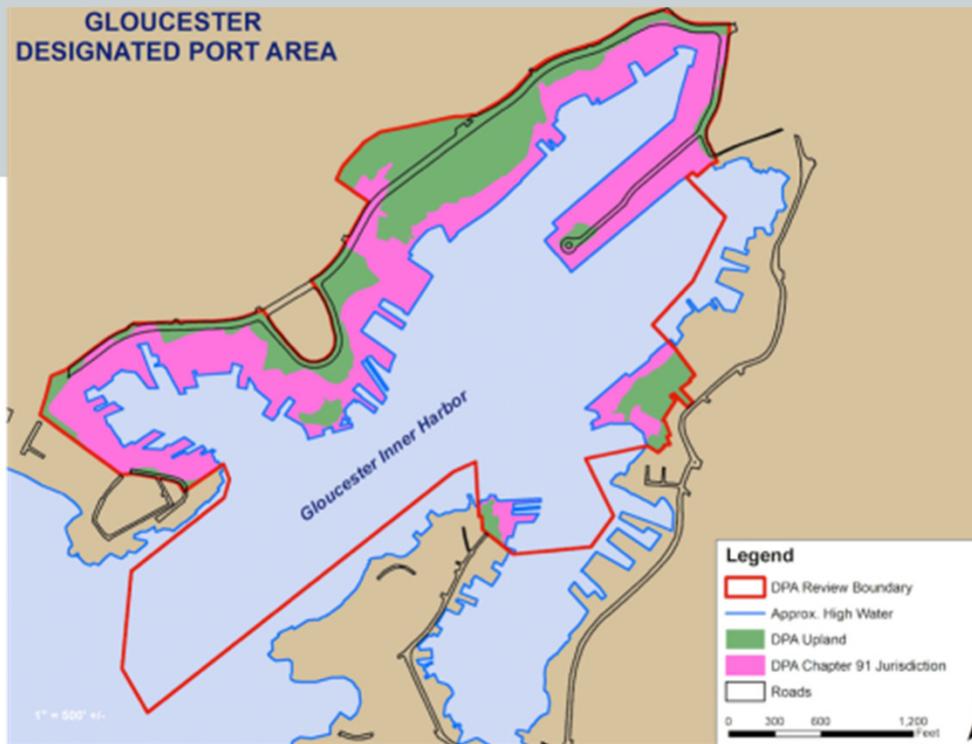


2014 Gloucester Municipal Harbor Plan

Proposed DPA Master Plan Approach



Presentation to the
City of Gloucester
Harbor Plan Committee
April 23, 2014

Proposed DPA Master Plan Approach

2009 Gloucester DPA Master Plan

- 2009 DPA Master Plan:
 - used the DPA land area both within Chapter 91 jurisdiction (filled) and out of Chapter 91 jurisdiction to create additional flexibility
 - Allowed up to 50% supporting uses on individual parcels but maintained a maximum of 28% supporting uses for the whole DPA, with the remaining 72% of the DPA for water dependent industrial (WDI) uses
- Innovative approach to address new needs and uses within the harbor & the maritime economy
- However, it is complex to administer and could result in an inequitable distribution of supporting uses

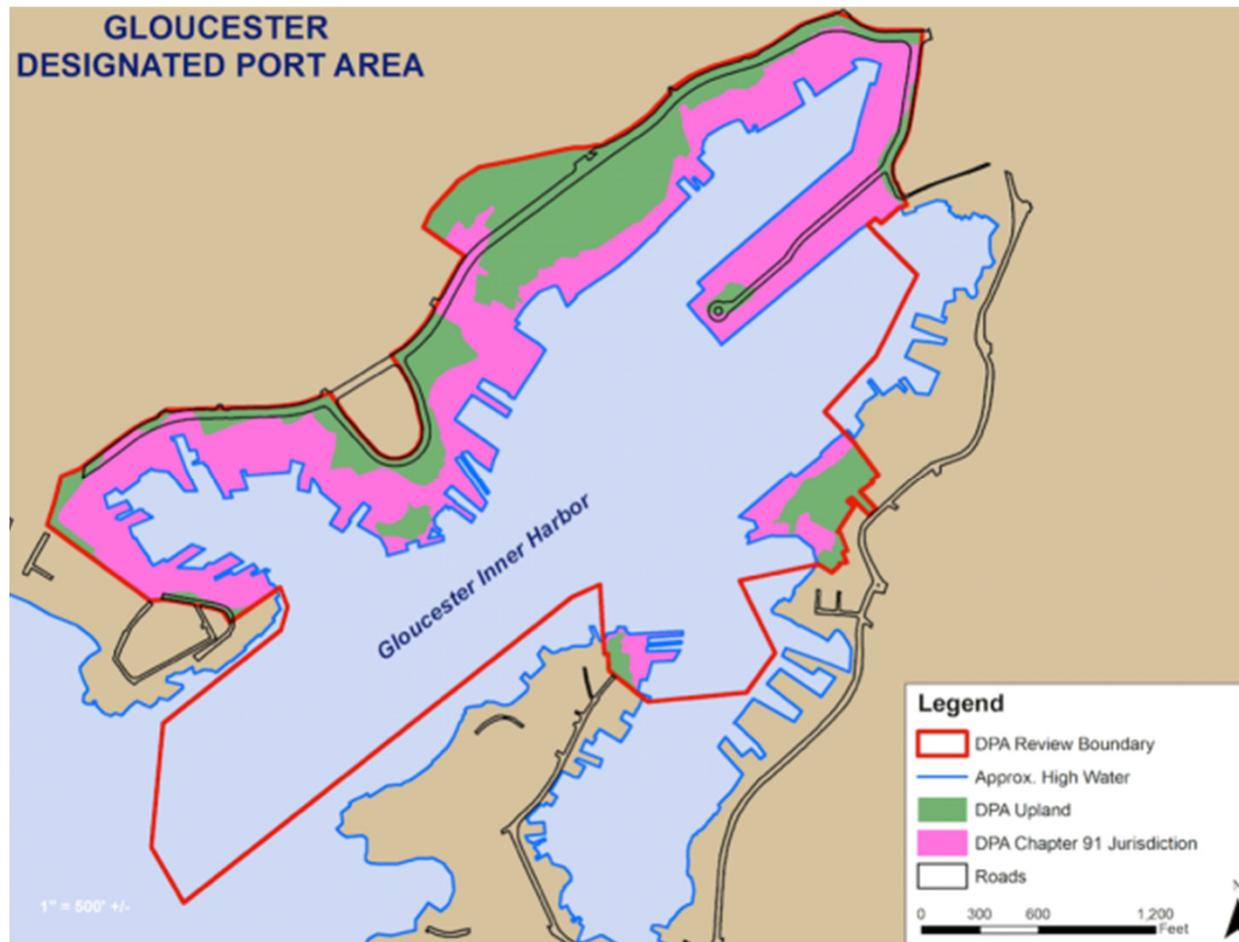
Proposed DPA Master Plan Approach

Objectives of the 2014 DPA Master Plan

- Simplify state Chapter 91 licensing for land owners
- Clarify local versus state licensing jurisdiction
- Maintain goal of 50% supporting uses for most DPA properties within Chapter 91 jurisdiction
- Develop system for DPA supporting uses that is equitable among DPA landowners and easy to administer

Proposed DPA Master Plan Approach

Proposed Focus (magenta), 2014 DPA Master Plan



Proposed DPA Master Plan Approach

Proposed components

- Focuses on post-boundary review DPA within Chapter 91 jurisdiction (filled tidelands)
- Key properties and areas are 100% water dependent industrial to satisfy 72% WDI use requirement for Gloucester DPA
 - State Fish Pier
 - USCG
 - Cruiseport & Roadways
 - All pile supported piers
- Allows up to 50% supporting uses on all remaining DPA parcels

Proposed DPA Master Plan Approach

Proposed outcomes

- WDI/supporting use formula does not have to be recalculated every time there is a DPA change of use
- If a large property owner converts to 50% supporting uses, it will not affect most other DPA property owners' ability to do the same
- Land use decisions for non-Chapter 91 jurisdictional DPA properties and areas removed from the DPA revert primarily to local zoning

Proposed DPA Master Plan Approach

The numbers

Area of 2014 DPA Master Plan

49 acres approx. filled tidelands & pile-supported piers

134 acres approx. water sheet

183 acres approx. total, all within Chapter 91 jurisdiction

While the proposed approach uses a new DPA boundary, it maintains the current requirement that 72% of the filled tidelands and pile-supported piers be WDI uses

72% of approximately 49 acres equals approximately 35 acres

So, a minimum of approximately 35 acres of DPA filled tidelands & pile-supported piers must be WDI uses

Proposed DPA Master Plan Approach

The numbers

- Areas that are likely to remain in WDI use or are required to do so under Chapter 91
 - State Fish Pier: 8 acres approx.
 - USCG: 2 acres “
 - Cruiseport & Roadways 3 acres “
 - All pile-supported piers 8 acres “
- 21 acres “
- 50% WDI uses on each parcel in the remaining 28 acres of filled tidelands = 14 acres
- 21 acres + 14 acres = 35 acres minimum required WDI uses
- With 50% WDI uses on each remaining DPA parcel, there is 50% available for supporting uses on each remaining DPA parcel

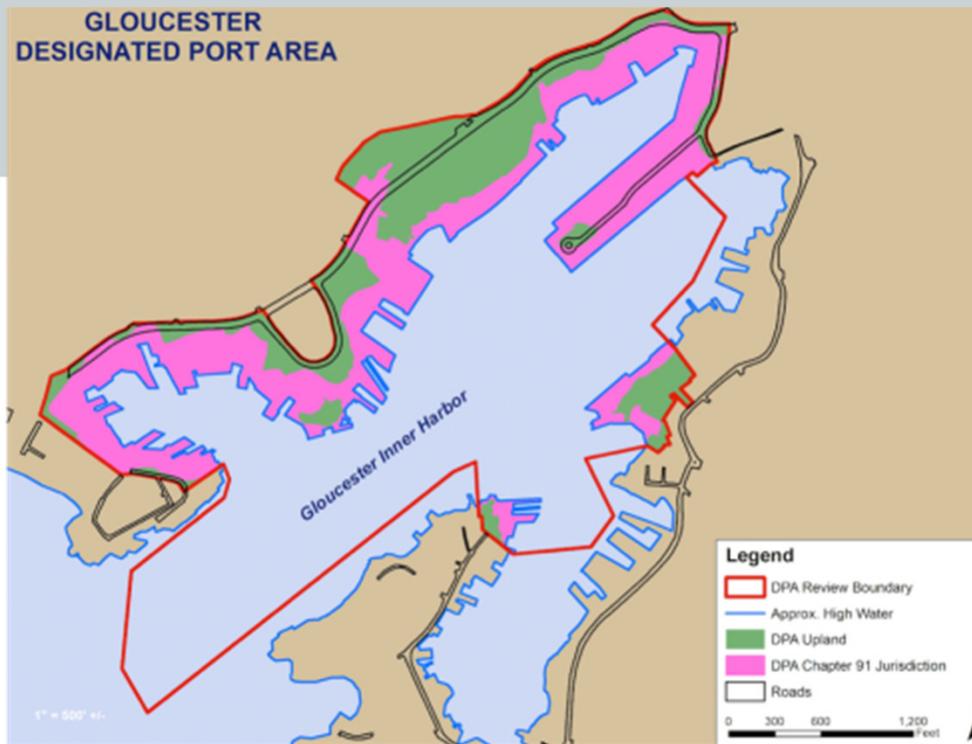
Proposed DPA Master Plan Approach

Summary

- State Fish Pier, USCG, Cruiseport [area below HHW only], DPA roadways, and pile supported piers remain 100% WDI uses
- The other DPA parcels within Chapter 91 jurisdiction each must have a minimum of 50% WDI uses, but each may have up to a maximum of 50% supporting uses
- No complex formula required
- Any transition from WDI uses to supporting uses by a large DPA property owner does not affect most other DPA property owners
- City zoning becomes the operative land use mechanism for DPA properties outside Chapter 91 jurisdiction

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