

October 2, 2023

244-284 A Street

Chapter 91 Application - Public Hearing



Agenda

1. Introduction
2. Resiliency
3. Open Space
4. Facilities of Public Accommodation
5. Building Heights & Shadows
6. Harborwalk & Watersheet Activation
7. Request for Consolidated Written Determination

Introduction

Site Location



6.35 Acres of Flood-prone Impervious Parking Lot with over 800 Cars



Project Overview



Residential

340 Housing Units
20% Affordable + Artist Units



Commercial Space



Life Science



Ground Floor Retail



Civic/Cultural Space

15,000 SF



Elevated Pedestrian Harborwalk



Watersheet Activation



Public Open Space

3.5 Acres with
Seasonal Programming



Comprehensive Public Art + Events



LEED Gold
85%-100% Electrified
Buildings



Integrated Resiliency
Infrastructure



Bike Lanes +
Complete Streets



Below-Grade Parking

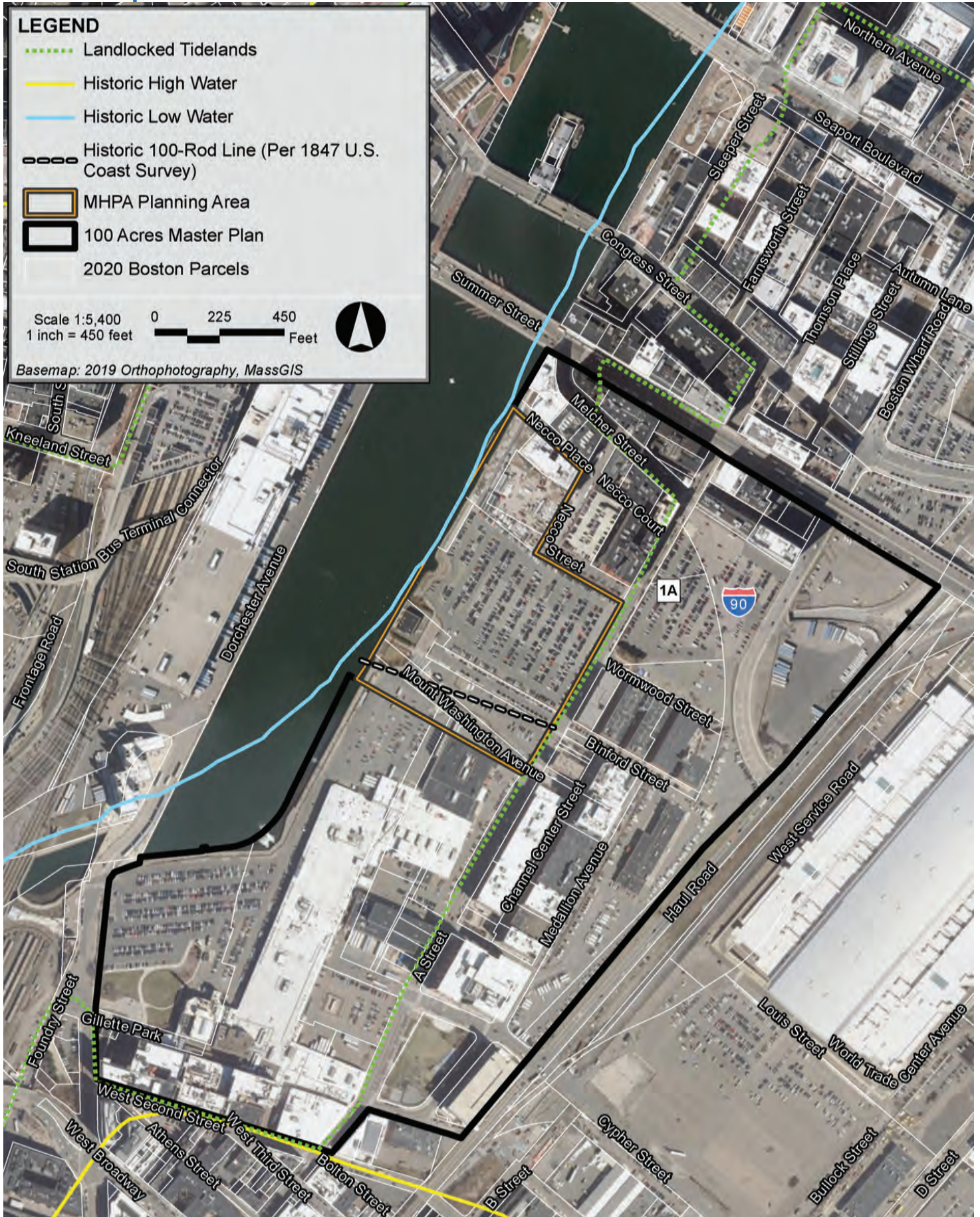
415 Spaces
EV Charging



Aerial Locus



Chapter 91 Jurisdiction

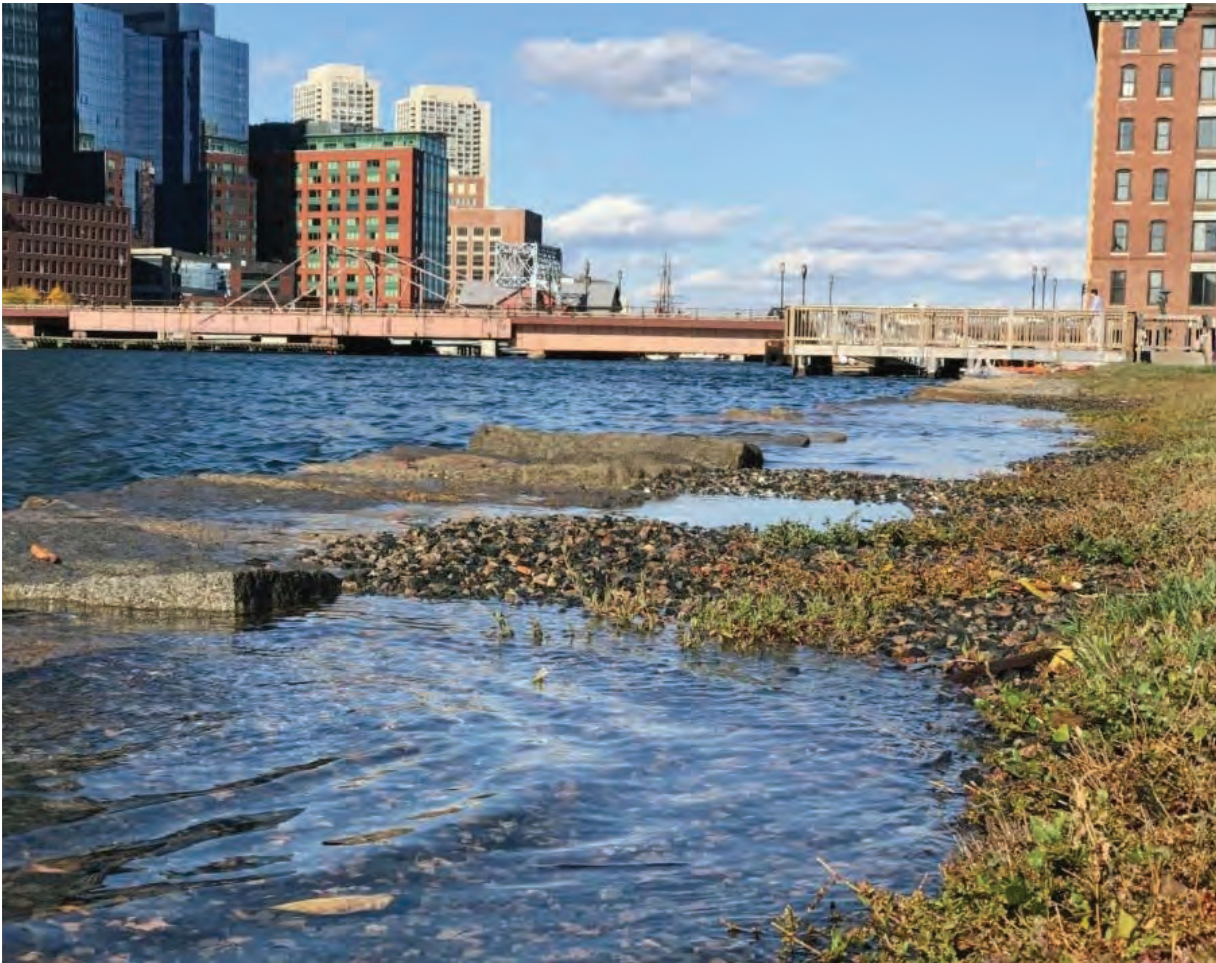


Resiliency

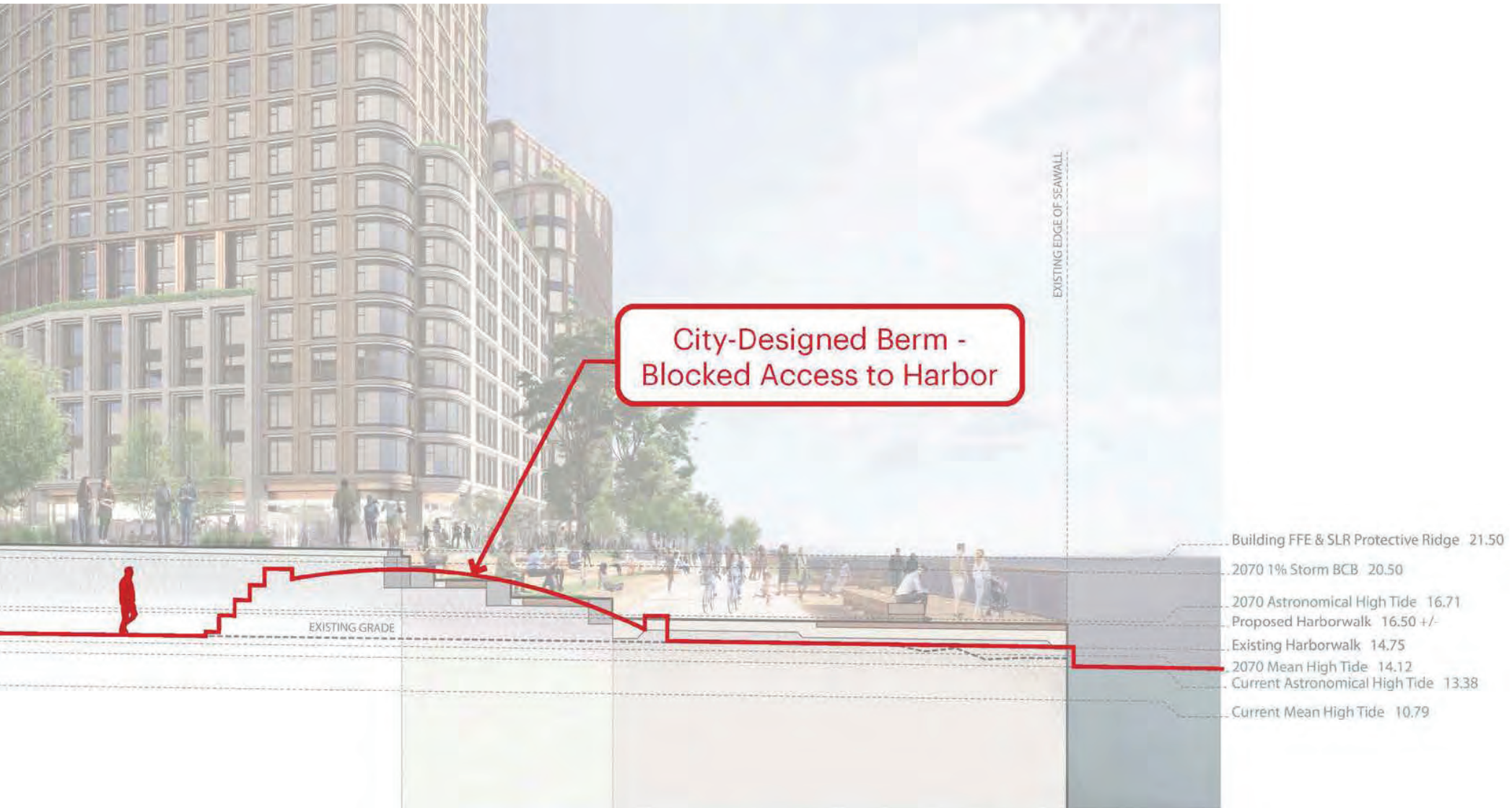
Current Site Aerial from Fort Point Channel



Current Site as Coastal Weak Point



Proposed Design at Harborwalk



Proposed Design at Harborwalk



Information on Tides (Based on NOAA Buoy at mouth of Fort Point Channel)

Highest tides occur once a month on a new or full moon

2021 Monthly high tides range from 11.56 to 13.16 BCB

2021 Highest tide of all the monthly high tides (Highest Astronomical Tide) 13.38 BCB

2070 Sea Level Rise projections are 3.3'

2070 projected Highest Astronomical Tide 16.71 BCB

Building FFE & SLR Protective Ridge 21.50

2070 1% Storm BCB 20.50

Proposed Harborwalk 15.25-21.25

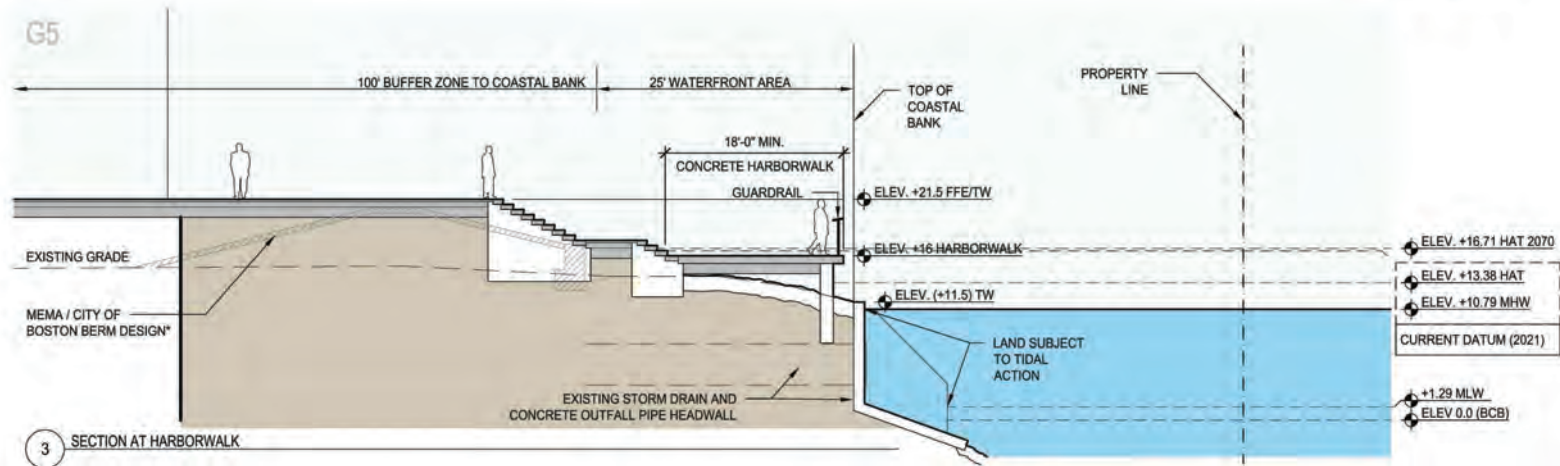
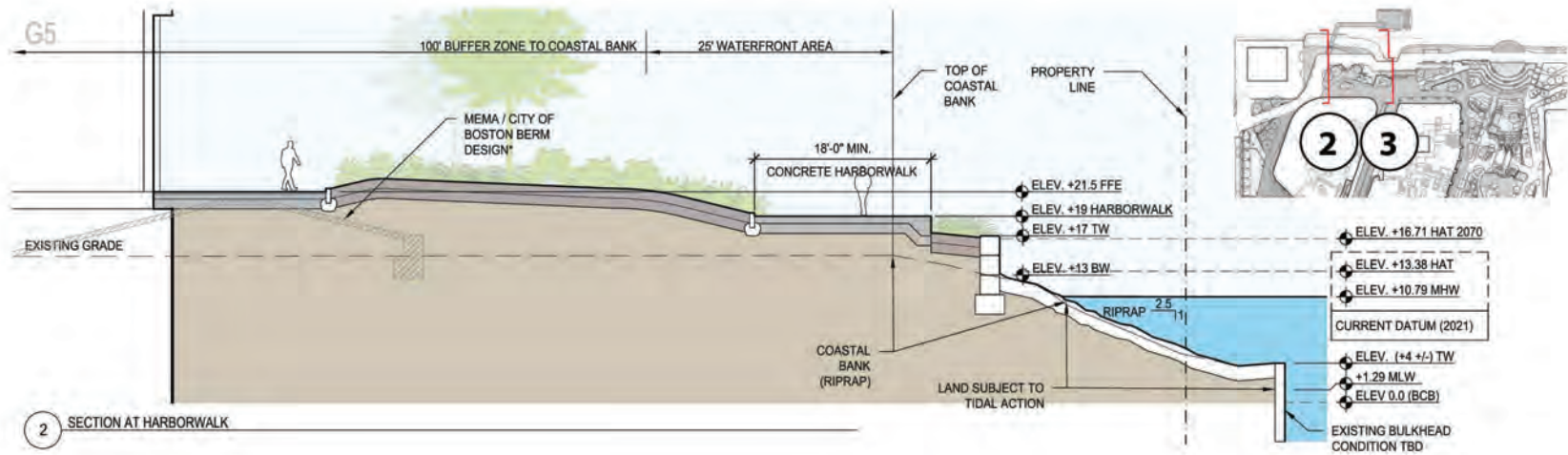
2070 Highest Astronomical Tide 16.71

Existing Harborwalk 14.60-15.75

Current Highest Astronomical Tide 13.38

Current Mean High Tide 10.79

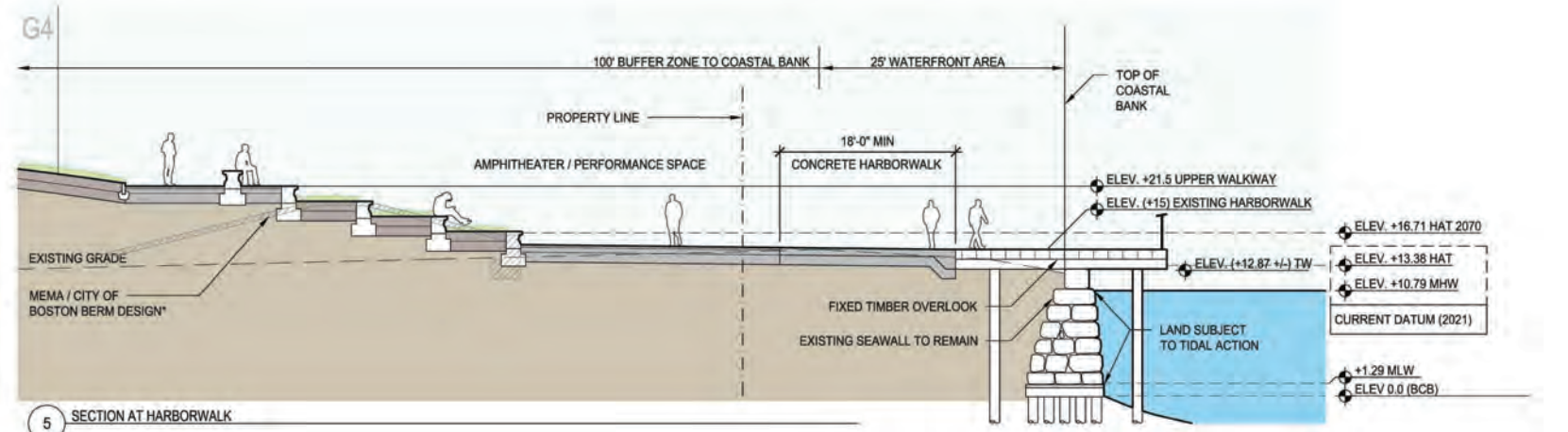
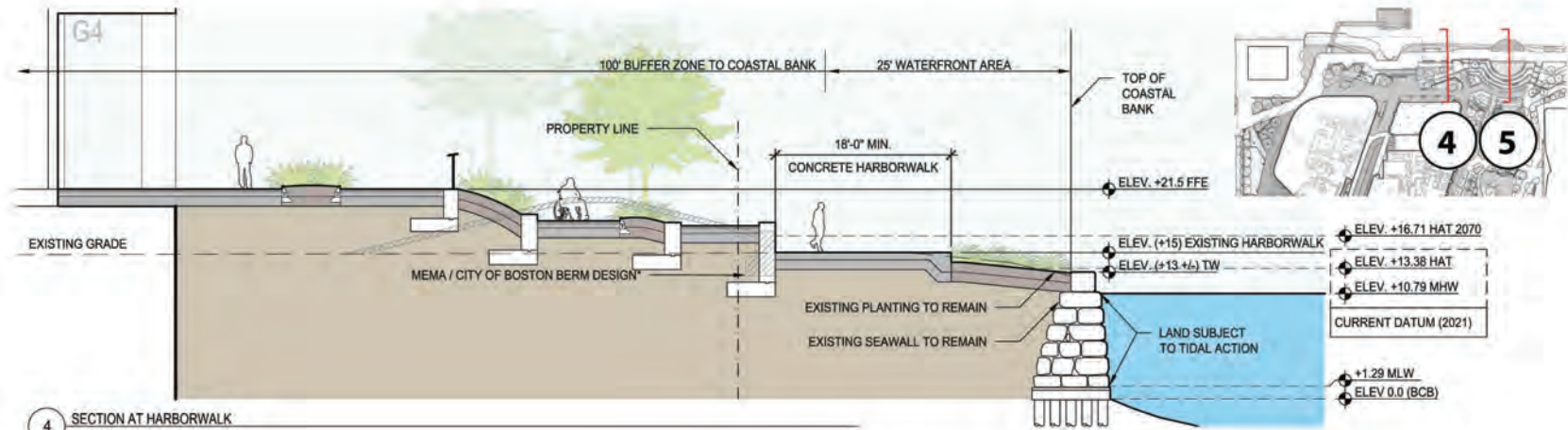
Harborwalk Section 2 & 3



*MEMA/CITY OF BOSTON BERM DESIGN SECTION PROFILE SHOWN IN COMPARISON TO PROJECT DESIGN LANDSCAPE



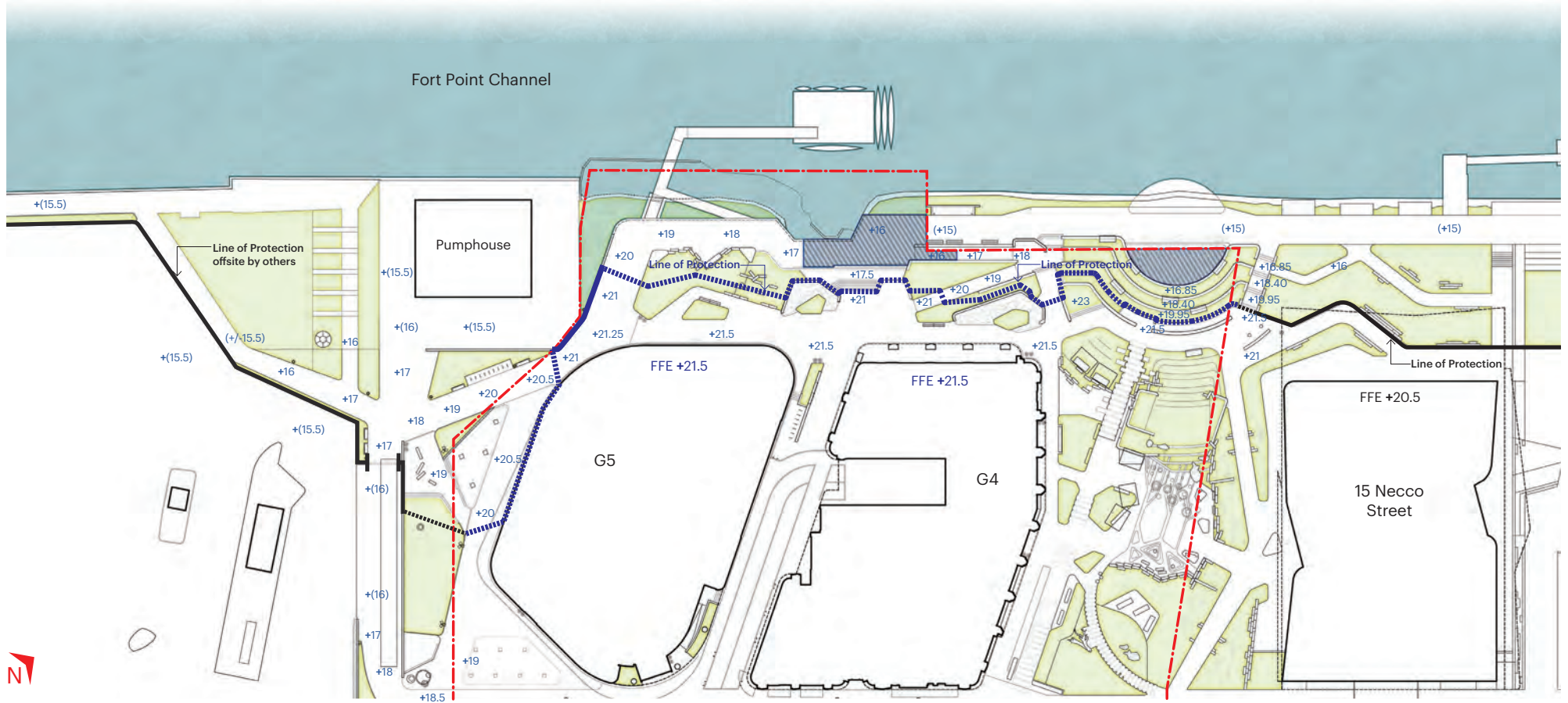
Harborwalk Section 4 & 5









*MEMA/CITY OF BOSTON BERM DESIGN SECTION PROFILE SHOWN IN COMPARISON TO PROJECT DESIGN LANDSCAPE

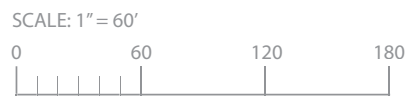


2070 Highest Astronomical Tide
 +16.71 (BCB)
 40" SLR



LEGEND

	Softscape		Property Line
	Area under water during 2070 HAT		RB Line of Protection
	HW under water during 2070 HAT		Line of Protection Off-site by Others



Waterfront Circulation

- General Circulation
- Transition from Harborwalk to top of 'Berm'
- ADA Access to Amphitheater
- Stair Access from Harborwalk to top of 'Berm'



- All circulation paths are less than 5% and do not require handrails.
- Harborwalk shall be 18' wide.



Reconstructed Harborwalk + Resiliency Feature



Open Space

Proposed Open Space



Parcel 2 Total
281,280

Parcel 2 Total Without
Water 276,731 (100%)

MHPA Open Space Required
138,366 (50%)

Building Coverage:
120,173 (43.4%)

Open Space Provided
156,588* SF (56.6%)

Increase in Open Space:
18,192* SF (6.6%)

*Note: Open space noted in this figure includes shade/pavilion structures and other like-kind structures as these structures are open air public spaces. However, it is understood this is subject to further review under MassDEP's Chapter 91 review.

Proposed Open Space Breakdown



- G4 Building Open Space
5,990 SF
- G5 Building Open Space
11,083 SF
- Fort Point Channel Park
25,807 SF
- Waterfront Open Space
23,001 SF*
- G6 Building Open Space
24,386 SF
- Necco Street Park
39,854 SF
- Necco Street Extension
26,437 SF

*Note: Excludes 4,549 SF of Waterfront







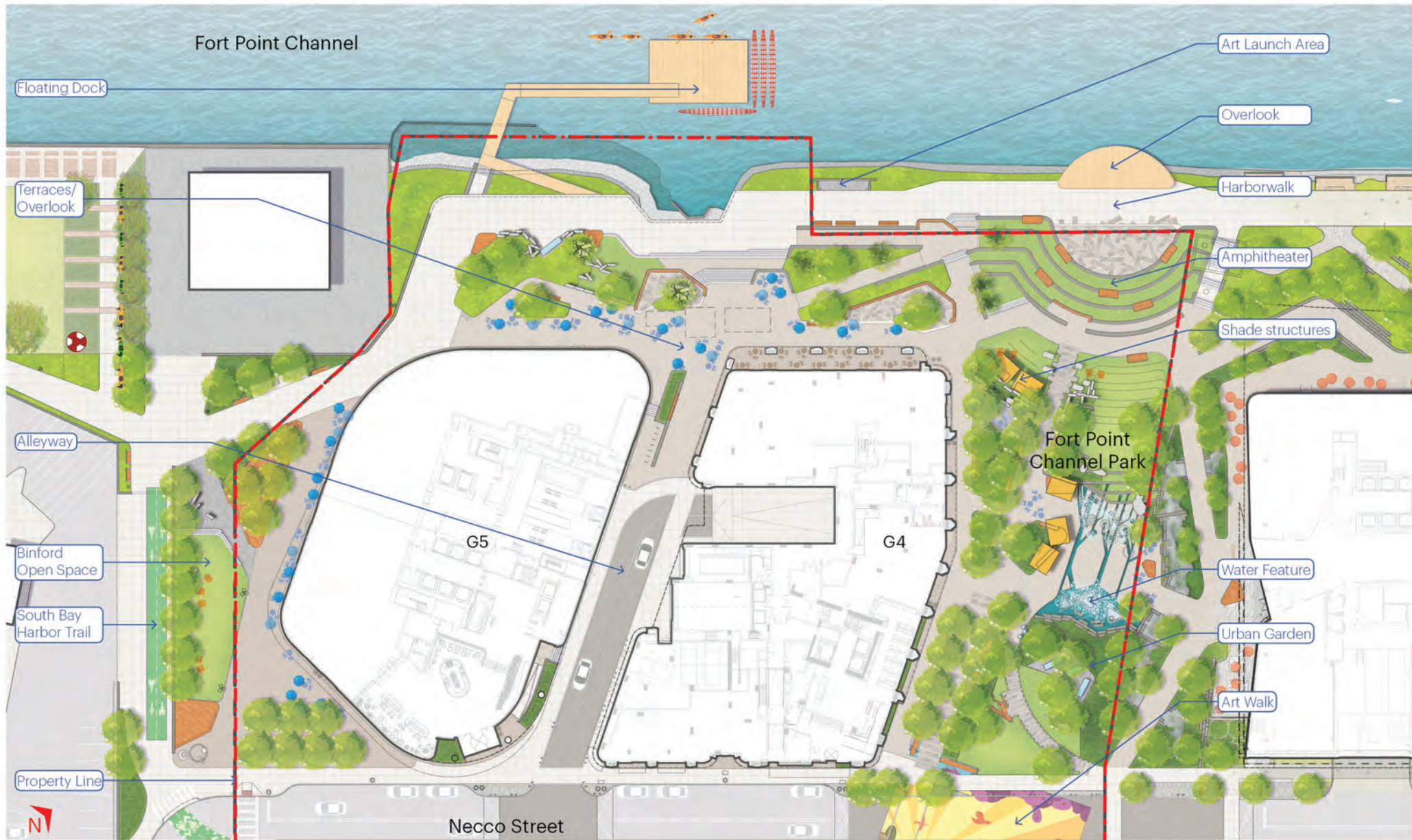




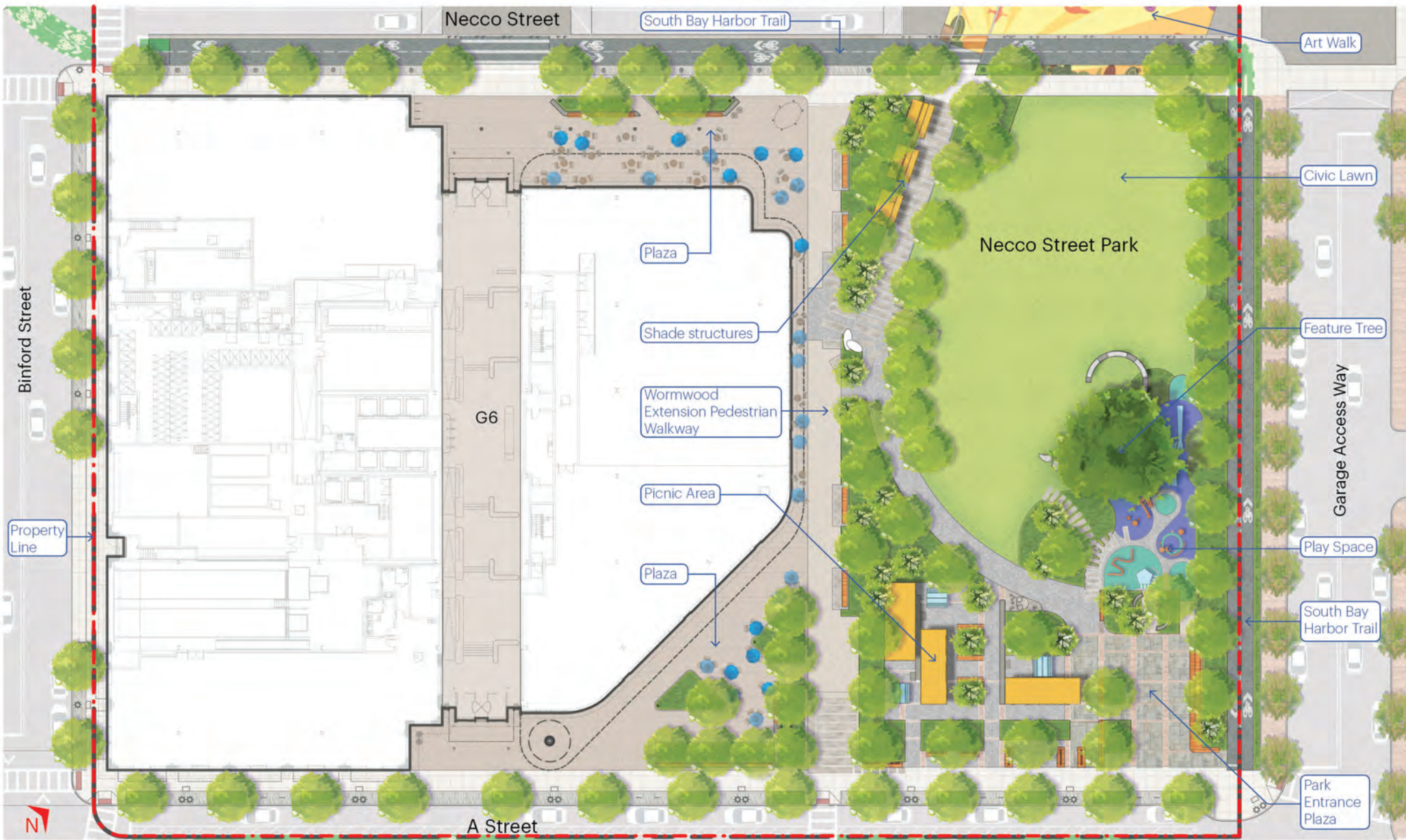




Fort Point Channel Park



Necco Street Park



Binford Open Space

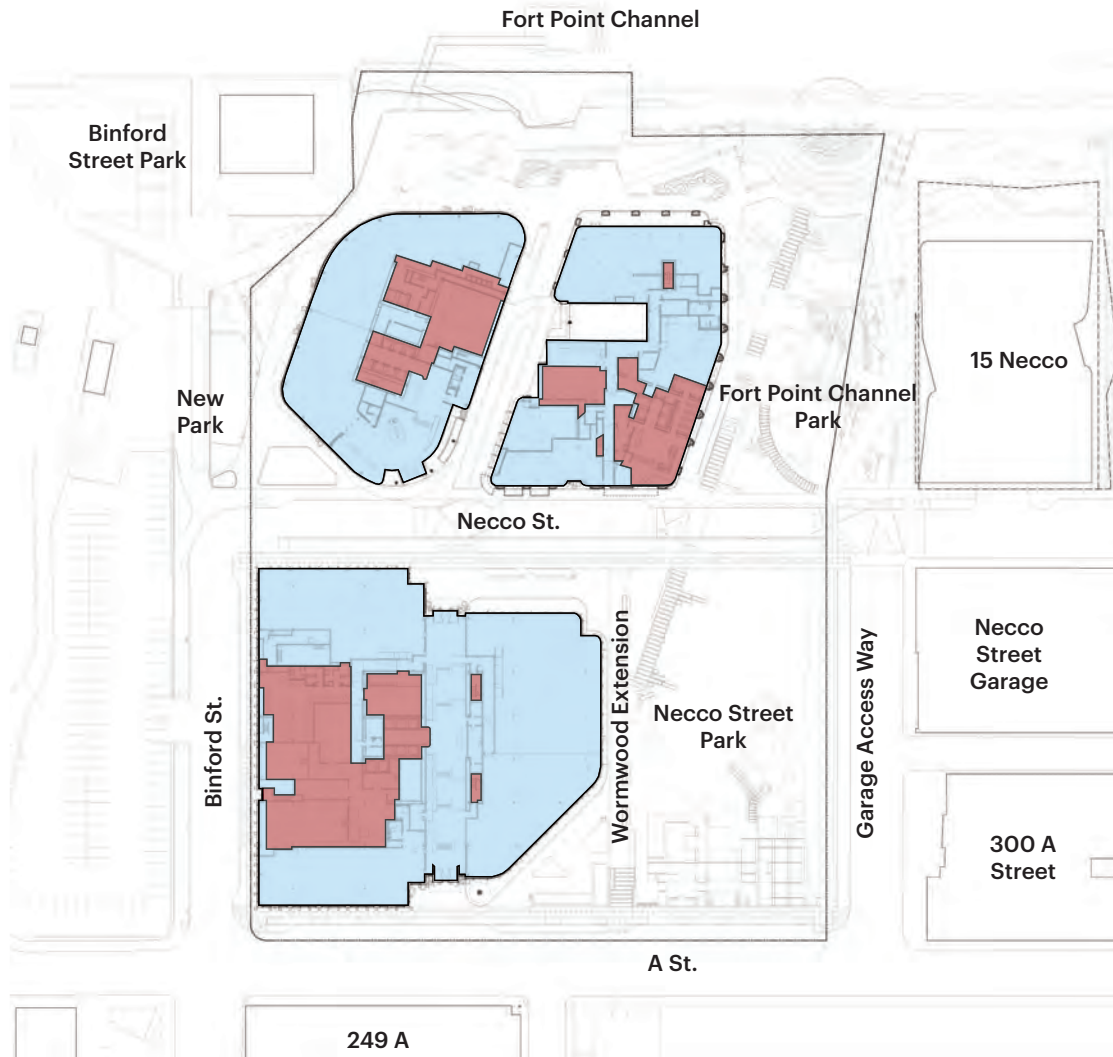


Facilities of Public Accommodation





Ground Floor Uses



FPA ■
 UFAS ■

G4

FPA: 18,067 sq ft 75%
 UFAS: 6,020 sq ft 25%
 Total: 24,087 sq ft 100%

G5

FPA: 20,069 sq ft 77%
 UFAS: 6,077 sq ft 23%
 Total: 26,146 sq ft 100%

G6

FPA: 42,872 sq ft 76%
 UFAS: 13,795 sq ft 24%
 Total: 56,666 sq ft 100%

Conceptual Ground Floor Uses

43,000 SF of ground floor retail space

- 5,000 SF of ground floor retail space will be discounted by 50% of market rent to City- or State- certified small disadvantaged businesses

15,000 SF dedicated to Civic/Cultural space

- 25% of available ground-floor space

7,000 SF public galleria/lobby space

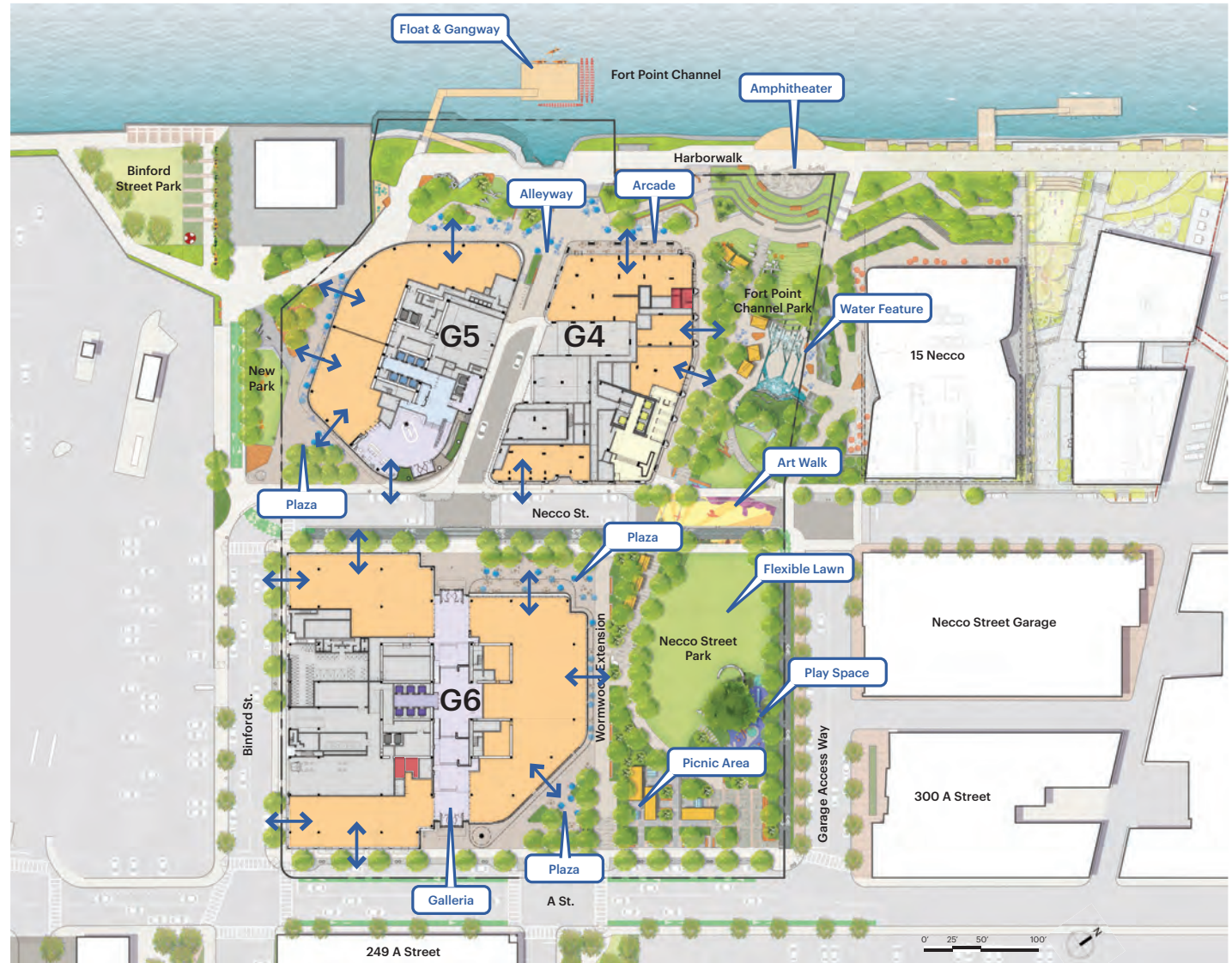
3,000 SF of lobby/cafe space

Public Lobby

Publicly Accessible Program Space

Ground Floor Highlights:

- Mix of welcoming uses
- Integrates with surrounding public realm
- Supports vibrant streetscape
- Connects with public open space
- Promotes public use and enjoyment



Ground Floor Lobby Space

- Accessible and welcoming to the public
- Activated with informational kiosks, art, public transit waiting areas and Wi-Fi to promote public use
- Serves as local connection to the arts
- Brings outdoors inside



Lobby/Cafe: 3,015 SF

- Functions as a cafe providing services, seating and other amenities
- Inspires food and beverage moments
- Promotes warmth in materiality
- Provides a variety of places to sit



G6 Lobby/Galleria: 7,150 SF

- Functions as a year-round community living room and galleria
- Permanent and rotating gallery art displays (Supported in part by the Project's \$3.7 million commitment to Public Art)
- Entrances and signage at both ends clearly promoting public use
- Flexible furnishings to allow for multitude of uses
- Provides pedestrian passageway between A Street and Necco Street

Civic/Cultural Space

Request for Letters of Interest (RFI)

The vision for the civic/cultural space

- Inclusive space for community gatherings
- Amplify working artists
- Celebrate the waterfront and open space
- Create cultural destinations

15,000 SF of Rent-Free, Ground-Floor Civic/Cultural Spaces

\$750,000 Construction Allowance, or up to \$50 per SF across the 15,000 SF

- Adjusted by the Consumer Price Index All Urban Consumers, Boston-Cambridge-Newton (CPI-U)

RFI Purpose is to Collect and Understand:

- General information on interested organizations
- How organizations would like to use the space
- Organization's spatial configuration needs, timing issues, and any questions/comments
- The groups the organizations typically engage with
- How organizations will help fulfill the visions for the space

RFI Process to encourage engagement & Participation from an Inclusive Applicant Pool:

- Direct outreach to diverse networks
- Series of open house workshops
- Extended submission deadline
- Comprehensive review of submissions
- Additional open house workshop to review additional community feedback
- Incorporate feedback from RFI process and MOAC waterfront space planning study into future RFP
- Continued coordination with MOAC throughout RFI & RFP process



Civic / Cultural Space

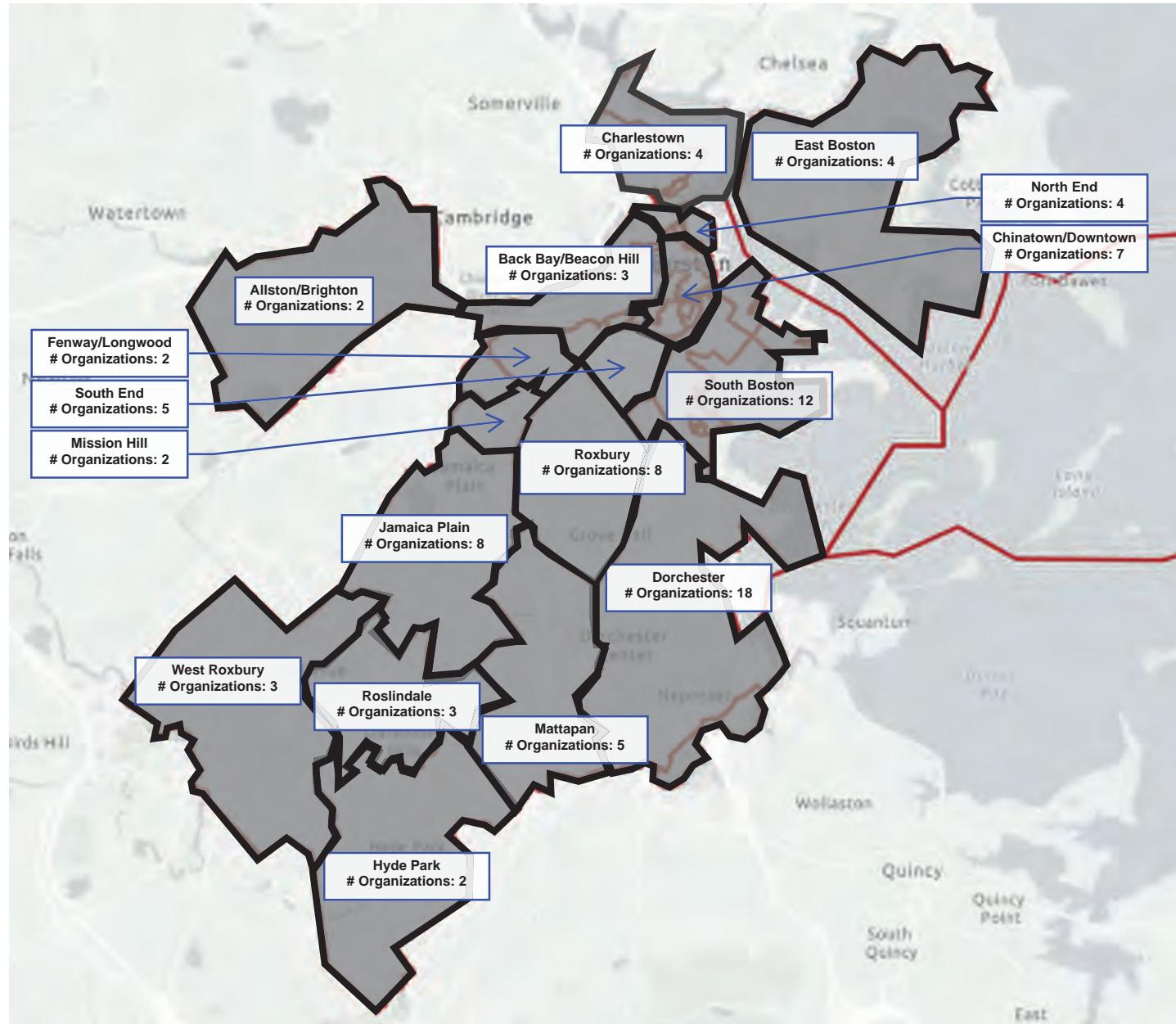
RFI Participation & Engagement

100+ Organizations / Individuals directly contacted to date and the team continues to promote engagement from all interested parties

Open House Workshops

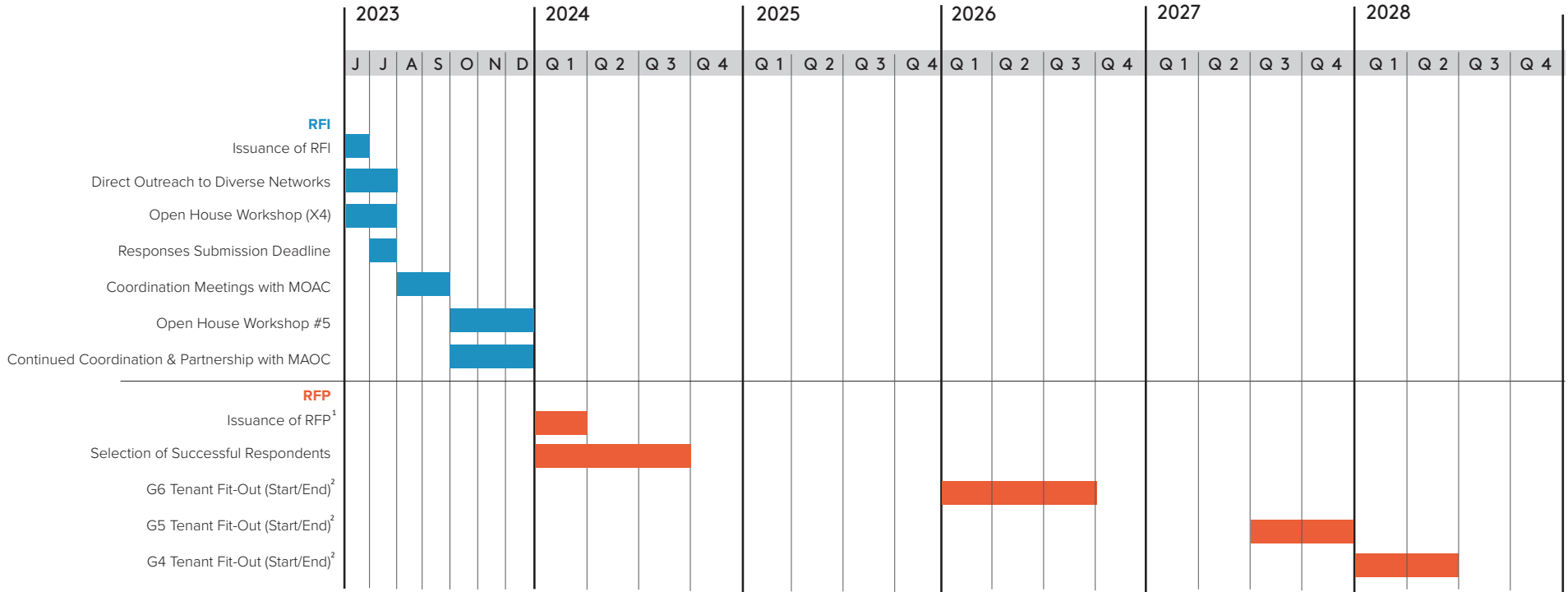
- 4 Open House Workshops to date
- 60+ Unique Attendees
- 30+ Unique Organizations

12 RFI Submissions received to date and the team continues to accept and review all submissions post the extended deadline



Civic / Cultural Space

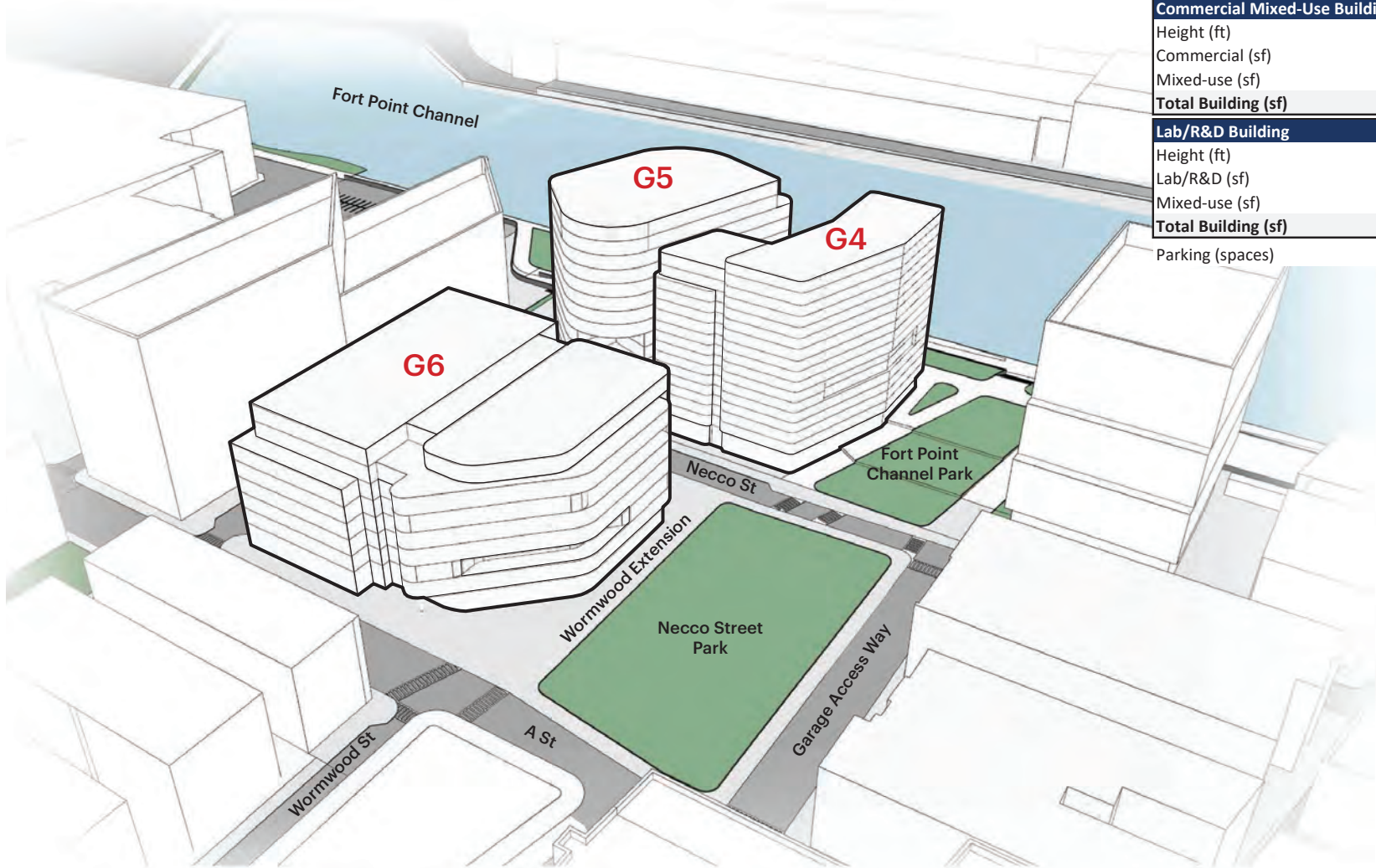
Proposed RFI & RFP Schedule



(1) Assumes RFP will be issued approximately 24 months ahead of anticipated Base Building Completion for the earliest building component. However, this assumption is dependent on feedback from the RFI process and the MOAC Waterfront Space Planning Study.
 (2) Assumes Tenant Fit-Out duration of 6 months starting at Base Building Completion.

Building Heights & Shadow

Project Program



Residential Building	
Height (ft)	180
Residential Units (units)	340
Mixed-use (sf)	11,467
Total Building (sf)	357,807
Commercial Mixed-Use Building	
Height (ft)	180
Commercial (sf)	306,526
Mixed-use (sf)	15,576
Total Building (sf)	322,102
Lab/R&D Building	
Height (ft)	123
Lab/R&D (sf)	388,224
Mixed-use (sf)	30,159
Total Building (sf)	418,383
Parking (spaces)	415

Shadow Comparison / Overall Day

- Chapter 91 Build-out Shadows
- Reduced Shadows
- Added Shadows

Previous W/ 15' Parapet + MEP



As compared to Chapter 91:

Added Shadow:	92,669 sf
Reduced Shadow:	260,632 sf
Shadow Reduction:	167,963 sf

Proposed W/ 7' Parapet + MEP



As compared to Chapter 91:

Added Shadow:	92,669 sf
Reduced Shadow:	263,459 sf
Shadow Reduction:	170,790 sf

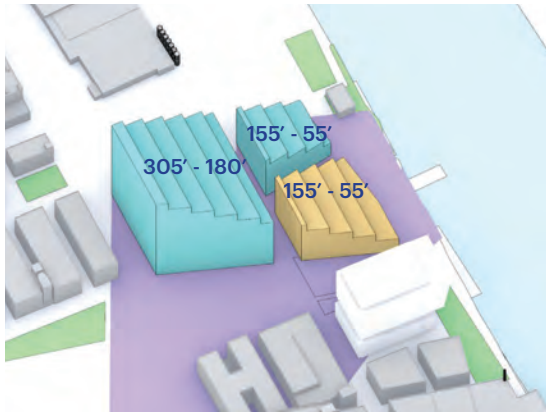
+2,827 sf Compared to Previous Design
9% Improvement

*Based on MHPA Ch. 91 Compliant massing analysis | October 23rd from 9AM - 5PM

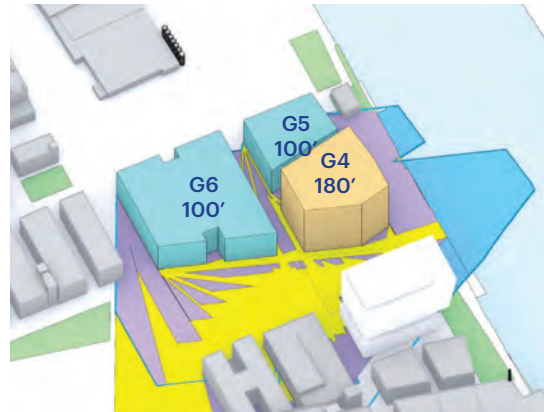
Shadow Comparison

- Chapter 91 Build-out Shadows
- Reduced Shadows
- Added Shadows

Chapter 91 Build-out



MHPA/PDA Build-out



Proposed



As compared to Chapter 91:

Added Shadow: 75,071 sf
 Reduced Shadow: 236,624 sf

Shadow Reduction:

0 sf

As compared to Chapter 91:

Added Shadow: 86,620 sf
 Reduced Shadow: 271,209 sf

Shadow Reduction:

184,589 sf

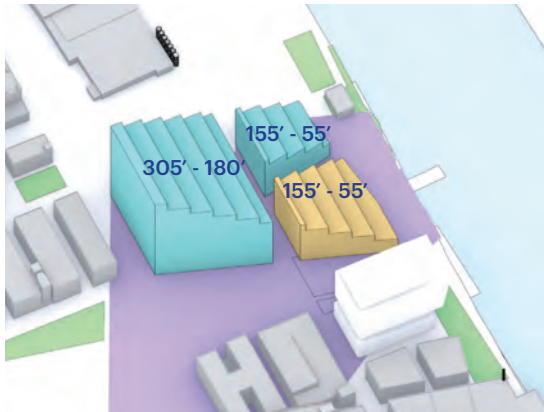
23,036 sf better than PDA

*Based on MHPA Ch. 91 Compliant massing analysis | October 23rd from 9AM - 5PM

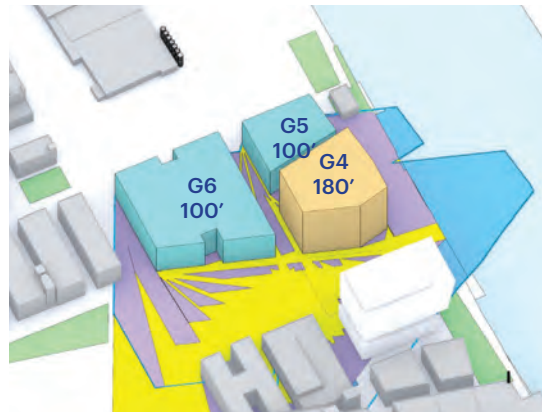
Shadow Comparison

- Chapter 91 Build-out Shadows
- Reduced Shadows
- Added Shadows

Chapter 91 Build-out



MHPA/PDA Build-out



Proposed W/ Parapet + MEP



As compared to Chapter 91:

Added Shadow: 75,071 sf
 Reduced Shadow: 236,624 sf

Shadow Reduction: 0 sf

As compared to Chapter 91:

Added Shadow: 92,669 sf
 Reduced Shadow: 263,459 sf

Shadow Reduction: 170,790 sf

Shadow Reduction: 161,553 sf

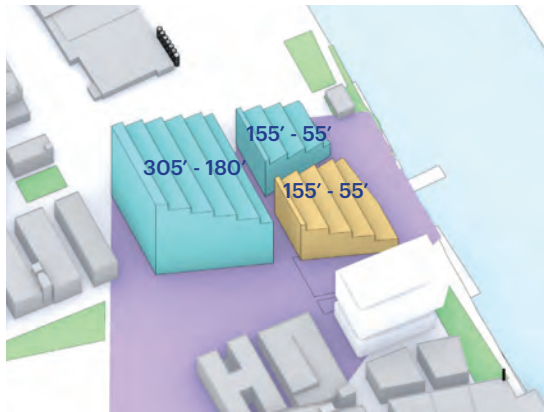
9,237 sf better than PDA

*Based on MHPA Ch. 91 Compliant massing analysis | October 23rd from 9AM - 5PM

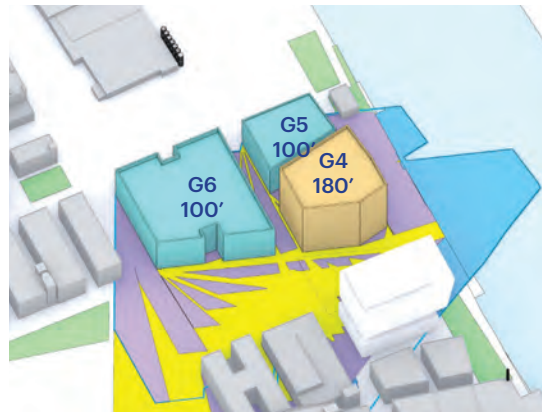
Shadow Comparison

- Chapter 91 Build-out Shadows
- Reduced Shadows
- Added Shadows

Chapter 91 Build-out



MHPA/PDA Build-out W/ Parapets



Proposed W/ Parapet + MEP



As compared to Chapter 91:

Added Shadow: 83,799 sf
 Reduced Shadow: 220,330 sf

Shadow Reduction:

0 sf

Shadow Reduction:

136,531 sf

As compared to Chapter 91:

Added Shadow: 92,669 sf
 Reduced Shadow: 263,459 sf

Shadow Reduction:

170,790 sf

34,259 sf better than PDA

*Based on MHPA Ch. 91 Compliant massing analysis | October 23rd from 9AM - 5PM

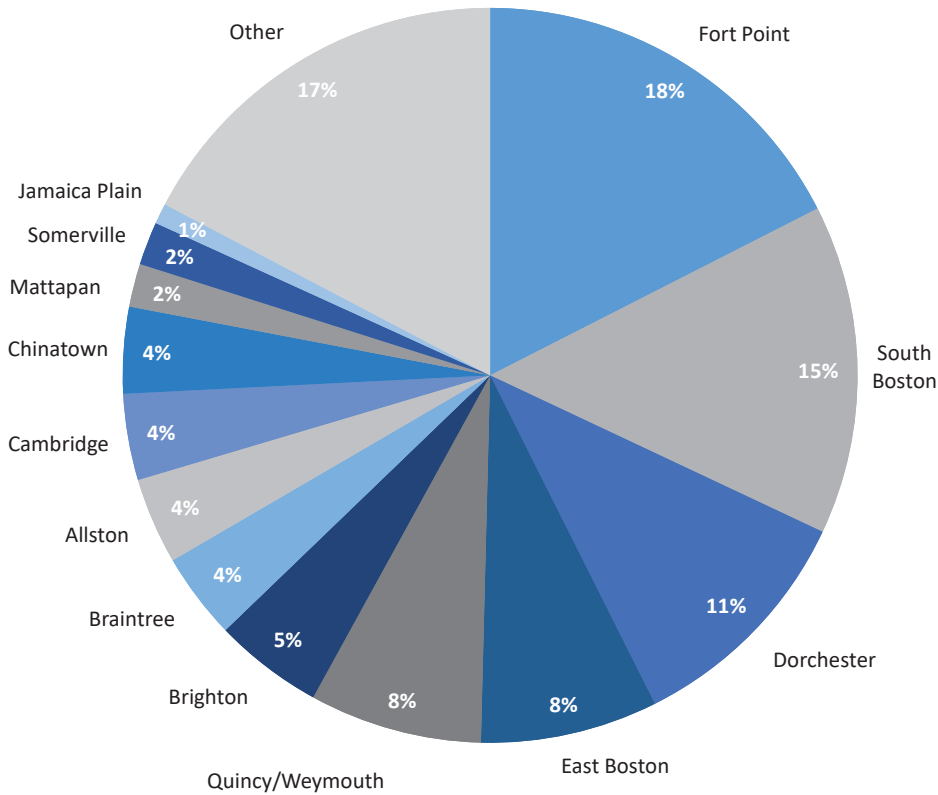
Harborwalk & Watersheet Activation

Watersheet Activation
Vision



Watersheet Activation Listening Sessions

More than 150 people from nearly every neighborhood in the city took part in the Watersheet Activation Listening Sessions



Fort Point Channel Working Group
 Watersheet Activation Listening Sessions
 Saturday May 14 and Wednesday May 18, 2022

Fort Point Channel Working Group

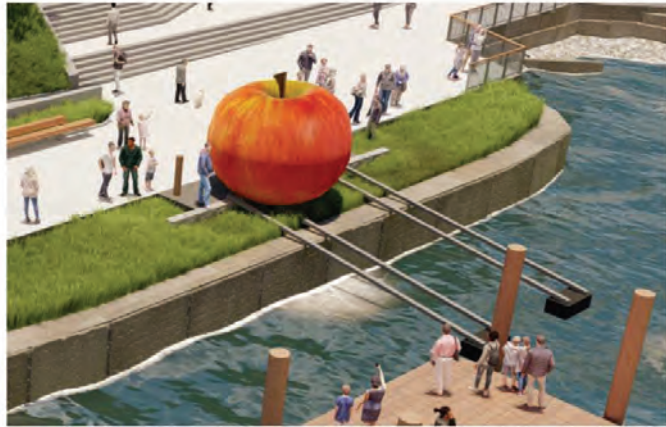
Partners: SAVE THE HARBOR, SAVE THE BAY, BOSTON CHILDREN'S MUSEUM, fpac, f, BOSTON HARBOR NOW, TACC, MassDEP, bpda, RELATED BEAL, WHARF DISTRICT COUNCIL.



Without deployable art launch rails



With deployable art launch rails



Example of launching floating art



Example of deployable art launch rails



Example of deployable art launch rails

Watersheet Activation
Proposed Design



- 1 Half Moon Platform
- 2 Float & Gangway
- 3 Art Launch Platform



Experience the Waterfront

Direct public access to the waterfront

Reconstructed and **Raised Harborwalk** for Sea-Level Rise

Floating Dock for recreational water activities, canoeing, Kayaking, paddle boats, model boats, races, and special events

Secondary stage for the amphitheater

Support for the Fort Point Arts community floating art program with **\$150,000 of funding** over 10 years and the creation of physical infrastructure for launching art

Equitable access to the watersheet with a **\$500,000 commitment** over 10 years for free youth environmental, STEM and STEAM programs and events

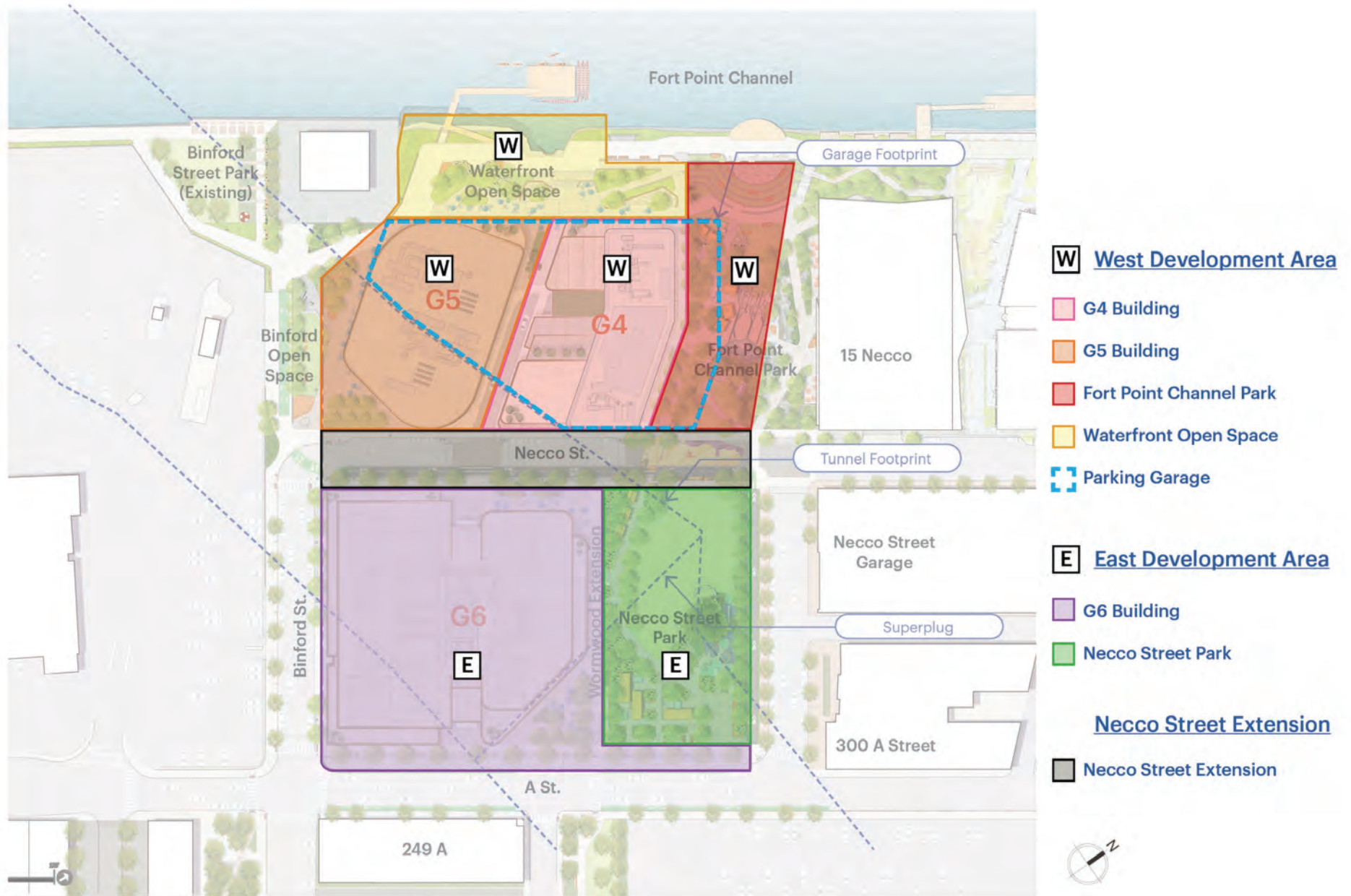
\$10,000/year contribution for the term of Chapter 91 lease to Fort Point Channel Operations Board

**Channelside
is meaningful
destination to connect
to the water.**

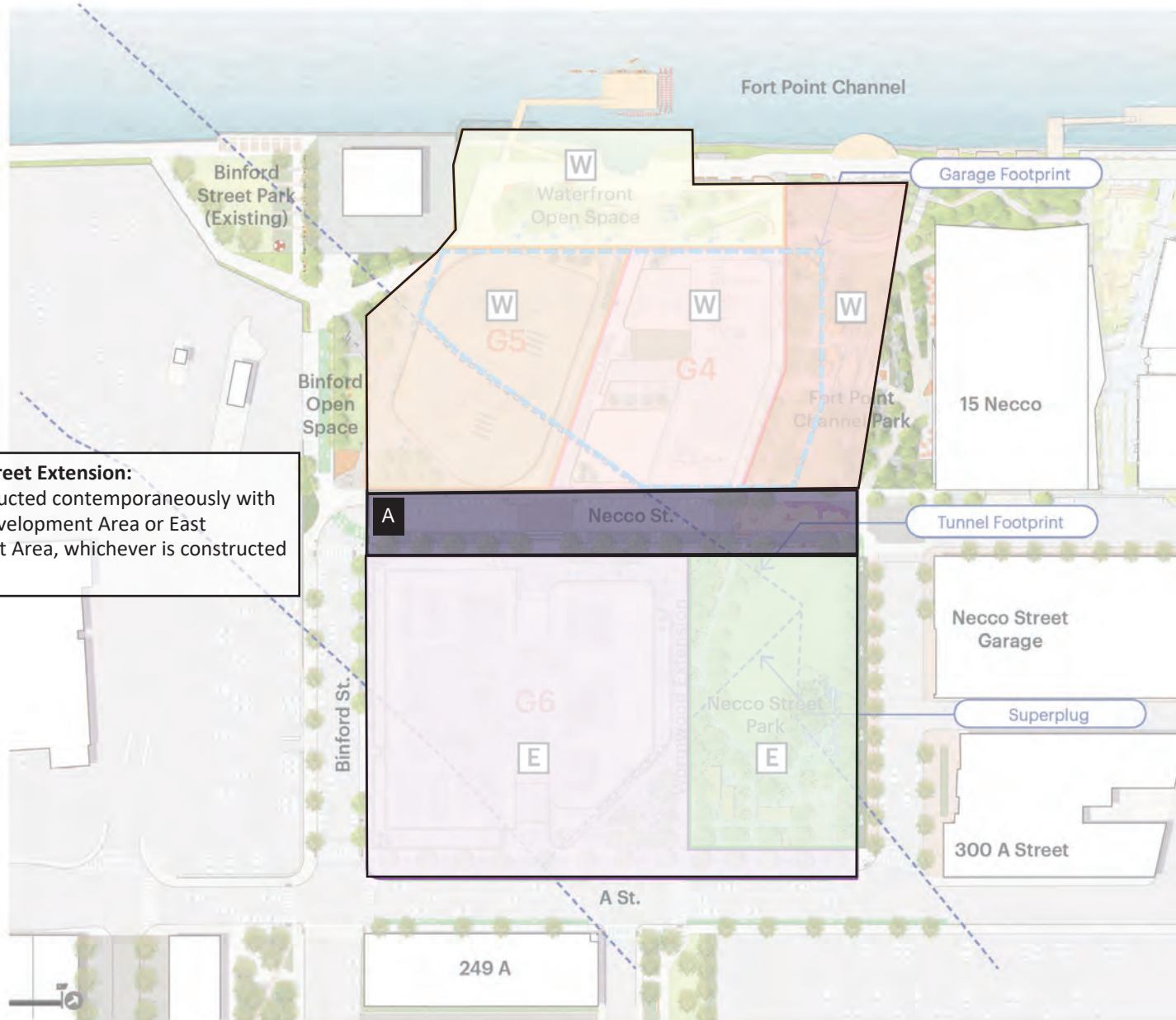
**With an inherent need
for public access, our
goal is to enliven the
waterfront for all.**

Request for Consolidated Written Determination

Anticipated Project Sequencing and Licensing



Timing (Necco Street)



A - Necco Street Extension:
To be constructed contemporaneously with the West Development Area or East Development Area, whichever is constructed earlier.

- W** West Development Area
- G4 Building
- G5 Building
- Fort Point Channel Park
- Waterfront Open Space
- Parking Garage
- E** East Development Area
- G6 Building
- Necco Street Park
- Necco Street Extension
- Necco Street Extension



Timing (Necco Street & West Development Area)

A - Waterfront Open Space:
License requested at the time a license is requested for either G5 Building or G4 Building. Expected to be open at issuance of final Certificate of Occupancy for G4 Building or G5 Building, whichever is constructed later.

B - Fort Point Channel Park:
License requested at the time a license is requested for either G5 Building or G4 Building. Expected to be open at issuance of final Certificate of Occupancy for G4 Building.

Note, if G5 Building is constructed before G4 Building, portions of the Park will open subject to construction and staging requirements of G4 Building construction.

Berm:
Spans across Waterfront Open Space and Fort Point Channel Park. Therefore, the Berm will be constructed contemporaneously with the Waterfront Open Space and Fort Point Channel Park.

C - G4 Building:
License requested for building and adjacent open space. Adjacent open space to open at issuance of final Certificate of Occupancy for G4 Building.

D - G5 Building:
License requested for building and adjacent open space. Adjacent open space to open at issuance of final Certificate of Occupancy for G5 Building.

E - Garage:
License requested for garage.



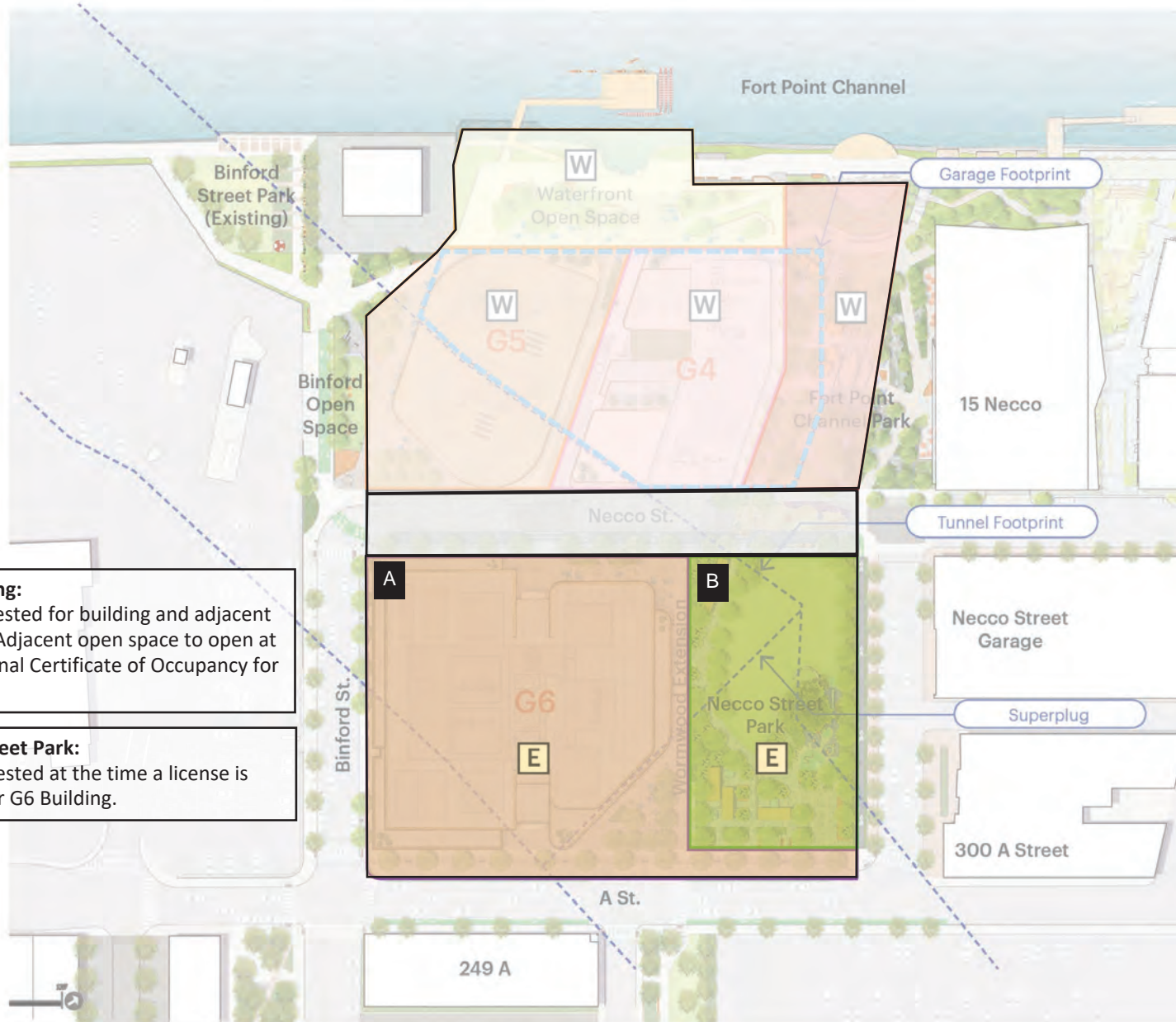
W West Development Area

- G4 Building
- G5 Building
- Fort Point Channel Park
- Waterfront Open Space
- Parking Garage

E East Development Area

- G6 Building
- Necco Street Park
- Necco Street Extension
- Necco Street Extension

Timing (Necco Street & East Development Area)



A - G6 Building:
License requested for building and adjacent open space. Adjacent open space to open at issuance of final Certificate of Occupancy for G6 Building.

B - Necco Street Park:
License requested at the time a license is requested for G6 Building.

- W** West Development Area
- G4 Building
- G5 Building
- Fort Point Channel Park
- Waterfront Open Space
- Parking Garage
- E** East Development Area
- G6 Building
- Necco Street Park
- Necco Street Extension
- Necco Street Extension

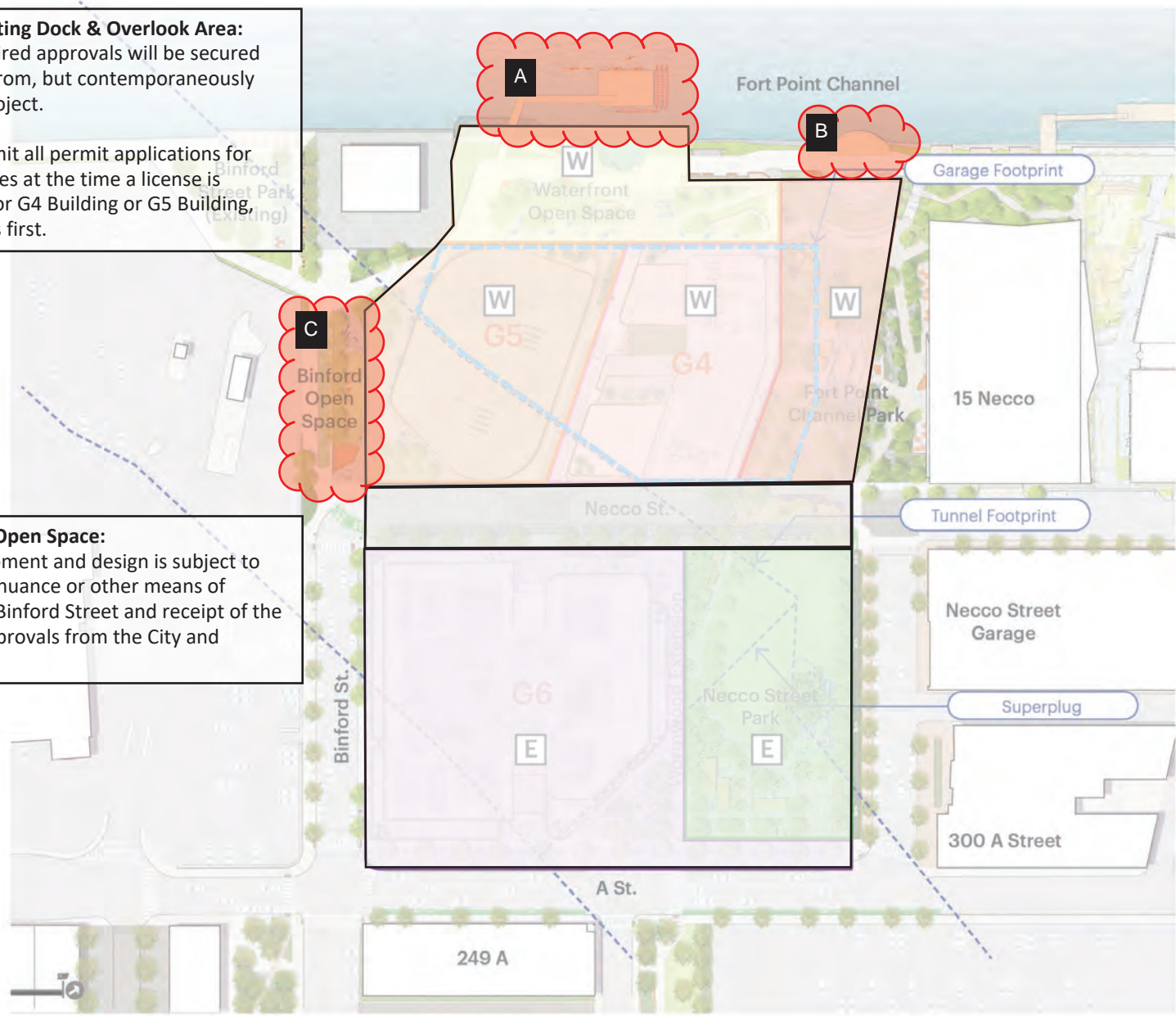


Timing (Binford Open Space, Floating Dock, Overlook)

A & B - Floating Dock & Overlook Area:
 Expect required approvals will be secured separately from, but contemporaneously with, the Project.

 Plan to submit all permit applications for these facilities at the time a license is requested for G4 Building or G5 Building, whichever is first.

C - Binford Open Space:
 The development and design is subject to the discontinuance or other means of portions of Binford Street and receipt of the required approvals from the City and abutters.



- W** West Development Area
- G4 Building
- G5 Building
- Fort Point Channel Park
- Waterfront Open Space
- Parking Garage
- E** East Development Area
- G6 Building
- Necco Street Park
- Necco Street Extension
- Necco Street Extension





Thank you!