



# Meeting Summary

Project: MHD 77866 - Rose Kennedy Greenway Ramp Cover Project (Parcels 6, 12, 18)

Subject: Public Information Meeting No. 1

Date: Thursday, June 26, 2014

Location: Boston City Hall/BRA Board Room

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On the above noted date a Public Information meeting was held at City Hall in the BRA Board Room (9<sup>th</sup> floor). There were about 60 attendees including residents, MassDOT, BRA, City, and State officials. An attendance list has been attached for reference. The public meeting was recorded Matt Conti of NorthEndWaterfront.com and can be viewed at <http://northendwaterfront.com/2014/06/video-officials-kick-off-study-to-cover-greenway-ramp-parcels/>.

The PowerPoint presentation has been posted on the BRA website at: <http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/greenway-ramp-parcel-study>. The attached presentation was used to walk attendees through the project purpose, parcel 6, 12 and 18 particulars and expected study schedule. The following items were discussed however it should be noted that this summary is not intended to be a complete record of the topics discussed. The entire presentation can be viewed at the sites noted previously.

## 1. General Information

- Lauren Shurtleff (BRA) opened the meeting with introductions and a brief overview of the purpose of the meeting.
- John Romano (MassDOT) described the purpose of the study and described a 6-9 month planning process that will be followed by a design phase dependent on the outcome of the study phase. He also noted that the current park use on Parcel 18 does not need to change and could remain as currently developed if that is the desired outcome of the study. He also noted that although buildings are identified as permitting uses on Parcels 6 and 12, buildings are not a required use meaning that the parcels could be developed as parks or open space. John next mentioned that the recent bond-bill included a date-certain completion date for "covering" parcel 12 by November 2017.
- Bill Tuttle (MassDOT) went on to describe the historical permitting process, overall timeline of associated planning and permitting efforts and noted that there is no definitive definition of "cover" as required by the final environmental approvals and this could be construed to mean vegetative cover, a physical cap or a building envelope depending on the allowed uses defined under the approved Article 49 Central Artery Zoning.



- Bill Tuttle (MassDOT) next described the historical development proposals for each of the parcels providing details on each of the parcel options and general timeline from RFI to RFQ, conceptual designs and current status. All past development proposals have been withdrawn.
- Lauren Shurtleff (BRA) next described the overall planning process and resulting planning documents that ultimately resulted in the formation and adoption of Article 49, the Central Artery Special Zoning District in 1991 by the Boston Zoning Commission.
- Roch Larochelle (HDR) next described the physical conditions of each of the three parcels including total parcels areas, allowed uses, key considerations for the development of each parcel and general summary of past parcel studies completed.
- John Romano (MassDOT) wrapped up the meeting a brief discussion on expected study schedule indicating that the Team would return for another public update in late September, 2014 and at that time a meeting schedule would be released that would take the study through the Fall. He then opened the meeting for public comments. Several major discussion topics have been summarized below.

## **2. Public Comment and Discussion**

### General Items

- Laura Jasinski from the Greenway Conservancy was acknowledged in the crowd of attendees. She noted that the Conservancy was enthused to be part of the process moving forward.
- There was some discussion over the design limitations noted on slide 41 of the presentation. It was noted that the dimensional limitations on Parcels 12 and 18 shown as 35-feet were intended to promote structures limited to kiosk types of facilities only consistent with the Urban Plaza/Open space and Community Uses definitions.
- Sy Mintz, a Wharf District resident, asked if funds previously set aside by the State Legislature were still available. Bill noted that there was originally \$31M available for all three sites including \$16M for parcel 6 however, all funds were diverted back to the General Fund some year ago. Any required funding would now need to be re-appropriated. Steve McLaughlin, MassDOT noted that funds are available for the current planning study however since the type of development is not yet known, the Department cannot develop a final design and construction phase budget.
- Representative Aaron Michlewitz also stated that the money was reallocated during the economic downturn, and added that he and his colleagues would push to get some more funds in the future once a plan was formed. He also added that he was glad that the State, City, and public were given the opportunity to look at the ramp parcels anew.
- Some concerns were expressed about how pedestrians would ultimately interact with a raised development and how this would impact pedestrian connectivity along the Greenway.
- David Kubiak, a North End resident, commented that there are existing visual corridors that will need to be preserved, and that focussing on the 3 parcels within the context of the balance of the Greenway will be important. He also stressed that pedestrian movements and connectivity are critical.



- There was some discussion on Greenway operations. John noted that MassDOT retains ownership and control of the properties and has a lease with the Greenway Conservancy for the property the Greenway Conservancy maintains.

#### Parcel 6 Comments

- Jane Forestall, a West End resident, noted that Parcel 6 should be developed as a park, green space or playground for residents in the Bulfinch Triangle area.
- Stephanie Hogue, a North End resident, commented that there is currently no open space for residents and would support this type of development there.
- Bryan Webb, a North End resident, commented that he would like to see a park and public art or arch and water feature in front of Haymarket Station.

#### Parcel 12 Comments

- There was some discussion on information indicated in the presentation that the Parcel 12 SB-Off ramp on the western half of the parcel was not designed for building loads. Bill responded that this assertion will be verified through the study process. If not designed to accept building loads, any development would need to support structural system otherwise and not found on boat section walls.
- Francine Gannon, a North End resident, also asked the project team to review other buildings that are going up adjacent to Parcel 12 before accepting a recommendation to put a building up. Her concern was that more vertical features would divide the area again.
- Leslie Horn, a North End resident and board member of the interest group RUFF (Responsible Urbanites for Fido), commented that her board supported the development of Parcel 12 as multi-use greenspace that could ultimately be used for public art exhibits or cultural activities.
- Additional representatives from RUFF were also in attendance to support a dog park option and discussed the public need for such a facility. They also handed over a proposal dated November 8, 2013 for consideration.

#### Parcel 18 Comments

- Anne Fanton, member of the former Central Artery/Tunnel Environmental Oversight Committee, commented that Parcel 18 should remain as it currently is and focus MassDOT's limited funding on Parcels 6 and 12.
- Discussion on definition of "cover" relating to the ramp boat sections and that nothing in the environmental documents answers the question about whether or not landscaping qualifies as "cover".
- Some discussion on overhead signage in the tunnels and that the design team should look to use a low-profile signing package to minimize height requirements and seek waivers from FHWA.
- Comments made that the study should be extended to include covering of the Callahan and Sumner Tunnels. John noted that this study would only focus on Parcels 6, 12 and 18.



- Depending on the type of cover design for any park, depth of soil may be an issue for future plantings unless the grade is raised higher or mounded over the boat section caps.
- Some discussion regarding the ventilation issue with new covers. It was noted that studies were completed during the original design phase that defined how far the ramps could be covered without necessitating modifications to the current ventilation system. This issue will be further evaluated during the study phase in order to determine likely limitations.

The meeting was concluded at 7:50pm.



**Meeting Attendees**

**Elected Officials:**

Massachusetts State Representative Aaron Michlewitz  
James Chan, Office Boston City Council President Bill Linehan  
Maria Puopolo, Office of Massachusetts State Senator Anthony Petrucelli

**City of Boston/State of Massachusetts:**

Stephanie DiNezio, MassDOT  
Nicole Leo, Mayor's Office of Neighborhood Services  
Roch Larochelle, HDR Engineering, Inc.  
Matthew Littel, Utile  
Steve McLaughlin, MassDOT  
Lara Merida, BRA  
Alwin Ramirez, MassDOT  
Dustin Rhue, MassDOT  
John Romano, MassDOT  
Lauren Shurtleff, BRA  
Bill Tuttle, MassDOT

**Members of the Public:**

Victor Brogna, North End/Waterfront Residents Association (NEWRA)  
Nancy Caruso, North End Resident  
Matt Conti, NorthEndWaterfront.com  
Ford Cavallari, NEWRA  
Linda Cravens, Wharf District Resident  
Jim Cravens, Wharf District Resident  
Joanne Fantasia, North End Resident  
Anne Fanton, Former member of the Central Artery Environmental Oversight Committee  
Jane Farrell, Urban AdvenTours  
Jane Forrestall, West End Resident  
Jonathan Fraser, Beacon Hill Resident  
Phil Frattaroli, North End Waterfront/Neighborhood Council (NEWNC)  
Dave Goggins, Responsible Urbanites for Fido  
Francine Gannon, North End Resident  
Stephanie Hogue, North End Resident  
Leslie Horn, Responsible Urbanites for Fido  
Laura Jasinski, Rose Kennedy Greenway Conservancy  
David Kubiak, NEWRA  
Joe McGrath, West End Resident  
John McQueen, Massachusetts Bicycle and Pedestrian Advisory Board  
Dave Masciulli, Responsible Urbanites for Fido



Sy Mintz, Wharf District Resident  
Daniel Nuzzo, North End Resident  
Tom Palmer, Tom Palmer Communications  
Matthew Perelson, North End Resident  
Alex Phillips, Student  
Domenic Piso, North End Resident  
Anya Potter, Responsible Urbanites for Fido  
K. Prince, Wharf District Resident  
Julie Proulx, HYM Investment Group  
Robyn Reed, NEWRA  
David Roderick, North End Resident  
Angela Rotondo, West End Resident  
Jen Slesinger, North End Resident  
Bob Sloane, Walk Boston  
A. Southworth, North End Resident  
Nate Swain, North End Resident  
Bob Venuti, North End Resident  
Bryan Webb, North End Resident  
Nina Zannini, Paul Revere House