

Reconnecting East Boston to its Waterfront

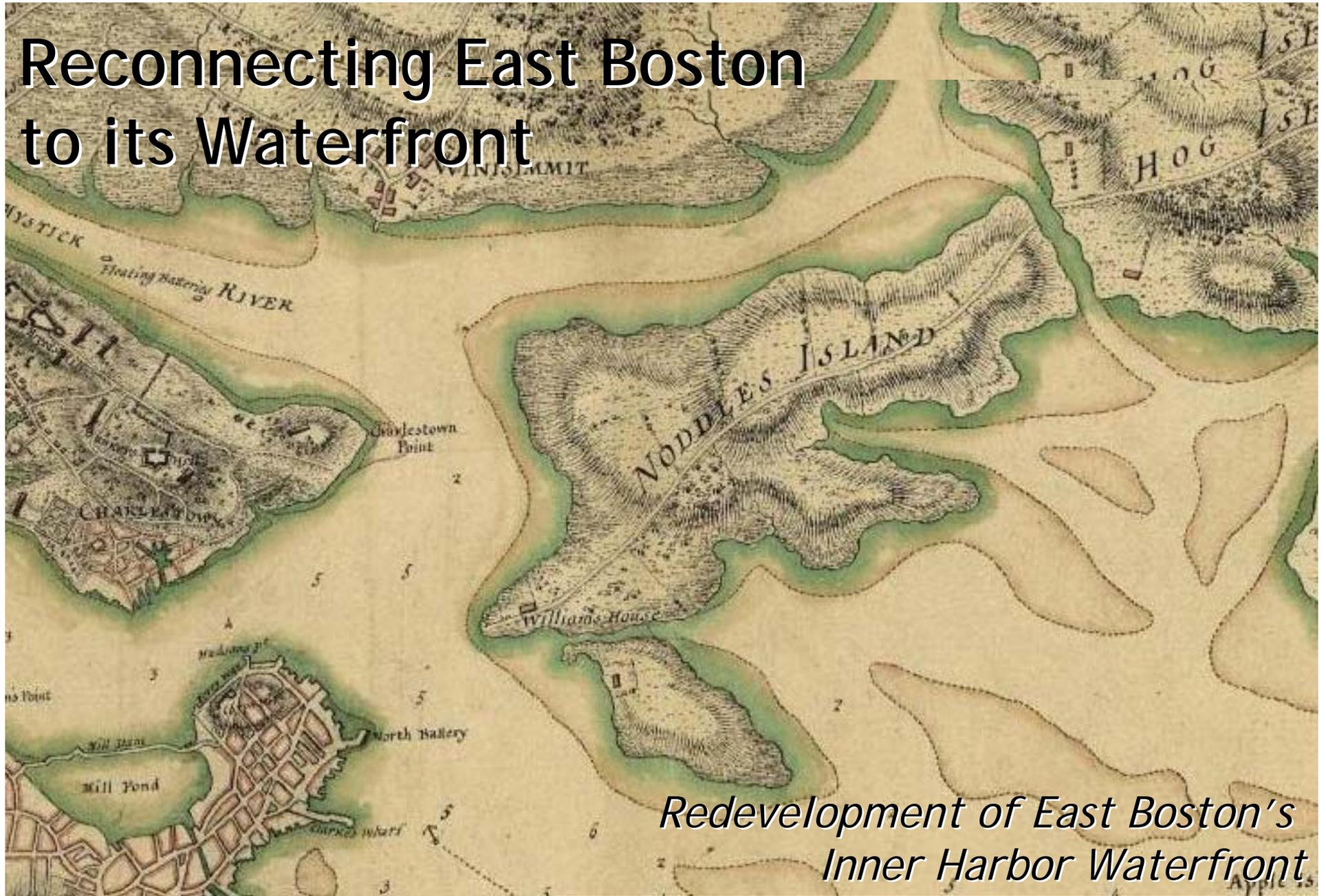
*Redevelopment of East Boston's
Inner Harbor Waterfront*



Reconnecting East Boston
to its Waterfront

10 May 2006

Reconnecting East Boston to its Waterfront



Redevelopment of East Boston's Inner Harbor Waterfront



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Redevelopment Background

extensive planning

- City + community desire to promote revitalization
- Art. 53 ('93)
- EB Master Plan ('00)
- EB Municipal Harbor Plan ('02)



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EB Master Plan excerpt

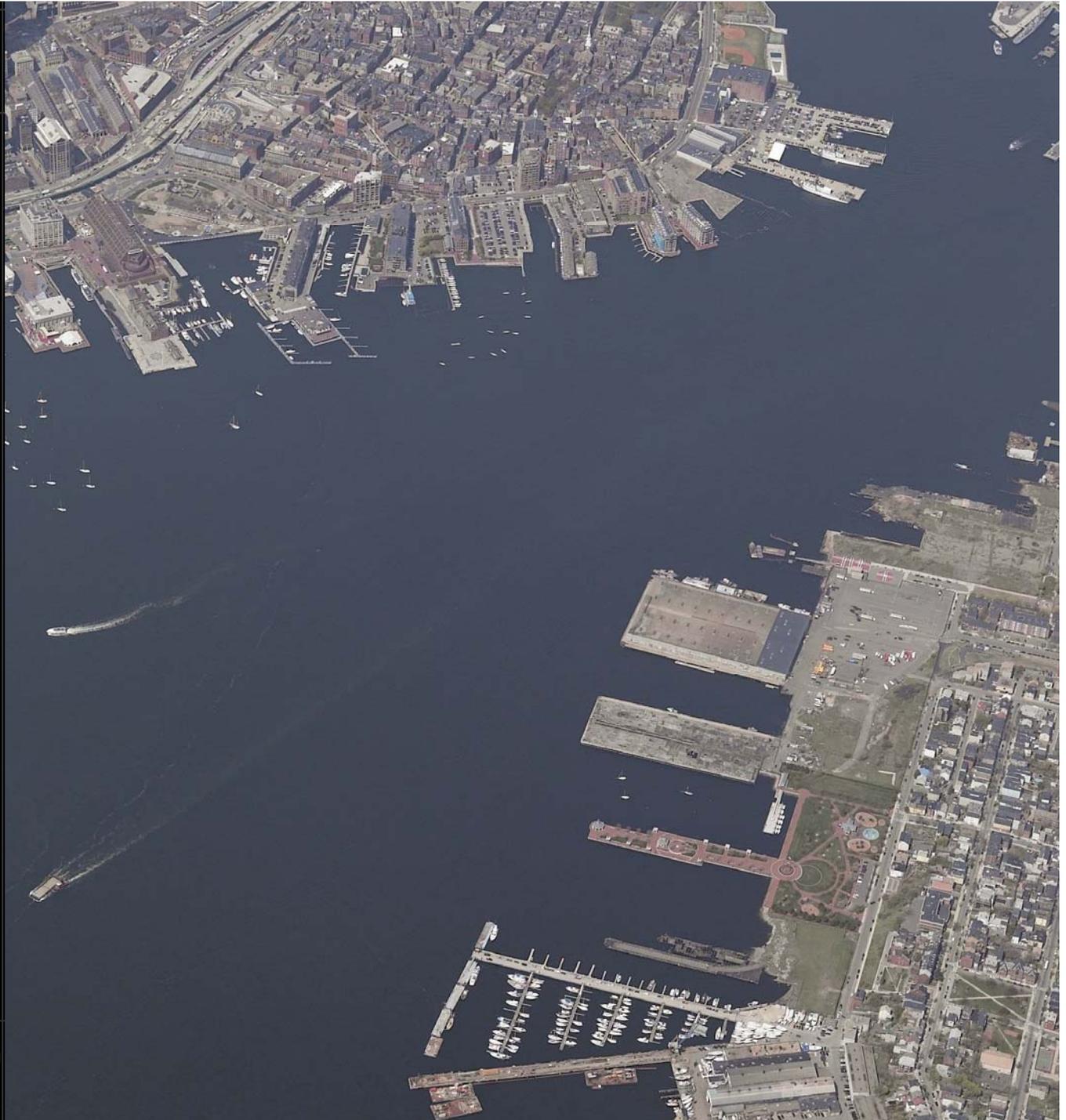
Redevelopment Background

market condition

- impetus '90s economic boom
- underutilized properties became attractive
- outstanding views + Downtown proximity via transit
- demand for market-rate + affordables



Reconnecting East Boston
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Redevelopment Background

public investment

- State's \$3.8 billion Boston Harbor Clean-Up Project
- Deer Island Sewage Treatment Plant
- new parklands
- Maverick T station
- Central Artery / Tunnel Project



Bremen Street Park



EB Greenway



Maverick T



Deer Island



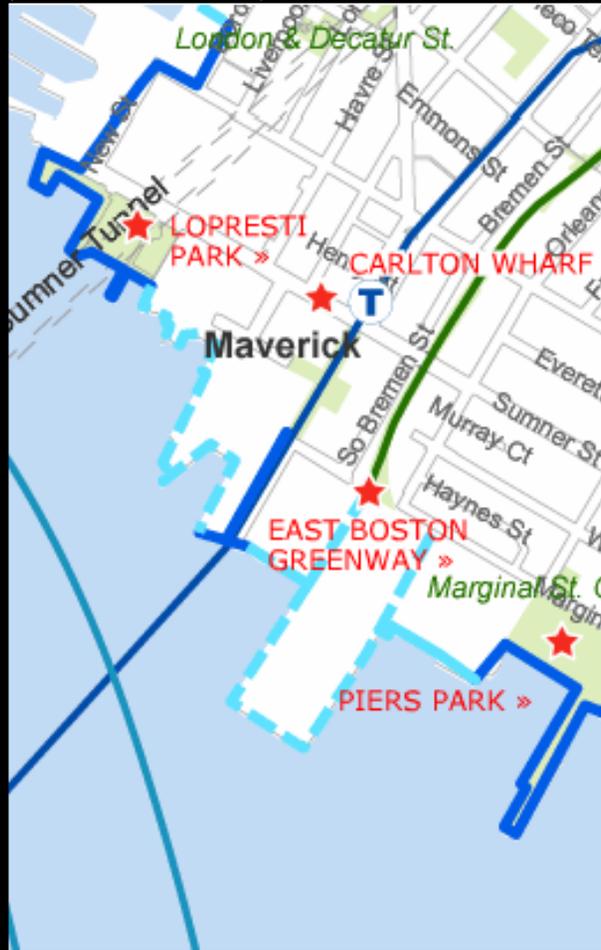
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Redevelopment Background

Harborwalk

- links waterfront developments
- public access to waterfront
- waterfront activation



Carlton Wharf



LoPresti Park



Piers Park



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Harborwalk



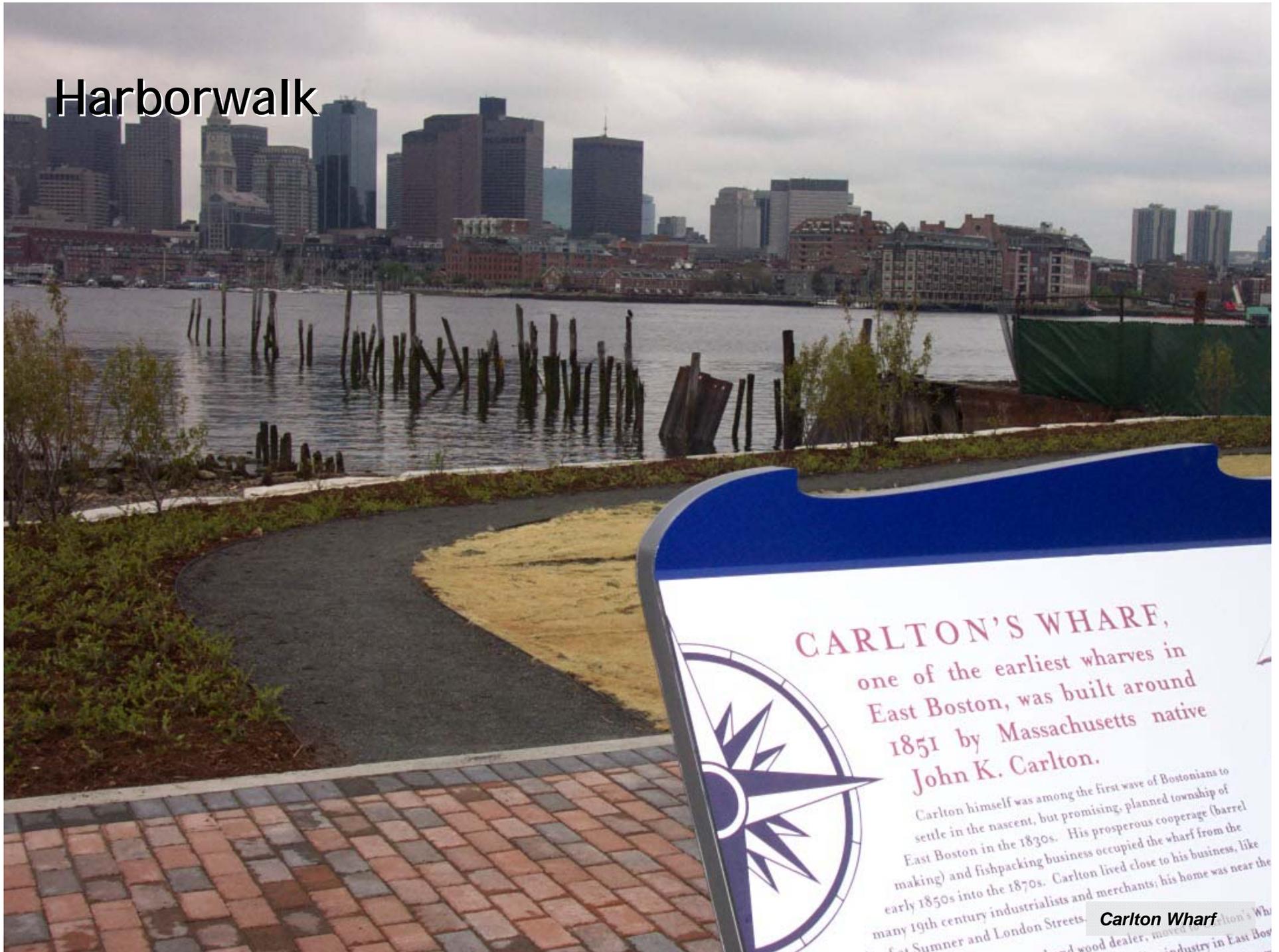
Piers Park

Harborwalk



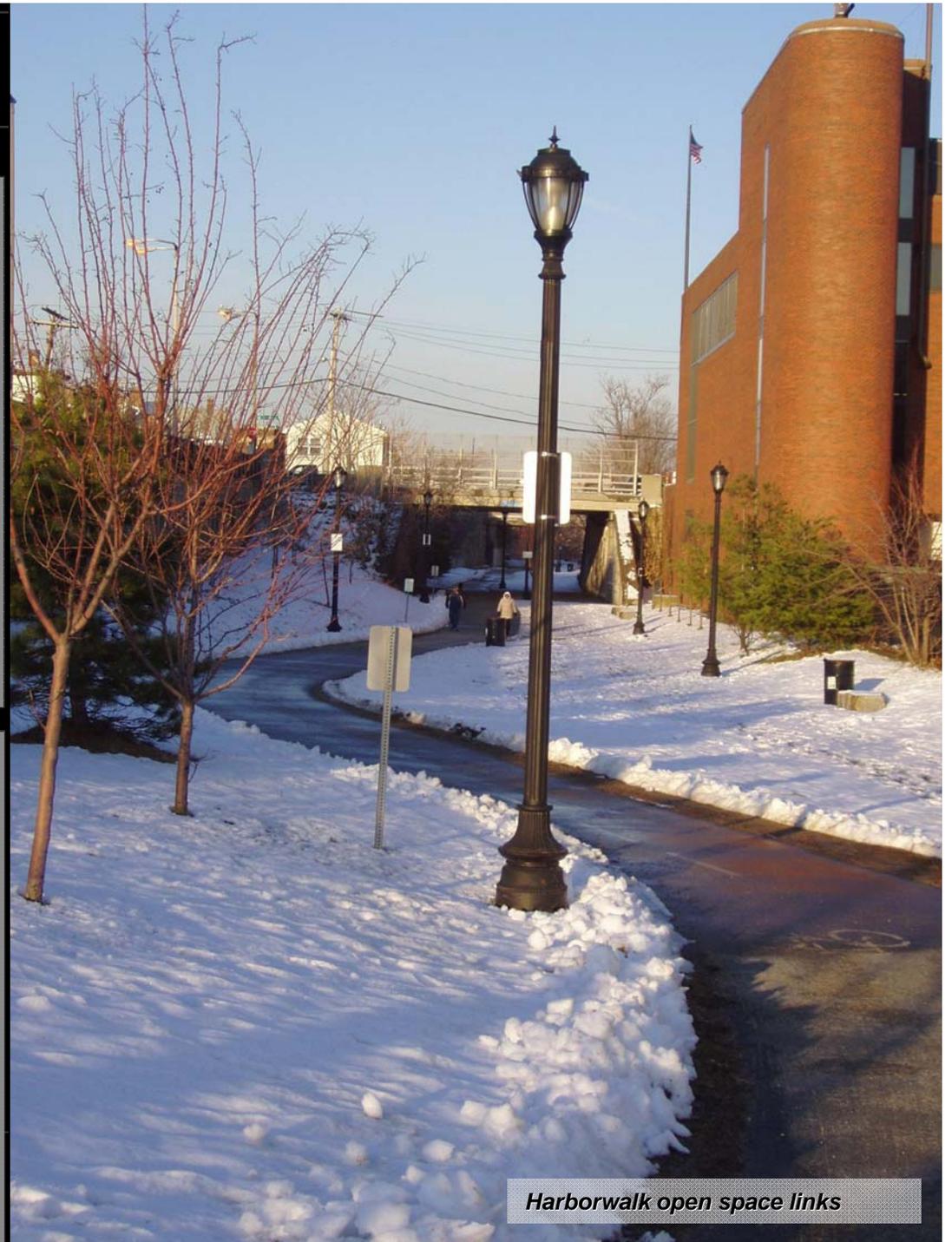
LoPresti Park

Harborwalk



EB Greenway

Harborwalk link

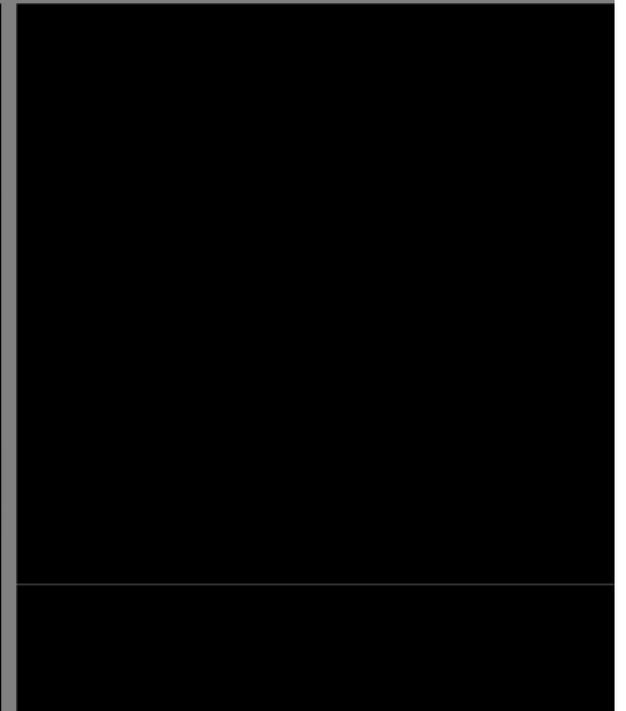


Harborwalk open space links

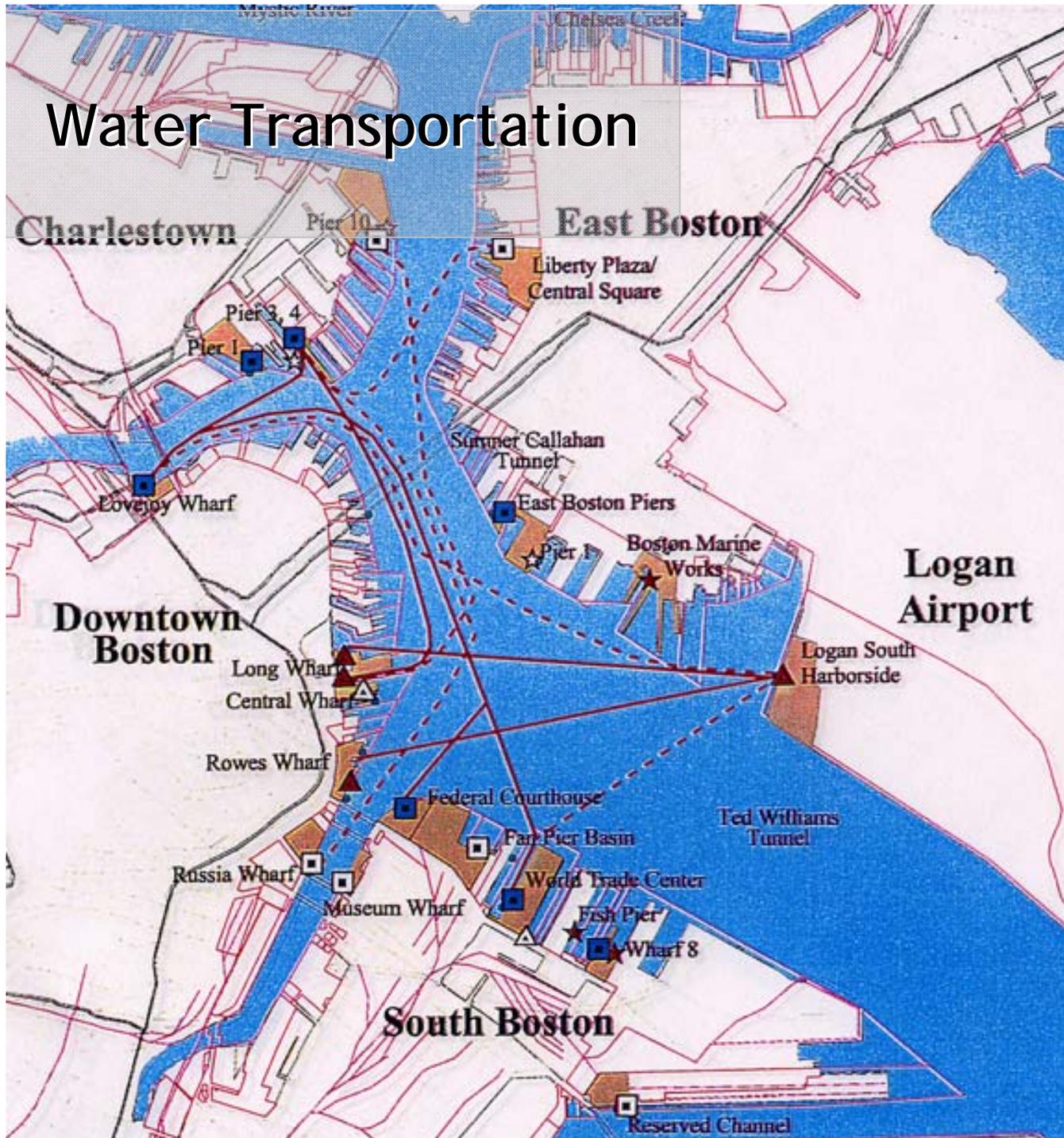
Watersheet Activation +Water Transportation



Watersheet Activation +Water Transportation



Water Transportation



BOSTON HARBOR PASSENGER WATER TRANSPORTATION PLAN INVENTORY

KEY

- ▲ Primary Sites - Existing
- △ Primary Sites - Potential
- Secondary Sites - Existing
- Secondary Sites - Potential
- ★ Service Sites - Existing
- ☆ Service Sites - Potential
- Inner Harbor Routes - Existing
- - - Inner Harbor Routes - Potential
- Outer Harbor Routes - Existing
- - - Outer Harbor Routes - Potential
- Excursion Routes - Existing
- - - Excursion Routes - Potential
- Cultural Loop

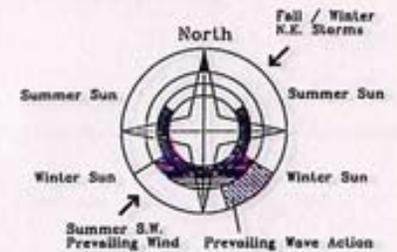


Figure 2.4:
Inner Harbor Transit Routes
Existing and Potential

1000' 0 2000' 4000'

TAMS

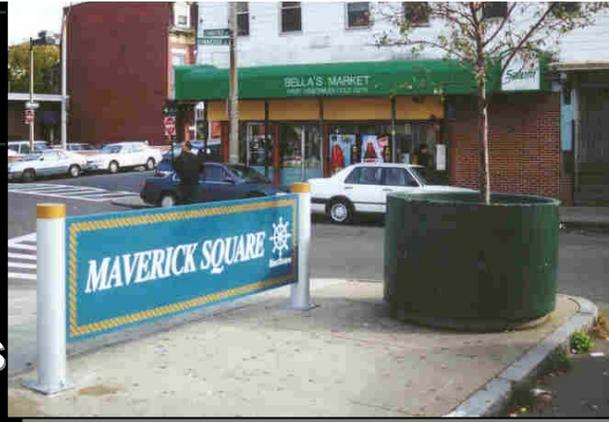
Harborwalk Design Guidelines



FPA's Retail

activation + destinations

- facilities of public accommodation

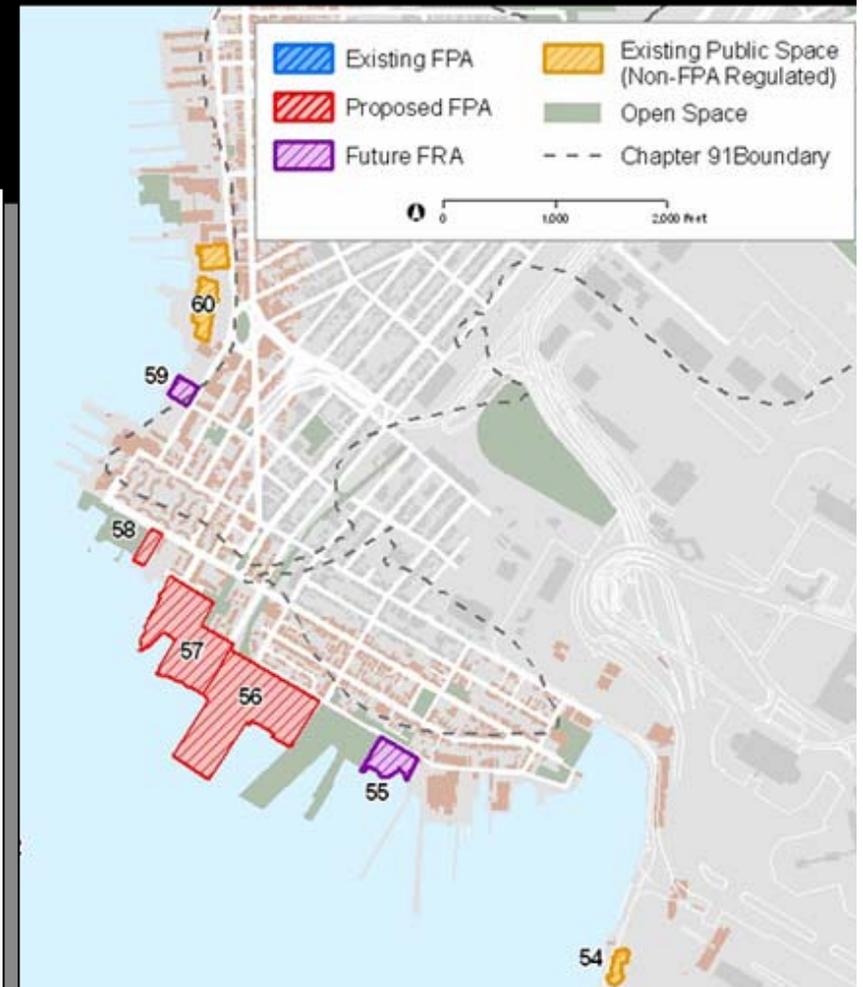


Study of Cultural, Civic, and Non-Profit Facilities of Public Accommodation in Boston

City of Boston
Mayor Thomas M. Menino

Boston Redevelopment Authority
Mark Maloney, Director

2005



FPA's Civic + Cultural

history + destinations

- McKay's 1851 extreme "Flying Cloud" clipper
- designed + built some of most successful clippers ever
- interior + exterior interpretive exhibits



FPA's

Civic + Cultural

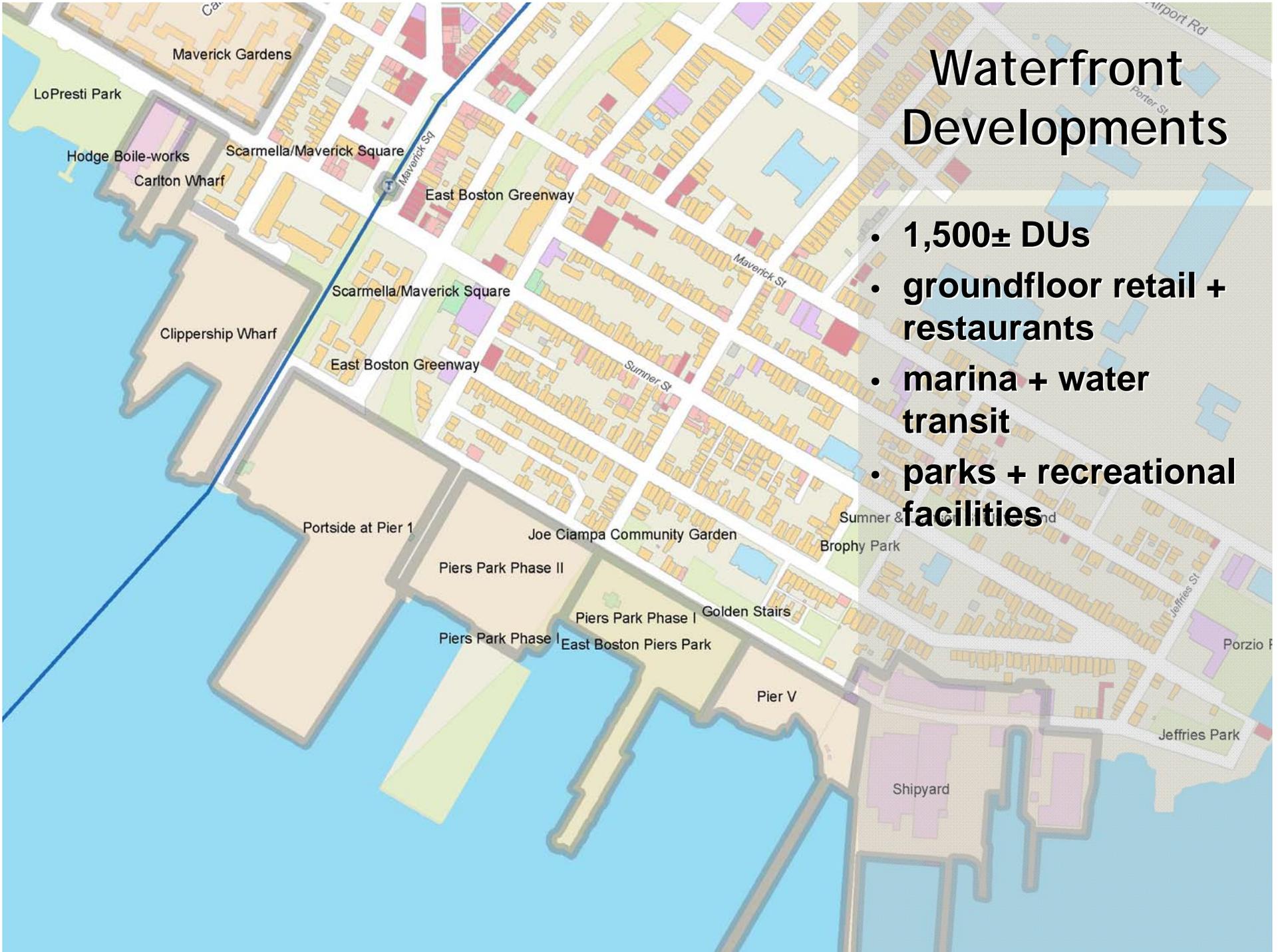
history + FPA

- Ship Yard Immigration Building
- potential interpretive exhibit on Boston immigration history



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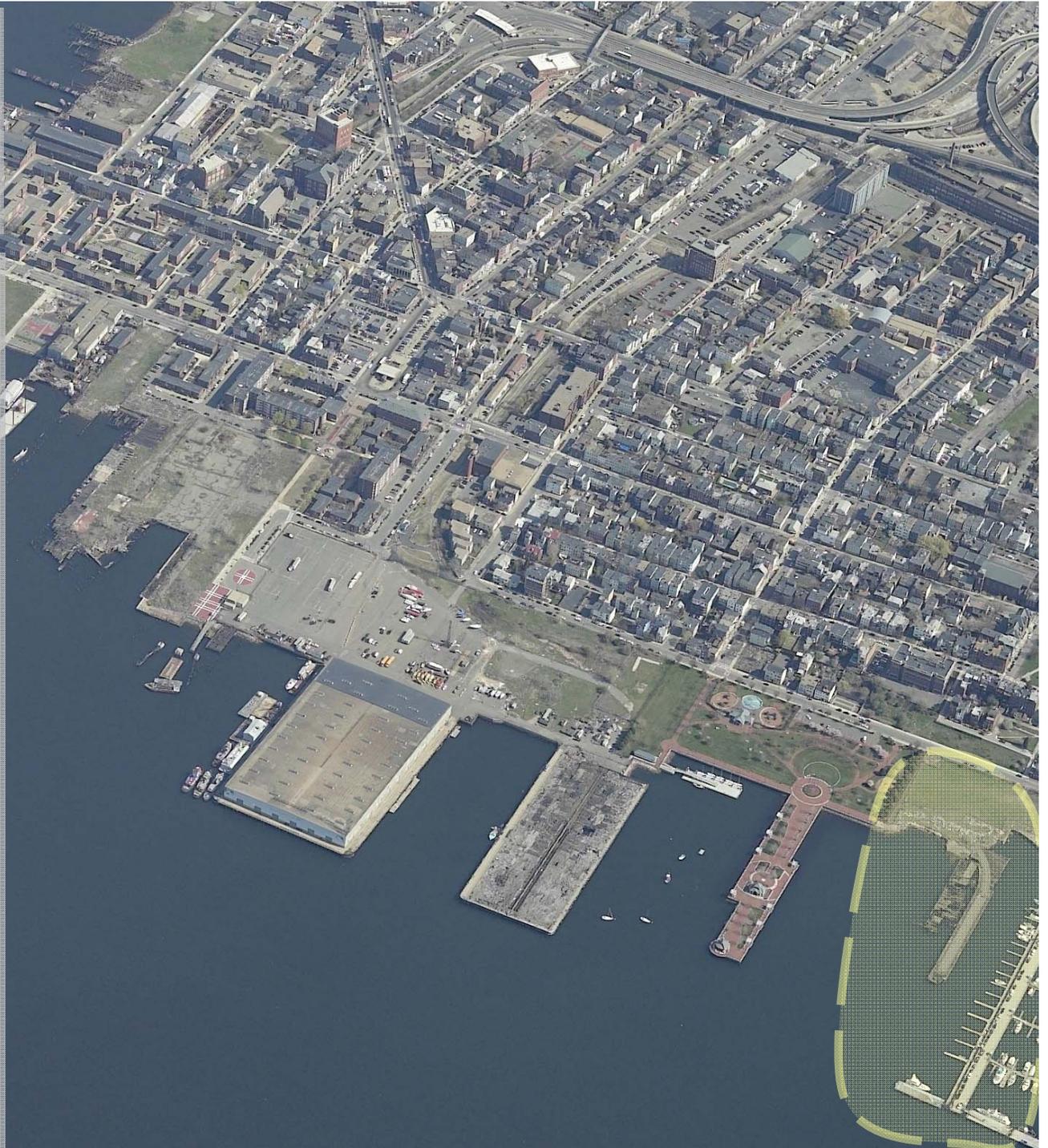


Waterfront Developments

- 1,500± DUs
- groundfloor retail + restaurants
- marina + water transit
- parks + recreational facilities

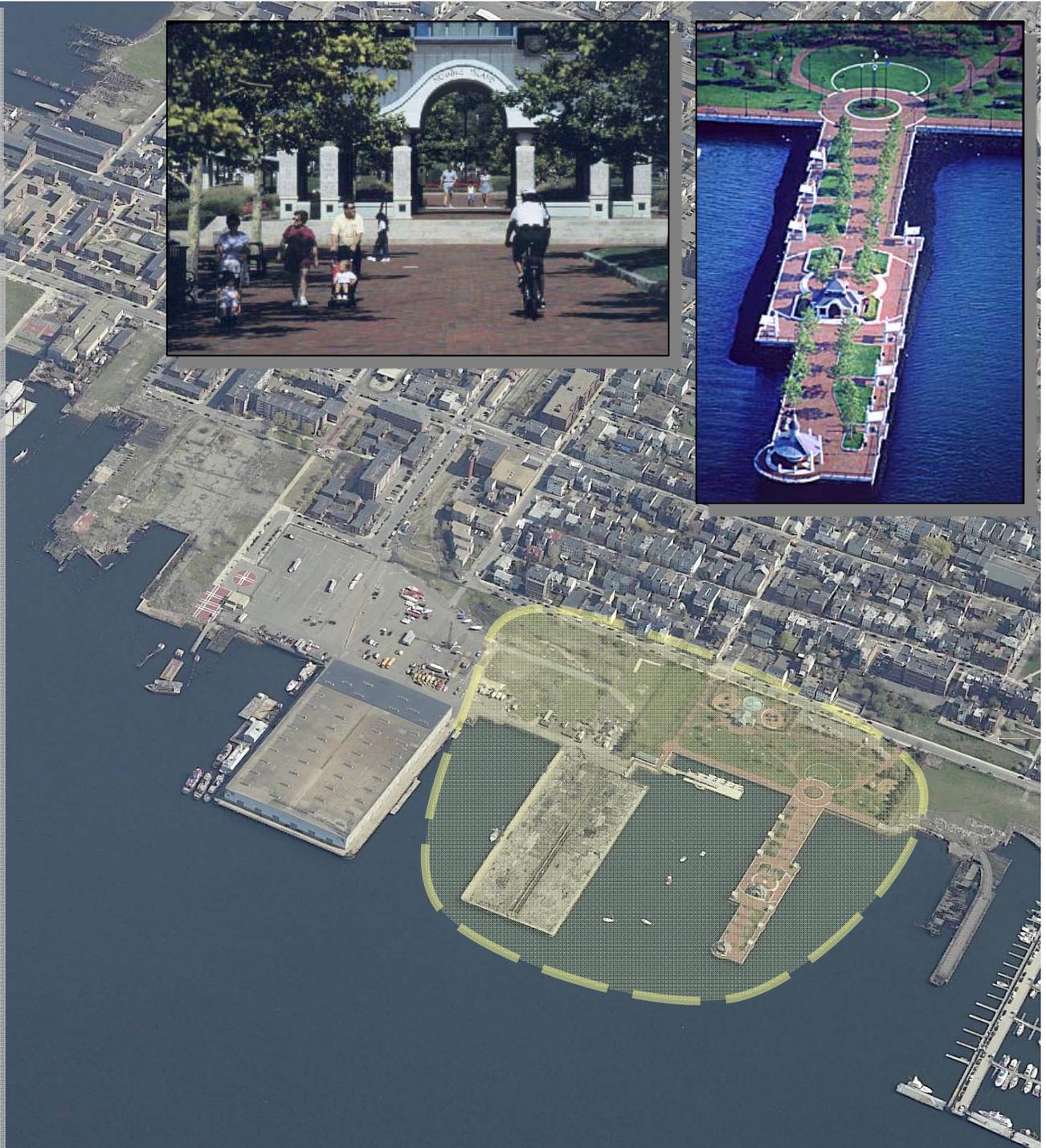
Pier 5 Marina

- upgrade existing ± 180 -slip marina
- new ± 200 -slip marina



Piers Park

- \$17 million park
- amphitheater
- outdoor fitness syst.
- large playground
- 600' promenade with 6 pavilions
- Sailing Center
- community-boating
- future 2nd phase

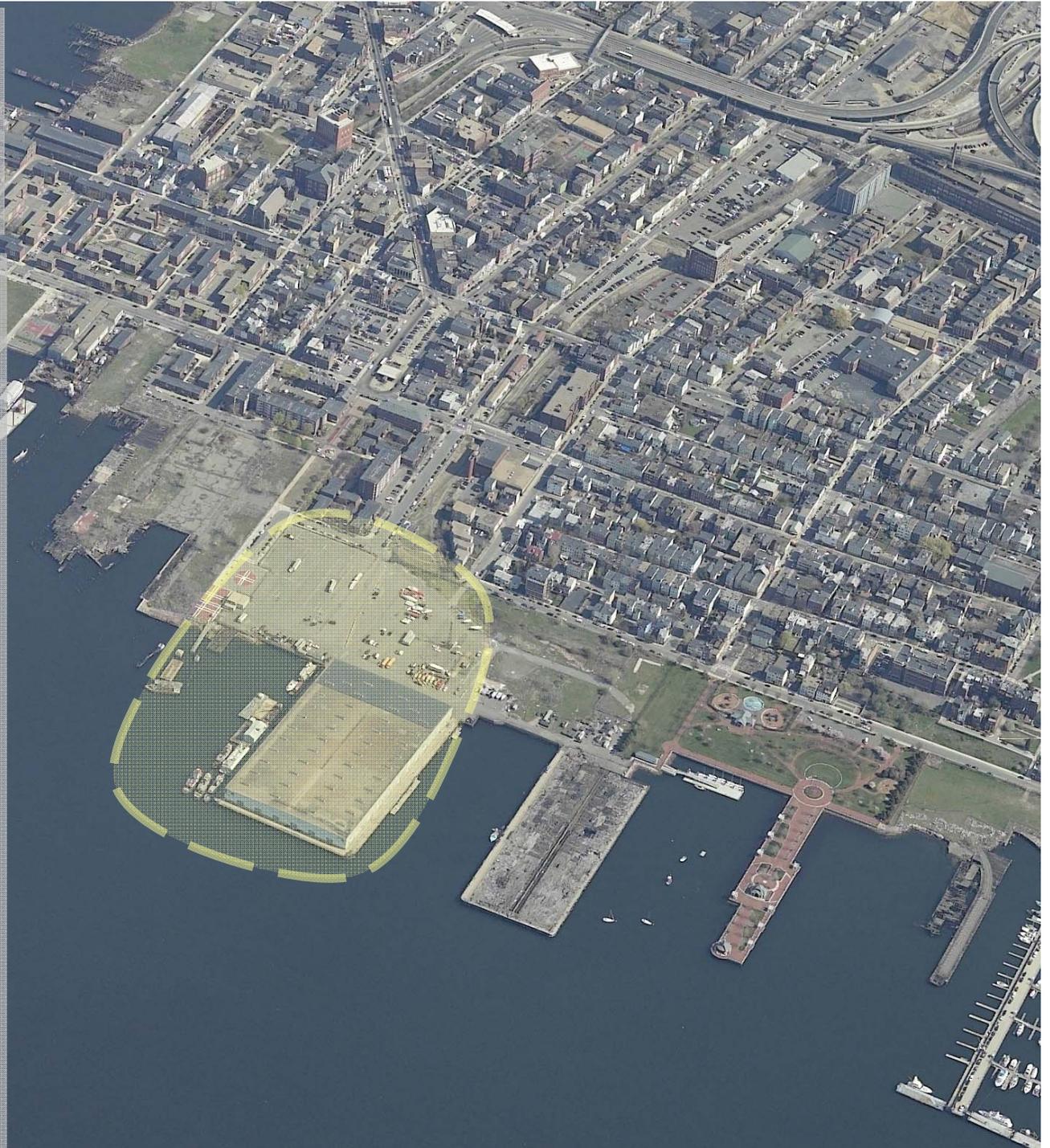


Piers Park



Portside at Pier 1

- **\$110-million 490 dwelling complex w/ 58 affordable**
- **marine/shipyard uses + waterfront access**
- **day-care center, retail + restaurant space**
- **Ch.91 license granted**
- **200 construction jobs + 110 new permanent jobs**



Portside at Pier 1



Clippership Wharf

- **\$190-million mixed-use development**
- **400 condos incl. artist live-work + affordables**
- **restaurants, retail, health club, community/educ. facilities, docks, + maritime support facilities**
- **water transit + taxi**
- **1,715' Harborwalk**
- **4-acre open space**
- **670 parking spaces**
- **Ch. 91 licensing**





Carlton Wharf

- 80 mixed-income rental DUs
- ~25% market rate
- newest Harborwalk segment



Hodge Boiler Works

- mixed-use proposal w/ 8-story building
- 116 condominiums w/ affordables
- ~164 parking spaces
- 8-unit bed & breakfast + café in 2 smaller buildings
- 100-slip marina + 700' new public access incl. 350' Harborwalk
- wide range of "green" building technologies

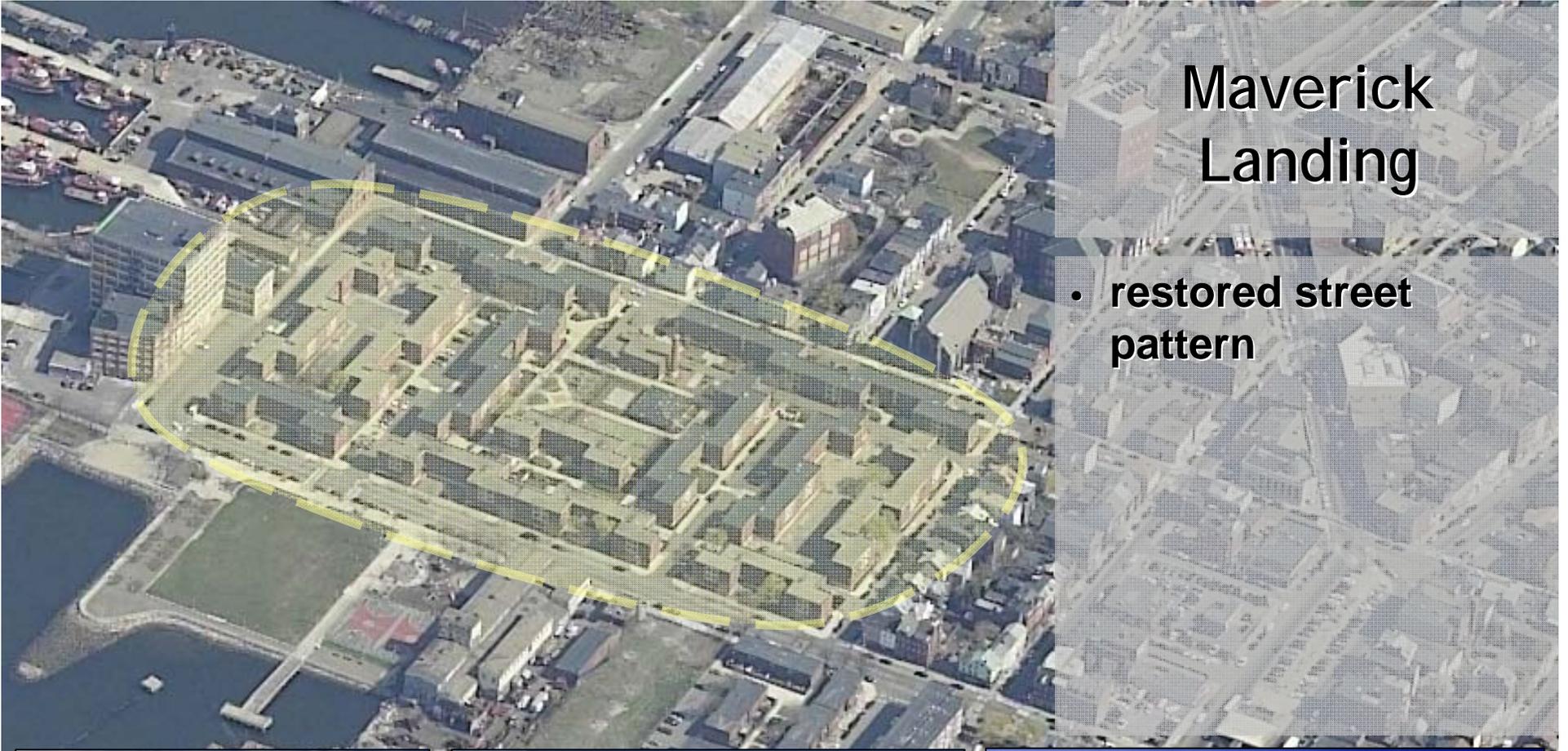


Rendering Courtesy of Albert, Righter & Tiltmann Architects, Inc.

Maverick Landing

- 426 DUs
- waterfront views
- photovoltaics + cogeneration
- rental townhouses + duplexes, mid-rise apartments, + 7-story condominium

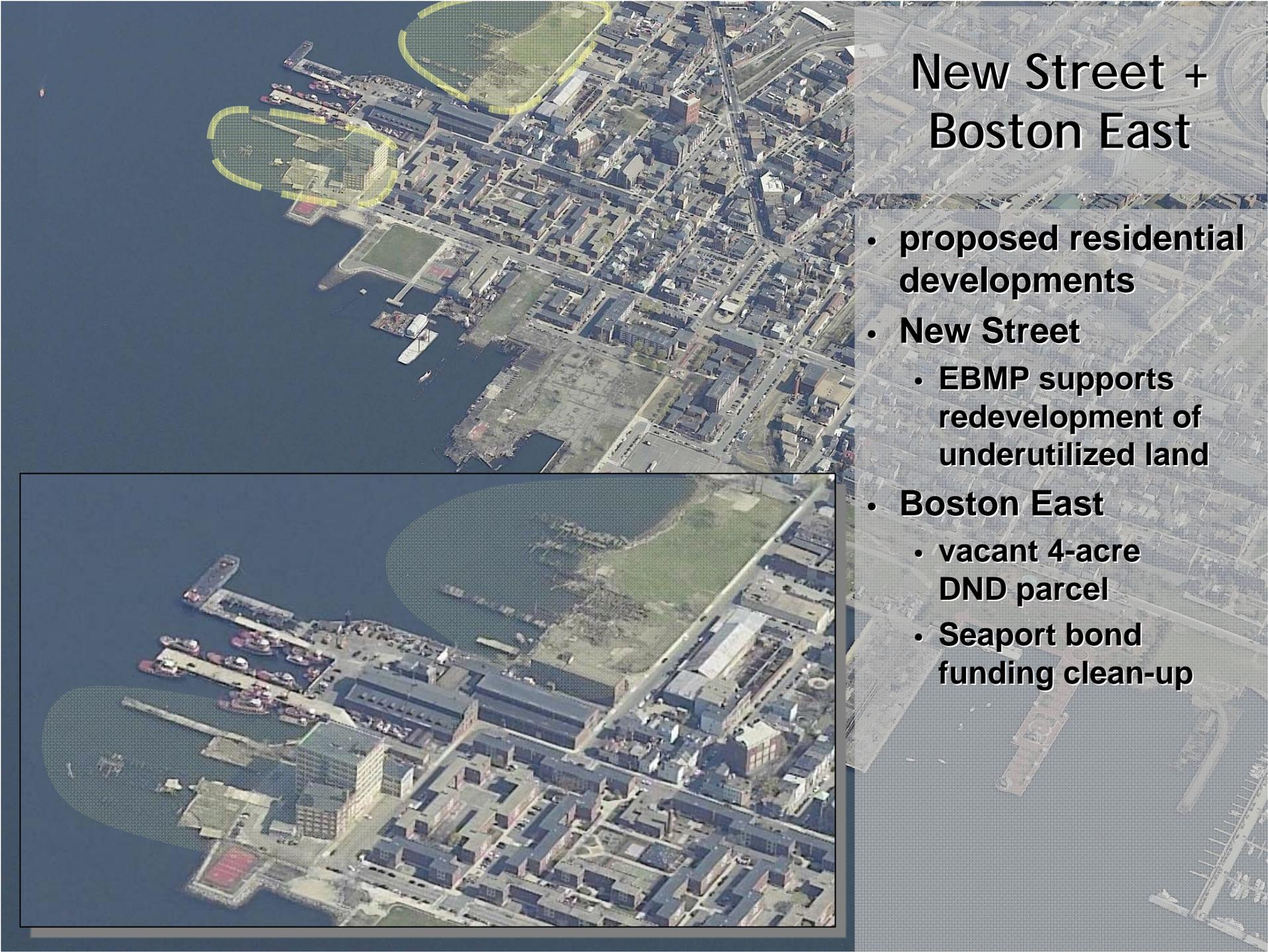




Maverick Landing

- restored street pattern



An aerial photograph of the Boston East and New Street area. The image shows a dense urban landscape with numerous buildings, streets, and a waterfront area. Two specific areas are highlighted with yellow dashed lines: a large, mostly vacant lot in the upper center, and a cluster of buildings along the waterfront in the lower left. A semi-transparent grey box on the right side of the image contains text and a bulleted list. A smaller, semi-transparent grey box in the lower left corner provides a magnified view of the waterfront area, showing a large green field, a body of water with several boats, and a large building complex.

New Street + Boston East

- proposed residential developments
- New Street
 - EBMP supports redevelopment of underutilized land
- Boston East
 - vacant 4-acre DND parcel
 - Seaport bond funding clean-up

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