

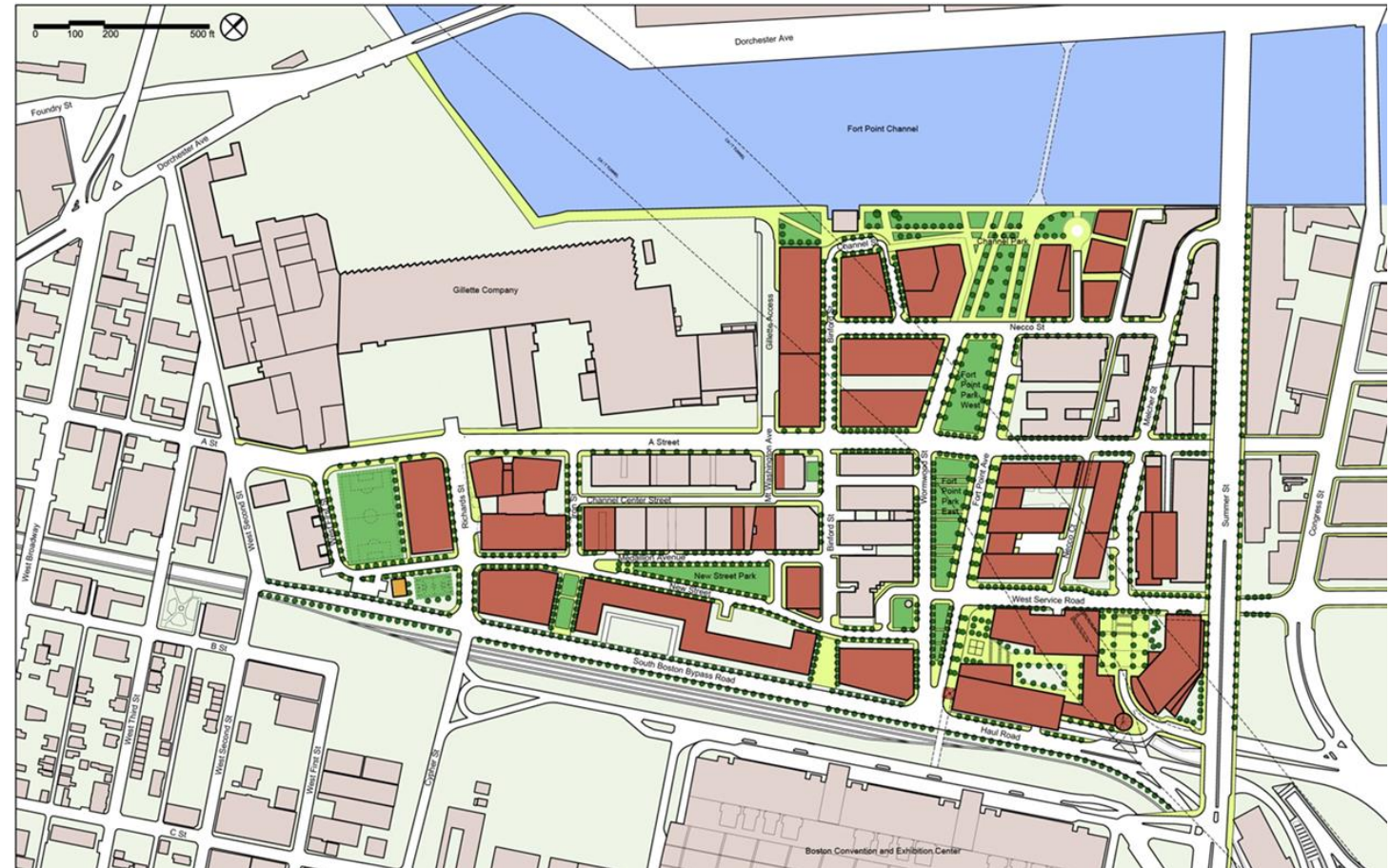


BOSTON  
REDEVELOPMENT  
AUTHORITY

# 100 ACRES PLANNING CONTEXT

Richard McGuinness, BRA Waterfront Planning  
September 7, 2016

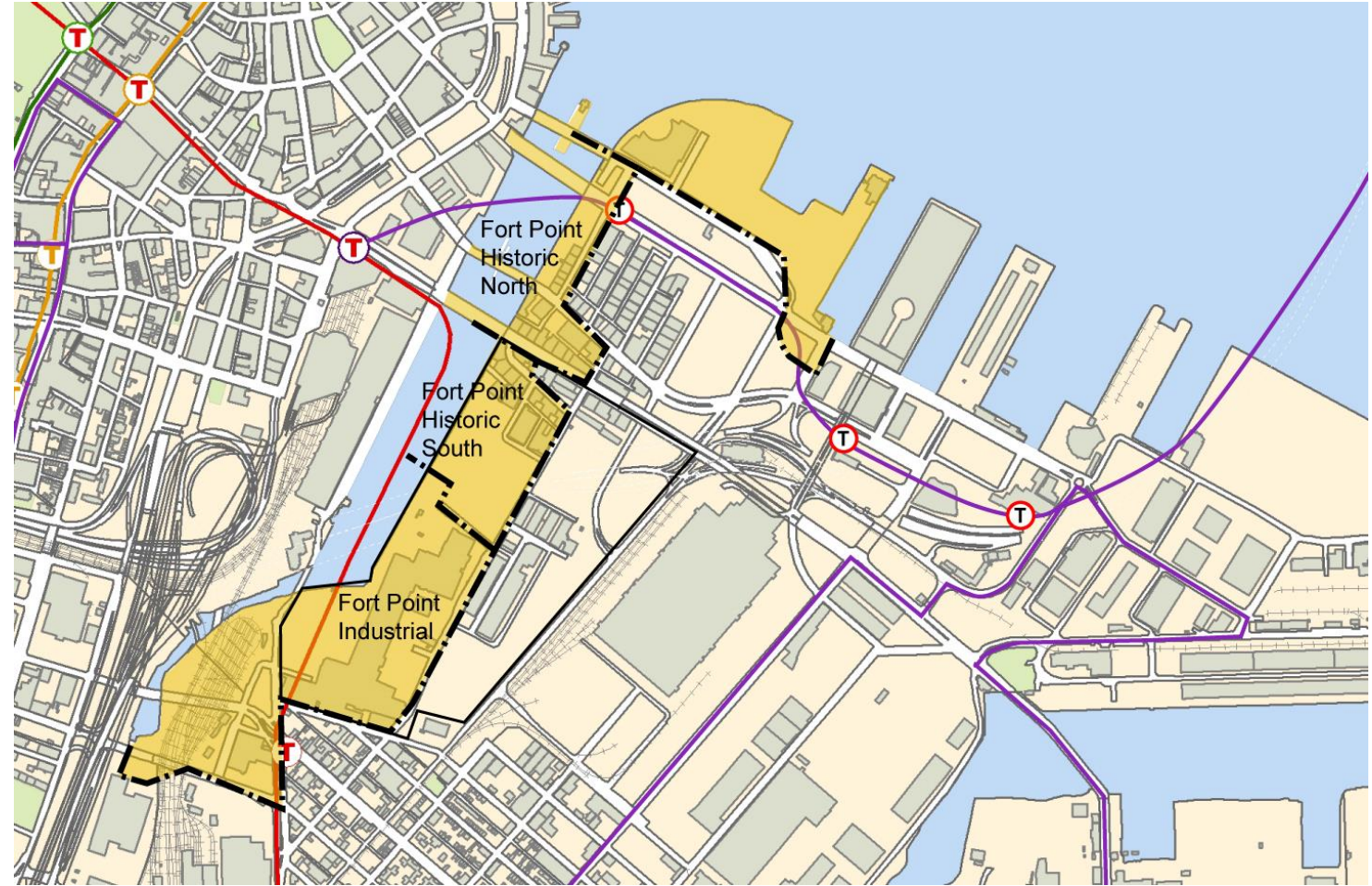
## 100 Acres Master Plan





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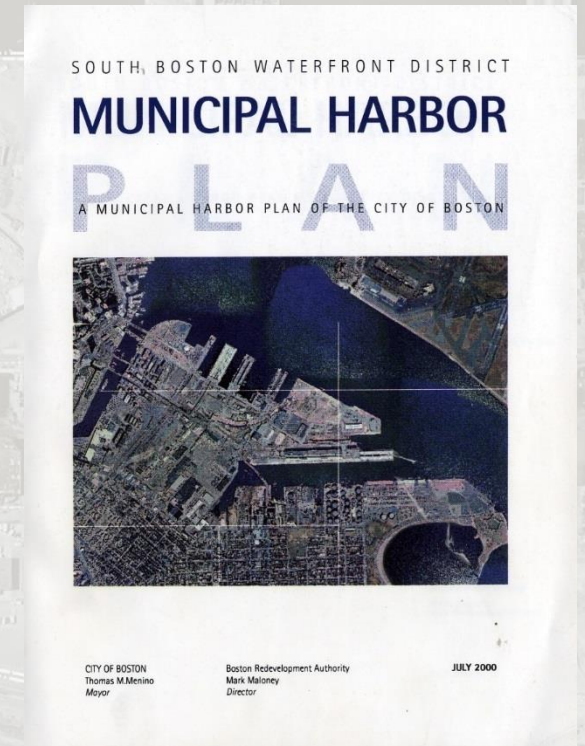
South Boston  
Municipal Harbor Plan (MHP)  
(2000)



## Secretary's Decision on 2000 MHP

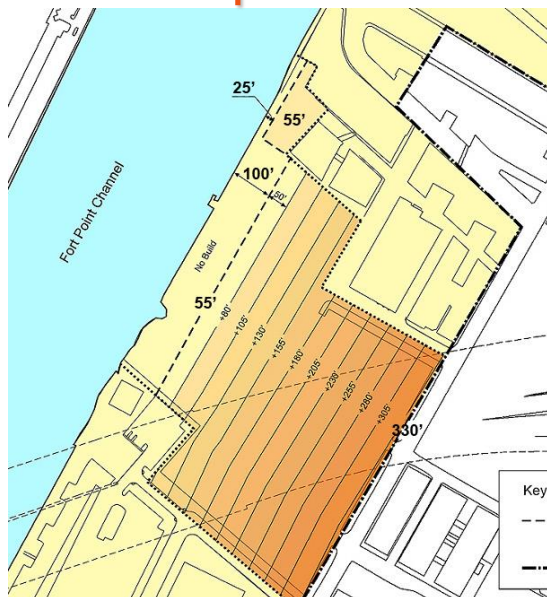
The Secretary's Approval was conditioned upon more detailed master planning for the 100 Acres in order to:

- Protect industrial truck routes;
- Define buffer zones to prevent conflicts among land uses;
- Ensure public access to high-quality waterfront open space along the Fort Point Channel, pedestrian links to the waterfront from inland areas, and;
- Ensure compatibility of new development with the existing historic character of the built environment.





# Chapter 91



2000 MHP



## 2009 Amendment



## Open Space:

18 %

# 36 %

## Sidewalks:

23 %

11 %

## Streets:

20 %

11 %

**TOTAL:**

50 %

61 %

58 %





## South Boston MHP Amendment Substitutions



Public Access Network  
18' clear along the Fort Point Channel except at 60 Necco, where it is 12' clear

## South Boston MHP Amendment Substitutions



Water-Dependent-Use Zone (WDUZ)  
110' along the Fort Point Channel except 18' at 60 Necco Ct.



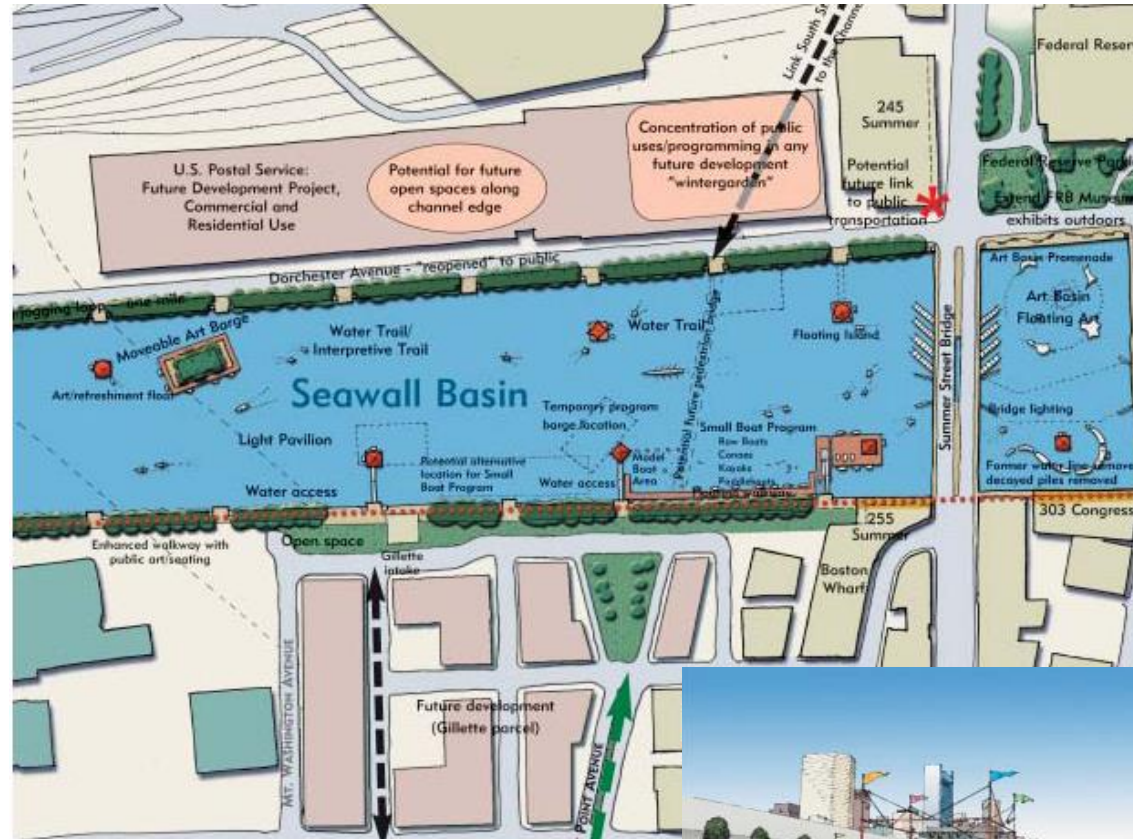
## South Boston MHP Amendment Substitutions



Height

Building heights ranging from 80' to 180';  
Every 2 SF of shadow is offset by 1 SF of Open Space

## Fort Point Channel Watersheet Activation Plan



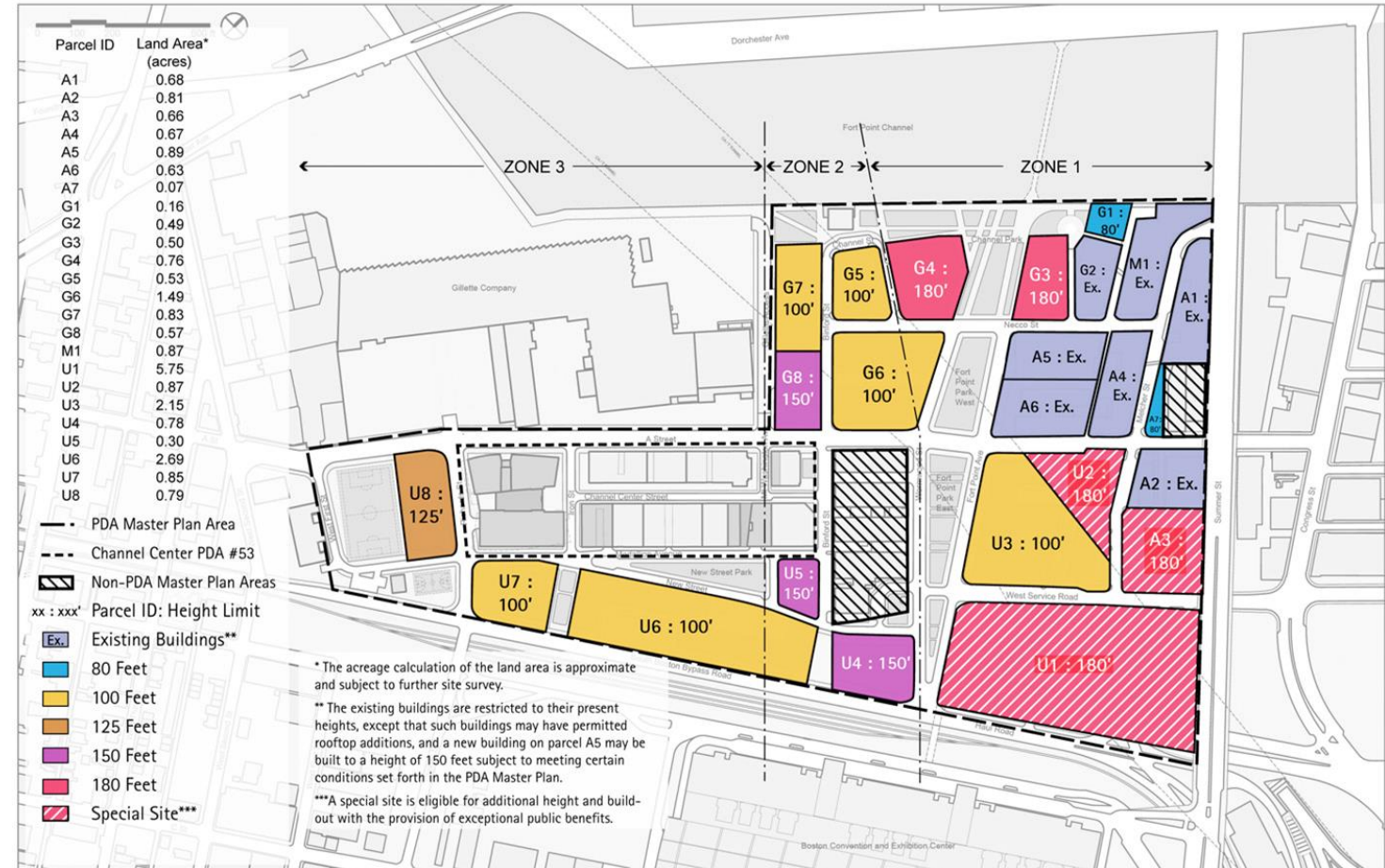
- Rowing
- Youth Programs
- Kayaks
- Floating Park
- Tidal Art
- Fountains
- Water Taxi
- Floating Art
- Water Festivals





## 100 Acres Master Plan

### PDA #69



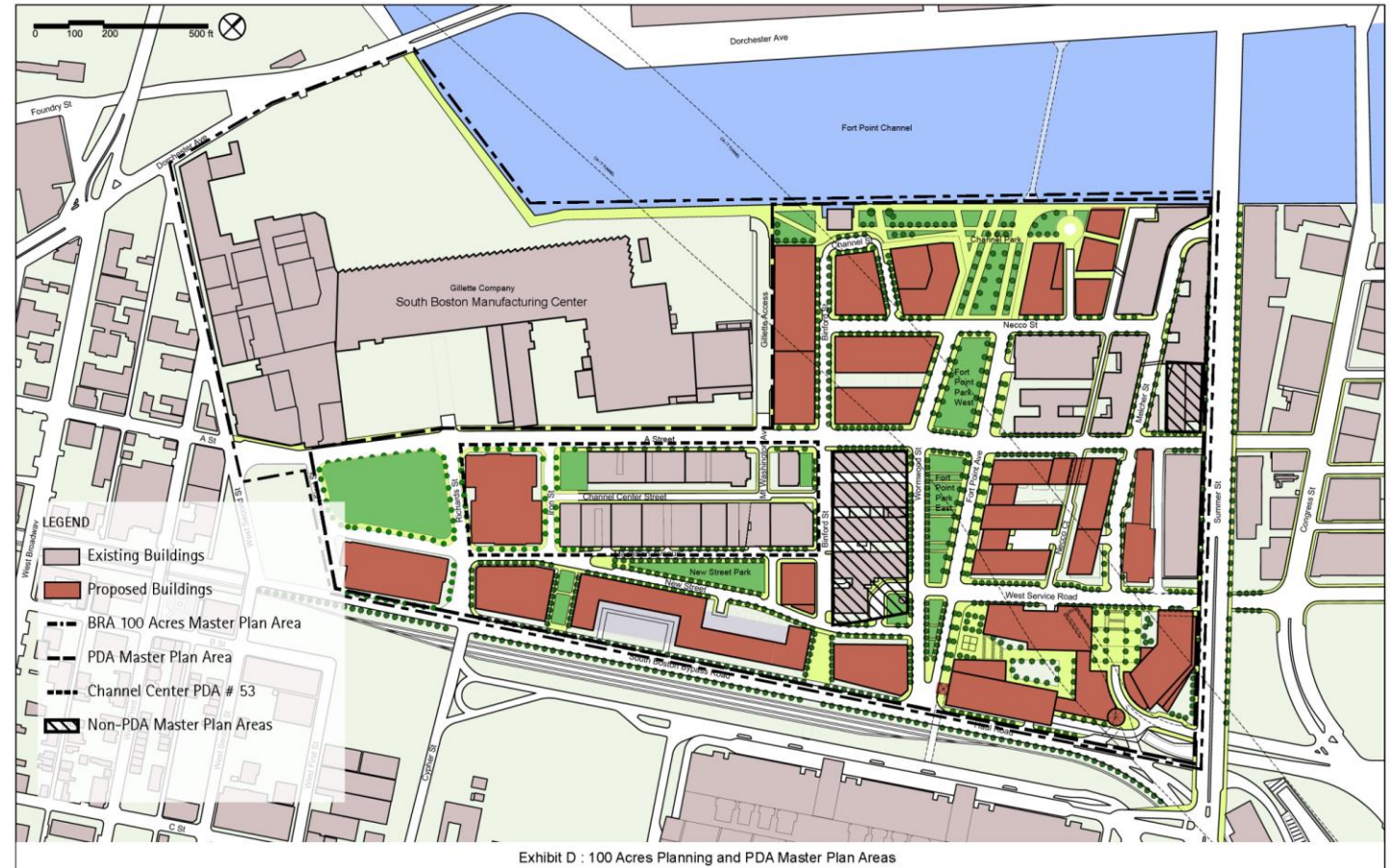
## 100 Acres Master Plan PDA #69



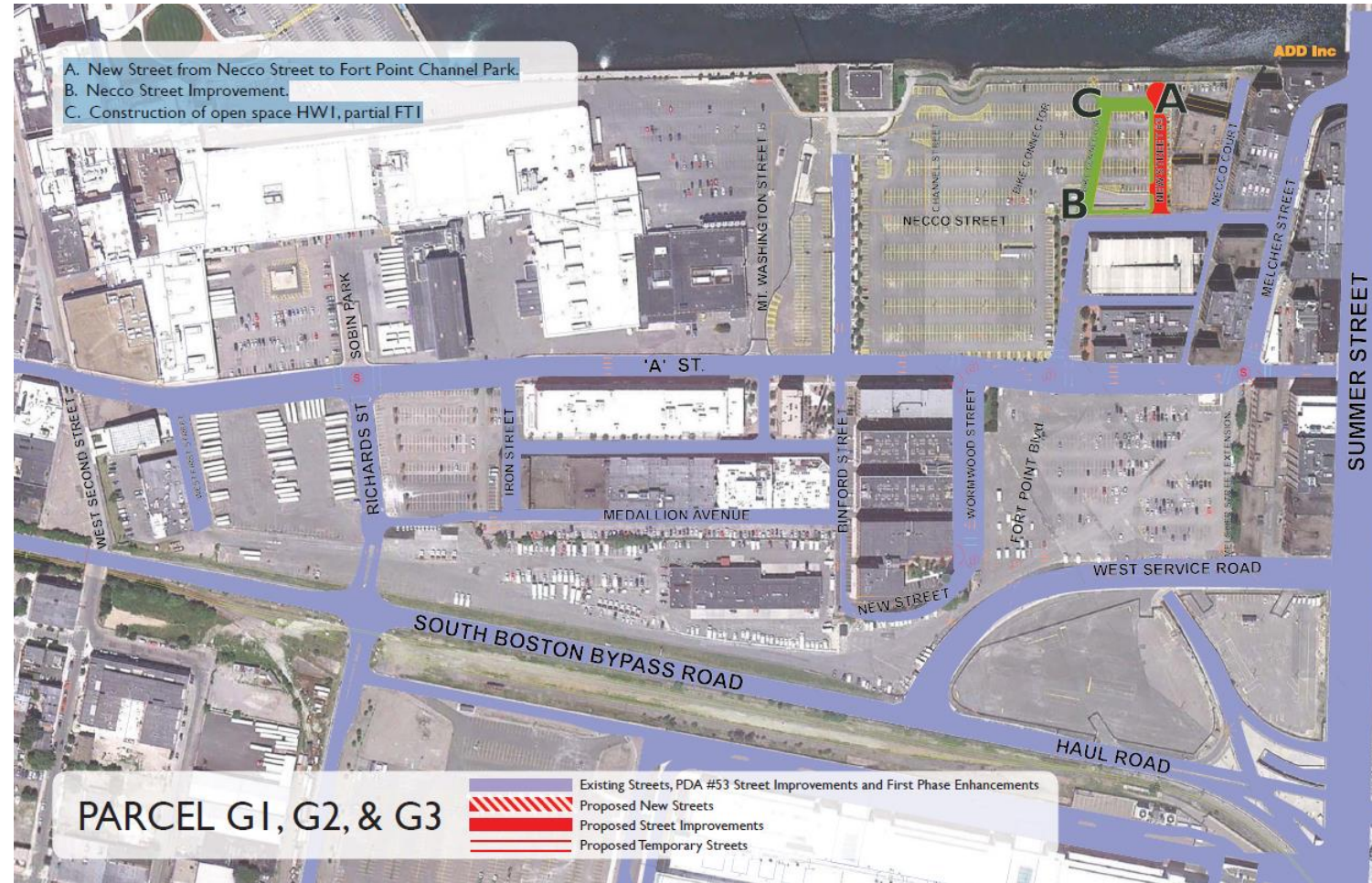


## 100 Acres Master Plan

### PDA #69



# 100 Acres Master Plan PDA #69





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100 Acres

