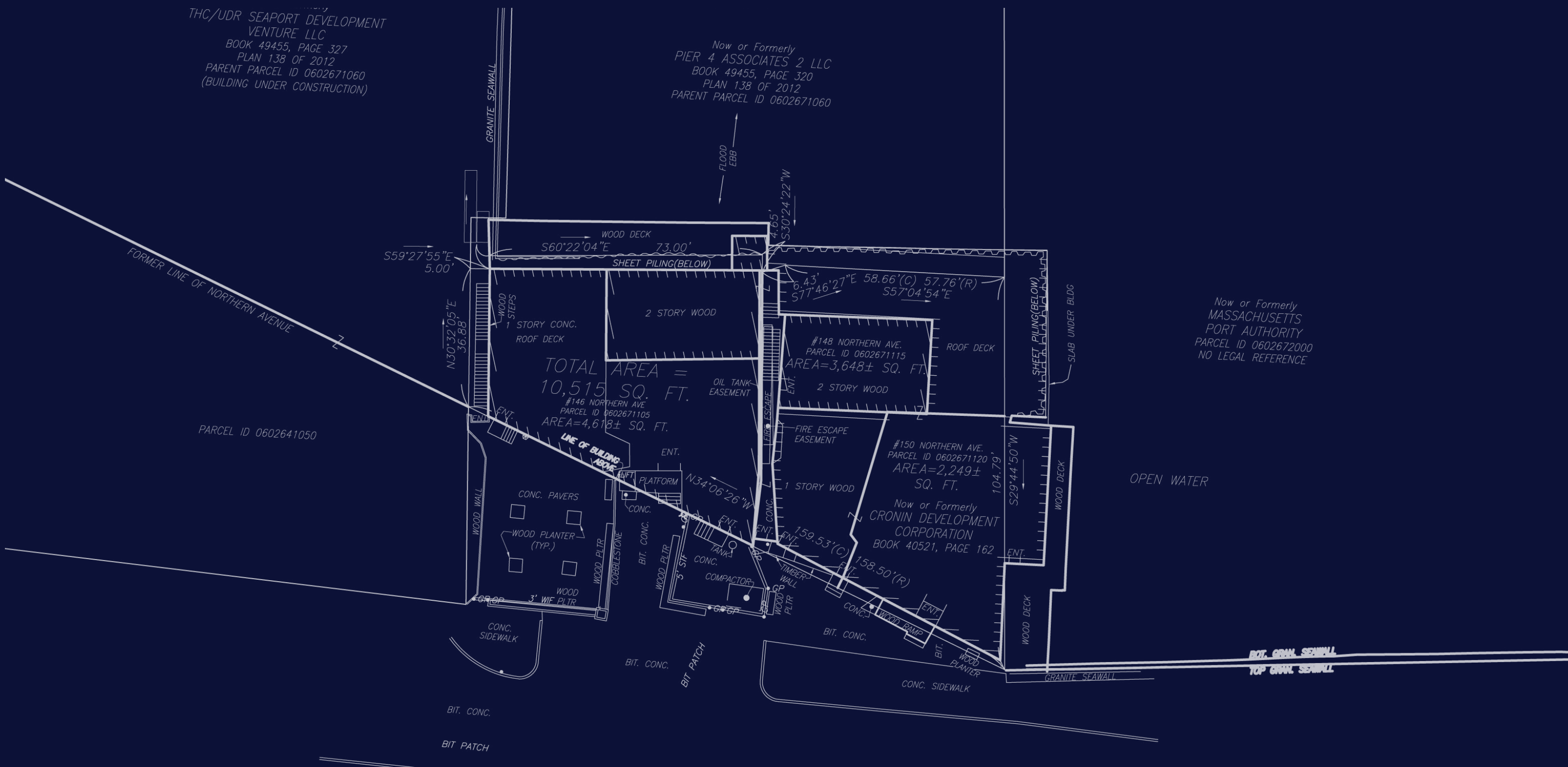


THC/UDR SEAPORT DEVELOPMENT  
VENTURE LLC  
BOOK 49455, PAGE 327  
PLAN 138 OF 2012  
PARENT PARCEL ID 0602671060  
(BUILDING UNDER CONSTRUCTION)

Now or Formerly  
PIER 4 ASSOCIATES 2 LLC  
BOOK 49455, PAGE 320  
PLAN 138 OF 2012  
PARENT PARCEL ID 0602671060

Now or Formerly  
MASSACHUSETTS  
PORT AUTHORITY  
PARCEL ID 0602672000  
NO LEGAL REFERENCE



# 150 SEAPORT BOULEVARD

FEBRUARY 3 : MUNICIPAL HARBOR PLAN ADVISORY COMMITTEE MEETING



## PRESENTATION OUTLINE

---

CHAPTER 91 & MUNICIPAL HARBOR PLANS  
(MHP'S)

THE SOUTH BOSTON WATERFRONT DISTRICT MHP

MHP RENEWAL

ANTICIPATED SCHEDULE

150 SEAPORT BOULEVARD

1. PROJECT DESIGN
2. MHP SUBSTITUTE PROVISIONS



## CHAPTER 91 : PURPOSE

---

CREATED IN 1866

PURPOSE WAS TO:

1. LIMIT HARBOR ENCROACHMENTS
2. PRESERVE THE PUBLIC'S RIGHT TO NAVIGATION
3. PROMOTE COMMERCE

ADMINISTERED BY THE WATERWAYS PROGRAMS AT  
THE STATE DEP

## CHAPTER 91 : BACKGROUND

---

EXPANDED BY COURTS IN 1979 TO INCLUDE  
FILLED TIDELANDS

CURRENT REGULATIONS ESTABLISH A PRIORITY  
FOR WATER DEPENDENT USES AND ENSURE THAT  
PRIVATE USES FOR TIDELANDS AND WATERWAYS  
SERVE A PROPER PUBLIC PURPOSE





## CHAPTER 91 : JURISDICTION

---

BOSTON HAS OVER 5,500 ACRES (APPROXIMATELY 9 SQUARE MILES) OF FILLED TIDELANDS

AREAS MORE THAN 250' FROM THE SHORELINE AND ACROSS A PUBLIC WAY ARE NOT REGULATED BY THE WATERWAYS REGULATIONS

## CHAPTER 91 : USES

---

### WATER DEPENDENT USES:

REQUIRE DIRECT ACCESS TO WATERWAYS

ENCOURAGED BY CHAPTER 91 REGULATIONS,  
PRESUMED TO HAVE A PROPER PUBLIC  
PURPOSE

NO RESTRICTIONS ON BUILDING SIZE AND  
LOCATION



## CHAPTER 91 : USES

---

### NON- WATER DEPENDENT USES:

DO NOT REQUIRE DIRECT ACCESS TO  
WATERWAYS

MUST PROVIDE AMENITIES TO ENSURE THE  
PUBLIC'S ENJOYMENT OF THE WATERFRONT

DIMENSIONAL STANDARDS RESTRICT  
BUILDING SIZE AND LOCATION





## CHAPTER 91 : DIMENSIONAL STANDARDS

---

LOT COVERAGE / BUILDING FOOTPRINT / OPEN SPACE (2 STANDARDS)

BUILDING HEIGHT

WATER DEPENDENT USE ZONES (WDUZ)

FACILITIES OF PUBLIC ACCOMMODATION (FPA'S)

FACILITIES OF PRIVATE TENANCY (FPT'S)

PEDESTRIAN ACCESS NETWORK (HARBORWALK)

NEW PILE-SUPPORTED STRUCTURES





## CHAPTER 91 : DIMENSIONAL STANDARDS

---

DIMENSIONAL STANDARDS APPLY UNIFORMLY TO ALL COASTAL MUNICIPALITIES UNLESS THERE IS AN APPROVED MHP



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*Boston, Massachusetts*



## MUNICIPAL HARBOR PLANS : BACKGROUND

---

MHP'S ARE VOLUNTARY, STATE-APPROVED, AND  
USED FOR MANY PURPOSES

ALLOW FOR ALTERNATIVE DIMENSIONAL  
STANDARDS TO IMPLEMENT A COMMUNITY'S  
VISION FOR THE WATERFRONT

PROMOTE LOCAL WATERFRONT PLANNING GOALS

ADMINISTERED BY THE STATE CZM AND EEA



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## MUNICIPAL HARBOR PLANS : BACKGROUND

APPROVED SUBSTITUTE PROVISIONS REPLACE  
DIMENSIONAL STANDARDS FOR NON-WATER  
DEPENDENT USE PROJECTS

IMPACTS OF SUBSTITUTE PROVISIONS MUST BE  
OFFSET TO ACTIVATE THE WATERFRONT WITH A  
VARIETY OF PUBLIC AMENITIES





## 2000 SOUTH BOSTON WATERFRONT DISTRICT MHP

---

CONSISTS OF 108 ACRES

MOSTLY COMMONWEALTH TIDELANDS,  
REQUIRING INTERIOR AND EXTERIOR PUBLIC  
AMENITIES

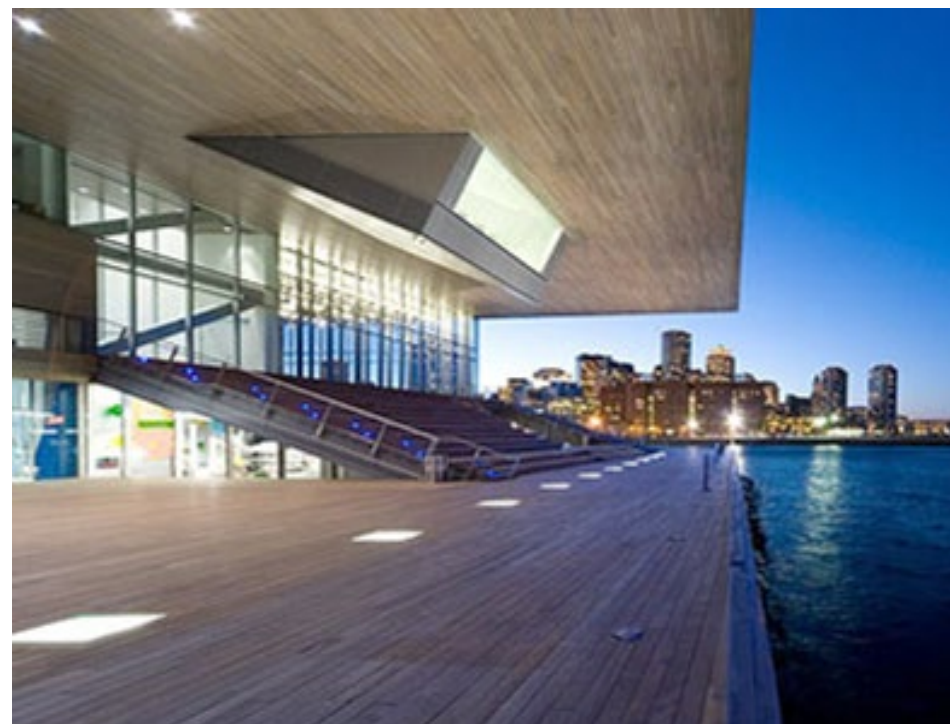


## 2000 SOUTH BOSTON WATERFRONT DISTRICT MHP

---

BASED ON THE SEAPORT PUBLIC REALM PLAN (1999)

APPROVED IN DECEMBER 2000, WITH AMENDMENTS IN 2002 (ICA) AND 2009 (100 ACRE MASTER PLAN)



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Boston, Massachusetts



2000 SOUTH BOSTON WATERFRONT DISTRICT MHP

ELKUS MANFREDI ARCHITECTS



## 2000 SOUTH BOSTON WATERFRONT DISTRICT MHP

---

ALLOWED BUILDING HEIGHTS UP TO THE FAA  
MAXIMUM

OPEN SPACE WAS AGGREGATED AND FOCUSED ON  
THE WATERFRONT

KEY OFFSETS INCLUDED OPEN SPACE, ICA LAND,  
AND PUBLIC AMENITIES



## SOUTH BOSTON MHP RENEWAL AND AMENDMENT

---

MHPS MUST BE RENEWED PERIODICALLY

SB MHP RENEWAL WILL INCLUDE UPDATED INFORMATION

EXCEPT FOR THE 150 SEAPORT BOULEVARD AMENDMENT, THERE ARE NO OTHER CHANGES



## SOUTH BOSTON MHP RENEWAL AND AMENDMENT

---

### ANTICIPATED SCHEDULE

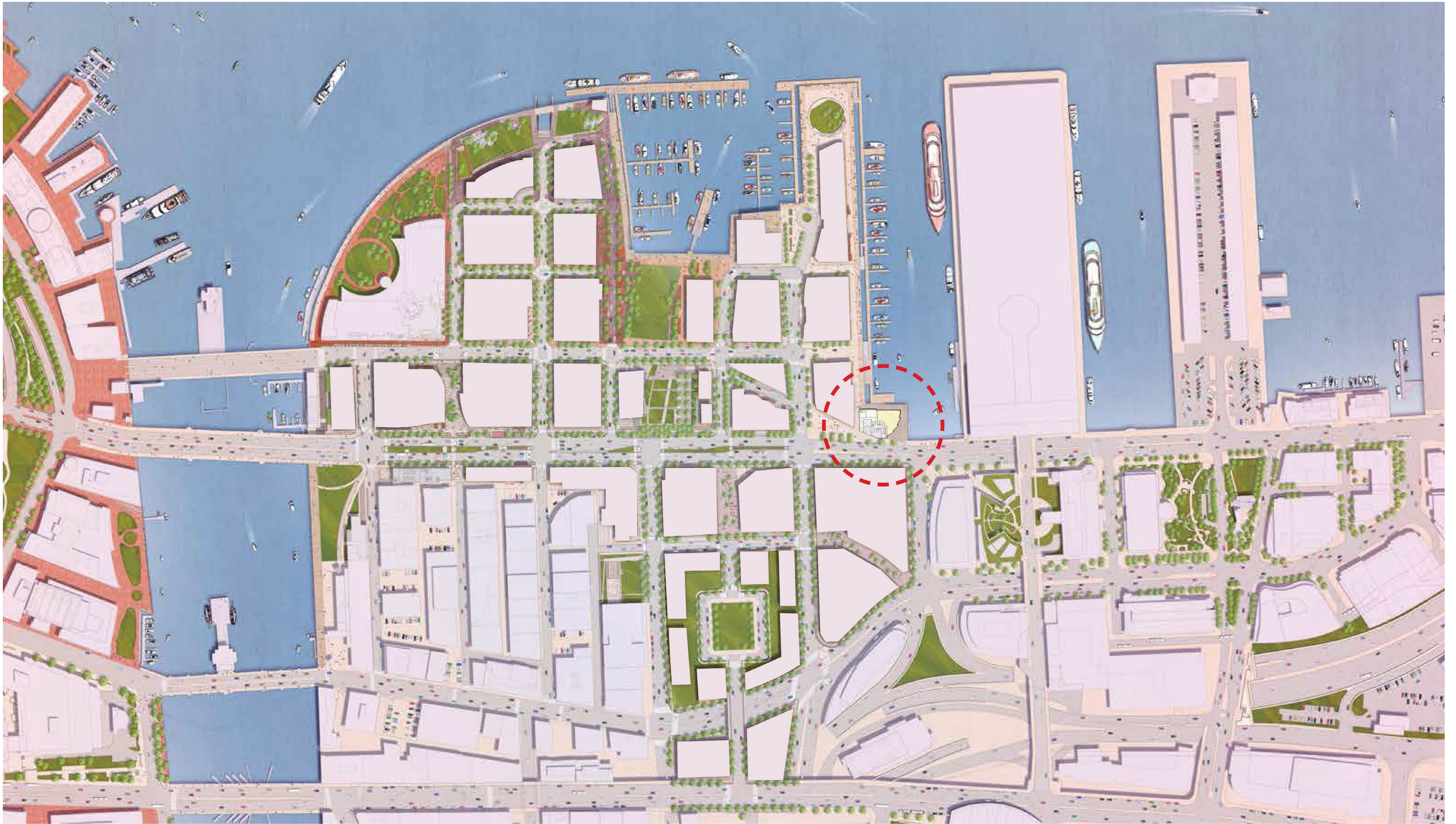
4-6 MHP PUBLIC MEETINGS THROUGH EARLY SPRING

CITY PUBLIC HEARING AND REVIEW BY THE BRA BOARD

SUBMITTAL TO THE STATE IN LATE SPRING, WITH A 30-DAY PUBLIC COMMENT PERIOD

STATE DECISION BY EARLY SUMMER

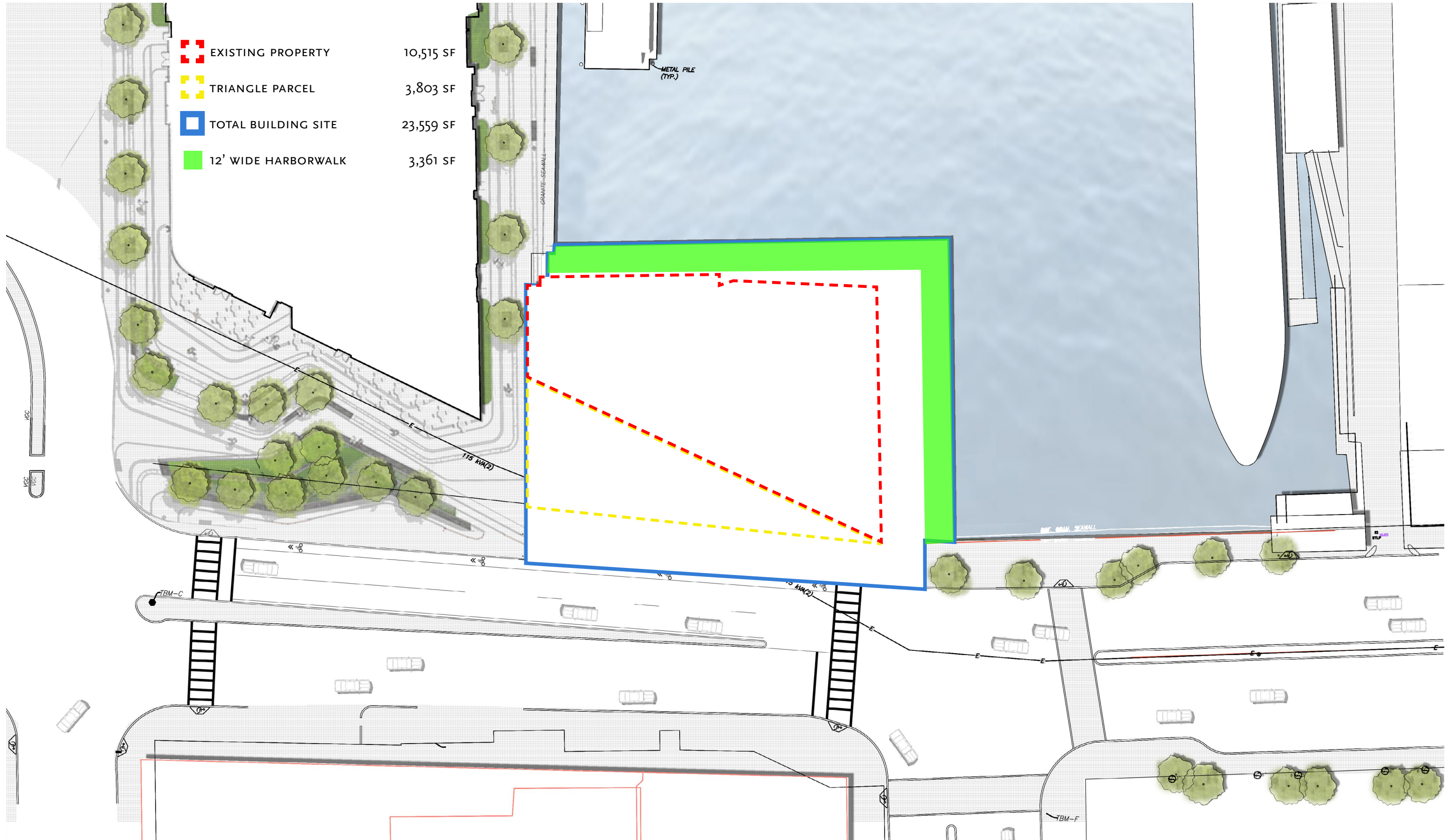




150 SEAPORT BOULEVARD  
*Boston, Massachusetts*



SITE CONTEXT  
ELKUS MANFREDI ARCHITECTS



150 SEAPORT BOULEVARD  
Boston, Massachusetts



SITE DIAGRAM  
ELKUS MANFREDI ARCHITECTS



## PRINCIPAL OBJECTIVES

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1. BUILDING DESIGN THAT EVOKES THE HARBOR  
AND THE NEIGHBORHOOD'S TIES TO SHIPPING

2. FULLY ACTIVATES THE WATERFRONT AND  
DRAWS THE PUBLIC TO THE HARBOR

SITE CONSTRAINTS AND SIZE ADD COMPLEXITY  
TO THE DESIGN PROCESS



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*Boston, Massachusetts*



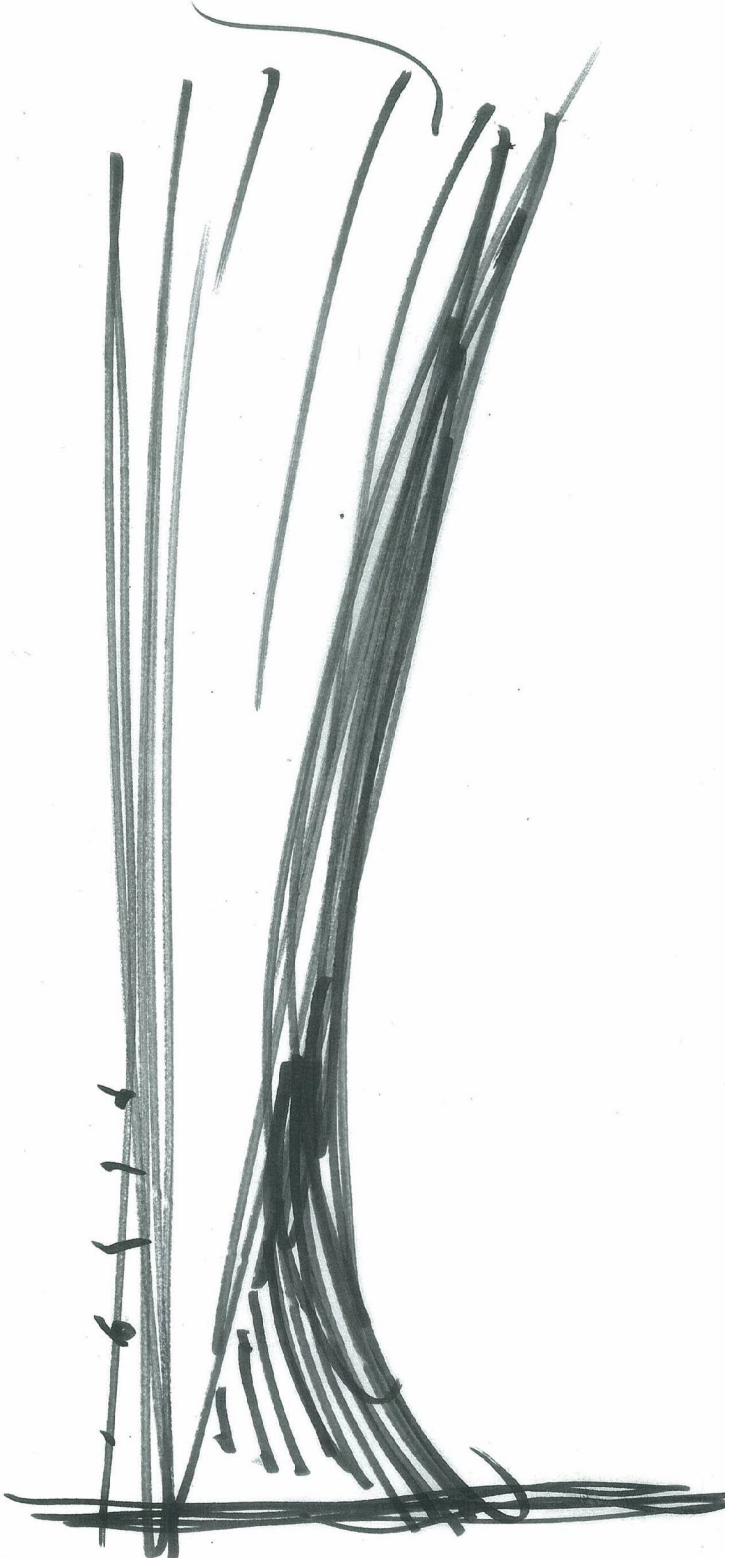
INSPIRATION  
ELKUS MANFREDI ARCHITECTS



150 SEAPORT BOULEVARD  
Boston, Massachusetts



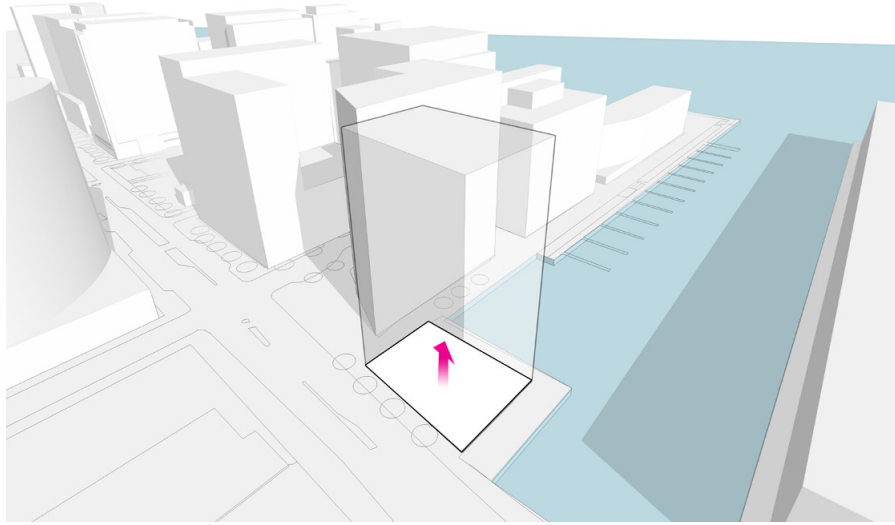
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ELKUS MANFREDI ARCHITECTS



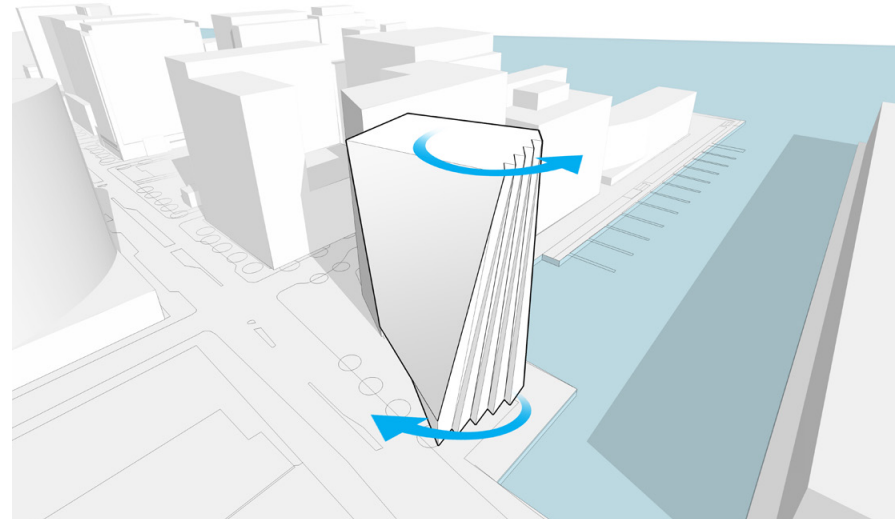
150 SEAPORT BOULEVARD  
*Boston, Massachusetts*



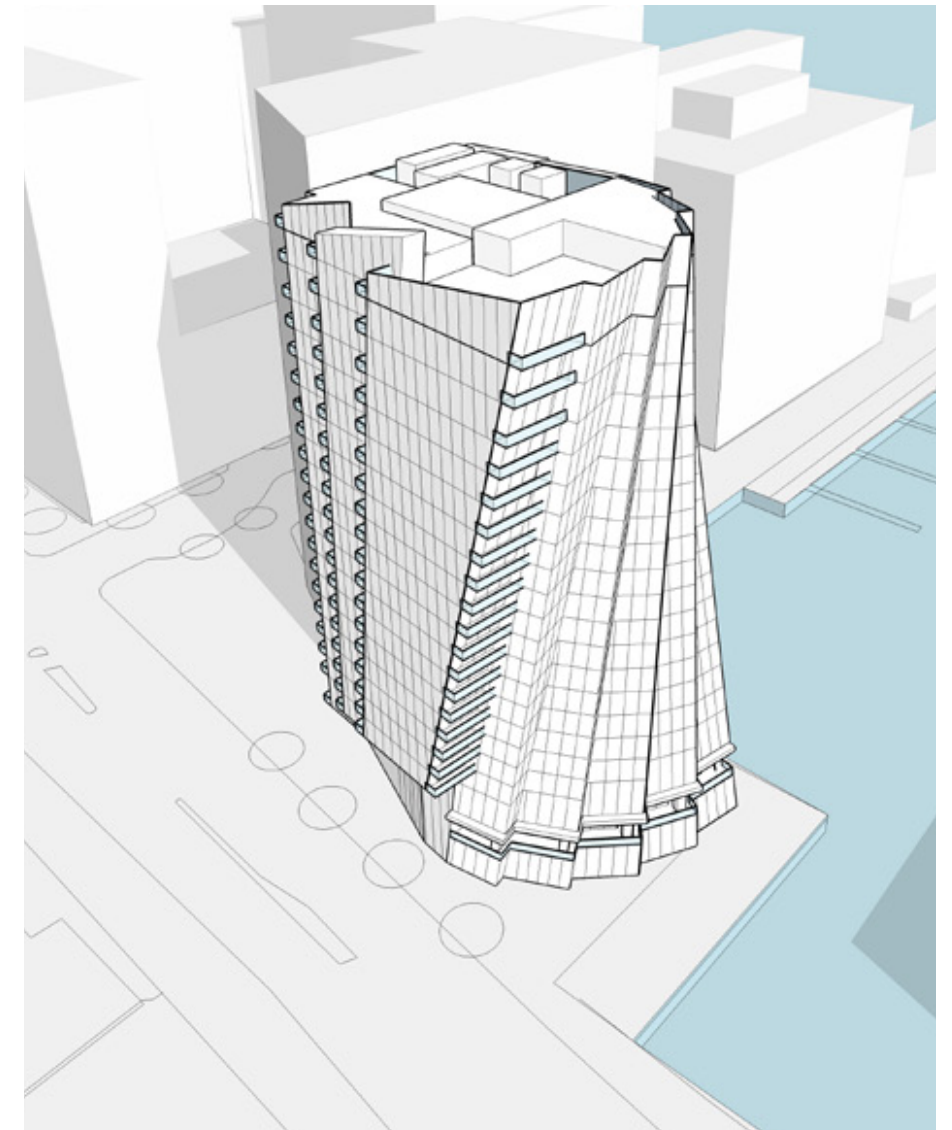
SKETCHES  
ELKUS MANFREDI ARCHITECTS



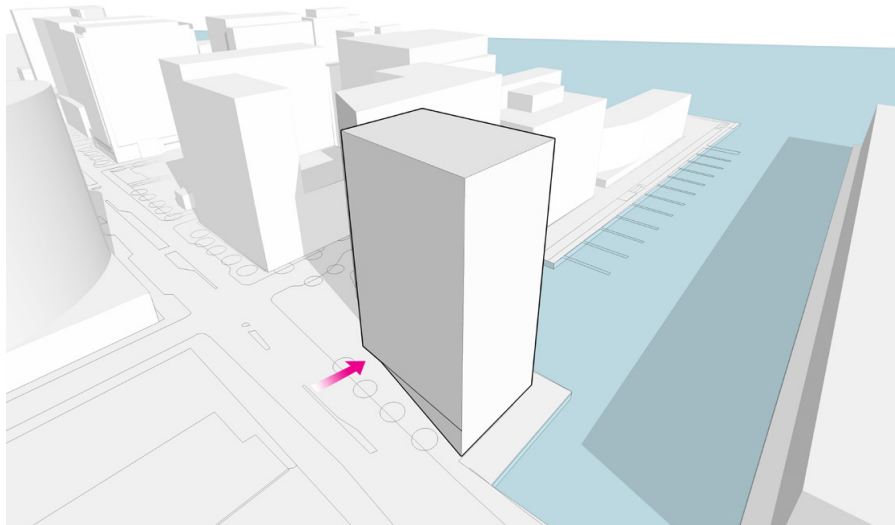
SITE FOOTPRINT & BUILDING ENVELOPE



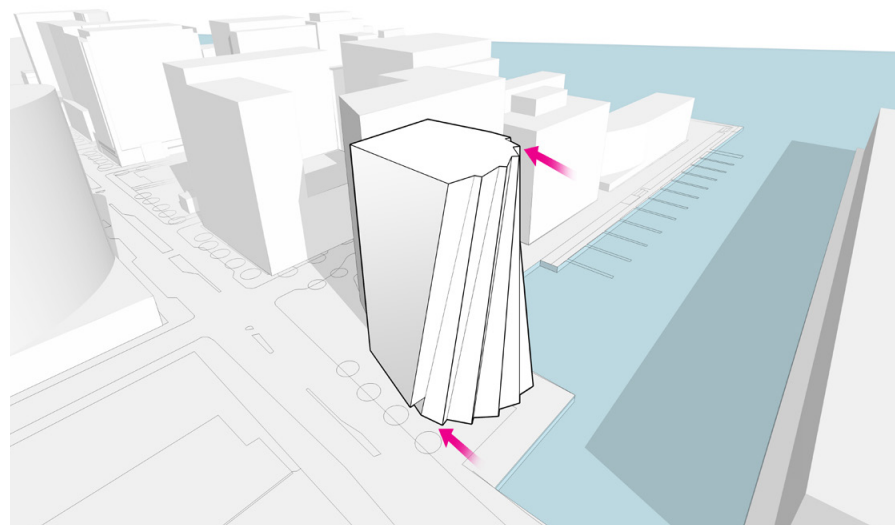
DYNAMIC MODELING



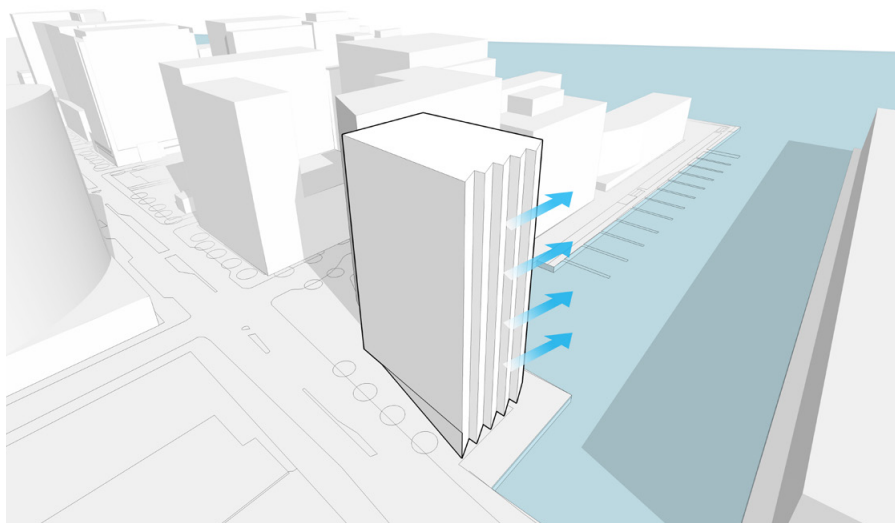
FINAL BUILDING FORM



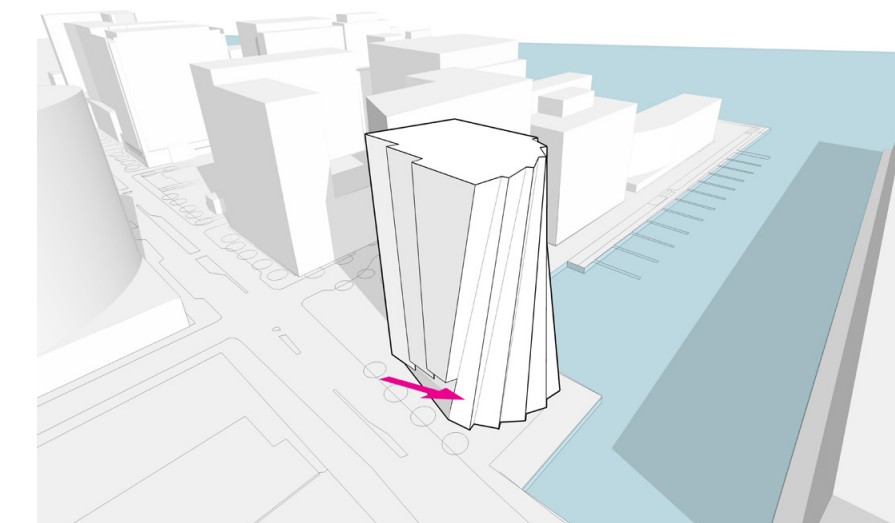
UTILITY EASEMENT



OPEN SPACE AND VIEW CREATION



VIEW OPTIMIZATION

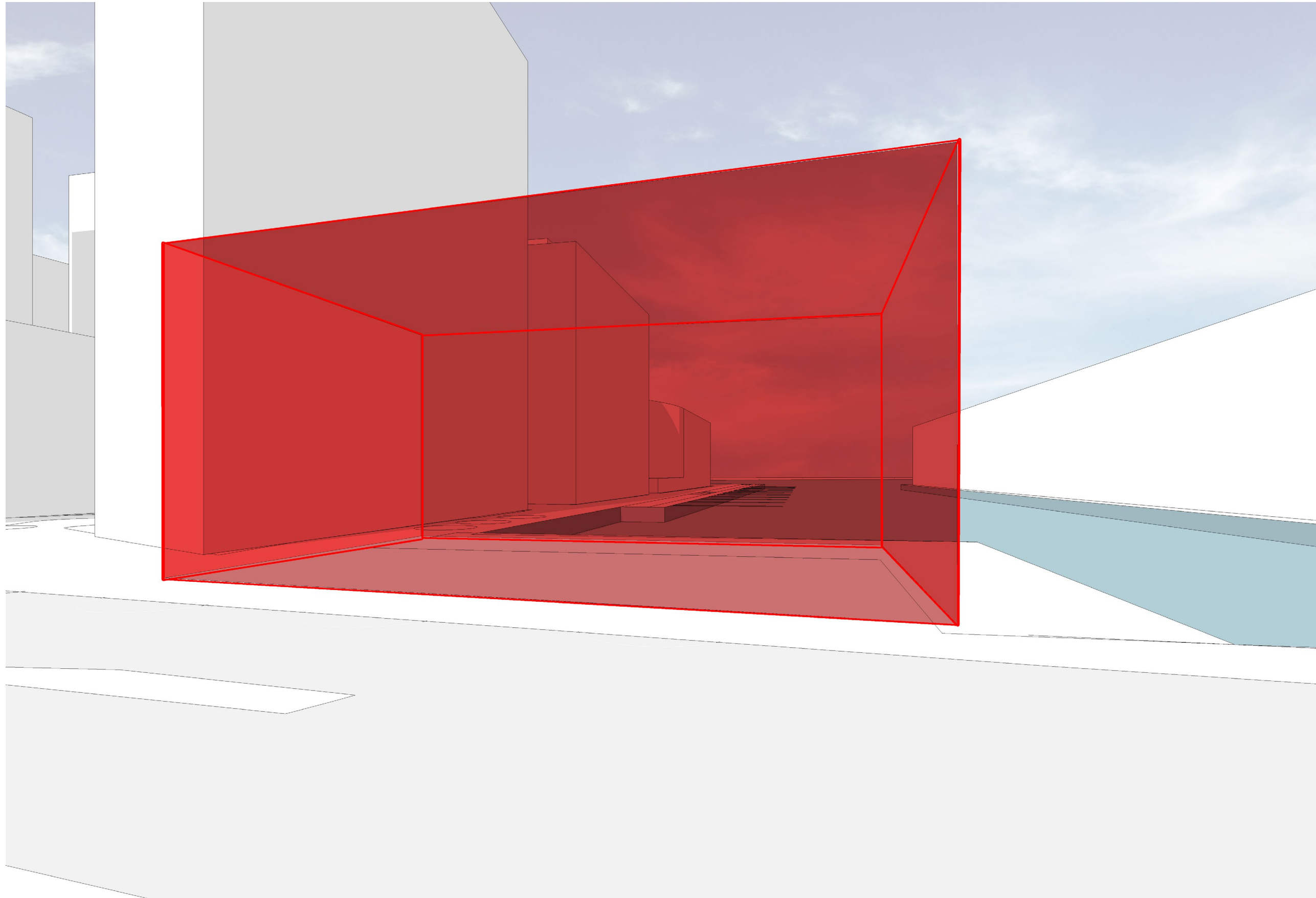


URBAN REALM EXPANSION

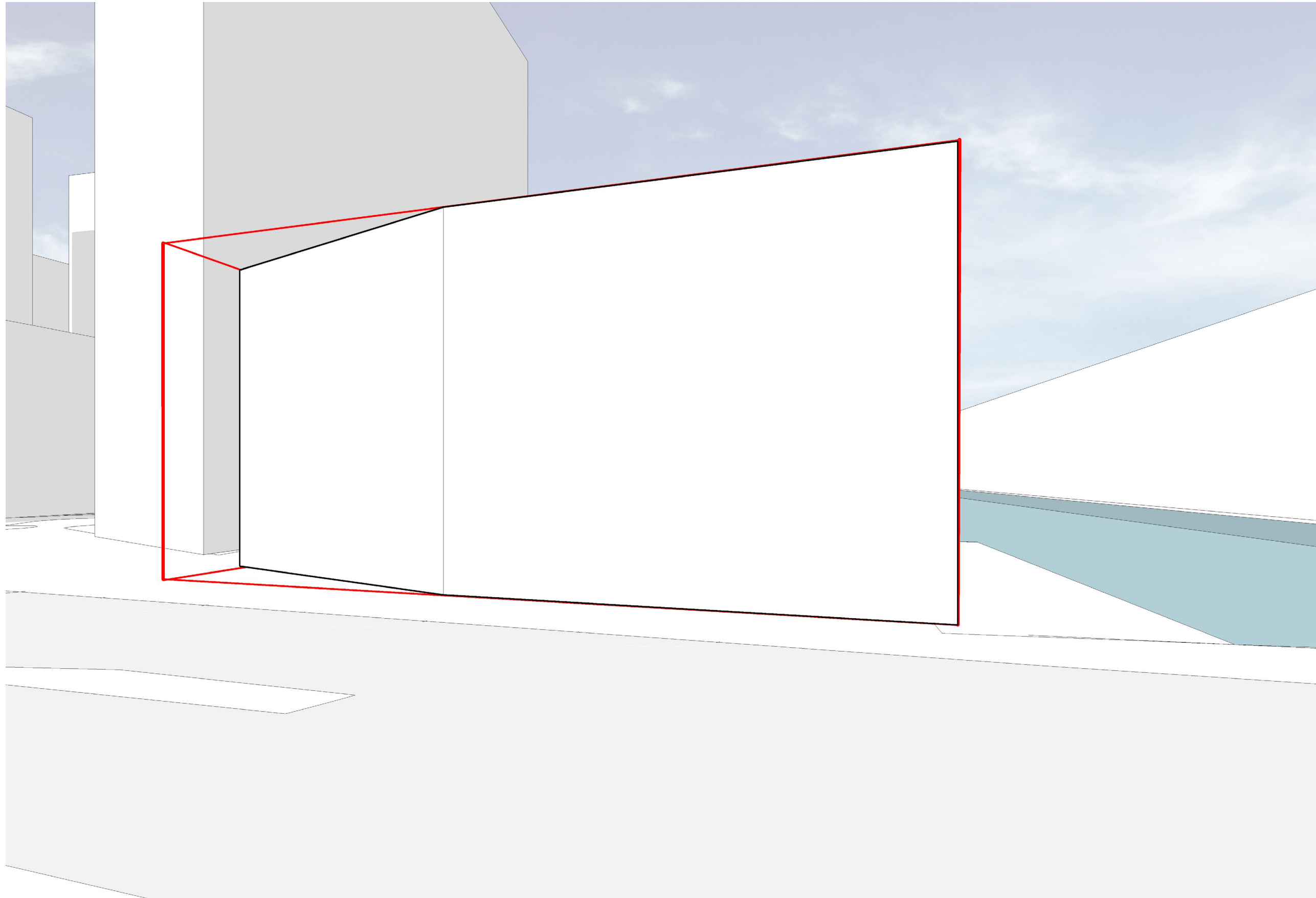
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*Boston, Massachusetts*

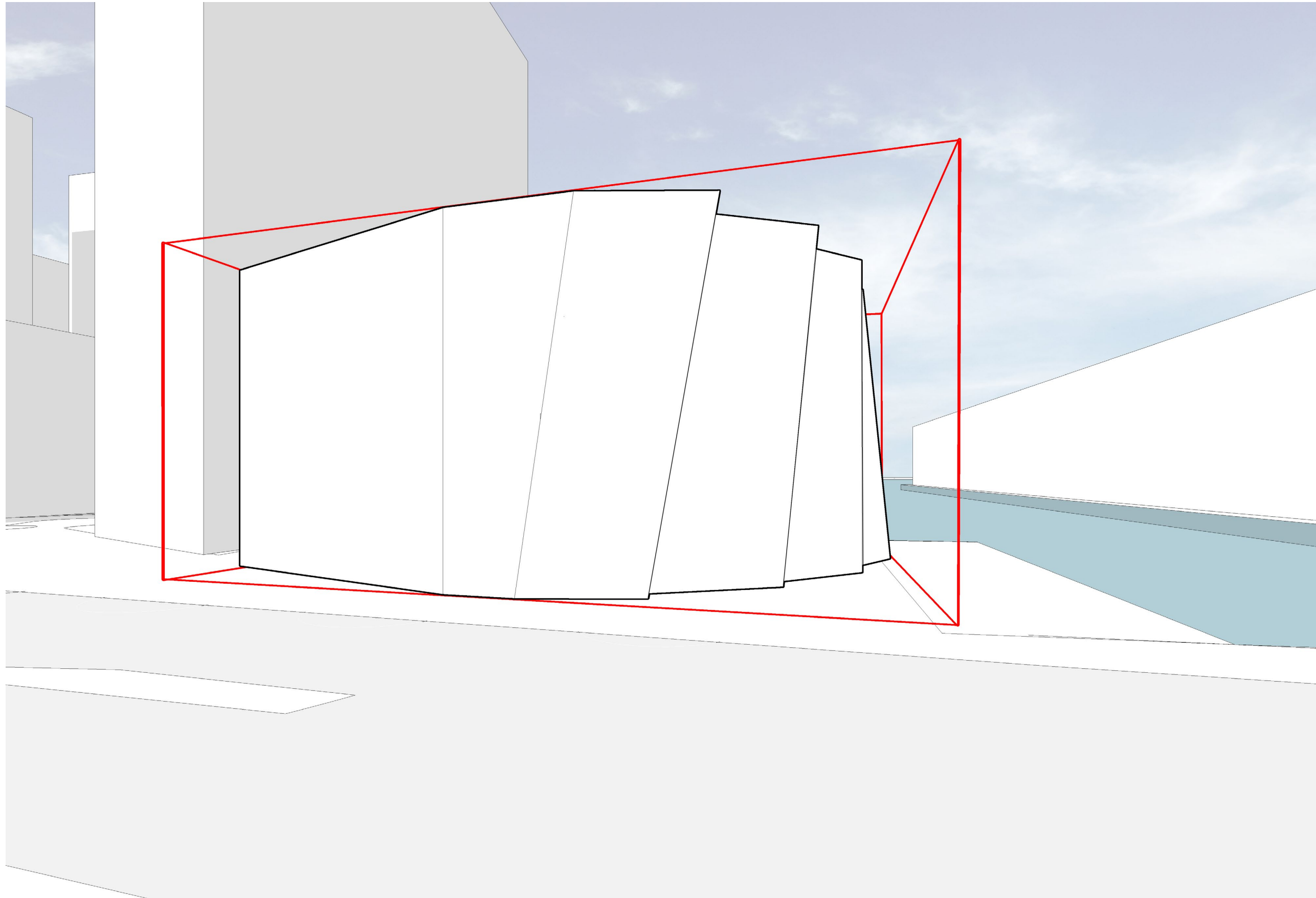


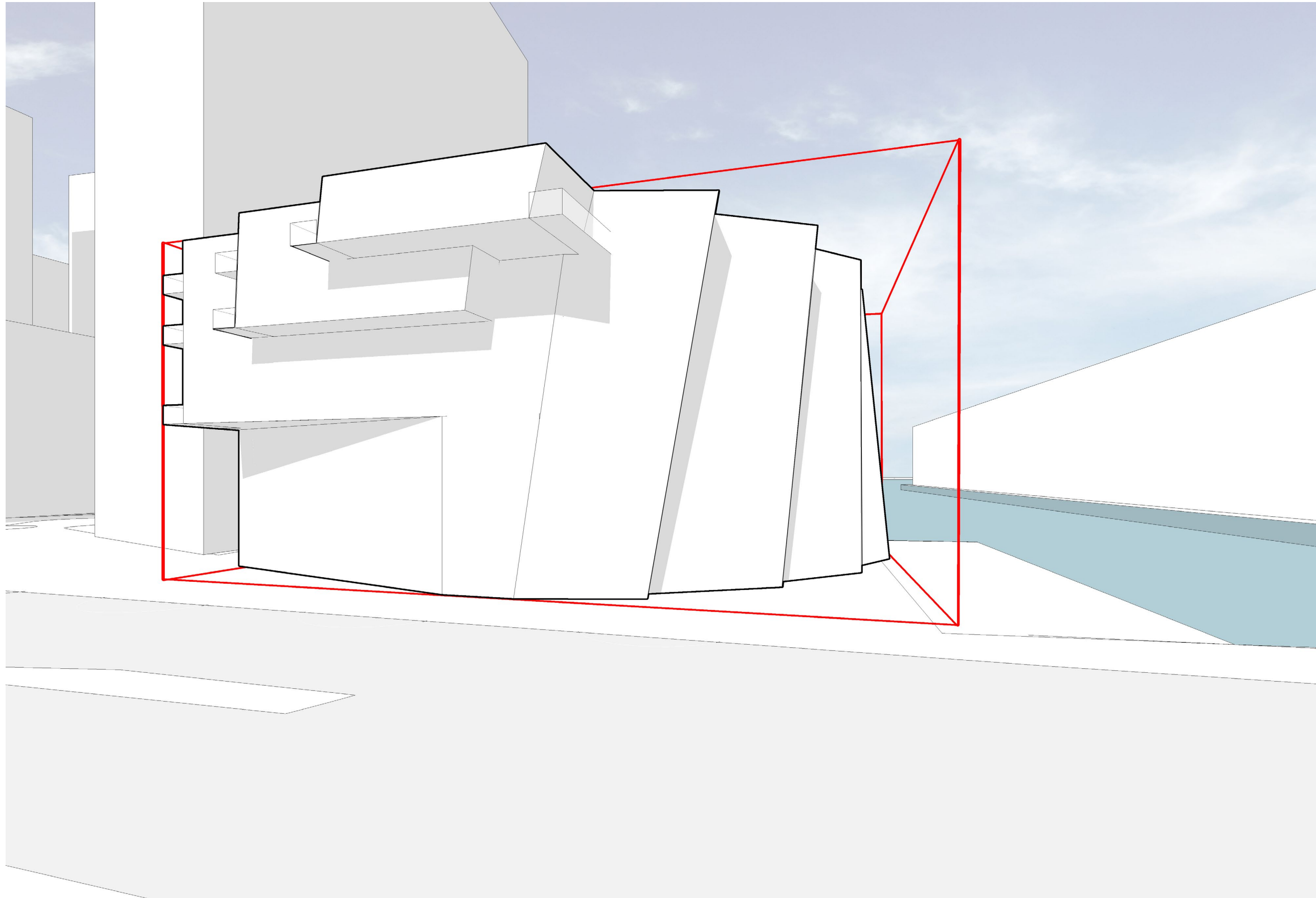
MASSING DEVELOPMENT  
ELKUS MANFREDI ARCHITECTS

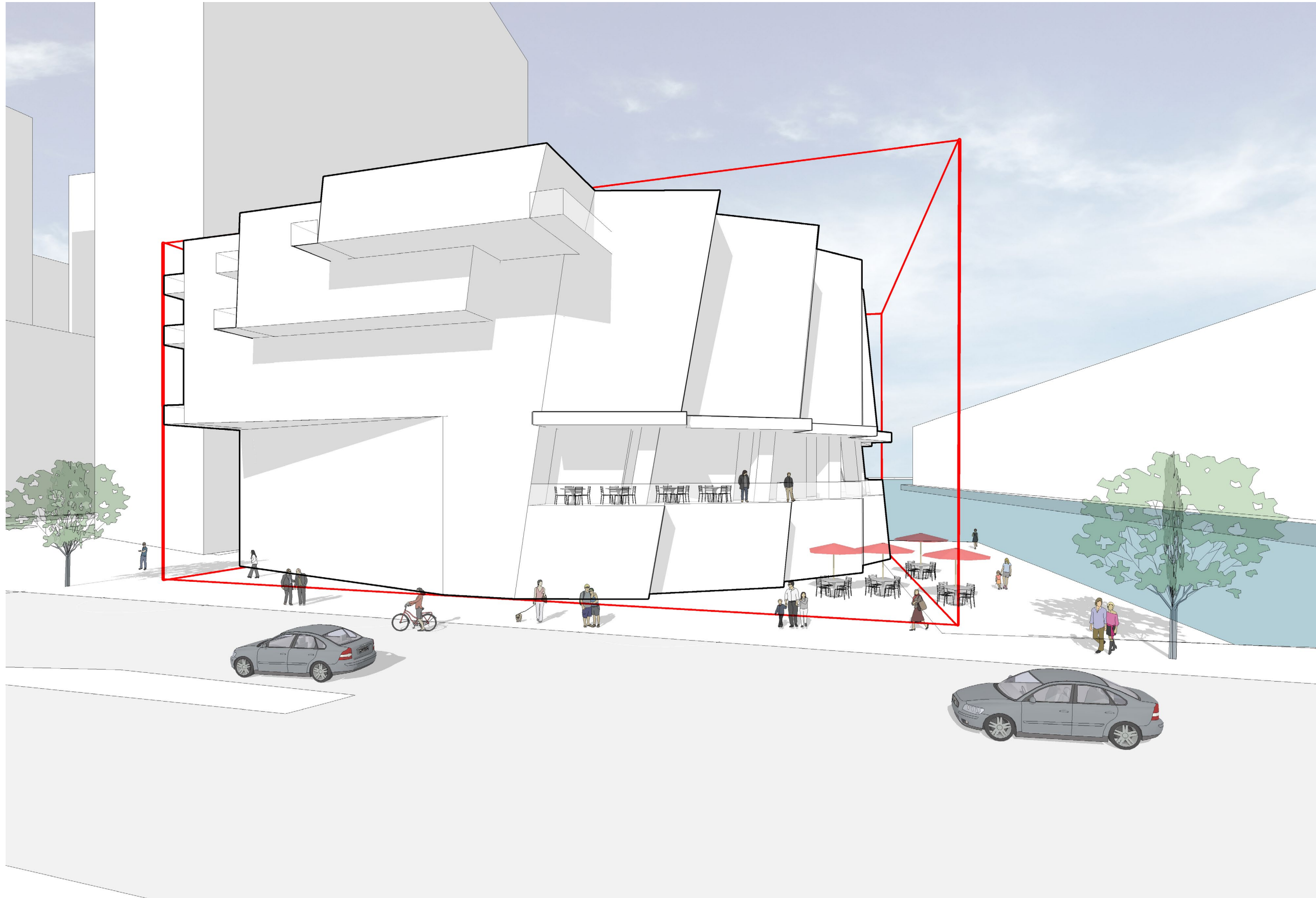


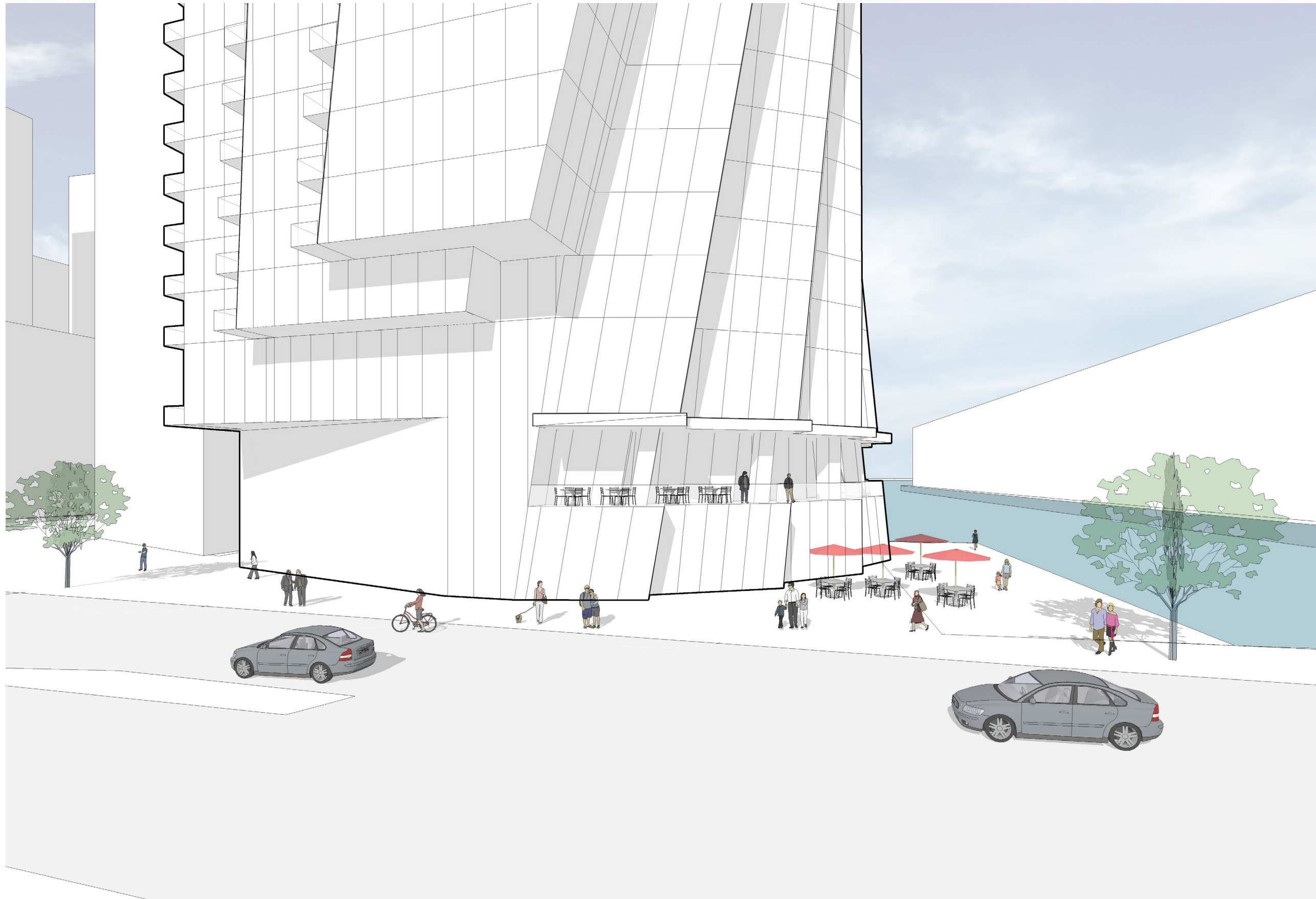


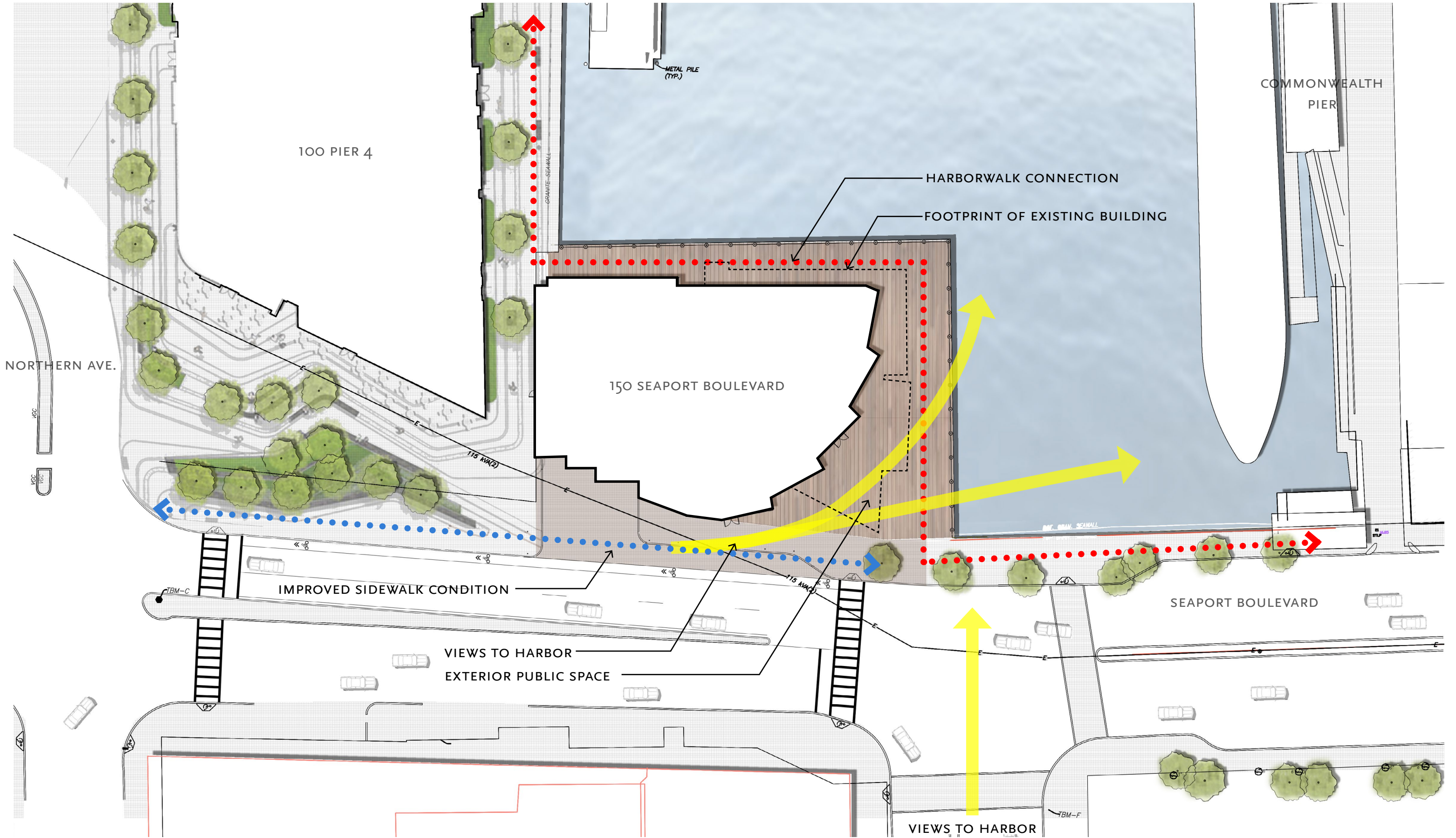












**150 SEAPORT BOULEVARD**  
 Boston, Massachusetts



**PLAN : SITE IMPROVEMENTS**  
 ELKUS MANFREDI ARCHITECTS









**150 SEAPORT BOULEVARD**  
*Boston, Massachusetts*



**VIEW FROM B STREET**  
ELKUS MANFREDI ARCHITECTS



150 SEAPORT BOULEVARD  
*Boston, Massachusetts*



VIEW FROM SEAPORT HOTEL  
ELKUS MANFREDI ARCHITECTS



150 SEAPORT BOULEVARD  
*Boston, Massachusetts*





150 SEAPORT BOULEVARD  
*Boston, Massachusetts*



VIEW FROM THE HARBOR  
ELKUS MANFREDI ARCHITECTS



## MHP SUBSTITUTE PROVISIONS

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BUILDING FOOTPRINT

BUILDING HEIGHT

RECONFIGURED WDUZ



## MHP IMPACTS

---

GROUND LEVEL BUILDING FOOTPRINT : 48.5%  
TOTAL BUILDING FOOTPRINT : 64%  
TOTAL SF OFFSET : 3,374 SF (ALL UPPER LEVELS)

NET NEW SHADOW OVER WATER : 12,197 SF  
NET NEW SHADOW OVER LAND : 4,443 SF  
TOTAL NET NEW SHADOW : 16,640 SF

RECONFIGURED WDUZ : 208 SF

# BUILDING FOOTPRINT

GROUND FLOOR FOOTPRINT: 48.5% ■

TOTAL SF OFFSET: 3,374 SF (ALL UPPER FLOORS) ■

TOTAL BUILDING FOOTPRINT: 64%



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Boston, Massachusetts



PLAN : BUILDING FOOTPRINT  
ELKUS MANFREDI ARCHITECTS

# BUILDING FOOTPRINT

GROUND FLOOR FOOTPRINT: 48.5% ■

TOTAL SF OFFSET: 3,374 SF (ALL UPPER FLOORS) ■

TOTAL BUILDING FOOTPRINT: 64%



150 SEAPORT BOULEVARD  
Boston, Massachusetts



PLAN : BUILDING FOOTPRINT  
ELKUS MANFREDI ARCHITECTS





**150 SEAPORT BOULEVARD**  
 Boston, Massachusetts



**PLAN : BUILDING FOOTPRINT**  
 ELKUS MANFREDI ARCHITECTS



**150 SEAPORT BOULEVARD**  
 Boston, Massachusetts



**PLAN : SITE SETBACKS**  
 ELKUS MANFREDI ARCHITECTS

OCTOBER 23 : 0900 - 1300

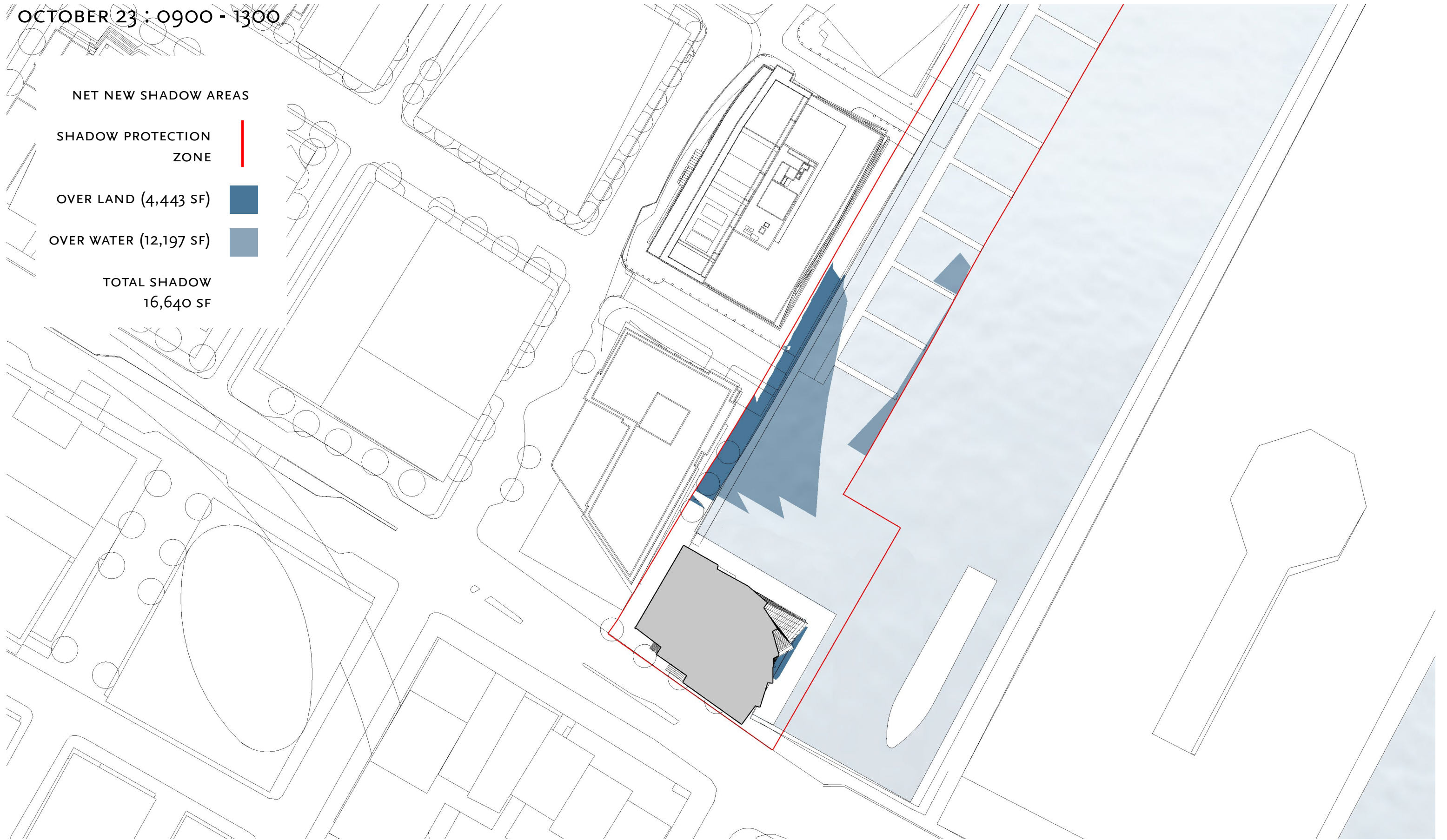
NET NEW SHADOW AREAS

SHADOW PROTECTION  
ZONE

OVER LAND (4,443 SF)

OVER WATER (12,197 SF)

TOTAL SHADOW  
16,640 SF



150 SEAPORT BOULEVARD  
*Boston, Massachusetts*



OCTOBER 23 SHADOW IMPACTS  
ELKUS MANFREDI ARCHITECTS



## PUBLIC REALM IMPROVEMENTS

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COMPLETION OF SEAPORT HARBORWALK

EXPANDED PUBLIC EXTERIOR SPACE

EXPANDED VIEW CORRIDORS

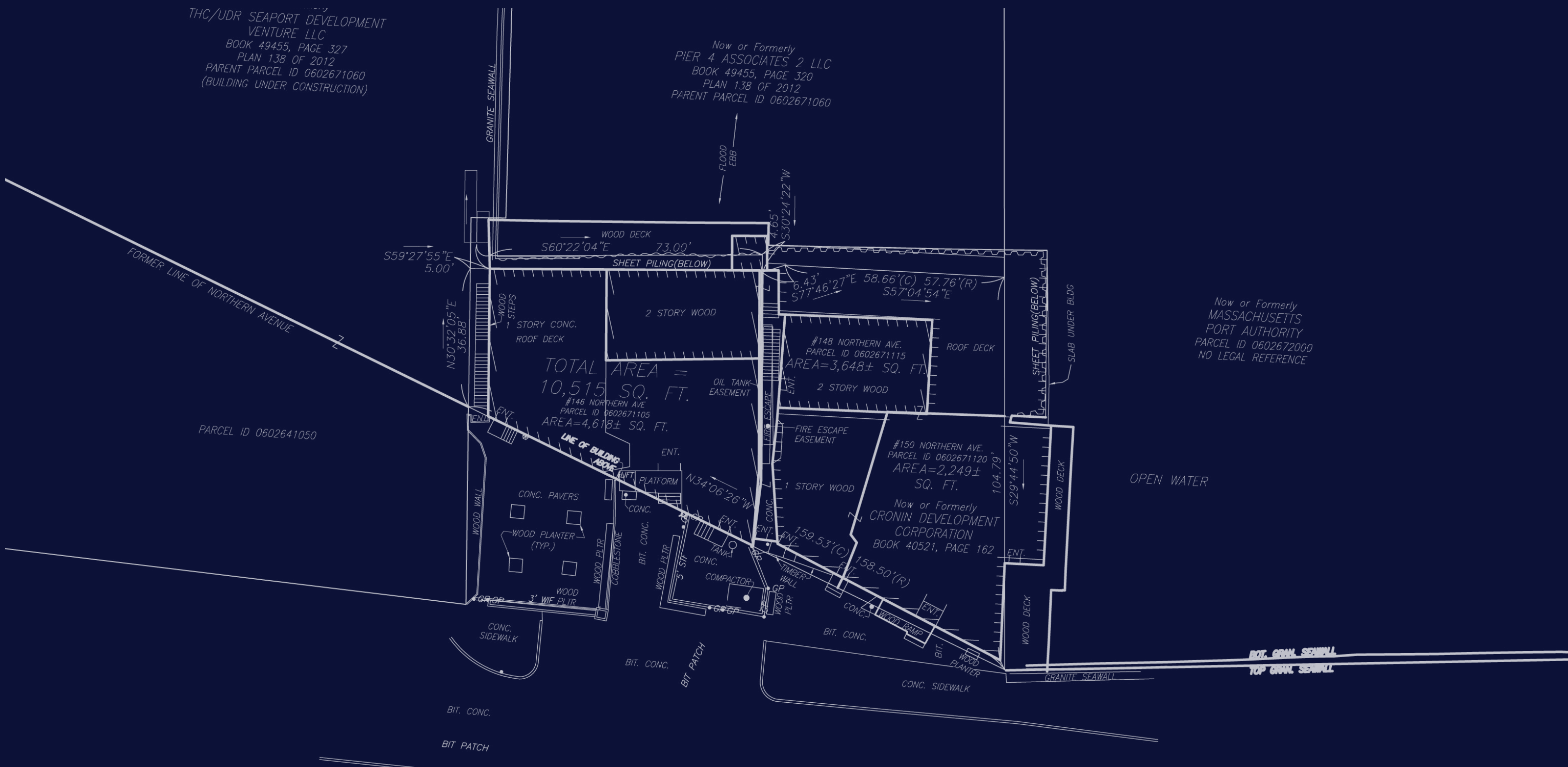
TWO LEVELS OF ACTIVATION

MHP OFFSETS

THC/UDR SEAPORT DEVELOPMENT  
VENTURE LLC  
BOOK 49455, PAGE 327  
PLAN 138 OF 2012  
PARENT PARCEL ID 0602671060  
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PORT AUTHORITY  
PARCEL ID 0602672000  
NO LEGAL REFERENCE



# 150 SEAPORT BOULEVARD

NEXT MEETING:

FEBRUARY 17 : 6:00P - 7:30P : PIEMONTE ROOM, 5TH FLOOR AT CITY HALL