

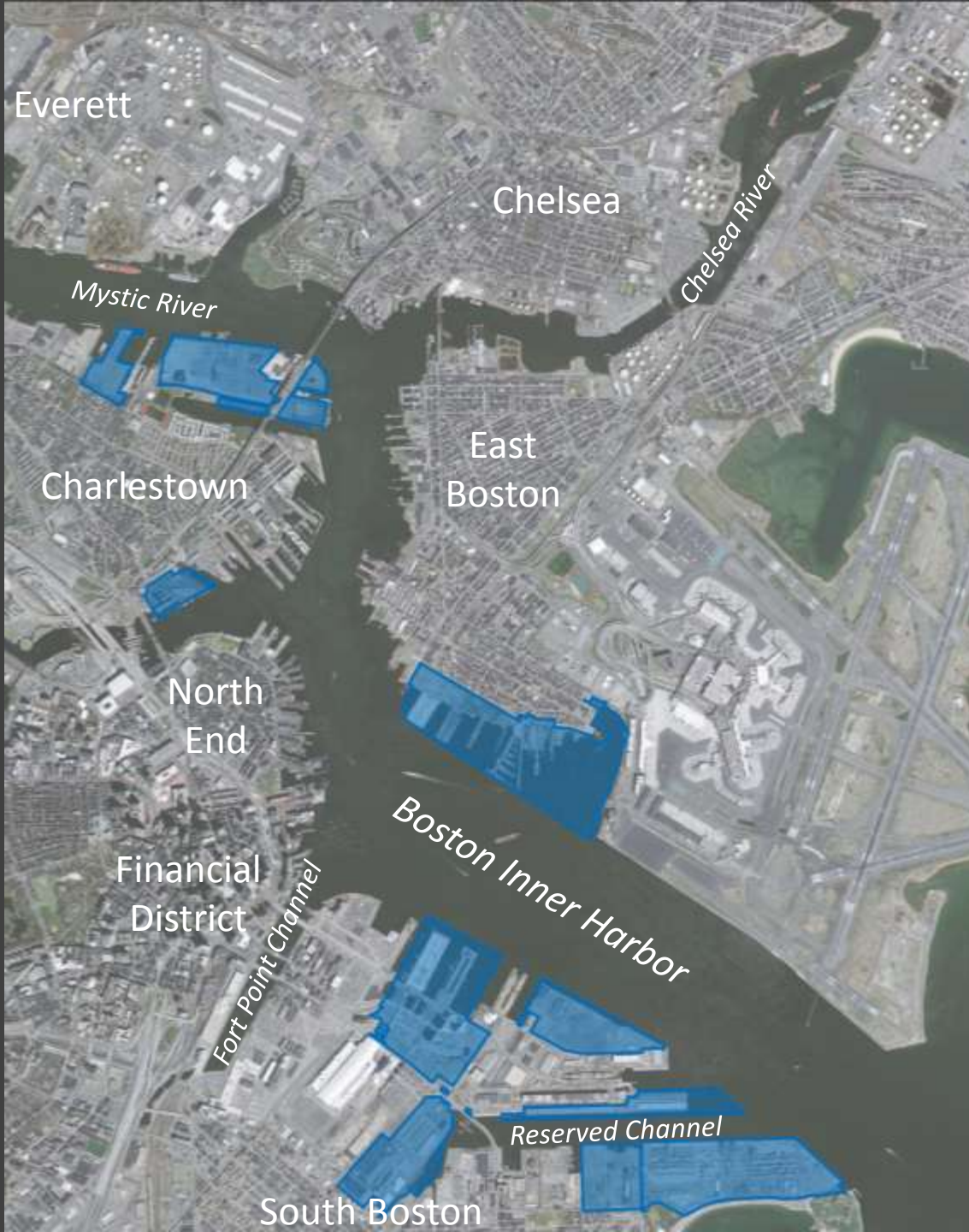
# Port of Boston Update

Andrew G. Hargens, AICP | LEED AP, Senior Project Manager  
Massachusetts Port Authority  
Economic Planning and Development Department

# Massachusetts Port Authority

- State authority created in 1956
- Board appointed by Governor
- Self-financing
- Primary line departments and facilities
  - Aviation Department
    - Logan International Airport
    - Hanscom Field
    - Worcester Airport
  - Maritime Department
    - Port of Boston terminals
    - Commercial development





Everett

Chelsea

Chelsea River

Mystic River

Charlestown

East Boston

North End

Financial District

Fort Point Channel

Boston Inner Harbor

Reserved Channel

South Boston

# Port of Boston Geography and Ownership

 Massport Property




# Port of Boston Geography and Ownership



-  Massport Property
-  Other Public (USCG & BRA)

# Port of Boston Geography and Ownership



-  Massport Property
-  Other Public (USCG & BRA)
-  Private Port Facilities



# Port of Boston Overview

- Oldest continuously active major port in western hemisphere
- New England's only full service port
- Economic Engine
  - \$2.4 billion annual economic impact
  - 34,000 jobs
  - Makes local business more competitive
  - Keeps prices on goods more affordable for consumers
- Key cargos (14M tons/year):
  - petroleum products
  - road salt
  - scrap metal
  - seafood
  - footwear and clothing
  - furniture
  - beer/wine

# Massport's Maritime Assets



# Massport's Strategic Vision

- Increase the amount of foreign and domestic water-borne commerce (primarily containers) through the Port of Boston
  - *Convert greater % of NE trade to all water services*
  - **Attract new direct call services** from Europe, the Mediterranean and the Indian sub continent through the Suez Canal
- Develop facilities and related access infrastructure to support growth in *container, cruise and bulk cargo* business lines
- Develop other Maritime properties to support core businesses and *provide financial return to make capital investments* in port facilities
- Operate in a **fiscally, environmentally and socially sustainable** manner

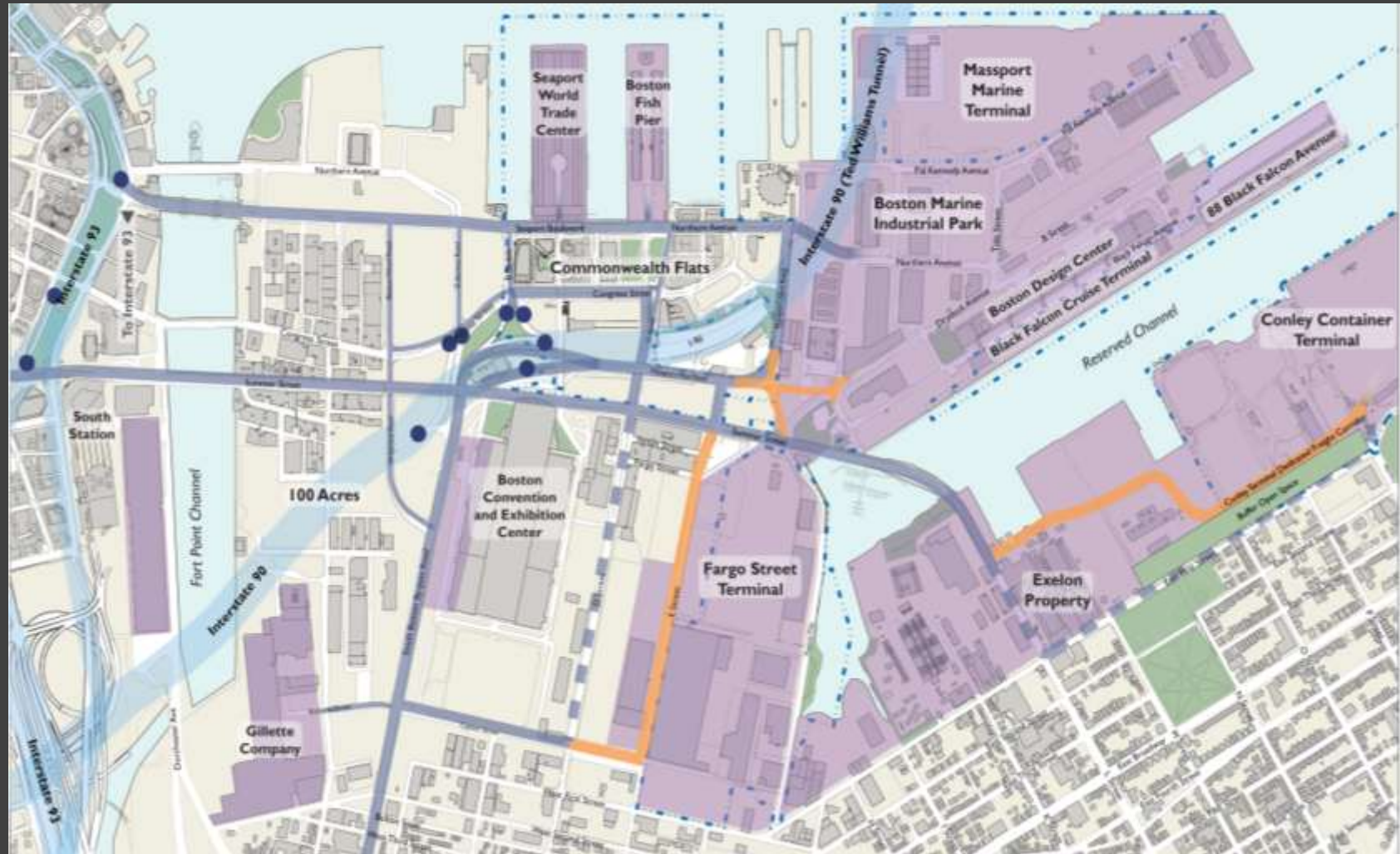


# Conley Container Terminal

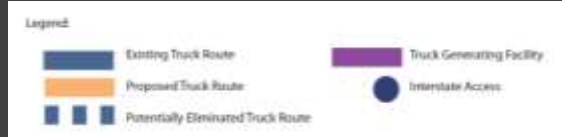
- **Largest container terminal in New England**
  - 101-acre facility with two 45' deep berths
  - Owned and operated by Massport
  - Approx. 200,000 TEUs and 1.5 million tons in 2010
  - Four weekly services: Europe, 2x Asia (Suez added in May 2011), and feeder service to Halifax (50 % increase in 2011/2012)
  - Regional focus handling 30% of NE waterborne commodities
- **Over \$100 million invested in capital improvements over past 20 years**
  - Berth dredging and reconstruction
  - Purchased 30-acre expansion site
  - Terminal efficiency improvements
  - Acquired two additional cranes
  - Planning / design for Dedicated Freight Corridor and Buffer



# Network of South Boston Truck Routes (Existing and Proposed)



Massachusetts Port Authority  
Economic Planning and Development Department



# Landside Port Access

- CA/T Project established network of designated truck routes
- Roadway design guidelines (turning radii, signal optimization)
- Land use restrictions and development standards
- Truck Routes and Motor Carrier Operator Working Groups
- Multiple gate surveys of truck operators (routes and equipment)
- Interagency study and programming for truck route enhancements
- Preservation of key access corridors
- Supporting other modes



# South Boston Community



# South Boston Community

- Approximate Population = 3,825
- Approximate Population = 12,000
- Census Block Groups
- Massport Property
- Proposed Haul Road
- Proposed Buffer Open Space

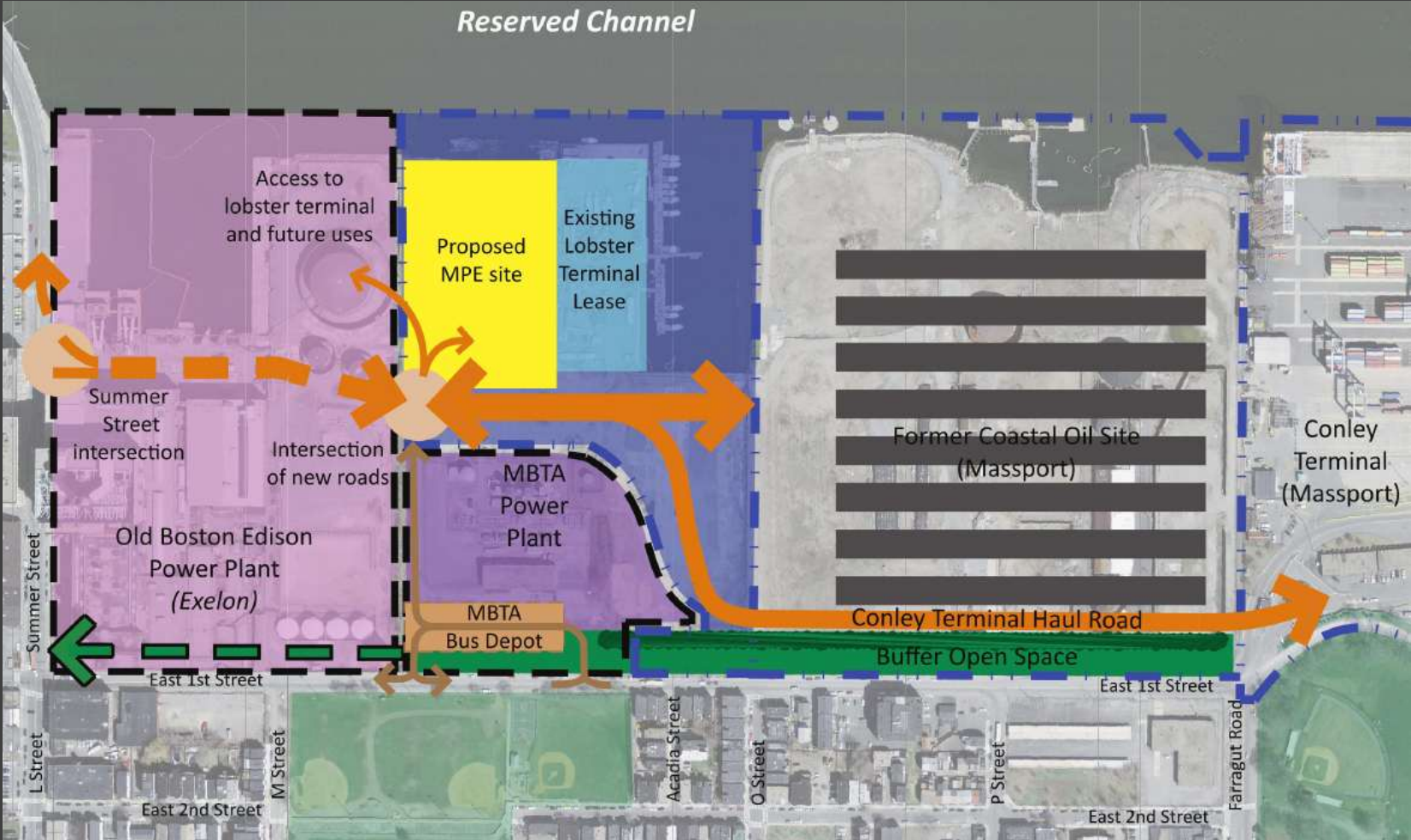


# Conley Terminal Dedicated Freight Corridor

- Massport to design and construct ¾-mile dedicated haul road to remove truck traffic from East First Street / Summer Street
- Project included in Massport Capital Program
- Commitment tied to 2008 acquisition of former Coastal Oil site
- RFQ issued last week for integrated design team
- Includes roadway, reconfigured processing and security gates, integration of Coastal site, and buffer open space



# Roadway and Buffer Concept Plan



	Massport Property		Exelon Property
	Buffer Open Space		Future MBTA Property
	Potential Buffer Extension		Future Massport Property
	MBTA Access		
	Haul Road		
	Haul Road		



# Conley – Existing Operations





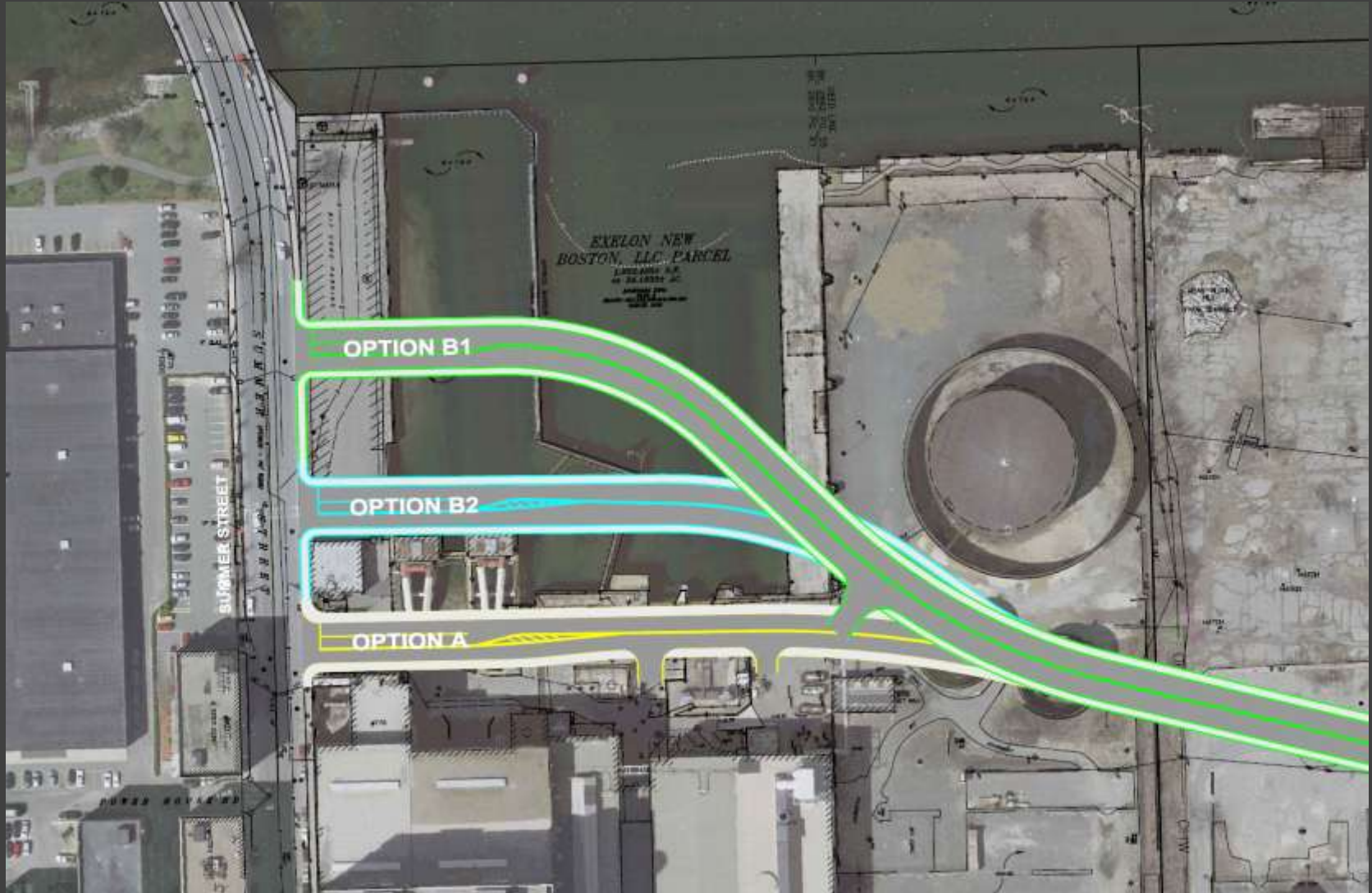
# Conley – Future Operations



Conley Terminal Dedicated Freight Corridor



# Exelon Alignment



# MBTA Operations Requirements



# Conley Terminal Buffer Open Space

- 4.5-acre open space to provide passive-use visual and noise buffer
- 2010 legislation defined area (100' x 2,000'), Article 97 designation, and Buffer Community Advisory Committee
- Massport convened committee in June 2011 to discuss design precedents and programmatic vision for the buffer
- Opportunity to link existing parks and provide much-needed local and regional pedestrian and bike connection



# Buffer Open Space





# Black Falcon Cruise Terminal

- Largest cruise terminal in NE; owned and operated by Massport
- Nearly 350,000 passengers on 110 vessels visited Boston in 2010
  - expect to double volume by 2025
  - 50% home port/50% port-of-call
- 3 ships based in Boston serve Bermuda, Canada and Europe
- Estimated \$18M in annual economic local and regional benefits
- Existing terminal built in 1980's for much smaller ships – fender system was upgraded in 2009 and an \$12M upgrade of existing terminal underway to better accommodate larger ships
- Future plans for a modern 2<sup>nd</sup> terminal to handle ships carrying up to 3,000 passengers



# Boston Autoport

- Recently renewed lease for 80-acre auto import, export, processing and distribution facility
- Other maritime uses on-site include salt terminal, passenger vessel maintenance
- Approx. 525 permanent and 125 seasonal/part-time jobs associated with site operations
- Plans to demolish obsolete shed on Mystic Pier 49 to create new facility
- MA partnership led by Clean Energy Center awarded U.S. DOE grant to build and operate a wind blade testing facility on a portion of Autoport; backlog of work for recently completed facility.





# Massport Marine Terminal

- 40-acre site created by Massport as filled land; leased from EDIC to 2070
- Excellent highway access, deep water berth and potential for future rail service via extended Track 61
- Harbor Seafood Center (multi-tenant, 65,000 sf) and Legal Sea Foods HQ
- 23 acres leased to Cargo Ventures, which has planned and permitted Boston Cargo Terminal (400,000+ warehouse space)
- Additional seafood facility planned
- North Jetty planned to support 6-acre bulk terminal (e.g., salt, aggregate)



Background Aerial: Levantfs.com



# Boston Fish Pier

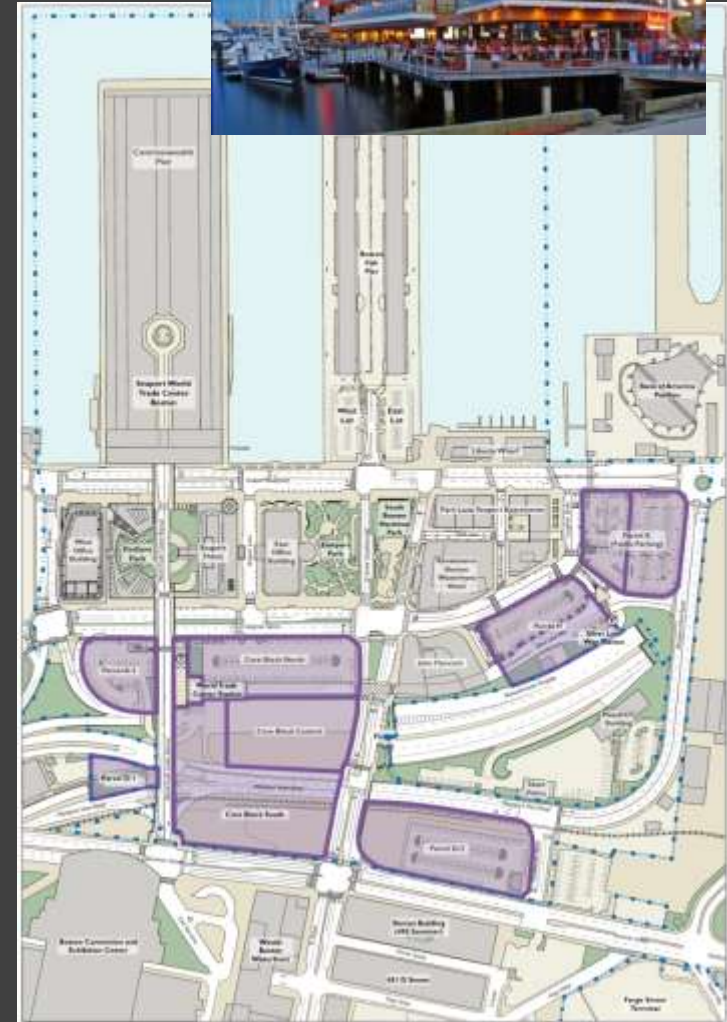
- Oldest continuously operating seafood processing facility in U.S.
- Home of the Boston fishing fleet
- Owned/operated by Massport – tenants run seafood processing, auction and restaurant on 1<sup>st</sup> floor; offices on 2<sup>nd</sup> floor
- Truck circulation improvements completed in 2010
- Boston Fish Pier berth electrification project
  - National Clean Diesel Funding Assistance Program and DEP grants
  - \$400K project electrified 18 berths
  - Eliminates use of on-vessel generators while berthed
  - Completed in 2011





# Commercial Development

- Properties not needed for maritime activity are redeveloped with commercial uses to generate revenue to support Maritime business lines
- Early Massport master planning, permitting, and investment in roads, utilities, open space, support a mix of office, hotel, retail and residential uses
- Commonwealth Flats: 3.5 msf built and 6.8 msf at full build
- \$33M Liberty Wharf is recent completed project; reconstructed pier and two buildings; 5 (4 open) restaurants and office space



# Parks and Buffer Open Spaces

- Massport owns and operates more than 30 acres of parks and buffer open spaces
- Award-winning South Boston Maritime Park (2004), includes interpretive elements that address the past and present activities of the Port of Boston
- Community design of South Boston/Conley Terminal Buffer Open Space now underway
- Parks designed, built, and maintained incorporating sustainable practices



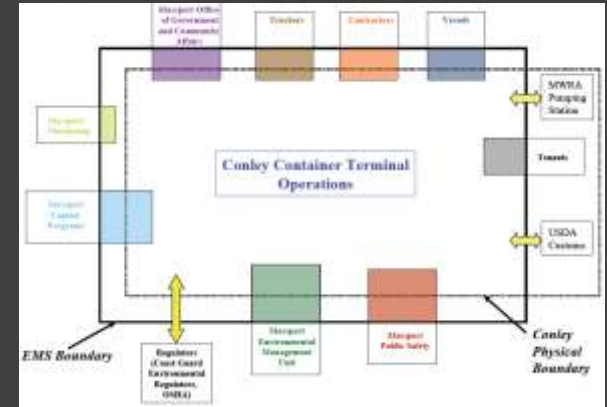
# Planning Appropriate Public Access

- Allow public access where safe, given maritime industrial focus of port facilities
- Serve employees and public with same infrastructure
- Extend existing access systems and connect interesting destinations
- Anticipate future pedestrian growth and patterns
- Use consistent design and information



# Conley Terminal Green Initiatives

- Conley Terminal Environmental Management System (EMS) and ISO 14001 Certification
- Recycling of special waste streams
- “Green” equipment replacement program
  - ULSD conversion of yard equipment
  - Equipment retrofits
- Truck idling reduction
  - Expansion of on-terminal queue (Massport enforcement)
  - On-street layover enforcement (City of Boston)
- 2010 truck route and equipment surveys
- Clean Truck Program
  - \$1M approved in June; applied for additional \$500K in funding
  - Evaluating voluntary program options
  - Targeting replacement/retrofit of 60 older trucks serving Conley
  - Exploring truck registry and use of RFID technology



# Sustainable Planning and Design

- Massport Sustainable Design Standards and Guidelines mandatory for all Massport capital projects as of June 2009
- Voluntary compliance with “LEED Plus” green building requirements
- Seek to redevelop underutilized and brownfield properties and support regional “smart growth” policies
- “Green” lease terms with tenants, environmental audits, and voluntary sustainable tenant initiatives



**WHY BUILD**

# GREEN

**Massport Goals:**

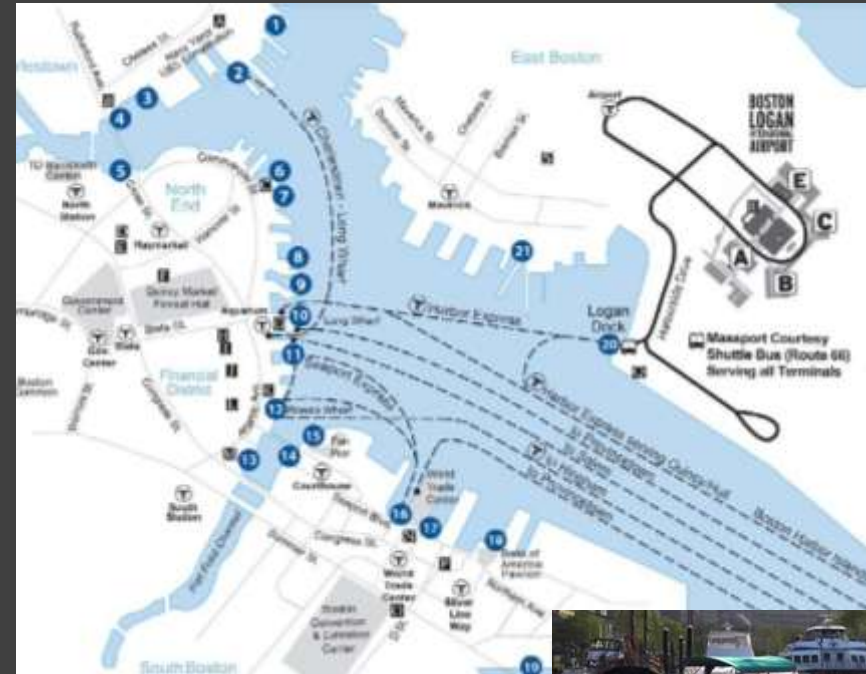
- Asset Management**  
sustainability increases the value and revenue generating potential of projects on Massport properties
- Environmental Benefits and Permitting Strategy**  
reduce environmental impact of buildings and reduce permitting time for individual projects
- Citizenship**  
positively impact the communities surrounding Massport-owned property
- Design Excellence**  
promote innovative, environmentally responsible and beautiful design





# Passenger Water Transportation

- Massport plans and promotes routes and terminals serving Logan Airport and other waterfront properties
- Scheduled ferry service to Logan Airport since 1980s; introduced on-call water taxi service in mid-1990s
- Completed final design (MassDOT Grant) for new hub terminal at the World Trade Center in South Boston; seeking funding for construction



# Questions?

