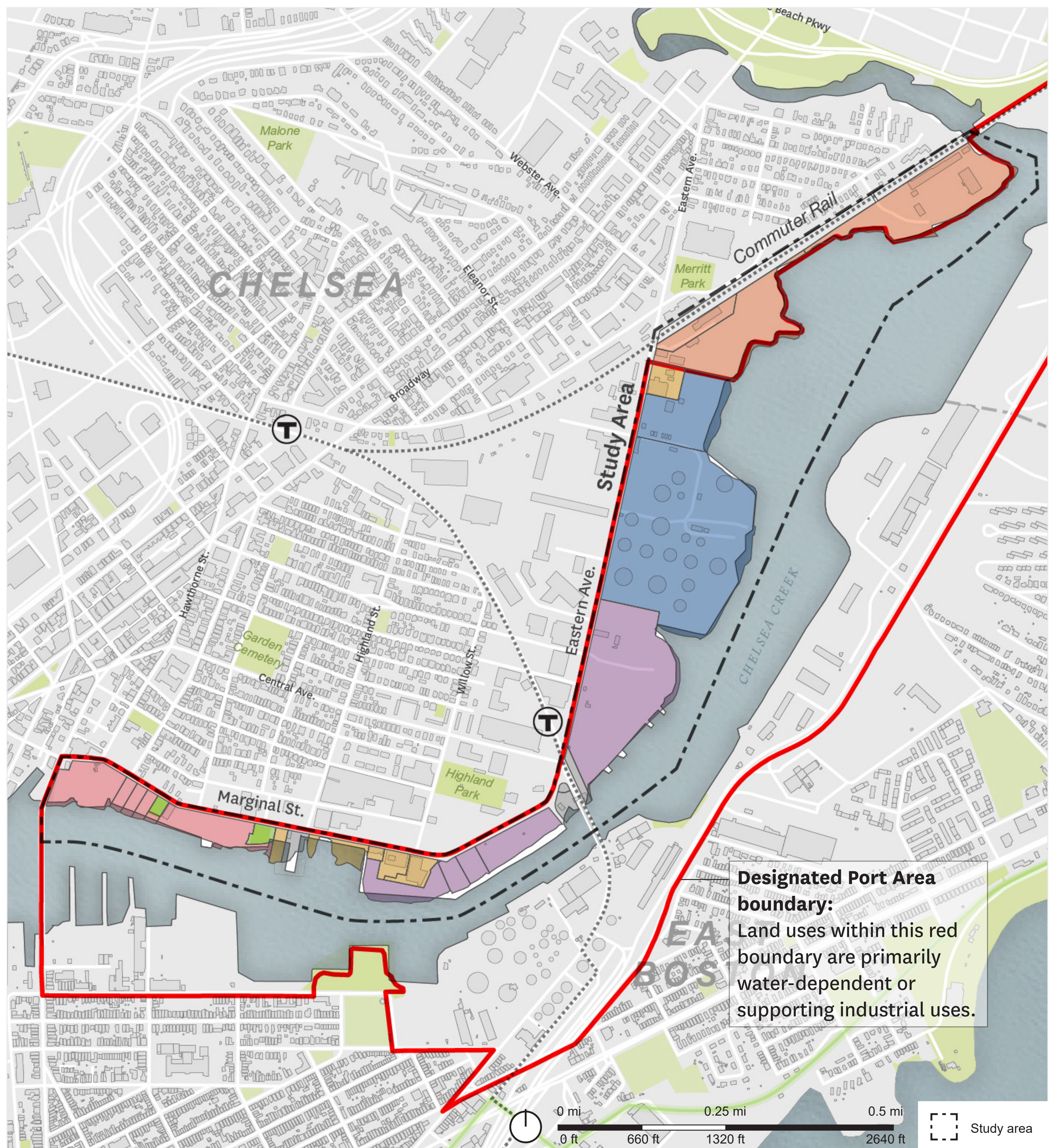
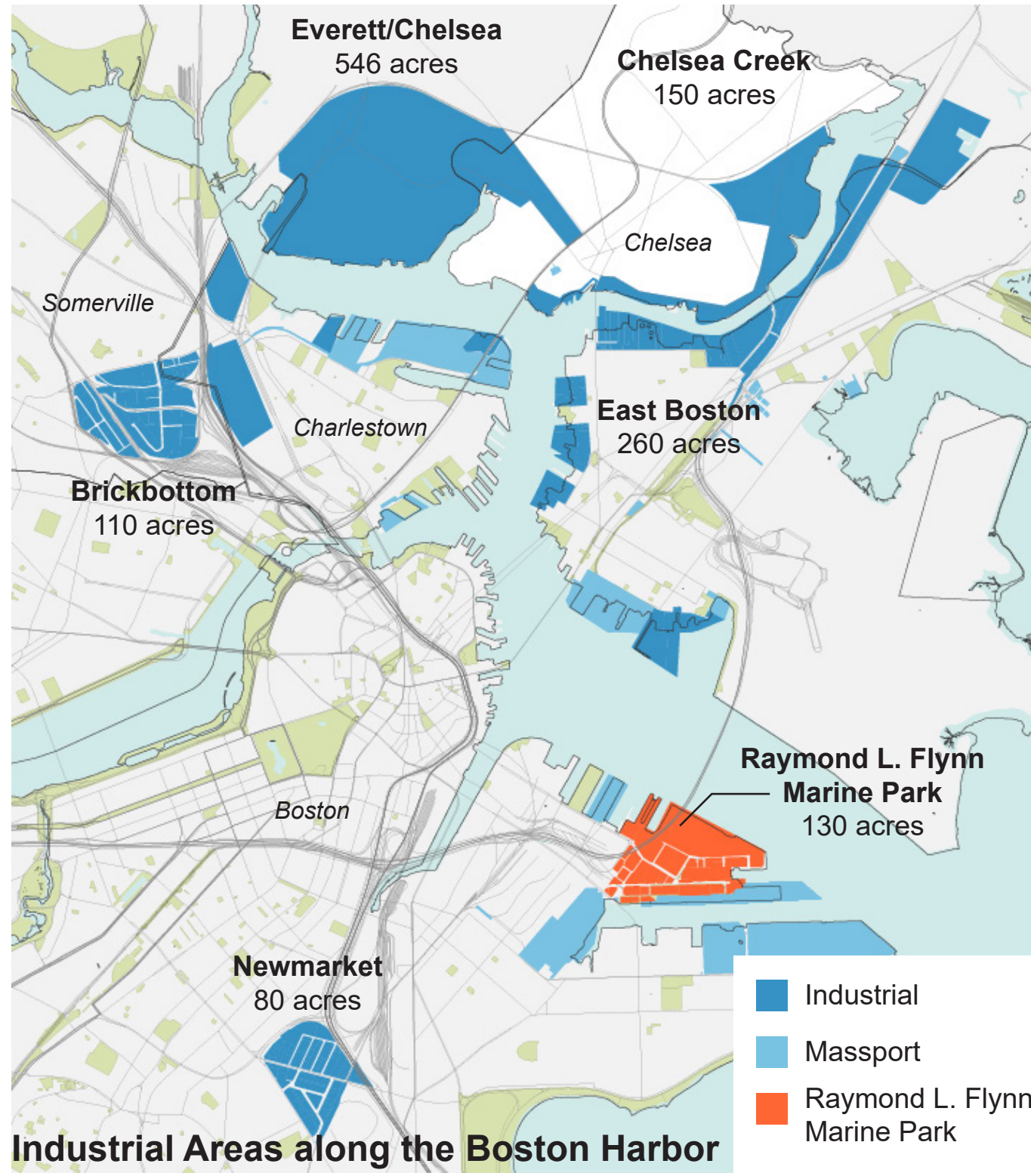
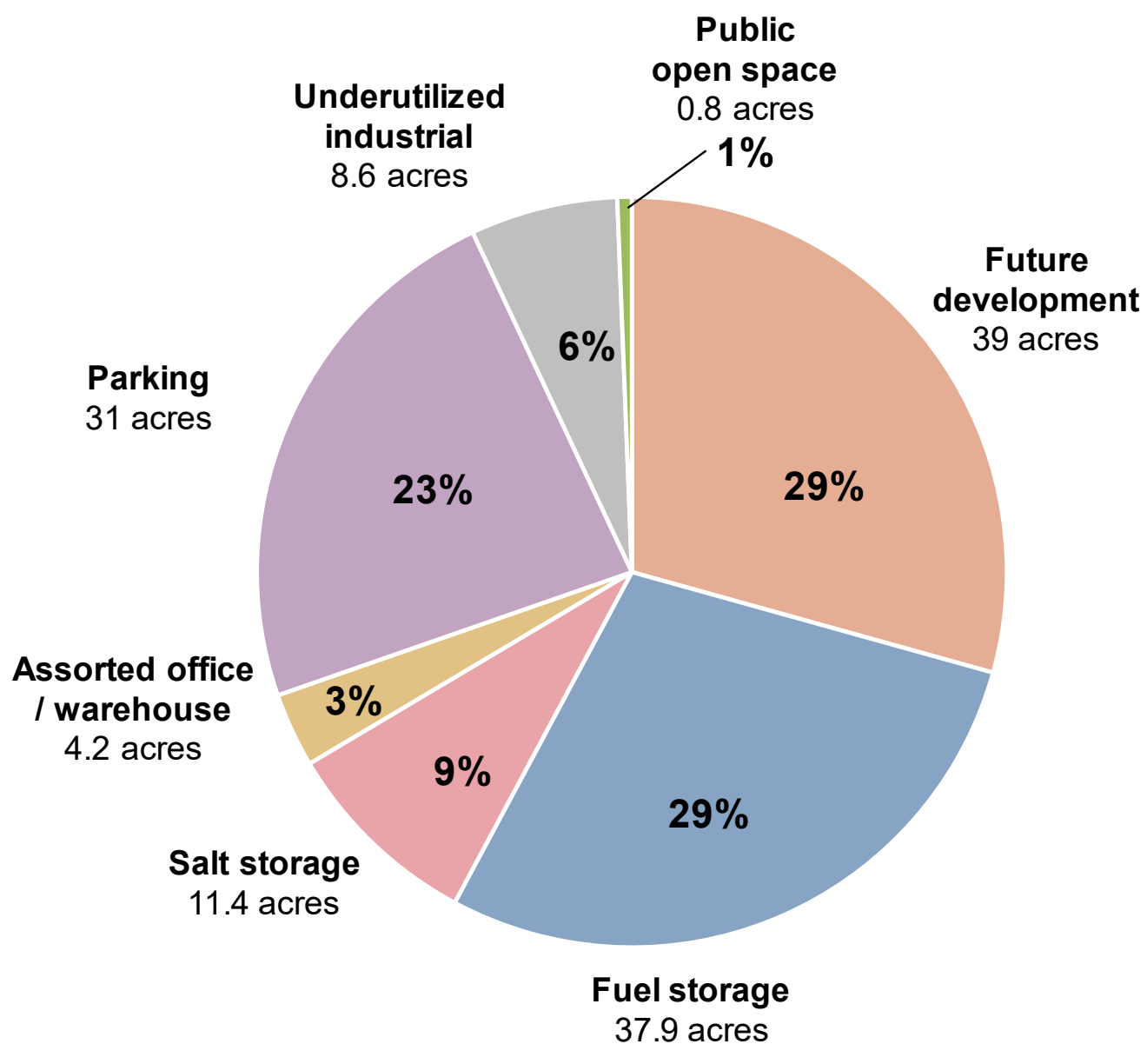


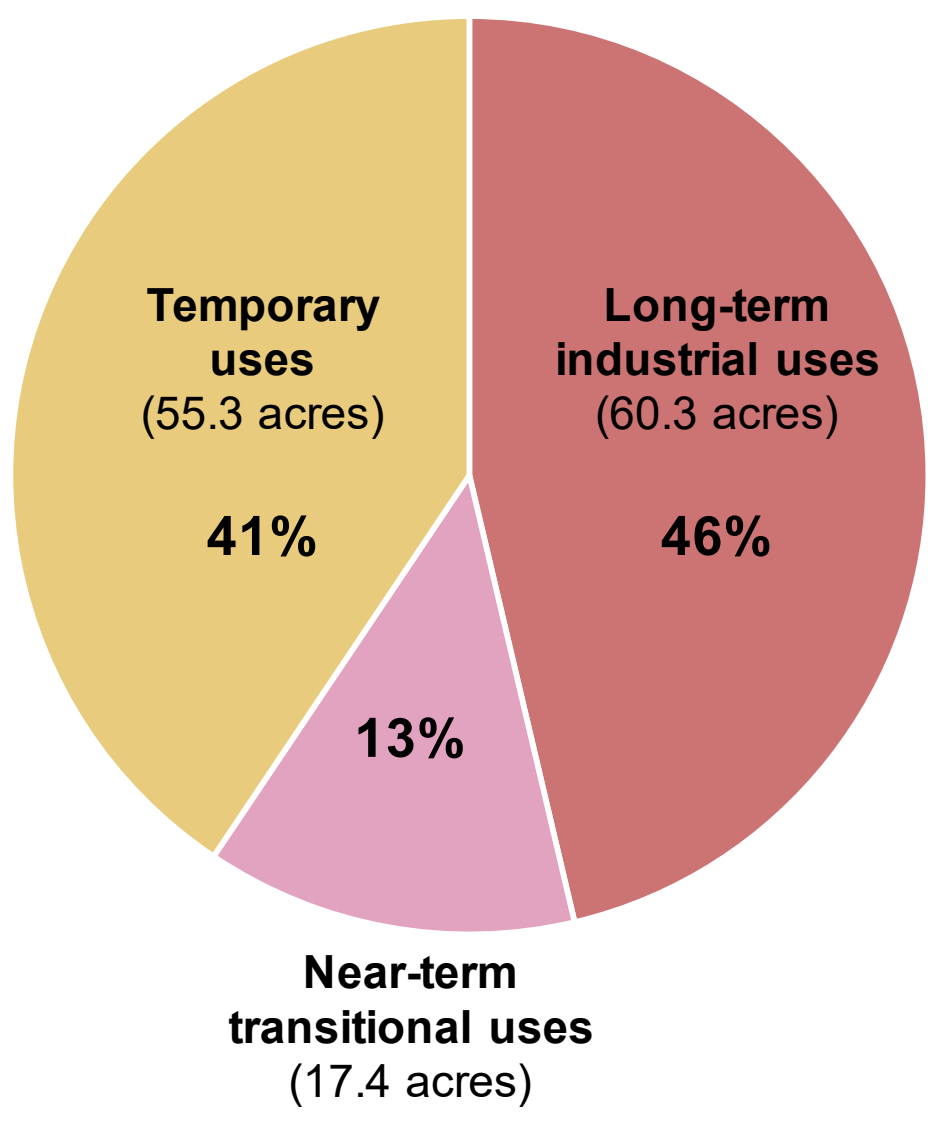
Existing Uses along Chelsea Creek

A significant amount of Chelsea Creek consists of industrial uses. As a result, it is a challenge for the surrounding communities to access the waterfront.

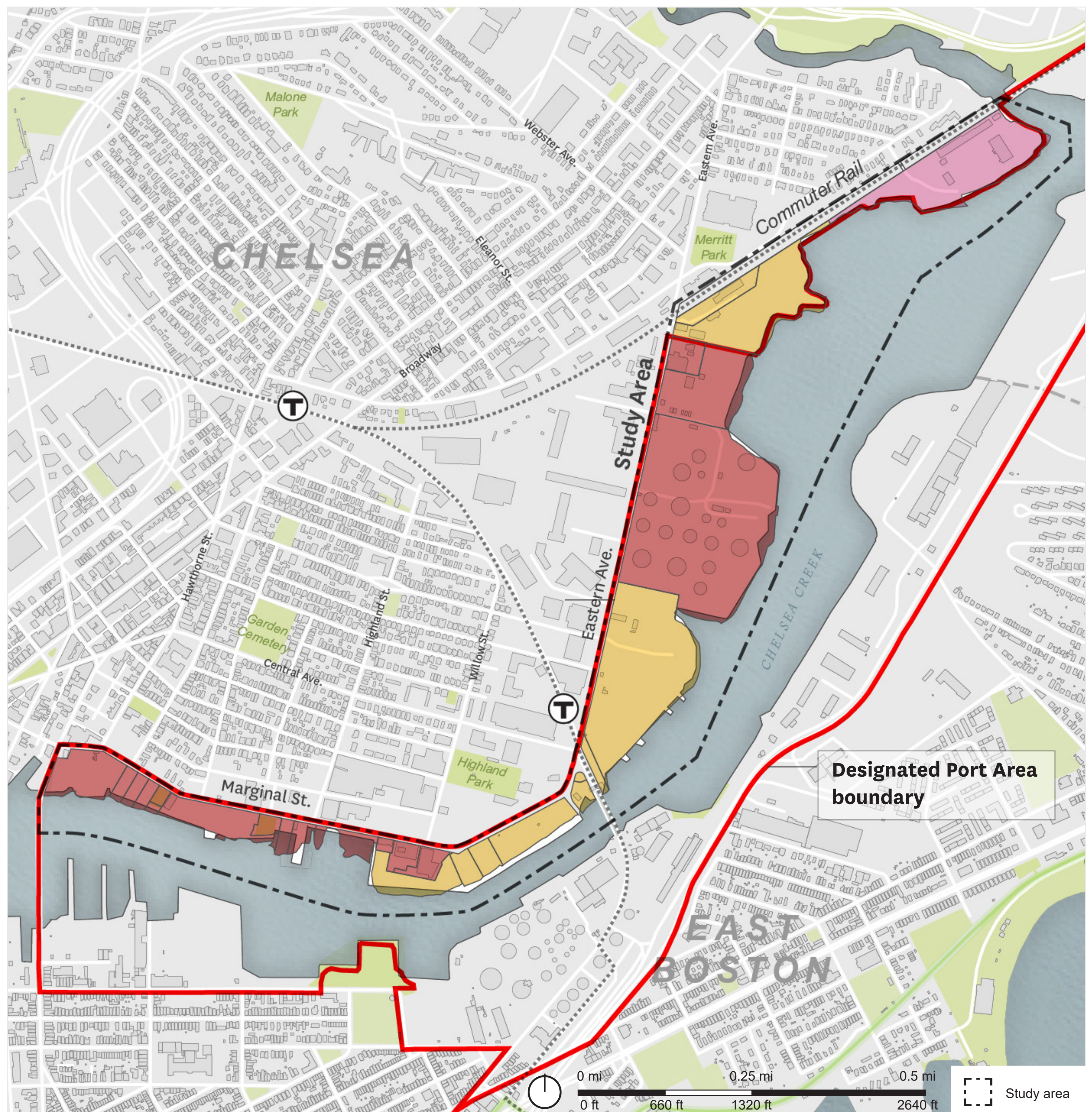


Potential for Change of Land Use

Many of these uses rely on direct access to the waterfront and therefore are unlikely to change. However, some parcels may have different uses in the future, and therefore open up to public access.



Uses such as salt storage on the Eastern Minerals site are unlikely to change.



Existing Conditions along the Chelsea Creek



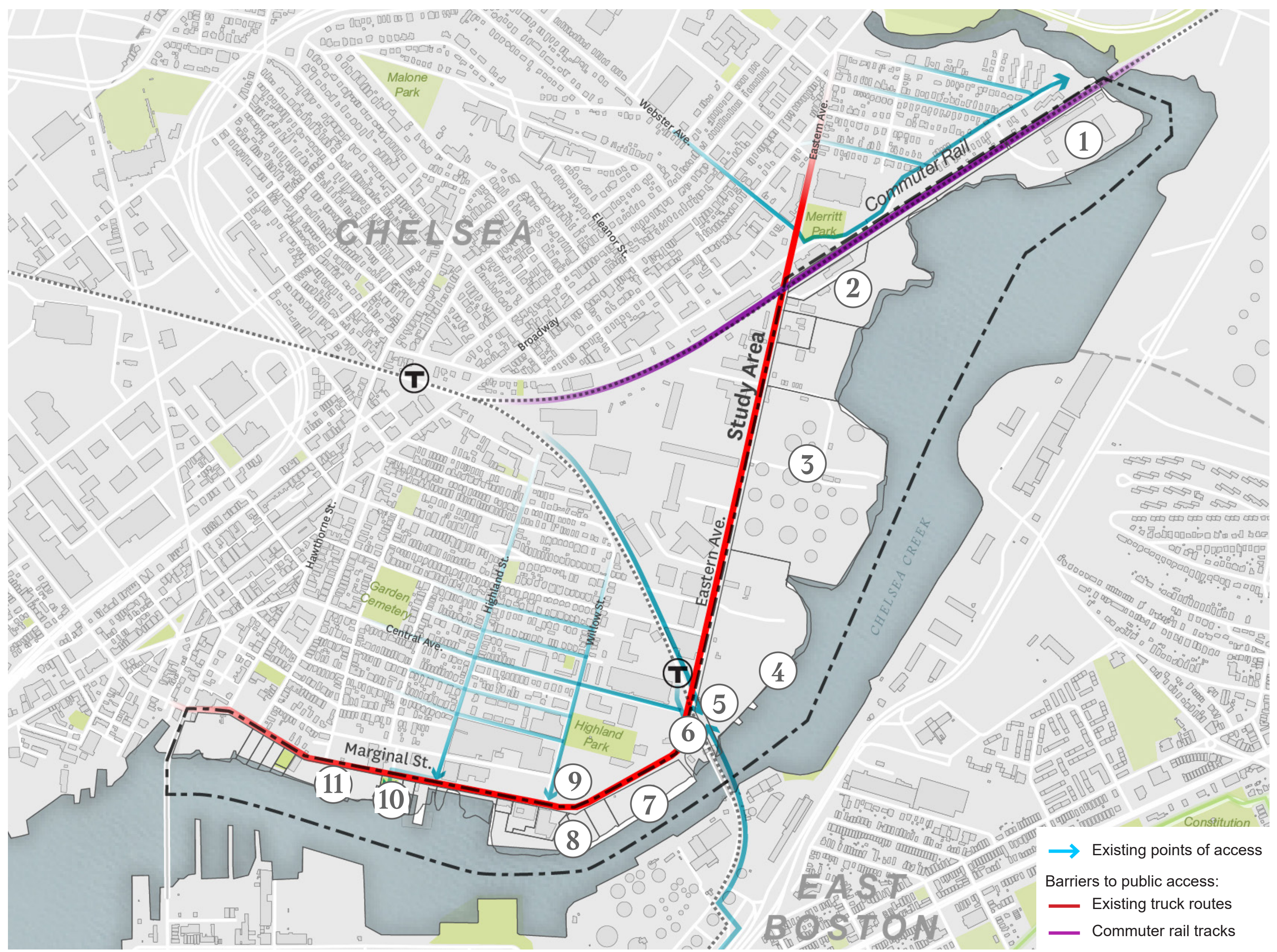
1. Forbes Site, Future Mixed-Use Development



2. Eastern Ave. Extension Site, underutilized land



3. Gulf Oil Tanks, Eastern Ave.



4. Bulkhead along airport parking on Eastern Ave.



5. Underutilized land at next to the Chelsea St. Bridge



6. Entrance to the Harbor Walk immediately south of the Chelsea St. bridge



7. Harborwalk next to the rental car staging area on Marginal St.



8. Harborwalk seating along rental car staging parcel off of Marginal St.



9. Exposed piles on Chelsea Creek at Marginal St.



10. PORT Park on Marginal St.



11. Eastern Minerals salt storage on Marginal St.

Chelsea Creek Municipal Harbor Plan



Industrial Land Uses



Commuter Rail tracks



Gulf Oil Tank, Eastern Ave.



Eastern Mineral salt storage on Marginal St.



Eastern Ave Extension site



Shipping along Chelsea Creek (looking at East Boston)

Public Access



Harborwalk at car rental lot along Marginal St.



PORT Park overlooking pier at 201 Marginal St.



Entrance to Harborwalk between rental car staging lots.



PORT Park landscape

Underutilized Parcels



North of the Chelsea St. bridge



Parcel south of Chelsea St Bridge (looking east)



Parcel south of Chelsea St Bridge (looking north)



Long-term parking lots along Eastern Ave



Pier at 201 Marginal St.



201 Marginal St.

Chelsea Creek Municipal Harbor Plan



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Waterfront Regulations

What is a Municipal Harbor Plan?

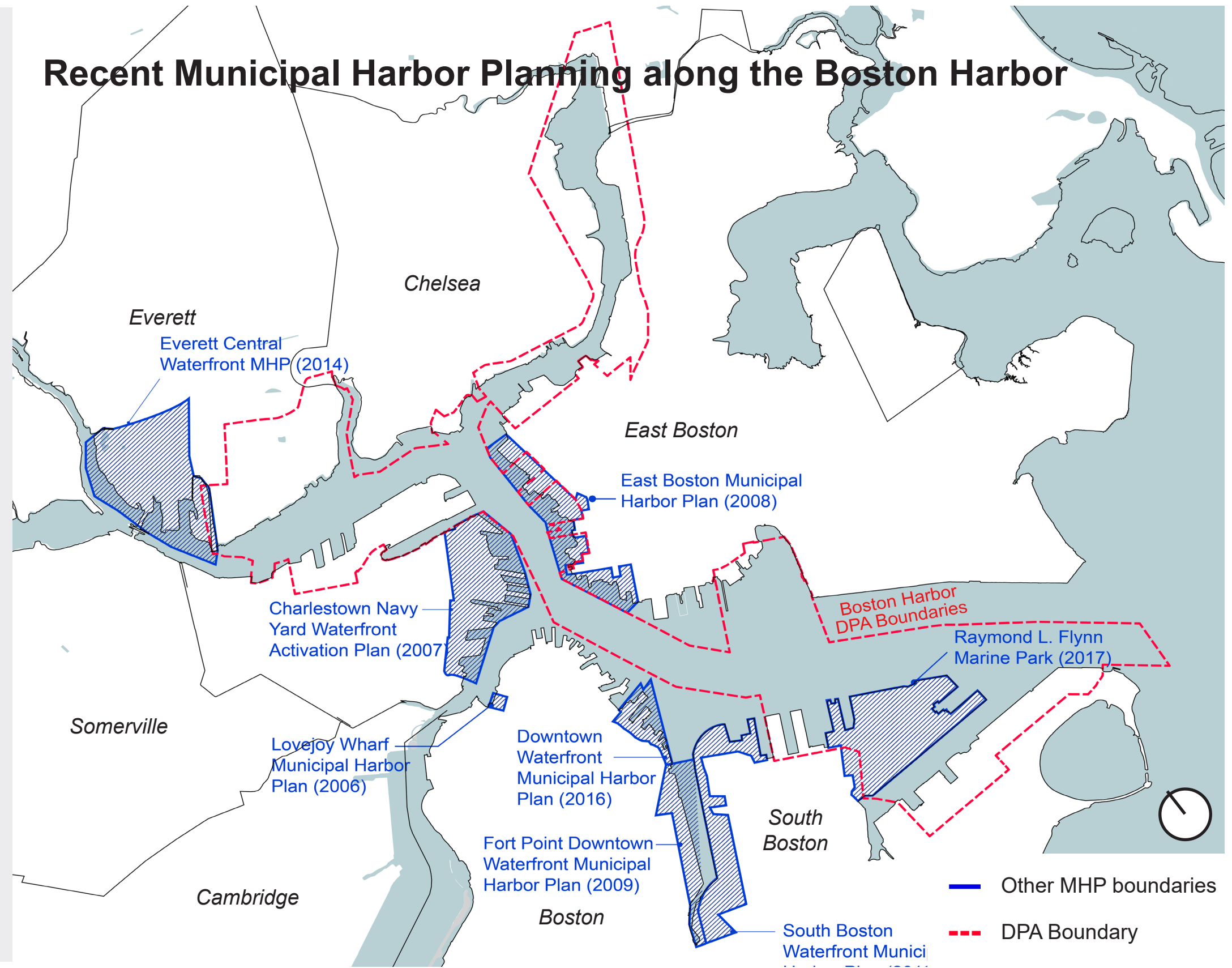
A document stating the community's goals, standards, and policies to guide public and private land use along harbors. If the MHP is approved by the Massachusetts Office of Energy and Environmental Affairs, it will help guide and coordinate, local, state and federal actions along the Chelsea Creek waterfront.

What **can** an MHP do?

- Alter dimensional standards required by state regulations
- Request a change of land use
- Suggest new water-dependent uses
- Advocate for additional waterfront access for public enjoyment

What **can't** an MHP do?

- Serve as a tool for managing flooding or other environmental threats
- Provide a traffic study for industrial areas
- Reprogram land under active water-dependent industrial uses
- Achieve all the recommendations of the visioning study



What is Chapter 91?

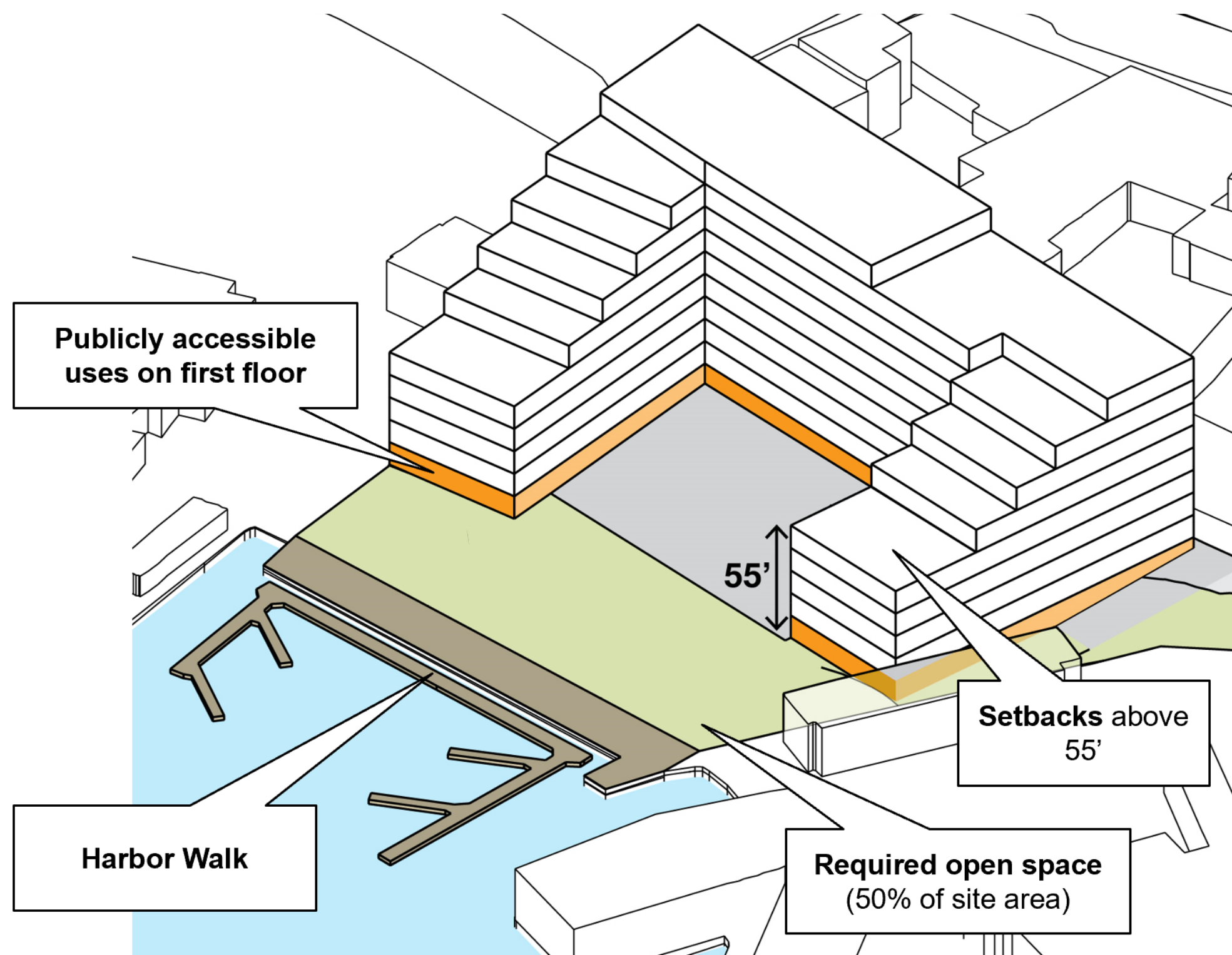
The Massachusetts Public Waterfront Act (Chapter 91) is the primary tool for protection and promotion of public use of its waterfront. It codifies a centuries old public doctrine that states that the air, the sea and the shore belong not to any one person, but rather to the public at large.

It attempts to achieve the following:

- Provide public access to waterways.
- Preserve and protect the rights of the public.
- Establish priority for water-dependent uses.
- Guarantee that private waterfront uses still serve a proper public purpose.
- Encourage the development of harbor plans to align local waterfront land use interests with statewide concerns.



For non-water dependent uses, Chapter 91 regulates:



What is a Designated Port Area?

The Designated Port Area (DPA) is an area of the waterfront regulated by the Massachusetts Office of Coastal Zone Management to allow specific working port industrial uses. DPAs seek to preserve the waterfront for marine industrial uses that need waterfront access to operate and cannot be located elsewhere.

There are 10 DPAs established statewide in Gloucester Inner Harbor, Salem Harbor, Lynn, Mystic River, Chelsea Creek, East Boston, South Boston, Weymouth Fore River, New Bedford-Fairhaven, and Mount Hope Bay.



Uses permitted in the Designated Port Area:



Chelsea Creek Municipal Harbor Plan

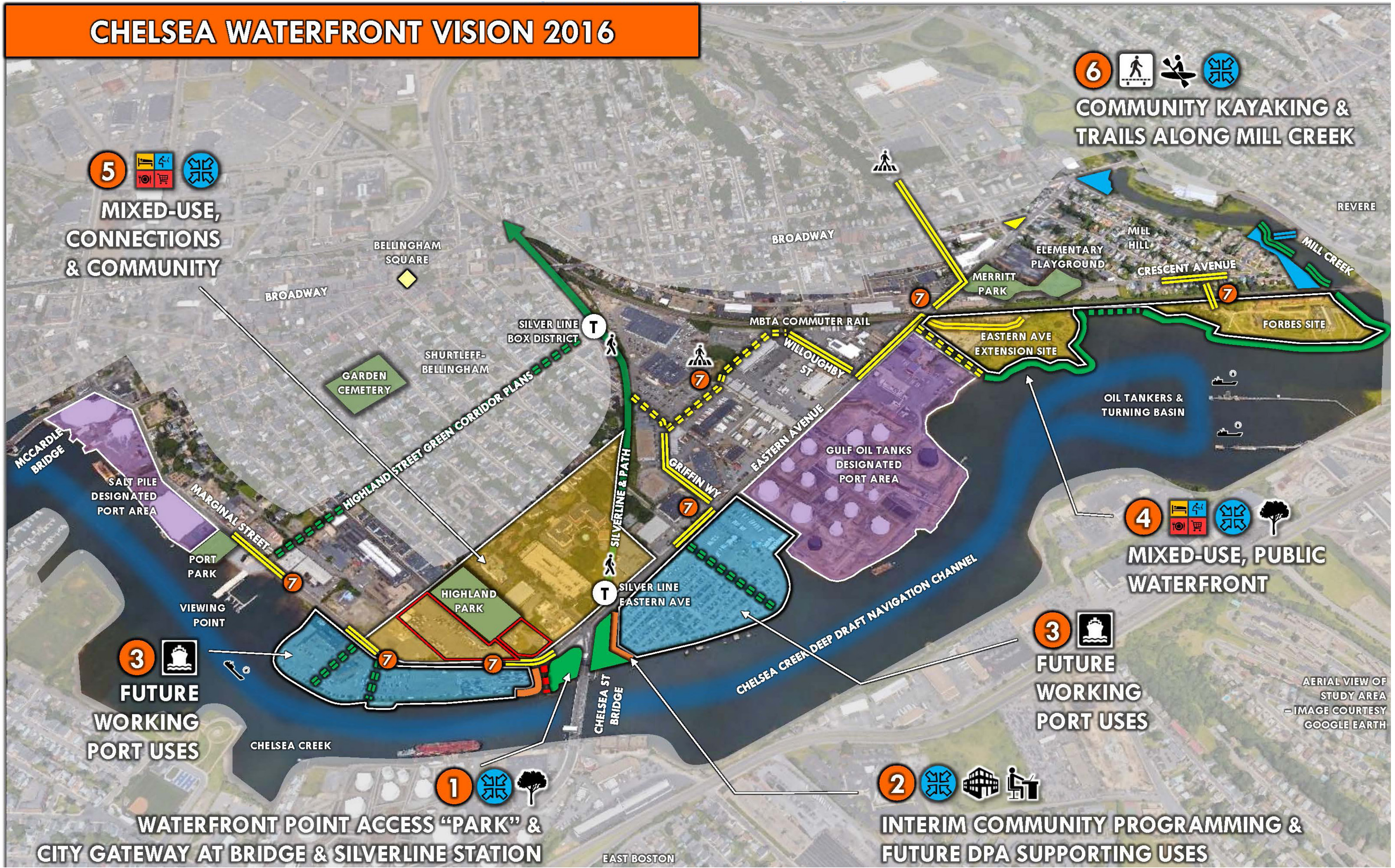


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Summary of Vision for Chelsea Waterfront, 2016



Plan priorities:

- Make the working port more accessible and welcoming
- Consider temporary uses until permanent public space, and waterfront uses (industrial and non-industrial) are in place
- ➔ Identify the types of additional water-dependent industrial uses that can enhance the working port
- ➔ Improve neighborhood access to the working port and waterfront near Mill Creek
- Clearly explain the technical waterfront planning regulations to the community
- Desired water-dependent uses include marine research centers, commercial passenger vessels and charter fishing docks

Desired future development:

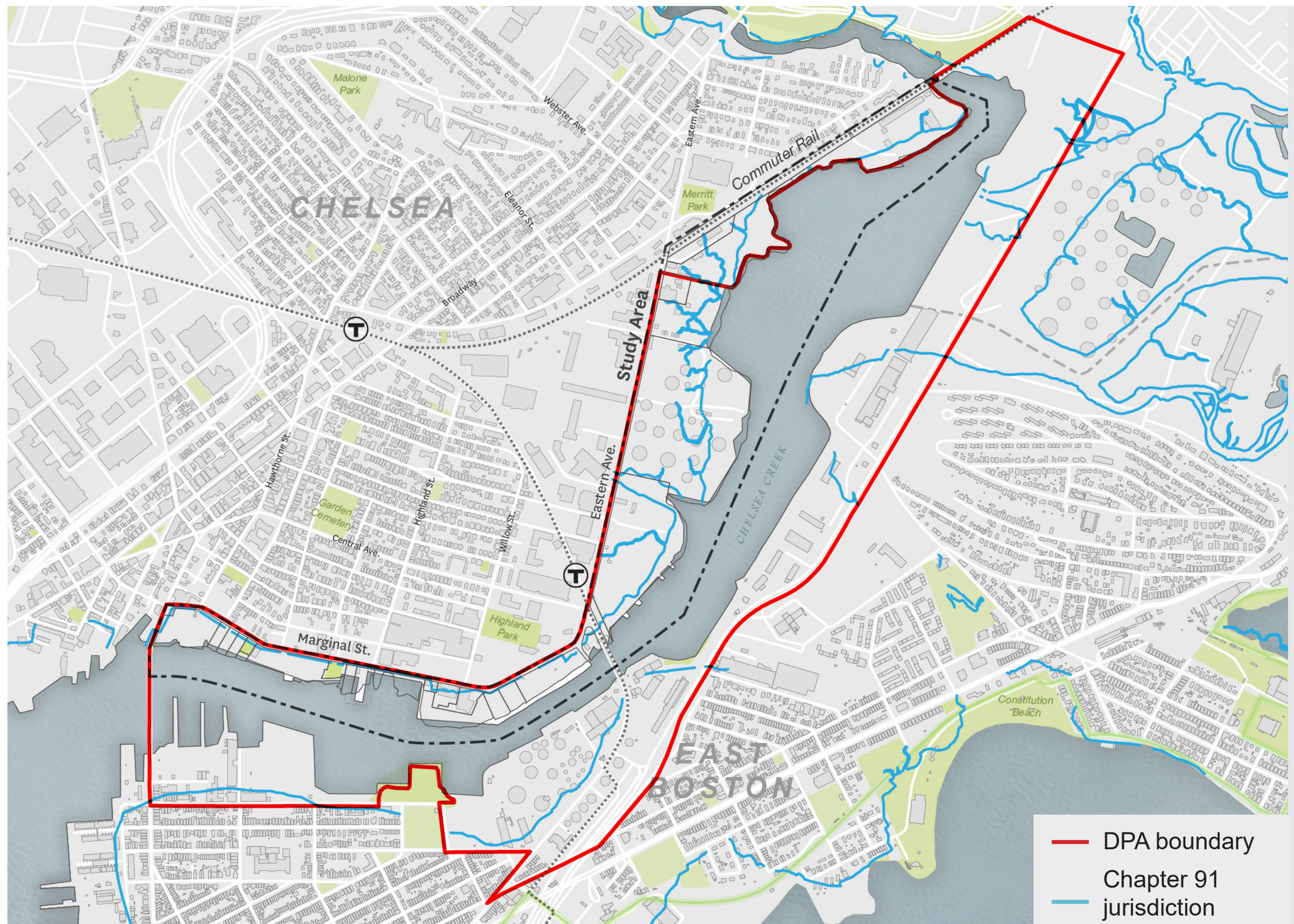
- ➔ 4-5 story mixed-use with upper story housing on Forbes and Eastern Ave. sites.

Public realm improvements:

- ➔ Different types and scales of open spaces
- Public waterfront walkway Forbes, Eastern Ave. sites and Mill Creek.
- An improved harborwalk
- Community programming activities and events on the waterfront
- District-wide streetscape improvements
- Recreational boating along Mill Creek
- Public art/distinct branding, signage for the Gulf Oil area

MAP KEY

	potential open space		mixed uses: housing, office, retail, restaurants		existing oil tanker vessels supplying regional fuel
	protected port area		community gathering node		navigable channel for large industrial vessels
	future working port		open space amenities		potential connection for circulation & servicing
	supporting uses to port & community		kayaking		Ch. 91 linear park
	mixed-use community development		foot bridge		Mill Creek trail
	public land as potential programming catalyst		better connections		potential view corridor toward waterfront
	underutilized land for potential access		public art at Toomey Square		potential foot bridge location
	existing open space		foot traffic from SilverLine stations		MWRA parcel for connecting port to supporting



What can be addressed through the Municipal Harbor Planning process?

The Municipal Harbor Plan can address elements of the Chelsea Waterfront Vision Plan that relate to:

- ➔ Recommended land uses
- ➔ Building massing and height
- ➔ Open space requirements
- ➔ Improved standards for public access

After the presentation, do you understand what a Municipal Harbor Plan is?

Place a sticker in the appropriate box.

Yes

Somewhat

No

Is it clear why a Municipal Harbor Plan will be beneficial for Chelsea Creek?

Place a sticker in the appropriate box.

Yes

Somewhat

No

Other questions?

Write your questions or comments on a sticky note and place it below.

