

**22****COMMUNITY
MITIGATION
FUND**☐ check if joint application**APPENDIX F - 2022 Community Planning Grant Application****BD-22-1068-1068C-1068L-68403*****Please complete entire the Application*****1. PROJECT INFORMATION****a) NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT AND VENDOR CODE**

City of Medford

VENDOR CODE:

VC6000192114

b) PROJECT NAME (LIMIT 10 WORDS)

Wellington Transformation Study

c) BRIEF PROJECT DESCRIPTION (LIMIT 50 WORDS)

Complete a planning study resulting in a vision with corresponding policy and guidance for implementation of the Study's recommendations over the next ten years. The Study will provide a basis for decision-making about land use planning, transportation planning, public infrastructure planning, and zoning modifications for the Wellington area's future.

d) CONTACT PERSON(S)/TITLE (Persons with responsibility for this grant)

Viktor Schrader, Director of Economic Development

Alicia Hunt, Director of Planning, Development, & Sustainability

e) PHONE # AND EMAIL ADDRESS OF CONTACT PERSON(S)

Schrader: vschrader@medford-ma.gov, 781-393-2480

Hunt: ahunt@medford-ma.gov, 781-393-2480

f) MAILING ADDRESS OF CONTACT PERSON(S)

Medford City Hall 85 George P. Hassett Drive

Medford, MA 02155

2. IMPACT DESCRIPTION/CONNECTION TO GAMING FACILITY

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

The positive impact of Encore Boston Harbor (EBH) in Everett has diverted investment and spending and caused the Wellington area of Medford to suffer by comparison. This is exemplified in a comparison of Everett's Broadway Corridor, which runs along the casino and extends northeast into Malden, and Medford's development along Mystic Valley Parkway/Revere Beach Parkway, which provides critical regional access to the casino. The economic situation along the parkway in Medford, and the surrounding commercial areas, differs considerably from the built-out urban mixed-use nature of Broadway in Everett.

The area that will be the focus of the Wellington Transformation Study is approximately 165 acres and is comprised of mostly surface parking lots and underutilized property (as shown in the attached map). And while Wellington's boarder areas have seen investment, particularly along River's Edge Drive, Locust Street, and Station Landing, these are isolated projects that have not resulted in broader reinvestment. As a result, the rest of the area has stagnated. With the addition of the casino, which draws shoppers, diners, and investors away from Medford, this area is in need of a new vision. Due to new competition created by the casino, we can't expect vacancies to be filled with new restaurants or retail concepts. And without a plan for revitalization, Medford can't move forward on policy and investment initiatives to promote a new future for the area.

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).

We appreciate that the Gaming Commission has acknowledged that the presence of a gaming establishment has a negative impact on local businesses, and we agree. Due to the reallocation of spending in areas such as retail, restaurants, and recreation as a result of the casino, Medford must look to diversify its commercial base to industries that are not competing for these dollars – particularly in areas easily accessible to the casino, such as Wellington. Our intention is to identify an approach to economic growth that positions the Wellington area to benefit from the long-term success of the gaming establishment, not be depleted by it.

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

In order to fully realize the benefits of its proximity to EBH, Medford's Wellington neighborhood needs a cohesive vision for transit oriented, mixed-use development that can attract new investment. Planning is needed to determine appropriate zoning, land-use, access, and infrastructure improvements to mitigate negative impacts from the gaming facility and take advantage of new economic opportunities derived from EBH.

The Transformation Study will set a clear direction for the Wellington area by including both long-range visioning and short-term implementation strategies designed to catalyze economic development. It will focus on identifying industries for which Wellington's assets are a competitive advantage, and on building a cohesive mixed-use commercial area that can sustain itself commercially and add value to the region, including Everett and EBH, with the addition of new jobs and residents.

Following completion of the study, the city will utilize the Transformation Study, and the work slated to be undertaken through Medford's Comprehensive Planning process, to guide the city through implementation. In addition, the city now has dedicated economic development staff. These professionals will be responsible for executing the plan.

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

a) Please identify the amount of funding requested. In determining the funding request, please round up to the nearest hundred dollars.

\$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 funding will be used to develop a revitalization plan for the Wellington area consisting of land use, redevelopment, urban design, infrastructure, and economic development recommendations, as well as an action plan to implement policy and investment needed to forward the plan's findings. The plan will also call for an analysis of casino related impacts described above and identify strategies to mitigate them. The City of Medford's Office of Planning, Development, & Sustainability will collaborate with qualified firms to complete a transformation planning study for the specified study area.

Scope of Work:

- a. Review existing and partially completed plans, documents, and data relevant to the Wellington Transformation Study.
- b. Complete existing conditions analyses, assessing infrastructure, market factors, demographics, and challenges in the study area.
- c. Conduct a visioning study to establish goals guiding future development.
- d. Develop a conceptual development scenario based on conclusions drawn from the visioning study and opportunities for improvement identified in the existing conditions analysis.
- e. Engage key City staff and stakeholders, including property owners, developers, residents, and brokers, through interviews and other methods.
- f. Develop an implementation strategy, including phasing scenarios, social services, infrastructure, and public health needs.
- g. Recommend necessary changes to the Zoning Ordinance to meet the vision and goals set out in the Study.
- h. Develop design guidelines for the study area, in support of the goals and vision set out in the Study.

Budget:

The City of Medford estimates that \$100,000 will cover the consultant work needed for this planning

study. This estimate is based on previous planning studies conducted by the City and we believe it is sufficient for a study of this size. Costs will be kept down by utilizing previously compiled economic and land use data, finding from the ongoing Comprehensive Plan, and in-kind services from the Office of Planning, Development, and Sustainability and other City departments.

We also took into consideration the City of Malden's plan for the Broadway Corridor Zoning Improvements Study, which is being funded through a \$50,000 Massachusetts Gaming Commission Community Planning grant. The Wellington Transformation Study, while similar in its goals to Malden's zoning study, proposes a broader technical and geographic scope. Malden's study is focusing on zoning and land use recommendations for the Broadway Corridor, while the Wellington Transformation Study also includes urban design, market analysis, and infrastructure impacts. Further, the Wellington Transformation Study's geographic area extends beyond a single roadway, encompassing several major streets and intersections, creating a district-like study area with multiple access points and abutting conditions.

Timetable:

Timeline	Deliverable/Task
Upon award of funds	Release RFQ
4-6 weeks	Select planning consultant
6 months	Study process
• 2 months	Intermediate deliverables/preliminary findings/community outreach
• 4-5 months	Final Report

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.

An RFQ will be issued upon award of the grant to select a planning consultant. The RFQ will reflect the scope and focus areas described above including strategies designed to mitigate the impact of the casino.

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

The Wellington Transformation Study will set a clear direction for the Wellington area by including both long-range visioning and implementation strategies. Specifically, the study will include conceptual development scenarios that evaluate the potential for biotech, housing, and new commercial uses. The study's scope also includes an implementation plan and zoning review, which will suggest map changes and a dimensional and use framework for district modifications to the zoning code, enabling realization of the proposed mixed-use district. Following completion of the study process, the city anticipates utilizing the Wellington Transformation Study, and the work slated to be undertaken through the Comprehensive Master Planning process, to guide and support the implementation process.

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.**

While the City of Medford does not intend to partner with neighboring communities on this application, due to the location of the study area there may be a need to consider impacts beyond the city's borders. If the need arises, we will reach out to partners in adjacent communities to request information and/or consult on specific topics.

This project aligns with MAPC's regional land use and policy plan, MetroCommon 2050. We intend to reach out to MAPC to request input on this project specifically and will share any feedback with the Gaming Commission.

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.**

The project builds on the City's Comprehensive Plan which is a \$200,000+ study funded using federal and local sources. There will not be an additional funding match for this project but it will complement and be informed by previous investments by the Gaming Commission to support roadway and circulation improvements studies at Wellington Circle.

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

The City of Medford will provide in-kind services to support this planning project. The City will provide previously acquired data related to land use, economic conditions, and other factors. The Office of Planning, Development, & Sustainability will also dedicate its Director of Economic Development as the project manager for this plan. The Director of Economic Development and other City 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 also make available staff assistance from all municipal departments relevant to the project, including Building, Public Works, and Engineering.

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.**

Medford's Surrounding Communities Agreement notes that:

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

Additionally, "the Parties shall work together to promote Medford as a "transportation hub" for Wynn guests, invitees, employees and/or vendors while also providing said individuals with a positive impression of the City of Medford. The foregoing will be accomplished through mutually agreed upon promotional materials and improvements (including, without limitation, safety upgrades, improved lighting, fixtures, signage and beautification efforts) to Wellington MBTA Station in Medford and surrounding area."

However, we do not believe that the agreement anticipated economic development and land use as barrier to the casino's benefits, particularly along this critical route providing regional access to the gaming establishment. Medford needs to plan to overcome these structural impediments to attract gaming-facility-driven development and create a vibrant mixed-use district in the Wellington neighborhood.

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.

N/A

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

Overcoming the barrier to attracting new uses and diversifying the commercial base in the Wellington neighborhood when the casino opened and began to improve the area around it was not anticipated in the agreement. Without a new economic development approach geared toward transit oriented, mixed-use development related to the gaming industry, the intended benefits described in the Surrounding Community Agreement will not be realized.

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.

N/A

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.

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

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.

N/A

**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.

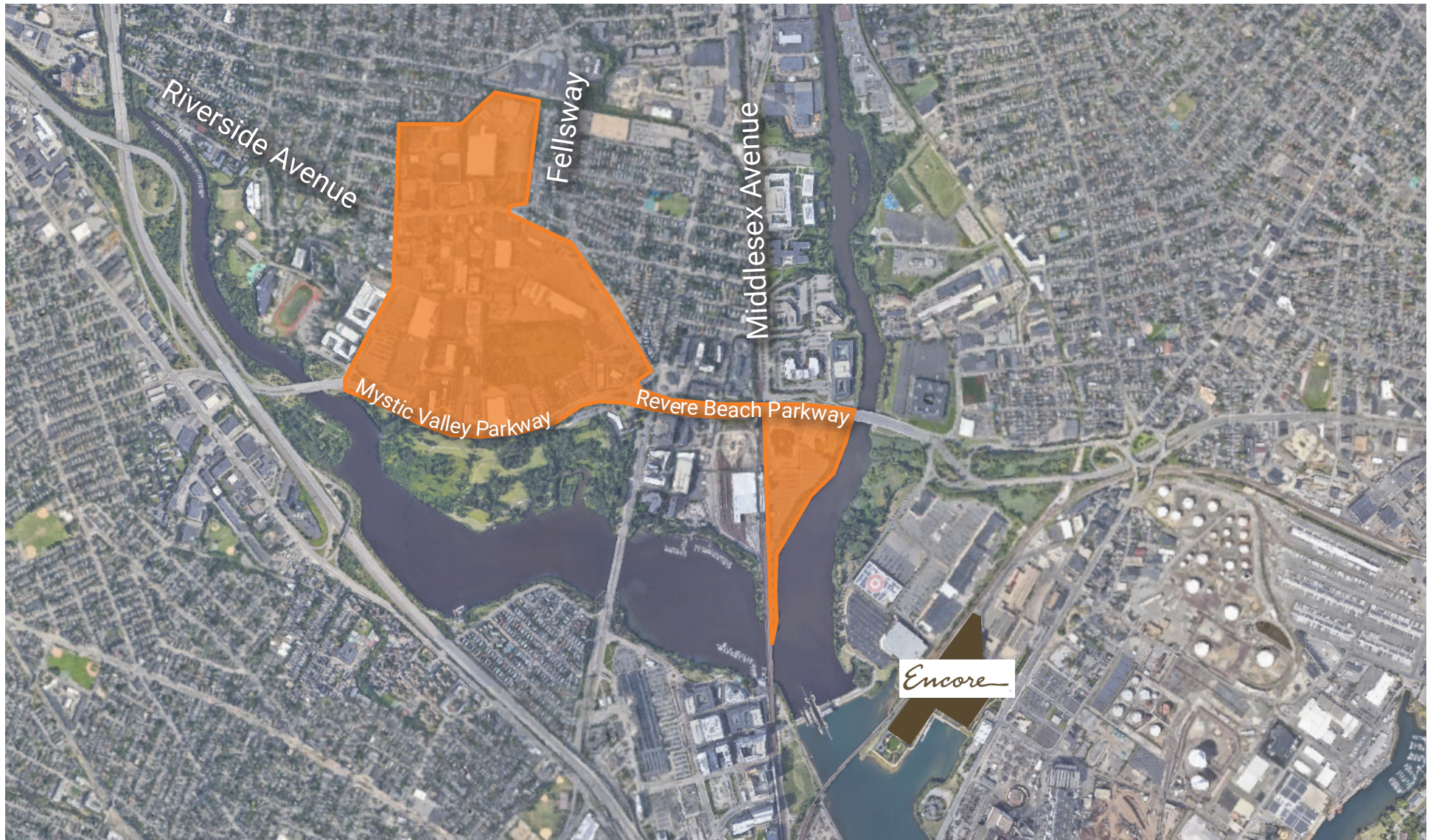
By: Breanna Lungo-Koehn

Signature of Responsible Municipal
Official/Governmental Entity

Date: 1/28/22

Breanna Lungo-Koehn
(print name)

Mayor
Title:



Wellington Transformation Study

Study Area

