

# Gloucester Municipal Harbor Plan Update

Kick-off Meeting

May 12, 2021



# Agenda

- Introductions
- Project Overview & Scope
- Notice to Proceed
- Schedule & Public Engagement
- Background & Initial Framing
- Next Steps



# Introductions

## Client team

Gregg Cademartori, Planning Director  
Jill Cahill, Community Development Director  
Gemma Wilkens, Planner

## Consultant team

### Utile

Matthew Littell, Principal  
**Tetra Tech, Fort Point Associates, Inc.**  
Jason Hellendrung, Vice President  
Jamie Fay, MHP & Regulatory Planning  
**Ninigret Partners**  
Kevin Hively, Principal

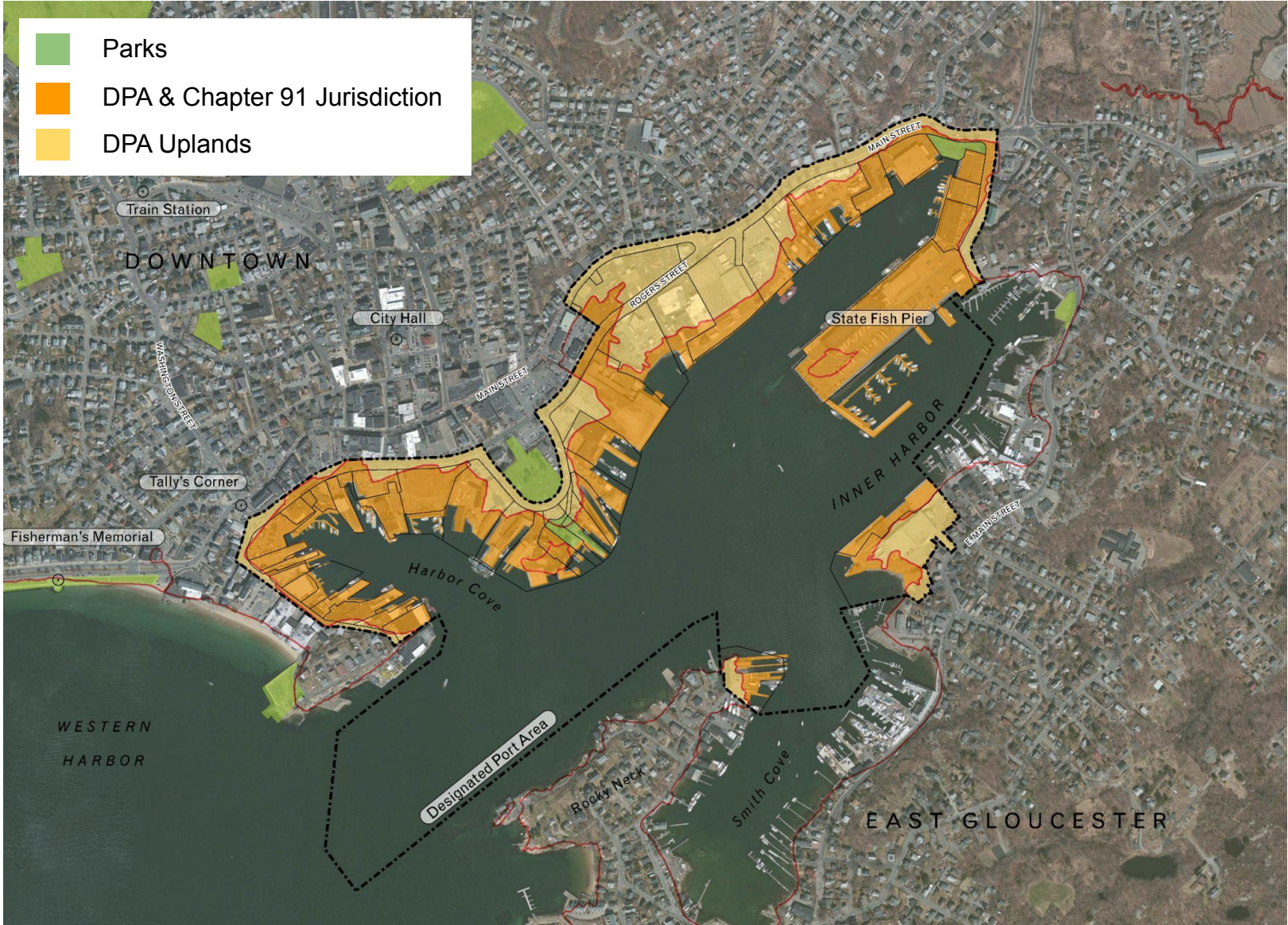
### Advisors

**Woods Hole Group**  
Resilience  
**Brown Richardson & Rowe**  
Landscape Architecture





# Project Area



# Project scoping

## Economic Strategy

- Existing Conditions & Needs
- Trends & Opportunities
- Community Benefits
- Vision & Goals

## State Regulatory Environment

- MHP vs. DPA
- Substitute Provisions
- Amplifications
- Zoning Amendments

## Revisit 2014 MHP

- What worked?
- What was missing?
- What needs to be fixed or amended for the updated plan?

## MHP & DPA Master Plan

- Public Engagement
- Update Goals & Strategies
- Ensure Compliance
- Implementation Plan

# General Timeline

## Notice to proceed

- About 3 months
- **30 days** to prepare the request for a Notice to Proceed and get it published in the Environmental Monitor
- **30-day** public comment period
- **30 days** for CZM to respond after the public comment period

## Development of Plan

- About 6 - 9 months
- Development of the MHP can take anywhere from a few weeks for a simple plan to on average 6 - 9 months

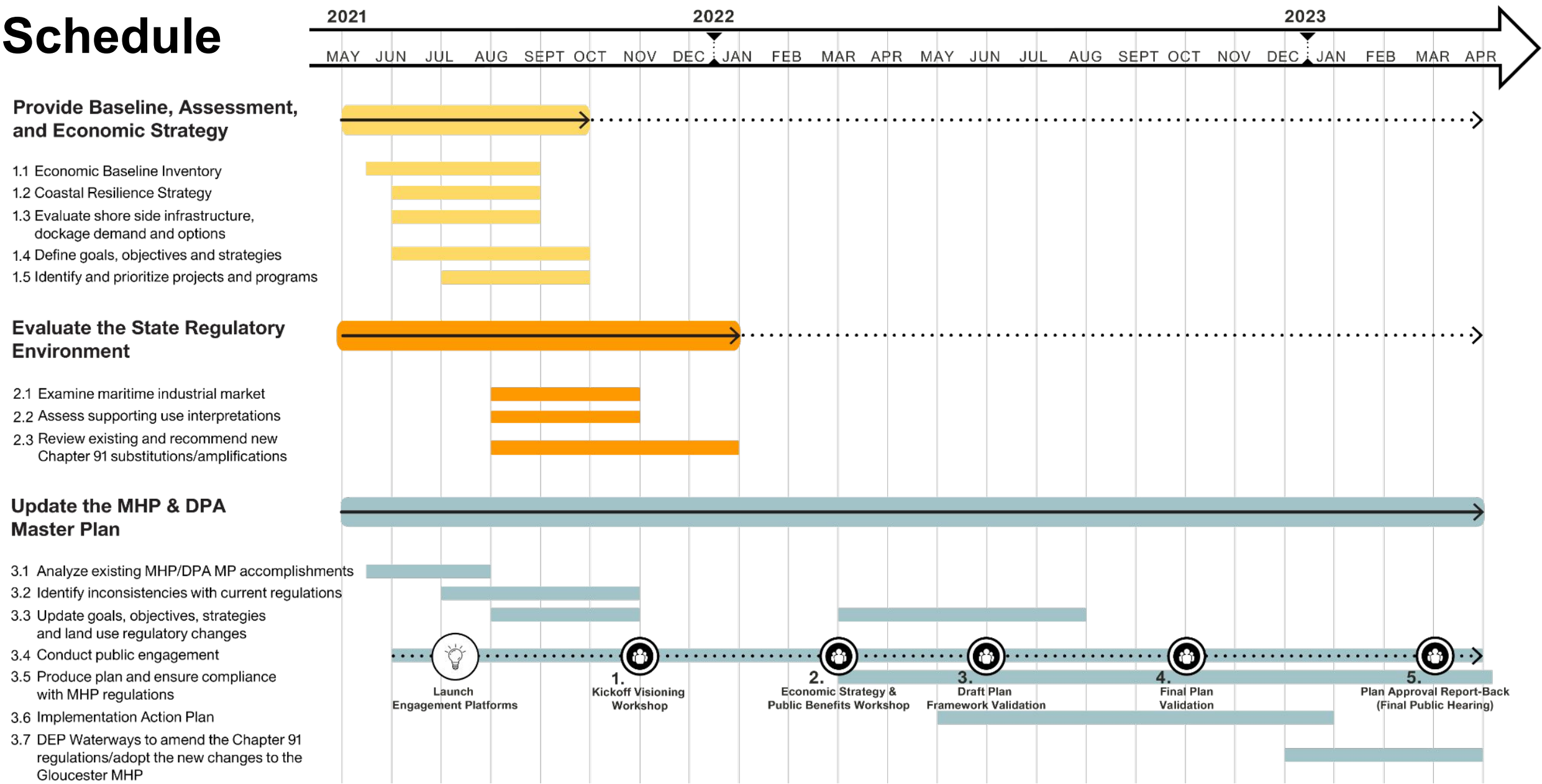
## EEA Secretary Review

- About 3.5 to 4.5 months
- **30 day** public comment period, includes a public hearing
- **60 day** consultation period between the municipality and the state
- **21 days** for the Secretary to issue a written decision
- **21 day** Reconsideration of Decision period, Secretary may reconsider based on new information

**Total Project: 16 to 24 months**



# Schedule

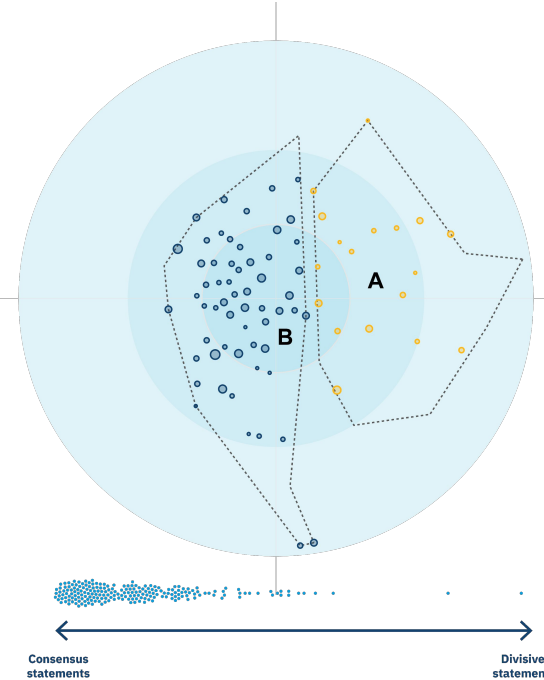
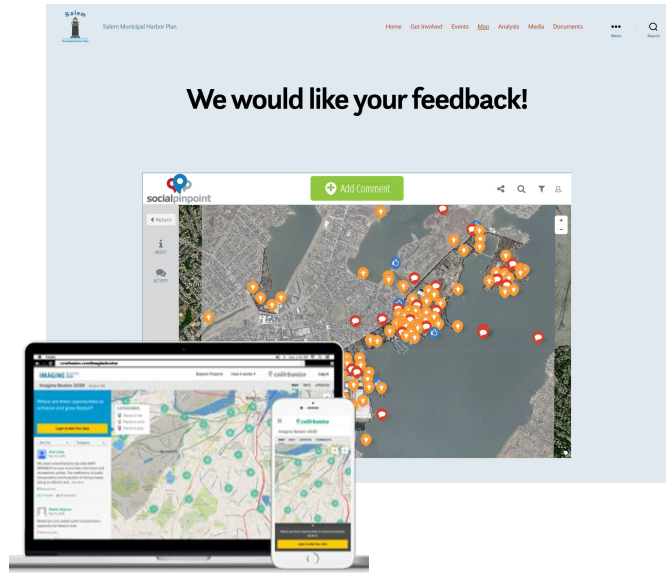


# Public Engagement

 Allston-Brighton ONS  
@AllstonBrighton

Following

Thoroughly engaging discussion @ImagineBos 2030 @ArtsinBoston and @BostonPlans with guided walking Tour of Beacon Yards. Exciting times!



## Meetings, Workshops & Open Houses:

- Walkshops
- Digital Whiteboards
- Zoom Meetings

## Crowdsourced Digital Mapping:

- Existing conditions photos
- Testimonials
- Typology
- Prioritization

## Crowdsourced Polling/Surveys:

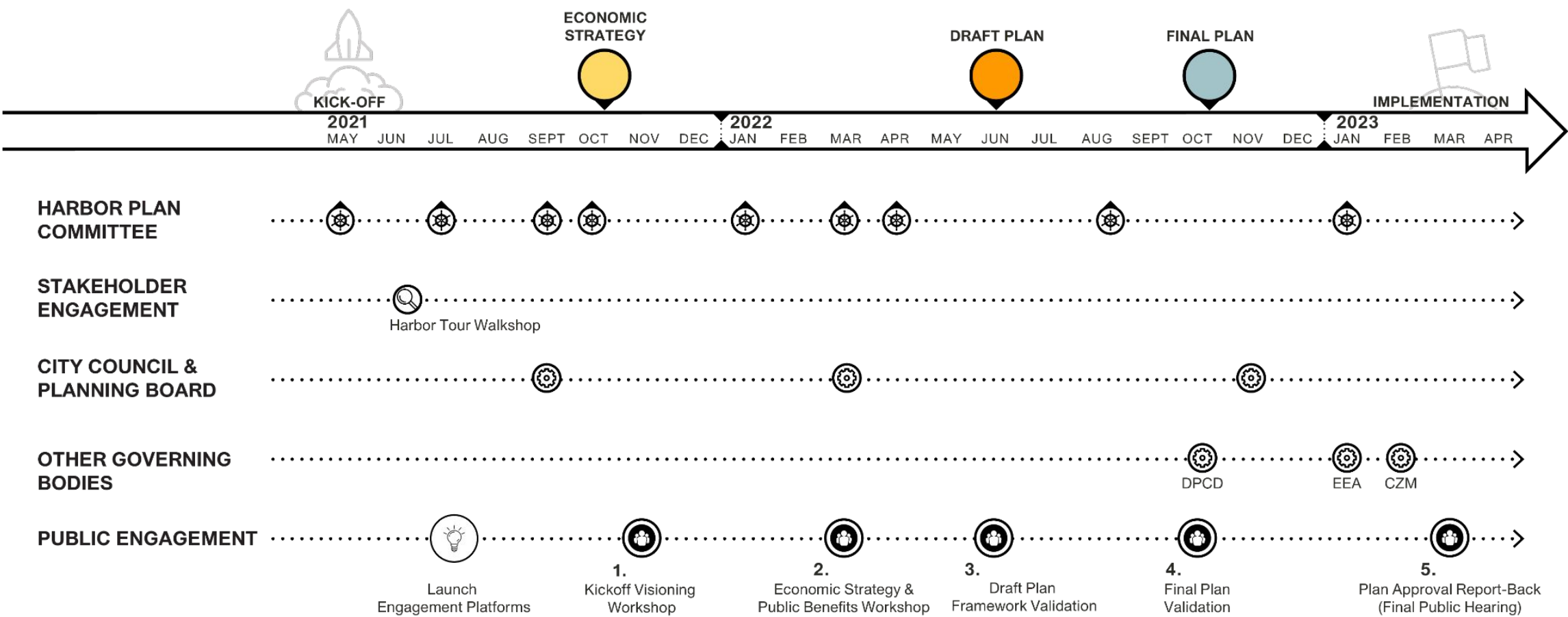
- Information gathering
- Preference and opinion polling
- Feedback

## Website, Social Media, Pop-Ups & Mobile Engagement Stations:

- “Gateways” into the project
- Visibility/PR
- Updates



# Stakeholder & Public Engagement

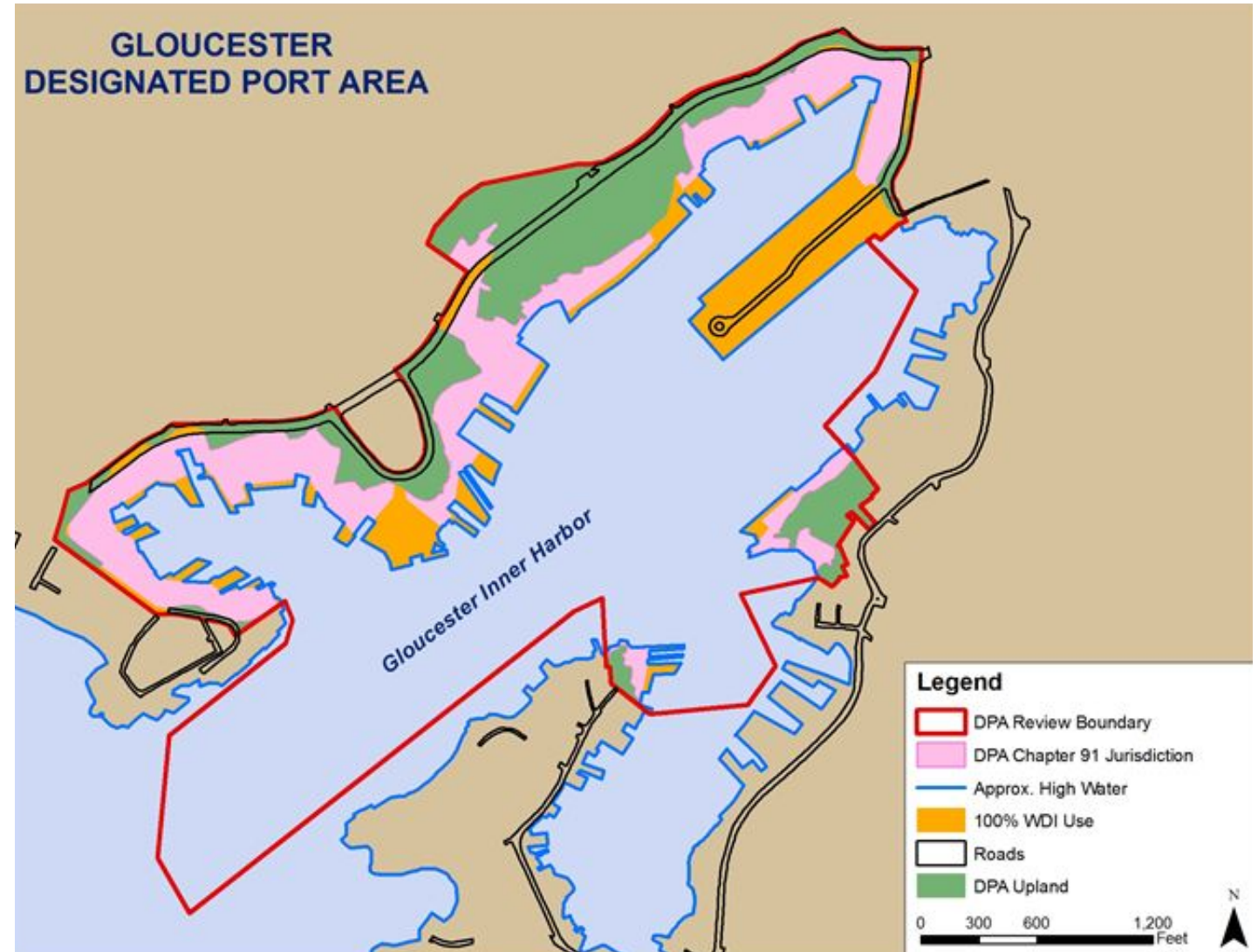


# 2014 MHP/DPA

## Outcomes

### Supporting Use Calculation:

- State Fish Pier, USCG, Cruiseport, DPA roadways, and pile supported piers remain 100% WDI uses
- The other DPA parcels within Chapter 91 jurisdiction each must have a minimum of 50% WDI uses, but each may have up to a maximum of 50% supporting uses
- No complex formula required
- Any transition from WDI uses to supporting uses by a large DPA property owner does not affect most other DPA property owners
- City zoning becomes the operative land use mechanism for DPA properties outside Chapter 91 jurisdiction





# Gloucester: Opening the Doors to Marine Life Sciences Research

- The 2014 MHP/DPA MP added marine research as an allowed use in Gloucester's DPA
- Gloucester Marine Genomics Institute (GMGI) opened new 6,000sf HQ and research lab space on the harbor
- Mass Life Sciences Center grant financed the project
- A second life science company opened in January of 2020
- GMGI success clearly opened the door to pursuing a life sciences cluster for marine research along the harbor, and now the next step is to explore how to scale that success





# What's Next?

## Understanding and framing issues

### **Preservation + Economic Change:**

How can Gloucester navigate economic change in a way that balances preservation of the traditional fishing industry with emerging opportunities like the blue economy and marine life sciences cluster?

### **Embedding Resiliency in All Strategies:**

How do infrastructure investment and economic development strategies need to evolve to incorporate climate change, sea level rise and flood risk?

### **Physical Development Strategy:**

How can the MHP help Gloucester create a physical development strategy that aligns expectations with the limited capacity of predominantly shallow-depth waterfront parcels?

### **Harbor-Upland Relationship:**

What relationship do we want to build between the harbor and upland commercial and residential districts?

# Next Steps

## **Public kickoff**

- Project identity and branding, website launch
- Preparing for initial workshop

## **Planning analysis**

- City GIS and other datasets
- Review of current MHP and other relevant plans
- Begin the economic, resilience and infrastructure existing conditions analysis

