

2020 Lynn Municipal Harbor Plan Amendment and DPA Master Plan

August 20, 2020



Agenda

1. Planning process
2. Public Feedback
3. 2019 Waterfront Open Space Master Plan Goals
4. 2019 Revised Waterfront Master Plan Goals
5. Planning Framework
6. 2020 Lynn MHP Amendment
7. Implementation Strategies – MHP Substitute Provisions and Amplifications
8. Implementation Strategy – Zoning Recommendations



Planning Process



Priorities for the Waterfront

Public feedback from the Open Space Master Plan, Revised Waterfront Master Plan, and MHP Public Meetings

Protected open space and public access to the water that is for all members of the public

Improved multimodal connections to and along the waterfront

Climate resiliency

Mixed-use development with public benefits for all Lynn Residents

Job creation

How do we ensure the new open space will not be replaced by development?

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

Park space and intersections should be prioritized to bring people across the Lynnway

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

We need developers to contribute to infrastructure improvements.

We need lively mixed-uses and public amenities that are accessible to all Lynn residents

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

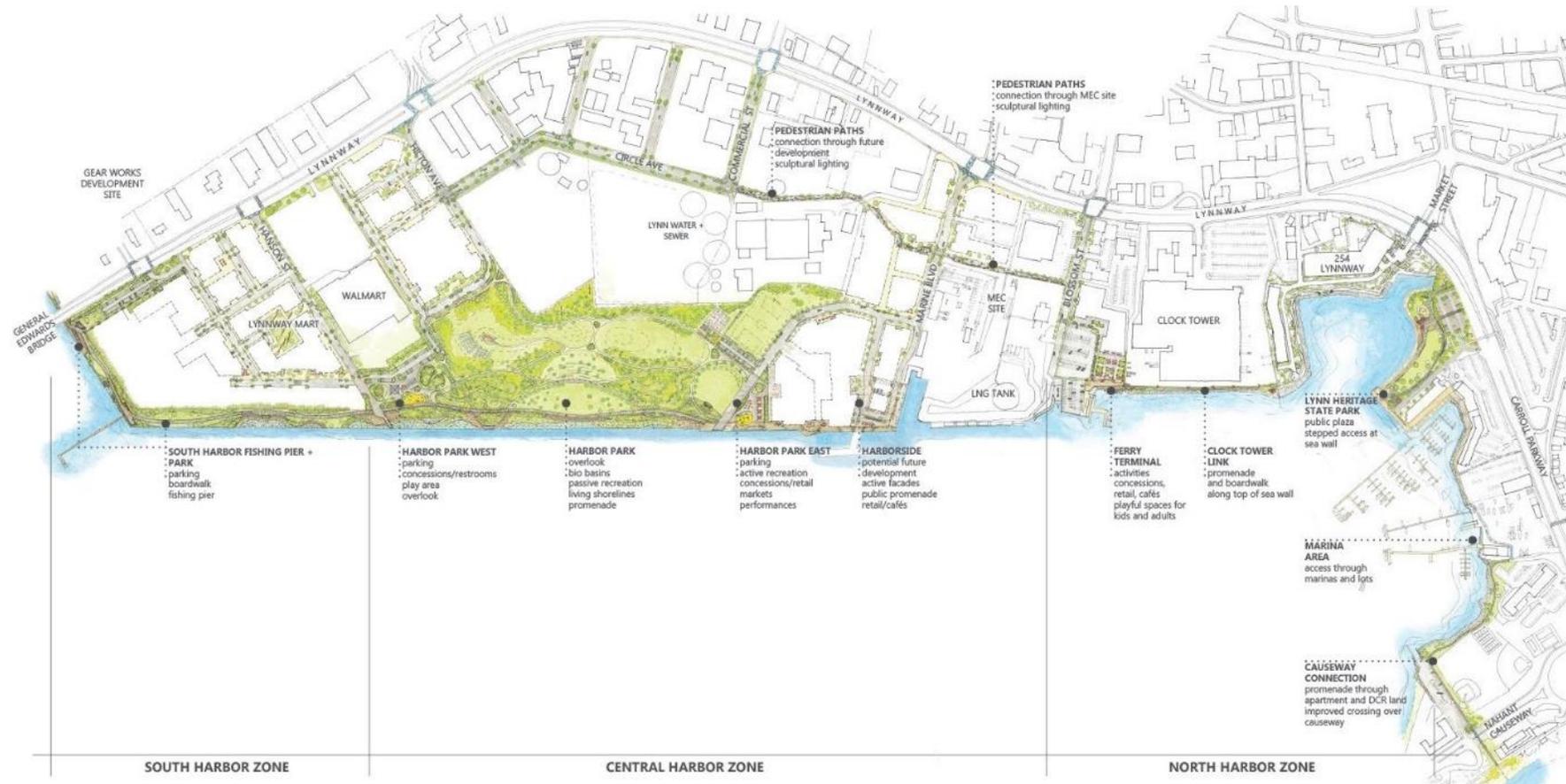
Who will benefit the most from new development?

How do we provide a buffer between industrial areas and new development?

We need to generate more revenue and jobs in the city.

2019 Waterfront Open Space Master Plan Goals

1. Establish a cohesive vision for connected open spaces along the waterfront
2. Safeguard public access to and along the waterfront from the G.E. Bridge to Nahant
3. 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
4. Plan for climate resiliency in all developments



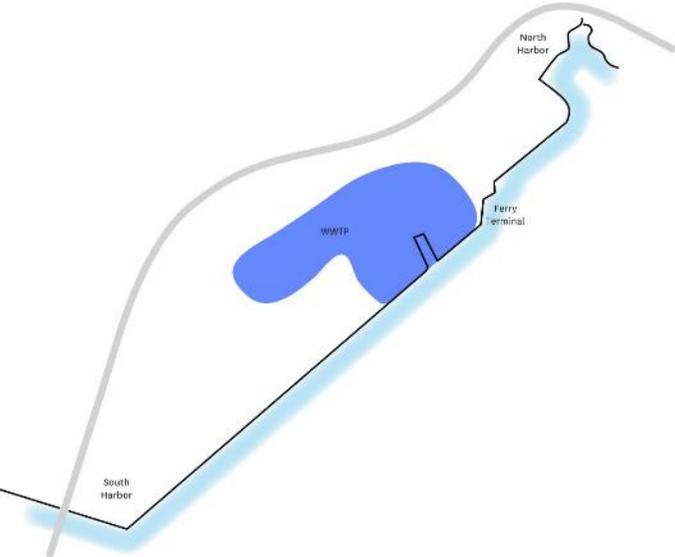
Waterfront Open Space Master Plan – Brown, Richardson, and Rowe

2019 Revised Waterfront Master Plan Goals

1. Create a flexible planning framework that enables the implementation of the 2019 Waterfront Open Space MP
2. Maximize the success and impact of activities already underway
3. Create a mixed-use district that provides public access to the waterfront for everyone and works for housing, retail, commercial, and industrial uses
4. Connect surrounding neighborhoods to the waterfront area
5. Ensure a balance between new residential development, job creation, and public benefits
6. Clean up and develop areas that have been seriously underutilized
7. Identify options to buffer conflicted uses so they can comfortably function in proximity



Conceptual Planning Framework



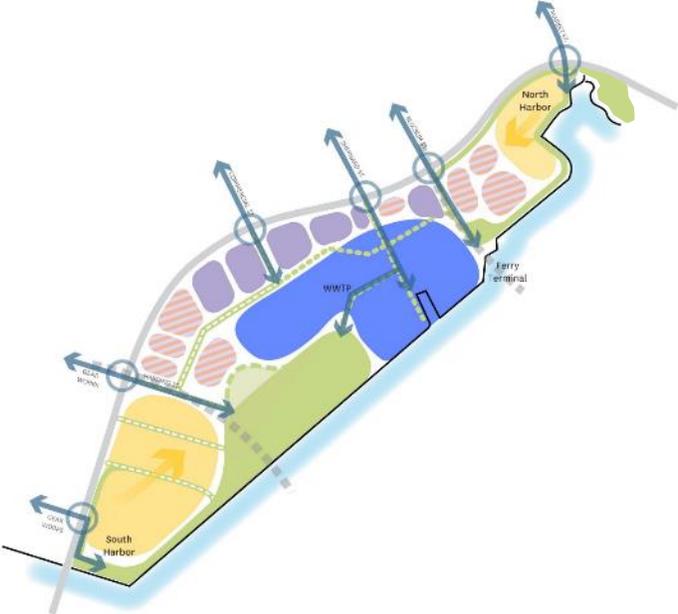
Industrial Core

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 new 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 in the near term incrementally extend open space along the waterfront and form the first phase of improved connections between the Lynnway and the water.

- Open Space
- Residential Development
- Industrial Core



Conceptual Planning Framework: Gradual Growth

Allowing a mix of different uses with proper regulations will enable new growth that can also incrementally implement the open space plan. Innovative light industrial and mixed-use destinations such as art and maker spaces can serve as a buffer to industrial areas.

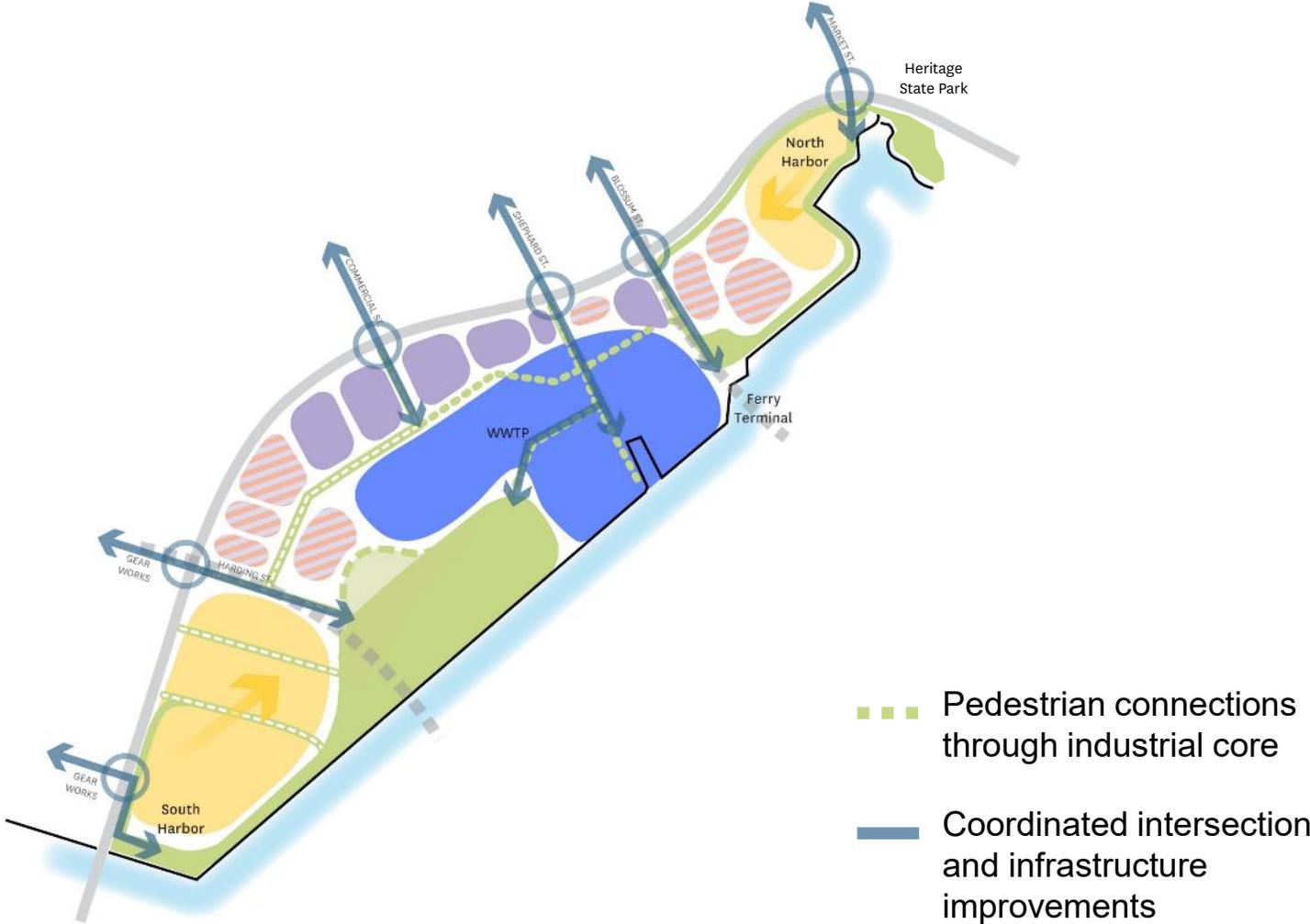
-  Mixed uses
-  Commercial/light industrial
-  Open Space
-  Residential Development
-  Industrial Core



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
-  Commercial/light industrial
-  Open Space
-  Residential Development
-  Industrial Core



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.

- Allows for Chapter 91 standards to be altered to implement a community vision for the waterfront
- 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)

2020 Lynn MHP Renewal and Amendment Goals

Goal #1:

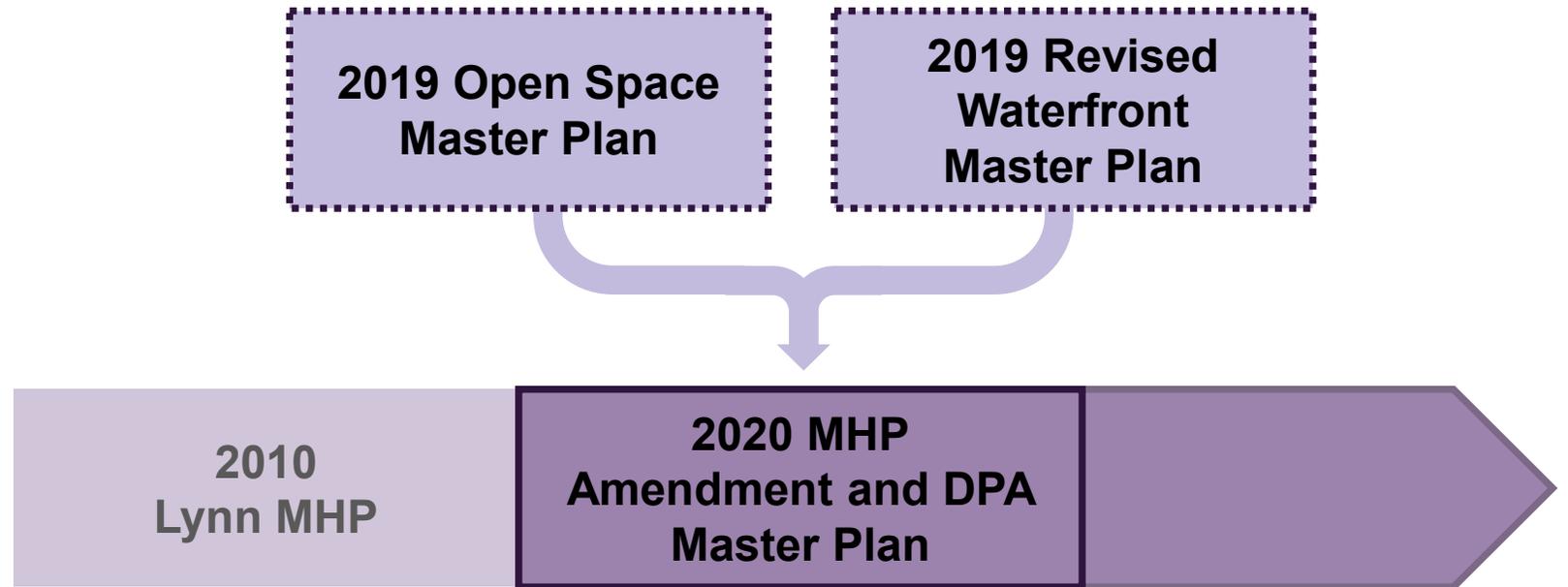
Provide clear Chapter 91 licensing guidance to the Massachusetts Department of Environmental Protection (DEP) that activates the Lynn Waterfront with contemporary, mixed-use development and significant waterfront open space

Goal #2:

Implement the goals and objectives of the 2010 Lynn MHP, the 2019 Waterfront Open Space MP, and the 2019 Revised Waterfront MP to the maximum extent possible

Goal #3:

Renew the 2010 Lynn MHP for an additional ten years to allow an appropriate timeframe for implementation



2020 Lynn MHP Implementation Strategy

The primary method for implementing the 2020 Lynn MHP is through the use of a substitute provision and amplifications under 301 CMR 23.05(2)(b) and local zoning that must be consistent with this plan in order for it to be in effect. The Substitute provision and Amplifications will:

1
Increase the area of the water-dependent use zone, thereby increasing the amount of the waterfront available for public use

2
Amplify **open space standards** to include public amenities required under Commonwealth tidelands and envisioned in the 2019 Open Space Master Plan

3
Require where feasible **nature-based shoreline protection** as described in the 2019 Open Space Plan to improve coastal habitat and resiliency

4
Ensure connections from the Lynnway to the shoreline through **lateral pedestrian access requirements**

1. Substitute Provision for Water Dependent Use Zones

Regulatory standard:

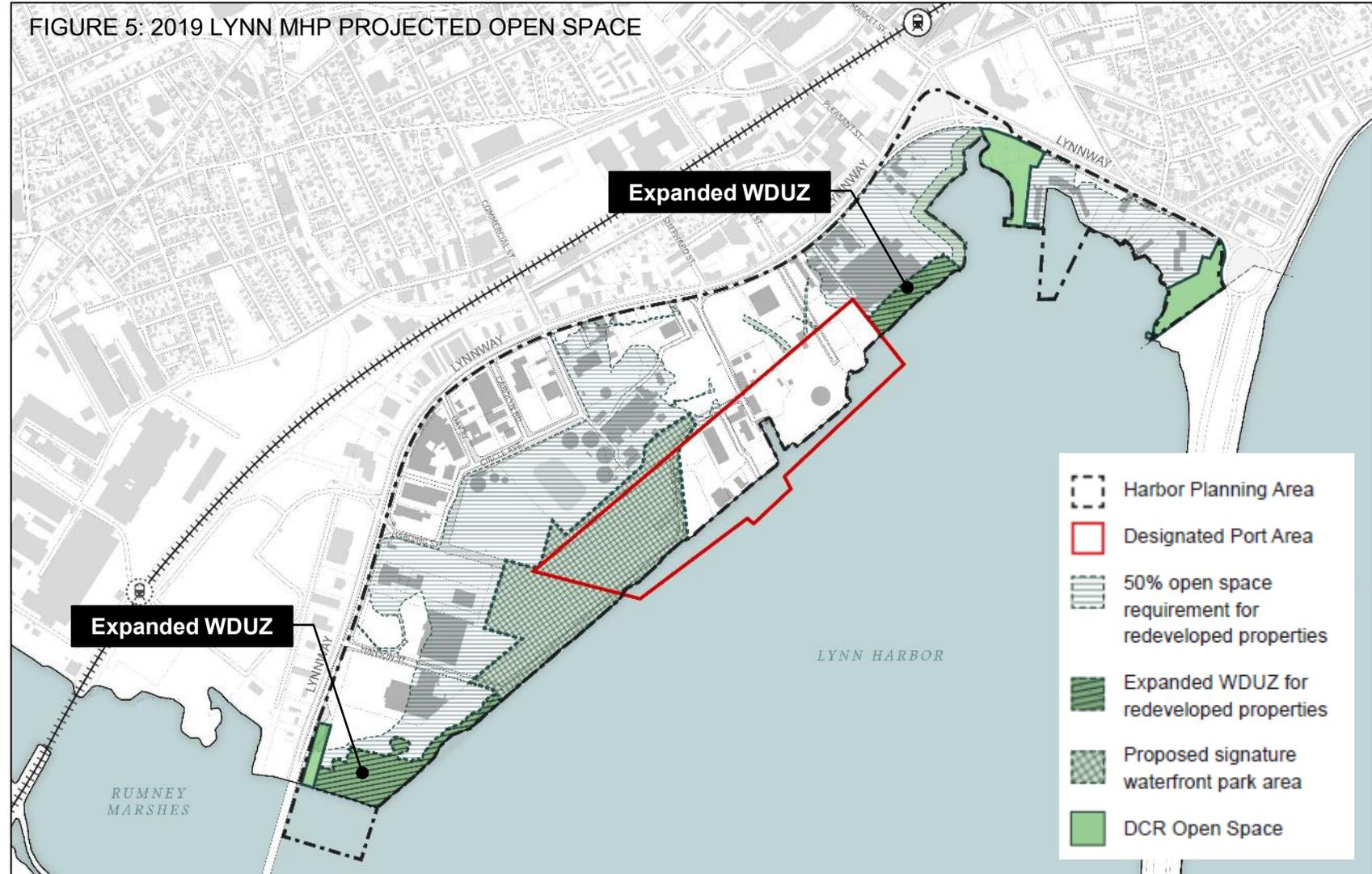
Maximum WDUZ setback of 100' from the project shoreline

2020 Lynn MHP:

Water-dependent use zones (WDUZ) for all new or expanded nonwater-dependent use projects shall have a minimum setback of 100' from the project shoreline, and a total area equal to or greater than the area of a 200' WDUZ setback

This substitute provision more than doubles the size of the water-dependent use zone for any new or expanded nonwater-dependent use

FIGURE 5: 2019 LYNN MHP PROJECTED OPEN SPACE



1. Substitute Provision for Water Dependent Use Zones

2010 MHP 200' Setback



Proposed 200' Average WDUZ



2. Amplification for Waterfront Activation

Regulatory Standard:

Minimal public amenities for open space and Harborwalk on Private tidelands

2020 Lynn MHP:

Applies Commonwealth tidelands standards for public use to private tideland areas within the expanded WDUZ and in permanently protected public open space solely for publicly accessible open space and related facilities, with specific guidance from the 2019 Lynn Open Space Plan

FIGURE 4: 2019 LYNN OPEN SPACE PLAN



3. Amplification for Pedestrian Access Networks

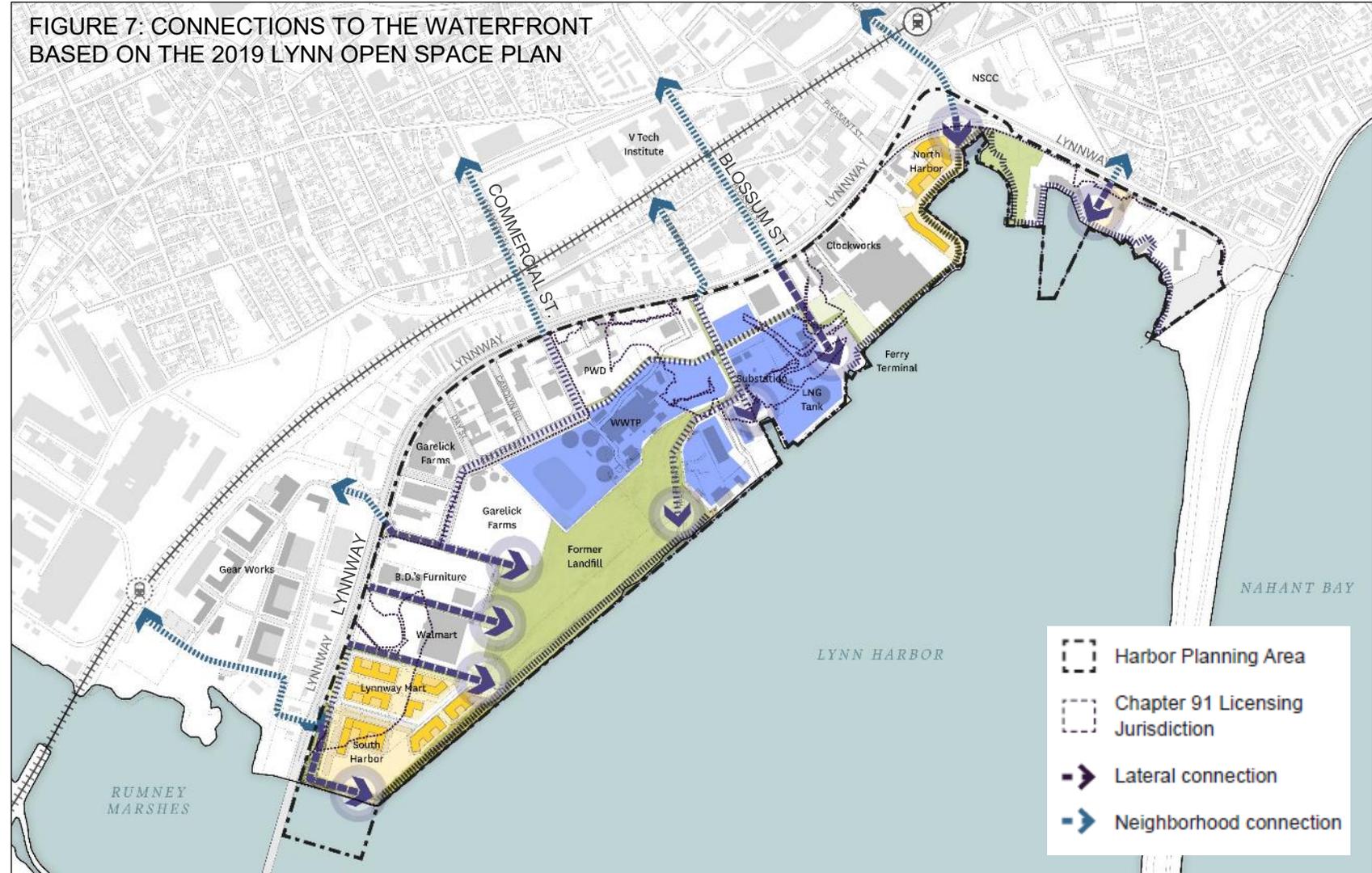
Regulatory Standard:

Requires appropriate connecting walkways that allow pedestrians to approach the shoreline walkways from public ways or other public access facilities

2020 Lynn MHP:

Specifies locations, with a process for substitute locations with equivalent pedestrian utility and geographic location, for public access walkways to connect the Lynnway to the project shoreline through the signature waterfront park area.

FIGURE 7: CONNECTIONS TO THE WATERFRONT BASED ON THE 2019 LYNN OPEN SPACE PLAN



4. Amplification for Engineering and Construction Standards

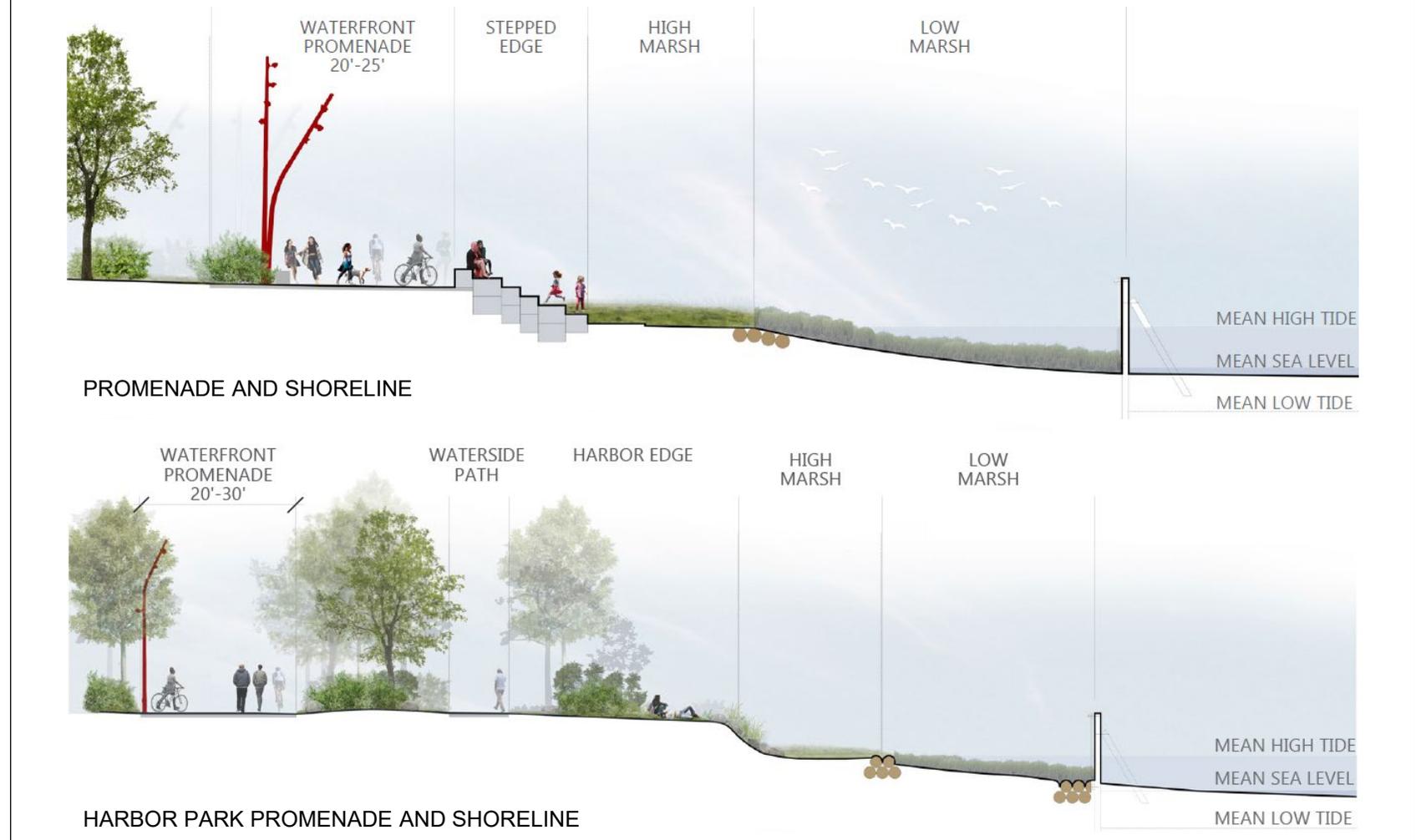
Regulatory Standard:

In evaluating coastal or shoreline engineering structures, DEP shall require non-structural alternatives where feasible

2020 Lynn MHP:

Emphasizes using nature-based shoreline approaches, incorporating increased elevation where appropriate, as indicated in the 2019 Waterfront Open Space MP and Lynn coastal resiliency grant application to improve coastal habitat and resiliency.

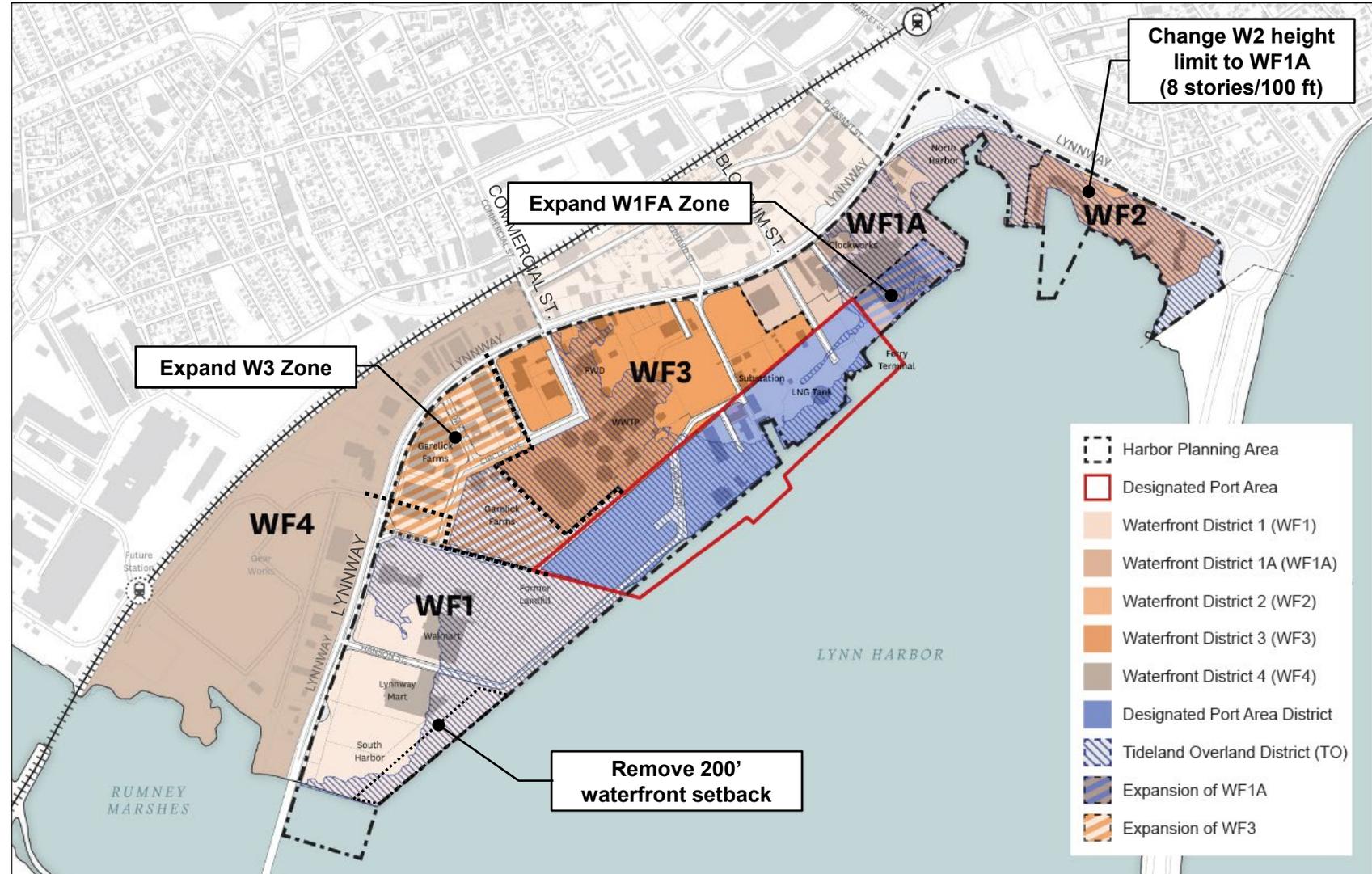
FIGURE 8: 2019 LYNN OPEN SPACE PLAN LIVING SHORELINE EXAMPLES



5. Amendments to Zoning

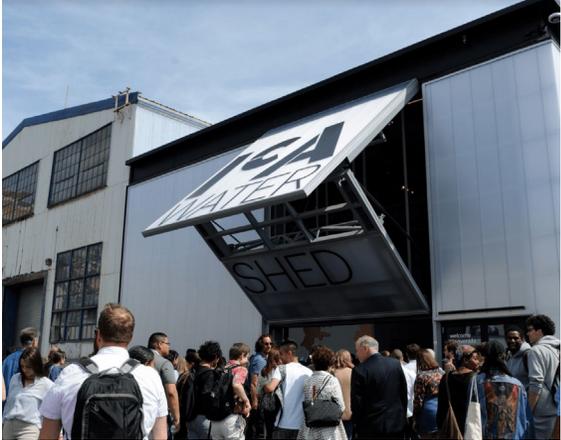
Zoning changes advance the goals of the MHP by:

1. Making uses within and outside the Lynn DPA consistent with Chapter 91
2. Altering allowable building heights to be consistent with 310 CMR 9.51(3)(e)
3. Providing greater flexibility for mixed-use development by adding and allowing additional uses in different waterfront districts
4. Minimizing conflicts between water-dependent industrial uses within the Lynn DPA and other uses outside the Lynn DPA by establishing a 100-foot buffer area around the perimeter of the DPA



5. Amendments to Zoning: Bridging Uses

With the new changes to zoning areas adjacent to existing industrial areas can develop a flexible mix of light industrial and commercial uses such as art studios and maker spaces to bridge residential, industrial, and open space areas and become destination points on the waterfront.

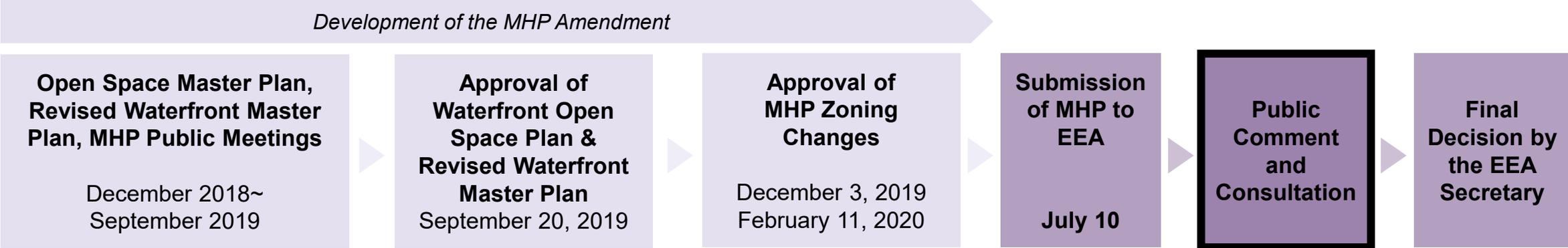


Implementation Strategy – Other

Implementation of the Open Space Master Plan and Waterfront Master Plan will rely on additional tools outside the mechanisms of the MHP.



Project Timeline



Appendix: Amendments to Zoning

1. Makes uses within and outside the Lynn DPA consistent with Chapter 91

- Amended the Zoning Map by extending the existing Waterfront Zone 1A District and eliminating the Designated Port Area District outside of the state Designated Port Area
Purpose: Reduces the DPA Zoning District to match the state DPA boundary, allowing non-water dependent uses and public open spaces in the areas outside the DPA.

2. Alters allowable building heights to be consistent with Chapter 91

- Increased the maximum height in WF2 to 8 stories or 100 feet
- Added the Chapter 91 height requirement in the TO District for buildings containing non-water dependent use(s) to not exceed 55 feet in height within 100 feet landward of the high water mark and shall not exceed a height of 55 plus one half (.5) feet) for each additional foot of separation from the high water mark.
- Removed zoning height and density allowances related to 2010 Lynn MHP substitute provisions.

3. Provides Greater flexibility for mixed use development

- Amended the Zoning Map by extending Waterfront Zone 3 to include additional parcels. *Purpose: Enables greater flexibility for parcels near the waterfront's industrial core by allowing the following uses: light manufacturing, boat construction maintenance and repair, commercial fishing and processing, fish markets, fitness centers, and ice establishments.*
- Decreased the first-floor retail frontage requirement from 70% to 50% for multifamily residential high rises in WF1, WF1A, WF3, and WF4. *Purpose: Helps activate ground floors by reducing the frontage requirement to a more feasible scale.*
- Allowed residential uses on the first floor of W2. *Purpose: Helps activate ground floors in an area where ground floor retail is less feasible.*
- Increased the maximum size of retail in WF1, WF1A, WF3, and WF4 from 5,000 square-feet to 25,000 square feet. *Purpose: Helps new retail growth on the waterfront by adjusting the maximum size of retail to a feasible scale based on market conditions.*
- Allowed artist live/work spaces by right and assisted living facilities by special permit in the WF1, WF1A, WF2, and WF3 Districts. *Purpose: Encourages new growth on the waterfront with a wider range of allowed uses.*
- Allowed light manufacturing by right in the DPA District. *Purpose: Reinforces DPA regulations in zoning by ensuring that existing light manufacturing activities within the Lynn DPA that are Supporting DPA Uses are allowable under municipal zoning.*

- Expanded allowed uses in the W3 to include the following: boat construction, maintenance and repair, research and development, commercial fishing/fish processing, fish market, fitness center, hotels, ice establishment, light manufacturing, truck repair facility, warehousing, and by special permit places of assembly for commercial recreation
Purpose: Encourage new growth on the waterfront with a wider range of allowed uses in the industrial area.
- Allows truck repair facilities and warehousing in existing buildings of a determined size within the W3 District. *Purpose: Enables the reuse of existing buildings within the industrial area of the waterfront while preventing new construction and the proliferation of warehouses and truck repair facilities in the area.*

4. Minimizes conflicts between water-dependent industrial uses within the Lynn DPA and other uses outside the Lynn DPA

- Added a 100-foot setback requirement from the boundary of the DPA for all nonindustrial uses, excluding walkways and open space intended for public passage and enjoyment. *Purpose: To minimize potential conflicts between water-dependent industrial uses in the DPA and nonwater-dependent and nonindustrial facilities in other areas of the waterfront, by creating a buffer between the DPA and neighboring uses. The provision allows for a waterfront promenade to continue around the boundary of the DPA.*