



Waterfront Development Planning and Permitting

Chapter 91 Waterways Licensing



Photo: Mark Glatzer



Vanasse Hangen Brustlin, Inc.

What you Need to Know About Chapter 91

Navigating coastal-planning laws. Charting opportunities.

Waterfront property is a limited asset that, developed strategically, improves in value and contributes to the vitality of local communities and economies. ■ But its many opportunities come with challenges: strict regulations, environmental constraints, and



Russia Wharf

local-access provisions. ■ VHB can steer your project through these complex challenges, expediting and streamlining permitting processes while maximizing opportunities for your site. VHB is the consultant of choice for private, institutional, and public-sector clients on the Atlantic Seaboard. They rely on us to obtain approvals and optimize site values. ■ VHB's waterfront-planning team includes several former local and state environmental regulators, who have intimate knowledge of

Massachusetts' Chapter 91 Waterways licensing requirements. ■ VHB's experts in coastal structures, and geology, wetlands biology, and land development – with years of experience in all aspects of waterfront planning – are supported by in-house survey and CAD capabilities that allow timely deliveries critical to successful permitting. ■ The result: an early understanding of development constraints, and creative solutions to address your needs.

- The VHB difference:
- Full-scope planning.
- Optimal turnarounds.
- Compliance points that double as sales features.
- Vibrant destinations.



The Boston Waterfront

VHB expertly guides waterfront projects through numerous permits:

- Massachusetts Environmental Policy Act
- Massachusetts Chapter 91 Waterways Licensing
- Municipal Harbor Planning
- Coastal Zone Management
- Army Corps of Engineers
- Massachusetts Wetlands Protection Act
- Boston Zoning Code Article 80

VHB's extensive coastal development experience includes:

- Regulatory permitting
- Municipal harbor plans
- Coastal beach erosion and nourishment studies
- Historic tidelands jurisdiction boundary research
- Marina planning
- Coastal dune and saltmarsh restoration
- Urban waterfront master planning
- Cultural resource inventories
- Coastal Zone Management Federal Consistency Review



Clippership Wharf

Success stories

Two Boston developers take advantage of VHB's environmental, land-planning and permitting services to meet the needs of their building projects, which feature a variety of uses with complex permitting and compliance requirements, including Chapter 91, Massachusetts Environmental Policy Act, City of Boston Article 80 Large Project Review, Municipal Harbor Plan, Wetlands Protection Act, and zoning approvals.

VHB provides a single source for integrated services – from permitting to planning to marketing – saving time and costs for great results.

RUSSIA WHARF

VHB is helping Equity Office Properties turn Russia Wharf's three historic buildings and surface parking lot into a successful mixed-use facility with residences, offices and retail space.

With creative planning, the project's compliance points double as sales features and create spaces for public art, support community relations, and establish public places that turn this formerly industrial setting into a lively, desirable destination.

VHB services have included site/civil engineering, survey, environmental expertise, impact analysis, public review process support, marketing, and design.

CLIPPERSHIP WHARF

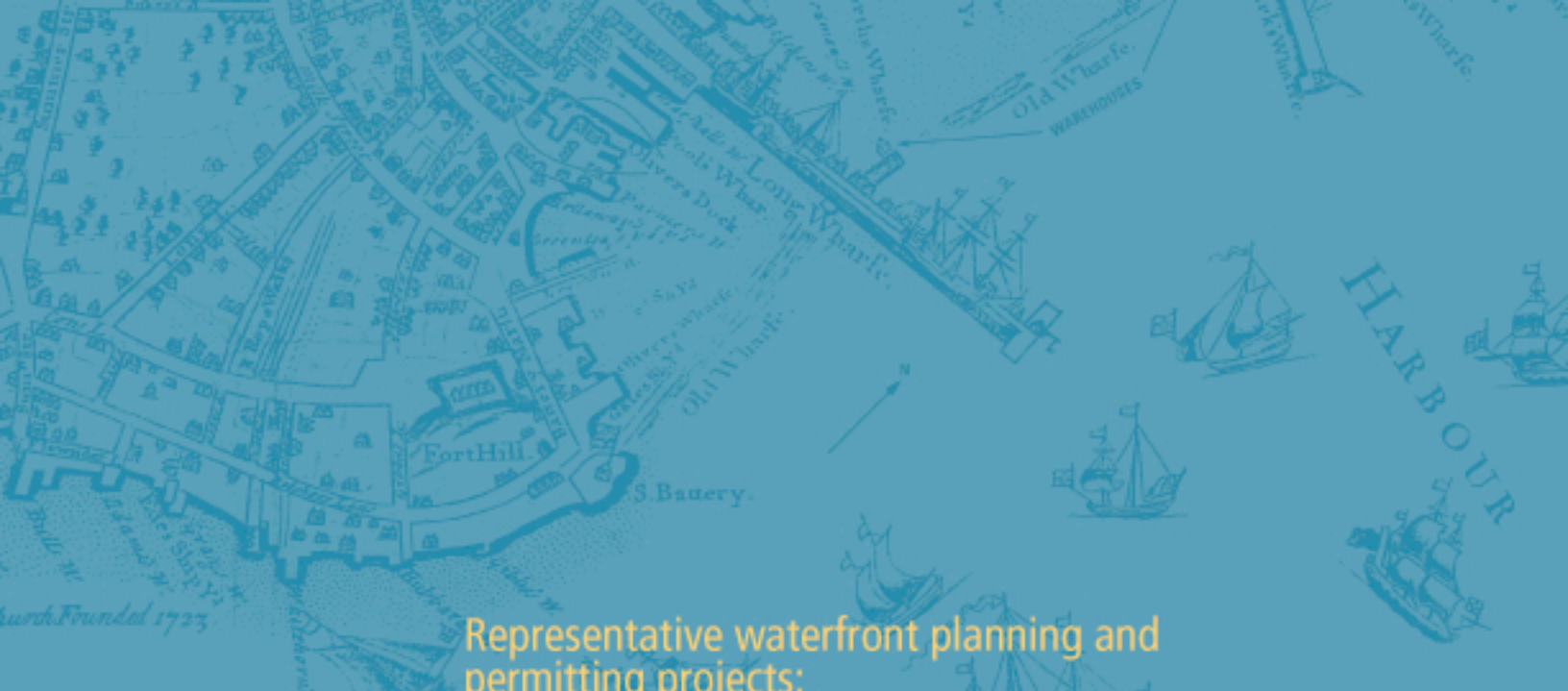
Clippership Wharf, a 13-acre site on East Boston's waterfront, is a complex and highly visible project that will include a mix of residential, maritime, and open-space facilities.

The VHB team also provided a range of services, including planning and permitting, transportation, land survey, and site/civil engineering. Permitting needs addressed a wide variety of issues, including site access and circulation, loading, wetlands protection, seawall stabilization, water transportation services, facilities of public accommodation, and wave and wake effects. Coordinating with a team of designers, engineers, attorneys, ecologists and other technical experts, VHB served as a liaison between the developer, the project team, public officials and community representatives.

Massachusetts General Law Chapter 91, administered by the Massachusetts Department of Environmental Protection (DEP) Wetlands and Waterways Program, requires a license for all activities and development on the Commonwealth's filled tidelands and other waterways.

Chapter 91 licensing can add complexity to these projects; potentially affecting requirements for building height, use, open-space requirements, and public amenities. Chapter 91 also offers improved development opportunities.

VHB can guide your project through this complex process with our full complement of permitting experts, planners, land development specialists, and support staff savvy about opportunities and markets.



Representative waterfront planning and permitting projects:

Assembly Square Mall, *Somerville, Massachusetts*

Canal Lateral Project, *Bourne, Massachusetts*

Cape Charles Public Beach Restoration Project, *Cape Charles, Virginia*

Clippership Wharf, *Boston, Massachusetts*

Coles Point Plantation Marina Expansion, *Coles Point, Virginia*

Fan Pier, *Boston, Massachusetts*

Kingsmill Marina Expansion, *James City County, Virginia*

Mystic River Crossing, *Arlington, Massachusetts*

Newburyport waterfront developments, *Newburyport, Massachusetts*

Russia Wharf, *Boston, Massachusetts*

Salisbury Beach Redevelopment, *Salisbury, Massachusetts*

Stop & Shop, *New York, Connecticut, Rhode Island, New Jersey, Massachusetts*

Yorktown Waterfront Revitalization Project, *Yorktown, Virginia*



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