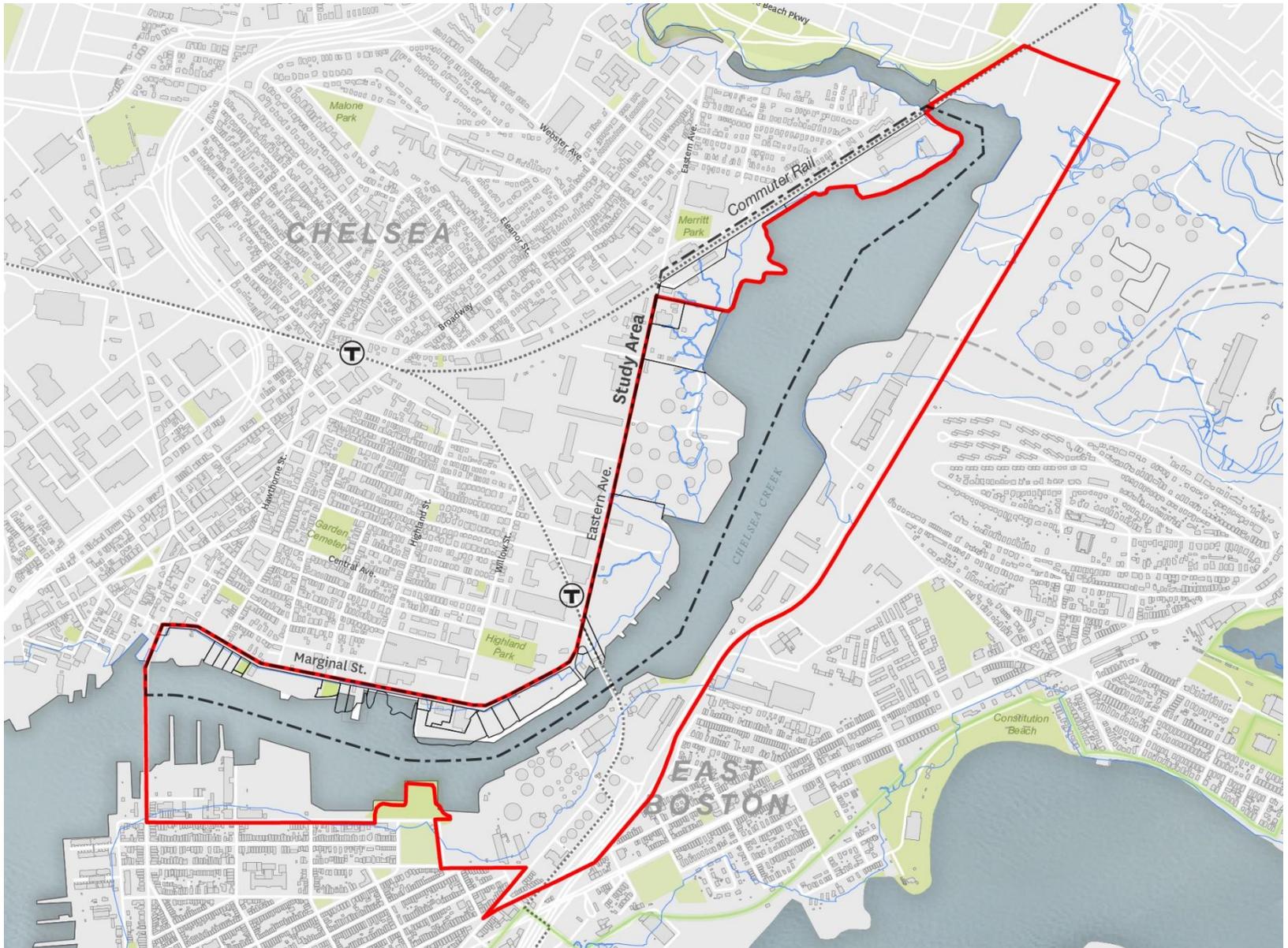


# Chelsea Creek Municipal Harbor Plan

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

8 November 2018

# Study Area



# Regulatory Framework

Massachusetts  
Constitution

Article 97: "The people shall have the right to clean air and water, freedom from excessive noise, and the natural, scenic, historic, and esthetic qualities of their environment; ..."

US Federal  
Statutes

16 USC 1451 et seq – The Coastal  
Zone Management Act of 1972

Massachusetts  
General Laws

Colonial Ordinances  
of 1641 - 1647

Ch. 91 – The Massachusetts  
Public Waterfront Act (1866)

Ch. 21A (2006)

Ch. 21A § 4A (1979)

Massachusetts  
State Agencies

Executive Office of Energy  
and Environmental Affairs

Department of  
Environmental Protection

Office of Coastal  
Zone Management

Waterways Division

Code of  
Massachusetts  
Regulations

310 CMR 9 – Waterways

301 CMR 20 –  
Coastal Zone  
Management Program

301 CMR 23 – Review  
and Approval of  
Municipal Harbor Plans

301 CMR 25 –  
Designation  
of Port Areas

# 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

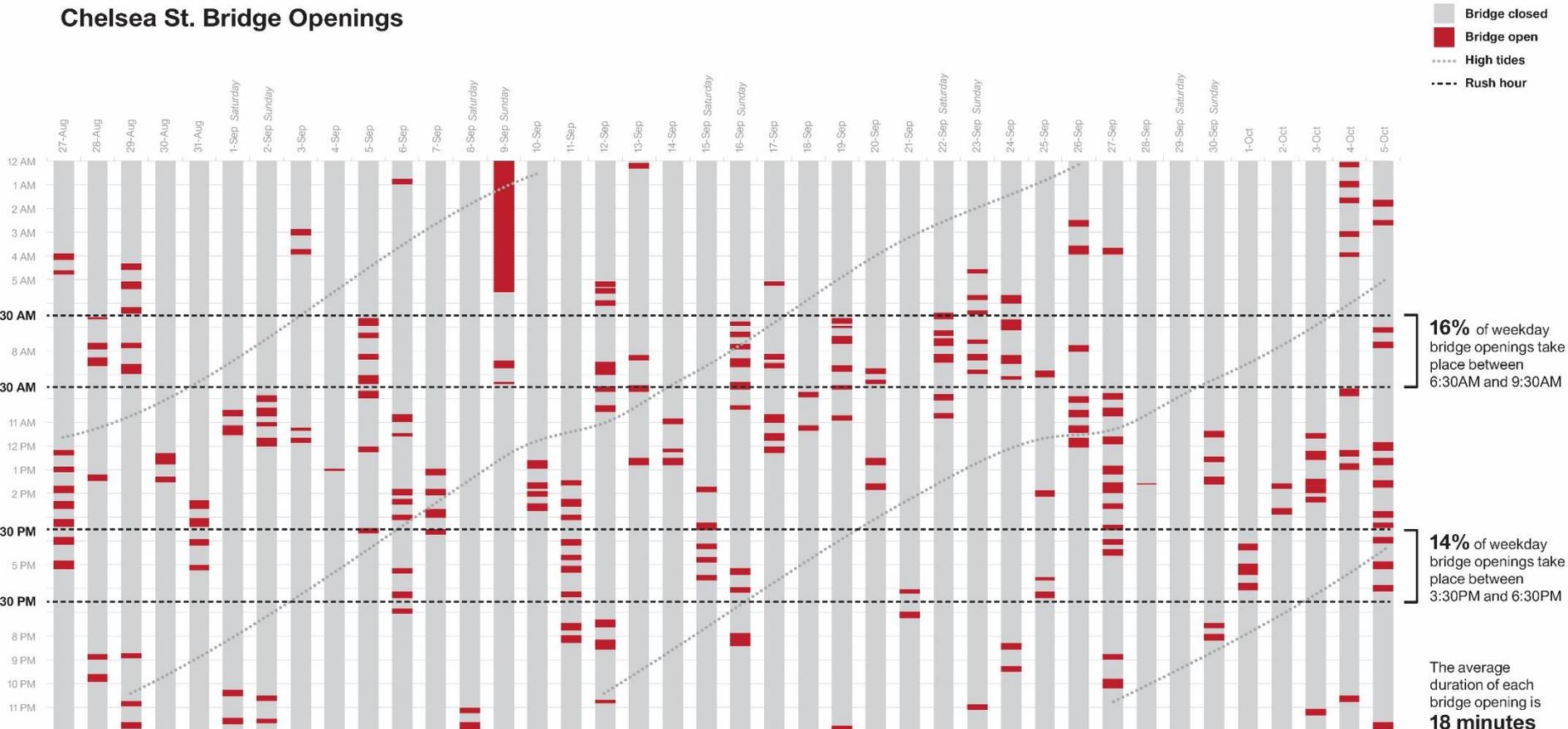
# Transportation

*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

Eastern Ave

111

InterPAFRK

Highland Park

215

227

228

235

239

245

249

257

Rental Car Staging

Marginal St

69

Eastern Salt

13-51

Eastern Salt

PORT

Area

Greenway

Greenway