



# 23

# COMMUNITY MITIGATION FUND

## 2023 Transportation Planning Grant Application

Bid No. BD-23-1068-1068C-1068L-81256

All completed applications must be sent by January 31<sup>st</sup> to be considered for funding for the 2023 Grant Round. Please submit this completed form as well as any relevant attachments to [MGCCMF@Massgaming.gov](mailto:MGCCMF@Massgaming.gov).

For more detailed instructions as well as the 2023 Application Guidelines please visit <https://massgaming.com/about/community-mitigation-fund/>

<b>I. Project Summary</b>
<b>Legal Name of Applicant:</b> City of Everett
<b>Project Name (Please limit to 5 words):</b> Mystic River Harbor Walk Extension
<b>Amount Requested:</b> \$248,000
<b>Brief Project Description (approx. 50 words):</b> The goal of this project is to design a resilient extension to the Harborwalk along the Mystic River to connect pedestrians, bicyclists, and others crossing via the Alford Street Bridge/Route 99 to the Encore Boston Harbor Casino and Resort, the rest of Everett and the region as a whole.

<b>II. Applicant Contact Information</b>
Please provide below the manager for this grant and any other individuals you would like to be copied on all correspondence.
<b>Grant Manager:</b> Eric Molinari
<b>Email Address:</b> <a href="mailto:eric.molinari@ci.everett.ma.us">eric.molinari@ci.everett.ma.us</a>
<b>Telephone Number:</b> 617-544-6032
<b>Address:</b> Everett City Hall 484 Broadway Everett, MA 02149
<b>Contact II:</b> Tom Philbin
<b>Role:</b> Conservation Agent
<b>Email Address:</b> <a href="mailto:Tom.Philbin@ci.everett.ma.us">Tom.Philbin@ci.everett.ma.us</a>
<b>Telephone Number:</b> 617-309-8038
<b>Address:</b> Everett City Hall 484 Broadway Everett, MA 02149
<b>Contact III:</b>
<b>Role:</b>
<b>Email Address:</b>

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<b>Telephone Number:</b>
<b>Address:</b>

<b>III. Detailed Project Description &amp; Mitigation</b>
<p>1) Please describe in detail the impact that is attributed to the operation of a gaming facility. Please provide documentation or evidence that gives support for the determination that the operation of the gaming facility caused or is causing the impact (i.e. surveys, data, reports)</p>
<p>With the development of the Encore casino on Lower Broadway and future expansion east of Broadway, traffic has and will continue to increase in the area due to an increase in guests and those that work at the casino. Beyond the expected growth in travel from the original Encore project, an additional 16,000 trips are currently projected to be added to Everett's roadways with the build-out of the East of Broadway project. As was demonstrated in the original MEPA permitting process, the impact of this traffic extends well beyond Lower Broadway and has impacts throughout Everett and the region. The off-road trail network that Everett has developed has proven to be a critical element in providing an alternative mode of travel for residents, visitors and employees in Everett and beyond. A key missing link to the existing trail network is trail running east-to-west from the existing Northern Strand trail to Sullivan Station that would allow greater connectivity to transit and the growing riverfront trail network.</p>
<p>2) <i>(If applicable)</i> Please explain how this impact was not anticipated in the Applicant's Host or Surrounding Community Agreement.</p>
<p>The host community agreement, now nearly a decade old, did not fully anticipate the rapid growth of the Everett trail network or its importance as a link between the Lower Broadway development district and the rest of Boston, including Sullivan Square that lays just south of the Encore Casino Site. With the anticipated opening of the Northern Strand extension in 2023, additional trail connections now become not only possible, but critical to attracting more multi-modal trips in Everett. As the casino has now been operating for nearly 4 years and seeks to grow along with the area surrounding it, so too must the vision of the city's transportation network. This includes investing further in the strategies originally laid out when the project was originally planned and building upon them. This project looks to expand upon the network of existing trails surrounding the casino and close some of the gaps that exist between existing trails, the riverfront and neighboring communities and transit connections. The proposed Mystic River Harbor Walk Extension, running between the Northern Strand Trail and the Alford Street Bridge would fill one of these gaps by providing direct access from the Northern Strand Trail to The Sullivan MBTA station and Boston and could not have been contemplated prior to the successful completion of the Northern Strand Trail.</p>
<p>3) Please describe what the Applicant is proposing and how the mitigation request will address the impact indicated.</p>

The city of Everett is Proposing a shared use path connecting the Northern Strand Shared Use path in the South Corner of the Encore site, to the Alford Street Bridge. The proposed path crosses properties owned by the Massachusetts Water Resource Authority (MWRA) and the Boston Water and Sewer Commission (BWSC) on its way to Alford Street to the Alford Street Bridge that continues to the Sullivan Square MBTA station as well as the shared use path across the Mystic River in Boston that leads to Assembly Square. This will create a much-needed, safe route to a major transit hub in the region, giving folks more diverse mobility options to and from the Northern Strand.

The Lower Mystic Working Group, and other city and regional studies in which the Encore Casino participated, set goals to improve connectivity for non-vehicular traffic to places of interest and transit connections in the region. This project is consistent with the goals developed from these studies as highlighted below:

***Lower Mystic Regional Working Group, Planning for Improved Transportation and Mobility in the Sullivan Square Area:*** Mobility Goal 3, “Transit improvements can be complemented by additional road and path improvements: Continue to develop the regional active transportation network with bicycle lanes and pedestrian paths and bridges. Ensure all local roadways incorporate Complete Streets elements.”

***Riverfront Master Plan whose 3<sup>rd</sup> goal reads the following:*** “Improve connectivity for all users from the study area to the surrounding transportation network. Any new roadways included in the masterplan will be designed as “Complete Streets” to accommodate safety and encourage use by pedestrians, bicycles, transit services, large trucks, and other vehicles. Connections among the study area properties, and between the study area and major destinations surrounding the study area, will be improved.”

***Commercial Triangle Neighborhood plan, which states as a main goal that the district should:*** “Improve the pedestrian and bicycle access and environment and has improved access to transit.”

The Mystic River Harbor Walk Extension, as proposed in this application, helps achieve these stated goals by improving connectivity for non-vehicle users including those who may work or be visiting the Lower Broadway entertainment district and Encore casino.

4) Please provide details around any consultation with MassDOT, your RTA or MBTA, and or the regional planning agency serving your community as applicable.

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Throughout the construction of the Northern Strand trail and the ongoing planning and design process for this project the city has been engaged with MassDOT and the MBTA regarding rights-of-access, leases and maintenance agreements. The need for this connection aligns with various state goals identified in MassDOT's statewide bicycle and Pedestrian Plan. Additionally, the City has been in coordination with MassDOT and other state agencies regarding the East of Broadway Encore Project MEPA review which aligns with the Mystic River Harbor Walk Extension goals.

<b>IV. Scope, Budget, and Timeline</b>	
<b>Applicant:</b> City of Everett	<b>Vendor Code:</b>
<b>Total Grant Amount Requested:</b> \$248,000	<b>Estimated Total Project Cost:</b> \$248,000

<b>Scope of Work</b>
<p>Please include below a breakdown of the proposed work. The project scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.</p>
<p>See attached work scope</p>

<b>Proposed MGC Grant Budget</b>			
<p>Please use the following table to outline the budget of your project. Include any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation as an attachment. In determining the funding request, please round up to the nearest hundred dollars.</p>			
<b>Timeline</b>	<b>Description of Purchase/Work</b>	<b>QTY</b>	<b>Budget</b>
	<b>TOTAL:</b>		
<b>Funding Source</b>			
<b>Funding Source</b>	<b>Description of Purchase/Work</b>	<b>QTY</b>	<b>Budget</b>
In Kind Services			
Federal			
State			
Local Match			

<b>V. Regional Incentive Award</b>	
<b>Are you applying for a Regional Incentive Award?</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

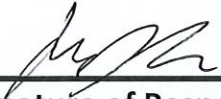
<b>Partner Community Contact-</b>
<b>Name:</b> Vineet Gupta
<b>Role:</b> Director of Policy and Planning, Boston Transportation Department
<b>Email Address:</b> <a href="mailto:vineet.gupta@boston.gov">vineet.gupta@boston.gov</a>
<b>Telephone Number:</b> 617-635-2756
<b>Address:</b> 1 City Hall Square, Boston, MA 02201

<b>VI. Waiver</b>	
If you are applying for a waiver, please submit the Waiver Form with your application. The form can be found at <a href="http://www.massgaming.com/about/community-mitigation-fund/forms/">www.massgaming.com/about/community-mitigation-fund/forms/</a>	
<b>Are you applying for a waiver?</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>VII. <input type="checkbox"/> Please provide a brief description of each attachment.</b>
Attachment 1: <i>"Everett Resilient Design for Mystic River Harborwalk Extension Work Plan"</i> - Scope of work for the Mystic River Harbor Walk Extension
Attachment 2: Mystic River Watershed Association Letter of Support
Attachment 3: Massachusetts Water Resource Authority Letter of Support

**VIII. Applicant Certification**

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.



\_\_\_\_\_  
**Signature of Responsible Municipal  
Official/Governmental Entity**

1/31/2023

\_\_\_\_\_  
**Date:**

Jay Monty  
\_\_\_\_\_  
(print name)

Director of Transportation and Mobility  
\_\_\_\_\_  
Title:



January 31, 2023

## ***Everett Resilient Design for Mystic River Harborwalk Extension Work Plan***

### *Overview*

The goal of this project is to design a resilient extension to the Harborwalk along the Mystic River to connect pedestrians, bicyclists, and others crossing via the Alford Street Bridge/Route 99 to the Encore Boston Harbor Casino and Resort. The Harborwalk Extension will start at the property line of the Encore Boston Harbor Casino and Resort and cross properties owned by the Massachusetts Water Resource Authority (MWRA) and the Boston Water and Sewer Commission (BWSC) on its way to Alford Street. The planning process will examine coastal flood resiliency along the Mystic River, public realm improvements, permitting strategy for implementation, and the design of vital bicycle and pedestrian connections of regional importance to the Northern Strand Community Trail.

This design project is needed to complete the comprehensive public access along the Mystic River that started with substantial investment in the waterfront public realm associated with the development of the Encore Boston Harbor Casino and Resort. This project will explore options for increasing public pedestrian/bike access to the Encore Boston Harbor Casino and Resort and the surrounding area and to create a more resilient waterfront adjacent to gaming facility. The project will include design of enhancements of coastal banks of the Mystic River, planting of shade trees and other types of native plantings along the riverfront, and other sustainable site design measures.

### *Scope of Work*

#### Task 1 – Data Collection and Coastal Modeling Efforts

##### *Subtask 1.1. Existing Conditions Review*

The project team will collect available data, including but not limited to, reports and studies, memorandums, MassGIS, MACRIS, and other data bases, record plans and available site surveys, and other information. This will include a review of existing documentation and reports, inventory and investigation of existing conditions on land and along the shoreline, evaluation of assets controlled by public agencies, and review rights-of-way and public access infrastructure. This data will be inventoried and used to develop a memorandum documenting the existing conditions for project work.

##### *Subtask 1.2 Coastal Resource Area Assessments*

The project team will support the documentation and evaluation of the coastal resource area conditions within the adjacent Mystic River area. This subtask would include the mapping of resource areas, development of existing conditions and analysis of existing conditions. Base plans of coastal resource area delineations and a technical memorandum detailing assessment of resource area conditions will be provided.

*Subtask 1.3 Topographic and Existing Conditions Field Survey*

A topographic survey will be conducted to support project design efforts. A Professional Land Surveyor (PLS) registered in the Commonwealth of Massachusetts will perform topographic and existing conditions survey of the project area. The surveyor will provide an existing conditions survey base map to include all surface features and topographic elevations.

*Subtask 1.4 Updated Coastal Modeling*

The project team will update flood projections using the Massachusetts Coast Flood Risk Model (MC-FRM) and expanding the model scenario data set using record as-built topographic information to serve current project needs. The project team will provide flood model data such as projected wave heights and velocities at proposed coastal structures, performance of proposed coastal structures and associated impact on flood pathways, and other information to support the project. Updated coastal maps and associated data summarized in technical memorandum will be provided.

*Subtask 1.5 Initial Investigation on Soils and Subsurface Conditions*

A specialist member of the project team, such as a Licensed Site Professional (LSP), will provide guidance on the subsurface contamination issues that may exist in the project area, such as researching any Activity and Use Limitation's (AUL's) implemented in the project area. Their work will result in a document that identifies any existing issues as well as impacts to construction or restrictions for the public pedestrian connection. This work is research and documentation and does not include on-site soils investigations. The work will provide guidance regarding soil regulatory requirements in accordance with any AULs and the MCP for earthwork to potentially be performed along the Harborwalk route.

*Subtask 1.6 Geotechnical Investigation*

The project includes geotechnical borings for physical characterization of subsurface conditions in the anticipated boardwalk alignment. It would also perform a suite of geoprobes (shallow) for soil chemical characterization. Final deliverables will include boring logs, geotechnical reports/memorandums, etc.

*Subtask 1.7 Historical Assessment*

A historic resource specialist, such as an archeologist, will assess the site area on land and water and research and document the presence of any historic resources.

Final deliverables for this phase of work include a topographic and existing conditions survey with delineated resource areas, an updated Flood Model, a compilation and assessment of existing Subsurface Conditions, and documentation of any historic resources.

Task 2 – Conceptual Design

Building upon the findings of Task 1, this task will conduct evaluate resilient structural and non-structural measures for increased public access and flood resiliency along the Mystic River.

*Subtask 2.1 Prepare Conceptual Design for Harborwalk Extension*

The project will explore options for connecting the gaming facility to Alford Street/Route 99 along the Mystic River. The project team will develop a conceptual design for extension of the Harborwalk that provides additional flood resiliency measures to address future flood pathways between waterfront properties. Conceptual plans and typical details will be prepared showing the proposed Harborwalk layout, preliminary structures and foundation details, railings, fencing, and other information. It will not include detailed structural design as that would be performed in a later work phase that includes geotechnical borings to evaluate soil conditions, which is necessary for structural design.

*Subtask 2.2 Prepare Conceptual Site Design for Waterfront Public Realm Surrounding the Harborwalk*

The project team will develop conceptual design alternatives for the public realm connecting and adjacent to the proposed Harborwalk extension. Up to three concepts will be developed that highlight public waterfront amenities including but not limited to public plazas, river overlooks, site furniture, lighting, signage locations, and other features. Design proposals will include considerations for green infrastructure, stormwater treatments, enhancement of adjacent riverfront areas, maintenance and other sustainable design strategies. It will also include proposed areas and procedures for treatment of existing vegetation and new planting and seeding.

Final deliverables for Concept Design include a preliminary plan that includes a concept for the Harborwalk and the Public Realm Amenities including resiliency strategies and stormwater treatments.

Task 3 – Schematic Design

Building upon the findings of Task 2, this task will advance design of the preferred Harborwalk extension concept and provide permitting strategy to guide the project going forward.

*Subtask 3.1 Prepare Schematic Design Plans*

Based upon feedback from the cities, the project team will advance one concept for the Harborwalk extension and adjacent waterfront public realm into more detailed schematic design plans. These plans will show layout and materials, preliminary grading, green infrastructure and other utilities, planting, and typical details. Collaboration during this phase with Mystic River Watershed Association (MyRWA) will advance design of green infrastructure, enhancement of adjacent riverfront areas and other sustainable design strategies.

*Subtask 3.2 Prepare Permitting Memorandum on Harborwalk Extension*

The project team will develop a permitting and land use memorandum to support the future extension of the Harborwalk along the Mystic River. The memorandum will include list of anticipated local, state, and federal permits required, timeline for permitting process, and other regulatory considerations. Considerations related to coordination with abutting land owners and

agencies, as well as potential use of existing coastal structures, will be highlighted in this memorandum.

#### *Subtask 3.3 Public Meeting*

At the end of this work phase, the project team will prepare a presentation to the public that summarizes the work and describes the proposed improvements. Meeting notes will be prepared, but the comments will not be addressed in the work until the subsequent Design Development Phase.

Final deliverables for Schematic Design include one plan that includes the Harborwalk and the Public Realm Amenities including resiliency strategies and stormwater treatments. Preliminary sections and details for the Harborwalk at grade and on structure, and for overlooks and public amenities will be developed. Memoranda on permitting and land use, and on requirements for soil disturbances are included. Also, a preliminary estimate of probable construction cost will be developed. The goal of this work phase is that all improvements are identified, cost estimated, and a road map for next steps is established.

#### *Consultant Team Composition*

The consultant team will be led by a landscape design ... to support this work. In addition, the project manager will engage and direct the following types of subconsultants to support this work:

- a. Coastal flood modeling firm with expertise in coastal flood modeling and vulnerability assessment.
- b. Civil engineering and environmental planning firm with expertise in utility infrastructure systems, climate resilience planning, and environmental permitting.
- c. Coastal engineering firm with expertise in design of elevated coastal structures/harborwalks.
- d. Landscape architecture firm with expertise in the design of accessible, multi-modal public realm spaces and waterfront amenities.
- e. An LSP consulting firm with expertise in providing initial environment assessments and guidance for site construction on sites that are possibly contaminated.
- f. A geotechnical engineering firm with expertise in deep foundation and piling design for coastal structures.
- g. A historic resource specialist with expertise in research and documentation of historic and cultural resources.
- h. An urban and environmental permitting and planning firm with expertise in land use planning and permitting strategy.

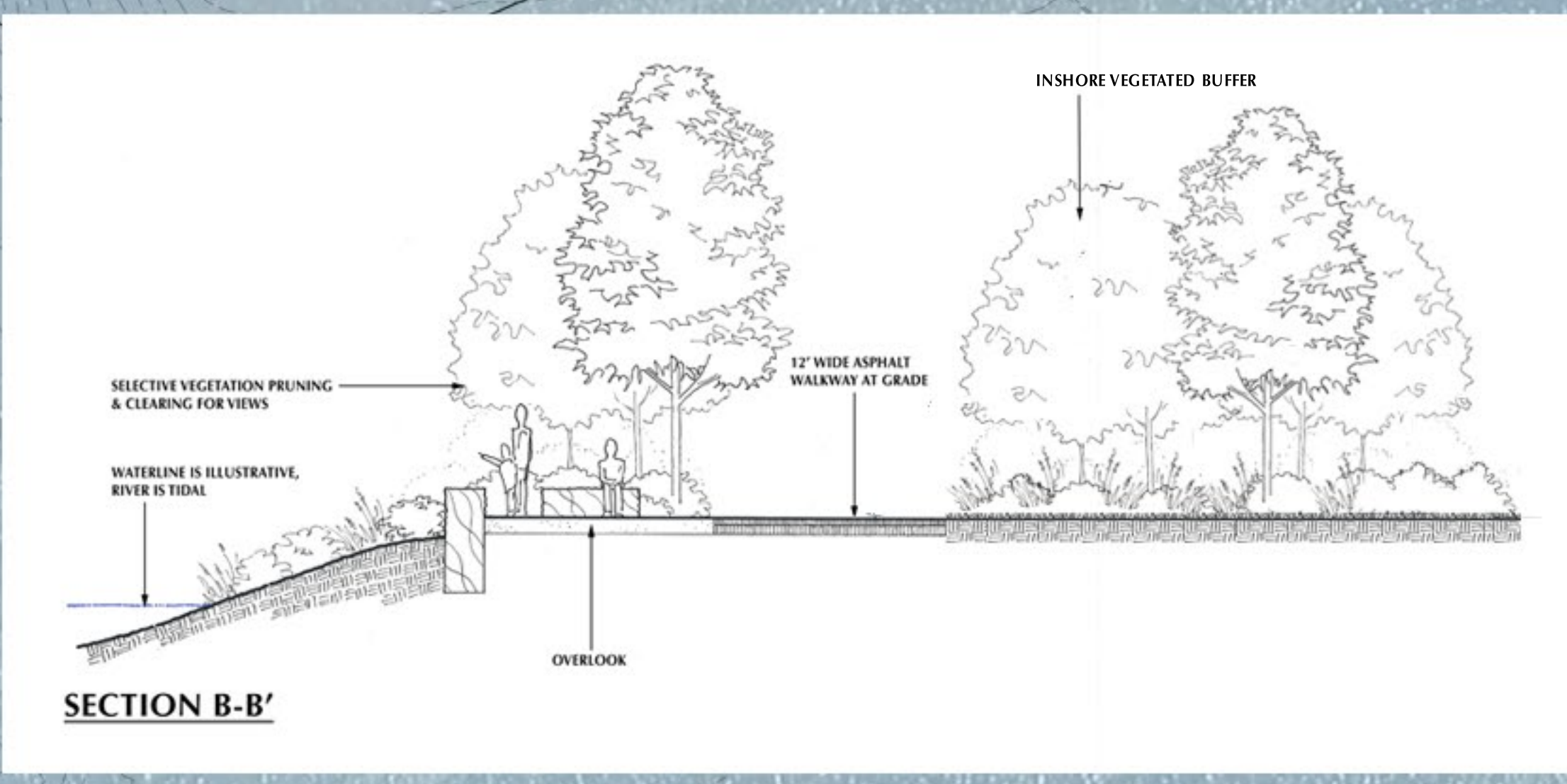
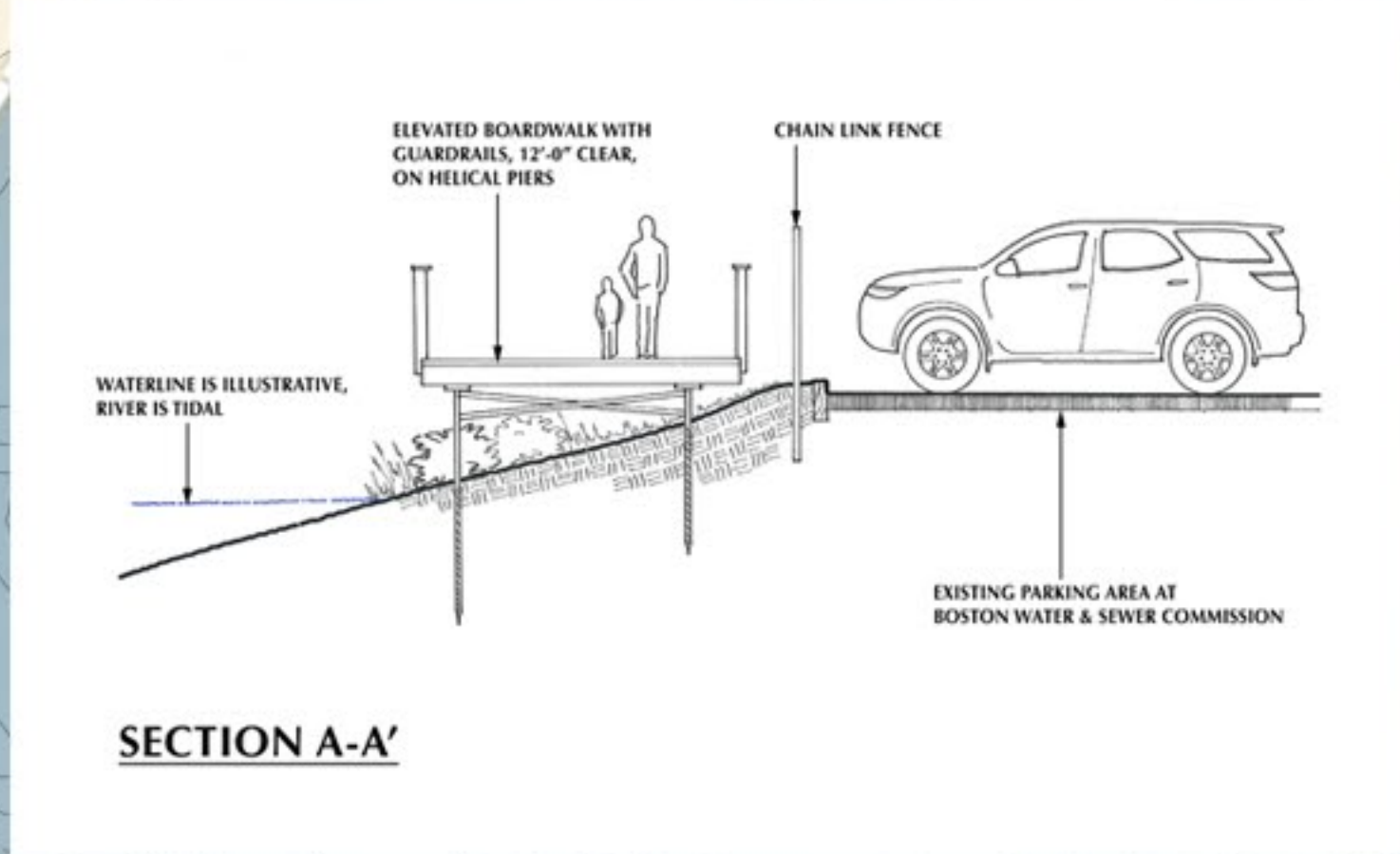
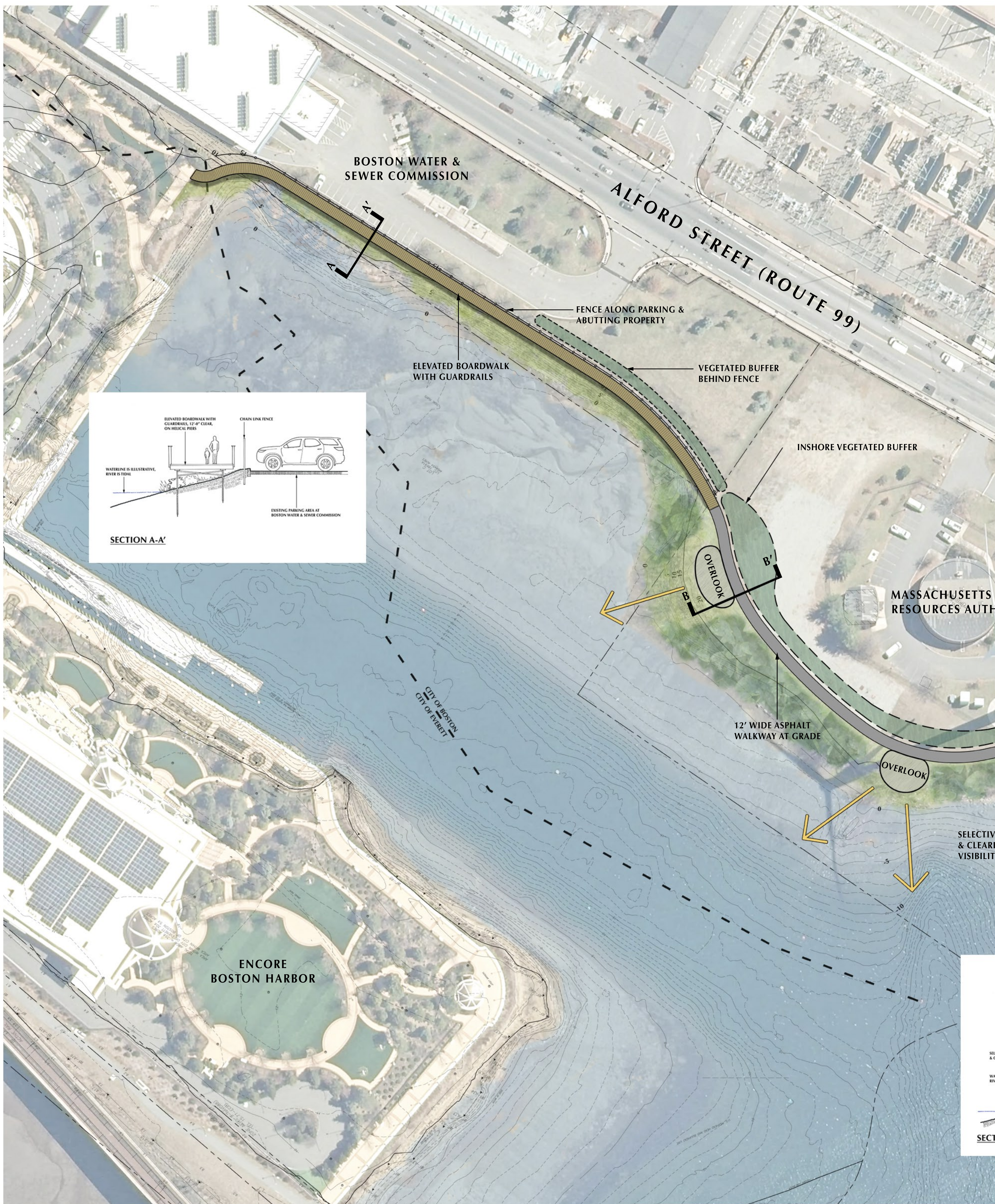
*Consultant Fee Budget*

<b>Tasks</b>	<b>Estimated Budget</b>
<b><i>Task 1 – Data Collection and Coastal Modeling Efforts</i></b>	
Subtask 1.1 Existing Conditions Review	\$4,500
Subtask 1.2 Coastal Resource Area Assessments	\$6,000
Subtask 1.3 Topographic Field Survey	\$42,000
Subtask 1.4 Updated Coastal Modeling	\$4,000
Subtask 1.5 Initial Investigation on Soils and Subsurface Conditions	\$14,500
Subtask 1.6 Geotechnical Investigation	\$67,000
Subtask 1.7 Historical Assessment	\$10,000
<b><i>Task 2 – Conceptual Design</i></b>	
Subtask 2.1 Prepare Conceptual Design for Harborwalk Extension	\$20,000
Subtask 2.2 Prepare Conceptual Site Design for Waterfront Public Realm (up to three concepts)	\$25,000
<b><i>Task 3 – Schematic Design</i></b>	
Subtask 3.1 Prepare Schematic Design Plans	\$40,000
Subtask 3.2 Prepare Permitting Memorandum on Harborwalk Extension	\$10,000
Subtask 3.3 Public Meeting	\$5,000
<b>TASKS 1-3 TOTAL (includes expenses)</b>	<b>\$248,000</b>

*Timeframe*

The project will take up to 12 months to allow for coordination with leadership and staff from Everett, as well as BWSC and MWRA.









January 31, 2022

Mary Thurlow, Senior Program Manager  
Massachusetts Gaming Commission  
101 Federal Street, 12<sup>th</sup> Floor  
Boston, MA 02110  
mary.thurlow@massgaming.gov

Dear Ms. Thurlow,

I'm writing on behalf of the Mystic River Watershed Association (MyRWA). MyRWA leads the [Mystic Greenways Initiative](#), an initiative within the watershed to connect pathways and improve parklands, including along the Boston and Everett shoreline of the Mystic River. MyRWA also co-facilitates a 21-community voluntary partnership called the [Resilient Mystic Collaborative](#) that works to complete regionally significant climate resilience projects. When completed, the Resilient Design for the Mystic River Harborwalk Extension (the "Project") will connect and protect an important portion of the Mystic River waterfront within an industrial area of Boston and Everett. MyRWA supports this request for a Community Mitigation Fund grant from the Massachusetts Gaming Commission to improve public connections to a regional network of pathways and to improve the land and shoreline to protect the proximate area from coastal storms and sea level rise.

The Mystic River Harborwalk currently follows the entire waterfront of the Encore gaming facility and connects to the Northern Strand Greenway trailhead. These existing pathways enable the public to access an interconnected system of trails throughout the greater Boston area. There are very few pedestrian connections across the Mystic River. Connecting the Mystic River Harborwalk to Boston's Alford Street bridge will create a convenient public access pathway for people from Charlestown, Somerville, and beyond. In addition, the area along the waterfront where the Boston Water and Sewer Commission property meets the Encore area is a known potential flood pathway. Through this project, the area will be protected from the increasingly frequent and severe major coastal storms.

The protection of communities and assets along the Mystic River is of paramount importance to MyRWA, as well as our many partners. We look forward to collaborating with the project team on this important work.

Thank you for your help in securing this grant to help advance this Project.

Sincerely,

A handwritten signature in black ink that reads "Patrick Herron". The signature is written in a cursive, flowing style.

Patrick Herron  
Executive Director



# MASSACHUSETTS WATER RESOURCES AUTHORITY

Charlestown Navy Yard  
100 First Avenue, Building 39  
Boston, MA 02129

Frederick A. Laskey  
Executive Director

Telephone: (617) 242-6000  
Fax: (617) 788-4899  
TTY: (617) 788-4971

January 31, 2023

Mary Thurlow, Senior Program Manager  
Massachusetts Gaming Commission  
101 Federal Street, 12<sup>th</sup> Floor  
Boston, MA 02110  
mary.thurlow@massgaming.gov

Dear Ms. Thurlow:

The Massachusetts Water Resource Authority (“MWRA”) supports this project proposal for the *Resilient Design for the Mystic River Harborwalk Extension* (the “Project”). The Project application proposes to explore options for increasing public pedestrian/bike access to the Encore Boston Harbor Casino and Resort and the surrounding area and to create a more resilient waterfront.

The Project proposes to explore connecting a waterfront public access pathway located at the gaming facility to Alford Street/Route 99, near the Alford Street Bridge, by creating a pathway along the waterfront on land that may be under the care, custody, and control of, or otherwise owned by, the MWRA, as well as on land owned by the Boston Water and Sewer Commission. In addition, the Project will evaluate options to make the area along the pathway more resilient, including areas for possible vegetated buffers and living shorelines.

MWRA supports this Project and will cooperate and coordinate with the Project team to advance this important work.

Thank you for your help in securing this grant to help advance this Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Coppes", is written over a horizontal line.

David W. Coppes, P.E.  
Chief Operating Officer