Union Hospital
Re-use Planning Study
Community Meeting #2
September 17, 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
- Raul Gonzalez
- Barry Keppard
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 are continuing a conversation beginning at the first forum in August
- We are here to learn about your “vision”, concerns, and opportunities for the property
ABOUT THIS STUDY

A small part of a larger process

- Facilities to be consolidated
- New facilities operational
- Redevelopment of property

2015
2018
2019

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
WHAT WE HEARD LAST MEETING

MAPC PRESENTATION

- Purpose of this study
- Exploring potential alternatives
- Comparing/evaluating alternatives

YOUR FEEDBACK

QUESTIONS AND ANSWERS

NEXT STEPS
SURVEY RESPONSES:
What is your primary relationship to Union Hospital?

- 73% Patron
- 19% Employee
- 4% Neighbor
- 2% Supporter
- 2% Other
SURVEY RESPONSES:
Where do you live in relation to Union Hospital?

- **City of Lynn**: 44%
- **Ward 1**: 38%
- **North Shore**: 18%
- **Somewhere else**: 0%
- **Neighbor**: 0%
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
What brought you out to tonight’s meeting?

property  want
community  hospital
curiosity  city
concern  know
use  going
information  happen
concerned  future
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
What is your top priority for the Union Hospital property?

- single
- like
- base
- family
- good
- homes
- tax
- property
- hospital
- area
- medical
- use
- retail
- neighborhood
- lynn
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Single family homes (standard lot)

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72% Yes, 21% No, 7% Not Sure
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Single family homes (compact/clustered lot)

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<td>Total</td>
<td>36</td>
<td>21</td>
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<td>Percentage</td>
<td>58%</td>
<td>34%</td>
<td>8%</td>
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City of Lynn Union Hospital Re-use Planning Study
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Two family homes

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<td>47</td>
<td>7</td>
<td>2</td>
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<td>84%</td>
<td>12%</td>
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Total: 56 responses
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Rowhouses/townhouses

- Yes: 44 (80%)
- No: 5 (9%)
- Not Sure: 6 (11%)

City of Lynn Union Hospital Re-use Planning Study
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Multifamily

- Yes: 43 (74%)
- No: 10 (17%)
- Not Sure: 5 (9%)
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Senior Living

- Yes: 33 (57%)
- No: 14 (24%)
- Not Sure: 11 (19%)
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

Open Space

- Yes: 41 (69%)
- No: 11 (19%)
- Not Sure: 7 (12%)

City of Lynn Union Hospital Re-use Planning Study 20 Community Meeting #2 – 09/17/18
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

WHAT WE HEARD LAST MEETING

City of Lynn Union Hospital Re-use Planning Study 21 Community Meeting #2 – 09/17/18
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?

- Yes
- No
- Not Sure

- Single Family (standard)
- Single Family (compact)
- Two Family
- Rowhouse/Townhouse
- Multifamily
- Open Space
- Senior Living

City of Lynn Union Hospital Re-use Planning Study
Community Meeting #2 – 09/17/18
SURVEY RESPONSES:
Your feedback on potential uses at Woodland Ave N?
SURVEY RESPONSES:

Your feedback on potential uses at Lynnfield Street?

APPROX. 4.5 ACRES
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Rowhouses/townhouses

- Yes: 36 (61%)
- No: 17 (29%)
- Not Sure: 6 (10%)
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Multifamily

- Yes: 46 (85%)
- No: 5 (9%)
- Not Sure: 3 (6%)

City of Lynn Union Hospital Re-use Planning Study
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Artist live/work

- Yes: 38 (68%)
- No: 9 (16%)
- Not Sure: 9 (16%)

City of Lynn Union Hospital Re-use Planning Study
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Senior Living

- Yes: 37 (64%)
- No: 11 (19%)
- Not Sure: 10 (17%)

[Pie chart showing the distribution of responses]
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Mixed use

- Yes: 32 (58%)
- No: 14 (26%)
- Not Sure: 9 (16%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Retail stores

- Yes: 39 (72%)
- No: 11 (20%)
- Not Sure: 4 (8%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Restaurants

- Yes: 32 (54%)
- No: 20 (34%)
- Not Sure: 7 (12%)
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Commercial/Medical Office

- Yes: 30 (54%)
- No: 19 (34%)
- Not Sure: 7 (12%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Clinic, Nursing home

- Yes: 25 (48%)
- No: 21 (40%)
- Not Sure: 6 (12%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Billboards, outdoor advertising

- 53 (95%) Yes
- 2 (3%) No
- 1 (2%) Not Sure
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Greenhouse, commercial greenhouse

- Yes: 36 (61%)
- No: 10 (17%)
- Not Sure: 13 (22%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Open space

Yes: 29 (53%)
No: 18 (33%)
Not Sure: 8 (14%)
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

- Yes
- No
- Not Sure

- Rowhouse/Townhouse
- Multifamily
- Artist Live/work
- Senior Living
- Mixed use
- Retail
- Restaurants
- Commercial/Medical Office
- Clinic, Nursing Home
- Billboards, outdoor ads
- Greenhouse
- Open Space

City of Lynn Union Hospital Re-use Planning Study

Community Meeting #2 – 09/17/18
WHAT WE HEARD LAST MEETING

SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

Rowhouse/Townhouse  Multifamily  Artist Live/work
Senior Living  Mixed use  Retail
Restaurants  Commercial/Medical Office  Clinic, Nursing Home
Billboards, outdoor ads  Greenhouse  Open Space

City of Lynn  Union Hospital Re-use Planning Study  Community Meeting #2 – 09/17/18
SURVEY RESPONSES:
Your feedback on potential uses at Lynnfield Street?

- Housing
- Schools
- Medical
- Open space
- Offices
- Senior living
- Hotel
- Care building
- Use
- None
- Lynn
SURVEY RESPONSES:
Your reaction to density tradeoffs – Would you increase density at one part of the property to decrease at another?

- Yes
  - 0%
  - 20%
  - 40%
  - 60%
  - 80%

- No
  - 40%

- Not Sure
  - 20%

Density at Lynnfield

Density at Woodland Ave N
• Purpose of this study

• Exploring potential alternatives

• Comparing/evaluating alternatives
Searching for shared interests
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 (25’ setback)  
1.1 Acres

Wetland (30’ setback)  
Dartmouth Street

TOTAL: APPROX. 14.2 ACRES

DEVELOPABLE: APPROX. 13.1 ACRES
CONSIDERING POTENTIAL USES

POTENTIAL USE

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
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<th>ALTERNATIVE</th>
<th>DESCRIPTION</th>
<th>TYPE</th>
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<td>Medical/office reuse</td>
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<tr>
<td>2B</td>
<td>Medical/office new</td>
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<tr>
<td>3</td>
<td>Senior living (clustered)</td>
<td>Market driven</td>
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<tr>
<td>3R</td>
<td>Senior living (clustered density)</td>
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<td>4</td>
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<td>Market driven</td>
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<td>5</td>
<td>Training/education</td>
<td>Need driven</td>
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</table>
POTENTIAL ALTERNATIVE 1 – SINGLE FAMILY (Current Zoning)

Approx. 23 Single Family Home Lots

Approx. 18 Single Family Home Lots
POTENTIAL ALTERNATIVE 1 – SINGLE FAMILY (Current Zoning)

FINANCIAL FEASIBILITY
+ MARKET POTENTIAL

POTENTIAL IMPACTS:
+ TRAFFIC
+ SCHOOLS
- ENVIRONMENTAL
- JOBS
+ AFFORDABLE HOUSING (requires zoning)
+ PROPERTY VALUE
POTENTIAL ALTERNATIVE 2A – MEDICAL/OFFICE REUSE

Improved parking area

Re-use of medical facility

City of Lynn Union Hospital Re-use Planning Study 49 Community Meeting #2 – 09/17/18
POTENTIAL ALTERNATIVE 2A – MEDICAL/OFFICE REUSE

MARKET POTENTIAL

POTENTIAL IMPACTS:
- TRAFFIC
- SCHOOLS
- ENVIRONMENTAL
- JOBS
- AFFORDABLE HOUSING (requires zoning)
- PROPERTY VALUE

FINANCIAL FEASIBILITY
POTENTIAL ALTERNATIVE 2B – MEDICAL/OFFICE NEW

Approx. 28 Senior Living Cluster

New Medical/Office (40,000 SF)
POTENTIAL ALTERNATIVE 2B – MEDICAL/OFFICE NEW

FINANCIAL FEASIBILITY

MARKET POTENTIAL

POTENTIAL IMPACTS:

- TRAFFIC
- SCHOOLS
- ENVIRONMENTAL
- JOBS
- AFFORDABLE HOUSING (requires zoning)
- PROPERTY VALUE
POTENTIAL ALTERNATIVE 3 – SENIOR LIVING (CLUSTERED)

Senior Living
(28 homes)

Senior Living
(29 homes)
POTENTIAL ALTERNATIVE 3 – SENIOR LIVING (CLUSTERED)

MARKET POTENTIAL

POTENTIAL IMPACTS:

- TRAFFIC
- SCHOOLS
- ENVIRONMENTAL
- JOBS
- AFFORDABLE HOUSING (requires zoning)
- PROPERTY VALUE

FINANCIAL FEASIBILITY
POTENTIAL ALTERNATIVE 3R – SENIOR LIVING (CLUSTERED DENSITY)

Senior Living (28 homes)  
Senior Living (62+ homes)
POTENTIAL ALTERNATIVE 3R – SENIOR LIVING (CLUSTERED DENSITY)

MARKET POTENTIAL

POTENTIAL IMPACTS:

- TRAFFIC
- SCHOOLS
- ENVIRONMENTAL
- JOBS
- AFFORDABLE HOUSING (requires zoning)
- PROPERTY VALUE

FINANCIAL FEASIBILITY
POTENTIAL ALTERNATIVE 4 – ASSISTED LIVING

Senior Living
(24 homes)

Assisted Living
(114 units)
POTENTIAL ALTERNATIVE 4 – ASSISTED LIVING

FINANCIAL FEASIBILITY

MARKET POTENTIAL

POTENTIAL IMPACTS:

• TRAFFIC
• SCHOOLS
• ENVIRONMENTAL
• JOBS
• AFFORDABLE HOUSING (requires zoning)
• PROPERTY VALUE
POTENTIAL ALTERNATIVE 5 – HEALTHCARE TRAINING/EDUCATION

Improved parking area

Re-use of medical facility
Non-market Driven Alternative

- States Workforce Blueprint Planning Process Identified Health Care Sector as a Priority Industry in Every Region of Mass, including the North Shore.

- The Health Care Sector provides 90,000 jobs in the Northeast, and is the largest industry in the region.

- The industry experiences high turnover that will require replacement of existing positions and continually finding new employees.

- The Health Care and Social Assistance sector is projected to continue growing and is expected to add 10,770 additional jobs in the North Shore Region by 2022.
Non-market Driven Alternative

- The States Workforce Blueprints have created a plan to streamline career opportunities in priority sectors through the MassHire program.

- Stakeholders in the Economic Development, Workforce, and Education sectors are collaborating to develop programs and will likely be seeking state and federal investment to support their programs via new facilities, equipment, and educational resources.
Non-market Driven Alternative

- Hospitals have limited reuse options due to the specific nature of their design. However, training facilities for healthcare and laboratory work are well suited to reuse hospitals for exactly those reasons.

- The WK Innovation Center in Bossier City, LA, is an example of a shuttered hospital that was repurposed for training and community services.

- In the context of the states labor and workforce priorities, it is reasonable to consider how / if the Union Hospital could align with regional workforce needs.
POTENTIAL ALTERNATIVE 5 – TRAINING/EDUCATION

FINANCIAL FEASIBILITY

MARKET POTENTIAL

POTENTIAL IMPACTS:

- TRAFFIC
- SCHOOLS
- ENVIRONMENTAL
- JOBS
- AFFORDABLE HOUSING (requires zoning)
- PROPERTY VALUE
## SUMMARY OF ALTERNATIVES

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### FINANCIAL FEASIBILITY

### MARKET POTENTIAL

### POTENTIAL IMPACTS:

- **TRAFFIC**
- **SCHOOLS**
- **ENVIRONMENTAL**
- **JOBS**
- **AFFORDABLE HOUSING (requires zoning)**
- **PROPERTY VALUE**
**SMALL GROUP FEEDBACK**

*Discuss with facilitators:*

- What do you like and what would you change about each of the alternatives?

- Would each of the alternatives be acceptable to you if proposed?

- What other types of alternatives should be considered?
• Finalize analysis and illustration of potential opportunities

• Finalize analysis of feasibility

• Translate alternatives into zoning recommendations