Evaluating the Footprint Proposal

1. Review Framework Plan
2. Understanding the Footprint plan within the framework context
3. Evaluating the Footprint Proposal: Key Questions
4. Discussion & Feedback
Review Framework Plan
Potential Land Uses

- Public Park
- Marine Research Center
- Hotel
- Hospitality - School - Training
- Retail
- Restaurant
- Terminal Building
- Museum (Maritime / Historical)
- Lecture Hall
- Event Space
- Ticket Sales
- Parking
- Industrial Facility
- Recreational & Excursion Boating
- Culinary Classes
- Clean Energy Demonstration
- Value-Add Manufacturing
- Fish Processing
- Clean Energy Manufacturing
- Boatyard
- Natural Gas Power Generation

Small

Public / Institutional

Large

Commercial

Industrial

Hotel (not permitted)
Pedestrian Connections - Harborwalk

Existing Harborwalk

Proposed Harborwalk

Controlled Access

Controlled Access
Understanding the Footprint Plan in Context
Previous Proposed Site Plan

- Mixed Use Blocks
- Webb Street
- Derby Street
- Harbour Building
- Ferry
- Waterfront Park
- Industrial Edge
- Jetty Park
- Blaney Street Promenade
- Industrial Blocks
- Transmission Easement
- DPA Channel
Footprint Proposed Site Plan

Footprint plan includes the transmission easement.
Evaluating the Footprint Plan

Landscape framework

Site circulation

Phasing strategy: Should additional items be considered for Phase 1?

Regulatory environment

Power plant design
Landscape Framework
Landscape Framework

- Does the proposal support the framework plan & Harbor Walk in terms of pedestrian access and open space?
Landscape Framework

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- Harbor Walk continues along Derby Street
- Harbor Walk extends towards Ferry Pier
Landscape Framework

- Does the proposal support the framework plan & Harbor Walk in terms of pedestrian access and open space?

- Harbor Walk is continuous along Derby Street
- Harbor Walk continues as a robust network throughout the site
- Harbor Walk loops to resolve and provides access to the jetty
- Harbor Walk extends towards Ferry Pier

Existing Harborwalk
- Proposed Harborwalk

Controlled Access
- Controlled Access
Landscape Framework

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Harbor Walk continues through site adjacent to waterfront
Landscape Framework

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Include Pedestrian Improvements along Derby Street
Landscape Framework

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Harbor Walk continues through site adjacent to waterfront

Will this intended connection really work?
Landscape Framework

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Will there be more connections / amenities in this area? Potential for a great destination

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Include Pedestrian Improvements along Derby Street

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- Include Pedestrian Improvements along Derby Street
- Will this intended connection really work?
- Will there be more connections / amenities in this area? Potential for a great destination
- Harbor Walk continues through site adjacent to waterfront
Landscape Framework

• *Does the proposal make use of view opportunities – both to and from the site?*

We understand Footprint has looked carefully at views of the power plant.
Landscape Framework

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What about the views from the landscape berm? These could be quite compelling.
Does the proposal make use of view opportunities – both to *and from* the site?

- We understand Footprint has looked carefully at views *OF* the power plant.
- What about the views from the landscape berm? These could be quite compelling.
Landscape Framework

- *Does the berm have the best planting strategy possible? Does the berm have zones? It should not be treated equally all around...*

- Community zone
  - Park like plantings
  - Areas to gather
  - Most manicured / maintained landscape

- Transitional zone

- Water and Microclimate tolerant plantings
  - Able to deal with the harbor conditions
  - Slope stabilizing plantings
Landscape Framework (**community zone**)

- Community zone
- Place to gather
- Park like plantings
- Areas to gather
- Most manicured / maintained landscape
Landscape Framework (water zone)

- Water and Microclimate tolerant plantings
- Able to deal with the harbor conditions
- Slope stabilizing plantings
Landscape Framework

- Does the proposed plan enhance the Derby Street edge as much as possible?
Landscape Framework

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Sidewalk is right up against the street
Landscape Framework

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Landscape Framework

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Pedestrian sidewalk is separated from the road by a row of trees.
Landscape Framework

- Does the proposed plan enhance the Derby Street edge as much as possible?

Should the Footprint proposal re-think the relationship between the sidewalk and the street? What about bike access?
Landscape Framework

- How does the proposal accommodate waterfront access opportunities?

Framework plan had envisioned the waterfront as a series of zones, each taking on a different character.
How does the proposal accommodate waterfront access opportunities?

Footprint proposal enables a simpler diagram with a longer working edge for improved industrial access.
Strong Lighting

Landscape Framework Precedents

• How does the proposal accommodate waterfront access opportunities?

Connective Path
Community Gathering
Linear Boardwalk
Flexible Working Zone
Viewing Platform
RipRap
Varied Surface
Jetty Edge
Support Variety of Water Uses
Boardwalk Edge
Hardscape
Industrial Edge
Landscape Framework Precedents

- How does the proposal accommodate waterfront access opportunities?

Industrial Edge

Allowance for pedestrian access. Is there a better way to achieve shared access?
Landscape Framework Precedents

• How does the proposal accommodate waterfront access opportunities?

Jetty Edge

The jetty edge could be a great opportunity for signature waterfront access. We want to make sure that the phase 1 proposal doesn’t preclude the most aspirational possibilities.
How does the proposal accommodate waterfront access opportunities?

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Landscape Framework

- How does the proposal accommodate waterfront access opportunities?

100’ from the top of the retaining wall to the water’s edge. Much of this would be berm.

Footprint Power LLC
Landscape Framework

- How does the proposal accommodate waterfront access opportunities?

50’ clear minimum from the bottom of the berm to the water’s edge. Is this sufficient for shared vehicular, pedestrian, and industrial access?

100’ from the top of the retaining wall to the water’s edge. Much of this would be berm.
Landscape Framework

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100’ from the top of the retaining wall to the water’s edge. Much of this would be berm.

There must be a visionary long-term plan for the jetty.
Site Circulation

• Does the proposal reflect a strong concept for providing continuity between Webb Street and the jetty?
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Berm “bumps into” the clear line established in the framework plan, compromising the line of sight to the jetty.
Site Circulation

• Does the proposal reflect a strong concept for providing continuity between Webb Street and the jetty?

After all, the landscape berm concept is intended to block lines of sight.
Does the proposal reflect a strong concept for providing continuity between Webb Street and the jetty?

A slight re-alignment of Webb Street through the site could maintain vehicular access through the site.
Site Circulation

- Does the proposal reflect a strong concept for providing continuity between Webb Street and the jetty?

A connected string of open spaces could provide continuous public access to the jetty.

A re-aligned Webb Street could maintain vehicular connections, but not align with the jetty.
Site Circulation

- Does the proposal maintain strong vehicular access to all other areas of the site?

Framework plan maintained sea-side access to most industrial blocks.

Northern two industrial blocks would not have sea-side access.
Site Circulation

Does the proposal maintain strong vehicular access to all other areas of the site?

Proposal maintains excellent sea-side access to ALL industrial blocks

Northern two industrial blocks WOULD have sea-side access
Site Circulation

- **Does the proposal maintain strong vehicular access to all other areas of the site?**

Northern two industrial blocks would have multiple land-side access options.
Site Circulation

- Does the proposal maintain strong vehicular access to all other areas of the site?

Northern two industrial blocks would have only one land-side access option.
Phasing strategy: Should additional items be considered for Phase 1?
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- Derby Street sidewalk improvements (between the fence and the curb)

Footprint has committed to improving the Derby Street edge adjacent to the power plant.
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Phasing strategy: Should additional items be considered for Phase 1?

- What waterfront improvements will be included as part of Phase 1?

Include Pedestrian Improvements along Derby Street

Clear plan / concept for achieving waterfront access in front of the power plant

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Phasing strategy: Should additional items be considered for Phase 1?

- Will temporary surface parking be provided for the ferry terminal?
Regulatory environment

Where do you see the future of the site? Do we think DPA is important? Do we want to rethink the boundaries?

The site is both a Designated Port Area (DPA) and within the Chapter 91 boundary.
Regulatory environment

Where do you see the future of the site? Do we think DPA is important? Do we want to re-think the boundaries?

**DPA – Designated Port Area**

- DPAs promote and protect developed ports by limiting use to marine industrial or supporting uses.
- Pedestrian access / public amenities in DPAs are very rare. DPAs are meant to be heavily used working waterfronts.

**Chapter 91**

- Preserves public access along the water’s edge.
- Protects & promotes waterfront areas as a workplace for water-dependent uses.
- Precludes certain uses that are not related to the waterfront – ie, residential.
Power Plant Design
• What is your building siting preference – towards the water or towards Derby Street?

Great care has been taken to mitigate power plant impacts on the neighborhood. This pushes the power plant out towards the water. Is this the right approach?
What is your attitude towards the tower – is it best to try to minimize it or try to celebrate it?

We see that the proposed tower is shorter than the existing tower. It seems that the design attempts to minimize the tower. Is this right?
Power Plant Design

- *What is your attitude towards the tower – is it best to try to minimize it or try to celebrate it?*

- Prudential Center, Boston
- Bunker Hill Monument Krzysztof Wodiczko Projection
- Crystal Palace Tower, London
What is your opinion on the cladding concept / strategy?
What is your opinion on the cladding concept / strategy?
Discussion Topics

Landscape framework
- Does the proposal support the framework plan & Harbor Walk in terms of pedestrian access and open space?
- Does the proposal make use of view opportunities – both to and from the site?
- Does the berm have the best planting strategy possible?
- Does the proposed plan enhance the Derby Street edge as much as possible?
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Site circulation
- Does the proposal reflect a strong concept for providing continuity between Webb Street and the jetty?
- Does the proposal maintain strong vehicular access to all other areas of the site?

Phasing strategy: Should additional items be considered for Phase 1?
- Derby Street sidewalk improvements (between the fence and the curb)
- What waterfront improvements will be included as part of Phase 1?
- Will temporary surface parking be provided for the ferry terminal?

Regulatory environment
Where do you see the future of the site? Do we think DPA is important? Do we want to de-designate?

Power plant design
What is your building siting preference – towards the water or towards Derby Street?
What is your attitude towards the tower – is it best to try to minimize it or try to celebrate it?
What is your opinion on the cladding concept / strategy?
Next Steps