

# 232 A Street

Boston Zoning Commission

## Live



2x

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## Work



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## Connect



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### Acre Waterfront Park

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## Sustain



\$6.5M

### Resiliency Berm

- \$6.5M to design and construct the on-site extent of the RFPCIP berm
- Site-wide grading for improved neighborhood resiliency
- Eliminating the development of a second building as contemplated in the Master Plan PDA and its associated carbon and materials impacts
- Installation of a solar array system, offsetting 59 tons of GHG per year
- Comply with the City's pending proposed energy code as well as its opt-in provisions, minimizing its operational carbon footprint

# Context

232 A Street

South Boston Neighborhood



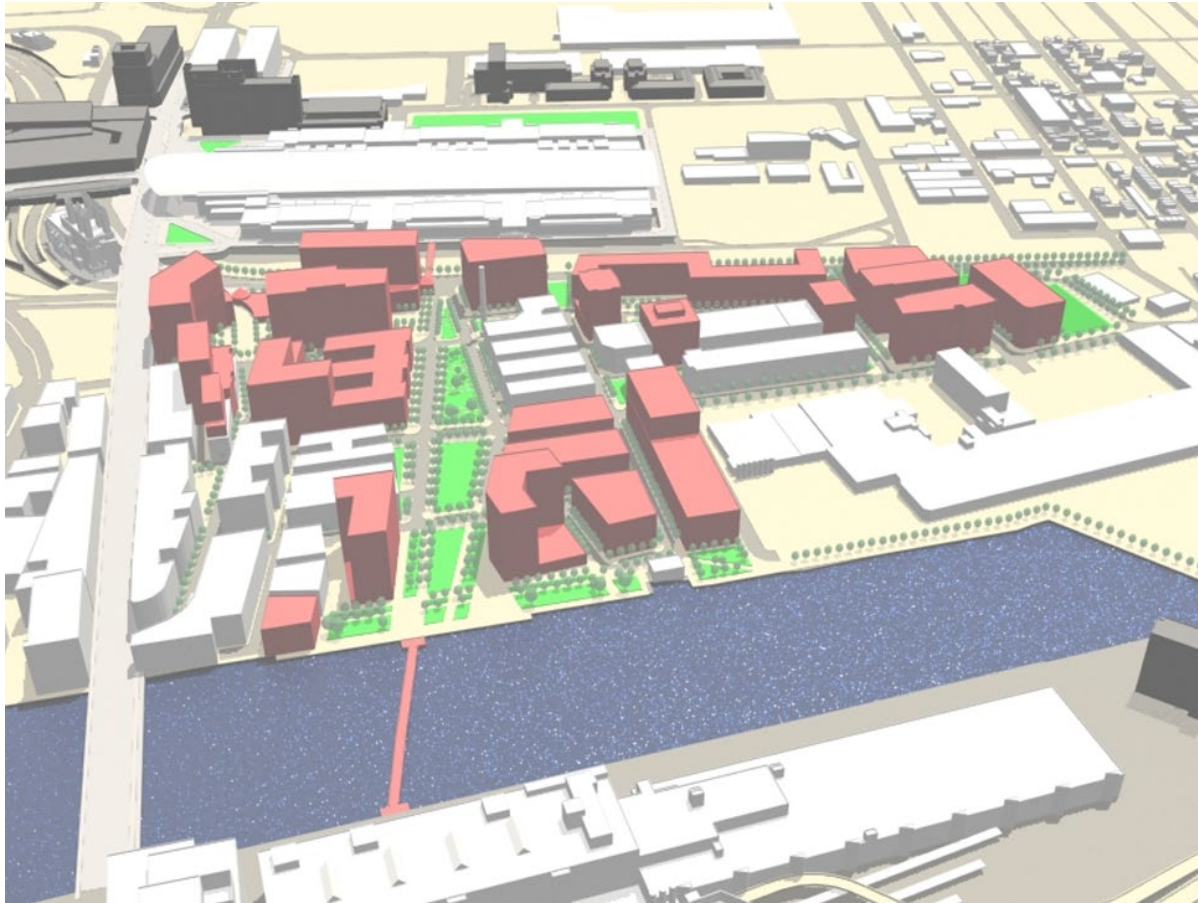
## Resources guiding staff review of proposed project:

- Zoning:
  - South Boston Neighborhood District**
  - Restricted Manufacturing (M-2) Subdistrict**
  - **Restricted Parking Overlay District**
  - **Groundwater Conservation Overlay District**
  - **Coastal Flood Resilience Overlay District**
    - SLR-BFE 19.5' BCB
  - **FEMA Flood Hazard Area**
  - **Parks Design Review**
    - Binford Street Park adjacency
- Planning:
  - 100 Acres Master Plan (Planned Development Area No. 69)**
    - Vision for the redevelopment of 35 acres of vacant surface parking
    - Creation of vibrant mixed-use district with active ground floor
  - South Boston Waterfront Municipal Harbor Plan**
    - Promote access to Boston Harbor as a shared natural resource
    - Balance industrial port activity, mixed use, and recreational needs
  - South Boston Seaport Strategic Transit Plan**
    - Improve multimodal connections through South Boston
    - Increase transit availability within South Boston/Seaport

# Planning Context

100 Acres Master Plan (PDA No. 69)

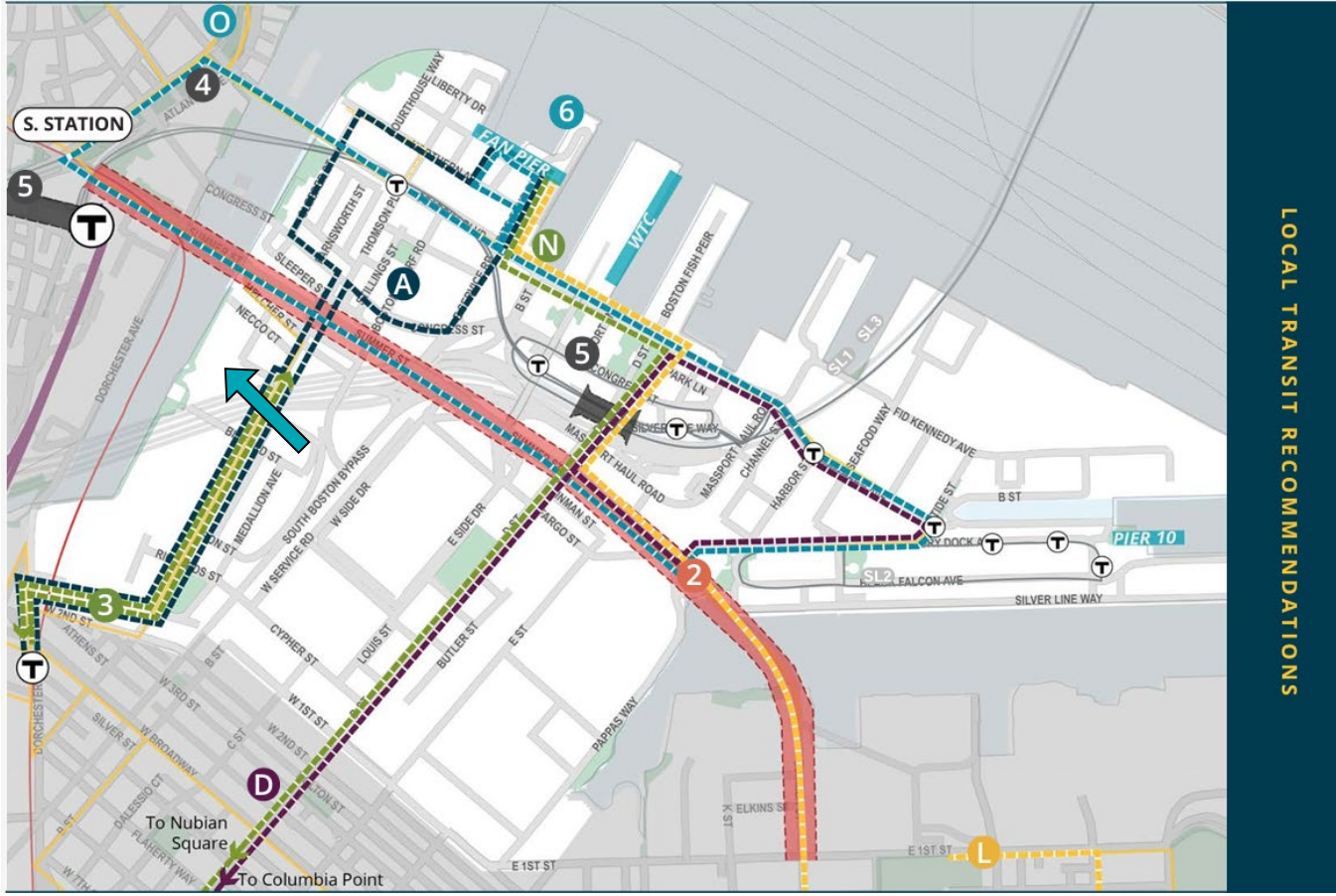
Board Approved January 2007



- Integration of elevated waterfront berm to protect from an existing flood pathway
- Expansion/Extension of Harborwalk along the entirety of the Fort Point Channel
- Network of open space connecting the South Boston Waterfront to the South Boston Neighborhood

# Planning Context

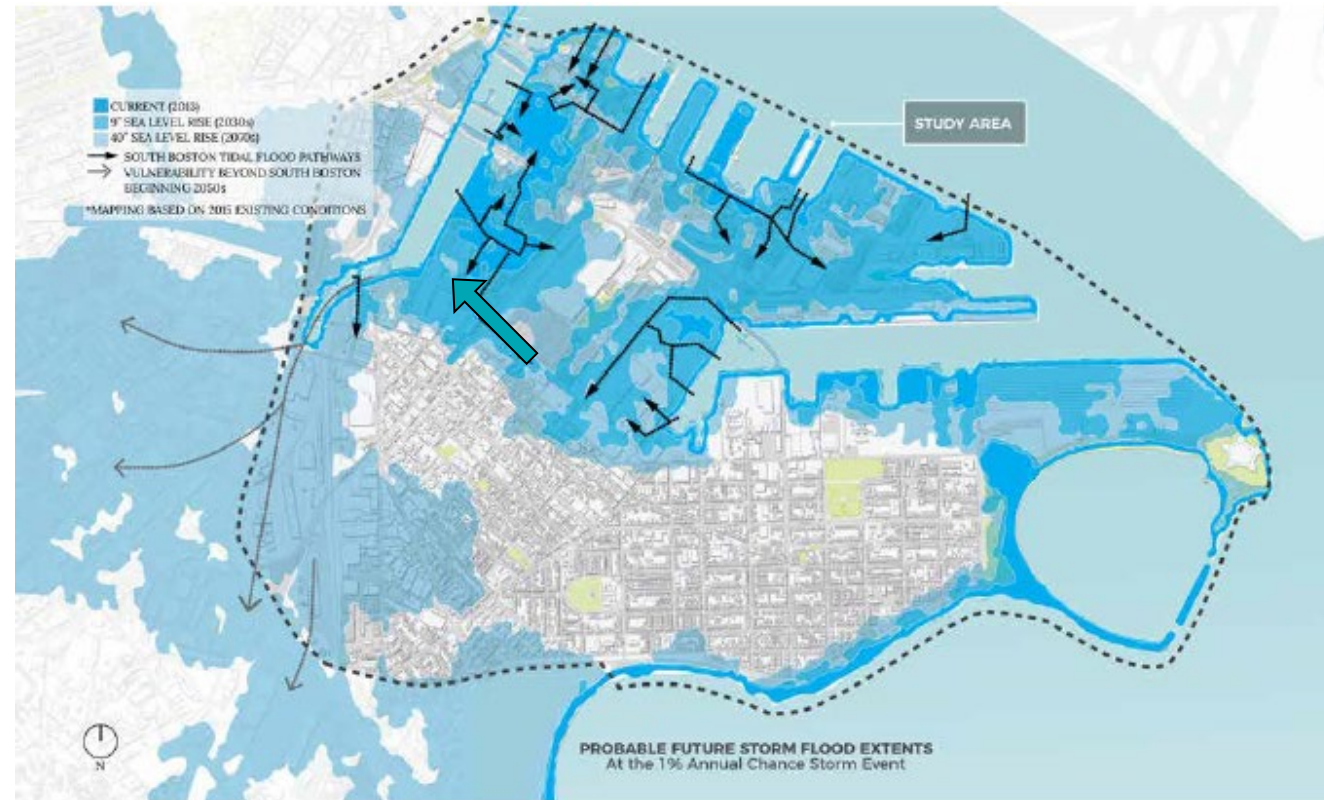
South Boston Seaport Strategic Transit Plan  
Board Approved November 2023



- Recommended reconstruction of Summer Street to multimodal corridor
- Addition of bidirectional service from A Street to the Broadway MBTA Station
- Improved connectivity between South Boston Waterfront and South Station
- Extension of Necco Street to accommodate future development

# Planning Context

## Coastal Resilience Solutions for South Boston Final Report October 2018



- Restrict the flow of stormwater into neighborhood via identified flood pathways
- Develop elevated waterfront parks, pathways, and plazas
- Employ a mix of resilience techniques, such as elevation, dry- and wet-floodproofing, and vertical seawalls

# Summary of Compliance

**232 A Street**  
**South Boston Neighborhood**

<b>Zoning</b>	<ul style="list-style-type: none"><li>- Project is zoning compliant pursuant to the terms of the 100 Acres Master Plan Planned Development Area (PDA No. 69)</li><li>- Compliance with zoning overlays including Restricted Parking District and CFROD</li></ul>
<b>Planning</b>	<ul style="list-style-type: none"><li>- Project aligns with open space and resilience goals outlined in Coastal Resilience Solutions for South Boston</li><li>- Project improves connectivity along the Fort Point Channel and through the site with improved street and sidewalk conditions, and the proposed extension of Necco Street</li></ul>
<b>Policy &amp; Regulations</b>	<ul style="list-style-type: none"><li>- Project area is subject to Chapter 91 and is within the boundaries of a Municipal Harbor Plan. Development will need to seek a Chapter 91 License through DEP.</li><li>- Development must include Facilities of Public Accommodation on Commonwealth Filled Tidelands.</li></ul>

# Timeline

BPDA – Article 80 Process  
 BCDC – Design Review  
 MEPA – State Process  
 Tishman Speyer/Breakthrough - Outreach

LOI Filed  
2/27/2023

PNF Filed  
7/28/2023

IAG Meeting  
9/5/2023

BPDA Public Meeting  
9/11/2023

BCDC Committee Intro  
11/14/2023

TS Led BPDA Public Meeting  
4/12/2023

Harborwalk + Binford St Park Cleanup with Friends of the Harborwalk  
9/9/2023

BPDA PNF Scoping Session  
9/13/2023

BPDA Scoping Issued  
12/1/2023

Binford Park Meet & Greet  
8/2/2022

Open House + Listening Session at The 105  
5/13/2023

ENF Filed  
7/28/2023

MEPA ENF Site Visit Scoping Session  
8/23/2023

Project Update at FPNA Meeting  
9/26/2023

BCDC Subcommittee  
1/16/2024

DEIR Community Information Meeting  
1/10/2024

MEPA ENF Virtual Scoping Session  
8/22/2023

MEPA Scoping Issued  
10/3/2023

Harbor Use Public Forum with Boston Harbor Now  
1/24/2024



# Timeline

BPDA – Article 80 Process  
BCDC – Design Review  
MEPA – State Process  
Tishman Speyer/Breakthrough - Outreach

Response to  
BPDA Request  
for Supplemental  
Information  
3/11/2024

File Draft PDA  
Amendment and  
Development  
Plan  
3/11/2024

IAG Meeting  
3/27/2024

BCDC Subcommittee  
3/19/2024

BPDA Public  
Meeting  
4/8/2024

BCDC Committee  
May 7, 2024

BPDA Board Vote  
May 16, 2024

DEIR Filed  
1/31/2024

MEPA DEIR Comment Period  
Open through 3/25/2024

MEPA Scoping Issued  
4/1/2024

PDA Comment  
Period End  
4/26/2024

Project Update at  
FPNA Meeting  
5/1/2024

MEPA FEIR  
TBD

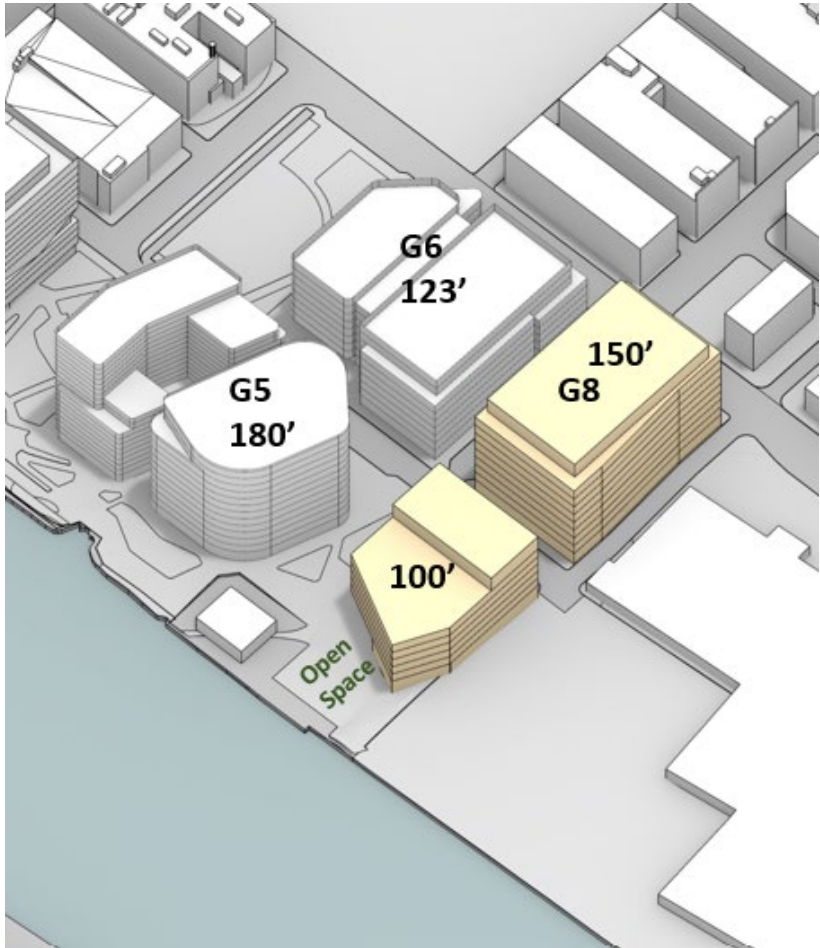
Project Update at  
FPNA Meeting  
2/27/2024

Chapter 91 Application  
TBD

# Zoning Summary

	100 Acres Master Plan PDA	Proposed Project
Maximum FAR	4.6x	3.1x
Maximum GFA	485,610	324,315
Maximum Building Height	150 feet	150 feet
Public Realm	0.43 acre	1.5 acres
Use	Commercial and/or Industrial	Commercial and/or Industrial With ground floor uses intended to be retail, restaurant, civic, and/or cultural uses

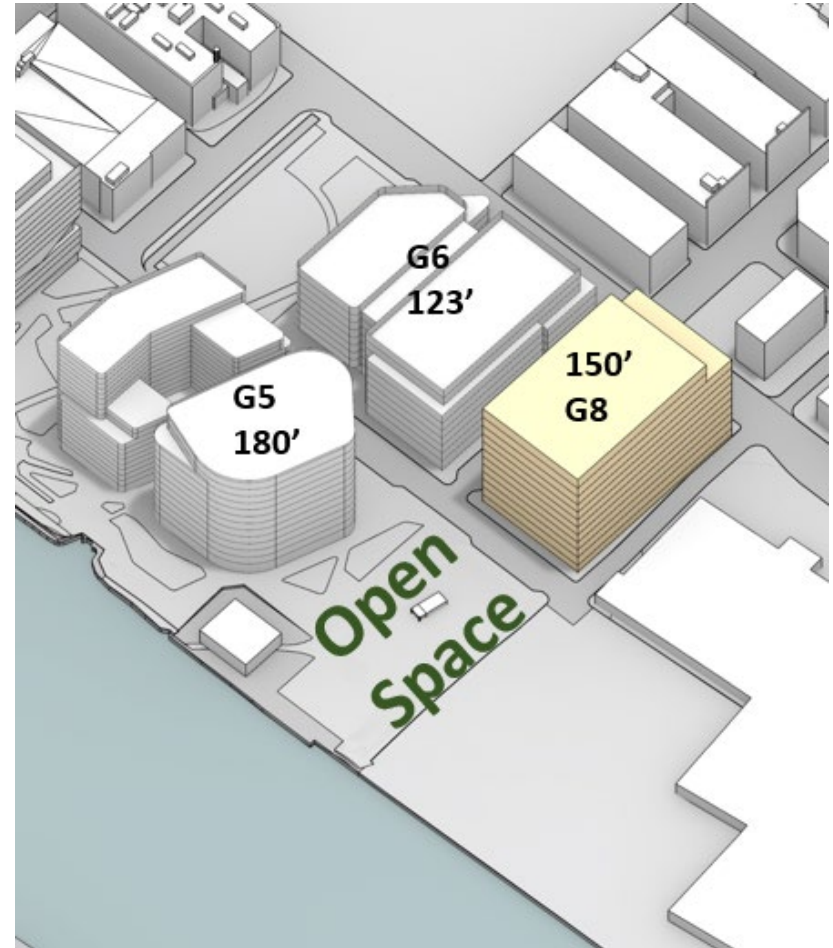
# Zoning Summary



30% Less Density

3x PDA Required Open Space

5x ~~Size of Binford Street~~ Park



# Public Benefits Summary

Contribution	Amount	Notes
<b>1.2-acre Waterfront Park</b>  <i>-3x the required open space for the site as contemplated in the 100 Acres Master Plan PDA</i>  <i>-5x the size of existing Binford Street Park</i>	\$17,390,905	The Project will design and construct a 1.2-acre waterfront park along the Fort Point Channel, which represents 3x the required open space for the site as contemplated in the 100 Acres Master Plan PDA and over 5x the size of the existing Binford Street Park - made possible by a development scheme that is 30% less square footage than the PDA approved for the site, and that further consolidates development on-site into a single building versus two buildings. The park will be dedicated to public use in perpetuity and be conveyed to the City of Boston.
<b>On-site extent of the resiliency berm and associated grading</b>	\$6,463,635	\$6,463,635 to design and construct the resiliency berm on site which will contribute to district-wide resiliency initiatives being proposed at the City, State, and Federal levels. The berm and site-wide grading will create a line of protection at 21.5 BCB, which improves upon the protection levels contemplated in the City's Resilient Fort Point Channel Infrastructure Project. Site-wide grading will also raise the existing elevation of Binford Street Park as it exists today, the harborwalk/SBHT, and the extension of Necco Street.
<b>A Street Improvements (Between Binford Street and Gillette)</b>	\$546,364	\$546,364 to design and construct improvements on A Street (a public street/ ROW) between Binford Street and Gillette, which include the widening of A Street and pedestrian safety and accessibility improvements.
<b>Necco Street Extension (Between Binford Street and Gillette)</b>	\$1,092,727	\$1,092,727 to design and construct a new extent of Necco Street (a public street/ ROW), which includes the creation of street parking spaces on Necco Street.
<b>Binford Street Improvements (Between A Street and Necco Street)</b>	\$546,364	\$546,364 to design and construct improvements on Binford Street (a public street/ ROW) between A Street and Necco Street, which include the preservation of street parking spaces and improvements for pedestrian and cyclist connectivity and safety.
<b>A Street Link Shuttle</b>	\$150,000	The Proponent will make an annual contribution to the City's planned A Street Link shuttle service that will improve transit accessibility to the site and neighborhood in response to the MBTA's Bus Network Redesign (BNR) that will remove the Route 11 bus from A Street, as to which the Proposed Project has committed to funding \$150,000 over 15 years, commencing at issuance of a certificate of occupancy for the building.

# Public Benefits Summary

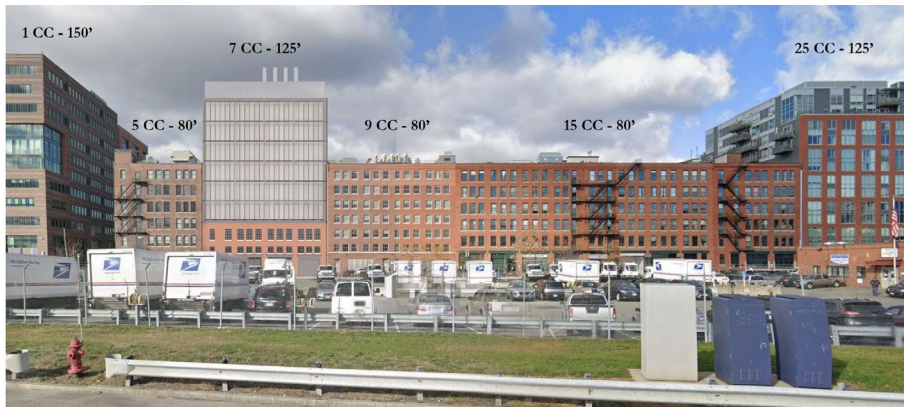
Contribution	Amount	Notes
<b>Harborwalk/SBHT Improvements</b>	\$491,727	\$491,727 to design and construct the on-site extent of the Harborwalk and South Bay Harbor Trail which will include widening the total width of the Harborwalk and South Bay Harbor Trail on the site from 18 feet to approximately 22 feet at its greatest width.
<b>Blue Bike Contribution</b>	\$90,808	The project will also contribute \$90,808 to the City for bike share systems and will provide space on the site to accommodate a 19-dock bike-share station (i.e. Bluebike).
<b>Chapter 91 FPA Space</b> <i>-More than 2x the required FPA space</i>	N/A	Facilities of Public Accommodation, or “FPA”, as defined and regulated by the State under Chapter 91 require the project to contain approximately 7,800 SF of FPA on the ground floor; the proponent has committed to significantly exceed that requirement and provide approximately 17,300 SF of FPA space on the ground floor.
<b>Civic/Cultural FPA Space</b>	\$800,000	Of the ground floor FPA space, 8,000 SF will be dedicated to Civic/Cultural space within the ground floor of the Project. The Proponent will provide a financial contribution of up to \$800,000 to fund the initial tenant build-out of the Civic/Cultural space. The space will be made available at a heavily subsidized base rent that will be determined with input from the City of Boston’s Mayor’s Office of Arts and Culture (“MOAC”) to promote the successful tenanting/activation of the space and help the tenant thrive. The Proponent has also committed that the Civic/Cultural space tenant will not be responsible for reimbursing its pro rata share of real estate taxes, an expense that is not economically feasible for many groups to cover (estimated to be upwards of \$23/SF as of FY 2024). Further, the Proponent has committed to a transparent public RFP process, which will include the City and other stakeholder groups and agencies to identify the end-user(s) for the civic/cultural space.
<b>Public Art</b>	\$250,000	A \$250,000 contribution to a public art installation to activate the Arcade on the project site. The Proponent has committed to a transparent RFP process to identify local artist(s) for the installation.
<b>Dragon Boat Storage, Public Restrooms, Drinking Water/Bottle Filling Station</b>	\$655,636	The project will also contribute space in the below-grade garage for storage for up to 6 dragon boats. In addition, the project will design and construct public restrooms and a drinking water/bottle-filling station on the ground floor.
<b>Linkage</b>	\$3,452,208	Pursuant to the provisions of Article 80, Section 80B-7 of the Code, the project will provide estimated linkage funds of \$3,452,208; which is based on the Housing Contribution Grant rate and the Jobs Contribution Grant rate which are \$13.00 and \$2.39 per square foot, respectively, subject to an exception for the first 100,000 square feet of GFA.

# 232 A Street - Today



# Building Design Concept









*Binford Street*



*Binford Street*



FACILITIES OF PUBLIC ACCOMMODATION

*A Street*

# 100 Acres Master Plan Vision, Public Realm Improvements

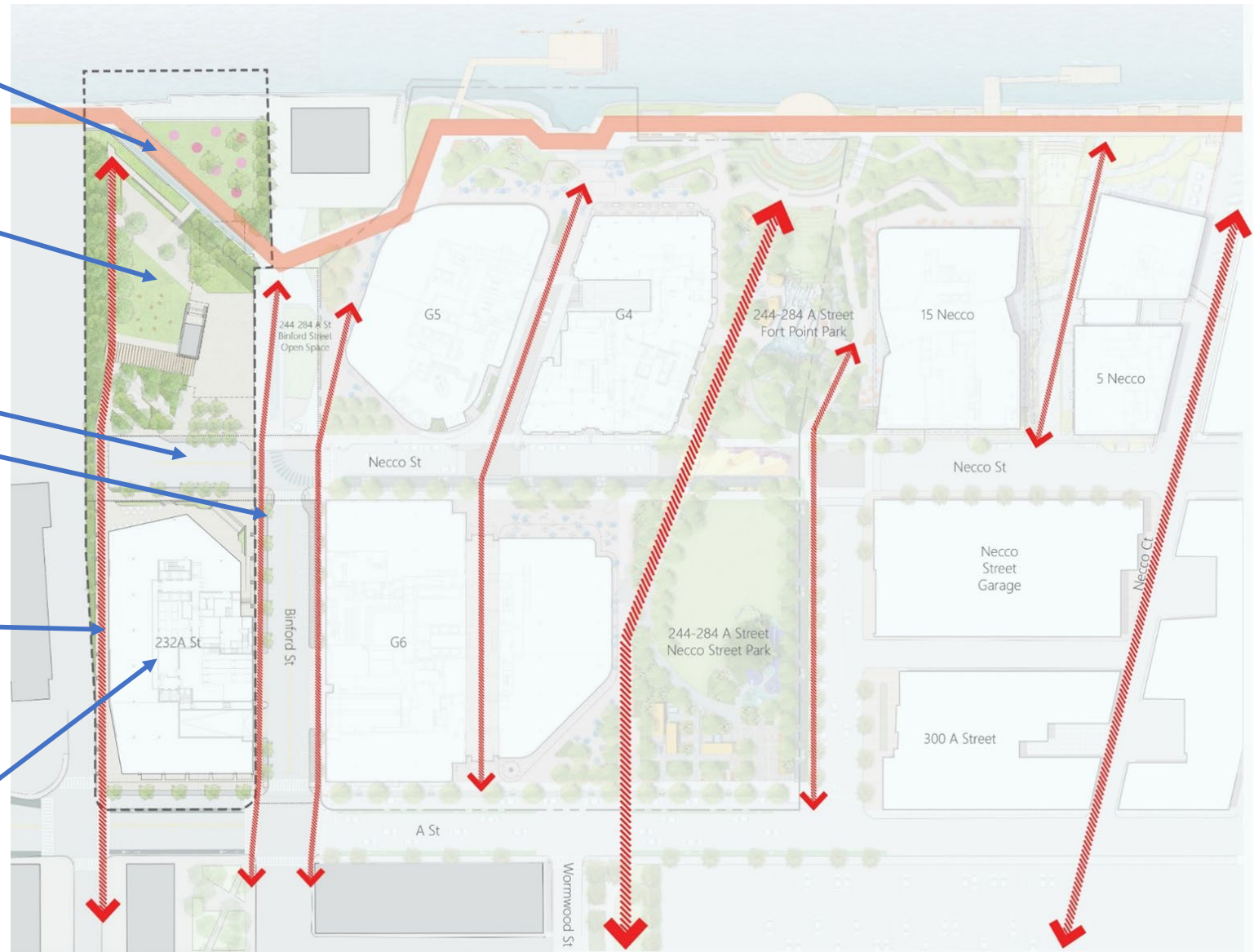
Site-wide resiliency improvements contribute towards district-wide initiatives

1.2-Acre Waterfront Public Park  
3x PDA Required Open Space  
Conveyed to the City of Boston

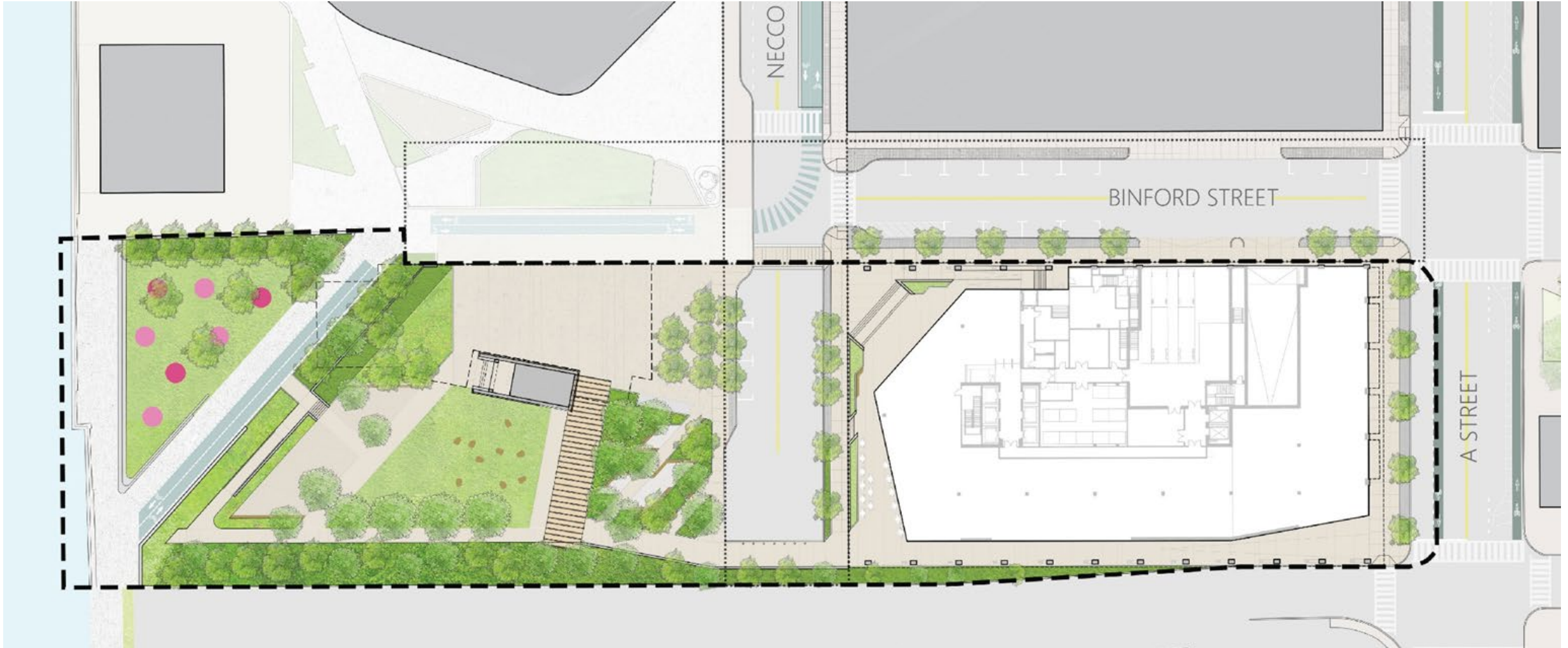
Creation of Necco Street Extension  
Preserving Binford Street as a pedestrian-friendly public street and connection to the waterfront

Creation of an additional public passageway – the pedestrian-only “Arcade”

2x Required FPA Space (Approx. 17,300 SF)  
8,000 SF Civic/Cultural Space  
Dragon Boat Storage  
Public Restrooms & Bottle-Filling Station



## 1.2-Acre Waterfront Public Park



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*3x PDA Required Open Space, 5x Size of Binford Street Park*

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**THANK YOU!**



 **Breakthrough**  
PROPERTIES

  
TISHMAN SPEYER

mikyong kim design

**PAYETTE**