

244-284 A Street

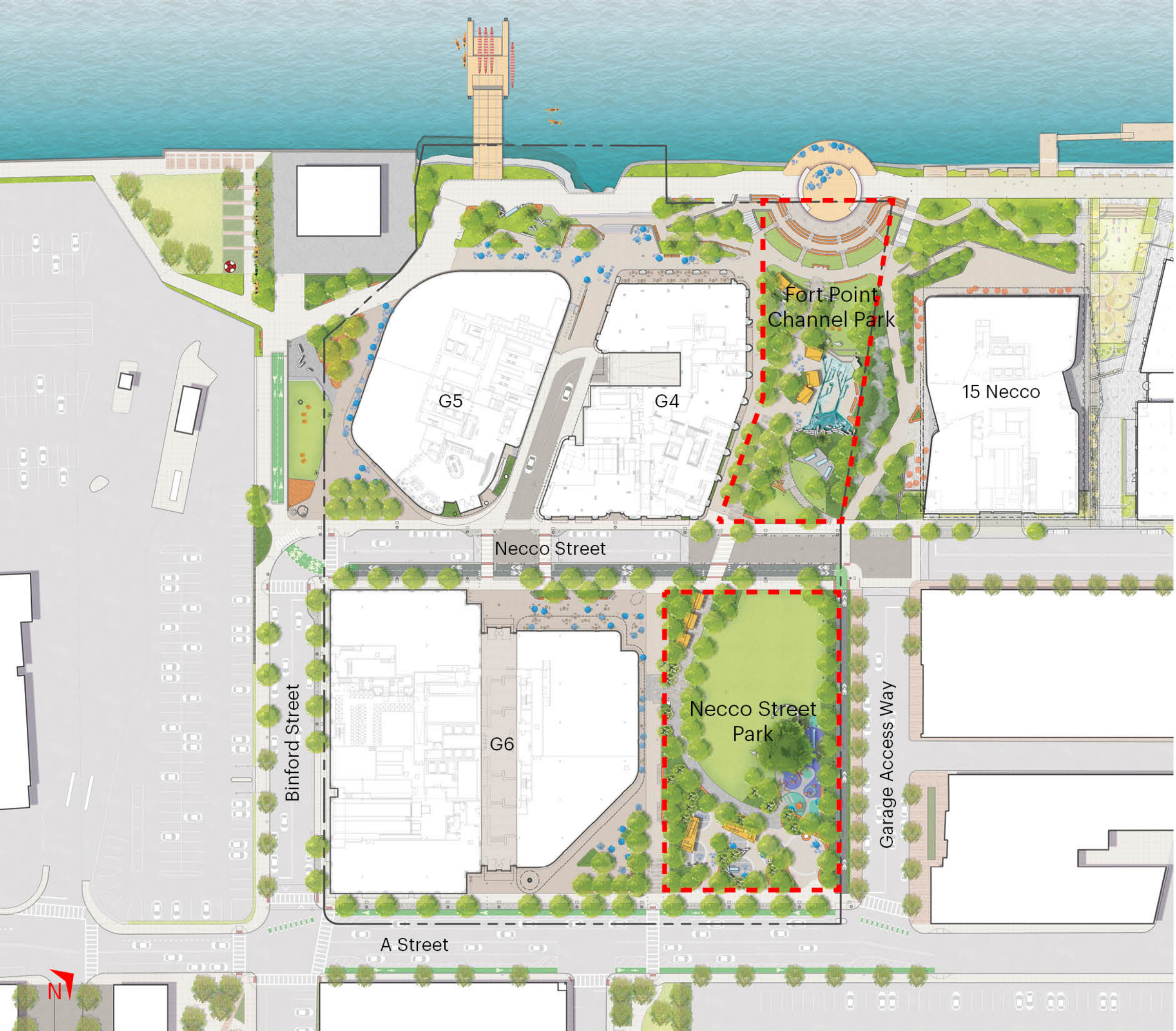
Channelside Open Space Workshop 3 - Boston Parks and Recreation Department

Agenda

- 1 | Harborwalk Emergency Vehicle Access
- 2 | Chapter 91 Public Restrooms
- 3 | Amphitheater
- 4 | Permanent Platform, Lighting & Sound Infrastructure, & Portable Restrooms



City of Boston
Parks & Recreation



--- Limit of Parks Conveyed to BPRD

--- 244-284 A Street Property Line



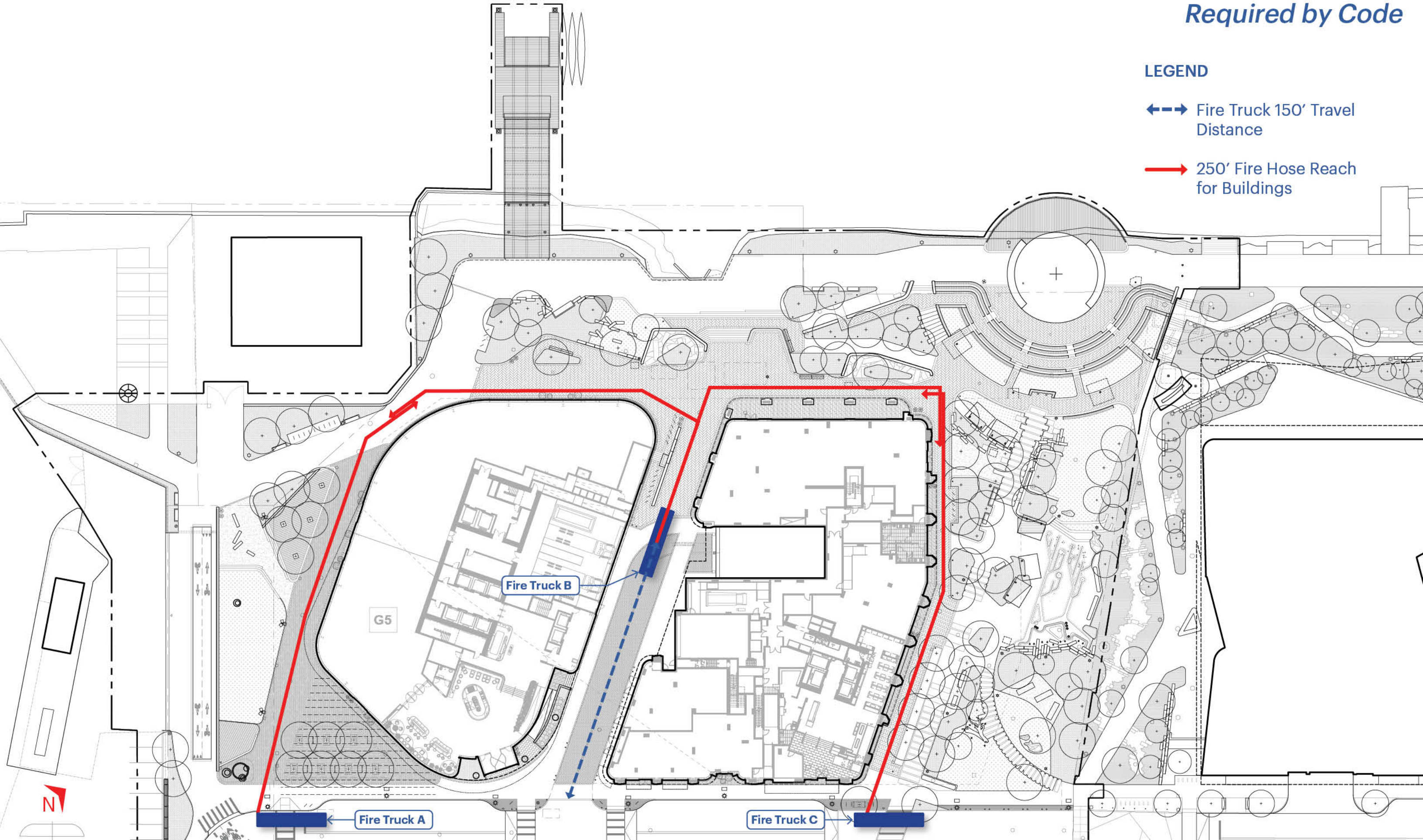
1 | Harborwalk Emergency Vehicle Access

G4 & G5 Buildings - Fire Department Emergency Vehicle Access

Fire truck access and code regulated 250' hose reach from various fire truck locations
Required by Code

LEGEND

- ↔ Fire Truck 150' Travel Distance
- 250' Fire Hose Reach for Buildings



Outdoor & Harborwalk - Fire Department Emergency Vehicle Access Additional Coverage Area *Not Required by Code*

LEGEND

- ↔ Fire Truck 150' Travel Distance
- 250' Fire Hose Reach for Buildings
- 250' Fire Hose Reach for Other Areas

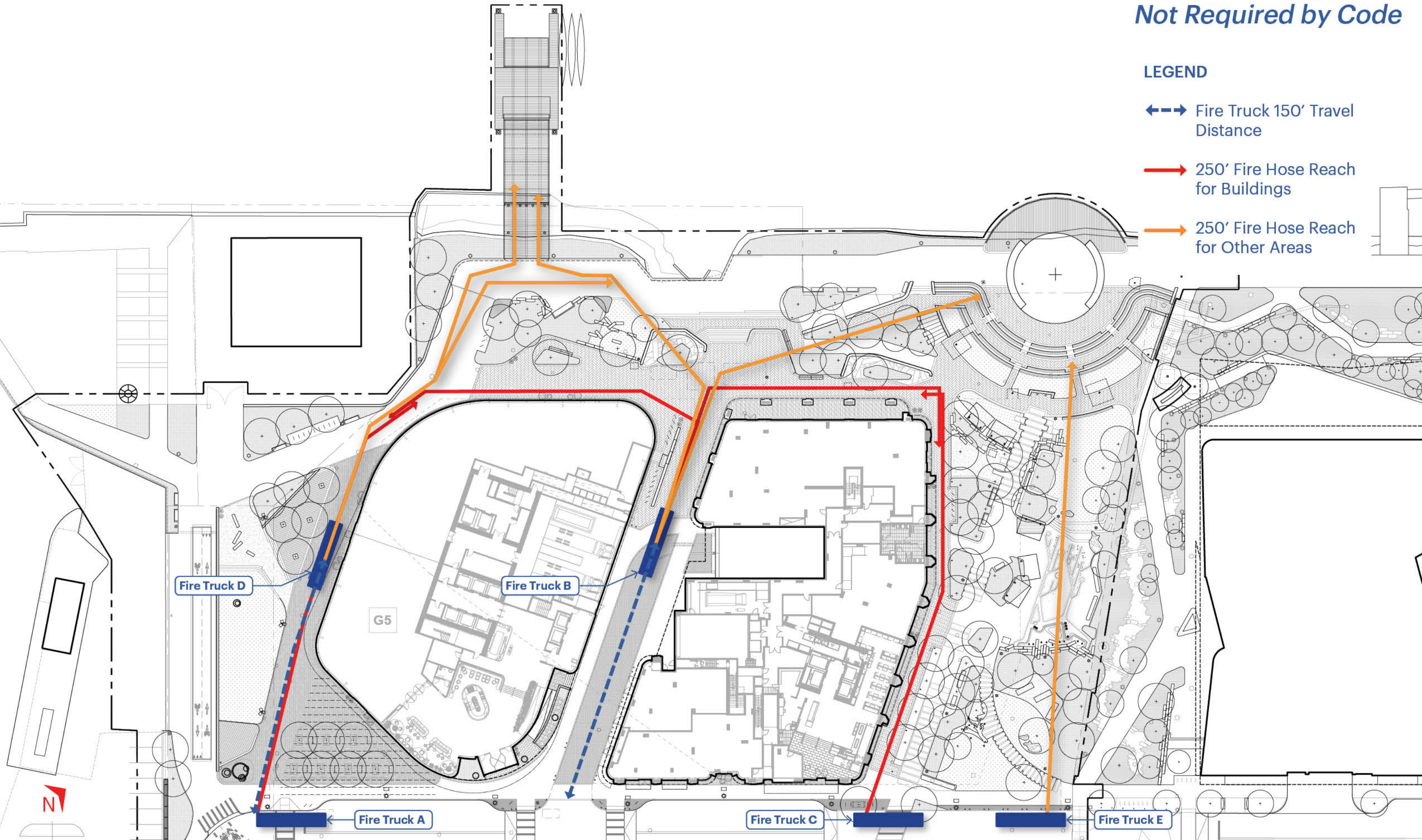
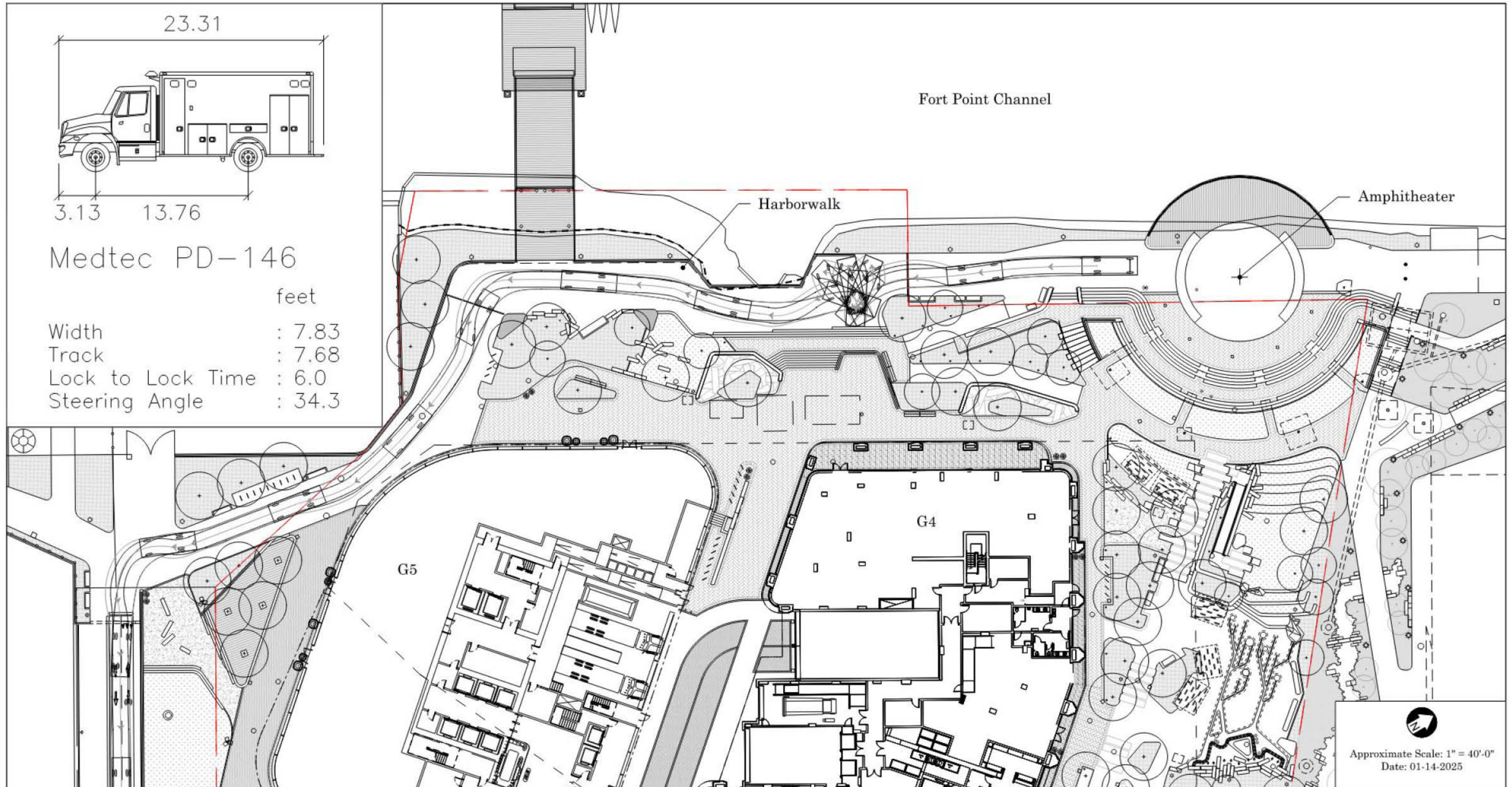


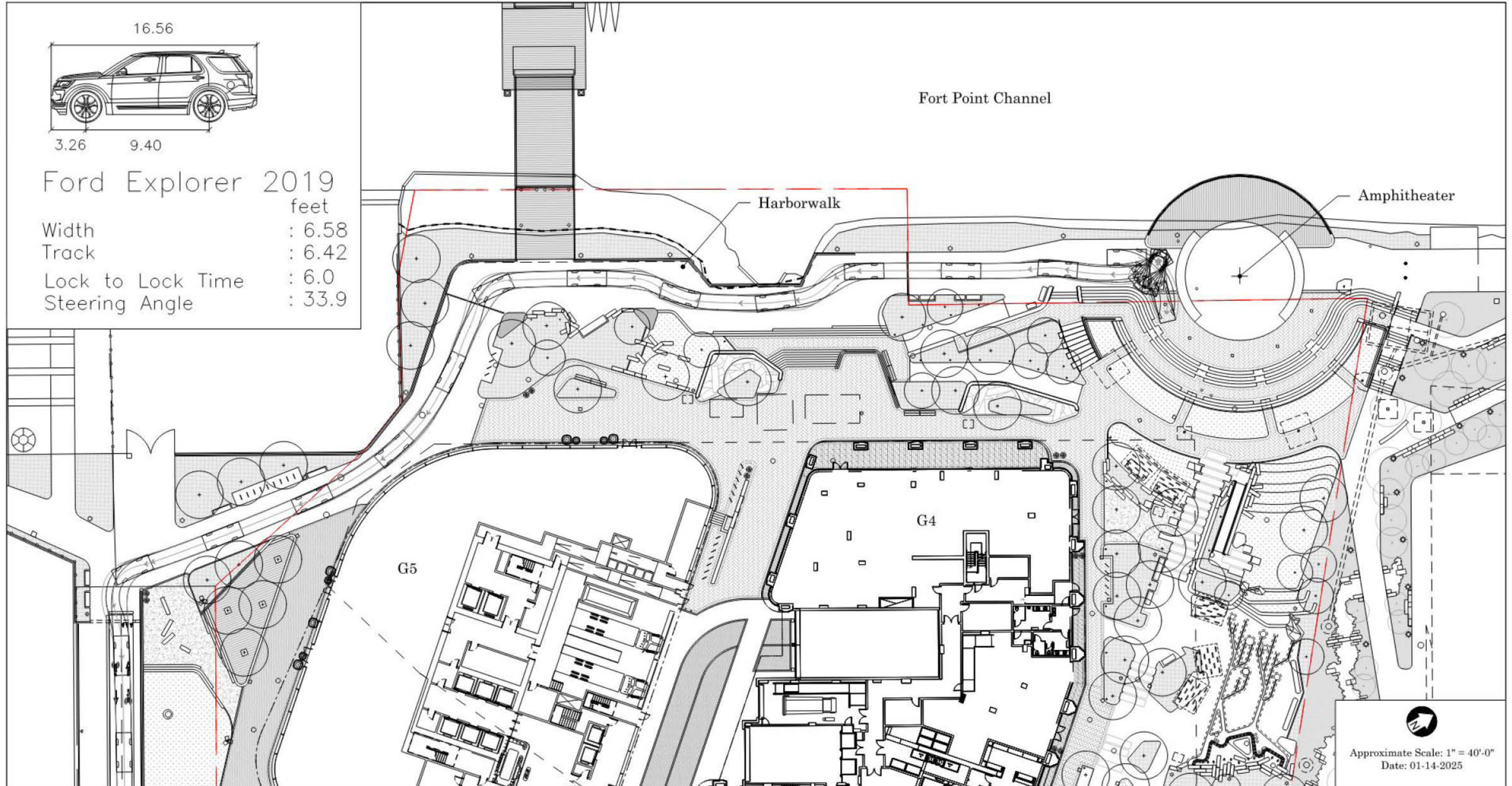
Figure 1. Ambulance Reverse Maneuver to Binford Street



1/14/2025 L:\19016\AutoTURN\2025-01-07 Amphitheater\19016-Amphitheater-2025_01_07.dwg
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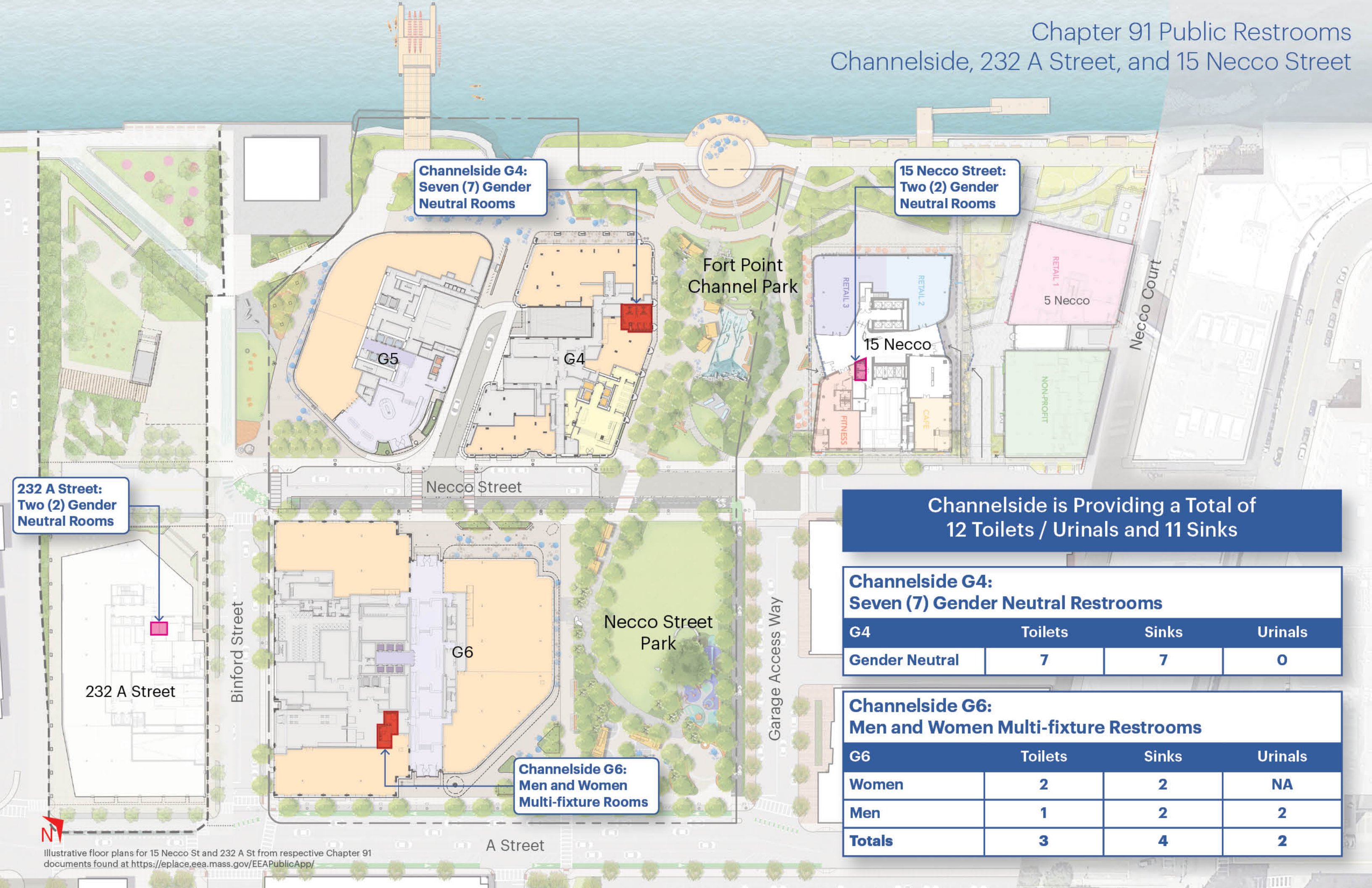
Figure 3 *Boston Police Vehicle Reverse Maneuver to Binford Street*



1/14/2025 L:\19016\AutoTURN\2025-01-07 Amphitheater\19016-Amphitheater-2025_01_07.dwg
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2 | Chapter 91 Public Restrooms

Chapter 91 Public Restrooms
Channelside, 232 A Street, and 15 Necco Street



Channelside is Providing a Total of 12 Toilets / Urinals and 11 Sinks

**Channelside G4:
Seven (7) Gender Neutral Restrooms**

G4	Toilets	Sinks	Urinals
Gender Neutral	7	7	0

**Channelside G6:
Men and Women Multi-fixture Restrooms**

G6	Toilets	Sinks	Urinals
Women	2	2	NA
Men	1	2	2
Totals	3	4	2

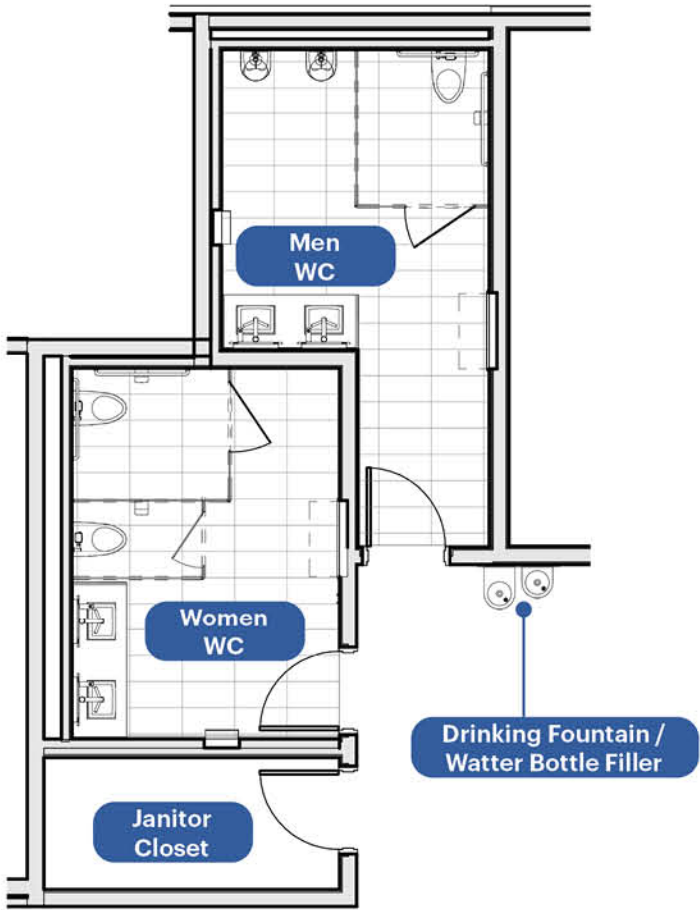
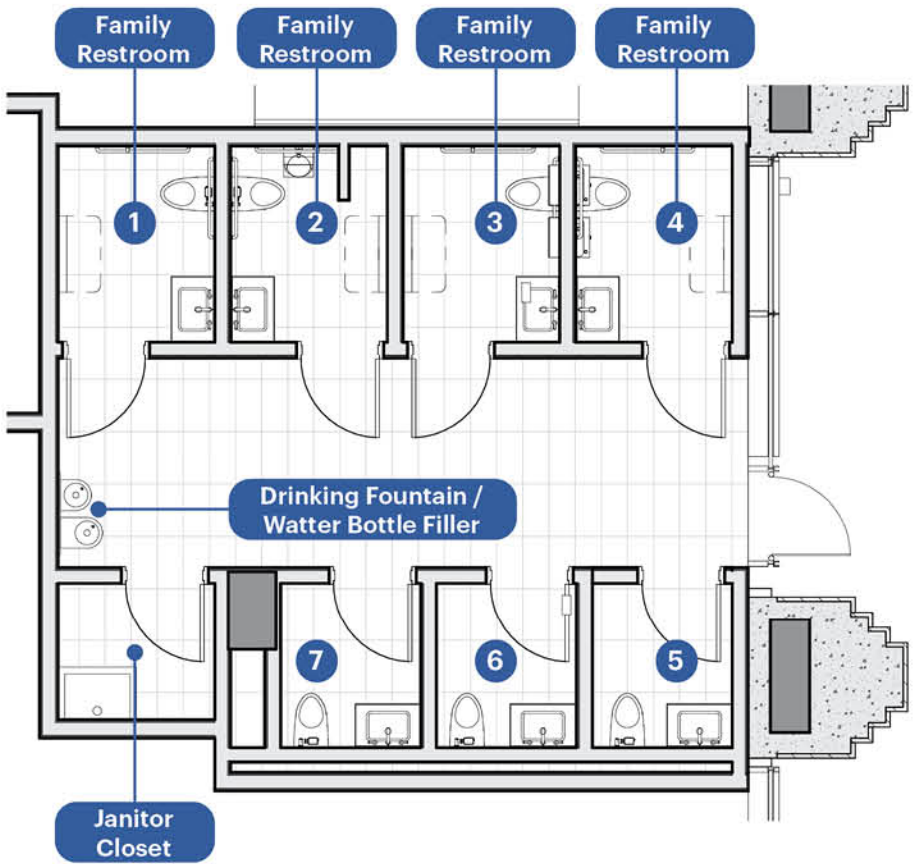
**232 A Street:
Two (2) Gender
Neutral Rooms**

**Channelside G4:
Seven (7) Gender
Neutral Rooms**

**15 Necco Street:
Two (2) Gender
Neutral Rooms**

**Channelside G6:
Men and Women
Multi-fixture Rooms**

Illustrative floor plans for 15 Necco St and 232 A St from respective Chapter 91 documents found at <https://eplace.eea.mass.gov/EEAPublicApp/>



New Changes

- Channelside is providing a total of **12 toilets/urinals & 11 sinks** (Increased from 9 toilets/urinals & 8 sinks)
- Of these, seven (7) new toilet rooms are single-user, gender neutral rooms that will be lockable and can be used as a changing room

Project Will Continue to Provide

- All toilet rooms meet full ADA standards in terms of dimensions and accessories
- Several toilet rooms will have flip-down baby changing stations
- Restroom areas have ADA-compliant drinking fountain/water bottle filling stations
- Signage will be placed in logical locations within the Open Space and/or on buildings to provide clear wayfinding and direct people towards the Public Restrooms and other areas

G4 Residential

G4 New	Toilets	Sinks	Urinals
Gender Neutral	7	7	0

G6 Laboratory

G6	Toilets	Sinks	Urinals
Women	2	2	NA
Men	1	2	2
Totals	3	4	2

Prior G4 Fixture Counts*

G4	Toilets	Sinks	Urinals
Women	2	2	NA
Men	1	2	1
Totals	3	4	1

**Specific Changes to G4 Restrooms*

- Replacing separate Men's & Women's rooms with seven (7) Gender Neutral Toilet Rooms
- Increased number of toilets from 4 to 7 (3 additional)**
- Increased number of lavatories (sinks) from 4 to 7 (3 additional)

***One urinal will be substituted by one gender neutral toilet*

Additional Comments on Public Restrooms

- The G4 and G6 Public Restroom areas are included in the area designated for Facilities of Public Accommodation
- The G4 and G6 Public Restroom areas are not included in the 15,000 SF area designated for Civic and Cultural uses
- Future 15,000 SF Civic and Cultural use spaces are permitted, and encouraged, to provide Public Restrooms within the spaces for the public's use of that space. However, the Project's overall Chapter 91 Public Restroom quantity is not relying on those future restrooms as part of the calculation.

3 | Amphitheater







Prior Design



Revised Design







Tuesday Afternoon



Event Seating









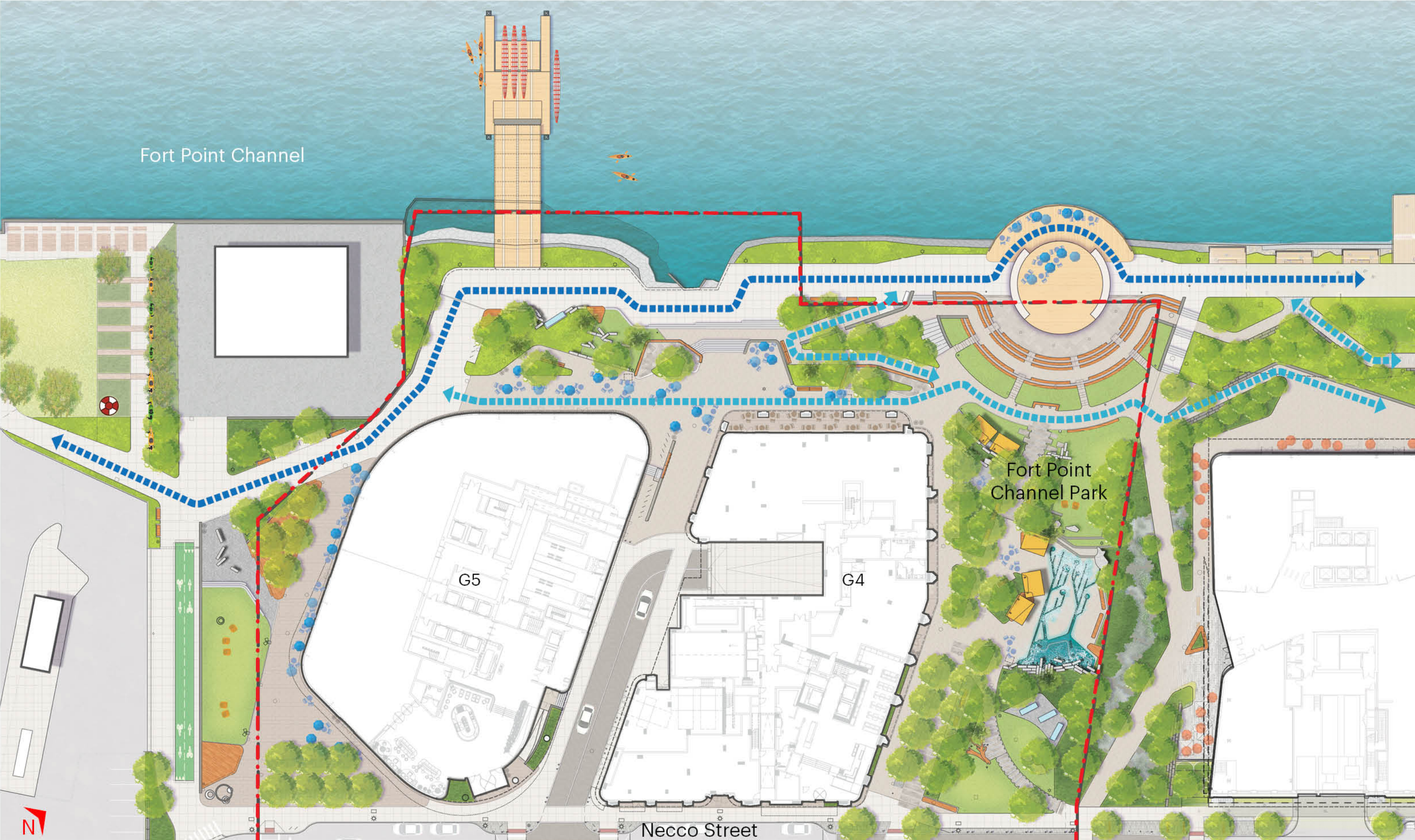








Harborwalk Access During Event at Amphitheater



Fort Point Channel

Fort Point Channel Park

G5

G4

Necco Street



Amphitheater Permanent Seating

Fort Point Channel

Overlook

Harborwalk

Platform

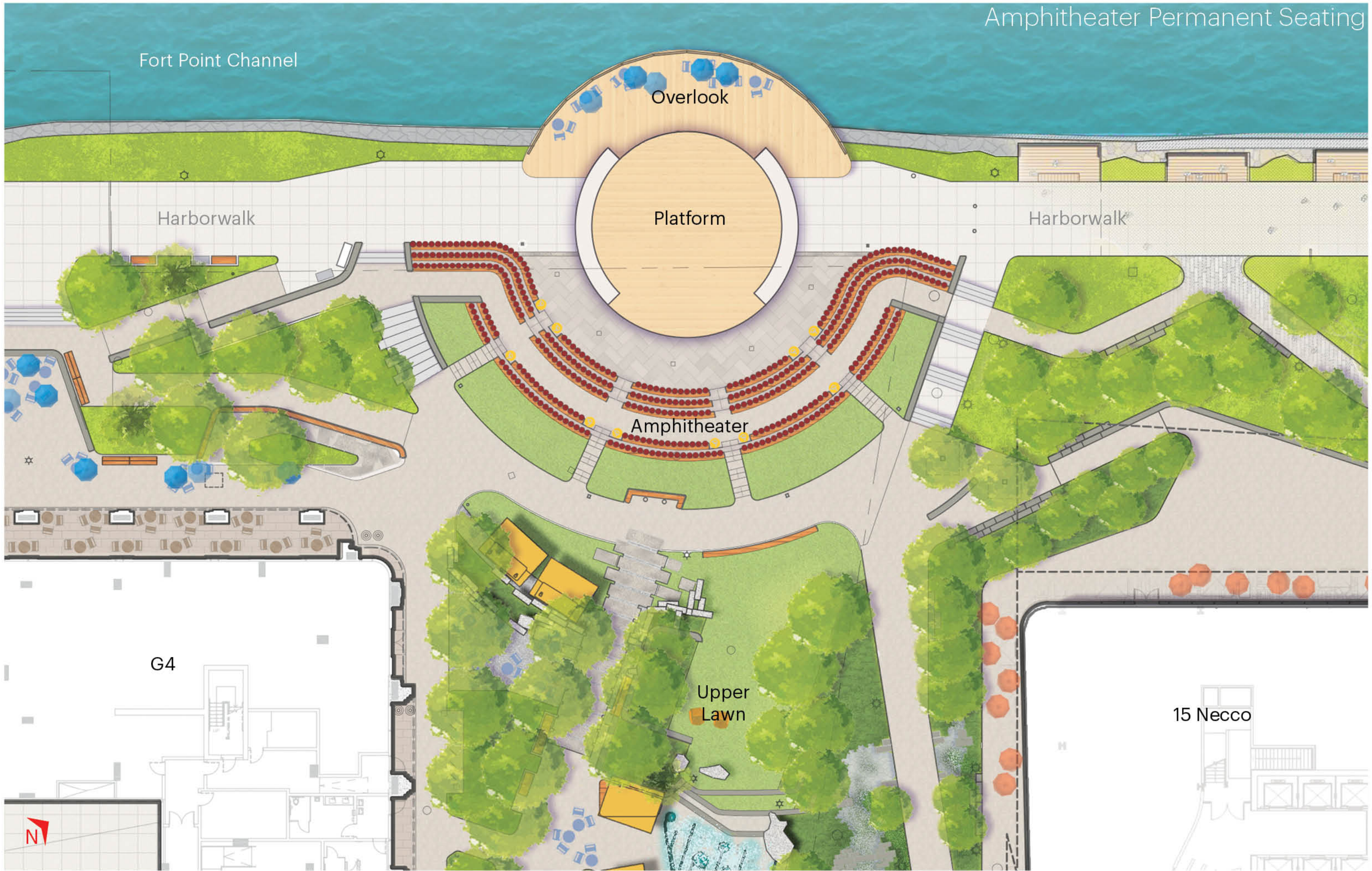
Harborwalk

Amphitheater

G4

Upper
Lawn

15 Necco

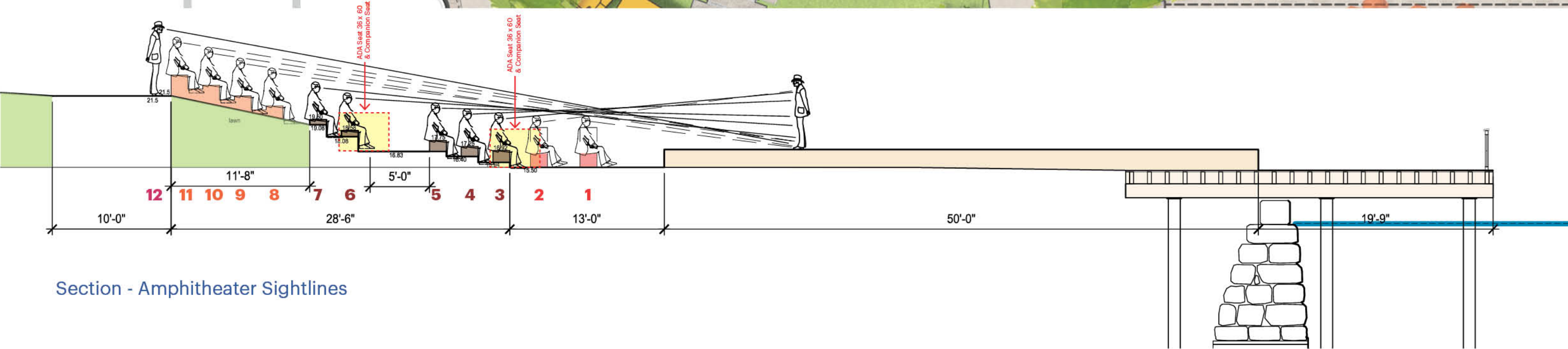


Amphitheater Permanent and Event Seating Typologies

Fort Point Channel

Harborwalk

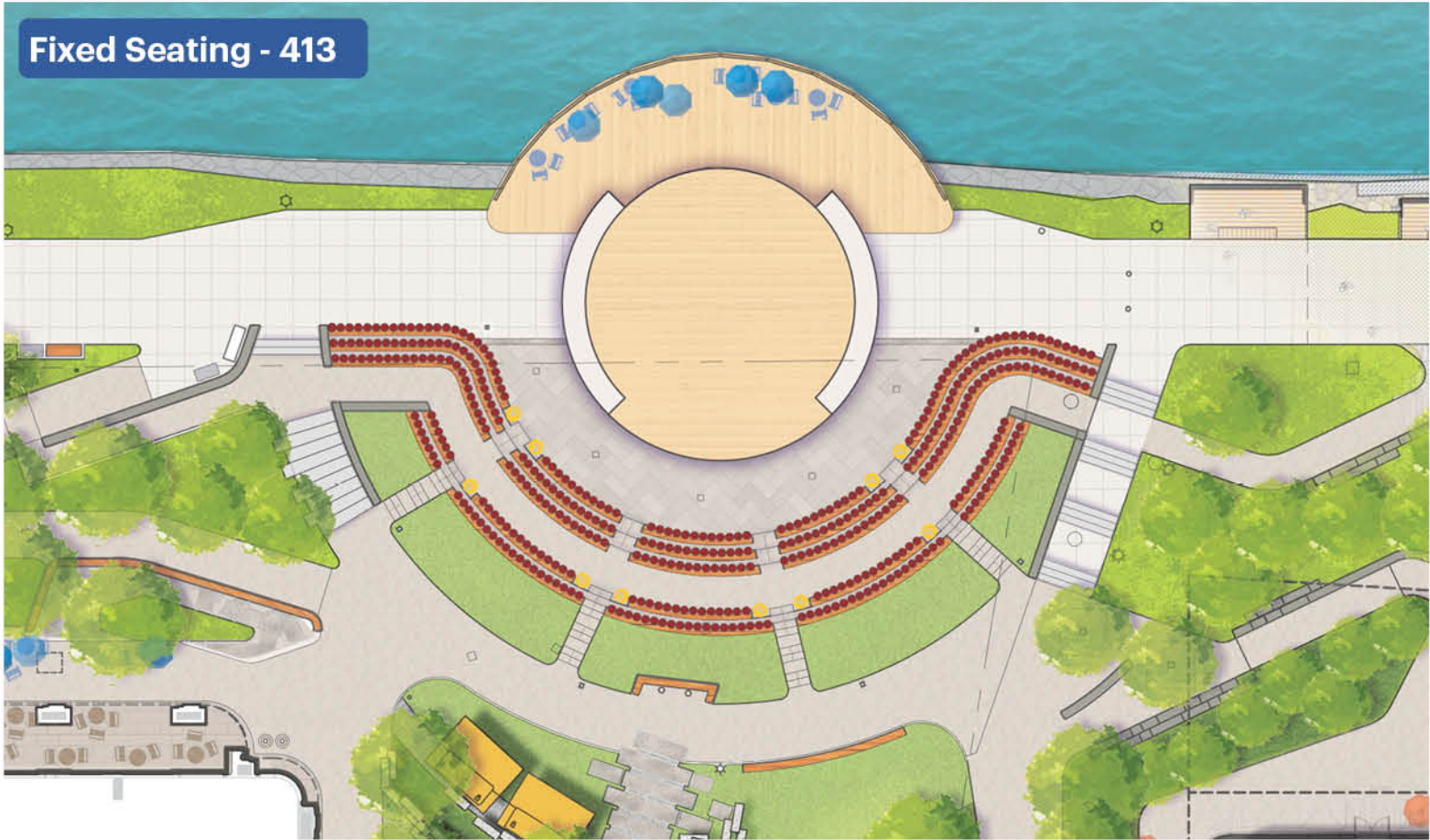
●●●	413	FIXED SEATS (18" SPACING)
●●●	104	DEPLOYABLE CHAIRS
●●●	329	DEPLOYABLE BLEACHERS
●●●	97	TOP ROW STANDING
●●●	10	10 ACCESSIBLE SPACES
953		TOTAL AUDIENCE



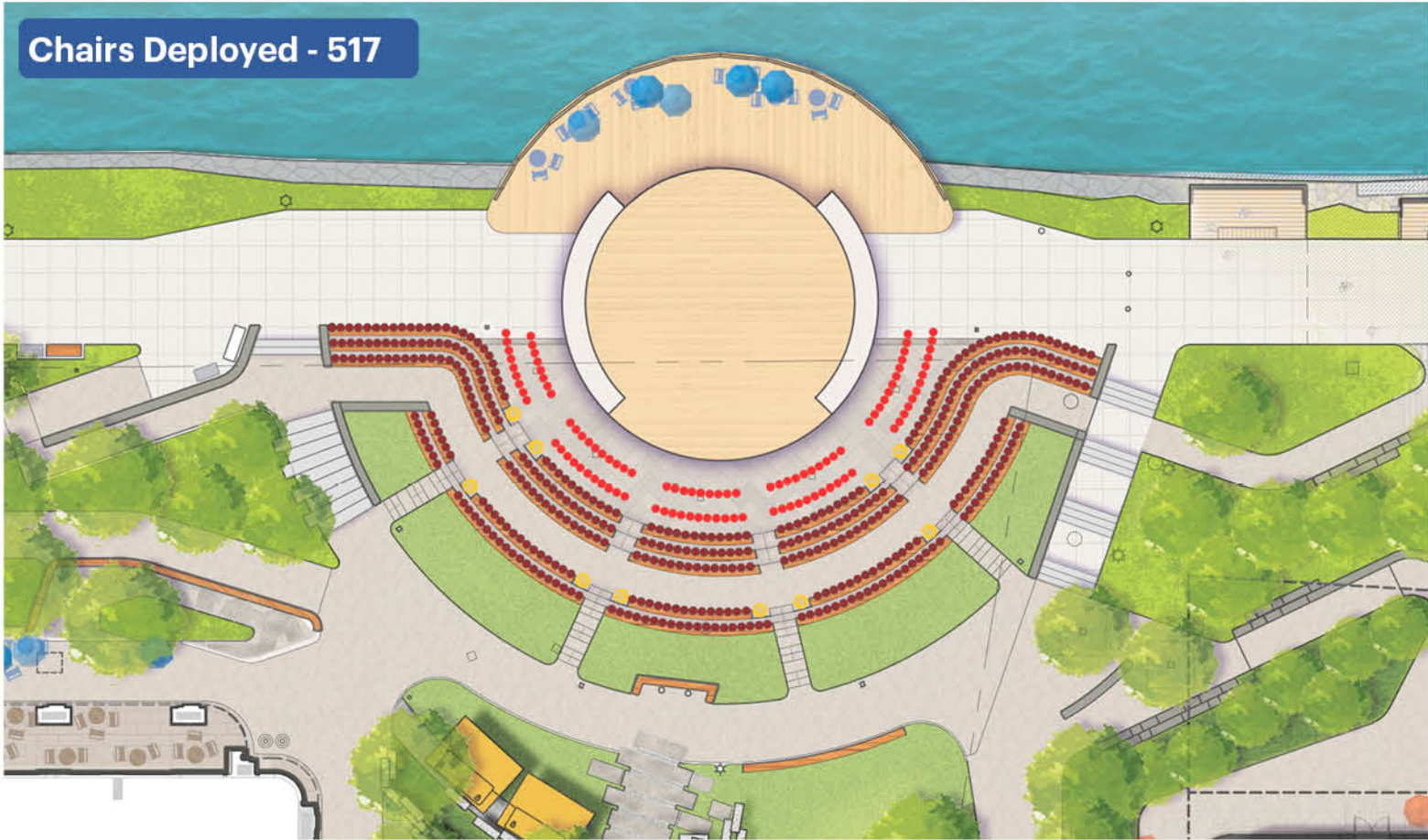
Section - Amphitheater Sightlines

Amphitheater Seating - Variable Capacity Per Event Type

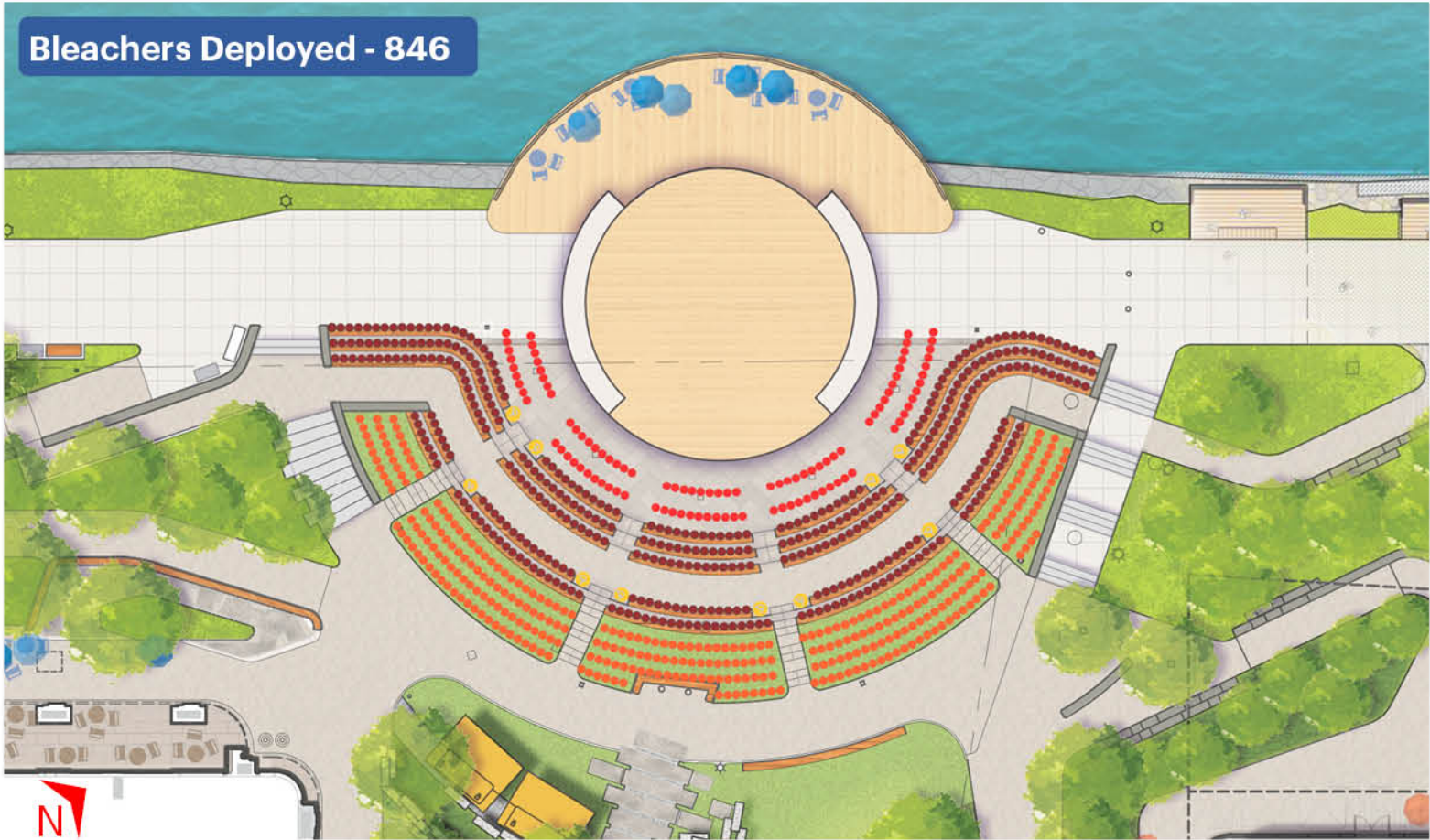
Fixed Seating - 413



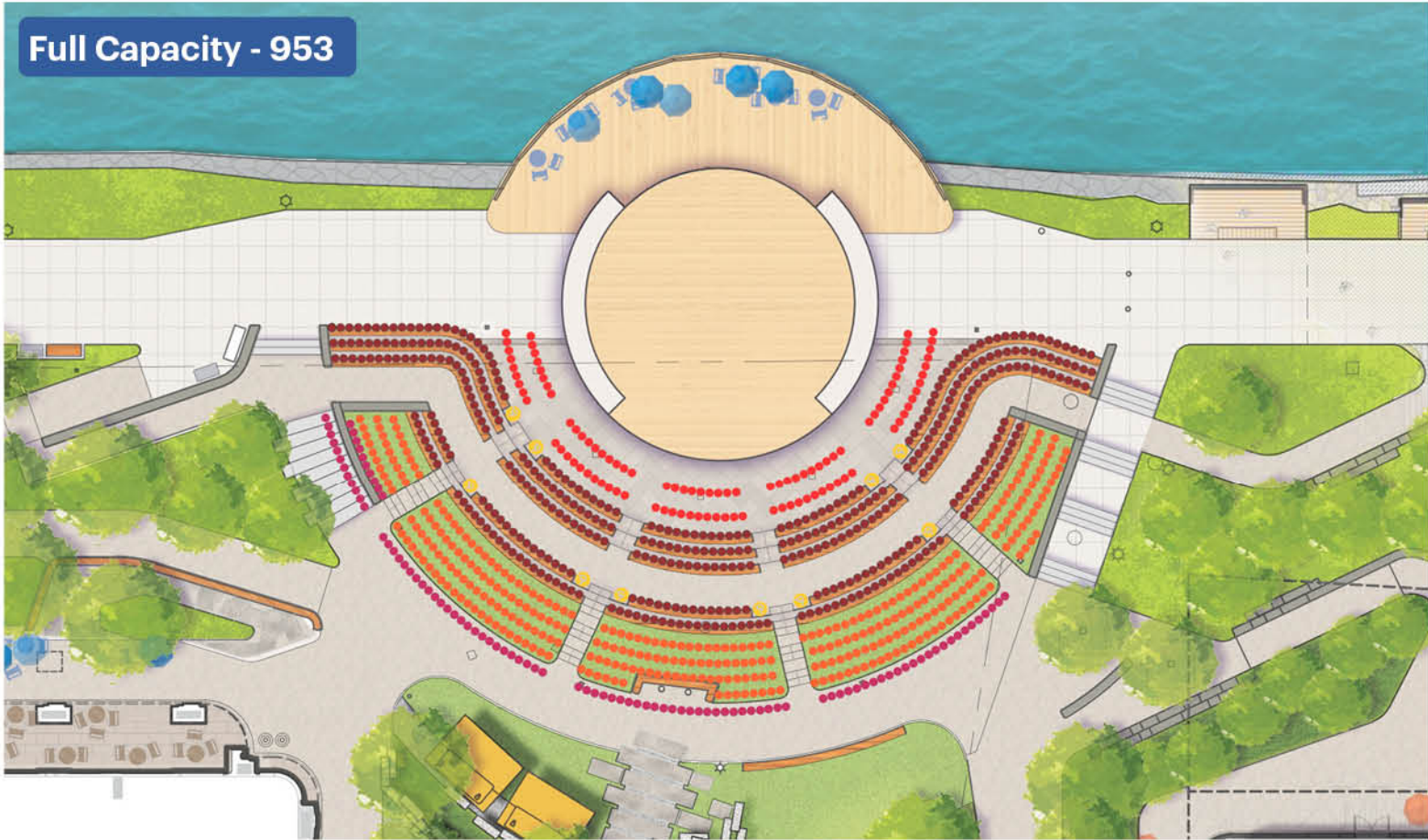
Chairs Deployed - 517



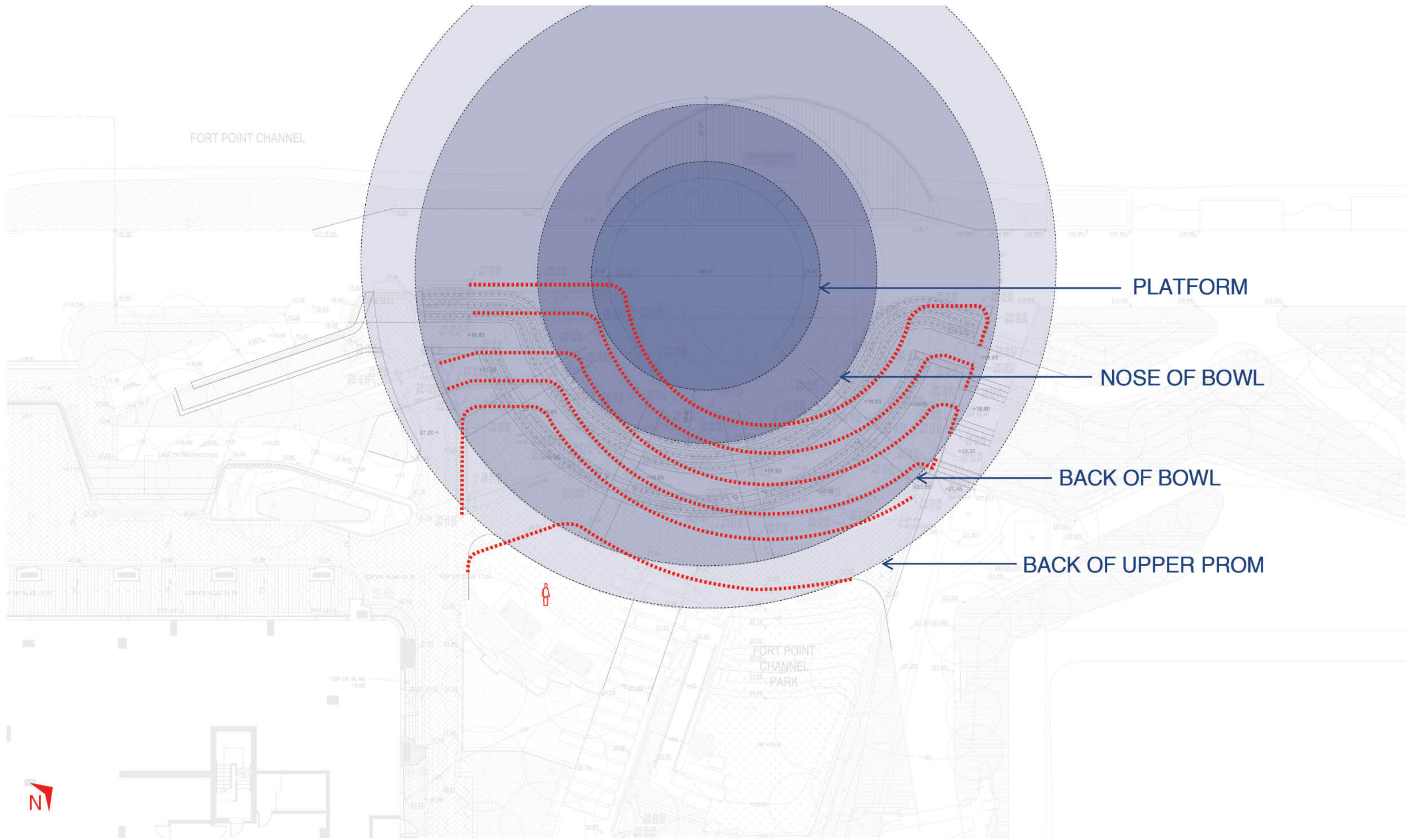
Bleachers Deployed - 846



Full Capacity - 953



Amphitheater Comparison Plan



PLATFORM

NOSE OF BOWL

BACK OF BOWL

BACK OF UPPER PROM

FORT POINT CHANNEL

FORT POINT
CHANNEL
PARK



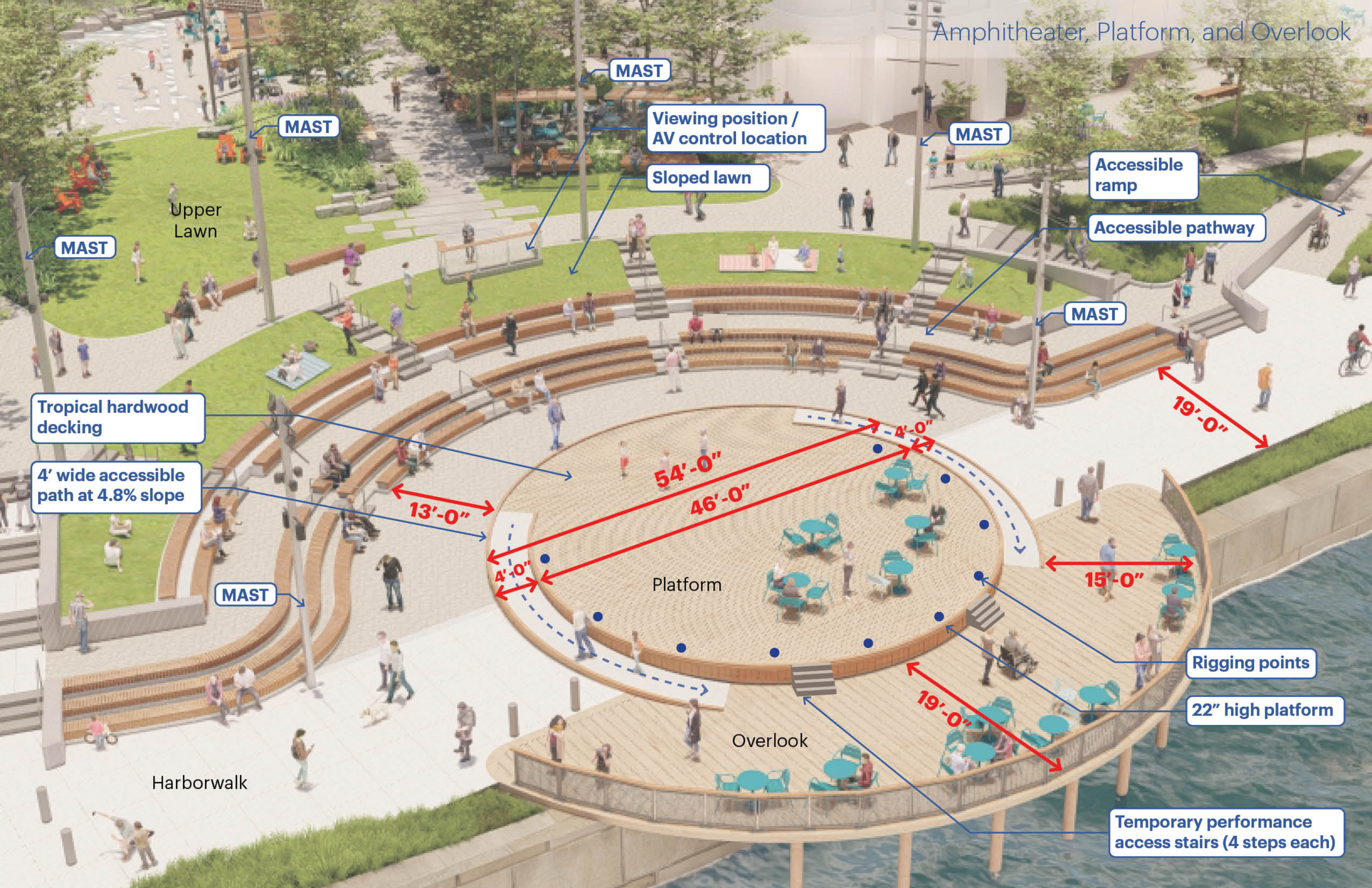






4 | Permanent Platform, Lighting & Sound Infrastructure, & Portable Restrooms

Amphitheater, Platform, and Overlook



MAST

Viewing position /
AV control location

Sloped lawn

MAST

Accessible ramp

Accessible pathway

Upper Lawn

MAST

MAST

MAST

19'-0"

Tropical hardwood decking

4' wide accessible path at 4.8% slope

13'-0"

54'-0"

46'-0"

4'-0"

15'-0"

Platform

MAST

Rigging points

22" high platform

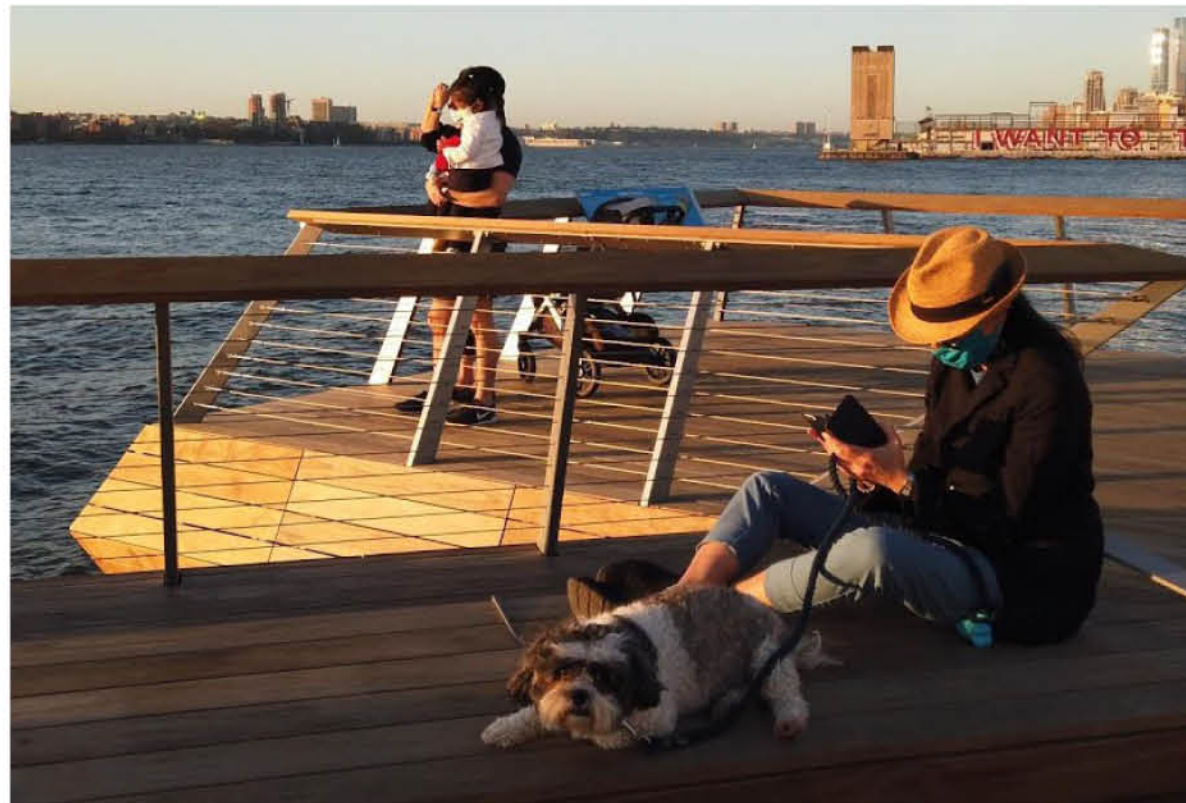
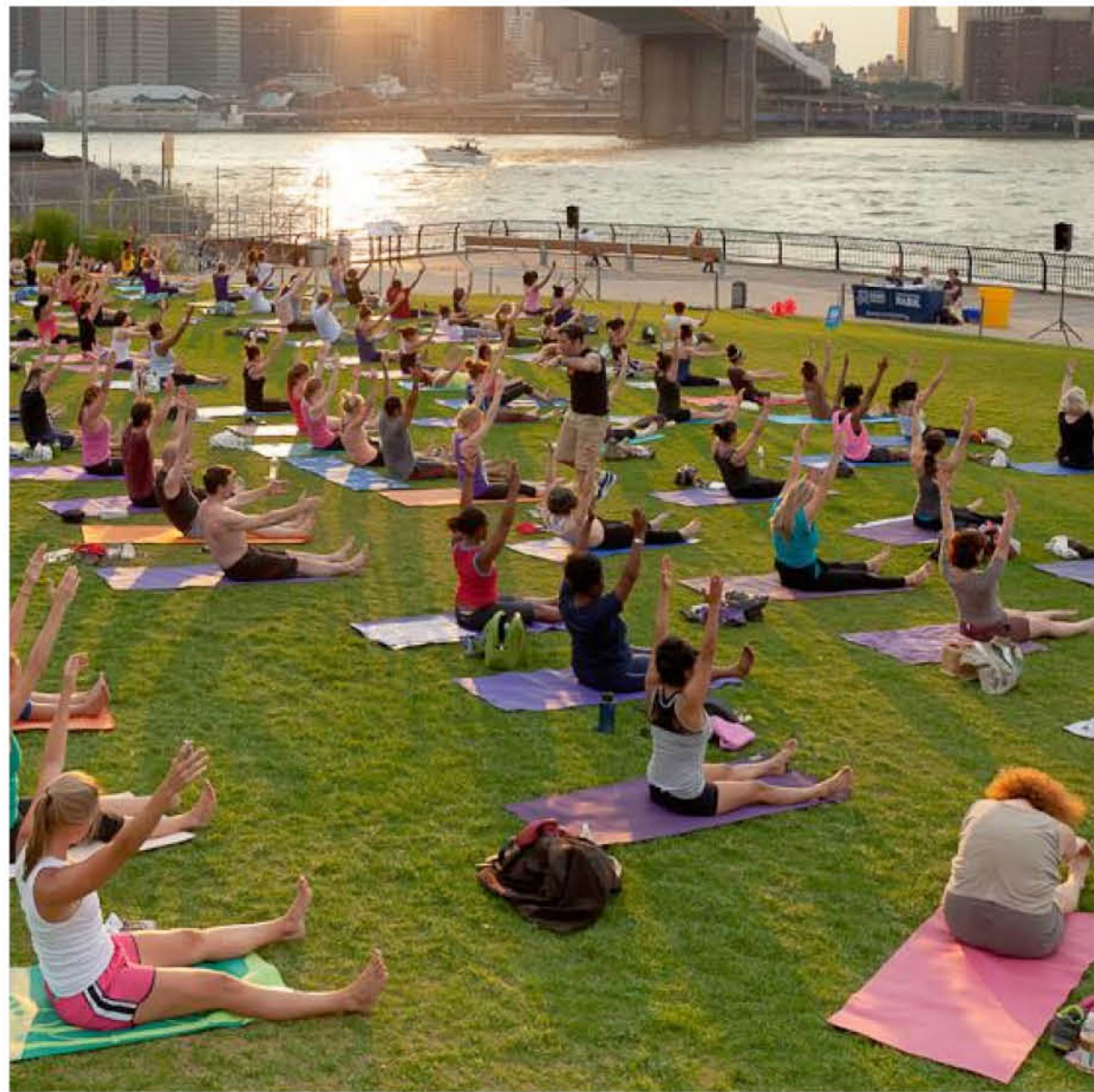
Overlook

19'-0"

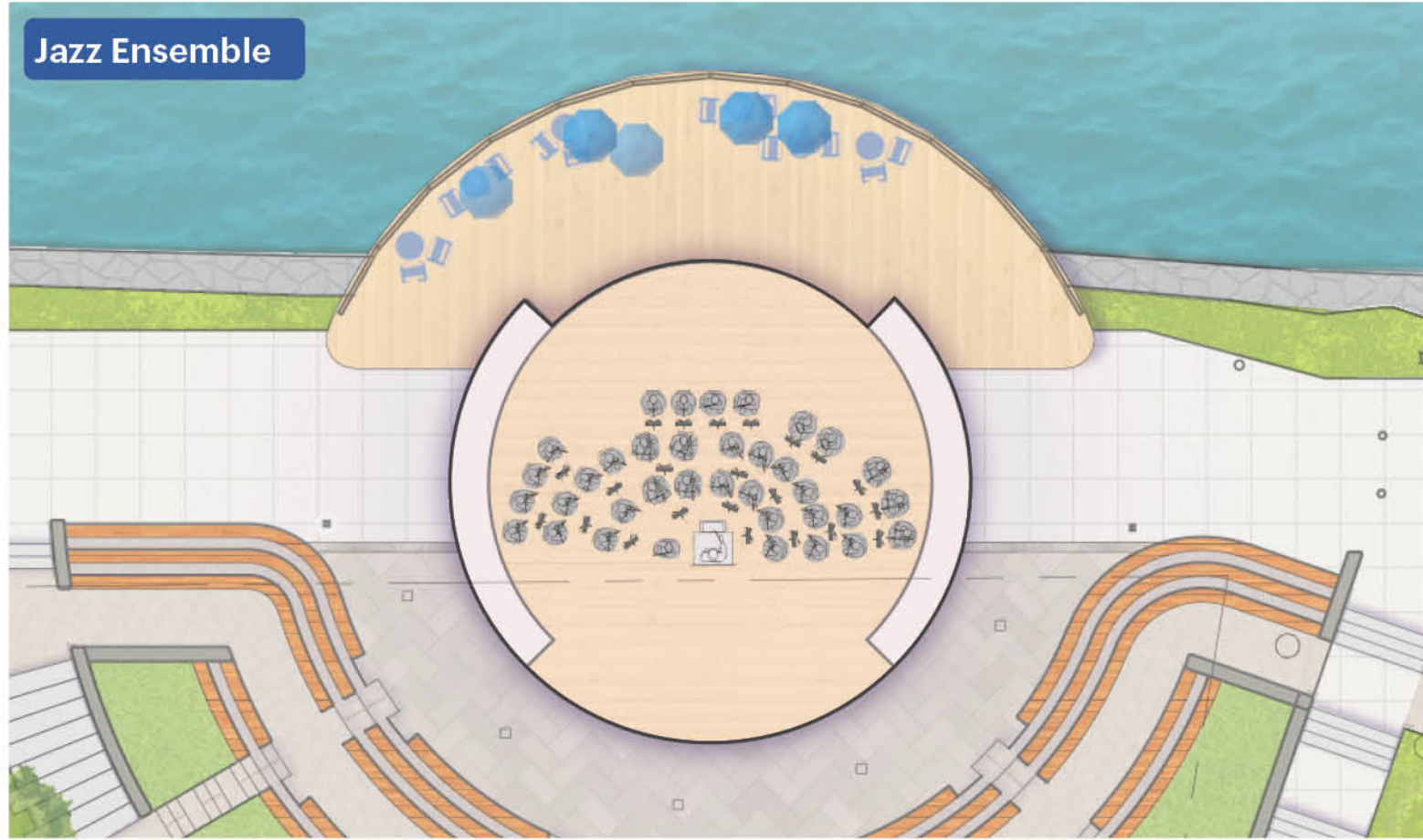
Harborwalk

Temporary performance access stairs (4 steps each)

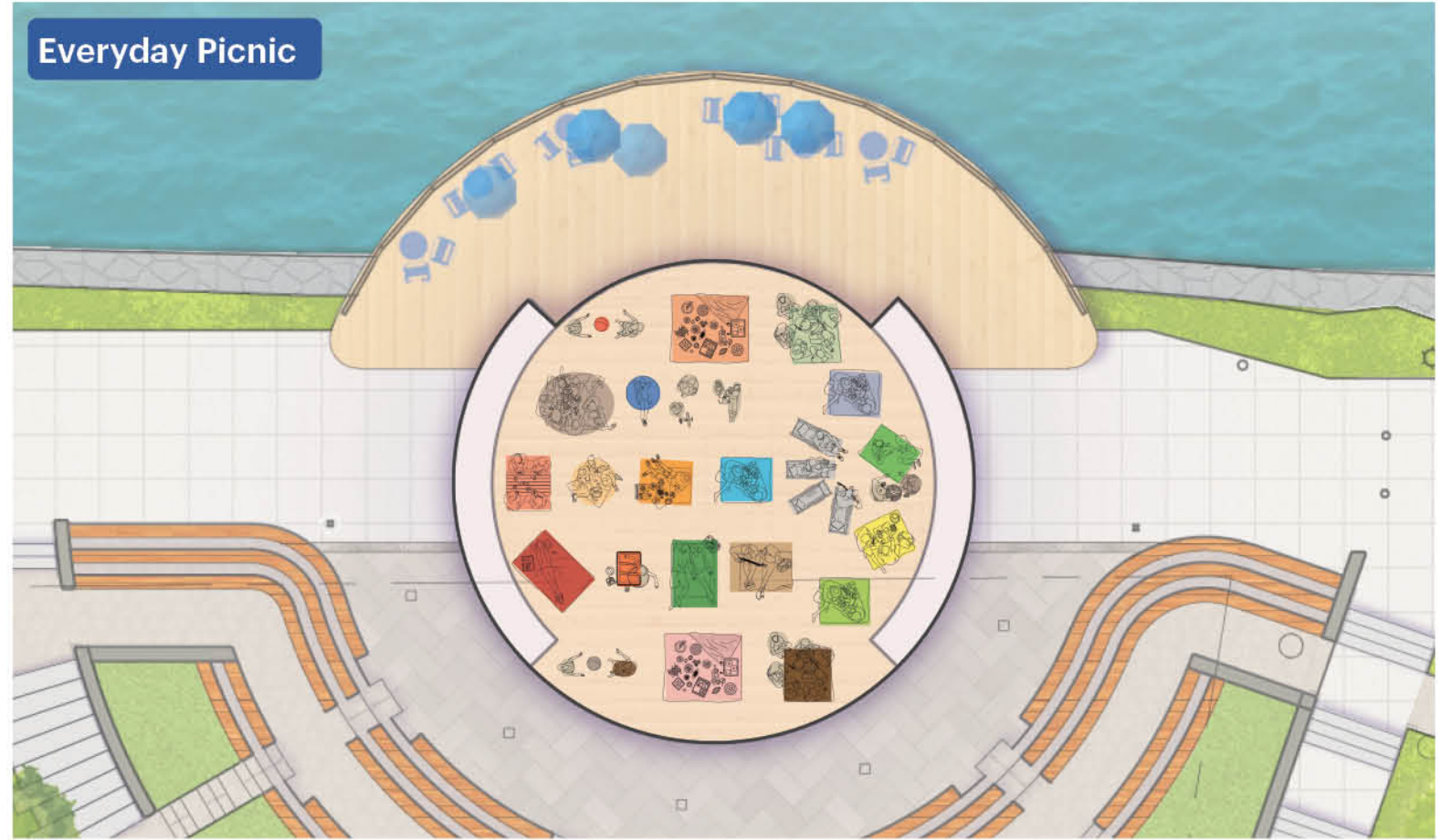
Flexible Uses
365 Days a Year



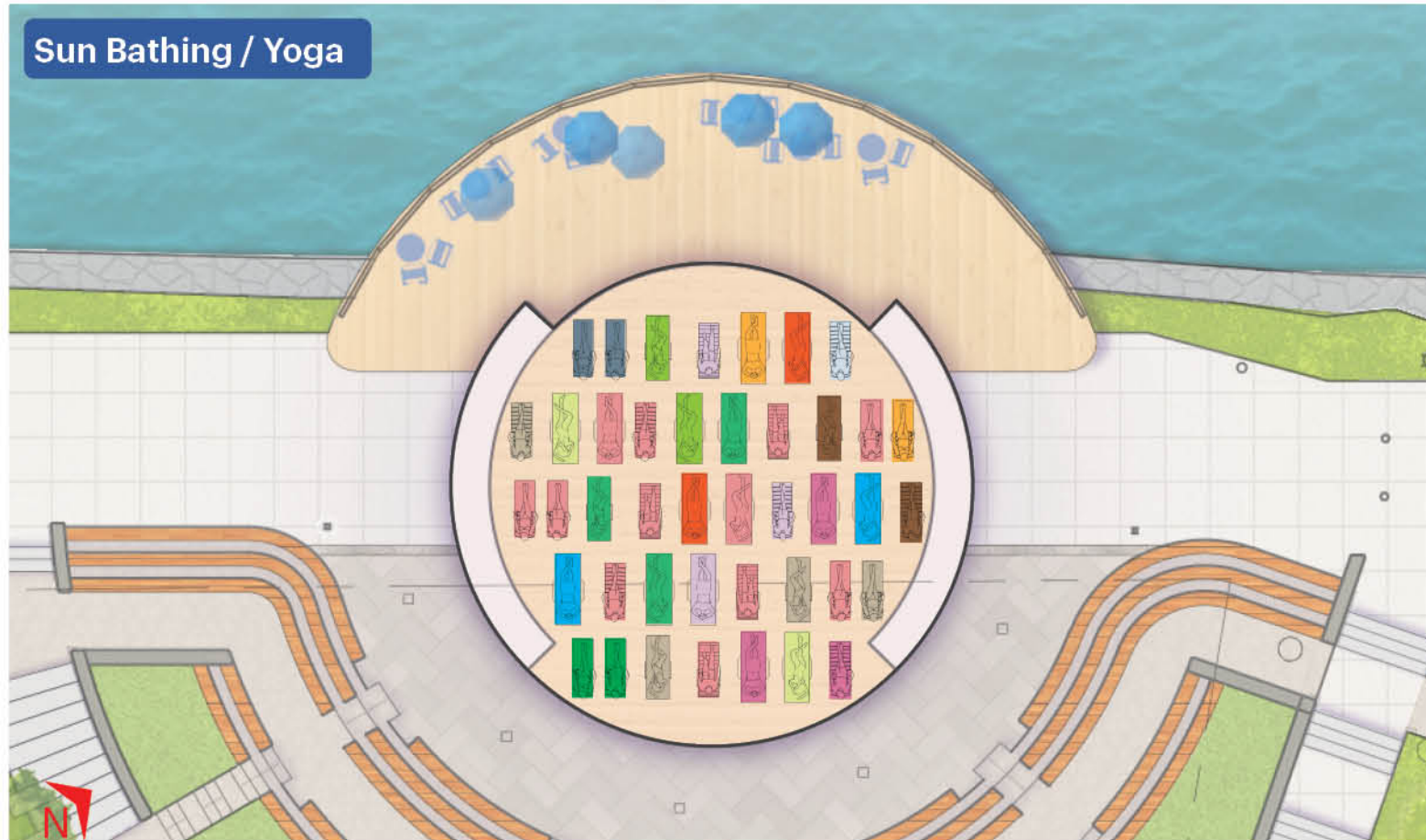
Jazz Ensemble



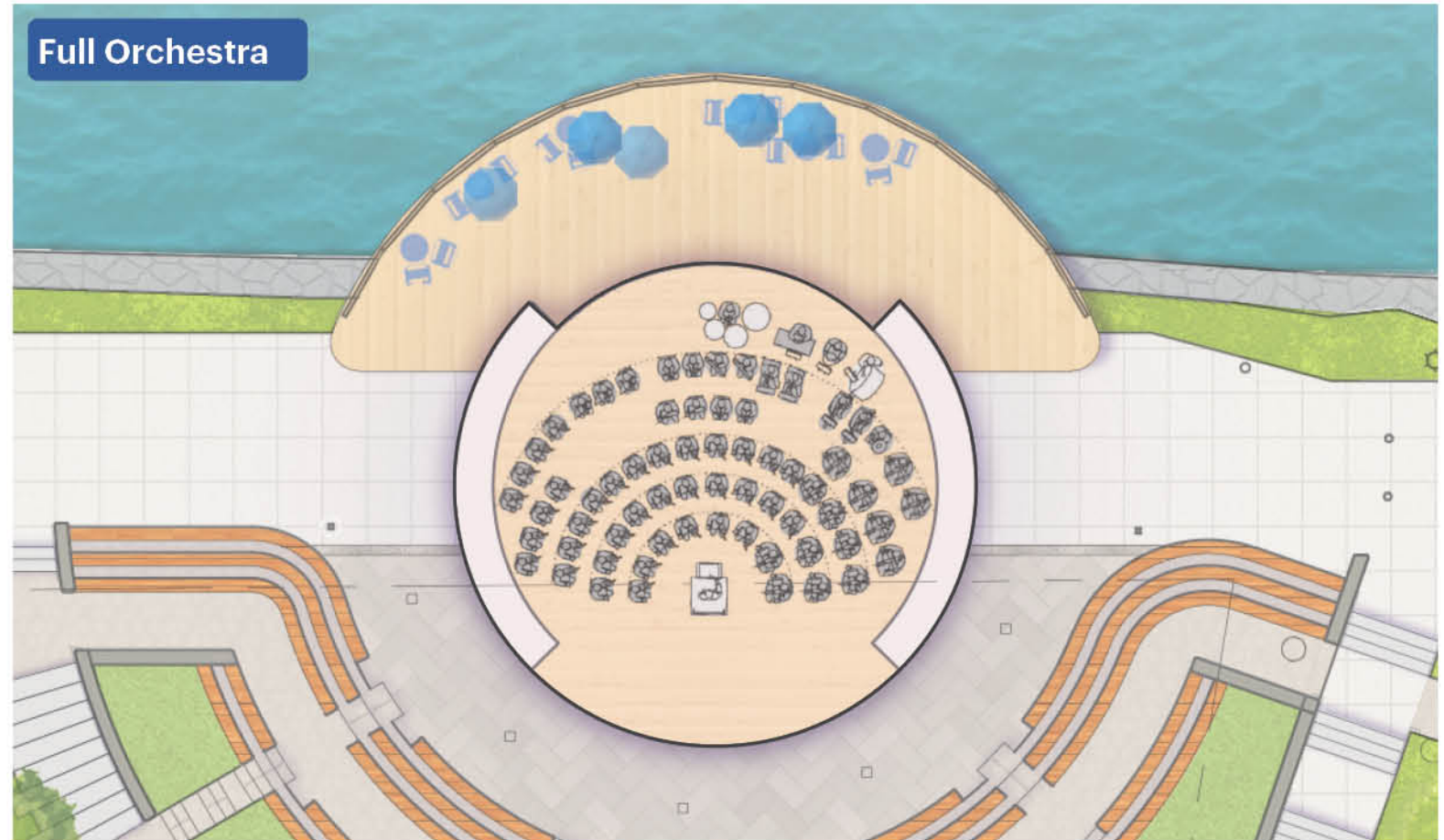
Everyday Picnic



Sun Bathing / Yoga



Full Orchestra

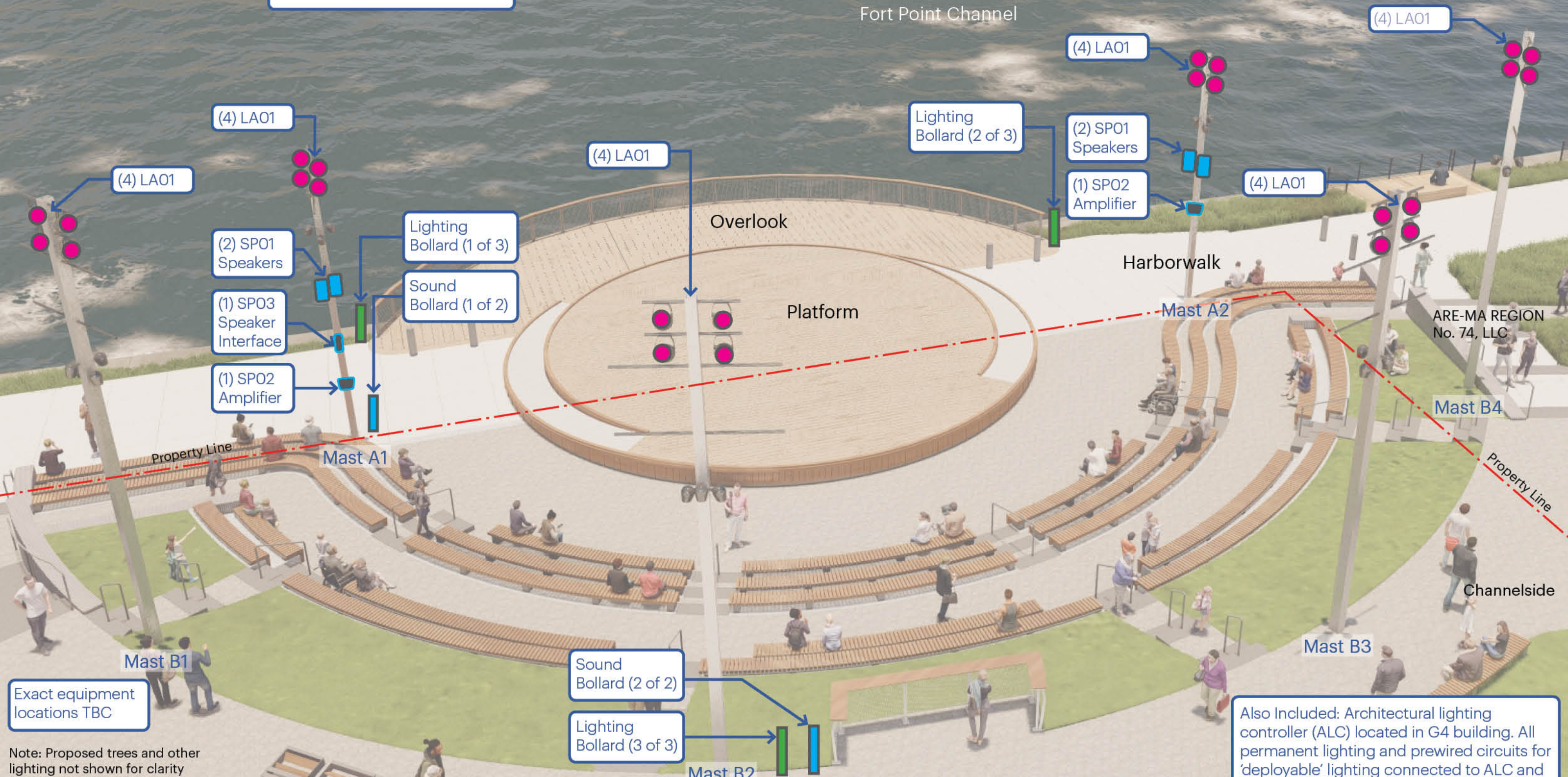


Also Included: Data and power runs with additional empty reserve conduit between each mast, bollard, and architectural light controller (located inside the building).

See following spreadsheet for recommended list of deployable equipment

On Platform 'Deployable' items NOT Shown
Amplifiers, Microphones, Power Distribution, Cables, Stands, Cases, and Accessories

Fort Point Channel



(4) LA01

(4) LA01

(2) SP01 Speakers

(1) SP03 Speaker Interface

(1) SP02 Amplifier

Lighting Bollard (1 of 3)

Sound Bollard (1 of 2)

(4) LA01

Lighting Bollard (2 of 3)

(4) LA01

(2) SP01 Speakers

(1) SP02 Amplifier

(4) LA01

(4) LA01

ARE-MA REGION No. 74, LLC

Mast B4

Property Line

Mast A1

Mast A2

Property Line

Channelside

Mast B1

Sound Bollard (2 of 2)

Lighting Bollard (3 of 3)

Mast B2

Mast B3

Exact equipment locations TBC

Also Included: Architectural lighting controller (ALC) located in G4 building. All permanent lighting and prewired circuits for 'deployable' lighting connected to ALC and accessed via mobile controller.

Note: Proposed trees and other lighting not shown for clarity

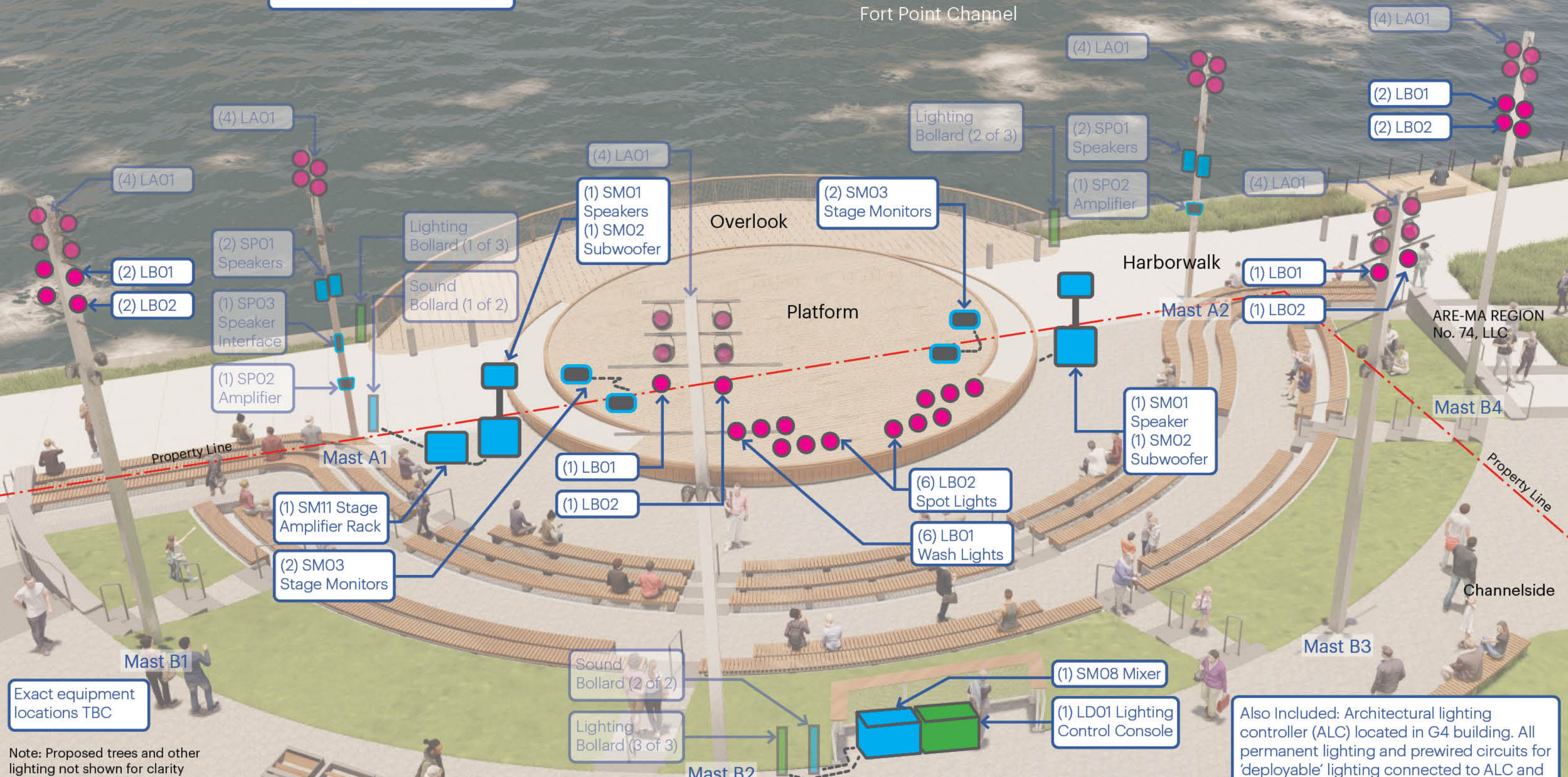
Channelside does not own the land outside of its property lines. The land Channelside does not own includes all of the land to the west of Fort Point Channel Park, including the Harborwalk and the land upon which the Overlook and the floating art launch would be located. As a result, these proposed facilities are subject to agreements with the adjacent landowner (including the grant of necessary property rights and the development of a mutually acceptable design), and receipt of the required permits and approvals.

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ARE-MA REGION No. 74, LLC

Determining Toilet Fixture Counts for Events in the Amphitheater

- State Plumbing Code 248 CMR provides guidance on toilet fixture counts for **buildings**
- The Outdoor Amphitheater **is not a building and therefore, 248 CMR would not apply** in terms of acquiring any building-related permits for toilet counts from Inspection Services Department (ISD)
- *As a hypothetical planning exercise only, if **248 CMR 10.10 Table 1: Minimum Facilities for Building Occupancy** were to be applied to the Amphitheater with an assumed 1,000 person occupancy, then a worst case assumption, based on occupancy only, and not time-related demand (intermissions, pedestrian flow, e.g.) might yield fixture counts as the following:*

Hypothetical 248 CMR Code-Calculated Fixture Counts Based on 1,000 Person Theater Occupancy

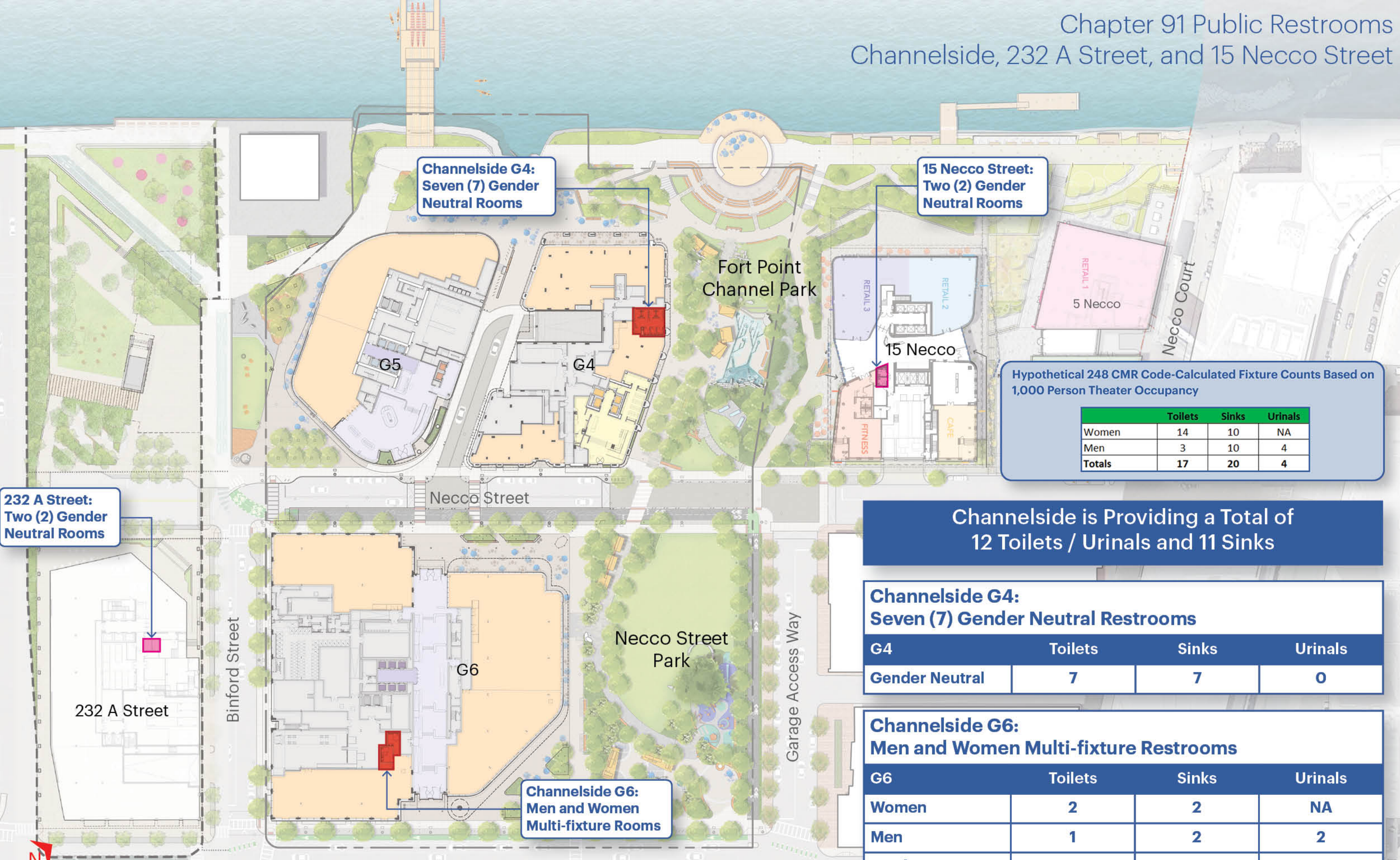
	Toilets	Sinks	Urinals
Women	14	10	NA
Men	3	10	4
Totals	17	20	4

Gender Neutral Restrooms

- 248 CMR details that providing Unisex/Multi-gender restrooms will not reduce the overall quantity of required fixtures. If implemented, these take the place of male/female required fixtures (i.e. 1 male and 1 female toilet replaced with two (2) unisex toilet rooms).

- *Exact quantities and provisions of outdoor event restrooms will differ by opinion and will be the responsibility of the Performance Event Manager or Vendor and producers of events within the Parks and Amphitheater. Quantities are also subject to permits and oversight of the Boston Parks and Recreation Department and Mayor's Office of Arts and Culture.*

Chapter 91 Public Restrooms
Channelside, 232 A Street, and 15 Necco Street



Hypothetical 248 CMR Code-Calculated Fixture Counts Based on 1,000 Person Theater Occupancy

	Toilets	Sinks	Urinals
Women	14	10	NA
Men	3	10	4
Totals	17	20	4

Channelside is Providing a Total of 12 Toilets / Urinals and 11 Sinks

Channelside G4: Seven (7) Gender Neutral Restrooms

G4	Toilets	Sinks	Urinals
Gender Neutral	7	7	0

Channelside G6: Men and Women Multi-fixture Restrooms

G6	Toilets	Sinks	Urinals
Women	2	2	NA
Men	1	2	2
Totals	3	4	2

232 A Street: Two (2) Gender Neutral Rooms

Channelside G4: Seven (7) Gender Neutral Rooms

15 Necco Street: Two (2) Gender Neutral Rooms

Channelside G6: Men and Women Multi-fixture Rooms

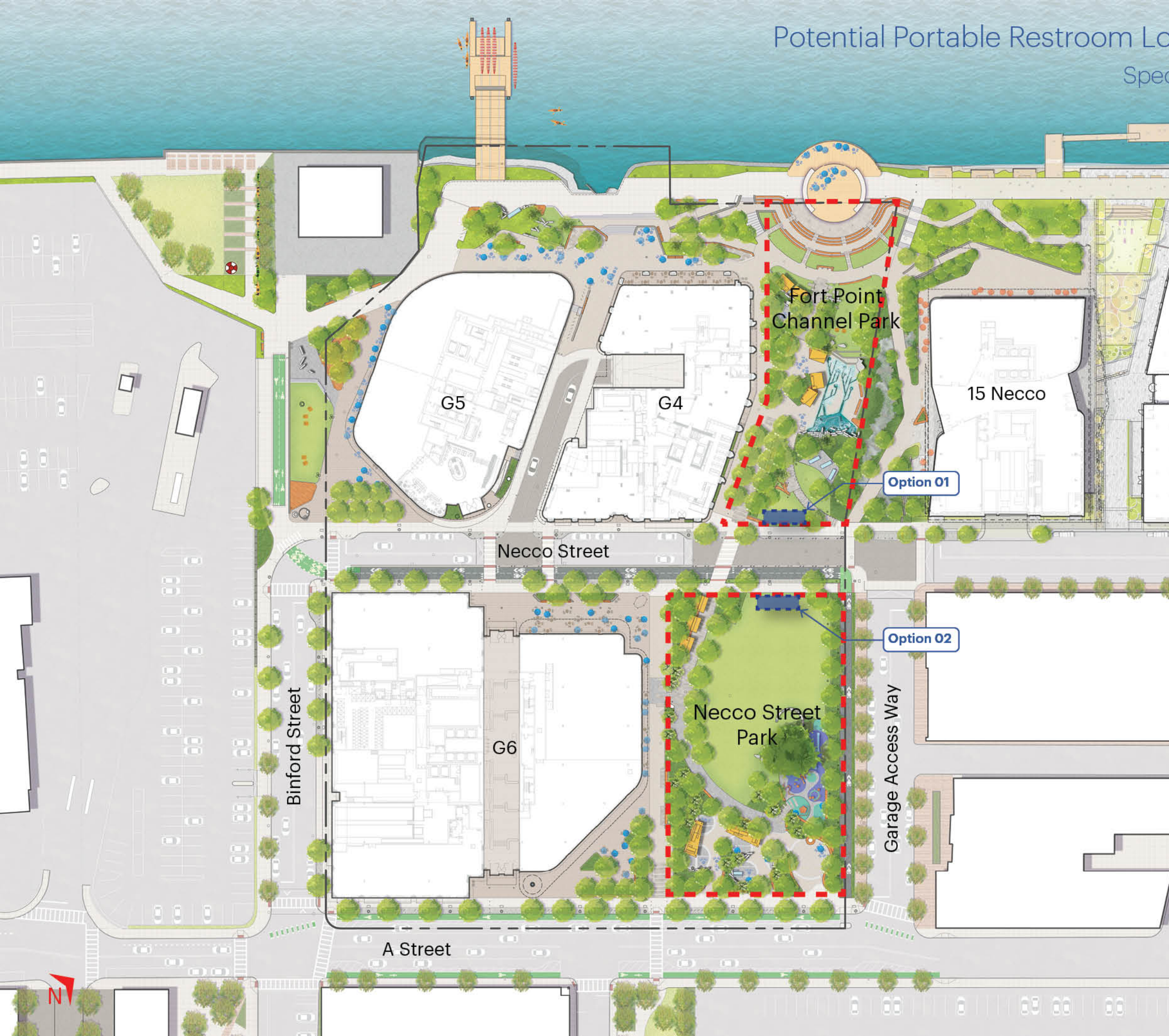
Illustrative floor plans for 15 Necco St and 232 A St from respective Chapter 91 documents found at <https://eplace.eea.mass.gov/EEAPublicApp/>

Potential Portable Restroom Locations for Performance Events

Specific Quantities and Locations by Others



City of Boston
Parks & Recreation



--- Limit of Parks Conveyed to BPRD

--- 244-284 A Street Property Line

Potential Portable Restrooms for Performance Events

Specific Quantities and Locations by Others

Examples of Portable Restrooms



<https://newenglandrestrooms.com/16-foot-mobile-restroom/>

Mobile Restroom Trailer

This spacious 16 foot luxury mobile restroom trailer has a delightful interior and enough capacity to provide a true first-class experience. The restroom trailer's soft interior colors and spacious floor design create a wonderful experience for guests. The spa-like interior creates a soothing and luxurious atmosphere for your guests. Many features on our luxury mobile restroom trailers will surprise you, and delight your guests.

Trailer Dimensions: 12'H, 19'L, 8'W

Required:
2 designated 20-amp circuits
Electrical (110V) hook-up
On site water source (via garden hose)



<https://newenglandrestrooms.com/portable-restrooms/>

Our Standard Porta Potty (Portable Restroom)

Features:
- Urinal
- Toilet
- Hand Sanitizer
- Toilet Paper

Included in weekly service:
- Emptying and refilling the holding tank
- Sanitizing the entire unit
- Restocking all necessary supplies



Thank You!

Appendix

15 Necco St/Channelside Development Property Boundaries

ARE-MA Region No. 74, LLC



G6

G4

15 Necco Street

Necco Street Park

Fort Point Channel Park

Line of Protection
21.5-21.0

FFE +21.5

+21.5

Line of Protection

FFE +20.5

+23

+22

+21.3

+21.5

+21.5

+21.4

+19.08

+16.83

+16.83

+15.5

+17.08

RB Property Line

Harborwalk

+EX 15.0

Channelside does not own the land outside of its property lines. The land Channelside does not own includes all of the land to the west of Fort Point Channel Park, including the Harborwalk and the land upon which the Overlook and the floating art launch would be located. As a result, these proposed facilities are subject to agreements with the adjacent landowner (including the grant of necessary property rights and the development of a mutually acceptable design), and receipt of the required permits and approvals.

Deployable Lighting

Channelside shall provide funding for “turnkey” deployable lighting equipment supported by \$110,000 of funds from the project’s public Arts budget of \$3.7m.



- Portable performance lighting fixtures which shall augment and complement the permanent performance lighting system

Specific Recommended Examples

- Fixture Type LB01 Static Color Changing Wash. Qty 12 . Example: ETC Desire D60XT

Can be mounted on any of the tall or short lighting masts, mounted on portable lighting truss (by others) or deployed on the ground or stage floor.

- Fixture Type LB02 Static Coloring Changing Spot. Qty 12 Example: ETC ColorSource Spot VXT

Can be mounted on any of the tall or short lighting masts, mounted on portable lighting truss (by others) or deployed on the ground or stage floor.

- Fixture Type LD01 Lighting Control Console. Qty 1. Example: Element 2 1K

Used to program and control performance/event lighting when prerecorded presets are inadequate. Lighting network access is made via the Lighting System Access Bollards. Console can be positioned in the audience with full view of the stage, or positioned near or backstage, if desired.



- Fixture Type LE01 Power & Data Cable Package. Qty 1.

Used to connect the portable performance/event lighting equipment to the Sensor Relay Panel power source and ETC NET control network. Package is specified to support the onsite inventory, and not additional equipment brought to site by artists.



- Fixture Type LF01 Fixture Accessories Package Qty 1.

Used to shape and secure the portable performance/event lighting equipment. Items include lighting diffusers, template/pattern holders, top hats, clamps and safety cables. Package is specified to support the onsite inventory, and not additional equipment brought to site by artists.

Deployable Sound

Channelside shall provide funding for “turnkey” deployable sound equipment supported by \$50,000 of funds from the project’s public Arts budget of \$3.7m.



- Portable performance audio equipment which shall augment and complement the permanent future sound system

- May include modular speakers, amplifiers, mixer, microphones, and other equipment

- Brought out of storage and installed for each performance, used for full size bands, larger theater performances, and other larger acts

Related Beal shall provide funding for “turnkey” deployable lighting equipment supported by \$110,000 of funds from the project’s public Arts budget of \$3.7m.

Updated | Lighting: Permanent Day One
 Updated | Lighting: Deployable Future

Permanent Day One: (LA01)

Recommended list of ‘deployable’ lighting elements

Related Beal & Design Team Recommended Lighting & Control Inventory

Fixture Type	Qty	Manufacturer	Name	Product Code	Description	Lumens	Voltage	Wattage	Total Wattage	Weight (lbs)	Total Weight (lbs)*	IP Rating	Protocol	DMX Footprint	Total DMX Addresses	Supplier	MSRP	Extension
LA01	24	Lumenpulse	Lumenbeam	LBG 120 RGBA...	Static Color Changing Wash-permanent	4,425	120	100	2,400	24	576	66	DMX	4	96	Barbizon		Incl in Base Delivery
LB01	12	ETC	Desire	D60XT	Static Color Changing Wash-portable	6,482	120	124	1,488	11	134	66	DMX	9	108	Barbizon	\$ 3,415.00	\$ 40,980.00
LB02	12	ETC	ColorSource Spot VXT	CSSPOTVXTMVS	Static Color Changing Spot-portable	6,196	120	239	2,868	28	336	65	DMX	6	72	Barbizon	\$ 3,220.00	\$ 38,640.00
LD01	1	ETC	Element 2 1K	ELEMENT 2 1K	Lighting Control Console	N/A	120	120	120	42	42	40	DMX	-	-	Barbizon	\$ 11,700.00	\$ 11,700.00
LE01	1	TMB	Power & Data Cable	Varied	Allowance-Power and Data Cable Package	N/A	120	-	-	300	300	65	A/C, DMX	-	-	Barbizon	\$ 7,800.00	\$ 7,800.00
LF01	1	ETC	Fixture Accessories	Varied	Allowance-Beam shaping & safety accessories	N/A	-	-	-	100	100	N/A	N/A	-	-	Barbizon	\$ 2,400.00	\$ 2,400.00
									Project Totals:		6,876			DMX Universes Needed:	1.00		\$ 101,520.00	

LA01

PERMANENT



LA01 (24)

LB01



LB02



LD01

DEPLOYABLE FUTURE



LD01 (1)

LE01



LF01



Related Beal shall provide funding for “turnkey” deployable sound equipment supported by \$50,000 of funds from the project’s public Arts budget of \$3.7m.

EXAMPLE SOUND SYSTEM EQUIPMENT

TABLE 1 lists the example sound system, with models, quantity of items, cost (each), and total cost for each line item (as listed Sweetwater.com). Portable equipment has been separated from the permanently installed equipment, with totals for each group and the overall total listed below. Please note, this list is not comprehensive, and we would expect there to be a number of additional items needed to fully build a sound reinforcement system, but these represent the major components needed. Also note, while we have had good experience with these equipment manufacturers and models, these only represent examples of the type of sound reinforcement equipment that could be provided to support Amphitheater performances.

PERMANENT FUTURE

	Permanent Equipment	Manufacturer	Model	Quantity	Cost (Each)	Total Cost
SPO1	Lighting Mast Speakers	Technomad	Vienna 16	4	\$913	\$3,652
SPO2	Amplifiers - Lighting Masts	Technomad	PowerChiton2	2	\$1,419	\$2,838
SPO3	Interface for Installed Speakers	Technomad	Breakout Box XL	1	\$1,162	\$1,162
* Prices listed on Sweetwater.com on 2/1/24						Permanent Equipment Costs: \$7,652



PERMANENT FUTURE

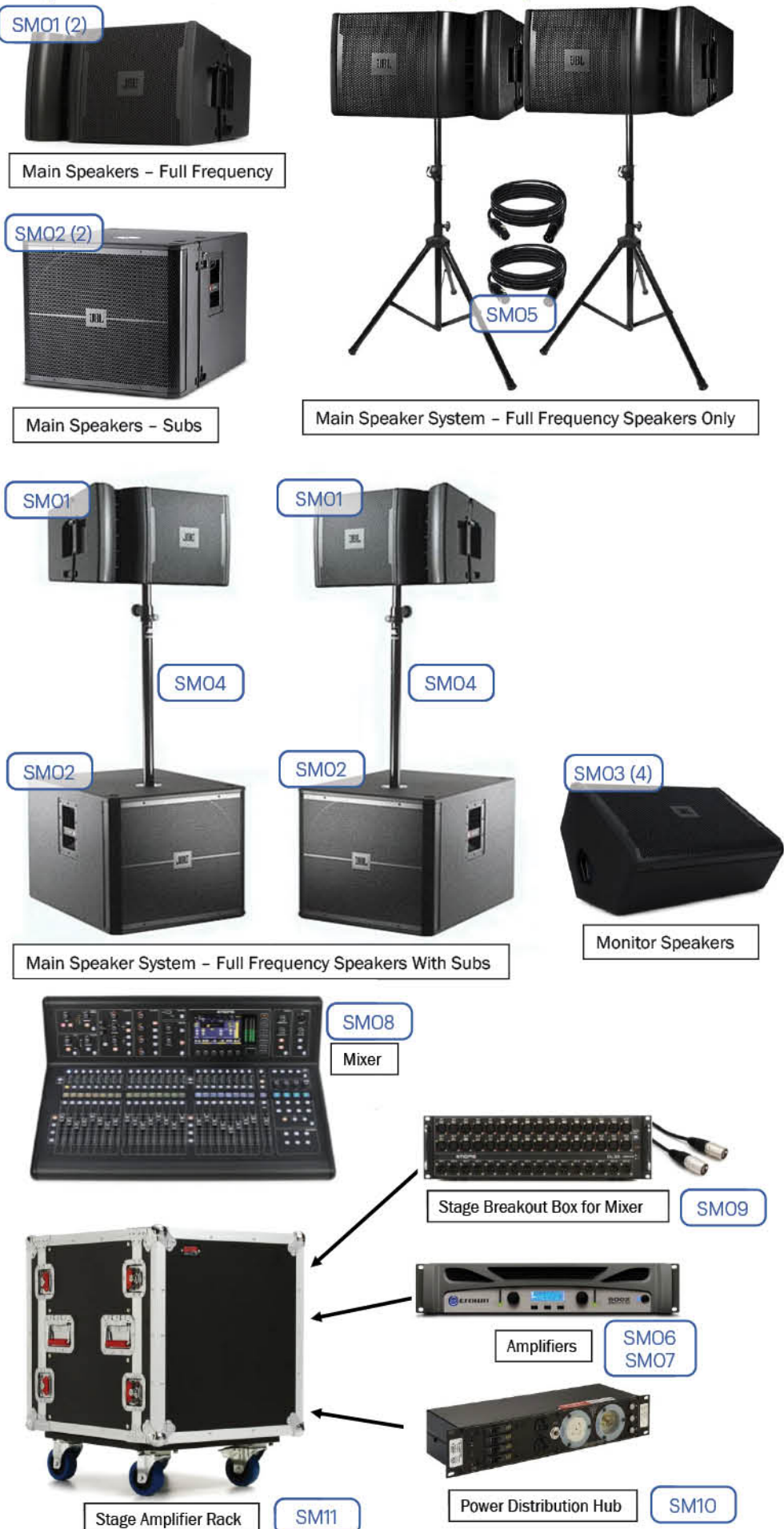
SPO1 (4)
Permanently Installed Speakers & Amplifiers

DEPLOYABLE FUTURE

TABLE 1. Example Sound Reinforcement System Equipment Models, Quantity, and Estimated Costs

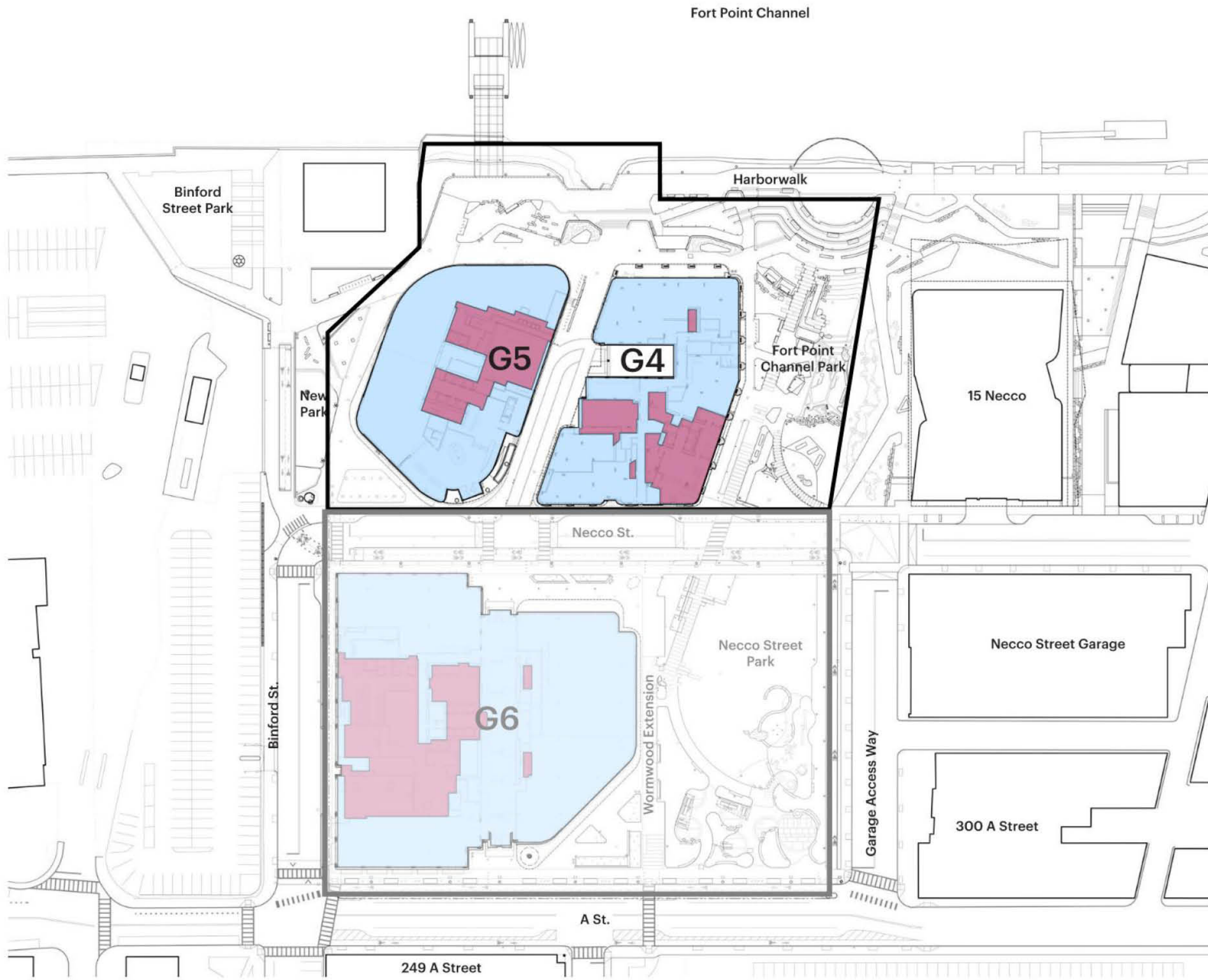
	Portable Equipment	Manufacturer	Model	Qty	Cost (Each)	Total Cost
SM01	Main Speakers	JBL	VRX 932LA	2	\$2,719	\$5,438
SM02	Main Speakers - Subs	JBL	VRX918S	2	\$1,730	\$3,460
SM03	Stage Monitors	JBL	PRX415M	4	\$739	\$2,956
SM04	Speaker Stands (w/ Sub)	JBL	JBLSUBPOLEPRO	2	\$169	\$338
SM05	Speaker Stands (w/o Sub)	Gator	Frameworks GFW-SPK-2000SET	2	\$170	\$340
SM06	Amplifiers - Mains & Subs	Crown	XTi 6002	2	\$2,689	\$5,378
SM07	Amplifiers - Monitors	Crown	XTi 4002	2	\$1,345	\$2,690
	Mixer	Midas	M32	1	\$3,999	\$3,999
	Stage Distribution Box	Midas	DL32	1	\$1,599	\$1,599
	Microphones (Wired, Vocal)	Shure	SM58	6	\$99	\$594
	Microphones (Wireless, Vocal)	Shure	SLXD124/85 (Handheld + Lav)	2	\$999	\$1,998
	Microphones (Wireless, Headset)	Shure	SLXD14/153T	1	\$879	\$879
	Microphones (Instrument)	Shure	SM57	6	\$99	\$594
	Microphones (Condenser)	Shure	SM81	2	\$399	\$798
	Microphones (Drum)	Shure	DMK57-52 & SM81 Bundle	1	\$1,179	\$1,179
SM10	Power Distribution (Stage)	Motion Labs	Rac Pac	1	\$1,007	\$1,007
SM11	Equipment Cases (Stage)	Gator	G-Tour 12U	1	\$679	\$679
	Equipment Cases (Mixer)	Gator	G-Tour M32	1	\$1,000	\$1,000
	Equipment Cases (Other)	ProX	XS-UTL9W	1	\$380	\$380
	Cables	TBD				
	Stands	TBD				
	Cable Ground Covers	TBD				
	Accessories	TBD				
					\$5k - \$10k	
Portable Equipment Costs:					\$35,306 +	
Permanent Equipment Costs:					\$7,652	
Total Equipment Costs:					\$42,958	
					+ Additional Ancillary Costs	

Updated | Sound: Permanent Future Updated | Sound: Deployable Future



DEPLOYABLE FUTURE

Ground Floor Uses



Facilities of Public Accommodation (FPA) ■
 Upper Floor Accessory Service (UFAS) ■

G4

FPA:	18,072 sq ft	75%
UFAS:	6,023 sq ft	25%
Total:	24,095 sq ft	100%

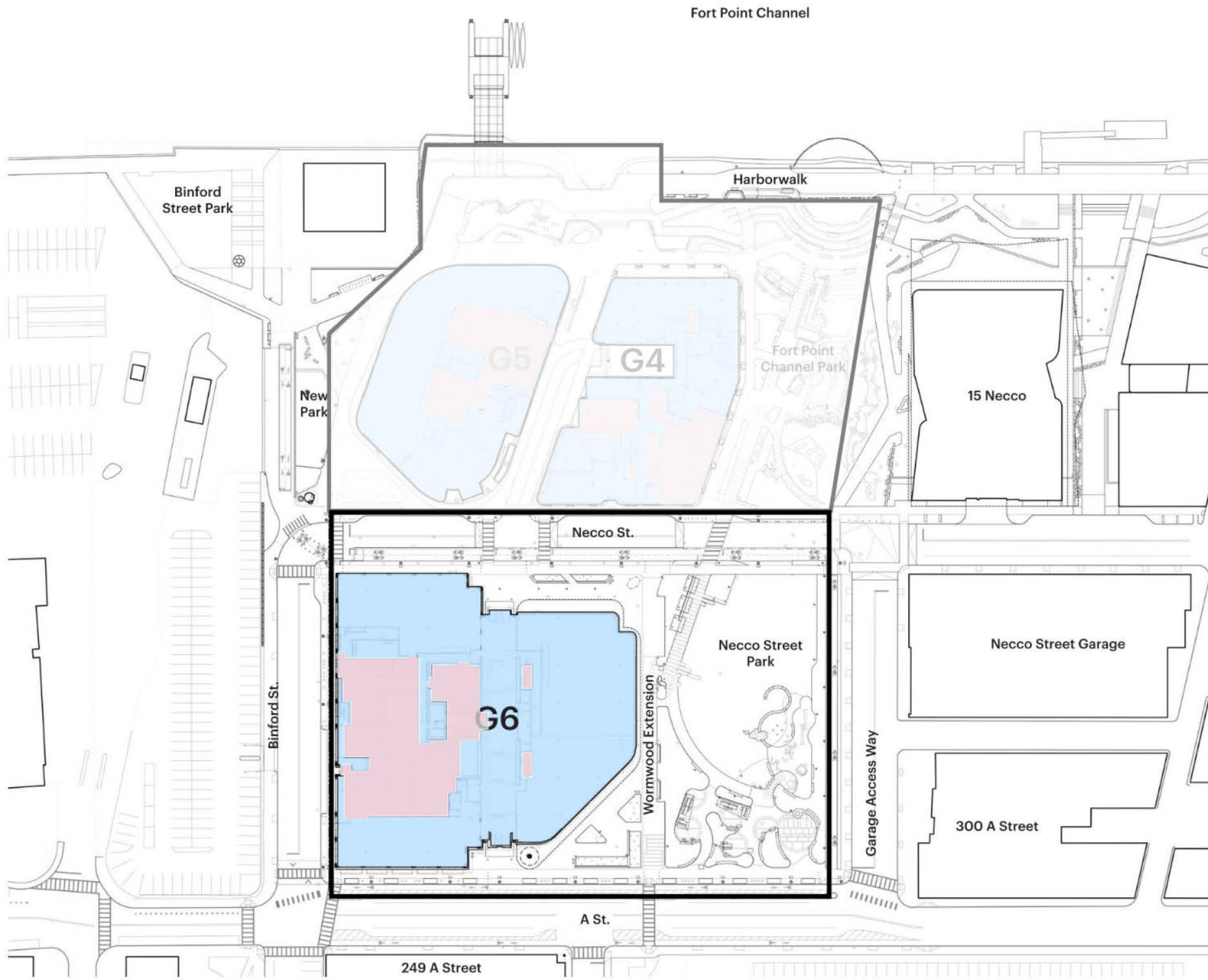
G5

FPA:	19,610 sq ft	75%
UFAS:	6,536 sq ft	25%
Total:	26,146 sq ft	100%

G6

FPA:	42,500 sq ft	75%
UFAS:	14,166 sq ft	25%
Total:	56,666 sq ft	100%

Ground Floor Uses



Facilities of Public Accommodation (FPA) ■
 Upper Floor Accessory Service (UFAS) ■

G4

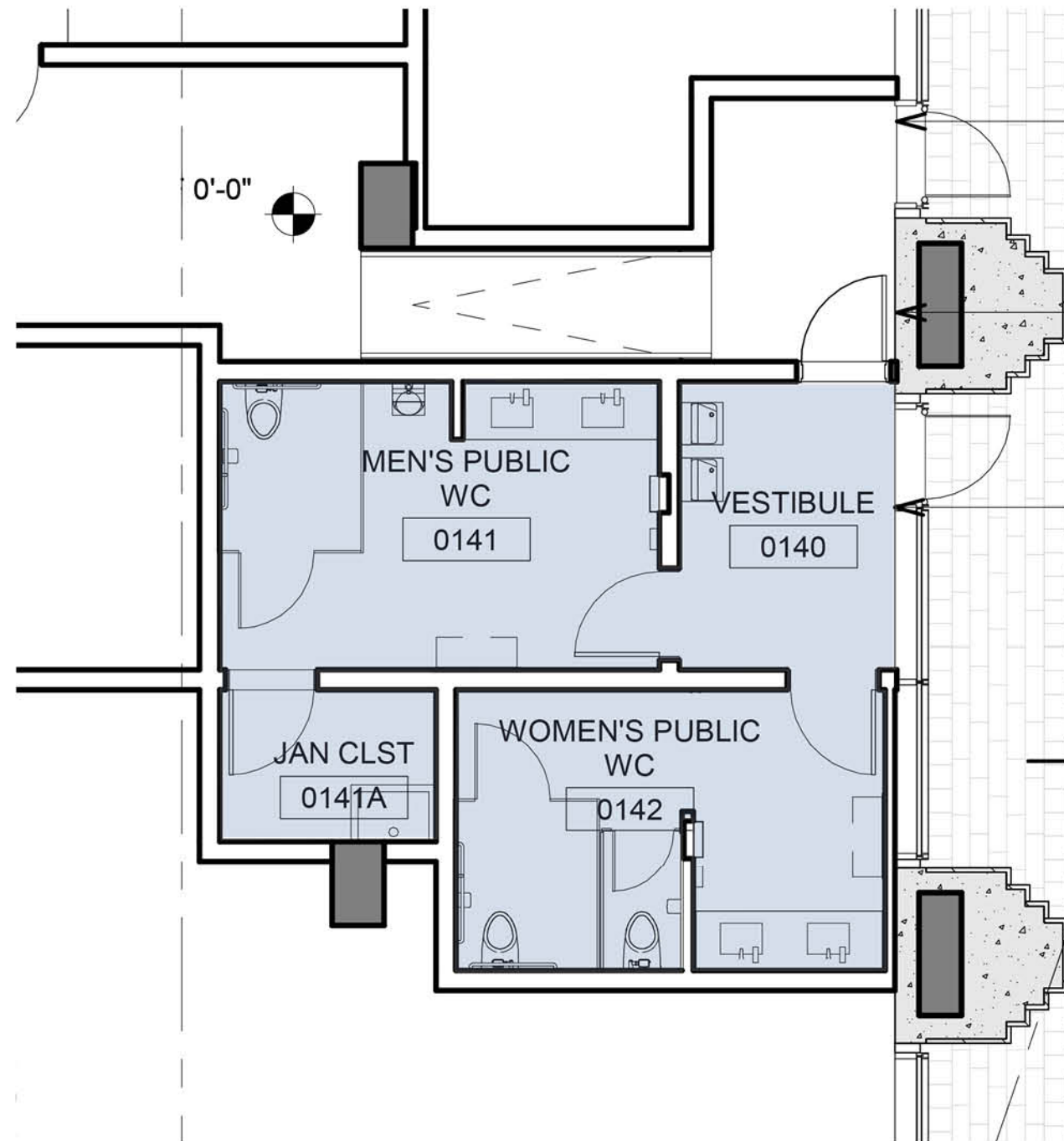
FPA:	18,072 sq ft	75%
UFAS:	6,023 sq ft	25%
Total:	24,095 sq ft	100%

G5

FPA:	19,610 sq ft	75%
UFAS:	6,536 sq ft	25%
Total:	26,146 sq ft	100%

G6

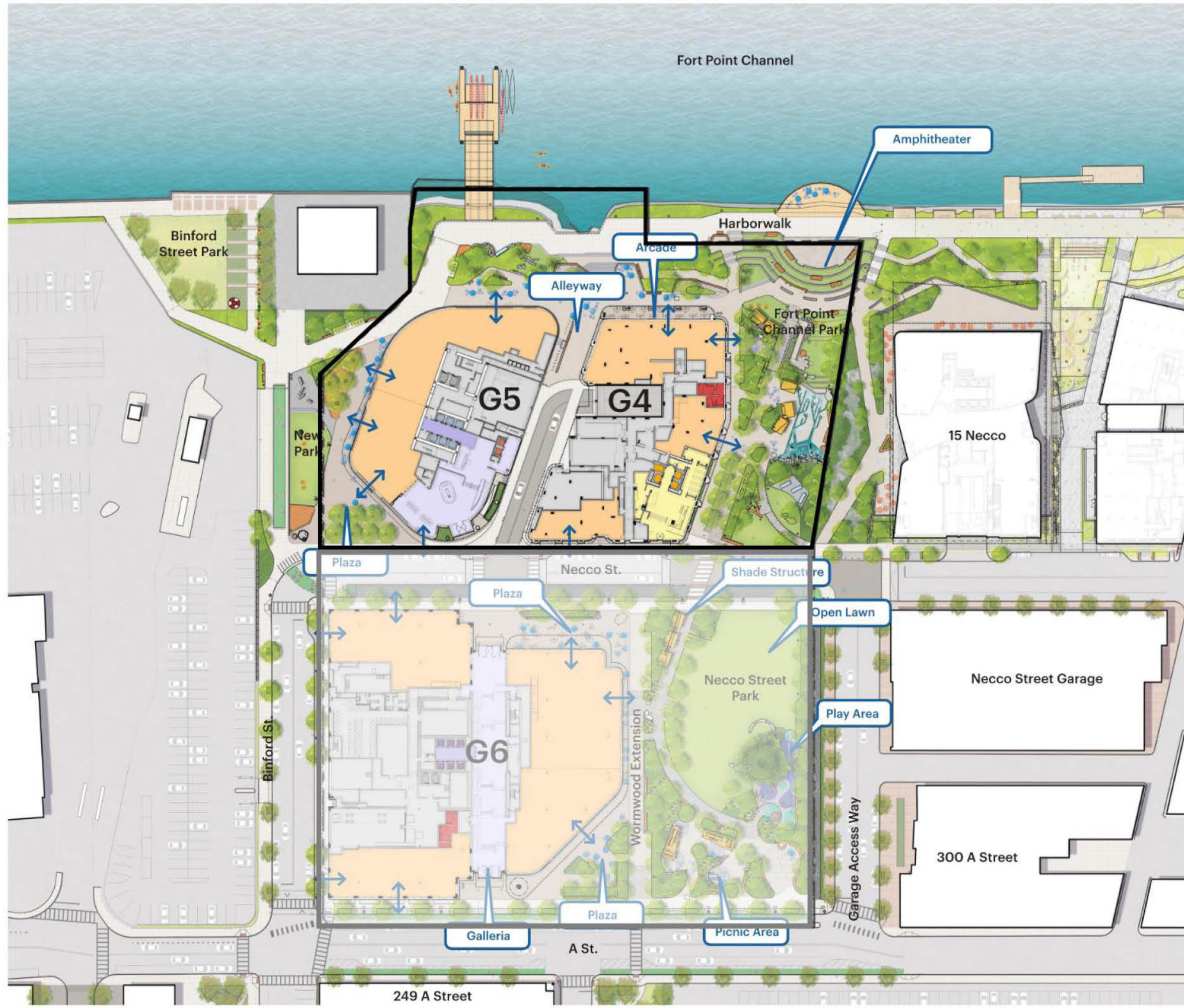
FPA:	42,500 sq ft	75%
UFAS:	14,166 sq ft	25%
Total:	56,666 sq ft	100%



Prior G4 Fixture Counts

G4	Toilets	Sinks	Urinals
Women	2	2	NA
Men	1	2	1
Totals	3	4	1

Conceptual Ground Floor Uses



Public Restroom



Conceptual Ground Floor Uses



Public Restroom



Outdoor & Harborwalk - Fire Department Emergency Vehicle Access Additional Coverage Area *Not Required by Code*



BFD Emergency Truck & Boat

LEGEND

- Fire Truck 150' Travel Distance
- 250' Fire Hose Reach for Buildings
- 250' Fire Hose Reach for Other Areas

