



# Creating a Beverly Municipal Harbor Plan

Public Meeting #2

May 22, 2018

# Welcome and Introductions

- Aaron Clausen, Director of Planning
- Presenters from Consultant Team
  - Emily Keys Innes, AICP, LEED AP ND, Senior Urban Planner
- Consultant Team
  - Harriman
  - FXM Associates
  - GEI

# Agenda

- Welcome and Introductions
- Presentation
- Questions and Answers
- Interactive Session: Exploring Options
- Next Steps



# Process Goals

- Develop a Harbor/Waterfront plan that incorporates the community's vision for the area and creates an implementation plan to achieve the vision.
- Provide tools – planning, regulatory, and policy – that the City can use to implement those visions.



# Planning Goals

- Identify current and future uses for the land and water of Beverly Harbor and the land on the eastern bank and water of the Bass River.
- Support commercial fishing and recreational boating
- Define development opportunities along the Bass River and the Harbor.
- Support existing and create new public access along the waterfront as part of new development.
- Develop better connections between the waterfront and the city.
- Understand the impact of sea level rise and climate change on boating, public access, and future development.

# Process and Schedule



# Who is Involved?

- Working Group of City Staff Members
- Harbor/Waterfront Advisory Committee
- **Public**
  - **Anyone who is interested!**
  - **Two workshops, two open houses, public hearing**
- City Officials
- Interviews with Business and Property Owners, Local Organizations
- Massachusetts Agencies (EEA, CZM, and DEP)

# Study Area

■ Bass River



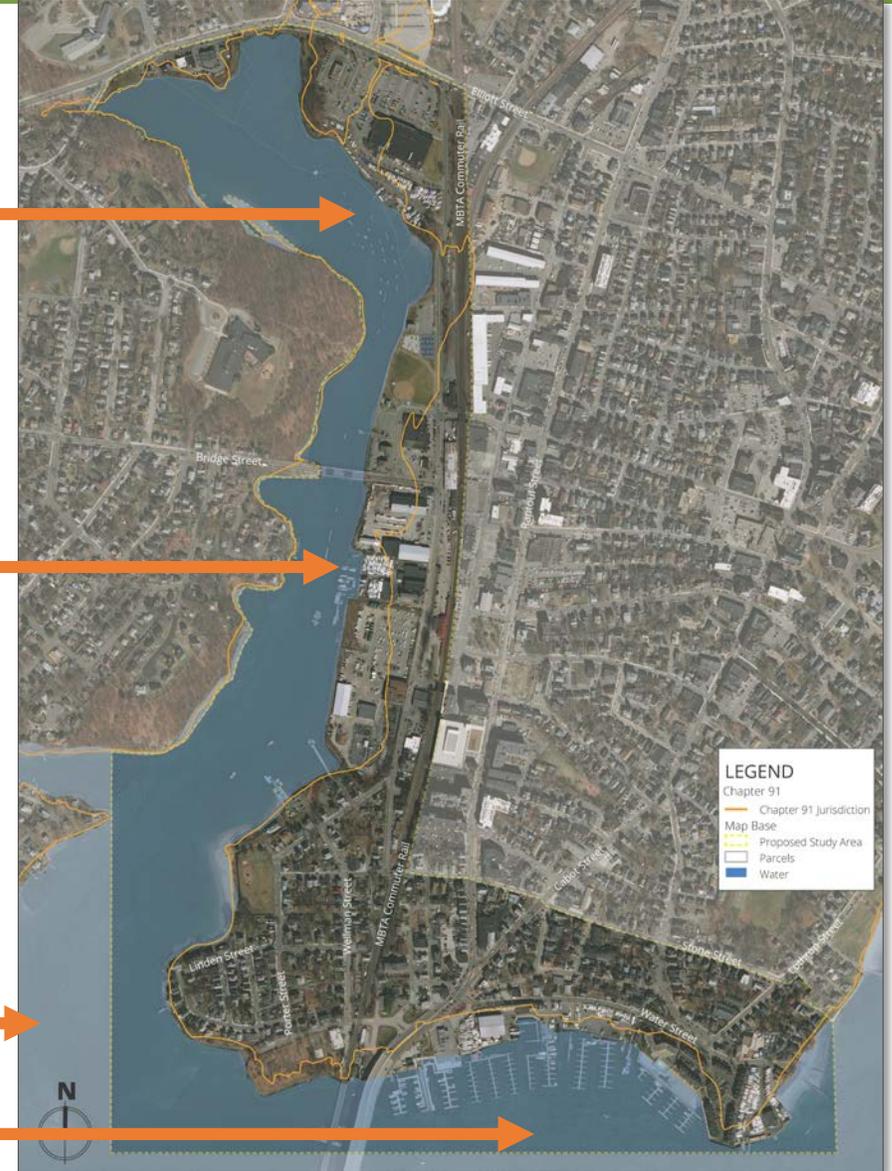
■ Lower Bass River



■ Danvers River



■ Beverly Harbor



# Community Vision and Implementation Tools

- As the community comes closer to a vision for the area during this process, how do we define the tools needed to implement that vision?
- Municipal Harbor Plan
  - Vision, goals, actions, implementation
- City Zoning
  - Dimensional standards, land uses
- City Policy
  - Public investment (municipal docks, street and intersection improvements)
  - Policies to encourage private investment
  - Right to Farm/Right to Fish

## First Public Meeting: Breakout Sessions

- Understand whether and how people interact with the different areas of the waterfront
  - What do they do? Where do they go?
- Identify opportunities for and constraints upon change
  - Where might change happen? What should that change be? What could prevent that change?



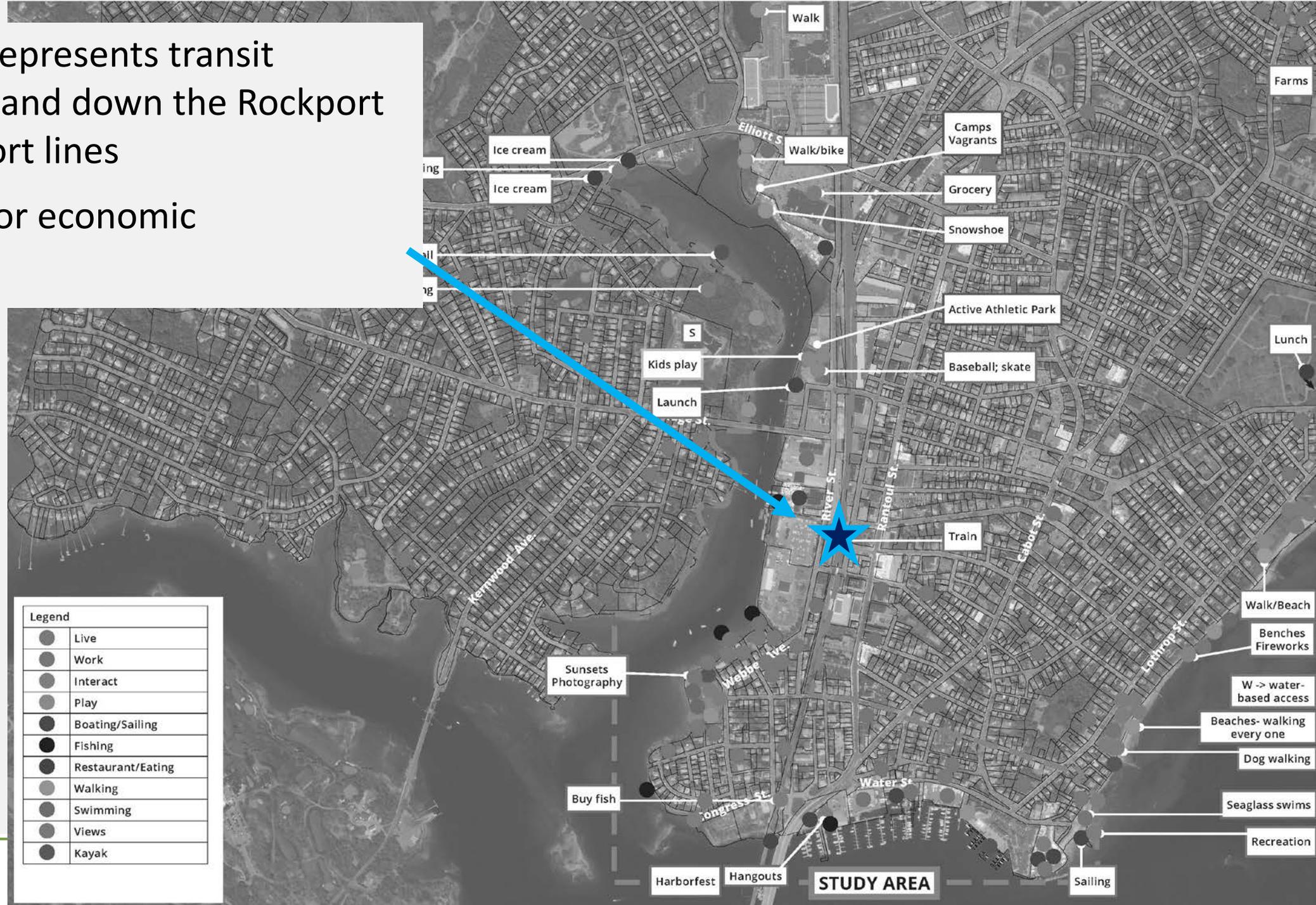
## First Public Meeting: Breakout Sessions

- Feedback included:
  - Maintain commercial fishing uses
  - Desire for a continuous path along the waterfront with connections to other parts of the city
  - Increase the open/green space
  - Limit height of buildings to allow for viewsheds into and out of the area, character should be in keeping with surroundings
  - Desire for additional or new public uses (e.g., restaurants, kayaking facilities, small retail)





- Beverly Depot represents transit opportunity up and down the Rockport and Newburyport lines
- Opportunities for economic development



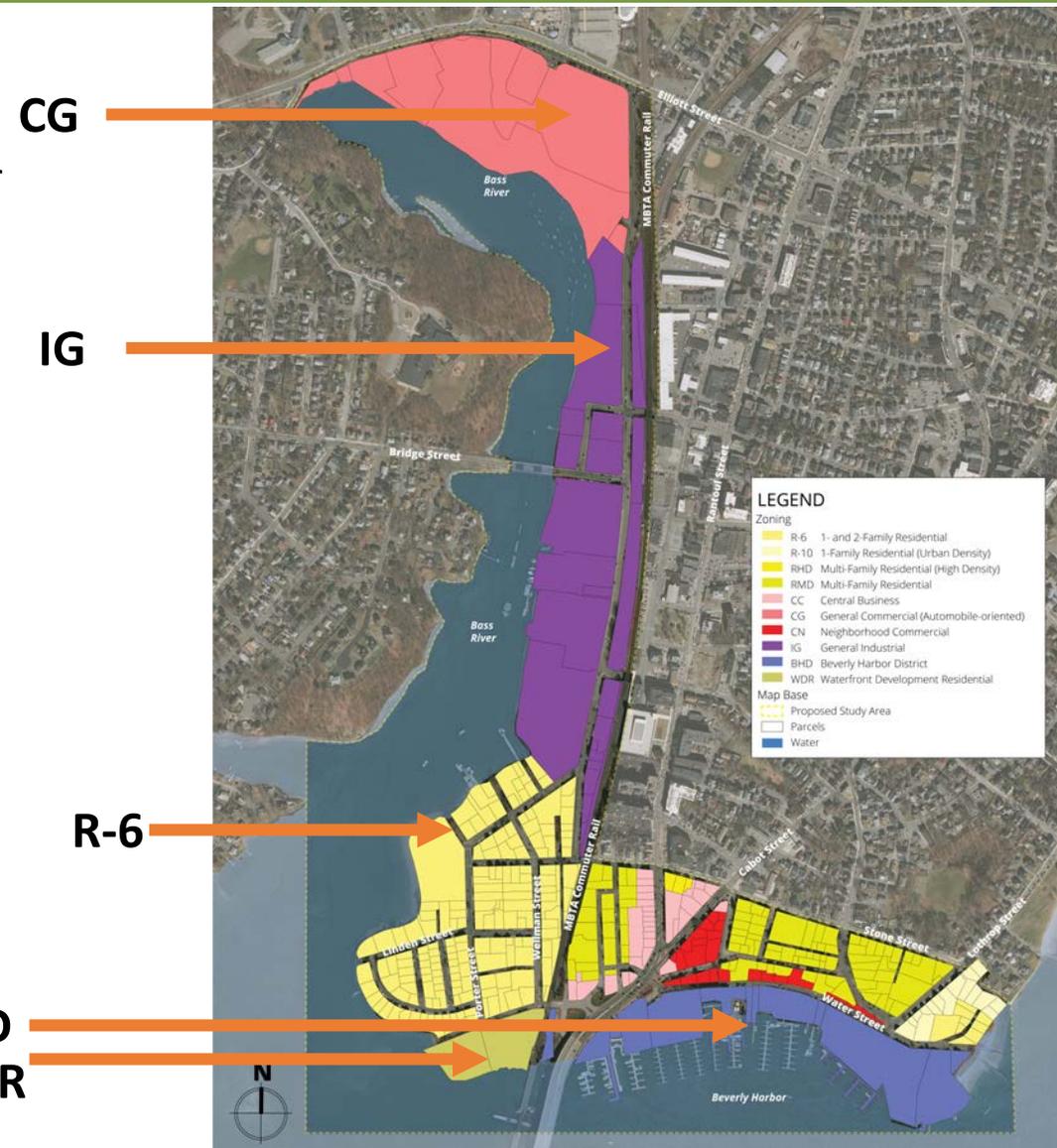


# Zoning

**Bass River:** Most flexibility in allowed uses; focus is on commercial (CG) and industrial (IG). Residential not currently allowed (except for artist live/work). Mixed-use development (residential and commercial/retail/restaurant) would support increased public amenities and is supported by the proximity of this area to the train station. Could additional boating facilities be added?

**Goat Hill:** Residential with no anticipated change. Question on how best to support existing commercial fishing use.

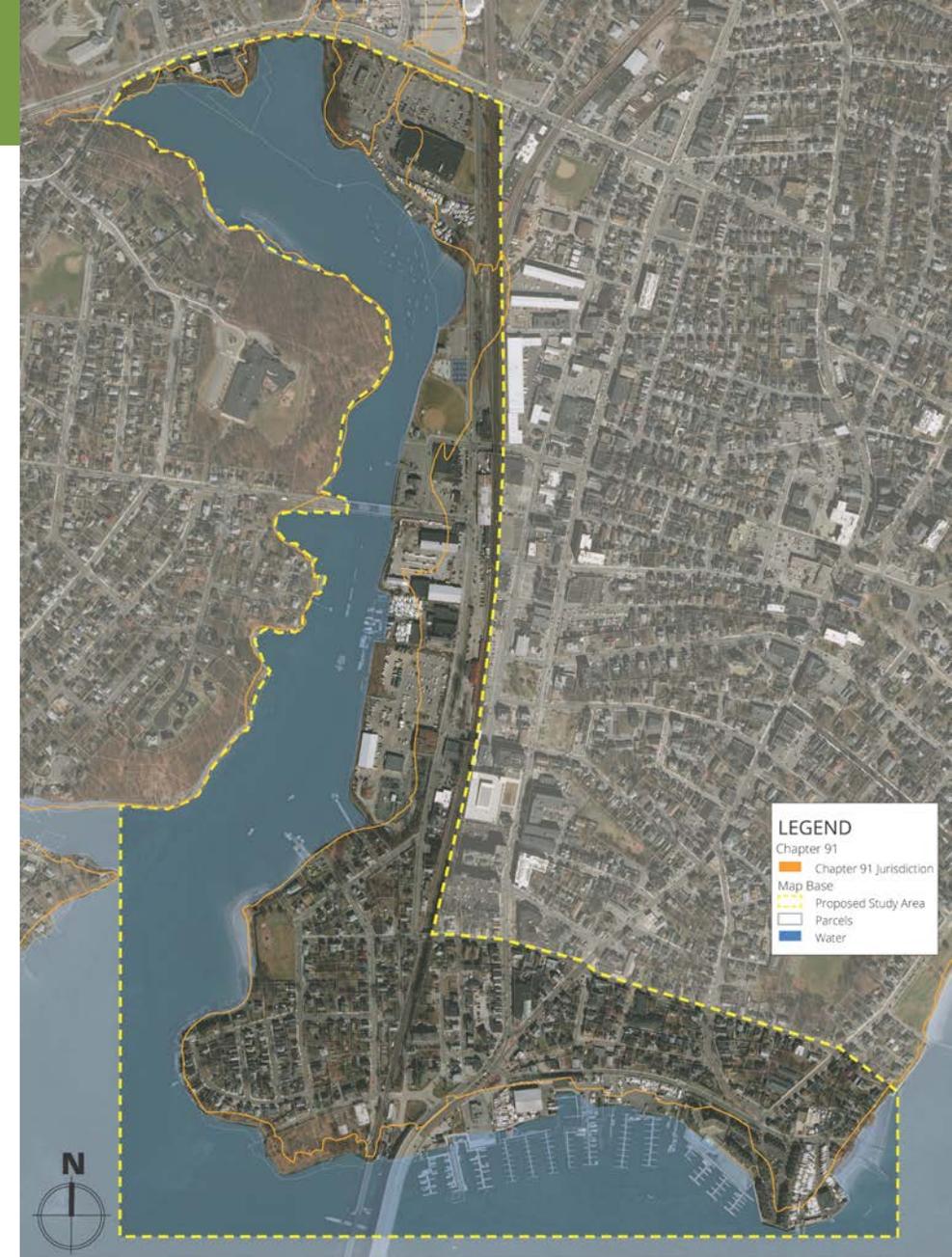
**Beverly Harbor:** Increased density of residential uses would support public amenities. Balance of commercial fishing and recreational boating is critical.



# Implementation Tools

## Chapter 91/Municipal Harbor Plan

- Water-dependent Use Zones
- Walkway
- Open Space
- Building Heights
- Facilities of Public Accommodation



# Interactive Session: Exploring Options

- Strategies – Which activities are appropriate where?
- Buildings – What type of development is appropriate where?
- Public amenities – Which elements are appropriate where?

## Interactive Session: Explaining Options

Strategies – Which activities are appropriate where?

Buildings – What type of development is appropriate where?

Public Amenities – Which elements are appropriate where?

REPORT BACK

What strategies did you choose for each area?

Which building types did you feel were appropriate in which area?

Which public amenities did you prefer and where?



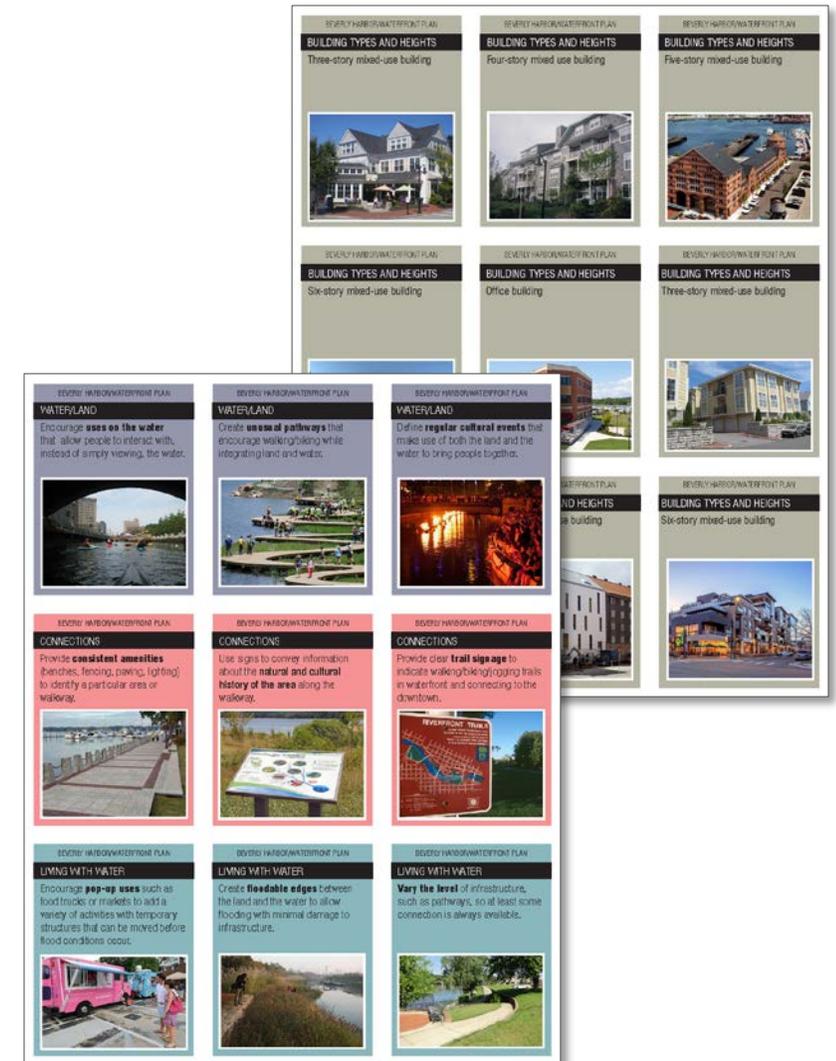
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MAY 2018

# Interactive Session: Exploring Options

- Water/Land
  - Water-based activities and infrastructure
  - Land-based activities
  - Integration of both
- Connections
  - Pathways, signage, seating, lighting, public art
- Living with Water
  - Infrastructure strategies that help mitigate the impact of flooding
- Building Types and Heights:
  - What is the appropriate density for this area? (Specifically Bass River and Beverly harbor)
  - How does the additional density support the other three strategies?



# Report Back: Instructions

- Select one person from your group (not a facilitator, not a note-taker)
- What strategies did you choose for each area?
- Which building types did you feel were appropriate in which area?
- Which public amenities did you prefer and where?

# Next Steps

- Summer 2018: Preparing the Draft
- September 13: Open House
  - Review of Draft Recommendations
- October-November: Municipal Approval Process
- Public Hearing



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