

# CITY OF EVERETT OPEN SPACE & RECREATION PLAN 2019 - 2026

WORKING DRAFT – 28 MAY 2019 – EVERETT PLANNING DEPARTMENT REVIEW – PRIOR TO STATE DCS REVIEW SUBMITTAL

TECHNICAL ASSISTANCE PROVIDED BY THE  
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Google Earth

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# PLAN SUMMARY

The City of Everett' Open Space and Recreation Plan (OSRP) has been prepared as a planning guide for City boards, and officials, as well as residents of Everett and other stakeholders. The plan reflects the City's continued desire to enhance existing open space as well as continue to create additional open space and recreation areas to serve the community. The plan includes an assessment of the existing recreational facilities, and assesses what future needs might be for passive and active recreation to serve users of all ages. This plan was prepared by the Metropolitan Area Planning Council (MAPC), which is the regional planning agency serving the people who live and work in the 101 cities and towns of Metropolitan Boston. MAPC prepared the plan under the direction of the City of Everett Planning and Development Department.

The focus of the plan is to provide a variety of ideas for physical improvements social programming ideas (including arts and cultural components) based on community input to be able to address the needs of a very diverse community. The Everett OSRP 2019-2026 is an update to the City's 2010 OSRP. The Everett 2019-2026 OSRP will highlight noteworthy changes to the City's open space inventory. Some of the most significant have been the City's incremental improvements to several existing parks with reprogrammed active and passive recreation facilities through the use of PARC grants. The most significant change has occurred along two different segments of the City's waterfronts along the Mystic River toward Boston' Inner Harbor, and along the smaller Malden River waterfront. These changes build upon brownfield remediation initiatives that preceded the production of the 2010 OSRP plan, in preparation for longer-term goals of creating waterfront open space. During the planning process for the OSRP 2019-2026, the City had secured private mitigation funds from the City's newest and largest commercial employer, the Encore Casino on the Mystic River waterfront. The plan will provide further details in the open space inventory.

## NOTEWORTHY CHANGES AND HIGHLIGHTS FROM PRIOR OSRP INVENTORY

Among the most noteworthy changes to the 2019-2026 OSRP Inventory are:

- a) the removal of three school sites without any open space, a closed school, and the sale and closing of a City playground;
- b) the addition of an existing community path as a linear park;
- c) the recent creation of two transformative and sizable waterfront open spaces, and of a new indoor City-owned fitness center;
- d) the partial or complete renovation of 15 City and school parks and playgrounds since the 2010 OSRP;
- e) the renovation of the City-owned fitness center a few years after its opening; and
- f) the complete construction of the Encore Boston Harborwalk, and the construction of Phase 1 of the Riverwalk linear park facilities that is part of the greater Rivergreen Park complex (beyond their land acquisition and addition to the Inventory).

The focus for open space and recreation planning going forward will necessarily be on: (a) improving and maximizing the usability of the existing parks; (b) providing community-based programming ideas; and (c) enhancing connections for residents to enjoy the assets that already exist. Ultimately, it is hoped that the community's enjoyment of its open spaces will contribute to its overall public health. The following is a brief summary of some of the key recommendations from the City of Everett 2019-2026 OSRP, as well as an illustrative map highlighting some of them.

## *Vision and Goals*

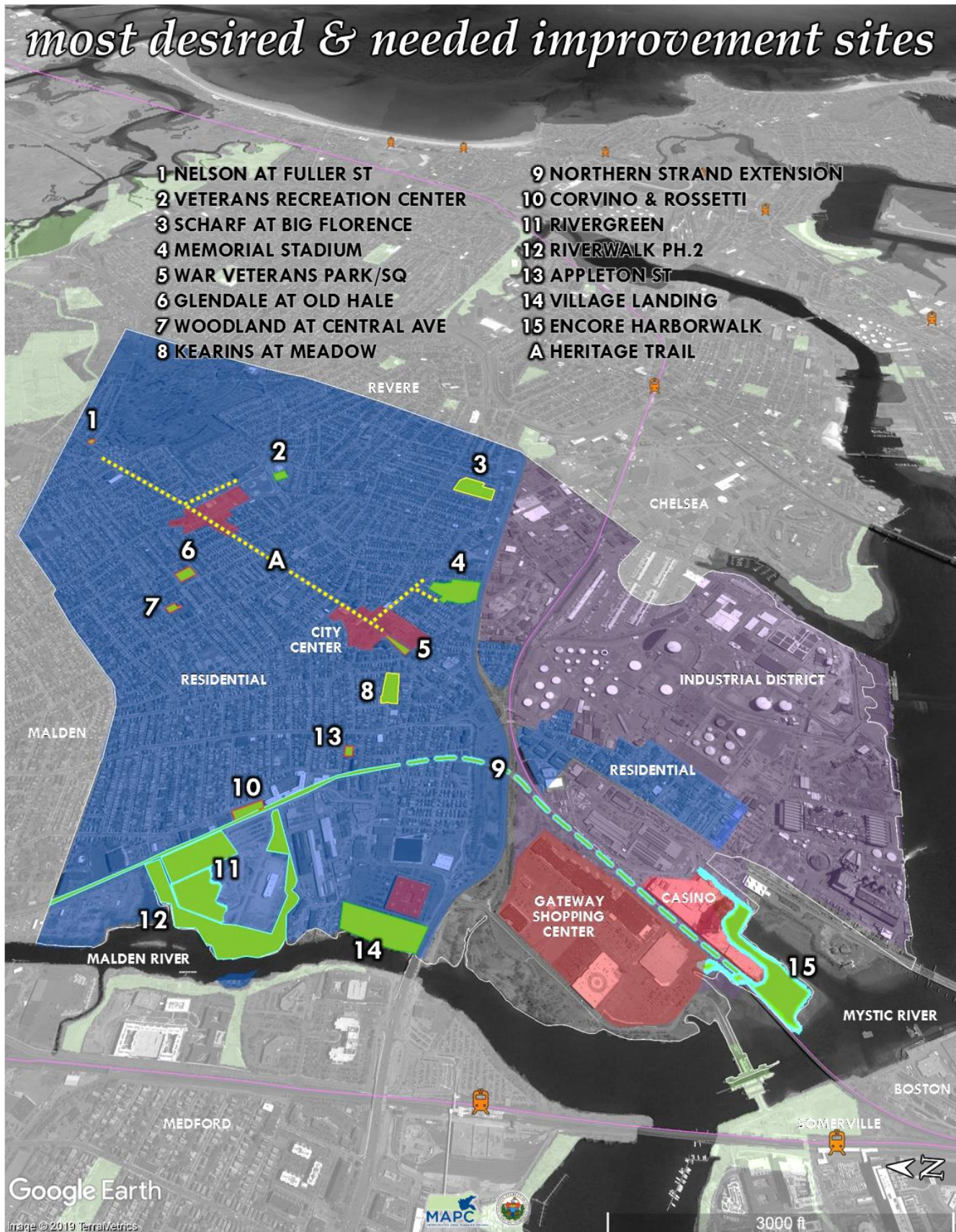
The City of Everett is a highly diverse and socially-active community with a proud tradition of high school football championships, and war veteran heritage and service. The City has been steadily transforming former major industrial areas into economically productive developments on newly remediated open space landscapes for the entire City's enjoyment. Based on detailed community input and on-going City endeavors, the following overarching goals reflect the City and community's vision for enhancing and expanding the City's open space landscape:

- Continue to transform the waterfront into useful and inviting open spaces where community festivals and activities can thrive.
- Incorporate more opportunities for community gardening plots to elevate overall public health and promote social and community development.
- Incorporate creative amenities into park (re)designs to enhance social interaction and community building.
- Continue to improve existing parks, create new pocket parks via redevelopments, and/or the reuse and improvement of underutilized lands.



Figure 1 Illustrative Plan Summary Map

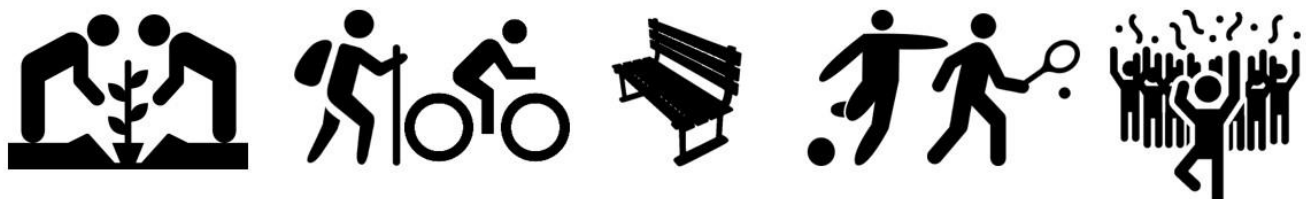
### ILLUSTRATIVE PLAN SUMMARY MAP





ILLUSTRATIVE PLAN SUMMARY MAP

*community polled improvement ideas*



# INTRODUCTION

## *Statement of Purpose*

The Metropolitan Area Planning Council (MAPC) provided technical assistance to the City of Everett in Massachusetts to update its 2010 OSRP, and obtain community-based input and ideas for improving existing open spaces, and for recently-acquired and expanded open spaces. The ideas will generally address physical improvements for passive and active facilities and amenities, socio-cultural programming events, and better connections from residential neighborhoods to larger destination open space areas.

The 2019-2026 OSRP will be a guide to City staff in prioritizing investments and taking steps to improve the quality and utilization of existing parks while seeking to expand the overall parks and recreation system. This plan is the fourth Open Space and Recreation Plan Everett has developed. With State funding from the Executive Office of Energy and Environmental Affairs (EOEEA) and other sources, Everett has been able to complete many upgrades to parks and playgrounds. Action items in previous plans have led to improvements to the accessibility of playgrounds for disabled children as well as demonstrating continued support for the City's active efforts to improve access to its waterfront areas. The current plan is intended to build on the work that has been done as a result of those past plans as well as community input from the multilingual online survey and public workshop event.

## **BRIEF OVERVIEW OF COMMUNITY GEOGRAPHY**

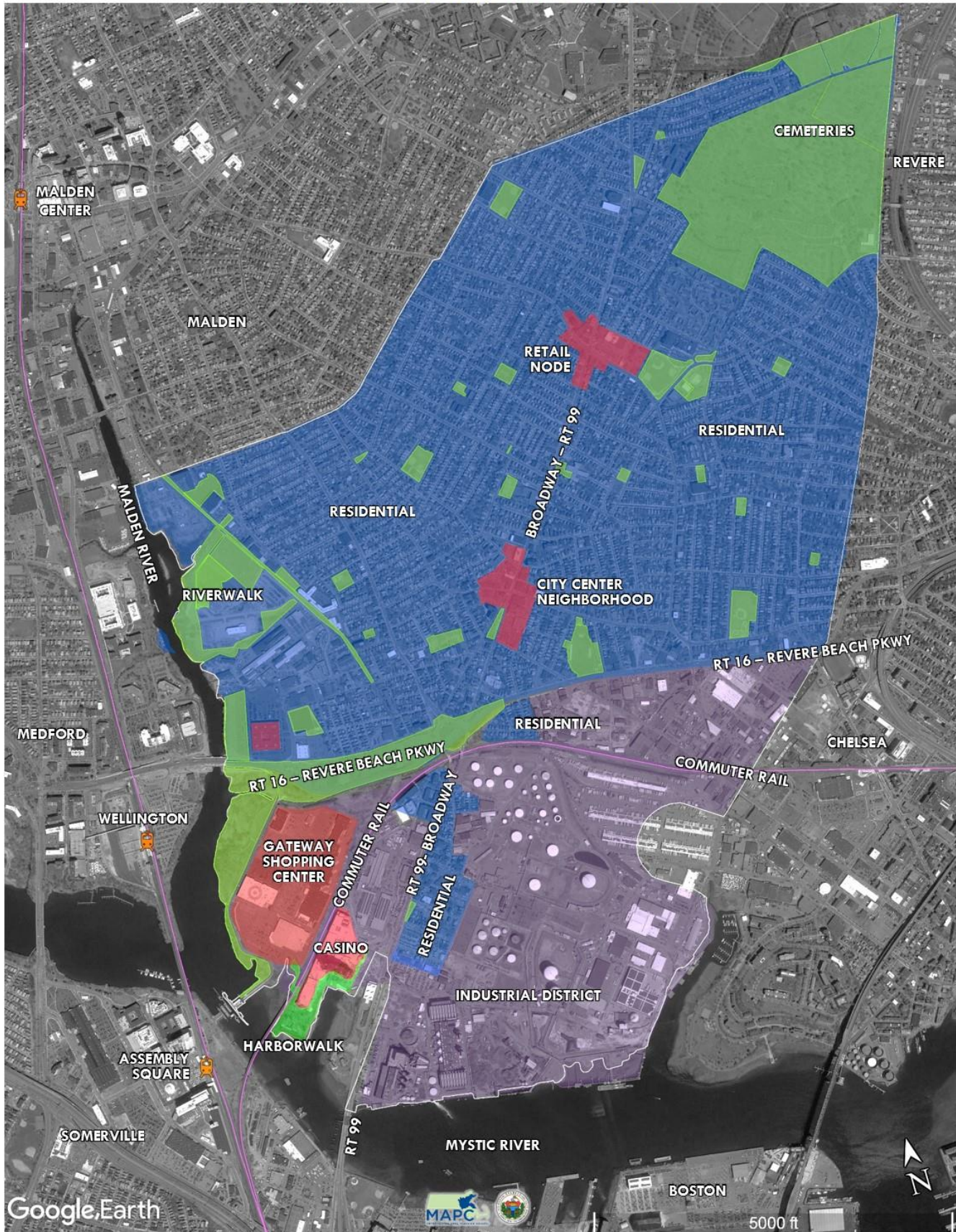
The City of Everett is characterized by two very different landscapes that are separated by Route 16 (Revere Beach Parkway) which bisects it from east to west. The area covering the northern two-thirds of the City is predominantly made up of densely developed walkable residential neighborhoods. This area is characterized by upland hills with views of downtown Boston. This northern residential area is bisected by the main commercial thoroughfare of Broadway (Route 99) which anchors the commercial city center at the Chelsea Street intersection, and another retail node at the Ferry Street intersection (see Figure 3). This northern residential area is interspersed with the majority of the City's parks and playgrounds.

To the south of Revere Beach Parkway is the southern third of the City that is mainly comprised of an industrial district with a power plant and materials processing facilities. This area is defined by the shores and floodplains of the Mystic River. This area has two very small mixed-use residential enclaves along South Broadway, and Paris Street. The smaller western portion of this part of the City is home to the large Gateway Shopping Center, and the new Encore Casino.

Planning for open space and recreation in Everett will require consideration of both of these very different environments.



ILLUSTRATIVE OVERVIEW MAP OF COMMUNITY





# Planning Process/Public Participation

## PROCESS, ENHANCED OUTREACH, & PARTICIPATION

The 2019-2026 Everett Open Space and Recreation Plan builds on the work completed in the three previous open space plans. Much of what was true during the previous open space planning processes remains true today; in terms of feedback and goals related to balancing passive versus active recreation, addressing the needs of seniors and children, and the needs of a diverse Environmental Justice community. For the 2019-2026 OSRP process, a multilingual online 24-question survey was created and translated into Spanish, Portuguese, and Haitian Creole, and shared via paid Facebook Business advertisements for an entire month's duration during July 2017. The purpose of the survey was to bring awareness to the process and gain input into how to improve the City's open spaces and recreational opportunities. Approximately 322 participants responded.

The results from the survey were also used in order to devise a more focused set of questions for a public forum regarding overall improvements as well as interest in community gardening, public art, social programming, and activities intended to encourage physical activity and overall public health. MAPC coordinated with the City of Everett in order to reach out to a larger audience by hosting an interactive visual preference polling booth at the City's annual Village Fest event held at 87 Santilli Highway on Saturday, September 23, 2017 in the afternoon. Participants were presented with five core questions (on how to improve parks and recreational opportunities), which were represented on oversized visual boards presenting photo examples and icons of potential solutions for parks in general as well as a pertinent subset of facilities that rose to the top from the initial survey. Participants were also provided with a paper ballot to write in their responses to the five questions. The results from the online survey and the public forum's visual preference poll informed the resulting vision, goals, and action items in the 2019-2026 plan. Completion of this plan relied extensively on staff involvement and public input from the survey and forum.

In planning for the improvement of a community's parks and open space resources, it is important to reach out to groups in the community who often have the greatest difficulty engaging in a traditional planning process. Such groups include environmental justice communities, such as the entirety of the City of Everett.

Figure 4 Community Participants Taking Visual Preference and Location Poll - Annual VillageFest - Photo Credit: Renato Castelo

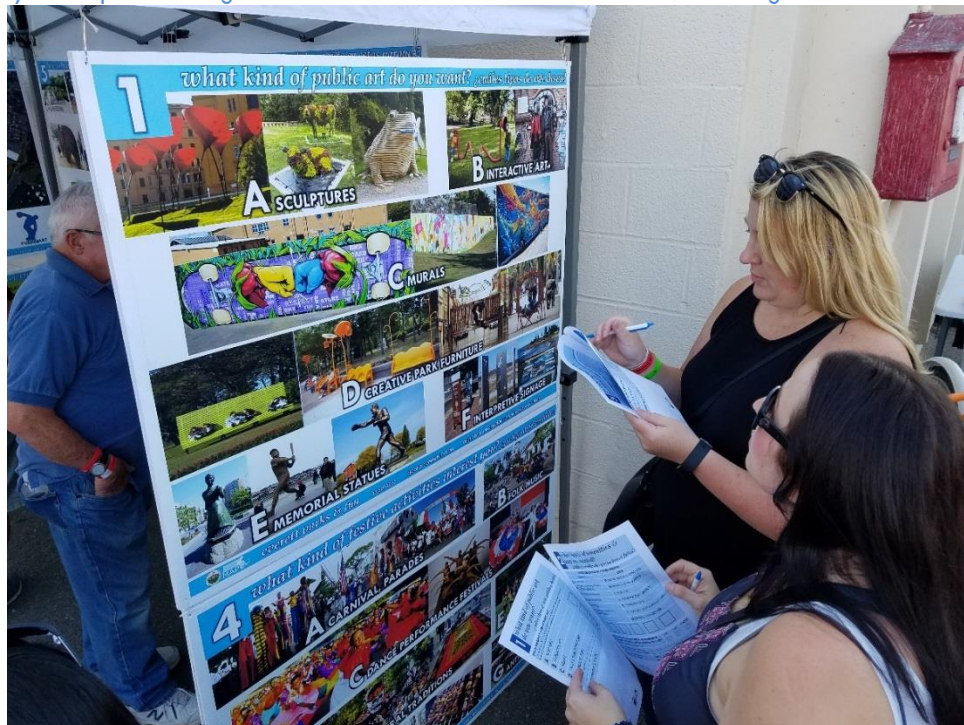




Figure 6 Photo Thumbnails of Polling Ballots and Visual Boards during Public Forum





## ENVIRONMENTAL JUSTICE & EQUITY

According to the EOEEA website, since 2002, EOEEA has been implementing an Environmental Justice Policy to help ensure that all Massachusetts residents experience equal protection and meaningful involvement with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies and the equitable distribution of environmental benefits. This policy was instituted recognizing that communities across the Commonwealth, particularly those densely populated urban neighborhoods in and around the state's older industrial areas, are facing many environmental challenges associated with Massachusetts' industrial legacy. Residents in these predominantly low-income and minority communities – nearly 29% of the state population – lack open space and recreational resources and often live side-by-side numerous existing large and small sources of pollution and old abandoned, contaminated sites, which can pose risks to public health and the environment.

The entire City of Everett meets the state's criteria for an Environmental Justice (EJ) community. EJ populations are determined by identifying all Census 2010 block groups that meet any of the following criteria:

- Income: households earn 65% or less of statewide median household income;
- Minority population: 25% or more of residents identify as a race other than white; and/or
- English language isolation: 25% or more of households have no one over the age of 14 who speaks English only or very well.

Portions (i.e., block groups) of all eight of the City's census tracts<sup>1</sup> meet one or more of the aforementioned EJ criteria. ACS 2017 data indicates that overall, 41% of the City's population are foreign born and 40% are minorities. Six of the City's 27 Census 2010 block groups (please see map) also qualify under the income criterion as well.

Critical to advancing environmental justice (EJ) in the Commonwealth is the equitable distribution of environmental assets such as parks, open space, and recreation. Toward this end, and where applicable, municipalities shall identify and prioritize open space sites in their Open Space and Recreation Plans that are socially, and ecologically important to EJ populations within the community.

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<sup>1</sup> Source: US 2010 Census tract numbers for the City of Everett, MA: 25017342101, 25017342102, 25017342201, 25017342202, 25017342300, 25017342400, 25017342500, and 25017342600

# COMMUNITY SETTING

## *Regional Context*

### OVERVIEW

The City of Everett is a fully developed inner core city in the Boston Metropolitan area. With the Malden and Mystic Rivers forming its western and southern boundaries, Everett is bordered by Malden on the north, Revere on the east, Chelsea on the southeast, Boston on the south, and Somerville and Medford on the west. The Revere Beach Parkway, which is State Route 16, is a heavily traveled road through the City that effectively divides it between its primarily industrial and primarily residential areas. Everett is split between the Boston Harbor and North Coastal watersheds.

Everett is categorized by MAPC as a Metropolitan Core Community. These communities are characterized by an urban environment containing a mix of apartment buildings, multifamily houses, and single family houses. New growth mostly occurs through redevelopment, infill, or conversion from industrial uses to residential. The have large minority and immigrant populations. It is a densely built and highly diverse city with approximately 13,629 residents per square mile<sup>2</sup> across its total 3.4 square mile territory. In the residential portion alone, population density is greater than 20,000 people per square mile and the entire City qualifies as an environmental justice community. As such, there is very little area that would be considered natural. The notable exception to that are portions of the Mystic and Malden River waterfronts, and to a limited extent, the acres of cemeteries found in the northeast part of the City. The parks in Everett are generally small, with the larger ones consisting of multi-use playing fields, playgrounds, basketball courts, and smaller grassy respite areas with bench seating.

Everett's extensive shoreline is characterized by heavy industrial uses that are an essential part of the City and region's prosperity. Everett's Mystic River frontage is a Designated Port Area, a designation that is shared by Chelsea and Boston. West of the Amelia Earhart Dam, along the Malden River, Everett's shoreline is transitioning from industrial uses to commercial retail, office, and park space.

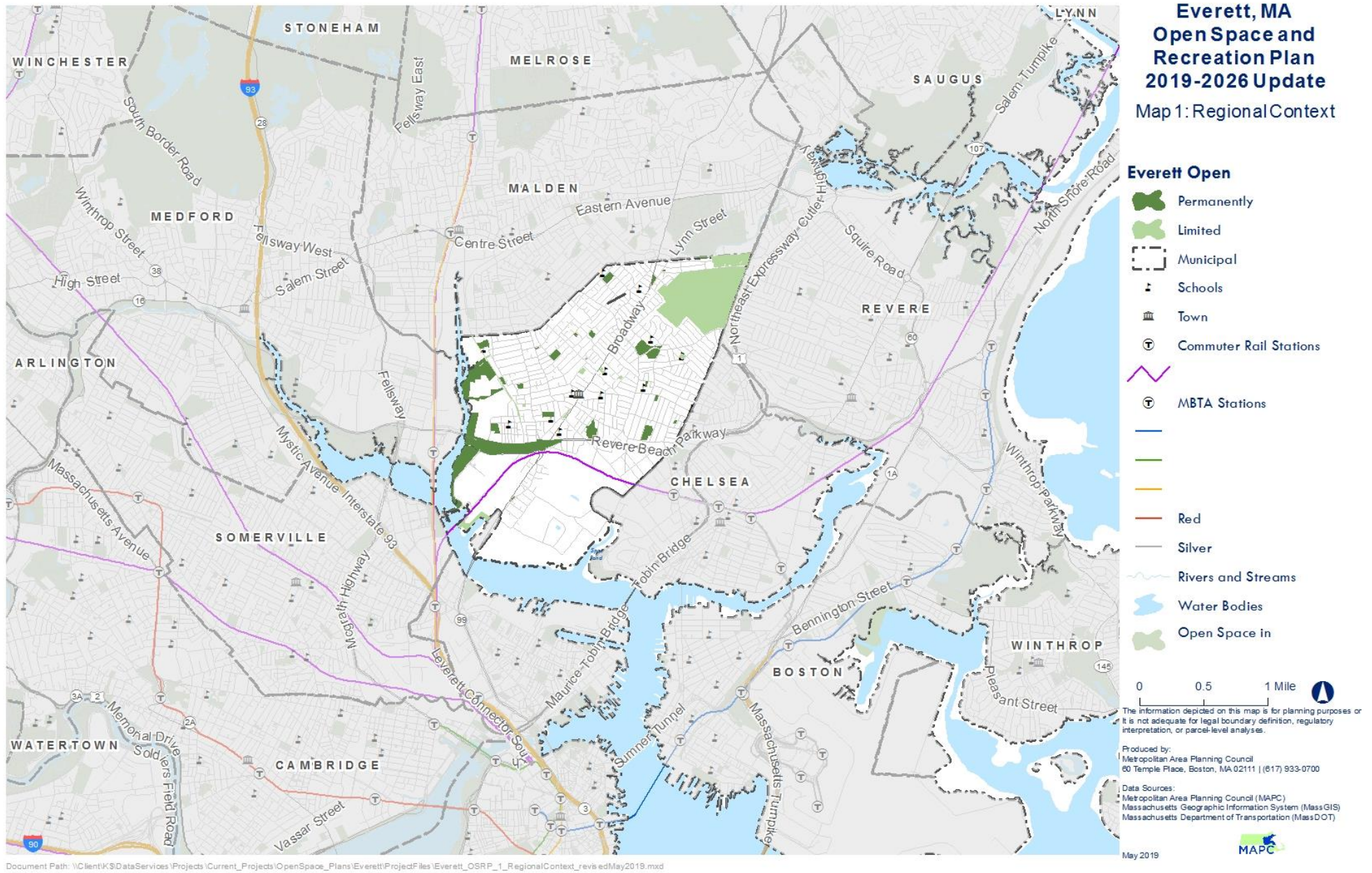
### REGIONAL PLANNING CONTEXT

#### *Regional Planning Agency Affiliation*

Everett is one of 101 municipalities that are served by the Metropolitan Area Planning Council (MAPC). Created by an act of the Legislature in 1963, MAPC serves as a forum for state and local officials to address issues of regional importance. Council membership consists of community representatives, gubernatorial appointees and city and state agencies that collaborate in the development of comprehensive plans and recommendations in areas of population and employment, transportation, economic development, regional growth and the environment. The Council's professional planners, GIS specialists, demographers and others also provide technical assistance to its member communities.

<sup>2</sup> Source: 2016 American Community Survey estimate.

Figure 7 OSRP Map 1 - Regional Context





## *Subregional Participation*

Everett is also a member of the Inner Core Committee (ICC), one of eight subregions within the Metropolitan Area Planning Council. The Inner Core Committee is a group of twenty municipalities (Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Everett, Lynn, Malden, Medford, Melrose, Milton, Newton, Quincy, Revere, Saugus, Somerville, Waltham, Watertown and Winthrop) that meet regularly to discuss issues of common interest. The ICC has been a useful forum for discussing regional open space issues and opportunities. Regional open space was discussed at the following ICC meetings:

- December 11, 2014 - Discussion of Subregional Ideas for Regional Greenway Planning Project <sup>3</sup>
- October 7, 2014 – Presentation on Regional Greenways Project <sup>4</sup>
- November 18, 2015 – Discussion of LandLine: Metro Boston Regional Greenway Planning Project <sup>5</sup> and
- June 15, 2016 - Inner Core meeting on design and procurement for great playspaces featuring the Trust for Public Land <sup>6</sup>.

## *The Regional Development Plan: MetroFuture*

MetroFuture is MAPC's plan for Greater Boston to better the lives of the people who live and work in the region between now and 2030. Thousands of people collaborated to create a bold, forward-looking and achievable vision for future development and preservation. The plan outlines priorities and strategies for advancing smart growth goals and investing in the region's residents. The plan includes thirteen detailed implementation strategies for accomplishing these goals.

Relevant to this open space planning effort, the plan includes goals such as ensuring that all neighborhoods have access to safe and well-maintained parks, that most residents will have the opportunity to build regular physical activity into their daily lives, and that brownfields will be cleaned up and reused for parks and development. The plan also envisions at least 1,800 acres of new urban parks and community gardens. The implementation strategies can be viewed by visiting the web site at <http://www.metrofuture.org/>. The implementation strategies most relevant to the open space plan of an urban community like Everett include the following:

- Increase participation in the Community Preservation Act and ensure consistent state match, 3.E.17.
- Increase inter-municipal park/greenway/trail planning, 4.D.13.
- Increase bicycle, pedestrian, and transit accessibility and safety, 6.D.13.
- Coordinate urban park planning, development, administration, and regional connections, 6.F.17.
- Leverage partnerships and private funding to improve urban park maintenance, 6.F.18.
- Increase the urban tree canopy, 6.F.19.
- Expand urban farming and community gardens, 6.F.20.
- Protect and restore urban wilds, waterways, and urban ecology, 6.F.21
- Bring strategic and regional perspectives to local open space planning, 7.A.2.

Each community in the MAPC region is different and will have different priorities and resources with respect to the above implementation strategies. Several of the above goals and strategies have been incorporated into The City of Everett Open Space and Recreation Plan.

<sup>3</sup> Agenda available at [http://www.mapc.org/sites/default/files/Agenda\\_ICC\\_12.11.2014.pdf](http://www.mapc.org/sites/default/files/Agenda_ICC_12.11.2014.pdf)

<sup>4</sup> Presentation available at <http://www.mapc.org/sites/default/files/2014%20Regional%20Greenway%20Presentation%20-%20Inner%20Core.pdf>

<sup>5</sup> Brochure that was created and discussed available at <http://www.mapc.org/sites/default/files/LandLine%20Handout%20November2015.pdf>

<sup>6</sup> Presentation available at <http://www.mapc.org/sites/default/files/MAPC%20-%20TPL%20Playspaces.pdf>

## *The Lower Mystic River Corridor Strategy*

Working collaboratively, MAPC and the six cities of the lower Mystic River produced a vision and strategy for the revitalization of the lower Mystic River corridor. The strategy seeks to improve access to this section of the river so as to realize its potential for recreation, transportation, and economic development. Improvements and additions to park and recreation facilities along its shoreline as well as broader efforts to improve water quality will be essential to achieving these goals. Several of the strategies identified in the plan are directly applicable to open space and recreation planning in the six communities:

- Strategy #1 – Acquire, Protect, Enhance and Link Regionally Significant Open Space Parcels
  - a) MAPC and the six cities will work cooperatively to advocate for the completion of the open space system with a focus on high priority open space initiatives listed including the following located in or near Everett.
    - Rivers Edge Trail System in Everett
    - Wellington Greenway
    - Northern Strand Trail, Saugus Branch – a portion of the Bike to the Sea trail
    - Develop public boat access at Gateway Park
    - Malden River Waterfront Trail
  - b) MAPC will work with the six cities to ensure that city open space plans fully address Mystic River issues as identified in this strategy.
- Strategy #2: Enhance and Encourage Sustainable Development and Redevelopment within the Corridor
  - c) Explore development and open space opportunities in Designated Port Areas (DPA).
- Strategy #3: Improve Access to and along the River through the Development of Water Transportation, Public Transit, Roadway Improvements, and Bicycle and Pedestrian Accommodations.
  - E. MAPC and the six cities will work to complete the gaps in the multi-use path system along the Mystic River.

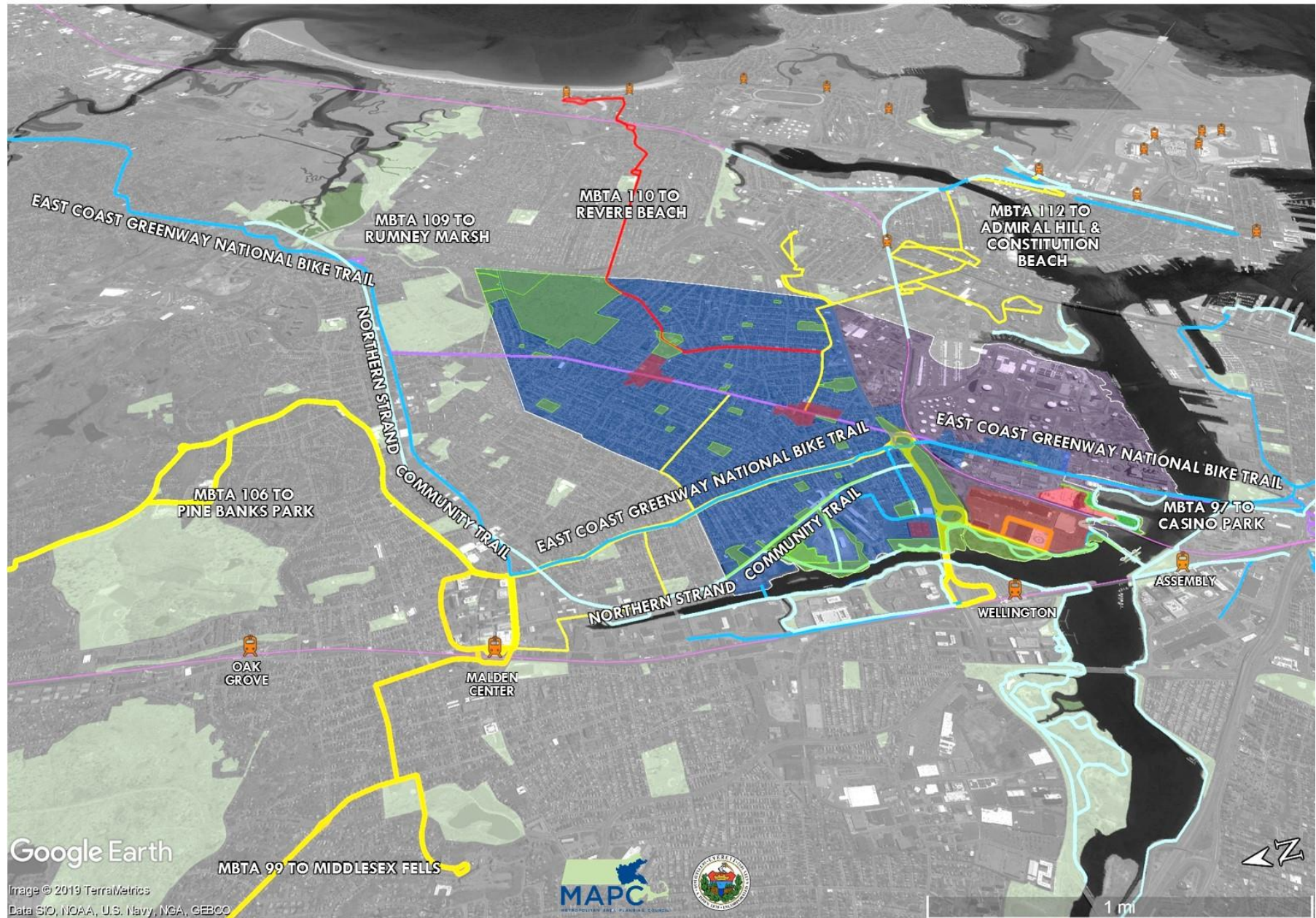
The *Lower Mystic River Corridor Strategy*, related planning documents for Boston, Chelsea, Everett, Malden, Medford, and Somerville, and other information relating to this effort may be found at <http://www.mapc.org/smart-growth/environment/mystic-river>.

As will be noted in the Open Space 2019-2026 Inventory, the City of Everett has achieved significant and transformative progress on implementing elements of Strategy #1a and #3e. Succinctly, these achievements are comprised of the construction of a portion of a Malden River waterfront trail (the Riverwalk), a publicly-accessible Casino ferry near Gateway Park on a new Harborwalk multi-use path, and continued advocacy and planning for an extension of the Northern Strand Community Trail.



Figure 8 Illustrative Map of Regional Open Space Connections via Bus & Bike Trails

### ILLUSTRATIVE MAP OF REGIONAL OPEN SPACE CONNECTIONS VIA BUS & BIKE TRAILS



## REGIONAL OPEN SPACE AT THE MUNICIPAL LEVEL

Planning to address a community’s open space and recreation needs requires looking beyond the borders of the community itself and considering the resources and opportunities available in the surrounding region. Everett residents have available to them a number of regional scale open space resources, including public beaches in Revere, the Middlesex Fells Reservation, Pine Banks Park, and the Mystic River Reservation greenway among others. The challenge for the municipal government is in helping Everett residents to recognize and access these resources. The illustrative map of regional open space connections via MBTA buses and regional bike trails shows which buses and major trails connect to neighboring regional open spaces.

## NEIGHBORING OPEN SPACE & RECREATION PLANS

Table 1 Open Space & Recreation Plans of Neighboring Communities	
Boston	City of Boston Open Space and Recreation Plan, 2015 – 2021 East Boston Municipal Harbor Plan, 2002 East Boston Municipal Harbor Plan Amendment, 2008 Charlestown Navy Yard Waterfront Activation Plan, 2007; 2017 RFI for Activation Proposals, Three 2019 Approved Activation Pilot Programs <sup>7</sup>
Chelsea	Chelsea Open Space Plan, 2009-2014; 2017-2024 OSRP Update Chelsea Creek Waterfront Study, 2005 Chelsea Waterfront Vision, 2016
Malden	Malden Open Space and Recreation Plan, 2009-2014; 2017-2024 Update
Medford	City of Medford Open Space & Recreation Plan, 2011
Revere	City of Revere Open Space and Recreation Plan, 2010; 2017-2024
Somerville	Somerville Open Space and Recreation Plan, 2016-2021 State DCR Draw 7 Park and Path Extension – 2018 <sup>8</sup> - Somerville <i>This is a noteworthy addition to neighboring regional open space.</i>

## History of the Community <sup>9</sup>

The history of Everett is tied to the Mystic River, which has helped to shape the development of the City and the region since European settlement. The river’s name comes from an Indian word, Misi-Tuk, which translates to Great Tidal River. The river’s great tidal range made the Mystic River attractive to a number of industrial uses, which used tide mills to power their factories. Initially, for the area that would become Everett, the river served to limit growth, acting as a barrier to the growing City of Boston. Everett became an independent town in 1870 and, 22 years later, in 1892, Everett was incorporated as a city.

The area that is now Everett was settled in 1643 and was considered a part of Charlestown. Known as “Mystic Side”, population growth progressed slowly in the early years – by 1765 the area that would become Everett, Malden, and Melrose had a population of roughly 1,000 individuals. Agriculture and fishing were the main occupations. Gradually, bridges and roads were built connecting the area to Boston. In 1804, the Newburyport Turnpike was constructed, which was a major roadway for its time and laid the path for the present Broadway. The community of South Malden began to develop its own identity, “with its closer proximity to Boston, excellent soil, considerable timber, school, and railroad, South Malden was clearly becoming independent of, and a rival to, the rest of Malden.”<sup>10</sup> In 1848 Everett began a 22 year

<sup>7</sup> Source: “BPDA Approves Three Final Proposals for Navy Yard” at website <http://charlestownbridge.com/2019/03/21/bpda-approves-three-final-proposals-for-navy-yard/>

<sup>8</sup> A new waterfront path connecting Draw 7 Park, near the Assembly Row T Station, with Route 99/Sullivan Square is currently under design and permitting. This key missing link is moving forward at the same time that the 9-acre park will be going through a DCR-led redesign and revitalization effort. Sources: (a) <https://www.mass.gov/files/documents/2018/02/06/draw-seven-2018-2-5-presentation.pdf>; and (b) <https://mysticriver.org/greenways-blog/2018/3/28/draw-7-park-and-path-extension-boston-somerville>

<sup>9</sup> This section has been reproduced from the 2010-2017 Everett Open Space and Recreation Plan, with some modifications.

<sup>10</sup> Elizabeth Durfee Hengen, Building the City of Homes and Industry: The Architectural and Historical Development of Everett Massachusetts (Everett MA: Daniels Printing, 1994), cited in City of Everett, Massachusetts Open Space and Recreation Plan, April 2004.



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struggle to become a town, achieved in 1870. Everett was named after the orator Edward Hale Everett. When Everett was established, it had a population of 2,152.

Rail lines were extended into Everett beginning in 1854, setting the stage for growth. The Eastern Railroad and the Saugus branch tracked along the present Revere Beach Parkway and Main Street. Street cars arrived in 1858. Between 1870 and 1900 the population increased from 2,200 to 24,000. In 1892 Everett incorporated as a city. To accommodate the increasing population, farmland was subdivided rapidly, transforming the spacious residential area into a tight-knit suburban streetcar suburb.

Industrial development made a significant impact on the landscape during the mid to late 1800s. The New England Chemical Company established itself in 1868 and was the forerunner for other major industries that would locate themselves on the tidal marshes of the Mystic River that offered excellent water access. Among the industries were iron, coke, petroleum products, oil, and shoes.

Military service and honoring veterans have played an important role in Everett's history. Company B 8<sup>th</sup> Reg. Infantry Massachusetts Volunteer Militia was formed in Everett in 1898 and activated in response to World War I in 1917 and again in 1941 to fight in World War II.<sup>11</sup> Veterans' organizations have been active in Everett since the end of the Civil War with the formation of the James A. Perkins Post 156 Gran Army of the Republic.<sup>12</sup> After World War I, numerous additional veterans groups formed including American Legion Post 176, the Italian American War Veterans, Veterans of Foreign Wars, Jewish War Veterans, World War I Barracks, Marine Corps League, and Disabled American Veterans.<sup>13</sup> These organizations actively served the City's veterans through the middle of the twentieth century, and many of these organizations erected monuments and memorials in the Glenwood Cemetery in the 1930s.<sup>14</sup>

Around 1920 Everett was almost thoroughly built up. Most of the salt marsh lying between the main railroad line and the Mystic and Malden Rivers had been filled in and occupied by energy and industry uses including Merrimac Chemical Company, General Electric, Boston Consolidated Gas, and New England Fuel and Transportation Company.<sup>15</sup> These uses along with the accessory railroad uses effectively separated Everett's residents from the city's waterfront. Recognizing the need for access to natural open spaces, particularly for use by children, the City set aside spaces for parks in the late 1800s as a reaction to the near complete development of the City's 2,300 acres. In addition, the City established the Glenwood Cemetery as an affordable alternative to the private Woodlawn cemetery starting in 1890.<sup>16</sup> A portion of the municipal cemetery was reserved as a burial site for Union soldiers and sailors of the Civil War, and it continues to be an important site of memorializing Everett's veterans. Since there has been very little undeveloped land since this time, the focus has been on the refurbishment of existing uses, including the City's parks.

Today the City of Everett is roughly two thirds residential and one third industrial, with more than 50 acres of parkland spread throughout. The City's location next to Boston, and along rivers, shaped its development. Rail lines also played an important role in establishing Everett as a densely populated area – living close to transportation and employment called for as many property lots as possible.

After 1940, Everett began experiencing the population decline associated with many heavily urbanized areas in the post-World War II era. Populations were moving out to the suburban parts of the metropolitan area. In the last couple decades, Everett has begun to experience a reversal in that trend as new immigrants move into the City in increasing numbers. Evidence of these new residents, such as the

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<sup>11</sup> Hogan, Julia Rich. "City of Everett / 1892-1970." ([PDF](#) on City of Everett website).

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Jenkins, Candace, and Elizabeth Durfee Hengen. MACRIS Inventory Form for Glenwood Cemetery, Washington Avenue at Fuller Street, Everett, MA, Form 801, page 5. (PDF on [MACRIS](#) website).

<sup>15</sup> Atlas of the City of Everett. Philadelphia: PA: Yeager-Klinge Company, 1921, plate 18.

<sup>16</sup> Ibid, page 6.

growing Brazilian community, can be seen in the variety of stores and restaurants along Broadway and other commercial streets, the number of languages being spoken in the neighborhoods, and in the increasing interest in a new variety of recreational opportunities.

Everett's waterfront was changed in the 1970s when liquefied natural gas (LNG) began being imported by District Gas of Massachusetts at the marine terminal in the city's Island End section. Present day Everett retains its historic business district along Broadway with many MBTA bus routes servicing the community. Everett Square, at the intersection of Broadway and School Street, is anchored by its community facilities including City Hall, the fire department, Parlin Memorial Library and adjacent War Veterans Park, and Memorial Stadium, among others. Another major node of commerce and development is found at the Gateway Center shopping center as well as the adjacent Wynn Casino and Resort which is currently under construction and expected to feature publicly accessible open space along the waterfront.

## Population Characteristics

### PAST AND PRESENT POPULATION <sup>17</sup>

After experiencing a steadily declining population over the second half of the 1900s, Everett's population has stabilized and begun to grow beginning in the 1990s (Table 2) and continuing into the 2000s and from 2010 to 2018; estimated to be between 8.5% and 12.5% growth.

Much of that growth can be attributed to immigration of foreign born residents, mostly from Brazil, El Salvador, and Haiti. The white, non-Hispanic population has dropped by 16% between 2000 and 2010. That rate of decline has been estimated to have slowed down to a 2% drop between 2010 and 2017. The Hispanic population increased by 59% between 2000 and 2010, and an estimated increase of 18% between 2010 and 2017. The African American population increased by 60% between 2000 and 2010, and an estimated 50% between 2010 and 2017. The Asian population increased by 38% and 46% during those respective time periods.

Based on based available data (ACS 5-Year Estimates 2013-2017), as of 2017, the white population remains in the majority with 60% of the total population, but the Hispanic population now accounts for 23% of the total, the African American for 20%, and the Asian for 7%. The American Community Survey's 2013-2017 Five-Year Estimates reported that the number of foreign-born Everett residents is presently 41% (or 18,546 residents) of the City's population; 8,059 of which are naturalized citizens, or approximately 18% of the City's population.

With these changing demographics comes the potential for changing park, recreation, and open space needs. Special considerations must also be made when attempting to reach out to this segment of the population for their input and involvement as language or other social barriers may exist. The 2019-2026 OSRP update process included an online multilingual survey (English, Spanish, Portuguese and Haitian Creole) as well as translated paper ballots during a public workshop.

<sup>17</sup> The end years for the population and race/ethnicity data sets vary based on best available data sets provided by actual decennial census counts, and estimated ACS datasets. Not all data sets are available for all years.



Table 2 Total Population – City of Everett, MA – 1940 – 2010, and 2018

Year	Population	% Change
1940	46,784	n/a
1950	45,982	-1.7%
1960	43,544	-5.3%
1970	42,485	-2.4%
1980	37,195	-12.5%
1990	35,701	-4.0%
2000	38,037	+6.5%
2010	41,667	+9.5%
2017 Five-Year 2013-2017 Estimates	45,212	+8.5% 2010-2017
2018 Single-Year Estimate	46,880	+12.5% 2010-2018

Source: U.S. Census, 1940 – 2010, and American Community Survey 2013-2017 Five-Year Estimates.

Table 3 Race and Ethnicity, City of Everett, MA 2000 - 2010

Race and ethnicity	2000	% Total 2000 Population	2010	% Total 2010 Population	% Race Ethnicity Change 2000-2010
White	30,321	79.7	26,177	62.8	-16%
Black or African American	2,386	6.3	5,962	14.3	60%
American Indian & Alaska Native	120	0.3	162	0.4	26%
Asian	1,236	3.2	2,005	4.8	38%
Native Hawaiian & Other Pacific Islander	26	0.1	18	0	-44%
Two or more races	2,050	5.4	1,586	3.8	-29%
Hispanic or Latino (of any race)	3,617	9.5	8,792	21.1	59%

Sources: Census 2000 Summary File 1 (SF 1) 100-Percent Data, and 2010 Census Summary File 1

Table 4 Race and Ethnicity, City of Everett, MA 2010 - 2017

Race and ethnicity	2010	% Total 2010 Population	2017	% Total 2017 Population	% Race Ethnicity Change 2010-2017
White	26,177	62.8	26,662	59.9	1.9
Black or African American	5,962	14.3	8,955	19.8	50.2
American Indian & Alaska Native	162	0.4	60	0.1	-63.0
Asian	2,005	4.8	2,922	6.5	45.7
Native Hawaiian & Other Pacific Islander	18	0	8	0.0	-55.6
Two or more races	1,586	3.8	2,681	5.9	69.0
Hispanic or Latino (of any race)	8,792	21.1	10,362	22.9	17.9

Sources: Census 2010 Summary File 100-Percent Data, and ACS 5-Year Estimates 2013-2017 – Demographic and Housing Estimates

The largest portion of Everett's population is in the 20 to 44 years age range, reflecting a large working-age adult population of approximately 16,468 to 17,506 people (Table 5). This age group grew by 4% between 2000 and 2010, and by 6% between 2010 and 2017. With regards to Everett's other age groups it is worth noting that:

- the increase of the middle-aged adult cohort between 45 and 59 years has slowed down from 30% to 9%;
- the young children cohort has shown continued increases of 15% and 17%; and
- the decrease in senior residents between 2000 and 2010 has ceased, and there is now an increase of 17% between 2010 and 2017.

As of 2017, young working adults represent 39% of the population, young people under the age of 20 represent 26%, middle-aged adults represent 20%, and seniors represent 16%. This overall age cohort composition with healthy representations of all age groups suggests the need for balanced opportunities for both passive and active recreational facilities that should not skew far too heavily into either generalized open space category.

As shown in the Inventory chapter, of the City's total 310 acres of open space, 48.6 acres are devoted active recreation in the form of playgrounds and athletic playing fields. Overall there are 11 baseball

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diamonds, 9 full basketball courts, 3 half basketball courts, 4 soccer fields, 4 football field, and 2 tennis courts, 6 splash pads, 19 tot lots, 2 dog runs, 2 tracks-and-field, and 1 roller-hockey court. This wide assortment of facilities can address the needs of large segments of the population. For more passive recreational needs, the City enjoys approximately 261.7 acres of commons and greenways for walking, scenic vistas, and respite seating.

Table 5 Population Trends by Age Group - 2000 to 2010, and 2017 - Everett, MA

Age Group	2000	2010	% Change 2000-2010	2017	% Change 2010-2017
Under 10 years	4,648	5,323	15%	6,203	17%
10 to 19 years	4,431	5,273	19%	5,430	3%
20 to 44 years	15,788	16,468	4%	17,506	6%
45 to 59 years	6,198	8,076	30%	8,770	9%
60 years and over	6,972	6,527	-6%	7,303	12%

Sources: Census 2000 and 2010, and ACS 5-Year Estimates 2013-2017 – Demographic and Housing Estimates

Of the 15,591 estimated ACS 2017 households, 70% are family households, and 38% of those have children under 18 years of age. Approximately, 30% of Everett's households are non-family households, and 7% are households with senior residents. All together, these households represent those that can benefit the most from nearby accessible park spaces.

Table 6 Household Composition 2017 ACS, and 2010 Census

Household Type	Number	%
Total households	15,591	100%
Family households	10,875	70%
Male householder	1,062	7%
Female householder	3,208	21%
With related children under 18 years	5,989	38%
Nonfamily households	4,716	30%
Householder living alone - persons 65 years and over	1,127	7%
Average household size	2.67*	( X )
Average family size	3.26*	( X )

Source: 2013-2017 American Community Survey 5-Year Estimates, and \*2010 Census

## ENVIRONMENTAL JUSTICE DEMOGRAPHICS

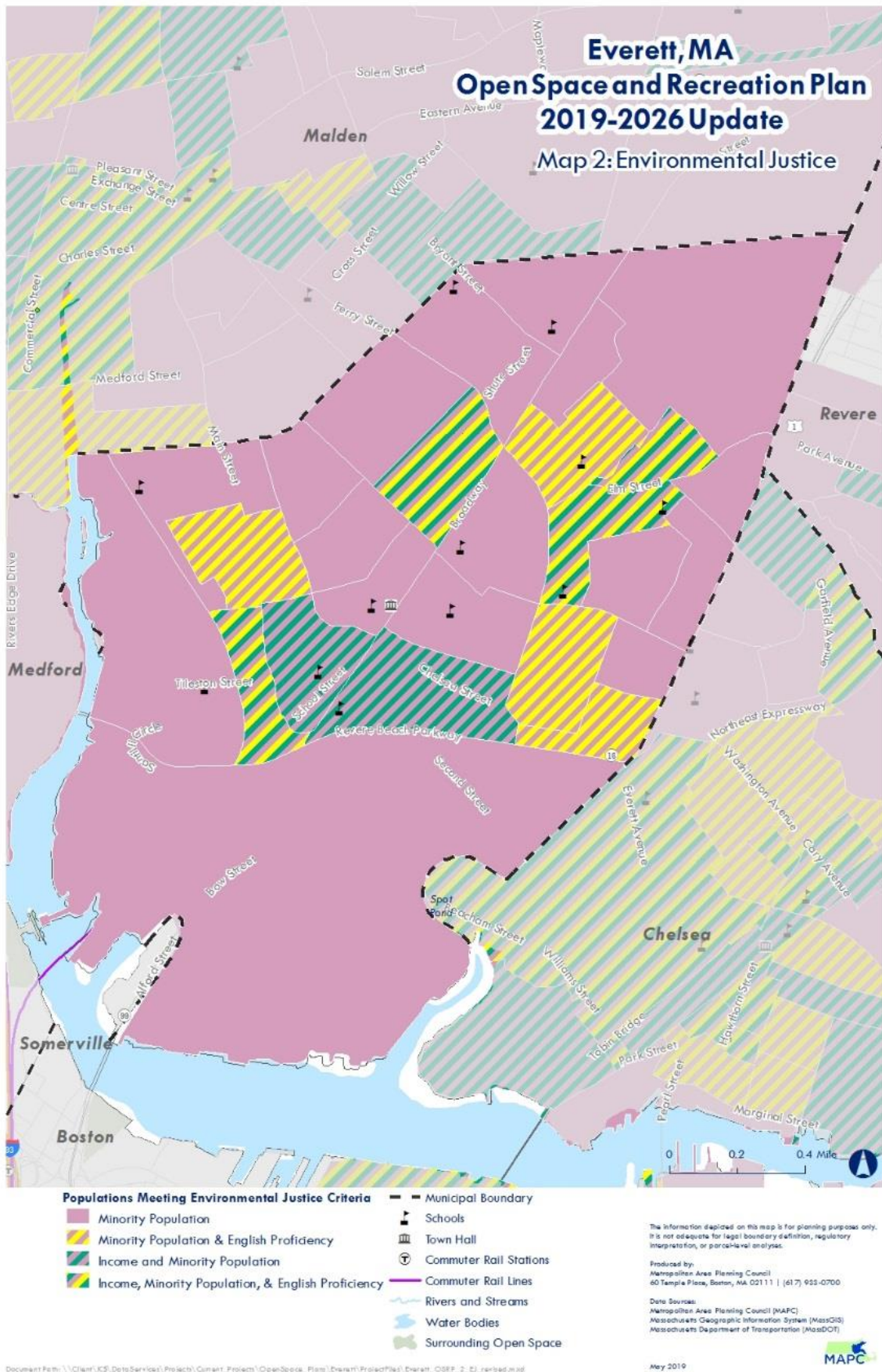
The entire City meets the state's criteria for an Environmental Justice (EJ) community. EJ populations are determined by identifying all Census 2010 block groups that meet any of the following criteria:

- Income: households earn 65% or less of statewide median household income;
- Minority population: 25% or more of residents identify as a race other than white; and/or
- English language isolation: 25% or more of households have no one over the age of 14 who speaks English only or very well.

Portions (i.e., block groups) of all eight of the City's census tracts<sup>18</sup> meet one or more of the aforementioned EJ criteria. ACS 2017 data indicates that overall, 41% of the City's population are foreign born and 40% are minorities. Six of the City's 27 Census 2010 block groups (please see map) also qualify under the income criterion as well.

<sup>18</sup> City of Everett, MA 2010 Census tract numbers: 25017342101, 25017342102, 25017342201, 25017342202, 25017342300, 25017342400, 25017342500, and 25017342600





## POPULATION DENSITY

Everett is a densely populated City, with 56% of the housing units found in buildings with between 2 and 4 units. The single family homes are generally found on very small urban lots situated close together. While the overall citywide population density is 10,566 people per square mile, that population density varies between 3,986 people per square mile in one of its 8 census tracts to 26,209 in its most dense tract. Given these densities, many individuals in the City will not have access to private recreational space, backyards and similar spaces, and will therefore rely on nearby public parks for a variety of recreational needs. Rising rates of obesity and other factors point to the need for increased physical activity, especially for youth, and, in densely settled places like Everett, a need for public parks and recreational programs to provide space and opportunities for physical activity.

Table 7 Population and Housing Unit Density by Census Tract - Everett, MA - Census 2010

Census Tract Number	Population	Housing Units	Land Area – Square Miles	Population Density	Housing Unit Density
25017342101 *	4,457	1,663	0.239	18,649	6,958
25017342102 *	4,066	1,683	0.49	8,298	3,435
25017342201	5,268	2,062	0.201	26,209	10,259
25017342202	3,833	1,536	0.186	20,608	8,258
25017342300	6,826	2,754	0.307	22,235	8,971
25017342400**	6,055	2,553	1.519	3,986	1,681
25017342500	6,797	2,781	0.307	22,140	9,059
25017342600	4,365	1,693	0.175	24,943	9,674
** This Census tract includes the Woodlawn and Glenwood cemeteries.					
** This Census tract includes the Designated Port Area and large areas of industrial land.					

Table 8 Housing Units - ACS 2013-2017

Units in Structure	Housing Units	%
Detached single unit	3,401	20%
Attached single unit	1,038	6%
Two-Family	5,055	30%
2 to 4 units	4,220	25%
5 to 9 units	575	3%
10 to 19 units	644	4%
20 or more units	1,730	10%
Other incl. mobile	27	0
Total	16,690	100%
Source: American Community Survey, 2013-2017 Five Year Estimates		

## PROJECTED POPULATION

In May 2008, MAPC released MetroFuture: Making a Greater Boston Region, a new plan for growth and development in Metro Boston from now to 2030. In order to support the MetroFuture planning process, MAPC prepared two sets of population and employment projections: a “current trends” projection and a “MetroFuture” projection.

The current trends or baseline projection estimates the number of people and jobs likely to exist in the community if current patterns of growth and development continued to 2030. The MetroFuture projection estimates the number of people and jobs for each community if the recommendations contained in the MetroFuture plan are followed. Under MetroFuture, more growth is directed to areas that are already developed, such as town centers and urban areas. Table 7 shows the population projections for Everett and the neighboring communities in the ICC subregion for both the current trends and the MetroFuture scenario. Everett is projected to grow under both scenarios. Under current trends growth from 2010-2030 would be 690 people and under the MetroFuture scenario, growth would be 2,076 people. MetroFuture assigns additional growth to Everett because it has the infrastructure to support this growth and good regional transportation connections.



Table 8 shows the ranking in terms of population growth under the MetroFuture scenario for all ICC communities. Everett has the 12th highest projected population growth. According to MetroFuture predictions, the highest rate of growth would be in the senior population, aged 60 to 85. The largest population would still be in the aged 20 to 50 adult population.

Table 9 Population Projections for Everett & Neighboring Communities - Source: Census, and MAPC Stronger Region Projections

	Census 1990	Census 2000	Census 2010	MAPC 2020	MAPC 2030	MAPC 2040
Boston	574,283	589,141	617,594	664,219	709,399	743,972
Chelsea	28,710	35,080	35,177	37,640	40,224	42,056
<b>Everett</b>	<b>35,701</b>	<b>38,037</b>	<b>41,667</b>	<b>47,391</b>	<b>54,474</b>	<b>60,434</b>
Malden	53,884	56,340	59,450	65,284	71,843	76,822
Medford	57,407	55,765	56,173	58,842	62,237	64,380
Revere	42,786	47,283	51,755	58,566	66,736	73,695
Total	792,771	821,646	861,816	931,942	1,004,913	1,061,359

Table 10 Projected Growth from Census 2010 to 2030 MAPC Projections

	Census 2010	MAPC 2030	Change, Units	Change, %
Boston	617,594	709,399	91,805	15%
Chelsea	35,177	40,224	5,047	14%
<b>Everett</b>	<b>41,667</b>	<b>54,474</b>	<b>12,807</b>	<b>31%</b>
Malden	59,450	71,843	12,393	21%
Medford	56,173	62,237	6,064	11%
Revere	51,755	66,736	14,981	29%

### *Recreational Needs by Age Group*

Under the age of five, most recreation is done with parental supervision. This recreation tends to be close to home due to the difficulties of traveling with children. This age group also needs structured preschool programs that focus on teaching basic skills. For older children, adults seek places to take their children for walks. Adults with older children also seek out programs for their children that provide family recreational opportunities.

Adolescents are a difficult age group to serve because they are less inclined to participate in traditional programs that are structured or involve adult supervision. They prefer programs where they are more actively involved in determining the nature of their activities. Programs that work well for adolescents include a variety of team and individual pursuits such as rock climbing, adventure programs, skateboarding, hiking, bands, cook outs, dances, and sports such as football and soccer in both organized and pick-up game settings.

The needs of elderly residents are divided between the younger, more active senior citizens and the frail elderly. The frail elderly generally require therapeutic recreational services. More active seniors tend to enjoy walking, golf, tennis and swimming. Elderly residents may also have similar needs as residents with disabilities in terms of their ability to access recreation facilities.

Table 11 Projected Population Change by Age Cohort - Everett - Census, and MAPC Data

Age Cohorts	Census 2010	MAPC 2020	MAPC 2030	%Change 2010-2030
00-04	2862	3254	3688	22%
05-09	2461	2702	3083	20%
10-14	2520	3135	3571	29%
15-19	2753	2746	2998	8%
20-24	2998	3180	3762	20%
25-29	3669	4148	4284	14%
30-34	3352	4023	4352	23%
35-39	3140	3881	4483	30%
40-44	3309	3398	4197	21%
45-49	3081	3074	3887	21%
50-54	2697	3136	3260	17%
55-59	2298	2986	2990	23%
60-64	1746	2450	2851	39%
65-69	1328	1961	2568	48%
70-74	1017	1434	2034	50%
75-79	945	927	1387	32%
80-84	780	533	753	-4%
85P	711	423	326	-118%

## Growth & Development Patterns

### PATTERNS AND TRENDS

Everett's location on the Mystic River close to Boston gave the City a relatively steady rate of growth through the 1800s and early 1900s. The areas agricultural character gave way to an increasingly dense and, in the southern part of the City, industrialized environment, as farms were divided and converted to other land uses. Industrial development of the riverfronts began in the mid-1800s as wetlands and mudflats were filled. In turn, this industrial development helped to fuel the residential development on higher ground in the remainder of the City. The City's land area was essentially built out by 1920. Today opportunities for new development are rare, though recently there have been a number of brownfield redevelopment projects on former industrial sites along the Malden and Mystic Rivers.

Since the 2010 OSRP, most significant redevelopment activities have occurred at or near industrial areas and/or the waterfront. Over 500 multifamily units were constructed developed in two residential developments between 2012 and 2015 in or immediately adjacent to rapidly transforming industrial areas. Since 2018, the construction and completion of the Encore Casino building complex and its landmark Harborwalk open space have spurred a flurry of rezoning and redevelopment activities in adjacent industrial areas. Immediately across from Everett, on the opposite side of the Mystic River, is the large-scale, multiple block, mixed-use transit-oriented Assembly Row development, which started construction in 2012. This major development immediately across from Everett's new Encore Harborwalk is slated to include a seven acre waterfront park.

In addition to industrial waterfront redevelopment activities along the Mystic River, Everett's other waterfront area along the Malden River, has experienced partial environmental remediation and open space construction. These activities and future plans for additional open space along the Malden Riverfront also include mixed-use/office redevelopment along the southern and northern segments of a new westward roadway called Rivergreen Drive access road that connects to Air Force Road.

### INFRASTRUCTURE

Transportation – Everett benefits from an array of road and transit linkages to the surrounding metropolitan area. While physically located just outside of the City limits, there is easy access to routes 93 and 1. Crossing east/west through the City, Route 16, the Revere Beach Parkway, is also a significant transportation corridor. Finally, Route 99, Broadway, is one of the original and primary streets through the



City. Numerous fixed route MBTA bus lines connect Everett to Boston, the subway system's orange line, and to commuter rail. As previously mentioned, the Encore Harborwalk, and Riverwalk multimodal bike and pedestrian paths have been developed in tandem with new access roadways for both of the industrial waterfront areas. The Encore Harborwalk will also include a publicly-accessible ferry dock and service toward Boston.

Sewer and Water – Other than individual wells and springs, Everett's first water supply was the Mystic Lakes. Today sewer and water service is provided by the MWRA and extends throughout the City.

## LONG-TERM DEVELOPMENT PATTERNS

The City of Everett is essentially a fully developed City, with the only opportunities for new housing or commercial space requiring redevelopment. Most of that redevelopment will likely occur through the utilization of brownfield sites or older commercial areas. Zoning will shape the nature of redevelopment while local and regional economic conditions will dictate the timing and amount of development that occurs. The following zoning section explains recent City rezoning activities between 2015 and 2019 to spur desired economic development goals, and transform major portions of two industrial areas into mixed-use commercial/office districts with improved open space and public realm amenities.

## ZONING

Zoning is the primary tool by which a City or Town shapes the extent and character of new development and redevelopment. The City of Everett updated its Zoning Ordinance in 2015, and has rezoned southern and waterfront areas of the City to reflect recent development and open space changes related to the casino development and anticipated surrounding redevelopment. The City of Everett' zoning<sup>19</sup> is divided into nine classes of districts including two overlay districts. These districts cover:

1. two residential districts [Dwelling or DD, and Apartment or AD];
2. two business districts [Business or BD, and Business Limited or BL];
3. two industrial districts [Industrial or ID, and Industrial Limited or IL];
4. an economic development district [Lower Broadway or LB), which is further subdivided into six zoning sub-districts
 

<ol style="list-style-type: none"> <li>a. LB-WMU: Lower Broadway, Waterfront Mixed-Use</li> <li>b. LB-MU: Lower Broadway, Mixed-Use</li> <li>c. LB-C: Lower Broadway, Commercial</li> <li>d. LB-E: Lower Broadway, Employment</li> </ol>	<ol style="list-style-type: none"> <li>e. LB-RMF: Lower Broadway, Residential Multi-Family</li> <li>f. LB-RD: Lower Broadway, Residential Detached</li> </ol>
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5. a river front overlay district [ROD); and
6. a telecommunications overlay district.

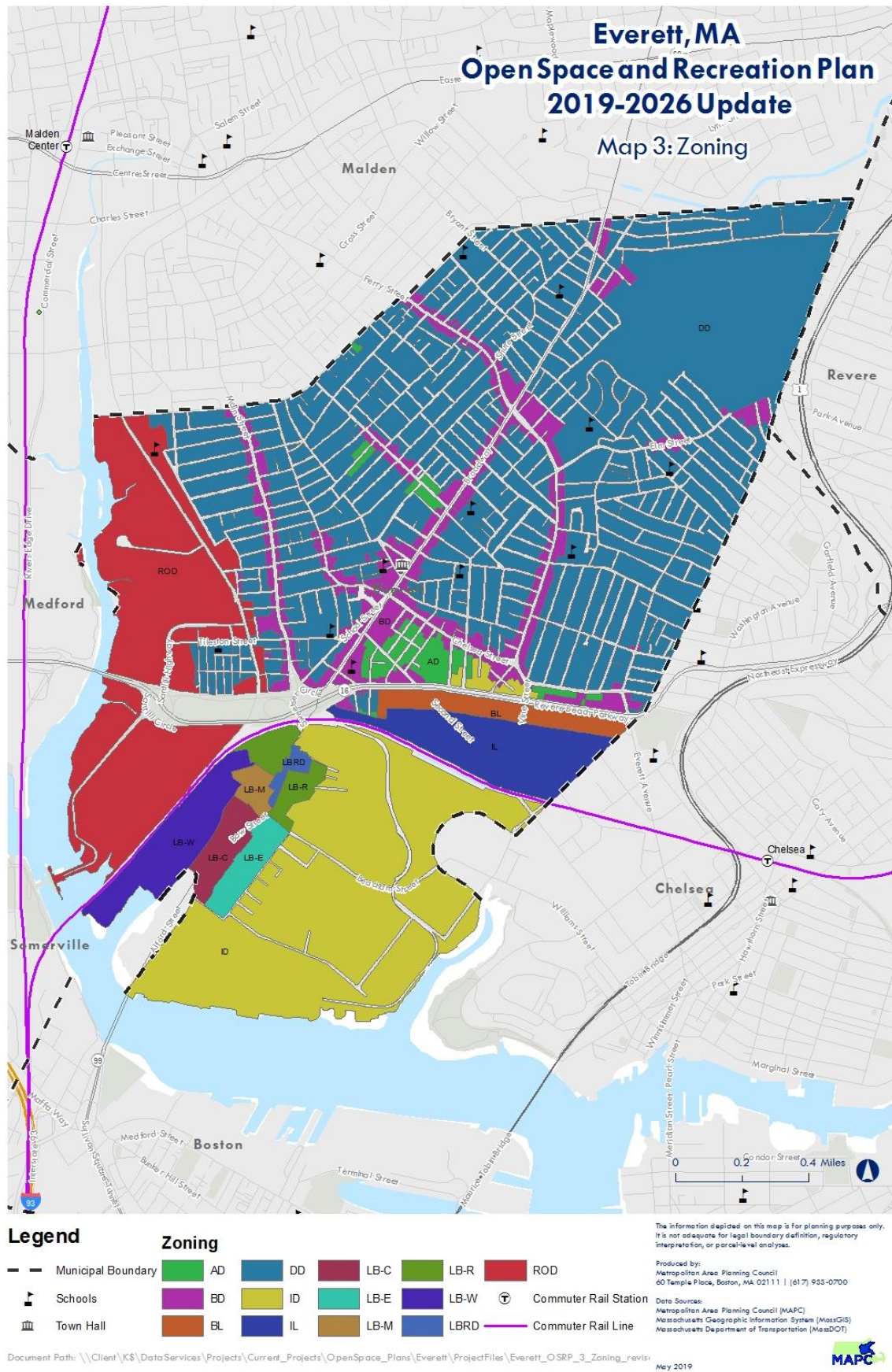
As shown on Zoning Map 3, the majority of the City northern area is covered by the two residential districts. Most the residential zoning area is comprised of the Dwelling District (DD), which allows for single-family, two-family and three-family dwellings. Most of the main thoroughfares in this northern area of the City fall within the Business District (BD). The large River Front Overlay District (ROD) in the west extends from the Malden River easterly toward Tremont Street, Air Force Road, and a segment of the MBTA commuter rail track. A very large area in the southeast of the City is mainly zoned for industrial districts (primarily ID, and a smaller portion for IL). For this smaller IL portion, in 2018, the City has started a rezoning process<sup>20</sup> to change this IL district (and smaller adjacent BL district) into a 97-acre Commercial Triangle Economic Development District (CTEDD). This, however, has not yet been finalized, and the intent is to move away from less economically-productive uses such as self-storage businesses. The Lower Broadway Economic Development District flanks its namesake road, and is comprised of its six sub-districts.

<sup>19</sup> Source: <http://www.cityofeverett.com/DocumentCenter/View/1740/Zoning-Ordinance-PDF>

<sup>20</sup> <http://everettindependent.com/2018/06/15/new-zoning-on-the-parkway-could-be-game-changing-for-everetts-future/>

Overall, these areal zoning changes have not added significant new large areas for new residential uses, and they have not upzoned the majority of existing 1-3-family areas. The one exception to this is the River Front Overlay District (ROD). It is not apparent by the name of the district nor the overwhelming majority of existing open space, heavy industrial areas, business parks, and mall uses that it covers, that multifamily uses up to 70 dwelling units per acre are allowed within ROD. The Apartment District areas represent a very small portion of the territorial extent, and largely reflect already existing multifamily areas. The largest non-residential zoning districts (for industrial and riverfront uses) are not intended for residential uses (and for ID, do not allow residential uses). The “Main Street” type Business Districts that create corridors along some of the major thoroughfares are intended primarily for retail/office uses and only allow for secondary residential uses. The most significant areal zoning change relates to the Lower Broadway Economic Development District, and only two of its smaller sub-districts are intended for residential uses, and these also primarily reflect existing residential uses.

Since the 2010 OSRP, the City has added a net new 6 acres of recently constructed usable open space at Encore Boston Harborwalk, and has secured an additional 6.6 net usable acres for partially constructed Riverwalk, and 5 additional net new acres for usable open space at the Rivergreen Park expansion area (separate from the to-be-remediated Rivergreen formerly known as 7-Acre Park).





## DEVELOPMENT ACTIVITY

As described above, the City of Everett is largely built out with few opportunities for new smaller-scale residential development in the form of single family dwellings, duplexes, and triplexes. The number of building permits issued for new residential buildings over the last five years reflects the limited availability of land. More recent City of Everett rezoning analyses, however, will affect this in the future as previously commercial/industrial areas and portions of lower-density residential areas adjacent to its main commercial thoroughfares are being rezoned to allow for higher-density mixed-use/multifamily-residential development. The spike in residential building permits between 2012 and 2015 can be largely attributed to the construction of the 328-unit Batch Yard loft apartment complex in the industrial southern part of the City, and the 190-unit Wellington Parkside apartments next to the Northern Strand Community Trail.

At the present, park and recreation planning in Everett is grounded in mainly serving the existing population. However, there is potential for more multifamily residential developments as part of pending rezoned industrial/commercial areas into mixed-use/residential ones. It is probable that the combination of newly zoned areas for residential uses and the City's newest and largest commercial Encore Casino employer, will increase demand for use of open space and recreational areas and facilities. As will be discussed in the open space inventory of the plan, the advent of the casino has been in tandem with open space land swaps, and the creation of large expansive new open spaces in two distinct areas of the waterfront.

Table 12 MassBuilds Residential Building Permits – City of Everett 2010-2017

Year	Total Built	Total Units (Permits Issued)
2010	28	56
2011	24	68
2012	32	108
2013	34	432
2014	31	437
2015	12	164
2016	22	111
2017	25	117

# ENVIRONMENTAL INVENTORY & ANALYSIS

## *Geology, Soils & Topography*

Everett is a fully developed City in which new development as well as the development of new parks or recreation facilities will be in the form of redevelopment. While the geologic environment of the City has influenced its development over time, the entire City is developable now, or has been made so through filling or other modifications, and the only constraints to redevelopment or park development are in the form of land contamination issues.

### **GEOLOGY**

Everett's bedrock geology is nearly all Cambridge Argillite, consistent with the majority of the bedrock around Boston Harbor and deposited 500 to 600 million years ago. Argillite is related to slate and shale, though harder, and was deposited as clay in an ancient lake or marine embayment.

### **SOILS**

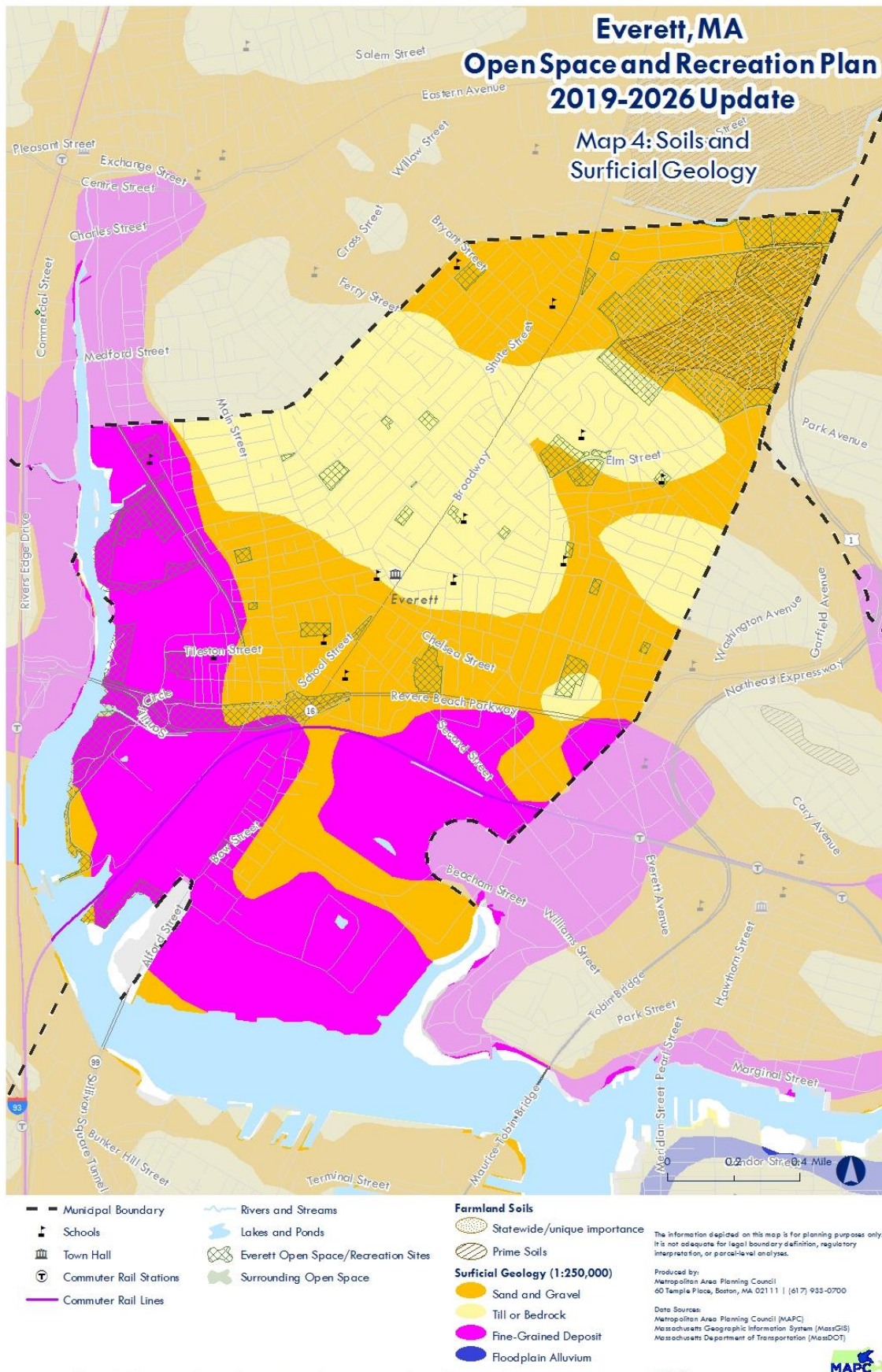
The City of Everett rests on a variety of soil types, nearly all impacted by impervious surfaces, such as buildings, concrete, and asphalt, which are associated with urban land uses. These soils therefore carry names such as Merrimac-Urban Land Complex, Newport Urban Land Complex, and Urban Land with a wet substratum. Underdeveloped land along the Malden River is characterized as Udorthents with a wet substratum, reflecting the fact that this area largely consists of filled wetlands.

### **TOPOGRAPHY**

The northern, primarily residential portion of Everett features a number of steep hills, with elevations over this area ranging from 10 feet to over 200 feet. Everett's most prominent height is Mt. Washington in the north east section of the City, straddling the border with Chelsea. Belmont Hill and Corbet Hill together form the majority of the highlands in the center of the City and allow for the view sheds available down Broadway and from the Glendale Terraces.

By contrast, the area south of the Revere Beach Parkway is flat, largely consisting of river floodplain, filled wetlands, and land created as a result of the straightening of the Mystic and Malden Rivers over time. The Island End River in particular was once a longer river with extensive wetlands but filling and land creation have reduced it to its present length.

The soils and geologic features are shown on Map 4.





## Landscape Character

The majority of Everett's land area has an urban landscape character featuring mostly one and two story residential and commercial buildings. At the time of the 2010 OSRP, there had only been a handful of taller buildings in the City, including City Hall, Everett High School, and the Mellon Bank building. Since then, the City has added the 3-7-story Batch Yard apartment complex, the 5-story Wellington Parkside apartments, and the 24-story Encore Casino complex on the waterfront. Long multi-tenanted commercial buildings for the most part line the commercial streets. The hilltops, with their exceptional views of the surrounding area and Boston, are blanketed with single family, duplex, and occasional three to six unit multi-family buildings. These residential and commercial buildings represent a range of architectural styles and time periods, from the late 1800s through to modern homes and storefronts. There are many historic buildings that contribute to the City's sense of place and character. Throughout the City there is a good network of sidewalks and street trees.

The large industrial area south of the Revere Beach Parkway and the smaller industrial area northwest of Revere Beach Parkway and Air Force Road, present a stark contrast to the remainder of the City. Significant portions of these areas are gradually changing. The larger industrial area in the south has had a prominent portion transformed into the Encore Casino complex together with its extensive Harborwalk, and the remaining properties along the Lower Broadway corridor have been rezoned to attract mixed-use, economic development proposals. A similarly impressive transformation is underway in the smaller industrial area west of Air Force Road and north of the Mellon bank/office building. The southern segment of the Riverwalk linear park is under construction, a second phase is forthcoming, and an adjacent Rivergreen Park is planned for the former GE brownfield site and the partially remediated "7-Acre, Park L".

## Water Resources

### OVERVIEW OF SURFACE WATERS

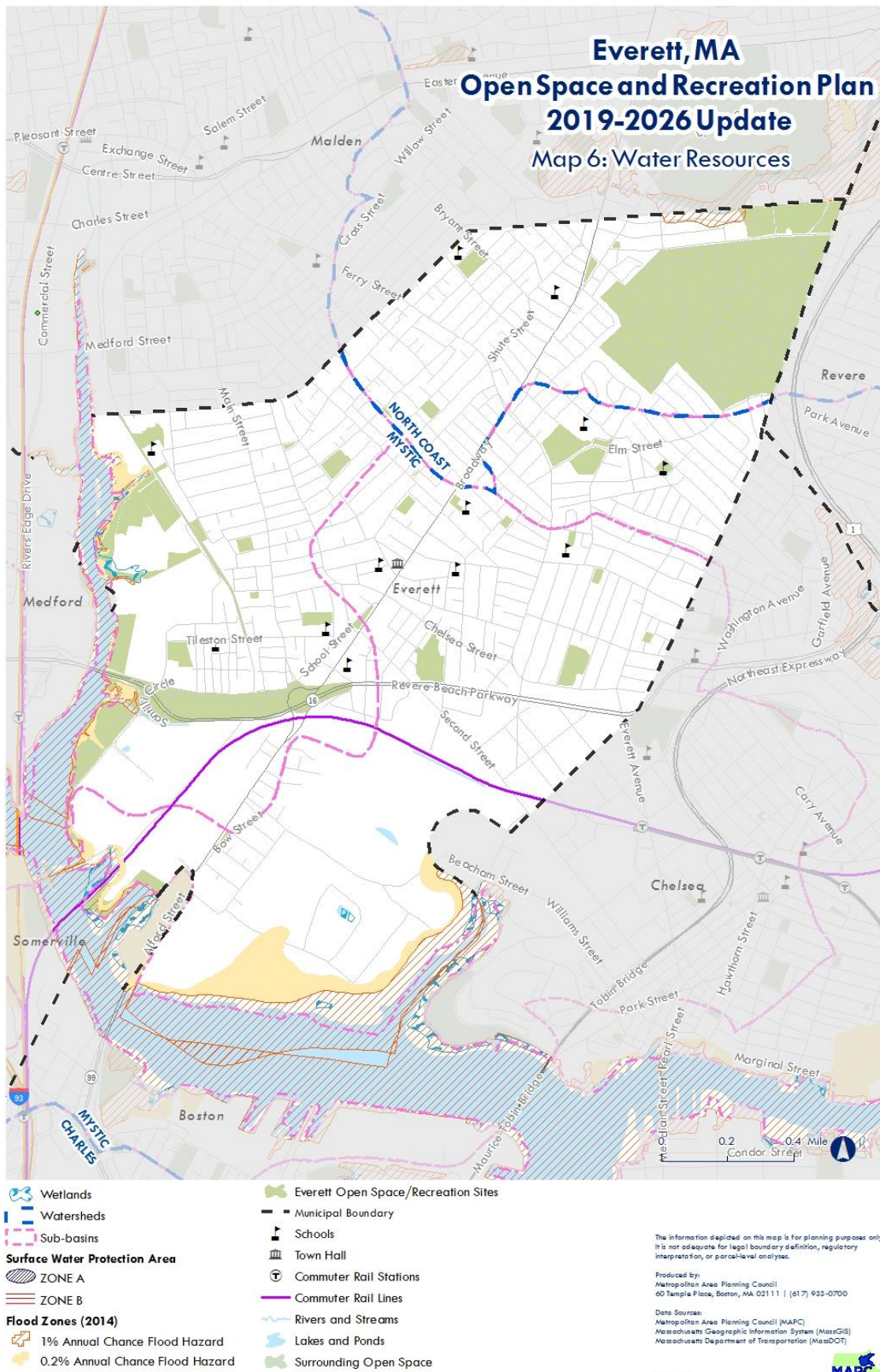
Everett's waterways define its boundaries and have contributed to its growth and development over time. Forming the southern boundary of the City, the Mystic River in this section is characterized by heavy industrial uses and the DPA, limiting recreational access. North of the Amelia Earhart Dam the river transitions to greenway park spaces and commercial land uses. The dam also marks the extent of tidal influence in the river. Since the completion of a 2009 Lower Mystic River Corridor Strategy study involving the six cities located in the corridor, the Lower Mystic Regional Working Group and the Mystic River Watershed Association (MyRWA) civic organization have been convening regularly to address public waterfront access, sustainable development, and regional transportation issues.

The Malden River offers the greatest opportunities for expanded waterfront parks and water access. Forming the western boundary of the City, the Malden River flows into the Mystic River to the north of the dam. Widened and straightened to accommodate past industrial uses on its banks, the river now presents a scenic vista suitable for recreational boating. The completed River Green development has added a new stretch of riverfront greenway to the Malden with a trail and scenic viewing area.

The Island End River forms a portion of Everett's boundary with Chelsea. The river once stretched further inland and formed a 'U' shape, the outline of which remains apparent in the shape of the City's boundary. Largely filled, what remains of the river is part of the Designated Port Area.

The final remaining stretch of surface water in Everett is the Town Line Brook, a short piece of which enters into Everett from Malden. All four waterbodies are illustrated in Appendix A on the Water Resources Map (Map #7).

Located in two watersheds, Boston Harbor and North Coastal, the majority of Everett’s land area drains into the Mystic River and ultimately to Boston Harbor. The Mystic River Watershed Association (MyRWA) is a grass roots membership organization that advocates restoring clean water in the Mystic River watershed, protecting water quality and related natural resources, and establishing relevant public information and education programs.





## WATER QUALITY ASSESSMENT

The surface waters that have the potential for recreation are all within the Mystic River sub-watershed; a comprehensive assessment of water quality in this sub-watershed can be found on the Department of Environmental Protection's website in the Boston Harbor Water Quality Assessment (1999). The water quality information in Table 13 of this report is taken from page 149 of the DEP report.

The Department of Environmental Protection assigns a classification to all surface waters. In Everett, the rivers and streams all carry the classification of "B" or "SB". Waters with these classifications are designated as habitat for fish, other aquatic life, and wildlife, and for primary and secondary contact recreation. Some class B waters may also be designated for water supply with appropriate treatment. Class B waters should also be suitable for irrigation and other agricultural uses and for compatible industrial cooling and process uses. Class SB waters should be suitable for shellfish harvesting with depuration (restricted shellfishing areas). These waters should also have consistently good aesthetic value. For each designated use, the river or stream is assessed as being in support of that use, partially in support or non-supportive of that use.

The use designations relevant to this Open Space and Recreation Plan are as follows:

- *Aquatic Life* – The water shall provide suitable habitat for sustaining a native, naturally diverse, community of aquatic flora and fauna.
- *Fish Consumption* – Pollutants shall not result in unacceptable concentrations in edible portions of marketable fish or shellfish or for the recreational use of fish, shellfish, other aquatic life or wildlife for human consumption.
- *Primary Contact Recreation* – Suitable for any recreation or other water use in which there is prolonged and intimate contact with the water with a significant risk of ingestion of water. These include, but are not limited to, wading, swimming, diving, surfing and water skiing.
- *Secondary Contact Recreation* – Suitable for any recreation or other water use in which contact with the water is either incidental or accidental. These include, but are not limited to, fishing, boating and limited contact incidental to shoreline activities.
- *Aesthetics* – All surface waters shall be free from pollutants in concentrations or combinations that settle to form objectionable deposits; float as debris, scum or other matter to form nuisances; produce objectionable odor, color, taste or turbidity; or produce undesirable or nuisance species of aquatic life.

DEP is responsible for identifying waters of the Commonwealth that are impaired and developing a plan to bring them into compliance. The list of impaired waters is known as the "303d" list. Once a waterbody is identified as impaired, DEP is required to develop a pollution budget known as a TMDL (Total Maximum Daily Load).

In addition to water quality concerns, there may also be issues raised by industrial pollutants contained in the river bottom sediments. Actions that disturb these sediments, such as wading or boating, could result in health impacts related to contact with these pollutants. Attempts to improve water access should take into account pollutant concerns in the water and sediments.

Table 13 - Excerpt of DEP Water Quality 1999 Report from Table 16 on Page 149.

**DEP Table 16 Excerpt – Boston Harbor Water Quality Assessment (1999)**  
**Category 5 Waters – listed alphabetically by major watershed**  
**The 303(d) List – Waters requiring a TMDL"**

WATER BODY	SEGMENT ID	DESCRIPTION	SIZE	UNITS	IMPAIRMENT	EPA TMDL NO.
Malden River	MA71-05	Headwaters south of Exchange Street, Malden to confluence with Mystic River, Everett/Medford.	2.3	MILES	(Debris/Floatables/Trash*) Chlordane in Fish Tissue DDT in Fish Tissue Dissolved oxygen saturation Escherichia coli Fecal Coliform Foam/Flocs/Scum/Oil Slicks Oxygen, Dissolved PCB in Fish Tissue pH, High Phosphorus (Total) Secchi disk transparency Sediment Bioassays -- Chronic Toxicity Freshwater Taste and Odor Total Suspended Solids (TSS)	
Mystic River	MA71-02	Outlet Lower Mystic Lake, Arlington/Medford to Amelia Earhart Dam, Somerville/Everett.	5	MILES	(Fish-Passage Barrier*) (Non-Native Aquatic Plants*) Arsenic Chlordane in Fish Tissue Chlorophyll-a DDT in Fish Tissue Dissolved oxygen saturation Escherichia coli PCB in Fish Tissue Phosphorus (Total) Secchi disk transparency Sediment Bioassays -- Chronic Toxicity Freshwater	
Mystic River	MA71-03	Amelia Earhart Dam, Somerville/Everett to confluence with Boston Inner Harbor, Chelsea/Charlestown (Includes Island End River).	0.49	SQUARE MILES	Ammonia (Un-ionized) Fecal Coliform Foam/Flocs/Scum/Oil Slicks Other (Contaminants in Shellfish)	



Proposed Massachusetts Year 2016 Integrated List of Waters  
 June, 2017(5)  
 CN 470.0

\* TMDL not required (Non-pollutant)

149

\* TMDL not required (Non-pollutant)

Source: Source: Proposed Massachusetts Year 2016 - Integrated List of Waters - June, 2017 (5) - CN 470.0

<https://www.mass.gov/files/documents/2017/08/zu/16ilwplist.pdf>

## FLOOD HAZARD AREAS

The only area in Everett located within a mapped floodplain, Zone A or V, is a small area on the north side of the City along Town Line Brook. Despite the extensive riverfront areas along the Malden and Mystic Rivers, the City does not have significant exposure to flooding events driven by river flooding. There are no park or recreation resources within the floodplain area. Flood events that do occur in Everett are largely the result of the large amount of impervious surfaces and undersized storm drains backing up, which together lead to street flooding in many different areas of the City.

## WETLANDS

The largest wetlands areas are along the Mystic and Malden Rivers north of the Amelia Earhart Dam. These wetlands present scenic vistas visible from Gateway Park, Everett Common, and other public spaces near this waterfront. South of the dam, the wetland areas are primarily composed of tidal mudflats.

The City does not have a local wetlands ordinance and the role of the Conservation Commission is limited to enforcing the statewide Wetlands Protection Act and the Rivers Protection Act. Because Everett is an urban area, jurisdiction under the Rivers Protection Act is limited to the area within 25 feet of the riverfront.

## AQUIFER RECHARGE AREA

There are three identified aquifer recharge areas within the City of Everett as shown on the Water Resources Map. These aquifers are considered non-potable and are therefore not a source of drinking water for the City. The land area over these aquifers is fully developed with residential, commercial, industrial, and brownfield areas.

## Vegetation

As a fully developed urban community there is very little that could be considered natural vegetative areas. What vegetation that is available, including street trees, parks, and the developing greenway along the Malden and Mystic River north of the Earhart Dam, is very important to Everett's residents. This urban "green infrastructure" provides a number of benefits to the City. Shade from trees can mitigate higher temperatures associated with urban areas and vegetation helps to absorb stormwater, potentially reducing run-off and flooding.

Most importantly for many residents, urban greenery contributes to the quality of life in Everett. Studies have shown that good health and simple measures of happiness can be correlated with the availability of green spaces and trees. Even just being able to see trees and other vegetation can generate positive impacts.

Everett maintains a good tree canopy and network of street trees for a community of its density. The City has consistently been recognized as a "Tree City USA". Street trees are currently maintained by City Services as part of the overall maintenance of the public Right-of-Way.

The most significant areas of natural vegetation in Everett are along the Malden River in small wetland areas, directly along the riverbank on industrial properties, and the small red maple forest in the Gateway Park. Eventually, with connections to the Mellon Bank property and other shoreline properties in Everett and beyond, these properties will form a greenway providing recreational and scenic resources to the City as well as a continuous band of habitat for many plant and animal species along the river.

## Fisheries & Wildlife

While there have been reported sightings of swans and hawks making use of the habitat areas along the Malden and Mystic Rivers, the majority of Everett's wildlife consists of the typical set of birds and mammals that have adapted to urban environments in the Boston area. These include squirrels, various small birds, possums, and raccoons among others. Sightings of the eastern coyote have been documented in parts of the City, consistent with trends indicating the spread of this species throughout the state, including highly urbanized localities. The greenway along the river represents a key habitat for Everett's wildlife population. In addition, the large cemeteries in the northeastern part of the City, connecting to other cemeteries in neighboring Malden, provide a large, though limited, interconnected habitat area.

## RARE AND ENDANGERED SPECIES

The following table lists all of the rare, threatened and endangered species that appear in the Natural Heritage Programs' database for Everett.



Community	Type	Taxonomic group	Common name	State rank	Most recent observation
EVERETT	Vascular Plant	Asclepias verticillata	Linear-leaved Milkweed	T	Historic
EVERETT	Bird	Falco peregrinus	Peregrine Falcon	T	2017
EVERETT	Bird	Sterna hirundo	Common Tern	SC	2013
Source: <a href="https://www.mass.gov/service-details/rare-species-by-town-viewer">https://www.mass.gov/service-details/rare-species-by-town-viewer</a>					
<ul style="list-style-type: none"> <li>• "Endangered" (E) species are native species which are in danger of extinction throughout all or part of their range, or which are in danger of extirpation from Massachusetts, as documented by biological research and inventory.</li> <li>• "Threatened" (T) species are native species which are likely to become endangered in the foreseeable future, or which are declining or rare as determined by biological research and inventory.</li> <li>• "Special concern" (SC) species are native species which have been documented by biological research or inventory to have suffered a decline that could threaten the species if allowed to continue unchecked, or which occur in such small numbers or with such restricted distribution or specialized habitat requirements that they could easily become threatened within Massachusetts.</li> </ul>					

## Scenic & Historic Resources, & Unique Environments

Everett's limited open space resources requires that its existing open spaces serve many functions. As the places best suited to accommodate public gatherings and events, they play an important role in holding the activities that have brought Everett's communities together throughout its history. Traces of this history continue to be evident today, most notably the importance of military service and veterans affairs to Everett's history.

The story of our country's military history from the Civil War through the present day is embedded within Everett's network of open space and recreational resources. From the monuments and memorials to fallen soldiers and veterans at the city's two cemeteries, to the honorary naming of many parks and playgrounds after Everett's soldiers and veterans, to the war memorials in or near many of the city's parks, the importance of the city's military history is evident in the landscape.

With the arrival of new immigrants who do not have personal connections to this history, the city must evaluate how to honor its past while making space for new communities to express their identities and create new meanings in the city's open spaces.

### CEMETERIES

Everett's cemeteries occupy sixty percent of the City's open space and recreational acreage, and Dedicated in 1850 and privately operated, **Woodlawn Cemetery** is Everett's oldest and largest cemetery. It occupies 134 acres and is laid out in the style of rural cemeteries such as Mt. Auburn Cemetery in Cambridge. Entrance is through a gatehouse in the Gothic style marked by a tower and belfry.<sup>21</sup> The cemetery is open to visitors from morning till evening, but visitation is limited to individuals with recognized business and loitering is prohibited.

Dedicated in 1890, **Glenwood Cemetery** occupies 21 acres of land adjacent to Woodlawn Cemetery and is owned and operated by the City of Everett. The cemetery was founded to provide an affordable burial site in town for Everett's residents, most of whom could not afford burial in Woodlawn Cemetery. Upon its dedication, land within the cemetery was set aside for Union veterans of the Civil War who would otherwise have no final resting place, and has continued to be an important burial site for Everett's fallen soldiers, sailors, and veterans. Memorials to Everett's police officers and firefighters join war memorials within the cemetery including the following:

<sup>21</sup> Hengen, Elizabeth Durfee. "EVR.800 Woodlawn Cemetery." MACRIS Inventory Record, 1983.

Honoree	Year Dedicated	Location
Grand Army of the Republic	1938	Mount Vernon at GAR Avenue
Everett Police	1939	Mount Vernon at GAR Avenue
Everett Firemen	1933	Evergreen at Alpine Avenue
Veterans of Foreign Wars	1936	Maple Avenue, northern end of Section F
Marine Corps	Unknown	Maple Avenue, northern end of Section G
Korean War Veterans	Unknown	Mount Vernon at Liberty Avenue
Source: Jenkins, Candace and Elizabeth Durfee Hengen. "EVR.801 Glenwood Cemetery." MACRIS Inventory Record, 1983, 1999.		

Annual services honoring Everett's fallen soldiers and veterans are held at Glenwood Cemetery on Memorial Day.

The Glenwood Cemetery is currently facing a shortage of available burial sites to accommodate newer residents. How to ensure that this resource continues to serve Everett's changing population will be an important question for its future.

## HISTORIC SITES AND SCENIC RESOURCES

### Everett Square



The cluster of historic buildings in Everett Square creates an important historic and scenic asset in Everett, and church spires up Broadway and down Norwood Street preserve historic scenic view corridors from the square. Everett Square is anchored by War Veterans Park where construction of the 9-11 Memorial Fountain and walkway in 2012 enhanced its value as a scenic resource. The square also painted transformer boxes that enliven the streetscape. Below is a list of buildings contributing significantly to the historic character and scenic value of Everett Square.

Table 16 Buildings Contributing to Historic Character & Scenic Value

HISTORIC NAME	DATE	ADDRESS	ARCHITECTURAL STYLE
Frederick E. Parlin Memorial Library	1894	410 Broadway	Romanesque Revival
Evans Building	1896	421-425 Broadway	Queen Anne, Renaissance Revival
Arthur H. Whittier Building	1899	427-429 Broadway	Renaissance Revival
Everett Trust Company	1918	431-437 Broadway	Classical Revival
Odd Fellows Building	1877	166-172 School	Second Empire
Everett National Bank	1926	457-459 Broadway	Classical Revival
First Congregational Church	1852	460 Broadway	Italianate
Immaculate Conception Catholic Church	1896	489 Broadway	neo-Gothic Revival
First Methodist Episcopal Church	1892	43 Norwood	Neo-Gothic Revival

### HISTORIC SCENIC VIEWS OF EVERETT SQUARE

#### 1910 View up Broadway from Everett Square

Whittier Bldg., Everett Sq., Everett, Mass.



Images courtesy of City of Everett.

#### 1936 Toward Everett Square from Chelsea Street



The Everett Square Clock at the corner of Broadway and Norwood Street is a contributing object that ought to be included in the inventory of historic and cultural resources managed by the Massachusetts Historical Commission. It foregrounds the first town clock donated in 1883 by Caroline M. Barnard and mounted on the tower of the First Congregational Church.<sup>22</sup>

At the southern end of the square, two additional buildings provide a historic anchor at the corner of Broadway and Second Streets. The Central Fire Station, at 384 Broadway was built in 1908 in the Colonial Revival style and the U.S. Post Office Building at 391 Broadway was built in 1938 in the Greek Revival style. Together they mark the southern edge of the Everett Square civic and commercial node.

#### Memorial Stadium, World War II Memorial, and Armory



The Everett Veterans Memorial Stadium occupies a parcel of land bounded by Revere Beach Parkway and Spring Street, and the main entrance with its decorative gates honoring the branches of the United States Armed Services faces the intersection of the two streets. The stadium underwent a restoration effort completed in 2012 that included a redesigned main entrance opening onto an Honor Plaza featuring a Roll Call of the over five thousand Everett residents that served in the United States Armed Forces during World War II. The American flag flying above the plaza creates a scenic vista toward the city of Boston from the historic Armory building on Chelsea Street. The Armory building, the Edward G. Connelly Center currently houses Everett's Council on Aging and Senior Center, and sits across from the Memorial

<sup>22</sup> Hurd, Duane Hamilton. *History of Middlesex County, Massachusetts: With Biographical Sketches of Many of Its Pioneers and Prominent Men*, Volume 3, J. W. Lewis & Company, 1890, p. 601.



Playground occupying the section of the stadium parcel that extends north to Chelsea Street. The Armory was constructed in 1902 to house the city's first militia company, Company B, which played an important role in mobilizing Everett's residence to fight on behalf of the United States in World War I and World War II. The visual connection from the Armory down Spring Street to the flag flying over the World War II Honor Plaza and out to the city beyond is a poignant reminder of Everett's history of service to the United States armed forces.

## PUBLIC ART: MONUMENTS AND MEMORIALS

Everett's parks and open spaces honor Everett's fallen soldiers and war veterans through their names. A few of the veterans memorialized in Everett's parks and open spaces are below include Jacob Scharf: first young man from Everett to die in World War I in Franch (Boston Globe article May 1921), other Everett World War I soldiers honored by park names include Henry Burtch Valpey; Lieutenant Robert Bradstreet Whittier; and Private John Kearins.<sup>23</sup> Sidney Shapiro Park honors an Everett aviator who lost his life while fighting in World War II.<sup>24</sup> Other examples can be found throughout the city's park system.

### Wehner Park: Hiker Statue War Memorial



Named for Lt. Joseph Fritz Wehner, an Everett born aviator in World War I who won two awards for outstanding service, Wehner Park in Everett is home to the Hiker Statue. Originally designed by Theodora Alice Ruggles Kitson for the University of Minnesota in 1906, the Hiker Statues has been commissioned as a war memorial for numerous cities and towns. Everett's statue was commissioned in 1927 to commemorate the Spanish-American War, the Boxer Rebellion, and the Phillipine-American War. It was sited beside the Frederick E. Parlin Memorial Library until 2012, when it was relocated in preparation for construction of the 9-11 Memorial in War Veterans Park beside the library.<sup>25</sup>

### Glendale Park: Everett High School War Memorial Wall



Glendale Park has a long history of significance to Everett's veterans. It was the site of the city's homecoming celebration for returning soldiers after World War I.<sup>26</sup> Today the park sits beneath the Everett High School, overlooked by a wall memorializing Everett's military service to the United States over the last century.

<sup>23</sup> City of Everett Welcome Home Souvenir Book in Honor of Everett's Soldiers and Sailors. Everett, MA: City of Everett, 1919. Digitized 2014. PDF online: <https://archive.org/details/welcomehomesouve00ever>

<sup>24</sup> Obituary for William Shaprio, brother of Sidney Shapiro, Torf Funeral Home, Chelsea, MA, May 13, 2017. <https://www.currentobituary.com/member/obit/207618>

<sup>25</sup> "Monumental Move Starts Construction Season." *Everett Independent*, April 25, 2012. Accessed [online](#), October 23, 2017.

<sup>26</sup> Hogan, Julia Rich. "City of Everett / 1892-1970." (PDF on City of Everett website). Page 9.



The construction of the 9-11 Memorial Fountain in 2012 embedded another war memorial within Everett's network of open and recreational spaces. The decorative fountain and plaza provide an elegant backdrop to the city's 9-11 remembrance event.

## **PUBLIC ART: MURALS & UTILITY BOXES**

In addition to Everett's monuments and memorials, the city has begun to explore the use of painting and murals in its open spaces and recreational resources. Painted transformer boxes enliven the streets and parks around the city through the work of local artists and organizations including the Everett High School art program and local Girl Scout troops, among others.<sup>27</sup> Everett High School art students under the direction of Amanda Smith, Art Director for Everett Public Schools, also updated the Crimson Tide mural at Everett Veterans Memorial Stadium in 2015.<sup>28</sup>

### **Northern Strand Community Trail Mural**



In 2017, students from Everett High School's Advanced Art class designed and painted a mural along a fifty-foot retaining wall along the Northern Strand Community Trail and adjacent to Everett's community

<sup>27</sup> "Girls Scouts Give a Fresh Coat of Paint to Utility Box." *Everett Independent*, July 24, 2013. Accessed [online](#), October 23, 2017.

"Everett Art Students Help Beautify the City." *Everett Independent*, June 10, 2014. Accessed [online](#), October 23, 2017.

<sup>28</sup> "Everett Veterans Memorial Stadium gets a facelift." City of Everett Press Release, August 10, 2015. PDF accessed [online](#), October 23, 2017.

## PUBLIC ART OPPORTUNITY AREAS

The **Jacob Scharf Playground** in **Florence Street Park** at the intersection of Florence and Chelsea Streets is named for the first young man from Everett to lose his life in World War I. The park is also home to a community garden managed by Everett Community Growers and a Bocce court. A long retaining wall separates the community garden from the recreational area of the park and represents an important opportunity for new mural art to connect the historic meaning of the park and its new meaning as a site of food production that serves Everett's increasingly diverse population.

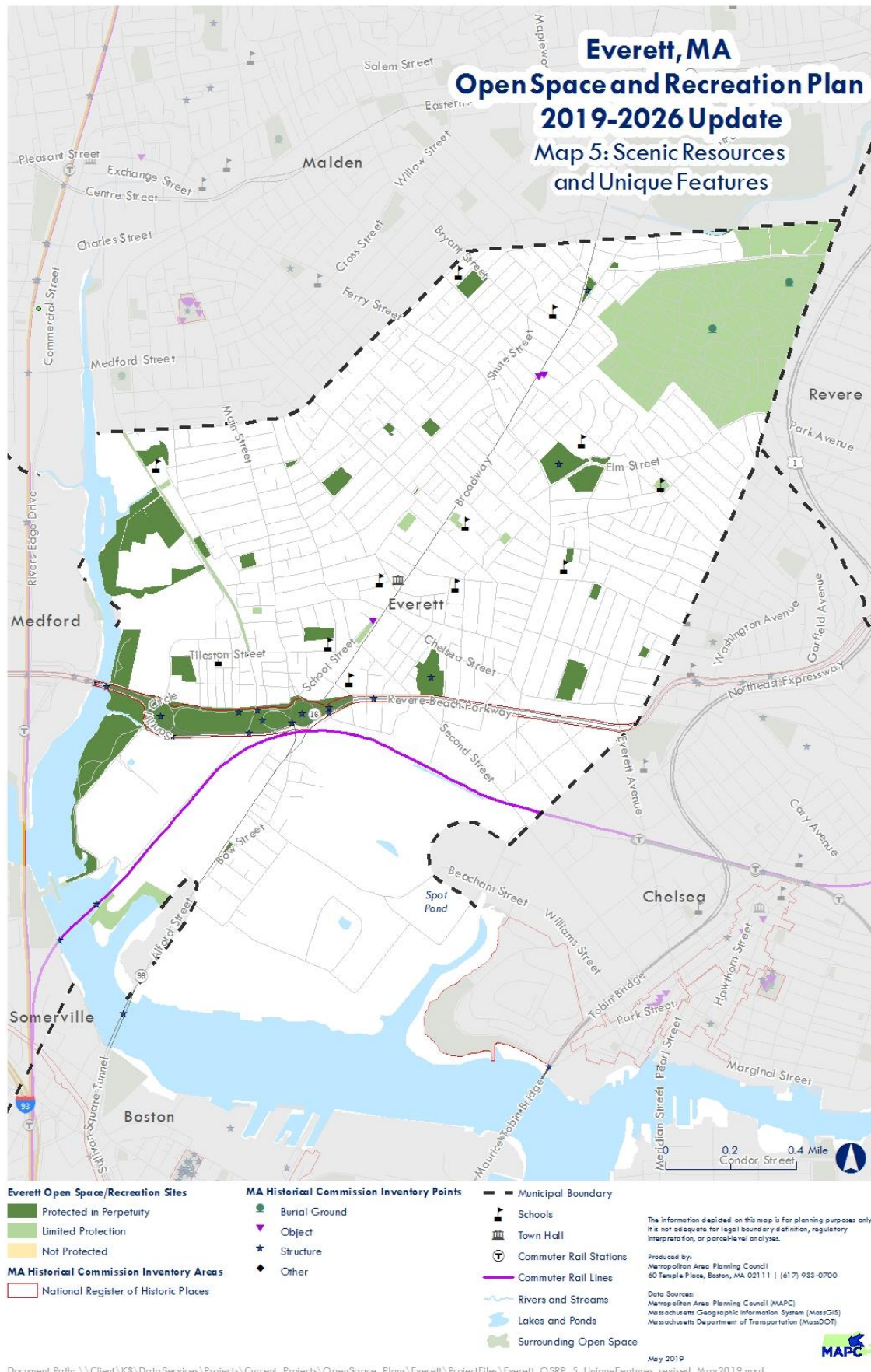
The **Northern Strand Community Trail** represents another opportunity for installing art that represents Everett's newcomers and celebrates the work being done in Everett to address public health challenges including access to fresh food, recreational resources and physical activity, and develop a strong a sense of community identity. Land art and permaculture gardens with temporary art exhibits along the trail is one opportunity to further enliven this important open space and recreational resource within the city.

The **Mystic River Reservation** and open spaces redeveloped along the Malden River are also opportunity areas for public art that represents the broad array of cultural and community identities among Everett's diverse populations. Art that helps mark gateways into the city can also help shape Everett's 21<sup>st</sup> century identity.

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<sup>29</sup> "Fighting Graffiti One Mural at a Time: Students, Mayor Team up for Solution." *Everett Independent*, May 19, 2017. Accessed [online](#), October 23, 2017.





# *Environmental Challenges*

## **BROWNFIELDS**

As a fully developed urbanized area with a long history of large scale industrial uses, Everett has a number of brownfield areas. These areas are former commercial or industrial sites where there may be some form of contamination present in the soil, groundwater, or other aspect of the site that will require special consideration before the site can be redeveloped for residential, commercial, or public park uses. With the potential for contamination in the soils, community gardens must be constructed in elevated planting boxes using clean soil brought in from another location.

As part of a long term, phased strategy, the City advocated for interim/partial remediation of three large brownfield sites into interim, limited use open space areas: (a) formerly-known-as “7-Acre, Park L and Everett Common”, which is now being remediated to a higher open space active recreation standards as Rivergreen Park; (b) the Mystic River Reservation at Gateway Park at the eponymous shopping center, and (c) Village Landing park.

## **INDUSTRIAL AND PORT ACTIVITIES**

Much of the City’s land area south of Route 16 and east of Route 99 is industrial in character and occupied by a variety of heavy industrial uses including a coal-fired power plant, waste recovery and processing facilities, and others. The primary local impacts of these land uses are in the form of air pollution and truck traffic. The Lynde Street Park, which had been the most impacted park and one of the only recreational spaces available to the resident of the nearby residential area along lower Broadway, has been sold in a land swap agreement between the City and Encore Casino. A replacement park is part of the Rivergreen Park creation and expansion near the Malden River. The City’s recent rezoning initiatives do not impact the majority of the City’s southern industrial areas east of lower Broadway, as a reflection of the importance and regional need of the State Designated Port Area.

## **ENVIRONMENTAL EQUITY**

As shown on Map #2 in Appendix A, areas that could be defined as having an environmental justice population, by minority, income, or foreign-born status, can be found throughout the City and encompass much of its residential areas. While access to park space is an issue for all residents of Everett, it does not appear that environmental justice communities are disproportionately underserved by parks. Further, these parks are generally all of a similar quality and good condition, with a few exceptions. Sidney Shapiro Park and Lynde Street Park are both in relatively poor condition and located within these communities.

Foreign-born and minority residents have reported difficulties accessing Village Landing Park. The park is only accessible through the Mellon Bank parking lot, which is gated and controlled by the Bank. Signs at this park seem to unnecessarily restrict access to Everett residents in the non-winter months.

# INVENTORY OF LANDS OF CONSERVATION & RECREATION INTEREST

## WHAT IS OPEN SPACE

Open space has many different definitions and can mean different things to different people. What is considered open space in a suburban or rural community can be very different from what is considered open space in an urban community. The Open Space and Recreation Planners Workbook defines open space as “conservation land, forested land, recreation land, agricultural land, corridor parks and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation”. A broader definition of open space can and should include undeveloped land with conservation or recreation potential.

Another very important way of looking at and defining open space relates to its status as protected or unprotected. The definition of open space used in this plan is the broader definition. Open space and parks are important for a community, providing a wide range of benefits.

Access to quality parks can contribute to public health, enhanced property value, and improved environmental conditions including air quality, water quality, and mitigation of urban heat island effects. For many people, parks and open space areas are considered

## HOW THE INVENTORY AND MAP WAS DEVELOPED

In 1993 Mass GIS began the process of mapping and inventorying all protected open space and outdoor recreation sites in the state. Volunteers in each community were asked to draw parcels onto a base map and provide attribute information on these sites. Because this was a volunteer effort the resulting data were variable in their accuracy and completeness.

As a first step, MAPC reviewed the mapped data from Mass GIS as well as the attribute data. In order to improve the accuracy of the mapped parcels and to update the map with parcels added since 1993, MAPC obtained a full tax assessment parcel database from the City of Everett and built the map up from that database. The tax parcels that were relevant to the open space and recreation inventory were overlaid on an ortho-photograph so that parcel boundaries could be adjusted to reflect the actual area devoted to a particular park and not just the acreage of a particular parcel.

The information in Table 16 was taken from a variety of sources: conversations with city staff, the Mass GIS database, the tax assessment parcel database, and field observations. City staff reviewed the information for accuracy but no additional research into the legal record of ownership or review of deeds was undertaken.

## LEVELS OF PROTECTION

For planning purposes, it is important to be aware of the degree of protection for each parcel. Knowing the level of protection (or lack thereof) will point out how easily some properties we assume to be open space can be developed. This knowledge will help in identifying those open space and recreation areas that need additional effort for their preservation and protection.

**Protected in Perpetuity** – Mass GIS considers a parcel to be protected “In Perpetuity” if it is recorded in a deed or other official document. Land is considered protected in perpetuity if it is owned by the Conservation commission, if it is subject to a conservation restriction in perpetuity, if it is owned by one of the state’s conservation agencies (thereby covered by Article 97); if it is owned by a non-profit land trust or if the municipality received federal or state assistance for the purchase or improvement of the property. Private land is considered protected if it has a deed restriction in perpetuity or a conservation restriction



**Temporary Protection** – The Mass GIS definition is land that is legally protected for less than perpetuity (i.e. short term conservation restriction) or temporarily protected through an existing functional use. These lands could be developed for other uses when their temporary protection expires or when their functional use is no longer necessary. In general, this includes all land owned by other municipal departments or commissions including school properties and lands managed by the City for non-recreational purposes.

**Limited** – The Mass GIS definition of limited protection includes land that is protected by legal mechanisms other than those listed above or protected through functional or traditional uses. These lands might be protected by a requirement of a majority municipal vote for any change in status. This designation also includes lands that are likely to remain open space for other reasons (e.g. cemeteries and municipal golf course).

**None** – This category includes land that is totally unprotected by any legal or functional means. This land is usually privately owned and could be sold without restriction at any time for another use.

## OVERVIEW OF OPEN SPACE & LEVELS OF PROTECTION

There are approximately **310.3 acres** of total public and private open space including sites with varying degrees of protection as well as those without any protection. These 310.3 acres include greenways along the riverfront, the cemeteries in the northeast part of the City, Revere Beach Parkway, school open spaces, all of the City’s parks, and the publicly-accessible Encore Casino Harborwalk. Tables **18** and **19** provide a complete list of all of the parks, open space areas, and other recreational assets located in Everett. These resources are depicted on Map #7, the Open Space Inventory Map.

There are **134.4** acres of public open space in the City of Everett that is protected in perpetuity. This includes City parks and squares, Everett Memorial Stadium, City playgrounds, Glenwood Cemetery, and State DCR open spaces including Revere Beach Parkway.

There are **19.3** acres of publicly-accessible open space with limited protection. This includes City school properties with their playgrounds, athletic fields and campus grounds; and the MBTA-owned Northern Strand Community Trail.

There are **156.6** acres of privately-owned open space that are not protected. This includes the two private cemeteries and the 6-acre Encore Casino Harborwalk.

Table 17 Open Space by Level of Protection  
Open Space by Level of Protection

Level of Protection	Acres	Notes
Protected in Perpetuity	134.4	This excludes City school fields and playgrounds, 2 private cemeteries, the MBTA-owned Northern Strand Community Trail, and the Encore Casino Harborwalk.
Limited Protection	19.3	This includes school properties and the MBTA-owned Northern Strand Community Trail
Not Protected	156.6	This includes the 2 private cemeteries, and the 6-acre Encore Casino Harborwalk.
Total Open Space	310.3	

**Playgrounds and Playing Fields** – Of the total park acreage in Everett, only **48.6 acres** are devoted to active recreation in the form of playgrounds and athletic playing fields. The athletic fields in particular are heavily used with multiple baseball leagues, as well as football and soccer leagues vying for field time for both practices and games. Everett High School also makes use of these fields for their teams. Overall there are 11 baseball diamonds, 9 full basketball courts, 3 half basketball courts, 4 soccer fields, 4 football field, and 2 tennis courts, 6 splash pads, 19 tot lots, 2 dog runs, 2 tracks-and-field, and 1 roller-hockey court. These figures include multi-use fields and the planned Kearins’ baseball field being designed for

**Commons and Greenways** – Commons and greenways provide passive recreation areas for walking, enjoying scenic vistas, or simply offering a public green area with benches and plantings. The extensive and historic cemeteries in the northeast portion of the City, and the State DCR Revere Beach Parkway are included in this section. Together, these areas include **261.7** acres representing the largest portion of Everett’s open space area.

**Indoor Facilities** – Given Everett’s dense urban nature and the limited amount of active outdoor recreational space, it is important to recognize existing or potential indoor recreational facilities. These facilities include: (a) State DCR Allied Veterans Memorial Skating Rink & Recreation Center, (b) the adjacent Everett Veterans Recreation Center & Gymnasium; and (c) the Health and Wellness Center at Old Everett High School. Schools in particular represent a potential recreation resource if they were to be opened for public use when school was not in session. The acreage of these facilities is not included in the open space total as these parcels do not include any additional outdoor space.

**Overall Level of Utility or Readily Usable** – If one were to consider existing outdoor open spaces (both passive and active) for their recreational level of utility and not solely as visual amenities, a different calculation could further contextualize the City’s open spaces. Excluding largely unusable visual amenities that are the 3 cemeteries, the Town Line Brook, and Revere Beach Parkway, there are approximately **99.3** acres of usable passive and active open space of high utility to the general public.

#### **Condition and Accessibility of Park and Recreation Facilities**

Overall, the City of Everett Park Facilities and Grounds Division is doing an excellent job of: (a) maintaining Everett’s existing parks and open space areas; (b) continually redesigning and reprogramming several parks since the last 2010 OSRP plan; and (c) successfully adding significant amounts of public and publicly accessible open space along two radically transformed segments of its waterfront. With limited recreational resources in the City, these facilities can experience intensive use at times and maintenance is both very important and an on-going challenge for staff. In the table below each City-owned facility is ranked on a 1 to 3 scale for the condition of the park; 1 = Good, 2 = Satisfactory, and 3 = Poor.

Overall, of the 33 City-owned and maintained sites in the 2019-2026 OSRP Inventory, approximately 25 are in good condition, and many of the remaining which are in fair condition are already slated for improvements in the FY19 CIP.

All Everett parks and open spaces are open to the public during the day. Only Village Landing Park has signage and a security gate for the adjoining large office complex and parking area that anecdotally has been stated sends an implicit message that access might be restricted to Everett residents, and only available for employees and office visitors. The Everett Recreation Center, and the Health and Wellness Center are widely available for after school youth activities and generally for the use of indoor organized sports leagues and special events. Everett’s schools’ recreation facilities are currently only available for school related activities, though the City is seeking to open up these spaces for greater public use.

The following table provides an overview of all open space and recreational facilities in Everett regardless of ownership. The table provides: (a) a description of the parks and sites with their sizes; (b) clarification of their various and numerous locally-known names; (c) available facilities and amenities; (d) updates on completed or planned renovations since the last 2010 OSRP; and (e) their condition. A shorter OSRP 2019-2026 Inventory table follows later in the plan without the lengthy park descriptions.

Table 18 Overview of All Open Space & Recreational Facilities					
OVERVIEW OF ALL OPEN SPACE & RECREATIONAL FACILITIES					
MAP ID	GIS ACRES	SITE NAME	OWNER	CATEGORY	DESCRIPTION / CONDITION
PLAYGROUND AND PLAYING FIELDS					
93-1	5.5	Everett Memorial Stadium	City of Everett	Facility – Athletic – City	Recently renovated as part of FY16/17 CIP. Multipurpose athletic stadium field for American football, track and field, and soccer. Ongoing City of Everett government discussions include considerations for relocating a new stadium complex onto the Rivergreen Park formerly known as Seven Acre Park. / 1- Good Condition
93-2	7	Rivergreen Park fka 7-Acre Park	City of Everett	Park – City	Currently under construction, and identified in FY19 CIP. Rivergreen Park is the new name for an existing park formerly known as 7-Acre Park as well as Park L, which has recently been remediated, redesigned and reprogrammed for active recreational uses. It is adjacent to the Northern Strand Community Trail as well as the former GE brownfield site, and had been functioning as a minimally remediated passive recreation park with a designated hardscaped pedestrian path, and an otherwise capped lawn as an interim use until its recent remediation as part of a larger Malden riverfront park creation alongside future redevelopment for a riverfront business park with new Rivergreen Drive access road from Air Force Road toward the riverfront. This item on the 2019-2026 OSRP inventory pertains solely to the original 7-acre park parcel of record. In addition to the existing 7 acres of the remediated and reprogrammed municipal Park L next to the MBTA-owned Northern Strand Community Trail, there are <b>11.62</b> acres of net additional waterfront open space on the former GE site and neighboring waterfront. This includes the estimated 3,500 gross linear foot Riverwalk trail from the Northern Strand Trail along the Malden Riverfront looping to Air Force Road. This excludes: (a) an estimated 6.6-acres of wetlands and watersheet on a waterfront parcel of record; (b) 2.5 acres of parking near Air Force Road, (c) 7.16 acres of future development on two parcels of record north of the new Rivergreen Drive access road; and (d) the 1.9-acre landscaped Rivergreen Drive access road. The overall net expanded Rivergreen Park and Riverwalk is <b>18.62</b> acres. For the purposes of the OSRP inventory table, the 6.6-net-acre Riverwalk passive recreation linear park and trail will be represented separately to account for the separate parcel of record from the adjacent active recreation <b>12.2-net-acre Rivergreen Park</b> that is comprised of several aggregated parcels of record. The park renovation is identified in the FY19 CIP plans. <b>Plans<sup>30</sup> include the following: a 3.5 acre Rivergreen Playground with a new relocated stadium complex with a new playing field for soccer, football, field hockey and lacrosse; two basketball courts; a street hockey rink; a children’s playground and splash area; and multiple picnic areas.</b> / 1- Anticipated Good Condition (under construction).
93-3	2.7	Sacramone Park Fields	City of Everett	Park – City	Recently renovated 2018-2019. Two baseball diamonds, a basketball court, a splash pad, restrooms, swing sets, and tot lots. / 1- Good Condition
93-4	5.02	Rivergreen Park Expansion	City of Everett	Park – City	Currently under construction, and identified in FY19 CIP. This is the new additional open space <sup>31</sup> acreage on the former GE brownfield site that is adjacent to formerly known 7-acre Park L. This OSRP inventory item is comprised of one 5-acre parcel of record, and excludes the actual riverfront parcel of record on which most of the Riverwalk linear waterfront park is located on (estimated 6.6 net acres excluding wetlands and part of the watersheet). / 1- Anticipated Good Condition (under construction)
93-5	0.9	Glendale Street Park at Old Hale High School	City of Everett	Park – City	Glendale Street Park at Old Hale High School is also referred to varyingly by residents and City staff (in the FY19 CIP <sup>32</sup> , for example) as “Hale Street Park” even though the City of Everett does not have a “Hale Street”. According to the FY19 CIP, this park is to be reconstructed within the fiscal year. It is worth noting that this park appears as “Hale Park” on Google maps. As it presently exists before the anticipated FY19 reconstruction, this 1.1-acre passive squares-shaped park is comprised of four separate grassy lawn areas centered around a circular lawn area. The park has a concrete walking path that parallels its perimeter and that connects with four paths leading to the central circular lawn area. The park has mature trees and several benches. The park includes a 29-space parking lot with angled-spaces that is adjacent to Vernal Street. / 2 - Fair Condition
93-6	0.6	Staff Sergeant Day Park & Playground	City of Everett	Park – City	Recently renovated as part of FY16/17 CIP. This park and playground is located at the old Horace Mann School lot as is it locally still referred to as by residents and City staff. This 1.08-acre park (including a 0.5-acre parking lot) has been recently improved and features three “rubberized” soft play areas tot lots, a splash pad, jungle gyms, a separate dog-run park area, and a grassy seating area with benches. / 1- Good Condition
93-7	6.2	Glendale Park Fields at Everett High School	City of Everett	Park – School	Recently renovated as part of FY16/17 CIP. This park is located at new, present-day Everett High School at Elm and Ferry streets. This park is comprised of multi-use athletic fields (track-and-field, 3 baseball diamonds), walking/running paths, and playground areas with tot lots, tables with bench seating, benches, and swings. FY19 CIP includes Glendale Park for ADA swing improvements. / 1- Good Condition
93-8	2.6	Babe Ruth Park aka Madeline English School Field	City of Everett	Park – School	Recently renovated as part of FY16/17 CIP. Babe Ruth Park is a soccer field that is part of the school. / 1 – Good Condition.
93-9	4.1	Jacob Scharf Playground aka Big Florence Street Park	City of Everett	Playground – City	Phase 1 of the Scharf Playground renovation was completed in FY15/16. This renovation included two basketball courts, a baseball field, a tot lot, splash pad, swing set, off-street parking, a dog park, a lap track, seating and a garden. / 1 – Good Condition.
93-10	2.6	Robert Whittier Playground at Swan Street Park	City of Everett	Playground – City	This park was recently renovated as part of FY19 CIP. The playground renovation includes a splash pad, a new park gateway entrance, hardscaped concrete ADA accessible walking paths, a tot lot with a swing set, a seating area with tables, and a multiuse playing turf area with two baseball diamonds and soccer field.
93-11	2.2	John Kearins Playground at Meadows Park	City of Everett	Playground – City	Phase 1 of this playground’s renovation has been completed. The Phase 2 redesign and reconstruction of the park’s baseball diamond identified in FY19 CIP is underway. The completed phase 1 renovation of the playground at the park includes 2 tot lots, a swing set, a splash pad, two basketball courts, a grassy lawn, and a shaded trellis seating area with benches. / Completed renovation is in 1- Good Condition.
93-12	0.7	John Gramstorf Playground on Upper Florence Street	City of Everett	Playground – City	This park was recently renovated as part of FY16/17 CIP. The park includes a basketball court, a rubberized play surface area, a splash pad, a swing set, a shade trellis structure with seating and tables, and tot lot play equipment.
93-13	1.1	Wasgatt Playground aka Baldwin Avenue Playground	City of Everett	Playground – City	Recently renovated as part of FY16/17 CIP. This 1.1-acre playground is comprised of two different sized basketball courts, a grassy field, a tot lot on dirt, a small water fountain, and a shaded area with trees and bench seating facing 8 swings. A sign indicates the park is under video surveillance. FY19 CIP indicates funds dedicated for minor improvements. / 2- Fair Condition.
93-50	1.1	Corvino and Rossetti Courts	City of Everett	Playground – City	Included in FY19 CIP for tennis courts renovations, design and construction. This 1.1-acre park presently includes two tennis courts, a half basketball court, a roller-hockey court, and a shade structure.
93-14	0.5	Woodland Street at Central Avenue Playground	City of Everett	Playground – City	This playground is identified for redesign and renovation as part of the FY19 CIP. Presently, this 0.4-acre playground has two tot lot areas on natural turf/soil/sand/dirt, a jungle gym area on natural turf, and otherwise is primarily concrete open areas with concrete benches, a few wooden benches, a bike rack, some trees, and a water fountain. There are two same-grade entrances, one of which is accessible from the street with a graded slope. / 2 – Fair Condition.

<sup>30</sup> <https://advocatenews.net/encore-boston-harbor-building-new-riverfront-playground-riverwalk-in-everett/>

<sup>31</sup> Sources: <https://everettindependent.com/2017/10/06/ge-site-riverwalk-work-to-be-featured-in-everett-greenway-meeting/> ; <https://press.encorebostonharbor.com/press-releases/all/encore-boston-harbor-building-new-riverfront-playground-and-riverwalk-at-rivergreen-in-everett/s/a5625d36-ae74-45af-8e83-eedf1d6152e2>

<sup>32</sup> Source: City of Everett FY19 Capital Improvements Plan (CIP): <http://www.cityofeverett.com/DocumentCenter/View/3550/Budget-FY-2019>



Table 18 Overview of All Open Space & Recreational Facilities

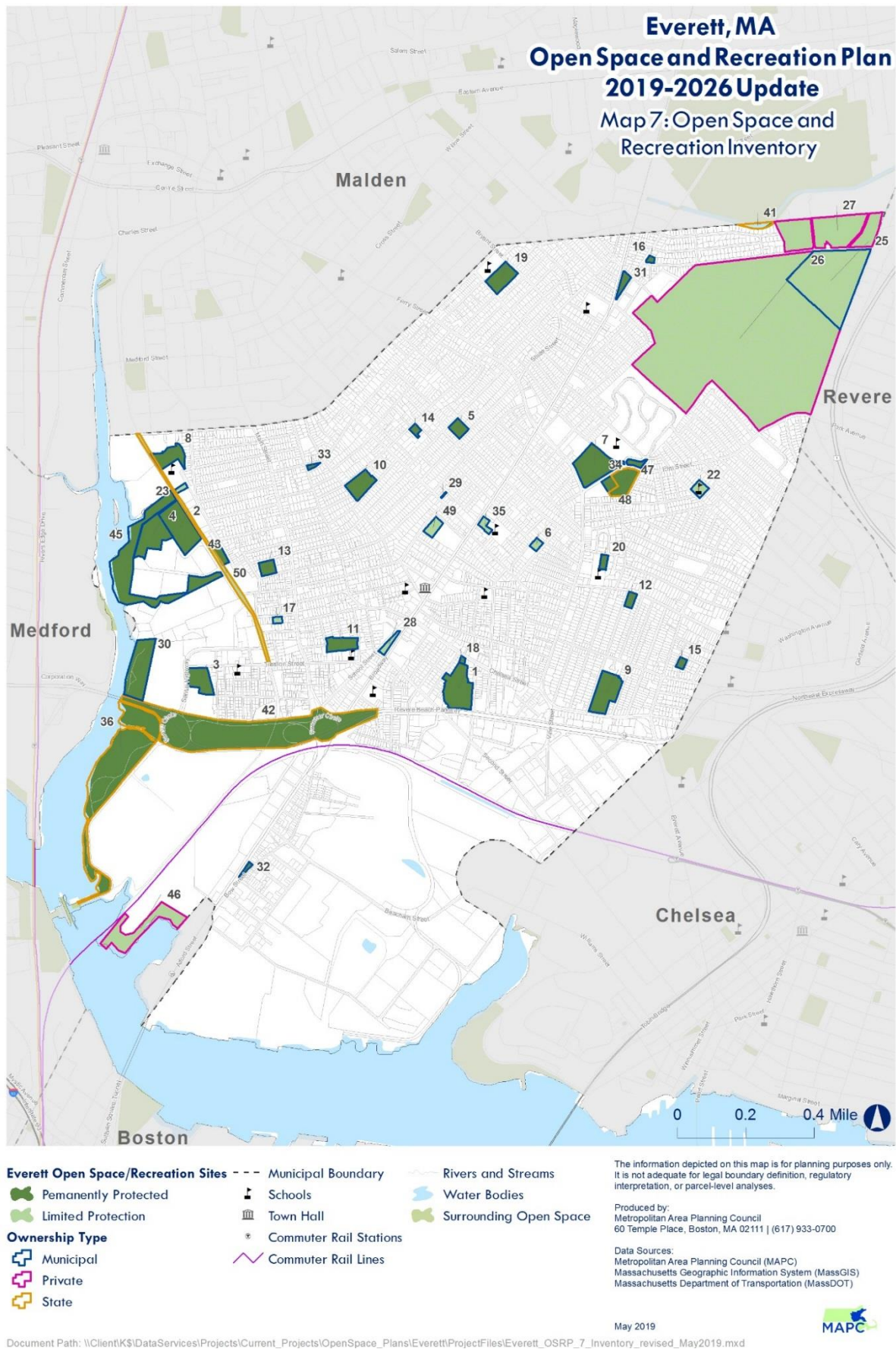
OVERVIEW OF ALL OPEN SPACE & RECREATIONAL FACILITIES

MAP ID	GIS ACRES	SITE NAME	OWNER	CATEGORY	DESCRIPTION / CONDITION
93-15	0.5	Sidney Shapiro Playground at Hoyt Street Park	City of Everett	Playground – City	Recently improved 0.5-acre City-owned park (aka Alpine Park) with a basketball half court, a tot lot, active jungle gym bars, outdoor board/card game table with fixed seating for 4 people, and several seating benches along park perimeter. Park is fenced off and closed with a gate, and is under video surveillance. Mainly artificial turf with some small grassy lawn areas. Three same-grade park entrances along Hoyt, Alpine and Tyler streets. / 1 – Good Condition.
93-16	0.3	Arthur Nelson Playground at Fuller Street Park	City of Everett	Playground – City	This playground is identified for redesign and renovation as part of the FY19 CIP. Presently, this 0.3-acre triangular playground is comprised of a half basketball court, a tot lot on natural turf, four swings, and some benches. There is a very small hardscaped concrete area (with two marked hopscotch play areas) that separates the half basketball court from the tot lot area. <u>It has a water fountain that is not ADA accessible.</u> / 2 – Fair Condition.
93-17	0.3	Appleton Street Playground	City of Everett	Playground – City	This playground is to be redesigned and reconstructed as part of the FY19 CIP. As it presently exists, this 0.3-acre playground has a basketball court, a tot lot on natural turf with a ramp leading to one of the tot lot play equipment, two small distinct asphalted open areas with three benches, and a separate jungle gym area on natural turf. / 2 - Fair Condition
93-18	0.25	Stadium Playground	City of Everett	Playground – City	Recently renovated as part of FY16/17 CIP. This approximately 10,700-SF or 0.25-acre playground is part of the larger 5.8-acre Everett Memorial Stadium park, and has its main entrance on Chelsea Street as well as direct connection path toward and through an unprogrammed grassy lawn that is part of the stadium park and connects to a 1,500-SF long circulation looping walking path along the perimeter of the stadium park. It has a tot lot on dirt and grass, some jungle gym equipment, a few concrete benches along a concrete path that leads to adjacent Stadium Park, and a small grassy lawn. / 1 – Good Condition.
93-19	2.7	Robert McGrann Playground Fields at Lafayette	City of Everett	Playground – School	Multipurpose playing field with two baseball diamonds and an overlapping soccer field. / 2 - Fair Condition
93-20	0.3	Walter Morris Playground at Cherry Street Park	City of Everett	Playground – School	Walter Morris Playground at Cherry Street Park is part of the Keverian School. The playground itself is approximately 13,000-SF of playground and open space on larger 2.5-acre school site. The playground is under currently under construction pursuant to its scheduled renovation in the FY19 CIP. / 1 – Good Condition
93-22	0.9	Webster School Playground	City of Everett	Playground – School	Recently renovated as part of the FY19 CIP for the small school tot lot and playground. / 1 – Good Condition.
93-23	0.3	Madeline English School Playground	City of Everett	Playground – School	Recently renovated as part of FY16/17 CIP for a tot lot, basketball court, and a playground.
93-24	0.2	Lafayette School Playground	City of Everett	Playground – School	Across from the school's 2.7-acre McGrann Playground, and adjacent to the school on a separate city block, there is a hardscaped playground with a tot lot, and basketball court. / 1 – Good Condition.
COMMONS, GREENWAYS & CEMETERIES					
93-25	20.6	Glenwood Cemetery	City of Everett	Cemetery – City	This public cemetery serves a secondary function mainly as a visual amenity for passersby and adjoining properties. It features numerous meandering paths suitable for strolls. / 1 – Good Condition.
93-26	133.8	Woodlawn Cemetery	Woodlawn Cemetery	Cemetery – Private	This private cemetery is publicly accessible and serves a secondary function mainly as a visual amenity for passersby and adjoining properties. It features numerous meandering paths suitable for strolls. / 1 – Good Condition.
93-27	16.8	Beth Israel Cemetery	Beth Israel Cemetery Corp.	Cemetery – Private	This private cemetery is publicly accessible and serves a secondary function mainly as a visual amenity for passersby and adjoining properties. / 2 – Fair Condition.
93-28	0.4	War Veterans Park at Everett Square	City of Everett	Park – City	Currently being redesigned as part of FY19 CIP to better integrate the existing net 0.4 acres of 3 non-contiguous areas. War Veterans Park at Everett Square is comprised of three non-contiguous open spaces landscaped and hardscaped areas that are separated by the Parlin Memorial Library building and road. In total the park measures about 18,000-SF or 0.4 acres, and offers passive recreation with benches, grassy areas, a hardscaped area with a water fountain, stone ground monuments with engraved plaques honoring war veterans service, and flag poles. In addition to the library building, the park is surrounded by City sidewalks and retail main streets with some on-street parallel parking spaces. / 1 – Good Condition.
93-29	0.08	David McKinnon / Square	City of Everett	Park – City	This 3,500-SF open space is more of a visual amenity of limited recreational utility. This 3,500-SF open space is a raised overall grassy lawn with a small circular flower bed with a flag pole in the middle surrounded by a circular concrete sidewalk. It is surrounded by four streets and is flanked by on-street parallel parking in a residential neighborhood. It has granite curbing around it and there are no curb cuts from the street to the very short concrete sidewalk leading to and encircling the flower bed. Parked cars also block said sidewalks.
93-30	6.6	Village Landing Park	City of Everett	Park – City	This sizable 6.6-acre riverfront park is a passive public recreation park with walking paths, mature trees, and seating. However, real world access and existing conditions limit access to the park via an adjacent office building parking lot, security guard, and signage. Anecdotal community feedback indicates that the parking lot signs and security gates send an implicit message that access might be restricted to Everett residents, and only available for employees and office visitors. / 2 – Fair Condition.
93-31	0.8	Joseph Wehner Park / Square	City of Everett	Park – City	This passive recreation park was recently renovated as part of FY19 CIP. This 0.7-acre passive triangular recreation park is surrounded by three streets, and its perimeter is defined by granite curb cuts that separate it from the adjacent sidewalks. The park has four manicured lawn areas, features a gazebo structure, and a raised circular stone rock garden with a water feature. Each of the separate lawn areas have flower bed, and the lawn areas are defined by an elongated X-shaped circulation path that form a hardscaped plaza in front of the gazebo's main entrance. The entrance to the gazebo structure is at the same grade as the circulation paths, and there are four sloped same-grade entrances to the park and its paths. / 1 – Good Condition.
93-32	0.3	Fred Quarleno Park / Square	City of Everett	Park – City	This 11,000-SF or 0.25-acre open space is a raised overall grassy triangular lawn surrounded by City sidewalks, on-street parallel parking, and City streets. It has two small square flower beds connected by a brick path lengthwise, and three shorter perpendicular brick paths. There are two benches, and there is a bus shelter adjacent to the passive park. / 1 – Good Condition.
93-33	0.2	Henry Valpey Park / Square	City of Everett	Park – City	This 10,000-SF or 0.23-acre open space area at Bradford Street is more of a visual amenity than usable space. There are no passive recreation amenities such as benches for seating. It is comprised of a raised overall grassy triangular lawn surrounded by City sidewalks, on-street parallel parking, and City streets. It has two small circular flower beds connected by a concrete path lengthwise, and two shorter perpendicular concrete paths. There are no benches or amenities other than flower beds and five trees. / 1 – Good Condition.
93-34	0.8	Glendale Park Entrance at Everett High School	City of Everett	Park – School	This 0.8-acre open space is a non-contiguous part of Glendale Park at Everett High School, and is essentially a grassy sloped lawn by the high school's Russell Street entrance. The grassy sloped lawn displays the school name's initials through a flower garden. / 1 – Good Condition.
93-35	0.6	Parlin Jr. High School Park / Square	City of Everett	Park – School	This 26,000-SF or 0.6 acre open space is the deep front yard lawn to the main school entrance for Parlin Jr. High School. It serves as a visual amenity along Broadway, and has no apparent usable open space for student active recreation. Presently, it also has limited utility for passive recreation since there are no benches. This open space area is part of the entire high school 2.6-acre parcel that includes the school building and rear parking. / 1 – Good Condition.
93-36	19.9	Mystic River Reservation at Gateway Park	DDRC Gateway LLC / Costco / DCR	Park – State / Private	This 19.9-acre State DCR regional passive recreation open space along a southern segment of the Mystic River is located in southwestern Everett. According to City Assessing records for the various parcels of record that comprise it, its ownership and management is intertwined with the adjacent Gateway Shopping Center mall. A significant portion of this parcel acreage is comprised of wetlands and a portion of the watershed. The amount of walkable upland is estimated to be approximately 6.4 acres. There are mature trees onsite, circulation paths and



Table 18 Overview of All Open Space & Recreational Facilities					
OVERVIEW OF ALL OPEN SPACE & RECREATIONAL FACILITIES					
MAP ID	GIS ACRES	SITE NAME	OWNER	CATEGORY	DESCRIPTION / CONDITION
					sidewalks with ramped crosswalks toward the mall. Ongoing efforts by City of Everett government and local community activists, have been underway to connect this existing open space; (a) northward toward Village Landing Park and indirectly to Riverwalk and Rivergreen Park; and (b) southward toward the Encore Casino Harborwalk (and more speculatively, toward a potential/desired pedestrian bridge across the Mystic River toward the planned Draw Seven Park next to the Assembly Row MBTA station). Additionally, the aforementioned City officials and community activists have been engaging with the DDRC Gateway LLC mall developers/operators to address the construction of a bike path within the park. / 1 – Good Condition.
93-41	0.7	Town Line Brook	DCR	Park – State	This small 0.7-acre open space is partially comprised of surface water that is part of the Mystic River watershed. It is heavily forested, comprised of wetlands, has worn pedestrian footpaths along segments of it (largely outside of Everett), and is landlocked from the City of Everett side with access only via the rear yards of single-family homes, and the private Beth Israel Cemetery. It is not apparent, how much, if any usable upland would be available for recreational use. / 2 – Fair Condition.
93-42	42.8	Revere Beach Parkway	DCR	Park – State – Scenic	State highway Route 16 bisects the City of Everett from east to west. The eastern half is toward Chelsea does not have any open green space along it. The western half widens significantly and has green open space along it with mature trees. This 42.8-acre Revere Beach Parkway open space serves as a visual amenity primarily for passersby in vehicles and potentially bicyclists. While it does have two primary areas at the rotaries for pedestrian crossings traversing it from north to south, it also serves as a barrier due to high-volume and high-speed traffic that makes accessing it unpleasant and potentially dangerous. This open space includes two rotaries. A significant portion of the open space area is comprised of wetlands. The scenic character of this historic roadway varies in quality, and could be enhanced to reflect its historic designation. / 2 – Fair Condition.
93-43	4.7	Northern Strand Community Trail	MBTA	Trail – MBTA	This existing community bike and pedestrian trail extends to neighboring communities, and the City of Everett has a 99-year lease with the MBTA owner of this former rail right-of-way. The FY19 CIP identifies improvements for lighting, cameras and other amenities along an existing improved segment. Additionally, FY19 CIP also identifies a southerly bike path extension.
93-45	6.6	Riverwalk	City of Everett?	Trail / Park – City	Currently the southern portion of the Riverwalk is under construction, and identified in FY19 CIP. The Riverwalk <sup>33</sup> is part of a larger Malden riverfront park created alongside future redevelopment for a riverfront business park with new Rivergreen Drive access road from Air Force Road toward the riverfront. The Riverwalk is estimated to be a 3,500 gross linear foot Riverwalk trail from the Northern Strand Trail along the Malden Riverfront looping to Air Force Road. Most of the Riverwalk linear park trail is located on a 12.5-gross-acre “U or C-shaped” parcel of record, of which there are an estimated 6.6-acres of wetlands and watersheet. The central feature will be a scenic overlook area on a large plaza at the end of the new Rivergreen Drive access road. Amenities include on-site parking, shade structure, seating, tables and electrical outlets to facilitate musical performances.
93-46	6	Encore Boston Harborwalk	Encore Casino	Trail / Park – Private	This estimated 6-acre Harborwalk open space on the Mystic River between the MBTA commuter rail tracks and Route 99 toward Somerville and Boston’s Charlestown neighborhood has just been completed in the summer of 2019. It is privately owned open space by Encore Casino but is intended to be highly publicly accessible. Its public amenities include pedestrian and bicycling paths, viewing areas, lawns for picnics, performance areas, flower gardens, and boat docks. / 1 – Good Condition.
INDOOR FACILITIES					Indoor facilities are accessible subject to the building being open and to the specific rules put in place by the managing entity. Everett schools’ recreation facilities are currently only available to students for school related uses.
93-47	2.9	Allied Veterans Memorial Skating Rink & Recreation Center	DCR	Facility – Indoor Recreation – State	This State DCR recreational facility is comprised of an indoor skating rink, and an outdoor swimming and wading pool. There is on-site parking available.
93-48	0.83	Everett Veterans Recreation Center & Gymnasium	City of Everett	Facility – Indoor Recreation – City	This municipal Everett indoor facility is comprised of a gymnasium.
93-49	0.80	Health and Wellness Center at Old Everett High School	City of Everett	Facility – Indoor Recreation – City	This indoor facility is the estimated 35,000-GSF gymnasium portion of the Old Everett High School building field house located on the 3.9-acre parcel of record. This City-owned gym opened in 2014, and was renovated as part of the FY16/17 CIP. Everett residents and staff can use the gym’s free weights and cardio equipment. Programs include: strength and cardiovascular training, yoga, children’s yoga, Zumba, children’s Zumba, spinning, muscle conditioning, adult and children’s personal training, classes for teenagers, basketball, soccer, boxing, jujitsu, babysitting, and nutrition. It is worth noting that this single-story facility is connected to the private YMCA. There is no dedicated parking lot for the facility, but there is one accessible space that is provided by the YMCA on Maple Street that is included in the assessment. Membership costs \$15 a month or \$150 annually, and includes all group classes and seminars.
PRIVATE RECREATIONAL RESOURCES (fee accessible)					
Malden YMCA				Private Indoor Facility	
MetroRock Climbing Center				Private Indoor Facility	
CrossFit RBP				Private Indoor Facility	

<sup>33</sup> Sources: (a) <https://shadleyassociates.com/rivergreen-riverwalk>; (b) <https://everettindependent.com/2017/10/06/ge-site-riverwalk-work-to-be-featured-in-everett-greenway-meeting/>; and (c) <https://press.encorebostonharbor.com/press-releases/all/encore-boston-harbor-building-new-riverfront-playground-and-riverwalk-at-rivergreen-in-everett/s/a5625d36-ae74-45af-8e83-eedf1d6152e2>





## NOTEWORTHY CHANGES AND HIGHLIGHTS FROM OSRP INVENTORY

The preceding descriptive table of all parks, the preceding OSRP Inventory Map 7, and the subsequent brief OSRP Inventory provide an overview of all sites in the City of Everett. Among the most noteworthy changes to the 2019-2026 OSRP Inventory are:

- g) the removal of three school sites without any open space, a closed school, and the sale and closing of a City playground;
- h) the addition of an existing community path as a linear park;
- i) the recent creation of two transformative and sizable waterfront open spaces, and of a new indoor City-owned fitness center;
- j) the partial or complete renovation of 15 City and school parks and playgrounds since the 2010 OSRP;
- k) the renovation of the City-owned fitness center a few years after its opening; and
- l) the complete construction of the Encore Boston Harborwalk, and the construction of Phase 1 of the Riverwalk linear park facilities that is part of the greater Rivergreen Park complex [beyond their land acquisition and addition to the Inventory].

### *The following facilities have been removed from the OSRP Inventory.*

**Nathan Lynde Playground** – This 3.5-acre site was sold to Encore Casino as part of a land swap deal for a replacement park at the former GE brownfield site near the Malden River waterfront. The replacement park is part of the new expansive Malden River waterfront park area known as the Rivergreen and Riverwalk.

**Lewis School Playground** – The school and its playground closed in 2004. This item still appeared in GIS open space database files and map layers.

**Devens School** – There is no open space present at this school site other than very small building setbacks with grass. The entire school site is 0.6 acres, and the front setback is approximately 1,900-SF or 0.04 acres. It not large enough to be usable nor to be considered a visual amenity.

**Adam School** – There is no open space present at this school site other than building setbacks and parking.

**Sumner Whittier School** – There is no open space present at this school site other than an asphalted parking lot and building setbacks.

### *The following existing facility has been added to the OSRP Inventory.*

**Northern Strand Community Trail** – This existing community bike and pedestrian trail extends to neighboring communities, and the City of Everett has a 99-year lease with the MBTA owner of this former rail right-of-way. The existing northern segment extends from Everett's border with Malden southerly to Tileston Street, is approximately 4,100-SF in length, and covers an estimated 4.7-acres of right-of-way. The FY19 CIP identifies improvements for lighting, cameras and other amenities along an existing improved segment. Additionally, FY19 CIP also identifies a southerly bike path extension.

### *The following new facilities have been added to the OSRP Inventory.*

**Rivergreen Park Creation/Expansion** – Rivergreen Park is the new name for an existing park formerly known as 7-Acre Park as well as Park L, which has recently been remediated, redesigned and reprogrammed for active recreational uses. It is adjacent to the Northern Strand Community Trail as well as the former GE brownfield site near the Malden River waterfront. 7-Acre Park had been functioning as a minimally remediated passive recreation park with a designated hardscaped pedestrian path, and an otherwise capped lawn as an interim use until its recent remediation. These recent 2018-2019 remediation efforts are part of a larger Malden River waterfront park creation alongside a future redevelopment for a riverfront business park with a new Rivergreen Drive access road from Air Force Road toward the riverfront. The park renovation is identified in the FY19 CIP plans.

In addition to the existing 7 acres of the remediated and reprogrammed municipal Park L next to the MBTA-owned Northern Strand Community Trail, there are **11.62** acres of net additional waterfront open space on the former GE site and neighboring waterfront. This includes the estimated 3,500 gross linear foot Riverwalk trail from the Northern Strand Trail along the Malden Riverfront looping to Air Force Road. This excludes: (a) an estimated 6.6-acres of wetlands and watersheet on a waterfront parcel of record; (b) 2.5 acres of parking near Air Force Road, (c) 7.16 acres of future development on two parcels of record north of the new Rivergreen Drive access road; and (d) the 1.9-acre landscaped Rivergreen Drive access road. The overall net expanded Rivergreen Park and Riverwalk is **18.62** acres.

Phase 1 which covers the southern Riverwalk segment is currently under construction, and is identified in Everett's FY19 CIP.

For the purposes of the OSRP inventory table, the 6.6-net-acre Riverwalk passive recreation linear park and trail will be represented separately to account for the separate parcel of record from the adjacent active recreation **12.2-net-acre Rivergreen Park** that is comprised of several aggregated parcels of record. While the designs for phases 1 and 2 of the Riverwalk have been finalized, on-going public discussions indicate the City is seriously considering a replacement of the existing multipurpose athletic facilities at Everett Memorial Stadium on this expanded 12.2-net-acre Rivergreen Park. Preliminary plans<sup>34</sup> for a Rivergreen Park Stadium Complex could include a new playing field for soccer, football, field hockey and lacrosse; two basketball courts; a street hockey rink; a children's playground and splash area; and multiple picnic areas.

**Encore Boston Harborwalk** – This estimated 6-acre Harborwalk open space on the Mystic River between the MBTA commuter rail tracks and Route 99 toward Somerville and Boston's Charlestown neighborhood has just been completed in the summer of 2019. It is privately owned open space by Encore Casino but is intended to be highly publicly accessible. Its public amenities include pedestrian and bicycling paths, viewing areas, lawns for picnics, performance areas, flower gardens, and boat docks.

**Health and Wellness Center at Old Everett High School** – This indoor facility is the estimated 35,000-GSF gymnasium portion of the Old Everett High School building field house located on the 3.9-acre parcel of record. This City-owned gym opened in 2014, and was renovated as part of the FY16/17 CIP. Everett residents and staff can use the gym's free weights and cardio equipment. Programs include: strength and cardiovascular training, yoga, children's yoga, Zumba, children's Zumba, spinning, muscle conditioning, adult and children's personal training, classes for teenagers, basketball, soccer, boxing, jujitsu, babysitting, and nutrition. It is worth noting that this single-story facility is connected to the private YMCA. There is no dedicated parking lot for the facility, but there is one accessible space that is provided by the YMCA on Maple Street that is included in the assessment. Membership costs \$15 a month or \$150 annually, and includes all group classes and seminars.

*The following facilities have been partially or completely renovated/reconstructed since the 2010 OSRP.*

**Everett Memorial Stadium** - Recently renovated as part of FY16/17 CIP. Multipurpose athletic stadium field for American football, track and field, and soccer. Ongoing City of Everett government discussions include considerations for relocating a new stadium complex onto the Rivergreen Park formerly known as Seven Acre Park.

**Sacramone Park Fields** – Recently renovated during 2018-2019. There are two baseball diamonds, a basketball court, a splash pad, restrooms, swing sets, and tot lots.

<sup>34</sup> <https://advocateneews.net/encore-boston-harbor-building-new-riverfront-playground-riverwalk-in-everett/>

**Staff Sergeant Day Park & Playground** - Recently renovated as part of FY16/17 CIP. This park and playground is located at the old Horace Mann School lot as is it locally still referred to as by residents and City staff.

**Glendale Park Fields at Everett High School** – Recently renovated as part of FY16/17 CIP. This park is located at new, present-day Everett High School at Elm and Ferry streets. FY19 CIP includes Glendale Park for ADA swing improvements.

**Babe Ruth Park aka Madeline English School Field** – Recently renovated as part of FY16/17 CIP. Babe Ruth Park is a soccer field that is part of the school.

**Jacob Scharf Playground aka Big Florence Street Park** – Phase 1 of the Scharf Playground renovation was completed in FY15/16.

**Robert Whittier Playground at Swan Street Park** – This park was recently renovated as part of FY19 CIP.

**John Kearins Playground at Meadows Park** – Phase 1 of this playground’s renovation has been completed. The Phase 2 redesign and reconstruction of the park’s baseball diamond identified in FY19 CIP is underway.

**John Gramstorf Playground on Upper Florence Street** – This park was recently renovated as part of FY16/17 CIP.

**Sidney Shapiro Playground at Hoyt Street Park** – Recently improved 0.5-acre City-owned park (aka Alpine Park).

**Stadium Playground** – Recently renovated as part of FY16/17 CIP.

**Walter Morris Playground at Cherry Street Park** - The playground is under currently under construction pursuant to its scheduled renovation in the FY19 CIP.

**Webster School Playground** - Recently renovated as part of the FY19 CIP for the small school tot lot and playground.

**Madeline English School Playground** – Recently renovated as part of FY16/17 CIP for a tot lot, basketball court, and a playground.

**Joseph Wehner Park / Square** – This passive recreation park was recently renovated as part of FY19 CIP. This 0.7-acre passive triangular recreation park is surrounded by three streets, and its perimeter is defined by granite curb cuts that separate it from the adjacent sidewalks.

**Riverwalk** – Currently the southern portion of the Riverwalk is under construction, and identified in FY19 CIP. The Riverwalk<sup>35</sup> is part of a larger Malden riverfront park created alongside future redevelopment for a riverfront business park with new Rivergreen Drive access road from Air Force Road toward the riverfront. The Riverwalk is estimated to be a 3,500 gross linear foot Riverwalk trail from the Northern Strand Trail along the Malden Riverfront looping to Air Force Road. Most of the Riverwalk linear park trail is located on a 12.5-gross-acre “U or C-shaped” parcel of record, of which there are an estimated 6.6-acres of wetlands and watersheet. The central feature will be a scenic overlook area on a large plaza at the end of the new Rivergreen Drive access road. Amenities include on-site parking, shade structure, seating, tables and electrical outlets to facilitate musical performances.

**Encore Boston Harborwalk** – This estimated 6-acre Harborwalk open space on the Mystic River has just been completed in the summer of 2019.

<sup>35</sup> Sources: (a) <https://shadleyassociates.com/rivergreen-riverwalk>; (b) <https://everettindependent.com/2017/10/06/ge-site-riverwalk-work-to-be-featured-in-everett-greenway-meeting/>; and (c) <https://press.encorebostonharbor.com/press-releases/all/encore-boston-harbor-building-new-riverfront-playground-and-riverwalk-at-rivergreen-in-everett/s/a5625d36-ae74-45af-8e83-eedf1d6152e2>



*The following facilities are foreseen to be redesigned, renovated and/or reconstructed per FY19 CIP.*

**Glendale Street Park at Old Hale High School** – This park is also referred to varying by residents and City staff (in the FY19 CIP<sup>36</sup>, for example) as “Hale Street Park” even though the City of Everett does not have a “Hale Street”. According to the FY19 CIP, this park is to be reconstructed within the fiscal year.

**Corvino and Rossetti Courts** – Included in FY19 CIP for tennis courts renovations, design and construction.

**Woodland Street at Central Avenue Playground** – This playground is identified for redesign and renovation as part of the FY19 CIP.

**Arthur Nelson Playground at Fuller Street Park** - This playground is identified for redesign and renovation as part of the FY19 CIP.

**Appleton Street Playground** - This playground is to be redesigned and reconstructed as part of the FY19 CIP.

**War Veterans Park at Everett Square** – Currently being redesigned as part of FY19 CIP to better integrate the existing net 0.4 acres of 3 non-contiguous areas. War Veterans Park at Everett Square is comprised of three non-contiguous open spaces landscaped and hardscaped areas that are separated by the Parlin Memorial Library building and a road.

**Northern Strand Community Trail** - The FY19 CIP identifies improvements for lighting, cameras and other amenities along an existing improved segment. Additionally, FY19 CIP also identifies a southerly bike path extension.

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<sup>36</sup> Source: City of Everett FY19 Capital Improvements Plan (CIP):  
<http://www.cityofeverett.com/DocumentCenter/View/3550/Budget-FY-2019>

Table 19 Everett OSRP Inventory Table 2019-2026

Table 19 Everett OSRP Inventory Table 2019-2026										
MAPC CATEGORY	2019-2026 OS_ID	GIS ACRES	SITE_NAME	FEE_OWNER	OWNER TYPE	PRIM PURP	PUB ACCESS	LEV PROT	ARTICLE 97	EOEA INVOLV
Playground and Playing Fields (Active Recreation)										
Facility – Athletic – City	93-1	5.5	Everett Memorial Stadium	City of Everett	M	R	Y	P	1	1
Park – City	93-2	7	Rivergreen Park fka 7-Acre Park	City of Everett	M	R	Y	P	1	0
Park – City	93-3	2.7	Sacramone Park Fields	City of Everett	M	R	Y	P	1	1
Park – City	93-4	5.02	Rivergreen Park Expansion	City of Everett	M	R	Y	P	1	1
Park – City	93-5	0.9	Glendale Street Park at Old Hale High School	City of Everett	M	R	Y	P	1	0
Park – City	93-6	0.6	Staff Sergeant Day Park & Playground	City of Everett	M	R	Y	P	9	0
Park – School	93-7	6.2	Glendale Park Fields at Everett High School	City of Everett	M	R	Y	L	1	1
Park – School	93-8	2.6	Babe Ruth Park aka Madeline English School Field	City of Everett	M	R	Y	L	1	0
Playground – City	93-9	4.1	Jacob Scharf Playground aka Big Florence Street Park	City of Everett	M	R	Y	P	1	1
Playground – City	93-10	2.6	Robert Whittier Playground at Swan Street Park	City of Everett	M	R	Y	P	1	0
Playground – City	93-11	2.2	John Kearins Playground at Meadows Park	City of Everett	M	R	Y	P	1	1
Playground – City	93-12	0.7	John Gramstorf Playground on Upper Florence Street	City of Everett	M	R	Y	P	1	1
Playground – City	93-13	1.1	Wasgatt Playground aka Baldwin Avenue Playground	City of Everett	M	R	Y	P	1	1
Playground – City	93-50	1.1	Corvino and Rossetti Courts	City of Everett				P		
Playground – City	93-14	0.5	Woodland Street at Central Avenue Playground	City of Everett	M	R	Y	P	1	0
Playground – City	93-15	0.5	Sidney Shapiro Playground at Hoyt Street Park	City of Everett	M	R	Y	P	1	1
Playground – City	93-16	0.3	Arthur Nelson Playground at Fuller Street Park	City of Everett	M	R	Y	P	1	0
Playground – City	93-17	0.3	Appleton Street Playground	City of Everett	M	R	Y	P	9	0
Playground – City	93-18	0.25	Stadium Playground	City of Everett	M	R	Y	P	1	1
Playground – School	93-19	2.7	Robert McGrann Playground Fields at Lafayette	City of Everett	M	R	Y	L	1	1
Playground – School	93-20	0.3	Walter Morris Playground at Cherry Street Park	City of Everett	M	R	Y	L	1	1
Playground – School	93-21	1.5	Sumner Whittier School playground	City of Everett	M	R	Y	L	9	0
Playground – School	93-22	0.9	Webster School Playground	City of Everett	M	R	Y	L	9	0
Playground – School	93-23	0.3	Madeline English School Playground	City of Everett	M	R	Y	L	0	0
Playground – School	93-24	0.2	Lafayette School Playground	City of Everett	M	R	Y	L	9	0
		48.6	SUBTOTAL ACREAGE (ACTIVE)							
Commons, Greenways and Cemeteries (Passive Recreation)										
Cemetery – City	93-25	20.6	Glenwood Cemetery	City of Everett	M	H	Y	P	9	0
Cemetery – Private	93-26	133.8	Woodlawn Cemetery	Woodlawn Cemetery	P	H	Y	N	0	0
Cemetery – Private	93-27	16.8	Beth Israel Cemetery	Beth Israel Cemetery Corp.	P	H	Y	N	0	0
Park – City	93-28	0.4	War Veterans Park at Everett Square	City of Everett	M	R	Y	P	9	0
Park – City	93-29	0.08	David McKinnon Park / Square	City of Everett	M	R	Y	P	1	0
Park – City	93-30	6.6	Village Landing Park	City of Everett	M	R	Y	P	9	0
Park – City	93-31	0.8	Joseph Wehner Park / Square	City of Everett	M	R	Y	P	1	0
Park – City	93-32	0.3	Fred Quarleno Park / Square	City of Everett	M	R	Y	P	1	0
Park – City	93-33	0.2	Henry Valpey Park / Square	City of Everett	M	R	Y	P	1	0
Park – School	93-34	0.8	Glendale Park Entrance at Everett High School	City of Everett	M	R	Y	L	1	1
Park – School	93-35	0.6	Parlin Jr. High School Park / Square	City of Everett	M	R	Y	L	9	0
Park – State / Private	93-36	19.9	Mystic River Reservation at Gateway Park	Developers Diversified Realty Corp. / State DCR	P	B	Y	p	9	1
Park – State	93-41	0.7	Town Line Brook	DCR	S	F	X	P	1	1
Park – State – Scenic	93-42	42.8	Revere Beach Parkway	DCR	S	C	X	P	1	1
Trail – MBTA	93-43	4.7	Northern Strand Community Trail	MBTA	X	R	Y	L	1	1
Trail / Park – City?	93-45	6.6	Riverwalk	City of Everett?	M? P?	R	Y	P	9	1
Trail / Park – Private	93-46	6	Encore Boston Harborwalk	Encore Casino	P	R	Y	N	9	1
		261.7	SUBTOTAL ACREAGE (PASSIVE) – This includes 214 acres of largely unusable visual amenity open space comprised of 1 private and 2 public cemeteries and the River Beach Parkway highway.							
		310.3	TOTAL OPEN SPACE ACREAGE							
			Indoor Facilities - Indoor facilities are accessible subject to the building being open and to the specific rules put in place by the managing entity. Everett schools’ recreation facilities are currently only available to students for school related uses.							
Facility – Indoor Recreation – State	93-47	2.9	Allied Veterans Memorial Skating Rink & Recreation Center	DCR	S	R	Y	p	1	1
Facility – Indoor Recreation – City	93-48	0.83	Everett Veterans Recreation Center & Gymnasium	City of Everett	M	R	X	L	9	0
Facility – Indoor Recreation – City	93-49	0.80	Health and Wellness Center at Old Everett High School	City of Everett	M	R	Y	L	9	0
		4.5	SUBTOTAL ACREAGE (INDOOR)							





Figure 16 Visual Aids of Select, Noteworthy Items of Interest from OSRP 2019-2026 Inventory  
as explained in greater detail on pages 50-53

Sacramone Improvements



Jacob Scharf Playground Improvements – Completed



Swan Street Park Improvements



War Veterans Park at Everett Square – pending plans 2019



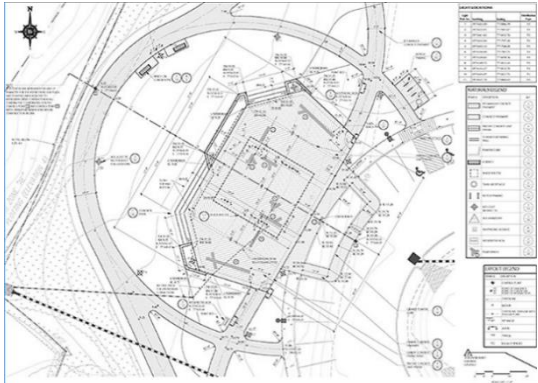
Rivergreen Park & Riverwalk – Southerly Riverwalk Phase 1 Improvements – Under Construction 2019



Aerial View of Rivergreen Park & Riverwalk Site



Riverwalk Plaza Focal Feature – Plans



Riverwalk Plaza Focal Feature – Under Construction 2019





Figure 16 Visual Aids of Select, Noteworthy Items of Interest from OSRP 2019-2026 Inventory  
as explained in greater detail on pages 50-53

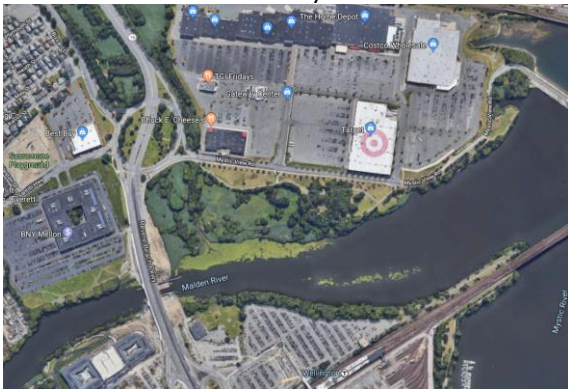
Encore Casino Harborwalk Plans –  
Construction Completed 2019



Encore Casino Harborwalk –  
Construction Completed 2019



Mystic River Reservation  
at Gateway Park



Everett Earthworks Sculptural Garden on Northern Strand Community  
Trail – a placemaking demonstration project



Revere Beach Parkway – Route 16



This is NOT part of the OSRP Inventory but is a noteworthy addition to neighboring regional open space. Schematic 2018 State DCR Designs for Draw 7 Park in Somerville next to Assembly Row and immediately across Encore Casino Harborwalk in Everett



Concept #1  
"Curves"



Concept #2  
"Angles"

# COMMUNITY GOALS

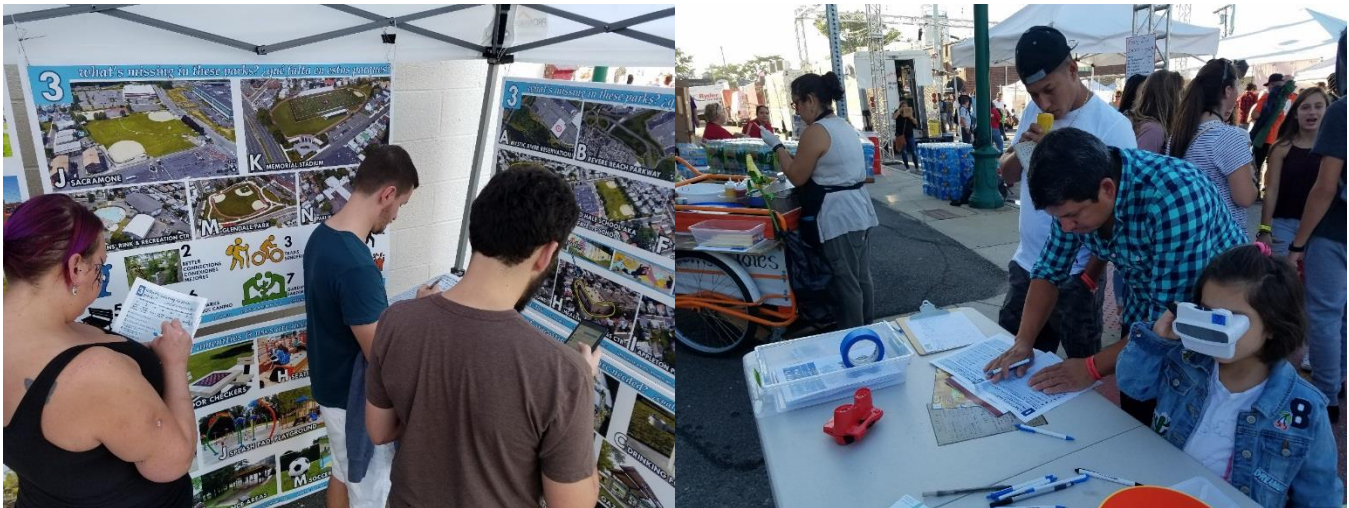
## *Description of Process*

The 2019-2026 Everett Open Space and Recreation Plan builds on the work completed in the three previous open space plans. Much of what was true during the previous open space planning processes remains true today. A multilingual online 24-question survey was created and translated into Spanish, Portuguese, and Haitian Creole, and shared via paid Facebook Business advertisements for an entire month's duration during July 2017. The purpose of the survey was to bring awareness to the process and gain input into how to improve the City's open spaces and recreational opportunities. Approximately 322 participants responded.

The results from the survey were also used in order to devise a more focused set of questions for a public forum regarding overall improvements as well as interest in community gardening, public art, social programming, and activities intended to encourage physical activity and overall public health. MAPC coordinated with the City of Everett in order to reach out to a larger audience by hosting an interactive visual preference polling booth at the City's 3<sup>rd</sup> annual Village Fest event held at 87 Santilli Highway on Saturday, September 23, 2017 in the afternoon.

Participants were asked to answer five main questions illustrated on boards hanging underneath a tent. These five core questions touched on different ideas and issues related to improving parks and recreational opportunities. The questions were shown on oversized visual boards presenting photo examples and icons of potential solutions for parks in general as well as a pertinent subset of facilities that rose to the top from the initial survey. Participants were also provided with a paper ballot to write in their responses to the five questions. As a way of garnering interest, we used old-school ViewMasters as a way of displaying the ideas and answer options. We rewarded the 100 participants who completed the ballot by giving them Mexican-style "elote" corn-on-the-cob.

Figure 17 Community Participants Completing Visual Preference Poll at VillageFest - Photo Credit: Renato Castelo





## COMMUNITY INPUT

Completion of the plan, its goals, and action plan relied extensively on staff involvement and public input from the survey and forum. The following two tables summarize community input from the online survey and the public forum's visual preference poll. The detailed community input (on specific amenities, recreational activities, and at which parks and areas they desired them) was used to inform the resulting vision, goals, and action items in the 2019-2026 plan.

Table 20 Community Input - Key Findings - Village Fest Public Event - Visual Preference Poll - September 23, 2017

Community Input Summary – Key Findings				
Village Fest Public Event – Visual Preference Poll - September 23, 2017				
Most desired type of public art	Openness to and interest in “whimsical, expressive and creative” amenities at parks beyond those that are strictly functional and utilitarian. Creative park furniture, interactive art, sculptures, murals (23% to 17% – N=273)			
Desired amenities and uses	An interest in passive recreational, convenience, and safety amenities. Restrooms, seating/resting areas, security-cameras/lighting, community gardens/composting (17% to 9% – N=466)			
Partial maintenance by “friends” groups?	An openness to volunteerism and stewardship, and not solely depending on City employees to maintain parks. 67% yes, 23% maybe – N=83			
Most desired types of improvements	Socio-Cultural Events	Seating	Gardens	Public Art & Murals
Glendale Street Park at Old Hale High School	✓	✓	–	✓
Woodland Street at Central Avenue Playground	✓	✓	–	✓
Arthur Nelson Playground at Fuller Street Park	✓	–	✓	–
Appleton Street Playground	✓	✓	✓	✓
Jacob Scharf Playground aka Big Florence Street Park	✓	✓	–	✓
John Kearins Playground at Meadows Park	✓	✓	–	✓
Northern Strand Community Trail – Extension	✓	✓	✓	✓
Everett Veterans Recreation Center & Gymnasium	✓	–	–	–
Everett Memorial Stadium	✓	–	✓	✓
Village Landing	✓	–	✓	✓
City parks receiving most feedback for improvements				
North Strand Community Trail	Glendale Street Park at Old Hale High School			
Jacob Scharf Playground aka Big Florence Street Park	Woodland Street at Central Avenue Playground			
Everett Memorial Stadium	Everett Health and Wellness Center			
Desired festive programming – N=271	Food festivals, carnival/parades, dance performances, folk/cultural traditions, community sports events, antique car shows, folk music (27% to 6% in descending order)			
Riverfront transformation ideas – N=446	Social events 14%, bike/pedestrian trails 13%, community gardens 11%, boardwalk 11%, hammock lounge 10%, simple foot bridge 8%, container park with flexible community space 7%, creative bridge 6%, sculpture park 5%			

Table 21 Brief Summary of Salient Findings from Online Summer Multilingual Survey - July 2017

Online Summer Multilingual Survey – July 2017
There were approximately 322 responses to the survey in English, 25 responses in Portuguese, 11 in Spanish, and 0 responses in Haitian Creole.
Regarding how the City of Everett could create, acquire, protect, beautify and/or improve open spaces: <ul style="list-style-type: none"> <li>• 62% favored requiring new developments to carve out publicly accessible (presumably private) open spaces,</li> <li>• 54% favored improving the quality of existing open spaces including programming instead of creating new (presumably public) open spaces, and</li> <li>• 53% favored acquiring new open spaces whenever the City can.</li> </ul> Insight for OSRP 2019-2026 Plan: These results might suggest new zoning open space requirements and development review/site layout requirements for new development projects as a strategy for creating new open spaces. These results also seem to indicate that improving existing open spaces with physical improvements and programming activities has a higher priority than simply acquiring new public spaces (while carving out publicly accessible private ones through new project approvals).





Salient insights from 25 survey responses in Portuguese: Mostly consistent with the general survey in English  
Salient insights from 11 survey responses in Spanish: Slightly higher interest in approaching property owners to beautify their own properties.

Survey respondents ranked the importance of five statements measuring different open space priorities and goals. The top three were to: (1) preserve open space for passive recreation, (2) invest in mainly active or indoor recreational facilities, and (3) preserve open space from future development [ie, increase protections from limited or non-existent to permanent].

Action items could include: (1) identifying which existing recreational facilities need the most investment for improvements, and (2) which open spaces do not currently enjoy protections in the form of zoning protections, deed restrictions, conservation agreements, etc. and take actions to protect them from potential future development.

Most used parks according to survey respondents:

- Glendale Park (87%), Revere Beach Parkway (66%), Memorial Stadium (61%), Mystic River Reservation (52%) and the Northern Strand Community Trail (50%).

A subset of the total survey respondents indicated how they get to the parks.

More of the respondents seemed to drive to the parks (between 30% and 81%) than walk to the parks (between 29% and 56%). Very few respondents took buses or bikes to the park with the exception of Village Landing, Mystic River Reservation, and the Northern Strand Trail which received 18-28% of the bicycling votes.

Survey respondents were asked whether anything prevents them from using the parks and facilities.

The top five responses were the following: nothing prevents me with 62%, do not know about the locations of some parks with 48%, poor conditions of the facilities with 37%, concerns about public safety with 37%, and lack of parking with 21%.

Ways to address these issues could be: better signage and wayfinding to make people aware of the location of all the City's parks, physical improvements, better nighttime lighting and policing, and exploring parking options.

Salient insights from 25 survey responses in Portuguese: Top response (other than I use some of the open spaces) was I don't have someone to join me.

Salient insights from 11 survey responses in Spanish: Top response (other than I use some of the open spaces) was concern about public safety.

Survey respondents were asked which parks outside of Everett they visit.

They visited Revere Beach and the Middlesex Fells Reservation the most with 84% and 61%, respectively. More than half (53%) also visited the Pine Banks Parks in Malden/Melrose. Constitution Beach in East Boston also received a substantial 40% of the responses. Very few took any other form of transportation other than driving to these locations.

Salient insights from 25 survey responses in Portuguese: Revere Beach, and Pine Banks were the most visited.

Salient insights from 11 survey responses in Spanish: Revere Beach, Pines, and the Fells were the most visited.

The majority of respondents (18-66%) indicated that they visited these regional parks located outside of Everett on a seasonal basis, followed by a small minority (5-17%) that visited them a monthly basis.

Survey respondents were asked about their participation in activities during the last 12 months.

- Aside from walking (which 90% of participants do recreationally), approximately half (49%) to 71% engage in the following physical recreational activities the most: running/jogging, going to playground, dog walking, basketball, football, baseball/softball, and soccer.
- A quarter to approximately a third (37%) engage in the following physical recreational activities: ice skating, field hockey/lacrosse, bicycling, and tennis.
- These physical recreational activities should be considered for potential reprogramming of existing parks and recreational facilities.

Who took the survey?

The composite survey respondent was a young adult white woman with a bachelor's or higher who has been a resident of Everett for over 10 years and has children in a food-secure household earning \$75,000 or more.

- Most of the survey respondents live in Everett (94%), and almost one-fifth (18%) work in Everett.
- Over two-thirds of the respondents were women.
- Over half (55%) are young adults in their 20s and 30s, followed by older adults (35%) in their 40s and 50s.
- 6% were 20 and under, and 5% were seniors.
- Over half (57%) have a bachelor's degree or higher. 32% have some college experience or an associate's degree.
- 58% live in households earning over \$75,000. 8% earn below \$50,000.
- 76% were white, 14% were Hispanic/Latino, 4% were African-American, and 2% were Asian.
- 22% have lived in Everett 5 years or less, 30% have lived there for 5-15 years, 33% for more than 20 years.
- 85% have children in the household, 21% have seniors in their households, and 19% have someone with a disability.
- Almost one-fifth occasionally worried about securing food within the past year, and 4% indicated that this was oftentimes the case for them.

# Statement of Open Space & Recreation Goals

The following goals have been formulated to incorporate community input as well as to build upon recent City accomplishments on improving existing parks as well as creating new open space areas. In addition to ideas for potential physical improvements, additions and enhancements such as public art, ideas for social programming and events will be suggested based on community input.

## VISION AND GOALS

The City of Everett is a highly diverse and socially-active community with a proud tradition of high school football championships, and war veteran heritage and service. The City has been steadily transforming former major industrial areas into economically productive developments on newly remediated open space landscapes for the entire City's enjoyment. Based on detailed community input and on-going City endeavors, the following overarching goals reflect the City and community's vision for enhancing and expanding the City's open space landscape:

- Continue to transform the waterfront into useful and inviting open spaces where community festivals and activities can thrive.
- Incorporate more opportunities for community gardening plots to elevate overall public health and promote social and community development.
- Incorporate creative amenities into park (re)designs to enhance social interaction and community building.
- Continue to improve existing parks, create new pocket parks via redevelopments, and/or the reuse and improvement of underutilized lands.

Table 22 Target Parks (Not Improved Since Prior OSRP, Partially Improved, or Newly Acquired Land) for Goals & Recommendations

Target Parks for Goals & Recommendations			
Improvement Category	Socio-Cultural Programming/ Events	Physical Enhancements	Site Design Ideas
<b>Not Improved Since 2010 OSRP</b>			
Glendale Street Park at Old Hale High School	✓	✓	✓
Corvino and Rossetti Courts	✓	✓	✓
Woodland Street at Central Avenue Playground	✓	✓	–
Arthur Nelson Playground at Fuller Street Park	✓	✓	–
Appleton Street Playground	✓	✓	–
War Veterans Park at Everett Square	✓	✓	–
<b>Partially Improved Since 2010 OSRP</b>			
Jacob Scharf Playground aka Big Florence Street Park	–	✓	✓
John Kearins Playground at Meadows Park	–	✓	✓
<b>Newly Acquired Land for Open Space</b>			
Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement	✓	–	✓
Riverwalk Completed Phase 1	✓	–	–
Riverwalk Phase 2	✓	–	–
Northern Strand Community Trail – Extension	–	✓	✓
Encore Boston Harborwalk	✓	–	–

# ANALYSIS OF NEEDS

## *Summary of Resource Protection Needs*

As is documented in Section IV, as a fully built out urban community, the range of natural resources available in Everett is limited. Where these resources do exist though, it is important to preserve them for the benefits they provide to Everett residents. Resource protection needs, for the purpose of this plan, primarily focus on two resources, trees and waterways.

Urban trees, in particular street trees, may be an underappreciated asset in many urban areas. With a range of benefits for air and water quality, in relation to public recreation, they have an important benefit in shading sidewalk areas, making them more pleasant for walking, running, and other recreation uses. According to Massachusetts Outdoors 2012<sup>37</sup>, the Statewide Comprehensive Outdoor Recreation Plan, walking is the most popular recreation activity statewide as well as in the Metropolitan Boston Region. Given the health benefits of walking, steps taken to encourage walking would support wellness in the City. Everett does not currently have a policy guiding decisions around sidewalks and street trees to support the recreation potential of these public ways.

Like those of many urban areas, Everett's waterways face numerous challenges from pollution and limited access. The City has devoted a great deal of effort to addressing these challenges in the last several years. In that time the City has been able to secure two new publically accessible park areas on the waterfront through the redevelopment of brownfield sites, and there is another site where redevelopment and public access are currently proposed. A proposed new boat launch at one of these waterfront sites also appears to be moving forward. Even with this considerable progress, Everett will still need to pursue additional opportunities for water access, consistent with its vision for a continuous greenway along the Malden River. Finally, pollution in both the Malden and Mystic Rivers will remain a persistent problem that will require a wide range of partnerships and action beyond the scope of this open space and recreation plan.

## *Summary of Community's Needs*

The extent of Everett's physical parks and recreation facilities are generally fixed as there is little land available on which new parks could be built. Meeting the community's open space and recreation needs must rely on maximizing the use of existing facilities and expanding those facilities when and where possible. The majority of Everett's parks are used most often for either the athletic playing fields or the playgrounds.

For the athletic playing fields, the greatest need is for improvements that will allow for the expansion of use. Such improvements include artificial turf, which will extend the amount of playtime that can be accommodated without killing the grass, and field lights, which can extend the available hours for games. Priority would be given to those fields that get the greatest amount of use or that represent one of the only fields available for a specific league or sport. Neighborhood playgrounds are an important resource for Everett's families. While many are in good condition, there are some that are in need of repair. In addition, many of the improvements that have been made to make the playgrounds more accessible for people with disabilities need to be actively maintained in order to retain accessibility (see Appendix B for complete information on accessibility in Everett's parks and recreation facilities).

Families with small children, people with disabilities, and the elderly all rely on parks in their neighborhoods to provide outdoor recreational space. For these groups, parks must be close by and easily accessible with good pedestrian amenities that promote accessibility to and from the park. While the disabled population is seeking recreational space to host a wide variety of activities commiserate with the

<sup>37</sup> Source: [https://www.recpro.org/assets/Library/SCORPs/ma\\_scorp\\_2012.pdf](https://www.recpro.org/assets/Library/SCORPs/ma_scorp_2012.pdf)



wide variety of disabled people and the range of disabilities they may have, the elderly often have more in common based on a more limited range of mobility. Older park patrons are generally seeking safe walking paths, scenery, and possibly community garden space. Community gardens have been identified as a community need, both to support community health through the Energize Everett Citywide wellness program and as a significant desire of foreign-born residents.

As of 2017, young working adults represent 39% of the population, young people under the age of 20 represent 26%, middle-aged adults represent 20%, and seniors represent 16%. ***This overall age cohort composition with healthy representations of all age groups suggests the need for balanced opportunities for both passive and active recreational facilities that should not skew far too heavily into either generalized open space category.***

As shown in the Inventory chapter, of the City’s total 310 acres of open space, 48.6 acres are devoted active recreation in the form of playgrounds and athletic playing fields. Overall there are 11 baseball diamonds, 9 full basketball courts, 3 half basketball courts, 4 soccer fields, 4 football fields, and 2 tennis courts, 6 splash pads, 19 tot lots, 2 dog runs, 2 track-and-fields, and 1 roller-hockey court. ***This wide assortment of facilities can address the needs of large segments of the population.*** For more passive recreational needs, the City enjoys approximately 261.7 acres of commons and greenways for walking, scenic vistas, and respite seating.

The City Planning and Development, and Parks and Recreation departments should work together to assess what additional facilities are created within the target OSRP 2019-2026 parks below for improvements.

Table 23 Target Parks for Goals & Recommendations Compared to Overall Existing 2019 Active Inventory

Target Parks for Goals & Recommendations Compared to Overall Existing 2019 Active Inventory	
Improvement Category	Overall Existing 2019 Active Inventory
<b>Not Improved Since 2010 OSRP</b>	
Glendale Street Park at Old Hale High School	balance future facilities with <ul style="list-style-type: none"><li>○ 11 baseball diamonds</li><li>○ 9 full basketball courts</li><li>○ 3 half basketball courts</li><li>○ 4 soccer fields</li><li>○ 4 football fields</li><li>○ 2 tennis courts</li><li>○ 6 splash pads</li><li>○ 19 tot lots</li><li>○ 2 dog runs</li><li>○ 2 track-and-fields</li><li>○ 1 roller-hockey court</li></ul>
Corvino and Rossetti Courts	
Woodland Street at Central Avenue Playground	
Arthur Nelson Playground at Fuller Street Park	
Appleton Street Playground	
War Veterans Park at Everett Square	
<b>Partially Improved Since 2010 OSRP</b>	
Jacob Scharf Playground aka Big Florence Street Park	
John Kearins Playground at Meadows Park	
<b>Newly Acquired Land for Open Space</b>	
Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement	
Riverwalk Completed Phase 1	
Riverwalk Phase 2	
Northern Strand Community Trail – Extension	
Encore Boston Harborwalk	

## Management Needs

With Everett’s limited park area relative to its population, management of parks and recreation resources becomes very important. To compensate for high levels of use and remain attractive neighborhood amenities, parks must be well maintained. The high demand on athletic playing fields and a need for fairness across the different sport leagues requires careful scheduling. In order to maximize the use of existing parks and other recreation resources, Everett residents need to know where they are and how to get involved. Finally, ensuring the long term availability of the parks needs both a careful process for considering changes in use and secure sources of funding for maintenance and expansion.

As has been noted elsewhere in the OSRP, since the 2010 plan, the City has improved several parks and integrated a wide variety of amenities and facilities in various parks that serve both passive and active recreational needs. Additionally, the City has successfully secured the remediation of several acres of land in two waterfront areas, for public open space recreational use.

For many people, especially those new to the City, the greatest barrier to fully utilizing the parks and recreation system is in knowing what resources are available. It is recommended that City create a simple, straightforward “reservation” system for requesting the use of existing parks and recreational facilities for artistic and cultural activities. This could have both an online presence on the City website and City social media pages, as well as physical signage to broadly advertise how residents and community organizations can do so. Such signage should also be provided with at least some form of prominently communicating in more than one language that certain facilities can be reserved, followed by a URL link with more multilingual information.

## GOALS & OBJECTIVES

*Goal 1 – Continue to transform the waterfront into useful and inviting open spaces where community festivals and activities can thrive.*

### **OBJECTIVE 1 – BETTER CONNECT DIFFERENT WATERFRONT OPEN SPACE AREAS WITH WATERFRONT TRAILS, AND ENHANCED PEDESTRIAN CONNECTIONS**

It is recommended that the City, its residents, and community advocates continue to work on a variety of different amenities and programmed areas to facilitate both impromptu community gatherings, as well as larger planned festivals. These areas should be in addition to passive recreation amenities and those facilities for active recreation and organized team sports.

In addition to a well-balanced programming of the various waterfront open spaces (and their phased subareas), the creation and/or enhancement of pedestrian and bicycle connections between them is highly desired. The following two connections would provide immense community benefit and further leverage the new and existing parks: (a) a connection between existing Village Landing Park and the recently constructed southern phase of Riverwalk; (b) a connection between the existing State DCR Mystic River Reservation at Gateway Park and the newly completed Encore Harborwalk; and (c) the completion of the Northern Strand Community Trail Extension from Tileston Street through the MBTA rail right-of-way through the recently rezoned Lower Broadway corridor properties and Encore Casino, and connecting to the Encore Harborwalk and the existing State DCR Mystic River Reservation at Gateway Park.

### **OBJECTIVE 2 – IMPROVE PUBLIC ACCESS THROUGH DESIGN AND PROMINENT SIGNAGE TO WATERFRONT VILLAGE LANDING PARK**

The City should continue to enhance signage and other improvements to clearly convey to the general public that access to Village Landing Park is permissible via the adjacent office building parking lot. In order to enhance public access to this public park via a private commercial office building parking lot, it is highly recommended that signage alone not be relied upon in order to achieve this objective. The design of vertical gateway elements that are visible from afar, as well as potential sidewalk treatments, should be considered.

*Goal 2 – Incorporate more opportunities for community gardening plots to elevate overall public health and promote social and community development.*

### **OBJECTIVE 1 – ALLOCATE AREAS IN NEWLY ACQUIRED AND/OR EXISTING PARKS FOR RAISED BED COMMUNITY GARDENING PLOTS.**

In consultation with the City's Community Food Assessment Plan<sup>38</sup>, consider the creation of community gardening plots within the Rivergreen Park, potentially along Riverwalk phase 2, and the following parks as identified through community consensus. The inclusion of community gardening can foster social

<sup>38</sup> Source: [http://www.cityofeverett.com/DocumentCenter/View/4644/Everett-Community-Food-Assessment-and-Plan-and-Appendices\\_Final?bidId=](http://www.cityofeverett.com/DocumentCenter/View/4644/Everett-Community-Food-Assessment-and-Plan-and-Appendices_Final?bidId=)



interaction, intergenerational connections, community building, and mental health; as well as an opportunity to improve access to locally grown food. Concurrent with the OSRP community planning process, the City and community organizations created an interim Earthworks Sculptural Garden and art park on a segment of the existing Northern Strand Community Trail. This demonstration project illustrates how community gardening plots can be accommodated even in smaller open space areas.

Most desired types of improvements	Gardens
Arthur Nelson Playground at Fuller Street Park	✓
Appleton Street Playground	✓
Northern Strand Community Trail – Extension	✓
Everett Memorial Stadium	✓
Village Landing	✓

## *Goal 3 – Incorporate creative amenities into park (re)designs to enhance social interaction and community building*

### **OBJECTIVE 1 – INCORPORATE PUBLIC ART INTO THE RE(DESIGN) OF PARKS TO ALLOW AND ENCOURAGE ARTISTIC AND CULTURAL ACTIVITIES AND EXCHANGES.**

Along the vein of aforementioned Earthworks Sculptural Garden, the City should include creative public art and unconventional amenities into its park (re)designs. Doing so would elevate conventional passive and active recreation parks and their facilities, and add unique features to them that could provide enhanced social interaction, and potentially increase usage. The inclusion of public art amenities and features could draw upon for inspiration the rich cultural heritage of residents' diverse backgrounds. The following park locations had the most community consensus during the open space planning process.

Most desired locations	Public Art & Murals
Glendale Street Park at Old Hale High School	✓
Woodland Street at Central Avenue Playground	✓
Appleton Street Playground	✓
Jacob Scharf Playground aka Big Florence Street Park	✓
John Kearins Playground at Meadows Park	✓
Northern Strand Community Trail – Extension	✓
Everett Memorial Stadium	✓
Village Landing	✓

Newly Acquired Land for Open Space
Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement
Riverwalk Phase 2
Northern Strand Community Trail – Extension

### **OBJECTIVE 2 – INCORPORATE AREAS AND/OR FACILITIES TO ALLOW AND ENCOURAGE ARTISTIC AND CULTURAL EXPRESSION AND/OR CELEBRATION OF THE CITY'S WIDE RANGE OF CULTURAL HERITAGES.**

In addition to incorporating public art elements into parks that are intended to be viewed, parks could include areas and/or facilities that are conducive to artistic and cultural activities and performances. In a sense, this could be characterized as “active artistic spaces” versus “passive, visual artistic” elements. Based on community input obtained, the following locations had the most consensus.

Most desired locations	Socio- Cultural Events
Glendale Street Park at Old Hale High School	✓
Woodland Street at Central Avenue Playground	✓
Arthur Nelson Playground at Fuller Street Park	✓
Appleton Street Playground	✓
Jacob Scharf Playground aka Big Florence Street Park	✓
John Kearins Playground at Meadows Park	✓
Northern Strand Community Trail – Extension	✓
Everett Veterans Recreation Center & Gymnasium	✓
Everett Memorial Stadium	✓
Village Landing	✓

### OBJECTIVE 3 – ALLOW AND PROMOTE THE USE OF OPEN SPACES AND FACILITIES BY RESIDENTS AND LOCAL ORGANIZATIONS FOR ARTISTIC AND CULTURAL ACTIVITIES IN A STRAIGHTFORWARD MANNER.

It is recommended that City create a simple, straightforward “reservation” system for requesting the use of existing parks and recreational facilities for artistic and cultural activities. This could have both an online presence on the City website and City social media pages, as well as physical signage to broadly advertise how residents and community organizations can do so.

### OBJECTIVE 4 – CREATE A HERITAGE TRAIL CELEBRATED WITH SEASONAL “BLOCK PARTY” PROGRAMMING

Many of the City’s war veterans’ memorials and historic sites could be celebrated and connected through the creation of a “heritage trail” not dissimilar from the Freedom Trail in Boston. Such a trail could physically mark sidewalks with pavers as well as banner signs along the route. Beyond the enjoyment of the heritage trail by individuals, the City could further leverage this investment by encouraging and/or sponsoring seasonal, weekend block parties along some of its segments.

An additional, more robust design element could include the creation of “street parks” along the sidewalk rights-of-way to soften the landscape, and bring more prominence to the heritage trail. Below is a “best practice” sidebar with information on the concept and its implementation in the City of San Francisco, CA.



#### WHAT ARE STREET PARKS?

“Street Parks have been developed throughout San Francisco and exist in every district. Street Parks are created on public rights- of-way; unaccepted streets; areas along public sidewalks and stairways; and traffic circles and triangles. The title “Street Parks” is a bit of a misnomer, as adopted parcels are usually smaller spaces and don’t contain standard elements associated with traditional parks, such as baseball diamonds and manicured grass lawns. Rather, Street Parks are developed from the community up on smaller fragments of Public Works-owned land, and result in distinctive neighborhood spaces that suit the communities that create them.”

Source and Further Reference: Parks Manual – [http://sfpublicworks.org/sites/default/files/4970-SF%20Street%20Parks%20Manual\\_Final.pdf](http://sfpublicworks.org/sites/default/files/4970-SF%20Street%20Parks%20Manual_Final.pdf)

#### BEST PRACTICE CASE STUDY: SAN FRANCISCO, CA

“The Street Parks Program is a partnership involving Public Works, the San Francisco Parks Alliance and the residents of San Francisco, with the common goal of creating community-managed spaces on City-owned land. The Street Parks program transforms Public Works-owned parcels into green open space, gardens, neighborhood gathering spaces and more. Since the program’s inception in 2004, more than 100 Street Parks have been developed and more are in progress.

Each Street Park is unique because it is created to meet the needs of the community that develops it. Street Parks function as ornamental gardens, places of recreation, community meeting spaces, wildlife habitat and other open space uses.”

Source: [http://sfpublicworks.org/get\\_involved/street-parks-program](http://sfpublicworks.org/get_involved/street-parks-program)

## ***Goal 4 – Continue to improve existing parks, create new pocket parks via redevelopments, and/or the reuse and improvement of underutilized lands.***

### **OBJECTIVE 1 – WORK WITH THE STATE DEPARTMENT OF CONSERVATION & RECREATION TO ELEVATE THE SCENIC QUALITY OF STATE ROUTE 16 - REVERE BEACH PARKWAY BY INCORPORATING CREATIVE ELEMENTS**

In order to overcome State Route 16 - Revere Beach Parkway as a barrier between different areas of the City of Everett and elevate its scenic quality, the City should advocate the State to allow the incorporation of artistic, historic and/or cultural elements. Infrastructure oftentimes poses a formidable challenge as a barrier. The introduction of large-scale vertical elements and/or more welcoming and interesting pathways can at once improve its visual interest to drivers as well as provide residents with a more pleasant north-south connection. Another best practice case study sidebar is provided below that describes how the City of San Diego, CA has created a hybrid heritage trail and mural under a highway bridge underpass. Chicano Park has been added to the National Register of Historic Places.

#### **BEST PRACTICE CASE STUDY: CHICANO PARK, SAN DIEGO, CA**

*“Chicano Park, in San Diego, California, was the site of a powerful protest in 1970 by members of the local San Diego Hispanic community over the planned redevelopment of a vacant site within the Barrio Logan community that had been previously promised to the community as public open space. The peaceful occupation of the site and the subsequent successful struggle to turn the location into a vibrant community gathering spot is closely associated with the local Chicano Civil Rights Movement in San Diego. In subsequent years the park became the setting of important examples of Chicano Movement muralism, as local and regional artists came to the park to paint various monumental works on the columns of the freeway overpass that defined the created-state park. These murals have achieved national recognition. Artists whose works appears in Chicano Park include Salvador Torres, Mario Torero, Victor Ochoa, Esteban Villa, Ricardo Favela, Guillermo Rouseette, Jose Montoya, Charles “Gato” Felix, Rupert Garcia, Yolanda Lopez, Celia Herrera Rodriguez, Irma Barbosa, Glory Sanchez, Issias Crow and many others.”*

Source: [https://www.nps.gov/nr/feature/weekly\\_features/13\\_02\\_01\\_ChicanoPark.htm](https://www.nps.gov/nr/feature/weekly_features/13_02_01_ChicanoPark.htm)

Further Reference: <https://www.sandiego.org/articles/parks-gardens/chicano-park.aspx>

### **OBJECTIVE 2 – CREATE ZONING REQUIREMENTS FOR LARGER (RE)DEVELOPMENT PROPOSALS TO CARVE OUT MODEST, PUBLICLY-ACCESSIBLE AND VISUALLY PROMINENT POCKET PARKS TO ADD NEW USABLE OPEN SPACE.**

The City should consider amending zoning requirements for either open space requirements in general, or for development review/site layout requirements for new larger (re)development projects as a strategy for creating new open spaces. This could be a new approach and strategy toward adding additional small to modest sized open spaces throughout the City whenever there is a private medium-to-large scale development proposal. Through this strategy, the City could focus on pooling existing open space requirements to create a usable, publicly-accessible and visually prominent pocket park at a building corner, or as an indentation into a façade with public frontage. If the City were to create and implement such a requirement, the City could incrementally increase the number publicly-accessible plazas and pocket parks wherever new developments are proposed.

### **OBJECTIVE 3 – STRATEGIC SIGNAGE TO BRING AWARENESS TO NEIGHBORING REGIONAL DESTINATION OPEN SPACES**

The City could help its residents to take advantage of nearby regional open space resources by installing strategic signage at key MBTA bus stops and/or at certain central highly visible City locations. Residents may not be aware of such regional parks and/or that they can get to the via bus routes. The following key MBTA bus routes currently provide service to Encore Harborwalk, Revere Beach, Pine Banks Park, Admiral Hill, Constitution Beach, and the Rumney Marsh.





- MBTA bus route 97 to Encore Casino Harborwalk
- MBTA bus route 110 to Revere Beach
- MBTA bus route 106 to Pine Banks Park
- MBTA bus route 112 to Admiral Hill, and Constitution Beach
- MBTA bus route 109 to Rumney Marsh

# SEVEN YEAR ACTION PLAN

The City of Everett Planning & Development Department (“Planning Department”) in collaboration with the Mayor’s Office, the Parks and Recreation Department, and the Department of Public Works (“DPW”) have improved numerous parks since the completion of the 2010 OSRP. The Planning Department and DPW have implemented an overall administrative approach to maintaining, reprogramming and constructing new park improvements, in which in a given year, they focus on the design of 1 or 2 parks. The following year, the focus shifts to the construction of these. It has been this overall approach that has led up to the many of the park renovations listed in the OSRP 2019-2026 Inventory.

Moreover, with the construction of the City’s largest and newest private employer, the Encore Casino, the City has been able to leverage the opportunity to create new public and private but publicly accessible open spaces along brownfield sites on two separate and significant segments of its waterfront.

The recommended actions in the Seven Year Action Plan will focus on the following remaining parks that have not yet been recently improved since the 2010 OSRP. This will include recommendations for public art enhancements, and social programming opportunities for senior residents, children, and residents of diverse backgrounds on existing parks, and on the newly created waterfront parks.

Target Parks for Goals & Recommendations			
Improvement Category	Socio-Cultural Programming/ Events	Physical Enhancements	Site Design Ideas
<b>Not Improved Since 2010 OSRP</b>			
Glendale Street Park at Old Hale High School	✓	✓	✓
Corvino and Rossetti Courts	✓	✓	✓
Woodland Street at Central Avenue Playground	✓	✓	–
Arthur Nelson Playground at Fuller Street Park	✓	✓	–
Appleton Street Playground	✓	✓	–
War Veterans Park at Everett Square	✓	✓	–
<b>Partially Improved Since 2010 OSRP</b>			
Jacob Scharf Playground aka Big Florence Street Park	–	✓	✓
John Kearins Playground at Meadows Park	–	✓	✓
<b>Newly Acquired Land for Open Space</b>			
Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement	✓	–	✓
Riverwalk Completed Phase 1	✓	–	–
Riverwalk Phase 2	✓	–	–
Northern Strand Community Trail – Extension	–	✓	✓
Encore Boston Harborwalk	✓	–	–

Additionally, the City Planning and Development, and Parks and Recreation departments should work together to assess what additional facilities are created within the target OSRP 2019-2026 parks below for improvements.

Target Parks for Goals & Recommendations		
Improvement Category		Overall Existing 2019 Active Inventory
Not Improved Since 2010 OSRP		balance future facilities with <ul style="list-style-type: none"><li>○ 11 baseball diamonds</li><li>○ 9 full basketball courts</li><li>○ 3 half basketball courts</li><li>○ 4 soccer fields</li><li>○ 4 football fields</li><li>○ 2 tennis courts</li><li>○ 6 splash pads</li><li>○ 19 tot lots</li><li>○ 2 dog runs</li></ul>
Glendale Street Park at Old Hale High School		
Corvino and Rossetti Courts		
Woodland Street at Central Avenue Playground		
Arthur Nelson Playground at Fuller Street Park		
Appleton Street Playground		
War Veterans Park at Everett Square		
Partially Improved Since 2010 OSRP		
Jacob Scharf Playaround aka Big Florence Street Park		

John Kearins Playground at Meadows Park	○ 2 track-and-fields
<b>Newly Acquired Land for Open Space</b>	○ 1 roller-hockey court
Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement	
Riverwalk Completed Phase 1	
Riverwalk Phase 2	
Northern Strand Community Trail – Extension	
Encore Boston Harborwalk	

## SEVEN YEAR ACTION PLAN – EVERETT OSRP 2019-2026

OBJECTIVES & ACTIONS	TIMEFRAME	RESPONSIBLE PARTIES
<b>Goal 1 – Continue to transform the waterfront into useful and inviting open spaces where community festivals and activities can thrive.</b>		
Objective 1 – Better connect different waterfront open space areas with waterfront trails, and enhanced pedestrian connections.		
Action – Work with property owners to advance the following connections: (a) a connection between existing Village Landing Park and the recently constructed southern phase of Riverwalk; (b) a connection between the existing State DCR Mystic River Reservation at Gateway Park and the newly completed Encore Harborwalk; and (c) the completion of the Northern Strand Community Trail Extension from Tileston Street through the MBTA rail right-of-way through the recently rezoned Lower Broadway corridor properties and Encore Casino, and connecting to the Encore Harborwalk and the existing State DCR Mystic River Reservation at Gateway Park	short-term, mid-term, long-term	City of Everett, Developers Diversified Realty Corp. at Gateway Park, MBTA, DCR, Encore Casino
Objective 2 – Improve public access through design and prominent signage to waterfront Village Landing Park.		
Action – The City should work with the private property owners of the office complex parking lot to create highly prominent signage, and the design of vertical gateway elements that are visible from afar, as well as potential sidewalk treatments.	short-term, mid-term	BNY Mellon, City of Everett
<b>Goal 2 – Incorporate more opportunities for community gardening plots to elevate overall public health and promote social and community development.</b>		
Objective 1 – Allocate areas in newly acquired and/or existing parks for raised bed community gardening plots.		
Action – Identify which of the following parks are suitable for the incorporation of community gardening plots, determine how many plots can be accommodated, and consider the overall geographic distribution throughout the City to ensure access to as many neighborhoods as possible: Rivergreen Park, Riverwalk phase 2, Arthur Nelson Playground at Fuller Street Park, Appleton Street Playground, Northern Strand Community Trail – Extension, Everett Memorial Stadium, Village Landing	short-term, mid-term	City of Everett, Everett Community Growers, and other community groups
<b>Goal 3 – Incorporate creative amenities into park (re)designs to enhance social interaction and community building.</b>		
Objectives 1 and 2 – Incorporate public art and “active/performance” areas/facilities into the re(design) of parks to allow and encourage artistic and cultural activities and exchanges.		
Action – Issue an RFQ and/or RFP for artists and/or landscape architects to assess the following park locations for potential public art elements and performance areas/facilities: Glendale Street Park at Old Hale High School; Woodland Street at Central Avenue Playground; Appleton Street Playground; Jacob Scharf Playground aka Big Florence Street Park; John Kearins Playground at Meadows Park; Northern Strand Community Trail – Extension; Everett Memorial Stadium; Village Landing; Rivergreen Park Creation/Expansion with potential Everett Memorial Stadium complex replacement; Riverwalk Phase 2; Arthur Nelson Playground at Fuller Street Park; Everett Veterans Recreation Center & Gymnasium	short-term, mid-term, long-term	City of Everett Planning, and/or Parks/Recreation departments
Objective 3 – Allow and promote the use of open spaces and facilities by residents and local organizations for artistic and cultural activities in a straightforward manner.		
Action – City Parks and Recreation Department should work with its Information Technology Department in order to create a simple, straightforward “reservation” system for requesting the use of existing parks and recreational facilities for artistic and cultural	short-term, mid-term	City Parks/ Recreation, Information



**SEVEN YEAR ACTION PLAN – EVERETT OSRP 2019-2026**

activities. This could have both an online presence on the City website and City social media pages, as well as physical signage to broadly advertise how residents and community organizations can do so.		Technology Department
<b>Objective 4 – Create a heritage trail celebrated with seasonal “block party” programming.</b>		
Action – The City of Everett Historical Commission should work with the Planning and Public Works departments in order to issue and RFQ and/or RFP for landscape architects to design conceptual plans, possible routes and sites, and work with pertinent community organizations to refine plans.	short-term, mid-term, long-term	City of Everett Historical Commission, Planning, Public Works
<b>Goal 4 – Continue to improve existing parks, create new pocket parks via redevelopments, and/or the reuse and improvement of underutilized lands.</b>		
<b>Objective 1 – Work with the State Department of Conservation &amp; Recreation to elevate the scenic quality of State Route 16 – Revere Beach Parkway by incorporating creative elements.</b>		
Action – The City Historical Commission and the Planning Department should explore ideas for enhancing the scenic quality of Route 16, and approach DCR with concepts to begin a discussion.	mid-term, long-term	City Historical Commission and the Planning Department
<b>Objective 2 – Create zoning requirements for larger (re)development proposals to carve out modest, publicly-accessible and visually prominent pocket parks to add new usable open space.</b>		
Action – The City should amend zoning requirements for either open space requirements in general, or for development review/site layout requirements for new larger (re)development projects to pool existing open space requirements to create a usable, publicly-accessible and visually prominent pocket park at a building corner, or as an indentation into a façade with public frontage.	short-term, mid-term	Planning Department
<b>Objective 3 – Strategic signage to bring awareness to neighboring regional destination open spaces.</b>		
Action – Install strategic signage at key MBTA bus stops and/or at certain central highly visible City locations to make residents aware of nearby regional parks and which MBTA bus routes they can take to visit them. <ul style="list-style-type: none"> <li>○ MBTA bus route 97 to Encore Casino Harborwalk</li> <li>○ MBTA bus route 110 to Revere Beach</li> <li>○ MBTA bus route 106 to Pine Banks Park</li> <li>○ MBTA bus route 112 to Admiral Hill, and Constitution Beach</li> <li>○ MBTA bus route 109 to Rumney Marsh</li> </ul>	mid-term, long-term	Planning Department, MBTA

# PUBLIC COMMENTS

Letters of support will be included in the final submittal of Everett's Open Space and Recreation Plan 2019-2026.

# REFERENCES

All references are listed as footnotes throughout the document.

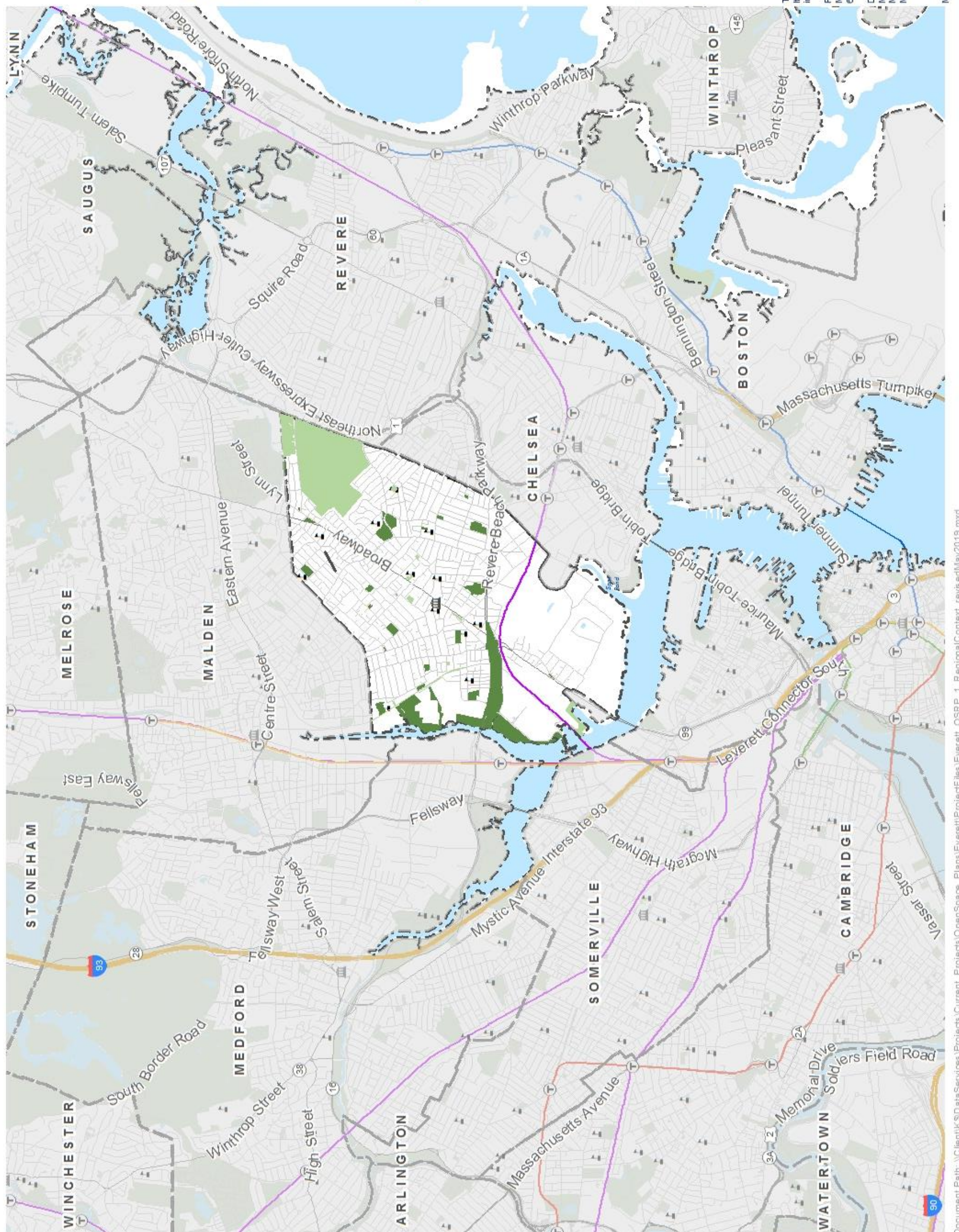


# APPENDIX A - OPEN SPACE & RECREATION - PLAN MAPS

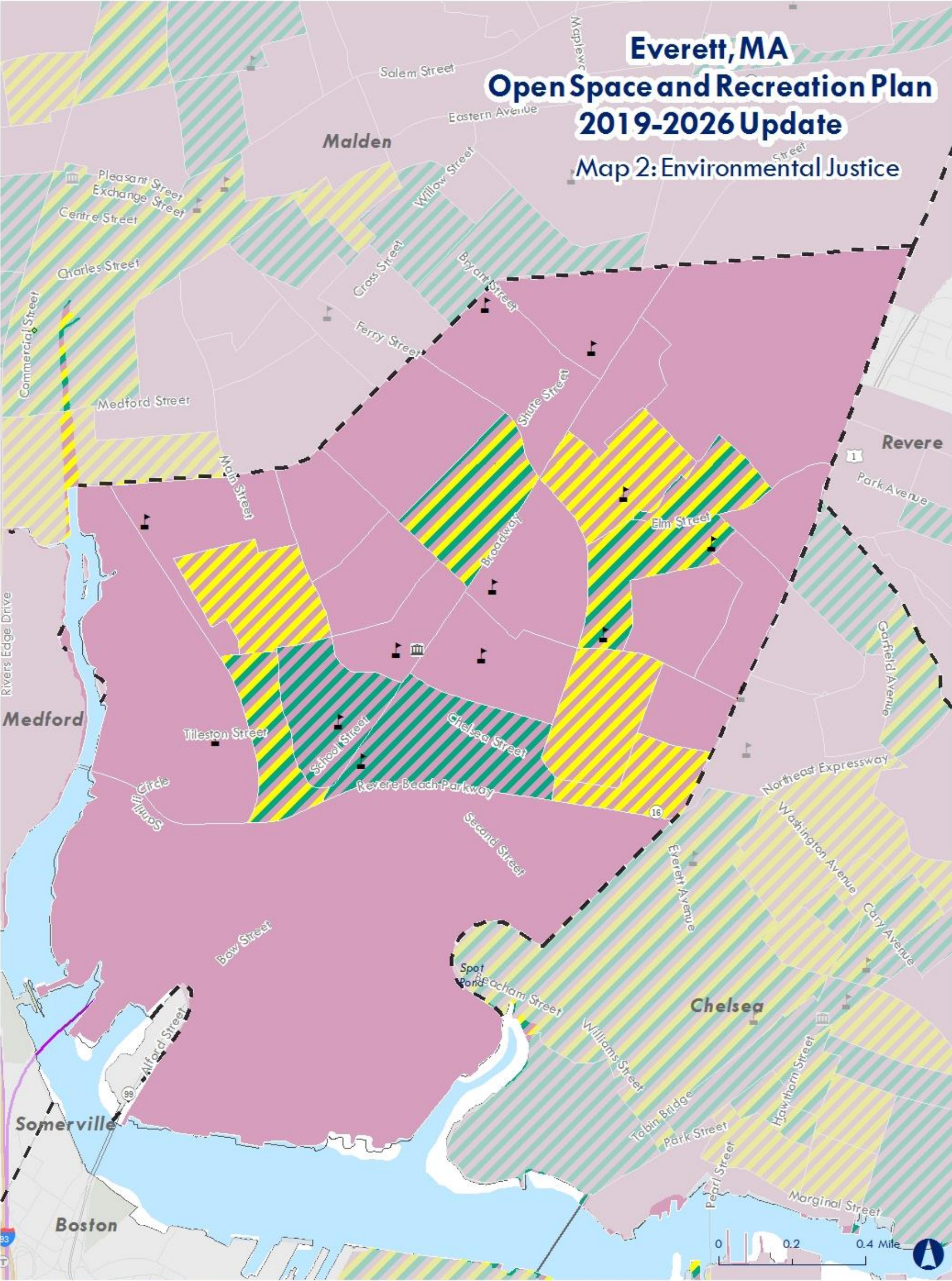
OSRP Map 1	Regional Context
OSRP Map 2	Environmental Justice
OSRP Map 3	Zoning
OSRP Map 4	Soils and Surficial Geology
OSRP Map 5	Scenic & Historic Resources, & Unique Features
OSRP Map 6	Water Resources
OSRP Map 7	Open Space and Recreation Inventory



**Everett, MA  
Open Space and  
Recreation Plan  
2019-2026 Update**  
Map 1: Regional Context







- Populations Meeting Environmental Justice Criteria**

  - Minority Population
  - Minority Population & English Proficiency
  - Income and Minority Population
  - Income, Minority Population, & English Proficiency
- Municipal Boundary
  - Schools
  - Town Hall
  - Commuter Rail Stations
  - Commuter Rail Lines
  - Rivers and Streams
  - Water Bodies
  - Surrounding Open Space

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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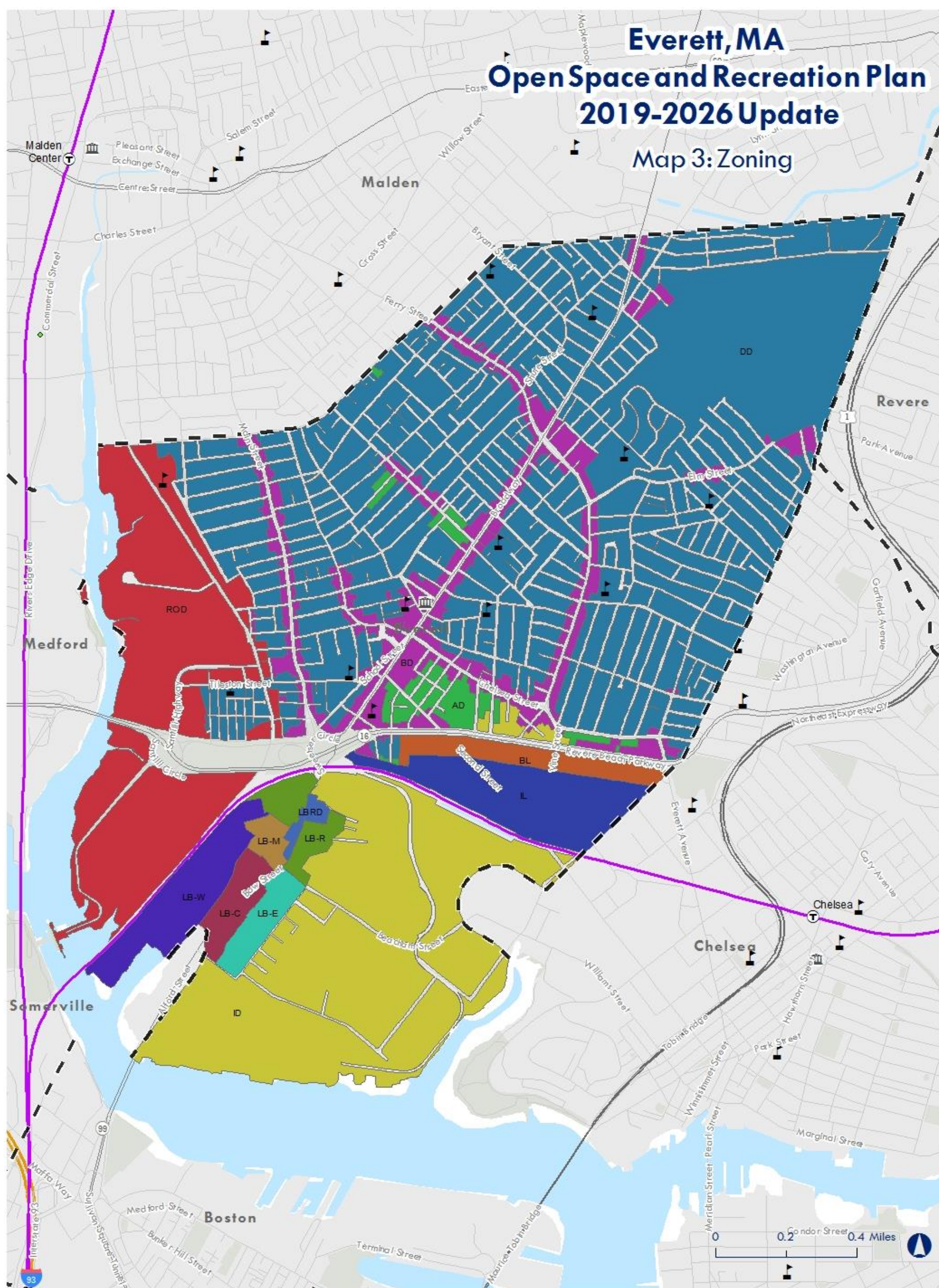
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### Legend

## Zoning

-  Municipal Boundary
  AD
  DD
  LB-C
  LB-R
  ROD
-  Schools
  BD
  ID
  LB-E
  LB-W
  Commuter Rail Station
-  Town Hall
  BL
  IL
  LB-M
  LBRD
  Commuter Rail Line

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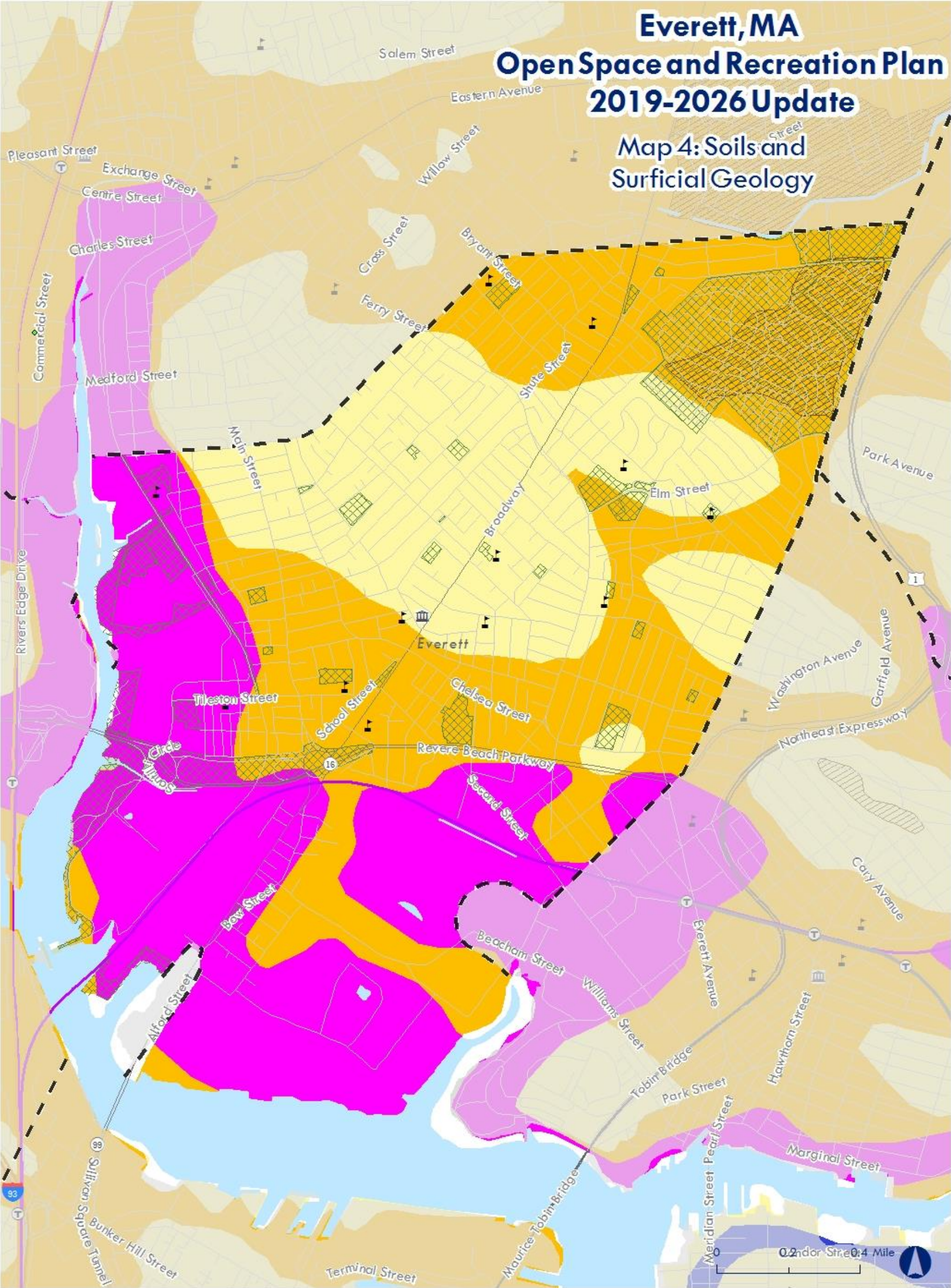
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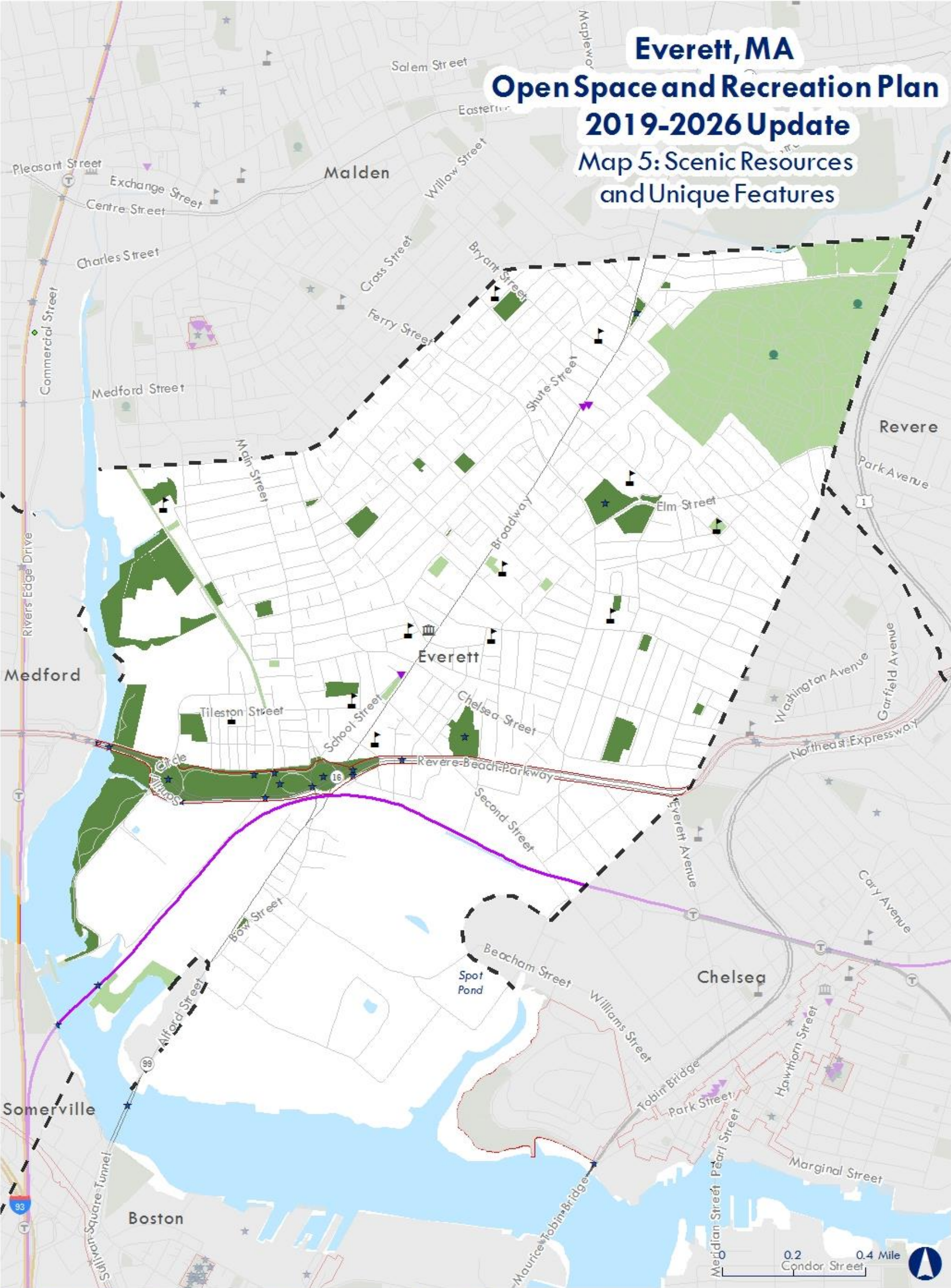
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**MAPC**





**Everett Open Space/Recreation Sites**

- Protected in Perpetuity
- Limited Protection
- Not Protected

**MA Historical Commission Inventory Areas**

- National Register of Historic Places

**MA Historical Commission Inventory Points**

- Burial Ground
- Object
- Structure
- Other

**Legend**

- Municipal Boundary
- Schools
- Town Hall
- Commuter Rail Stations
- Commuter Rail Lines
- Rivers and Streams
- Lakes and Ponds
- Surrounding Open Space

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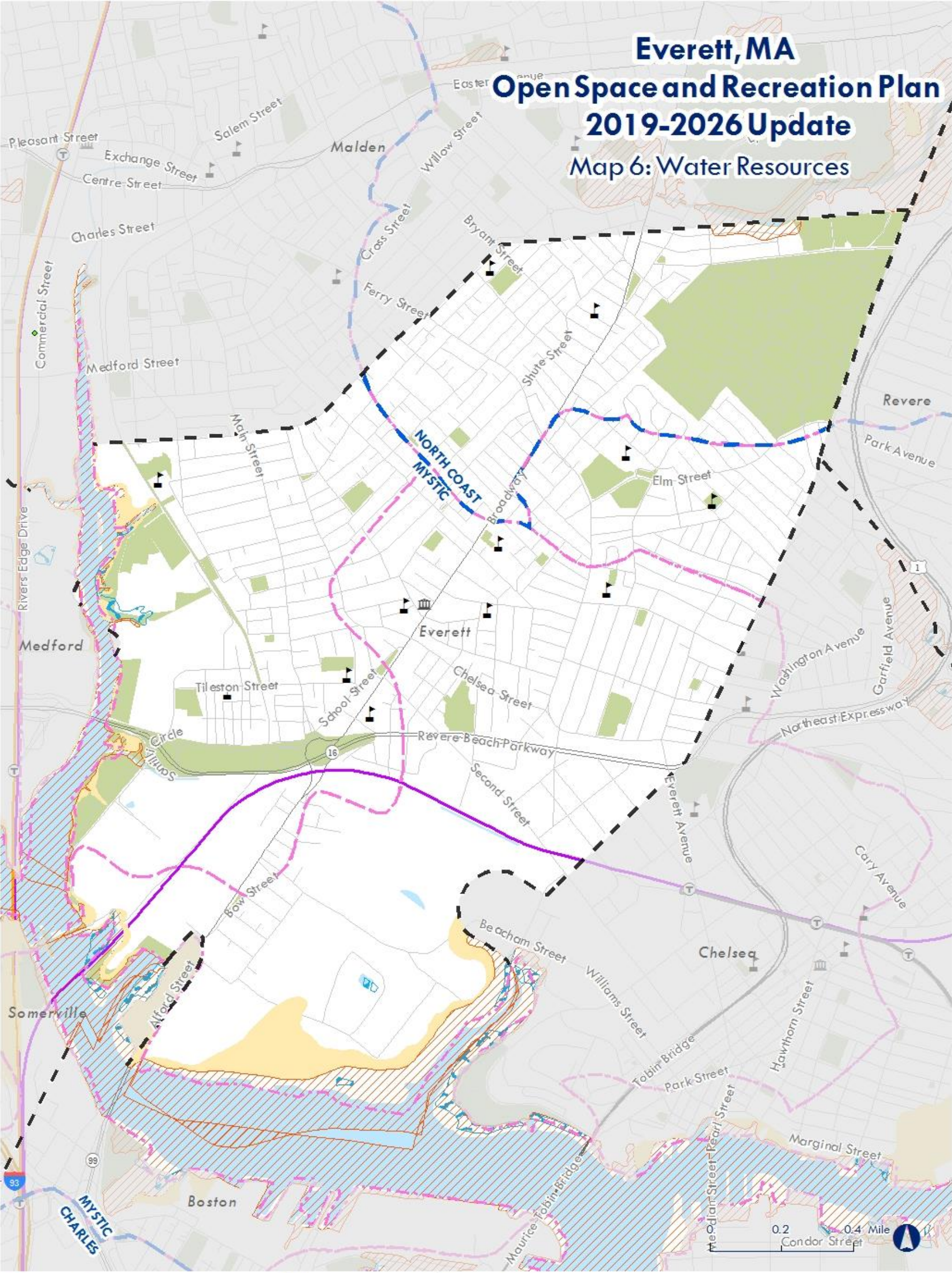
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MAPC

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- Wetlands
- Watersheds
- Sub-basins
- Surface Water Protection Area
  - ZONE A
  - ZONE B
- Flood Zones (2014)
  - 1% Annual Chance Flood Hazard
  - 0.2% Annual Chance Flood Hazard

- Everett Open Space/Recreation Sites
- Municipal Boundary
- Schools
- Town Hall
- Commuter Rail Stations
- Commuter Rail Lines
- Rivers and Streams
- Lakes and Ponds
- Surrounding Open Space

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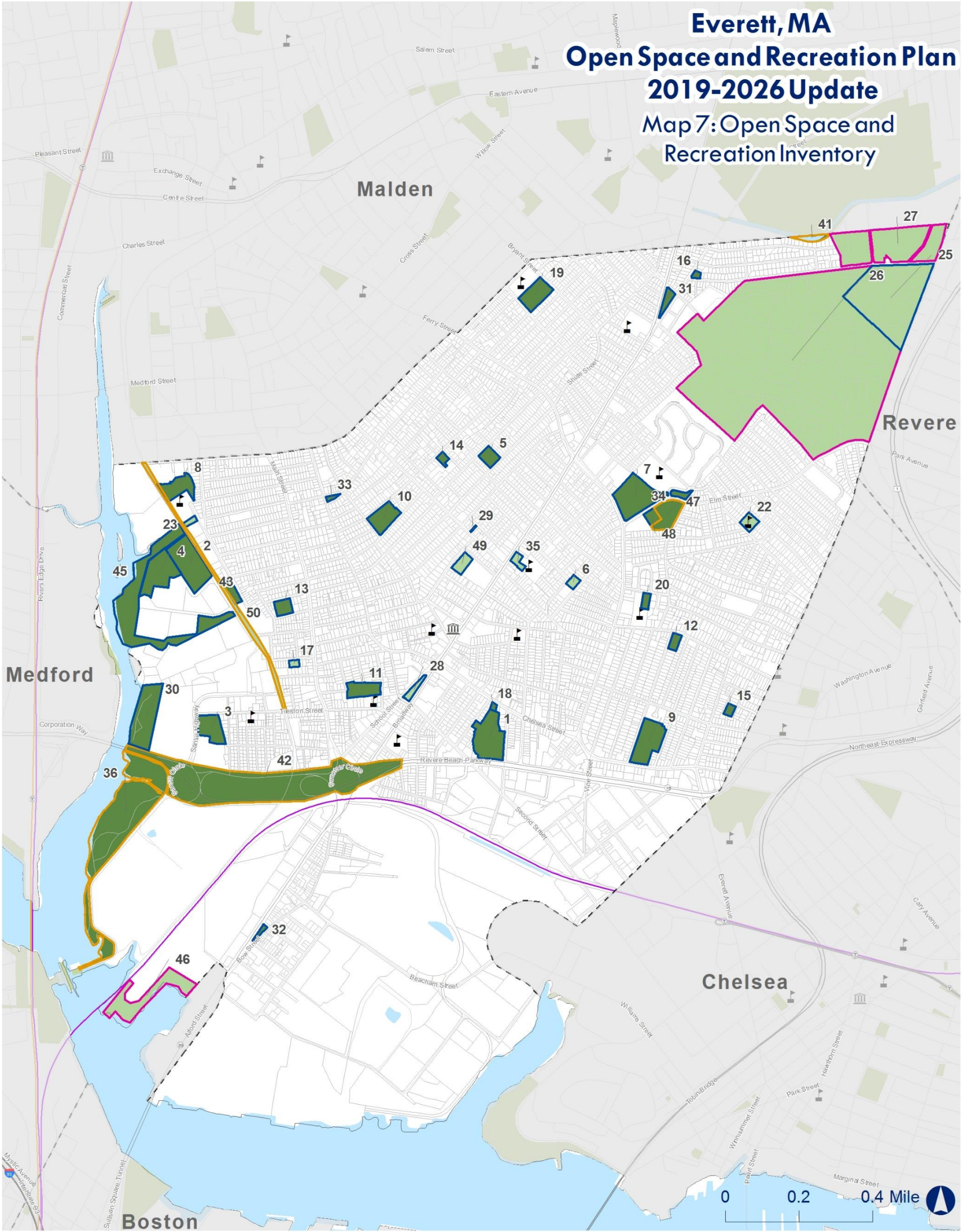
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## APPENDIX B - ADA TRANSITION PLAN

*placeholder*

*confirm with Planning Director Tony Sousa the  
ADA accessibility and compliance of recently  
improved 2010-2019 parks*