Lynn Revised Waterfront Master Plan

Public Meeting #1
September 26th, 2018
Agenda

1. Introduction: Why are we doing this plan?
2. History of the waterfront
3. Current state of the Lynn waterfront
4. Overview of waterfront regulations
5. What is a Municipal Harbor Plan?
6. Next steps
7. Questions, Comments, and Discussion
Why are we doing this plan?

To 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.
Why are we doing this plan?

2007 Waterfront Master Plan

**Goals:**
- Maximize the success and impact of activities and planning efforts already underway
- Create a mixed use district that provides public access to the waterfront and works for housing, retail, commercial, and industrial uses
- Connect the downtown and surrounding neighborhoods to the waterfront area
- Clean up and develop areas that have been seriously underutilized
- Identify options to buffer conflicting uses so they can comfortably function in close proximity
Why are we doing this plan?

Open Space Master Plan

Goals:

- Establish a cohesive vision for connected open spaces along Lynn’s waterfront
- Safeguard public access to and along the waterfront
- Provide open space design guidelines for future development along the waterfront in order to ensure open spaces are appealing and accessible to all members of the public
- Plan for climate resiliency in all developments
Why are we doing this plan?

2016 MPO Lynnway Study

Goals:

- Transform the Lynnway into a pedestrian- and bicyclist-friendly boulevard to create a walkable and livable community
- Upgrade the traffic system to increase safety for all modes
- Improve connectivity from Lynnway and Carroll Parkway
- Improve access and mobility by moving people and goods efficiently across the corridor and local streets to support economic activities
- Promote MassDOT’s Healthy Transportation Compact by balancing vehicular traffic need with pedestrian and bicyclist needs.
Why are we doing this plan?

Two methods to achieve implementation:

1. Create a regulatory framework that will steer private development towards fulfilling goals for open space, public access, and improved infrastructure

2. Identify and solicit sources of public investment
Timeline of Waterfront Plans and Studies

Recent studies that impact the waterfront area:

- **2008/09**
  - Washington Street Gateway District Plan
  - Market Street Vision Plan

- **2016**
  - RKG Lynn Housing Study

- **2017**
  - CBRE Hotel Study

- **2018**
  - Downtown Action Strategy
  - Bike/Pedestrian Network Plan
Evolution of the Waterfront
Landfill and Industrial Growth

1916 Landfill and industrial development along the Lynn waterfront

20th century industrial use of the waterfront
Historic Shoreline and the Waterfront Today
Current Conditions
Current Conditions

The Lynnway

Utilities – LNG Tank

Waterfront – Riley Way
Current Conditions

**Assets:**
- Waterfront: Ferry terminal, public fishing pier, and Heritage State Park
- Proximity to NSCC, Vocational Tech Institute, downtown and residential neighborhoods
- GE Site and future Commuter Rail station

**Constraints:**
- Utility sites: National Grid, Liquified Natural Gas Tank, Waste Water Treatment Plant
- The Lynnway
- Regulatory Boundaries: DPA and Chapter 91
Existing Connectivity

The Lynnway limits neighborhood access to the waterfront
Existing Land Use
Existing Ownership
Flood Plain and Existing Shore Line

King Tide October 2016

Shoreline erosion

Existing Seawall
- Designated Port Area
- 1% annual chance of flood
- Bulkhead
- Revetment Wall
- Loose Rubble

City of Lynn: Revised Waterfront Master Plan
Public Meeting 1, September 26, 2018
Waterfront Regulations
What is Chapter 91?

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

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**: Required setbacks above 55’ or within 100’ of the water
- **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**
Chapter 91 in the Lynn Waterfront Planning Area

Chapter 91 Jurisdiction includes the filled tidelands extending up to the first public right of way, the Lynnway and Circle Ave.
Designated Port Area (DPA) in Lynn

The DPA area includes active industrial uses like the LNG tank and National Grid properties and vacant underutilized sites like the capped landfill.
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.

- Water dependent industrial uses include: commercial fishing, shipping, and other vessel-related commercial activity, manufacturing, processing, and production activities that require marine transportation

- The DPA boundary is periodically reviewed by the Office of Coastal Zone Management (CZM)
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
Amending the 2010 Lynn Municipal Harbor Plan

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

An amendment to the 2010 MHP will create a regulatory framework that enables the implementation of the Open Space Master Plan and Revised Waterfront Master Plan.
Revised Waterfront Master Plan and MHP Amendment Process
Next Steps

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

Public Meeting #2
December 10, 2018
Present Master Plan Options

Public Meeting #3
Spring 2019
Present Draft Master Plan

MHP Public Meeting #1

MHP Public Meeting #2

MHP Amendment
(Summer 2019)
Submission, Public Comment and Consultation, Final Decision by the EEA Secretary
How to stay connected

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

Next Public Meeting:
*Presentation of Master Plan Options*
*December 10, 2018*