

Central Artery Ramp Parcels Cover Study

Public Meeting #3

October 29, 2014

Consultants:
HDR Engineering, Inc.
Utile, Inc.

Introductions

Who We Are

MassDOT

John Romano, Legislative Affairs
William Tuttle, Director of Projects

Boston Redevelopment Authority

Lauren Shurtleff, Senior Planner
Lara Merida, Deputy Director for
Community Planning

Consultant Team

HDR Engineering, Inc.

Roch Laroche, P.E., Project Manager

Utile, Inc.

Matthew Littell, Principal

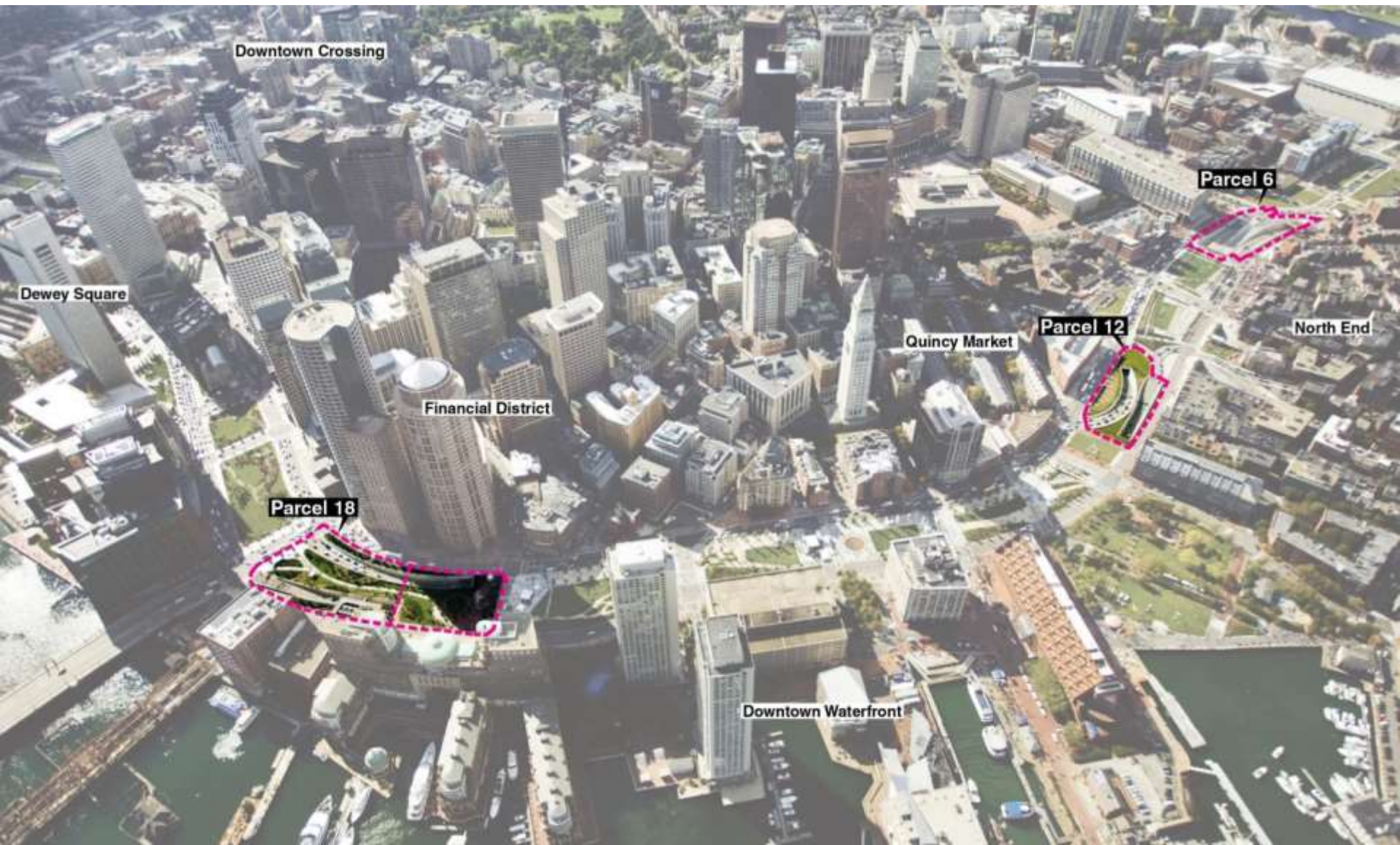
Agenda

- I. Introductions**
- II. Purpose & Format of Meeting**
- III. Review of Parcel Concepts**
- IV. Discuss Workshop Goals & Approach**
- V. Workshop “Tabletop” Session**
- VI. Summarize Workshop Comments**
- VII. Next Steps**
- VIII. Next Meeting – Thursday, January 8th**

Purpose & Format of Meeting

- REVIEW OF PARCEL CONCEPTS DISCUSSED TO DATE
- REVIEW OF CRITICAL DESIGN ELEMENTS
- INTERACTIVE “IDEAS” WORKSHOP
- WRAP-UP & SUMMARIZE MAJOR IDEAS
- DISCUSS NEXT STEPS

Location of the Ramp Parcels



Review of Parcel Concepts

Location of the Ramp Parcels



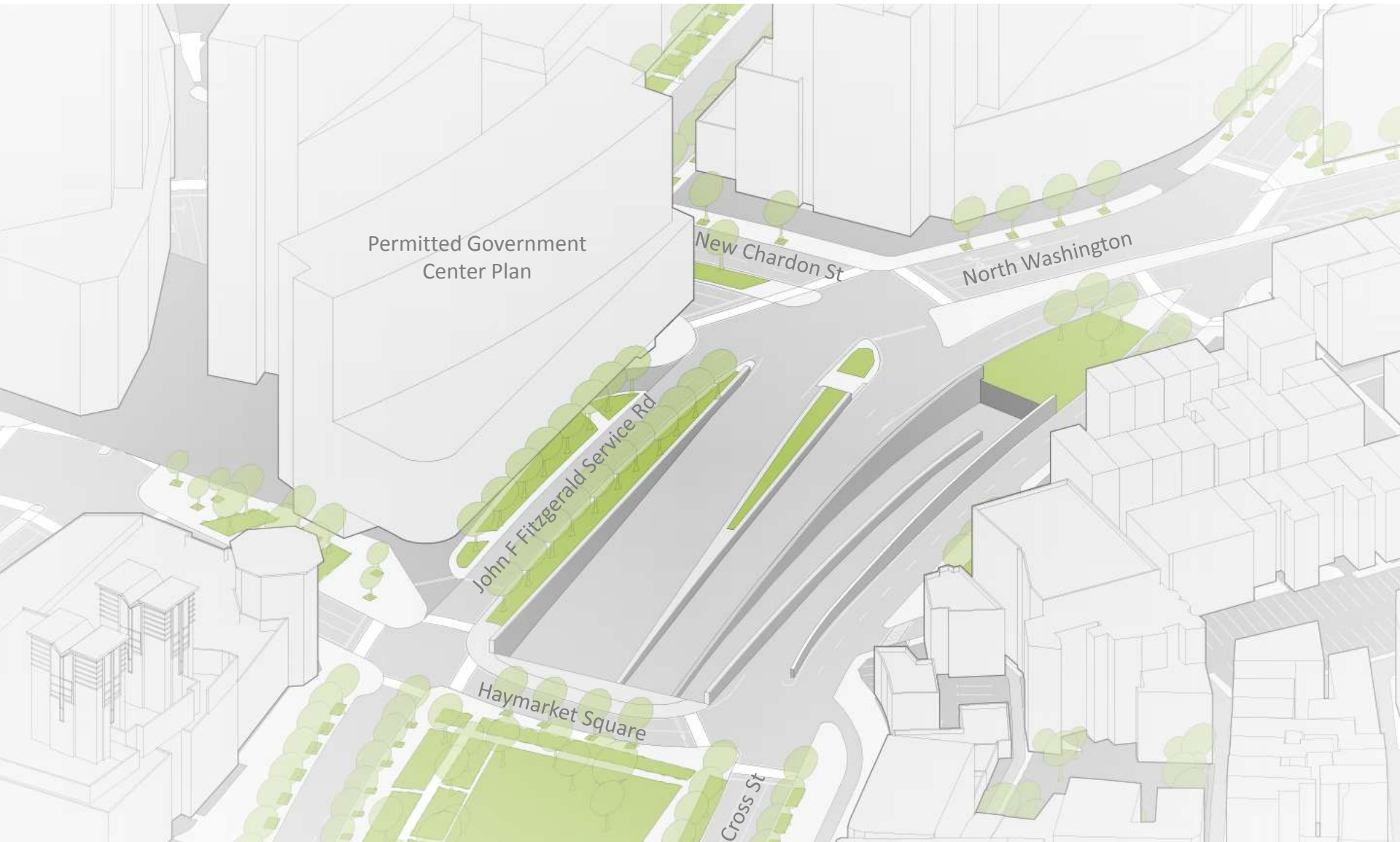
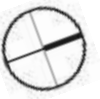
Methodology and Variations

- **Option A – *Screening (Vertical)***
 - Fencing
 - Vegetation
 - Art/mural
- **Option B – *Cover (Horizontal)***
 - Open air
 - Fully enclosed
 - Accessible deck
 - Bridge
 - Green roof
- **Option C – *Building Concept***
 - Pavilion/Kiosk/Vending
 - Building corresponding to zoning use

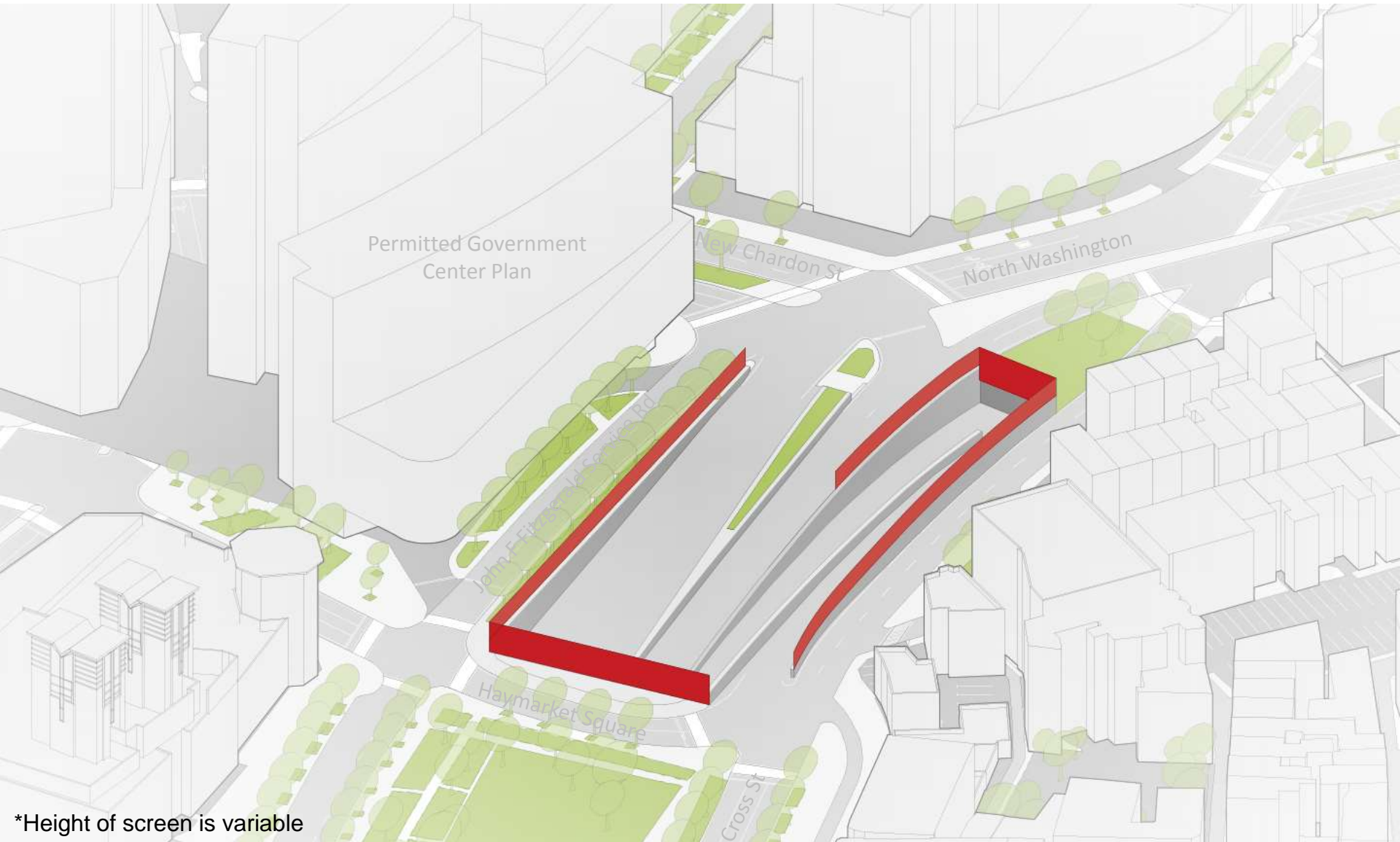
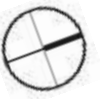
Individual Ramp Parcels

Parcel 6

Parcel 6 Perspective

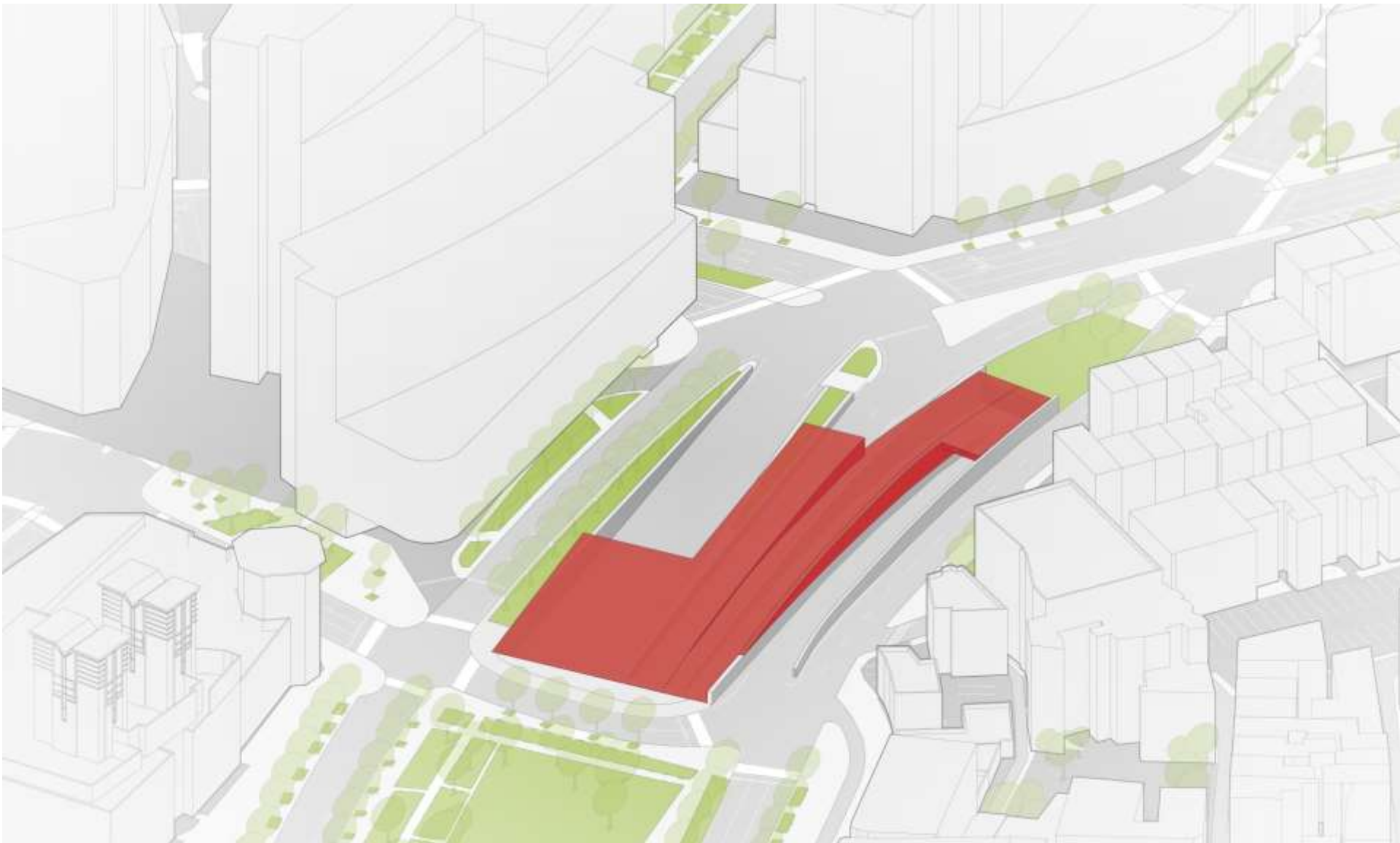


Parcel 6: Option A - Screening

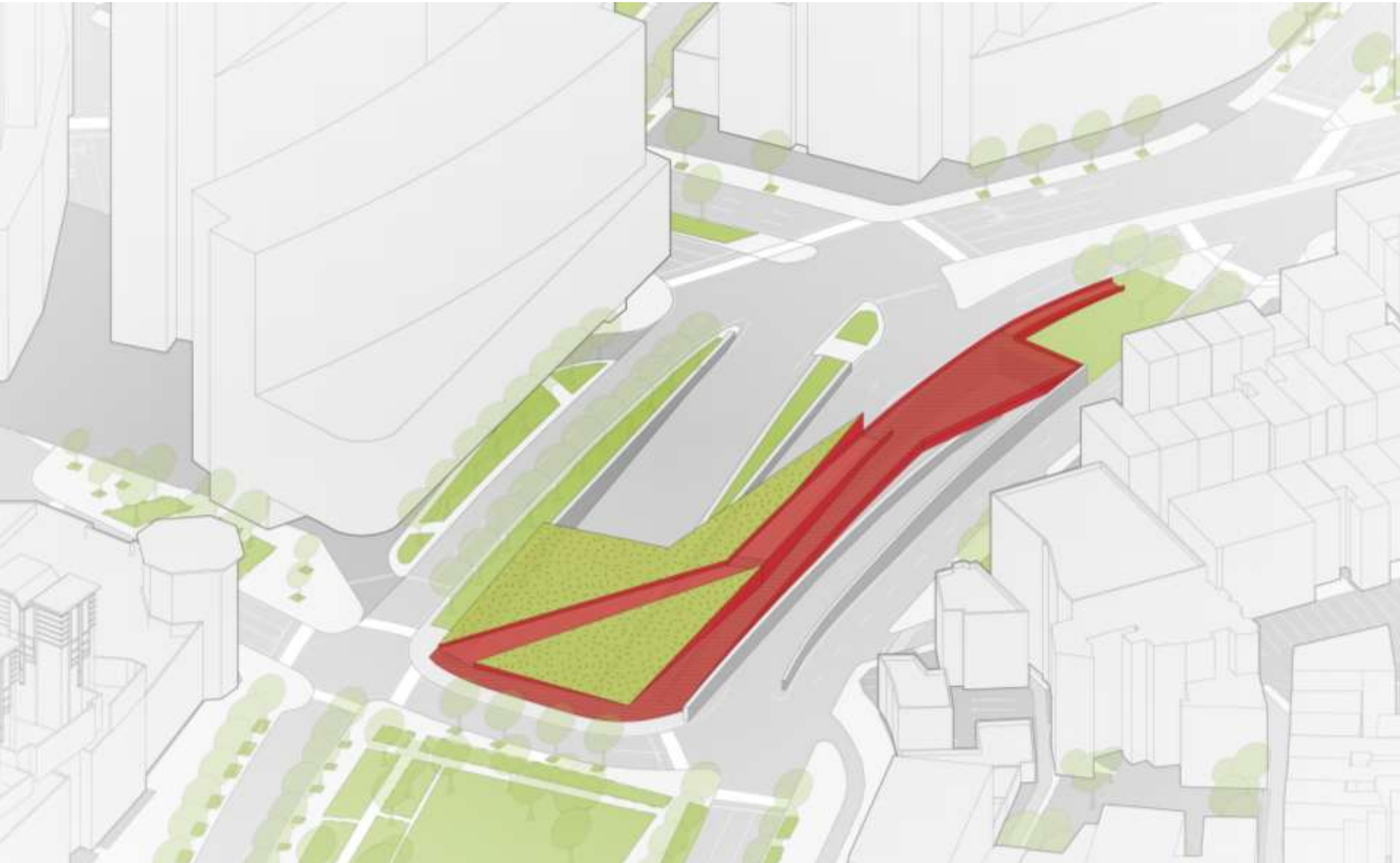
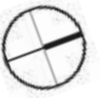


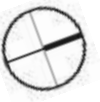
*Height of screen is variable

Parcel 6: Option B – Cover

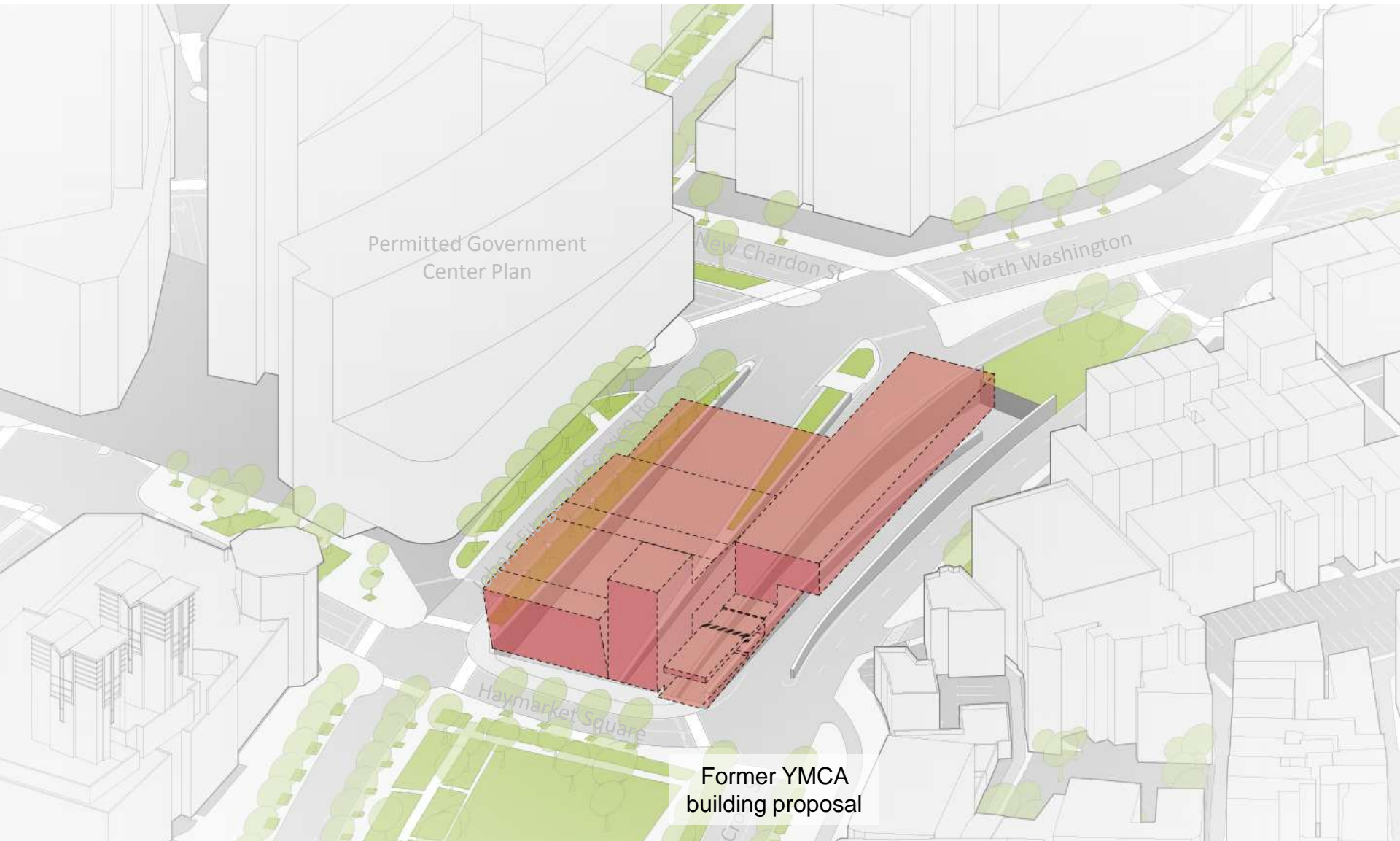


Parcel 6: Option B – Cover





Parcel 6: Option C – Building Concept



Permitted Government
Center Plan

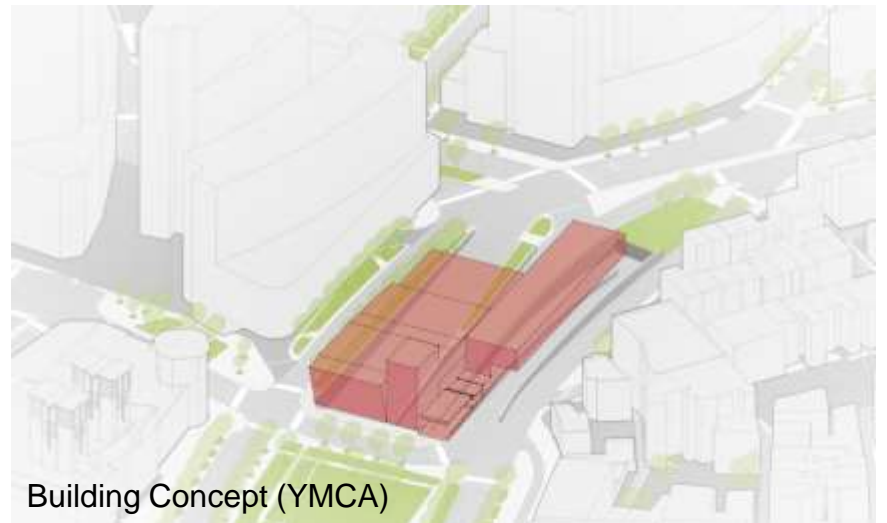
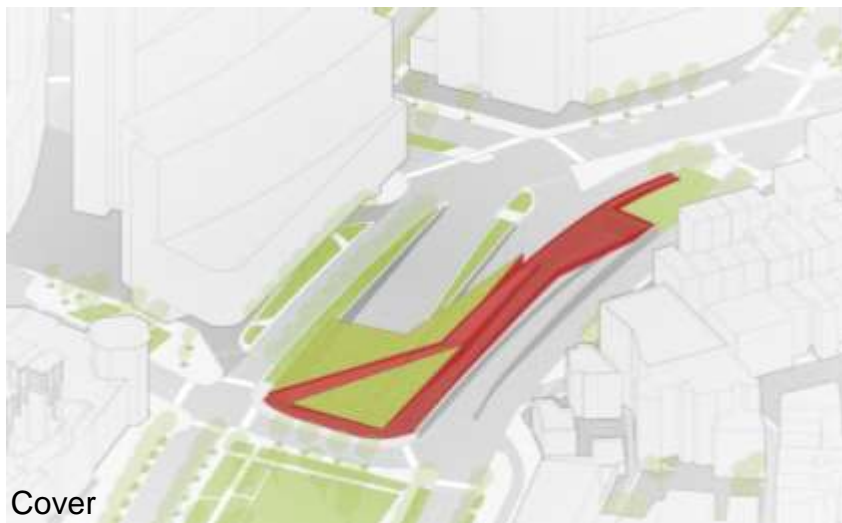
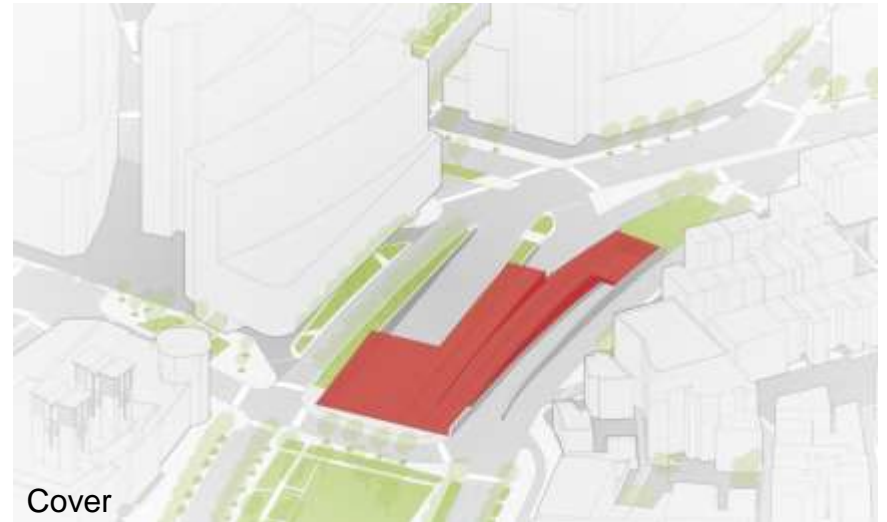
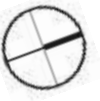
New Chardon St

North Washington

Haymarket Square

Former YMCA
building proposal

Parcel 6: Options



Individual Ramp Parcels

Parcel 12

Parcel 12 Perspective





Parcel 12: Option A - Screening



*Height of screen is variable

Parcel 12: Option A - Screening



*Height of screen is variable



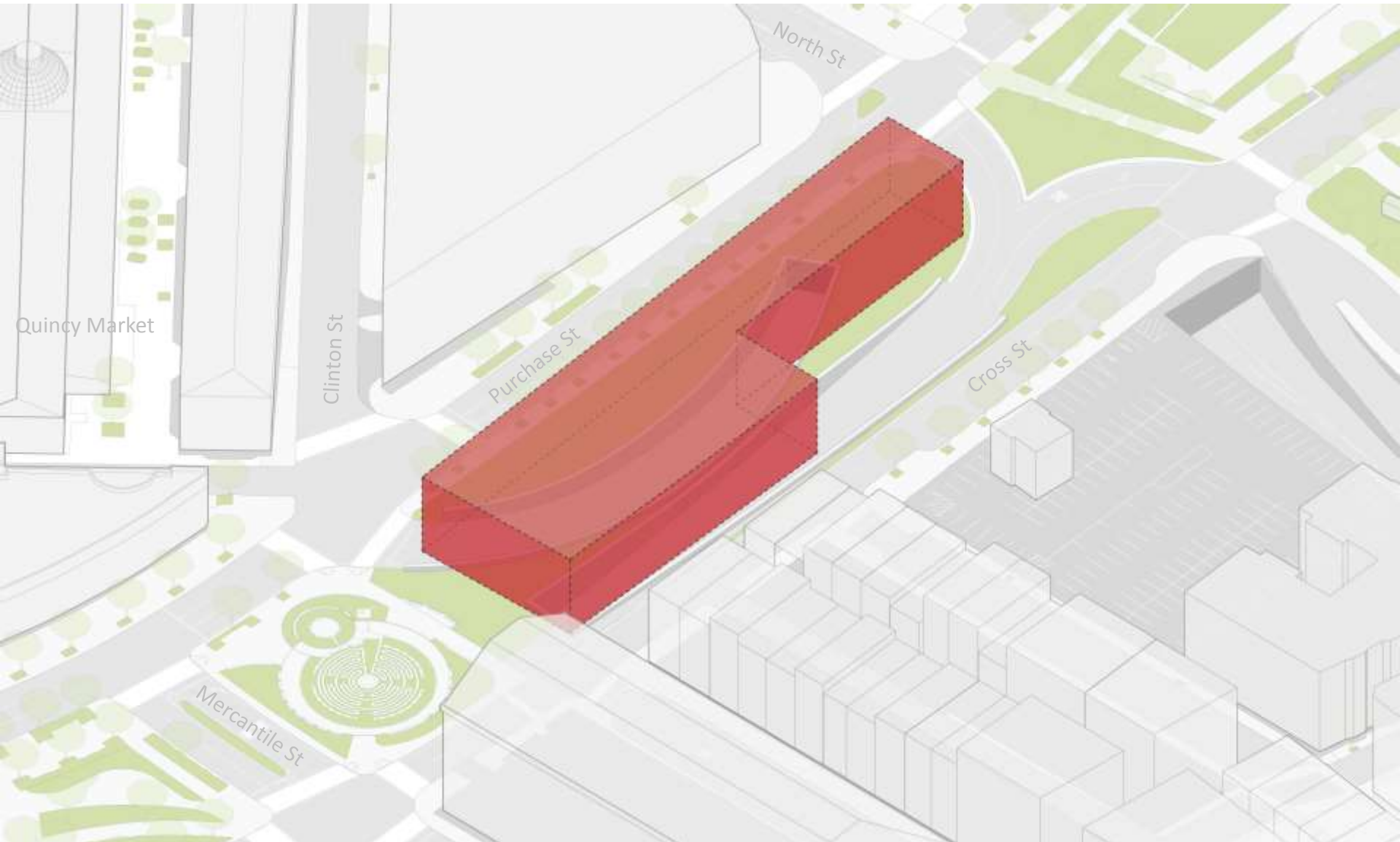
Parcel 12: Option B – Cover



Parcel 12: Option B – Cover



Parcel 12: Option C – Building Concept



Parcel 12: Options



Individual Ramp Parcels

Parcel 18



Parcel 18 Perspective





Parcel 18: Option A - Screening



*Height of screen is variable



Parcel 18: Option B – Cover



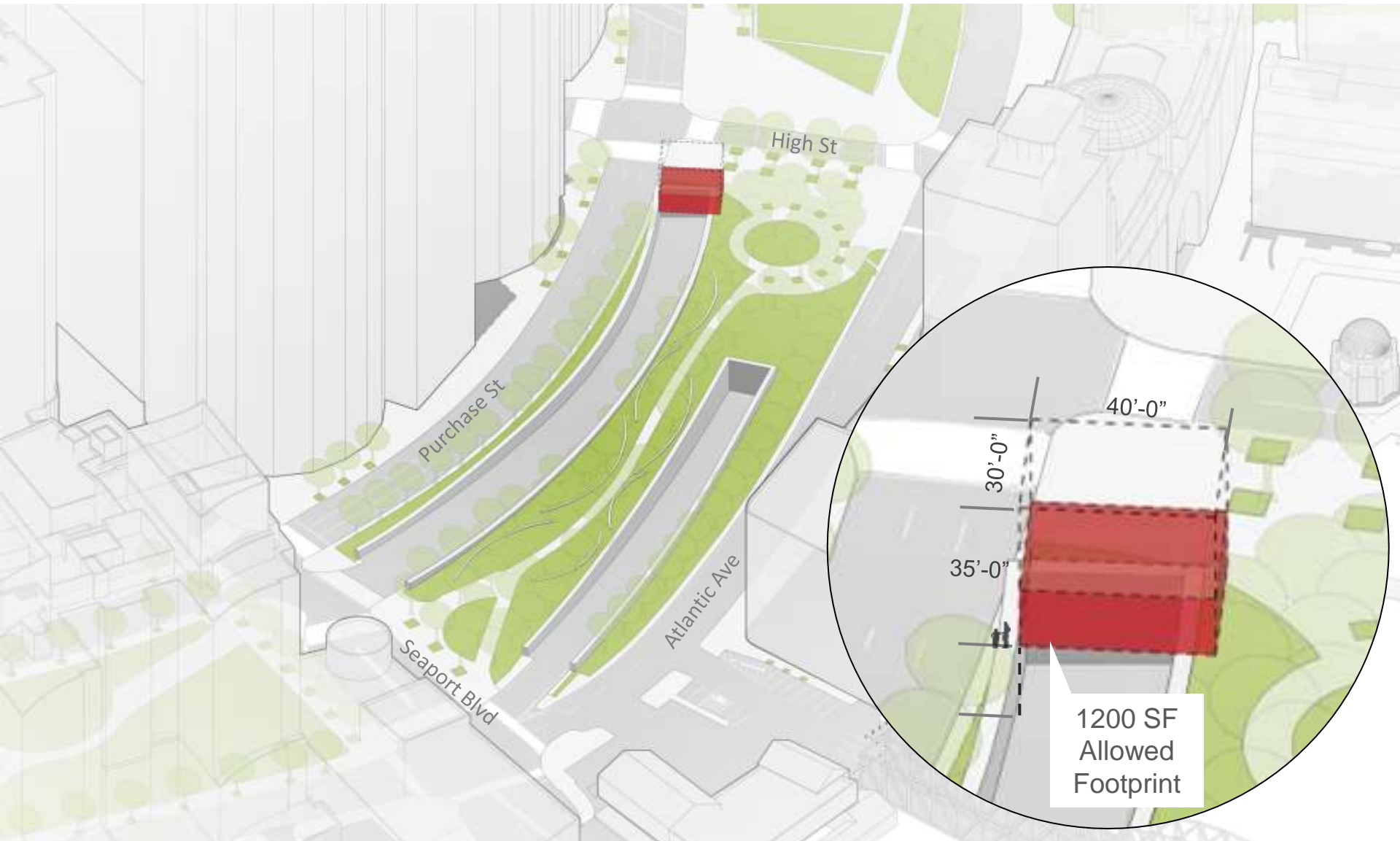
Allowable length of cover TBD

Parcel 18: Option C – Building Concept





Parcel 18: Option C – Building Concept



1200 SF
Allowed
Footprint



Parcel 18: Option D – No Alterations

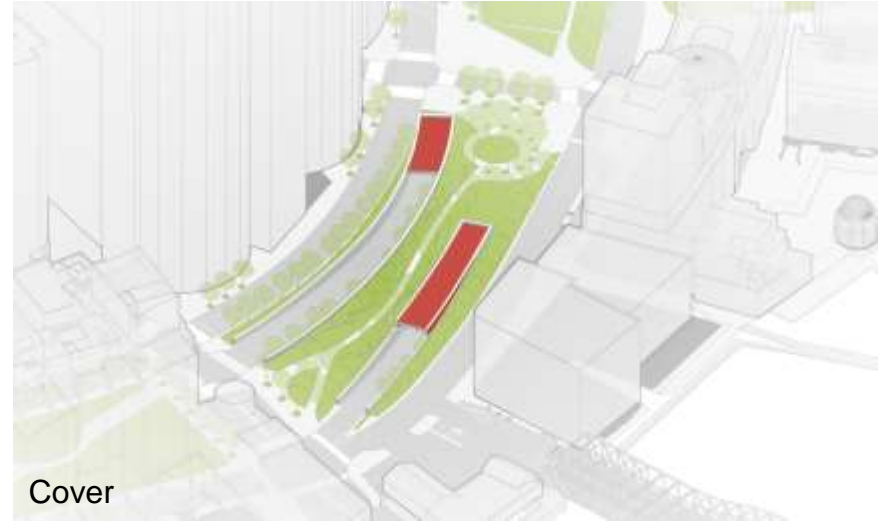




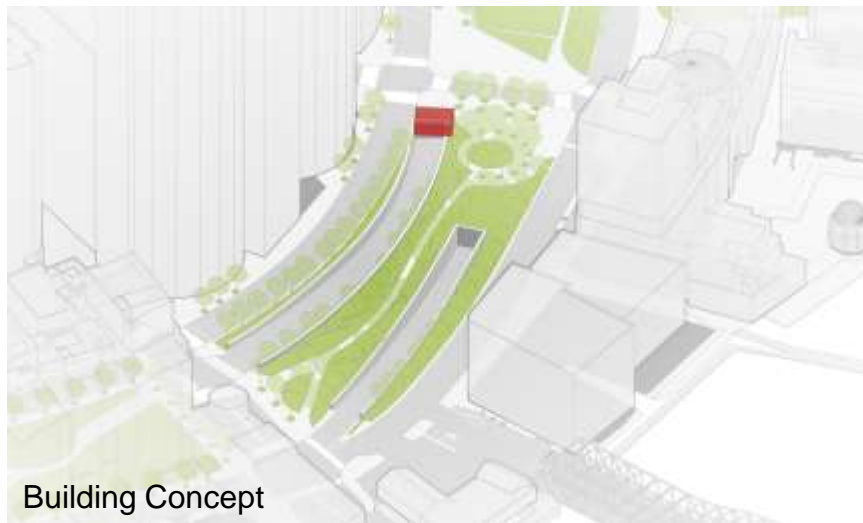
Parcel 18: Options



Screening



Cover



Building Concept



No Alterations

Key Considerations During Design

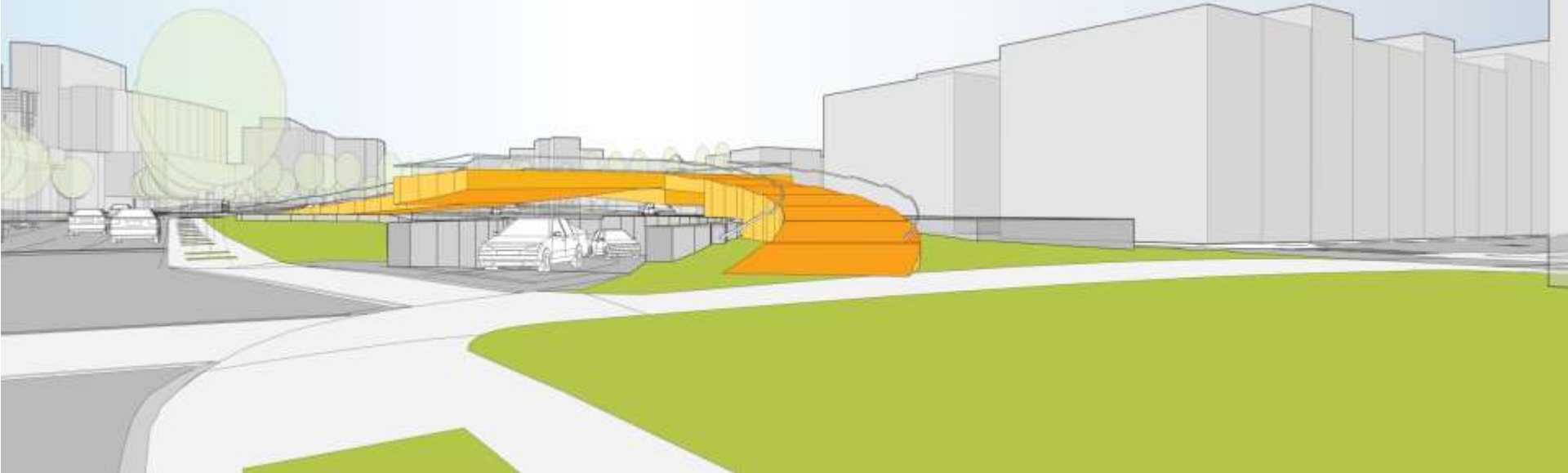


- Article 49 Zoning / Allowable Uses
- Pedestrian Access & Connectivity
- Vertical Clearances (14'-6")
- Air Quality, Lighting, Ventilation
- View Corridor Locations
- Location of Major Utility Corridors, Service Connections & Access
- Allowable Loading over Existing Tunnels & Ramps

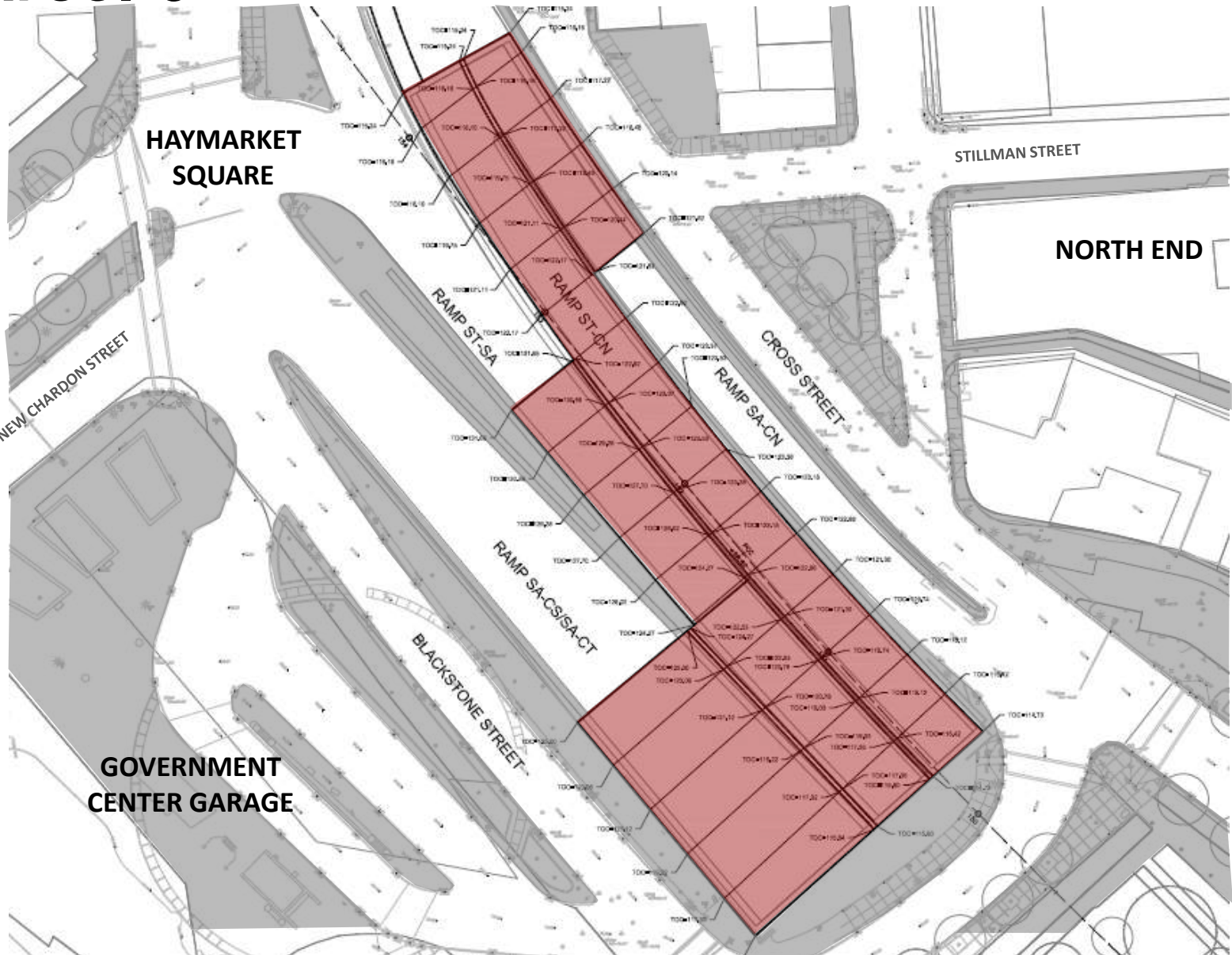
- *Drainage of Proposed Sites*
- *Sight Distance along Ramps*
- *Signing/IPCS System*
- *Resiliency Planning*
- *Economic Sustainability*

Future Discussion Topics

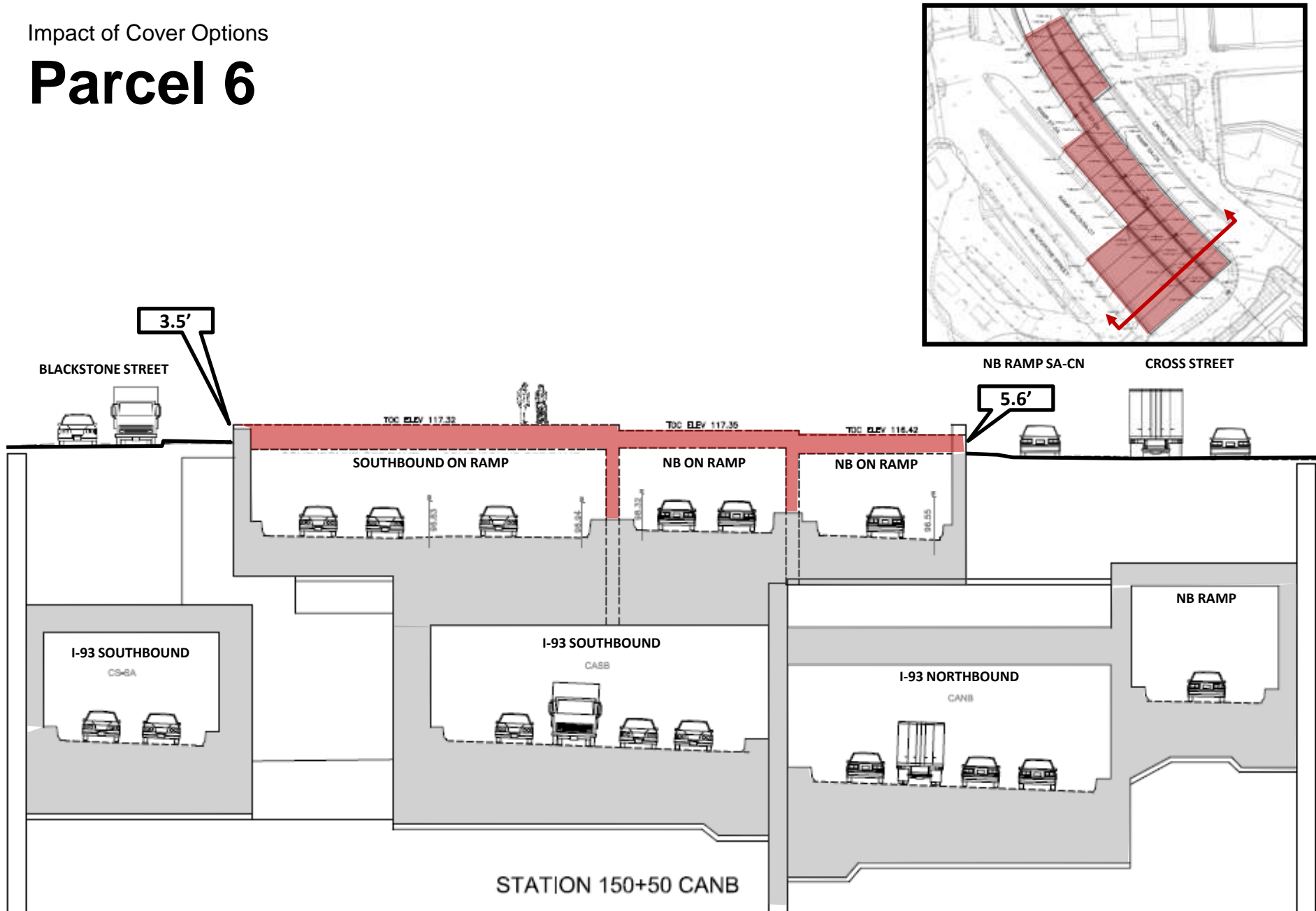
Understanding the Cover Options



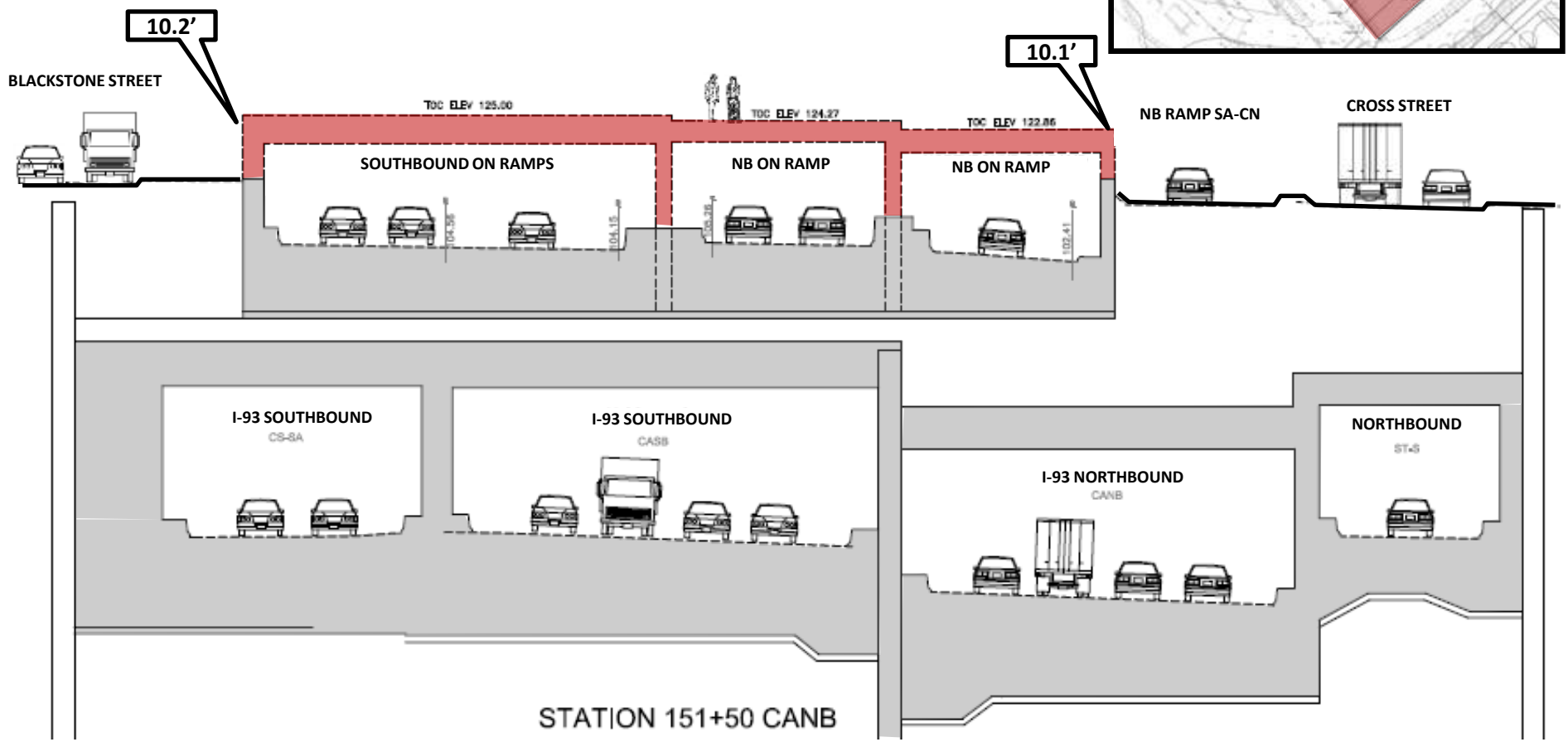
Parcel 6



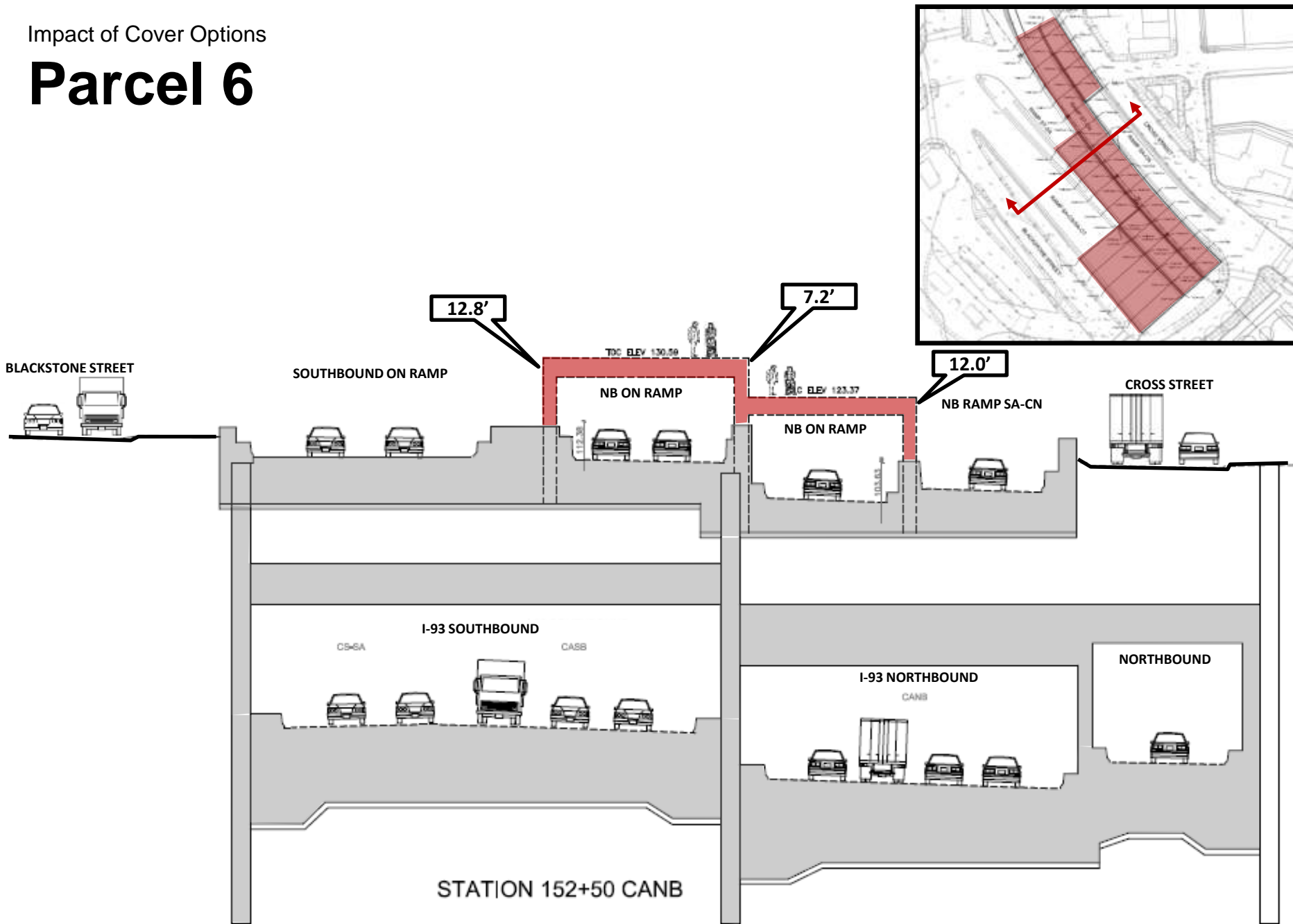
Parcel 6



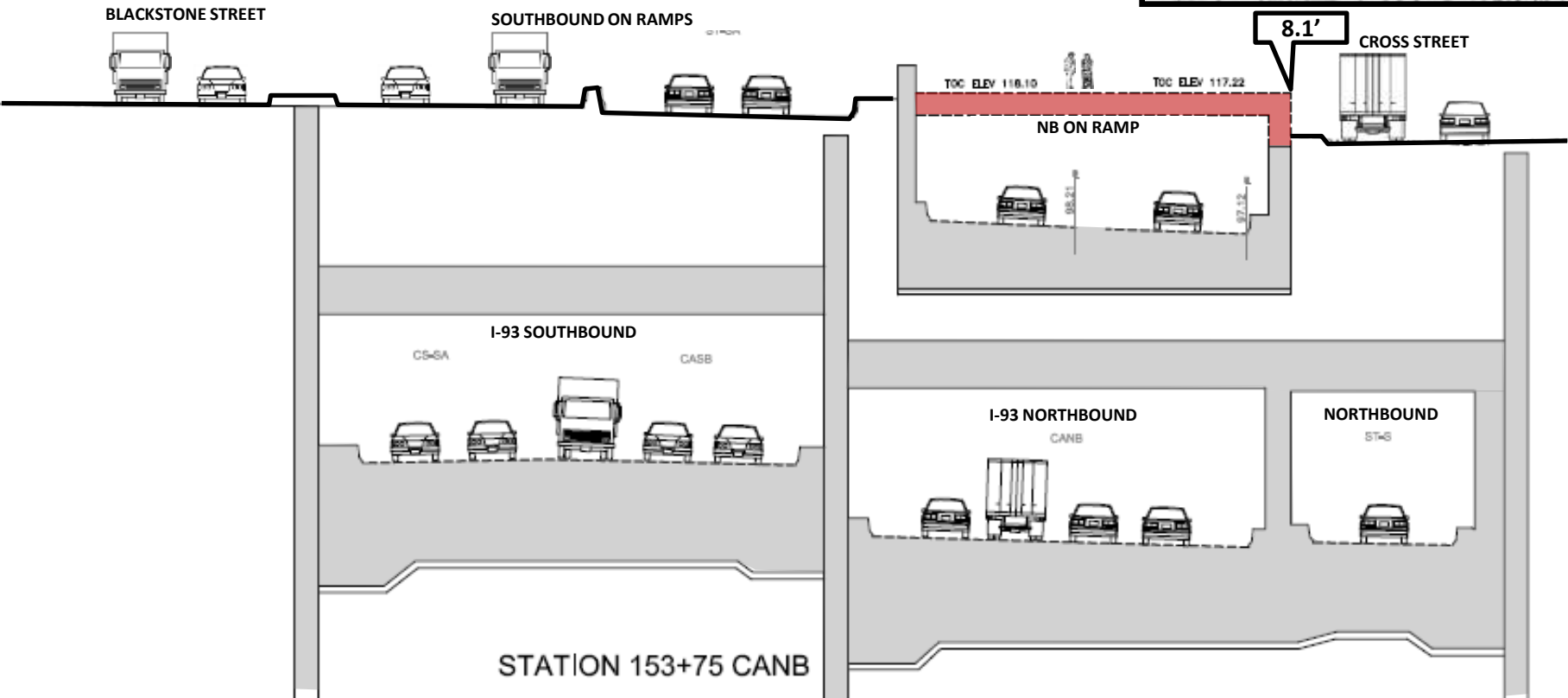
Parcel 6



Parcel 6



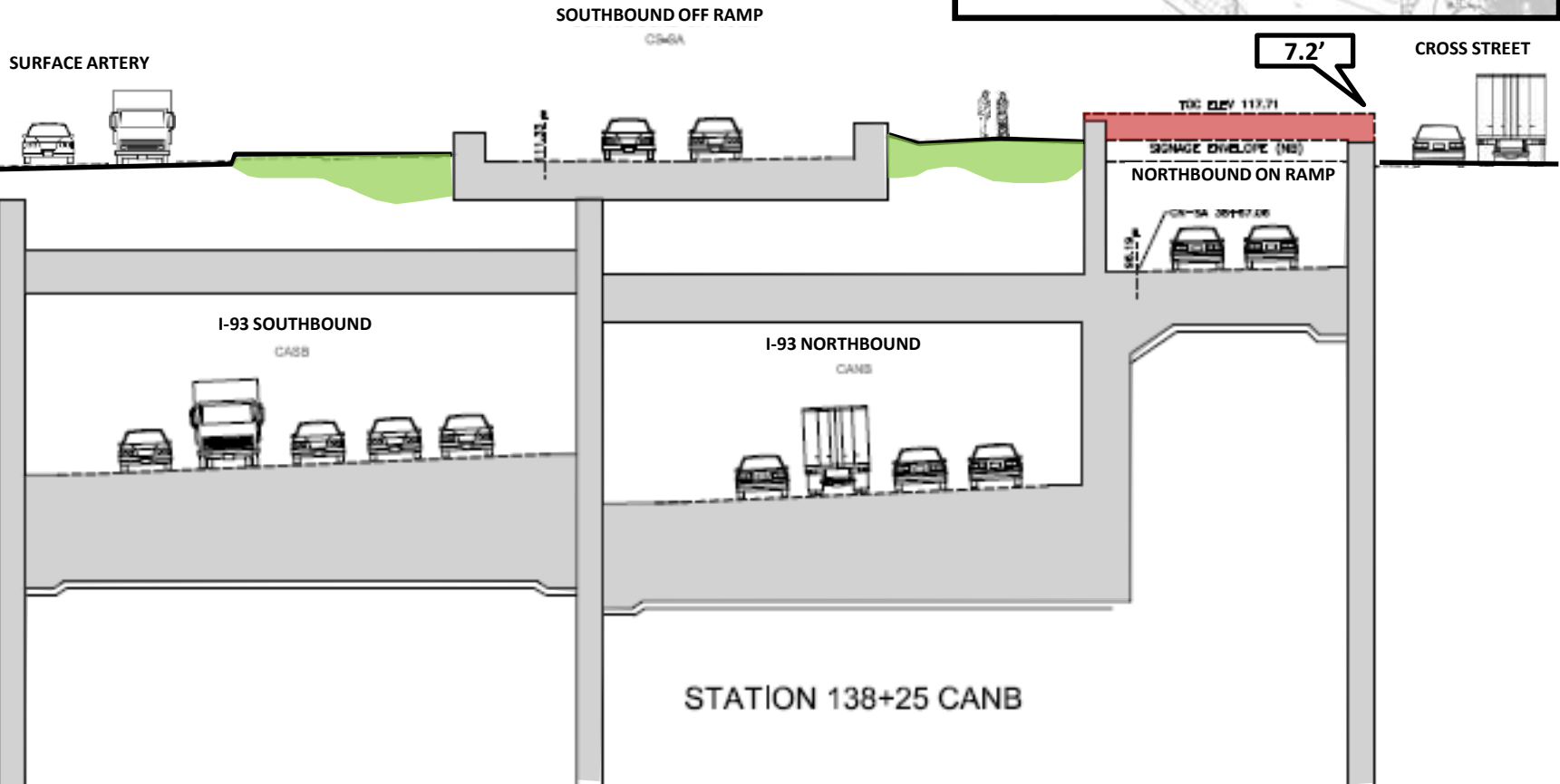
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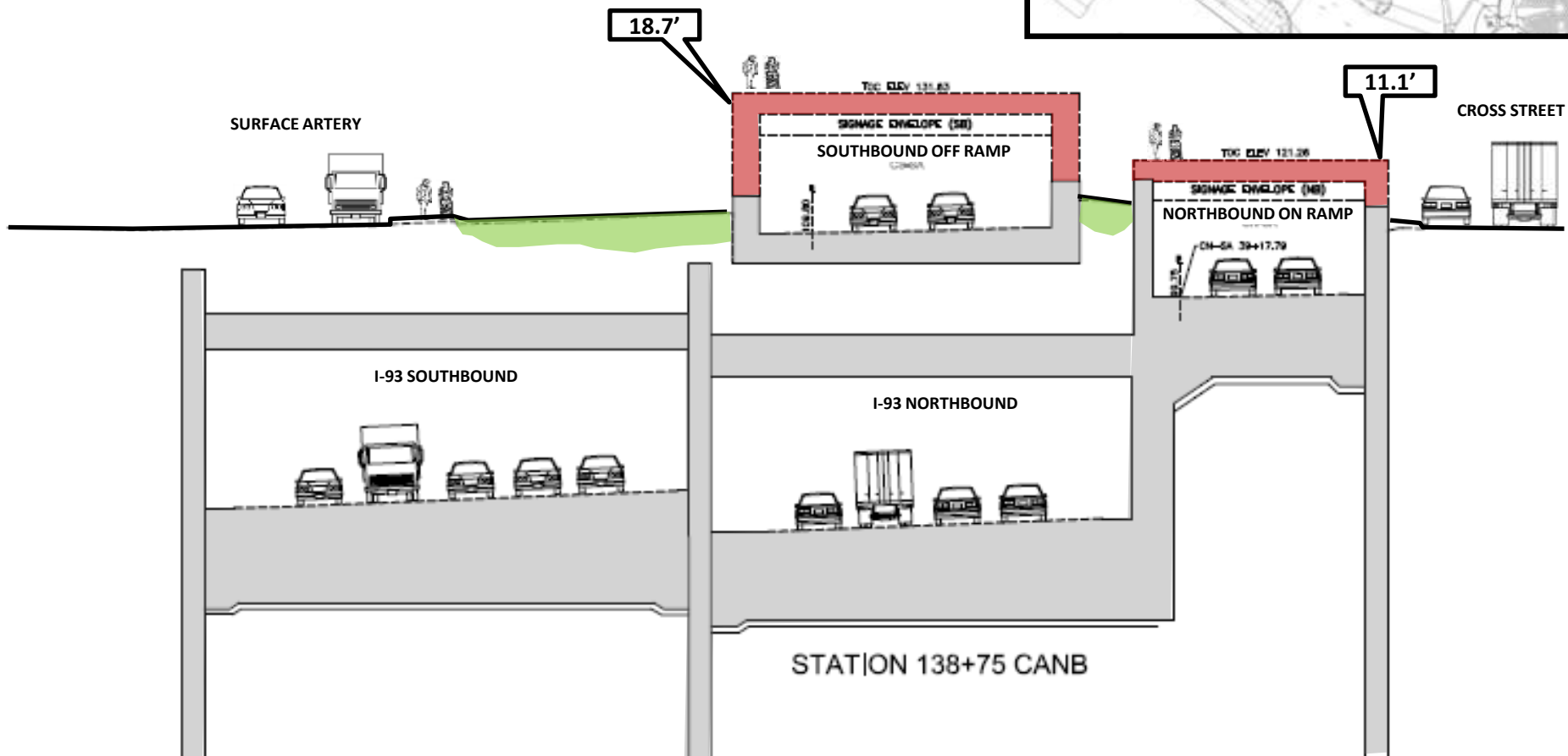
Parcel 12



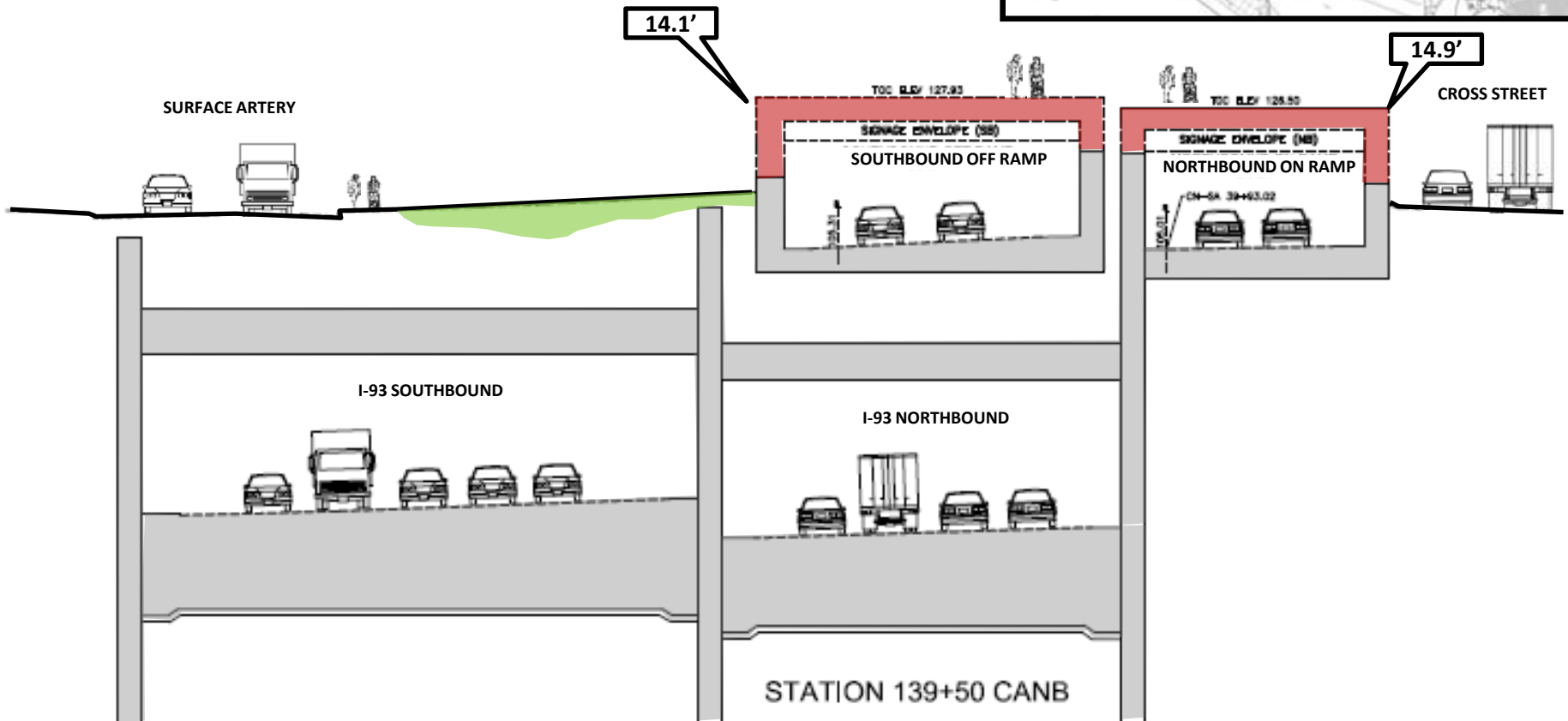
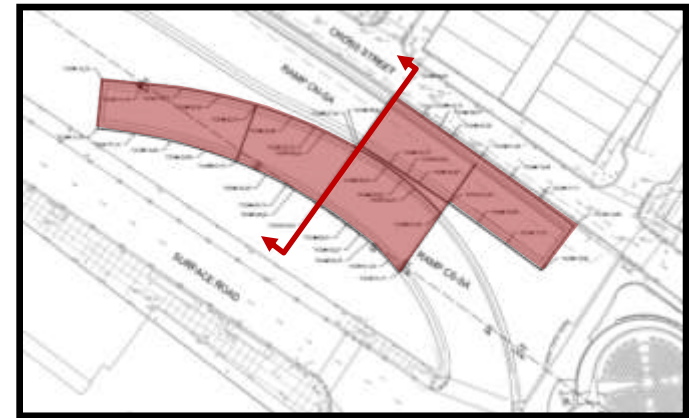
Parcel 12



Parcel 12



Parcel 12



Parcel 12



9.2'

SURFACE ARTERY

NORTHBOUND ON RAMP
C&M SA

CROSS STREET

TOT. ELEV. 122.75

STORAGE ENVELOPE (SE)
SOUTHBOUND OFF RAMP
L&M SA

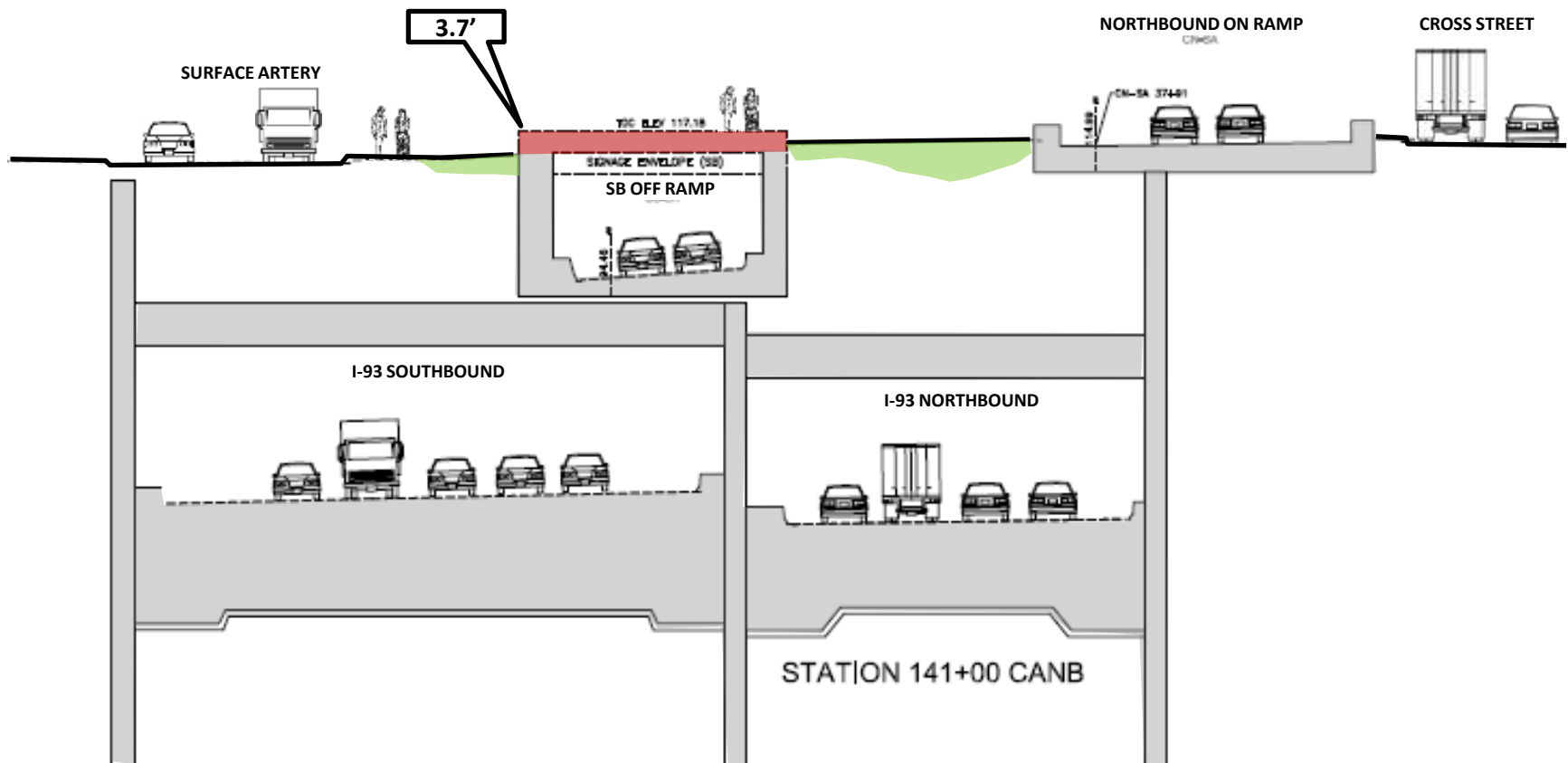
TOT. SA 10+88.27

I-93 SOUTHBOUND

I-93 NORTHBOUND

STATION 140+25 CANB

Parcel 12



Workshop “Tabletop” Session

Workshop Goals

- **Get Everyone Involved!**
- **Flush out Desired Parcel Uses**
- **Collect Ideas on Range of Possible Solutions**
- **Provide Focus and Direction to Study Team**

Workshop Approach

- **Parcel-by-Parcel Discussion / Interactive Map**
- **Consider Desired Uses**
- **Active Participation Welcomed**
- **All Ideas are Encouraged**
- **Record Parcel Ideas on Flipchart**
- **Summarize and Report Back to Group**



Cover Option Brainstorming Teaser Questions

- What is your **Vision** for this parcel? --- Should the parcel be a gathering place, an area through which you pass through, or both?
- What are **Desirable** uses for the parcel? (or **Undesirable** uses?)
- What type of **Pedestrian Access** should be on this parcel? ---Would you prioritize north-south or east-west connections? --
-What adjacent or nearby amenities or places should it be connected to?

Parcel 6

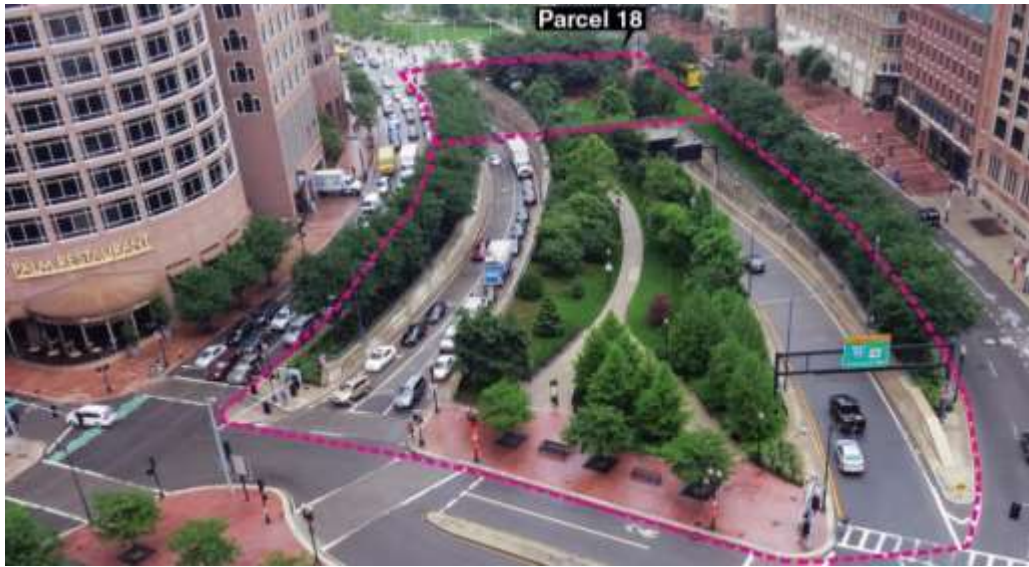


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Parcel 12



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Parcel 18

- What is your **Vision** for this parcel? ---Should the parcel be a gathering place, an area through which you pass through, or both?
- What are **Desirable** uses for the parcel? (or **Undesirable** uses?)
- What type of **Pedestrian Access** should be on this parcel? ---Would you prioritize north-south or east-west connections? ---What adjacent or nearby amenities or places should it be connected to?



Summarize Workshop Comments

Next Steps!

- **Team to Study & Refine Parcel Concepts**
- **Report Results at Next Meeting (January 8, 2015)**
(BRA Board Room)
- **Formal Comment Period to Follow (30-day)**
- **Follow Up Public Meeting to be Scheduled**

Thank you!

Keep in touch by checking

<http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/greenway-ramp-parcel-study>
(or <http://tiny.cc/RampParcelStudy>)

Send comments to

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Lauren Shurtleff, lauren.shurtleff@boston.gov