

# Gloucester Municipal Harbor Plan Update

## Public Kick-Off

November 15th, 2021





# Welcome from the City



# Agenda

- **Welcome from City**
- **Consultant Presentation**
  - Team Introductions
  - What is a Municipal Harbor Plan Update?
  - Why Plan Now?
  - Process and Timeline
  - Existing Conditions Preview
- **Breakout Groups**
  - Interactive Mapping Activity
  - Key Priorities
- **Report Back & Next Steps**



# Team Introductions

## City

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

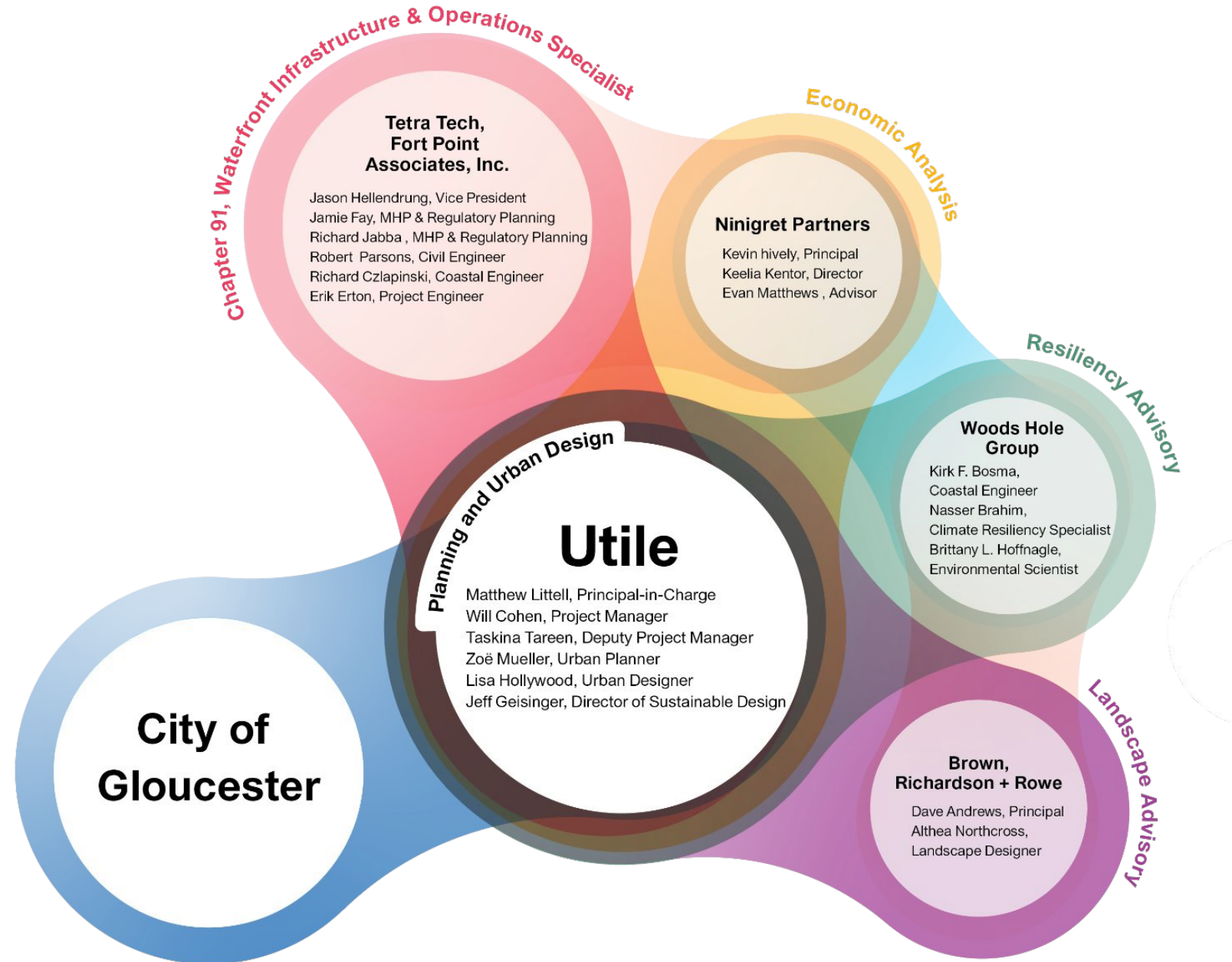
## Consultant team

### Utile

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

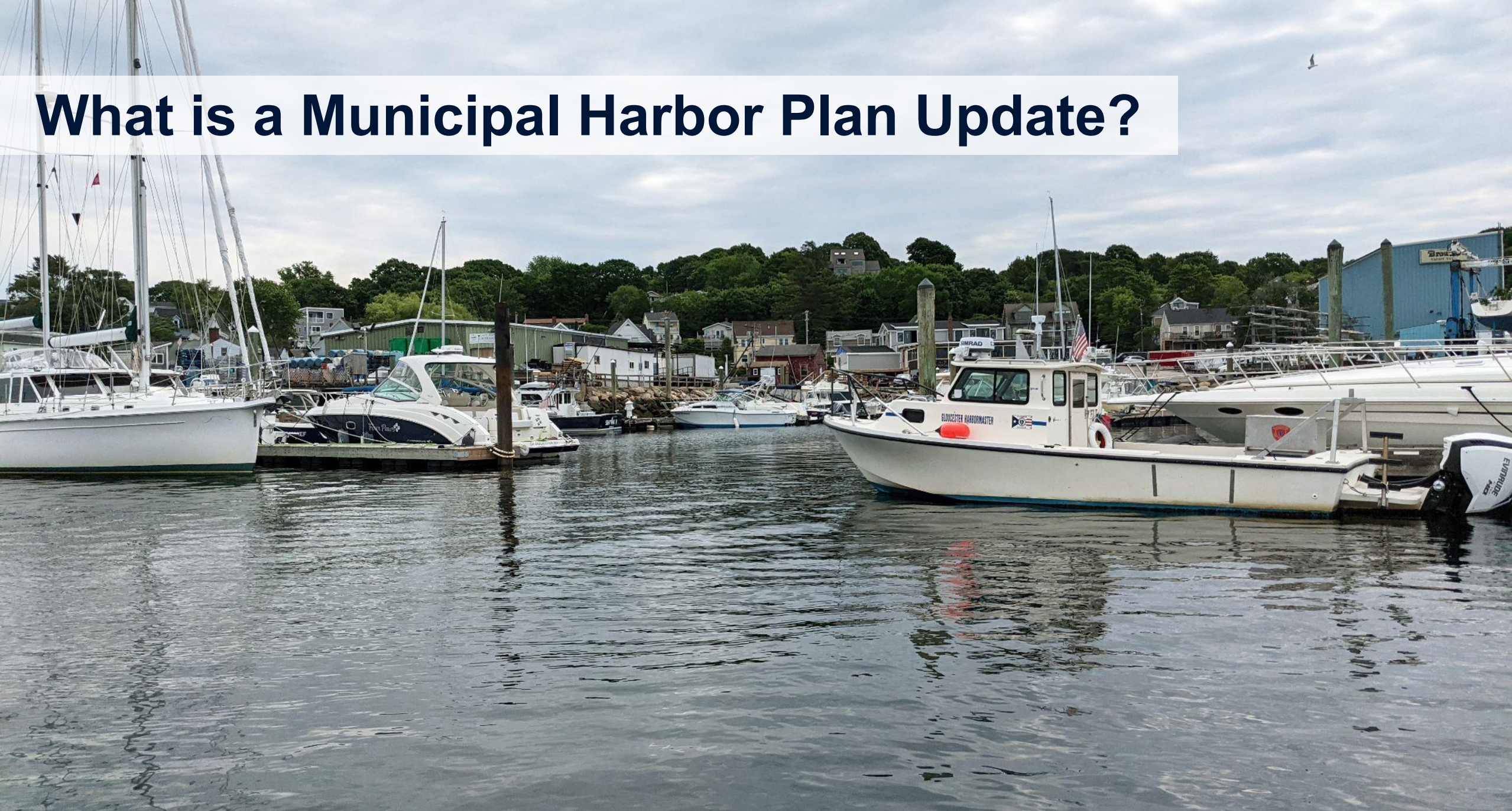
### Advisors

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





# What is a Municipal Harbor Plan Update?

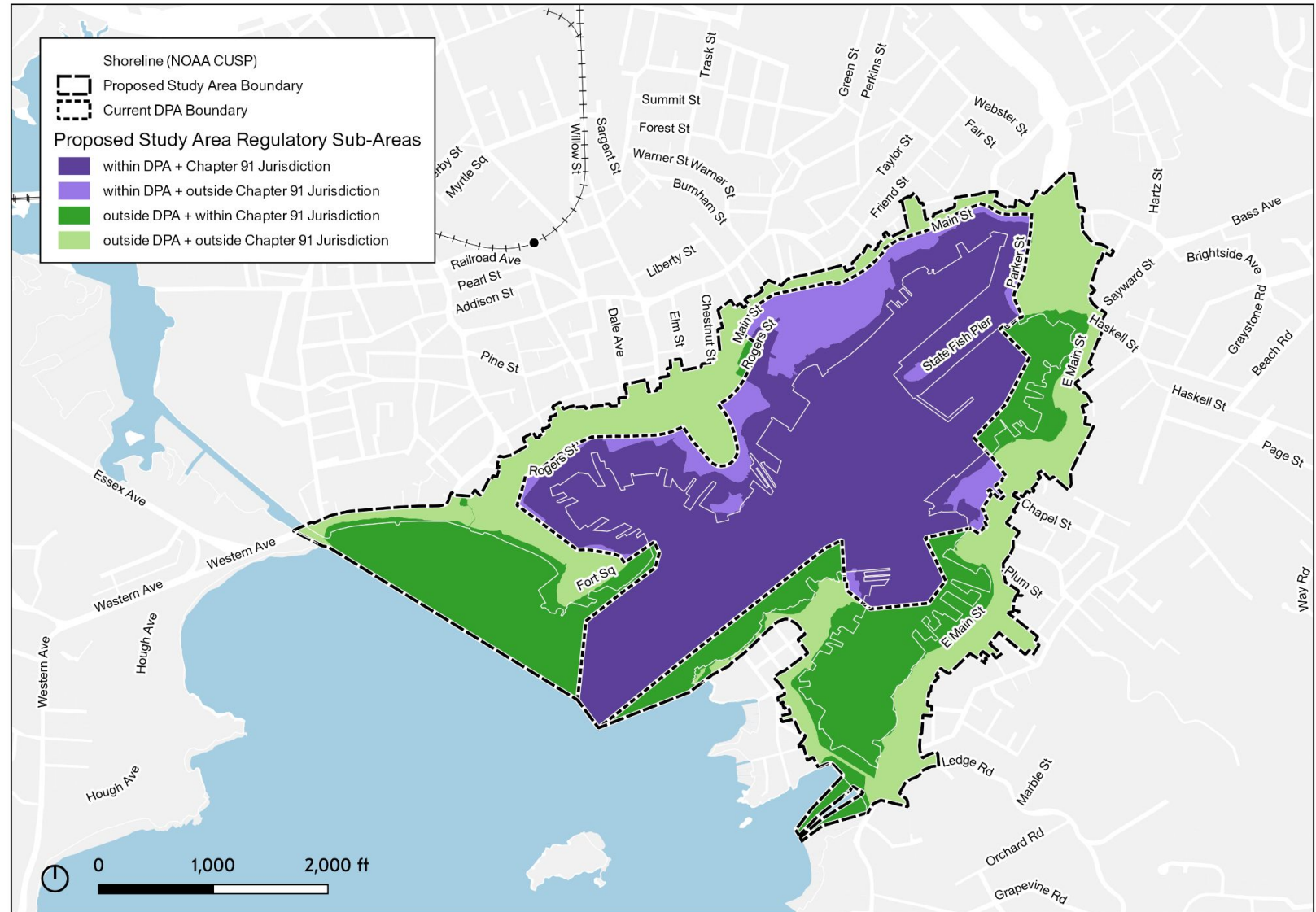




# What is a Municipal Harbor Plan Update?

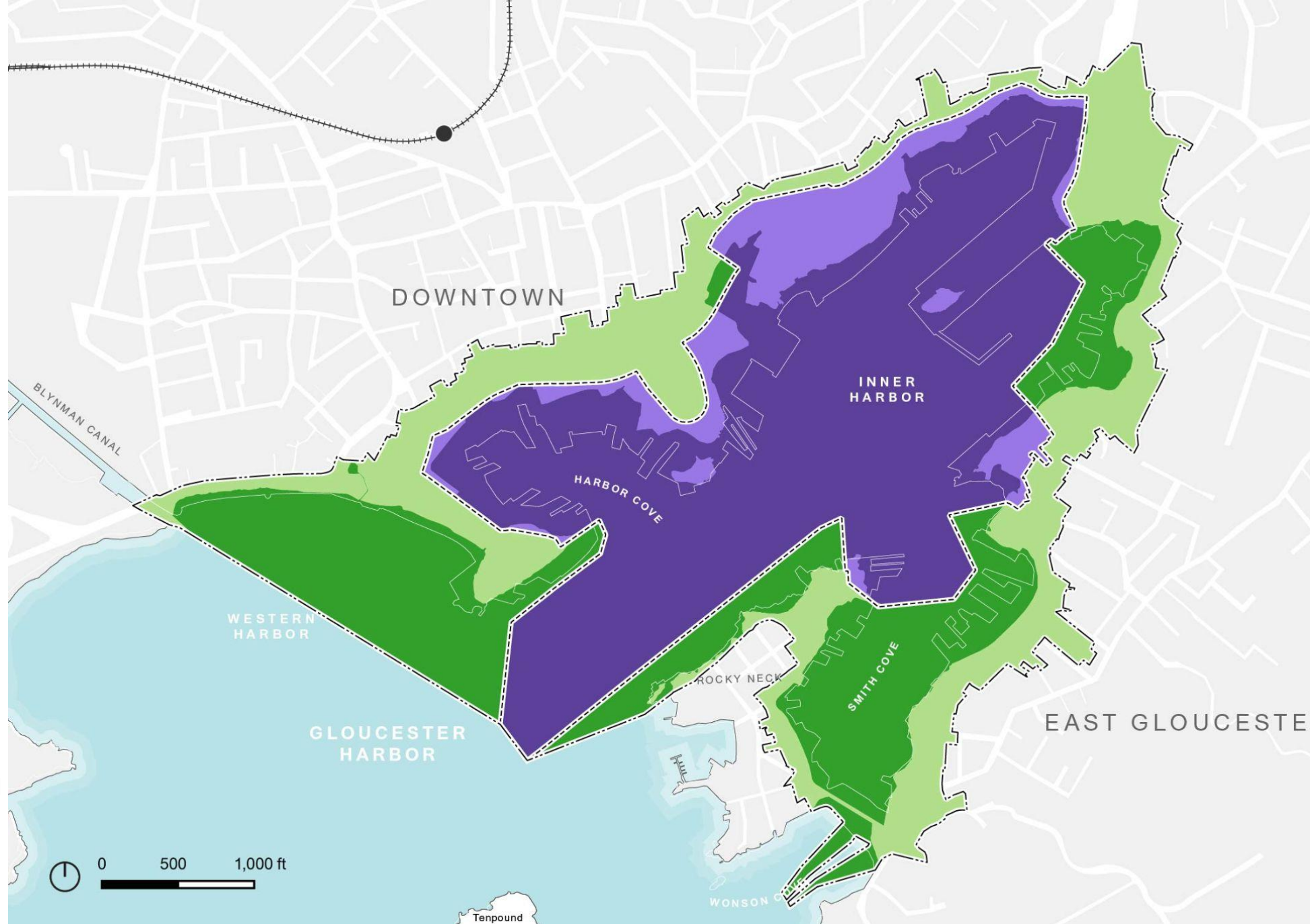
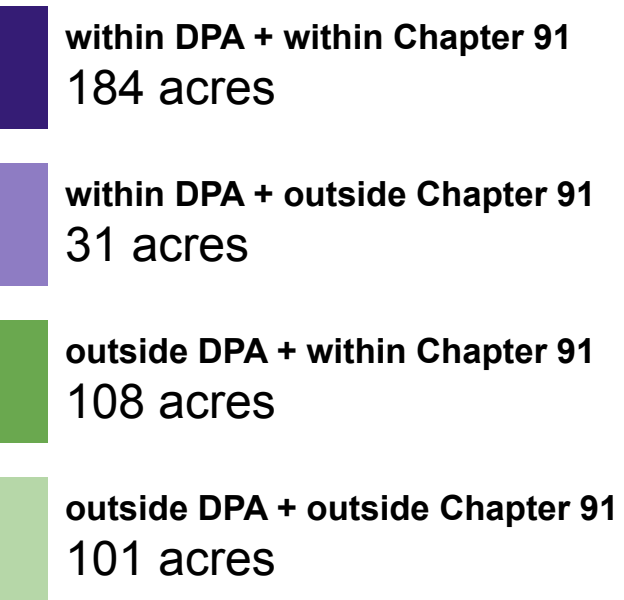
A Harbor Plan is a state-approved document establishing community goals, standards and policies to guide public and private land use along harbors.

- Allows for Chapter 91 standards to be tailored to implement a community vision for the waterfront
- Relies on input from the public and from an advisory committee
- Builds from previous Harbor Plans and promotes long-range waterfront planning goals
- Administered at the state level by the Office of Coastal Zone Management (CZM)
- Changes must be consistent with Massachusetts tidelands policy





# Study Area

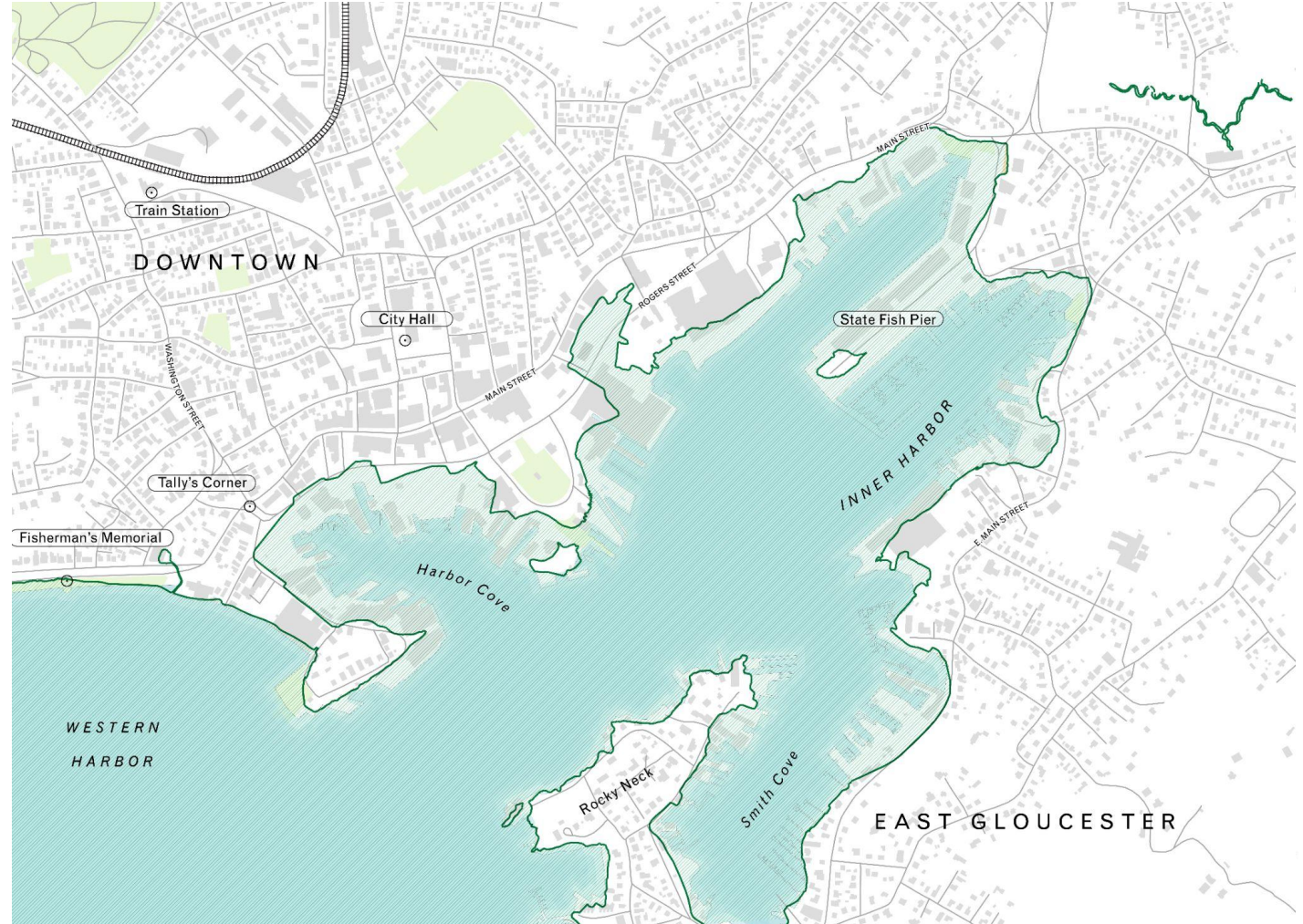


# What is Chapter 91?

Chapter 91 is the program that implements the Public Trust in Massachusetts tidelands. The origins go back to the Colonial Ordinances of 1637. The Massachusetts Public Waterfront Act was enacted in 1983 to further regulate filled and flowed tidelands.

Purpose of Ch. 91 is to:

- Preserve and **protect pedestrian access** to the water
- Establish **priority for water-dependent uses**
- Guarantees that private uses of tidelands and waterways serve a **proper public purpose**

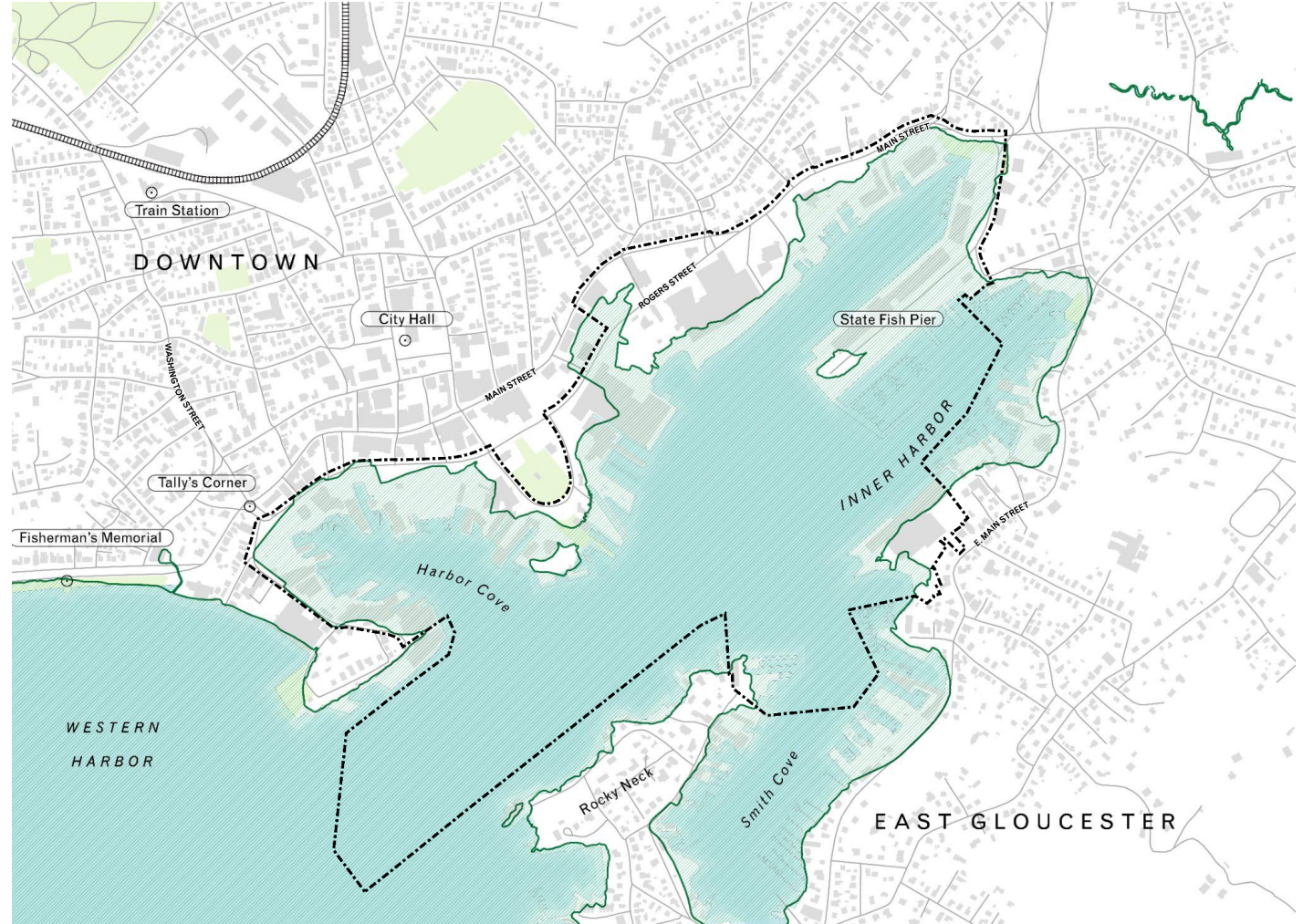




# What is a Designated Port Area (DPA)?

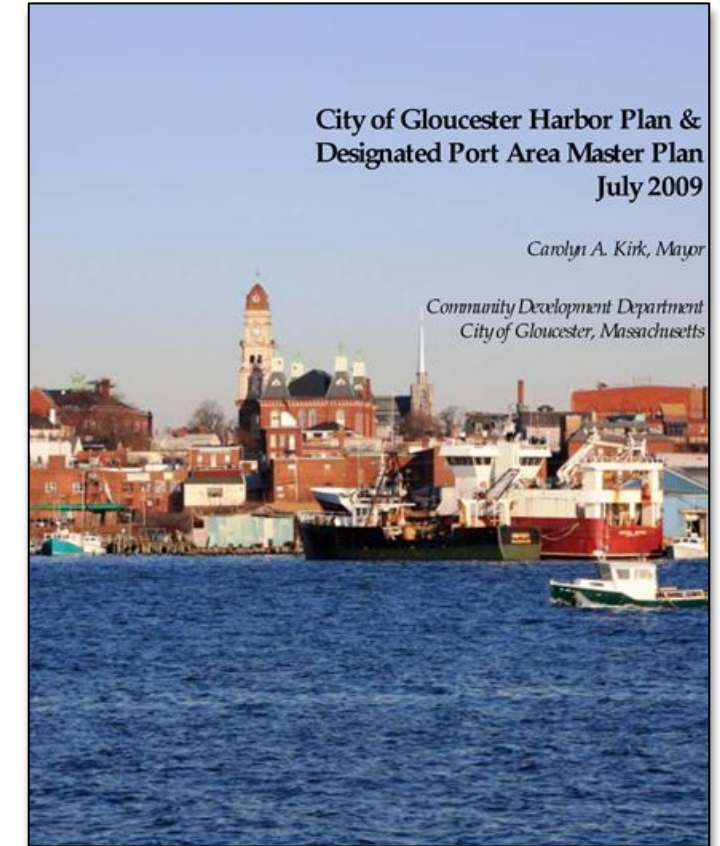
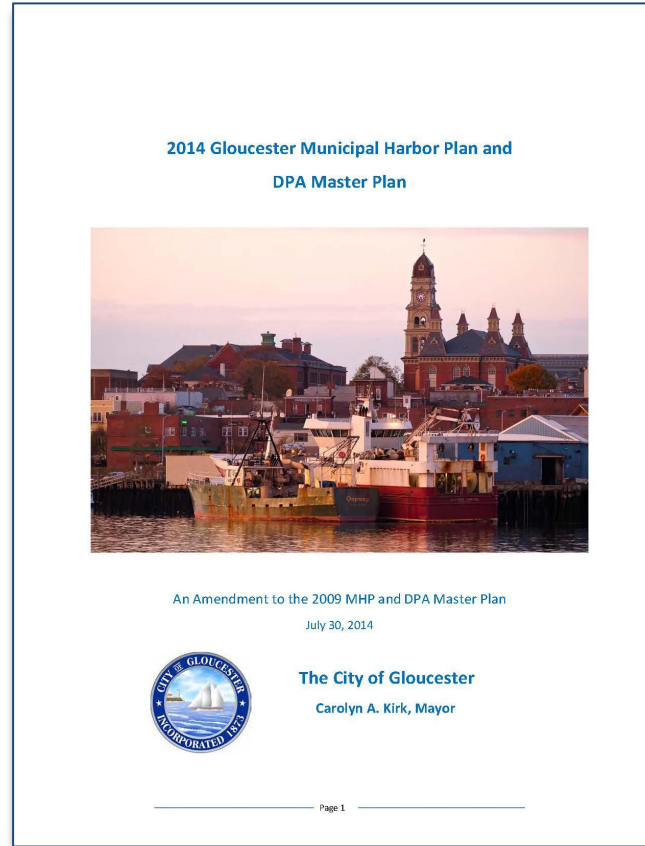
DPAs are land and water areas set aside for working port industrial uses that need to use the water to operate. These are referred to as **Water Dependent Industrial or WDI uses**.

- The DPA boundary is periodically reviewed by the Office of Coastal Zone Management (CZM)
- Water Dependent Industrial (WDI) Uses Include:
  - commercial fishing
  - shipping
  - other vessel-related commercial activity
  - manufacturing
  - processing
  - production
  - activities that require marine transportation or large volumes of water



# DPA Master Plans

In a DPA Master Plan, a municipality may request to clarify, amplify or substitute certain use standards, but must balance such modifications with strategic elements that ensure that DPA interests are still protected.

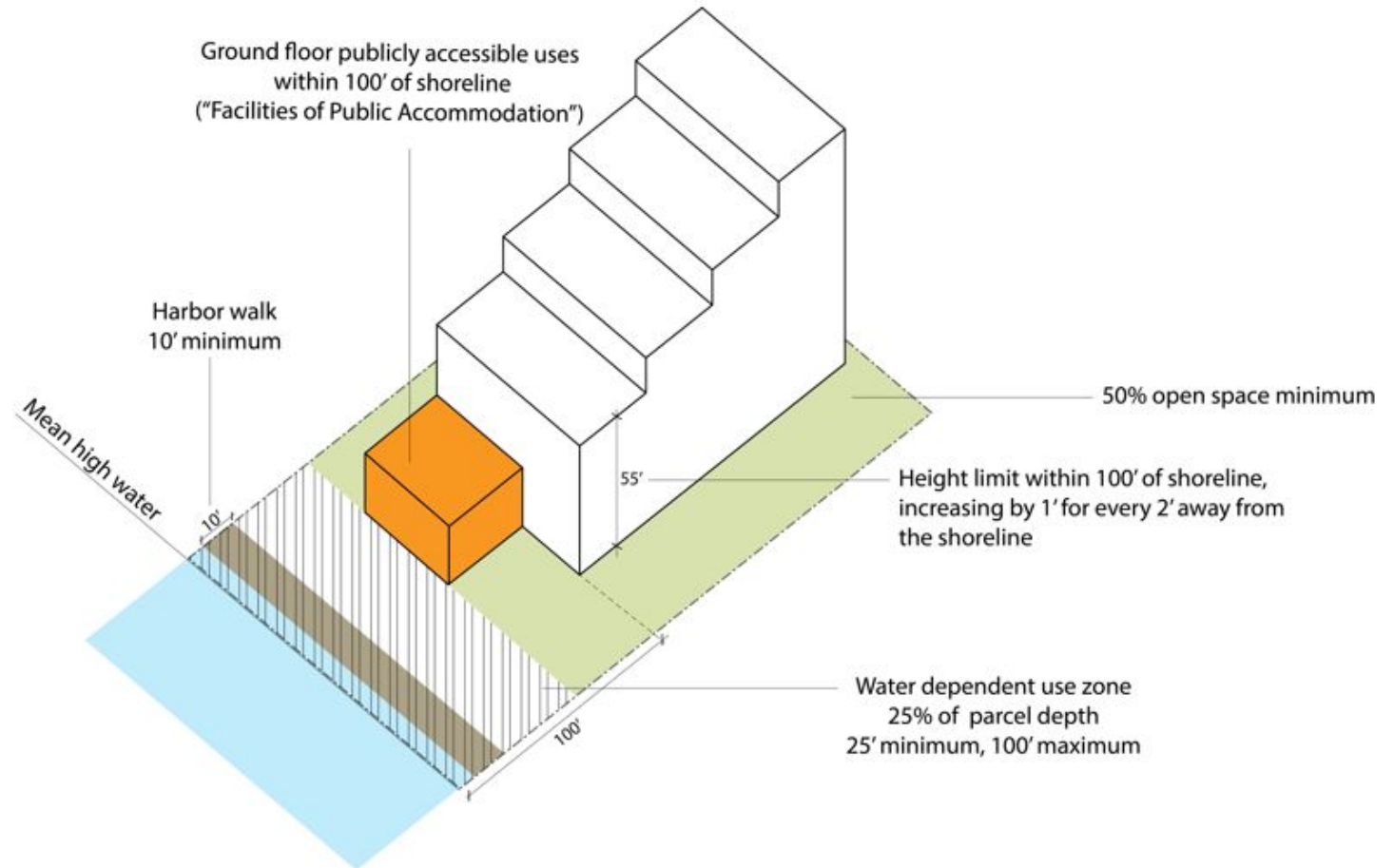




# Chapter 91: Non water dependent use standards

Chapter 91 has standards for all nonwater dependent developments, unless an approved Municipal Harbor Plan includes substitute provisions.

- **Building heights:** Limited to 55' within 100' of shoreline, increasing with greater distance from the water
- **Water Dependent Use Zones (WDUZs):** up to 100' from the project shoreline
- **Open space:** equal amount of open space for every square foot of nonwater dependent use building area
- **Harbor walk:** a minimum of 10' wide
- **First floor use restrictions:** Facilities of Public Accommodation





# Why Plan Now?

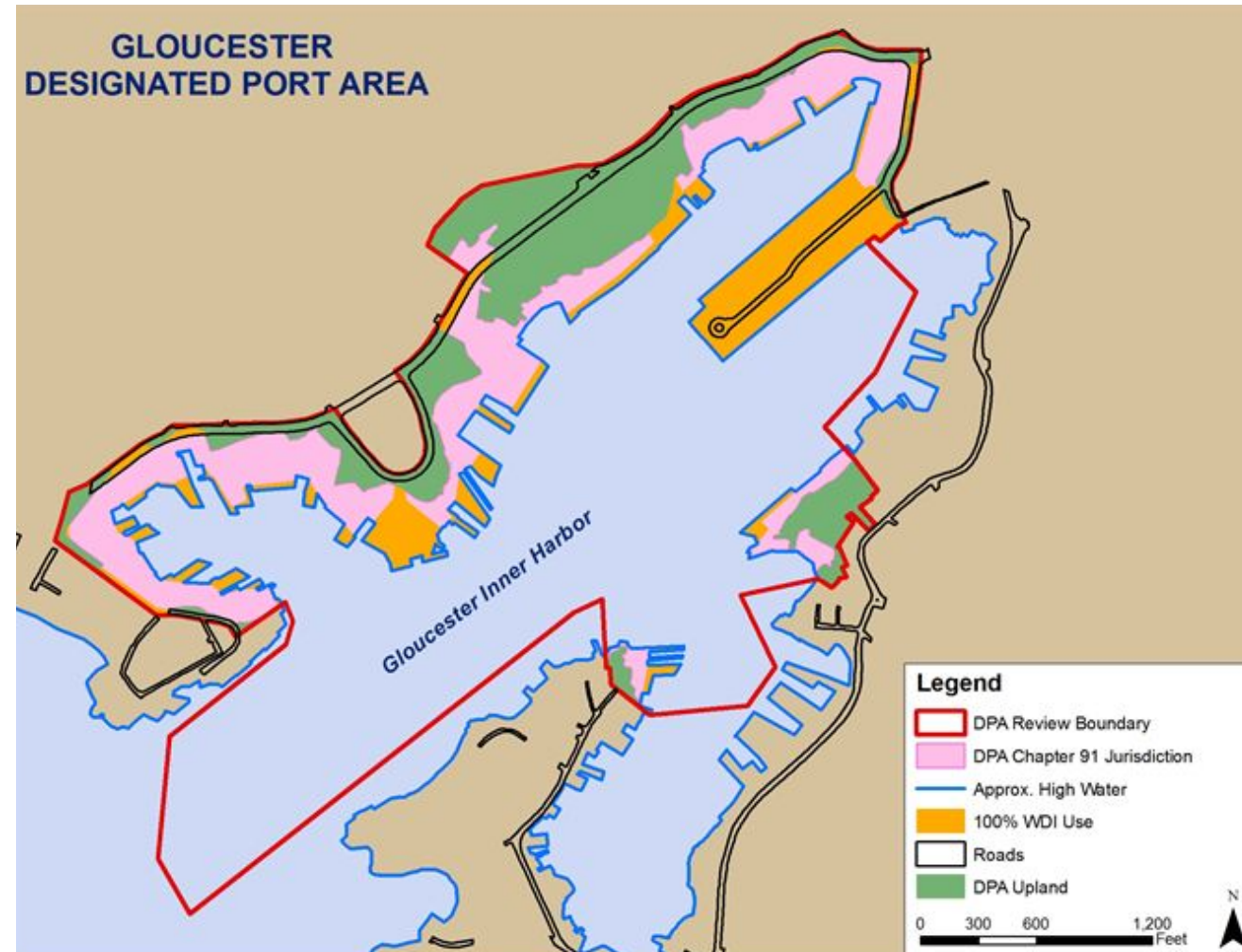




# Amending the Current Gloucester MHP

The original Gloucester Harbor Plan was approved by the EEA on **July 6, 1999**, and an update was approved on **December 11, 2009**

- A renewal to the City of Gloucester's Municipal Harbor Plan was approved on **August 2014** by the EEA.
- Goals included:
  - Strengthen Gloucester's maritime industries
  - Update the Plan and its provisions to reflect the revised DPA boundary
  - Help build a framework specific to Gloucester's waterfront that is responsive to emerging maritime uses and industries.



# 2014 MHP Update Outcomes

- Prior to the adoption of the plan a DPA Boundary Review removed portions of the DPA in East Gloucester.
- Allocation of supporting uses were redistributed across the entire DPA, allowing a greater percentage on some parcels.
- Variable dimensions for water dependent use zones
- Marine related research was determined to be an allowable use in a DPA, which allowed the GMGI to be located on the harbor.





# New MHP/DPA Master Plan

The City's new MHP/DPA MP will be foremost a **strategic document to support the existing economic base and expand economic development opportunities**, including both marine water-dependent and supporting uses of harbor properties.

- The economic strategy must take into account the city's overall economic position in order to effectively position and revitalize its maritime assets.
- A boundary review will not be conducted as part of this update.





# Goals of this MHP Update

- Strengthen and support traditional industries
- Align the MHP and DPA plan with the City's goals of diversifying and investing its maritime economy;
- Incorporate long term planning to adapt to risks associated with rising sea levels and climate change; and
- Renew the 2014 Gloucester MHP and the provisions of the DPA Master Plan for an additional ten years.

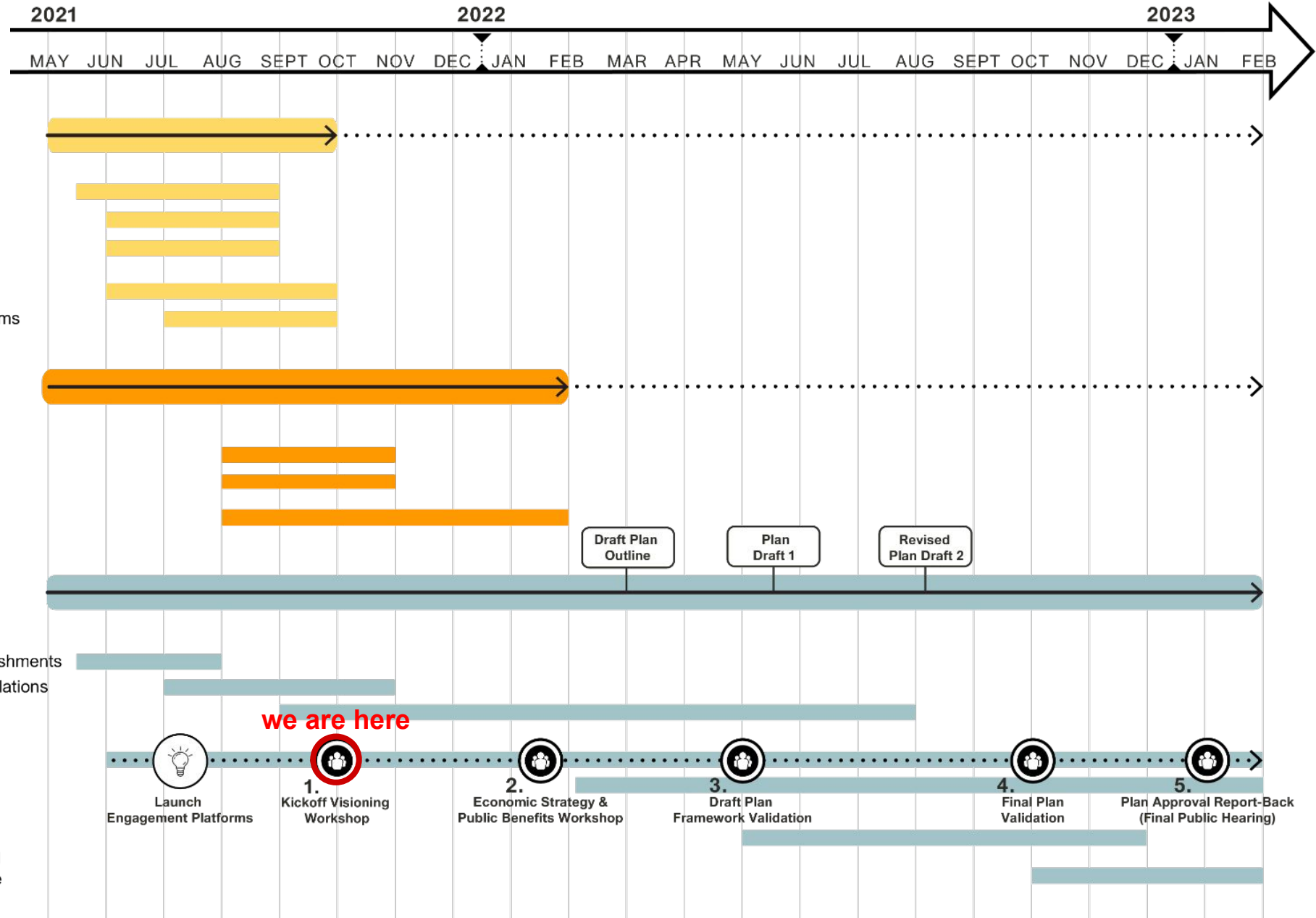




# Process and Timeline

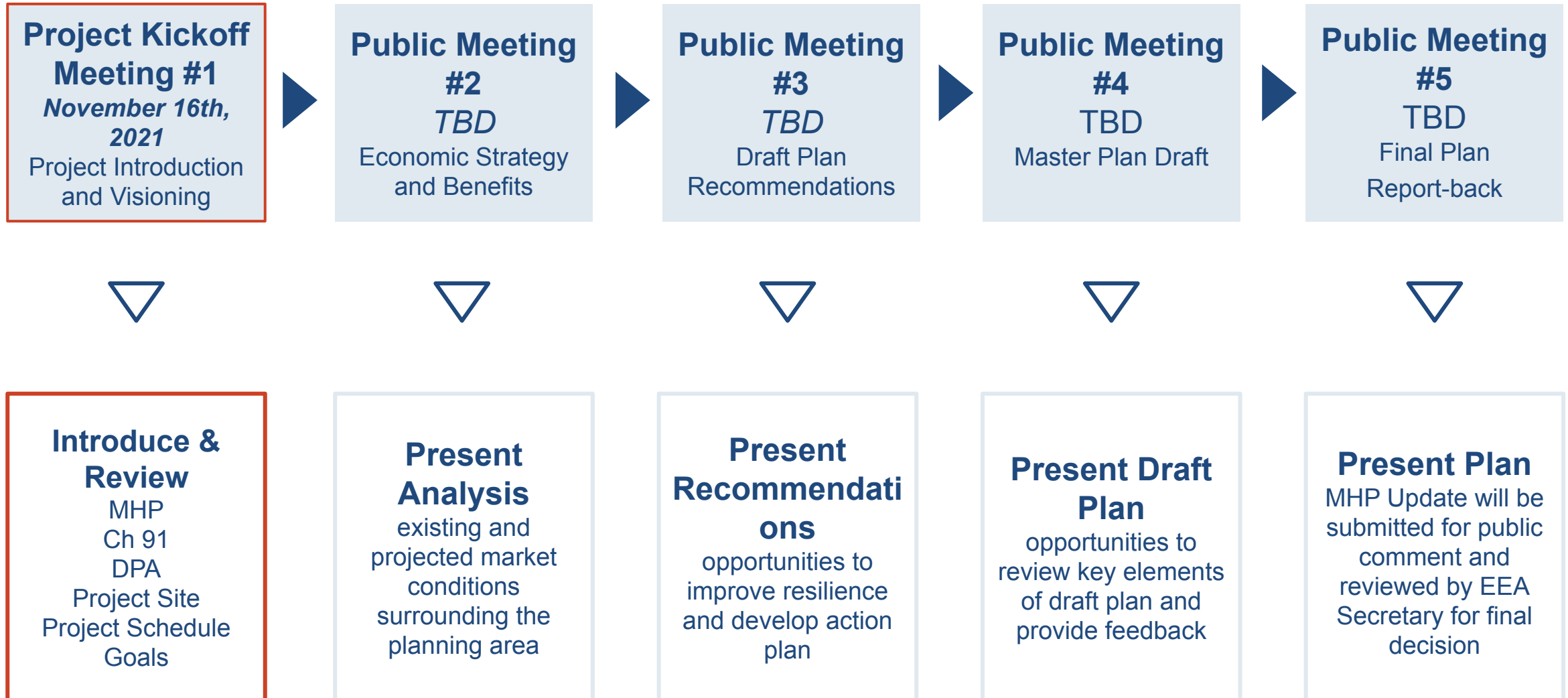


# Timeline

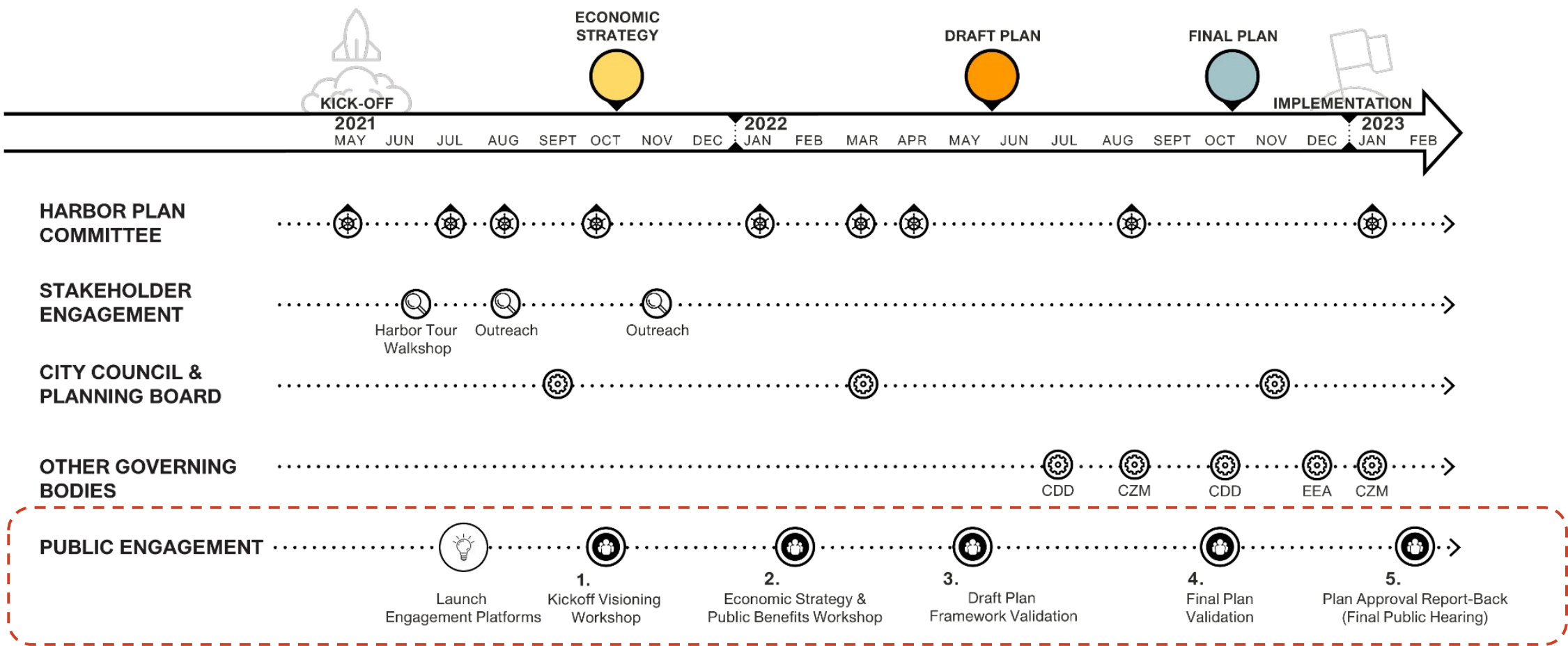




# Public Meetings



# Stakeholder and Public Engagement



CDD: [City of Gloucester Community Development Department](#)  
EEA: [Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs](#)  
CZM: [Commonwealth of Massachusetts Office of Coastal Zone Management](#)

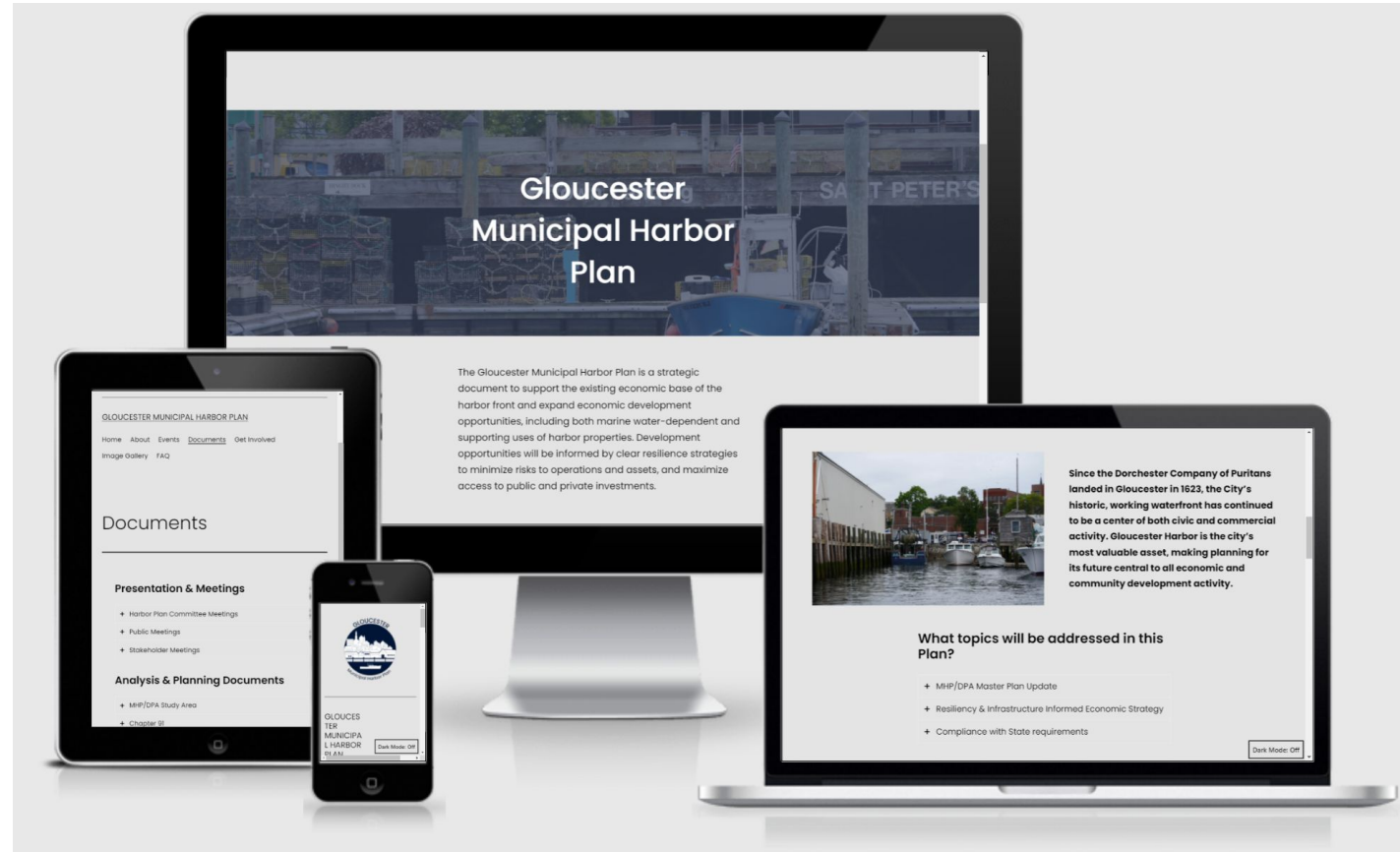


# How to stay connected: <https://harborplan.gloucester-ma.gov/>

The website will be the primary means for soliciting community feedback as the project progresses.

Please visit <https://harborplan.gloucester-ma.gov/> to learn about:

- MHP Planning Process
- Upcoming and past events
- Previous planning efforts
- Comment submission



# Existing Conditions Preview





# Infrastructure Conditions

- Within the inner harbor and DPA, there are not any significant utility deficiencies, including, water and sewer, beyond typical aging infrastructure requiring routine maintenance and rehabilitation.
- Electric power is owned and operated by National Grid where reliability has been a concern. National Grid is currently taking some measures to improve reliability to the system, specifically at a substation in the inner harbor.

## Next steps:

- Analysis of waterside infrastructure in sub-areas (piers, sea walls, berthing) to align with economic strategy





# Current Flood Risk

2015 CCVA & 2021 CZM Resiliency report (forthcoming) provide guidance on strategies to protect the Harbor from flooding.

Data Source: FEMA DFIRM


## REGULATORY

 Current DPA Boundary

## TRANSPORTATION

 Railroad

## ENVIRONMENTAL

 100yr Flood Zone

## Impervious Surfaces


 Impervious Surface

## National Wetland Inventory

 Estuarine and Marine Deepwater

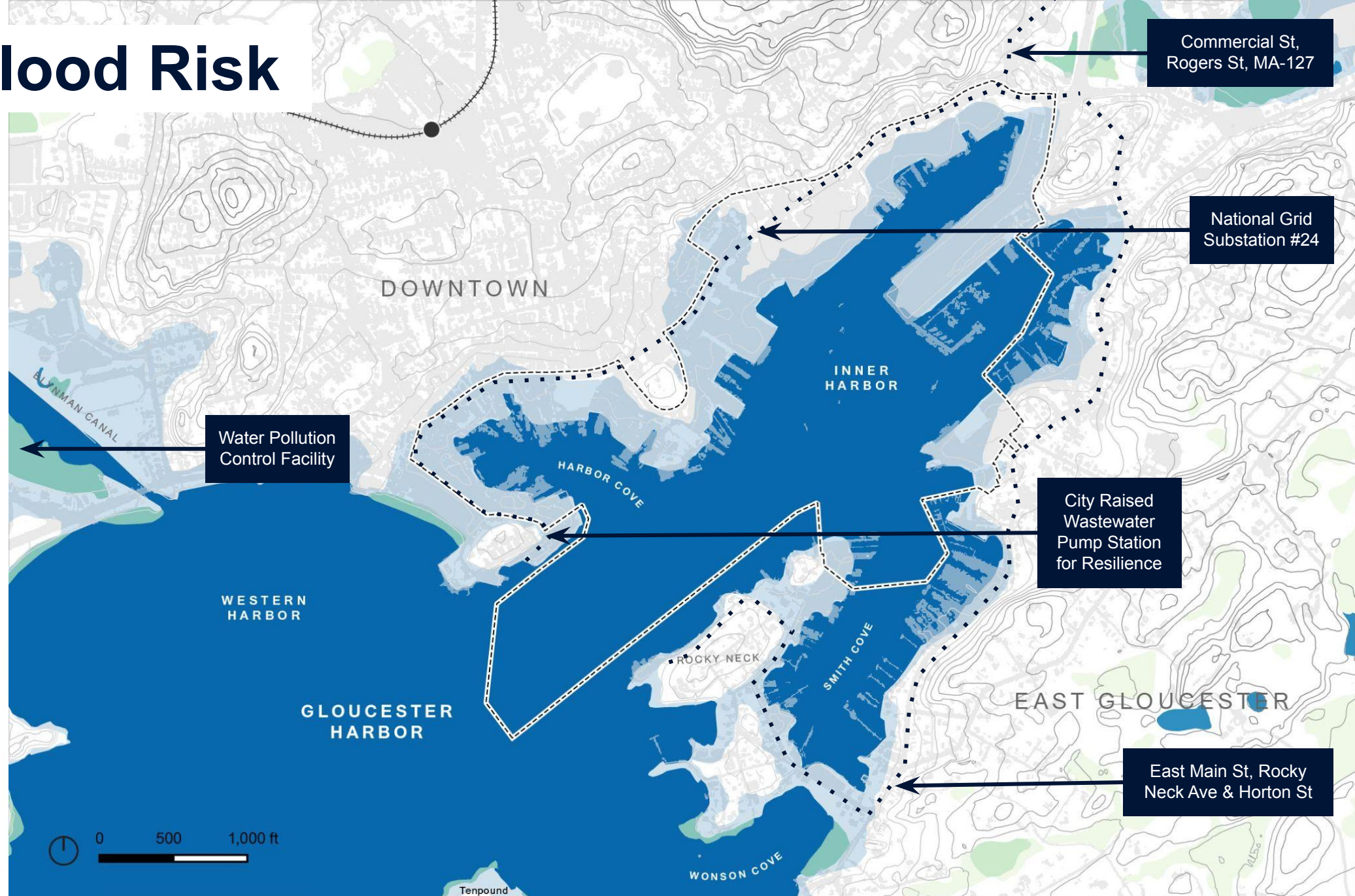
 Freshwater Pond

 Riverine

 Estuarine and Marine Wetland

 Freshwater Emergent Wetland

 Freshwater Forested/Shrub Wetland

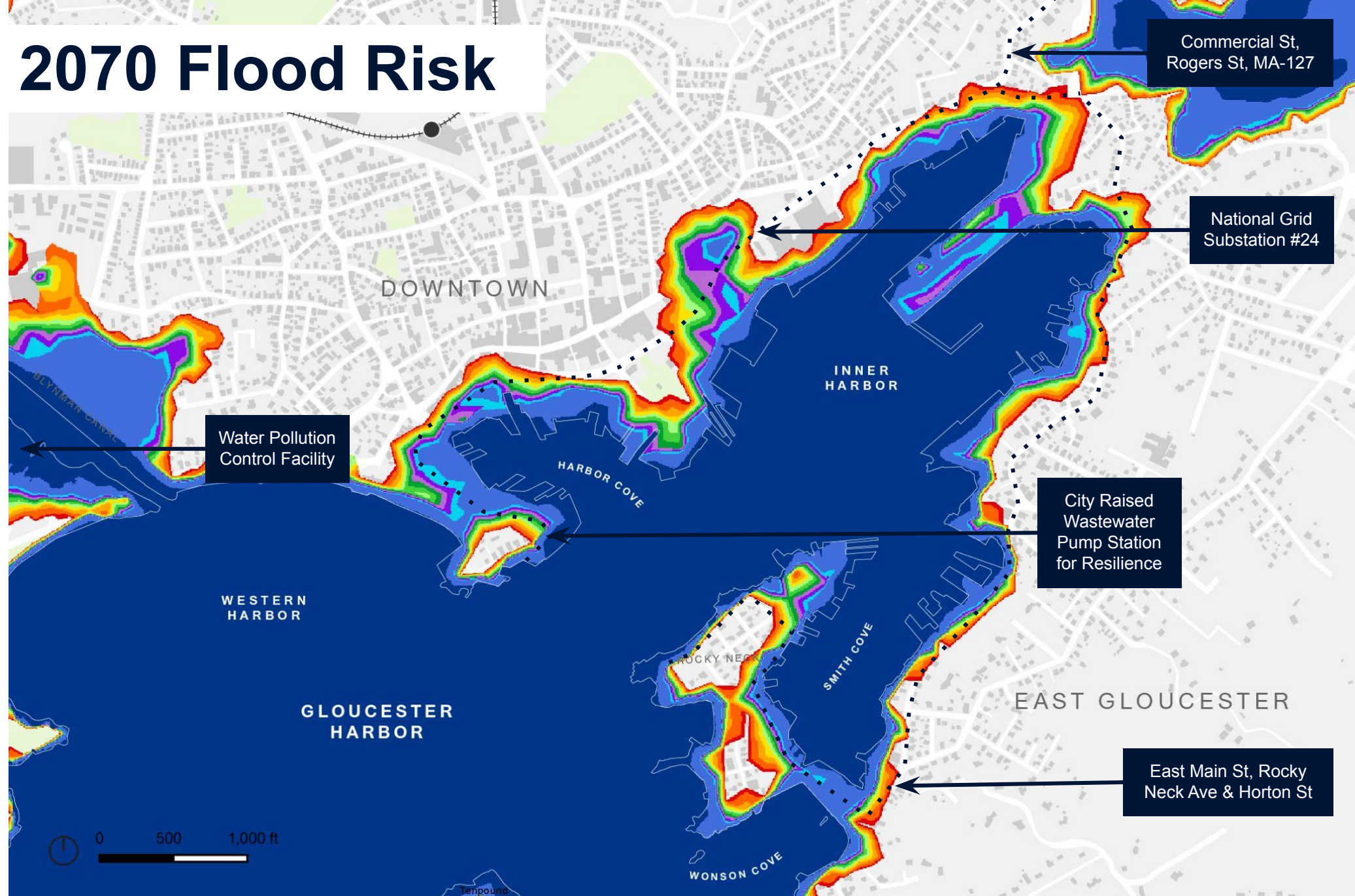




# Projected 2070 Flood Risk

100-year (1%) flood extent and depth for 2070. Assumes 4.3 ft of sea level rise.

Data Source: Massachusetts Coast Flood Risk Model (MC-FRM) & NOAA CUSP Shoreline





# Vulnerable Infrastructure

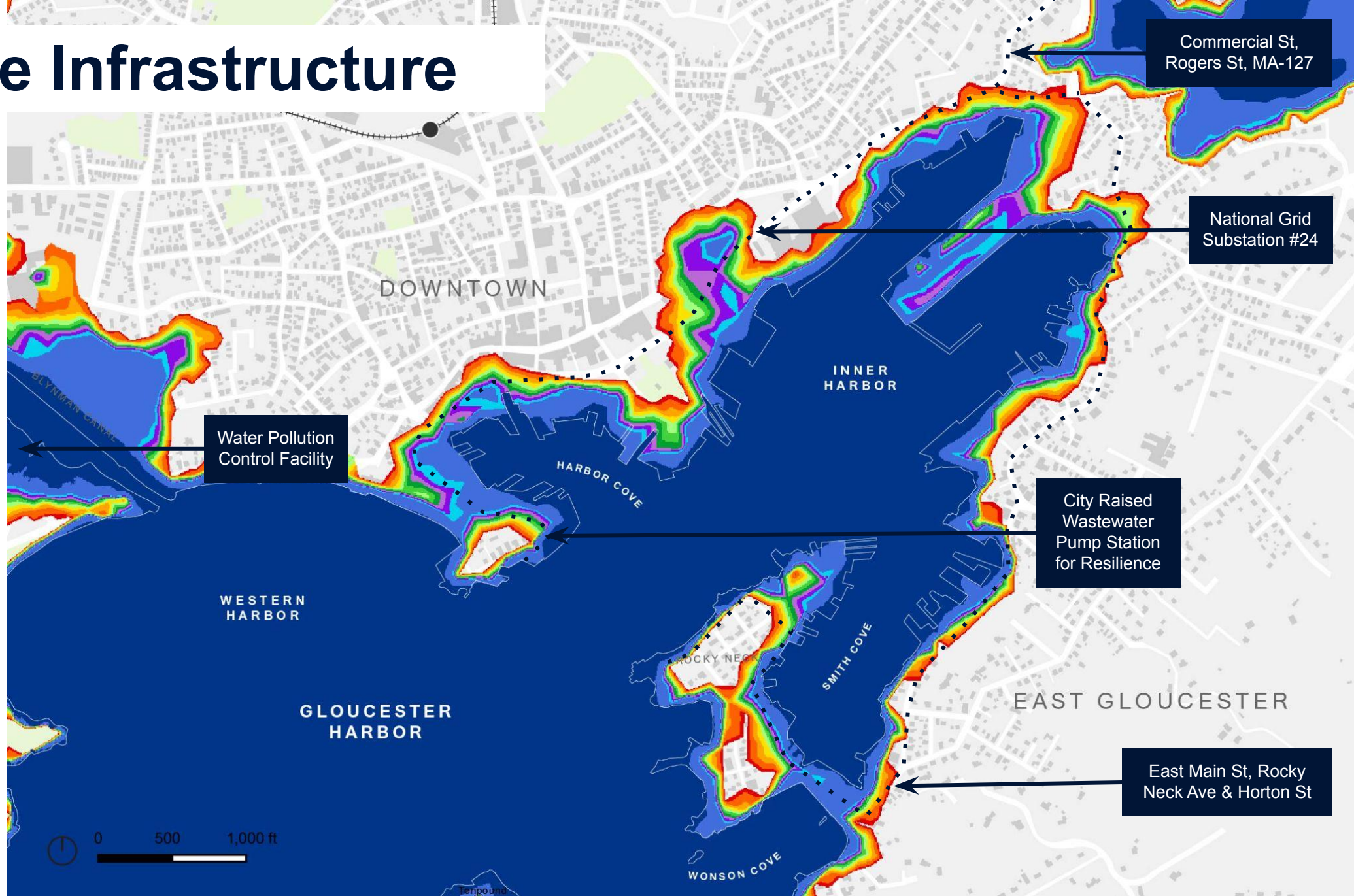
## 2070 1% Flood Risk

### Water Pollution Control Facility

(50 Essex Avenue) is already within a flood zone, but additional flood protection is required to meet the 2030 flood elevations, and grant recently received to start initial improvements.

### Harbor Access Roads

multiple DPA access roads are subject to current flooding which worsens with future sea-level rise, including Commercial Street, Rogers Street, and MA-127 as well as East Main Street, Rocky Neck Avenue and Horton Street.

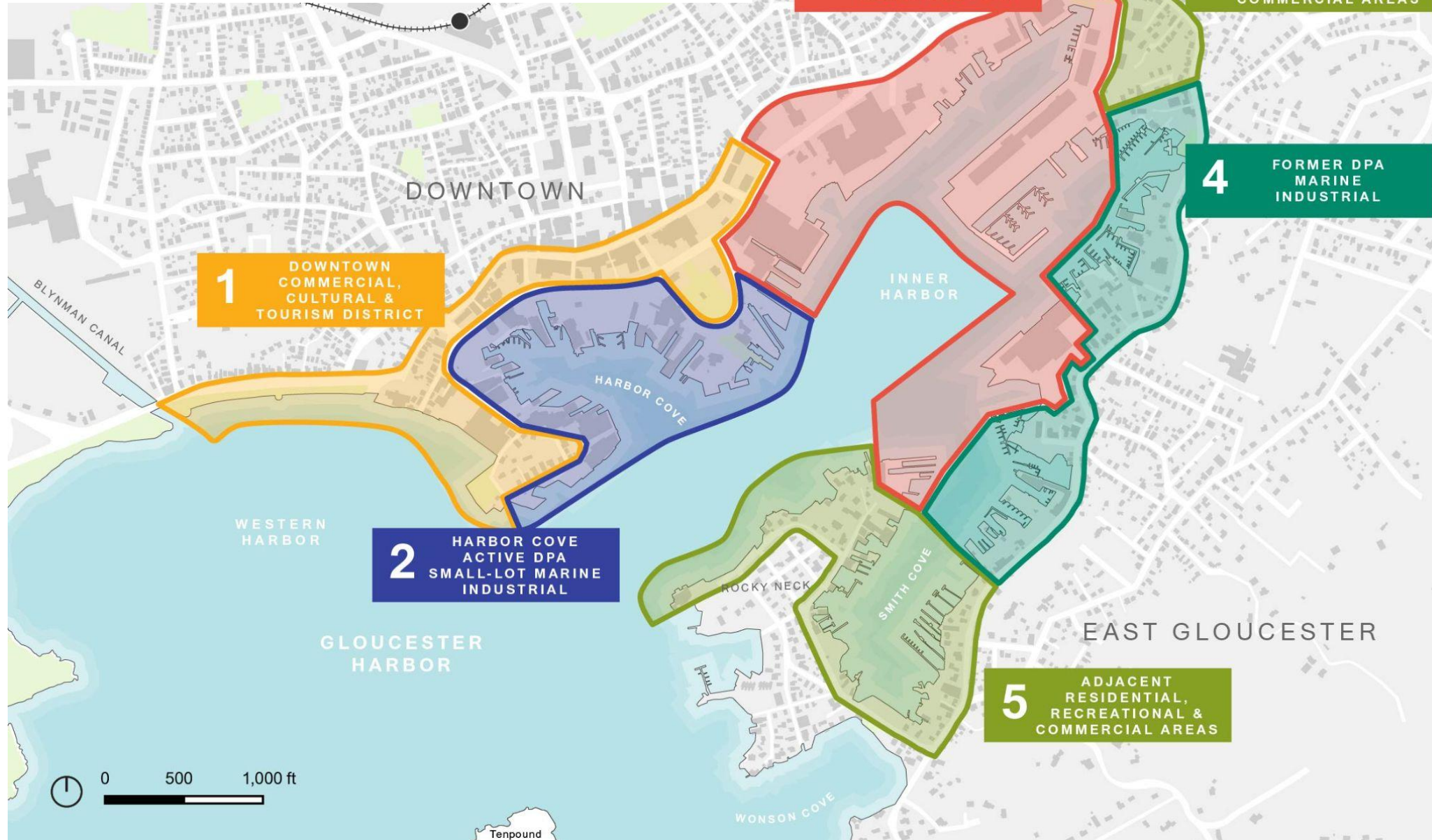




# Harbor Planning Considerations

We propose thinking about the harbor in terms of different sub-areas with different assets, issues and opportunities:

- Infrastructure condition
- Resiliency, flood risk and climate change
- Parcel size, ownership & status
- Regulatory environment
- Economic activity types (tourism, fishing, etc.)
- Circulation (truck routes, parking)
- Public access



# Planning Framework

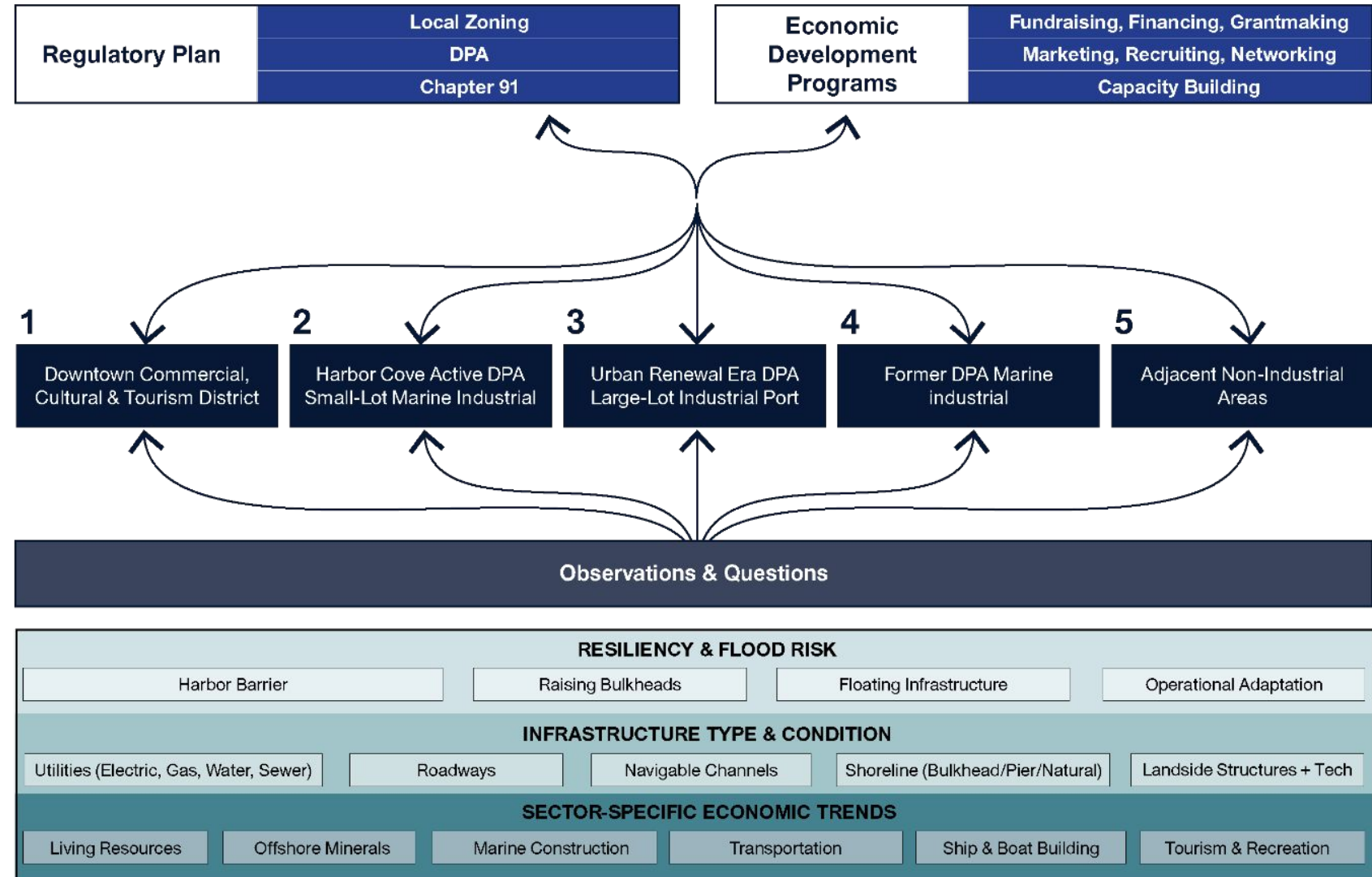
## LAYER 4: Implementation Tools

## LAYER 3: Sub-Area Character & Potential

- 3-5 Representative Parcels per Sub-Area
- Infrastructure Condition Overview
- Overall Assessment of Physical Character
- Prediction of Resiliency Strategy Mix
- Site-Specific Opportunities:
  - Inland (non-DPA + non-Ch91)
  - Upland (DPA + non-Ch91)
  - Coastal (DPA + Ch91)
  - Near Shore
  - Offshore / Deep Ocean

## LAYER 2: Economic Development Goal Setting

## LAYER 1: Foundational Trends & Influences





# Tonight's Activity





# Public Kick-Off - Breakout Room Prep

- **Activity 1: Social Pinpoint (25-30 mins)**

Share your thoughts on the future of the Gloucester Harbor!

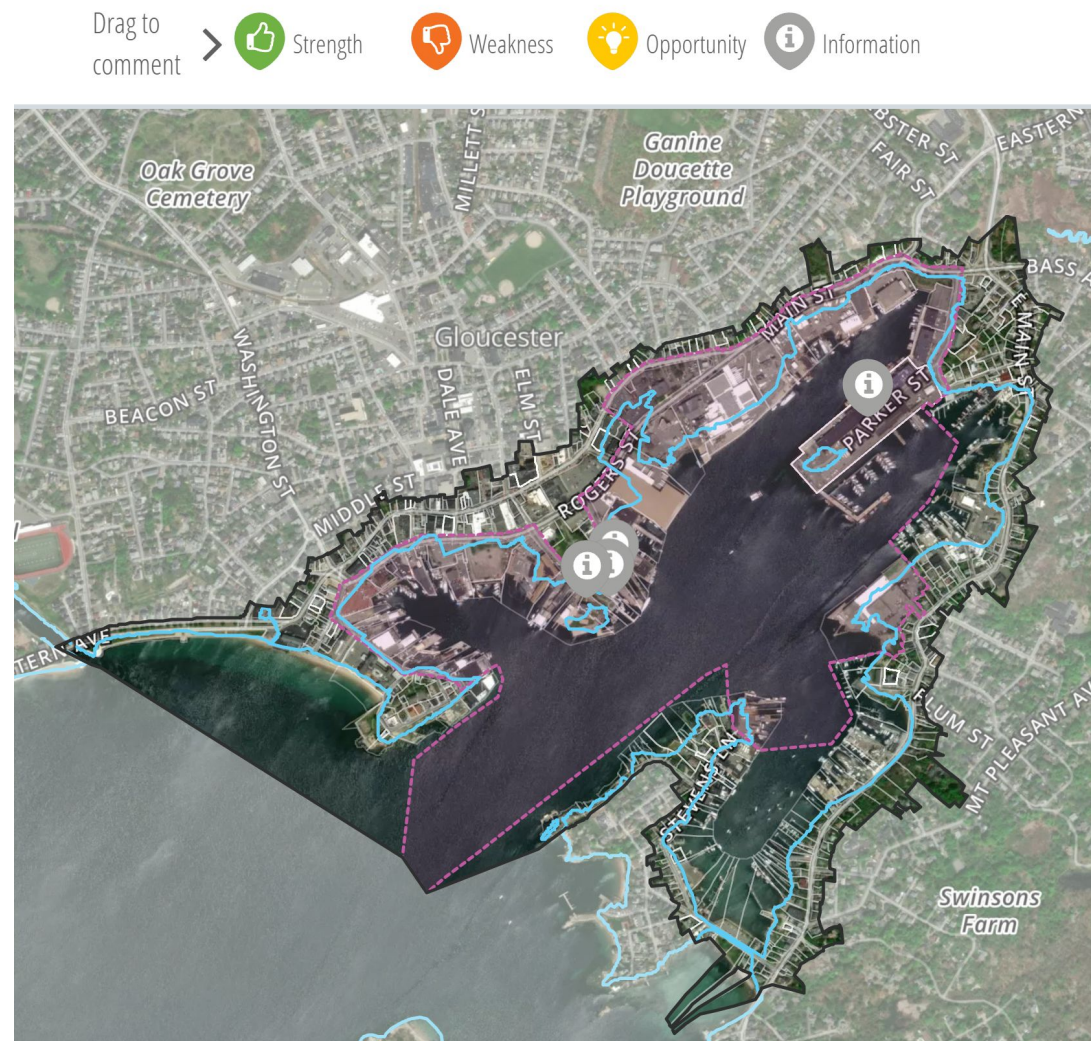
Place a marker in a location where you have something to say. The three kinds of markers represent:

- **Harbor strengths** - successful areas on the harbor or development activity that should be maintained or protected
- **Harbor weaknesses** - areas of concern or issues that can be improved upon or redeveloped, and
- **Harbor opportunities** - areas and places that present potential for new ideas, visioning, and development.

After choosing your marker type and placing it in a specific location, you'll be able to add a comment explaining the details of what you think about that location.

- **Activity 2: Key Priorities (15-20 mins)**

Summarize and discuss 2-3 priorities for the Harbor that the MHP can address and return to the larger group to report back.





# Next Steps

- **Planning Process (ongoing)**
  - Infrastructure assessment
  - Flood Risk and Resiliency
  - Economic Strategy
- **Upcoming Meetings/Outreach**
  - Stakeholder Meetings
  - HPC Meeting #4
  - Public Meeting #2
- **Project Feedback**
  - Social Pinpoint Map
- **Stay Connected**
  - Website:  
<https://harborplan.gloucester-ma.gov/get-involved/>

