

January 15, 2021 CFROD Virtual Public Meeting Q&A			
	Question	Name	Answer(s)
	What is the interface between this zoning article and state or federal jurisdiction for transit authority, state- or federally-owned resources that fall within the City? I'm thinking about the City's jurisdiction regarding resources like transit stops, for example. Does the Article 80 trigger exclude transit?	Tom Chase	Local zoning does not apply to state or federal properties and assets. Article 80 review includes transportation analysis and impacts on the transportation network which includes transit.
	Although the maps indicate flood risk, has there been expansion of the maps to incitate "impact" areas, particularly if flood risk hits major transportation routes (both public transportation & roadways)?	Bob Freeman	The flood overlay map represents extents and top of water elevations associated with the 2070 1% chance storm event, and top of water elevations. The map does not include "impact" areas. The Climate Ready Coastal Resilient Solutions Reports do evaluate flood pathways and identify vulnerable public assets.
	Will a recording of this presentation be available online?	Will Plumb	Yes, on the project webpage
	In the Guidelines, there appears to be a conflict between the definition of "Sea Level Rise - Base Flood Elevation". The formula on page 12 actually works out to more than 40 inches (I get 40.9"), whereas on page 19 simply states that 40 inches is the standard. There also is some conflict on the amount of adjustment for subsidence - 2" vs. 2.5". Are we to ignore page 12?	Christopher Milton	Yes, we have been using 40" as a simplifying number for planning and policy purposes, rather than 40.9". The 40" includes the 3.2-feet of sea level rise and 2.5-inches of land subsidence.
	How do you plan to reconcile building height calculations between the overlay and state regs (like Chapter 91) that do not measure height from the SLR DFE?	Deanna Moran	DEP has deferred to the City on zoning dimensional measures such as height.
	It appears from the allowed uses slide that residential parking below the DFE is not allowed, but the image shows residential parking below the DFE. Is this correct?	Tom Chase	We may need to differentiate between residential parking at grade and subgrade. We will follow up with the city's Inspectional Services Department and the local National Flood Insurance Program representative.
	Would below grade bike parking & shower facilities be allowed?	Stacey Spurr	These facilities would not create life safety issues and would be allowed.

	<p>Can you please define "residential" relating to the allowance of non-residential use parking below DFE? Are mixed-use buildings (for example: commercial first floor, residential above) considered residential in this case?</p>	<p>Deborah Danik</p>	<p>The intent is be consistent with FEMA and National Flood Insurance Program standards and requirements. FEMA standards do allow for sub-grade, flood proofed parking for mixed use projects for the commercial portion of the property. We will follow up with ISD and NFIP to clarify how this is applied.</p>
	<p>If we are bringing an old building up to code are flood upgrades mandatory at that time or is there some flexibility?</p>	<p>Kim Rose</p>	<p>Under applicability provisions of the draft, substantial rehabilitation of 100,000 SF or greater would trigger the provisions of the overlay.</p>
	<p>Can you explain again what areas are delineated in the "Harborpark" area?</p>	<p>John Walkey</p>	<p>Harborpark district areas can be found on the zoning maps and include waterfront areas of Charlestown, Downtown, South Boston and Dorchester.</p>
	<p>? coordination of ndod overlay districts with isd..... most proejects in ndod districts are not called out by isd plan review. is the design professional responsible for id of ndod district .</p>	<p>John Roche AIA</p>	<p>The city's Inspectional Services Department will be enforcing the provisions of the overlay.</p>
	<p>ie recent project on lawley st. see( art 25 a ) art 65 ndod zoning and art 25 a was not called out in permit appl , ignored by isd ..</p>	<p>John Roche AIA</p>	<p>The city's Inspectional Services Department will be enforcing the provisions of the overlay.</p>
	<p>Skip this question if it was addressed earlier, I joined late. As some coastal storms have shown us (like Sandy), storm surge flood levels can be a much less significant source of damage than the force of the surge and accompanying waves. Do aspects of the new standards account for this (in addition to simply keeping stuff from getting wet)?</p>	<p>Erika Spanger-Siegfried</p>	<p>The coastal resilient building design measures are included in the BPDA Coastal Flood Resilience Design Guidelines. These measures are based upon FEMA standards and requirements, and have proven to limit damage from flooding and dynamic storm conditions such as storm surge and wave action.</p>
	<p>Could you speak a bit more about the resilience-related exclusions from gross floor area and open space/footprint calculations?</p>	<p>Rob Caridad</p>	<p>These are to ensure there is not a loss of usable square footage for access and flood mitigation structures that are internal to a building. Additionally there are allowances for encroachment into open space and exterior dimensions for these structures as well as structures that house elevated mechanical systems above the Design Flood Elevation.</p>

	<p>When differentiating between the 50k vs. 100k threshold for a change in use based on whether the change is "within the Downtown", how do you defined "Downtown"? Is that intended to mean anything within Boston Proper as shown on Map 1 or is it intended to mean just the "Downtown Districts" listed in Appendix A to Article 3, which includes certain areas within downtown Boston (most notably the Financial District).</p>	<p>Paul Momnie</p>	<p>Downtown districts are defined under Article 3-1c</p>
	<p>If a lobby is in the flood area, is the 2nd egress required in a non-flood area?</p>	<p>Bob Freeman</p>	<p>The overlay does not require an egress in a non-flood area.</p>
	<p>Will public ways and infrastructure be protected?</p>	<p>Bob Feeman</p>	<p>The zoning focuses on the site and building scale. The Climate Ready Coastal Resilient Solutions Reports address district scale flood protection measures that will function to protect rights-of-ways and larger public infrastructure.</p>