



THE CHALLENGE

The former General Electric Gear Works site is one of the largest underutilized waterfront properties in Greater Boston. The challenge is to transform this former industrial site into a vibrant mixed-use district while improving transportation access, reconnecting Lynn residents to the waterfront, and supporting long-term economic growth.

Vision Lynn Concept Study



PROJECT DESCRIPTION

The Gear Works redevelopment has the potential to transform a 65.5-acre former industrial property into a transit-oriented waterfront neighborhood with housing, research and development space, offices, advanced manufacturing, retail, and public open space. Guided by the Vision Lynn Comprehensive Plan and South Harbor Implementation Plan, the project can acomodate a new mixed-use district supported by major transportation and infrastructure investments.

Proposed Program:

Program	Area (sq ft)	% of Total Area
Residential	720,000	25.50%
Commercial/Retail	15,000	0.50%
Office	569,000	20.00%
Lab/Life Science	537,000	19.00%
Heavy Industrial	109,000	4.00%
R&D/Small Manufacturing	423,000	15.00%
Parking	434,000	16.00%
Total Built Area	2,807,000	

IMPACT



888

new residential
units



2.8M SF

mixed-use
development



4,600

Projected jobs



65.5 Acres

redeveloped
waterfront



298k SF

of new public
open space

TOOLS & FINANCING

- Vision Lynn Comprehensive Plan establishes the redevelopment framework
- South Harbor Implementation Plan identifies supporting infrastructure investments
- River Works TOD zoning adopted in 2025 enables mixed-use development by right
- Federal RAISE and Reconnecting Communities grants support transportation improvements

PROJECT STATUS

- The City has completed both the Vision Lynn Comprehensive Plan and South Harbor Implementation Plan.
- River Works TOD zoning was adopted in 2025, while transportation planning continues for the new commuter rail station.



Planning &
Infrastructure
Phase