

# Downtown Waterfront District Municipal Harbor Plan & Greenway District Zoning Analysis

## Elements of a Municipal Harbor Plan



Presentation to the  
Boston Municipal Harbor  
Planning Advisory Committee  
Jack Hart, Chair  
February 26, 2014



# Presentation Outline

## Review of Chapter 91 & MHP

### MHP components

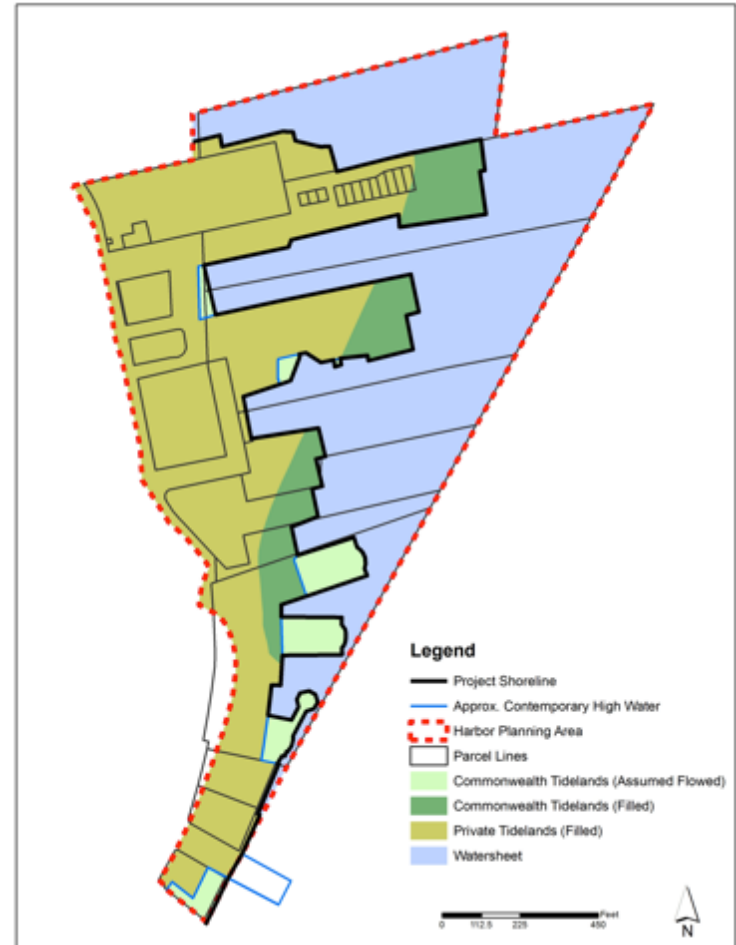
- The City's MHP objectives
  - Request for a Notice to Proceed (RNTP)
  - Public Realm Plan
- Substitute provisions
- Impacts & offsets
- Amplifications
- State approval standards

Next step: MHP framework

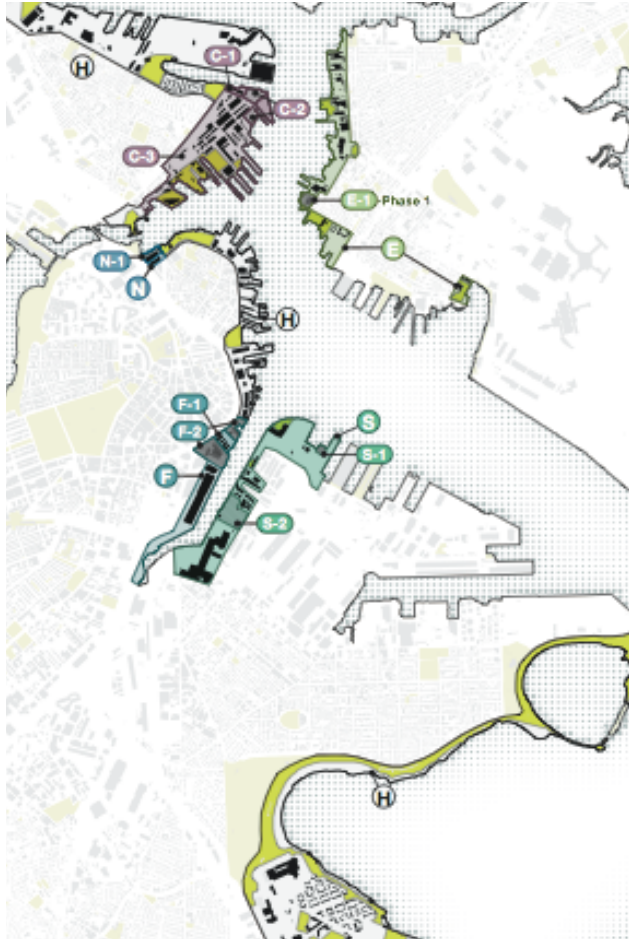


# Review of Chapter 91 & MHP

- Chapter 91, the Massachusetts Public Waterfront Act, protects public rights on filled and flowed tidelands
- Priority for water dependent uses
- Nonwater dependent uses are subject to 8 dimensional standards
- Private tidelands
- Commonwealth tidelands: higher standard for public benefits



# Review of Chapter 91 & MHP



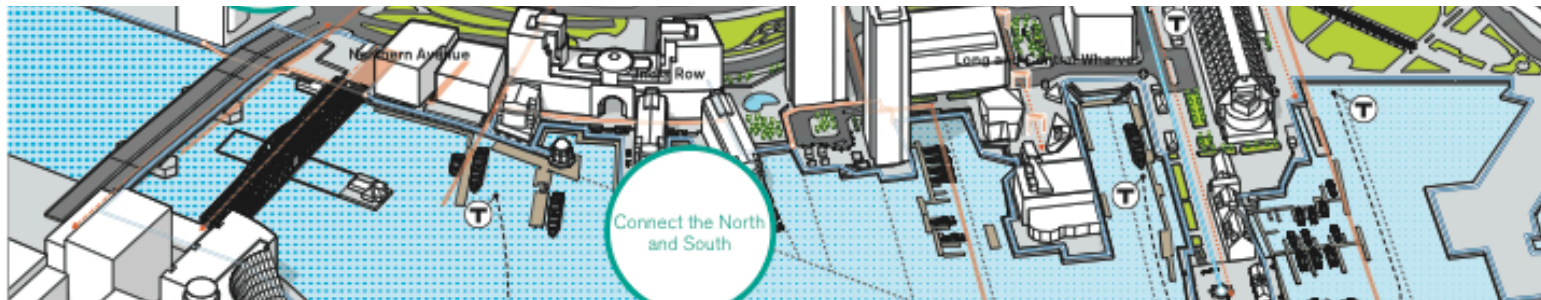
MHPs are voluntary, state-approved, & used for many purposes

- Rely on input from the public & from an advisory committee
- Promote long-range waterfront planning goals
- Allow for Chapter 91 numerical/dimensional standards to be altered to implement community vision



# The City's MHP objectives: Request for a Notice To Proceed

- An active, mixed-use area with new residential & commercial development
- Access to the harbor & islands, including water transportation
- Waterfront wayfinding & open space connections
- Open space resources and the public realm
- Climate resiliency
- Greenway Study wharf district guidelines



# The City's MHP objectives: Public Realm Plan



## Downtown Waterfront Public Realm and Watersheet Activation Plan

Master plans & public realm plans inform & guide MHP development, and may provide a menu of potential offsets



# The City's MHP objectives: Public Realm Plan

The draft Downtown Waterfront public realm and watersheet activation plan provides:

- Dual focus on landside programming and the watersheet
- District-wide goals with area-specific objectives
  - Connectivity
  - Legibility
  - Activation & programming



# Substitute provisions

- Building heights
  - Open space (“50% provision”)
- 
- Water Dependent Use Zones (WDUZs)
  - New Pile-Supported Structures
  - Open Space (Commonwealth tidelands)
- 
- HARBORWALK
  - Facilities of Public Accommodation (FPAs)
  - Facilities of Private Tenancy (FPTs)







# Impacts & Offsets



- But, it's not always possible to provide offsets that are similar and proximate
- Determining these types of offsets can be a complex and dynamic part of MHPs
  - Use precedents as guidance, but each area is different
  - New approaches to offsets may be developed to support MHP objectives

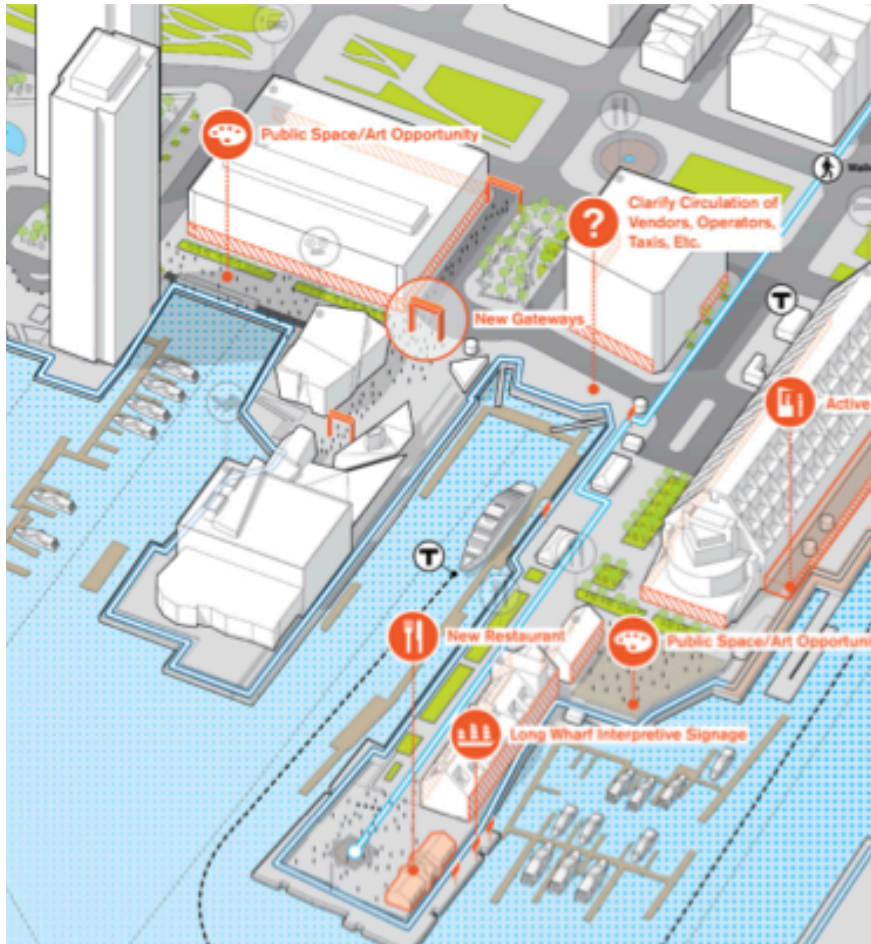


# Amplifications

- For Chapter 91 discretionary requirements, amplifications provide more detail to achieve community waterfront goals
- May be tailored to include specific or higher standards
- Amplifications could include provisions to:
  - Minimize water dependent user conflicts
  - Encourage additional water dependent uses
  - Designate particular site design elements, e.g., public art



# State approval standards



Buildings should have a condensed footprint and relatively modest size so that the ground level environment:

- Promotes public access & water dependent uses
- Supports public activity
- Discourage privatization of the waterfront



## Next step: MHP framework

City's MHP objectives (RNTP and Public Realm Plan)

+ Substitute provisions

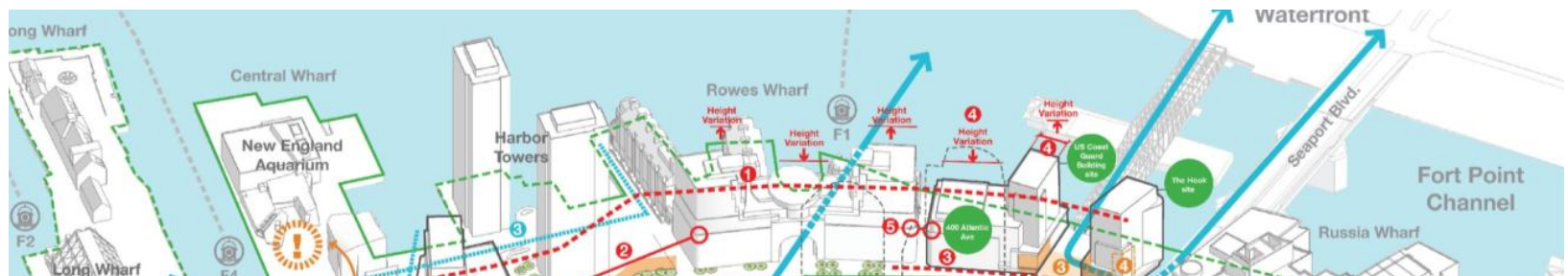
+ Impacts & offsets

+ Amplifications

+ State approval standards

+ Public input

**= Draft MHP framework**



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