

Downtown Waterfront District Municipal Harbor Plan & Greenway District Zoning Analysis

Municipal Harbor Plans: Notice to Proceed (NTP)



Presentation to the
Boston Municipal Harbor
Planning Advisory Committee
Jack Hart, Chair
June 26, 2013



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- A Request for a Notice To Proceed (RNTP) initiates the NTP process
- The purpose of an RNTP is to:
 - Provide an overview of the City's approach to an MHP;
 - Identify potential planning issues and opportunities; and
 - Involve the public
- An RNTP should be flexible enough to accommodate a broad array of potential outcomes



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An RNTP must include:

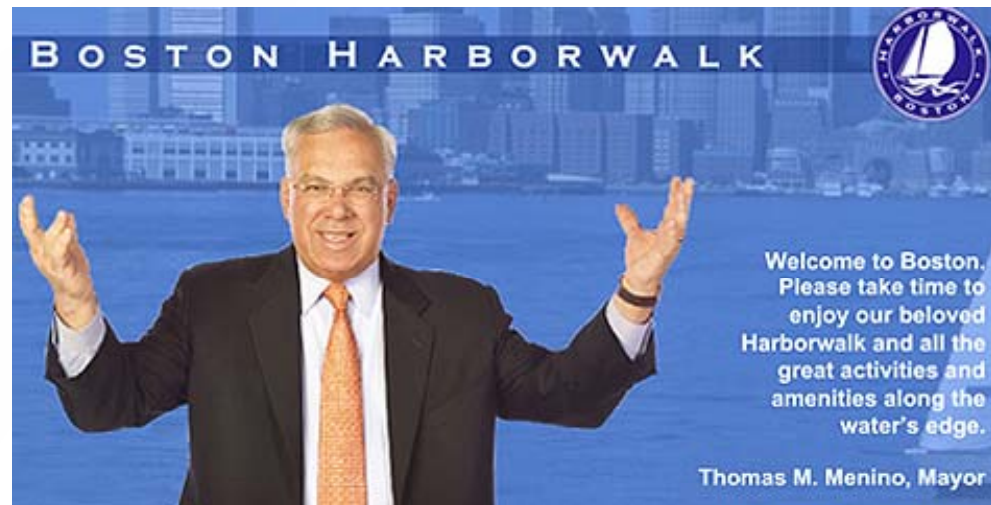
- The MHP objectives;
- A description of the proposed MHP analysis;
- A broad-based public participation program;
- A history of uses and development;
- A review of prior planning efforts;
- A list of the MHP Advisory Committee, staff, & consultants; and
- A map of the harbor planning area



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The objectives in the City's draft RNTTP are to:

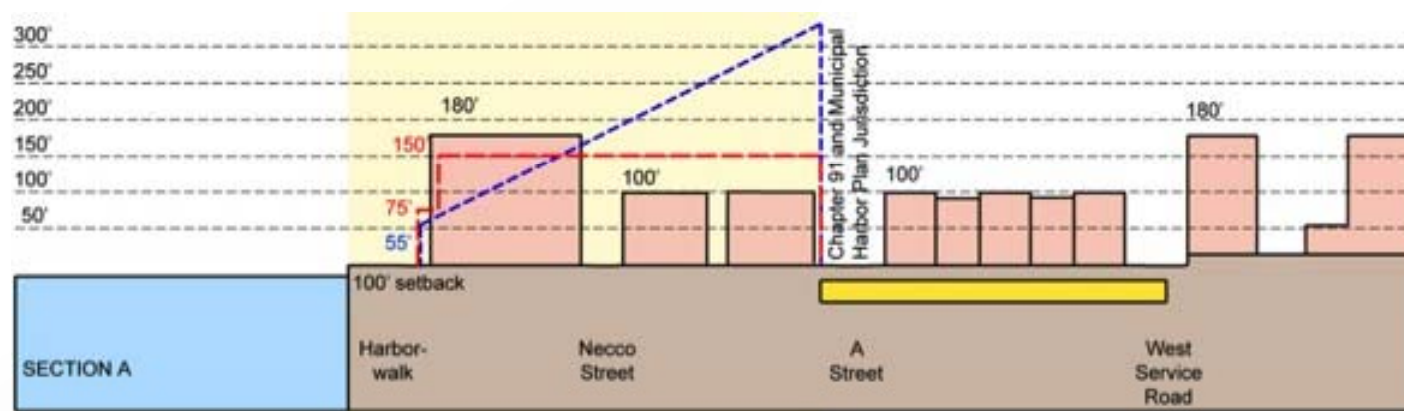
- Continue to Develop the District as an Active, Mixed Use Area that is an Integral Part of Boston's Economy;
- Promote Access to Boston Harbor, the Harbor Islands & Water Transportation;
- Improve Waterfront Wayfinding and Open Space Connections;
- Enhance Open Space Resources & the Public Realm;
- Create a Climate Resilient Waterfront; and
- Implement the Greenway Study Wharf District Guidelines [zoning]



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The proposed MHP planning analysis reflects the City's objectives for the Downtown Waterfront Area and states how the City will:

- Address/assess potential issues; and
- Assess alternatives, including substitute provisions
 - Example: comparison of the impacts of a proposed development with a Chapter 91-compliant alternative, as was used for the Fort Point Channel MHP (below)



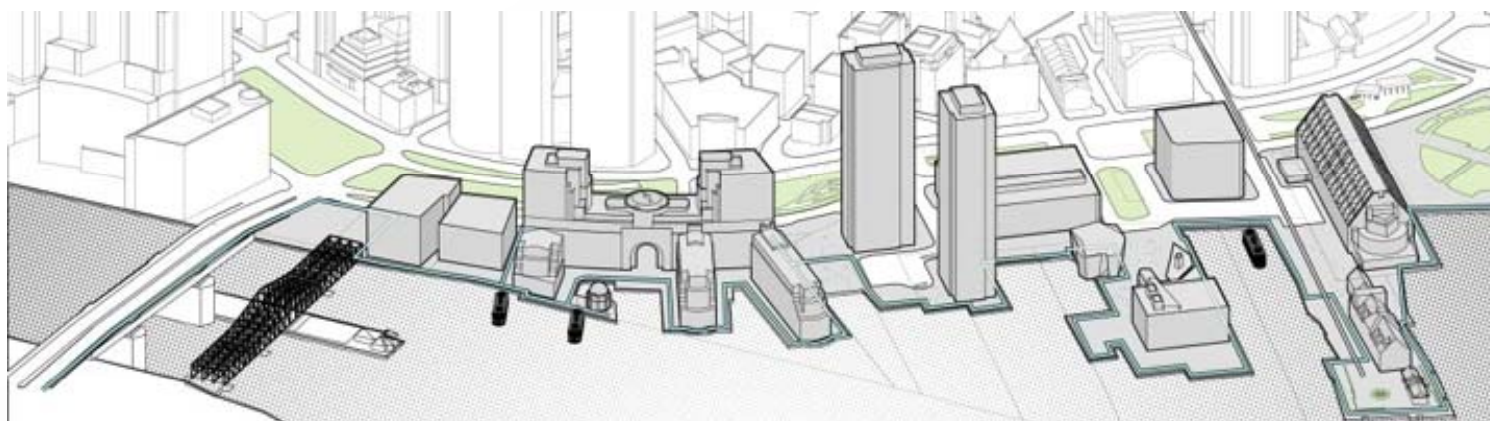
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- A broad-based public participation program that includes early & continuing interaction with:
 - the MHPAC and the general public;
 - appropriate government agencies, boards, and officials, including the Department of Environmental Protection (DEP) and the Office of Coastal Zone Management (CZM); and
 - other affected state, regional, and federal agencies



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- A draft RNTP was emailed to the MHPAC on June 14 for comment
- With feedback from CZM, it is more concise than previous Boston RNTPs
- Once an RNTP is submitted by the City to CZM:
 - there is a 30-day public comment period; and
 - CZM has up to another 30 days to review comments and issue an NTP



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- The NTP:
 - is the formal state “go ahead” for the MHP;
 - issues 31 – 60 days after an RNTP is submitted; and
 - may identify additional issues to be considered
- Additional details provided at 310 CMR 23.03



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Questions?

