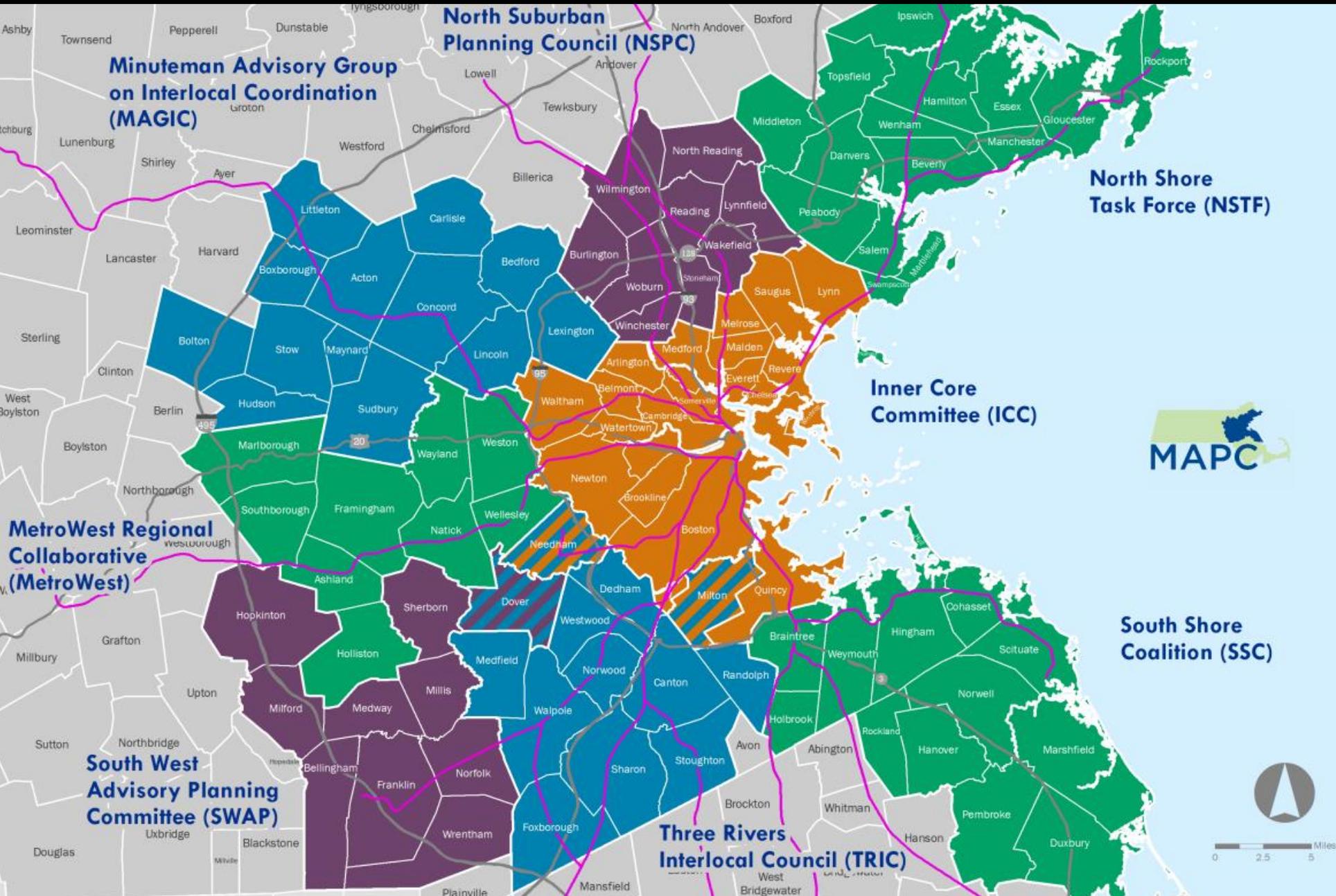
The background is a photograph of the Union Hospital building, a multi-story brick structure with numerous windows. The image is semi-transparent, allowing the text to be clearly visible. The text is centered and reads: 

# Union Hospital Re-use Planning Study City Council Presentation

February 12, 2019

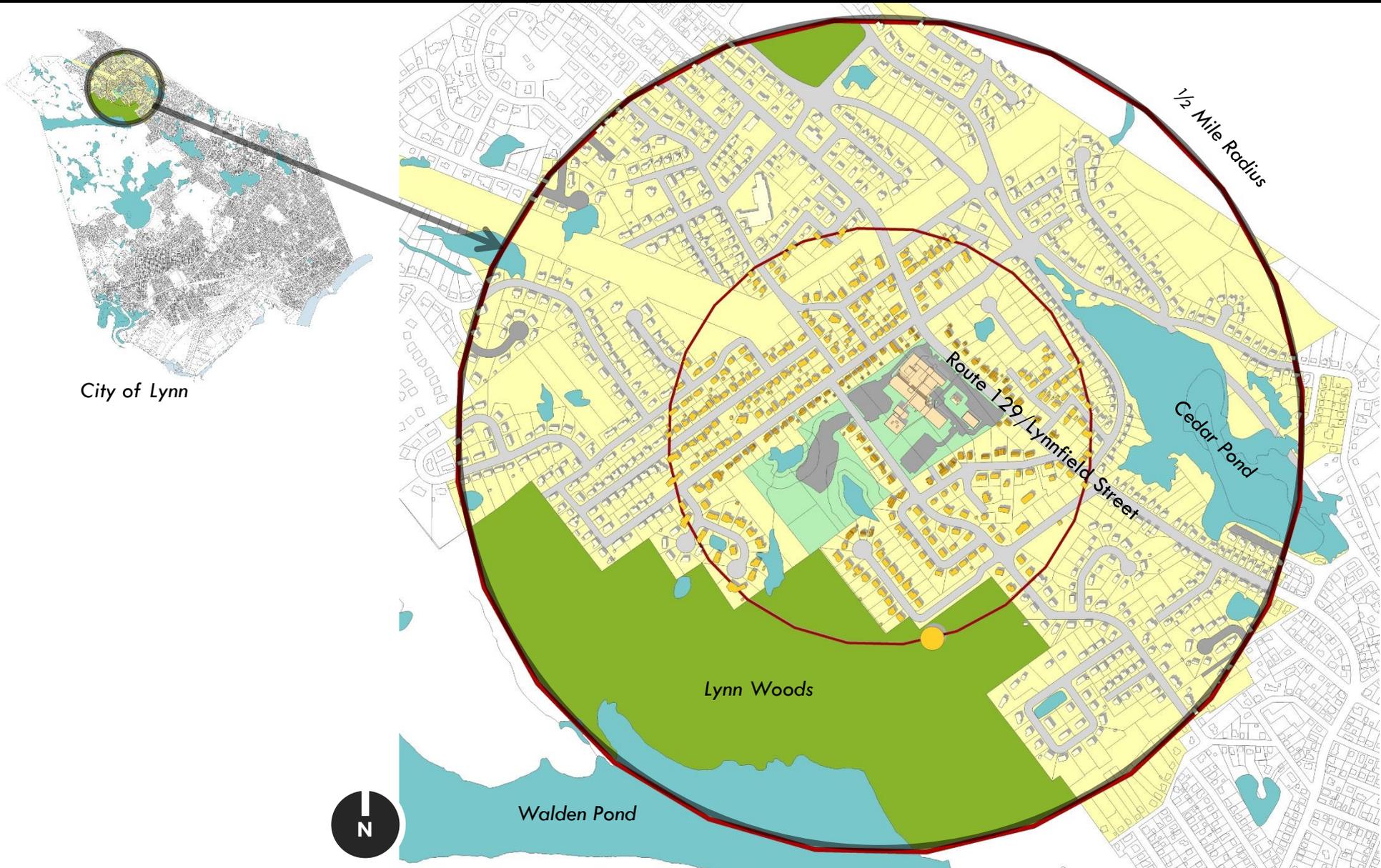
# MAPC - REGIONAL PLANNING AGENCY



# STUDY PURPOSE

- Proactive effort by the City
- Funded by North Shore Medical Center and MAPC
- Facilitated by MAPC
  
- Explored the **potential future** of the NSMC property
- Documented **community preferences**
- Identified **shared goals** for the property
- **Recommended zoning** and other activities to enable positive next steps for the property

# PROPERTY CONTEXT

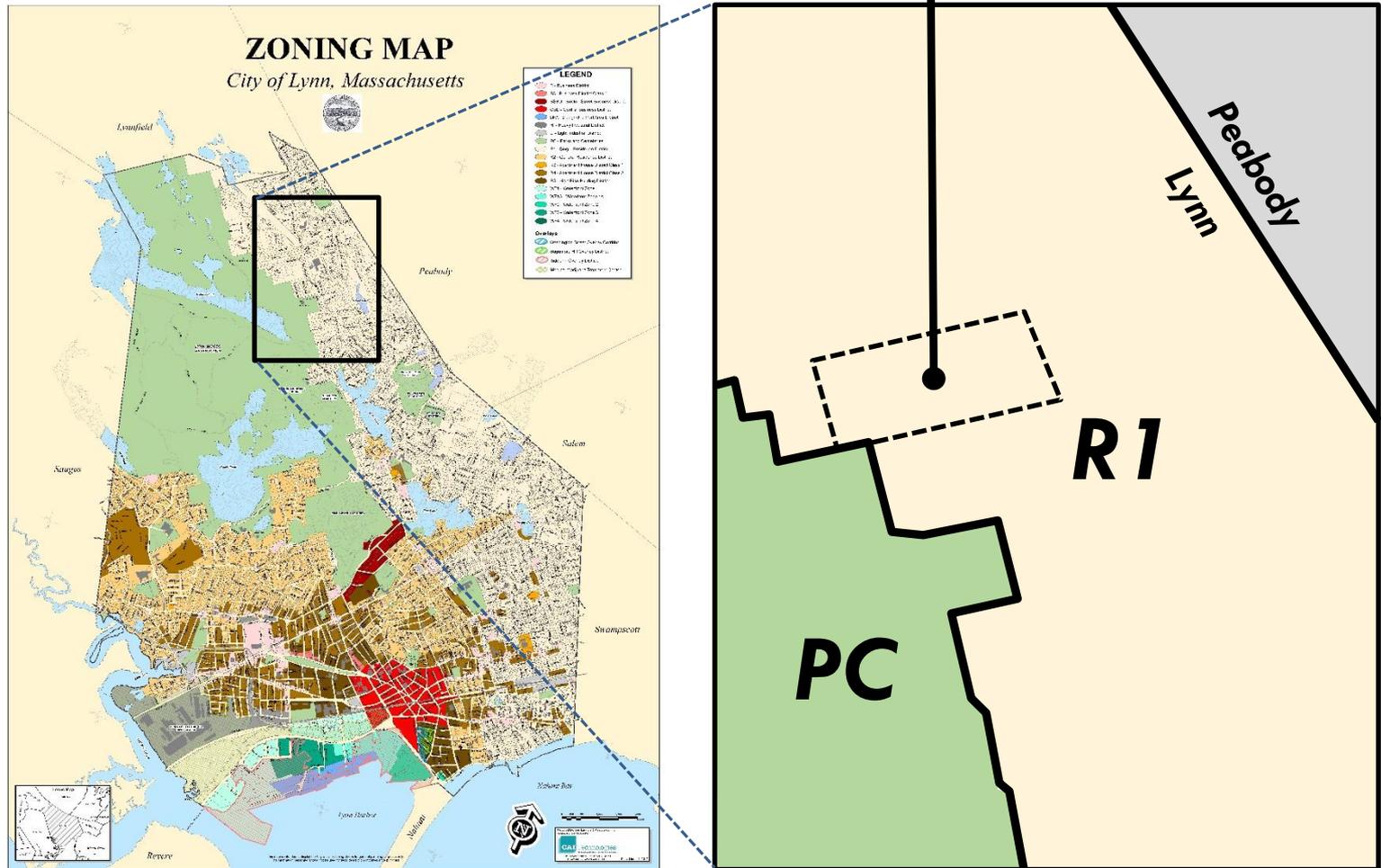


# PROPERTY CONTEXT



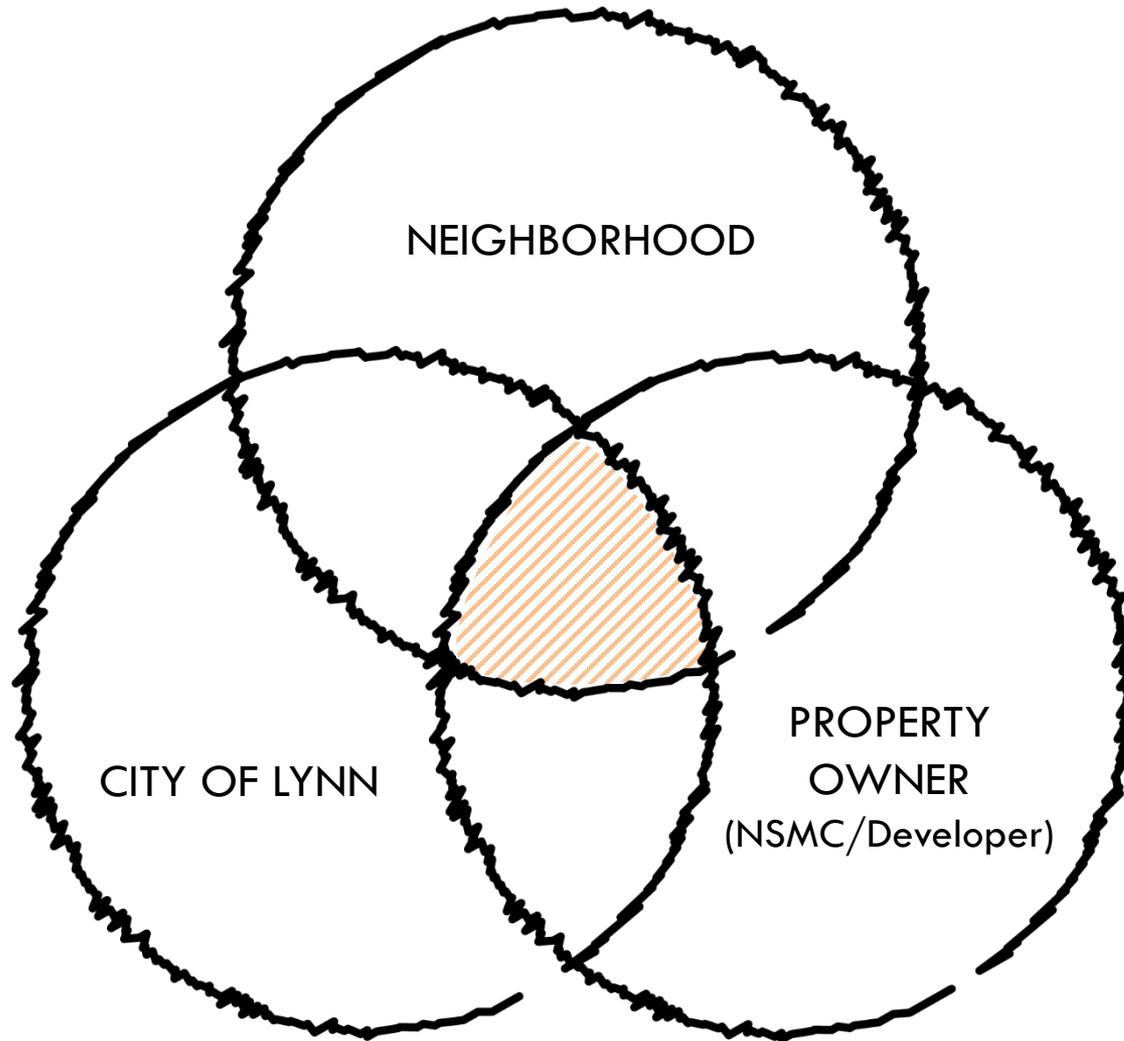
# PROJECT CONTEXT

- **Current Zoning:**  
**(R1) Single Residence District**

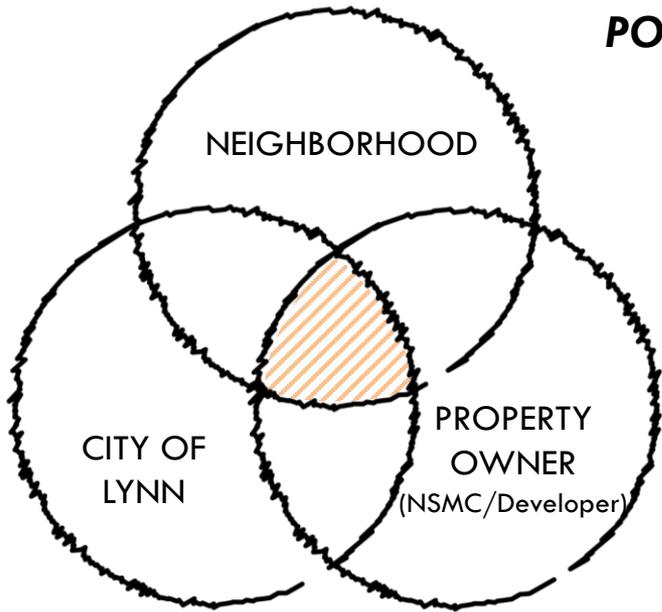


# SETTING THE STAGE FOR REINVESTMENT

Exploring shared interests



# SETTING THE STAGE FOR REINVESTMENT



## POTENTIAL USE



## POTENTIALLY ACCEPTABLE TO:

- NEIGHBORHOOD/COMMUNITY
- CITY
- NSMC AND FUTURE DEVELOPER

## PHYSICALLY POSSIBLE:

- FIT THE POTENTIAL USE ON THE SITE(S)

## FINANCIALLY FEASIBLE:

- LAND VALUE
- MARKET CONTEXT

## LEGALLY PERMISSIBLE:

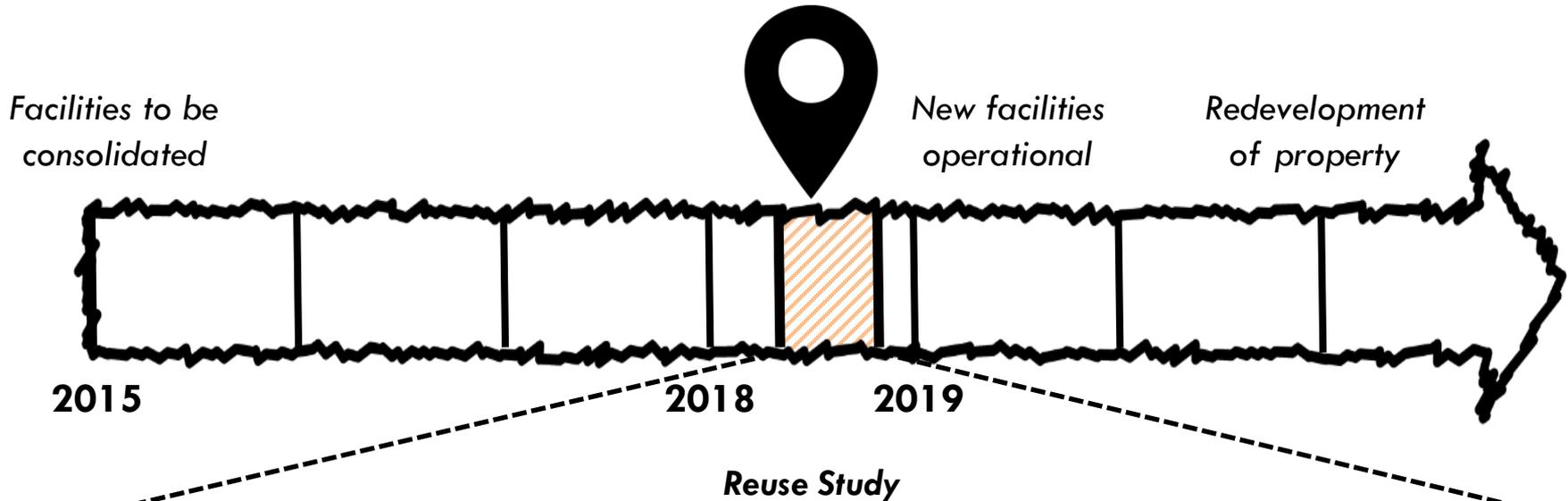
- POTENTIAL ZONING CHANGES

## POTENTIAL IMPACTS:

- TRAFFIC, SCHOOLS, JOBS, SITE

# STUDY PROCESS

A small part of a larger process



<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>
<ul style="list-style-type: none"> <li>• Initial meeting</li> <li>• Existing conditions analysis</li> <li>• Site visit</li> </ul>	<ul style="list-style-type: none"> <li>• Existing conditions analysis</li> <li>• <b>Community Meeting #1</b></li> <li>• Confirmation of goals and potential opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Community Meeting #2</b></li> <li>• Analysis of potential opportunities</li> <li>• Analysis of feasibility</li> </ul>	<ul style="list-style-type: none"> <li>• Draft zoning recommendations</li> </ul>

# STUDY PROCESS

## **Community Goals** articulated through this process

- Encouraging development that is **sensitive to the surrounding context** of single family residential neighborhoods and the Lynn Woods conservation area
- Supporting new economic opportunities for the re-use of the Union Hospital property to **encourage investment** in the neighborhood
- Creating new housing opportunities while **limiting the impacts on schools**
- Creating **new job opportunities** to counteract job losses associated with the hospital consolidation
- Encouraging uses that would **contribute to the City of Lynn's tax base**

# STUDY PROCESS

Community Meeting #1



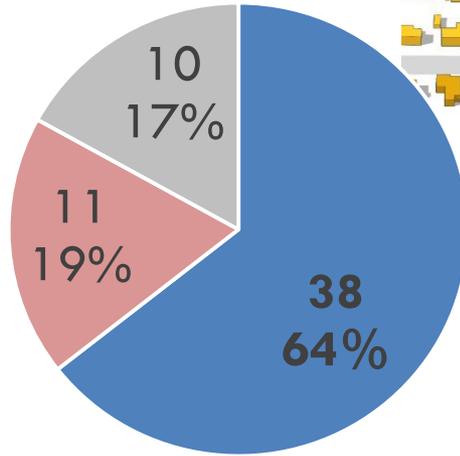
Analysis of alternatives



Community Meeting #2



## Senior Living



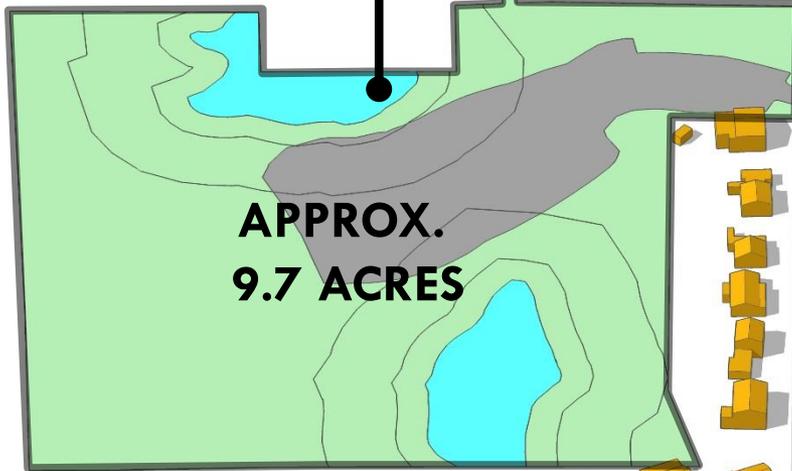
■ Yes



Zoning Recommendations

# ANALYSIS OF POTENTIAL ALTERNATIVES

**Woodland Ave N  
Property**



**Lynnfield Street  
Frontage Property**



**TOTAL:  
APPROX. 14.2 ACRES**

**DEVELOPABLE: APPROX. 13.1 ACRES**

# ANALYSIS OF POTENTIAL ALTERNATIVES

**Senior Living  
(24 homes)**

**Assisted Living  
(114 units)**

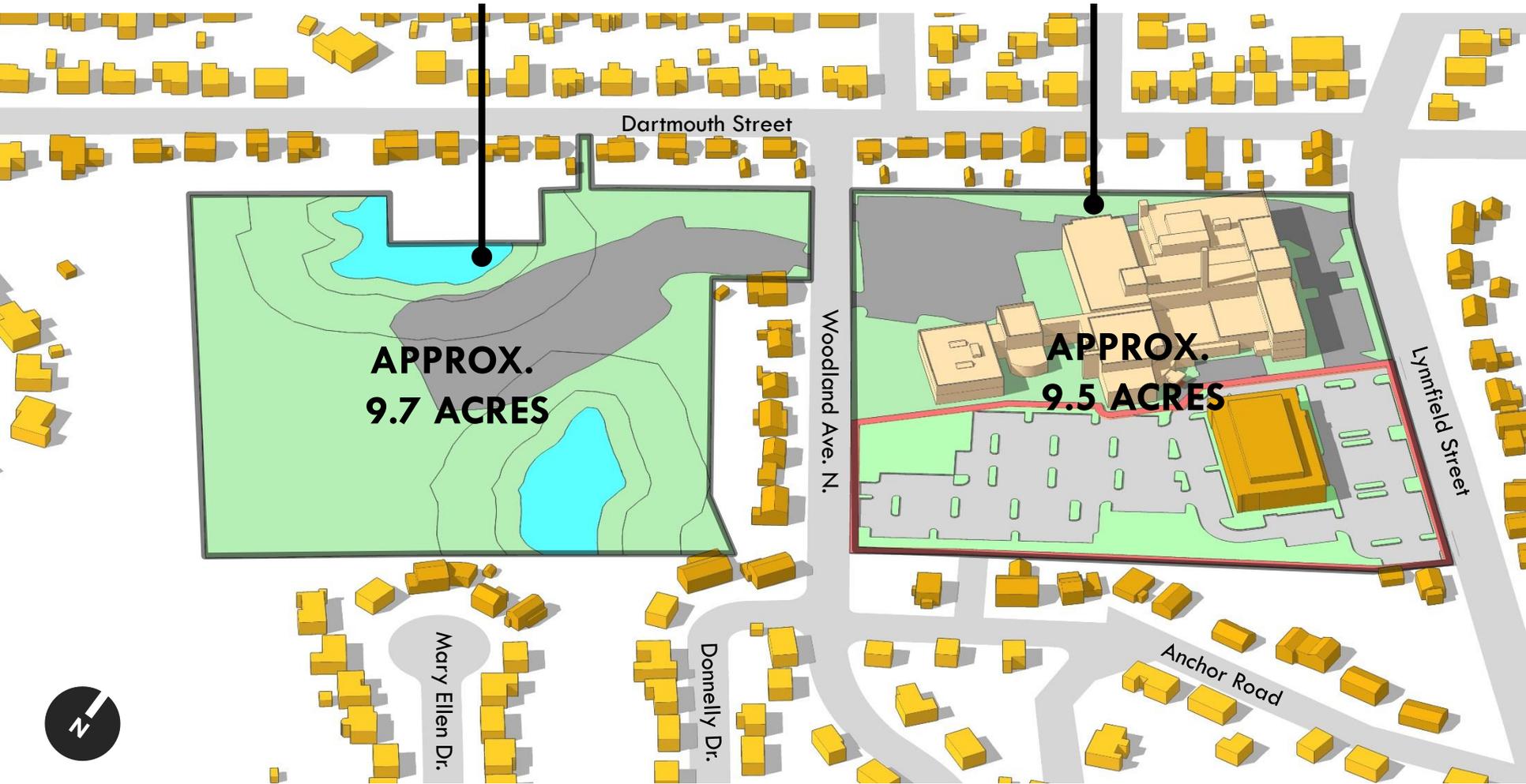


# ZONING RECOMMENDATIONS

Create new Medical Village (MVD) underlying zoning district

Subdistrict MVD-2

Subdistrict MVD-1



# ZONING RECOMMENDATIONS

## Medical Village (MVD) Uses

### Subdistrict MVD-1

#### Lynnfield Street Frontage

##### Uses Allowed By-Right

- Assisted living facility
- Senior living row house
- Senior living multifamily (less than 100 units)
- Public parks/open space
- General offices
- Clinic
- Medical village

##### Uses Allowed by Special Permit

- Senior living multifamily (100 units or more)
- Senior living mixed-use (commercial/retail/restaurant and residential)

### Subdistrict MVD-2

#### Woodland Ave N. Frontage

##### Uses Allowed By-Right

- Senior living one family detached house (standard lot – 10,000 square feet)
- Senior living one family detached house (clustered lot)
- Public parks/open space

##### Uses Allowed by Special Permit

- Assisted living facility
- Senior living row house
- Accessory uses to MVD-1, including parking

# ZONING RECOMMENDATIONS

## Medical Village (MVD) Dimensional Requirements

### Subdistrict MVD-1

#### Lynnfield Street Frontage

*Minimum Lot Area: 5,000 SF  
(clustered with open space)  
Minimum Frontage: 50 FT  
Minimum Yards: Front 10 FT,  
Side 7.5 FT, Rear 15 FT  
Maximum Stories: 3 By-right,  
5 by Special Permit  
Maximum Height: 45 FT By-right,  
70 FT by Special Permit  
Maximum Building Area: 30%  
Minimum Open Space and  
Landscaping Requirement: 15%*

### Subdistrict MVD-2

#### Woodland Ave N. Frontage

*Minimum Lot Area: 10,000 SF  
standard or 5,000 SF (clustered  
with open space)  
Minimum Frontage: 50 FT  
Minimum Yards: Front 10 FT,  
Side 7.5 FT, Rear 15 FT  
Maximum Stories: 2.5 By-right  
Maximum Height: 35 FT By-right  
Maximum Building Area: 30% or  
40% if clustered lot  
Minimum Open Space and  
Landscaping Requirement: 20%*

# ZONING RECOMMENDATIONS

## **Create new Medical Village (MVD) underlying zoning district**

- 10% affordable housing required for projects with over 20 units
- Off-Street Parking and Loading: no change from current zoning (for example: 1.5 spaces per dwelling unit, 1 space per 300 gross square feet of office)
- Design Standards outlined to reinforce context sensitive redevelopment including building orientation, building massing and step-downs to neighboring properties, pedestrian, bicycle and vehicular circulation, parking screening, site design, and landscape buffers.

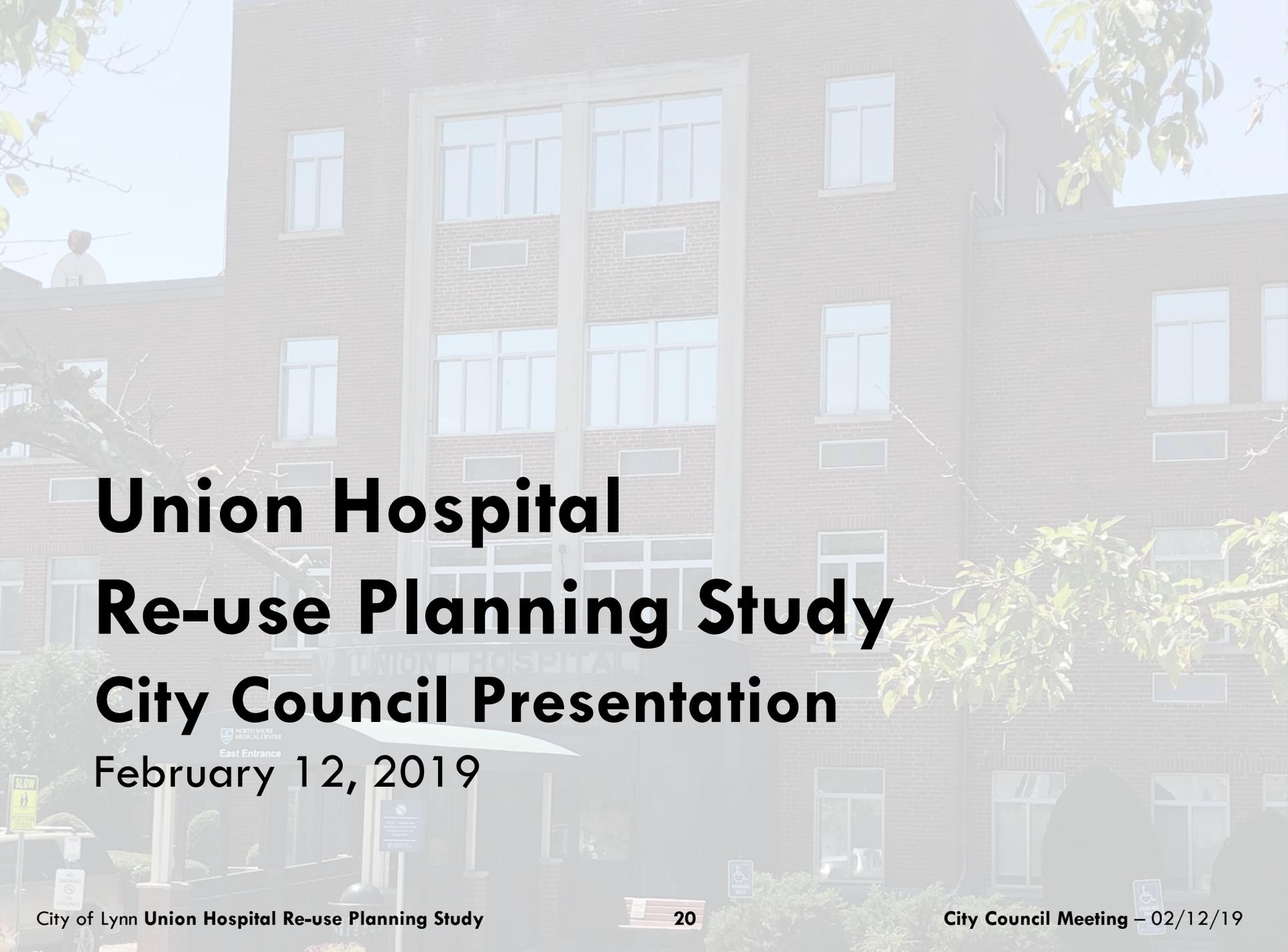
## Next Steps

- Post Final Report and Appendix (12-18-18) documents on the City website with other Union Hospital information
- Share Final Report with North Shore Medical Center
- Distribute link to final online survey:  
<https://www.surveymonkey.com/r/LynnUnionHospital>
- Coordinate with NSMC about the schedule and draft of RFP release, review and provide comments
- Coordinate closely with NSMC when responses to RFP are received to discuss opportunities
- **Advance zoning changes** based on Study Findings through City Council process, including additional public hearings and opportunity for public comments
- Continue engaging with the community to provide progress updates and discuss responses to RFP



# QUESTIONS AND ANSWERS





# **Union Hospital Re-use Planning Study City Council Presentation**

NORTHSHORE  
MEDICAL CENTER  
East Entrance  
**February 12, 2019**