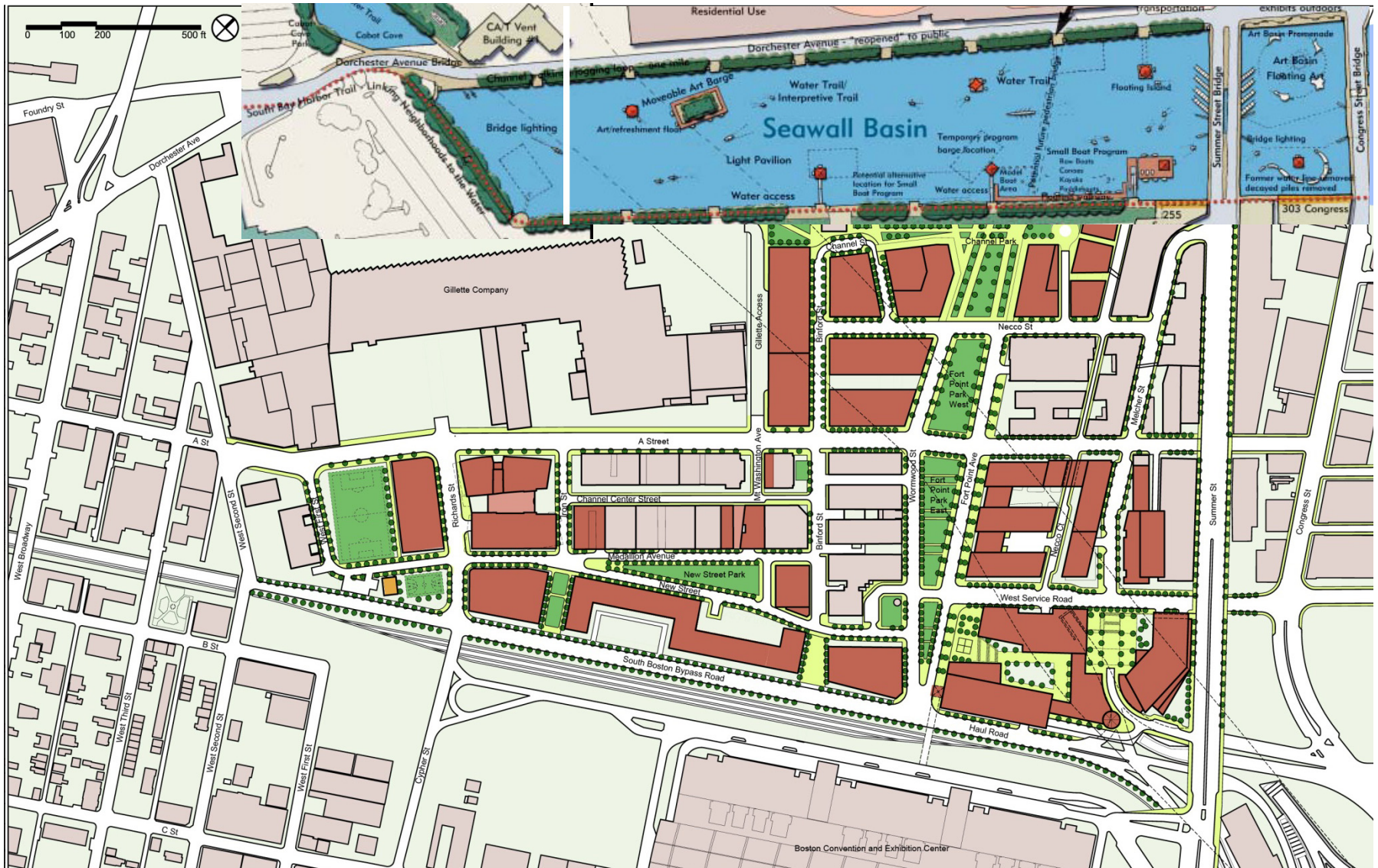


# South Boston Municipal Harbor Plan Amendment



# 100 Acres Master Plan



# 100 Acres Master Plan

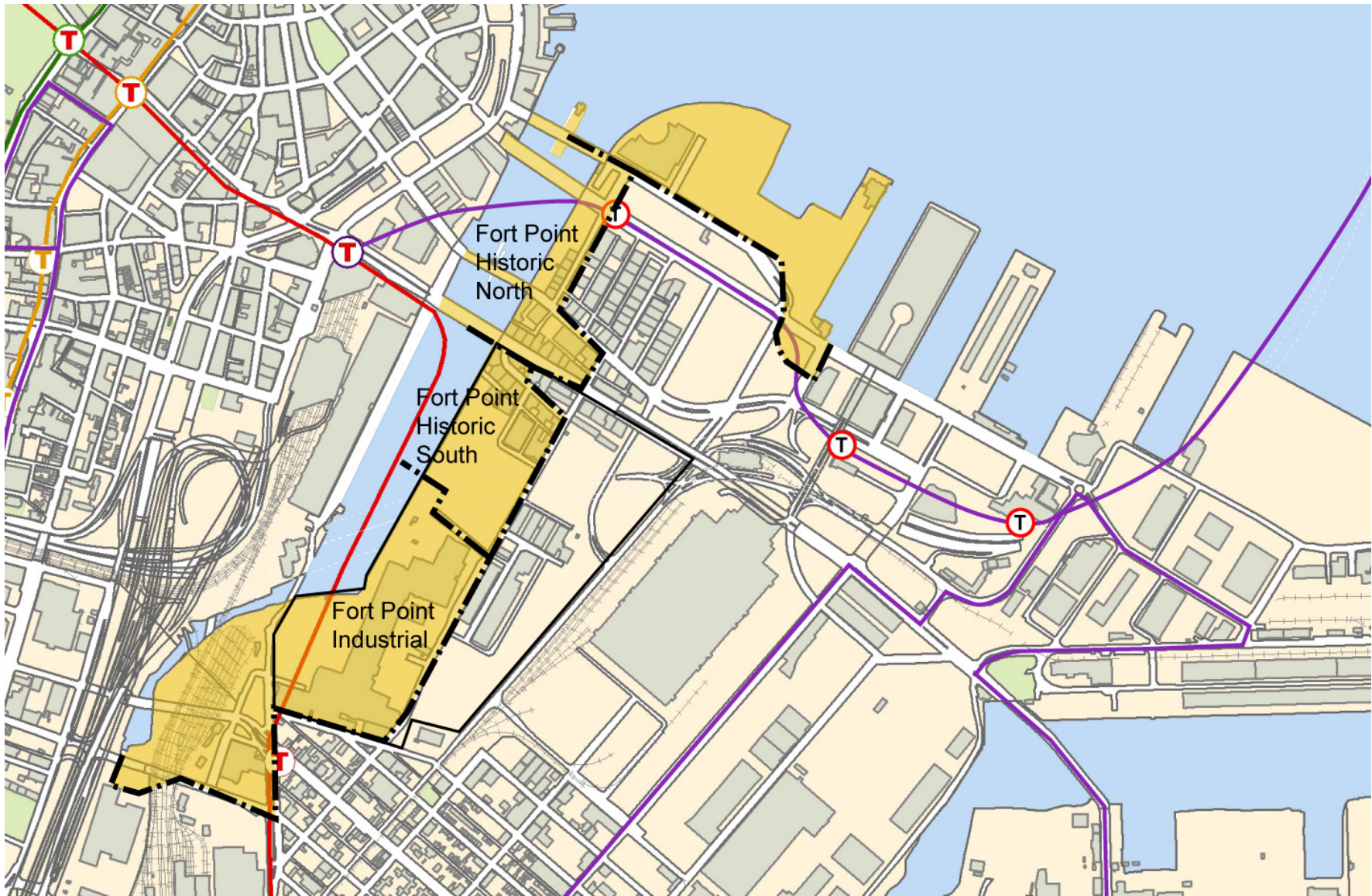
5.9 Million Square Feet of New Development

Jobs: 12,300 Permanent  
8,720 Construction (City)  
13,350 Construction (State)

Open Space: 11.4 Acres

Housing: 2.3 Million Square Feet  
Approximately 2000-2300 Units

# 2000 South Boston Municipal Harbor Plan



# Secretary's Decision on the 2000 MHP

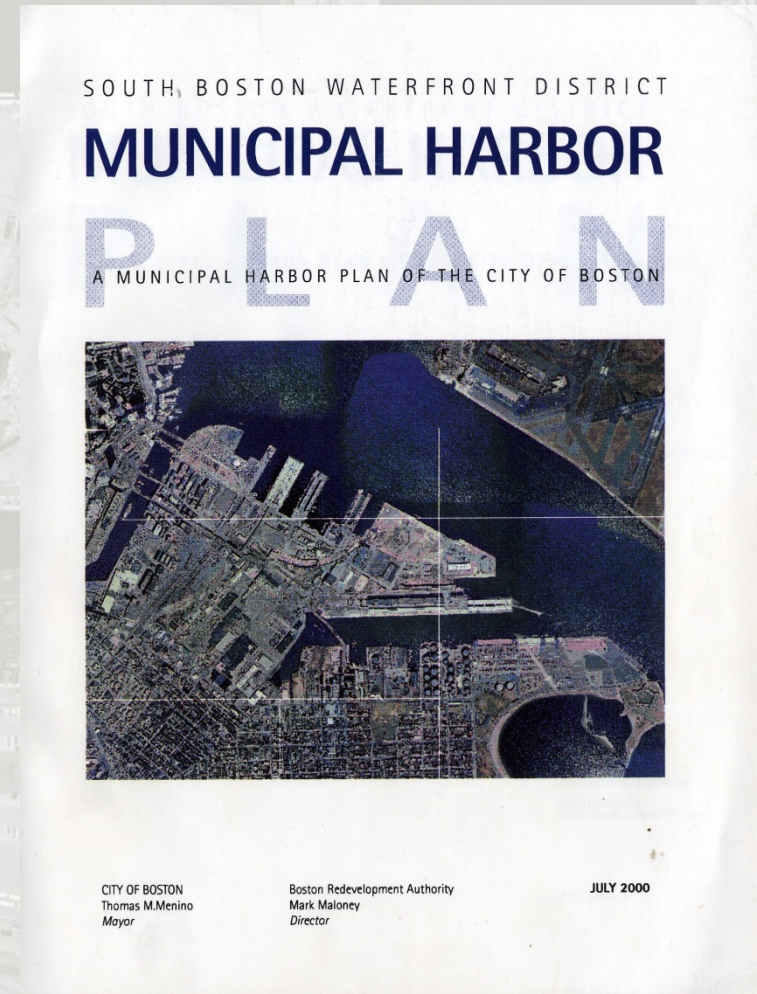
The Secretary's Approval was conditioned upon more detailed master planning for the 100 Acres in order to:

Protect industrial truck routes;

Define buffer zones to prevent conflicts among land uses;

Ensure public access to high-quality waterfront open space along the Fort Point Channel, pedestrian links to the waterfront from inland areas, and;

Ensure compatibility of new development with the existing historic character of the built environment.

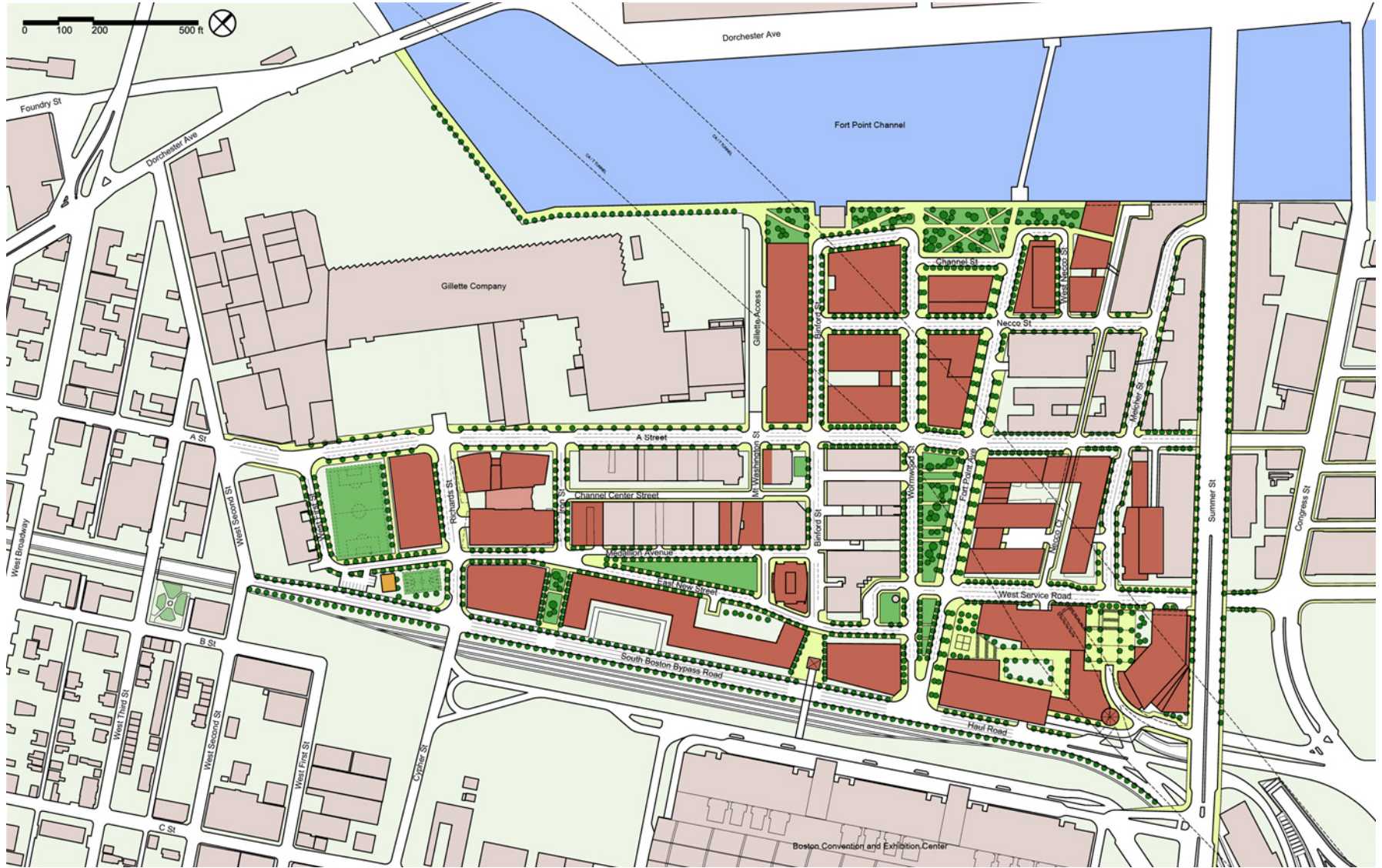


# CA/T I-90 Extension



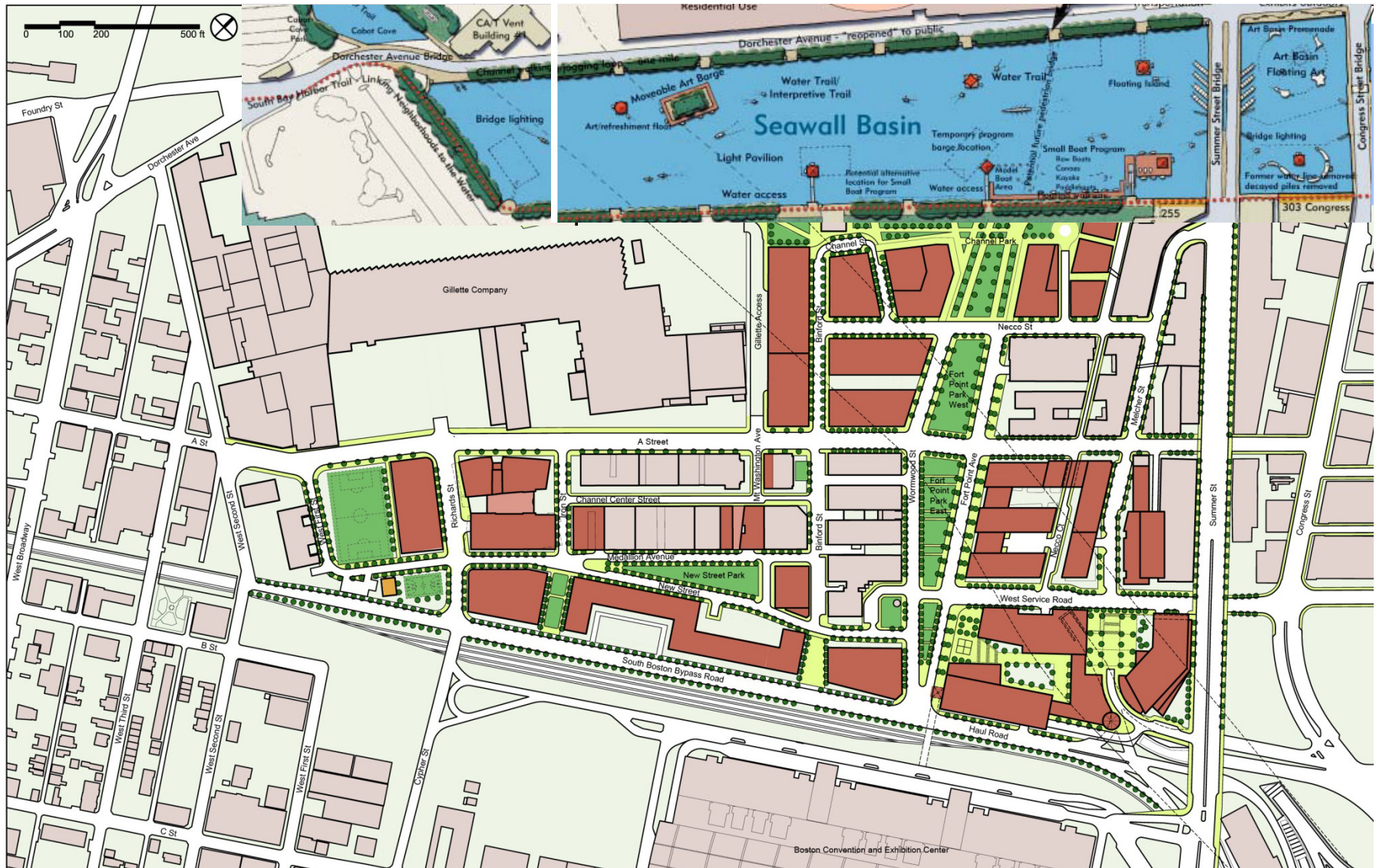


# 100 Acres Master Plan (2005)

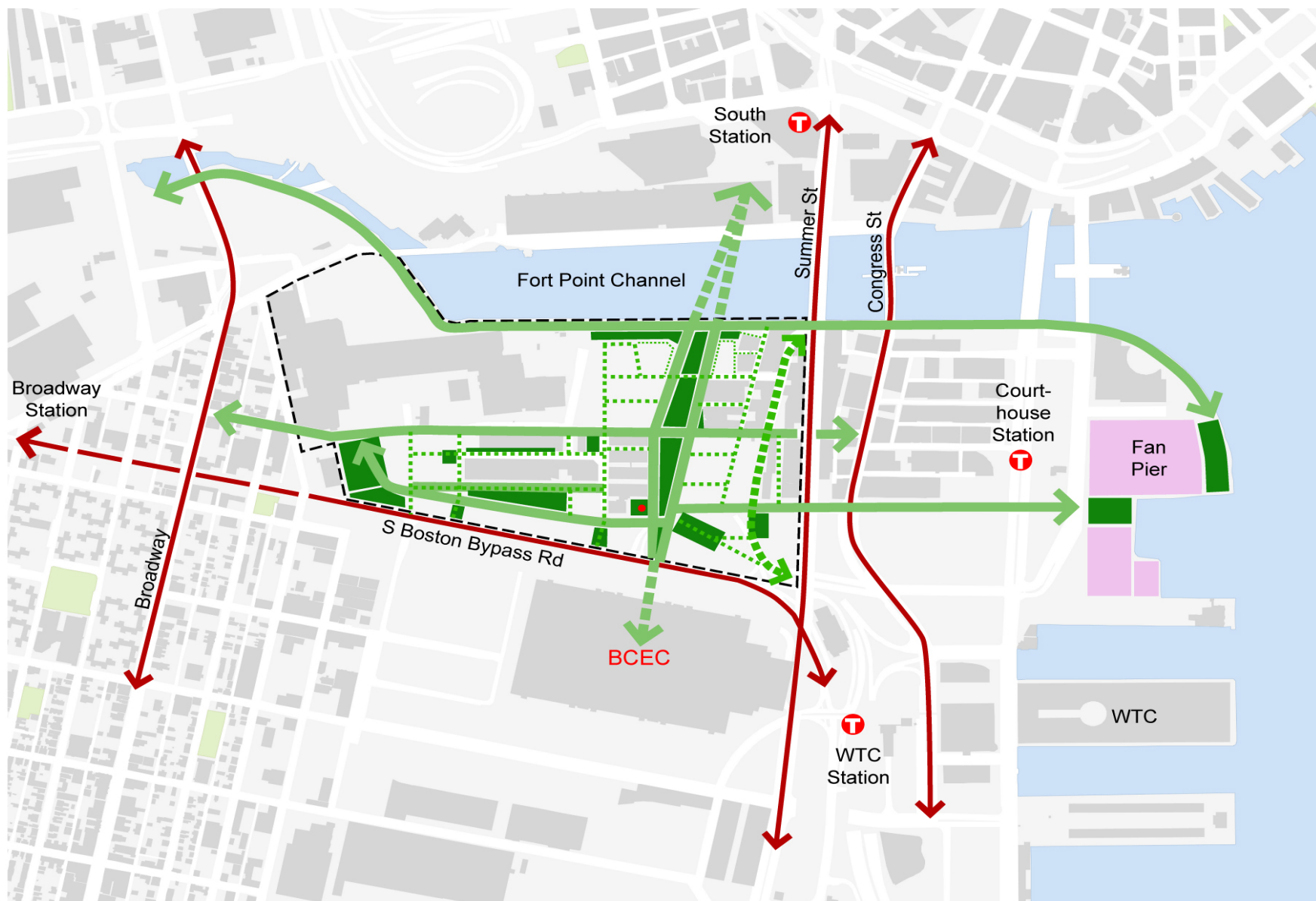




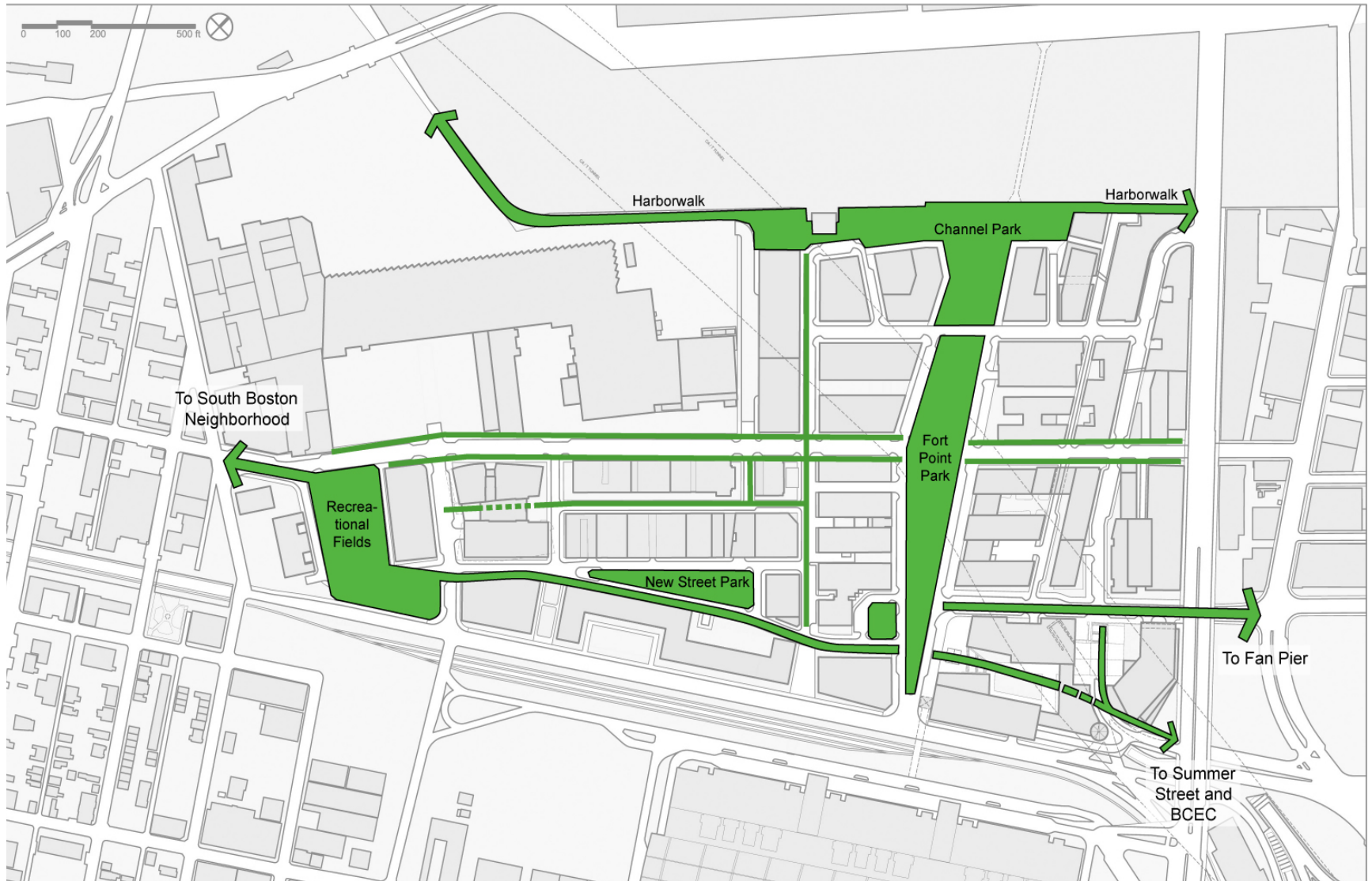
# 100 Acres Master Plan (Current)



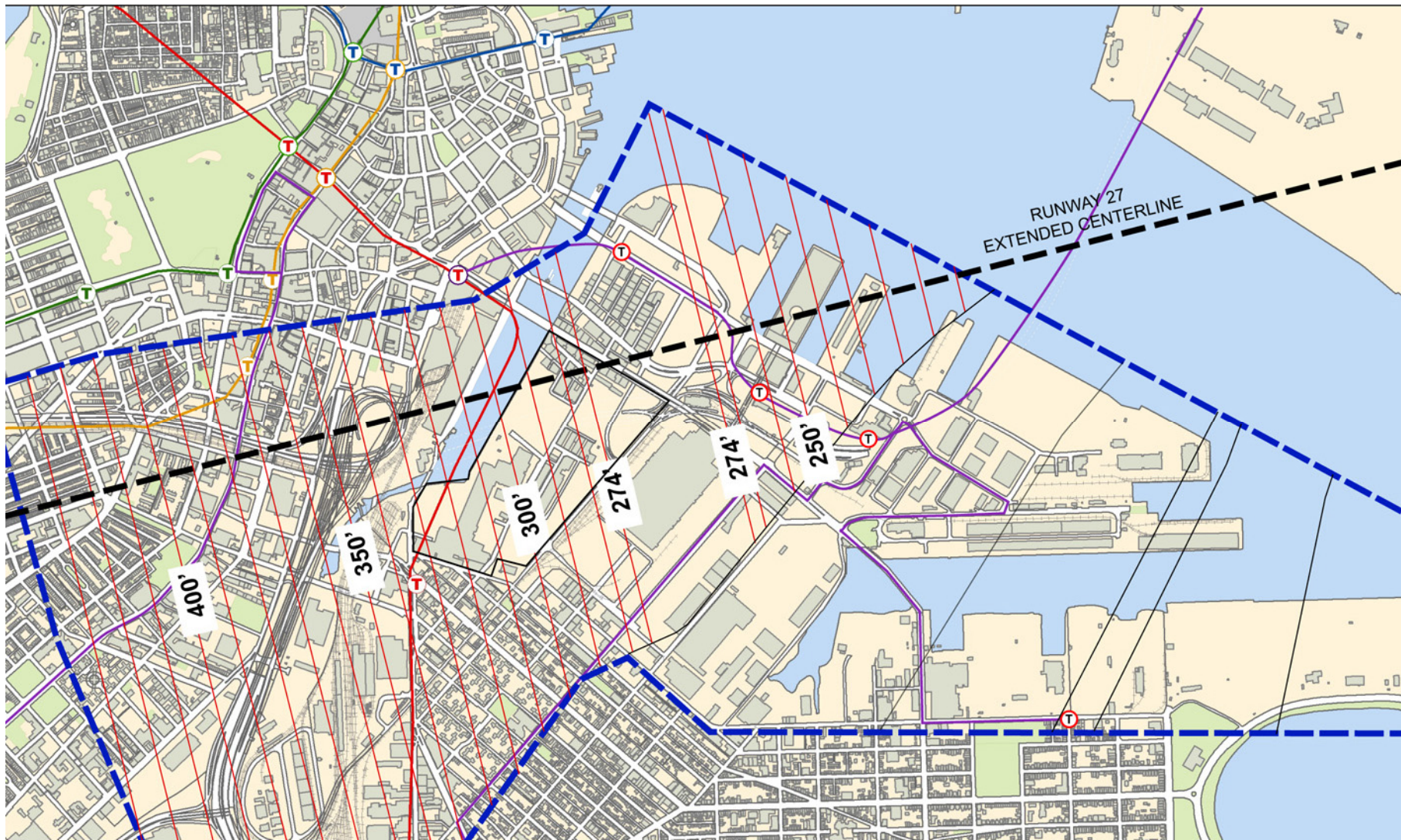
# 100 Acres Master Plan | Context



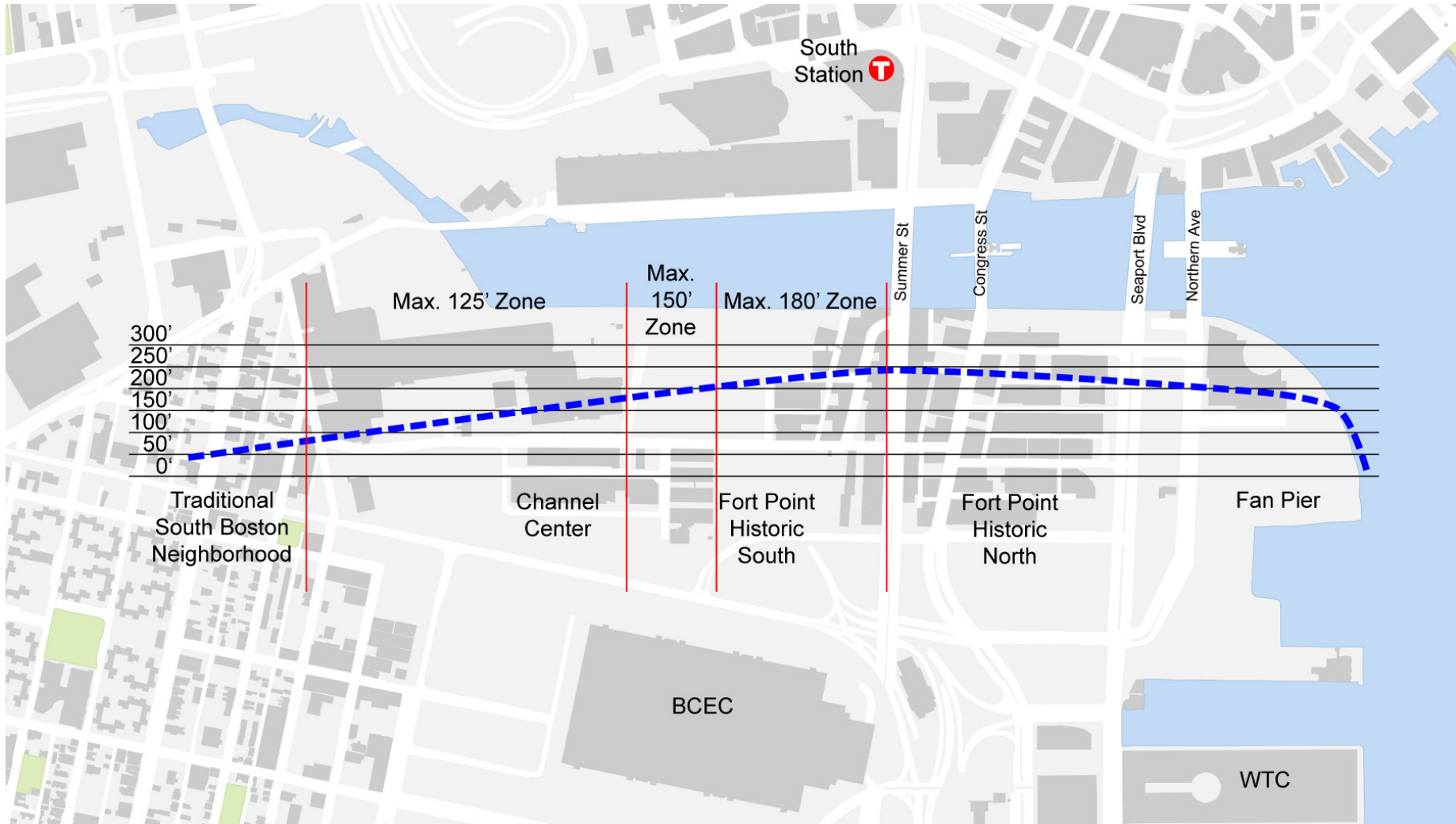
# 100 Acres Master Plan | Open Space



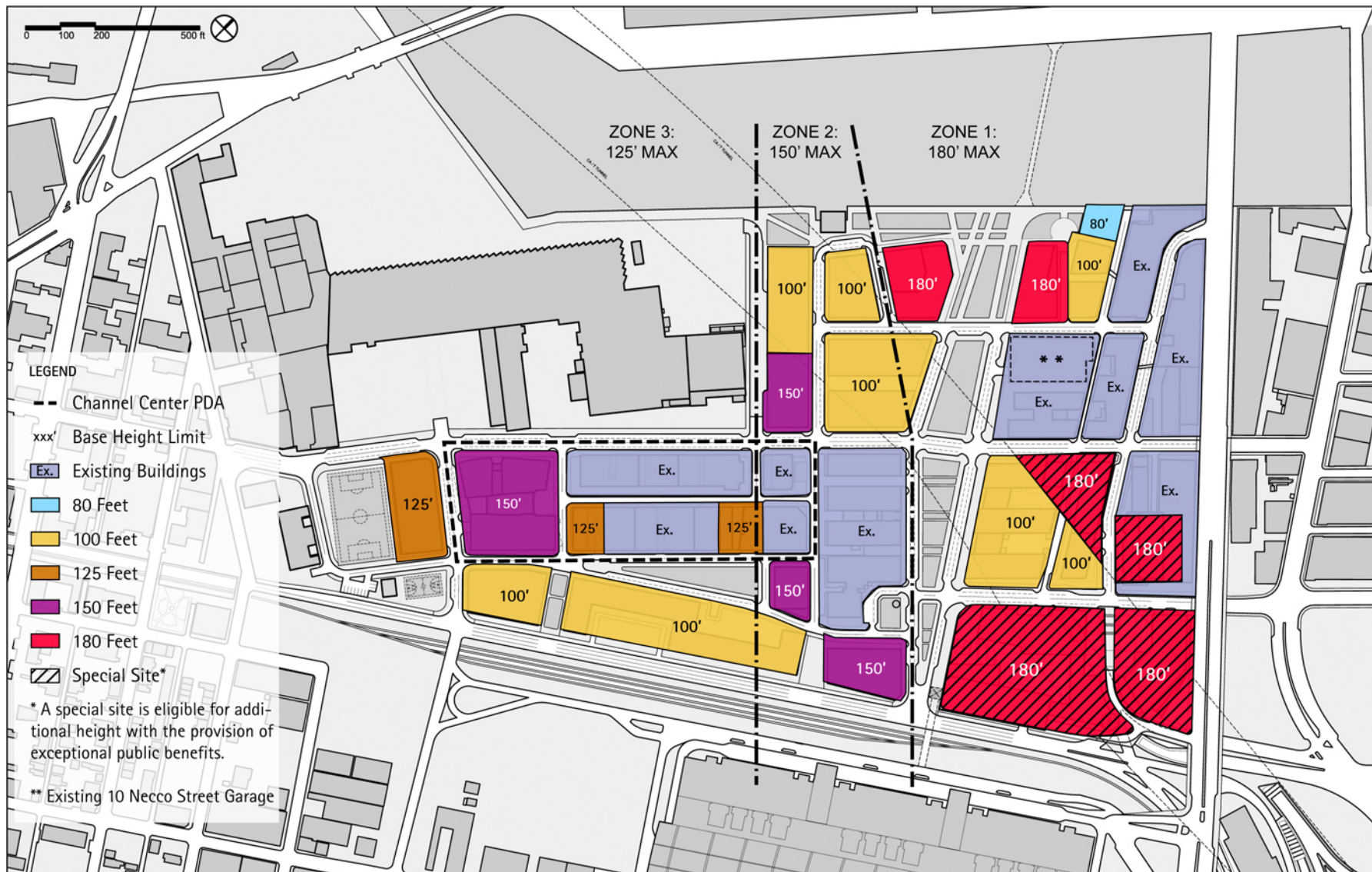
# 100 Acres Master Plan | FAA Restrictions



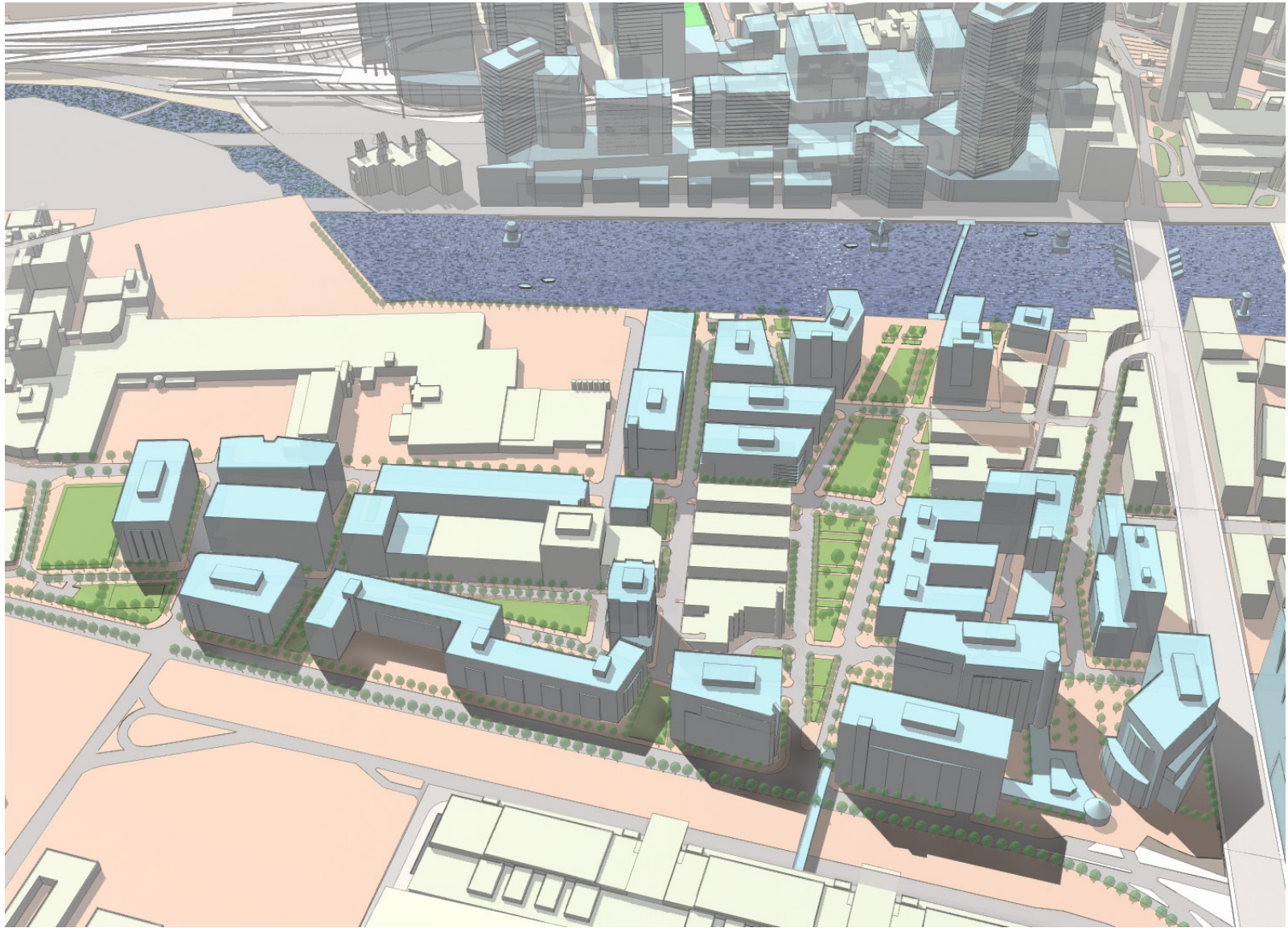
# 100 Acres Master Plan | Height Plan



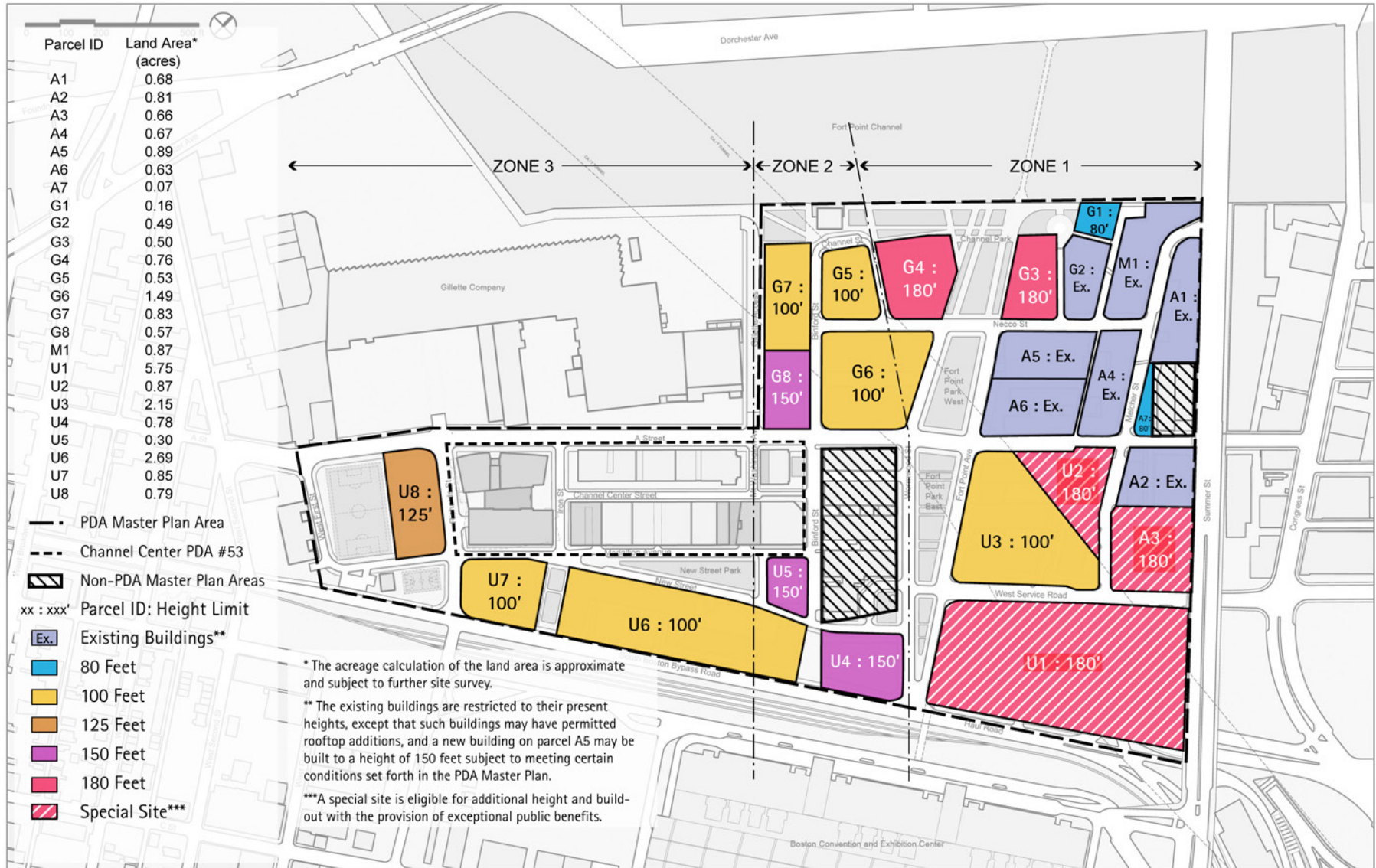
# 100 Acres Master Plan | Height Plan



# 100 Acres Master Plan | Build Out

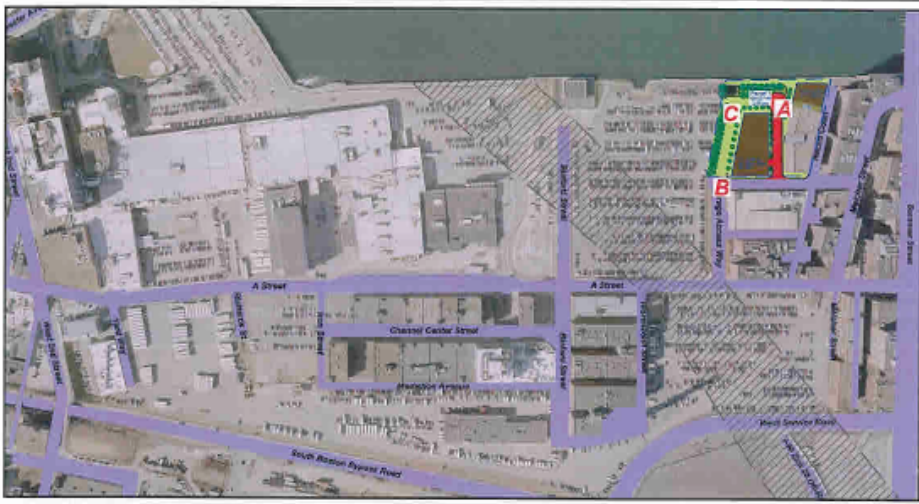


# 100 Acres Master Plan – PDA #69





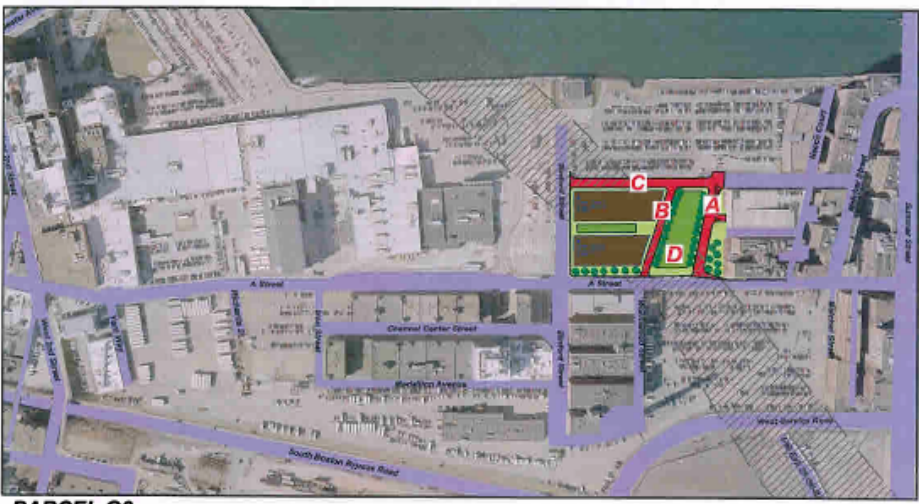
# 100 Acres | Open Space



**PARCELS G1, G2, & G3**  
**A** New Street from Necco Street to Fort Point Channel Park.  
**B** Necco Street improvement.  
**C** Construction of open space HW1, partial FT1.



**PARCELS G4 & G5**  
**A** Extension of Necco Street to Binford Street.  
**B** Construction of Channel Street and connection to Binford Street.  
**C** Construction of partial FT1.  
**D** Construction of open space HW2, HW3, and HW4.



**PARCEL G6**  
**A** Construction of Fort Point Avenue between A Street and Necco Street.  
**B** Construction of Wormwood Street between A Street and Necco Street.  
**C** Extension of Necco Street to Binford Street.  
**D** Construction of open space FT2.

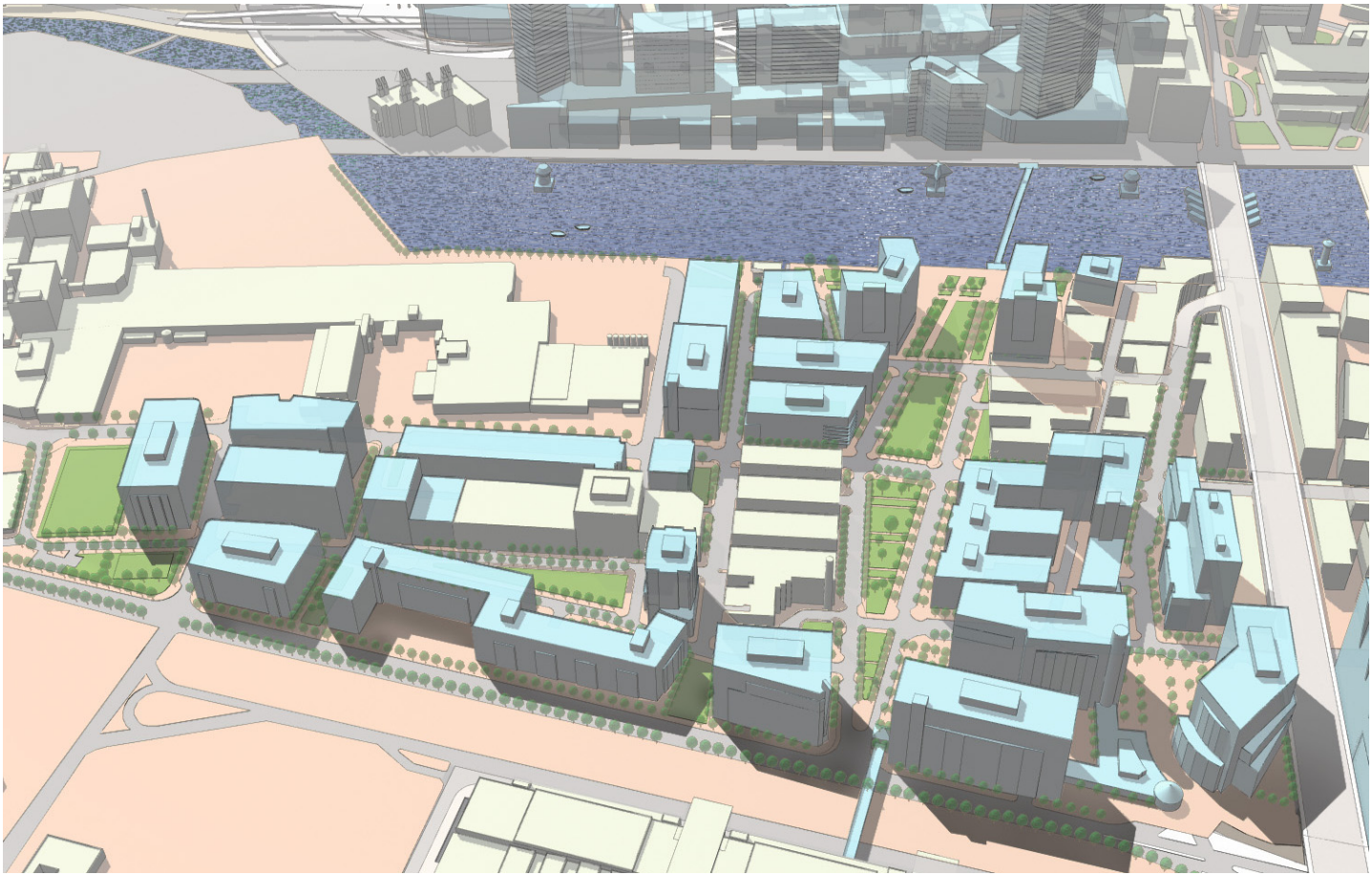


**PARCELS G7 & G8**  
**A** Construction of open space HW5.

## INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT PARCELS

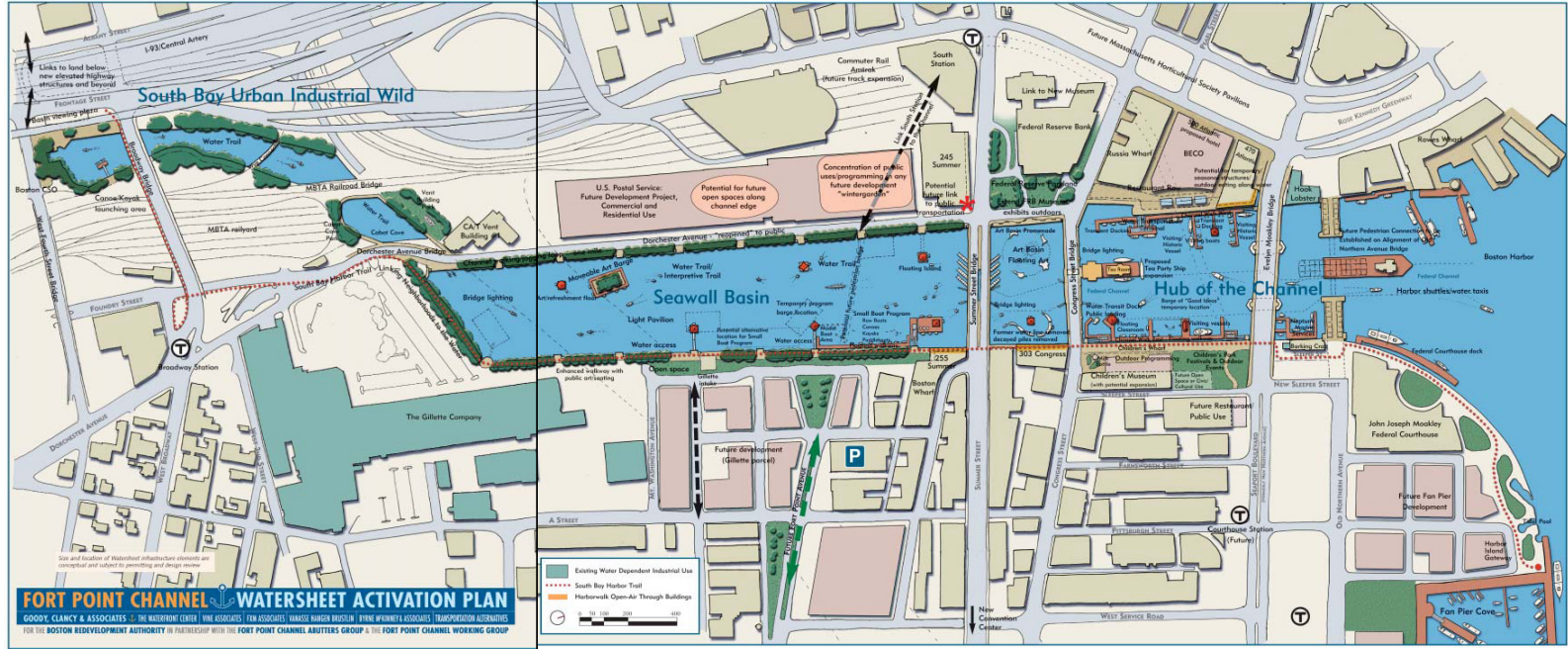
*Note:* Sequence shown is illustrative of one scenario. Parcels may be developed in a different sequence so long as appropriate infrastructure is accomplished with each parcel.

# 100 Acres Master Plan – 2/3 Build Out (million sf)

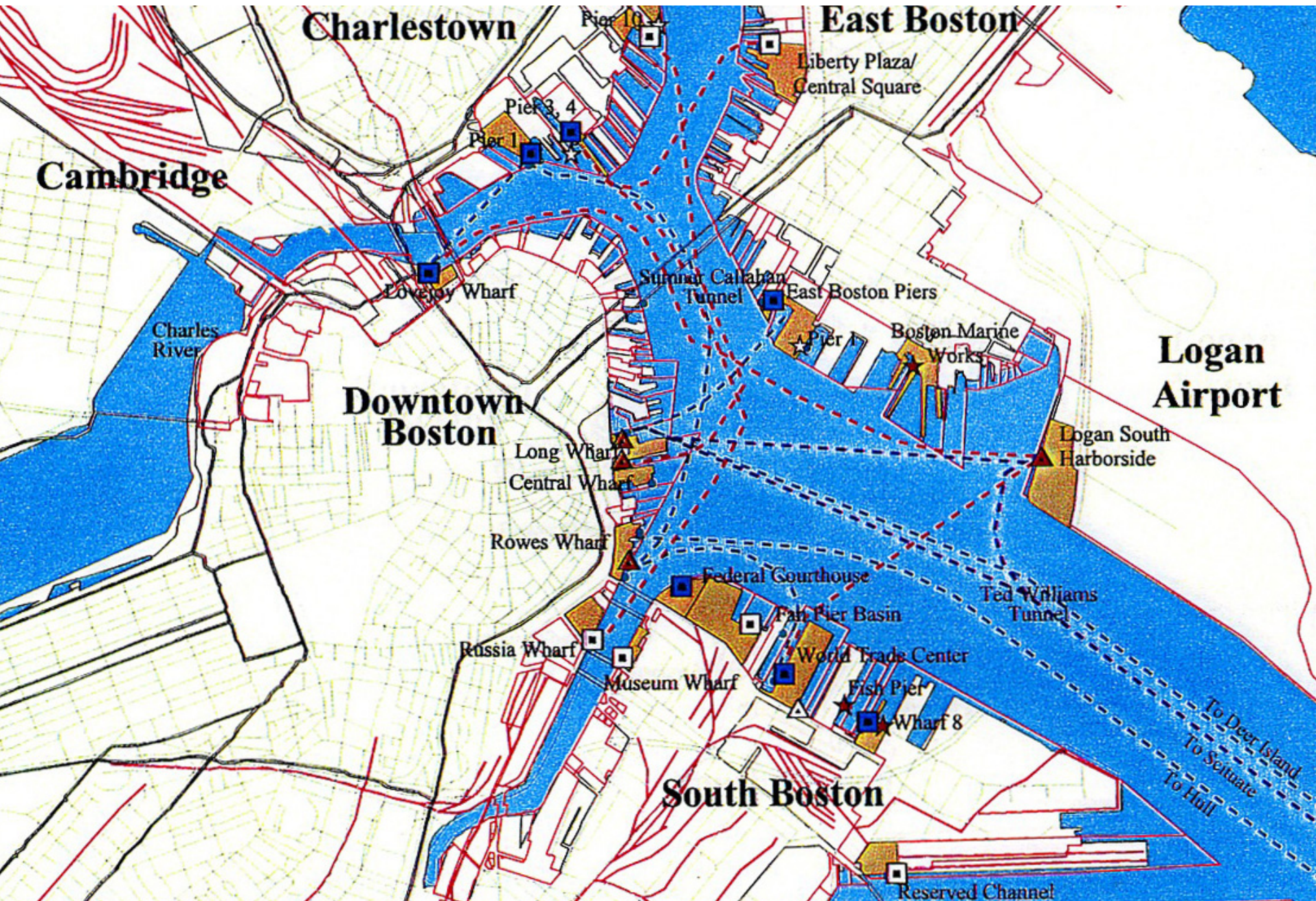


<b>2002</b>	<b>2005</b>	<b>2009</b>	<b>2 / 3</b>
6.4	6.17	5.9	<b>4.1</b>

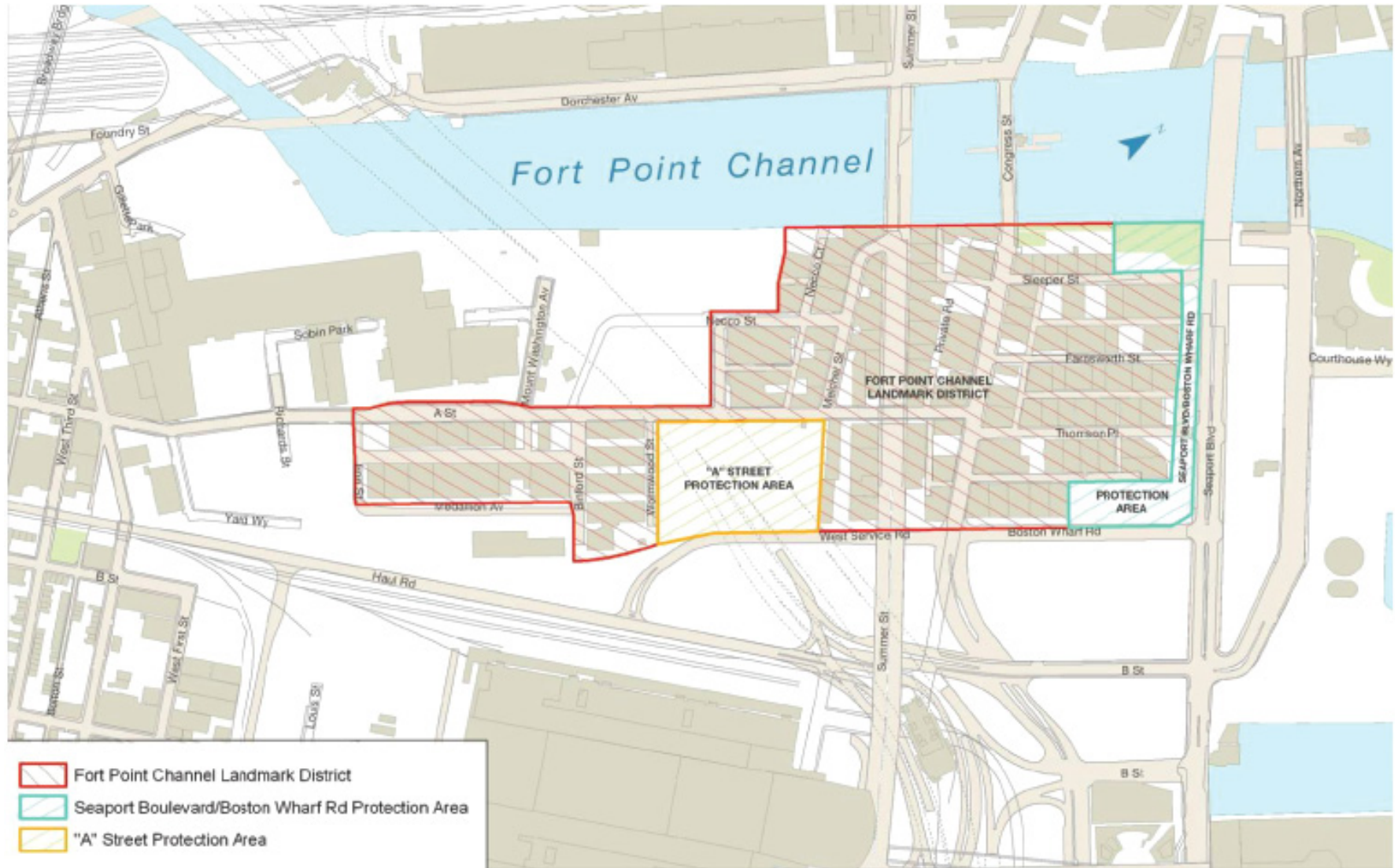
# Fort Point Channel Watersheet Activation Plan






# Inner Harbor Passenger Water Transportation Plan

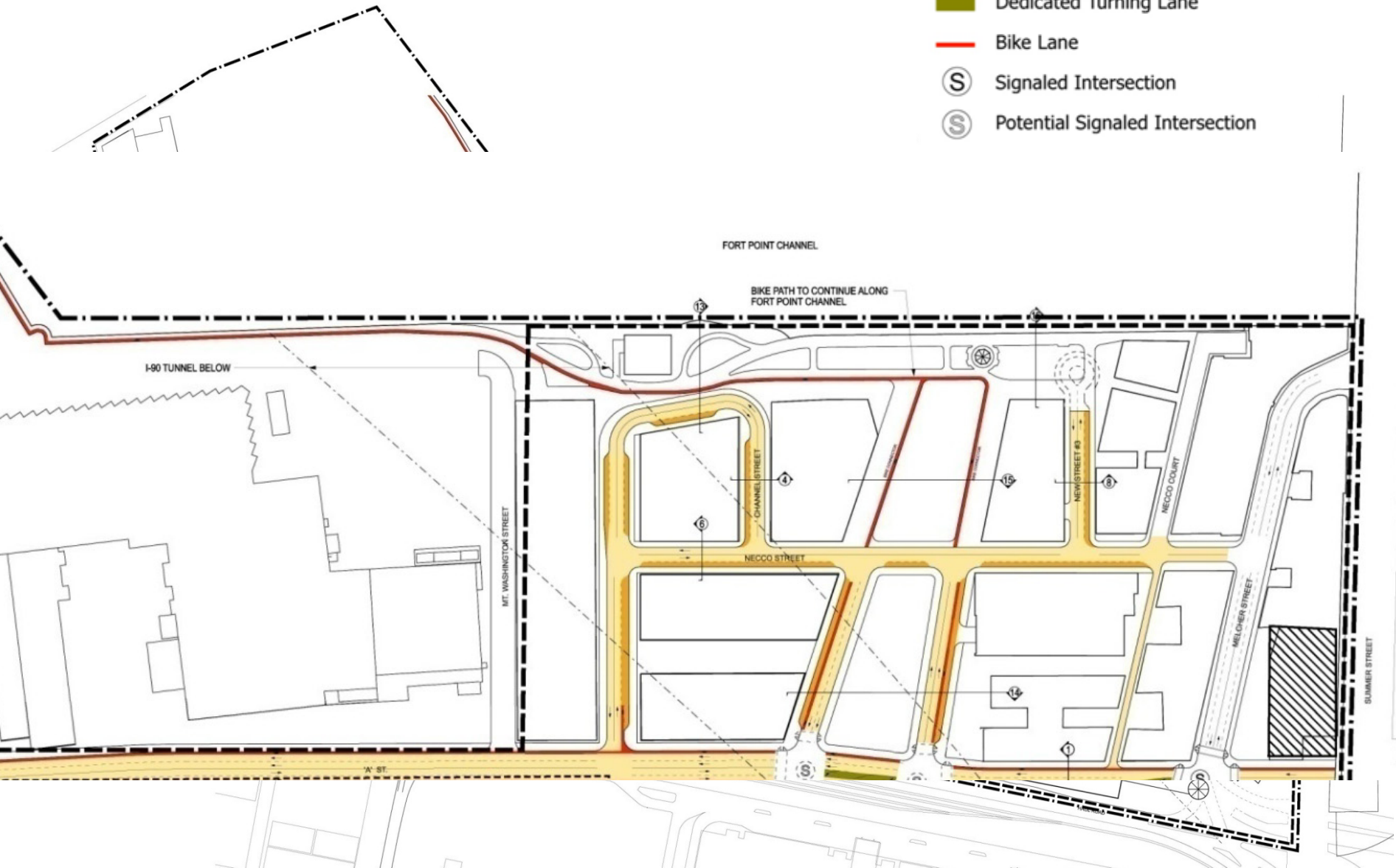


# South Boston Waterfront/Fort Point

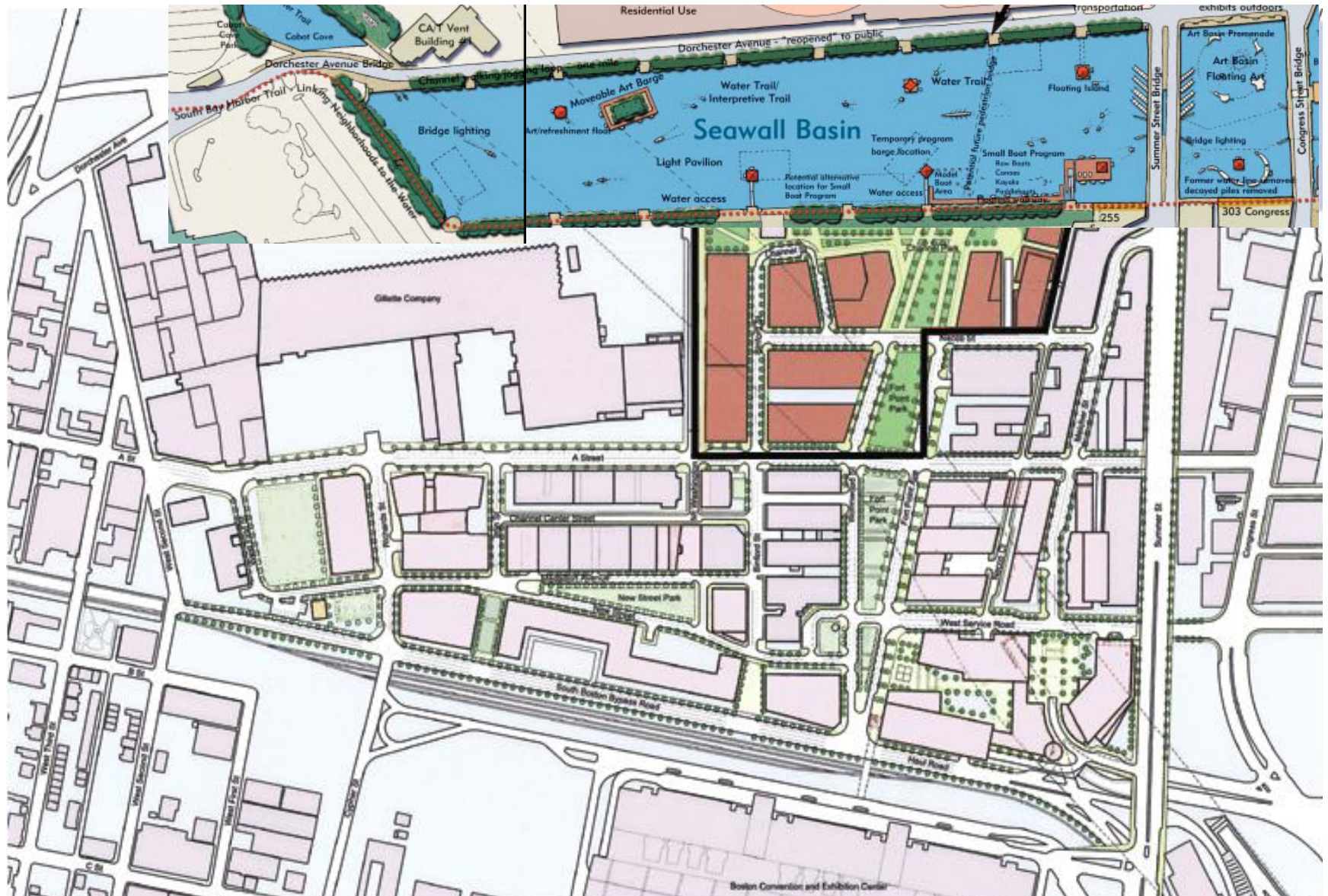


# Transportation Study/100 Acres Roadway Layout

-  Travel Lane
-  Dedicated Turning Lane
-  Bike Lane
-  Signaled Intersection
-  Potential Signaled Intersection



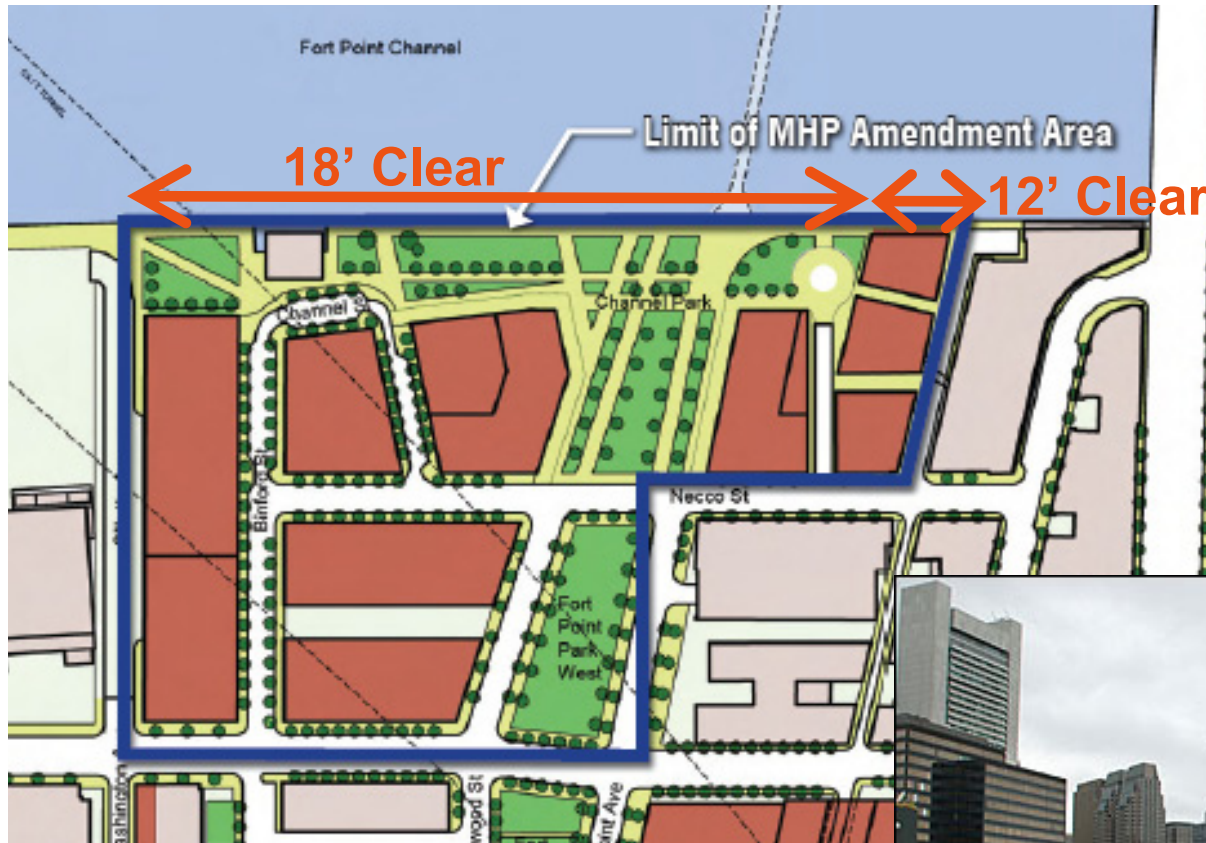
# South Boston MHP Amendment







# South Boston MHP Amendment | Substitutions

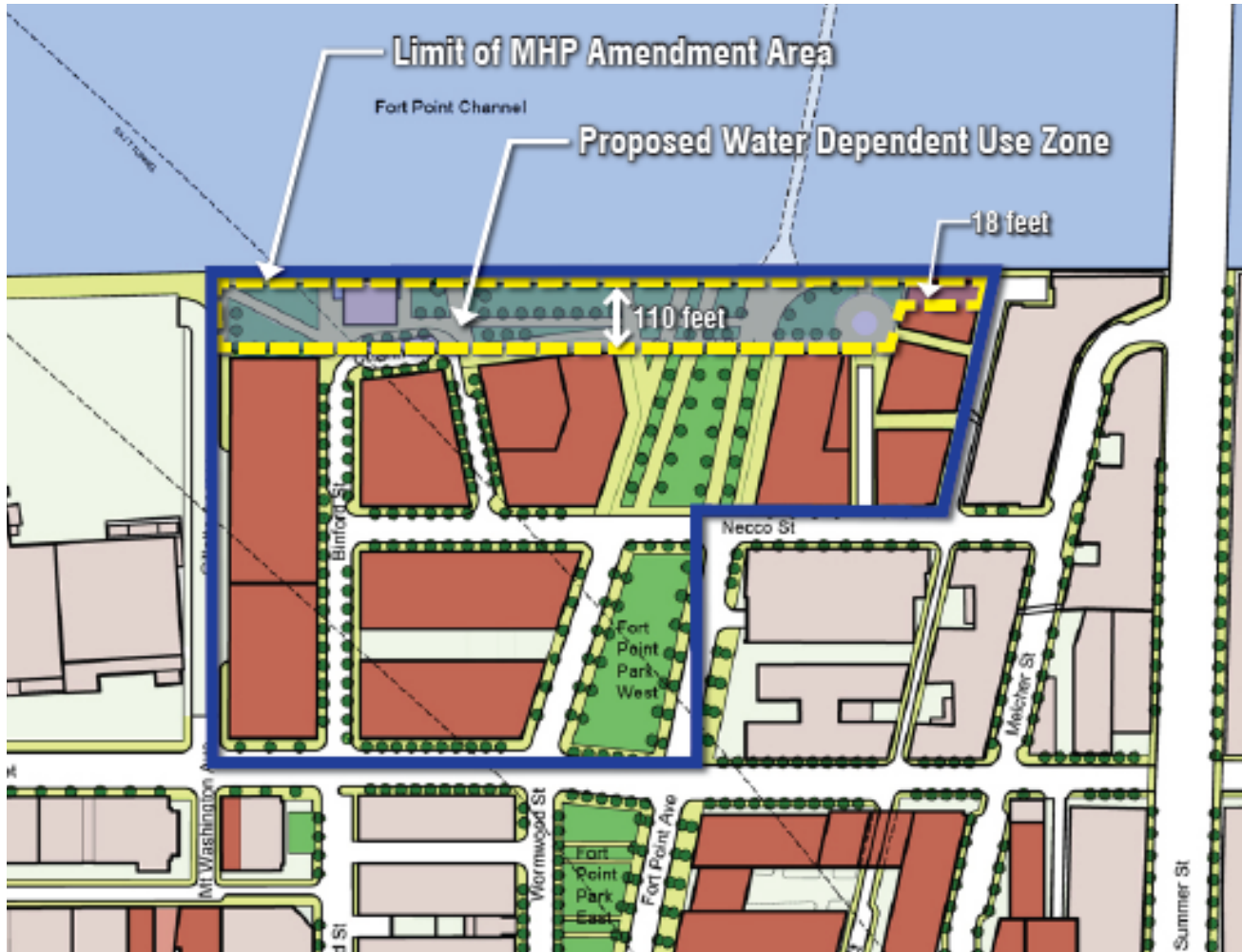


## Public Access Network

18' Clear Along the Fort Point Channel Except at 60 Necco, Which is 12' Clear



# South Boston MHP Amendment | Substitutions



## Water Dependent Use Zone

110' Along the Fort Point Channel Except 18' at 60 Necco Ct

# South Boston MHP Amendment | Substitutions

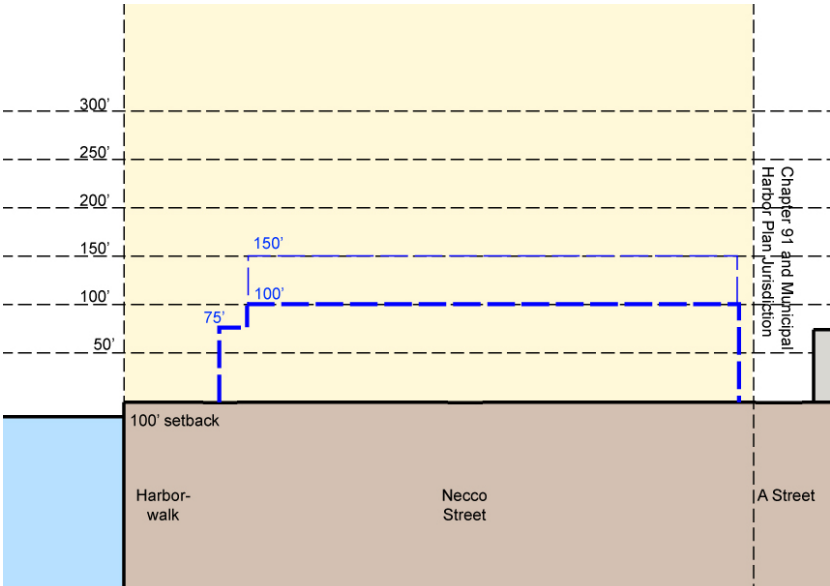
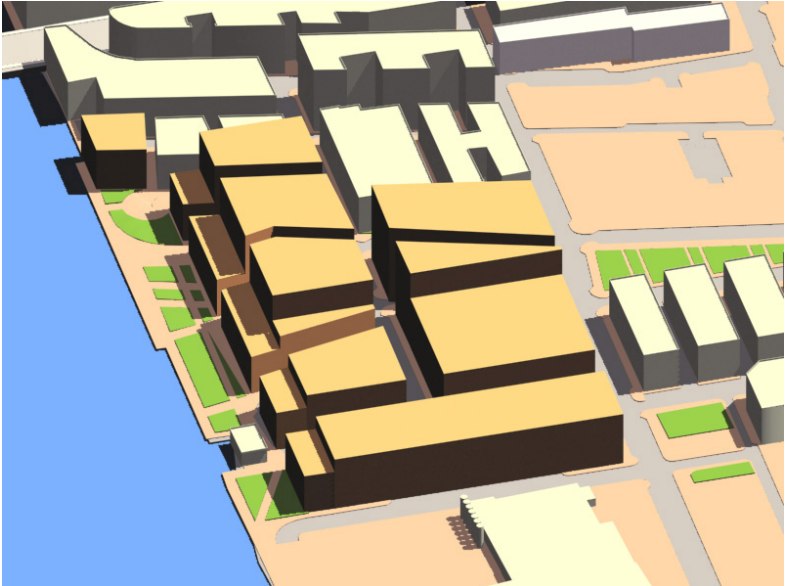
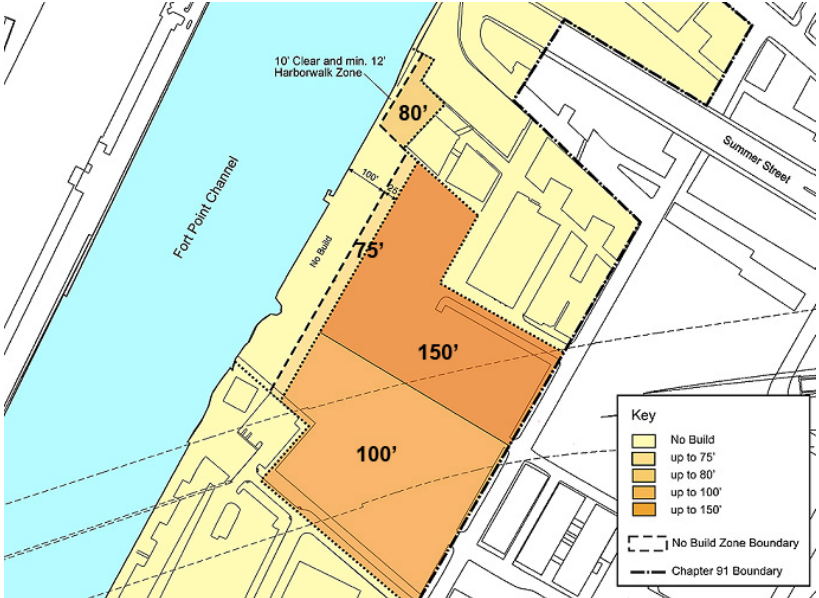
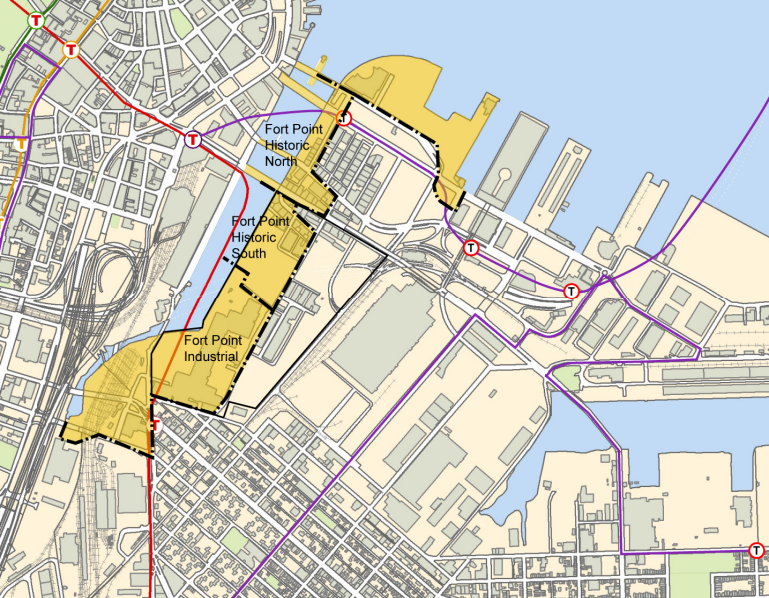


## Height

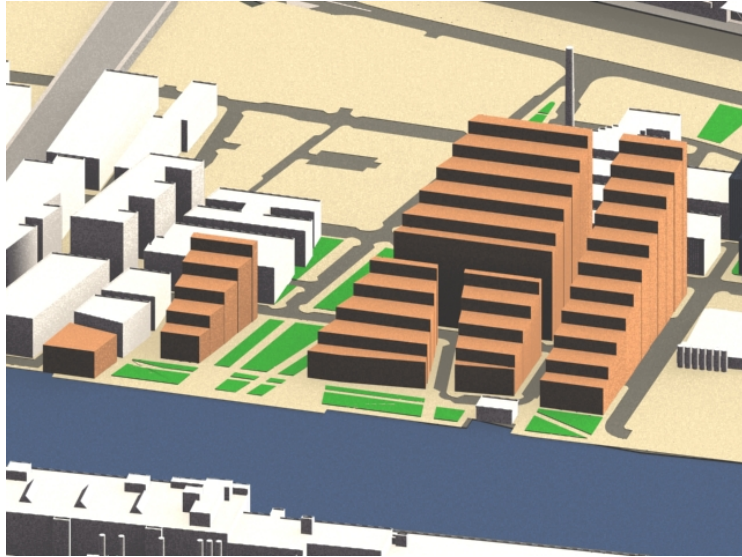
Building Heights Ranging from 80' To 180'

Every 2 SF of Shadow is Offset By 1 SF of Open Space

# 2000 South Boston MHP Height



# South Boston MHP Amendment | Substitutions

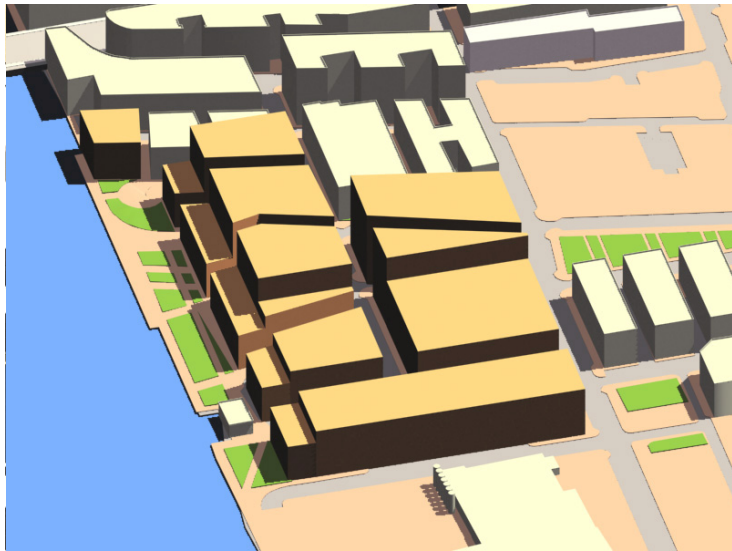


Chapter 91

## Height

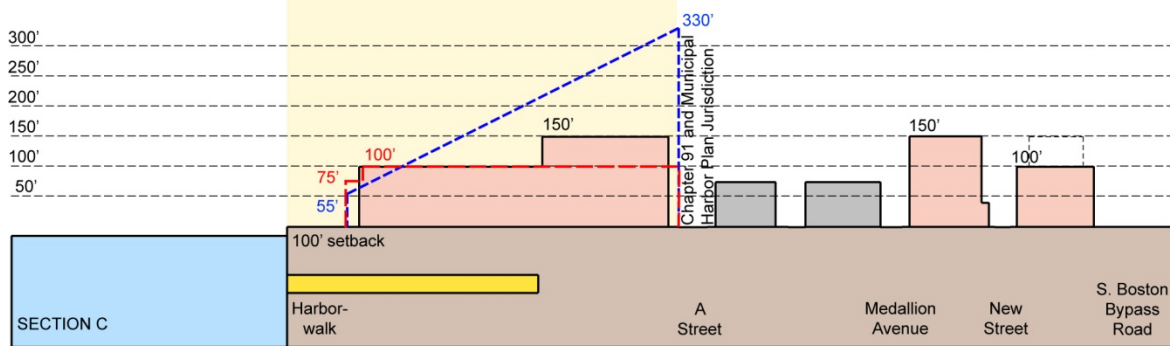
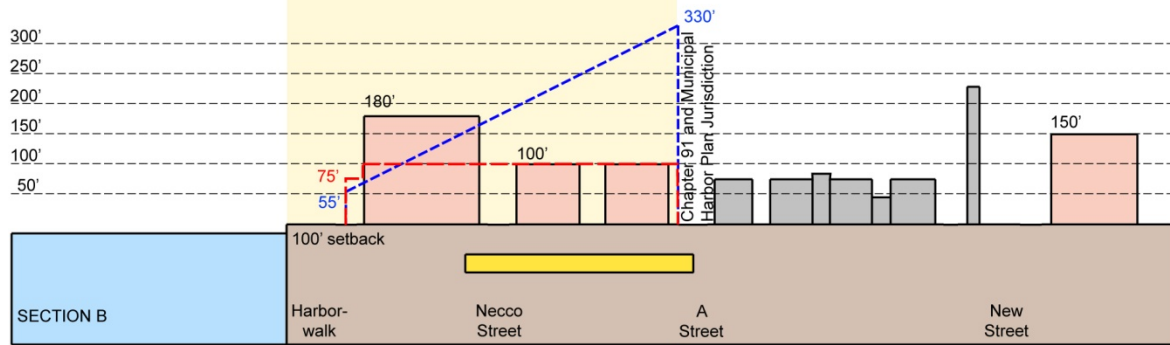
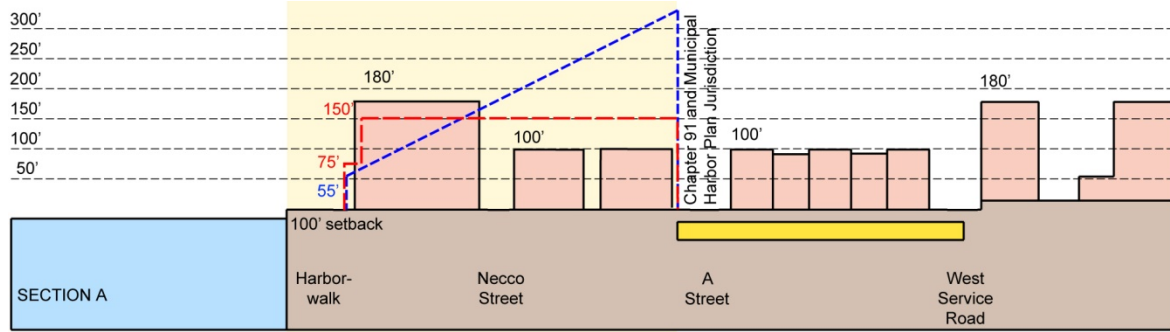


MHP Amendment



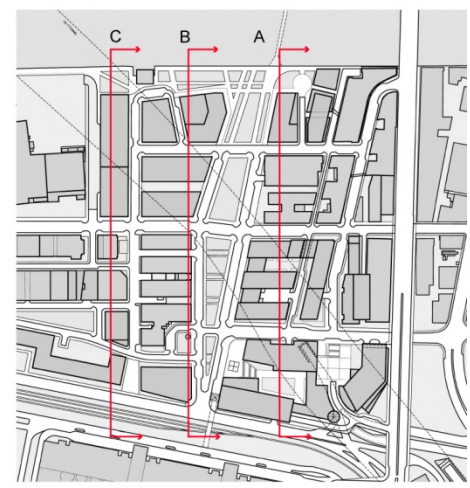
2000 MHP

# South Boston MHP Amendment | Substitutions



## Height

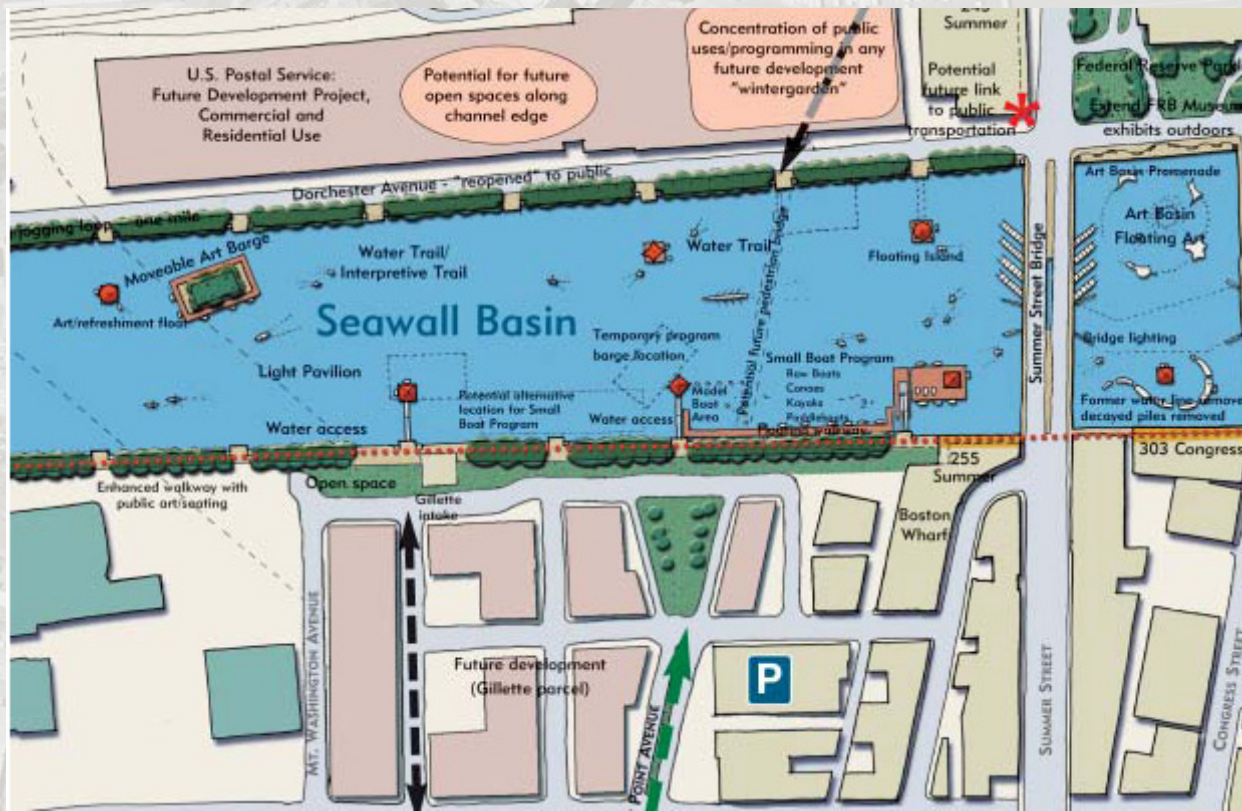
- Existing Buildings
  - Proposed Building Height
  - Approximate Tunnel Box Location
  - Chapter 91 Height Limit
  - Existing Municipal Harbor Plan Height Limit
- 0 100 200 ft



# South Boston MHP Amendment | Buildout

	Chapter 91	MHP 2000	Chapter 91 with new layout	MHP Amendment
Gross Floor Area	3.7 msf	1.7 msf	2.7 msf	1.9 msf
Average FAR	6.5	3.8	5.1	3.5
Height Limits	305'	150'	305'	180'

# Fort Point Channel Watersheet Activation Plan



- Rowing
- Youth Programs
- Kayaks
- Floating Park
- Tidal Art
- Fountains
- Water Taxi
- Floating Art
- Water Festivals





# South Boston MHP Amendment | Schedule

- 
- 5.15.09 Submitted MHP to EOEEA
  - 6.1.09 Public Meeting
  - 6.19.09 30 Day Comment Period Ends
  - 8.20.09 Consultation Session Ends
  - 9.10.09 Decision

# South Boston Municipal Harbor Plan Amendment

