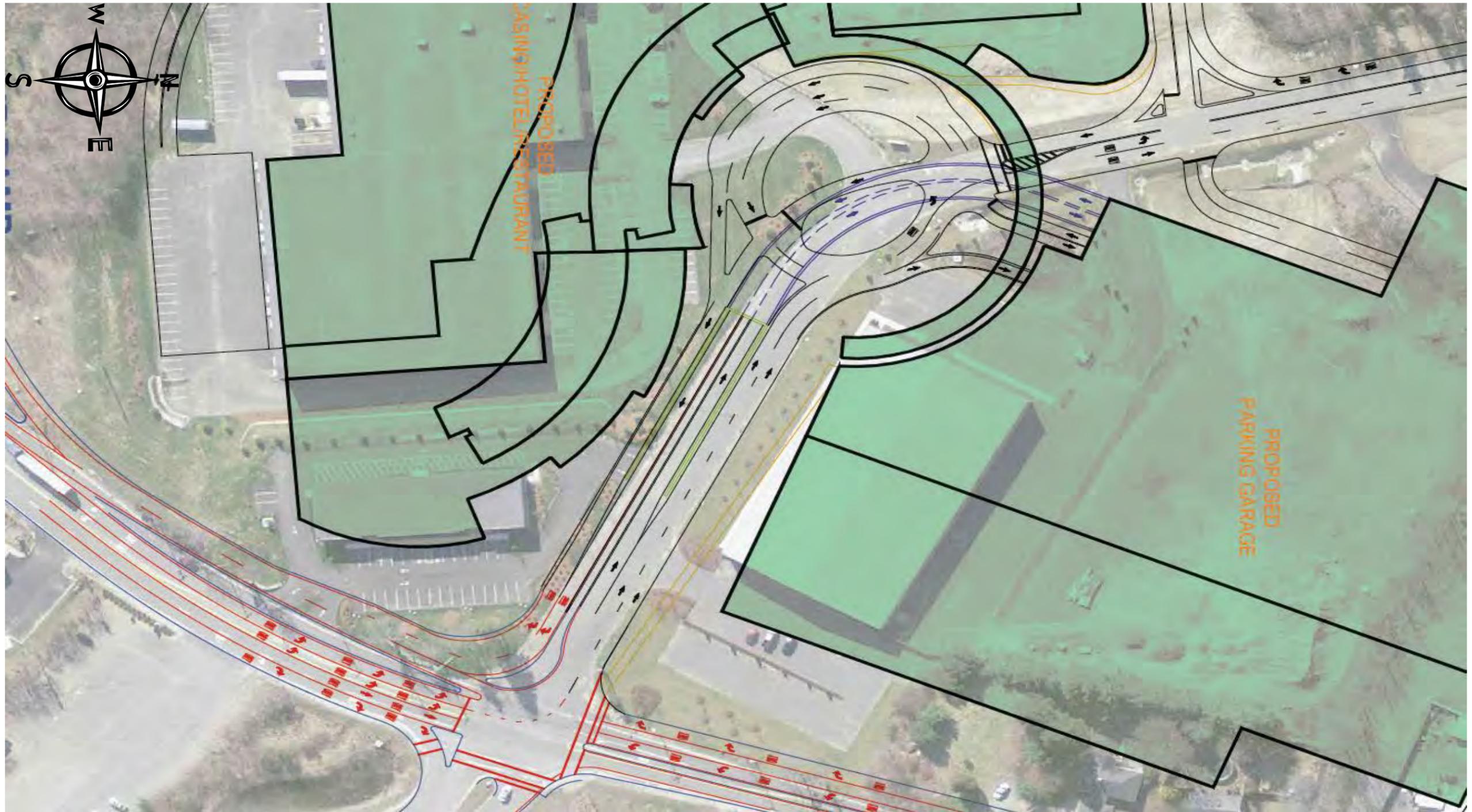
# FINAL DESIGN - STEVENS STREET



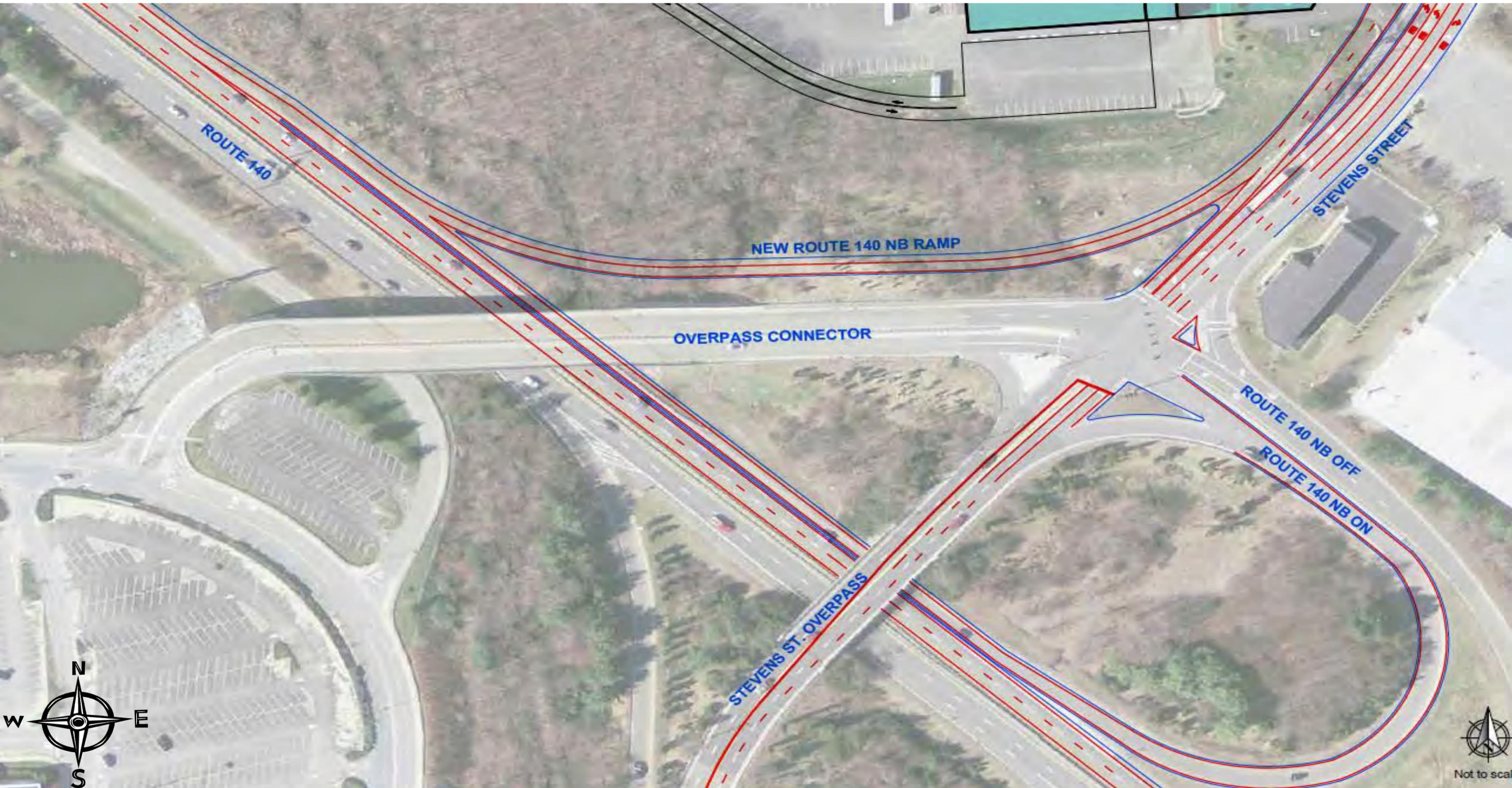
# FINAL DESIGN - STEVENS STREET



# FINAL DESIGN - STEVENS STREET



# FINAL DESIGN - STEVENS STREET AT ROUTE 140



# PHASE 1 OPENING - RAMP AT ROUTE 24 AND ROUTE 140



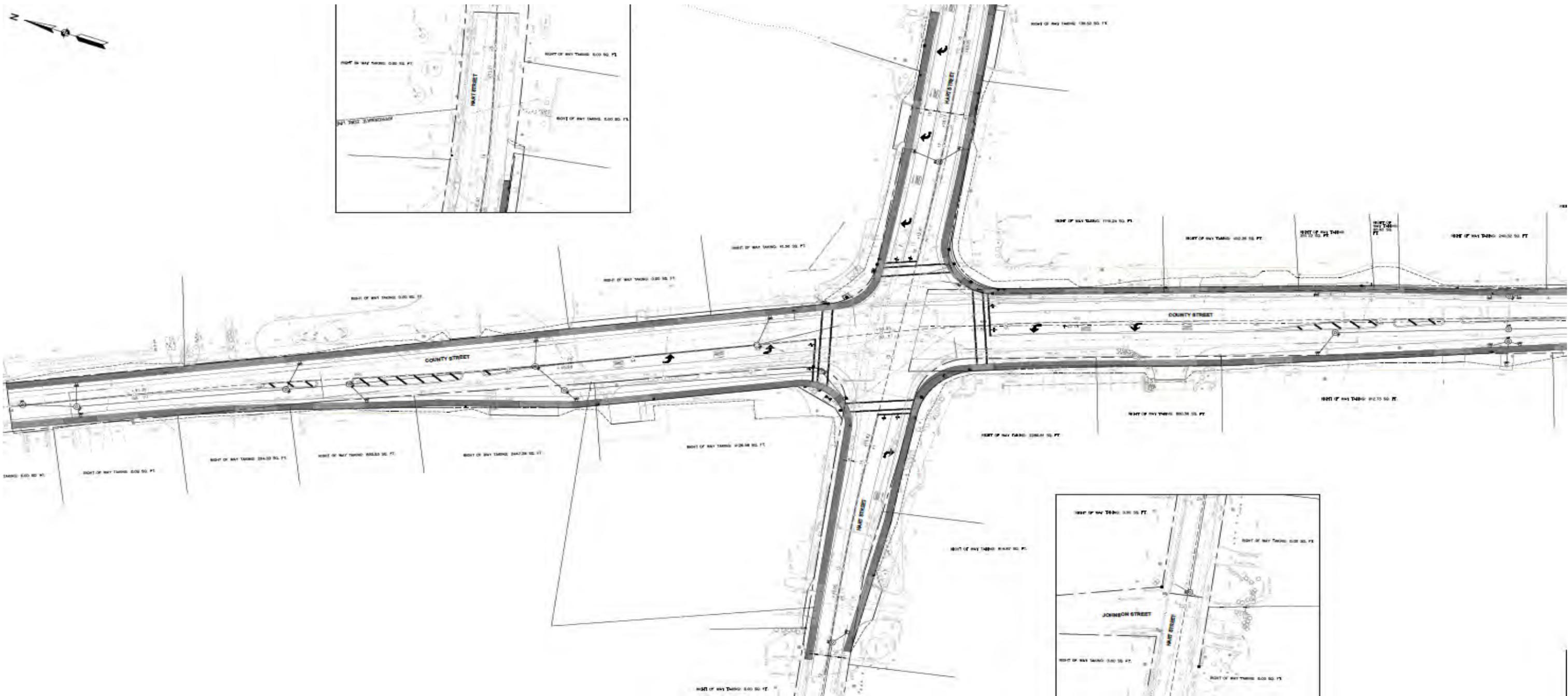
# PHASE 1 OPENING - RAMP AT ROUTE 24 AND ROUTE 140



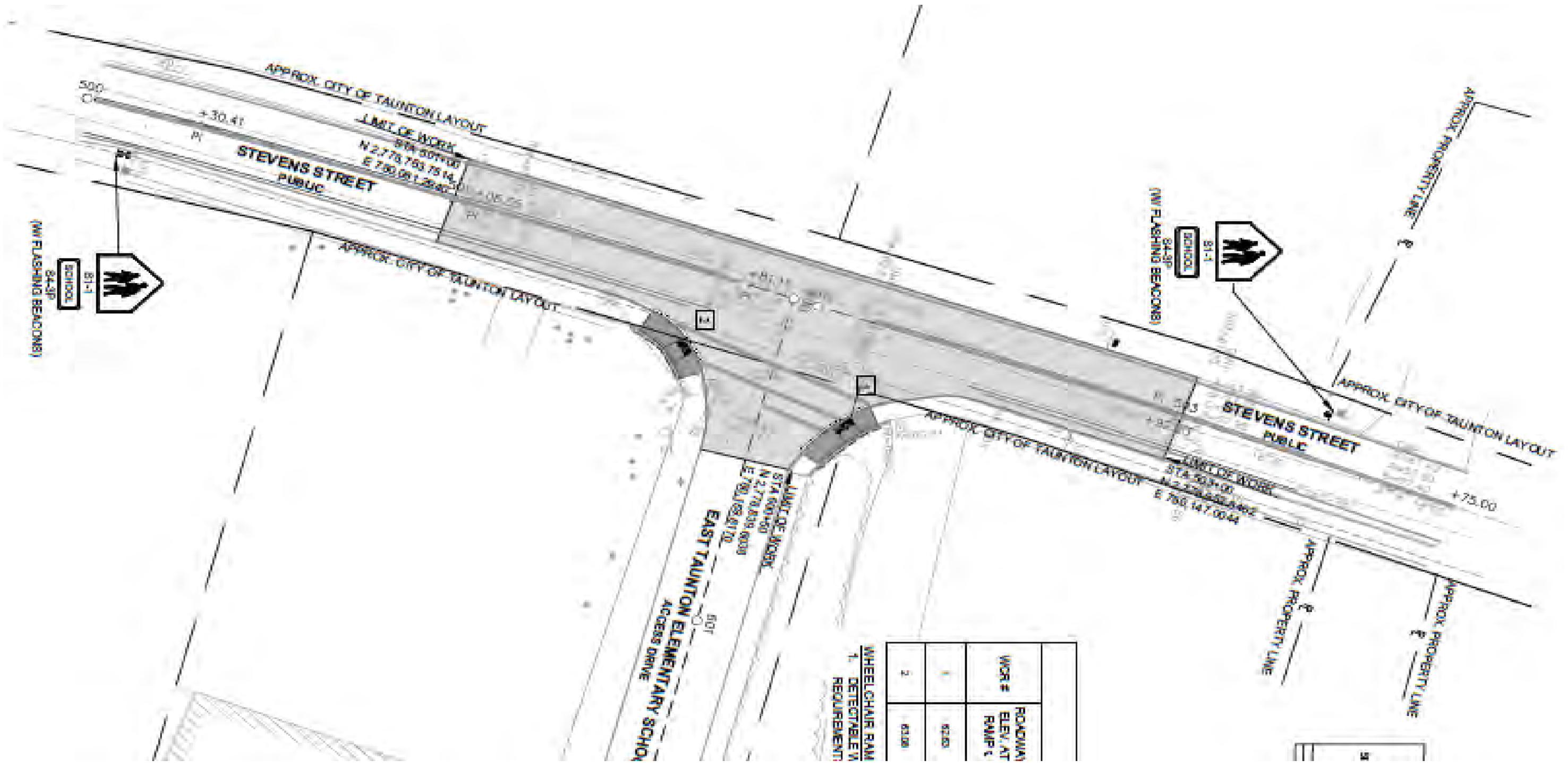
# PHASE 1 OPENING - RAMP AT ROUTE 24 AND ROUTE 140



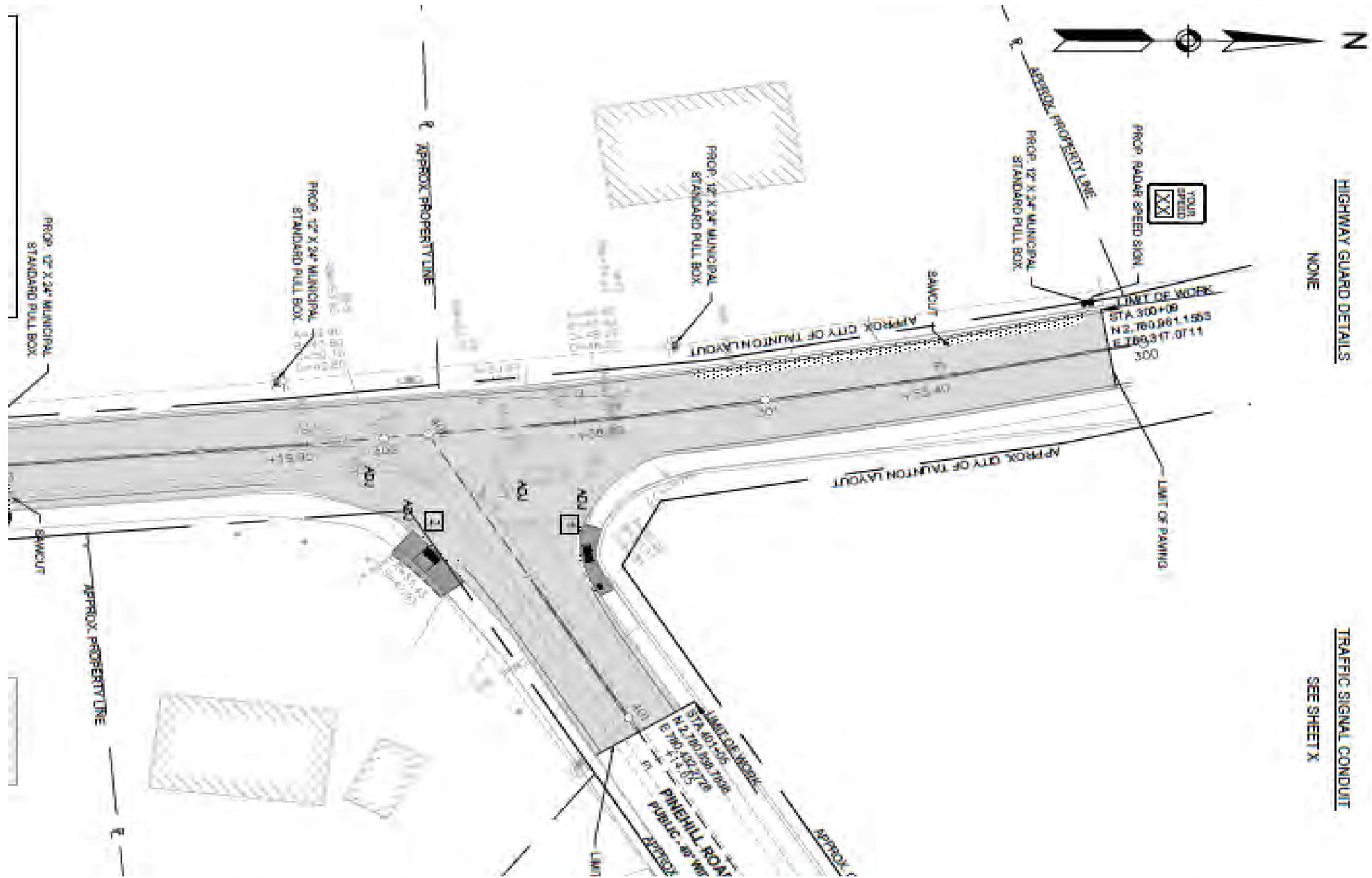
# HARTS FOUR CORNERS



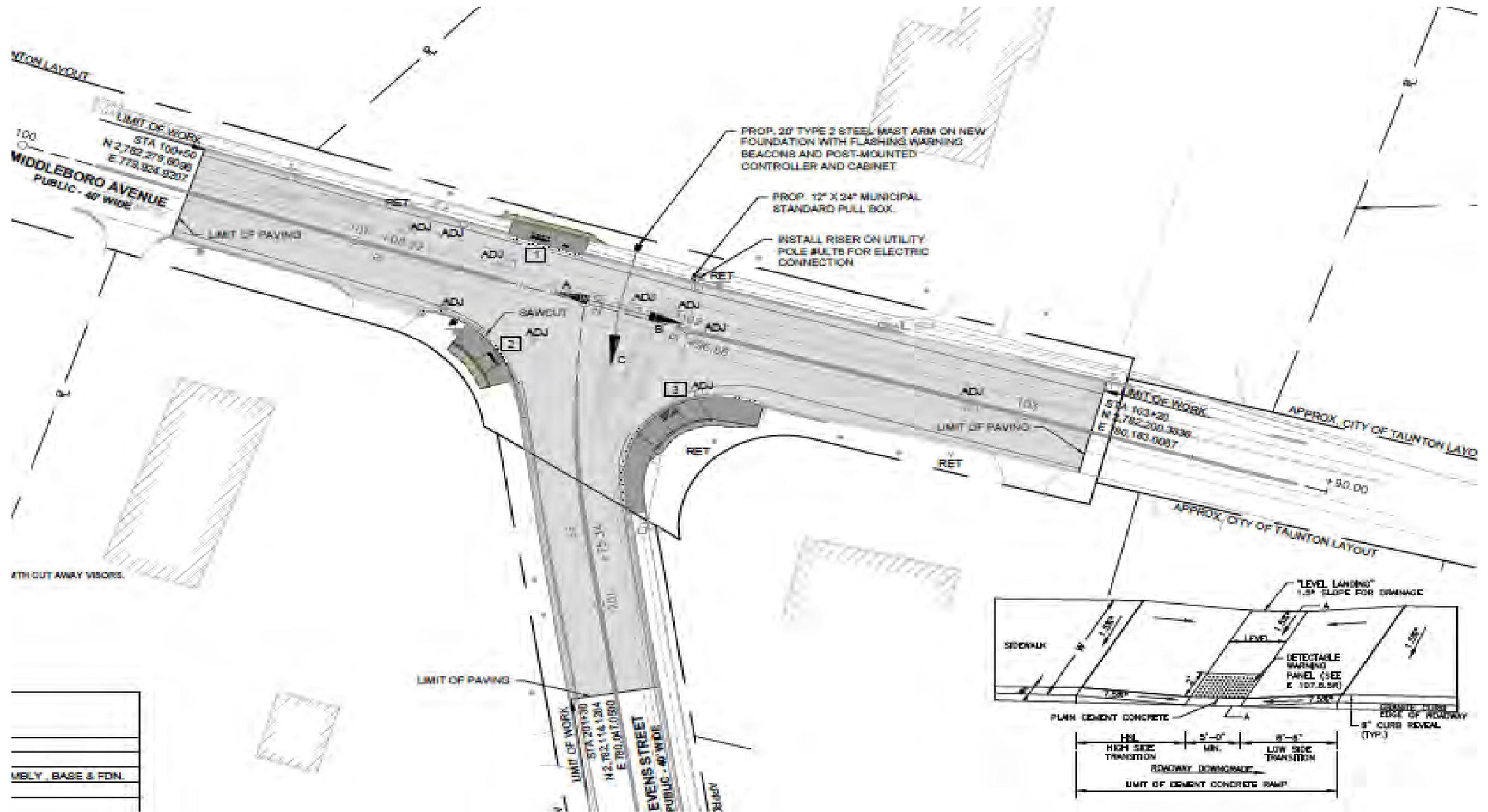
# EAST TAUNTON ELEMENTARY DRIVEWAY AT STEVENS STREET



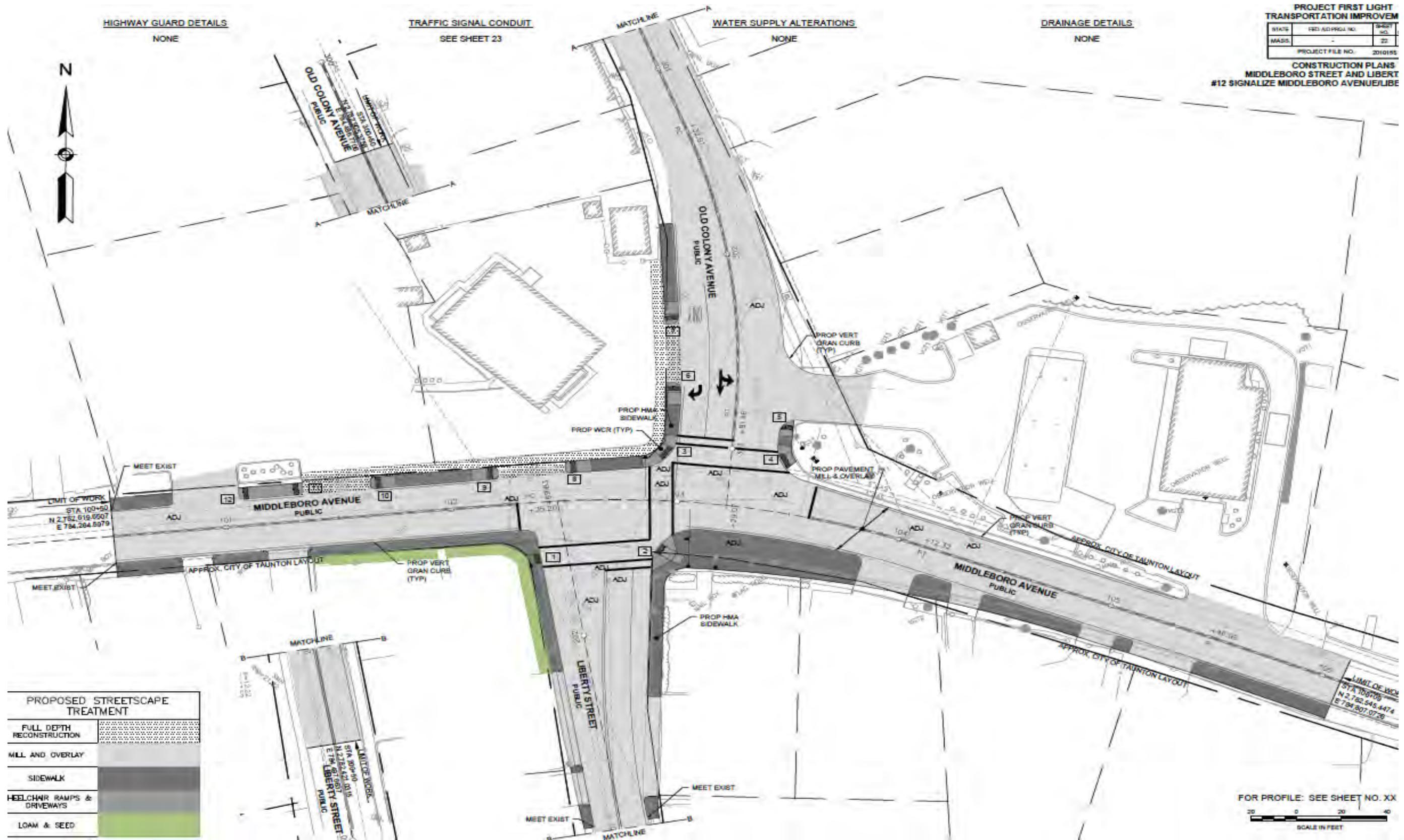
# STEVENS STREET AT PINEHILL STREET



# STEVENS STREET AT MIDDLEBORO AVENUE



# MIDDLEBORO AVENUE AT OLD COLONY AVENUE AND LIBERTY STREET



HIGHWAY GUARD DETAILS  
NONE

TRAFFIC SIGNAL CONDUIT  
SEE SHEET 23

WATER SUPPLY ALTERATIONS  
NONE

DRAINAGE DETAILS  
NONE

PROJECT FIRST LIGHT TRANSPORTATION IMPROVEMENT		
STATE	FED. AID PROJ. NO.	SHEET NO.
MASS.		22
PROJECT FILE NO. 2010155		

CONSTRUCTION PLANS  
MIDDLEBORO STREET AND LIBERTY  
#12 SIGNALIZE MIDDLEBORO AVENUE/LIBERTY

PROPOSED STREETSCAPE TREATMENT	
FULL DEPTH RECONSTRUCTION	[Pattern]
MILL AND OVERLAY	[Pattern]
SIDEWALK	[Pattern]
HEEL/CHAIR RAMPS & DRIVEWAYS	[Pattern]
LOAM & SEED	[Pattern]

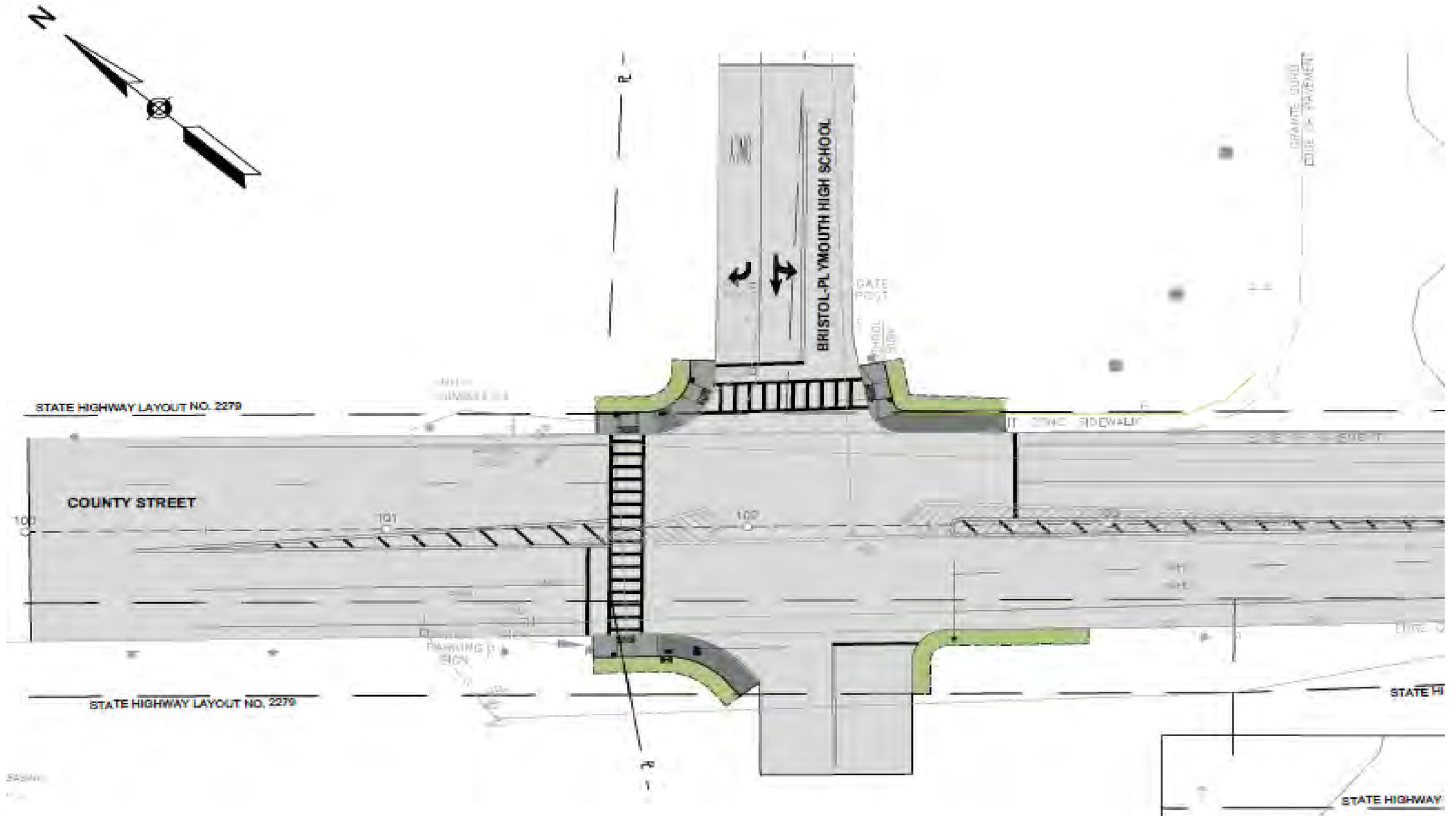
FOR PROFILE: SEE SHEET NO. XX  
SCALE IN FEET  
0 20 40



# MIDDLEBORO AVENUE AT CASWELL STREET AND PINEHILL STREET



# B.P. DRIVEWAY AT ROUTE 140





# OTHER TRAFFIC MITIGATION – COMPLETED BY PHASE 1 OPENING

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