



S A S A K I

Lynn Housing  
Authority and  
Neighborhood  
Development

# Washington Street Gateway District Plan

April 2008

RENDERING OF SAGAMORE HILL FROM LYNNWAY PEDESTRIAN OVERPASS





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## ANALYSIS DIAGRAMS



01. PROJECT STUDY AREA



02. VEHICLE + PEDESTRIAN CIRCULATION



03. VIEW CORRIDORS



04. OPEN SPACE + WATERFRONT CONNECTIONS

## PROJECT AREA

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The study area focused on Lower Sagamore Hill along Washington Street; however the adjacent neighborhood, North Shore Community College, and downtown Lynn provided the context for the study, with consideration of connections, overall circulation, compatible uses and activities, and other key relationships to the study area.

## PROCESS

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In January 2007, the Lynn Community Development Housing Corporation (LCDHC) was awarded a Neighborhood Initiative Planning Grant by the Massachusetts Department of Housing & Community Development (DHCD) to initiate an intensive community planning process and to identify strategies that address specific conditions that have negatively impacted this area. The overall goal of this process was to produce a master plan or “vision” for the Washington Street Gateway neighborhood. Lynn Housing & Neighborhood Development (LHAND) staff, in conjunction with LCDHC, began meeting with residents in November 2007. With support from the Lynn Economic Development Industrial Corporation (EDIC), Sasaki Associates, consultants hired by the City for the Lynn Waterfront Master Plan, were brought on board to facilitate completion of the Washington Street Gateway Plan.

Sasaki’s involvement with the Master Plan began with a community workshop that helped to define the scope of the plan and allowed residents of the community an opportunity to voice their opinions. During two subsequent community meetings, Sasaki presented the draft plan, including illustrative renderings which depict the main concept for the Washington Street corridor. This final report will be used by LHAND, LCDHC and EDIC as a guide for the future development and revitalization of this neighborhood. This study builds upon the work already established through the Lynn Waterfront Master Plan, which was approved by the Lynn City Council on September 11, 2007.



WASHINGTON STREET GATEWAY DISTRICT PLAN

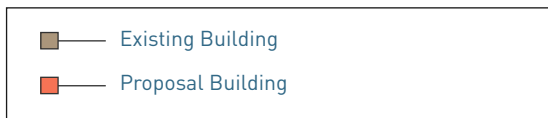
## PROJECT GOALS

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The study area is located 10 miles from Boston and adjacent to the Lynn Commuter Rail Station. With the future extension of the blue line and proximity to both Downtown Lynn and the waterfront, the Washington Street Gateway is uniquely poised to reinvent itself as a mixed use walkable corridor that builds upon the successes already taking place downtown, with new restaurants and loft conversions.

The goals of the Washington Gateway Study are to:

- Facilitate the development of a mix of uses including retail, residential (both rental and homeownership), and office to create vitality;
- Increase real estate investment and maximize development;
- Improve the Washington Street corridor;
- Create a connection between Sagamore Hill, North Shore Community College and the waterfront;
- Promote the accessibility within the district by improving existing street pattern and sidewalks;
- Replace vacant or underutilized land, low-density development, and incompatible uses with moderate-density mixed-use development;
- Encourage transit-oriented development.





CURRENT VIEW OF SAGMORE HILL FROM THE LYNNWAY PEDESTRIAN BRIDGE



PROPOSED VIEW OF SAGMORE HILL FROM THE LYNNWAY PEDESTRIAN BRIDGE





COLORED CIRCLES DENOTE PERSPECTIVE RENDERINGS ON FOLLOWING PAGES

## DISTRICT MASTER PLAN

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The plan for the Washington Street Gateway is to create more value between the Downtown and the Sagamore Hill Community by building new mixed-use developments, restoring the older buildings that are contributing to the streetscape and history of Sagamore Hill, and creating infill projects on currently vacant or underutilized land.

The ultimate goal is to improve the neighborhood quality while making a connection back to the downtown. The plan proposes to improve and reinforce the neighborhood waterfront connections through a unified streetscape, quality landscaping, infill and new residential buildings, a nighttime lighting system, and off-peak curbside parking to encourage activity along Washington Street. Creating more green space along the street greatly enhances the pedestrian connection to the waterfront.

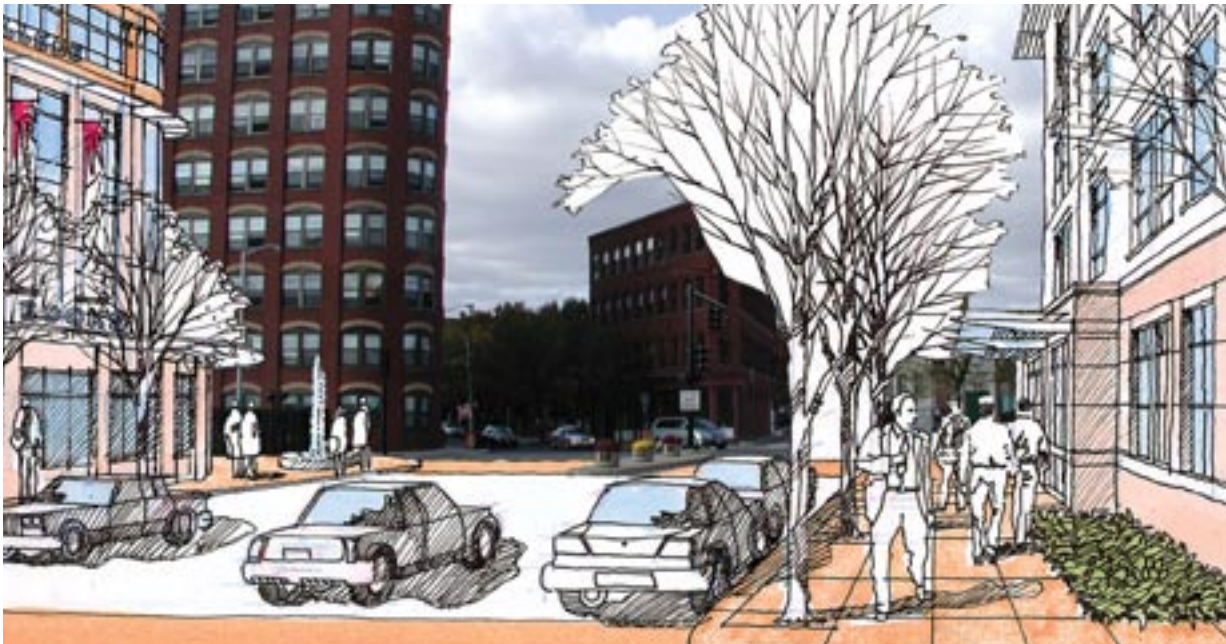
The creation of pocket parks, children play areas, and community open space will increase the residential amenities in the neighborhood, solidifying Sagamore Hill as a desirable urban neighborhood that is uniquely situated between the downtown and the waterfront. Outdoor dining/seating along Washington Street will help to restore the connection between downtown and the waterfront, as well as the connection between the residential areas on the Hill and the waterfront.

The plan proposes first floor retail along Washington Street with residential units above and the potential for professional office on the second floor. The streets between Washington Street and Newhall Street, which include Farrar Street, Suffolk Street, Sagamore Street, and Amity Street, should transition to purely residential over time. These streets and the residential units above the retail along Washington should have a variety of housing types and appeal to a range of incomes. Along Broad Street, the vacant and underutilized property should be filled in with office and mixed-use to restore the vitality of the historic Route 1A.

## DISTRICT GATEWAY



WASHINGTON STREET AT FARRAR STREET, LOOKING WEST - BEFORE



WASHINGTON STREET AT FARRAR STREET, LOOKING WEST - AFTER



## PEDESTRIAN FRIENDLY ENVIRONMENT



WASHINGTON STREET AT SAGAMORE STREET - BEFORE



WASHINGTON STREET AT SAGAMORE STREET - AFTER

# COMMUNITY OPEN SPACE



WASHINGTON STREET BETWEEN AMITY STREET AND THE LYNNWAY - BEFORE



WASHINGTON STREET BETWEEN AMITY STREET AND THE LYNNWAY - AFTER





## GROUND FLOOR RETAIL



THE LYNNWAY NEAR NEWHALL STREET - BEFORE

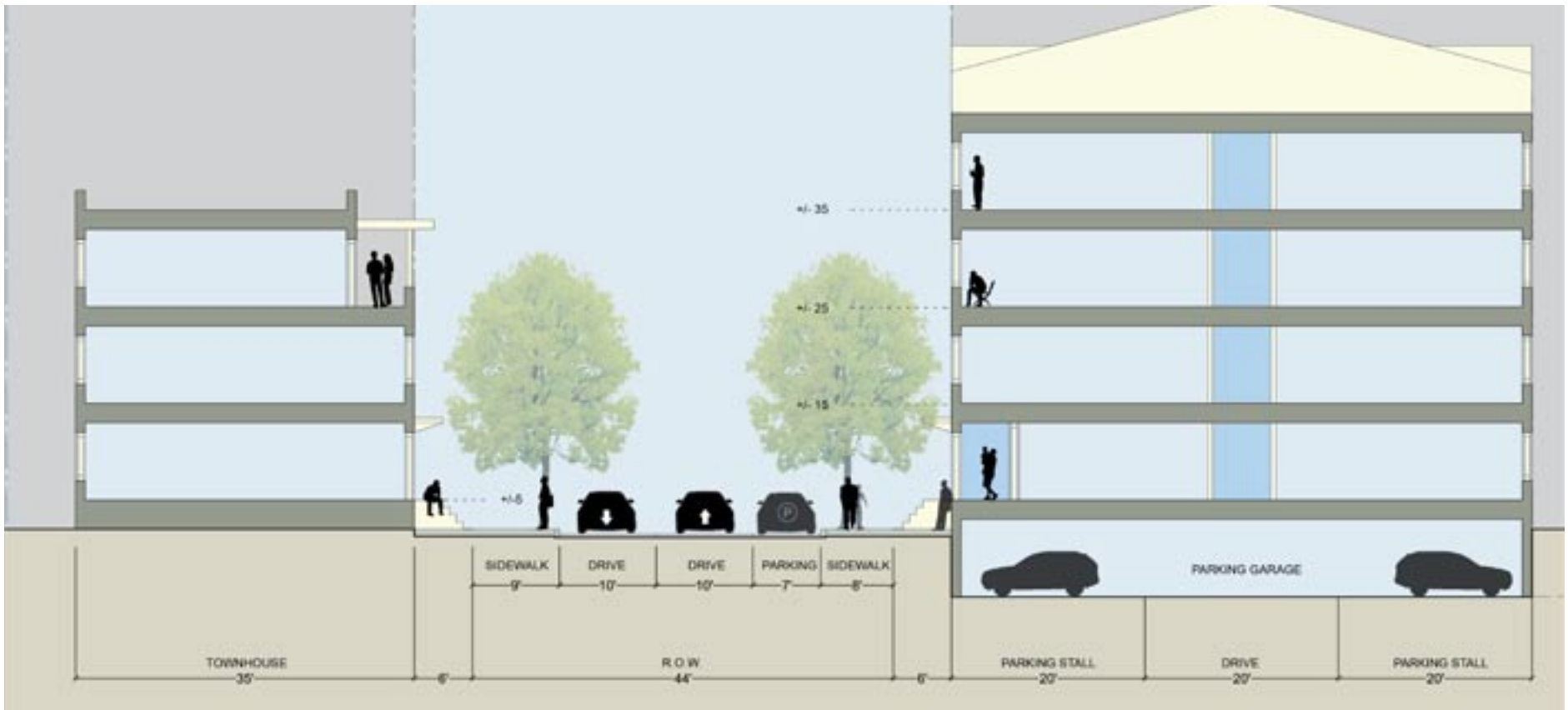


THE LYNNWAY NEAR NEWHALL STREET - AFTER



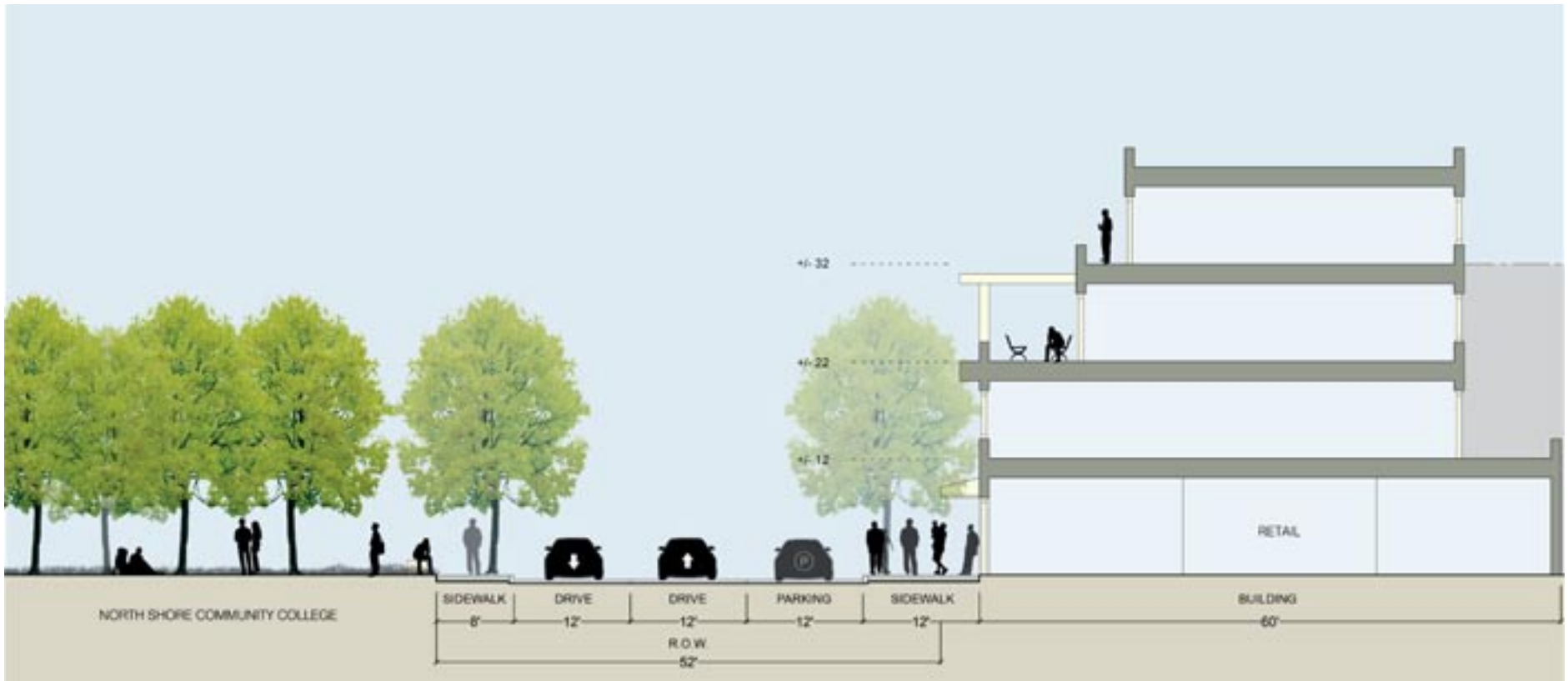
STREETSCAPE GUIDELINES FOR WASHINGTON STREET, THE LYNNWAY, AND SIDE STREETS WITHIN THE DISTRICT

# DISTRICT STREETSCAPE



SUFFOLK STREET





WASHINGTON STREET NEAR NORTH SHORE COMMUNITY COLLEGE





THE LYNNWAY





WASHINGTON STREET GATEWAY DISTRICT MASTER PLAN PHASING

## PHASING

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Incompatible uses, such as industrial and automotive, should be discouraged as this area reemerges as an urban residential neighborhood and mixed-use amenity corridor between the downtown and the waterfront.

The priority project site for the area is the property between Suffolk Street and Sagamore Street (area 1 marked in red). Since the land is owned by LCDHC, it can be redeveloped in the short term and can be a catalyst for the entire neighborhood. Phase 2 of this project could extend towards Washington Street and be a key project with ground floor retail to enliven Washington Street (area 2 marked in orange). Future redevelopment or infill projects for this area are marked in yellow. Over time, these properties should be improved or redeveloped to build upon the assets of this district. Other underutilized parcels along Washington Street should be redeveloped to create more housing and community retail for the community and students at North Shore Community College to gather.

	Priority Project
	Washington Street Mixed Use
	Future Redevelopment + Infill Project



PROPOSED AERIAL VIEW OF LCDHC PROPERTY BETWEEN SUFFOLK STREET AND SAGAMORE STREET

# PRIORITY PROJECT



WASHINGTON STREET MID BLOCK SECTION FROM WASHINGTON TO SUFFOLK COURT



