



Massachusetts Gaming Commission
101 Federal Street, 12th Floor,
Boston, MA 02110

Appendix F

2018 COMMUNITY MITIGATION FUND
Non-Transportation Planning Application
BD-18-1068-1068C-1068L-22137

Please complete the entire application.

Check if a joint application

City of Malden

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

Jonathan Davis, City Treasurer

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

Jonathan Davis, City Treasurer

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

110 Pleasant Street, 1st Floor, Malden, MA 02148

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

(781)397-7090 jdavis@cityofmalden.org

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

N/A

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

Gary Christenson, Mayor

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

17 Pleasant Street, 4th Floor, Malden, MA 02148 (781)397-7000 mayor@cityofmalden.org

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

Wynn MA LLC

9. NAME OF GAMING LICENSEE

1. IMPACT DESCRIPTION

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

See Attached Document

2. PROPOSED USE OF PLANNING FUNDS

- a) Please identify the amount of funding requested.
- b) Please identify below the manner in which the funds are proposed to be used.
- 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 construction or operation of a proposed gaming establishment.
- d) Please describe how the planning request will address the specific impact indicated.
- e) Please attach additional sheets/supplemental materials if necessary.
- 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.

See Attached Document

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.

See Attached Document

4. IMPACT CONTROLS/ADMINISTRATION OF IMPACT FUNDS

Please provide detail regarding the controls that will be used to ensure that funds will only be used in planning to address the specific 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.

See Attached Document

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.

See Attached Document

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.

See Attached Document

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

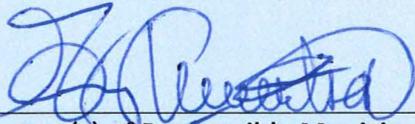
- a) Please describe and include excerpts regarding the impact and potential mitigation from any relevant sections of the community's Host or Surrounding Community Agreement.
- b) Where applicable, please also briefly summarize and/or provide page references to the most relevant language included in the most relevant MEPA certificate(s) or comment(s) submitted by the community to MEPA.
- c) Please explain how this impact was either anticipated or not anticipated in that Agreement or such MEPA decision.
- 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.

See Attached Document

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

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.



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

02/01/2018

Date:

1. IMPACT DESCRIPTION:

The City of Malden, which has a surrounding community agreement with Wynn, MA LLC, is requesting \$50,000 from the Community Mitigation Fund to plan for non-transportation impacts along the Broadway/Route 99 Corridor. The opening of the Wynn Boston Harbor Resort in 2019 will bring positive and negative impacts to Malden's economic base. This includes generating new business, bringing new customers to existing businesses, and conversely drawing customers away from existing Malden businesses.

These impacts will be most acute along the Broadway Corridor, which runs from Route 1 in the north to the City of Everett in the south. The gaming facility will be located along the Everett portion of Broadway. This connective Corridor through Malden is made up of predominately large parcels of strip commercial uses, light manufacturing, and some residential uses. Portions of the corridor are underutilized or in decline. This typology and economic situation differs considerably from the built-out urban mixed-use nature of Broadway in Everett.

The Broadway Corridor in Malden will likely see increased usage, regional visibility, and a new development focus as a result of gaming facility operations. Therefore, planning is needed to determine appropriate land use, regulatory, and economic tools to mitigate negative impacts from the gaming facility and take advantage of new economic opportunities. This includes protecting existing desirable uses, ensuring new development will benefit Malden's community character, and providing a path to harness positive resort-driven economic impacts and prevent Corridor deterioration.

2. PROPOSED USE OF PLANNING FUNDS:

The City of Malden is requesting \$50,000 to plan for non-transportation impacts along the Broadway/Route 99 Corridor. The funds will be used to engage a planning consultant to assist in the completion of a Broadway Corridor Framework Plan to study existing physical and economic conditions, project gaming facility related impacts on the Corridor, provide recommendations relating to land use, economic development, and the public realm, and provide an action plan to implement these recommendations. This document will address specific impacts by providing the City of Malden clear and action-oriented plan to protect important uses, prepare for and regulate new development along the Corridor, and utilize gaming facility-driven economic opportunities to grow Malden's business community and prevent Corridor deterioration.

The City of Malden estimates that \$50,000 will cover the consultant work needed for this planning study. This estimate is based on the City's comparable plan for the Commercial Street Corridor, which was funded through a \$75,000 MassDevelopment grant. The cost for the Broadway Corridor plan will be less expensive through a more limited scope tailored to address gaming facility impacts, consider targeted focus area, utilizing previously compiled economic and land use data, and increasing in-kind services from the Malden Redevelopment Authority and the City.

3. CONNECTION TO GAMING FACILITY:

Broadway/Route 99 will serve as a critical corridor between Route 1 and the Wynn Boston Harbor Resort in Everett. The gaming facility will be located directly on Broadway just over 2 miles away. The Resort's connection to Broadway will result in an increased use of the Corridor by resort employees, guests, and suppliers. As a result of gaming facility operations, additional usage of the Corridor and direct access to the Resort will likely increase Broadway's regional visibility and ignite a new private real estate development focus. This could include resort-oriented retail, commercial services, manufacturing and supply, and visitor accommodations. Malden needs to plan for these impacts to ensure any development resulting from the resort promotes sound economic policy and maintains Malden's strong community character. Moreover, the Broadway Corridor is home to several critical commercial, industrial, and institutional uses. It's imperative that the City explore methods to safeguard these uses from gaming facility spillover effects. Without the creation of a Broadway Corridor Framework Plan the City of Malden will not be able to properly and comprehensively manage these issues and mitigate negative impacts.

4. IMPACT CONTROLS/ADMINISTRATION OF IMPACT FUNDS:

The City of Malden will ensure that all services are procured in a competitive bid process with contracts. The City of Malden will document all mitigation funds received to ensure that these funds are spent for the above stated purpose.

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

The Malden Redevelopment Authority, on behalf of the City, consulted on this application with Mark Racicot, Director of Land Use Planning at the Metropolitan Area Planning Council (MAPC). Mr. Racicot expressed support for a Broadway Corridor Framework Plan and the importance of this study given the potential impacts of the gaming facility. Attached to this application is an email from Mr. Racicot.

The City of Malden decided to not partner with neighboring communities on this application. The uses, development typology, and issues impacting Broadway in Malden differ significantly from those in Everett. Broadway in Malden is made up of predominately larger parcels that host auto-oriented commercial uses, small light manufacturing facilities, and limited residential uses. Portions of the Corridor are underutilized with low densities or large parking areas. Retail vacancy is currently higher along the Corridor as older businesses no longer meet modern demands. This differs considerably from the highly urbanized small lot, built-out, and mixed-use nature of Broadway in Everett. These differences make planning for the length of the Corridor in a single study problematic, as they are very different in character and challenges. However, the City of Malden believes there is potential to develop a regional effort with the Town of Saugus and the City of Everett to advance a comprehensive Broadway Corridor strategy. Through the Framework Plan, Malden will explore ways to create a unified and complementary experience along the entirety of Broadway.

6. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY:

The City of Malden and its partner agency, the Malden Redevelopment Authority (MRA), will provide in-kind services to support this planning project. The MRA and the City will provide previously acquired data related to land use, economic conditions, and other factors. The MRA will also dedicate its Senior Planner as the project manager for this plan. The Senior Planner and other MRA staff as needed, will provide in-kind technical assistance, coordinate public or other meetings, develop materials, collect data, and interface directly with city officials, property owners, and other stakeholders. The City will offer the services of its Strategy and Business Development Officer to provide technical assistance and additional economic development data. The City will make available staff assistance from all municipal departments relevant to the project, including Permits, Inspections and Planning Services, Public Works, and Engineering.

7. Relevant Excerpts from the Host or Surrounding Community Agreements and MEPA Decision:

Malden's Surrounding Community Agreement notes that:

"Malden believes that the Project will bring economic development to Malden, create new jobs for Malden residents and new sources of revenue for the Malden business community, and as such, Malden desires to enter into this Agreement with Wynn to address the anticipated impact on Malden businesses, residents, infrastructure, public safety, transportation and roadway needs.... Wynn desires to mitigate any adverse impacts from the development and operation of the Project through the means described herein in accordance with the Act, and Malden desires to mitigate any anticipated adverse impacts from the development and operation of the Project"

However, the Surrounding Community Agreement focuses primarily on the use of Malden as a transportation hub, road improvements, roadway safety, business preference, and a jobs program. The agreement did not anticipate physical economic development, land use, and public impacts related to the gaming facility, particularly along this critical route to and from the resort. Similarly, the MEPA decision and City's comments are directed toward environmental quality issues and does not address physical economic development, land use, and public realm impacts. It's become clear since the signing of the Surrounding Community agreement that Malden needs to plan for these impacts to ensure any development resulting from the resort along Broadway promotes sound economic goals, preserves Malden's community character, and protects critical existing uses.

Kevin Hunter

From: Racicot, Mark <MRacicot@MAPC.ORG>
Sent: Thursday, February 01, 2018 10:30 AM
To: Kevin Hunter
Cc: Linehan, Amanda; Milchman, Karina; Davis, Rebecca; Eichen, Josh; Gonzalez, Raul
Subject: RE: Malden Broadway Corridor Casino Mitigation Grant
Attachments: broadway_draft.docx

Good morning Kevin,

Thank you for speaking with me this morning about the proposed Route 99 project. I have reviewed the draft proposal for funding that you are submitting to the Community Mitigation Fund of the Massachusetts Gaming Commission.

As I noted on the phone, MAPC is supportive of this proposal to examine the positive and negative impacts of the casino on the city. We anticipate that it will lead to recommendations that will enable the city to address adverse impacts and to take advantage of potential additional economic development opportunities related to the casino development.

Mark Racicot
Director, Land Use Division
Metropolitan Area Planning Council
60 Temple Place, 6th Floor
Boston, MA 02111

Please note that my phone numbers have recently changed:

617-451-2770 ext 752

Direct dial: 617-933-0752

mracicot@mapc.org

