

# Downtown Waterfront Municipal Harbor Planning Advisory Committee

MEETING

Wednesday, June 25, 2014



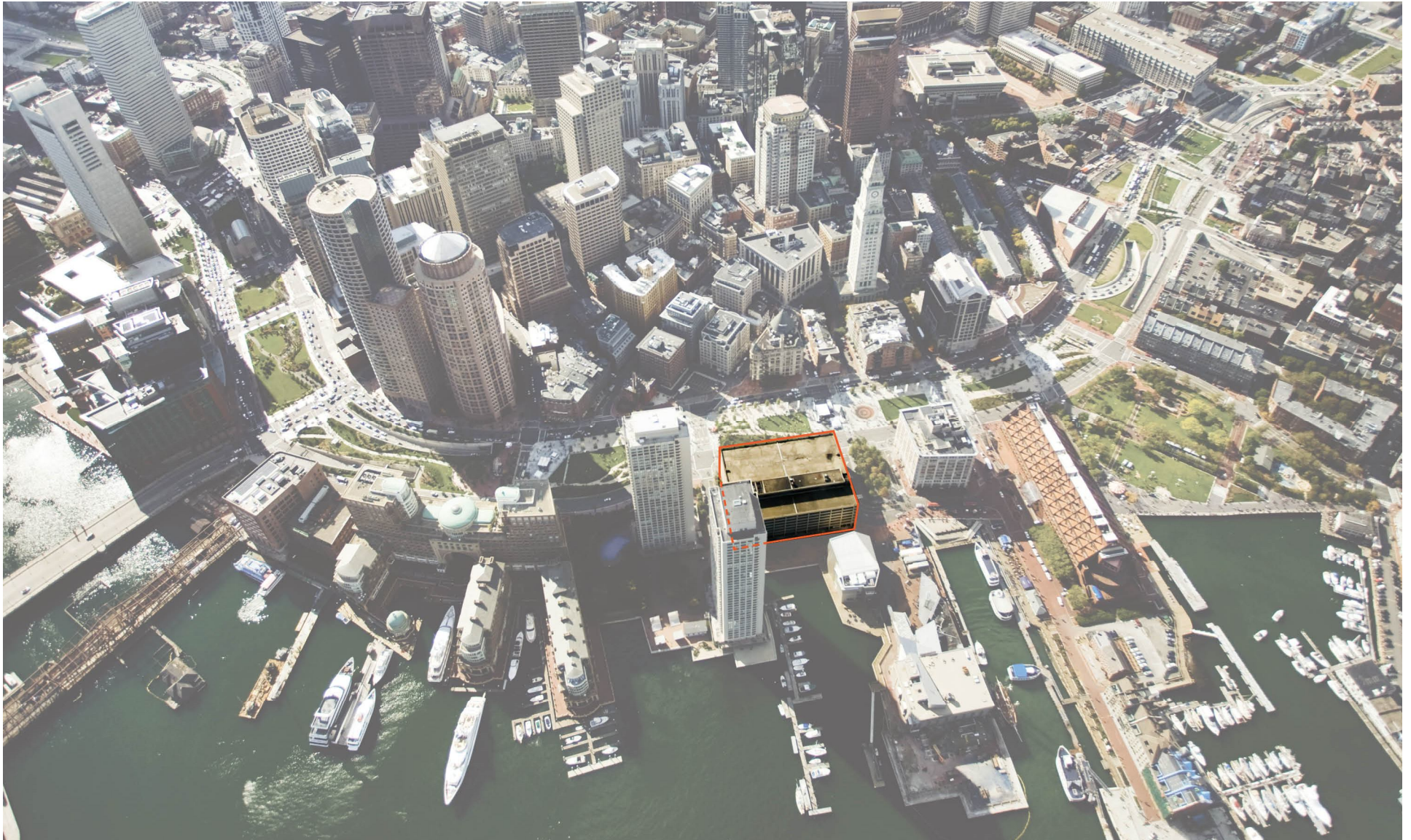
CITY OF BOSTON  
Martin J. Walsh  
*Mayor*



Boston  
Redevelopment  
Authority  
Brian Golden, Acting Director

Consultants:  
Utile, Inc.  
Durand & Anastas  
Noble & Wickersham

# Draft MHP Framework: The Harbor Garage



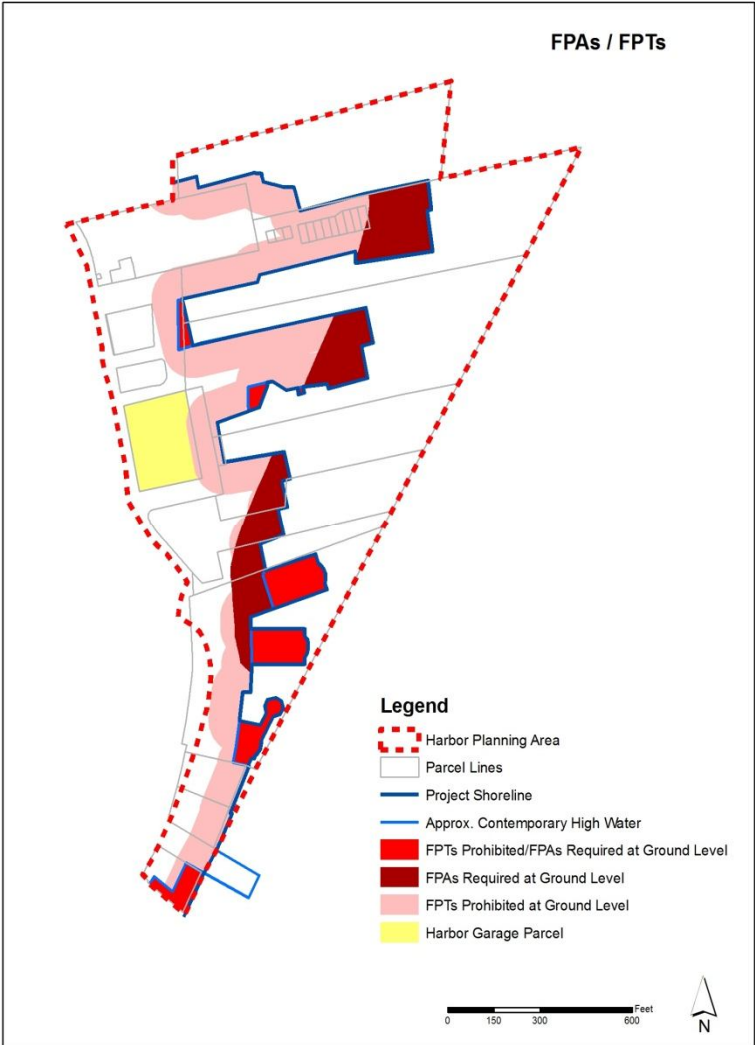
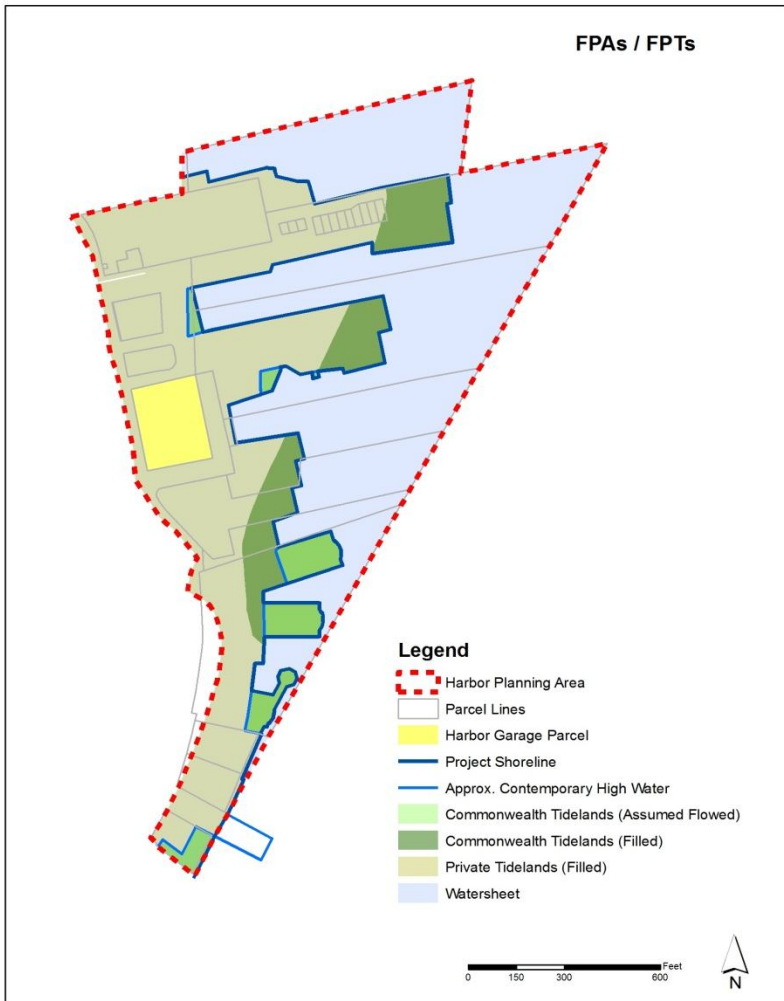
# Objectives of this Presentation

The objectives of this presentation are to:

- a) Review the **relevant Substitute Provisions** for this parcel
- b) Go through **relevant MHP policies** (regulations + policies + precedents)
- c) Provide a **framework for determining Substitute Provisions and Offsets** for any proposal on this parcel
- d) Obtain **MHPAC feedback**

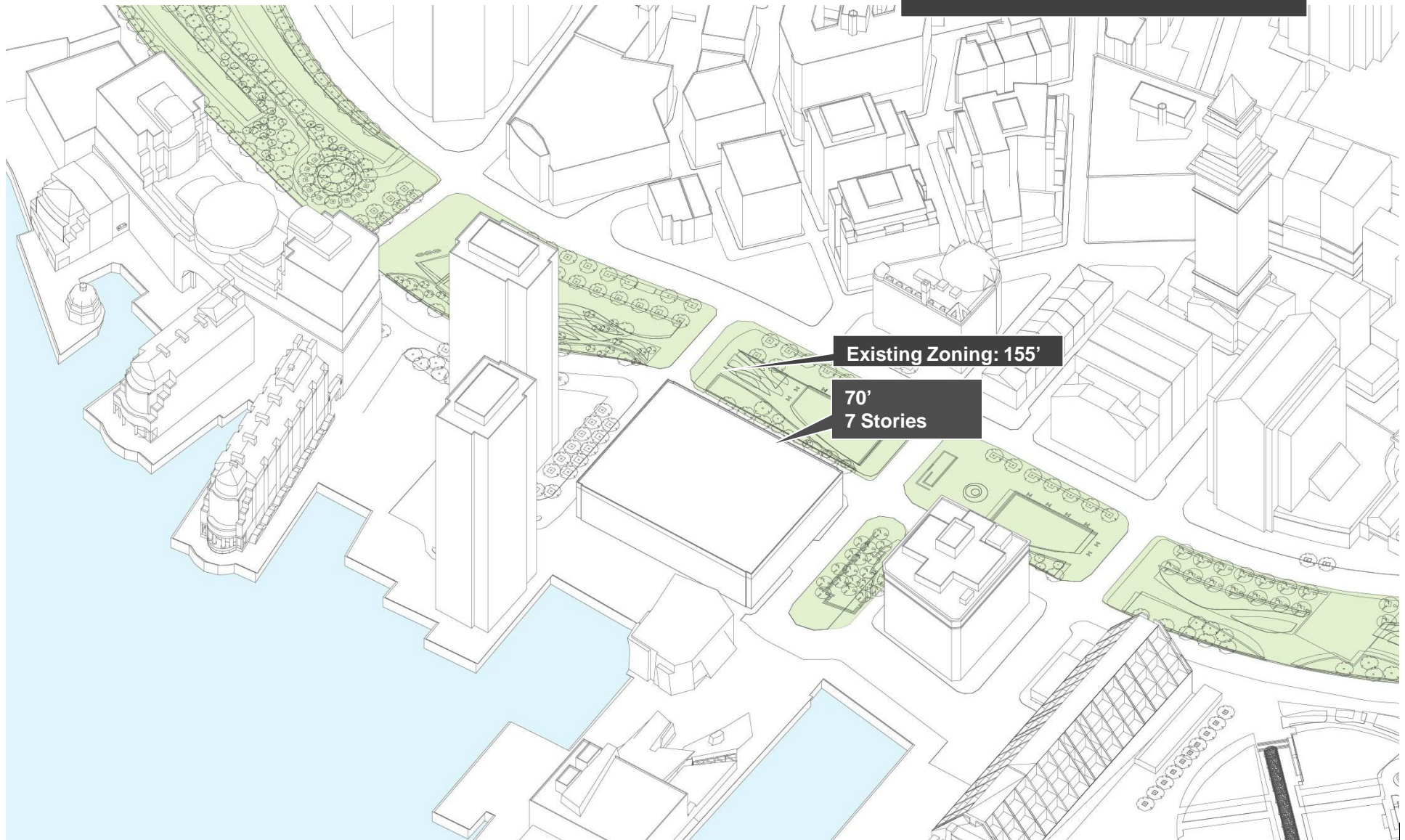


# Tidelands Jurisdiction



# Existing Conditions

Site Area:	57,346 sf
Building Coverage:	57,014 sf
Open Space:	332 sf.
Bldg. Coverage %:	99.6 %



# Chapter 91 Baseline Requirements

**Building footprint:** one square foot of open space on-site for every square foot of building footprint

- Parcel is approx. 57,346 sf so maximum building footprint is approx. 28,673 sf

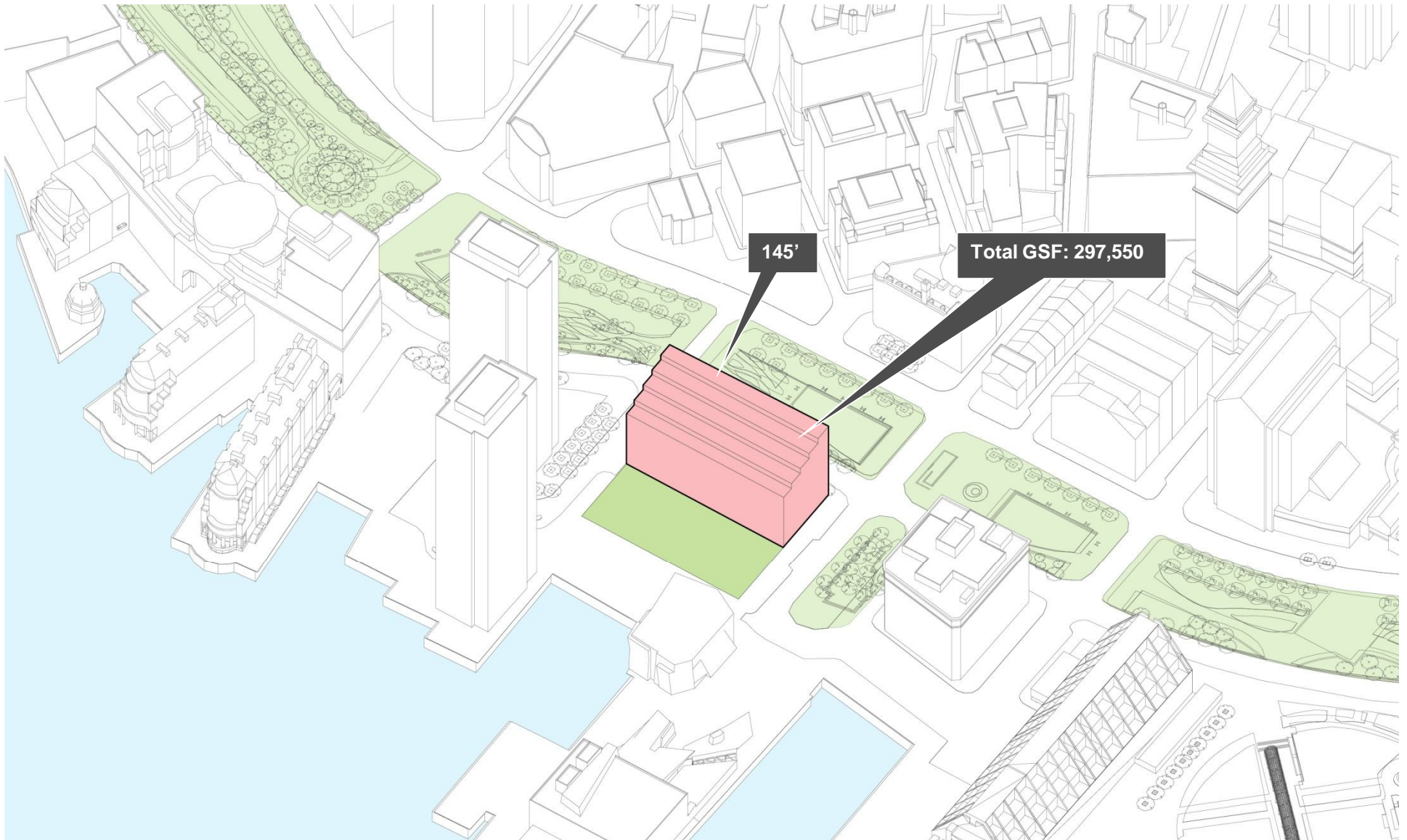
**Building height:** 55 feet high within 100 feet of the project shoreline, stepping up one foot for every two feet further back from the shoreline

- Parcel maximum height on the seaward edge is 55' stepping up to approx. 150' along Atlantic Avenue



# Ch. 91 Baseline

50% Building Footprint/Lot Coverage  
50% Open Space, oriented to the waterfront  
Maximum building height below 150'



# Substitute Provisions and Offsets

## Impacts of substitute provisions

must be quantified based on analysis and/or data; formulas for determining offsets are useful tools but not required.

Although **building footprint and building height** affect the ground level pedestrian environment very differently, they **determine a building's "mass" or volume** when both are applied to a specific parcel.



# Determining Building Footprint Offsets

The **greater the percentage of lot coverage over 50%, the larger the offset** for each square foot of open space not provided.

Offsets for building footprint must provide or improve additional open space that relates directly to the waterfront, but may not include interior spaces.

The MHP “...must specify alternative site coverage ratios *and other requirements* that ensure that, in general, buildings for nonwater-dependent use will be relatively condensed in footprint...to accommodate water-dependent activity and public access.”

[Emphasis added]

# Priority for Building Footprint Offsets

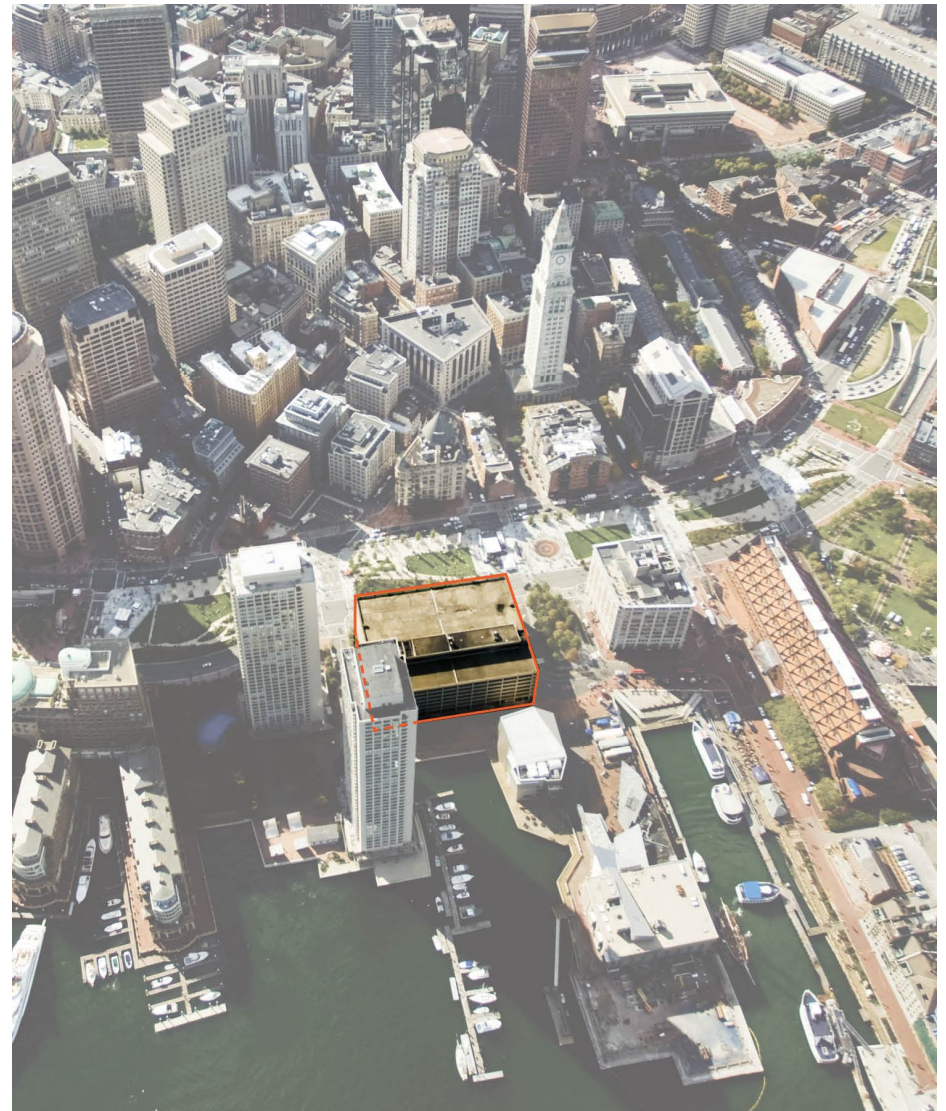
First, identify potential areas of new open space (e.g., parking lots or streets) adjacent to the parcel or within the MHP Planning Area

Second, identify improvements to existing open space areas from the Public Realm Plan that are adjacent to the parcel or within the MHP Planning Area

Third, identify other nearby waterfront areas for acquisition or improvements

Fourth, contribute to a fund for waterfront open space

“...[O]ther requirements...” to offset more subjective impacts



# Determining Building Height Offsets

To quantify offsets, **determine net new shadow and wind impacts** of building height (and building volume) on the ground-level environment using three matrices:

- ✓ **Overall project impacts** – the larger the magnitude of net new shadow impacts, the larger the per square foot offset
- ✓ **Location of project impacts** – higher per square foot offsets in specific areas of concern, e.g., public open spaces
- ✓ **Avoid impacts** – no net new shadow in premium public areas through building design & orientation



# Potential Building Height Offsets

Offsets to impacts of building height must make the ground-level environment conducive to water dependent uses, including public access/Harborwalk, & so may be applied to a broader range of public benefits

Potential examples include:

- Water transportation facilities and/or subsidies, above those required for a Chapter 91 license
- Climate change adaptation measures with direct public benefits
- Special Public Destination Facilities, FPAs that enhance the waterfront by:
  - serving significant community needs;
  - attracting a broad range of people;
  - providing innovative amenities for public use



Draft MHP Framework: The Harbor Garage Parcel

# Questions or Comments?

