Lynn Municipal Harbor Plan Renewal and Amendment

March 19, 2019
Agenda

1. Introduction
2. Harbor Planning Area
3. Chapter 91 and Municipal Harbor Plans
4. Open Space Master Plan
5. Revised Waterfront Master Plan
6. Planning Framework
7. Implementation Strategies
8. Next Steps
9. Questions, Comments, and Discussion
Harbor Planning Area
What is Chapter 91?

Chapter 91, The Massachusetts Public Waterfront Act, was created in 1866 to regulate waterways.

After a 1979 court case, Chapter 91 was expanded to regulate filled tidelands.

Its purpose is to:

- **Preserve and protect pedestrian access** to the water.
- **Establish priority for water-dependent uses**.
- Guarantees that private uses of tidelands and waterways serve a **proper public purpose**.
Chapter 91: Nonwater dependent use standards

Chapter 91 has standards for all nonwater dependent developments, unless an approved Municipal Harbor Plan includes substitute provisions

- **Building heights**: 55’ within 100’ of the water, increasing 1’ in height for every additional 2’ from the project shoreline
- **Water Dependent Use Zones (WDUZs)**: up to 100’ from the project shoreline
- **Open space**: 50% of the site area
- **Harbor walk**: a minimum of 10’ wide, clear to the sky
- **First floor use restrictions on Commonwealth tidelands**
What is a Municipal Harbor Plan (MHP)?

A MHP is a state-approved document establishing community goals, standards and policies to guide public and private land use along harbors.

- Relies on input from the public and from an advisory committee
- Promotes long-range waterfront planning goals
- Administered at the state level by the Office of Coastal Zone Management (CZM)
- Allows for Chapter 91 standards to be altered to implement a community vision for the waterfront
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
Updating the 2010 Lynn Municipal Harbor Plan

• The 2010 Lynn MHP was ambitious but difficult to enforce

• With direction from the state in 2016, Lynn is revising its MHP based on new Open Space and Waterfront Master Plans
2019 MHP Renewal and Amendment Goals

1. Facilitate the implementation of the Open Space and Waterfront Master Plans

2. Provide a clear Chapter 91 licensing framework that activates the waterfront with contemporary, mixed-use development and allows significant waterfront open space to accrue with each parcel development

3. Renew the 2010 Lynn MHP and the provisions of the DPA Master Plan for an additional 10 years
Open Space Master Plan

The Open Space Plan establishes a cohesive vision for connected open spaces along Lynn’s waterfront.

The Plan’s overall goals are to:

• Safeguard public access to and along the waterfront from the G.E. Bridge to Nahant

• Institute open space design guidelines for future development in order to ensure open spaces are appealing and accessible to all members of the public

• Plan for climate resiliency in all developments

Draft Open Space Master Plan – Brown, Richardson, and Rowe
Open Space Master Plan

Design work is underway on two key parks and waterfront access points along the Lynnway, Lynn Heritage State Park and the South Harbor Linear Park and Fishing Pier.
Revised Waterfront Master Plan

The Revised Waterfront Master Plan builds off of the 2007 Waterfront Master Plan, the ongoing Open Space Master Plan and recent development and public realm improvement proposals to create a flexible framework that enables implementation.
Public Feedback

How do we create a connected open space with access and amenities for all Lynn residents while planning for climate resiliency and new development?

We need to protect against shoreline erosion and damage to the marinas.

How do we balance residential development, job creation and open space in a way that promotes a lively mixed-use district?

We need developers to contribute to infrastructure improvements.

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

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

Who will benefit the most from new development?

What will the impact of waterfront development be on surrounding low income areas?

Public park space and improving intersections should be prioritized to bring people across the Lynnway.

We need to generate more revenue and jobs in the city.
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 flexible regulatory framework around the open space master plan

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

Residential developments planned at either end of the waterfront can incrementally extend open space along the waterfront and form the first phase of connections between the Lynnway and the water.

- Open Space
- Residential Development
- Industrial Core
Conceptual Planning Framework: Enhanced Connectivity

Infrastructure projects such as improved intersections and activated street edges can be coordinated with development to enhance connections between the City and the waterfront.

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

Pedestrian connections through industrial core
Coordinated intersection and infrastructure improvements
Targeted infrastructure investments can be made incrementally to fulfill the long term goals of the Waterfront Master Plan and MHP such as increased connectivity and climate resiliency.

In the near term these projects might include localized improvements at the Gear Works and South Harbor intersection on the Lynnway as part of a long term vision to improve connectivity along and across the entire Lynnway.
South Harbor Connection

A public waterfront promenade at South Harbor extending to the future Riverworks station is an example of a project that can take advantage of benefits from neighboring residential developments and the ongoing South Harbor Linear Park project.
# Implementation Strategies

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<th>MHP Amendment</th>
<th>Open Space Plan</th>
<th>Zoning</th>
<th>Coordination with efforts already underway</th>
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- **Zoning**
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  - Enables development that is consistent with the vision, both in use and form

- **Coordination with efforts already underway**
  - National Grid, Lynn Water and Sewer, landfill cap repair, private developments, preliminary plans for fish pier access improvements, and transportation plans
**Next Steps: Master Plan and MHP Amendment Schedule**

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

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

- **March 19, 2019**: MHP Public Meeting #1 / WMP Public Meeting #3

- **April 2019**: Additional MHP Public Meetings

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

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**Revised Waterfront Master Plan (WMP)**

**Master Harbor Plan Amendment and Renewal**

**Final Open Space Plan**
City of Lynn: Municipal Harbor Plan Renewal and Amendment