In October of 2019 North Shore Medical Center (NSMC), a member of Partners HealthCare, will consolidate hospital-based medical, surgical and behavioral health services to the NSMC Salem Hospital Campus. On the current Union Hospital campus, NSMC will build a medical village facility that will include urgent care, lab and radiology services, outpatient psychiatry and a primary care and specialty care practice.

The medical village will occupy about 1/4 of the 20-acre campus. Partners HealthCare plans to sell the remainder of the property.

Lynn city leaders are conducting a study, facilitated by the Metropolitan Area Planning Council (MAPC), to better understand the community’s preferences for developing the remainder of the property and to recommend changes to the zoning on the property.

The second community meeting of this study is scheduled for Monday, September 17 from 6 p.m. to 8 p.m. at the Knights of Columbus. This meeting will continue the conversation from the first community meeting, present findings from the community survey, and explore possible future alternatives on the property.
1A. What is your primary relationship to Union Hospital?
A Patron  B Employee  C Neighbor  D Supporter  E Other

1B. Where do you live in relation to Union Hospital?
A Neighbor  B Ward 1  C City of Lynn  D North Shore  E Other

1C. What brought you out to tonight’s community meeting?

1D. What is your top priority or goal for the Union Hospital property?

Potential Uses Part 1 - Should each of the following be considered for Woodland Ave. N.?

2A. Single family homes (standard lot)
A Yes  B No  C Not sure

2B. Single family homes (compact/clustered lot)
A Yes  B No  C Not sure

2C. Two family homes
A Yes  B No  C Not sure

2D. Rowhouses/townhouses
A Yes  B No  C Not sure

2E. Multifamily
A Yes  B No  C Not sure

2F. Senior living
A Yes  B No  C Not sure

2G. Open Space
A Yes  B No  C Not sure

2H. What other possibilities should be considered for the Woodland Ave. N. portion of the property?
Potential Uses Part 2 - Should each of the following be considered for Lynnfield Street?

3A. Rowhouses/townhouses
   - Yes
   - No
   - Not sure

3B. Multifamily
   - Yes
   - No
   - Not sure

3C. Artist live/work space
   - Yes
   - No
   - Not sure

3D. Senior living
   - Yes
   - No
   - Not sure

3E. Mixed use
   - Yes
   - No
   - Not sure

3F. Retail stores
   - Yes
   - No
   - Not sure

3G. Restaurants
   - Yes
   - No
   - Not sure

3H. Commercial/medical office
   - Yes
   - No
   - Not sure

3I. Clinic, nursing home
   - Yes
   - No
   - Not sure

3J. Billboards, outdoor advertising
   - Yes
   - No
   - Not sure

3K. Greenhouse, commercial greenhouse
   - Yes
   - No
   - Not sure

3L. Open Space
   - Yes
   - No
   - Not sure

3M. What other possibilities should be considered for the Lynnfield Street portion of the property?

3N. Would you increase density on the Lynnfield Street portion of the property to increase open space on the Woodland Ave N portion of the property?
   - Yes
   - No
   - Not sure

3O. Would you increase density on the Woodland Ave N portion of the property to decrease density on the Lynnfield Street portion of the property?
   - Yes
   - No
   - Not sure
Union Hospital
Re-use Planning Study
Community Meeting #1
August 27, 2018
WELCOME AND INTRODUCTIONS

CITY OF LYNN

• Mayor Thomas McGee
• Councilor Wayne Lozzi
• Lynn EDIC

METROPOLITAN AREA PLANNING COUNCIL

• Josh Fiala AIA AICP LEED AP
• Cynthia Wall
• Mark Racicot
MEETING AGENDA

SURVEY: WELCOME AND INTRODUCTION

MAPC PRESENTATION
• Purpose of this study
• Background and context
• Considering potential uses

SURVEY: DEVELOPING A VISION

QUESTIONS AND ANSWERS

NEXT STEPS
**IN MEETING ONLY**

**PLEASE USE YOUR PHONE**

**(OR PAPER SURVEY)**

TO CONNECT TO THE INTERACTIVE SURVEY

**TEXT:**

MAPCMTG

**TO:**

22333

**ONCE TO JOIN**
1A. What is your primary relationship to Union Hospital?

- Patron
- Employee
- Neighbor
- Supporter
- Other

Other

Patron

Supporter

Employee

Neighbor
1B. Where do you live in relation to Union Hospital?

When poll is active, respond at PollEv.com/mapcmtg
Text MAPCMTG to 22333 once to join

- Neighbor A
- Ward 1 B
- City of Lynn C
- North Shore D
- Somewhere Else E

Somewhere Else
Neighbor
North Shore
Ward 1
City of Lynn
1C. What brought you out to tonight's community meeting?
1D. What is your top priority or goal for the Union Hospital property?
• Purpose of this study
• Background and context
• Considering potential uses
ABOUT THIS STUDY

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

• Exploring the potential future of the NSMC property
• Documenting the community’s preferences
• Identifying shared goals for the property
• Recommending zoning and other activities to enable positive next steps for the property

• Tonight we opening a conversation to be continued in September
• We are here to learn about your “vision”, concerns, and opportunities for the property
A small part of a larger process

- Facilities to be consolidated
- 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**
- Final zoning recommendations

City of Lynn Union Hospital Re-use Planning Study
ABOUT THIS STUDY

Searching for shared interests

NEIGHBORHOOD

CITY OF LYNN

PROPERTY OWNER (NSMC/Developer)
PROJECT CONTEXT - HISTORY

• Special Permit approval – 1950
• Building fund launched and new hospital opened - 1953
• Lynn Hospital merged with Union Hospital – 1983
• Hospital acquired by North Shore Medical Center – 1997
• Health care landscape continues to evolve
PROJECT CONTEXT – OTHER FACILITIES IN THE REGION

Malden Hospital

Symmes Hospital, Arlington

Quincy Hospital
PROPERTY CONTEXT – ½ MILE

City of Lynn

Lynn Woods

Walden Pond

Route 129/Lynnfield Street

Cedar Pond

1/2 Mile Radius
PROPERTY CONTEXT – ¼ MILE
FUTURE MEDICAL VILLAGE PROPERTY
FUTURE MEDICAL VILLAGE PROPERTY

APPROX. 5 ACRES
EXISTING PROPERTY SUBJECT TO STUDY

TOTAL: APPROX. 14.2 ACRES

APPROX. 9.7 ACRES

APPROX. 4.5 ACRES
EXISTING PROPERTY SUBJECT TO STUDY

Wetland Streams (require confirmation)

Wetland 1.1 Acres

TOTAL: APPROX. 14.2 ACRES

DEVELOPABLE: APPROX. 13.1 ACRES
• **Current Zoning:**
  
  *(R1)* Single Residence District
*IN MEETING ONLY*

PLEASE USE YOUR PHONE
(OR PAPER SURVEY)

TO CONNECT TO THE INTERACTIVE SURVEY

TEXT:
MAPCMTG
TO:
22333

ONCE TO JOIN
SURVEY: DEVELOPING A VISION – Woodland Ave N

Potential future uses – Single family homes (standard lot)
2A. Should single family homes (standard lot) be considered for Woodland Ave N?
Potential future uses – Single family homes (compact/clustered lot)
2B. Should single family homes (compact/clustered lot) be considered for Woodland Ave N?
Potential future uses – Two family homes
2C. Should two family homes be considered for Woodland Ave?

When poll is active, respond at PollEv.com/mapcmtg
Text MAPCMTG to 22333 once to join
Potential future uses – Rowhouses/townhouses
2D. Should rowhouses/townhouses be considered for Woodland Ave N?
Potential future uses – Multifamily
2E. Should multifamily be considered for Woodland Ave N?
Potential future uses – Senior living
2F. Should senior living be considered for Woodland Ave N?
2G. Should open space be considered for Woodland Ave N?
2H. What other possibilities should be considered for the Woodland Ave N portion of the property?
CONSIDERING POTENTIAL USES
*IN MEETING ONLY*
PLEASE USE YOUR PHONE
(OR PAPER SURVEY)
TO CONNECT TO THE INTERACTIVE SURVEY
TEXT:
MAPCMTG
TO:
22333
ONCE TO JOIN
Potential future uses — Rowhouses/townhouses
3A. Should rowhouses/townhouses be considered for Lynnfield Street?

When poll is active, respond at PollEv.com/mapcmtg

Text MAPCMTG to 22333 once to join
Potential future uses – Multifamily
3B. Should multifamily be considered for Lynnfield Street?

When poll is active, respond at PollEv.com/mapcmtg
Text MAPCMTG to 22333 once to join
3C. Should artist live/work space be considered for Lynnfield Street?
Potential future uses – Senior living
3D. Should senior living be considered for Lynnfield Street?

When poll is active, respond at PollEv.com/mapcmtg

Text MAPCMTG to 22333 once to join
Potential future uses – **Mixed use**
3E. Should mixed use be considered for Lynnfield Street?

💡 When poll is active, respond at PollEv.com/mapcmtg
📞 Text MAPCMTG to 22333 once to join
Potential future uses – Retail stores
3F. Should retail stores be considered for Lynnfield Street?

💡 When poll is active, respond at PollEv.com/mapcmtg
📞 Text MAPCMTG to 22333 once to join
Potential future uses – Restaurants
3G. Should restaurants be considered for Lynnfield Street?
Potential future uses — Commercial/medical office
3H. Should commercial/medical office be considered for Lynnfield Street?
Potential future uses – Clinic, nursing home
31. Should clinic, nursing home be considered for Lynnfield Street?

When poll is active, respond at PollEv.com/mapcmtg

Text MAPCMTG to 22333 once to join
3J. Should billboards, outdoor advertising be considered for Lynnfield Street?
3K. Should greenhouse, commercial greenhouse be considered for Lynnfield Street?

When poll is active, respond at PollEv.com/mapcmtg

Text MAPCMTG to 22333 once to join
SURVEY: DEVELOPING A VISION – Lynnfield St

3L. Should open space be considered for Lynnfield Street?

ético When poll is active, respond at PollEv.com/mapcmtg

Text MAPCMTG to 22333 once to join
3M. What other possibilities should be considered for the Lynnfield Street portion of the property?
3N. Would you increase density on the Lynnfield Street portion of the property to increase open space on the Woodland Ave N portion of the property?
30. Would you increase density on the Woodland Ave N portion of the property to decrease density on the Lynnfield Street portion of the property?
CONSIDERING POTENTIAL USES

POTENTIAL USE

- PHYSICALLY POSSIBLE:
  - FIT THE POTENTIAL USE ON THE SITE(S)

POTENTIALLY ACCEPTABLE TO:

- NEIGHBORHOOD/COMMUNITY
- CITY
- NSMC AND FUTURE DEVELOPER

LEGALLY PERMISSIBLE:

- CURRENT ZONING – R1 SINGLE RESIDENCE
- DOVER AMENDMENT
- POTENTIAL ZONING CHANGES

FINANCIALLY FEASIBLE:

- LAND VALUE
- MARKET CONTEXT
CONSIDERING POTENTIAL USES

Approx. 24 Single Family Home Lots

Approx. 18 Single Family Home Lots
CONSIDERING POTENTIAL USES

Approx. 24 Single Family Home Lots

Re-use of medical facility

Dartmouth Street
Woodland Ave. N.
NEXT STEPS

- Analysis and illustration of potential opportunities
- Analysis of feasibility
- Zoning recommendations
- Community Meeting #2
  Monday, September 17, 2018
  6:00 to 8:00pm
  Knight of Columbus