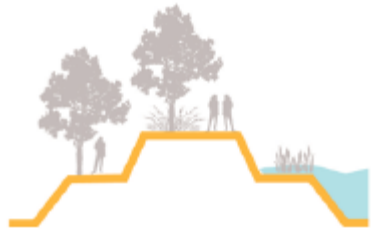
Coastal Flood Resilience Zoning Overlay District Article 25A

Chris Busch, Asst. Deputy Director for Climate Change & Environmental Planning

boston planning & development agency

October 13, 2021

Climate Ready Resilience Objectives



UPDATED CLIMATE PROJECTIONS

Ensure that decision making in Boston is informed by the latest Boston-specific climate projections.

PREPARED AND CONNECTED COMMUNITIES

Support educated, connected communities in pursuing operational preparedness, adaptation planning, and emergency response.

RESILIENT INFRASTRUCTURE

Prepare the infrastructure systems that support life in Boston for future climate conditions and create new resilient systems.

ADAPTED BUILDINGS

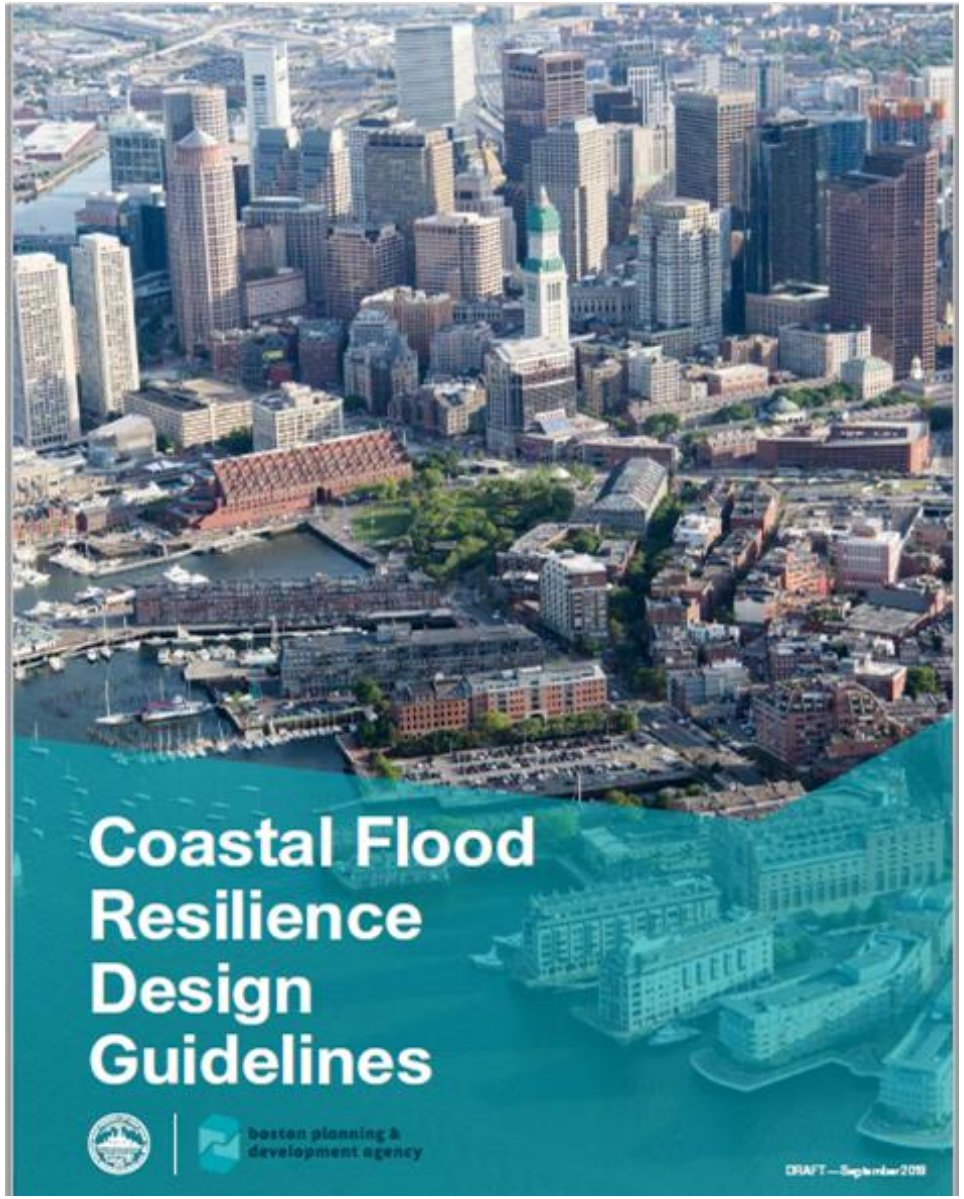
Create a regulatory environment and financial and other tools to promote new and existing buildings that are climate ready.

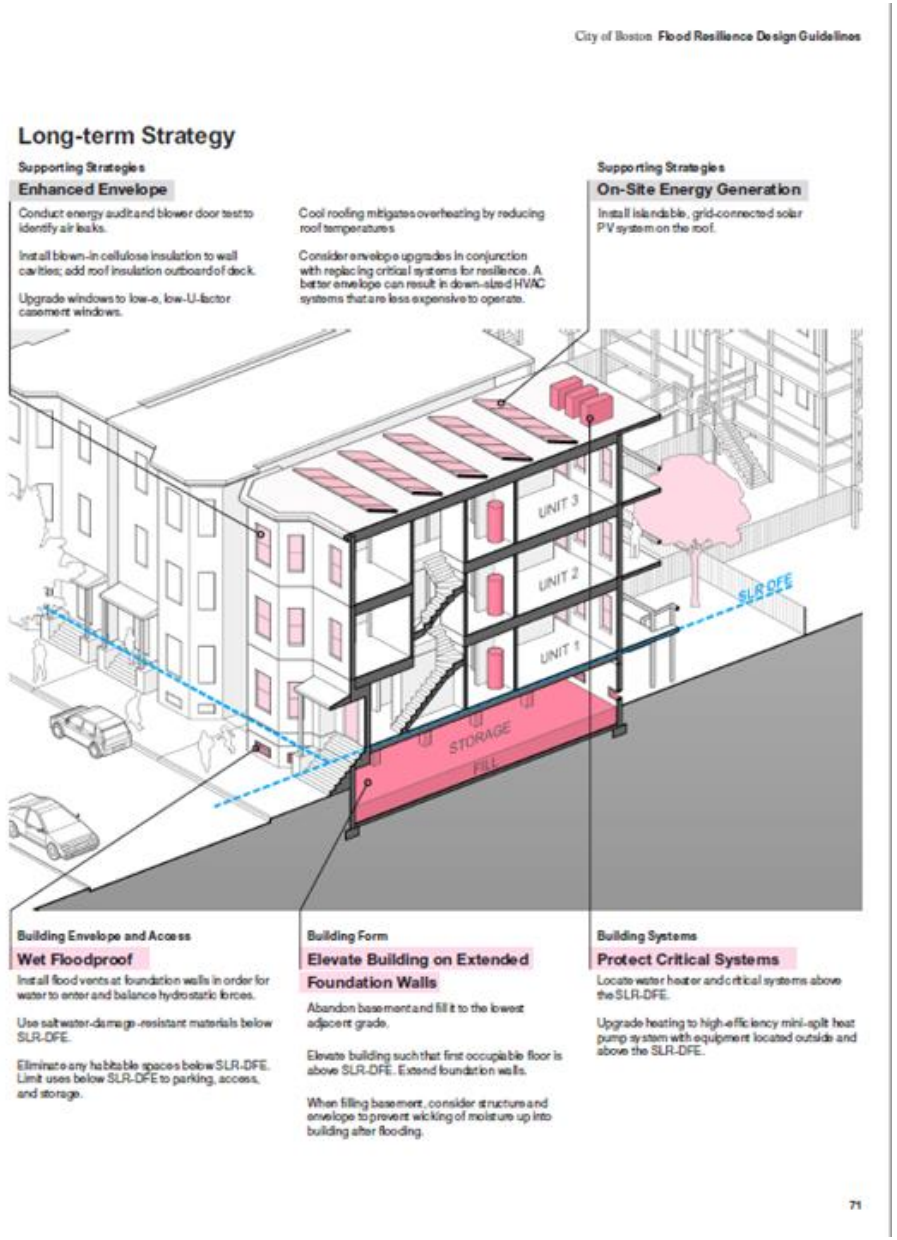
PROTECTED SHORES

Reduce Boston's risk of coastal and riverine flooding through both nature-based and hard-engineered flood defenses.

Source: Climate Ready Boston

Coastal Resilience Design Guidelines

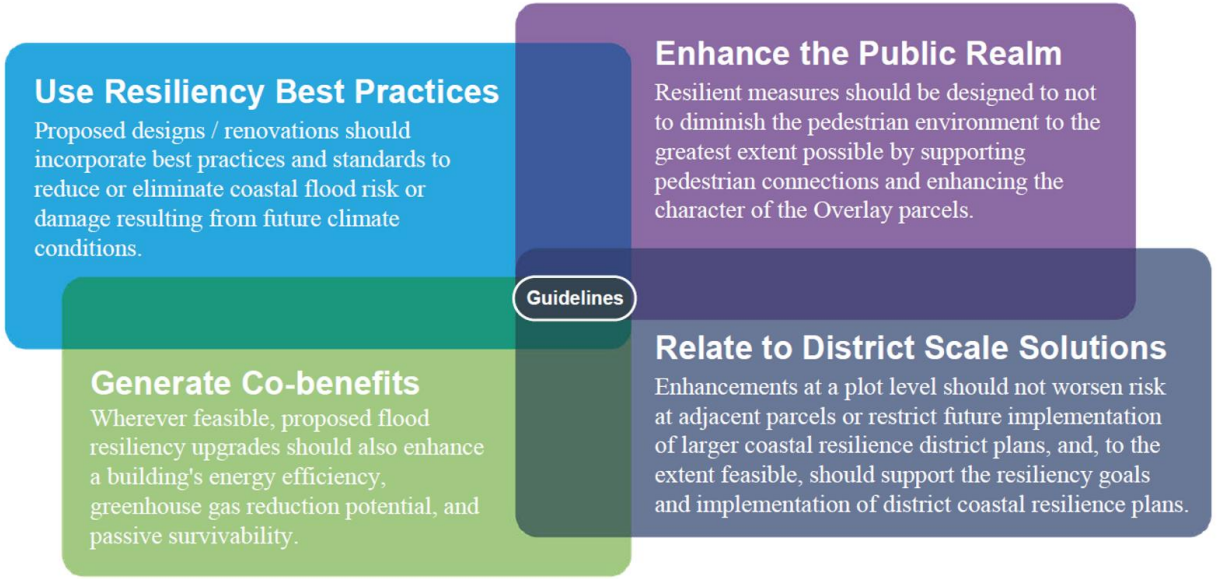




Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-1 Purpose & Objectives

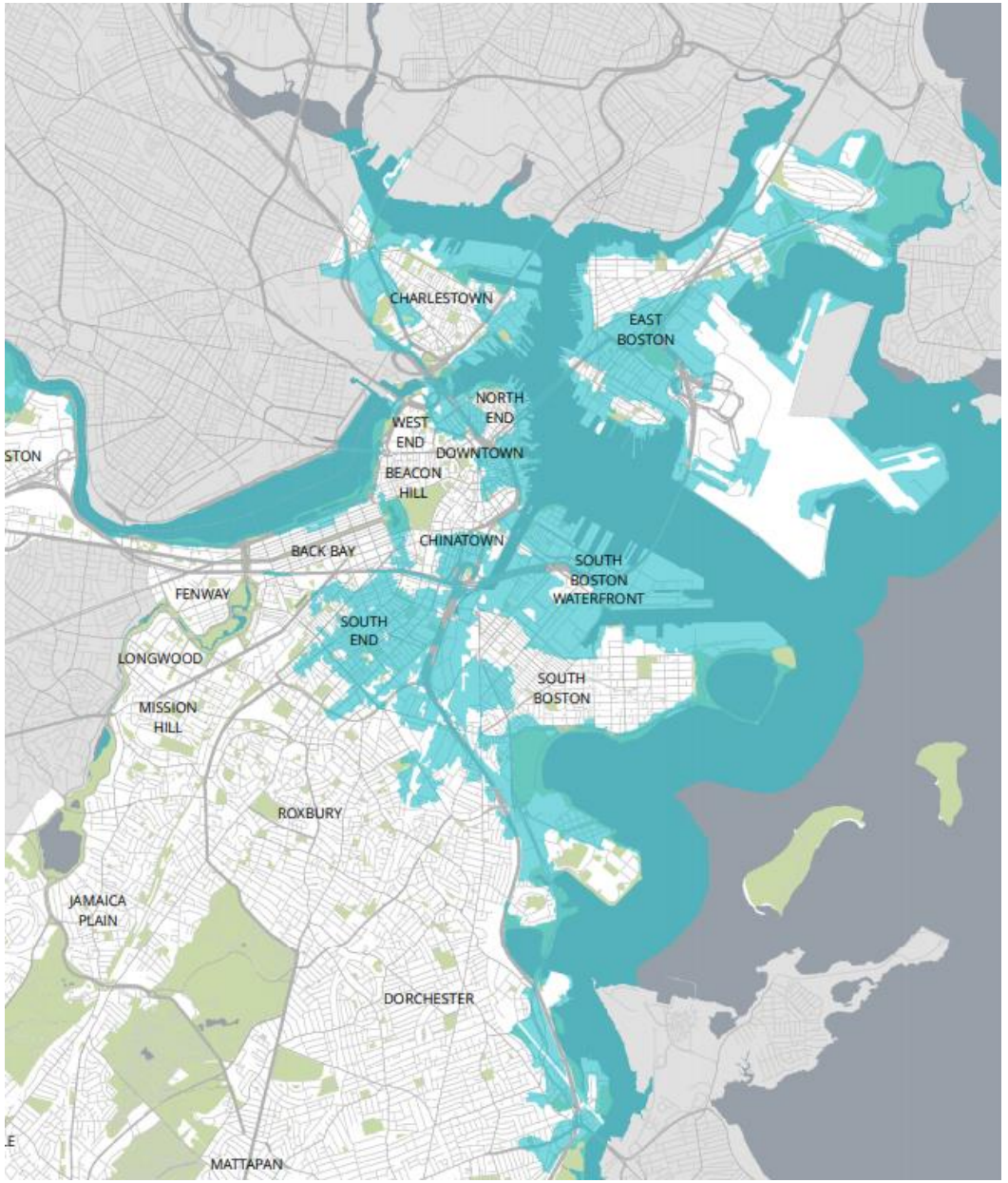
- Promote resilient design and consistent review standards
- Promote co-benefits of sustainable design
- Advance resilient design best practice
- Encourage resilient design that responds to Boston's building types, individual buildings, district scale plans and the public realm



Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-3 Establishment of Overlay & Boundaries

- Physical Boundaries
  - Overlay Map
    - Based upon a 1% Chance Storm Event with 40 Inches of Sea Level Rise



Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-4 Applicability

- Projects Subject to CFROD
  - Additional Gross Floor Area
    - 20,000+ SF
  - Additional Units
    - 15+ dwelling units
  - Change in Use
    - 50,000 SF+; 100,000 SF Downtown
  - Substantial Rehabilitation
    - 100,000 SF+

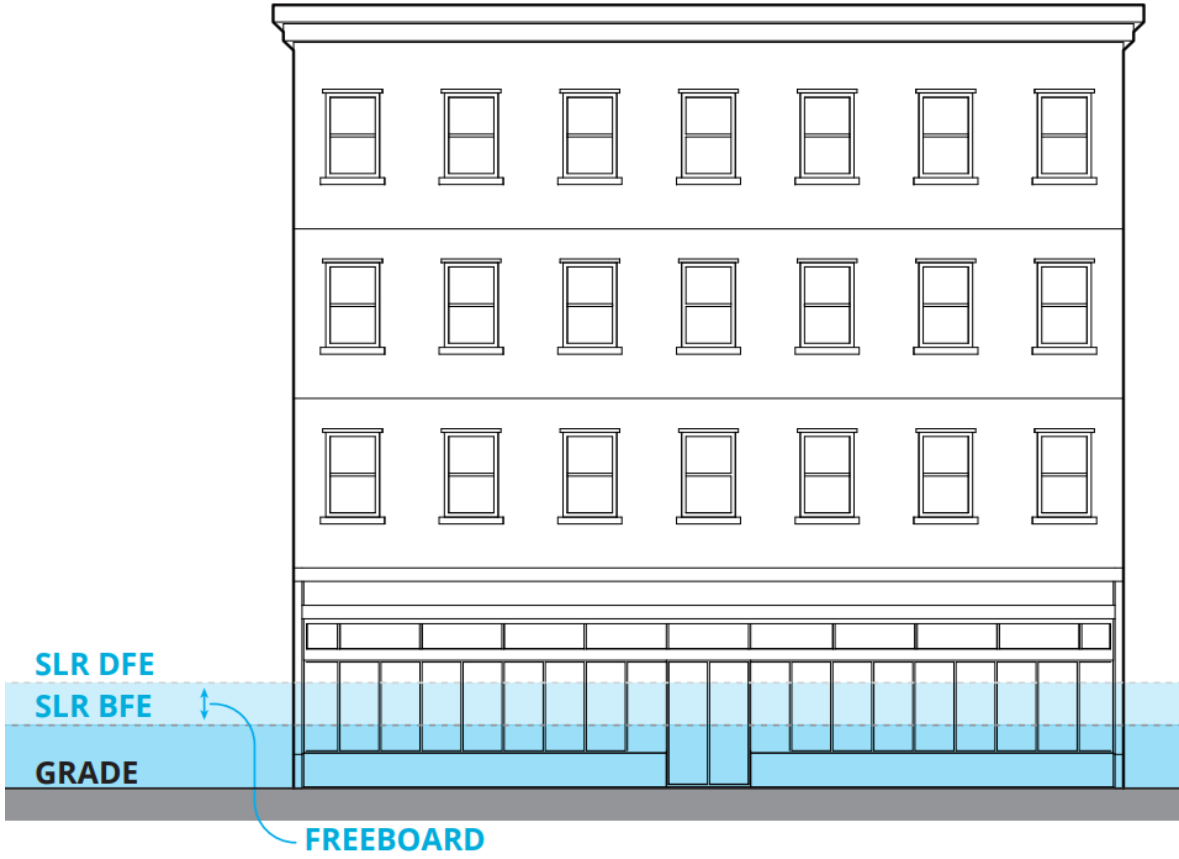
    - Resilience Review
      - Design Guidelines

Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-6 Use & Dimensional Regulations

1. Regulations for All Uses & Structures

- Minimum Sea Level Rise Design Flood Elevation SLR-DFE: the minimum elevation of the lowest occupiable floor for residential uses or dry flood-proofing for non-residential uses.

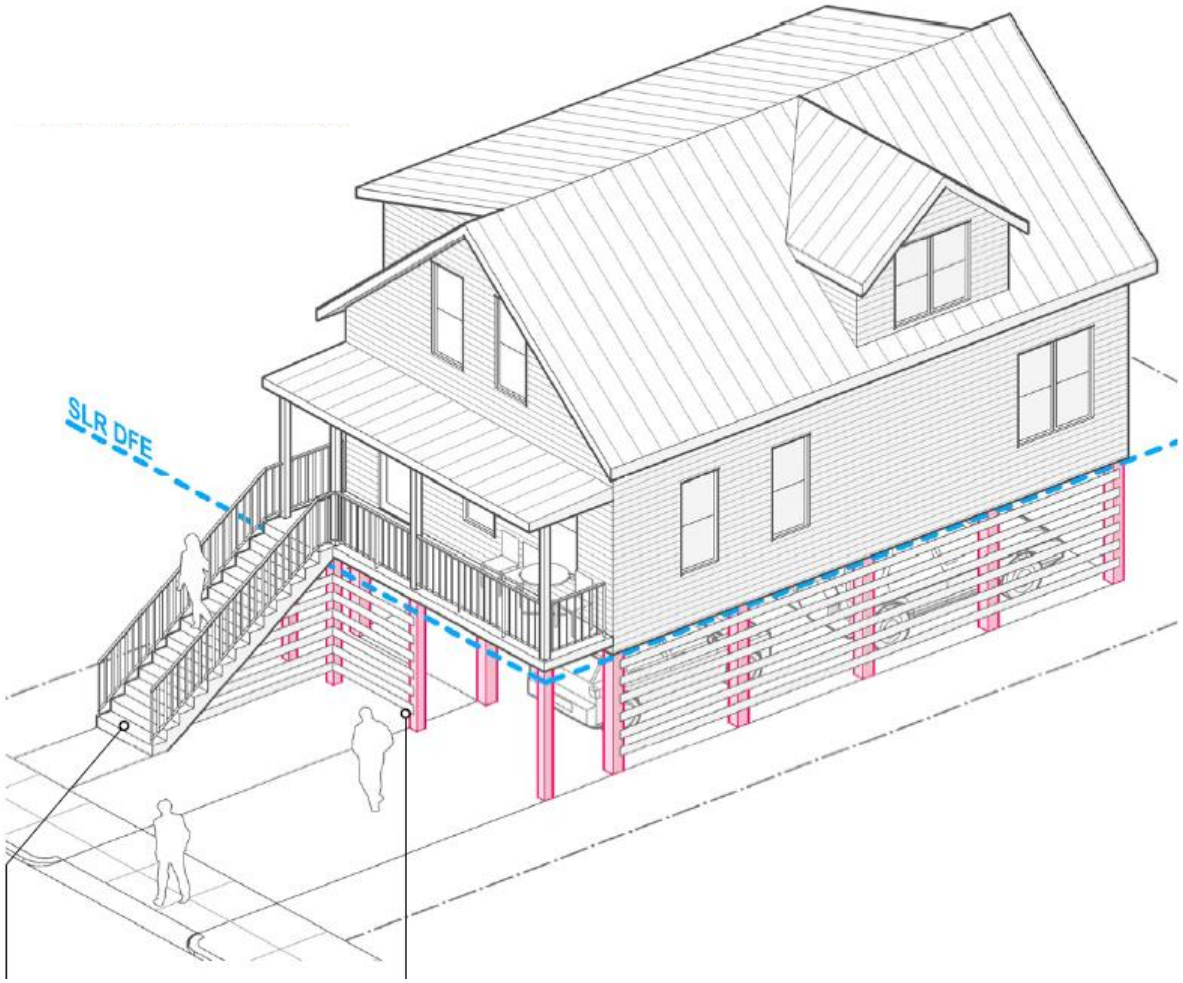


Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-6 Use & Dimensional Regulations - continued

1. Regulations for All Uses & Structures

- Limitations on Residential Uses Below Sea Level Rise Design Flood Elevation
  - Allowed Uses:
    - Access or vertical circulation
    - Flood prevention measures
    - Storage
    - Parking

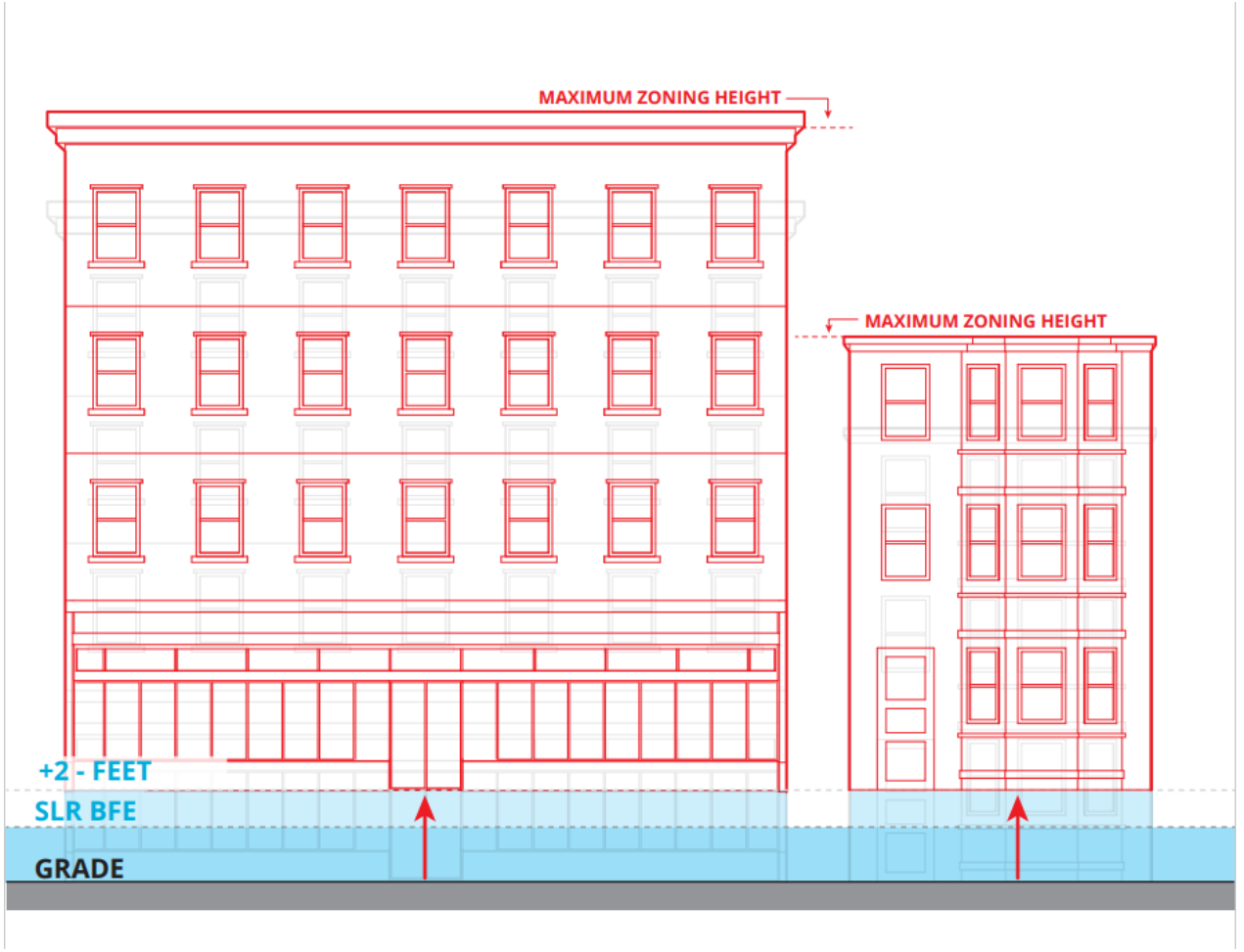


Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-6 Use & Dimensional Regulations - continued

2. Regulations for Projects Subject to Resilience Review

- Measurement of Dimensions:
  - Building height: SLR-BFE + 2-feet

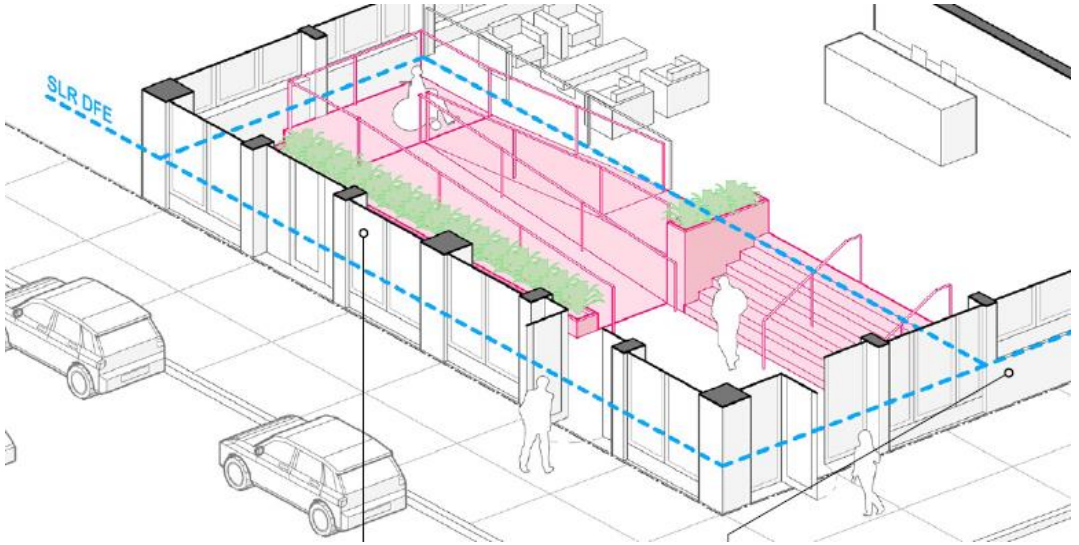


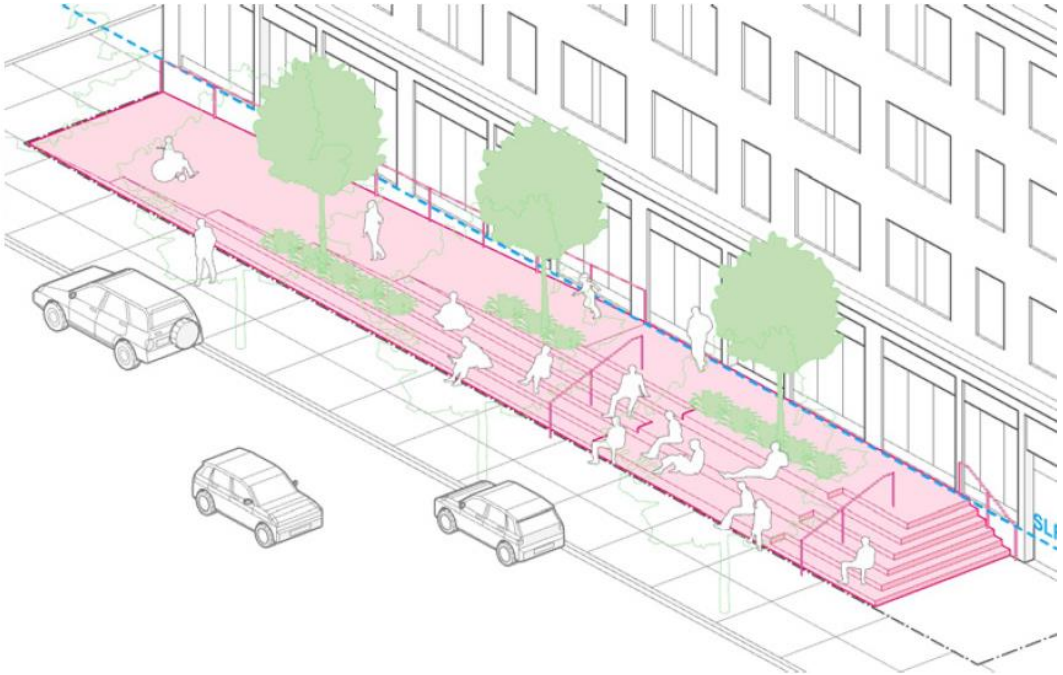
Coastal Flood Resilience Zoning Overlay – Article 25A

Section 25A-6 Use & Dimensional Regulations - continued

2. Regulations for Projects Subject to Resilience Review

- Measurement of Dimensions:
  - Setbacks & Lot Coverage:
    - Allowance for areas used for vertical circulation and elevated mechanicals
  - Gross Floor Area exclusions:
    - Vertical circulation
    - Flood protection measures





Coastal Flood Resilience Zoning Overlay – Article 25A

Public Process

boston planning &
development agency