Beverly Municipal Harbor Plan

Public Meeting #1

March 22, 2018

Agenda

- Welcome and Introductions
- Presentation
  - Planning for Beverly Harbor and Bass River
  - What is a Municipal Harbor Plan?
  - Current Conditions/Future Impacts
- Questions and Answers
- Interactive Exercises
- Next Steps

Welcome and Introductions

- Mayor Michael Cahill
- Aaron Clausen, Director of Planning
- Presenters from Consultant Team
  - Steve Cecil AIA ASLA, Principal
  - Katie Moore, Urban Planner
- Consultant Team
  - Harriman
  - FXM Associates
  - GEI

Planning for Beverly Harbor and Bass River

- This study includes the land and water along Beverly Harbor and the Bass River.
- The process will evaluate the following:
  - Current and potential future uses on both land and water
  - How the rest of the City connects to or should connect to the waterfront
  - How the Waterways Regulations (Chapter 91) can and should apply within the Study Area
  - Potential changes to the City's zoning to ensure that future development is consistent with the goals of the Beverly community
  - Potential resiliency strategies to mitigate the impacts of climate change and sea level rise

Planning for Beverly Harbor and Bass River

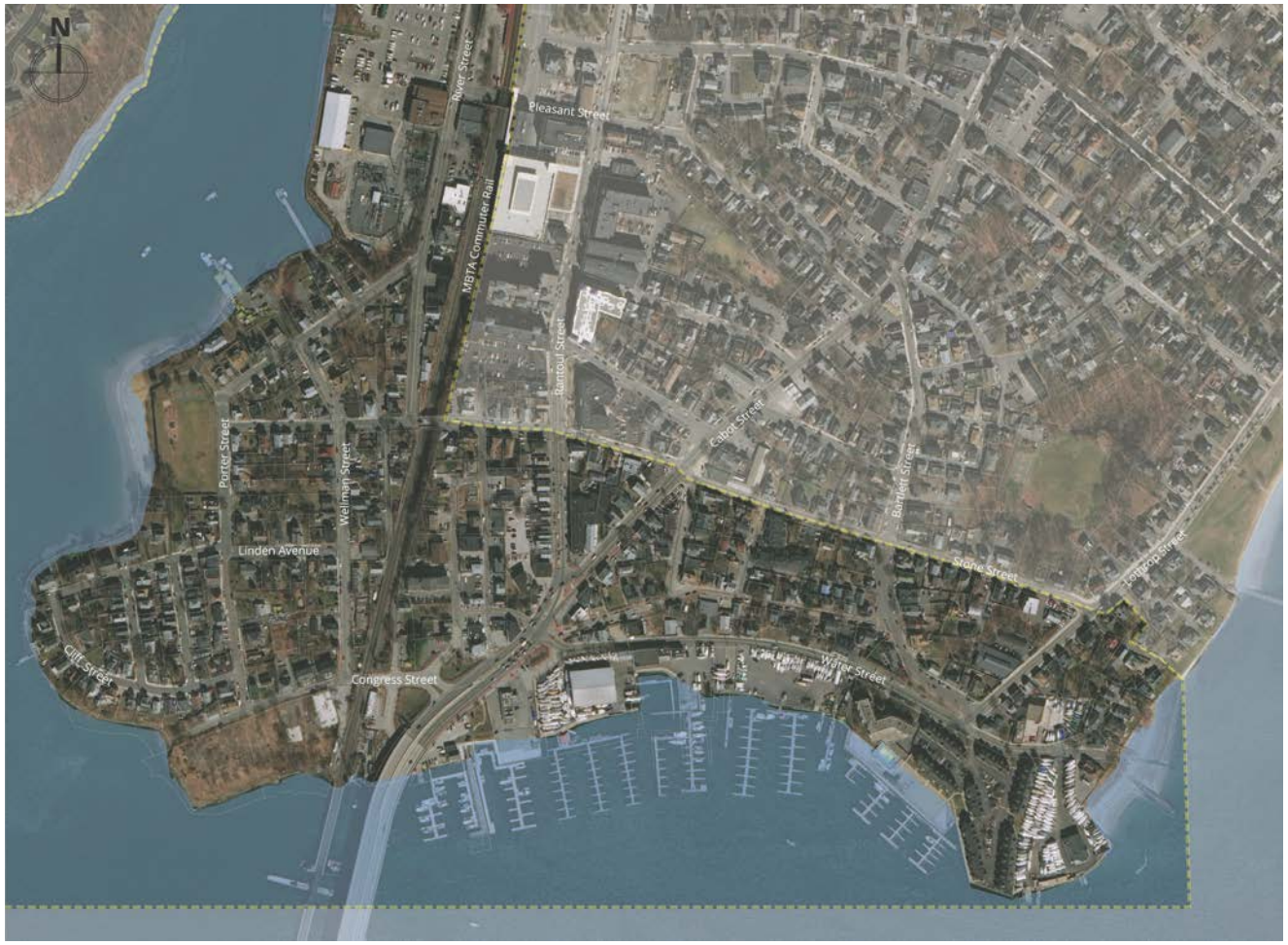
- Full Study Area
- (Each table will have a large-scale copy of this map as part of Exercise 1)

Planning for Beverly Harbor and Bass River

- Northern Study Area: Bass River

Planning for Beverly Harbor and Bass River

- Southern Study Area: Lower Bass River, Danvers River and the Beverly Waterfront



Process and Schedule

Phase I:
December 2017- June 2018

Data Collection and Analysis

YOU ARE HERE!

Phase II:
February – October 2018

Public Outreach and Engagement

Phase III:
June – December 2018

Draft and Final Report; Approvals

Who is Involved?

- Working Group of City Staff Members
  - Specific expertise in the conditions of the Study Area and knowledge of past history and current policies
  - Monthly meetings
- Harbor/Waterfront Advisory Committee
  - Representatives of local organizations, businesses, property owners
  - Monthly meetings
- Public
  - Anyone who is interested!
  - Two workshops plus public hearing
- City Officials
  - Mayor, City Council, Planning Board, and Other Officials
- Interviews with Business and Property Owners, Local Organizations
- Massachusetts Office of Coastal Zone Management
  - Liaison sits on Working Group and Harbor Advisory Committee
  - Role in Approving the Study Process and the final Municipal Harbor Plan

What is a Municipal Harbor Plan?

- A Municipal Harbor Plan (MHP) is
  - A document created and approved at the municipal level
  - Promotes long-term comprehensive municipally-based planning of harbors and other waterways
  - Allows local preferences to take precedence over certain state regulations
  - Includes community's general goals and objectives and an implementation program that specifies legal and institutional arrangements, financial strategies, and other measures
  - Must be approved at the state level by the Massachusetts Office of Coastal Zone Management (CZM)
  - Governed by 301 CMR 23.00

Current Conditions/Future Impact

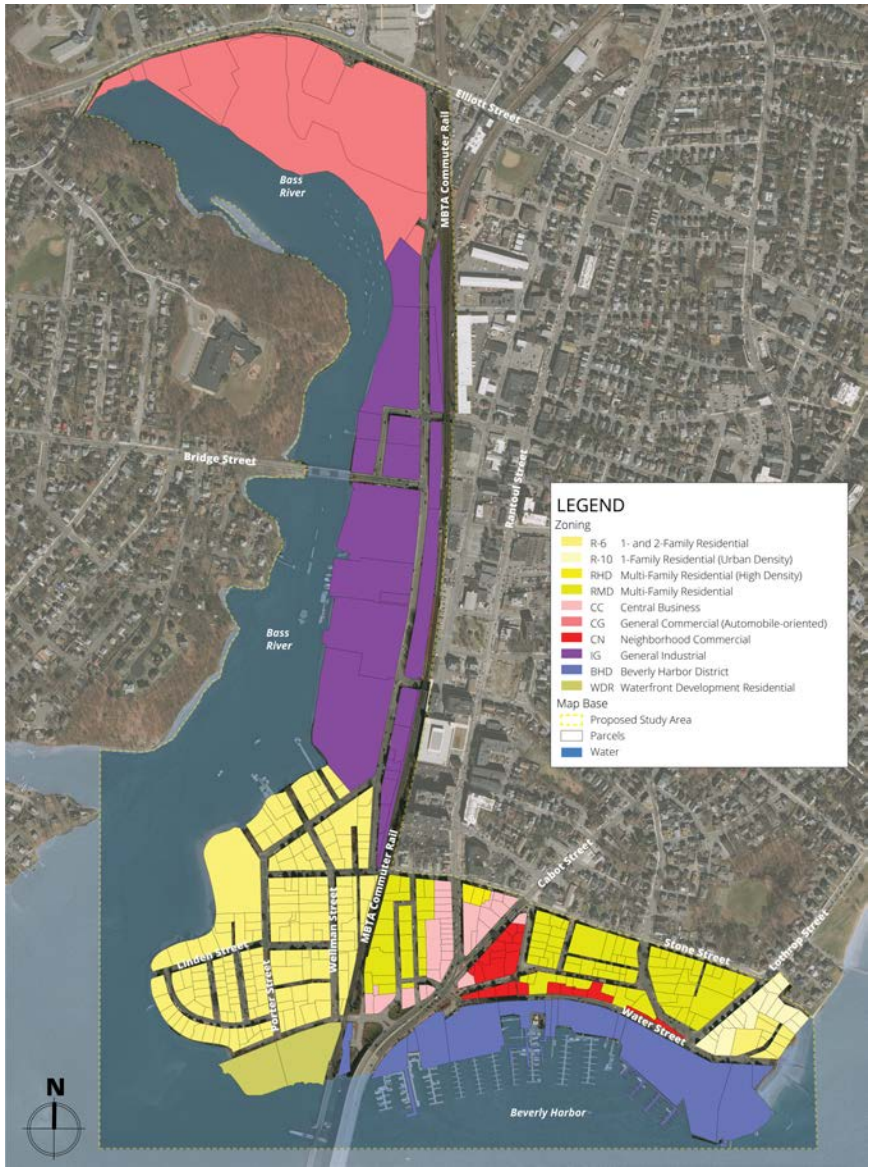
- Current conditions will provide opportunities for, and limitations on, future changes.
- The participants in the process can shape that change by providing feedback tonight and at future meetings about opportunities, limitations, and preferences.
- Current conditions include physical aspects of the area (including current and projected flood plains), regulatory requirements, property ownership, location of businesses and residences, investments in the area (including new development and infrastructure improvements) and demographics.
- Each of the following maps will be provided at your table for reference during the interactive exercises.

Current Conditions: Initial Demographic Findings

- Beverly has higher proportion of residents with a BA or higher than overall Essex County and Massachusetts
- Two thirds of Beverly's industries average higher wages than Essex County, one-third are lower; 40% are higher compared to State averages, 60% lower
- Compared to Essex County overall, Beverly has a significantly **higher** proportion of jobs in Professional and Technical Services, Finance and Insurance
- Compared to Essex County overall, Beverly has a significantly **lower** proportion of jobs in Retail Trade, Manufacturing

Current Conditions: Zoning

- Controls the type and density of new development or redevelopment
- As a result of this process, zoning may change to:
  - Allow, or conditionally allow, or exclude some land uses
  - Change dimensional standards
  - Provide design standards
  - Add incentives associated with public benefits



Current Conditions: Development

- Private development projects in area
  - What development activity is occurring around the Study Area?
  - What are the impacts of this development on the Study Area?
  - How can the City partner with future developers to provide desired amenities and character?

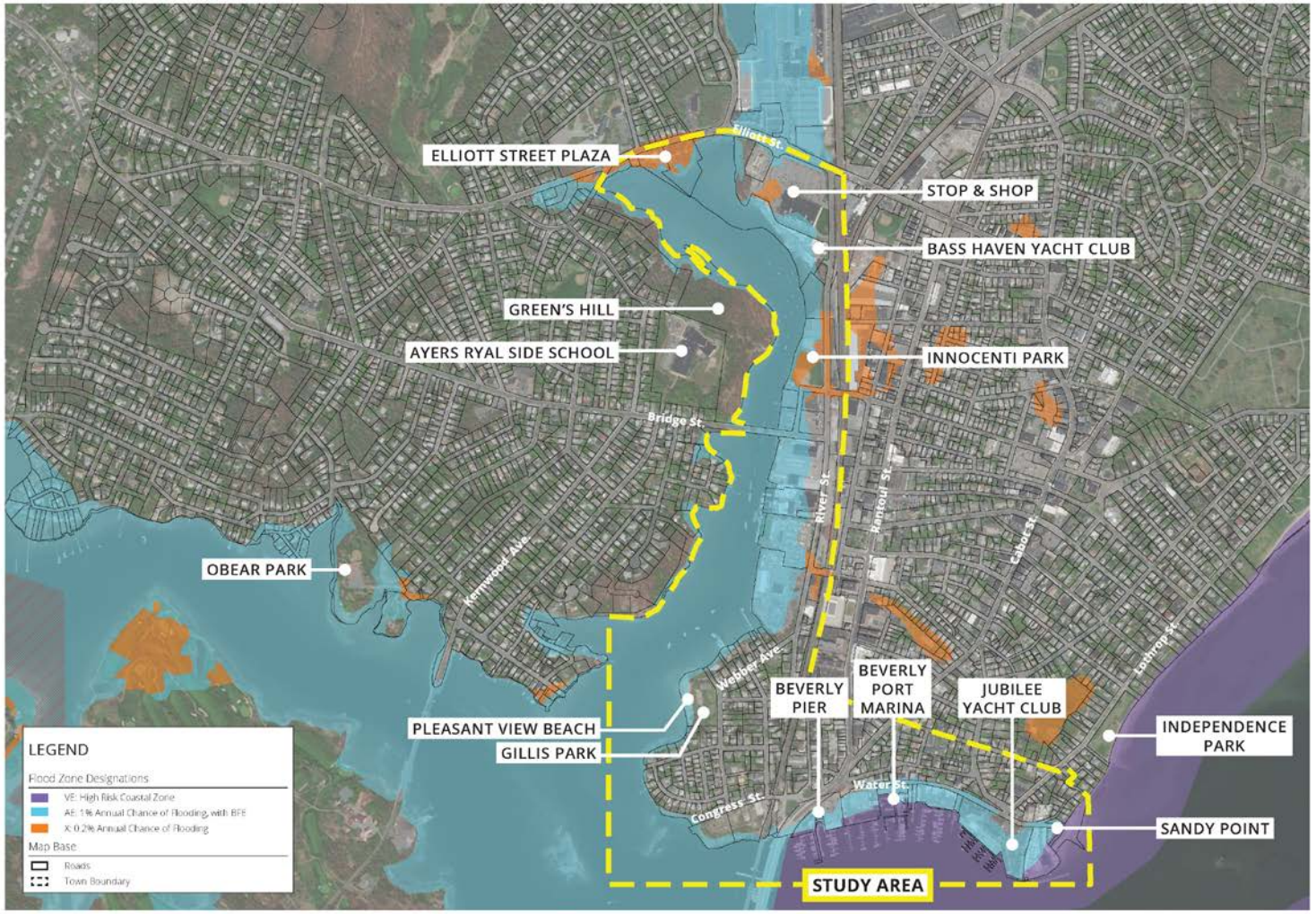
Chapter 91

- Chapter 91 is the Commonwealth of Massachusetts: Waterways Regulations.
- Regulates public access for the purposes of navigation, fishing and fowling originating in Colonial times.
- Applies to existing and historic tidelands.
- Different standards apply to private tidelands (the intertidal zone) than for flowed tidelands (areas beyond the low tide).
- Provides standards for uses, setbacks from the water, public access, water-dependent uses and many other factors.
- As noted earlier, certain Chapter 91 regulations can be modified at the local level by a municipal harbor plan

Current Flood Conditions

- What are the current flood conditions in the Study Area?
- What are the implications for public access along the Waterfront/Bass River?
- What are the implications for land uses, property owners, and development types?

FEMA National Flood Hazard Layer



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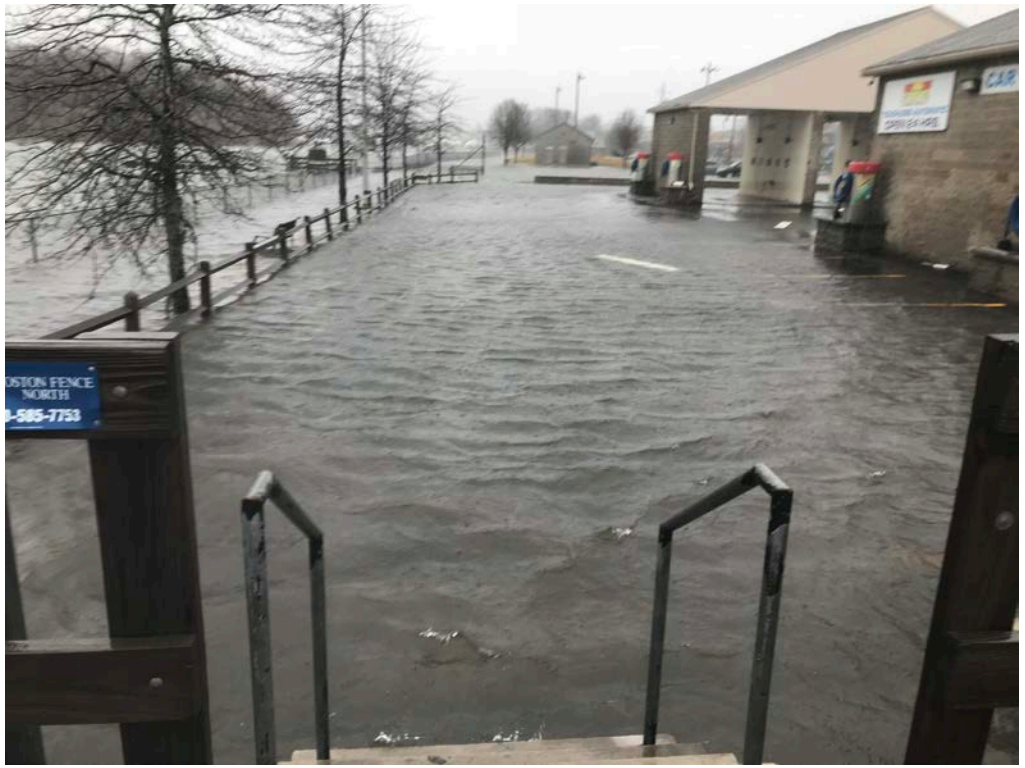
FEMA

King Tide January 4, 2018

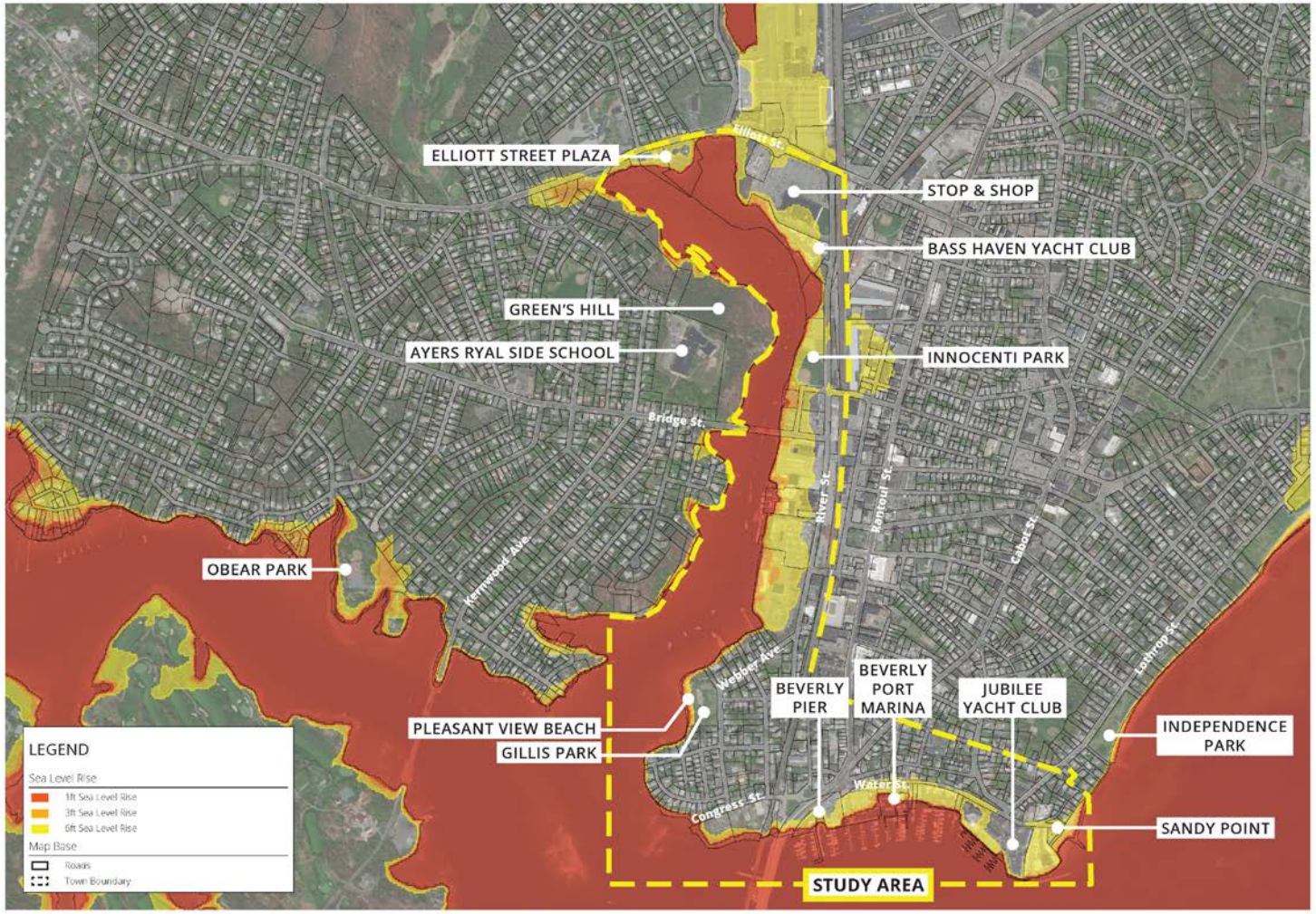


High Tide March 2, 2018

Sea Level Rise

- What are the impacts of sea level rise on the waterfront, the Bass River, and the properties that abut the water?
- What strategies can help mitigate these impacts, who is responsible, and how are the strategies funded?

1, 3, and 6 Feet of Sea Level Rise



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Interactive Exercises

- Exercise 1
- Exercise 2
  - Certain landmarks/businesses have been identified on the maps.
  - These are provided only to orient yourself within the Study Area.
- Report Back
- Comment Cards

Exercise 1: Instructions

- Identify where you interact with water within Beverly.
- What do you do? (Watch the water, go in the water, boating, fishing, etc.)
- Where do you live (L) and/or work (W)? Approximately!

Exercise 1: How do you interact with the water? What do you do?

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Exercise 2: Instructions

- What do you see as opportunities in the Waterfront/Bass River? Opportunities are possibilities for change.
- Where do you see constraints? Constraints are barriers or impediments to change.
- What would you like to see happen in the Waterfront/Bass River? Activities, land uses, access, etc.

Report Back: Instructions

- Select one person from your group (not a facilitator, not a note-taker)
- Exercise 1: Where are the top three places that people go? What activities do you do there?
- Exercise 2: What are the top three opportunities your group identified? What are the top three constraints?

Next Steps

- Finish analysis of existing conditions
  - Your input tonight
  - FXM: Market analysis and trends
  - GEI: Conditions on the water and as water impacts land
- Examine implications of conditions for future possibilities
  - Which areas might change in the future?
  - Which regulatory changes are needed to implement the vision for this area?
- Next Public Meeting in May 2018

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