

MEMO

Dec. 1, 2021

To: Michael Luft-Weissberg

From: Alex Elvin

Re: DRI 713 Kelley House Expansion

Dear Michael,

Please see below for a list of follow-up questions and requests from MVC staff regarding the Kelley House project. In response to your earlier question about flood projections, we recommend using the MassDOT Coastal Flood Risk Model, which more accurately accounts for the combined impacts of sea-level rise and storm surge. I'm attaching some projections that we ran for the area around the Kelley House, as well as an overview of the model, but let us know if you have any questions or need more information. Our main concerns with flooding are that the property is partly within the FEMA VE Zone, which indicates a higher risk from waves during storms, in addition to flooding, and that the risk will increase notably in the coming years. (See questions 1-4 below.)

Let me know if you would like to discuss anything in more detail. We would also be happy to set up another staff-applicant meeting on Zoom if that would be helpful.

Thanks,

Alex

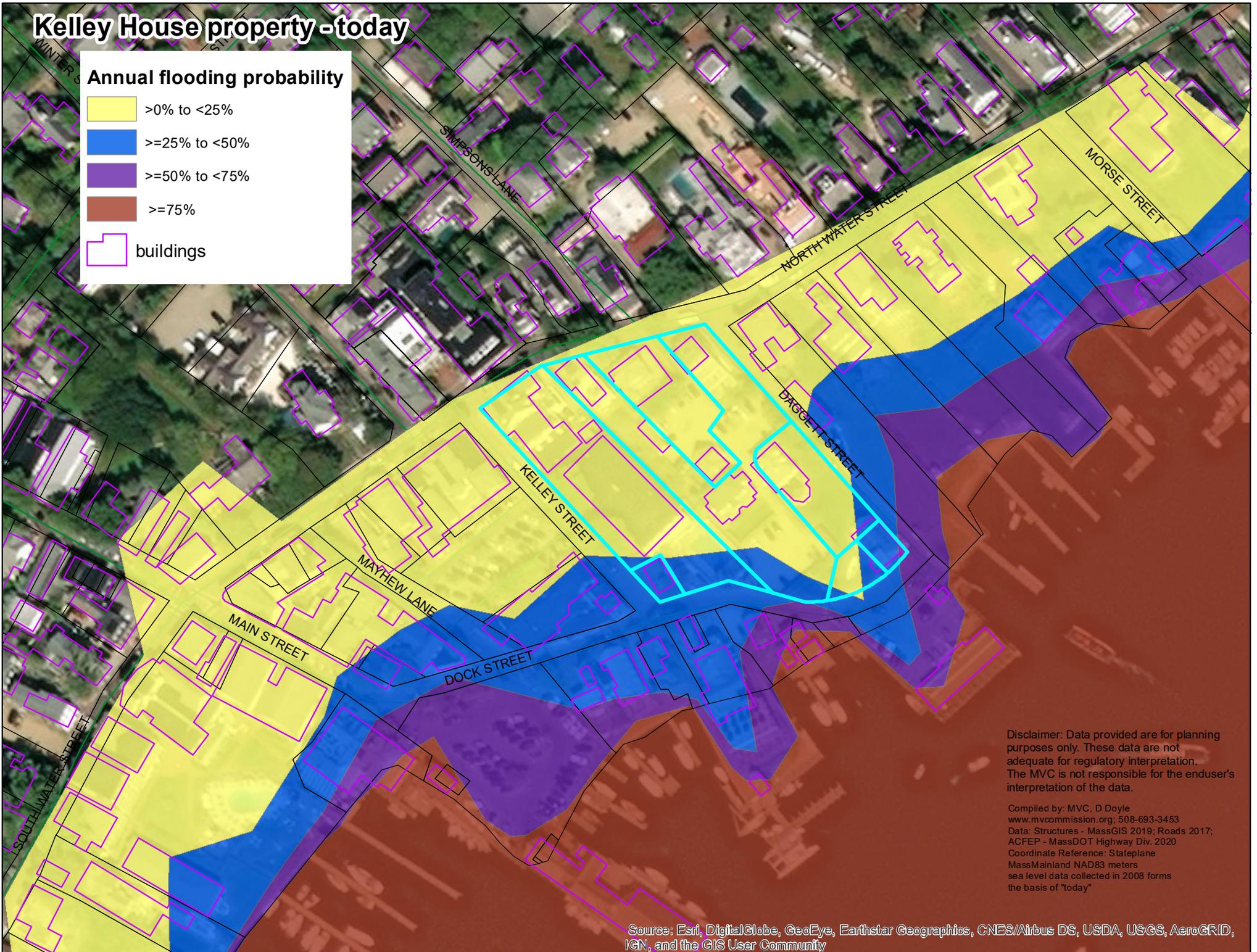
1. The attached projections from the Coastal Flood Risk Model show the annual probability of flooding at the site at present, and in 2030, 2050, and 2070. Please provide at least one or two options for how you plan to address these scenarios in terms of floodplain construction using industry best practices.
2. On the drainage plan, please specify the location and capacity of any proposed stormwater pipes.
3. Please indicate which of the buildings on the property has a basement, and whether the basement could potentially serve as a stormwater holding tank, or to otherwise mitigate flooding.
4. How will you address the possible need to evacuate during storms? The Commission may ask to see written procedures for how guests and employees will be notified and/or required to evacuate during a major storm.
5. Please provide the anticipated daily hours of operation for all business uses on the site.
6. Please provide documentation that the current employee housing is only used for 10 weeks per year.
7. Please clarify how many current and projected employees will be employed year-round.

8. Where will the proposed shuttles for guests and employees be kept when not in use during the day and night? How many shuttles would there be, and how often would they run?
9. Is the project currently scheduled for further review by the town wastewater department? The MVC will likely need further indication from the town as to whether the increased flow will be approved. (This could take the form of a conditional approval, as has been the case for some other projects before the MVC.)
10. We understand the reinforced turf proposal has been abandoned, but has the team considered more traditional turfstone pavers instead?
11. Please provide an updated MVC Referral Set for the Edgar building.

Kelley House property - today

Annual flooding probability

- >0% to <25%
- >=25% to <50%
- >=50% to <75%
- >=75%
- buildings



Disclaimer: Data provided are for planning purposes only. These data are not adequate for regulatory interpretation. The MVC is not responsible for the enduser's interpretation of the data.

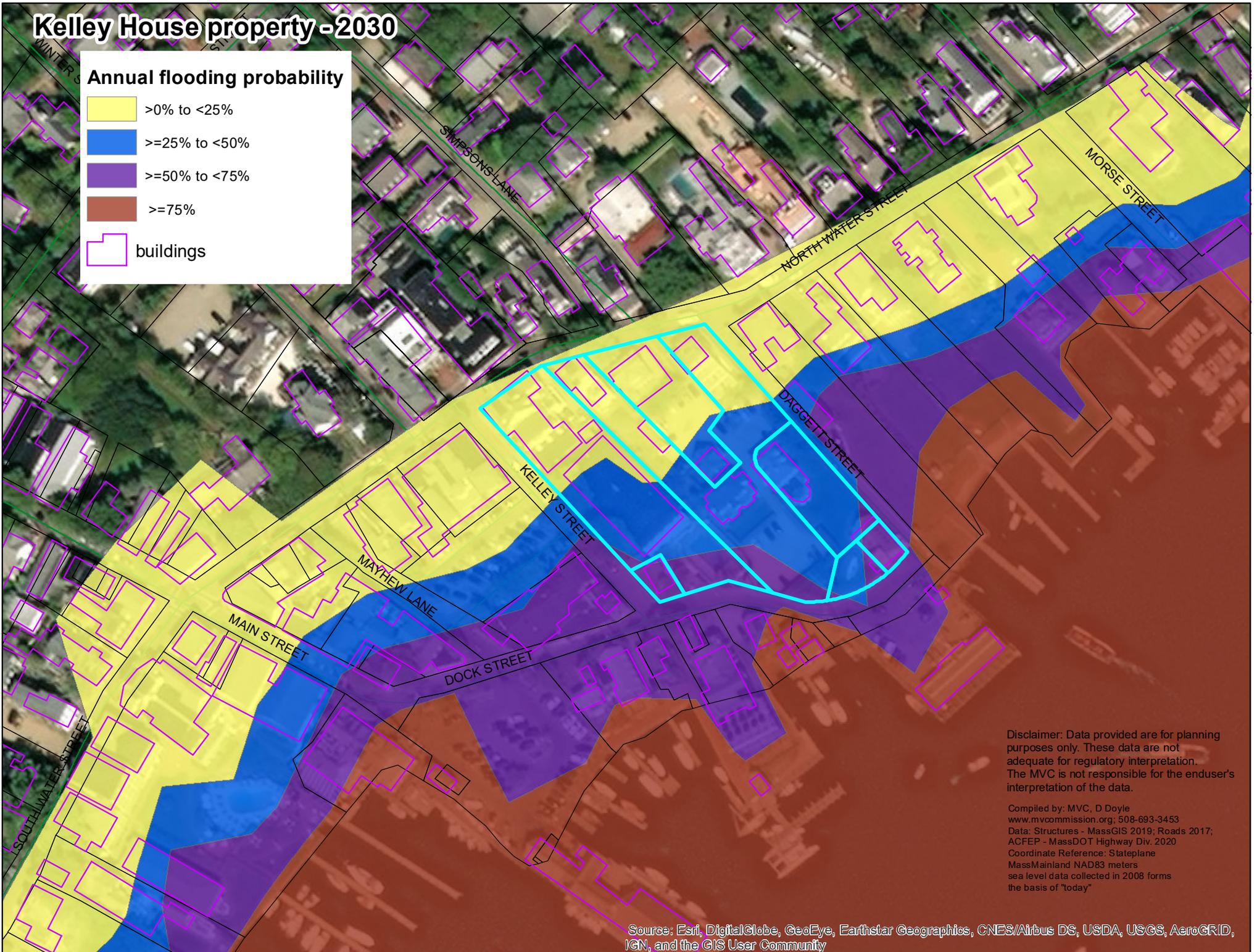
Compiled by: MVC, D Doyle
www.mvccommission.org; 508-693-3453
Data: Structures - MassGIS 2019; Roads 2017; ACFEP - MassDOT Highway Div. 2020
Coordinate Reference: Stateplane MassMainland NAD83 meters
sea level data collected in 2008 forms the basis of "today"

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kelley House property -2030

Annual flooding probability

- >0% to <25%
- >=25% to <50%
- >=50% to <75%
- >=75%
- buildings



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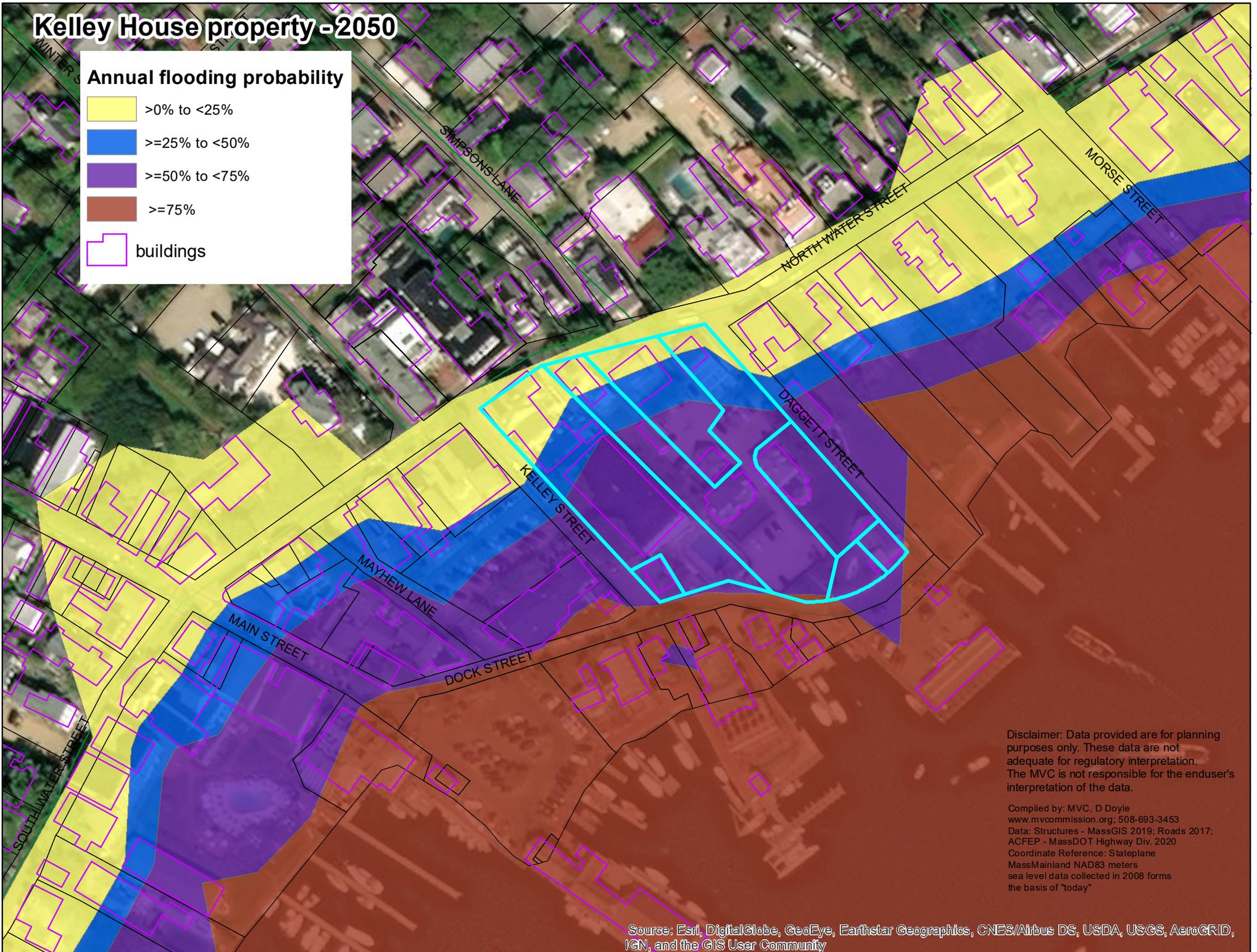
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kelley House property -2050

Annual flooding probability

- >0% to <25%
- >=25% to <50%
- >=50% to <75%
- >=75%
- buildings



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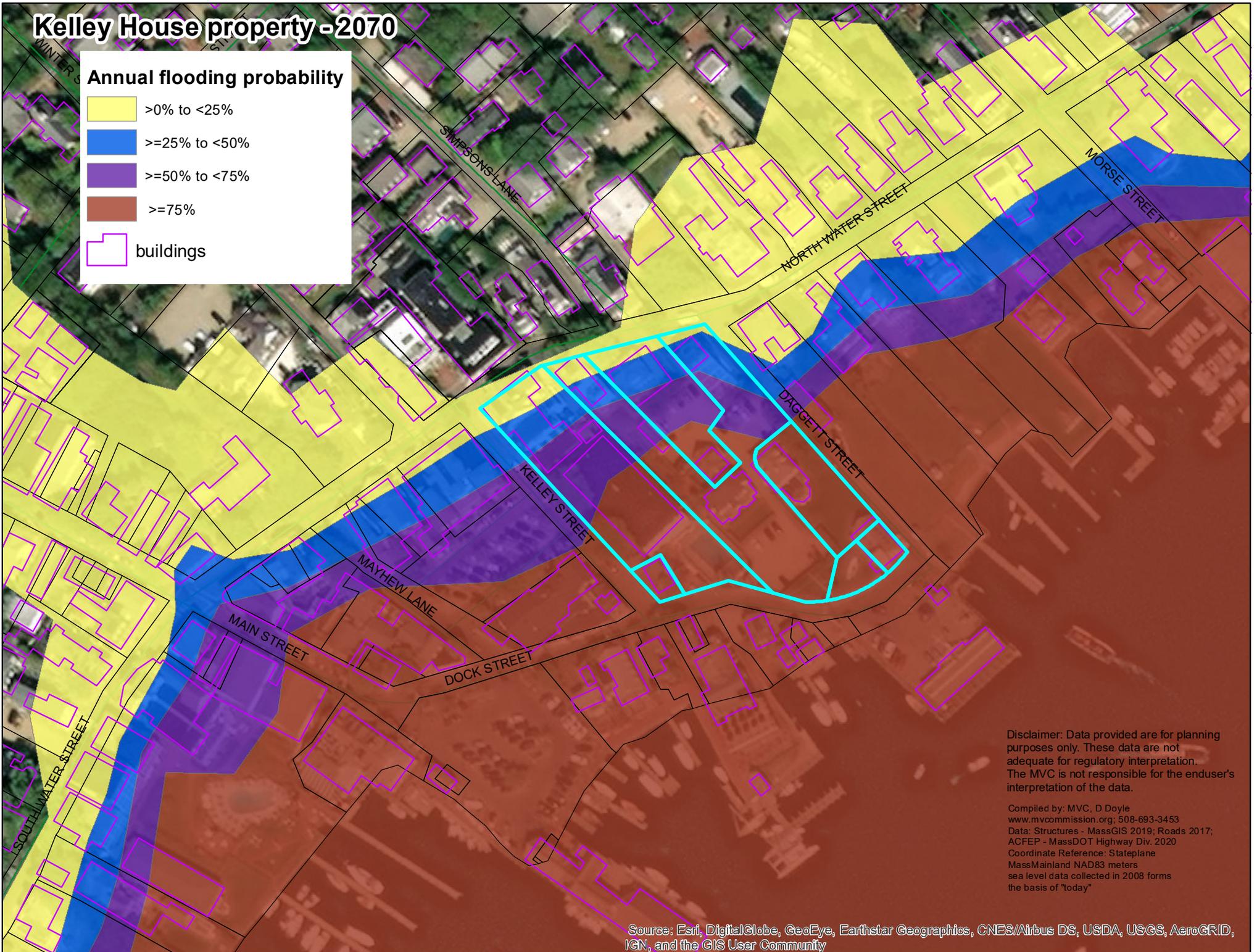
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Kelley House property -2070

Annual flooding probability

- >0% to <25%
- >=25% to <50%
- >=50% to <75%
- >=75%
- buildings



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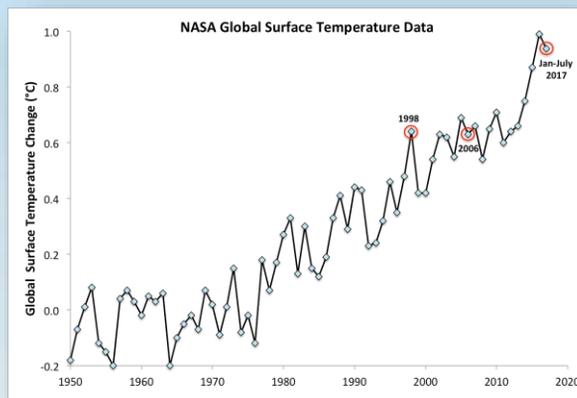
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The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

Background

Massachusetts' coastal communities were settled during a time when sea levels were remarkably stable. For centuries, natural and built infrastructure such as salt marshes, dune communities, seawalls and bulkheads have allowed people to live, work and play at the edge of the ocean with well-understood, manageable risks of flood damage. However, increases in global temperatures have resulted in 16 of the 17 warmest years on record occurring since 2001. People born after 1980 have never experienced a cooler-than-average year. As global temperatures rise, so do sea levels (melting ice sheets, expansion of water), and the Mid-Atlantic and Northeast US coasts are experiencing faster-than-average sea level rise. As seas rise and storms impact our coastlines, communities need accurate information to determine when, where, and how much to invest to decrease potential damages from coastal flooding. MassDOT's Massachusetts Coast Flood Risk Model (MC-FRM) helps property owners, planners and policy makers determine how to cost-effectively build resilience and plan for the expected changes.



Change in average global surface temperatures 1950-2017 (0.0 = historic average temperature; courtesy NASA).



Flooding in Boston during Storm Grayson (January 4, 2018).



The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

What is special about the Massachusetts Coast Flood Risk Model?

Sea level rise (SLR), combined with storms, has commonly been evaluated by a “bathtub” approach that simply increases the water surface elevation and compares that to topographic elevations of the land (i.e., fills the land up like a bathtub). When incorporating the effects of storms, the bathtub approach assumes the ocean stays perfectly flat. Anyone who has been to the coastline understands that the ocean is not a flat body of water during a storm. Water is aggressively being moved in various directions by waves, winds, and currents. As such, the bathtub approach does not account for critical physical processes during a storm, including waves, winds, and overtopping, and is unable to represent the dynamic nature of flooding. In many cases, the bathtub approach predicts flooding where none will occur, while misidentifying dry areas that would actually flood. Even some models that appear to be more complex only model the water levels to the shoreline while using bathtub approaches overland that ignore important processes like wave runup and overtopping. These models also tend to be low resolution, lacking details that can have a significant impact on the movement of water. Areas with critical infrastructure and/or complex landscapes require dynamic modeling of the changing climate and storms in order to ensure proper siting, design, and construction of significant investments.

Accurate storm surge modeling requires accurate representation of the physical processes (beyond a bathtub model), as well as high resolution inundation predictions based on a combination of sea level rise and storm surge. When simulating hurricanes and nor’easters, the MC-FRM dynamically includes the impacts of tides, waves, wave run-up and overtopping, storm surge, winds, and currents over a range of storm conditions and at high spatial resolution.



The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

What makes the MC-FRM more accurate than other inundation models and flood maps that have been created for the region?

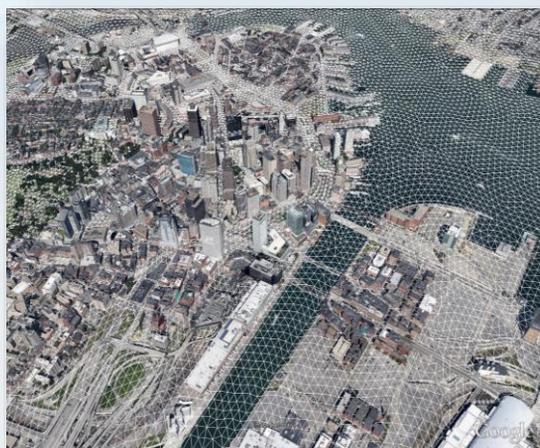
The MC-FRM is a more accurate representation of flooding risk because it is (1) a dynamic model that includes the critical processes associated with storm induced flooding (winds, waves, wave-setup, storm surge, wave run-up and overtopping, etc.), (2) calibrated to historical storm events that impacted Massachusetts with observed high water data and measurements, (3) high enough resolution to capture flood pathways in complex urban topographies, (4) a model that includes both hurricanes and nor'easters under changing climate conditions, and (5) able to capture the net effect of varying storm types, magnitudes, and frequencies.

How do the MC-FRM results relate/compare to the FEMA Flood Insurance Rate Maps (FIRMs)?

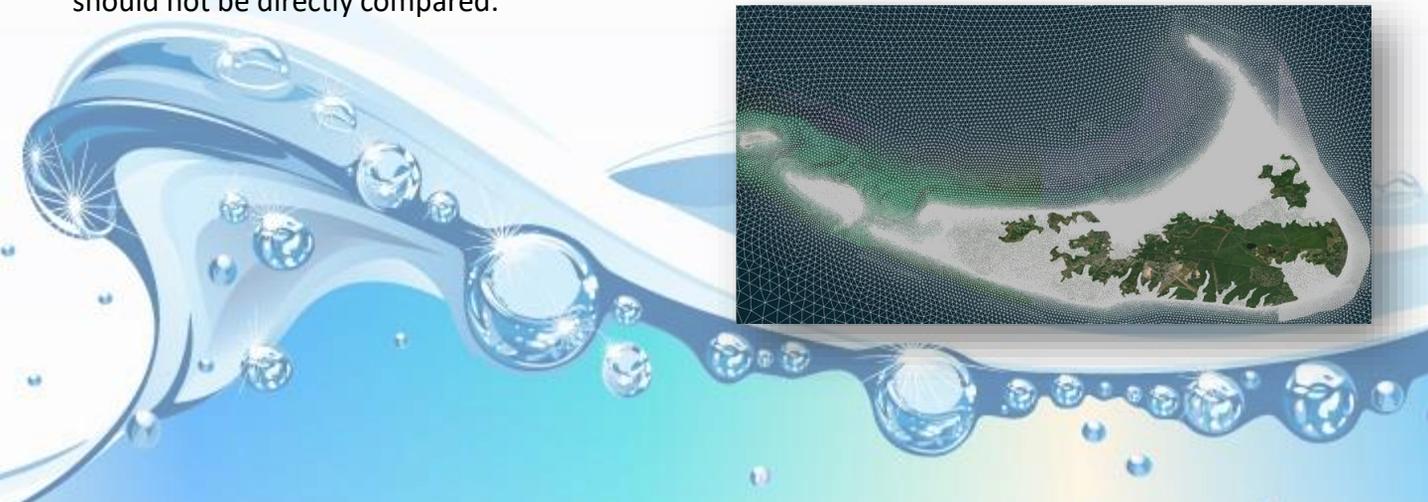
The MC-FRM is focused on present and future flooding projections, while FEMA results estimate present flood risk based on historical events. The methods used to produce the FIRMs are substantially different and FIRMs have a completely different purpose. They should not be directly compared.

What is the resolution of the MC-FRM model grid?

In order to turn complex mathematical equations into high resolution maps, the MC-FRM uses a detailed modeling mesh, in which every intersecting point represents a specific set of data where the model equations are solved. Flood risk data are calculated as frequently as every ten (10) feet in populated areas on land. This provides more localized and accurate data for flood risk analysis and planning.



Example of the high-resolution MC-FRM modeling mesh for Boston (above) and Nantucket (below).

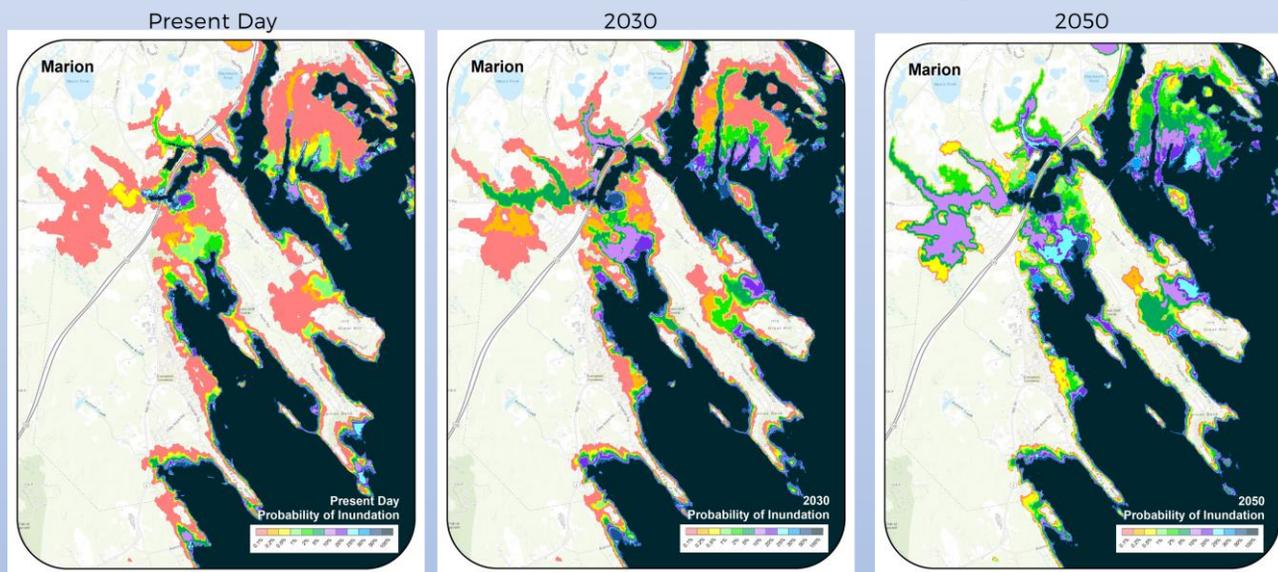


The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

The MC-FRM is a probabilistic model. What does that mean?

Coastal storm events striking an area result in different impacts depending on factors such as the timing of the storm with the tide cycle, the storm track, radius to maximum wind of the tropical storm, the amount of precipitation, etc. Probabilistic modeling evaluates a statistically robust set of viable coastal storm conditions that produce spatially distributed flood probabilities. The MC-FRM doesn't just simulate one storm or a few storms – the MC-FRM dynamically simulates hundreds to thousands of storms to produce flood exceedance probabilities at high spatial resolution. Using this statistically robust approach, the coastal flood exceedance probability (CFEP) can be defined as the probability of flood water inundating the land surface at a particular location. For example, a building that lies within the 2% coastal flood exceedance probability (CFEP) zone would have a 2% chance (50-year return period) of flooding. In other words, there is a 2% percent chance that this location will get wet with salt water during a coastal storm event. Stakeholders can then determine if that is tolerable, or if some action may be required to improve resiliency, engineer an adaptation, consider relocation, or implement an operational plan. Critical assets, such as hospitals and evacuation routes, have different risk tolerances than parklands or parking lots.



By mapping various future years (e.g., 2030 to 2050), individual structures, assets, and areas can be compared to determine how coastal flooding is changing over time. The overall influence of climate change projections can also be evaluated. These maps can also be used to assess flood entry points and pathways and identify potential regional adaptations. In many cases, large upland areas are flooded by a relatively small and distinct entry point (e.g., a low elevation area along the coastline). In cases like this, a more cost-effective and regional solution (rather than evaluating local adaptation options at each building in the area) can be prioritized. A targeted coastal protection project at the flood entry point (e.g., increasing seawall elevation, installing a natural berm, etc.) could protect a whole neighborhood. Maps showing the probability of flooding provide stakeholders the ability to identify areas expected to be flooded, and the probability of flooding. This helps them weigh their tolerance for risk, evaluate when adaptation options may need to be considered, and most importantly, prioritize funding to higher consequence areas.

The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

What timeframes and sea level rise scenarios are being simulated in the MC-FRM?

Scenarios being simulated in the MC-FRM include present day, 2030, 2050, 2070, and 2100 (to be released later) climate conditions. The sea level rise projections utilized for these scenarios are based on Massachusetts specific analysis (DeConto and Kopp, 2017) and include the latest Antarctic ice sheet projections as of 2017. Sea level rise values vary for the north and south portions of the state. These scenarios are consistent with the projections being used by the Commonwealth of Massachusetts (Mass. Coastal Zone Management).

Location	Relative Mean Sea Level (feet, NAVD88)			
	2030	2050	2070	2100
North	1.2	2.4	4.2	7.6
South	1.2	2.5	4.3	7.8

Will the MC-FRM results of flooding risk be publicly available?

Yes. The standardized model results will be publicly available.

Are the results of the Massachusetts Coast Flood Risk Model available for the entire coastline?

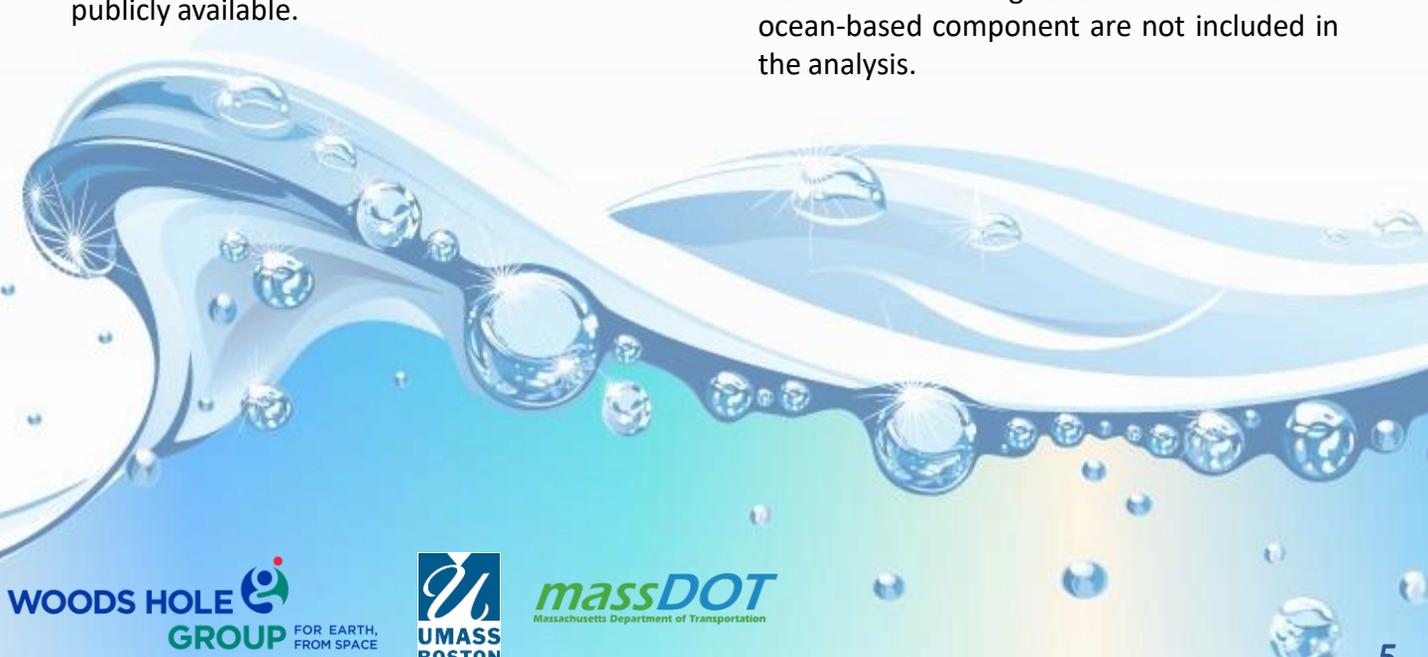
Yes. The model includes every Massachusetts coastal city and town influenced by future coastal storm surge-induced flooding during this century. High resolution maps and GIS-based data will be available for download.

Are the results precise enough to be applied to specific buildings or structures?

Yes. The model predicts the likelihood and depth of flooding at a resolution high enough to be able to analyze individual buildings.

What types of flooding does the model cover?

It simulates storm surge-induced coastal flooding from hurricanes and nor'easters, which differ in speed, direction and duration. The model also includes climate-change induced increases in river discharge from precipitation for major rivers. Upstream freshwater flooding events that have no ocean-based component are not included in the analysis.



The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

What types of storms does the MC-FRM simulate?

The MC-FRM simulates storm surge induced flooding that could occur from both tropical (hurricanes) or extra-tropical (nor'easter) storm events. The intensity and frequency of these storm events change with the changing climate conditions. The model also includes climate-change induced increases in river discharge from precipitation within major rivers. It does not include flooding caused by rainfall that does not drain adequately to a water body, such as ponding in a low spot in a parking lot.

How has the MC-FRM changed from the Boston Harbor Flood Risk Model (BH-FRM)?

The MC-FRM improves upon BH-FRM in numerous ways. Beyond the inclusion of the entire coastal area of Massachusetts, the MC-FRM also (1) includes updated sea level rise projections consistent with the state standard; (2) expands the storm sets used to include more historical and recent storms as well as hundreds of additional future storms; (3) includes dynamic wave runup and overtopping of coastal structures like seawalls; and (4) adds regular nuisance flooding by projecting future tidal benchmarks.

I'm a town official. How do I use this information?

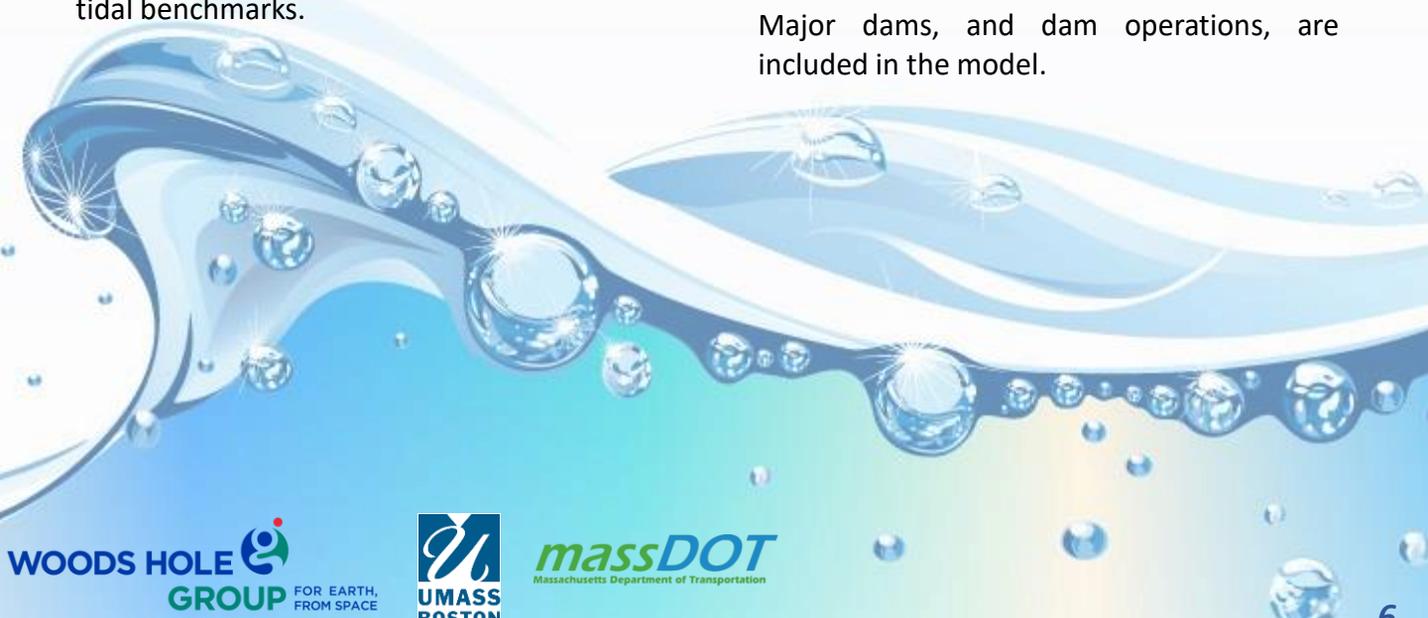
The MC-FRM provides the public with the best available science-based projections on coastal flooding during this century, helping you understand the level of risk faced by areas within your community. This information can help prioritize adaptation actions across multiple assets throughout a town, therefore allowing more cost-effective, science-based approaches and timing for building resilience.

I'm concerned about a specific property. How do I use this information?

By examining the MC-FRM flood risk projections, property managers can assess the expected timing and depth of saltwater flooding over time for a given location. Buildings and infrastructure exposed to periodic storm flooding—especially in the absence of damaging waves—can be retrofit to prevent harm. However, every specific property should also consider regional level protection approaches when evaluating risk.

Are dams included in the model?

Major dams, and dam operations, are included in the model.



The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

How is the MC-FRM assisting resiliency projects and engineering designs?

The MC-FRM model results, at a site-specific scale, provide a breadth of information useful for deciding where protection is required, selecting adaptations, planning, and engineering design. The high-resolution model results offer detailed information at an individual building and parcel level for assessment of existing or developing sites. While potential inundation probability and depths may be manageable under current risk levels, this may change over the service life of the asset. The dynamic model can also provide inundation residence time and flood pathways to the site. The residence time gives an indication of how long the flooding is expected to last for a given probability level. In many cases this is important for determining economic impacts related to out-of-service time frames. Understanding the volume of water and flood pathways gives another layer of information that helps inform design and consideration of local and/or regional adaptation measures. The flood pathway insight allows stakeholders to consider local measures (e.g., raising the elevations of the buildings on the parcel, flood proofing structures, local on-site berms or walls), and regional approaches (e.g., berms, tide gates, flood walls, etc.) to control the source of flooding for a region that may co-benefit other properties.

Towns, communities, and stakeholders throughout the Commonwealth of Massachusetts can use, and have already been using, MC-FRM results to complete comprehensive vulnerability assessments, develop engineering adaptations, and design resilient green, gray, or hybrid solutions. The probabilistic results have given communities the ability to prioritize adaptations and start to build resilience in fiscally manageable ways. Communities and landowners can take action to manage imminent risks, while waiting for more certainty when dealing with long-term climate change projections that may not have near-term impacts.

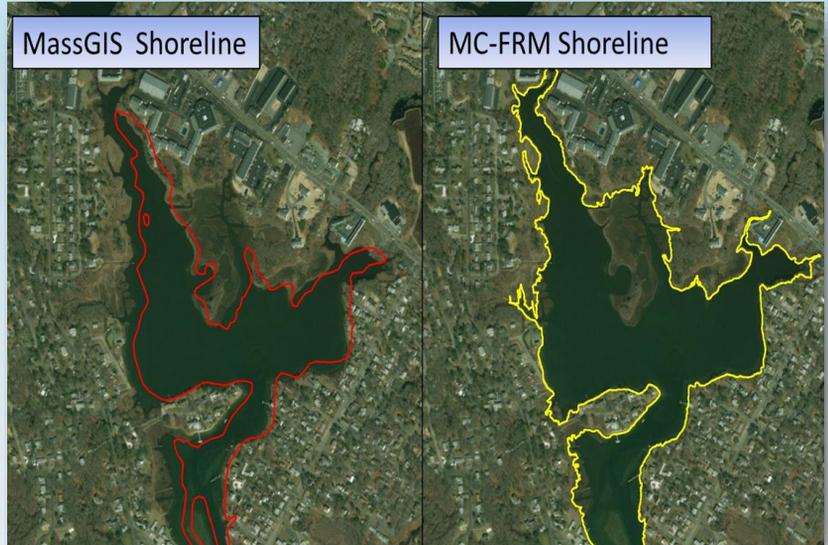


The Massachusetts Coast Flood Risk Model

Modeling Overview and Frequently Asked Questions

What about non-storm based flooding or flooding that will occur just due to sea level rise?

The MC-FRM results are also being used to define the present and future mean high water shorelines across the state, resulting in a marked improvement over current MassCZM shorelines. These shorelines also provide an indication of where nuisance (daily) flooding can be expected in the future climate.



How does wave run-up and overtopping impact flooding?

The MC-FRM incorporates dynamic wave run-up and overtopping to determine the volume of water that is thrown over coastal structures during storm events. The MC-FRM then accounts for this volume overtopping coastal structures for each wave during the storm event and models the flow of this water behind the structure.

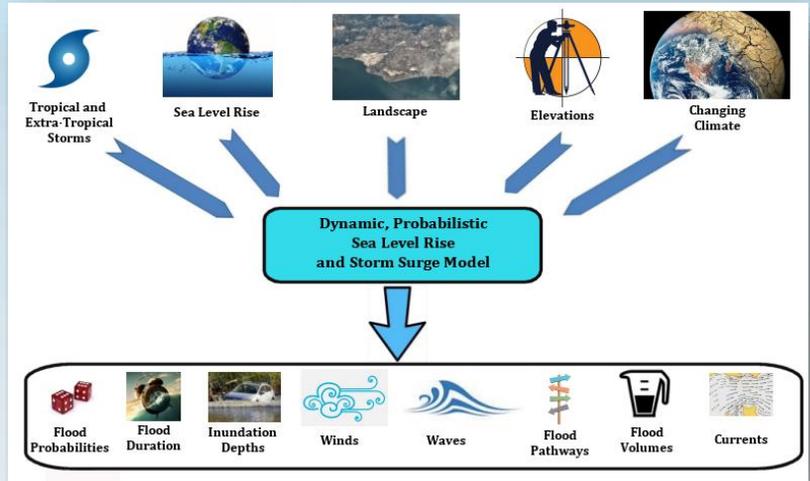


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What are the standardized products from the MC-FRM?

The standard products being produced from the MC-FRM include data for every town in Massachusetts that could be impacted by coastal based flooding by 2100. The standard data products include the probability of flooding in each year (present day, 2030, 2050, 2070, and 2100), and the depth of flooding associated with the 1% (100-year), 0.5% (200-year), and 0.1% (1000-year) annual exceedance probability levels. The MC-FRM produces a wide variety of additional output (as shown in the figure) which are not a part of the standardized output. These data outputs are being considered for future production. This would include design flood elevations, return-period water surface elevations, wave heights and distributions, and full tidal benchmarks. More unique data (e.g., time series data, velocity information, flooding duration, volumes, flood pathways) can be requested from MassDOT.



Overarching approach using dynamic probabilistic modeling to create the MC-FRM. Outputs provided by the dynamic model provide the ability for a more comprehensive assessment.

Does the MC-FRM produce design flood elevations?

The standard output from the MC-FRM is stillwater levels, which includes the effects of tides, surge, and wave setup. The model also includes the interaction of waves with these processes, but wave crests are not included in the standard output since the crest and trough of each wave goes above and below the stillwater elevation. Design flood elevations can be calculated from the MC-FRM results by including the site-specific wave amplitude, run-up and overtopping, and a selected level of freeboard.