

PARCEL 5  
MASSPORT MARINE TERMINAL

**BCDC PRESENTATION**

07 November 2017

HANDEL ARCHITECTS  
for  
MP MMT DEVELOPMENT CO, LLC

I  
OVERVIEW

II  
PREVIOUSLY APPROVED PROJECT

III  
WHAT CHANGED

IV  
INSPIRATIONS

V  
REVISED PROJECT

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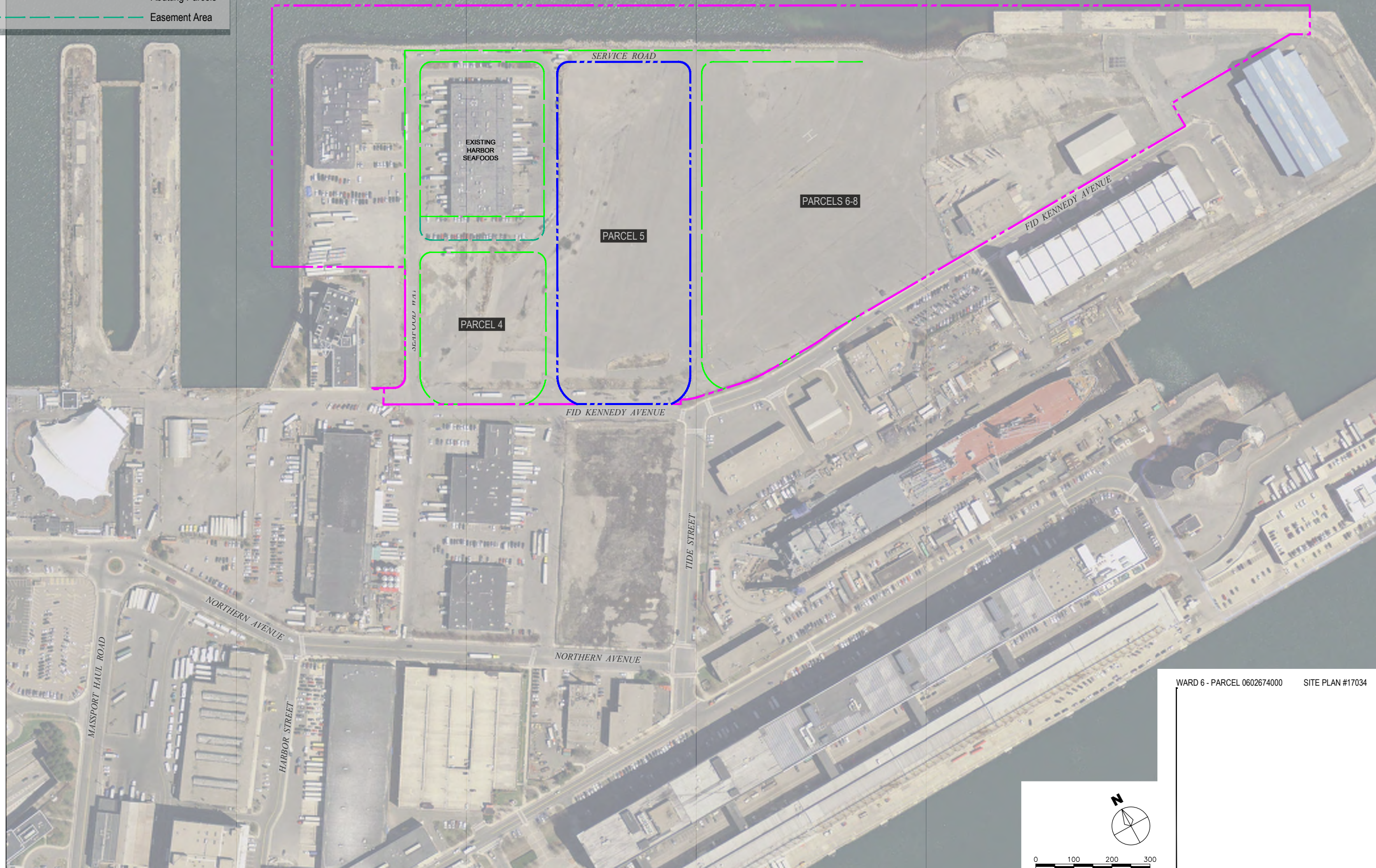
V  
REVISED PROJECT



BOSTON HARBOR

**Legend**

- Site Boundary
- MMT Lease Area
- Abutting Parcels
- Easement Area

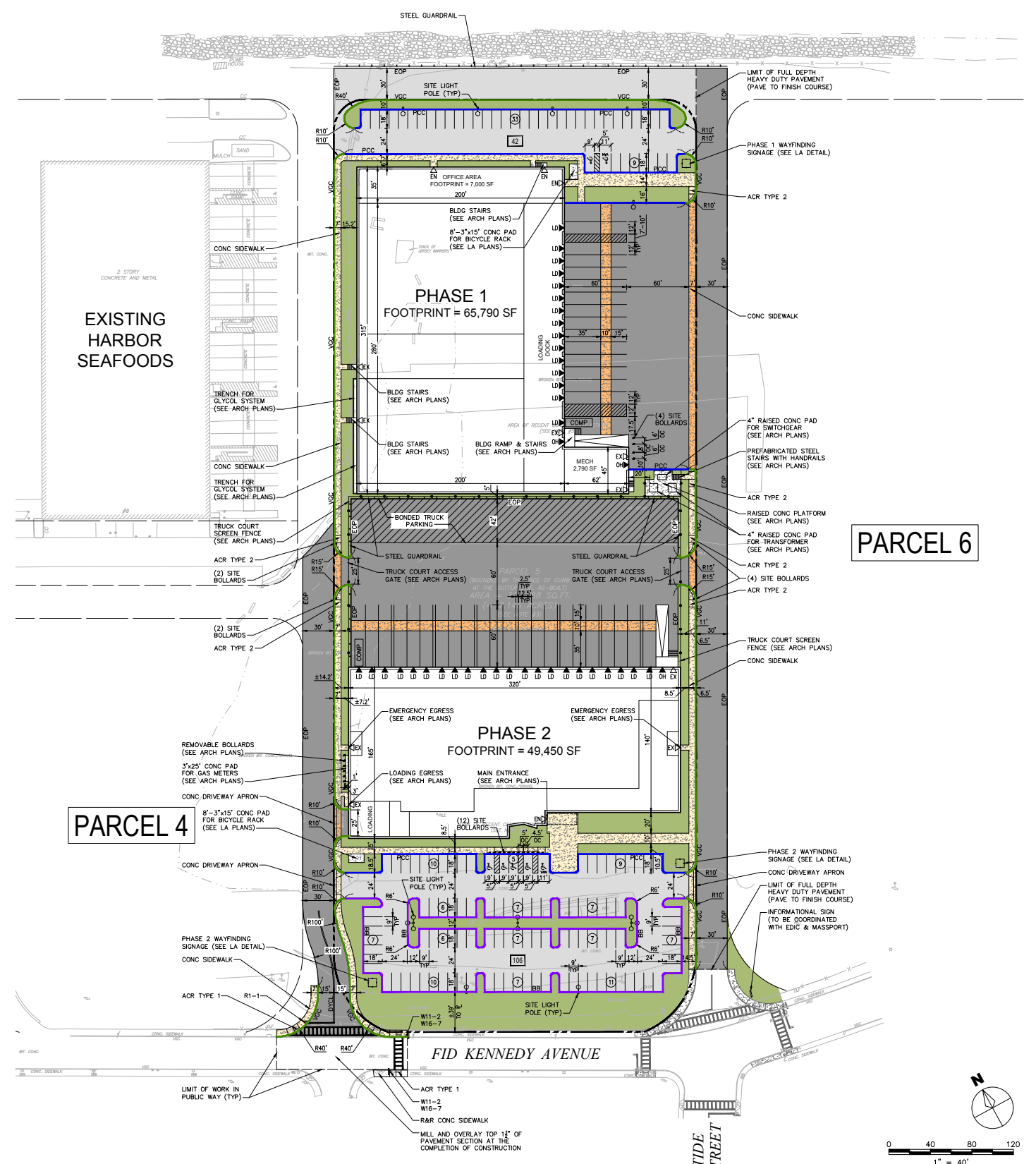
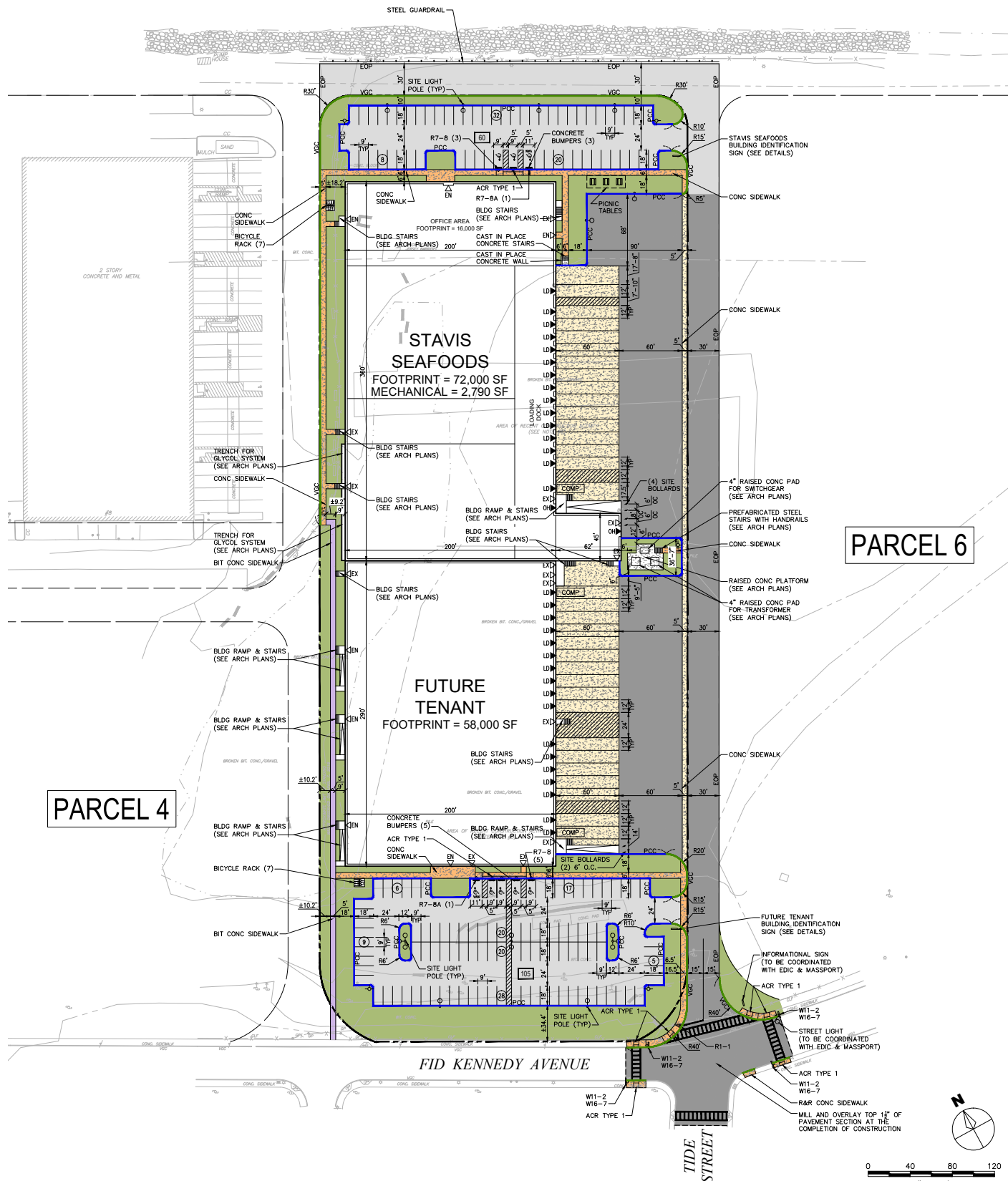


WARD 6 - PARCEL 0602674000 SITE PLAN #17034



# COMPARATIVE SITE PLANS

## PREVIOUSLY APPROVED AND REVISED PROJECT



**COMPARATIVE PROJECT FIGURES**  
PREVIOUSLY APPROVED AND REVISED PROJECT

	2016 NPC	Current Proposal	Change	Percent	Review Threshold (RT)	Percent of RT
GSF	201,000	211,360	10,360	5.2	N	
Stavis	91,000	65,790	-25,210	-27.7		
Marine Industrial	110,000	145,570	35,570	32.3		
Building Footprint	130,000	115,240	-14,760	-11.4	N	
Building Height	35	35/69			N	
Floors	2	2/3			N	
ADT	1,124	1,276	152	13.5	1,000	15.2
Parking Spaces	165	148	-17	-10.3	150	-11.3
Water use	11,140	12,440	1,300	11.7		
Wastewater Generation	10,125	11,310	1,185	11.7		
Reduction of impervios	0.97 acres	0.74 acres				

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PHASE 1 VIEW FROM WATER'S EDGE  
PREVIOUSLY APPROVED PROJECT





PHASE 1 BIRD'S EYE VIEW  
PREVIOUSLY APPROVED PROJECT





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## 1. Needs & Time Line of Stavis Seafoods

- Time line for new facility
- Portion of office component shifted to other building
- Confirmation of their programmatic requirements

## 2. Phase 2: Future Tenant Building

- Potential tenant Identified for warehouse
- Secure warehouse with secure facility and truck court
- Need for additional marine industrial-supporting office space
- 2 levels of light-industrial/office space above ground floor warehouse

## 3. Project Sequencing

- Utility Infrastructure (Construction in Progress)
- Previous Phase II to proceed before Phase I

## 4. Team Composition

Architect: Handel Architects

Civil Engineer: WSP

MEP Engineer: WSP

Structural Engineer: DeSimone

Landscape Architect: Klopfer Martin Design Group

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INDUSTRIAL MIXED USE PROTOTYPES  
CONTEXT  
INSPIRATIONS







March 2017

# Raymond L. Flynn Marine Park Master Plan Update



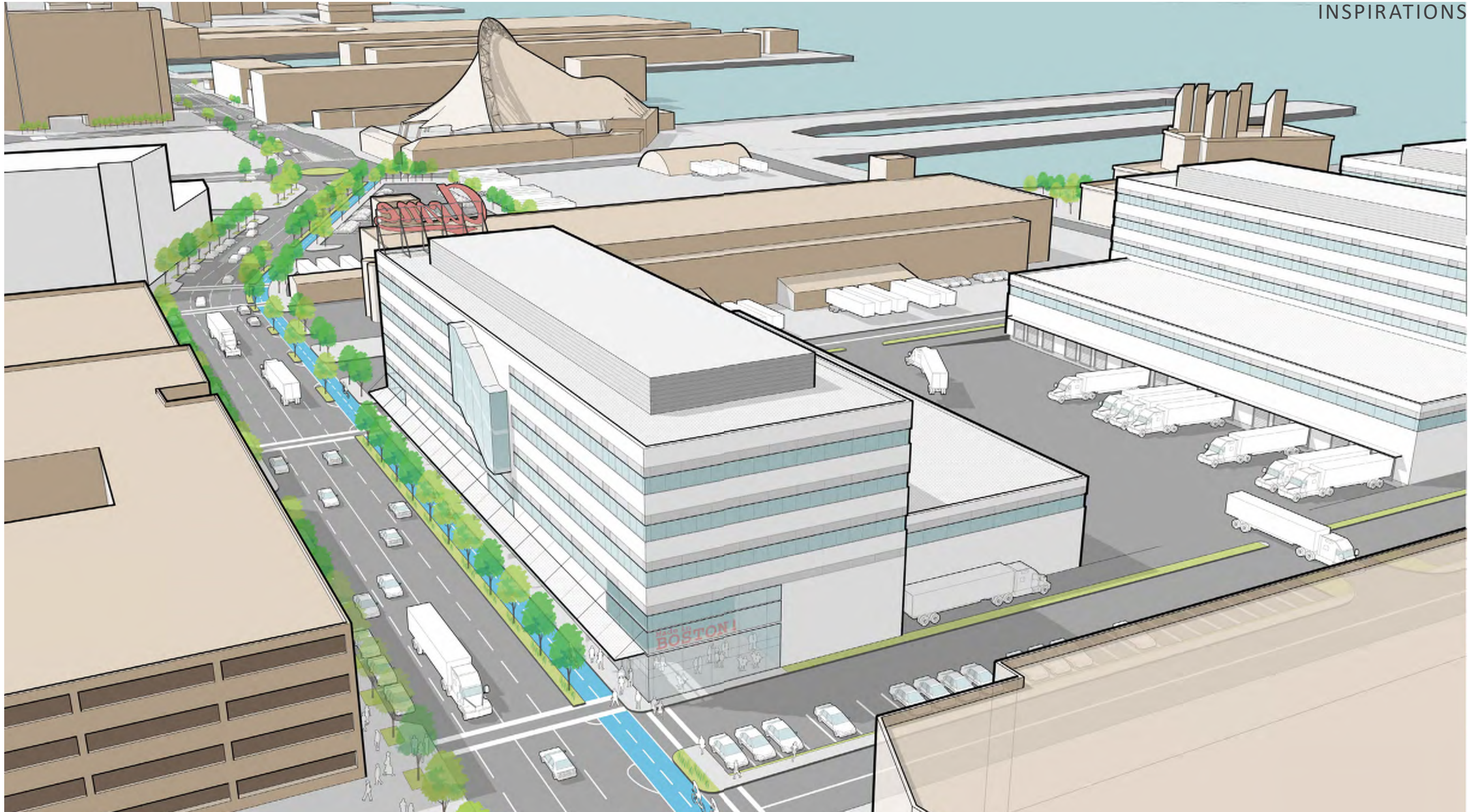
Economic Development Industrial Corporation of Boston  
D/B/A Boston Planning & Development Agency  
22 Drydock Avenue | Boston, MA 02210



The rendering demonstrates that despite having high-bay industrial space on the ground floor, it can nonetheless provide a comfortable street presence.



INDUSTRIAL MIXED USE PROTOTYPES  
MARINE PARK MASTER PLAN UPDATE  
INSPIRATIONS



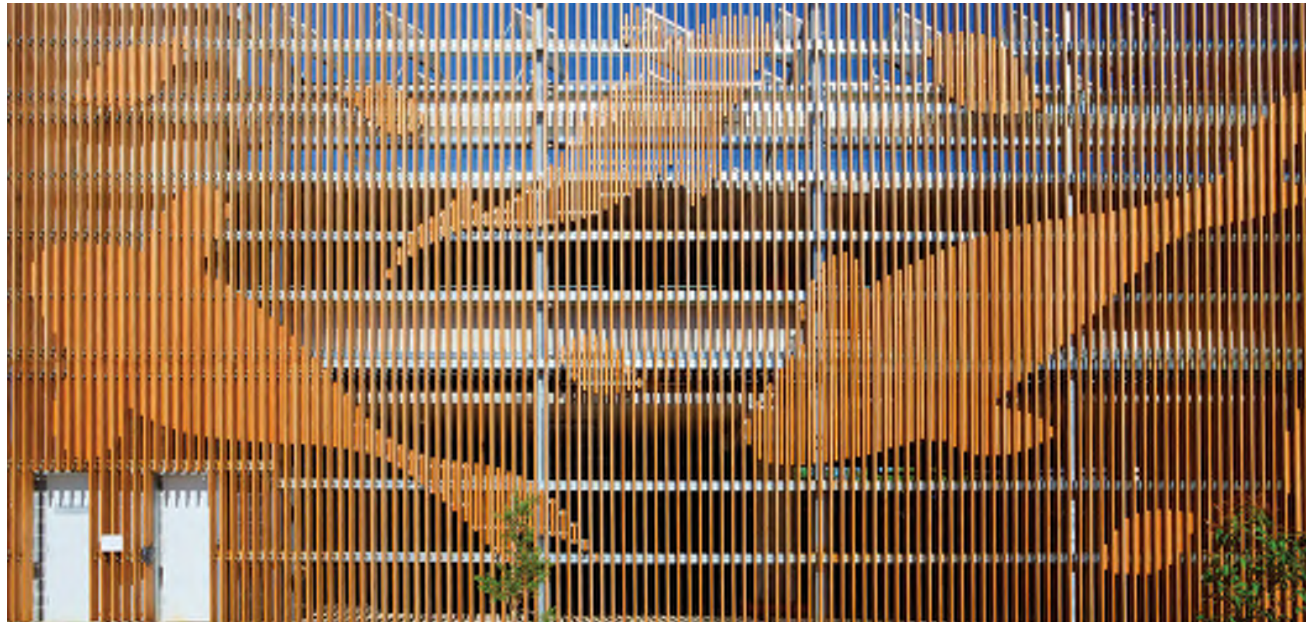


INDUSTRIAL MIXED USE PROTOTYPES  
EXAMPLES ACROSS THE WORLD  
INSPIRATIONS





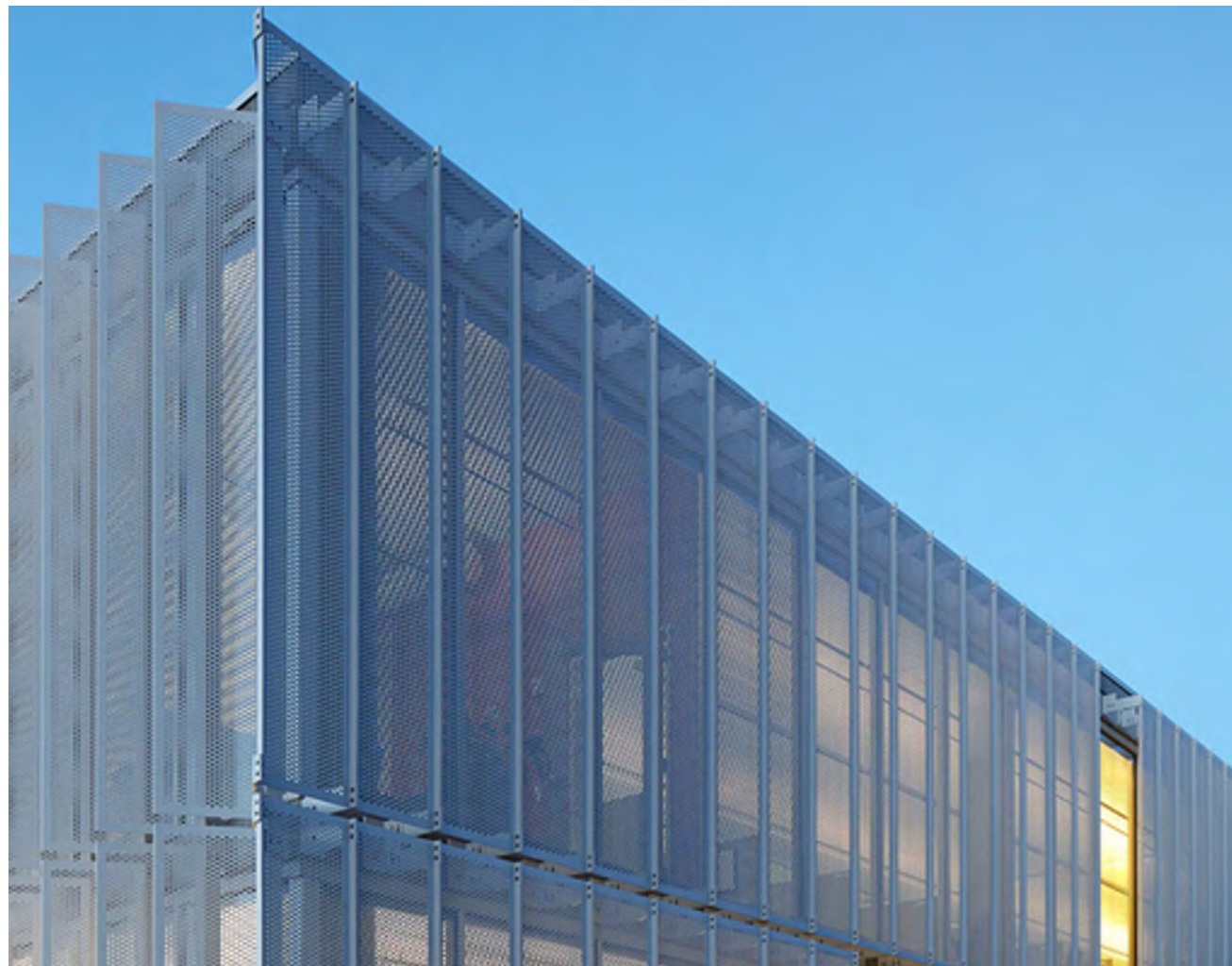
SPECIFIC ARCHITECTURE TREATMENTS  
FROM MASSPORT DESIGN REVIEW  
INSPIRATIONS



FENCE/  
SCREENING/  
SUPER GRAPHICS



FENCE/  
SCREENING/  
SUPER GRAPHICS



SCREENING



SUPER GRAPHICS



SIGNAGE/  
SUBTLE PATTERNING



I  
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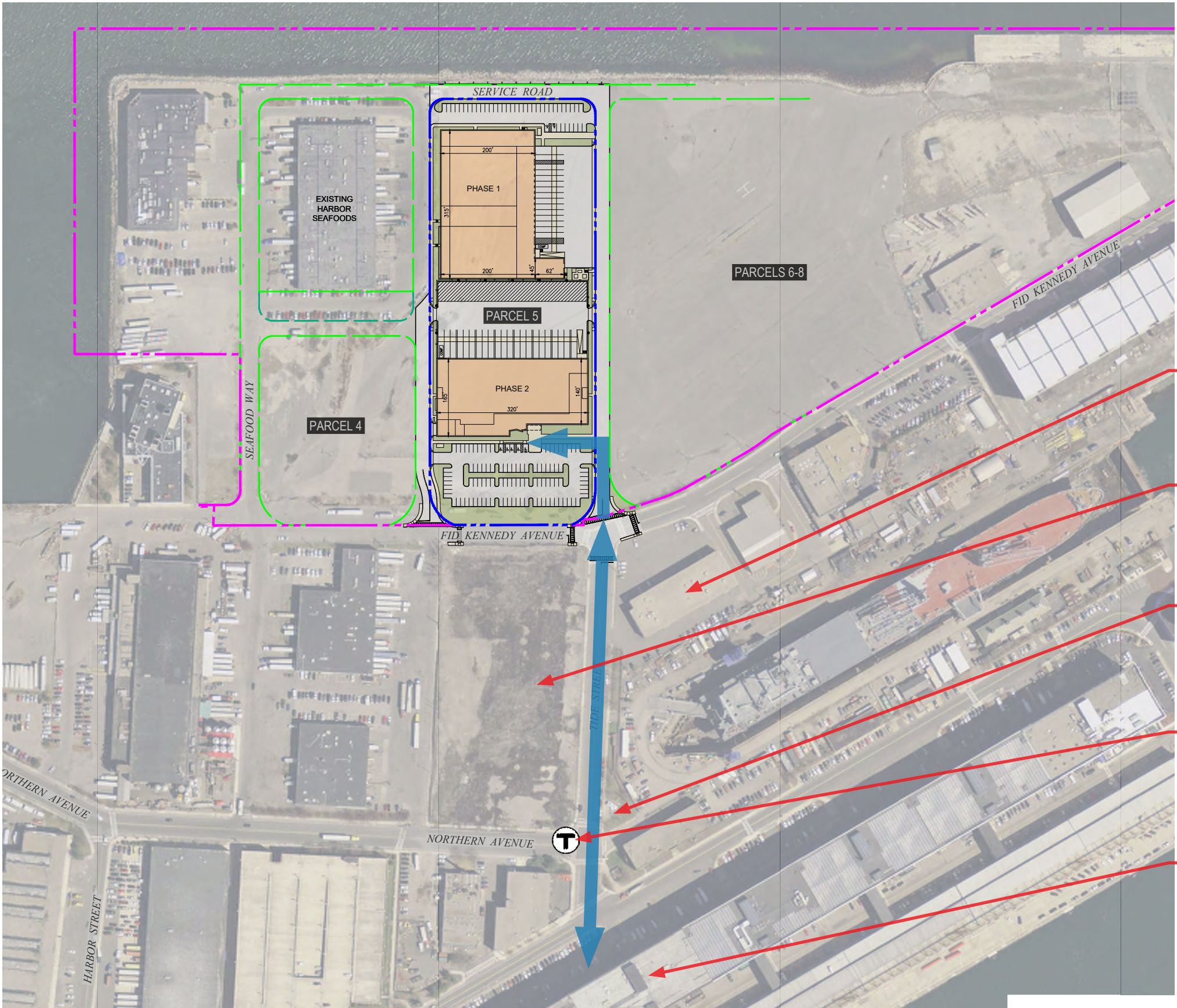
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# LANDSCAPE INSPIRATION & DESIGN

## URBAN CONTEXT - TIDE STREET APPROACH



REFLEX LIGHTING

FUTURE PLANNED DEVELOPMENT

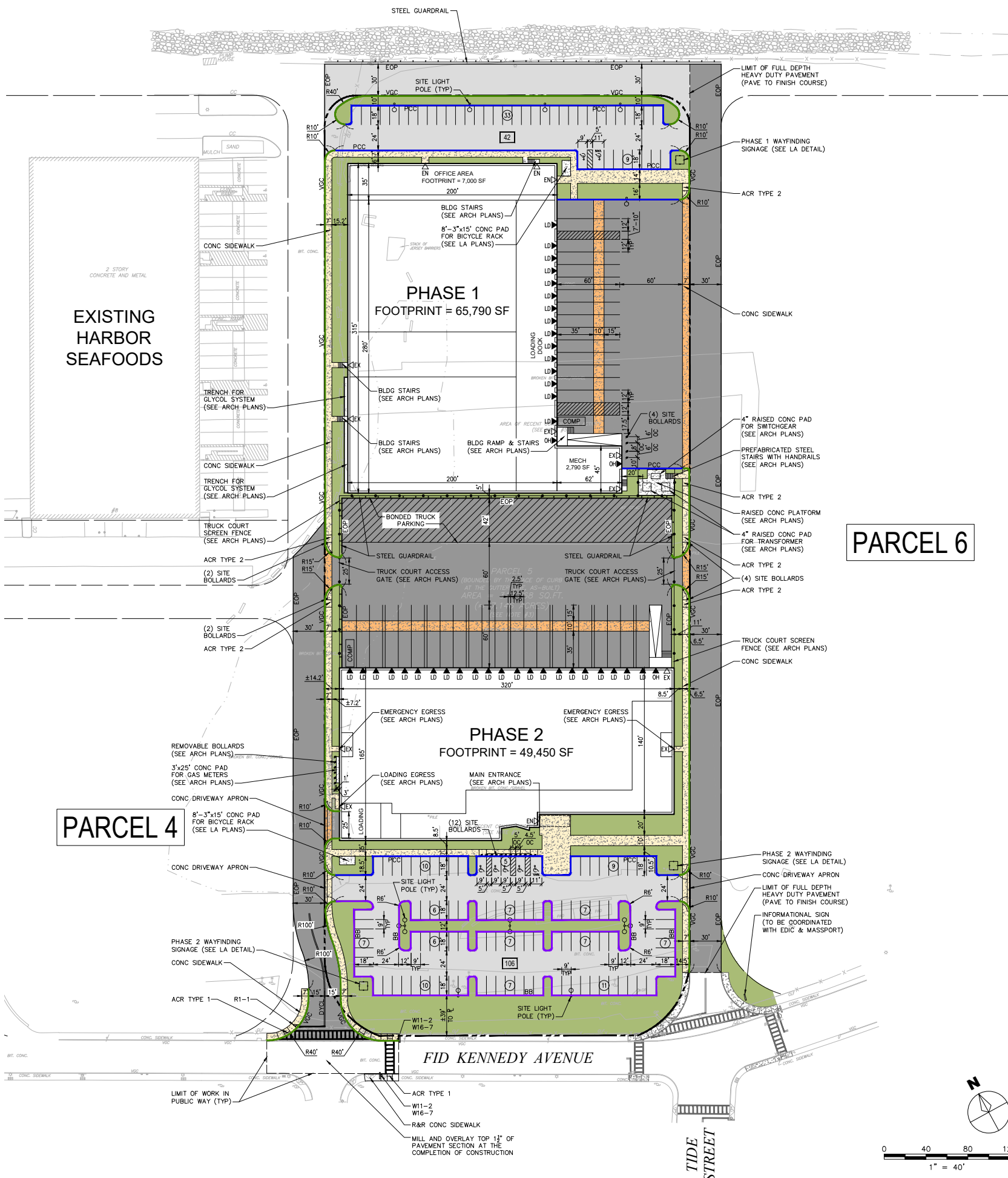
DRY DOCK PLAZA PARK

SILVERLINE/BUS STOP

DESIGN CENTER



# REVISED SITE PLAN REVISED PROPOSED PROJECT



**PARCEL 6**

**Parking Summary Chart**

Description	Provided
STANDARD SPACES (SIZE: 9'x18')	141
ACCESSIBLE SPACES (INCLUDING VAN):	7
TOTAL SPACES:	148
<b>Parking Requirements</b>	
ACCESSIBLE (ADA):	FOR 26 TO 50 TOTAL SPACES = 2 SPACES FOR 51 TO 150 TOTAL SPACES = 5 SPACES TOTAL ACCESSIBLE SPACES = 7 SPACES

**Surface Treatment Legend**

Symbol	Description
	VERTICAL GRANITE CURB
	PRECAST CONCRETE CURB
	BITUMINOUS BERM
	BITUMINOUS CONCRETE PAVEMENT - HEAVY DUTY
	BITUMINOUS CONCRETE PAVEMENT - STANDARD DUTY
	CEMENT CONCRETE PAVEMENT
	CEMENT CONCRETE SIDEWALK
	BITUMINOUS CONCRETE SIDEWALK
	LANDSCAPE AREA

**Sign Chart**

Sign	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	R7-8	18"	12"
	R7-8a	6"	12"
	W11-2	30"	30"
	W16-7	12"	24"

## DEVELOPMENT SUMMARY

### PHASE 1:

LVL 1:	
Warehouse	56,000 gsf
Office	7,000 gsf
Mech	2,790 gsf

**TOTAL 65,790 gsf**

### PHASE 2:

LVL 1:	
Warehouse/Office	44,800 gsf
Lobby/Service	4,650 gsf
Sub Total	49,450 gsf

LVL 2 & 3:	
Lvl 2 Office	45,560 gsf
Lvl 3 Office	45,560 gsf
Sub Total	91,120 gsf

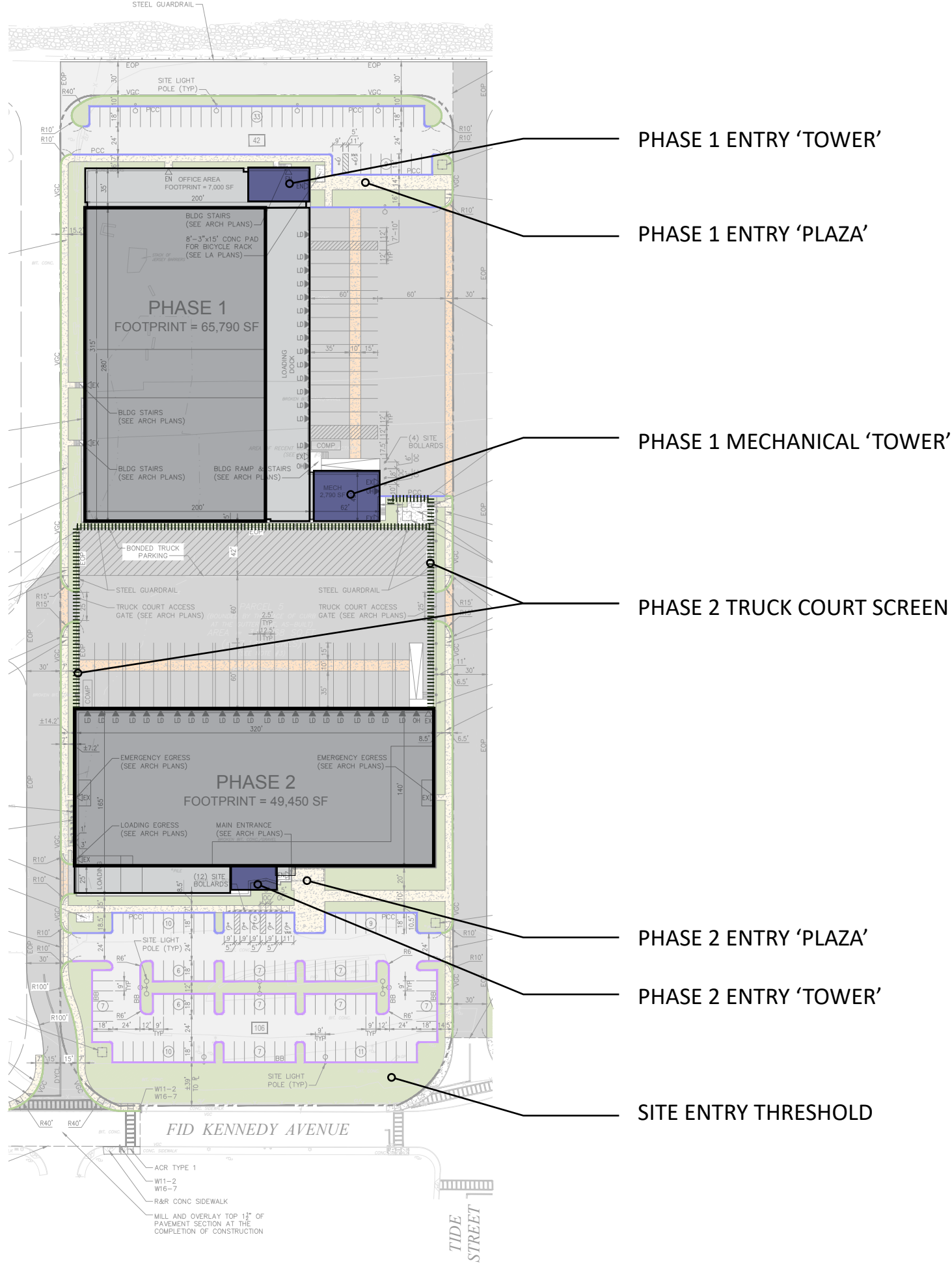
Mech PH 5,000 gsf

**TOTAL 145,570 gsf**

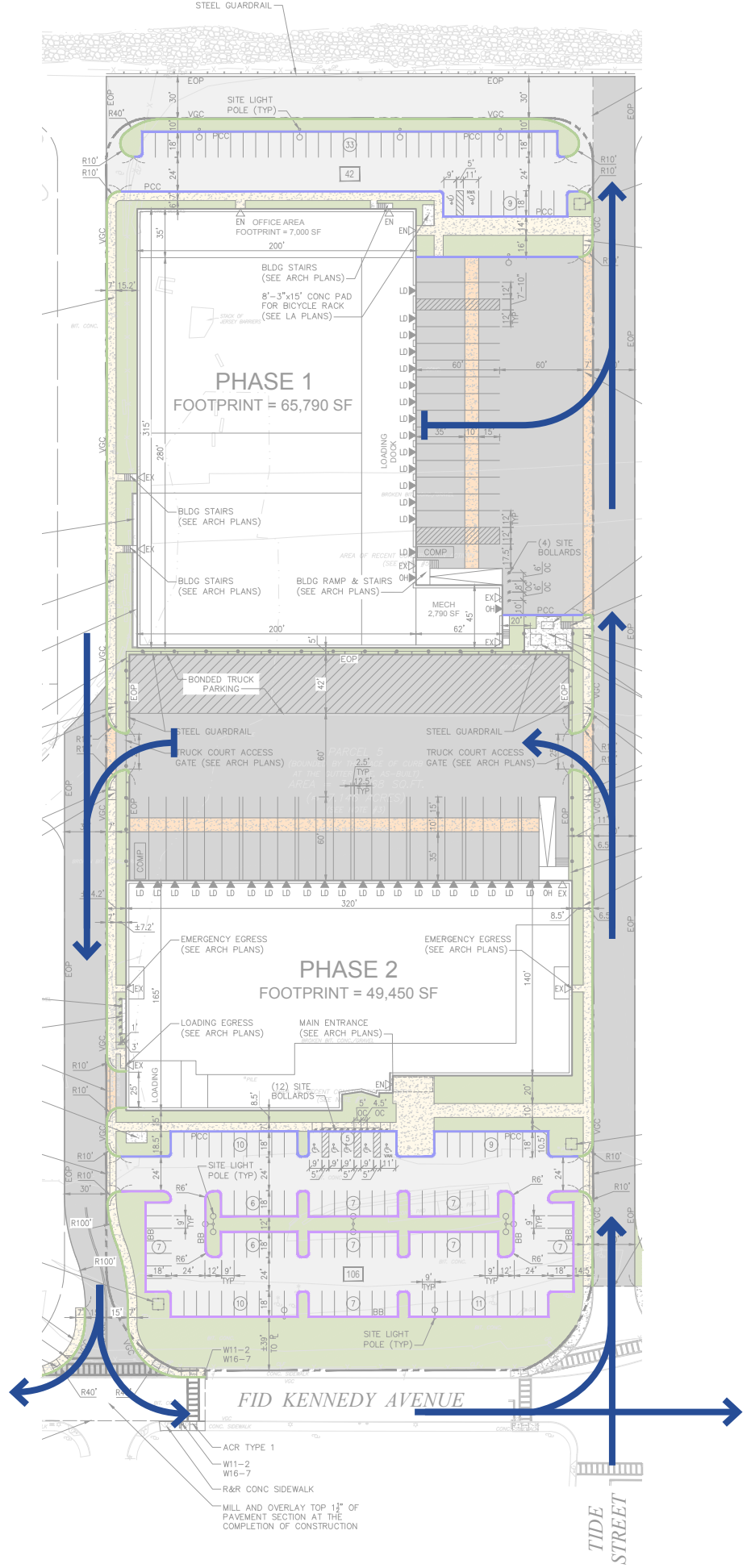
**TOTAL PROPOSED PROJECT 211,360 gsf**

# KEY SITE & LANDSCAPE FEATURES

## REVISED PROPOSED PROJECT

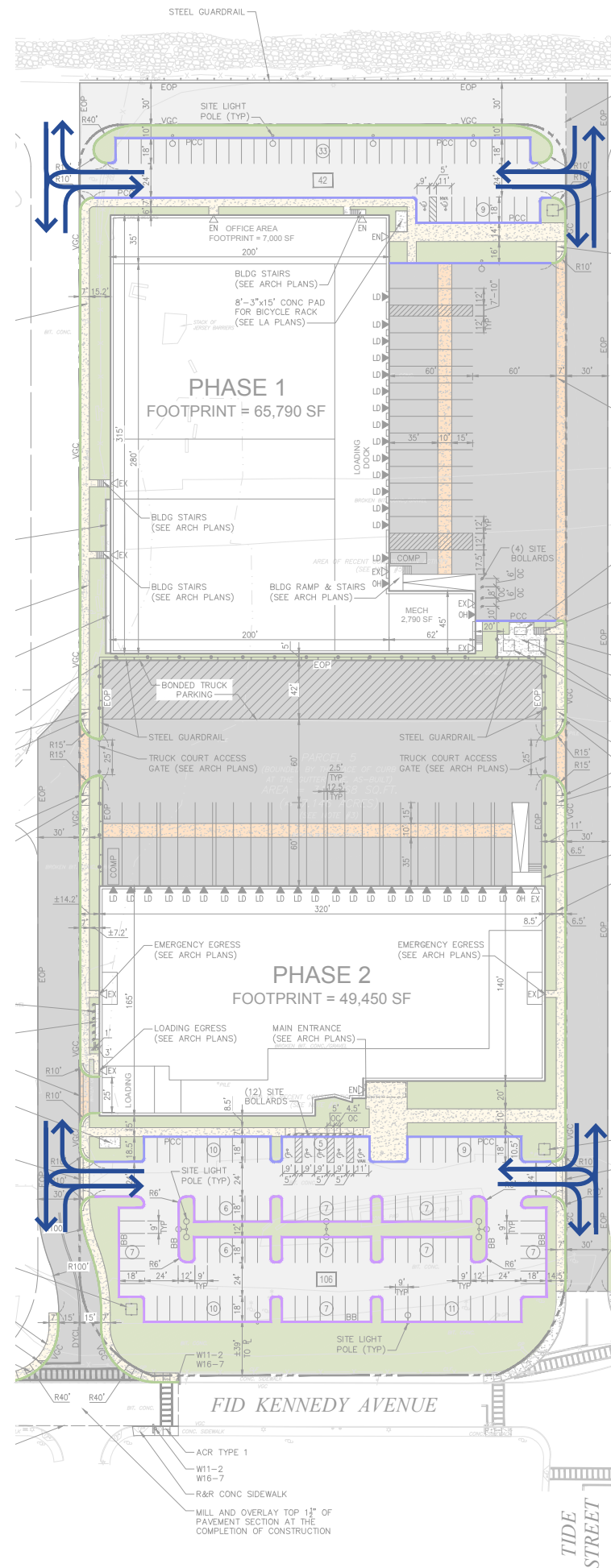


# PRIMARY TRUCK CIRCULATION REVISED PROPOSED PROJECT



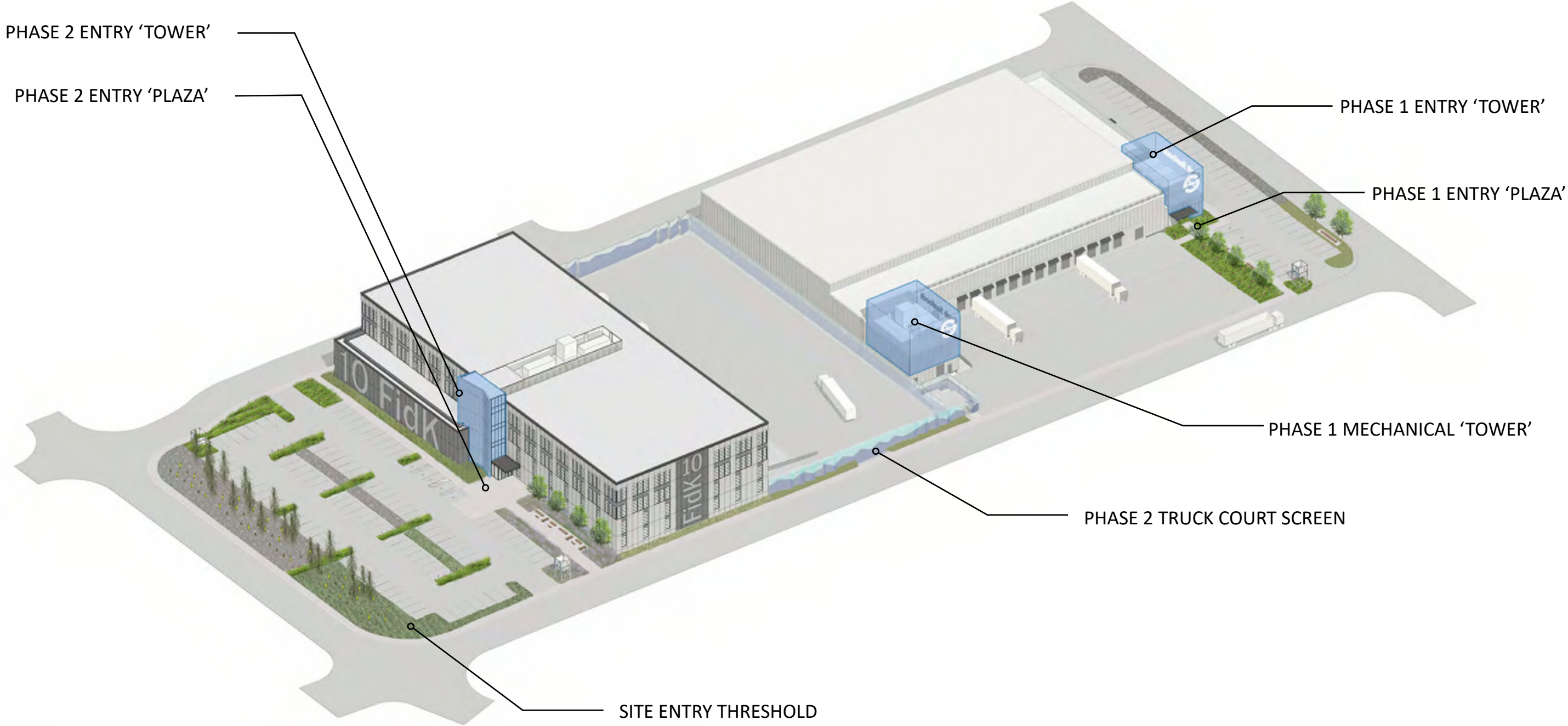
# PRIMARY VEHICULAR CIRCULATION

## REVISED PROPOSED PROJECT

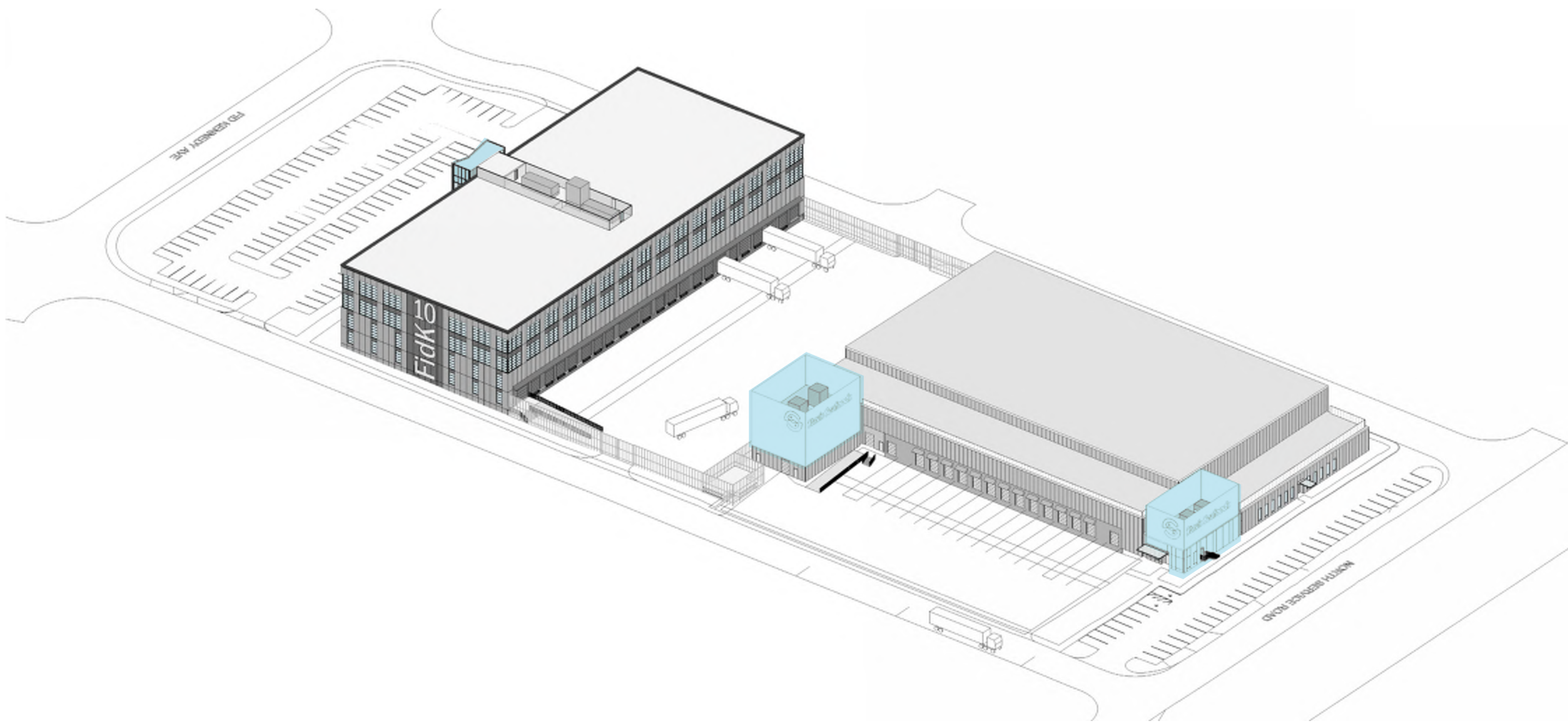




CONCEPT MASSING  
REVISED PROPOSED PROJECT

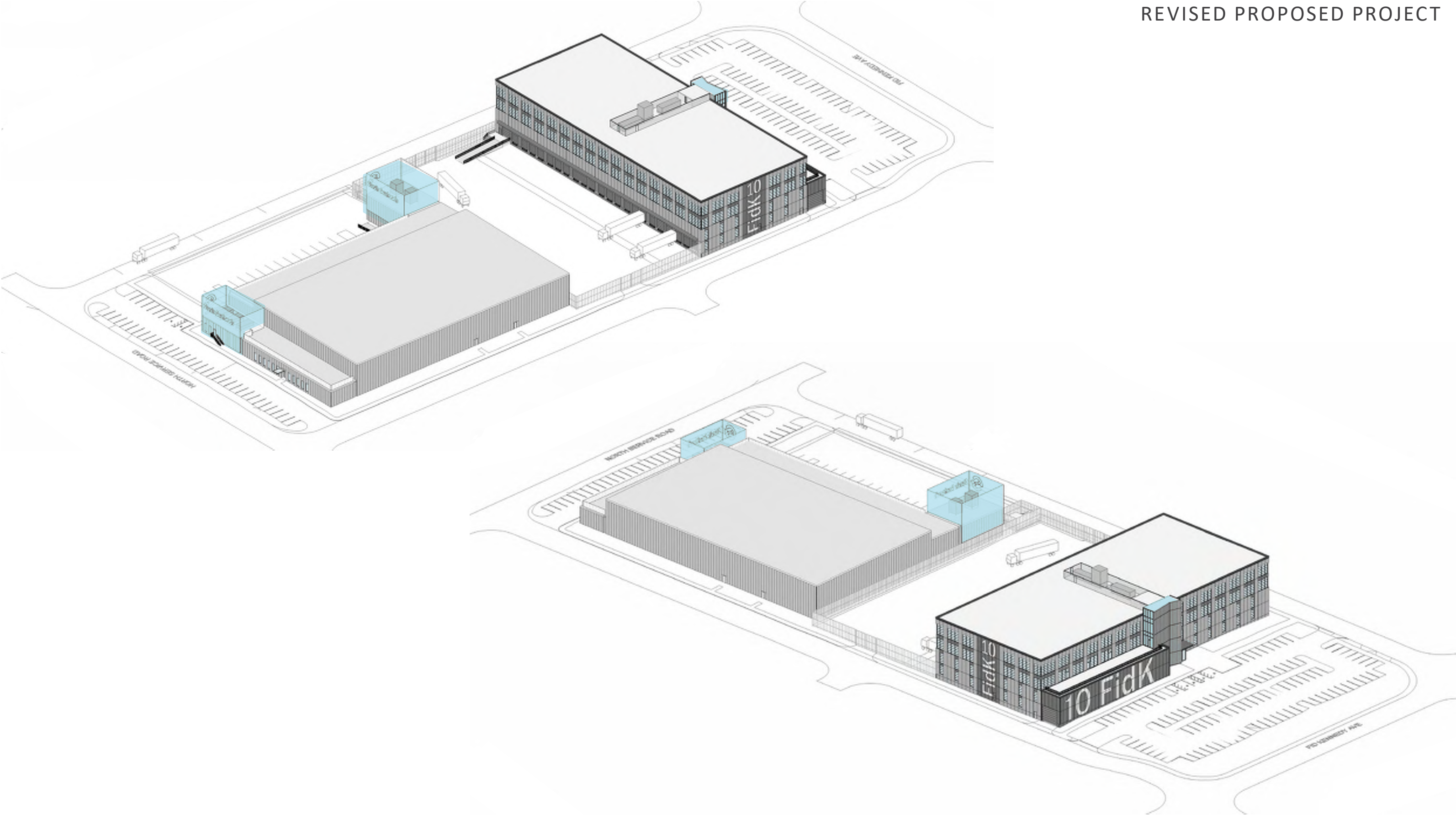


CONCEPT MASSING  
REVISED PROPOSED PROJECT





CONCEPT MASSING  
REVISED PROPOSED PROJECT





# VIEW FROM WATER (TIDE & NORTH ACCESS ROAD)

REVISED PROPOSED PROJECT





VIEW FROM FID KENNEDY AND TIDE  
REVISED PROPOSED PROJECT



VIEW FROM FID KENNEDY AND TIDE  
REVISED PROPOSED PROJECT





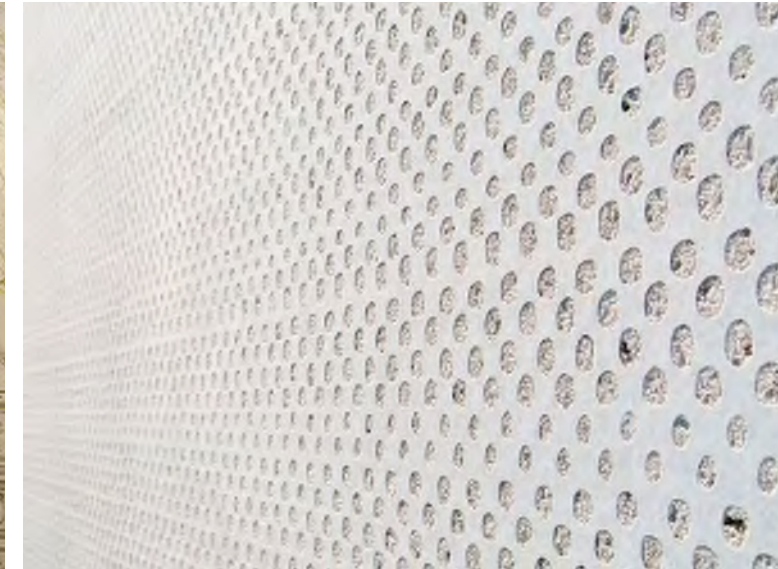
SOLID PANELS

INSULATED CONCRETE PANEL

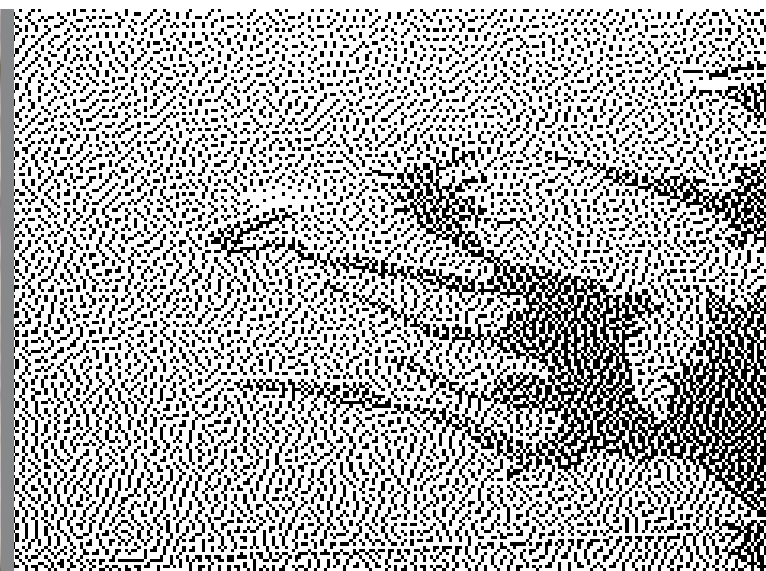


CIRCULATION TOWER

OPTION 1: FORMLINER TEXTURE



OPTION 2: FORMLINER PHOTO ENGRAVING





LANDSCAPE INSPIRATION & DESIGN  
DESIGN CONTEXT - SIGNAGE + WAYFINDING.



ENTRY SIGNAGE TO MARINE INDUSTRIAL PARK



HARPOON



DRY DOCK PLAZA PARK



ENTRY SIGNAGE TO MARINE INDUSTRIAL PARK



MARINE INDUSTRIAL PARK WAYFINDING



DRY DOCK NO. 3



LANDSCAPE INSPIRATION & DESIGN  
DESIGN PRECEDENTS - LANDSCAPE SCRIM/FENCE



MIT WEST ANNEX LOT, CAMBRIDGE - KMDG



ENTRY SIGNAGE TO MARINE INDUSTRIAL PARK



FR8SCAPE, DENVER - GROUNDWORKS DESIGN



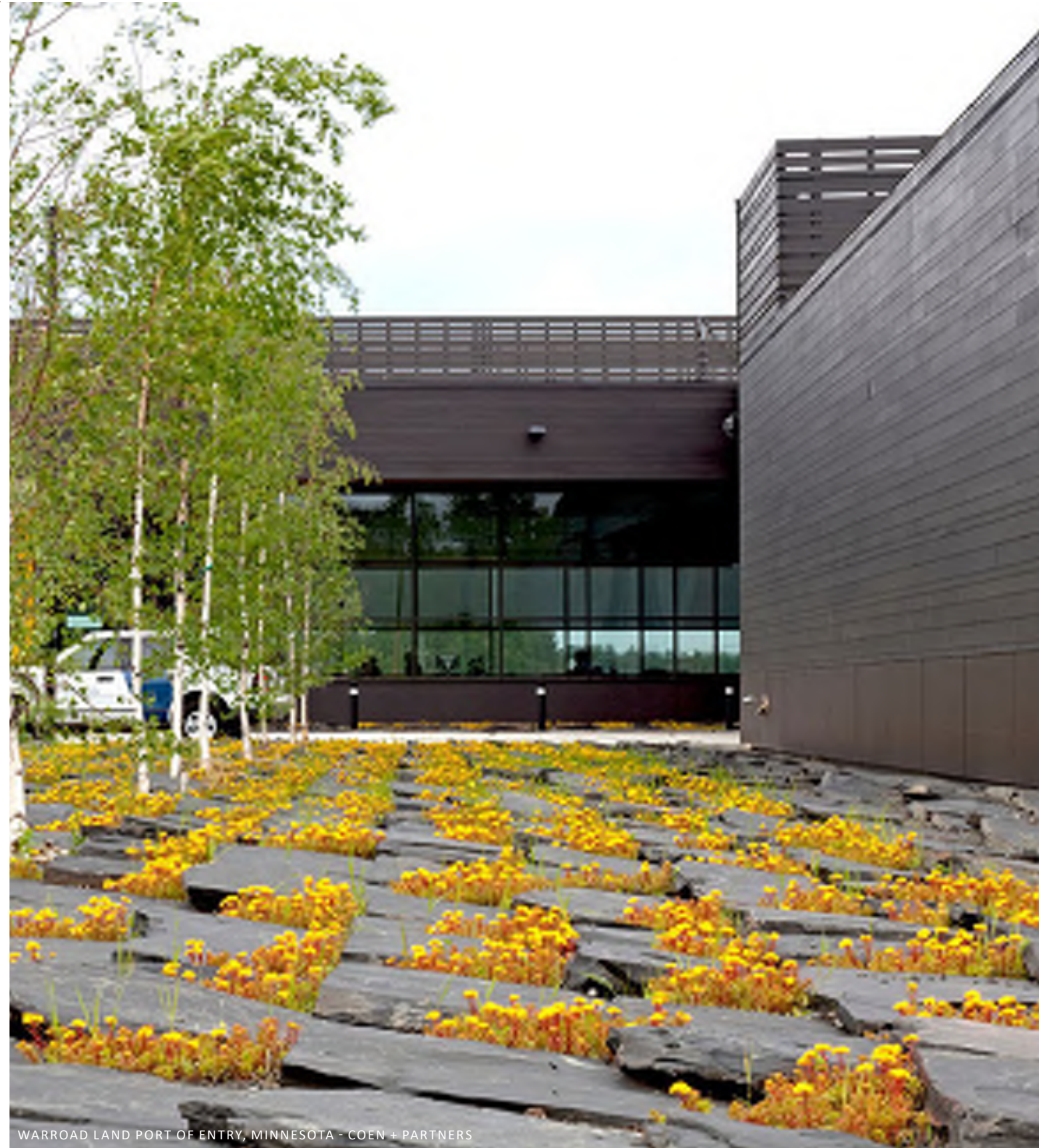
# LANDSCAPE INSPIRATION & DESIGN DESIGN PRECEDENTS - RE-PURPOSE MATERIALS



QUEENS PLAZA, NY - MARGIE RUDDICK



STEEL YARD, PROVIDENCE - KMDG



WARROAD LAND PORT OF ENTRY, MINNESOTA - COEN + PARTNERS



EXCAVATED MATERIAL ONSITE



# LANDSCAPE INSPIRATION & DESIGN DESIGN PRECEDENTS - SITE CHARACTER ELEMENTS



FISHER HILL RESERVOIR PARK



AUCKLAND WATERFRONT - TCL



TAXIWAY LIGHTS AT THE STEEL YARD, PROVIDENCE



FIELD OF CONCRETE FILLED STEEL BOLLARDS



FISHER HILL RESERVOIR PARK



IOLE ALESSANDRINI, LUMINOUS FOREST (2016), EDMONDS, WA



# LANDSCAPE INSPIRATION & DESIGN

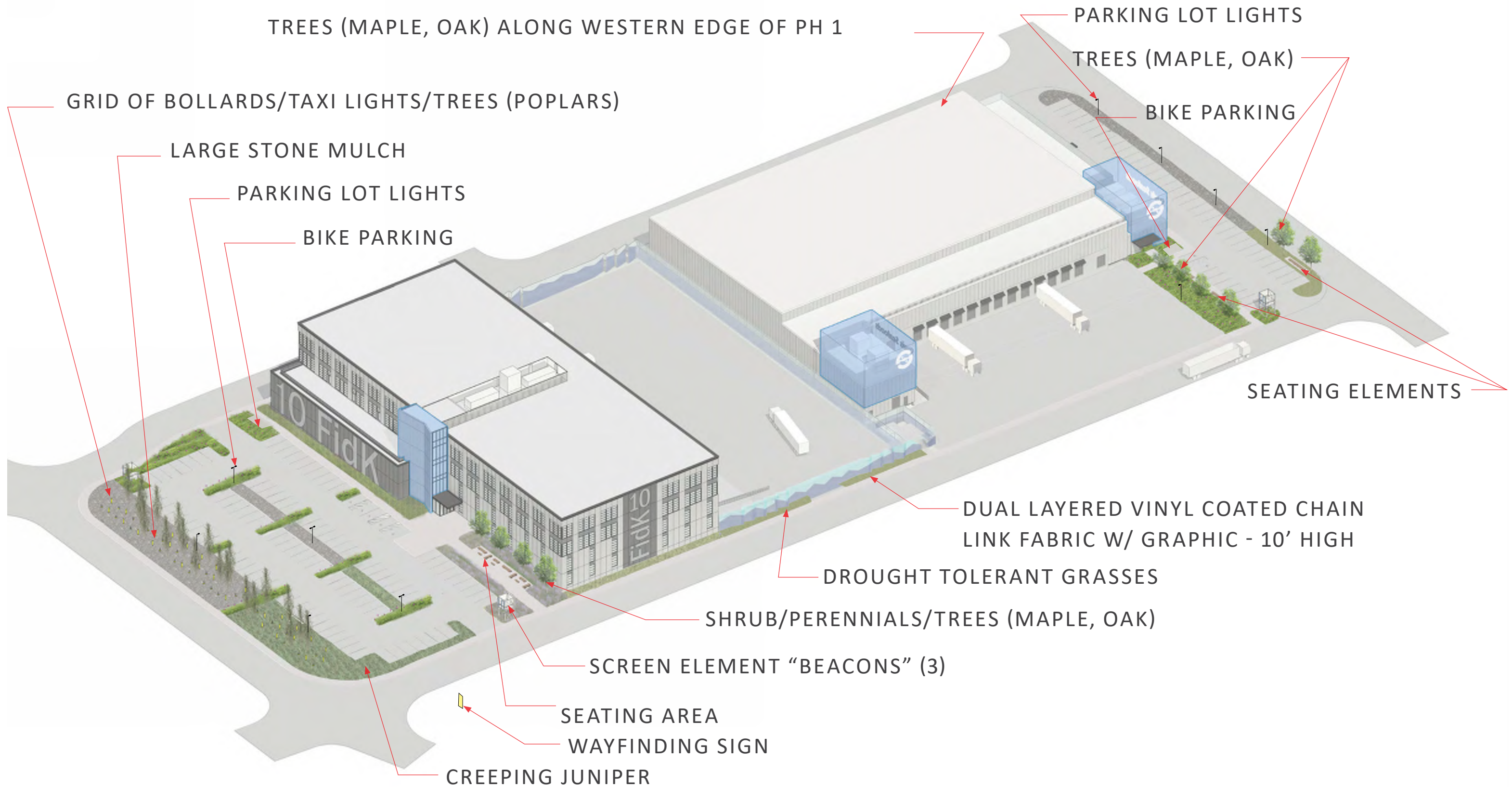
## DESIGN PRECEDENTS - SCALED AND STRATEGIC PLANTING





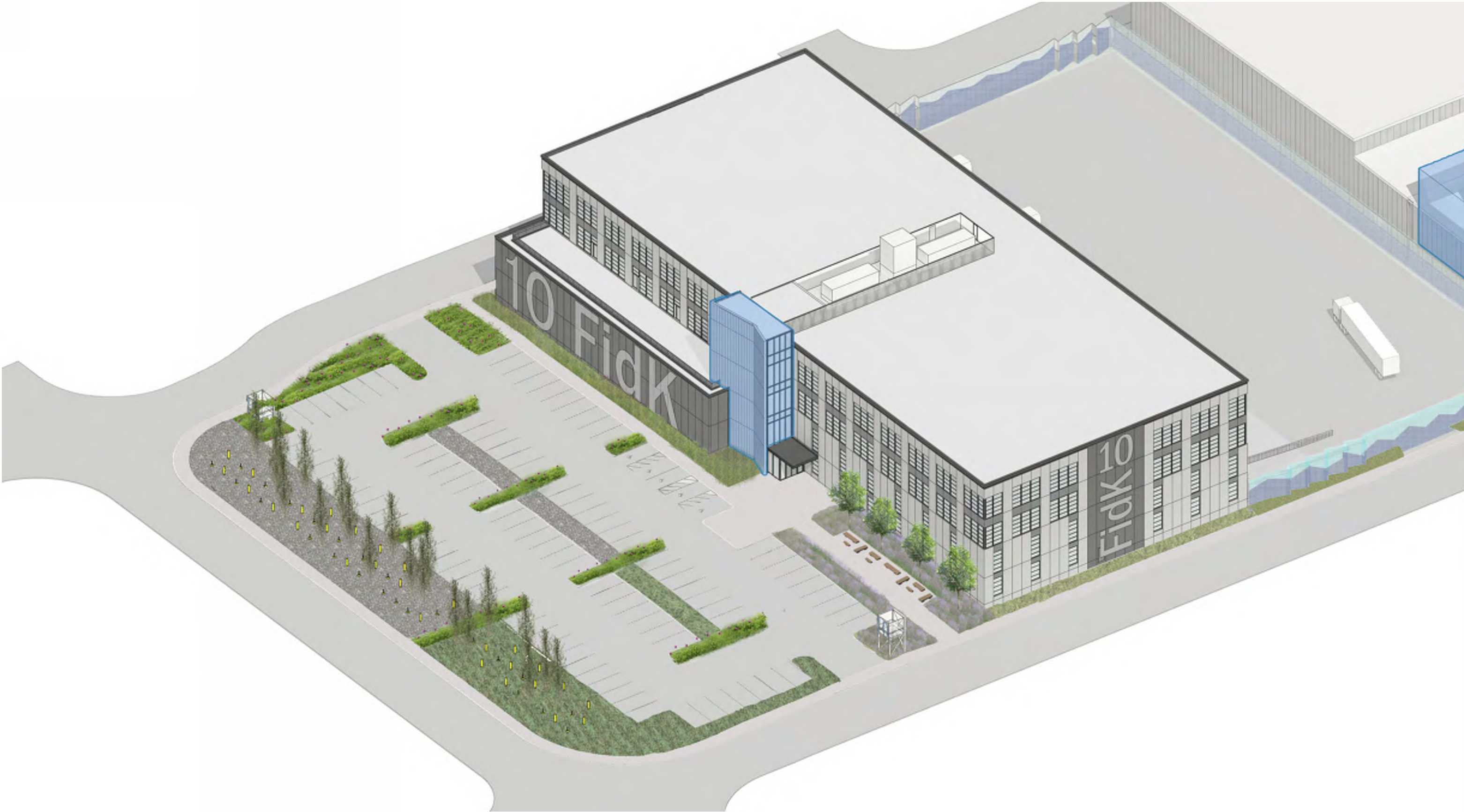
# LANDSCAPE INSPIRATION & DESIGN

## PROPOSED LANDSCAPE DESIGN





LANDSCAPE INSPIRATION & DESIGN  
PROPOSED LANDSCAPE DESIGN





LANDSCAPE INSPIRATION & DESIGN  
PROPOSED LANDSCAPE DESIGN

