



NEXT STOP REVERE

FORUM

Prepared for the City of Revere
Prepared by the Metropolitan Area Planning Council (MAPC)
Wednesday April 10, 2019



WELCOME & INTRODUCTIONS

- Mayor Arrigo
- *Next Stop Revere* Steering Committee
- Metropolitan Area Planning Council

STEERING COMMITTEE

Aklog Limeneh	Planning Board Member, BIC, Suffolk Downs DAG
Carol Tye	School Committee; Superintendent Emerita, BIC, DAG
Chris Bright	Chief of Fire, Revere Fire Department, Suffolk Downs PRB
David Eatough	Conservation Commission Member, Revere High School Teacher
Dean Harris	Director of Maintenance and Modernization, Revere Housing Authority
Dianne Kelly	Superintendent, Revere Public Schools
Ed Deveau	Planning Board Member, BIC, Suffolk Downs DAG, Chamber
Fatou Drammeh	Coordinator, Revere Community School, WEE, Haymarket People's Fund
Gianpiero Tirella	Resident
James Guido	Chief of Police, Revere Police Department, Suffolk Downs PRB
Kim Hanton	Director of Diversionary Addiction Services, North Suffolk Mental Health, Board of Health
Nicholas Granitsas	Revere, First Congregational Church
Olga Tacure	Network Leader, PTO Vice President, PLTI, WEE, RHS, PTO, Union Capital
Paul Argenzio	Superintendent, Public Works, Traffic Commission
Rafael Mares	Executive Director, The Neighborhood Developers
Ralph DeCicco	Chair/APA Coordinator, Disabilities Commission
Stephen Fielding	Director of Elder Affairs, Elder Affairs, Senior Center
Sylvia Chiang	Director, Revere CARES, MGH, Revere on the Move
Wendy Millar-Page	Executive Director, Chamber of Commerce



AGENDA

01 Welcome

02 Presentation

03 Break-Out Sessions

04 Closing

WHAT IS A MASTER PLAN?

A Master Plan is a **strategic framework** that guides the future **physical and economic development** of a city based on the **community's vision and goals**.

It is your plan, your vision and your goals.

The Master Plan provides the City with:

A **vision** for its future
Goals and strategies to capitalize on
opportunities

An **action plan** for shaping **positive change**

PLANNING PROCESS

The Master Plan will
take 1 year to
complete.

We will have
opportunities for
community members
to provide feedback
throughout the
process.

WINTER 19

Open House
January 15
Rumney Marsh
Academy

SPRING 19

**Two Community
Forums on the
Following Topics:**

APRIL 10th

- Housing
- Economic
Development
- Historic and
Cultural Resources

MAY 8TH

- Transportation and
Mobility
- Open Space and
Recreation
- Sustainability
(Clean Energy and
Climate Resiliency)
- Public Health

SUMMER 19

**Community
Feedback**

**Draft Plan
Development**

FALL 19

**Community
Feedback on Draft
Plan**

Final Plan Written

WINTER 20

**Final Plan presented
to Planning Board**

PRESENTATION OUTLINE

01 Demographic
Information

02 Kick-Off Feedback

03 Housing

04 Economic
Development

05 Historic &
Cultural
Resources

POPULATION CHARACTERISTICS

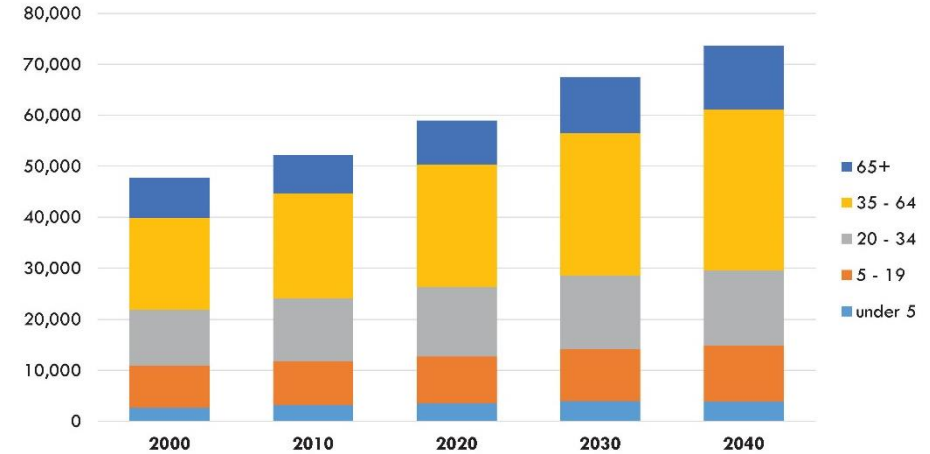
Total Population



53,864 RESIDENTS

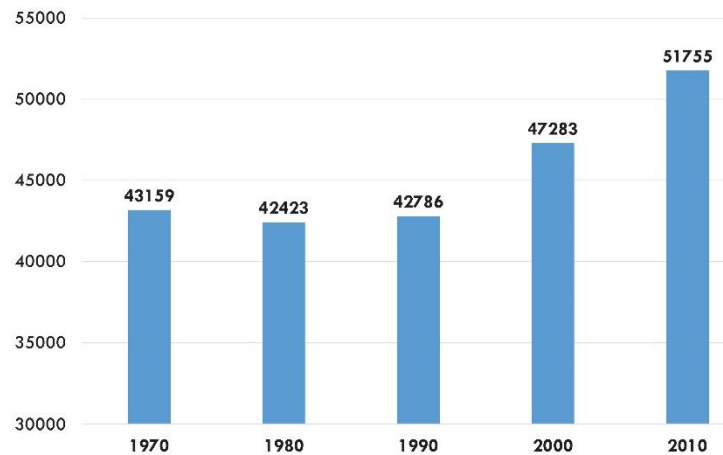
Source: US Census, ACS 2017 5-Year Estimates

Population and Projections by Age



Source: US Census and MAPC SR Projections

Total Population



Source: US Census, ACS 2015 5-Year Estimates

Population and Projections by Age Table

Age	2000	2010	2020	2030	2040	% Change, 2010-2040
0-5	2,741	3,195	3,575	3,980	3,893	21.8%
5-19	8,199	8,553	9,217	10,244	10,983	28.4%
20-34	10,958	12,346	13,489	14,344	14,648	18.6%
35-64	17,919	20,566	24,095	27,927	31,645	53.9%
65+	7,870	7,520	8,543	11,018	12,526	66.6%

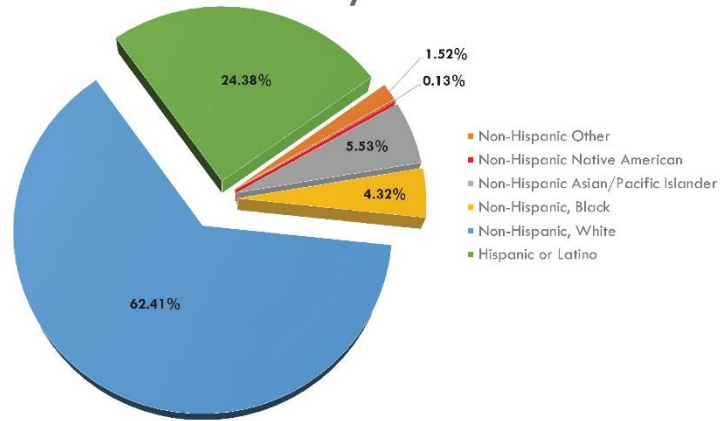
Source: US Census and MAPC SR Projections



DEMOGRAPHICS

DEMOGRAPHIC CHARACTERISTICS

Race and Ethnicity



Source: US Census

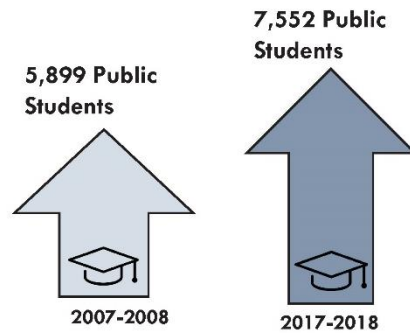
Average Household Size



2.6 PERSONS

EDUCATION

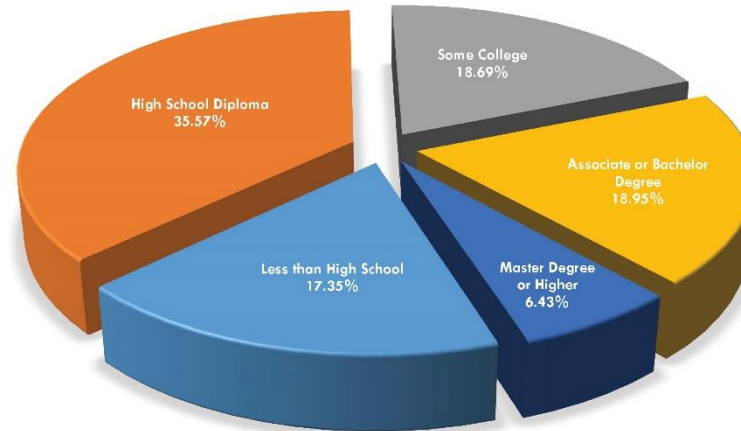
School Enrollment



*MA-DESE 2007 and 2017

28% Increase

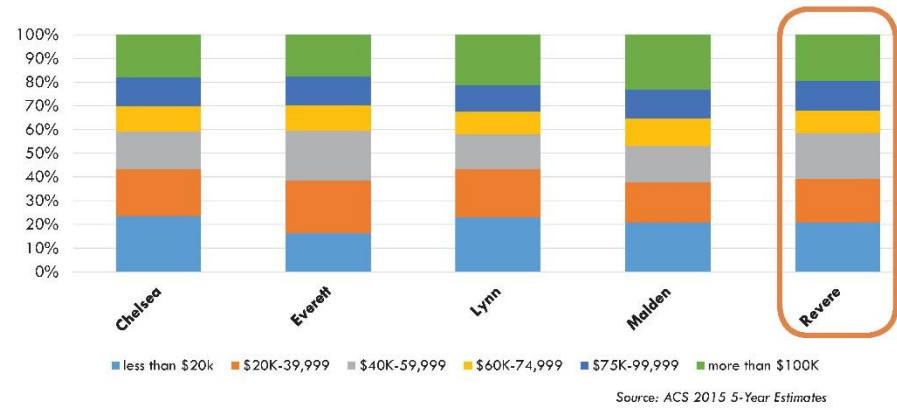
Educational Attainment



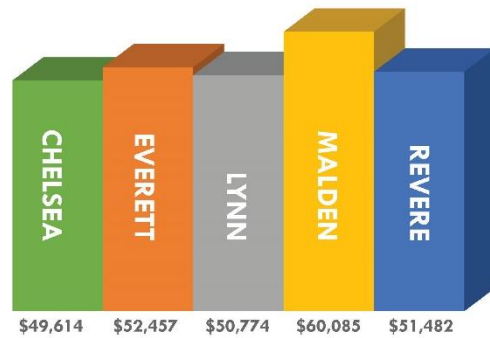
DEMOGRAPHICS

HOUSEHOLD INCOME

Household Income Distribution, Revere and Surrounding Communities



Median Household Income



Source: ACS 2016 5-Year Estimates

HOUSING

Total Dwelling Units

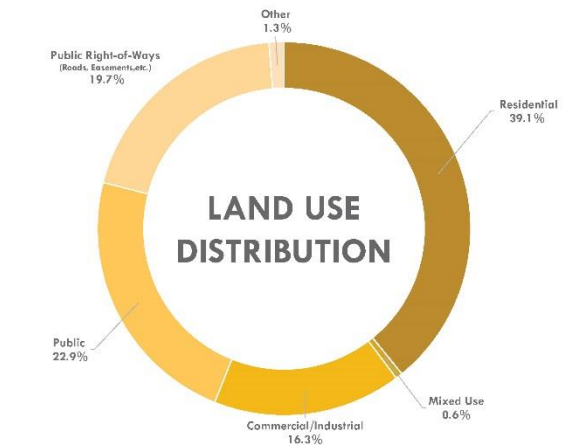
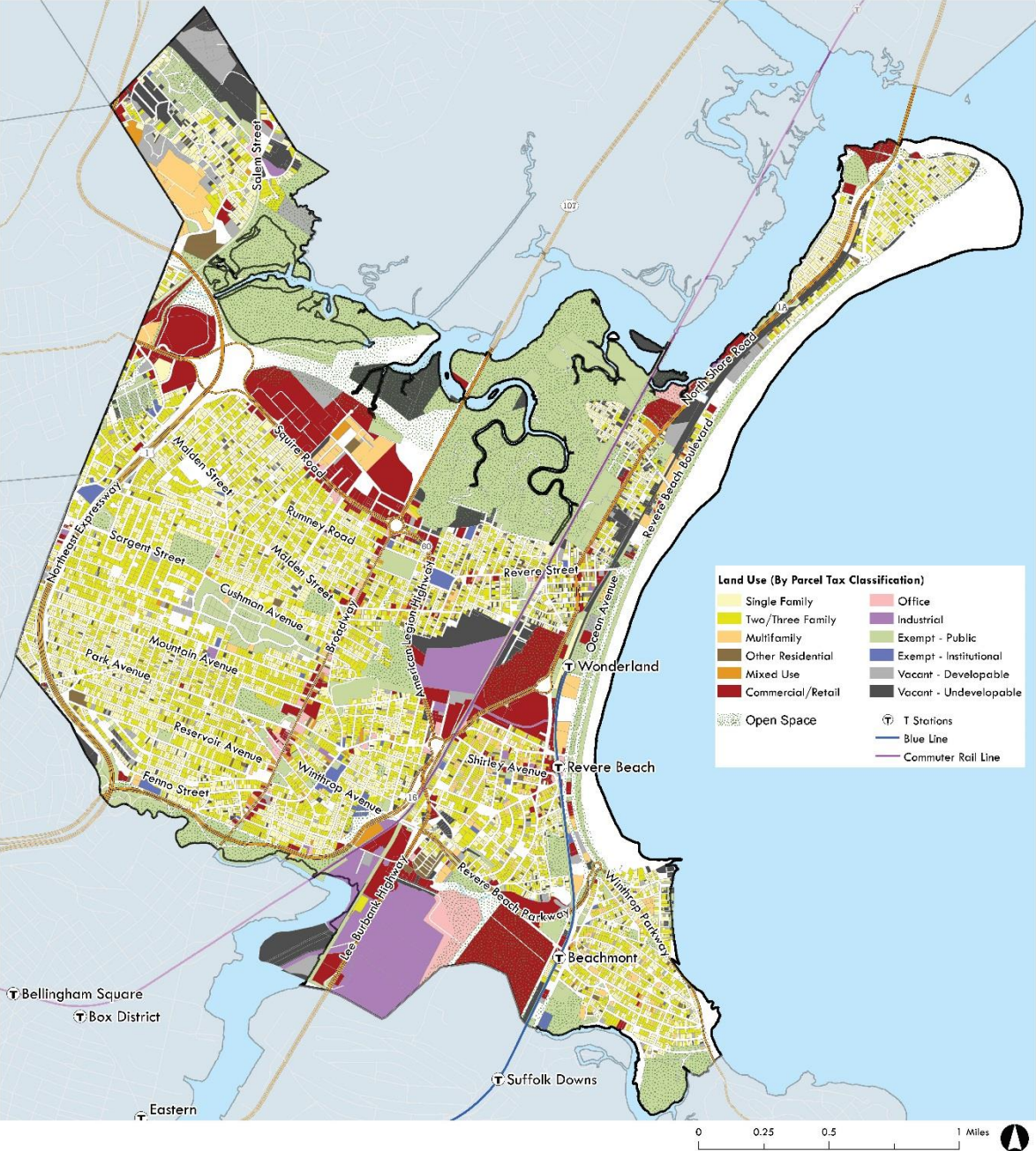


21,584



Source: ACS 2016 5-Year Estimates

LAND USE MAP



Property Type	Square Feet	Acres	% Total
Residential	64,709,714.6	1,485.53	39.1%
Single Family	22,607,048.0	518.99	13.7%
Two/Three Family	25,190,699.0	578.30	15.2%
Multifamily	6,136,564.7	140.88	3.7%
Other Residential	1,534,212.9	35.22	0.9%
Vacant - Developable	3,179,212.9	72.98	1.9%
Vacant - Undevelopable	6,061,977.3	139.16	3.7%
Mixed Use	939,832.8	21.58	0.6%
Commercial/Industrial	26,941,057.0	618.48	16.3%
Commercial/Retail	14,057,334.7	322.71	8.5%
Office	1,935,422.7	44.43	1.2%
Industrial	6,160,666.2	141.43	3.7%
Vacant - Developable	1,093,875.3	25.11	0.7%
Vacant - Undevelopable	3,693,758.2	84.80	2.2%
Public	37,887,674.0	869.78	22.9%
Exempt	36,891,693.4	846.92	22.3%
Institutional	995,980.5	22.86	0.6%
Right-of-Ways	32,620,313.7	748.86	19.7%
Other	2,197,837.3	50.46	1.3%
Total	165,296,429.4	3,794.68	100.0%

KICK-OFF FEEDBACK



- 225 Participants
- 30 people used Spanish interpretation services
- Free childcare services were utilized



Photo Credits: C. Molens, R. Mondestin



Photo Credits: C. Molens, R. Mondestin

Where do you live?



What topics do you want to see covered in this plan?

[illegible]



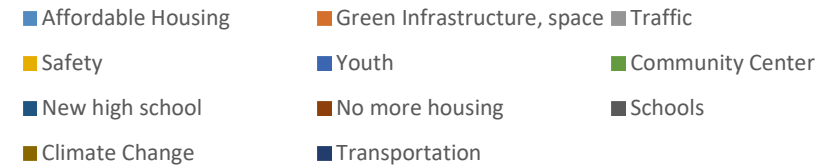
Photo Credits: C. Molens, R. Mondestin

FEEDBACK FROM JANUARY 15TH KICK-OFF: TOPICS

- Affordable Housing
- Green infrastructure, green space
- Traffic
- Safety
- Youth
- Community Center
- New High School
- No More Housing
- Schools
- Climate Change
- Transportation

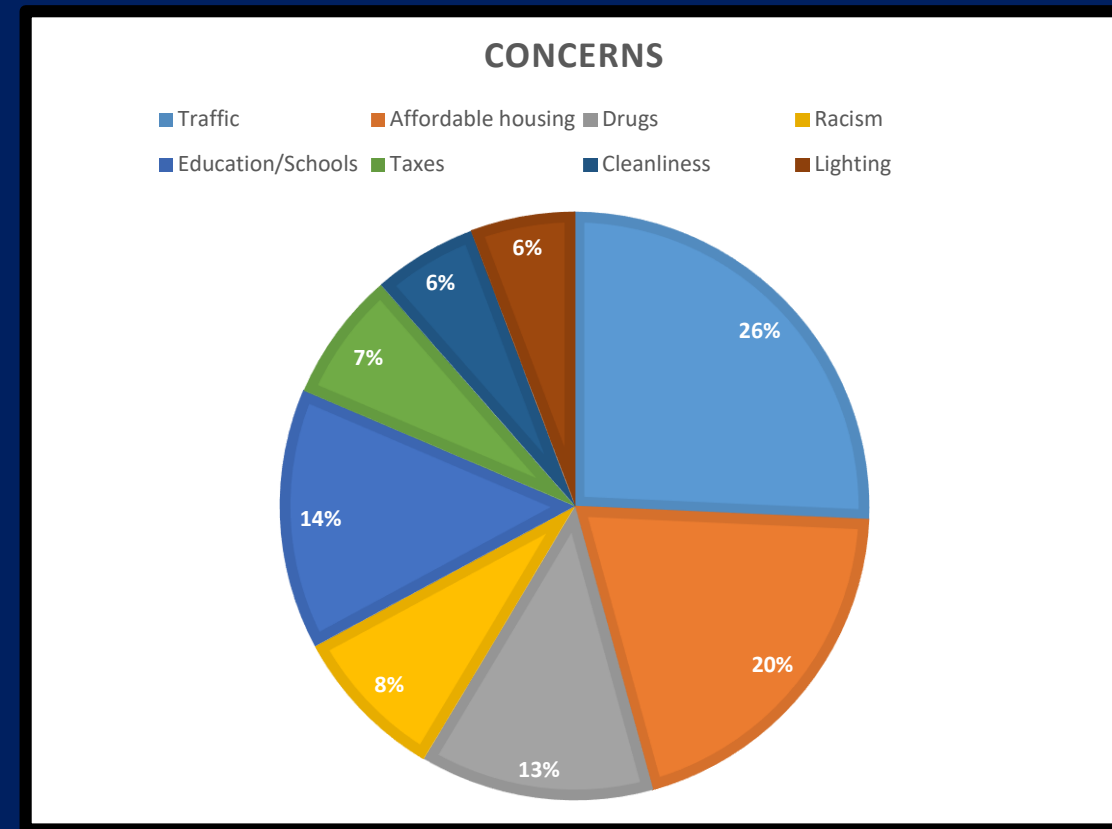


TOPIC PRIORITIES



FEEDBACK FROM JANUARY 15TH KICK-OFF: CONCERNS

- Traffic
- Affordable housing
- Drugs
- Racism
- Education/Schools
- Taxes
- Cleanliness
- Lighting

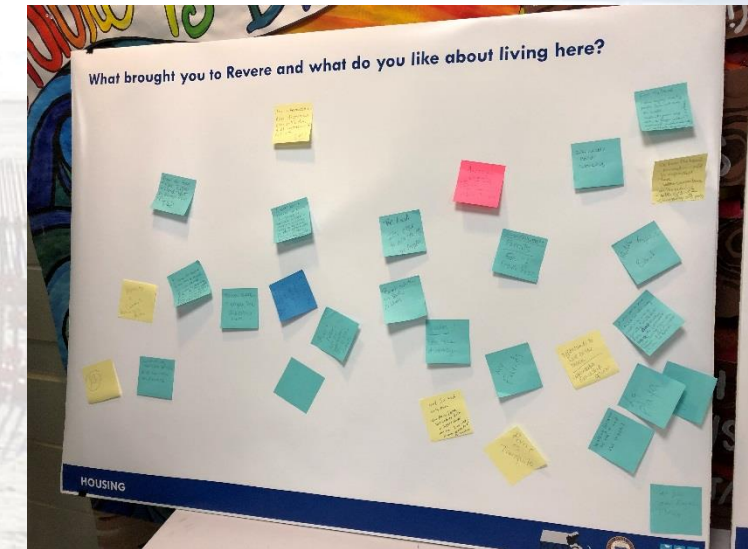


HOUSING

FEEDBACK FROM JANUARY 15TH KICK-OFF: HOUSING

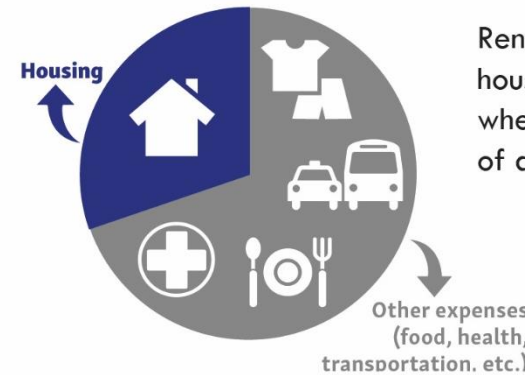
Summary

- **Benefits of living in Revere**
 - Affordability
 - Proximity
 - Diversity
- **Concerns about affordability**
 - Families
 - New apartments near the beach
 - Displacement
- **Concerns about housing rights**
 - Absentee landlords
 - Education on housing rights



What is affordable?

Households spending **more than 30%** of their income on housing are **cost burdened**.



Rental or owner-occupied housing is **“affordable”** when it costs **30% or less** of a household’s income.

Owners



44% of **owners** are cost burdened.

Renters



53% of **renters** are cost burdened.

What is naturally occurring affordable housing?

A range of different housing types can offer more naturally affordable housing for more people.



Multi-family



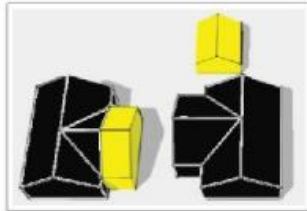
Mixed-use



**Pocket
Neighborhoods**



Tiny Homes



**Accessory
Dwelling Units**



Duplex



**Townhouse/
Condo**



**Small lot
Single-family**

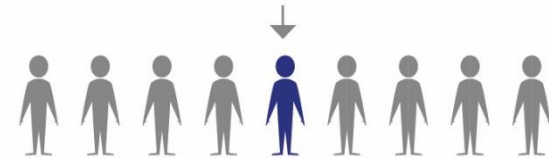
How is that different than deed-restricted Affordable Housing?

Who is eligible to live in deed-restricted Affordable Housing?



Deed-restricted Affordable Housing is for income-eligible households, and the cost is **never more than 30% of their income.**

AMI for Revere + surrounding communities is
\$107,800



Households earning less than **80% of the AMI** are eligible, under most housing programs. This figure varies by household size, and is **\$73,000** for a **3-person** household.

Source: U.S. Department of Housing and Urban Development, 2018

Eligible Households

12,205 out of 20,485 local households **make less than 80%** of the Area Median Income.

Subsidized Housing Inventory

There are **1,780** units on the City's subsidized housing inventory.

For every **7** households that are eligible for Affordable Housing in Revere, there is **1** unit on the subsidized housing inventory.



Expiring deed-restricted Affordable Units

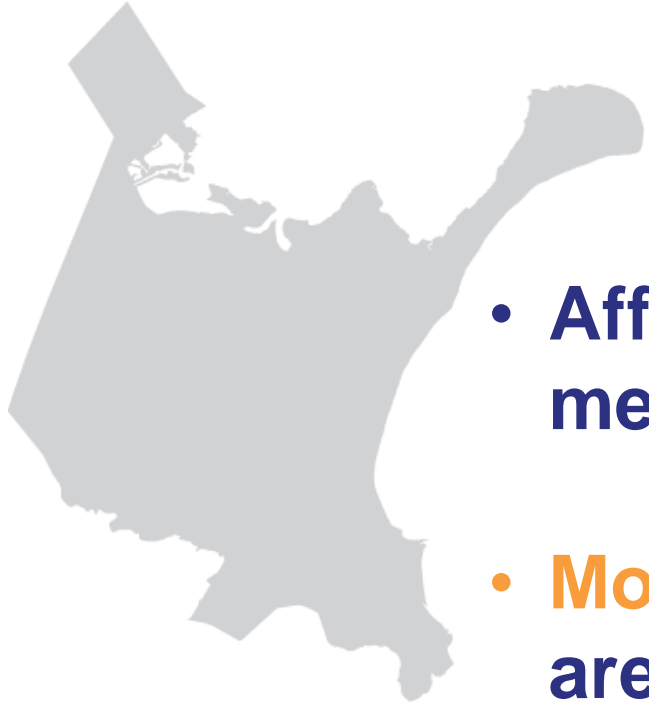
Deed-restrictions for approximately **791 Affordable Units** in Revere could **expire** between **now** and **2055**.

Affordability for **nearly half** of these units could **expire by 2026** if it's not extended.

HOUSING City Initiatives



- **Partnerships to Explore New Housing Models**
- **Senior Property Tax Exemption**
- **Support for First-time Homebuyers and Home Improvement Loans**



HOUSING Key Points

- Affordable housing was the **#1** topic mentioned at the kickoff meeting.
- **More than half** of all households in Revere are **eligible** for deed-restricted Affordable Housing and there is a **limited supply** of these housing units in the city.
- Deed-restrictions for approximately **44%** of Affordable units in Revere could **expire by 2050**.

ECONOMIC DEVELOPMENT

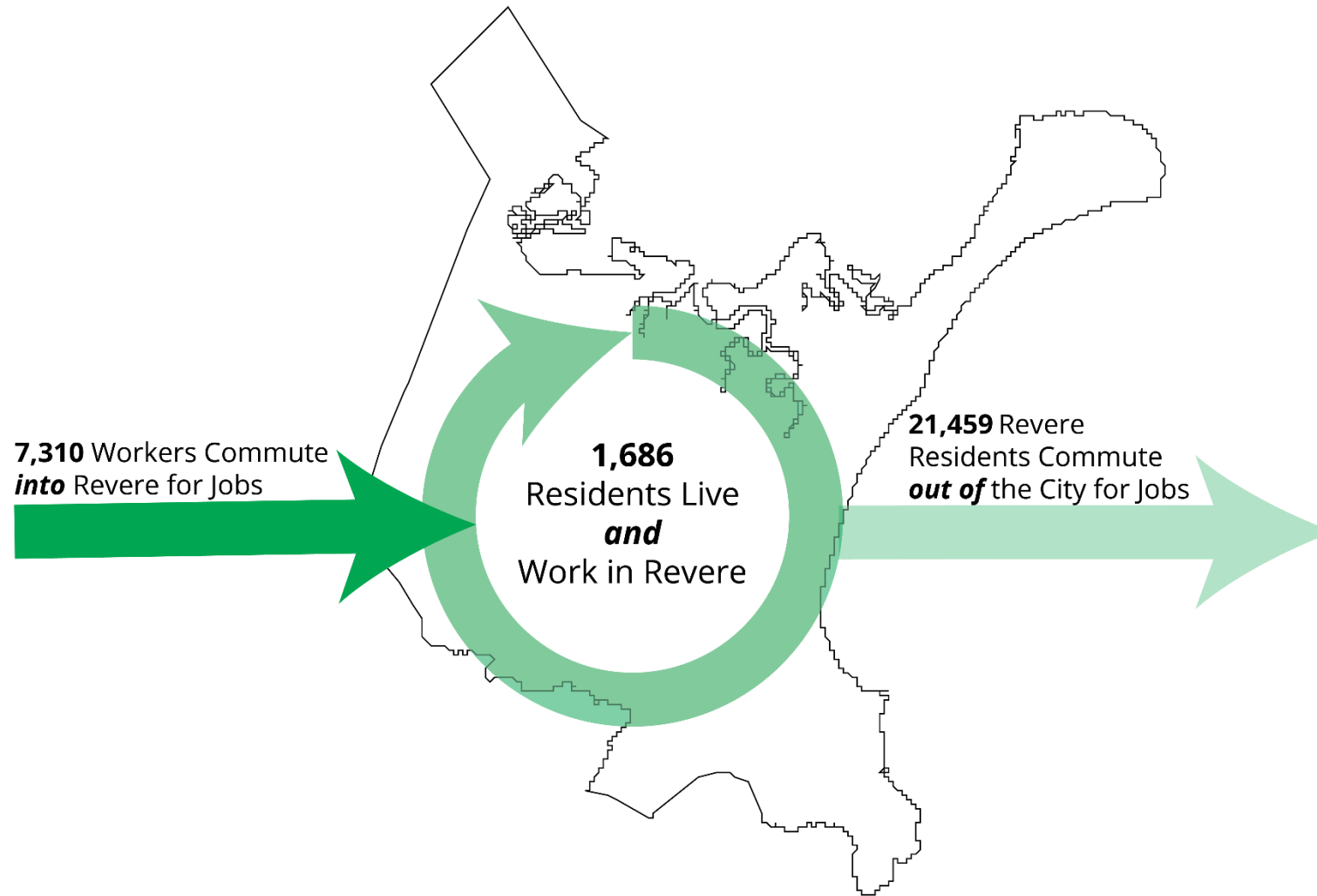
ECONOMIC DEVELOPMENT

- **Employment**
 - Interest in residents getting priority employment at new hotels
- **Wages**
 - Concerns about low wages at key employers
- **Commuting**
 - Traffic is an issue
 - Preference to work in Revere instead of commuting
 - Commuters who ride the train love it
 - Buses in particular seem problematic



REVERE RESIDENTS' COMMUTING PATTERNS

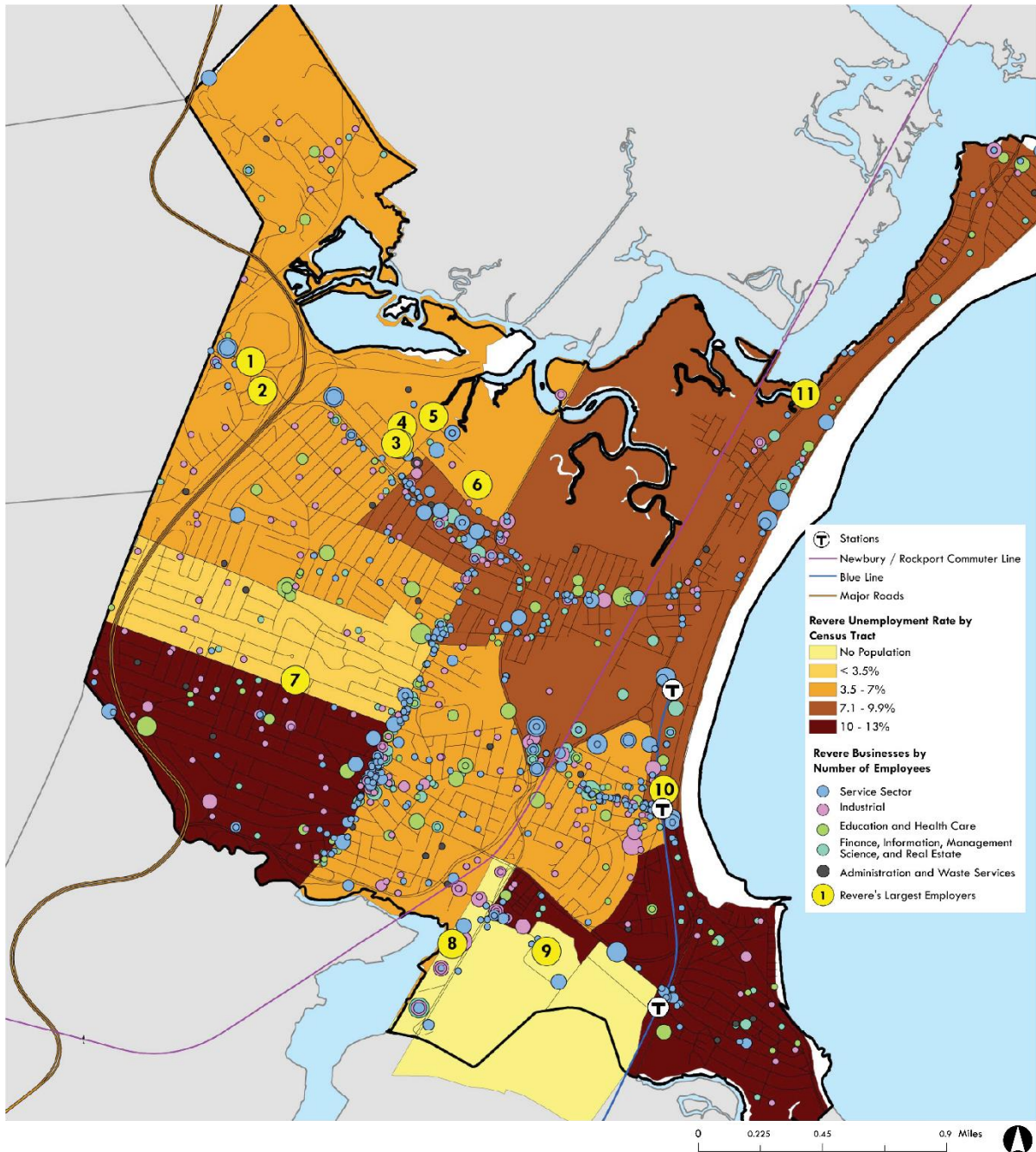
Source: US Census On the Map, LEHD 2016



About **67%** of
Revere Commuters
Drive

About **27%** of
Revere Commuters
Use Transit

ECONOMIC DEVELOPMENT



REVERE'S LARGEST PRIVATE EMPLOYERS

- 1 **Showcase Cinemas**
100 Employees
\$22,193 Avg Annual Wage
- 2 **Super Stop & Shop**
150 Employees
\$24,050 Avg Annual Wage
- 3 **Price Rite**
183 Employees
\$24,050 Avg Annual Wage
- 4 **Market Basket**
200 Employees
\$24,050 Avg Annual Wage
- 5 **Republic Services**
100 Employees
\$50,750 Avg Annual Wage
- 6 **BJ's Wholesale**
95 Employees
\$24,050 Avg Annual Wage
- 7 **Lighthouse Nursing Center**
180 Employees
\$36,300 Avg Annual Wage
- 8 **OceanAir**
100 Employees
\$90,750 Avg Annual Wage
- 9 **Stop & Shop**
150 Employees
\$24,050 Avg Annual Wage
- 10 **MGH Revere Health Center**
200 Employees
\$36,300 Avg Annual Wage
- 11 **BeDriven**
100 Employees
\$51,000 Avg Annual Wage

Retail

Retail

Retail

Retail

Waste Management

Retail

Health Care

Wholesale Trade

Retail

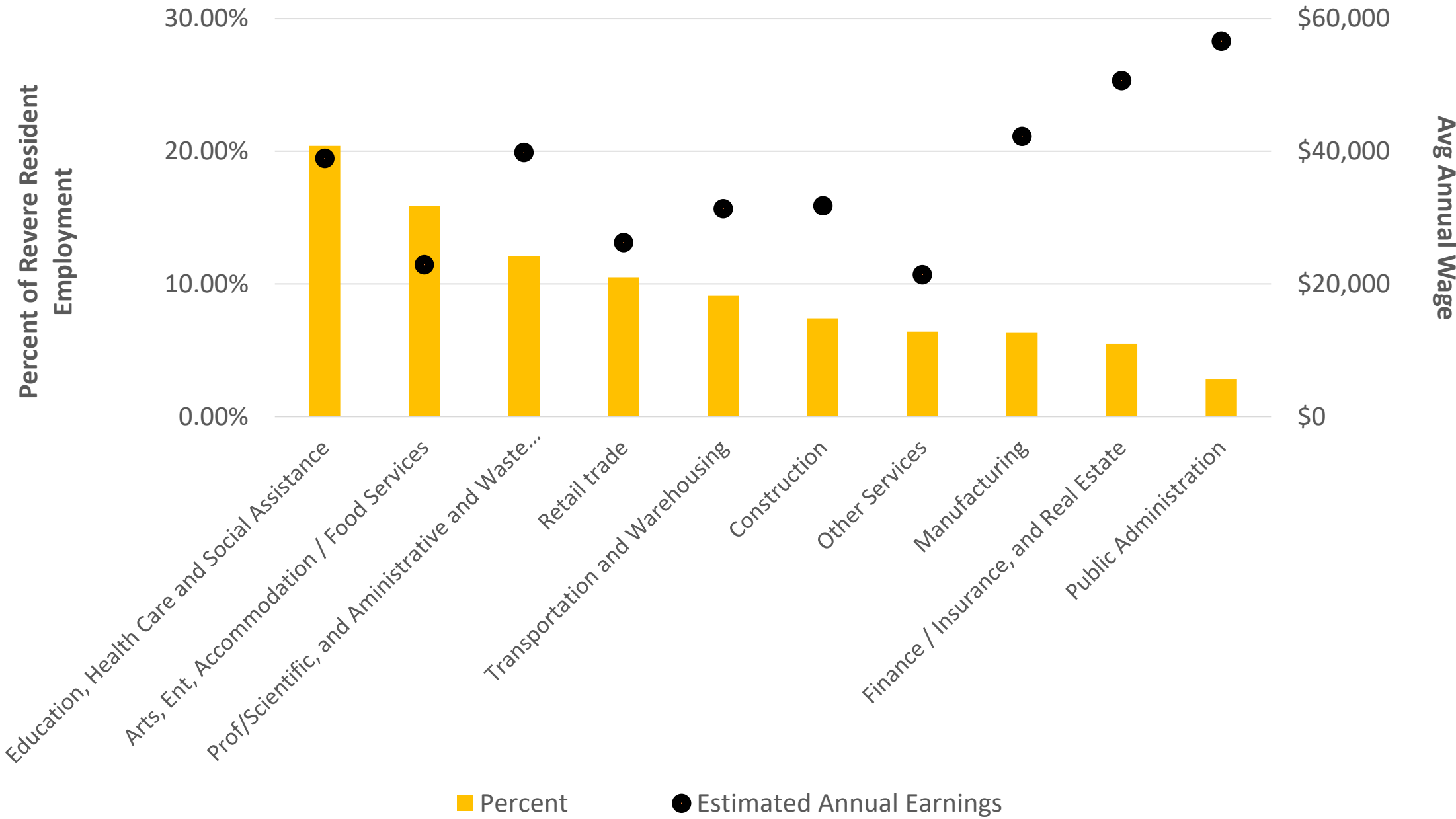
Health Care

Transportation

REVERE RESIDENTS BY INDUSTRY EMPLOYMENT AND ANNUAL WAGE

Source: US Census ACS 5 Year 2016

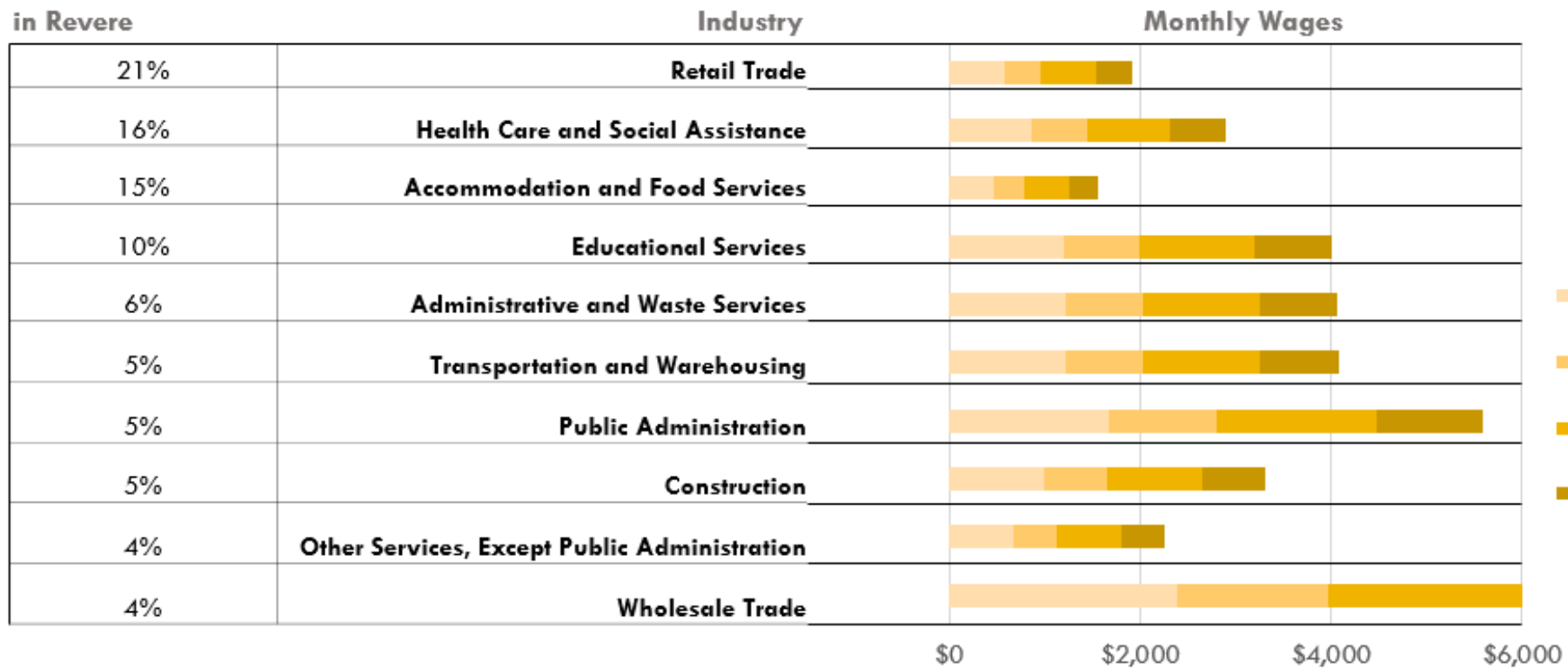
Total Estimated Employed Revere Residents ~ 27,850







MAKING A LIVING IN REVERE

Revere's 10 Largest Industries by Citywide Employment and Average Monthly Wages
Compared to Median Rent for a One-Bedroom Apartment

Percent of All
Employees Working
in Revere



 30% of Monthly Income
 30 - 50% of Monthly Income
 50 - 80% of Monthly Income
 80 - 100% of Monthly Income

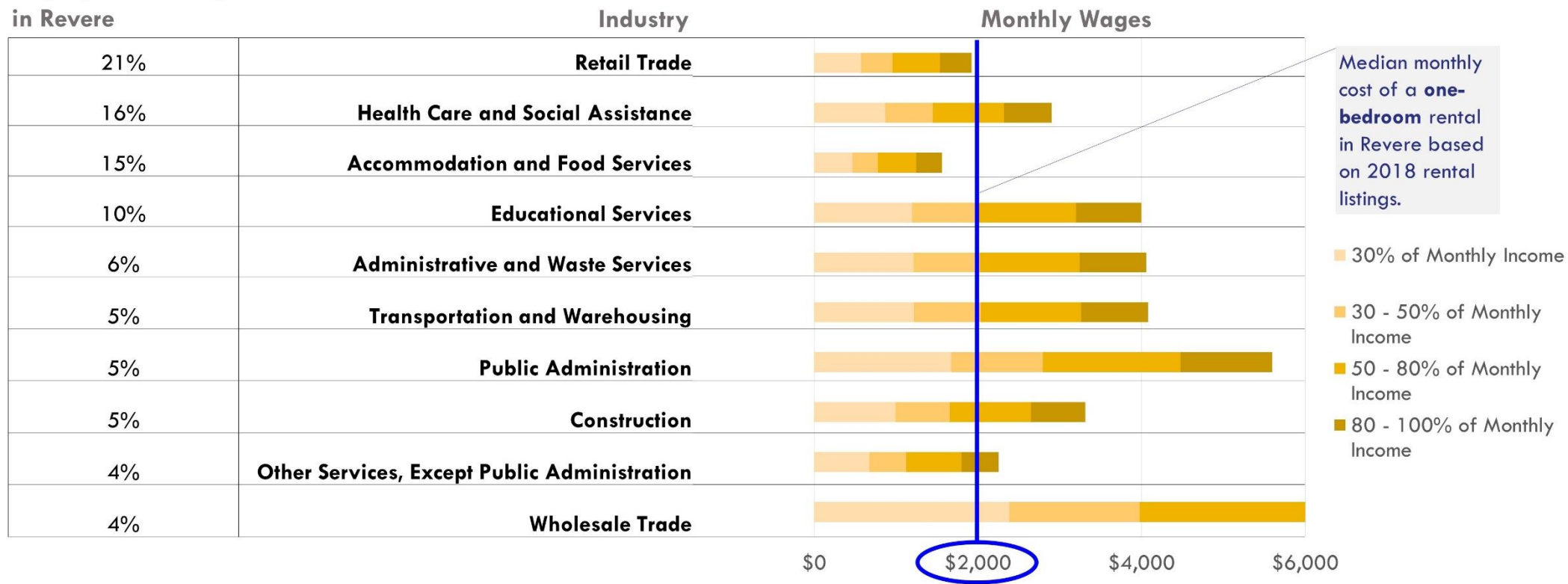


NEXT
STOP REVERE

MAKING A LIVING IN REVERE

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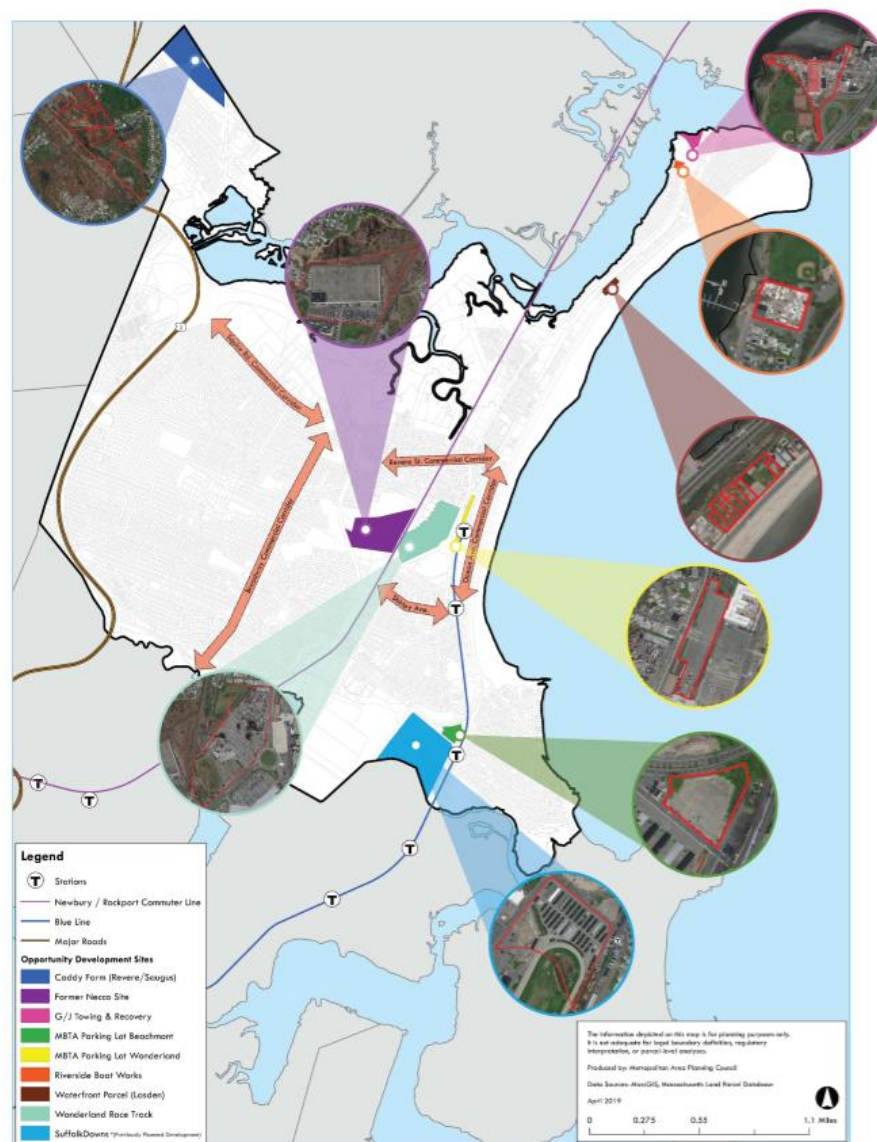




8 New Hotels Slated for Revere



OPPORTUNITY SITES





ECONOMIC DEVELOPMENT

City Initiatives

- **Signage and Storefront Program**
- **Workforce Development Initiative**
- **Strategic Support for Small Businesses**



ECONOMIC DEVELOPMENT Key Points

- **Vibrant small business community, with opportunities for continued support and growth**
- **Recent losses in major employers has left a gap in employment opportunities**
- **Development interest in Revere could be leveraged towards new economic opportunities for the City**

HISTORIC & CULTURAL RESOURCES

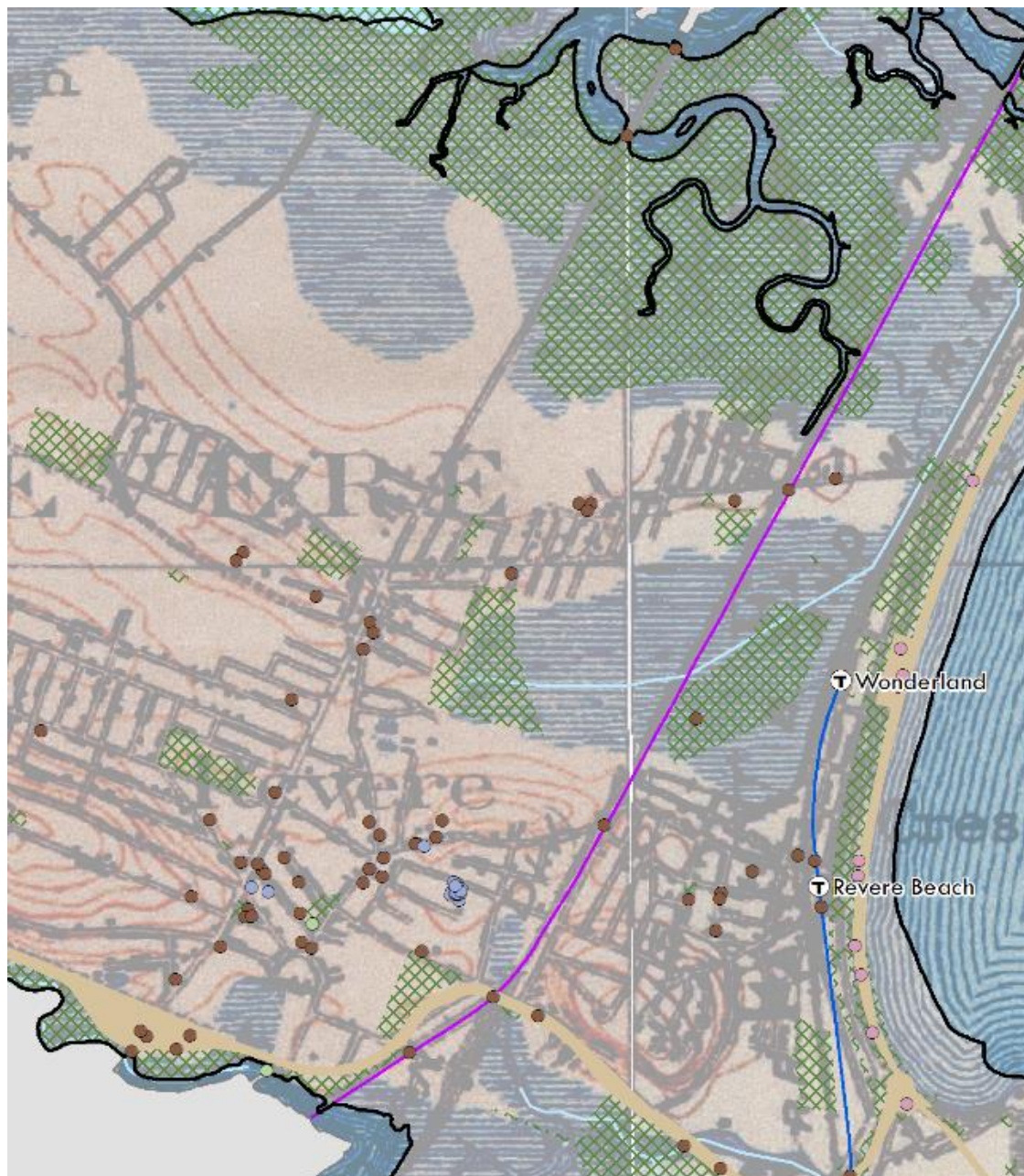


FEEDBACK FROM JANUARY 15TH KICK-OFF: HISTORIC & CULTURAL RESOURCES

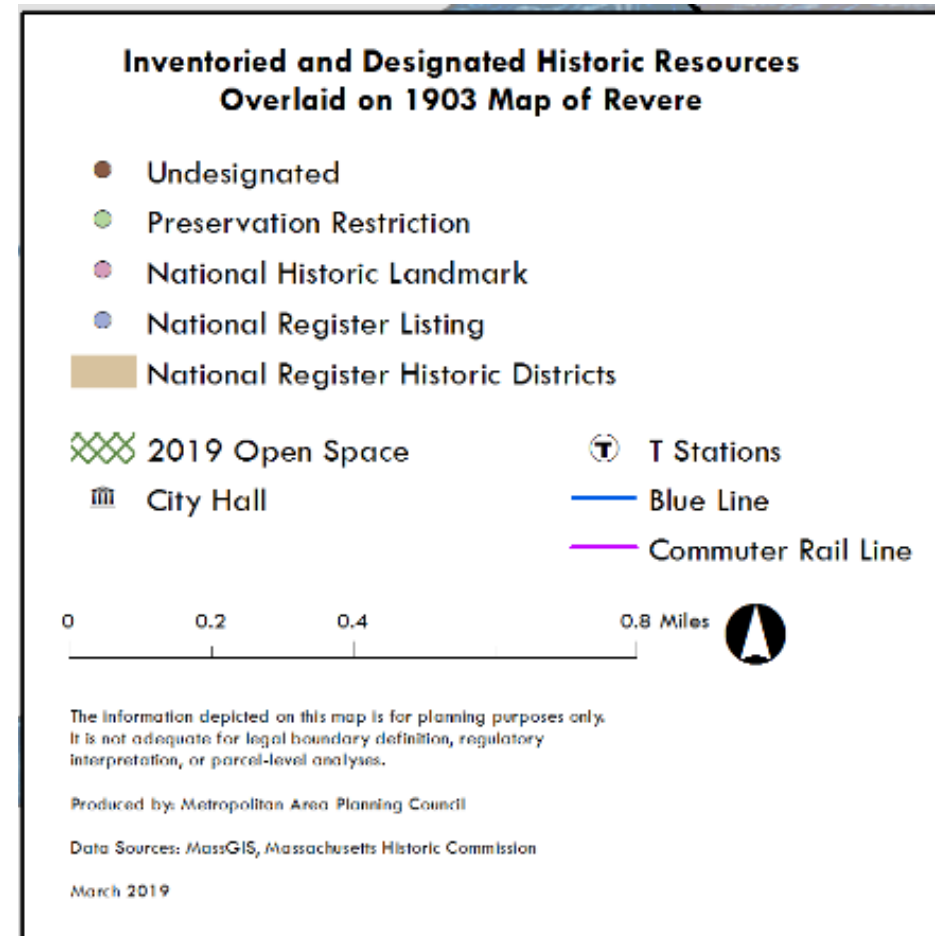
General Themes

- Love of Revere's diverse communities and cultures, but concerns about racism
- Lack of cultural and recreational activities for youth and seniors
- Love of Revere Beach as historic asset, regional destination, unique open space.
- Desire to strengthen connection to environmental justice for the beach and promote its preservation in the face of climate change.





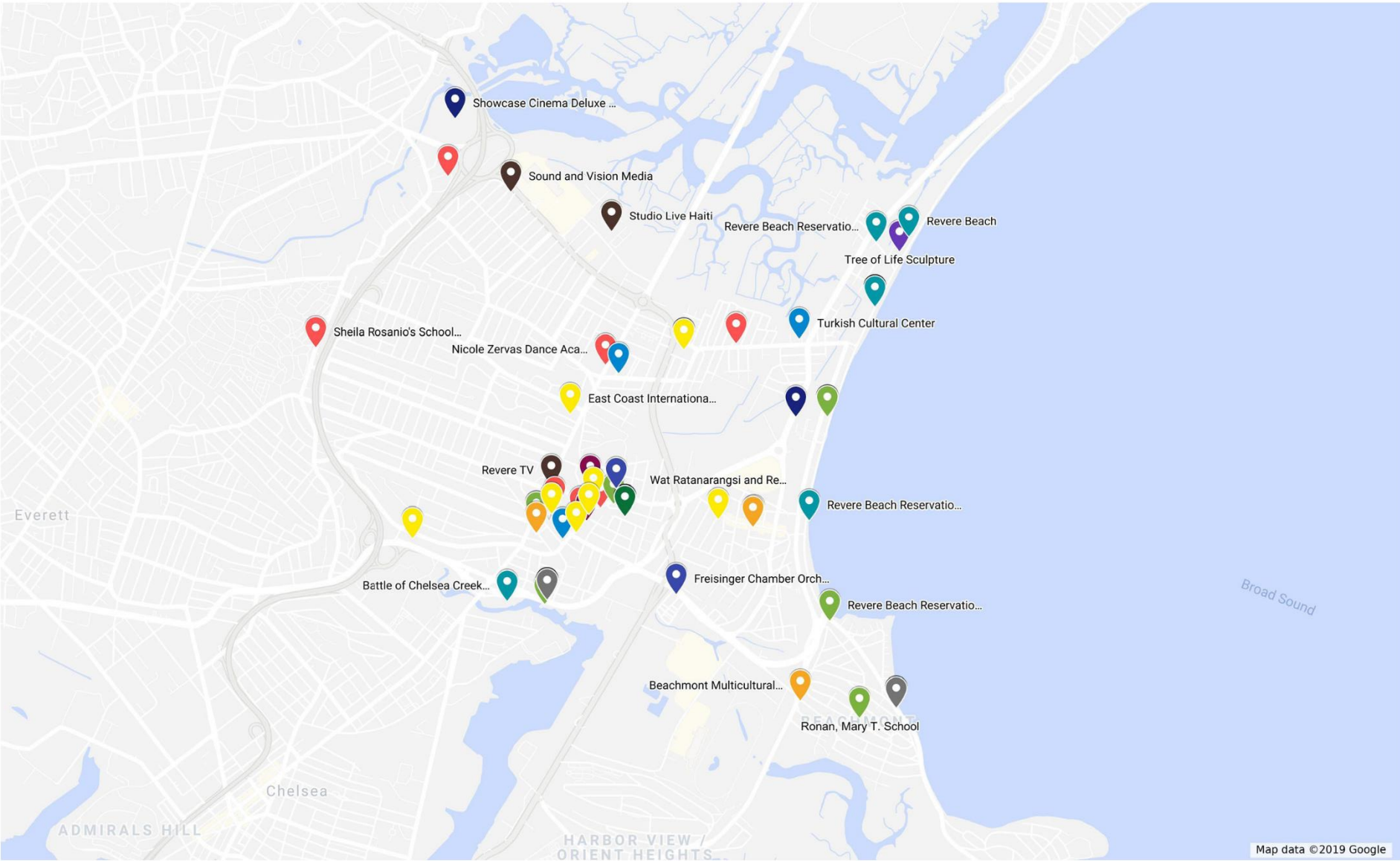
1903 Historic Map Documented Historic Resources



Revere Arts and Culture Assets

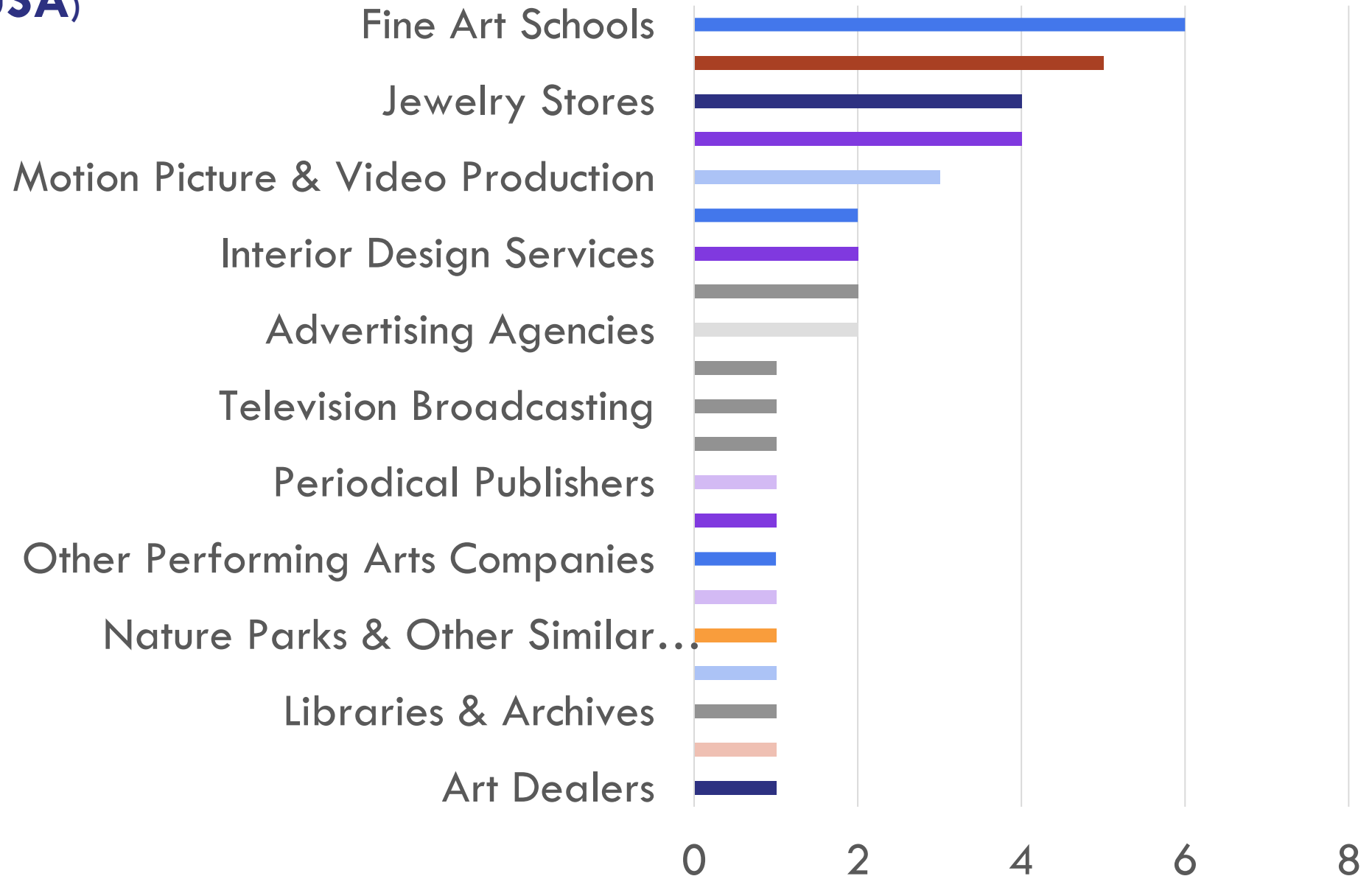
ArtsandCultureResources.xlsx

-  Burial Ground
-  Historic Site or Marker
-  Road Infrastructure
-  Public Art or Monument
-  Religious Institution
-  Arts Instruction
-  Cultural Organization
-  Event
-  National Register Property
-  Video and Sound Recording
-  Artists
-  Libraries and Galleries
-  Movies and Entertainment
-  Artists



Map data ©2019 Google

CREATIVE ECONOMY ESTABLISHMENT COUNTS BY TYPE, 2016 (INFOUSA)



HISTORIC & CULTURAL City Initiatives



- **Financial and TA Support for Capital Improvements to the Revere Historical Society Building**
- **Ongoing Neighborhood Beautification and Public Art**
- **Support and Partnership for Cultural Festivals and Placemaking Initiatives**



HISTORIC & CULTURAL Key Points

- Revere developed as an affordable place for immigrant communities in Greater Boston to live, work and play.
- Revere's historic and cultural resources can help serve the needs of the city's diverse immigrant and ethnic communities.
- Culture has historically been an economic engine for Revere and could be again.



WE WANT TO HEAR FROM YOU!

- **Social Media**
- **Surveys**
- **Community
Forums**



- **Interviews**
- **Focus Groups**
- **Outreach to
stakeholders**



Next Stop Revere Website!

- See up-to-date plan information & community data
- Mobile friendly!
- Attendees can also visit the Learning Commons to test the site tonight!
- www.revere.org/NextStopRevere

Next Stop Revere

- What is a Master Plan?
- Plan Elements
- Schedule & Documents
- Latest Updates
- Get Involved
- Demographics
- Jobs & Employment
- Education
- Housing
- Public Health
- Transportation
- Land Use

Your Plan, Your Vision, Your Goals



Revere is embarking on a yearlong journey to design a shared vision and goals for our community. Join us!

The City of Revere is working with the Metropolitan Area Planning Council (MAPC) to develop a comprehensive plan to guide Revere into the future.

Through citywide visioning sessions, shared goal-setting, data analysis, and significant community involvement, the Next Stop Revere planning process will support Revere's efforts to translate the community's values into strategic and specific actions. With the support of MAPC, and through the sustained engagement of residents and community partners, Revere will develop a policy and planning blueprint to guide action and investment over the next 10-20 years.

It's a really exciting process. Revere hasn't done a master plan since 1971. To be able to be here with a room full of people, a standing room only crowd, it's amazing to see that many people showing up and being interested, and it's really what a planning process is about.

Learn More



What is a Master Plan?

A Master Plan is a policy guide that provides a framework for the physical development of a municipality. It tells a community what it looks like today and what direction it wants to go in the future.

[Learn More](#)



Plan Elements

What does a master plan include? Every master plan covers includes key sections that dive into specific aspects of our community, and help guide decisions in the future.

[Learn More](#)



Schedule and Documents

How is a Master Plan made? The planning process is championed by a steering committee, but relies on input from our residents and in-depth studies of our community.

[Learn More](#)



Get Involved

YOU can help direct the future of our community! Learn more below and see how you can get involved in this process.

[Learn More](#)

Next Stop Revere

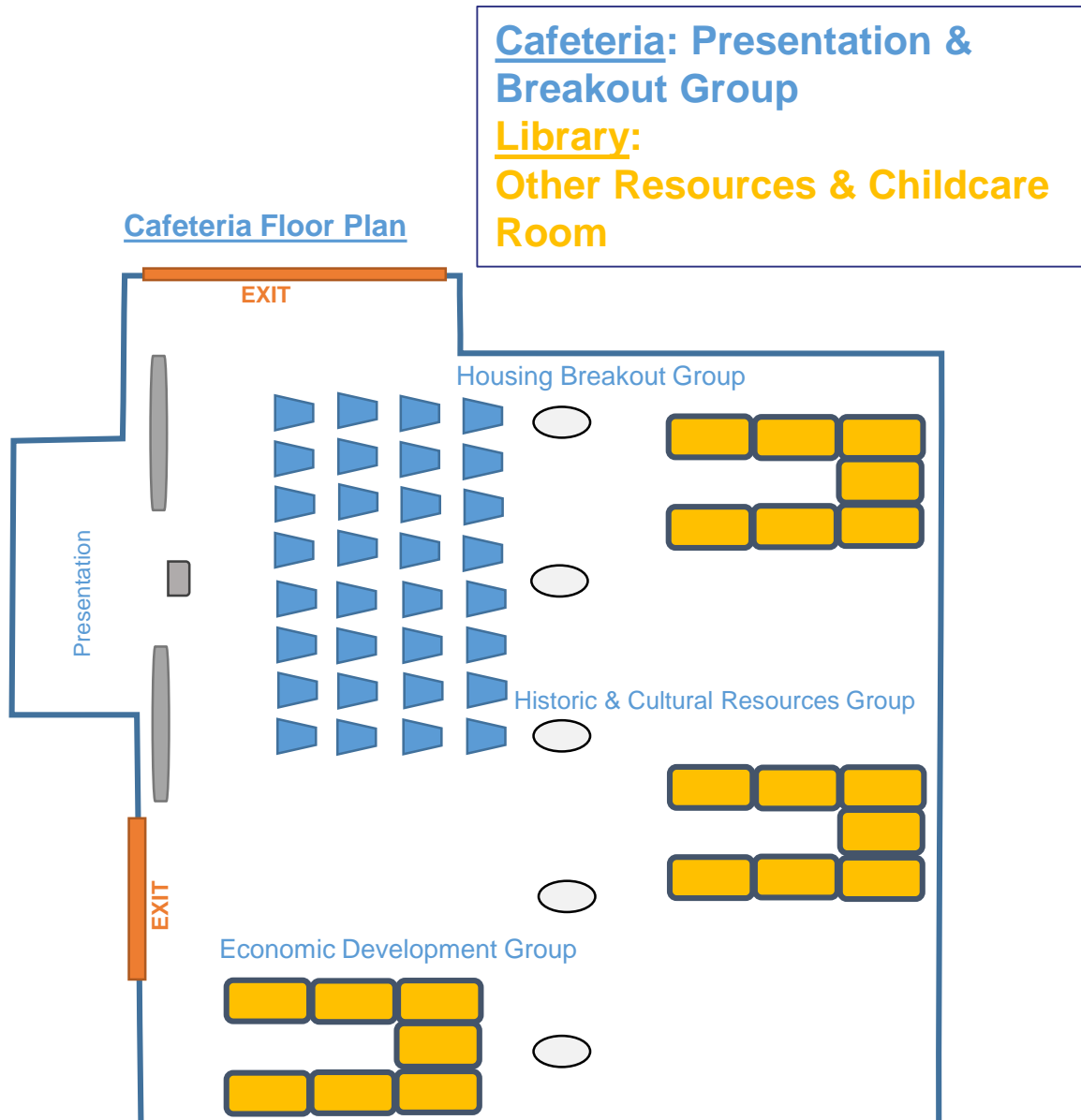
- What is a Master Plan?
- Plan Elements
- Schedule & Documents
- Latest Updates
- Get Involved
- Demographics
- Jobs & Employment
- Education
- Housing
- Public Health
- Transportation
- Land Use

Jobs & Employment



Revere's growth and how it benefits local residents are important themes for Next Stop Revere. Insights into the strengths and needs of Revere's workforce can help inform master plan recommendations that can encourage the creation of good jobs and economic opportunities in Revere and the region.





*Bathrooms are in the hallway.

Breakout Sessions

- 6:45 PM: Breakout Group Session One
- 7:15 PM: Breakout Group Session Two
- 7:45 PM: Time to Visit Boards, Provide Feedback
- 8:00 PM: Closing



**NEXT
STOP** REVERE

STAY CONNECTED!
www.revere.org/NextStopRevere

