The background is a faded photograph of a large, multi-story brick hospital building with many windows. The text is overlaid on the left side of the image.

Union Hospital Re-use Planning Study Community Meeting #2

September 17, 2018

WELCOME AND INTRODUCTIONS



CITY OF LYNN

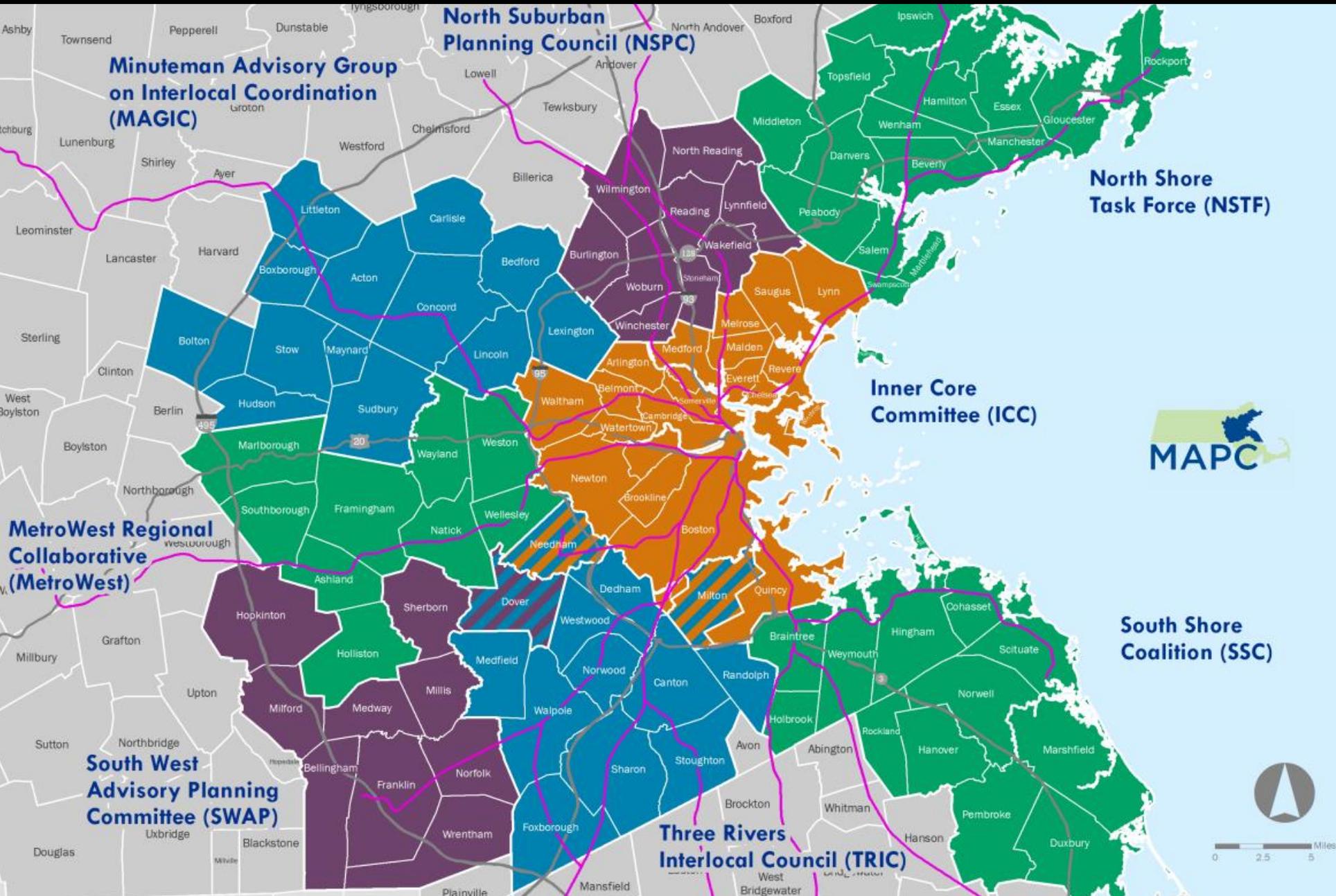
- **Mayor Thomas McGee**
- **Councilor Wayne Lozzi**
- **Lynn EDIC**



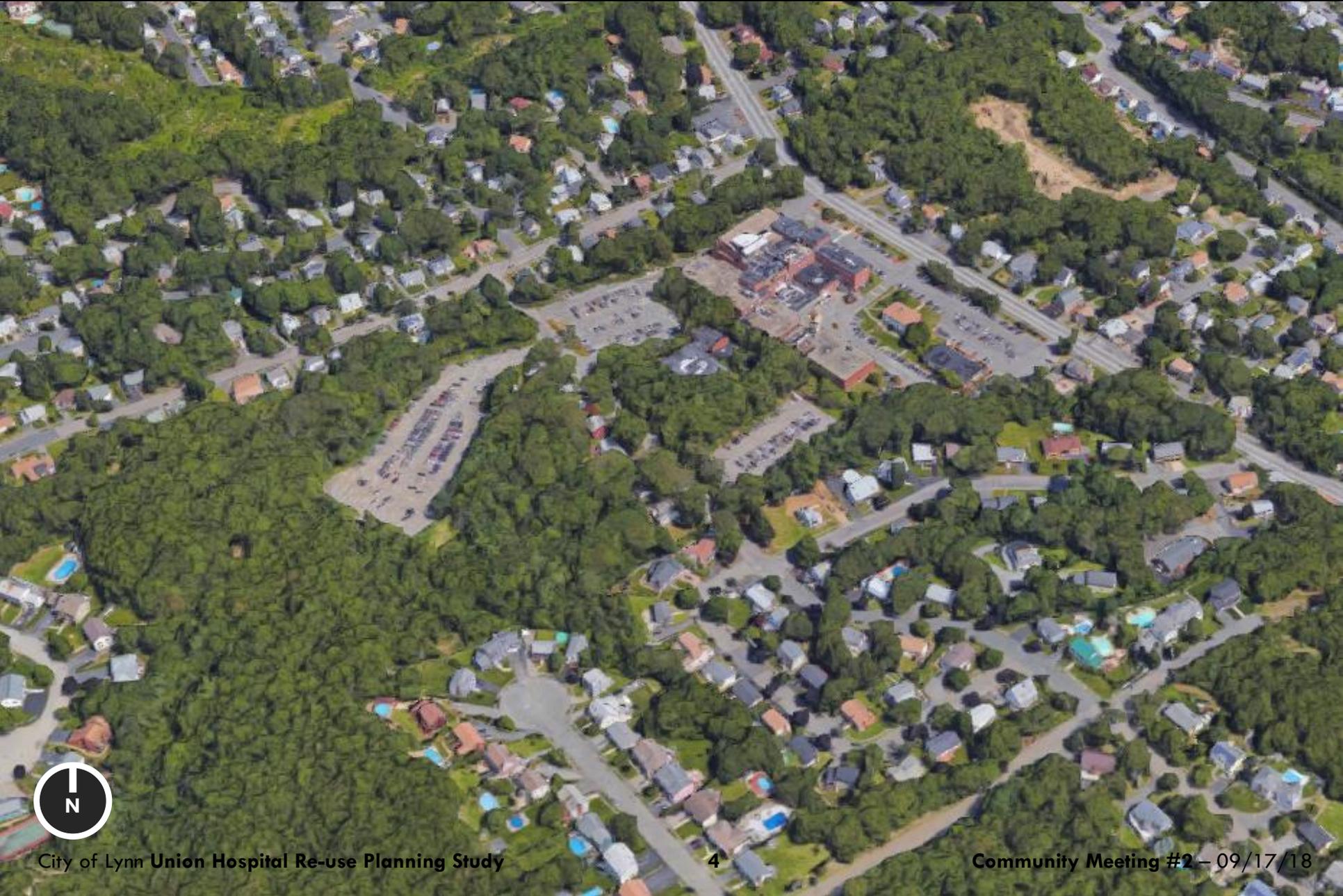
METROPOLITAN AREA PLANNING COUNCIL

- **Josh Fiala** AIA AICP LEED AP
- **Cynthia Wall**
- **Mark Racicot**
- **Raul Gonzalez**
- **Barry Keppard**

MAPC - REGIONAL PLANNING AGENCY



PROPERTY CONTEXT – ¼ MILE



ABOUT THIS STUDY



ABOUT THIS STUDY

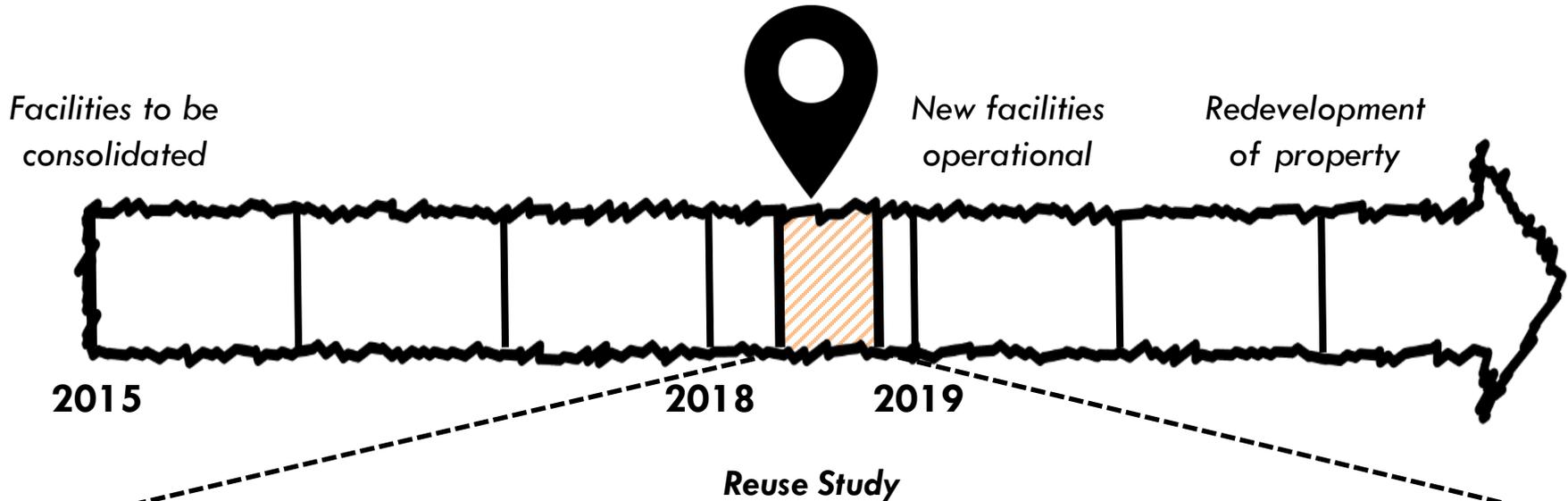
- Requested by the City
- Funded by North Shore Medical Center and MAPC
- Facilitated by MAPC

- Exploring the **potential future** of the NSMC property
- Documenting the **community's preferences**
- Identifying **shared goals** for the property
- **Recommending zoning** and other activities to enable positive next steps for the property

- Tonight we are continuing a conversation beginning at the first forum in August
- **We are here to learn about your “vision”, concerns, and opportunities for the property**

ABOUT THIS STUDY

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"> • Initial meeting • Existing conditions analysis • Site visit 	<ul style="list-style-type: none"> • Existing conditions analysis • Community Meeting #1 • Confirmation of goals and potential opportunities 	<ul style="list-style-type: none"> • Community Meeting #2 • Analysis of potential opportunities • Analysis of feasibility 	<ul style="list-style-type: none"> • Final zoning recommendations

MEETING AGENDA



WHAT WE HEARD LAST MEETING



MAPC PRESENTATION

- Purpose of this study
- Exploring potential alternatives
- Comparing/evaluating alternatives



YOUR FEEDBACK



QUESTIONS AND ANSWERS



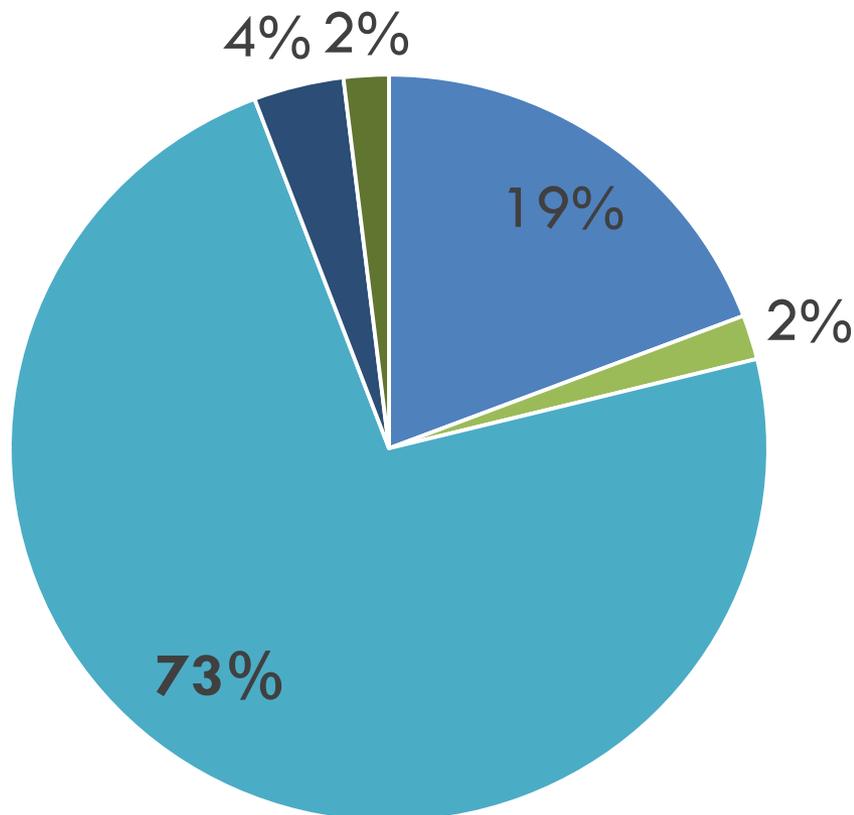
NEXT STEPS



WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

What is your primary relationship to Union Hospital?



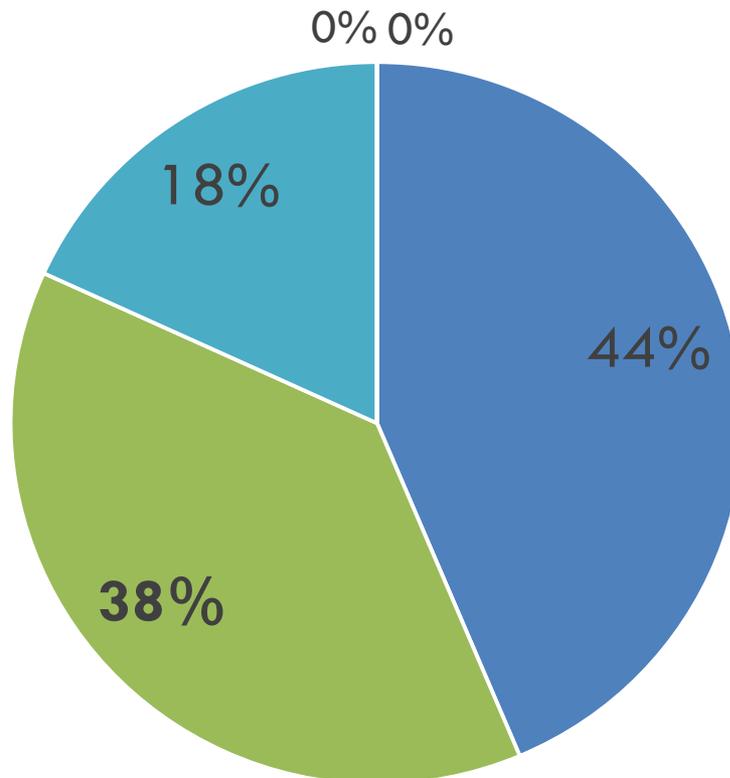
■ Patron ■ Employee ■ Neighbor ■ Supporter ■ Other



WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Where do you live in relation to Union Hospital?



■ Neighbor

■ Ward 1

■ City of Lynn

■ North Shore

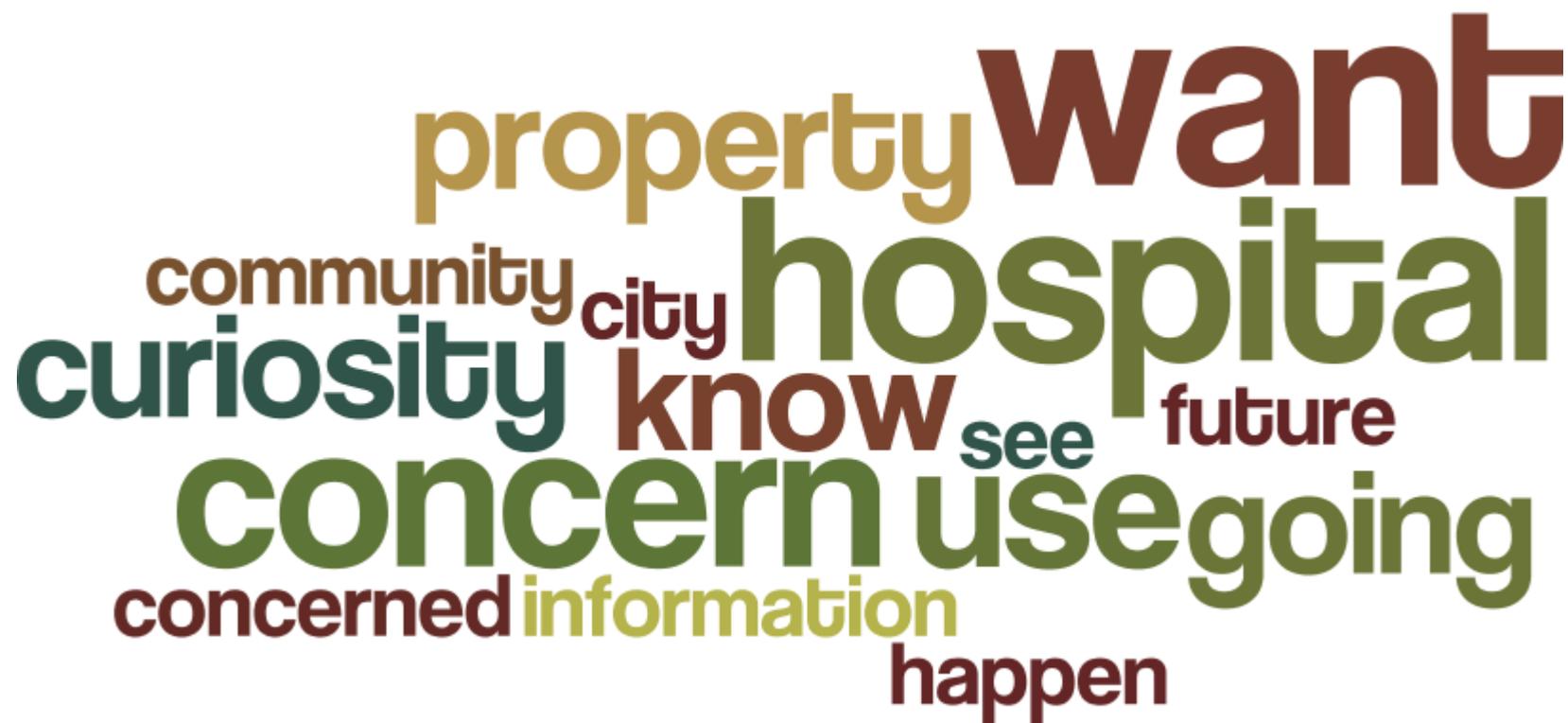
■ Somewhere else



WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

What brought you out to tonight's meeting?





WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

What is your top priority for the Union Hospital property?





WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?





WHAT WE HEARD LAST MEETING

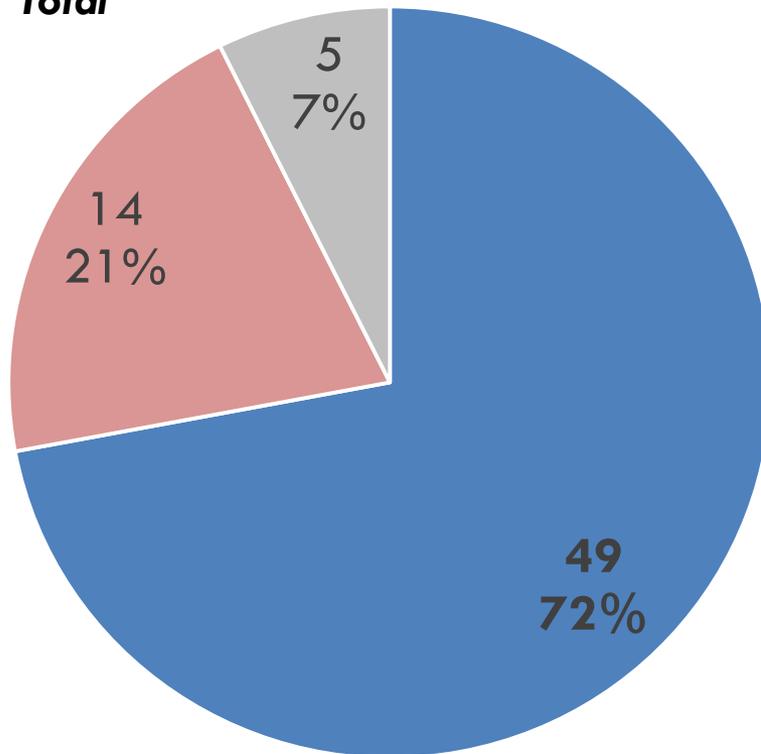
SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



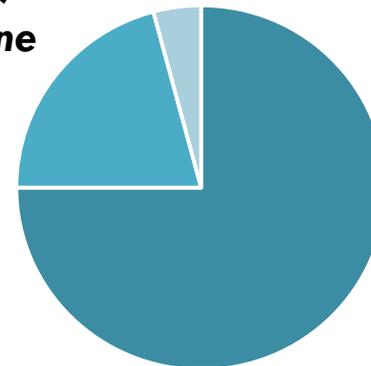
Single family homes (standard lot)

Total



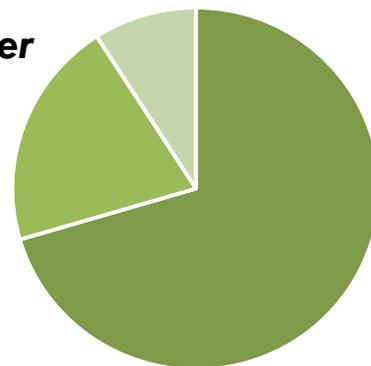
■ Yes ■ No ■ Not Sure

Phone



■ Yes ■ No ■ Not Sure

Paper



■ Yes ■ No ■ Not Sure



WHAT WE HEARD LAST MEETING

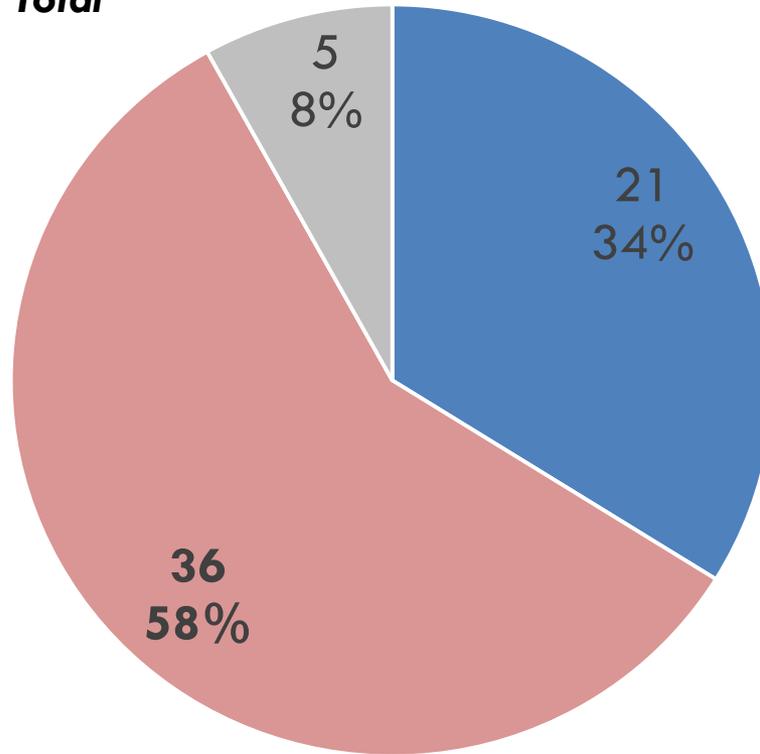
SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



Single family homes (compact/clustered lot)

Total



■ Yes ■ No ■ Not Sure



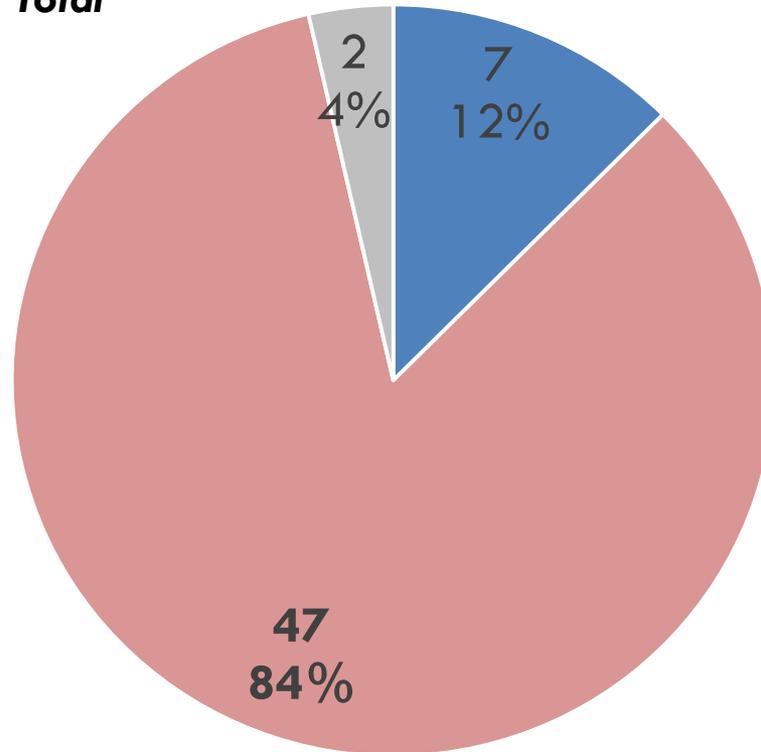
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



Two family homes *Total*



■ Yes ■ No ■ Not Sure



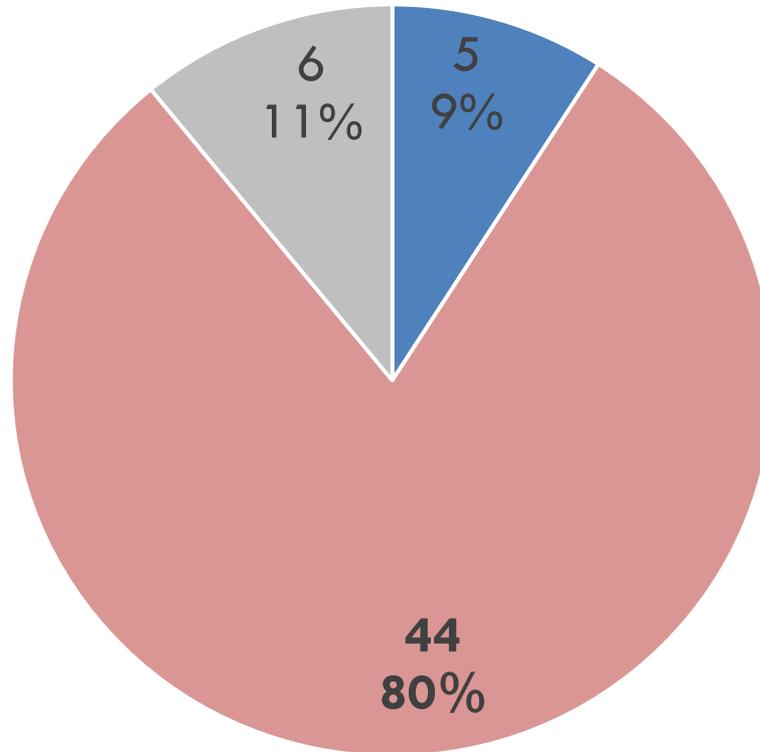
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



Rowhouses/townhouses



■ Yes ■ No ■ Not Sure



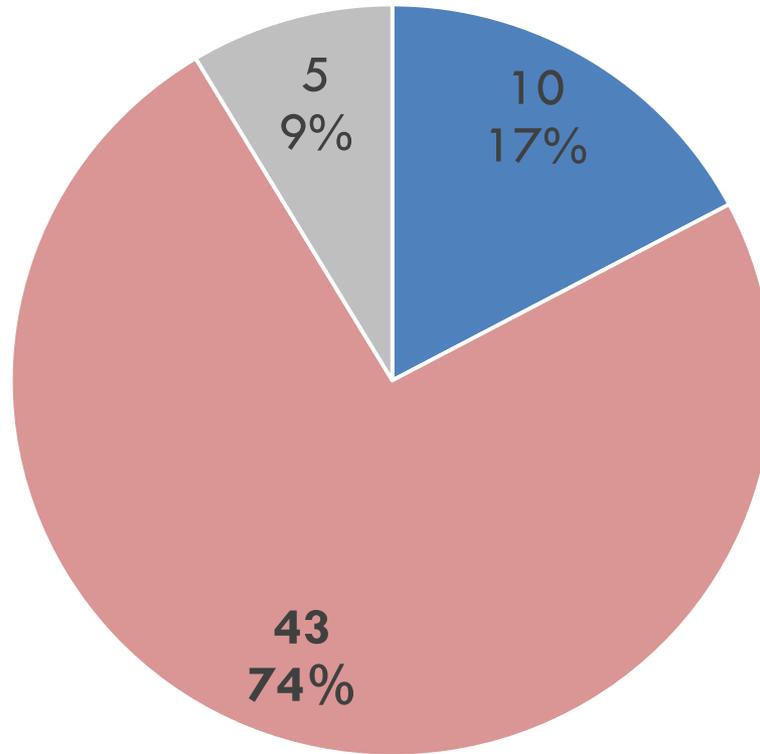
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



Multifamily



■ Yes ■ No ■ Not Sure



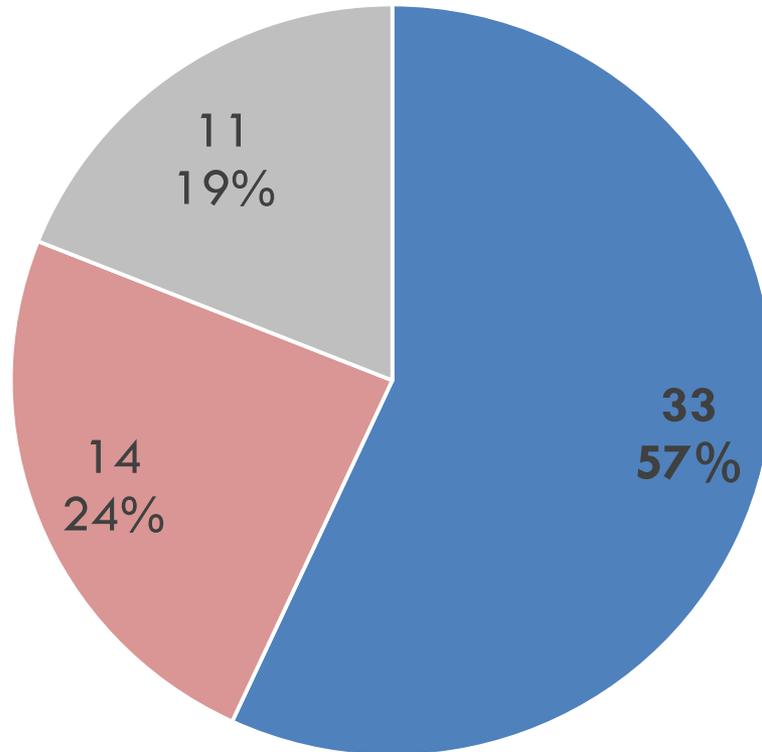
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?



Senior Living



■ Yes ■ No ■ Not Sure

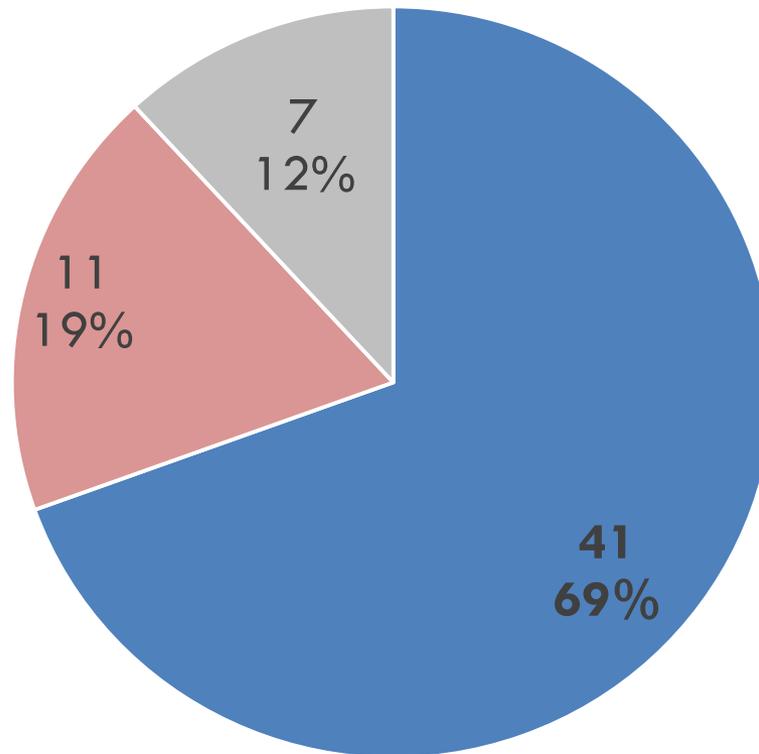


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?

Open Space



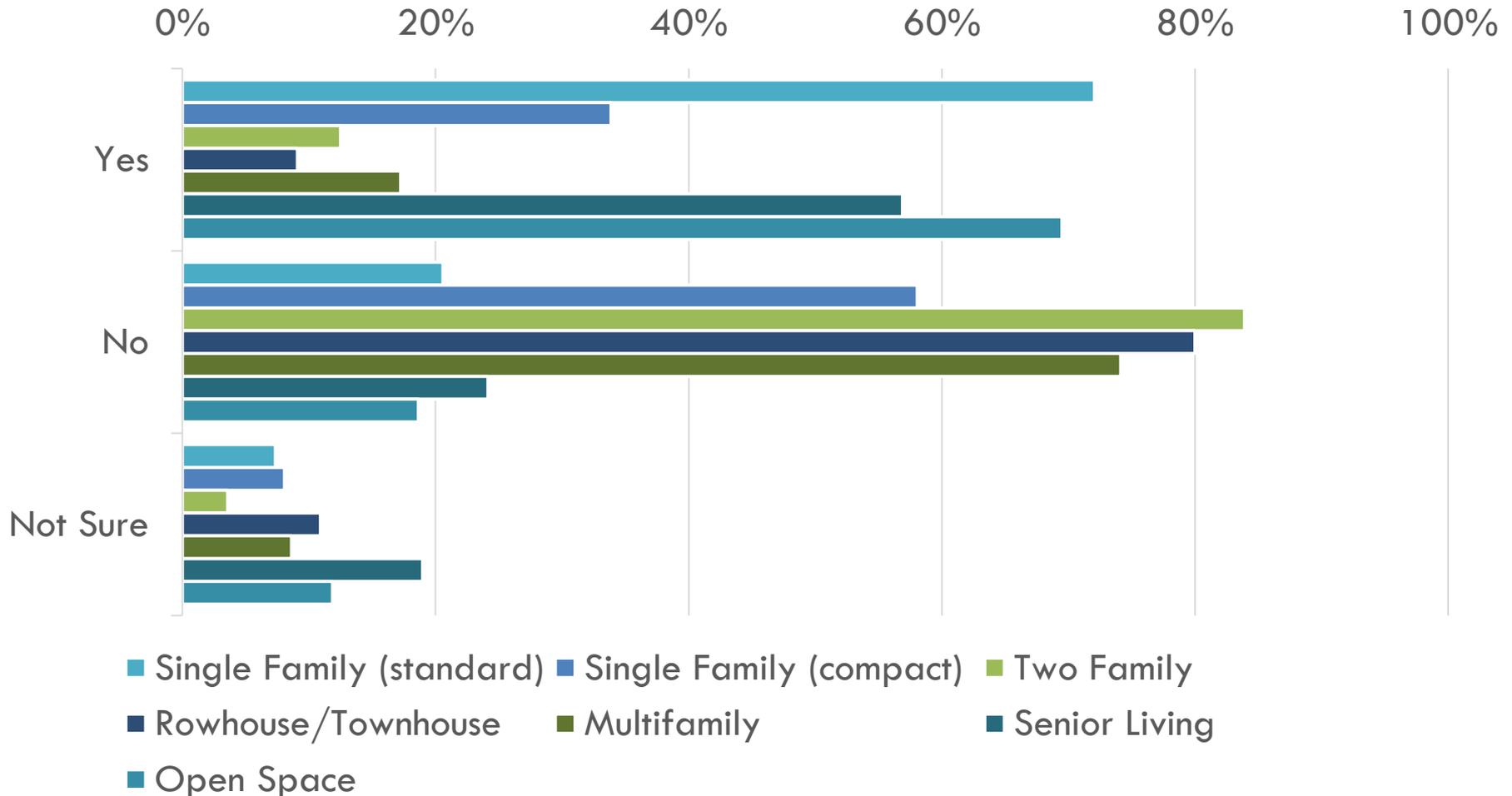
■ Yes ■ No ■ Not Sure



WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?

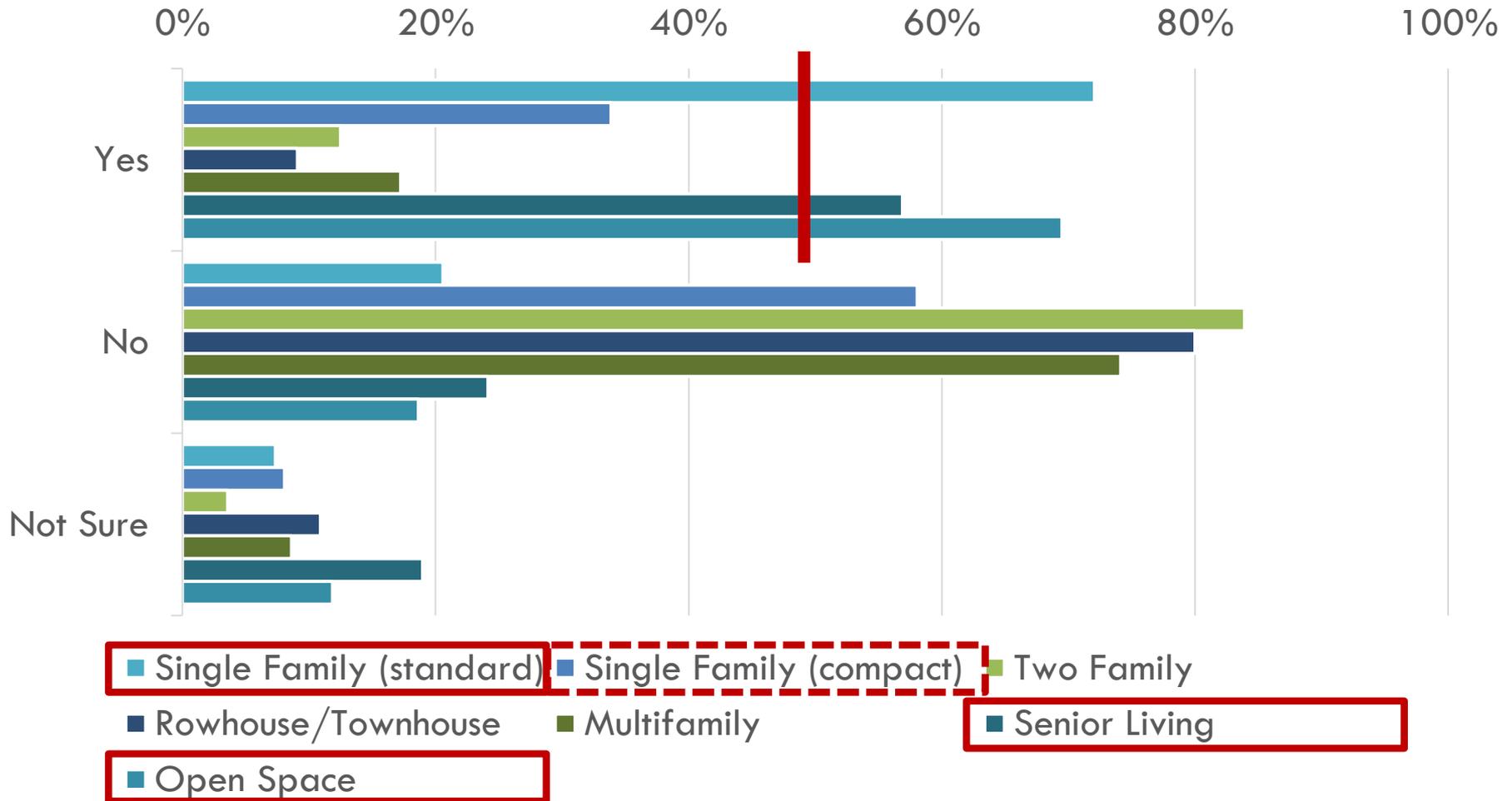




WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?





WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Woodland Ave N?





WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?





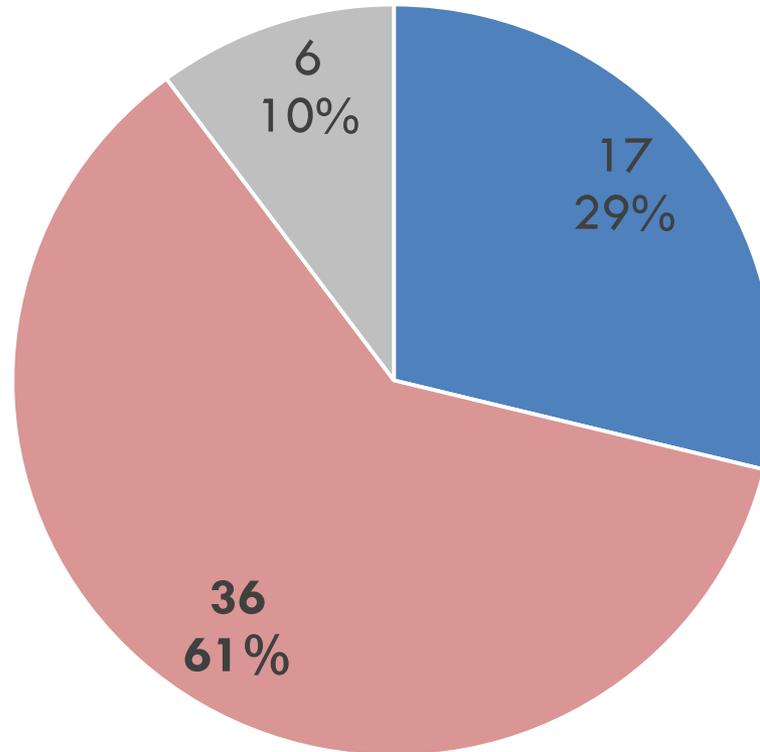
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Rowhouses/townhouses



■ Yes ■ No ■ Not Sure



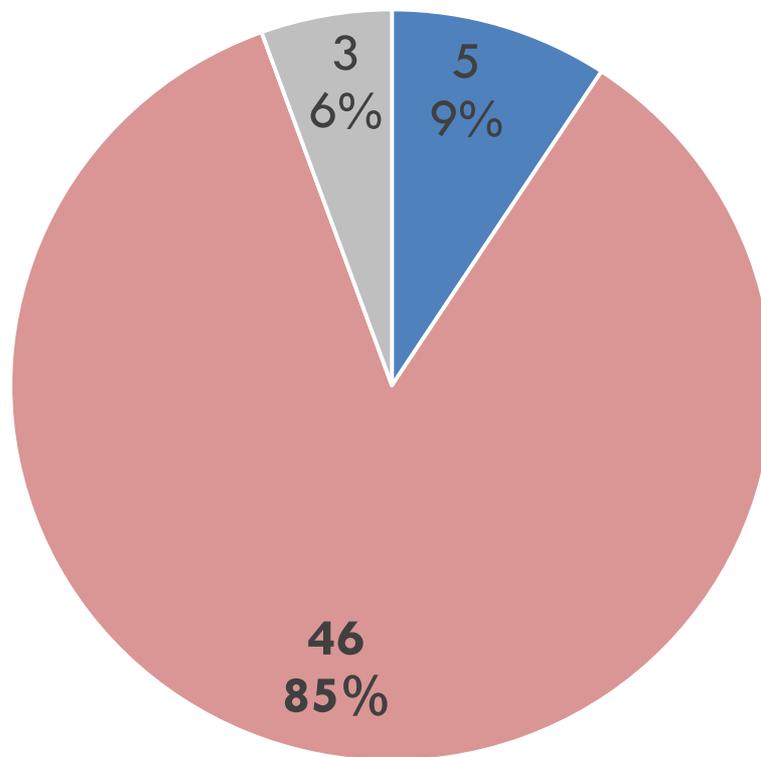
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Multifamily



■ Yes ■ No ■ Not Sure



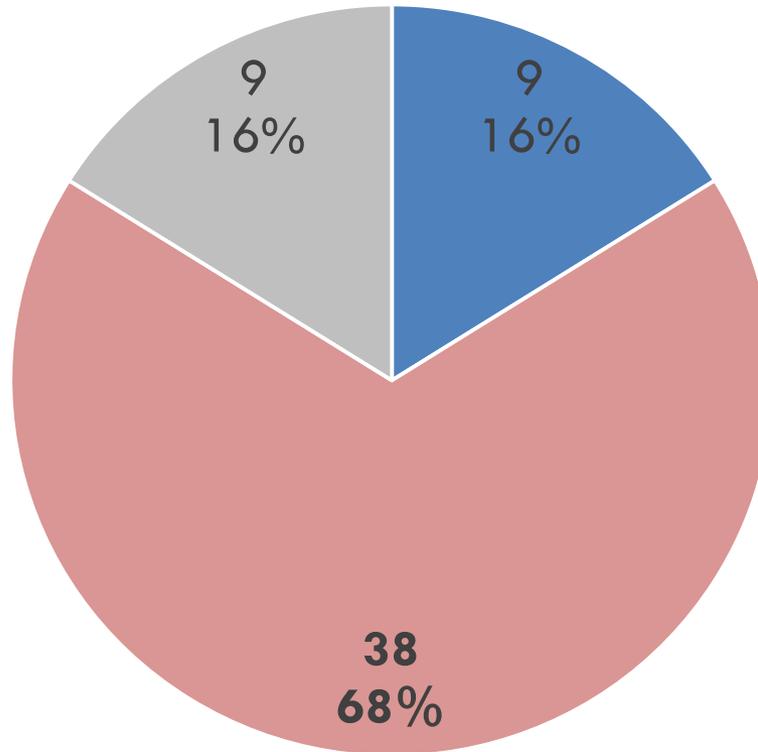
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Artist live/work



■ Yes ■ No ■ Not Sure



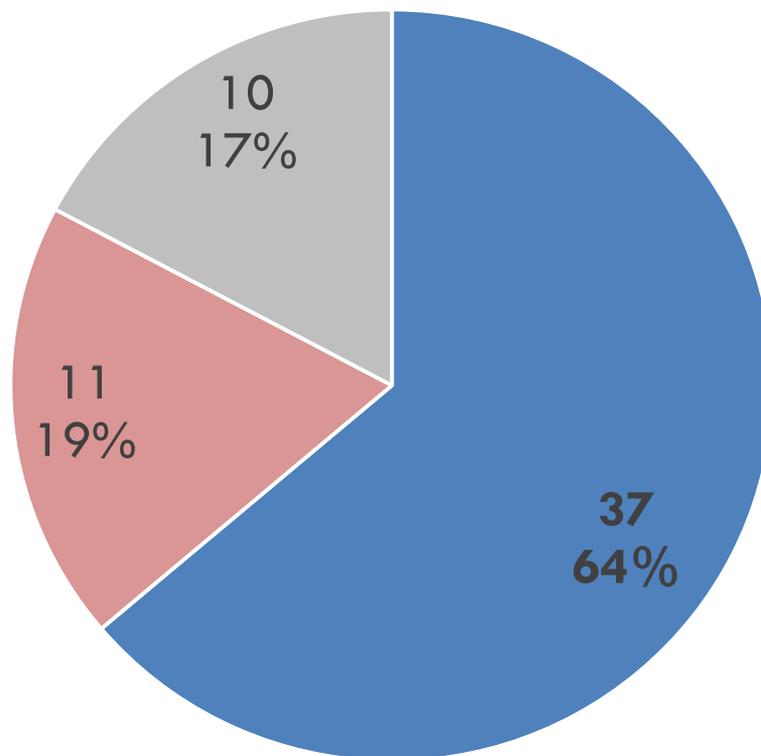
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Senior Living



■ Yes ■ No ■ Not Sure



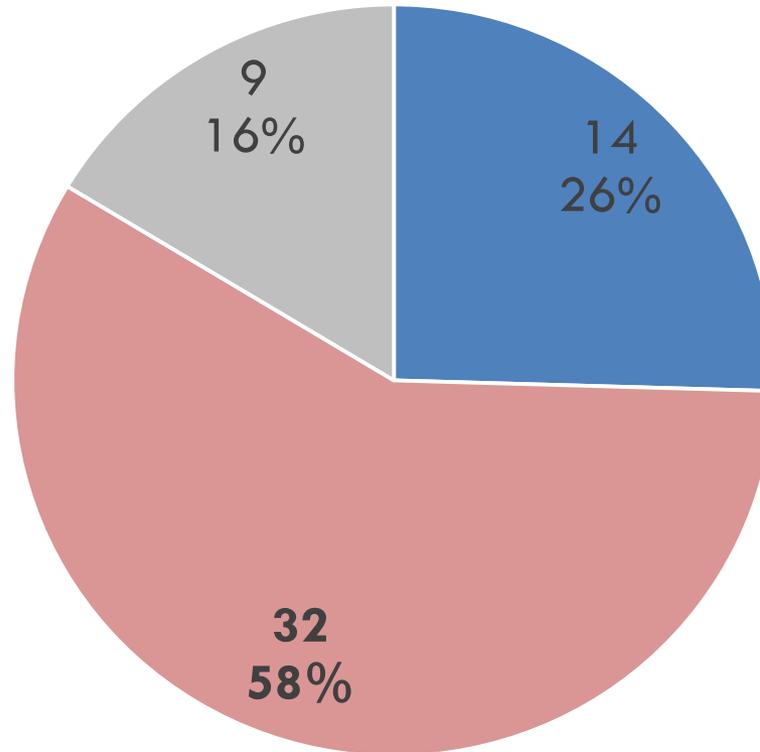
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Mixed use



■ Yes ■ No ■ Not Sure



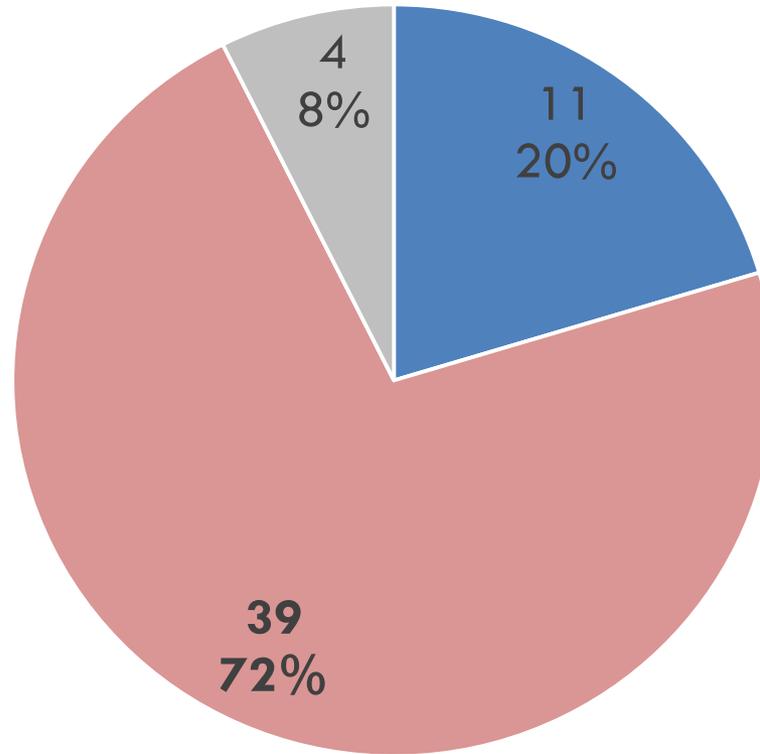
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Retail stores



■ Yes ■ No ■ Not Sure



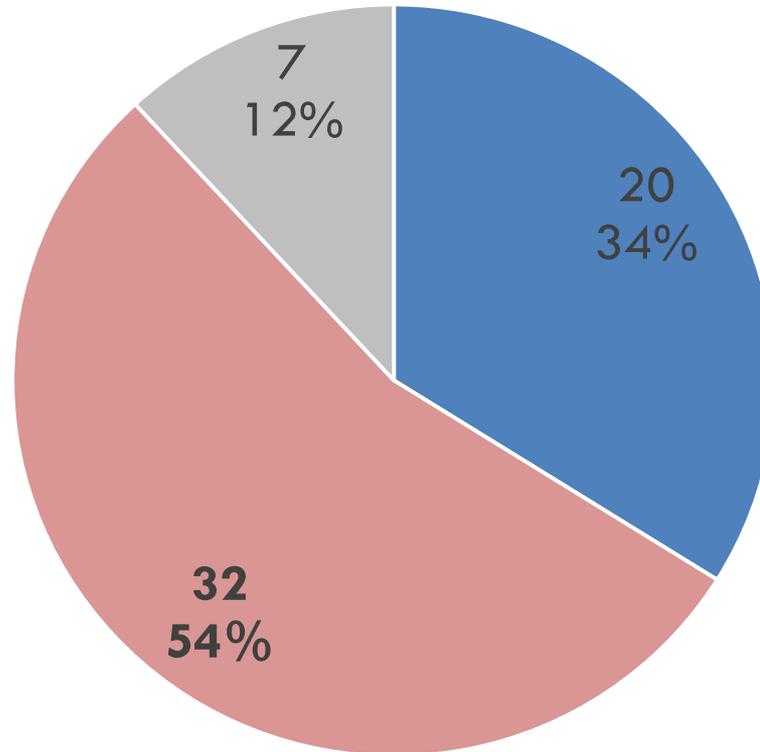
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Restaurants



■ Yes ■ No ■ Not Sure



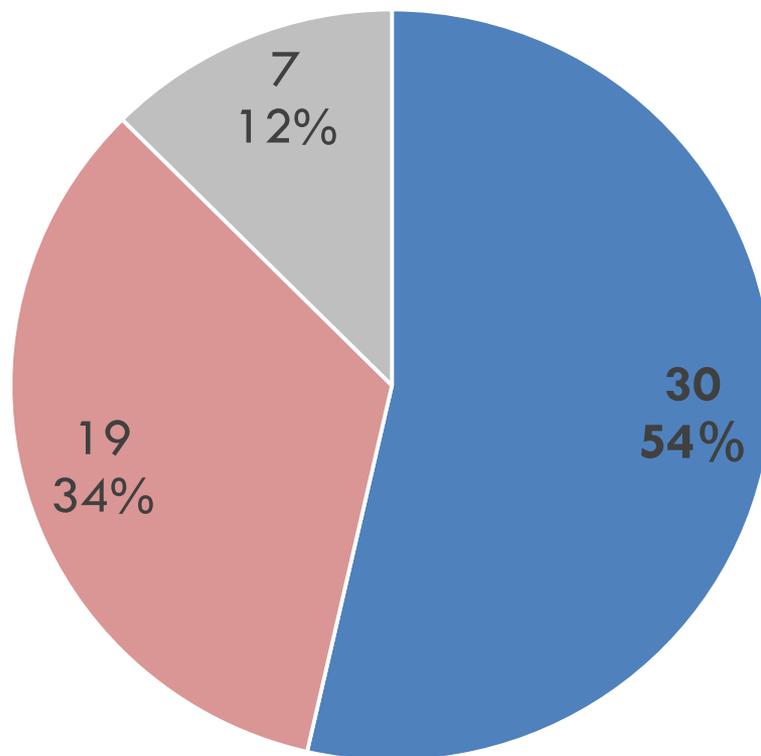
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Commercial/Medical Office



■ Yes ■ No ■ Not Sure



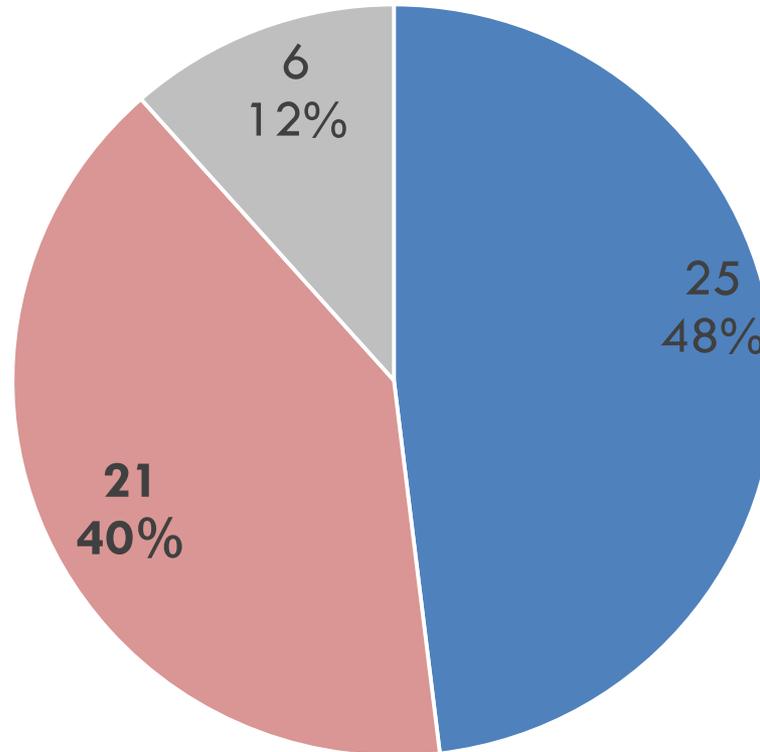
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?



Clinic, Nursing home



■ Yes ■ No ■ Not Sure

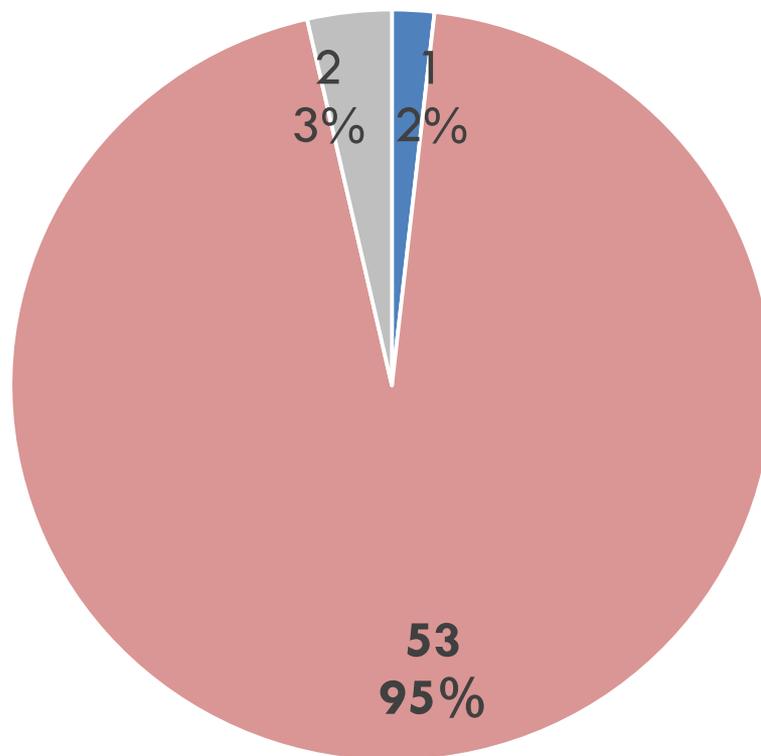


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

Billboards, outdoor advertising



■ Yes ■ No ■ Not Sure

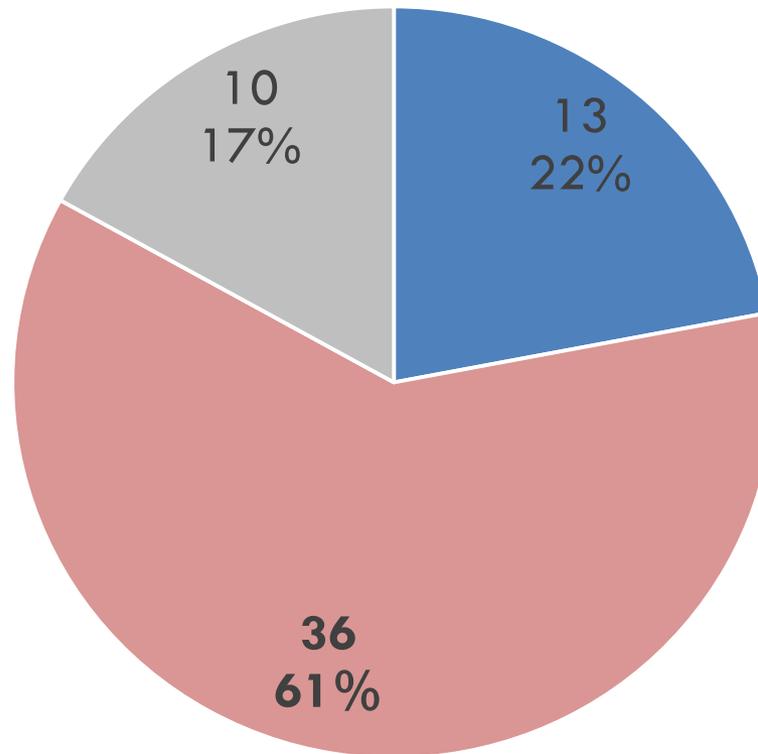


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

Greenhouse, commercial greenhouse



■ Yes ■ No ■ Not Sure

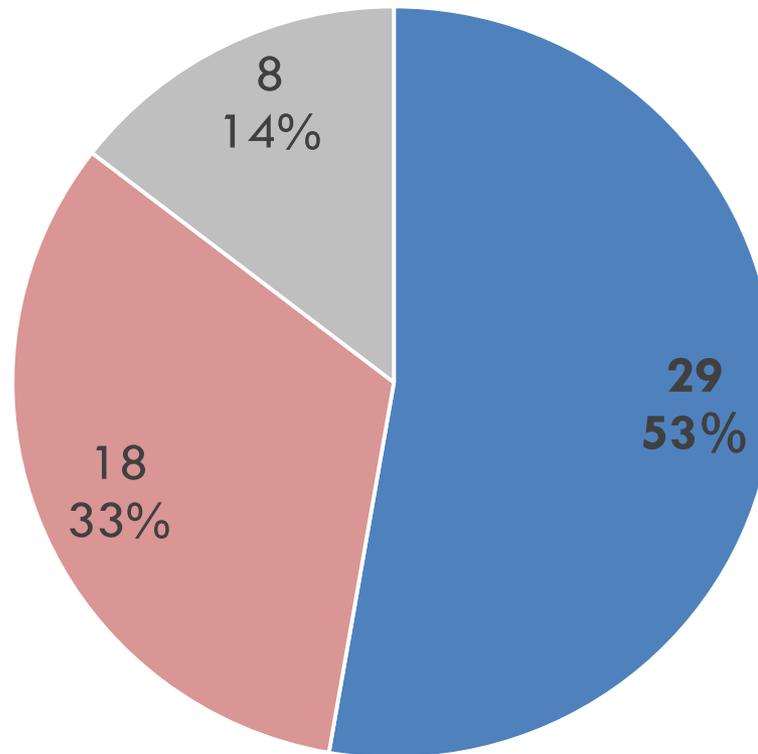


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

Open space



■ Yes ■ No ■ Not Sure

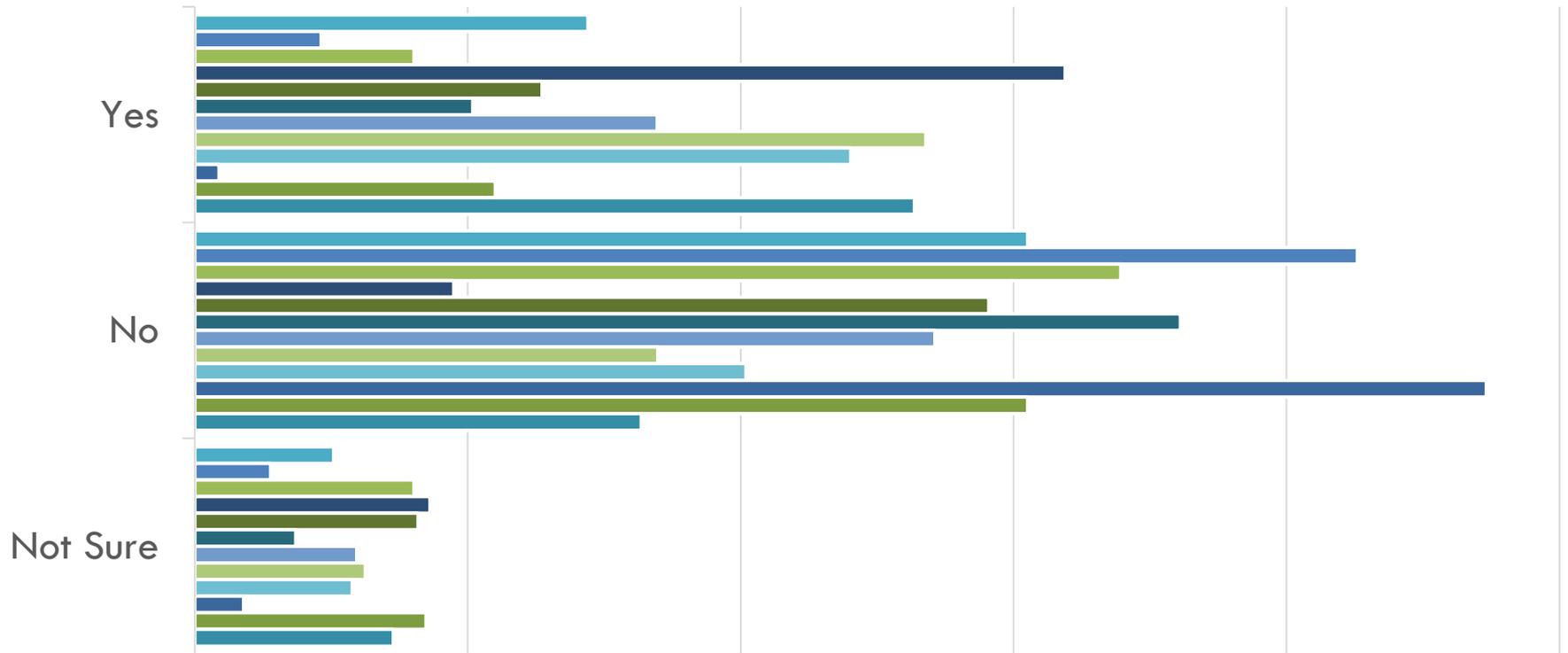


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

0% 20% 40% 60% 80% 100%



■ Rowhouse/Townhouse

■ Senior Living

■ Restaurants

■ Billboards, outdoor ads

■ Multifamily

■ Mixed use

■ Commercial/Medical Office

■ Greenhouse

■ Artist Live/work

■ Retail

■ Clinic, Nursing Home

■ Open Space

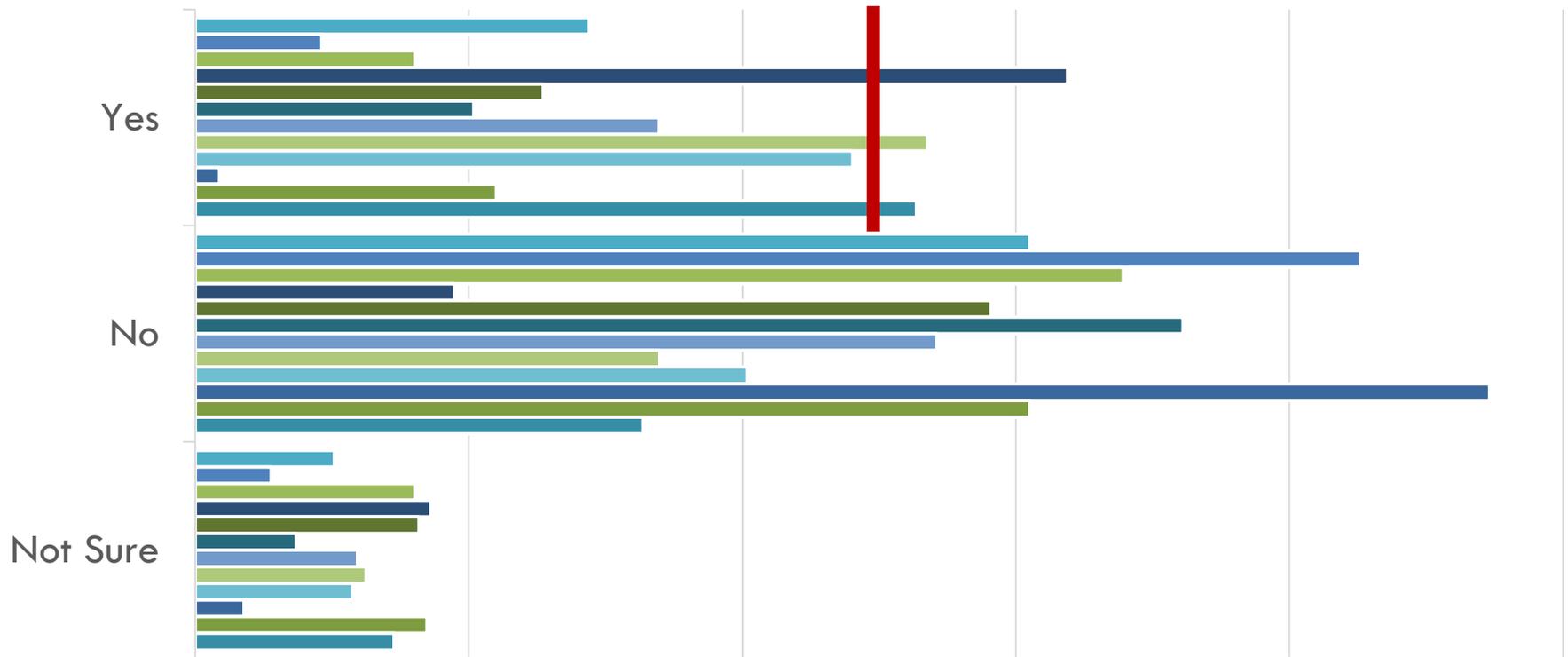


WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

0% 20% 40% 60% 80% 100%



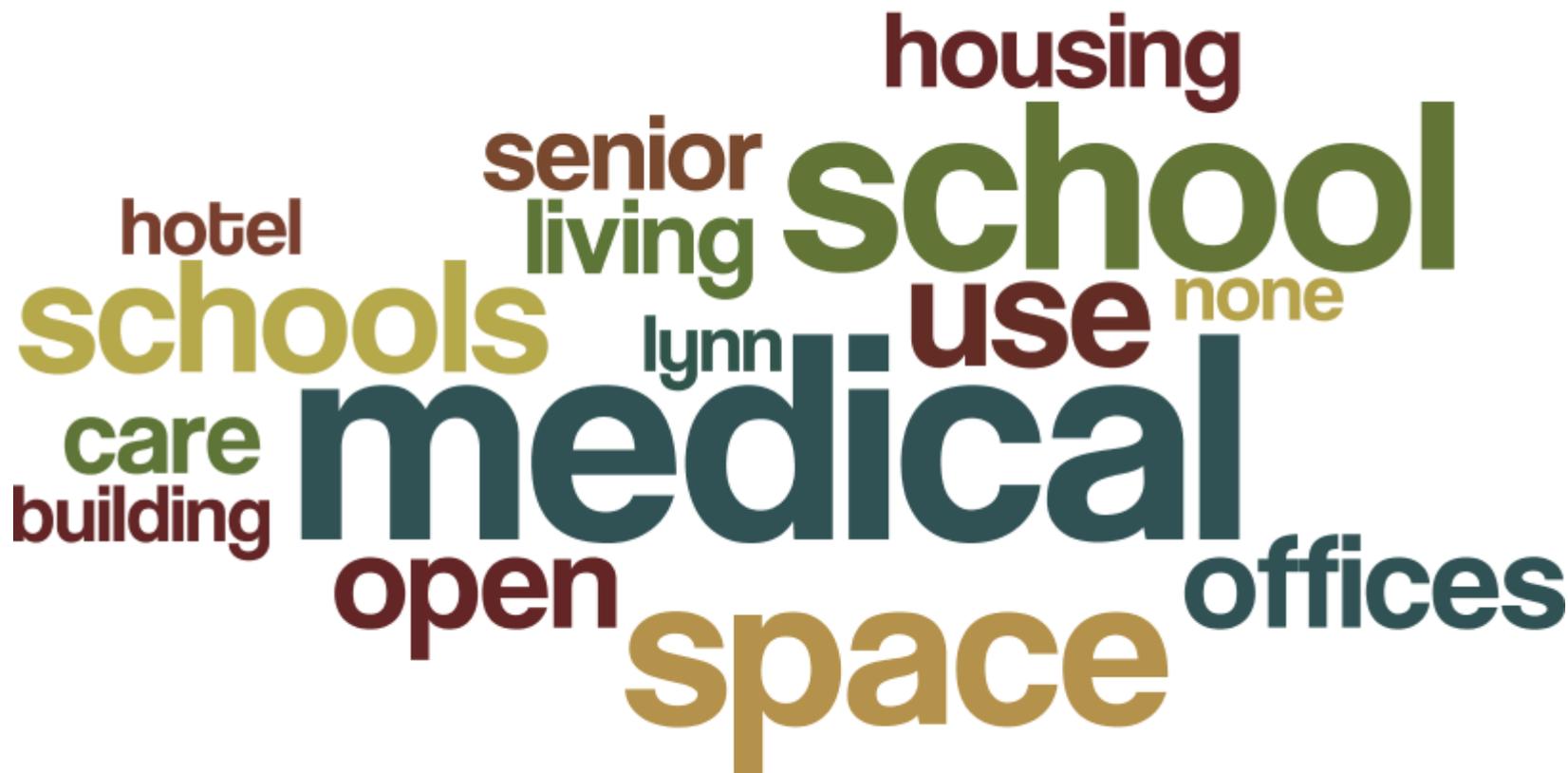
- Rowhouse/Townhouse
- Multifamily
- Artist Live/work
- Senior Living
- Mixed use
- Retail
- Restaurants
- Commercial/Medical Office
- Clinic, Nursing Home
- Billboards, outdoor ads
- Greenhouse
- Open Space



WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

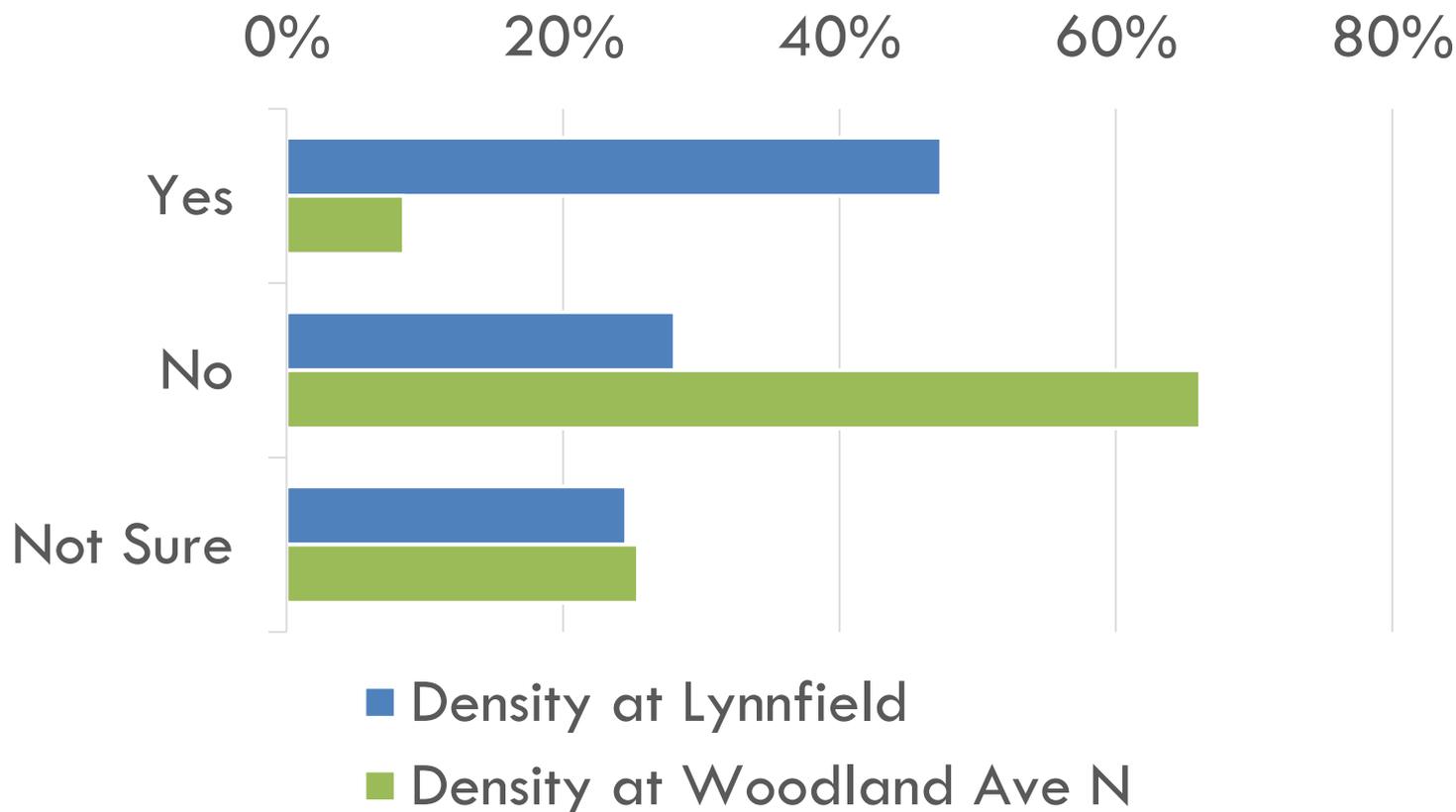




WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:

Your reaction to density tradeoffs – Would you increase density at one part of the property to decrease at another?



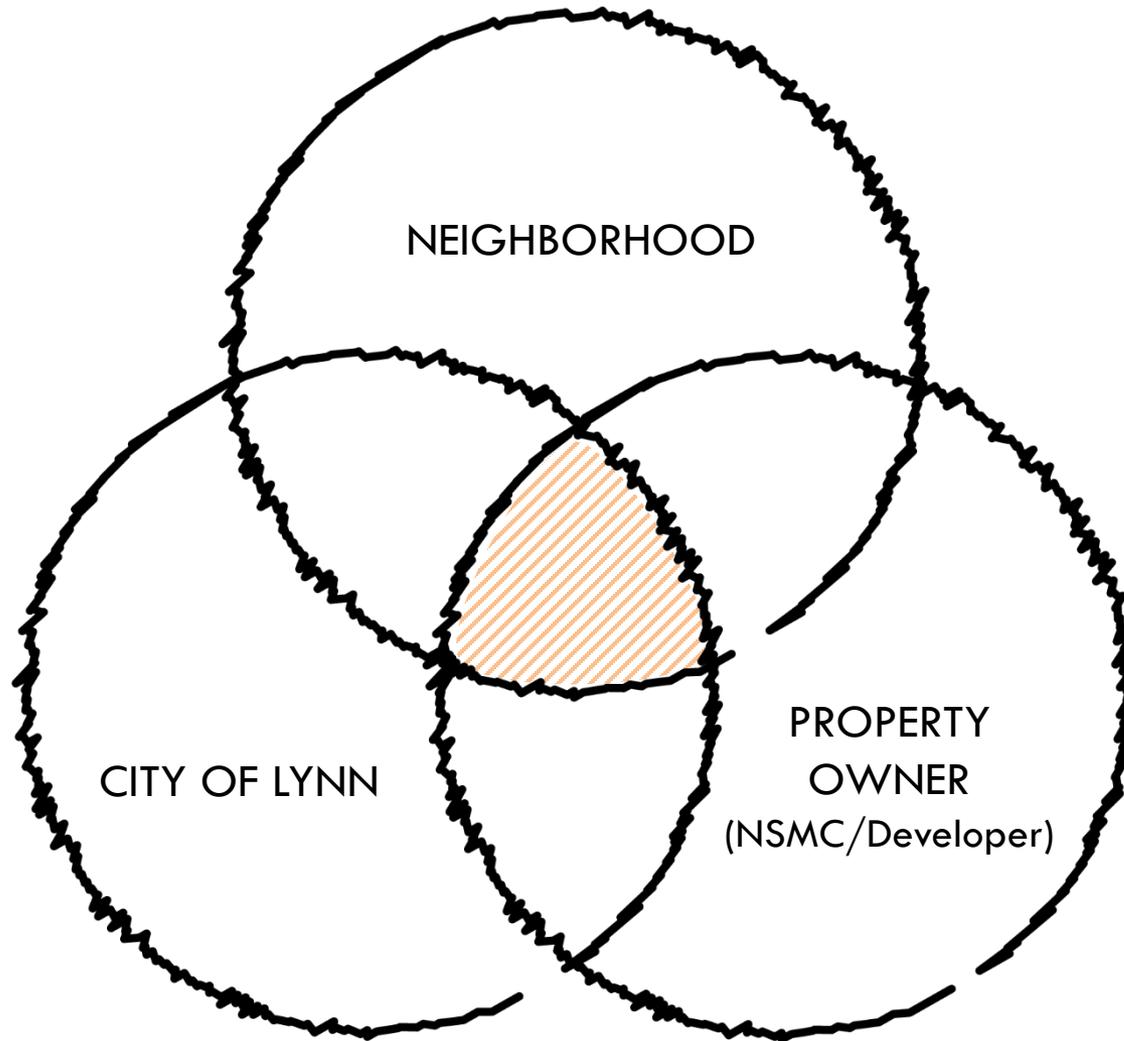


MAPC PRESENTATION

- **Purpose of this study**
- **Exploring potential alternatives**
- **Comparing/evaluating alternatives**

ABOUT THIS STUDY

Searching for shared interests



EXISTING PROPERTY SUBJECT TO STUDY

**TOTAL:
APPROX. 14.2 ACRES**



EXISTING PROPERTY SUBJECT TO STUDY

Wetland Streams
(25' setback)

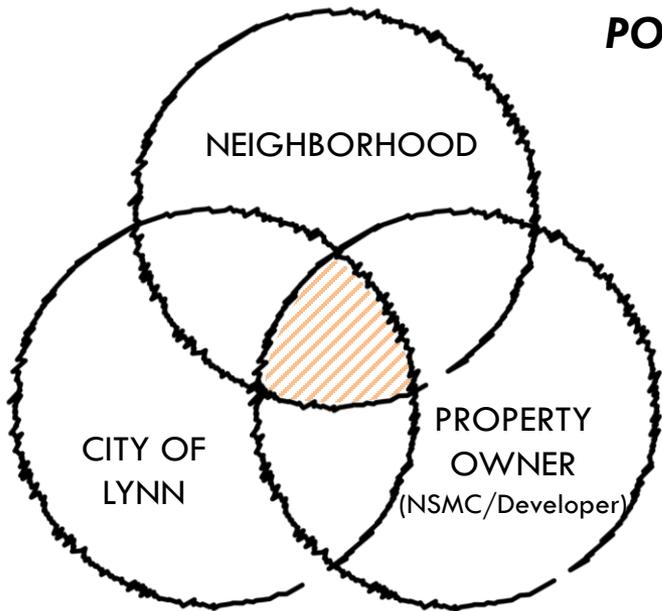
Wetland (30' setback)
1.1 Acres

**TOTAL:
APPROX. 14.2 ACRES**



DEVELOPABLE: APPROX. 13.1 ACRES

CONSIDERING POTENTIAL USES



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

SUMMARY OF ALTERNATIVES

ALTERNATIVE	DESCRIPTION	TYPE
1	Single family	Market driven
2A	Medical/office reuse	Market driven
2B	Medical/office new	Market driven
3	Senior living (clustered)	Market driven
3R	Senior living (clustered density)	Market driven
4	Assisted living	Market driven
5	Training/education	Need driven

POTENTIAL ALTERNATIVE 1 – SINGLE FAMILY (Current Zoning)

Approx. 23 Single Family Home Lots

Approx. 18 Single Family Home Lots



POTENTIAL ALTERNATIVE 1 – SINGLE FAMILY (Current Zoning)



FINANCIAL FEASIBILITY



MARKET POTENTIAL

POTENTIAL IMPACTS:



• TRAFFIC



• SCHOOLS



• ENVIRONMENTAL



• JOBS



• AFFORDABLE HOUSING (requires zoning)



• PROPERTY VALUE

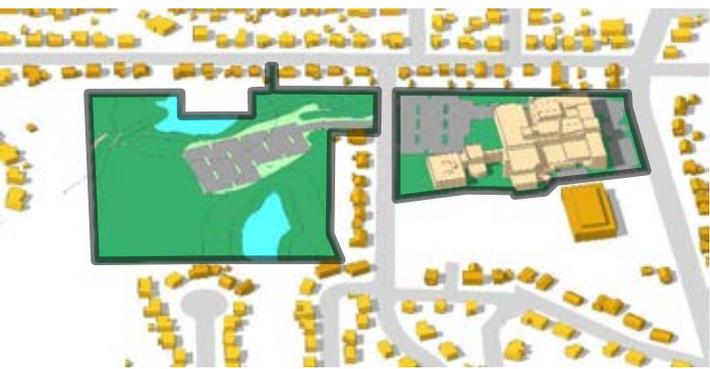
POTENTIAL ALTERNATIVE 2A – MEDICAL/OFFICE REUSE

Improved parking area

Re-use of medical facility



POTENTIAL ALTERNATIVE 2A – MEDICAL/OFFICE REUSE



FINANCIAL FEASIBILITY



MARKET POTENTIAL

POTENTIAL IMPACTS:



- *TRAFFIC*



- *SCHOOLS*



- *ENVIRONMENTAL*



- *JOBS*



- *AFFORDABLE HOUSING (requires zoning)*



- *PROPERTY VALUE*

POTENTIAL ALTERNATIVE 2B – MEDICAL/OFFICE NEW

Approx. 28 Senior Living Cluster

New Medical/Office (40,000 SF)



POTENTIAL ALTERNATIVE 2B – MEDICAL/OFFICE NEW



FINANCIAL FEASIBILITY



MARKET POTENTIAL

POTENTIAL IMPACTS:



• TRAFFIC



• SCHOOLS



• ENVIRONMENTAL



• JOBS



• AFFORDABLE HOUSING (requires zoning)



• PROPERTY VALUE

POTENTIAL ALTERNATIVE 3 – SENIOR LIVING (CLUSTERED)

Senior Living
(28 homes)

Senior Living
(29 homes)



POTENTIAL ALTERNATIVE 3 – SENIOR LIVING (CLUSTERED)



FINANCIAL FEASIBILITY



MARKET POTENTIAL

POTENTIAL IMPACTS:



• *TRAFFIC*



• *SCHOOLS*



• *ENVIRONMENTAL*



• *JOBS*



• *AFFORDABLE HOUSING (requires zoning)*



• *PROPERTY VALUE*

POTENTIAL ALTERNATIVE 3R – SENIOR LIVING (CLUSTERED DENSITY)

Senior Living
(28 homes)

Senior Living
(62+ homes)



POTENTIAL ALTERNATIVE 3R – SENIOR LIVING (CLUSTERED DENSITY)



+

FINANCIAL FEASIBILITY

+

MARKET POTENTIAL

POTENTIAL IMPACTS:

+

• TRAFFIC

+

• SCHOOLS

-

• ENVIRONMENTAL

-

• JOBS

+

• AFFORDABLE HOUSING (requires zoning)

+

• PROPERTY VALUE

POTENTIAL ALTERNATIVE 4 – ASSISTED LIVING

**Senior Living
(24 homes)**

**Assisted Living
(114 units)**



POTENTIAL ALTERNATIVE 4 – ASSISTED LIVING



+

FINANCIAL FEASIBILITY

+

MARKET POTENTIAL

POTENTIAL IMPACTS:

+

• *TRAFFIC*

+

• *SCHOOLS*

-

• *ENVIRONMENTAL*

+

• *JOBS*

+

• *AFFORDABLE HOUSING (requires zoning)*

+

• *PROPERTY VALUE*

POTENTIAL ALTERNATIVE 5 – HEALTHCARE TRAINING/EDUCATION

Improved parking area

Re-use of medical facility



POTENTIAL ALTERNATIVE 5 – TRAINING/EDUCATION

Non-market Driven Alternative

- States Workforce Blueprint Planning Process Identified Health Care Sector as a Priority Industry in Every Region of Mass, including the North Shore.
- The Health Care Sector provides 90,000 jobs in the Northeast, and is the largest industry in the region.
- The industry experiences high turnover that will require replacement of existing positions and continually finding new employees.
- The Health Care and Social Assistance sector is projected to continue growing and is expected to add 10,770 additional jobs in the North Shore Region by 2022.

North Shore Workforce Investment Board Region



POTENTIAL ALTERNATIVE 5 – TRAINING/EDUCATION

Non-market Driven Alternative

- The States Workforce Blueprints have created a plan to streamline career opportunities in priority sectors through the MassHire program.
- Stakeholders in the Economic Development, Workforce, and Education sectors are collaborating to develop programs and will likely be seeking state and federal investment to support these programs via new facilities, equipment, and educational resources.



POTENTIAL ALTERNATIVE 5 – TRAINING/EDUCATION

Non-market Driven Alternative

- Hospitals have limited reuse options due to the specific nature of their design. However, training facilities for healthcare and laboratory work are well suited to reuse hospitals for exactly those reasons.
- The WK Innovation Center in Bossier City, LA, is an example of a shuttered hospital that was repurposed for training and community services.
- In the context of the states labor and workforce priorities, it is reasonable to consider how / if the Union Hospital could align with regional workforce needs.



The new WK Innovation Center is set to open early spring. The center was the former Bossier General Hospital, located at 2105 Airline Dr. in Bossier City.

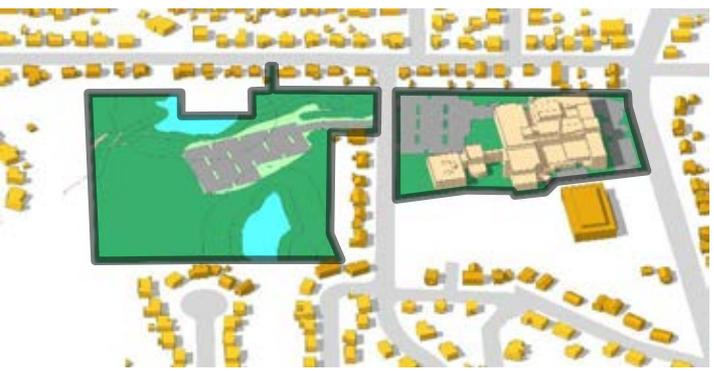


The center will offer a meeting area for hospital functions, nonprofits and the community.



The center will also serve as a home to the WK Virtual Hospital.

POTENTIAL ALTERNATIVE 5 – TRAINING/EDUCATION



FINANCIAL FEASIBILITY



MARKET POTENTIAL

POTENTIAL IMPACTS:



• *TRAFFIC*



• *SCHOOLS*



• *ENVIRONMENTAL*



• *JOBS*



• *AFFORDABLE HOUSING (requires zoning)*



• *PROPERTY VALUE*

SUMMARY OF ALTERNATIVES

1	2A	2B	3	3R	4	5	
-	+	-	-	+	+	○	FINANCIAL FEASIBILITY
+	○	-	+	+	+	○	MARKET POTENTIAL
+	○/-	○	+	+	+	○	POTENTIAL IMPACTS:
-	+	+	+	+	+	+	• TRAFFIC
-	+	-	-	-	-	+	• SCHOOLS
-	+	+	-	-	+	+	• ENVIRONMENTAL
+	-	+	+	+	+	-	• JOBS
+	○	○	+	+	+	○	• AFFORDABLE HOUSING (requires zoning)
+	○	○	+	+	+	○	• PROPERTY VALUE

QUESTIONS AND ANSWERS





SMALL GROUP FEEDBACK

Discuss with facilitators:

- **What do you like and what would you change about each of the alternatives?**
- **Would each of the alternatives be acceptable to you if proposed?**
- **What other types of alternatives should be considered?**



NEXT STEPS

- **Finalize analysis and illustration of potential opportunities**
- **Finalize analysis of feasibility**
- **Translate alternatives into zoning recommendations**