

City of Everett



Host Community Meeting
Edward G. Connolly Center
June 25, 2014

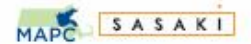
ENVISIONING EVERETT TOGETHER

PLANNING FOR PRIDE, PROGRESS AND POSSIBILITIES

PUBLIC OPEN HOUSE



- LOWER ENCLOSURE NEIGHBORHOOD STUDY AREA
- MUNICIPAL BOUNDARIES
- POINT OF INTEREST
- RELIGIOUS INSTITUTIONS
- NORTHOWN STRAND
- OPEN SPACE
- PARKWAY OPEN SPACE
- STREET OPEN SPACE
- SCHOOLS
- METRA SHORWAY ORANGE LINE STATION
- METRA SHORWAY ORANGE LINE
- METRA COMMUTER RAIL STATION
- METRA COMMUTER RAIL LINE
- METRA BLUE ROUTE





Medford

Wellington



Somerville

Boston

Chelsea

SANTILLI HIGHWAY

TILESTON STREET

WELLINGTON AVENUE

SANTILLI CIRCLE CONNECTOR

16

BROADWAY

BOW STREET

99

MYSTIC STREET

ROBIN STREET

DEXTER STREET

OAKES STREET

MAIN STREET

SCHOOL STREET

REVER STREET

CAROL STREET

PARIS STREET

GARVEY STREET

SECOND STREET

TERMINAL STREET

GARDEN STREET

CHELSEA STREET

IRVING STREET

FLORENCE STREET

LUKE ROAD

FRANCIS STREET

MALDEN STREET

REVERE BEACH PARKWAY

THIRD STREET

BOSTON STREET

VALE STREET

BEACHAM STREET

BEHNS STREET

COMMERCIAL STREET

MARKET STREET

Proposed
Chelsea
Commuter
Rail Stop



Mystic Mall
Silver Line
Extension

Lower Broadway Neighborhood



Lower Broadway – Timeline

2011

- Commission the Lower Broadway Master Plan (LBMP) by Mayor DeMaria

2012

- Year-long **LBMP creation process completed** – presented to City for adoption
- November: City approached by Wynn Resorts

2013

• Winter

- Negotiate Host Community Agreement (HCA) with Wynn Resorts
- Start Everett Central Waterfront Municipal Harbor Plan (MHP) process

• Spring/Summer

- Completed HCA process and began “pre-development” planning to include traffic/transportation review, new zoning, establishing redevelopment authority, and creating urban renewal plan
- June 22, 2013: Referendum on Wynn project and HCA held – support approaches 90%

• Fall

- Everett Redevelopment Authority (ERA) established – members appointed Winter 2014
- **Re-zoning of the Lower Broadway Neighborhood approved** by City Council
- Work begins on Lower Broadway Urban Renewal Plan (LBURP)


2014

- **MHP Approved** by State
- **LBURP approved** by Everett City Council, ERA, and Planning Board – pending State approval

Lower Broadway – Vision





Draft
Lower Broadway District Urban Renewal Plan
City of Everett, MA
 April 2014



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




Everett Central Waterfront Municipal Harbor Plan
 Everett, MA

October 16, 2013
 submitted to Massachusetts Office of Coastal Zone Management
 submitted by City of Everett
 in association with Fort Point Associates, Inc.
 ICON architecture, inc.
 Shadley Associates

Over 50 public meetings from 2012 – present

Industrial Past



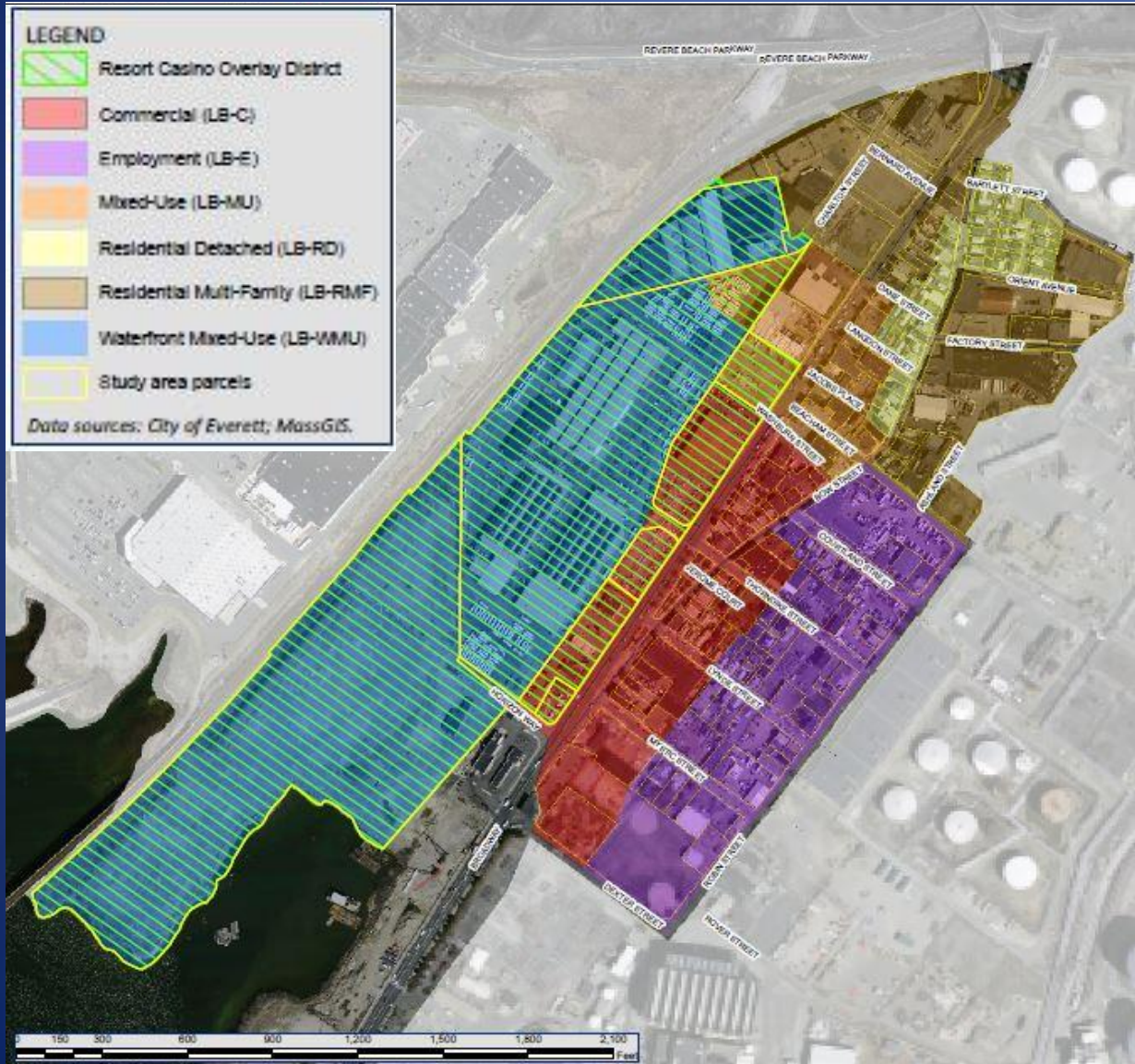
- Over 128 Acres
- Over 20% vacant, former industrial land

Mixed Use Future



- Over 128 Acres
- Over 20% vacant, former industrial land
- Future land use – over 50% mixed-use/commercial

Primed for redevelopment



- Over 128 Acres
- Over 20% vacant, former industrial land
- Future land use – nearly 50% mixed-use/commercial
- **New Zoning & Streamlined Permitting = new private investment**

Right Developer - Right Location



- Over 128 Acres
- Over 20% vacant, former industrial land
- Future land use – nearly 50% mixed-use/commercial
- New Zoning & Streamlined Permitting = new private investment
- **Catalyst project**

Thank you!