

# 232 A Street

DEIR Community Information Meeting

January 10, 2024





**232 A Street**, also known as “Parcel 3”, or “Parcels G7 + G8”, is a **2.4-acre** site located along the Fort Point Channel. The site is subject to the 100 Acres Master Plan PDA and the South Boston Municipal Harbor Plan.



## AGENDA

1. Project Background & Overview
2. MEPA Review
3. Environmental Justice Review
4. DEIR Content
5. Next Steps









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8



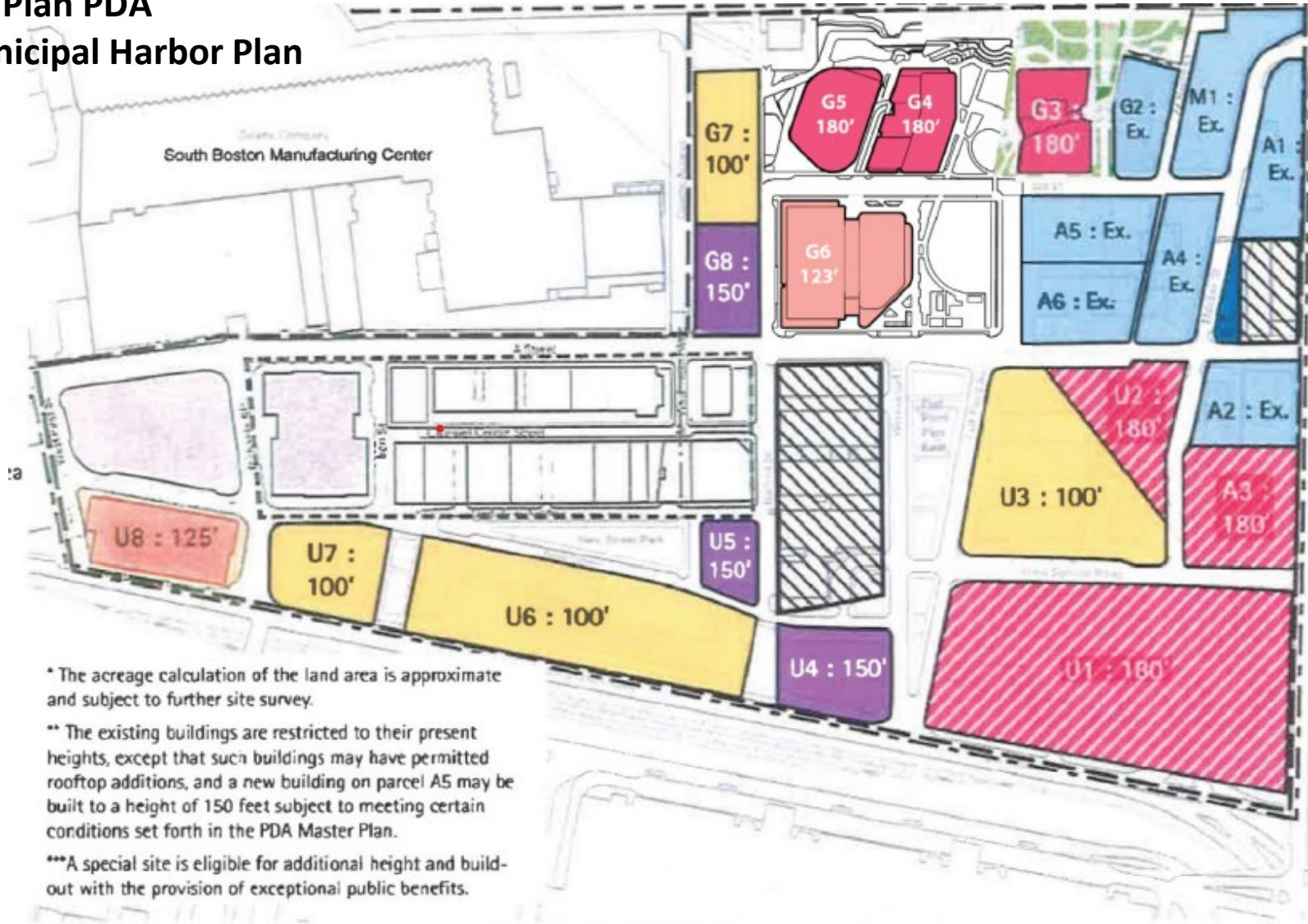
STATE STREET



# Project Background

## 100 Acres Master Plan PDA

### South Boston Municipal Harbor Plan



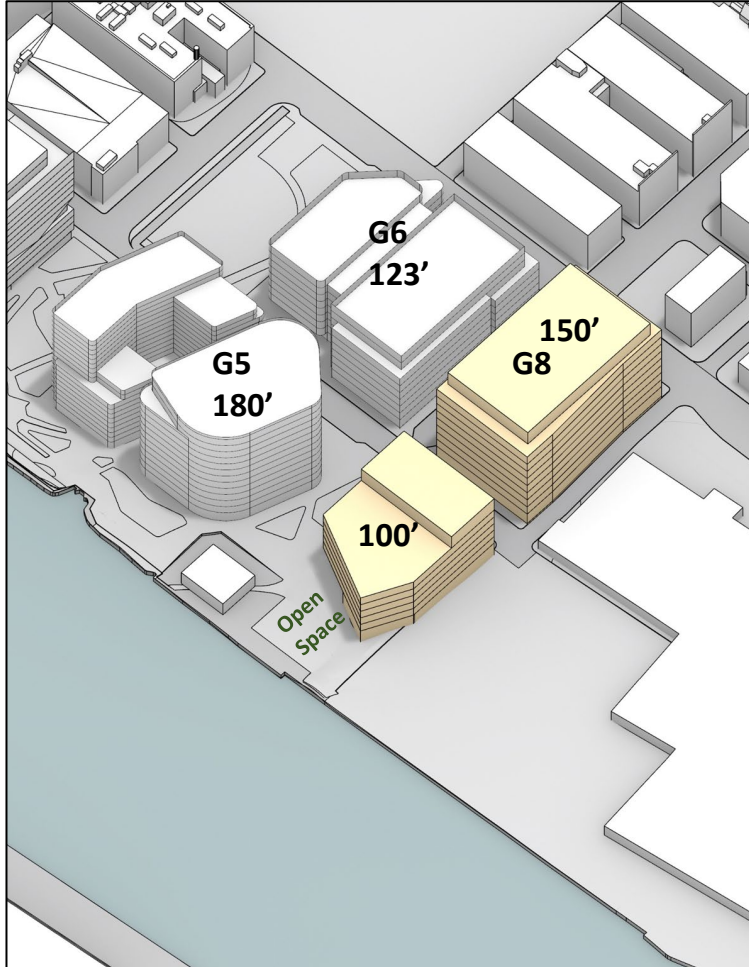
- \* The acreage calculation of the land area is approximate and subject to further site survey.
- \*\* The existing buildings are restricted to their present heights, except that such buildings may have permitted rooftop additions, and a new building on parcel A5 may be built to a height of 150 feet subject to meeting certain conditions set forth in the PDA Master Plan.
- \*\*\*A special site is eligible for additional height and build-out with the provision of exceptional public benefits.

Note: The 232 A Street site is identified as Parcel G7 and G8. All measurements are approximate and square footages represent Gross Floor Area under Boston Zoning Code.

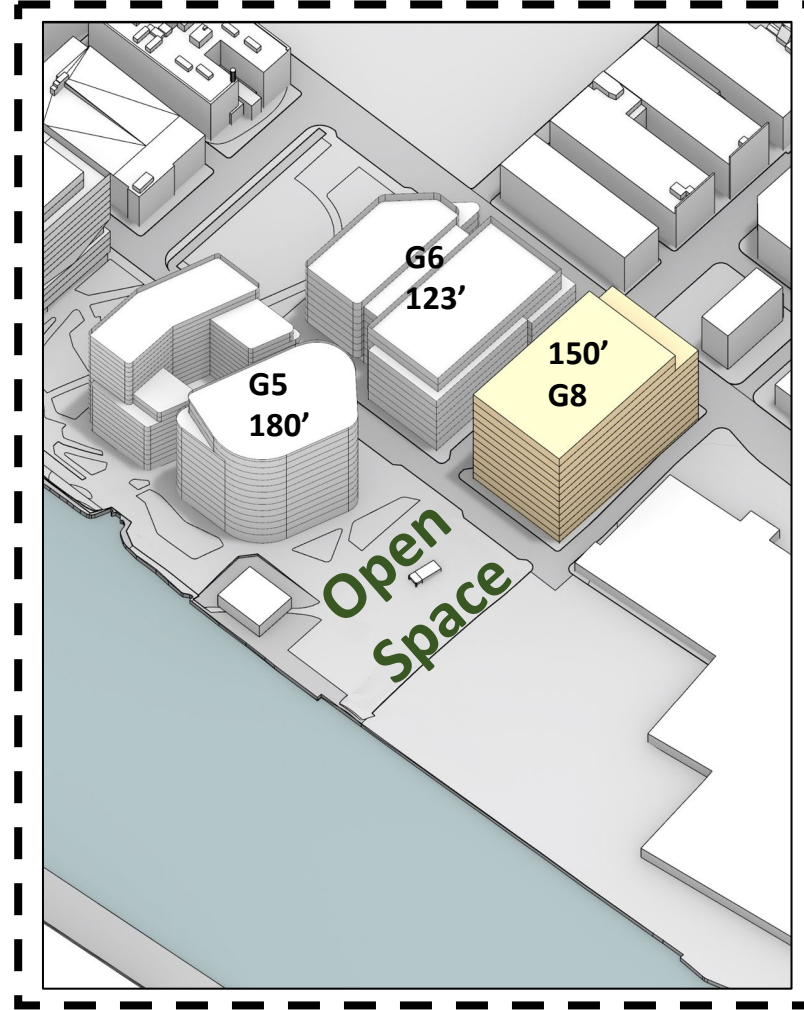
# Project Background

## 100 Acres Master Plan PDA vs. Proposed

100 Acres Master Plan

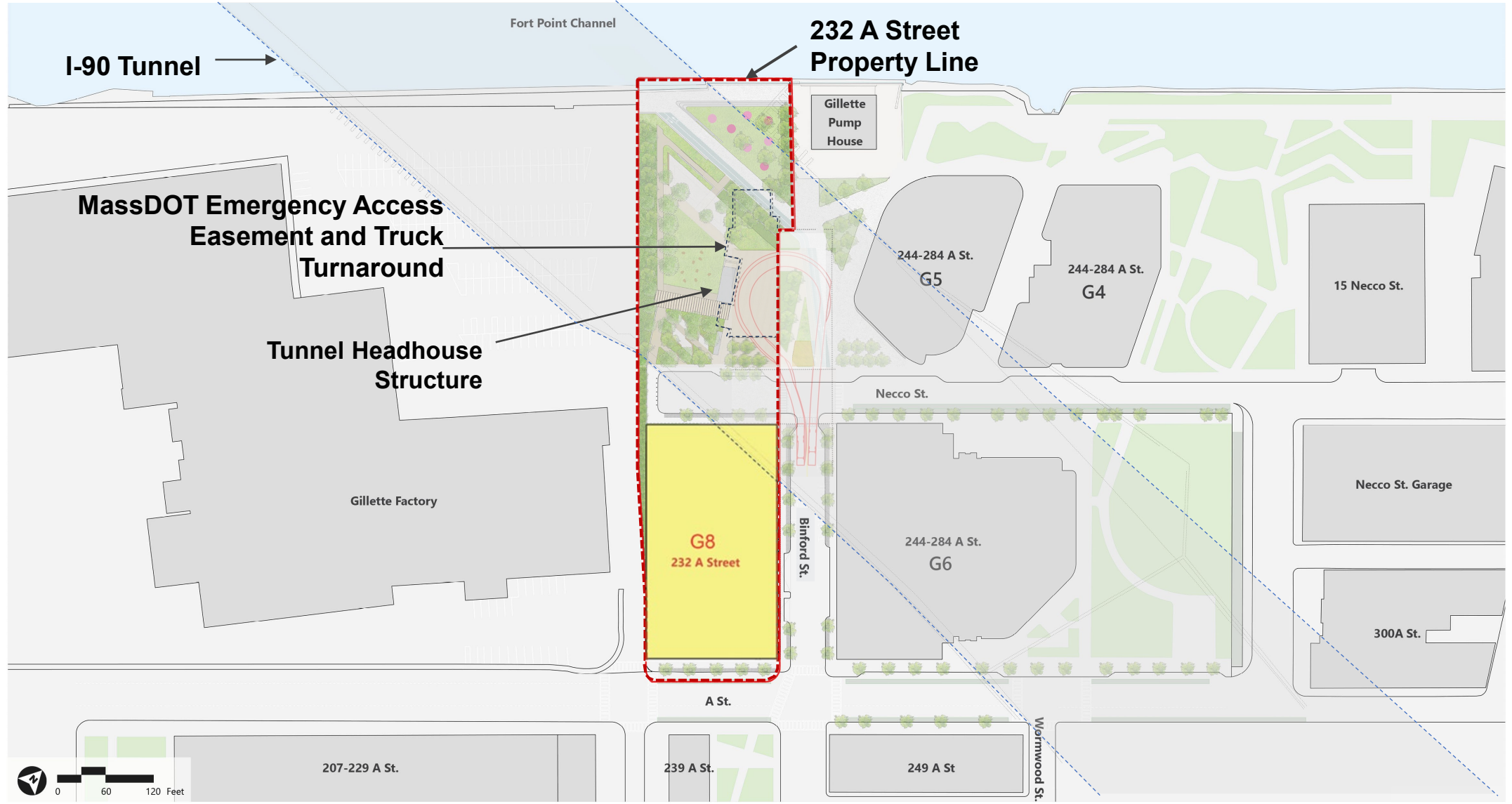


Proposed



# Project Background

## Site Overview





# Project Background

## Development Program

**Site Area** = 2.4 acres

**Public Realm** = 1.5 acres on the Fort Point  
Channel Waterfront

**Buildings** = 1

**Use** = Lab & Office with mixed-uses on the  
ground floor which could include retail,  
cultural, and/or civic uses

**GFA** = 335,000 SF

**Building Height** = 150 ft

**Penthouse** per BPDA Guidelines

**No. of Floors** = 9

**# of Parking Spaces** = 125





# Project Background

## Highlighted Public Benefits

### Community Benefits

- ✓ The Project will abide by a Diversity, Equity, and Inclusion framework ensuring diverse and inclusive employment, mentorship, and access through all phases of the Project's lifecycle
- ✓ Promote equitable access and enjoyment of the waterfront through the contribution of 1.5 acres of public realm which will include improved connections to the Harborwalk and South Bay Harbor Trail, street and sidewalk improvements, resiliency infrastructure, and 1.2 acres of publicly accessible waterfront open space
- ✓ Widened Harborwalk and South Bay Harbor Trail by 4' to reflect a total width of 22' – comprised of a 12' pedestrian zone and 10' cyclist zone
- ✓ Provide ancillary support for public enjoyment of the waterfront which will include public restrooms, drinking water station, and storage for Dragon Boats, a prominent use on the Fort Point Channel, in a to be determined location in the below grade garage
- ✓ Thoughtful ground floor design prioritizing public access by preserving valuable frontage along the waterfront park and A Street as publicly accessible spaces, integrated resiliency measures, and generous ceiling heights to support a variety of retail/civic/cultural uses
- ✓ The arcade space, reminiscent of existing arcade spaces signature to Fort Point, will create a unique exterior space that retail/civic/cultural uses could spill out into, opportunities for displays of multidimensional art, improve accessibility across grade changes inherent to the site, serve as a protected pedestrian connection from A Street to the Fort Point Channel, and open up views of the Channel from A Street
- ✓ Opportunities for public art and collaboration with local artists
- ✓ Monetary contribution of housing and jobs linkage funds for the City of Boston
- ✓ The Project is expected to create approximately 500 construction jobs and approximately 900 permanent jobs following delivery and occupancy



# Project Background

## Highlighted Public Benefits

### Resiliency

- ✓ Improve the capacity of the Site to provide storm damage prevention and flood control through the creation of permeable surfaces where there currently are none and incorporation of on-site stormwater management best practices
- ✓ Help mitigate the impacts of climate change by raising site elevations to reduce the area of land subject to the 1% annual chance flood event through 2070; since filing the ENF, further improvements have been made pushing the line of protection closer to the waterfront and raising a greater share of the site to 21'6"
- ✓ Project will implement a portion of the BPDA's proposed Resilient Fort Point Channel Infrastructure Project with the development of a flood protection barrier, or "berm", on-site

### Sustainability

- ✓ Pursuing a less dense building scheme, eliminating the development of a second building previously planned in the approved Master Plan and its associated carbon and materials impacts
- ✓ This allows for the conversion of approximately 1.1 acres of area previously contemplated as building coverage to Public Realm, reducing urban heat island effect
- ✓ The Project will comply with the City's 2023 Stretch Energy Code, minimizing its operational carbon footprint
- ✓ The Project will explore utilizing renewable energy onsite through the installation of rooftop photovoltaic (PV) arrays; the Project will also be pre-wired for future electrification
- ✓ 25% of parking spaces will be designed to accommodate Electric Vehicle charging



## Project Background

### Summary of Changes & Improvements Since ENF

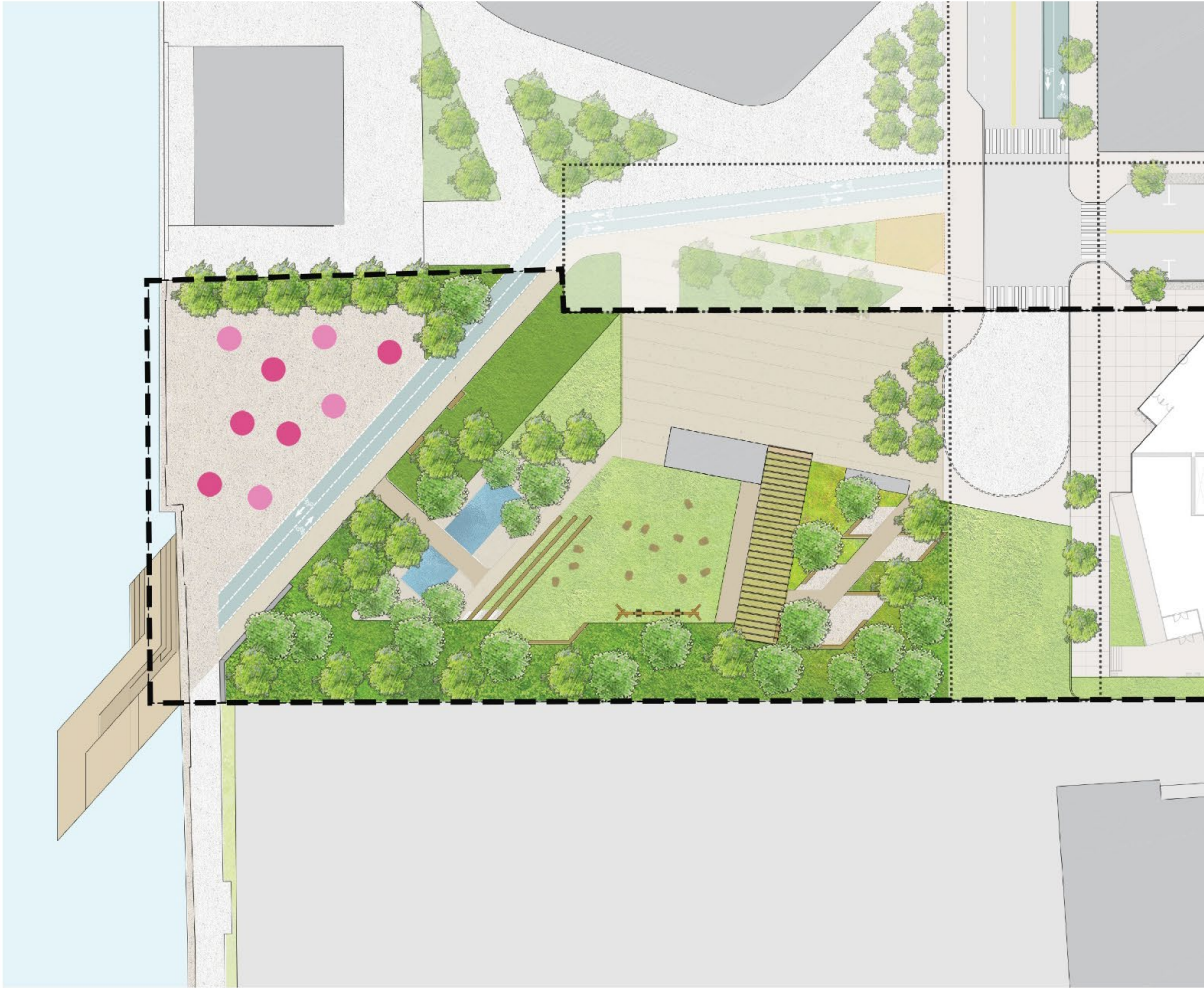
- ✓ Open Space Design Changes
- ✓ Extensive Design Changes to Necco Street Extension
- ✓ Improved Resiliency Planning



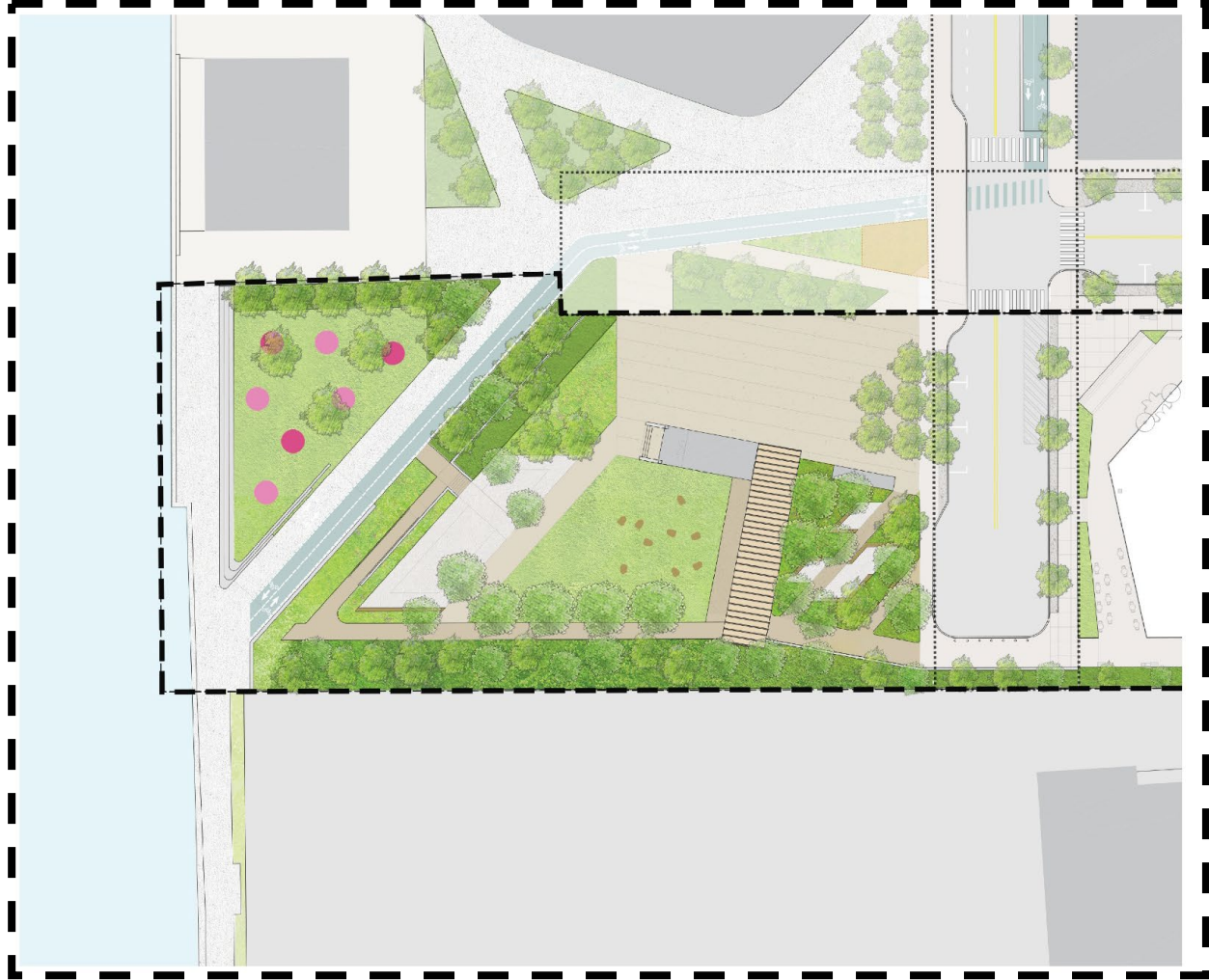
# Project Background

## Public Realm Contributions

ENF Proposed Concept Design

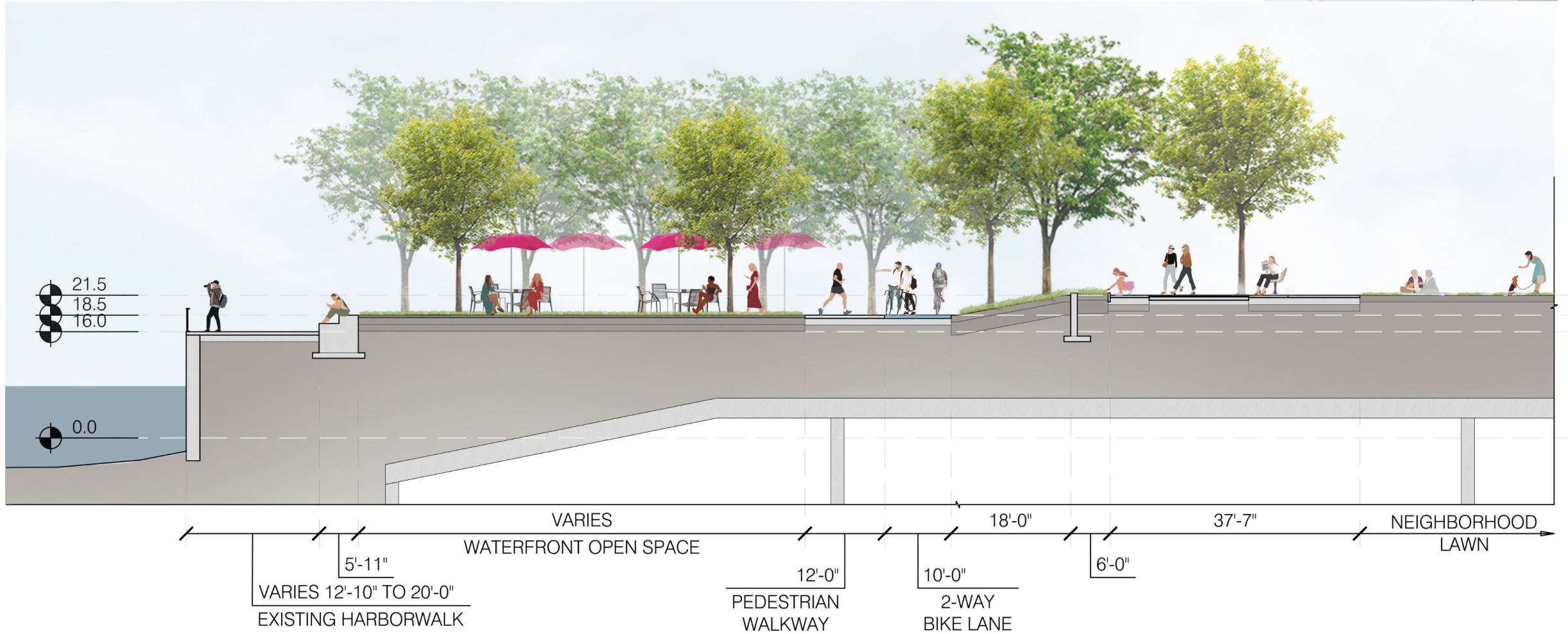
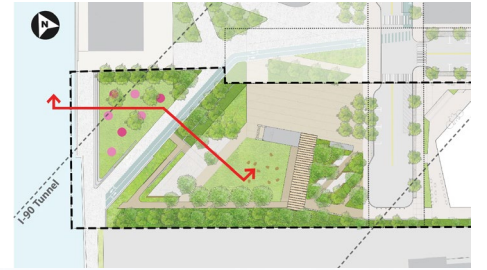


DEIR Proposed Concept Design



# Project Background

## Harborwalk – South Bay Harbor Trail – Berm Section

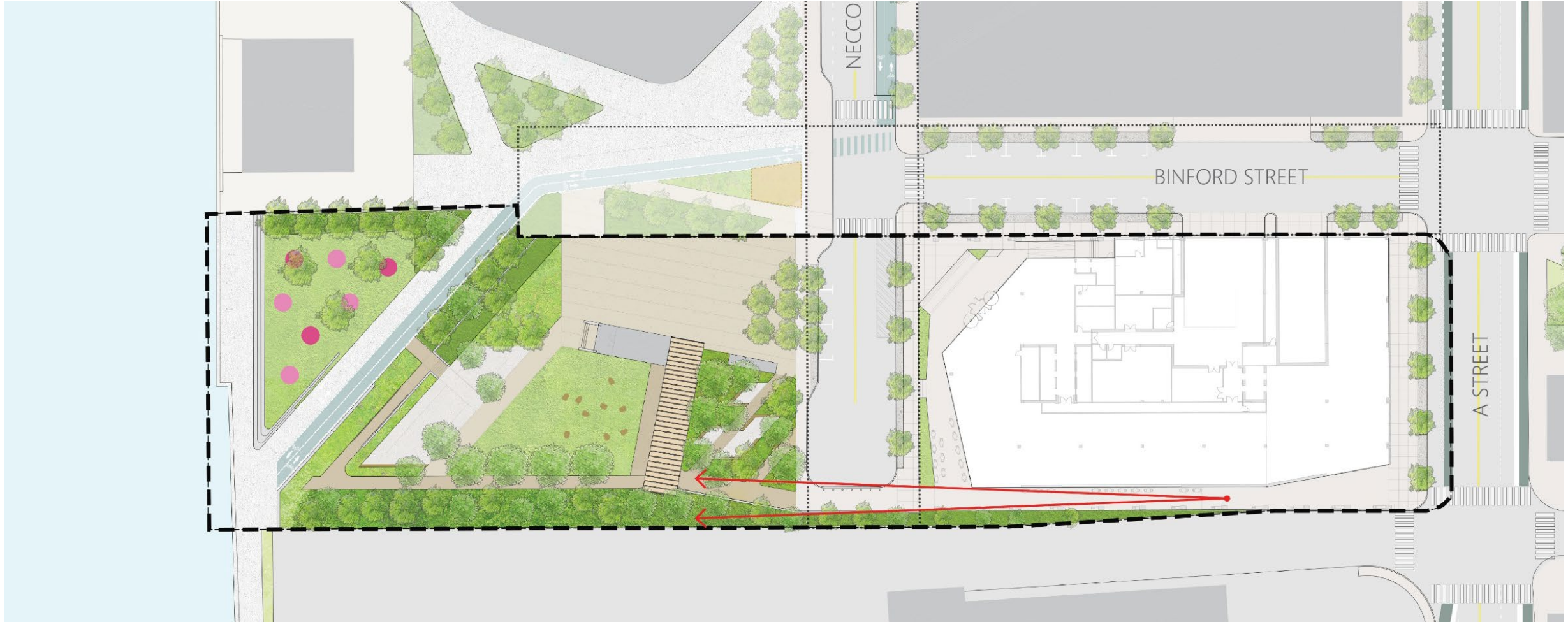




# Project Background

## Public Realm Contributions

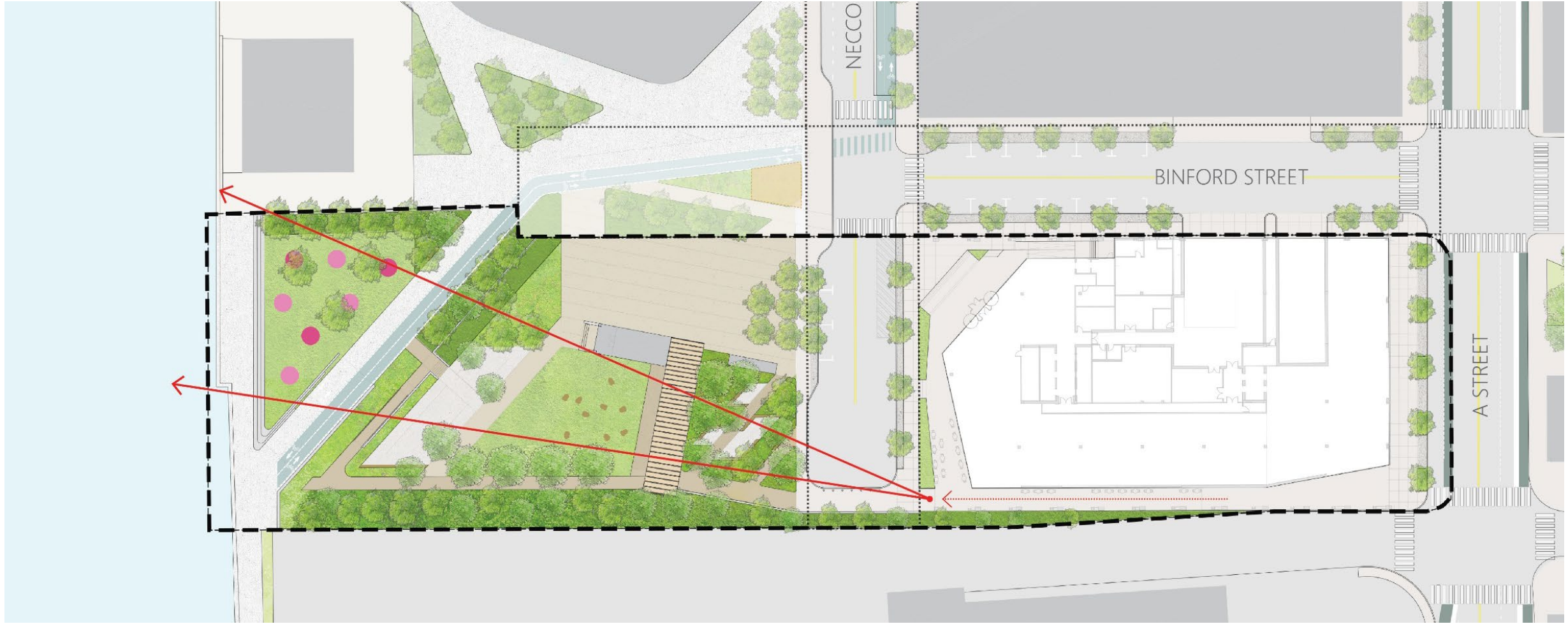
### Enhanced View Corridors, Connection to Waterfront



# Project Background

## Public Realm Contributions

### Enhanced View Corridors, Connection to Waterfront

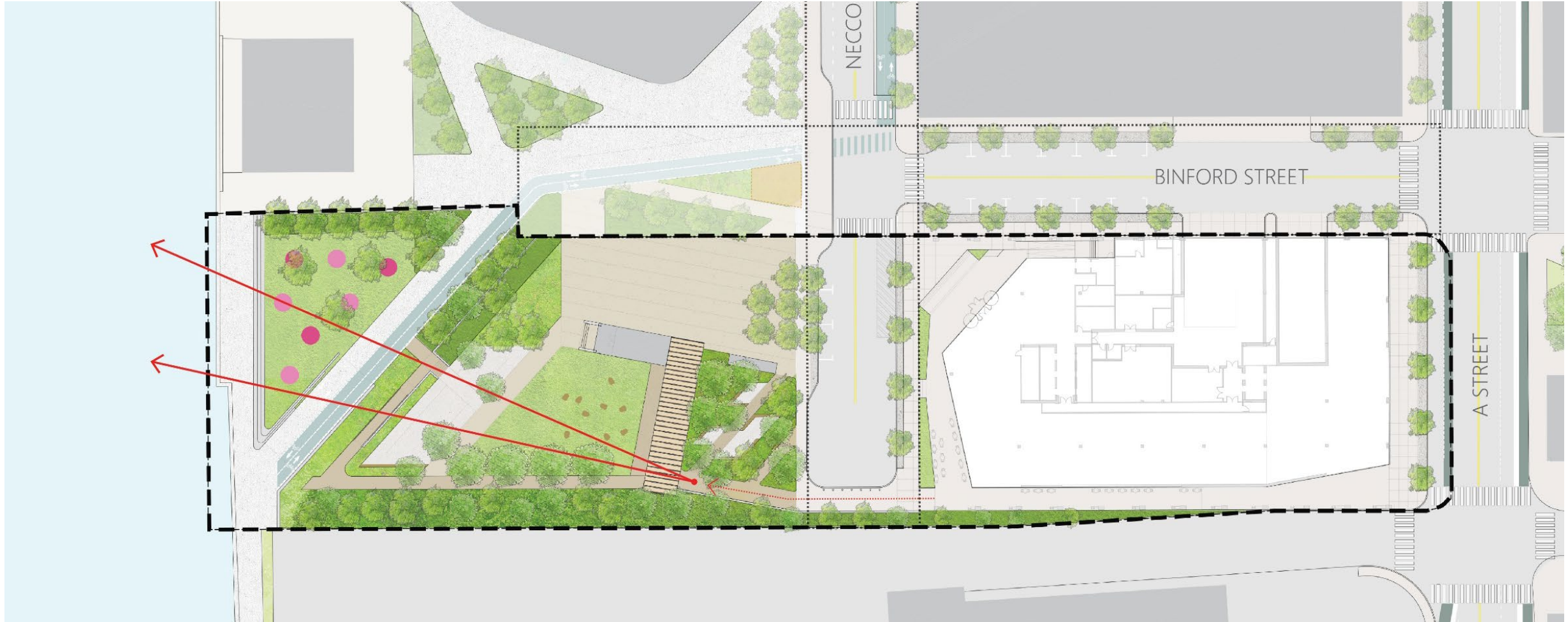




# Project Background

## Public Realm Contributions

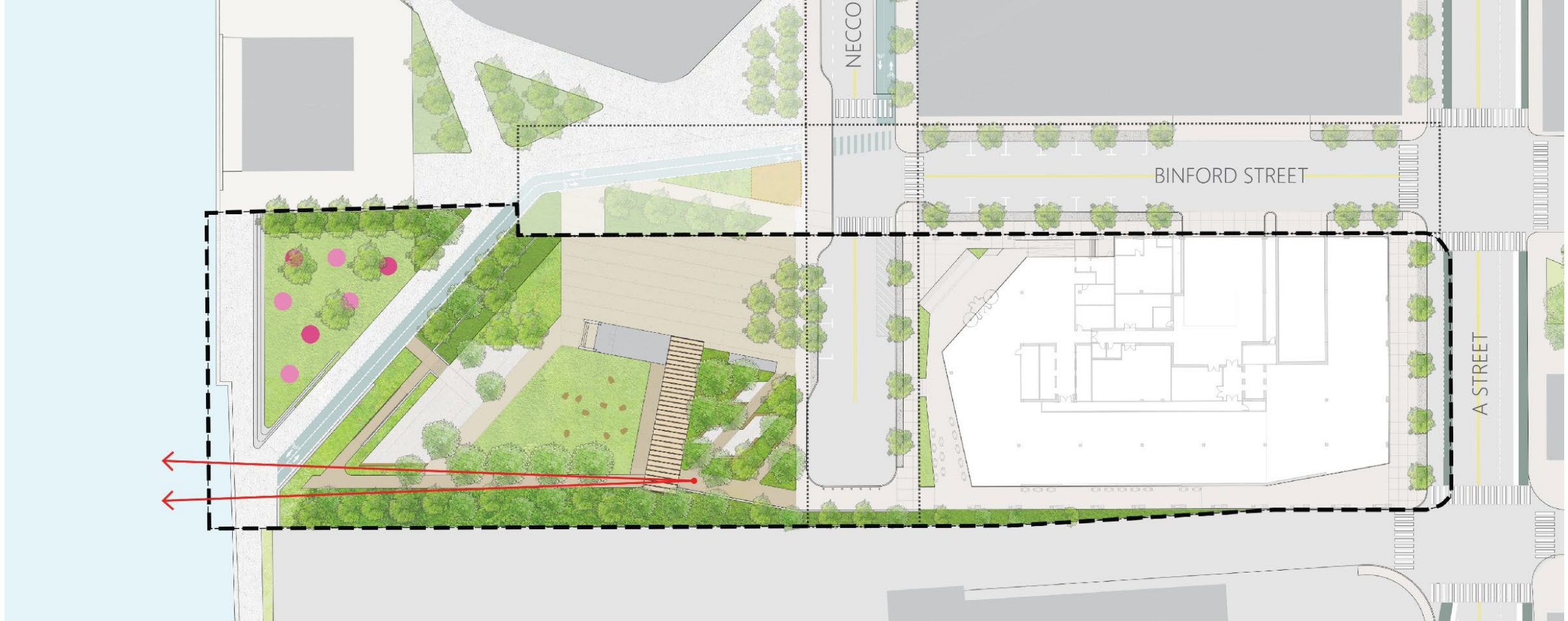
### Enhanced View Corridors, Connection to Waterfront



# Project Background

## Public Realm Contributions

### Enhanced View Corridors, Connection to Waterfront

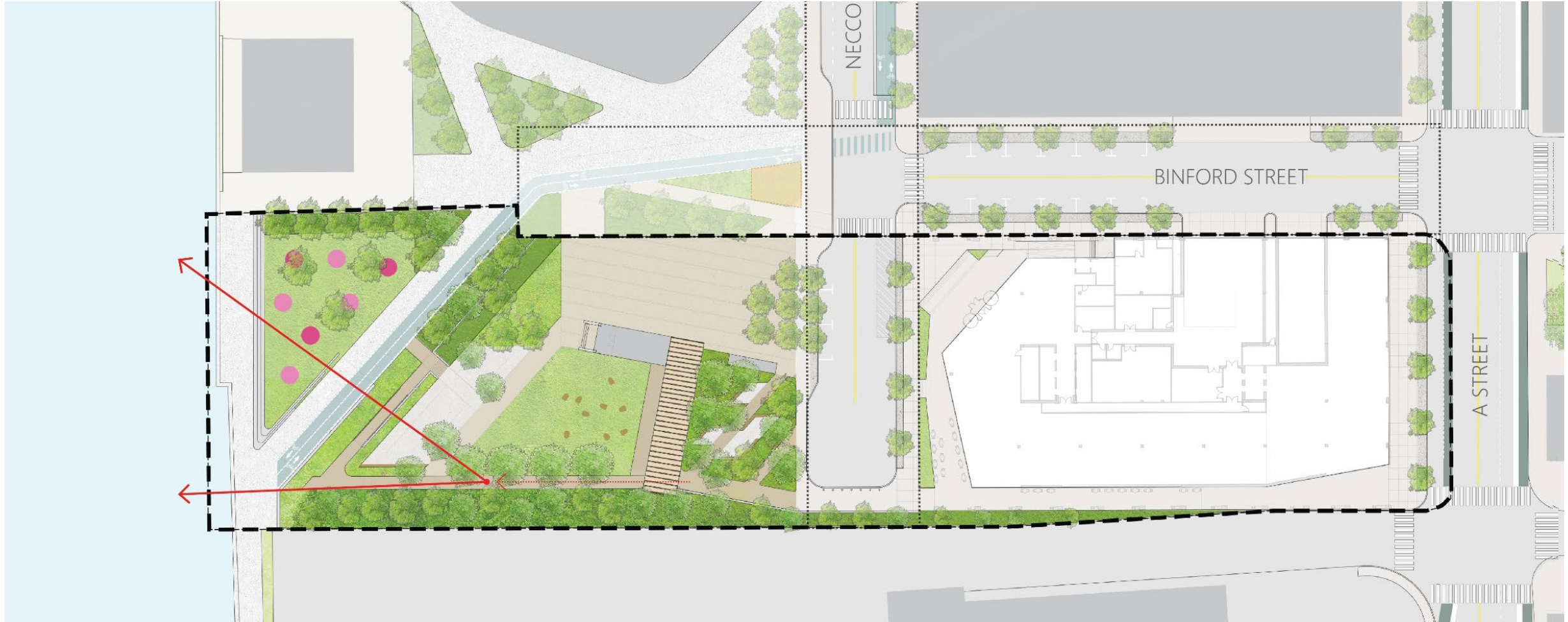




# Project Background

## Public Realm Contributions

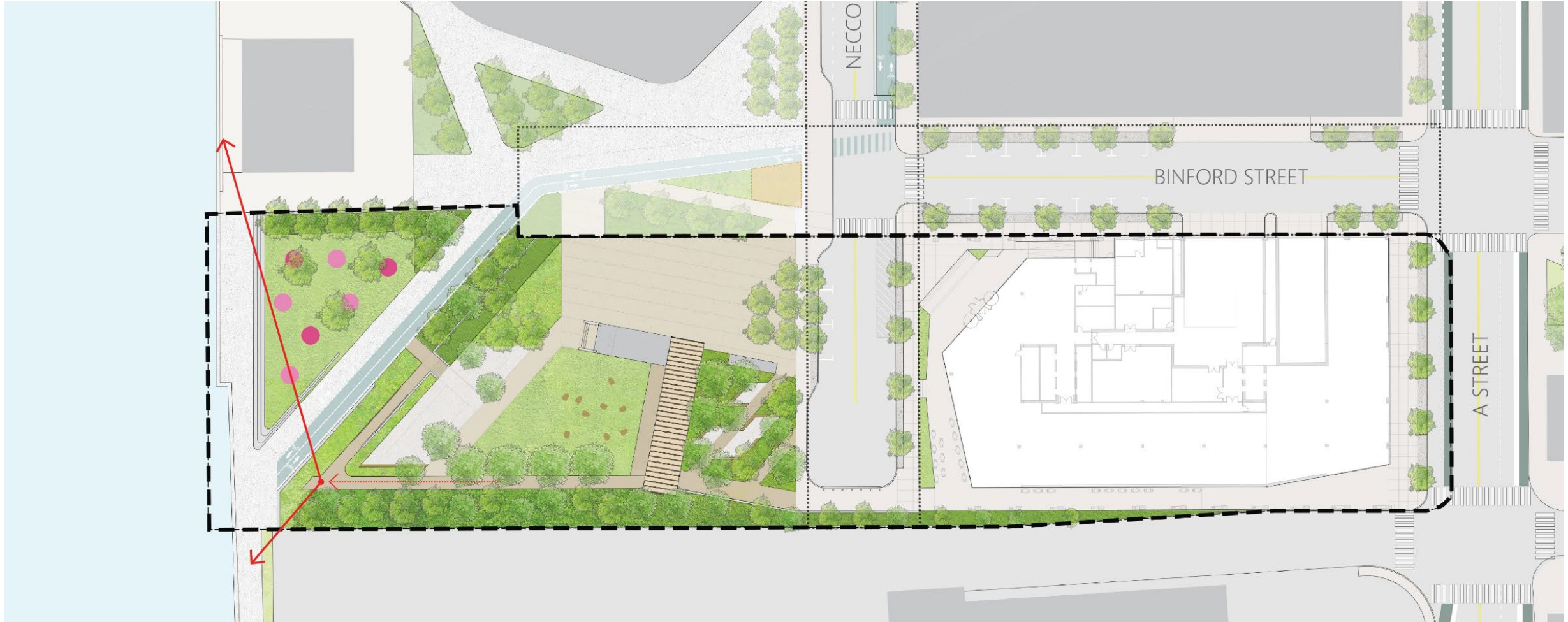
### Enhanced View Corridors, Connection to Waterfront



# Project Background

## Public Realm Contributions

### Enhanced View Corridors, Connection to Waterfront

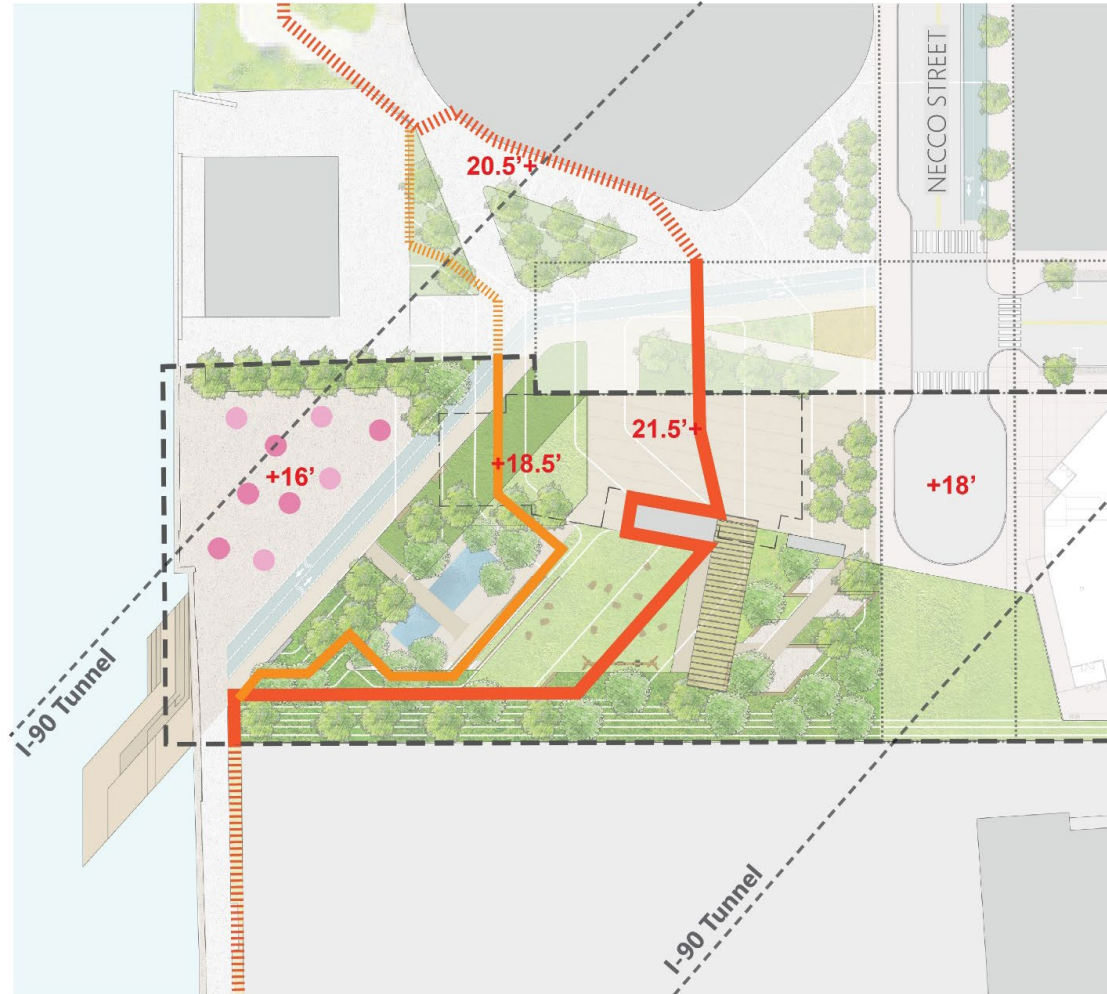




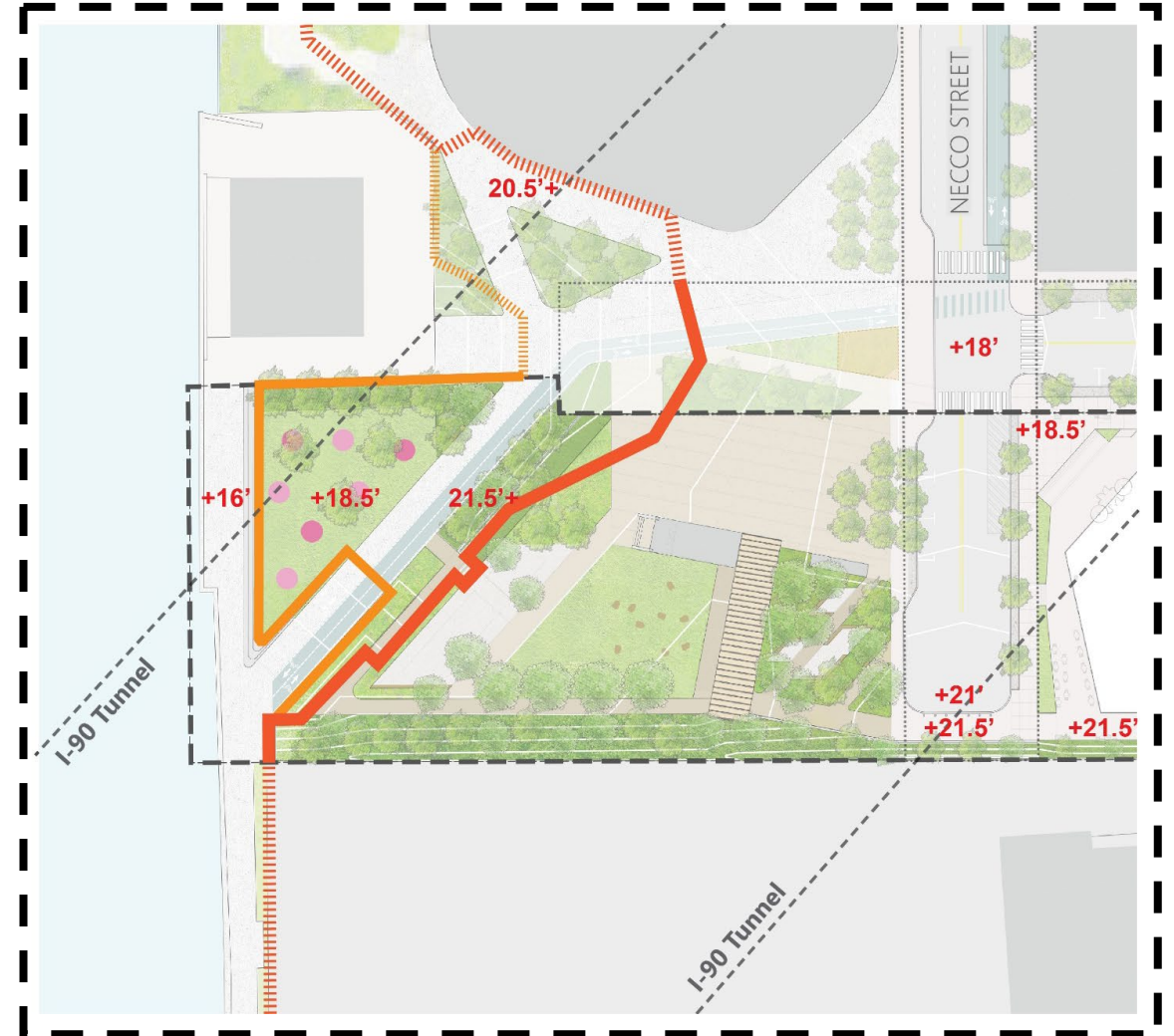
# Project Background

## Site Resiliency Contributions

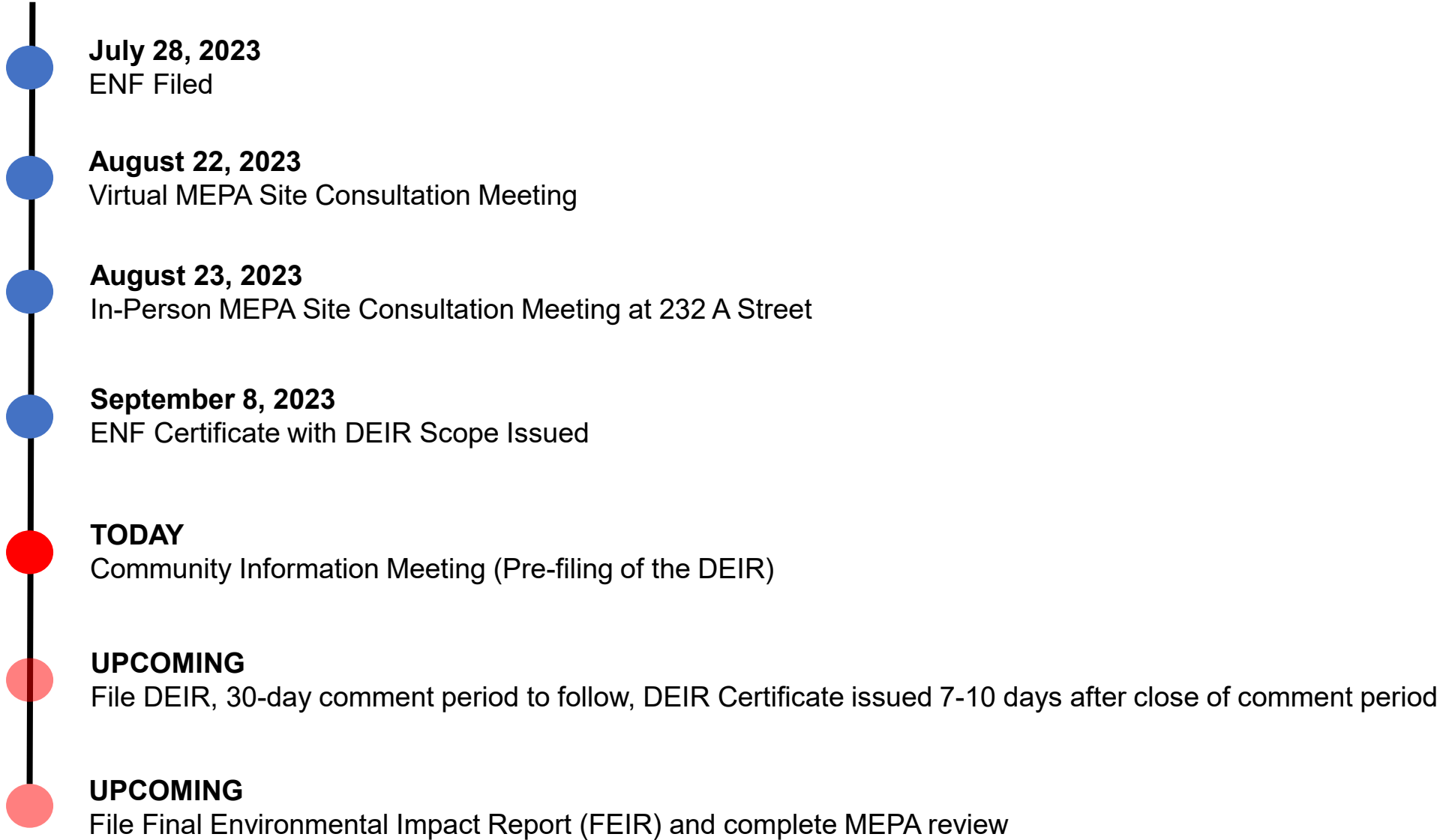
Concept Design at ENF



Revised Design at DEIR



# MEPA Review Timeline





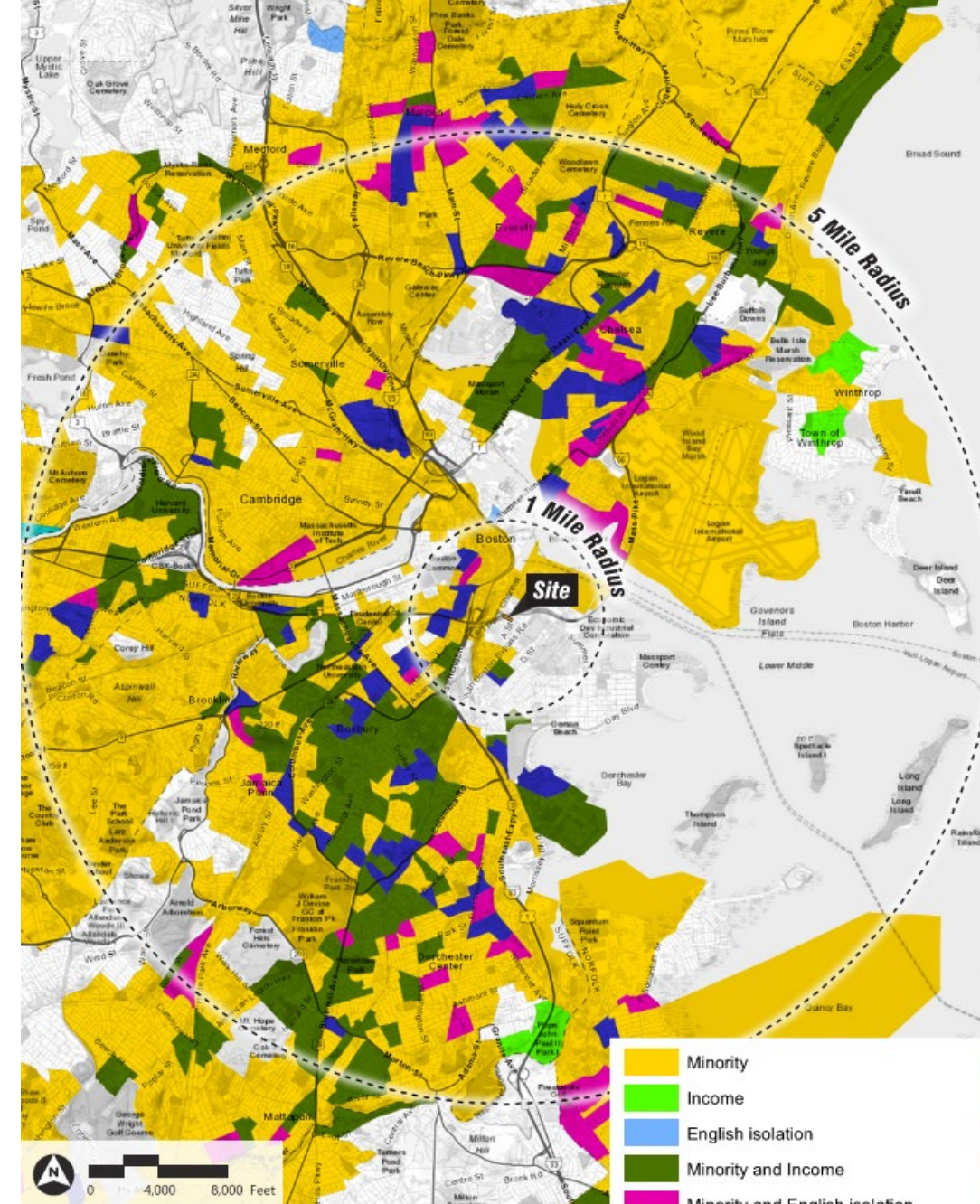
# MEPA Jurisdiction

## Why is State Environmental Review Required?

- **Anticipated State Agency Actions:**
  - MassDEP Chapter 91 License
  - MassDOT Highway Access Permit
  - MassDEP Sewer Extension and Connection Permit (if required)
  - MWRA Sewer Use Discharge Permit (if required), Construction Site Dewatering Permit (if required)
- **Mandatory EIR Review Thresholds:**
  - New Chapter 91 license for a non-water dependent use which occupies more than one acre of tidelands
  - Generation of 3,000 or more new ADT on roadways providing access to a single location
- **Applicable MEPA Policies:**
  - EJ Protocols; the Project is located within 1-mile of EJ populations
  - Greenhouse Gas Emissions Policy and Protocol
  - Interim Protocol on Climate Change Adaptation and Resiliency

# Environmental Justice Background

- In compliance with the MEPA Environmental Justice (“EJ”) Protocols effective January 2022, projects must indicate whether any EJ populations are located within one mile of the Project Site and any reasonably expected adverse impacts on those populations as a result of the project.
- The project is not located directly within an EJ population.
- EJ population characteristics within 1-mile and 5-miles of the project site are based on the November 2022 EJ map viewer as shown on the map here.



Source: MassGIS 2020 EJ Populations Updated Nov 2022  
<https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations>

	Minority
	Income
	English isolation
	Minority and Income
	Minority and English isolation
	Income and English isolation
	Minority, Income and English isolation



## Environmental Justice Enhanced Public Engagement

- Community Open House held at 105 W. First Street on Saturday May 13, 2023 with translational services present
- Advance notification of the ENF filing shared with the EJ Community Based Organizations List, and translated into Spanish and Chinese
- Provided translation of the Project Fact Sheet
- Provided access to electronic ENF and DEIR filings
- Hard copies of all MEPA filings available at the Boston Public Library Chinatown and South Boston branches
- Public notices of the availability of the ENF were provided and translated into Spanish and Chinese
- Published the ENF public notices in the Boston Herald, El Mundo Boston, and Sampan publications
- Virtual site consultation meeting August 22, 2023
- In-person site consultation August 23, 2023
- Created a project-specific website: <https://232astreet.com/>
- Community Information Meeting this evening, January 10, 2024 and will continue to engage community and be responsive to all inquiries
- Upcoming community information meeting with Boston Harbor Now on January 24, 2024; register here: <https://www.eventbrite.com/e/harbor-use-public-forum-232-a-street-tickets-790201131857?aff=oddtcreator>

# DEIR Content

## What to expect in upcoming DEIR filing?

Topic/Impact Category	Information Included in the DEIR
<b>Project Description</b>	<ul style="list-style-type: none"> <li>• Changes Since ENF</li> </ul>
<b>Environmental Justice</b>	<ul style="list-style-type: none"> <li>• Updated public involvement plan</li> <li>• Document existing vulnerable health criteria and sources of pollution</li> <li>• Additional information on potential air quality impacts to EJ Populations specific to Project-related traffic</li> </ul>
<b>Waterways and Tidelands (Chapter 91)</b>	<ul style="list-style-type: none"> <li>• Updated plans showing Chapter 91 jurisdictional boundaries</li> <li>• Demonstrate compliance with Chapter 91 requirements for building height, setbacks and open space</li> <li>• Demonstrate compliance with requirements for Facilities of Public Accommodation in Commonwealth Tidelands</li> </ul>
<b>Wetlands</b>	<ul style="list-style-type: none"> <li>• Calculations of Wetland alterations and compliance with performance standards</li> </ul>
<b>Traffic and Transportation</b>	<ul style="list-style-type: none"> <li>• Conduct a comprehensive transportation impact analysis</li> <li>• Assessment of existing sidewalks and crosswalks</li> <li>• Crash analyses of all intersections in the Study Area</li> <li>• Detailed Transit Demand Management Program</li> <li>• Inventory of bicycle network and likely travel routes</li> </ul>
<b>Greenhouse Gas Emissions</b>	<ul style="list-style-type: none"> <li>• Conduct a stationary and mobile source GHG emissions analysis</li> <li>• Incorporate energy conservation measures to reduce energy consumption</li> <li>• Compliance with 2023 Stretch Energy Code including Solar Requirements and Pre-wiring for future electrification</li> <li>• EV charging Stations, EV-ready for future installation</li> </ul>
<b>Climate Change Resiliency</b>	<ul style="list-style-type: none"> <li>• Planning for future with adaptation and resiliency measures against future sea level rise</li> <li>• Flow path analysis modeling of the berm that is proposed as part of the Resilient Fort Point Channel Infrastructure Project</li> </ul>



# DEIR Content

## What to expect in upcoming DEIR filing?

Topic/Impact Category	Information Included in the DEIR
<b>Stormwater Management</b>	<ul style="list-style-type: none"><li>• Describe existing and proposed drainage conditions</li><li>• Demonstrate compliance with DEP Stormwater Standards</li></ul>
<b>Water and Wastewater</b>	<ul style="list-style-type: none"><li>• Describe existing and proposed water and wastewater infrastructure and connections</li><li>• Confirm adequacy of the water and sewer capacity to serve the Project Site</li><li>• Identify water conservation measures and other mitigation measures (I/I removal)</li></ul>
<b>Construction Period</b>	<ul style="list-style-type: none"><li>• Draft Construction Management Plan (CMP) to reduced construction period impacts, such as noise, air emissions/dust, truck traffic, etc.</li></ul>
<b>Mitigation Measures</b>	<ul style="list-style-type: none"><li>• Summary of comprehensive mitigation plan</li><li>• Draft Section 61 Findings for all state Agency Actions</li></ul>
<b>Response to ENF Comments</b>	<ul style="list-style-type: none"><li>• Direct responses to all comments received on the ENF</li></ul>

# DEIR Comment Period

## How to comment on the DEIR?

### Comments can be submitted via email, online, or in writing:

- ✓ Submit comments **via email** at: [nicholas.perry@mass.gov](mailto:nicholas.perry@mass.gov)
- ✓ Submit **online through the comment portal** at: <https://eeaonline.eea.state.ma.us/EEA/PublicComment/Landing/>
- ✓ Submit **in writing** to:

Secretary of Energy and Environmental Affairs

Executive Office of Energy and Environmental Affairs (EEA)

Attn: MEPA Office

Nicholas Perry, EEA No. 16746

100 Cambridge Street, Suite 900

Boston MA 02114



# Thank You!

## Discussion & Questions