



21

COMMUNITY
MITIGATION
FUND

___ check if joint application

APPENDIX F - 2021 Community Planning Grant Application

(formerly known as Non-Transportation Planning)

BD-21-1068-1068C-1068L-56499

Please complete entire the Application

1. PROJECT INFORMATION

a) NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT
City of Malden

b) PROJECT NAME (LIMIT 10 WORDS)
Malden Center for the Arts Feasibility Analysis and Concept Design

c) BRIEF PROJECT DESCRIPTION (LIMIT 50 WORDS)
The City of Malden seeks to redevelop the old Malden District Court building at 89 Summer St. into a vibrant Arts Center serving the community and the region. This study will determine the program of the building through stakeholder conversations and community engagement and develop concept designs for the interior renovations needed to accommodate those users.

d) CONTACT PERSON(S)/TITLE (Persons with responsibility for this grant)
Dan Grover, Treasurer, responsible for handling of funds Deborah Burke, Executive Director, Malden Redevelopment Authority (MRA)-grant administration Evan Spetrini, MRA Senior Planner-grant administration (Ms. Burke & Mr. Spetrini will be the day-to-day points of contact on this project).

e) PHONE # AND EMAIL ADDRESS OF CONTACT PERSON(S)
Grover: dgrover@cityofmalden.org; 781-397-7090 Burke: dburke@maldenredevelopment.com; 781-324-5720 ext. 5725 Spetrini: espetrini@maldenredevelopment.com; 781-324-5720 ext. 5736

f) MAILING ADDRESS OF CONTACT PERSON(S)
Malden City Hall 215 Pleasant Street, 3rd Floor Malden MA 02148

2. IMPACT DESCRIPTION/CONNECTION TO GAMING FACILITY

a) Please describe in detail the impact that is attributed to the operation of a gaming facility.
See Attached Document

b) Please provide documentation, specificity 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).
See Attached Document

c) How do you anticipate your proposed remedy will address the identified impact.
See Attached Document

3. PROPOSED USE OF COMMUNITY PLANNING FUNDS (Please attach additional sheets/supplemental materials if necessary.)

a) Please identify the amount of funding requested.
See Attached Document

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.
See Attached Document

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.

See Attached Document

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

See Attached Document

e) 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.

N/A

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

a) 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.

N/A

5. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY

a) 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.

See Attached Document

b) Please provide detail on what your community will contribute to the planning projects such as in-kind services or planning funds.

See Attached Document

6. 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.

See Attached Document

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.

See Attached Document

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

See Attached Document

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.

See Attached Document

7. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS

a) Please provide detail regarding the controls that will be used to ensure that funds will only be used to address the impact.

See Attached Document

b) Will any nongovernmental entity receive funds? If so, please describe. 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.

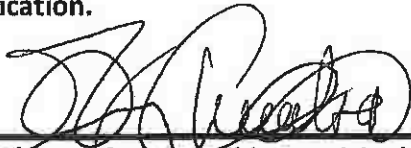
See Attached Document

NO COMMUNITY IS ELIGIBLE FOR MORE THAN ONE COMMUNITY PLANNING REGIONAL PLANNING INCENTIVE AWARD.

8. 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.

By:

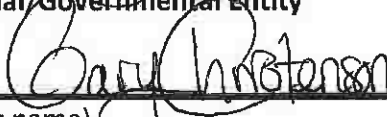


Signature of Responsible Municipal
Official/Governmental Entity

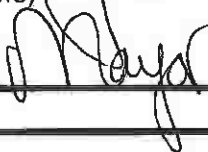
Date:

02/01/2021

(print name)



Title:



2. IMPACT DESCRIPTION/CONNECTION TO GAMING FACILITY:

a) The City of Malden, which has a surrounding community agreement with Wynn, MA LLC, is requesting \$100,000 to complete a Feasibility Analysis and Concept Design for the proposed redevelopment of the Malden District Court building – transforming it into a vibrant Arts Center that will serve the community and the region. Encore Boston Harbor is a regional entertainment destination and its success has had a negative impact on Malden’s efforts to support its own ‘Gaming District’ in Malden Center. Recently opened ‘gaming’ facilities include escape rooms, e-sport gaming, table-top gaming, billiards, and questing, all of which have contributed greatly to the vibrancy of Malden Center and have attracted many new restaurants and businesses to the area.

b) With 8 million visitors to Encore expected annually, Malden’s Gaming District is at a severe disadvantage in attracting visitors. With the addition of a live theater space, we can create more events that have crossover appeal, bolstering Malden Center’s image as an entertainment destination. Below are some press articles about the Gaming District:

WCVB Chronicle Story on Gaming District

<https://www.wcvb.com/article/the-growing-gaming-district/30522227>

The City of Malden is leveling up its downtown: “Gaming District” is developing around the Malden Center T stop: Boston Magazine August 2019

<https://www.bostonmagazine.com/restaurants/2019/08/06/bit-bar-malden/>

Attention, Questers: Boda Borg Boston Is about to Get a Whole Lot Bigger: Boston Magazine November 2019

<https://www.bostonmagazine.com/arts-entertainment/2019/11/21/boda-borg-boston-expansion/>

In Malden, Fun and games are Big Business: Boston Globe Business Section October 16th

<https://www.bostonglobe.com/business/2019/10/15/malden-fun-and-games-are-big-business/mB2eVk89Hk6qayxzo2fZoO/story.html?event=event12>

Bit Bar will bring booze and arcade games to Malden later this year: Boston.com August 2019

<https://www.boston.com/food/restaurants/2019/08/07/bit-bar-opening-in-malden>

In Malden, He Runs the Tables: Boston Globe Front Page November 7th

<https://www.bostonglobe.com/metro/2019/11/06/malden-billiards-champion-and-his-pool-hall-rack-fervent-following/bp9zBb561KyEmPx12Rc7sM/story.html?event=event12>

c) Malden’s new Arts Center will cement Malden Center as a regional destination for entertainment, dining, and gaming, providing a family-friendly alternative to the casino. This new anchor institution will have a ripple effect throughout the district, attracting new visitors and encouraging them to patronize Malden’s shops and restaurants. The proposed study is the first step to making that vision a reality.

3. PROPOSED USE OF COMMUNITY PLANNING FUNDS:

a) The City of Malden is requesting \$100,000 to complete the Feasibility Analysis and Concept Design for the Malden Center for the Arts and Culture.

b) The Community Planning Funds will be used to hire an architect to carry out a Feasibility Analysis and Concept Design process for the Malden Center for the Arts and Culture. The architect will serve as the lead consultant, in charge of carrying out the community engagement work and developing the design. They will subcontract a structural engineer and code consultant to complete the feasibility work. The full scope is not yet finalized but it will include the following tasks:

1. Community Engagement - The consultant will hold stakeholder meetings with local arts groups, conduct surveys, and organize public meetings to gather input on the uses and users of the space and provide updates on the development of the concept design. (\$20,000)
2. Architectural Feasibility - The architect will subcontract a structural engineer and code consultant to analyze the building and make recommendations regarding renovations needed to accommodate the change in use. (\$40,000)
3. Concept Design - Based on community feedback and feasibility, the architect will develop conceptual and schematic drawings for the interior of the building. (\$40,000)

The study should be complete in six months (July 2021-January 2022)

c) The City of Malden and MRA have not yet obtained an official proposal or cost estimate for this study but the scope above was developed with consultation from Landing Studio, the architecture firm that recently led the development of a concept design for Malden's Department of Public Works renovation. That study, which included an extensive community engagement process in addition to the design, cost about \$60,000. The proposed study would require a structural engineer and code consultant, which is expected to be an additional \$40,000 expense.

d) The Concept Design is the crucial first step in converting the vacant courthouse into a vibrant arts center, which will reinvigorate downtown Malden businesses by attracting new visitors. The new Malden Center for the Arts and Culture will help redefine the traditional Malden Square by providing an anchor attraction on an under-served corner. While in close proximity to the Malden Center Train Station, this corner of the traditional "Malden Square" has suffered from a lack of customers due to the physical barrier of the Orange Line train tracks. The Malden Center for the Arts and Culture can provide the small shops, restaurant, and coffee shop in that area access to new customers.

5. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY:

a) The City of Malden is currently working with the Malden Legislative Delegation to file legislation designating the Malden Courthouse as surplus property and directing the transfer of it from the Commonwealth to the City. This 36,500sf building with more than sixty parking spaces will be used by

the city for the purpose of establishing the Malden center for Arts and Culture to the exclusion of other uses.

b) MRA Senior Planner and City of Malden Strategy and Business Development Officer will provide in-kind services as project managers. They will support the consultant by coordinating meetings, introducing stakeholders, and providing data as needed. The City and MRA will make available staff assistance from all municipal departments as needed, including Planning and Inspectional Services.

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

a) 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"

Malden has worked tirelessly to encourage residents and visitors to the Greater Boston area to come to Malden. Malden has steadily increased the number of restaurants that constitute our diverse dining scene and embarked on a branding effort to label Malden as the Gaming District of Boston. The 'Gaming' has included such entities as escape rooms, e-sport gaming, table-top gaming, billiards, and questing, however, when it comes to the term 'gaming' most customers still think of the gaming tables at the EBH. With the addition of the opportunities for live entertainment, e.g., plays, comedy shows, workshops, adult education classes, Malden has the chance to diversify the customer base to expose more people to the dining and entertainment options that Malden can offer.

b) N/A

c) The Surrounding Community Agreement did not anticipate the negative impacts of the casino on Malden's entertainment and restaurant businesses. This new arts center will help cement Malden Center as an entertainment destination that can compete with and compliment Encore Boston Harbor.

d) N/A

7. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS:

a) The City of Malden will document all mitigation funds received to ensure that these funds are spent for the above-stated purpose.

b) N/A