

**Fort Point Channel
Watersheet Activation Plan**

APPENDICES

**Appendix F: Interim Presentation Slides
Goody, Clancy & Associates**

Fort Point Channel Watersheet Activation Plan

Introduction to the
Planning Process

Presentation:
**Boston Public
Library, Copley
Square**

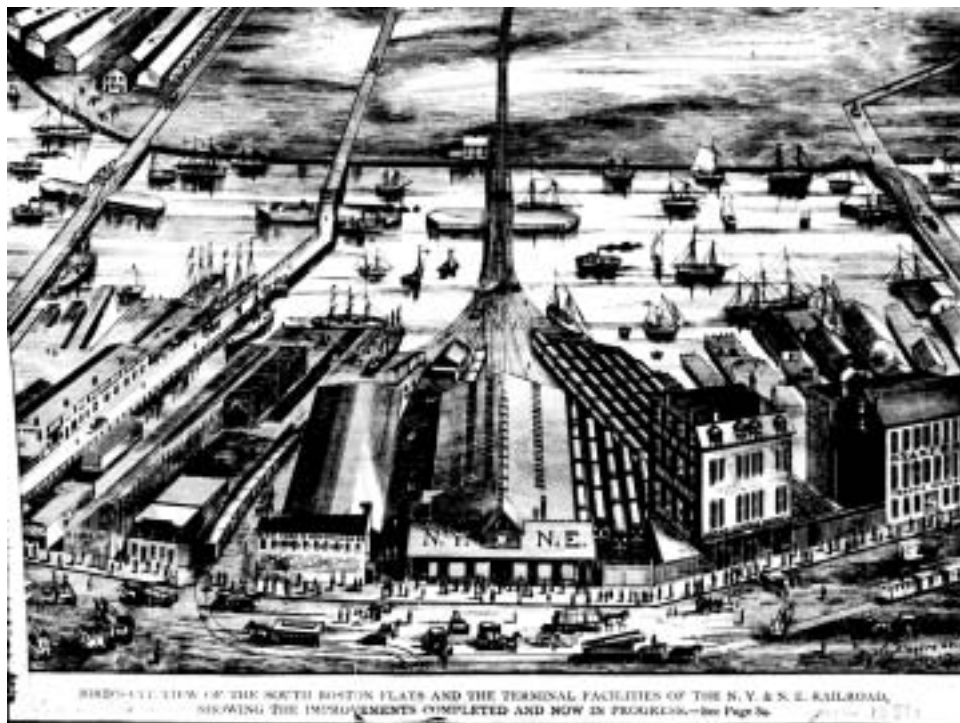
March 31, 2001



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Fort Point Channel Watersheet Activation Plan

Preliminary Findings and Analysis
May 3, 2001

Boston Redevelopment Authority
Fort Point Channel Working Group
Fort Point Channel Abutters Group

Goody, Clancy & Associates



Goals for This Meeting

- Review of Progress to Date
- Presentation of Preliminary Findings
- Recommendations for Next Steps

Review of Progress to Date

- Baseline Plan
- Interviews/Working Group Meetings
- Waterfront Center Presentation at Boston Public Library
- Public Charrette at Federal Reserve Bank

Baseline Plan – Basic Facts

- Channel is approximately 1 mile long
- Approximately **1000 linear feet of public access now**
- **3500 linear feet of additional public access within 2-3 years**; substantial opportunities for further major increases in access
- Link of Harborwalk to future South Bay Harbor Trail creates promise of linking the water to inland neighborhoods

Baseline Plan --2

- Potential uses of basins shaped by public accessibility, water depths, bridge constraints (varying from 4-16 feet at MHW)
- Uses of water linked to water quality—MWRA CSO project will improve Channel water quality with initial benefits in 2005 and further improvement in 2008

Baseline Plan- 3

- Completion of most construction work north of Summer Street by late 2003
- South of Summer Street, redevelopment of lands around Channel to extend until at least 2010—opportunity for interim use of this basin in the near and mid-term

Interviews--ongoing

- Agencies
- Fort Point Community
- Abutters
- Neighborhood Perspectives
- Other Stakeholders

Fort Point Channel Charrette

- 50-60 Attendees
- Issues Discussion
 - Public Realm
 - Water Uses
 - Economics of a Public Place
- Preparation of Conceptual Plans (see walls!)



Preliminary Findings



Findings to Date—Areas of Agreement

- Fort Point Channel can be the “**Next Great Place**”
- Watersheet is a Public Resource—to be enjoyed by **all** of the public
- **Public access to the water’s edge** is critical
- **Linking neighborhoods to the water** is key—including Broadway and South Bay Harbor trail links
- Fort Point Channel **is an eclectic, funky, environment**

Areas of Agreement

- Unique dimension of Fort Point Channel include **history and physical resources, protected waterway**, surrounding community including strong arts focus, existing institutions, Gillette—**must retain and develop uniqueness**—as an outgrowth of its own neighborhood
- Support for **water transportation**
- Need for **basic public amenities**, bathrooms, benches, concessions, etc.

Areas of Agreement

- Fort Point Arts community can play a key role in creating unique identity and programming

Areas of Concern/Differences

- **Encroachment of private owners on public realm** and the watershed, especially with respect to Harborwalk
- Approaches to funding of improvements/programs—public, private, mixed sources
- Approach to how plan should be implemented and by whom

Areas of Concern/Differences

- **Extent of watershed activation** required—and extent to which watershed is **visual amenity or actually usable**
- **Sustainability of core program elements** without substantial improvements/enhancement strategies
 - T Party Ship
 - Children’s Museum
 - Fort Point Arts community

Areas of Concern/Differences

- Need for **enhanced parking** to support Fort Point Channel as destination versus sole reliance on transit

Emerging Vision

Emerging Vision....

- **The Next Great Place—”Boston Common on the Water”**
 - Serve all city neighborhoods; include **affordable** programming attractive to widest diversity of people
- **Citywide and regional destination—linked to near and distant neighborhoods; South Bay Harbor Trail is a key link**

Emerging Vision....

- **The key resource at Fort Point Channel is the water—providing a wide variety of people with affordable water access is key**
- **Unique attractions and programming are key to creating *and* sustaining a great place—these users must be sustained at this location to create “sense of place”**
 - Fort Point Arts community
 - Children’s Museum
 - T Party Ship
 - Federal Reserve Museum

Emerging Vision....

- **Unique uses** such as Barking Crab and Milk Bottle contribute to Channel identity
- Inherent challenges to year round use of watersheet—**uses at edge need to sustain vitality in cold weather**
- **Need to add new complementary attractions** to supplement existing uses if Channel is to meet potential

Fort Point Channel Watersheet: *Boston Common on the Water*

- **“The Hub of the Channel”**
- **“Seawall Basin”**
- **“South Bay Urban Wild”**



Fort Point Channel Watersheet:
Boston Common on the Water

- Near-term
- Mid-term and Longer-term



Next Steps

Next Steps - 1

- Discussion of issues raised to date

Next Steps - 2

- **Some advocates are concerned the watershed will be filled-up by private sector.**
- **Private sector appears to be taking a very conservative approach to any watershed activation**
- **Too little activation is a possible outcome**
- **Draft guidelines for use of watershed including cumulative quantitative standards; include time dimension such as temporary, moveable, permanent, etc. Watersheet has an area of approximately 2 million square feet—watersheet FAR?**

Next Steps - 3

- **Further evaluation of the needs of core attractions to ensure retention and support sustained viability.....Fort Point Arts community, Children's Museum, T Party Ship, others**

Next Steps - 4

- **Understand economics of potential watersheet uses, and inter-relatedness of uses to create true destination**

Next Steps - 5

- Identify **marine infrastructure needs** and costs to support water program; assess **navigation issues** and challenges

Next Steps - 6

- Outline **alternative models for implementation**, including implementation entity—public, private or public/private partnership



Discussion/Questions



Concept

- Fort Point Channel is being rediscovered as a new 50 acre public park in the heart of the city....its defining public space of a new century...connecting the city's future to its seaport history.



Process

- Outgrowth of South Boston Municipal Harbor Plan Process
- Partnership between BRA, Working Group, and Abutters
- Public Meetings and Charrettes
- Funding through BRA and Abutters Group

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Building on Previous Work

- South Boston Waterfront District Municipal Harbor Plan
- Seaport Public Realm Plan
- Boston Inner Harbor Passenger Water Transportation Plan
- Central Artery Project
- Boston Harbor Cleanup
- South Boston Transportation Study
- South Boston Piers Transitway

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Key Goals-1

- Public realm plan for the watershed
- Coordinated planning for the watershed--a context for permitting and framework for private sector proposals
- Enhanced access to the Channel's edges
- Enhanced access to the watershed
- Continued efforts to enhance water quality
- Preservation of Fort Point's unique built environment
- Provide for growth of existing anchors

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Key Goals-2

- Address needs of water dependent industrial uses
- Enhance the visibility of the Fort Point Arts community
- Create new public spaces and public attractions as an integral part of future development
- Linkage between Plan and regulatory environment and municipal harbor planning
- Coordinated approach to addressing potential legislative considerations associated with plan implementation

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THE PLAN

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An Overview

- “Next Great Place”—50 acre public park; serving as “Boston Common on the Water”—accessible and affordable activities
- Link Downtown and South Boston Waterfront
- Connect to all city neighborhoods
 - via South Bay Harbor Trail linking to Southwest Corridor Park; and via South Station
- Sustainable programming on the watersheet

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An Overview



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Hub of the Channel

- Extension of Boston Harbor, center for water transportation, transient dockage, floating walkways, visiting and historic vessels
- Children's Museum, Park and Wharf with dockside educational programming/events
- Tea Party Ship expansion
- Unique destination restaurants such as the Barking Crab and waterside kiosks, cafes, public roof gardens, music, performances
- ART Basin—permanent, temporary and performance art
- Longtime landmarks such as Hook Lobster

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Hub of the Channel



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Hub of the Channel



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Seawall Basin

- Uniquely large watershed
- Protected waterway with small boat rentals including row boats, canoes, kayaks, paddle boats serving residents, downtown workforce, and visitors; single manager provides overall experience
- Public promenades and waterside seating along harborwalk; mile long exercise loop; waterside festivals, events and races...a "blue" park in the heart of the city
- Interpretive water trail, tidal sculpture, boat access to to art basin, model boat activities
- Potential for new bridge as landside development occurs

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Seawall Basin



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South Bay Urban Industrial Wild

- Rediscovered channel space long neglected amid rail yards and highways following the filling of South Bay
- Exploration in a small boat of the city's industrial and environmental heritage
- Canoe and kayak access, waterside parks
- Linking not separating neighborhoods

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South Bay Urban Industrial Wild



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PLAN COSTS

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Costs

- **Capital Costs**
 - Total capital cost of unfunded marine infrastructure within the watershed estimated at approximately \$7 million
 - Additional landside public landscaping and environmental graphics approximately \$2 million
 - Interpretive elements and public art program approximately \$2 million
 - Potential additional dredging costs—TBD
- **Ongoing Programming/Maintenance Costs**
 - Funding of FPC organization responsible for ongoing planning and programming, \$75,000-\$250,000
 - Annual maintenance/capital replacement costs for marine infrastructure and watershed are approximately \$350,000
 - Or an endowment fund of \$7.5 million could support organization, maintenance, programming and capital replacement

PHASING

Phase I—First Steps: 2002

- Next 12 months: Inviting the Public Back!
 - Children’s Wharf events including kids outdoor fitness programming
 - Waterfront learning program
 - Music barge concerts
 - Channel race
 - Sprint to Boston Harbor
 - Barking Crab
 - Art on the Channel v.3 with link to Open Studios
 - Flower program
 - 470 Atlantic restaurant and open space opening
 - Courthouse events
 - 303 Congress Street Harborwalk opening
 - *Summer Street Bridge lighting*

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Phase II—Next Steps: 2003-2005

- Transitway Service initiated late 2003
- Boston Convention & Exhibition Center open: mid 2004
- Ongoing South Boston Waterfront development
- Concentrated effort on FPC programming coordination

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Phasing—Next Steps: 2003-2005

- **Hub of Channel near complete**
 - Children’s Wharf and Park completion—major new waterfront public space; potential for enlarged festivals and events—2003/4
 - Congress Street bridge reconstruction complete; waterline removed and pilings removed
 - ART Basin established
 - Tea Party Ship expansion complete—late 2003
 - CAT water transportation terminal opens at 500 Atlantic/BECO property—fall 2003; start service
 - 500 Atlantic hotel opening--2004
 - Complete Channel Walk West Floating Walkway—2004
 - Transient berthing--2004

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Phase II—Next Steps: 2003-2005

- **Seawall Basin landside access**
 - Harborwalk along Gillette property opens--late 2003; South Bay Harbor Trail link
 - Initial “trial” watersheet festival viewed from Harborwalk—late 2003
 - CSO water quality improvement come online Spring 2005 and continue through 2007
 - Full watersheet use/program Summer 2005**
 - Art barge/water music—Summer 2005
- **Unknowns**
 - Redevelopment of US postal Service Facility
 - Development of Gillette Land
 - Development of boat rental facility**
 - Water quality status

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Phase II—Next Steps: 2003-2005

- **South Bay Urban Industrial Wild**
 - Cabot Cove Park opens—2002/2003
 - CSO water quality improvement come online Spring 2005
 - Canoe and kayak launch
 - Interpretive signage/environmental art
- **Unknowns**
 - Water quality status beyond 2005
 - Dredging need

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KEY IMPLEMENTATION RECOMMENDATIONS—A SUMMARY

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Organizational Entity

- Focus on public realm of watershed, open space and destination management
- Near term organization would be an extension of the current informal partnership of the City, Abutters and Working Group—focused on continued advocacy, planning coordination, and promotion; need for funding of staff position to advance work effort through construction period
- Longer term evolution to more formal organization focused on coordinated Channel programming, promotion

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Establish FPC Water Quality Task Force

- Establish agency/stakeholder group
- Major improvement in water quality anticipated as a result of MWRA CSO program commencing Spring 2005
- Based on anticipated change of use identified in watershed plan, pursue additional modeling and testing of water to assess current and anticipated conditions at multiple locations within Channel
- Undertake watershed study to assess stormwater issues; implement targeted strategy for maximizing stormwater improvements

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State Harbor Line

- Harbor line within the Channel is a legacy of a very different era in shipping when large vessels moved through Channel bridges to reach South Bay
- Historic location of State Harbor Line can be a legislative challenge to establishing meaningful access to watershed within FPC
- City to serve as proponent for legislative action to enable projects that serve a clear public purpose and are consistent with the watershed plan to be evaluated by DEP through Chapter 91 permitting process

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Permitting

- Plan elements to be used by DEP as a “menu” to fulfill baseline Chapter 91 requirements, as well as amplifications and one source of offsets under MHP; Watersheet Plan provides additional context for Downtown and South Boston MHPs
- Consider Amendment to South Boston MHP to incorporate watershed activation as an offset for development on east side of Channel
- Chapter 91 commitments to Channel to run for the duration of the license
- Chapter 91 funds may be targeted on a district-wide basis based on priorities identified in the plan
- Proponents to implement project where feasible; funds may be held in escrow account where necessary

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Funding of Watersheet Activation

- Substantial commitment of *public* funds is already setting the stage for Channel renewal
- Infrastructure Capital Costs
 - Primary funding source will be private sector through Chapter 91 including baseline, and MHP amplifications and offsets;
 - Additional funding possible through public funding sources
- Maintenance (watersheet and infrastructure)
 - Chapter 91 funds, public funds, property owners
- Water Transportation operating subsidies
 - Chapter 91 funds, public funds, property owners
- Channel-wide events programming
 - Channel Stakeholders, Chapter 91, public funds

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Critical near term action items

- Issue draft Watersheet Plan; comment period for MHP Committee and public review
- Establish ongoing partnership to advance the plan; establish and fund watersheet plan coordinator position
- Coordinate implementation of watersheet activation plan with other planning efforts, especially Downtown Municipal Harbor Plan process; participation of partnership in MHP process
- Establishment of FPC water quality task force

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