



20

COMMUNITY MITIGATION FUND

APPENDIX F

2020 Non-Transportation Planning Project Application

BD-20-1068-1068C-1068L-46130

Check if joint application

Please complete the entire application

City of Everett

1. NAME OF MUNICIPALITY(IES)/GOVERNMENT ENTITY(IES)/DISTRICT(S)

Everett's Designated Port Area Study

2. PROJECT NAME (Limit 10 words)

This planning initiative will look at the large industrial district that straddles the Everett/Chelsea line in order to understand the impact of the district on the local and regional economy, especially as it relates to the abutting Entertainment District.

3. BRIEF PROJECT DESCRIPTION (Limit 50 words)

Carlo DeMaria, Mayor

2. NAME AND TITLE OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY (CONTRACT MANAGER)

484 Broadway, Everett, MA 02149

3. LEAD APPLICANT – NAME AND TITLE OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY (CONTRACT MANAGER)

617.394.2270 | mayor@ci.everett.ma.us

4. ADDRESS OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY (CONTRACT MANAGER)

484 Broadway, Everett, MA 02149

5. PHONE # AND EMAIL ADDRESS OF INDIVIDUAL AUTHORIZED TO HANDLE FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

Tony Sousa, Executive Director Planning and Development

6. NAME AND CONTACT INFORMATION OF JOINT APPLICANTS – MUNICIPALITIES/GOVERNMENTAL ENTITIES/DISTRICTS

484 Broadway, Everett, MA 02149

7. NAME AND TITLE OF INDIVIDUAL(S) AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY(IES)/GOVERNMENTAL ENTITY(IES)

617.394.2245 | Tony.Sousa@ci.everett.ma.us

8. ADDRESS, PHONE # AND EMAIL ADDRESS OF INDIVIDUAL(S) AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY(IES)/GOVERNMENTAL ENTITY(IES)

Encore Boston Harbor Resort

9. NAME OF GAMING LICENSEE

1. IMPACT DESCRIPTION

Please describe in detail the related impact that is attributed to the operation of a gaming facility. Please provide support for the determination that the operation of the gaming facility caused, is causing or may cause the impact.

The Encore Boston Harbor is located in the City's Lower Broadway Economic Development District (LBEDD), as designated in Section 30 of the Everett Zoning Ordinance, or informally known as the "Entertainment District". The Entertainment District is zoned to allow ancillary and complementary uses to the hospitality and gaming industries. This District directly abuts a 300-acre Designated Port Area (DPA), known as the Mystic River Designated Port Area. The DPA includes five deep water shipping terminals, the Mystic Power Station, industrial scale refrigeration, and a whole sale food and distribution terminals, among other uses. With Encore's continued acquisitions of parcels in LBEDD and continued market pressures, the LBEDD will continue to rapidly develop as the City's master planning of the Entertainment District comes to fruition. The DPA is a vital marine industrial hub for Greater Boston's urban core. But questions remain as to whether or not the DPA is currently functioning at its highest and best use. Given the economic and development trajectory of the Entertainment District, the DPA provides a severe border that may hinder the positive economic impacts of the Encore and complementary businesses, and redevelopment of land within the LBEDD.

Please see page 7 for maps identifying study area.

2. PROPOSED USE OF PLANNING FUNDS

a) Please identify the amount of funding requested.

\$100,000

b) Please identify below the manner in which the funds are proposed to be used. Please provide a detailed scope, budget and timetable for the use of funds.

The funds will be used to finance the first comprehensive study of the Mystic River Designated Port Area. Deliverables and tasks are outlined below:

1. Conduct a map analysis of the study area that includes land use, business types (categories TBD), parcel ownership, truck routes to/from interstate and Logan Airport, estimated job intensity (based on average by business type), soft sites/vacant parcels, etc.
2. Interview business owners in key sectors in the study area, including the food industry, etc. to understand locational advantages, challenges, etc.
3. Conduct a high-level map analysis of other Core City industrial areas including Newmarket, the Flynn Industrial Park, and Readville in Boston, Alewife in Cambridge, and Inner Belt in Somerville Issues to explore include business profiles, access to/from the interstate, Logan Airport, etc.
4. Conduct a Core Cities industrial real estate inventory (scope of industrial areas TBD, but within the cities of Boston, Cambridge, Somerville, Everett, Chelsea, and Revere only); data sets and analysis TBD.
5. Research industrial preservation policies in other cities and countries with a special focus on high-value urban areas like San Francisco, New York, and Seattle.
6. Consider and draft potential policy ideas including, creation of a DPA master plan, adoption of industrial mixed-use zoning, value share policies that cross jurisdictional boundaries, etc.
7. Recommend adjustments to the dimensional requirements and zoning category boundaries, including potential new buffer zones.
8. Recommend potential adjustments to the DPA boundary and discuss potential revisions to land use restrictions with CZM and DEP.
9. Recommend industrial business sectors that Everett should focus on and market to.
10. Recommend potential infrastructure investments or parcel assembly to facilitate growth in targeted business sectors.

Meetings that would be included in the study:

1. 5-7 business owner interviews (see above)
2. 5 meetings with the Client group (City of Everett)
3. 2 meetings with the Chamber of Commerce sub-committee (Island End Group)
4. 1 meeting with CZM
5. 2 presentations to Everett City Council

Time Table (7-8 months)

- 4 weeks (RFQ/Consultant selection, City of Everett)
- 8 – 10 weeks (background research, policy review, case study analysis, real estate inventory, stakeholder engagement meetings, infrastructure review)
- 3-5 weeks (first draft of policy recommendations, DPA boundary recommendations, potential revisions to land use, additional community meetings)
- 2 weeks (City of Everett internal stakeholders review and comment)
- 2-4 weeks (comments and revisions incorporated into 2nd draft)
- 4 weeks (final draft reviewed internally, presented to Mayor and City Council)

c) Please provide documentation (e.g. - invoices, proposals, estimates, etc.) adequate for the Commission to ensure that the funds will be used for the cost of planning to mitigate the impact from the operation of a gaming establishment.

Scope, budget, and timeline are based on similar scale studies that the City has done in the past.

d) Please describe how the planning request will address the impact indicated. Please attach additional sheets/supplemental materials if necessary.

The planning study will look at the large industrial district line in order to understand the impact of the district on the regional and local economy and to determine if/how/when the City of Everett should take a proactive role in developing the DPA that would be best complimentary to the positive impacts of the Encore, the Entertainment district, and the Everett. Areas to explore include the specific kinds of uses; larger regional supply chains, with a focus on the food industry; jobs; transportation issues; fiscal impact; and zoning changes.

Economic Development Questions

- What uses and functions are currently in the district that serve a vital regional function (food wholesale, salt, etc.)?
- What percentage of the Core Cities' overall industrial portfolio falls within Everett?
- Why should Everett continue to bear the burden of housing these functions when other uses may emerge as a "higher and better use"? Everett's decision to rezone part of its light industrial area as mixed-use is an example of this trend.
- How can the industrial area be positioned so it functions as a job generator for specific tiers of employment that complement the innovation economy?
- How can the district balance manufacturing uses that generate jobs with warehousing and other low-FTE business operations that may still serve an important economic function?
- If Boston and Cambridge benefit from industrial uses moving to Everett, should there be a way to benefit from the value being generated in those cities? One example is the potential relocation to Everett of the wholesale business in Widett Circle in Boston.

Land Use and Regulatory Questions

- How does a DPA designation thwart the inclusion of other industrial or commercial uses that may be more important for the local and regional economy?
- Should the boundary be modified to allow for a wider range of uses along the Rt. 99 corridor, including the power plant site?
- What kinds of zoning changes and/or infrastructure investments would enable industrial redevelopment that is more fiscally remunerative for Everett, even if the overall footprint of the industrial district is reduced?

e) Please describe how the planning request will address the impact indicated.

Answered above.

f) For joint grant requests, please state the amount requested for the joint request. Please also state the amount of any Regional Planning Incentive Award requested and provide separate detail on the use of these additional funds.

NA

3. CONNECTION TO GAMING FACILITY

Please provide specificity/evidence that the requested funds will be used to address issues or impacts directly related to the gaming facility.

Planning studies are the first step toward comprehensive and effective long-term development strategies. Planning studies, like the one proposed for the DPA, have preceded or have been incorporated into all master planning, development initiatives or regulation changes. For instance, the Lower Broadway Master Plan conducted by the City ultimately resulted in identifying the Lower Broadway area as an appropriate location for an entertainment/resort district and directly led to the development of the Encore facility on the former Monstanto chemical site. The regional importance of the DPA, warrants an extensive planning study that will be used to inform not only City of Everett officials, but regional decision makers as well.

4. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS

Please provide detail regarding the internal controls that will be used to ensure that funds will only be used in planning to address the impact. If non-governmental entities will receive any funds, please describe what reporting will be required and how the applicant will remedy any misuse of funds.

The City of Everett will hire, through an RFQ process, an urban planning/economic development consultant that specializes in the analysis of Designated Port Areas. The City of Everett will require that all charges related to the scope of work will be outlined in detail on every invoice. The City of Everett's Planning and Development Department will be managing the consultant and their scope of work. Before invoices are paid, Planning Department staff will review the charges and resulting work to ensure that they align.

5. CONSULTATION WITH REGIONAL PLANNING AGENCY (RPA)/NEARBY COMMUNITIES

Please provide details about the Applicant's consultation with the Regional Planning Agency serving the community and nearby communities to determine the potential for cooperative regional efforts regarding planning activities.

The City is currently in discussions with the MAPC to determine how to best collaborate on this project.

6. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY

Please demonstrate that the governmental or other entity will provide significant funding to match or partially match the assistance required from the Community Mitigation Fund. Please provide detail on what your community will contribute to the planning projects such as in-kind services or planning funds.

The City of Everett will provide in-kind support via the Department of Planning and Development's staff, economic development planner and Executive Director, who have extensive working knowledge of Everett and DPA, will provide detail information to the consultants. City Staff will also facilitate the consultant's outreach and research on an as needed basis. The City will also utilize its legal staff and special counsel to evaluate administrative and regulatory requirements and options.

7. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS AND MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA) DECISION

a) Please describe and include excerpts regarding the impact and potential mitigation from any relevant sections of the community's Host or Surrounding Community Agreement.

Pursuant to Section A.1 of the Host Community Agreement ("HCA") (Project Planning Payments), Wynn funded and the City engaged in a comprehensive rezoning of the Lower Broadway area, resulting in preparation and implementation of the LBEDD zoning (Section 30 of the City's Zoning Ordinance). The study is pursuant to the larger economic impacts underlying the CHA and is based on the LBEDD zoning that was implemented to accommodate the construction and ancillary needs of the Encore Resort. The HCA calls for infrastructure impacts, good faith use of Everett contractors and suppliers, and waterfront public access consistent with Everett's Lower Broadway Master Plan and Harbor Master Plan (which was also funded by Wynn, pursuant to Section A.1 of the HCA). The DPA study will build upon these other planning efforts funded by Wynn under the HCA.

b) Where applicable, please also briefly summarize and/or provide page references to the most relevant language included in the most relevant MEPA certificate(s) or comment(s) submitted by the community to MEPA.

NA

c) Please explain how this impact was either anticipated or not anticipated in that Agreement or such MEPA decision.

NA

d) If planning funds are sought for mitigation not required under MEPA, please provide justification why funding should be utilized to plan for such mitigation. For example, a community could provide information on the significance of potential impacts if the impact exceeds projected estimates.

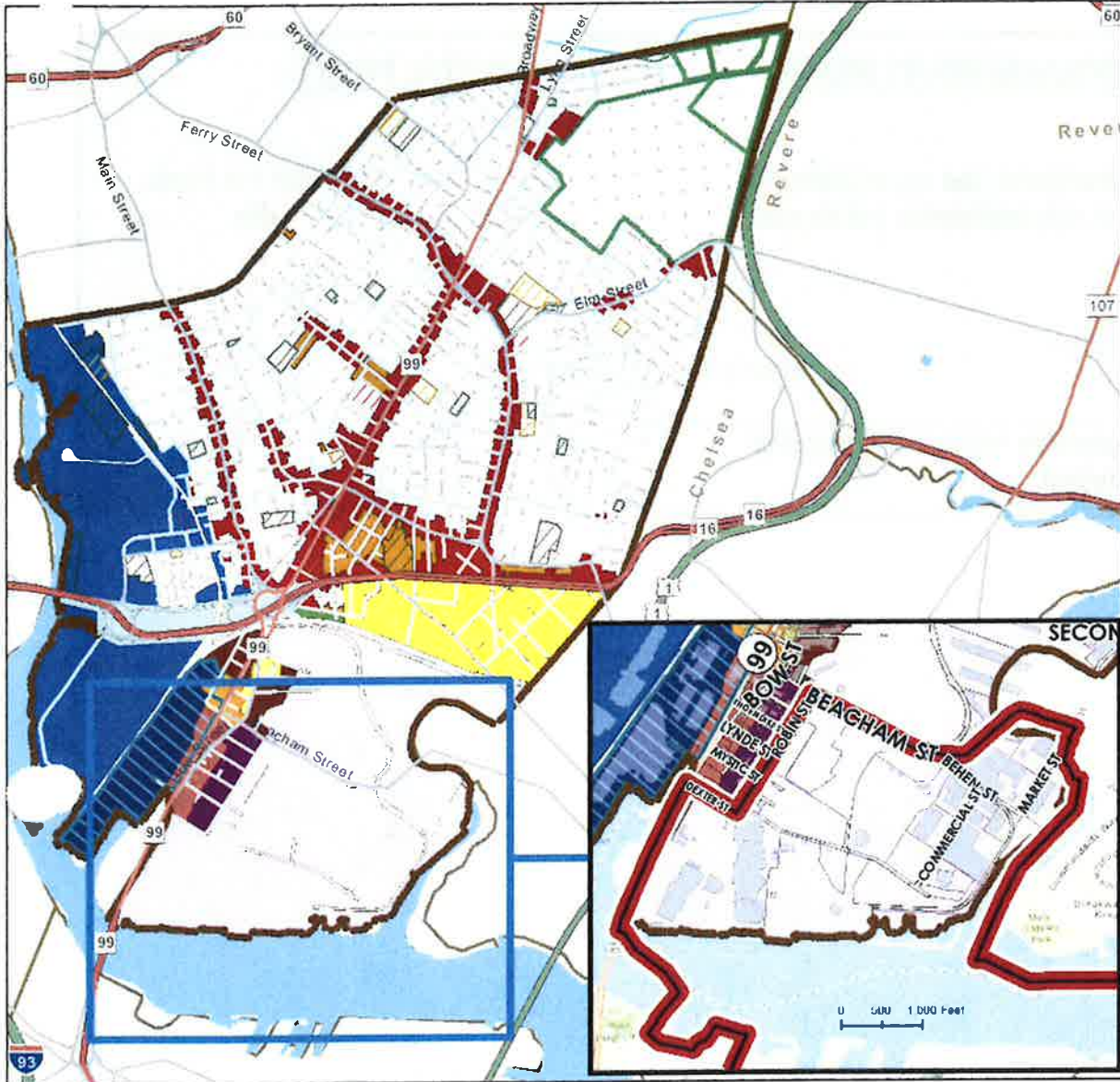
NA

**NO COMMUNITY IS ELIGIBLE FOR MORE THAN ONE
NON-TRANSPORTATION REGIONAL PLANNING INCENTIVE AWARD.**



City of Everett
 Middlesex County
 Massachusetts

ZONING AND DESIGNATED PORT AREA, MYSTIC RIVER



Legend

DPA MYSTIC RIVER:

- [Red outline] DPA MYSTIC RIVER

Zoning

- [Yellow] CTEDD - Commercial Triplex Economic Development District
- [Light Yellow] R1 - Residential Detached
- [Orange] R2 - Mixed-Use
- [Light Orange] R3 - Residential Multi-Family
- [Dark Orange] R4 - Employment
- [Red-Orange] R5 - Commercial
- [Dark Red] R6 - Waterfront Mixed-Use
- [Blue] Industrial District
- [Light Blue] River Front District
- [Green] Industrial Limited
- [Light Green] Dwelling District
- [Light Yellow-Green] Apartment Limited
- [Yellow-Green] Business Limited
- [Red-Orange] Business District
- [Blue outline] Resort Casino Corridor



Prepared by
 Department of Planning
 and Development
 Everett, MA 02149

Date of Issue: January 2020

CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY

On behalf of the aforementioned municipality/governmental entity I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this Application.

Cal D. Maria

January 30, 2020

**Signature(s) of Responsible Municipal Official(s)/
Governmental Entity(ies)**

Date: