

January 13, 2021 CFROD Public Meeting Q&A			
	Question	Name	Answer(s)
	Will the presentation slides be made available to registrants or posted on the BPDA website?	Dianne Phillips	Yes
	It would be helpful to update the map slides with legends for the Friday meeting.	Sara McCammond	Will update
	Lots of good work here, but why allow any new development in flood zones? As sea level rises and storm water run off increases, shouldn't we be utilizing any open space as water retention areas. I don't believe enough thought has gone into this problem. Where will the water go? You have to provide spaces for the seawater and rain runoff.	Maria Lyons	BDPA, Boston Conservation Commission and Boston Water and Sewer Commissions have evaluation standards for stormwater management for new projects. BWSC is also evaluating open space resources in the city for stormwater storage capacity, and through our ongoing neighborhood planning processes we are working with BWSC to ensure their future stormwater capacity needs are being addressed as part of the planning recommendations that come out of those efforts.
	Could you provide a definition for HarborPark?	Sara McCammond	Harborpark is waterfront zoning developed through the Harborpark Municipal Harbor Plan (1991). Waterfront areas of Charlestown, Downtown, South Boston and Dorchester are within Harborpark.
	What is the base measure > Zero Point < Sealevel is not technically a fixed value. Many docs point the Boston level which is likewise not very well defined.	Dan Jaffe	The sea level rise elevations for the overlay are referenced in Boston City Base (BCB) datum. Zero BCB is approximately the elevation of the lowest of low tide events.
	The 1% Flood: Is the 1% chance flood, or the hundred year flood as I understand it, based solely on historical data, or does it incorporate the latest climate science projections for potential storm surge force? The concern with it being based solely on historical data is that as climate change intensifies the strength of storms, future storms have every possibility of surpassing the strength of previous 1% floods, meaning that preparing Boston for a 1% flood could be inadequate. Accounting for the 40" of sea-level rise does not seem to encompass future storms' strength.	Alex Lawton	The Boston Harbor Flood Risk Model was developed using historic storms of record and evaluation future storm events as well. The model incorporates storm surge, wave action, tidal elevation and sea level rise collectively.

	<p>Isn't development in a FEMA Velocity Zone prohibited under Art 25? Your slide suggested it would be conditioned with 2 feet of freeboard under the CFROD? Bud</p>	<p>Bud Ris</p>	<p>Article 25 limits new structures in Velocity Zones to areas landward of the high water mark.</p>
	<p>Has Boston Fire been part of the process? When buildings deploy flood barriers, egress and fire fighter access are in conflict. The barriers are only up during the storm however it does create conflicts.</p>	<p>Andrew Dankwerth</p>	<p>The overlay allows for flood barriers to be excluded from Gross Floor Area or Open Space dimensional requirements. Fire Department is involved as part of the Public Improvement Commission review of flood barriers when they located on a public way. Fire Department will be consulted prior to finalization of the overlay.</p>
	<p>Given the rise in sea level and the increase in flood/storm water run-off, are you considering implementing a water recycling program that developers or residents must comply with in the future? If not, how will these areas deal with all of the run-off water? Why not recycle this resource?</p>	<p>Nadine Moujahed</p>	<p>We ask project proponents through the Article 80 development review process and Resilience Checklist how their project and site can address levels of stormwater referenced in Climate Ready Boston. The BPDA Smart Utilities Policy also requires projects infiltration of the first 1.25-inches of stormwater. The Boston Water and Sewer Commission also has infiltration standards and evaluates projects for current and future stormwater management.</p>
	<p>How will these overlay provisions connect to Chapter 91 licensing requirements?</p>	<p>Jamy Madeja</p>	<p>Building dimensional provisions in Chapter 91 would govern over local zoning, however, DEP typically defers to local towns and cities on building dimension definitions such as how building height is measured.</p>
	<p>For High Risk Structures, which would now be a conditional use, the definition references the State Building Code, which includes: "(1) buildings and structures in which a large number of persons may assemble in one place, such as theaters, lecture halls...". Is it anticipated that this would include large building generally, like large office buildings that many contain hundreds of occupants?</p>	<p>Kathleen Brill</p>	<p>We will consult with Inspectional Services Department as to how they interpret this aspect of Building Code. The overlay does not prohibit this uses, only transitions them from allowed uses in the overlay to conditional use.</p>

	<p>Any plans for a Boston Harbor dam similar to the Thames Barrier?</p>	<p>Jean Wilson</p>	<p>An outer harbor barrier was evaluated by UMass Boston's Sustainable Solutions Lab. It was determined that at this time it is not a prudent project to pursue due to project cost, time to construct, potential for failure and lack of capacity to mitigate flooding from monthly high tide events</p>
	<p>Following from Jamie's question, even if a "barrier" was completed - such as the flood protection alignment along Ft Pt Channel/100 Acres you are working on - wouldn't we still want a "layered" solution - making sure structures inland of the barrier are properly flood proofed under the CFROD?</p>	<p>Bud Ris</p>	<p>Yes, it can take many years to develop district scale flood protection measures so it makes sense to ensure buildings that are being constructed now are built to withstand inundation from future flood events.</p>
	<p>To follow up on Jamy's question, what about Chapter 91 Facilities of Public Accommodation at the ground level?</p>	<p>Sara McCammond</p>	<p>Facilities of Public Accommodation will still be required based upon Chapter 91 performance standards. The ground floor will just have to respond to the Seal Level Rise Design Flood Elevation.</p>
	<p>Would you please clarify again how the building heights will be measured?</p>	<p>Canan Safar</p>	<p>Building height will be measured from the higher of site grade, or Base Flood Elevation, plus 2-feet, with a maximum of Base Flood Elevation plus 5-feet.</p>
	<p>And will the Ch.91 heights will be measured based on the BPDA's definition on how to measure height? e.g from grade vs DFE?</p>	<p>Canan Safar</p>	<p>Yes, Chapter 91 building heights will be measured based upon the City's definition within the overlay.</p>
	<p>How are accessibility needs being addressed and will active street life be interrupted by changes in grade?</p>	<p>Wendy Landman</p>	<p>Architectural staff at the city's Disabilities Commission were engaged through the development of the Resilient Guidelines. Access and ADA were considerations in development of resilient design measures framed in the Guidelines and projects under review will have to meet accessibility standards. Ensuring an active streetscape and integration of higher site and finished floor elevations will pose a challenge and needs to be addressed as part of the resilience review process.</p>

	Does the overlay prohibit residential parking beneath the SLR-DFE?	Jamie Fay	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.
	How will district scale flood protection measures affect the overlay?	Jamie Fay	The city's resilience strategy is promoting resilience at different scales which involves pursuing the district scale flood protection measures along with flood protection at the site and building scale. Based upon the completion of comprehensive district scale measures and updated flood vulnerability modeling there could be reevaluation of the overlay.