



AGENDA PACKET

**SPECIAL MEETING OF THE CITY COUNCIL
MONDAY, APRIL 29, 2024 6:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149**



AGENDA

SPECIAL MEETING OF THE CITY COUNCIL MONDAY, APRIL 29, 2024 6:00 PM

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EVERETT, MA 02149

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

UNFINISHED BUSINESS

1. **C0127-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate by borrowing \$3,000,000.00 to fund Everett Square Improvements.

ADJOURNMENT

www.cityofeverett.com

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

Michael J. Mangan

Legislative Aide
Everett City Council Office



C0127-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: March 25, 2024

Agenda Item:

An order requesting approval to appropriate \$3,000,000.00 by borrowing for Everett Square Improvements.

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

March 20, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the amount of **\$3,000,000.00** be appropriated by borrowing for Everett Square Improvements. We will be making a presentation to the Council detailing the scope of this project being requested.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor

March 20, 2024

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President



BE IT

ORDERED: BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

That the City hereby appropriates the amount of Three million dollars (\$3,000,000) to be funded by borrowing for Everett Square Improvements, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

Everett Square Streetscape Plan

Final Design Presentation and Funding Request

Item Number 1



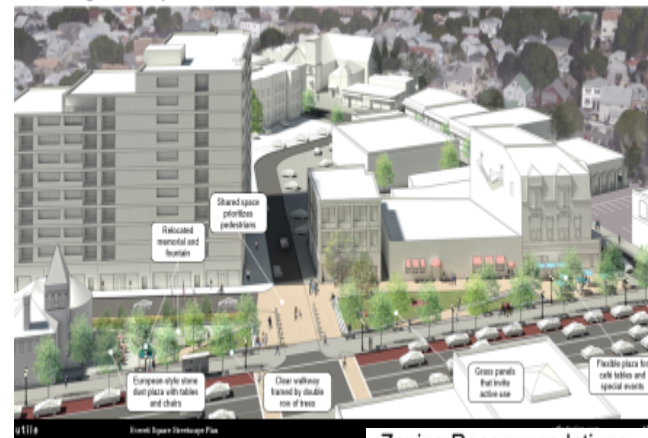
Project History

Initial Study

- Prior to the Pandemic, the City conducted a comprehensive study regarding the future of Everett Square
- Study addressed issues of re-development, zoning, parking and reconfiguration of the park.
- Engaged with over 1,000 Everett residents through a virtual meeting and surveys
- Final presentation to, and endorsement from, the Everett City Council in 2017



Reimagined Square



Study Area

- Larger context study area
- More focused area for proposed interventions



Zoning Recommendations

Regulation	Existing	Proposed
Use	Mixed-use requires special exception by City Council, large lots only	Mixed-use allowed by right
Height (stories)	4	6
Height (feet)	65	70
FAR	Residential: 1.5 Commercial: 2	Not specified (governed by height limit)
Parking	Residential: 2 per unit Hotel: 1 per 2 beds Restaurant: 1 per 4 seats Office: 1 per 500 GSF Retail: 1 per 300 GSF	Residential: 1 per unit (min/max) Hotel: 1 per key (min/max) Restaurant: none required Office: none required Retail: none required
Parking for mixed-use developments	Sum of minimum required for each use	Shared parking calculated by demand by time of day

Project History

Urban Renewal Plan

Item Number 1

- The City Council along with the Department of Housing and Community Development endorsed the Everett Square Urban Renewal Plan in 2019.
- Further refined the project area and re-development goals for Everett Square
- Two public forums held prior to solicit resident feedback
- City later solicited proposals for re-development of blighted parcels.

Everett Square Urban Revitalization Plan City of Everett, MA April 2019



SUBMITTED TO:
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET, SUITE 300
BOSTON, MA 02114



PREPARED BY:
BSC GROUP INC.
33 WALDO STREET
WORCESTER, MA 01609


PREPARED FOR:
CITY OF EVERETT
EVERETT REDEVELOPMENT AUTHORITY
484 BROADWAY
EVERETT, MA 02149



Scheme A: Low Level Development (Existing Braza Bar and Grill to remain)
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2019



Current Project

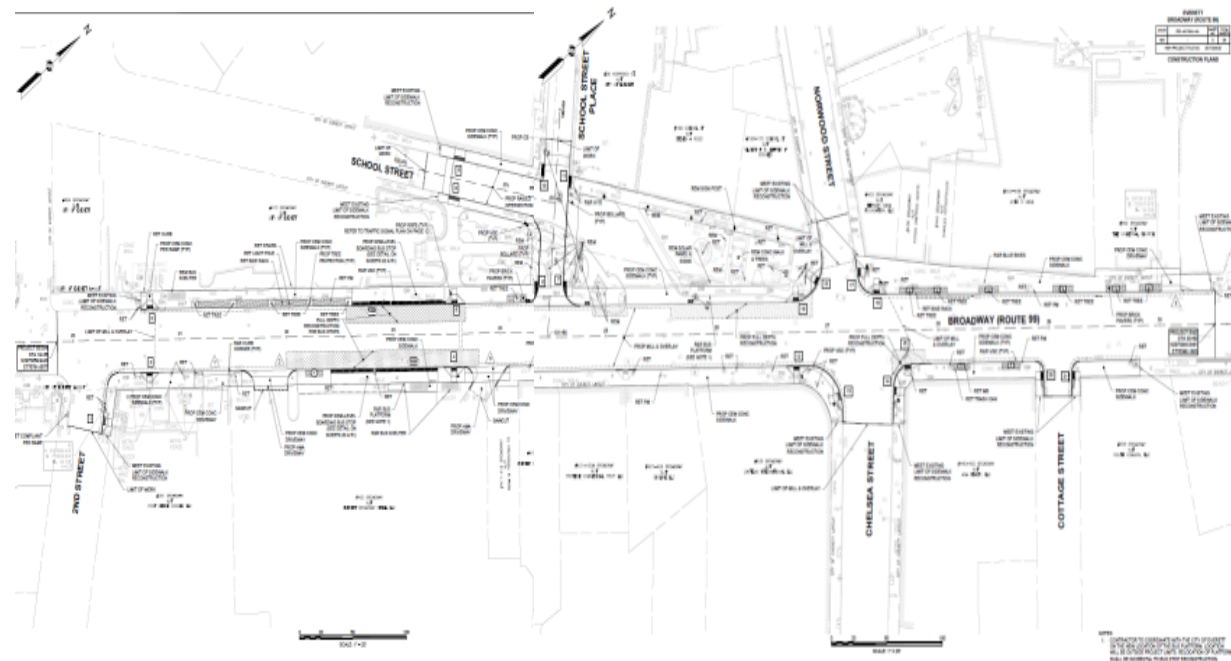
Item Number 1

Everett Square Park and Streetscape Reconstruction

- Combination of pandemic and current market conditions have posed a challenge to re-development of private parcels.
- City has in the meantime advanced design of the public realm components (park, streets etc)
- City has secured multiple grants totaling \$2M to assist in funding reconstruction of Everett Square Park.
- Construction can begin as early as June 2024 if funding request is approved.



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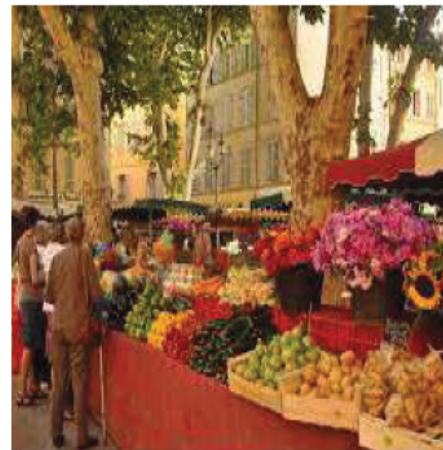


Project Design Philosophy and Scope

Item Number 1

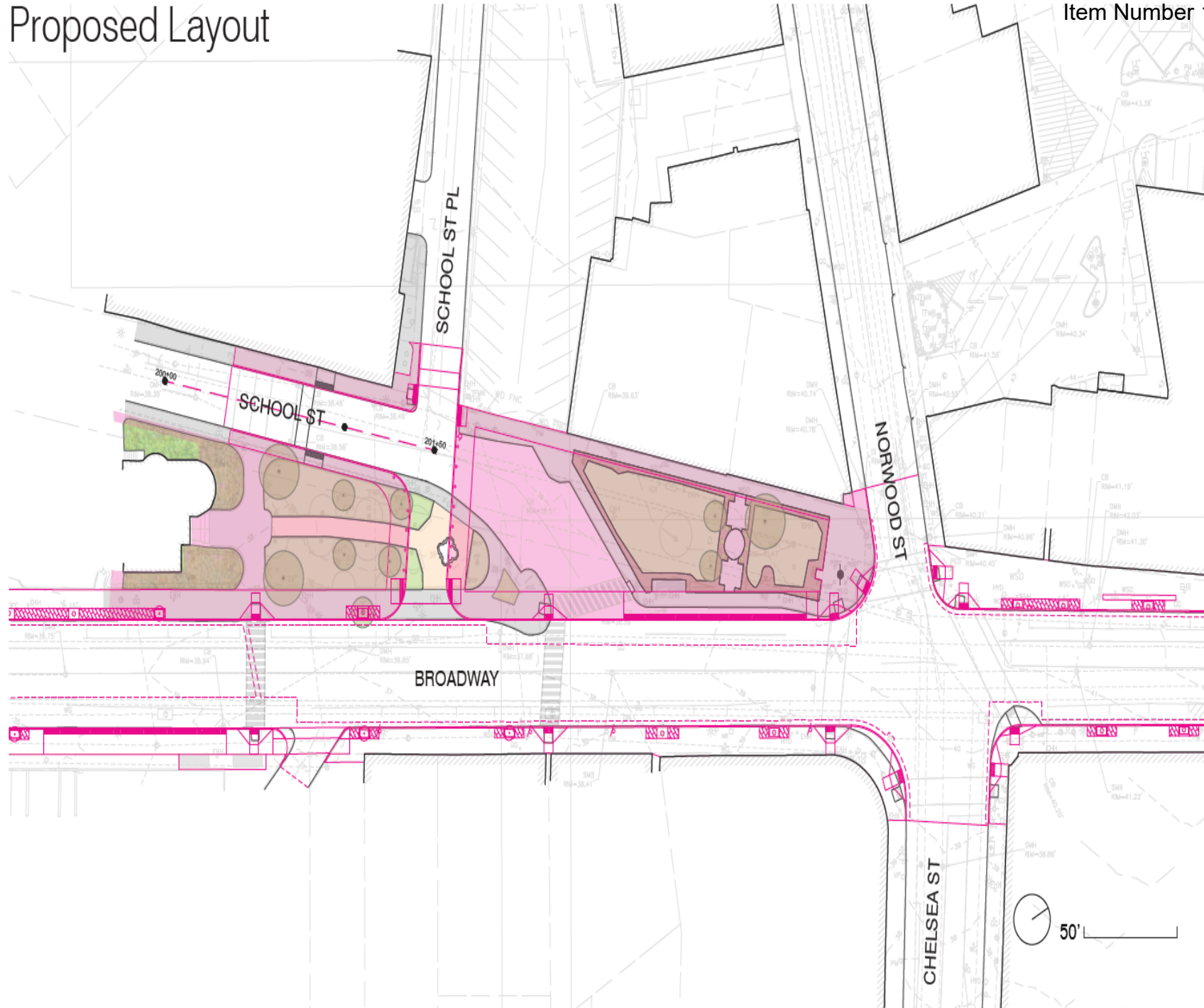
Everett Square Park and Streetscape Reconstruction

- Create a public realm that is welcoming to the public and usable for public events, outdoor dining, etc.
- Connect the public areas between the Parlin Library and Everett Square
- Flexibility for events, farmers markets, community gatherings, etc.
- Preserve the 9/11 Memorial
- Address pedestrian safety issues at School Street/Broadway



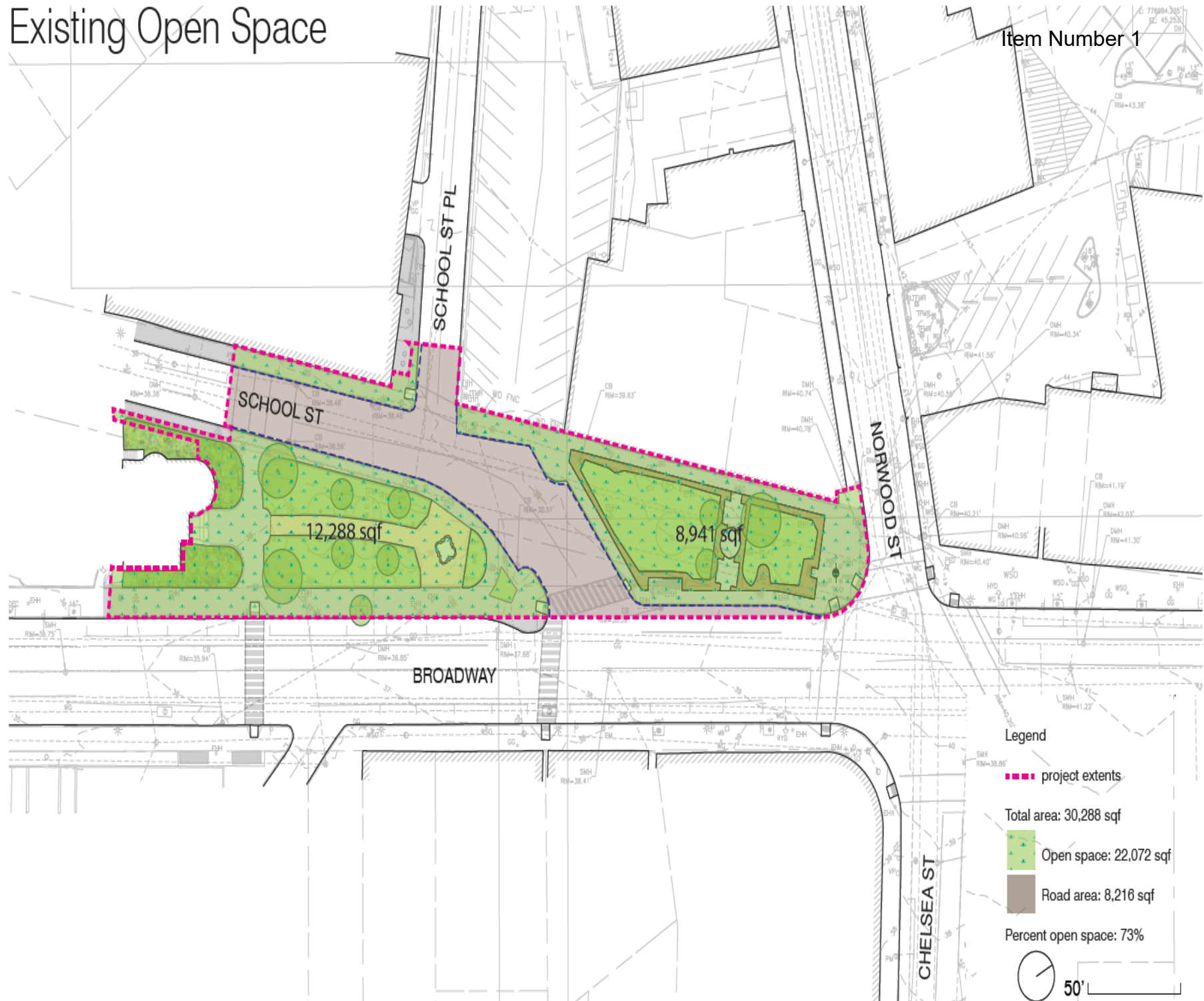
Proposed Layout

Item Number 1



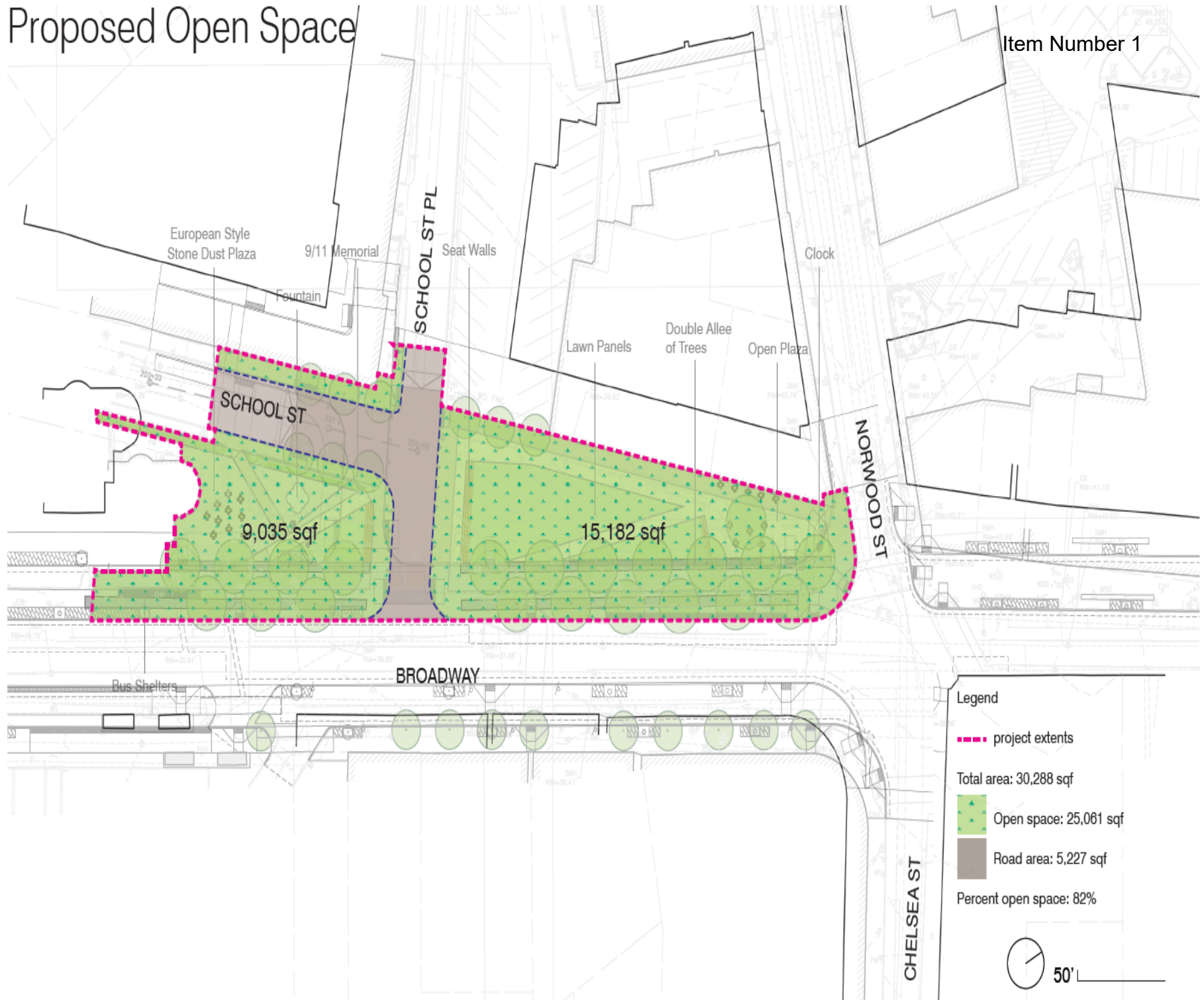
Existing Open Space

Item Number 1



Proposed Open Space

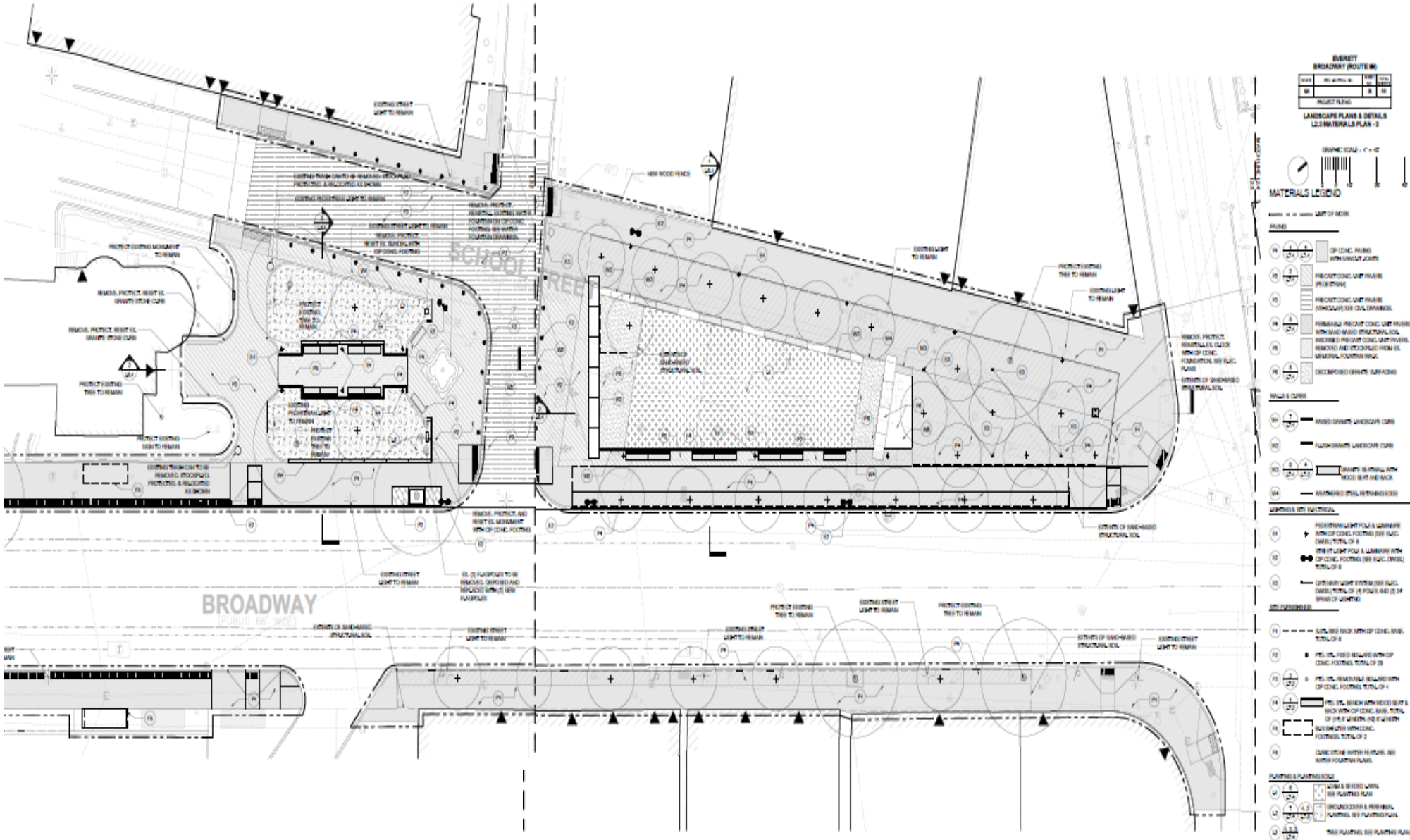
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Final Concept



Final Concept



Final Concept

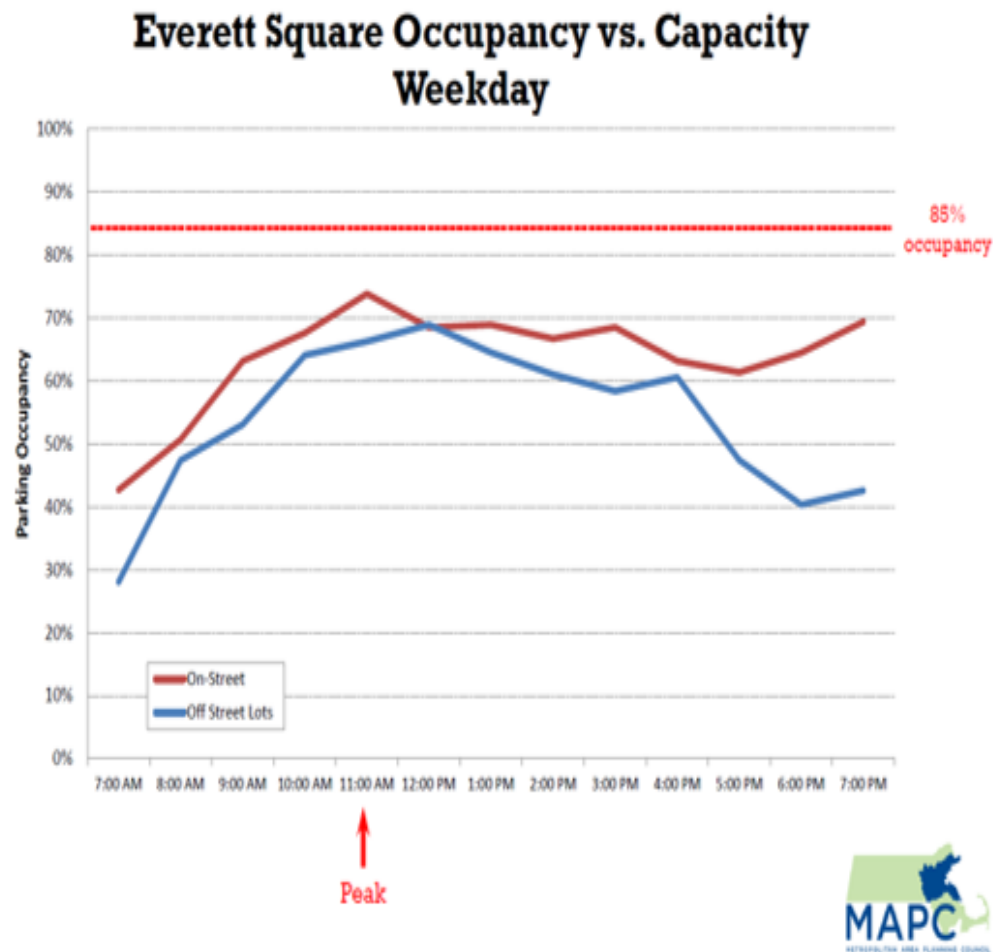


Final Concept



Parking Study/Impacts

- No net loss of parking in project area
 - Loss of 4 parking spaces on School Street is offset by consolidating two existing bus stops into one.
 - Access to School Street Lot will be from School Street Place (opposite Sacro Plaza)



Project Cost and Budget

- Total Estimated Project Cost: \$5,000,000

(Includes 20% contingency)

- Anticipated Funding:
 - Mass Gaming Commission: \$1,400,000
 - Legislative Earmark/ARPA: \$600,000
 - • **CIP Funding Request** **\$3,000,000**

Total: \$5,000,000

Project Schedule

- Engineering Design (complete): 2022 – April 2024
 - Bid for Construction: May 2024
 - Construction Start: June 2024
 - School Street Roadway and Curb Work: Summer/Fall 2024
 - Park Construction: Fall 2024 – Fall 2025
 - Remaining Broadway work: Spring – Fall 2025
-
- Approving this funding Request in advance of usual CIP schedule allows construction to take place during 2 construction seasons rather than 3