

BCDC PRESENTATION  
PARCEL 'C'  
JANUARY 8, 2013



# Fan Pier Overview

Fan Pier is a 3 Million square foot mixed-use project on the South Boston Waterfront. This 21 acre site is an approved PDA, and is comprised of nine building parcels. Uses on the site include hotel, residential, office, lab/research and more than 100,000 square feet of Cultural uses, including the landmark ICA museum. More than 50% of the site is dedicated to Public Open space, including the very active Public Green, the Harborwalk, Fan Pier Park adjacent to the Harbor, and the Marina.

## Work Completed to Date

The following projects on Fan Pier are underway or completed;

- Parcel "F" – ONE Marina Park Drive 495,000 SF Office w/first floor restaurants – Complete
- Public Green (adjacent to "f") – Approximately 2 acre Park – Complete.
- Wave Attenuator – 400' and West Dock – 500' – Complete.
- Harborwalk – 320' – Complete.
- Streets, sidewalks, landscape, street furniture adjacent to "F" – Complete.
- Parcel "A" – 493,000 SF Office/Research w/first floor daycare and retail – Underway.
- Parcel "B" – 425,000 SF Office/Research w/First floor retail – Underway.
- Streets, sidewalks, landscape, street furniture surrounding Parcels A + B – Underway.
- Marina Transportation Dock – Underway.

## Parcel C – Proposed Project

- Site Area – 22,500 Square Feet
- Building Area – 245,000 FAR
- Height – 15 floors (195' max. height)
- First Floor – Retail, Residential Lobby + 300+/- below grade parking spaces.
- Second through Fifteenth floors – Residential – mixed sizes – 125 Units.
- Public Improvements – Sidewalks, landscape on North Side of Liberty Drive.
- Public Improvements – One block extension of Fan Pier Boulevard – street, sidewalk, etc.
- Public Improvements – Approximately One Acre (50% +/-) of Fan Pier Park. (Note – to be submitted for BCDC review in the near future).



**FAN PIER PARCEL C**  
Boston, MA



BCDC MEETING - JANUARY 8, 2013

Site Plan

cbt







**FAN PIER PARCEL C**  
Boston, MA

**FAN PIER**  
The Fallon Company

BCDC MEETING - JANUARY 8, 2013  
Aerial View

**cbt**





**FAN PIER PARCEL C**  
Boston, MA

**FAN PIER**  
The Fallon Company

BCDC MEETING - JANUARY 8, 2013  
3D View

**cbt**

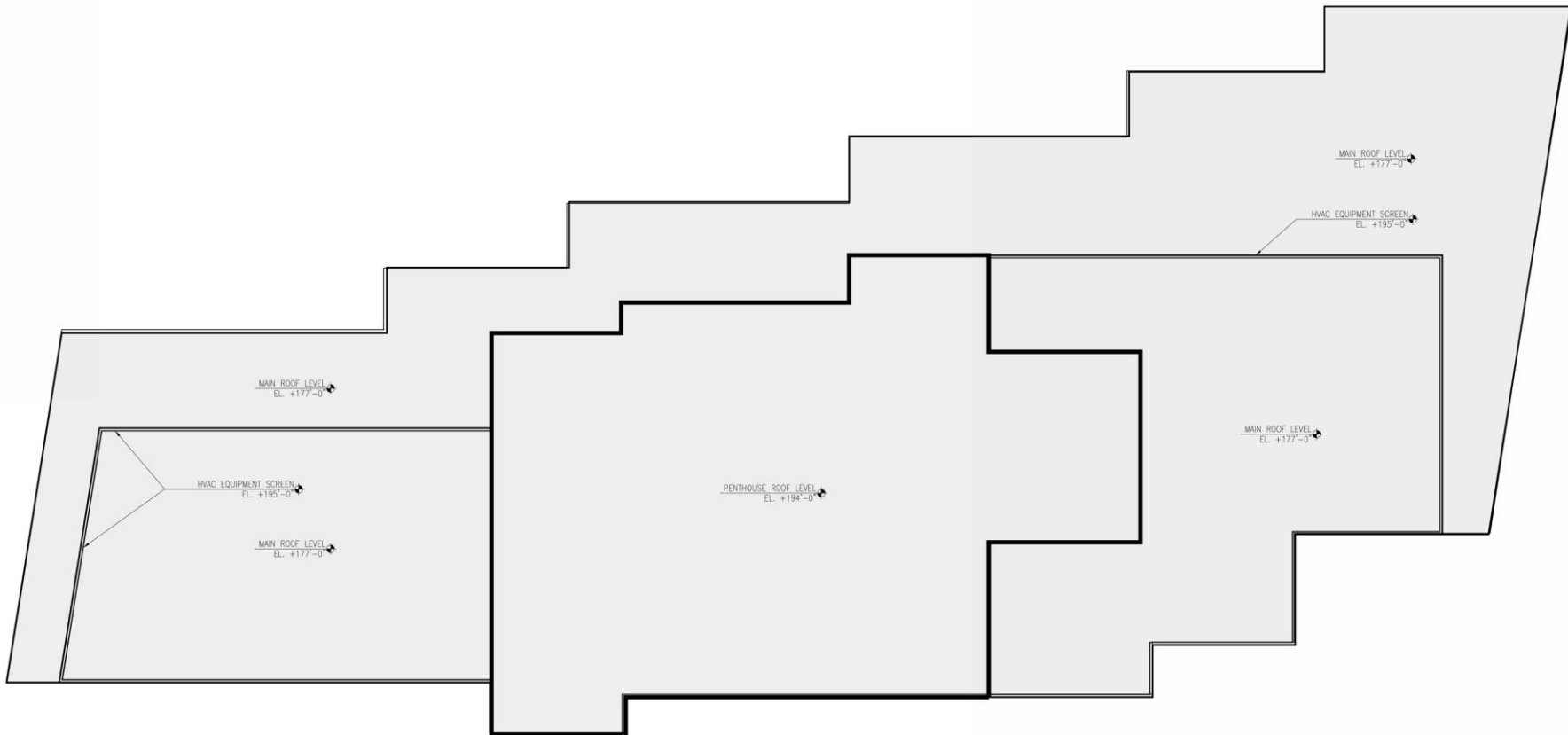


**FAN PIER PARCEL C**  
Boston, MA

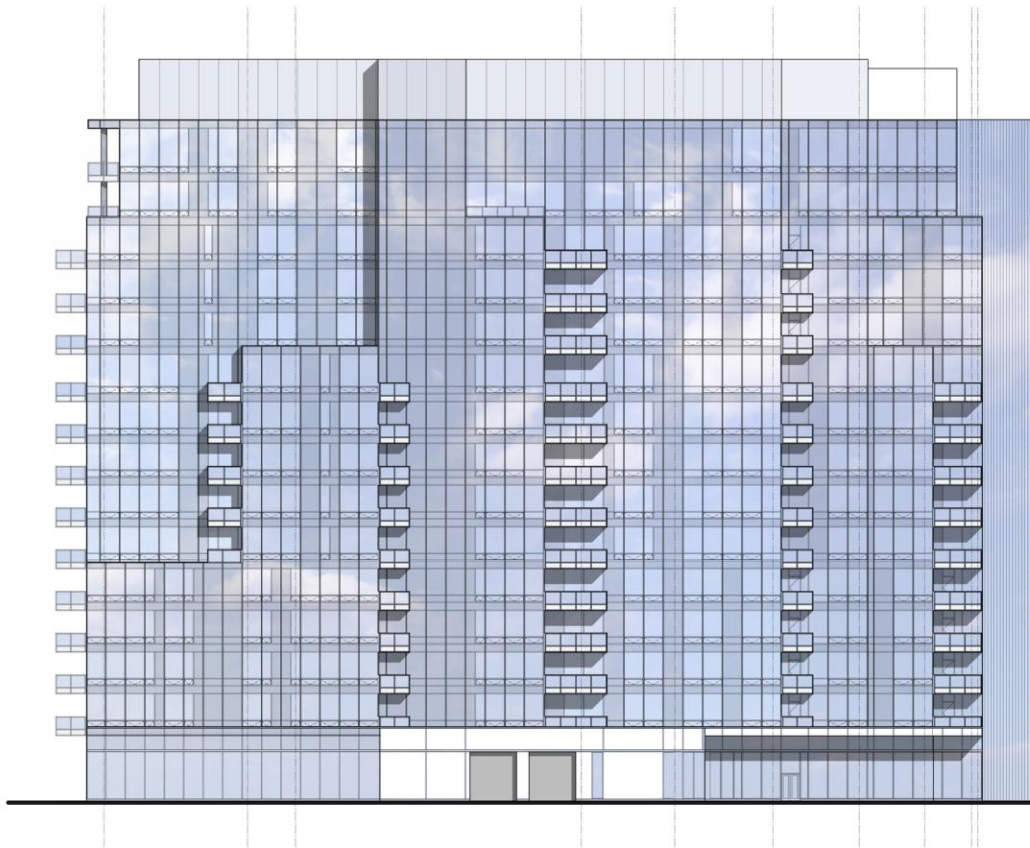
**FAN PIER**  
The Fallon Company

BCDC MEETING - JANUARY 8, 2013  
Ground Floor Plan

**cbt**  

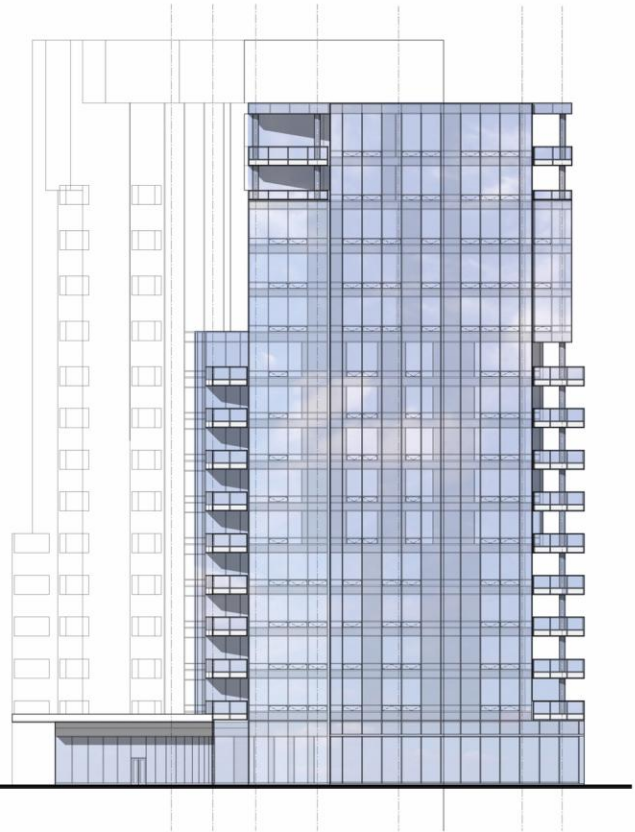







South Elevation- Liberty Drive

- 1.0. Building
- Roof Level
- 15th Floor
- 14th Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor



East Elevation- Fan Pier Boulevard





North Elevation- Harbor Side

West Elevation- Courthouse Way

**FAN PIER PARCEL C**  
Boston, MA



BCDC MEETING - JANUARY 8, 2013

**cbt**

Exterior Elevations

