

## **Midterm Address – January 6, 2019**

Pride, Progress, and Possibilities. I'm sure you have seen this motto many times throughout the City. You can find these words written on welcome signs, on banners, and on our website. To some, this motto may mean nothing more than a string of four words. To me, however, this motto serves as an homage to who we are, a reflection on what we've accomplished, and a call to action for innovation and implementation.

Everett is driven by its residents, and is fast becoming a home to new faces, new businesses, and new ideas. We serve as pioneers throughout the State and nation. Our color is crimson, but our standard is gold.

### **Pride**

Everett is rich in its culture and its diversity. From residents who have lived in the City for multiple generations to those settling here in recent years, Everett strives to offer itself as a home to all.

Everett is also rich in its compassion and understanding. Time after time, we prove that we are more than a city; we are a community. We strive to build, to excel, and to propel forward.

We offer monetary assistance to assist people behind on their utility bills and their rent through the Emergency Fuel and Housing Program, providing necessary aid to our residents who would otherwise face eviction. We employ 300 Everett Students in our Summer Works Program, giving

them valuable work experience. We have established a highly successful toy drive which provides thousands of toys for those less fortunate. We host a litany of events around the City, from park openings to holiday celebrations, which are open to all and well-attended.

This year we have raised money for some fantastic causes, such as raising money for Brandon Conde to receive the services he needs following a tragic accident, the Ersilia Matarazzo Fund which raises awareness to domestic violence, and for the Portal to Hope to continue to combat domestic violence. Developed in Houston Texas, Everett has joined a select group of municipalities around the country, from New York City to San Francisco, in being a member of the Ten-Ten Anti-Human Trafficking Fellowship, which focuses on the eradication of human trafficking worldwide. Through a yearly donation from Wynn Corporation, we established the Everett Citizens Foundation, an organization tasked with providing grants to organizations which further various important initiatives around the City of Everett.

While we never waiver in our goals to assist those in need, we have a commitment to help **all** people who call Everett home. With the tax rates now set for 2020, we have seen dramatic reductions in the tax rate for both residential and commercial properties. Considering the drastic increases in property value in Everett, some of the highest in the State, a reduction in overall tax burden on property owners is only made possible through strategic planning and intelligent development. The City of Everett has the second lowest single-family residential tax bill in the Greater Boston region. We are one of 15 communities who offer a Residential Exemption to our owner-occupants. The savings generated from this reduction and our residential exemption help to provide greater opportunities for families. The reduced tax rates on commercial properties

further entices developers into our City, generating a greater tax base for us, which, in turn, further reduces the tax burden felt by our residents.

Everett is a City focused on growth. As you can see, we strive to help people. There may be those who try to tear us down, who try to divide us, but we are proud and we are strong. Everett residents hold an immense pride for their City, and I could not be more proud to serve as your Mayor.

## **Progress**

“The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have little.” (Franklin Delano Roosevelt, 32<sup>nd</sup> President of the United States). Progress is fueled by a combination of innovation and action. It is with this in mind that I have structured my Administration and crafted our overall goals.

Progress can be viewed through a few different lenses.

There is social progress, which measures how well we as a City meet the various social needs of our residents. The examples of these efforts undertaken over the last few years are immense.

We have repurposed the old high school building to accommodate our award winning Health and Wellness Center, Elliot mental health services, and program space for an elementary school. The building will also serve as the future site of a new community boxing gym, a space for local Girl

Scouts, and a much-needed Immigrant Community and Learning Center. In conjunction with our School Department, we are working with Mount Vernon Group Architects to assess and address the long-term needs of our schools' student population. They have determined that the best solution for the time is to utilize classroom space in the old high school. Also in partnership with our School Department, we intend to further expand the vocational programming for our high school, extending hands-on education for the trades, by utilizing existing vocational space in the old high school. This expansion will serve as an additional measure to attain my goal of ensuring that every graduate from Everett High School has a clear future path for eventual employment upon graduation. This goal is further driven by the success of our newly developed Academies Program, where students are divided into small learning communities centered around a career theme of their choice, not only learning the academic skills associated with their career path, but also partnering with private businesses to provide real world experiences for our students. I want to thank the School Department, especially Interim Superintendent Janice Gauthier, Assistant Superintendent Obremski, and Assistant Superintendent Kevin Shaw for the collaborative efforts we have undertaken together and I look forward to working closely with the new Superintendent, Priya Tahiliani.

In the interests of serving the needs of *all* of our residents, to give a voice to those not always so easily heard, my Administration is in the process of implementing the Office of Diversity, Equity, and Inclusion. This office will work with all City Departments to ensure that all people can access the City's programs, services, and buildings. They will also work toward addressing any racial and/or gender inequities in the City's workforce, with the goal educating and encouraging our diverse populations to utilize the many opportunities for growth and

advancement that exist in our City. Lastly, this office will oversee the new Immigrant Community and Learning Center. We hope that the creation of this office will assist in continuing the progress we have already made to enhance the lives of *all* of our residents.

To best meet the needs of all of our residents, we will continue and expand on our many efforts to connect with our residents. To do so, it is imperative that City Hall becomes a more dynamic, more accessible place. This revitalized physical City Hall will focus on modernization and interior gathering spaces, offering free WiFi and community spaces for our residents, with the goal of becoming the true home and heart of our community. Furthermore, the innovative new design, trading in closed-off departments for more open-space layouts will streamline many of our constituent-facing processes, heavily boosting our operating efficiency. Furthermore, I will soon be rolling out an Ambassadorship Program, or Mobile City Hall. Select members of my Administration will be coming to you, the residents of Everett, to meet you, to hear your concerns, and to offer their assistance in any way that they can.

Technology advancements have enabled us to become more efficient and more responsive to our residents. Our 311 Department logged roughly 50,000 issues between phone calls and visits to the front desk in 2019 alone. Because we recognize that everyone has different schedules and availability, we expanded the hours for the department and are now accessible via phone 7 days a week. To further enhance our accessibility, our new gold-standard website will enable residents to handle a vast majority of their City-business online, such as paying bills or submitting applications 24 hours a day, seven days a week. Additionally, we will soon allow parking-ticket

and code-enforcement hearings to be conducted via FaceTime and Skype, relieving the need for a person to physically come to City Hall to address their issue.

Social progress also centers on our residents' physical well-being. For years, I have sought to institute robust health initiatives throughout the City of Everett. We have long been plagued with an extremely high obesity rate, particularly among our school-age youth, bringing with it heightened risk of type-two diabetes and other ailments. Throughout 2017 and 2018, a Community Food Plan Assessment was performed in the City of Everett to identify the specific areas where we lacked in terms of our food accessibility, healthy food options, and healthy lifestyle education. In order to implement the Food Plan, I have created the Food Policy Council, who will work both with department heads and private businesses to help create a healthier Everett. The Food Policy Council will institute a few methods to accomplish this goal, such as expanding options for healthy vending machines in our City buildings and schools as well as searching for financial incentives for Everett businesses that are looking to provide locally sourced produce. I have also made an effort to encourage gardening throughout the City, bolstering the Everett Community Growers, giving the community spaces to practice gardening techniques, looking into the feasibility of purchasing and operating "container gardens" which would allow us to grow fresh produce year-round, and even having my mother teach free classes at the Connelly Center, at the community garden, and at her house about the methods to grow and preserve produce in your own home, regardless of whether you have a yard or not.

In our schools, we teach our kids how to do everything except how to eat right. This past summer, my Administration worked to craft a Request for Proposal (RFP) for a new food service

program at our Public Schools. This RFP emphasized the importance of selecting a vendor who not only provided appealing and nutritional foods to our students, but also stimulated student participation in the program and demonstrated a commitment to educating our students about healthy nutrition. The successful vendor, Whitson's, has made great progress with our school lunches so far, although in my opinion, they could use some improvement with the breakfast options they offer to our students. My administration, the School Committee, and Whitson's have recently spoken about the possibility of implementing scratch-kitchens in the schools, serving as both an educational tool and an even healthier, fresher source of food for our students. When I was growing up, the produce I ate was grown by my mother in her backyard. By educating our students on gardening methods and providing them with the necessary equipment, my hope is that our students can take what they have learned and grow healthy, fresh ingredients for their families at home.

Our expansive health initiatives do not end with healthy foods. Our free Flu Clinic is currently underway, having already administered over 900 free flu vaccinations. We have worked in close collaboration with Cambridge Health Alliance to prioritize family health around the City, and to help further their Teens in Everett Against Substance Abuse (TEASA) by offering them space in City Hall to carry out their meetings. Because boredom is far too often a root cause of kids experimenting with drugs, we provide our students with free events and programs to keep them busy and off the street. To help tackle the growing national opioid crisis at home, Everett's Roadmap to Recovery Program has partnered with RIZE. We have been awarded over \$40,000 to provide Narcan training and overdose prevention training throughout the City, both of which have had the cumulative result of decreasing the total number of overdoses by 26% and fatal

overdoses by 41% in the City of Everett. Everett was one of the first municipalities to sign on in a national lawsuit against the pharmaceutical companies who are to blame for the opioid crisis, seeking not only damages for the lives lost, but also access to funds to help fight this epidemic. The opioid crisis is a highly complex issue. When the Federal Government fails to adequately address the issue, it is cities like ours who suffer the losses and endure the devastation. While I urge the Federal Legislature to commit greater efforts to combatting this crisis, I pledge that I will continue to dedicate as much as I can to help in eradicating this issue in our backyard.

To best serve the needs of our City's seniors, the Connelly Center has been recognized by the State as one of the most successful centers in Massachusetts in terms of the number of seniors served and for the variety of programs offered. Between three-to-four hundred seniors consistently use our Connelly Center for its many offerings. We have recently received a \$70,000 federal grant to be used on senior programming. The Center's free exercise and fitness classes include cardio boxing, chair yoga, tai-chi, dance lessons, and aerobics. They offer free health seminars, blood pressure checks, health screenings, and hearing tests. Subsidized through a grant from the Massachusetts Executive Office of Elder Affairs, they offer shuttle rides to medical appointments and to grocery stores. The Center has partnered with the Everett Public School's Culinary Department to provide lunch for seniors. Further proving that Everett is a community rather than a City, our residents have dedicated over 500 hours of volunteer work at the Connelly Center in 2019 alone. We have received designs for an updated Connelly Center and plan to start construction later this year. The renovated center will include a bowling alley, exercise room, art room, and other state-of-the-art features in the basement level of the Center,

thus utilizing every inch of the building. Our Connelly Center focuses on providing our seniors a fun and active lifestyle, allowing them to be physically and mentally stimulated.

Healthy lifestyles can be viewed as a web. By educating our children about nutrition and by providing them with the necessary tools to grow and cook healthy foods and to participate in physical activities, we create a generation with a focus on healthy, active lifestyles. They, in turn, become parents who instill in their children these very ideals. And it's never too late to learn. We have had a great deal of past success teaching our seniors how to cook healthy meals and we fully intend on bringing back these classes in the near future. Our physical well-being has a major impact on our mental well-being, and I fully intend to transform Everett into the healthiest, happiest community in the Commonwealth.

Our residents' mental health can also be heavily influenced by the physical landscape of our City, which is why we have dedicated a great deal of effort toward transforming our City to best meet the needs of our population. We negotiated a land-swap with Encore Boston Harbor, whereby they granted us waterfront land in exchange for the underutilized Lynde Street Park, which was located on the edge of a heavily industrial neighborhood. This not only gave us the new Rivergreen Park at no cost to the taxpayer, transforming what was contaminated GE land into a state-of-the-art practice field, basketball court, roller rink, and open space for our residents, it now enables the land that we swapped to be developed and taxed for new growth opportunities. We recently wrapped up our renovations of Gramstorff Park (Little Flo), Sacramone Park on Tileston Street, Meadows Park at St. Anthony's, and Morris Playground at the Keverian School. We are currently working on the redesign of Shapiro Park at Alpine Road,

Baldwin Street Park, and the ballfields at Florence Street Park and Swan Street Park. Later this year, we will complete the renovations at Wehner Park at the Corner of Broadway and Lynn Street and will start the reconstruction of the neighborhood playgrounds along Appleton Street, Glendale Avenue, and Central Avenue. There will also be four new tennis courts at Rosetti Park off of Tremont Street, allowing our high school to host tennis competitions. In total, by the end of this year, we will have renovated over a dozen of our parks, playgrounds, and tot lots across the City as part of our vision to achieve a healthier Everett.

We have the intention on relocating Everett Veteran's Memorial Stadium, shifting away from the congested residential parcel off of Revere Beach Parkway to the new Rivergreen Park area. In doing so, we hope to join together a brand new, state-of-the-art stadium with our health and wellness center, community spaces, training facilities, and a new locker room facility, finally granting to our storied Everett athletic department the amenities that they have earned over the years. The stadium's offerings will be open for use by all of our residents, regardless of the sport they play, their gender, or their age. The relocation will not only bring with it a beautiful new stadium, but will also have the effect of relieving the traffic and parking issues that derive from the current location during games and events. The new stadium will capitalize on the under-utilized parking lots already in existence around the area, including the Rivergreen lot, BNY Mellon lot, Boston Coach Fidelity lot, and Best Buy lot. By implementing this shared parking during off-peak hours, we will be able to accommodate for the increases in vehicular traffic during events with the over 2,000 spaces already in existence in the area without the need to construct any additional parking facilities.

Not all of our outdoor improvements need to be monumental to have a large-scale positive impact throughout our City. Our main streets are currently decorated with brand new holiday lights to help spread joy during this time. The entire City has been fitted for energy saving and environmentally friendly LED street lights. Broadway is currently being fitted with ornamental light fixtures. Nearly 7 miles of road improvements were undertaken by the Department of Public Works in 2019, including road rehabilitation, milling and overlaying, and road reclamation work. Every year we conduct an Earth Day Cleanup, where hundreds of volunteers come together around the City to clean up and beautify our open-spaces. We worked with Everett Public School students to create two 26-foot murals on the concrete abutments under the MBTA commuter rail bridge, where a new connector path connects the Gateway Mall to the Encore Harbor Walk. More recently, we worked with Encore Boston Harbor and Goldman Global Arts, a respected national leader in the public art space, to bring two large-scale murals to life on lower Broadway. This spectacular art-installation runs more than 146-feet in length. Finally, working with our local Cultural Council, we hosted our first ever Everett Community Art Walk in which art pieces made by local artists were displayed in local businesses, community organizations, and municipal buildings.

The last facet of social progress is a focus on public safety. The Everett Fire Department has recently begun the Smoke Detector Initiative. In an effort to keep both our residents and first responders safe in the case of an emergency, the Everett Fire Department is offering free smoke and carbon monoxide detectors to our residents. They will even install them in your home if you wish. The Everett Police Department has been focusing on positive community engagement, hosting and assisting with city-wide events, conducting classes at our schools on various safety

topics, and leading the push for transparency by publishing crime reports multiple times a week online. The Everett Police Department will even have a car-seat technician made available upon request to assist parents with proper car-seat installation. To assist in actualizing their many goals, we have completed the rebuilding of the Hancock Fire Station, we are in the process of rehabilitating the Central Fire Station, which will be completed in mid-March, and we are in the process of designing a new Police Station. Through our Inspectional Services Department, we have made a concentrated effort to conduct 1-10 (Habitability) Inspections on all dwellings of three or more units to ensure that all aspects of the home are up to proper safety code. Our Water Department has established new methods to ensure safe drinking water for our residents, methods which the MWRA has since recommended to serve as the example from which other communities should seek to emulate.

In addition to social progress, there is economic progress, which measures our sources of revenue, our property values, and our rate of new development.

Developers and future-residents have lent a keen eye to Everett. Sure, we are in close proximity to Boston, but that fact has always existed. Why, then, has interest in living here and developing here increased so rapidly over the past few years? It is because we are on the rise. We are not complacent and we are not content with the status quo. As we innovate, as we pioneer, and as we progress, we get noticed.

We are transforming sites and parcels throughout this City, sites that only a few years ago seemed uninhabitable and uninviting, into modern spectacles. What was once a heavily polluted

Monsanto Plant now serves as the home to a \$2.6 billion resort and casino which currently employs 5,800 people, employed thousands more during the construction of the resort, and pays the City nearly \$30 million in total taxes per year. What served as the backdoor of the Village, home only to Teddy's Peanut Butter, has reinvented itself as an epicenter of development, boasting Night Shift Brewery, Bone Up Brewery, Short Path Distillery, Village Bar and Grill, Revolution Axe Throwing, MetroRock Boston, and Skyzone. In the same area, a multi-acre container storage facility will be welcoming a new housing development. What currently exists as 4.3 acres of empty polluted lot off of Revere Beach Parkway, known as Market Forge, will soon transform into a mixed-use development, boasting restaurants, retail, affordable housing, and market-rate housing, within walking distance of a T-Station and abutting the Commuter Rail tracks. Just down the street, the owners of Wood Waste, a highly polluted and blighted site, are permitted for a transit-oriented development project, again aiding in the City's vision through utilizing mixed-use development, complete with retail and affordable housing units. These mixed-use projects not only create a greater housing stock in our City where demand has skyrocketed, they also drastically increase our affordable housing units and create jobs through their construction and operation.

Just last year, the Pioneer Apartment building was opened, and the amenities that they offer are a first-of-its-kind in our City. Complete with a spin studio, community dining area, Common Ground coffee shop, and an expansive outdoor relaxation area, the project is so impressive that Governor Baker, joined by Housing and Economic Development Secretary Mike Kennealy, Housing and Community Development Undersecretary Janelle Chan, and our local leaders at the

State House, delivered a speech on his Housing Choice initiative at the Pioneer and recognized the incredible efforts we have made as a City to address the housing issue effective state-wide.

The construction of affordable housing, particularly for our most vulnerable populations, is tantamount in the wake of surrounding large-scale development. As a result of continued negotiations with the Archdiocese of Boston, we will be moving forward with the former Pope John property to build affordable housing for our seniors and veterans. The former St. Therese Church on Broadway is currently in the process of being converted into 77 senior citizens affordable units, with East Boston Neighborhood Health Center finding a home at the site as well. There will be a local preference of up to 70%, and the affordability ranges for the apartments will be made available for those making as low as 30% of the Area Median Income to those making 80% of the Area Median Income. This would translate to a typical 1-bedroom having a monthly rent as low as \$700. In addition to the 77 rental units, the project will also construct 6 new 3-bedroom townhouse condominiums, which will be for sale below market rates, marketed for first-time home owners with a shared income from \$80,000 to \$100,000 a year.

In an effort to revitalize the true “heart” of our City, we have proposed an urban renewal plan for Everett Square. The plan was approved by the City Council and subsequently by the Massachusetts Department of Housing and Community Development. We have narrowed our search down to three developers, each of whom submitted plans for mixed use development along Broadway and Norwood Street. The successful candidate will work closely with my Administration, and with the help of the City Council, the current property owners of the site,

and the public, they will build a project that will both reinvigorate Everett Square and proudly represent Everett's downtown.

As our center of civic and commercial activity, the Square provides some of the greatest potential for new housing, commercial, and mixed use development. We are already bringing back pride to the Square and there is more to come! Today, Broadway is lined with new trees, historic lighting, hanging plants, and ornamental lights. We have a beautiful courtyard outside of our Parlin Library, which provides a space for our residents to sit and relax by the fountain or to take a moment to reflect at our 9-11 Memorial. There are plans to build vibrant housing along Broadway with lively commercial-retail space on the first floor, and community spaces and artist lofts above. The Everett Square renewal project aims to rehabilitate and redevelop vacant and underutilized properties in the area, properties that have long been sources of complaints by those coming into our City. Instead of dilapidated buildings that have been ignored by property owners for years in our Square, imagine beautiful storefronts coupled with brightly lit windows and awnings and planted flower beds in front of businesses. This will be an area where you don't need a car because everything you need is within walking distance. If you do need to travel a bit further, there already exists a free shuttle in the Square that will take you directly to the Chelsea Silver Line T-Station, which will, in a year, become home to a new Commuter Rail stop. This is the future of Everett.

Accompanied with such rapid development are some very real concerns, such as housing availability, housing affordability, transportation needs, and environmental issues. Each of these concerns have been integral in my and my staff's negotiations with developers and with various

levels of government, and our innovative approaches to addressing these issues are receiving state-wide and national acclaim such as the 2018 Congress of New Urbanism Award for our Malden River Vision Plan, the 2018 EPA Environmental Merit Award for the Encore property cleanup, and a designation as a Massachusetts Housing Choice Community for our demonstrated dedication in increasing housing options for our residents. Issues of housing, transportation, and environment are intertwined, and we have made great progress in addressing these concerns.

To further address the issue, we are working with the City Council to amend our inclusionary zoning ordinance to increase the number of affordable housing units available around the City.

With an increasing amount of residents coupled with a much higher volume of visitors coming into our City, we need more than a transportation reform; we need a transportation revolution. Over the last few years, a great deal of my Administration's focus has been dedicated to developing innovative methods to deal with this.

So far, our transportation initiatives are paying off. This City has partnered with Encore to allow for a free local shuttle service open to all residents, connecting Everett Square to the casino as well as the Chelsea MBTA Station and Rivergreen Park. The Broadway dedicated bus-lane is a huge success and has gained international acclaim. The shift to a dedicated bus lane, coupled with new state-of-the-art traffic signal technology, which prioritizes buses at intersections, has reduced bus travel time by over 30% and has become a model for local innovation to improve transit in surrounding municipalities. 15,000 Everett residents board buses, trains, and shuttles headed to Boston every day, an increase of nearly 800 new daily riders since implementing these

improvements. We are developing center-lane Bus Rapid Transit for which the Barr Foundation granted the City of Everett upwards of \$1 million for its innovative efforts. These buses will run in dedicated lanes in the center of the road, free of traffic or parked cars, just like the trolleys of yesteryear, and provide a direct one-seat ride from Everett to North Station with a turn-around at Haymarket. Helping us achieve this goal, the MBTA recently announced it will be prioritizing additional bus service in Everett in response to the City's commitment to the dedicated lanes as well as working with the City to extend dedicated lanes through Sweetser Circle. This winter, work will begin on preliminary designs for an extension of the Silver Line Bus Rapid Transit line through Everett, connecting Everett to Logan Airport and South Boston, as well as Sullivan Square and eventually Cambridge and Somerville. Additionally, the MBTA Fiscal Control Board voted in November to begin upgrading the commuter rail line running through Everett to include more trains as well as a new stop in our City. Everett is poised to become a mobility hub, with easy transit access anywhere in the region.

Regional advocacy is key to the success of these initiatives. I am working with Mayor Walsh in Boston, who has committed to building Bus Rapid Transit lanes on Rutherford Ave as part of upcoming construction, thus enabling Bus Rapid Transit from Everett to reach downtown Boston. I am also working closely with the political leaders of Lynn, Revere and Chelsea as well as our State Senator Sal DiDomenico and our State Representative Joe McGonagle, who sits on the state transportation committee, to ensure that proposed investments in the Commuter Rail MBTA system will benefit our communities.

We are also on the leading edge of active mobility. We are building sustainable, low cost and convenient local transportation options to residents and visitors of **all** incomes, ages, and abilities, increasing the overall quality of experience and providing greater access to jobs, amenities, and local services. This year, we opened nearly two miles of protected bicycle lanes on Broadway and Revere Beach Parkway, increasing ridership on these routes by 50%, with over 100 cyclists per hour riding on Lower Broadway alone. Over a mile of new multi-use paths are now open to the public in Rivergreen Park, offering access to the Malden River and new parks and fields. This summer, we will break ground on an extension of the Northern Strand Community Trail, completing the route from West Street to the Encore Resort and Mystic River. The Massachusetts Gaming Commission has jointly granted the Cities of Everett and Somerville nearly \$1 million to complete designs for an expansion of the Assembly Row T station that will allow Everett residents to connect from the Northern Strand Trail to the Orange Line and Assembly Row over the Mystic River on the new footbridge from the Encore Resort property, a project that Wynn has designed and committed to pay for. We worked with the State to permit a water-taxi service from Everett directly into Boston. In June, we launched Blue Bikes, the Boston region's popular bike sharing system, as a means to create new and better connections within our community as well as to nearby MBTA stations. This municipally-owned system spans Boston, Cambridge, Somerville, Brookline and now Everett, enabling seamless connections for those who need to travel that "last mile" from the bus or train stop to their home or place of work.

Shifting gears a bit, one of the most consistent concerns I hear from residents with regard to transportation is parking. Parking has continuously been a hurdle for Everett, both before and during my tenure as Mayor. The time for a solution is now.

This winter we will be proposing two new ordinances: a Transportation Demand Management Ordinance and a new parking ordinance. The Transportation Demand Management Ordinance will require new developments to reduce the number of vehicle trips that they generate, which chronically congest our roads. This will be achieved by following the model used during the development of the Encore Resort, where reductions in parking are paired with alternatives such as discounted MBTA passes, bike share stations, car sharing spaces or, in some cases, joining with other developers to operate a shuttle bus to nearby destinations or T stations.

To further enable the success of this program, we will be introducing new parking policies that will protect residents of our existing neighborhoods by reducing or eliminating the availability of on-street parking permits for new development projects. This will protect the availability of on-street and other public parking for those who have come to depend on it. While these measures are a major departure from existing policy, they are proven to be best practices and it is time that they are introduced into our City. They will enable us to continue to grow without further congesting our streets and polluting our environment. While it may seem difficult to perform an overhaul of our parking policies, the issue of parking is not one isolated only to Everett. Our neighbors, in places like Cambridge, Somerville, as well as many cities nationally have in fact instituted ordinances whereby residents of new developments are not eligible for *any* on-street parking permits, and requirements for developers to provide a minimum number of parking

spaces have been replaced with parking maximums. It is a major departure from the now-antiquated method of providing increased amounts of parking, which has congested our roads and replaced housing and businesses in central business districts with unproductive parking lots. With technological advancements, a surge in ride-share popularity, the implementation of shared-parking policies, and a focus on alternative modes of transportation, it is vital that Everett progresses and changes with these modernizing times.

What does this change look like? Believe it or not, it looks like the vibrant city that many of us remember. Some of you may remember a City where a quick stroll down Broadway or Main Street allowed you to run all of your daily errands. A City where you could walk to the corner coffee shop to meet your neighbors or take your kids for ice cream. This is the type of City many of our residents have envisioned in planning studies like the Lower Broadway Master Plan or Everett Square Master Plan, where street level shops and restaurants flourish rather than be sacrificed in order to satisfy outdated parking requirements. This change allows housing units to be built affordably for seniors, students, and others who don't need two parking spaces per unit. Unlike today, where transportation mitigation for developments are dictated through a one-size fits all approach that requires parking and road construction, future developments on roads such as Broadway or Main Street would have the freedom to choose how they wish to provide mobility for their residents and employees. While some projects may still choose to provide parking, those that are willing to contribute in other ways, such as providing transit passes, car sharing, bike sharing, or even joining a shuttle service will see their parking requirements reduced. And in doing so, we all win. New residents who before may have driven out of town to run errands, can now walk down the block to the new grocery store or coffee shop or maybe

even their place of work. Our local business owners are able to grow their businesses with increased foot traffic and our existing residents have more local options to shop and work. By providing more options locally within walking distance, we can reduce or even eliminate the congestion that has historically come with new development.

The automobile is taking up valuable land, causing the worst traffic jams in the nation, ruining our quality of life, and killing the planet. As the planet warms, we are seeing dramatic rain events and higher tides which are flooding our city streets and neighborhoods. We are blessed to have a beautiful waterfront. But with that beauty comes a responsibility. The Mystic River, the Malden River, the Amelia Earhart Dam, the Island End River, the North and South Creek, and the Town Line Brook are all in and around Everett.

As water runs off our roof tops, streets, and driveways it picks up debris and sediment. These pollutants then run directly into our rivers and streams causing toxic algae blooms. In order to reduce runoff and keep our waterfronts beautiful, we are cleaning and repairing our storm drains, installing rain gardens to capture rain water, and replacing asphalt with green space to allow more rain water to permeate the ground.

In addition, we are repairing all existing tide gates and installing new ones to reduce flooding during abnormally high tides. We're removing illicit sewer and storm drain connections. We are working closely with the new owners of the Boston Market Terminal, the Davis Group, who are investing millions of dollars, along with state and federal funds, to daylight as much of the Island End stream as possible. Our combined efforts will substantially alleviate flooding in areas long

plagued by this issue, such as the Commercial Triangle District, Spring Street, Bellrock Street, Chelsea Street, Cottage Street, Waters Avenue, Elton Street, Prescott Street, and Jefferson Avenue.

By restoring the stream, we will reduce polluted runoff, address flash flooding concerns, and improve the livability of these areas. Alleviating these issues has been a focal point of mine since the beginning of my tenure as Mayor, and I am excited that we are finally at the finish line.

We are also fighting to reduce our impact on the environment. Last year, we began purchasing all of our electricity from community shared solar farms in Massachusetts providing us with clean renewable energy. This year, we will become clean energy producers, partnering with Ameresco to transform our municipal buildings into energy-efficient, self-sustaining hubs. From City Hall, to our schools, to police and fire stations, to our libraries, we will be installing solar panels which will provide energy throughout our buildings. Any energy not used, will go back into the grid. We will retrofit our buildings to ensure that we minimize resources in climate-controlled the buildings.

### **Possibilities**

With collaboration, innovation, and dedication, there is truly no limit to what we as a City can achieve. Some of the goals I have may be lofty. I have heard criticisms from countless naysayers when proposing my vision for the Everett of the future. These critiques do not discourage me nor do they cause me to lower my goals.

A few years ago, after proposing a multi-billion dollar development to come into Everett, to remediate a site that sat on polluted soil, and to grant access to a clean waterway in our City, remarks that it was an impossible goal, a disillusioned dream, echoed throughout the City. Today, that very parcel of land is home to the largest construction project ever privately built in the State of Massachusetts, boasting luxury restaurants, a five star resort, and expansive gaming floor, not only paying the City \$25 million in annual payments, but also increasing our meals and rooms taxes by over 300%, amounting between \$3-4 million, and partnering with us in many philanthropic ventures.

We are working with legal experts at the Conservation Law Foundation and the Massachusetts Department of Environmental Protection (DEP) to enhance our open spaces, particularly focusing on our now-accessible waterfront. We are fighting hard to force National Grid to take responsibility for opening up a major portion of the Malden River to the public. For years this company has denied the public access to the Malden River by fencing off almost a mile of waterfront. We brought together hundreds of elected officials, residents, and environmental activists to challenge them. The DEP ordered them to open up access and build a path. Instead of complying, National Grid is wasting ratepayers' dollars to fight this decision. I pledge to you that we will fight to get residents full access to the waterfront just like they have in Boston, Cambridge, and every other wealthy community.

It is time Everett residents of all races, ages and incomes enjoy the physical and mental health benefits of visiting urban parks and open spaces.

We will open up our entire waterfront from the Malden line to the Boston/Chelsea line on the Malden and Mystic Rivers. We will complete a ribbon of new open spaces and paths along our waterfront to be enjoyed by residents and visitors alike. We are working with the MBTA to lease out their land along the bike path to build seasonal pop-ups and temporary restaurants. With inspiration from Encore Boston Harbor, much of the riverfront path is complete, and ferry service from Everett to Boston is now a reality. This same path will be expanded to create a special waterfront identity for our community with significant pedestrian amenities such as seating, lighting, overlooks, gathering areas and connections to important destinations along our waterfront.

We have completed design for a public canoe and kayak launch at Rivergreen Park and will begin construction this spring. We are working on creating public recreational moorings along the Malden and Mystic Rivers for private boats to dock, a project which we will complete this summer. This past spring, hundreds of volunteers cleaned up and cleared the waterfront of invasive species to enable a clear view of our burgeoning waterfront. We're working with property owners to ensure public access to the water and encouraging public waterfront uses such as fishing piers, overlooks, launches, and swimming.

We are working tirelessly to utilize an aspect of Everett long-forgotten about. Our waterways have been so heavily polluted for over 100 years that many residents who have lived here their entire lives were not even aware of fact that Everett is, in fact, a waterfront community. Because of the work we have undertaken and the work we will continue to do, the waterfront will finally be able to serve the best interest of the public.

Imagine an Everett where you can ride your bike along a dedicated bicycle path, head toward the waterfront, and hop on a ferry to the Harbor Islands or take a quick trip over to the aquarium by boat. Imagine an Everett where crew teams gather in our backyard and skull down the Malden and Mystic Rivers. Imagine an Everett where parents spend the day with their children fishing off a public pier. This is not some far-fetched dream or disillusioned goal. This is a reality and this is our future. Our residents deserve nothing less.

Wise investments made today yield great returns in the future. Moving forward, developing the City's overall landscape, and pioneering innovative solutions to modern-day problems comes with a cost. However, being complacent and doing nothing will set our City back. As a City and as a people, we must propel forward. Despite the fact that many improvements inevitably cost money, we have a proven track-record of undertaking our projects with minimal impact on the taxpayer, and will continue to devise methods to do so. For example, let's take the conversion of the Pope John property into affordable housing for seniors and veterans. Not only will this enable our seniors and veterans to find affordable housing in Everett, an investment well-worth any price, but we will fund the project through bonding monies, the debt of which will be substantially paid off by the new estimated taxes generated from the property. The same can be said with the proposed new stadium development: taxes generated from the development of the old stadium site will assist in funding the construction of the new stadium. Allow me to explain how this would work: At a maximum, doubling the size of our wellness center, installing collegiate-level facilities, and building a brand new stadium will cost approximately \$50 million. In the current market, a 30-year bond of this \$50 million amounts to roughly \$2 million per year.

The site that the stadium currently sits upon is around 8 acres of land; land that generates no taxes for the City. In the current market, best-use development of a parcel of land off of the heavily trafficked Route 16 would generate approximately \$500,000 in taxes per year per acre. What this means is that when *half* of the Route 16 stadium site is developed, the taxes generated would cover the expense of the new stadium. Equally as important, we will be writing the RFP for the future development, and will craft it to emphasize the importance of retaining open space and to add public parking for local amenities such as the Connelly Center and the businesses along Chelsea Street and Revere Beach Parkway. Although we are a City, we handle our financial matters like a business. Our investments are sound and we spend our money wisely. By doing so, it enables us to progress as a City without burdening the taxpayer.

On the topic of finances, it is necessary that I stress the importance of the upcoming 2020 Census and how heavily it will impact our City. Each resident counted on the Census amounts to approximately \$2,300 in Federal funding to our City. Getting an accurate count of our population will enable us to receive millions of additional federal dollars for us to use on our schools, housing development, infrastructure improvements and more. I am working with the School Department to ensure that every student is counted. I will be seeking the assistance of our new City Council, the most diverse in this City's history, to aid me in reaching those populations the federal government considers hard-to-count. A complete count of our residents is only possible through a concentrated and collaborative effort from each and every one of you.

Everett is an Opportunity Zone, not just for developers, but for its residents. On October 11, 2019, the Boston Globe published a special report, titled "Miracle on the Mystic: Chelsea,

Everett, and the New American Dream”. Despite facing the same hurdles and challenges of many working-class cities around us, Everett has “managed to put thousands of their poorest Black and Latino children on paths to upward mobility...Latinas who grew up in Everett had higher household incomes as adults than about 80 percent of Latinas from elsewhere in the country and 90 percent of Latinas in the region.” This success can be attributed to the safe environment we provide our children, the resources this City puts toward our Children’s education and well-being, and my Administration’s focus on providing opportunities to all people. The Boston Globe magazine has named Everett one of the ten best communities in Massachusetts to live.

The possibility for progress is what makes so many Everett residents proud to call Everett home. It makes me so proud to serve the residents of Everett as its Mayor. Pride, Progress, and Possibilities. Everett personifies these words in a very tangible way and, as your Mayor, I will continue to make our City’s motto a reality.