

Why Are We Here Today?

Preserve. Enhance. Grow.

06/26/19
06/27/19

This is the kick-off meeting for the Plan: Newmarket, 21st Century Economy Initiative.

This initiative is a land use, planning study that will analyze how to protect existing jobs and encourage the creation of new jobs in the Newmarket neighborhood.

Our goal today is to introduce ourselves and the process to the community.

Today's open house will involve a lot of information gathering so we can find out who you are, your connection to Newmarket, and your goals for the 21st Century Economy Initiative.



View from 1010 Mass Ave.



Chesterton St.



Specialty Foods at Newmarket Square



Cedric St.



Mass Ave. and Theodore Glynn Way

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Overview

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Planning Goals

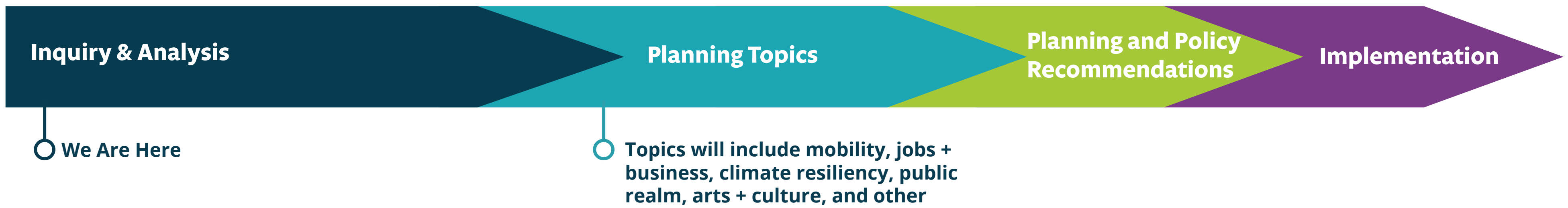
Following from the recommendations of Imagine Boston 2030, this initiative will lay the groundwork for Newmarket as a 21st Century jobs center. With land use as its primary focus, the initiative will also consider public realm, mobility, arts and culture, climate resilience, and open space contributions to a successful future neighborhood.

Working closely with the Mayor's Offices of Economic Development and Workforce Development, the process will define what 21st Century jobs mean for Boston, and how to ensure opportunities for a workforce that is reflective of Boston's population. Of significance, this process will also work to support ongoing initiatives addressing homelessness, addiction and recovery.



Newmarket Square

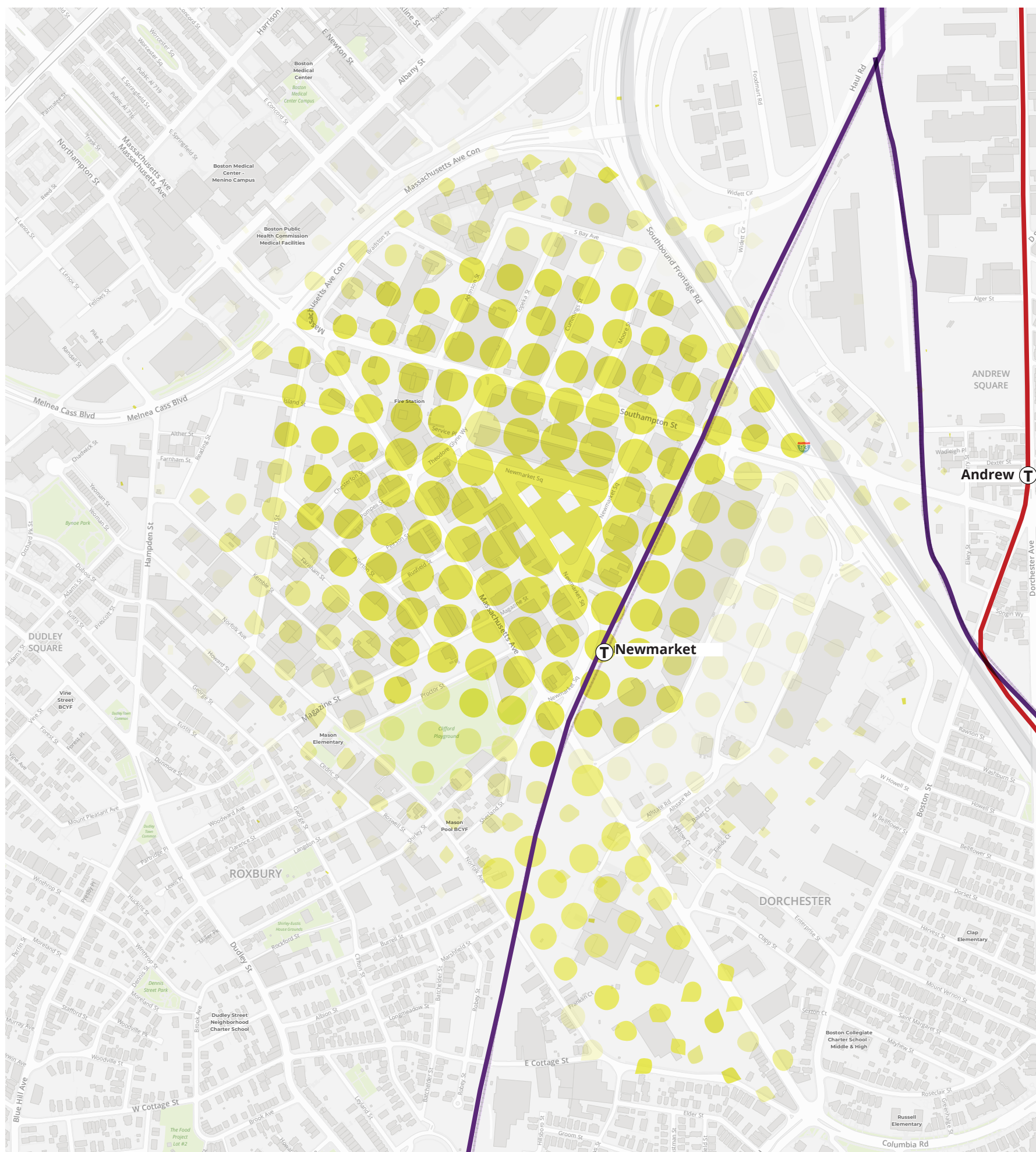
Process Sequence



Planning Area

For this initiative, the study area will focus on the non-residential areas adjacent to the Newmarket MBTA station.

Which areas do you think are important as future jobs centers? Show us on the next board.



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Place a dot sticker on the areas that you think are important as future jobs centers.



Imagine Boston 2030

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What is Imagine Boston 2030?

Begun in 2015 and completed in 2017, Imagine Boston 2030 (IB2030) is the first citywide plan in 50 years.

It created the guiding principles and framework to guide all growth in the City of Boston. In partnership with the BPDA, the City of Boston can ensure that the City's priorities are carried out through creative and thoughtful land-use development and guiding principles.

Expanded Neighborhoods

In IB2030, Newmarket is called out as an Expanded Neighborhood.

Defined as places to encourage job growth in transit-accessible areas at the edges of existing neighborhoods, expand access to opportunity, and stitch together the physical fabric of the city.

Actions and Improvements

Transportation

- Improved Fairmount/Indigo Line train connections, frequency, and experience.
- Improved crosstown connections and walkability by reopening Dorchester Avenue to Fort Point Channel.
- Creation of "complete streets" along Massachusetts Avenue and Southampton Street.

Open Space

- New and improved open space that serves workers, new residents, and adjacent neighborhoods.
- Green links on key streets connecting Newmarket to the waterfront and inland green spaces, such as Franklin Park and the South Bay Harbor Trail.

Energy and Environment

- Protections along Fort Point Channel, South Boston Waterfront, and Dorchester Bay to protect adjacent and inland job centers, neighborhoods, and critical infrastructure from increasing flood risks.

Development & Land Use

- Mixed-use zoning along neighborhood edges to strengthen connections to adjacent neighborhoods.
- Air-rights development as appropriate to knit the urban fabric together and strengthen connections over existing infrastructure.
- Climate-ready zoning and building regulations.

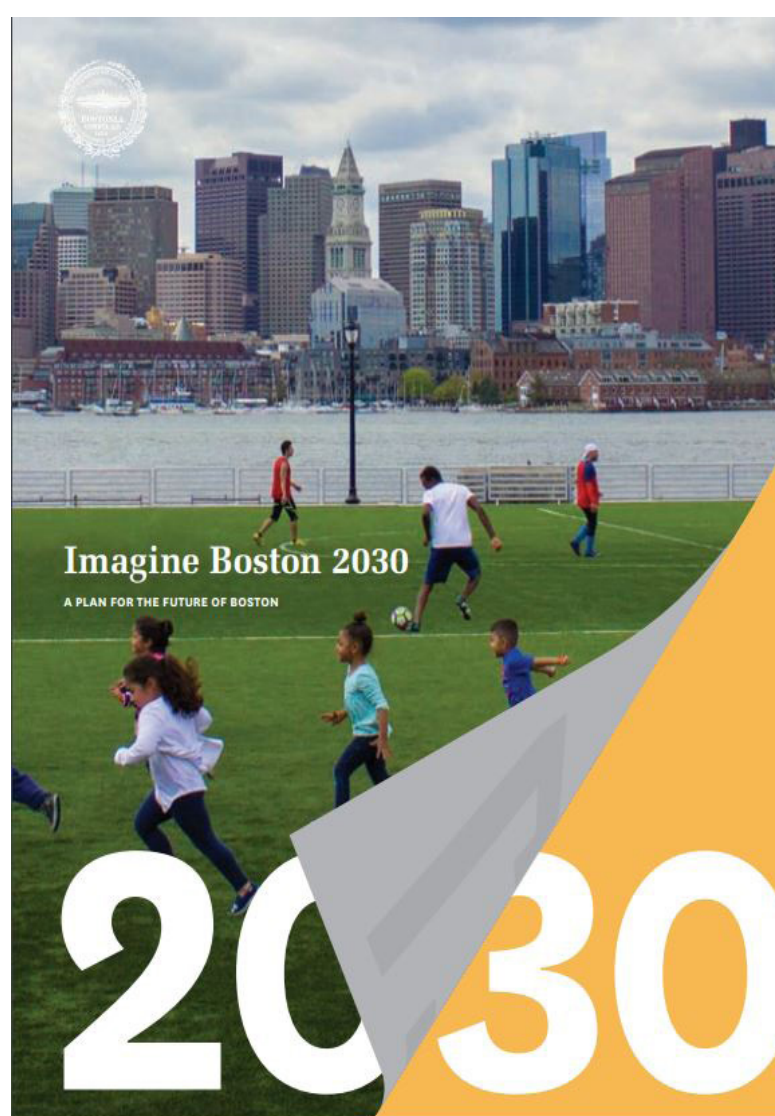
Economic Development

- Preservation and enhancement of critical industrial uses.
- Diversification of industrial uses in some areas to include advanced manufacturing, coupled with targeted job training and business development services.
- Construction of new, mixed-use commercial space to increase job density.

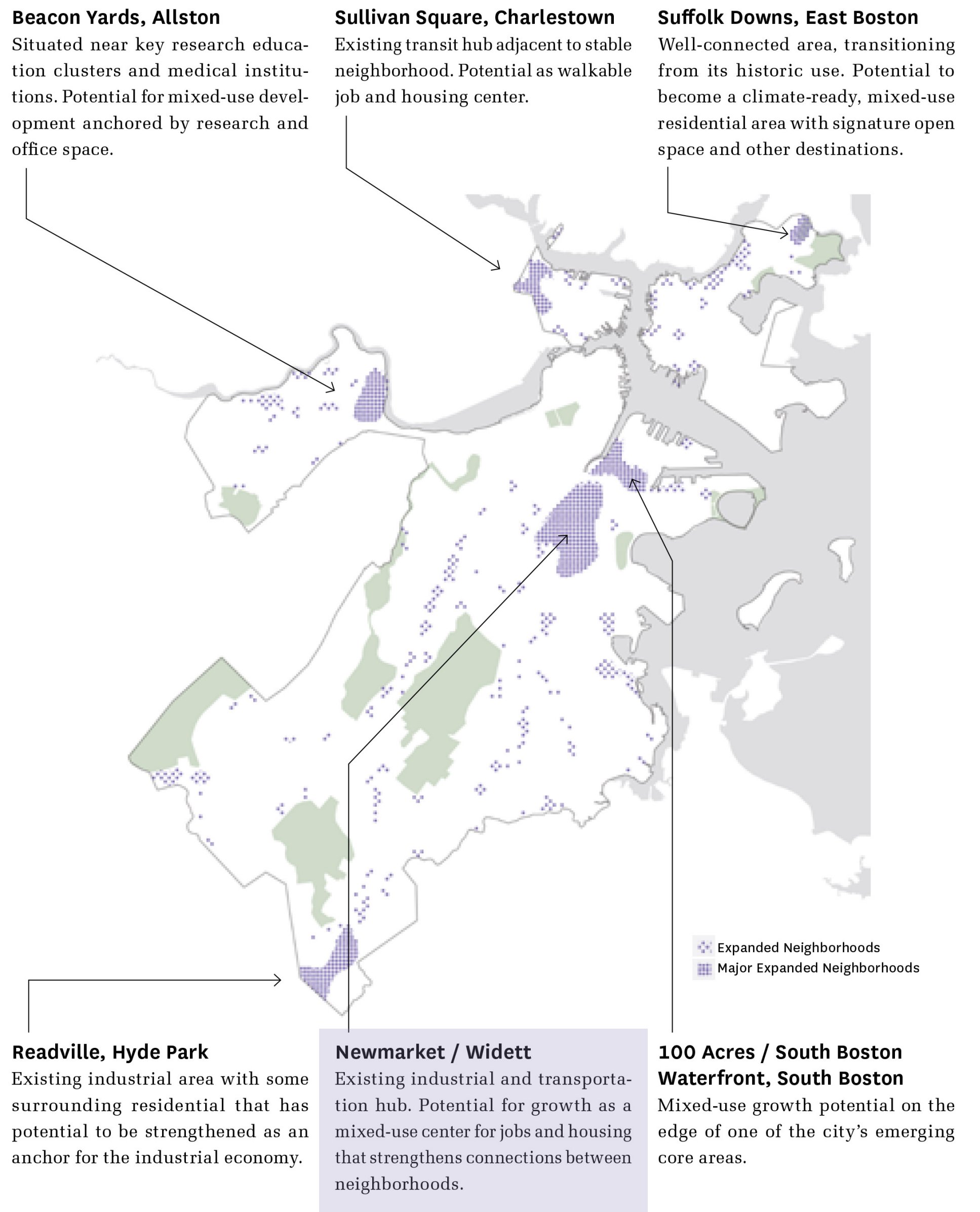
Housing

- Housing that is affordable for residents with a range of incomes.
- Investments in upgrades to public housing.

217

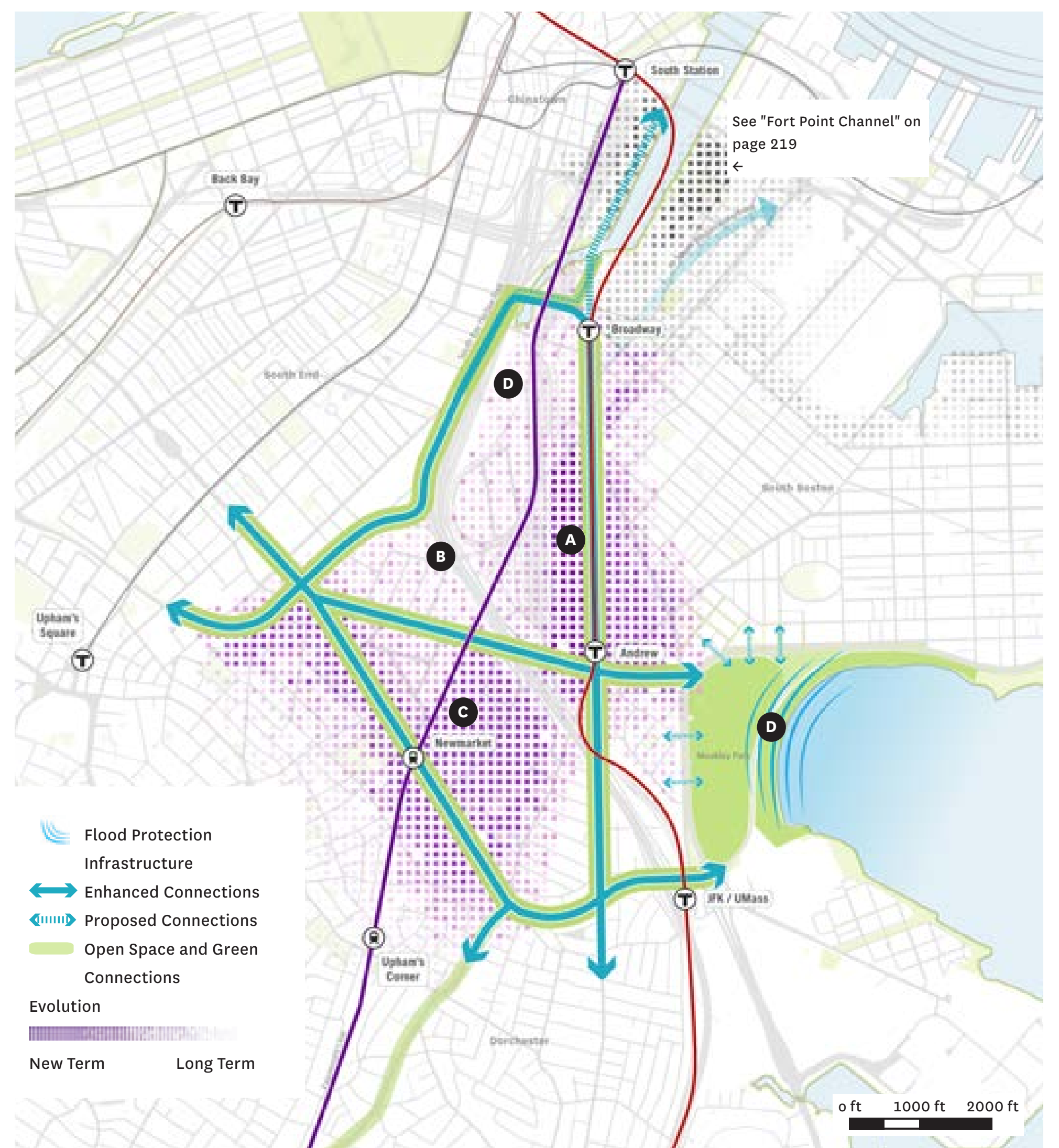


For More Info and to Read Full Plan Visit: Imagine.Boston.gov



Expand Neighborhoods

Newmarket and Widett Circle



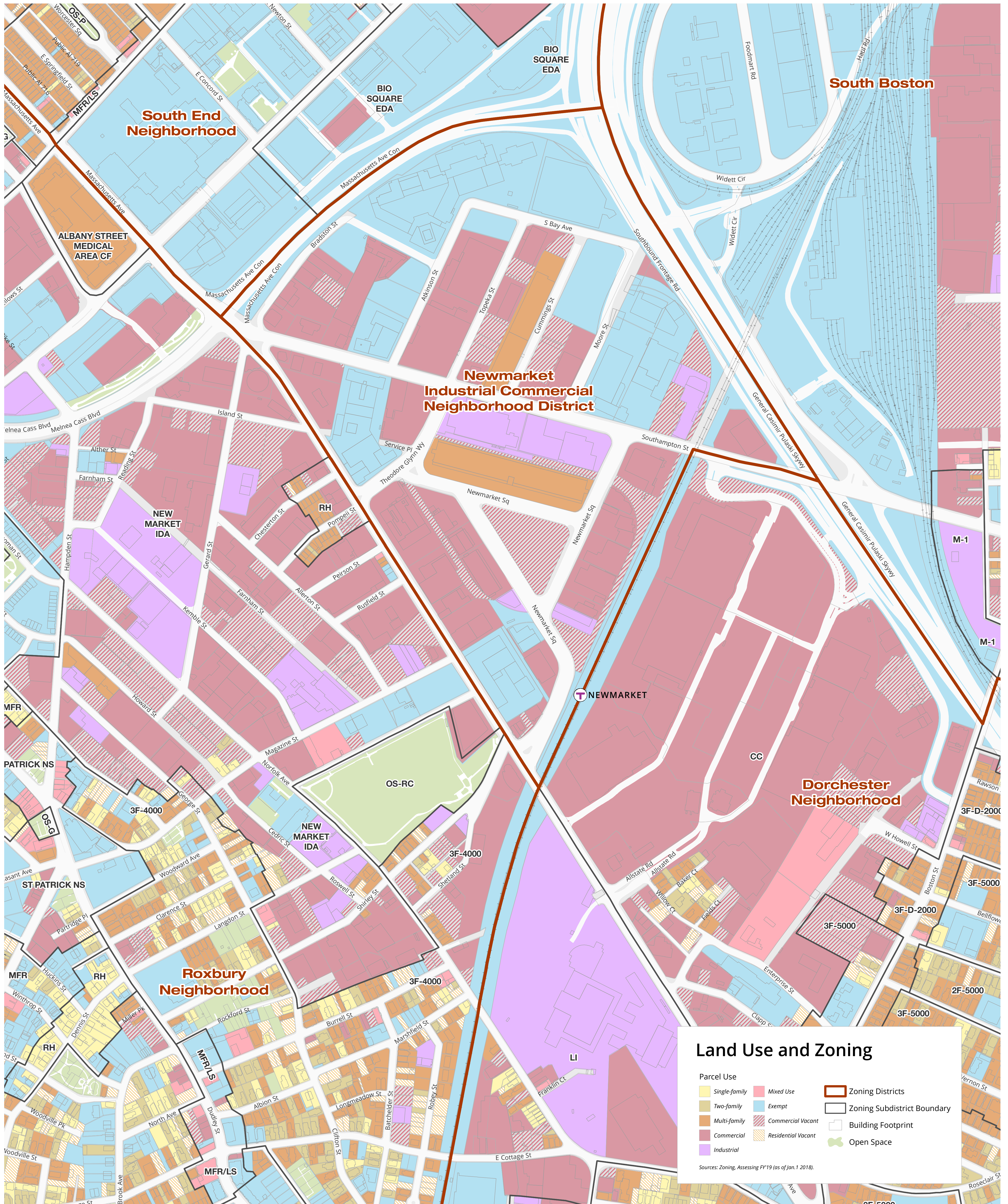
- A** Mixed-use transit-oriented development
- B** Preservation of key industrial uses
- C** New commercial growth
- D** Climate ready infrastructure

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Land Use

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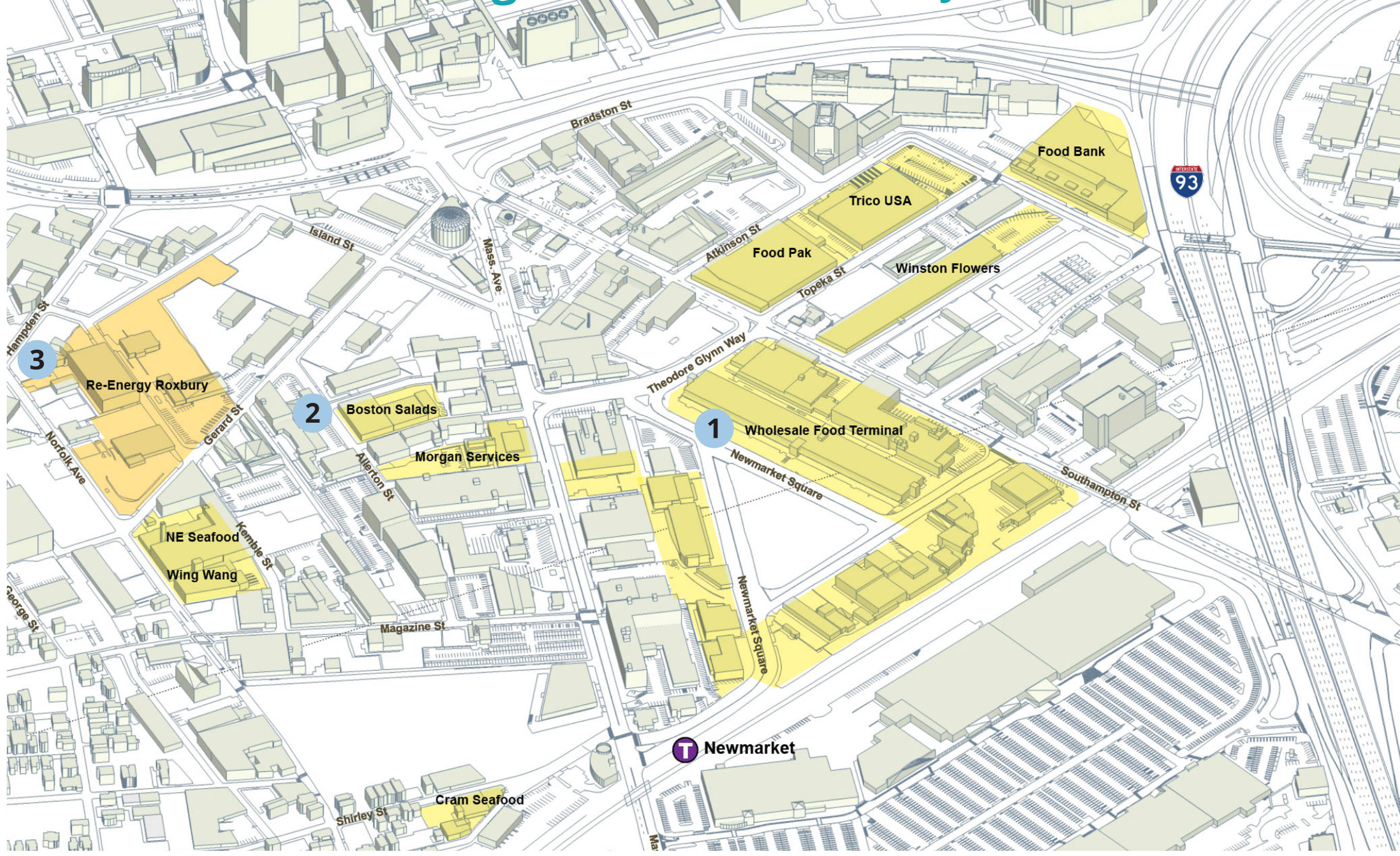
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Existing Market Landscape

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Wholesale/Processing/Distribution - 862 Jobs



Wholesale Food Terminal

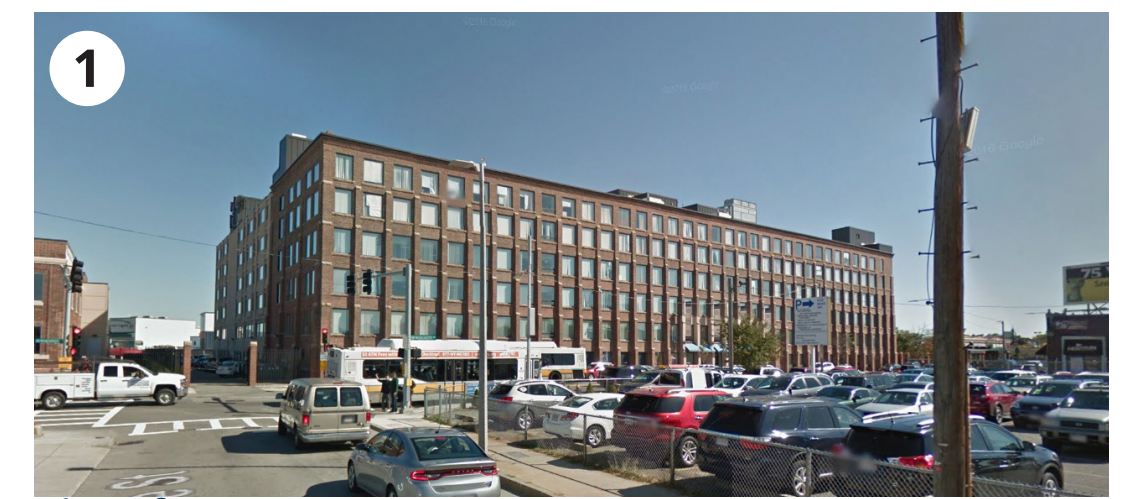
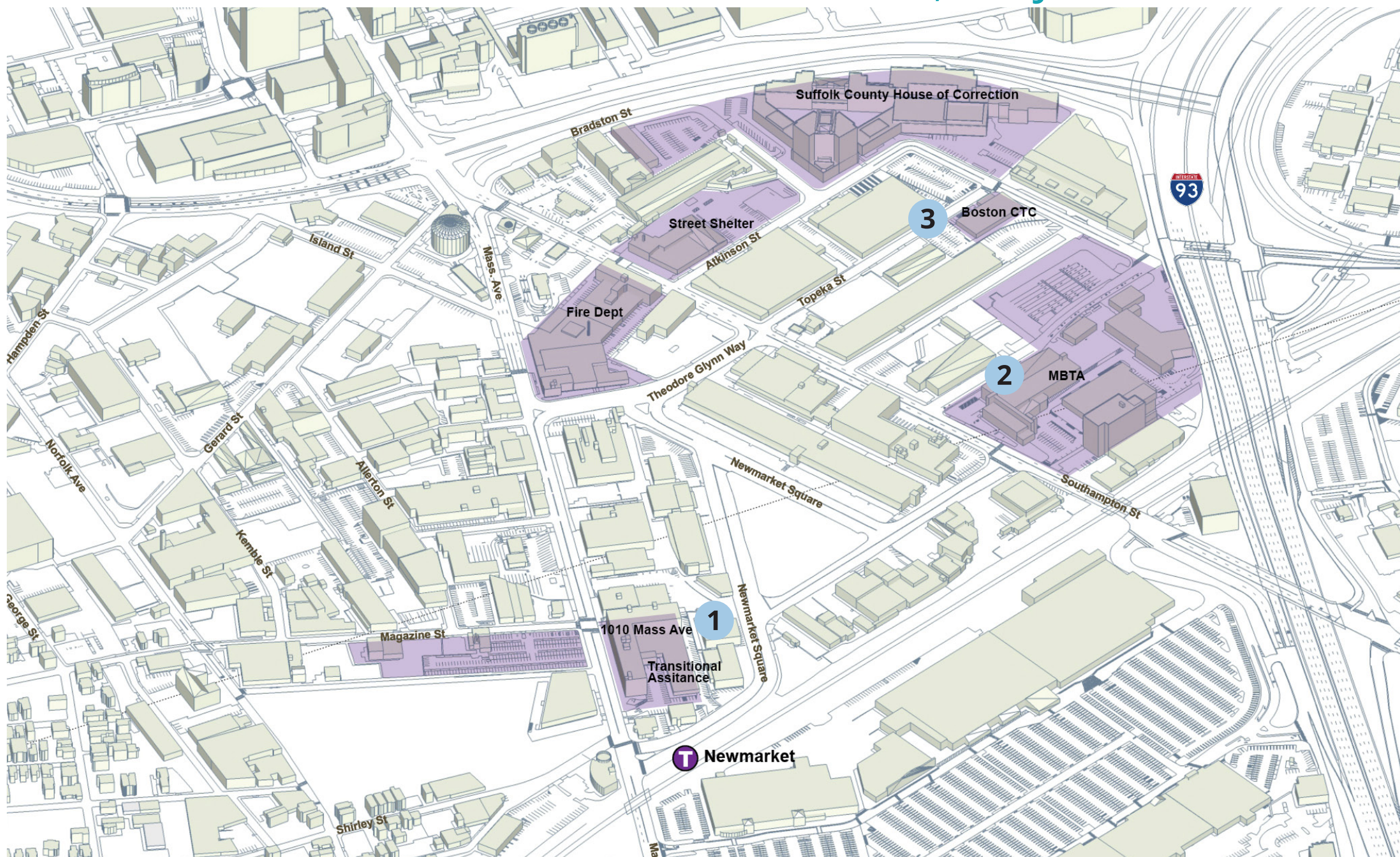


Boston Salads



Re-Energy Roxbury

Public Administration/Social Services - 2,957 Jobs



City of Boston at 1010 Mass. Ave.

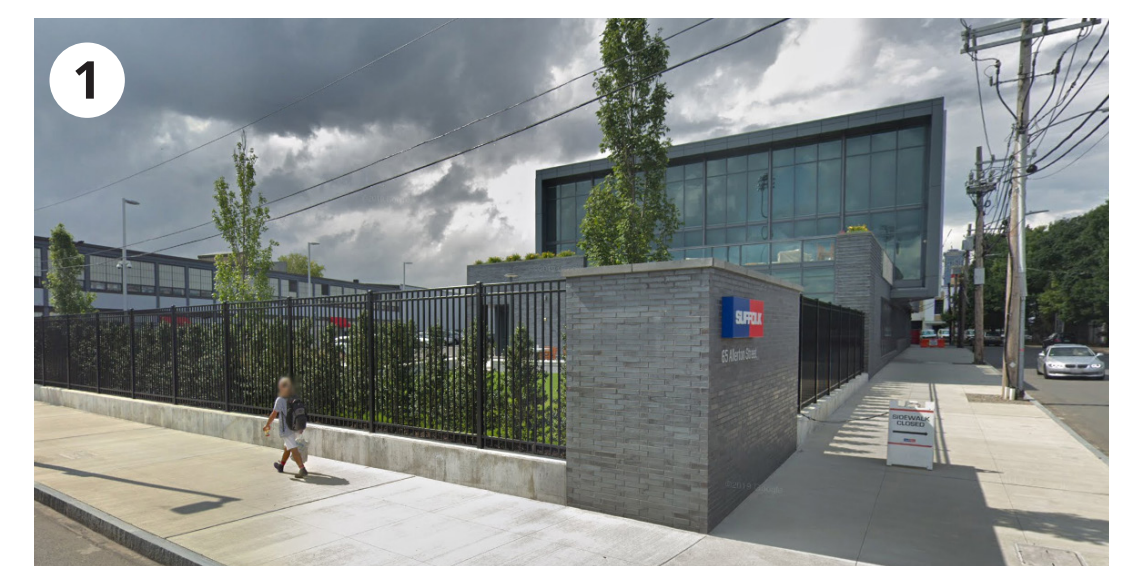


MBTA Southampton Facility



Boston Comprehensive Treatment Center

Construction - 805 Jobs



Suffolk Construction



Whitney Building Products



New England Building Supply

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Working in Newmarket

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Newmarket is one of Boston's industrial economic centers.

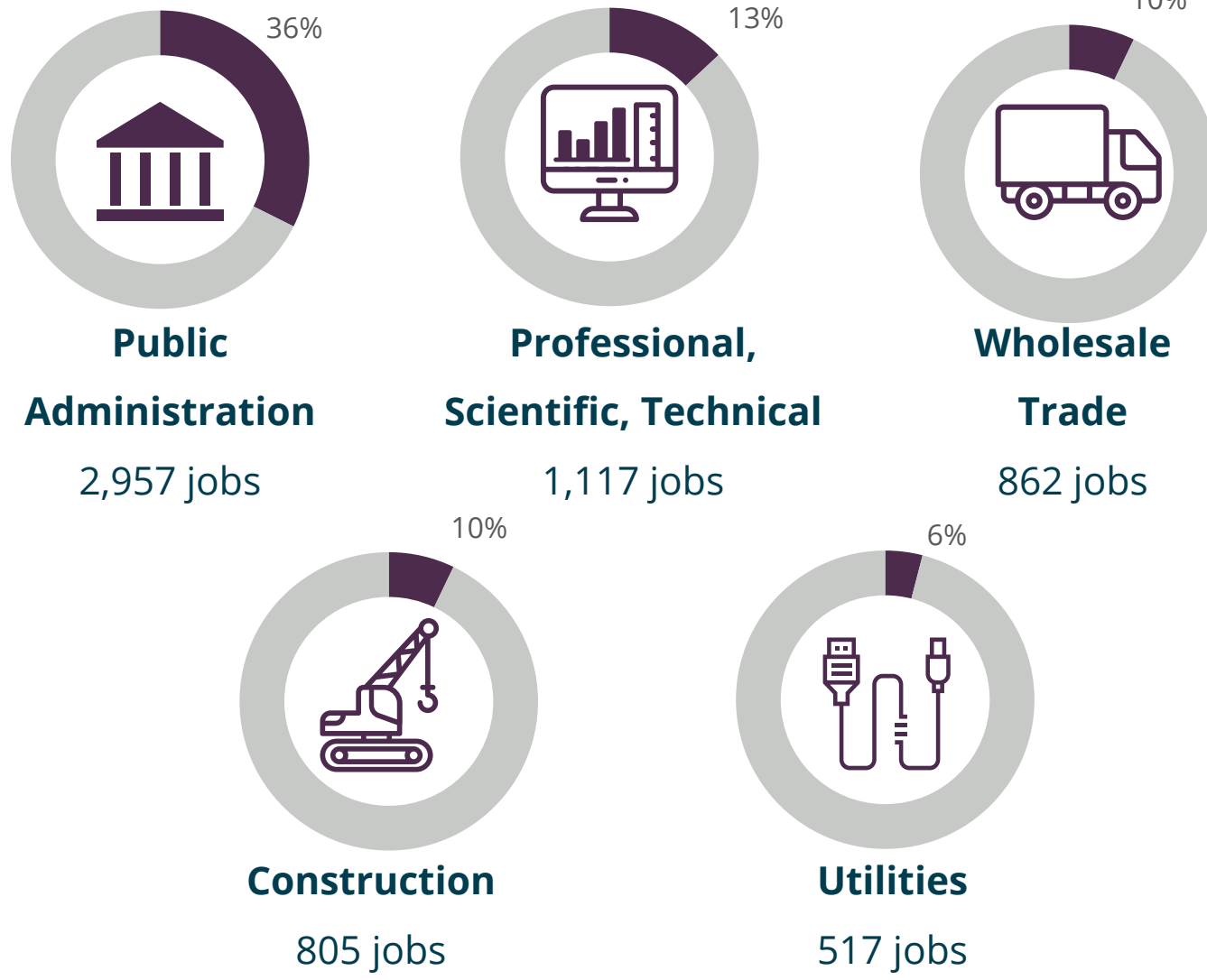
There are 8,300 payroll jobs in Newmarket. Newmarket jobs account for 1.3 percent of Boston's total jobs. Between 2011 to 2015 payroll jobs increased by 3000 jobs.

Newmarket Jobs

The difference between the top industries by employment and number of businesses suggests that there are many small businesses located in the Newmarket area that employ fewer workers, and a few large employers in the public administration and professional, scientific and technical service industries.

Top 5 Industries in Newmarket 2015

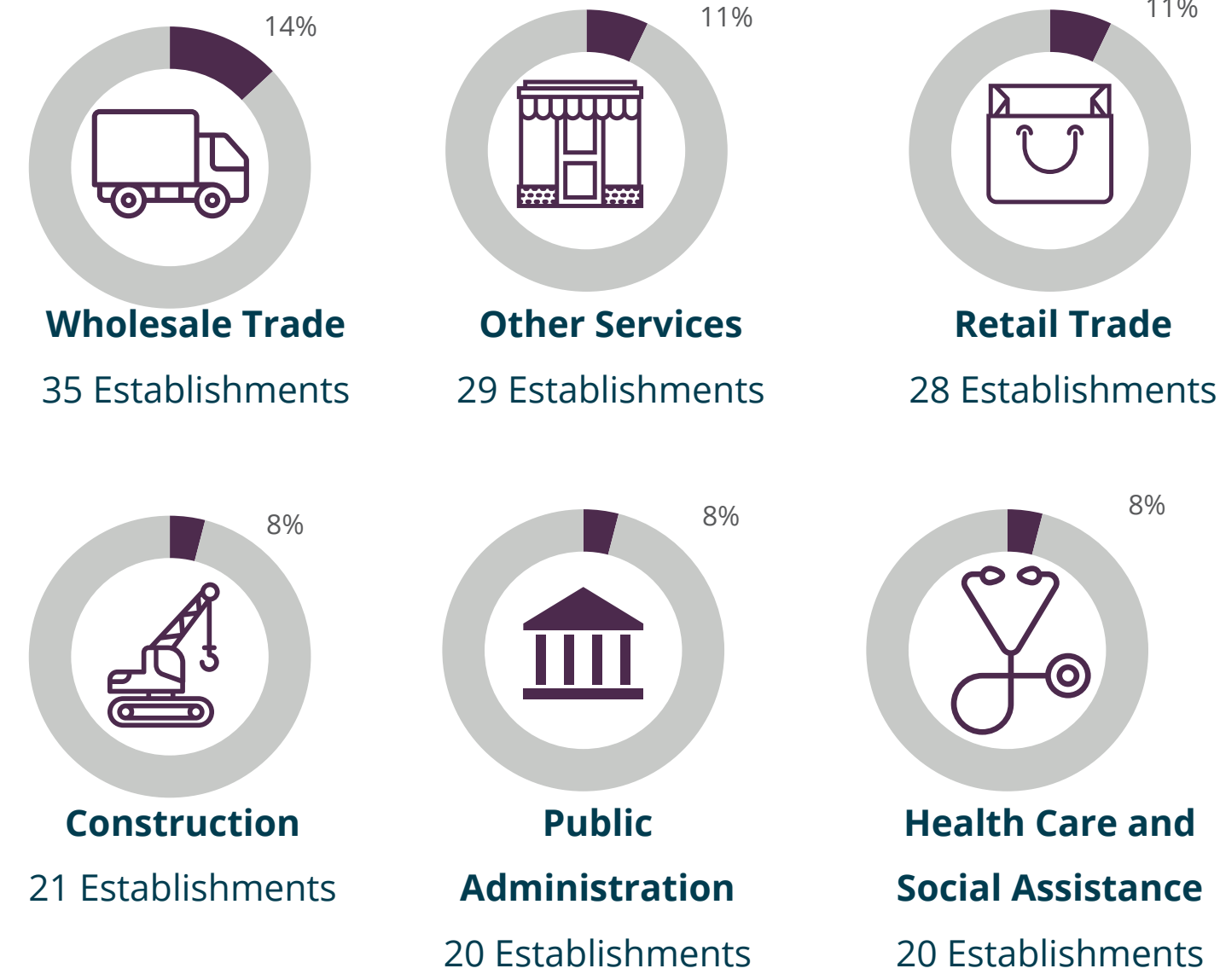
by employment



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2015 and BPDA Research Division.

Top 5 Industries in Newmarket 2018

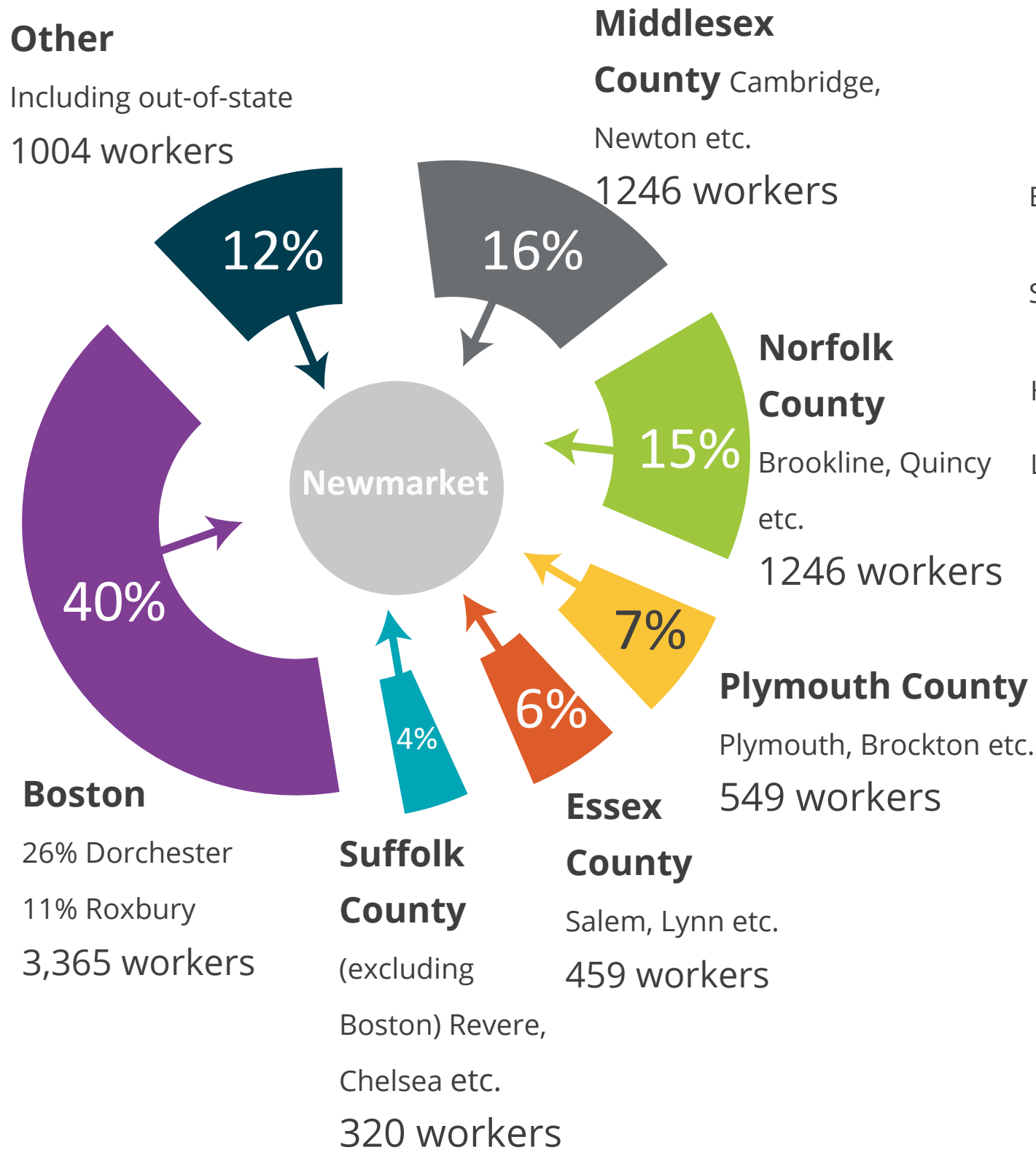
by number of businesses



Source: Info USA 2018 and BPDA Research Division

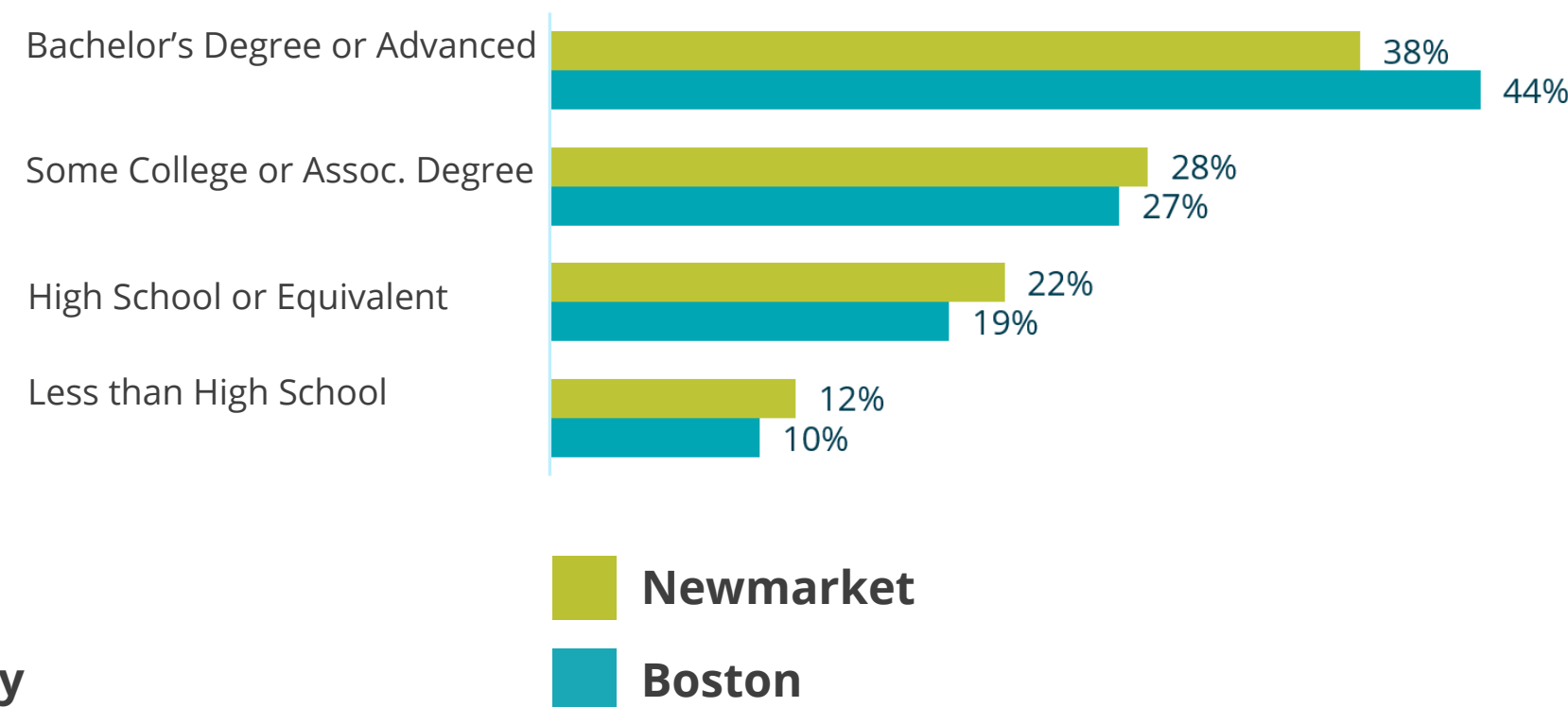
Newmarket Workers

Place of Residence of Newmarket Workers



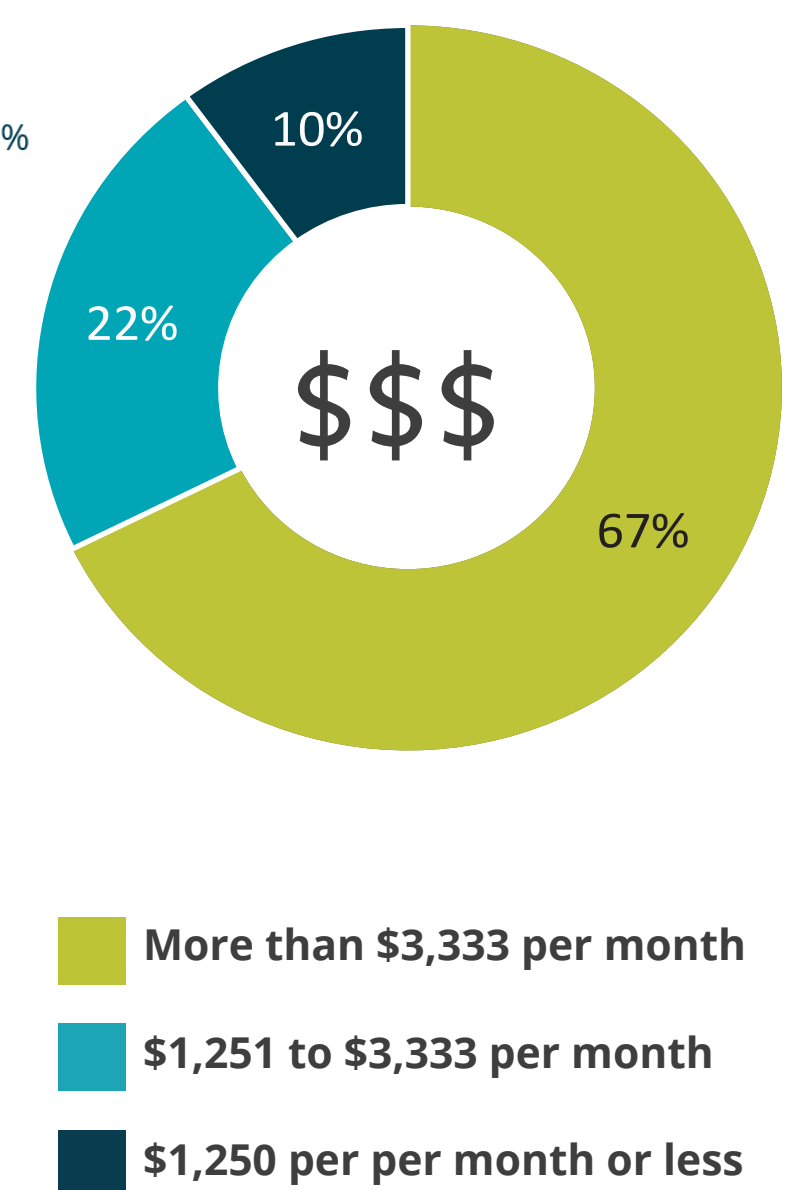
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2015 and BPDA Research Division.

Newmarket Workers Educational Attainment Compared to Boston (30+)



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2018 and BPDA Research Division.

Earnings of Newmarket Workers



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2015 and BPDA Research Division.

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Climate

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Climate Challenges

As the climate changes, the likelihood of coastal and riverine flooding—as well as other hazards, like stormwater flooding and extreme heat—will increase.

The challenges from climate change are substantial and complex but can be addressed through bold and creative actions that support the city's vitality and livability.

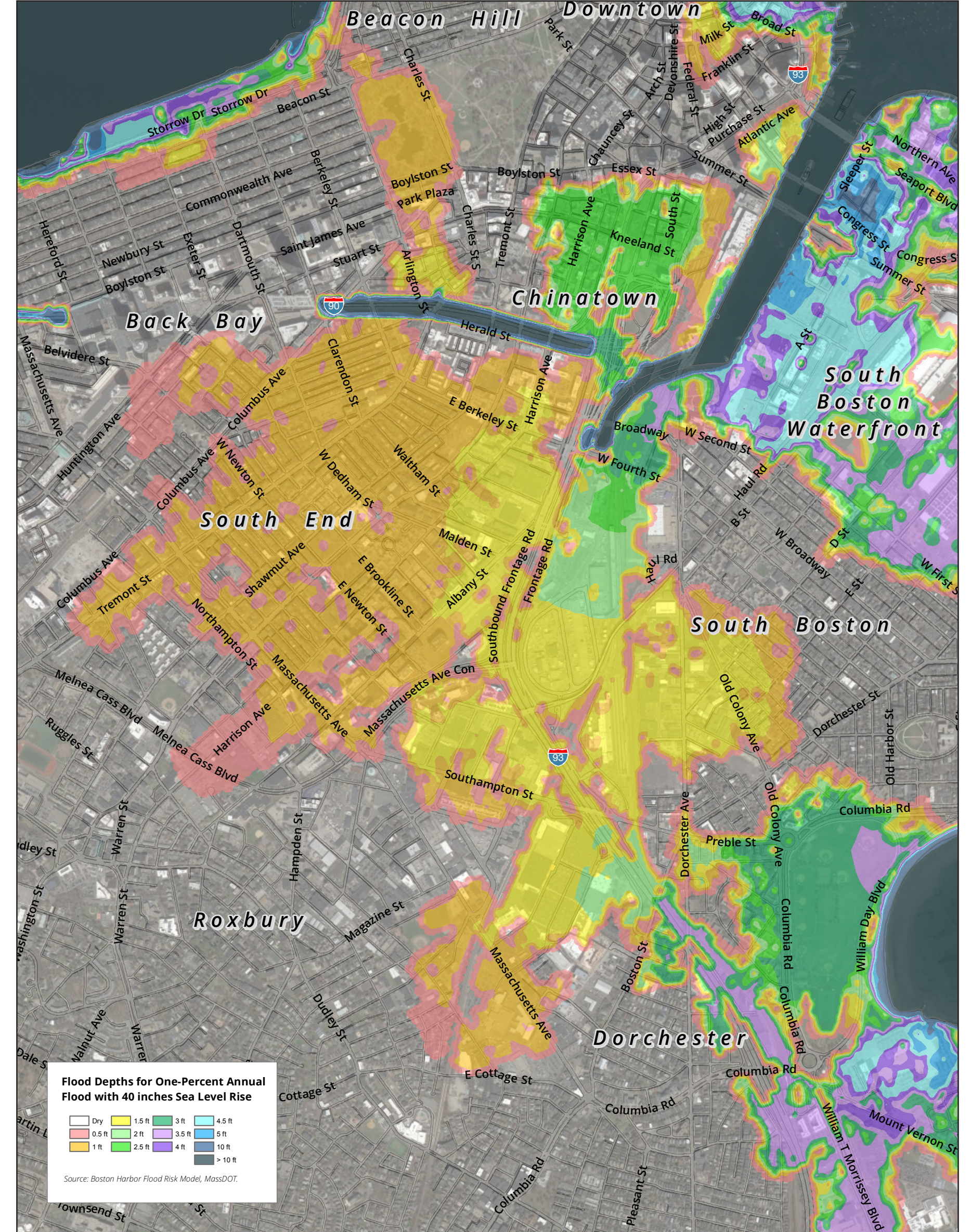
Boston can thrive in the coming decades if it takes action to adapt its people, its neighborhoods, and its economic and cultural assets, starting now.

To address these challenges, [Resilient Boston Harbor and] Climate Ready Boston feature[s] four components: Updated Climate Projections, Vulnerability Assessment, Focus Areas, Climate Resilience Initiatives.

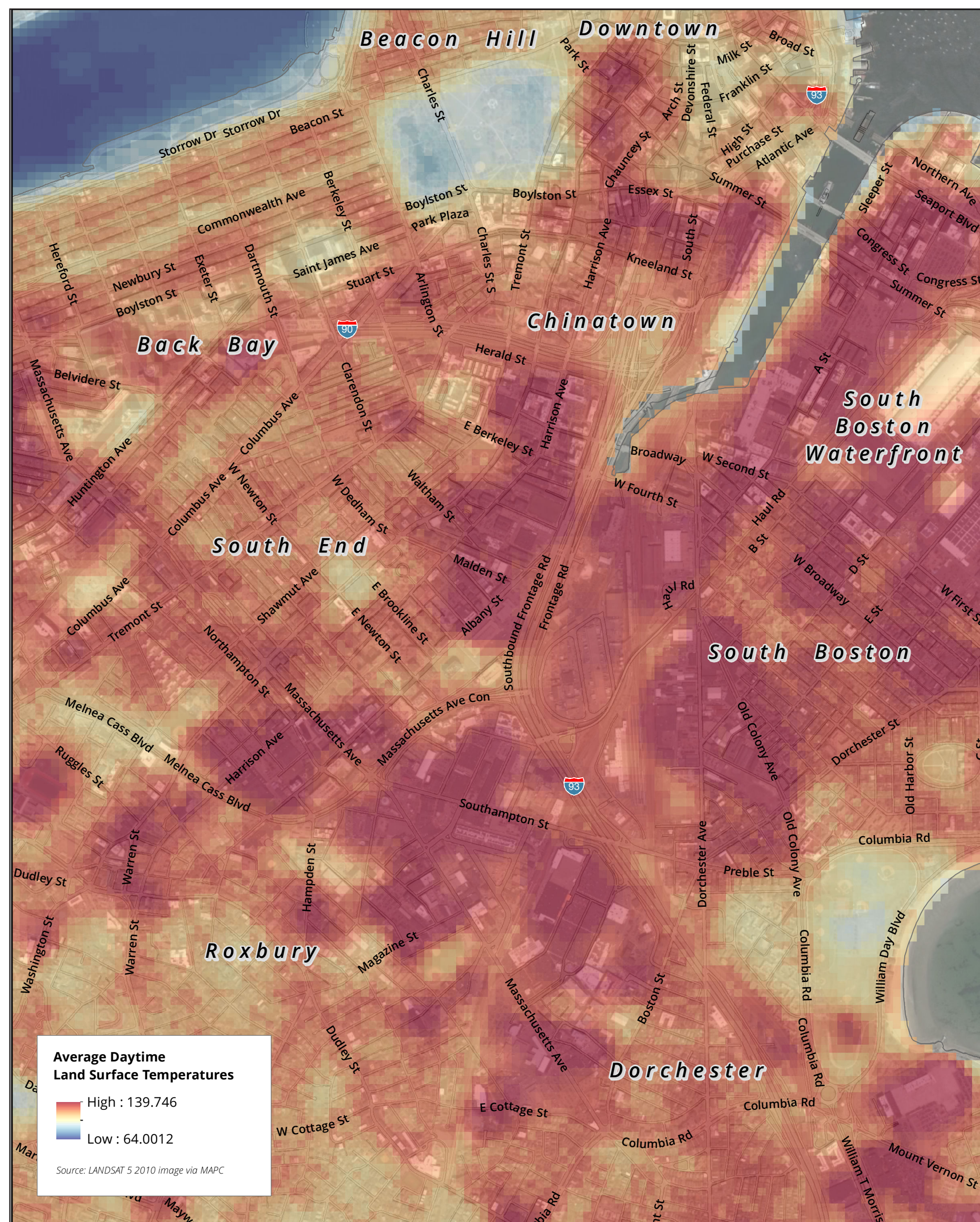


- Climate Ready Boston

One-Percent Annual Flood with 40 inches Sea Level Rise



Heat Island Risk Area



Potential Inundation Areas with a 10-Year 24 Hour Storm in 2023



Climate Ready Boston Initiatives at Various Scales

Iniciativas de Climate Ready Boston en distintas escalas

The Flood Resiliency Zoning Overlay District and Resiliency Guidelines will directly build on the City of Boston's Climate Ready Boston (CRB) initiative and recommendations. The mission of the CRB initiative is to generate resilient solutions for neighborhoods, infrastructure, and governance that help the region prosper and grow in the face of long-term climate change.

El Distrito de superposición de la zonificación de resiliencia contra inundaciones y las Directrices de resiliencia se basarán directamente en la iniciativa Climate Ready Boston (CRB por sus siglas en inglés) de la Municipalidad de Boston y sus recomendaciones. La misión de la iniciativa CRB es generar soluciones resilientes para vecindarios, infraestructura y gobierno que ayuden a la región a prosperar y crecer ante el desafío del cambio climático a largo plazo.



City Scale: Resilient Boston Harbor
Escala municipal: Bahía de Boston resiliente



Neighborhood Scale: Vegetated Berm
Escala de vecindario: Arcén con vegetación



Site Scale: Living Shoreline and Buffer
Clippership Wharf, East Boston
Escala del sitio: Living Shoreline y Buffer

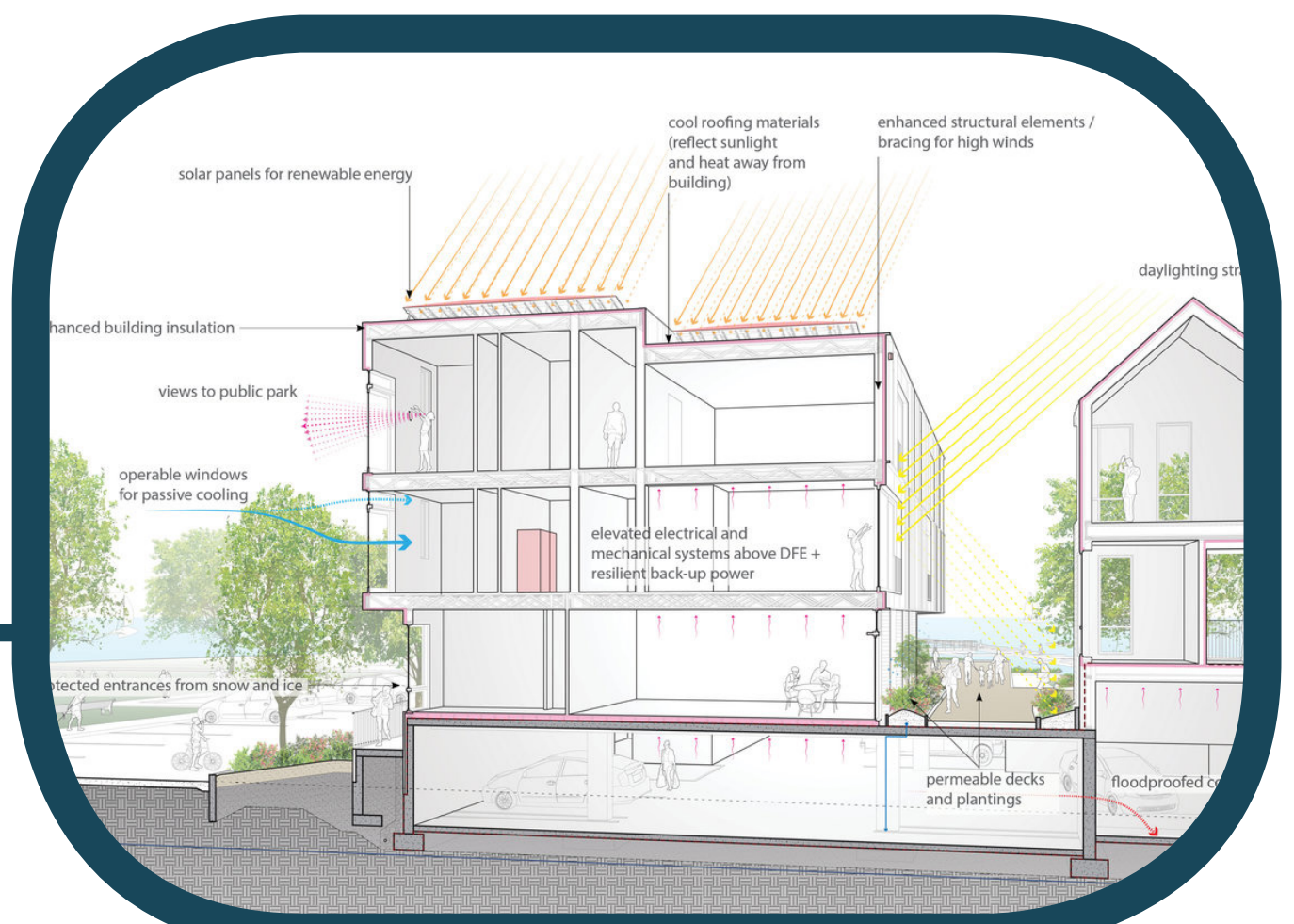
CITY SCALE ESCALA MUNICIPAL



Neighborhood Scale: Resilient Waterfront Park
Escala de vecindario: Parque resiliente en la costanera



District Scale: Deployable Flood shields
Escala del distrito: Protectores desplegados contra la inundación



Building Scale: Elevate and Wet-Floodproof
181 Coleridge St., East Boston
Escala de edificios: Elevar e impermeabilizar contra inundaciones

↑ PUBLIC REALM ÁMBITO PÚBLICO
↓ PRIVATE REALM ÁMBITO PRIVADO

This project regulates and provides guidelines for resiliency in the private realm.
Este proyecto regula y aporta directrices para la resiliencia en el ámbito privado.

BUILDING SCALE ESCALA DE EDIFICIOS

Mobility

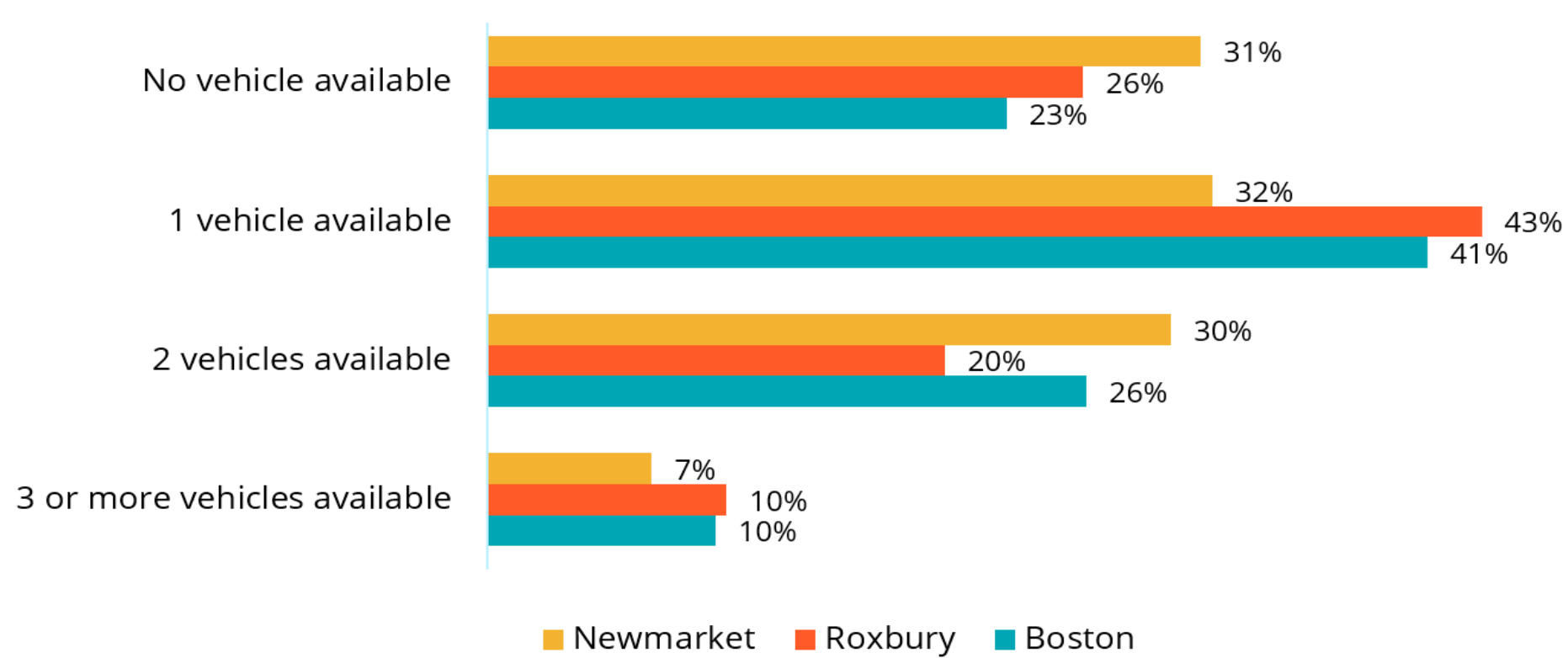
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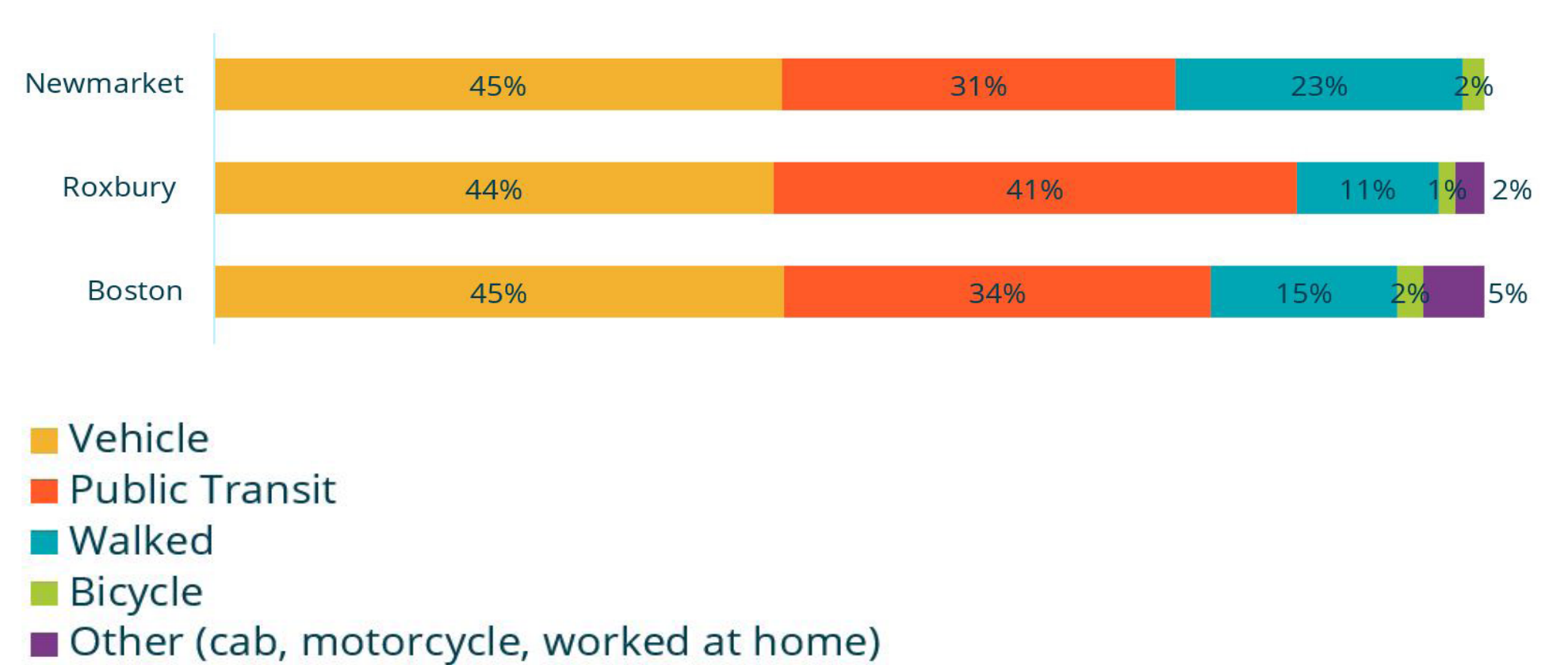


Newmarket Residents

Workers 16+ age in households with Vehicle Access



Means of Transportation to Work of 16+ age Worker



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Participation & Outreach

Who else should be invited to participate in this process?
What is the best way to reach out to these groups/people?

How would you like to participate in this process? Share your ideas for future events.

Draw a tally line for as many as apply to you:

Resident:

Work Here:

**Own a
Business Here:**

**Own
Property Here:**

Join the Advisory Group (AG)

Mayor Martin J. Walsh and BPDA are seeking nominations for community members to serve on the Advisory Group.

The AG is made up of community stakeholders who share the perspectives of their represented groups and work with the City planning team to advance the initiative.

**Nominations Due:
September 27, 2019**

Knowing the Area

What are the benefits and assets of the area?

What would you like to stay the same in the area?

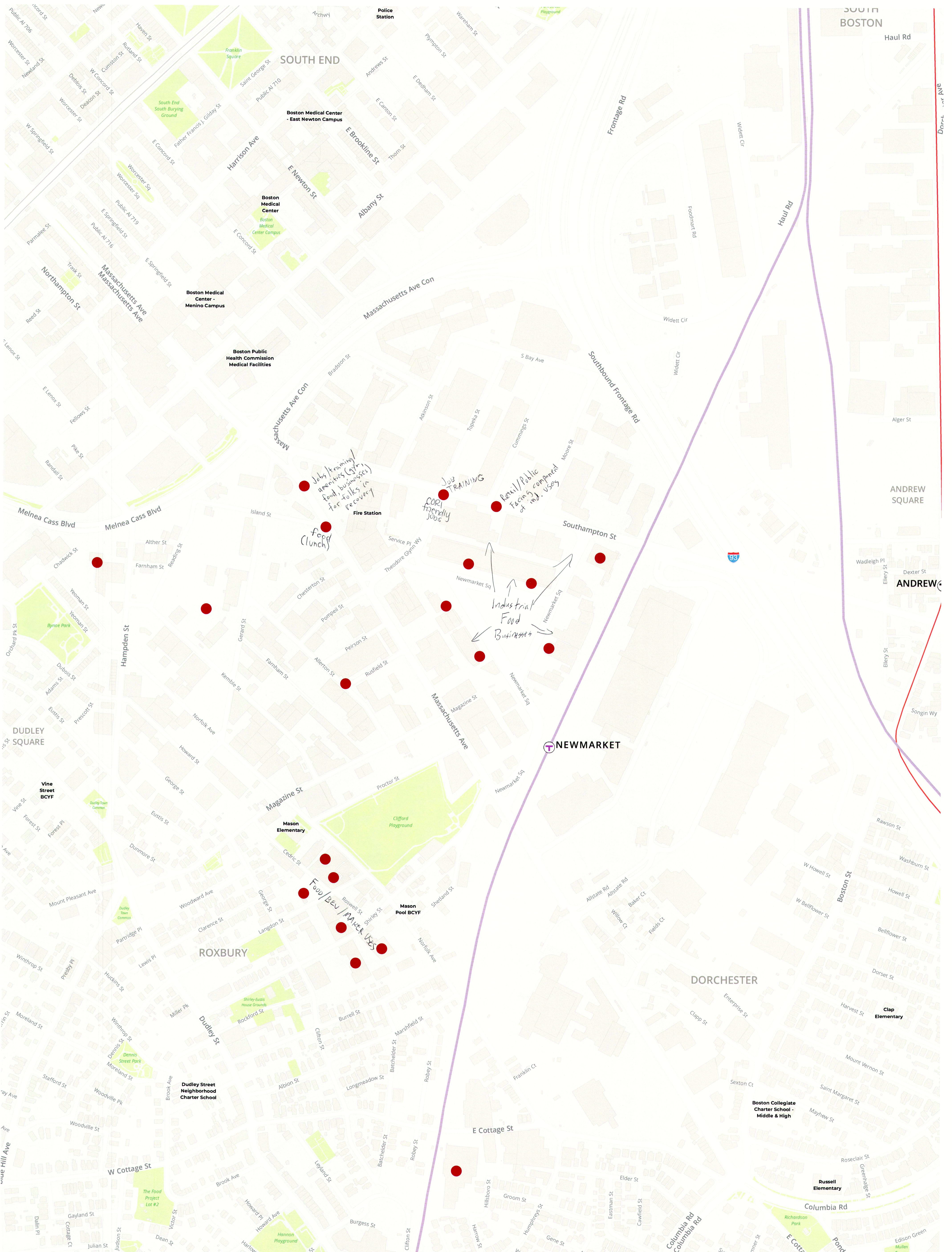
What are the challenges of working here?

What would you like to change about the area?

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Place a dot sticker on the areas that you think

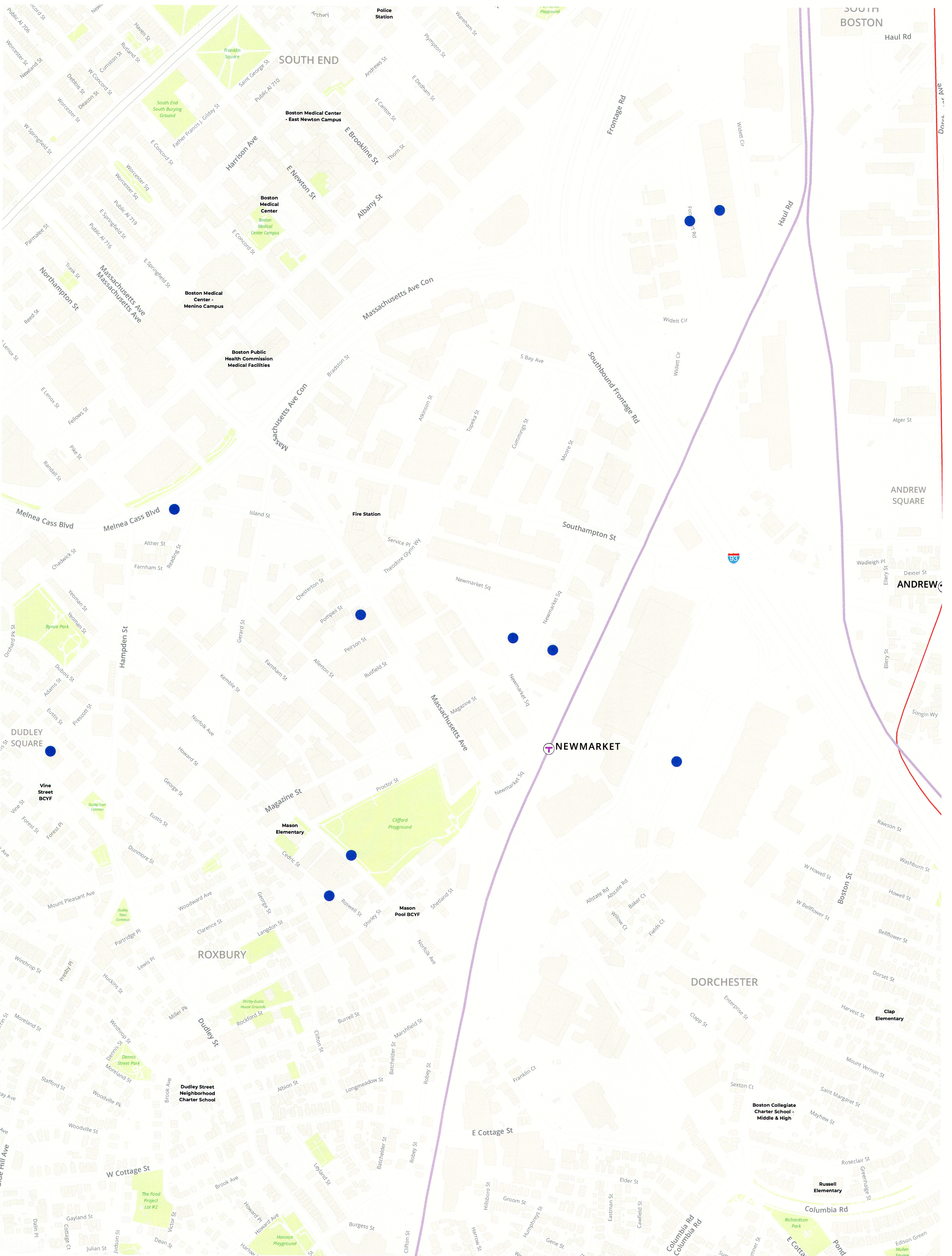
are important as future jobs centers. 6/27²⁶ OPEN HOUSE



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Place a dot sticker on the areas that you think

are important as future jobs centers. 6/27 OPEN HOUSE



PLAN: Newmarket, The 21st Century Industrial Initiative

Knowing the Area

6/27 OPEN HOUSE

What are the benefits and assets of the area?

location +
access by
commuter rail

What are the challenges of working here?

What would you like to stay the same in the area?

Services for
vulnerable
populations -
BPHC shelters,
DD day programs,
addiction services,
etc.

LIGHT INDUSTRY

What would you like to change about the area?

Lack of infra.
for non-vehicle
traffic makes area
dangerous and
unattractive to
peds, bikes, public
spaces

MORE PARKING
NO NEW
RESIDENTIAL
USE

Victoria's Reconnect
- B. Public Health
Commission - safety,
disabled community - how
to provide services safely.

Knowing the Area

6/26 OPEN HOUSE

What are the benefits and assets of the area?

Location within the City.

Many jobs for a variety of education levels + skills that are accessible to nearby working class neighborhoods

What would you like to stay the same in the area?

Industrial Zoning ✓✓

What are the challenges of working here?

Transportation ✓✓

Walkability ✓✓
+ bike-ability ✓
accessibility ✓

Traffic

Safety - related to public health crisis

What would you like to change about the area?

Safety ✓✓✓

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Participation & Outreach 6/27 OPEN HOUSE

Who else should be invited to participate in this process?
What is the best way to reach out to these groups/people?

Transportation

How would you like to participate in this process? Share your ideas for future events.

SITE WALKS!

Cocktail Hour
Fund Raisers

Draw a tally line for as many as apply to you:

Resident:

||

Work Here:

||

Own a Business Here:

|

Own Property Here:

|||

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Participation & Outreach

6/27²⁶ OPEN HOUSE

Who else should be invited to participate in this process?
What is the best way to reach out to these groups/people?

BUSINESS people impacted by study
Employees at area-industry
Residents, esp between Dudley St + Mass Ave and McCormack area

How would you like to participate in this process? Share your ideas for future events.

Pop up at Andrew Station, along Mass Ave, etc to ask people about improving mobility

Draw a tally line for as many as apply to you:

Resident:

Work Here:

||||

Own a Business Here:

||||

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