

South Boston Waterfront District Municipal Harbor Plan Renewal and Amendment

FEBRUARY 3, 2016





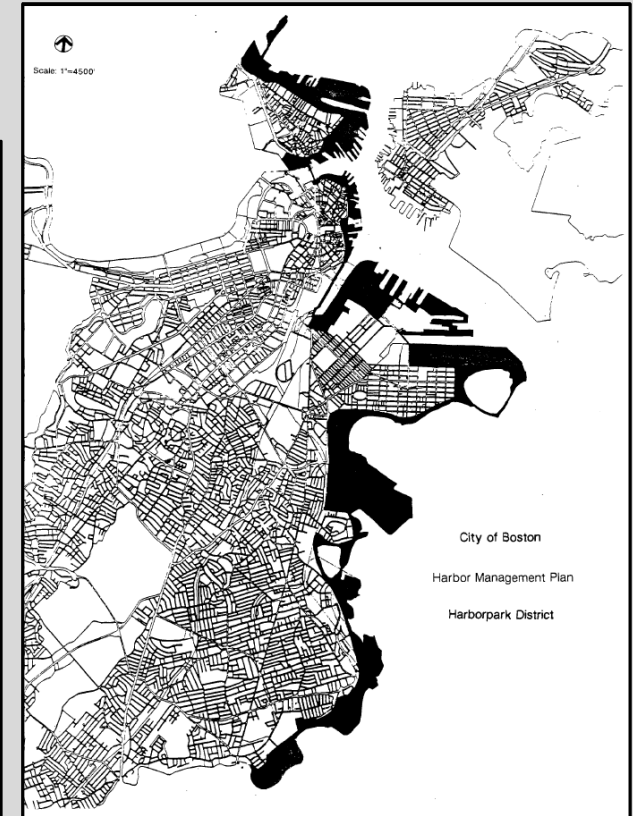
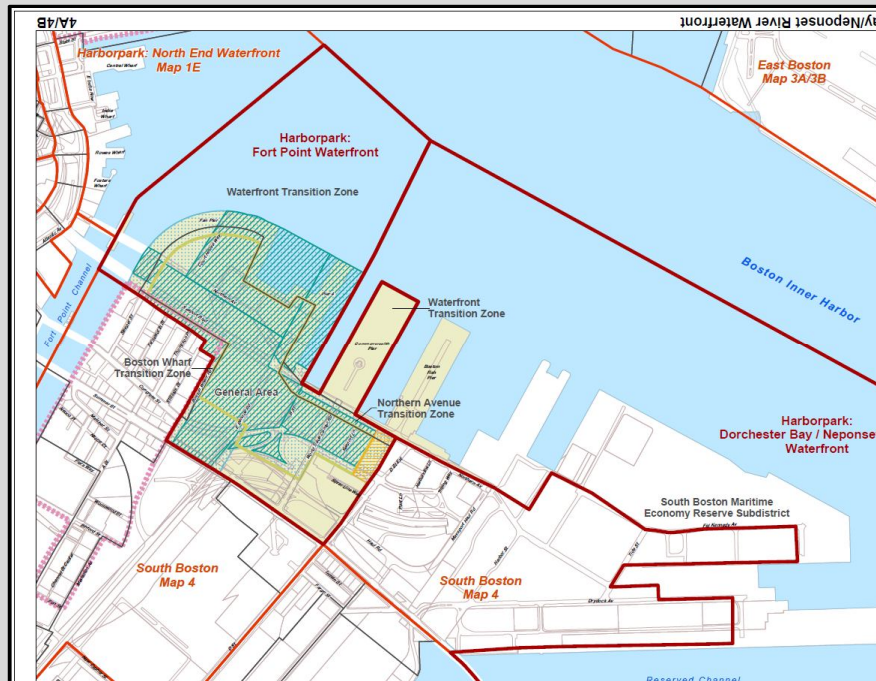




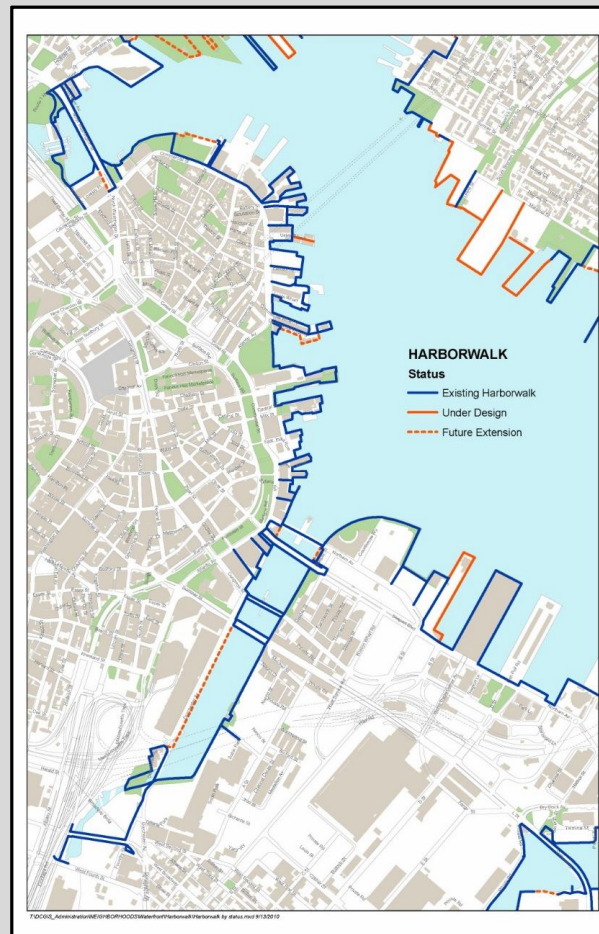
Harborpark District Plan / Zoning

Promote Waterfront:

- Revitalization
- Activation
- Working Port
- Access

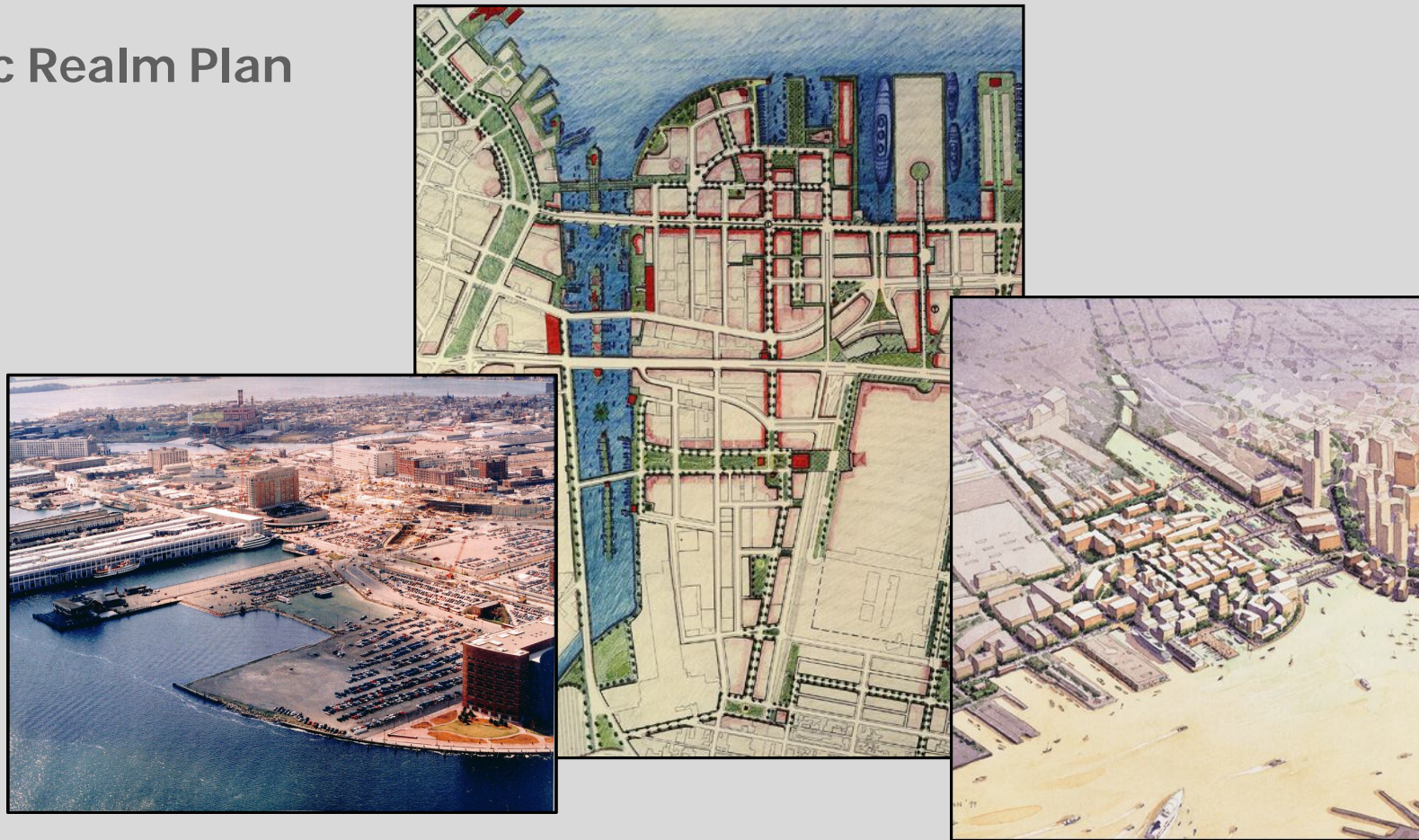


Harborwalk

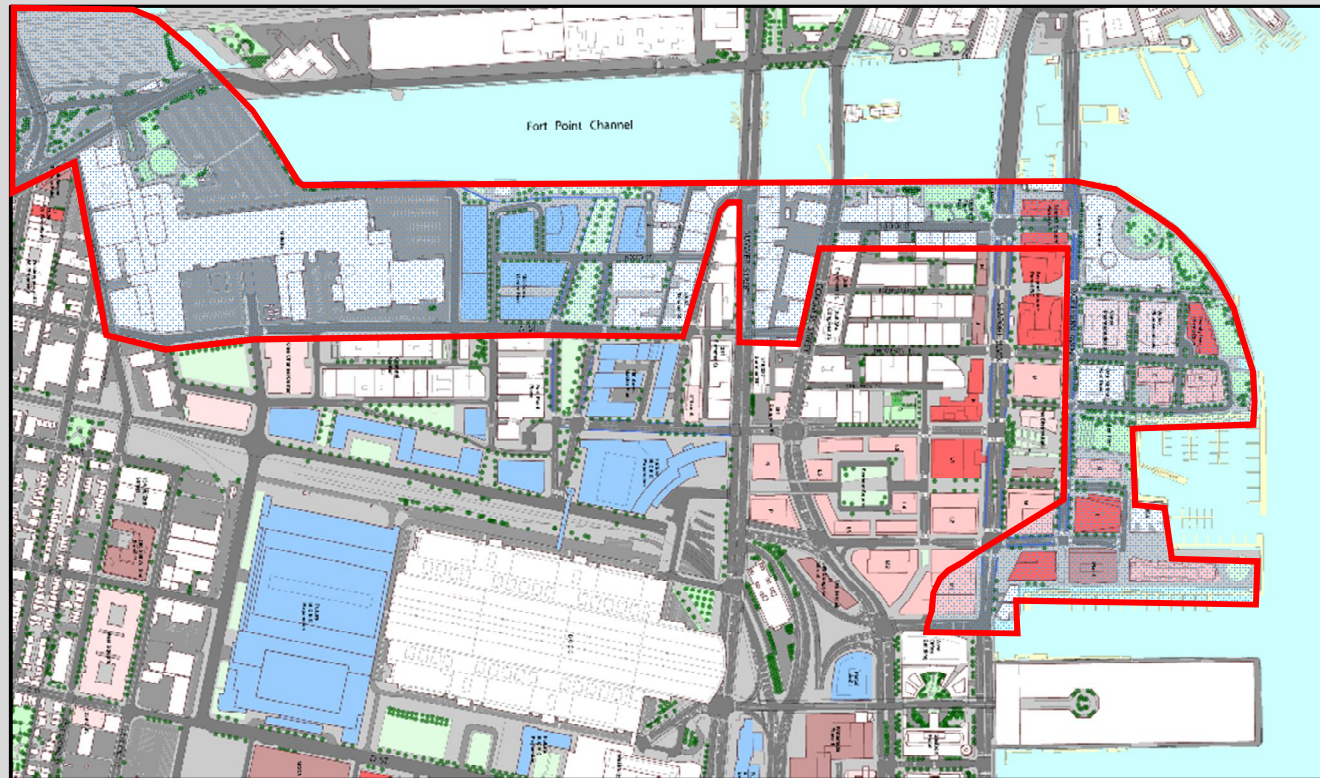


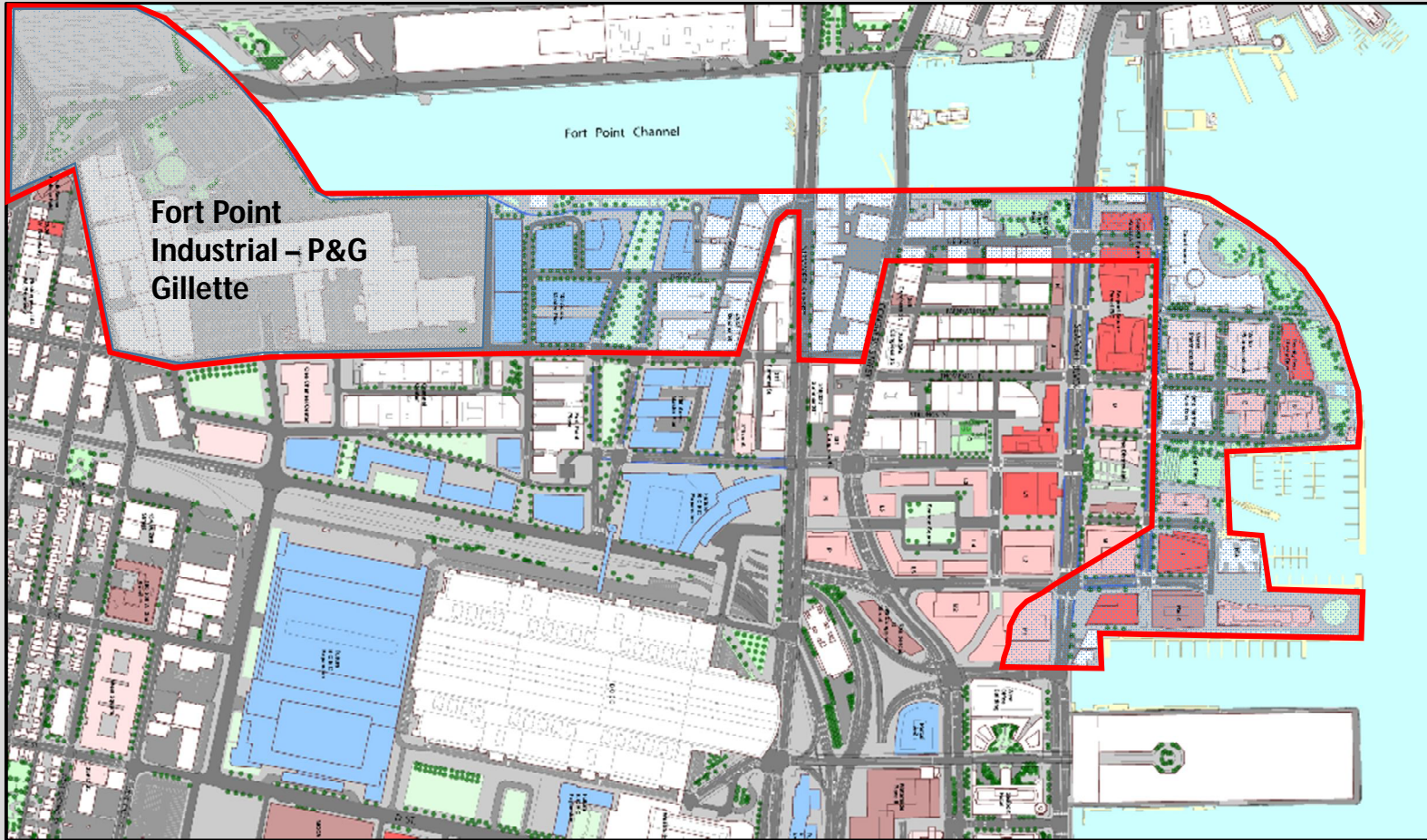
Seaport Public Realm Plan

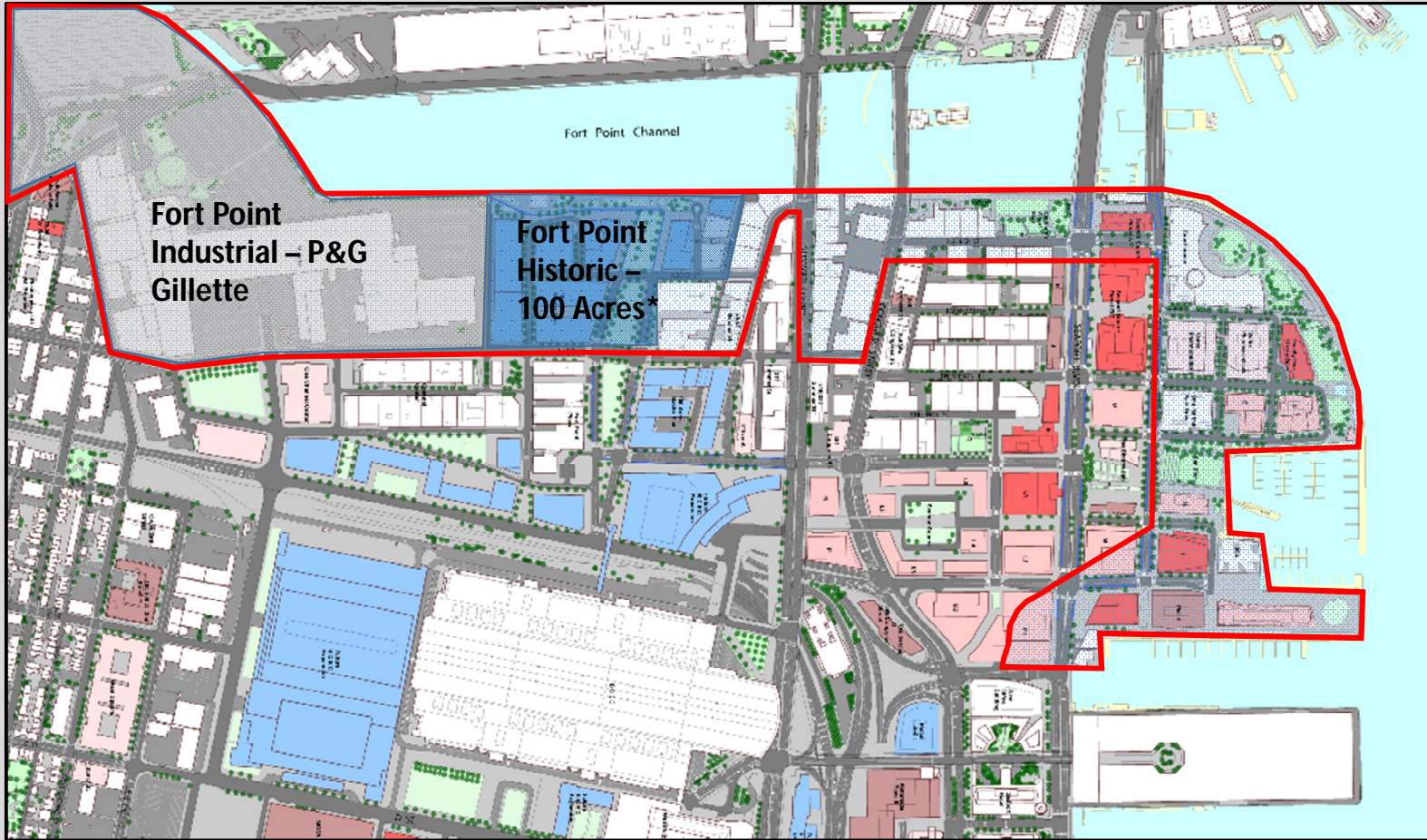
- Promote Access to Harbor
- Preserve Industrial Port
- Establish a Vital Mixed Use District
- Develop as an Integral Part of Local and Regional Economy
- Ensure Community Benefits from Growth



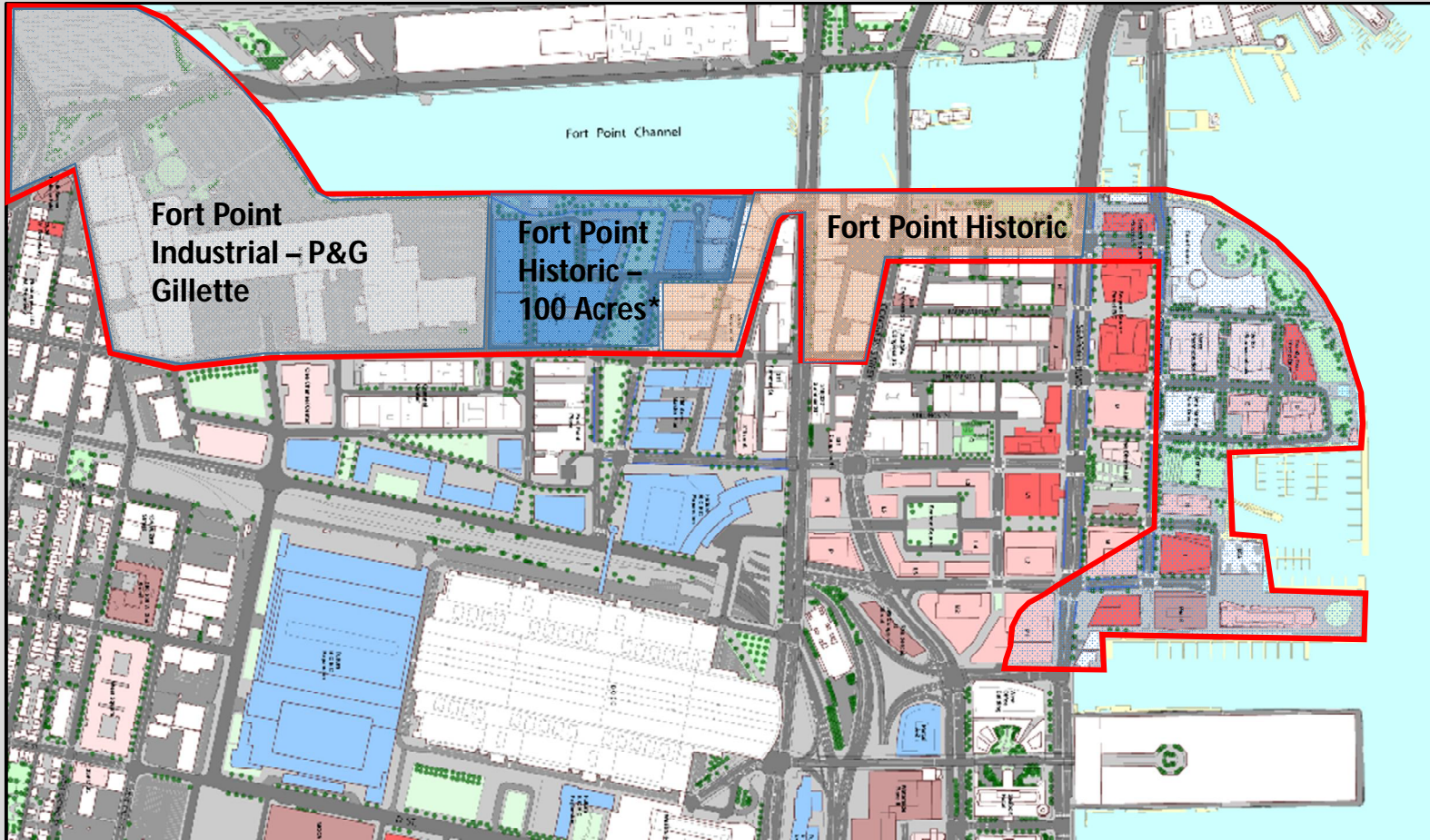
South Boston District MHP



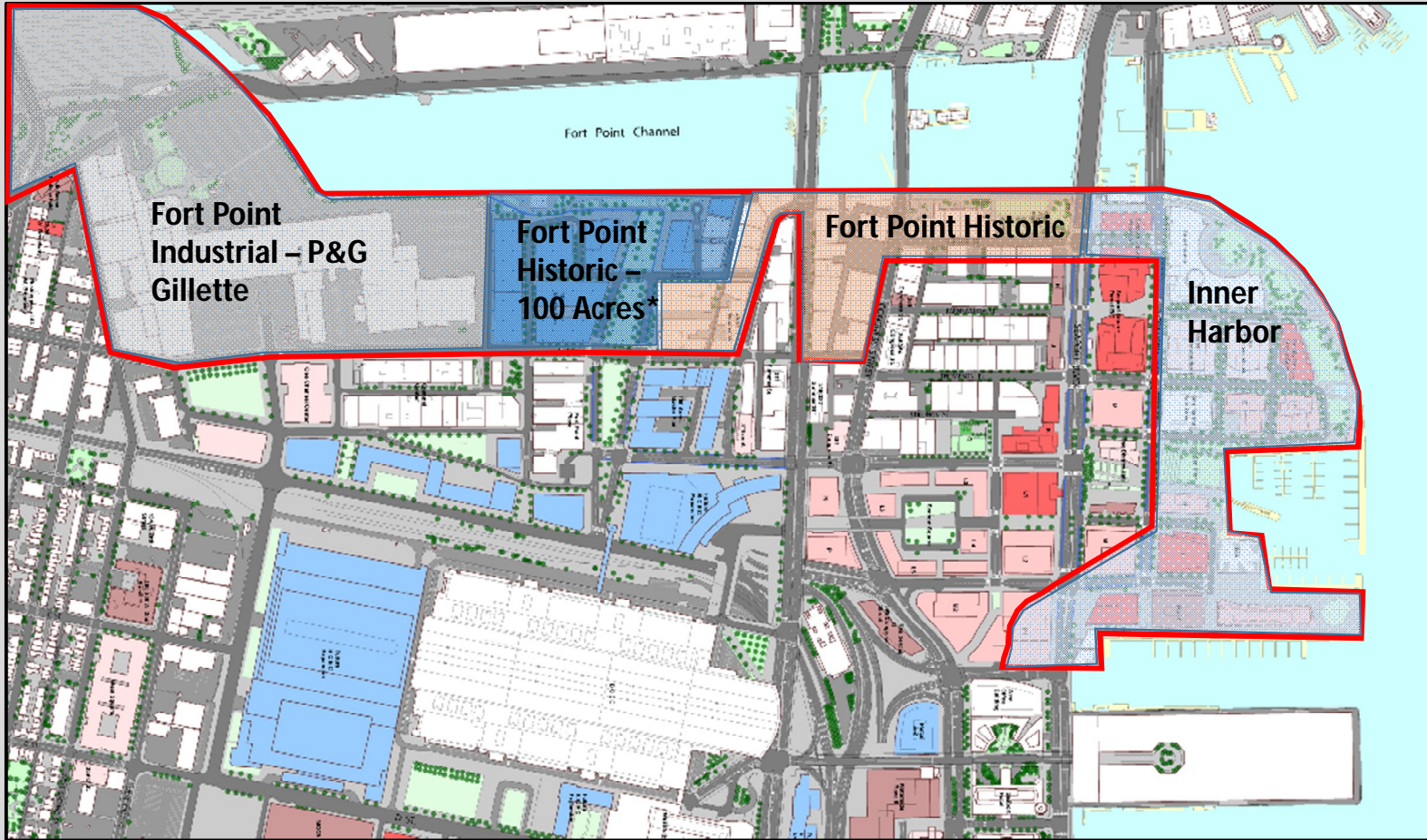




*Portion of 100
Acres Master Plan
area subject to 2009
MHP Amendment



*Portion of 100 Acres Master Plan area subject to 2009 MHP Amendment

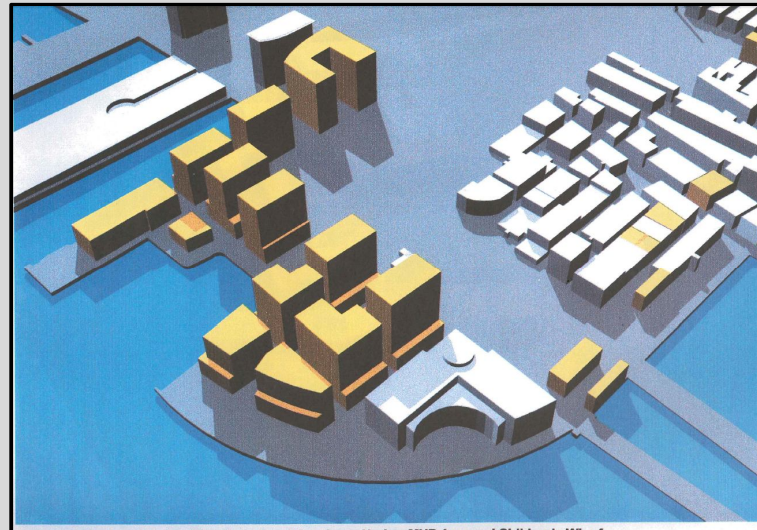


*Portion of 100 Acres Master Plan area subject to 2009 MHP Amendment

South Boston District MHP

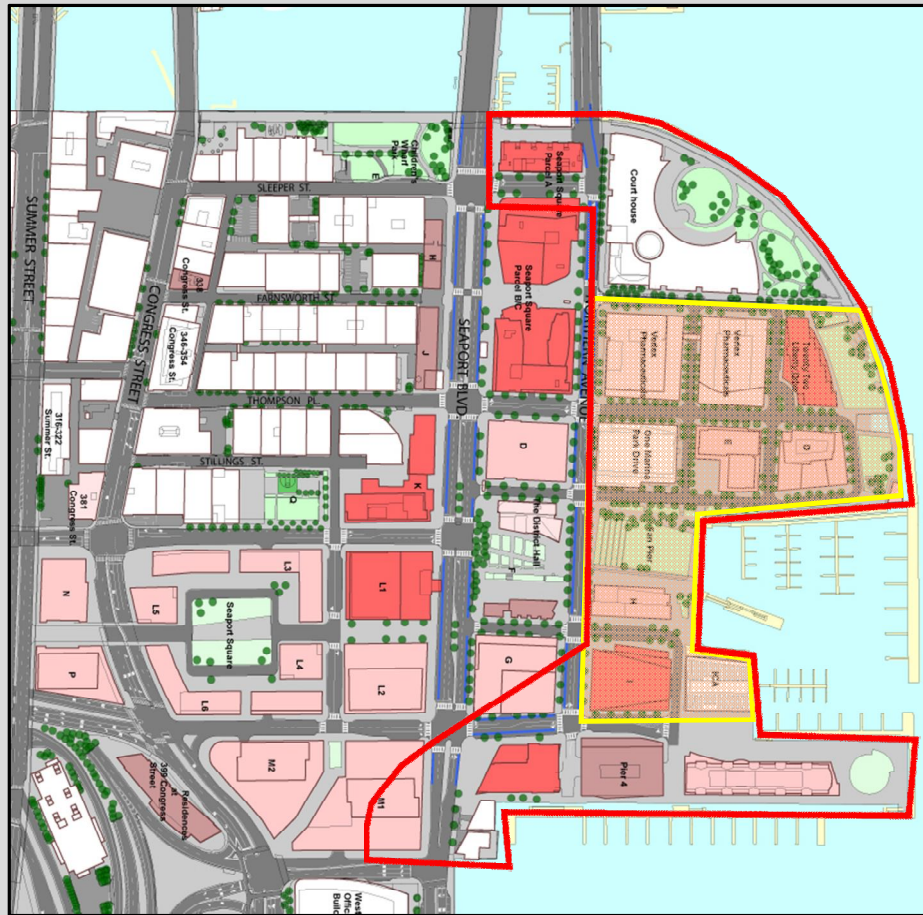
EOEEA Secretary's Conditions:

- A minimum 50% open space on all major development sites
- Maximum building heights of 240-270 feet
- Building massing and waterfront setbacks to limit shadow impacts on Fan Pier Cove
- Harborwalk along the entirety of the waterfront
- Provisions for Facilities of Public Accommodation on all ground floors
- 127,000 SF of civic and cultural space
- A minimum of one third residential use on new development sites
- Water transportation facilities and subsidies



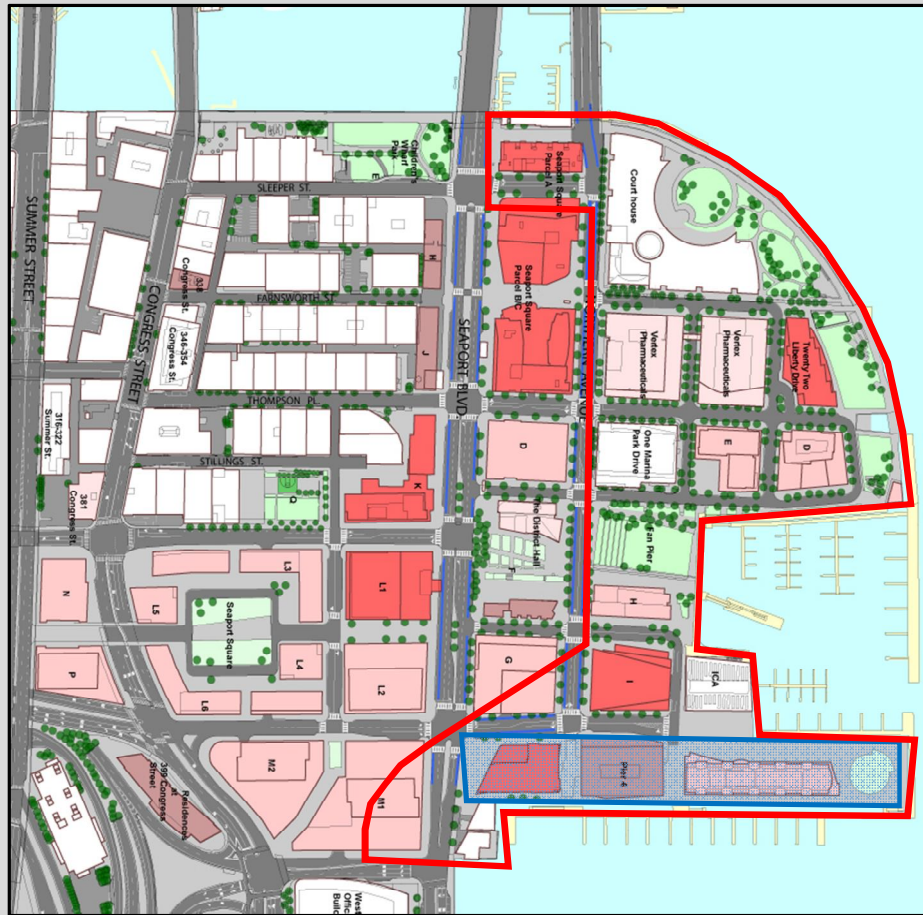
Fan Pier

- 20 Acres
- 2.9 Million GSF
- 9 Buildings



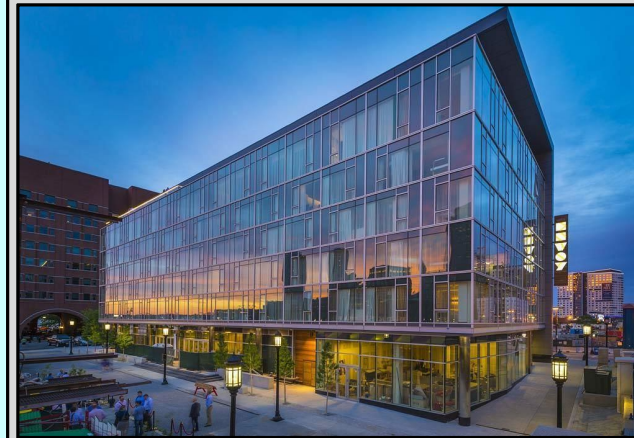
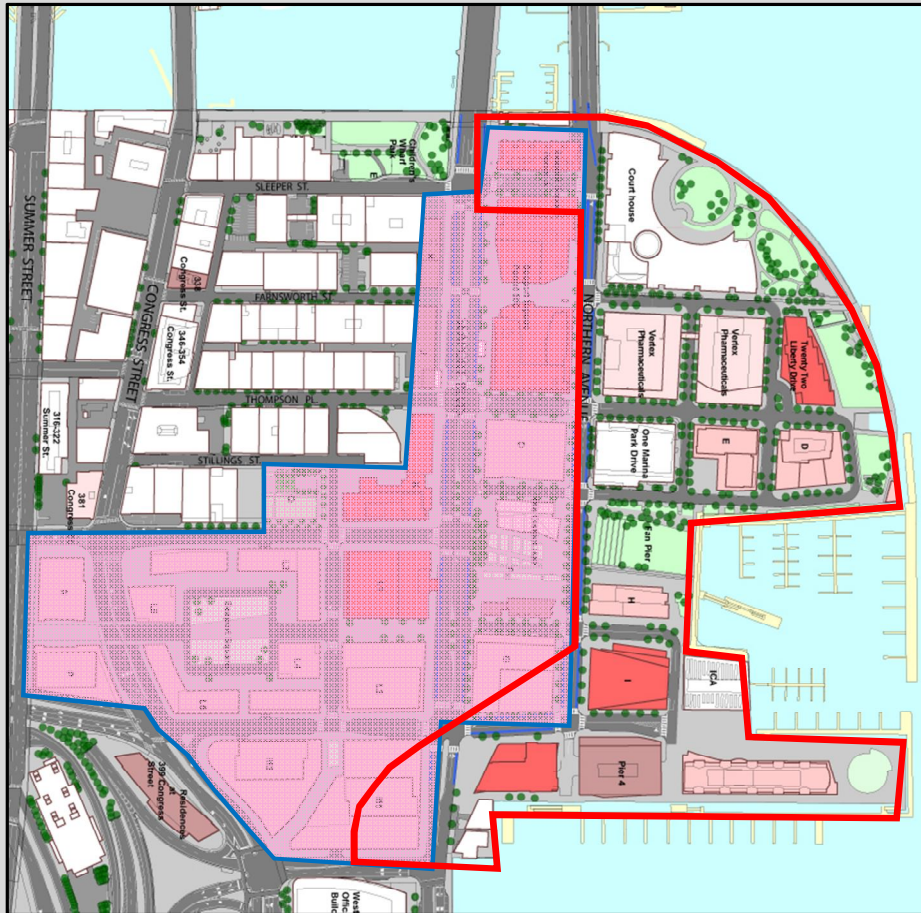
Pier 4

- 5 Acres
- 1 Million GSF
- 3 Buildings



Seaport Square

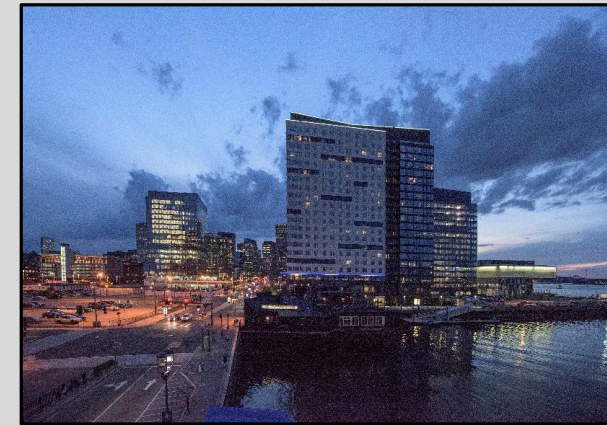
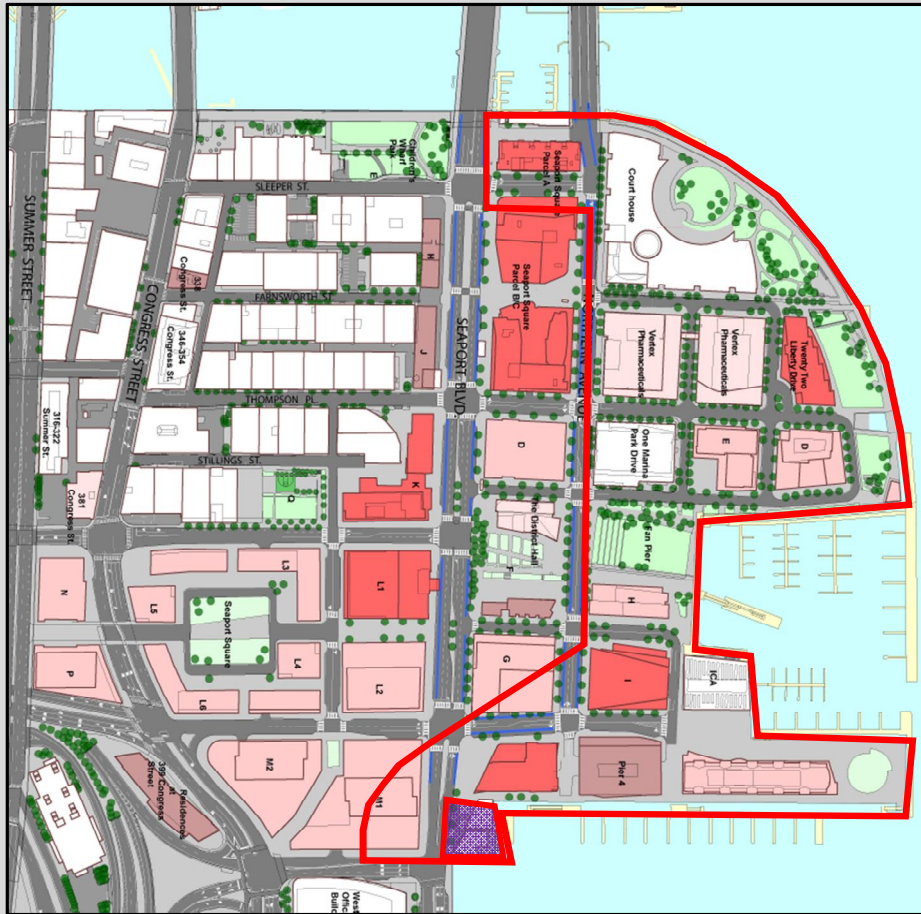
- 26 Acres
- 6.5 Million GSF
- 20 Blocks



150 Seaport Blvd.

“Our primary goal at this location is to complete a Harborwalk connection from Pier 4 along the seaward edge of the Restaurant Parcels connecting to new Northern Avenue.”

South Boston MHP (2000)



South Boston District MHP

Open Space

- Fan Pier: 56% Open Space
 - Fan Pier Park
 - Fan Pier Green
 - Wave Attenuator
 - Parcel E Plaza
 - Harborwalk

- Pier 4: 56% Open Space
 - Waterfront Park
 - Waterfront Plaza
 - Harborwalk

- Seaport Square:
 - Envoy Hotel, Block A – Sleeper St.



South Boston District MHP

Civic & Cultural Uses

- Fan Pier:
 - ICA, Parcel J
 - Family Boat Builders, Parcel B
 - Harbor Islands Gateway, Parcel D
 - Family Multicultural Center, Parcel H

- Pier 4:
 - Society of Arts & Crafts, Phase I

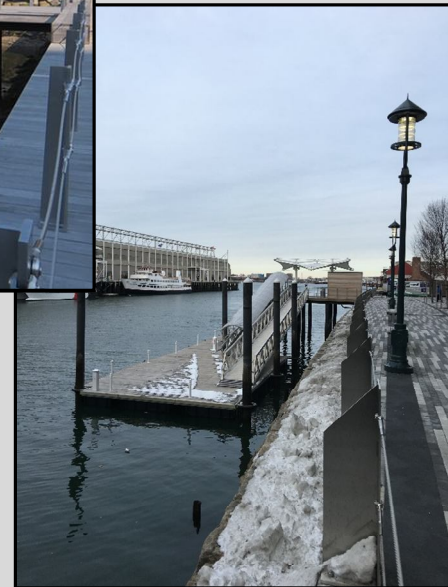
- Seaport Square:
 - Fort Point Arts Community, Block A
 - Children's Museum Park - \$467,500, Block B



South Boston District MHP

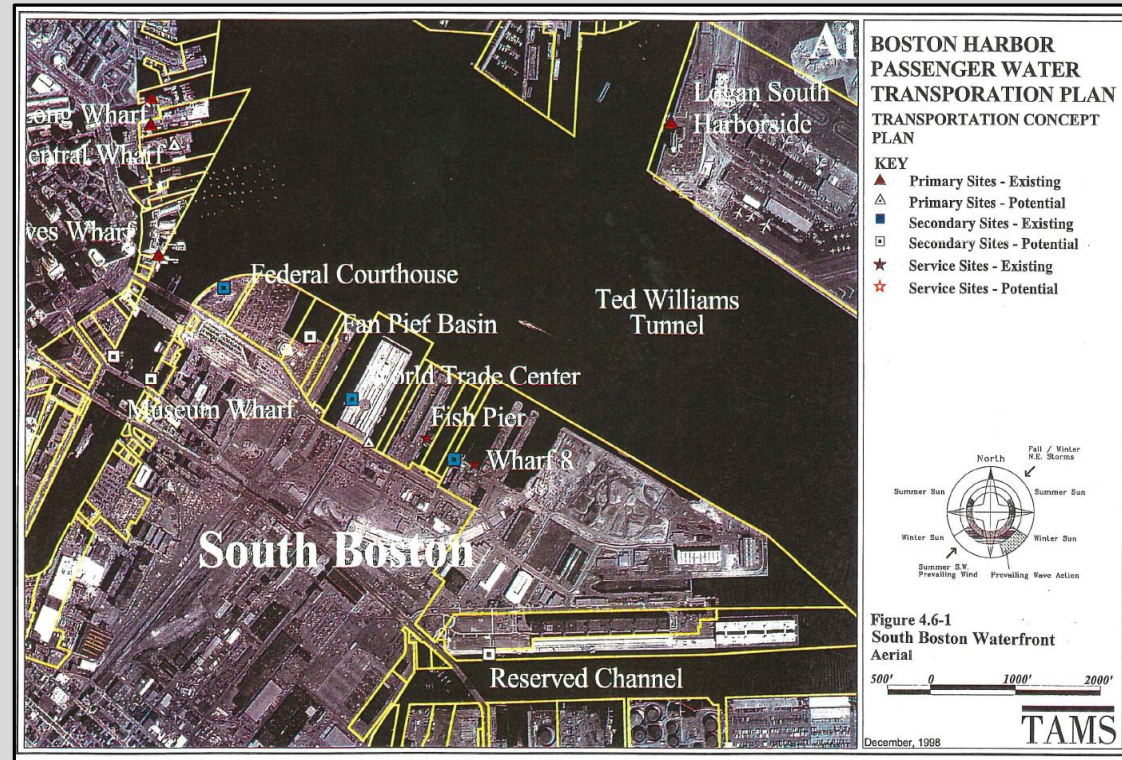
Water Transportation Facilities & Subsidies

- Fan Pier:
 - Fan Pier Cove Ferry Terminal
 - \$4 Million – Water Transportation Infrastructure
 - \$1.4 Million – Water Transportation Subsidies
- Pier 4:
 - Water Commons
 - \$1.65 Million – Water Transportation Subsidies
- Seaport Square:
 - Envoy Hotel - \$25,000 Harbor Islands Access



City of Boston Inner Harbor Passenger Water Transportation Plan - 2000

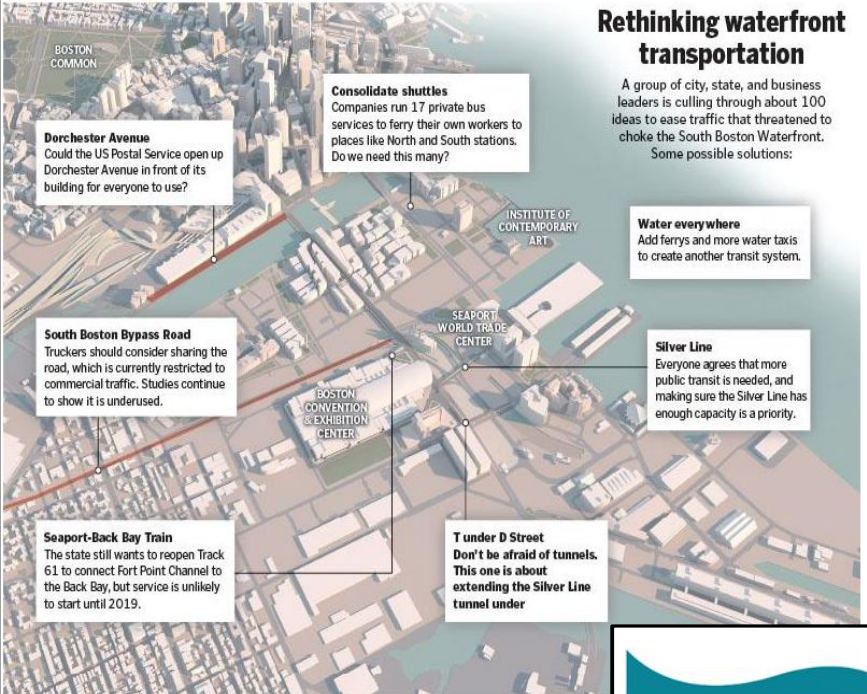
- Expand World Trade Center Terminal capacity – primary hub
- New or expand docks at : Children’s Museum, Courthouse, Fan Pier Cove, Wharf 8 and Pier 1
- Improve terminals and landside intermodal connections
- Innovative public and private funding mechanisms and terminal management



South Boston Waterfront Sustainable Transportation Plan - 2015

General Recommendations:

- Improve Regional Access
- Expand Community Connections
- Enhance Internal Waterfront Mobility
- Advance the Public Realm
- Implement Supportive Management Strategies
- Maintain State of Good



Rethinking waterfront transportation

A group of city, state, and business leaders is culling through about 100 ideas to ease traffic that threatened to choke the South Boston Waterfront. Some possible solutions:

Water everywhere
Add ferries and more water taxis to create another transit system.

Silver Line
Everyone agrees that more public transit is needed, and making sure the Silver Line has enough capacity is a priority.

T under D Street
Don't be afraid of tunnels. This one is about extending the Silver Line tunnel under

Seaport-Back Bay Train
The state still wants to reopen Track 61 to connect Fort Point Channel to the Back Bay, but service is unlikely to start until 2019.

South Boston Bypass Road
Truckers should consider sharing the road, which is currently restricted to commercial traffic. Studies continue to show it is underused.

Dorchester Avenue
Could the US Postal Service open up Dorchester Avenue in front of its building for everyone to use?


Consolidate shuttles
Companies run 17 private bus services to ferry their own workers to places like North and South stations. Do we need this many?

Projected growth in the South Boston Waterfront

Year	Employment	Population
2000	28,800	6,752
2010	32,900	9,979
2013	36,500	10,867
2035	59,430	20,060

SOURCES: South Boston Waterfront Sustainable Transportation Plan, Bing maps

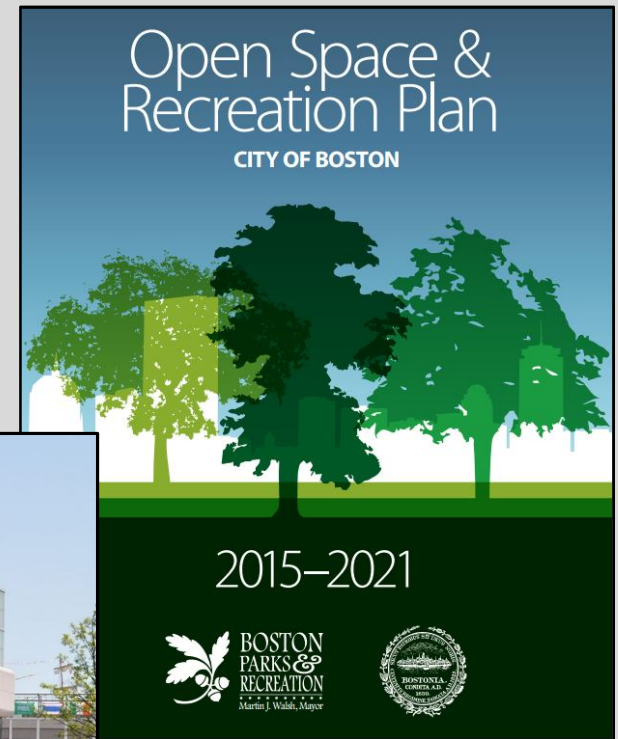
SOUTH BOSTON WATERFRONT
SUSTAINABLE TRANSPORTATION PLAN



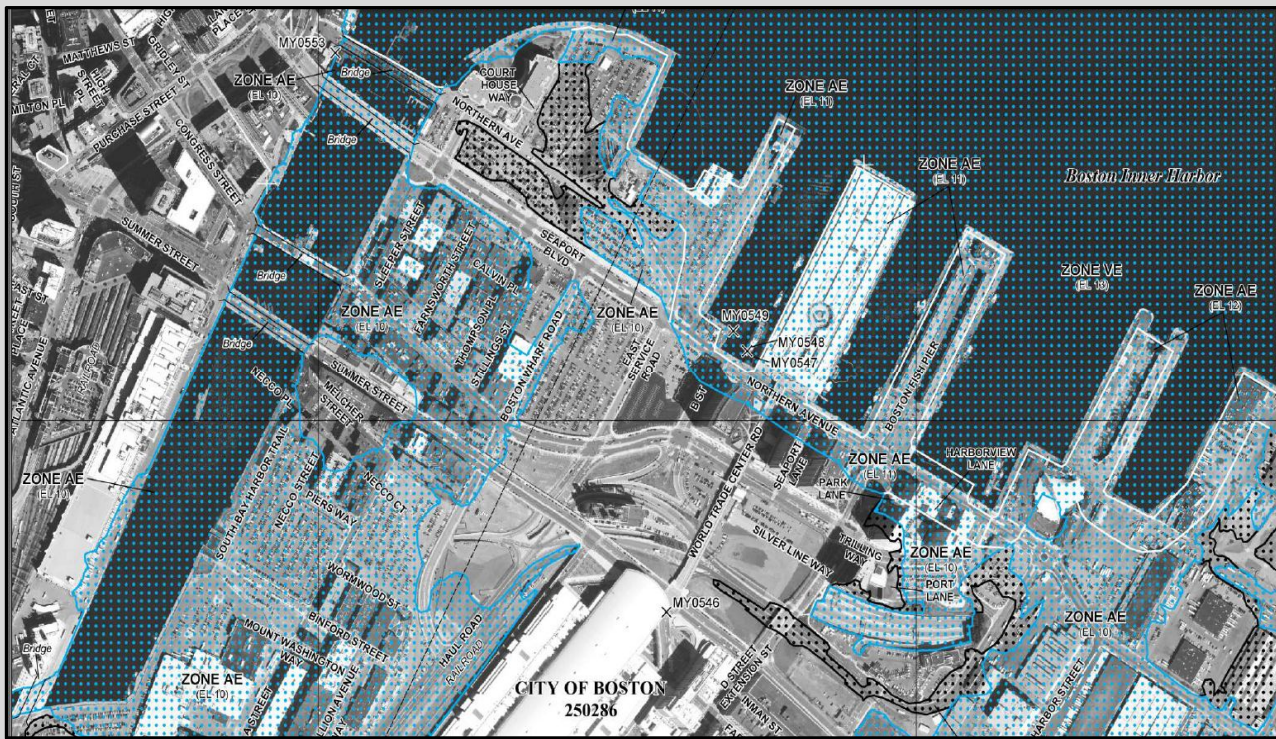
LUKE KNICK, SHIRLEY LEUNG, CHIQUI ESTEBAN/GLOBE STAFF

Open Space and Recreation Plan

- Completion of Harborwalk network
- Use signage and landscaping to draw people to waterfront and interpret historic uses
- Encourage recreational use of the watershed
- Harbor Islands Gateway - have the area serve as an additional point of access to the Harbor Islands



Climate Change Preparedness and Resilience



Citywide Planning Initiatives

- Imagine Boston 2030
- Boston Creates
- Housing a Changing City
- Go Boston
- Boston Bikes
- Drive Boston
- Complete Streets
- Vision Zero

