Lynn Waterfront Master Plan

DECEMBER ALTERNATIVES PRESENTATION

City of Lynn / EDIC

SASAKI ZHA / GEI



Work Schedule

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

Goal of the Waterfront Master Plan

- Build on current successes
- Create a mixed-use district
- Connect key areas, especially downtown to the waterfront
- Clean up and develop underutilized areas
- Buffer conflicting adjacent uses
- Maximize use of state-owned pier
- Overcome negative image of the waterfront

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
- Lynn Business Partnership Executive Committee
- Mayor Clancy and Senior Staff
- North Shore Community College

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
- Would like to see marinas and water taxis
- Wind turbines proposed for area
- Power lines relocation plan
- Compatibility of uses
- NSCC expansion in place, better use of site

Community Presentation Feedback

Issues and Goals

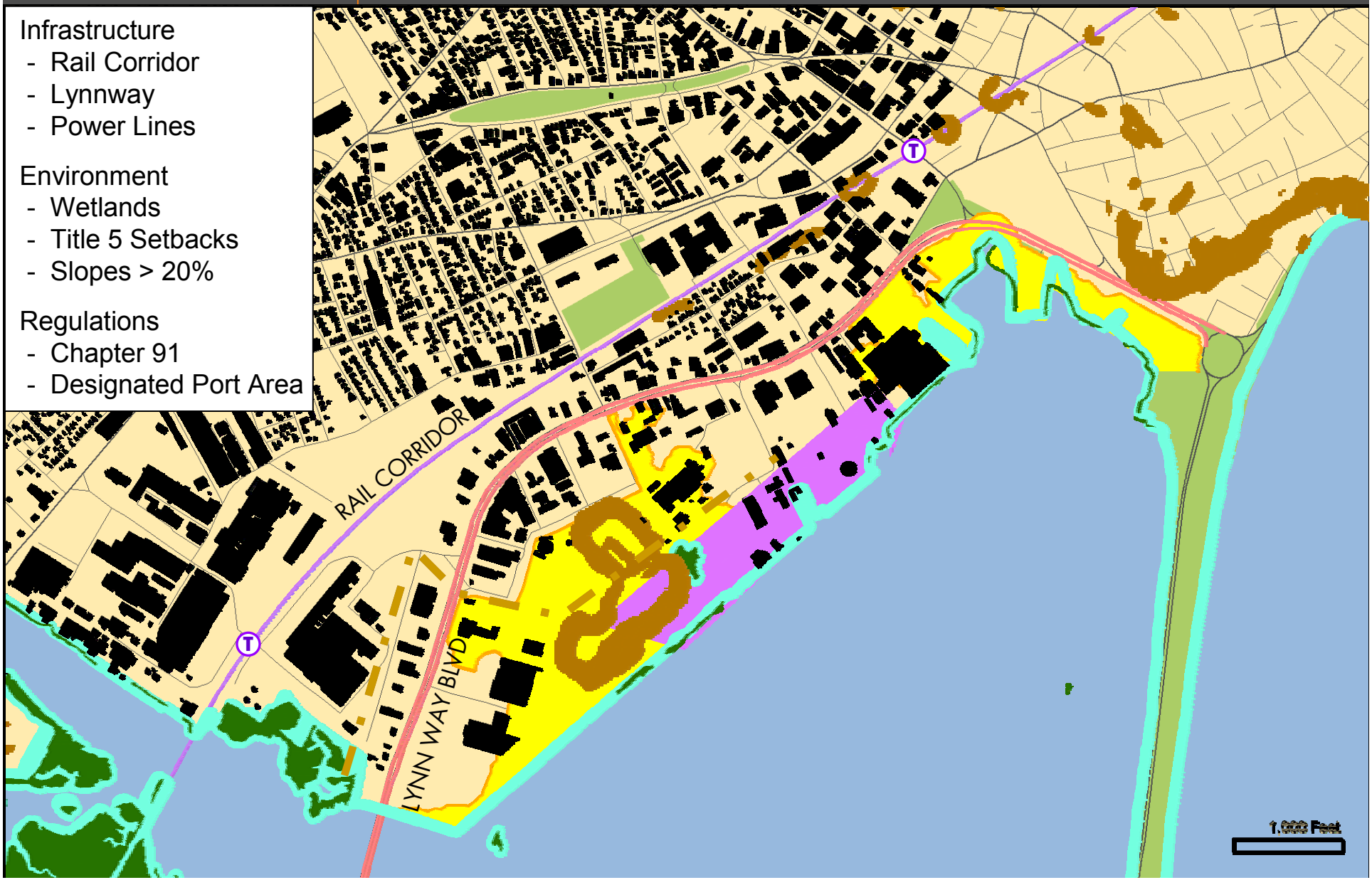
- Compatible uses
- Fear of impact to surrounding neighborhoods
- Site cleanup
- Community boating, organized water activities
- Pedestrian accessibility from downtown
- Ferry service
- Bicycle friendly design
- Build on historic heritage
- Want theaters, community activities

Site Conditions

Infrastructure
- Rail Corridor
- Lynnway
- Power Lines

Environment
- Wetlands
- Title 5 Setbacks
- Slopes > 20%

Regulations
- Chapter 91
- Designated Port Area



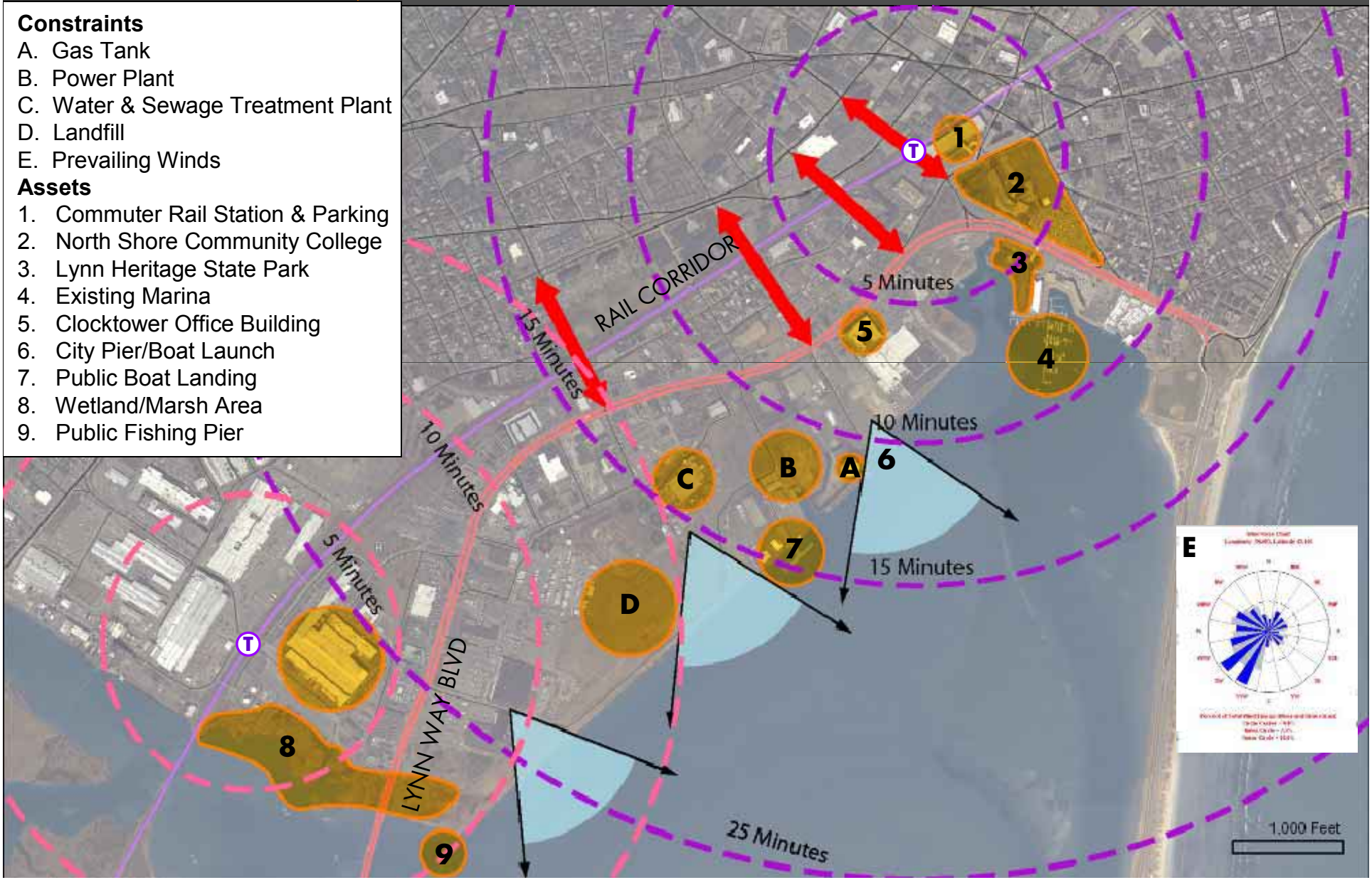
Site Analysis

Constraints

A. Gas Tank
B. Power Plant
C. Water & Sewage Treatment Plant
D. Landfill
E. Prevailing Winds

Assets

1. Commuter Rail Station & Parking
2. North Shore Community College
3. Lynn Heritage State Park
4. Existing Marina
5. Clocktower Office Building
6. City Pier/Boat Launch
7. Public Boat Landing
8. Wetland/Marsh Area
9. Public Fishing Pier



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

Beacon/Chevrolet Site

Lynn Heritage State Park

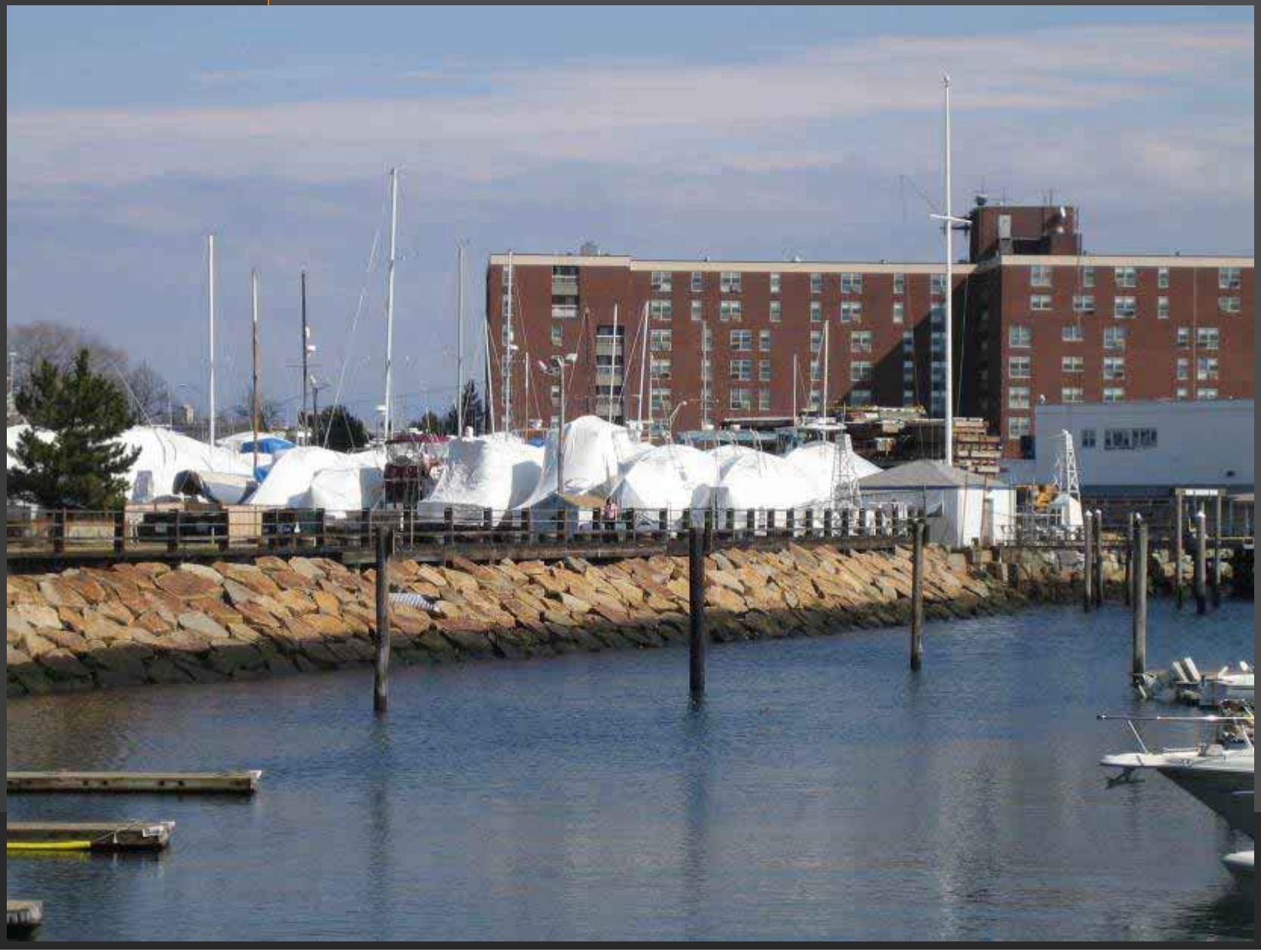
Seaport Landing Marina

Seaport Landing

Porthole Restaurant

View from Restaurant

Yacht Clubs



Housing along the Waterfront

Boat Ramp

Nahant Rotary

Lynnway

Sagamore Hill Waterfront Corner

Washington Street at Lynnway

Washington Street

NSCC Parking on Washington St.

Sagamore Street

Suffolk Street

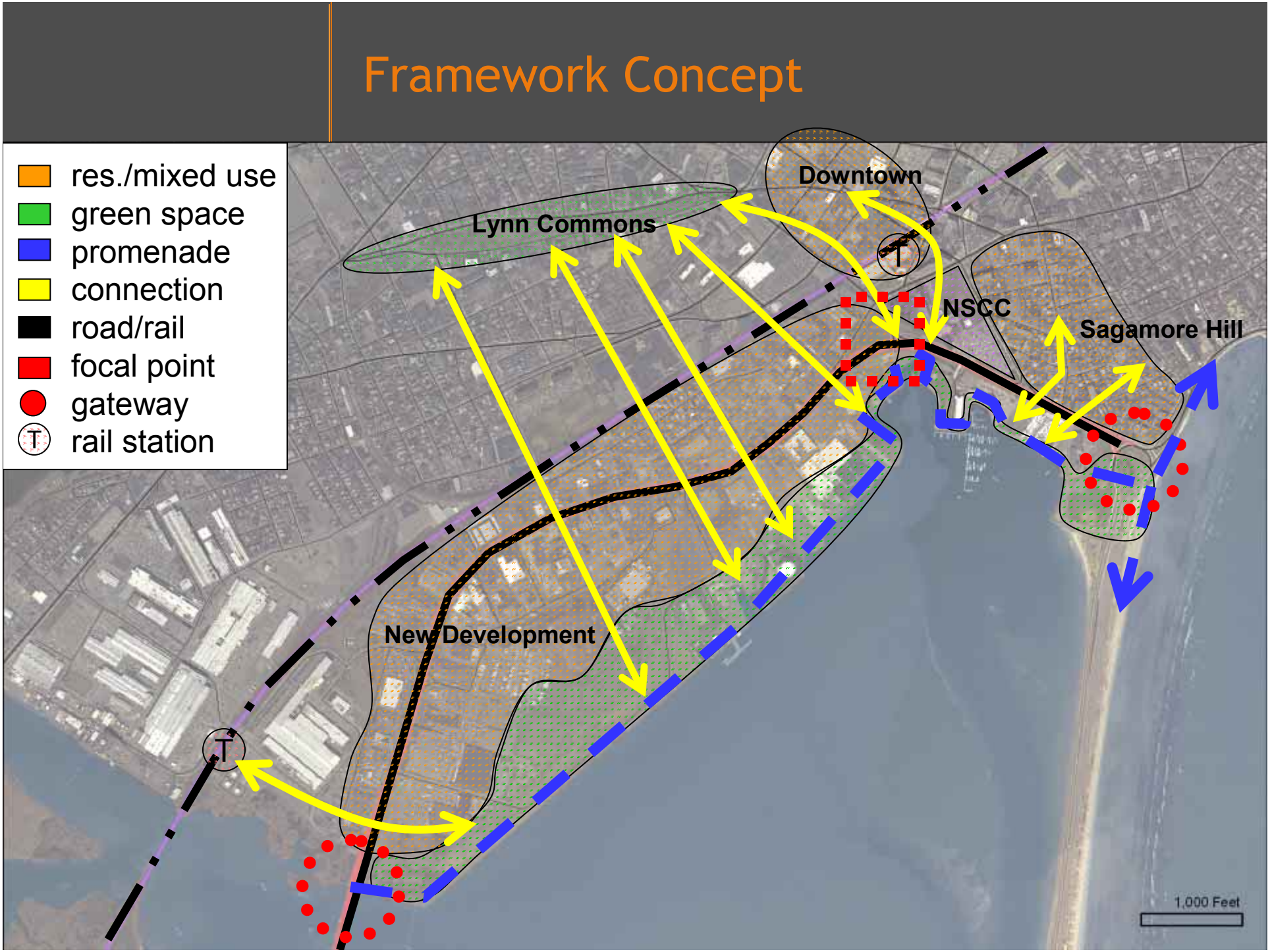
Farrar Street

Downtown

Principles of the Waterfront Master Plan

- Reclaim Lynn's waterfront
- Connect the City with the water
- Connections culminate in public spaces along waterfront promenade
- Create a unified open space along the water
- Create a landmark open space for celebrations
- Design a mixed use neighborhood that takes advantage of views and connections
- Design the new development as an extension of the existing urban fabric
- Transform the Lynnway into a pedestrian friendly boulevard
- Transform lower Sagamore Hill area into a vital residential neighborhood
- Upgrade the traffic system to be more pedestrian friendly

Framework Concept

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WESTERN AVE
SUMMER ST
NEPTUNE BLVD
COMMERCIAL ST
BLOSSOM ST
ALLEY ST
LYNNWAY MDC
NAHANT ST
LYNN SHORE DRIVE
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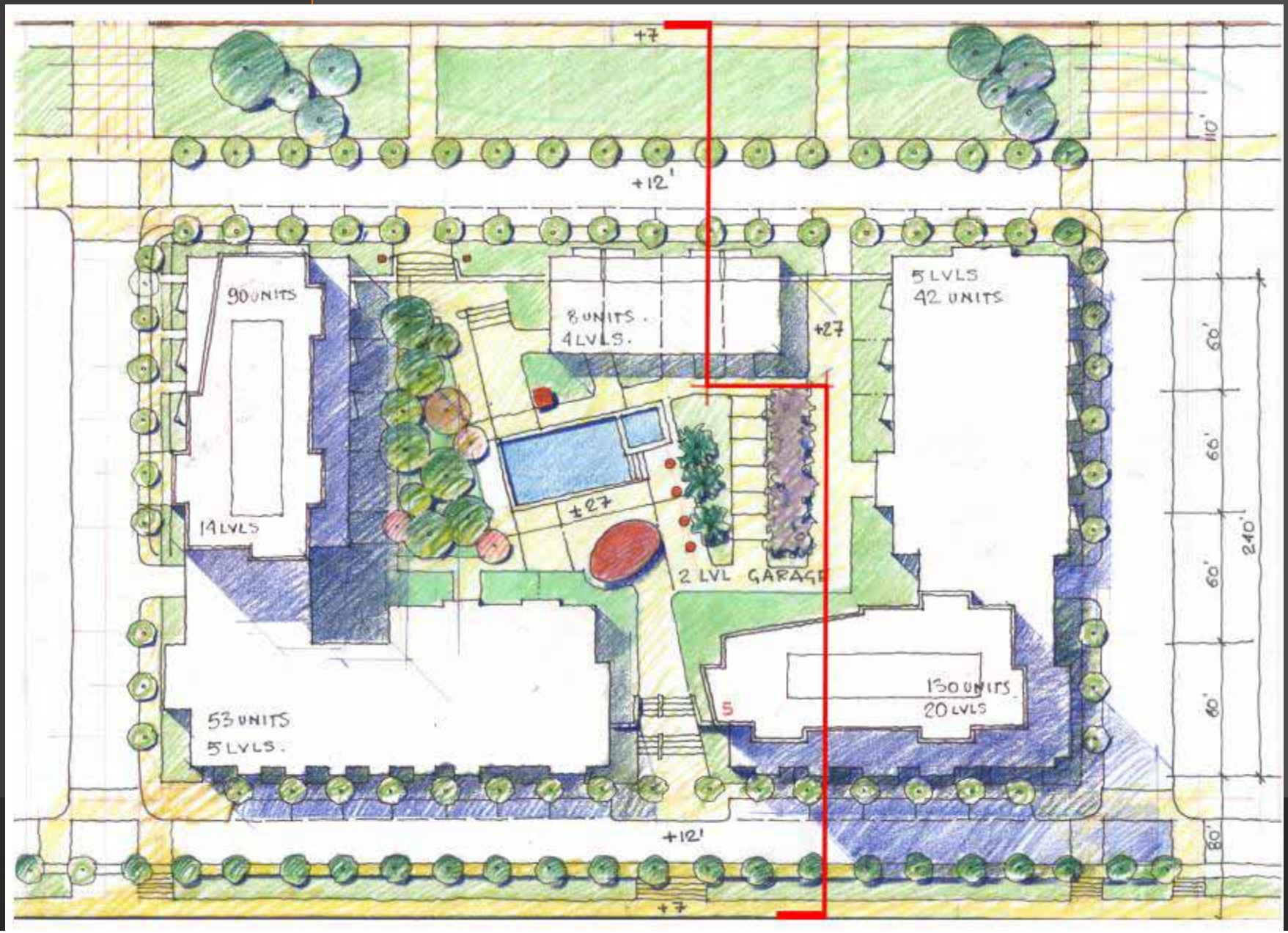
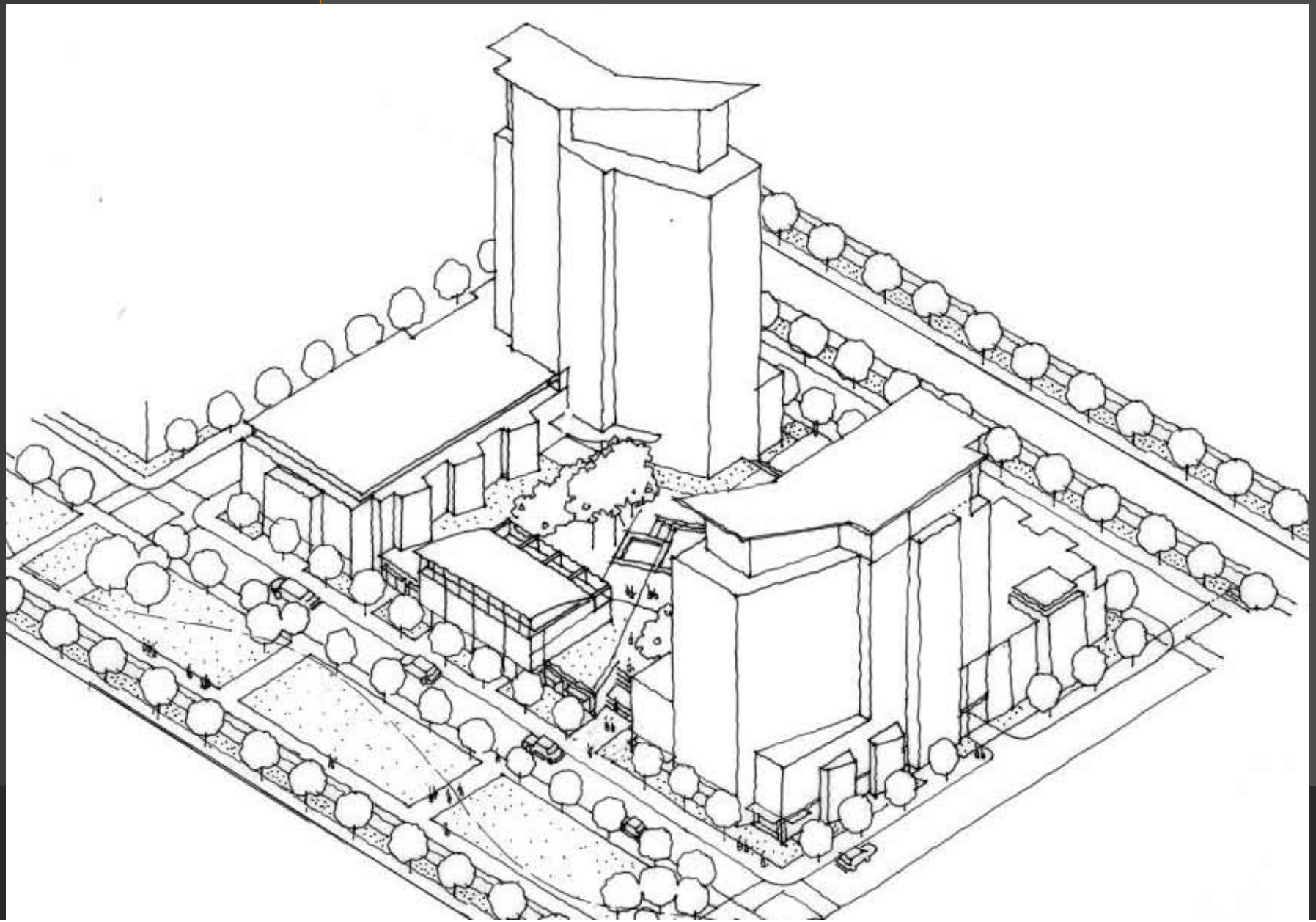
Typical Block Layout



Typical Section Through Block

Typical Axonometric View

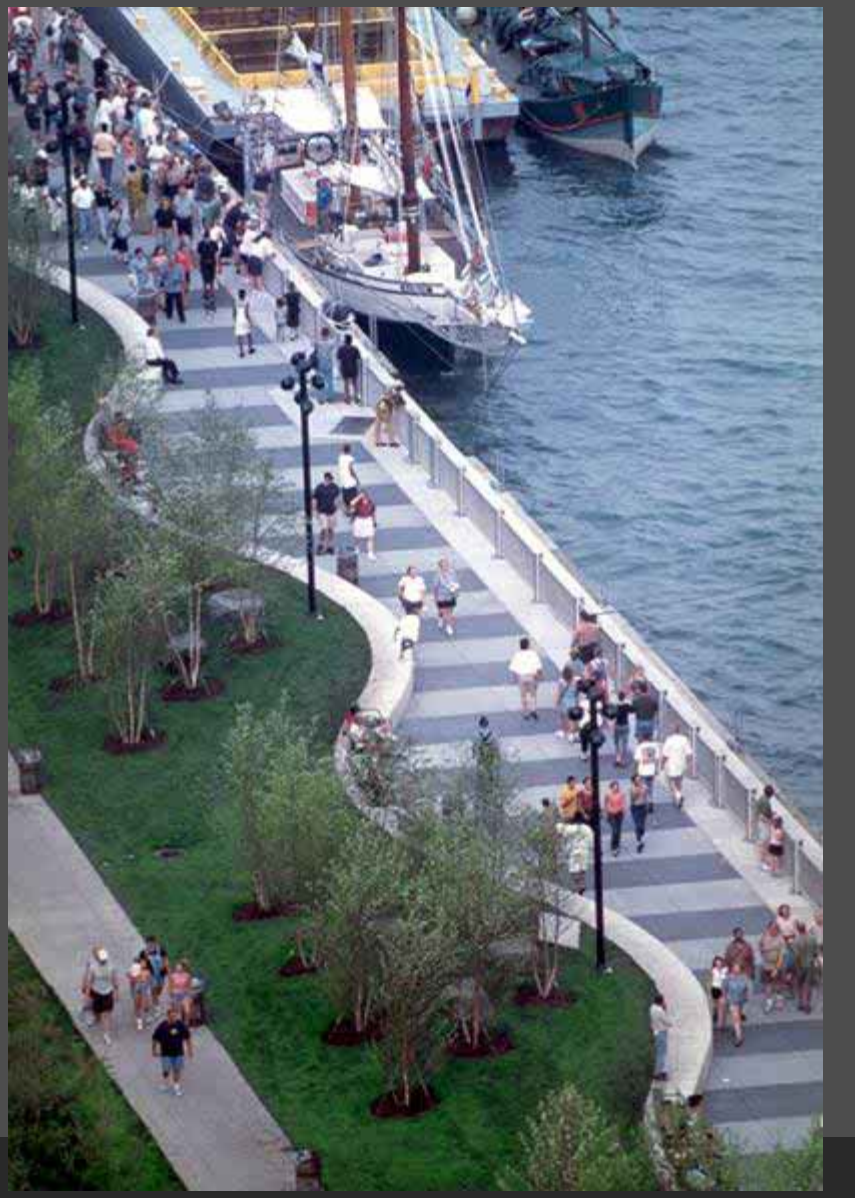


Sustainability Goals

- Create a walkable, livable community that promotes human interaction
- Configure buildings on the site to minimize energy use by means of natural ventilation, daylighting and shading from vegetation.
- Explore diverse transportation options
- Design walking paths and biking paths that link the built environment with the natural environment
- Conserve water resources through reuse, on-site treatment and reduction in peak demand
- Use biofiltration where possible to ensure groundwater recharge and to reduce out-of-basin transfer through stormwater drains
- Establish a natural systems framework that preserves open space, habitat, buffers, and corridors to minimize impacts to the ecosystem.

Wilkes-Barre, PA

Charleston, SC



Detroit, MI


Vancouver, BC

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Indianapolis, IN

Vancouver, BC

Addison Circle, Dallas, TX

Indianapolis, IN


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