

# South Boston Waterfront District Municipal Harbor Plan Renewal and Amendment

March 2, 2016



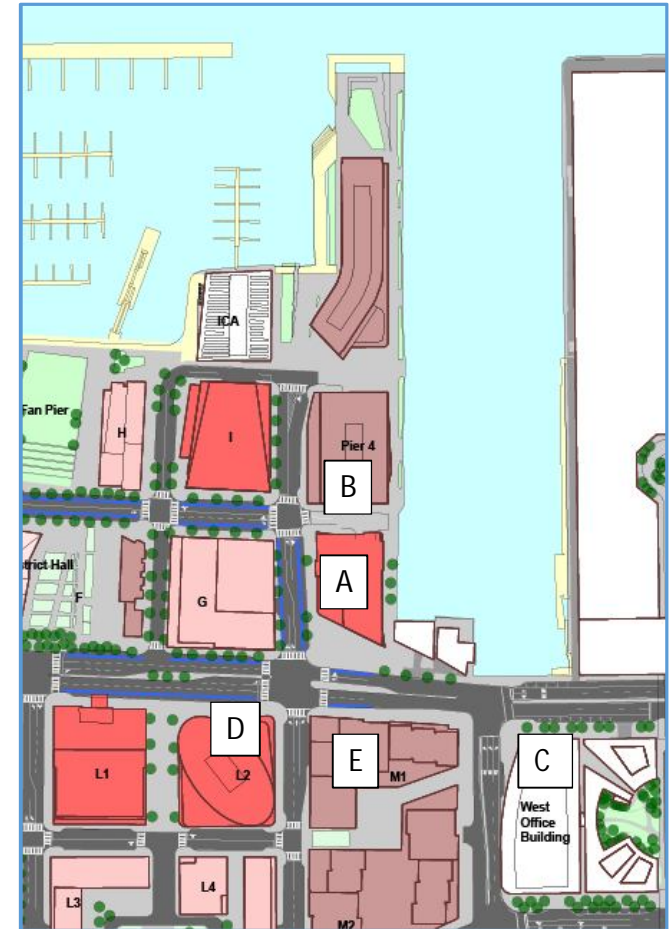
## 150 Seaport Boulevard

Reference:	GSF	Ht.
Existing structures:	10,515 SF	35'
Chapter 91-compliant:	46,488 SF	55'
Proposed structure:	275,000 SF	250'

### Adjacent Buildings

A - 100 Pier Four:	400,000 SF	250'
B - Pier Four Office Building:	350,000 SF	215'
C - Seaport West:	575,000 SF	250'
D - Seaport Sq. L2:	425,000 SF	250'
E - Seaport Sq. M1 & M2:	1,100,000 SF	250'

- Building heights and GSF are approximate



## Article 80 Process

- Letter of Intent: December 2015
- Project Notification Form: 30 day public comment period
  - Community Meeting
  - Scoping Session with Impact Advisory Group
- Scoping Determination: 45 days after filing of PNF
  - May waive further review if impacts and mitigation addressed – BRA Board Vote
  - May require Draft and Final Project Impact Reports if additional analysis is required
  - Adequacy Determination: 45-150 days based upon project size and location
  - BRA Board Vote
- Planned Development Area – Development Plan: zoning overlay for development area
  - Process may run concurrent with Large Project Review: 45 day public comment period
  - Requires BRA Board and Zoning Commission Vote

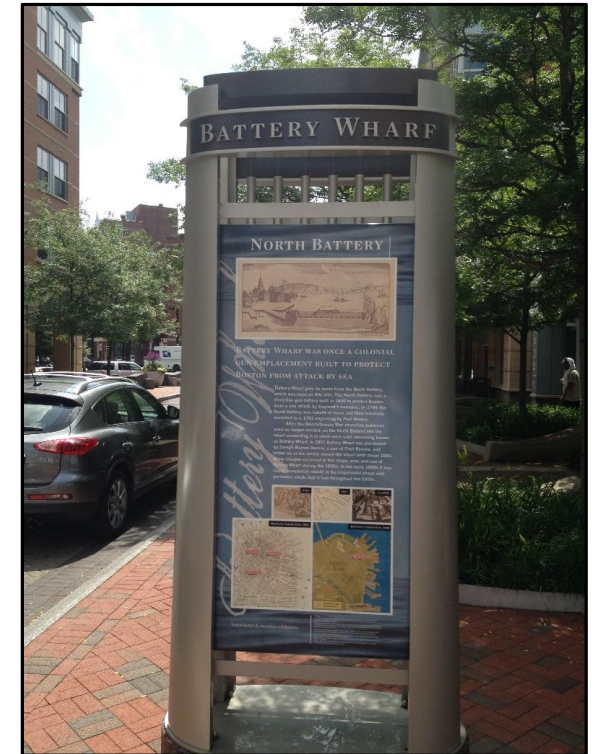
## 2000 MHP Offset Framework

- Commensurate with negative impacts of the substitute provision;
- Provide offsets coincident with the completion of the project;
- Be in accordance with the following guidelines:
  - In-kind offset in a proximate location
  - Increasing the performance standard of another quantitative requirement
  - Qualitative measures that will promote tidelands objectives



## 2000 MHP Offset Framework

- Must also be above and beyond base line requirements of MHP
- 2000 MHP Examples:
  - Civic, Cultural or Educational Programming – interpretive signage, public art installations
  - Harborwalk - signage and maps
  - Water Transit Requirements – facilities and subsidies
  - Public Space Amenities - public restrooms, ferry ticketing
  - Dedicated Space for Short Term Dockage



## 2000 MHP Offset Formula – Fan Pier & Pier 4

Benefits specified to offset impacts from height/shadow:

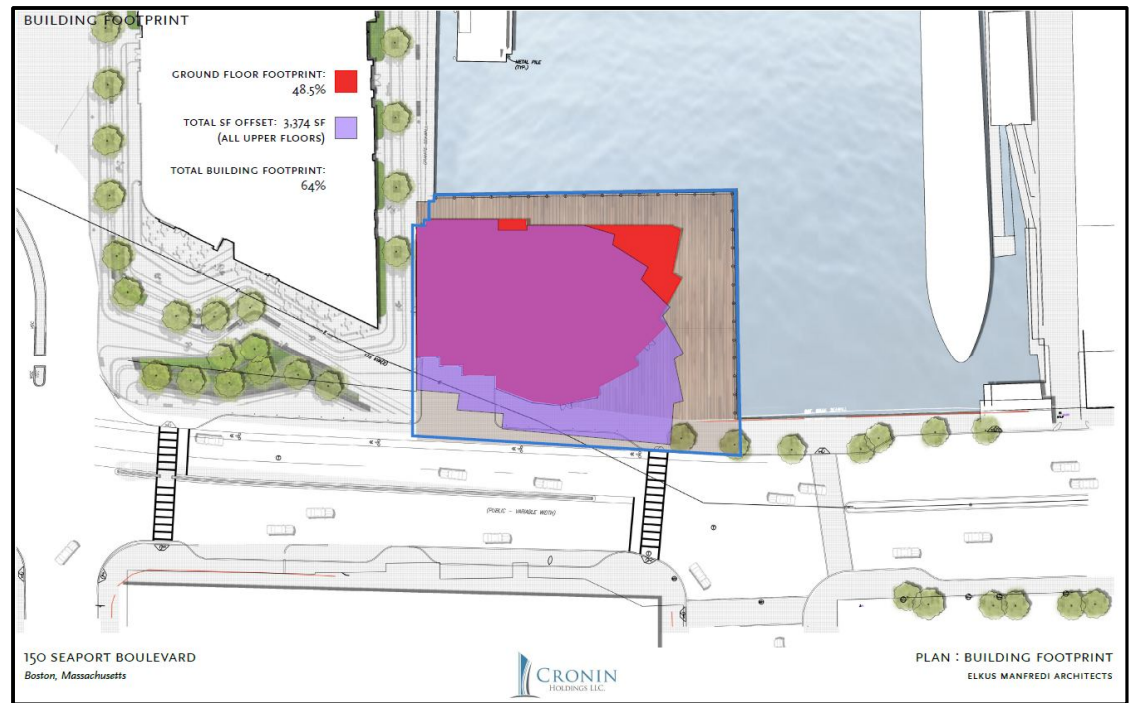
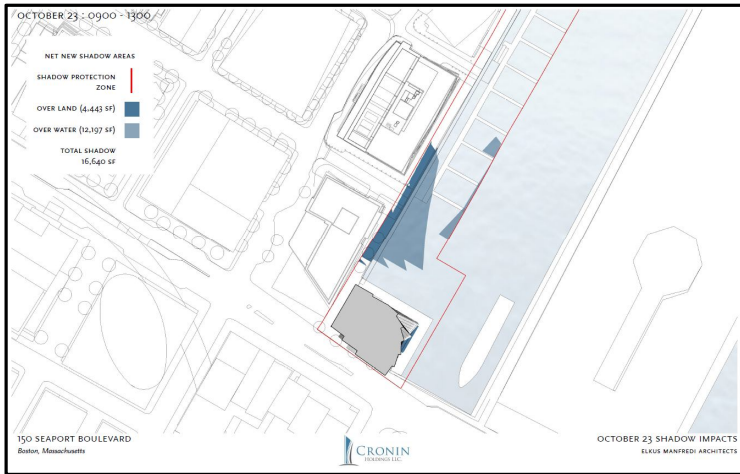
Fan Pier:	253,700 SF of shadow
Pier 4:	34,600 SF of shadow

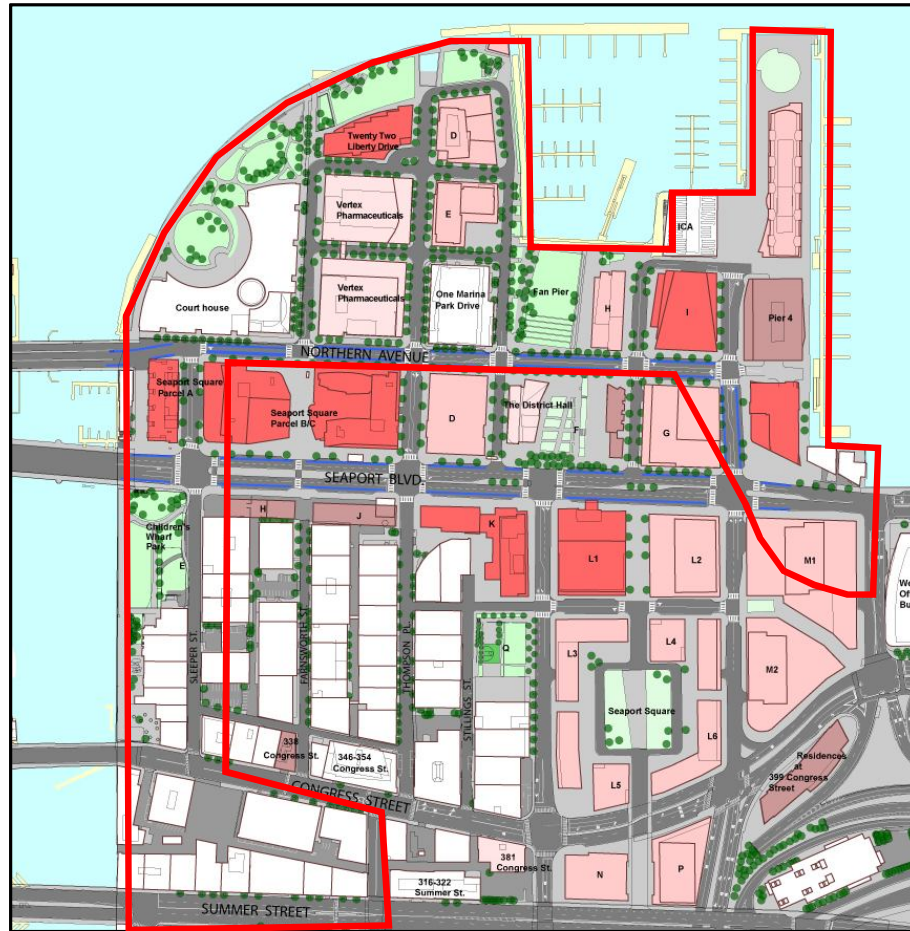
- o Additional open space (2 SF Shadow:1 SF Open Space)
- o Civic, cultural and educational facilities (1:1)
- o Public water related facilities (1:1)
- o Water transportation subsidies – beyond baseline for a max of 15% of offset total
- o Public access facilities for Boston Harbor Islands – max of 10% of offset total

# 150 Seaport Boulevard Substitutions

- WDUZ – Reconfiguration: 208 SF
- Height – Shadow: 16,640 SF
- Lot Coverage/Open Space: 3,374 SF

SF delineations approximate







## South Boston Waterfront MHP – Open Space Offset

- McCourt Broderick – Open Space Aggregation
  - Parcel E (1:1)
- Fort Point Historic – Open Space Fund
  - Parcel E
  - City Parcel
- Barking Crab – Open Space Fund

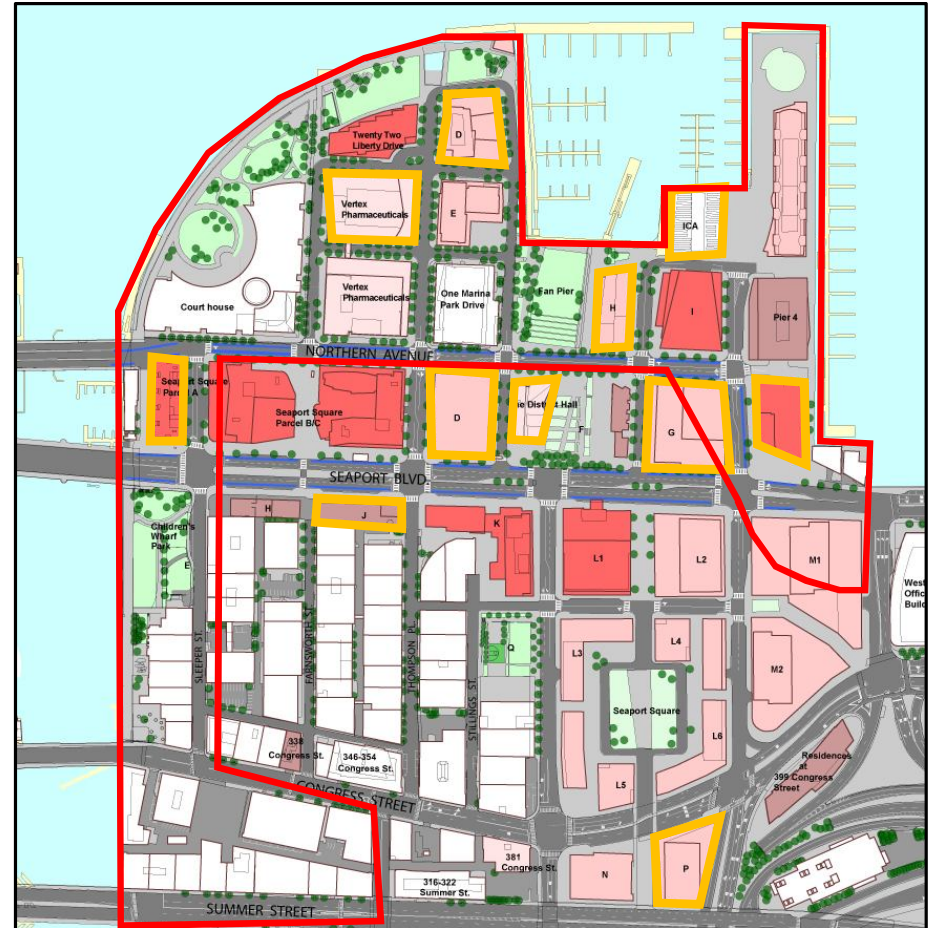


## South Boston Waterfront MHP – Civic & Cultural Space

Fan Pier: 107,000 SF

Pier 4: 20,000 SF

Seaport Square: 235,200 SF  
(inclusive of parcels outside MHP area)



## South Boston Waterfront MHP – Water Transportation Infrastructure

Fan Pier: Fan Pier Cove Ferry Terminal

Pier 4: Water Commons

