Union Hospital
Re-use Planning Study
City Council Presentation
February 12, 2019
STUDY PURPOSE

• Proactive effort by the City
• Funded by North Shore Medical Center and MAPC
• Facilitated by MAPC

• Explored the potential future of the NSMC property
• Documented community preferences
• Identified shared goals for the property
• Recommended zoning and other activities to enable positive next steps for the property
PROPERTY CONTEXT

City of Lynn

Lynn Woods

Walden Pond

City of Lynn Union Hospital Re-use Planning Study

City Council Meeting – 02/12/19
• **Current Zoning:**

  (R1) Single Residence District

[Diagram of Zoning Map]
SETTING THE STAGE FOR REINVESTMENT

Exploring shared interests

- NEIGHBORHOOD
- CITY OF LYNN
- PROPERTY OWNER (NSMC/Developer)
SETTING THE STAGE FOR REINVESTMENT

POTENTIAL USE

NEIGHBORHOOD

CITY

NSMC AND FUTURE DEVELOPER

POTENTIALLY ACCEPTABLE TO:

• NEIGHBORHOOD/COMMUNITY

• CITY

• NSMC AND FUTURE DEVELOPER

PHYSICALLY POSSIBLE:

• FIT THE POTENTIAL USE ON THE SITE(S)

FINANCIALLY FEASIBLE:

• LAND VALUE

• MARKET CONTEXT

LEGALLY PERMISSIBLE:

• POTENTIAL ZONING CHANGES

POTENTIAL IMPACTS:

• TRAFFIC, SCHOOLS, JOBS, SITE
Facilities to be consolidated

2015

2018

2019

New facilities operational

Redevelopment of property

Reuse Study

JULY
- Initial meeting
- Existing conditions analysis
- Site visit

AUGUST
- Existing conditions analysis
- Community Meeting #1
- Confirmation of goals and potential opportunities

SEPTEMBER
- Community Meeting #2
- Analysis of potential opportunities
- Analysis of feasibility

OCTOBER
- Draft zoning recommendations

A small part of a larger process
Community Goals articulated through this process

- Encouraging development that is sensitive to the surrounding context of single family residential neighborhoods and the Lynn Woods conservation area
- Supporting new economic opportunities for the re-use of the Union Hospital property to encourage investment in the neighborhood
- Creating new housing opportunities while limiting the impacts on schools
- Creating new job opportunities to counteract job losses associated with the hospital consolidation
- Encouraging uses that would contribute to the City of Lynn’s tax base
The study process includes:

1. **Community Meeting #1**
2. **Analysis of alternatives**
3. **Community Meeting #2**

A pie chart shows the distribution of responses:
- **Yes**
  - 38 (64%)
  - 10 (17%)
  - 11 (19%)

The diagram reveals **Senior Living** and a map showing various streets and locations such as Dartmouth Street, Woodland Ave. N., Lynnfield Street, Anchor Road, and others.
ANALYSIS OF POTENTIAL ALTERNATIVES

Woodland Ave N Property

APPROX. 9.7 ACRES

Lynnfield Street Frontage Property

APPROX. 4.5 ACRES

APPROX. 5 ACRES

TOTAL:
APPROX. 14.2 ACRES

DEVELOPABLE: APPROX. 13.1 ACRES
ANALYSIS OF POTENTIAL ALTERNATIVES

Senior Living
(24 homes)

Assisted Living
(114 units)
Create new Medical Village (MVD) underlying zoning district

Subdistrict MVD-2

APPROX. 9.7 ACRES

Subdistrict MVD-1

APPROX. 9.5 ACRES
ZONING RECOMMENDATIONS

Medical Village (MVD) Uses

Subdistrict MVD-1
Lynnfield Street Frontage

<table>
<thead>
<tr>
<th>Uses Allowed By-Right</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Assisted living facility</td>
</tr>
<tr>
<td>• Senior living row house</td>
</tr>
<tr>
<td>• Senior living multifamily (less than 100 units)</td>
</tr>
<tr>
<td>• Public parks/open space</td>
</tr>
<tr>
<td>• General offices</td>
</tr>
<tr>
<td>• Clinic</td>
</tr>
<tr>
<td>• Medical village</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses Allowed by Special Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Senior living multifamily (100 units or more)</td>
</tr>
<tr>
<td>• Senior living mixed-use (commercial/retail/restaurant and residential)</td>
</tr>
</tbody>
</table>

Subdistrict MVD-2
Woodland Ave N. Frontage

<table>
<thead>
<tr>
<th>Uses Allowed By-Right</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Senior living one family detached house (standard lot – 10,000 square feet)</td>
</tr>
<tr>
<td>• Senior living one family detached house (clustered lot)</td>
</tr>
<tr>
<td>• Public parks/open space</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>• Assisted living facility</td>
</tr>
<tr>
<td>• Senior living row house</td>
</tr>
<tr>
<td>• Accessory uses to MVD-1, including parking</td>
</tr>
<tr>
<td>Subdistrict</td>
</tr>
<tr>
<td>-------------------</td>
</tr>
<tr>
<td><strong>Min. Lot Area</strong></td>
</tr>
<tr>
<td><strong>Min. Frontage</strong></td>
</tr>
<tr>
<td><strong>Min. Yards</strong></td>
</tr>
<tr>
<td><strong>Max. Stories</strong></td>
</tr>
<tr>
<td><strong>Max. Height</strong></td>
</tr>
<tr>
<td><strong>Max. Building</strong></td>
</tr>
<tr>
<td><strong>Min. Open Space</strong></td>
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</table>
Create new Medical Village (MVD) underlying zoning district

- 10% affordable housing required for projects with over 20 units
- Off-Street Parking and Loading: no change from current zoning (for example: 1.5 spaces per dwelling unit, 1 space per 300 gross square feet of office)
- Design Standards outlined to reinforce context sensitive redevelopment including building orientation, building massing and step-downs to neighboring properties, pedestrian, bicycle and vehicular circulation, parking screening, site design, and landscape buffers.
Next Steps

• Post Final Report and Appendix (12-18-18) documents on the City website with other Union Hospital information
• Share Final Report with North Shore Medical Center
• Distribute link to final online survey: https://www.surveymonkey.com/r/LynnUnionHospital
• Coordinate with NSMC about the schedule and draft of RFP release, review and provide comments
• Coordinate closely with NSMC when responses to RFP are received to discuss opportunities
• **Advance zoning changes** based on Study Findings through City Council process, including additional public hearings and opportunity for public comments
• Continue engaging with the community to provide progress updates and discuss responses to RFP