



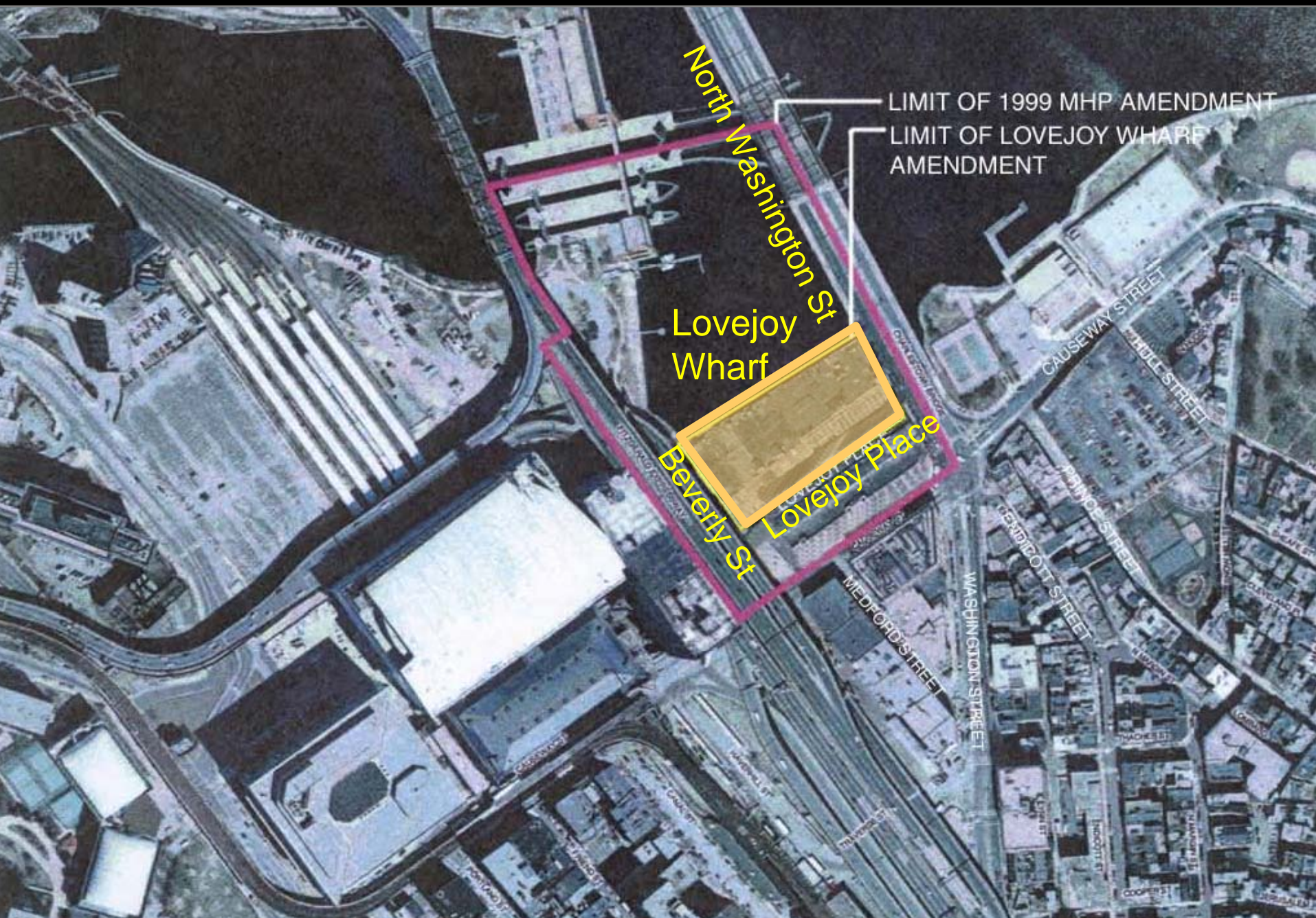
**Municipal Harbor Plan  
Amendment for Lovejoy Wharf**

**Boston Redevelopment Authority**

**January 4, 2006**



# Site Location and Boundary



North Washington St

Lovejoy Wharf

Beverly St

Lovejoy Place

LIMIT OF 1999 MHP AMENDMENT  
LIMIT OF LOVEJOY WHARF AMENDMENT

CAUSEWAY STREET  
HILL STREET

PRINCE STREET  
MERRITT STREET

WASHINGTON STREET  
MEDFORD STREET

COOPER STREET  
HIGGOTT STREET  
HIGGOTT STREET



# Water Dependent Use Zone - 310 CMR 9.51(3)(c) (WDUZ)

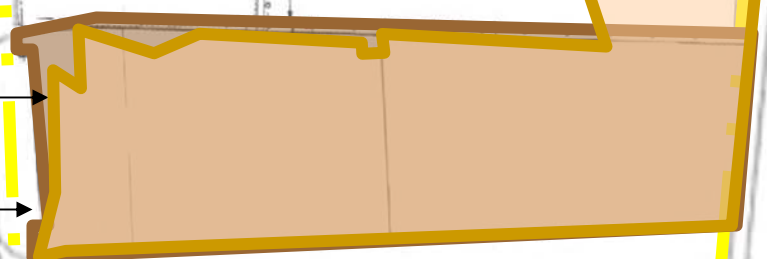
PROJECT SHORELINE →

WDUZ = 23,393 sq. ft.



EXISTING BUILDINGS →

PROPOSED BUILDING →



BEVERLY STREET



COMME  
STR

CAUSEWAY STREET

HAVERHILL

BEVERLY

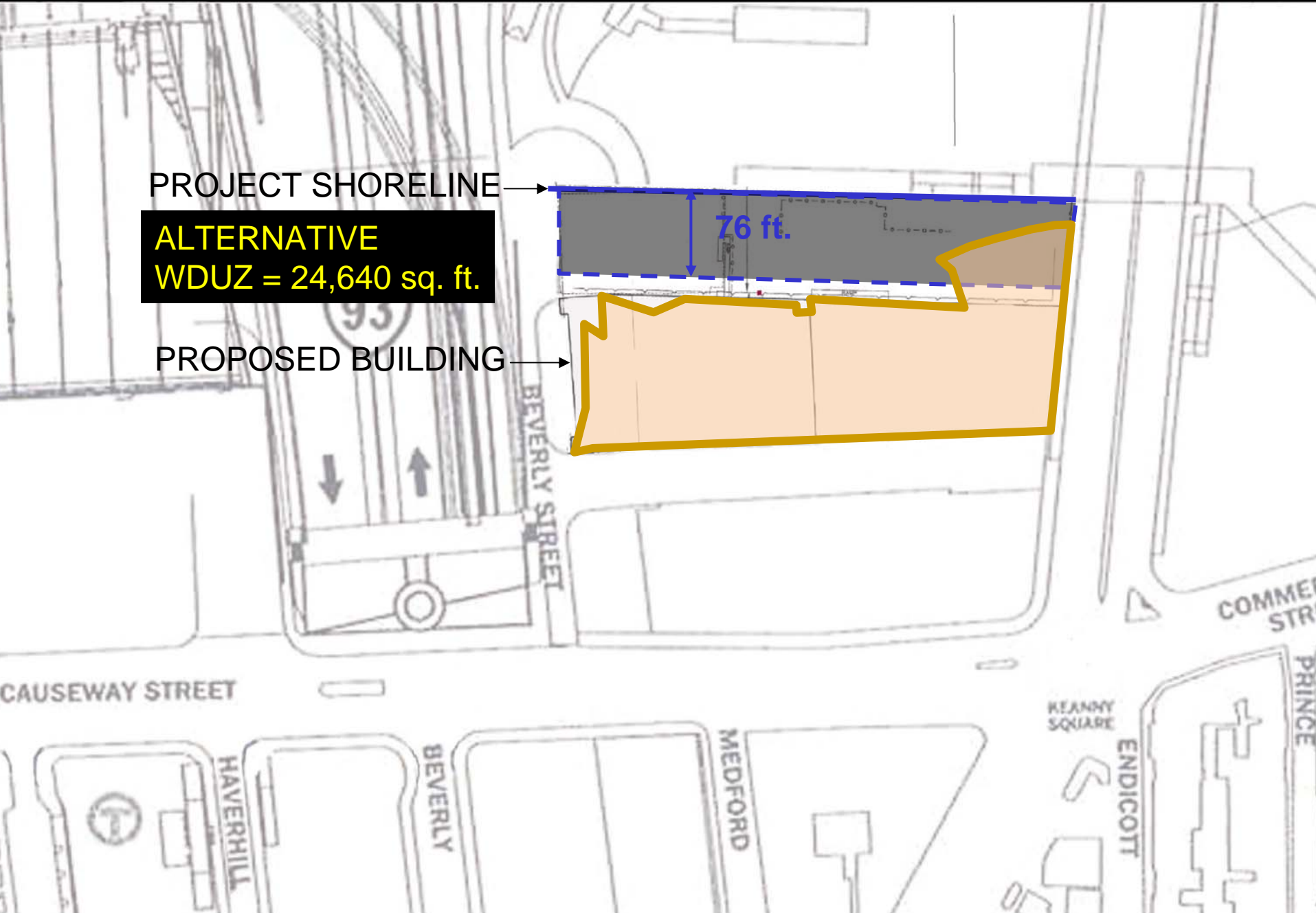
MEDFORD

REANNY  
SQUARE

ENDICOTT

PRINCE

# Water Dependent Use Zone - 310 CMR 9.51(3)(c) (WDUZ)



PROJECT SHORELINE →

**ALTERNATIVE  
WDUZ = 24,640 sq. ft.**

PROPOSED BUILDING →

76 ft.

CAUSEWAY STREET

BEVERLY STREET

HAVERRHILL

BEVERLY

MEDFORD

REANNY SQUARE

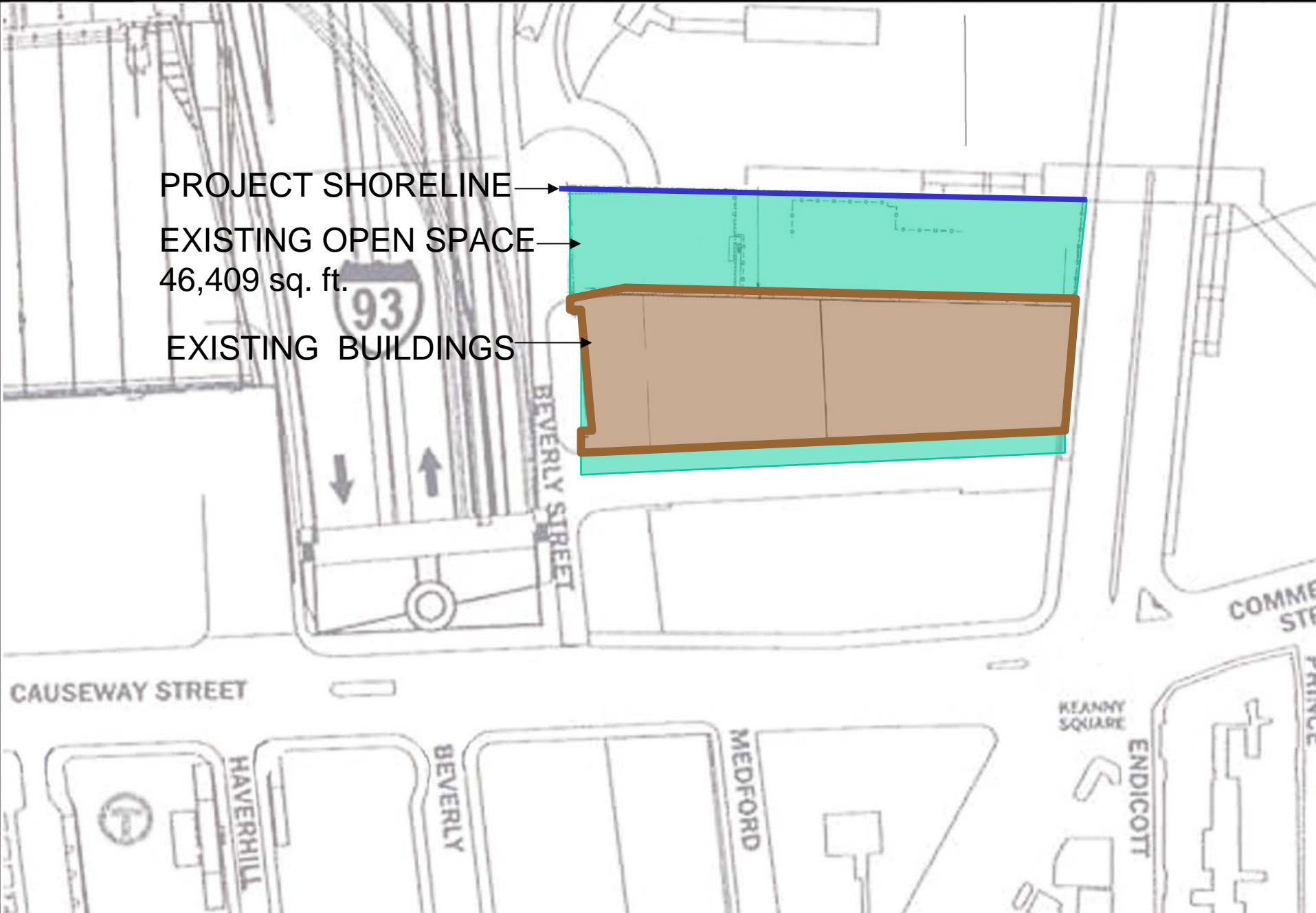
ENDICOTT

COMMER  
STR

PRINCE

# Open Space - 310 CMR 9.51(3)(d)

- PROJECT SHORELINE →
- EXISTING OPEN SPACE →  
46,409 sq. ft.
- EXISTING BUILDINGS →



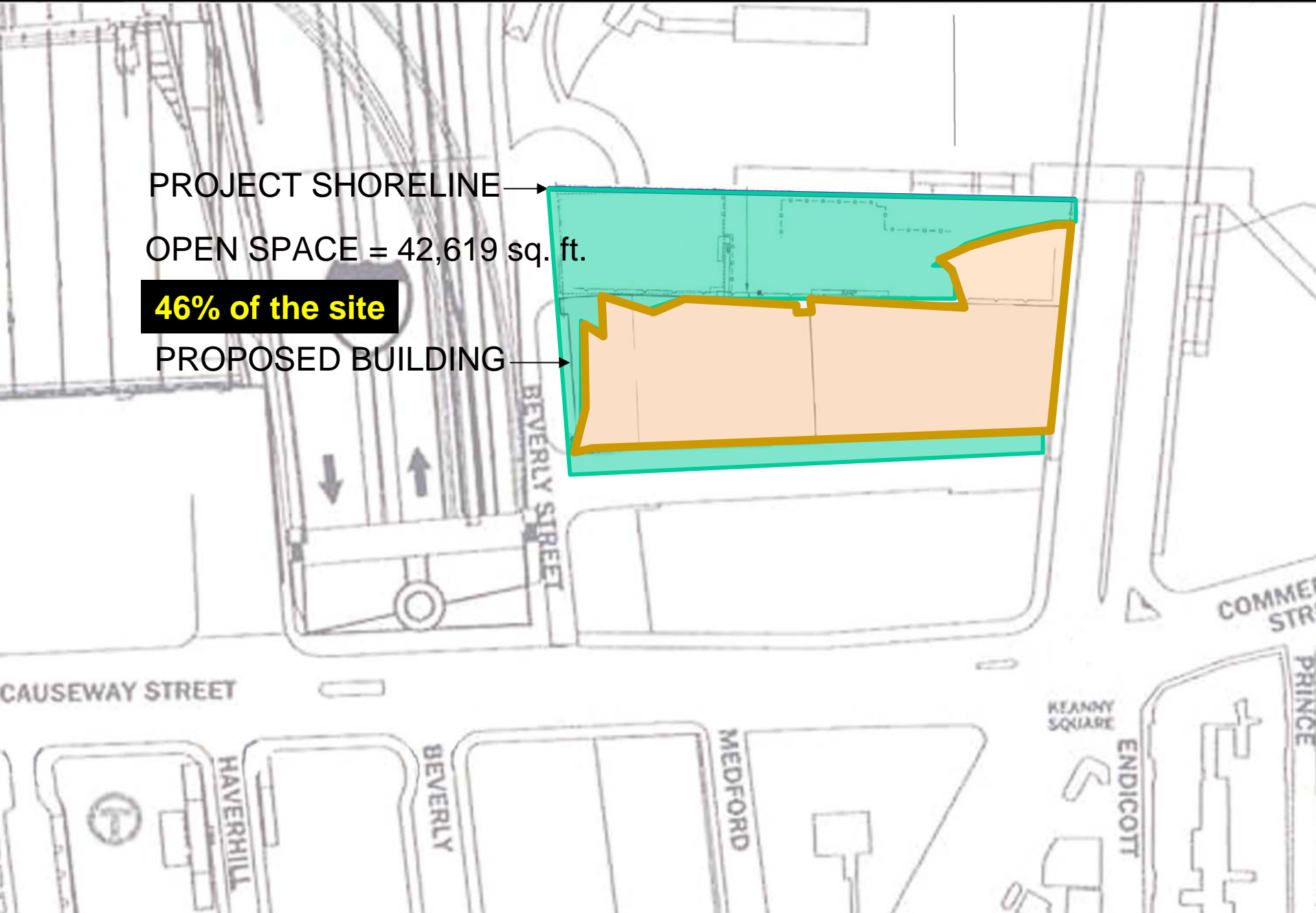
# Open Space - 310 CMR 9.51(3)(d)

PROJECT SHORELINE →

OPEN SPACE = 42,619 sq. ft.

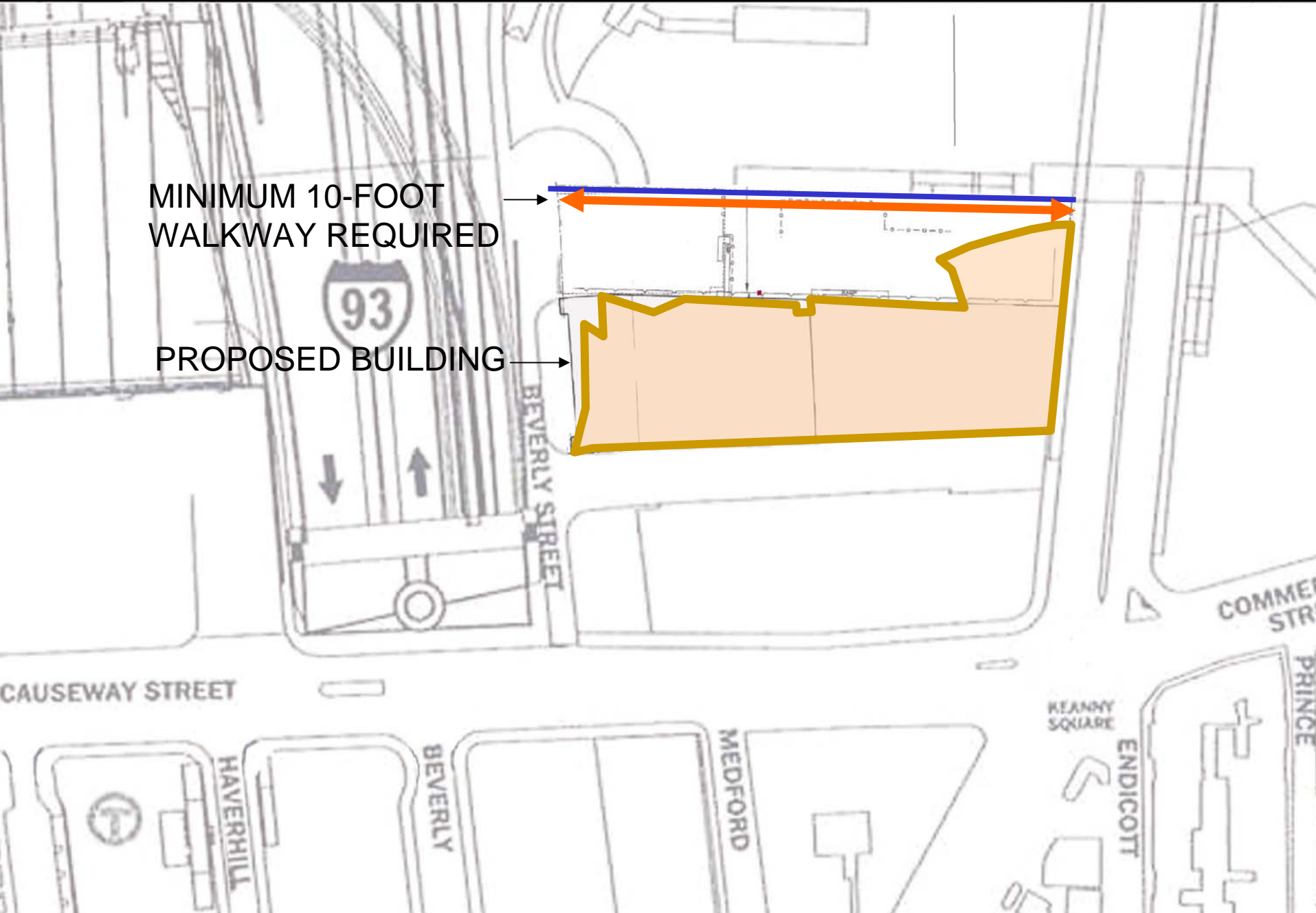
**46% of the site**

PROPOSED BUILDING →





# Public Access Network - 310 CMR 9.52(1)(b)



MINIMUM 10-FOOT  
WALKWAY REQUIRED

PROPOSED BUILDING



BEVERLY STREET

CAUSEWAY STREET

HAVERRILL

BEVERLY

MEDFORD

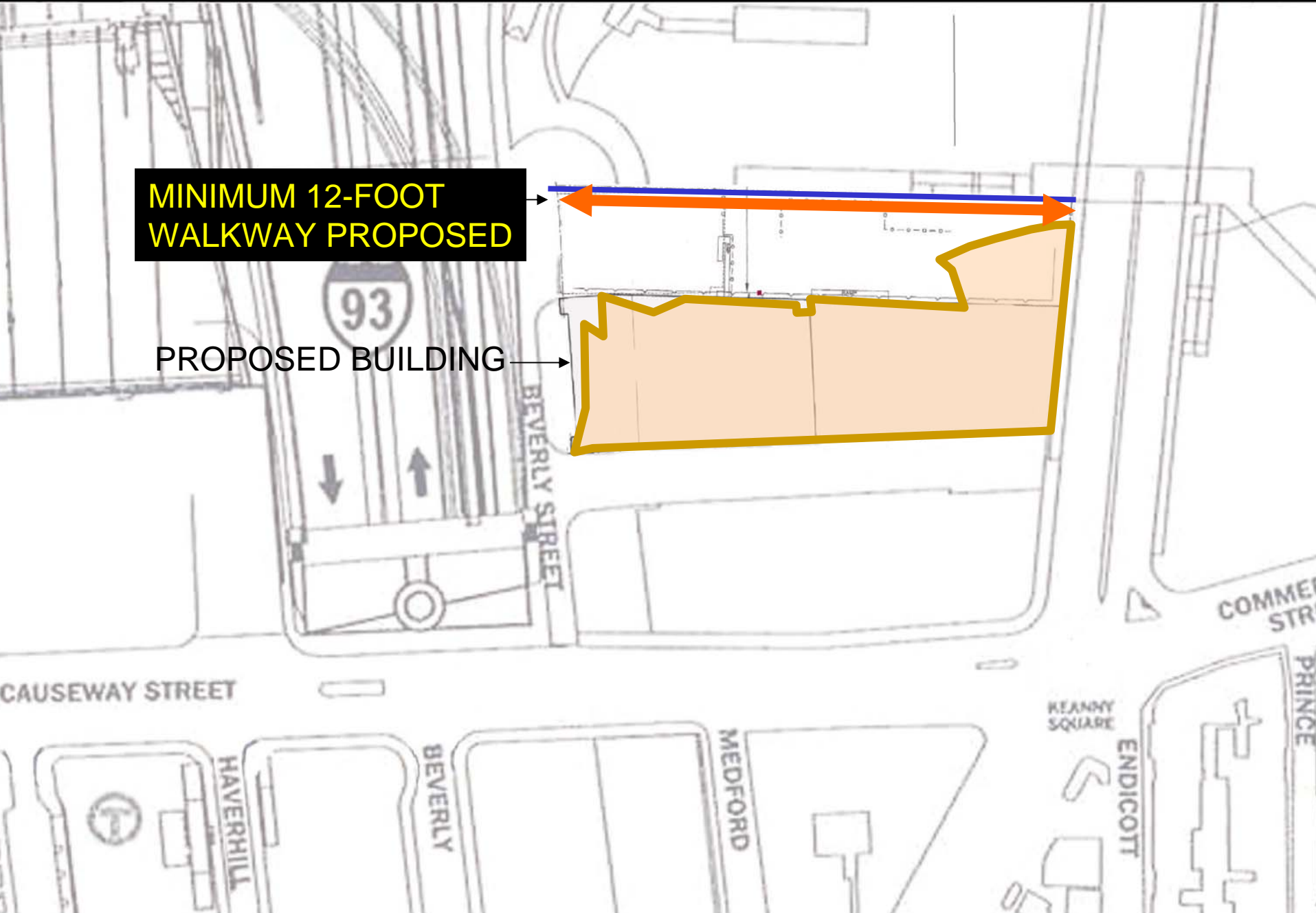
REANY SQUARE

ENDICOTT

COMMER  
STR

PRINCE

# Public Access Network - 310 CMR 9.52(1)(b)



**MINIMUM 12-FOOT  
WALKWAY PROPOSED**

PROPOSED BUILDING



CAUSEWAY STREET

HAVERRHILL

BEVERLY

MEDFORD

REANY SQUARE

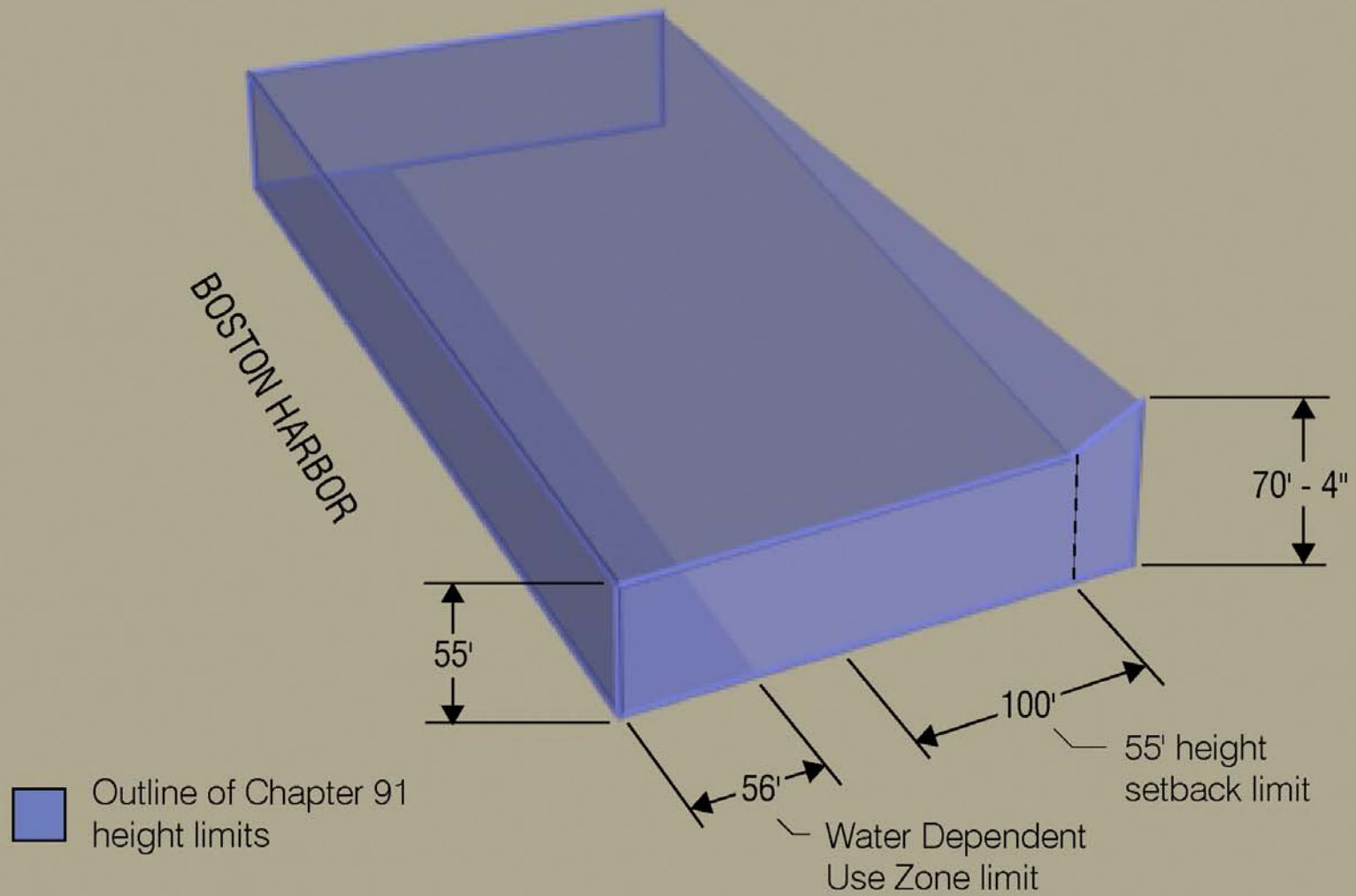
ENDICOTT

COMME  
STR

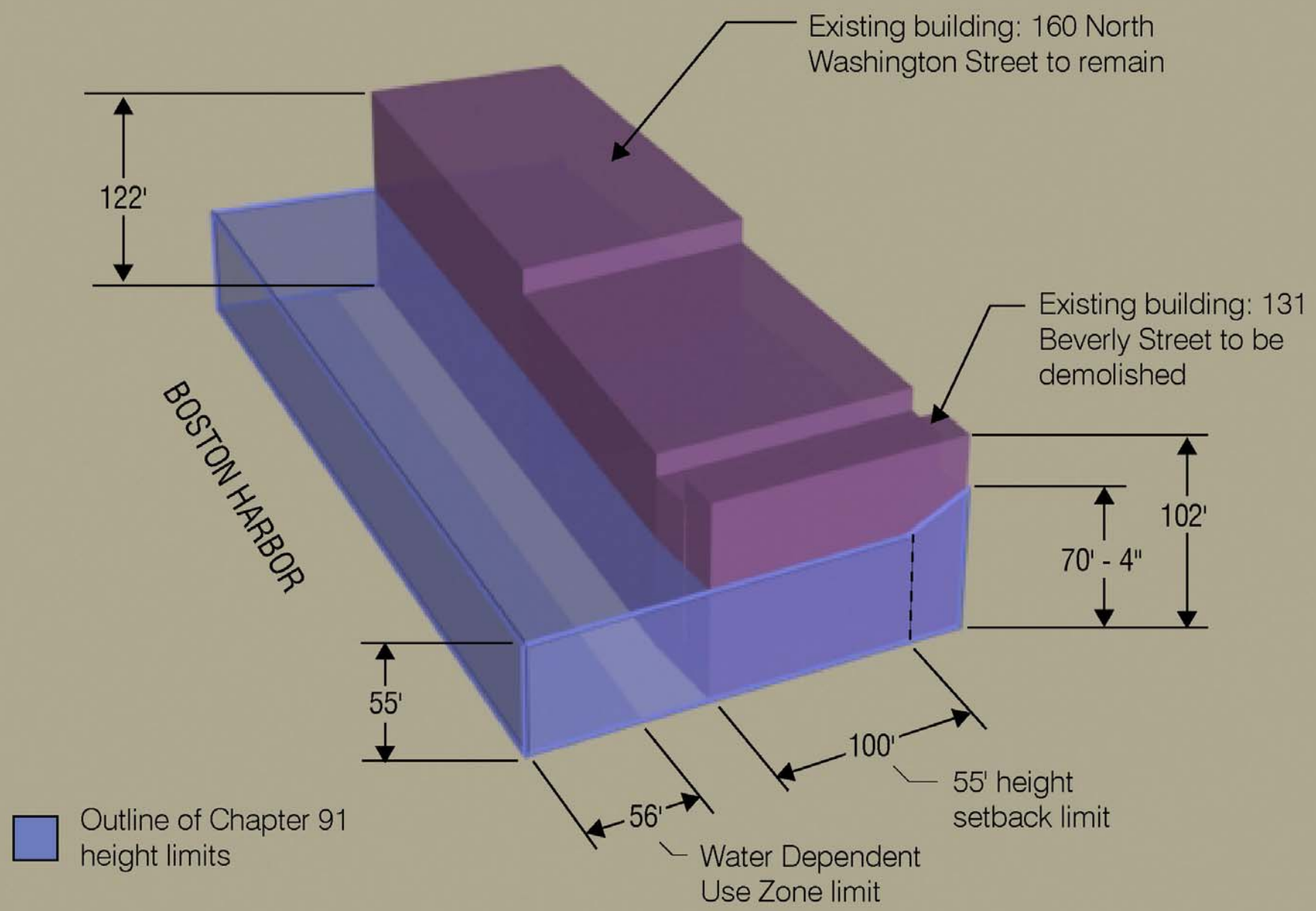
PRINCE



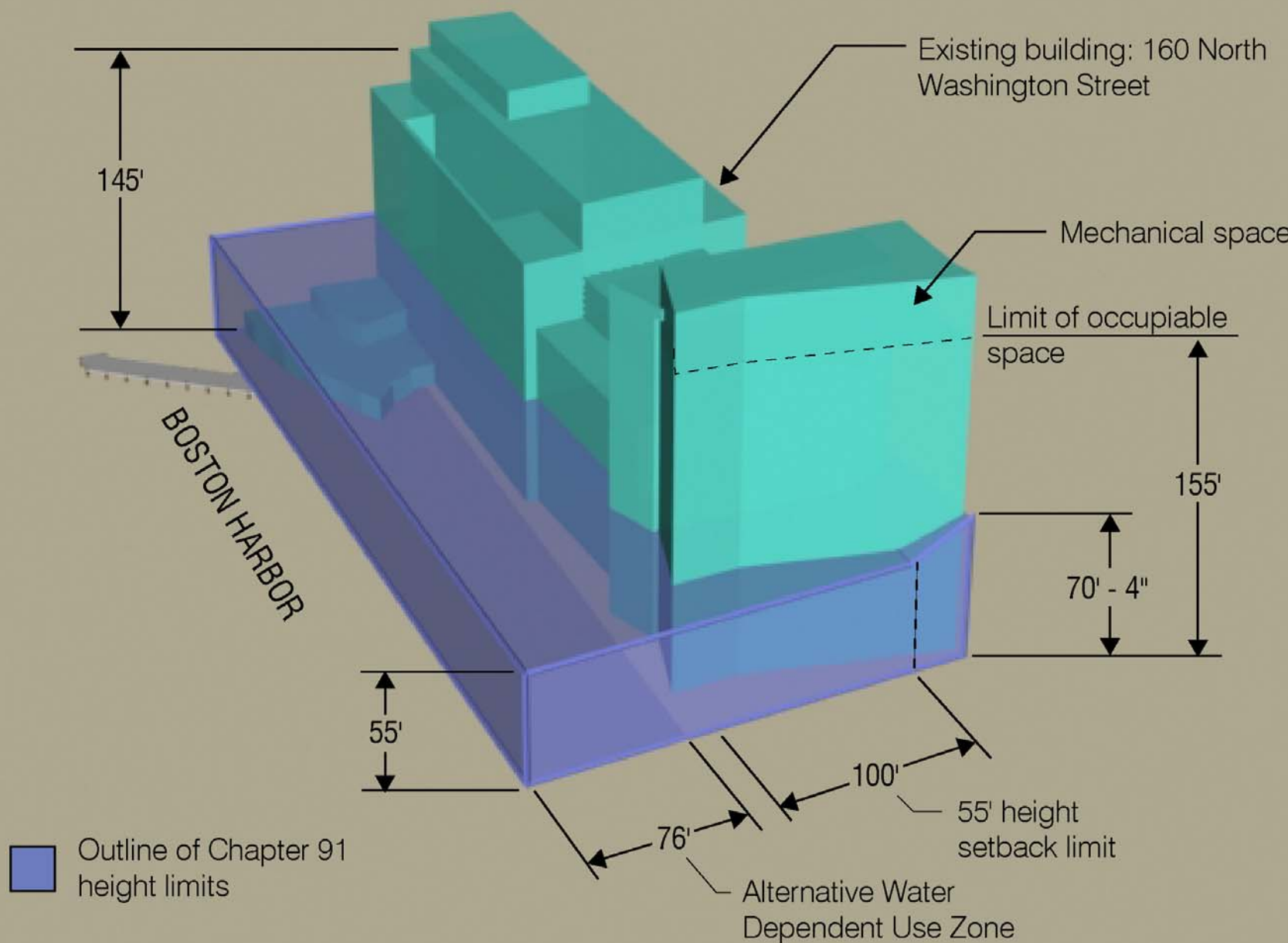
# Building Height 310 CMR 9.51(3)(e) – Chapter 91 Building



# Building Height 310 CMR 9.51(3)(e) – Existing Conditions



# Building Height 310 CMR 9.51(3)(e) – Proposed





# Building Height 310 CMR 9.51(3)(e) – Existing Conditions



# Building Height 310 CMR 9.51(3)(e) – Proposed



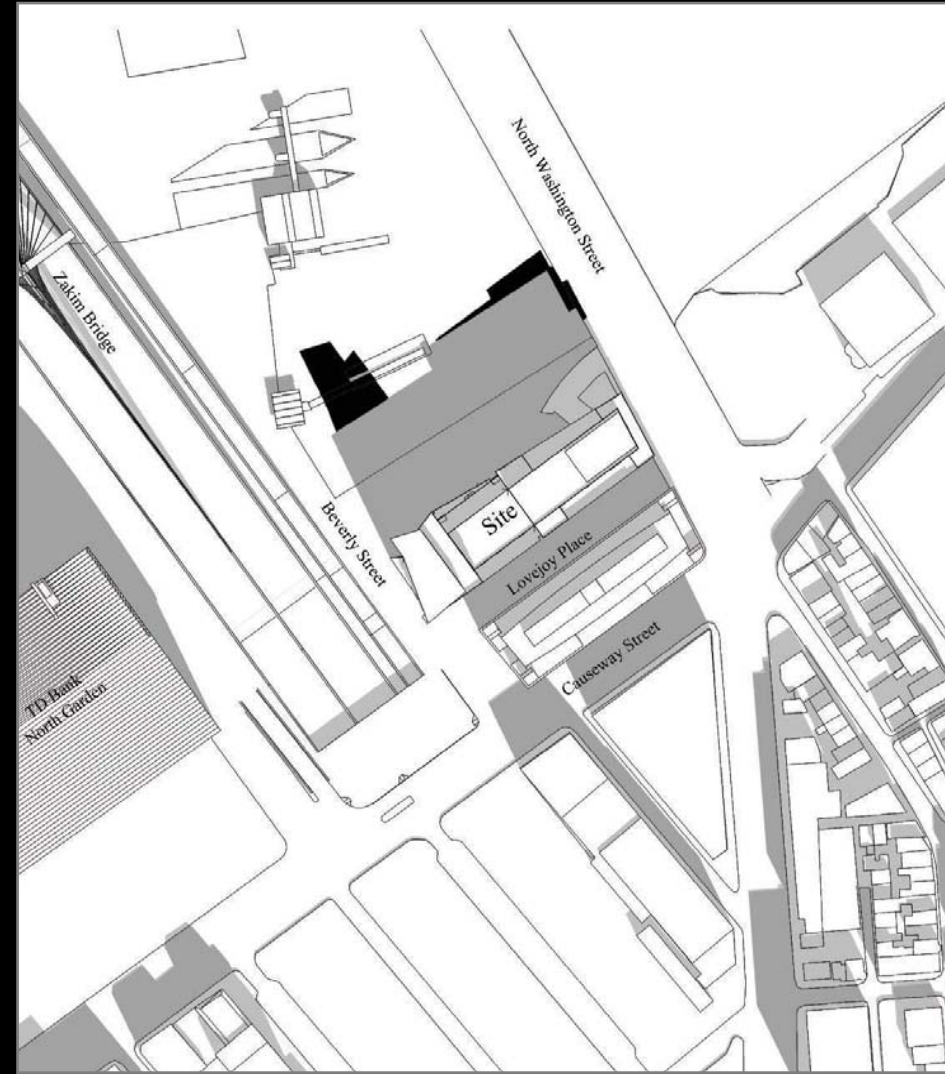
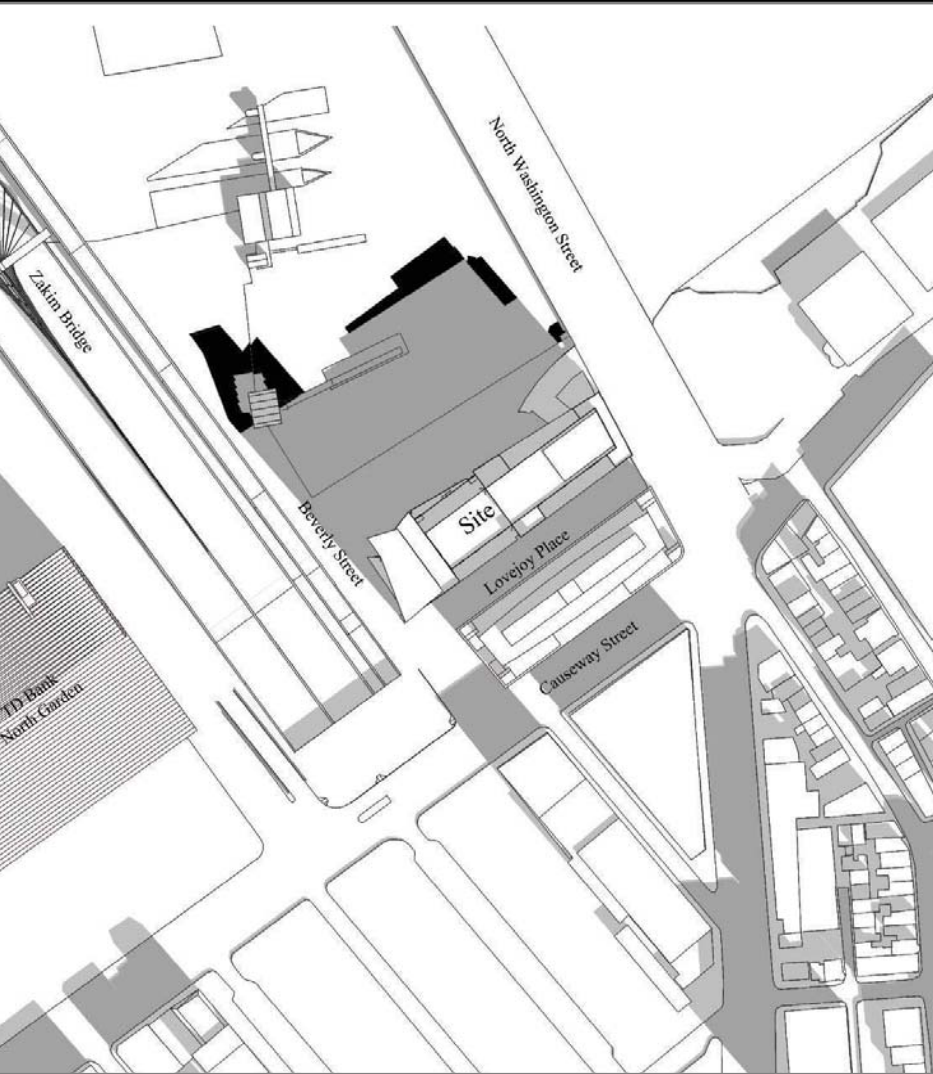




# Building Height 310 CMR 9.51(3)(e) – Proposed



# Shadow Studies (New Shadow vs. Existing Shadow)

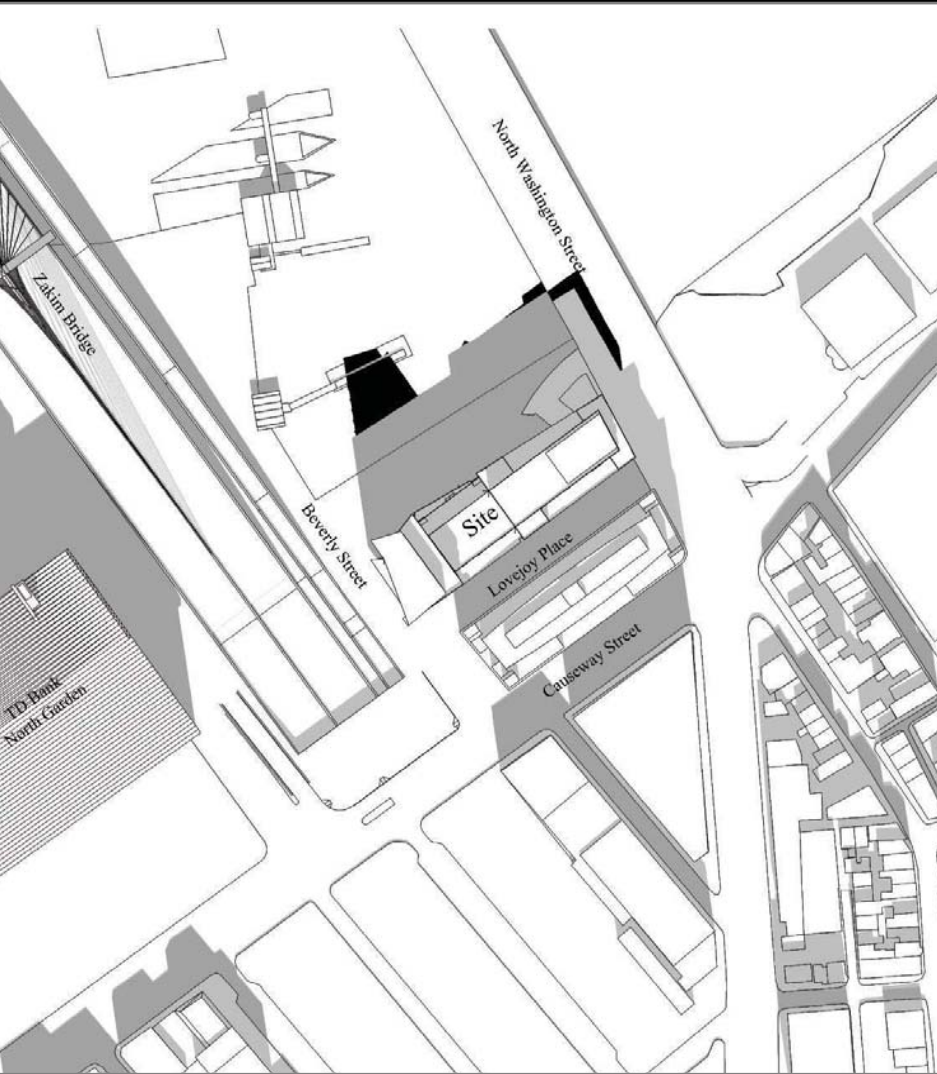


9:00 a.m.

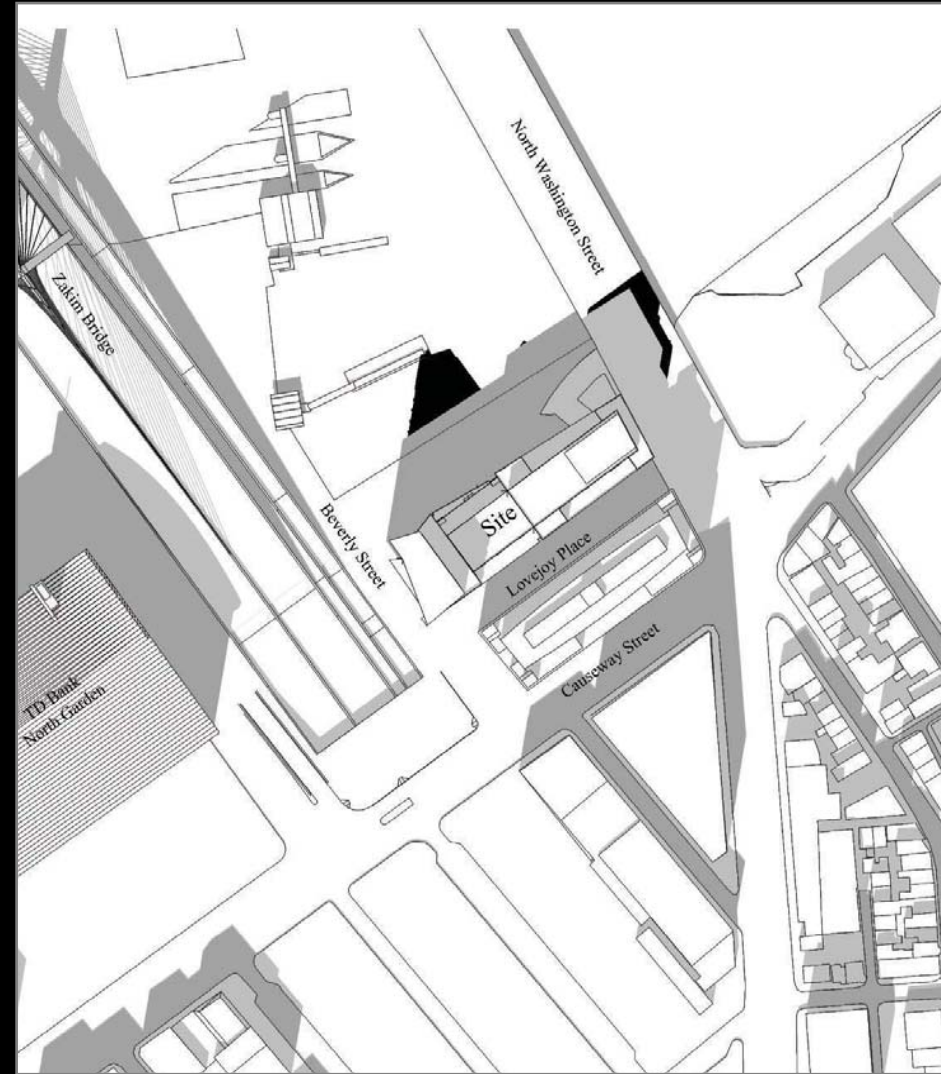
10:00 a.m.

(October 23)

# Shadow Studies (New Shadow vs. Existing Shadow)



11:00 a.m.

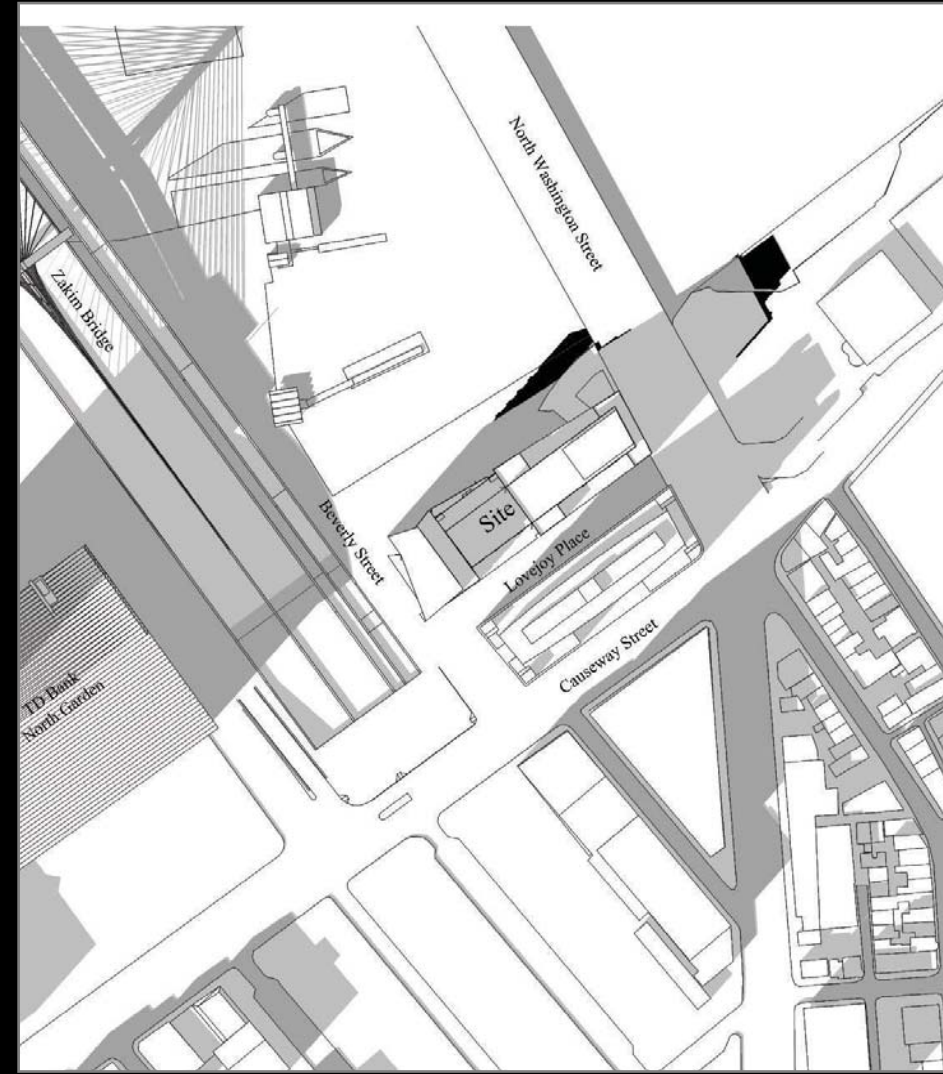
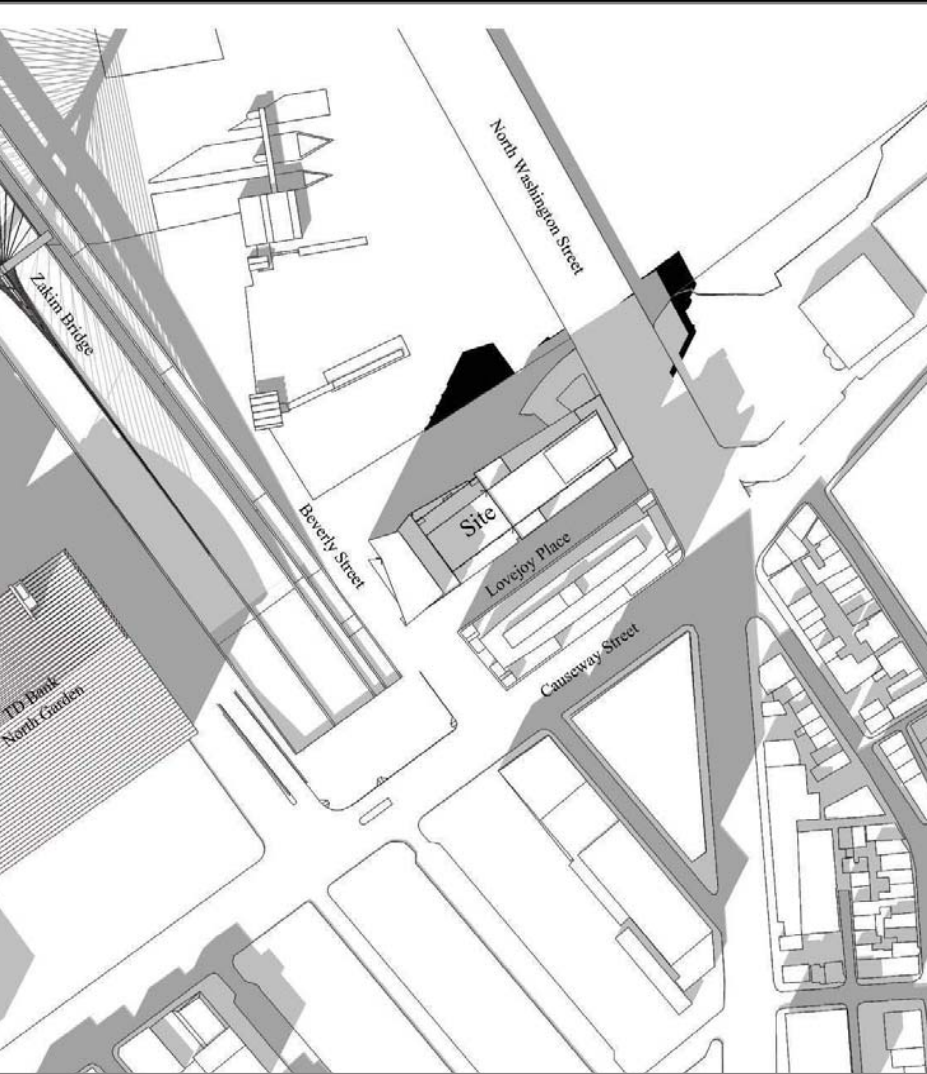


12:00 p.m.

(October 23)



# Shadow Studies (New Shadow vs. Existing Shadow)

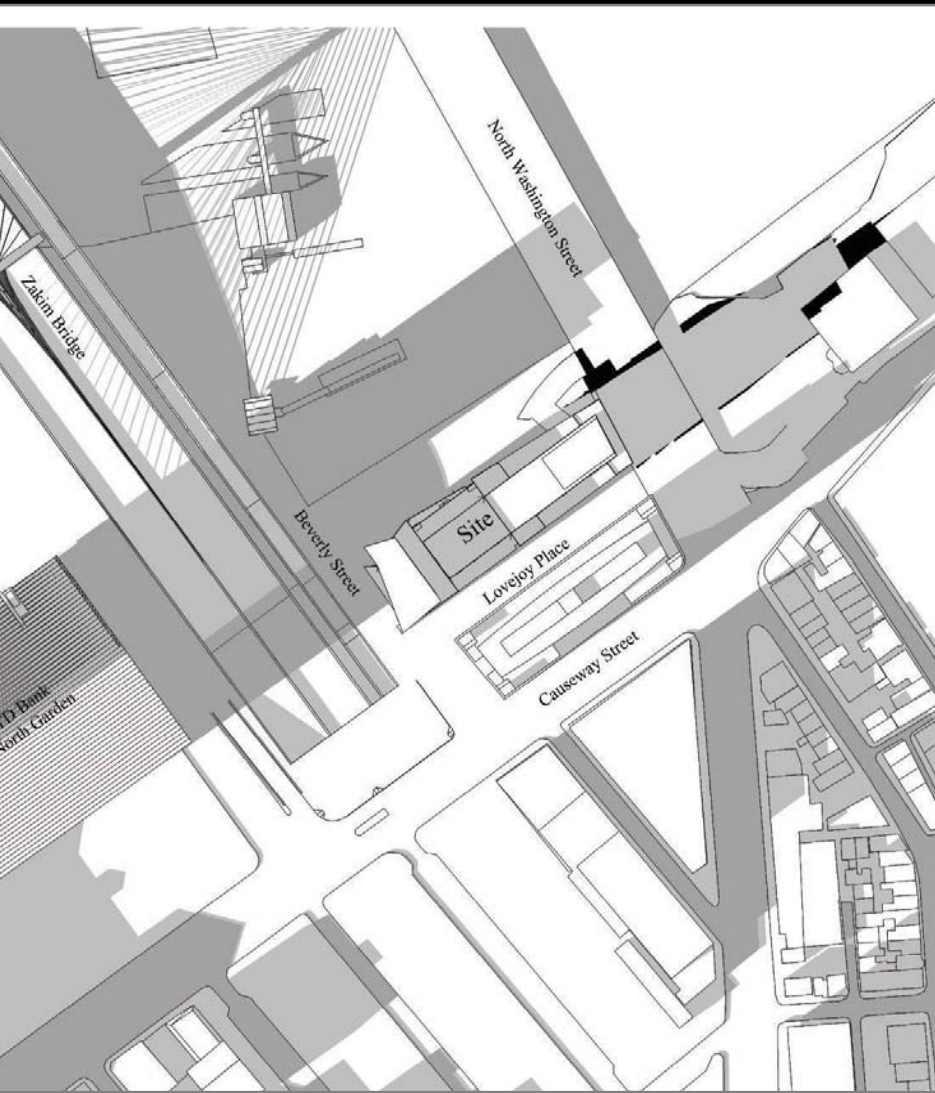


1:00 p.m.

2:00 p.m.

(October 23)

# Shadow Studies (New Shadow vs. Existing Shadow)



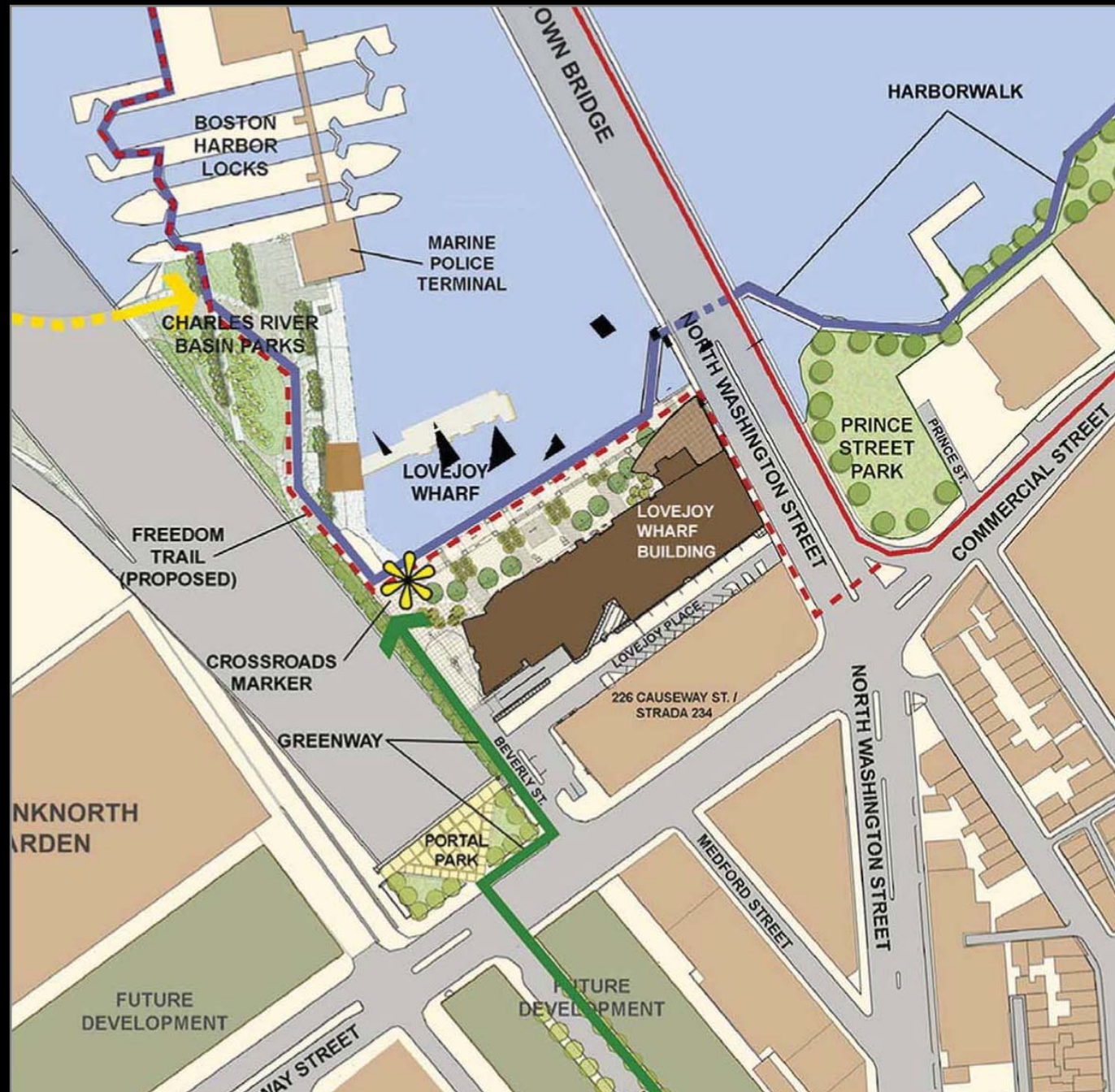
3:00 p.m.

(October 23)



# Total Area Affected by Net New Shadows (Proposed & Existing)

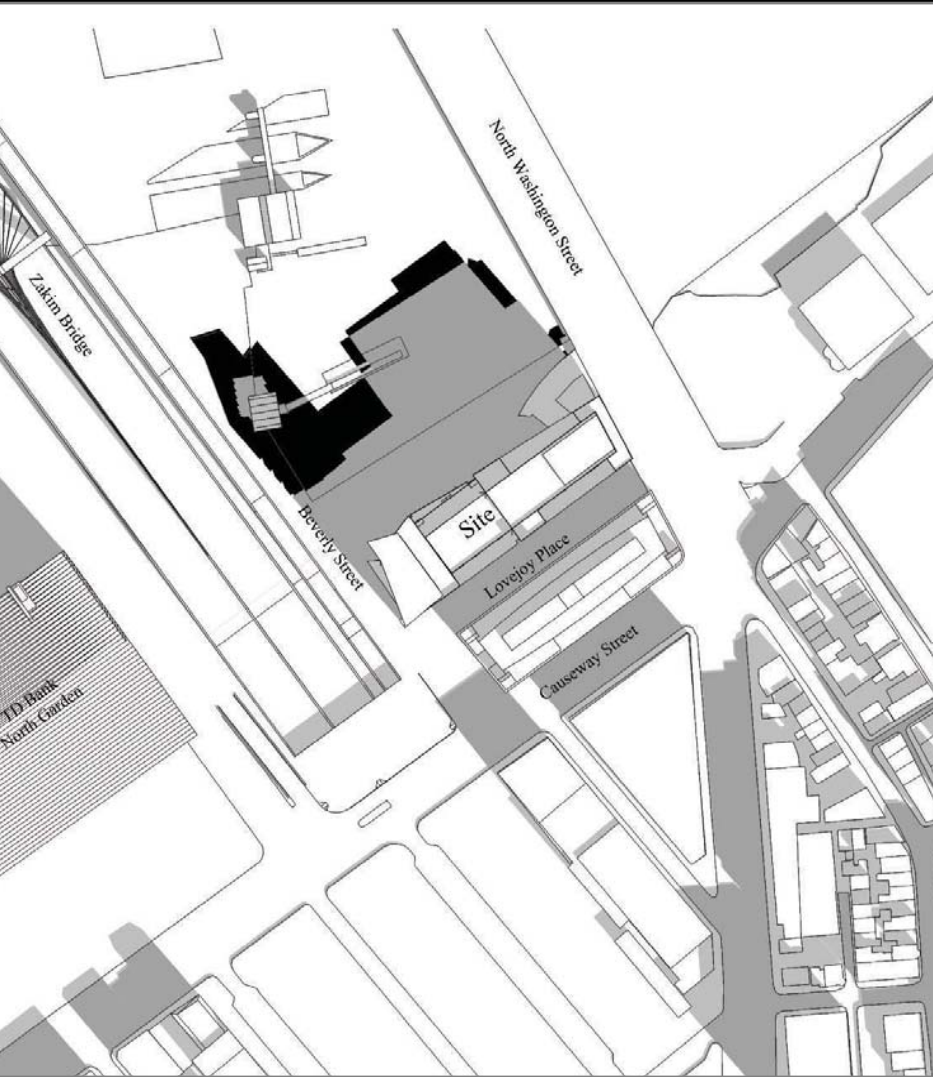
- Total area affected by net new shadows: 3,475 sq. ft.



(October 23)

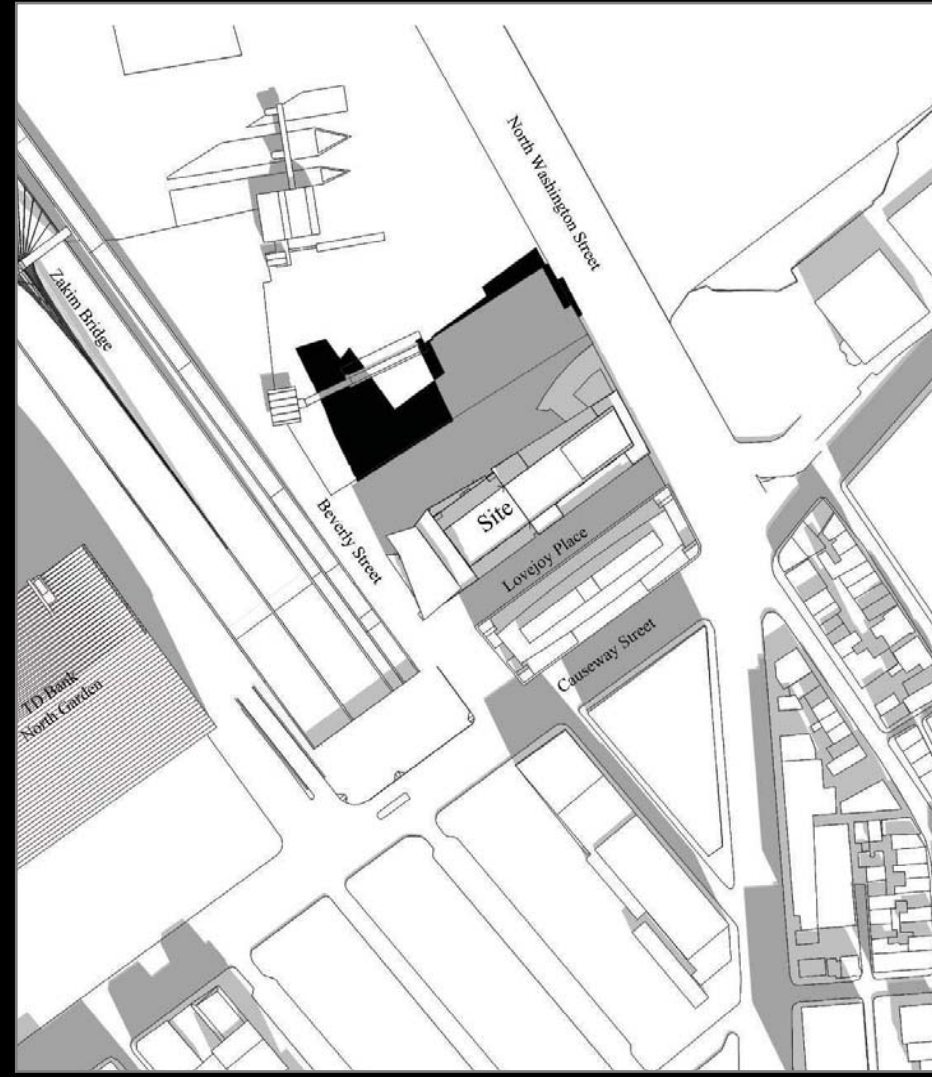


# Shadow Studies (New Shadow vs. Chapter 91 Building)



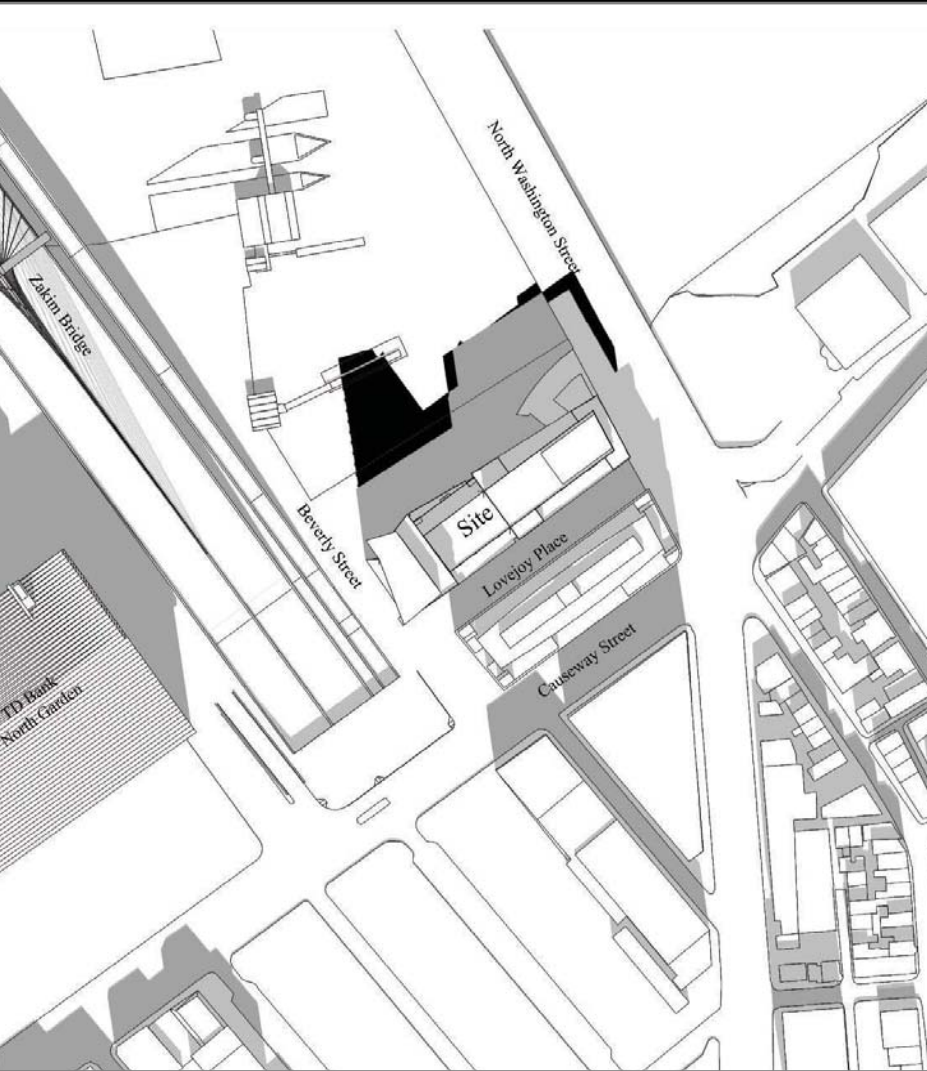
9:00 a.m.

(October 23)



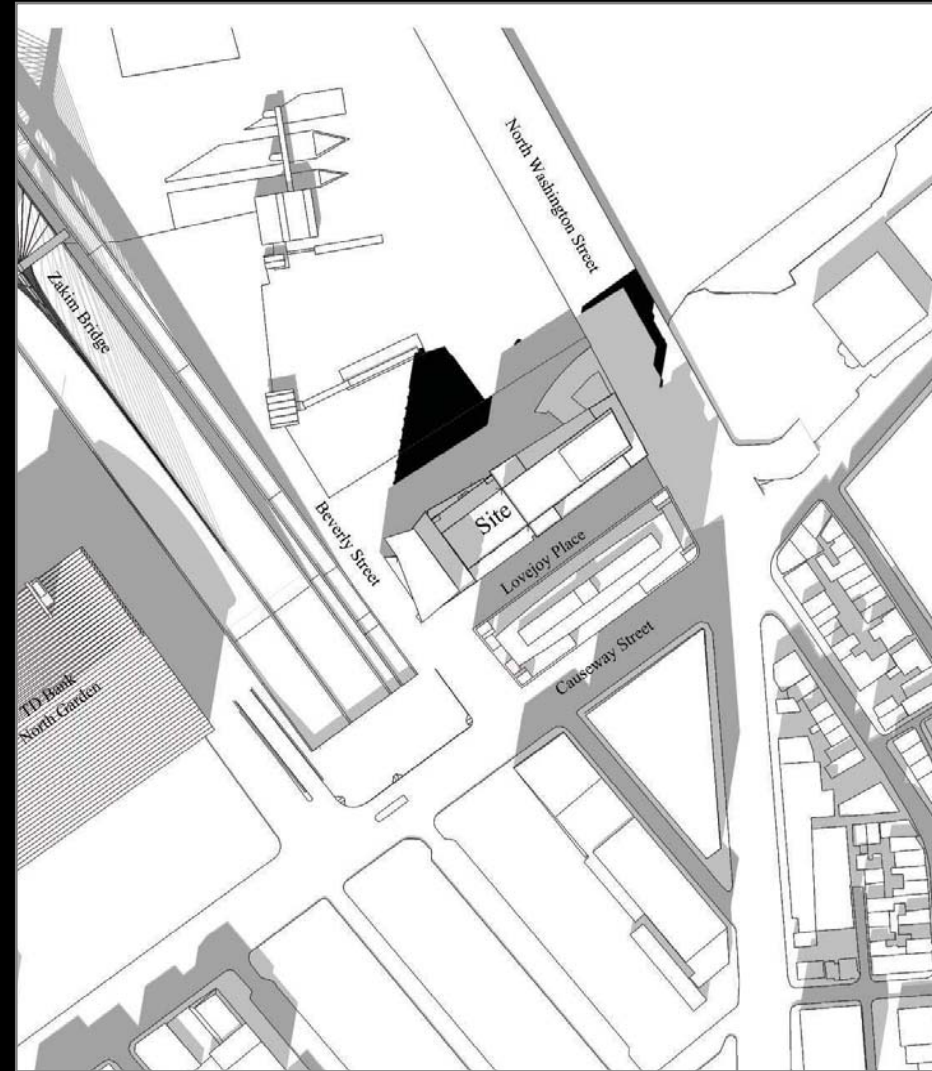
10:00 a.m.

# Shadow Studies (New Shadow vs. Chapter 91 Building)



11:00 a.m.

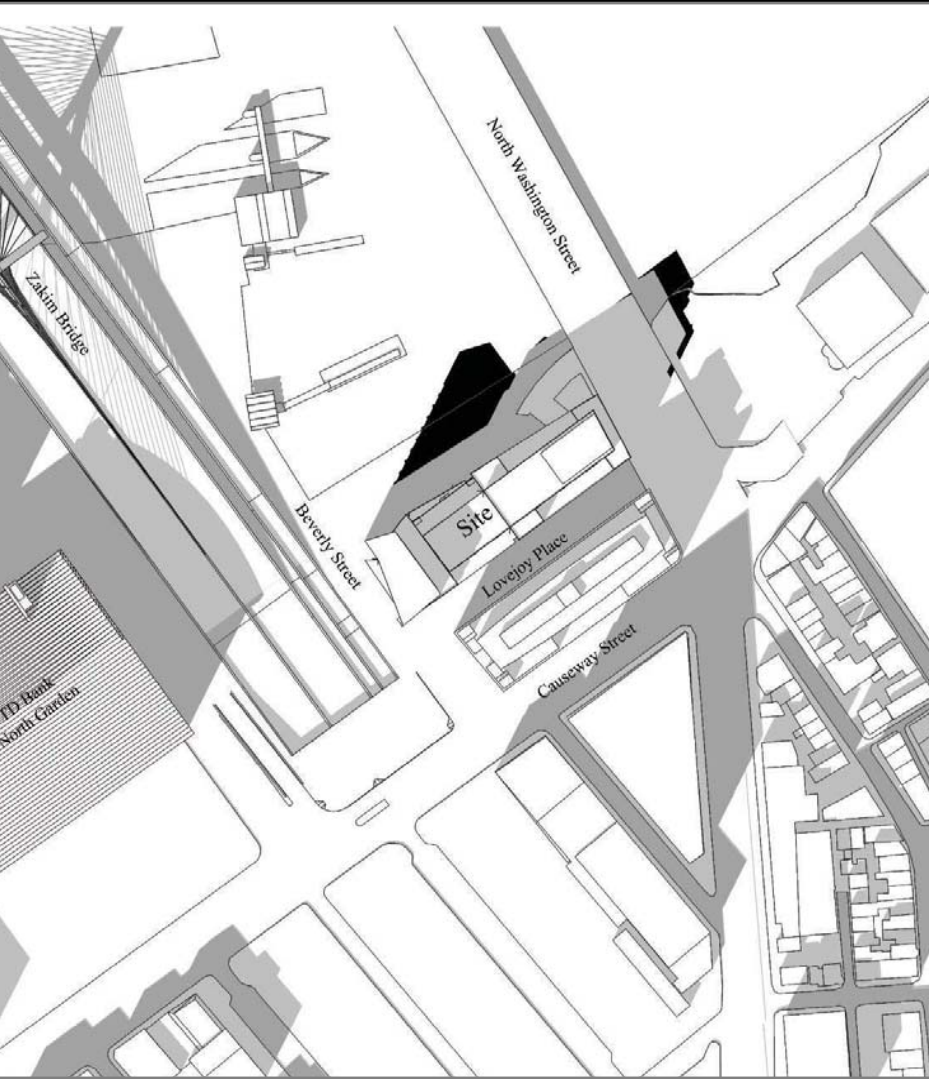
(October 23)



12:00 p.m.



# Shadow Studies (New Shadow vs. Chapter 91 Building)



1:00 p.m.

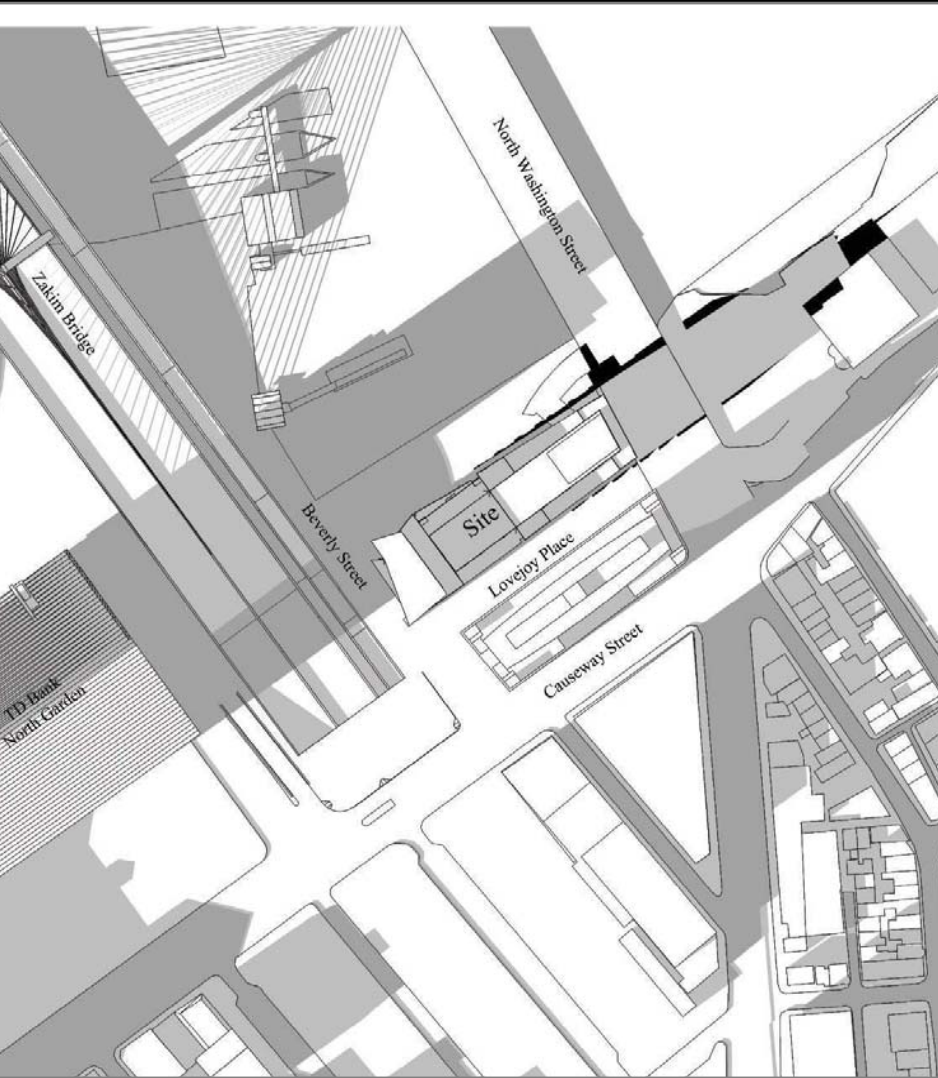


2:00 p.m.

(October 23)



# Shadow Studies (New Shadow vs. Chapter 91 Building)

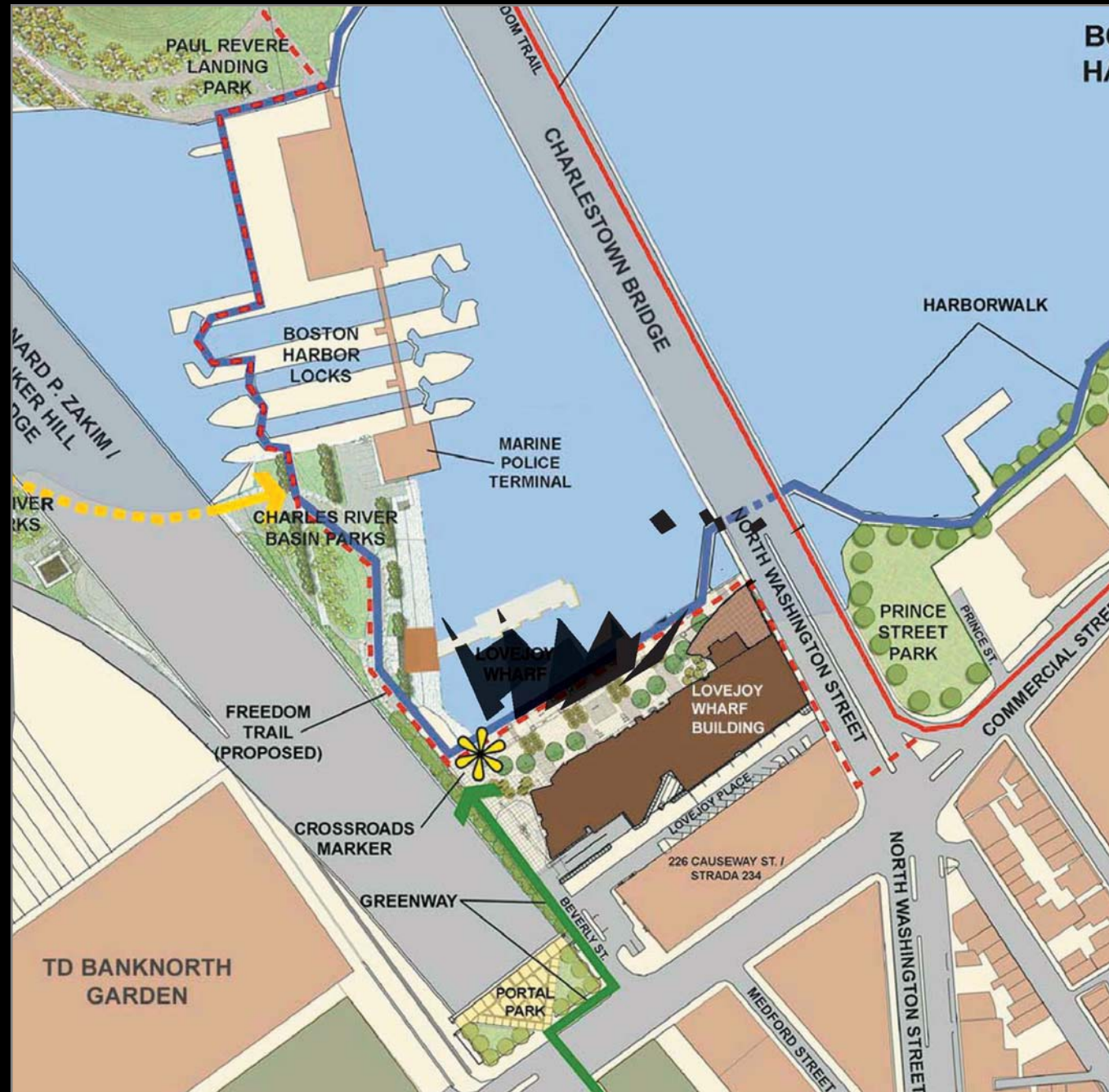


3:00 p.m.

(October 23)

# Total Area Affected by Net New Shadows (Proposed & Ch.91)

- Total area affected by net new shadows: 21,500 sq. ft.



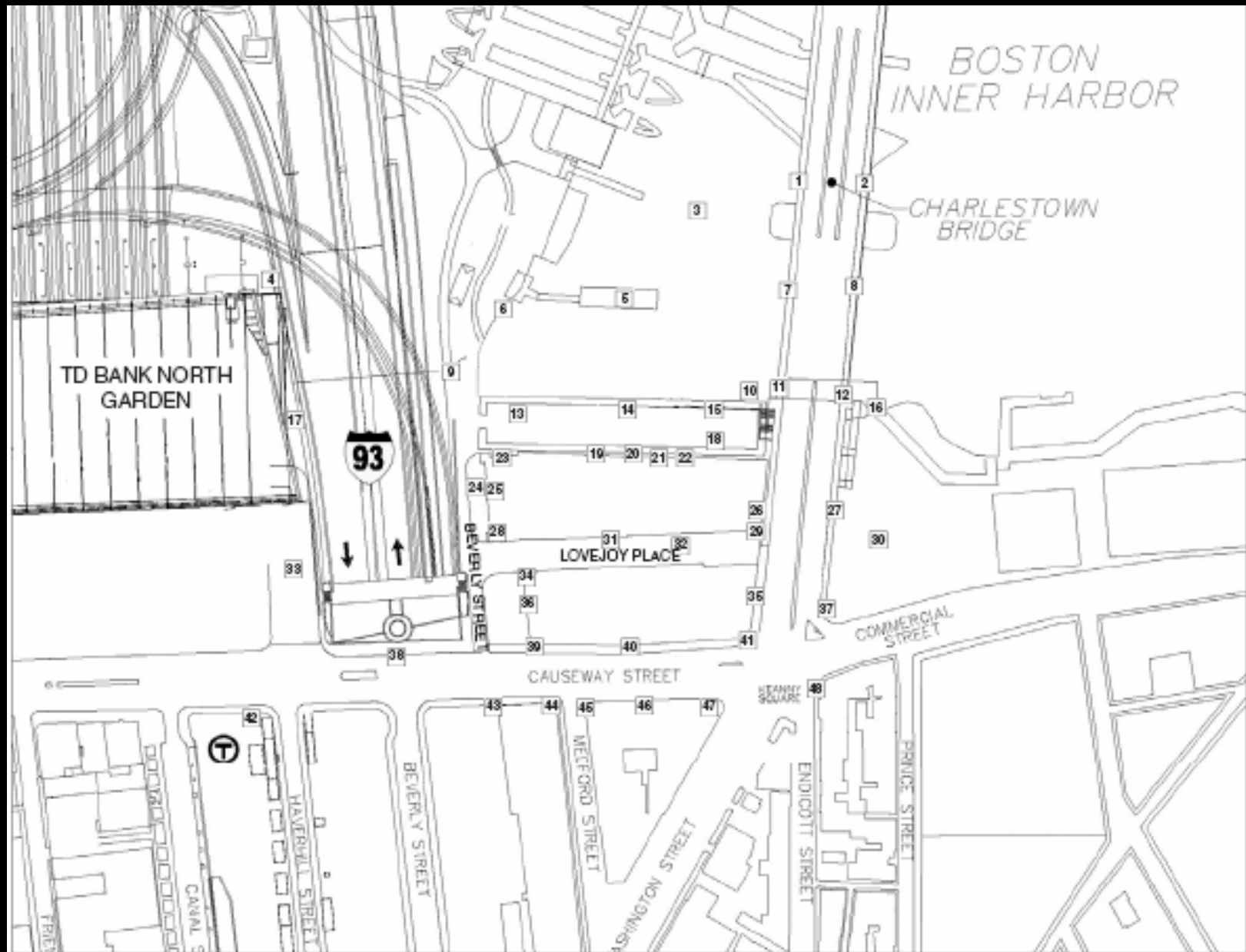
(October 23)



# Wind Studies (Existing/Build/Chapter 91)

- **Qualitative Analysis of Pedestrian-Level Winds (PLW) for Existing Conditions, Proposed Project, and Chapter 91**
- **PLWs were measured at 48 locations**
- **Five PLW categories include:**
  - 1. Comfortable for long periods of standing or sitting**
  - 2. Comfortable for short periods of standing or sitting**
  - 3. Comfortable for walking**
  - 4. Uncomfortable for walking**
  - 5. Dangerous and unacceptable**

# Wind Studies (PLW Location Numbers)





# Wind Studies (PLW Categories & Location Numbers)

Loc.	NW			SW			STORM			ANNUAL			Loc.
No.	EX	Bld	C91	EX	Bld	C91	EX	Bld	C91	EX	Bld	C91	No.
1	3	3	3	3	3	3	3	3	3	3	3	3	1
2	3	3	3	3	3	3	3	3	3	3	3	3	2
3	3	3	3	2	2	2	3	3	3	3	3	3	3
4	2	2	2	2	2	2	3	2	3	2	2	2	4
5	3	3	3	2	2	2	3	3	3	3	3	3	5
6	2	2	2	2	2	2	3	3	3	2	2	3	6
7	3	3	3	3	3	3	3	3	3	3	3	3	7
8	3	3	3	3	3	3	3	3	3	3	3	3	8
9	3	3	3	2	2	2	3	3	3	2	2	3	9
10	3	3	3	2	2	2	2	2	2	3	2	3	10
11	3	3	3	3	3	3	3	3	3	3	3	3	11
12	3	3	3	3	3	3	3	3	3	3	3	3	12
13	3	3	3	2	2	2	3	2	3	3	3	3	13
14	3	3	3	2	2	2	2	2	2	3	3	3	14
15	3	2	3	2	2	3	2	2	2	3	2	3	15
16	2	2	2	2	2	2	3	3	3	2	2	2	16
17	1	1	1	1	1	1	2	2	2	1	1	1	17
18	3	2	3	2	2	2	2	2	2	3	3	3	18
19	2	2	2	2	2	2	2	2	2	2	2	2	19
20	2	2	2	2	2	2	2	2	2	2	2	2	20
21	2	2	2	2	2	2	2	2	2	2	2	2	21
22	2	1	2	2	1	2	2	1	2	2	1	2	22
23	1	3	1	1	3	1	1	3	1	1	3	1	23
24	2	2	2	2	2	2	1	1	1	2	2	2	24
25	1	3	1	1	2	1	1	1	1	1	2	1	25
26	1	1	1	1	1	1	2	2	2	2	2	2	26
27	3	3	3	2	2	2	3	3	3	3	3	3	27
28	1	3	1	1	3	1	1	1	1	1	3	1	28
29	1	1	1	1	1	1	2	2	2	2	2	2	29
30	2	2	2	2	2	2	3	3	3	2	2	2	30

# Wind Studies (PLW Categories & Location Numbers)

Loc.	NW			SW			STORM			ANNUAL			Loc.
No.	EX	Bld	C91	EX	Bld	C91	EX	Bld	C91	EX	Bld	C91	No.
31	1	1	1	2	2	2	2	2	2	2	2	2	31
32	1	1	1	2	2	2	2	2	2	2	2	2	32
33	1	1	1	2	2	2	2	2	2	2	2	2	33
34	2	2	2	2	2	2	2	2	2	2	2	2	34
35	1	1	1	1	1	1	2	2	2	2	2	2	35
36	1	2	1	2	2	2	1	1	1	2	2	2	36
37	2	2	2	2	2	2	3	3	3	2	2	2	37
38	3	3	3	2	2	2	2	2	2	3	3	3	38
39	1	1	1	2	2	2	2	2	2	2	2	2	39
40	1	1	1	2	2	2	2	2	2	2	2	2	40
41	1	1	1	2	2	2	3	3	3	3	3	3	41
42	2	2	2	2	2	2	2	2	2	2	2	2	42
43	2	2	2	3	3	3	2	2	2	3	3	3	43
44	1	1	1	1	1	1	2	2	2	2	2	2	44
45	1	1	1	1	1	1	2	2	2	2	2	2	45
46	1	1	1	1	1	1	2	2	2	2	2	2	46
47	1	1	1	1	1	1	3	3	3	2	2	2	47
48	2	2	2	1	1	1	2	2	2	2	2	2	48



**Municipal Harbor Plan  
Amendment for Lovejoy Wharf**

**Boston Redevelopment Authority**

**January 4, 2006**