

 Boston Properties

Pelli Clarke Pelli Architects

ARROWSTREET

OJB | THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE

MAGNUSSON
KLEMENCIC
ASSOCIATES

WSP | **PARSONS
BRINCKERHOFF**


McNAMARA · SALVIA

BRIA

AHA
CONSULTING
ENGINEERS



ARUP

**HALEY
ALDRICH**

RWDI
CONSULTING ENGINEERS
& SCIENTISTS


JENSEN HUGHES

 **Nutter**

THE BACK BAY / SOUTH END GATEWAY PROJECT

BOSTON, MASSACHUSETTS

MAY 26, 2016

CAC MEETING #3



KEY DATES

- **CAC #3 Meeting • May 26th**
- MEPA Public Comment Period Ends • May 31st
- BCDC Meeting • June 7th
- CAC #4 Meeting • June 15th • 8-10am
- PNF Public Comment Period Ends • June 17th

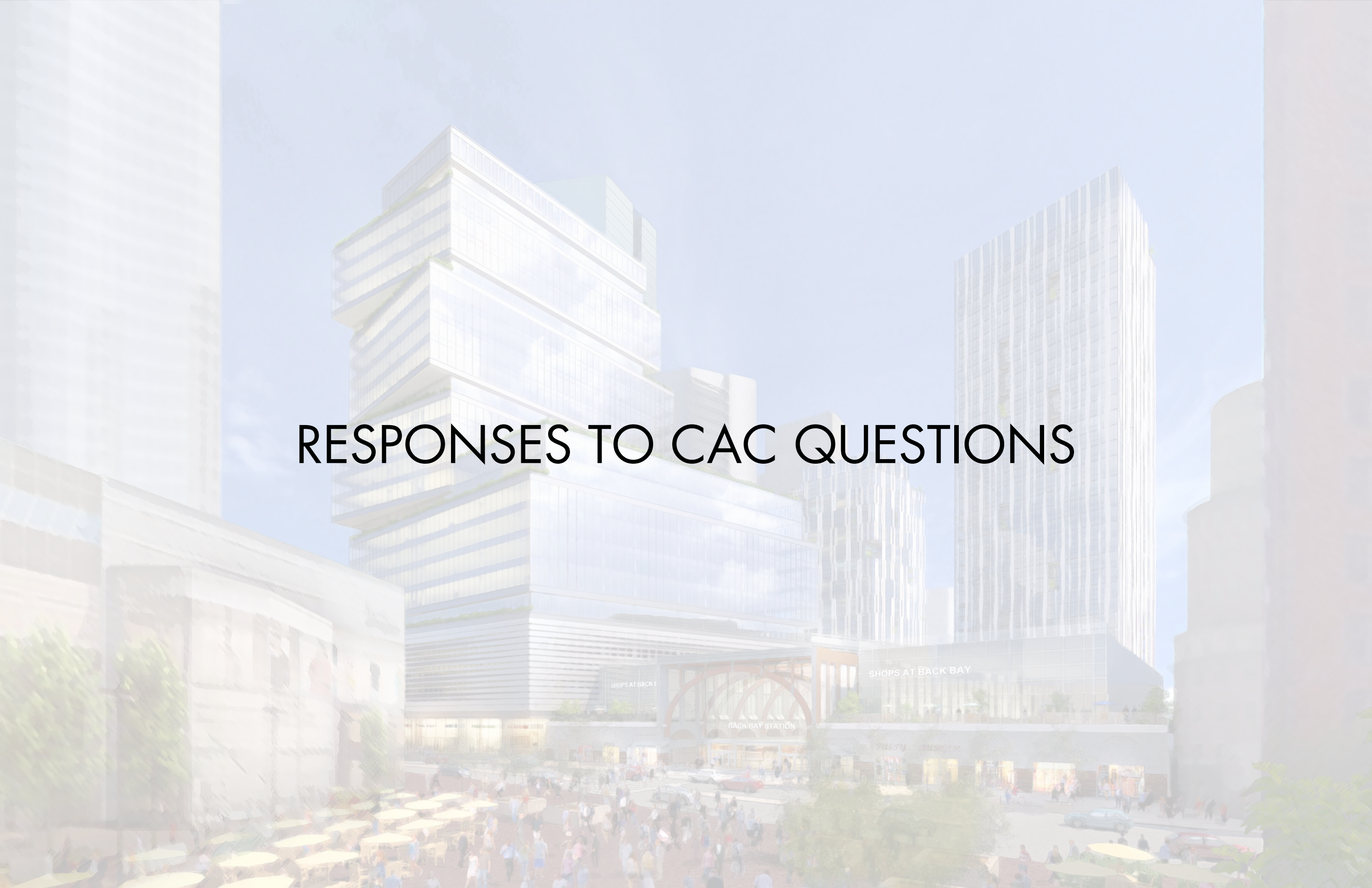


AGENDA

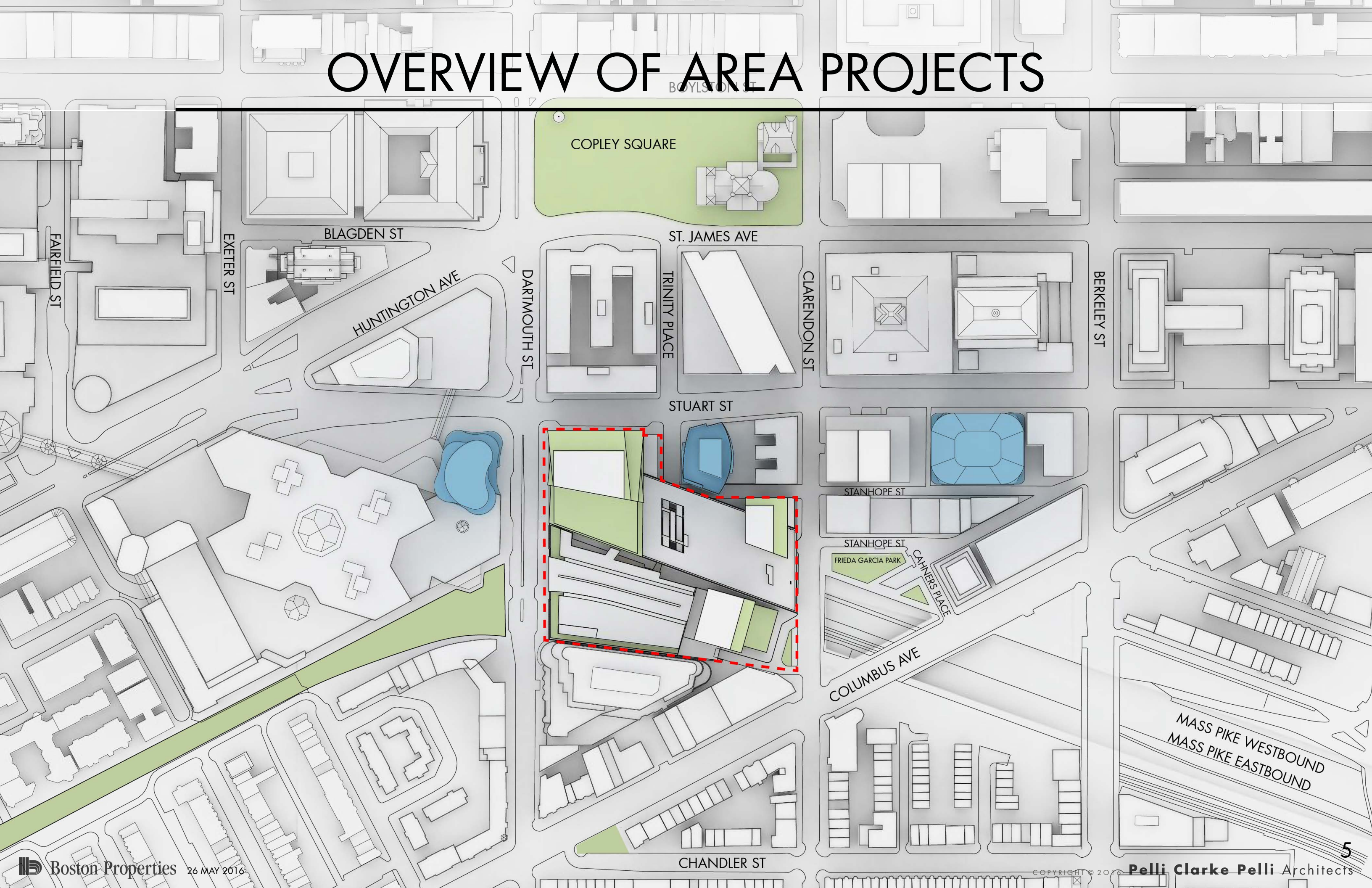
- Introductions
- Address Questions Raised To Date
 - Overview Of Area Projects
 - Retail, Station, Lease, And Public Benefits
 - Interim Condition, Stuart Street Zoning Compliance, And Other Issues
- Garage West Base Scheme + Alternate Schemes
- MBTA Redundant Elevators
- Future CAC Meeting Topics
- CAC Comment
- Public Comment



RESPONSES TO CAC QUESTIONS



OVERVIEW OF AREA PROJECTS



COPLEY SQUARE

BLAGDEN ST

ST. JAMES AVE

FAIRFIELD ST

EXETER ST

HUNTINGTON AVE

DARTMOUTH ST

TRINITY PLACE

CLARENDON ST

BERKELEY ST

STUART ST

STANHOPE ST

STANHOPE ST

FRIEDA GARCIA PARK

CAHNS PLACE

COLUMBUS AVE

MASS PIKE WESTBOUND
MASS PIKE EASTBOUND

CHANDLER ST

COPLEY PLACE RETAIL EXPANSION & RESIDENTIAL ADDITION PROJECT



- PNF Filed In 2008; DPIR Filed And Approved In 2011; NPC Filed And Approved 2013
- CAC Formed In 2008
- 109 Condominium Units
- 433 Apartments
- No New Parking Will Be Constructed; Off-Site Agreements
- 76 Affordable Units On-Site (16.25%)
- FAR: 9.5
- Height: 625' / 52 Stories

40 TRINITY PLACE



- PNF Filed In 2012; DPIR Filed And Approved In 2013; NPC Filed In 2015 And Approved In 2016
- 154 Hotel Rooms
- 146 Condominium Units
- No On-Site Parking; Off-Site Agreements
- 7 Affordable Units On-Site, Plus An Additional \$13.6M Contribution To The IDP Fund (Equivalent To 17.5%)
- FAR: 17.5
- Height: 393' / 31 Stories

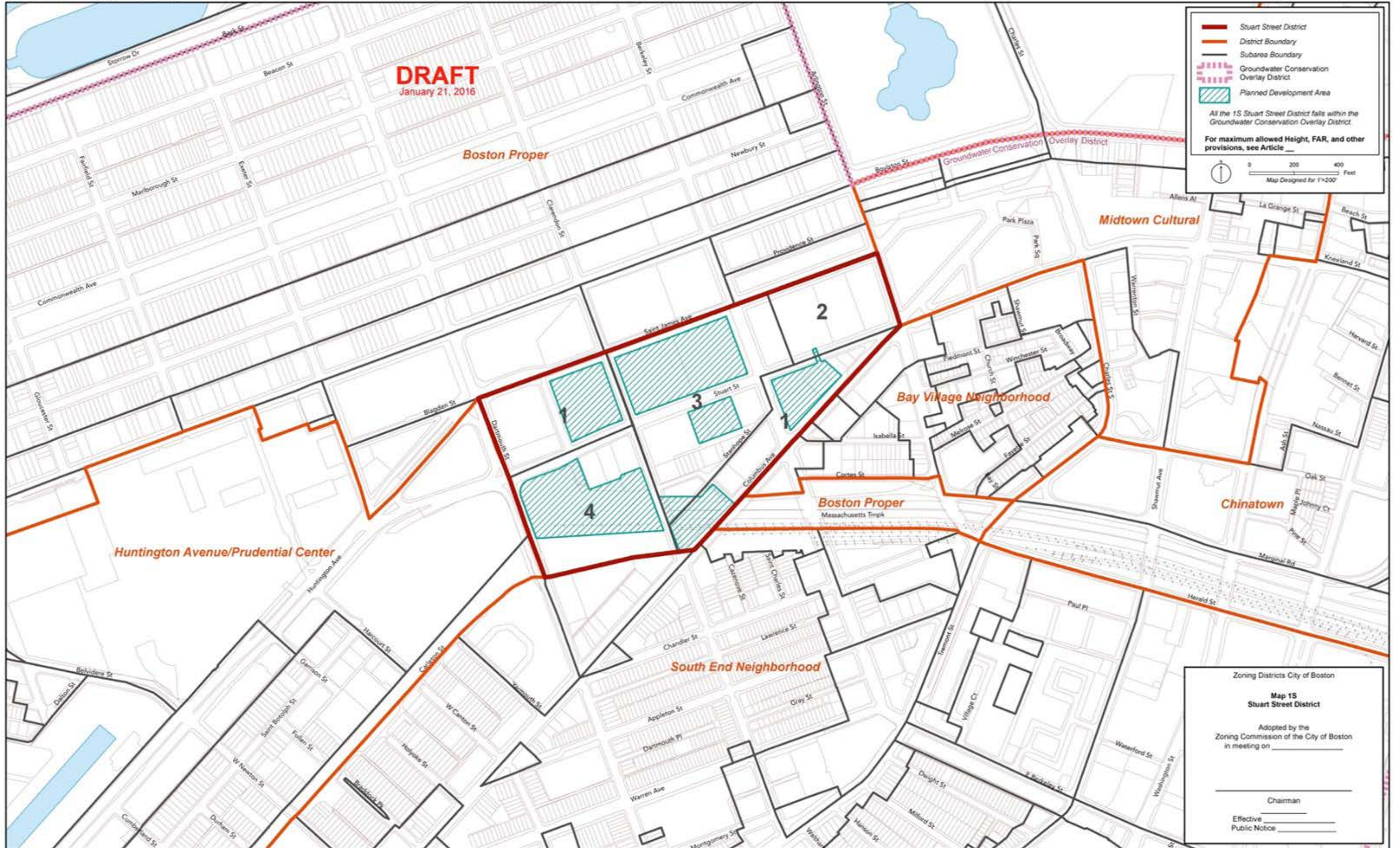
380 STUART STREET



- EPNF Filed And Approved In 2015
- 615,000-Sf Of Office
- 10,000-Sf Of Ground Floor Retail, Service, And Restaurant Uses
- Four Levels Of Underground Parking With 175 Spaces
- FAR: 20.5 (Pda Far Is 9.6)
- Height: 388' / 27 Stories



DRAFT
January 21, 2016



— Stuart Street District
— District Boundary
 Subarea Boundary
 Groundwater Conservation Overlay District
 Planned Development Area

All the 1S Stuart Street District falls within the Groundwater Conservation Overlay District.

For maximum allowed Height, FAR, and other provisions, see Article ____

0 200 400 Feet
 Map Designed for 1"=200'

Zoning Districts City of Boston

**Map 1S
Stuart Street District**

Adopted by the
Zoning Commission of the City of Boston
in meeting on _____

Chairman

Effective _____
Public Notice _____

CAC QUESTIONS

- What Is The Plan For The Existing Retail Uses In The Garage (Harvard Vanguard, Eastern Bank, Avis)?
- What Is The Structural Review Process?
- What Is The Public Process For The Station Renovation?
- Can the Lease Between MassDOT And BP Be Provided?
 - Lease Has Been Sent To All CAC Members
- Will The City Or MassDOT Be Involved In Studying Potential Closure Of The I-90 On-Ramp?

PUBLIC BENEFITS

- Approximately \$16 Million In Real Estate Tax Revenues For Boston
- Approximately \$5,500,000 In Housing Linkage And \$1,100,000 In Job Linkage Payments
- Approximately 2,500 Construction Jobs And 3,400 Permanent Jobs
- New Quality Housing Opportunities, Including Affordable Housing
- New Accessible Connections To The Station, Increasing Neighborhood Connectivity And Public Safety
- Significant Public Realm Improvements, In Compliance With BTDC Complete Streets Guidelines, Activated By High Quality Street Frontage
- New And Diverse Retail Opportunities For Neighborhood Residents, Transit Customers And The Public At Large
- Innovative New Workplace Opportunities For A Variety Of Businesses

QUESTION:

- How Do We Deviate From Stuart Street Zoning?
- Deviations Are Noted In Green

STUART STREET ZONING DEVIATIONS

- Maximum Floor Plate For Commercial Uses 30,000 Sf Above 155' Of Street Wall Height
 - Top Two Podium Levels Of Garage West Are Approximately 36,000sf/38,000sf
- Proposed Projects Should Target LEED Gold.
 - Garage East, Station East, and Station West Are Targeting LEED Silver
- At Dartmouth Street, Above 155', Building Must Be Set Back 25' from Property Line.
 - At Garage West, Massing Is Set Back 15'-27'
- Service And Parking Areas Must Be Set Back A Minimum Of 20 Feet From The Building Face.
 - At Garage West, Above-Ground Parking Is Set Back Approximately 1 to 4 Feet From The Building Face

QUESTION:

- How Does The Project Deviate From Stuart Street Zoning?
- **Deviations Are Noted In Green**

GARAGE WEST BASE SCHEME:

- Height: 365'
- FAR: 8.77
- Typ Comm Floor Plate: 26,050
- LEED Gold

GARAGE EAST:

- Height: 298'
- FAR: 4.05
- Typ Resid Floor Plate: 10,200
- **LEED Silver**

STATION EAST:

- Height: 388'
- FAR: 9.70
- Typ Resid Floor Plate: 11,950
- **LEED Silver**

STATION WEST BASE SCHEME:

- Height: 46'
- FAR: 0.46
- **LEED Silver**

155' ABOVE AVERAGE GRADE

FLOOR PLATE APPROX: **38,000sf**
 FLOOR PLATE APPROX: **36,000sf**

STUART STREET ZONING THRESHOLDS:

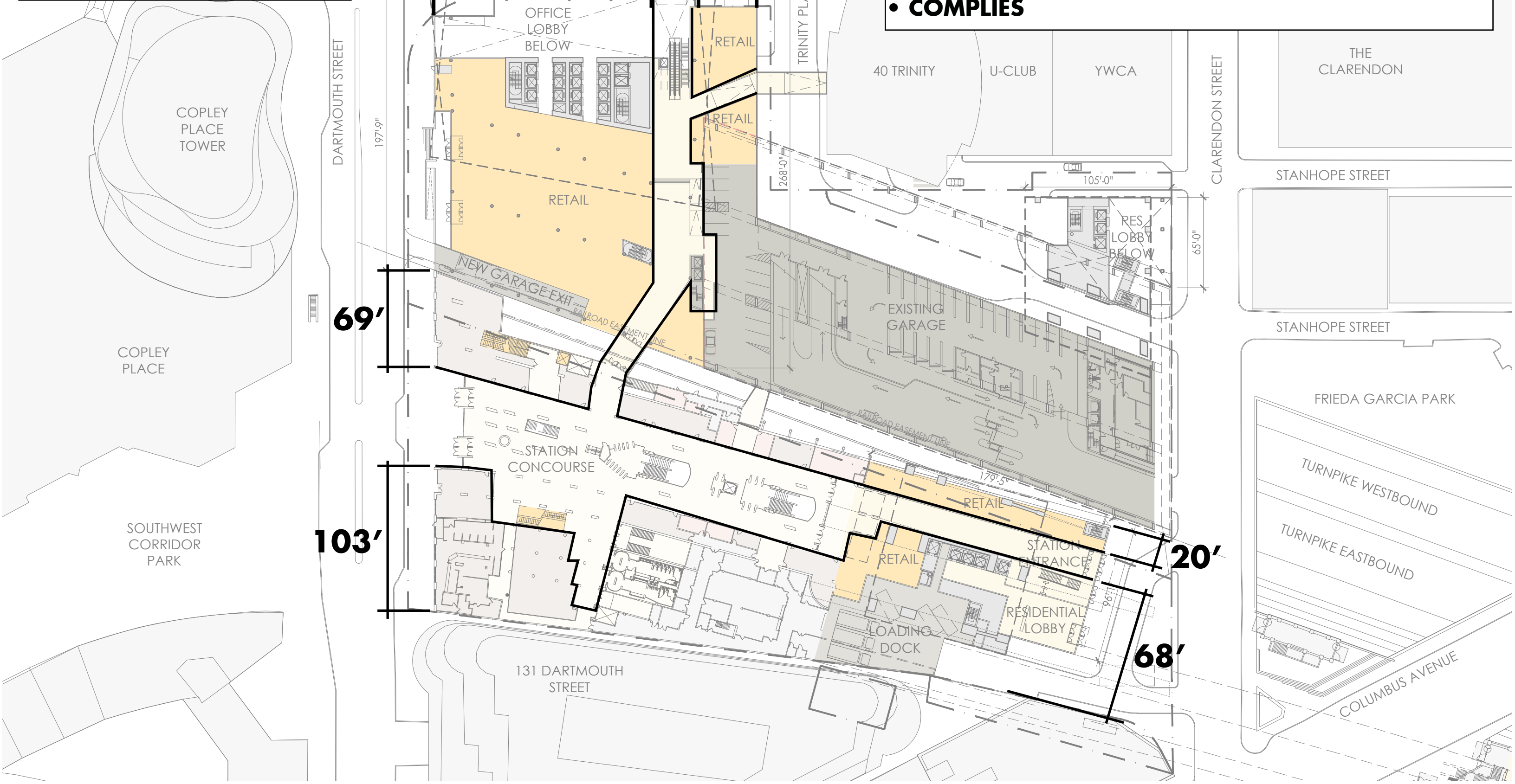
- Max Height: 400'
- Max FAR: 17.5
- Max Comm Floor Plate Above 155': 30,000
- Max Resid Floor Plate Above 155': 12,000
- LEED Target: Gold

QUESTION:

- How Does The Project Deviate From Stuart Street Zoning?
- **Deviations Are Noted In Green**

STUART STREET ZONING:

- Proposed Projects With A Street Frontage That Is 200 Feet Or Longer Shall Include A Publicly Accessible Through Block Connection If Such Connection Is Possible.
- **COMPLIES**



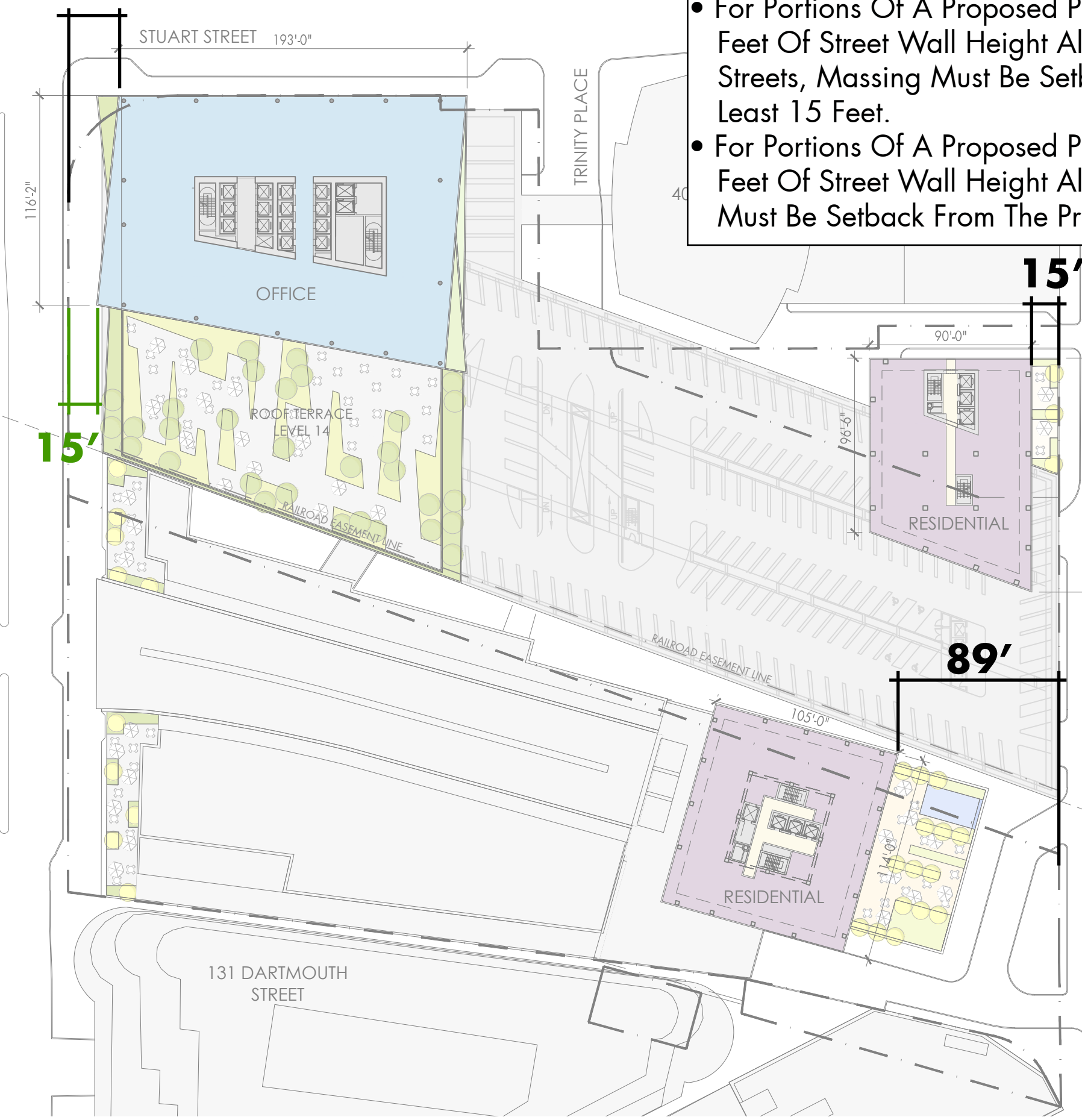
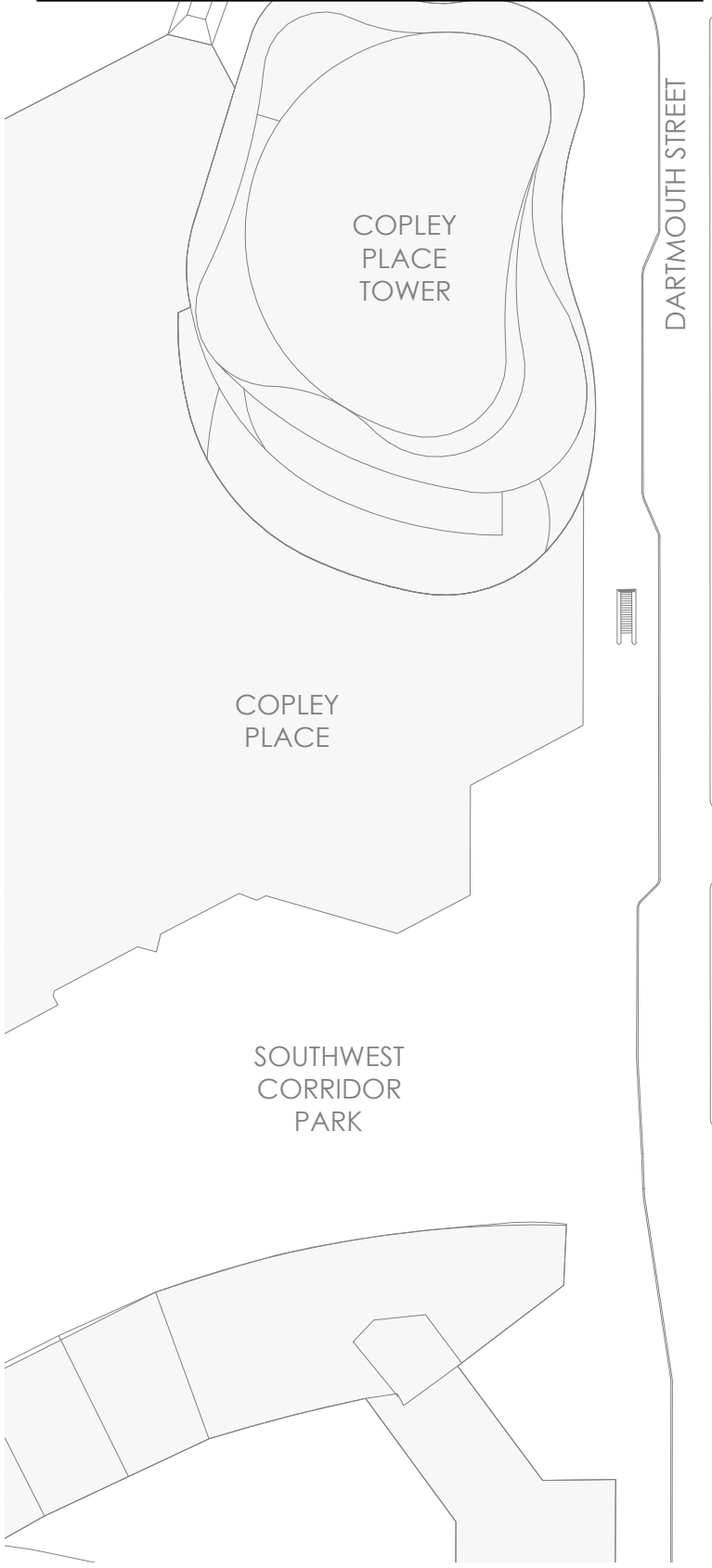
QUESTION:

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27' COMPLIES

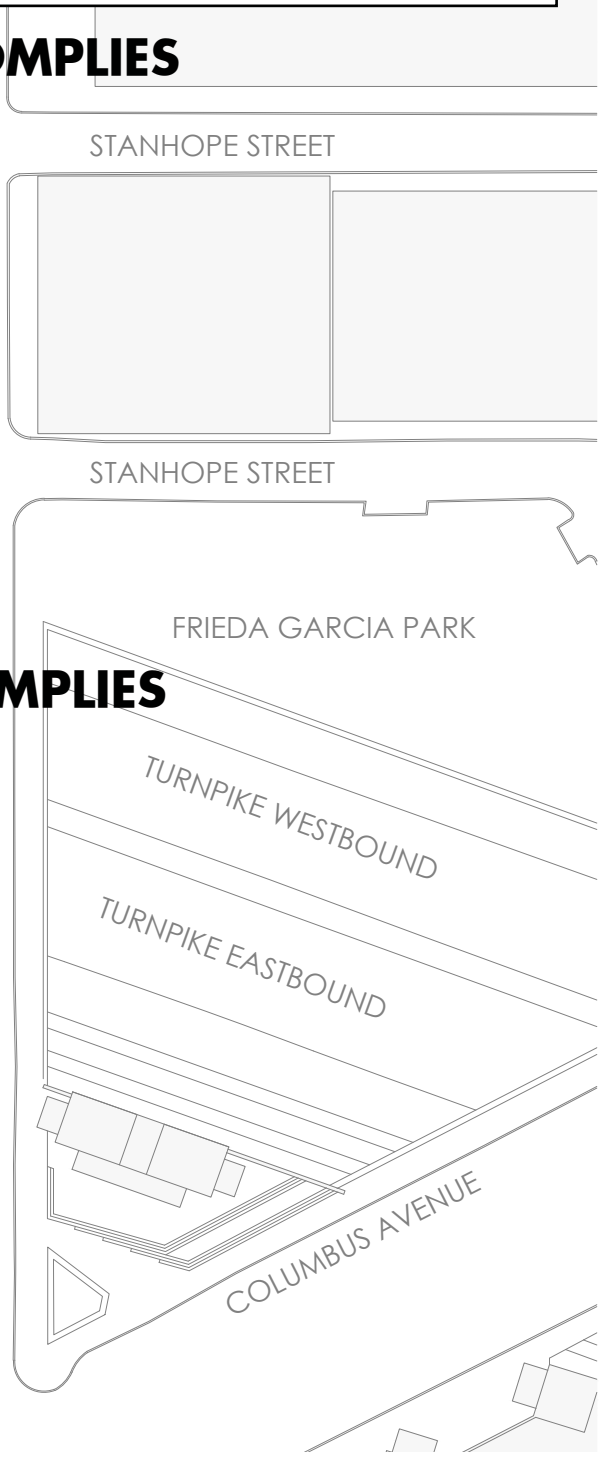
STUART STREET ZONING:

- For Portions Of A Proposed Project That Extend Above 155 Feet Of Street Wall Height Along Berkeley And Clarendon Streets, Massing Must Be Setback From The Property Line At Least 15 Feet.
- For Portions Of A Proposed Project That Extend Above 155 Feet Of Street Wall Height Along Dartmouth Street, Massing Must Be Setback From The Property Line At Least 25 Feet.



15' COMPLIES

89' COMPLIES

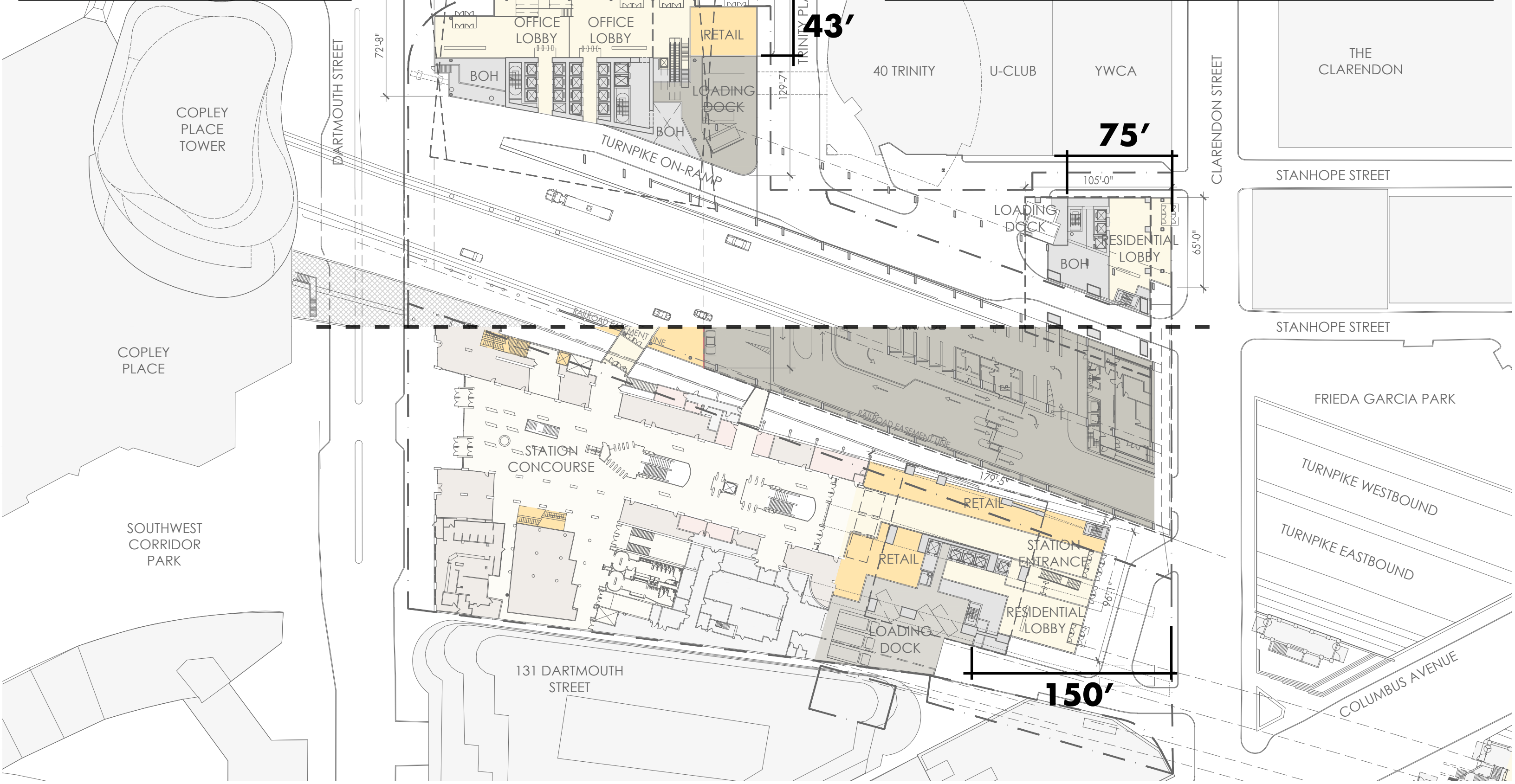


QUESTION:

- How Does The Project Deviate From Stuart Street Zoning?
- **Deviations Are Noted In Green**

STUART STREET ZONING:

- Service And Parking Areas Must Be Set Back A Minimum Of 20 Feet From The Building Face.
- **COMPLIES WITH SERVICE AREAS**



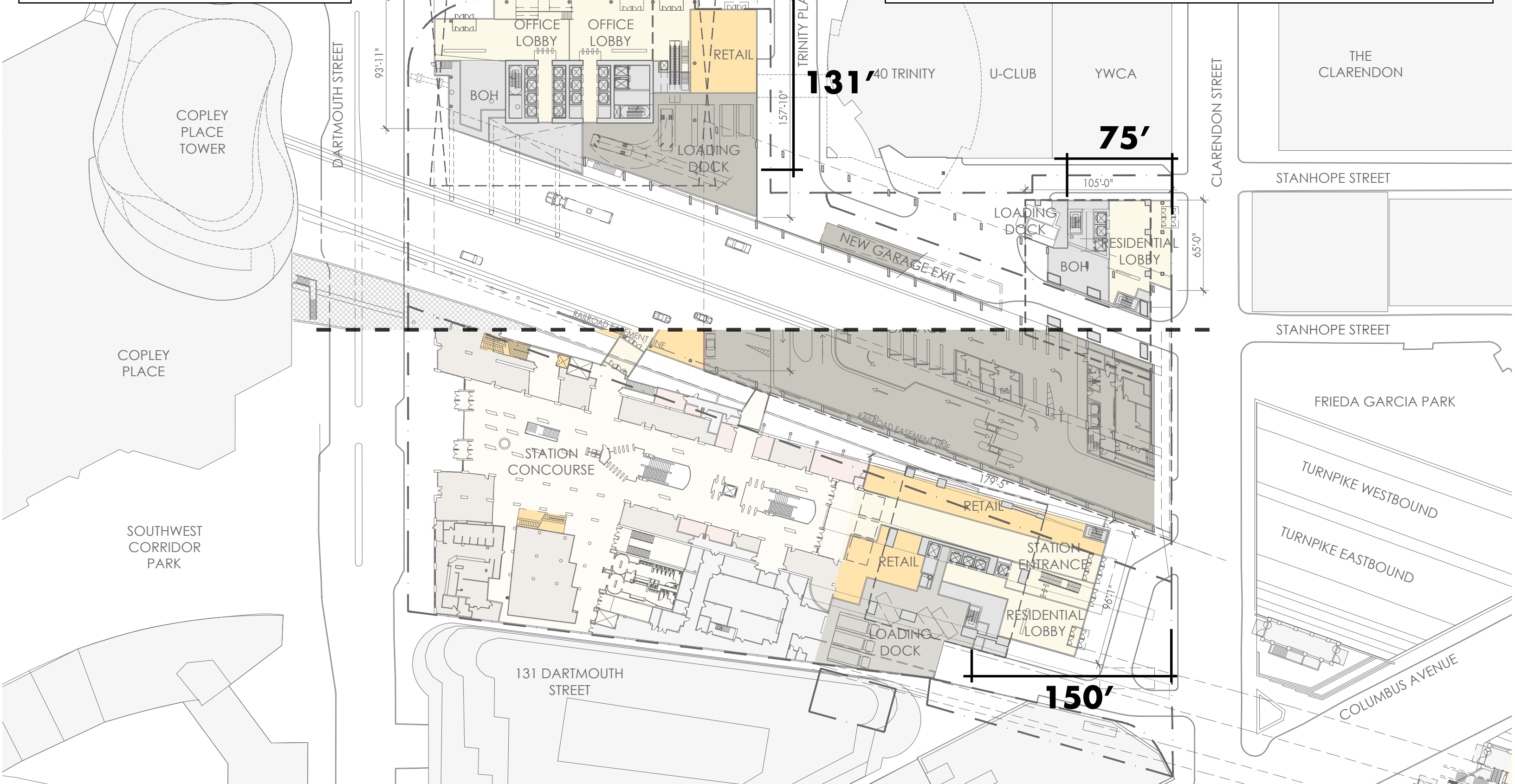
PHYSICAL COMPLIANCE/VARIANCE WITH STUART STREET ZONING - SERVICE AND PARKING SETBACKS - BASE SCHEME

QUESTION:

- How Does The Project Deviate From Stuart Street Zoning?
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STUART STREET ZONING:

- Service And Parking Areas Must Be Set Back A Minimum Of 20 Feet From The Building Face.
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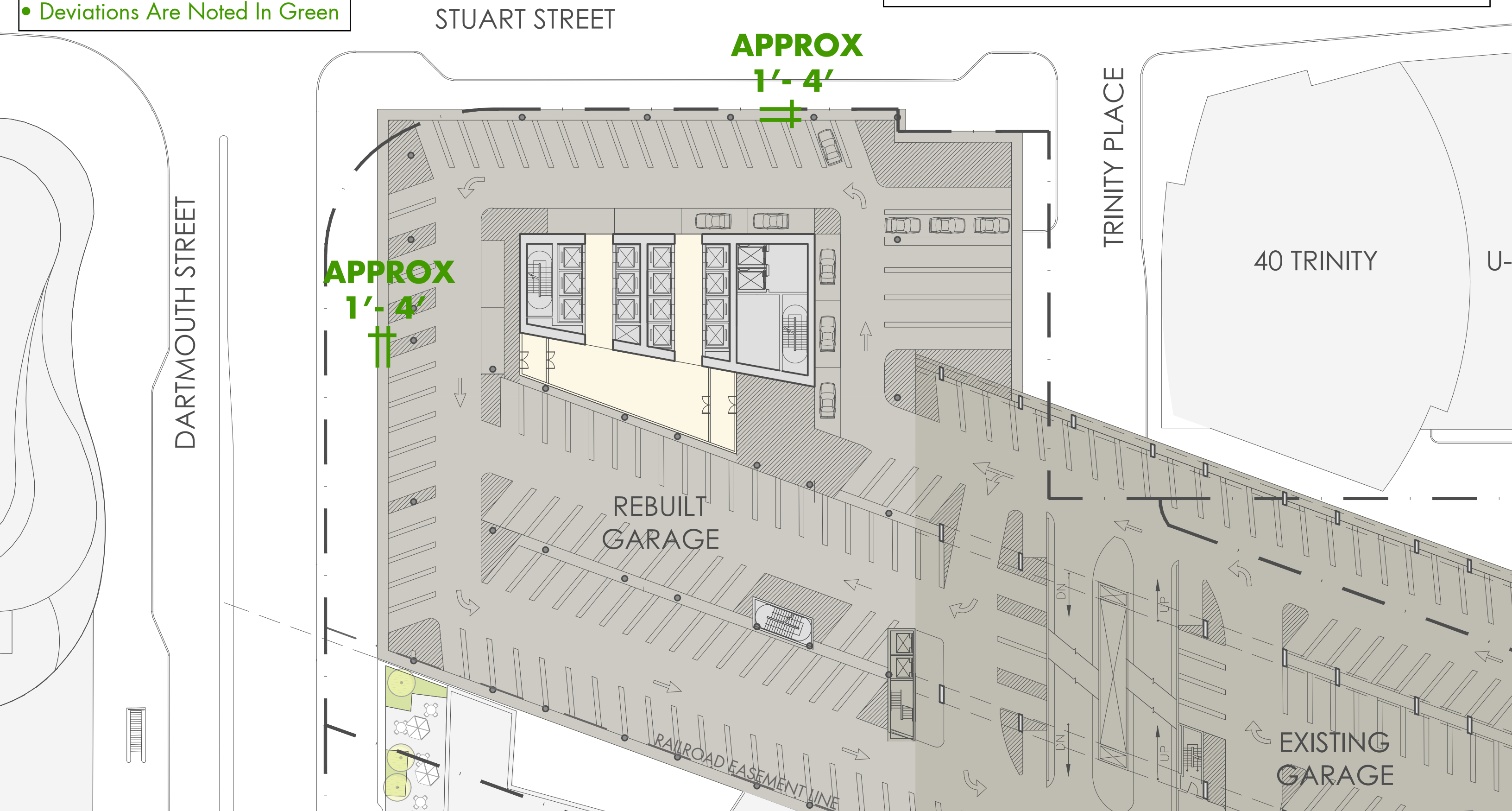


QUESTION:

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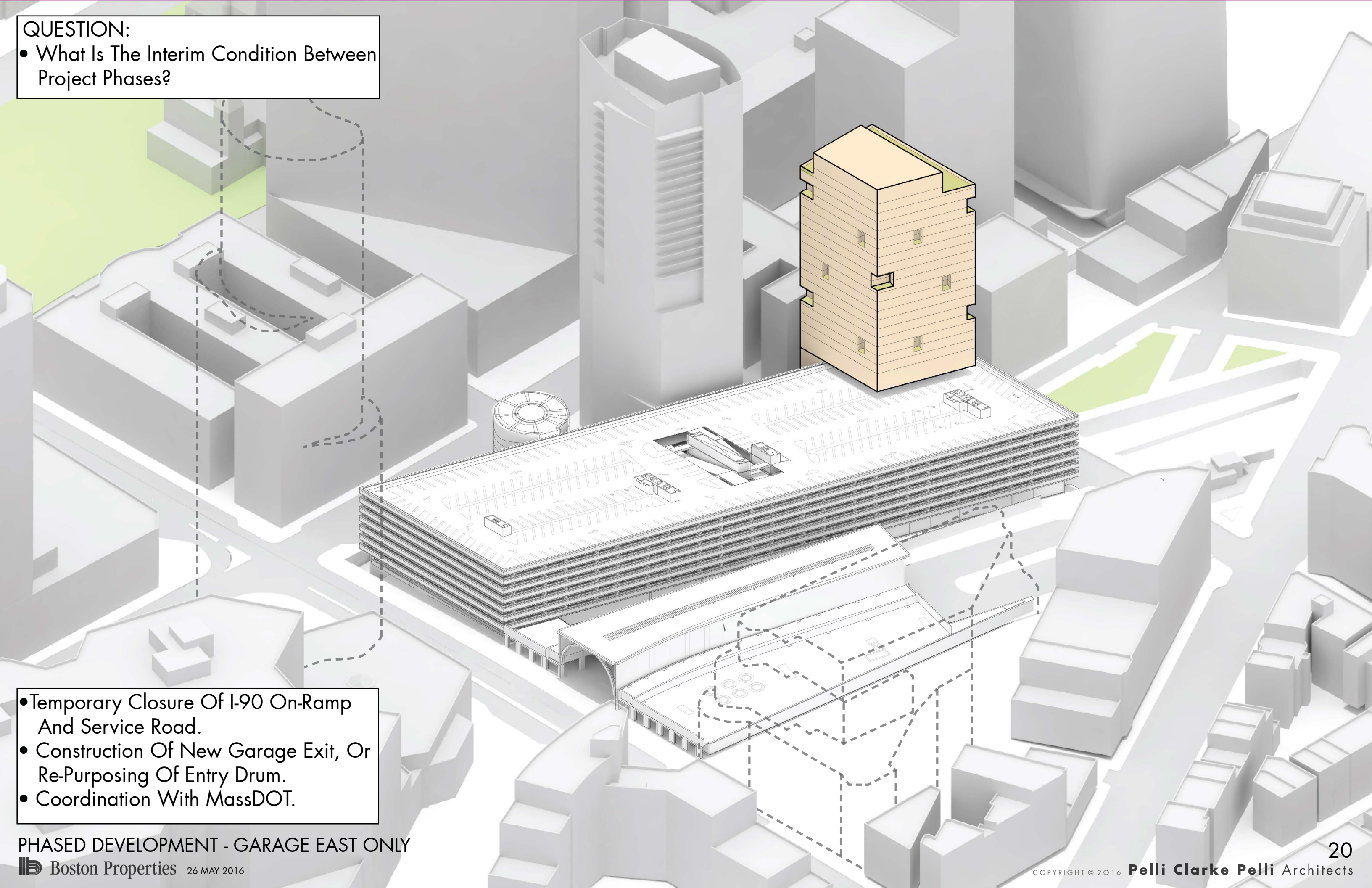
STUART STREET ZONING:

- Service And Parking Areas Must Be Set Back A Minimum Of 20 Feet From The Building Face.



BASE SCHEME VIEW FROM STUART AND DARTMOUTH STREETS

QUESTION:
• What Is The Interim Condition Between Project Phases?



- Temporary Closure Of I-90 On-Ramp And Service Road.
- Construction Of New Garage Exit, Or Re-Purposing Of Entry Drum.
- Coordination With MassDOT.

PHASED DEVELOPMENT - GARAGE EAST ONLY

QUESTION:
• What Is The Interim Condition Between Project Phases?

- Temporary Or Permanent Closure Of I-90 On-Ramp.
- Entry Drum Eliminated.
- Construction Of New Garage Exit.
- Creation Of Station Connection To Stuart Street.
- Coordination With MassDOT.

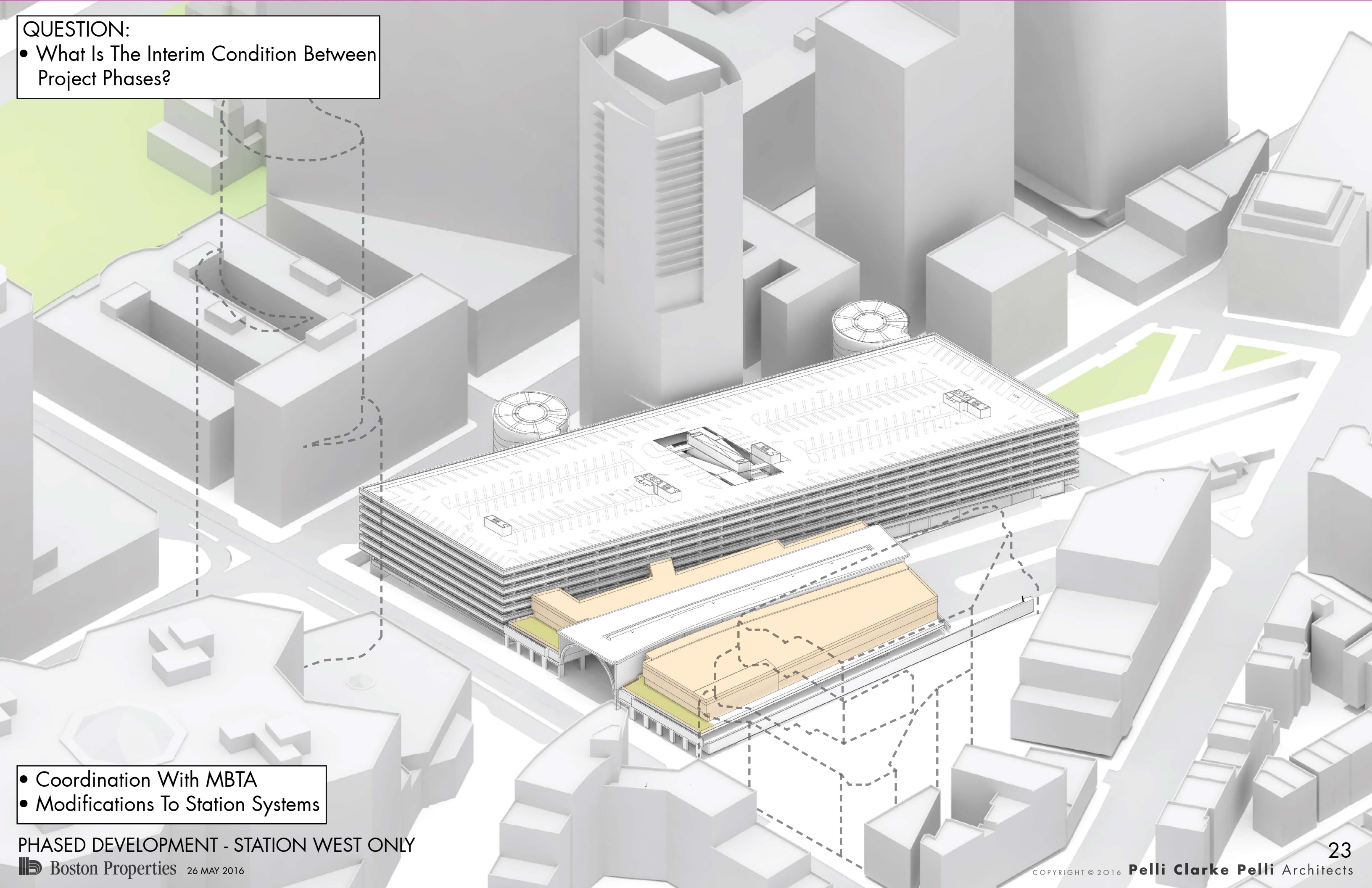
PHASED DEVELOPMENT - GARAGE WEST ONLY

QUESTION:
• What Is The Interim Condition Between Project Phases?

- Temporary Or Permanent Bus 39 Relocation
- Creation Of New Station Connection From Clarendon St.
- Redundant Elevators To Orange Line And Tracks 2 & 1/3.
- Coordination with MBTA

PHASED DEVELOPMENT - STATION EAST ONLY

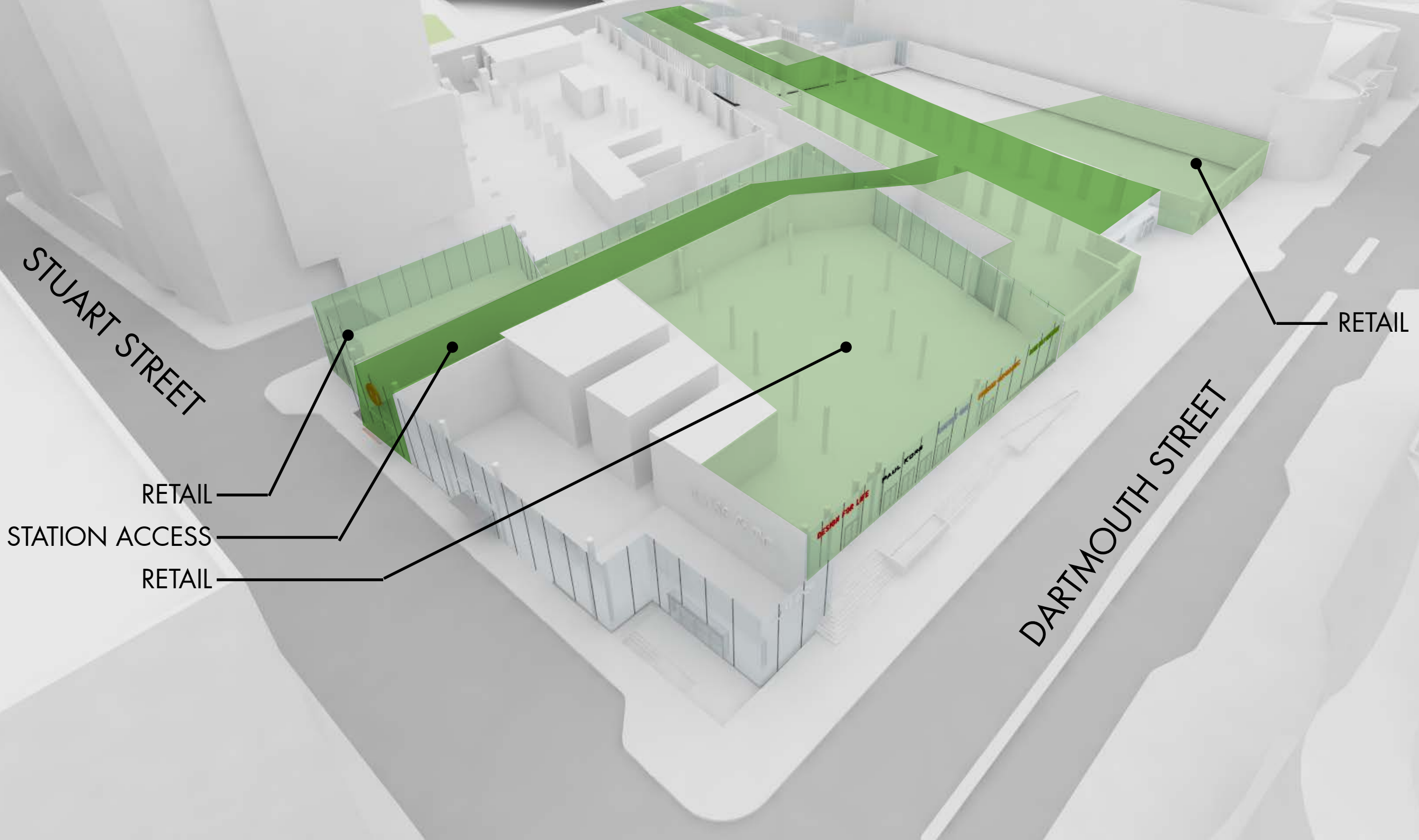
QUESTION:
• What Is The Interim Condition Between Project Phases?



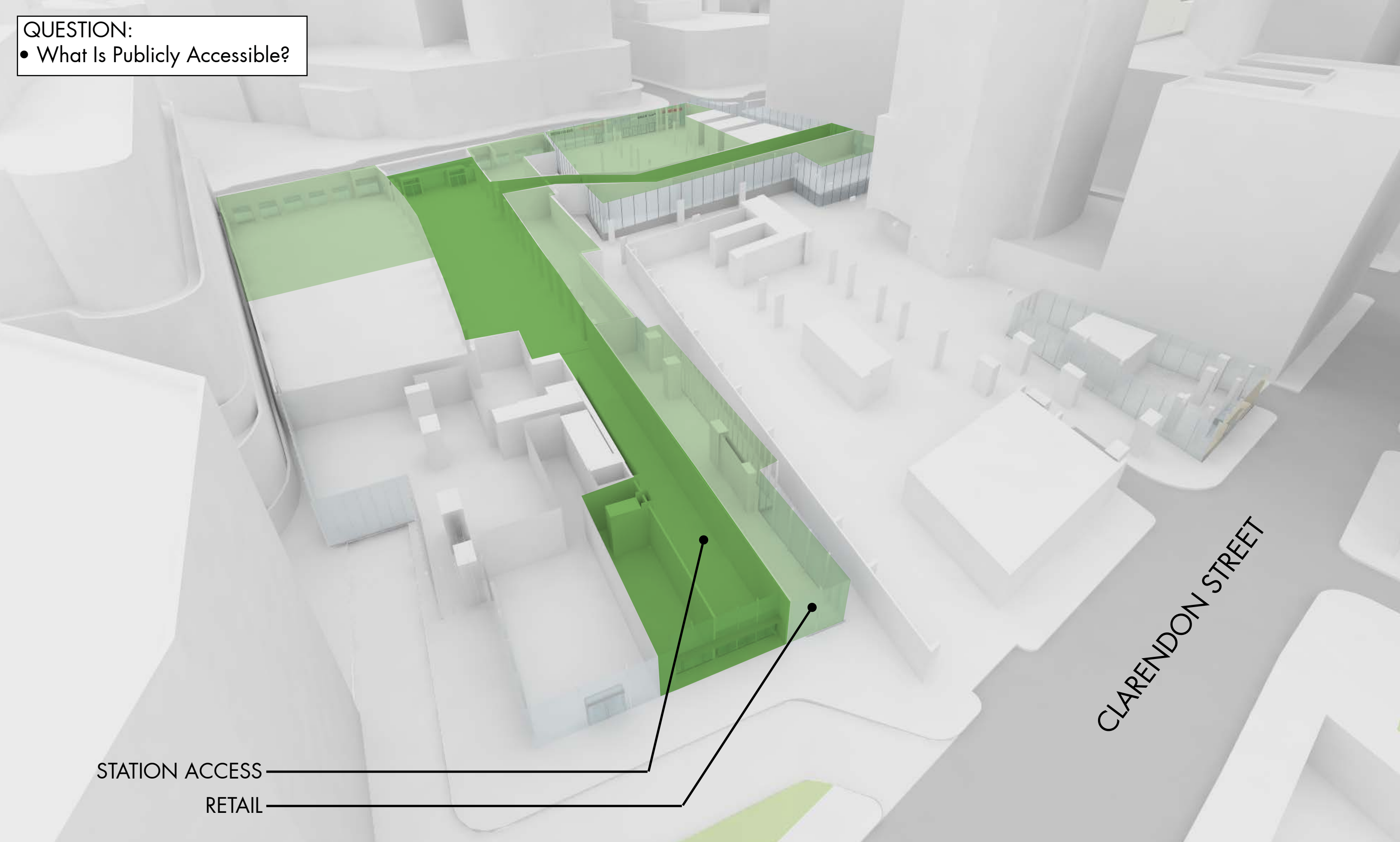
- Coordination With MBTA
- Modifications To Station Systems

PHASED DEVELOPMENT - STATION WEST ONLY

QUESTION:
• What Is Publicly Accessible?



QUESTION:
• What Is Publicly Accessible?



STATION ACCESS

RETAIL

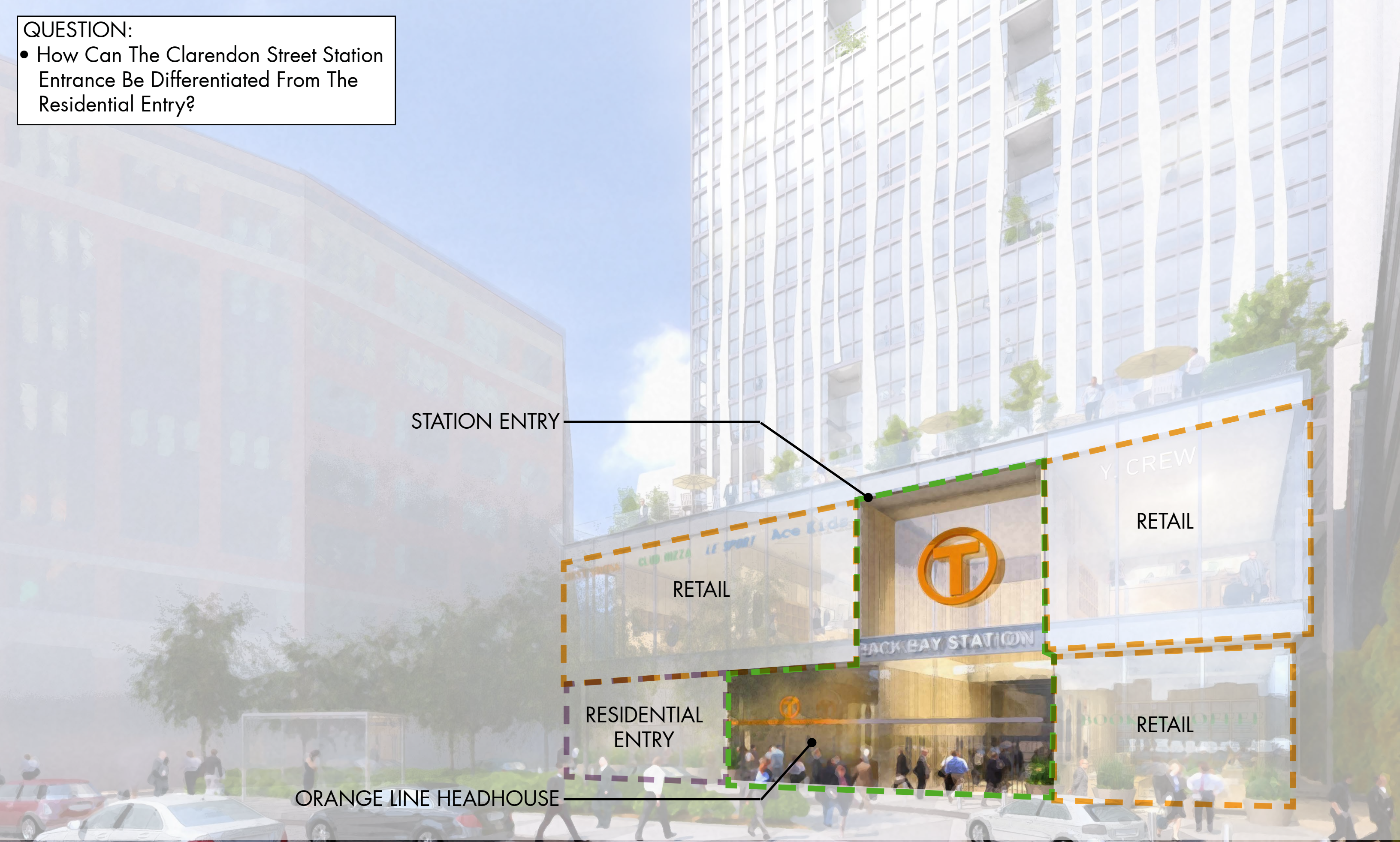
CLARENDON STREET

QUESTION:
• How Can The Clarendon Street Station Entrance Be Differentiated From The Residential Entry?



STATION AND ORANGE LINE ENTRY ON CLARENDON STREET

QUESTION:
• How Can The Clarendon Street Station Entrance Be Differentiated From The Residential Entry?

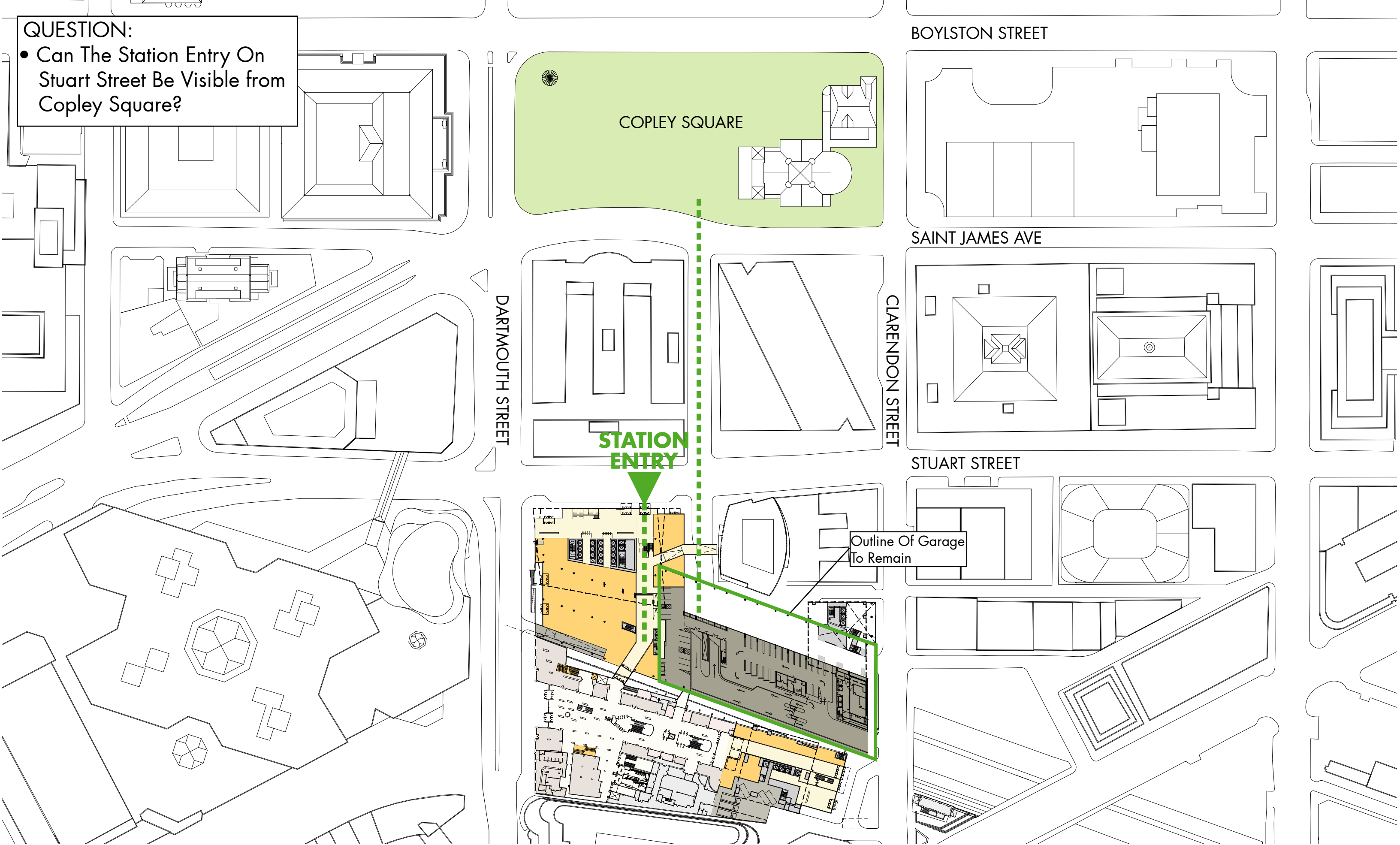


STATION AND ORANGE LINE ENTRY ON CLARENDON STREET

QUESTION:
• How Can The Clarendon Street Station Entrance Be Differentiated From The Residential Entry?



QUESTION:
• Can The Station Entry On Stuart Street Be Visible from Copley Square?



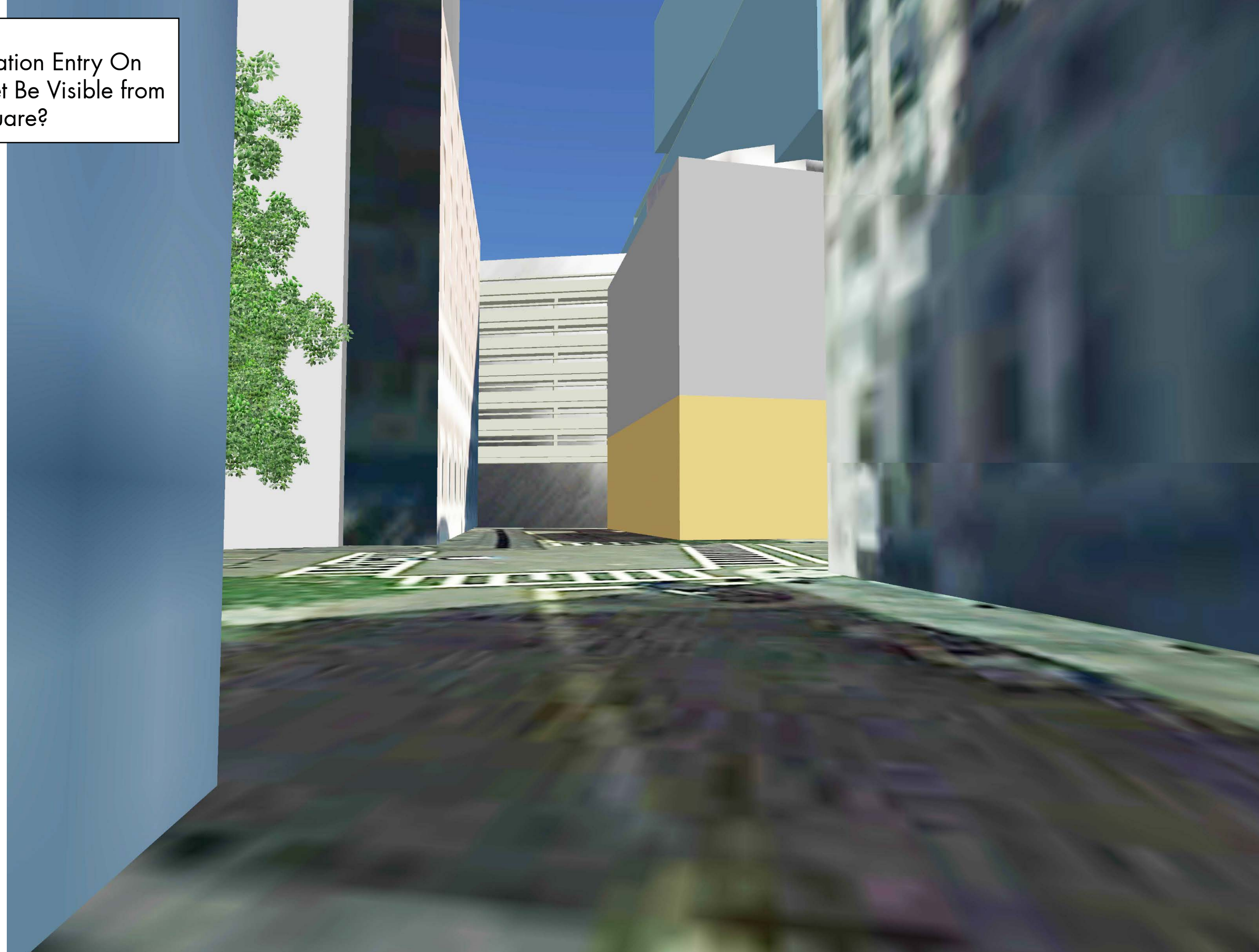
VIEW ANGLE OPPORTUNITIES FROM COPLEY SQUARE

QUESTION:
• Can The Station Entry On
Stuart Street Be Visible from
Copley Square?



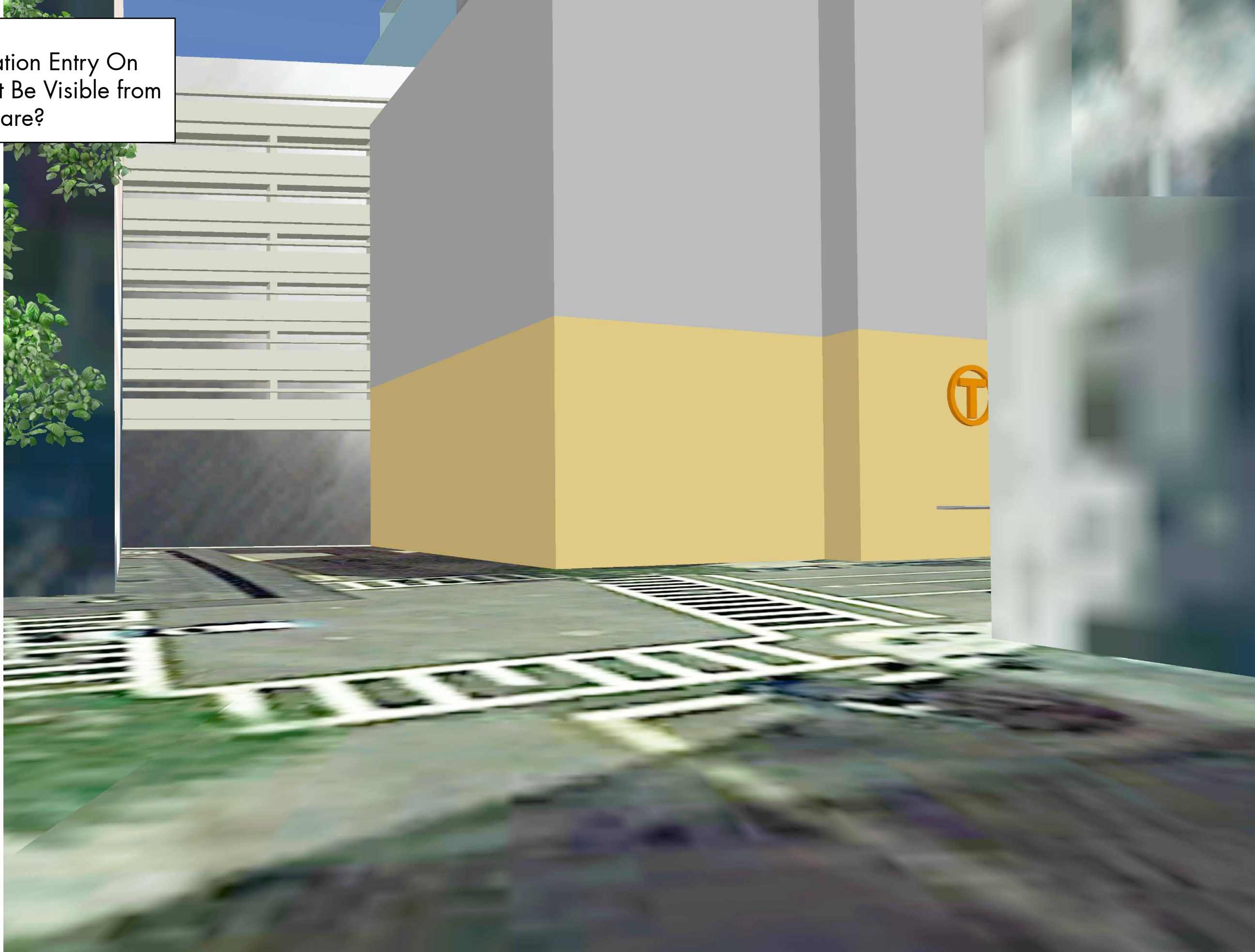
VIEW LOOKING DOWN TRINITY PLACE - EXISTING

QUESTION:
• Can The Station Entry On
Stuart Street Be Visible from
Copley Square?



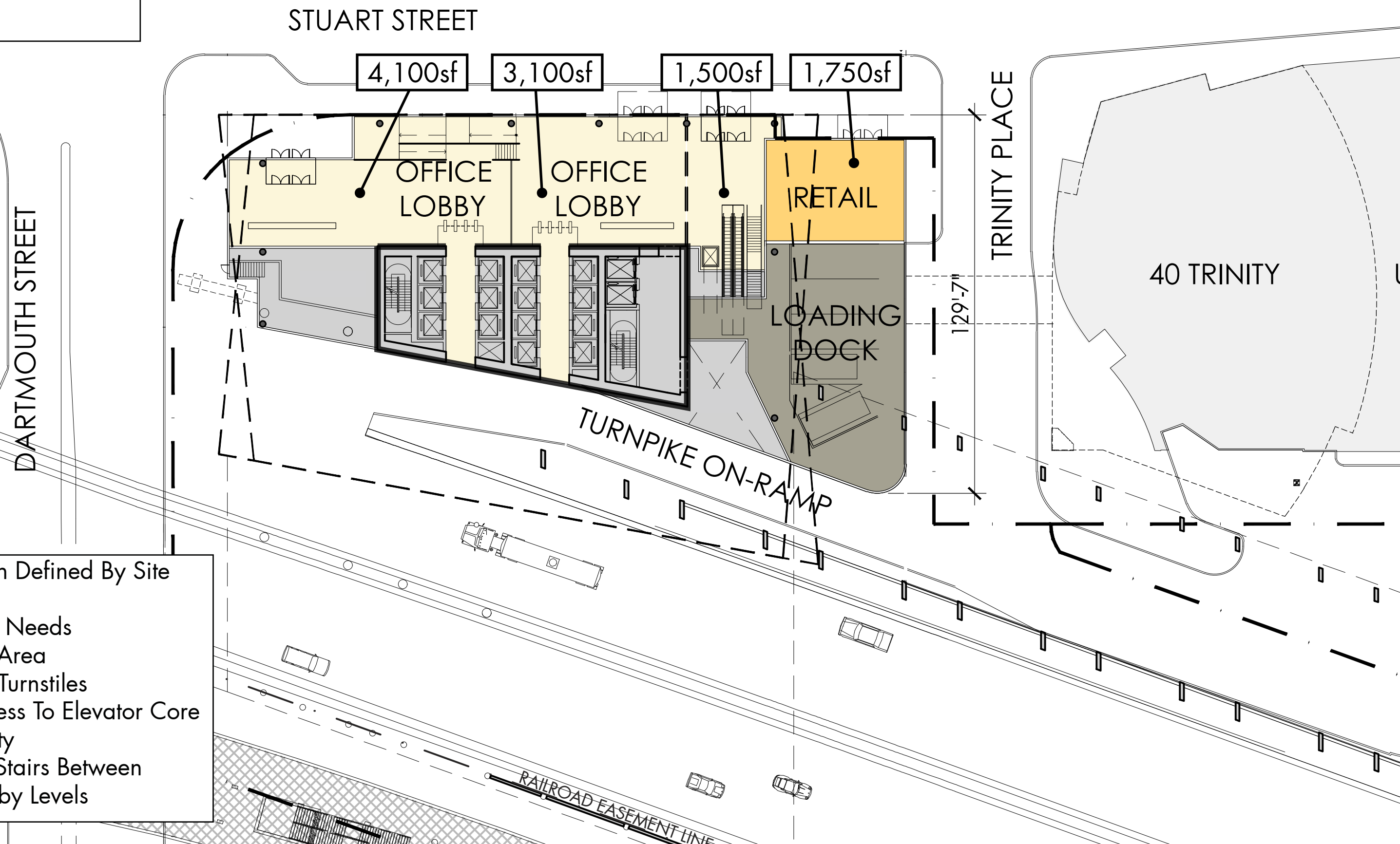
VIEW LOOKING DOWN TRINITY PLACE - PROPOSED

QUESTION:
• Can The Station Entry On
Stuart Street Be Visible from
Copley Square?



VIEW LOOKING DOWN TRINITY PLACE - PROPOSED

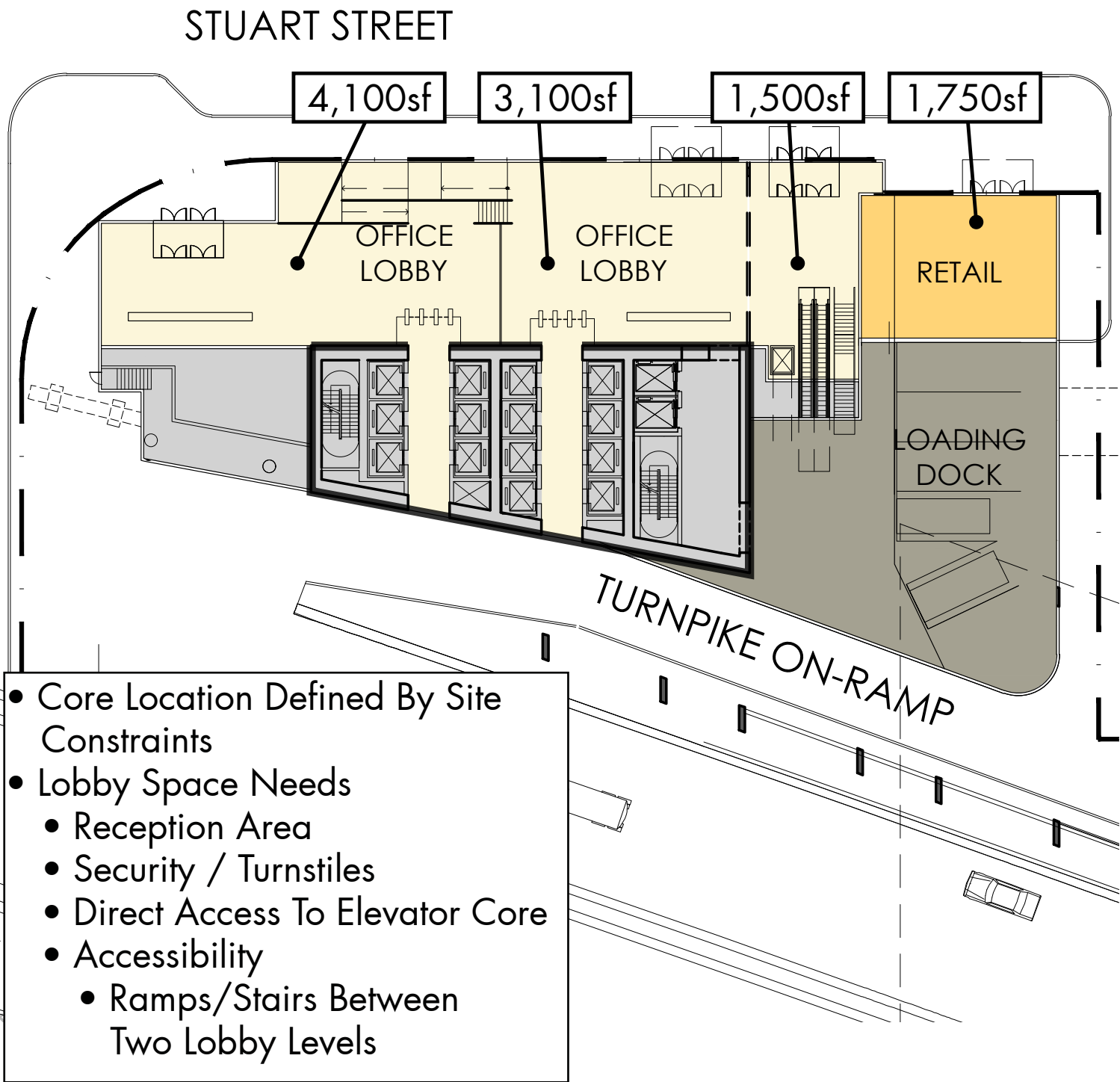
QUESTION:
 • Can The Corner Of Dartmouth And Stuart Street Be Retail?



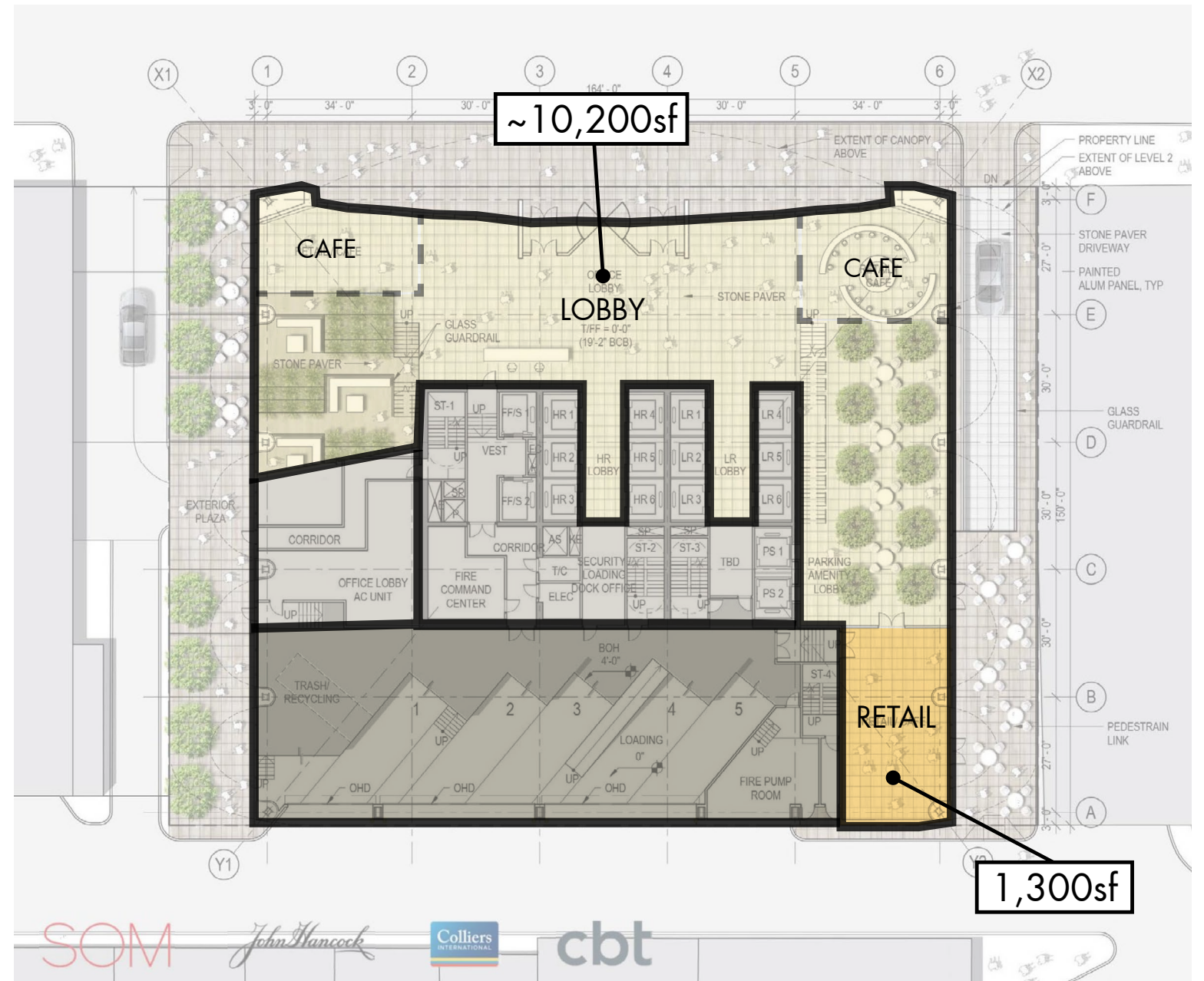
- Core Location Defined By Site Constraints
- Lobby Space Needs
 - Reception Area
 - Security / Turnstiles
 - Direct Access To Elevator Core
 - Accessibility
 - Ramps/Stairs Between Two Lobby Levels

QUESTION:

- Can The Corner Of Dartmouth And Stuart Street Be Retail?

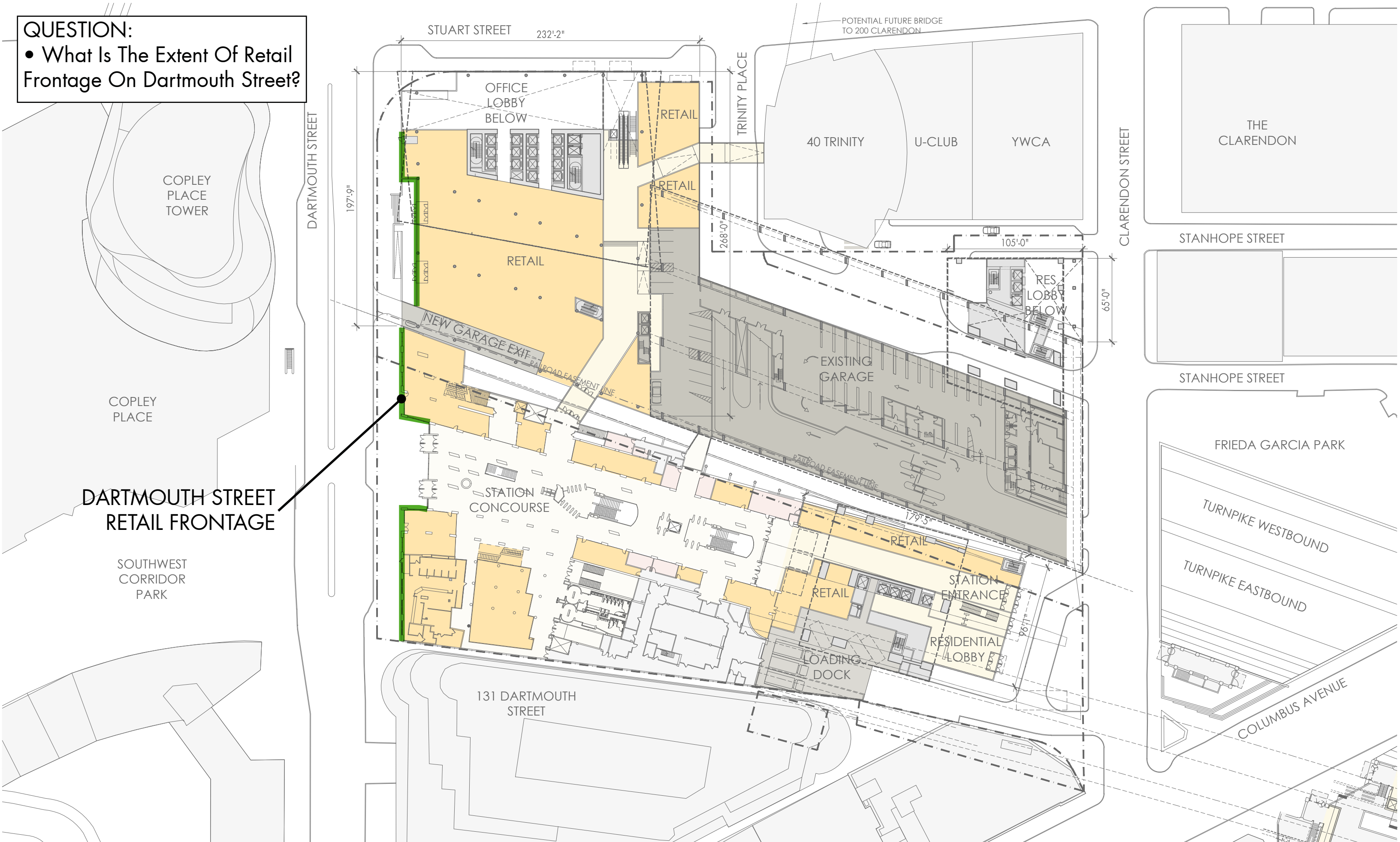


BACK BAY / SOUTH END GATEWAY PROJECT



380 STUART STREET (NEW JOHN HANCOCK)

QUESTION:
 • What Is The Extent Of Retail Frontage On Dartmouth Street?



**DARTMOUTH STREET
 RETAIL FRONTAGE**

GARAGE WEST BASE SCHEME (QUICK REVIEW)



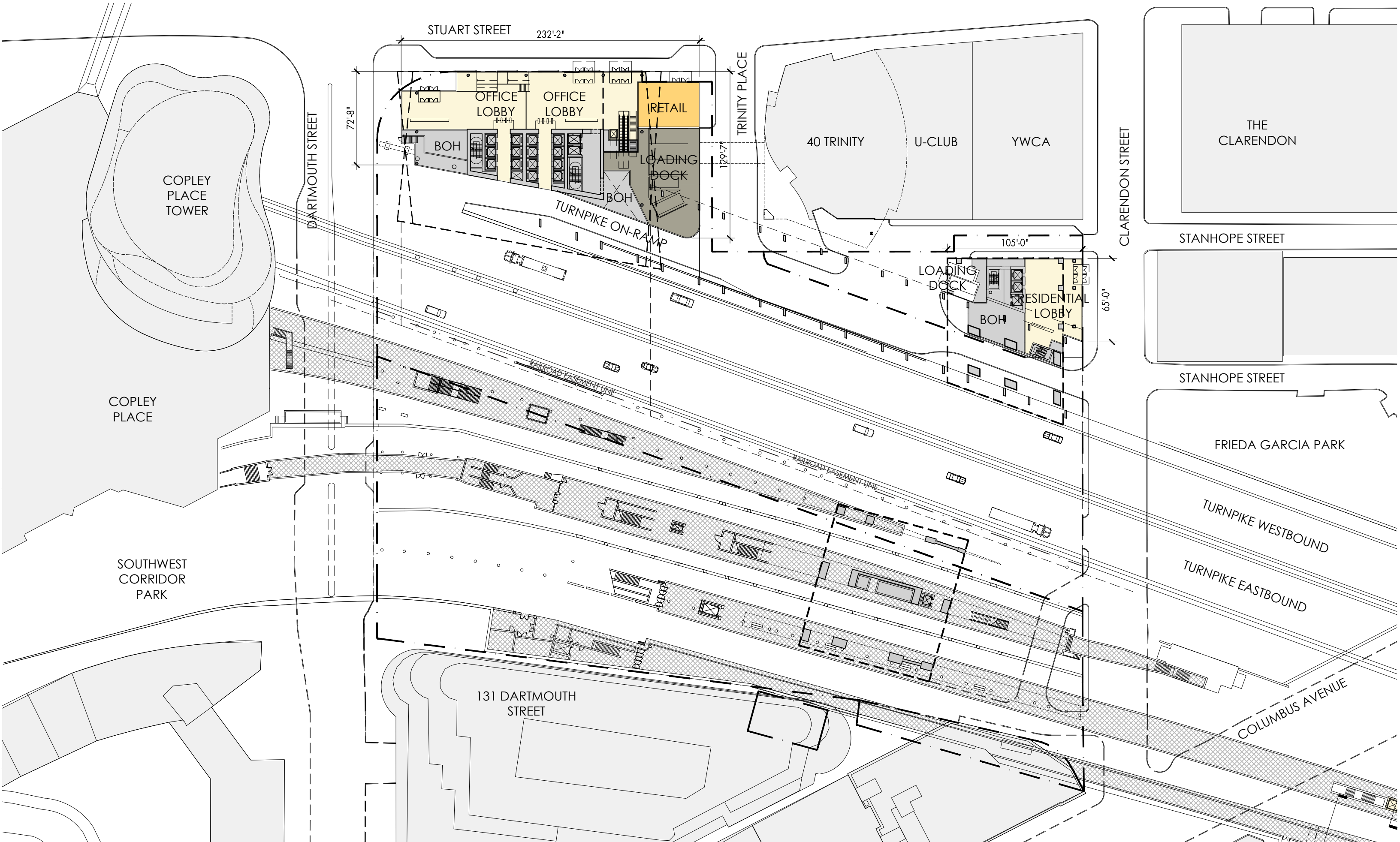


IMAGE: BING MAPS

SITE AERIAL PHOTOGRAPH

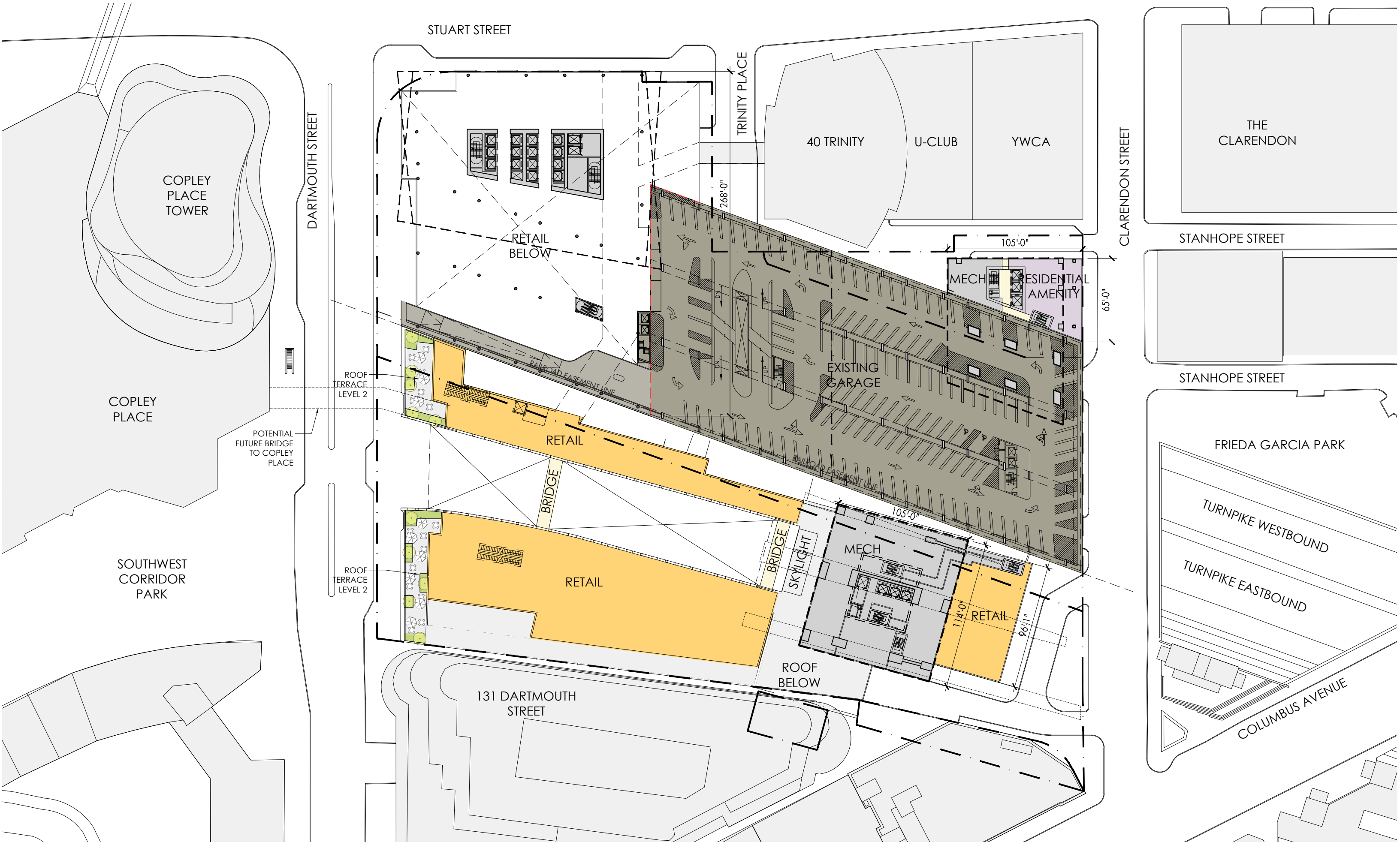
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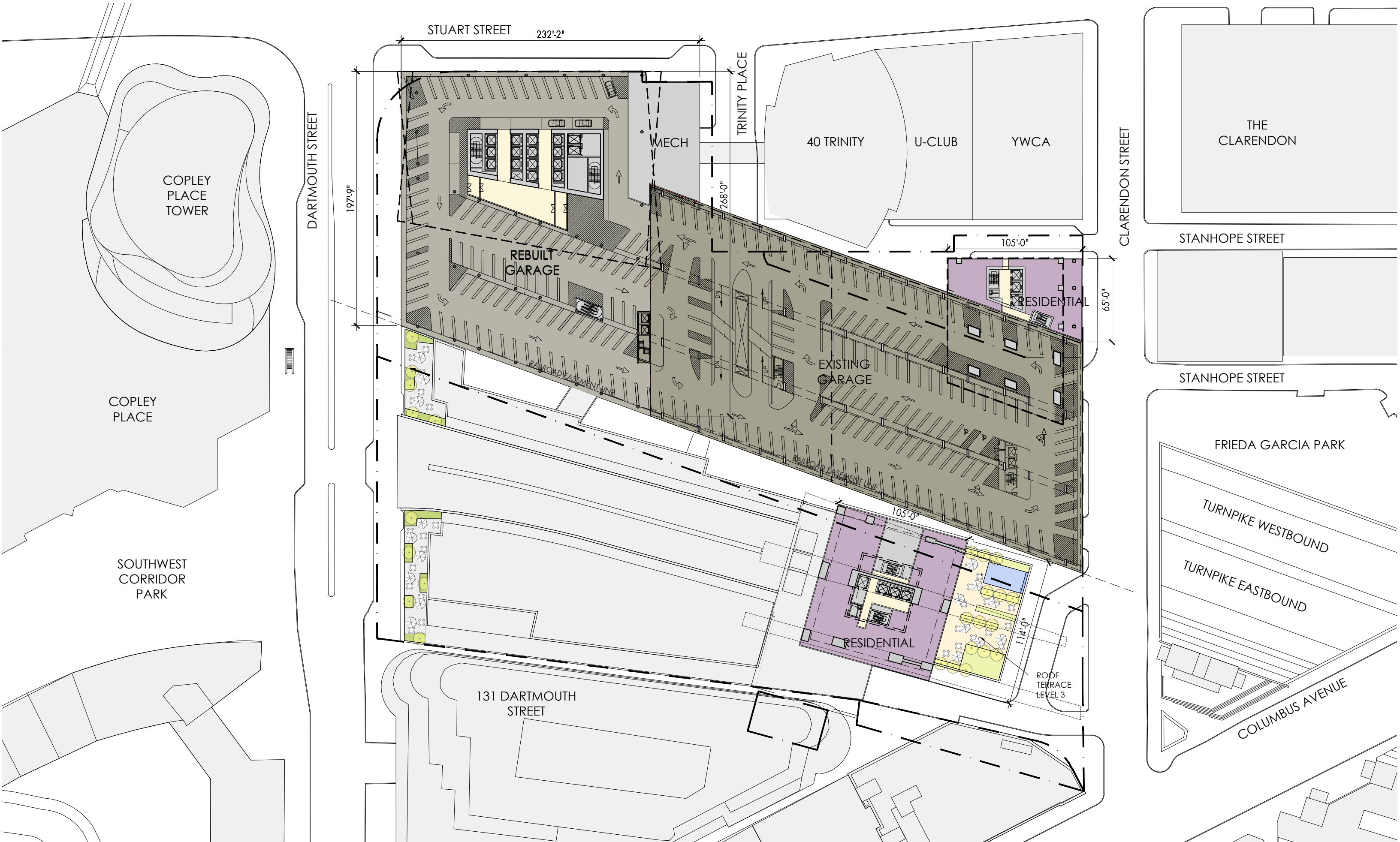


BASE SCHEME STUART STREET / TURNPIKE / PLATFORM LEVEL





BASE SCHEME +45' LEVEL



BASE SCHEME +55', +65' LEVEL



BASE SCHEME +105' LEVEL



BASE SCHEME TYPICAL PODIUM LEVEL



BASE SCHEME TYPICAL LEVEL



BASE SCHEME TYPICAL LEVEL AT TOP OF BUILDING



BASE SCHEME ROOF PLAN

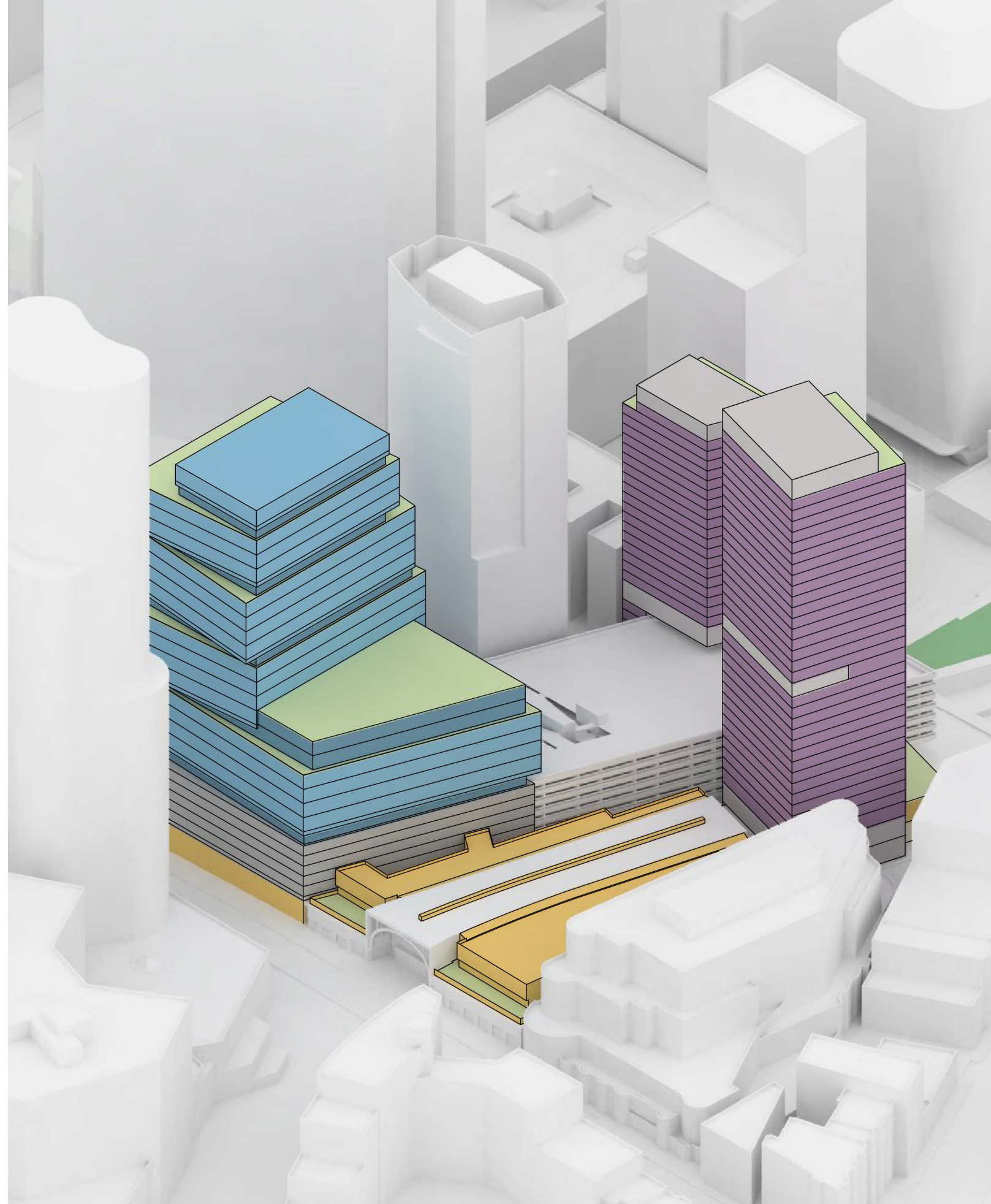
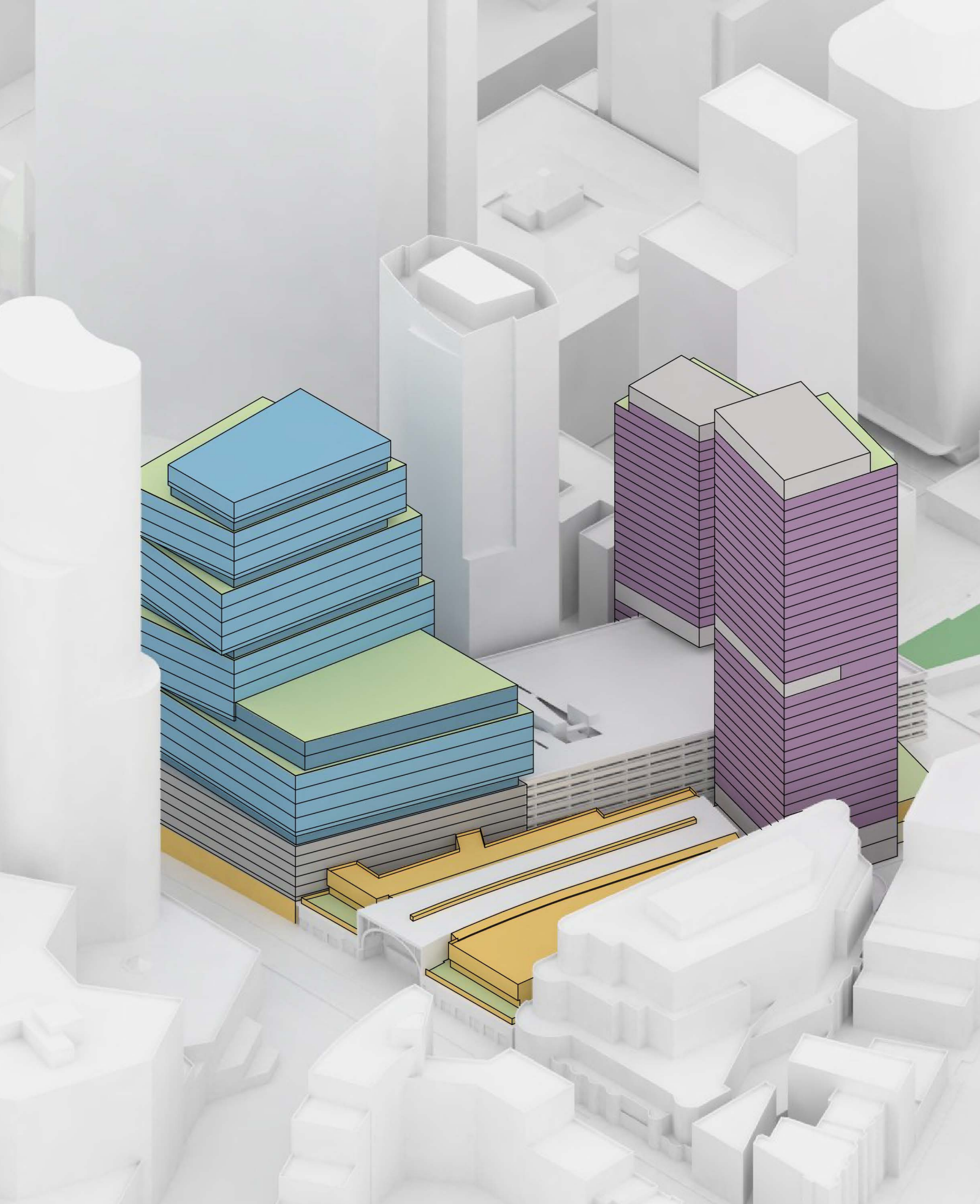
GARAGE WEST ALTERNATE SCHEME



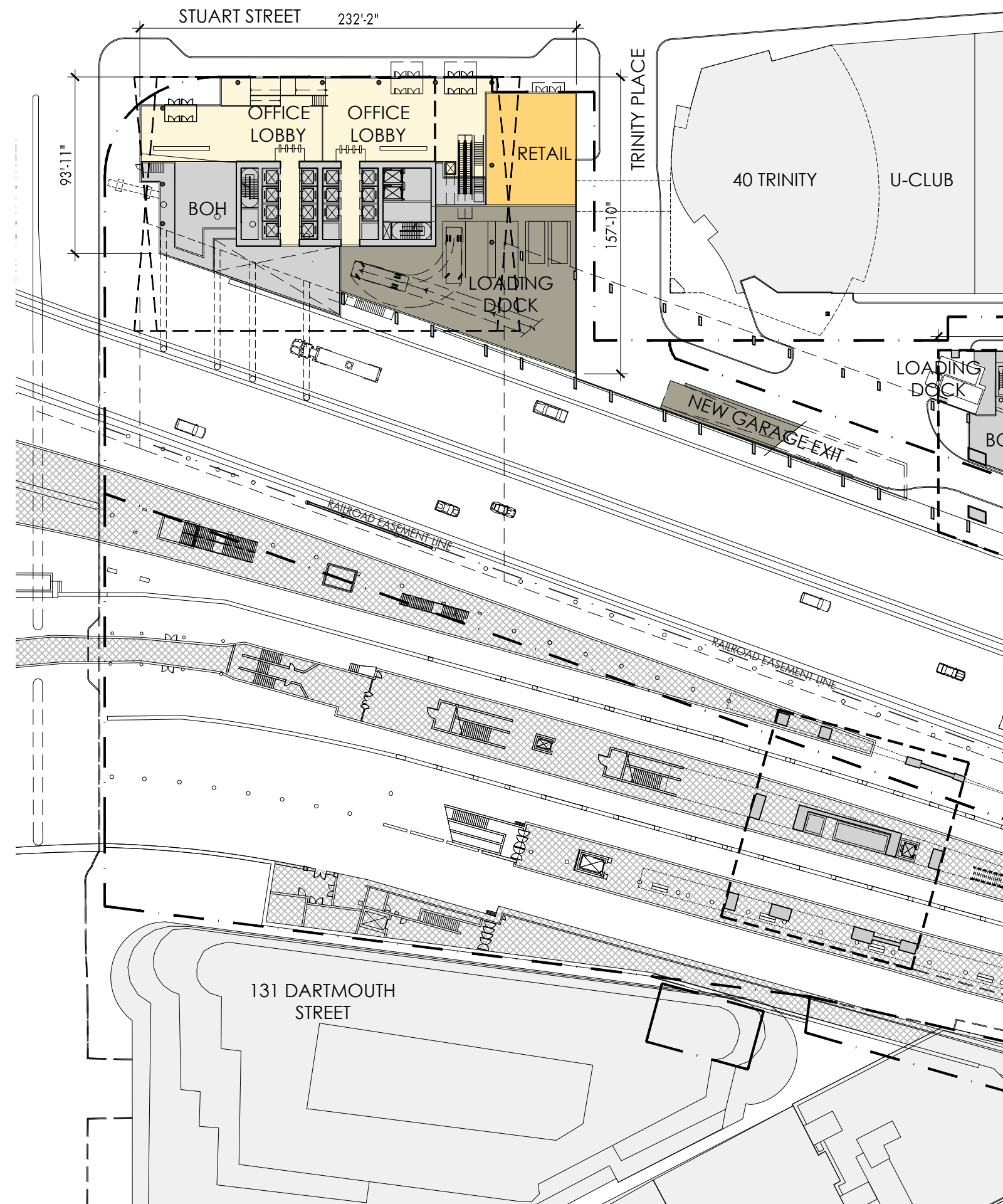
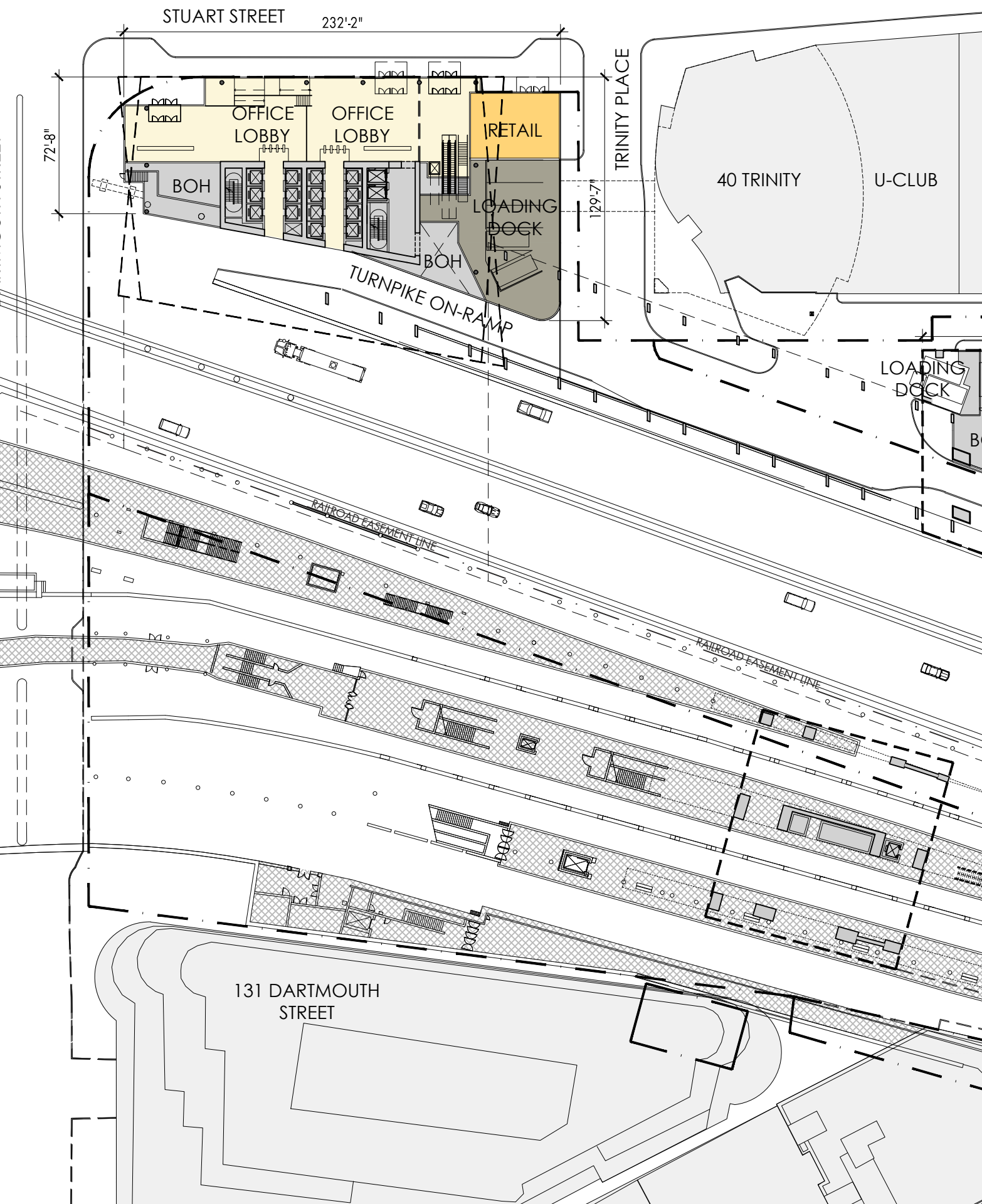


GARAGE WEST - BASE AND ALTERNATE SCHEME

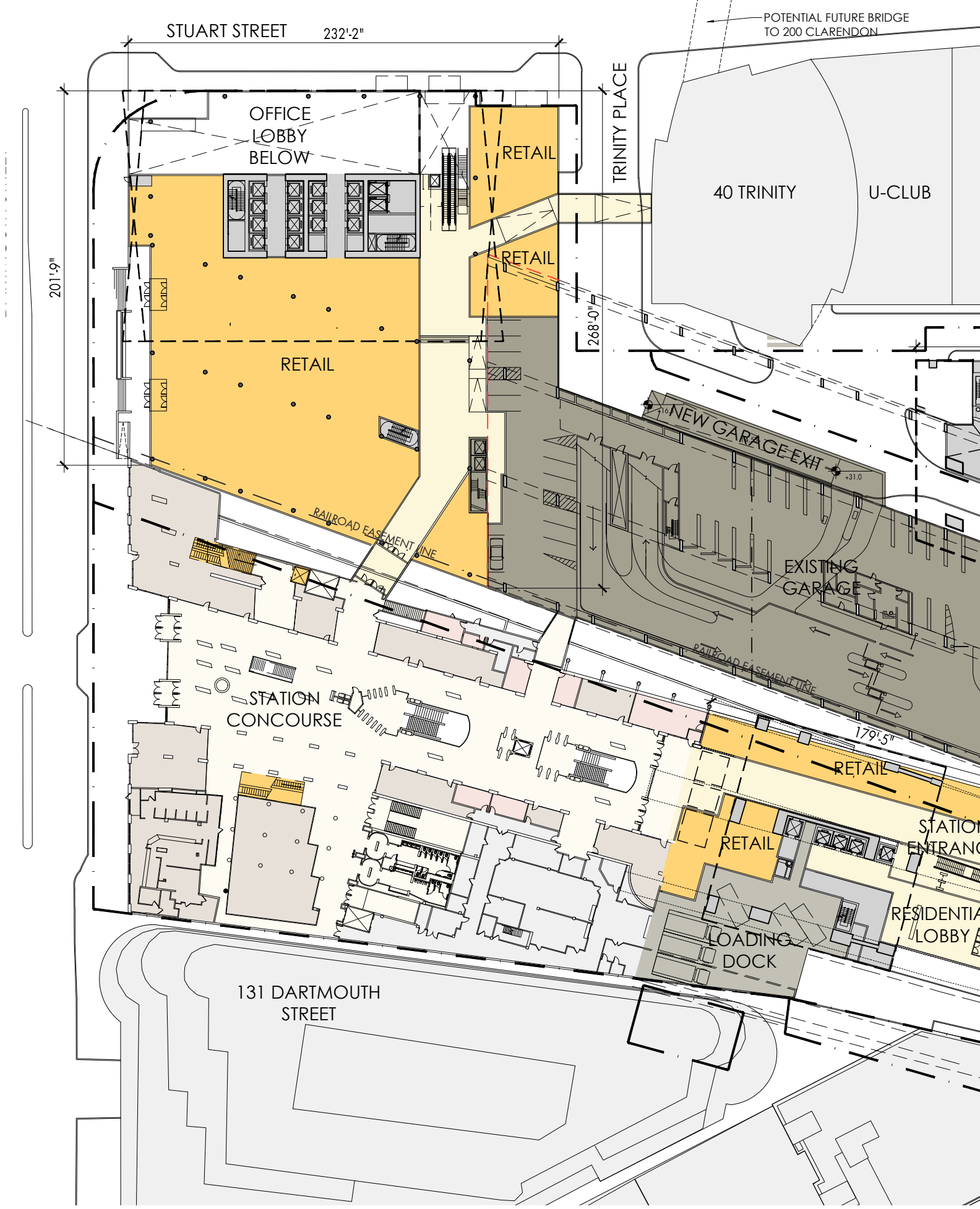
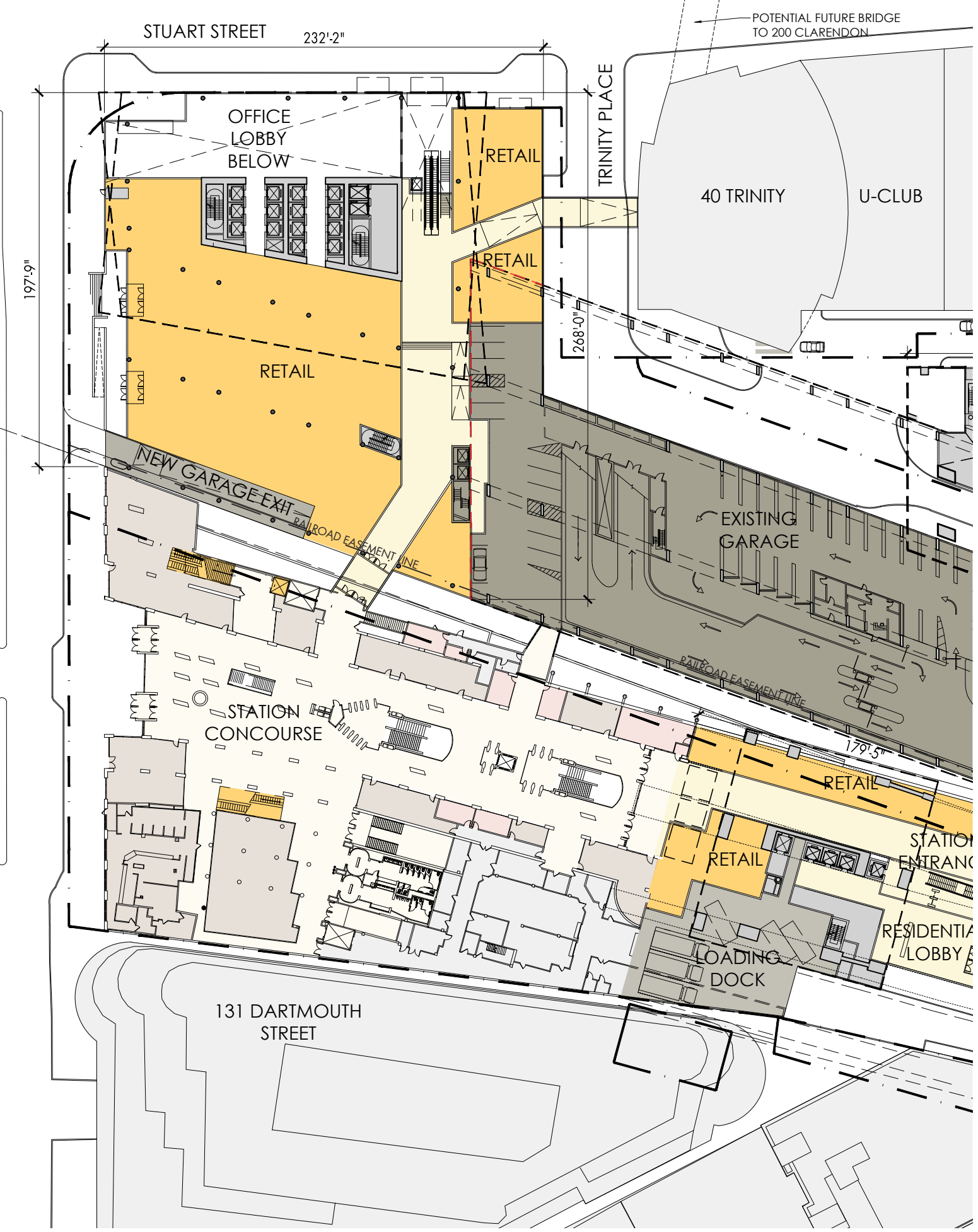
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GARAGE WEST - AXON VIEW LOOKING TO THE NORTHEAST - BASE SCHEME AND ALTERNATE SCHEME



GARAGE WEST - BASE AND ALTERNATE SCHEME - STUART STREET



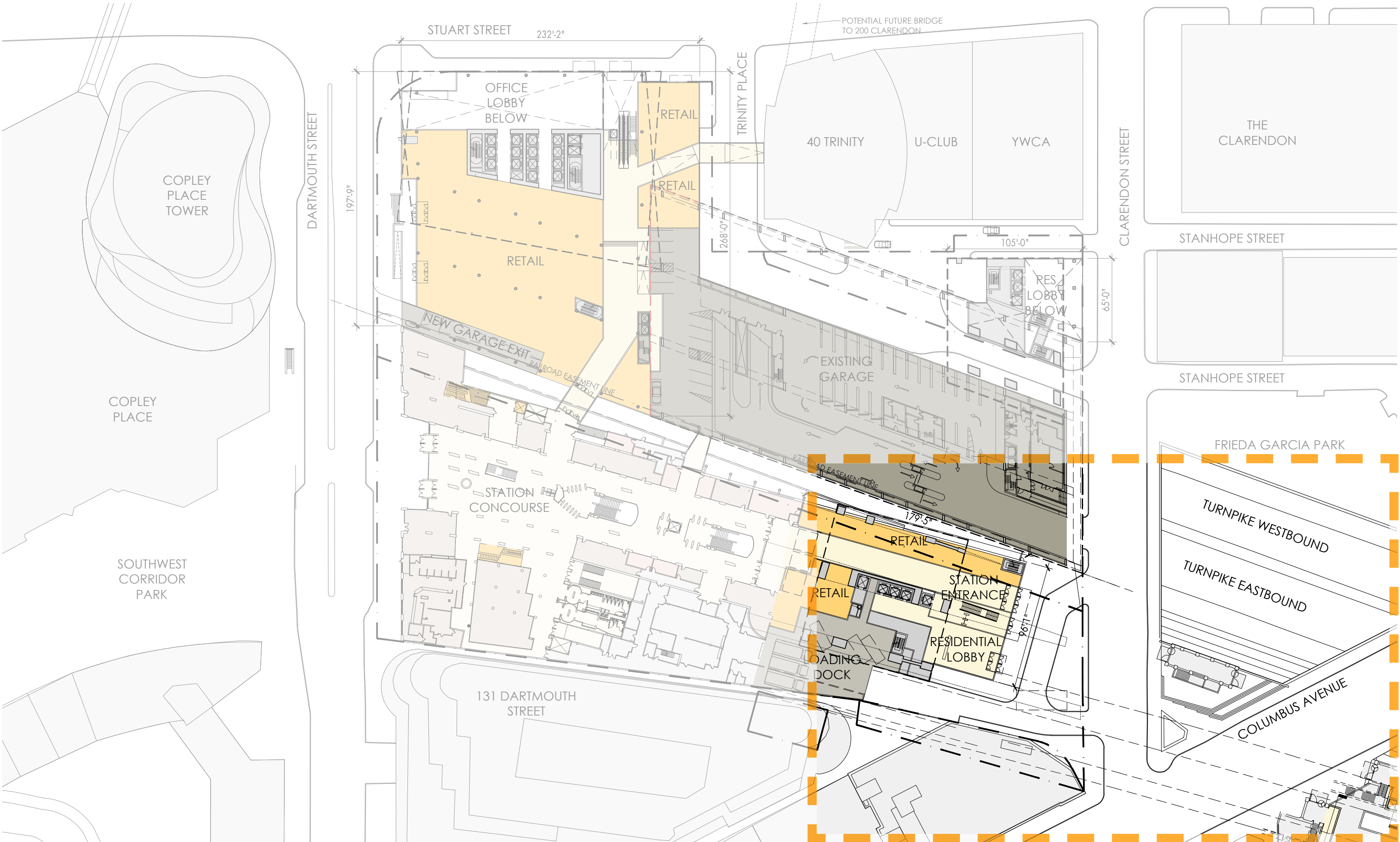
GARAGE WEST - BASE AND ALTERNATE SCHEME - DECK LEVEL

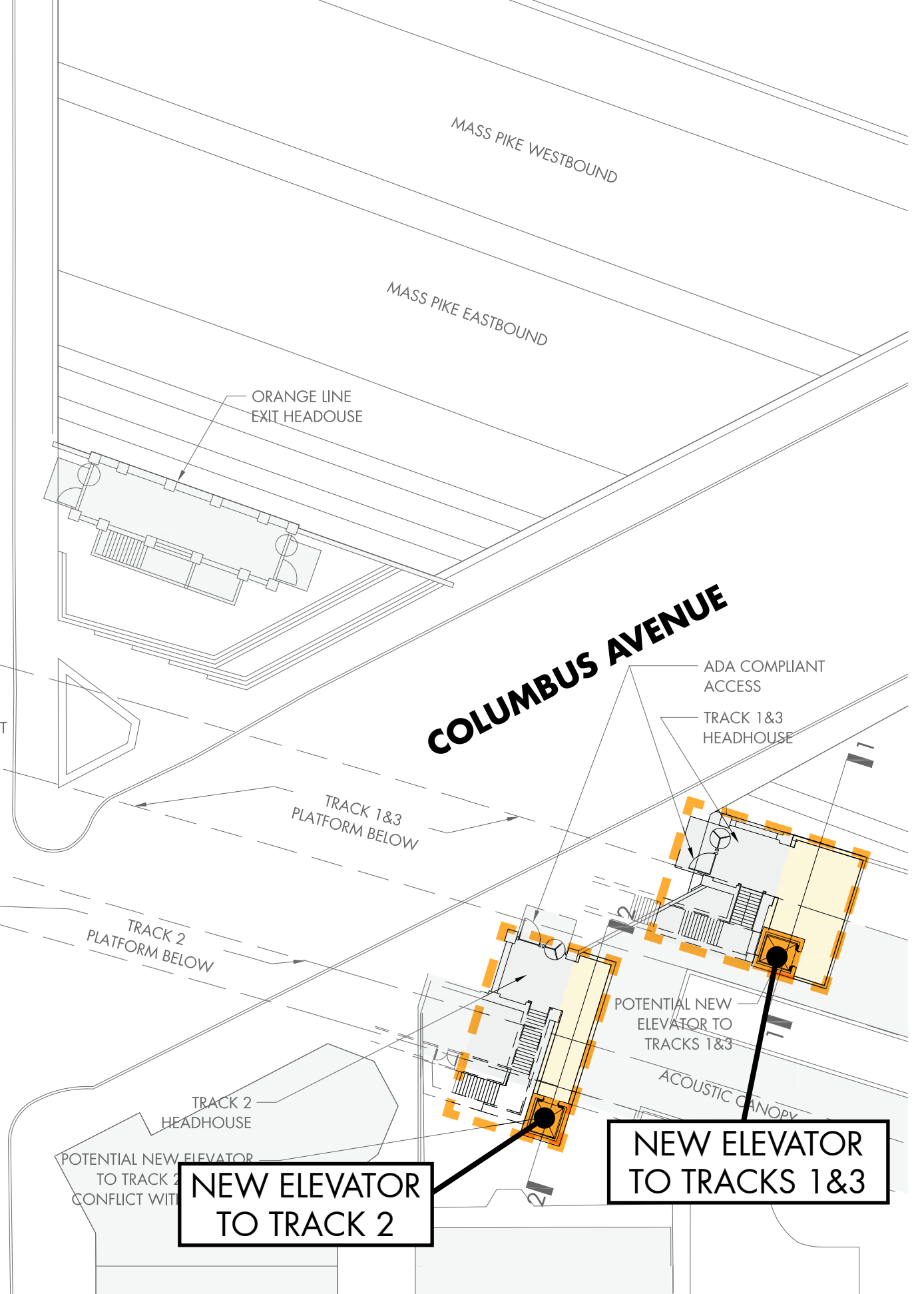
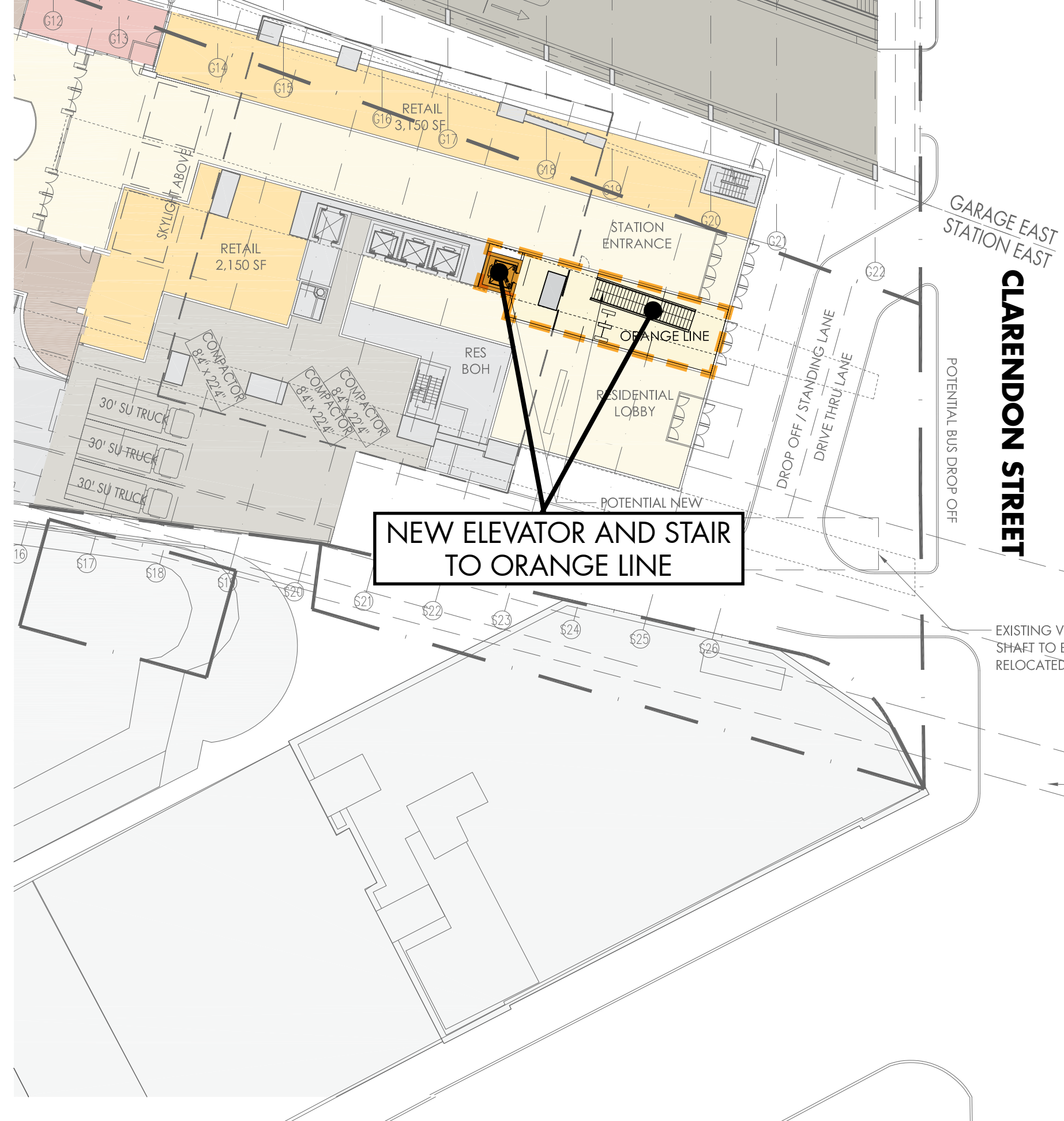


GARAGE WEST - BASE AND ALTERNATE SCHEME - TYPICAL HIGHRISE

REDUNDANT ELEVATORS TO STATION



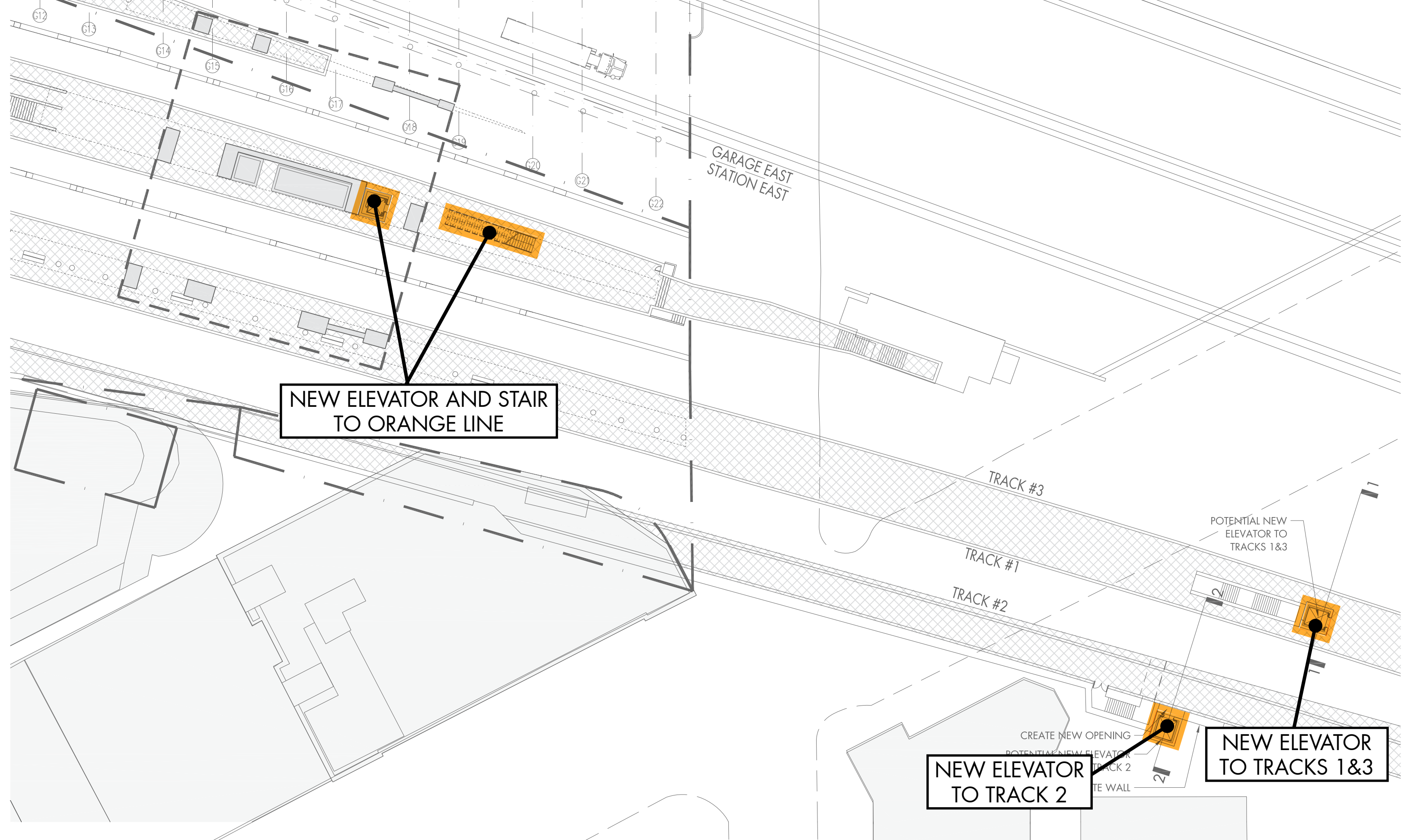




NEW ELEVATOR AND STAIR TO ORANGE LINE

NEW ELEVATOR TO TRACK 2

NEW ELEVATOR TO TRACKS 1&3



NEW ELEVATOR AND STAIR
TO ORANGE LINE

NEW ELEVATOR
TO TRACK 2

NEW ELEVATOR
TO TRACKS 1&3

FUTURE CAC MEETING TOPICS

- **CAC Meeting #4 • June 15th • 8-10am • 40 Trinity**
 - Traffic
 - Parking
 - Potential On-Ramp Closure
 - Wind
 - Shadow
- Streetscape / Landscape / Public Realm Design
- Sustainability
- Housing (Including Affordable Housing)
- Covered Connections
 - Security And Access
- Wayfinding Around Site
- Overall Retail Strategy
- Other Topics As Needed

KEY DATES + CONTACT INFORMATION

- MEPA Public Comment Period Ends • May 31st
- BCDC Meeting • June 7th
- **CAC Meeting #4 • June 15th • 8-10am**
 - **Traffic, Parking, Ramp Closure, Wind, Shadow**
- PNF Public Comment Period Ends • June 17th

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THANK YOU!

