

South Boston Designated Port Area

An area of land and water within Boston Harbor and located in the municipality of (South) Boston in the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point formed by the intersection of the northeasterly line of the federal navigation channelⁱ in Boston Inner Harbor and a line projected due south from Navigation Buoy 29ⁱ (W Or “29” Fl 4s at approximate coordinates N71°01’30.8” W42°21’20.4”, NAD83) at approximate coordinates N42°21’08.9” W71°01’30.8”, NAD83, in the municipality of Boston;

Thence southeasterly along the northeasterly line of the federal navigation channelⁱ to a point on said line proximate to Navigation Buoy 8ⁱ (R “8” Fl R 4s at approximate coordinates N42°20’26.8” W71°00’17.5”, NAD83);

Thence southerly by a straight line to a point on the southwesterly line of the federal navigation channelⁱ proximate to Navigation Buoy 5Aⁱ (G C “5A” at approximate coordinates N42°20’12.2” W71°00’20.0”, NAD83);

Thence northwesterly along the southwesterly line of the federal navigation channelⁱ to the intersection of said channel line and the northeasterly projection of a line constructed perpendicular to said channel line from the easterly corner of the armored shorelineⁱⁱ of Parcel 0603417000ⁱⁱⁱ at approximate coordinates N42°20’23.4” W71°00’38.8”, NAD83, on the (South) Boston shoreline, as depicted by the bulkhead on the Massachusetts Office of Geographic Information (MassGIS) Google ortho imagery;^{iv}

Thence southwesterly by a straight line to the easterly corner of the armored shorelineⁱⁱ of Parcel 0603417000,ⁱⁱⁱ as depicted by the bulkhead on the MassGIS Google ortho imagery,^{iv} located at approximate coordinates N42°20’23.4” W71°00’38.8”, NAD83;

Thence southwesterly and westerly along the southeasterly armored shorelineⁱⁱ and southerly edge of the existing parking/staging area located on Parcel 0603417000ⁱⁱⁱ, as shown on the MassGIS Google ortho imagery to a point at the approximate coordinates N42°20’20.8” W71°00’45.6”, NAD83;

Thence southerly to meet the southerly line of Parcel 0603417000ⁱⁱⁱ at approximate coordinates N42°20’20.5” W71°00’45.5”, NAD83;

Thence generally westerly along the southerly line of Parcel 0603417000ⁱⁱⁱ to an inflection point on said Parcel at approximate coordinates N42°20’18.6” W71°01’24.2”, NAD83;

Thence northeasterly along a line projected from the northwesterly line of Parcel 0603416000 approximately 35 feet to the existing parking/staging area located on Parcel 0603417000ⁱⁱⁱ as shown on the MassGIS Google ortho imagery,^{iv};

Thence generally westerly along the southerly edge of the retaining wall to the terminus of the retaining wall as shown on the MassGIS Google ortho imagery,^{iv};

Thence southwesterly along a buffer constructed 20 feet northwesterly parallel to the northern side of Shore Road to the easterly line of Parcel 0603413000ⁱⁱⁱ;

Thence southerly along the easterly line of Parcel 0603413000ⁱⁱⁱ, westerly along the southerly line of said parcel, and northerly along the westerly line of said Parcel to the approximate coordinates N42°20'19.2" W71°01'30.8", NAD83;

Thence westerly following the southerly edge of the wall constructed and along the northerly boundary of the Thomas J. Butler Memorial Park as shown on the MassGIS Google ortho imagery,^{iv};

Thence northerly along the easterly line of Parcel 0603407100ⁱⁱⁱ and continuing northwesterly and westerly along the northerly line of said Parcel;

Thence westerly along the northerly line of Parcel 0603407015ⁱⁱⁱ;

Thence northerly and northwesterly along the northeasterly line of Parcel 0603406060ⁱⁱⁱ to the approximate coordinates N42°20'25.6" W71°02'01", NAD83;

Thence generally following in a westerly direction along the shoreline projecting in a straight line to approximate coordinates N42°20'25.6" W71°02'04.8", NAD83;

Thence generally following the developed shoreline in a southerly, westerly, then southerly direction to approximate coordinates N42°20'25.2" W71°02'05", NAD83 as shown on the MassGIS Google ortho imagery,^{iv};

Thence westerly along the developed shoreline to approximate coordinates N42°20'25.2" W71°02'06.4", NAD83 as shown on the MassGIS Google ortho imagery,^{iv};

Thence northerly following the developed shoreline to the line of Parcel 0603406060ⁱⁱⁱ as shown on the MassGIS Google ortho imagery,^{iv};

Thence generally northwesterly along the northerly line of Parcel 0603406060ⁱⁱⁱ and continuing southerly along the northwesterly line of said Parcel;

Thence from the southwesterly most point of Parcel 0603406010ⁱⁱⁱ crossing Summer Street westerly to the eastern line of Parcel 0603405050ⁱⁱⁱ;

Thence northerly along the westerly line and northwesterly along the southwesterly line of Summer Street to the intersection of said line and the southwesterly projection of the northwesterly line of Harbor Street;

Thence northeasterly along the southwesterly projection of the northwesterly line of Harbor Street and continuing along the northwesterly line of said street to the intersection of said line and the southwesterly line of Northern Avenue;

Thence northwesterly along the southwesterly line of Northern Avenue/Seaport Boulevard to the intersection of said line and the southwesterly projection of the northwesterly side of Commonwealth Pier, labeled as Pier 5 on NOAA Chart #13272;ⁱ

Thence northeasterly along the southwesterly projection of the northwesterly side of Commonwealth Pier, labeled as Pier 5 on NOAA Chart #13272,ⁱ and continuing along the northwesterly side of said pier to the intersection of the northeasterly projection of said line and the southwesterly line of the federal navigation channel;ⁱ

Thence northwesterly along the southwesterly line and northeasterly along the westerly line of the federal navigation channel,ⁱ bypassing the Fort Point Channel and Charles River Channel, to the point of ending coincident with the point of beginning of the Mystic River Designated Port Area Boundary, located at the intersection of said navigation channel and a line projected due east from the southwesterly corner of Pier 5 in the Charlestown Navy Yard.ⁱ

The above described South Boston Designated Port Area is shown generally on a plan entitled: “South Boston Designated Port Area (DPA),” Scale: 1” = 1,550’ +/-, Prepared by: Massachusetts Office of Coastal Zone Management, 251 Causeway Street, Suite 800, Boston, MA 02114, Date: May 2018.

Please note: In the event of conflict between this written description and the accompanying map, CZM shall issue a written clarification pursuant to the Designated Port Area (DPA) regulations at 301 CMR 25.00.

ⁱ U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Office of Coast Survey (OCS). *Boston Inner Harbor* [nautical chart]. 50th ed. 1:10,000. Chart #13272. Washington, D.C.: DOC, NOAA, NOS, OCS, Aug. 2008.

ⁱⁱ Refers to the present mean high water shoreline. See M.G.L. c. 91: Public Waterfront Act; 310 CMR 9.00: Waterways Regulations.

ⁱⁱⁱ The City of Boston Assessor’s parcel data were extracted from the Massachusetts Office of Geographic Information (MassGIS) Assessors’ Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Boston in 2016 and were accessed May 21, 2018, from the MassGIS website (<https://docs.digital.mass.gov/dataset/massgis-data-standardized-assessors-parcels>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.

^{iv} MassGIS Google ortho imagery. Google 6-inch resolution, natural color aerial imagery acquired April 15, 2017. Web Mercator EPSG:3857. <https://docs.digital.mass.gov/dataset/massgis-data-licensed-google-ortho-imagery>