NEXT STOP REVERE

Prepared for the City of Revere
Prepared by the Metropolitan Area Planning Council (MAPC)

AGENDA

01 Welcome & Introductions

02 Master Plan Overview

03 History—How Did We Get Here?
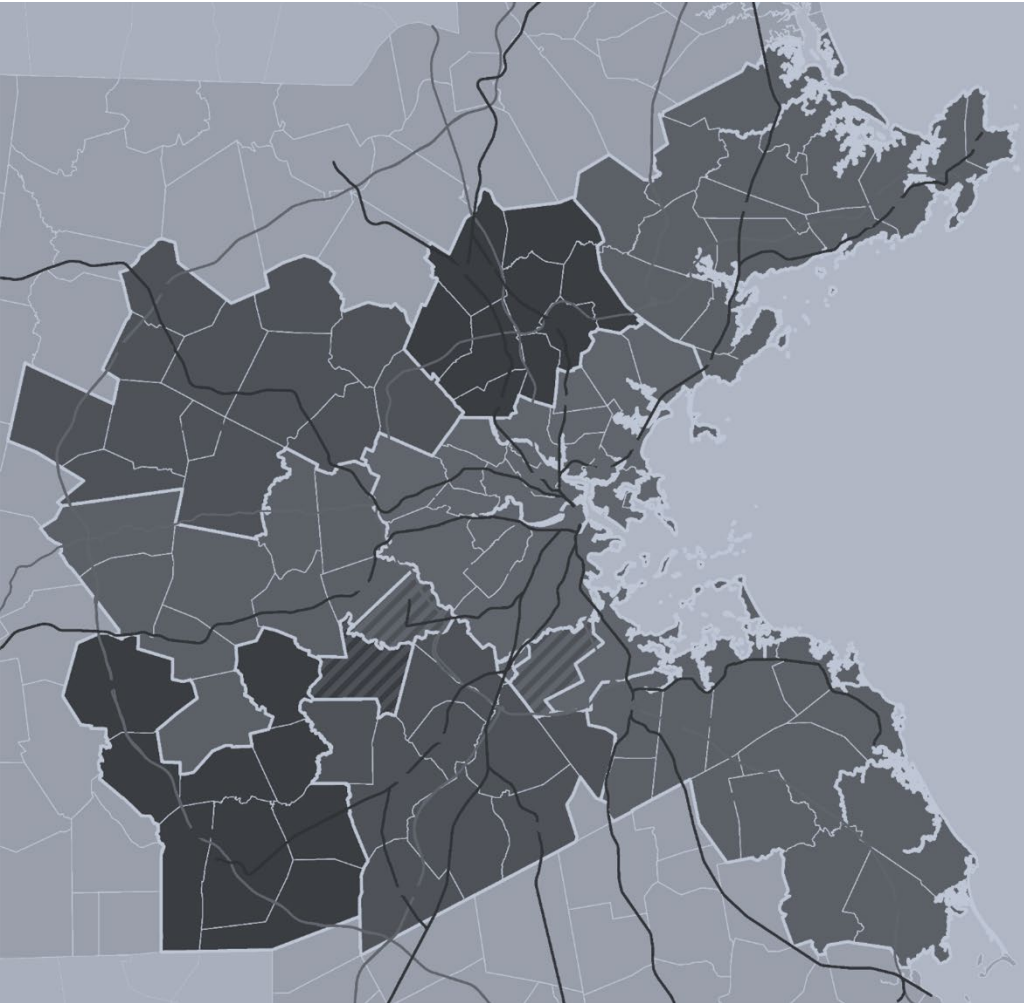
04 Master Plan Process

05 Maps & Demographics

06 Next Steps

WELCOME & INTRODUCTIONS

- Mayor Brian Arrigo
- *Next Stop Revere* Steering Committee
- Planning Board
- City Planning Department
- Metropolitan Area Planning Council

ABOUT MAPC

MAPC is the Regional Planning Agency (RPA) serving the people who live and work in metropolitan Boston. Our mission is to promote smart growth and regional collaboration.

We are guided by *MetroFuture: Making a Greater Boston Region*, our regional policy plan for a more sustainable and equitable future, which was adopted in 2008.

For more information about MAPC and *MetroFuture*, visit www.mapc.org/about-mapc and www.mapc.org/metrofuture.

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**

WHAT A MASTER PLAN *IS NOT*

A Master Plan is a **NOT**

- a zoning ordinance
- a subdivision regulation
- a budget
- a capital improvement program
- or other regulatory document.

- **BUT** It **IS** meant to provide the **framework** for the development of these plan implementation tools.

MASTER PLAN ELEMENTS

The Master Plan will include the following topic areas:

- **Transportation and Mobility**
- **Open Space and Recreation**
- **Sustainability (Clean Energy and Climate Resiliency)**
- **Housing**
- **Economic Development**
- **Public Health**
- **Historic and Cultural Resources**
- **Public Facilities and Services**
- **Zoning (Land Use)**

The Master Plan will also have an Implementation Plan to provide clear next steps for the City.
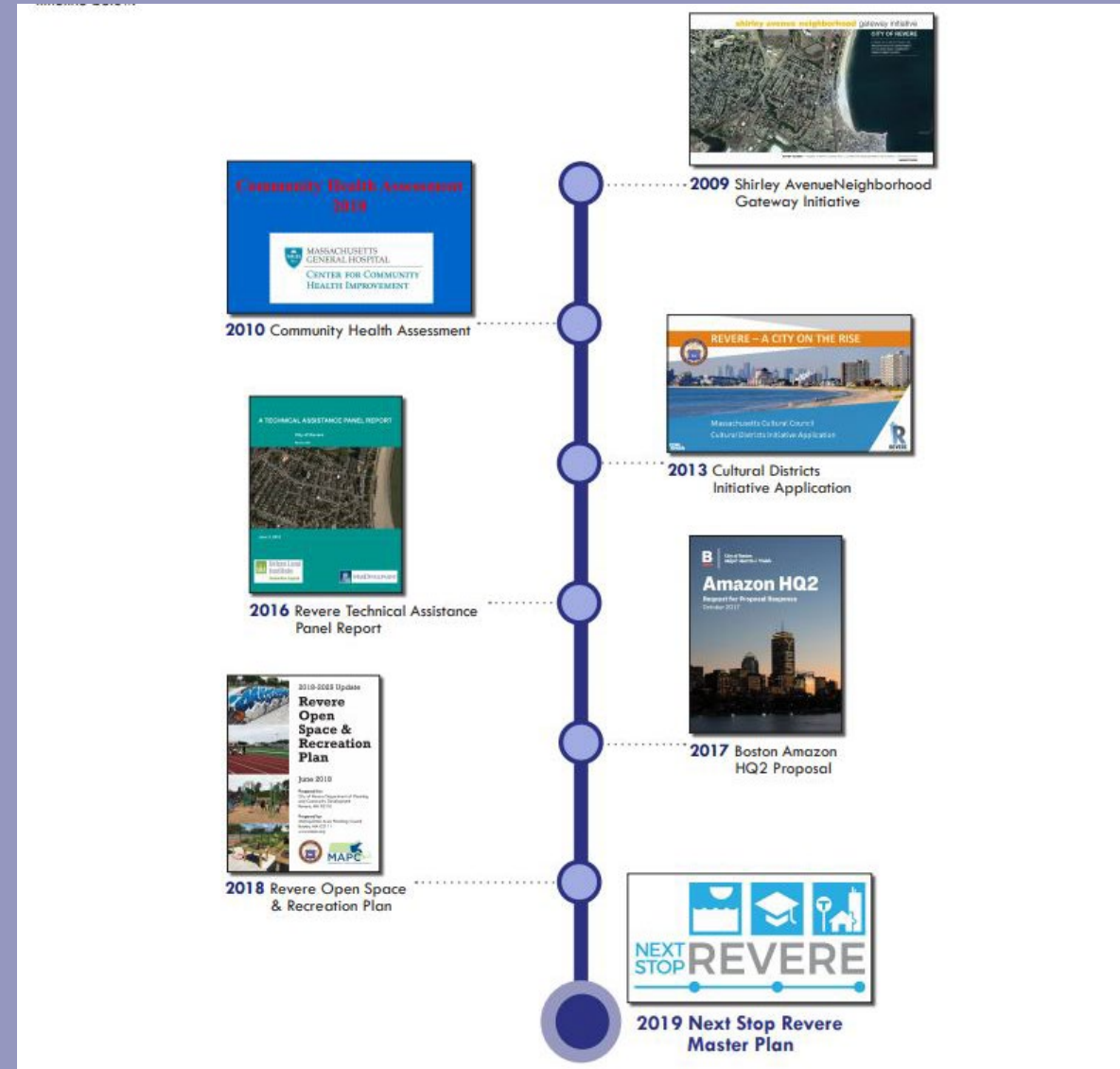
HOW DID WE GET HERE

This plan builds on smaller planning efforts.

Next Stop Revere **is the most comprehensive planning process to date.**

This process will help the city's residents, businesses, and government leaders to set a vision for the future that will allow Revere to remain a place where all residents can live and prosper.

2009 Shirley Avenue Neighborhood Gateway Initiative

2010 Community Health Assessment

2013 Cultural Districts Initiative Application

2016 Revere Technical Assistance Panel Report

2017 Boston Amazon HQ2 Proposal

2018 Revere Open Space & Recreation Plan

2019 Next Stop Revere Master Plan

KEY OPPORTUNITY SITES

- **Wonderland**
- **NECCO**
- **Transit Nodes:**
  - **Wonderland**
  - **Revere Beach**
  - **Beachmont**
- **Commercial Districts**
  - **Beachmont**
  - **Broadway**
  - **Revere Beach**
  - **Revere St.**
  - **Shirley Ave.**
  - **Squire Rd.**
- **Suffolk Downs and Rt. 1A**
- **A new Revere High School**

Next Stop Revere Steering Committee

- The Mayor appoints the Steering Committee.

- The Committee provides: expertise, guidance and support to the City team and MAPC. The Committee will review and comment on drafts of the plan.

- Through assisting with surveys, workshops, interviews, and roundtable discussions, the Steering Committee gathers input from stakeholders that will result in a vision for the community and a specific action strategy for fulfilling that vision.

- Once the Plan is done, the Committee may continue its work by encouraging and assisting municipal staff, boards, committees, and the community with the implementation of Plan recommendations.

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

- Transportation and Mobility
- Open Space and Recreation
- Sustainability (Clean Energy and Climate Resiliency)
- Housing
- Economic Development
- Public Health
- Historic and Cultural Resources
- Zoning (Land Use)

SUMMER 19

Community Feedback

Draft Plan Development

FALL 19

Community Feedback on Draft Plan

Final Plan Written

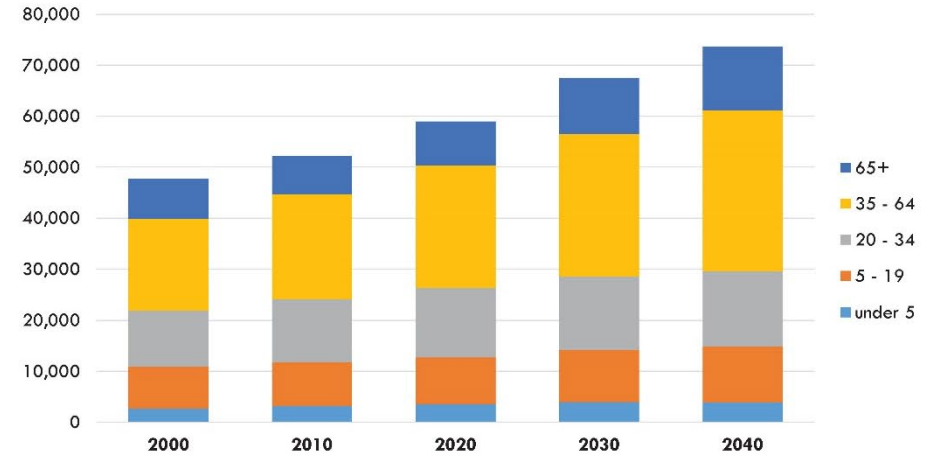## WINTER 20

Final Plan presented to Planning Board

NEXT STOP REVERE

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DEMOGRAPHICS

POPULATION CHARACTERISTICS

Total Population

53,864 RESIDENTS

Source: US Census, ACS 2017 5-Year Estimates

Population and Projections by Age

- 65+
- 35 - 64
- 20 - 34
- 5 - 19
- under 5

Source: US Census and MAPC SR Projections

Total Population

1970	1980	1990	2000	2010
43159	42423	42786	47283	51755
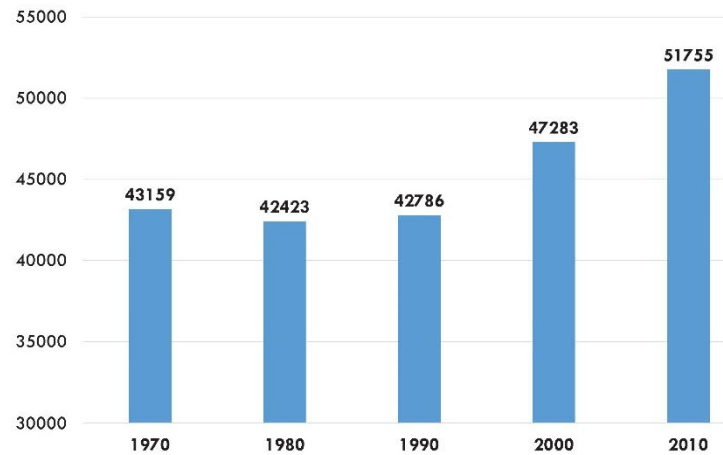
Source: US Census, ACS 2015 5-Year Estimates

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	85,43	11,018	12,526	66.6%

Source: US Census and MAPC SR Projections

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DEMOGRAPHICS

DEMOGRAPHIC CHARACTERISTICS

Race and Ethnicity

- 24.38%
- 1.52%
- 0.13%
- 5.53%
- 4.32%
- 62.41%

- Non-Hispanic Other
- Non-Hispanic Native American
- Non-Hispanic Asian/Pacific Islander
- Non-Hispanic, Black
- Non-Hispanic, White
- Hispanic or Latino
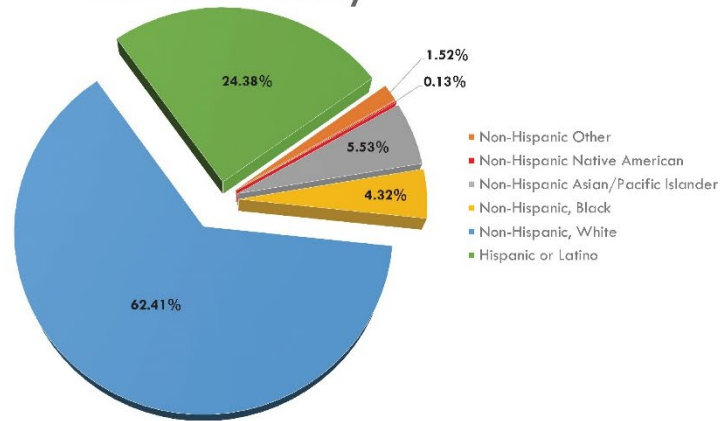
Source: US Census

Average Household Size

2.6 PERSONS

EDUCATION

School Enrollment

5,899 Public Students
2007-2008

7,552 Public Students
2017-2018
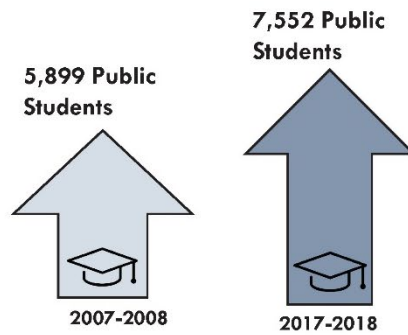
*MA-DESE 2007 and 2017

28% Increase

Educational Attainment

- High School Diploma 35.57%
- Some College 18.69%
- Associate or Bachelor Degree 18.95%
- Master Degree or Higher 6.43%
- Less than High School 17.35%

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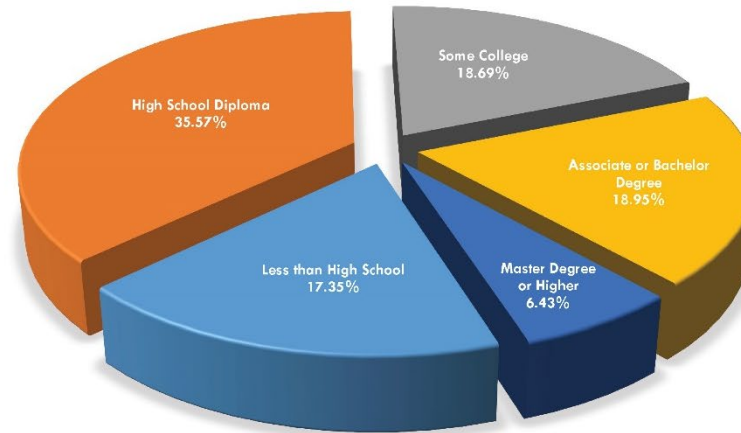
DEMOGRAPHICS

HOUSEHOLD INCOME

Household Income Distribution, Revere and Surrounding Communities

less than $20k ■ $20K-39,999 ■ $40K-59,999 ■ $60K-74,999 ■ $75K-99,999 ■ more than $100K

Source: ACS 2015 5-Year Estimates

Median Household Income

CHELSEA $49,614
EVERETT $52,457
LYNN $50,774
MALDEN $60,085
REVERE $51,482

Source: ACS 2016 5-Year Estimates
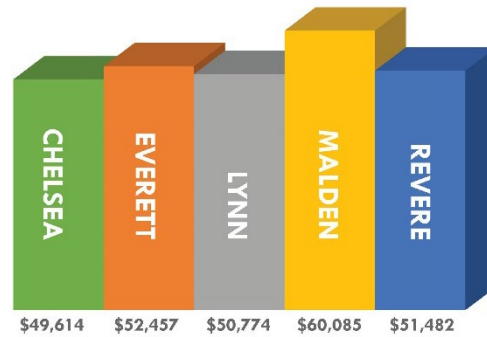
HOUSING

Total Dwelling Units

21,584

Source: ACS 2016 5-Year Estimates

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LAND USE DISTRIBUTION

- Other 1.3%
- Public Right-of-Ways (Roads, Easements, etc.) 19.7%
- Residential 39.1%
- Public 22.9%
- Commercial/Industrial 16.3%
- Mixed Use 0.6%

Land Use (By Parcel Tax Classification)

Single Family	Office
Two/Three Family	Industrial
Multifamily	Exempt - Public
Other Residential	Exempt - Institutional
Mixed Use	Vacant - Developable
Commercial/Retail	Vacant - Undevelopable

- Open Space
- T Stations
- Blue Line
- Commuter Rail Line

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%

Potential Outcomes

The final plan could include the following recommendations regarding:

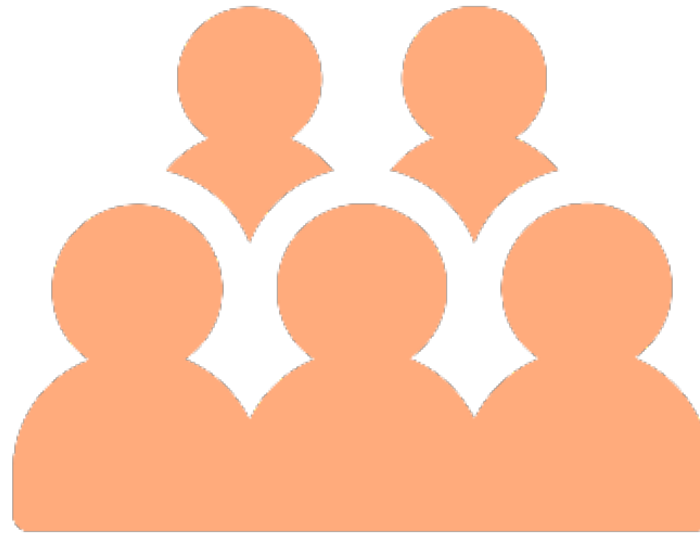Zoning

Redevelopment options for the key opportunity sites

Housing, sustainability and economic development policies

Infrastructure investments (capital plan, transportation)

WE WANT TO HEAR FROM YOU!

- **Social Media**

- **Surveys**

- **Community Forums**

- **Interviews**

- **Focus Groups**

- **Outreach to stakeholders**

To get involved visit:

www.revere.org

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