

Project Goal & Objectives

Problem: Conflict along the waterfront with competing ideas on how to redevelop land inside of the Inner Harbor Designated Port Areas (DPAs). DPAs are preserved land for water-dependent industrial uses.

Goal: Provide guidance for implementing beneficial mixed-use developments in Boston's Inner Harbor DPAs.

Objectives:

1. Generate a list of innovative mixed-use options for urban harbors.
2. Determine perspectives about the waterfront areas and uses within communities around the DPAs and obtain knowledge of DPA land and regulations.
3. Define and apply a set of criteria to compare different mixed use options within each DPA.
4. Develop case studies for implementing mixed use options.

Key Findings

- Implementation of resilient projects along Boston Harbor waterfront is a priority for stakeholders.
- Public access to DPAs is discouraged by regulation because of hazards posed by industrial work.
- The public is aware that there are vacant parcels in Boston's Inner Harbor DPAs but they lack the context and understanding of complex DPA regulations to advocate and participate in shaping the working port areas of the waterfront.
- As the number of vacant and available parcels diminishes, balancing open space waterfront developments and industrial uses becomes more critical.
- Vacant lots are being used as parking as opposed to active DPA uses.

Case Studies & Recommendations

Case Studies:

Sugar Beach

- Handmade urban beach in Toronto
- Built on top of old parking lot
- Recommended locations: South Boston, East Boston, and Chelsea
- Open space
- Easily removed or relocated



(TripAdvisor, 2017)

Climate Change Resilient Infrastructure

- Water absorbent concrete used in Yellowstone National Park
- Can absorb 50 lbs of water per minute
- Recommended locations: All parcels in severe flood zones
- Climate resilient



(Ludacer, 2017)

Community Center

- Genoa Port Center in Italy is an example
- Public access
- Educational center to learn more about DPA and maritime uses
- Recommended location: South Boston

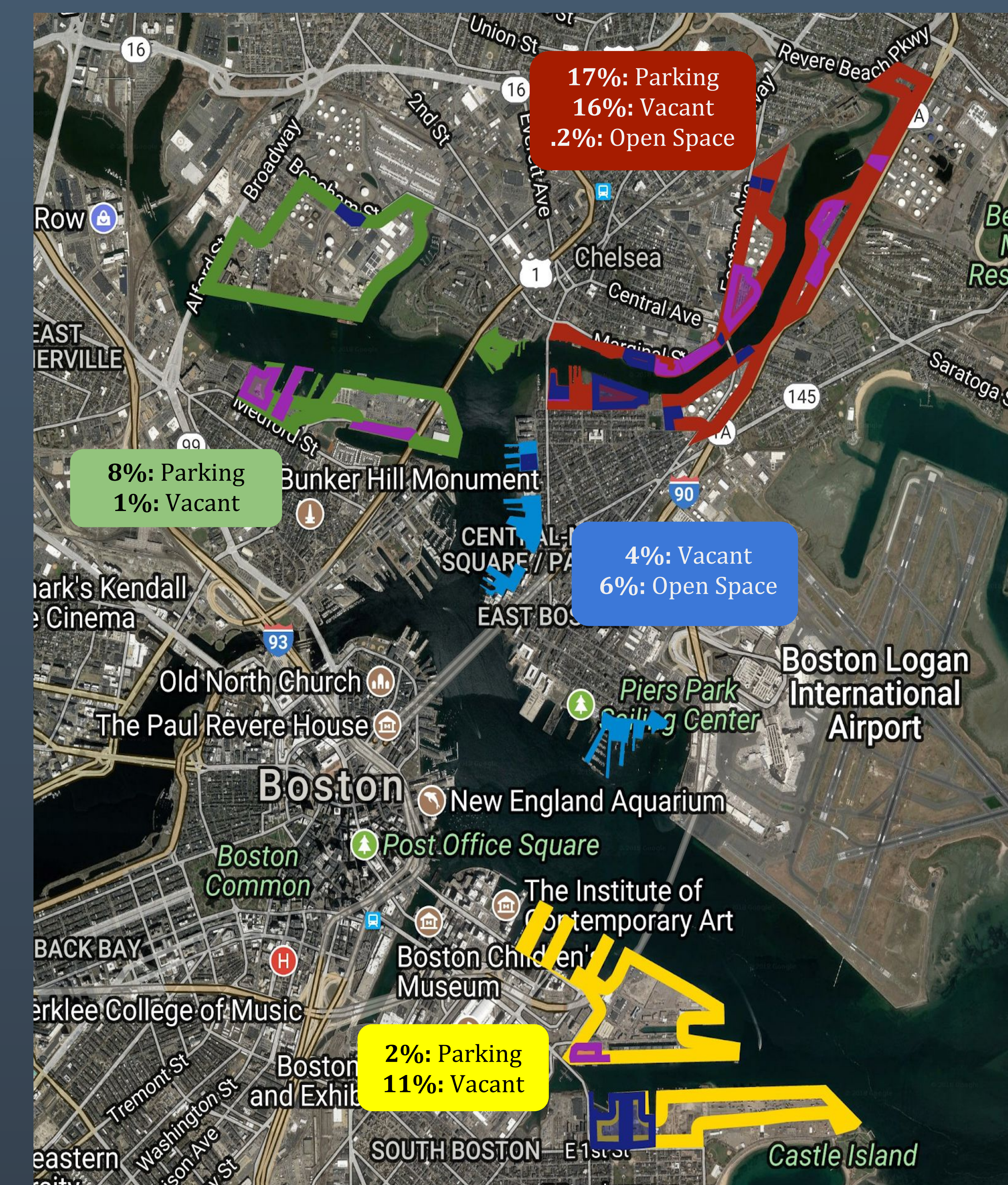


(Genoa Port Center, 2018)

We recommend that:

1. Boston Harbor Now should work together with other community groups to create open space or the feeling of open space
2. Boston Planning & Development Agency and Coastal Zone Management should look into researching the idea of a tiered DPA system
3. Boston Harbor Now should work on increasing public awareness of DPAs by creating a public information campaign and cooperate with community groups to host events in vacant parcels

Designated Port Area Boundaries and Parcels



Boston 2070 Flood Map (MASSDPT/FHWA, 2018)

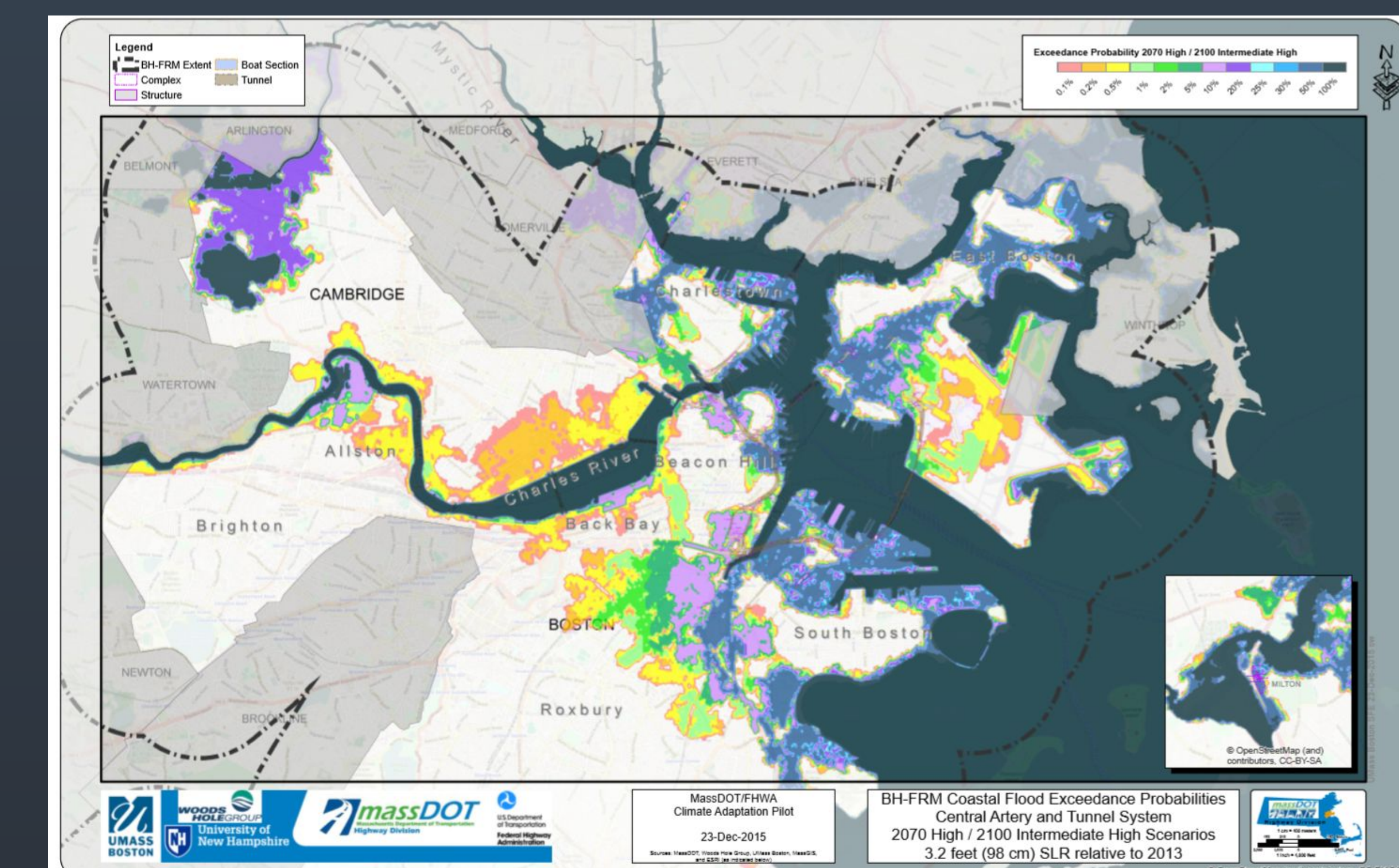


Photo of an East Boston DPA Vacant Parcel



Photo of a Chelsea Creek DPA Parking Parcel

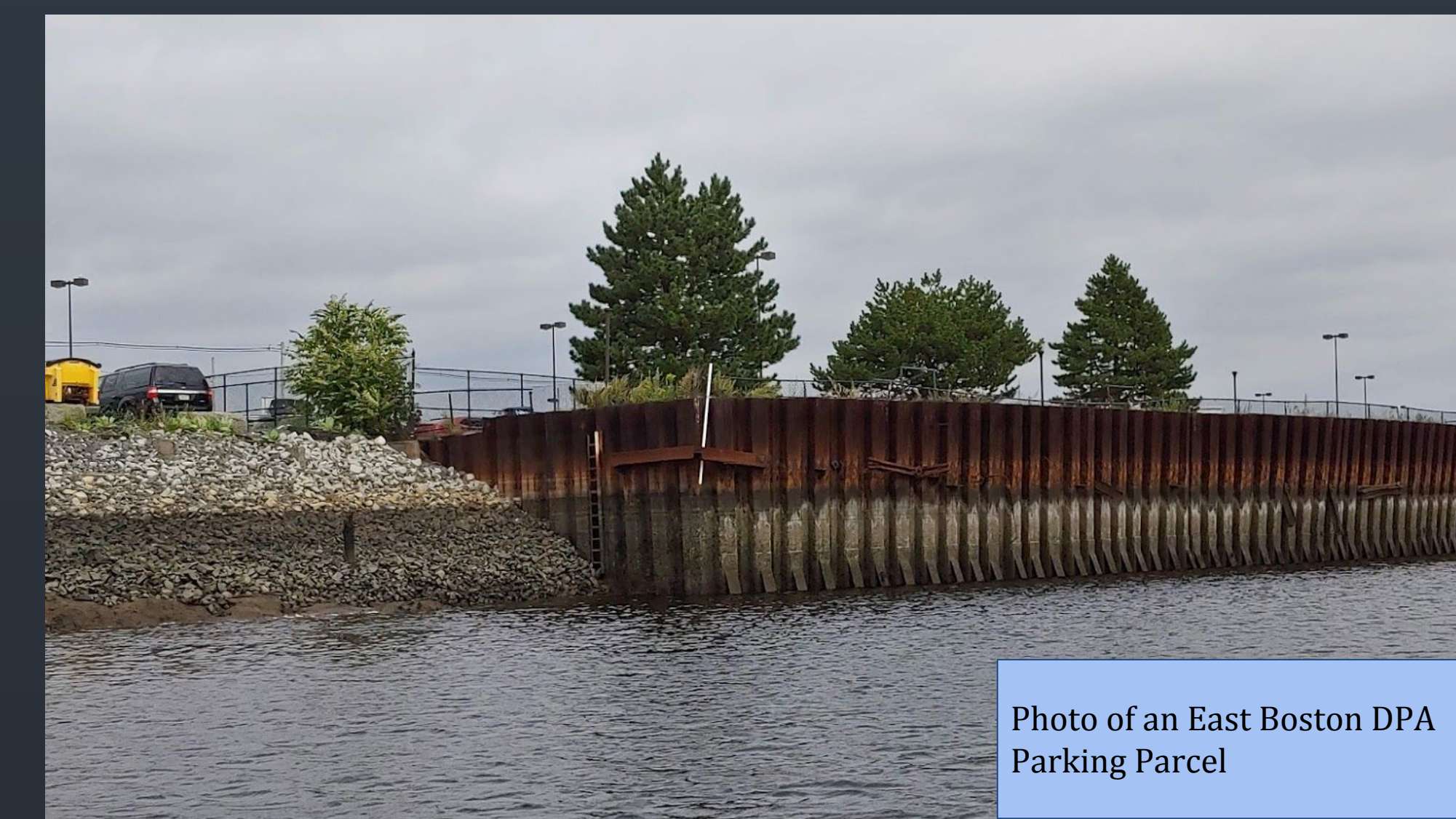


Photo of an East Boston DPA Parking Parcel

Acknowledgment

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Additional Work Cited

- <https://www.lonelyplanet.com/usa/boston/travel-tips-and-articles/boston-by-boat-harbor-cruises-islands-and-whale-watching/40625c8c-8a11-5710-a052-1479d2760806>
- Google Maps