

South Boston Waterfront District Municipal Harbor Plan Renewal and Amendment

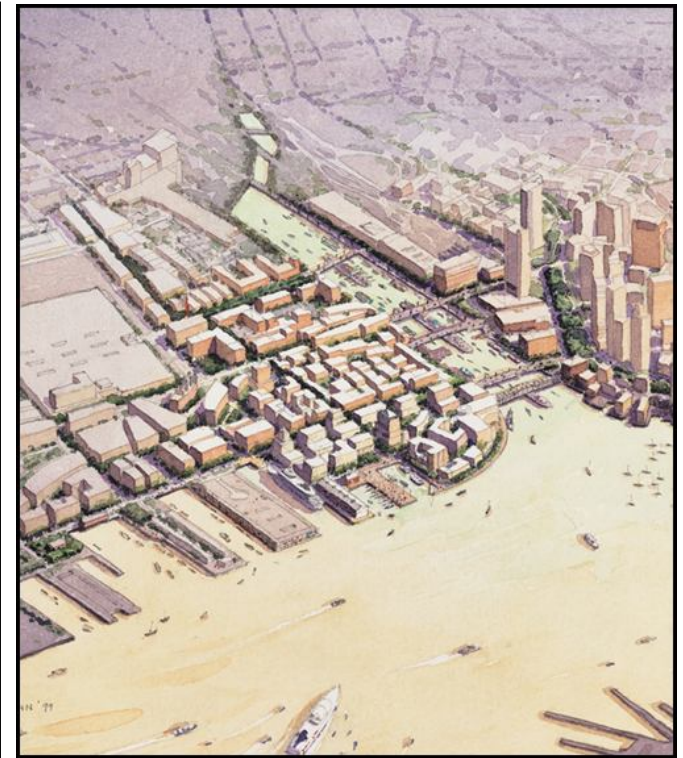
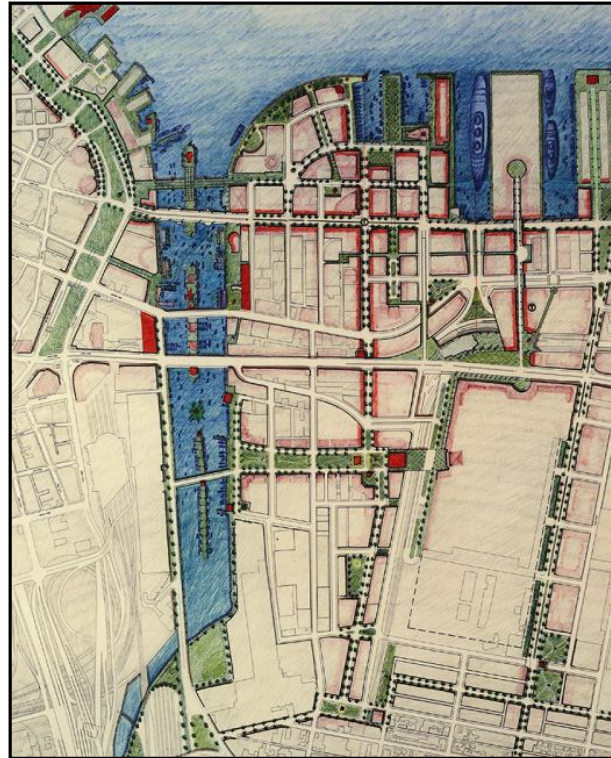
FEBRUARY 17, 2016



Seaport Public Realm Plan

Planning Objectives:

- 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



Chapter 91 Policy Objectives:

- Preserve and Promote Water Dependent Uses
- Ensure Non-Water Dependent Uses serve a proper public purpose



Chapter 91 Building Dimensional & Use Standards:

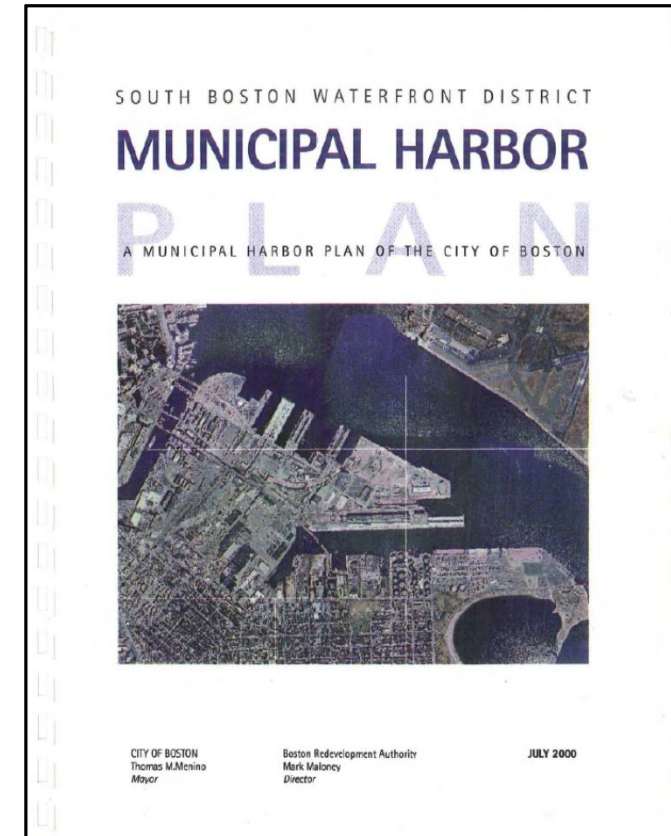
- Height (55')
- Lot Coverage/Open Space (50%)
- Setback from Shoreline (Water Dependent Use Zone)
- Pedestrian Access Network - Harborwalk
- Facilities of Public Accommodation (FPA) - Commonwealth Tidelands
- Activated Open Space - Commonwealth Tidelands
- Facilities of Private Tenancy (FPT)
- New Pile Supported Structures



Harbor Plans

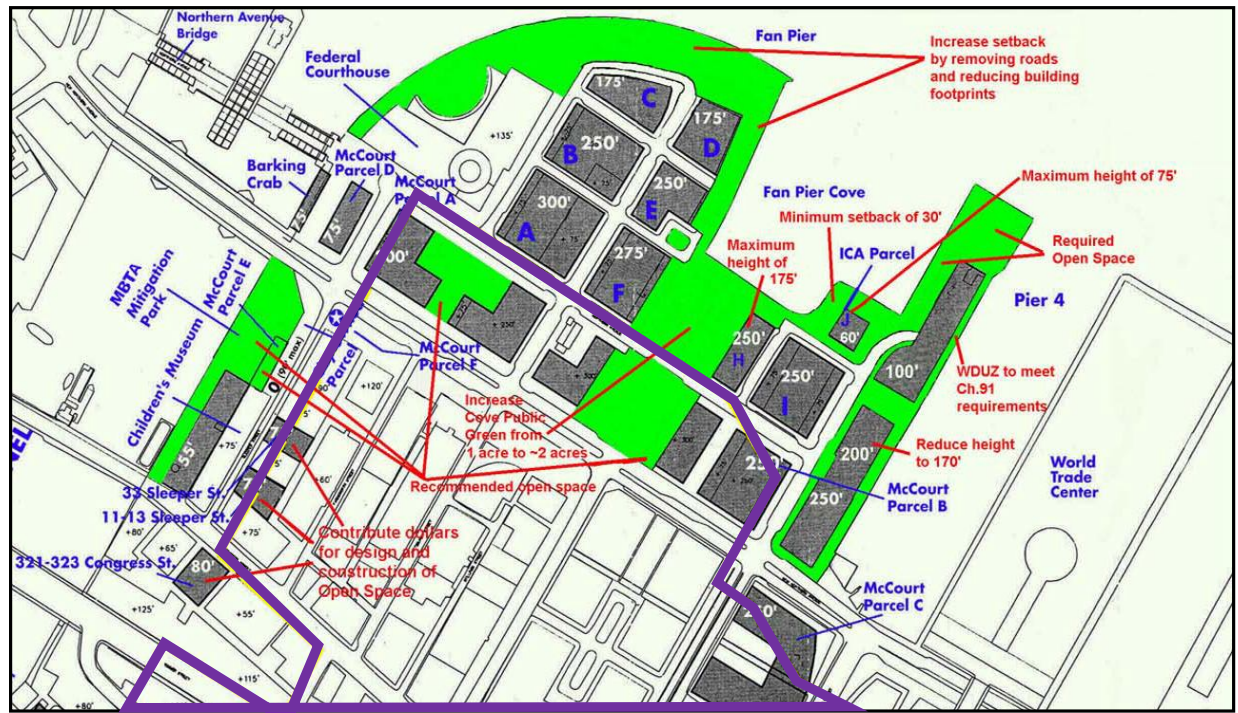
- **Substitutions:** Modifications to the 8 Dimensional Standards – may be more or less restrictive
 - Height – modest in size in relation to planning area
 - Lot Coverage – relatively condensed in footprint in relation to planning area
 - Setback (WDUZ) – alternative distances
- **Offsets:** Linked to less restrictive Substitutions to ensure that adverse impacts to the public's interests will be mitigated, compensated or otherwise offset on an area-wide basis.

Substitutions + Offsets = Comparable or Greater Public Benefit
- **Amplifications:** Enhance or add greater detail to discretionary, non-dimensional requirements of Ch. 91



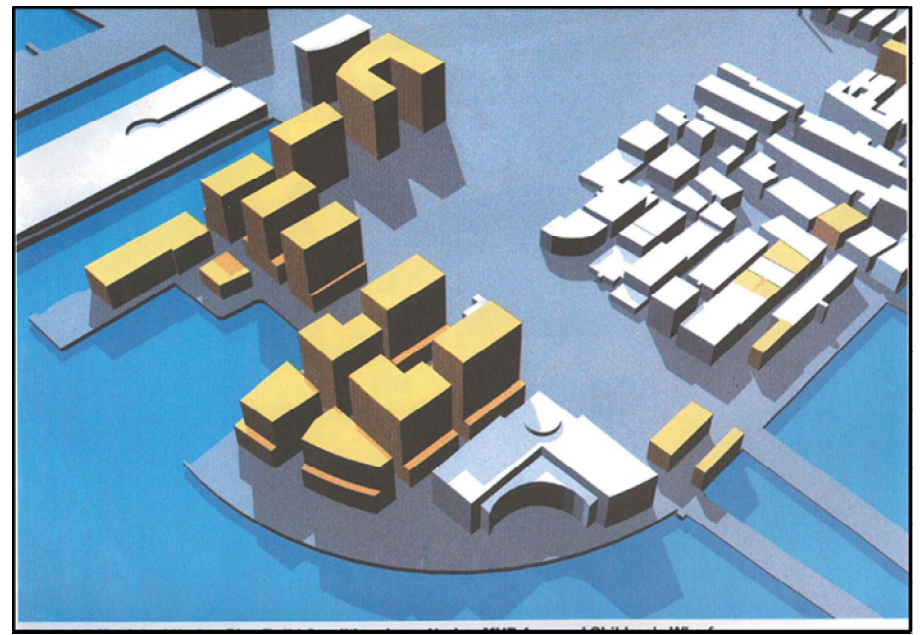
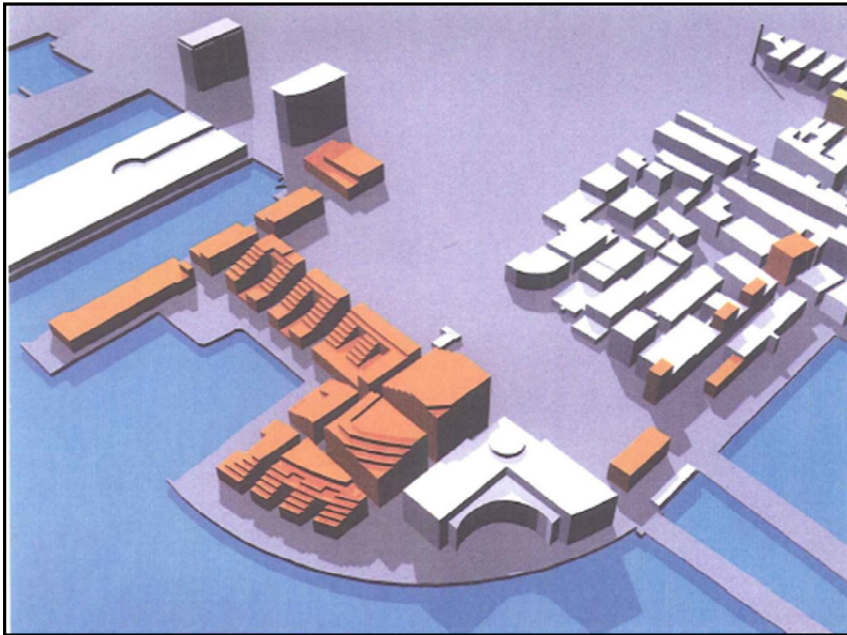
South Boston Waterfront MHP – Inner Harbor

- o Water Dependent Use Zone Substitution



South Boston Waterfront MHP – Inner Harbor

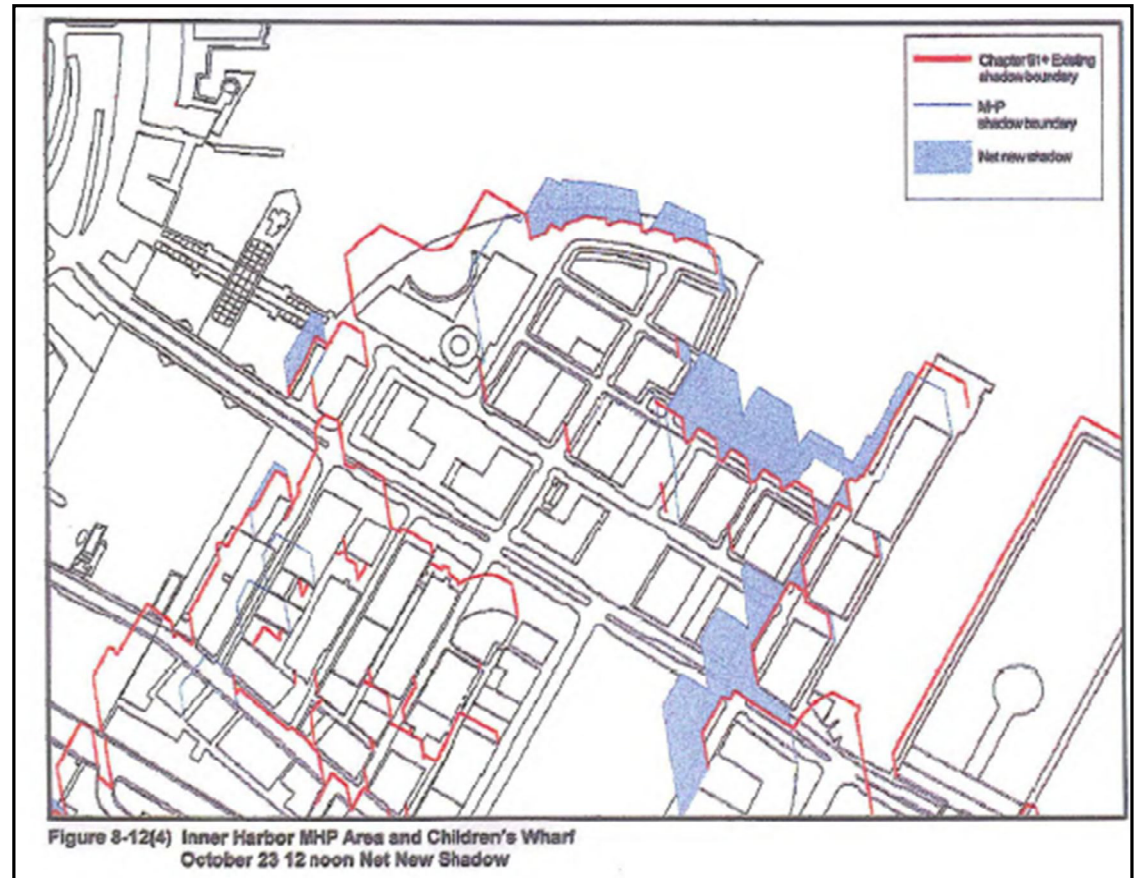
- o Height Substitution



Evaluating Shadow

Net New Shadow:

- Shadow Protection Zone
- Proposed Massing – Chapter 91 Compliant Massing
- Areas in Shadow for 1 Hr. or Longer
- October 23rd



Evaluating Wind

BRA Design Criteria:

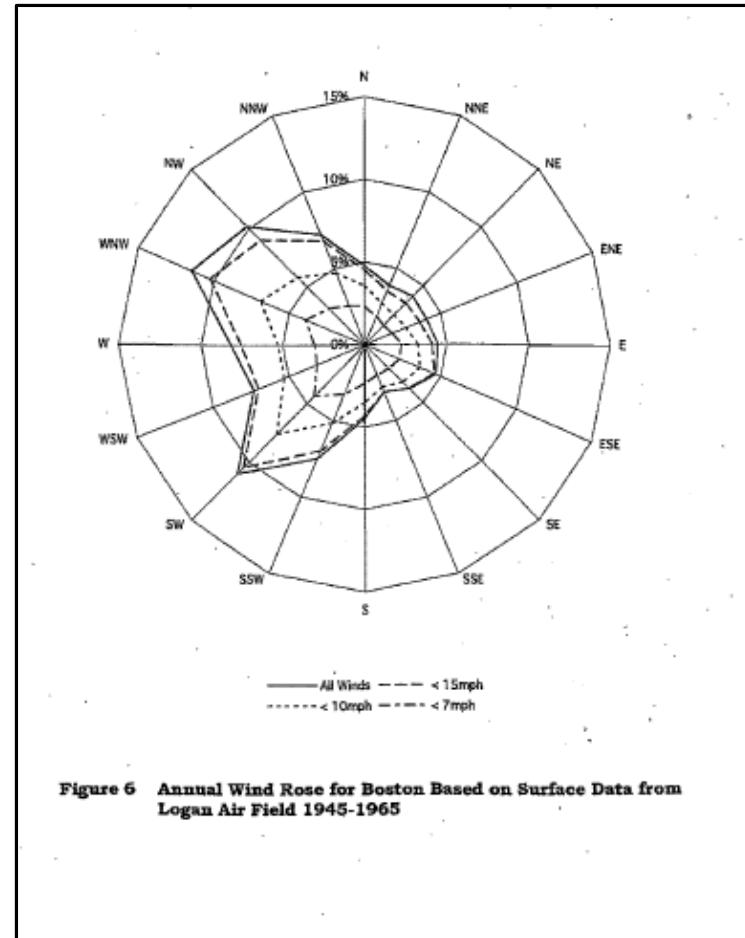
1. Effective Gust Velocity of 31 mph – Not to exceed
2. Pedestrian Level Wind Standards – Mean wind speeds

Level of Comfort

1. Comfortable for Sitting
2. Comfortable for Standing
3. Comfortable for Walking
4. Uncomfortable for Walking
5. Dangerous

Wind Speed

- <12 mph
- >12 and <15 mph
- >15 and <19 mph
- >19 and <27 mph
- > 27 mph



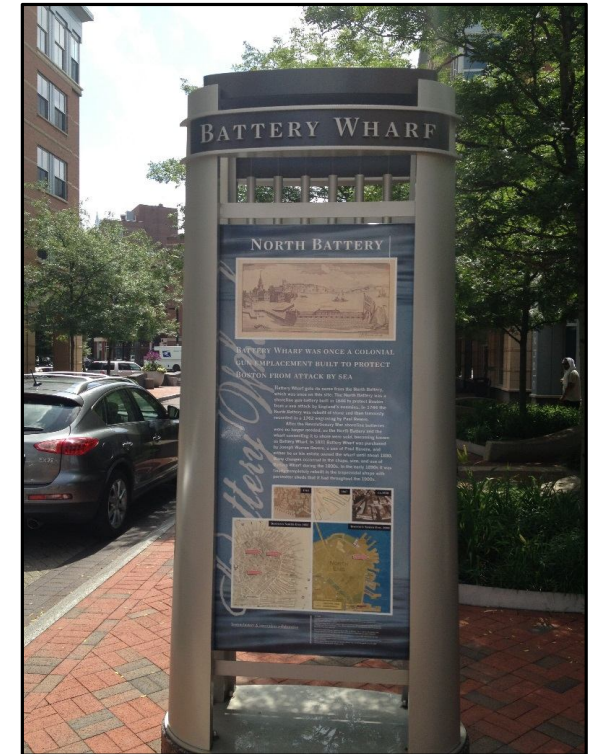
2000 MHP Offset Framework

- 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
 - 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 – Inner Harbor

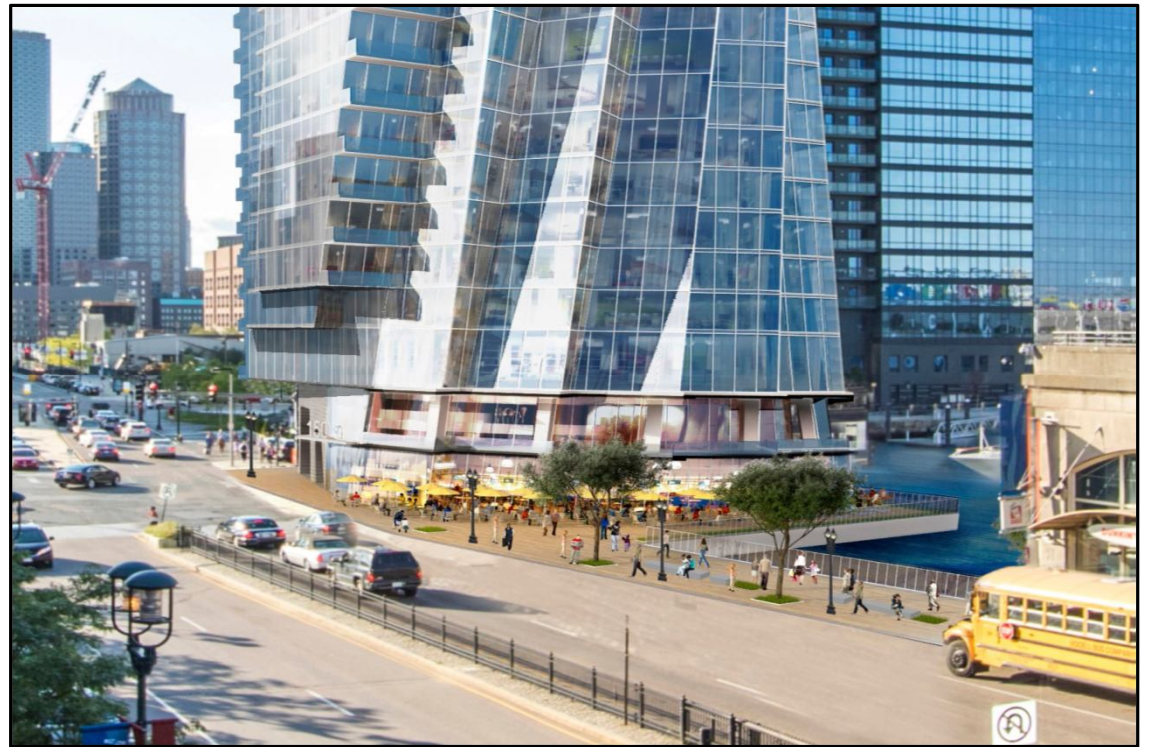
Benefits specified to offset impacts from shadow:

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

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

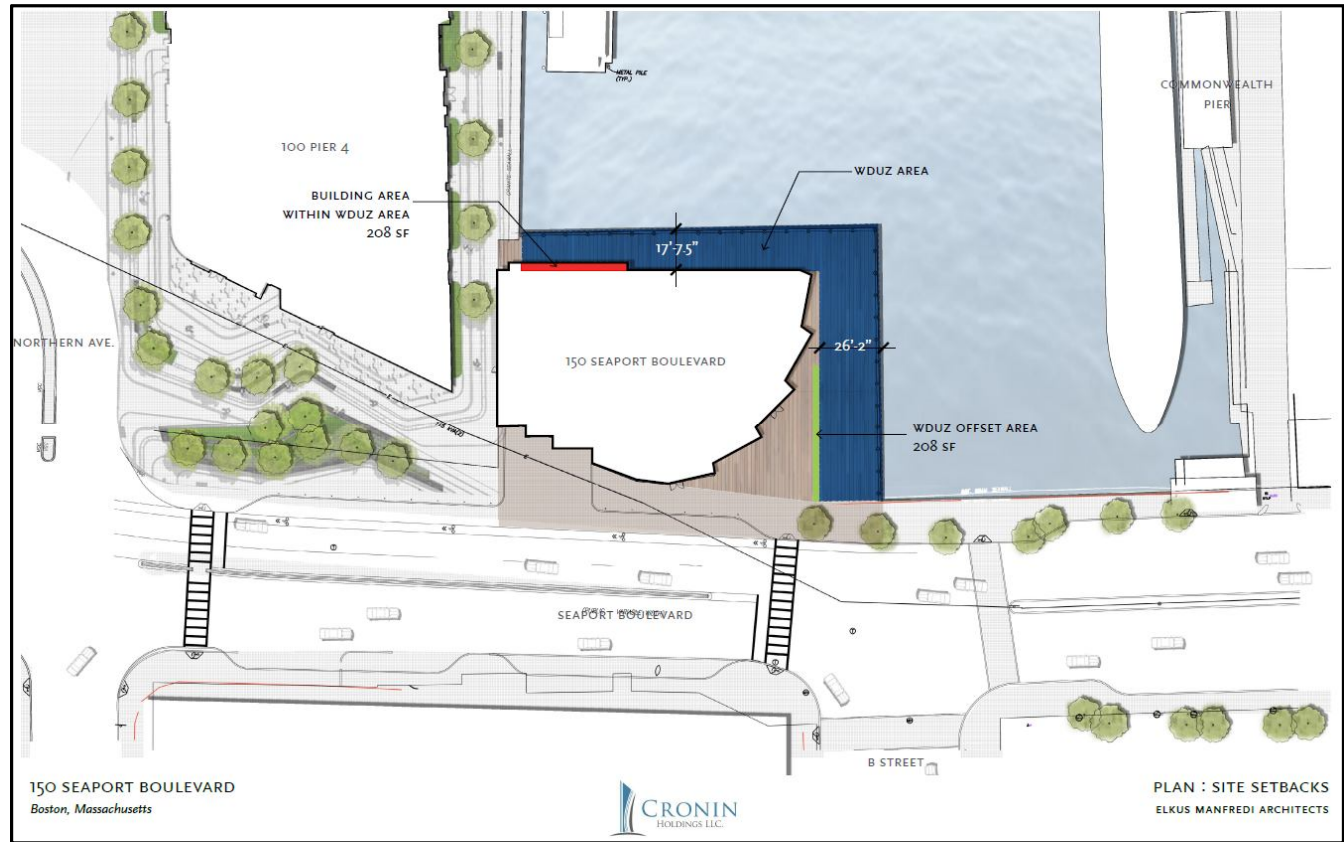
150 Seaport Boulevard Substitutions

- WDUZ - Reconfiguration
- Height – Shadow
- Lot Coverage/Open Space



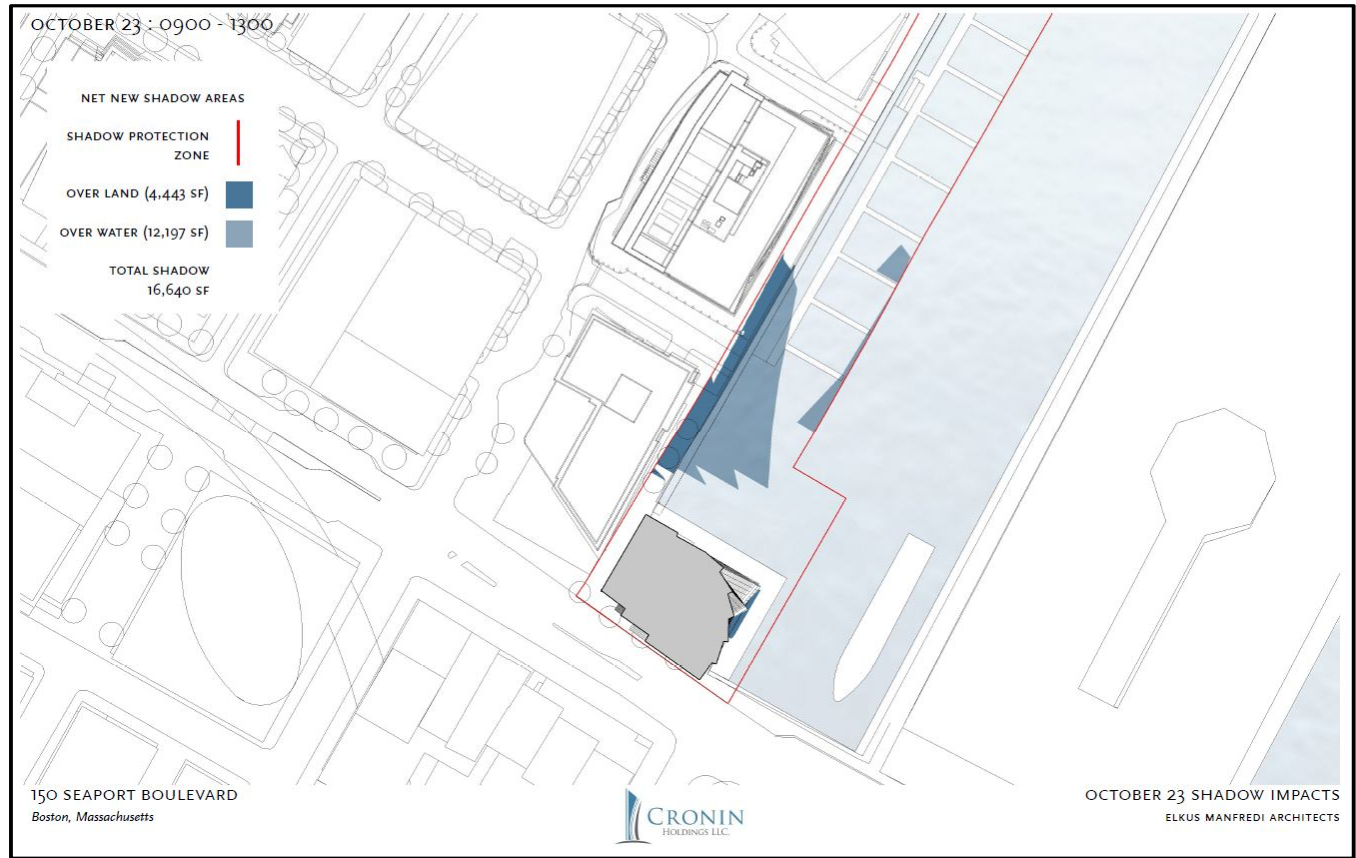
150 Seaport Boulevard

WDUZ: 208 SF



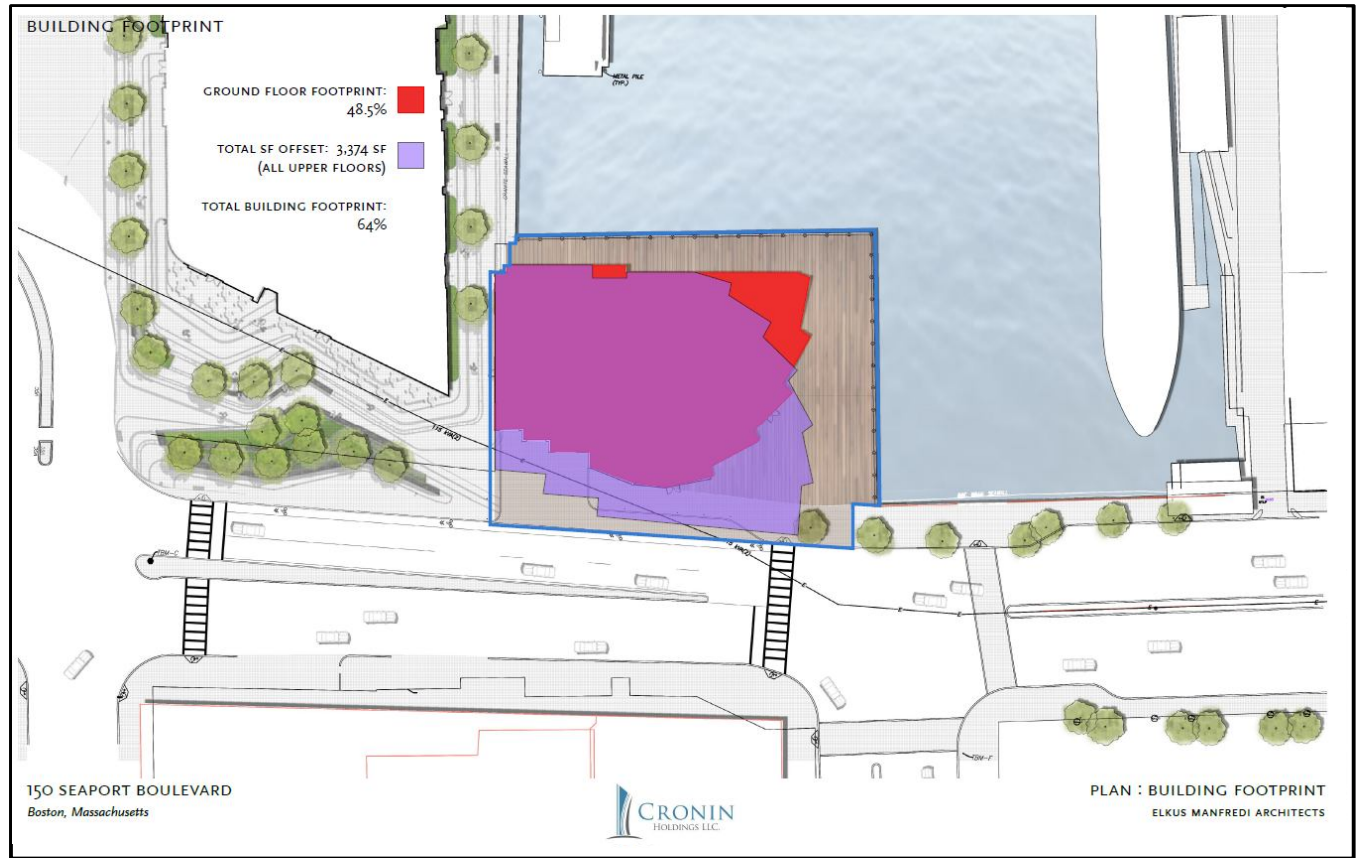
150 Seaport Boulevard

Shadow: 16,640 SF



150 Seaport Boulevard

Lot Coverage Over 50%: 3,374 SF



150 Seaport Boulevard

Reference:

Existing structures:	10,515 SF
Chapter 91-compliant structure:	46,488 SF
Proposed structure:	275,000 SF

Adjacent Buildings

100 Pier Four:	400,000 SF
Pier Four Office Building:	350,000 SF
Seaport West:	575,000 SF
Seaport Sq. L2:	425,000 SF
Seaport Sq. M1 & M2:	1,100,000 SF

