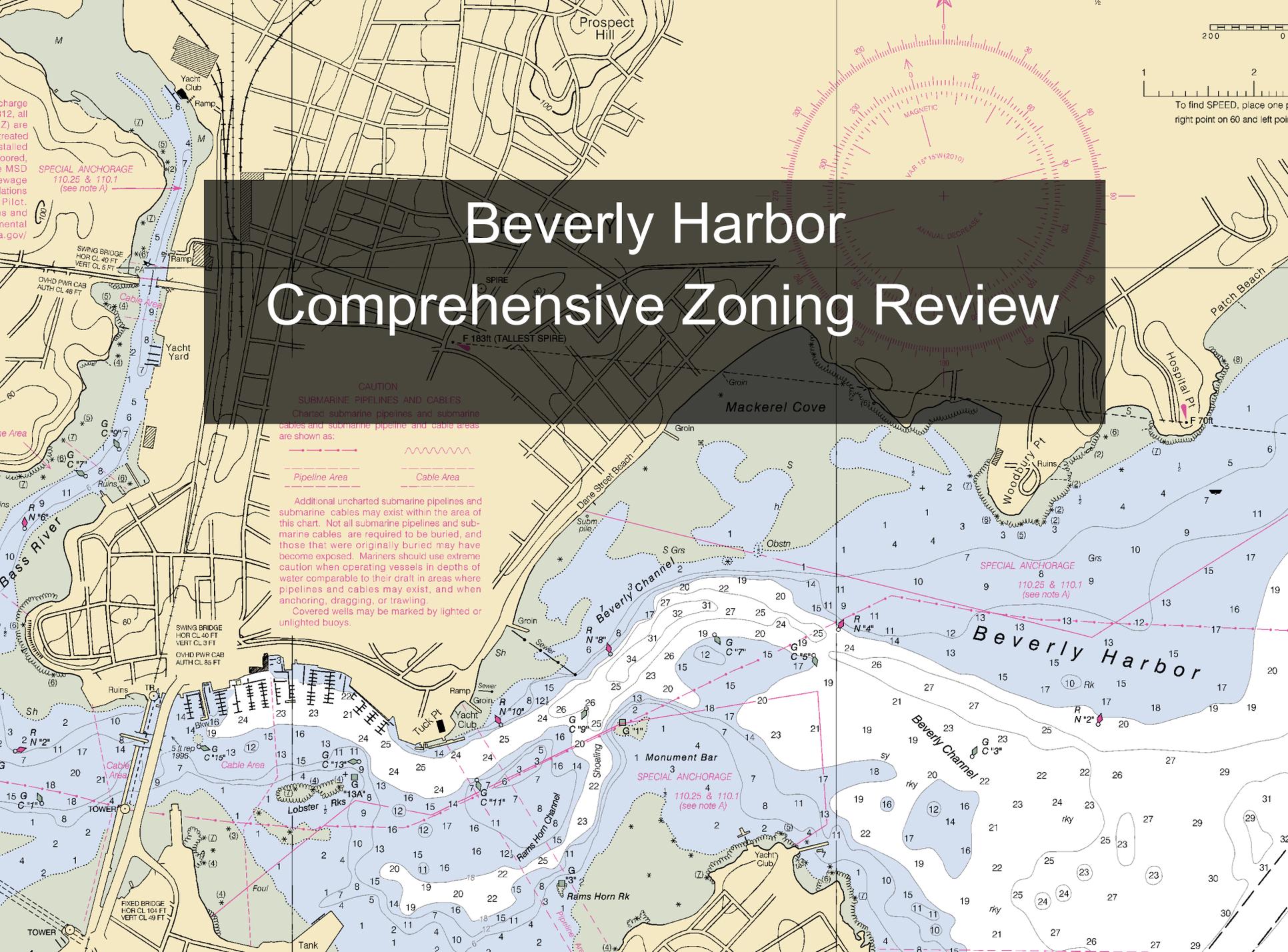
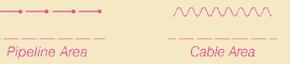


Beverly Harbor Comprehensive Zoning Review



CAUTION
SUBMARINE PIPELINES AND CABLES
Change submarine pipelines and submarine
cables and submarine pipeline and cable areas
are shown as:

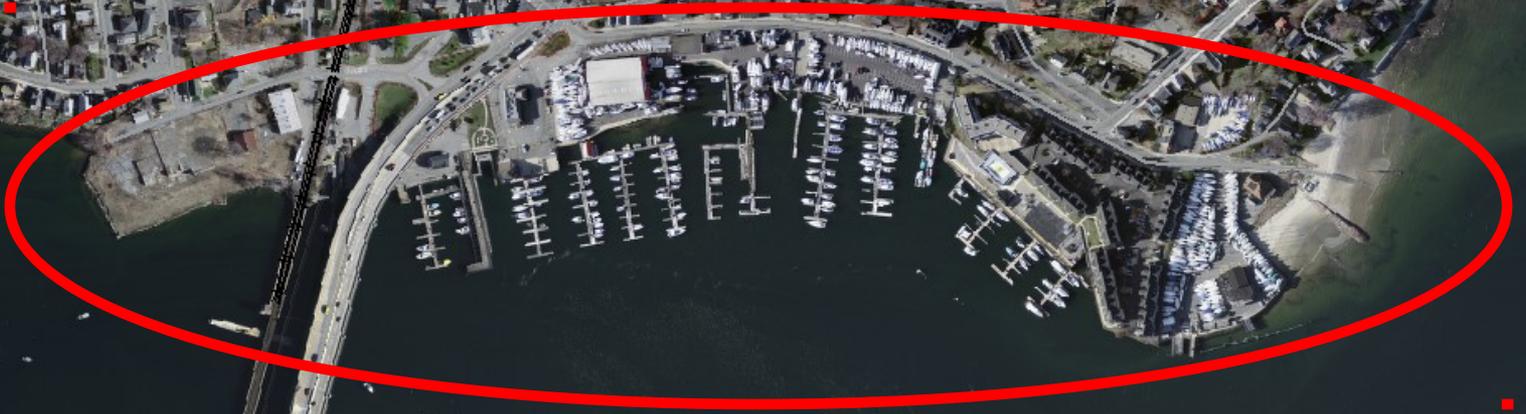


Additional uncharted submarine pipelines and submarine cables may exist within the area of this chart. Not all submarine pipelines and submarine cables are required to be buried, and those that were originally buried may have become exposed. Mariners should use extreme caution when operating vessels in depths of water comparable to their draft in areas where pipelines and cables may exist, and when anchoring, dragging, or trawling. Covered wells may be marked by lighted or unlighted buoys.

Meeting Agenda

- Planning Processes Update
(Designated Port Area & Waterfront Rezone)
- Existing Conditions
- Summary Public Meeting Responses
- Framework Plan
- Next Steps

Target Area



DPA Boundary Review: Purpose

- The purpose of the DPA boundary review process is to determine whether a DPA boundary should remain as it is currently established or whether it should be modified to more appropriately protect and promote the goals of DPA policy.



Massachusetts Office of Coastal Zone Management
 251 Causeway Street, Suite 800
 Boston, MA 02114
 www.mass.gov/czm

Beverly Harbor Designated Port Area (DPA)

For planning purposes only. In the event of conflict between this map and the accompanying written description, CZM shall issue a written clarification pursuant to the Designated Port Area (DPA) regulations at 301 CMR 25.00.



- Point of Beginning
- Chapter 91 Presumptive Line
- Assessor's Parcel
- Designated Port Area Boundary
- Municipal Boundary



Base map: MassGIS 1:5,000 Color Ortho Imagery, 2001.
 Map coordinate system: North American Datum of 1983,
 Massachusetts State Plane Coordinate System,
 Mainland Zone (FIPS zone 2001), meters.



March 2011

Designated Port Area

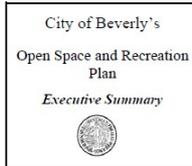
Comprehensive Zoning Review

- Public process around zoning concurrent with DPA review.
- Beverly Harbor Interim Planning Overlay District.
- Public Participation Kick-off Meeting
- Stakeholder Meetings
- Proposed zoning amendment to Council (Winter, 2015).

CITY OF BEVERLY MASTER PLAN



City of Beverly Harbor Management Plan



Prepared by:
The City of Beverly
Open Space and Recreation Committee



- Master Plan
- Harbor Management Plan
- Open Space Plan
- Downtown Strategic Plan



Strategic plan for downtown Beverly, Massachusetts

Prepared for the Beverly Main Streets Program

July 2010

Community Land Use + Economics Group, LLC
www.cluegroup.com

CITY OF BEVERLY MASTER PLAN



prepared by
Beverly Master Plan Steering Committee
and Planning and Development Office

assisted by
The Cecil Group, Inc.

August 2002

Master Plan

- Guiding Principle
- Economic Development
- Downtown & Harbor Development
- Harbor Waterfront

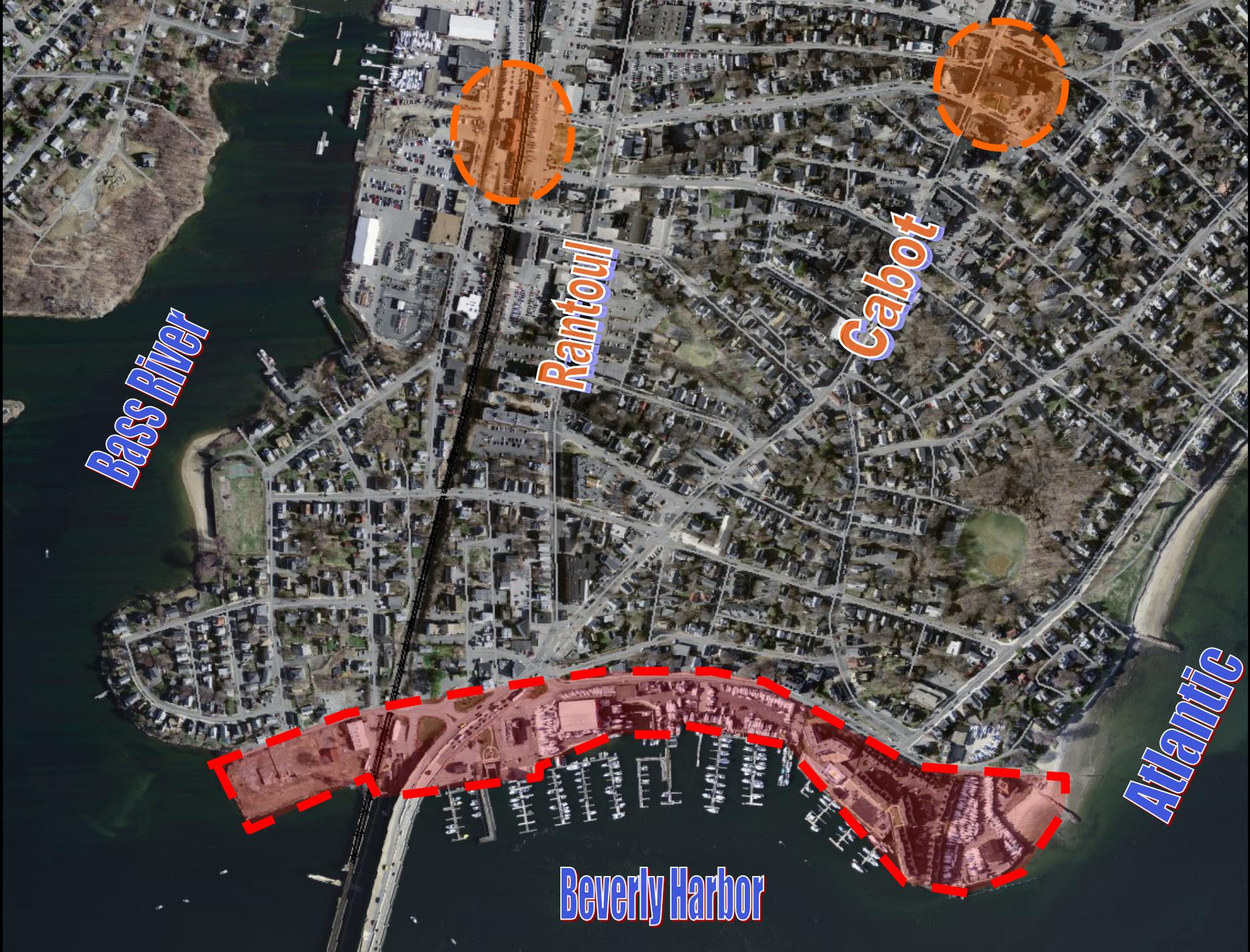
Bass River

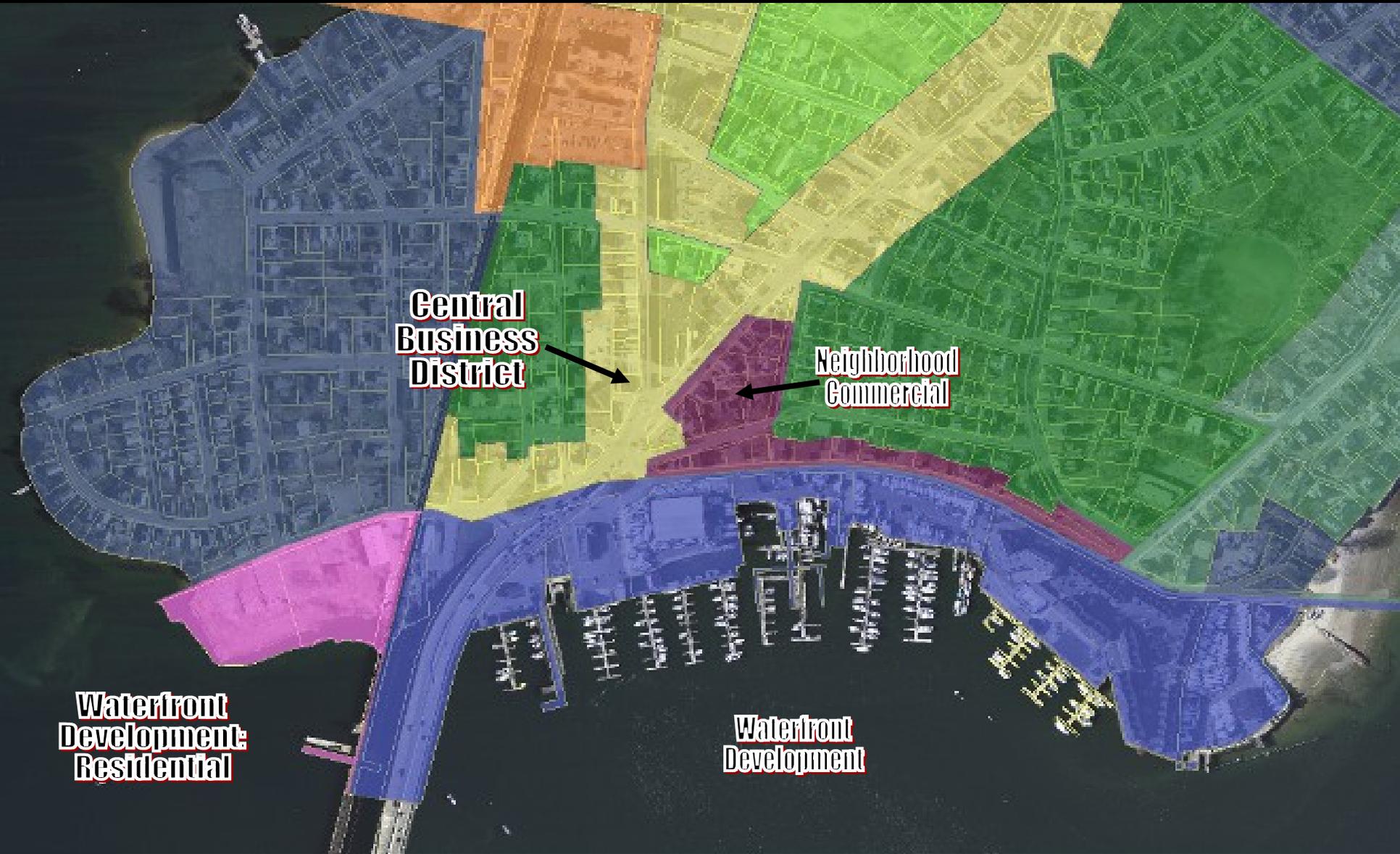
Rantoul

Cabot

Beverly Harbor

Atlantic





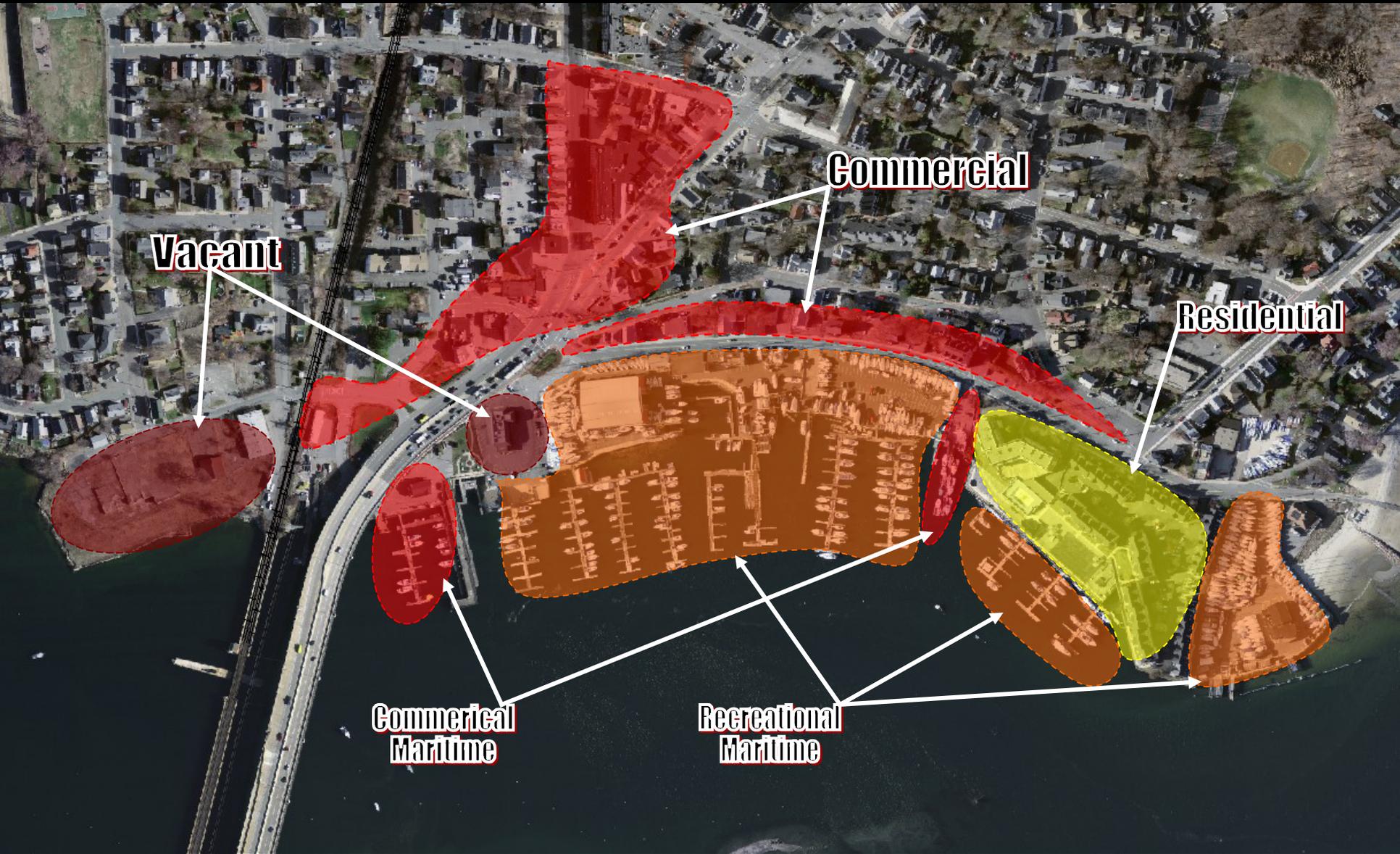
**Central
Business
District**

**Neighborhood
Commercial**

**Waterfront
Development:
Residential**

**Waterfront
Development**

Existing Zoning



Vacant

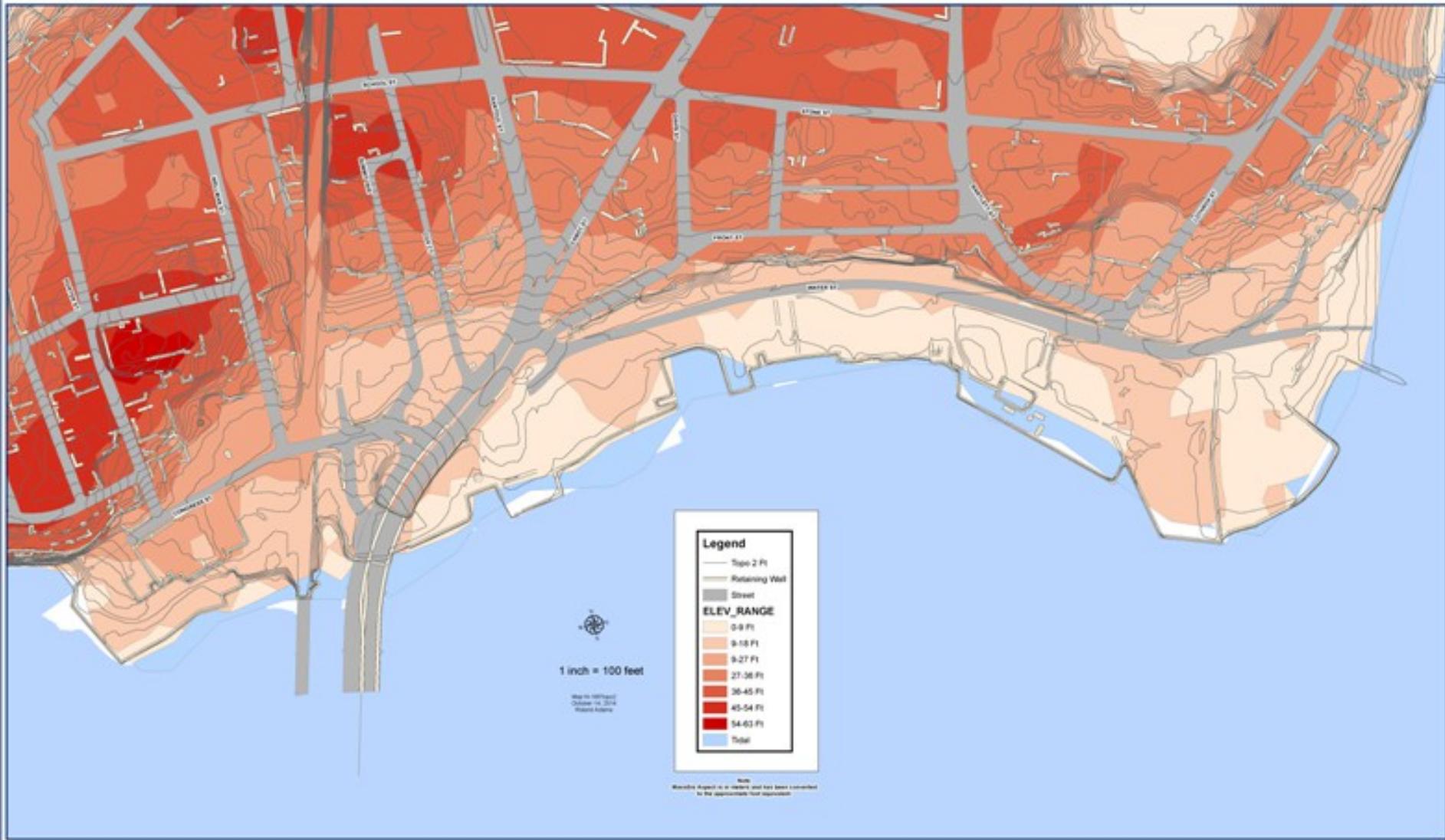
Commercial

Residential

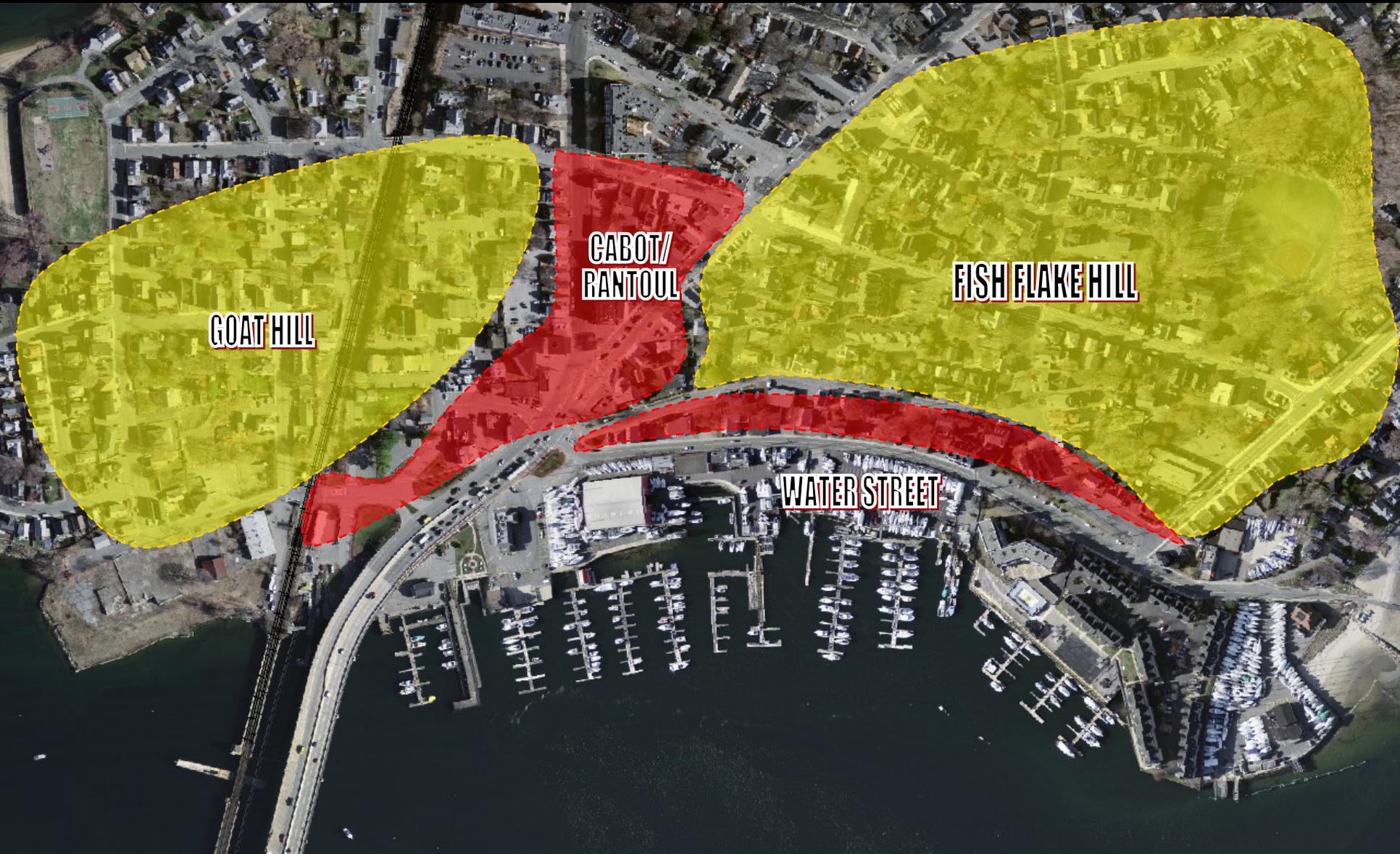
**Commercial
Maritime**

**Recreational
Maritime**

Existing Land Use



Site Topography



GOAT HILL

**GABOT/
RANTOUL**

FISH FLAKE HILL

WATER STREET

Neighborhood Character

Goat Hill Residential



Fish Flake Hill Residential



Cabot / Rantoul



Water Street Commercial



Feedback

Public Meeting / Stakeholder Meetings / Harbor Fest

- Any new development needs to consider parking and traffic impacts on both future and existing uses.
- Need to consider existing commercial and recreational marinas.
- Improve public access and create promenade along water.
- Development needs to respect the character of surrounding neighborhoods.
- Improve connections between harbor, downtown and adjacent neighborhoods.

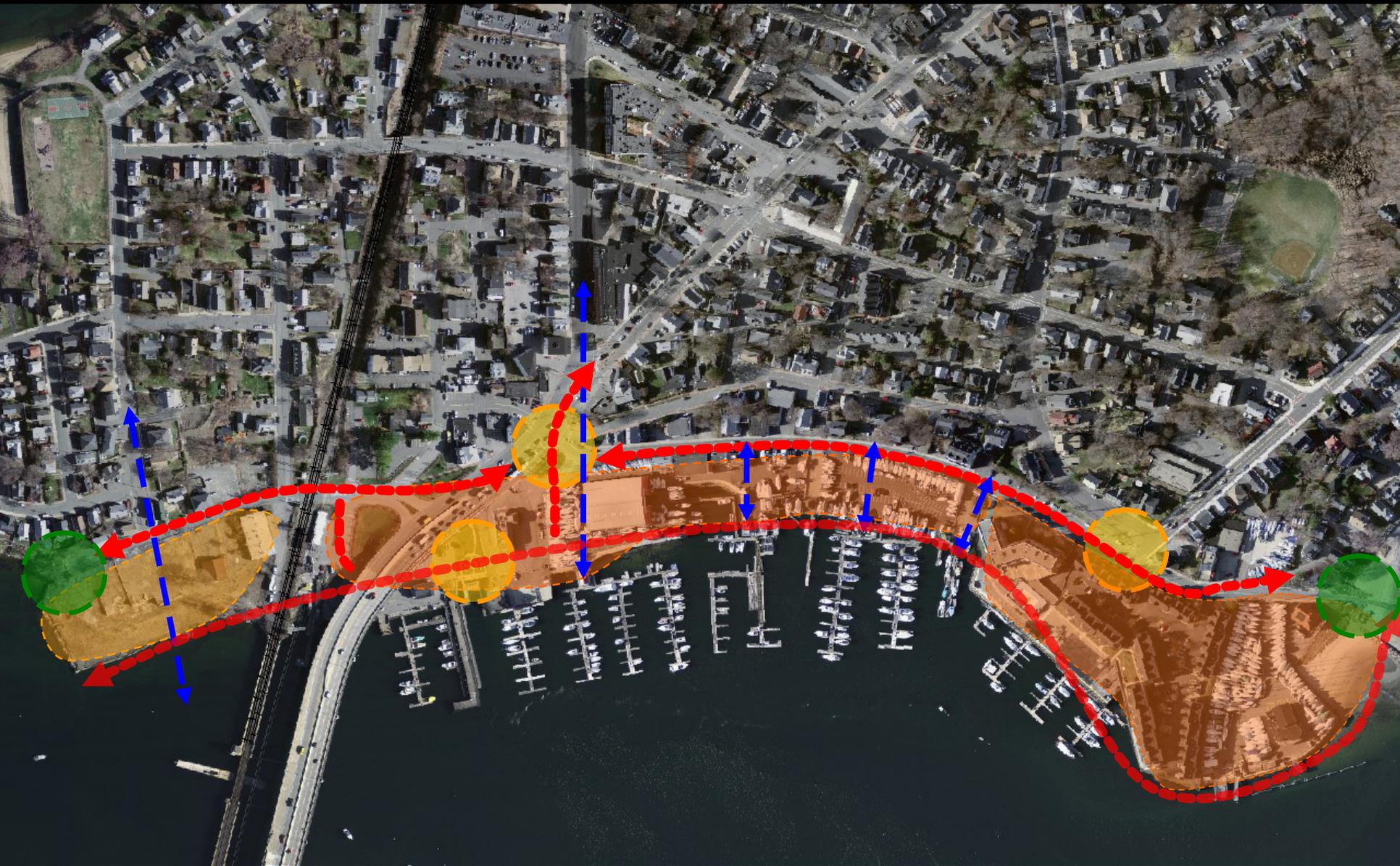
Guiding Principle

Protect and enhance Beverly's existing marine and waterfront amenities and expand public access to the water by creating continuous and inviting public spaces enlivened with new mixed use development and waterside recreational facilities that is well integrated with surrounding neighborhoods.



Zoning District Objectives

- The waterfront will be accessible and well designed to accommodate all modes of transportation.
- Public space will be provided along the length of the harbor and will seek to connect to existing public spaces located elsewhere on Beverly's waterfront.
- Accommodate mixed use development that is pedestrian friendly and recreational amenities to engender an inviting and active place.
- Support and grow commercial maritime activities and waterside recreation.
- New buildings will be constructed to a scale in keeping with the character of the neighborhood.
- New development will celebrate the cultural and historical context of the waterfront.



Zoning Framework

Development Examples



Public Space Examples



Public Art Examples



Zoning Criteria

- Parking Requirements
- Building placement and design
- Building height
- Land use categories
- Incentive zoning

