



20

COMMUNITY  
MITIGATION  
FUND

**APPENDIX H**

**Transportation Construction Project(s) ("TCP") BD-20-1068-1068C-1068L-46130**

*Please complete the entire Application.*

1.	<b>NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT</b>	
	City of Revere and Town of Saugus	
2.	<b>PROJECT NAME (LIMIT 10 WORDS)</b>	
	Design and construction of limited improvements to Route 1 north	
3.	<b>BRIEF PROJECT DESCRIPTION (LIMIT 50 WORDS)</b>	
	Revere and Saugus seek this MGC construction grant to undertake limited improvements to the Route 1 north right of way just beyond the planned relocation of exit and entrance ramps to Salem Street in the Overlook Ridge development. This project grows out of previous MGC Joint Transportation Planning grant results.	
4.	<b>NAME AND TITLE OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>	
	Scott Crabtree Saugus Town Manager	Brian Arrigo Mayor of Revere
5.	<b>ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>	
	Town Hall 298 Central Street Saugus, MA 01906	City Hall 281 Broadway Revere, MA 02151
6.	<b>PHONE # AND EMAIL ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>	
	781-231-4111 scrabtree@saugus-ma.gov	781-286-8111 barrigo@revere.org
7.	<b>NAME AND TITLE OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>	

Robert O'Brien, Director – Department of Strategic Planning and Economic Development	
8.	<b>ADDRESS OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>  City Hall 281 Broadway Revere, MA 02151
9.	<b>PHONE # AND EMAIL ADDRESS OF CONTRACT MANAGER ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY</b>  781-286-8184 robrien@revere.org
10.	<b>NAME OF GAMING LICENSEE</b>  Encore Boston Harbor Casino - Everett

**1. IMPACT DESCRIPTION**

Please describe in detail the impact or potential impact that is attributed to the operation of a gaming facility that may be remediated by the proposed Transportation Construction Project (TCP). Please provide support for the determination that the operation of the gaming facility caused, is causing or otherwise may cause the impact.

The most recent grant awarded by MGC to Revere and Saugus involved the development of preliminary plans for the necessary improvements to alleviate the "bottle neck" along Route 1 northbound from Copeland Circle to the Route 99 interchange. Reducing congestion along Route 1 will motivate users to remain on Route 1 and not "cut-through" neighborhoods along local roadways to access their destinations. Improvements to Route 1 northbound were selected based on meetings with Revere, Saugus, Malden and MassDOT, as well as prior improvement studies that highlighted incremental improvements along the corridor. From these joint collaborative efforts, it was determined that there are cost effective improvements that could be constructed to provide significant improvement in relieving congestion along Route 1 northbound.

The proposed improvements from the previous grants will not alleviate all of the congestion within this corridor, but through the hoped for 2020 Joint Transportation Planning Grant the Vissim traffic model that was previously developed to identify congestion issues can be updated to reflect the changes proposed under the previous grants and identify the next group of incremental improvements that will benefit all users including vehicles, buses, bicyclists and pedestrians. This grant seeks to undertake limited improvements to the Route 1 north right of way just beyond where Roseland Property Company is going to relocate and construct new Salem Street-Route 1 off

and on ramps to replace current dangerous ramp conditions immediately to the South. (see conceptual plan dated February 2019) As previously noted, these projects in concert will help to alleviate a major bottleneck facing travelers, including casino patrons, heading north of Copeland Circle.

**2. PROPOSED USE OF TRANSPORTATION CONSTRUCTION PROJECT(S) FUNDS (Please attach additional sheets/supplemental materials if necessary.)**

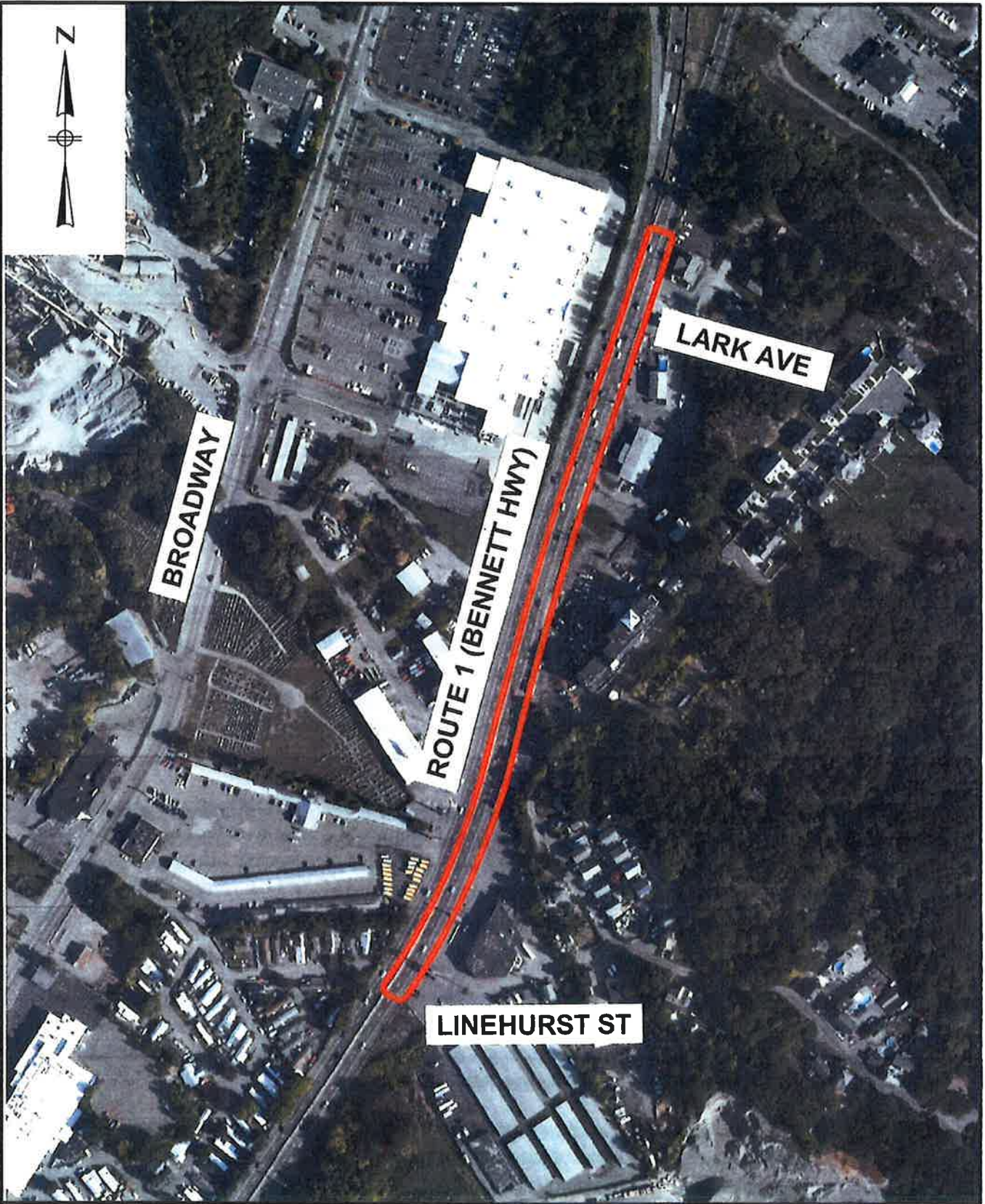
a) Please describe how you propose to use the Transportation Construction Project(s) for transportation projects related to the gaming facility.

The Project consists of developing design plans for pedestrian and curb-cut management safety improvements on the Route 1 northbound side between Linehurst Street (Kappy's Liquor) and Lark Ave (Prime Corporate Offices), approximately 2000 feet. The design will include preliminary and final design for the sidewalks, ADA ramps, curb-cut access and egress management including consideration to convert the shoulder lane into deceleration and acceleration lanes will be explored. This effort would complement the proposed construction project that is under design as part of the 2019 Joint Transportation Planning Grant.

The construction will consist of mostly removing and resetting existing curb and highway guard rails to facilitate a managed access and egress curb-cut in order to improvement traffic operational safety, Uncontrolled and wide open curb cut will be redesigned to provide safe vehicle access and egress the businesses. As part of the safety improvements, pedestrian sidewalk and ADA ramps will be adjusted and reconstructed. Detailed topographic ground survey along this section of the roadway will be obtained.

The modifications will include driveway openings, impacts to parking areas, signs building entrances, utilities and the like. Roadway grading will be adjusted. Identify resulting changes to current runoff flows, as well as provisions required to accommodate these changes by providing additional basins. The relocations requirements for utility poles will be identified as well.

Traffic analysis will be performed to evaluate the feasibility of using the existing shoulder as an acceleration and deceleration lane. Providing an acceleration and deceleration lane will assist vehicles form Route 1 to transition from high speed to slow speed safely and vice versa. The length of the acceleration and deceleration lanes will be determined.



### Project Location Map

Scale = 1" = 300'

All work performed will be done in conjunction with MassDOT's review and approval and contribute to reducing congestion and improving safety for all users.

b) Please describe how the mitigation request will address the impact indicated.

### **1. IMPACT DESCRIPTION**

Please describe in detail the transportation 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.

In 2018, the Massachusetts Gaming Commission awarded a joint Transportation Planning grant of \$425,000 to the Town of Saugus and the City of Revere. This grant fund was intended to fund for one year, a transportation planning specialist and to begin the process of preliminary design of certain smaller components of the Route 1 Improvement Project. The communities were unable to find a qualified party for this position and with the approval of MGC instead engaged a consultant traffic engineer to undertake the effort. BETA of Norwood, MA was engaged by the communities to perform this service. This firm focused on achievable transportation improvement projects that are intended to mitigate anticipated traffic increases generated by the Encore Boston Harbor Casino in Everett on the Route 1 – Route 99 corridor as well as along Routes 1A, 107 and 16. The City of Revere and the Town of Saugus applied for an additional 2019 Joint Transportation Planning Grant from the Mass Gaming Commission (MGC) to continue this initiative and to advance certain achievable elements of long planned improvements to the Route 1 project and other elements of their transportation network impacted by the operation of the Encore Boston Harbor Casino. The communities sought \$425,000 for this purpose. A grant agreement from MGC is expected to be forthcoming.

The City of Revere and the Town of Saugus have long been plagued by the woeful inadequacy of outmoded old Route 1. The highway is subject to ever increasing traffic volumes and virtual gridlock during attenuated morning and evening rush hours. A number of Route 1 interchanges have very high accident rates because of this increased traffic. The City and the Town believe the Casino in nearby Everett is bringing new traffic onto the Route 1-Route 99 corridor.

Saugus believes that to a lesser but still significant degree, some casino generated traffic is/may bypass lower Route 1 exiting the highway onto Walnut Street-Central Street or Main Street/Center Street and on to Winter Street then Ballard Street and then Route 107 as an alternative way to access route 16 towards Everett.

Revere is negatively impacted by traffic heading to Route 16 west from Route 1 south and some northeast originated traffic may choose to follow route 107 through the heart of the city to access route 16 west. And of course, Revere believes there is an increase of traffic along already overtaxed route 1A as residents of North Shore coastal communities use that route to connect to Route 16 and the Encore Boston Harbor Casino.

The City and the Town plan to work together to enlist the support of other nearby impacted communities, so as to affect key roadway improvements along these arterials that will help alleviate existing traffic and offset anticipated traffic problems resulting from increased volume attributable to the new casino.

A \$500,000 TCP grant will allow the communities working in concert with MassDOT and a private developer of an adjacent 100 acre master-planned site, to implement a series of several distinct but interrelated and linked roadway improvements that will serve to alleviate the horrific bottleneck that vexes daily commuters, and Encore patrons, on the trek north on Route 1.

### **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.

The 2020 Joint Transportation Planning Grant will provide the two communities with the means to carry forward their focus on achievable transportation improvement projects intended to mitigate anticipated traffic increases on the Route 1 – Route 99 corridor generated by the Encore Boston Harbor Casino. The anticipated end result is a definitive traffic improvement plan for the Route 1-Route 99 North corridor and a preliminary traffic improvement plan for the southbound side of this corridor. These improvements can reasonably be funded in the nearer term within the state Transportation Improvement Plan and constructed to better enable this key corridor to handle increased traffic projected for patrons of the Encore Boston Harbor Casino. This TCP grant will allow the communities and MassDOT, in concert with a private developer, to actually begin constructing concrete solutions to a major regional traffic problem that we believe has been exacerbated by Encore Boston Harbor casino related traffic and has negatively impacted casino patrons.

### **4. BUDGET & TIMELINE**

2020 Transportation Construction Project(s) ("TCP")

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**a) Please identify the amount of funding requested. Please provide a detailed scope and budget for the use of funds.**

Saugus and Revere jointly seek \$500,000 for this TCP.

**b) 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 the Transportation Construction Project.**

Beta has produced the following estimate of costs:

SP Required		SP Provided		STREET/PROJECT NAME		
				Safety improvements - Route 1 northbound between Linehurst Street (Kappy's Liquor) and Lark Ave (Prime Corporate Offices)		
				FEDERAL AID NUMBER OR CONTRACT NUMBER		
				PRELIMINARY COST ESTIMATE		
Item No.	Qty.	Unit	Item Description	Unit Price	Amount	
120.1	125	CY	UNCLASSIFIED EXCAVATION	\$ 40.00	\$ 5,000.00	
151.	85	CY	GRAVEL BORROW	\$ 55.00	\$ 4,675.00	
170.	1,500	SY	FINE GRADING AND COMPACTING - SUBGRADE AREA	\$ 7.00	\$ 10,500.00	
220.	8	EA	DRAINAGE STRUCTURE ADJUSTED	\$ 450.00	\$ 3,600.00	
431.	600	SY	HIGH EARLY STRENGTH CEMENT CONCRETE BASE COURSE	\$ 80.00	\$ 48,000.00	
472.	110	TON	ASPHALT MIXTURES FOR TEMPORARY WORK	\$ 220.00	\$ 24,200.00	
482.5	2,700	FT	SAWCUTTING ASPHALT PAVEMENT FOR BOX WIDENING	\$ 5.00	\$ 13,500.00	
580.	2,700	FT	CURB REMOVED AND RESET	\$ 40.00	\$ 108,000.00	
630.	2,700	FT	HIGHWAY GUARD REMOVED AND RESET	\$ 25.00	\$ 67,500.00	
702.	210	TON	HOT MIX ASPHALT WALK SURFACE	\$ 250.00	\$ 52,500.00	
748.	1	LS	MOBILIZATION	\$ 10,845.00	\$ 10,845.00	
851.1	60	DAY	TRAFFIC CONES FOR TRAFFIC MANAGEMENT	\$ 200.00	\$ 12,000.00	
853.403	60	DAY	TRUCK MOUNTED ATTENUATOR	\$ 200.00	\$ 12,000.00	
SUBTOTAL CONTRACT PAY ITEMS					\$372,320.00	
PLUS 20% CONTINGENCY					\$74,000.00	
CONSTRUCTION COST					\$446,320.00	
TRAFFIC POLICE (10%)					\$45,000.00	
TOTAL ESTIMATED COST					\$491,320.00	
SAY					\$500,000.00	

d) Please indicate, through a commitment letter or otherwise, how such other funding will be available for the project. In the absence of a final commitment to such funding, please provide detail on any process needed to secure any non-CMF funding.

Roseland Property Company, developer of the 100 acre Overlook Ridge mixed-use development master-planned in cooperation with the Cities of Malden and Revere, has been working closely with MassDOT and the two cities to construct new Route 1 access and egress ramps to and from Route 1 and the development to replace existing hazardous ramps from Salem Street and to effectuate traffic improvements at the Salem Street entrance to the Overlook Ridge complex. Plans for these ramps are at the 25% design stage while the Salem Street improvements are nearly fully designed. The total cost of these improvements is in the range of \$7 Million and will be borne solely by Roseland Property Company. Roseland expects to file a construction permit request for the ramps in March of 2020 followed by a June MEPA filing. Given the 6 month MEPA review period, it is expected construction of the ramps will commence in the fall of 2020.

Given the extensive work at the former Rowe Quarry site to complete quarry reclamation, to construct the Phase 1 and 2 portions of the Overlook Ridge project and to construct the existing Overlook Ridge Drive – the ability to connect to Route 1 would enable the long-term goal of improving local traffic flow and safety while at the same time supporting the ongoing redevelopment of the site. As shown on Figure 1, the new connection to/from Route 1 northbound would utilize the land area and design concept for the preferred Route 1 connection (previously developed for MassDOT/Route 1 project) and would enable northbound traffic on Route 1 to turn into the site and it would allow traffic to access Route 1 from the development and from the neighborhoods using Overlook Ridge Drive. The alignment of the ramps and the configuration of Overlook Ridge Drive would be such that it would work for northbound traffic now and it could be expanded when/if MassDOT ever decides to further advance the Route 1 project. This would also allow for the existing northbound on/off ramps at Lynn/Salem Street to be eliminated – thereby improving traffic safety on Route 1 and improving traffic conditions on Lynn/Salem Streets.

The following figure shows the existing land area for Overlook Ridge Drive (in orange) that was previously proposed as land mitigation for the project to enable the connection to Route 1 and it shows the potential connections currently required to/from Overlook Ridge Drive to Route 1 along

with the reconstruction of Overlook Ridge Drive/Salem Street intersection (including full signalization). The figure also shows the elimination of the existing ramps to/from Route 1 northbound at Salem Street along with the elimination of the existing entrance to Overlook Ridge. All of this work will serve to improve traffic flow and safety in the area. Further, the above noted work will enable the currently proposed restriping of Route 1 to improve regional traffic flow out of the City to the north from Copeland Circle/Route 60 to Route 99.

Revere and Saugus have requested a letter of commitment to the above from Roseland Property Company and expect that to be forthcoming to MGC shortly. Further, Beta has requested a letter of support for this TCP from MassDOT which will be forwarded to MGC as well.



e) Please include a detailed timetable for the TCP, including but not limited to, the timetable for planning, for securing additional funds and the timetable to implement the TCP. Construction of the TCP must commence by June 30, 2021.

**Timeline:**

**Design (Part 2 of JTP grant)**

July 2020 – start date

Nov 2020 – 25% Design submittal

June 2021 – 100%/ Final Submittal

August 2021 – Project Advertise

**TCP**

Oct 2021 to Sept 2022– Construction Duration.

[Route 1 replacement ramp construction by Roseland Property Company will commence end of 2020 and likely be completed by fall of 2021]

**5. MEASUREMENT OF IMPACT**

Please describe how you propose to measure the impact of your TCP including indicators proposed to measure results.

The 2020 Joint Transportation Planning Grant will provide the two communities with the means to carry forward their focus on achievable transportation improvement projects intended to mitigate anticipated traffic increases on the Route 1 – Route 99 corridor generated by the Encore Boston Harbor Casino. The anticipated end result is a definitive traffic improvement plan for the Route 1-Route 99 North corridor and a preliminary traffic improvement plan for the southbound side of this corridor. These improvements can reasonably be funded in the nearer term within the state Transportation Improvement Plan and constructed to better enable this key corridor to handle increased traffic projected for patrons of the Encore Boston Harbor Casino. The TCP grant of \$500,000 will allow limited but important improvements to be constructed that will compliment and work in concert with the new

Route 1 replacement ramps being constructed by Roseland Property Company. Beta will perform a post-construction analysis of traffic volumes, speed, accident incidents and the like to help determine the efficacy of this project.

**6. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS**

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

The City of Revere will again act as Administrative agent for this additional joint transportation effort with the Town of Saugus. The sole purpose of this joint transportation planning and TCP effort is aimed at mitigation of specific local/regional traffic impacts that have come with the opening of the Encore Boston Harbor Casino in 2019. The City of Revere will adhere to all applicable state and local procurement policies and administrative/fiscal controls. No non-governmental entities will receive any of these funds directly or indirectly.

**7. CONSULTATION WITH MASSDOT/ REGIONAL TRANSIT AGENCY (RTA) / REGIONAL PLANNING AGENCY (RPA) AND NEARBY COMMUNITIES**

Please provide details about the Applicant's consultation with MassDOT, the Regional Transit Agency/MBTA and the Regional Planning Agency serving the community, and nearby communities to determine the potential for cooperative regional efforts regarding transportation construction activities.

The City of Revere and the Town of Saugus are in regular communication with the Metropolitan Area Planning Council (MAPC) as both communities are currently engaged in preparation of new Master Plans, both of which are being facilitated by MAPC. In the Master Plan development process traffic and transportation are a key area of study and include the goals and approaches of this continuing joint transportation planning effort by Saugus and Revere.

Throughout the course of these MGC funded Joint Transportation Planning projects, MassDOT has been apprised and consulted by Beta and the City and Town, even to the extent of MassDOT reviewing scopes of service before execution of grant agreements among MGC and the communities.

Additionally, Saugus and Revere have frequently consulted with the Cities of Malden and Chelsea as to the prospect of greater collaboration with them, and perhaps more surrounding communities, to advance regional transportation planning efforts on a number of fronts, but most specifically on mitigation of casino related traffic impacts. The communities expect to consult with others such as Melrose, Lynnfield and Peabody as the 2020 Joint Transportation Planning Grant effort proceeds.

**8. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS**

Please describe and include excerpts from any relevant sections of any Host or Surrounding Community Agreement. Please explain how this impact was either anticipated or not anticipated in that Agreement.

N/A neither Revere nor Saugus is party to a Host or Surrounding Community Agreement with the Encore Boston Harbor Casino.

**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.



Scott Crabtree, Saugus Town Manger

1-28-2020

Date

Signature of Responsible Municipal  
Official/Governmental Entity

**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.



Brian Arrigo, Mayor of Revere

1.30.2020

Date

Signature of Responsible Municipal  
Official/Governmental Entity

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Date

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Brian Arrigo, Mayor of Revere

Date

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## STREET/PROJECT NAME

Safety improvements - Route 1 northbound between Linehurst Street (Kappy's Liquor) and Lark Ave (Prime Corporate Offices)

FEDERAL AID NUMBER OR CONTRACT NUMBER

PRELIMINARY COST ESTIMATE

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630.	2,700	FT	HIGHWAY GUARD REMOVED AND RESET	\$25.00	\$46,875.00
702.	210	TON	HOT MIX ASPHALT WALK SURFACE	\$250.00	\$37,500.00
748.	1	LS	MOBILIZATION	\$10,572.00	\$10,572.00
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SUBTOTAL CONTRACT PAY ITEMS					\$362,952.00
PLUS 25% CONTINGENCY					\$91,000.00
CONSTRUCTION COST					\$453,952.00
TRAFFIC POLICE (10%)					\$45,000.00
TOTAL ESTIMATED COST					\$498,952.00
				SAY	\$500,000.00

