

Raymond L. Flynn 海洋園區

最終總體計劃更新



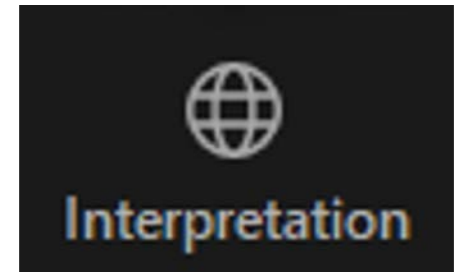
boston planning &
development agency

2022年4月5日

BPDA語言使用和口譯

本次會議提供西班牙語、普通話和廣東話的口譯。

- Para la interpretación al español, por favor seleccione "**Spanish**"
 - ∅ 中文普通話語音頻道請選擇 "**Mandarin**"
 - ∅ 中文粵語語音頻道請選擇 "**Cantonese**"
-
- 專案概述已用英語、西班牙語、普通話和粵語在專案網頁上發佈。



會議錄影

應社區成員要求，BPDA將錄製這次會議，並在BPDA的專案網頁發佈，以供無法參加Zoom會議的人士觀看。與會者也可能會使用手機攝影機或其他裝置錄製會議。如果您不希望在會議期間被錄影，請關閉麥克風和攝影機。



虛擬會議禮儀

- 我們希望確保這次對話對所有人都是愉快的體驗，而且所有社區成員/利益相關者都能自在地分享他們的意見、問題和回饋。
- 在提出問題/提供意見時，請尊重並注意彼此的時間，以便所有與會者都能參與會議。
- 請在所有與會者都有機會提出一個問題或意見之後，再提出額外的問題或意見。
- 與會者也可以隨時透過joe.christo@boston.gov與Joe Christo安排後續談話，進一步討論專案和（或）進度。



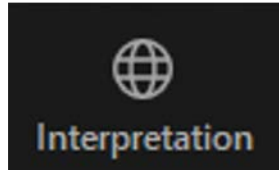
會議形式

- 簡報結束後，會議平台的發問/意見部分將透過「舉手」功能進行。如果您在使用「舉手」功能時遇到任何技術困難，專案團隊成員將在所有舉手的人都有機會發言後，唸出在聊天標籤輸入的問題/意見。



Zoom使用提示

Zoom的控制項應該位於您的螢幕下方。按一下這些符號，啟動不同的功能：



口譯（您可以從清單選擇適當的語言頻道）



開/關視訊



在簡報結束時舉手發問或提出意見

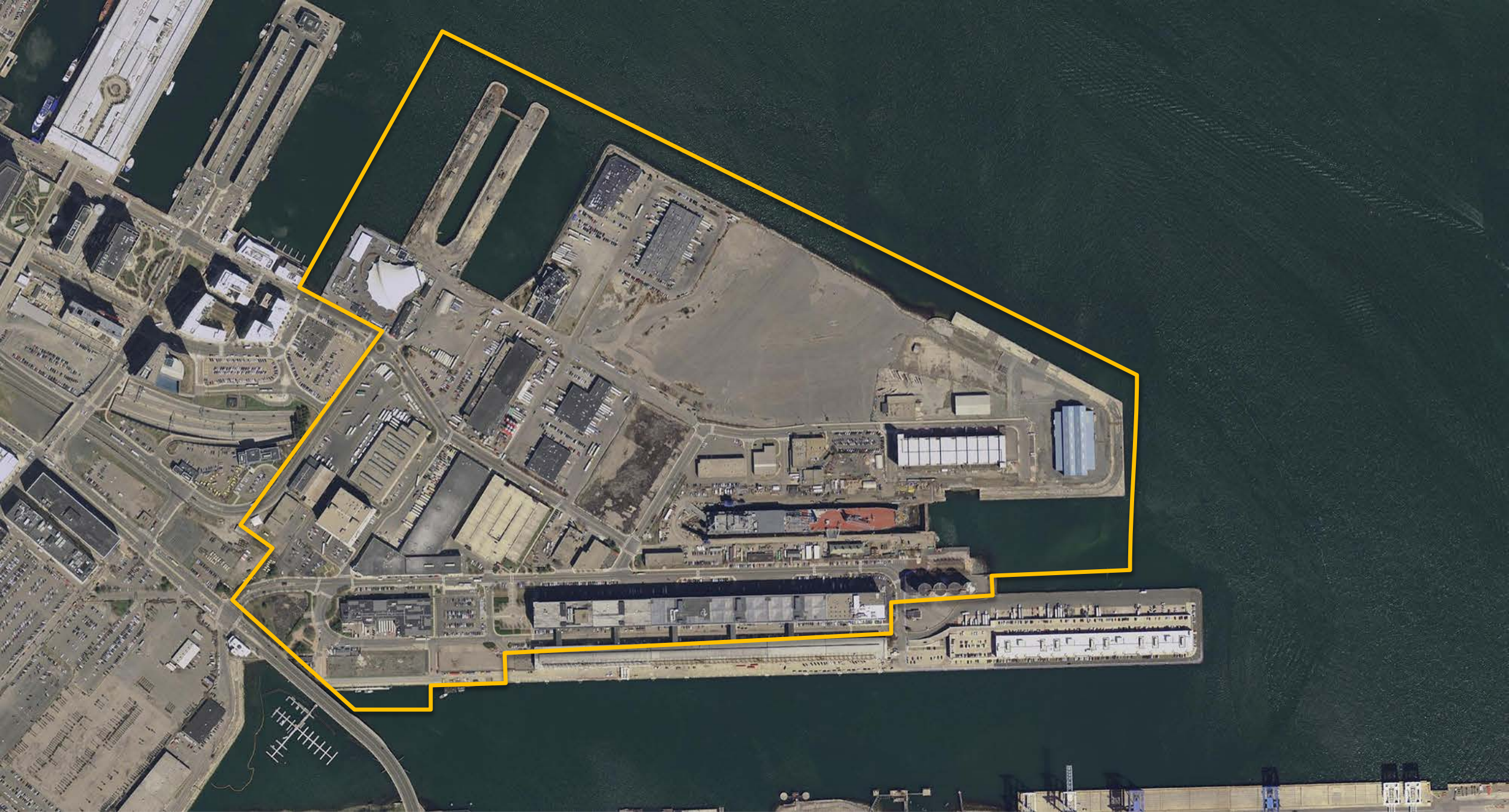


靜音/取消靜音

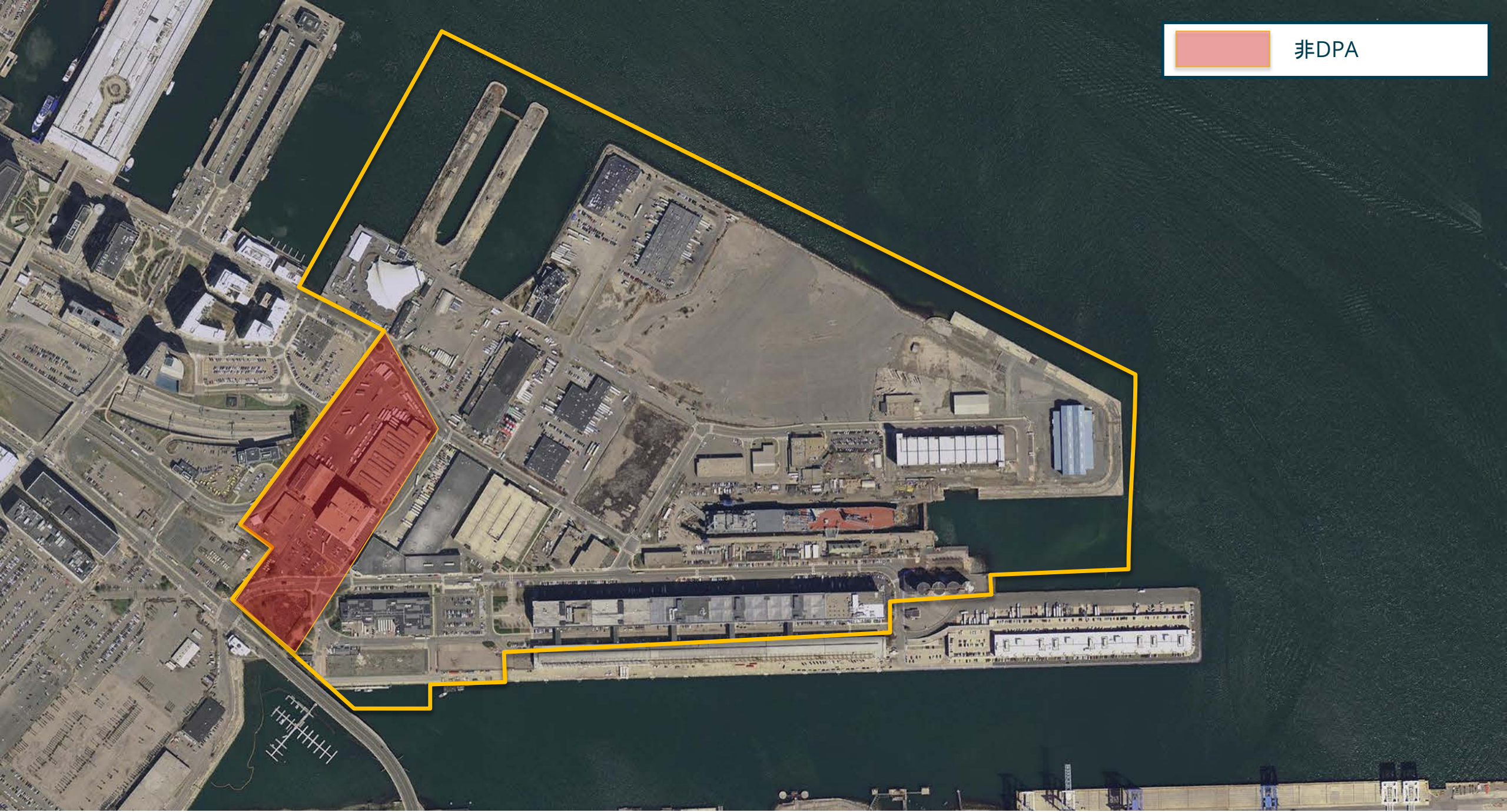
RLFMP總體計劃時間表

- 1999年 - 原始總體計劃
- 2005年 - 第91章主許可證
- 2015-2017年 - 總體計劃更新研究，包括利益相關者的參與
- 2017年12月 - 提交總體計劃更新
- 2018年1月 - 證書
- 2019年5-7月 - RLFMP園區技術諮詢委員會程序
- 2020年2月 - 州政府對於總體計劃更新的回饋
- 2020-2021年 - 額外的BPDA分析和與州政府的定期會議
- 2022年2月 - 提交最終總體計劃更新



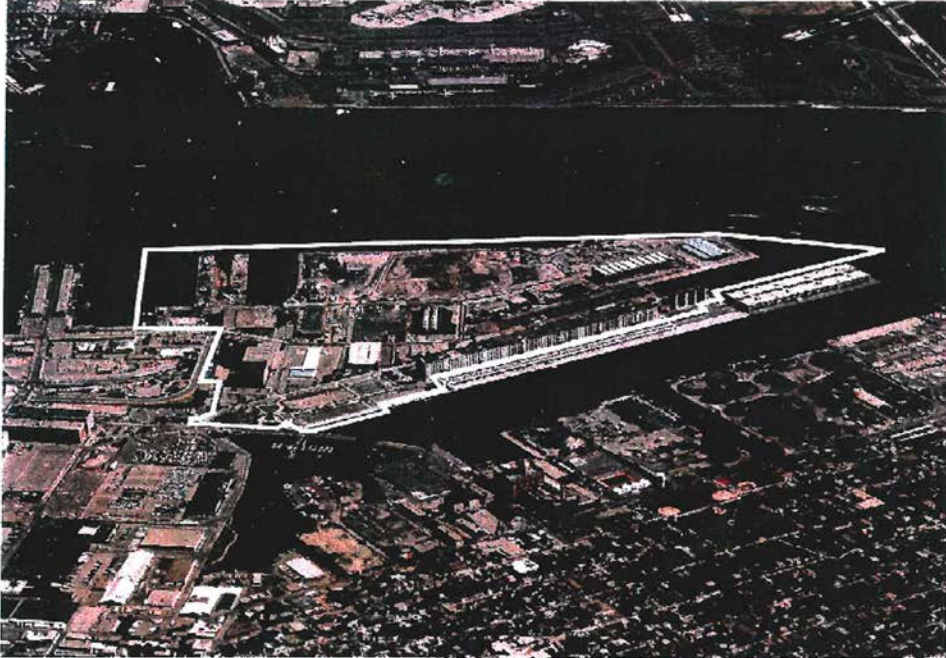


非DPA



1999年總體計劃

FINAL MASTER PLAN MARINE INDUSTRIAL PARK EOEA #8161



Submitted to:
Executive Office of Environmental Affairs

Proponent:
**Boston Redevelopment Authority /
Economic Development Industrial Corporation**

Prepared by:
Fort Point Associates, Inc.
286 Congress Street
Boston, MA 02210
(617) 357-7044

December 1999



第91章主許可證

The Commonwealth of Massachusetts

No. 10233



Whereas, Boston Redevelopment Authority (BRA) and Economic Development Industrial Corporation (EDIC)

of --Boston-- in the County of --Suffolk-- has applied to the Department of Environmental Protection to -- authorize a continuation in use of approximately 129 acres of filled tidelands, for a mix of water-dependent industrial, nonwater-dependent industrial and commercial uses, and a variety of accessory uses thereto (including, but not limited to facilities for vehicular and pedestrian circulation) as a --Marine Industrial Park (MIP) as defined at 310 CMR 9.02--

and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the --Office of the Mayor and the City Council-- of the --City-- of --Boston--

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses the said

BRA/EDIC-- subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to --approve a License in order to authorize continuation in use of approximately 129 acres of filled tidelands, for a mix of water-dependent industrial, nonwater-dependent general industrial and commercial uses, and a variety of accessory uses thereto (including but not limited to facilities for vehicular and pedestrian access and circulation) as an MIP as defined at 310 CMR 9.02--

in filled Commonwealth tidelands of --Boston Harbor -- in the -- City-- of -- Boston-- and in accordance with the locations shown and details indicated on the accompanying DEP License Plan No. 10233 (4 sheets) and in Table 7 ("Future Build Out Land Use Matrix") submitted in the License application and attached hereto.

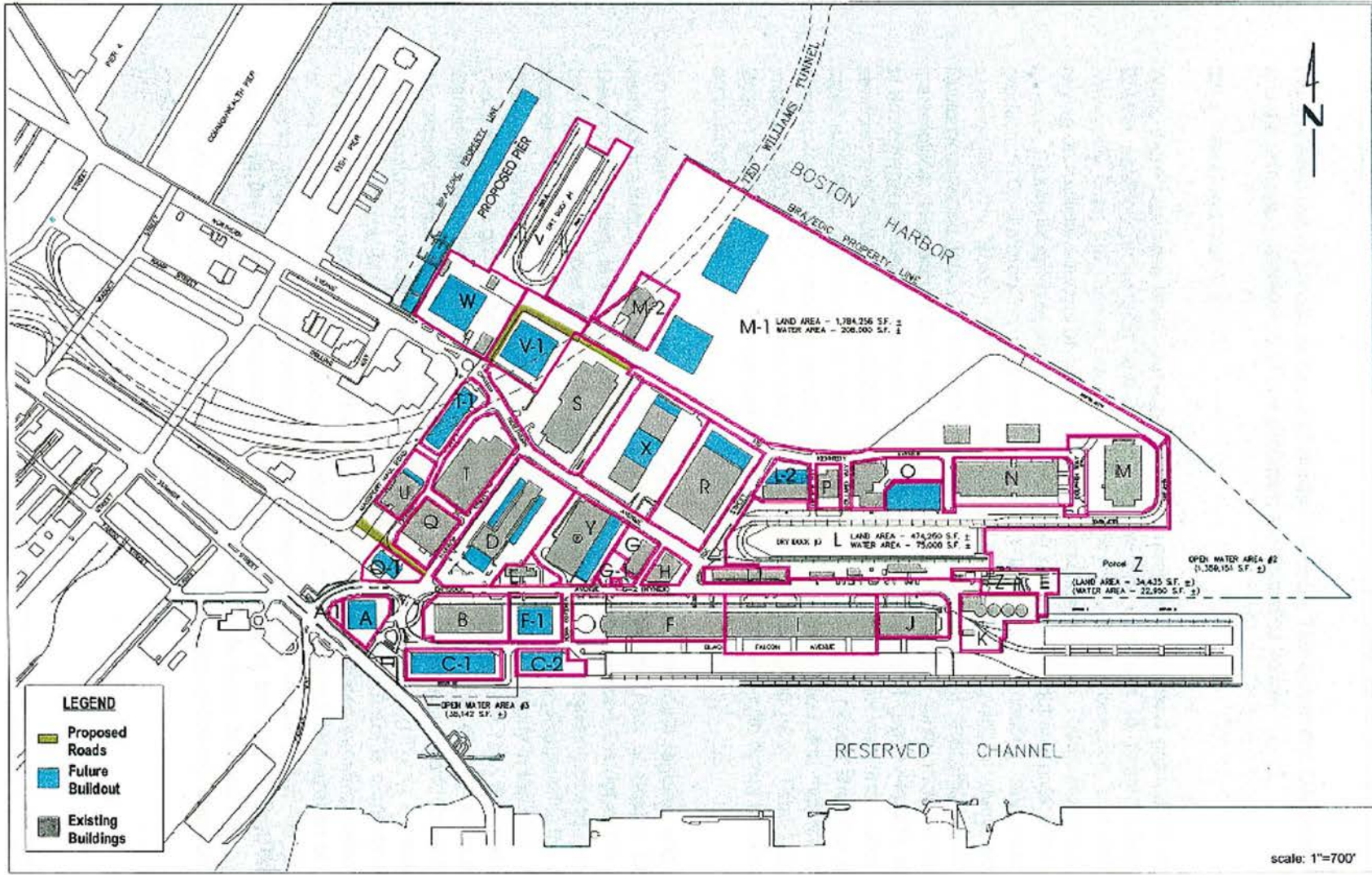
The activities authorized hereby shall be limited to the following: Water-dependent Industrial Use, Nonwater-dependent industrial and Commercial Uses, and a variety of Accessory Uses thereto.

Parcel	Address	Parcel Area	Exis Bldg Footprint	Add Bldg Footprint	Marine Industrial	General Industrial	Comm.	Building Footprint	Marine Industrial	General Industrial	Comm.	Area Under Bldg Footprint	Marine Industrial	General Industrial	Comm.
DPA															
B	5 Drydock Ave.	95,824	70,000	0	95,824	0	0	70,000	70,000	0	0	25,824	25,824	0	0
C-1	1 Terminal St.	69,249	0	40,000	69,249	0	0	40,000	40,000	0	0	29,249	29,249	0	0
C-2	5 Terminal St.	41,901	0	20,000	41,901	0	0	20,000	20,000	0	0	21,901	21,901	0	0
D	6 Drydock Ave. (#12)	216,650	35,000	86,000	184,544	30,008	1,200	119,208	88,000	30,008	1,200	96,544	96,544	0	0
E	10 Drydock Ave. (#15)	24,242	6,384	12,616	11,400	0	12,842	19,000	11,400	0	7,600	5,242	0	0	5,242
F	1 Design Center (#114)	164,010	70,454	0	0	123,008	41,003	70,455	0	52,841	17,614	93,556	0	70,167	23,389
F-1	Design Center Parking	50,468	0	28,000	0	37,851	12,617	28,000	0	21,000	7,000	22,468	0	16,851	5,617
G	339 Northern Ave. (#20)	31,120	12,774	0	31,020	0	0	12,774	12,774	0	0	18,246	18,246	0	0
H	22 Drydock Ave. (#49)	53,997	14,231	0	0	53,997	0	14,231	0	14,231	0	39,766	0	39,766	0
I	21-25 Drydock Ave. (#114)	225,370	103,194	0	22,537	146,491	56,342	103,194	10,319	67,077	25,798	122,180	12,218	79,417	30,545
J	27 Drydock Ave. (#114)	61,000	34,398	0	6,100	54,900	0	34,398	3,440	30,958	0	26,602	2,660	23,942	0
K	36 Drydock Ave.	84,643	7,454	0	84,643	0	0	7,454	7,454	0	0	77,189	77,189	0	0
L	Drydock #3 (#1, #22, #23)	474,290	13,072	36,000	474,290	0	0	49,072	49,072	0	0	425,218	425,218	0	0
L-1	24-26 Drydock Ave. (#21)	33,141	14,544	0	33,141	0	0	14,520	14,520	0	0	18,597	18,597	0	0
L-2	7 Tide St. (#54)	51,040	18,000	11,000	0	51,040	0	29,000	0	29,000	0	22,040	0	22,040	0
M	3 Dolphin Way (#31)	148,150	55,922	0	85,518	62,632	0	55,922	39,404	16,518	0	92,228	46,114	46,114	0
M-1	Massport Marine Term.	1,661,000	0	129,240	1,661,406	0	0	129,240	129,240	0	0	1,532,166	1,532,166	0	0
M-2	Fid Kennedy Ave.	75,310	24,466	0	75,310	0	0	24,466	24,466	0	0	50,844	50,844	0	0
N	25 Fid Kennedy Ave. (#16)	140,000	85,600	0	0	140,000	0	85,600	0	85,600	0	54,400	0	54,400	0
O	19 Fid Kennedy Ave. (#29)	61,000	34,000	0	0	61,000	0	34,000	0	34,000	0	27,000	0	27,000	0
P	3 Anchor Way (#14)	24,280	12,324	0	0	24,280	0	12,324	0	12,324	0	11,956	0	11,956	0
R	6 Tide St. (#18)	179,810	0	86,000	0	179,810	0	86,000	0	86,000	0	93,810	0	93,810	0
S	306 Northern Ave. (#53)	255,590	105,000	0	127,797	114,758	13,035	105,000	52,500	47,145	5,355	150,594	75,297	75,297	0
V	300 Northern Ave.	270,000	0	0	270,000	0	0	0	0	0	0	270,000	270,000	0	0
V-1	Drydock #4	105,000	0	47,000	105,000	0	0	47,000	47,000	0	0	58,000	58,000	0	0
W	290 Northern Ave.	172,000	5,960	47,000	172,000	0	0	52,960	52,960	0	0	119,040	119,040	0	0
X	310-314 Northern Ave.	211,210	64,000	30,000	211,214	0	0	84,000	84,000	0	0	117,214	117,214	0	0
Z	34 Drydock Ave. (Pier 10)	34,435	2,000	0	34,435	0	0	2,000	2,000	0	0	32,435	32,435	0	0
Subtotal		5,014,730	788,777		3,797,329	1,079,775	137,039		788,549	526,702	64,567		3,002,932	560,760	64,793
%		93.4%	15.7%		75.7%	21.5%	2.7%								
Non-DPA															
A	1 Drydock Ave.	40,879	0	20,000	0	0	40,879	20,000	0	0	20,000	20,879	0	0	20,879
Q	12 Channel St. (#32)	69,878	35,511	0	69,878	0	0	35,511	0	35,511	0	34,367	0	34,367	0
Q-1	4 Drydock Ave. / Channel St	26,000	2,000	10,000	0	0	26,000	12,000	0	0	12,000	14,000	0	0	14,000
T	6 Harbor St. (#19)	119,440	78,144	0	119,447	0	0	78,144	78,144	0	0	41,303	41,303	0	0
T-1	Northern Ave. / Channel St.	55,348	0	17,000	55,348	0	0	17,000	17,000	0	0	38,348	38,348	0	0
U	7 Channel St. (#17)	45,310	20,000	5,000	45,310	0	0	25,000	25,000	0	0	20,310	20,310	0	0
Subtotal		356,855	135,655		220,105	69,878	66,879		120,144	35,511	32,000		99,961	34,367	34,879
%		6.6%	38.0%		61.7%	19.6%	18.7%								
Total		5,371,585	924,432		4,017,434	1,149,653	203,918		888,693	562,213	96,567		3,402,893	595,127	99,672
Notes:															
1. Information source is the BRA.															
2. Common f. G-2 Bell Atlantic Switch Station / Y Parking Garage															
Note: Expansion of parking garage currently being designed on Parcel Y.															
3. See Table 5 for Existing Land Use Matrix.															
4. BankBoston Pavilion is a temporary facility and therefore															
5. BMIP parcels not within the DPA are not subject to this License															
6. General industrial and commercial uses may occur up to the respective amounts shown only if space equivalent to such amounts is reserved for marine industrial use on Parcel T.															

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD Service - 1-800-798-2207.

DEP on the World Wide Web: <http://www.mass.gov/dep>
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Prepared By: Fort Point Associates, Inc. **FUTURE BUILDOUT** Figure 3-5

最終總體計劃更新大綱

- 波士頓港：趨勢和觀察
- 對海洋工業用途的需求
- RLFMP 基礎設施評估
- RLFMP 企業的意見
- RLFMP 的未來發展模式
- 規劃方案的操作影響是什麼？
- 永續的 RLFMP
- 實施的戰略是什麼？

對海洋工業用途的需求和未來發展模式



對海洋工業用途的需求

在RLFMP中，海洋工業用途有什麼潛在的機會領域？

1. 貨物和一般用途的海運碼頭
2. 郵輪營運
3. 船舶維修
4. 即時貨運（靠近洛根）
5. 海鮮加工



支持該使命的未來發展模式是什麼？

目標： 建立一個吸引投資和保持工業存在的發展模式

目標： 改變必要的混合用途和（或）重新定義園區的其他用途，以提供經營園區和改善基礎設施所需的收入流。

- 這些投資可以吸引原本不願承擔改善基礎設施前期費用的工業用戶。
- 問題是，如何在滿足商業需求的同時保持工業的特點和使命？

RLFMP的多層工業用途的成功案例

• Harpoon Brewery

- 單一租戶的多層工業建築
- 製造/經銷和商業用途
- 180名員工/107,000總平方英尺

• 12 Channel Street

- 10層/350,000總平方英尺的多租戶工業建築
- 製造和行政用途
- 20多個租戶/全部租出

• 27 Drydock Ave

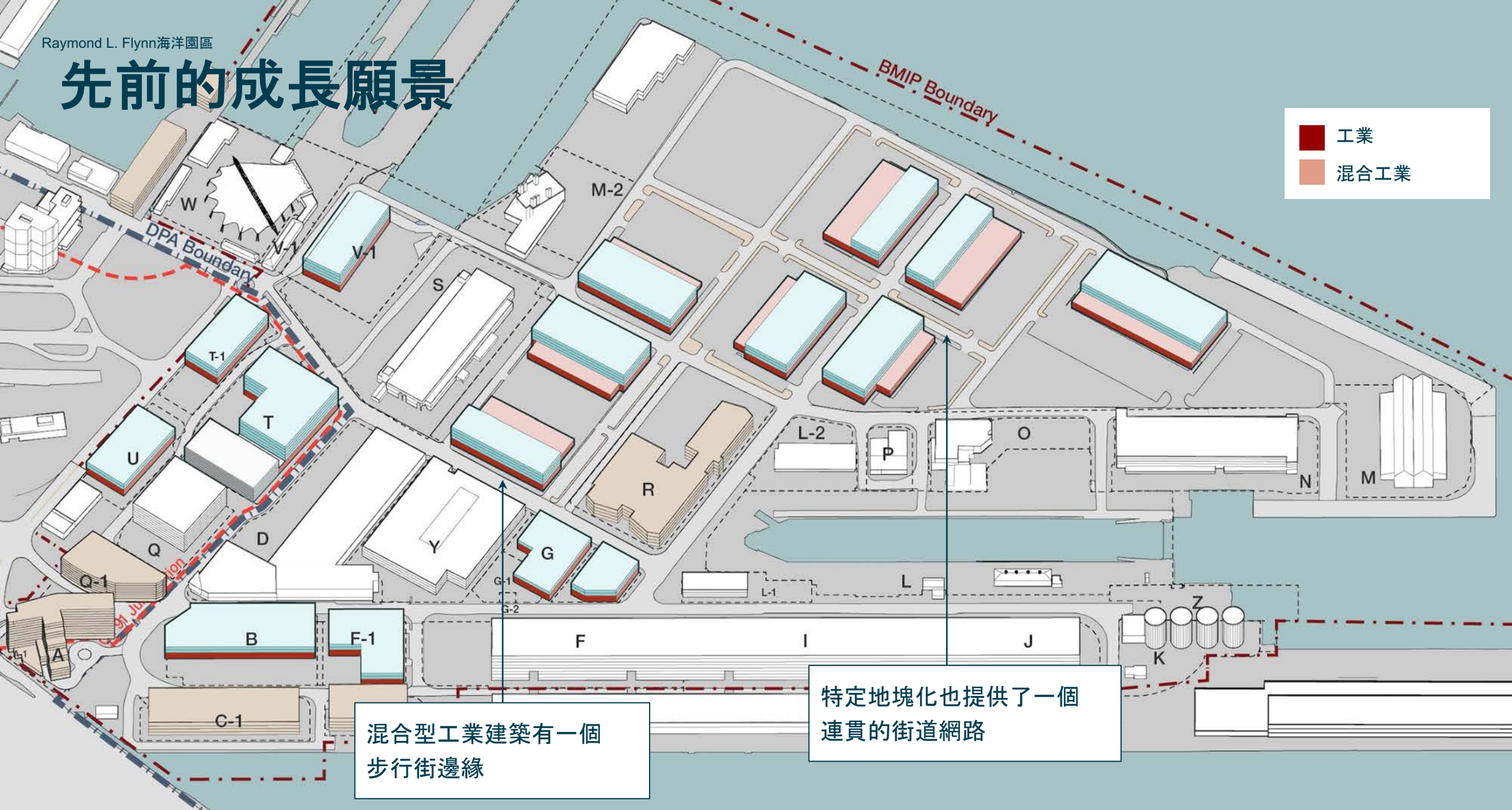
- 282,000平方英尺/研發/生物技術租戶/完全佔用 - 550名員工

• 88 Black Falcon Ave (RFMP之外)

- 375,000平方英尺/三層
- 底層為工業/配送空間, 上層為商業用途



先前的成長願景



工業
混合工業

混合型工業建築有一個
步行街邊緣

特定地塊化也提供了一個
連貫的街道網路

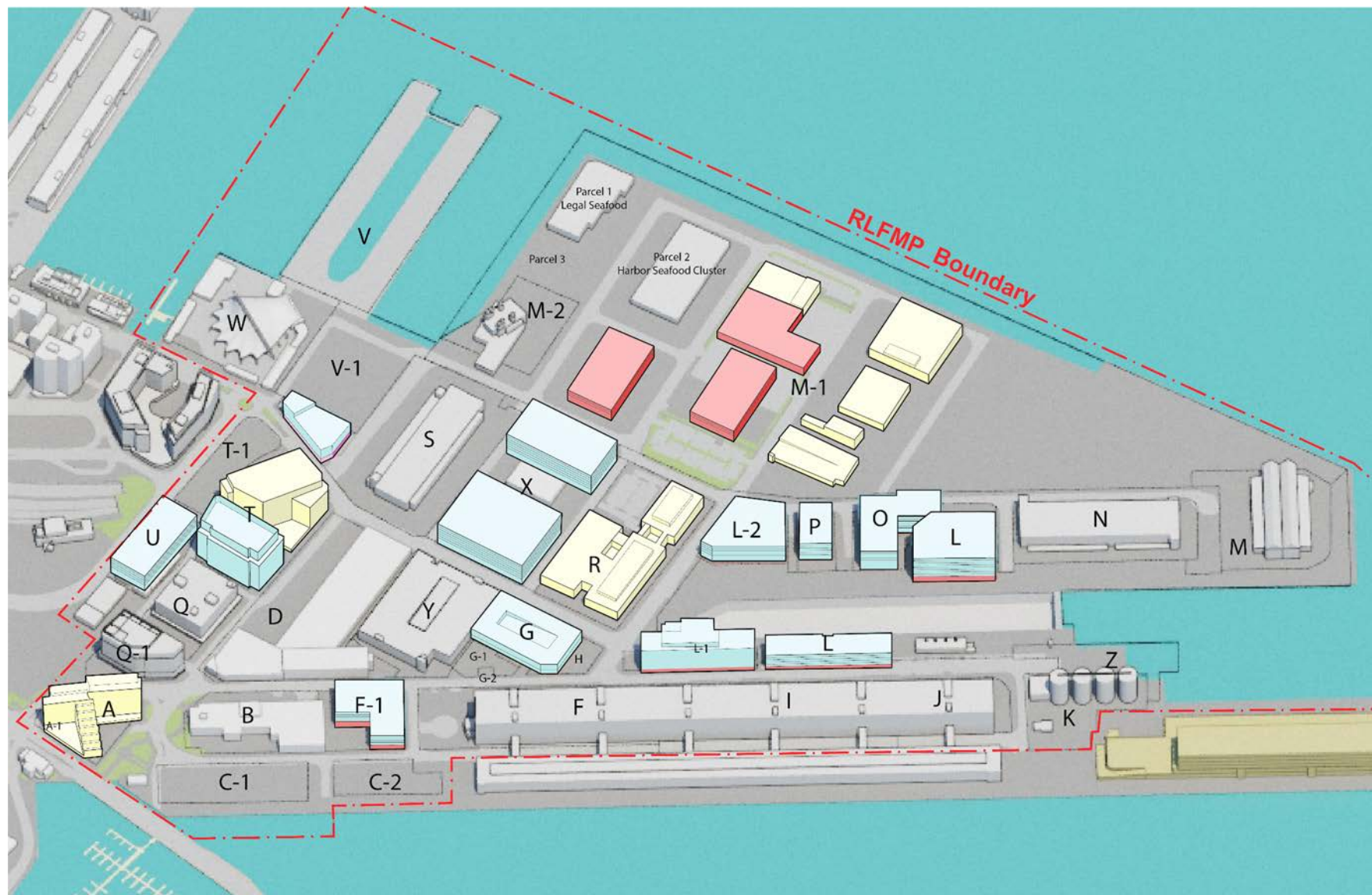
現有地塊用途



- Mixed - Majority Marine Industrial
- Mixed - Majority General Industrial
- 100% Commercial
- 100% Marine Industrial
- 100% General Industrial

地塊	海洋	一般	商業
B	86%		14%
D	74%	25%	1%
F		75%	25%
F-1		75%	25%
I	10%	65%	25%
J	10%	90%	
S	50%	45%	5%

擬議的FAR 4.0擴建



現有建築將被保留



正在開發的核准
建築



擬建海洋工業



擬建一般工業

2020年2月EEA通知

通知和諮詢委員會程序指南：

FMPU將透過三個具體領域來支持現有和未來依賴水域的用途：

- 對海洋基礎設施的資本投資；
- 運輸規劃；
- 和氣候適應力。

基礎設施投資



海洋工業用途的基礎設施挑戰

- 現有的濱水基礎設施遍處於不良狀態，需要大量的投資來維護和升級。
- 北部、南部和東部的防波堤是急需解決的問題
- 它們位於最靠近主航道的地方，為開發一個充分利用的MMT地塊提供了最大機會，作為一般貨物、散裝、散貨或轉運設施。
- 修復這些結構將是開發M、M-1和N地塊作為海運碼頭設施的關鍵。
- 4號乾船塢也為中小型船隻提供了相當深的水域，但是設施的結構狀況很差，需要大量投資。



過時的設施和失效的基礎設施



基礎設施資助來源

- **海事資本儲備基金**
 - BPDA利用房地產投資組合產生的收入，特別是RLFMP中一般工業再開發的收入，致力利用獨立產生的資金來加速對海事基礎設施的投資。
 - 將從BPDA的普通基金中撥出資金，專門投資於海事基礎設施改善專案。
- **RLFMP氣候適應力基礎設施的融資機制**
 - 公私成本分擔機制，每個參與RLFMP的租戶將根據他們在RLFMP總建築面積中的百分比，來決定他們在BPDA和（或）波士頓市的氣候適應力投資中的份額
- **補充資金來源**
 - 地方、州和聯邦基金，包括TIGER、Massworks、海港經濟委員會和波士頓市的資本基金



交通分析



交通分析

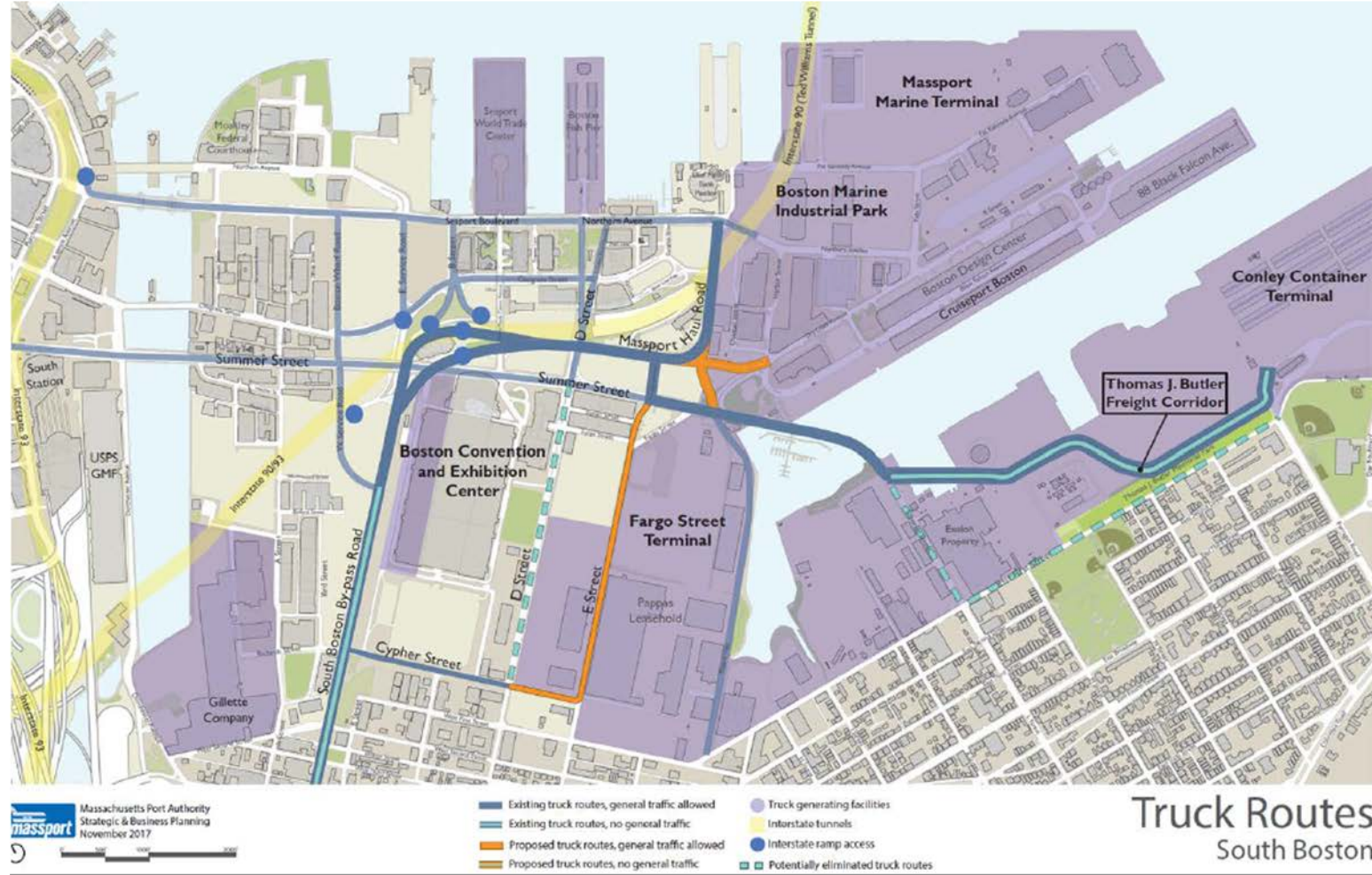
- 運輸顧問在2021年7月完成了RLFMP的分析
- 審查：
 - 路徑
 - 停車場
 - 貨運
 - 自行車/行人
 - 交通運輸
 - 水上交通
 - 交通需求管理（TDM）



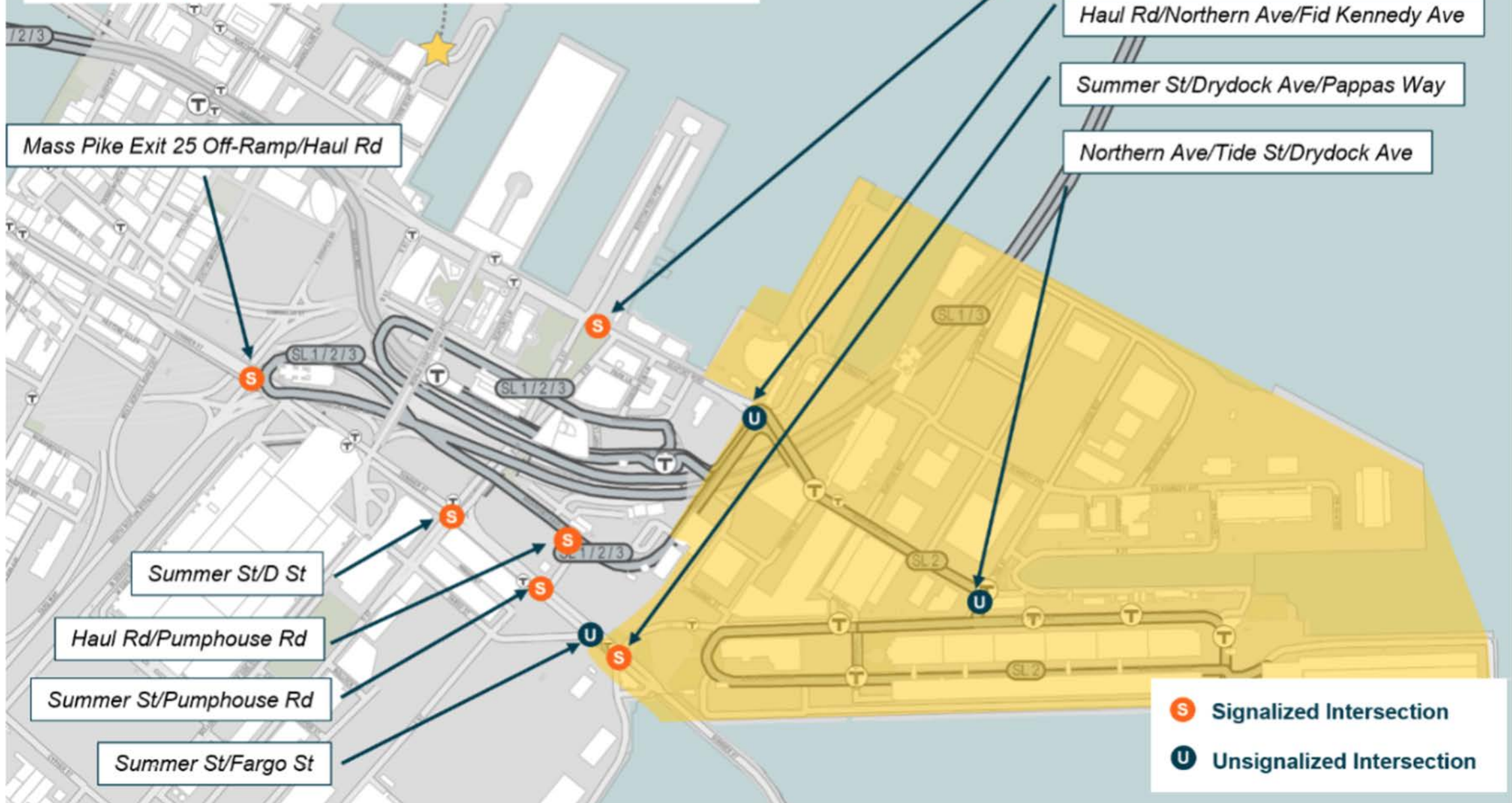
保護貨運網路和公路連接

為使RFMP的工業用途繼續蓬勃發展，
對道路網的建議包括：

- 應優先考慮高速公路通道和幹線修繕，以
避免貨運交通使用社區和商業街道。
- 應保留或改善Haul Road連接北向I-93的
功能。
- 應保留或改善Haul Road與I-90公路的連接
功能。
- 應該改善與洛根機場的連接，以避免I-90
的額外擁堵。
- 應改善Fort Point水道的橋樑營運，以增加
南波士頓的整體移動力和連接。



Study Area Intersections



道路網修繕

- 著重門戶交叉口、新連接和安全

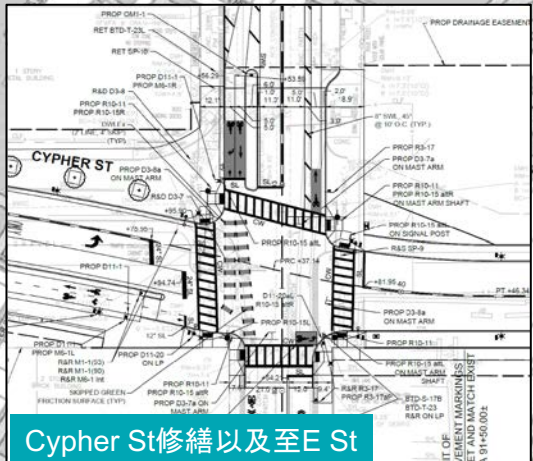
Northern Ave/ Haul Rd/Fid Kennedy Ave
(假設Haul Rd/Fid Kennedy Ave對齊)

Fid Kennedy修繕

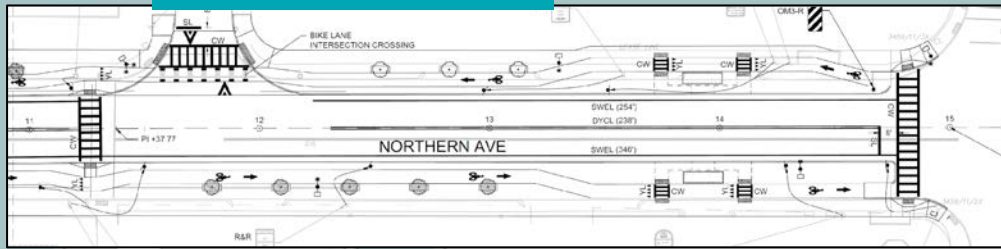
E St修繕
(以及至Summer
St/Pumphouse Rd的延長工程)

Drydock Ave/Summer St/Haul Road

Northern Ave修繕



Cypher St修繕以及至E St
的延長工程



草圖
未來情況

行人和交通路線已經與混合工業區相關聯



南波士頓海港策略交通計畫建議：

Local Connections

Transit Recommendations (1-8)

- 1 Broadway Station Upgrades
- 2 Summer Street Multimodal Corridor
- 3 Bus Access on Northern Avenue Bridge
- 4 Seaport Circulator (alternate route shown in transparency)
- 5 Bidirectional Service Improvements on A Street
- 6 Bus Rapid Transit Service to South Boston Neighborhood
- 7 SL Fleet Expansion/Platooning
- 8 T Under D

Additional Recommendations (not mapped):

- ⌚ Expand Off-Peak Service
- 🧭 Wayfinding
- 🔄 Improve Multimodal Transit Connections
- 🚧 Transportation Demand Management
- 🚏 Continued Consolidation of Private Shuttles

Existing Services

- Commuter Rail
- Rapid Transit Lines
- Ⓣ Commuter Rail Station
- Silver Line Branches
- Ⓣ Rapid Transit Station
- Existing Bus Routes
- Green Line Branches
- Existing Ferry Route

▨▨▨▨▨ *Projects shown on accompanying maps



南波士頓海港策略交通計畫建議：

Crosstown Connections

Transit Recommendations (9-14)

- 9 Nubian Square Link via Broadway Station and D Street circuit breaker
- 10 North Station-South Station Bus Priority
- 11 North Station-South Station Bus Rapid Transit Link
- 12 Nubian Square-RLFMP Link via Andrew Square
- 13 Red-Blue Connector
- 14 Columbia Point to South Boston Seaport Neighborhood Bus

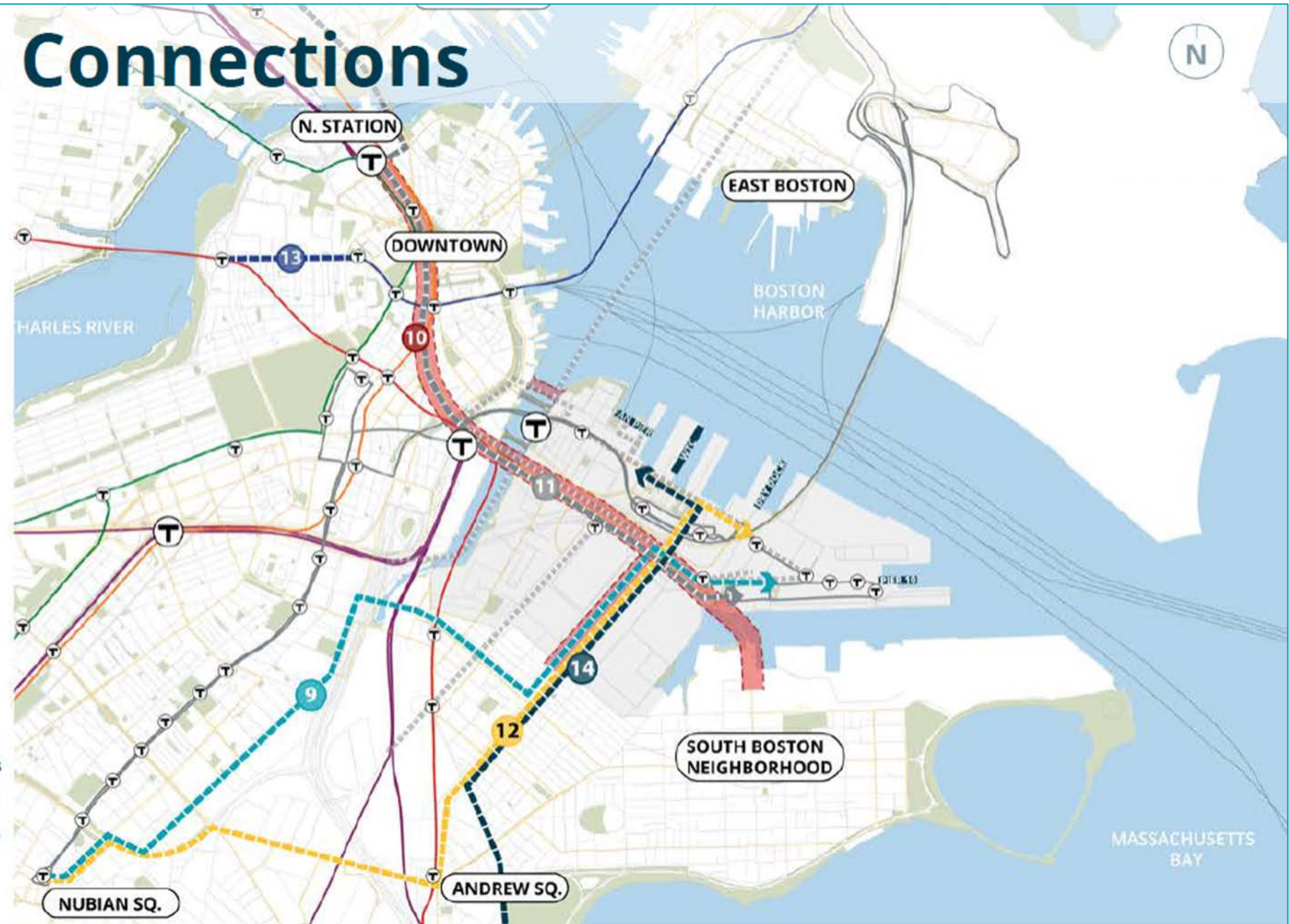
Additional Recommendations (not mapped):

- Expand Off-Peak Service
- Wayfinding
- Improve Multimodal Transit Connections
- Transportation Demand Management
- Continued Consolidation of Private Shuttles

Existing Services

- Commuter Rail
- Rapid Transit Lines
- Commuter Rail Station
- Silver Line Branches
- Rapid Transit Station
- Existing Bus Routes
- Green Line Branches
- Existing Ferry Route

*Projects shown on accompanying maps



交通緩解

Roadway			Transit			Active Transportation		
Project	Jurisdiction	Timeframe	Project	Jurisdiction	Timeframe	Project	Jurisdiction	Timeframe
			Summer Street Bus/Truck Lanes	BTD/PWD	Short-Term	Northern Ave Reconstruction	BPDA	Short-Term
Northern Avenue/Haul Road/Fid Kennedy Avenue Intersection Realignment and Signalization	BPDA Massport BTD/PWD	Short-Term	North Station/South Station/South Boston Waterfront Bus Service	BTD MBTA	Long-Term	Summer Street Bicycle Lanes	BTD/PWD	Short-Term
Fid Kennedy Avenue Realignment and Improvement	BPDA BTD/PWD	Long-Term	Seaport Circulator	Developers, Seaport TMA, BTD	Short-Term	Drydock Avenue	BPDA	Short-Term
New Drydock Avenue Connection to Haul Road	BPDA BTD/PWD Massport	Long-Term	Nubian Square / RLFMP Shuttle	Developers, BTD	Short-Term	Complete Streets Upgrades	BPDA BTD/PWD	Long-Term
New E Street Connection to Summer Street	MassDOT BTD/PWD BPDA	Long-Term	Pier 10 Ferry Terminal Revitalization and Service	Undetermined	Long-Term	Adherence to Bike Parking Guidelines	BPDA/BTD	Long-Term
			Fleet Expansions / Bus Platooning for SL1 / 2	MBTA	Mid-Term	Bicycle Parking Garage	BTD	Long-Term
Parking								
Project	Jurisdiction	Timeframe						
Adherence to Maximum Parking Ratios	BPDA/BTD	Long-Term	Continued Consolidation of Private Shuttles	BTD MCCA Seaport TMA	Long-Term			
			Expansion of Local and Regional Ferry Services	Undetermined	Long-Term			
						Transportation Demand Management		
						Project	Jurisdiction	Timeframe
						GoBoston 2030 Mode Share Targets	BPDA/BTD	Long-Term
						Adherence to TDM Guidelines	BPDA/BTD	Long-Term

根據總體修繕成本和按比例的發展份額
評估交通緩解貢獻

停車

- 首選解決方案：共用停車場
- 遵守BTD的最高停車比例
- 為新開發案尋求0.425停車率



氣候適應力



氣候適應力

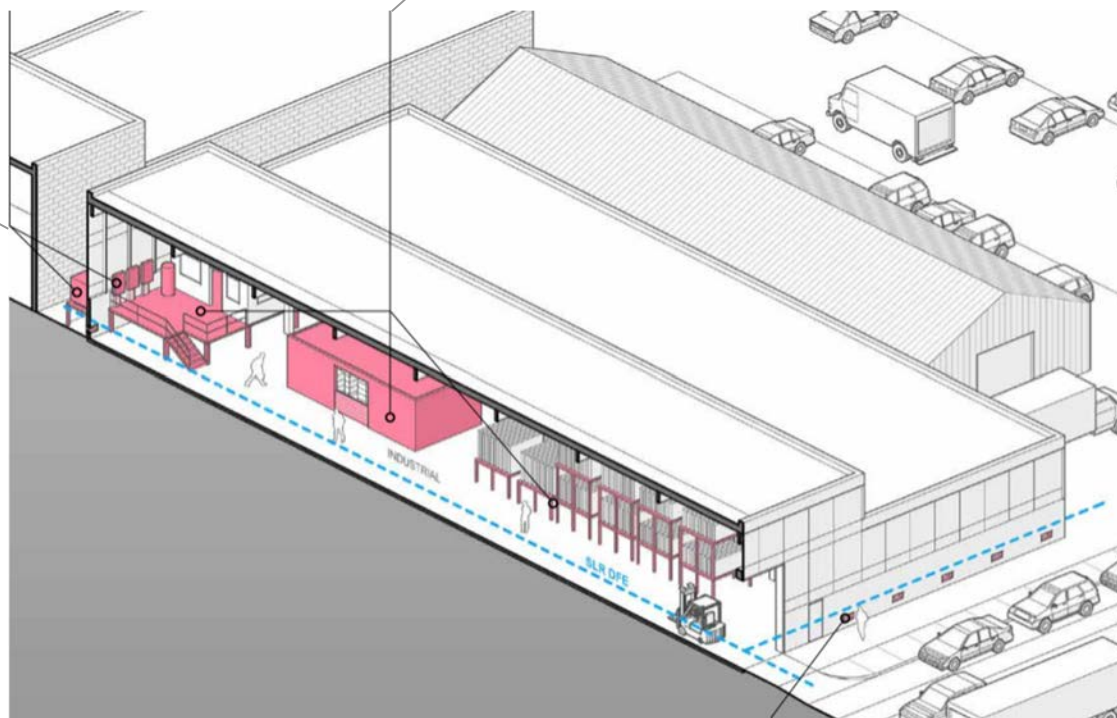
- 從氣候變化應對策略中的選項進一步進展：南波士頓
- 脆弱性評估（580,000-1,070,000美元）
 - 指導原則和核心評估標準
 - 現有情況
 - 現場評估
 - 緩解策略
- 桌面分析
 - 海岸線情況的評估和文件記錄
 - 現有交通和海事基礎設施的文件記錄
 - 現有電信、電力、蒸汽和天然氣基礎設施的文件記錄
 - 洪水成本後果

氣候適應力

- 海濱防洪設計指南

Protect Critical Systems

Locate critical systems above the SLR-DFE. This includes elevating exterior generators or sub-stations onto concrete pads or platforms, elevating electrical panels, and raising mechanical systems. Where space is limited, considering elevating systems onto roofs.



Protect sensitive content inside potentially environment-controlled dry floodproof room with floodgates. Protect general content with elevated storage racks and shelving.

Elevate work stations onto raised platforms or mezzanines to reduce flood damage and help restore operations more quickly.

Building Envelope and Access

Wet Floodproofing

Install flood vents at basement walls in order for water to enter and balance hydrostatic forces.

Use water-damage-resistant materials below the SLR-DFE.



ZNC建築區劃

政策架構

- **低碳建築**
制定可達到的排放目標
- **現場可再生能源**
在限制範圍內使發電最佳化
- **可再生能源採購**
制定可負擔和有意義的方案和標準

實踐與報告

- **利用行業最佳實踐**
採用現有和新的標準
- **更新審查/報告程序**
調整ZNC和BERDO標準，並協調都會區政策

原則和價值觀

- **領導力** - 認可並獎勵卓越表現
- **可行性** - 我們可以行善而且做好！
- **均衡** - 不同策略的成功率各不相同
- **創新** - 鼓勵新的實踐
- **變革** - 加快整個行業變革的步伐和廣度



現場可再生能源

最常見的城市可再生能源：

- 太陽能光伏系統 - 發電
- 地源（地熱）熱泵系統 - 產生熱能
- 空氣源熱泵系統 - 產生熱能

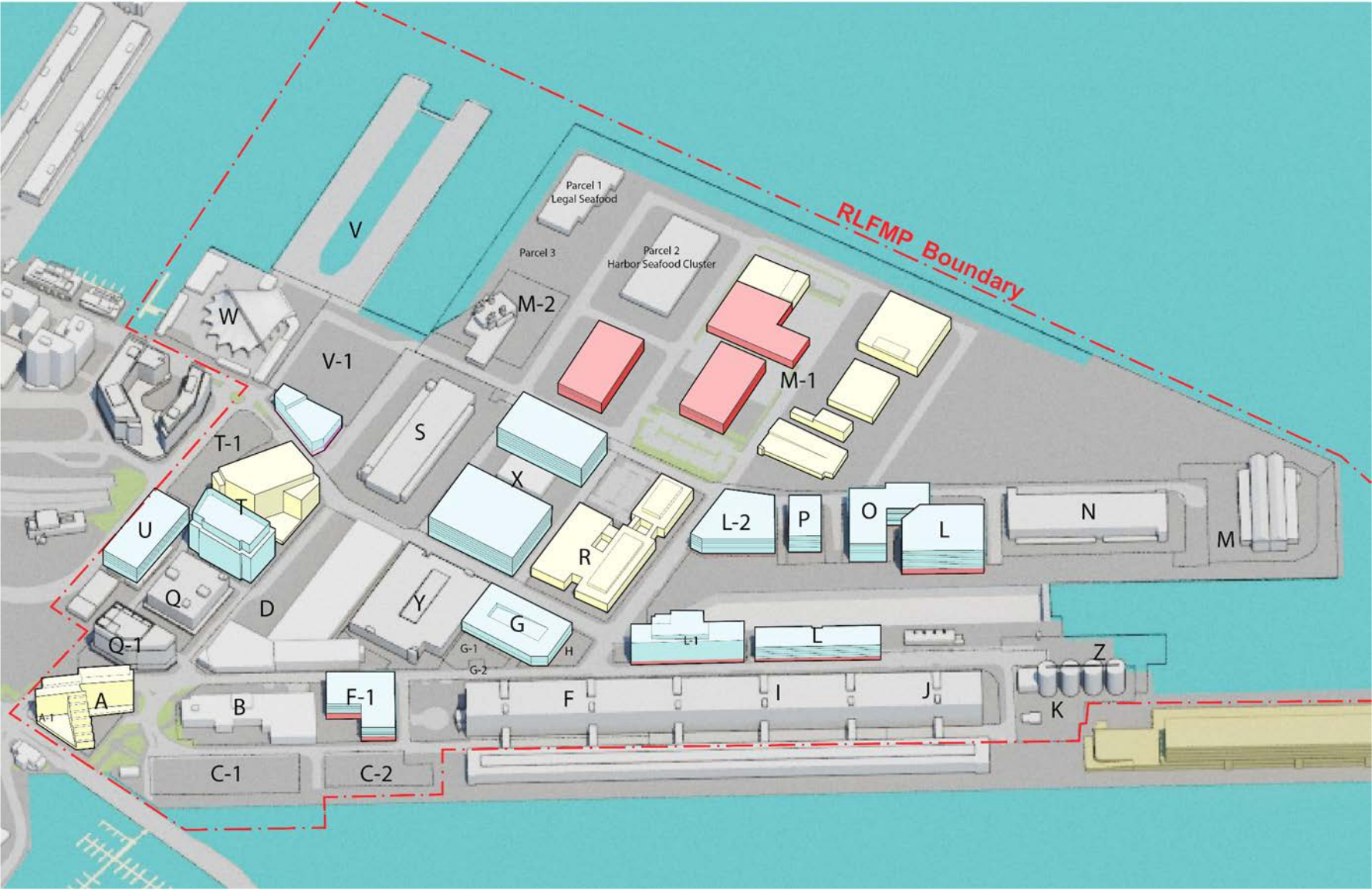
現場可再生能源位於建築屋頂、外牆（建築一體化）、地面和地下。



額外考量



擬議FAR 4.0擴建



保留的現有建築



正在開發的核准建築



擬建海洋工業



擬建一般工業

表7 現有的用途合規性

Parcel	Address	Parcel Area	Exis Bldg			Add Bldg			Marine			General			Area Outside		Marine		General	
			Footprint	Footprint	Industrial	Industrial	Comm.	Footprint	Industrial	Industrial	Comm.	Bldg Footprint	Industrial	Industrial	Comm.	Industrial	Industrial	Comm.		
DPA																				
B	5 Drydock Ave.	95,824	70,000	0	86,024	0	13,415	70,000	60,200	0	9,800	25,824	22,209	0	3,615					
C-1	1 Terminal St.	69,249	0	40,000	69,249	0	0	40,000	40,000	0	0	29,249	29,249	0	0					
C-2	5 Terminal St.	41,901	0	20,000	41,901	0	0	20,000	20,000	0	0	21,901	21,901	0	0					
D	6 Drydock Ave. (#12)	216,650	35,000	86,000	184,544	30,008	1,200	119,208	88,000	30,008	1,200	96,544	96,544	0	0					
E	10 Drydock Ave. (#15)	24,242	6,384	12,616	11,400	0	12,842	19,000	11,400	0	7,600	5,242	0	0	5,242					
F	1 Design Center (#114)	164,010	70,454	0	0	123,008	41,003	70,455	0	52,841	17,614	93,556	0	70,167	23,389					
F-1	Design Center Parking	50,468	0	28,000	0	37,851	12,617	28,000	0	21,000	7,000	22,468	0	16,851	5,617					
G	339 Northern Ave. (#20)	31,120	12,774	0	31,020	0	0	12,774	12,774	0	0	18,246	18,246	0	0					
H	22 Drydock Ave. (#49)	53,997	14,231	0	0	53,997	0	14,231	0	14,231	0	39,766	0	39,766	0					
I	21-25 Drydock Ave. (#114)	225,370	103,194	0	22,537	146,491	56,342	103,194	10,319	67,077	25,798	122,180	12,218	79,417	30,545					
J	27 Drydock Ave. (#114)	61,000	34,398	0	6,100	54,900	0	34,398	3,440	30,958	0	26,602	2,660	23,942	0					
K	36 Drydock Ave.	84,643	7,454	0	84,643	0	0	7,454	7,454	0	0	77,189	77,189	0	0					
L	Drydock #3 (#1.#22.#23)	474,290	13,072	36,000	474,290	0	0	49,072	49,072	0	0	425,218	425,218	0	0					
L-1	24-26 Drydock Ave. (#21)	33,141	14,544	0	33,141	0	0	14,520	14,520	0	0	18,597	18,597	0	0					
L-2	7 Tide St. (#54)	51,040	18,000	11,000	0	51,040	0	29,000	0	29,000	0	22,040	0	22,040	0					
M	3 Dolphin Way (#31)	148,150	55,922	0	85,518	62,632	0	55,922	39,404	16,518	0	92,228	46,114	46,114	0					
M-1	Massport Marine Term.	1,661,000	0	129,240	1,661,406	0	0	129,240	129,240	0	0	1,532,166	1,532,166	0	0					
M-2	Fid Kennedv Ave.	75,310	24,466	0	75,310	0	0	24,466	24,466	0	0	50,844	50,844	0	0					
N	25 Fid Kennedy Ave. (#16)	140,000	85,600	0	0	140,000	0	85,600	0	85,600	0	54,400	0	54,400	0					
O/P	19 Fid K/3 Anchor W (#29)(#14)	115,023	42,873	3,451	0	115,023	0	46,324	0	46,324	0	68,699	0	68,699	0					
R	6 Tide St. (#18)	179,810	0	86,000	0	176,573	3,237	86,000	0	84,452	1,548	93,810	0	92,121	1,689					
S	306 Northern Ave. (#53)	255,590	105,000	0	127,797	114,758	13,035	105,000	52,500	47,145	5,355	150,594	75,297	75,297	0					
V	300 Northern Ave.	270,000	0	0	270,000	0	0	0	0	0	0	270,000	270,000	0	0					
V-1	Drydock #4	105,000	0	47,000	105,000	0	0	47,000	47,000	0	0	58,000	58,000	0	0					
W	290 Northern Ave.	172,000	5,960	47,000	172,000	0	0	52,960	52,960	0	0	119,040	119,040	0	0					
X	310-314 Northern Ave.	211,210	64,000	30,000	211,214	0	0	94,000	94,000	0	0	117,214	117,214	0	0					
Z	34 Drydock Ave. (Pier 10)	34,435	2,000	0	34,435	0	0	2,000	2,000	0	0	32,435	32,435	0	0					
Subtotal		5,044,473	785,326		3,787,529	1,106,281	140,276		758,749	525,154	66,115		3,002,932	588,814	66,482					
%		93.4%	15.6%		75.1%	21.9%	2.8%													
Non-DPA																				
A	1 Drydock Ave.	40,879	0	20,000	0	0	40,879	20,000	0	0	20,000	20,879	0	0	20,879					
Q	12 Channel St. (#32)	69,878	35,511	0	0	69,878	0	35,511	0	35,511	0	34,367	0	34,367	0					
Q-1	4 Drydock Ave. / Channel St	26,000	2,000	10,000	0	0	26,000	12,000	0	0	12,000	14,000	0	0	14,000					
T	6 Harbor St. (#19)	119,440	78,144	0	119,447	0	0	78,144	78,144	0	0	41,303	41,303	0	0					
T-1	Northern Ave. / Channel St.	55,348	0	17,000	55,348	0	0	17,000	17,000	0	0	38,348	38,348	0	0					
U	7 Channel St. (#17)	45,310	20,000	5,000	45,310	0	0	25,000	25,000	0	0	20,310	20,310	0	0					
Subtotal		356,855	135,655		220,105	69,878	66,879		120,144	35,511	32,000		99,961	34,367	34,879					
%		6.6%	38.0%		61.7%	19.6%	18.7%													
Total		5,401,328	920,981		4,007,634	1,176,159	207,155		878,893	560,665	98,115		3,102,893	623,181	101,361					

表7 FAR 4.0的用途合規性

Parcel	Address	Parcel Area	Building Area		Total Land Use			Building Footprint Use				Area Outside Bldg Footprint			
			Exis Bldg Footprint	Add Bldg Footprint	Marine Industrial	General Industrial	Comm.	Building Footprint	Marine Industrial	General Industrial	Comm	Area Outside Bldg Footprint	Marine Industrial	General Industrial	Comm.
DPA															
B	5 Drydock Ave.	95,824	70,000	0	82,409	0	13,415	70,000	60,200	0	9,800	25,824	22,209	0	3,615
C-1	1 Terminal St.	69,249	0	0	69,249	0	0	0	0	0	0	69,249	69,249	0	0
C-2	5 Terminal St.	41,901	0	0	41,901	0	0	0	0	0	0	41,901	41,901	0	0
D	1 Harbor St.	205,519	137,650	0	152,084	51,380	2,055	137,650	101,861	34,413	1,377	67,869	50,223	16,967	679
F	1 Design Center	164,007	83,422	0	0	123,005	41,002	83,422	0	62,567	20,856	80,585	0	60,439	20,146
F-1	Design Center Parking	50,469	0	37,159	9,290	41,179	0	37,159	6,840	30,319	0	13,310	2,450	10,860	0
G / H	339 Northern Ave/22 Drydock	79,818	27,005	27,277	0	79,818	0	54,282	0	54,282	0	25,536	0	25,536	0
I	21-25 Drydock Ave.	225,374	122,520	0	22,537	146,493	56,344	122,520	12,252	79,638	30,630	102,854	10,285	66,855	25,714
J	27 Drydock Ave.	81,043	40,585	0	8,104	72,939	0	40,585	4,059	36,527	0	40,458	4,046	36,412	0
K	36 Drydock Ave.	76,820	7,454	0	76,820	0	0	7,454	7,454	0	0	69,366	69,366	0	0
L	Drydock #3	468,373	8,654	67,346	401,287	67,086	0	76,000	8,914	67,086	0	392,373	392,373	0	0
L-1	24-26 Drydock Ave.	32,324	14,544	15,456	3,879	28,445	0	30,000	3,600	26,400	0	2,324	279	2,045	0
L-2	7 Tide St.	58,400	18,000	22,757	0	58,400	0	40,757	0	40,757	0	17,643	0	17,643	0
M	3 Dolphin Way	134,595	57,221	0	134,595	0	0	57,221	57,221	0	0	77,374	77,374	0	0
M-1	Massport Marine Term.	1,456,089	92,487	247,512	1,456,089	0	0	339,999	339,999	0	0	1,116,090	1,116,090	0	0
M-2	Fid Kennedy Ave.	91,957	25,935	0	91,957	0	0	25,935	25,935	0	0	66,022	66,022	0	0
N	25 Fid Kennedy Ave.	141,425	85,239	0	0	141,425	0	85,239	0	85,239	0	56,186	0	56,186	0
O / P	19 Fid Kennedy/3 Anchor Way	115,023	46,324	10,350	0	115,023	0	56,674	0	56,674	0	58,349	0	58,349	0
R	6 Tide St.	179,791	0	86,000	0	174,783	5,008	86,000	0	83,604	2,396	93,791	0	91,178	2,613
S-1	306 Northern Ave. (Nagle)	145,973	46,789	0	145,973	0	0	46,789	46,789	0	0	99,184	99,184	0	0
S-2 / S-3	306 Northern Ave. (Harpoon)	113,653	46,789	21,500	0	88,703	24,950	68,289	0	53,298	14,991	45,364	0	35,405	9,959
V	Drydock #4	252,004	0	0	252,004	0	0	0	0	0	0	252,004	252,004	0	0
V-1	302 Northern Ave.	86,716	0	0	86,716	0	0	0	0	0	0	86,716	86,716	0	0
W / W-1	290 Northern Ave.	132,422	52,960	0	132,422	0	0	52,960	52,960	0	0	79,462	79,462	0	0
X	310-314 Northern Ave.	183,105	64,000	61,319	0	183,105	0	125,319	0	125,319	0	57,786	0	57,786	0
Z	34 Drydock Ave. (Pier 10)	28,800	0	0	28,800	0	0	0	0	0	0	28,800	28,800	0	0
Subtotal		4,710,674	1,047,578	596,676	3,196,116	1,371,785	142,774	1,644,254	728,083	836,122	80,049	3,066,420	2,468,033	535,662	62,725
%		92.3%	22.2%	12.7%	67.8%	29.1%	3.0%								
Non-DPA															
A / A1	1 Drydock Ave.	50,933	0	38,048	0	0	50,933	38,048	0	0	38,048	12,885	0	0	12,885
Q	12 Channel St.	69,182	35,642	0	0	69,182	0	35,642	0	35,642	0	33,540	0	33,540	0
Q-1	4 Drydock Ave. / Channel St	36,799	25,909	0	0	0	36,799	25,909	0	0	25,909	10,890	0	0	10,890
T / T-1	2 Harbor St/6 Harbor St	189,987	78,144	28,976	0	189,987	0	107,120	0	107,120	0	82,867	0	82,867	0
U	7 Channel St.	45,310	20,000	17,861	0	45,310	0	37,861	0	37,861	0	7,449	0	7,449	0
Subtotal		392,211	159,695	84,885	0	304,479	87,732	244,580	0	180,623	63,957	147,631	0	123,856	23,775
%		7.7%	40.7%	21.6%	0.0%	77.6%	22.4%								
Total		5,102,885	1,207,273	681,561	3,196,116	1,676,264	230,506		728,083	1,016,745	144,006		2,468,033	659,518	86,500

MEPA特別審查程序標準

交通

提案人必須根據第80條的規定進行詳細的交通分析，並確定與RLFMP總體計劃交通分析、南波士頓海港策略交通計畫和南波士頓濱水區永續交通計畫的一致性。

專案將由擬議的**交通諮詢委員會**審查，該委員會由BPDA交通規劃師、波士頓交通部、麻省交通局、MBTA、Massport、RLFMP商業園協會和海港運輸管理協會的代表組成。

濕地

提案人必須遵守波士頓市濕地條例和法規以及沿海防洪適應力覆蓋區（第25A條）的規定。

溫室氣體排放

專案將遵守《波士頓分區法》第37條，包括提交碳中和建築評估報告。

第91章綜合書面決定

個別許可證申請應包括根據310 CMR 9.11 (3) 編製的計畫。許可證計畫必須與CWD保持一致，前提是：

- 擬議專案與批准的RLFMP總體計劃更新相一致
- 符合所有適用的CWD條件
- 符合表7的擴建量和用途
- 符合與CWD一起提交的專案場地規劃圖上的建築和場地佈局
- 除表7確定的用途外，不會提出新的用途
- 符合現行的DEP水路計畫海平面上升政策
- 除SRP程序外（如專案變更通知），不會觸發MEPA的進一步審查
- 提供補充環境分析和SRP啟動通知書
- 符合促進波士頓洛根國際機場周圍關鍵空域的洛根空域圖，以保護進出機場的飛行走廊。
- 第三方評估以確定船廠可以繼續獨立運作，不依賴水的用途和在L和L-1地塊上提出的結構。

後續步驟

- 環境監測器的通知
- 60天評議期
- 4月5日下午1點進行虛擬現場考察