

Atlantic Wharf  
Proposed Minor Modification  
Chapter 91 License 11419

Public Information Meeting  
March 13, 2023



# Context

- Chapter 91 Waterways License 11419
- Fort Point Downtown Waterfront Municipal Harbor Plan  
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- Management Plan / Annual Work Plan
- Fort Point Channel Operations Board
- Atlantic Wharf Program Advisory Committee

## Minor Project Modification (change in use)

310 CMR 9.22(3) Minor Project Modifications. The licensee may undertake minor modifications to a licensed project (or an exempt project) without filing an application for license or license amendment. Such modifications are limited to:

(b) changes of use which **maintain or enhance public benefits** provided by the project and which represent an insignificant deviation from the **original use statement of the license**, in terms of function, character, duration, patronage, or other relevant parameters;

# Additional Information / Public Comments

Additional Information: DEP Website

Search: "MassDEP Comment Opportunities"

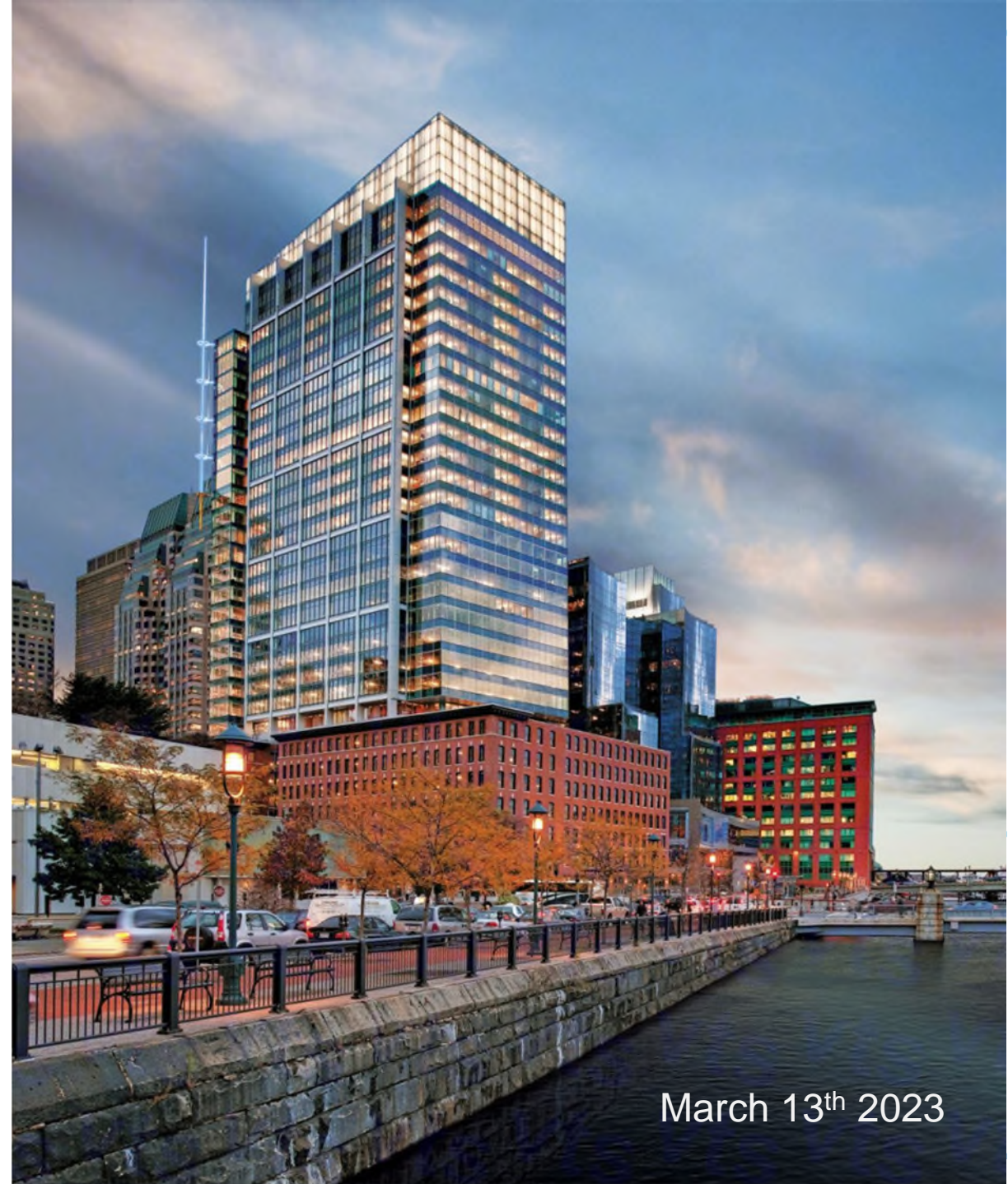
Please email written comments to:

DEP.Waterways @mass.gov

Public Comment Deadline

April 7, 2023

# Atlantic Wharf Fort Point Room



March 13<sup>th</sup> 2023



# Impetus for the Project

- Time for current facility upgrade
- Post-COVID changes to retail and use environments
- Need for ground-floor activation
- Desire to improve accessibility
- Increase marketing/visibility

# Existing Fort Point Rm



- Circuitous access
- Challenging wayfinding
- Limited AV facilities
- Dated furniture
- No pre-function space
- No prep kitchen
- Low ceiling height (8'6")

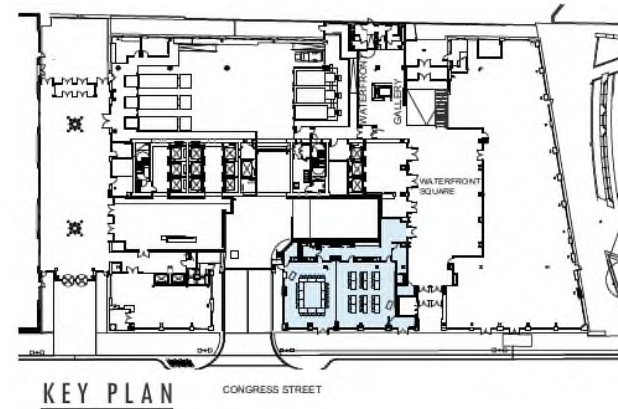
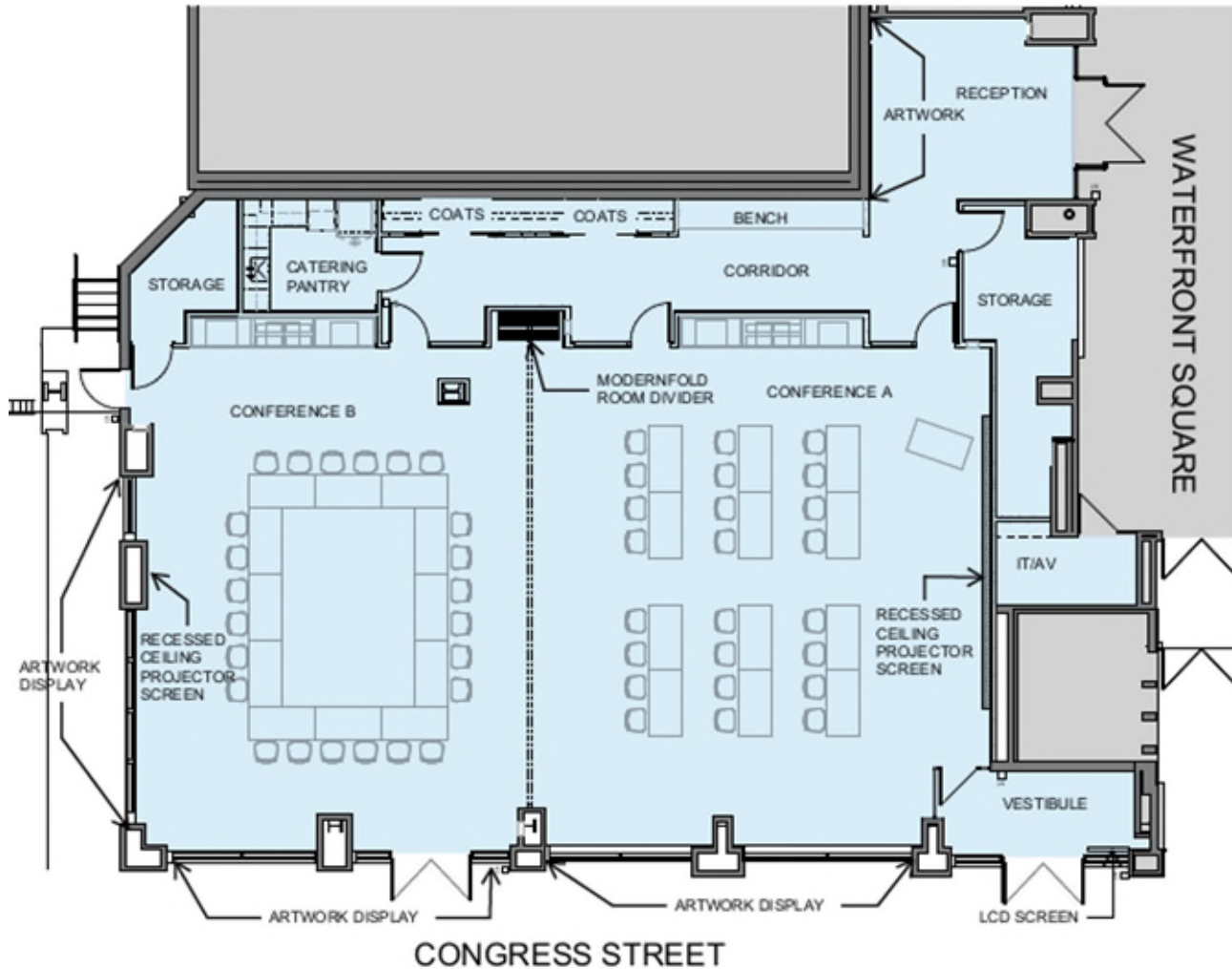


# Proposed Fort Point Rm



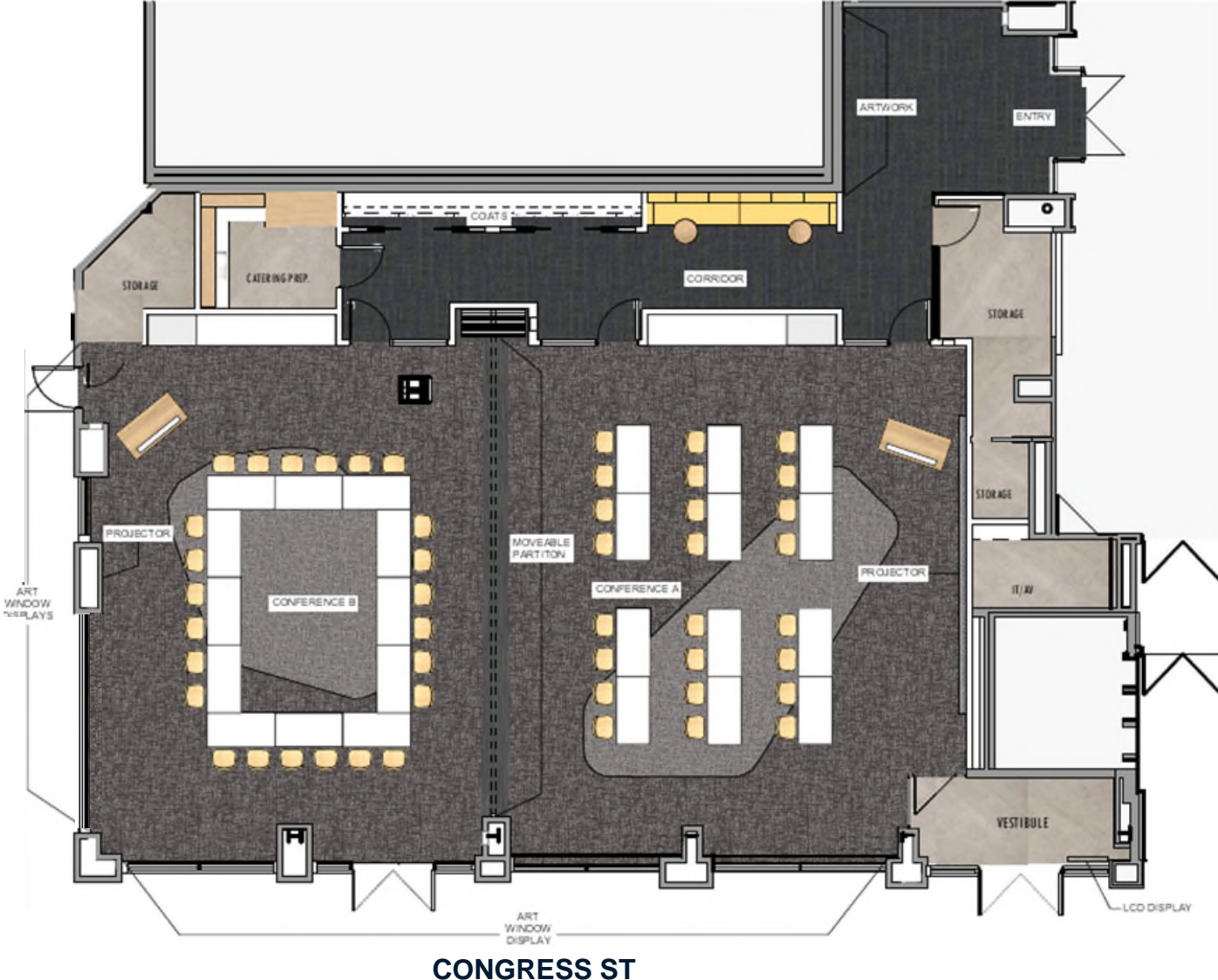
- Improved access and visibility
- Ground floor location
- Multiple access points
- Multiple meeting spaces/flexibility
- Art display along Congress St and SW corner windows
- Information panel facing Congress St

# Proposed Fort Point Room



- Upgraded conferencing/AV capabilities
- Divisible rooms
- Upgraded furniture and expanded offerings
  - 150 chairs, wardrobes, credenzas
- Prep/catering kitchen
- Pre-function/waiting areas
- Direct Waterfront Plaza access
- Increased ceiling height (10'4") and improved exposure to natural light

# Proposed Fort Point Room



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# Proposed Fort Point Room



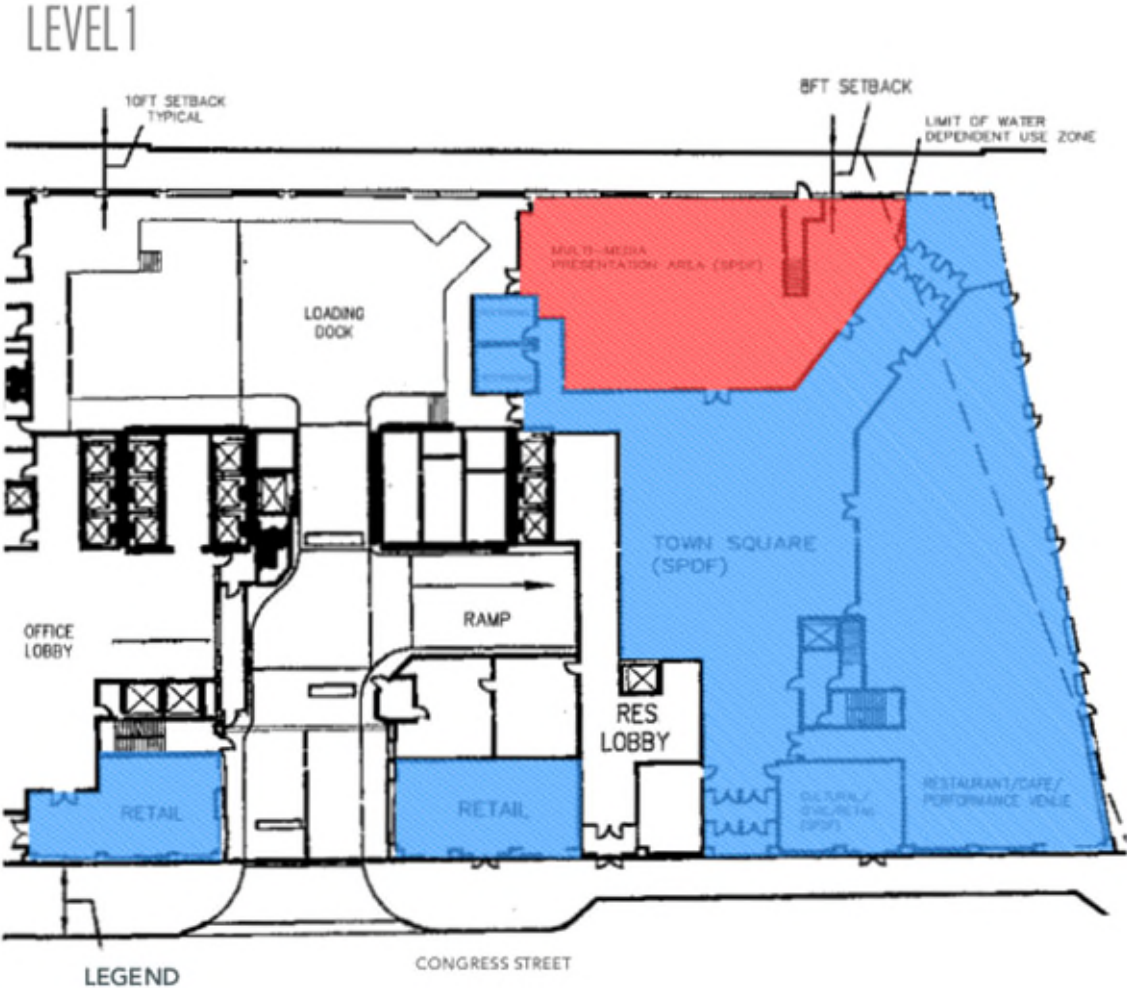
Questions?



# Appendix



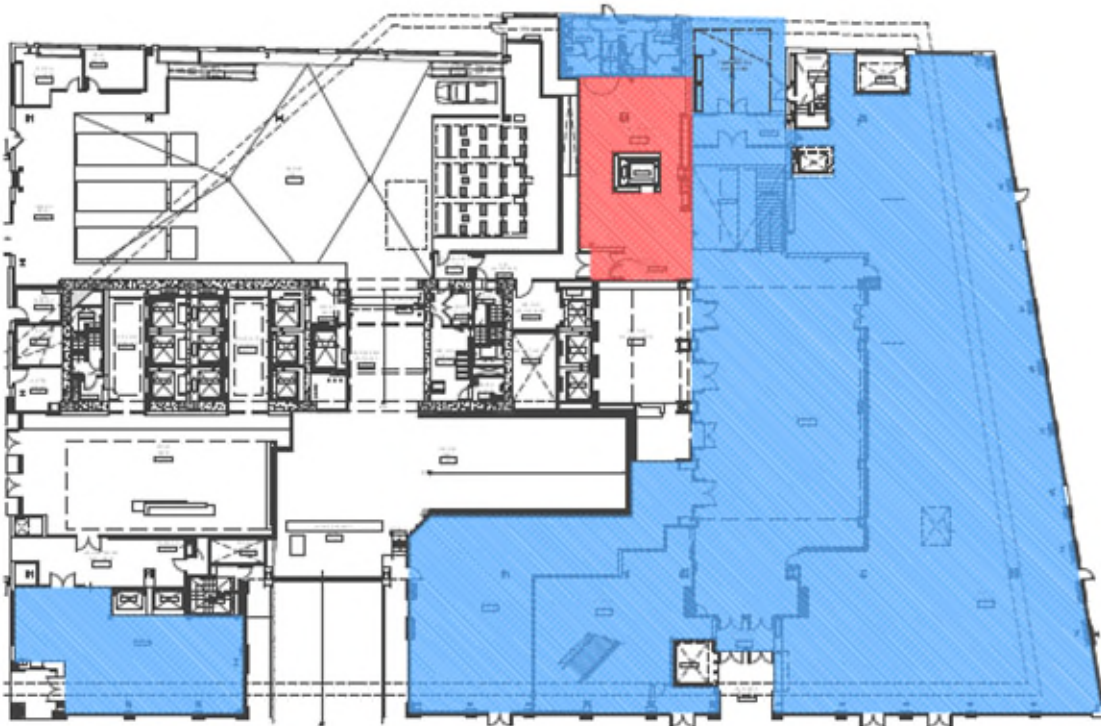
# Original Chapter 91 License Plan



- MULTI-MEDIA
- OTHER FPAS

# Current Chapter 91 License Plan

LEVEL 1



CONGRESS STREET

LEVEL 2

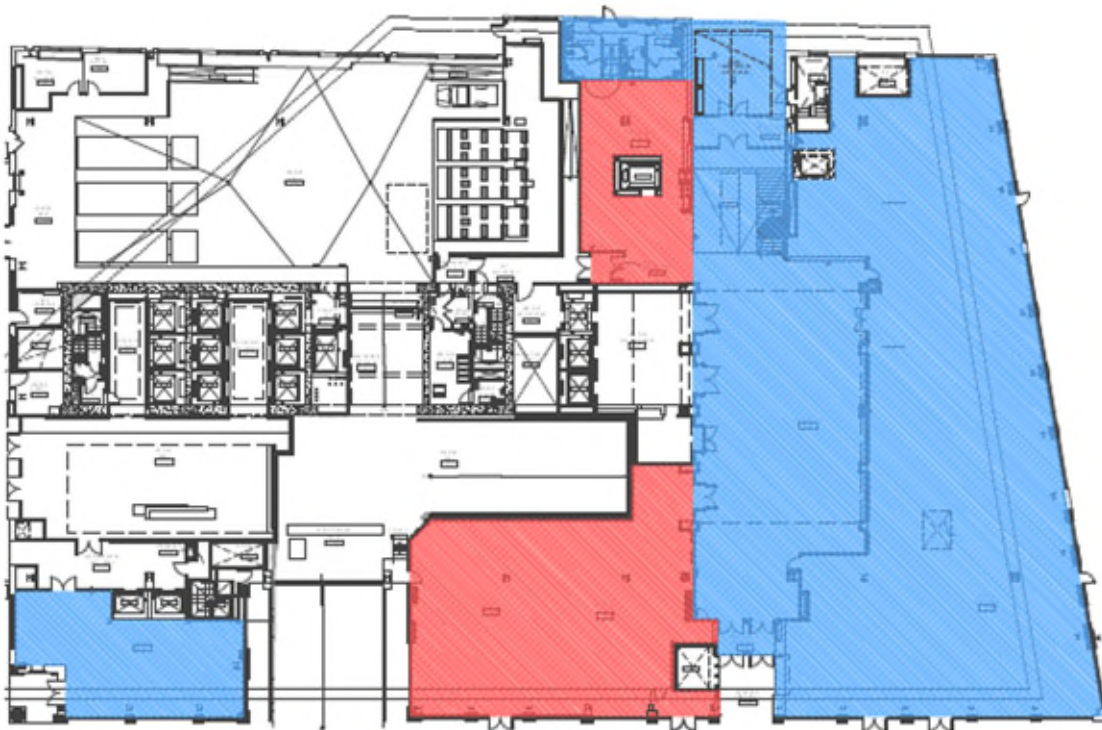


CONGRESS STREET

 MULTI-MEDIA  
 OTHER FPAs

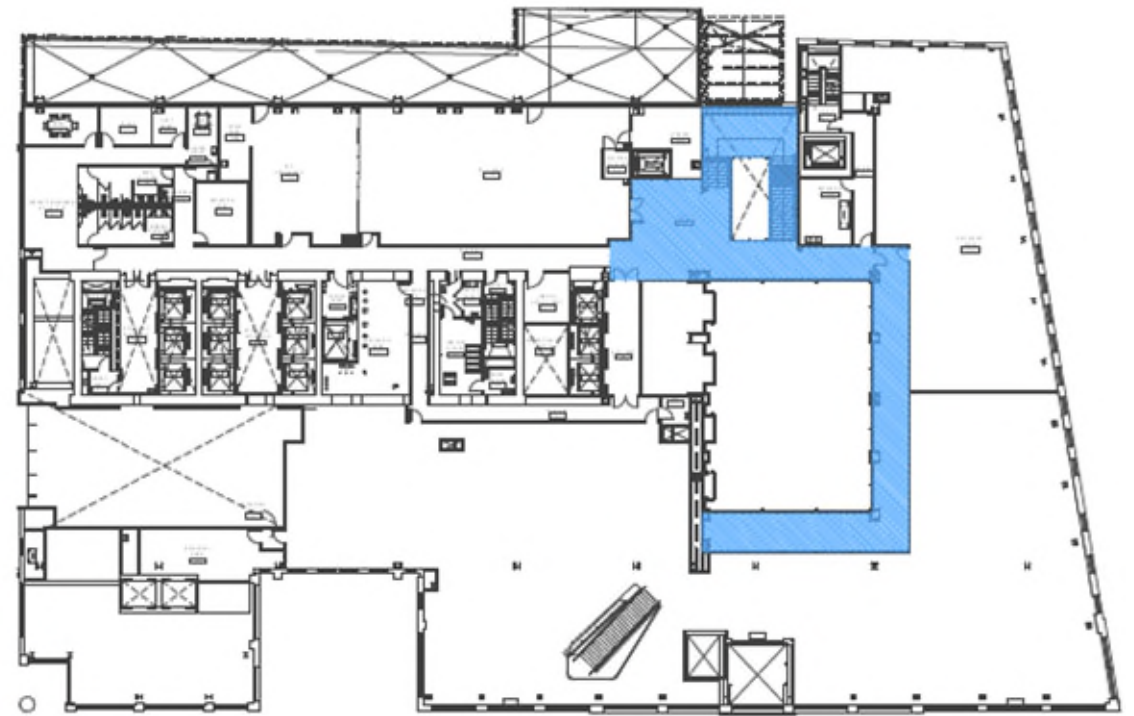
# Proposed Chapter 91 License Plan

LEVEL 1



CONGRESS STREET

LEVEL 2



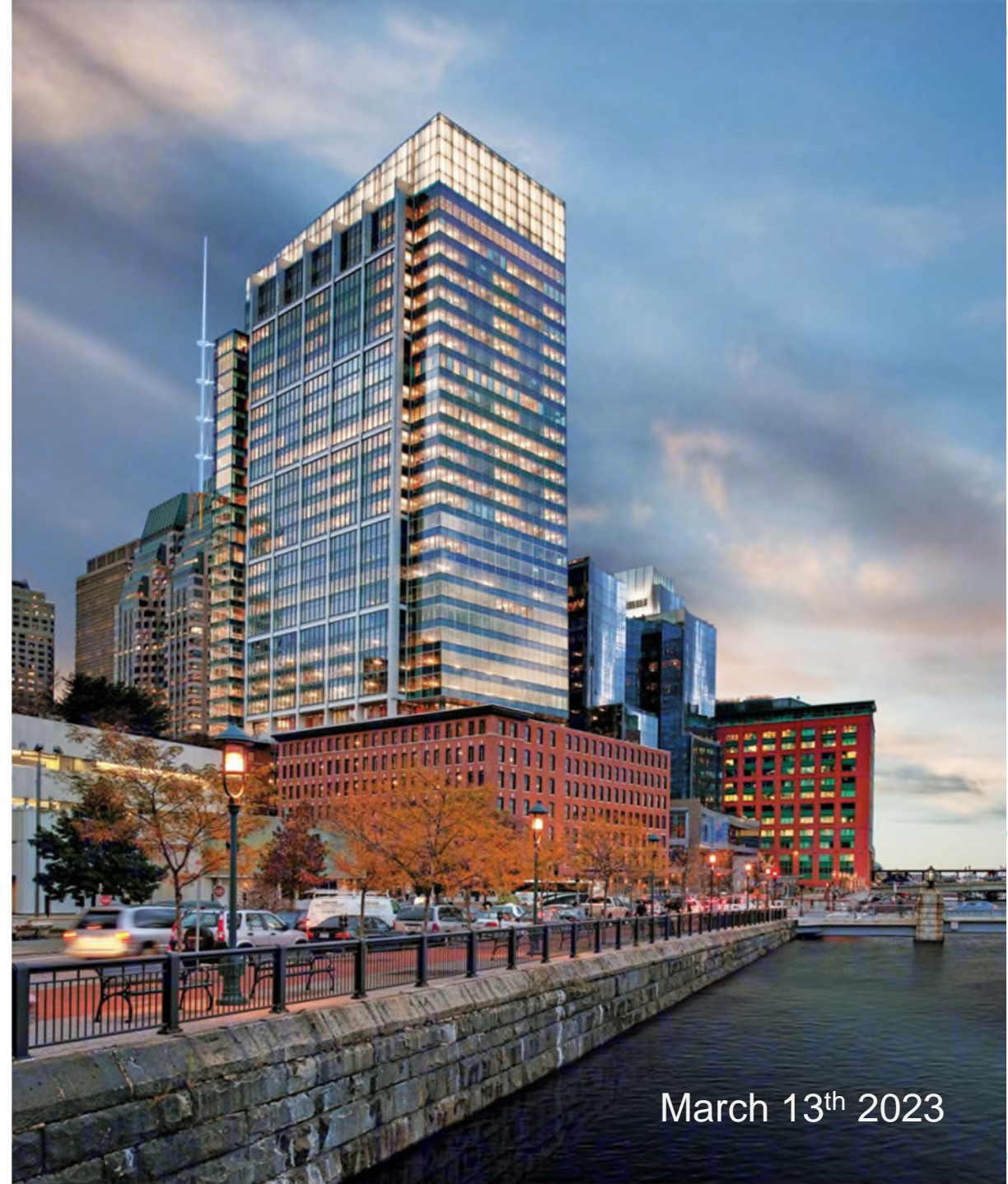
CONGRESS STREET

-  MULTI-MEDIA
-  OTHER FPAs

# Chapter 91 Summary

	Program Element	MHP	License 11419	MM#3 (12/15/2009)	MM#4	MM#5
Floor 1	Town Square		6,300	5,100	5,061	5,061
	Cultural Civic		700	1,000	1,571	
	Multi-Media		3,800	1,380	1,380	5,235
	<b>Subtotal SPDF</b>	<b>6,000 - 7,000</b>	<b>10,800</b>	<b>7,480</b>	<b>8,012</b>	<b>10,296</b>
Floor 2 / Mezz	Public Mezzanine		0	425	425	425
	Public Gallery		0	2,200	2,200	2,200
	Multi-Media		0	2,630	2,630	Moved to the ground floor
	<b>Subtotal SPDF</b>		<b>0</b>	<b>5,255</b>	<b>5,255</b>	<b>2,625</b>
<b>SPDF Grand Total</b>		<b>6,000 - 7,000</b>	<b>10,800</b>	<b>12,735</b>	<b>13,267</b>	<b>12,921</b>
Interior FPA	Interior FPA	Shall not be reduced below that stipulated in License	31,000	35,000	35,947	33,317
Exterior FPA	Water Trans. Area		0	425	425	425
	Second Floor Terrace		0	2,800	3,270	0
<b>Total FPA</b>			<b>31,000</b>	<b>38,225</b>	<b>39,642</b>	<b>33,742</b>

# Atlantic Wharf Fort Point Room



March 13<sup>th</sup> 2023