

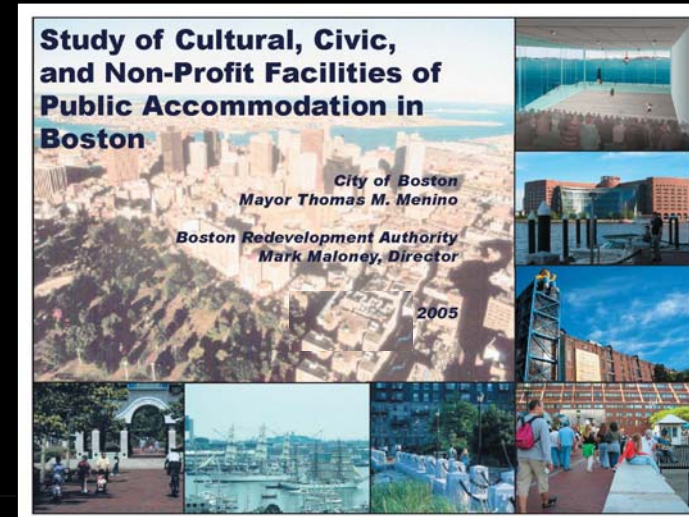
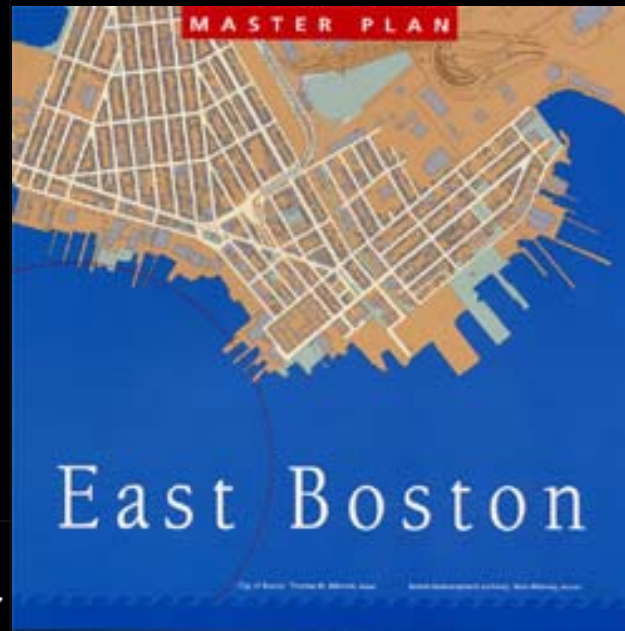
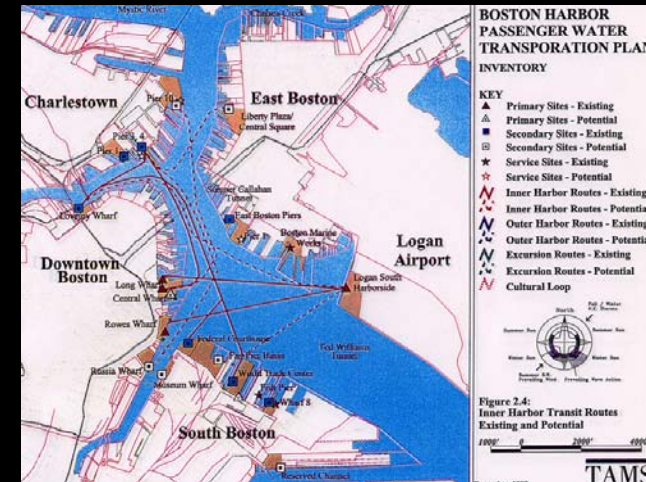
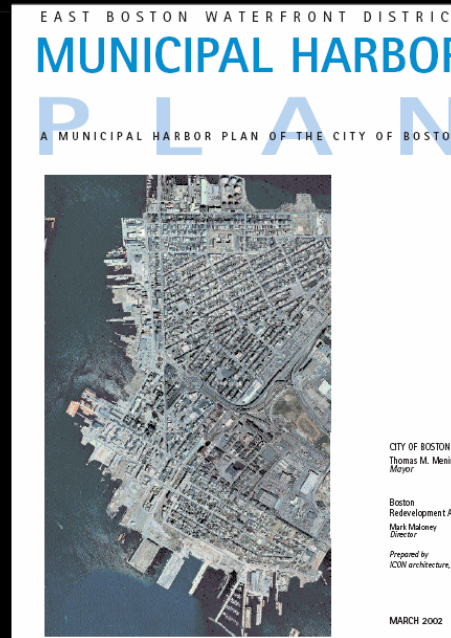
East Boston Municipal Harbor Planning Amendment



Neighborhood Planning Background

Recent Planning

- '93 Article 53 Zoning
- '96 Port of Boston Economic Development Plan
- '99 Inner Harbor Transportation Plan
- '00 Master Plan
- '02 Harbor Plan
- '05 FPA Retail Study



Chapter 91 & Municipal Harbor Planning

Purpose

- 1866 law allows development if public access is enhanced
 - *“right to fish, fowl, and navigate”*
- Same numeric standards applied throughout State
- MHP tailors to fit community’s goals
- MHP amendments set development guidelines
 - building height, setback & open space



EB Master Plan

Future Vision

- A revived waterfront
- Vibrant business districts
- A unique network of open spaces and historic resources
- Diverse neighborhoods

Waterfront Goals

- Waterfront public access
- Extend public realm
- Mixed-use waterfront destinations (new housing)
- Connect waterfront via open space
- Continuous Harborwalk



EB Municipal Harbor Plan

- Completed 2002
- Built on 2000 EB Master Plan goals
- Study area
- MassPort

• *Goals*

- Water-dependent & industrial uses
- Public waterfront access
- Transportation links
- Promote housing
- Reinforce existing commerce
- Reconnect pedestrians
- Preserve historic resources


Legend

- Study Area Boundary
- Massport Waterfront Parcels

EAST BOSTON WATERFRONT DISTRICT

MUNICIPAL HARBOR PLAN

A MUNICIPAL HARBOR PLAN OF THE CITY OF BOSTON

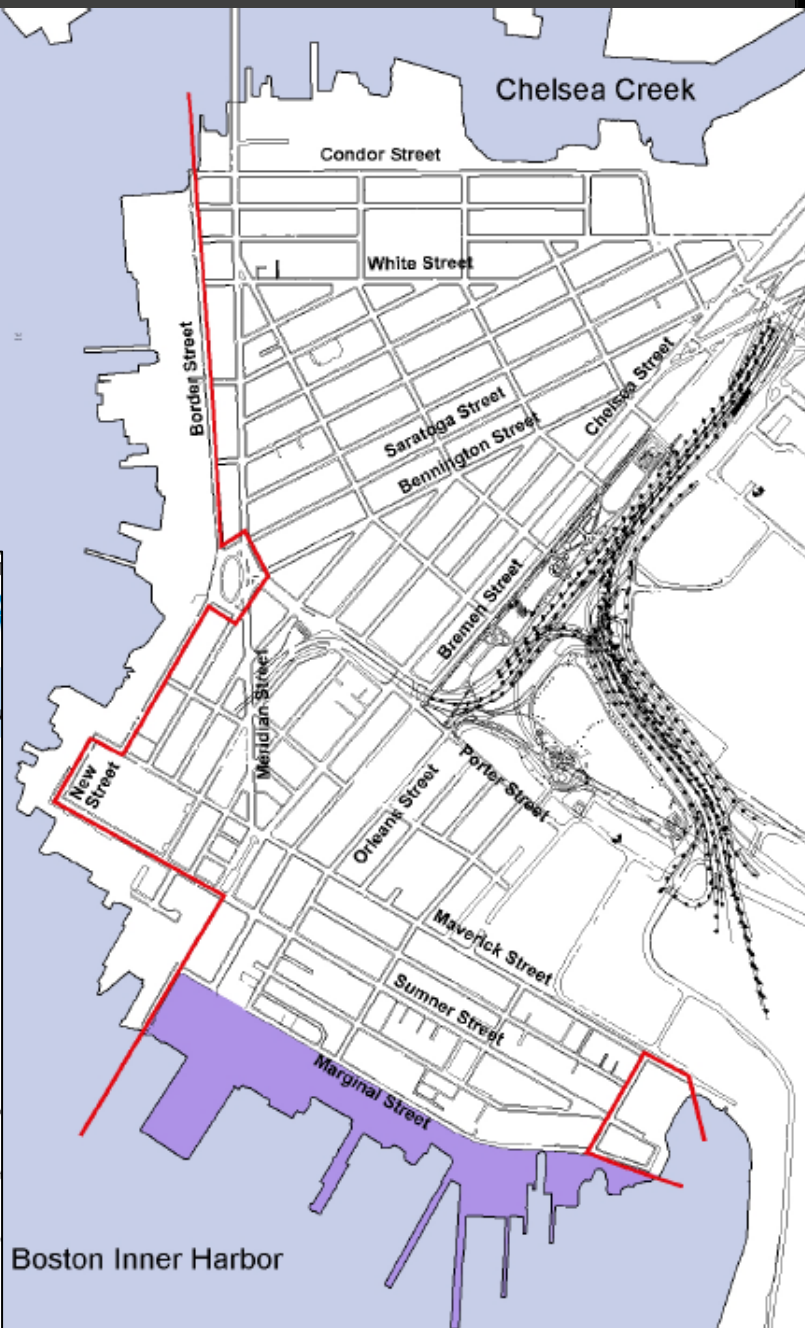


CITY OF BOSTON
Thomas M. Menino
Mayor

Boston
Redevelopment Authority
Mark Maloney
Director

Prepared by
ICWV architecture, inc.

MARCH 2002



Objectives – Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

- **Open Space**



Objectives - Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• **Open Space**



Objectives – Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

- Open Space | **Harborwalk**



Objectives – Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• Open Space | **Harborwalk**



CARLTON'S WHARF,
one of the earliest wharves in
East Boston, was built around
1851 by Massachusetts native
John K. Carlton.

Carlton himself was among the first wave of Bostonians to
settle in the nascent, but promising, planned township of
East Boston in the 1830s. His prosperous coeprage (barrel
making) and fishpacking business occupied the wharf from the
early 1850s into the 1870s. Carlton lived close to his business, like
many 19th century industrialists and merchants; his home was near the
London Streets.

... moved to Carlton's Wharf
East Boston.

Objectives – Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

- Open Space | **Harborwalk**



Objectives - Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• Open Space | Harborwalk | **Water-Dependent Uses**



Objectives - Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• Open Space | Harborwalk | **Water-Dependent Uses**



Objectives - Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• Open Space | Harborwalk | **Water-Dependent Uses**



Objectives - Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

- Open Space | Harborwalk | Water-Dependent Uses | Height

**BOSTON
MUNICIPAL
HARBOR
PLAN**






-  Chapter 91 Compliant Volume
-  MHP Concept for Volume
-  Substitution of Volume (Additional)
-  Substitution of Volume (Reduced)
-  Location for additional height for Ground floor FPA's

Figure 9-5
Concept for Volume
Hodge Boiler Works

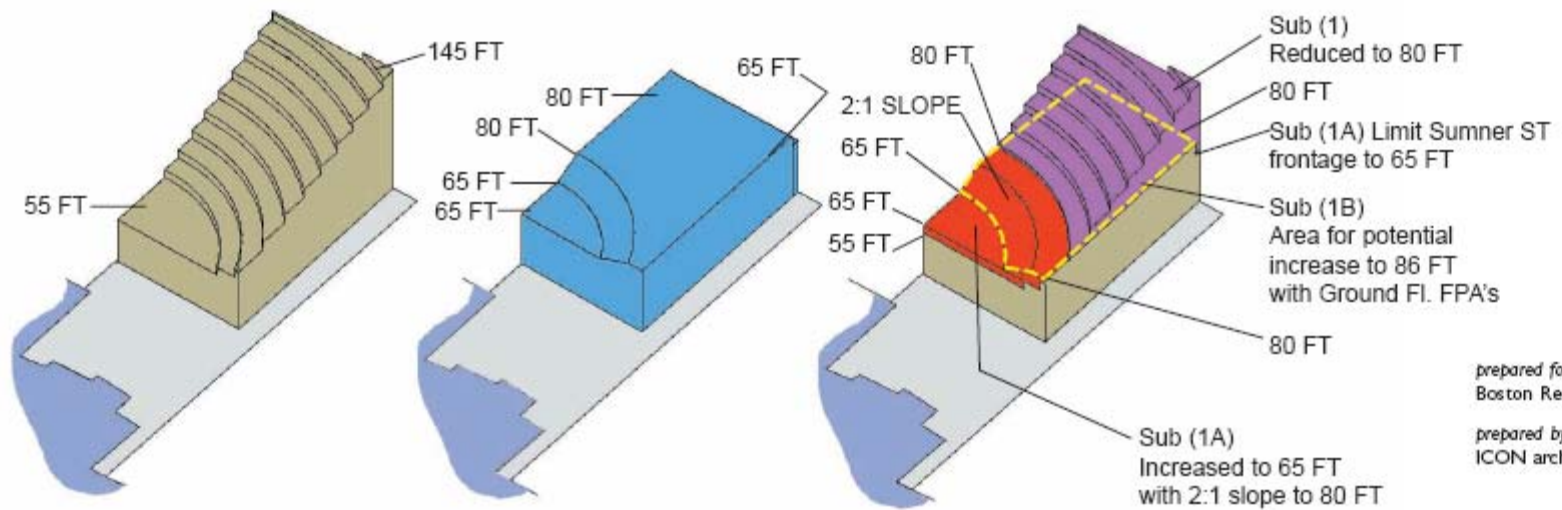


Diagram A
Chapter 91 Volume

Diagram B
MHP Volume

Diagram C
Substitutions

prepared for:
Boston Redevelopment Authority

prepared by:
ICON architecture, Inc.



Date: March 2002

Scale: Not to scale

Objectives – Municipal Harbor Planning

Review Numeric Standards & Make Recommendations

• Open Space | Harborwalk | Water-Dependent Uses | **Height**



Broader Objectives – Municipal Harbor Planning

Open Space | Signage | Urban Design | Historic | Water Transit | FPA



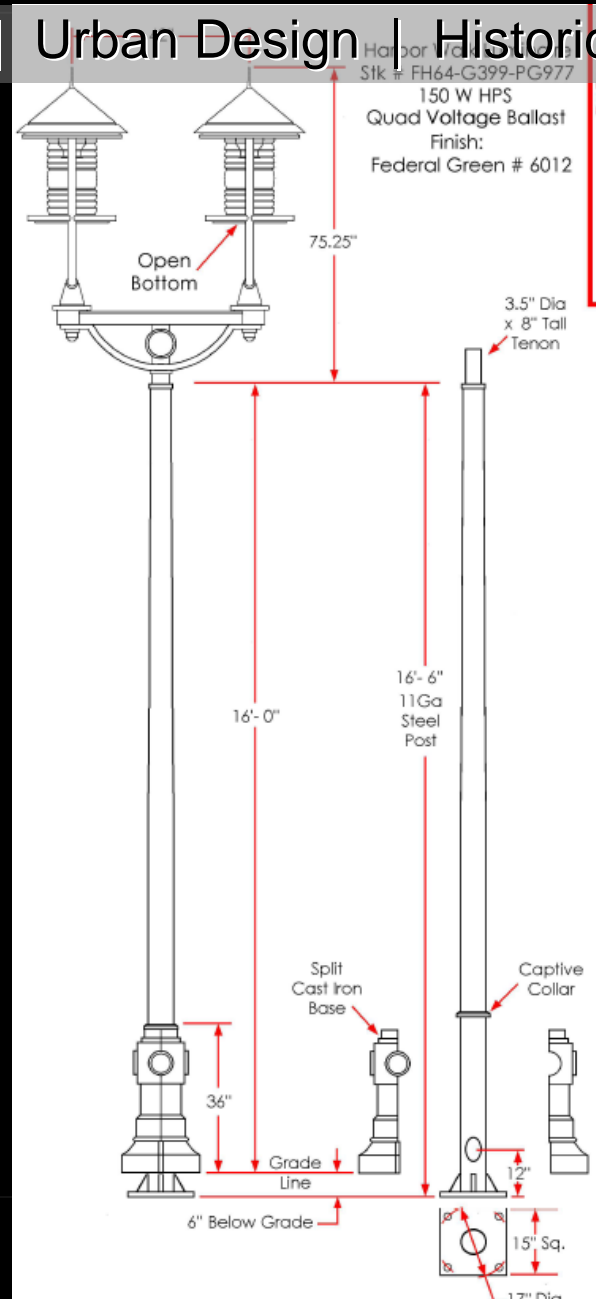
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Open Space | Signage | Urban Design | Historic | Water Transit | FPA



Broader Objectives - Municipal Harbor Planning

Open Space | Signage | Urban Design | Historic | Water Transit | FPA



Broader Objectives – Municipal Harbor Planning

Open Space | Signage | **Urban Design** | Historic | Water Transit | FPA



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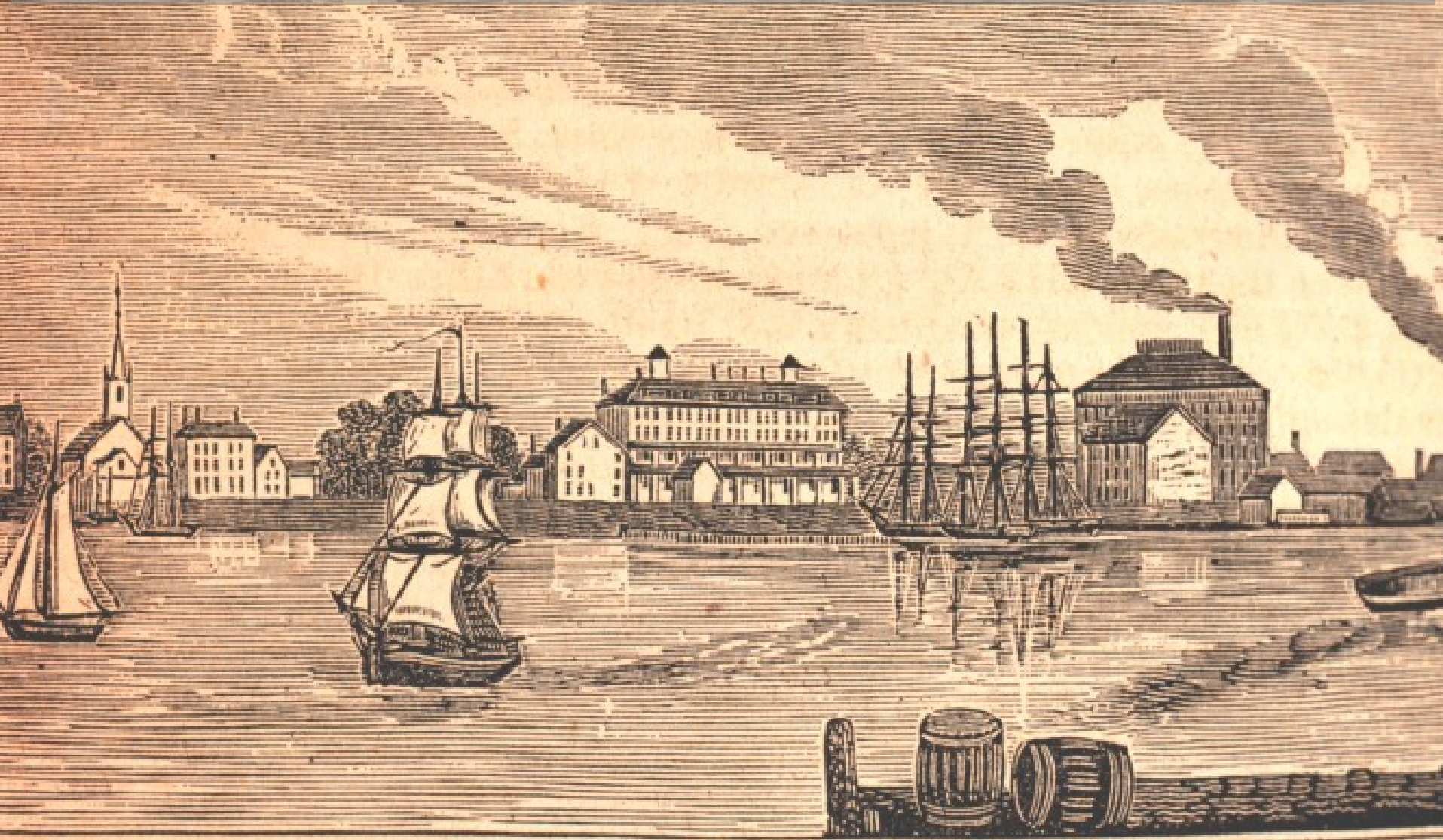
Broader Objectives – Municipal Harbor Planning

Open Space | Signage | Urban Design | **Historic** | Water Transit | FPA



Broader Objectives – Municipal Harbor Planning

Open Space | Signage | Urban Design | **Historic** | Water Transit | FPA



South-western view of East Boston.

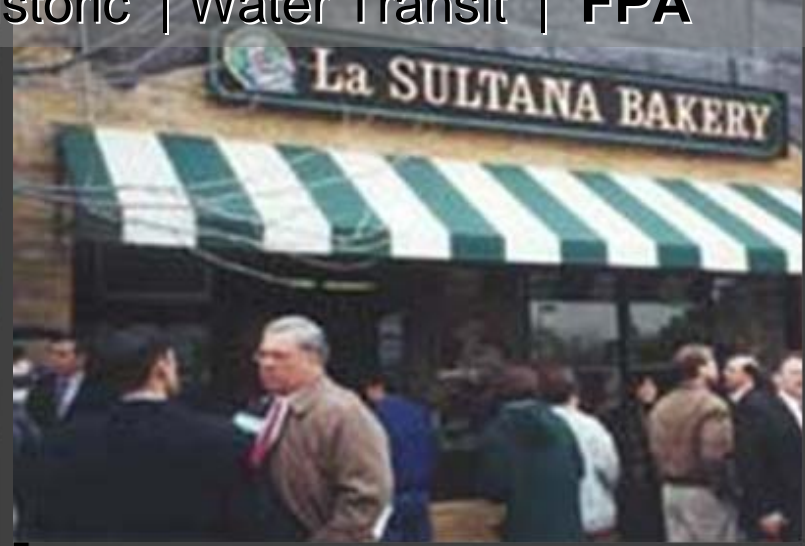
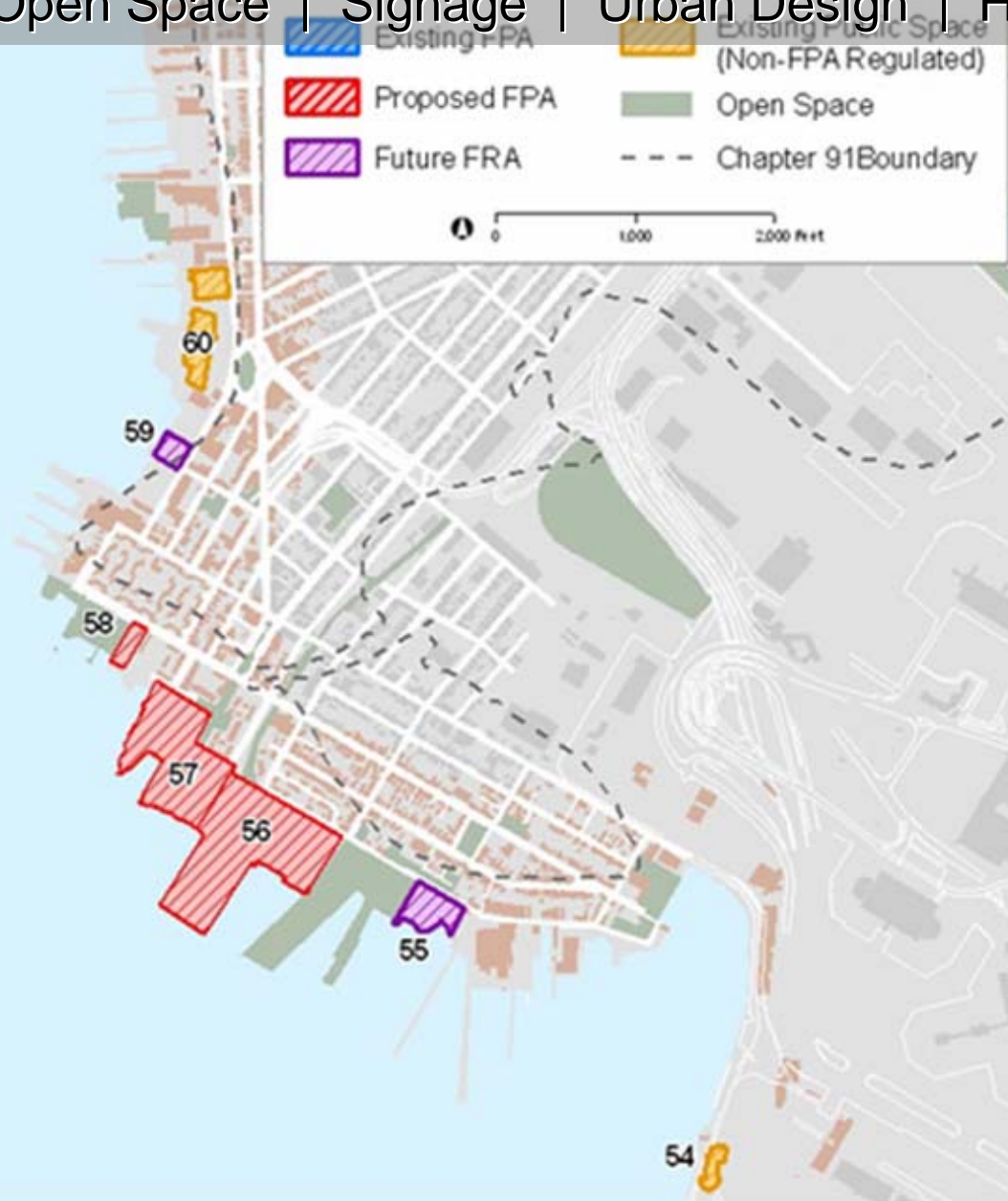
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Open Space | Signage | Urban Design | Historic | **Water Transit** | FPA



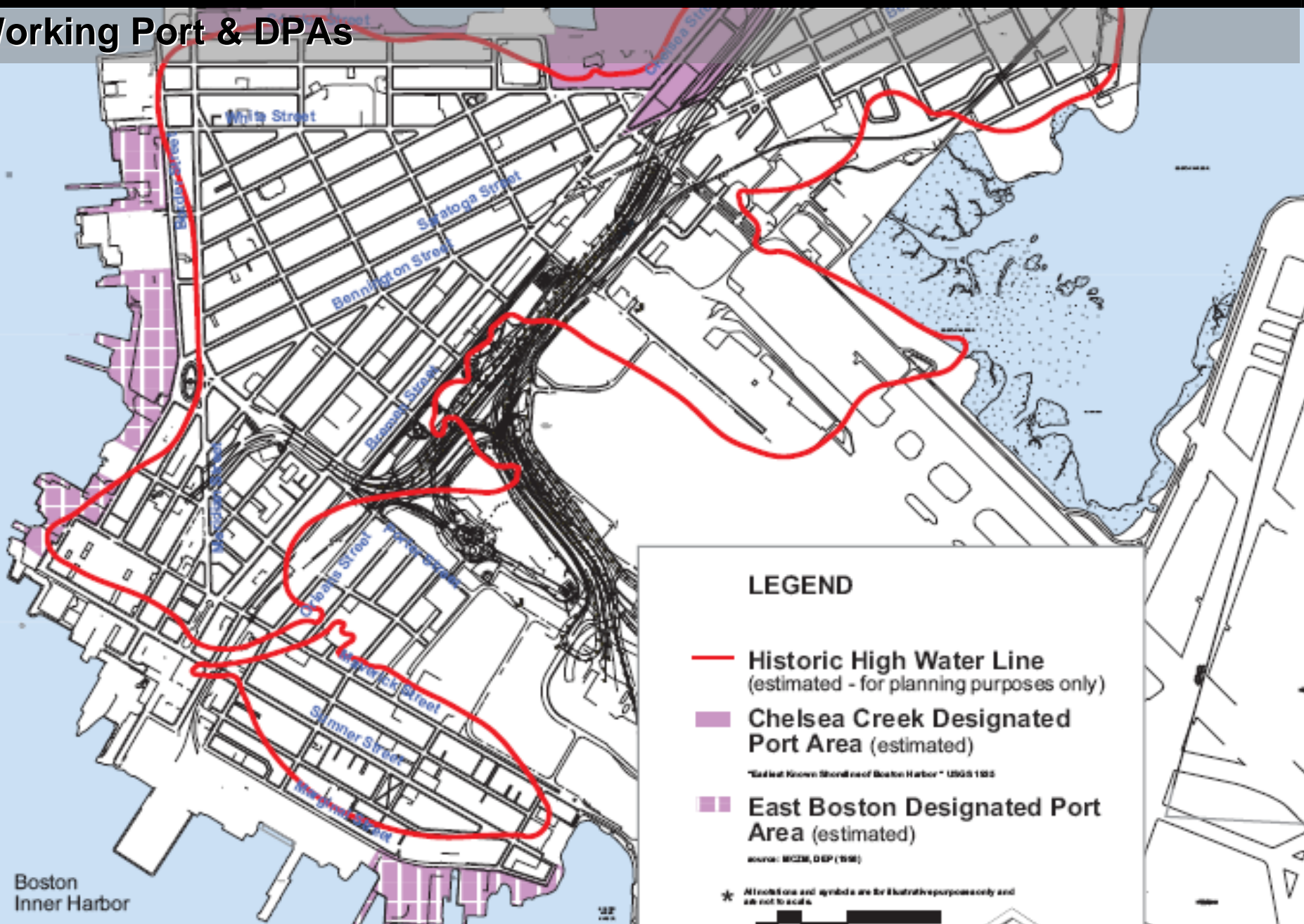
Broader Objectives - Municipal Harbor Planning

Open Space | Signage | Urban Design | Historic | Water Transit | **FPA**



Broader Objectives - Municipal Harbor Planning

Working Port & DPAs



Broader Objectives – Municipal Harbor Planning

Working Port & DPAs



Broader Objectives – Municipal Harbor Planning

Working Port & DPAs



Broader Objectives – Municipal Harbor Planning

Working Port & DPAs



EOEEA/CZM Secretary's Decisions

MHP Decision

- Revisit New Street & Boston East

Decision on DPA Boundary Review

- New Street jurisdiction change

DND DPA Boundary Reconfiguration

- Boston East DPA reconfiguration



Legend

— DPA Boundary

- - - Changes to DPA Boundary, April 2003

~ ~ ~ Approximate Shoreline



2007 East Boston MHP Amendment

Focus Areas

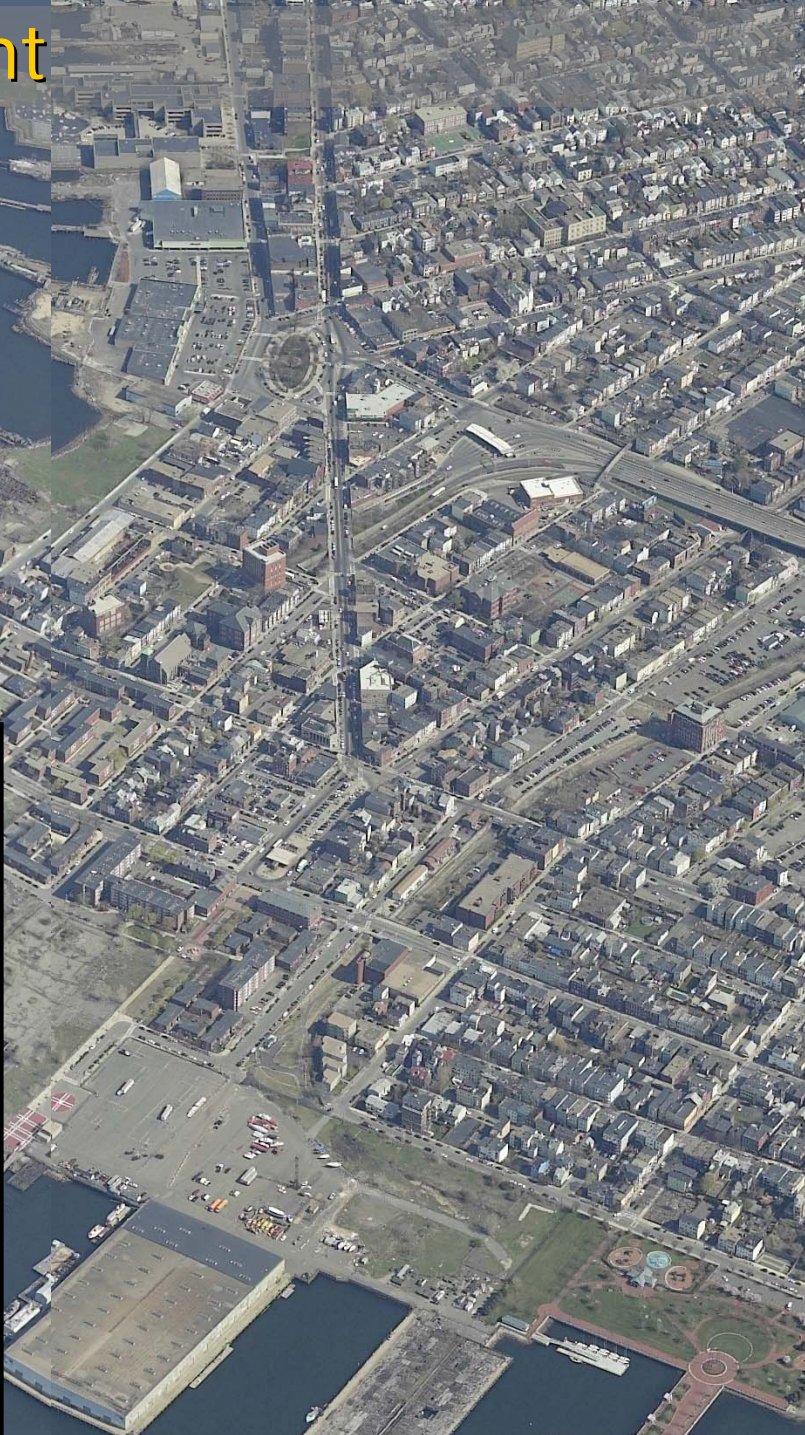
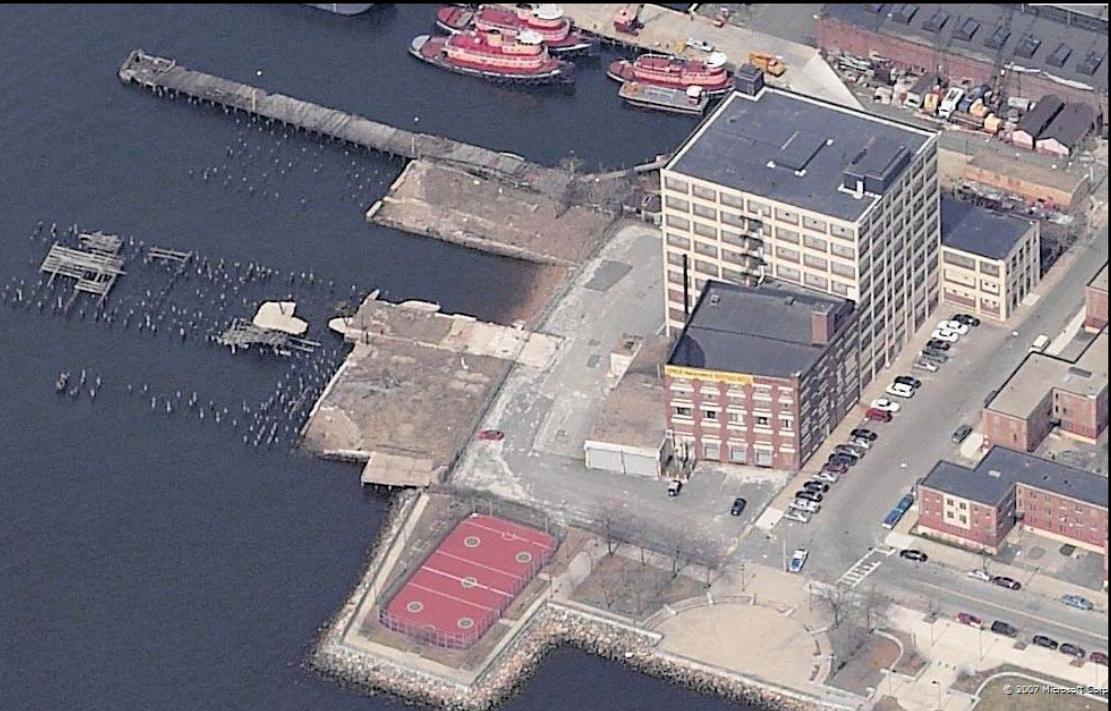
- New Street
- Boston East
- 125 Sumner Street – BHA parcel



2007 East Boston MHP Amendment

Focus Areas

- **New Street**
- **Boston East**
- **125 Sumner Street – BHA parcel**



2007 East Boston MHP Amendment

Focus Areas

- New Street
- **Boston East**
- 125 Sumner Street – BHA parcel



2007 East Boston MHP Amendment

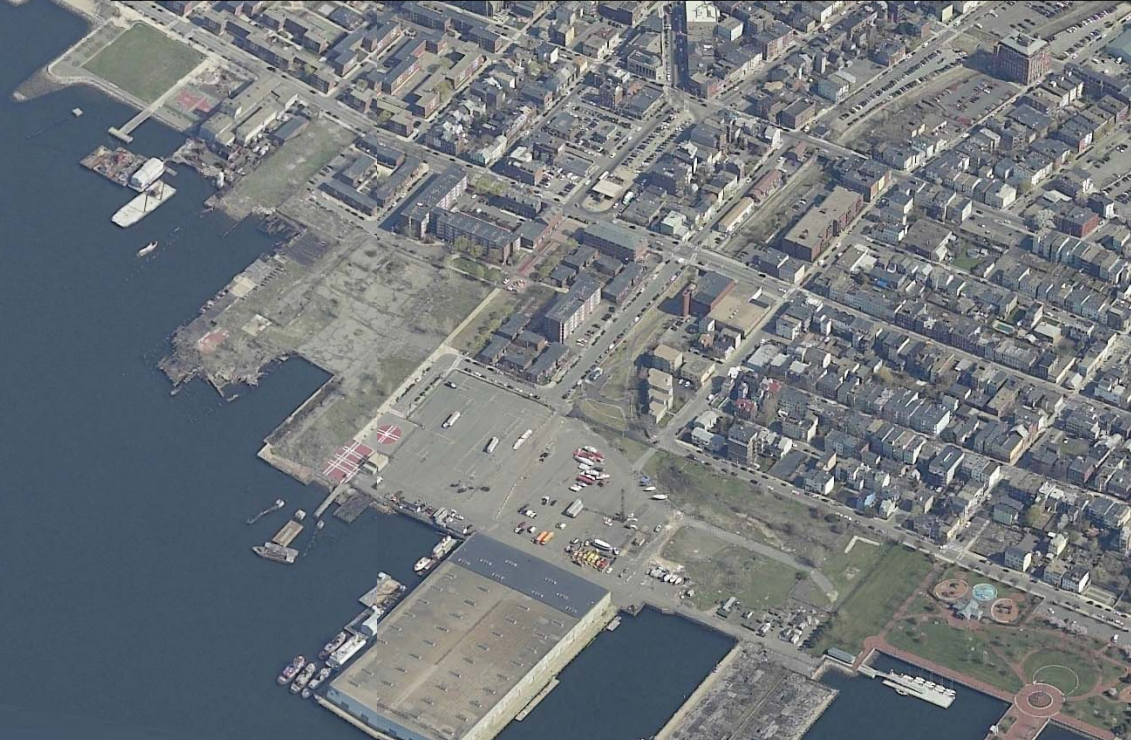
Focus Areas

- New Street
- Boston East
- **125 Sumner Street**
– BHA parcel



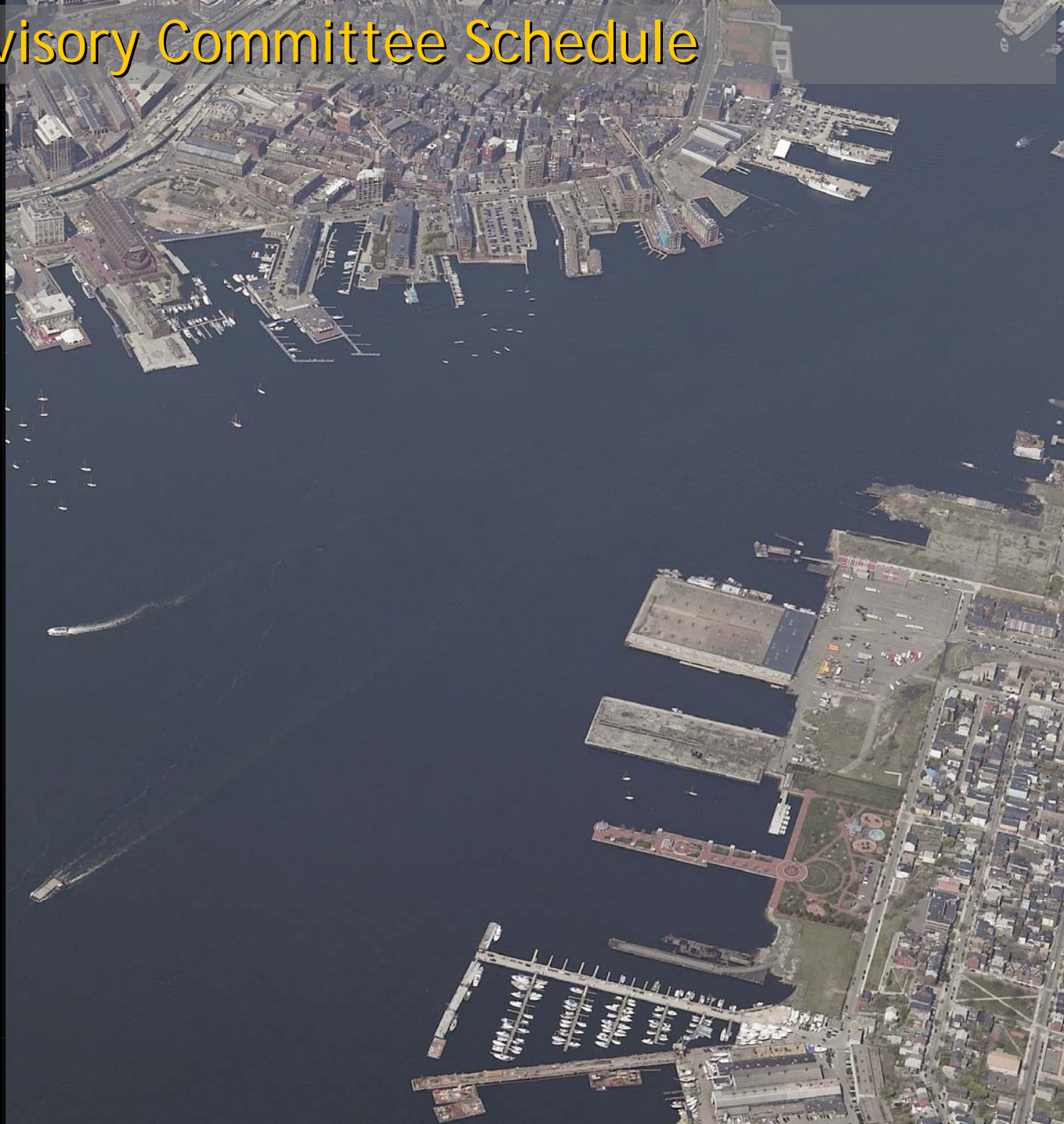
2007 East Boston MHP Amendment

- East Pier



2007 EB MHP Advisory Committee Schedule

- Wed, Sep 12
6-8pm
Maverick Landing
Community Center
East Boston
- Wed, Sep 26
3-5pm
City Hall
Piemonte Room



East Boston Municipal Harbor Planning Amendment



Approved & Proposed Waterfront Development Projects

Approved

- Pier 5 Marina
- Piers Park Phase 1
- East Pier (fka Portside at Pier 1)
- Clippership
- Hodge Boiler Works

Completed

- Carlton Wharf
- Maverick Landing
- Atlantic Works

Proposed

- Piers Park Phase 2
- New Street
- Boston East

