

# Raymond L. Flynn 海洋公园 -

总体计划最终更新



boston planning &  
development agency

2022年4月5日

# BPDA 可用语种和翻译

本次会议提供西班牙语、中文普通话和中文粤语翻译。

● Para la interpretación al español, por favor seleccione **"Spanish"**

● Ø 中文普通话语音频道请选择 **"Mandarin"**

● Ø 中文粵語語音頻道請選擇 **"Cantonese"**



● 项目概述已经用英语、西班牙语、中文普通话和中文粤语发布在项目网页上。

# 会议录制

应社区成员的请求，BPDA 将录制本次会议，并将其发布在 BPDA 项目网页上，供无法实时参加 Zoom 会议的人员使用。参会人员也可能使用自己的手机或其他设备录制会议。如果您不想在开会期间被他人录音录像，请关闭自己的麦克风和摄像头。

# 虚拟会议礼仪

- 我们希望这次讨论会能给所有人带去愉快的体验，让所有社区成员/相关人员踊跃分享其意见、问题和反馈。
- 提问/发表意见时请尊重彼此的时间，让所有到会人员都能有机会发言。
- 请先等待所有到会人员均已提问/发表意见后再提出额外的问题/意见。
- 到会人员还可以在会后通过 [joe.christo@boston.gov](mailto:joe.christo@boston.gov) 与 Joe Christo 联系，进一步讨论项目和/或流程。



# 会议形式

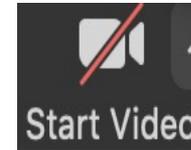
- 演示结束后，将通过“举手”功能让到会人员提出问题/意见。如果您的“举手”功能出现任何技术问题，在所有举手的人员已经得到发言机会后，项目团队的成员会大声读出通过聊天选项卡输入的问题/意见。

# Zoom 小技巧

**Zoom 控件位于屏幕下方。单击这些符号会激活不同的功能：**



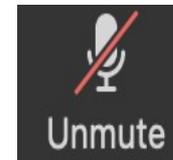
翻译（可以从列表中选择合适的语言通道）



打开/关闭视频



在演示结束后举手  
提问或提供意见

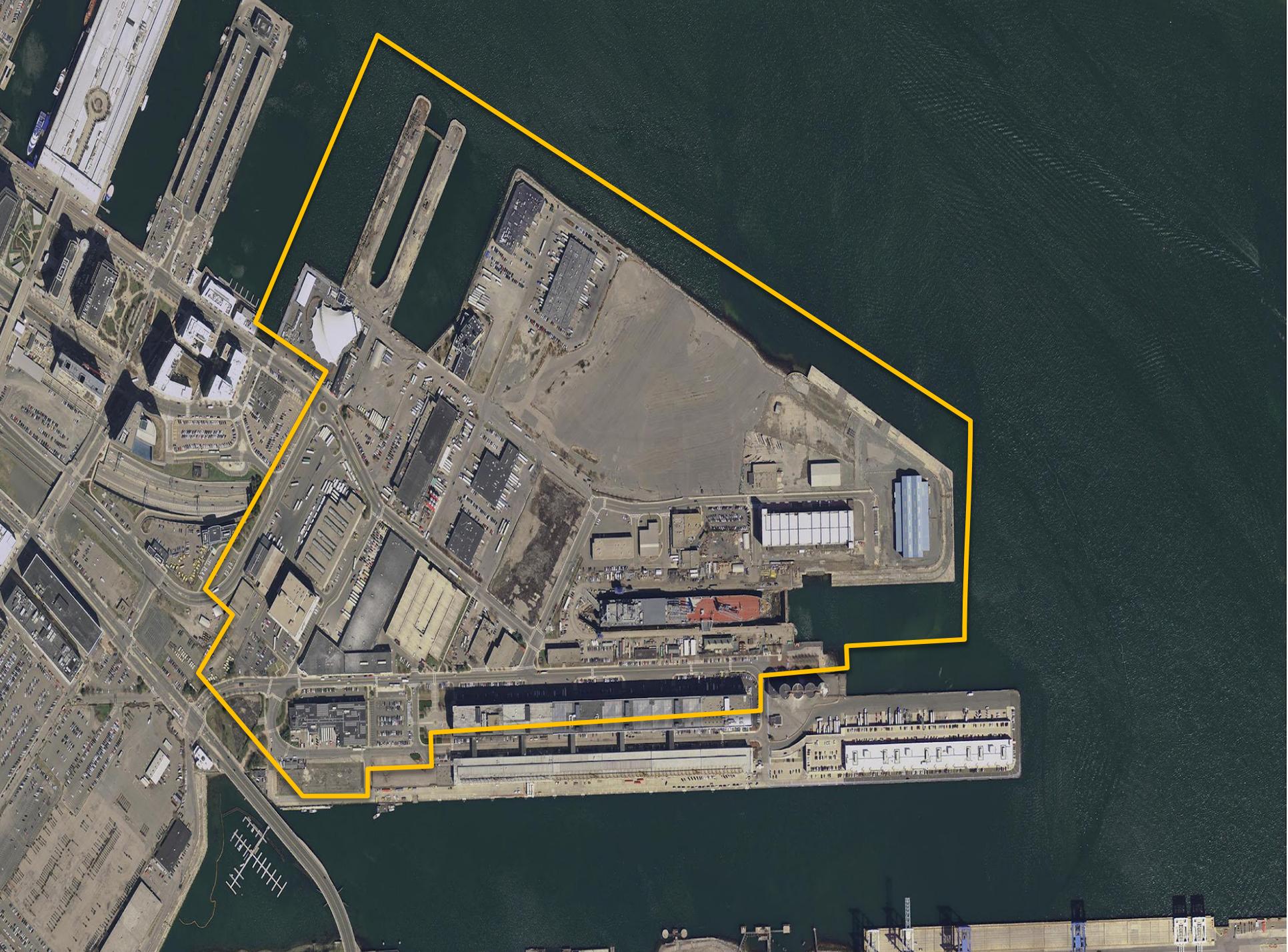


静音/取消静音

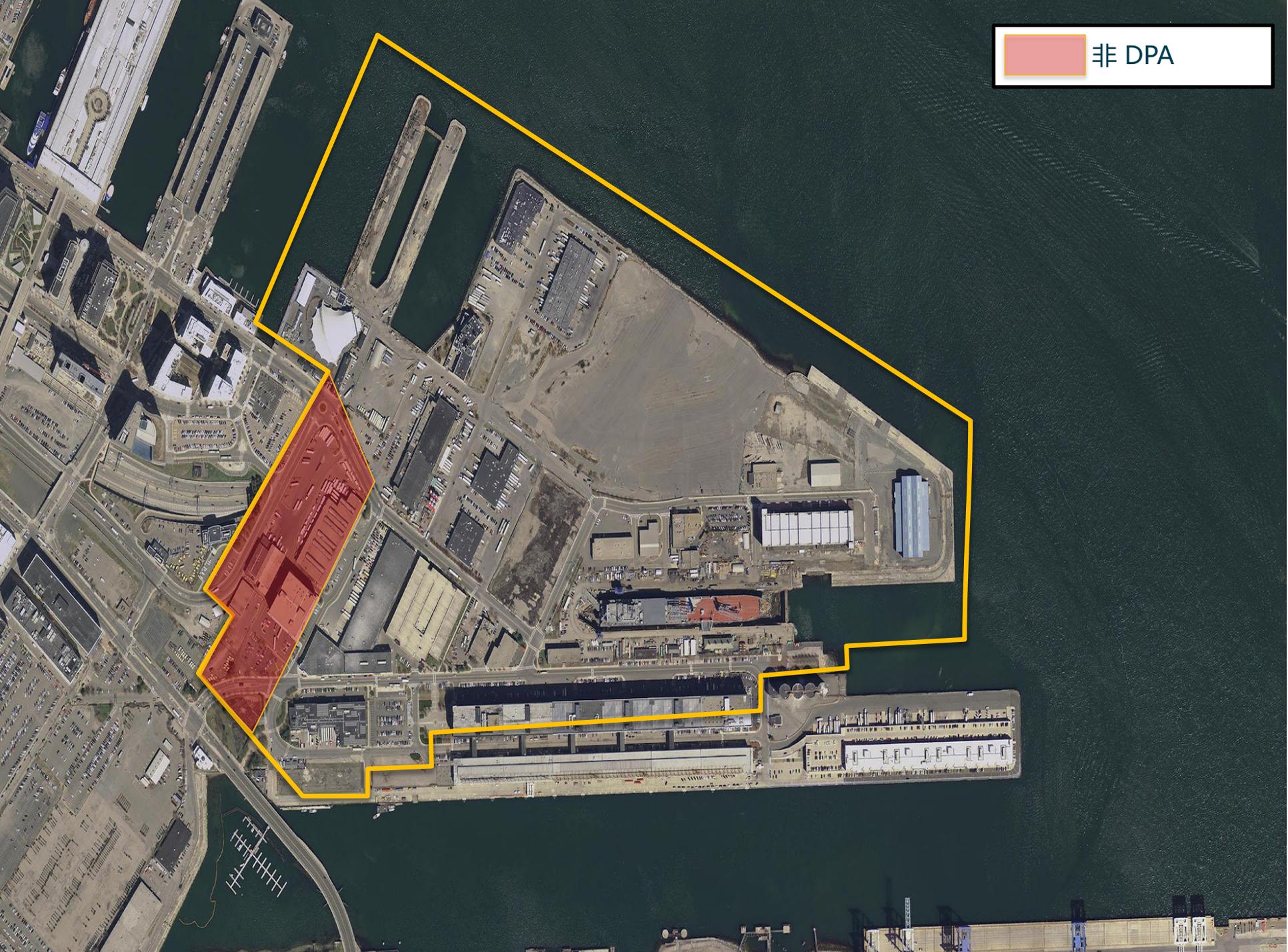
# RLFMP 总体计划时间线

- **1999** - 总体计划初稿
- **2005** 总体计划第 91 章许可证
- **2015-2017** - 有相关人员参与的总体计划更新研讨
- **2017 年 12 月** - 总体计划更新提交
- **2018 年 1 月** - 证书
- **2019 年 5 月 - 2019 年 7 月** - RLFMP 公园技术咨询委员会流程
- **2020 年 2 月** - 州政府对总体计划更新给出反馈
- **2020-2021** - 更多 BPDA 分析和与州政府的定期会议
- **2022 年 2 月** - 总体计划更新最终提交



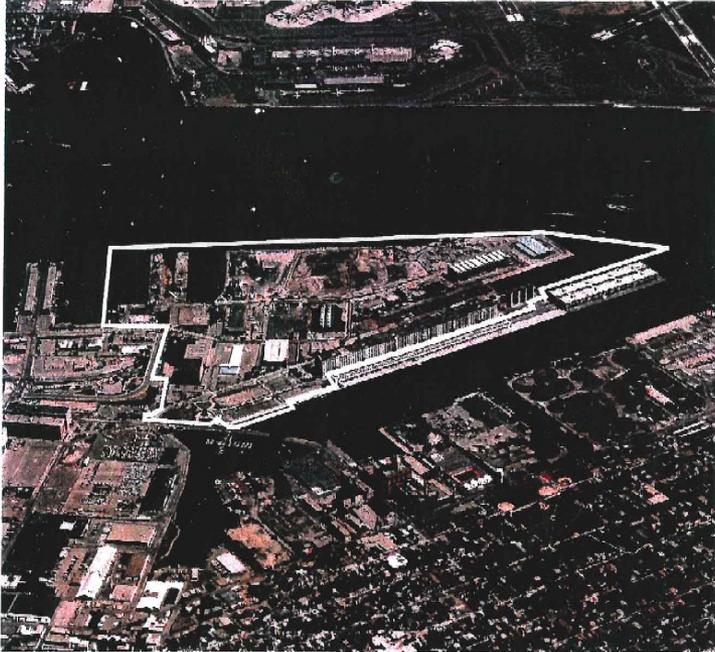


非 DPA



# 1999 年总体规划

## FINAL MASTER PLAN MARINE INDUSTRIAL PARK EOEA #8161



*Submitted to:*  
**Executive Office of Environmental Affairs**

*Proponent:*  
**Boston Redevelopment Authority /  
Economic Development Industrial Corporation**

*Prepared by:*  
**Fort Point Associates, Inc.**  
286 Congress Street  
Boston, MA 02210  
(617) 357-7044

*December 1999*

# 总体计划第 91 章许可

The Commonwealth of Massachusetts



No. 10233

Boston Redevelopment Authority (BRA) and  
Economic Development Industrial Corporation (EDIC)

Whereas,

of --Boston-- in the County of --Suffolk-- has applied to the Department of Environmental Protection to -- authorize a continuation in use of approximately 129 acres of filled tidelands, for a mix of water-dependent industrial, nonwater-dependent industrial and commercial uses, and a variety of accessory uses thereto (including, but not limited to facilities for vehicular and pedestrian circulation) as a --Marine Industrial Park (MIP) as defined at 310 CMR 9.02--

and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the --Office of the Mayor and the City Council-- of the --City-- of --Boston--

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses the said

BRA/EDIC-- subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to --approve a License in order to authorize continuation in use of approximately 129 acres of filled tidelands, for a mix of water-dependent industrial, nonwater-dependent general industrial and commercial uses, and a variety of accessory uses thereto (including but not limited to facilities for vehicular and pedestrian access and circulation) as an MIP as defined at 310 CMR 9.02--

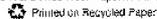
in filled Commonwealth tidelands of --Boston Harbor -- in the --City-- of -- Boston-- and in accordance with the locations shown and details indicated on the accompanying DEP License Plan No. 10233 (4 sheets) and in Table 7 ("Future Build Out Land Use Matrix") submitted in the License application and attached hereto.

The activities authorized hereby shall be limited to the following: Water-dependent Industrial Use, Nonwater-dependent Industrial and Commercial Uses, and a variety of Accessory Uses thereto.

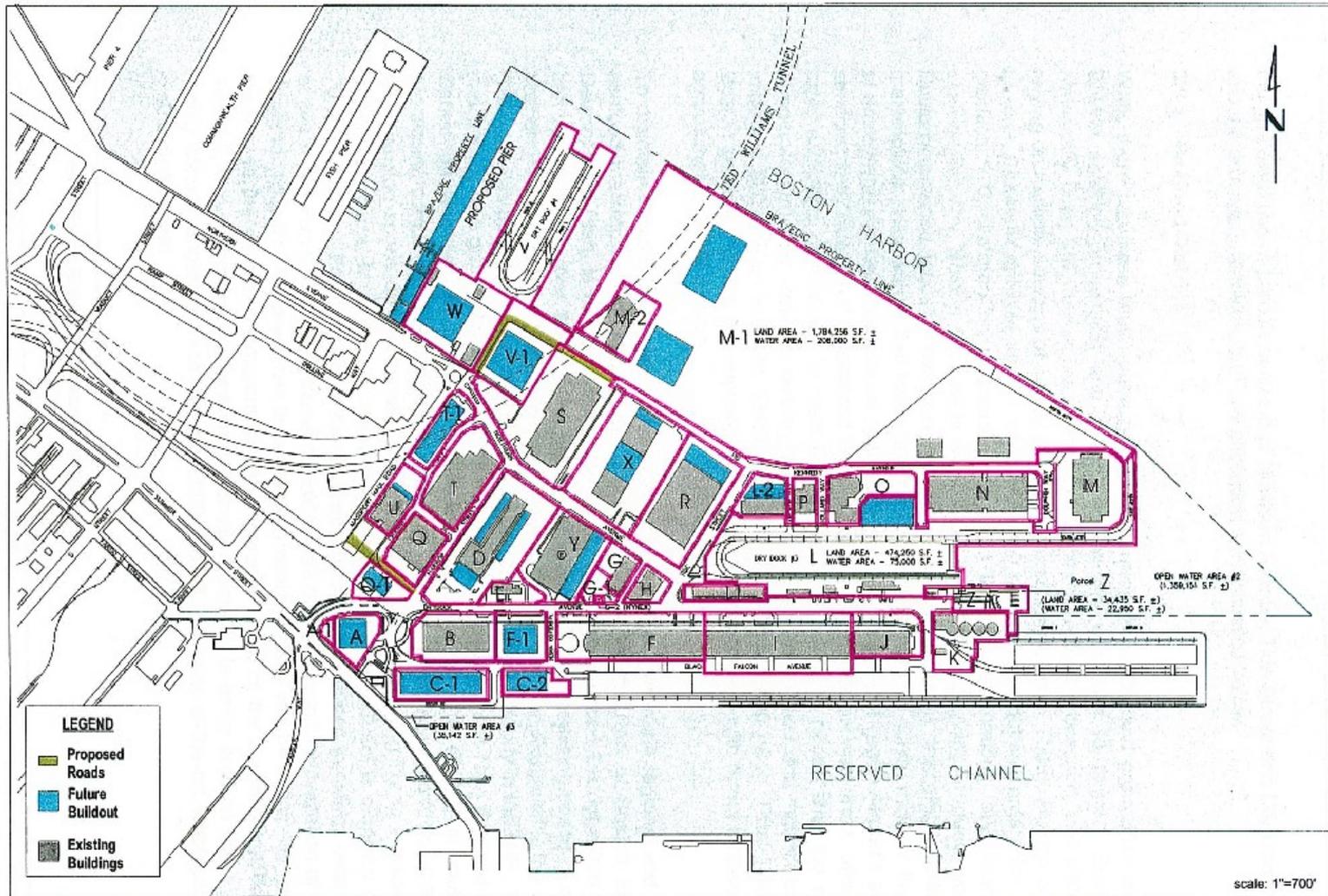
Parcel	Address	Parcel Area	Exis Bldg Footprint	Add Bldg Footprint	Marine Industrial	General Industrial	Comm.	Building Footprint	Marine Industrial	General Industrial	Comm.	Marine Industrial	General Industrial	Comm.
<b>DPA</b>														
B	5 Drydock Ave.	95,824	70,000	0	95,824	0	0	70,000	70,000	0	0	25,824	25,824	0
C-1	1 Terminal St.	69,249	0	40,000	69,249	0	0	40,000	40,000	0	0	29,249	29,249	0
C-2	5 Terminal St.	41,901	0	20,000	41,901	0	0	20,000	20,000	0	0	21,901	21,901	0
D	6 Drydock Ave. (#12)	216,650	35,000	86,000	184,544	30,008	1,200	119,208	88,000	30,008	1,200	96,544	96,544	0
E	10 Drydock Ave. (#15)	24,242	6,384	12,616	11,400	0	12,842	19,000	11,400	0	7,600	5,242	0	5,242
F	1 Design Center (#114)	164,010	70,454	0	123,008	41,003	70,455	0	52,841	17,614	93,556	0	70,167	23,389
F-1	Design Center Parking	50,468	0	28,000	0	37,851	12,617	28,000	0	21,000	7,000	22,468	0	16,851
G	339 Northern Ave. (#20)	31,120	12,774	0	31,020	0	0	12,774	12,774	0	0	18,246	18,246	0
H	22 Drydock Ave. (#49)	53,997	14,231	0	53,997	0	14,231	0	14,231	0	0	39,766	0	39,766
I	21-25 Drydock Ave. (#114)	225,370	103,194	0	22,537	146,491	56,342	103,194	10,319	67,077	25,798	122,180	12,218	79,417
J	27 Drydock Ave. (#114)	61,000	34,398	0	6,100	54,900	0	34,398	3,440	30,958	0	26,602	2,660	23,942
K	36 Drydock Ave.	84,843	7,454	0	84,843	0	0	7,454	7,454	0	0	77,189	77,189	0
L	Drydock #3 (#1 #22#23)	474,290	13,072	36,000	474,290	0	0	49,072	49,072	0	0	425,218	425,218	0
L-1	24-26 Drydock Ave. (#21)	33,141	14,544	0	33,141	0	0	14,520	14,520	0	0	18,597	18,597	0
L-2	7 Tide St. (#54)	51,040	18,000	11,000	51,040	0	0	29,000	0	29,000	0	22,040	0	22,040
M	3 Dolphin Way (#31)	148,150	55,922	0	85,518	62,632	0	55,922	39,404	16,518	0	92,228	46,114	46,114
M-1	Massport Marine Term.	1,661,000	0	129,240	1,661,406	0	0	129,240	129,240	0	0	1,532,166	1,532,166	0
M-2	Fid Kennedy Ave.	75,310	24,466	0	75,310	0	0	24,466	24,466	0	0	50,844	50,844	0
N	25 Fid Kennedy Ave. (#16)	140,000	85,600	0	140,000	0	0	85,600	0	85,600	0	54,400	0	54,400
O	19 Fid Kennedy Ave. (#29)	61,000	34,000	0	61,000	0	0	34,000	0	34,000	0	27,000	0	27,000
P	3 Anchor Way (#14)	24,280	12,324	0	24,280	0	0	12,324	0	12,324	0	11,956	0	11,956
R	6 Tide St. (#18)	179,810	0	86,000	0	179,810	0	86,000	0	88,000	0	93,810	0	93,810
S	306 Northern Ave. (#53)	255,590	105,000	0	127,797	114,758	13,035	105,000	52,500	47,145	5,355	150,594	75,297	75,297
V	300 Northern Ave.	270,000	0	270,000	0	0	0	0	0	0	0	270,000	270,000	0
V-1	Drydock #4	105,000	0	47,000	105,000	0	0	47,000	47,000	0	0	58,000	58,000	0
W	290 Northern Ave.	172,000	5,960	47,000	172,000	0	0	52,960	52,960	0	0	119,040	119,040	0
X	310-314 Northern Ave.	211,210	64,000	30,000	211,214	0	0	94,000	94,000	0	0	117,214	117,214	0
Z	34 Drydock Ave. (Pier 10)	34,435	2,000	0	34,435	0	0	2,000	2,000	0	0	32,435	32,435	0
<b>Subtotal</b>		<b>5,014,730</b>	<b>788,777</b>	<b>3,797,329</b>	<b>1,079,775</b>	<b>137,039</b>	<b>768,549</b>	<b>526,702</b>	<b>64,567</b>	<b>3,002,932</b>	<b>560,760</b>	<b>64,793</b>		
<b>%</b>		<b>93.4%</b>	<b>15.7%</b>	<b>75.7%</b>	<b>21.5%</b>	<b>2.7%</b>								
<b>Non-DPA</b>														
A	1 Drydock Ave.	40,879	0	20,000	0	0	40,879	20,000	0	0	20,000	20,879	0	20,879
Q	12 Channel St. (#32)	69,878	35,511	0	69,878	0	35,511	0	35,511	0	0	34,367	0	34,367
Q-1	4 Drydock Ave. / Channel St.	26,000	2,000	10,000	0	0	26,000	12,000	0	12,000	0	14,000	0	14,000
T	6 Harbor St. (#19)	119,440	78,144	0	119,447	0	0	78,144	78,144	0	0	41,303	41,303	0
T-1	Northern Ave. / Channel St.	55,348	0	17,000	55,348	0	0	17,000	17,000	0	0	38,348	38,348	0
U	7 Channel St. (#17)	45,310	20,000	5,000	45,310	0	0	25,000	25,000	0	0	20,310	20,310	0
<b>Subtotal</b>		<b>356,855</b>	<b>135,655</b>	<b>220,105</b>	<b>69,878</b>	<b>66,879</b>	<b>120,144</b>	<b>35,511</b>	<b>32,000</b>	<b>99,961</b>	<b>34,367</b>	<b>34,879</b>		
<b>%</b>		<b>6.8%</b>	<b>38.0%</b>	<b>61.7%</b>	<b>19.6%</b>	<b>18.7%</b>								
<b>Total</b>		<b>5,371,585</b>	<b>924,432</b>	<b>4,017,434</b>	<b>1,149,653</b>	<b>203,918</b>	<b>888,693</b>	<b>562,213</b>	<b>96,567</b>	<b>3,102,893</b>	<b>595,127</b>	<b>99,672</b>		
<b>Notes:</b>														
1. Information source is the BRA.														
2. Common f. G-2 Bell Atlantic Switch Station Y Parking Garage														
Note: Expansion of parking garage currently being designed on Parcel Y.														
3. See Table 5 for Existing Land Use Matrix.														
4. BankBoston Pavilion is a temporary facility and therefore														
5. BMIP parcels not within the DPA are not subject to this License														
6. General industrial and commercial uses may occur up to the respective amounts shown only if space equivalent to such amounts is reserved for marine industrial use on Parcel T.														

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-555-1057. TDD Service - 1-800-298-2907.

DEP on the World Wide Web: <http://www.mass.gov/dep>



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Prepared By: Fort Point Associates, Inc.

## FUTURE BUILDOUT

Figure 3-5

# 总体计划最终更新概要

- **波士顿港：趋势和观察**
- **海洋产业使用需求**
- **RLFMP 基础设施评估**
- **RLFMP 企业的意见**
- **RLFMP 未来开发模式**
- **规划场景有哪些运作影响？**
- **可持续 RLFMP**
- **有哪些实施策略？**

# 海洋产业的使用需求和未来开发模型



# 海洋产业使用需求

## RLFMP 中有哪些海洋产业的潜在发展机遇？

1. 货运及一般用途海运码头
2. 邮轮业务
3. 船舶维修
4. 恰及时运输（Logan 周边）
5. 海鲜加工

# 支持该任务的未来发展模式是什么？

**目的：** 建立能吸引投资和巩固现有产业的发展模式

**目标：** 对必要的多种用途做出修改和/或重新定义公园内的其他用途，以提供运营公园和改善基础设施所需的收入来源。

- 这些投资可以吸引产业用户，使得他们同意承担改善基础设施的前期成本。
- 现存的问题是：如何在满足商业需求的同时保留产业特色和使命？

# RLFMP 中多层产业的成功事例

## • Harpoon Brewery

- 单租户多层产业建筑
- 制造/分销和商业用途
- 180 名员工/107,000 总平方英尺

## • 12 Channel Street

- 10 层/350,000 总平方英尺多租户产业建筑
- 制造和行政用途
- 20 余位租户/全租

## • 27 Drydock Ave

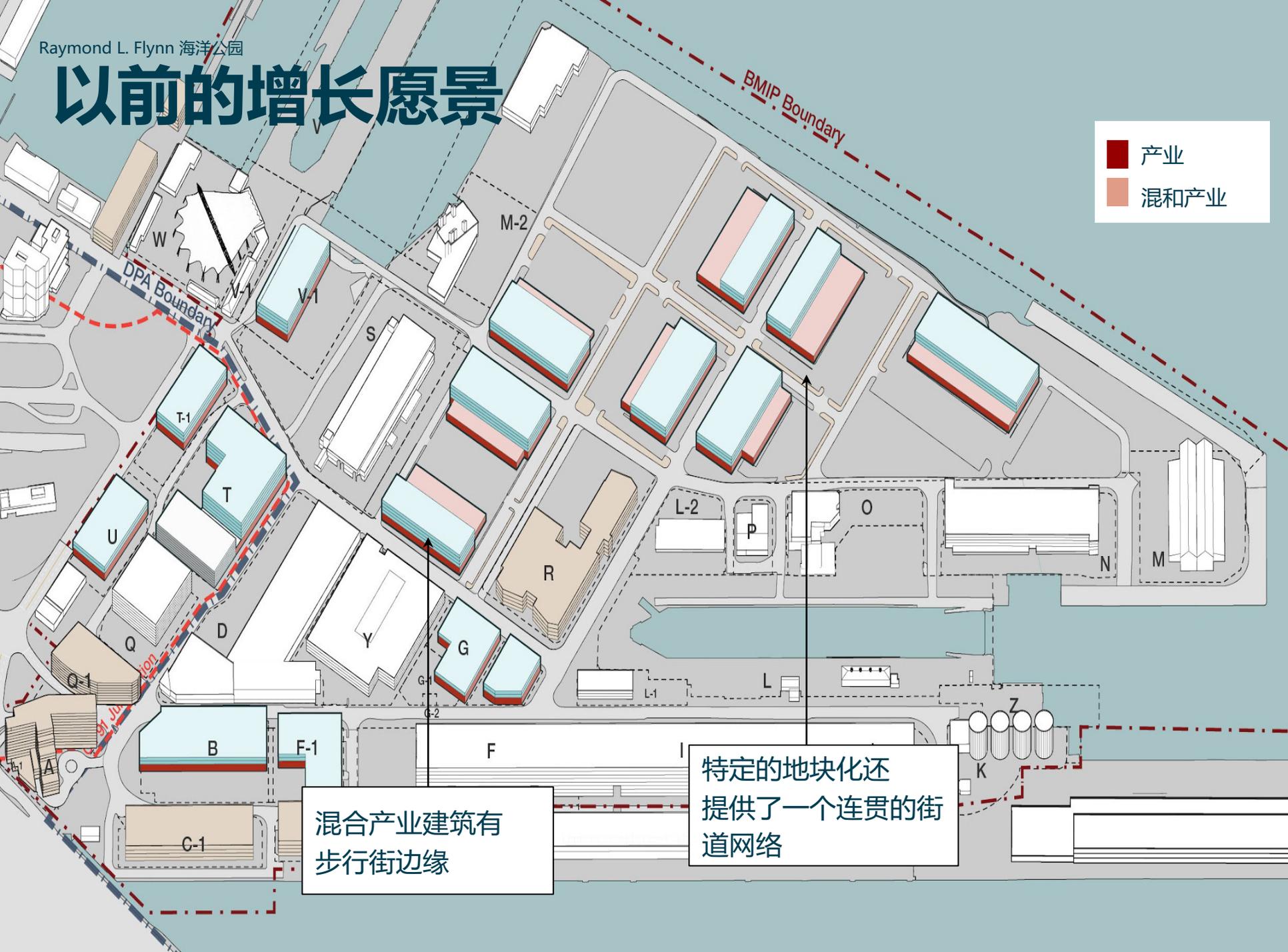
- 282,000 平方英尺/研发/生物技术租户/满员 – 550 名员工

## • 88 Black Falcon Ave ( RFPMP 外部 )

- 375,000 平方英尺/3 层
- 地面是产业/经销空间，上层是商业空间。



# 以前的增长愿景



- 产业
- 混和产业

混合产业建筑有  
步行街边缘

特定的地块化还  
提供了—个连贯的街  
道网络

# 现有地块用途



- Mixed - Majority Marine Industrial
- Mixed - Majority General Industrial
- 100% Commercial
- 100% Marine Industrial
- 100% General Industrial

地块	海洋	一般	商业
B	86%		14%
D	74%	25%	1%
F		75%	25%
F-1		75%	25%
I	10%	65%	25%
J	10%	90%	
S	50%	45%	5%

# 提议的 FAR 4.0 扩建



-  要保留的  
现有建筑
-  批准的  
待开发建筑
-  提议的  
海洋产业
-  提议的  
一般产业

# 2020 年 2 月 EEA 通知

通知和咨询委员会流程指南：

FMPU 将如何通过三个具体的区域对现有和未来要依赖水的用途给予支持：

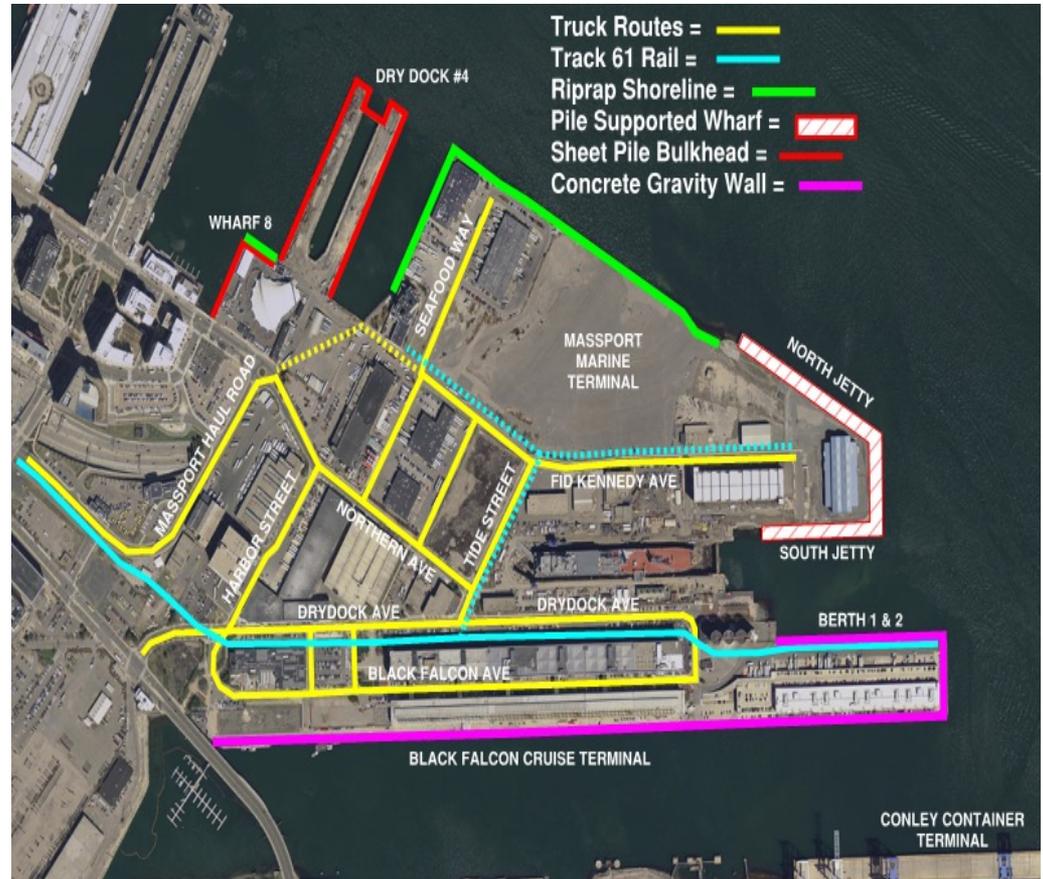
- 投资海洋基础设施；
- 交通规划；
- 和适应气候变化。

# 基础设施投资



# 海洋产业用途面临的基础设施挑战

- 需要大量投资来维护和升级现有的滨水基础设施，这些基础设施通常状况不佳。
- 北部、南部和东部的码头都是迫在眉睫的问题
- 它们位于离主航道最近的地方，为将 MMT 地块充分开发为普通货物、散货、散杂货或转运设施提供了最大的机遇。
- 修复这些结构是将 M、M-1 和 N 地块开发为海运码头设施的关键
- 4 号干船坞也为中小型船舶提供了相对较深的水域通道，但该设施的结构状况非常差，需要大量投资



# 陈旧的设施和失败的基础设施



# 基础设施融资来源

- **海事资本储备基金**

- 借助房地产投资组合（特别是 RLFMP 中的一般产业再开发）产生的收入，BPDA 致力于利用独立产生的资金加快对海事基础设施的投资。
- 将从 BPDA 普通基金中拨出资金，专门投资海洋基础设施改善项目。

- **RLFMP 适应气候变化基础设施融资机制**

- 公私成本分摊机制，其中每个参与 RLFMP 的租户在 BPDA 和/或波士顿市气候变化投资中的份额将由其在 RLFMP 总建筑面积中的百分比决定

- **补充融资来源**

- 地方、州和联邦基金，包括 TIGER、Massworks、海港经济委员会和波士顿市资本基金



Raymond L. Flynn 海洋公园

## 交通情况分析



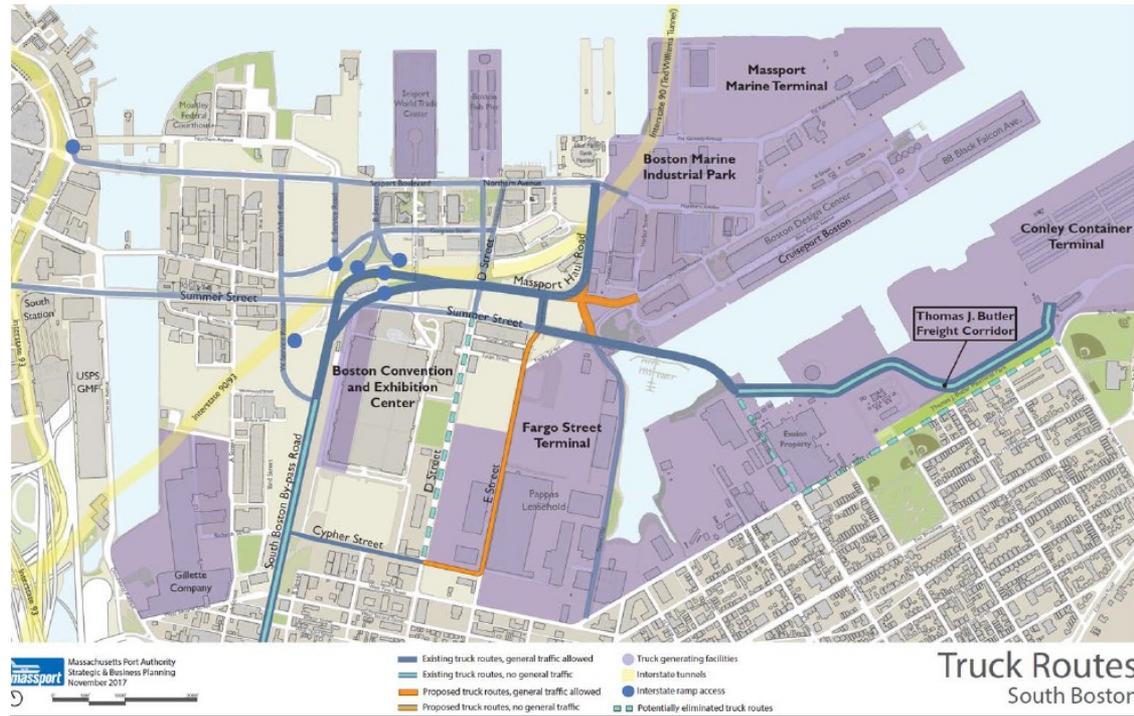
# 交通情况分析

- 交通顾问在 2021 年 7 月完成了他们对 RLFMP 的分析
- 审核：
  - 道路
  - 停车
  - 货运
  - 自行车/人行道
  - 运输
  - 水运
  - 运输需求管理 (TDM)

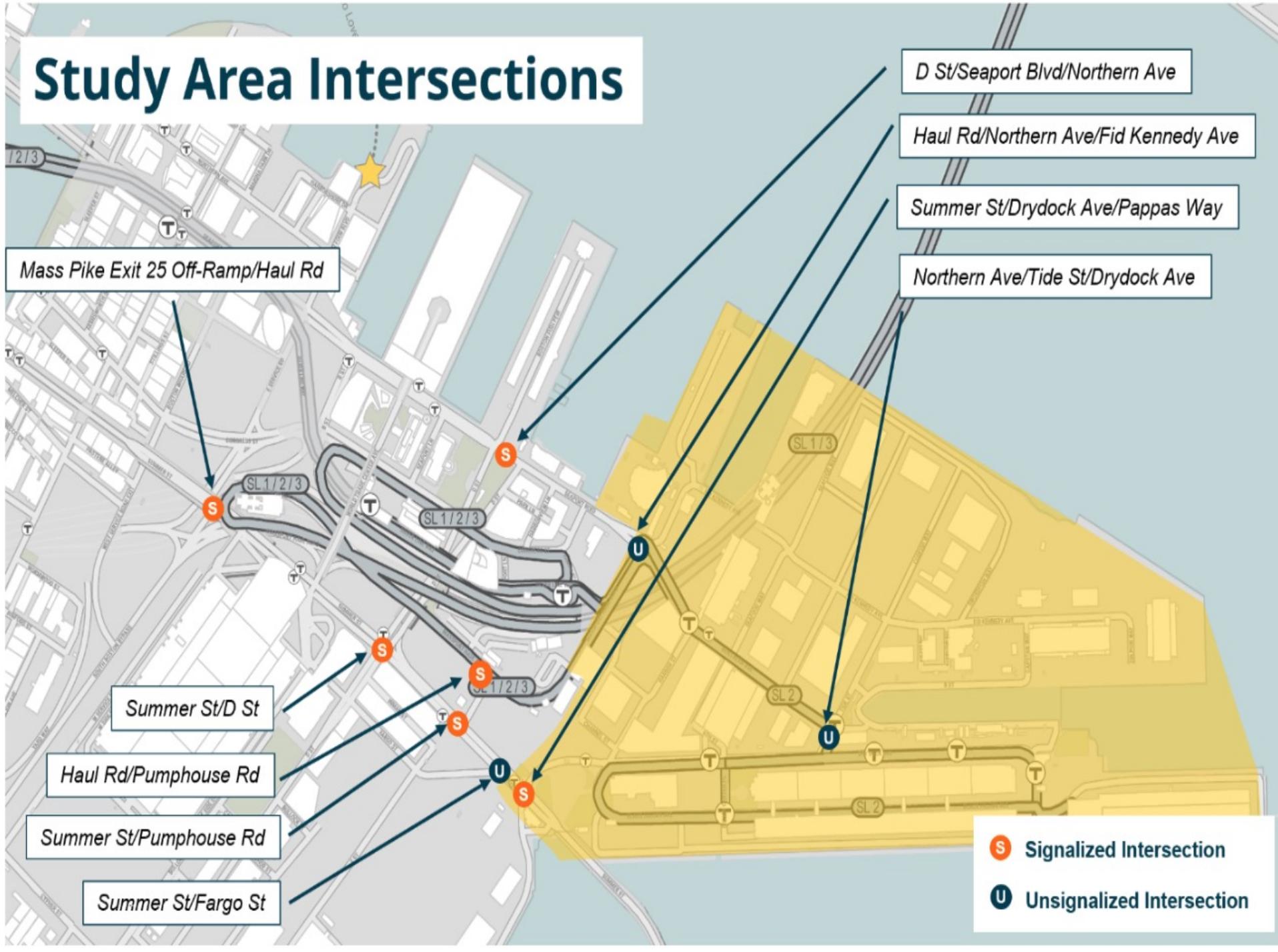
# 保护货运网络和公路连接

为了继续充分利用 RFMP 的产业设施，  
对道路网络的建议包括：

- 应优先考虑改善公路通道和主干道，以防止货运使用社区和商业街道。
- 应保留或改进 Haul Road 与 I-93 North 的连接功能。
- 应保留或改进 Haul Road 与 I-90 的连接功能。
- 应改进与 Logan 机场的连接，以防 I-90 上出现更多堵塞。
- Fort Point Channel 上桥梁的操作应该改进，提高南波士顿的整体流动性和连接性。

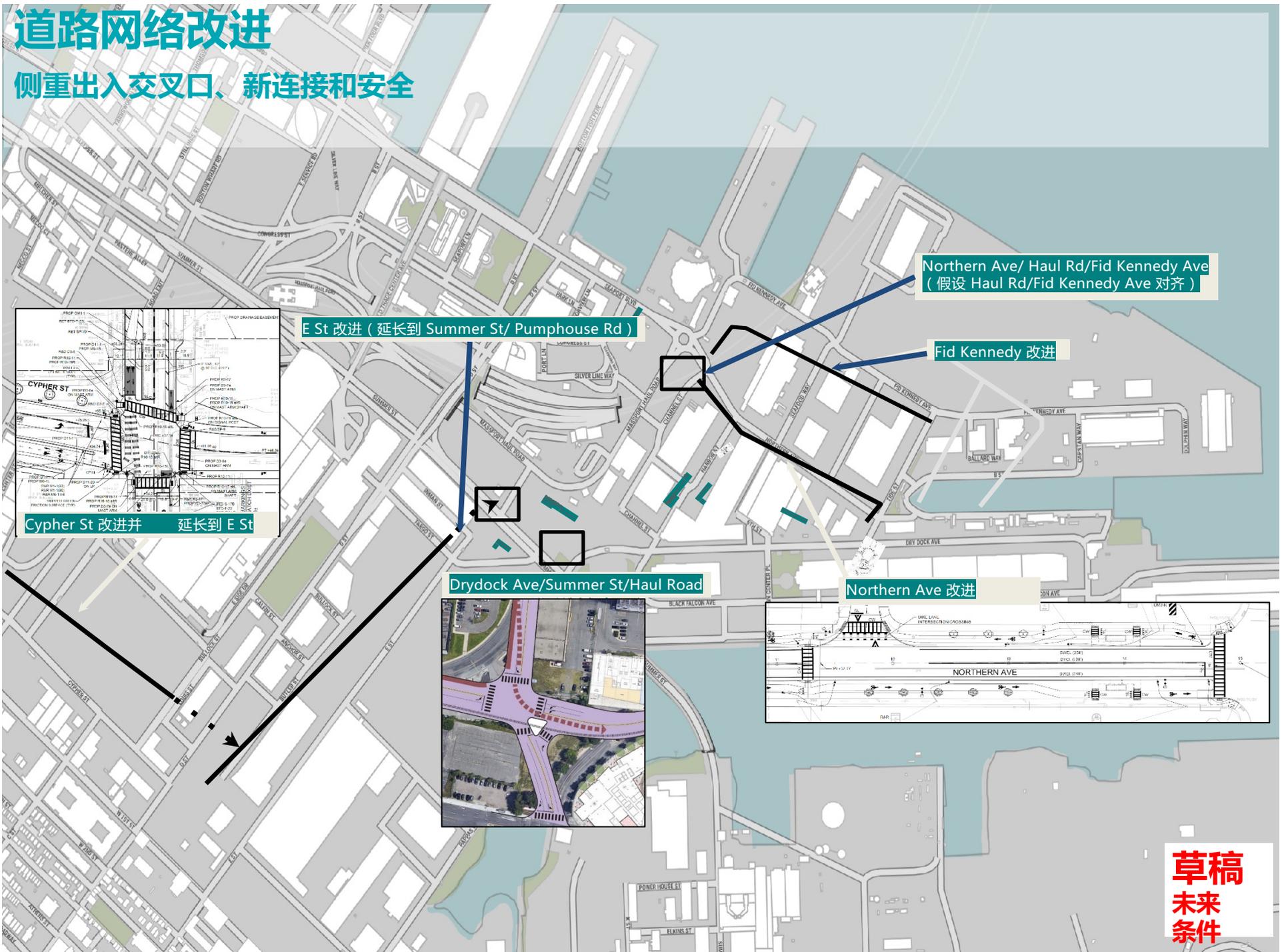


# Study Area Intersections



# 道路网络改进

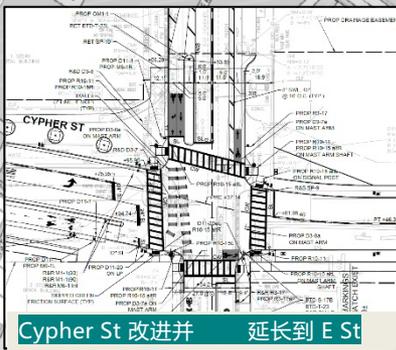
侧重出入口、新连接和安全



Northern Ave/ Haul Rd/Fid Kennedy Ave  
(假设 Haul Rd/Fid Kennedy Ave 对齐)

E St 改进 (延长到 Summer St/ Pumphouse Rd)

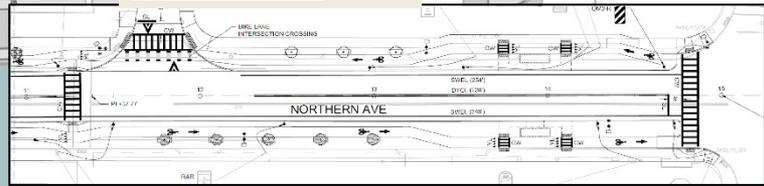
Fid Kennedy 改进



Cypher St 改进并 延长到 E St

Drydock Ave/Summer St/Haul Road

Northern Ave 改进



草稿  
未来  
条件

# 人行道和交通路线已经与混合产业区相关联



# SB 海港战略运输计划建议：

## Local Connections

### Transit Recommendations (1-8)

- 1 Broadway Station Upgrades
- 2 Summer Street Multimodal Corridor
- 3 Bus Access on Northern Avenue Bridge
- 4 Seaport Circulator (alternate route shown in transparency)
- 5 Bidirectional Service Improvements on A Street
- 6 Bus Rapid Transit Service to South Boston Neighborhood
- 7 SL Fleet Expansion/Platooning
- 8 T Under D

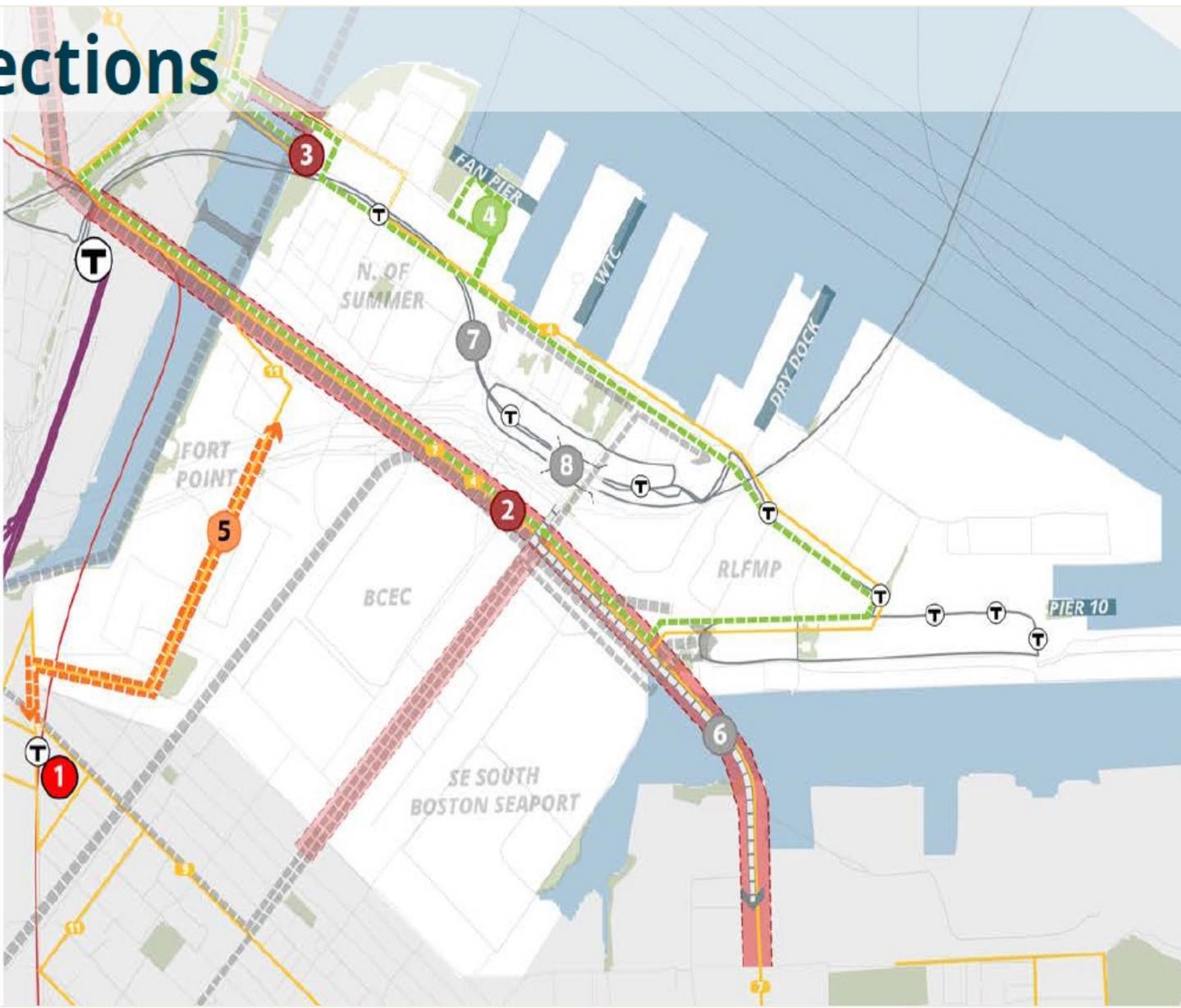
### Additional Recommendations (not mapped):

- ⌚ Expand Off-Peak Service
- 🗺 Wayfinding
- 🔄 Improve Multimodal Transit Connections
- 🚦 Transportation Demand Management
- 🚐 Continued Consolidation of Private Shuttles

### Existing Services

- Commuter Rail
- Rapid Transit Lines
- Ⓣ Commuter Rail Station
- Ⓣ Rapid Transit Station
- Silver Line Branches
- Existing Bus Routes
- Green Line Branches
- Existing Ferry Route

\*Projects shown on accompanying maps



# SB 海港战略运输计划建议：

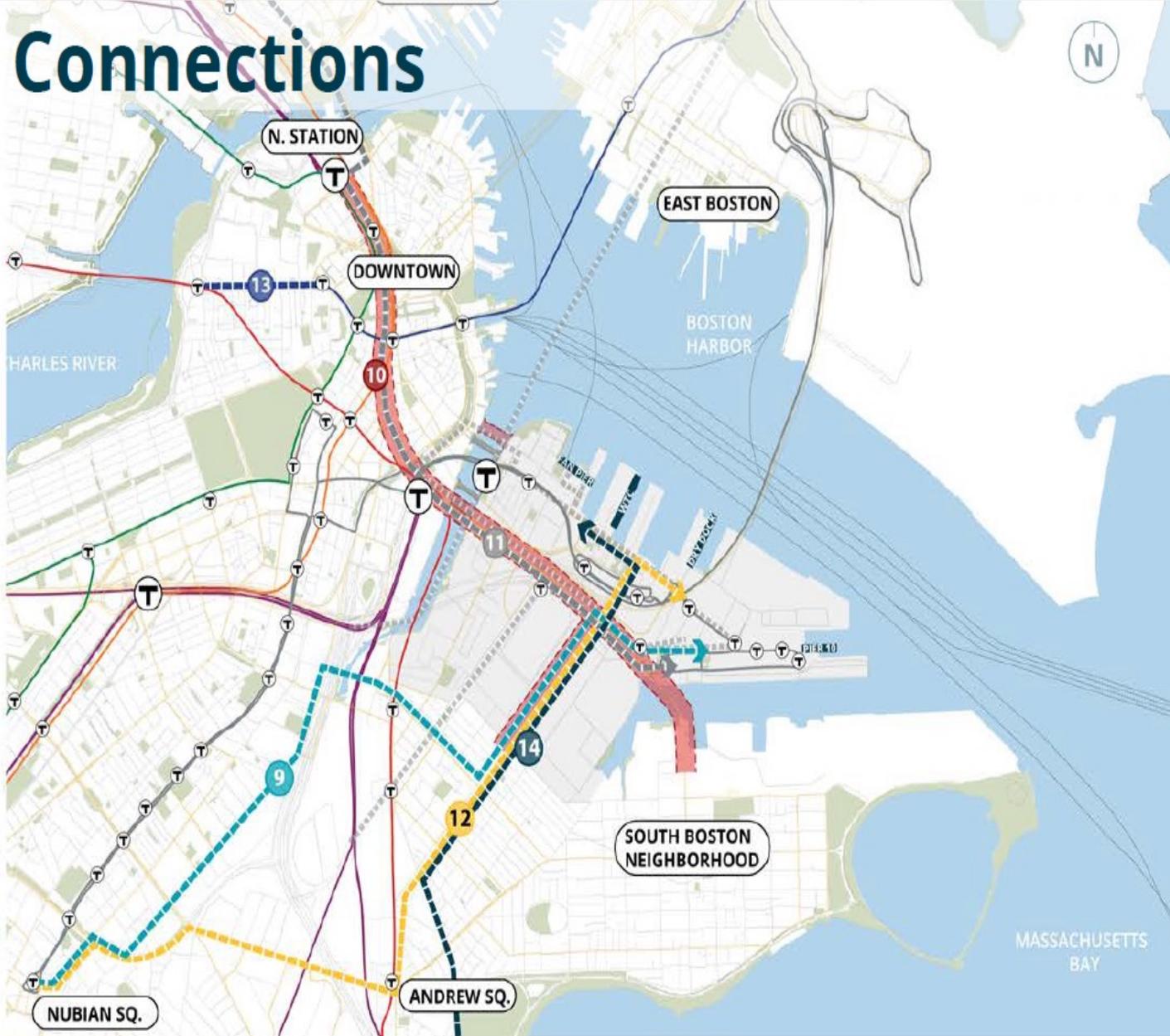
## Crosstown Connections

- Transit Recommendations (9-14)**
- 9 Nubian Square Link via Broadway Station and D Street circuit breaker
  - 10 North Station-South Station Bus Priority
  - 11 North Station-South Station Bus Rapid Transit Link
  - 12 Nubian Square-RLFMP Link via Andrew Square
  - 13 Red-Blue Connector
  - 14 Columbia Point to South Boston Seaport Neighborhood Bus

- Additional Recommendations (not mapped):**
- 🕒 Expand Off-Peak Service
  - 🗺 Wayfinding
  - 🔄 Improve Multimodal Transit Connections
  - 🚦 Transportation Demand Management
  - 🚐 Continued Consolidation of Private Shuttles

- Existing Services**
- 🚆 Commuter Rail
  - 🚇 Rapid Transit Lines
  - 🚏 Commuter Rail Station
  - 🚇 Silver Line Branches
  - 🚏 Rapid Transit Station
  - 🚌 Existing Bus Routes
  - 🌿 Green Line Branches
  - 🚢 Existing Ferry Route

▨▨▨▨ \*Projects shown on accompanying maps



MASSACHUSETTS BAY



# 停车

- 首选解决方案：共享停车
- 争取 BTD 最大停车率
- 新开发努力实现 0.425 的停车率



Raymond L. Flynn 海洋公园

适应气候变化



# 适应气候变化

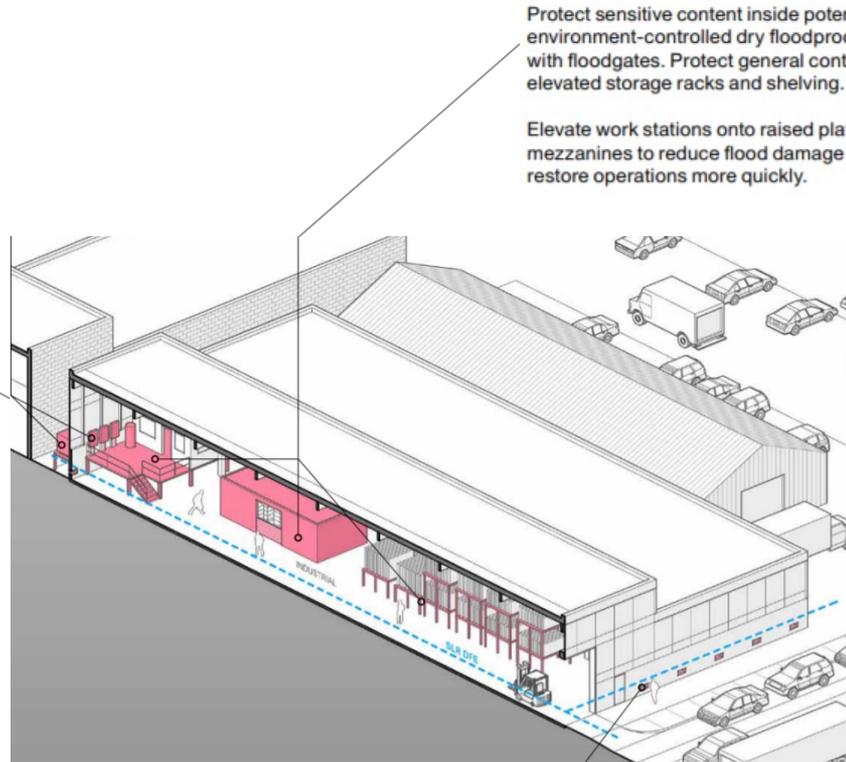
- 在气候准备中所列选项的基础上取得更多进展: South Boston
- 弱点评估 ( 580,000 美元-1,070,000 美元 )
  - 指导原则与核心评估标准
  - 现有条件
  - 现场评估
  - 缓解策略
- 桌面分析
  - 海岸线条件的评估和文献记录
  - 现有交通状况和海事基础设施的文献记录
  - 现有电信、电力、蒸汽和天然气基础设施的文献记录
  - 洪水导致的成本

# 适应气候变化

- 海岸抗洪设计指南

## Protect Critical Systems

Locate critical systems above the SLR-DFE. This includes elevating exterior generators or sub-stations onto concrete pads or platforms, elevating electrical panels, and raising mechanical systems. Where space is limited, considering elevating systems onto roofs.



Protect sensitive content inside potentially environment-controlled dry floodproof room with floodgates. Protect general content with elevated storage racks and shelving.

Elevate work stations onto raised platforms or mezzanines to reduce flood damage and help restore operations more quickly.

## Building Envelope and Access

### Wet Floodproofing

Install flood vents at basement walls in order for water to enter and balance hydrostatic forces.

Use water-damage-resistant materials below the SLR-DFE.

- 租户对抗洪投资的贡献

# ZNC 建筑分区

## 政策框架

### ■ 低碳建筑

制定可达到的减排目标

### ■ 现场可再生能源

在限制范围内优化发电

### ■ 可再生能源采购

制订既价格合理，又有意义的选项和标准

## 措施和报告

### ■ 运用行业最佳实践

采用现有和新兴标准

### ■ 更新审核/报告程序

统一 ZNC 和 BERDO 标准，并协调城域政策

## 准则和价值

### ■ 树典范 - 评估奖优

■ 可行性 - 我们可以做好，可以做得很好！

■ 平衡 - 不同的策略带来多种成功

■ 创新 - 鼓励出台新措施

■ 转型 - 加大全行业变革的幅度和速度

# 现场可再生能源

城市最常见的可再生能源：

太阳能光伏系统 - 发电

地源（地热）热泵系统——产生热能

空气源（地热）热泵系统——产生热能

现场可再生能源位于建筑物屋顶、立面（建筑整体）、地面和地下。



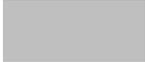
Raymond L. Flynn 海洋公园

## 其他考虑事项



# 提议的 FAR 4.0 扩建



-  要保留的现有建筑
-  批准的待开发建筑
-  提议的海洋产业
-  提议的一般产业

# 表格 7 现有使用合规

Parcel	Address	Exis Bldg		Add Bldg	Marine	General		Building			Area Outside	Marine	General		
		Parcel Area	Footprint			Footprint	Industrial	Industrial	Comm.	Footprint			Industrial	Industrial	Comm.
<b>DPA</b>															
B	5 Drydock Ave.	95,824	70,000	0	86,024	0	13,415	70,000	60,200	0	9,800	25,824	22,209	0	3,615
C-1	1 Terminal St.	69,249	0	40,000	69,249	0	0	40,000	40,000	0	0	29,249	29,249	0	0
C-2	5 Terminal St.	41,901	0	20,000	41,901	0	0	20,000	20,000	0	0	21,901	21,901	0	0
D	6 Drydock Ave. (#12)	216,650	35,000	86,000	184,544	30,008	1,200	119,208	88,000	30,008	1,200	96,544	96,544	0	0
E	10 Drydock Ave. (#15)	24,242	6,384	12,616	11,400	0	12,842	19,000	11,400	0	7,600	5,242	0	0	5,242
F	1 Design Center (#114)	164,010	70,454	0	0	123,008	41,003	70,455	0	52,841	17,614	93,556	0	70,167	23,389
F-1	Design Center Parking	50,468	0	28,000	0	37,851	12,617	28,000	0	21,000	7,000	22,468	0	16,851	5,617
G	339 Northern Ave. (#20)	31,120	12,774	0	31,020	0	0	12,774	12,774	0	0	18,246	18,246	0	0
H	22 Drydock Ave. (#49)	53,997	14,231	0	0	53,997	0	14,231	0	14,231	0	39,766	0	39,766	0
I	21-25 Drydock Ave. (#114)	225,370	103,194	0	22,537	146,491	56,342	103,194	10,319	67,077	25,798	122,180	12,218	79,417	30,545
J	27 Drydock Ave. (#114)	61,000	34,398	0	6,100	54,900	0	34,398	3,440	30,958	0	26,602	2,660	23,942	0
K	36 Drydock Ave.	84,643	7,454	0	84,643	0	0	7,454	7,454	0	0	77,189	77,189	0	0
L	Drydock #3 (#1.#22.#23)	474,290	13,072	36,000	474,290	0	0	49,072	49,072	0	0	425,218	425,218	0	0
L-1	24-26 Drydock Ave. (#21)	33,141	14,544	0	33,141	0	0	14,520	14,520	0	0	18,597	18,597	0	0
L-2	7 Tide St. (#54)	51,040	18,000	11,000	0	51,040	0	29,000	0	29,000	0	22,040	0	22,040	0
M	3 Dolphin Way (#31)	148,150	55,922	0	85,518	62,632	0	55,922	39,404	16,518	0	92,228	46,114	46,114	0
M-1	Massport Marine Term.	1,661,000	0	129,240	1,661,406	0	0	129,240	129,240	0	0	1,532,166	1,532,166	0	0
M-2	Fid Kennedy Ave.	75,310	24,466	0	75,310	0	0	24,466	24,466	0	0	50,844	50,844	0	0
N	25 Fid Kennedy Ave. (#16)	140,000	85,600	0	0	140,000	0	85,600	0	85,600	0	54,400	0	54,400	0
O/P	19 Fid K/3 Anchor W (#29)(#14)	115,023	42,873	3,451	0	115,023	0	46,324	0	46,324	0	68,699	0	68,699	0
R	6 Tide St. (#18)	179,810	0	86,000	0	176,573	3,237	86,000	0	84,452	1,548	93,810	0	92,121	1,689
S	306 Northern Ave. (#53)	255,590	105,000	0	127,797	114,758	13,035	105,000	52,500	47,145	5,355	150,594	75,297	75,297	0
V	300 Northern Ave.	270,000	0	0	270,000	0	0	0	0	0	0	270,000	270,000	0	0
V-1	Drydock #4	105,000	0	47,000	105,000	0	0	47,000	47,000	0	0	58,000	58,000	0	0
W	290 Northern Ave.	172,000	5,960	47,000	172,000	0	0	52,960	52,960	0	0	119,040	119,040	0	0
X	310-314 Northern Ave.	211,210	64,000	30,000	211,214	0	0	94,000	94,000	0	0	117,214	117,214	0	0
Z	34 Drydock Ave. (Pier 10)	34,435	2,000	0	34,435	0	0	2,000	2,000	0	0	32,435	32,435	0	0
<b>Subtotal</b>		<b>5,044,473</b>	<b>785,326</b>		<b>3,787,529</b>	<b>1,106,281</b>	<b>140,276</b>		<b>758,749</b>	<b>525,154</b>	<b>66,115</b>	<b>3,002,932</b>	<b>588,814</b>	<b>66,482</b>	
<b>%</b>		<b>93.4%</b>	<b>15.6%</b>		<b>75.1%</b>	<b>21.9%</b>	<b>2.8%</b>								
<b>Non-DPA</b>															
A	1 Drydock Ave.	40,879	0	20,000	0	0	40,879	20,000	0	0	20,000	20,879	0	0	20,879
Q	12 Channel St. (#32)	69,878	35,511	0	0	69,878	0	35,511	0	35,511	0	34,367	0	34,367	0
Q-1	4 Drydock Ave. / Channel St	26,000	2,000	10,000	0	0	26,000	12,000	0	0	12,000	14,000	0	0	14,000
T	6 Harbor St. (#19)	119,440	78,144	0	119,447	0	0	78,144	78,144	0	0	41,303	41,303	0	0
T-1	Northern Ave. / Channel St.	55,348	0	17,000	55,348	0	0	17,000	17,000	0	0	38,348	38,348	0	0
U	7 Channel St. (#17)	45,310	20,000	5,000	45,310	0	0	25,000	25,000	0	0	20,310	20,310	0	0
<b>Subtotal</b>		<b>356,855</b>	<b>135,655</b>		<b>220,105</b>	<b>69,878</b>	<b>66,879</b>		<b>120,144</b>	<b>35,511</b>	<b>32,000</b>	<b>99,961</b>	<b>34,367</b>	<b>34,879</b>	
<b>%</b>		<b>6.6%</b>	<b>38.0%</b>		<b>61.7%</b>	<b>19.6%</b>	<b>18.7%</b>								
<b>Total</b>		<b>5,401,328</b>	<b>920,981</b>		<b>4,007,634</b>	<b>1,176,159</b>	<b>207,155</b>		<b>878,893</b>	<b>560,665</b>	<b>98,115</b>	<b>3,102,893</b>	<b>623,181</b>	<b>101,361</b>	

# 表格 7 FAR 4.0 使用合规

Parcel	Address	Parcel Area	Building Area		Total Land Use			Building Footprint Use				Area Outside Bldg Footprint			
			Exis Bldg Footprint	Add Bldg Footprint	Marine Industrial	General Industrial	Comm.	Building Footprint	Marine Industrial	General Industrial	Comm	Area Outside Bldg Footprint	Marine Industrial	General Industrial	Comm.
<b>DPA</b>															
B	5 Drydock Ave.	95,824	70,000	0	82,409	0	13,415	70,000	60,200	0	9,800	25,824	22,209	0	3,615
C-1	1 Terminal St.	69,249	0	0	69,249	0	0	0	0	0	0	69,249	69,249	0	0
C-2	5 Terminal St.	41,901	0	0	41,901	0	0	0	0	0	0	41,901	41,901	0	0
D	1 Harbor St.	205,519	137,650	0	152,084	51,380	2,055	137,650	101,861	34,413	1,377	67,869	50,223	16,967	679
F	1 Design Center	164,007	83,422	0	0	123,005	41,002	83,422	0	62,567	20,856	80,585	0	60,439	20,146
F-1	Design Center Parking	50,469	0	37,159	9,290	41,179	0	37,159	6,840	30,319	0	13,310	2,450	10,860	0
G / H	339 Northern Ave/22 Drydock	79,818	27,005	27,277	0	79,818	0	54,282	0	54,282	0	25,536	0	25,536	0
I	21-25 Drydock Ave.	225,374	122,520	0	22,537	146,493	56,344	122,520	12,252	79,638	30,630	102,854	10,285	66,855	25,714
J	27 Drydock Ave.	81,043	40,585	0	8,104	72,939	0	40,585	4,059	36,527	0	40,458	4,046	36,412	0
K	36 Drydock Ave.	76,820	7,454	0	76,820	0	0	7,454	7,454	0	0	69,366	69,366	0	0
L	Drydock #3	468,373	8,654	67,346	401,287	67,086	0	76,000	8,914	67,086	0	392,373	392,373	0	0
L-1	24-26 Drydock Ave.	32,324	14,544	15,456	3,879	28,445	0	30,000	3,600	26,400	0	2,324	279	2,045	0
L-2	7 Tide St.	58,400	18,000	22,757	0	58,400	0	40,757	0	40,757	0	17,643	0	17,643	0
M	3 Dolphin Way	134,595	57,221	0	134,595	0	0	57,221	57,221	0	0	77,374	77,374	0	0
M-1	Massport Marine Term.	1,456,089	92,487	247,512	1,456,089	0	0	339,999	339,999	0	0	1,116,090	1,116,090	0	0
M-2	Fid Kennedv Ave.	91,957	25,935	0	91,957	0	0	25,935	25,935	0	0	66,022	66,022	0	0
N	25 Fid Kennedy Ave.	141,425	85,239	0	0	141,425	0	85,239	0	85,239	0	56,186	0	56,186	0
O / P	19 Fid Kennedy/3 Anchor Way	115,023	46,324	10,350	0	115,023	0	56,674	0	56,674	0	58,349	0	58,349	0
R	6 Tide St.	179,791	0	86,000	0	174,783	5,008	86,000	0	83,604	2,396	93,791	0	91,178	2,613
S-1	306 Northern Ave. (Nagle)	145,973	46,789	0	145,973	0	0	46,789	46,789	0	0	99,184	99,184	0	0
S-2 / S-3	306 Northern Ave. (Harpoon)	113,653	46,789	21,500	0	88,703	24,950	68,289	0	53,298	14,991	45,364	0	35,405	9,959
V	Drydock #4	252,004	0	0	252,004	0	0	0	0	0	0	252,004	252,004	0	0
V-1	302 Northern Ave.	86,716	0	0	86,716	0	0	0	0	0	0	86,716	86,716	0	0
W / W-1	290 Northern Ave.	132,422	52,960	0	132,422	0	0	52,960	52,960	0	0	79,462	79,462	0	0
X	310-314 Northern Ave.	183,105	64,000	61,319	0	183,105	0	125,319	0	125,319	0	57,786	0	57,786	0
Z	34 Drydock Ave. (Pier 10)	28,800	0	0	28,800	0	0	0	0	0	0	28,800	28,800	0	0
<b>Subtotal</b>		4,710,674	1,047,578	596,676	3,196,116	1,371,785	142,774	1,644,254	728,083	836,122	80,049	3,066,420	2,468,033	535,662	62,725
<b>%</b>		92.3%	22.2%	12.7%	67.8%	29.1%	3.0%								
<b>Non-DPA</b>															
A / A1	1 Drydock Ave.	50,933	0	38,048	0	0	50,933	38,048	0	0	38,048	12,885	0	0	12,885
Q	12 Channel St.	69,182	35,642	0	0	69,182	0	35,642	0	35,642	0	33,540	0	33,540	0
Q-1	4 Drydock Ave. / Channel St	36,799	25,909	0	0	0	36,799	25,909	0	0	25,909	10,890	0	0	10,890
T / T-1	2 Harbor St/6 Harbor St	189,987	78,144	28,976	0	189,987	0	107,120	0	107,120	0	82,867	0	82,867	0
U	7 Channel St.	45,310	20,000	17,861	0	45,310	0	37,861	0	37,861	0	7,449	0	7,449	0
<b>Subtotal</b>		392,211	159,695	84,885	0	304,479	87,732	244,580	0	180,623	63,957	147,631	0	123,856	23,775
<b>%</b>		7.7%	40.7%	21.6%	0.0%	77.6%	22.4%								
<b>Total</b>		5,102,885	1,207,273	681,561	3,196,116	1,676,264	230,506	728,083	1,016,745	144,006		2,468,033	659,518	86,500	

# MEPA 特殊审核步骤标准

## 交通

提案方必须根据第 80 条进行详细的交通分析，并确定与 RFLMP 总体规划交通分析、South Boston Seaport 战略交通计划和 South Boston 海滨可持续交通计划没有冲突。

项目将由拟议的**交通咨询委员会**进行审核，该委员会由 BPDA 交通规划员、波士顿交通部、MassDOT、MBTA、Massport、RLFMP 商业园区协会和 Seaport 交通管理协会的代表组成

## 湿地

提案方必须遵守波士顿市湿地条例和法规以及沿海抗洪覆盖区章程（第 25A 条）。

## 温室气体排放

项目必须遵守波士顿分区法第 37 条的规定，包括提交碳中和建筑物评估

# 第 91 章整合书面决议

各个许可证申请应包含根据 310 CMR 9.11 (3) 准备的计划。许可证计划必须符合 CWD，前提是：

- 提议的项目与 RLFMP 总体计划更新相一致
- 满足所有适用的 CWD 条件
- 遵守扩建体积和用途表 7 中的规定
- 符合向 CWD 提交的项目现场平面图所示的建筑和现场布局
- 用途不超出表 7 中列出的范围
- 与当前 DEP 水道计划海平面上升政策保持一致
- 不会引发 SRP 流程以外的其他 MEPA 审核（例如，项目变更通知）
- 为 SRP 启动通知提供辅助环境分析
- 遵守 Logan 空域地图绘制要求，该地图主张在波士顿 Logan 国际机场周围设立关键空域，以保护进出机场飞行走廊。
- 第三方评估，确定造船厂可以继续针对 L&L-1 地块上提议的不依赖水的用途和结构独立运作。

# 后续步骤

- 环境监测通知
- 60 天的意见期限
- 4 月 5 日下午 1 点虚拟现场走访