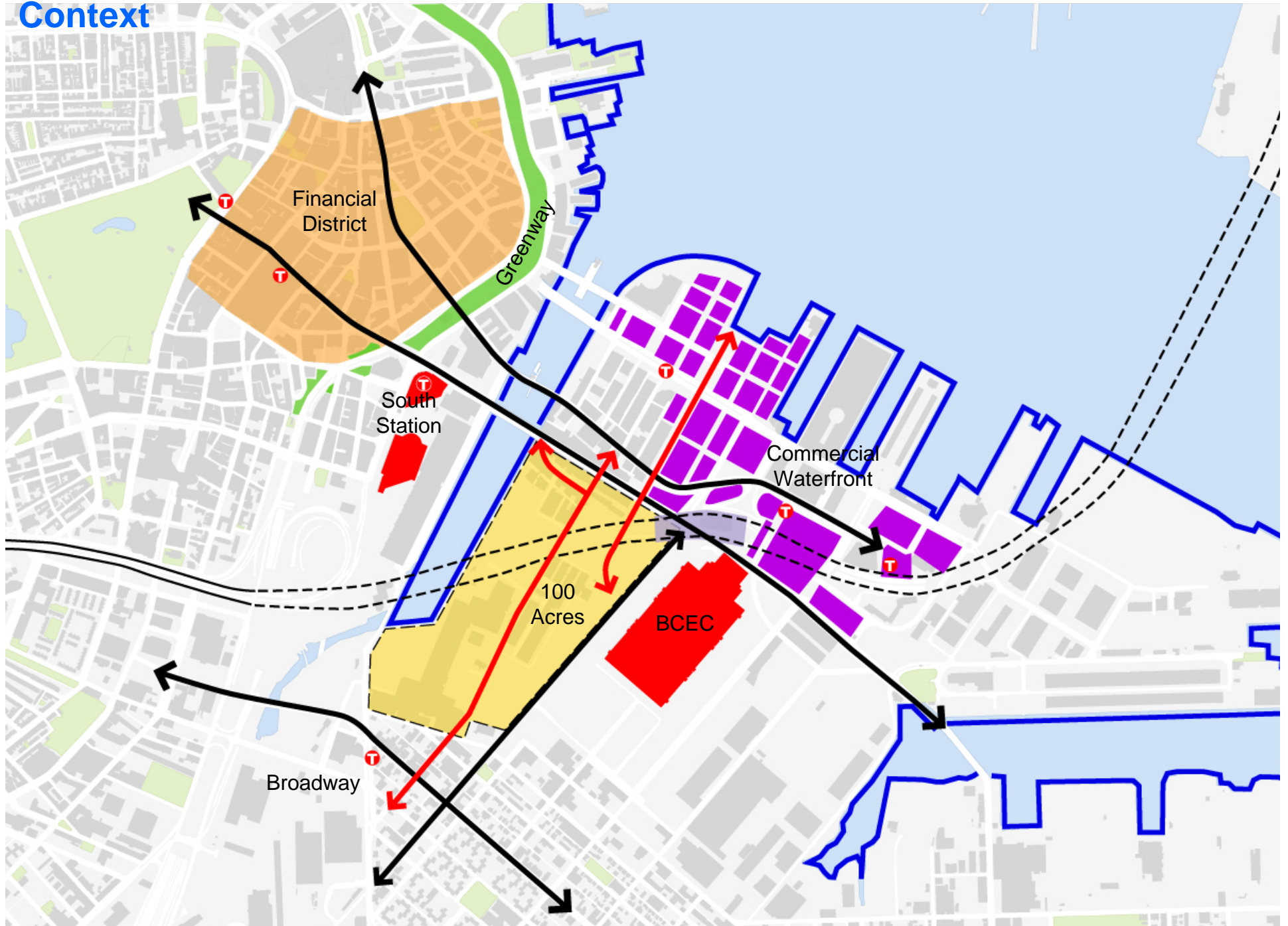


100 ACRES MASTER PLAN



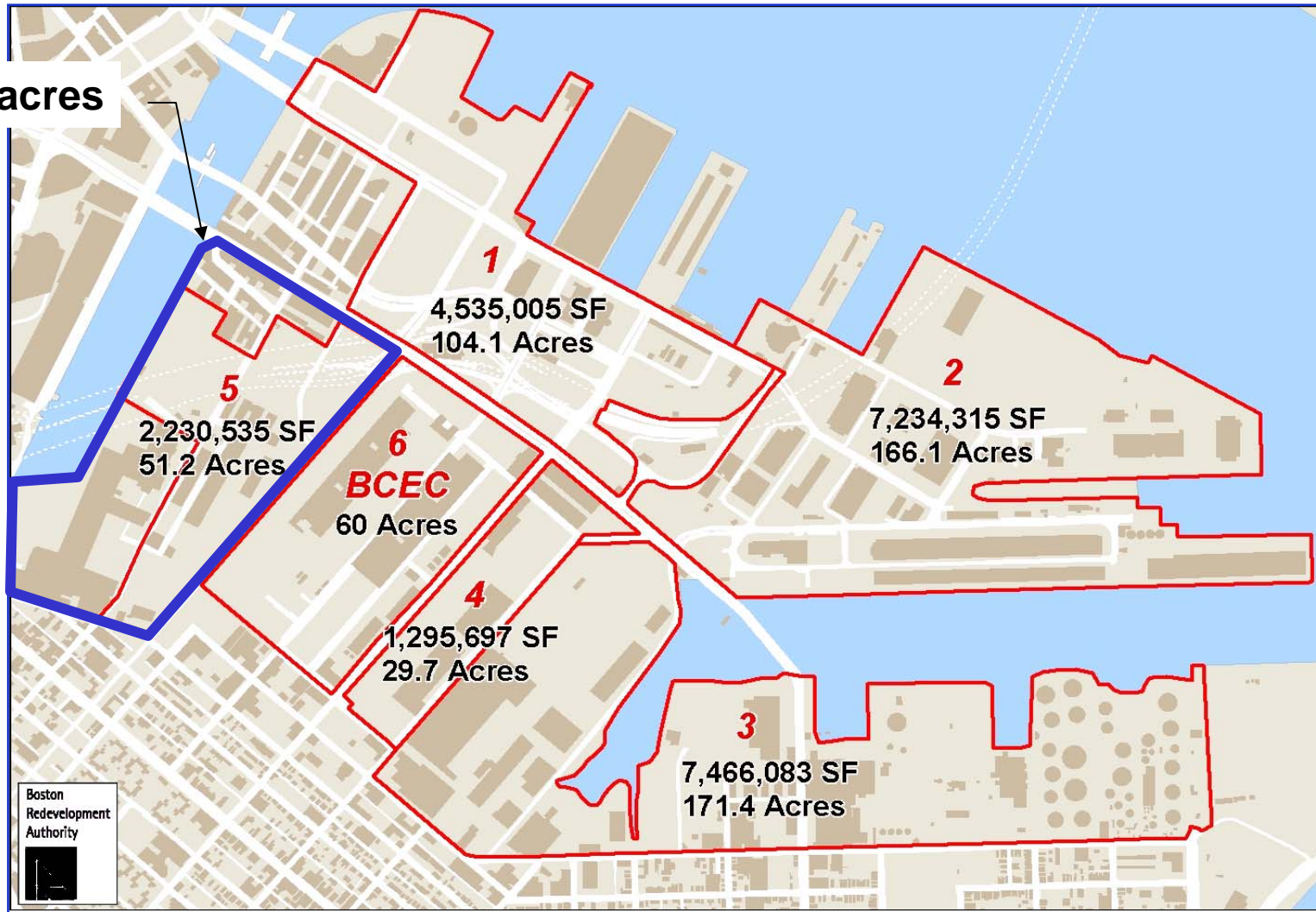
Fort Point District Advisory
Committee Meeting
January 17, 2006

Context

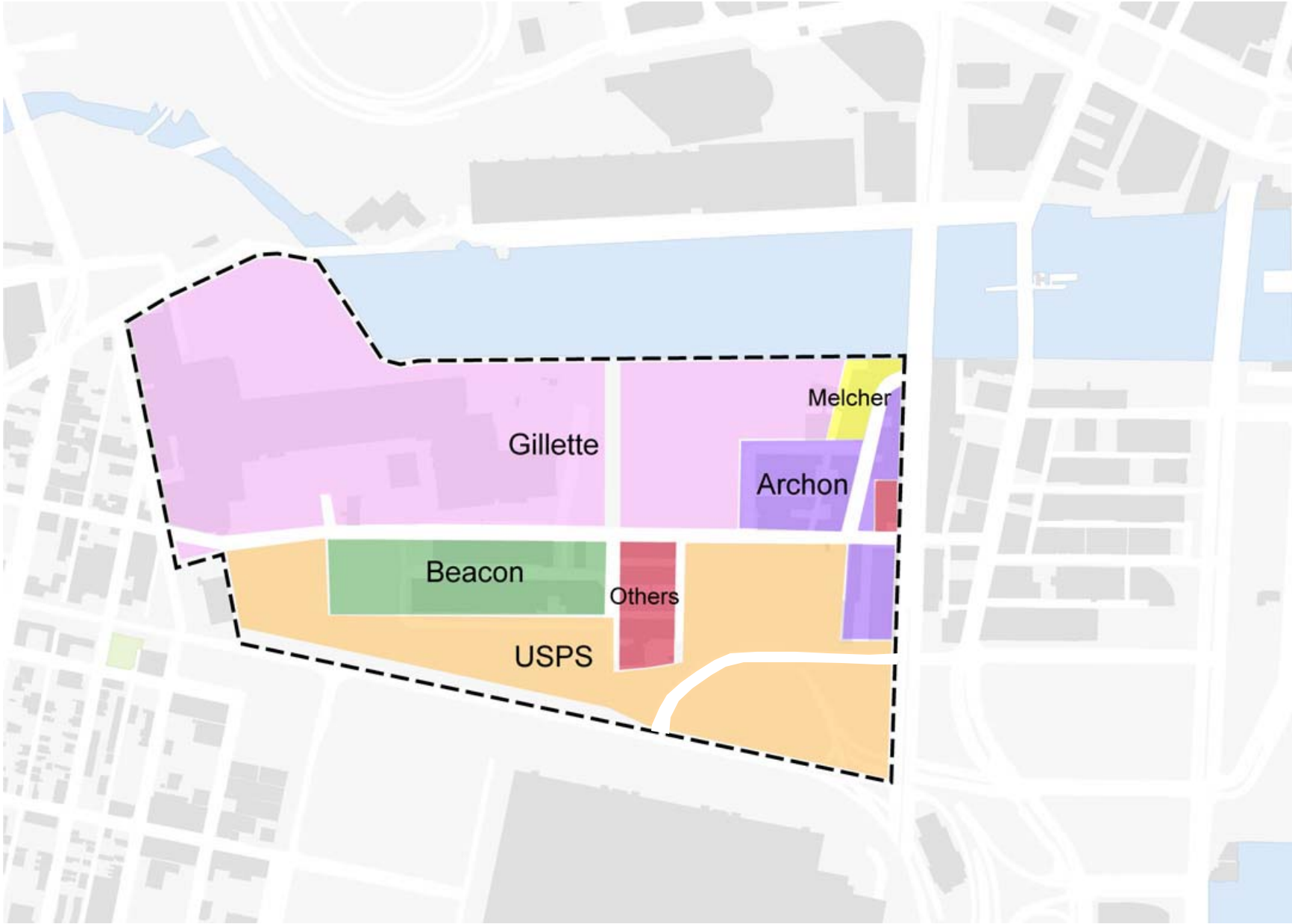


South Boston Seaport Waterfront: 1,000 Acres

100 acres

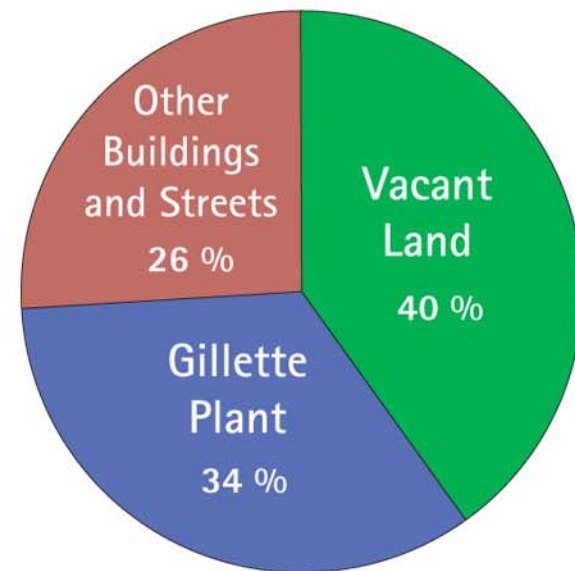


Land Owners

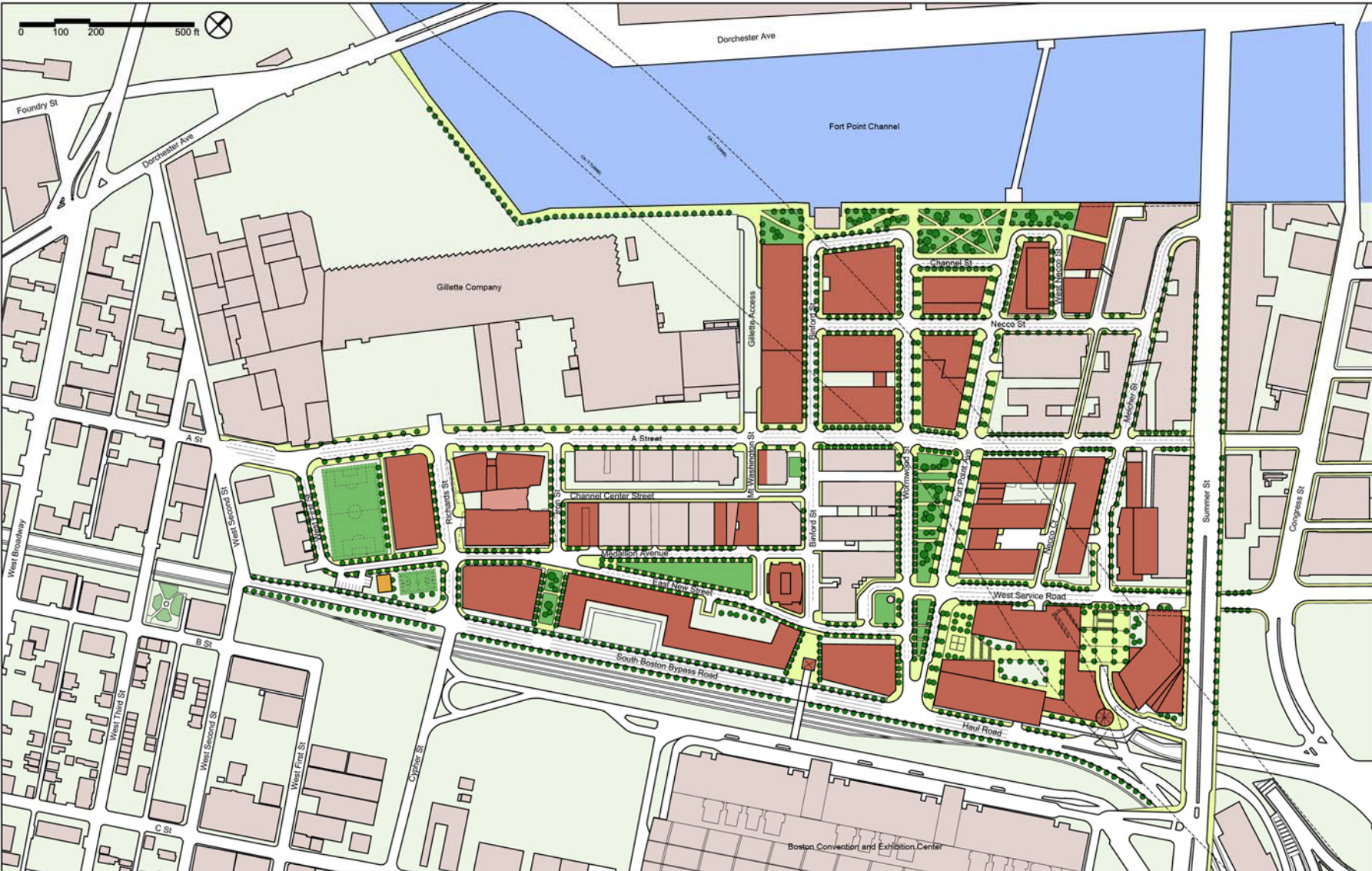


Existing Land Usage

	Area (acres)	Percent
Vacant Land	36	40 %
Gillette Plant	30	34 %
Other buildings and Streets	23	26 %
TOTAL	89	



September 2005 Plan



2005 Plan



2006 Plan



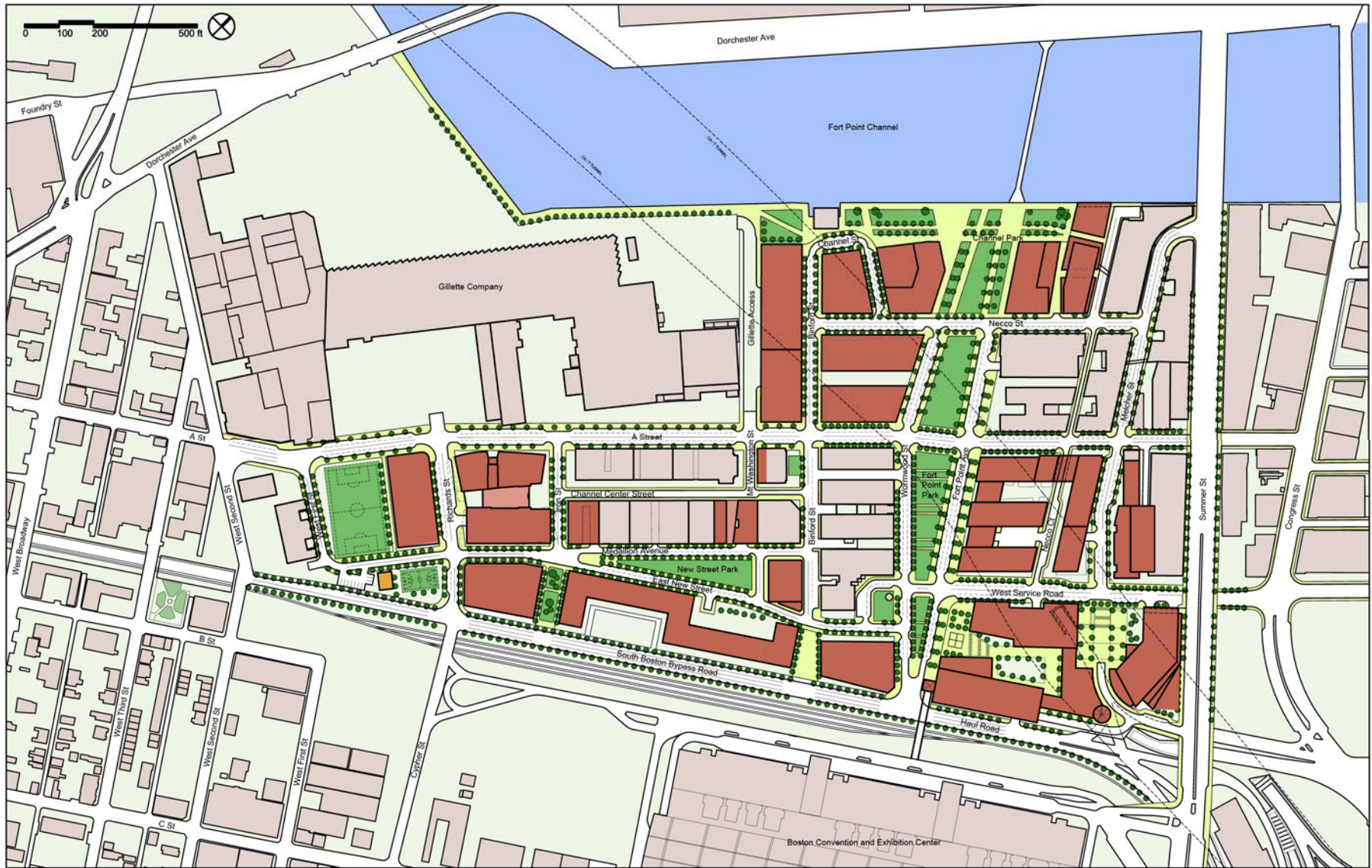
2005 Plan



2006 Plan



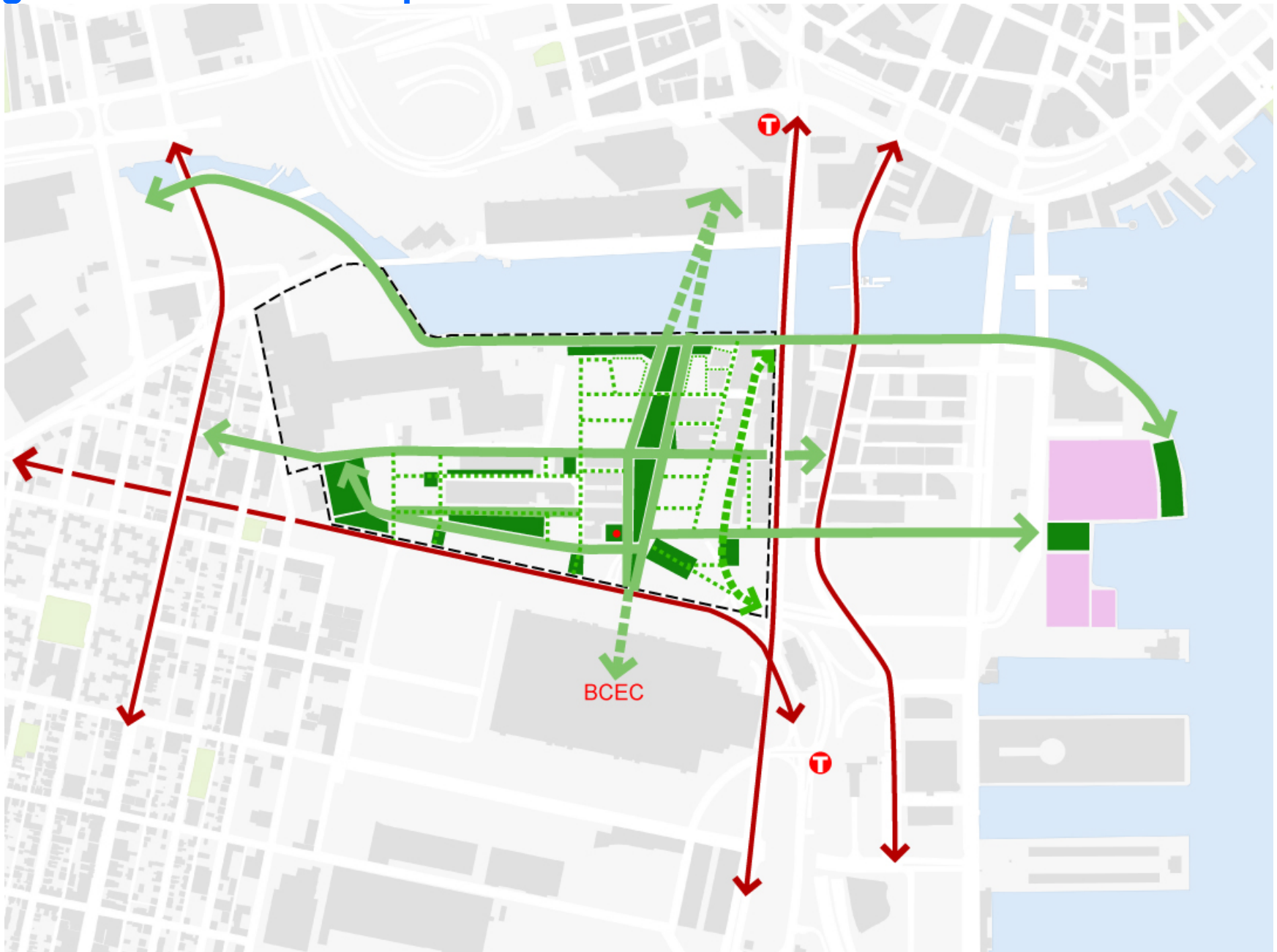
January 2006 Revision



100 Acres Master Plan

Illustrative Master Plan

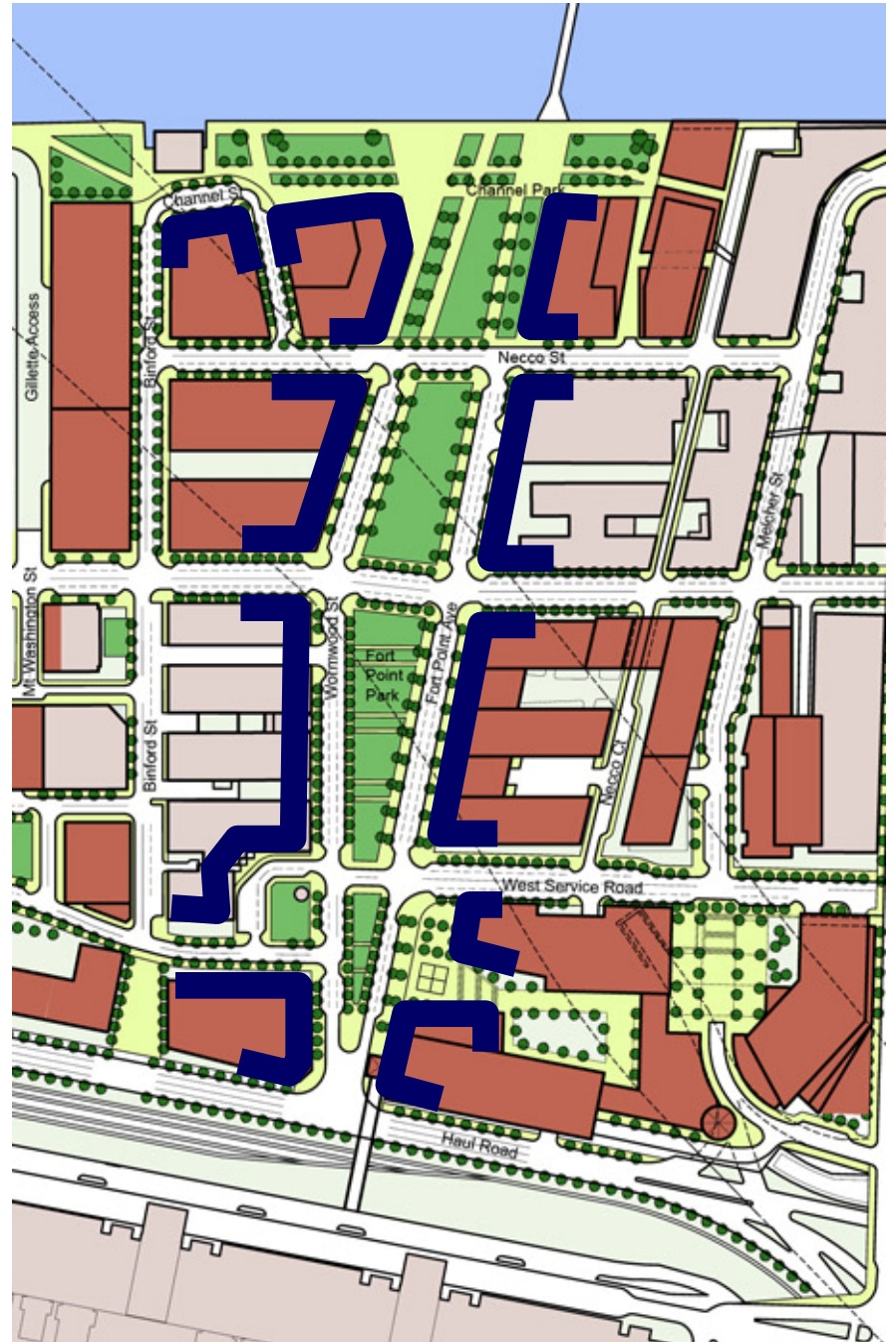
Regional Context Concept



2005 Plan



2006 Revision



2005 Plan



2006 Revision



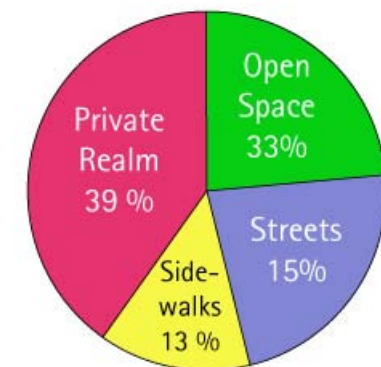
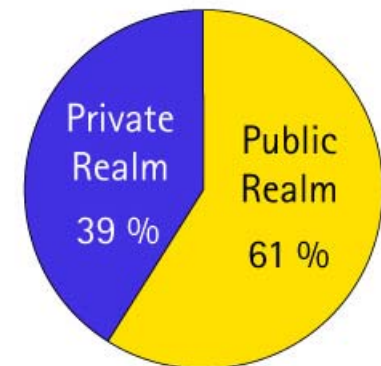
Public Realm

	2005	2006	Change	
Open Space	9.4	11.4	+ 2.0	acres
Sidewalks	5.4	4.6	- 0.8	acres
Streets	6.3	5.2	- 1.1	acres
Building Coverage	14.0	13.8	- 0.2	acres

Public Realm within the 36 acres vacant land

	Area (acres)	Percent
Public Realm	21.2	61 %
Private Realm	13.8	39 %

	Area (acres)
Open Space	11.4
Streets	5.2
Sidewalks	4.6
Building	13.8



2005 Plan

max 200 ft



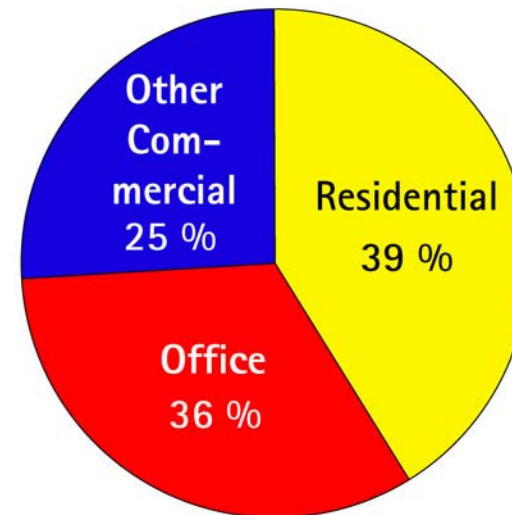
2006 Revision

Max 180 ft



Proposed Buildout

	Area (m sq ft)	Percent
Residential	2.3	39 %
Office	2.1	36 %
Other Com- mercial	1.5	25 %
TOTAL	5.9	



Updated: March 29, 2006

Private Investment

Building and Land Cost		Roadway Cost		Open Space Cost	
Private Land Contribution	\$ 190 m	Construction	\$ 64 m	Construction	\$ 31 m
Building Construction	\$ 2.0 b	First Phase Improvements	TBD	Maintenance	\$ 1.1 m annually
TOTAL	\$ 2.2 b	TOTAL	+ \$ 64 m	TOTAL	+ \$ 32 m

TOTAL + \$ 2.3 billion

Community Benefits

	HOUSING
Total	2,300 Units
Affordable Housing	300 Units

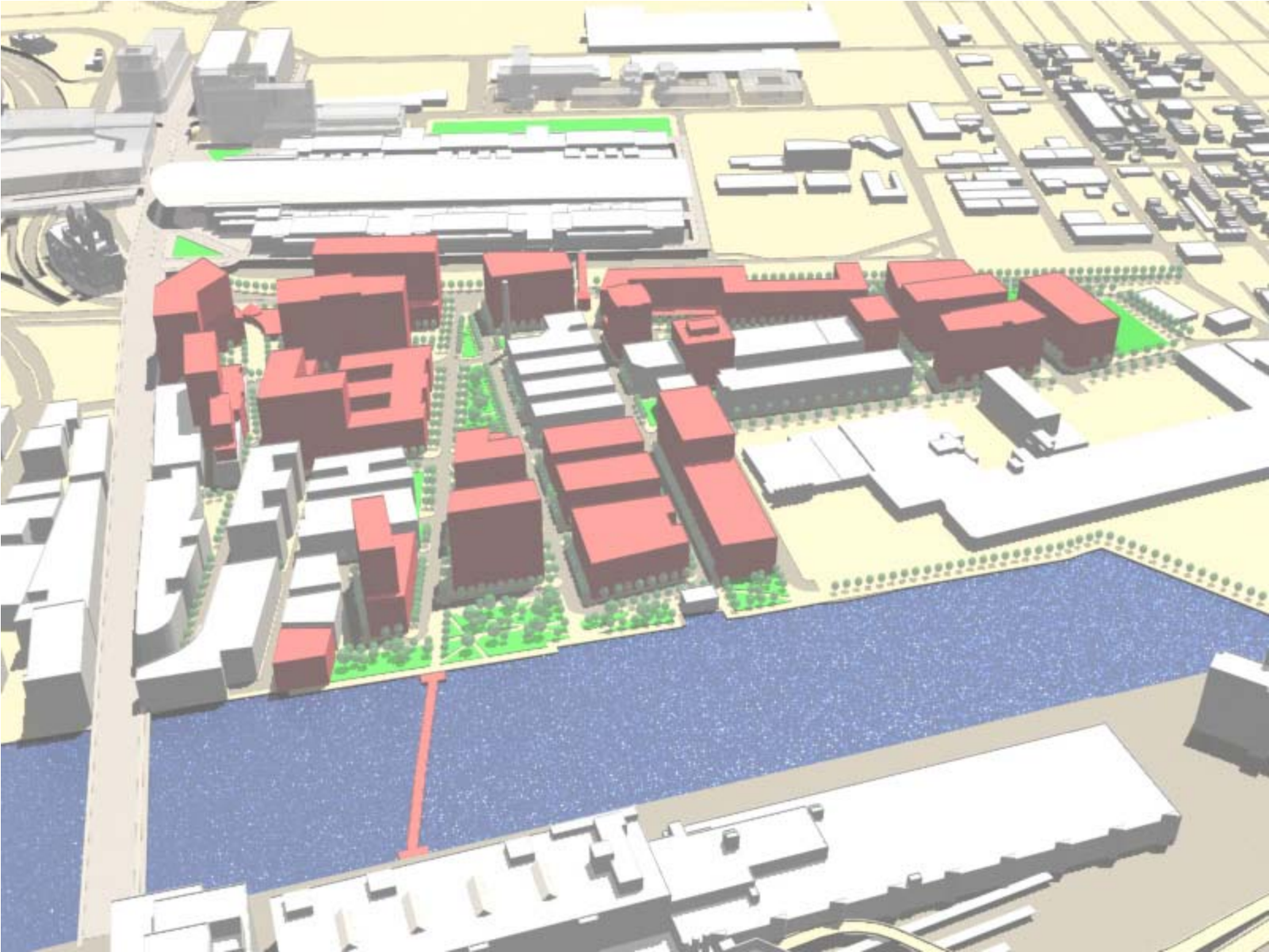
	JOB
Permanent	12,300
Construction	6,150
Construction Related	6,150
TOTAL	24,600

	TAX
Residential	\$ 8 m
Commercial	\$ 39 m
TOTAL	\$ 47 m

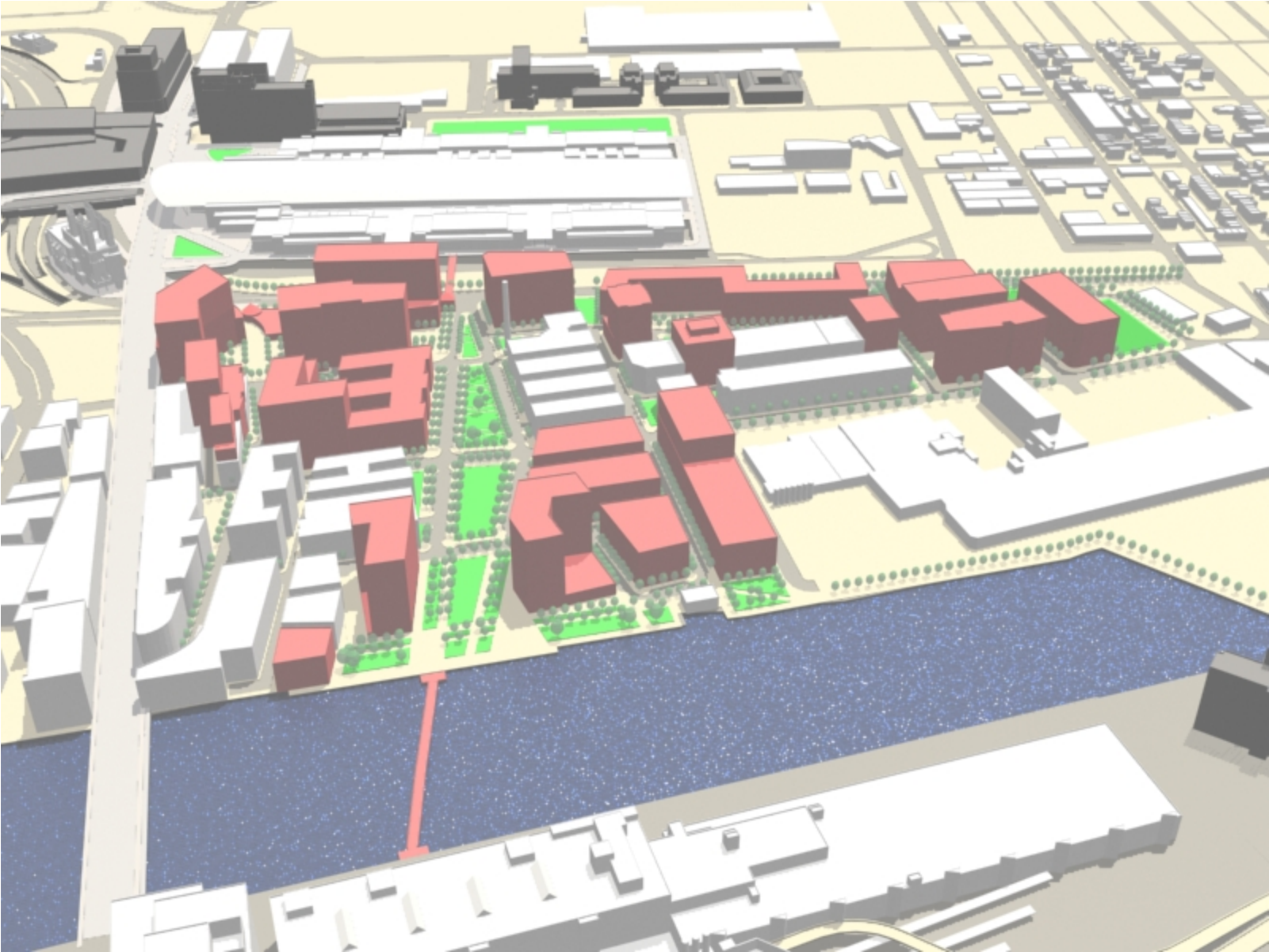
	LINKAGE
Housing	\$ 28 m
Job	\$ 5.3 m
TOTAL	\$ 33.3 m

Updated: March 29, 2006

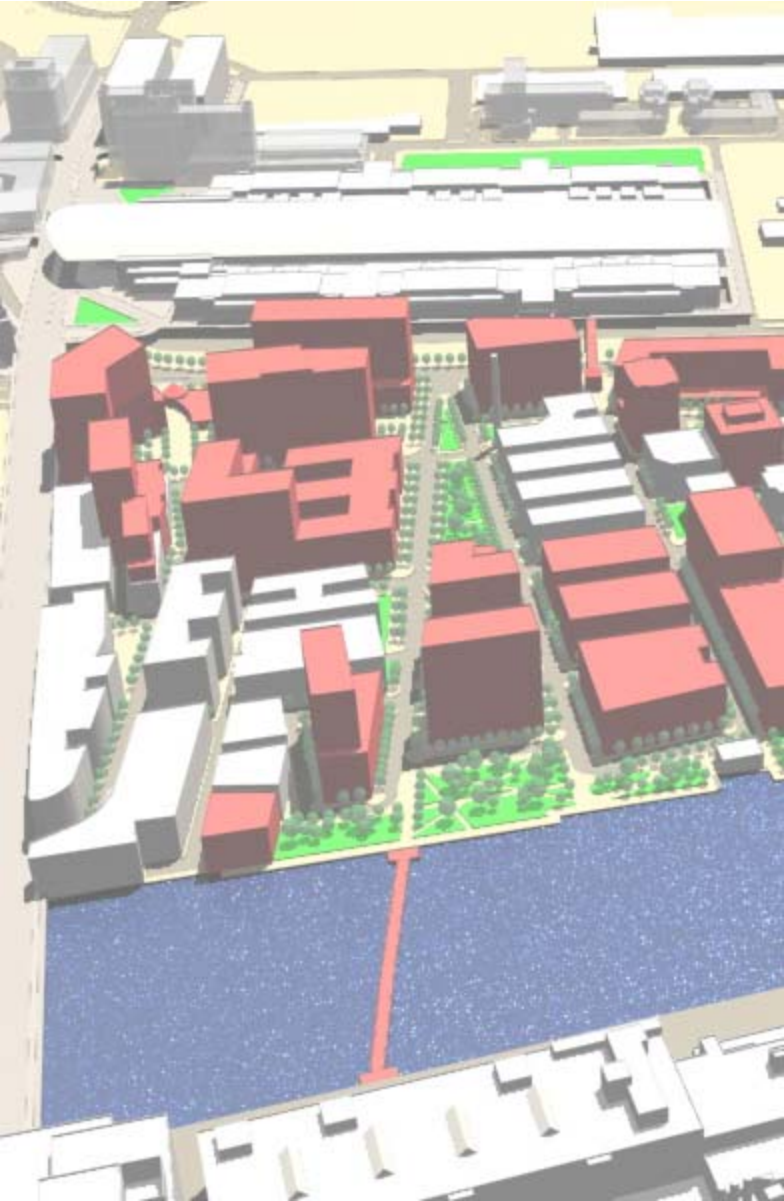
2005 Plan



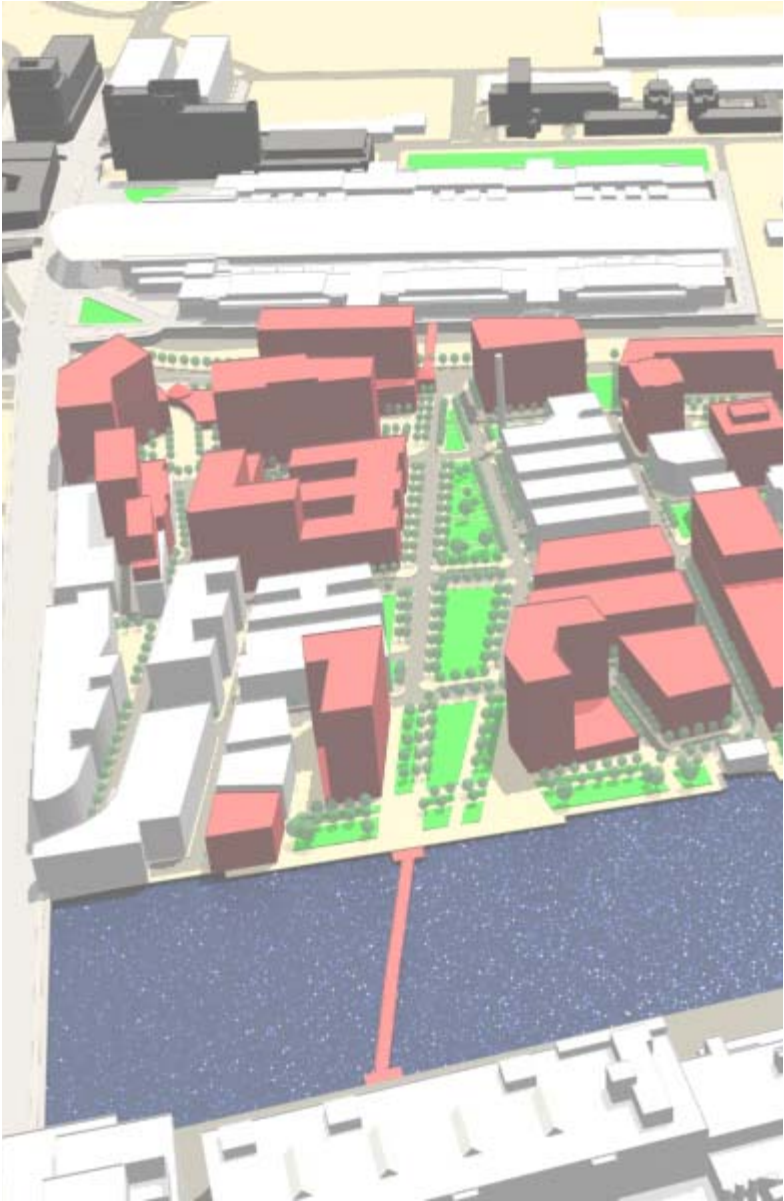
2006 Revision



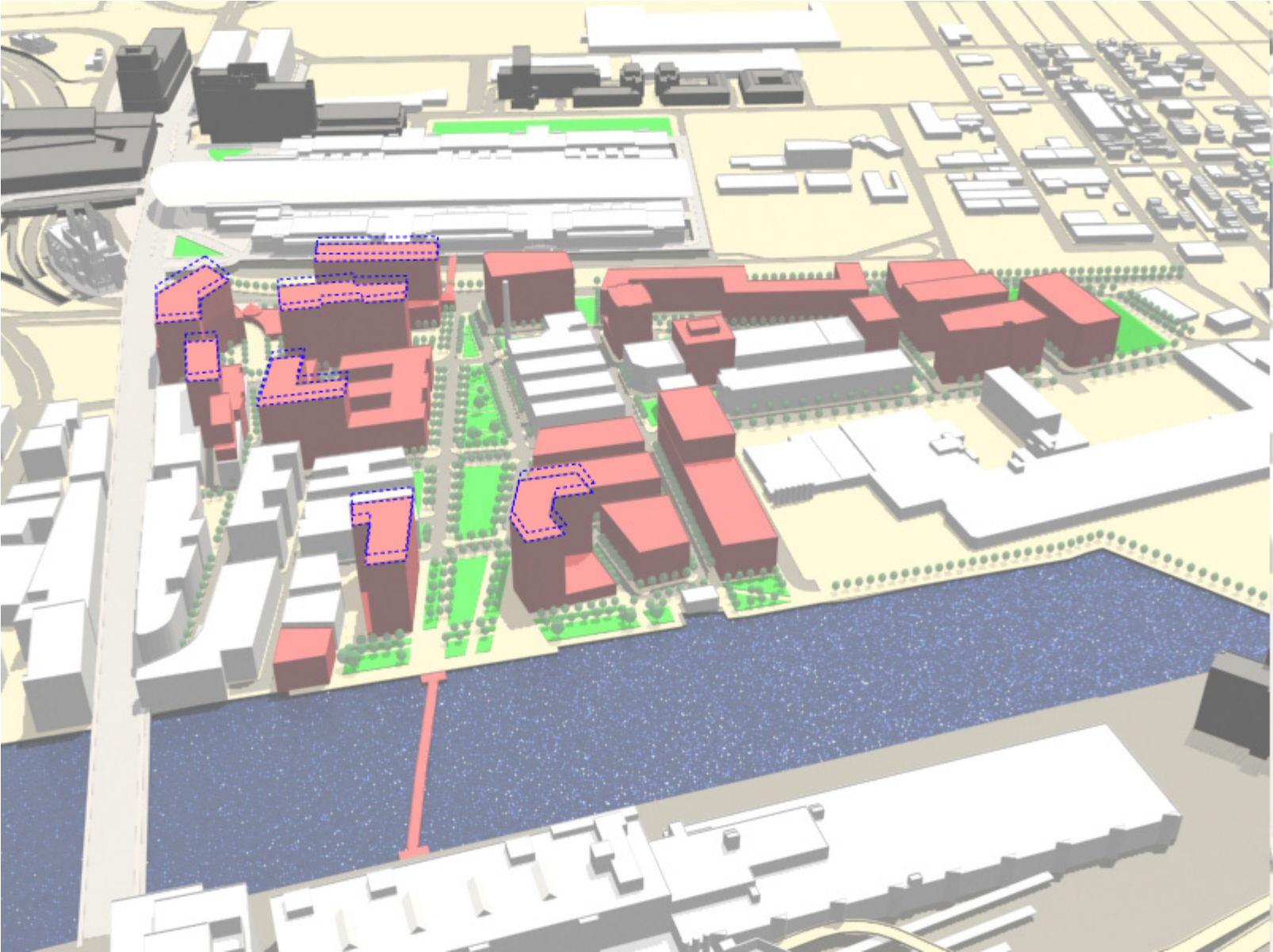
2005 Plan



2006 Revision



Height Changes



2005 Plan



2006 Revision



2005 Plan



2006 Revision



Height Changes

