



East Boston Municipal Harbor Plan Update

Municipal Harbor Planning
Committee Meeting

Prepared for:
Boston Redevelopment Authority

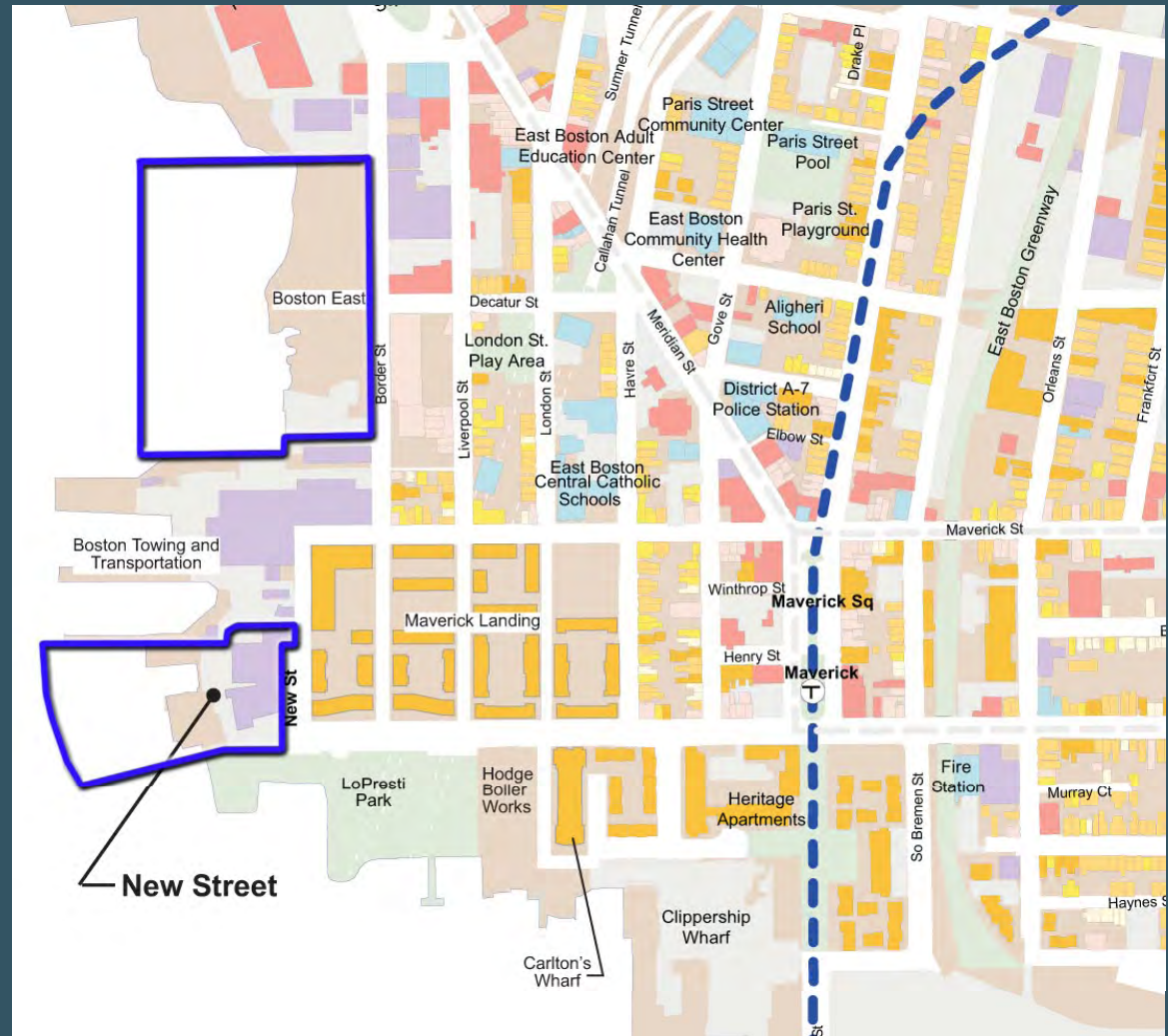
Prepared by:
The Cecil Group

January 16, 2008





MHP Amendment Area





Proposed New Street Development

- Redeveloped 9-story building with 3 new stories
- New 6-story building
- New waterfront restaurant
- Public access with Harborwalk and open space
- Water Taxi Dock and Service Area
- Recreational marina (36 slips)
- Street Improvements



Proposed New Street Development



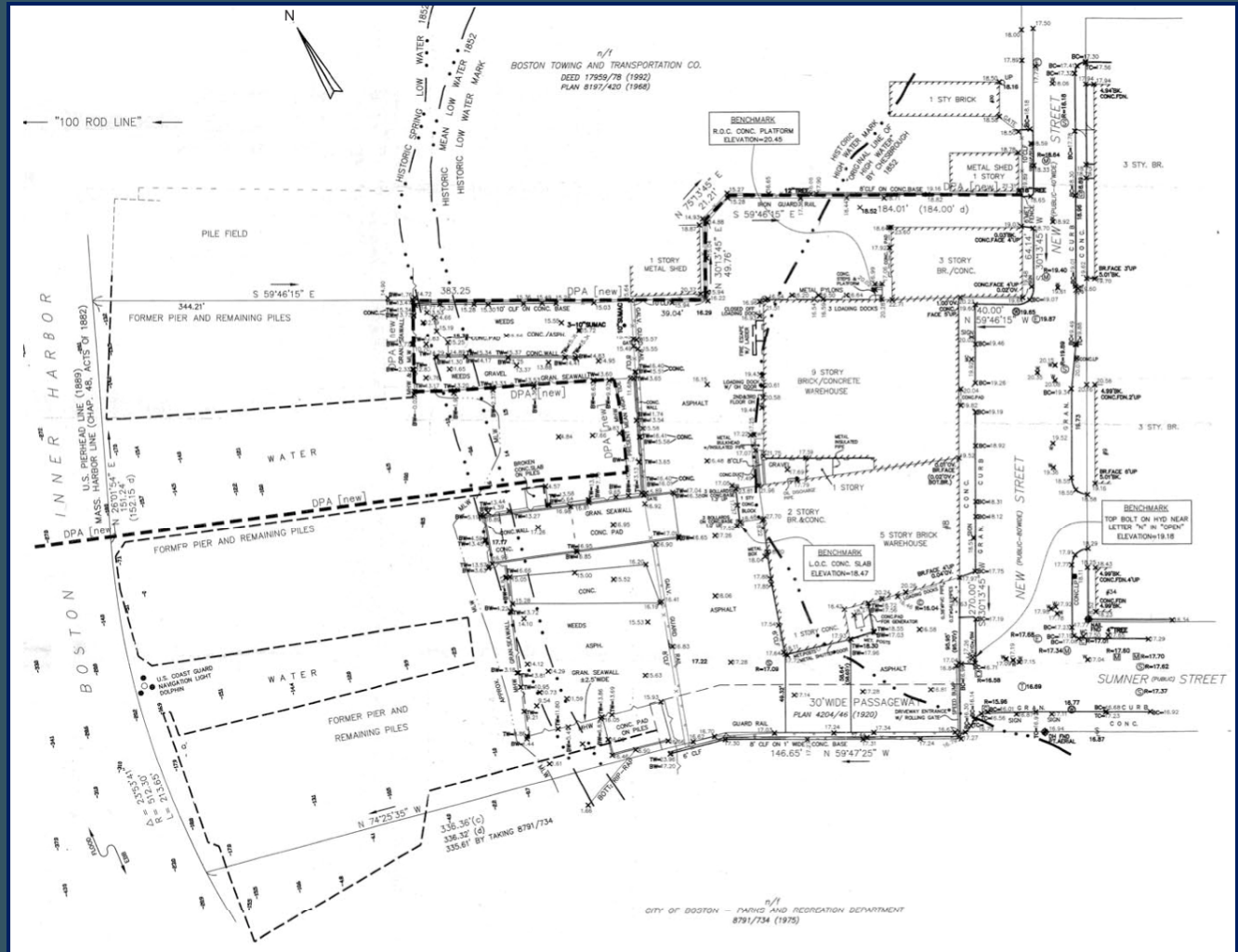


Proposed New Street Development





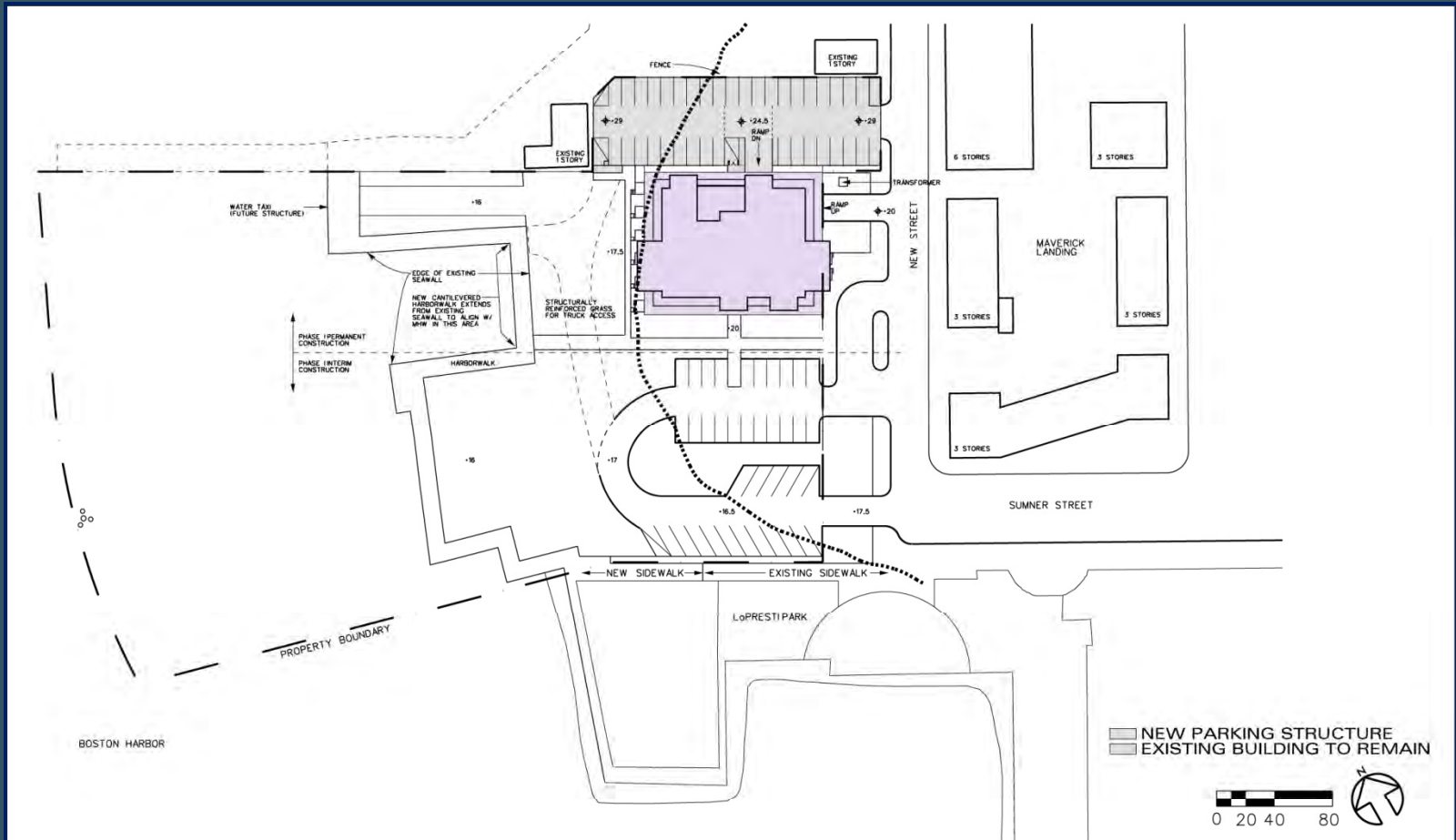
Existing Conditions Plan



East Boston Waterfront District MHP Amendment

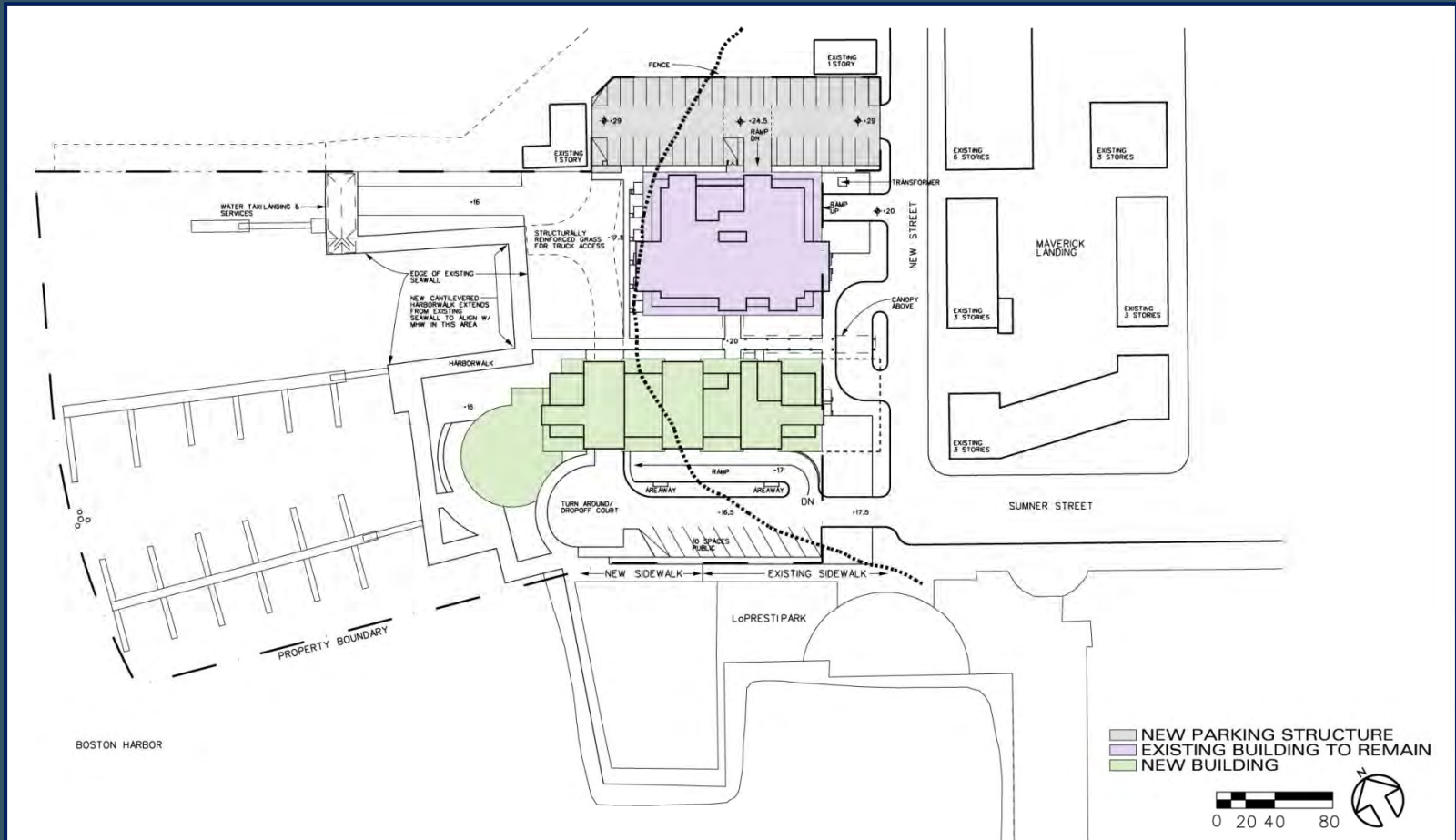


Phase 1 Site Plan



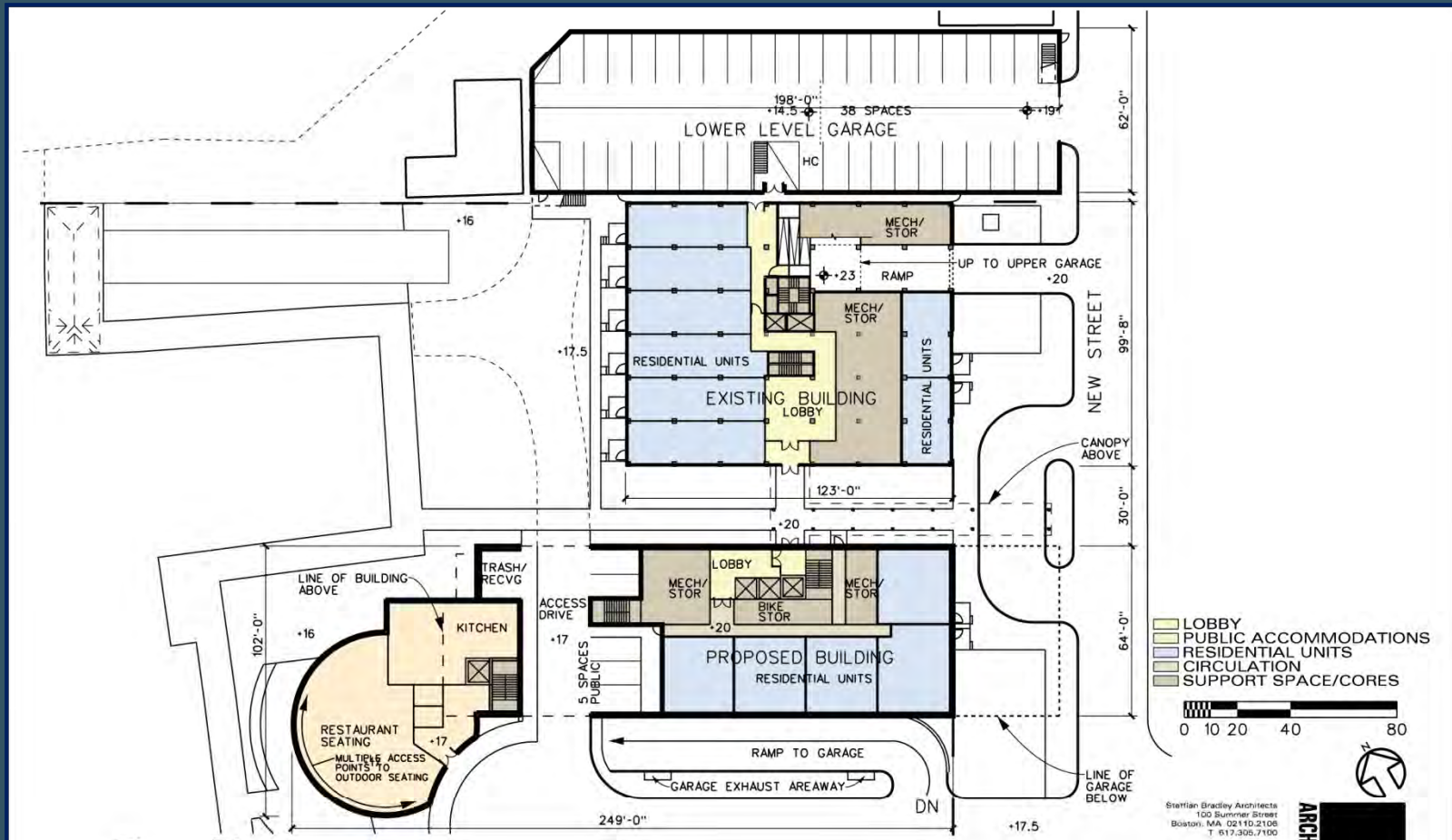


Phase 2 Site Plan



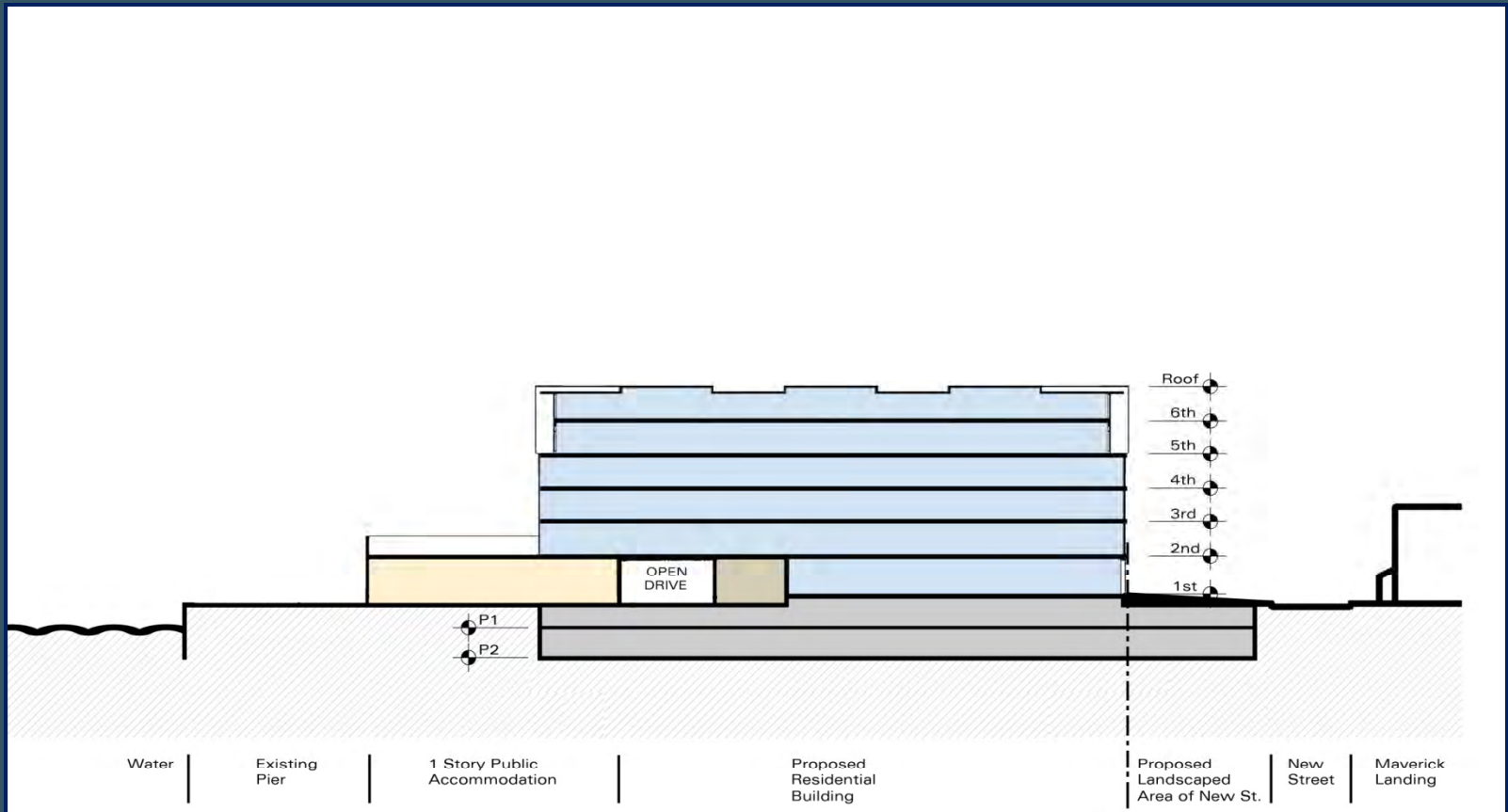


First Floor Plan



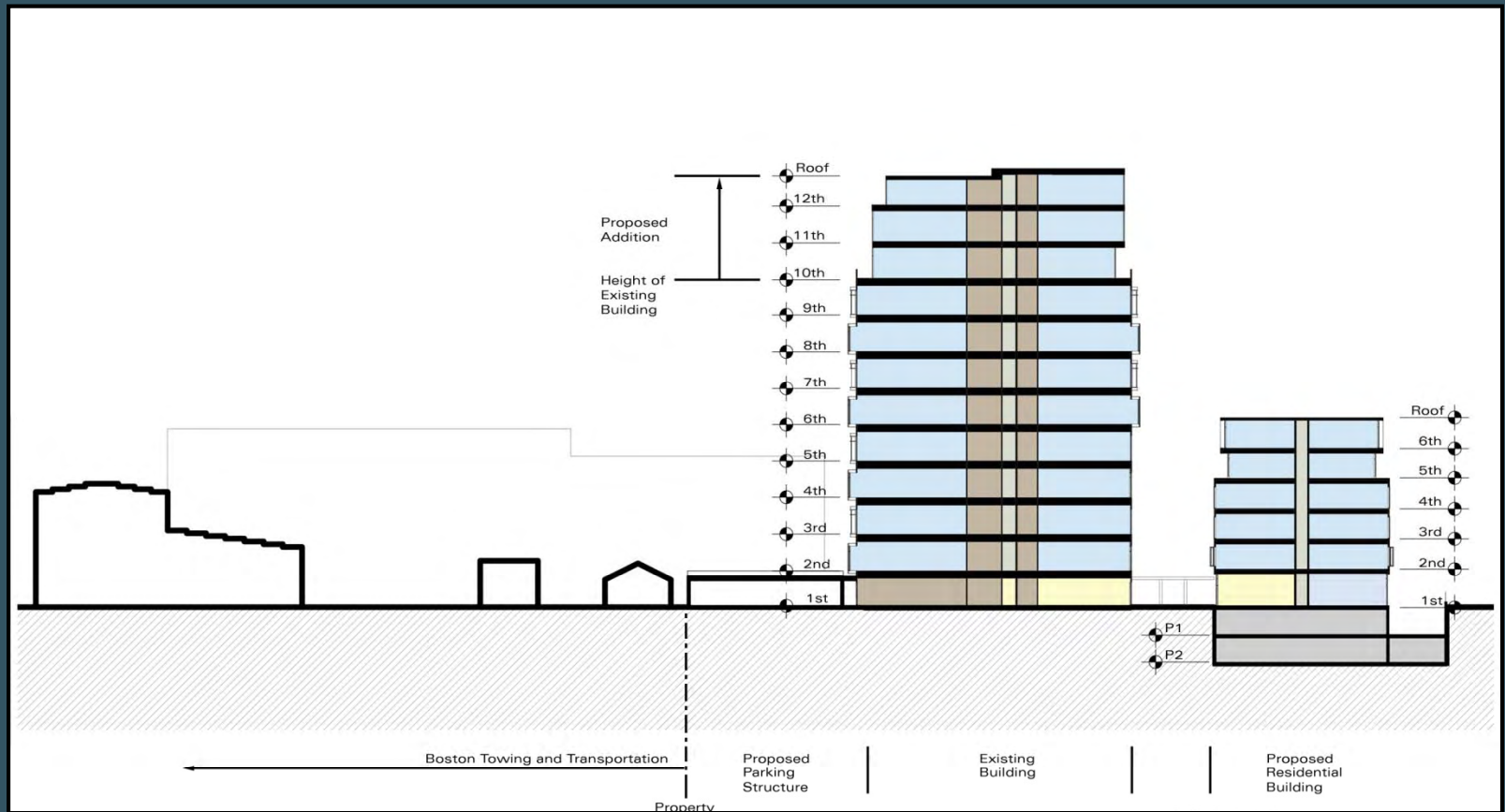


West/East Section





North/South Section





Chapter 91 Jurisdiction





Chapter 91 Compliance



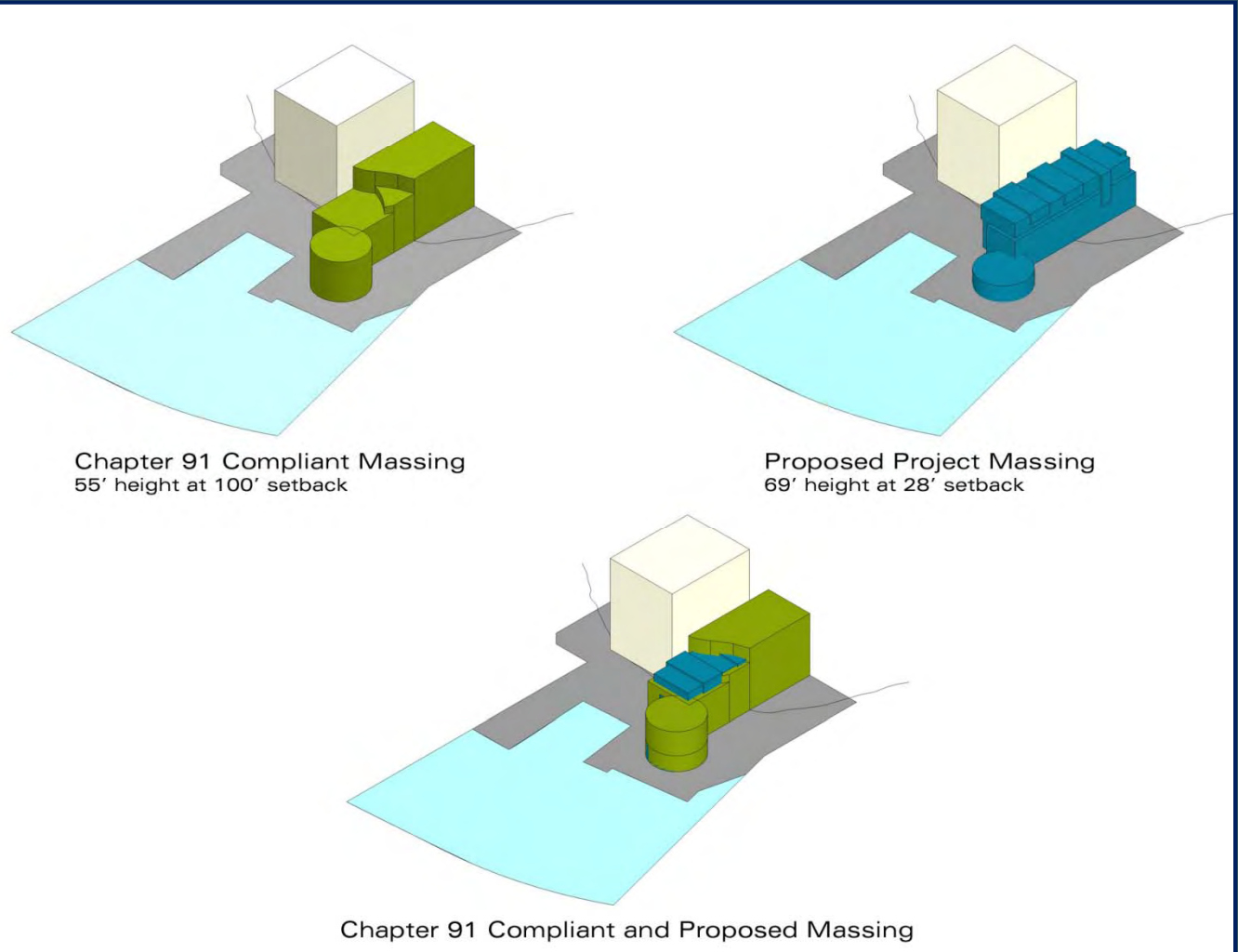


Project Building Heights





Building Massing



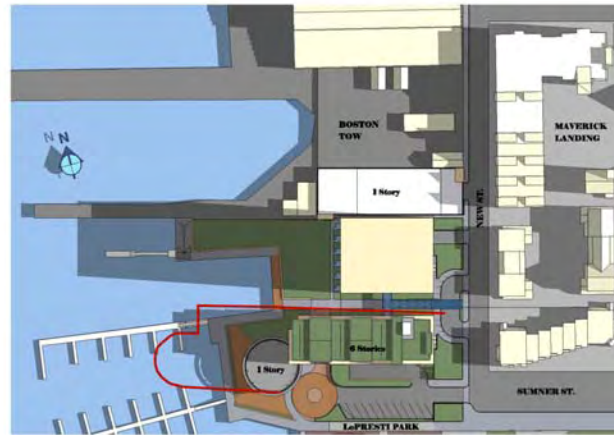
SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

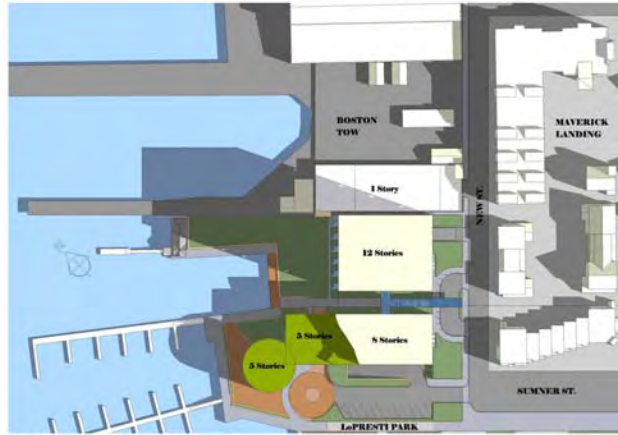
October 23 9:00am

Steffan Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 505 7100



Project Number: 082.000
Scale: N.T.S.
December 12, 2007

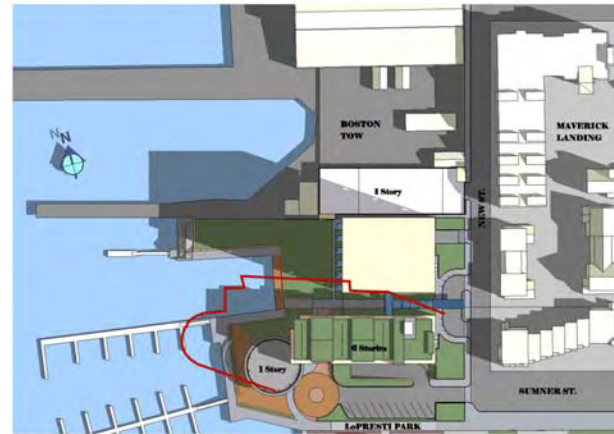
SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

October 23 10:00am

Steffan Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 506 7100
Project Number: 062.000
Scale: N.T.S.
December 12, 2007



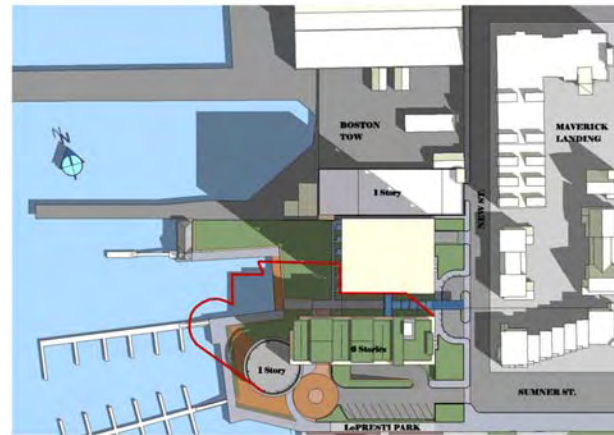
SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

October 23 11:00am

Steffan Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 505 7100
Project Number: 062.000
Scale: N.T.S.
December 12, 2007



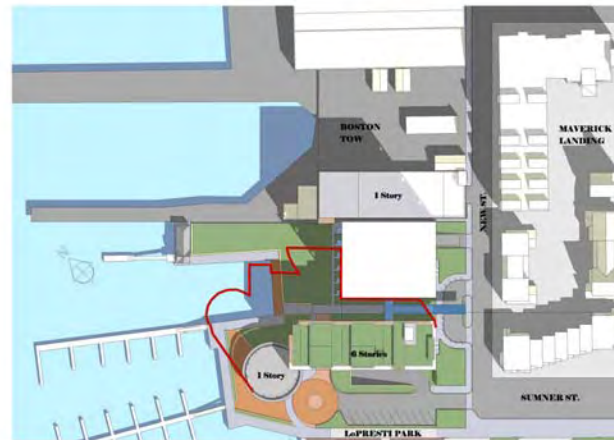
SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows —

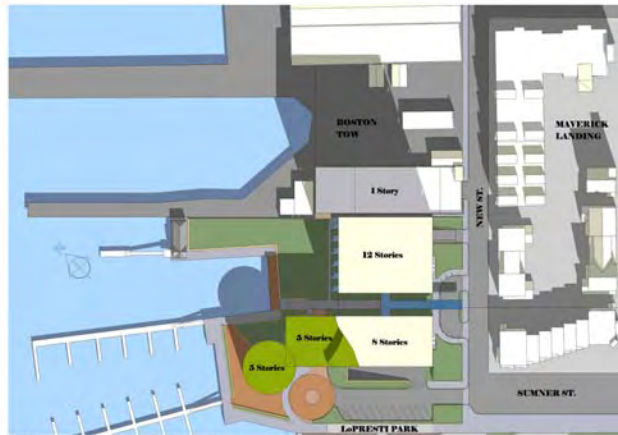
Shadow Analysis
New Street Project

October 23 12:00pm

Steffian Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 305 7100
Project Number: 082.000
Scale: N.T.S.
December 12, 2007



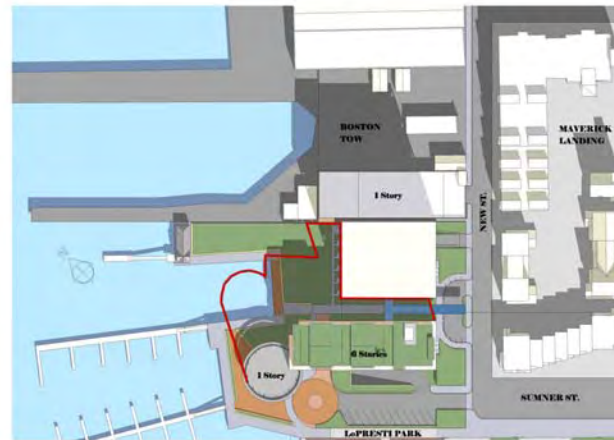
SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

October 23 1:00pm

Steffian Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T: 617.505.7100
Project Number: 082.000
Scale: N.T.S.
December 12, 2007



SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

October 23 2:00pm

Steffian Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 305 7100
Project Number: 082.000
Scale: N.T.S.
December 12, 2007



SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows ———

Shadow Analysis
New Street Project

October 23 3:00pm

Steffan Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 306 7100
Project Number: 082.000
Scale: N.T.S.
December 12, 2007



SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing
w/ Chapter 91
Comparison

Chapter 91 shadows —

Shadow Analysis
New Street Project

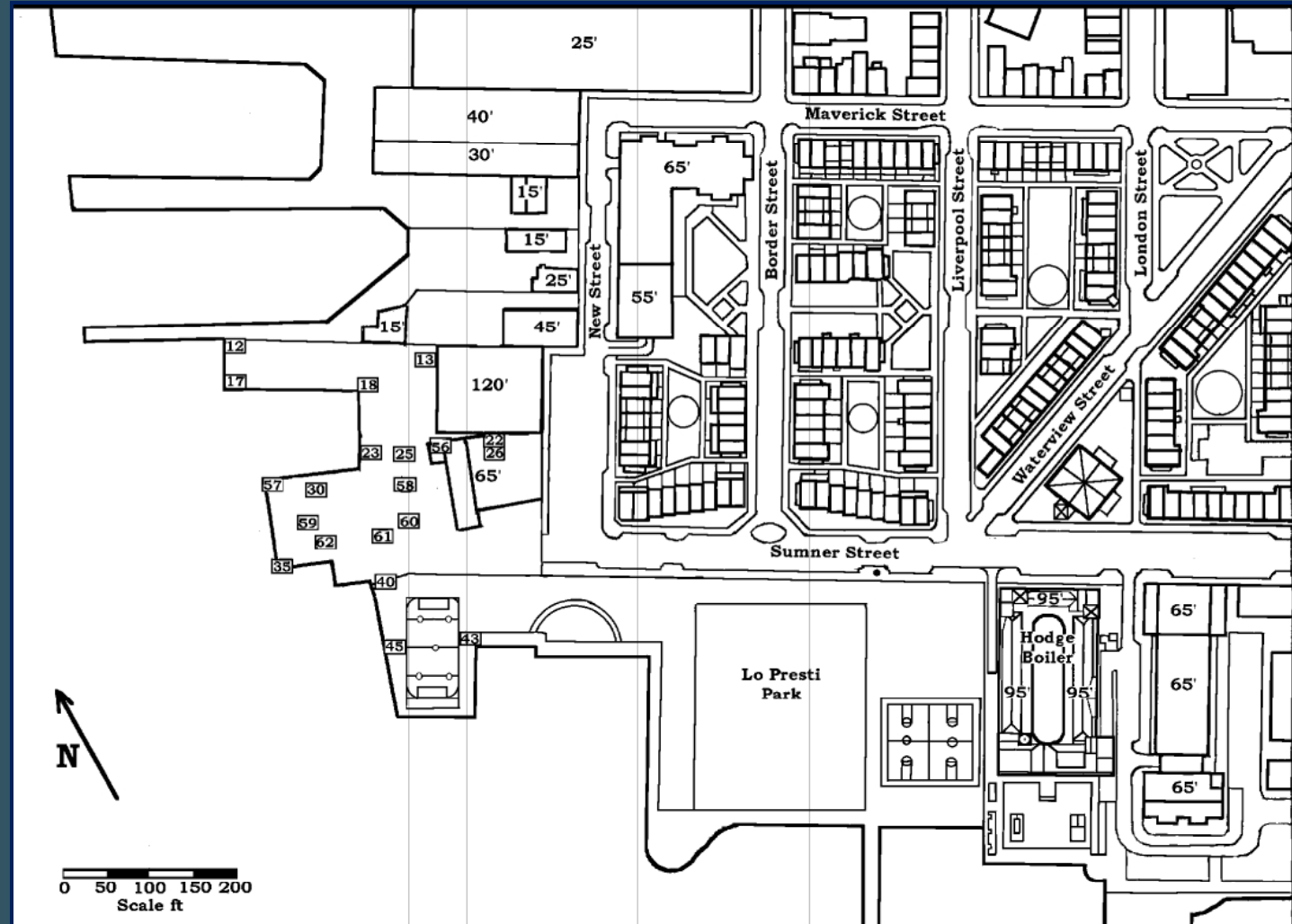
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Steffan Bradley Architects
100 Summer Street
Boston, MA 02110-2106
T 617 305 7100
Project Number: 082.000
Scale: N.T.S.
December 12, 2007



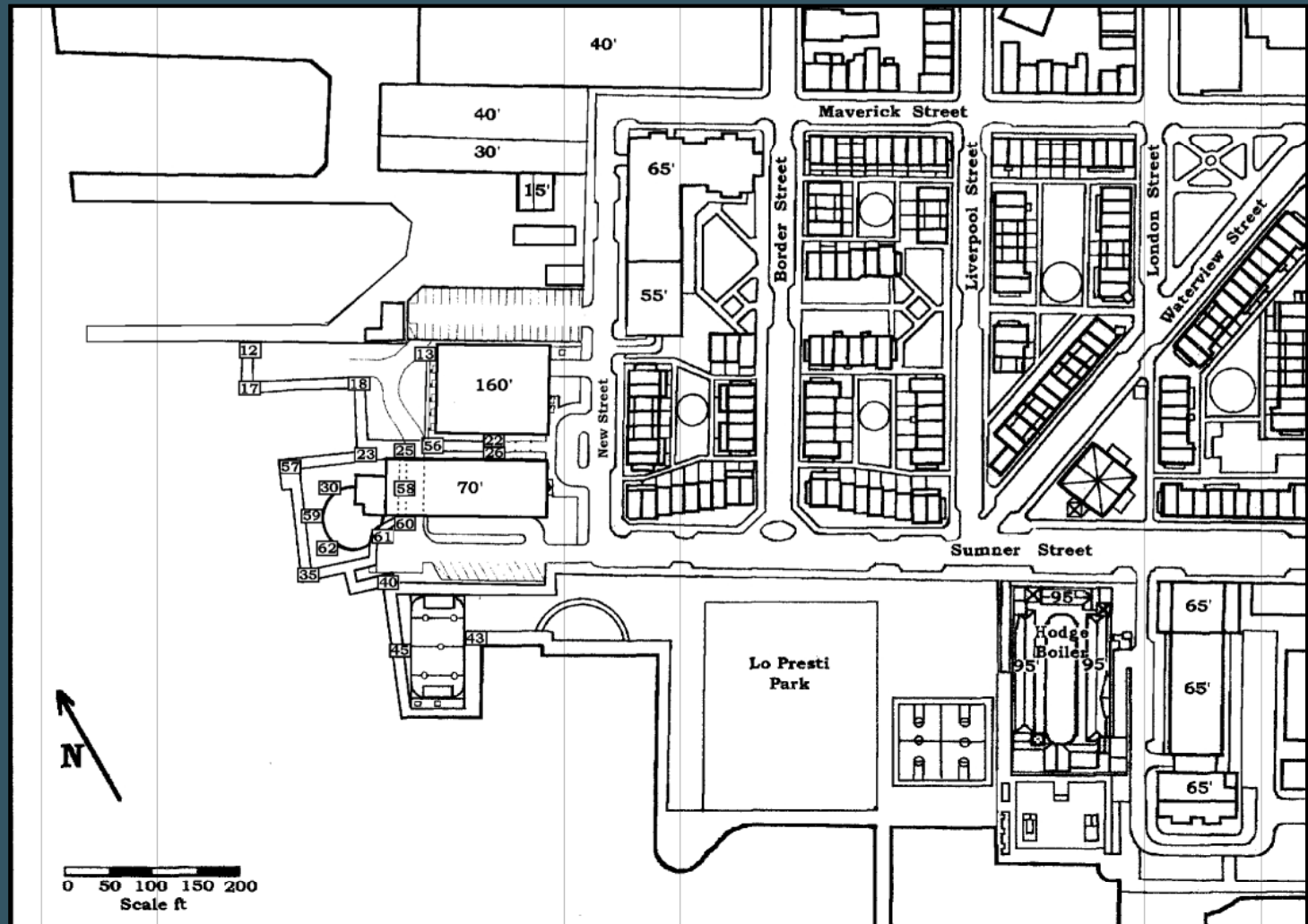


PLW Locations: Existing Conditions



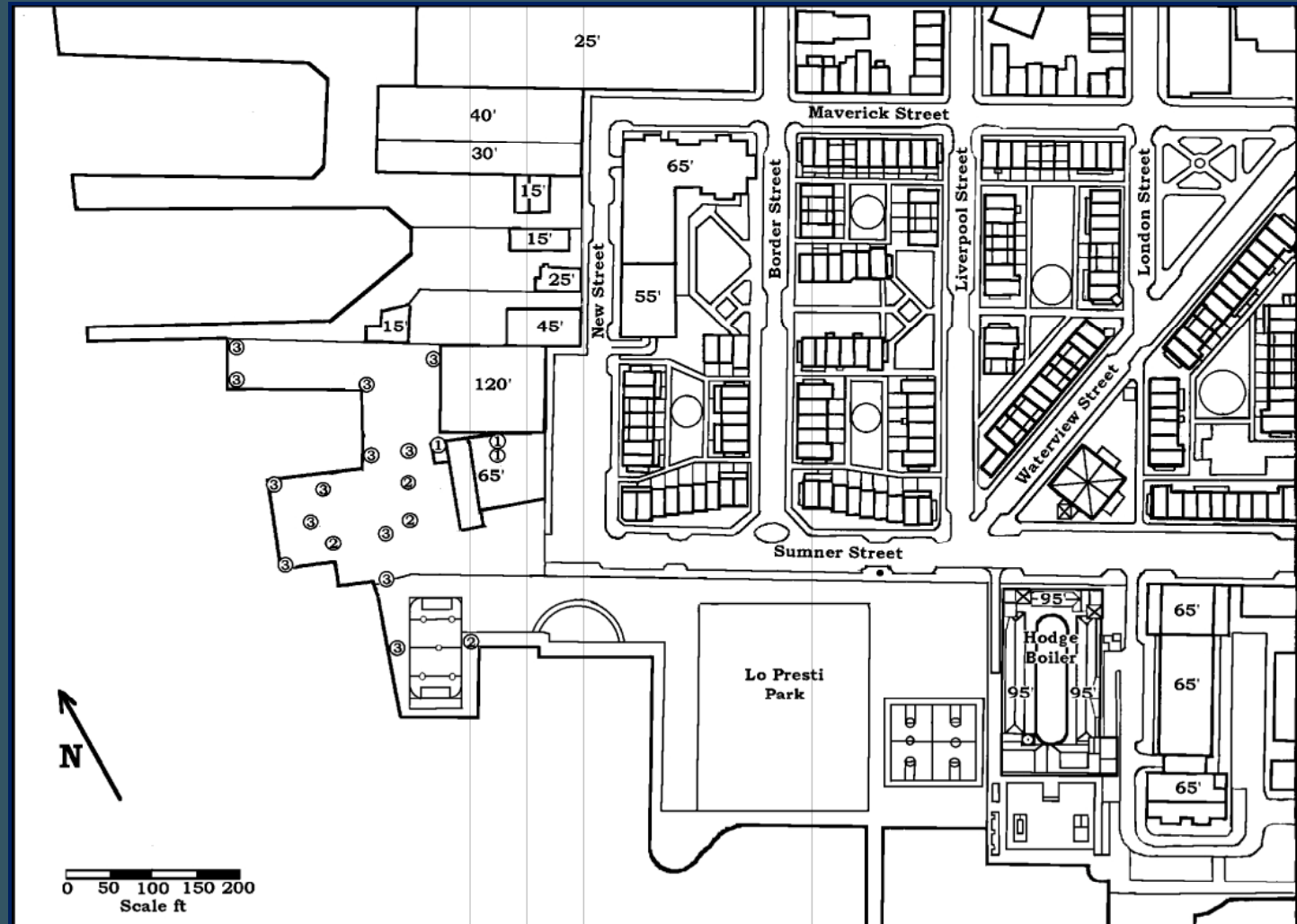


PLW Locations: New Build Conditions





Annual Categories: Existing Conditions





Annual Categories: New Build Conditions

