

Downtown Waterfront Municipal Harbor Planning Advisory Committee



CITY OF BOSTON
Martin J. Walsh
Mayor



Boston
Redevelopment
Authority
Brian Golden, Acting Director

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

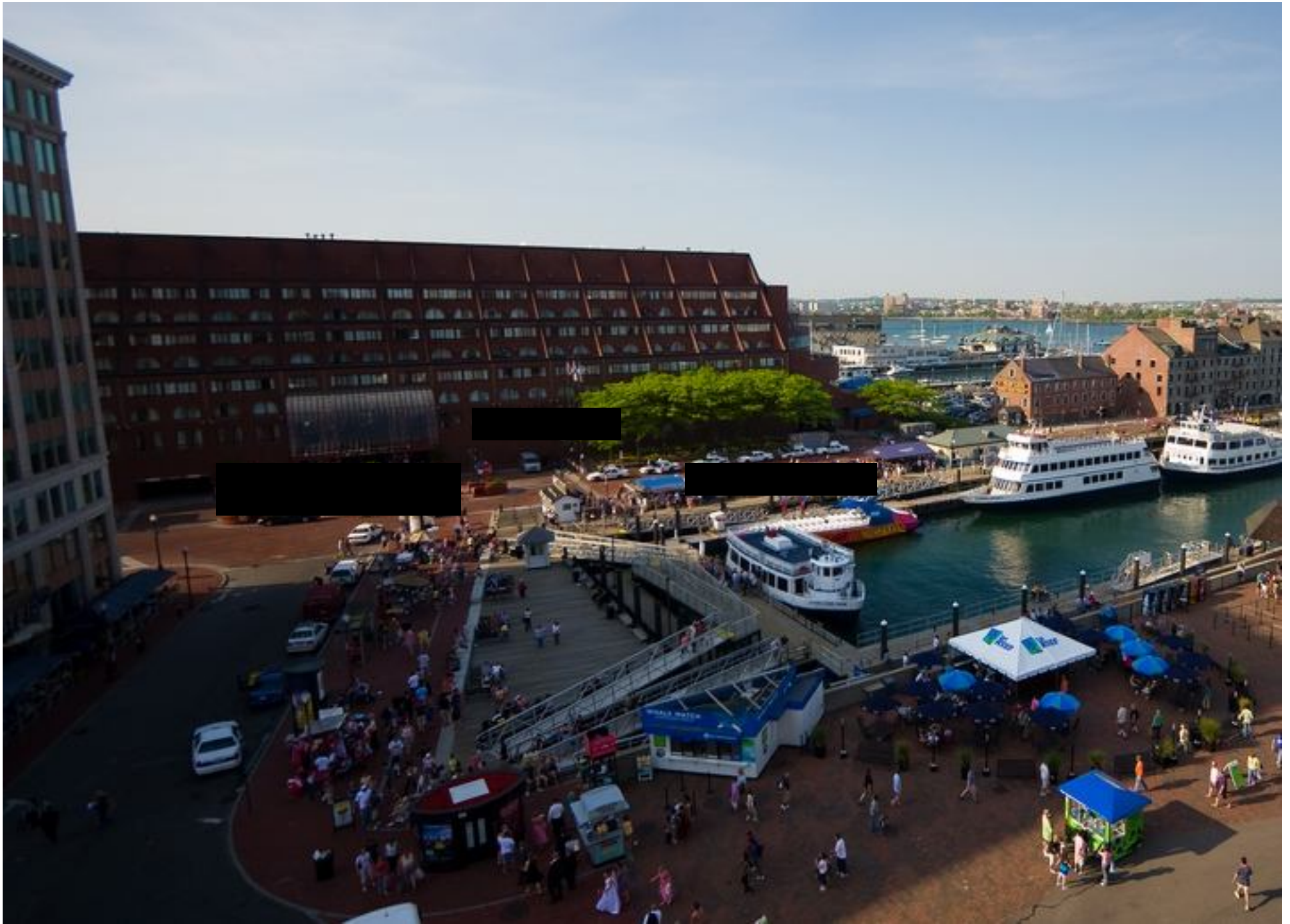
Agenda

Objective: To obtain feedback on the public realm and activation components of a revised Marriott Long Wharf (MLW) proposal

- I. Review the public realm & watersheet activation plan recommendations for Long Wharf**
- II. Review the original proposed MLW expansion**
- III. Examine the revised MLW proposal that is based on MHPAC Comments from May 28, 2014**
- IV. Review Framework for Building Footprint Substitute Provisions and Offsets**
- V. Provide additional suggestions and comments on the revised MLW proposal**

Review of the Public Realm and Watersheet Activation Plan Recommendations for Long Wharf







★ ★ ★ Thank you for sailing with Boston Harbor Cruises! ★ ★ ★

WATSON LONGVIEW

No Smoking

825-4000
FLUOT CAR INC.







Pedestrian Analysis

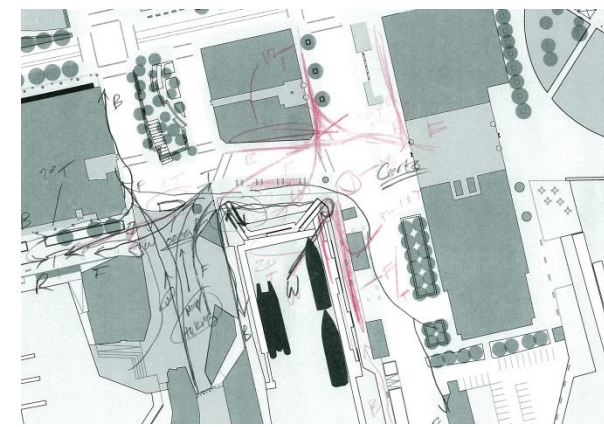
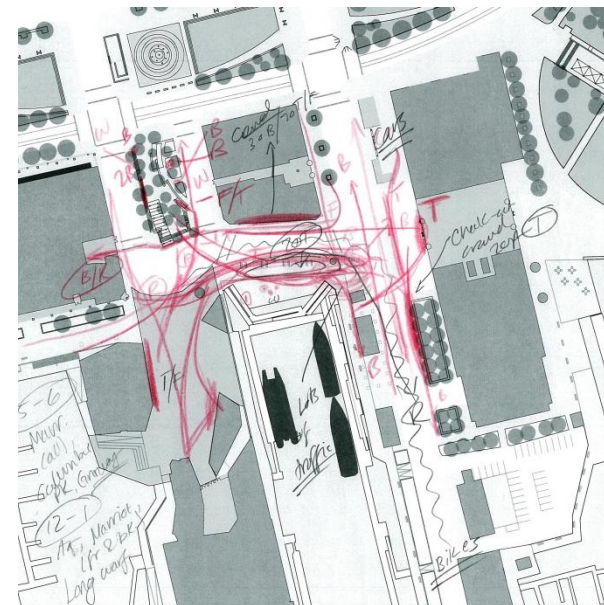
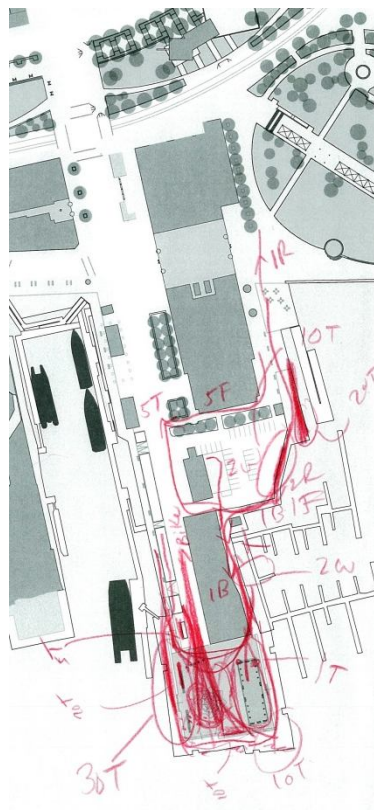
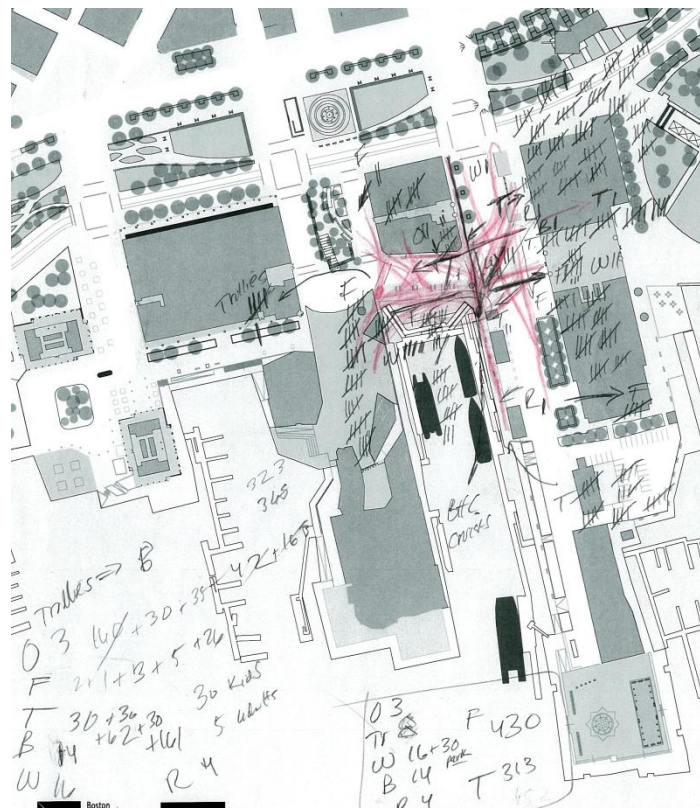
Recorded Pedestrian Activity at Various Times of Day

Downtown Waterfront Planning Initiative Long and Central Wharves Pedestrian Activity Boston, MA

Date: 7/15/13
Time: 11 AM - 12 noon
Name of Recorder: Connor

Pedestrian Key
Businessperson
Worker (other)
Tourist
Family
Resident
Other

Vehicle Key
Trolley
Bus
Car
Bike



Pedestrian Analysis

Total Recorded Pedestrian Activity

- Bikers
- Runners
- Business People
- Residents
- Tourists
- Workers

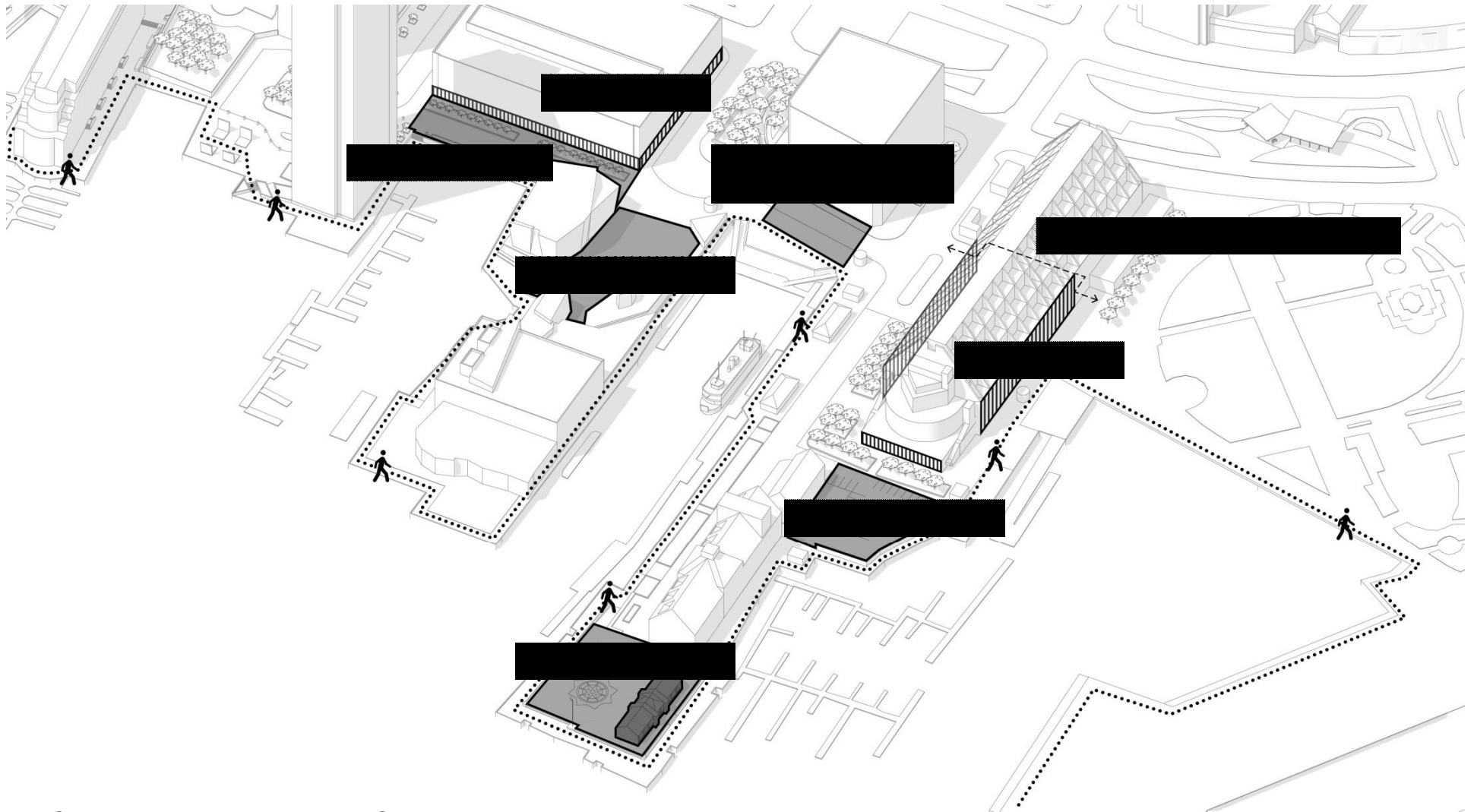
July 2013 Pedestrian Traffic



January 2014 Pedestrian Traffic

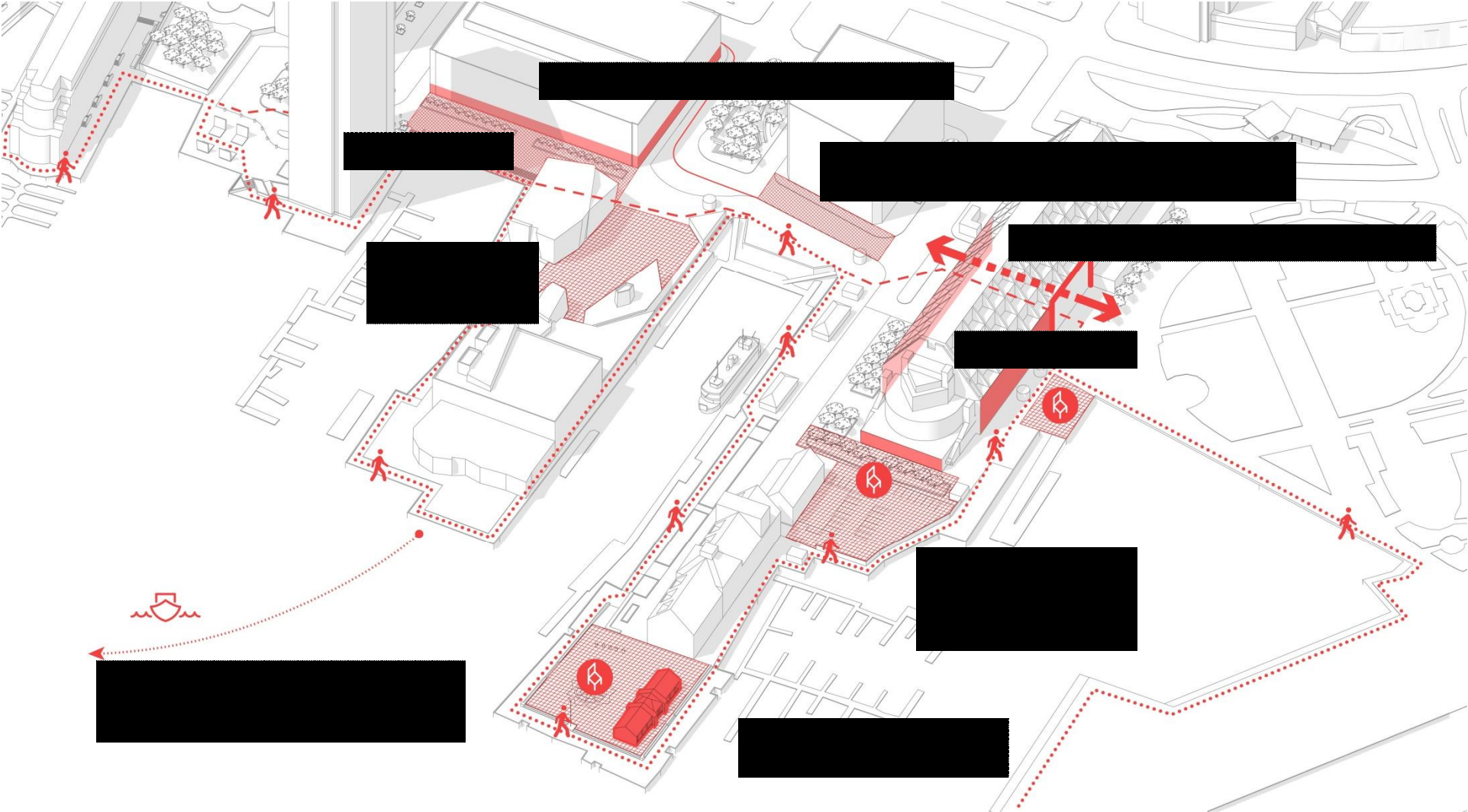


Downtown Waterfront Public Realm and Watersheet Activation Plan



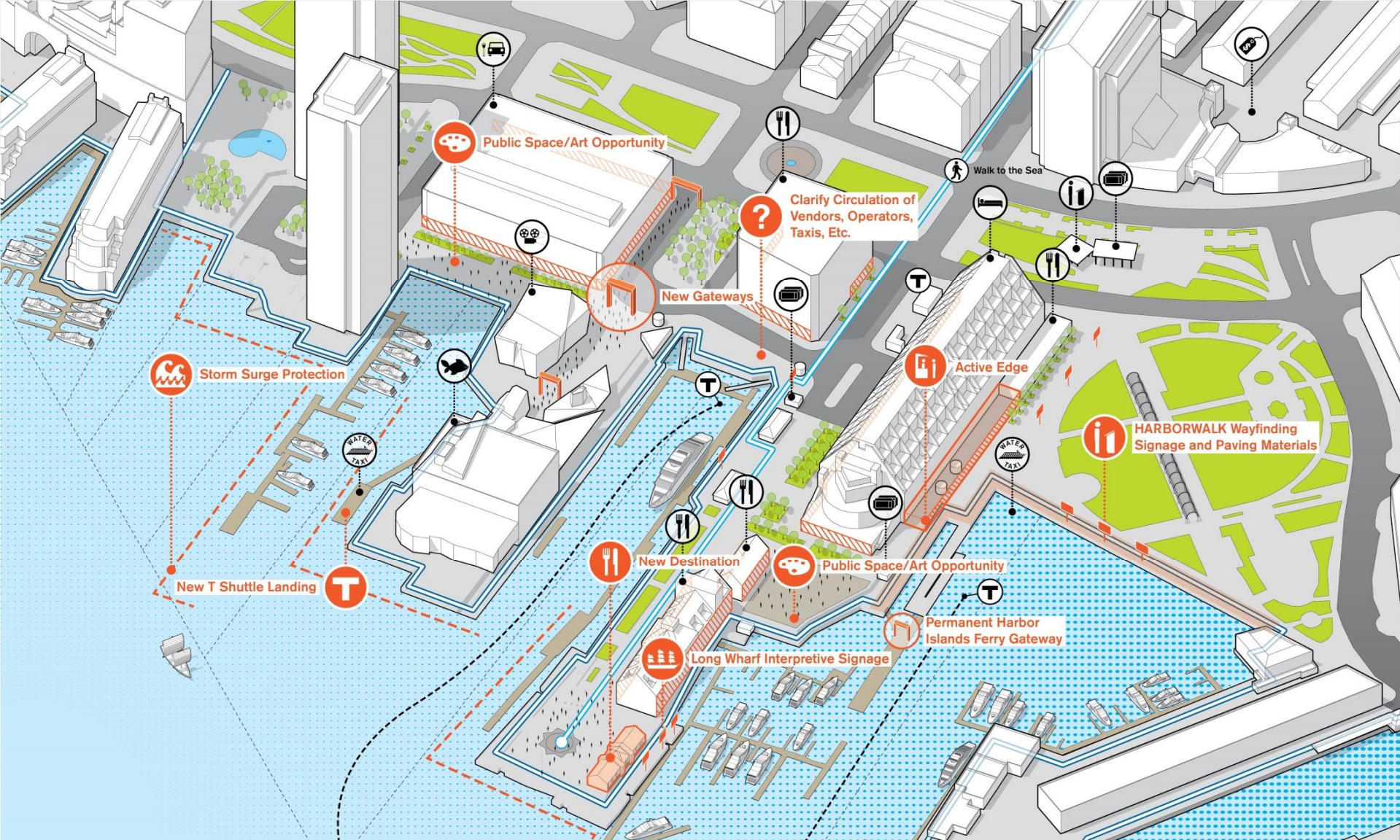
Central and Long Wharves: Challenges

Downtown Waterfront Public Realm and Watersheet Activation Plan

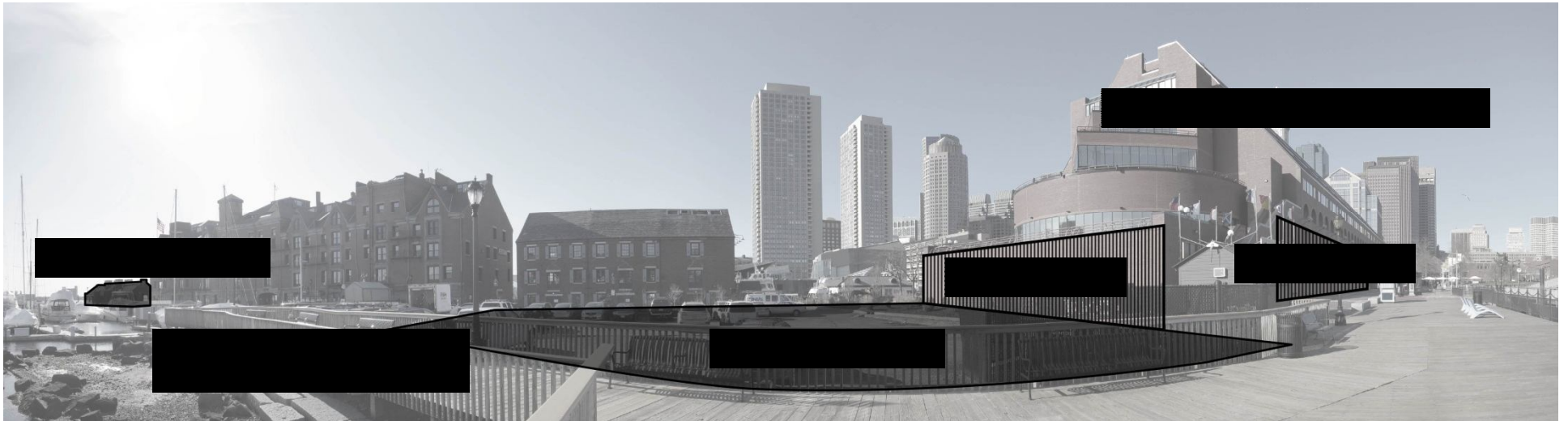


Central and Long Wharves: Opportunities

Downtown Waterfront Public Realm and Watersheet Activation Plan

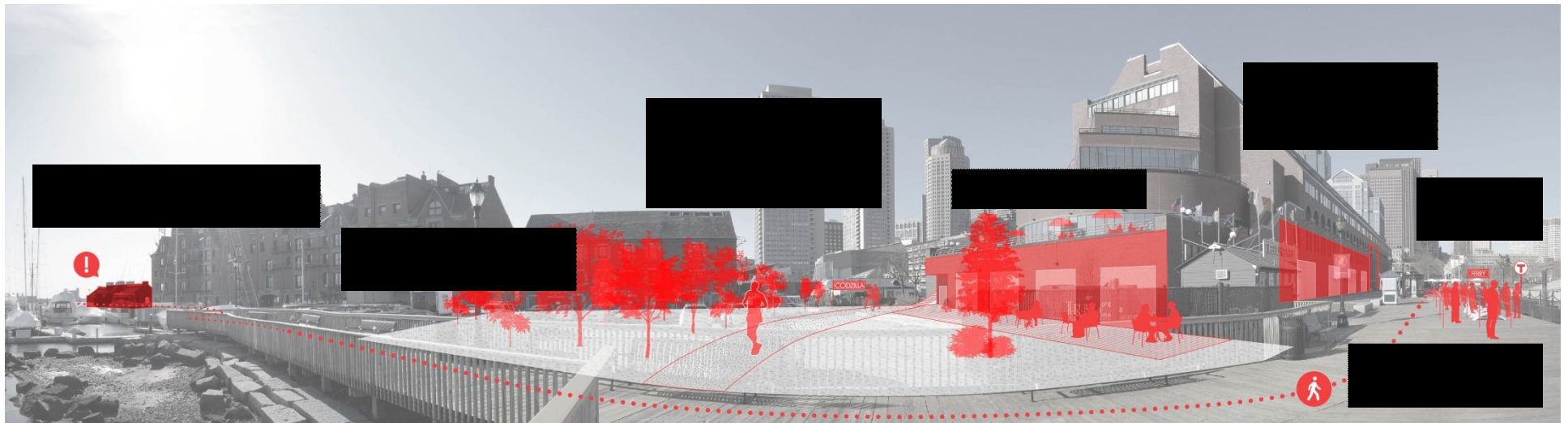


Downtown Waterfront Public Realm and Watersheet Activation Plan



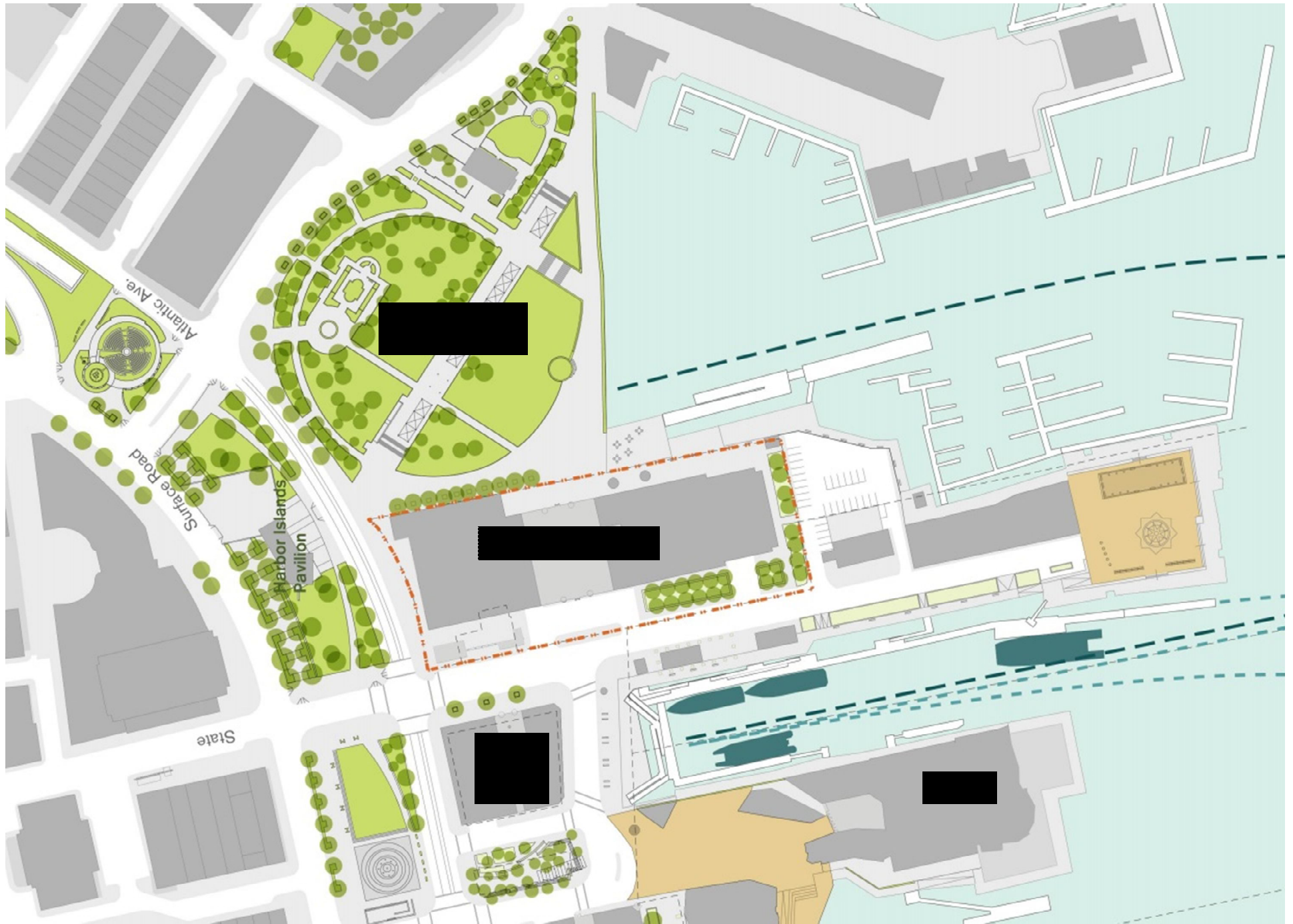
Long Wharf: Challenges

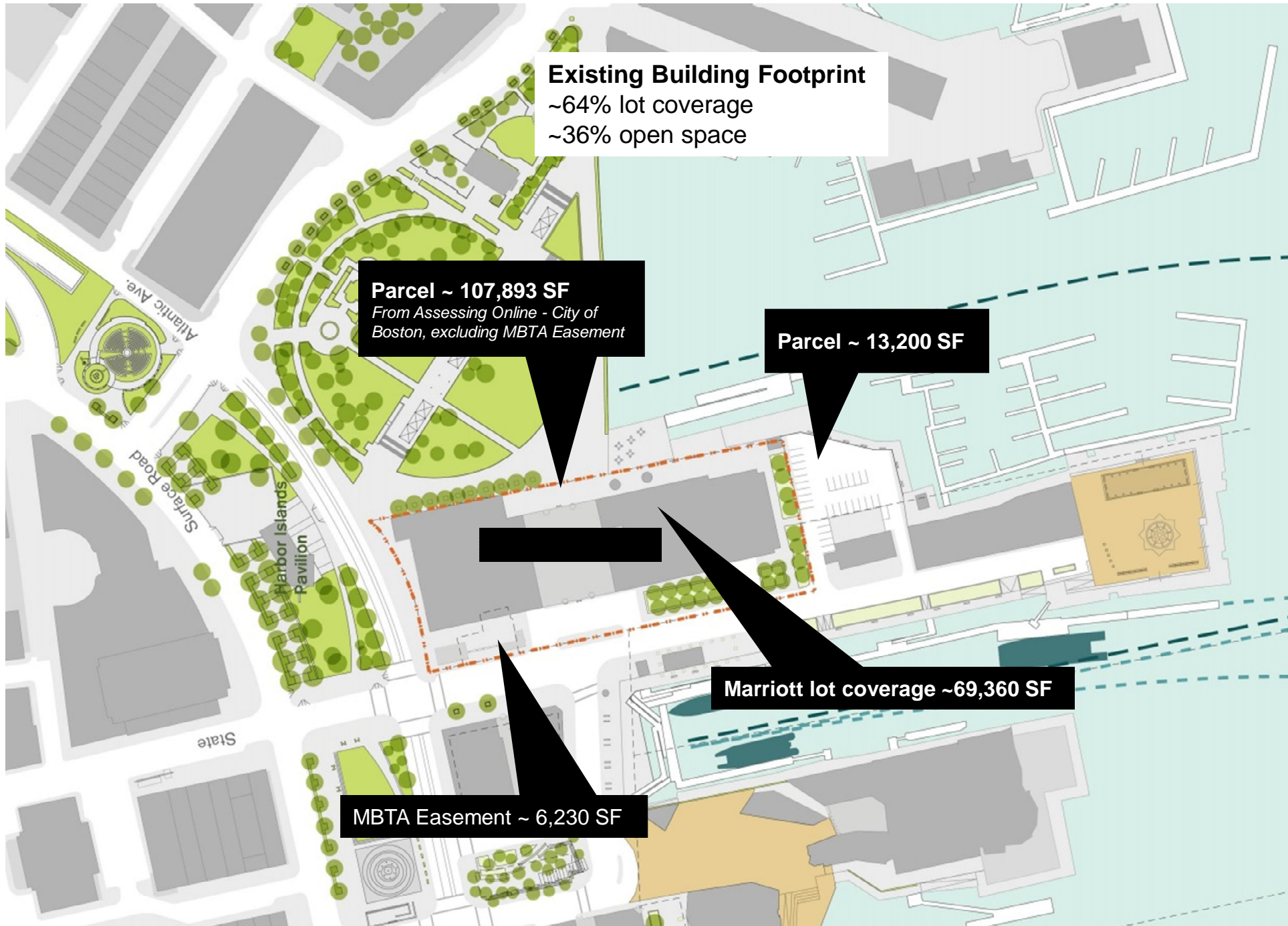
Downtown Waterfront Public Realm and Watersheet Activation Plan



Long Wharf: Opportunities

Review the Original Proposed Marriott Long Wharf Expansion



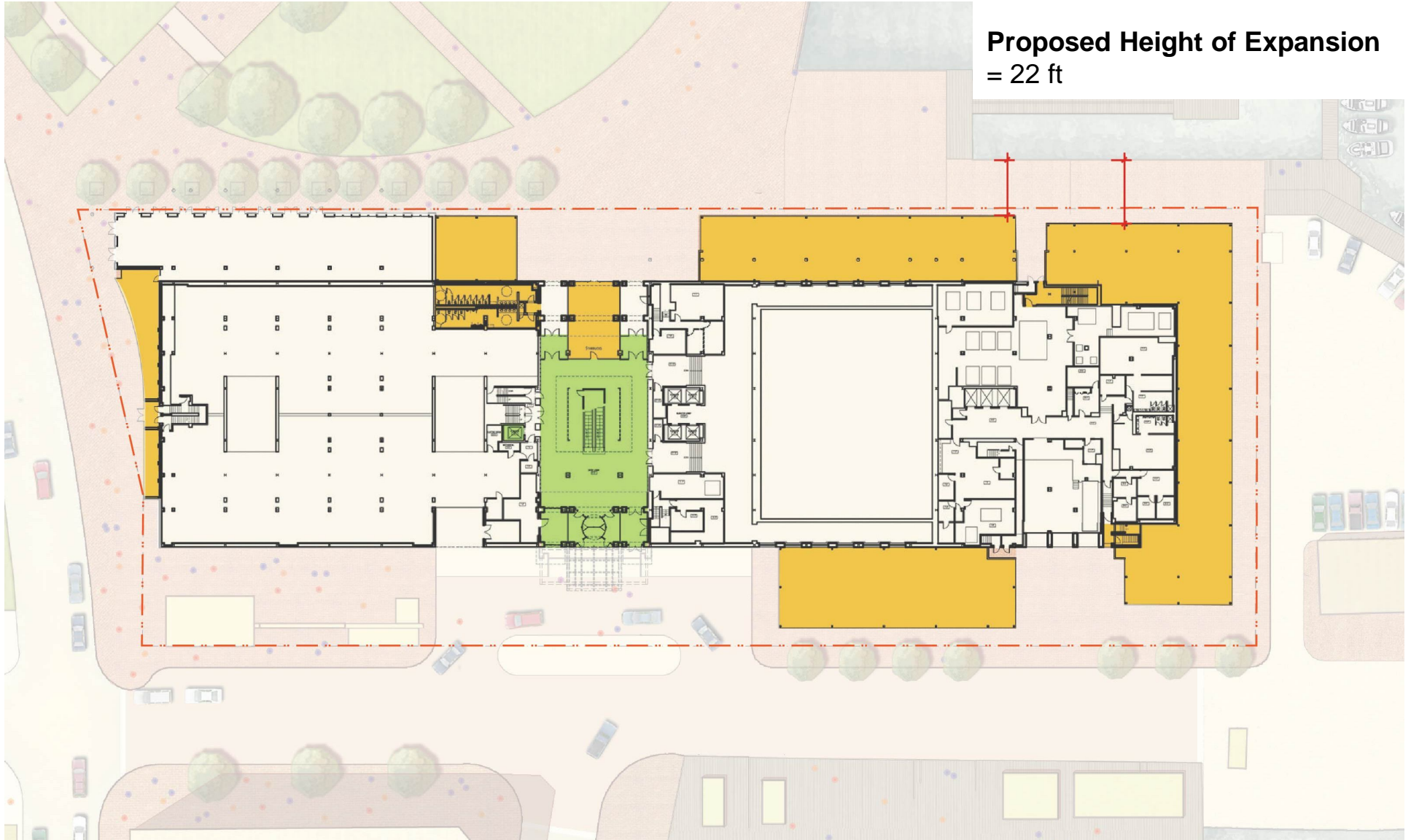


Downtown Waterfront: Long Wharf Marriott
Proposed Expansion of the Marriott

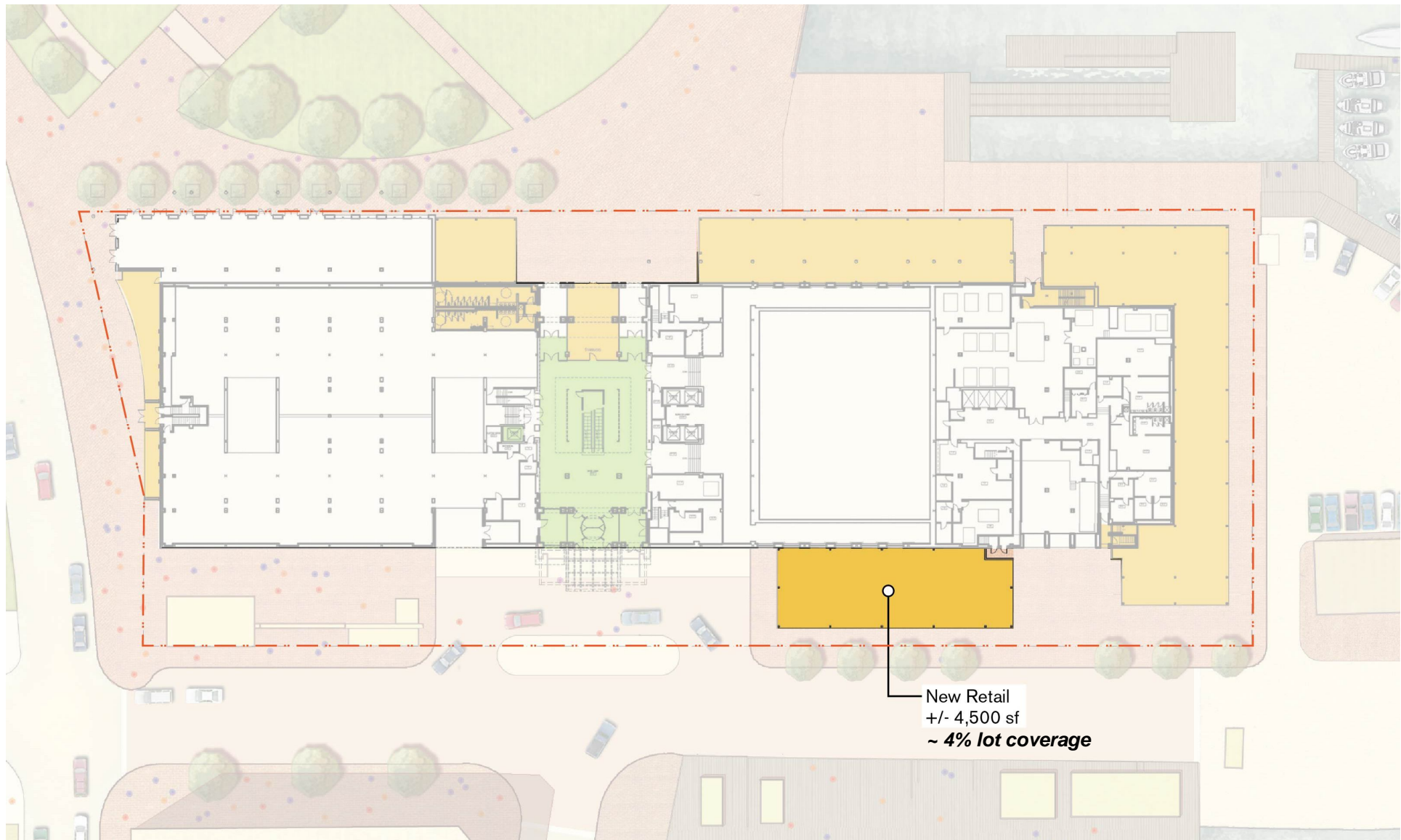
Existing Building Footprint
~64% lot coverage
~36% open space

Proposed Building Footprint
~84% lot coverage
~16% open space

Proposed Height of Expansion
= 22 ft

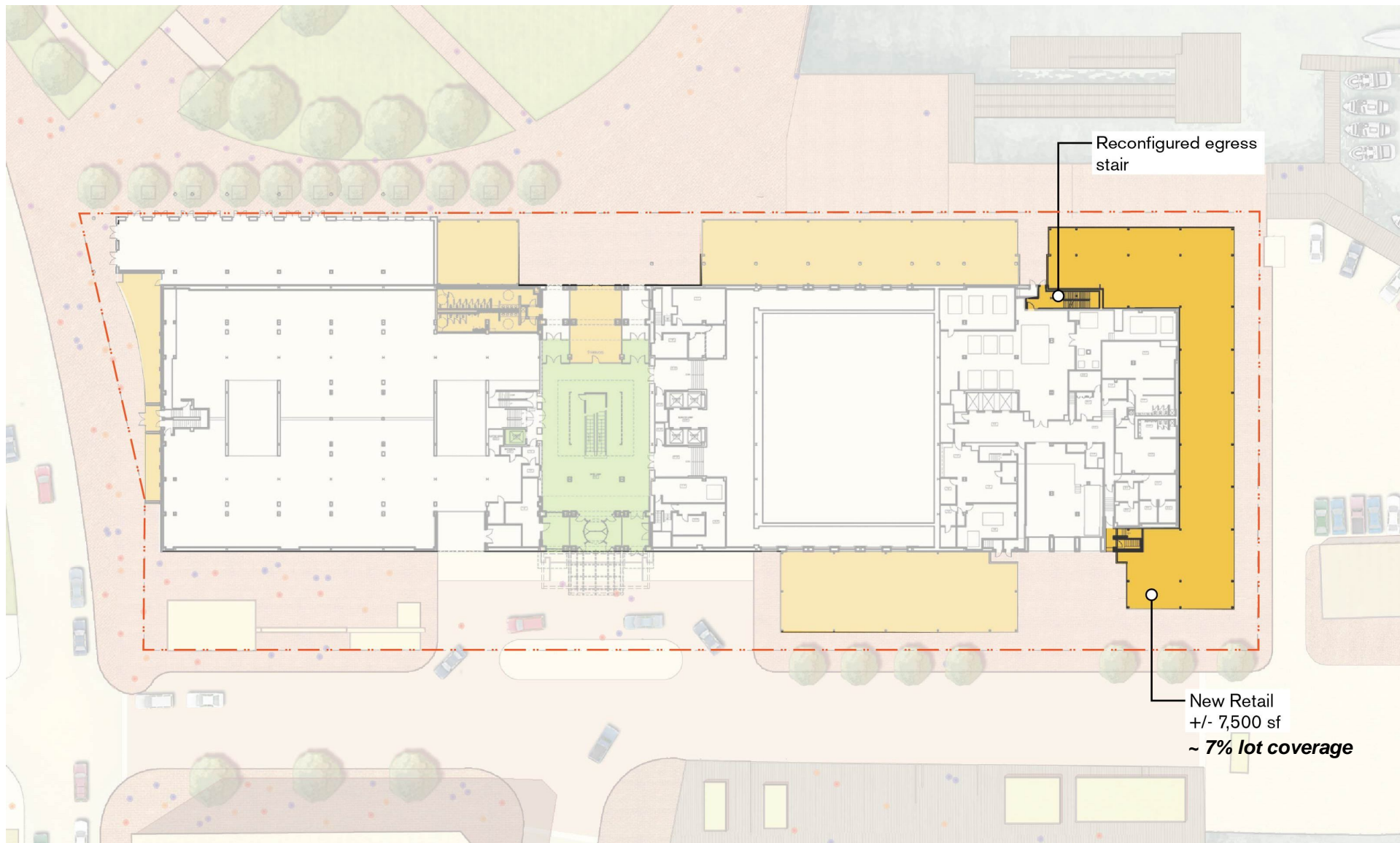


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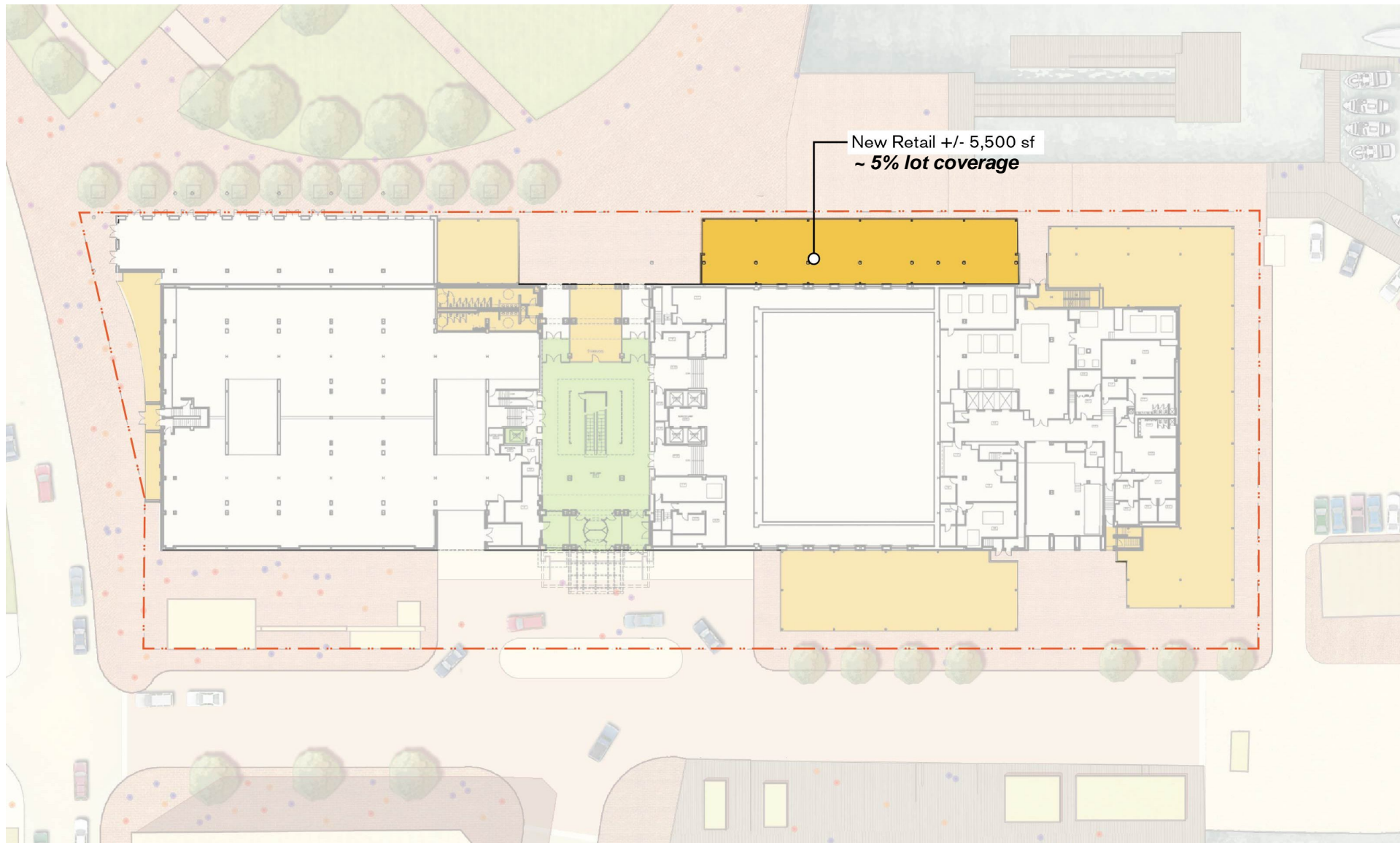


Downtown Waterfront: Long Wharf Marriott

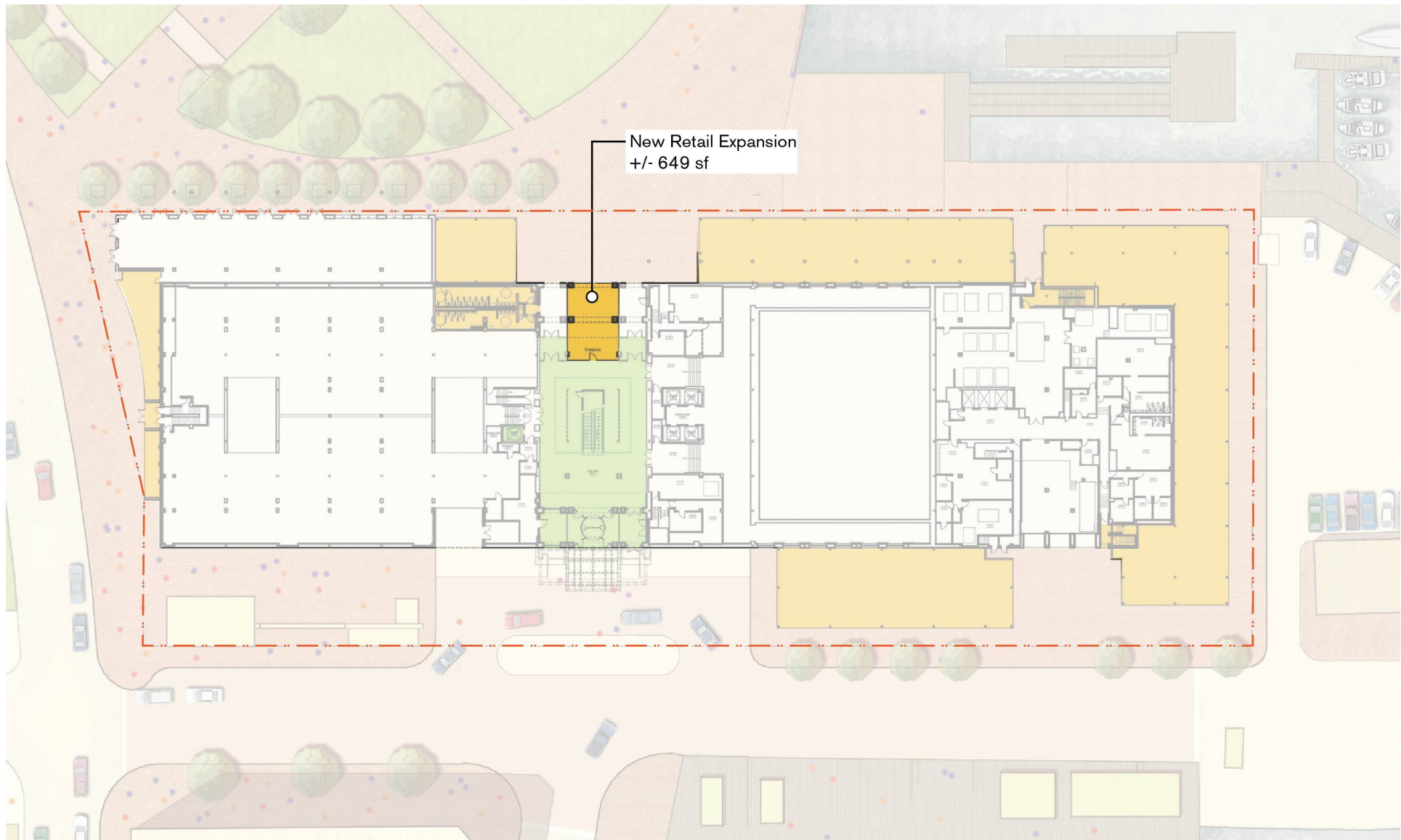
Proposed Expansion of the Marriott



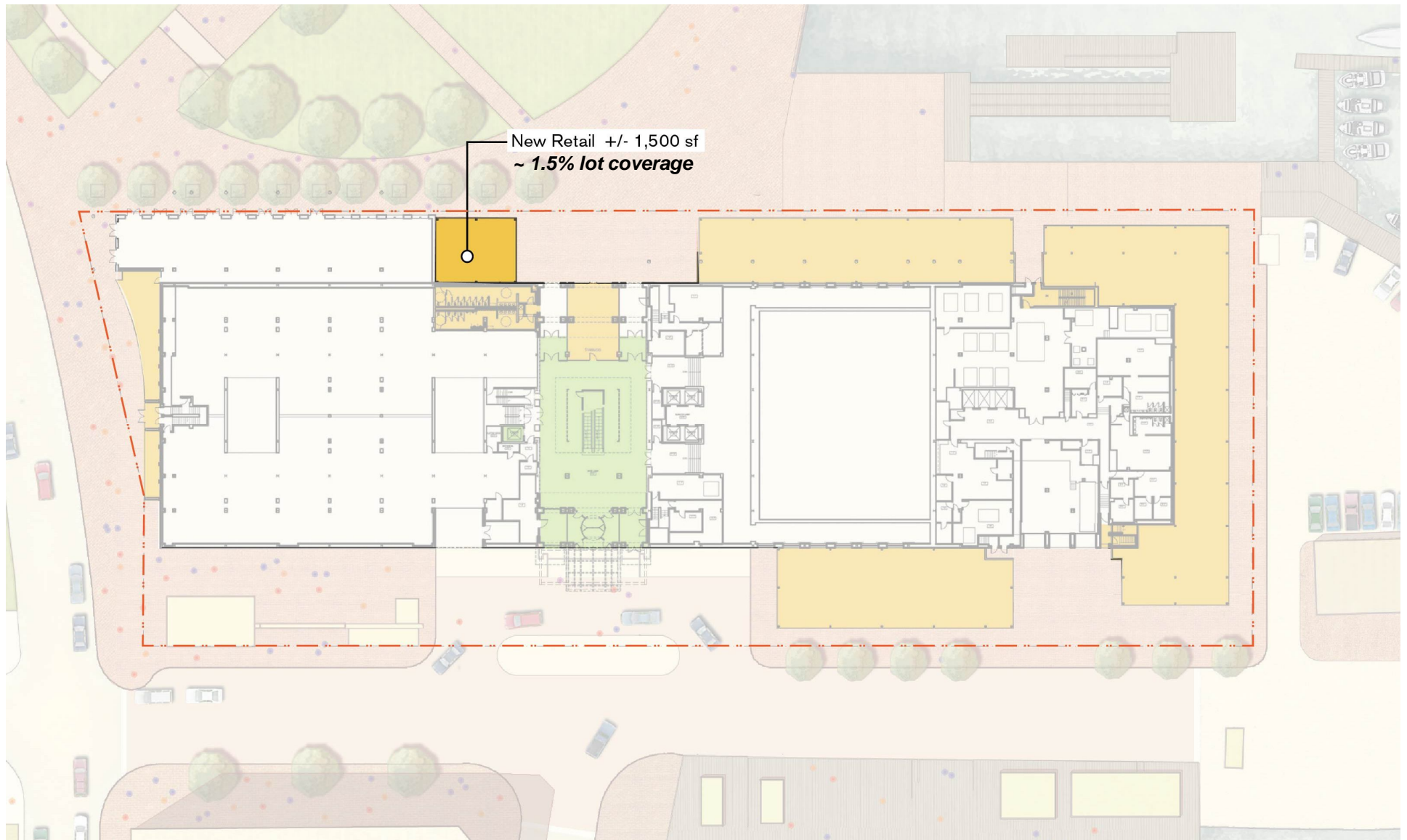
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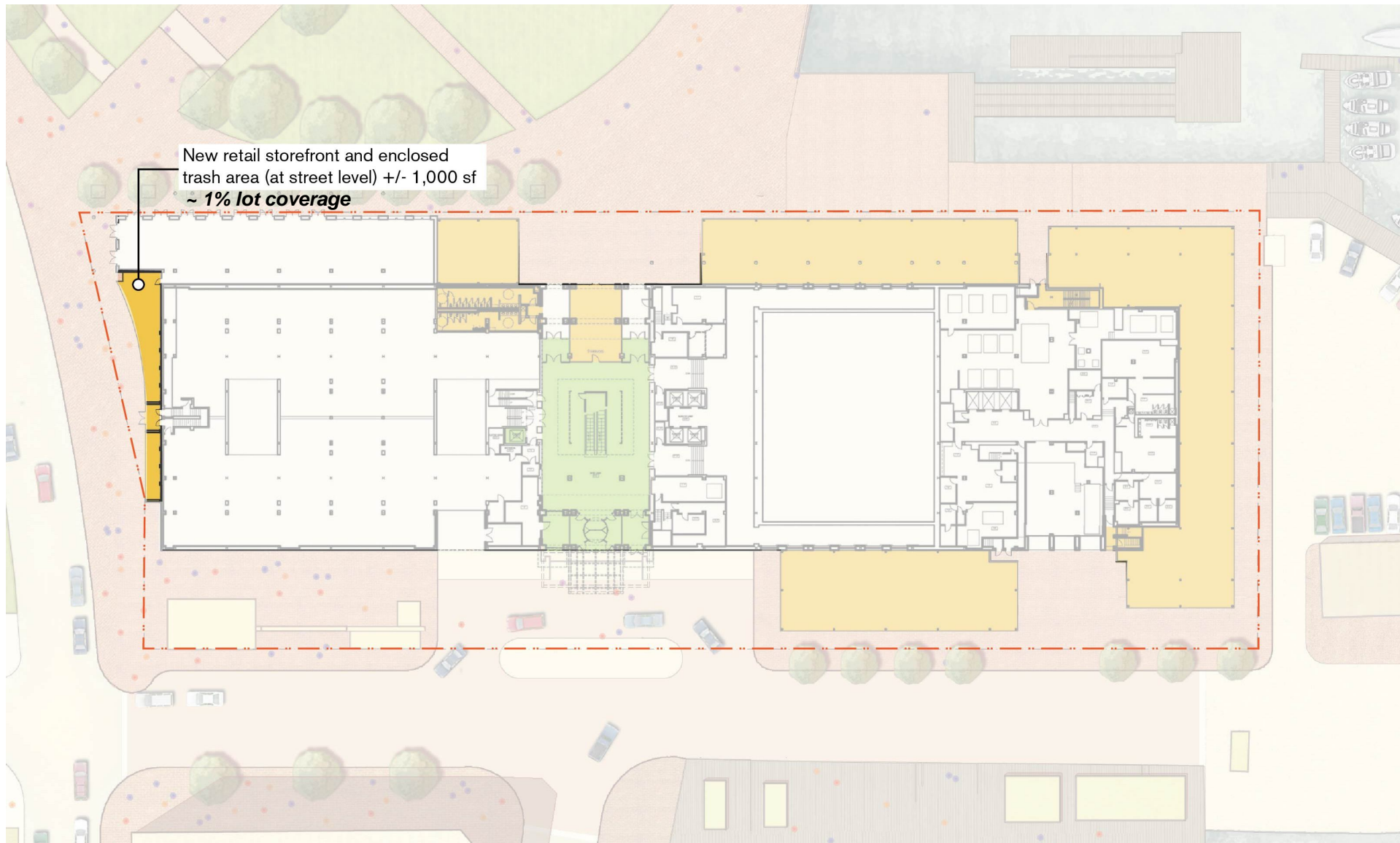


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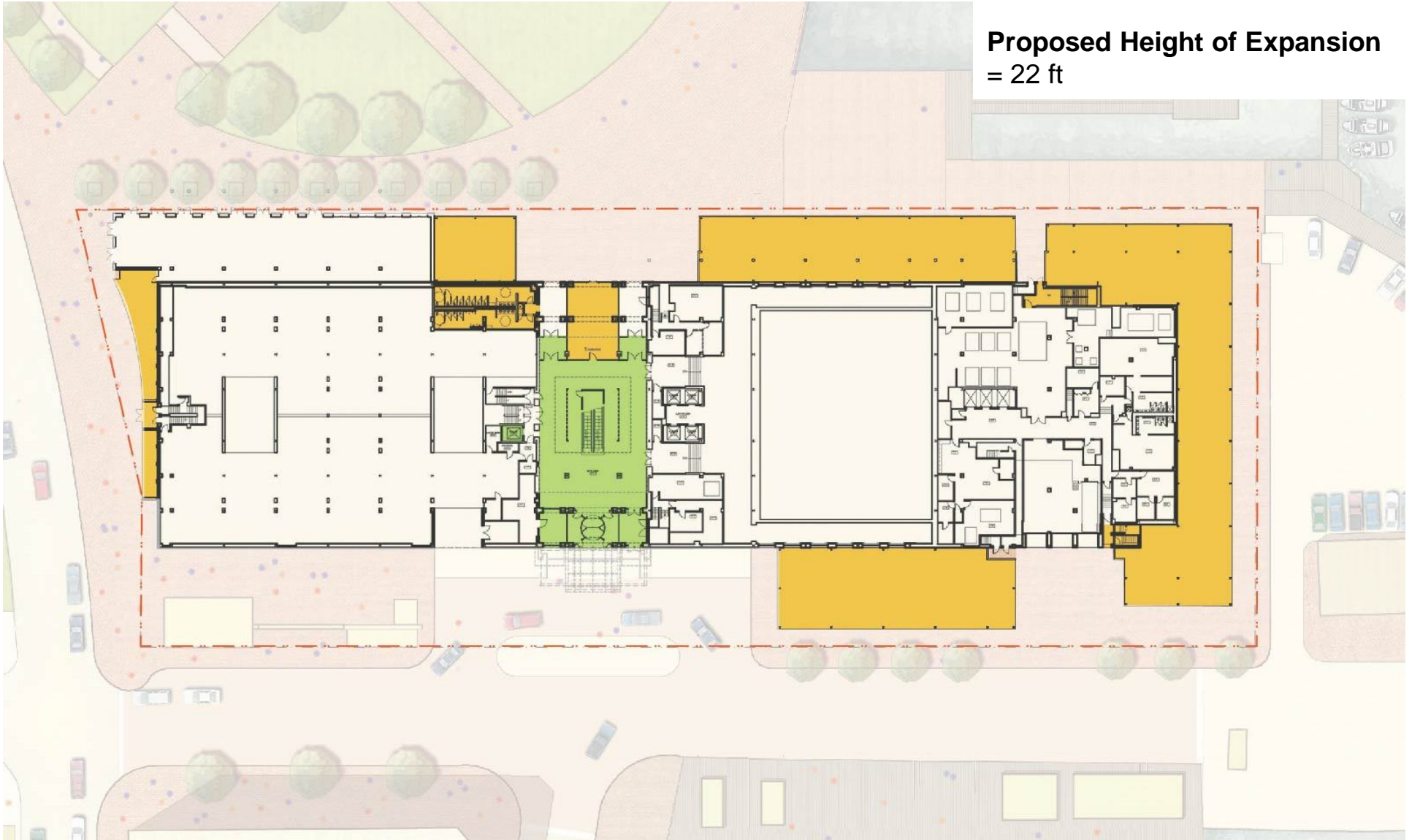


Downtown Waterfront: Long Wharf Marriott
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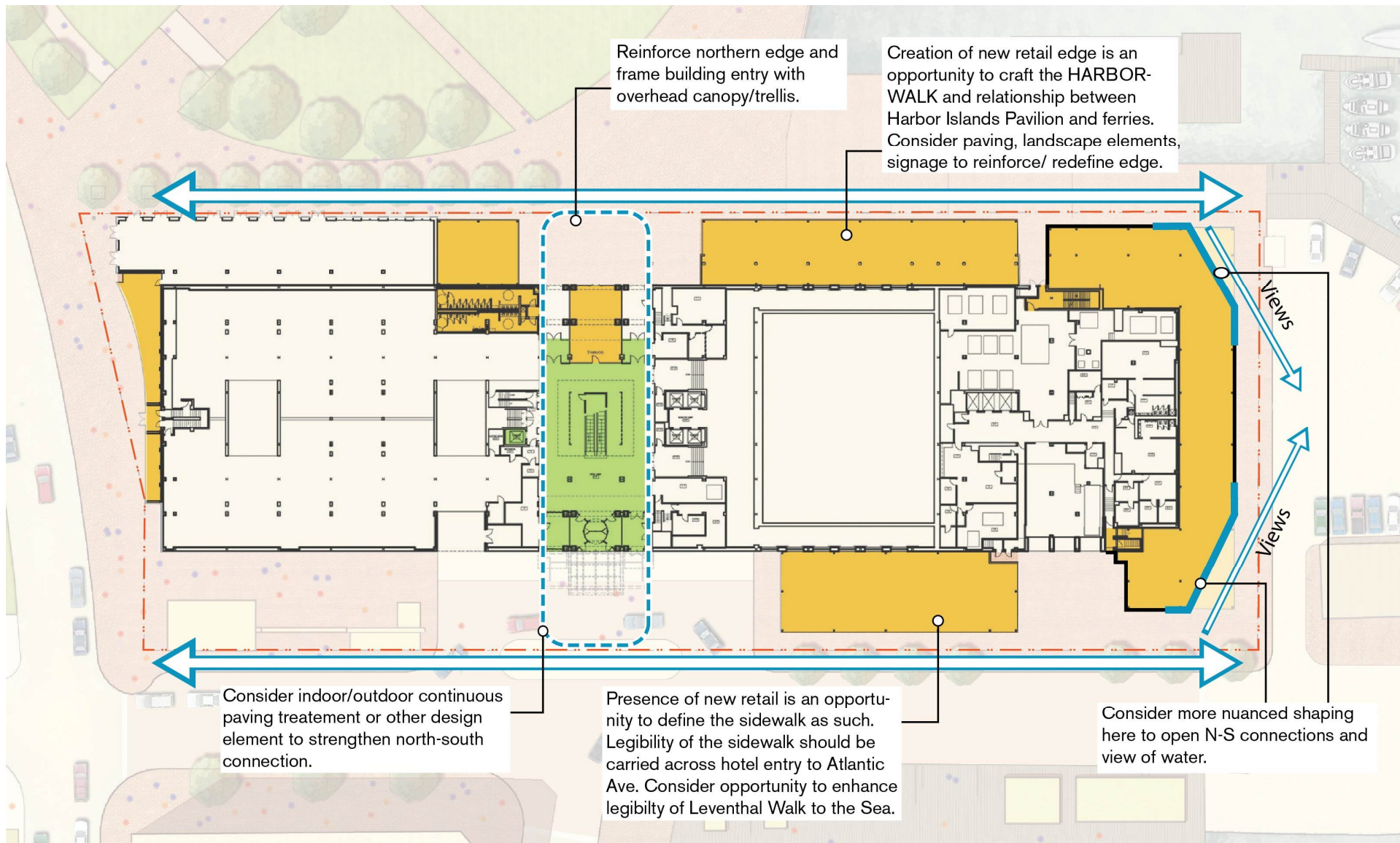
Existing Building Footprint
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Proposed Building Footprint
~84% lot coverage
~16% open space

Proposed Height of Expansion
= 22 ft



Downtown Waterfront: Long Wharf Marriott
Proposed Expansion of the Marriott:
May 2014 Revisions



**Examine the revised
Marriott Long Wharf
proposal that is based on
MHPAC Comments from
May 28, 2014**

What we heard from the MHPAC and the public

Create Visible and Legible Links/Create View Corridor to the Water

- Concern over general extent of lot coverage, and pedestrian pinch points on north side of Long Wharf
- Open space offsets should not involve improvements to interior public spaces, rather they should relate to broader open space resources in the area such as the Greenway, CCP, and Long Wharf

Add Ground Level Programming and Porosity

- More music and activation in the area
- New retail and restaurant must be public and function to activate the area
- Improved definition to the passageway through the hotel
- Important to maintain quiet, contemplative areas along the waterfront

What we heard from the MHPAC and the public

Improve Hardscape and Add Interpretive Information/Designated Drop-off and Pick-up Areas

- Improve traffic and vehicular circulation – better clarify vehicular and pedestrian zones

Unified Wayfinding and Intelligent Transportation System (ferries)

- Improve facility, pedestrian, ferry and transit signage
- Improve legibility of Harborwalk, wayfinding, and better lighting
-

Increase Facilities for Commuters and Transit Passengers

- Improve functionality of the area as a water transportation hub and support water transit
- Better organization of trolley ticketing facilities

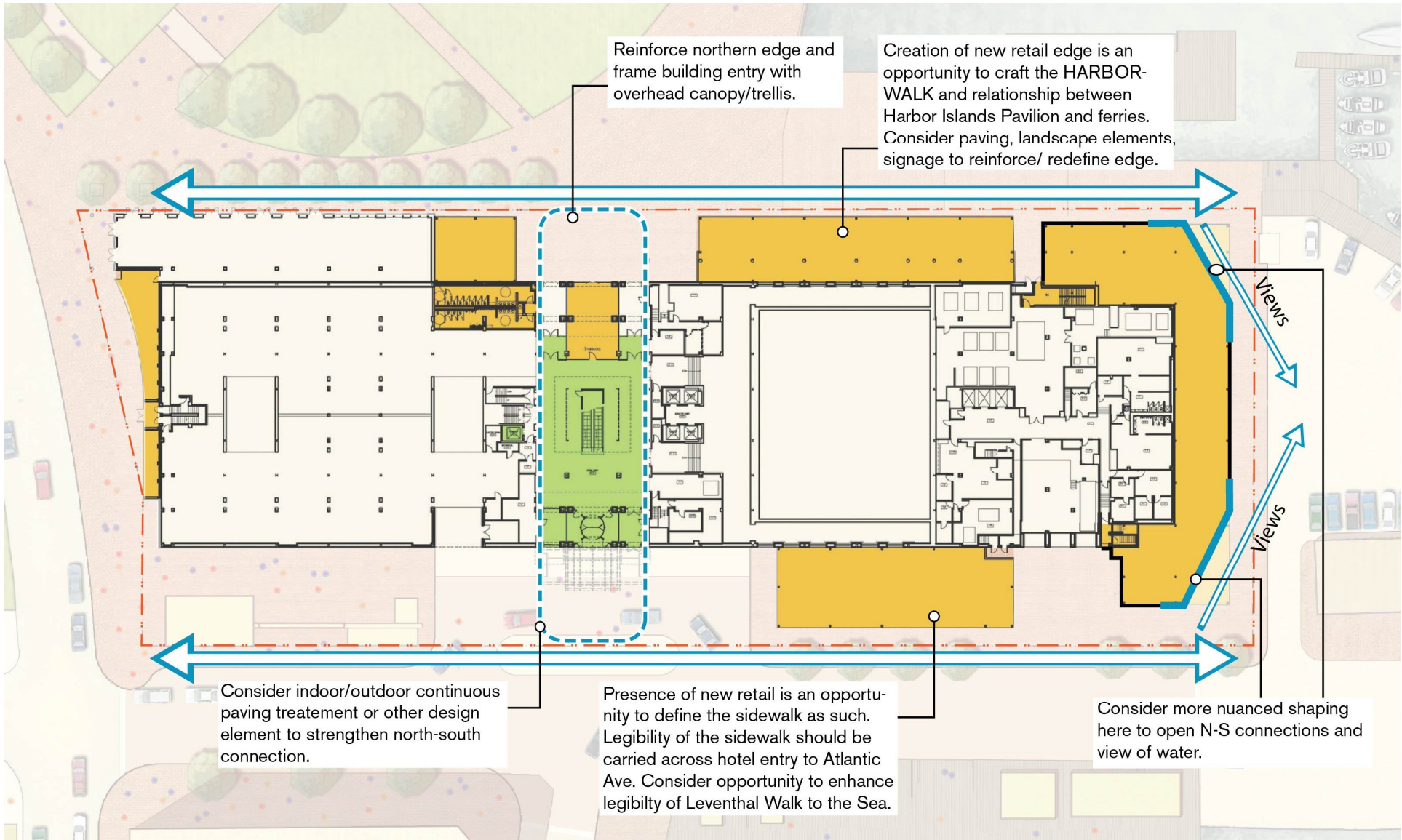
Create a Permanent Harbor Islands Gateway

- Establish a Harbor Islands Gateway as part of Marriott expansion

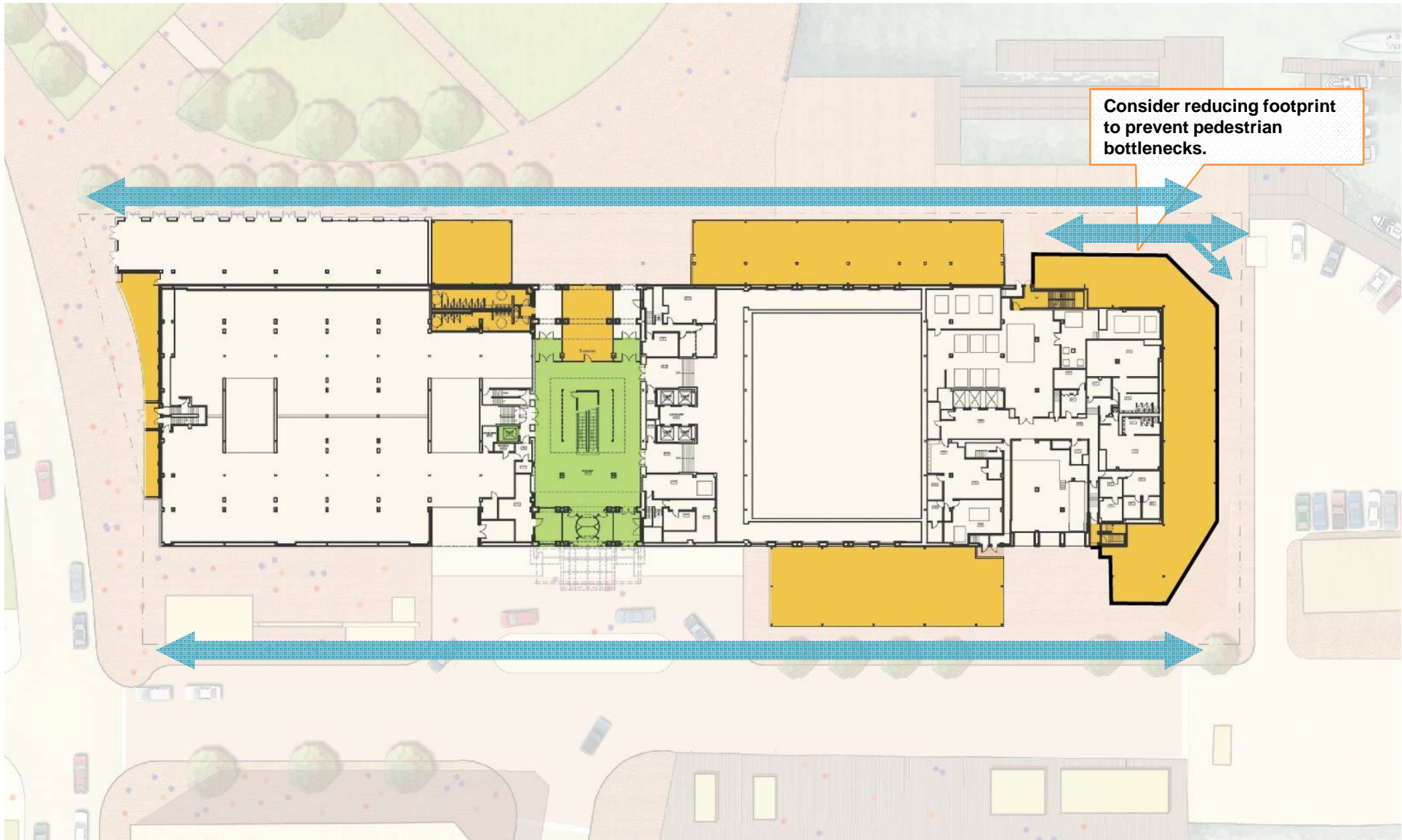
Downtown Waterfront: Long Wharf Marriott
**Proposed Expansion of the Marriott:
 May 2014 Revisions**

Existing Building Footprint
 ~64% lot coverage
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Proposed Building Footprint
 ~83% lot coverage
 ~17% open space



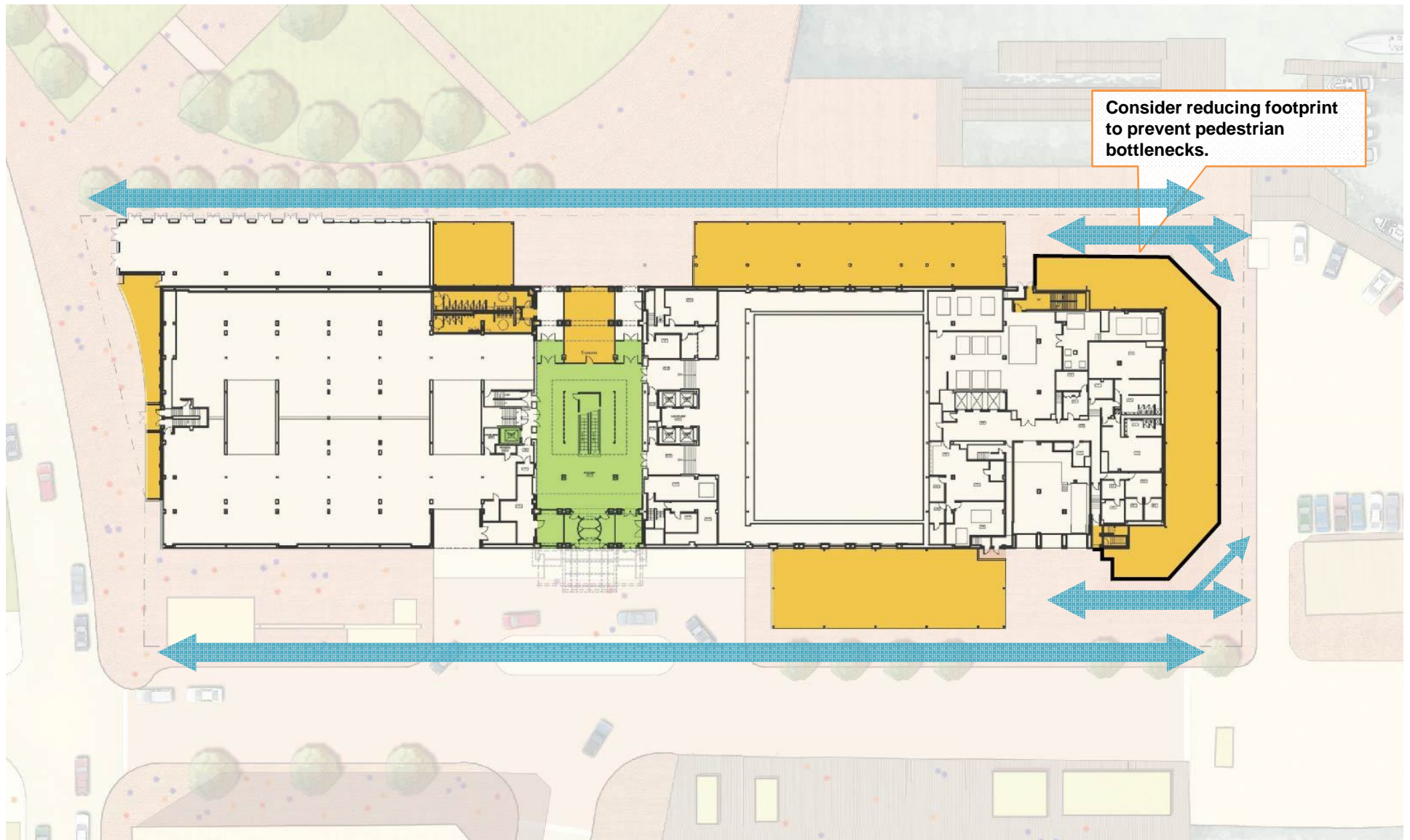
Downtown Waterfront: Long Wharf Marriott
Proposed Expansion of the Marriott:
Oct. 2014 Revisions



Downtown Waterfront: Long Wharf Marriott
**Proposed Expansion of the Marriott:
Oct. 2014 Revisions**

Existing Building Footprint
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~36% open space

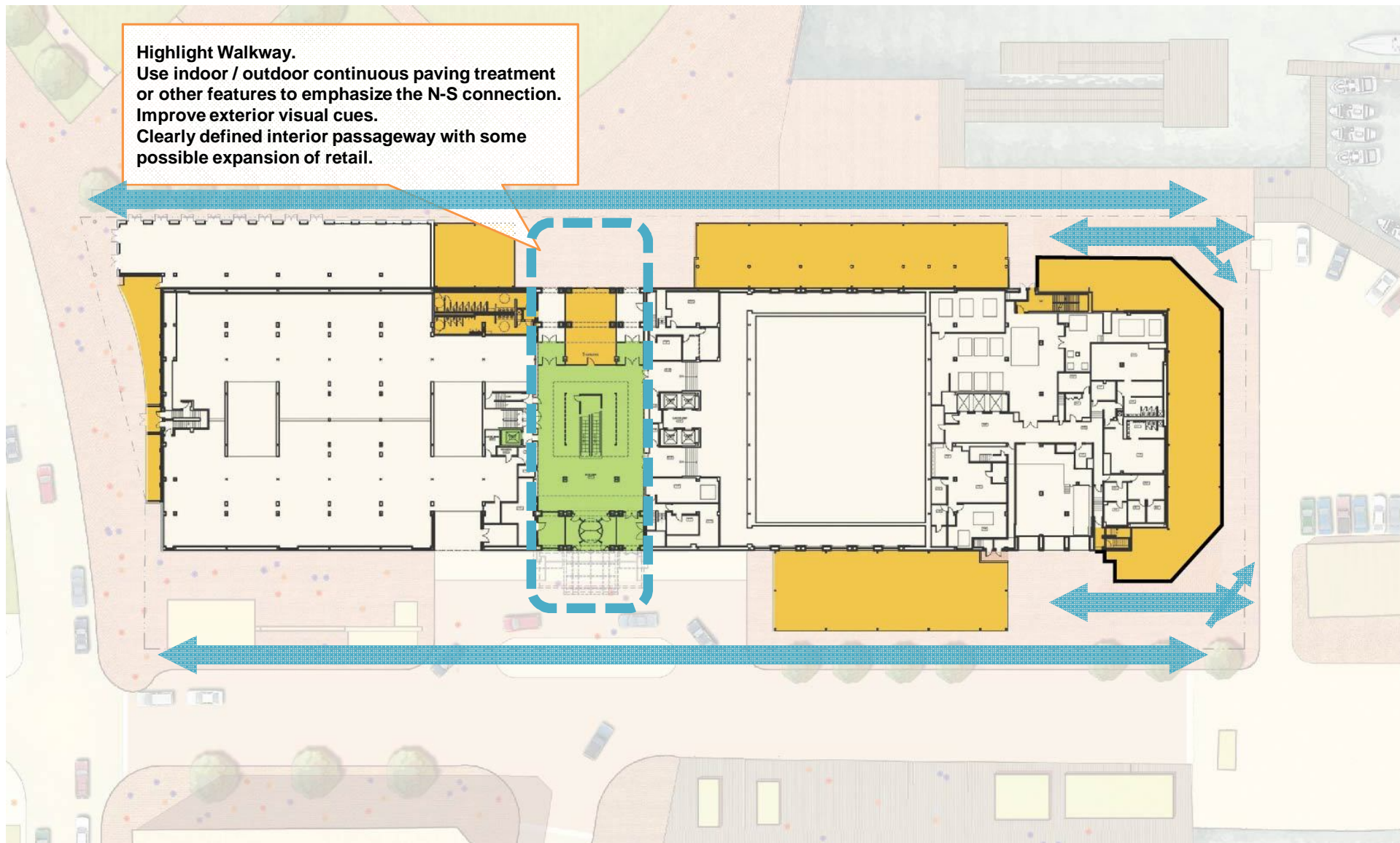
Revised Proposal Footprint
~80% lot coverage
~20% open space



Downtown Waterfront: Long Wharf Marriott
**Proposed Expansion of the Marriott:
Oct. 2014 Revisions**

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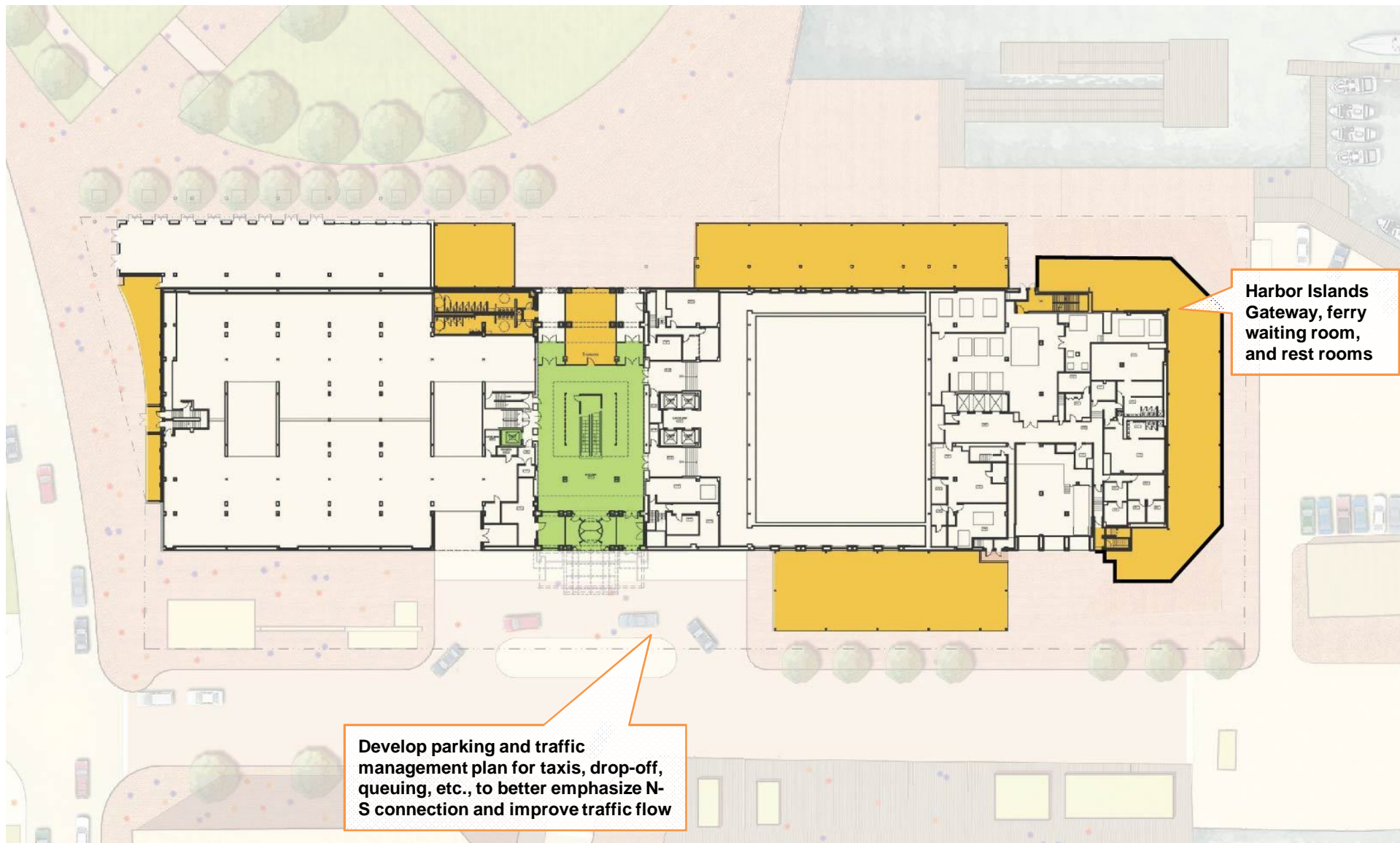
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Downtown Waterfront: Long Wharf Marriott
**Proposed Expansion of the Marriott:
Oct. 2014 Revisions**

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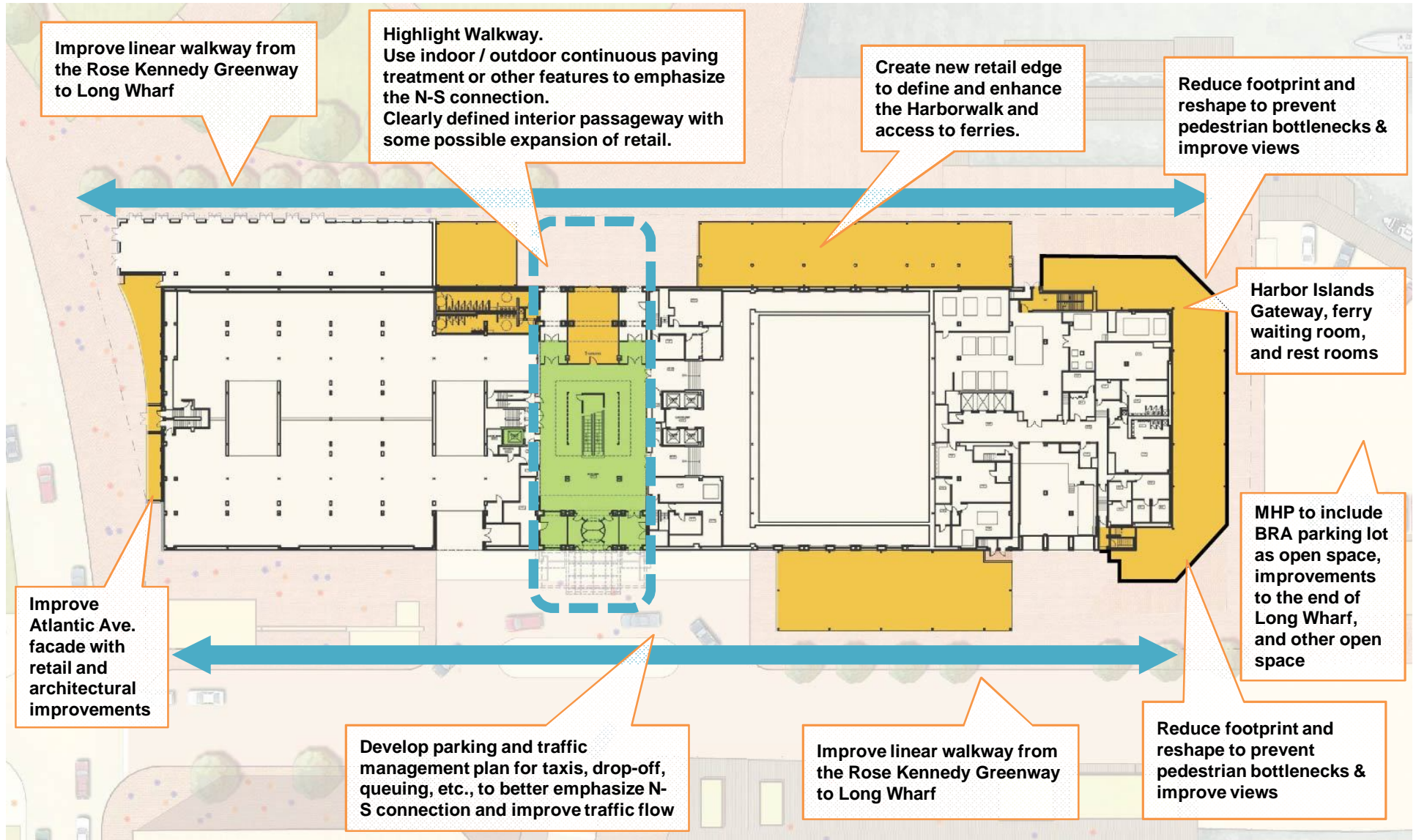
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Downtown Waterfront: Long Wharf Marriott
**Proposed Expansion of the Marriott:
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Review Framework for Building Footprint Substitute Provisions and Offsets

Downtown Waterfront: Long Wharf Marriott

Building Footprint

- The revised Long Wharf Marriott proposal requires a Substitute Provision for building footprint and a corresponding Offset.
- The impacts of each MHP project must be evaluated separately, but **the Offset metrics and options should apply to the entire MHP planning area.**
- Once all the proposed projects within the MHP have been fully vetted by the MHPAC, **comprehensive recommendations for Offsets will be developed for the MHPAC to review.**



Downtown Waterfront: Long Wharf Marriott

Building Footprint

The approval standard for building footprint requires that the Substitute Provision

“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, in order that an amount of open space commensurate with that occupied by such buildings will be available to accommodate water-dependent activity and public access associated therewith, as appropriate for the harbor in question....”



Downtown Waterfront: Long Wharf Marriott

Building Footprint

Based on precedent, the general order of priority for Building Footprint Offsets is to:

1. **Add new/improve existing adjacent open space** (e.g., convert a building to open space, improve a vacant lot, enhancing waterfront access ways)
2. **Add new / improve existing open space within broader harbor planning area**
3. **Add new / improve existing open space areas outside Chapter 91 jurisdiction** that are adjacent or otherwise relate to the Downtown Waterfront (higher Offset ratio)
4. **Make a per SF contribution** to increase/improve nearby waterfront access



Provide Additional Suggestions and Comments on the Revised MLW proposal

Questions for Discussion

- How does the revised Marriott Long Wharf proposal respond to the Advisory Committee's comments?
- Does the revised plan provide adequate opportunities to activate the waterfront?
- Does the plan address the pedestrian "pinch point" areas?
- Are there specific types of retail and restaurants that you want to see in the expanded ground floor areas?
- Should these new interior areas activate daylight hours, evening hours, or a combination of both?
- In addition to a water transportation waiting room and rest rooms, are there other public uses that should be considered for the new interior areas or the exterior public space?
- How can we further improve the Marriott Long Wharf interior walkway?
- What type of retail or restaurant uses should face a new waterfront park on the site of the BRA parking lot?