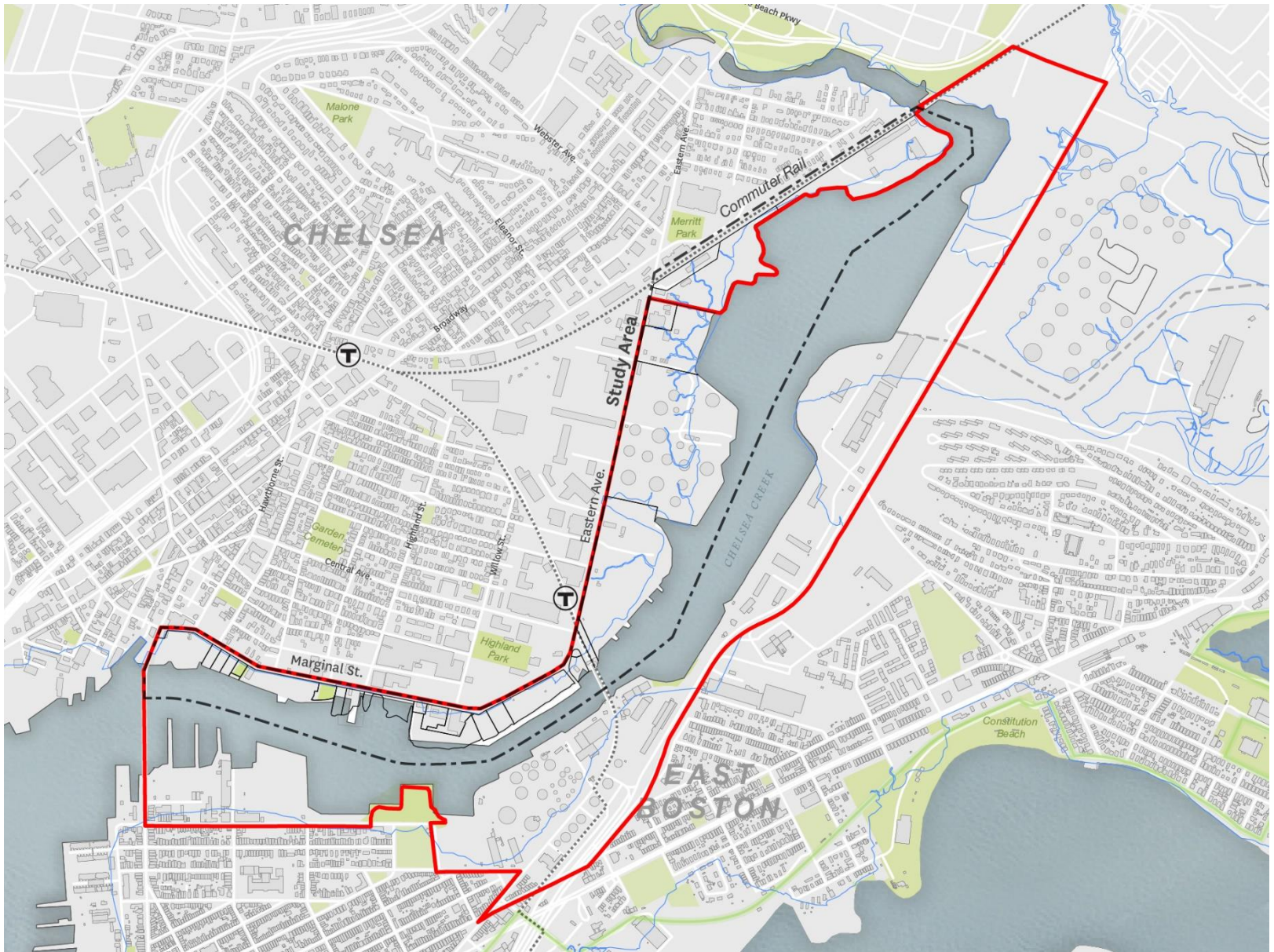


Chelsea Creek Municipal Harbor Plan

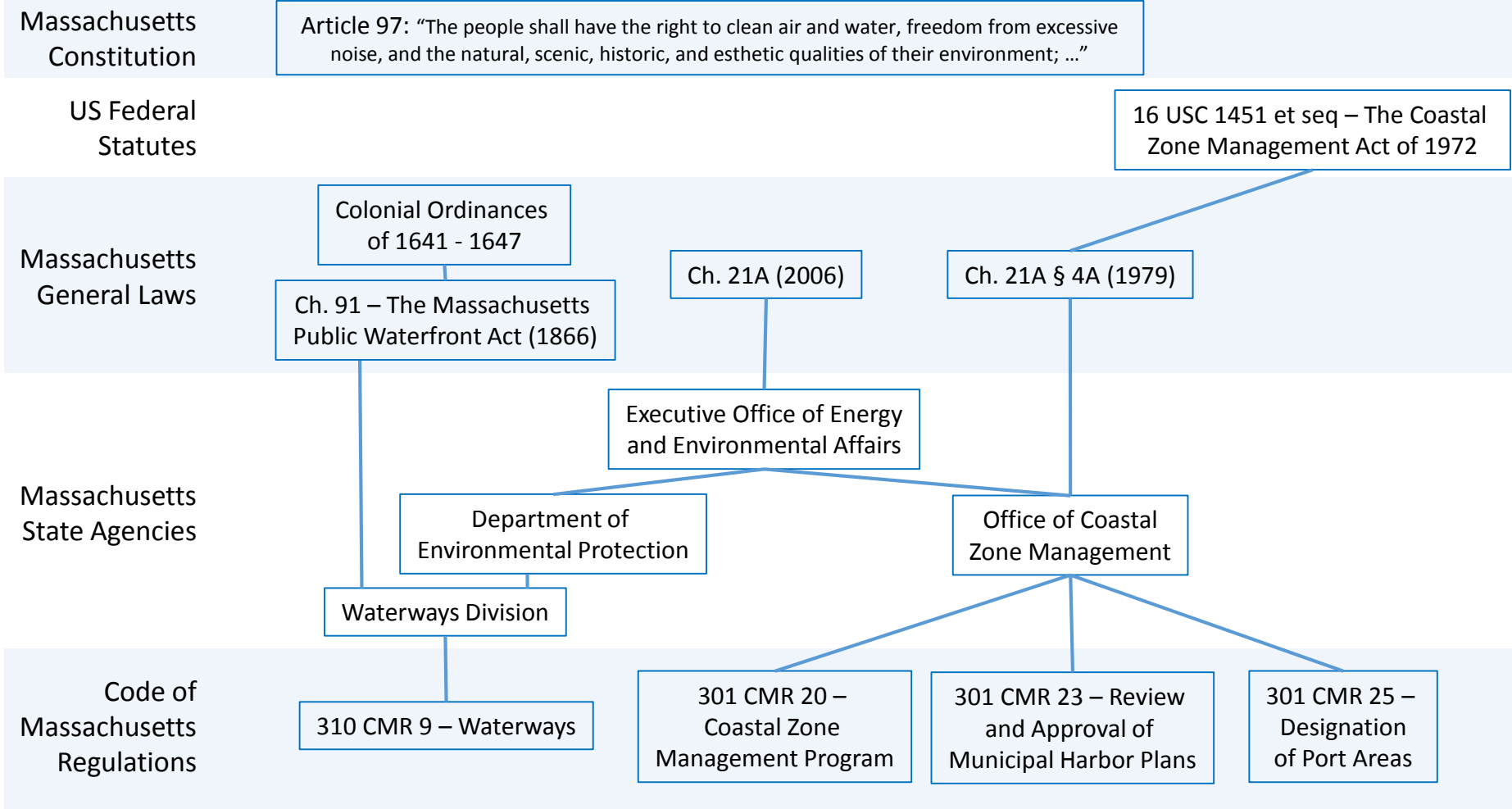
Summary of Community Input:
Community Vision, Proposed Policies, and
Strategies to Implement Them

8 November 2018

Study Area



Regulatory Framework



Community Vision

- Build upon the area's considerable history as a driver of the local and regional economy
 - address the need to reclaim strategic locations for recreational and cultural uses by residents in nearby neighborhoods
1. enhance public access
 2. increase density of living-wage jobs for Chelsea residents
 3. preserve the industrial and commercial character of the waterfront and adjacent upland area
 4. encourage water-dependent industrial uses and opportunities that contribute to the local tax base

Policy Areas

1. Public Access
2. Public Programming
3. Economic Development
4. City Zoning Ordinance
5. Transportation
6. Infrastructure Improvements
7. Climate Change
8. Pollution

Public Access

Create and maintain physical and visual public access within the harbor planning area that promotes recreation, relaxation, engagement with the waterfront, and economic development.

1. Standardized signage requirements
2. Robust point access at Chelsea St Bridge
3. Point access at every property boundary
4. Complete lateral access at all non-DPA parcels
5. Chelsea Creek Improvement Fund
6. Align permit language between City and State
7. Allow boardwalks over tidelands in watershed
8. Responsible access for small craft

Public Programming

Develop, support, and maintain public programming that creates economic and cultural opportunities for the community.

1. Use point access at Chelsea St Bridge for public art and temporary retail
2. Signage highlighting history and existing uses
3. Promote public art and programmable open space with all redevelopment
4. Where appropriate, licenses should require payments to support public programming

Economic Development

Encourage uses in the harbor planning area that will create living-wage local jobs and support the local economy.

1. Flexible building typologies for wide variety of industrial uses, including water-dependent
2. Explore marine technology cluster
3. Favor redevelopment that increases job density, especially for blue-collar, living-wage jobs
4. Allow reallocation of supporting use percentages
5. Align end dates of licenses on adjacent parcels
6. Promote temporary/seasonal structures and activities to create new economic opportunities

City Zoning Ordinance

Ensure that the city's land use regulations effectively promote the policies of this plan, buffer residential neighborhoods from industrial areas, and align with the relevant policies of MGL Chapter 91, the Public Waterfront Act.

1. New district along waterfront replacing WIOD and prohibiting residential
2. Revise use table to allow water-dependent uses
3. New district on upland side of Marginal from Pearl to Highland allowing most uses but not residential
4. Revise Lot Area to exclude land under water
5. Require consideration of sea level rise and storm surges in development proposals

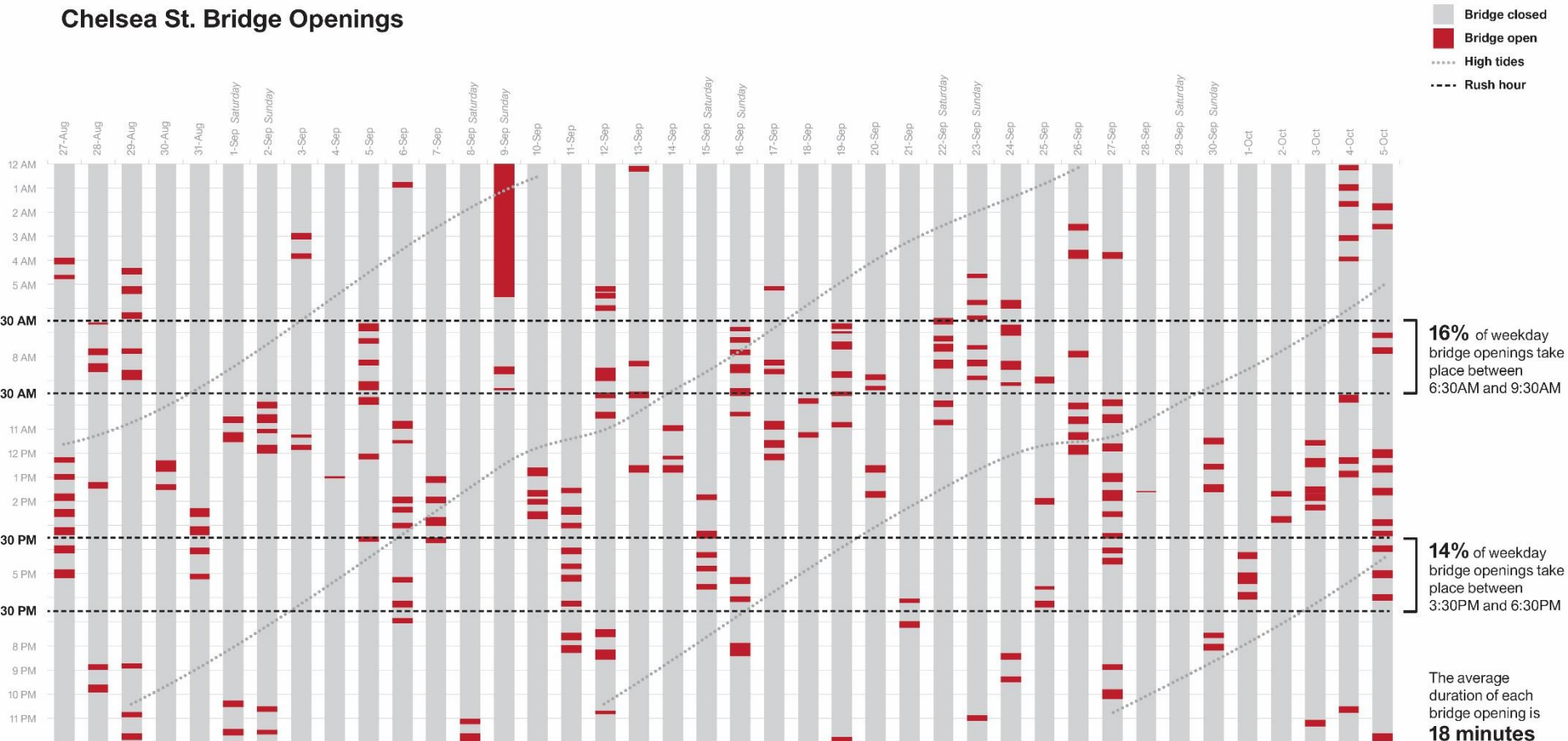
Transportation

Increase opportunities for users of all modes and all abilities for improved transportation to, from, and through the Chelsea Creek waterfront.

1. Work with US Coast Guard and all relevant parties to reduce the impact of bridge openings
2. Widen sidewalks and provide signalized crossings, explore traffic calming, and develop bike lanes
3. Discourage uses north of Chelsea St Bridge that would significantly increase openings
4. Explore potential for ferry/water taxi service
5. Allow for a new bridge crossing at the mouth of Mill Creek

Chelsea Street Bridge

Chelsea St. Bridge Openings



Analyzed data from 27 August to 5 October, 40 days

- **5.4** openings per day
- **18** minutes average open time
- **30%** of openings during rush hours (6:30-9:30 AM, 3:30-6:30 PM)

Infrastructure Improvements

Ensure that waterfront infrastructure is safe and adequate to accommodate existing and anticipated uses, and that improvements address predicted sea level rise and storm surge scenarios based on the best available science.

1. TBD

Climate Change

Minimize economic, social, and environmental impacts of climate-change-related flooding.

1. Comprehensive planning to address climate change risks using best available science
2. Identify economic impacts during and after storms
3. Explore innovative approaches to protect against, retreat from, and/or accommodate flooding
4. Protect against the spread of contamination
5. Ensure that all Ch. 91 licenses consider projected climate change impacts
6. Mitigate inundation pathways

Pollution

Encourage waterfront uses consistent with all environmental regulations, promote the remediation of contaminated sites, and realize the promise of the Clean Water Act of swimmable and fishable waters.

1. Require on-site remediation as part of redevelopment projects
2. Identify and eliminate sources of contamination into the Creek, including CSOs



Designated Port Area boundary:
Land uses within this red boundary
are primarily water-dependent or
supporting industrial uses.

1 Forbes Site

295 Eastern Avo Ext. site

305

291

283

Gulf Oil Tanks

123

Gulf Oil Tanks

111

InterPAFRK

Highland Park

257

Rental Car Staging

Marginal St

215

221

226

235

239

245

249

69 Eastern Salt

107 Port

13-51

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HH

Greenway

Greenway

CHELSEA CREEK

CHELSEA CREEK