Lynn Waterfront Master Plan
Public Meeting #2
December 10th, 2018
Project Schedule Update

- **September 26, 2018**
  - Public Meeting #1
    - Introduction to the Project

- **December 10, 2018**
  - Public Meeting #2
    - Present Master Plan Framework
  - MHP Public Meeting #1
    - Early 2019
    - MHP Amendment Kick-off

- **Spring 2019**
  - Public Meeting #3 & MHP Public Meeting #2
    - Spring 2019
    - Present Draft Master Plan
  - MHP Amendment
    - Submission, Public Comment and Consultation, Final Decision by the EEA Secretary
Presentation outline

1. Introduction
2. Waterfront Regulations and Site Conditions
3. Community Feedback
4. Planning Framework
5. Residential Development
6. Open Space and Public Benefits
7. Vision for the Waterfront
The Revised Waterfront Master Plan will build off of the 2007 Waterfront Master Plan, the ongoing Open Space Master Plan and recent development and public realm improvement proposals to create a framework that enables implementation.
What is a Municipal Harbor Plan?

A document stating the community’s goals, standards, and policies to guide public and private land use along harbors.

The 2010 Lynn Municipal Harbor Plan established development and design standards specifically tailored to the 2007 Waterfront Master Plan.
Municipal Harbor Plan Amendment

A MHP amendment can help coordinate local, state, and federal regulations along the waterfront and ensure the implementation of the Open Space Master Plan and goals of the Revised Waterfront Master Plan.
What is Chapter 91 Jurisdiction?

Chapter 91, The Massachusetts Public Waterfront Act:

- Preserves and protects pedestrian access to the water
- Established priority for water-dependent uses
- Guarantees that private uses of tidelands and waterways serve a proper public purpose
What is a Designated Port Area (DPA)?

DPAs are land and water areas set aside for working port industrial uses that need to use the water to operate.

- Land use is limited to Water-Dependent Industrial (WDI) uses
- In a DPA Master Plan, a municipality may request flexibility for certain use standards, but must balance that flexibility with strategic elements that ensure that DPA interests are still protected
Public Meeting #1 Feedback

What would you like to see?

- Diverse businesses and retail near the waterfront
- Pedestrian paths and bridges over the Lynnway
- Function hall/meeting space
- Hotel complex
- Public open spaces, athletic fields, community boating
- An incubator site with community spaces and anchor institutions
- Expansion of water transportation and activities down the shoreline
We need to generate more revenue and jobs in the city. We need more mixed use!

Who will benefit the most from new development?

We need developers to contribute to infrastructure improvements.

I am hopeful of the open space promise in the waterfront, but who will it be for?

Challenges and concerns

- What job creating uses can be brought to the waterfront?
- How much leeway does the city have to negotiate with developers and ensure public investment?
- What will the impact of waterfront development be on surrounding low income areas?
- Will development of the waterfront be like Boston’s Seaport? Will open spaces really be for the public?
Summary of Feedback

As this inaccessible part of the City is developed, how can we ensure the benefits extend to all Lynn residents?

How do we balance residential development, job creation and open space in a way that promotes a lively mixed-use district?
Revised Master Plan for Waterfront Planning Area

Conceptual Planning Framework

Industrial Core
Maintain active long-term utility and light industrial uses of the DPA and industrial core

Open Space Plan
Create a regulatory framework around the open space master plan

Gradual Mixed Growth
Encourage flexible development that incrementally implements public benefits, open space and connectivity
Planning Framework: Industrial Core

The industrial core is made up of active light industrial and utility uses inside and outside the DPA that will remain in the waterfront for the long term.
Planning Framework: Open Space Master Plan

The Open Space Master Plan serves as the backbone for the Waterfront Master Plan to guide future development while creating waterfront access and public open space.
Planning Framework: Residential Development

The waterfront is anchored at either end by planned residential developments that will extend the harborwalk along the waterfront and form the first open space “loops” back to the Lynnway.
Planning Framework: Mixed Uses

Buffer parcels bridge the gap between industrial and residential areas and can feature innovative mixed-use destinations between the districts.
Planning Framework: Enhanced Connectivity

Infrastructure improvement projects coordinated with development enhance connections across the Lynnway. Improved intersections and activated street connect neighborhoods and waterfront districts to the harbor’s open spaces.

- Buffer mixed uses
- Light industrial/Logistics
- Open Space
- Residential Development
- Industrial Core

Pedestrian connections through industrial core
Coordinated infrastructure improvements
Residential Development and Public Benefit

The creation of affordable housing through inclusionary zoning is not likely to be feasible under current market conditions. Subsidy will be required.

A flexible regulatory framework for development can ensure other public benefits that include:

• Enhanced connections between the Lynnway and the harbor
• Improved infrastructure
• Accessible open space
• Public access to the waterfront
Open Space Master Plan

The open space plan

- Establishes a cohesive vision for connected open spaces along Lynn’s waterfront
- Institutes open space design guidelines for future development in order to ensure open spaces are appealing and accessible to all members of the public
- Plans for climate resiliency in all developments
Open Space Development

The design guidelines established by the Open Space Master Plan are guiding the development of new public open spaces on the waterfront.
Creating a Unique Waterfront Destination

Lynn has a variety of waterfront areas nearby- Lynn Shore Drive, Revere Beach, Nahant Beach.

Lynn Harbor waterfront is an opportunity to create a new kind of waterfront destination with a variety of uses and open space activities.
Creating a Unique Waterfront Destination

As envisioned by the Open Space Master Plan, a variety of open space areas can provide opportunities for distinct public activities.

- Public plazas
- Promenade
- Resilient shoreline
- Recreation facilities
- Elevated Harbor Park views
Waterfront Precedent: East Boston

East Boston’s waterfront transitions between residential areas, public open spaces, and active shipyards.
Active maritime uses are mixed with art installation, food, and small-scale business spaces that re-use old warehouse and shipyard facilities.

The mix of uses creates a destination point on the waterfront and resulted in ferry service connecting Boston’s downtown to the shipyard’s ICA summer gallery installation.
Warehouse Mixed Reuse: Union Square, Sommerville

In Union Square storage and logistic facilities work alongside breweries, maker-spaces, and small-scale retail and restaurant spaces.
Connectivity

Proper streets and activated edges will enable engaging and safe connections to the waterfront and ensure new development is accessible to surrounding Lynn neighborhoods.
Tools for Implementation

- **Zoning** (as approved by the City Council) – to enable development that is consistent with the vision, both in use and form
- **MHP Amendment** (as approved by CZM, DEP) – to manage and enforce waterfront accessibility
- **Open Space Plan** – enable and encourage state level investment, guide the MHP amendment and public open space developed privately
- **Coordination with efforts already underway** – National Grid, Lynn Water and Sewer, capping of the landfill, private development at South Harbor, preliminary plans for fish pier access improvements, and transportation plans
Next Steps

- **Public Meeting #1**
  - September 26, 2018
  - Introduction to the Project

- **Public Meeting #2**
  - December 10, 2018
  - Present Master Plan Framework

- **Development of the Master Harbor Plan Amendment and Revised Waterfront Master Plan**
  - Early 2019
  - MHP Amendment Kick-off

- **Public Meeting #3 & MHP Public Meeting #2**
  - Spring 2019
  - Present Draft Master Plan

- **MHP Amendment Submission, Public Comment and Consultation, Final Decision by the EEA Secretary**
  - Spring 2019

- **Release of Final Open Space Master Plan**
  - Early 2019
How to stay connected

Check the EDIC website for updates:  
www.ediclynn.org

Next Public Meeting:  
*MHP amendment kick-off - early 2019*