

ECONOMIC DEVELOPMENT BOARD
Chelsea Creek Demonstration Project

June 17, 2015



Agenda

1. Demonstration Project Plan Overview
2. Plan Area and Potential Options
3. Regulatory Considerations
4. Coordination with Other Planning Studies
5. Next Steps/Implementation



Views across Chelsea Creek

Demonstration Project Plan

Chelsea Economic Development Board (EDB) acting in concert with City under MGL Chapter 121 B

Purpose:

- Recognize changing assets and development dynamics in this part of Chelsea
- Leverage City assets in key waterfront area
- Maximize economic development opportunities
- Integrate circulation and public benefits holistically
- Establish an approach that serves as an example for other projects



View west from Chelsea Street Bridge

Actions:

- Inform zoning and ongoing land use planning efforts
- Respond to recent development proposals and define public/private partnerships
- Authorize the EDB to engage in certain real property transactions



Enterprise parking at 260 and 324 Marginal Street

Demonstration Project Plan

Goals/Outcomes

1. **Land Use:** achieve a more dynamic mix of uses, including those that attract people to waterfront and complement port-related interests
2. **Public Access:** Establish public activation zone on waterfront; improve current and future public access to waterfront
3. **Environmental:** protect water sheet; reuse properties to highest and best use given contamination
4. **Economic Development:** encourage and provide flexibility for innovative opportunities to maintain and grow tax base and jobs



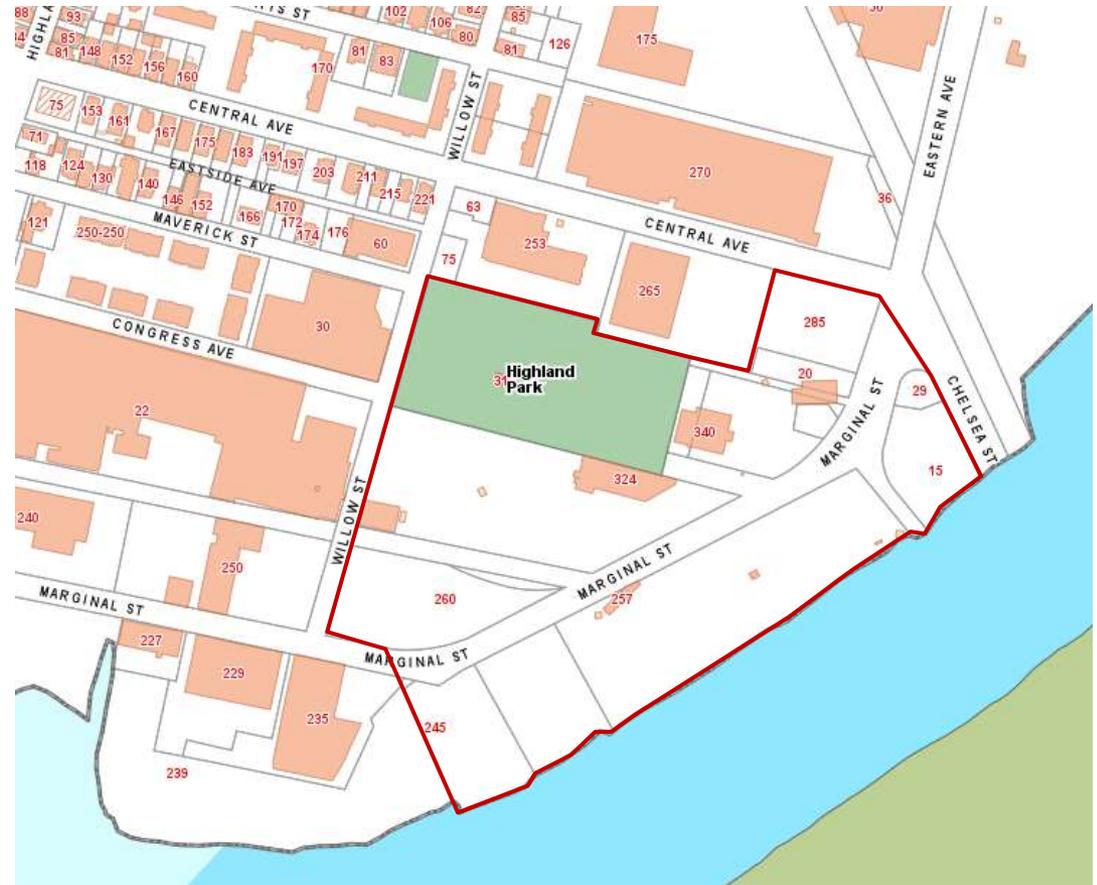
Bird's eye view looking east

Location

PLAN AREA

Existing Uses

- Surface lots for parking facilities and park & fly facilities
- Hotel
- MWRA sewage pump station
- Public park
- Contaminated sites



Bulkhead at 245-257 Marginal Street



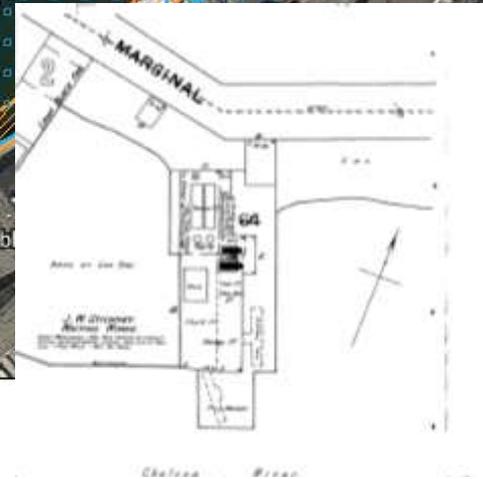
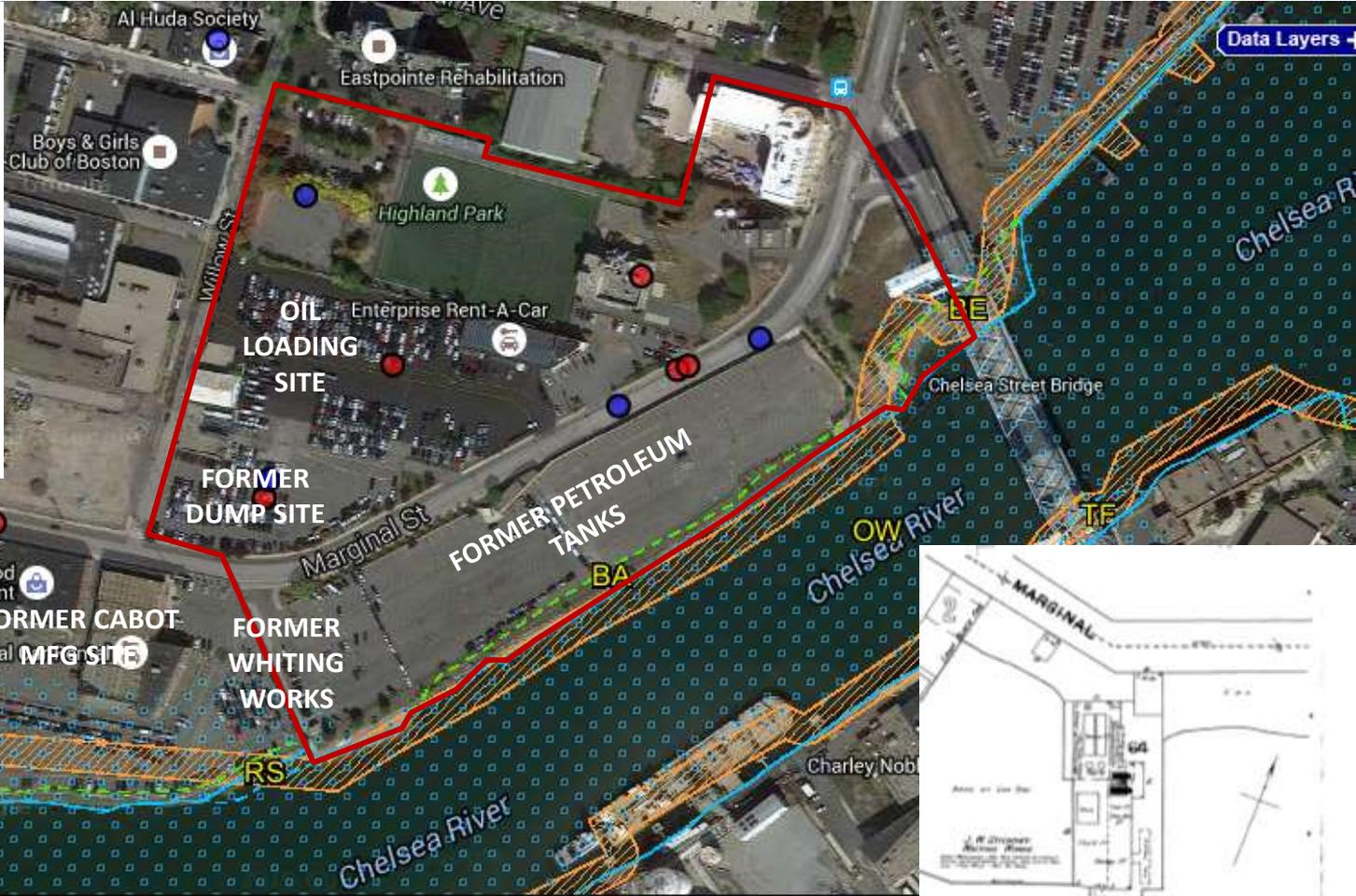
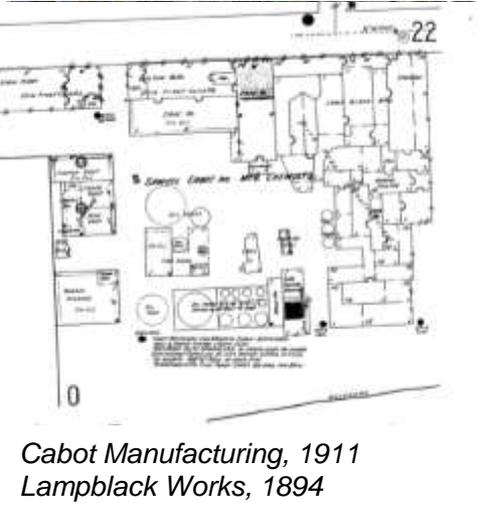
Surface parking lots along Marginal Street



Highland Park/MWRA Pump Sta.

Environmental Conditions

PLAN AREA



- Open Sites
- Closed Sites
- Closed Sites with Use Limitation

Striped orange band = Title 5 Setback Area
Speckled blue = 100-year Floodplain / Wetlands

Existing Ownership

PLAN AREA

Parcel 324
City of Chelsea owns

Leased to Enterprise
for surface parking
facilities

Parcel 245/257
Under agreement to
Broder Properties/Laz
Parking and Northern
Sites Development

Surface parking
facilities



Potential Redevelopment Options

PLAN AREA

Parcel 324

City conveys to Broder/Laz

Proposed park & fly facility

Parcel 245/257

Northern Sites Development develops hotel

Broder/Laz conveys a portion to City for lease to Enterprise surface parking facilities and public activation zone



Market/Economic Opportunities

PLAN AREA

- Proximity to Logan Airport
- Nearby Silverline Station
- Recent and current development proposals are hotels, rental car facilities, and park and fly facilities

Other considerations:

- Upgrade of MWRA Sewage Pumping Station
- Enterprise investment and expansion in inspections, distribution, and retail operations

*Recently constructed
Marriott TownePlace
Suites*



*Interpark Parking Garage
on Central Avenue*



Existing Zoning

REGULATORY

Industrial Zone

- Research, manufacturing, wholesaling, and related distribution activities where suitable access exists, and without adverse impact to residential

Waterfront Zone

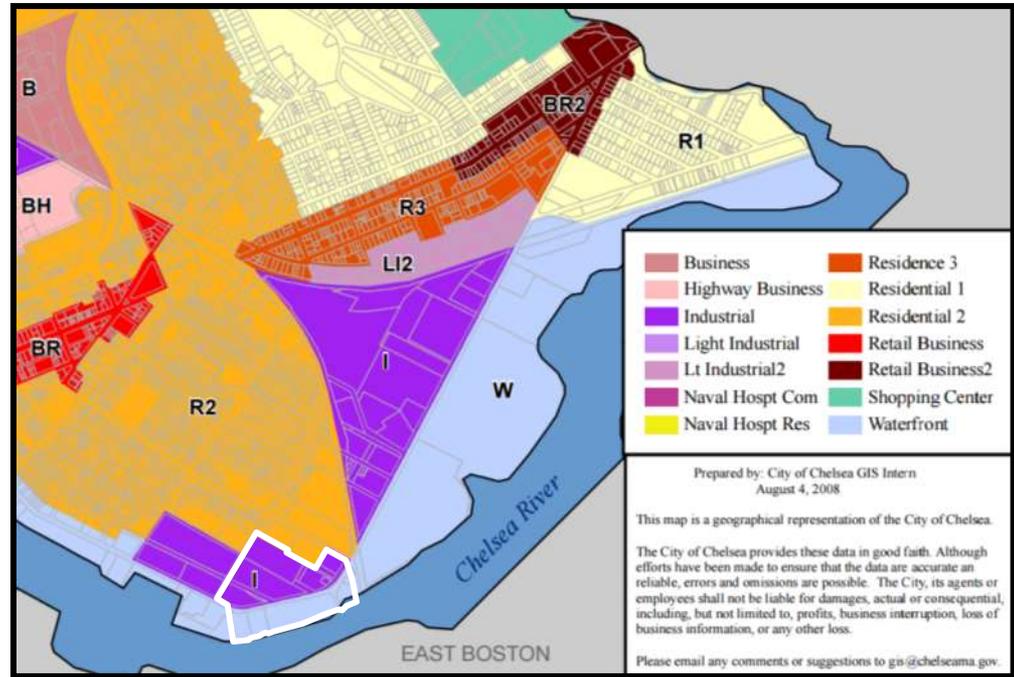
- Water related uses and/or which benefit from proximity to the airport or the harbor, and to encourage public access to the waterfront.

Airport Related Overlay District

- Provide areas for airport related uses, where suitable access exists, and without adverse impact to residential

Waterfront Industrial Overlay District

- Promote economic development, enhance working waterfront; allow compatible commercial development; allow for continuous public access



Plan area also subject to Wireless Communication Overlay District
Plan area outside of bulkhead line also subject to Flood Overlay District

Designated Port Area (DPA)

REGULATORY

Standards

- Navigable channel ≥ 20 feet deep
- Shoreline facilities and appropriate water area
- Industrial land contiguous to other DPA lands
- Proximity to rail/road links

Boundary Review Timeline

- February 2015: City initiated Boundary Review
- March 31, 2015: Public information session
- Mar-Aug 2015: Public comment/CZM review period
- October 2015: CZM decision



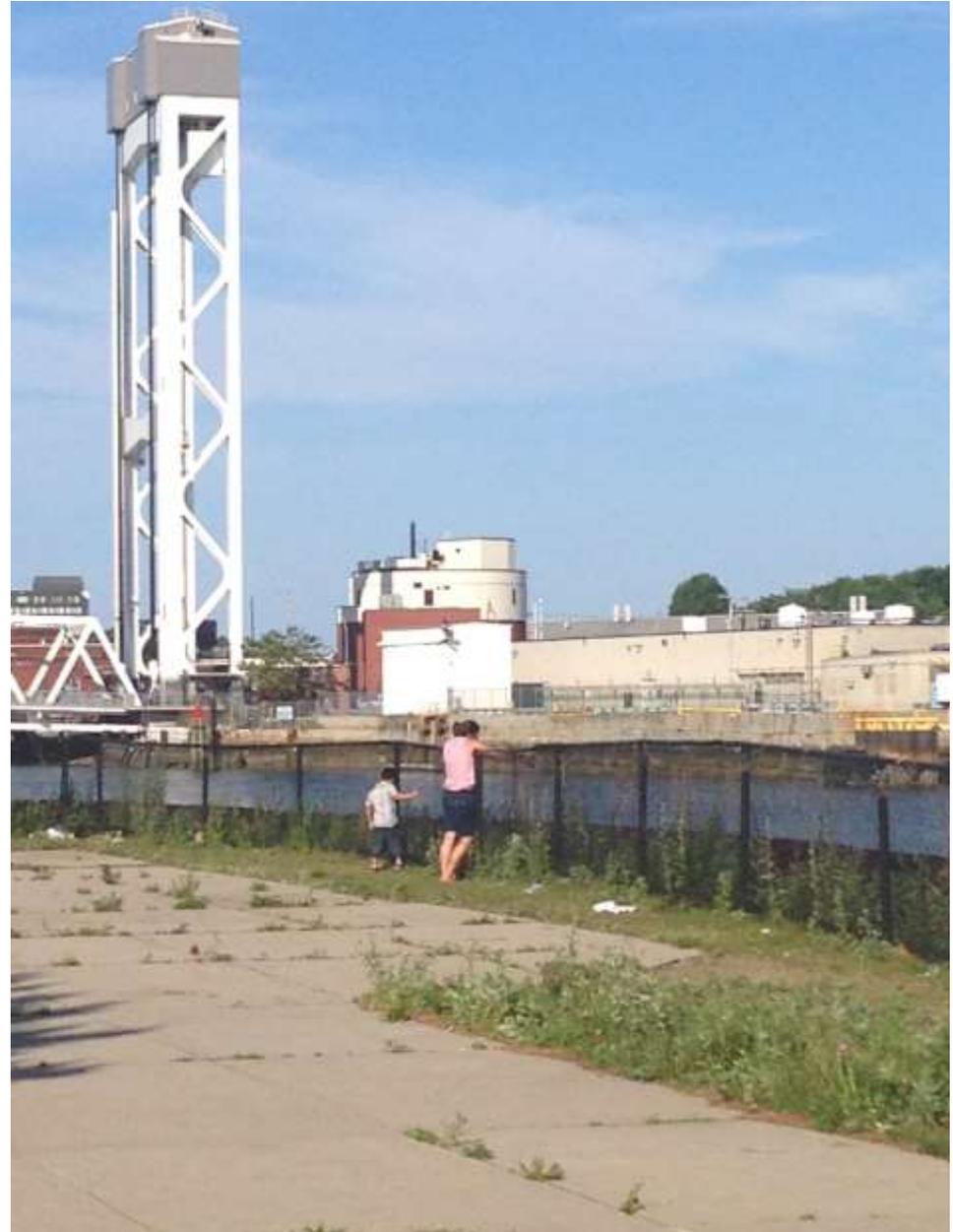
Port areas designated to promote and protect water-dependent uses

Chelsea does not have a Municipal Harbor Plan

Chapter 91: Public Waterfront Act

REGULATORY

- **Purpose:** protect public's interest in waterways of the Commonwealth
- **Jurisdiction:** landside jurisdiction includes filled tidelands between current shoreline and either historic MHW or first public way, plus land within a DPA.
- **Restrictions:** height and location of structures, uses of filled tidelands and structures within geographic jurisdiction
- **Requirements:** Vary depending upon distance from shoreline, type of use, and whether site is located within DPA. Frequently include public benefits focused on access.



*Waterfront access at
245-257 Marginal Street*

MA Environmental Policy Act (MEPA)

REGULATORY

Purpose: To ensure that state actions, including the issuance of permits, are reviewed for their environmental impact, with a goal of minimizing impacts

Jurisdiction: projects that use state funding or require state approvals with thresholds for review based on scale of project

Requirements: Preparation of Environmental Notification Form (ENF) or Environmental Impact Report (EIR)



Access to waterfront at 245-257 Marginal St



Marginal Street looking northeast

Other Permits and Regulations

- Chapter 21E: governs the cleanup of contamination
- Wetland Protection Act: floodplain, stormwater discharge permits, riverways



Draft plan showing flood hazard areas



Rip/rap seawall at 245-257 Marginal Street

Past and Future Planning Efforts

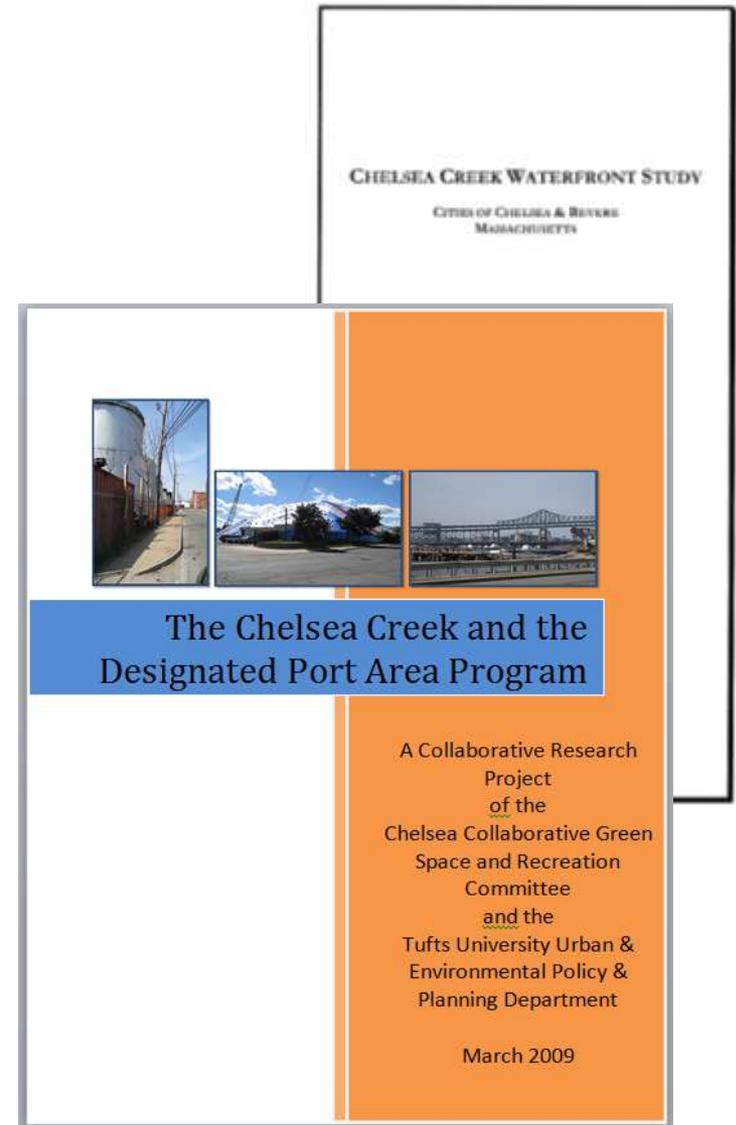
COORDINATION

Previous Plans

- Bryne McKinney, Chelsea Creek Waterfront Study, 2005
- Tufts, Chelsea Creek and DPA Program, 2009

Current and Upcoming Studies

- Cecil Group, Chelsea Waterfront Planning (underway)
- Designated Port Area Boundary Review (underway)
- Corridor study of the Silver Line (currently underway)
- Visioning process (to begin shortly)
- Harbor plan (to start later this year).



Cecil Group, Chelsea Waterfront Planning

COORDINATION



Study Sites

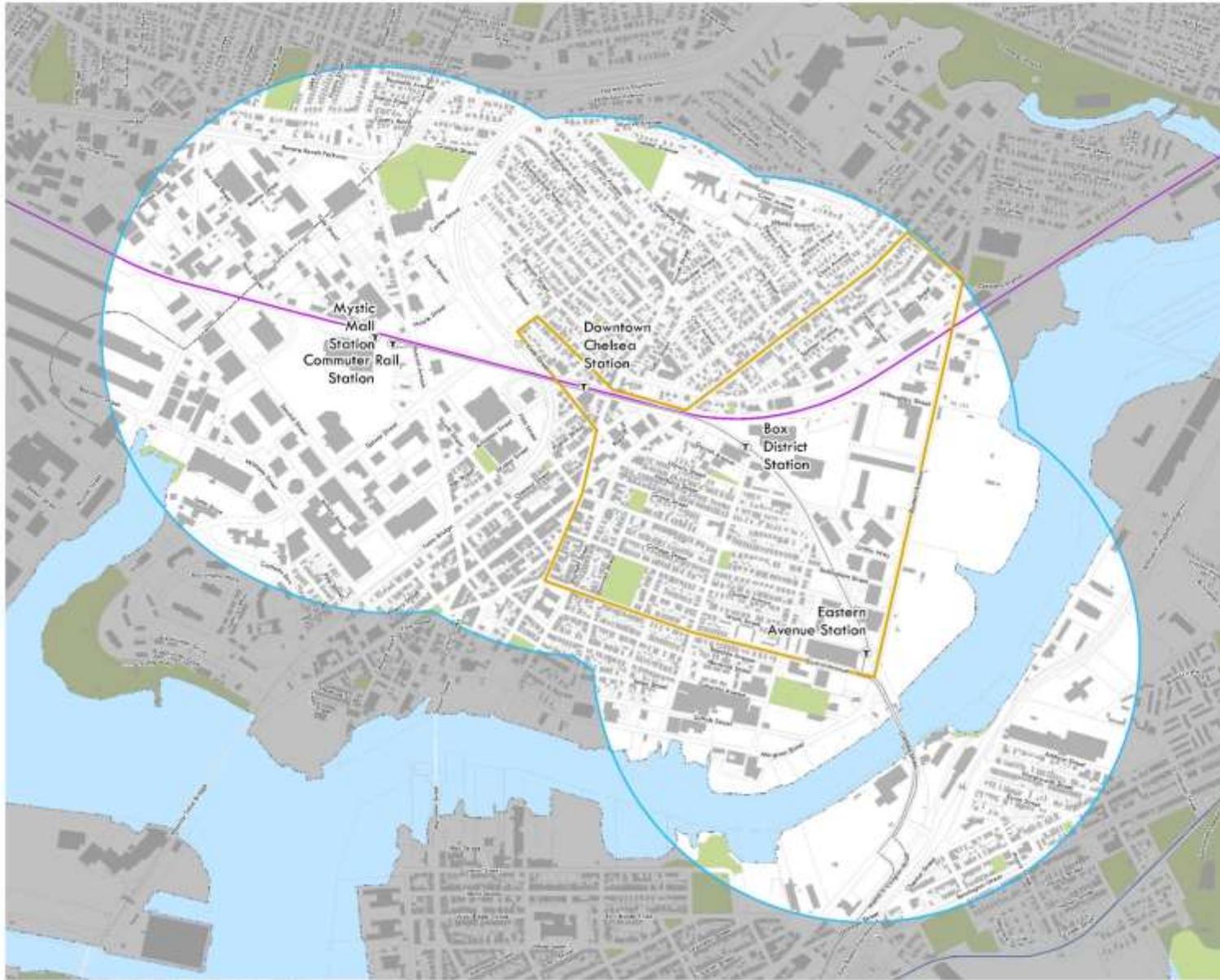
Designated Port Area Boundary Review

COORDINATION



Corridor study of the Silver Line

COORDINATION



Proposed Silver Line Station Areas

- Study Area
- 1/2 Mile Station Area
- Proposed Stations
- Proposed Silver Line
- Blue Line
- Commuter Rail
- Municipal Boundaries



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced for:
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Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Bay Transit Authority (MBTA)
Massachusetts Department of Transportation (MassDOT)

February 2018



Visioning process

COORDINATION



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Chelsea MapsOnline

Next Steps

IMPLEMENTATION

1. Briefing to EDB and community, June 17, 2015
2. Additional community briefings:
 - June 26, 11 to noon
 - June 29, 6 to 7:30 pm
3. Prepare Demonstration Plan
4. EDB Public Hearing and decision to adopt Demonstration Plan in their capacity as an urban renewal agency
5. City Council public hearing and decision to adopt Demonstration Plan authorizing key implementation actions

Legal Authority:

Economic Development Board authorized to develop Demonstration Plan in their capacity as an urban renewal agency under MGL c. 121B(46)(f):

- *To develop, test and report methods and techniques and carry out demonstrations for the prevention and elimination of slums and urban blight;*

Potential land transactions in Demonstration Plan qualify for a Uniform Procurement Act exemption under MGL c. 30B(1)(b)(25):

- *A contract to sell, lease, or acquire ... property by a ... urban renewal agency ... in accordance with a plan approved by the appropriate authorizing authority*



View of 324 Marginal Street from Highland Park

Public/Private Actions

- Zoning changes (public)
- Project Planning and Design (private)
- Site Plan Review and other State and City approvals (private)
- Potential land transactions (public/private)

IMPLEMENTATION

Potential Public Benefit Opportunities

- *Improved public access on Harborwalk and waterfront activation area*
- *Planned development to enhance economic utility of parcels and value to City*
- *Update of uses planned in the Chelsea Creek area to reflect evolving and dynamic changes in Chelsea*
- *Improved public safety and driveway access on Marginal Street*
- *Review/update of environmental conditions/contamination from prior uses to ensure public health and safety with future uses.*



Public access and parks at Port Park