



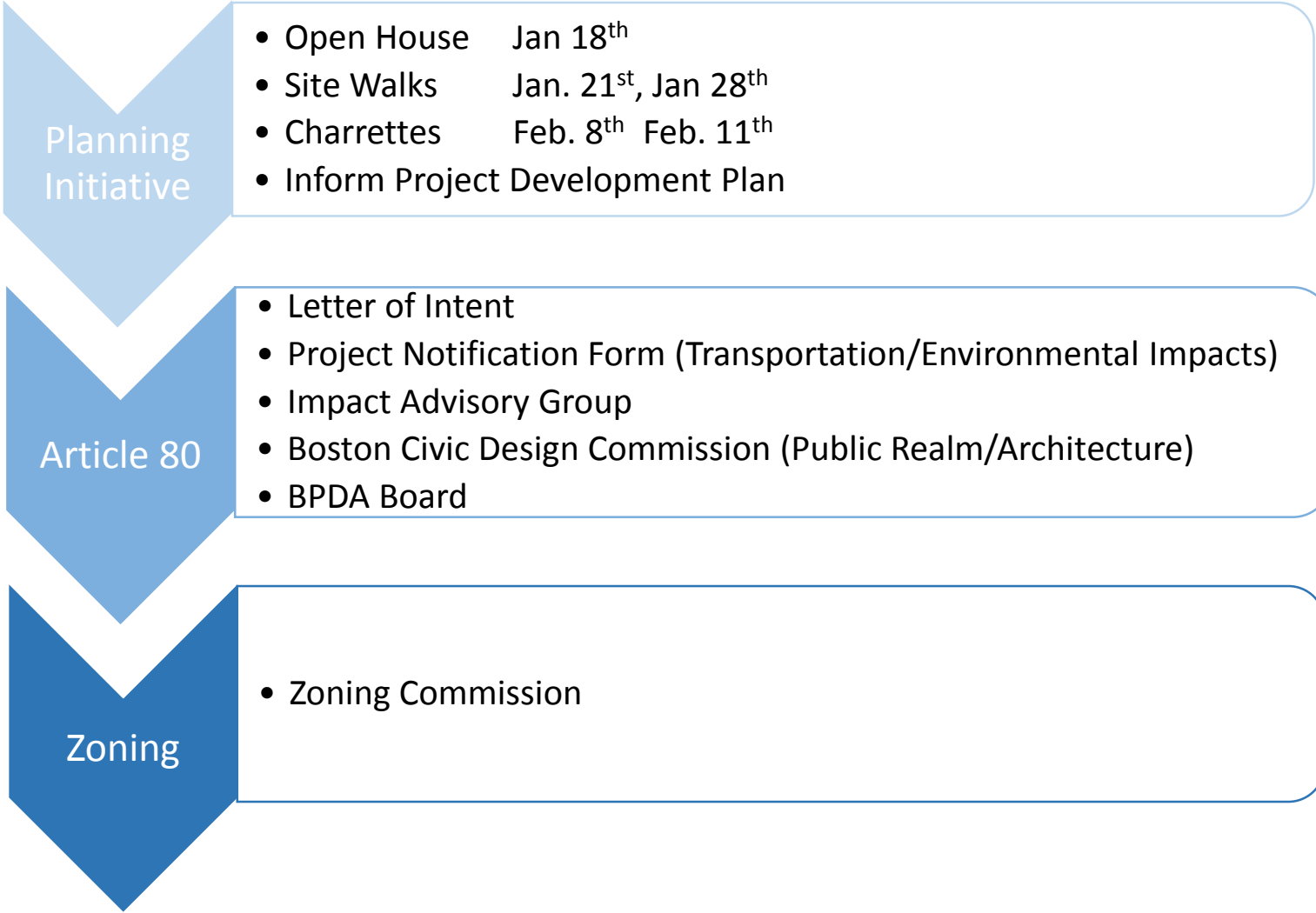
# Edison Power Plant Planning Initiative

*January 18, 2017*



**boston planning &  
development agency**

# Planning Timeline



# Edison Power Plant

## Area Context

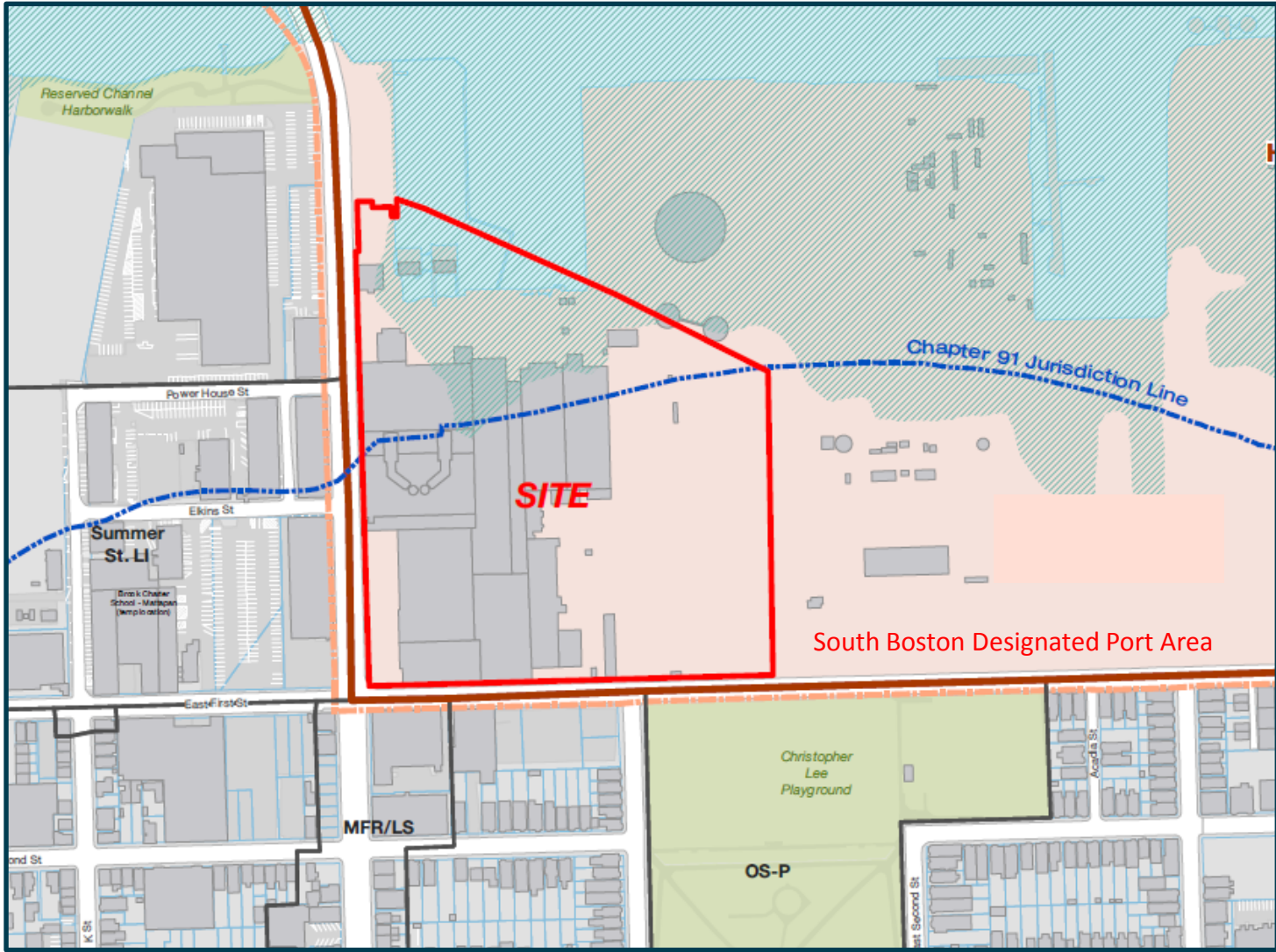
# Federal Regulatory Limits

FAA Height Limits



# State Regulatory Limits

Chapter 91 & Designated Port Area (DPA)

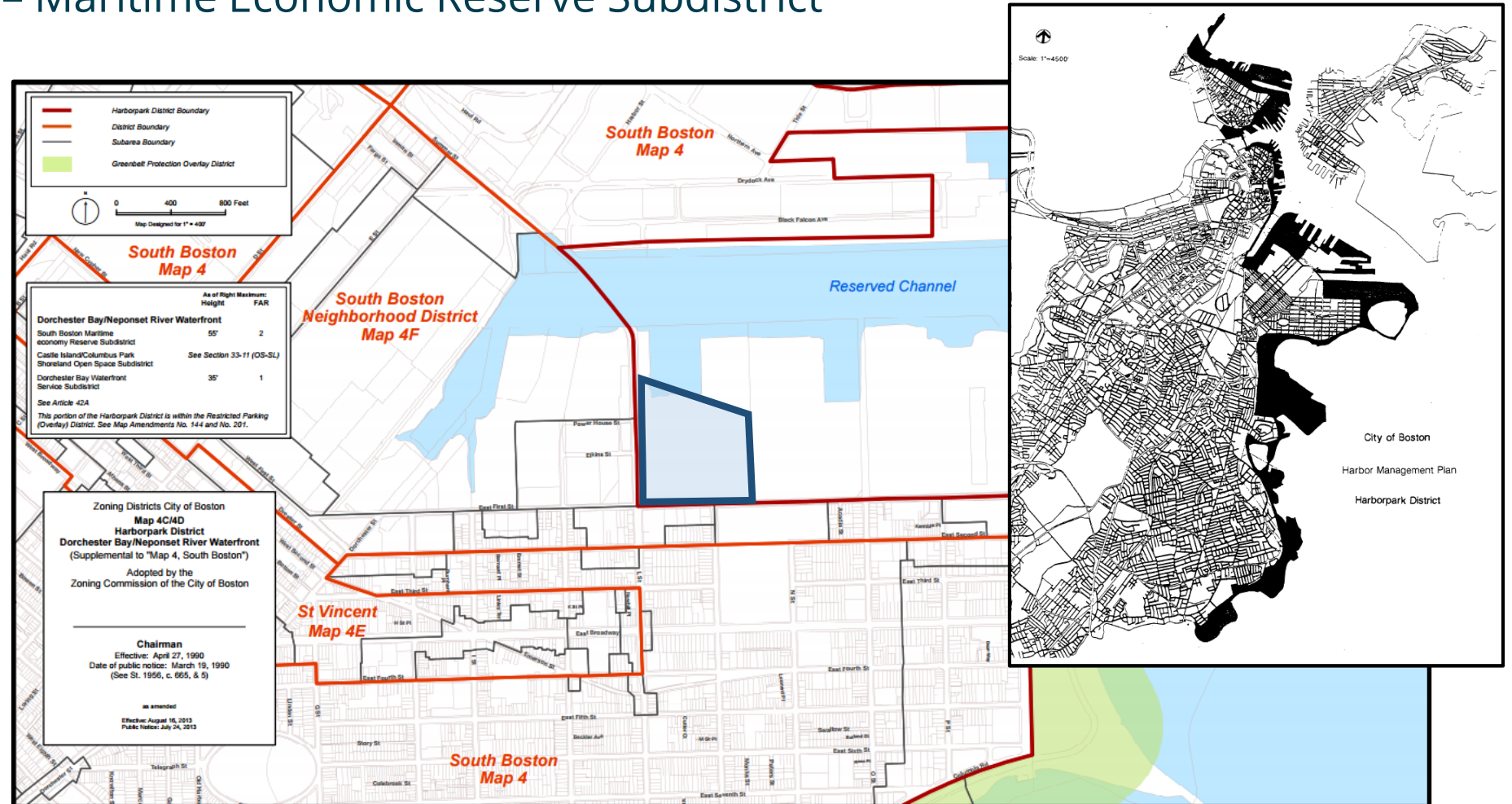


# Existing Zoning

## Harborpark District – Maritime Economic Reserve Subdistrict

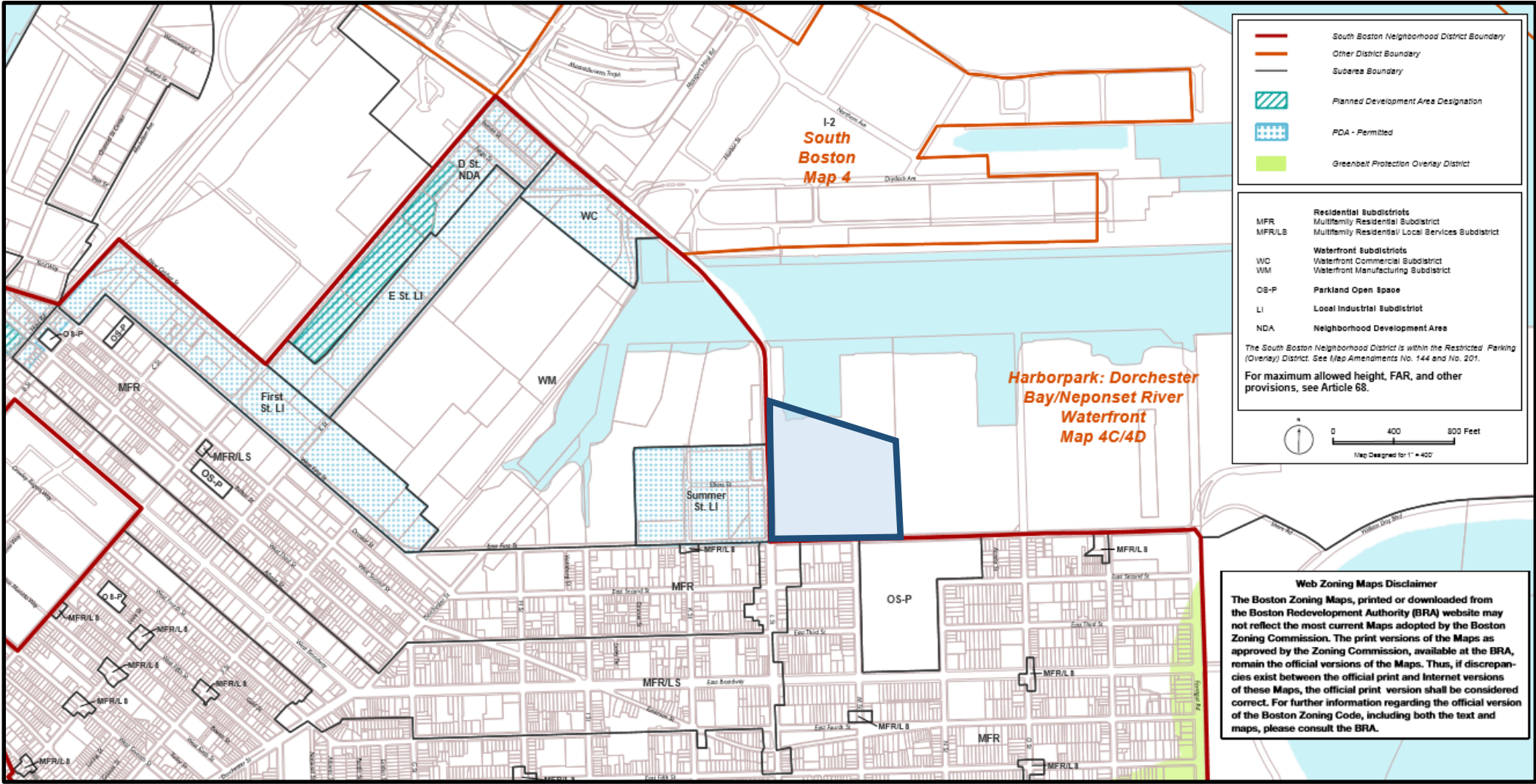
Promote the Waterfront:

- Revitalization
- Activation
- Working Port
- Access



# Existing Zoning

## Article 68: South Boston Neighborhood District



# Edison Power Plant

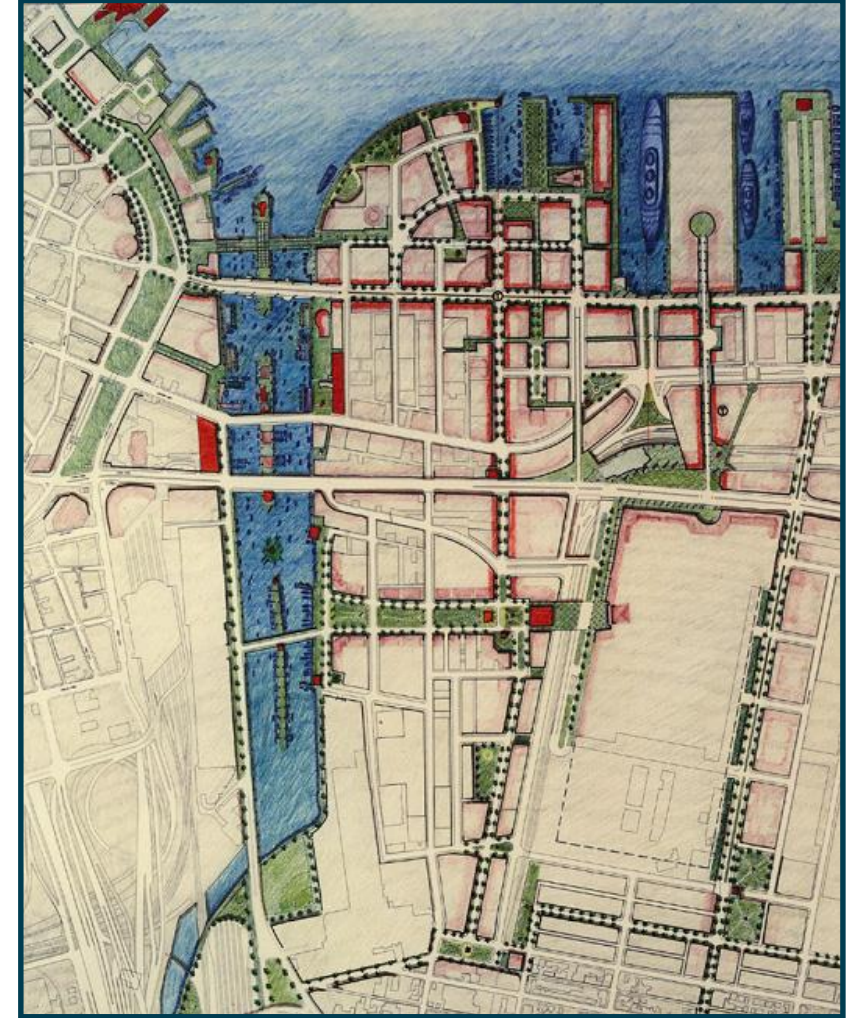
## Related Planning Efforts





# Seaport Public Realm Plan - 1999

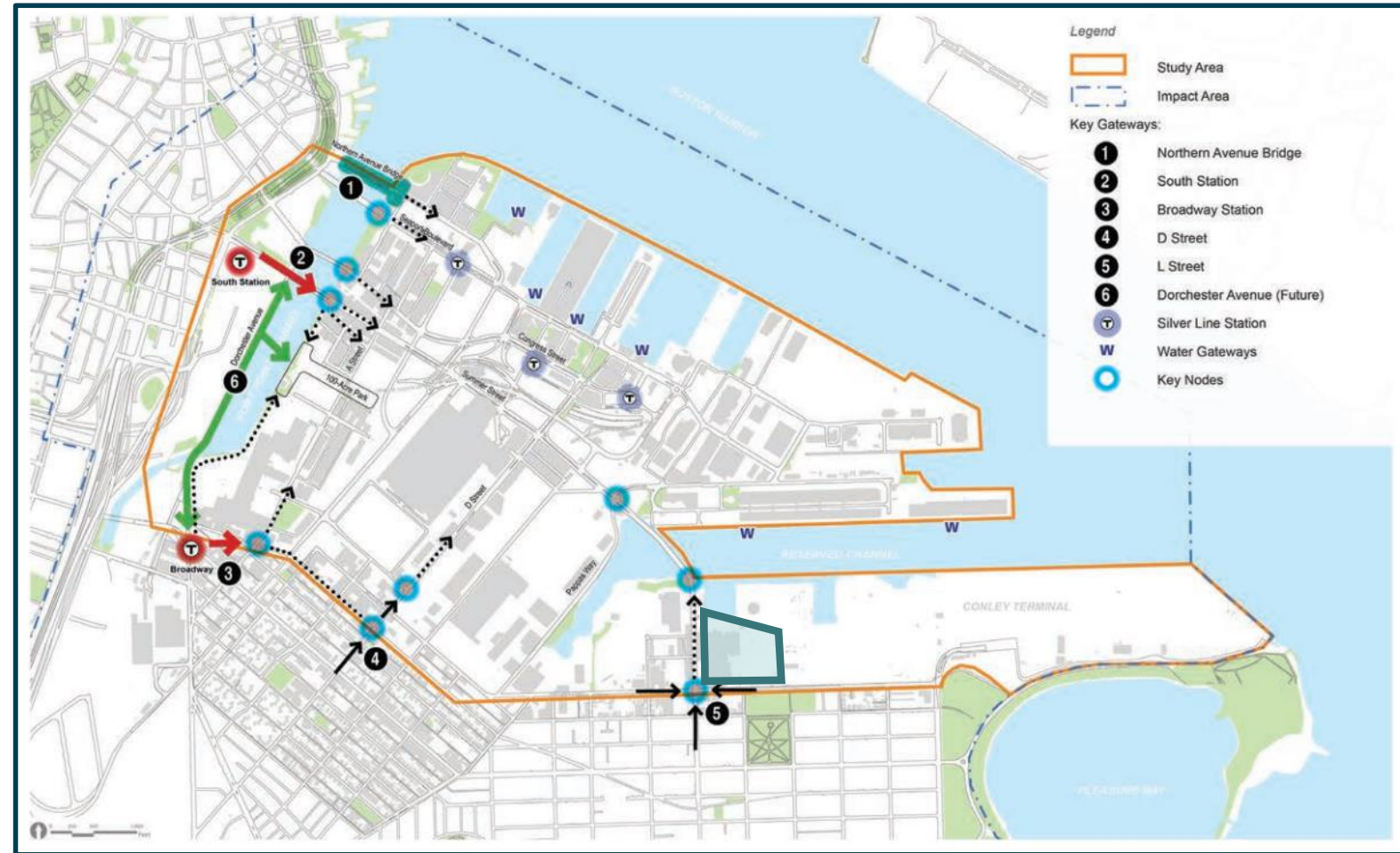
- Promote Harbor Access
- Preserve Industrial Port
- Establish a Vital Mixed Use District
- Develop as an Integral Part of Local and Regional Economy
- Ensure Community Benefits from Growth



# South Boston Waterfront Sustainable Transportation Plan - 2015

## General Recommendations:

- Improve Regional Access
- Enhance Internal Waterfront Mobility
- Implement Supportive Management Strategies
- Maintain State of Good Repair
- Expand Community Connections

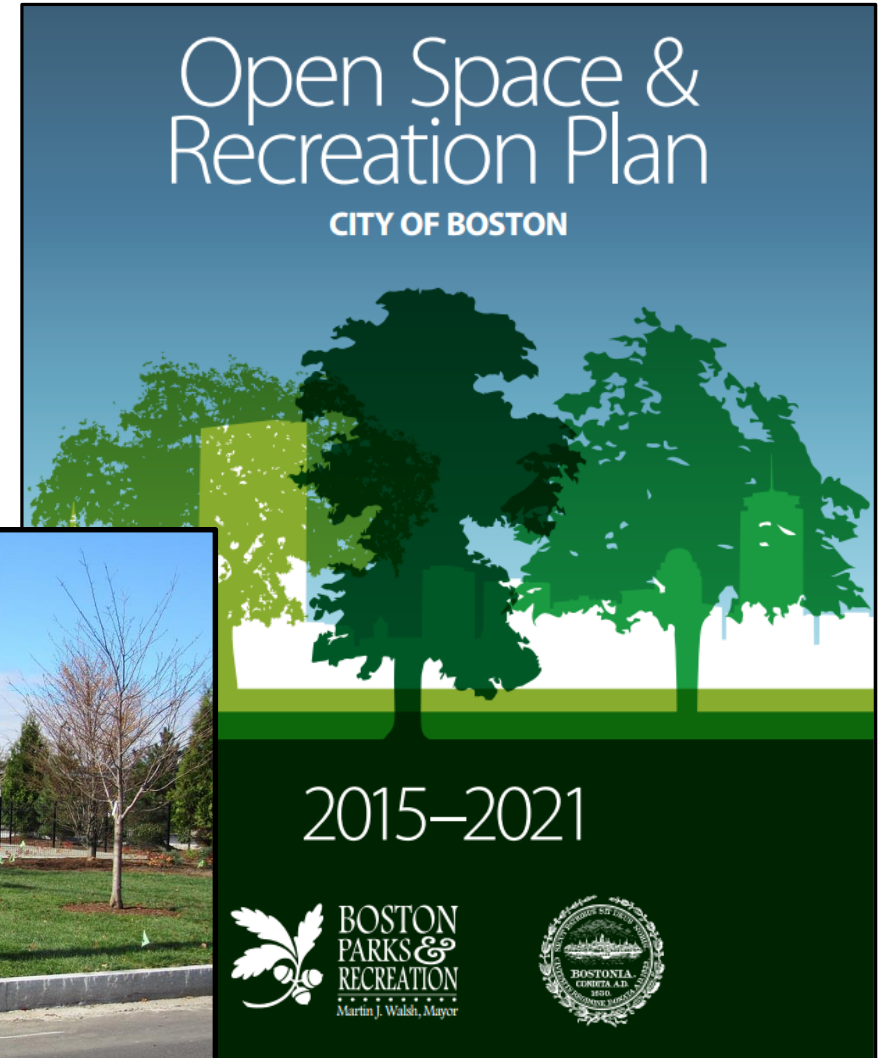


# Raymond L. Flynn Marine Park Master Plan Update



# Open Space & Recreation Plan

- South Boston's Greatest Open Space Resource is its Waterfront
- Thomas Butler Memorial Park Connection
- Prioritize New Open Space with Addition of New Residents



# Imagine Boston 2030

- Provide Quality of Life in Accessible Neighborhoods
- Drive Inclusive Economic Growth
- Promote a Healthy Environment
- Invest in Infrastructure, Open Space and Culture



# Boston Creates

- Arts and Culture as Part of the City's Contemporary Identity
- Enable Artists to Showcase Innovative Work and Provide Support
- Empower Bostonians to Express Individual Creativity
- Ensure Arts and Culture are Integrated into the Fabric of Urban Living



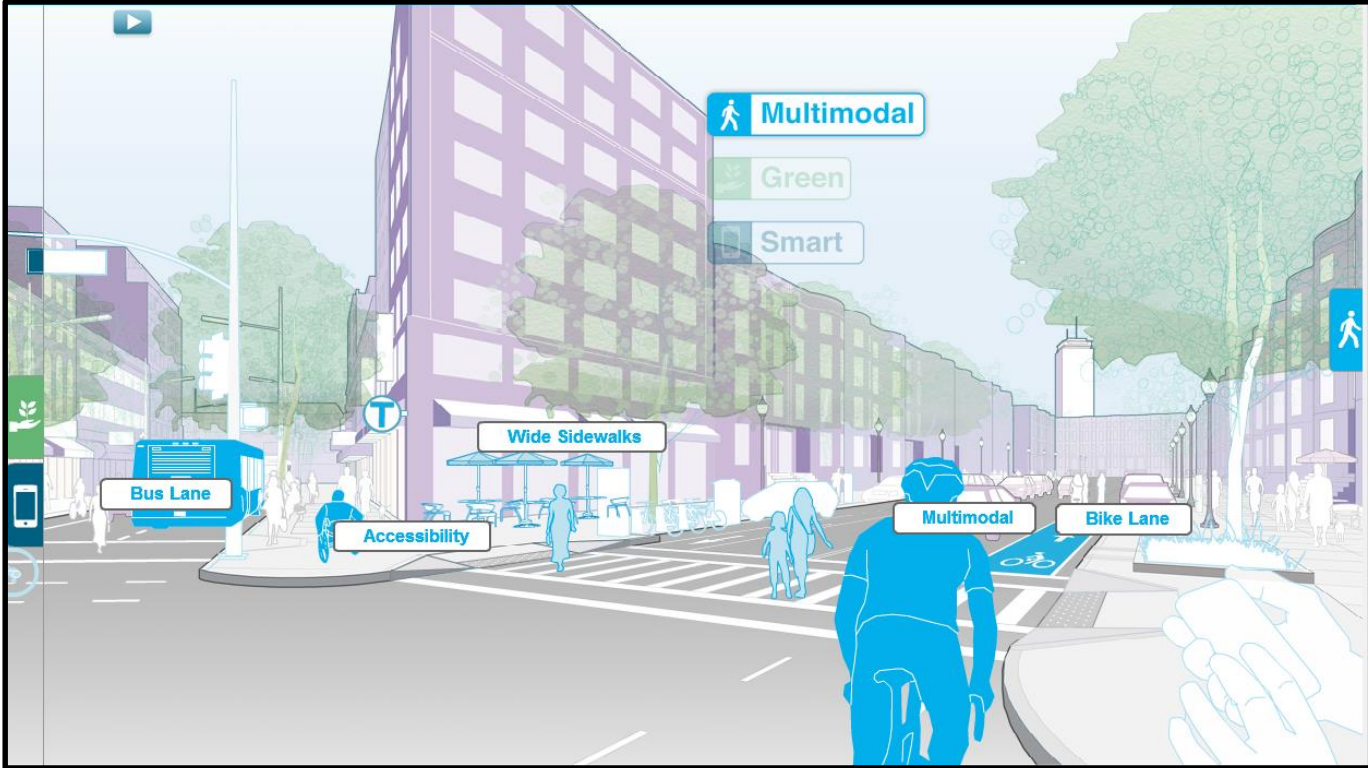
# Housing a Changing City

- Create more than 53,000 housing units by 2030, and mechanisms to achieve higher levels of affordability
- Produce more deed-restricted low, moderate, and middle income housing through inclusionary development, density bonuses and other tools
- Develop a robust anti-displacement policy package



# GoBoston 2030

- Improve Transportation Access, Reliability and Safety
- Improve Equity, Climate Preparedness and Economic Opportunity





# Climate Ready Boston

- Climate Projection Consensus
- Citywide Vulnerability Assessment
- Resilience Initiatives



# Planning & Policy Priorities

- New Housing
- Mix of Uses
- Compatible with Conley Terminal Expansion
- Adaptive Reuse
- Neighborhood Parking Needs
- Green Building
- Climate Resilient
- View Corridors
- Waterfront Access & Open Space
- Active Edges

March 4, 2016

## Exelon Planning and Urban Design Themes and Considerations

Consider the City's housing needs and fulfillment of the City's housing plan "Housing a Changing City" Boston 2030.

Provide a mix of uses including residential and neighborhood retail/local services.

Develop a transitional use program that is compatible with Conley Terminal expansion plans and the proposed Conley Terminal Haul Road.

Consider adaptive reuse of "Turbine Hall".

Address the parking needs of the South Boston neighborhood.

Comply with the City's green building policies.

Implement a climate change resilient development that addresses sea-level rise.

Develop new density to discourage large building blocks and better relate to contextual scale of nearby urban blocks to allow access and view corridors through and around the project area.

Consider public access (both actual and visual) to the water, both through and around the site without disruption to Conley Terminal access and functionality.

Consider adjacency to the Reserved Channel, including:

1. Crossing over Summer Street bridge, new development will function as a "gateway" parcel to the South Boston neighborhood south of East First Street;
2. New development may also function as a visual counterpoint to the Innovation and Design Building and Boston Marine Industrial Park Parcel A development on the opposite bank of the Reserved Channel;
3. Encourage design that acknowledges visibility from all sides and vantage points, including from the water, as some may be entering Boston via cruise ship or water ferry.

Provide set back from property line along East First Street that reflects the Massport Haul Road buffer park and pedestrian and bicycle connections.

Activate the edges of East First Street and Summer Street with setbacks, landscaping and opportunities for safe pedestrian and bicycle access.

Provide on-site open space to benefit the neighborhood.

Consider extension of surrounding public realm and open space, including recent improvements along Pappas Way.