



Lynn Municipal Harbor Plan

Property Owners Meeting - February 12, 2009

City of Lynn / EDIC

S A S A K I



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Benefits of a Municipal Harbor Plan

- Ensures that state agency actions are more responsive to local land use goals and objectives, harbor conditions, and circumstances.
- Ensures that tidelands licensing decisions on individual properties are made in context with the objectives and goals for the development of the entire waterfront area.
- Provides a mechanism for the establishment of harbor-specific development/design standards as substitutes for the generic, state-wide standards specified in the Waterways Regulations.



Municipal Harbor Plan - *Required Elements*

- Definition of the Harbor Planning Area



Harbor Planning Area



Tidelands Boundary within Planning Area



Municipal Harbor Plan - *Required Elements*

- Assessment of Substitute Standards
 - comparative assessment of existing vs. substitute standards
 - massing, pedestrian-level winds, shadows
 - assessment of offsets



Height Standards

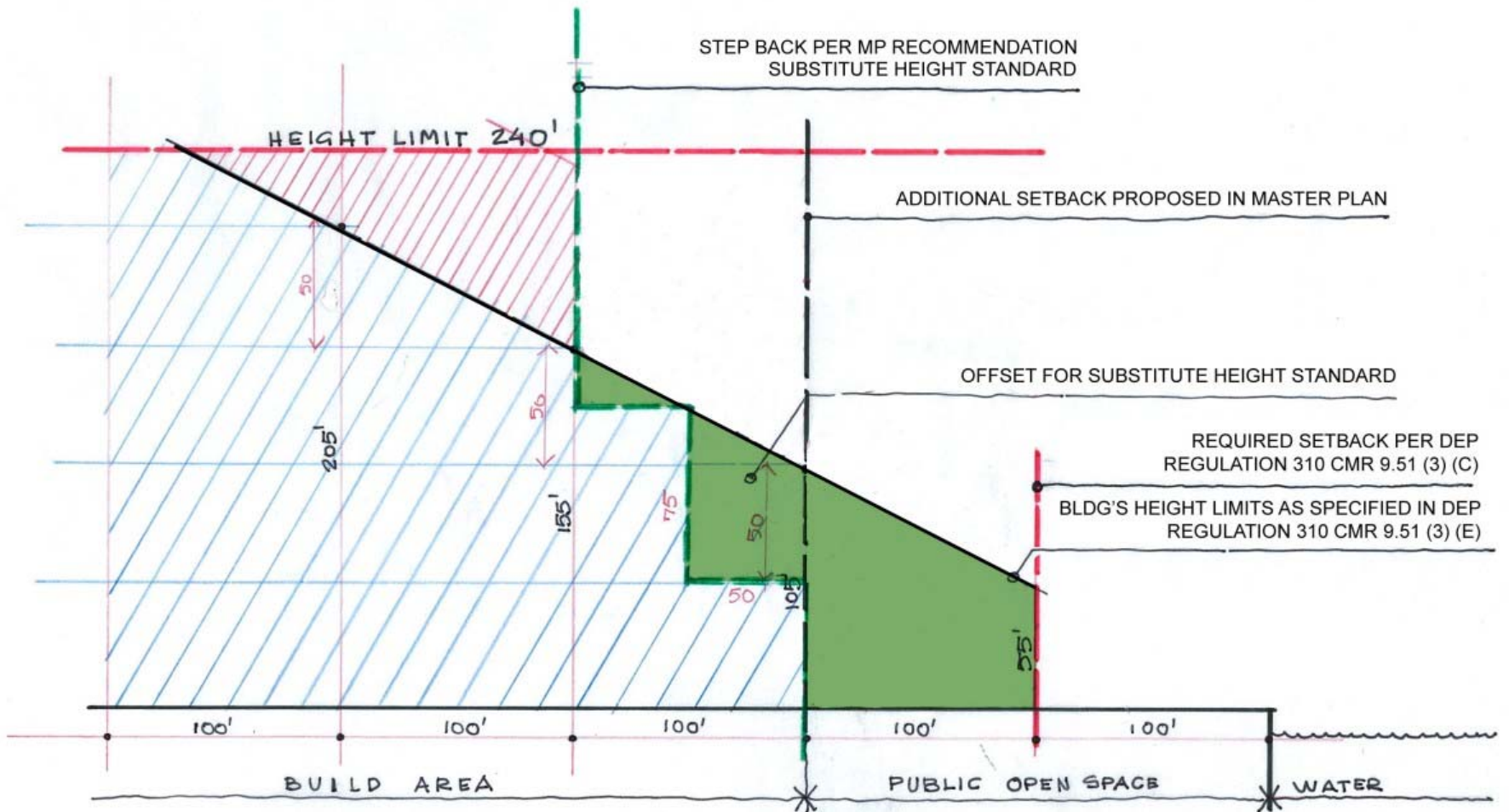
Existing Waterways Licensing Standard

Maximum Height for Buildings Containing Nonwater-dependent Uses Located Within 100 Feet of the Current High Water Mark is 55 feet. This Height May Increase by $\frac{1}{2}$ a Foot for Each Additional Foot of Setback From the High Water Mark.

Proposed Substitute Standard

Allow Building Heights to Increase at a Greater Rate Than 2:1 (h:v) at Distances Greater Than 100 Feet From the High Water Mark. Impacts to be Offset by Greater Setback.





Municipal Harbor Plan - *Required Elements*

- Designated Port Area Master Plan



Lynn Harbor Designated Port Area



Designated Port Area - *Allowed Uses*

- Water-dependent Industrial Uses (e.g., marine terminals, commercial fishing facilities, marine repair and construction, manufacturing facilities that rely on bulk receipt of goods by waterborne transportation)
- Supporting DPA Uses Cumulatively Occupying No More Than 25% of the DPA
- Temporary Uses (e.g., warehousing, trucking, parking) Licensed for a Maximum Term of Ten Years



Municipal Harbor Plan - *Required Elements*

- Implementation Strategy



Schedule

Action Item	2009									
	January	February	March	April	May	June	July	August	September	October
	4 11 18 25	1 8 15 22	1 8 15 22 29	5 12 19 26	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	6 13 20 27	4 11 18
Meetings-Harbor Planning Group										
Meetings-Property Owners										
Meetings-Public										
Meeting MA-CZM										
Prepare Draft MHP										
Revisions to Draft MHP										
Prepare Final MHP										
Public Comment Period										
Agency Review Period										
EOEEA Secretary Decision										