



Everett Square Revitalization Plan

Presentation Public Forum 1

January 24, 2018

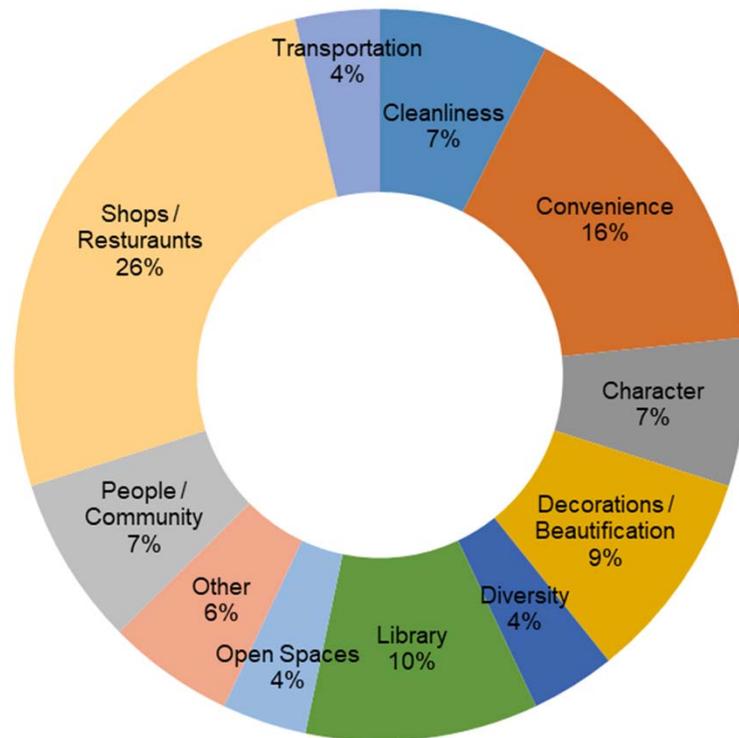


Previous Everett Square Planning Efforts

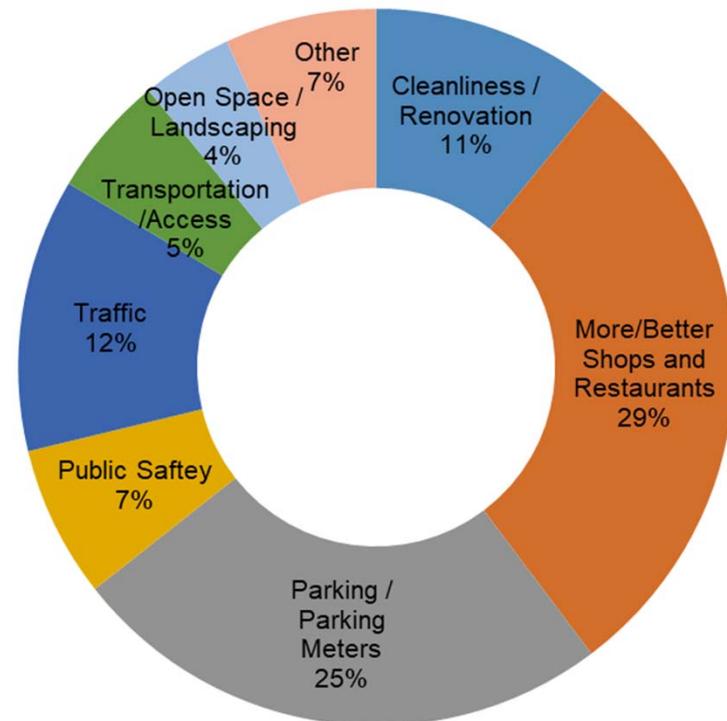
- **MAPC Parking Study (2015)**
- **Utile Everett Square Streetscape Plan (2016)**
 - Nelson Nygaard Traffic Study
 - Community Survey
- **High School Reuse Study (2012)**
- **MassDot Citywide Public Transit Study (2015-2016)**

Results from Utile Community Survey

What do you like most about Everett Square?

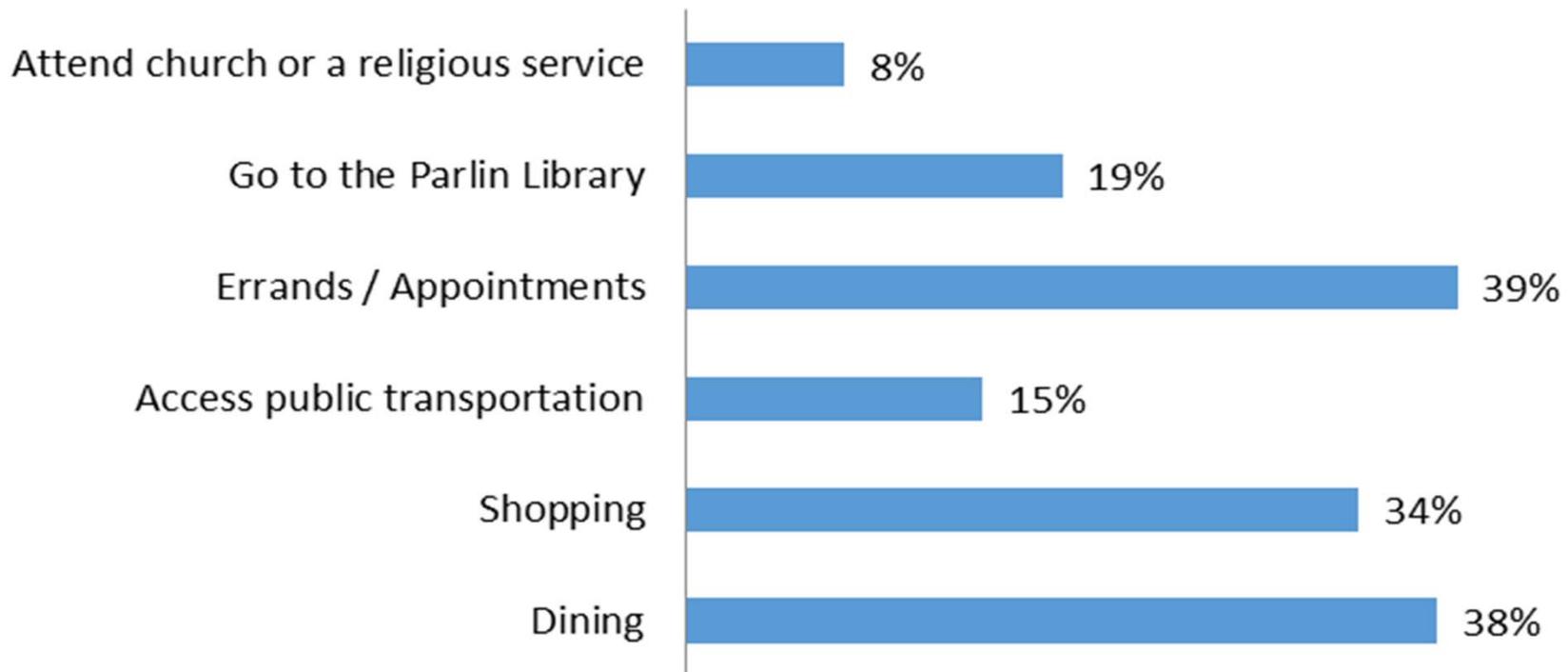


Suggestions for Improving Everett Square



Results from Utile Community Survey

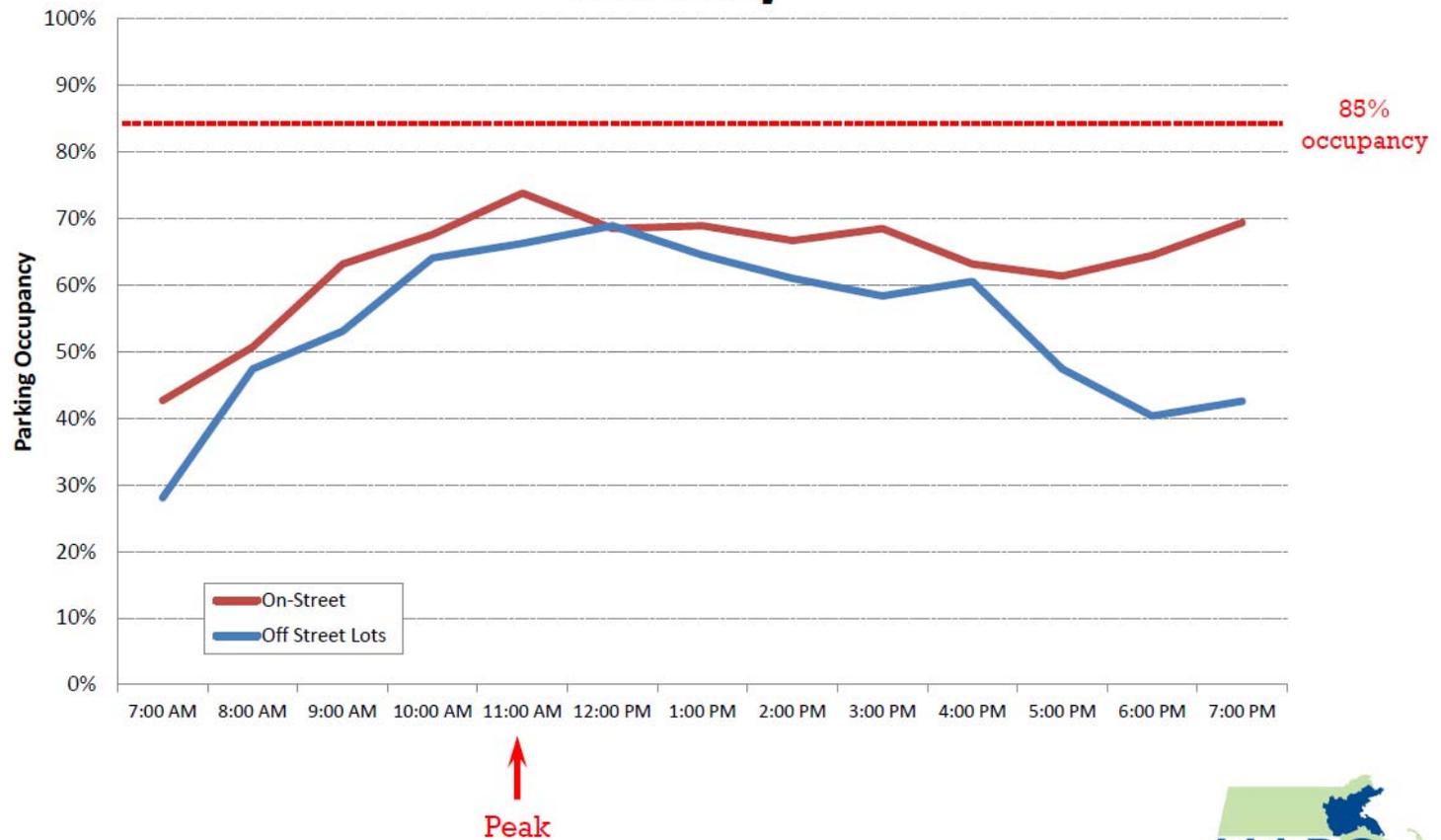
Reasons for Going to Everett Square



MAPC Parking Study

MOKE SHOP

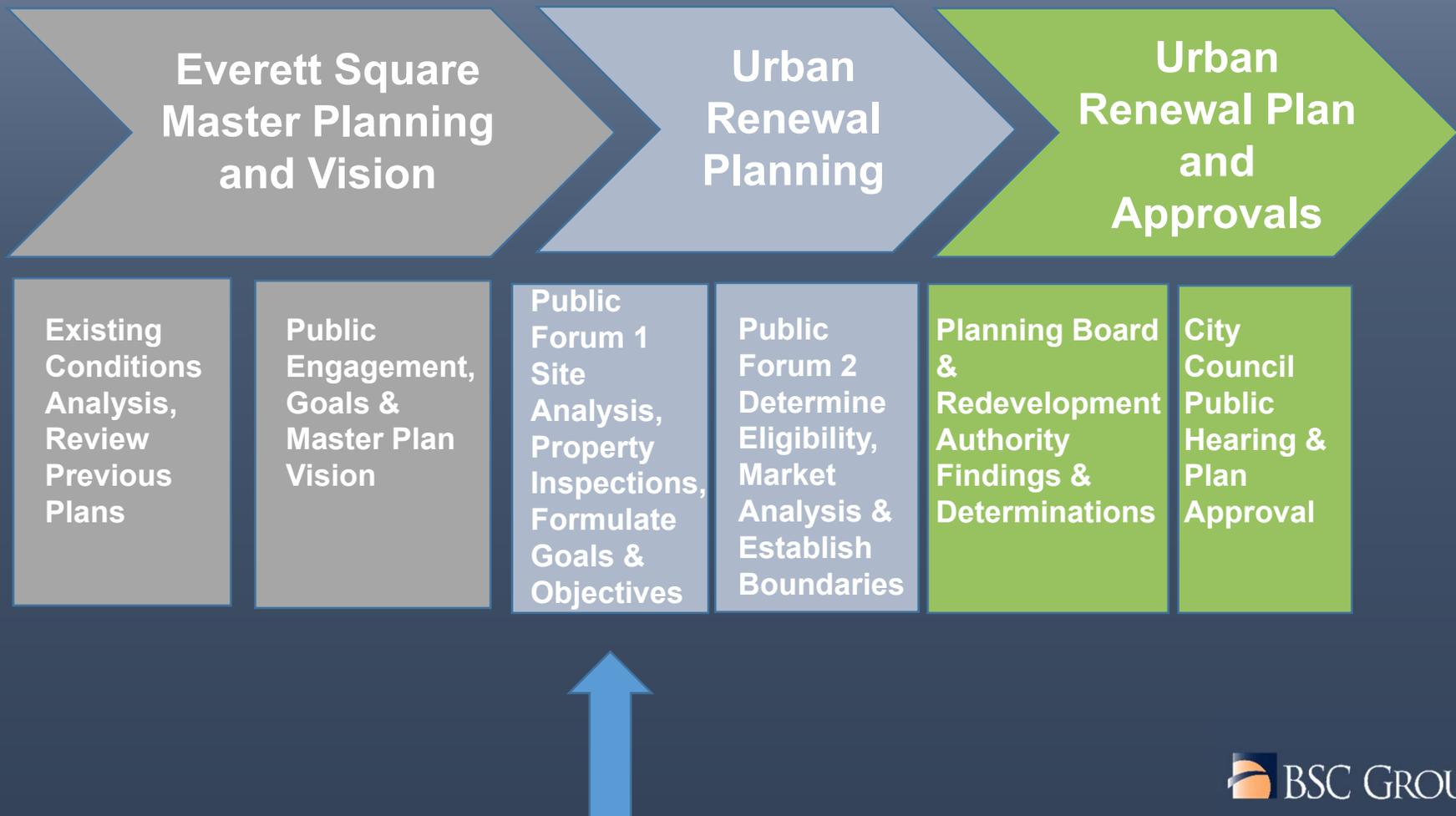
Everett Square Occupancy vs. Capacity Weekday



Conclusions

- Adequate capacity
- Improve technology and enforcement
- Improve access

Phases of the Urban Renewal Process





What is Required for an Urban Renewal Plan?

- Solicit Public Input
- Identify Area Needs
- Delineate URP Boundary
- Present Project Data, e.g., Land Use, Zoning, Infrastructure, Ownership, etc.
- Satisfy Eligibility Requirements
- Long Term 25yr +
- Propose Economic and Community Development Strategies
- Target Public Improvements and Investments
- Prepare Plan Budget and Funding Sources
- Obtain Municipal and State Approvals



Urban Renewal Plan Benefits

- **Attracts public and private investment, stimulates economic growth, increases tax base and creates local jobs.**
- **Enables land assembly and acquisition when needed and appropriate.**
- **Allows city redevelopment agency to negotiate sales for property disposition.**
- **Provides upgraded and needed infrastructure for future growth.**



Urban Renewal Plan Financial Opportunities

- MassWorks Infrastructure Projects
- Transportation Enhancement Program
- Chapter 90 Funding
- MA Parkland Acquisitions and Renovations for Communities (PARC)
- Land and Water Conservation Fund (LWCF)
- Brownfields Site Assessment
- Gateway Cities Funding
- District Improvement Financing (DIF)
- Public-Private Partnerships



Urban Renewal Plan Eligibility Requirements

To be considered eligible for urban renewal, an area must meet the regulatory criteria for one or more of the following categories:

- Blighted Open Area
- Decadent Area
- Substandard Area

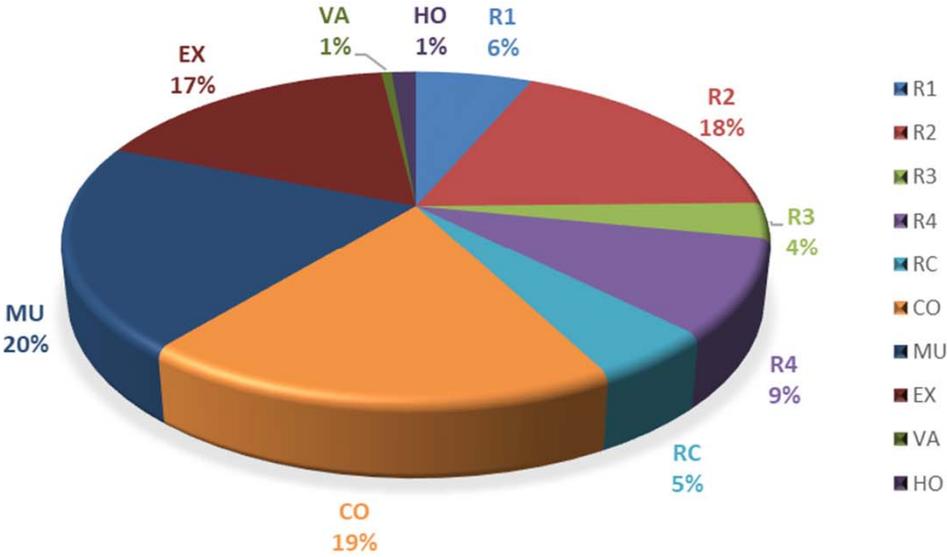


Existing Conditions

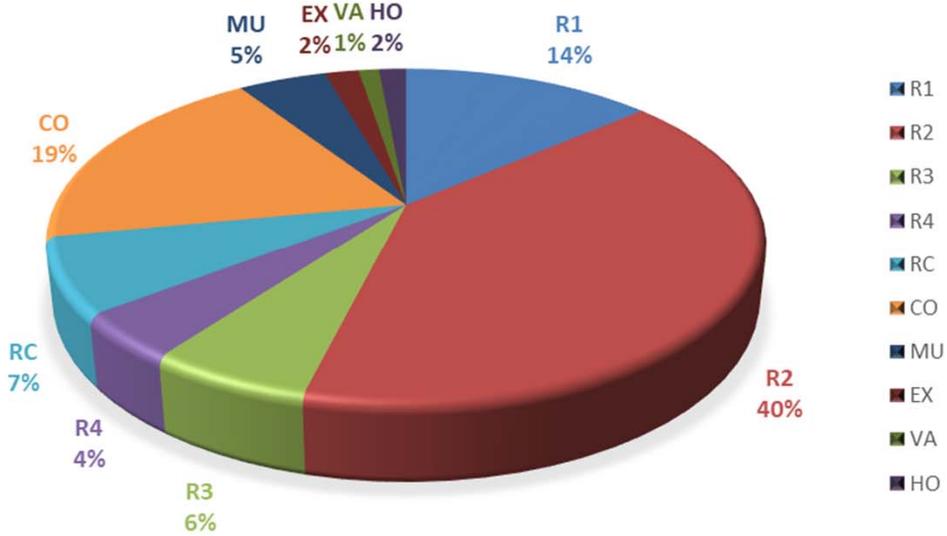
- Boundaries of Urban Renewal Area
- Land Use and Distinctive Features
- Current Zoning
- Age of Structures
- Population Density
- Property Ownership

Land Use by Area and Number of Parcels

EXISTING LAND USE BY AREA



EXISTING LAND USE BY # OF PARCELS (%)



Historical and Environmental Resources

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Legend

- MHC Building
- Proposed Revitalization Area
- MHC District
- MADEP 21E Site

1 inch = 400 feet
 0 200 400
 Feet

EVERETT SQUARE REVITALIZATION AREA
 Environmental Resources Map
 Everett, MA

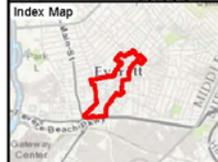
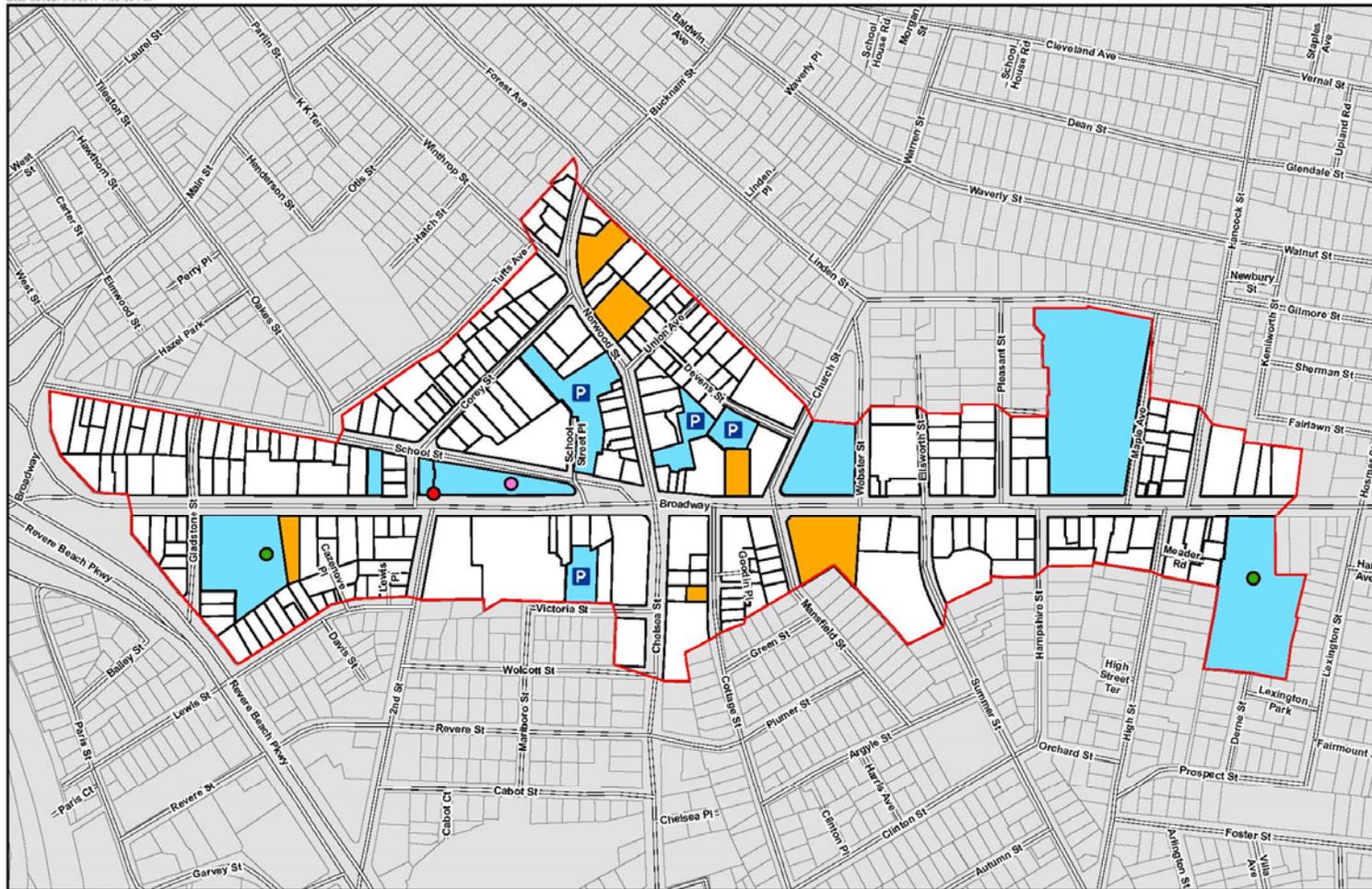


BSC GROUP

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

Property Ownership

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Legend

Proposed Revitalization Area	Fire Station	Roads
City Owned Parcel	Library	
Religious Exempt Parcel	School	
Privately Owned Parcel	Parking	

1 inch = 400 feet
 0 200 400
 Feet

EVERETT SQUARE REVITALIZATION AREA
 Figure S-6: Property Ownership
 Everett, MA



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Age of Structures

- Two thirds of the structures were built prior to 1940 and are 77 years or older.
- Almost half (45%) of all structures were built prior to 1920 and are nearly 100 years or older.
- Nearly one third (30.72%) of the structure were built prior to 1900.

Building Age Breakdown	Count	Percent
> 2001	7	1.41%
1981-2000	127	25.50%
1961-1980	10	2.01%
1941-1960	7	1.41%
1921-1940	90	18.07%
1901-1920	77	15.46%
< 1901	153	30.72%
Unknown	27	5.42%
	498	100.00%

Potential Redevelopment/Acquisitions/Transfers [Draft]

Parcels to be Acquired/Transferred [DRAFT 11/08/2017]

Legend Key	Parcel ID	Building Name/ Primary Occupant	Lot Size (acres)	Owner	Current Use	Proposed Use
1	C5-100	Former Everett High School 538 Broadway	3.99	City of Everett	Charter school, Health Club, Fire Training	Mixed Use/Municipal
2	C5-98	Masonic Lodge, 536 Broadway	0.17	Islamic Association of Massachusetts, Inc.	Condemned, former Masonic Lodge	Commercial/Office/Mixed Use/Municipal
3	C5-7	City Hall, 484 Broadway	0.99	City of Everett	City Administration	Office/Commercial
4	K1-1 (rear only)	Parking for Bank of America 439 Broadway (rear)	TBD	Zaytems International LLC	Private Parking	Mixed Use (rear only)
5	K1-13	Rite Aid, 405 Broadway	1.59	Everett Broadway Retail LLC	Retail/Pharmacy	Mixed Use - Commercial/Retail/Residential
6	K1-08	Parking, 417-419 Broadway	0.083	Fiorentino Anna M, TR c/o Rite Aid Corporation	Parking area	
7	C4-8	Bouvier Building, 166-172 School St	0.09	Bouvier Jeffrey F., Gilbert F.	Former Lounge and Retail/Jewelry Store	Mixed Use - Commercial/Retail/Residential
	C4-9	Braza Grill, 158 School St	0.17	Ross, Steven A.	Restaurant and Parking	
	C4-64	Eight/10 Bar & Grill, 8 Norwood St	0.04	Conti, Joseph A.	Restaurant/Bar	
	C4-63	Everett Law Firm, 14 Norwood St	0.06	Mackey, John, Hughes, Roland D. Tr.	Office	
	C4-62	N/A, 0 Norwood St	0.07	Puerto Banus LLC	Private Parking Lot	
	C4-61	NM Food Mart & Broadway Liquors, 18-20 Norwood Str	0.12	Greener, Frederick J.	Convenience Store & Liquor Store	
	C4-60	Assembléia de Deus Missão & Briny's Hair Salon, 24-24A Norwood St	0.07	Kotsiopoulos, Charles	Worship & Hair Salon	
	C4-60A	Steve's Shoe Repair & Craig's T.V. Service, 26-28 Norwood St	0.05	Vuolo, Stephen P, Justine (LF EST)	Cobbler & T.V. Repair	
	C4-7	Angelos Touch Hair Styling 30 Norwood St	0.02	Logiudice, Angelo Tr.	Barber Shop	
8	C4-41	Parking, 36 Norwood St	1.081	City of Everett	Public Parking	Mixed Use - Commercial/Retail/Residential
	Roadway ROW	Plaza, School St Parking Lot, School St	TBD	City of Everett	Public Plaza and Roadway ROW	New Street and Open Space/Commercial/Mixed Use
9	C4-30	Sacco Plaza, 142 School St	TBD	Everett Square Plaza	Residential Apartments/ 1 st Floor Office or Retail	Commercial/Municipal (1 st floor only)
10	C4-152	Everett Fire Station, 384 Broadway	0.14	City of Everett	Fire Station	Municipal.
11	K8-117	Whittier School, 337 Broadway	0.6	City of Everett	Elementary School	Commercial



A Word About Property Acquisitions

- All properties contemplated for acquisition must be identified in the Plan.
- Not all properties in the Urban Renewal Area (URA) are targeted for acquisition.
- Not all properties identified for acquisition are acquired.
- Not all properties that are acquired are taken by eminent domain.
- The Everett Redevelopment Authority (ERA) may negotiate for the purchase and sale of properties identified for acquisition in the URP. No public bidding process is required. This allows the ERA to operate on a level playing field with the private sector in the acquisition and disposition of property.
- Transactions require two independent appraisals to ensure fair market value.



Potential Redevelopment Concepts and Sites Utile Everett Square Streetscape Plan

- Shared plaza via realignment School Street and extension of Union Street to Broadway.
- Site One: Five parcels, including School Street Municipal Parking Lot and the Bouvier Building - Several 6-story redevelopment/rehabilitation alternatives involving some or all of the parcels.
- Site Two: 419 Broadway (Rite Aid) - Extend Marlboro Street, creating two parcels with 6-story structures and 1st floor retail.
- Site Three: 439 Broadway (Corner of Chelsea and Victoria Streets) – develop a 6-story/ 30-unit residential building.

Proposed Plaza School and Union Streets

Development Test-Fits

Reconfigured Plaza Creates Value for New Development



Existing Plaza = 16,840 SF
Proposed Plaza = 20,700 sf
Additional Plaza space = ~**3,860 SF**



Potential Development/Redevelopment Sites

Development Test-Fits

Multiple opportunities for new mixed-use development





not to scale

Illustrative Plan - Existing Conditions
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018





Existing Conditions
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



not to scale

Illustrative Plan - Proposed Development
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018





Scheme A: Low Level Development (Existing Braza Bar and Grill to remain)
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



Scheme B: Mid-level Development (3 story)
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



Scheme C: Maximum Development (6 story)
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



not to scale

Illustrative Plan - Proposed Development Alternative
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



Scheme C: Maximum Development Alternative
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018



Urban Renewal Plan Next Steps

- Define the Urban Renewal Area
- Determine Eligibility of Urban Renewal Area
- Define the Vision and Objectives for Urban Renewal Plan
- Hold First Public Meeting to Review Findings and Solicit Public input



Comments and Questions