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# East of Broadway Development Everett, Massachusetts

Massachusetts Gaming Commission  
February 10, 2022



# Lower Broadway Context



# 2013 Lower Broadway District Master Plan

## GOAL:

Transform Lower Broadway into a vibrant mixed use urban neighborhood with a strong identity, civic spaces, employment opportunities, recreational amenities, and public access to the Mystic River.



**LOWER BROADWAY DISTRICT | EVERETT MASTER PLAN**  
Planning for pride, progress and possibilities

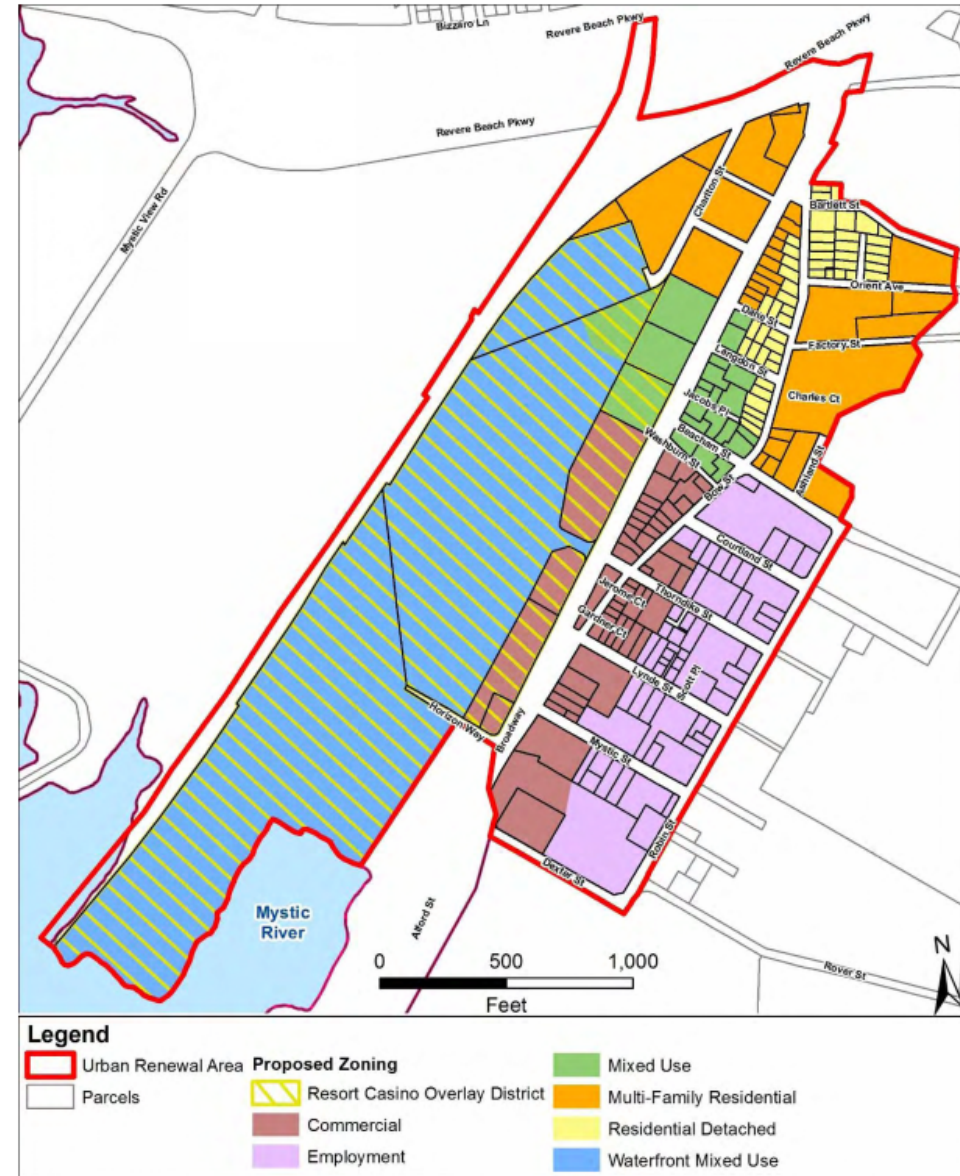
Sasaki Associates Inc. & GLC Development Resources LLC

» February, 2013

# 2013 Zoning Revisions

## Creation of Lower Broadway Economic Development District (LBEDD)

- West of Broadway - Resort Casino Overlay District
- East of Broadway – Commercial & Employment subdistricts



# 2015 Lower Broadway Urban Renewal Plan (URP)

## GOAL:

Create an environment with a strong identity that provides riverfront recreational activities, supports a high quality of life, encourages a mix of uses, provides employment and economic opportunities, and increase the city's tax base.

## Lower Broadway District Urban Renewal Plan

City of Everett, MA

April, 2015



### SUBMITTED TO:

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

### PREPARED FOR:

CITY OF EVERETT  
EVERETT REDEVELOPMENT AUTHORITY  
484 BROADWAY  
EVERETT, MA 02149

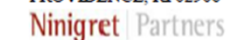
### PREPARED BY:

BSC GROUP INC.  
33 WALDO STREET  
WORCESTER, MA 01608



### PREPARED IN ASSOCIATION WITH:

NINIGRET PARTNERS  
11 SOUTH ANGELL STREET  
PROVIDENCE, RI 02906



## 2021 Lower Broadway URP Amendment #2

### GOAL:

As the gateway to Everett, the Lower Broadway Area seeks to create an environment that has strong identity and image, is ***anchored by a vibrant and fruitful Destination District***, promotes the Area as a regional destination, provides access to riverfront recreational opportunities, supports a high quality of life, encourages a diverse mix of uses and transportation modes, generates commercial job opportunities, provides business opportunities for economic development, and increases the city's tax base.

### Lower Broadway District Urban Renewal Plan

#### Amendment #2

City of Everett, MA



#### SUBMITTED TO:

Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

#### PREPARED FOR:

Everett Redevelopment Authority  
484 Broadway  
Everett, MA 02149

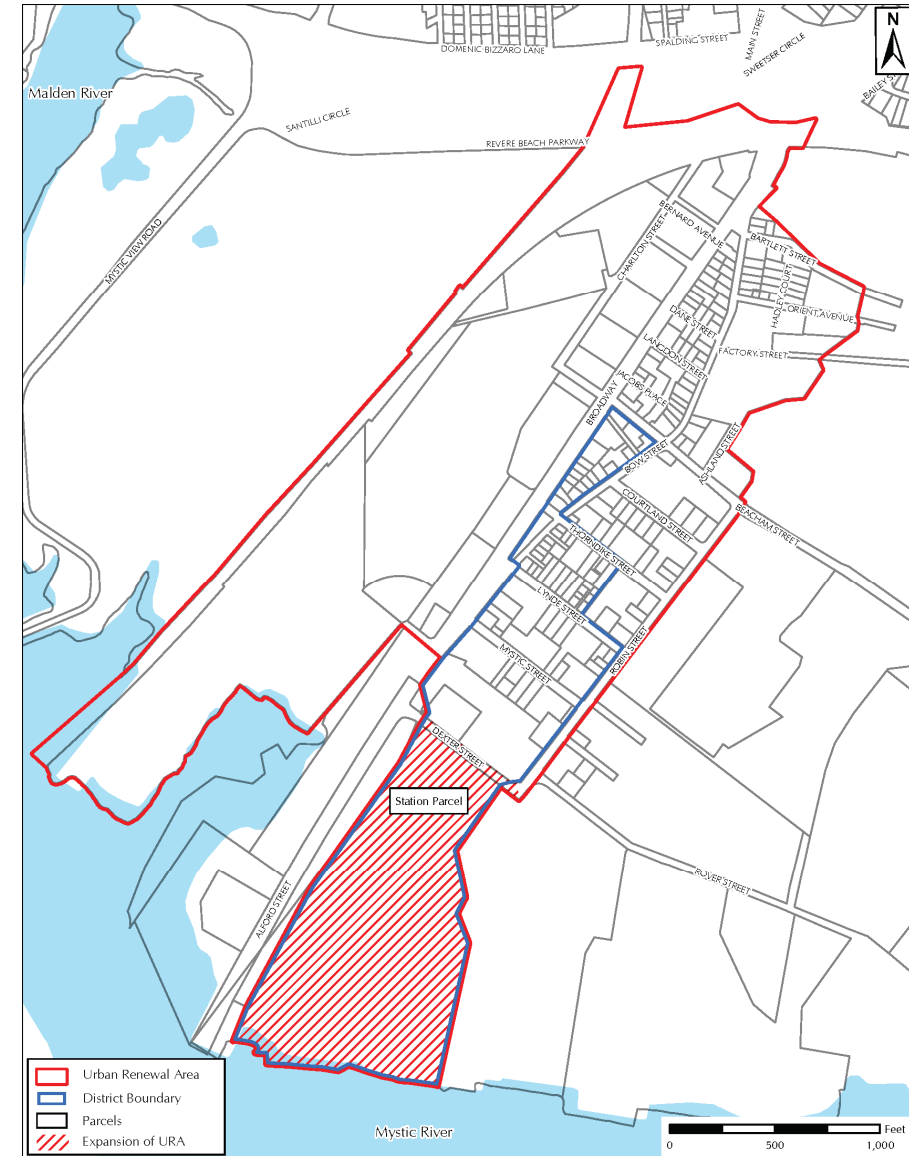
#### PREPARED BY:

Fort Point Associates, Inc.  
31 State Street, 3<sup>rd</sup> Floor  
Boston, MA 02109

## 2021 Lower Broadway URP Amendment #2

### Desired Destination District Uses

- Entertainment venues (theaters, cinemas, concerts halls, etc.)
- Hotels
- Restaurants
- Retail stores
- Recreational facilities



# Proposed Development





# Proposed Development Location

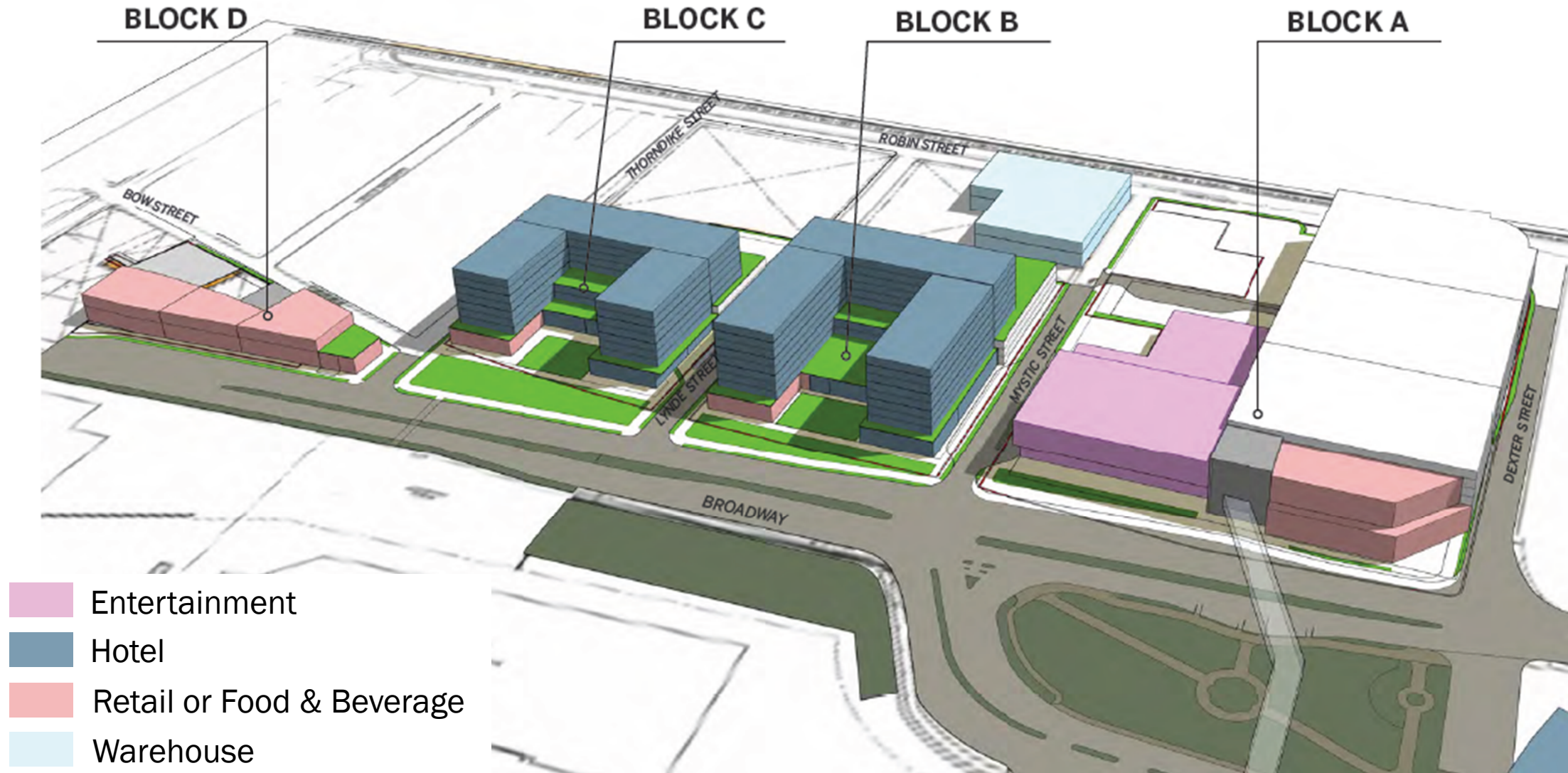


## Proposed Development – Master Plan

Hotel	800 keys
Food & Beverage	50,000 sf
Entertainment	20,000 sf
Events Center	999 seats
Retail	20,000 sf
Warehouse	60,000 sf
Parking	2,900 spaces

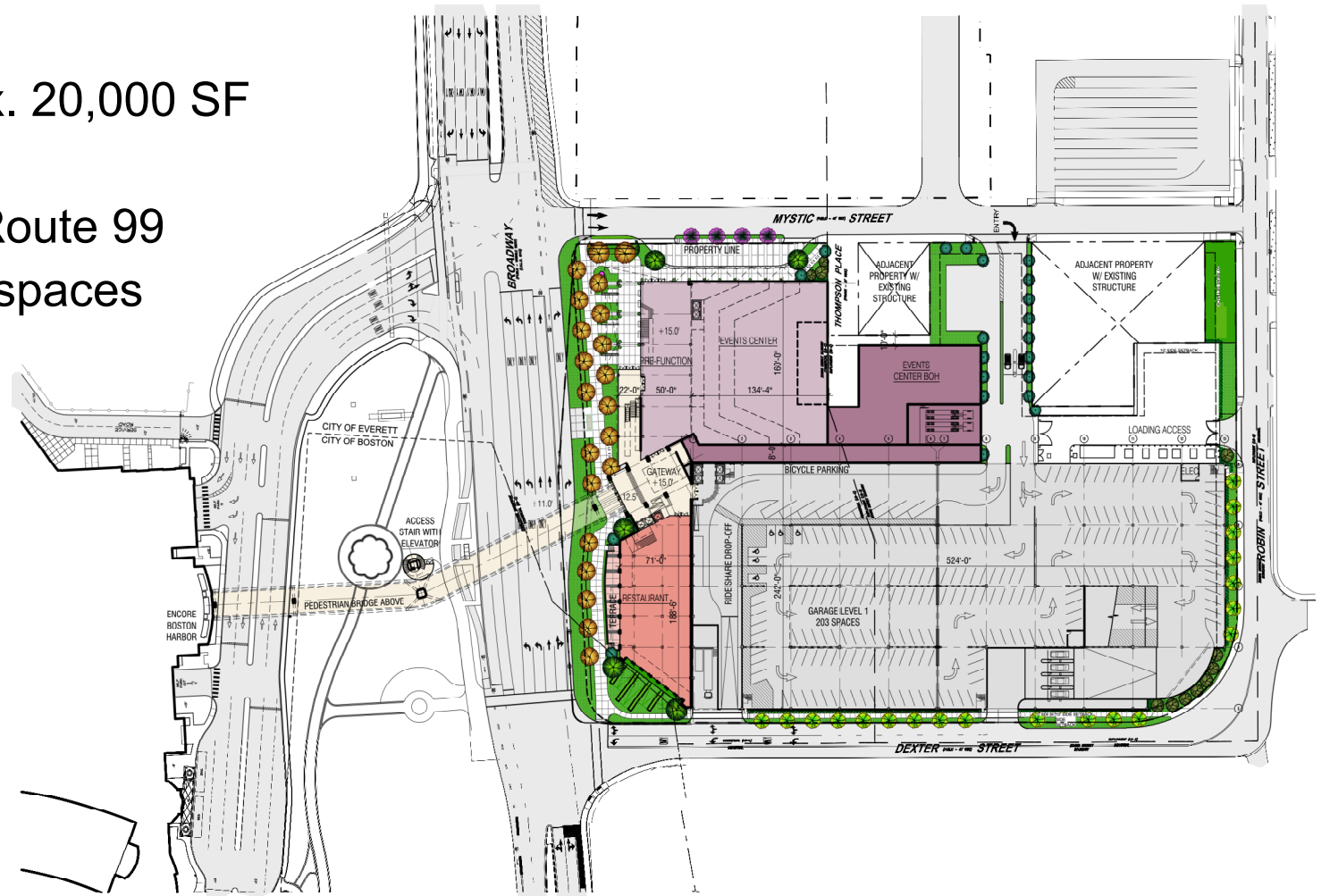


# Proposed Development – Master Plan



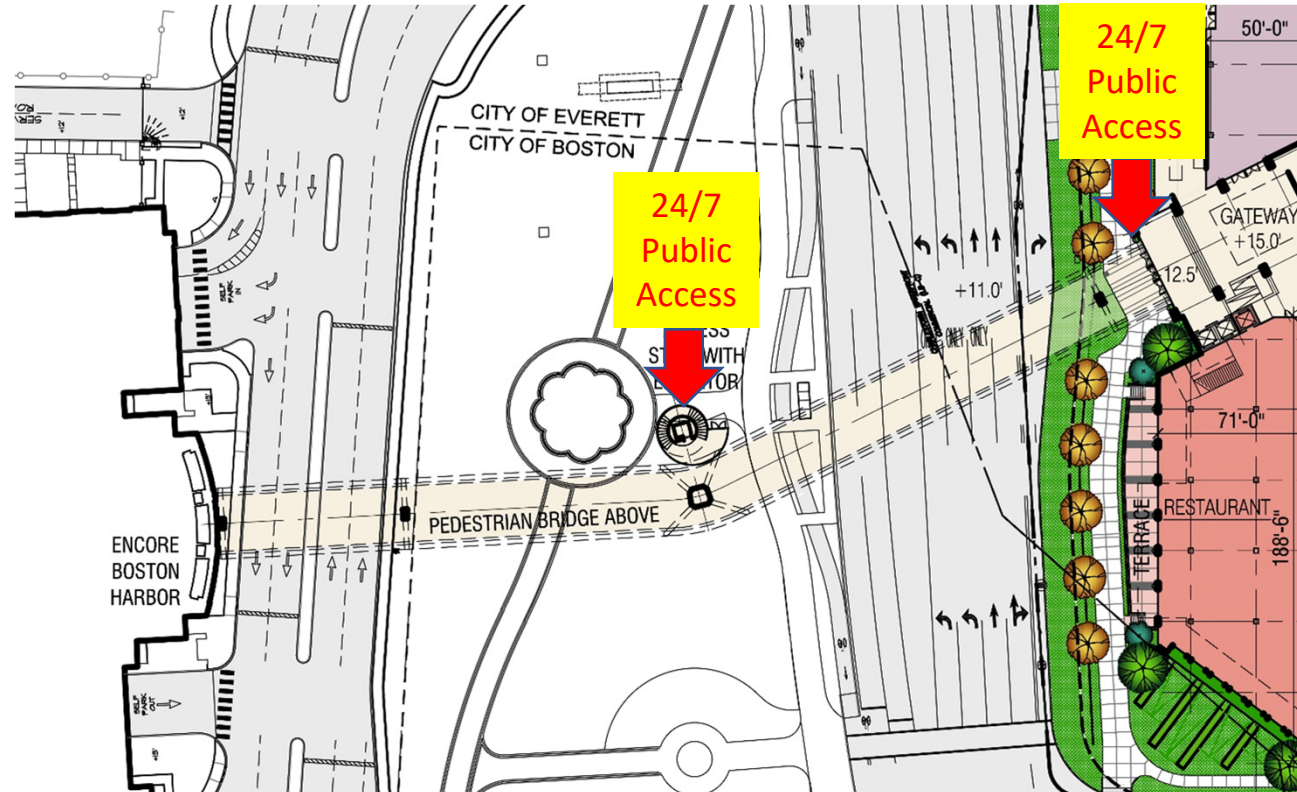
# Proposed Development – Phase 1

- Events Center – 999 seats
- Food and Beverage – approx. 20,000 SF
- Infrastructure
  - Pedestrian Bridge over Route 99
  - Parking Garage – 2,310 spaces
  - Utilities



# Proposed Pedestrian Bridge

- Open to the public 24/7
- Landings on both sides of Route 99 for public access without entering private facilities
- No concessions in the pedestrian crossing



# Proposed Development - Rendering



# Proposed Development - Rendering



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Thank You

