

# Central Artery Ramp Parcels Cover Study

**Public Meeting #4**

January 8, 2015

Consultants:

HDR Engineering, Inc.

Utile, Inc.

Crosby | Schlessinger | Smallridge

# Project Team

## 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  
Meera Deean  
Emily Ashby

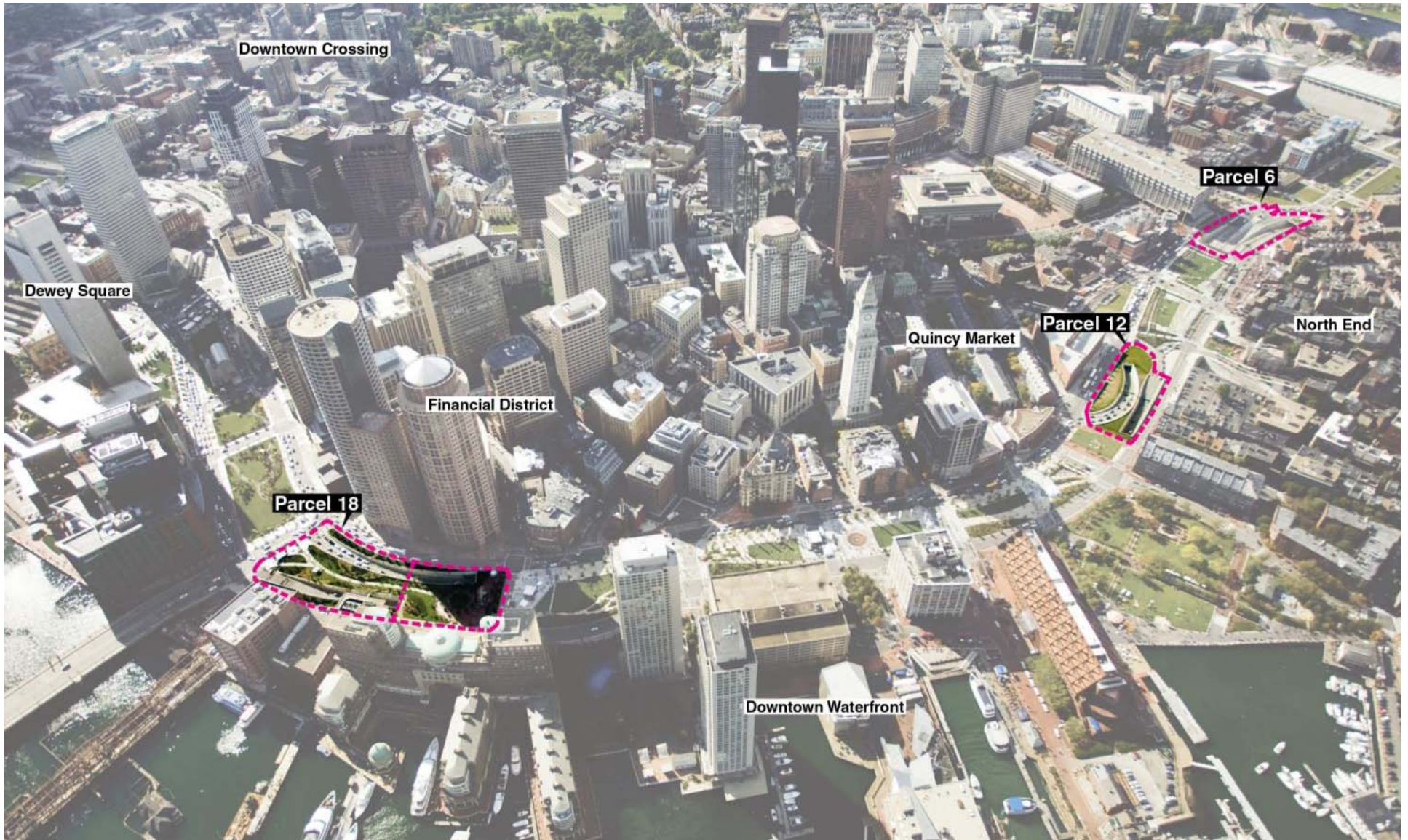
### Crosby | Schlessinger | Smallridge

Deneen Crosby, Principal  
Skip Smallridge, Principal

# Agenda

- I. Introductions**
- II. Review of Original Parcel Concepts**
- III. Review of October Public Meeting No. 3**
  - Review of Workshop Goals
  - Summer of Initial Observations
- V. Refined Alternative Deck Concepts**
- VI. Public Comment & Discussion**
- VII. Next Steps**
  - 30-Day Comment Period
  - Review Comments and Refine Concepts
- VIII. Next Meeting** – March 2015 (Date TBD)

# Study Location & Purpose





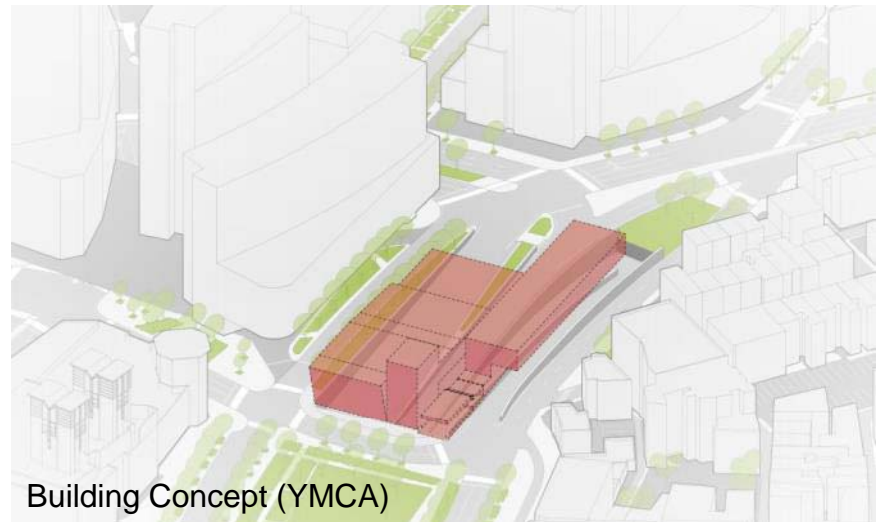
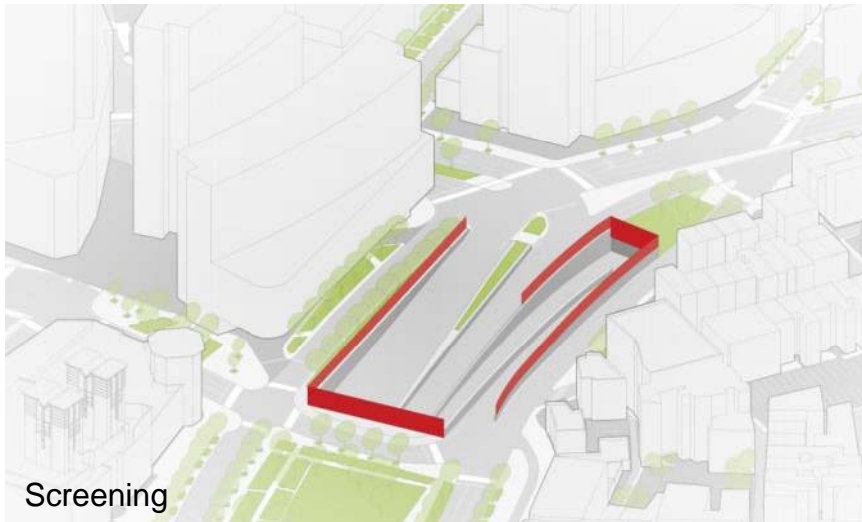
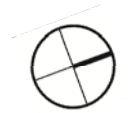
# Review of Parcel Concepts

*(from October, 2014 meeting)*

# Original 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

# Parcel 6: Options



# Parcel 12: Options



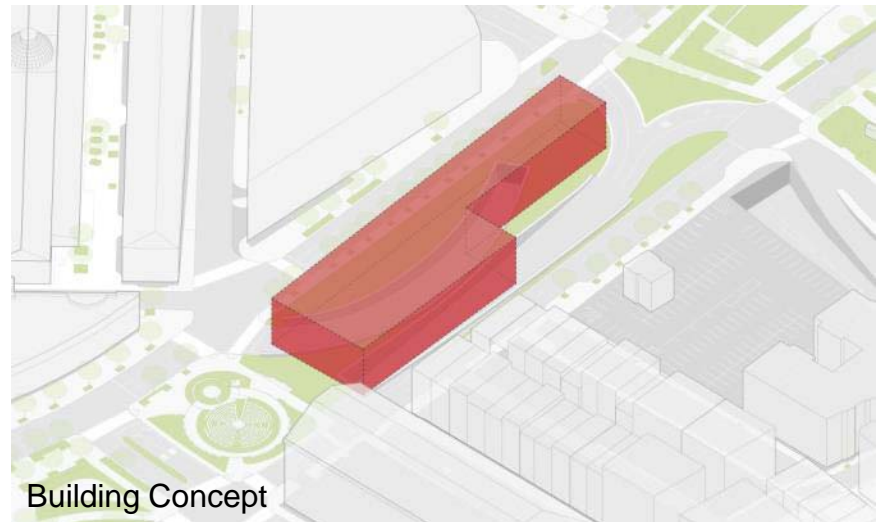
Screening



Cover - Accessible



Cover



Building Concept



# Parcel 18: Options



Screening



Cover



Building Concept



No Alterations

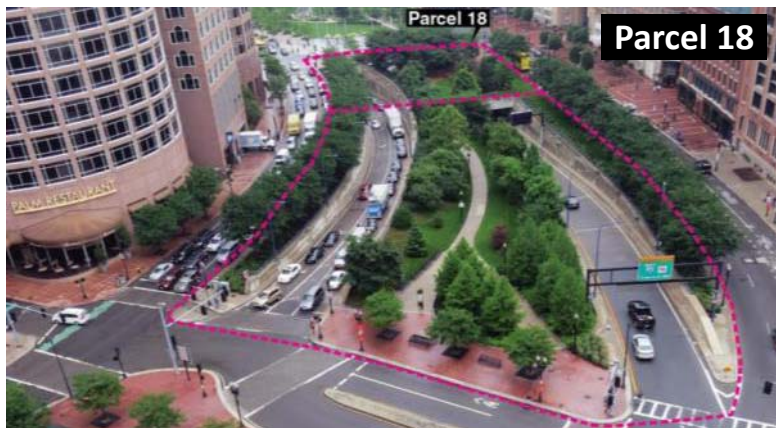
# Review Goals & Outcomes of October Workshop



# October Workshop Goals

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

# Cover Option Brainstorming Teaser Questions (October Workshop)



- 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?



# Initial Observations (October Workshop)

## Parcel 6

- Linear Path to Enhance Pedestrian Experience
- Gateway to Greenway
- Possible Interpretive Panels
- Provide Utilities for Potential Future Café/Kiosk/Rest Rooms  
– do not preclude
- Building? ~ Not likely economically feasible

# Initial Observations

## (October Workshop)

### Parcel 12

- Possible bridge/deck to “cover/screen”
- Zoning limitations (55’ max ht.) inhibits development
- Desired Use -----> Gathering Space  
Linear Path-Pedestrian Experience  
“Place” along the Greenway
- Smaller “deck” to minimize Cross Street “wall”
- Keep “observation deck” in concepts
- Softer screening on Cross Street
- Possible future repurposing of “halfmoon area”
- Utilities planned to not preclude future uses
- A building is not a desired use

# Initial Observations (October Workshop)

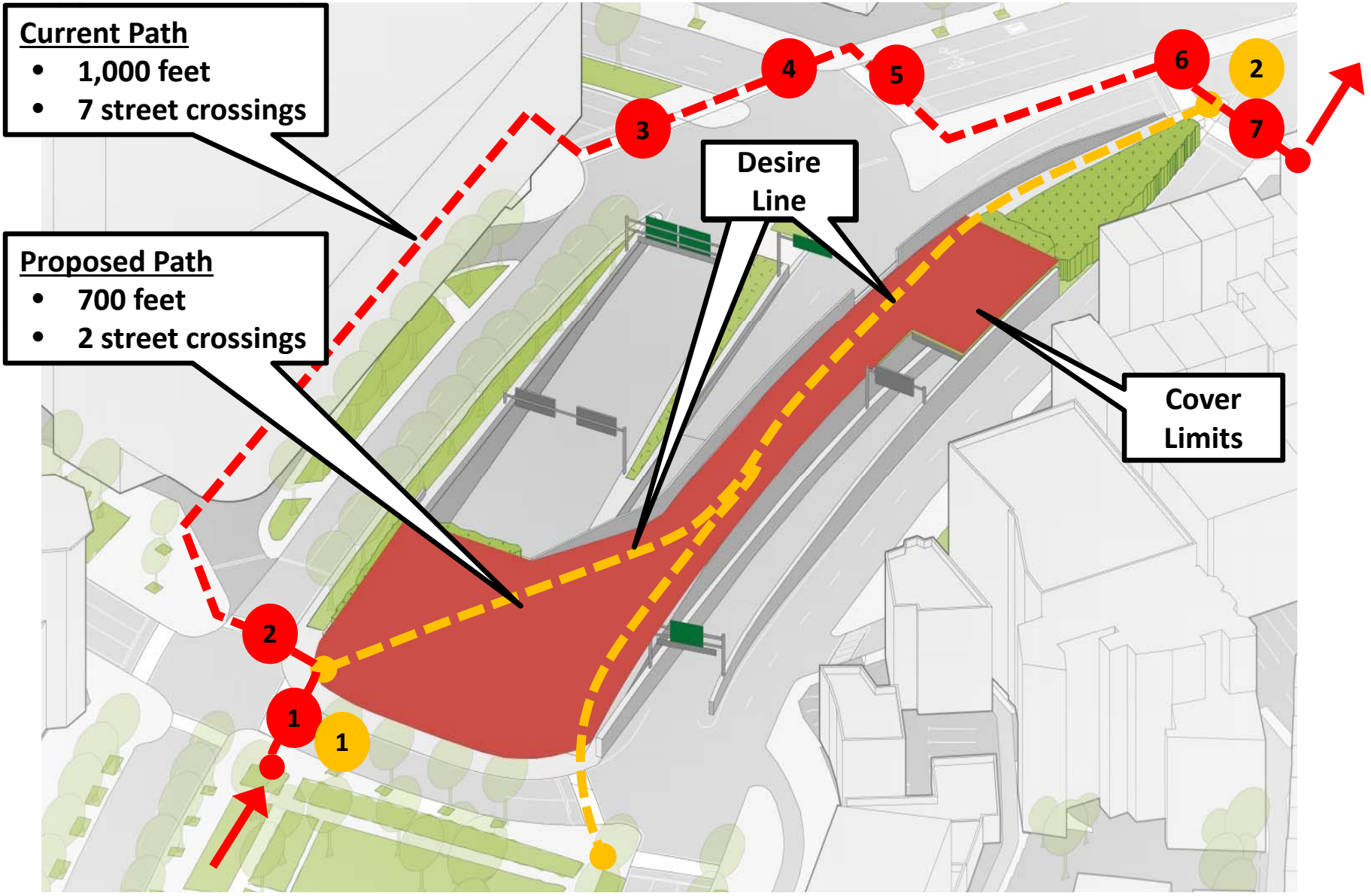
## Parcel 18

- Minimal intervention
- Do not ruin a “nice park”
- Screen end of SB-off ramp ~ need to consider sight lines
- Introduce a “vertical element” ~ private funds
- Feeling is that the park meets the “cover” commitment as-is
- Spend \$\$ on other parcels first.

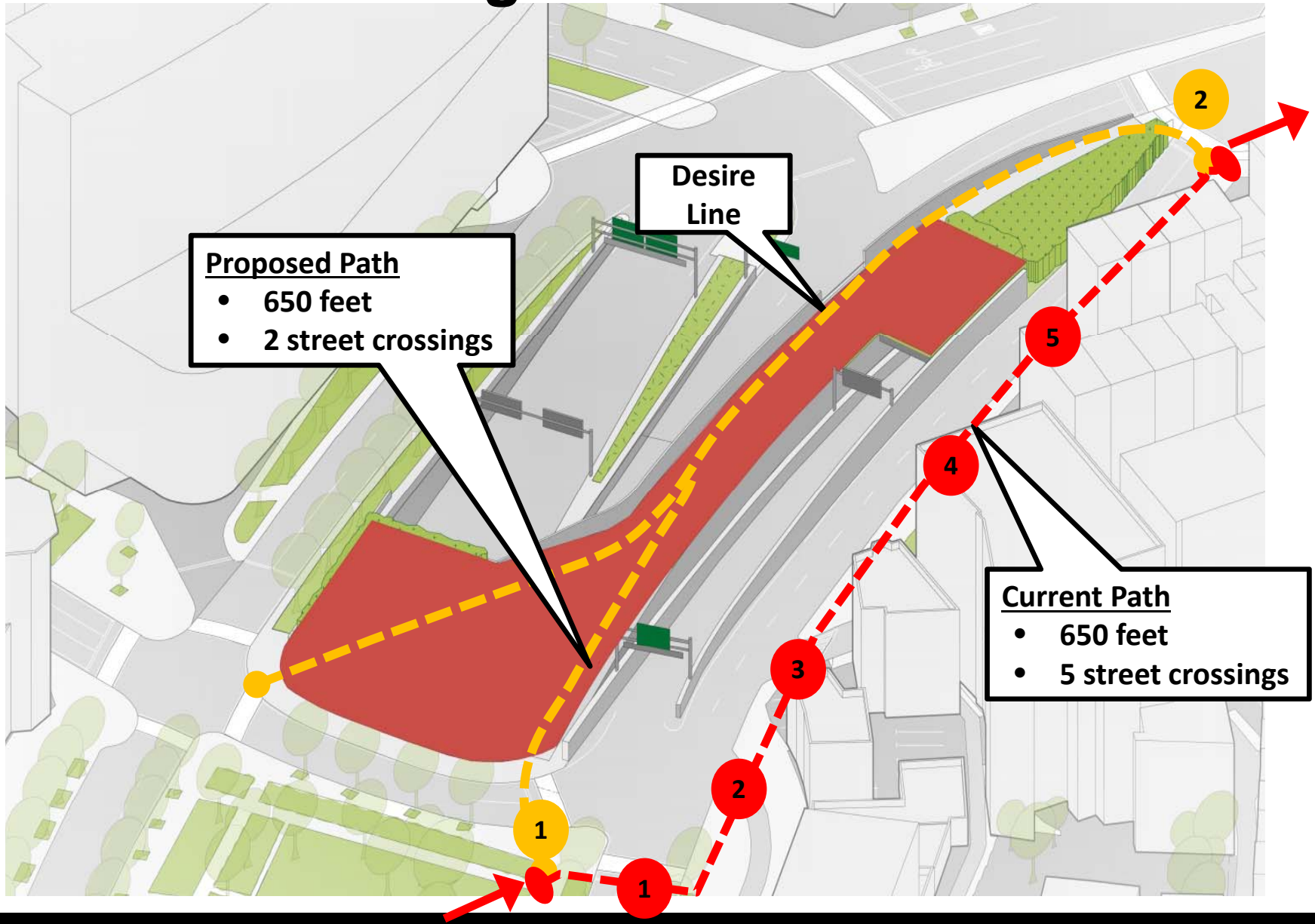
# Refined Deck Concept (Parcel 6)



# Parcel 6: Existing Western Path

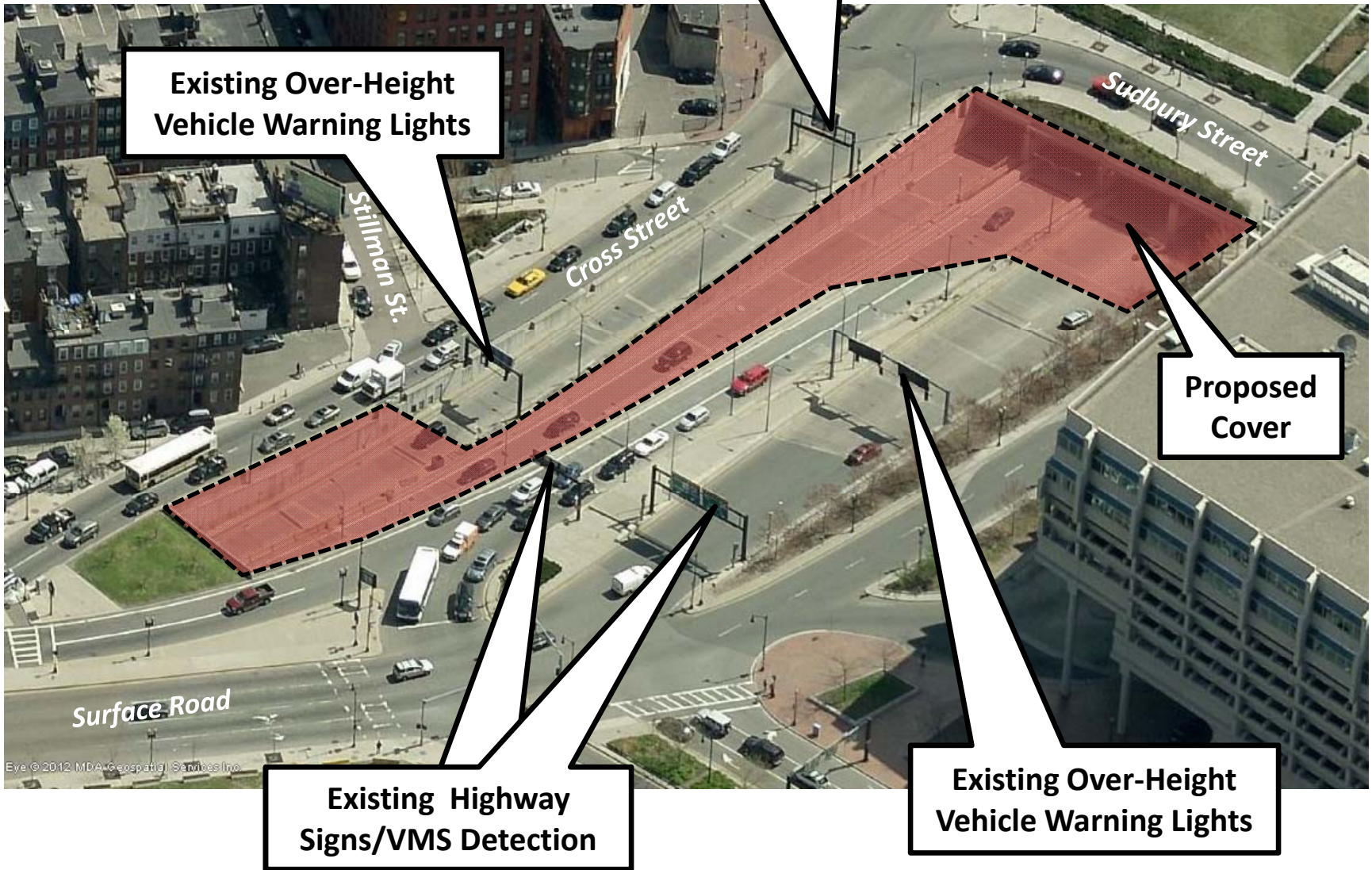


# Parcel 6: Existing Eastern Path





# Parcel 6



# Parcel 6

Existing Highway Signs



Existing Over-Height Warning Lights (NB)

Existing Over-Height VMS Detection (NB)



# Parcel 6

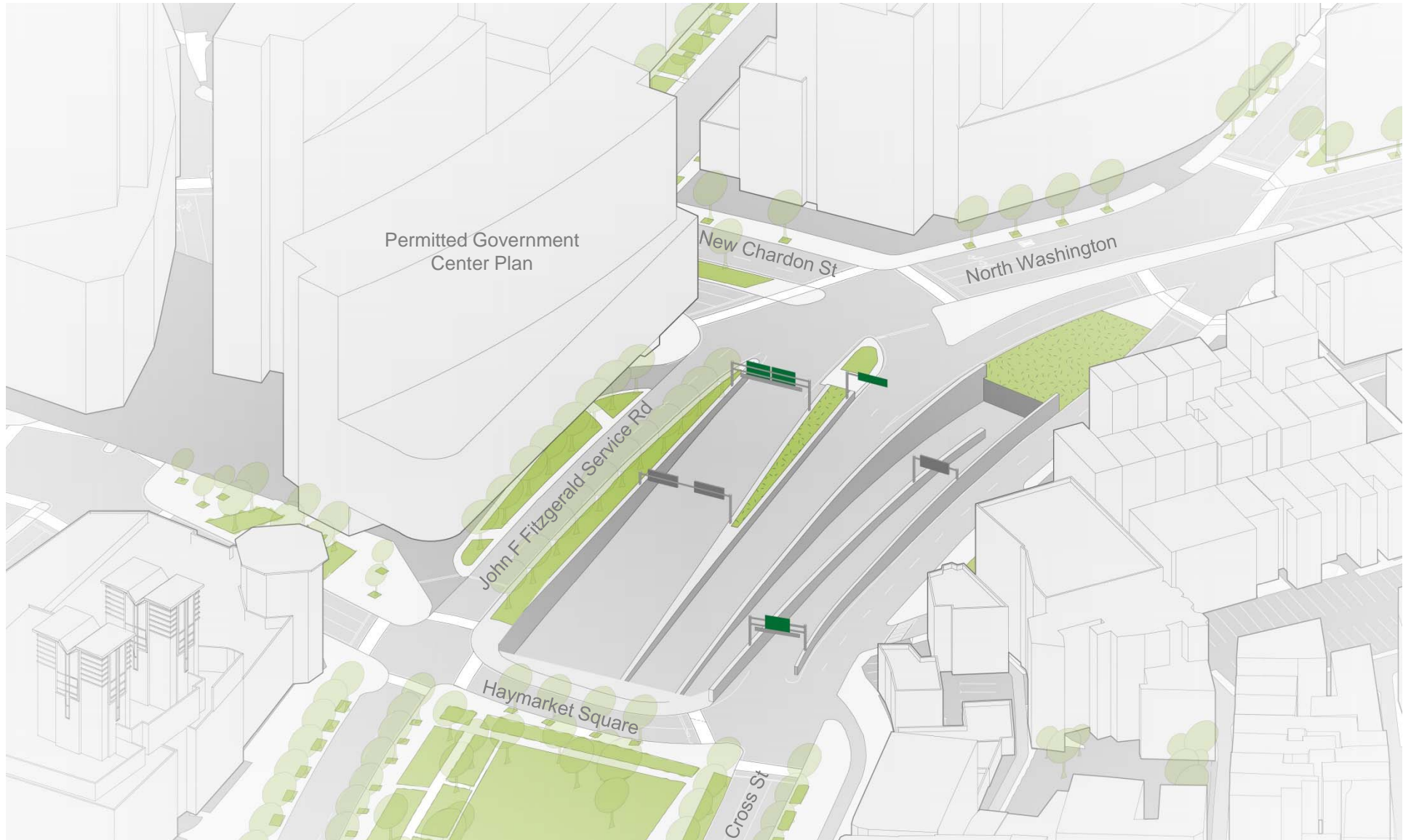
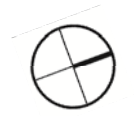
Existing  
Highway Signs

Existing Over-Height  
VMS Detection (SB)

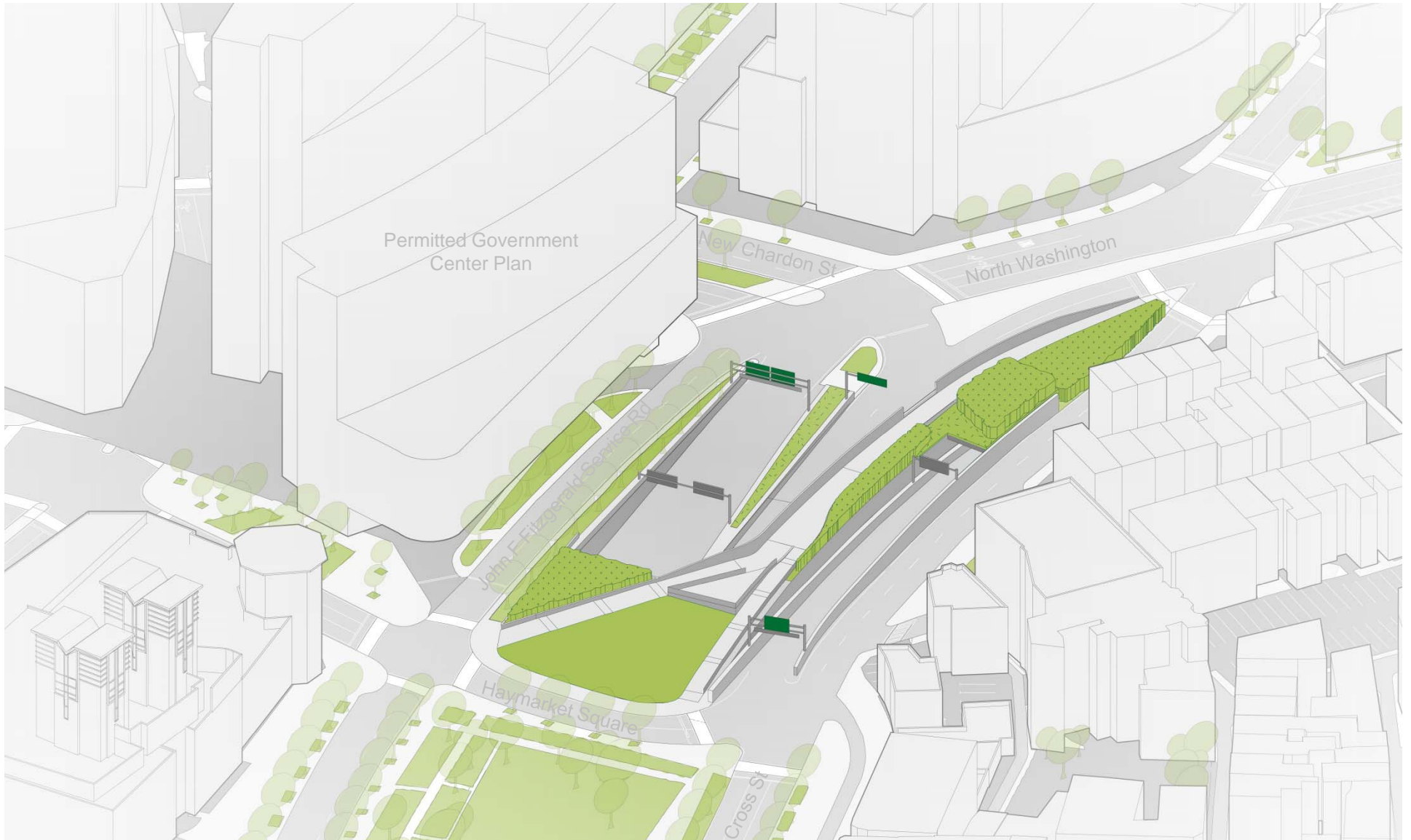
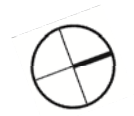


Existing Over-Height  
Warning Lights (SB)

# Parcel 6 Existing Conditions

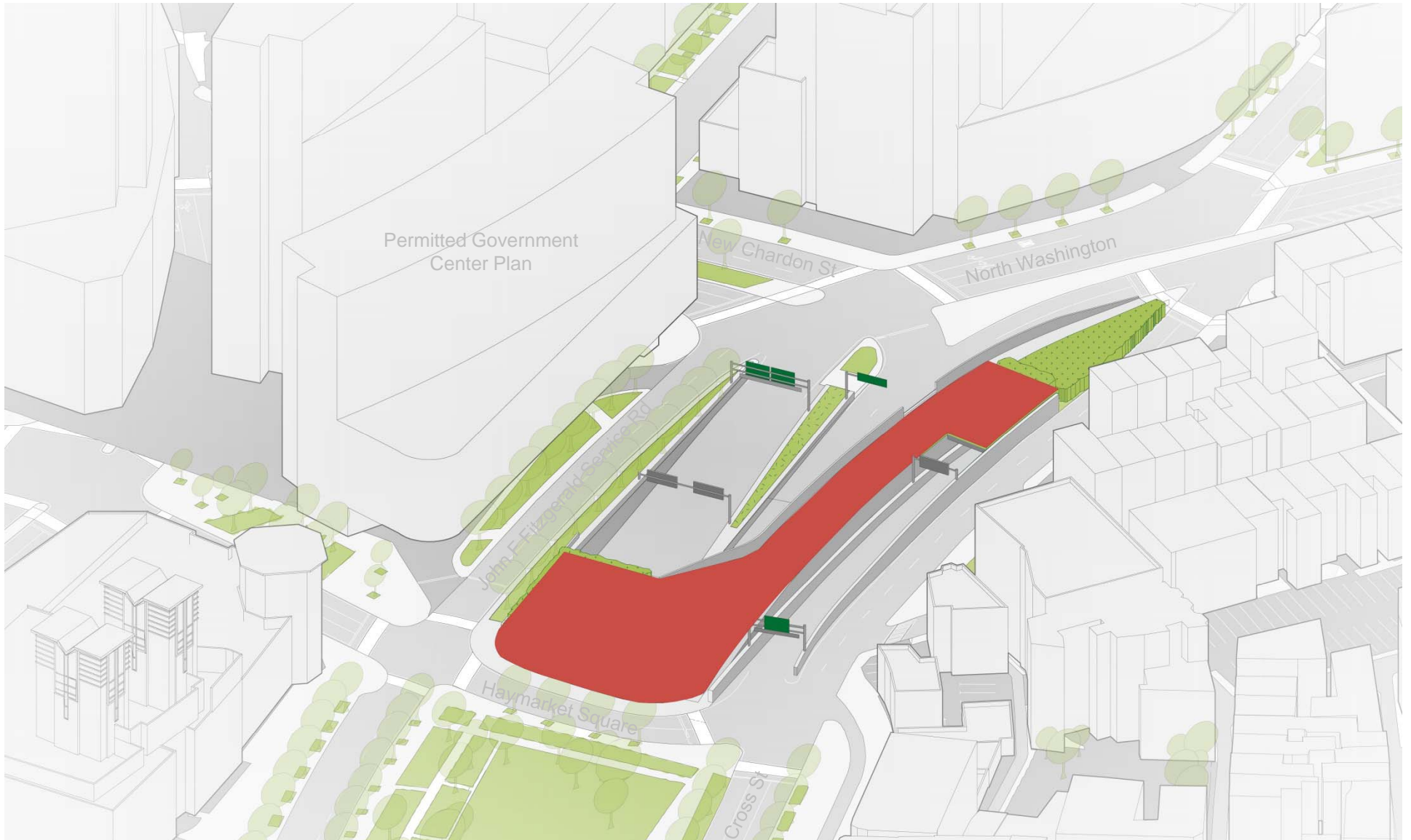
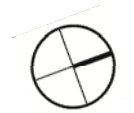


# Parcel 6: Proposed



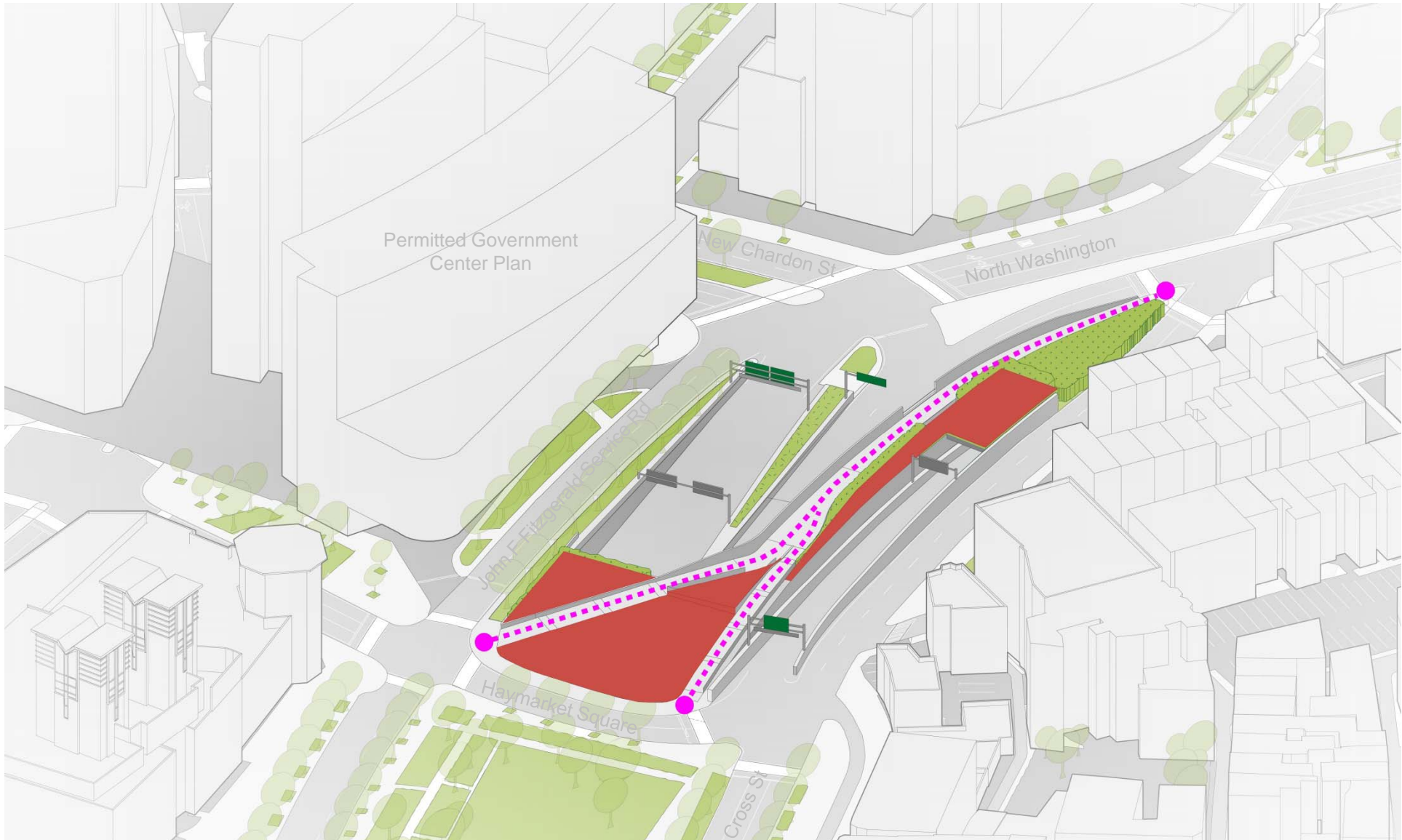
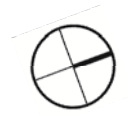


# Parcel 6: Cover

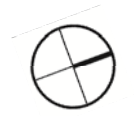




# Parcel 6: Path & Cover



# Parcel 6: Screen





# “Screening”: Examples

Trees and hedges



Fencing / Walls



Public Art





# “Screening”: Examples



**Henderson Waves Bridge by RSP Architects**

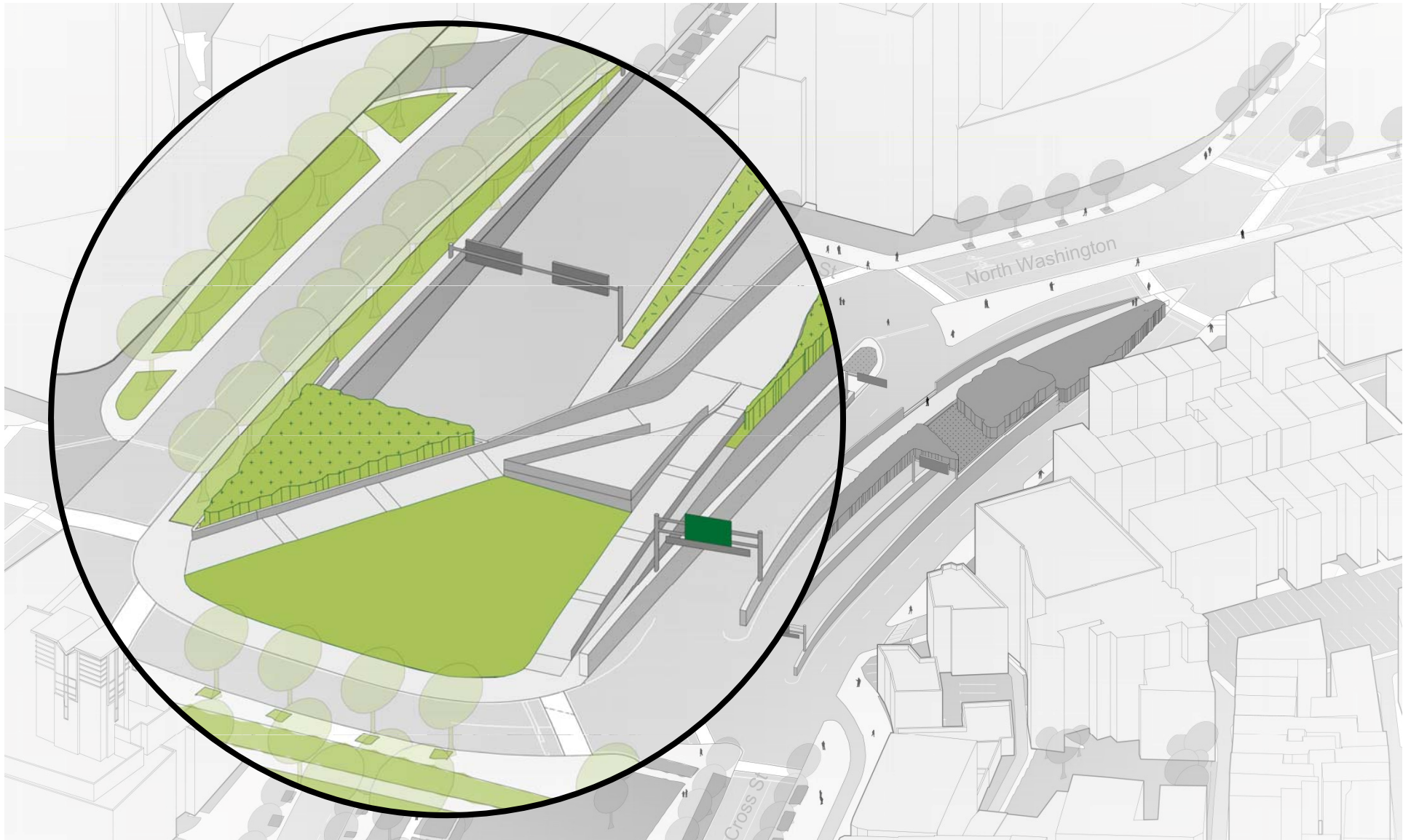
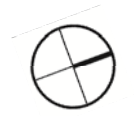


**The Brick Pit Ring by Durbach Block Architects**



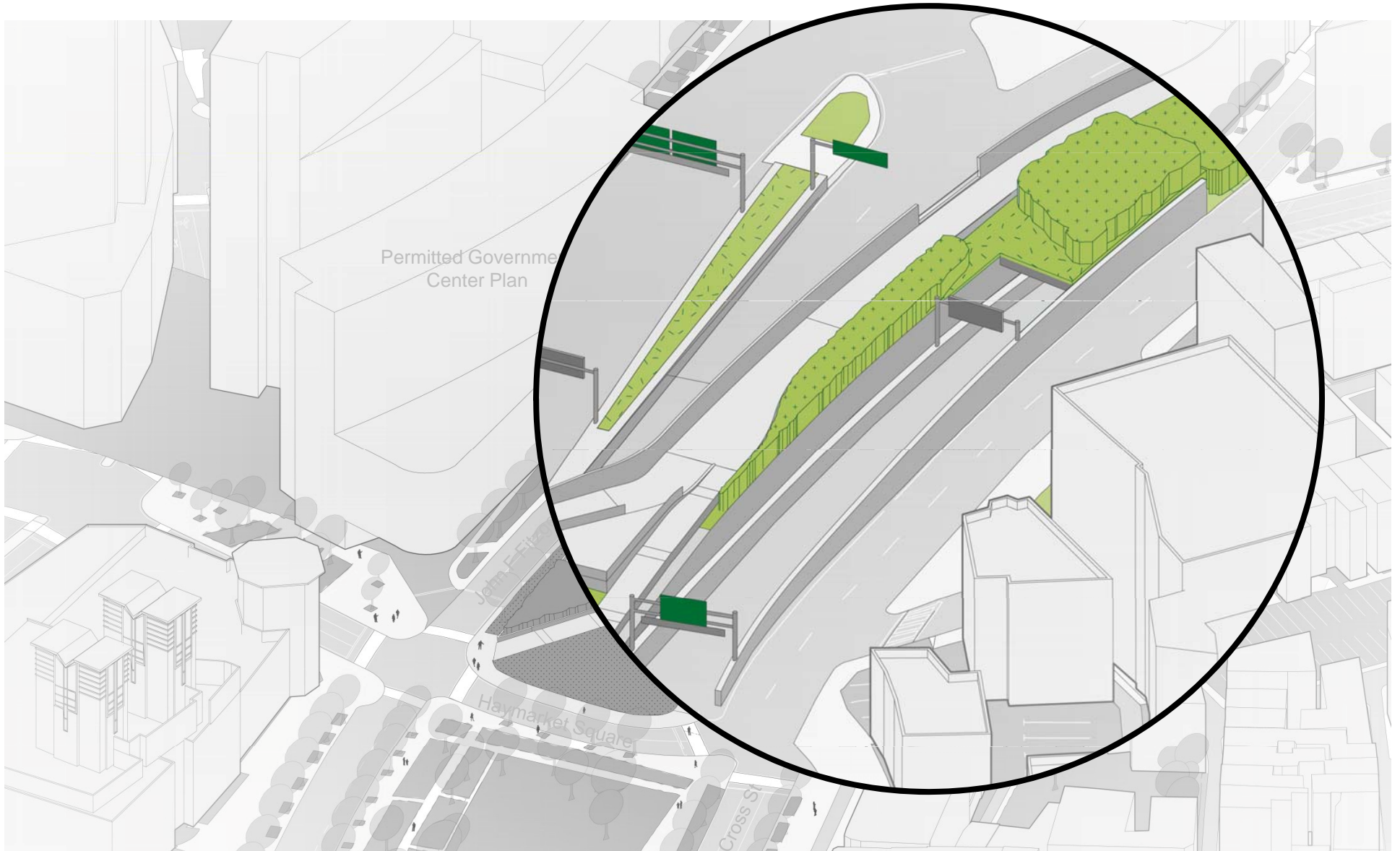
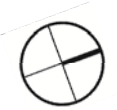
**Tanner Springs Park in Portland, OR by Artist Herbert Dreiseitl**

# Parcel 6: Proposed



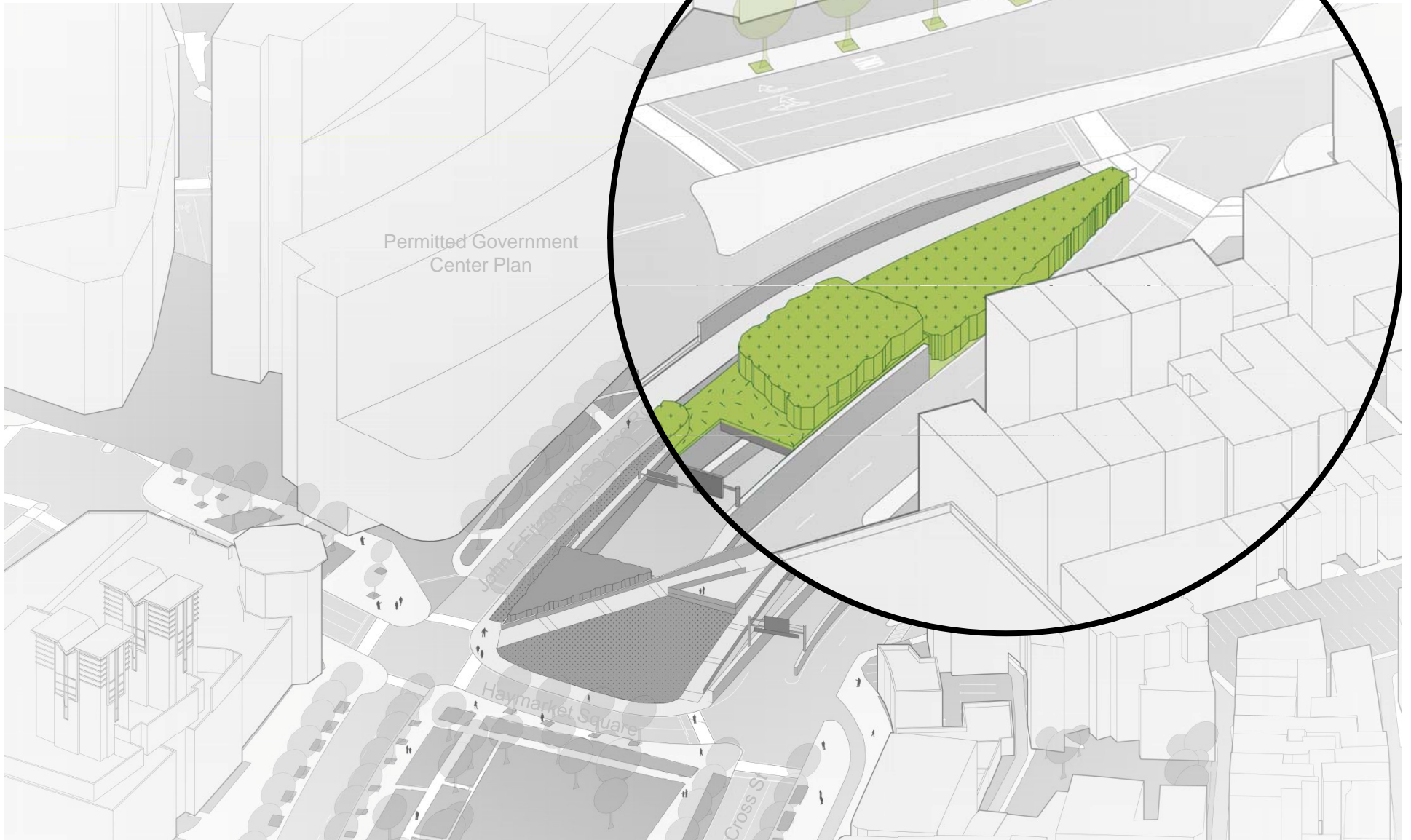


# Parcel 6: Proposed



Overview of the Sites

# Parcel 6: Proposed



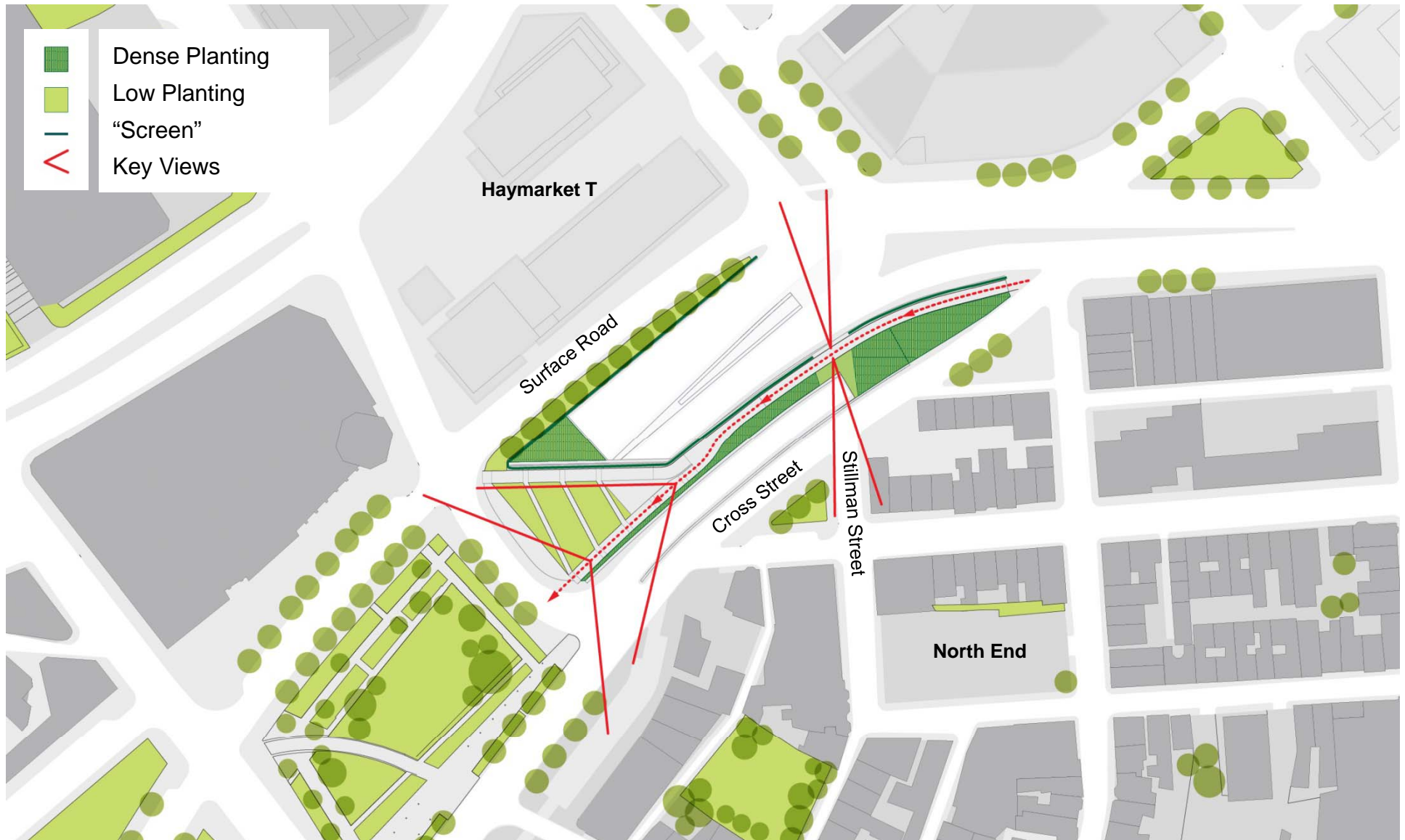
# Parcel 6: Proposed





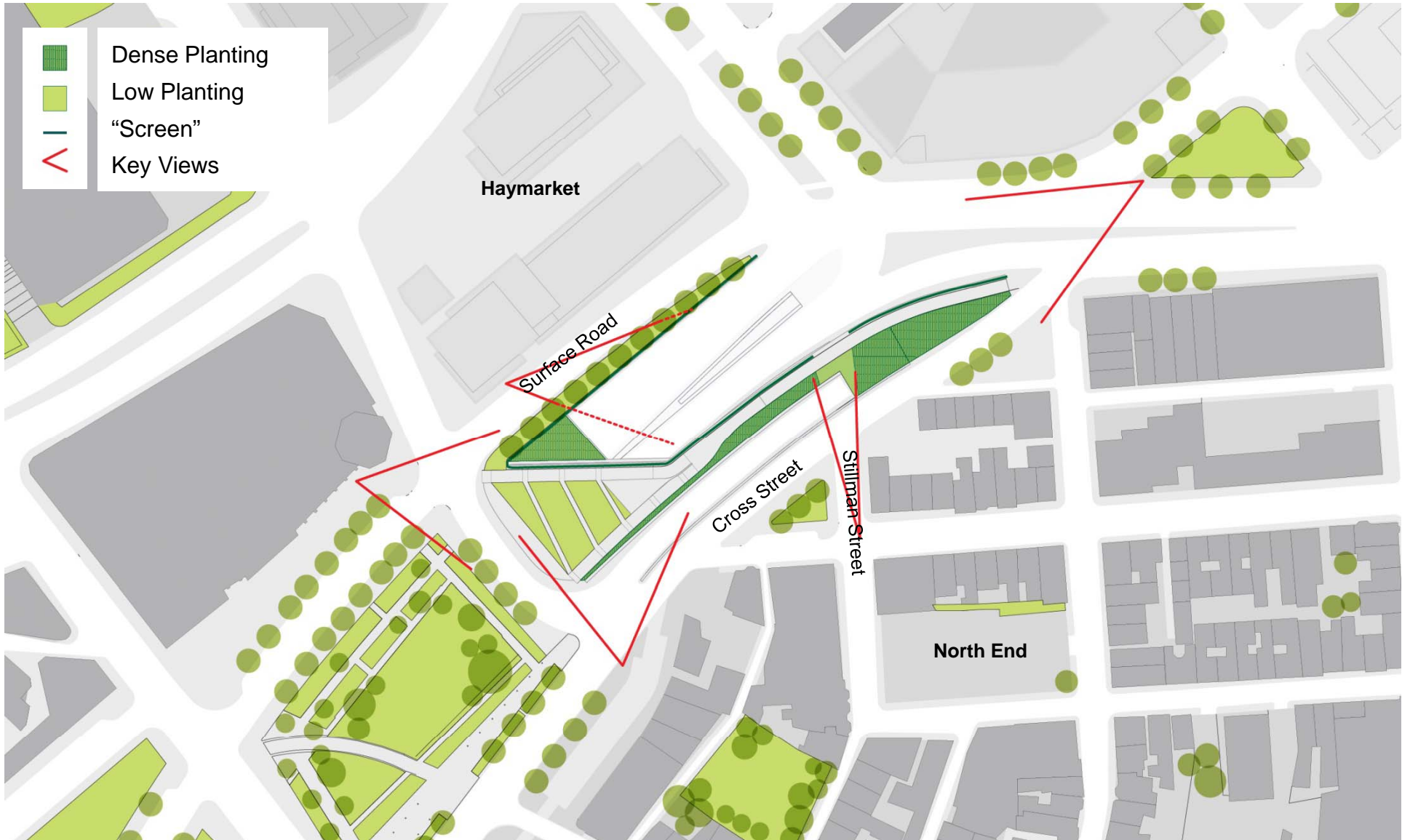


# Parcel 6: Views from the Parcel





# Parcel 6: Views to the Parcel





Individual Ramp Parcels

# Parcel 6 Existing view south



Individual Ramp Parcels

# Parcel 6 Proposed view south





Individual Ramp Parcels

# Parcel 6 Existing view north on Cross Street





Individual Ramp Parcels

# Parcel 6 Proposed view north on Cross Street





Individual Ramp Parcels

# Parcel 6 Existing view from Stillman Street





Individual Ramp Parcels

# Parcel 6 Proposed view from Stillman Street



Individual Ramp Parcels

# Parcel 6 Proposed view northeast





Individual Ramp Parcels

# Parcel 6 Proposed view northeast



# Parcel 6: Scale Comparison

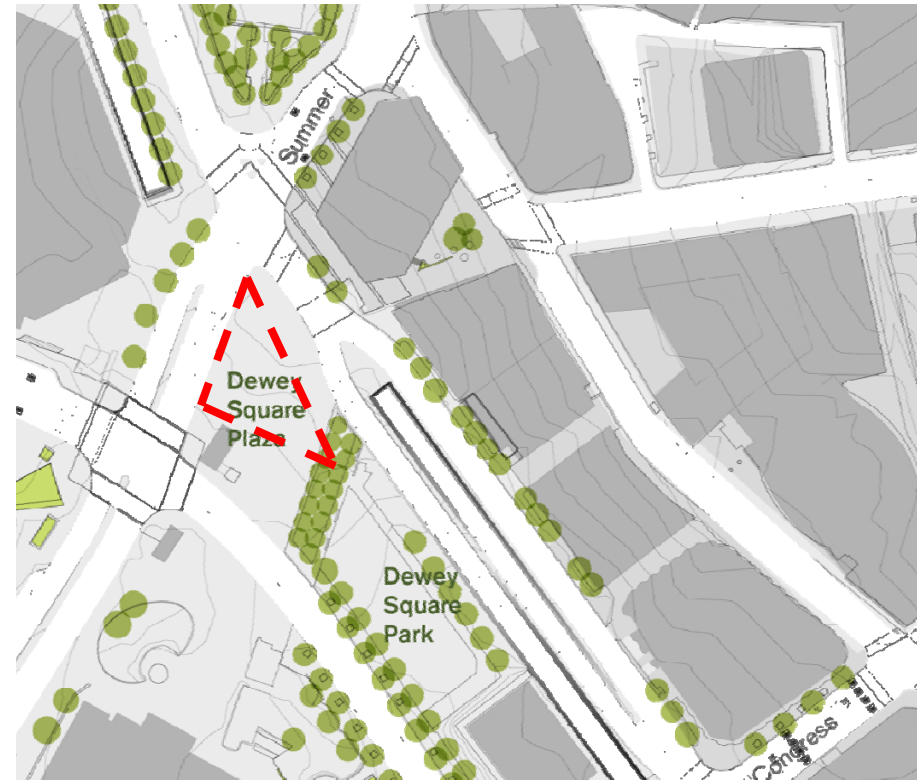


**Proposed Parcel 6**

# Parcel 6: Scale Comparison



Proposed Parcel 6



Dewey Square Plaza



# Parcel 6: Scale Comparison



Proposed Parcel 6

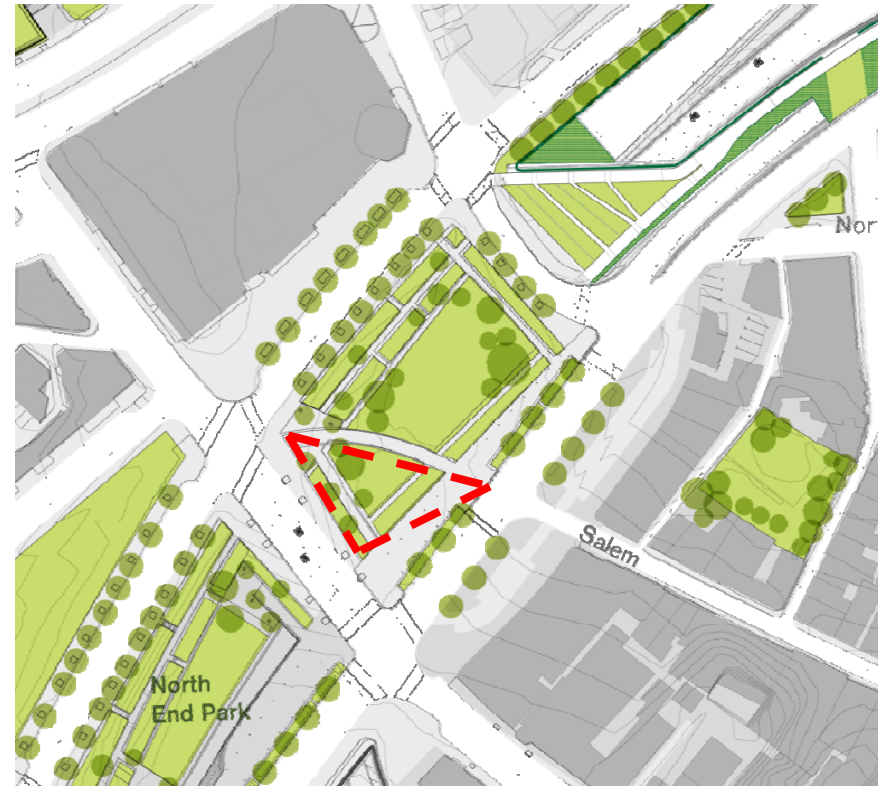


Christopher Columbus Park

# Parcel 6: Scale Comparison



Proposed Parcel 6



Parcel 8 Park

Individual Ramp Parcels

# Parcel 6 Proposed view east from Haymarket





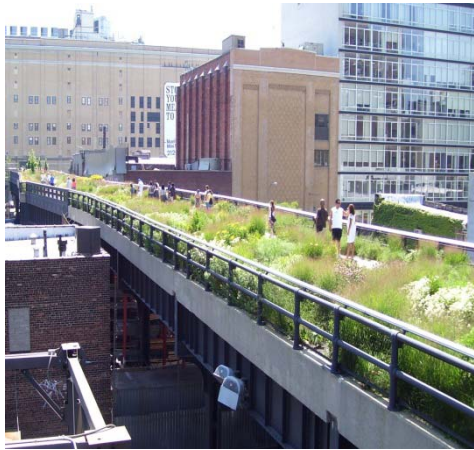
Individual Ramp Parcels

# Parcel 6 Proposed view east from Haymarket





# Parcel 6: Precedent – High Line



# **Refined Deck Concept (Parcel 12)**



# Parcel 12 (Western Path)



**Existing Path**

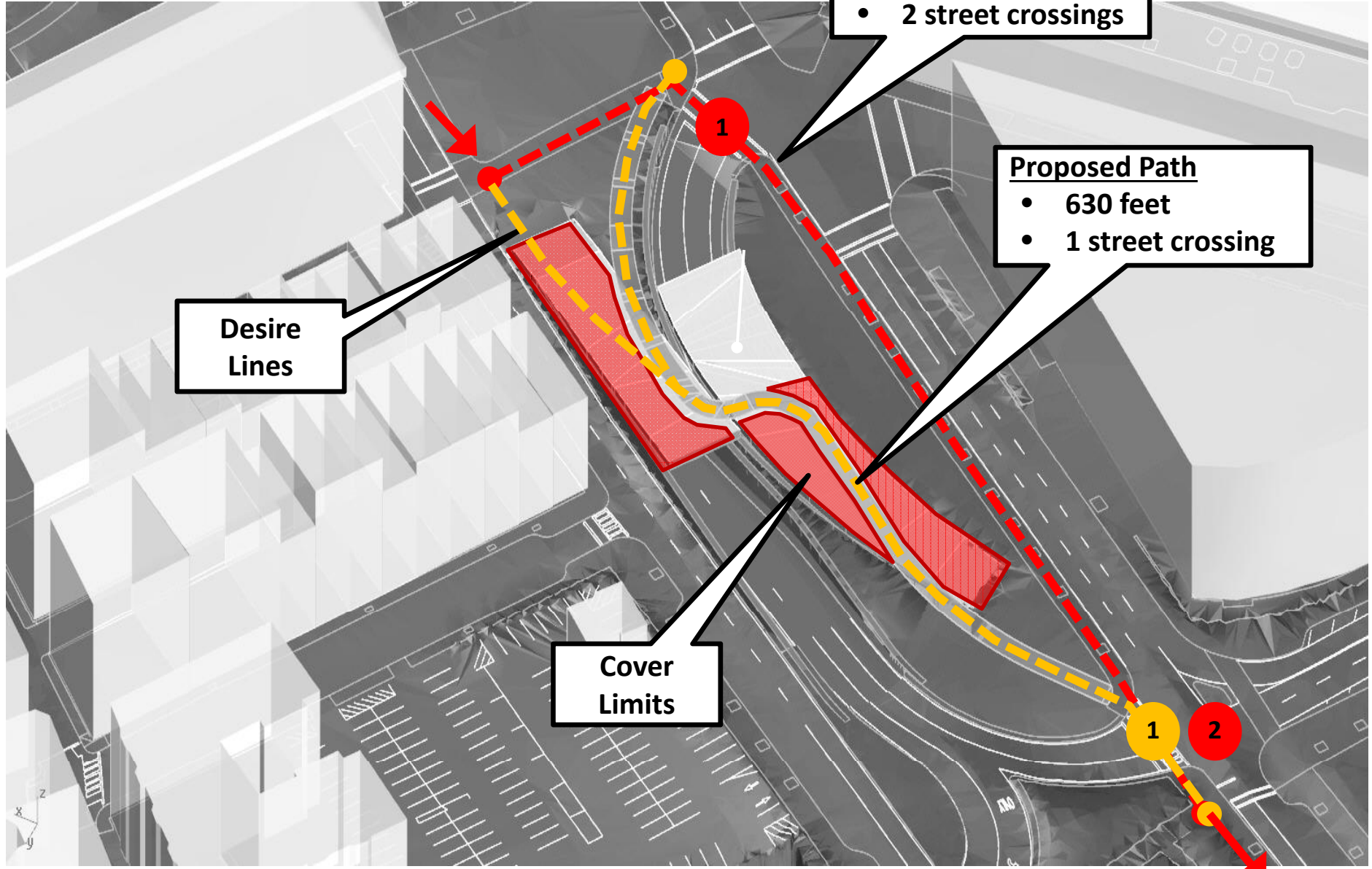
- 690 feet
- 2 street crossings

**Proposed Path**

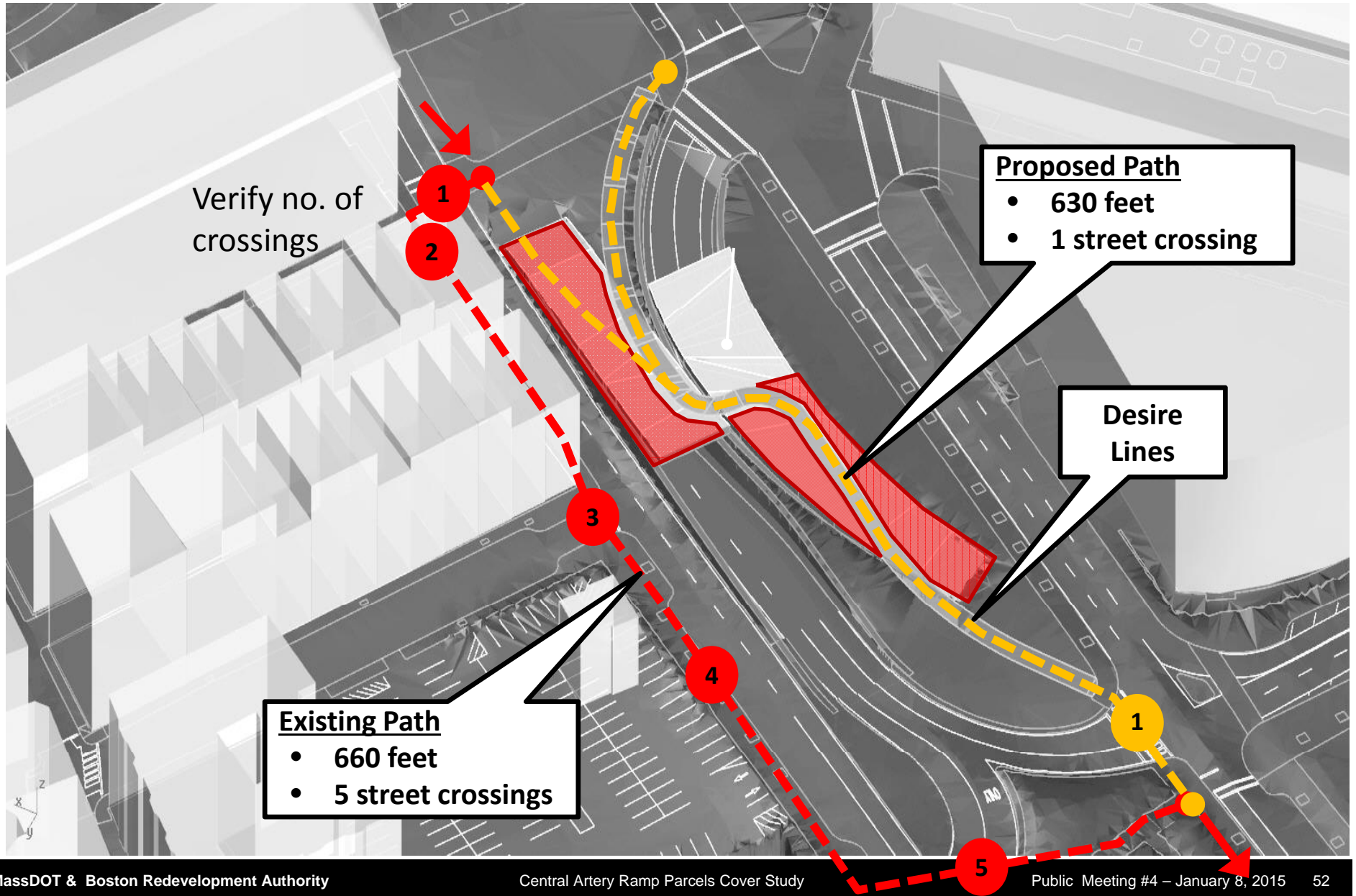
- 630 feet
- 1 street crossing

**Desire Lines**

**Cover Limits**



# Parcel 12 (Eastern Path)





# Parcel 12 (Western Path 2)



**Existing Path**

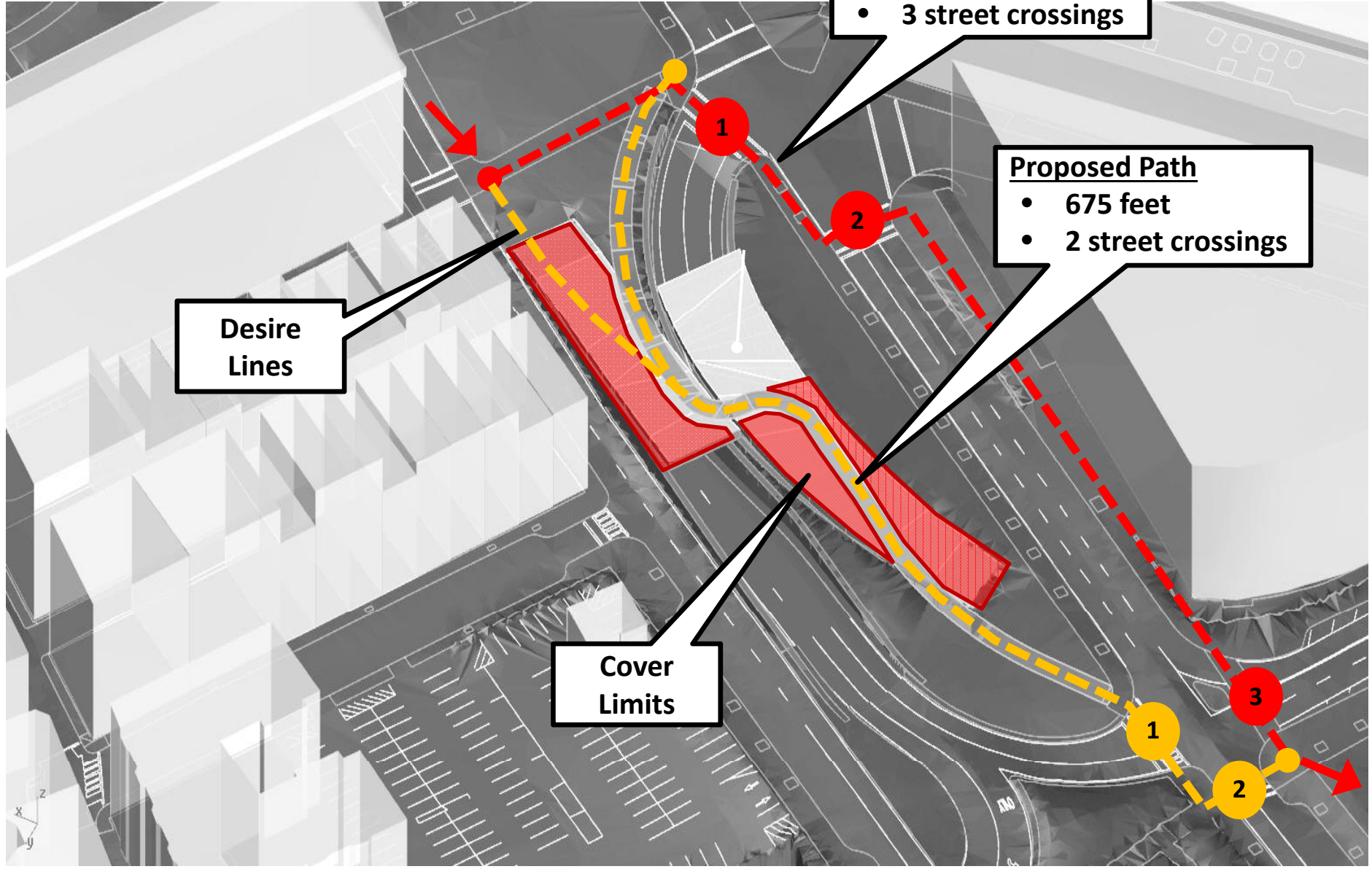
- 750 feet
- 3 street crossings

**Proposed Path**

- 675 feet
- 2 street crossings

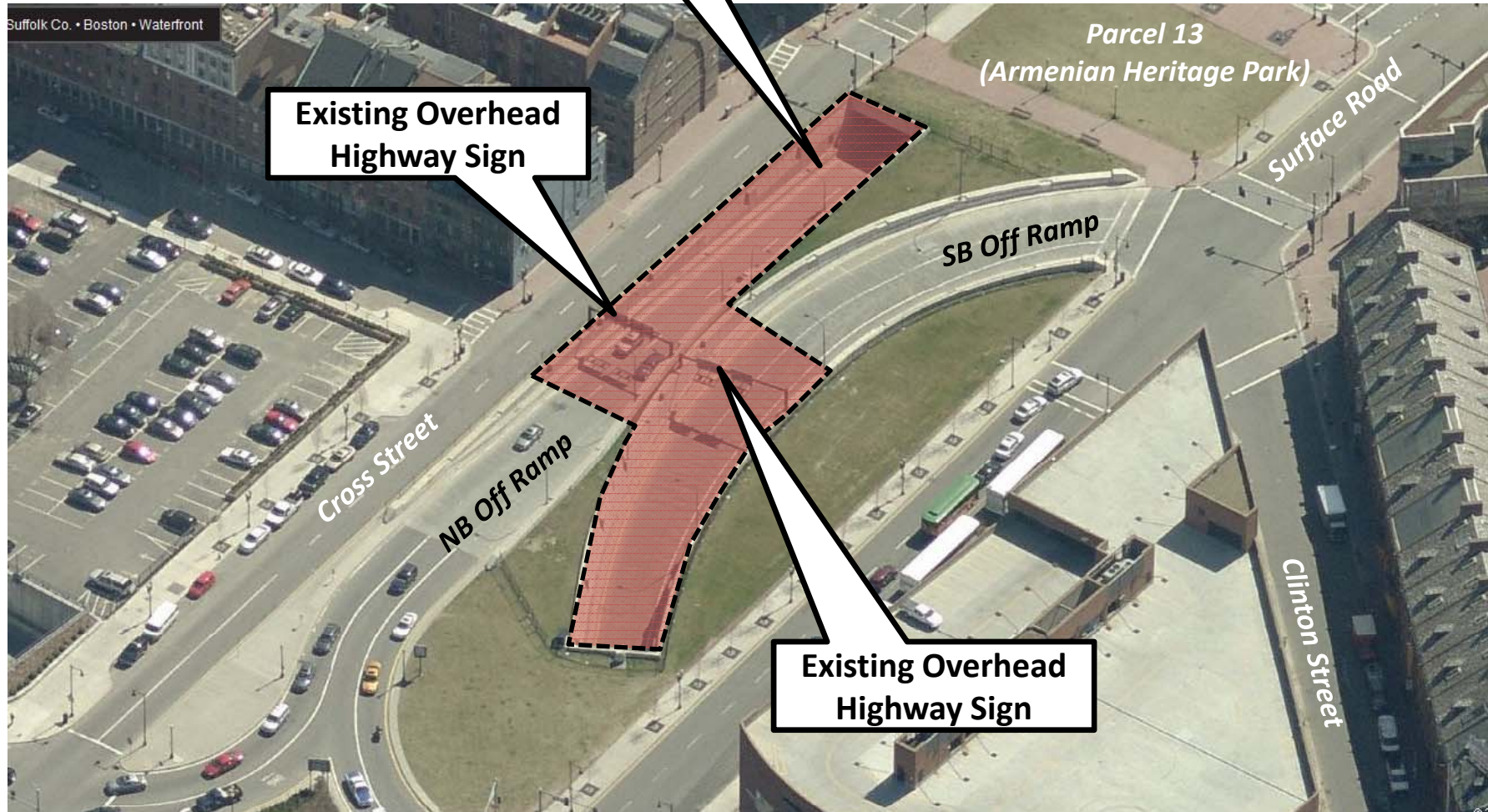
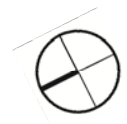
**Desire Lines**

**Cover Limits**





# Parcel 12



Overhead Sign Impacts

# Parcel 12 (NB-Off)

Existing 6'H  
Highway Signs





Overhead Sign Impacts

# Parcel 12 (SB-Off)

Existing 6'H  
Highway Signs





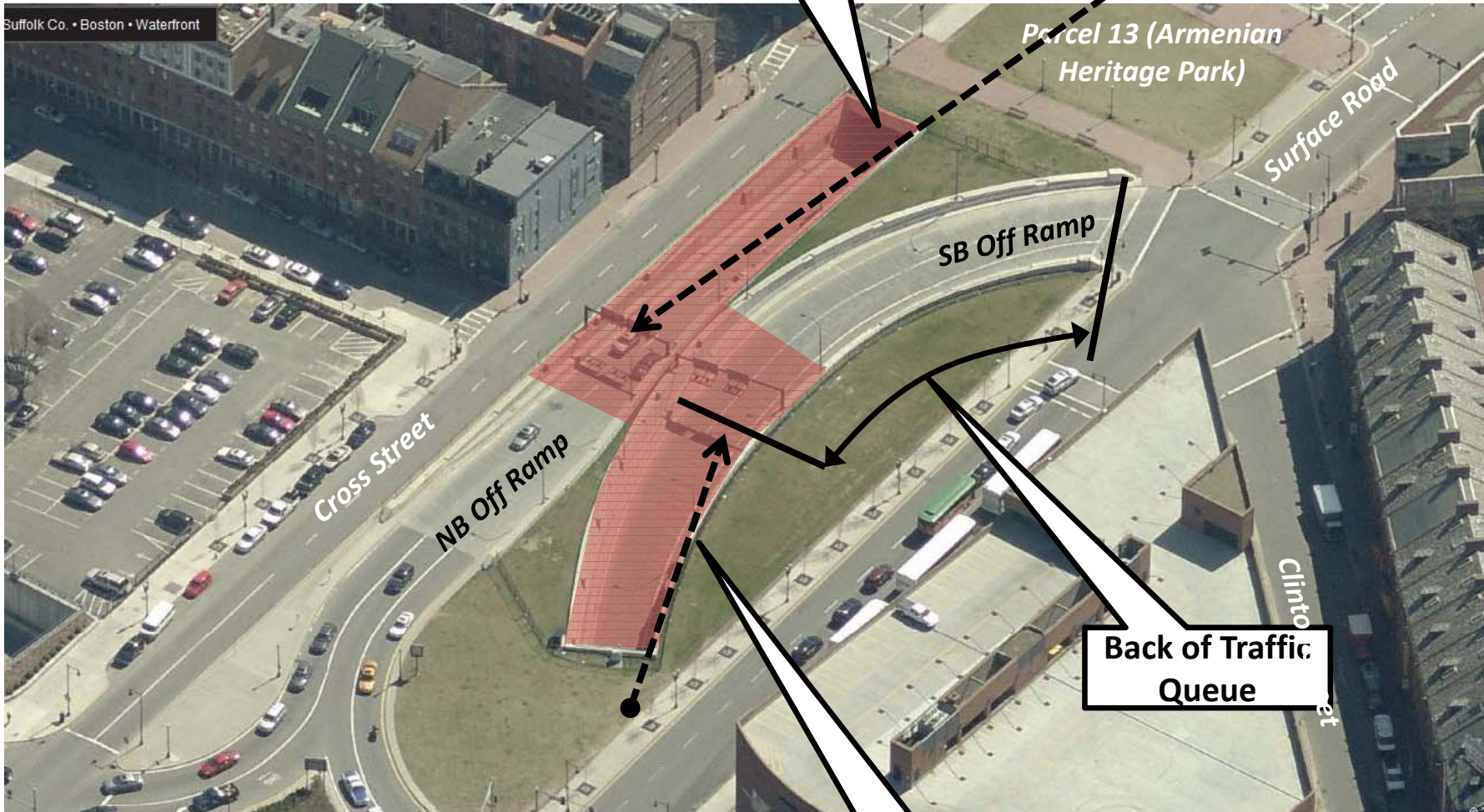
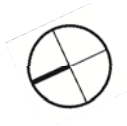
# Parcel 12 (SB-Off)



Existing Highway Signs

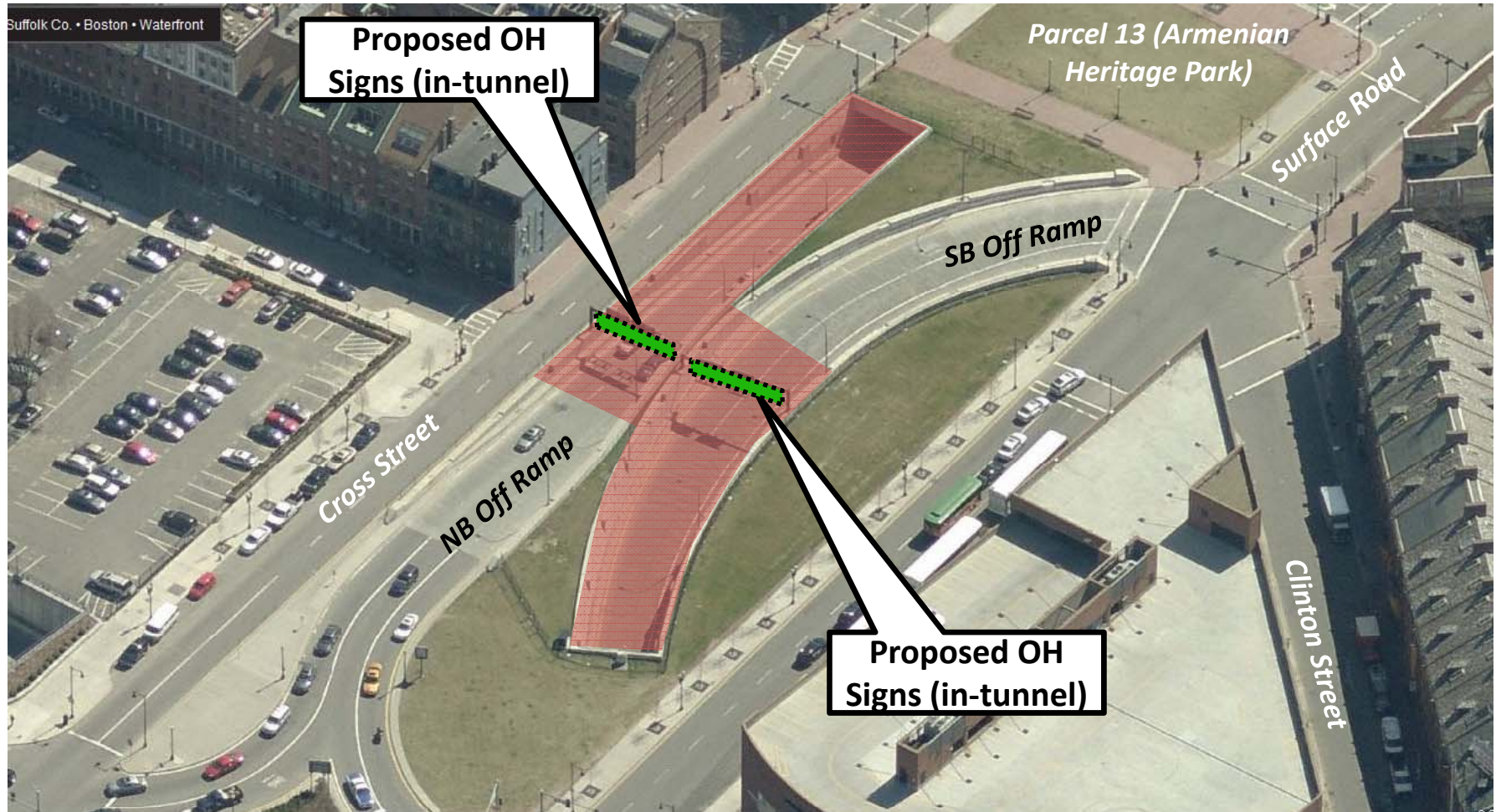
Restricted Sight Line

# Parcel 12



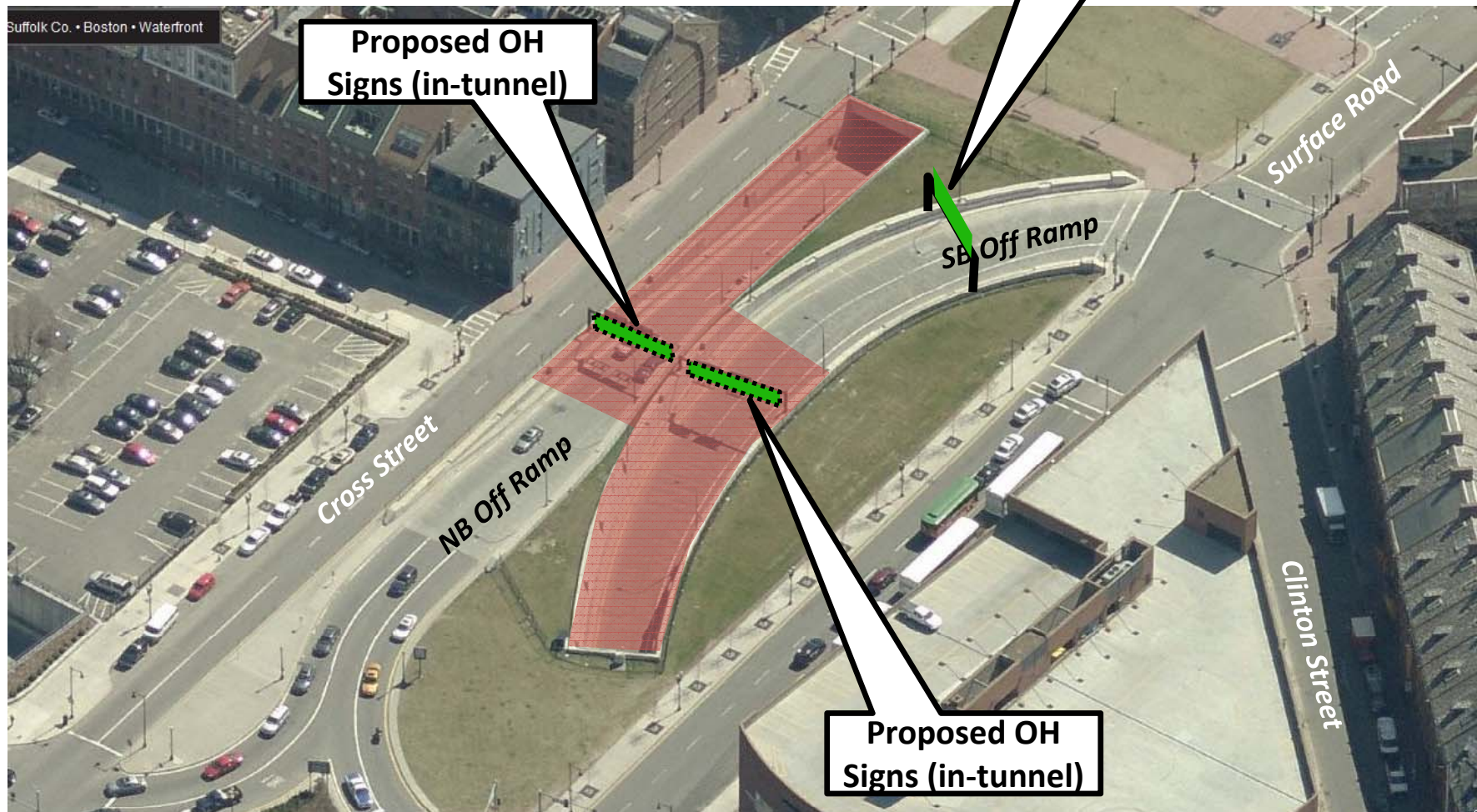
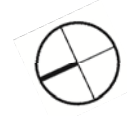


# Parcel 12 (NB/SB-Off)

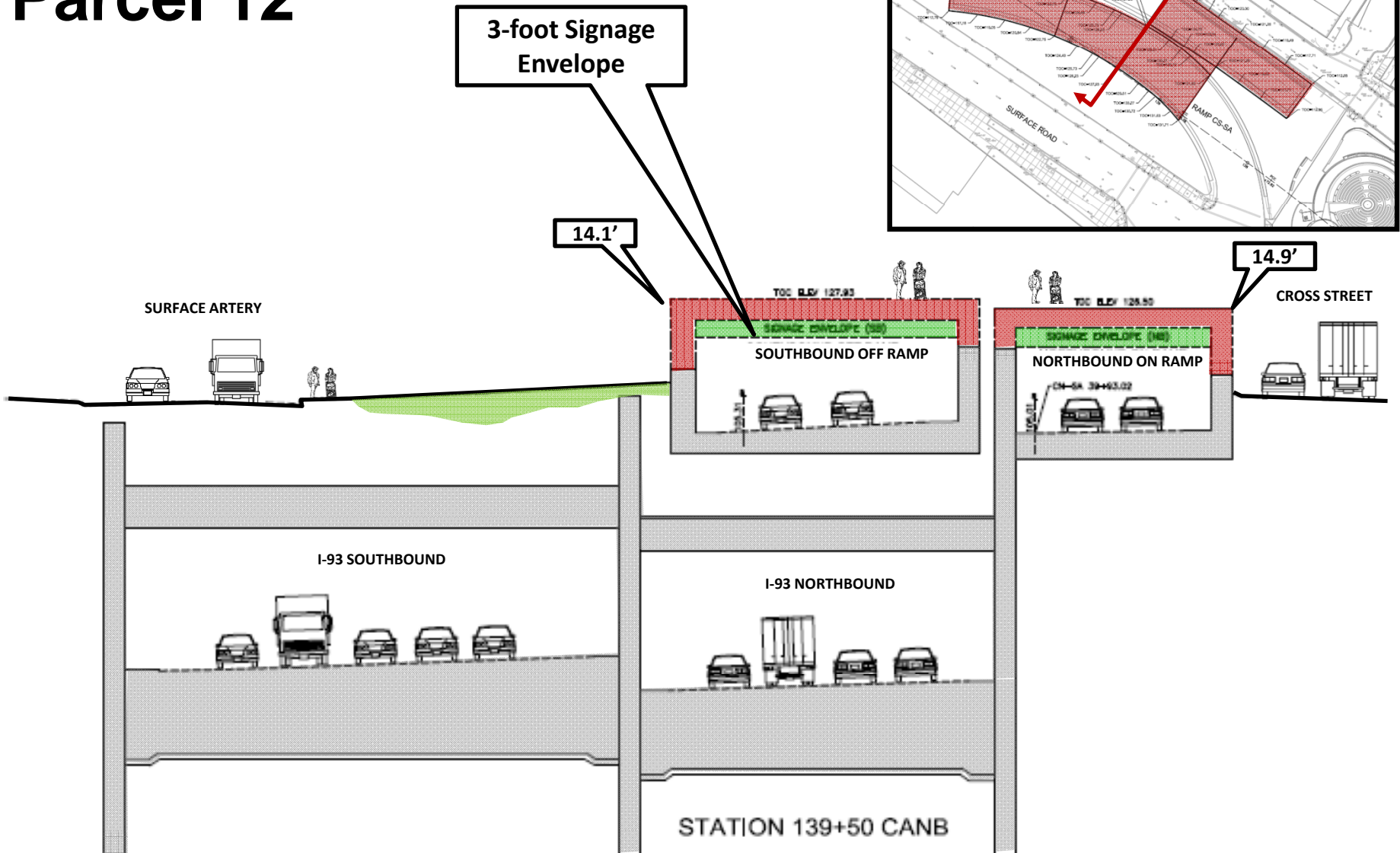




# Parcel 12 (SB-Off)

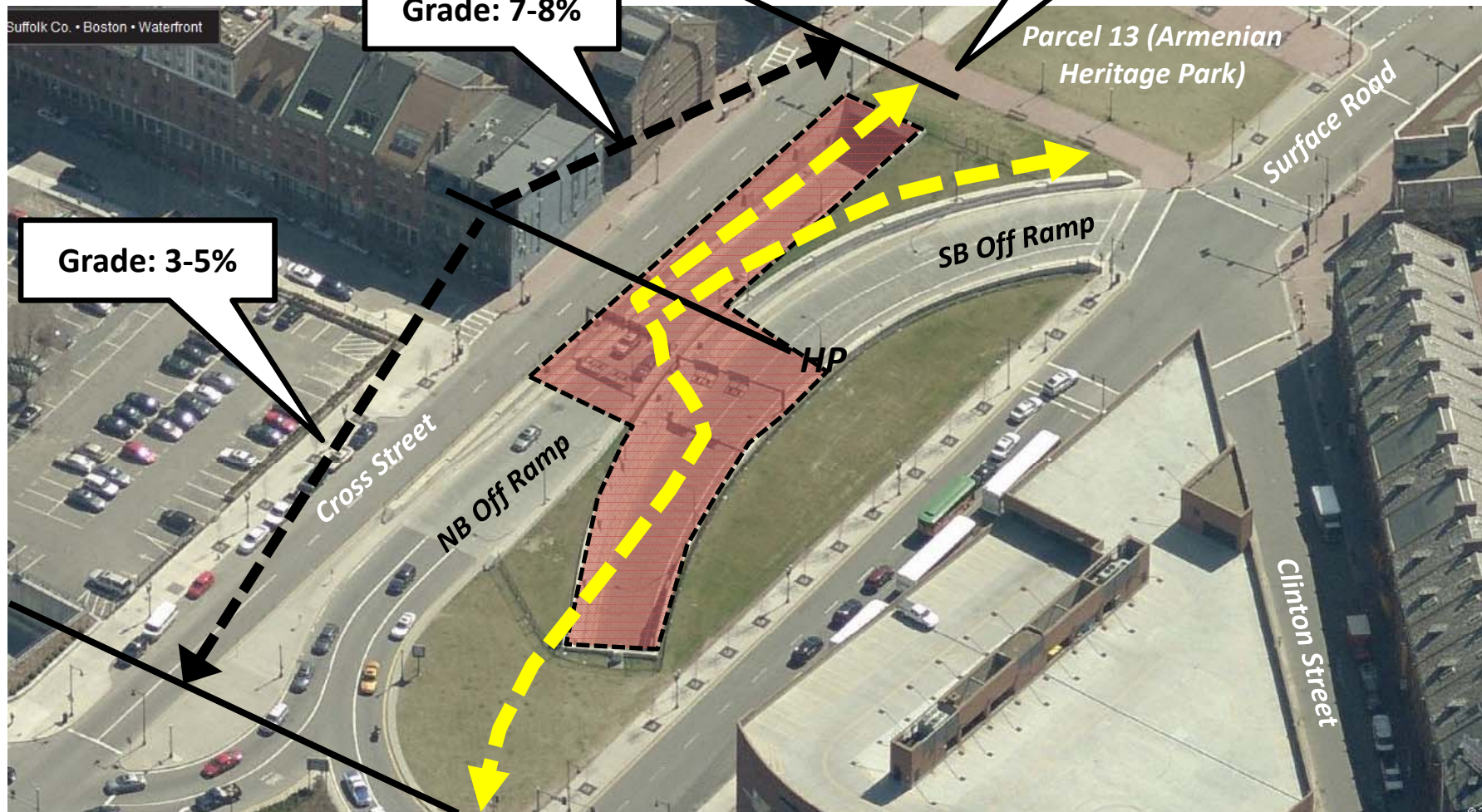
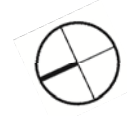


# Overhead Sign Impacts Parcel 12



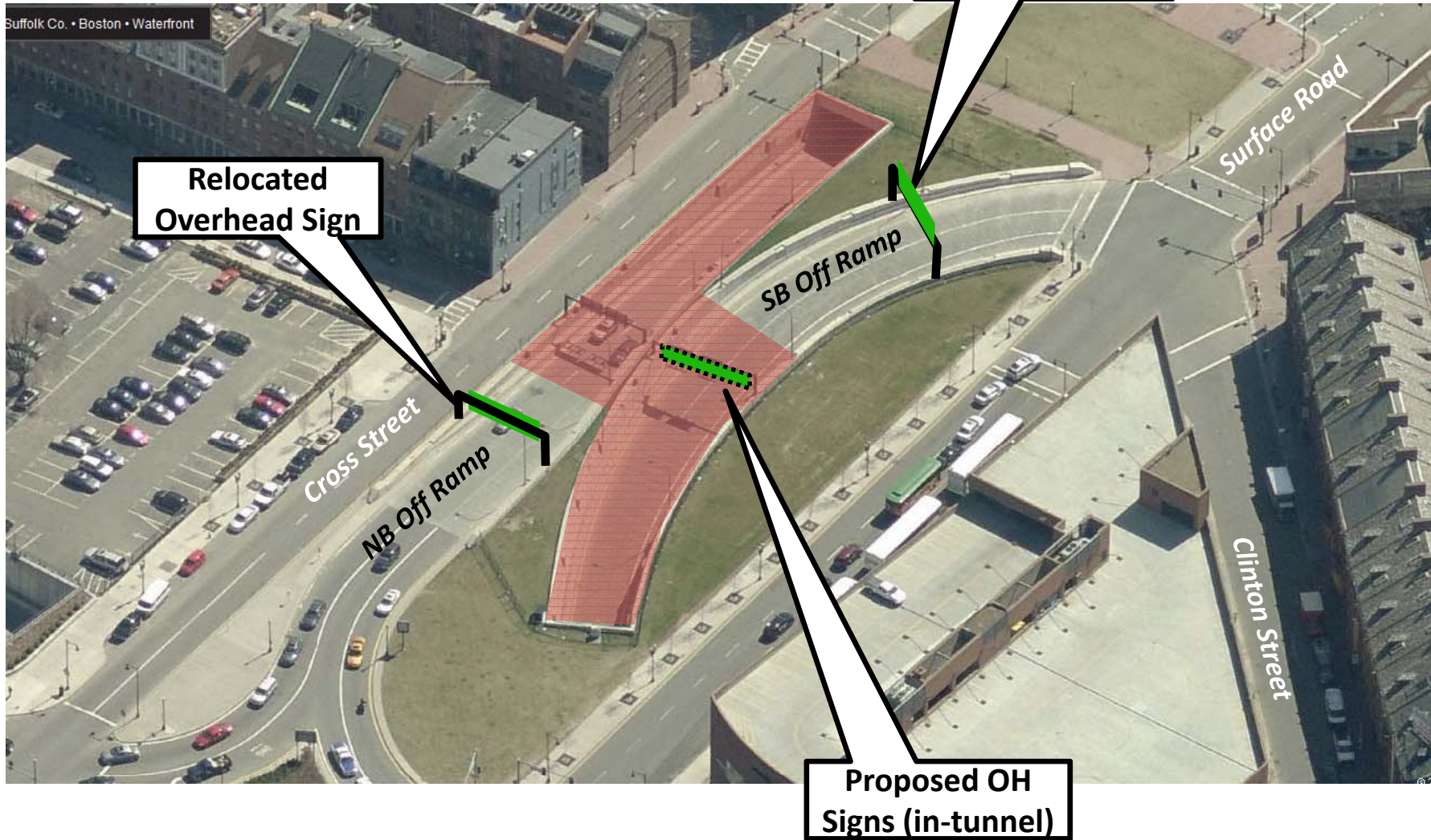
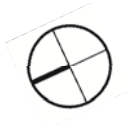


# Parcel 12

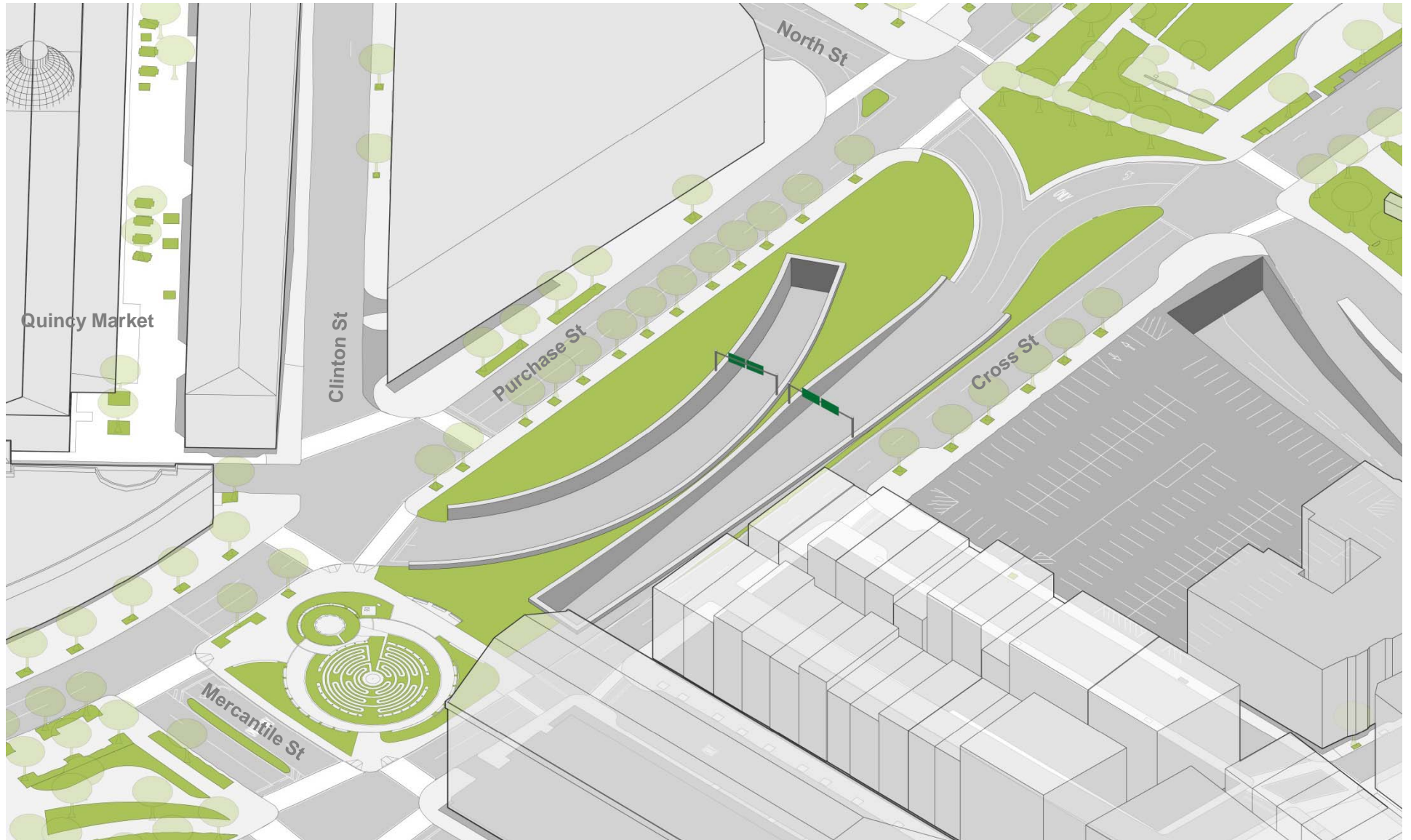




# Parcel 12

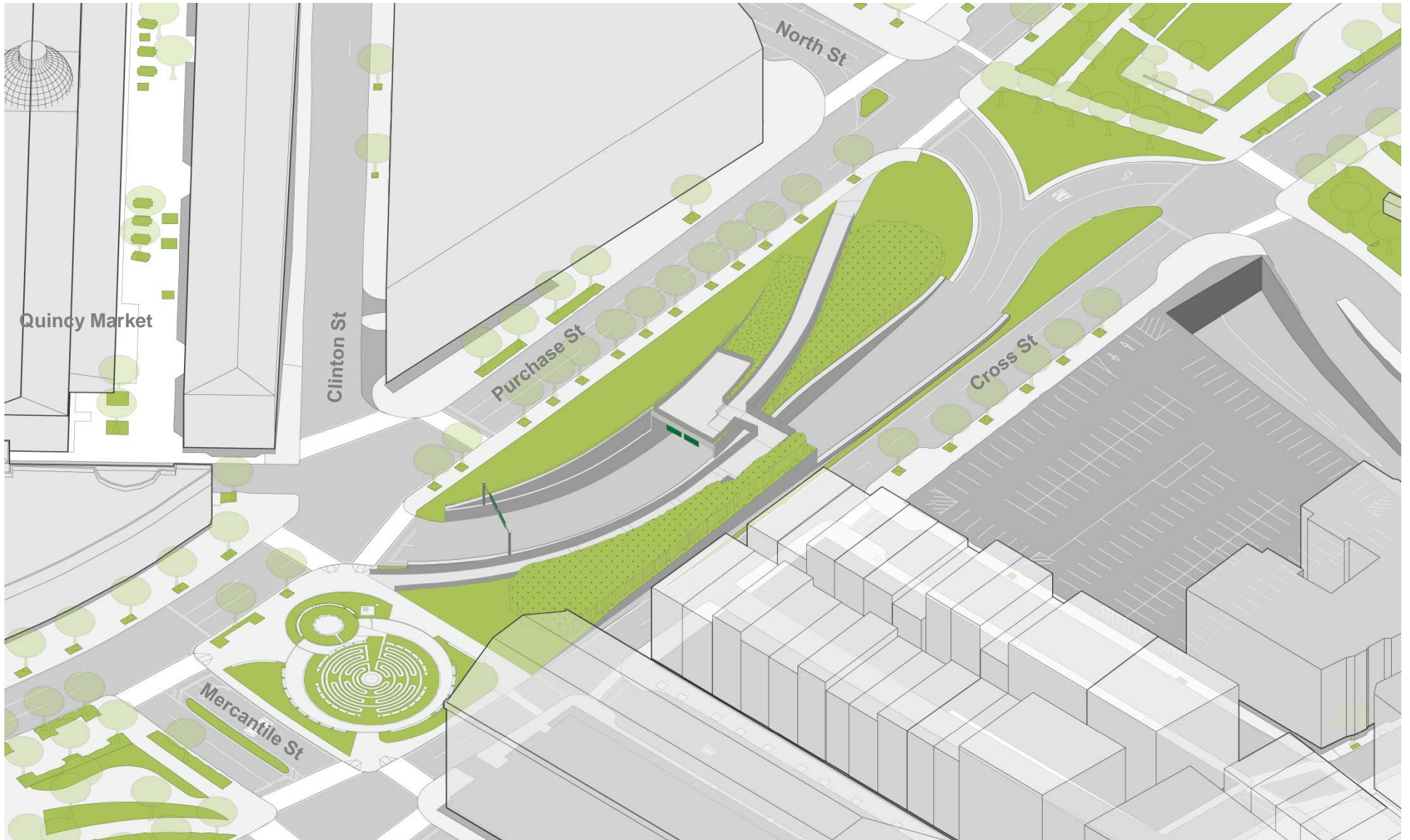
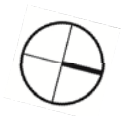


# Parcel 12



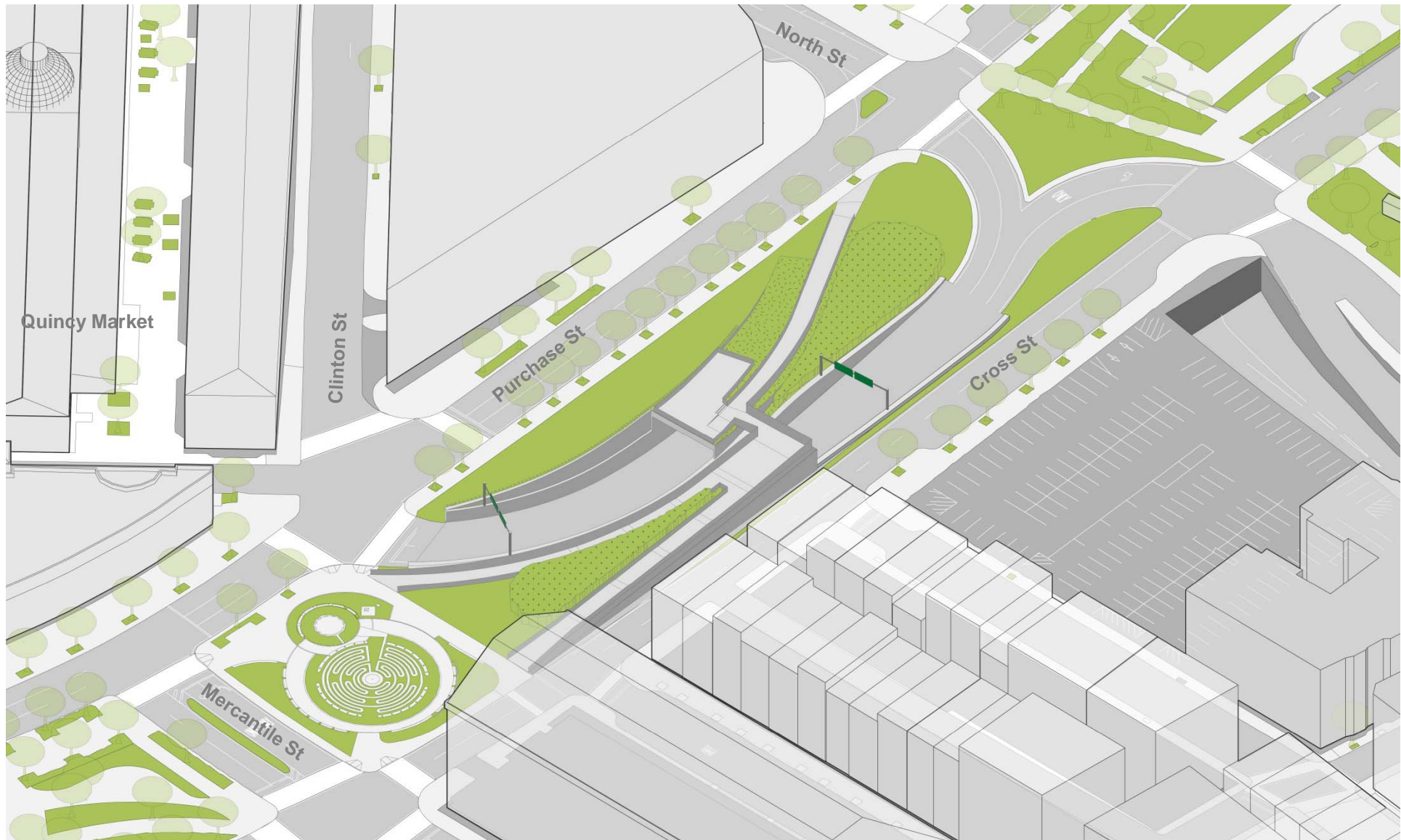


# Parcel 12 Proposed – Single path option

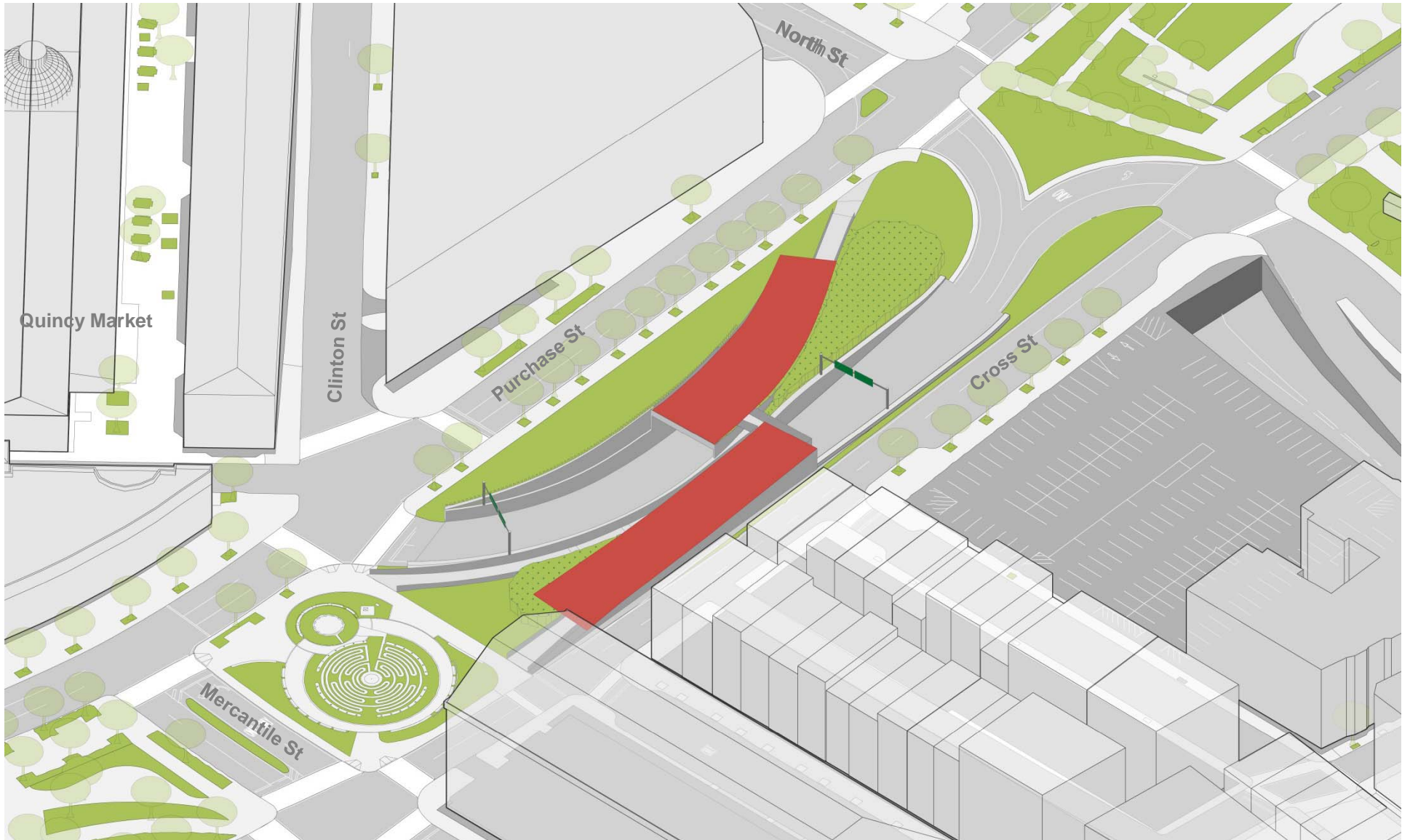




# Parcel 12 Proposed – Two-path option

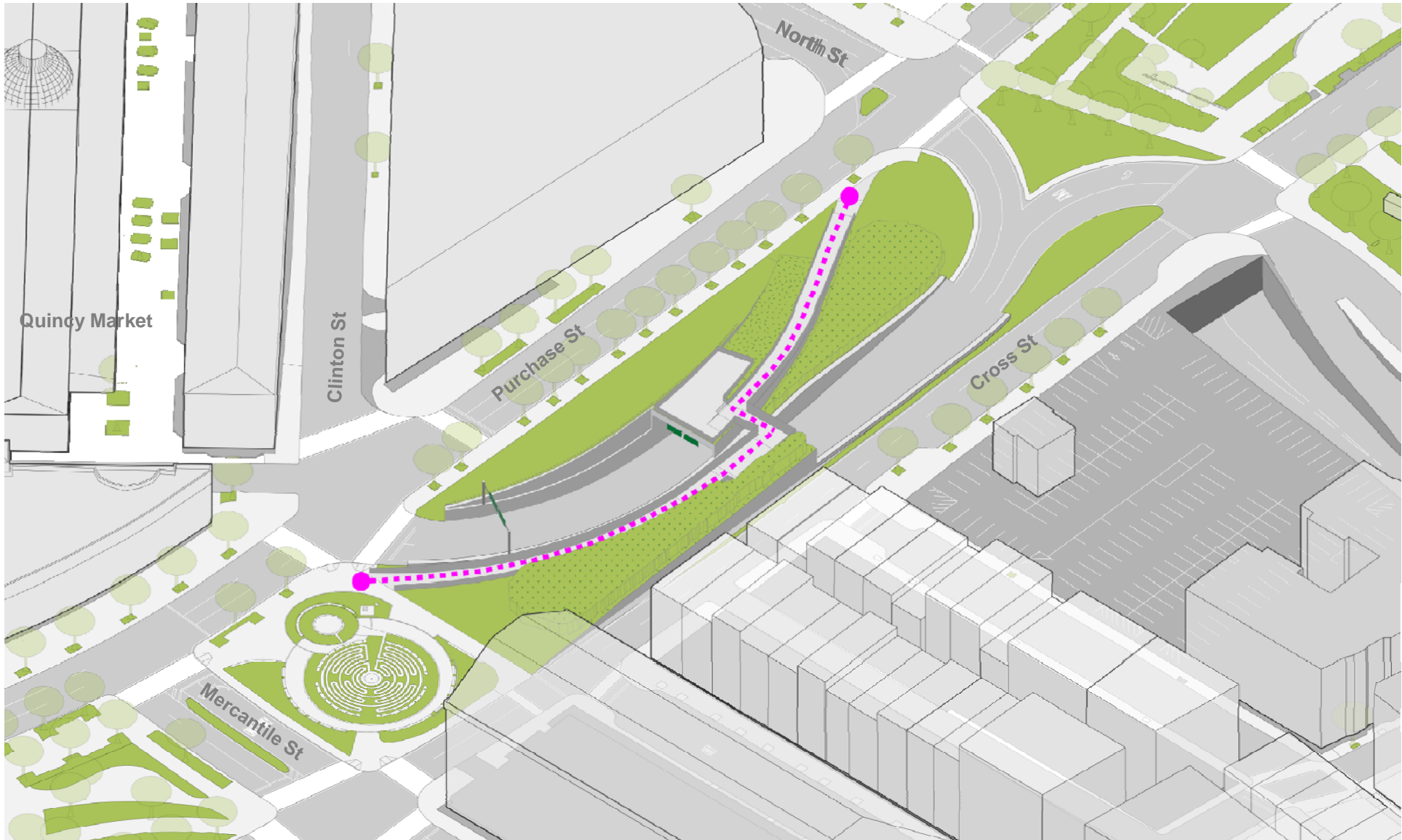


# Parcel 12 Proposed Cover



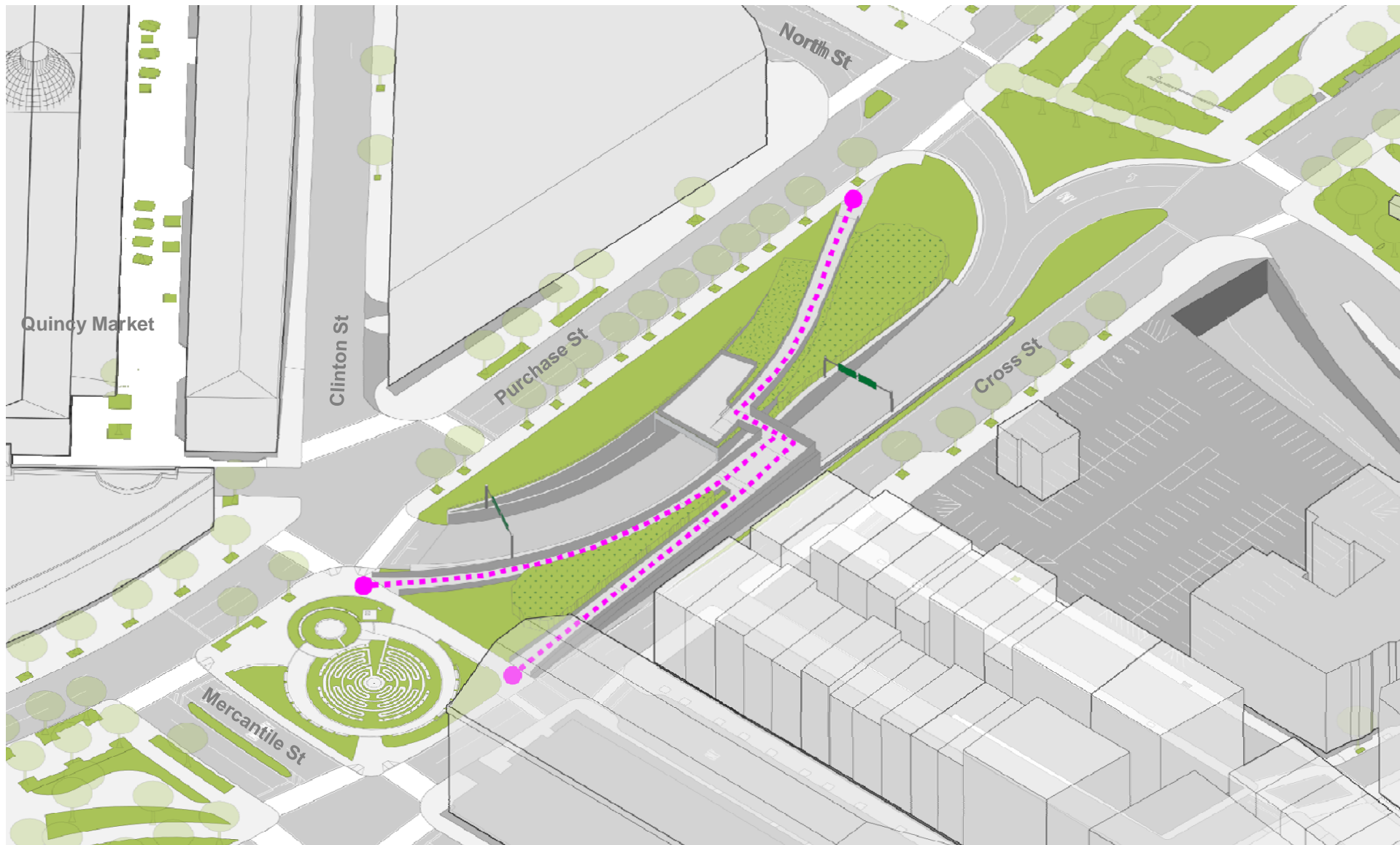


# Parcel 12 Proposed – Single path option

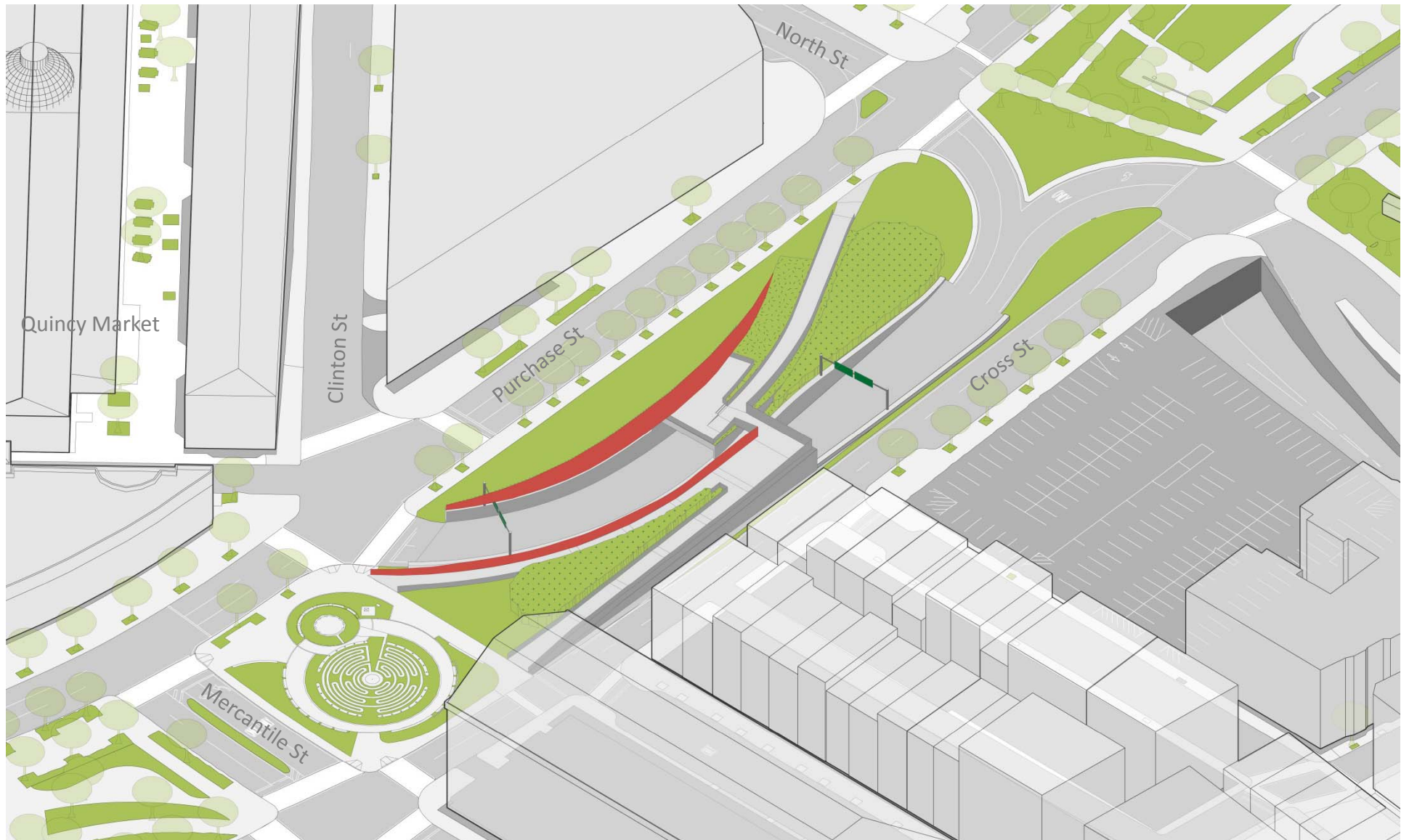




# Parcel 12 Proposed – Two-path option



# Parcel 12 Proposed Screen





# Parcel 12 Proposed



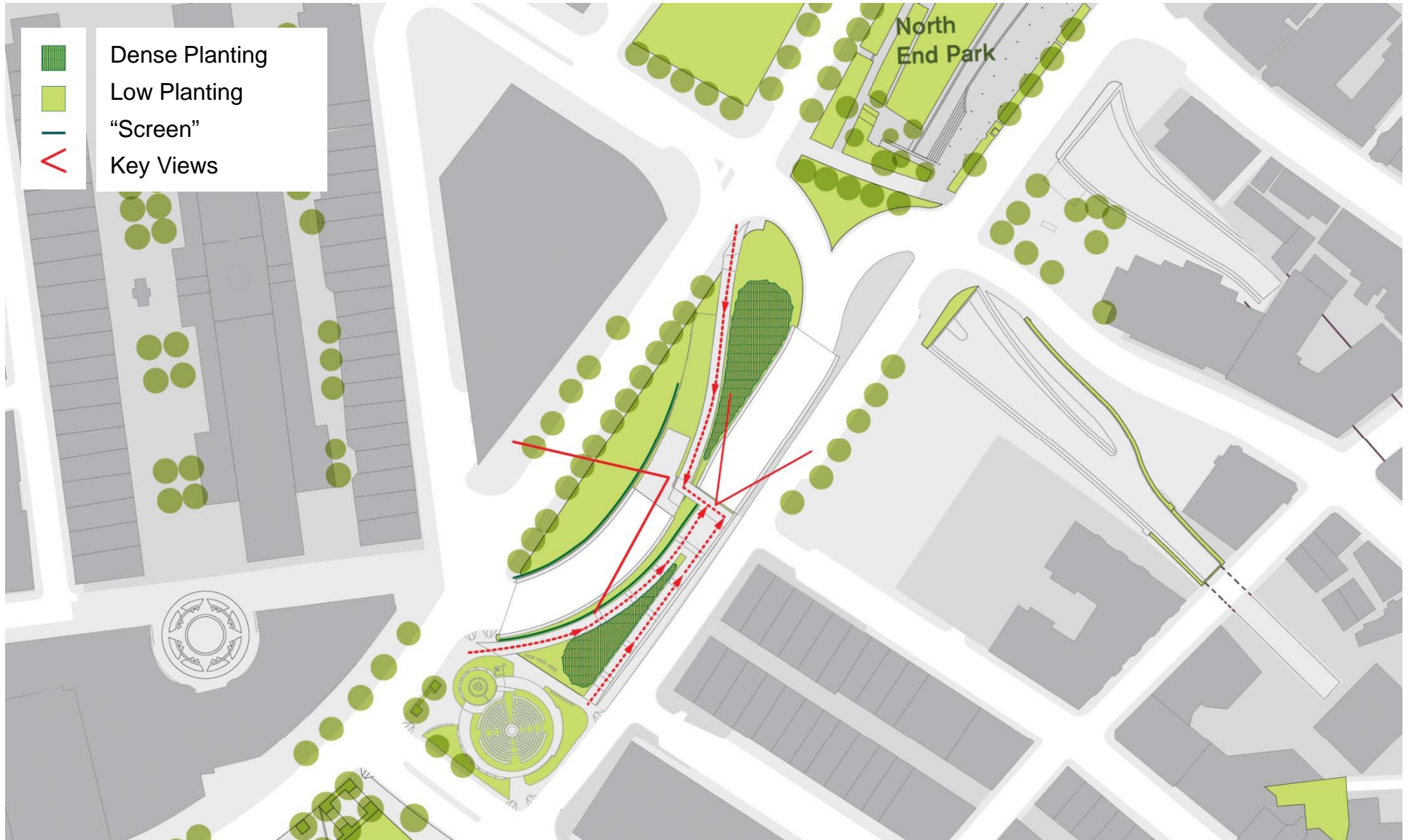


# Parcel 12 Proposed



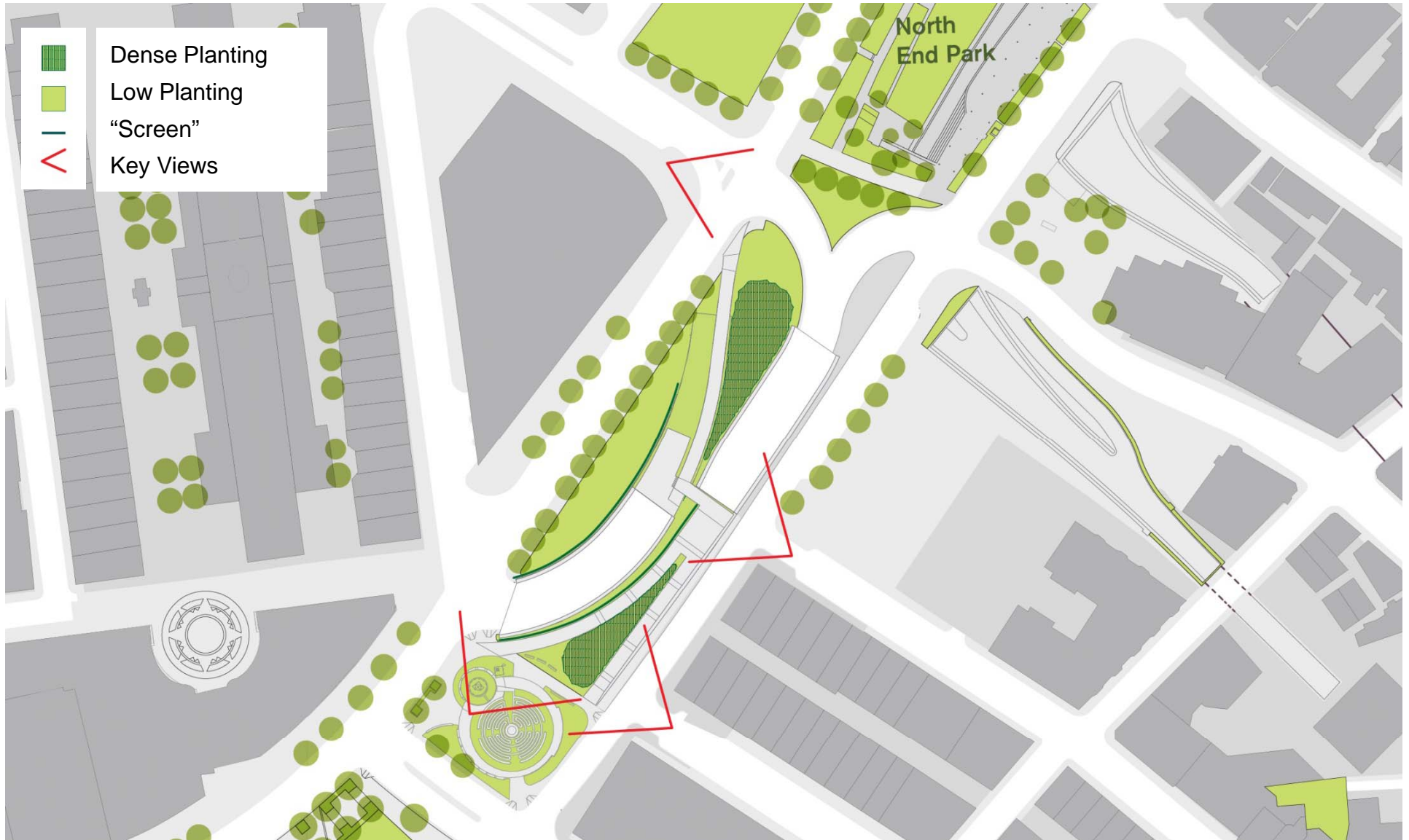


# Parcel 12 Views from the Parcel





# Parcel 12 Views to the Parcel





Individual Ramp Parcels

# Parcel 12: Proposed View from North St



Individual Ramp Parcels

# Parcel 12: Proposed View from North St



Individual Ramp Parcels

# Parcel 12: Proposed View from Armenian Heritage Park





Individual Ramp Parcels

# Parcel 12: Proposed View from Armenian Heritage Park



Individual Ramp Parcels

# Parcel 12: Proposed View from Commercial St





Individual Ramp Parcels

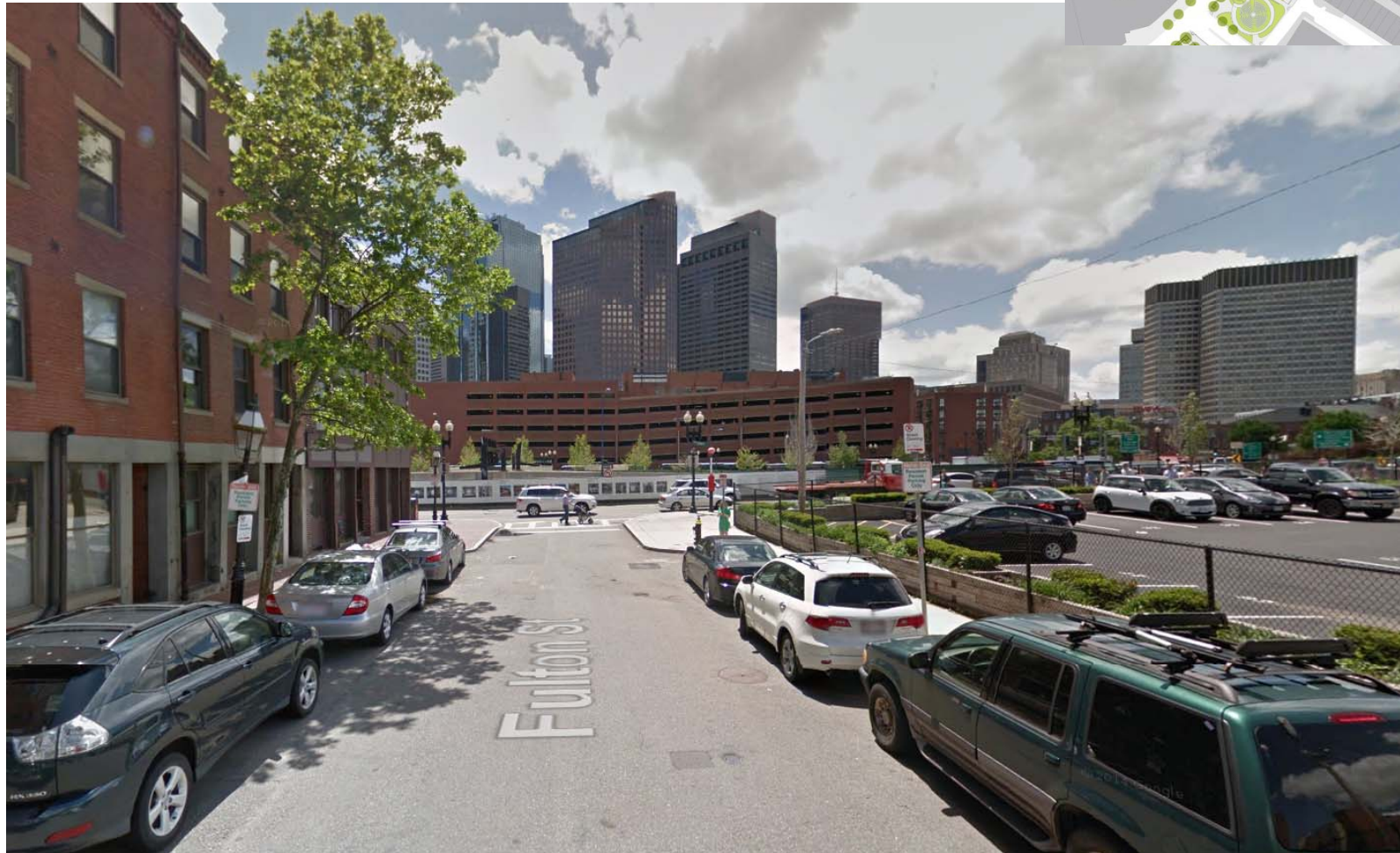
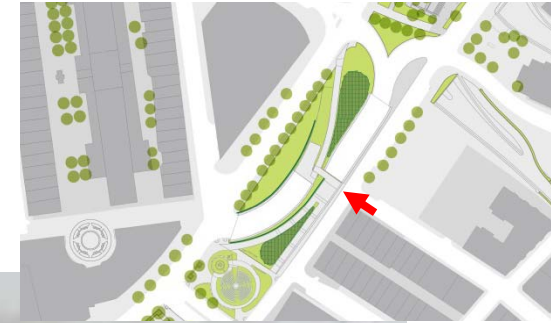
# Parcel 12: Proposed View from Commercial St





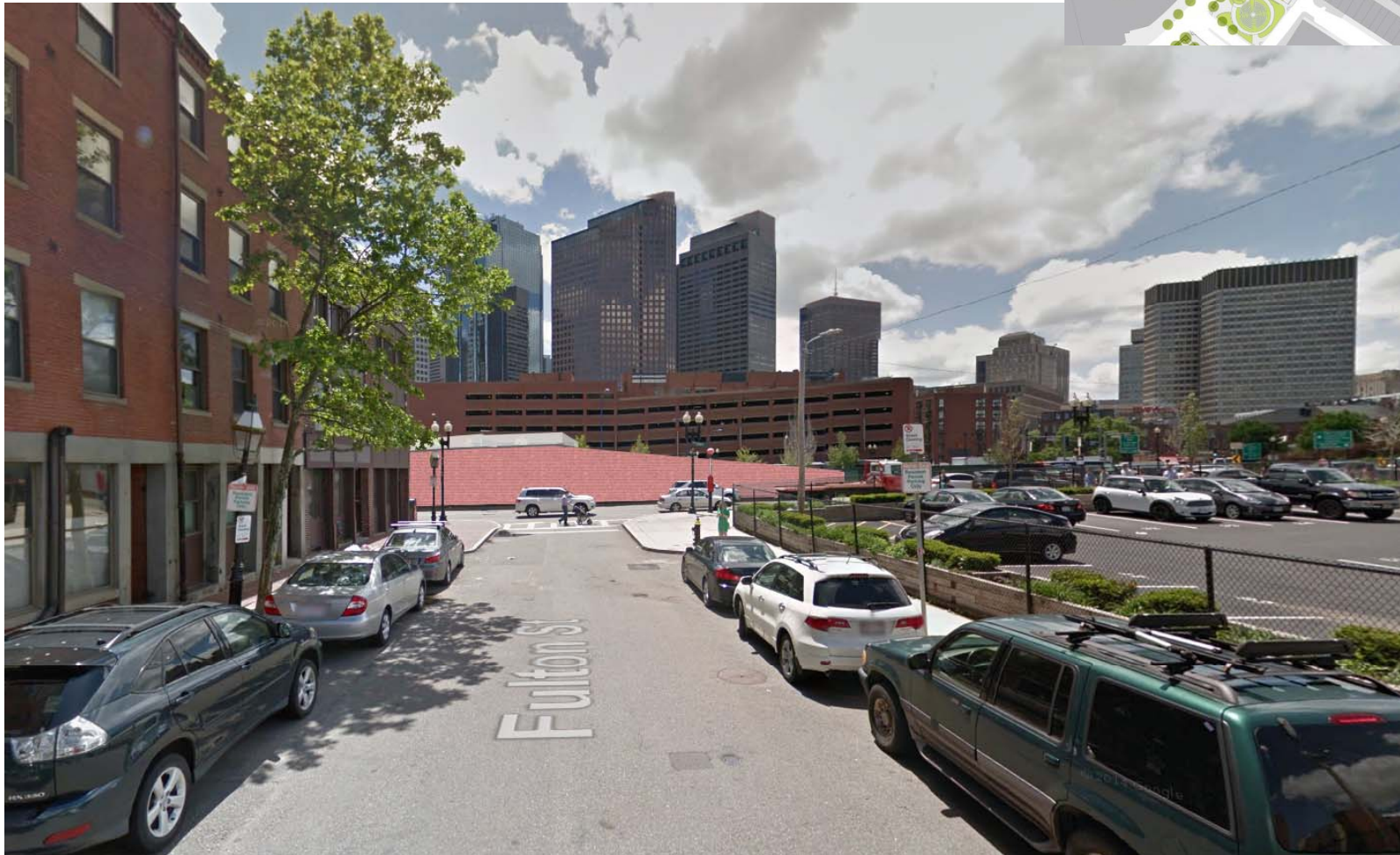
Individual Ramp Parcels

# Parcel 12: Proposed View from Fulton St



Individual Ramp Parcels

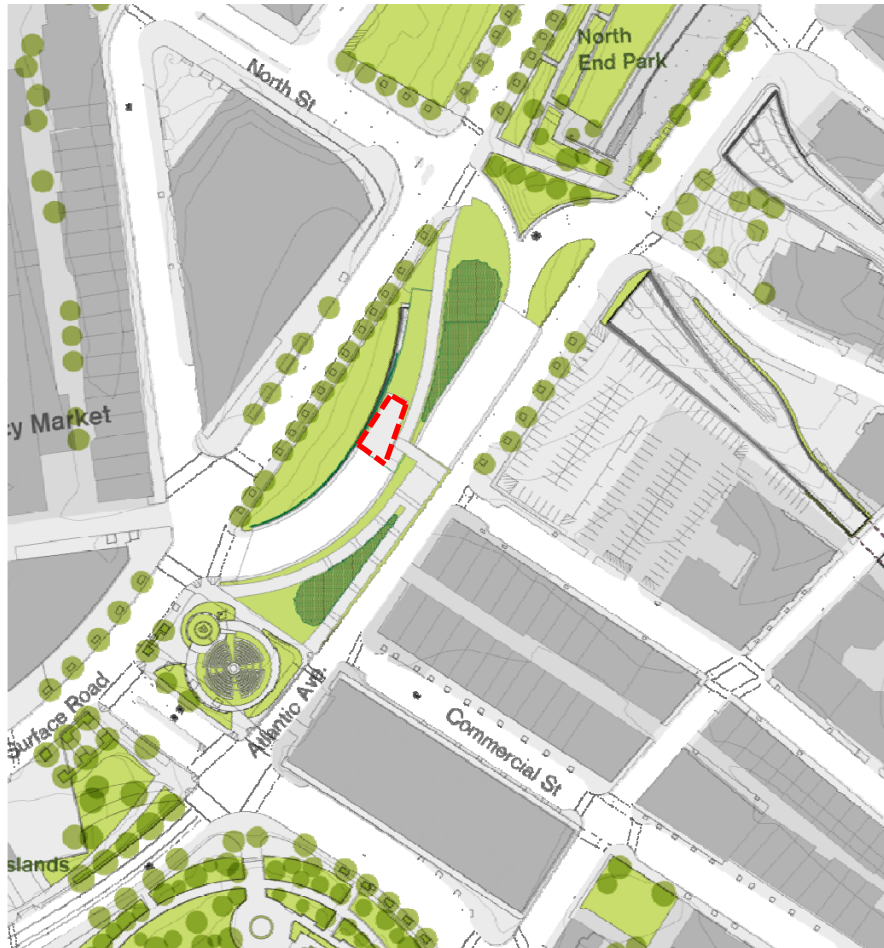
# Parcel 12: Proposed View from Fulton St





Individual Ramp Parcels

# Parcel 12: Scale Comparisons



Proposed Parcel 12



# Parcel 12: Scale Comparisons

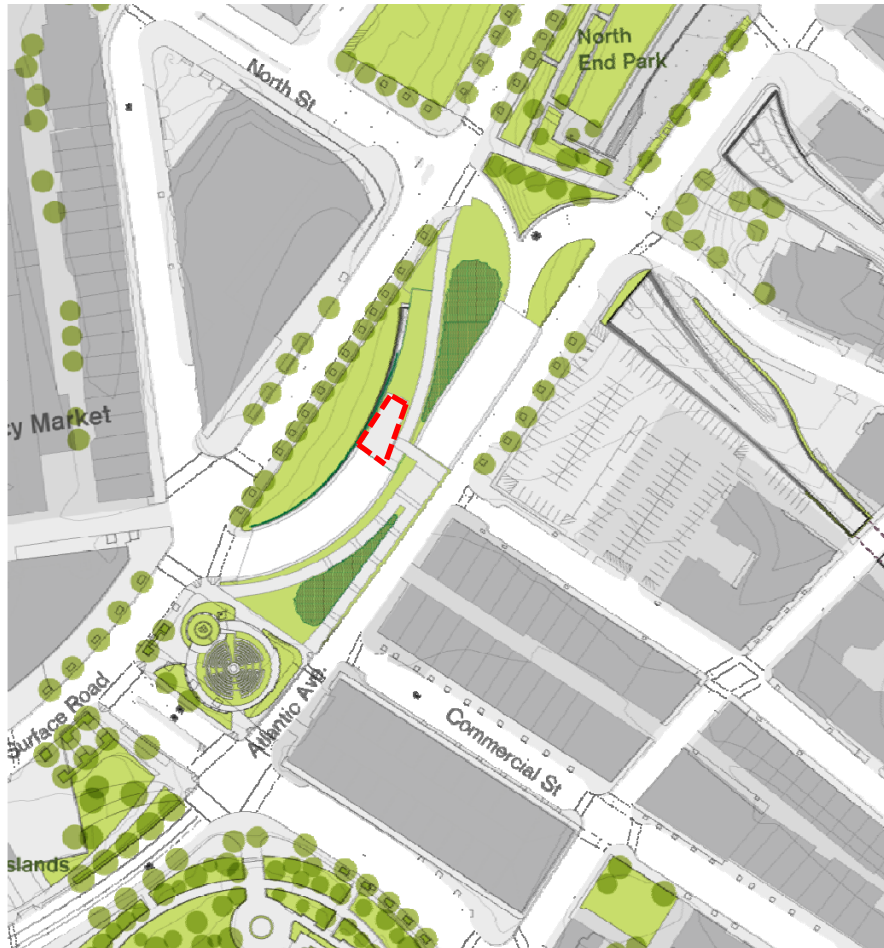


**Proposed Parcel 12**

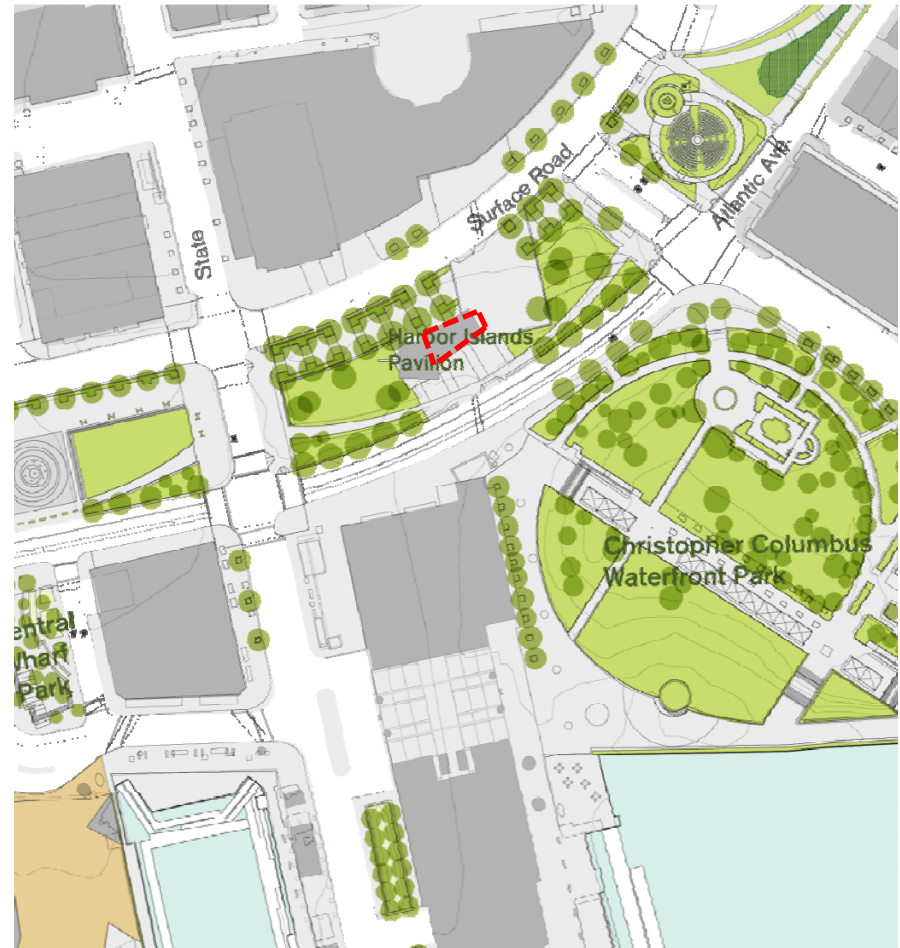


**Christopher Columbus Park**

# Parcel 12: Scale Comparisons



**Proposed Parcel 12**



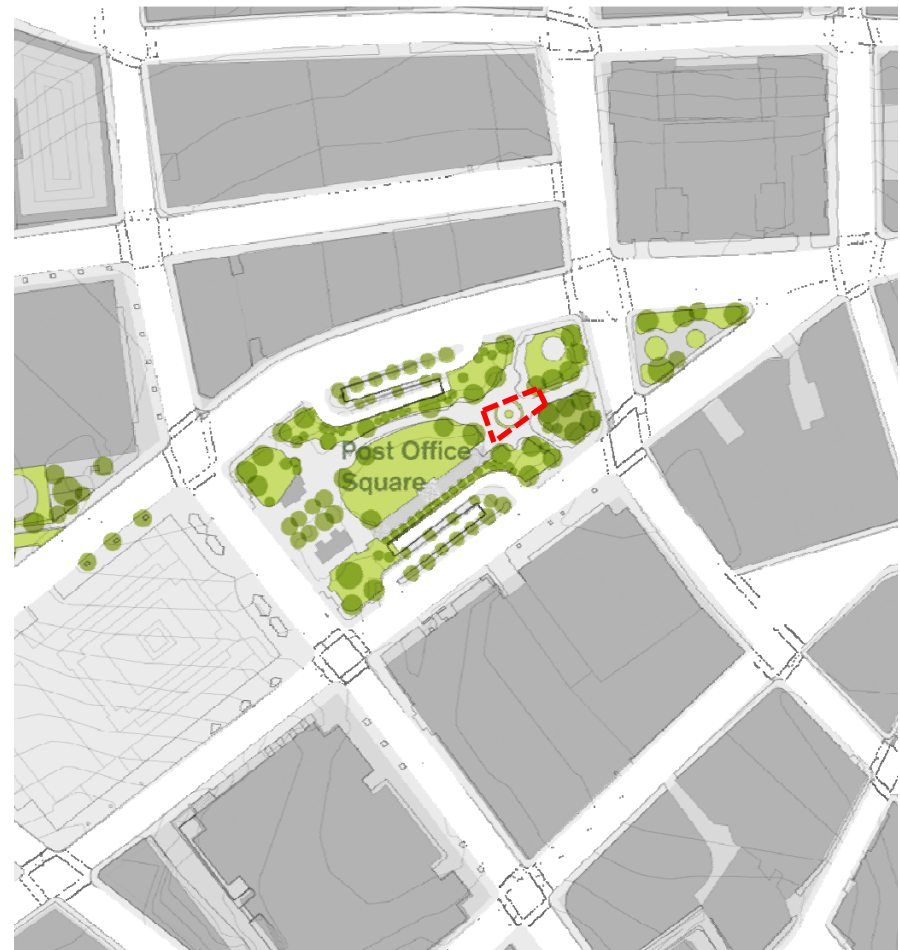
**Harbor Islands Welcome Center**



# Parcel 12: Scale Comparisons



**Proposed Parcel 12**



**Post Office Square**



# **Refined Screening Concept (Parcel 18)**

# Parcel 18: Options

from September 30, 2014



Screening



Cover



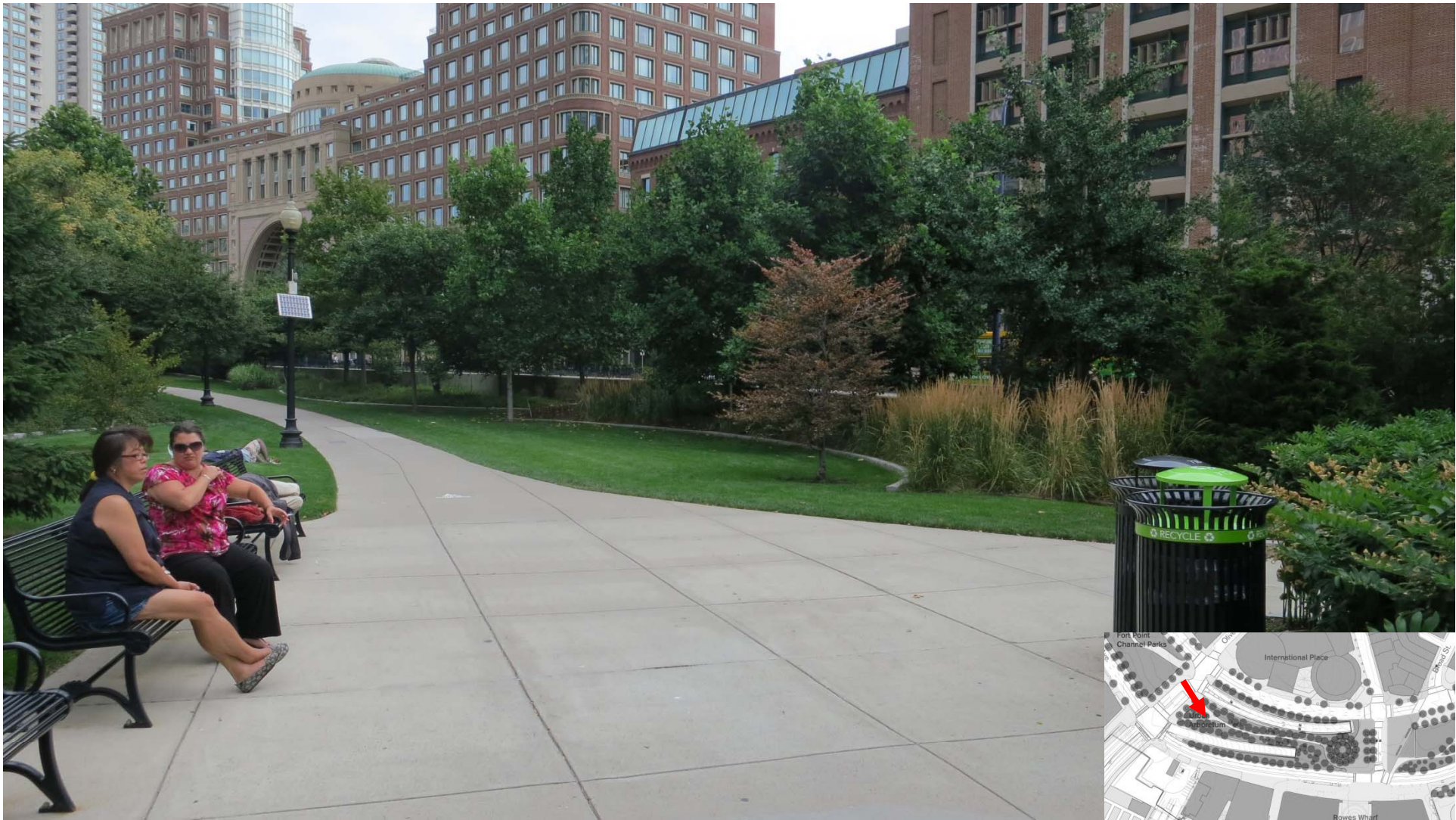
Building Concept



No Alterations

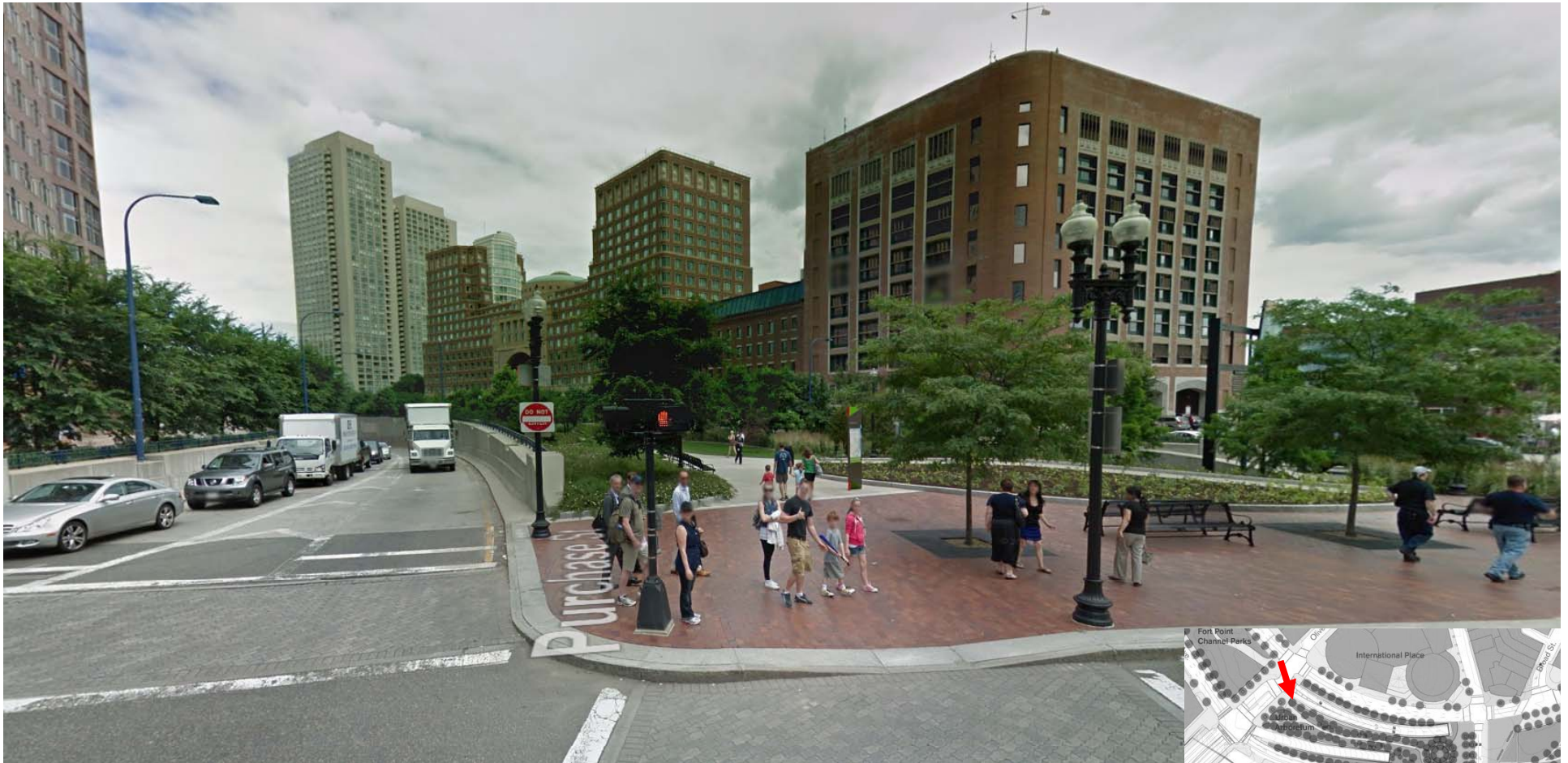
Individual Ramp Parcels

# Parcel 18: Existing Eye-Level Perspective





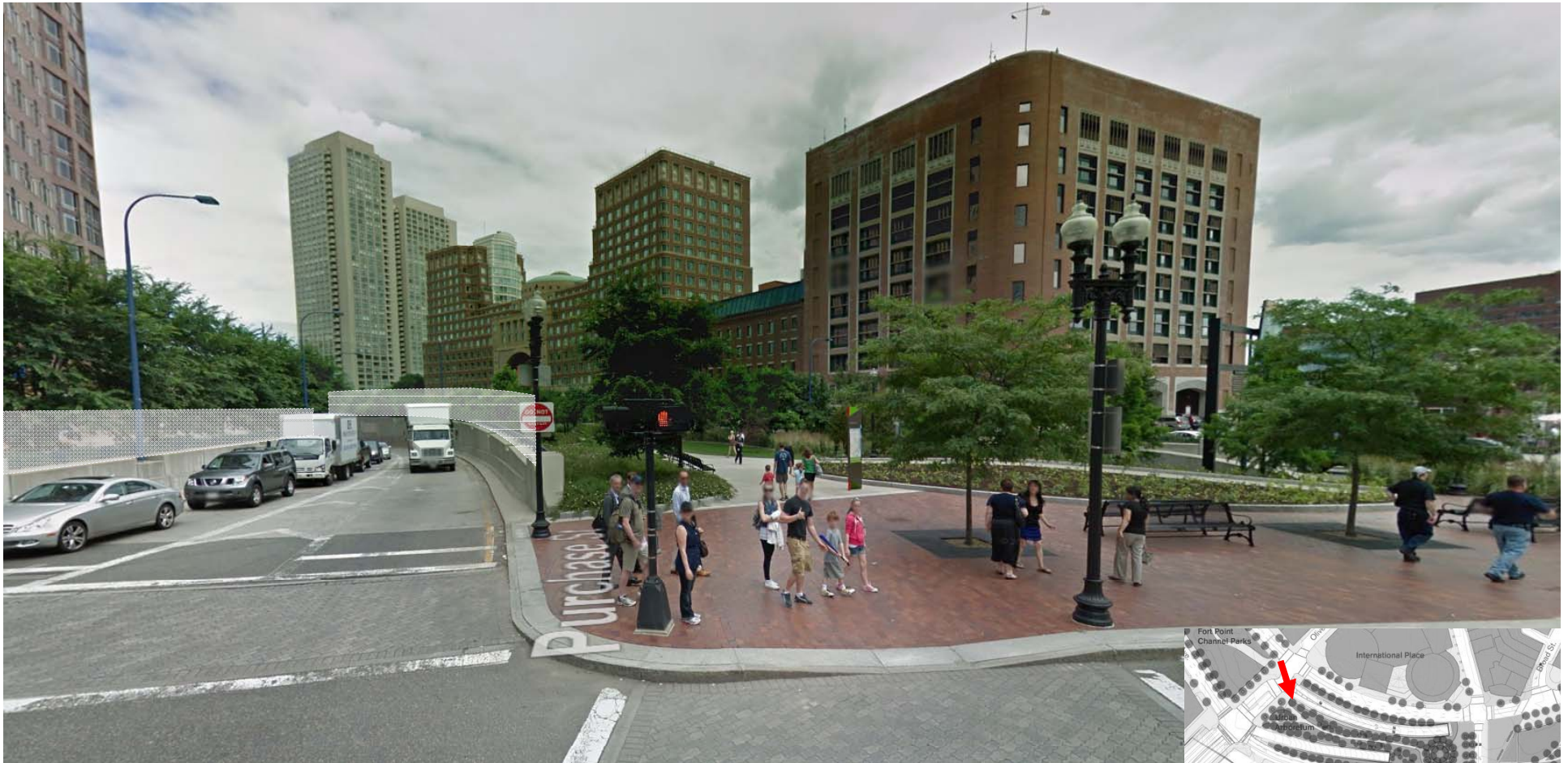
# Parcel 18: Existing Perspective





Individual Ramp Parcels

# Parcel 18: Screening



\*Height of screen is variable



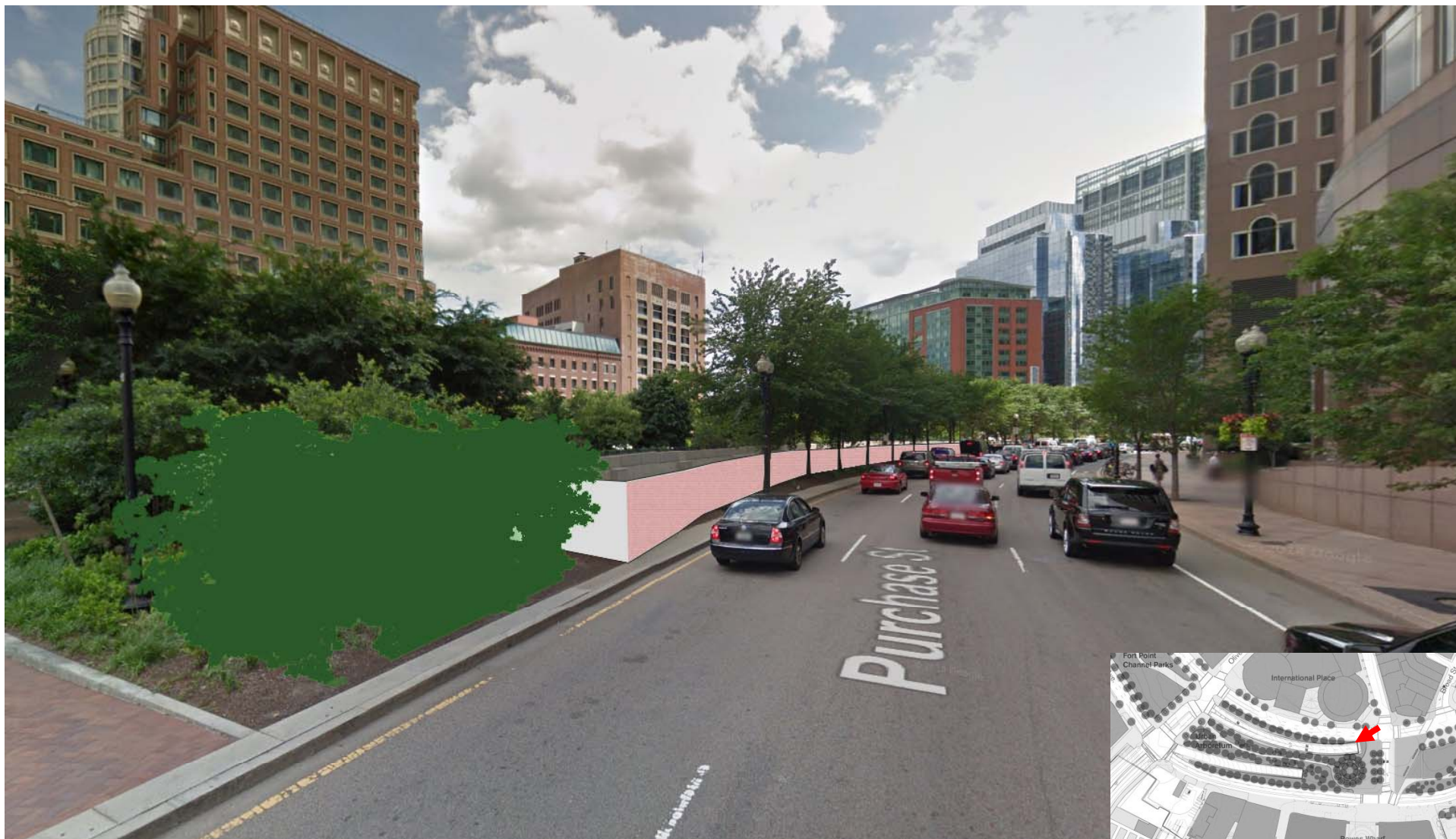
# Parcel 18: Screening



\*Height of screen is variable



# Parcel 18: Screening



\*Height of screen is variable



# Public Comment & Discussion



# Anticipated Next Steps!

- Public Comment Period (30d from Jan 12<sup>th</sup>)..... February 2015
- Team to Refine Parcel Concepts..... March/April 2015
- Follow-Up Public Meeting..... Spring 2015
- MEPA Filing..... Summer 2015

# 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 by *February 11<sup>th</sup>* to:

John Romano, MassDOT

e-mail: [john.romano@state.ma.us](mailto:john.romano@state.ma.us)

US Mail: Mass Department of Transportation  
c/o John Romano  
10 Park Plaza, Suite 4160  
Boston, Mass. 02116