



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

October 19, 2020

By Email

Daniel Padien, Section Chief
Massachusetts Department of Environmental Protection
Waterways Regulation Program
One Winter Street, 5th Floor
Boston, MA 02108

Re: Supplemental Information, Chapter 91 License, DEP File No. W20-5841, 5 and
15 Necco Street, South Boston, Fort Point Channel.

Dear Mr. Padien:

On behalf of ARE-MA Region No. 72, LLC and ARE-MA Region No. 74, LLC, the Applicant, we are submitting additional information regarding the proposed project located at 5 and 15 Necco Street in South Boston. A virtual public hearing for the proposed project was held on Thursday, October 15, 2020, and at that hearing, the Waterways Program and several members of the public requested additional information regarding project changes since the above-referenced Chapter 91 application was submitted on June 16, 2020.

The following items relative to the proposed project and related Chapter 91 application have been updated and/or improved since the application was first submitted:

Dedicated Public Work Lounge/Touchdown Space

Approximately 4,400 square feet of the ground floor Facilities of Public Accommodation space within the 15 Necco Street building is slated for use as a public work lounge/touchdown space, and will be outfitted with electric and USB outlets as well as public internet service. The area will be furnished with tables, counters, chairs and spaces for individual and small group use. The community work lounge will be open to the public during hours similar to those of the businesses expected to occupy the remainder of this building's FPA space (*e.g.*, a "grab and go" coffee/lunch/snacks venue that will complement use of the public work lounge). The public work lounge/touchdown space will connect to the main entrances of the building on its north and south facades.

Improved Watersheet Activation/Enhancing Public Use of the Waterfront

A new kayak storage rack was installed along the north side of the Harborwalk along the Fort Point Channel. This rack will help activate the Fort Point Channel by allowing users

to store their kayaks for use at the nearby public dock being maintained by the Applicant under a separate Chapter 91 License.

The public restrooms at the 15 Necco Street building will include changing tables.

Resiliency Improvements

The resiliency of the project site will be substantially improved with changes in the Finished Floor Elevation (FFE) of the 15 Necco Street building and throughout the open space at the project site. The FFE for the 15 Necco Street building has been raised from that proposed for the GE headquarters building by one foot, to 20.5 feet (Boston City Base). Exterior portions of the project site around the 15 Necco Street building will also be raised approximately one foot to accommodate for sea level rise projections and future climate resiliency measures have been incorporated into the revised landscape design. The grading of, and landscape improvements to, the portion of the project site located to the south of the 15 Necco Street building will be undertaken in coordination with the design and construction of Fort Point Park by others south of the project site.

Increased Open Space

A small portion of canopy (approximately 1087 square feet) on the south side of the building was removed, which increased open space by the same amount.

I can be reached at 617.357.7044 x208 or this email: rjabba@fpa-inc.com if you have any questions.

Sincerely,



Richard Jabba
Senior Planner

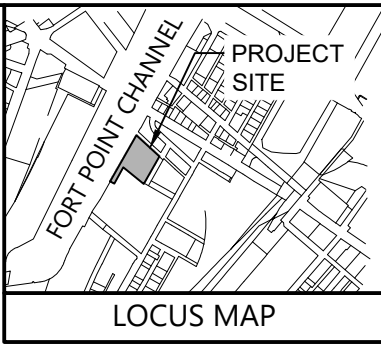
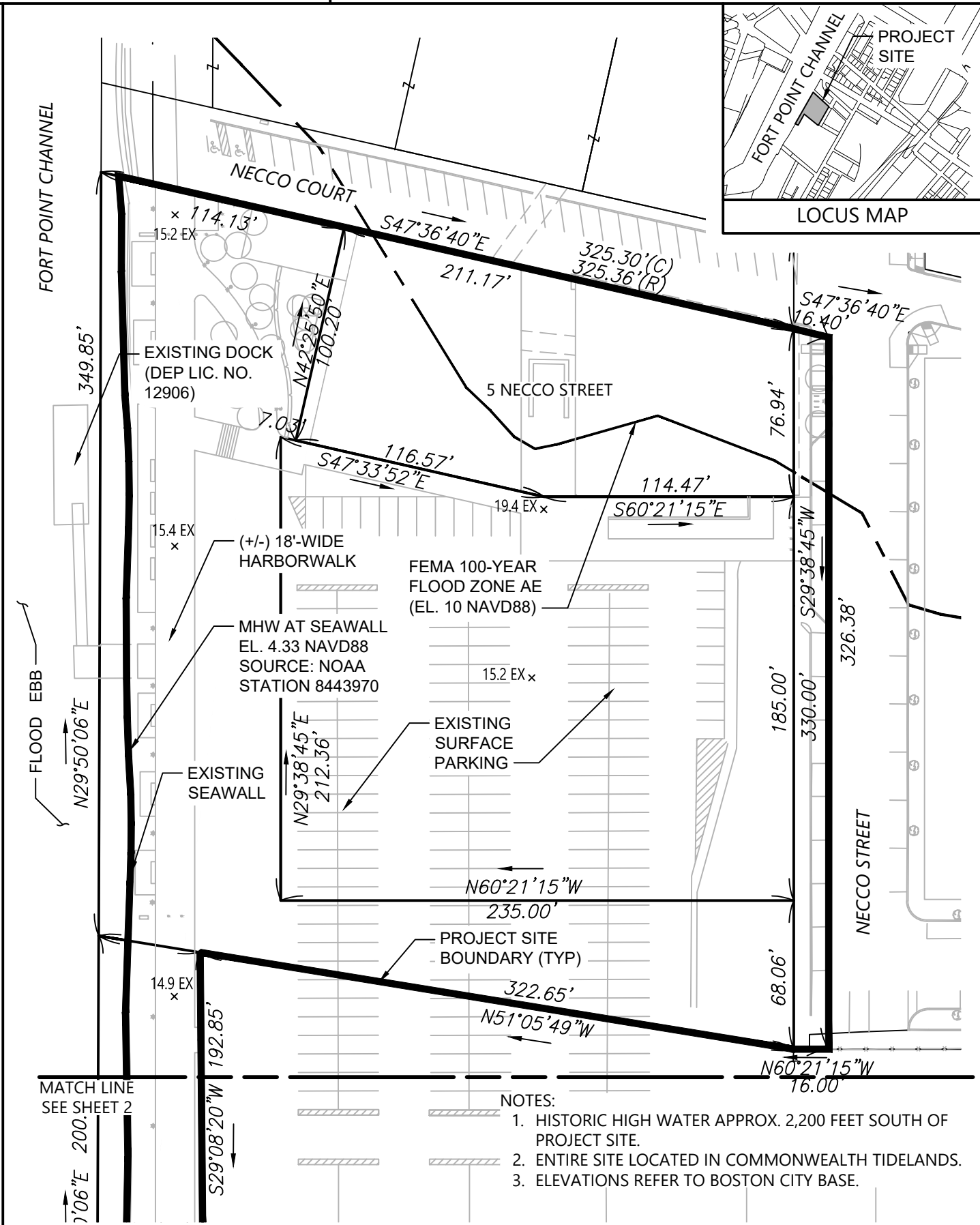
Cc: Sherry Clancy, National Development

Encl.: Updated Chapter 91 License Plans, Sheets 1 – 11 of 11.

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNATURE

DATE



1" = 60'
0 30 60 Feet
EXISTING CONDITIONS
SHEET 1 OF 11
DATE: OCTOBER 2020

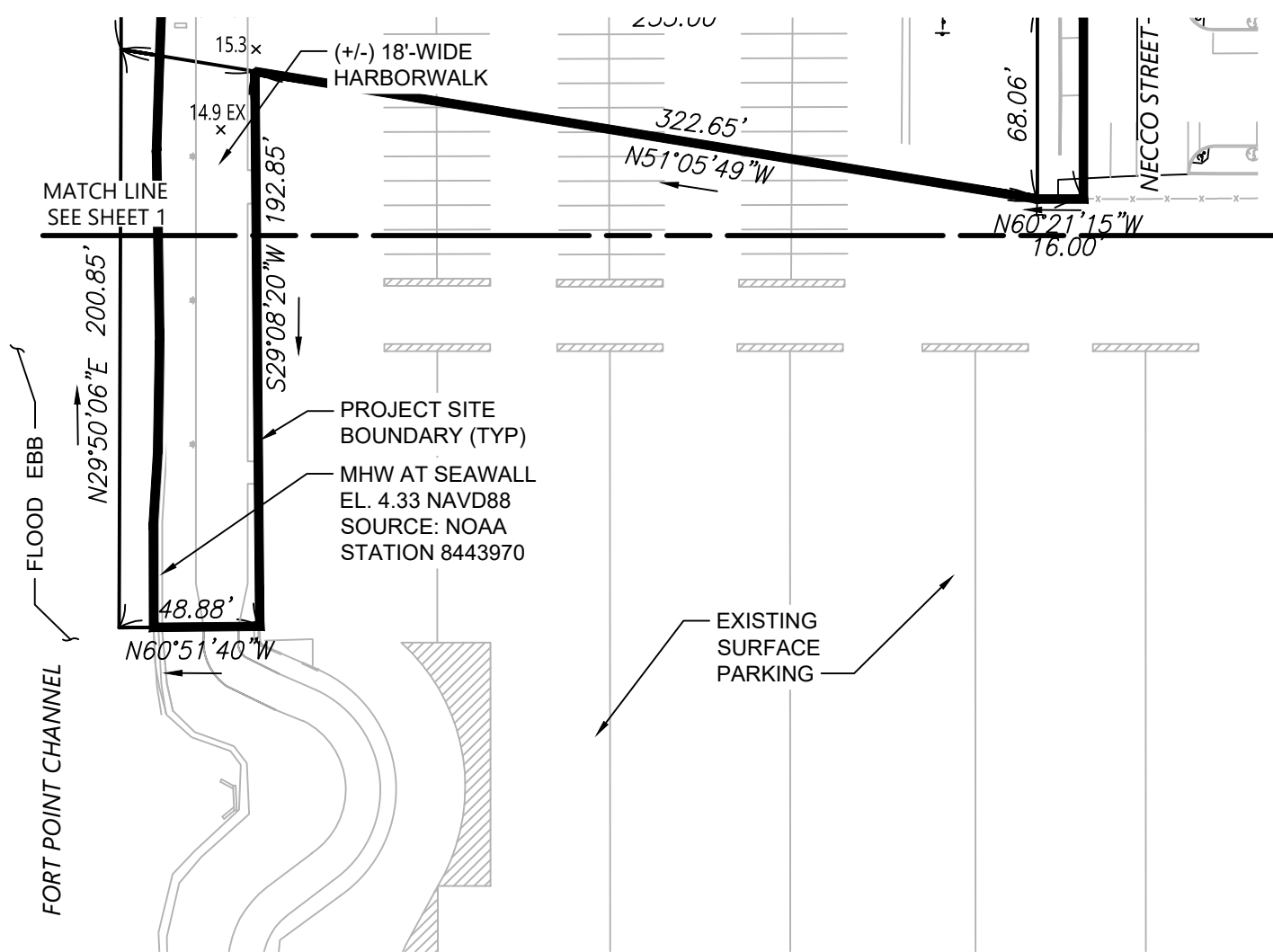
PLAN ACCOMPANYING PETITION OF ARE-MA REGION NO. 72, LLC AND ARE-MA REGION NO. 74, LLC TO LICENSE EXISTING BUILDING AND CONSTRUCT AND MAINTAIN NEW BUILDING AND ASSOCIATED OPEN SPACE ALONG FORT POINT CHANNEL, BOSTON, MA, SUFFOLK COUNTY

- NOTES:
- 1. HISTORIC HIGH WATER APPROX. 2,200 FEET SOUTH OF PROJECT SITE.
 - 2. ENTIRE SITE LOCATED IN COMMONWEALTH TIDELANDS.
 - 3. ELEVATIONS REFER TO BOSTON CITY BASE.

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

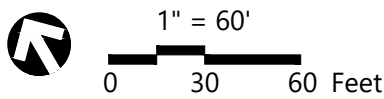
SIGNATURE

DATE



NOTES:

1. HISTORIC HIGH WATER APPROX. 2,200 FEET SOUTH OF PROJECT SITE.
2. ENTIRE SITE LOCATED IN COMMONWEALTH TIDELANDS.
3. EXISTING FILL AND STRUCTURES AUTHORIZED UNDER:
ACTS OF 1836, CH 259
ACTS OF 1845, CH 239
ACTS OF 1850, CH 246
ACTS OF 1852, CH 171
ACTS OF 1854, CH 218
ACTS OF 1855, CH 544
1916 POB NO. 188
1932 DPW NO. 1395
1995 DPW NO. 4739
1997 DPW NO. 6544
2002 DEP NO. 9342A
2003 DEP NO. 9342B
2011 DEP NO. 12906
2017 DEP NO. 14385
4. ELEVATIONS REFER TO BOSTON CITY BASE.

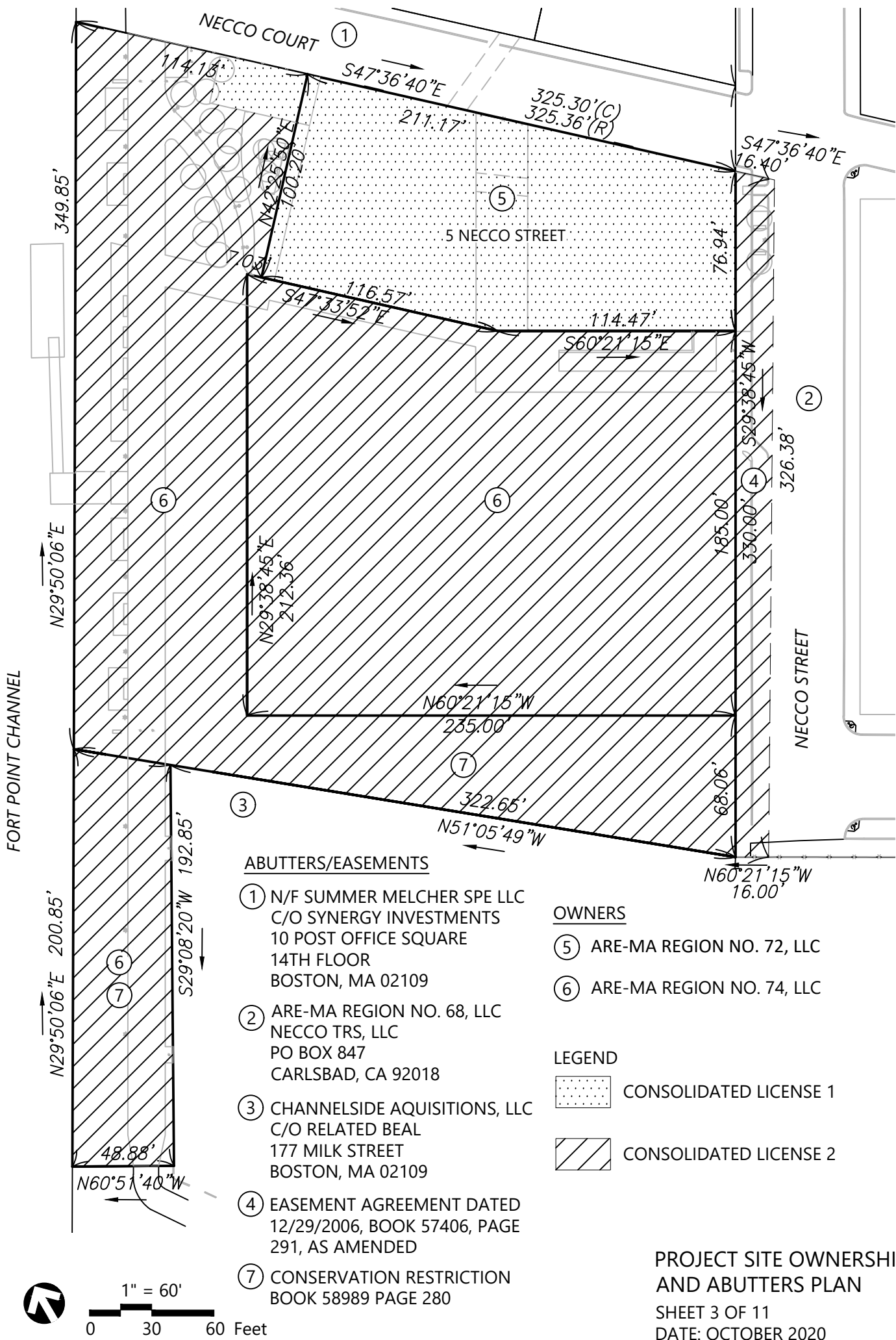


EXISTING CONDITIONS
SHEET 2 OF 11
DATE: October 2020

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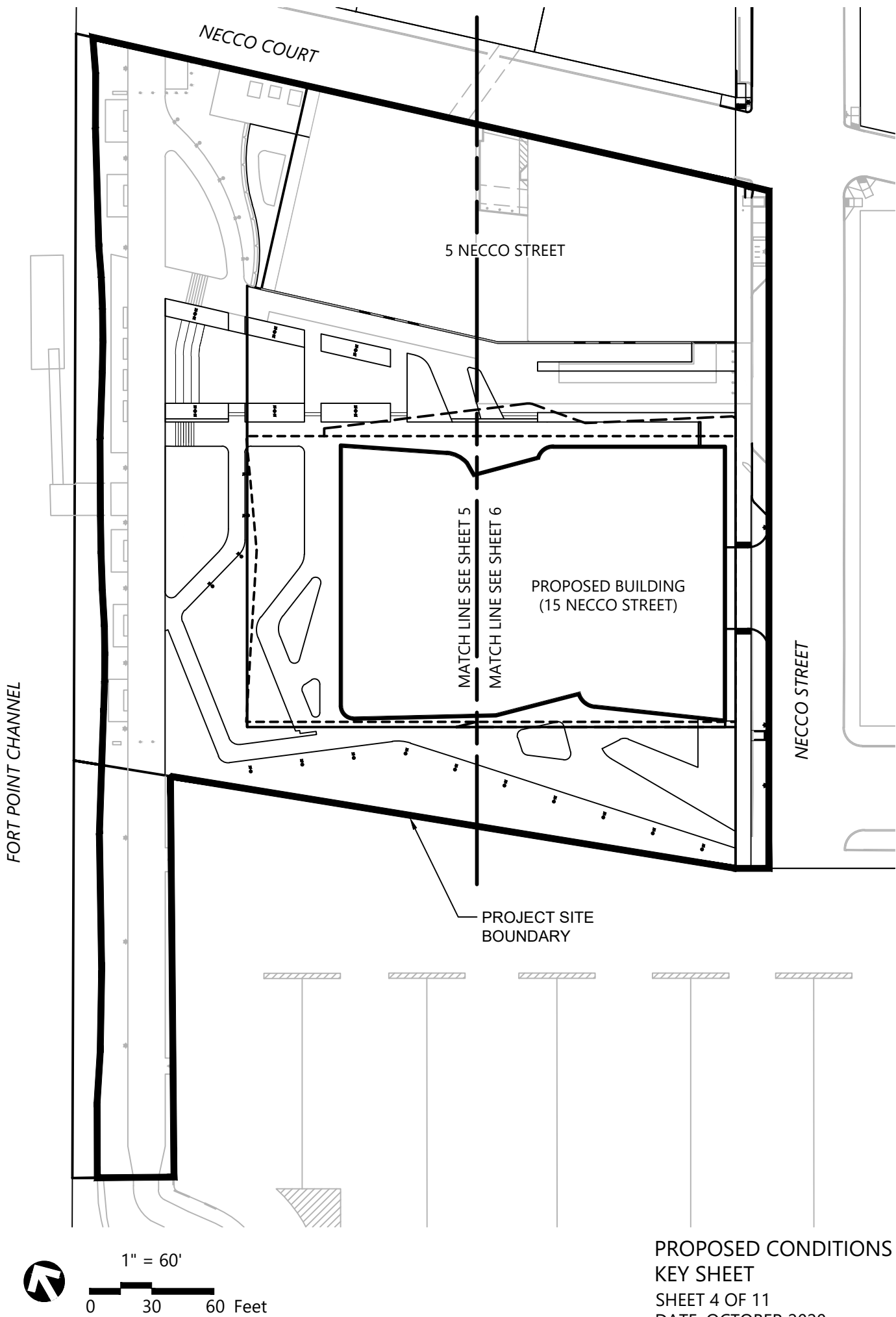
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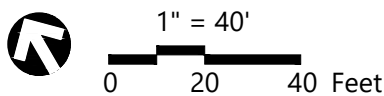
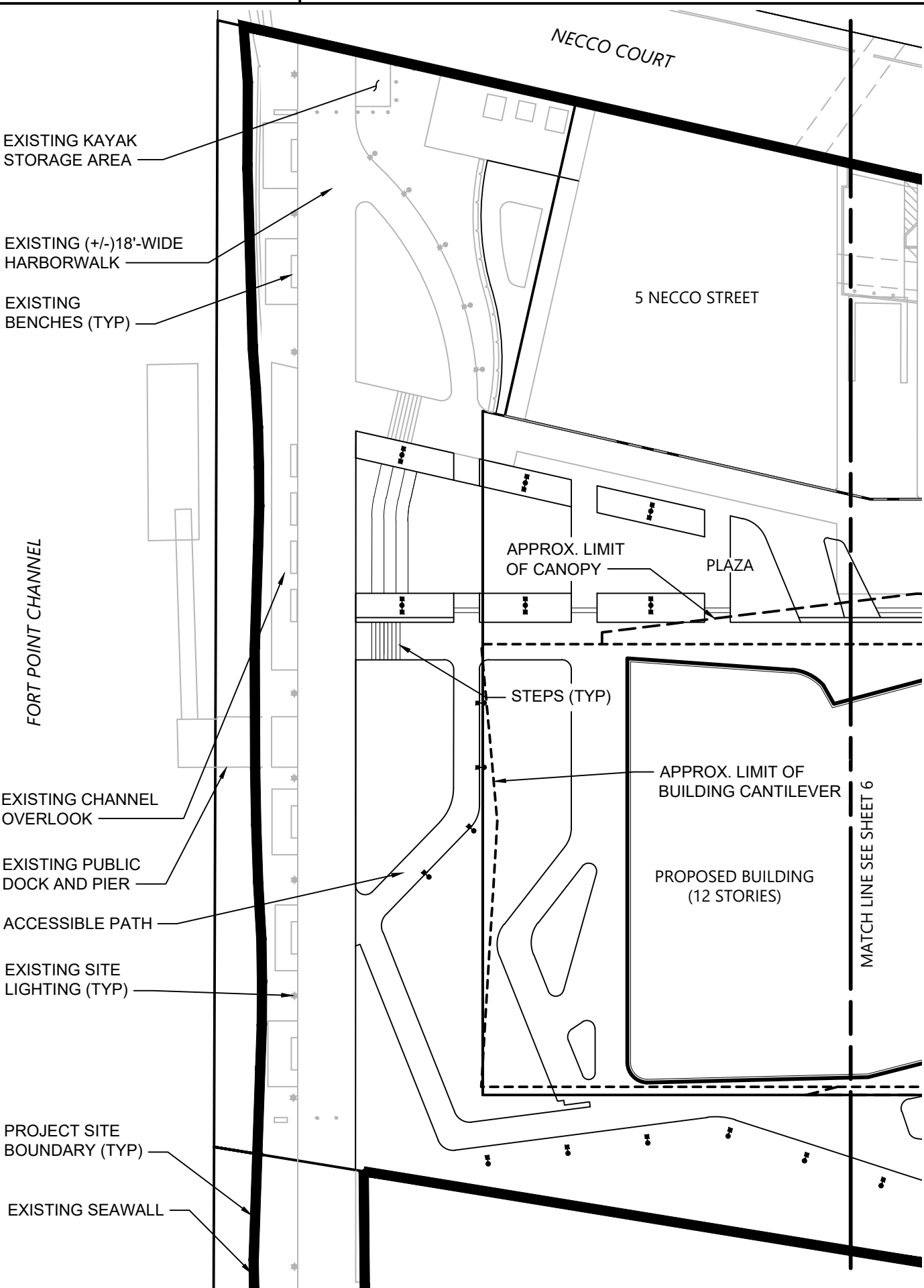
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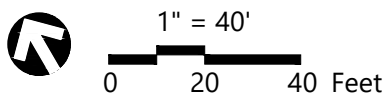
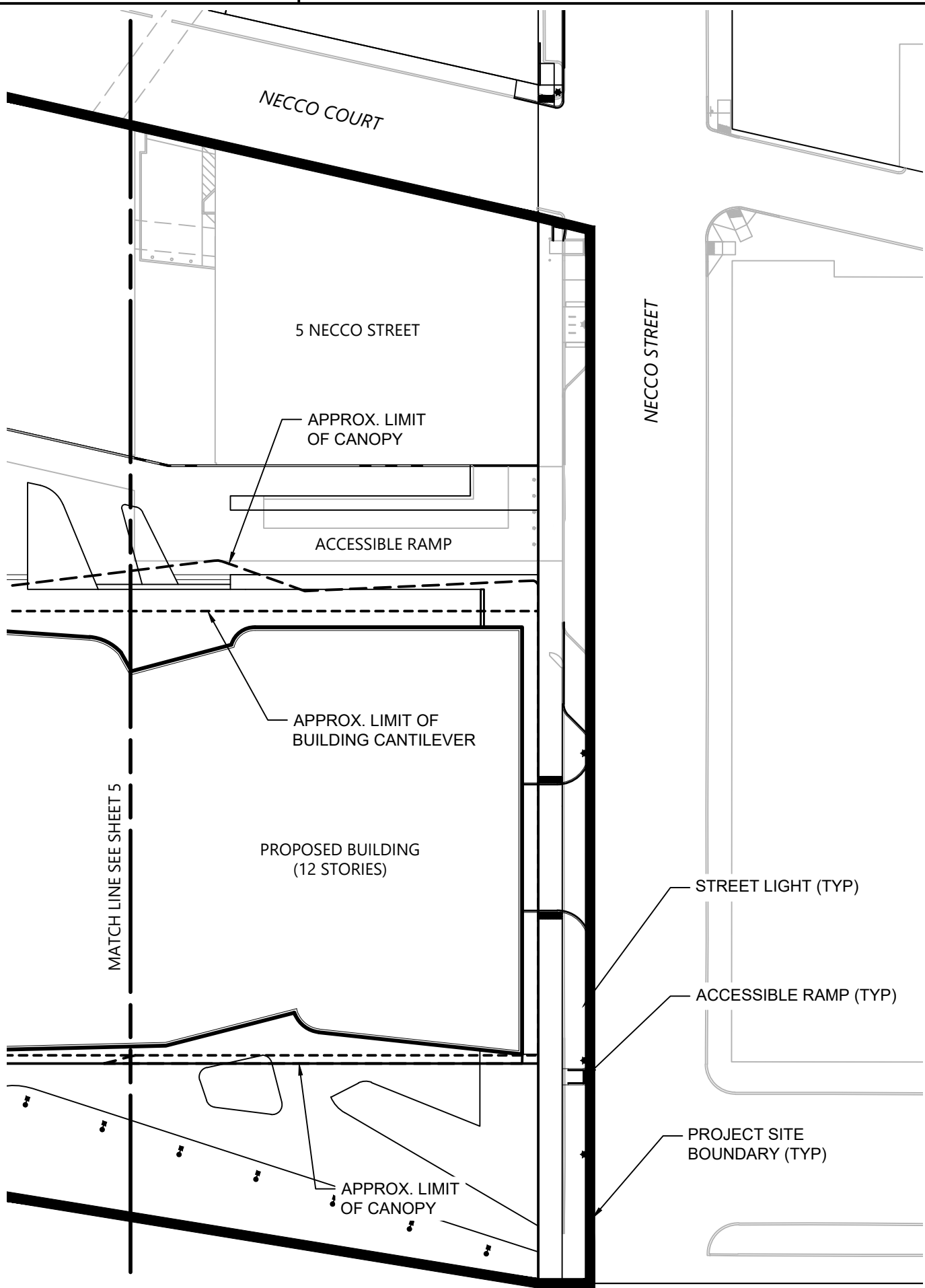


PROPOSED
CONDITIONS WEST
SHEET 5 OF 11
DATE: OCTOBER 2020

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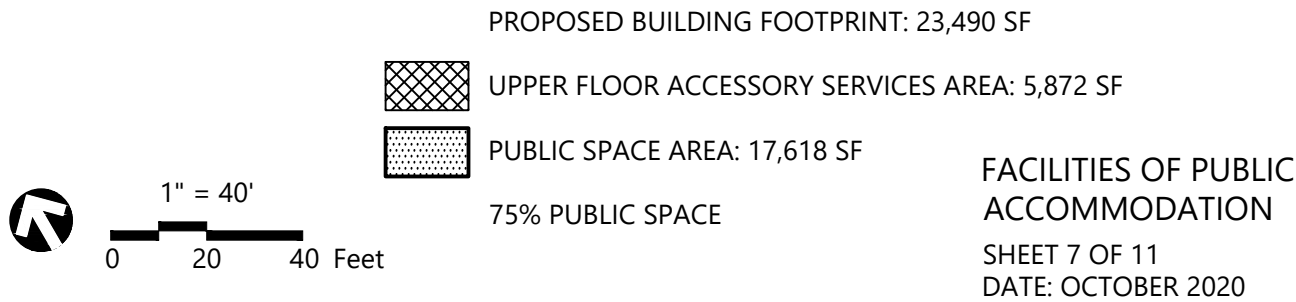
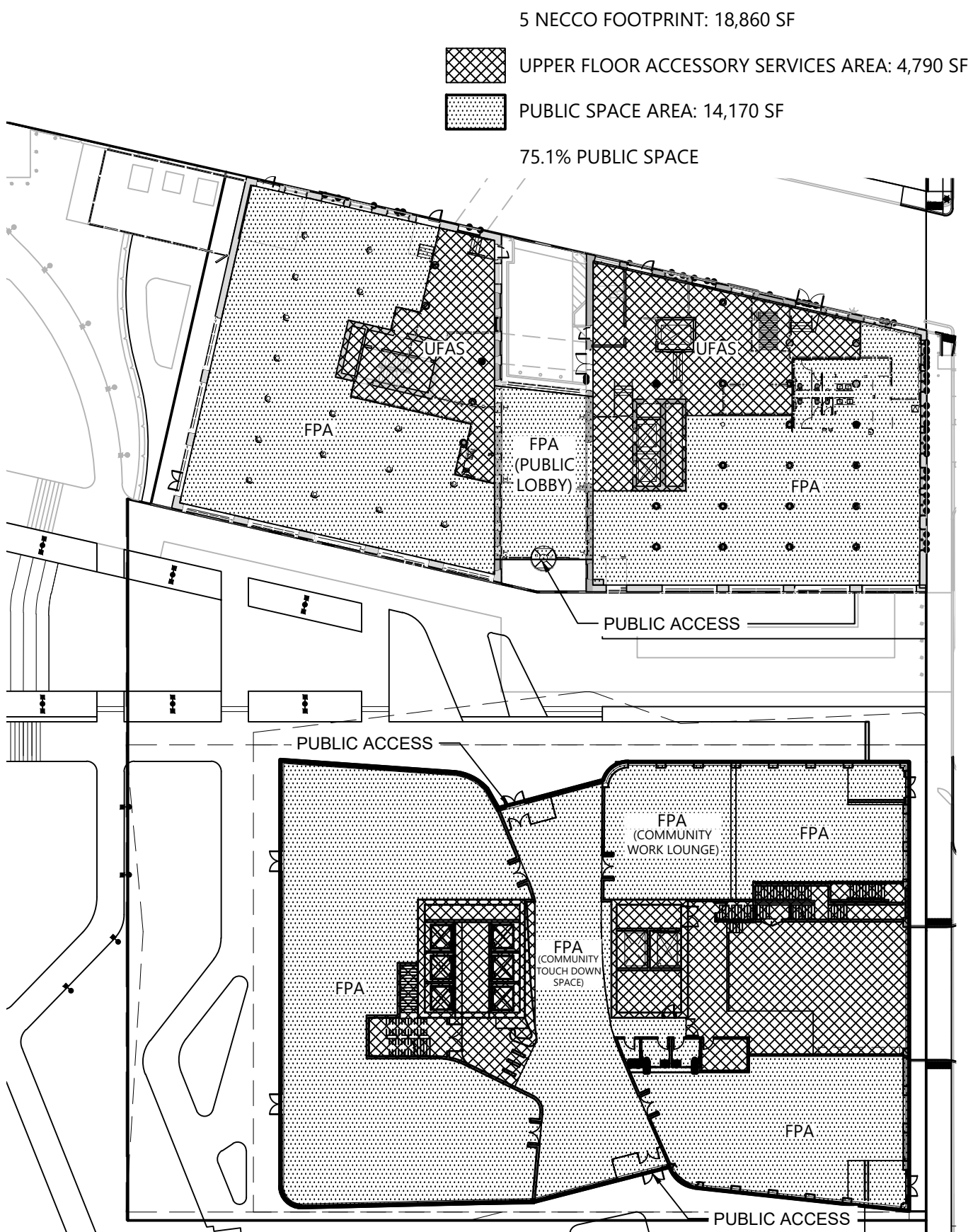


PROPOSED
CONDITIONS EAST
SHEET 6 OF 11
DATE: OCTOBER 2020

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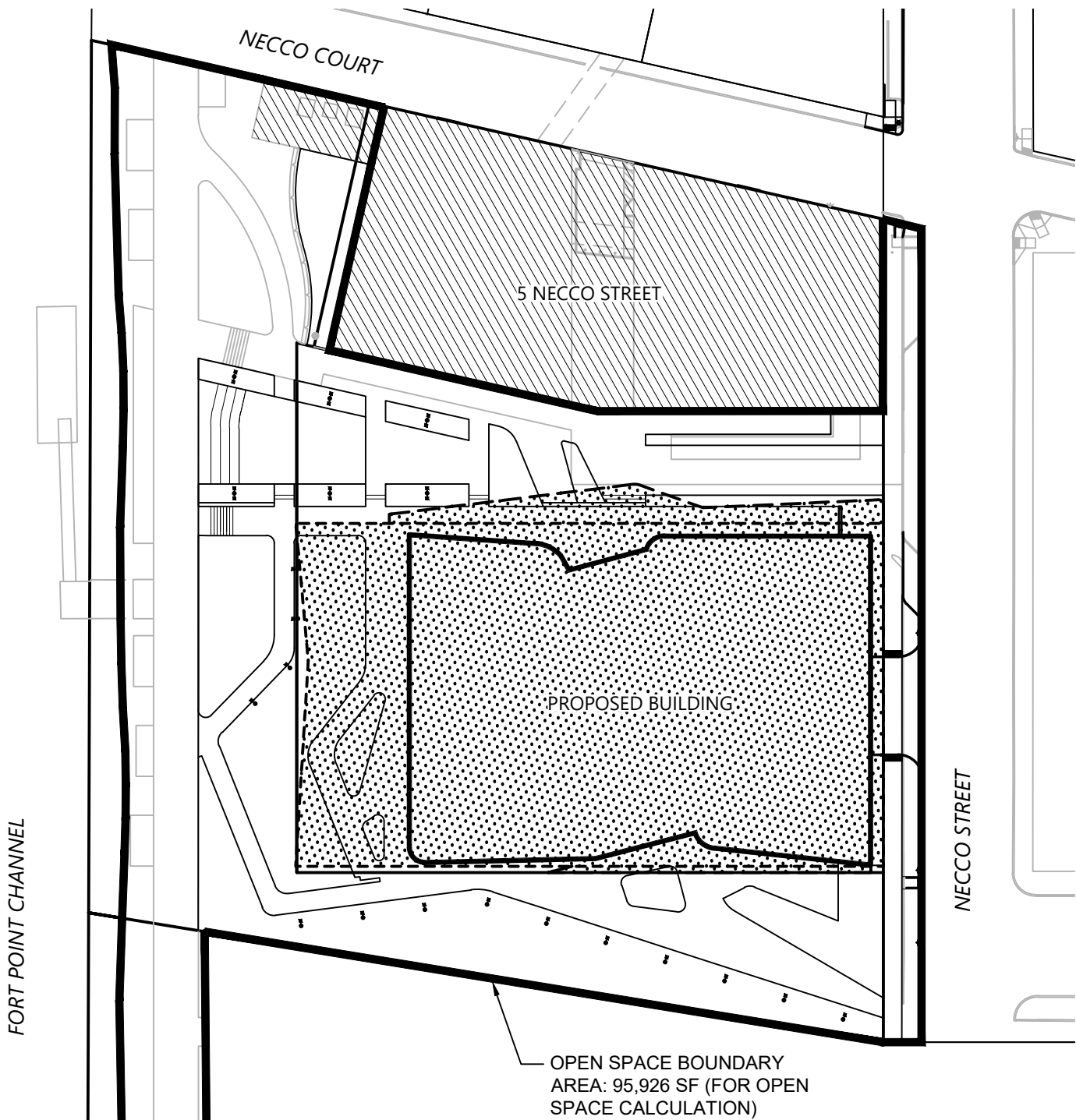
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DATE



LEGEND

- OPEN SPACE (61,758 SF)
- PROPOSED STRUCTURE/COVERED SPACE (34,168 SF)
- EXISTING STRUCTURE/COVERED SPACE

NOTE:
OPEN SPACE BOUNDARY EXCLUDES BRICK BUILDINGS AMNESTY LICENSE AREA.

OPEN SPACE CALCULATION

BUILDING OFFSET: 34,168 SF
SHADOW OFFSET: 18,462 SF

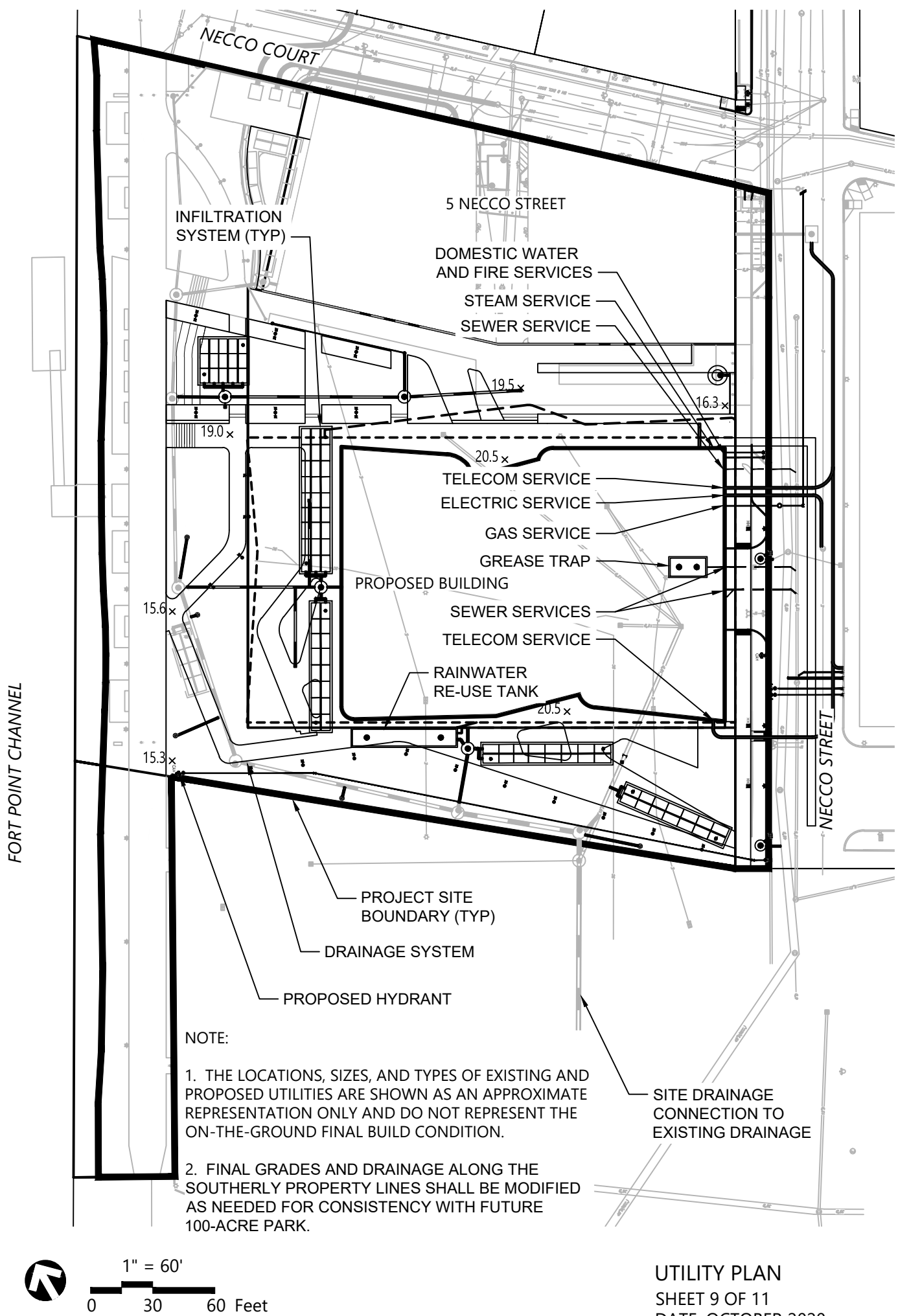
OPEN SPACE REQUIRED: 52,630 SF
OPEN SPACE PROVIDED: 61,758 SF

OPEN SPACE PLAN
SHEET 8 OF 11
DATE: OCTOBER 2020

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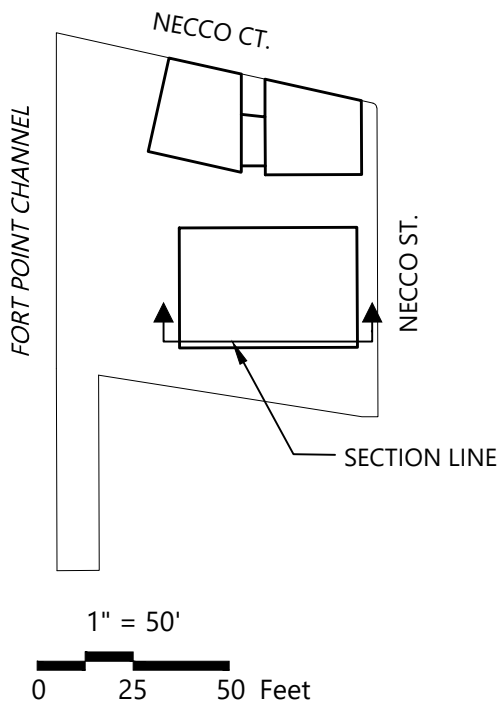
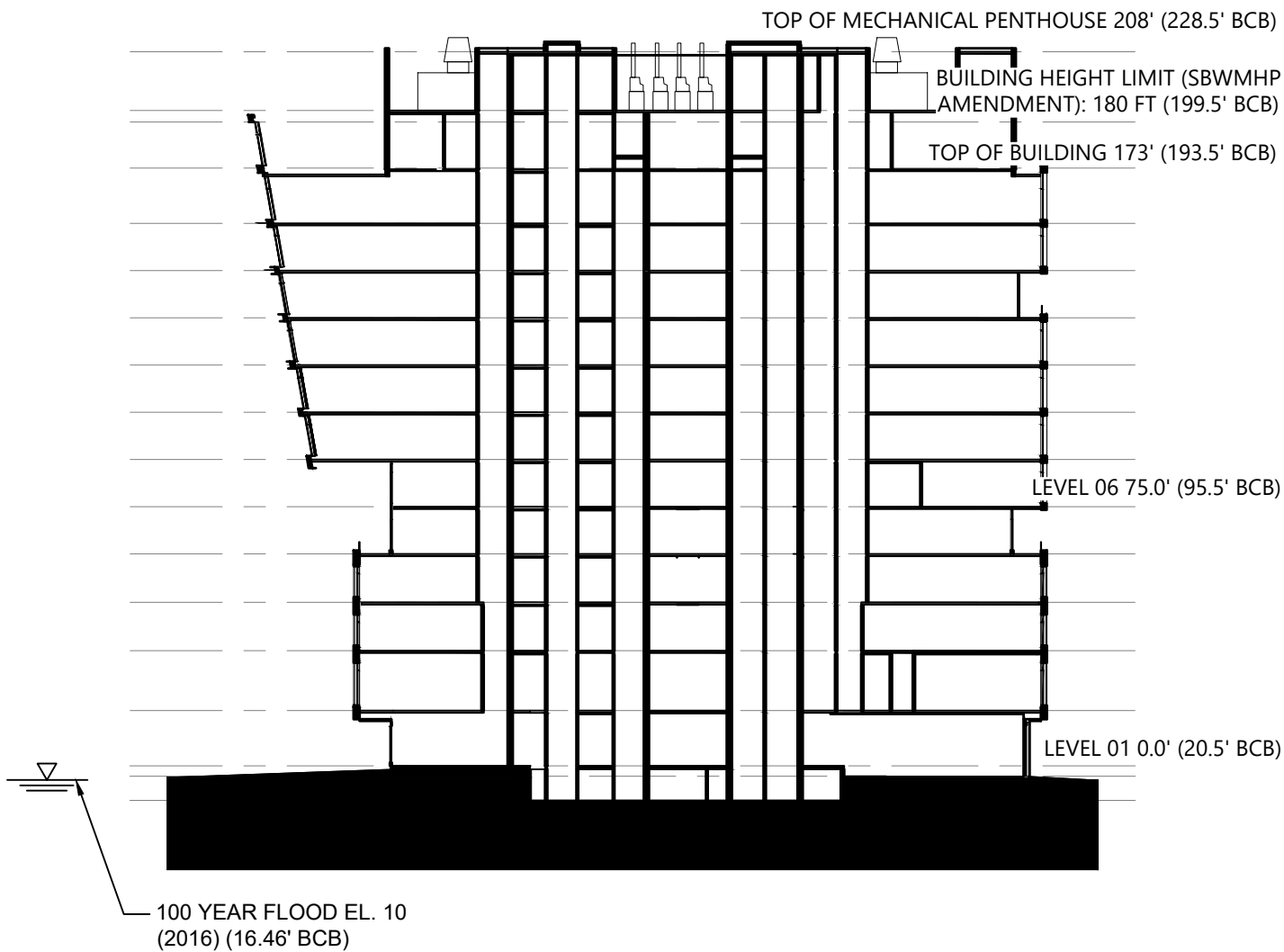
UTILITY PLAN
SHEET 9 OF 11
DATE: OCTOBER 2020

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DATUM CONVERSION:
TO CONVERT FROM BCB TO NAVD88
 $20.5' \text{ BCB} - 6.46' = 14.04' \text{ NAVD88}$



- NOTES:
1. PROPOSED BUILDING SECTION TAKEN FROM PLAN TITLED "15 NECCO - EW SECTION.dwg" PROVIDED BY ELKUS MANFREDI ARCHITECTS, DATED OCTOBER 19, 2020.
 2. ELEVATIONS REFER TO BOSTON CITY BASE.

PROPOSED BUILDING SECTION
SHEET 10 OF 11
DATE: OCTOBER 2020

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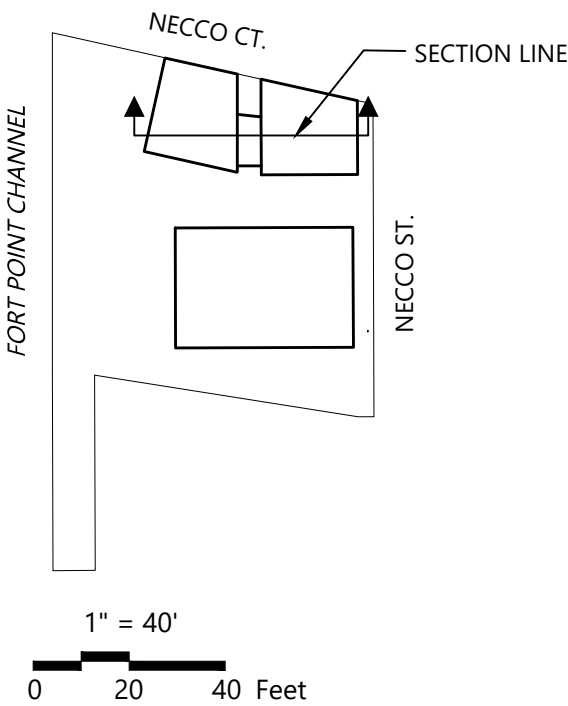
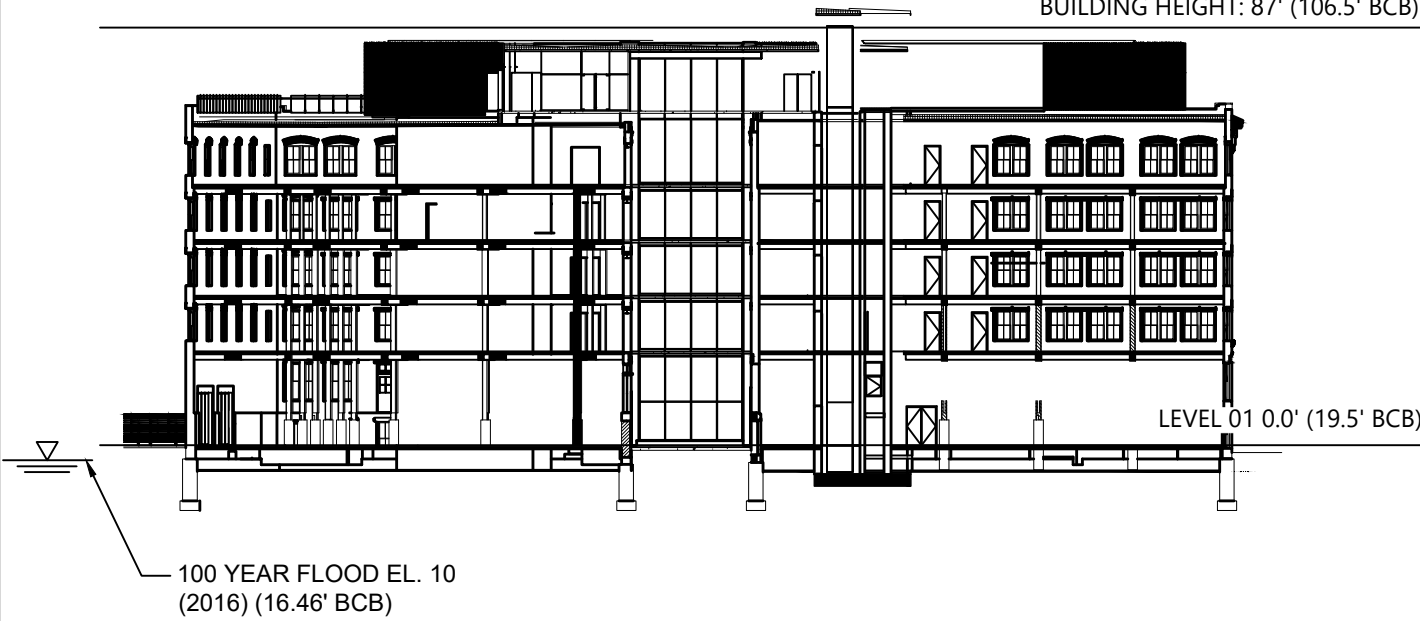
SIGNATURE

DATE

DATUM CONVERSION:
TO CONVERT FROM BCB TO NAVD88
 $19.5' \text{ BCB} - 6.46' = 13.04' \text{ NAVD88}$

BUILDING HEIGHT LIMIT (SBWMHP
AMENDMENT): 100 FT (119.5' BCB)

BUILDING HEIGHT: 87' (106.5' BCB)



EXISTING BUILDING
SHEET 11 OF 11
DATE: OCTOBER 2020