

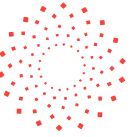
An aerial night view of a city waterfront. A large, modern building with a grid-like facade is the central focus. To its right, a pier extends into the water, with a boat docked. The city skyline is visible in the background. The entire image has a dark blue color cast. On the left side, there is a decorative graphic of white squares of varying sizes arranged in a circular pattern.

Commonwealth Pier Revitalization

February / March 2019

PEMBROKE

Commonwealth Pier Revitalization: Project Team



Developer:

PEMBROKE

Permitting
Consultants:



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

Architects:

**schmidt/hammer/
lassen/
architects/**

cbt

SASAKI

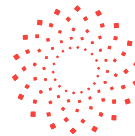
Engineer:

ARUP

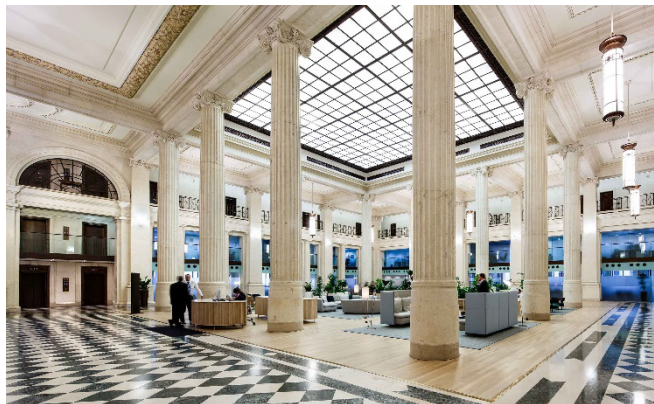
Retail Consultant:

streetsense.

We are dedicated to delivering thoughtful property.



Pembroke is an international real estate advisor that acquires, develops and manages properties and places.



41 Lothbury, London



T&G Building, Melbourne



100 California Street, San Francisco



Tri-Seven Roppongi, Tokyo



10 Finsbury Square, London



Azabu Gardens, Tokyo

Developed more than
4.6M sq ft globally.

History of Pembroke in Seaport



Seaport East
(2000)

Seaport Hotel
(1998)



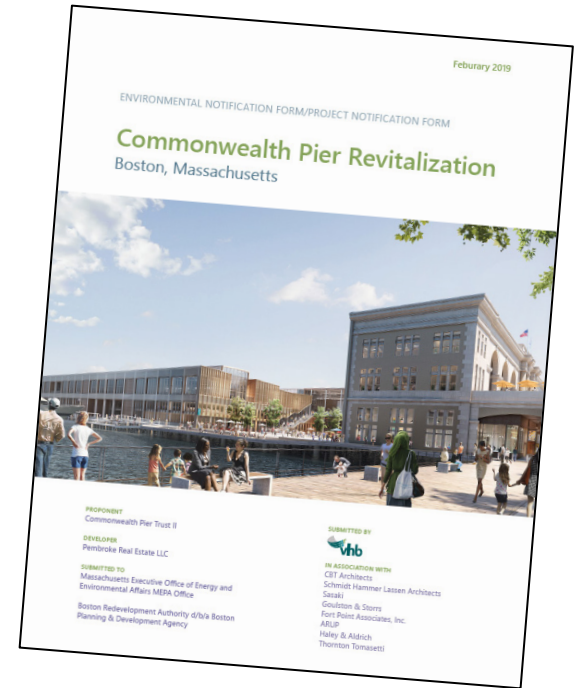
Seaport West
(2002)

Seaport WTC
(1985)

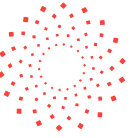
MEPA & Article 80 Review Process



- Joint Environmental Notification Form/Project Notification Form (ENF/PNF) filed February 13th
- State Agency Actions:
 - Amendment to the Existing Ground Lease with Massport
 - Massport Project Design Review
 - DEP Chapter 91 License
- Applicable MEPA ENF Review Thresholds:
 - Ch. 91 license for existing unlicensed non-water dependent use
 - Demolition of all or any exterior part of any Historic Structure
 - No Mandatory EIR Review Thresholds
- Voluntary Article 80 Large Project Review with IAG



Commonwealth Pier Revitalization: Site History



- Pier constructed in 1901 – 400 ft wide and 1,200 ft long without any enclosed structures.
- Improvements began in 1912, including laying railroad tracks on the pier and construction of a Viaduct over the railroad yard for passenger traffic from the second floor of the sheds to Summer Street.
- The Commonwealth Pier building was completed in 1913.

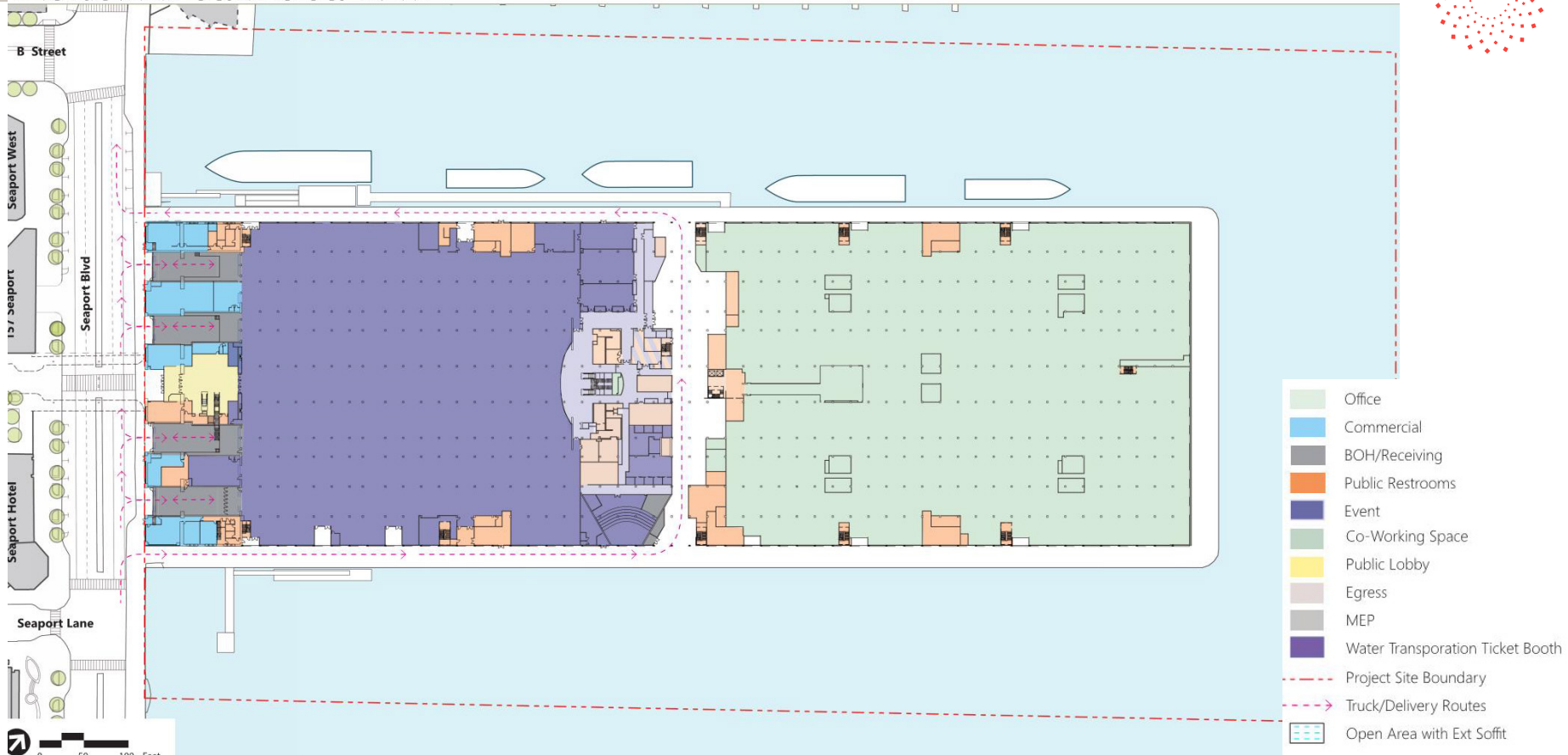
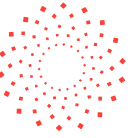


Courtesy of the Boston Public Library, Leslie Jones Collection

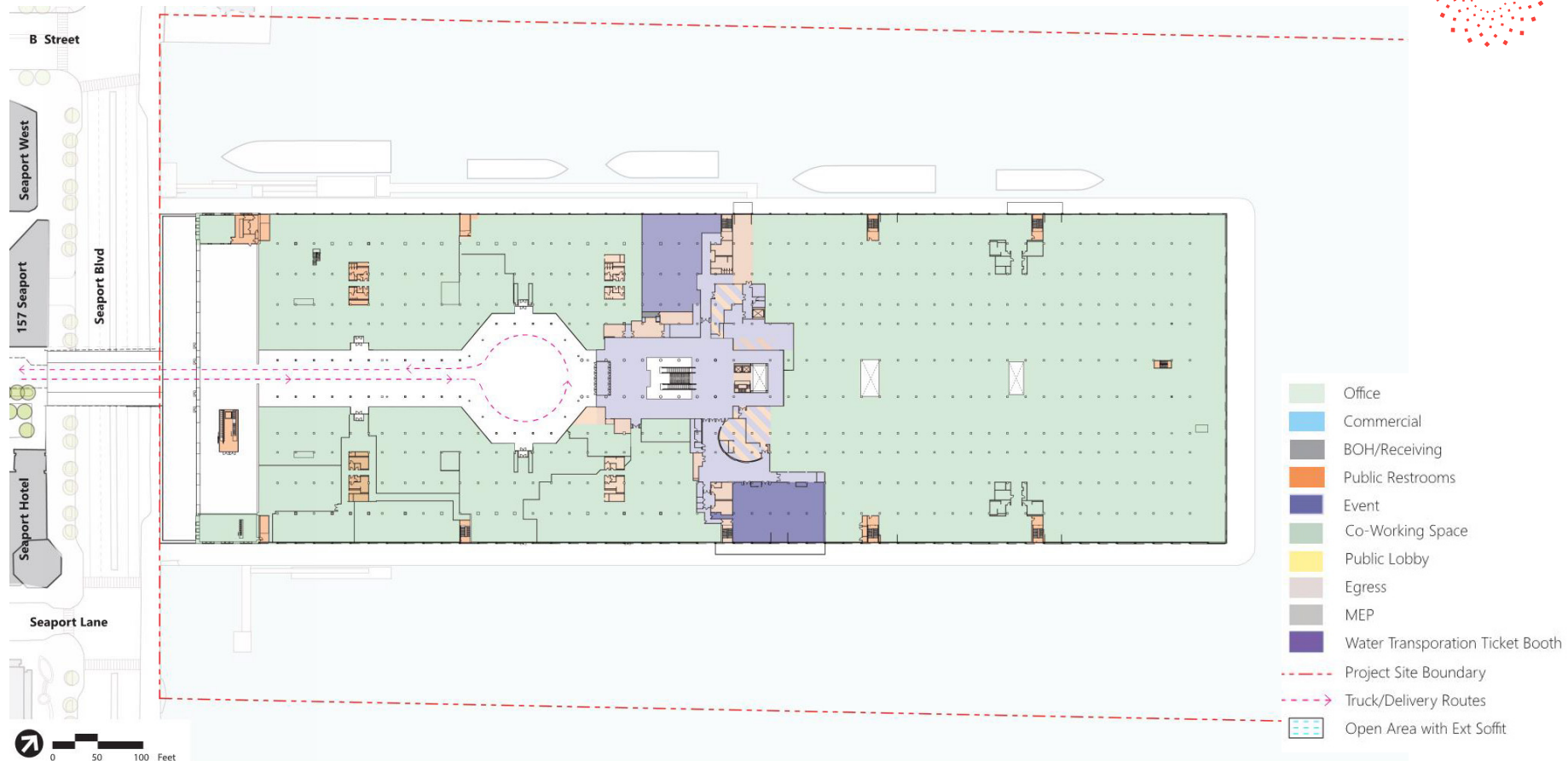
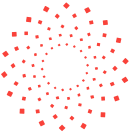
Commonwealth Pier Revitalization: Context



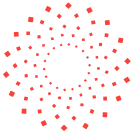
Commonwealth Pier Revitalization: Existing Site Plan, Harbor Level



Commonwealth Pier Revitalization: Existing Site Plan, Upper Level



Commonwealth Pier Revitalization: Existing Conditions



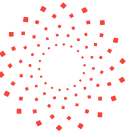
Headhouse Viaduct level terrace



Seaport Boulevard looking east



East façade & apron / Harborwalk



- Public Realm/ Urban Design Improvements
- Site Access and Service /Loading
- Marine Operations
- Historic Preservation
- Resiliency/ Sustainability

Commonwealth Pier Revitalization: Public Realm Improvements



- 170,445 square feet of enhanced and new outdoor public space
- Significant updates to the Harborwalk around the Pier including apron expansions
- A new street front collonade along Seaport Boulevard
- A large, new public Harbor Plaza along the waterfront



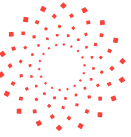
Commonwealth Pier Revitalization: Service/ Loading Improvements



Improve pedestrian environment and safety along Seaport Boulevard by relocating service access to the eastern side of building and providing drop-off areas



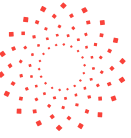
Commonwealth Pier Revitalization: Marine Operations



- Preserve and promote existing marine and marine-industrial uses around the site
- Enhance aprons and Harborwalk to allow for more passenger waiting areas, including spaces for queuing and ticketing



Commonwealth Pier Revitalization: Historic Preservation



- Renovate the historically significant Headhouse to include more activated and enhanced spaces for the public
- Architecturally sensitive renovation of the Warehouse building to reveal its structure and preserve its use into the future



Image from the Boston Globe



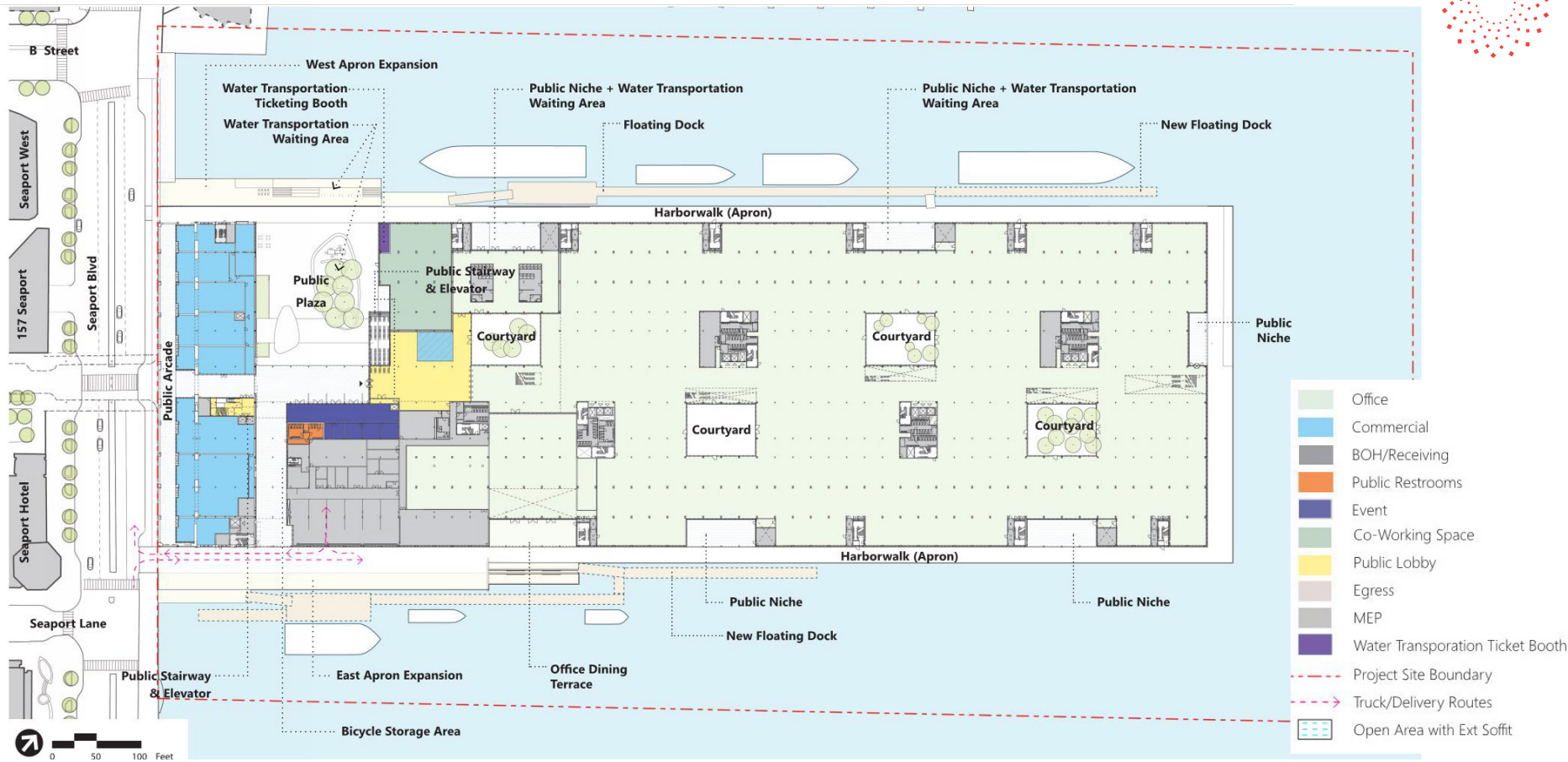
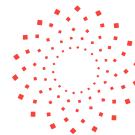
*Courtesy of the Boston Public Library,
Leslie Jones Collection*



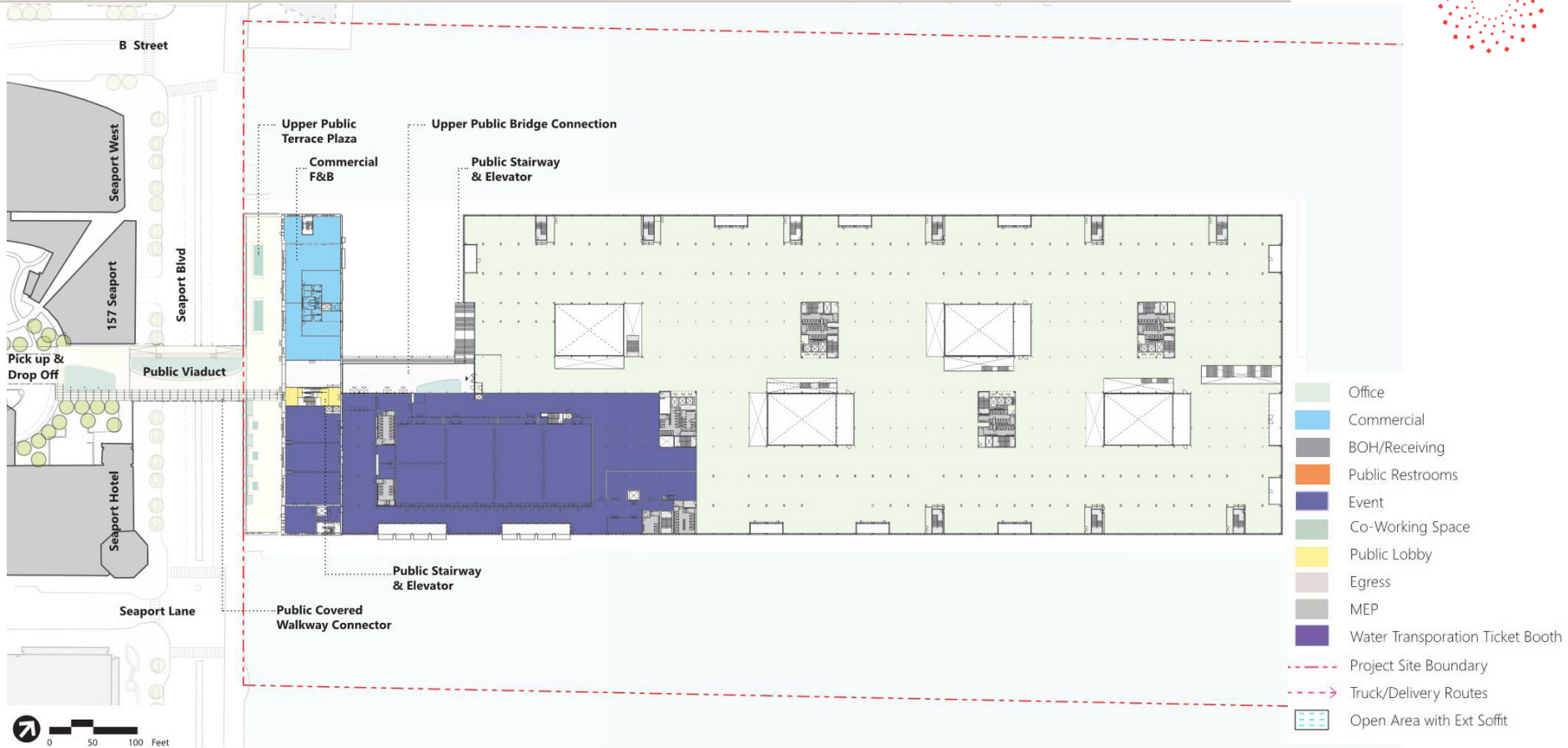
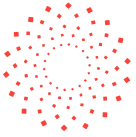
Commonwealth Pier Revitalization: Public Realm Improvements



Commonwealth Pier Revitalization: Lower Level Site Plan



Commonwealth Pier Revitalization: Upper Level Site Plan



Commonwealth Pier Revitalization: Harbor Plaza Stair



Public stair connects the Harbor level to the Viaduct (upper) level.

Commonwealth Pier Revitalization: Harbor Plaza Programming



Commonwealth Pier Revitalization: Harbor Plaza

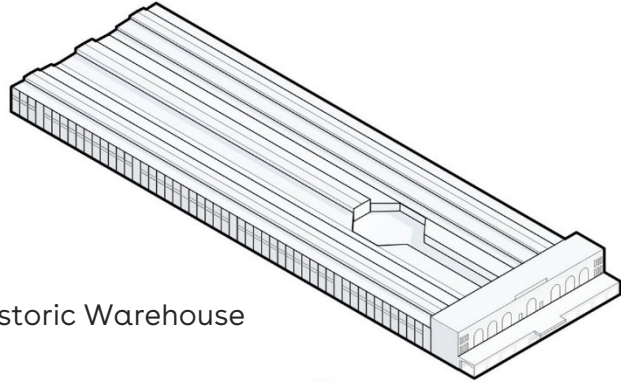
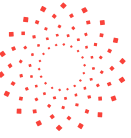


Commonwealth Pier Revitalization: Upper Level Terrace

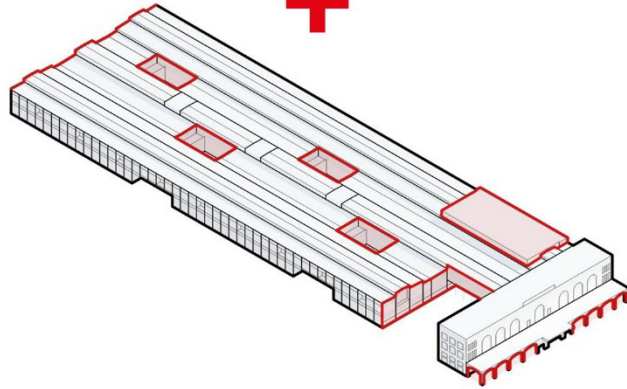


The Upper Level Terrace will no longer allow vehicles and be landscaped to allow an improved pedestrian experience from World Trade Center Avenue

Commonwealth Pier Revitalization: Building Massing



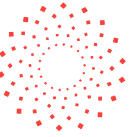
Historic Warehouse



Updated Intervention



Commonwealth Pier Revitalization: Resiliency & Sustainability



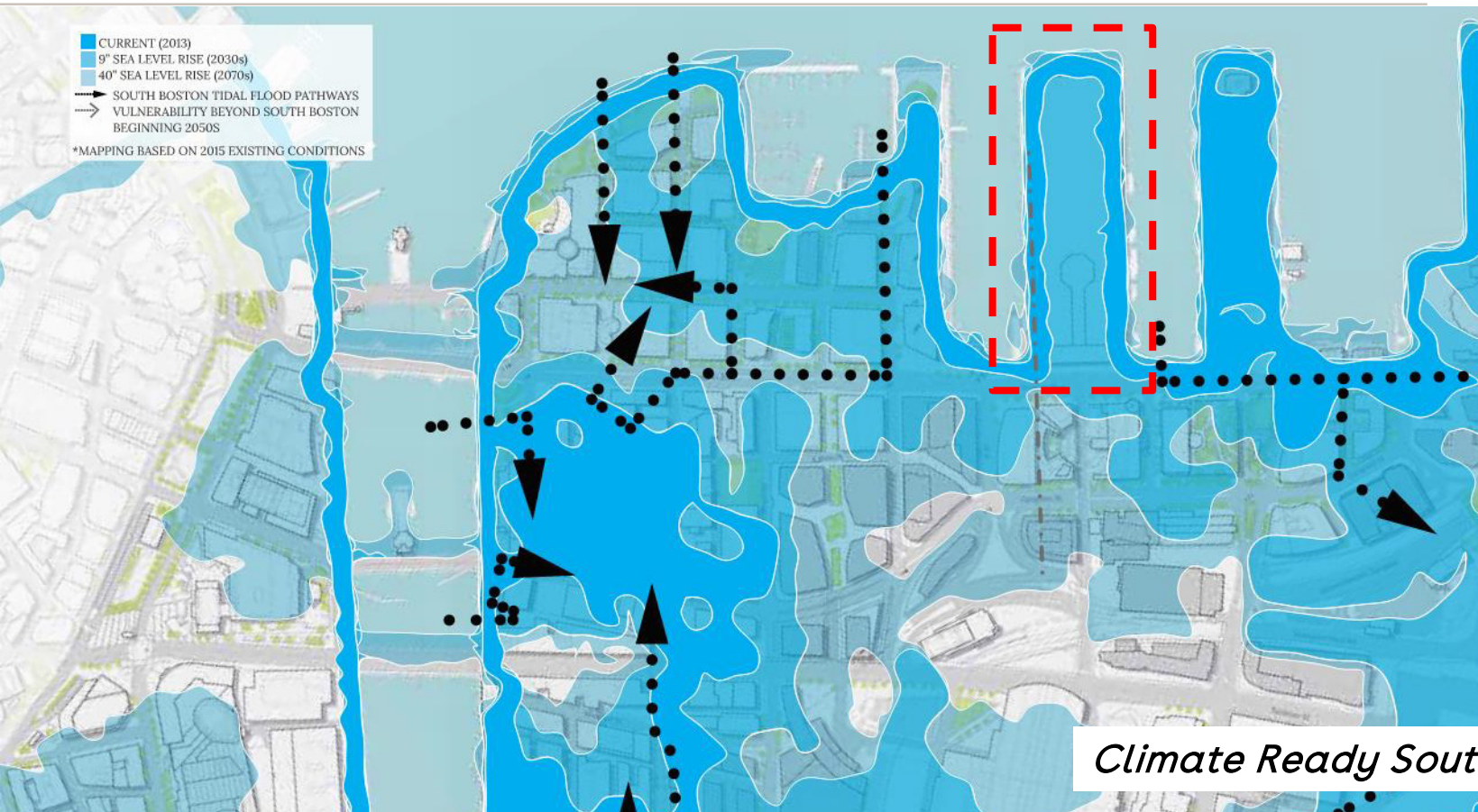
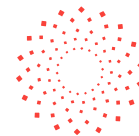
The Project includes long-term resiliency measures to protect from the effects of climate change including rising sea levels and increased storm intensity.

Sustainability strategies include:

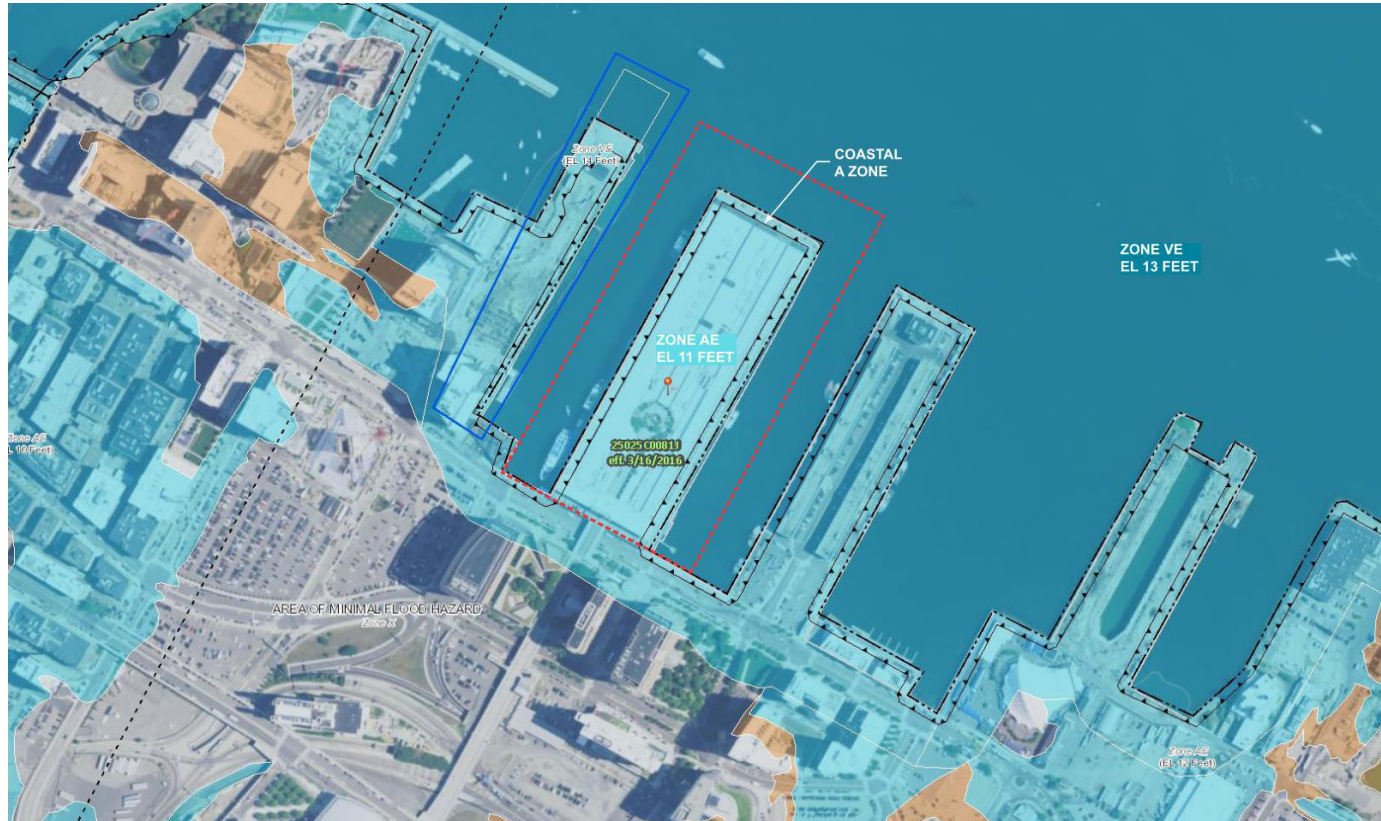
- Increased energy efficiency through daylighting and upgraded infrastructure
- Water-use reduction
- Exploring sources of renewable energy



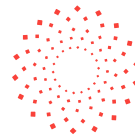
Commonwealth Pier Revitalization: Resiliency for Climate Change



Commonwealth Pier Revitalization: Resiliency for Climate Change



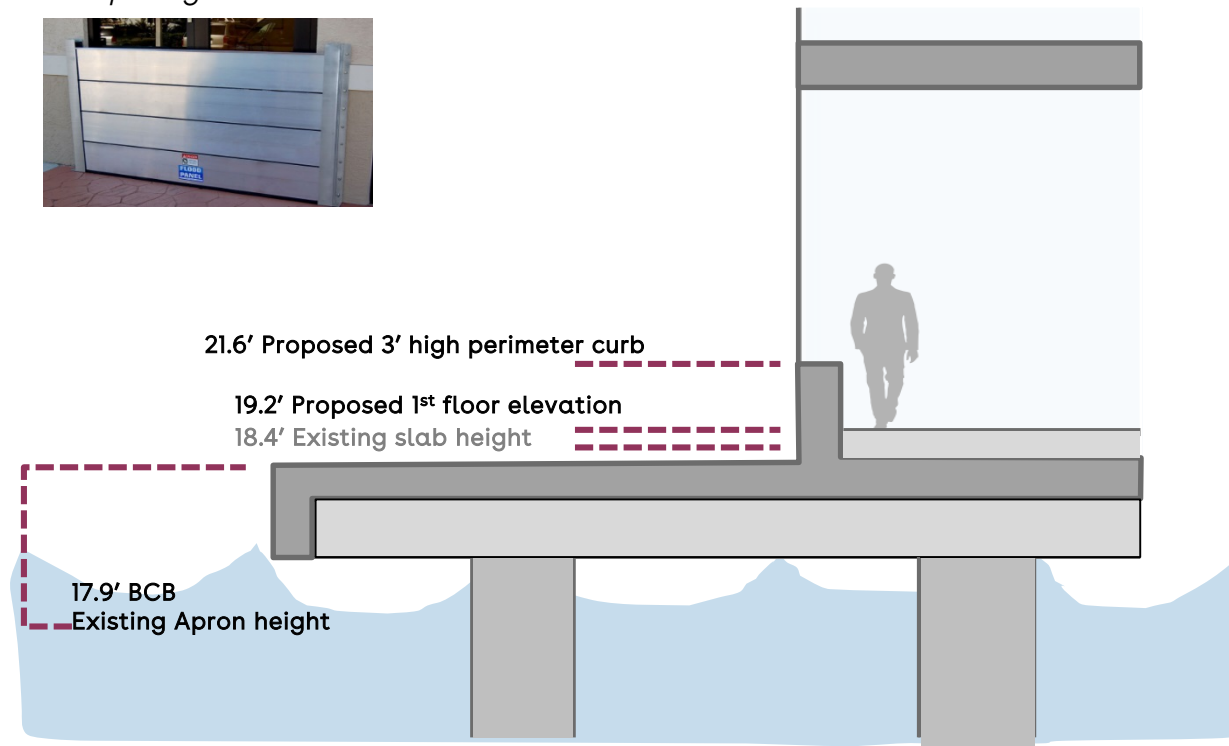
Commonwealth Pier Revitalization: Resiliency for Climate Change



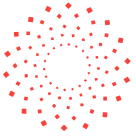
Reference Flood Elevations/Projections

- 21.5' BCB
1% storm elevation in 2070
- 20.5' BCB
1% Storm elevation 2050
- 20.3' BCB
BPDA Design Flood Elevation
- 19.5' BCB
1% storm elevation in 2030
Still water elevation in 2070
- 18.2' BCB
Still water 2050
- 17.5' BCB
1% storm elevation 2020

Deployable barriers at all openings



Commonwealth Pier Revitalization: Sustainability



Achieve LEEDv4 Gold
for Core & Shell



-  Integrative Process
-  Location & Transportation
-  Sustainable Sites
-  Water Efficiency
-  Energy & Atmosphere
-  Materials & Resources
-  Indoor Environmental Quality
-  Innovation in Design
-  Regional Priority

Additional measures:

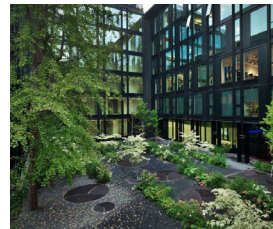


25 % energy reduction through innovative heating, cooling, and lighting technologies



Bike Storage and Showers

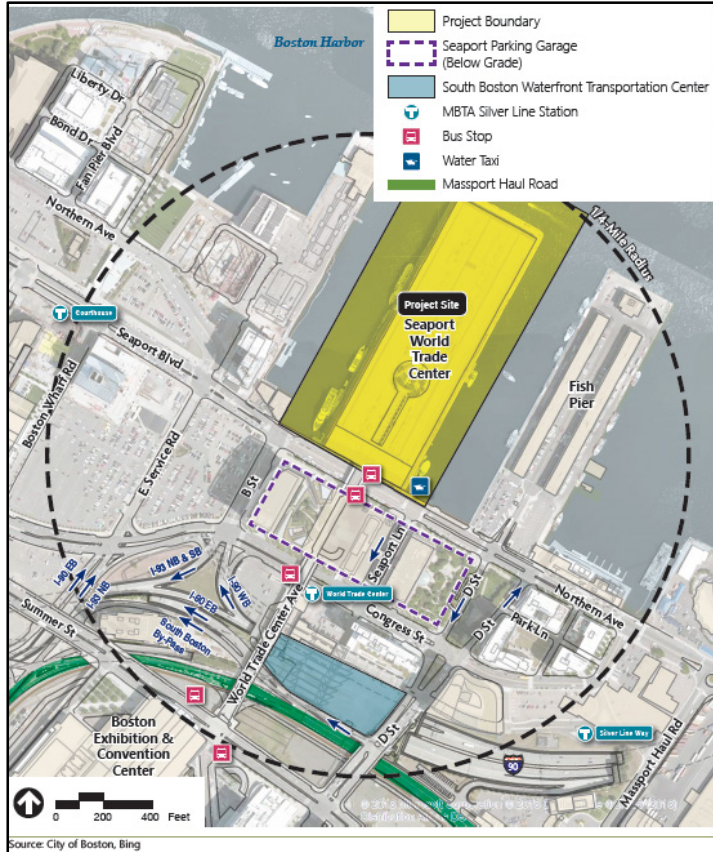
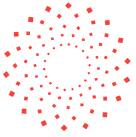
Solar PV and Battery Storage Ready



Biophilic design

- New interior courtyards
- green roof area
- Natural materials & patterns

Commonwealth Pier Revitalization: Transportation Access

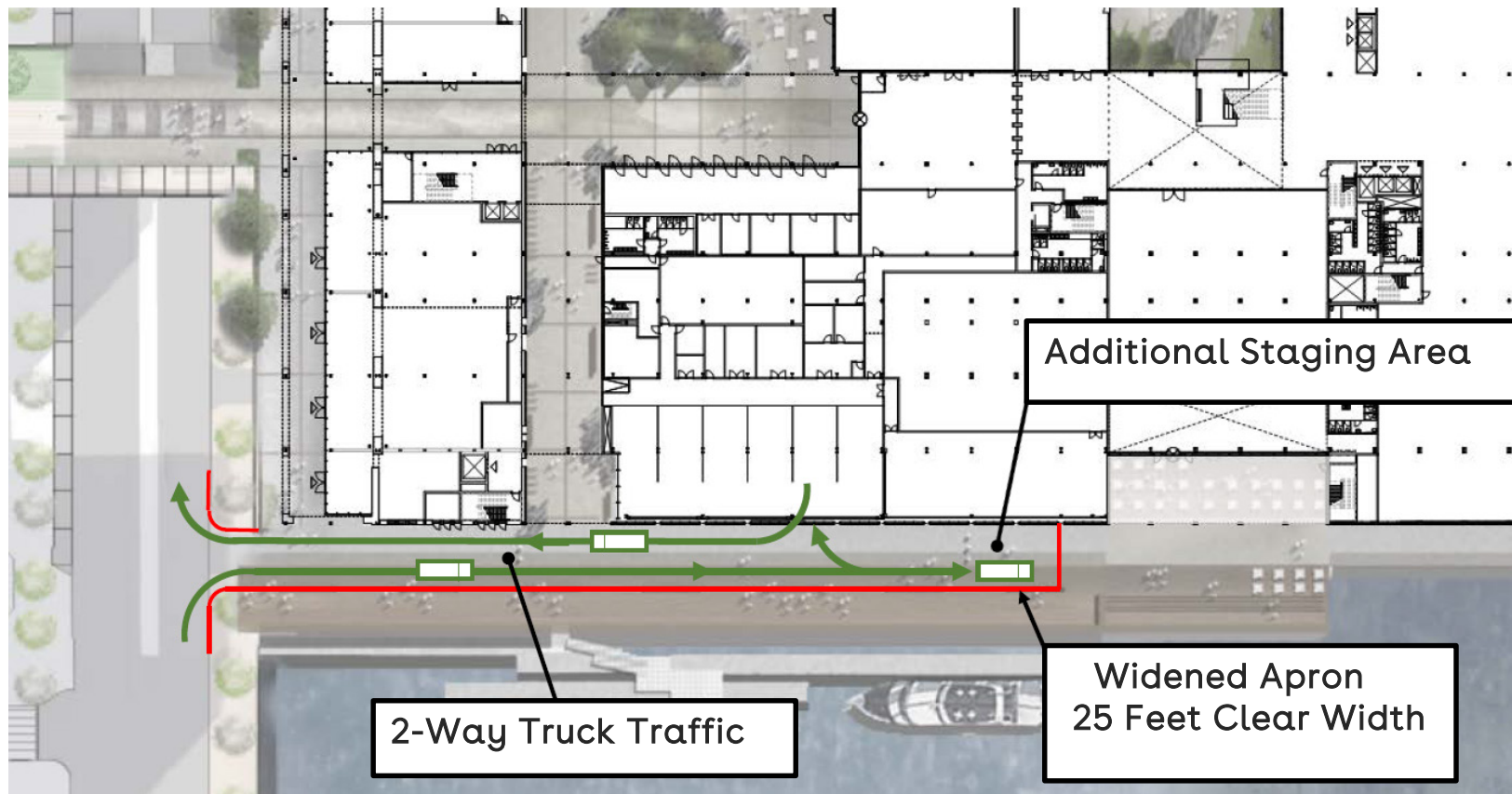
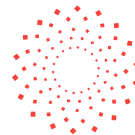


Commonwealth Pier Revitalization: Project Trip Generation

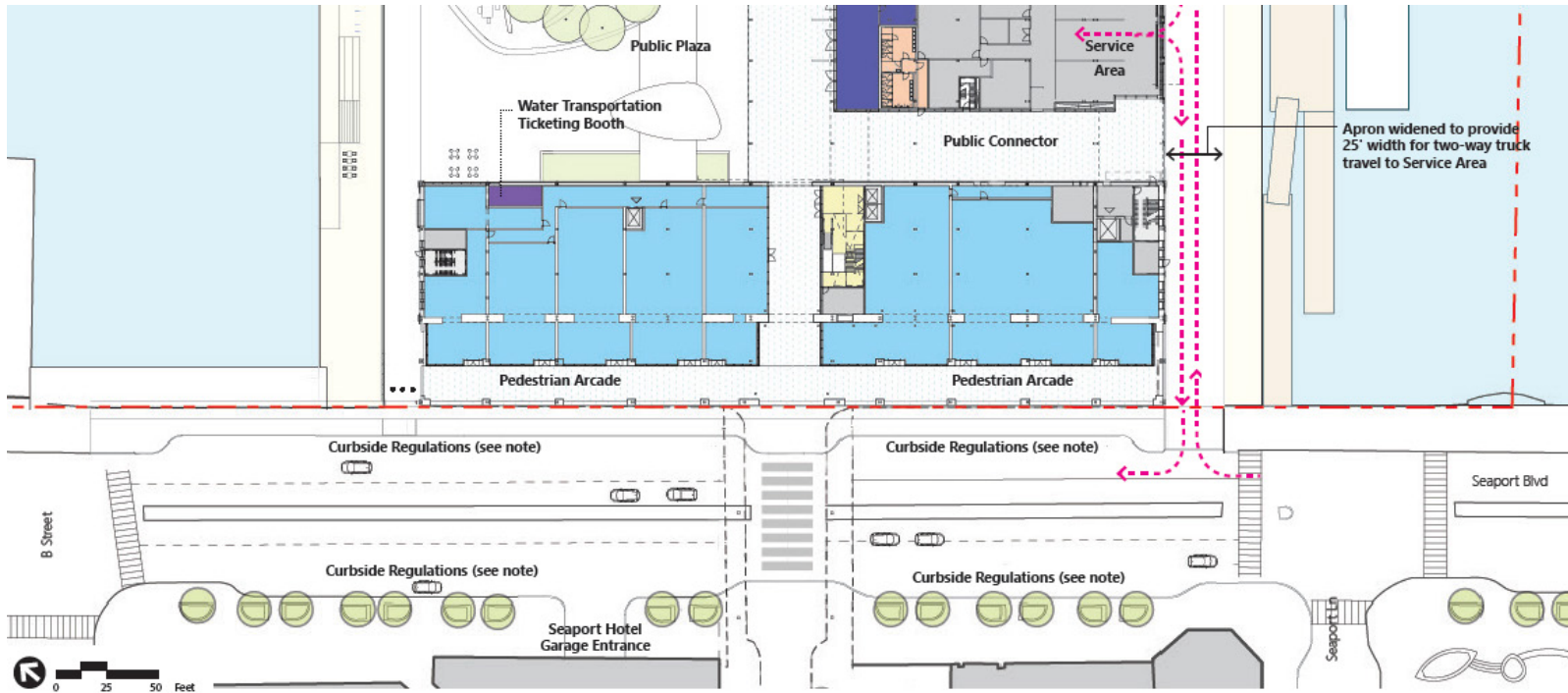
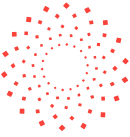


Period	Project Use	Vehicle Trips	Transit Trips	Bike/Walk
AM Peak Hour	Office	68	77	15
	Retail	36	47	37
	ExhibitionHall	32	- 24	- 60
	Event/Ballrooms	- 2	- 2	- 4
	Total	70	99	- 12
PM Peak Hour	Office	70	80	26
	Retail	27	39	23
	Exhibit Hall	- 66	- 46	- 122
	Ballrooms	- 2	- 2	- 4
	Total	30	71	- 87

Commonwealth Pier Revitalization: Loading Dock Access



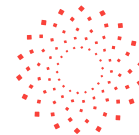
Commonwealth Pier Revitalization: Seaport Boulevard Frontage



Source Info: Sasaki

Curbside regulations on Seaport Boulevard will be designated in collaboration with Massport to allocate appropriate zones to accommodate a variety of uses, including shuttles, buses, TNC services (e.g. Uber, Lyft), short-term parking and limited loading

Commonwealth Pier Revitalization: Schedule for Development

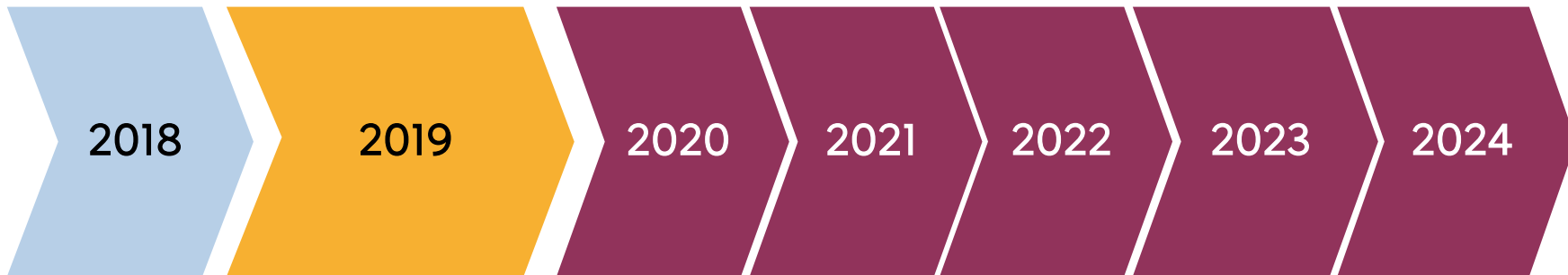


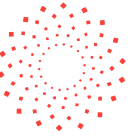
LOI Filed
December 7, 2018

PNF Submission
PNF Approval

Construction
Start

Project
Completion





Submit PNF Comments by March 19th
Boston Planning & Development Agency
Attn: Aisling Kerr
One City Hall Square, 9th Floor
Boston, MA 02201
or via email at aisling.kerr@boston.gov

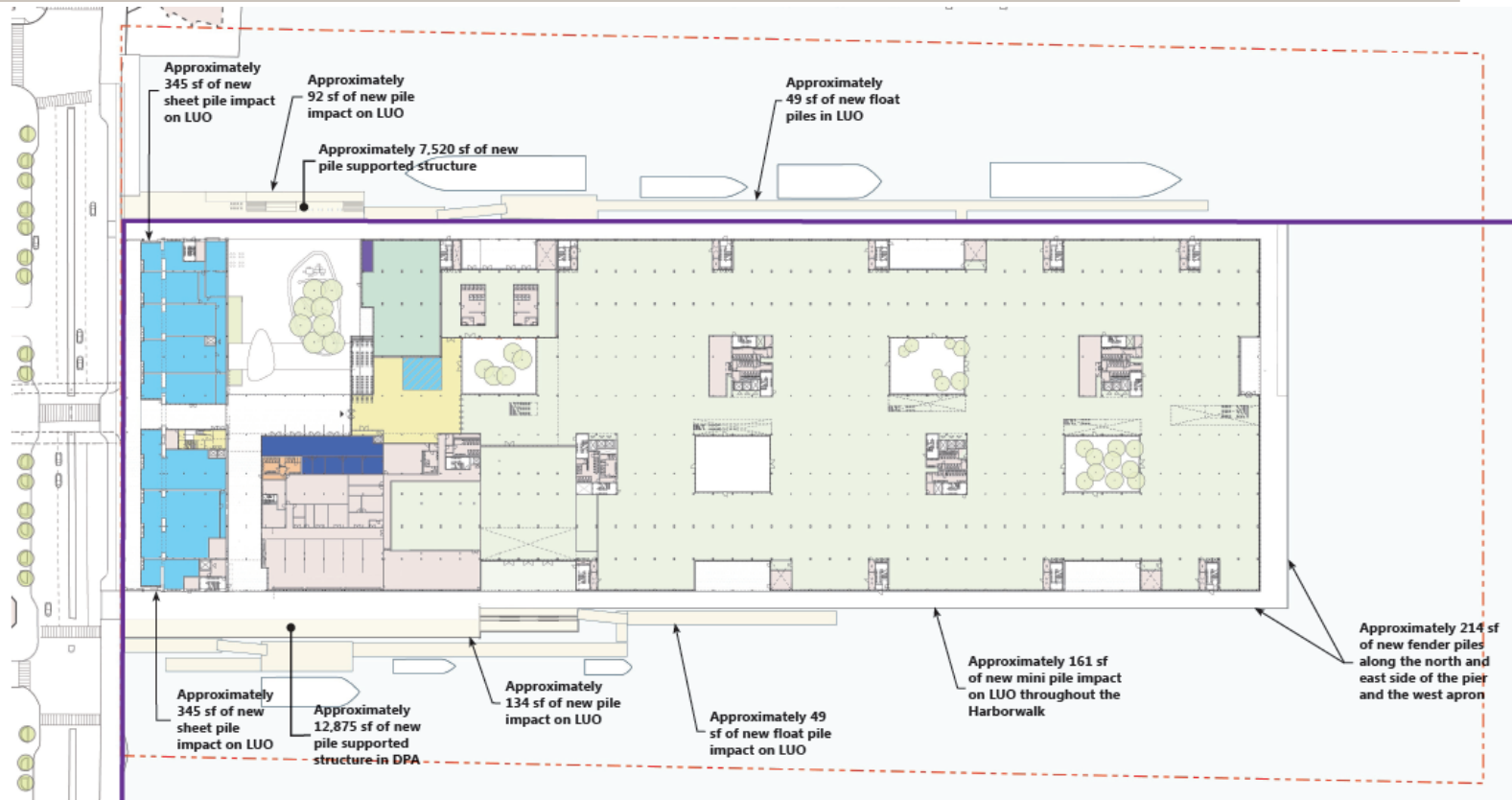
Questions / Comments



Appendix



Chapter 91 License: Wetlands Resource Areas

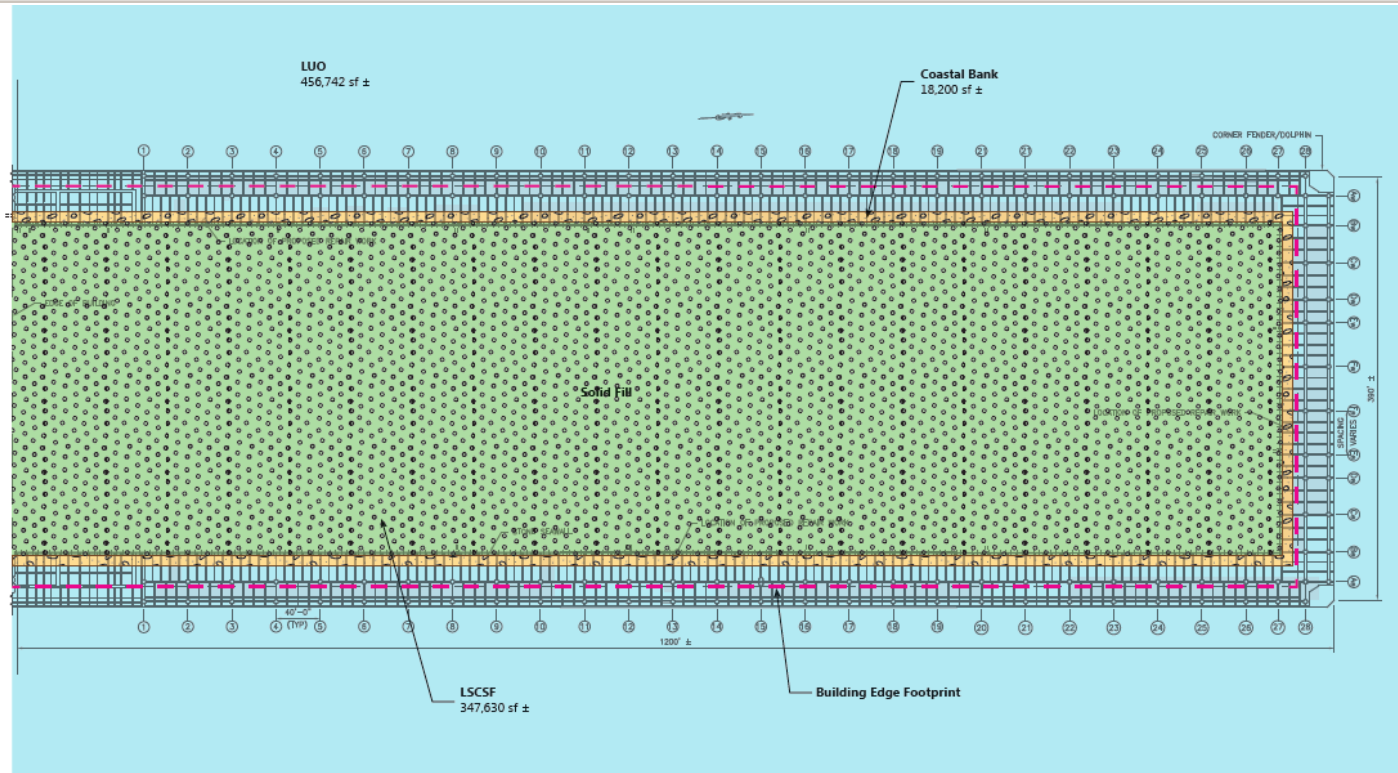
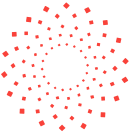


Fort Point Associates, Inc., 2018

 Designated Port Area Boundary

Figure 4.5

Commonwealth Pier Revitalization: Waterways/Wetland Resource Areas



nt Associates, Inc., 2019




-  Land Under Ocean (LUO)
-  Land Subject to Coastal Storm Flowage (LSCSF)
-  Coastal Bank

Figure 4.3

Wetland Resource Areas

Commonwealth Pier Revitalization

Commonwealth Pier Revitalization: Resiliency for Climate Change

