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

**Provide Baseline, Assessment, and Economic Strategy**

1.1 Economic Baseline Inventory
1.2 Coastal Resilience Strategy
1.3 Evaluate shore side infrastructure, dockage demand and options
1.4 Define goals, objectives and strategies
1.5 Identify and prioritize projects and programs

**Evaluate the State Regulatory Environment**

2.1 Examine maritime industrial market
2.2 Assess supporting use interpretations
2.3 Review existing and recommend new Chapter 91 substitutions/amplifications

**Update the MHP & DPA Master Plan**

3.1 Analyze existing MHP/DPA MP accomplishments
3.2 Identify inconsistencies with current regulations
3.3 Update goals, objectives, strategies and land use regulatory changes
3.4 Conduct public engagement
3.5 Produce plan and ensure compliance with MHP regulations
3.6 Implementation Action Plan
3.7 DEP Waterways to amend the Chapter 91 regulations/adopt the new changes to the Gloucester MHP

Launch Engagement Platforms
1. Kickoff Visioning Workshop
2. Economic Strategy & Public Benefits Workshop
3. Draft Plan Framework Validation
4. Final Plan Validation
5. Plan Approval Report-Back (Final Public Hearing)
Public Engagement

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

HARBOR PLAN COMMITTEE

STAKEHOLDER ENGAGEMENT
Harbor Tour Walkshop

CITY COUNCIL & PLANNING BOARD

OTHER GOVERNING BODIES

PUBLIC ENGAGEMENT
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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?

**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?

**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?

**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