

Downtown Waterfront Municipal Harbor Planning Advisory Committee



CITY OF BOSTON
Martin J. Walsh
Mayor



Boston
Redevelopment
Authority
Brian Golden, Director

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

Agenda

- **Process update**
- **Discussion of area-wide amplifications, substitute provisions, and offsets**
- **Next steps in the MHP process**
- **Advisory Committee and public comments & questions**

Proposed MHP: new approaches

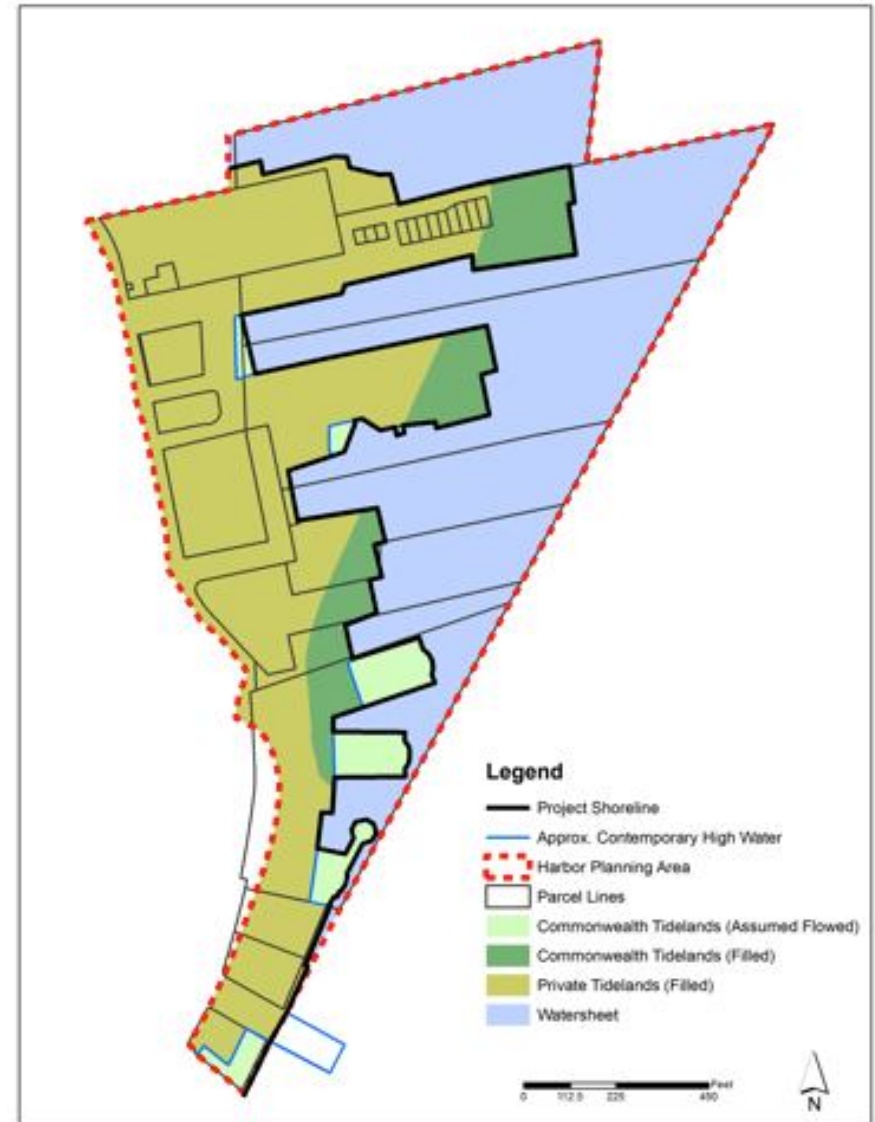


- To reflect the unique characteristics of the Downtown Waterfront, new approaches provide
 - Significant **amplifications**
 - **Protections** for existing/future water dependent uses (baseline requirement)
 - **Area-wide substitute provisions, with exceptions**
 - **Area-wide calculation for open space plus parcel specific limitations**, with a focus on approval standards for offsets
 - **Restrictions on net new shadow**
 - **Tiered offsets**, based on impacts

Amplifications

Amplifications tailor Chapter 91 discretionary provisions, while substitute provisions are for dimensional standards

- Apply Commonwealth tidelands standards to the entire planning area
 - Ground floor FPAs
 - public restrooms
 - wayfinding & art
 - water transportation
- Designate the New England Aquarium as a prime SPDF
- Other SPDFs



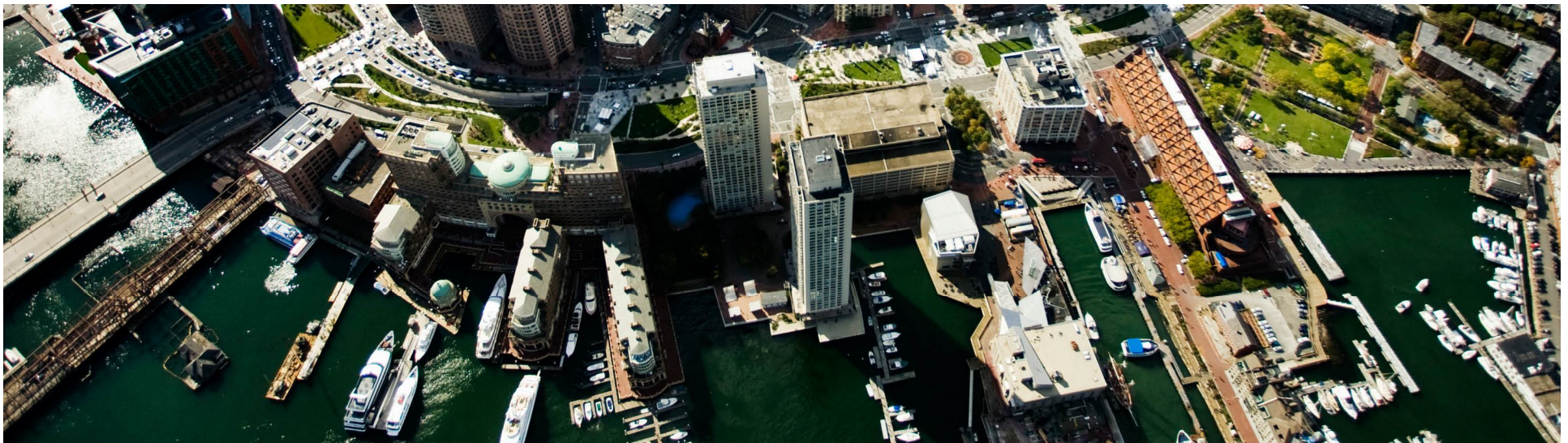
Amplifications

Structures over flowed tidelands, regardless of use, shall provide offsets as if an FPT

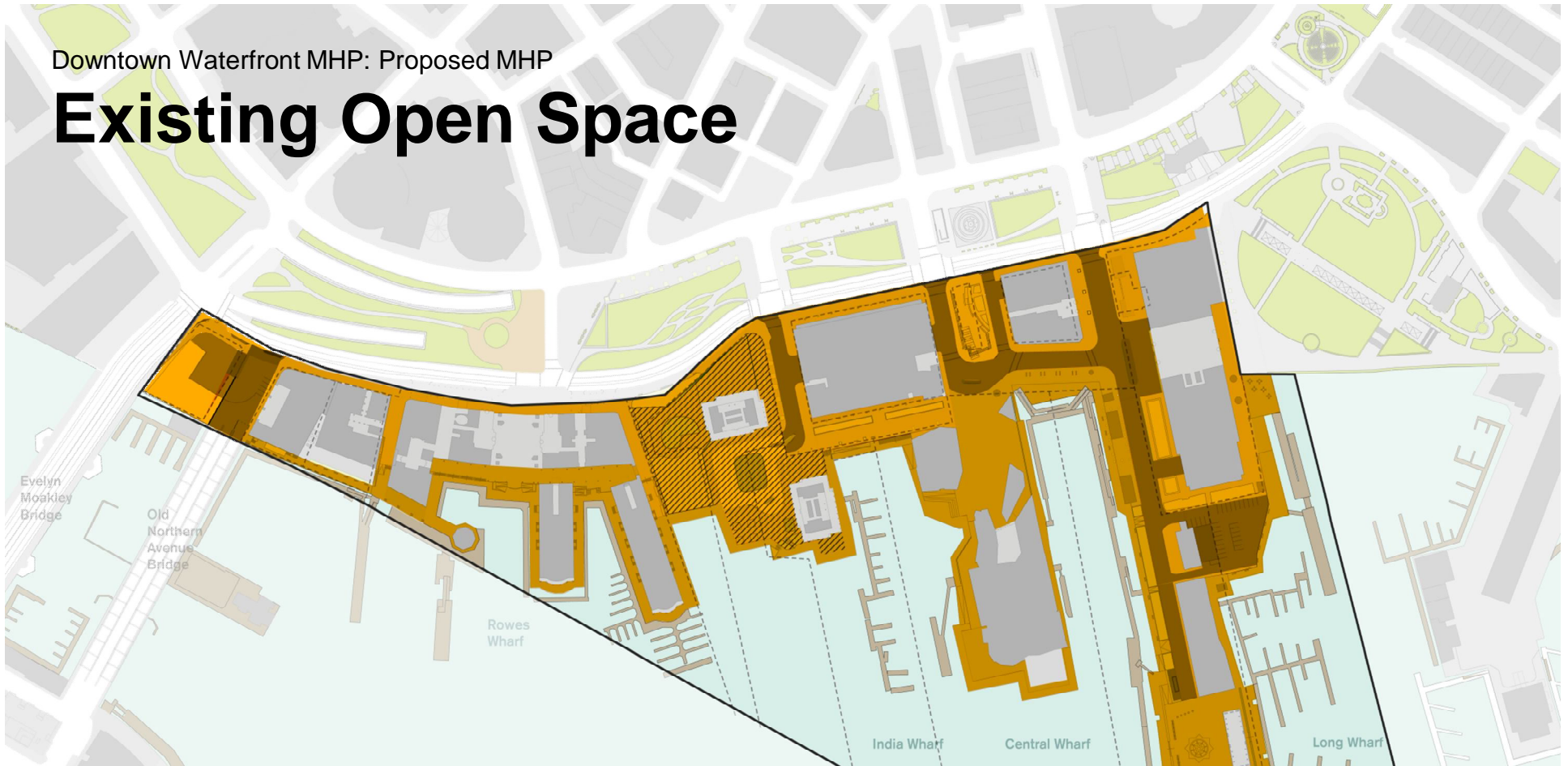


Area-wide substitute provision & offsets, with exceptions

- Area-wide substitute provision, with exceptions to avoid precedents
 - Area-wide substitute provision retains character of the planning area
 - Based on Rose Kennedy Greenway guidelines for building height and CZM guidance for open space
 - Exceptions allow for higher density with greater public benefits

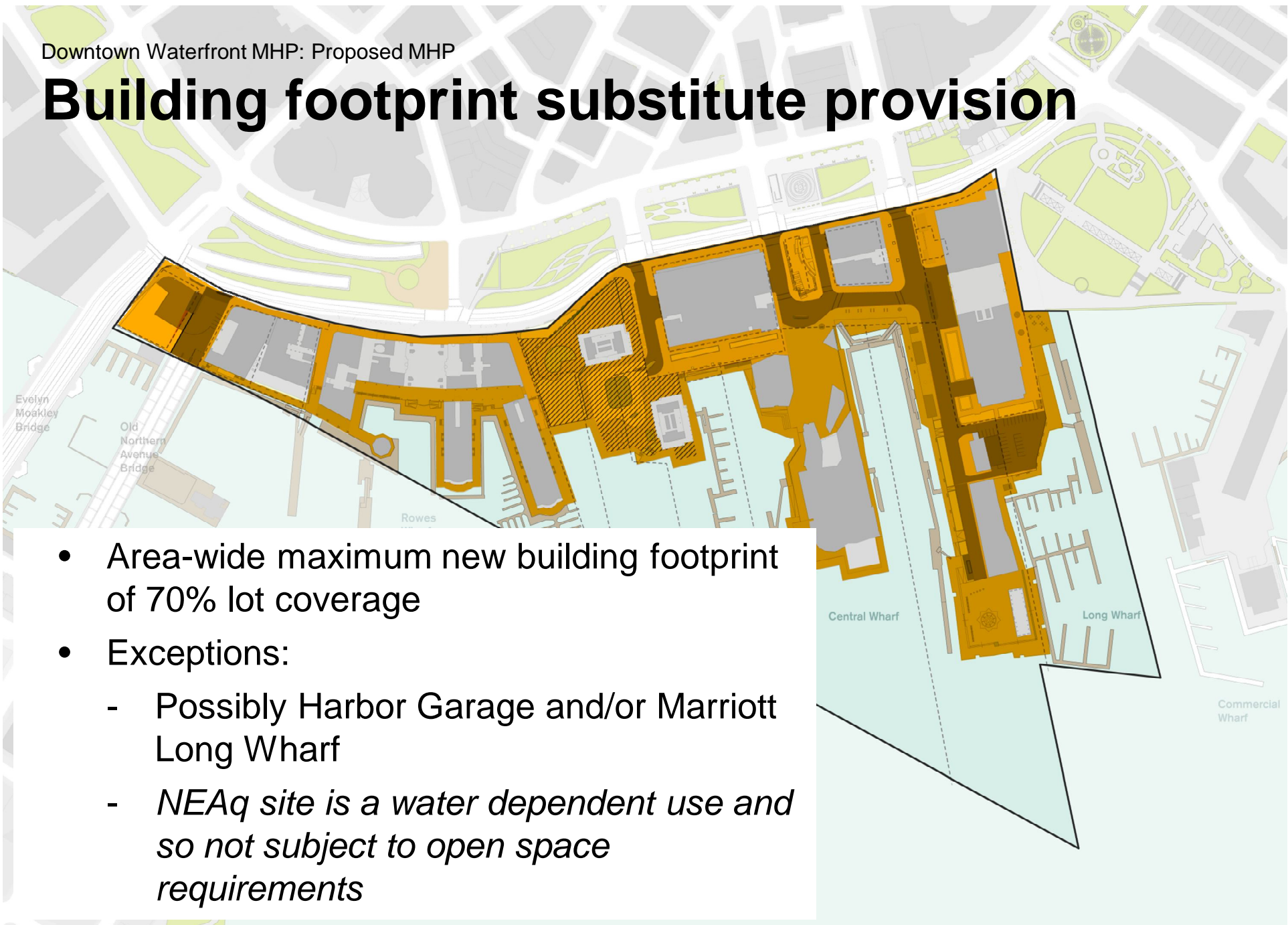


Existing Open Space



- Area-wide open space exceeds Chapter 91 standard (1 SF of open space for 1 SF of building footprint)
- Maximum building footprint for individual parcels, with offsets to improve existing open space

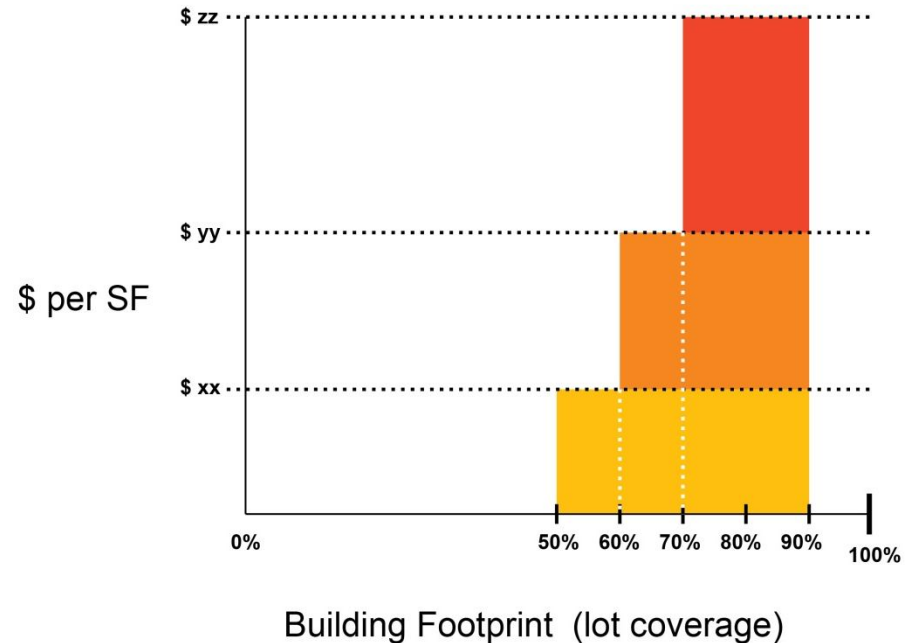
Building footprint substitute provision



- Area-wide maximum new building footprint of 70% lot coverage
- Exceptions:
 - Possibly Harbor Garage and/or Marriott Long Wharf
 - *NEAq site is a water dependent use and so not subject to open space requirements*

Building footprint offset – Option 1

- Area-wide offset based on building footprint lot coverage
 - \$xx per SF for building footprint of 51 – 60% lot coverage
 - \$xx + \$yy per SF for building footprint of 61 – 70% lot coverage
- Exceptions
 - \$xx + \$yy + \$zz for any potential building footprint in excess of 70% lot coverage
- All offsets to be used for public open space improvements, based on minimum expenditures



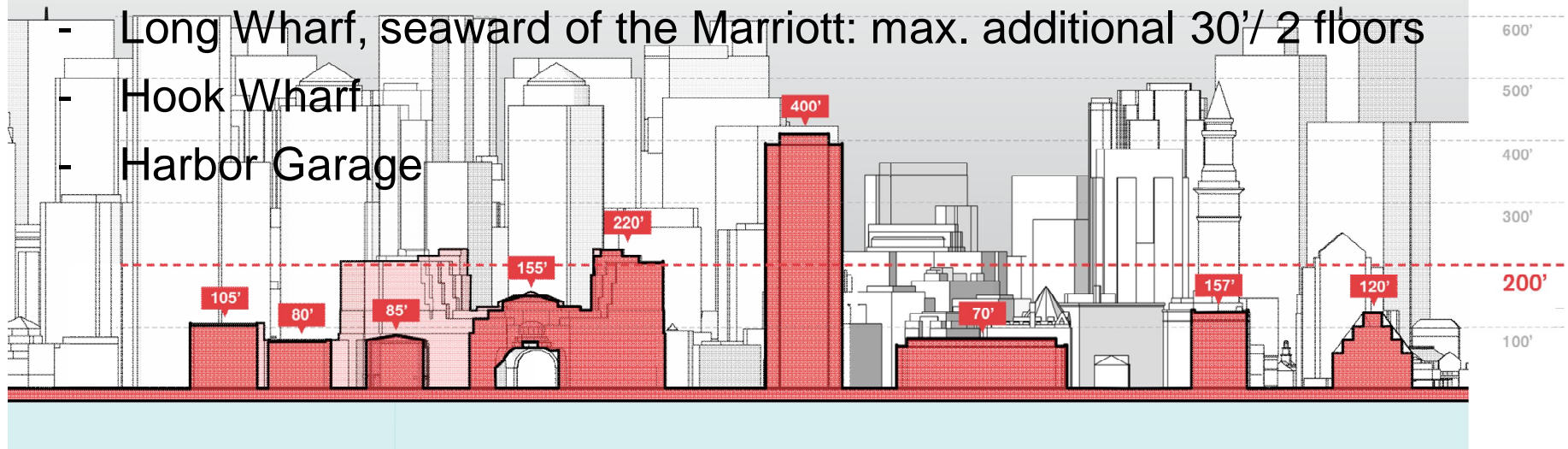
Building footprint offset – Option 2

- No monetized offset – all offsets shall provide open space public amenities described in the MHP regardless of cost
 - General language describes common open space attributes
 - Project-specific language provides details, relationship to SPDFs
- Required open space improvements based on building footprint



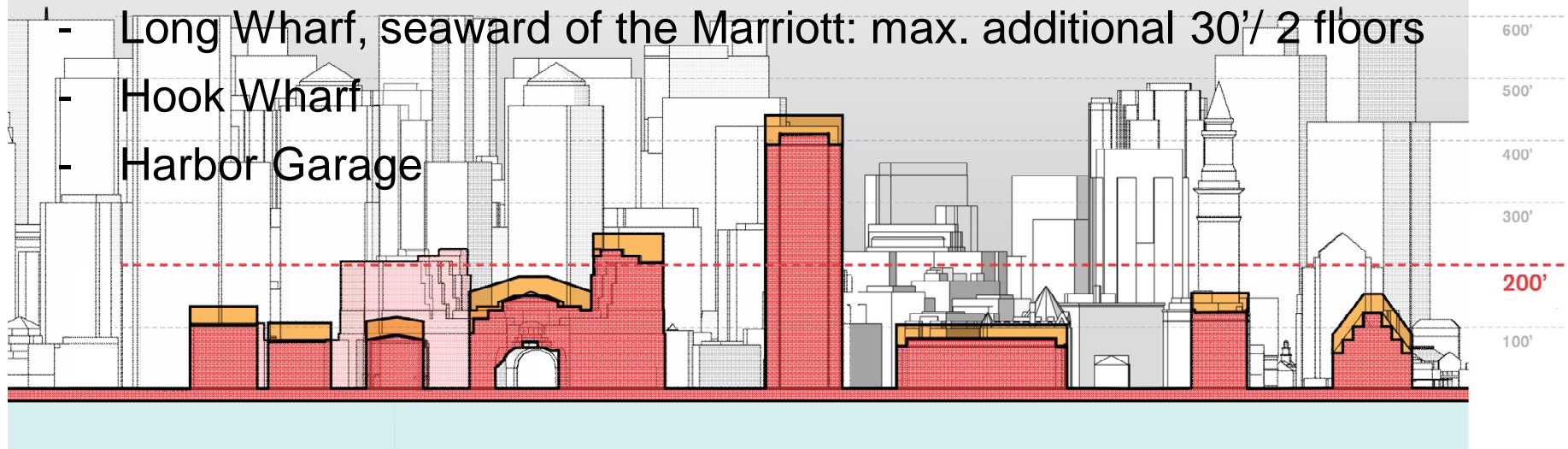
Building height substitute provision

- Area-wide building height 200' maximum
- Must meet Boston wind standards
- Exceptions
 - Existing buildings: an additional 30 feet only, no more than 2 floors
 - Not “by right”
 - Flood-sensitive mechanicals & utilities on upper floors
 - Ground floor & subgrade areas flood-proofed
 - All open space is public and ground floor FPAs



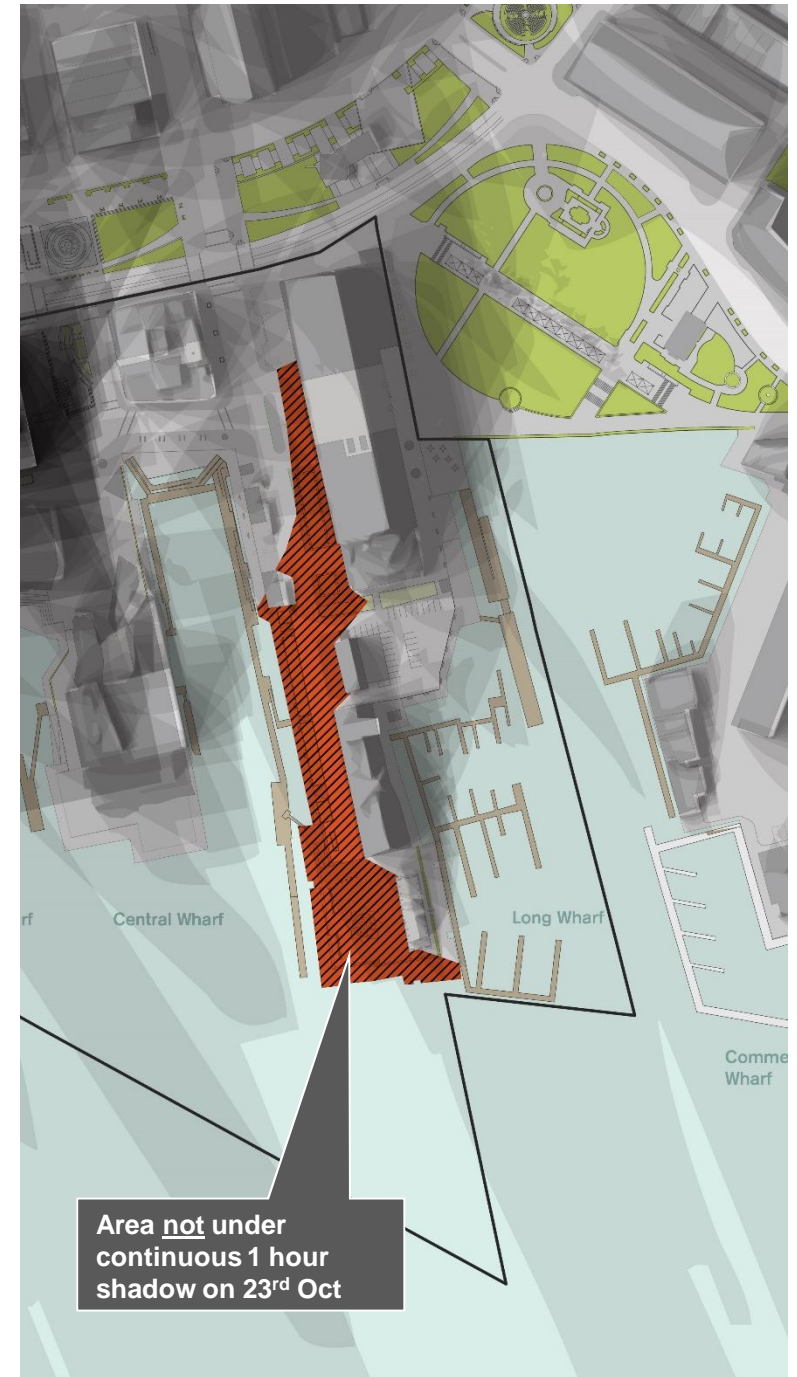
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Building height offsets

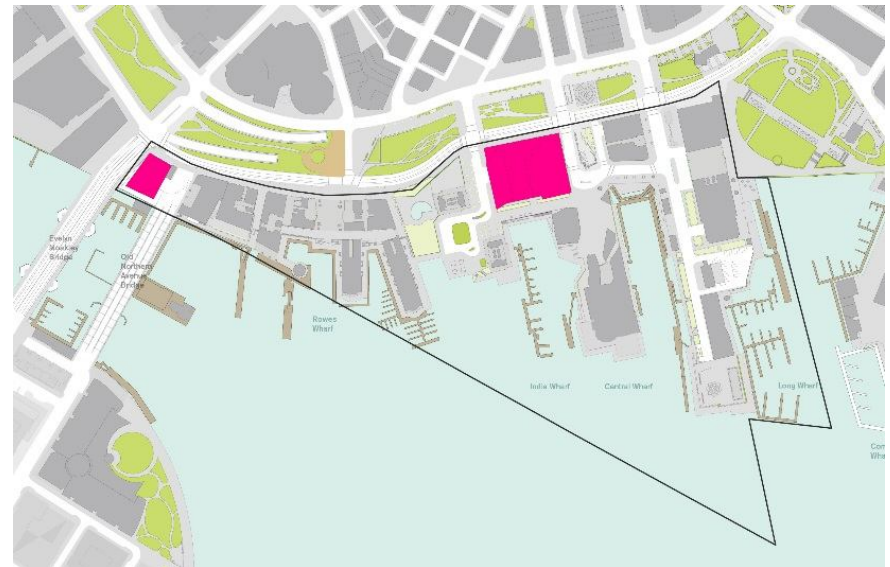
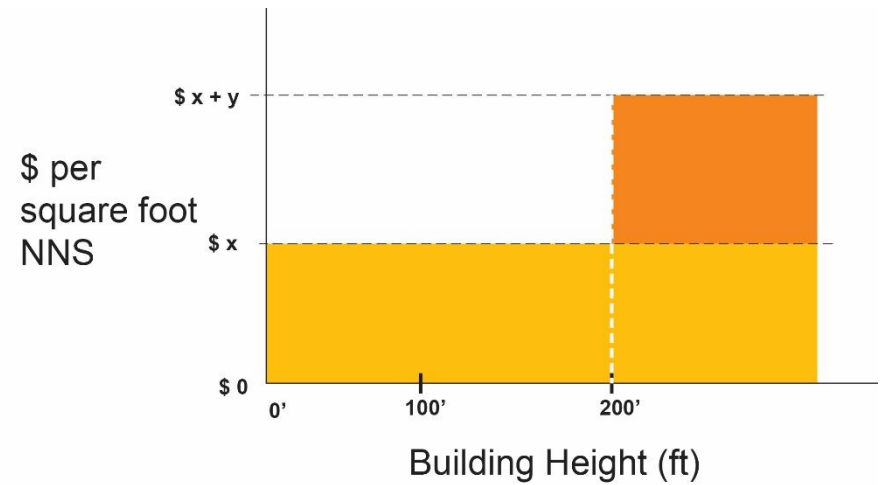
- Area-wide offset based on **net new shadow (NNS)**
 - \$X per square foot of NNS for water transportation
 - No NNS on Long Wharf seaward of the Marriott



Building height offsets

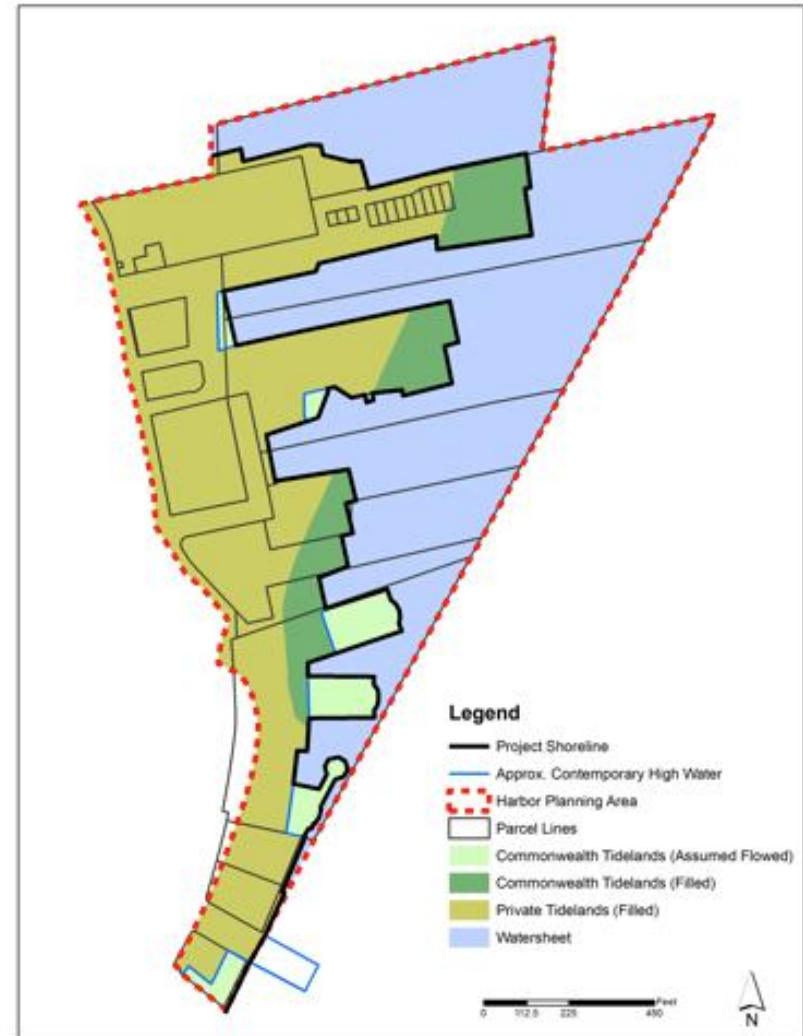
Exceptions

- Hook Wharf & Harbor Garage
 - o \$x per square foot of NNS for building height up to 200' for water transportation
 - o \$x + \$y per square foot of NNS for building height above 200' for water transportation



FPTs over flowed tidelands, substitute provision and offset

- No area-wide substitute provision or offset
- Exception
 - Hook Wharf, for residential development on upper floors over flowed tidelands
- Offset
 - On-site public benefits
 - Offsets must be provided regardless of use (amplification)



Water dependent use zone (WDUZ), substitute provision

- WDUZ may be reconfigured to provide the same or greater area as a compliant WDUZ
- Some limitations on the seaward extent of seasonal uses, such as outdoor cafés
- No offset required



Next steps in MHP process

- Further discussion on area-wide MHP provisions
- Further discussion on specific project MHP provisions
- MHP climate change preparedness provisions
- MHP water transportation provisions
- Review and discuss draft MHP



Downtown Waterfront

Next Meeting

Wednesday, January 13, 2016, 3-5 pm

