



Lynn Waterfront Master Plan

SEPTEMBER ANALYSIS PRESENTATION

City of Lynn / EDIC

S A S A K I ZHA / GEI



Work Schedule

June	Kick-Off
June – September	Site Analysis
July – September	Property Owner / Stakeholder Meetings
September	Analysis Presentation
October – December	Alternatives Development
January – February	Preferred Plan Refinement
March	Draft Redevelopment Plan Presentation
April	Economic/Fiscal Impact/Implementation
May	Preferred Master Plan Presentation

Property Owners & Stakeholder Meetings

Meetings

- National Grid
- Lynn Water & Sewer Commission
- Representatives of the Miles/O'Brian site
- Representatives of the O'Donnell site
- Representative from Building 19 site & Lowe's
- Mayo Group

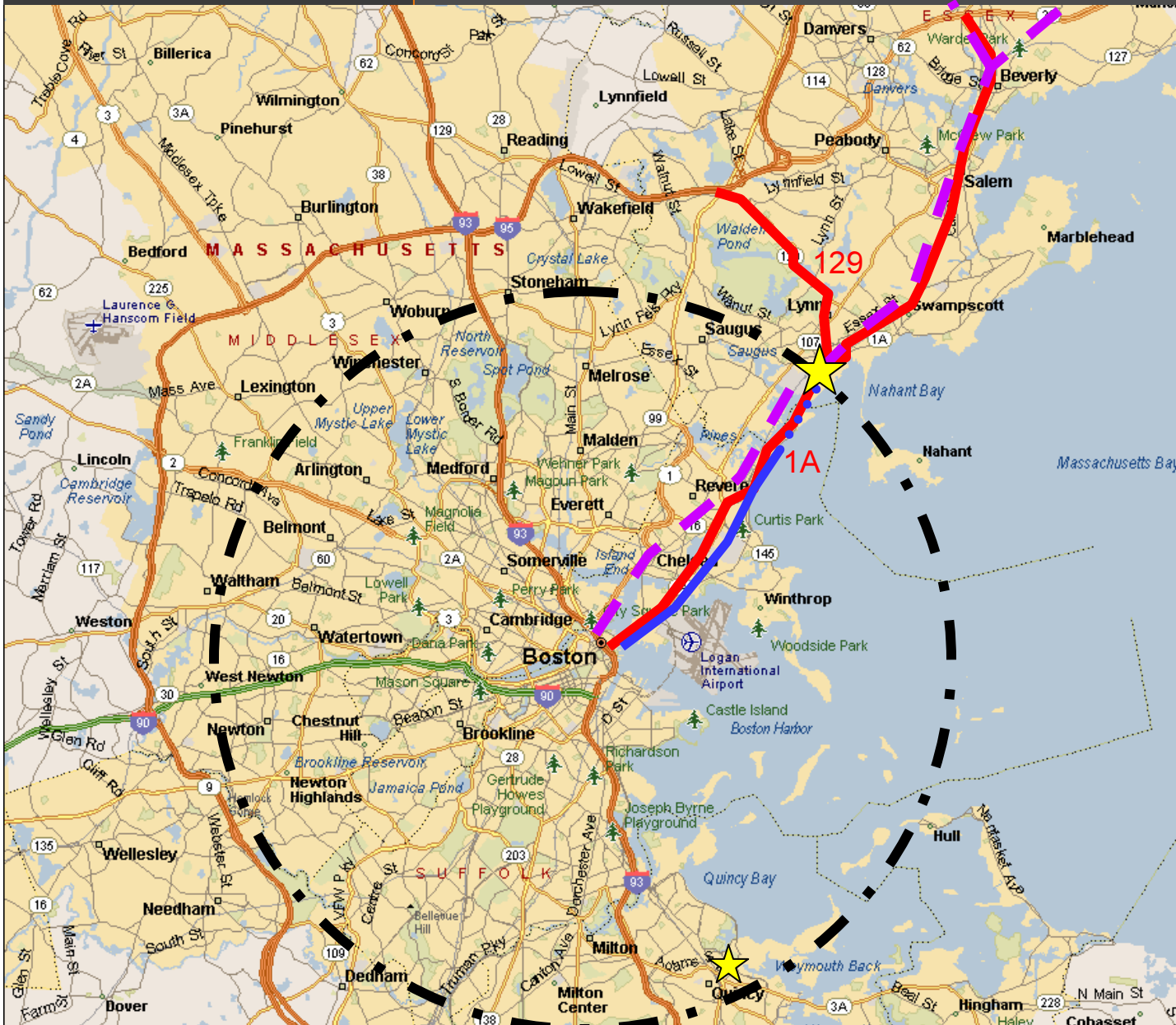
Additional meetings planned

Property Owners & Stakeholder Meetings

Comments

- History of plans for several of the sites
- Several owners are ready to develop or sell to a developer
- Height is an issue
- Marina and water taxis
- Wind turbines proposed for area
- Power lines relocation plan
- Compatibility of uses

Metropolitan Context



- Boston to Lynn 1A
10.9 miles
20-25 minute drive
circle
- Boston to Quincy
9.3 miles
- Lynn to I-95
5 miles
- MBTA commuter
line
- Future Blue Line
Extension

1903 USGS



Historic Postcards

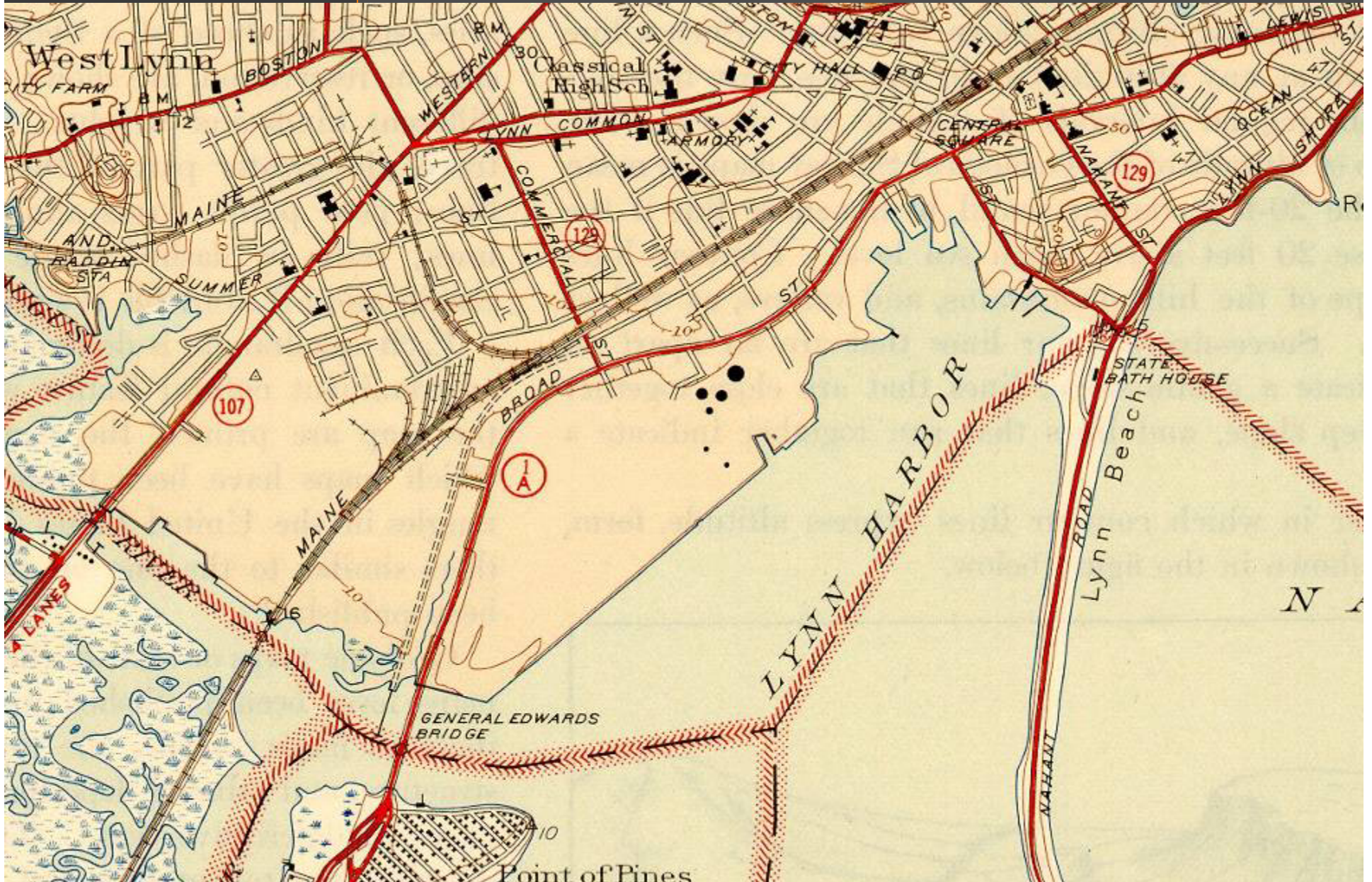
LYNN BREAKWATER AND BOULEVARD. LYNN, MASS.



Lynn Marshes, Lynn, Mass.



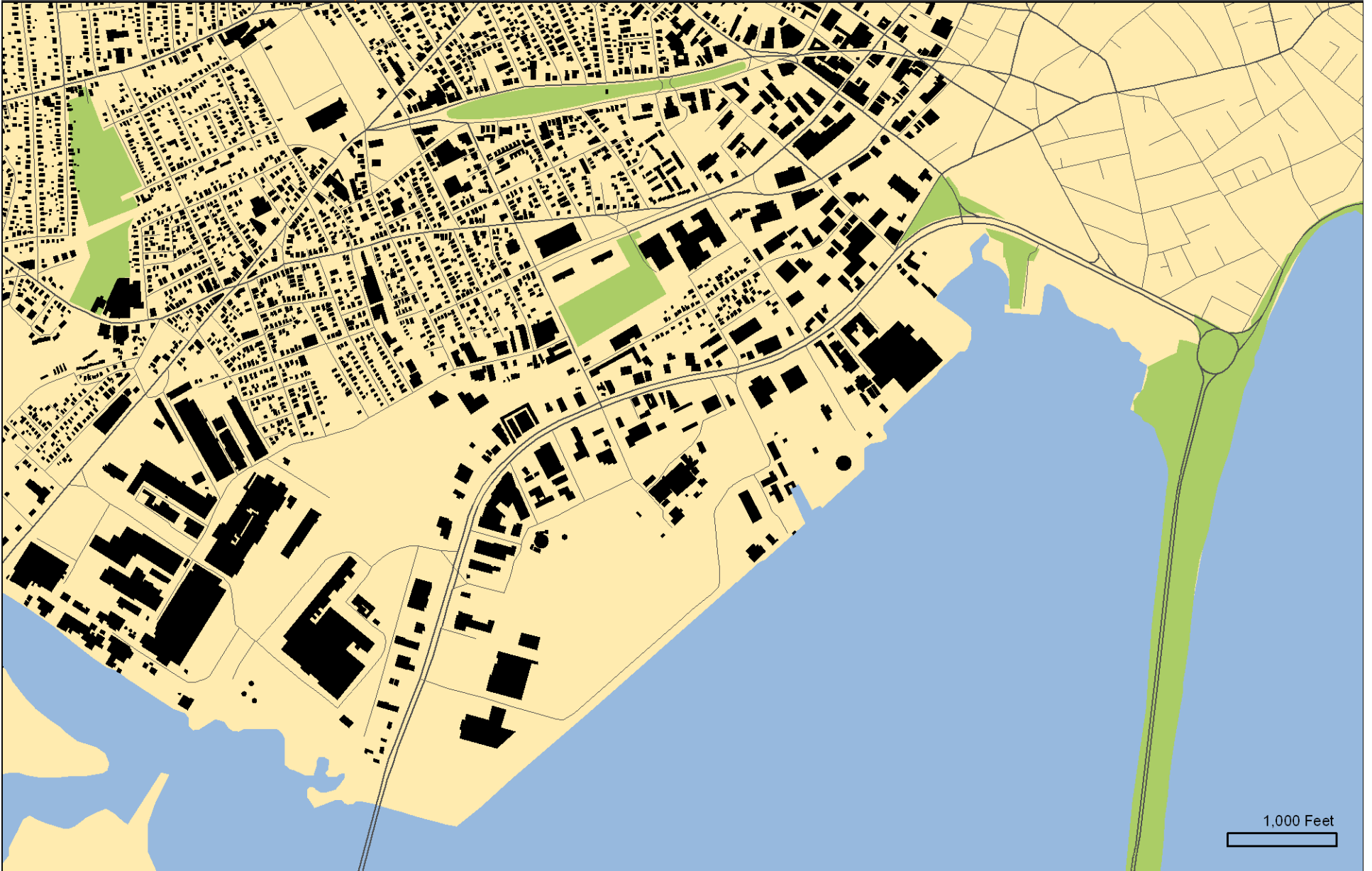
1946 USGS



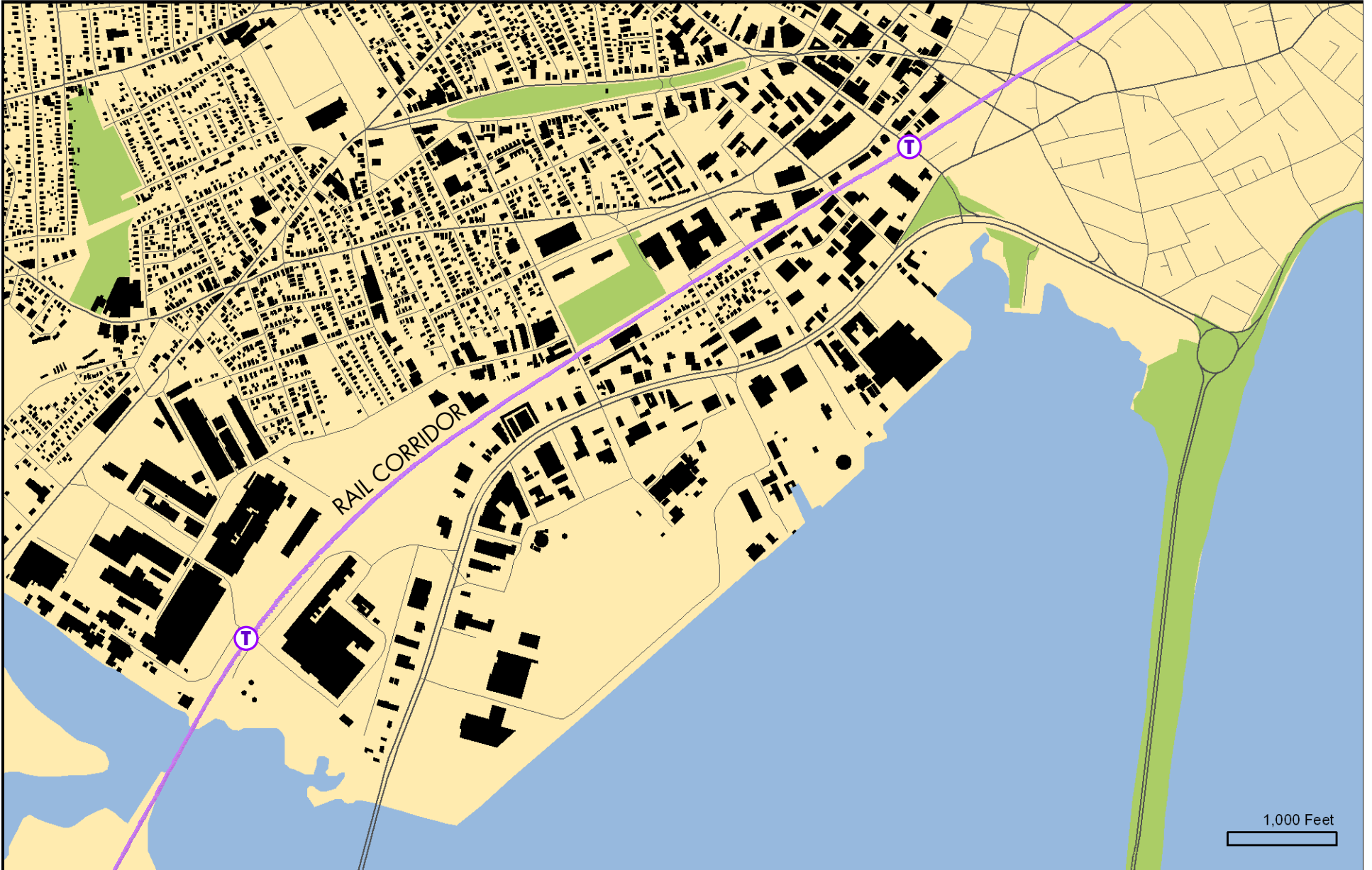
Mid-Century Photos



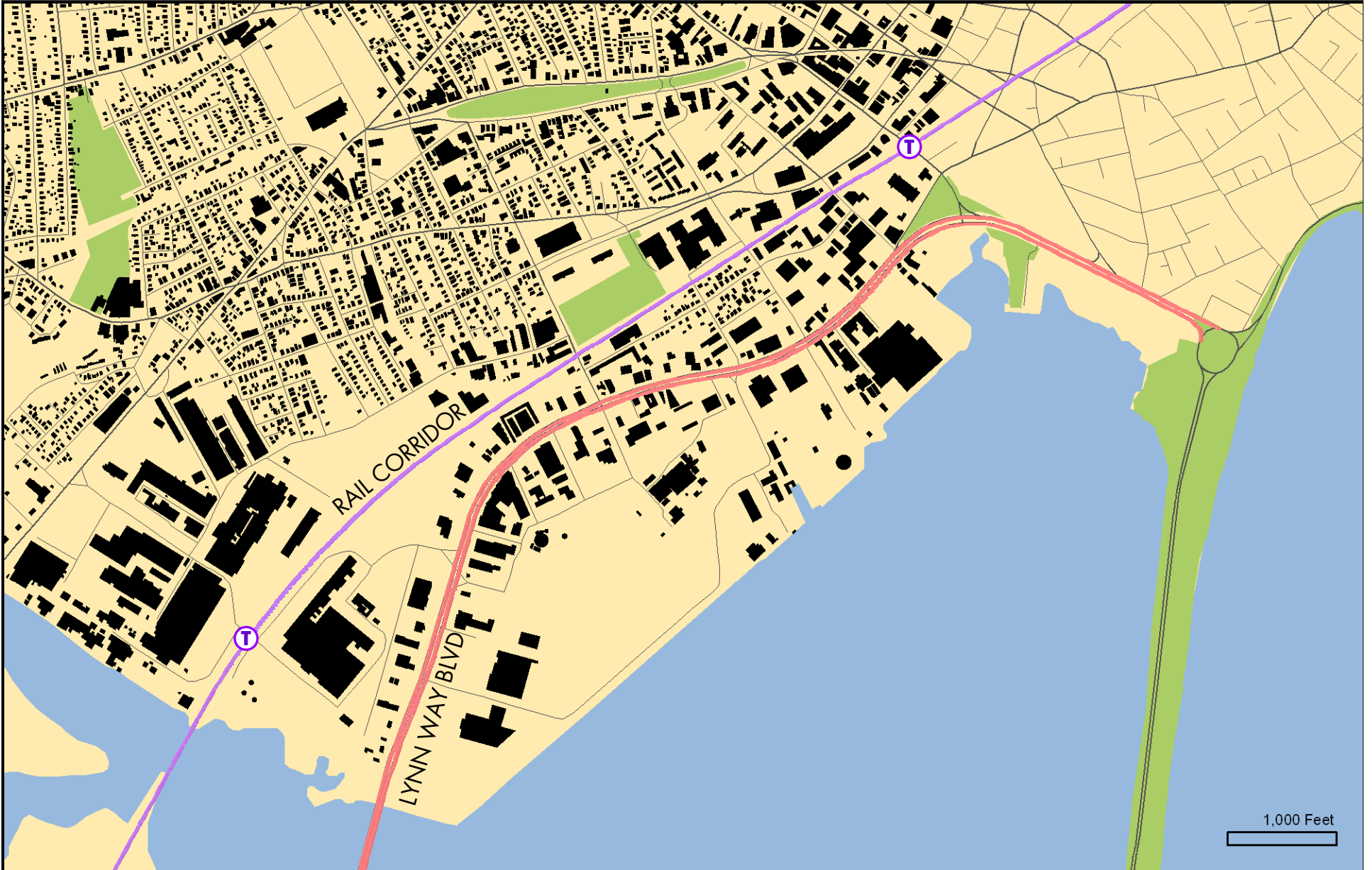
Current Site Features



Rail Corridor



The Lynnway



Permanent Infrastructure



Power Lines - Existing

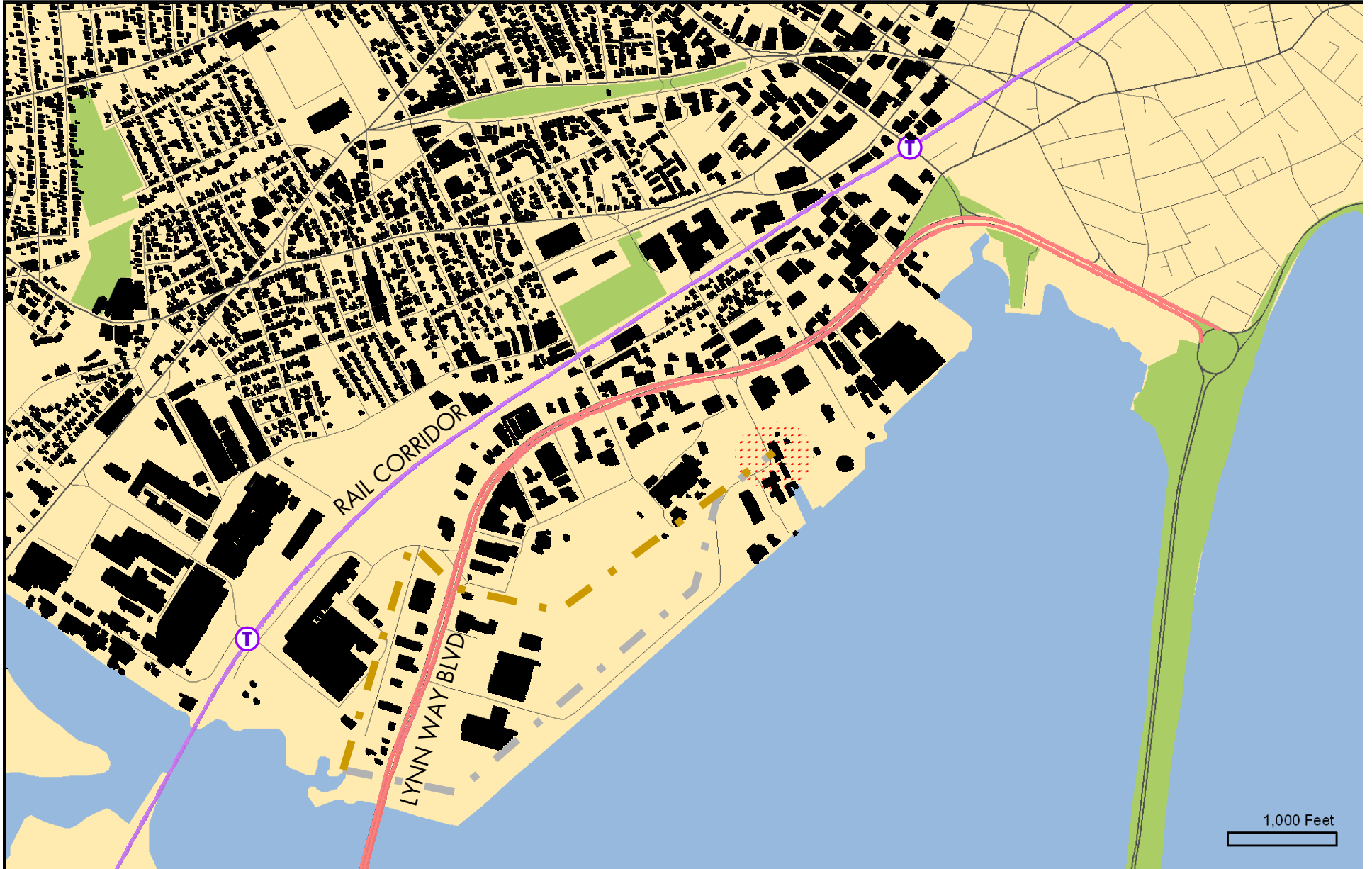


Power Lines

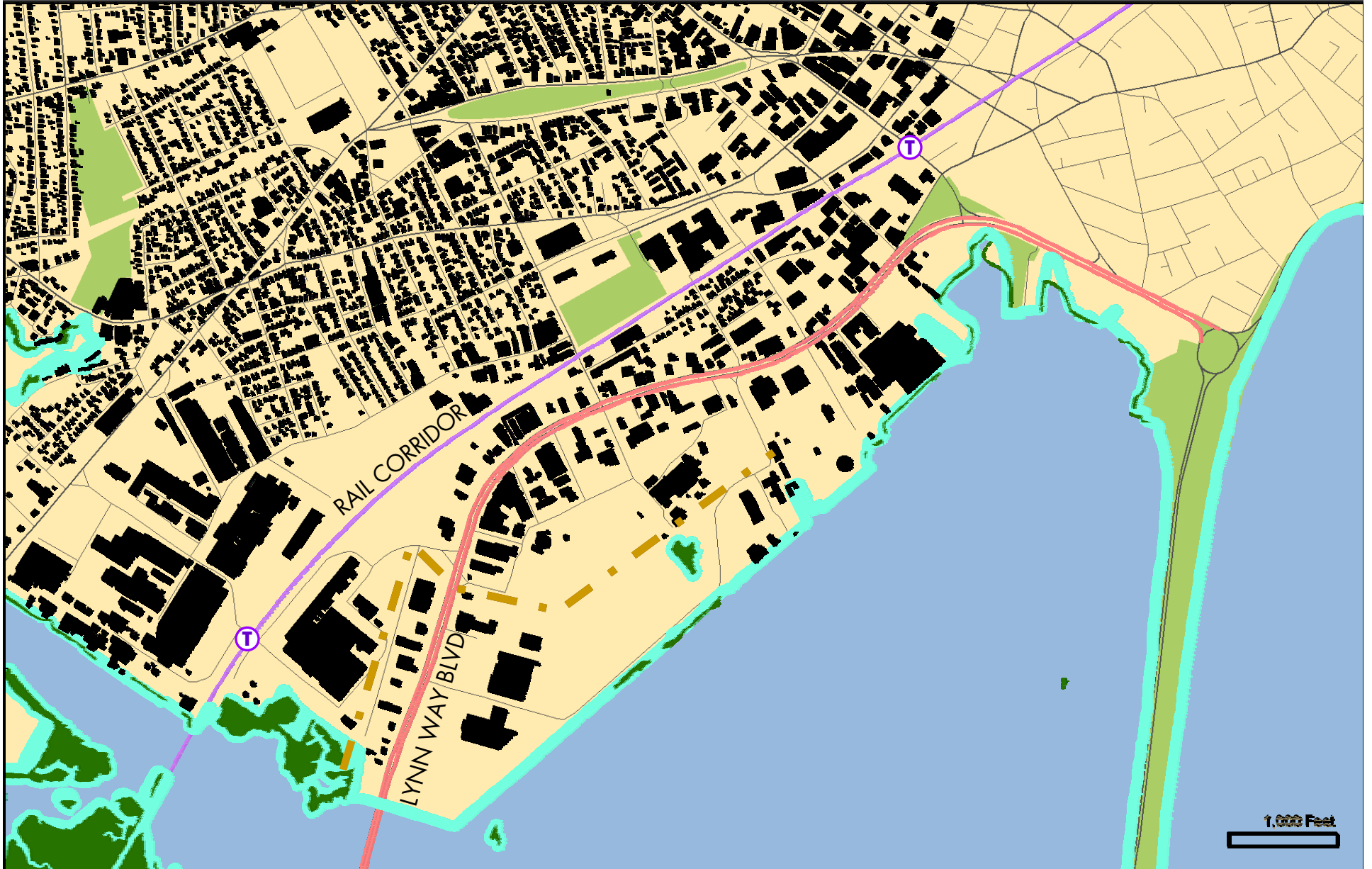
- New England Power Company (NEP) holds 200 foot width easement on the southeast portion of the study site
- Easement hosts 2 overhead 115kV lines and space reserved for 2 future lines
- NEP identified 4 alternative configurations for the relocation/replacement



Power Lines - Proposed



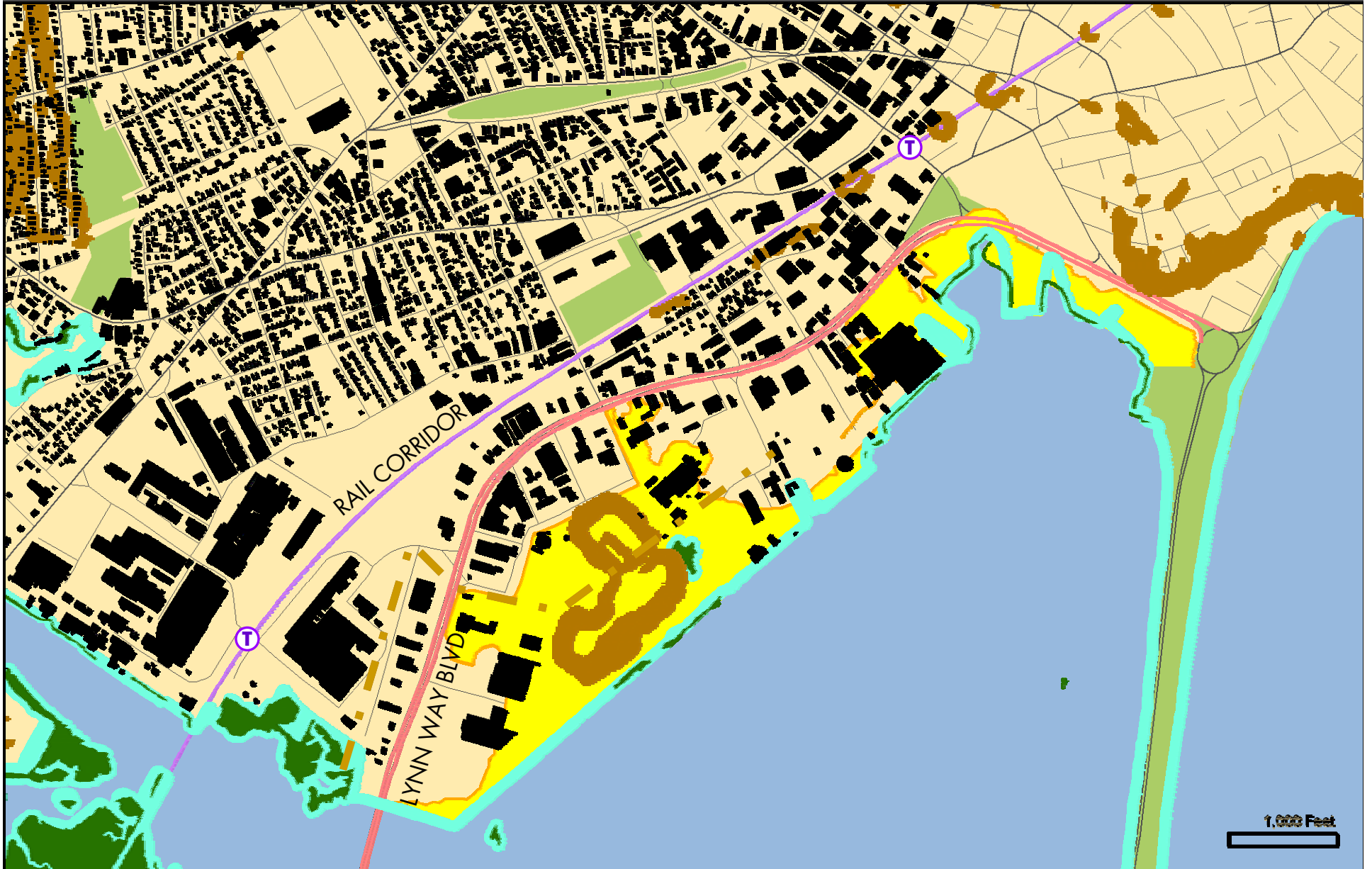
Wetlands & Title 5 Setbacks



Slopes Greater Than 20 %



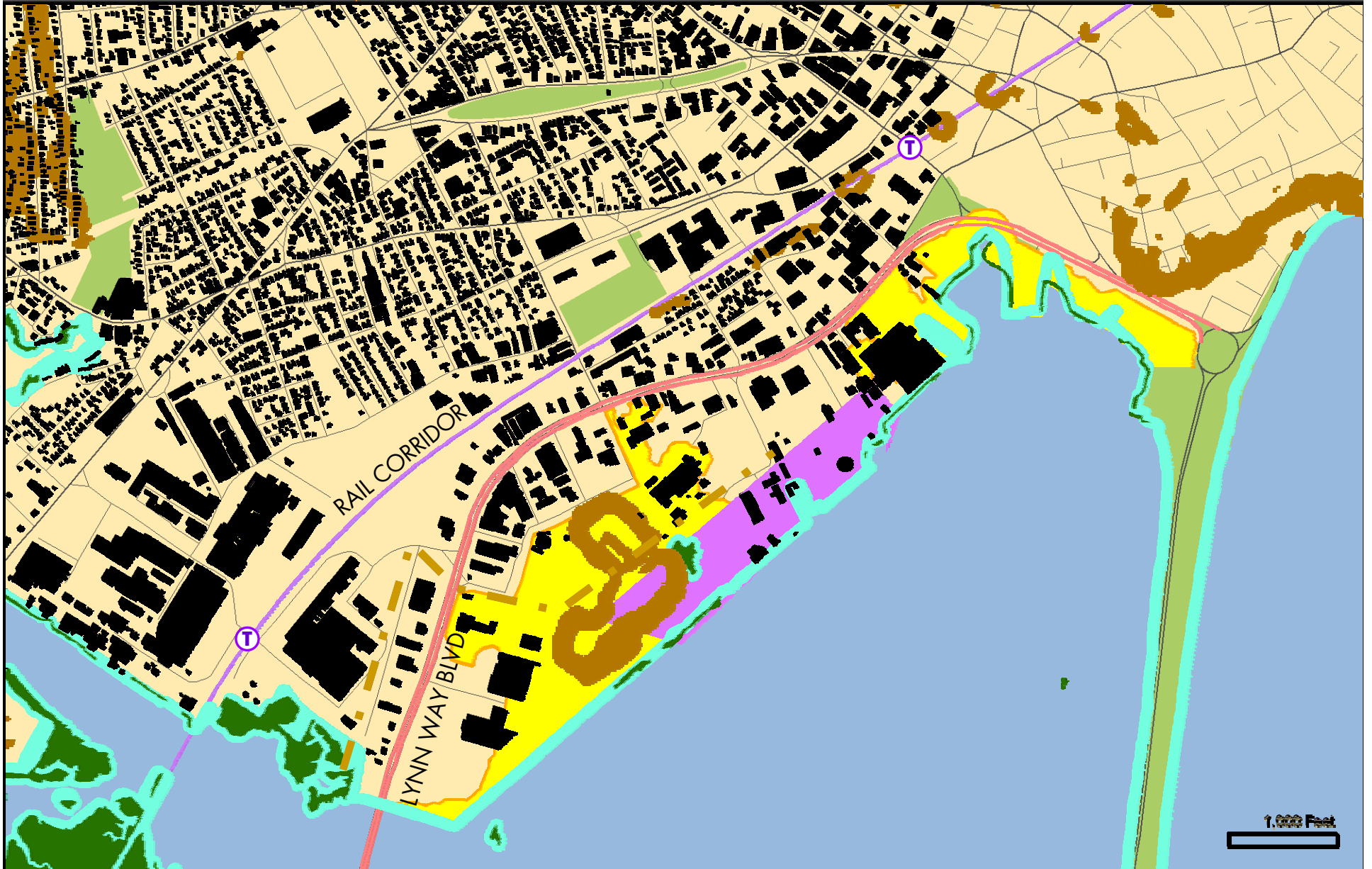
Chapter 91 Area



Chapter 91 Area

- Tool for protection and promotion of public use of tidelands and other waterways
- Preserves pedestrian access along the water's edge in return for permission to develop non-water dependant projects on tidelands and provide facilities to enhance public use
- Activities requiring authorization include structures, filling, dredging, change in use, structural alteration, and demolition/removal of structures

Designated Port Area



Designated Port Area

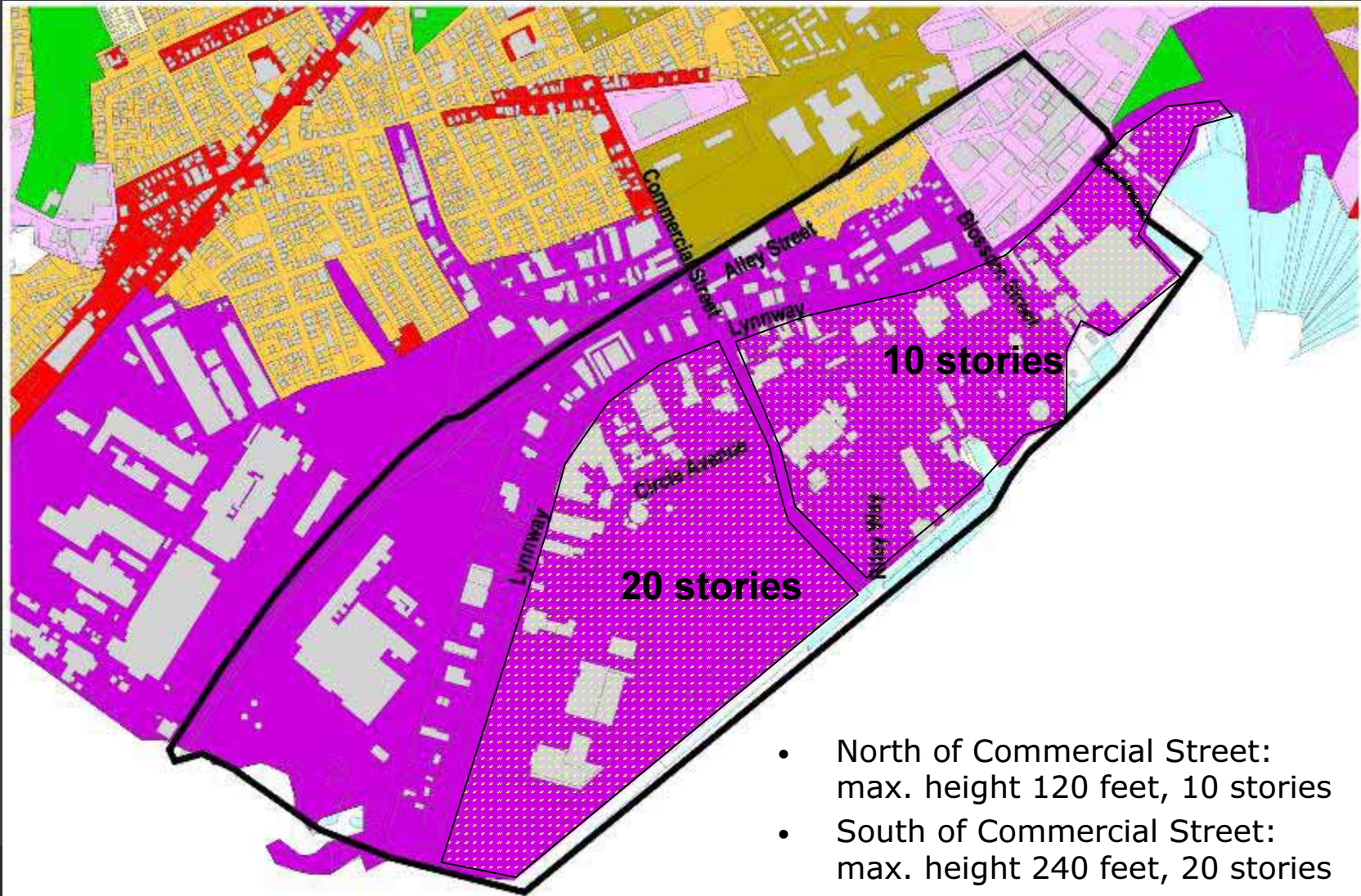
- 11 DPAs in Massachusetts
- To promote the use and maintenance of designated areas for water-dependent industrial activities
- Water-dependent industrial use requires direct access to the waterfront
- Examples: marine terminals, commercial fishing facilities, marine repair and construction, and manufacturing facilities that rely on bulk receipt of goods by waterborne transportation and supporting uses



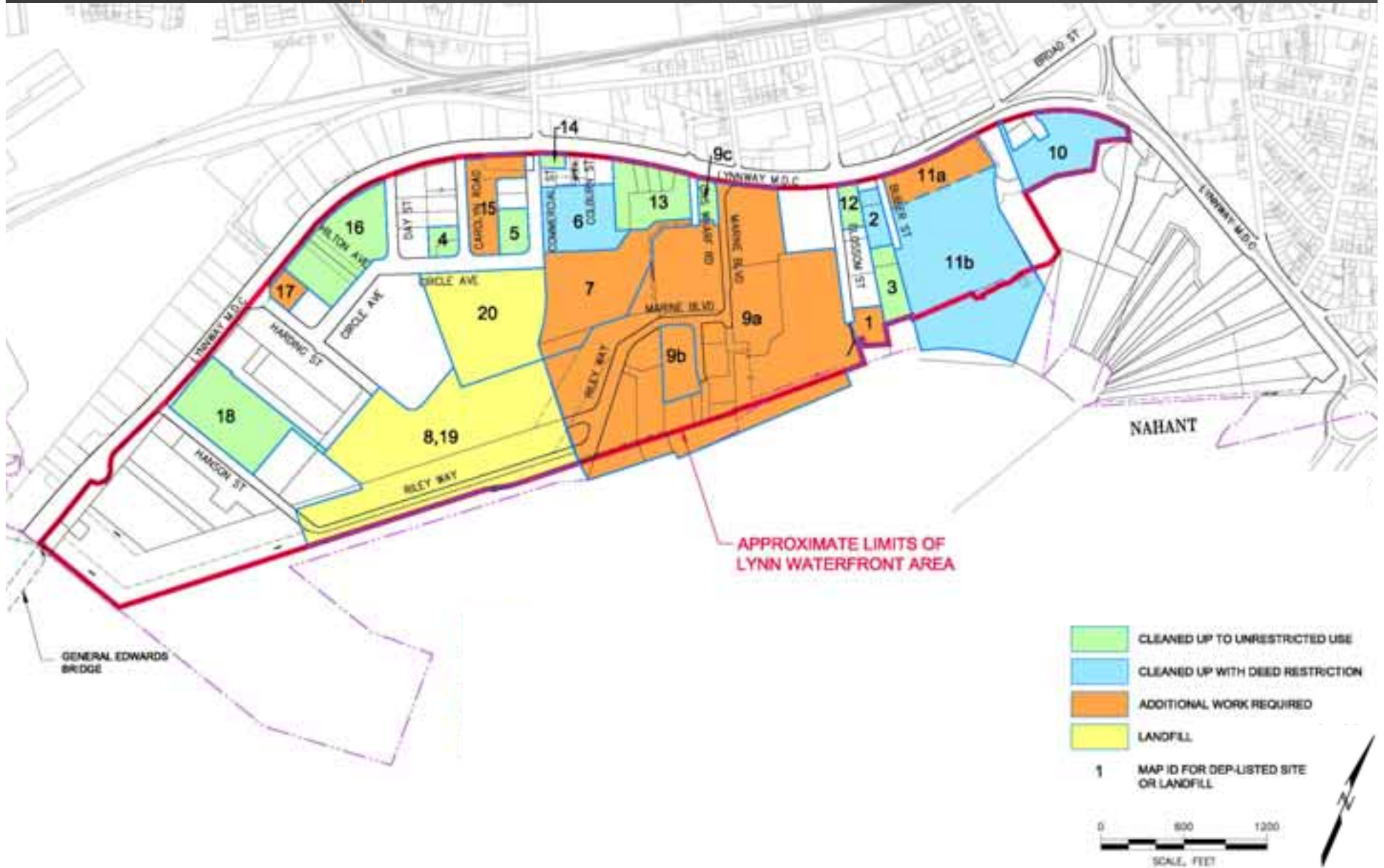
Zoning

- Designated Waterfront Incentive Overlay District in December 2001
- To create incentives for mixed use along the Lynnway
- Permitted uses: multifamily residential, office, research and development, and conference centers
- 35% of the total lot area must be devoted to open space

Zoning



Environmental Issues



Environmental Management



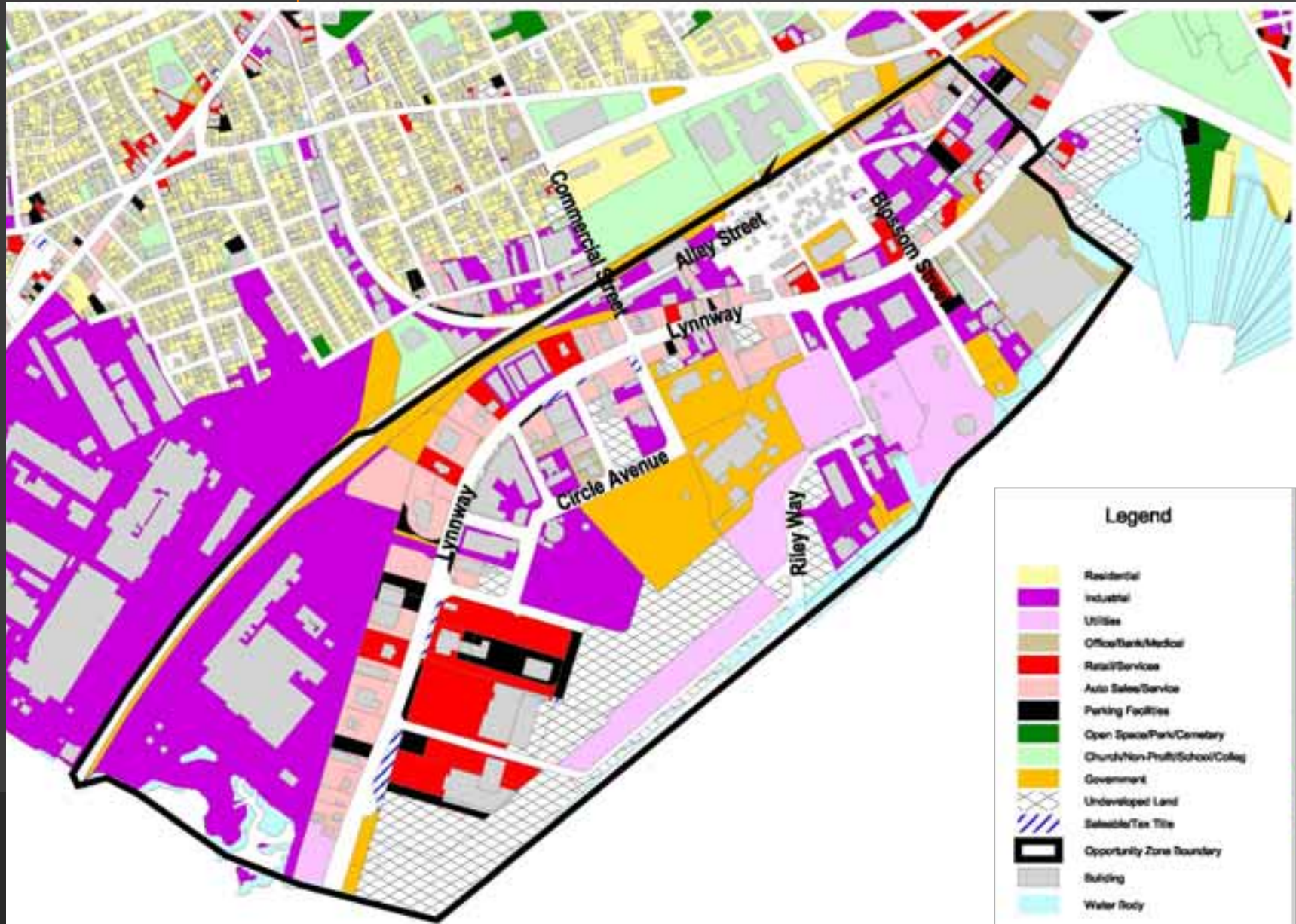
Before



After

- Surface cap (pavement or concrete) or hardscape (walkways, patios, or walls) to eliminate the risk of direct contact with contaminated soil.
- Vapor barrier, subslab depressurization system, and heating, ventilation, and air conditioning (HVAC) modifications to improve indoor air quality.
- Strategic building placement or slab on grade foundation with no underground structures to avoid disturbing the contaminated subsurface and reduce excess excavated material.
- Land use restrictions to limit certain activities (such as residential development in areas).
- Soil characterization program to test excess material before construction to minimize delays to schedule.
- "Clean corridors" for utilities that require future maintenance to eliminate direct contact with contaminated soil.

Existing Land Uses



2005 Economic Development Vision

Waterfront key to Lynn's transformation

- Largest area of underutilized land in the city
- Potential to make sweeping improvements on waterfront
- Improvement likely to result in additional development in adjacent neighborhoods



2005 Economic Development Strategy

- Upgrade central portion of the waterfront with retail, office, and other commercial uses (hotel)
- Develop mid-rise residential on northern and southern portions of the waterfront
- Upgrade residential along MBTA corridor through incentives



Economic Framework: Boston & North Shore

Boston

- Ranks among the strongest metropolitan economies in the US
- Serves as a center of innovation and creativity

North Shore

- Jobs in South Essex WIA increased 10% from 1985 to 2004
- Manufacturing jobs have declined, but service sector jobs are on the rise

**Employment Change by Industry Sectors
1985 -2004**

	City of Lynn		South Essex WIA	
	# Change	% Change	# Change	% Change
Manufacturing	-10,472	-67.6	-17725	-46.4
Services	1,431	19.1	22375	69.1
Trade	-3,166	-44.9	2916	6.5
Government	1,150	35.9	3852	21.1
FIRE	-509	-39.0	1855	31.1
Construction	267	34.0	1240	23.3
Trans., Comm., & Util.	-6	-1.3	1434	34.5
Agri., Fishing, Forestry	22	37.9	-870	-58.0

Lynn's Changing Economy

- Lynn experienced a 32% decline in employment from 1985 to 2004
- Meanwhile, the South Essex WIA experienced a 10% increase in employment
- Local economy shifting away from industry and towards services

Employment 1985 & 2004			
	1985	2004	% Change
City of Lynn	35,820	24,537	-31%
South Essex WIA	151,044	166,121	10%
Lynn's Share of Regional Employment	24%	15%	

Trends in Waterfront Development

- Waterfront land a relatively scarce commodity = VALUE
- Higher value land uses on waterfront land
- Water an amenity for residential, recreation, office and hotel land uses
- Current Lynn waterfront uses:
 - Industrial and civic infrastructure
 - Underutilized waterfront



Land Use Location Criteria

Land Use Location Criteria

	Access To Labor Force	Truck Access	Center of Trade Area "Perimeter"	Close to Employment Center	Location on Commuter Route	High Priced Land/ Amenity?	Waterfront Location
Hotel							
Residential							
Retail							
Office							
Industrial							
Sewer/Trash							



= Desired






= Not Particularly Desirable or Undesirable



= Not Desired

Land Use Compatibility

	Adjacent To...						
	Hotel	Residential	Retail	Office	Industrial	Sewer/ Trash	Water
Hotel	Desired	Not Particularly Desirable or Undesirable	Desired	Desired	Not Particularly Desirable or Undesirable	Not Desired	Desired
Residential	Not Particularly Desirable or Undesirable	Desired	Desired	Not Particularly Desirable or Undesirable	Not Desired	Not Desired	Desired
Retail	Desired	Desired	Desired	Desired	Not Particularly Desirable or Undesirable	Not Desired	Desired
Office	Desired	Not Particularly Desirable or Undesirable	Desired	Desired	Not Desired	Not Desired	Desired
Industrial	Not Particularly Desirable or Undesirable	Not Desired	Not Particularly Desirable or Undesirable	Not Particularly Desirable or Undesirable	Desired	Not Particularly Desirable or Undesirable	Not Particularly Desirable or Undesirable
Sewer/Trash	Not Particularly Desirable or Undesirable	Not Desired	Not Particularly Desirable or Undesirable	Not Particularly Desirable or Undesirable	Not Particularly Desirable or Undesirable	Not Particularly Desirable or Undesirable	Not Desired

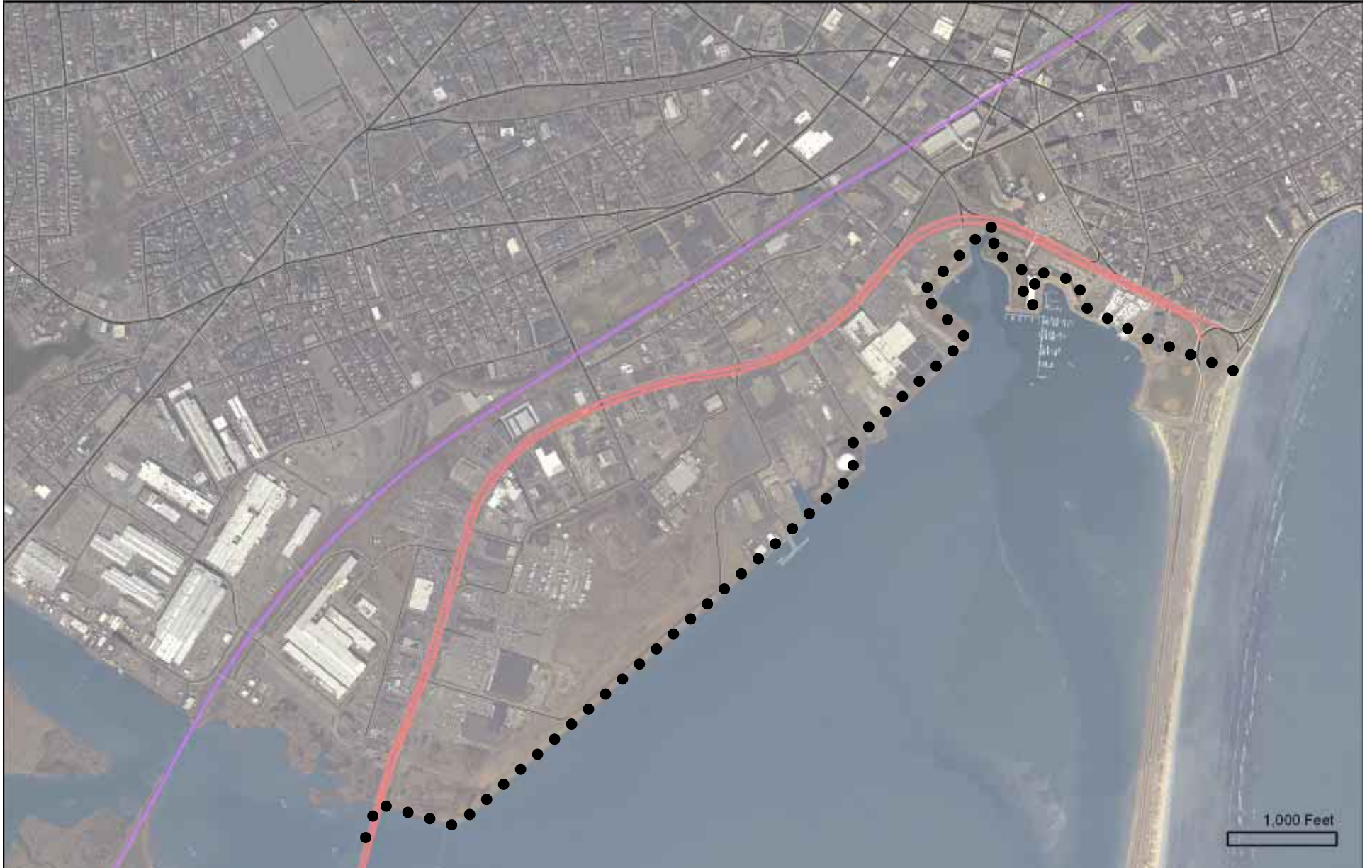
	=	Desired
	=	Not Particularly Desirable or Undesirable
	=	Not Desired

Site Analysis

1. Water & Sewage Treatment Plant
2. Power Plant
3. Gas Tank
4. Clocktower
5. Commuter Rail Station & Parking
6. Existing Marina
7. Public Landing
8. Landfill
9. Public Fishing Pier
10. GE Plant
11. Wetland/Marsh Area
12. Prevailing Winds



Site Walk Thru



View from GE Bridge



O'Donnell Property



Sea Wall



Power Lines



Riley Way



Landfill



View from Water & Sewer Landfill



Commercial Port Area



LNG Tank & Distribution Center



Miles/O'Brien Site



Downtown



Lynn Heritage State Park



Seaport Landing Marina



Lynn Yacht Club



Nahant Rotary



Lynn Shore Drive



Nahant Beach at the Rotary



Framework Concept





Charleston, SC



Newburyport, MA



Indianapolis, IN



Wilkes-Barre, PA



Detroit, MI



Charleston, SC