

# Downtown Waterfront Municipal Harbor Planning Advisory Committee



CITY OF BOSTON  
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# Agenda

- I. Analysis of Offset Strategies
- II. Next Steps
- III. Comments and Questions



# Analysis of Offset Strategies



# Scope of the Analysis

RKG Associates, Inc. was engaged by the BRA to

- **review** of Ch. 91 licenses, municipal harbor plans, interviews with property developers and owners, as well as other published information
- **assess whether there are commonalities, standards, or “rules of thumb”** that could be applied to future development negotiations, in order to provide a more predictable and sound Ch. 91 mitigation strategy.



# Scope of the Analysis: Case Studies

- Russia Wharf (Atlantic Wharf)
- Fan Pier
- Pier 4
- Lovejoy Wharf

# Atlantic (Russia) Wharf

## Baseline

- Harborwalk
- 75% of ground-floor SF dedicated to FPA/SPDF (BSA Space)
- Water transportation infrastructure (slips, touch-and-go docking) and operations subsidy valued at \$1.9 million
- Historic preservation of existing structure

## Offsets

- Interpretative signage
- Secondary Congress Street to Channel Walk West ramping system
- \$1.4 million of financial support for watersheet activation & enhancement
- Public realm improvements on Congress Street



Photo: Peter Vanderwerker

# Lovejoy Wharf

## Baseline

- Harborwalk
- Enlarged WDUZ (Pavilion)
- 75% of ground-level SF dedicated to FPA
- Water transportation infrastructure (floating dock)
- Water transportation infrastructure and operations subsidies (\$1.456 million)

## Offsets

- Interpretative signage
- Civic/cultural space & operating subsidy (\$250,000)
- Gridley Memorial Locks pedestrian crossing study (\$50,000)
- Public realm improvements





# Fan Pier

## Baseline

- Harborwalk
- Water infrastructure (Fan Pier Cove & floating wave attenuator) transportation subsidy (\$5.487 million)
- Public infrastructure

## Offsets

- Fan Pier Park & Green
- Institute of Contemporary Art (ICA) and 47,000 SF of other civic/cultural space
- Public realm improvements



# Pier 4

## **Baseline**

- Harborwalk
- Water transportation infrastructure (Water Commons) and operations subsidy (\$1.165 million)

## **Offsets**

- Waterfront Park & Plaza
- Civic/cultural/ community meeting space
- Public realm improvements

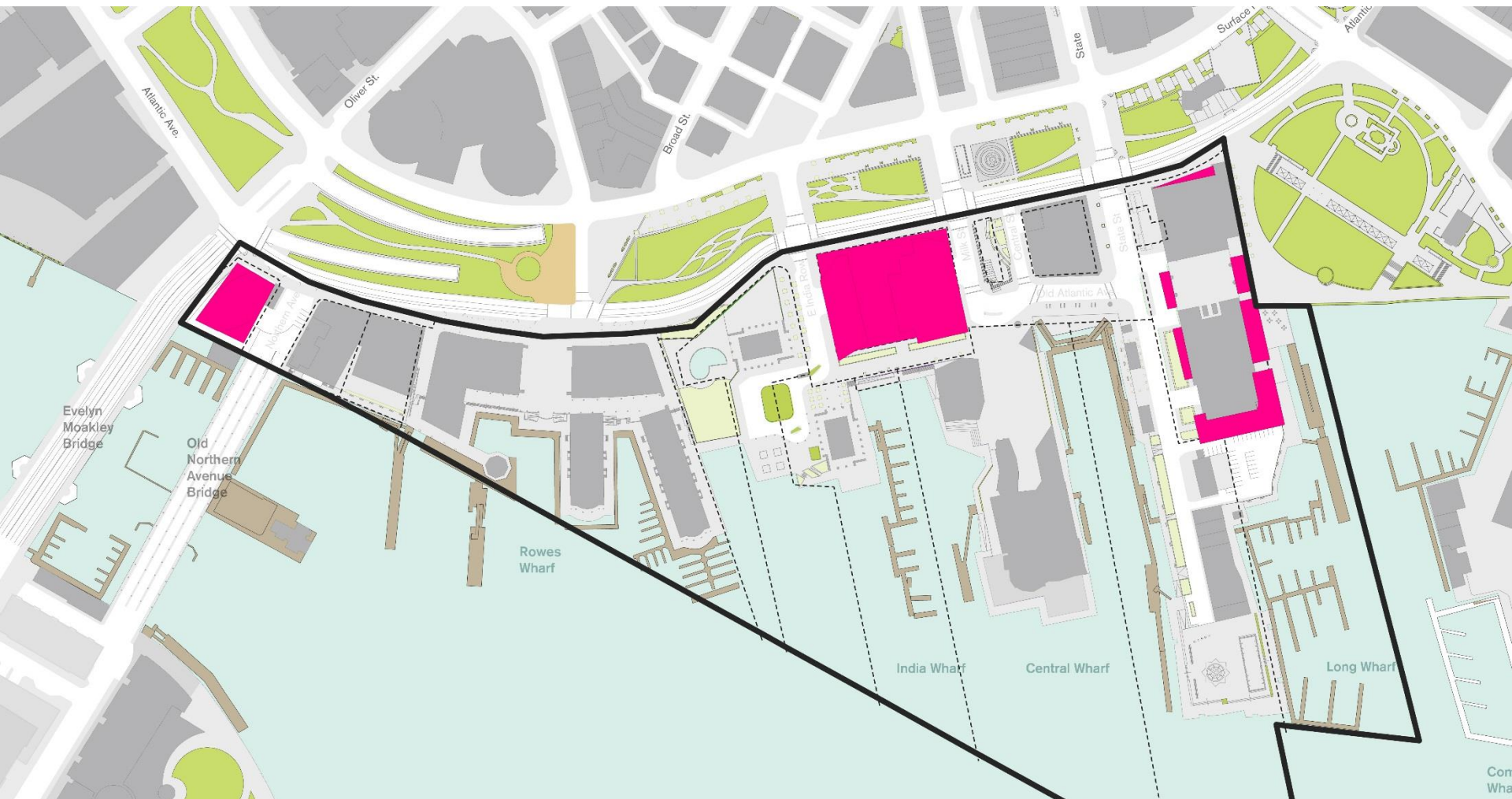


# Downtown Waterfront Proposed Projects in the Study Area

## Hook Lobster Site

## Harbor Garage Site

## Long Wharf Marriott



# Choices for an Offset Strategy

## Approaches:

- 1) Each project (site) **supports a specific public benefit.**

**AND/OR**

- 2) Each project provides payment to a **central fund** for public benefits in the district.



# Choices for an Offset Strategy

## Offsets should focus on:

- **On-site, adjacent, or areawide improvements**
- **Improvements to identified priority areas, such as Special Public Destination Facilities (SPDFs)**
- **Connectivity (getting to and from the waterfront, water transportation)**





# Next Steps

