



Beverly Municipal Harbor Plan

Harbor/Waterfront Plan Advisory Committee

September 20, 2018

Agenda

- Progress Update
- Draft Vision
- Chapter 91 and Implications
- Draft Implementation Plan
- Draft Conceptual Plan
- Next Steps
 - Open House in October
 - Review of Draft Plan

FXM: Key Findings and Implications

- Commercial Fishing/Lobstering
 - 37 active harvesters (high of 49 in 2013), 11 active dealers (high of 13 in 2014)
 - Landings and ex-vessel value of the lobster industry have been extremely volatile
 - Approx. 900,000 pounds in 2013/\$3.4 million in value in 2015
 - Approx. 450,000 pounds and \$2 million in value in 2017 (latest available data)
 - Long-term trends cannot be projected

FXM: Key Findings and Implications

■ Future Employment Projections

- Essex County – Overall employment has grown and is projected to continue to grow in marine transportation (encompassing passenger transportation/sightseeing and other industries)
- Beverly is currently underrepresented in excursion/charter services compared to other North Shore communities.

GEI: Key Findings and Implications

- Condition of shoreline structures varies
 - Commercial facilities in need of infrastructure investment to maintain current uses
 - City-owned structures are generally in good condition
- Existing Uses
 - Commercial – e.g., large commercial fishing/lobstering boats and support facilities, marina facilities, lumberyard, power company
 - Recreational – e.g., small kayaks, stand up paddleboards, recreational boating support facilities (docks, moorings, park)
 - Water Street ramp for kayaks and other small boats
 - Margin Street ramp is not suitable at low tides and the access gangway is closed/failed

GEI: Key Findings and Implications

- Bass River Dredging
 - Uses along the Bass River are very restrictive due to existing water depths
 - North of Bridge Street – Watersheet is currently 1 acre, post-dredging would be 7+ acres
 - South of Bridge Street – Dredging would increase clearances to allow greater commercial traffic
 - Replace Bridge Street bridge – could restore ability to service sailboats and vessels with higher air-drafts
 - Would facilitate the 2 commercial fishing docks which do not currently have suitable dockage at low water

GEI: Potential Improvements

- Dredging
 - Bass River – Increase moorings, facilitate commercial industries
 - Harbor – Greater depth and width would increase traffic (more dockage and remove bends)
- Reconstruct or modify existing boat ramps to be functional throughout tidal cycle (lack of parking is also an issue at Water Street ramp)
- Pleasant View Beach is well suited for additional paddleboard and kayak use

GEI: Potential Improvements

- Beverly Harbor Channel – Increase width to accommodate larger vessels, narrow width to accommodate more slips on existing docks
 - Water taxis, small and medium passenger vessels (<50 and up to <149pax) could be accommodated without modifications to the channel
 - Large vessels, small cruise ships (300-400 feet) could not be accommodated in the existing channel
- Create ADA-compliant infrastructure around the existing City Pier (currently acceptable for marina activities, not passenger vessels)

Draft Vision

The Beverly Harbor and Waterfront will be a series of distinct areas connected by waterfront walkways, parks, and public access. Goat Hill will remain a residential area with neighborhood connections between Gillis Park and Pleasant View Beach. Beverly Harbor and the east side of Bass River will develop their own identities distinct from each other and other areas of Beverly with a vibrant mix of uses and activities that draw the community and visitors to the waterfront.

On land, increased open space, public access, and water-dependent uses along Beverly Harbor and the Bass River will be balanced with market-driven private development. The size and design of future development will be in keeping with the surrounding areas and thoughtfully considered to encourage the public's use of the open space, waterfront public access, and water-dependent uses.

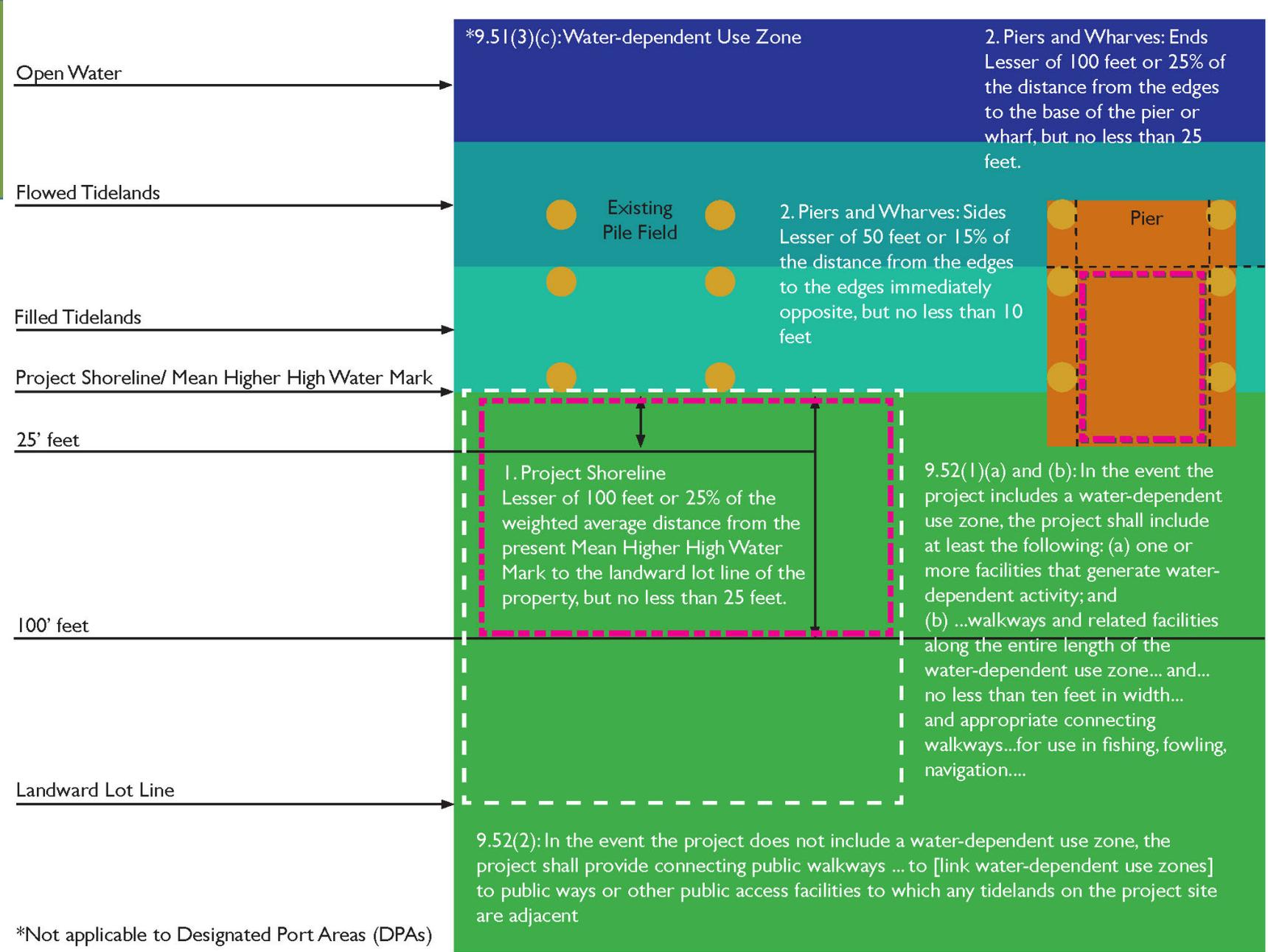
On the land and water, the heritage of a maritime economy within the waterfront, including commercial fishing, will be encouraged through improved facilities and increased support of operations. Waterways and supporting facilities in the Beverly Harbor and Bass River will be maintained and enhanced to increase opportunities for recreational boating.

On the water, the community and visitors will enjoy areas identified for the safe launching, use, and storage of small non-motorized watercraft.

Community members, employees of nearby businesses, and visitors will use streets and public walkways designed for all users that connect more directly from adjacent areas to access the walkway along the water, restaurants, businesses, and strategic open spaces, and access to the water.

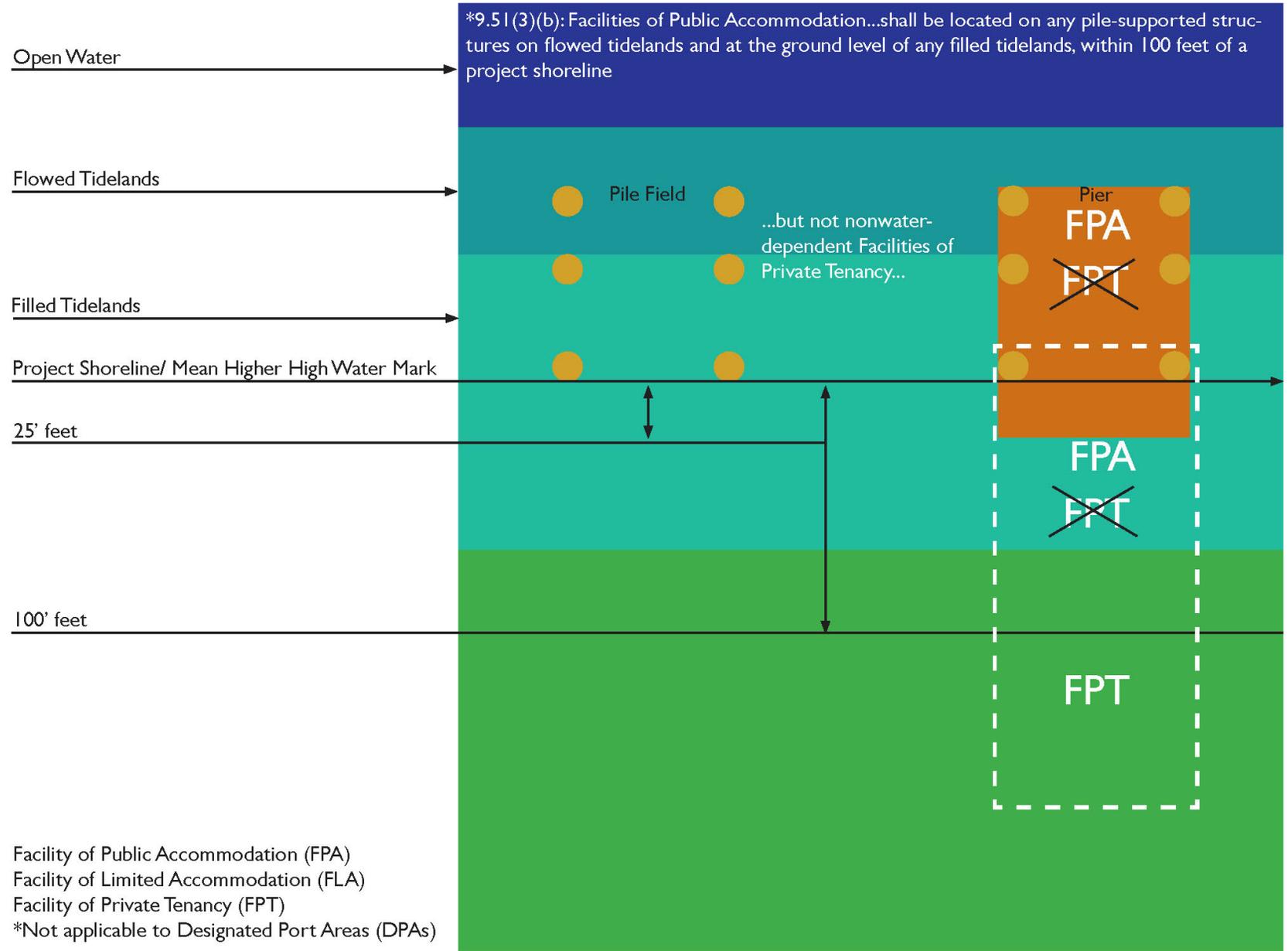
Chapter 91 and Implications

Determining the location of Water-dependent Use Zone: mathematical calculation based on the relationship of the mean higher high water mark or line (MHHW) to the landward lot line; determines which uses are allowed within the zone



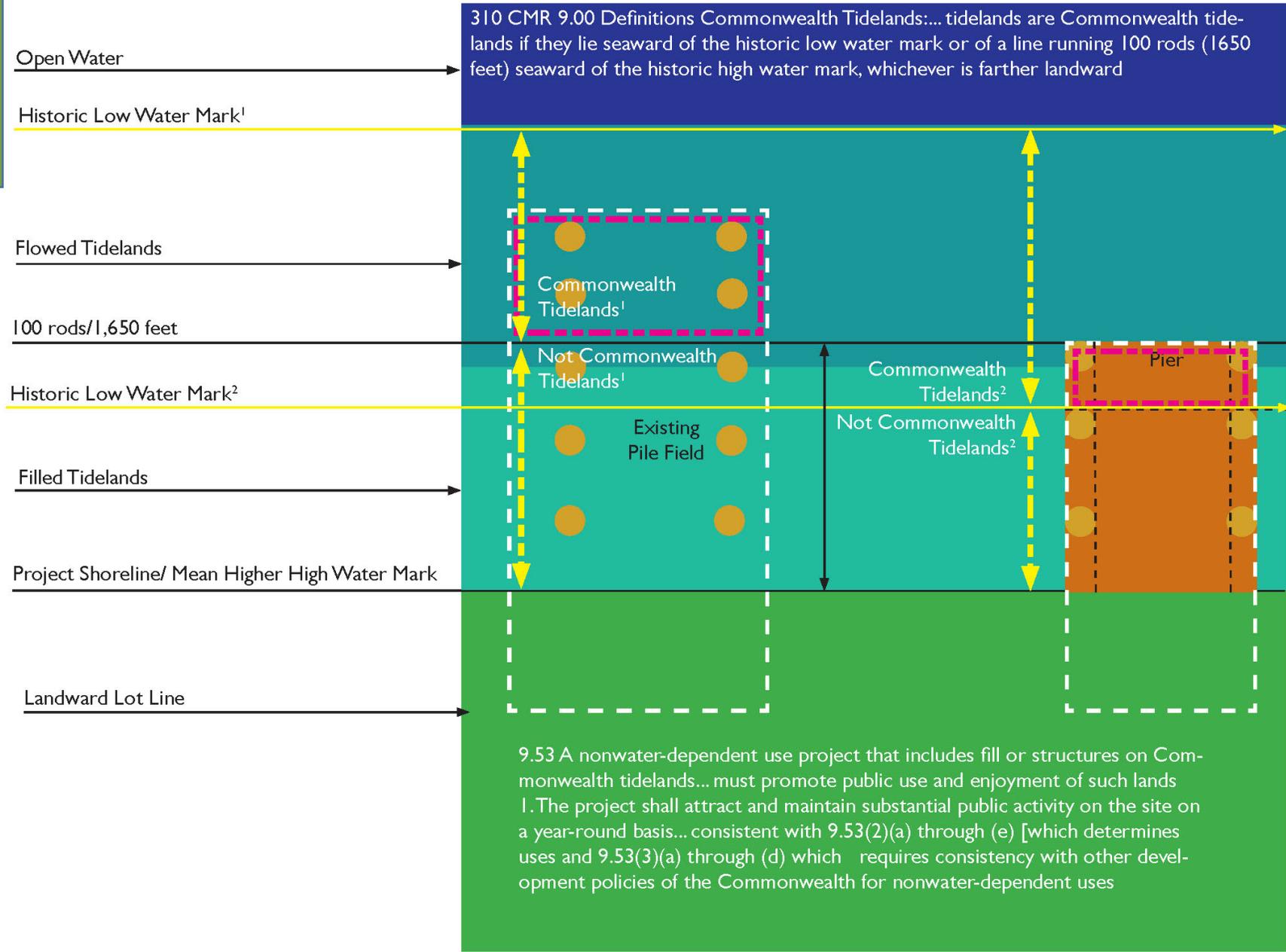
Chapter 91 and Implications

Determining the location of Facilities of Public Accommodation: based on the relationship of the project area to flowed and filled tidelands and the MHHW



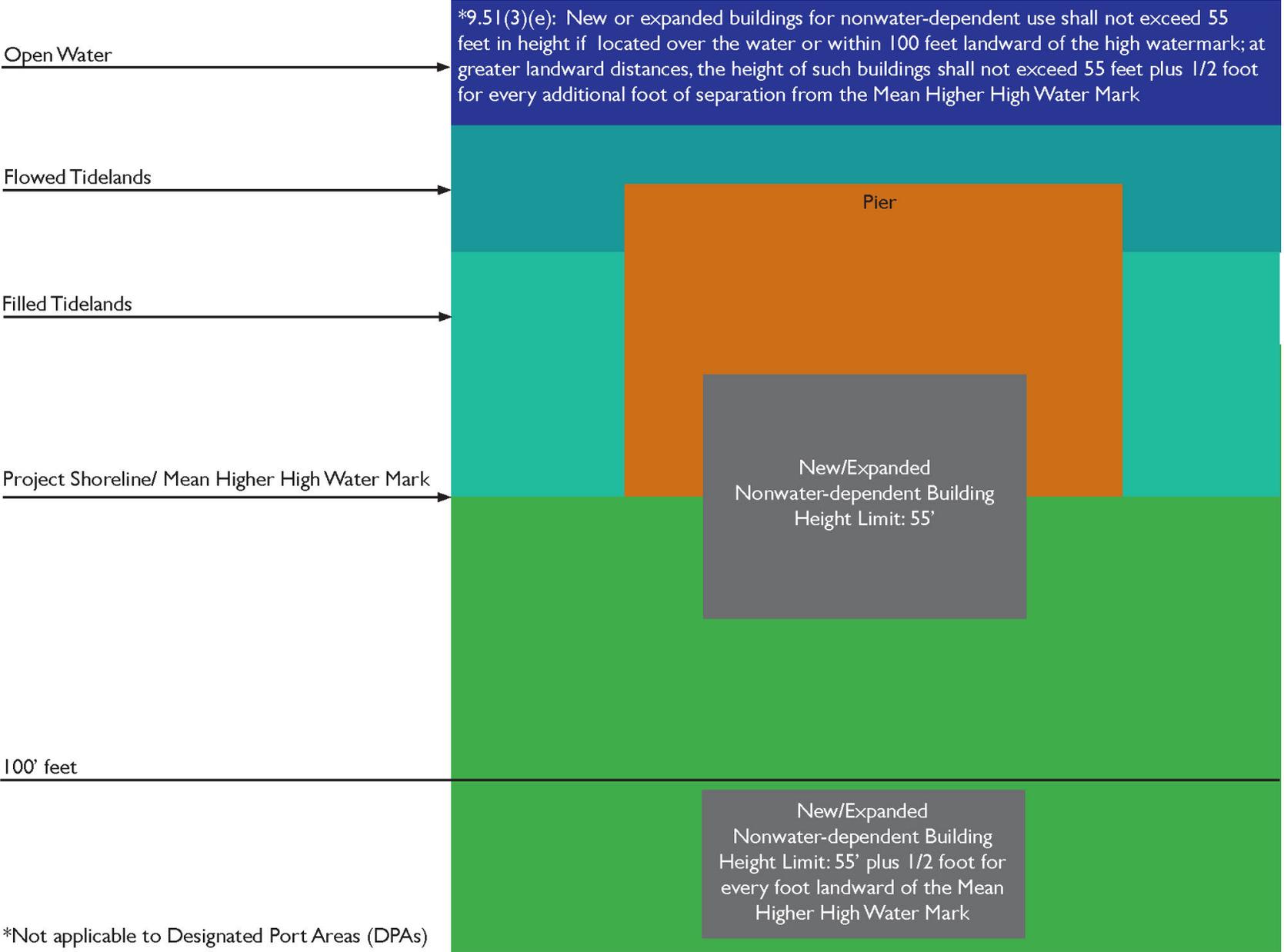
Chapter 91 and Implications

Question: is the proposed project located on Commonwealth Tidelands? Determined by the relationship between the historic high water mark and the historic low water mark; requires year-round public activity on Commonwealth tidelands; link to FPA



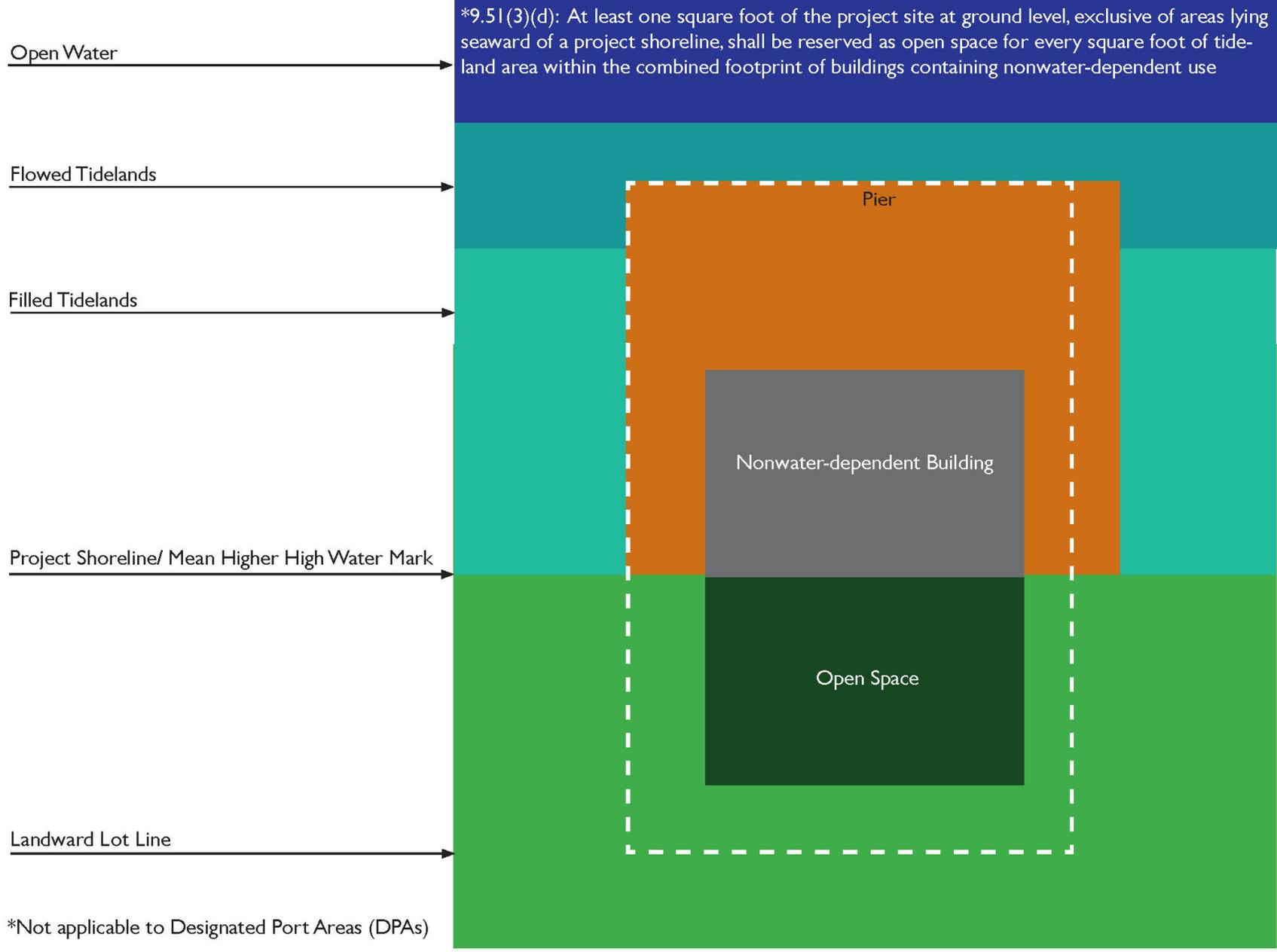
Chapter 91 and Implications

Height limitations within 100 feet landward of the MHHW and within the Chapter 91 jurisdiction



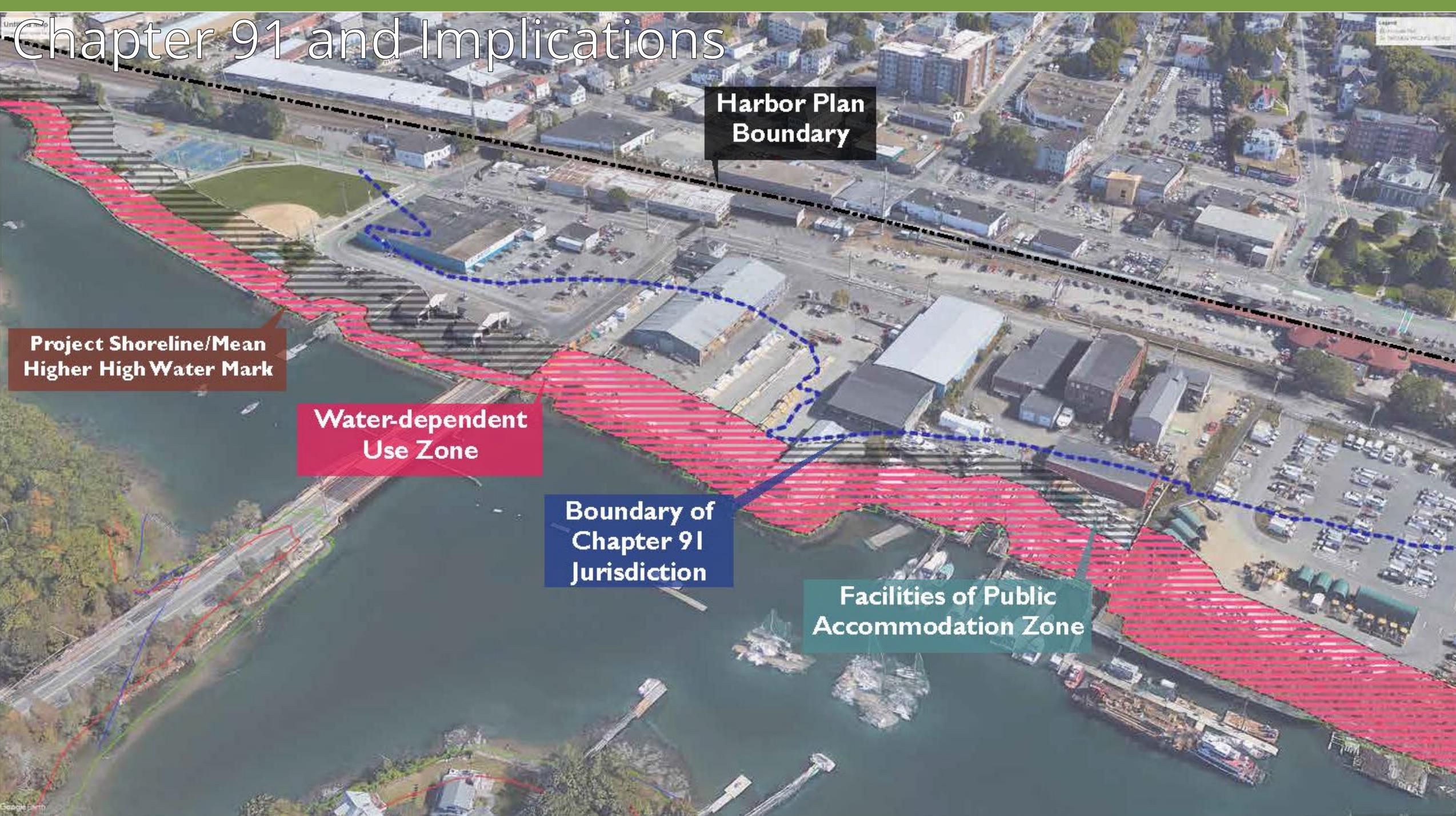
Chapter 91 and Implications

Open space requirements based on the building coverage of tidelands by nonwater-dependent uses



*Not applicable to Designated Port Areas (DPAs)

Chapter 91 and Implications



Harbor Plan Boundary

Project Shoreline/Mean Higher High Water Mark

Water-dependent Use Zone

Boundary of Chapter 91 Jurisdiction

Facilities of Public Accommodation Zone

Chapter 91 and Implications

9.51(3)(c): New or Expanded Buildings for non water-dependent use and parking facilities at or above grade for any use shall not be located within a **water-dependent zone**

9.51(3)(d): **Open Space:** At least one square foot of the project site at ground level, exclusive of areas lying seaward of a **project shoreline**, shall be reserved as open space for every square foot of tideland area within the combined footprint of buildings containing nonwater-dependent use

9.51(3)(e): **Height** New or expanded buildings for nonwater-dependent use shall not exceed 55 feet in height if located over the water or within 100 feet landward of the **high water mark**; at greater landward distances, the height of such buildings shall not exceed 55 feet plus 1/2 foot for every additional foot of separation from the **high water mark**

Facility of Private Tenancy within Chapter 91 Jurisdiction

- Any use where the benefits accrue to a relatively limited group of specific individuals
- Houses, apartments, condominiums and other residential uses
- Business of professional offices that do not rely upon customer access
- Industrial facilities including manufacturing plants and electric power generating stations
- Private vehicular ways or parking facilities
- Open space, pedestrian walkways, outdoor recreation facilities not open to the public
- Marina berths for long-term exclusive use

Facility of Public Accommodation

- Any facility at which goods and services are made available directly to the transient public on a regular basis
- Public restaurant or entertainment facilities
- Theaters, performance halls, art galleries, or other establishments dedicated to public presentation of the fine arts
- Hotels, motels, or other lodging facilities of transient occupancy
- Educational, historical, or other cultural institutions open to the public
- Interior spaces dedicated to the programming of community meetings, informational displays, special recreational events, or other public activities
- Sports or physical fitness facilities open to the public
- Open space, pedestrian walkways, outdoor recreation facilities open to the public
- Retail sales or service facilities
- Ferry terminals, transit stations, and other public transportation facilities
- Marina berths for transient use
- Vehicular ways or parking facilities open to the public, including uses of facilities of public accommodation

Facility of Limited Accommodation

- Any facility at which goods and services are made available directly (in person)
- Rehabilitation clinics and medical facilities
- Business or professional offices that serve customers by appointment or enrollment and by customer access
- Child care centers and elderly or other social service centers
- Artist and photography studios open to the public by appointment

9.51(3)(b): **Facilities of Public Accommodation** ...shall be located on any pile-supported structures on flowed tidelands and at the ground level of any filled tidelands, within 100 feet of a **project shoreline**

Project Shoreline/Mean Higher High Water Mark

Water-dependent Use Zone

Boundary of Chapter 91 Jurisdiction

Facilities of Public Accommodation Zone

Water-dependent Use Zone

- One or more facilities that generate water-dependent uses; especially active use of the **project shoreline** and projects for which there is a demonstrated need
- Pedestrian access network along the entire length of the **water-dependent zone**; including walkways and related facilities adjacent to the **shoreline** and no less than 10 feet in width and connecting walkways from other adjacent public access facilities

9.51(3)(c): **Water-dependent Use Zone**
Lesser of 100 feet or 25% of the weighted average distance from the present **high water mark** to the landward lot line of the property, but no less than 25 feet

Mean Higher High Water Mark
19-year average of the higher high water height of each tidal day (NOAA). Per NOAA's website, the most recent was completed in 2001; it is reviewed annually for possible revision and must be actively considered for revision every 25 years.

Chapter 91 Jurisdiction
is made up of flowed tidelands, filled tidelands, great ponds, and non-tidal rivers or streams. Within these areas the Commonwealth seeks to preserve and protect the rights of the public, and to guarantee that private uses of tidelands and waterways serve a proper public purpose.

Chapter 91 and Implications



Harbor Plan
Boundary

Building and Parking
Envelopes

Project Shoreline/Mean
Higher High Water Mark

Water-dependent
Use Zone

Boundary of
Chapter 91
Jurisdiction

Facilities of Public
Accommodation Zone

21,200 SF

23,800 SF

66,300 SF

38,400 SF

45 feet

25 feet

175 feet

100 feet

287 feet

86 feet

180 feet

100 feet

Draft Implementation Plan

- Revised with input from HMA, Stakeholders, Consultant Team, Public feedback
- Moving towards a format of Goals/Strategies/Actions
- Need to add Responsibilities, Timeline, Funding (if applicable)
- Implementation Plan acts as link between Vision and Conceptual Plan – defined actions to ensure that the vision is translated into the physical improvements shown

Recommendation	Actions	Chapter 91 Implications	Responsibilities	Phase	Estimated Cost	Funding and Direct Technical Assistance Sources
Maximize recreational boating and small, non-motorized watercraft potential.						
<i>Landside</i>						
	Designate areas where small, non-motorized watercraft can safely launch. Coordinate accommodations for storage at the launch locations, as feasible.	✓				
	Evaluate a boat launch ramp on a portion of the Ventron property.	✓				
	Review and update City's Zoning Ordinances along the waterfront areas.	✓				
	Improve the Hall-Whittaker bridge for traffic, pedestrians, and fishing access.					
	Support development of new facilities on the Bass River.	✓				
<i>Waterside</i>						
	Encourage areas where small, non-motorized watercraft can safely operate.					
	Upgrade waterside and landside facilities at the marinas and public pier.	✓				
	Conduct dredging and maintenance dredging of the upper and lower Bass River, as needed, to support expanded boating activities.	✓				

Draft Conceptual Plan

Draft Conceptual Plan - Bass River North

Bass River North

- Connected public walkway with wayfinding/interpretive signage
- Enhancement of current walkway
- Kayak/small boat launches
- Dredging/ additional moorings



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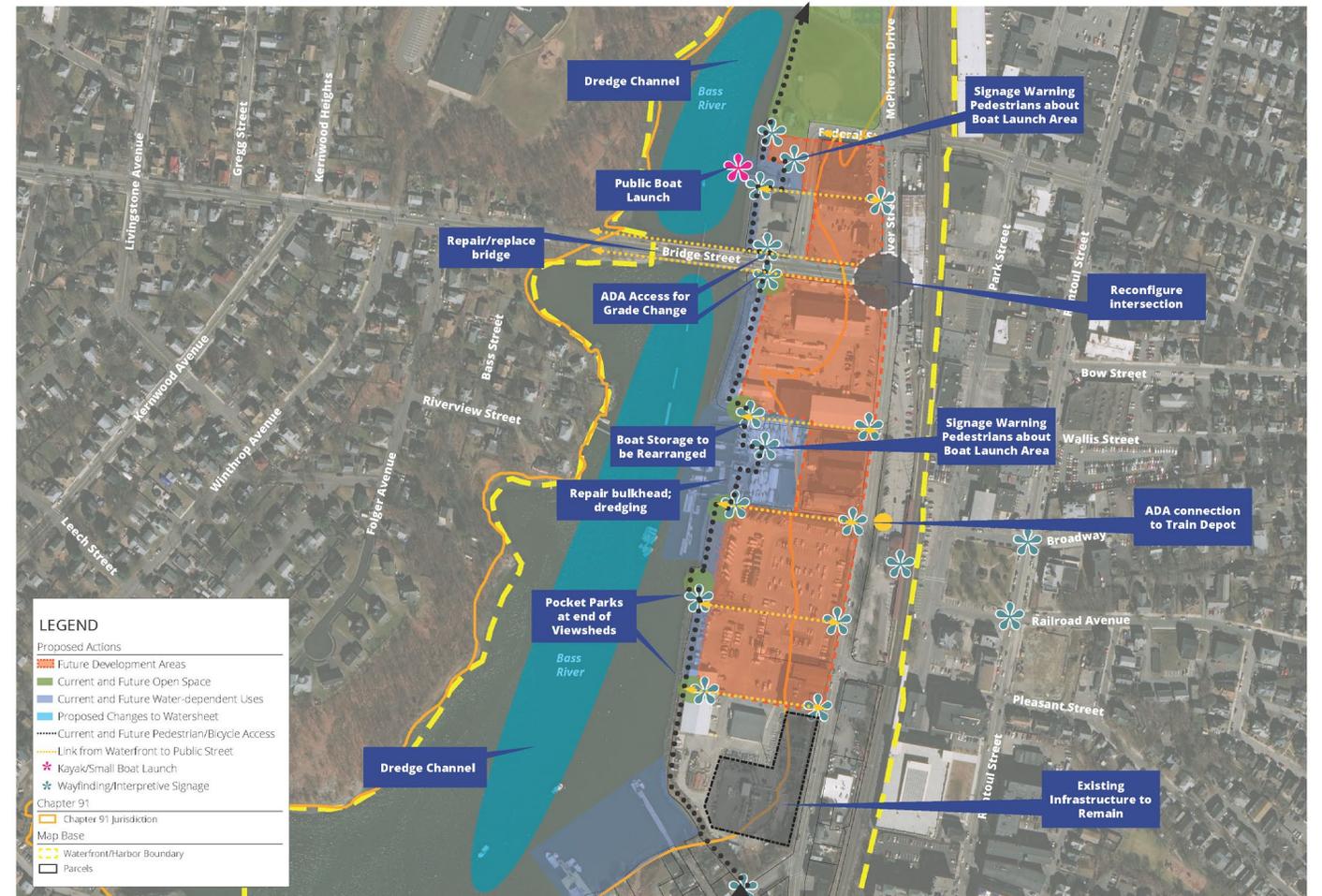
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Draft Conceptual Plan

Draft Conceptual Plan - Bass River South

Bass River South

- Connected public walkway with wayfinding/interpretive signage
- Enhancement of current walkway
- Kayak/small boat launches
- Dredging/ additional moorings
- Development possibilities
- Repairs to infrastructure
- Connections to downtown



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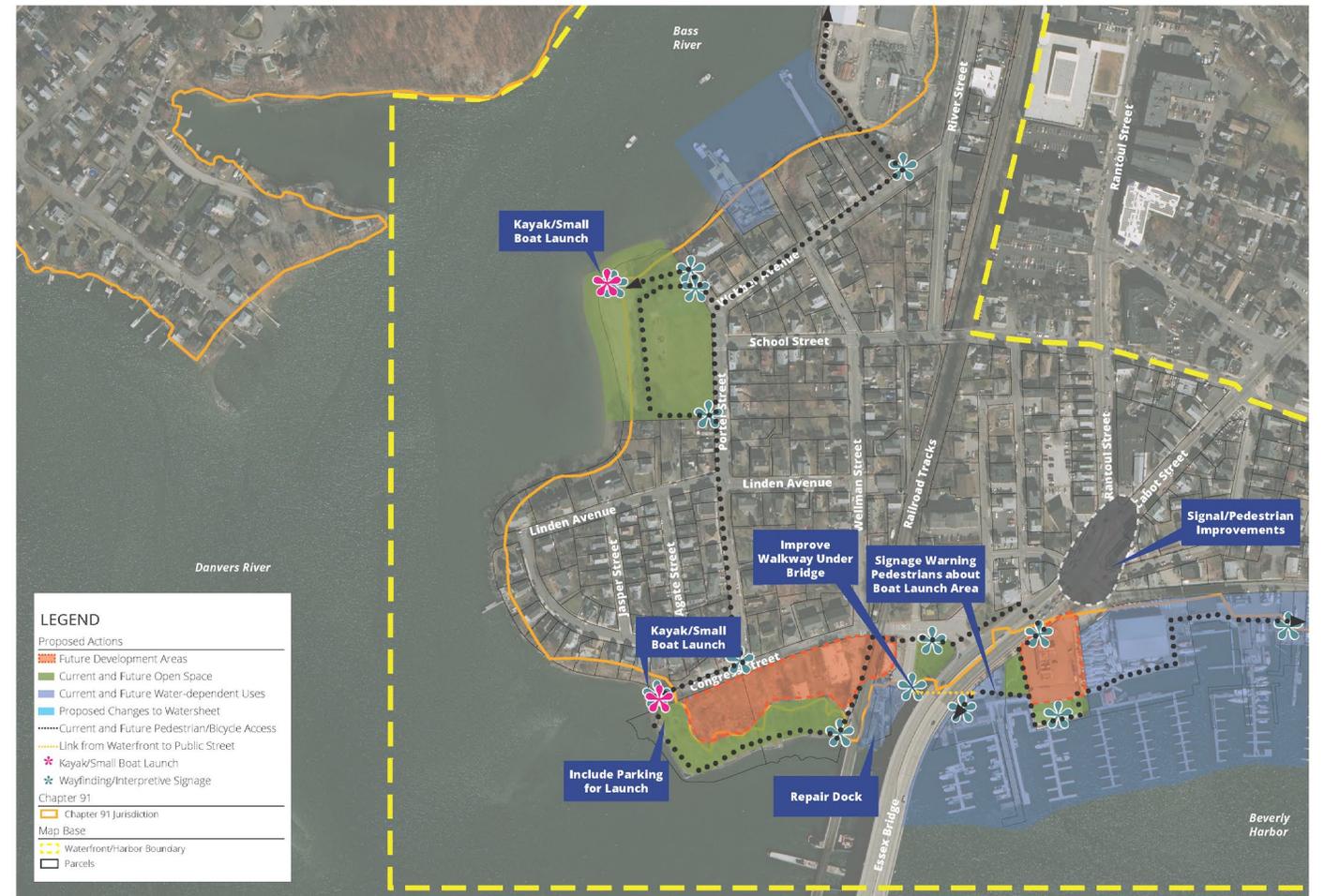
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Draft Conceptual Plan

Draft Conceptual Plan - Danvers River

Danvers River

- Connected public walkway with wayfinding/interpretive signage
- Kayak/small boat launches
- Dredging/ additional moorings
- Development possibilities
- Repairs to infrastructure



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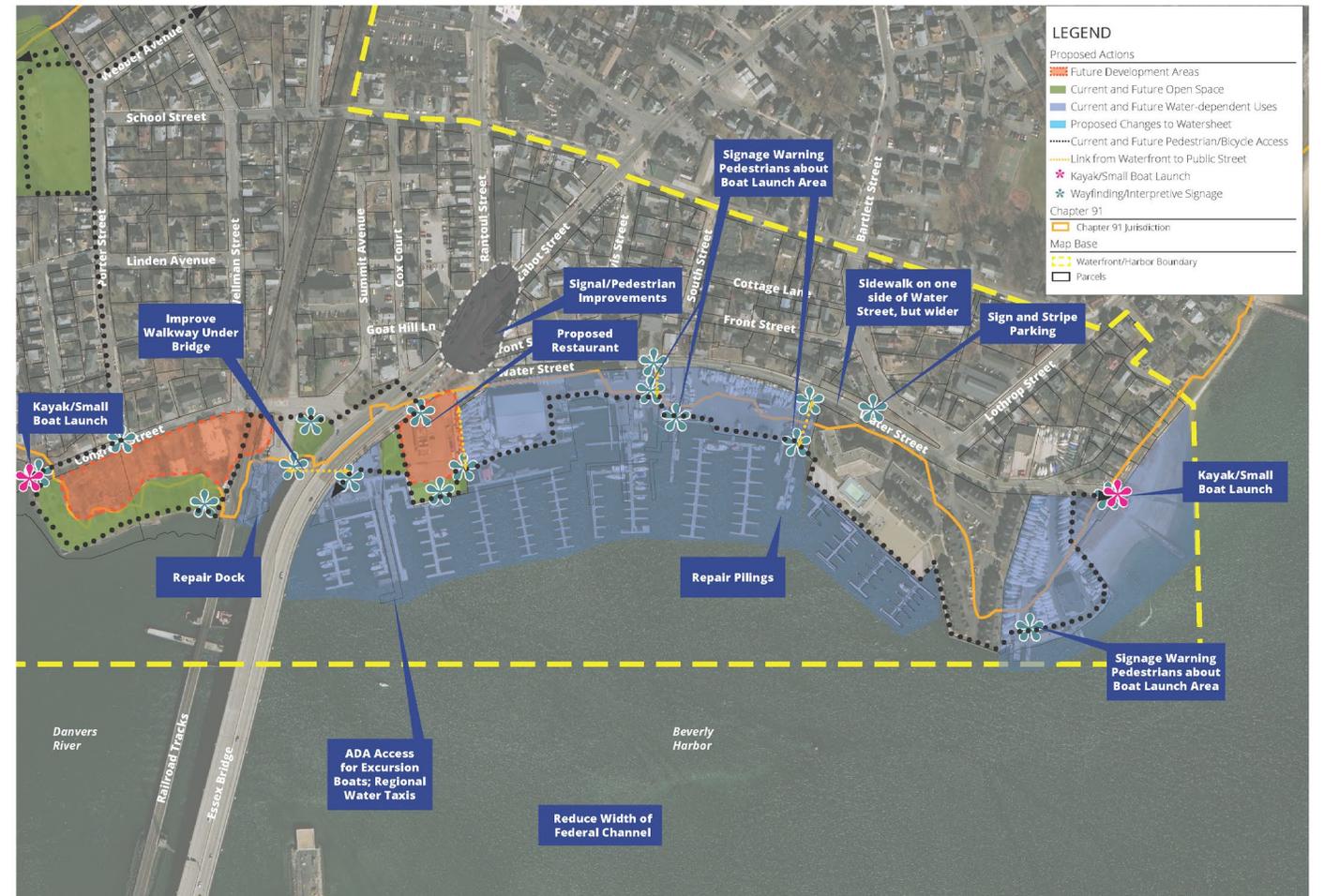
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Draft Conceptual Plan

Draft Conceptual Plan - Beverly Harbor

Beverly Harbor

- Connected public walkway with wayfinding/interpretive signage
- Kayak/small boat launches
- Dredging/ additional moorings
- Development possibilities
- Repairs/improvements to infrastructure
- Changes to Federal Channel



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Discussion

Review proposed actions for each area – please refer to the draft Implementation Plan as needed.

What is missing? What needs further explanation?

What needs to be removed/changed? We will then update the implementation plan based on this discussion.

Draft Conceptual Plan - Bass River North



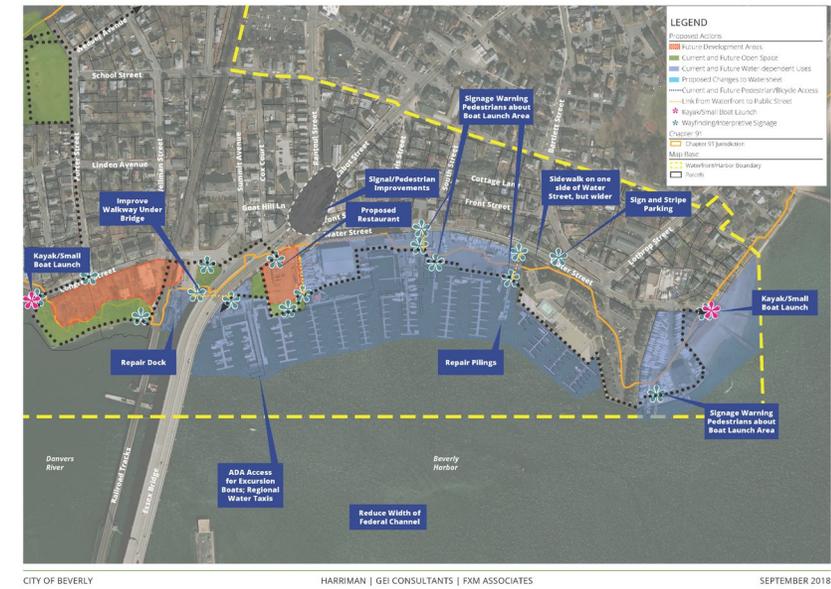
Draft Conceptual Plan - Bass River South



Draft Conceptual Plan - Danvers River



Draft Conceptual Plan - Beverly Harbor





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