

**23****COMMUNITY
MITIGATION
FUND**

**2023 Community Planning Grant Application
Bid No. BD-23-1068-1068C-1068L-81256**

All completed applications must be sent by January 31st 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.

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

I. Project Summary
Legal Name of Applicant: City of Everett
Project Name (Please limit to 5 words): Preserving Historic Charlestown Pumping Station
Amount Requested: \$199,100
Brief Project Description (approx. 50 words): With Historic Boston, we propose a feasibility study to restore the seawall and Charlestown Pumping Station, built in 1895, at Alford Street, and the extension of the Mystic River Harborwalk for public use to access this building directly. The historic location represents the gateway from Boston to Everett.

II. Applicant Contact Information
Please provide below the manager for this grant and any other individuals you would like to be copied on all correspondence.
Grant Manager: Tom Philbin
Email Address: Tom.Philbin@ci.everett.ma.us
Telephone Number: (617) 309-8038
Address: 484 Broadway, Everett, MA 02149
Contact I: Katie Moniz
Role: Director
Email Address: kmoniz@fpa-inc.com
Telephone Number: (617) 279-4388
Address: 31 State Street, Third Floor, Boston, MA 02109
Contact II: Katherine Jenkins-Sullivan
Role: Sustainability Planner
Email Address: Katherine.jenkins-sullivan@ci.everett.ma.us
Telephone Number: (617)-944-0236
Address: 484 Broadway, Everett, MA 02149

III. Detailed Project Description & Mitigation

- 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).

The industrial history of lower Broadway has produced unfit roads for pedestrian usage. The Encore Casino has brought more foot and vehicle traffic to this area, specifically Route 99 on Alford Street. Although two crosswalks were installed at Alford Street in addition to a bike buffer on Alford St. bridge, this dangerously busy street has experienced increased traffic congestion, construction, trucks, speeding, deferred maintenance, development, and other hazards in the last few years. 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. Expanding the East Broadway project will emphasize the public's need for safety and accessibility. These conditions have escalated the vitality of providing alternative routes.

- 2) (If applicable) Please explain how this impact was not anticipated in the Applicant's Host or Surrounding Community Agreement.

During the creation of the City of Everett Host Community Agreement, the Charlestown Pumping Station under the care, custody, and control of the Massachusetts Water Resource Authority (MWRA), was not available for redevelopment. In addition, there was no plan for the Harborwalk extension and the installation of an underpass. The priority of the Municipal Harbor Plan was to connect the Mystic River Harborwalk to the Mystic River Reservation through Gateway Park.

- 3) Please describe what the Applicant is proposing and how the mitigation request will address the impact indicated.

This project will address the need to provide safer routes near Encore Casino and the East Broadway site by conducting a feasibility study for installing an underpass beneath Alford St. Bridge, creating a connection across Alford Street without having to cross this treacherous road. This new recommended route will be significantly safer for commuters, patrons, and residents while offering an opportunity to connect with the waterfront through a community resource. With the expansion of the Harborwalk with the underpass, multi-modal users will be able to directly connect to the Draw Seven Park Greenway Trailhead and Assembly Station, as well as Ryan's Playground in extension to the Boston Harborwalk. The Harborwalk will connect Encore's waterfront to these popular greater Boston trails.

This study would also address accessibility to the proposed restored Pumping Station and repairing an existing seawall along the Mystic River. This site would create a central hub for those walking from Boston. The rehabilitation and restoration would provide an indoor public space and a potential for patrons of the casino, residents, and tourists of the greater Boston

region to engage with the river and its wildlife. Preserved for public and non-profit use, the building will augment the redevelopment of surrounding properties, including the power station and East Broadway expansion. The Pumping Station will provide a much-needed community space for history, science, commercial, and other potential uses explored in this study. We will be meeting with members of the public, city, state officials, and other stakeholders to gain feedback and a better understanding of the needs and desires for this space. The site offers a location where residents and visitors can gather, learn, engage, and experience Mystic waterfront in an accessible facility just steps from the casino.

IV. Scope, Budget, and Timeline

Applicant: City of Everett	Vendor Code: Vc6000192087
Total Amount Requested: \$199,100	Estimated Total Project Cost: \$199,100

Scope of Work

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.

Task 1 – Existing Building Assessment

Subtask 1.1 Research Historic Building Structure

The project team will collect available information, including but not limited to, reports and studies, memorandums, MassGIS, MACRIS, and other available data, record plans, site surveys, and other information. This data will be inventoried and used to develop a memorandum documenting the history of the former Alford Street Pumping Station, its architectural evolution, and considerations for its future historic rehabilitation and re-use. Information, including site photographs taken from a recent site tour of this structure, will be incorporated into this memorandum to benchmark observed current building conditions.

Subtask 1.2 Assess Building and Site Conditions

The project team proposes to assemble existing site and environmental reports for study and commission additional assessments of the building's structure, materials, and systems to document building needs and considerations for re-use. An architect and structural engineer will be engaged to assess the building's structure with recommendations for rehabilitation. Civil and environmental engineers will also be engaged to determine considerations for connecting the building to existing utility infrastructure and to understand the development and operational implications of the legacy sewer line that must continue to pass beneath the historic building.

Task 2 - Coastal Structure Assessment

Subtask 2.1 Review Prior Seawall Evaluation Records

The project team will also collect available seawall evaluation data, including, but not limited to, reports and studies, memorandums, and other record information from MWRA. This data will be inventoried and used to establish existing seawall repair considerations and provide the basis for project planning. A memorandum summarizing seawall research & initial considerations for further assessment will be prepared to document this information for future use.

Subtask 2.2 Conduct Field Investigation of Current Seawall Conditions

The project team will conduct an underwater and topside inspection of the seawall and adjacent structures with the intention to assess the general condition of the seawall which supports a building structure. The inspection will likely be conducted from a dive boat using surface supplied air diving methods and be limited to area from the top course of the seawall down to the mudline and within the property boundary. A report will be generated detailing the conditions encountered during the inspection and as well as recommended repairs to any deficiencies found.

Subtask 2.3 Prepare Conceptual Design for Harborwalk Extension

The project will explore options for utilizing the existing Alford Street Bridge underpass to connect the historic structure to public access areas north of Alford Street/Route 99. The project team will develop conceptual design for extension of the Harborwalk along the Mystic River along the Alford Street Bridge. Conceptual plans showing the proposed Harborwalk layout and typical details will be prepared.

Task 3 - Comprehensive Feasibility Study Report

Subtask 3.1 Prepare Draft Feasibility Report

Using the information collected through building and coastal structure assessments, as well as the testing results from building materials investigation, the project team will prepare a redevelopment feasibility study that looks at the cost of rehabilitating the historic building and its surrounding landscape for publicly accessible uses. While the team has not determined what public end uses might be viable and financially sustainable for this site, the team will consider the range of possible commercial uses that could be considered within the limits of the Designated Port Area and Chapter 91. A feasibility study will engage an architect to generate conceptual plans for general commercial uses; and structural, civil, environmental, and mechanical engineers to recommend building repairs, systems, and energy considerations for re-activating the building and environmental remediation where necessary. The feasibility study report will provide the following content for the rehabilitation of the former Pumping Station at Charlestown:

- Plan exhibit showing each option with description of proposed design approach

- Conceptual-level pricing for each option;
- Climate resilience considerations for each option;
- Public realm/landscaping considerations for each option;
- Zoning compliance and building code considerations;
- Recommendations for potential structural repair of existing building structure;
- Recommendations for isolating existing wastewater infrastructure from future building uses;
- Recommendations for potential repair of coastal structure; and
- Recommendations for next steps for the Cities and partners.

The feasibility study helps establish an order of magnitude costs of renewing and re-activating the building and provides a framework for consideration of alternatives for building treatments, preservation, and uses.

Subtask 3.2 Prepare Memorandum on Historic Preservation Funding Strategy

The project team will develop a memorandum that details a strategy for pursuing future funding to support the historic preservation of the former Charlestown Pumping Station. The memorandum will include a list of potential funding sources, including public, private, and other potential funding sources, the timeline for funding request processes, and other considerations. A historic preservation consultant will review compliance with Section 106 and possible use of state and federal historic tax credits as a financing source for rehabilitation. Considerations related to coordination with both cities and abutting landowners and agencies will be highlighted in this memorandum.

Subtask 3.3 Prepare Permitting Memorandum on Harborwalk Extension and Building

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. Chapter 91 and Designated Port Area will be addressed within the memorandum. Considerations related to coordination with abutting landowners and agencies, as well as potential use of existing coastal structures, will be highlighted in this memorandum. The consultant team will be led by an entity with expertise in preservation of historic structures and funding strategy to support this work. This entity will also serve as the project manager on this project. In addition, this project manager will engage and direct the following types of sub-consultants to support this work:

- a. Structural engineering firm with expertise in structural evaluation of historic structures.
- 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 evaluation of existing coastal structures and design of elevated coastal structures/harborwalks.

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Proposed MGC Grant Budget

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.

Timeline	Description of Purchase/Work	QTY	Budget
	<i>1.1 Research Historic Building Structure</i>		<i>\$11,500</i>
	<i>1.2 Assess Building and Site Conditions</i>		<i>\$62,100</i>
	<i>2.1 Review Prior Seawall Evaluation Records</i>		<i>\$3,000</i>
	<i>2.2 Conduct Field Investigation of Current Seawall Conditions</i>		<i>\$17,000</i>
	<i>2.3 Prepare Conceptual Design for Harborwalk Extension</i>		<i>\$18,000</i>
	<i>3.1 Prepare Draft Feasibility Report</i>		<i>\$69,000</i>
	<i>3.2 Memorandum on Historic Preservation Strategies and Funding</i>		<i>\$8,500</i>
	<i>3.3 Prepare Permitting Memorandum on Harborwalk Extension and Building</i>		<i>\$10,000</i>
	TOTAL:		\$199,100
<u>Total Project Budget and Funding:</u>			
Funding Source	Description of Purchase/Work	QTY	Budget
In Kind Services			
Federal			
State			
Local Match			

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V. Regional Incentive Award**Are you applying for a Regional Incentive Award?**☐ Yes☒ No**Partner Community Contact-****Name:** James Fitzgerald**Role:** Deputy Director of Transportation and Infrastructure Planning, Boston Planning and Development Agency**Email Address:** james.fitzgerald@boston.gov**Telephone Number:** 617-918-4327**Address:** 1 City Hall Square, Boston, MA 02201**VI. Waiver**

If you are applying for a waiver, please submit the Waiver Form with your application. The form can be found at www.massgaming.com/about/community-mitigation-fund/forms/

Are you applying for a waiver?☐ Yes☒ No**VII. Please provide a brief description of each attachment.**

- 1. Attachment:** *Preserving Historic Charlestown Pumping Station Work Plan* is attached which includes the Scope of Work and Project Overview.
- 2. Attachment:** *Letters of Support:* Please see the attached letters of support from Mystic River Watershed Association and the Massachusetts Water Resource Authority (MWRA).

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

January 31, 2023

Date:

Matthew Lattanzi

(print name)

Director, Planning & Development

Title:



January 31, 2022

Mary Thurlow, Senior Program Manager
Massachusetts Gaming Commission
101 Federal Street, 12th 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. The Feasibility Study for the Historic Preservation of the former Charlestown Pumping Station (the "Project") will explore options for rehabilitation of the existing historic structure for the benefit of the community, repair of the existing seawall, and extension of the Harborwalk along the Mystic River. MyRWA supports this request for a Community Mitigation Fund grant from the Massachusetts Gaming Commission to understand building rehabilitation and land use possibilities at the former Charlestown Pumping Station site

The historic Charlestown Pumping Station is currently maintained by the Massachusetts Water Resource Authority (MWRA). Located at the northern end of Boston's Alford Street bridge, the site is a gateway to areas north of Alford Street/Route 99. The largely vacant property could serve the greater community in both its activation and function within the coastal environment. In addition, the 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 Harborwalk to Boston's Alford Street bridge will create a convenient public access pathway for people from Charlestown, Somerville, and beyond.

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 team to advance this Project.

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, 12th Floor
Boston, MA 02110
mary.thurlow@massgaming.gov

Dear Ms. Thurlow:

The Massachusetts Water Resource Authority ("MWRA") supports this grant application for a *Feasibility Study for the Historic Preservation of the former Charlestown Pumping Station* (the "Project"). This Project will explore options for the rehabilitation of the existing historic structure for the benefit of the community; including options to repair the existing seawall and extending the Harborwalk along the Mystic River.

The historic Charlestown Pumping Station, located at the northern end of Boston's Alford Street Bridge, is under the care, custody, and control of the MWRA. The Project will explore possibilities for rehabilitation and reuse of most of the largely vacant building and site. In addition, the Project will investigate opportunities to create a pathway connection from the site to the Harborwalk that currently follows the waterfront of the Encore gaming facility and connects to the Northern Strand Greenway trailhead.

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 blue ink signature of David W. Coppes, consisting of a stylized 'D' and 'C' followed by a horizontal line.

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

January 31, 2023

Feasibility Study for the Historic Preservation of the former Pumping Station at Charlestown Work Plan

Overview

The former Pumping Station at Charlestown is one of three stations first built in 1895 for the Metropolitan Sewer District. It was one of the first and most advanced regional sewerage systems in the country at that time. The tiny building of roughly 15,000 square feet was built to the designs of Boston architect Arthur Gray and is the only remaining structure of the original three. The original equipment is gone or has been replaced, and the station was mostly disused in the early 1990s after dedication of the new DeLauri Pumping Station across the street.

The building has experienced substantial changes over time, including addition of a two-story coal house that has since been demolished and other additions that have covered some of the historic qualities of the original building. The former Pumping Station at Charlestown is currently maintained by the Massachusetts Water Resource Authority (MWRA) and houses existing wastewater infrastructure that is operationally integral to the regional MWRA wastewater system in a limited footprint within a non-historic addition to the structure. The structure is currently disconnected from public access along the Mystic River by the Alford Street Bridge and this project will explore options to utilize the existing Alford Street Bridge underpass to connect this historic structure to public access areas north of Alford Street/Route 99. Its location on the Mystic River, and visibility from both the Charlestown and Everett waterfronts, suggests its potential for a publicly accessible modern use, while preserving an important reminder of the city and region's development, even as the surrounding area changes.

Working with Historic Boston, Inc., a non-profit organization that works with local partners redevelop historically significant buildings in Boston's neighborhoods, the goal of this project is two-fold: 1) to explore the feasibility of rehabilitation of the former Pumping Station at Charlestown and 2) to consider options for extending the Harborwalk along the Mystic River to this historic structure. The structure is located along the Alford Street Bridge/Route 99, which is the gateway from the city of Boston into the city of Everett and to the Encore Boston Harbor Casino and Resort.

A feasibility study is needed to understand building rehabilitation and land use possibilities at the former Pumping Station at Charlestown site. Located at the end of the Alford Street Bridge, the historic structure is perched upon a seawall that is showing signs of distress upon visual inspection. It has also been the target of vandalism with numerous broken windows and graffiti on its historic brick walls. This project will explore options for rehabilitation of the existing structure for the benefit of the community, repair of the existing seawall, and extension of the Harborwalk along the Mystic River.

Scope of Work

Task 1 – Existing Building Assessment

Subtask 1.1 Research Historic Building Structure

The project team will collect available information, including but not limited to, reports and studies, memorandums, MassGIS, MACRIS, and other available data, record plans, site surveys, and other information. This data will be inventoried and used to develop a memorandum documenting the history of the former Alford Street Pumping Station, its architectural evolution, and considerations for its future historic rehabilitation and re-use. Information, including site photographs, taken from recent site tour of this structure will be incorporated into this memorandum to benchmark observed current building conditions.

Subtask 1.2 Assess Building and Site Conditions

The project team proposes to assemble existing site and environmental reports for study, and to commission additional assessments of the building's structure, materials, and systems to document building needs and considerations for its re-use. An architect and structural engineer will be engaged to assess the building's structure with recommendations for rehabilitation. Civil and environmental engineers will also be engaged to determine considerations for connecting the building to existing utility infrastructure, and to understand the development and operational implications of the legacy sewer line that must continue to pass beneath the historic building.

Task 2 –Coastal Structure Assessment

Subtask 2.1 Review Prior Seawall Evaluation Records

The project team will also collect available seawall evaluation data, including, but not limited to, reports and studies, memorandums, and other record information from MWRA. This data will be inventoried and used to establish existing seawall repair considerations and provide the basis for project planning. A memorandum summarizing seawall research & initial considerations for further assessment will be prepared to document this information for future use.

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Street Bridge. Conceptual plans showing the proposed Harborwalk layout and typical details will be prepared.

Task 3 – Comprehensive Feasibility Study Report

Subtask 3.1 Prepare Draft Feasibility Report

Using the information collected through building and coastal structure assessments, as well as the testing results from building materials investigation, the project team will prepare a re-development feasibility study that looks at the cost of rehabilitating the historic building and its surrounding landscape for publicly accessible uses. While the team has not determined what public end uses might be viable and financially sustainable for this site, the team will consider the range of possible commercial uses that could be considered within the limits of the Designated Port Area and Chapter 91. A feasibility study will engage an architect to generate conceptual plans for general commercial uses; and structural, civil, environmental, and mechanical engineers to recommend building repairs, systems, and energy considerations for re-activating the building and environmental remediation where necessary. The feasibility study report will provide the following content for the rehabilitation of the former Pumping Station at Charlestown:

- Plan exhibit showing each option with description of proposed design approach
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The feasibility study helps establish order of magnitude costs of renewing and re-activating the building and provides a framework for consideration of alternatives for building treatments, preservation and uses.

Subtask 3.2 Prepare Memorandum on Historic Preservation Funding Strategy

The project team will develop a memorandum that details a strategy for pursuing future funding to support the historic preservation of the former Charlestown Pumping Station. The memorandum will include list of potential funding sources, including public, private, and other potential funding sources, timeline for funding request processes, and other considerations. A historic preservation consultant will review compliance with Section 106 and possible use of state and federal historic tax credits as a financing source for rehabilitation. Considerations related to coordination with both cities and abutting landowners and agencies will be highlighted in this memorandum.

Subtask 3.3 Prepare Permitting Memorandum on Harborwalk Extension and Building

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. Chapter 91 and Designated Port Area will be addressed within the memorandum. Considerations related to coordination with abutting landowners and agencies, as well as potential use of existing coastal structures, will be highlighted in this memorandum.

Consultant Team Composition

The consultant team will be led by an entity with expertise in preservation of historic structures and funding strategy to support this work. This entity will also serve as the project manager on this project.

In addition, this project manager will engage and direct the following types of subconsultants to support this work:

- a. Structural engineering firm with expertise in structural evaluation of historic structures.
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Consultant Fee Budget

Tasks	Estimated Budget
Task 1 – Existing Building & Infrastructure Assessment	
Subtask 1.1 Research Historic Building Structure	\$11,500
Subtask 1.2 Assess Building and Site Conditions	\$62,100
Task 2 –Coastal Structure Assessment	
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Subtask 2.3 Prepare Conceptual Design for Harborwalk Extension	\$18,000
Task 3 – Comprehensive Feasibility Study Report	
Subtask 3.1 Prepare Draft Feasibility Report	\$69,000
Subtask 3.2 Memorandum on Historic Preservation Strategies and Funding	\$8,500
Subtask 3.3 Prepare Permitting Memorandum on Harborwalk Extension and Building	\$10,000
TASKS 1-3 TOTAL (includes expenses)	\$199,100

Anticipated Timeframe

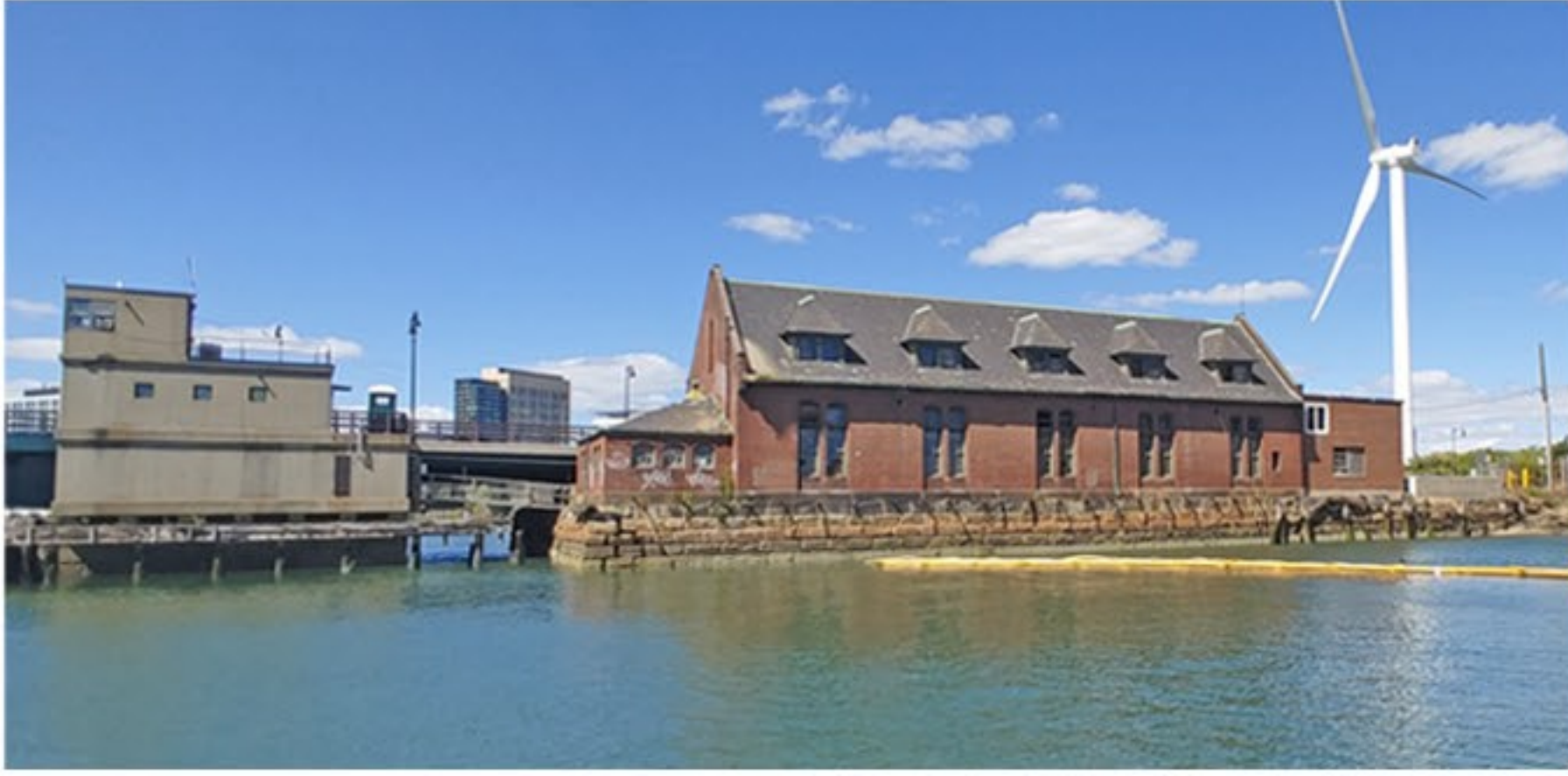
The project will take between 12-18 months to allow for coordination with leadership and staff from Everett as well as MWRA.



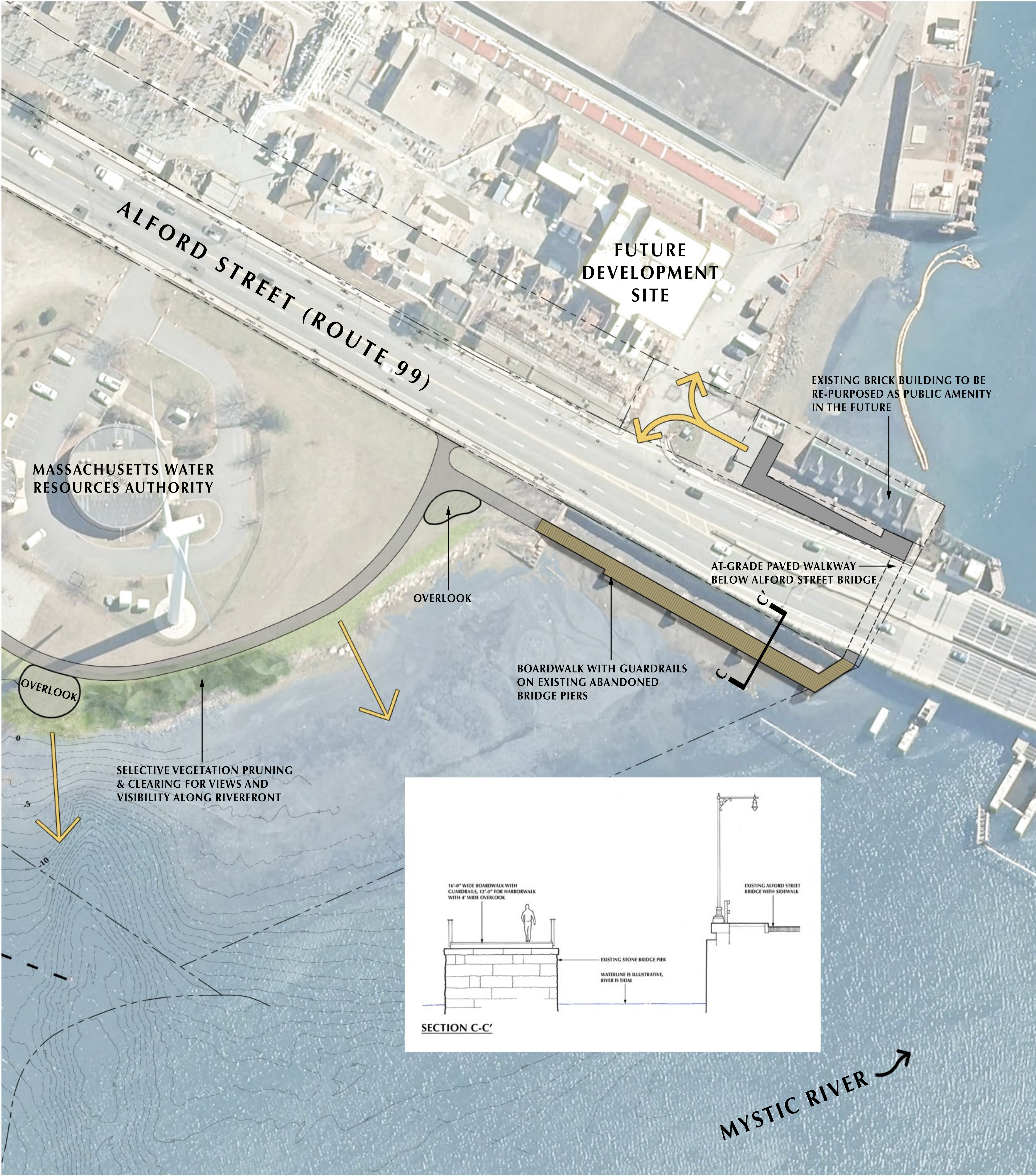
ACCESS BELOW ALFORD STREET BRIDGE
PAVED WALKWAY WITH 7'-0" CLEARANCE
AND EDGE PROTECTION



ACCESS TO ALFORD STREET
PAVED WALKWAY FROM BRIDGE UNDERPASS TO
ALFORD STREET AND FUTURE DEVELOPMENT



RE-PURPOSE EXISTING BUILDING
EXISTING WATERFRONT BRICK BUILDING TO BE RE-PURPOSED IN THE FUTURE AS
A PUBLIC AMENITY WITH CONNECTION TO THE HARBORWALK AT ALFORD STREET



HARBORWALK AT ALFORD STREET - PHASE 2 CONCEPT DIAGRAM

CITY OF EVERETT | CITY OF BOSTON

JANUARY 2023

