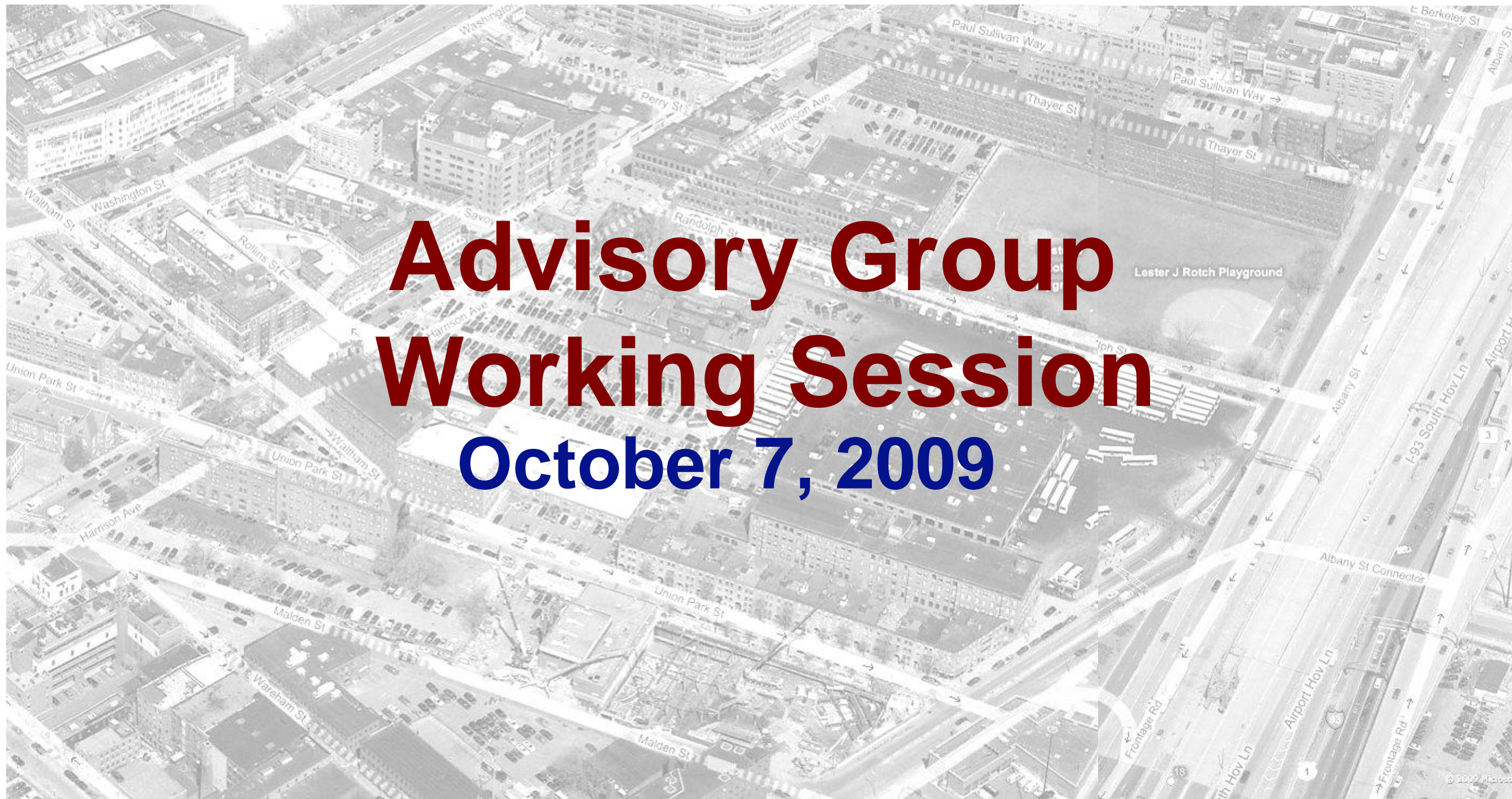


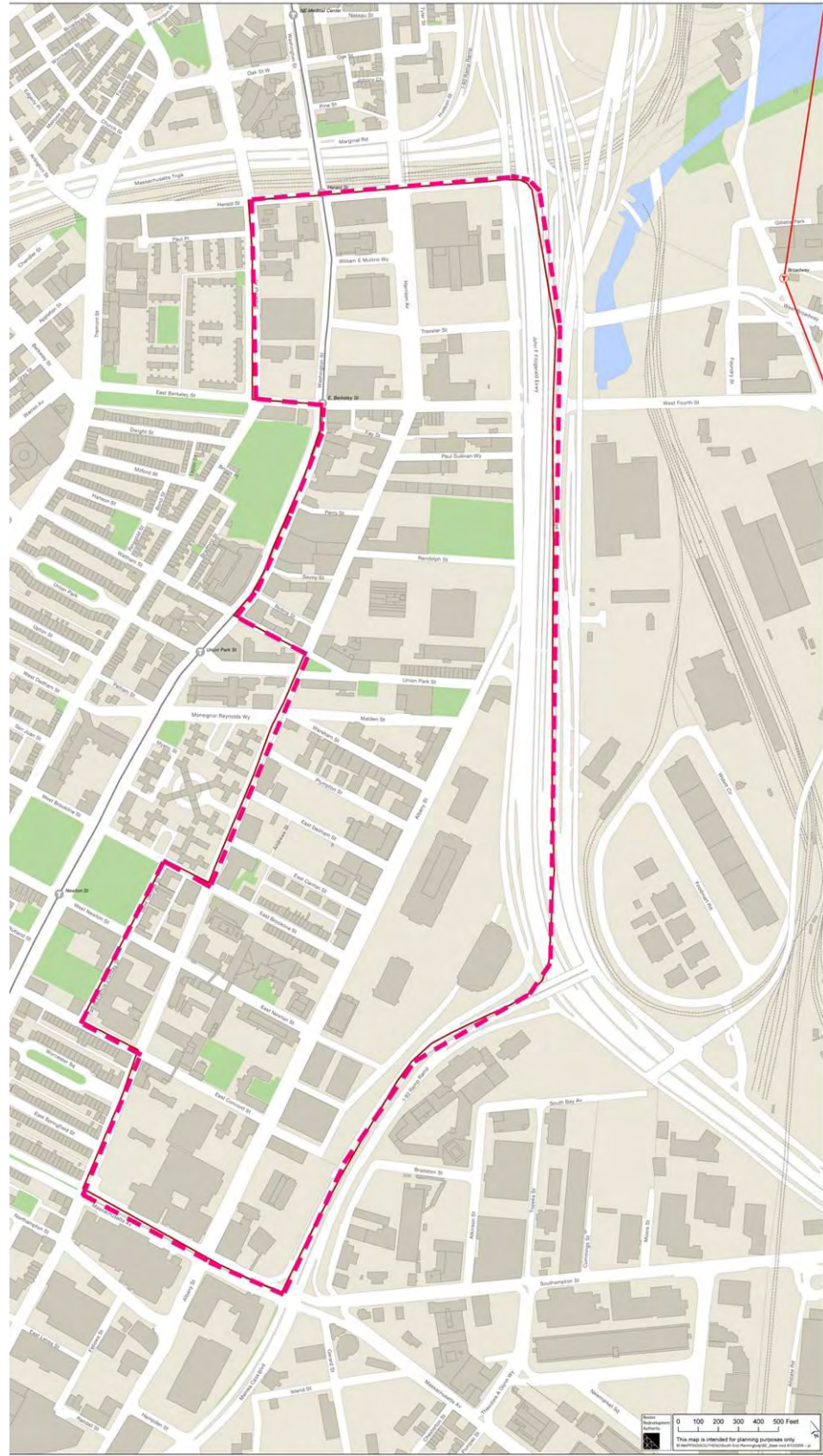


Boston
Redevelopment
Authority



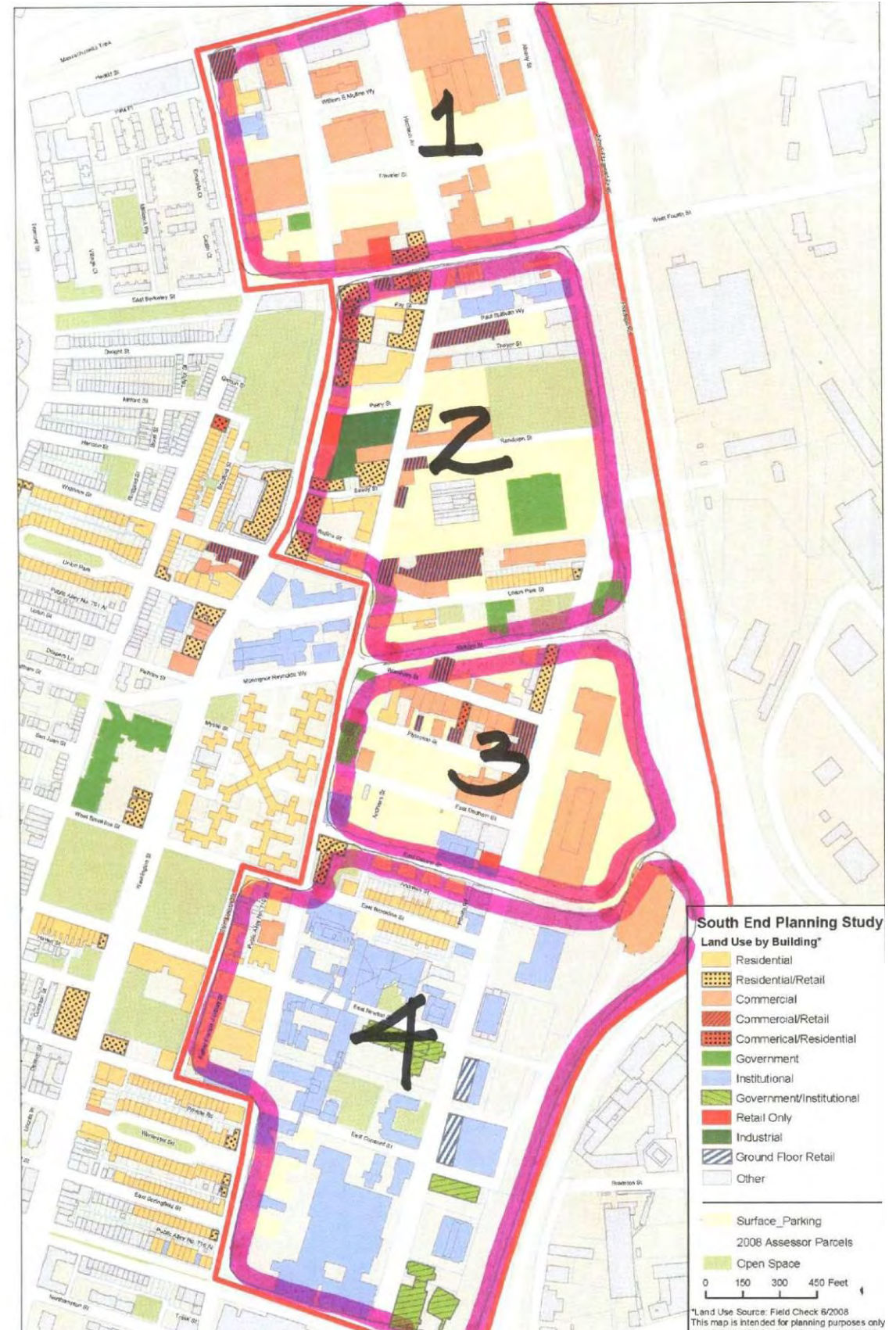
STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

PROJECT AREA BOUNDARY



PROJECT SUB AREAS

- LEGEND:**
- 1 - NEW YORK STREETS
 - 2 - SOWA
 - 3 - BACK STREETS
 - 4 - SOUTH END MEDICAL AREA



MAJOR OWNERSHIP W/ SITE OPPORTUNITIES

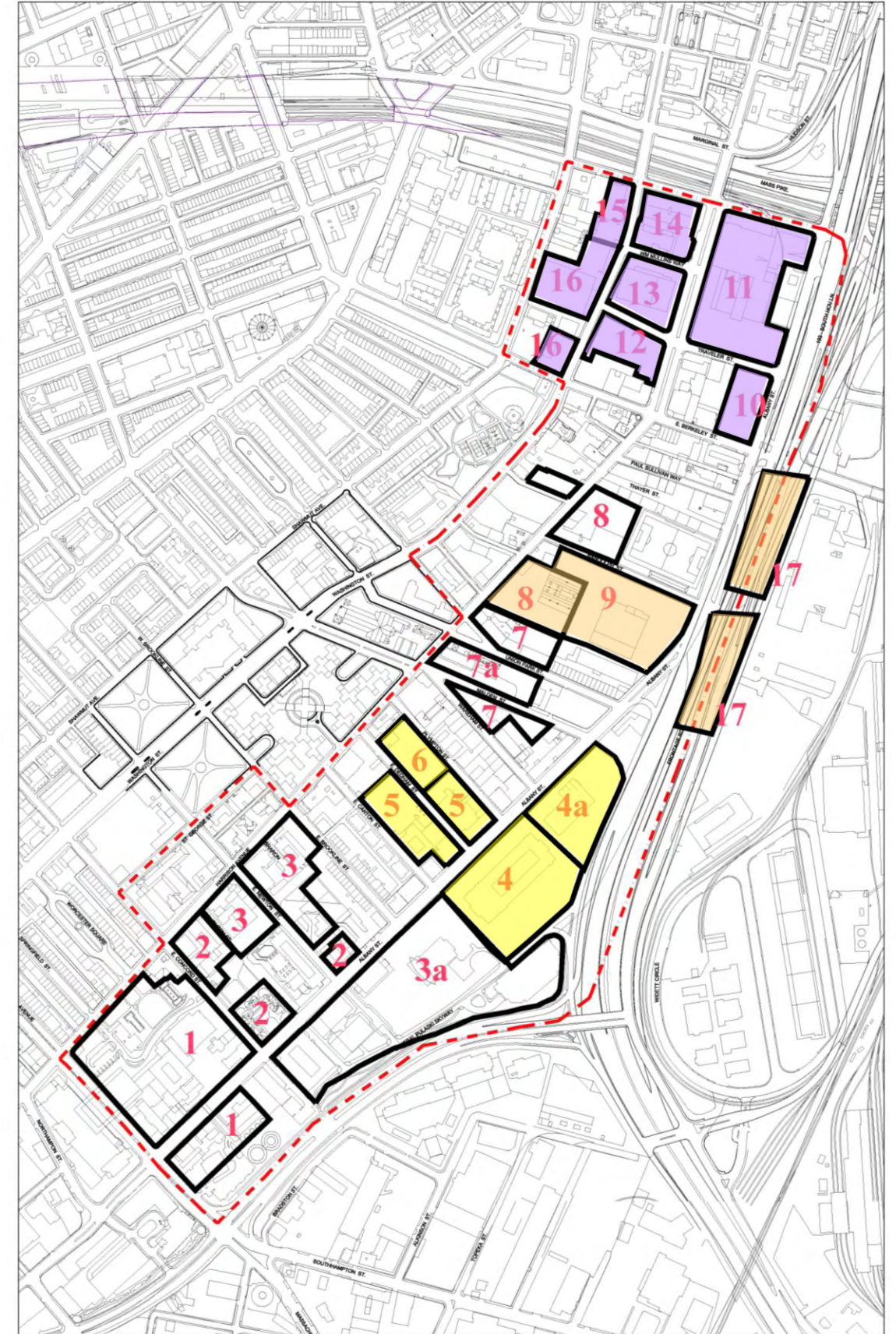
LEGEND:

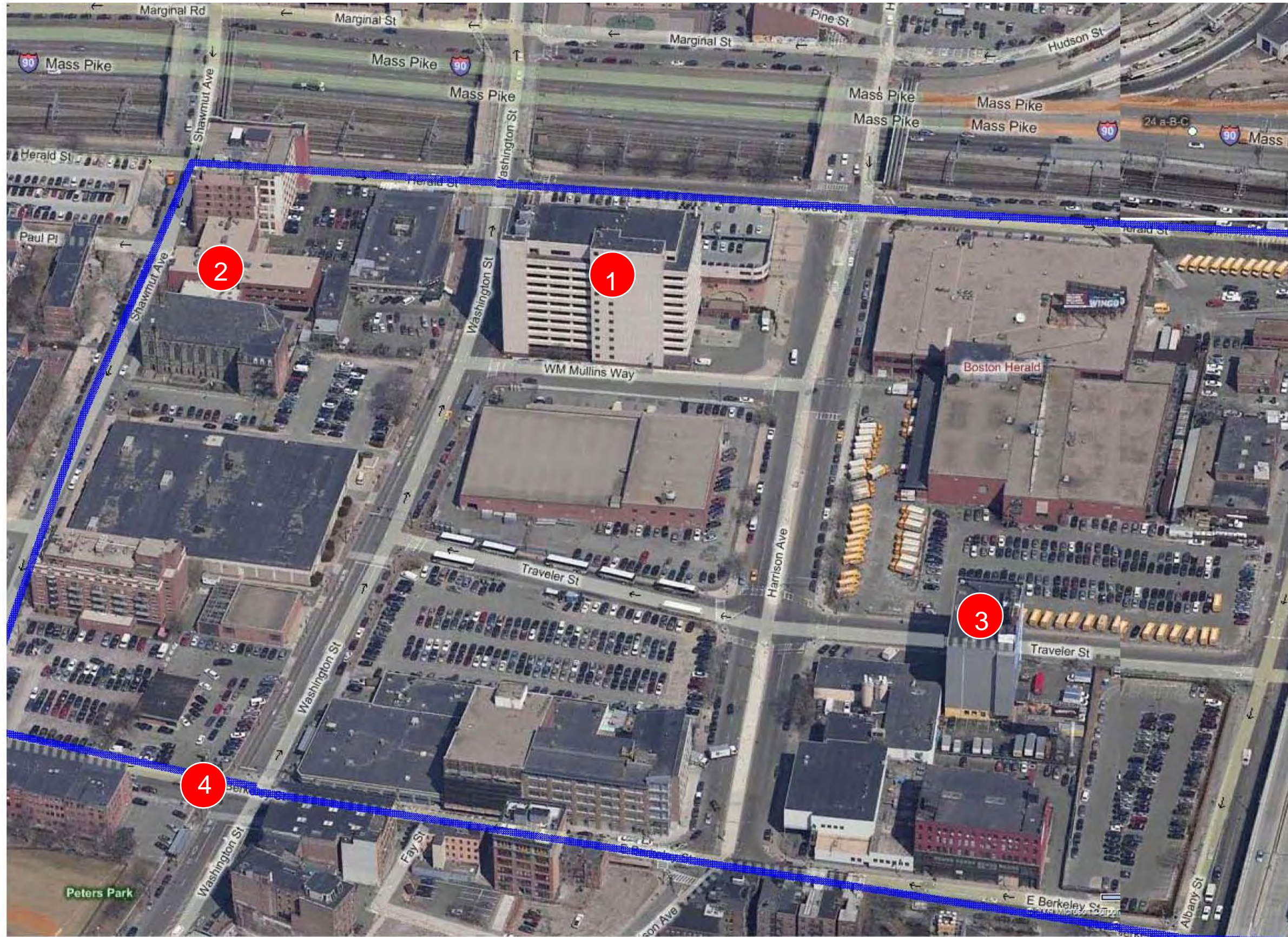
- 1 BOSTON PUBLIC HEALTH
- 2 BOSTON UNIVERSITY TRUST
- 3 UNIVERSITY HOSPITAL INC MASS
- 3a UNIVERSITY ASSOCIATES BIOSQUARE
- 4 BOSTON FLOWER EXCHANGING
- 4a JACOBSON ALAN H TS
- 5 NEN LIFE SCIENCE PRODUCTS
- 6 PERKINS/ ELMER LAS, INC
- 7 SOUTH END/ BERKELEY LLC
- 7a ST HELENAS HOUSE INC
- 8 NICOSIA MARIO
- 9 MBTA
- 10 BH NORMANDY 275 ALBANY ST.
- 11 NATIONAL DEVELOPMENT
- 12 TUFTS
- 13 GRAYBAR ELECTRIC CO INC
- 14 TERADYNE (NORTIC/NORTHBLUM)
- 15 CHINESE CONSOLIDATED
- 16 GOTTLIEB ROBERT J LLC
- 17 MTA



SITES INCLUDED IN ALTERNATIVE STUDIES

- NEW YORK ST PARCELS
- SOWA PARCELS
- BACK STREETS PARCELS





1 1000 WASHINGTON ST



2 HOLY TRINITY CHURCH



3 39 TRAVELER ST




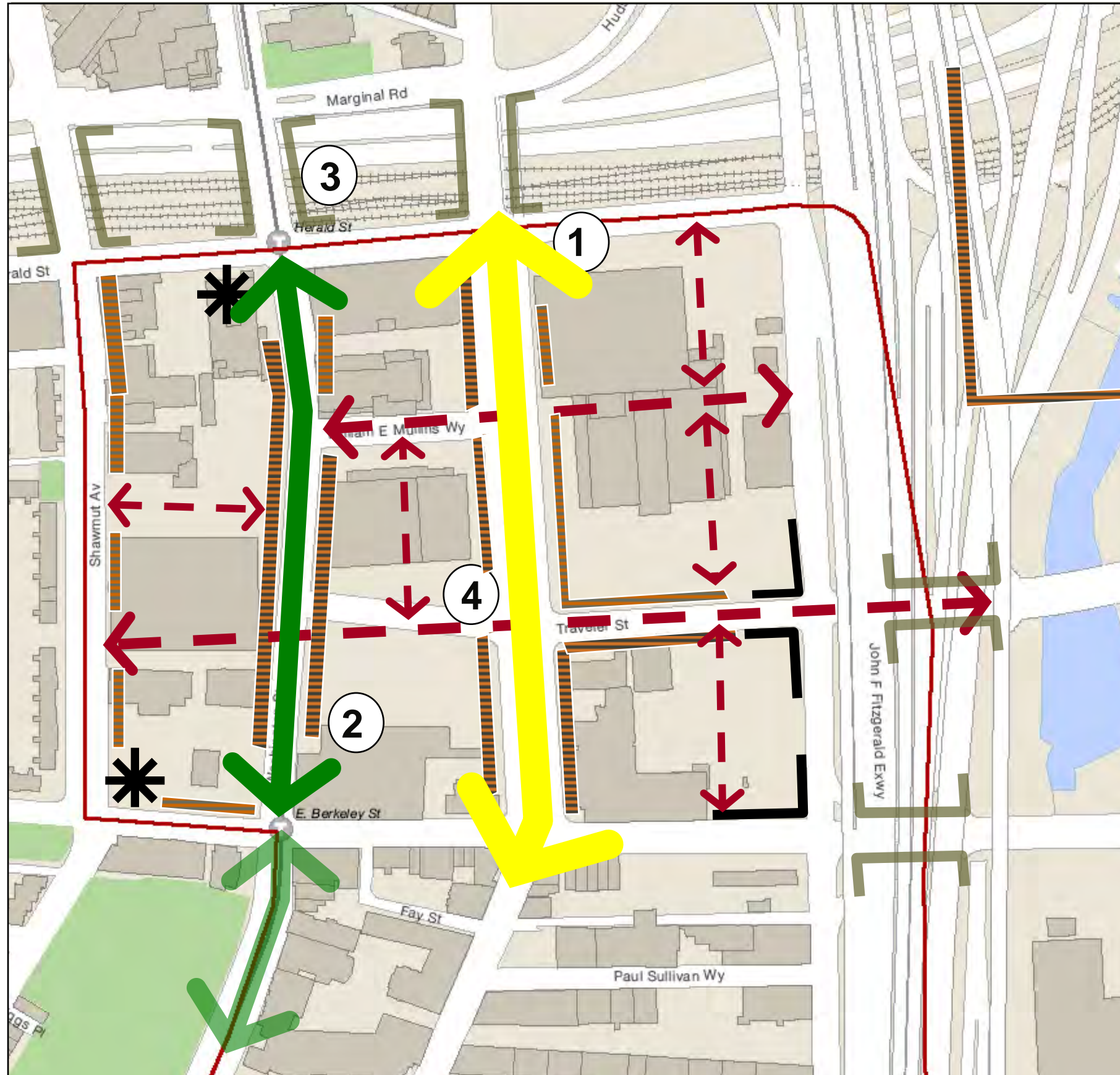
4 PROJECT PLACE



4 SUMMARY AND URBAN DESIGN IMPLICATIONS

LEGEND:

-  NARROW WIDTH OF HARRISON AVE
-  CONTINUE CHARACTER OF WASHINGTON STREET AS A BOULEVARD
-  INTRODUCE NEW STREETS TO CREATE DEVELOPMENT PARCELS FOR 21ST CENTURY ECONOMY.
-  IMPROVE PEDESTRIAN REALM
-  IMPROVE / BEAUTIFY PEDESTRIAN CONNECTIONS BETWEEN NEIGHBORHOODS
-  NOTE KEY LOCATIONS FOR "GATEWAY" STRUCTURES
-  NEW DEVELOPMENT SHOULD BE DESIGNED TO ANCHOR KEY CORNERS



NEW YORK STREETS



1 PED ORIENTED HARRISON



2 CONTINUE BLVD CHARACTER



3 BRIDGE BEAUTIFICATION



4 FRAGMENTED PED. REALM

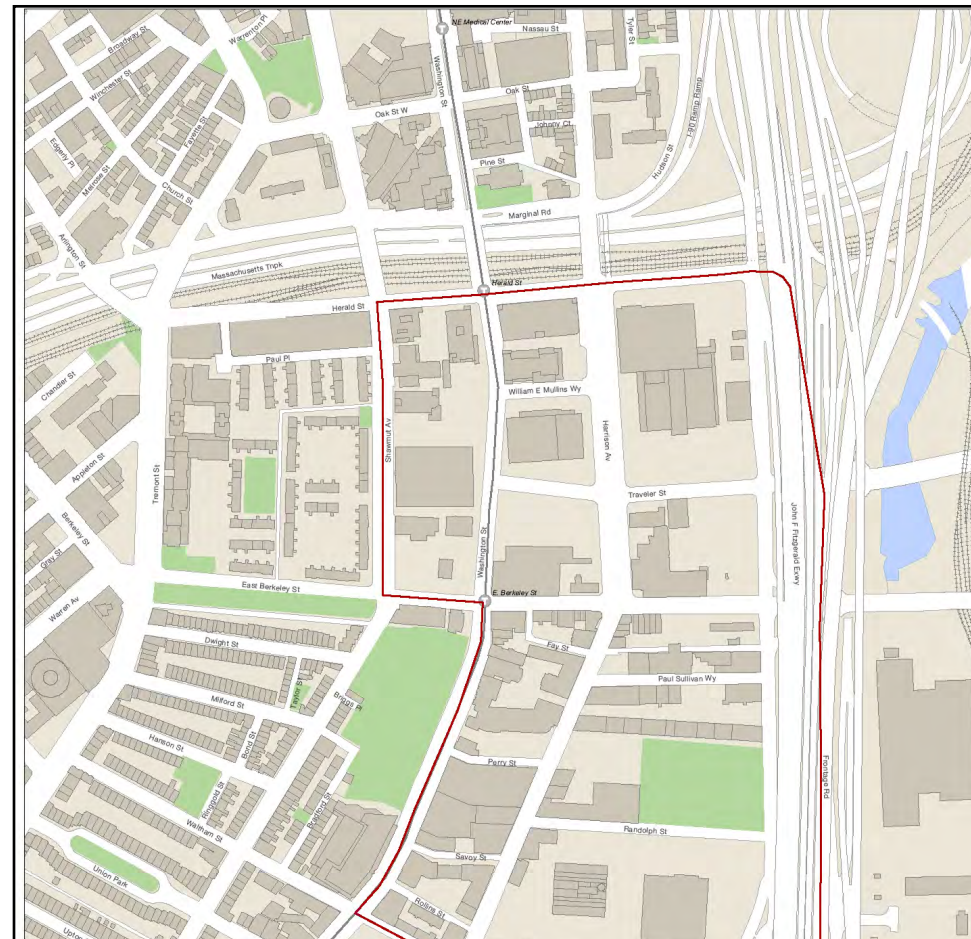


The Vision:

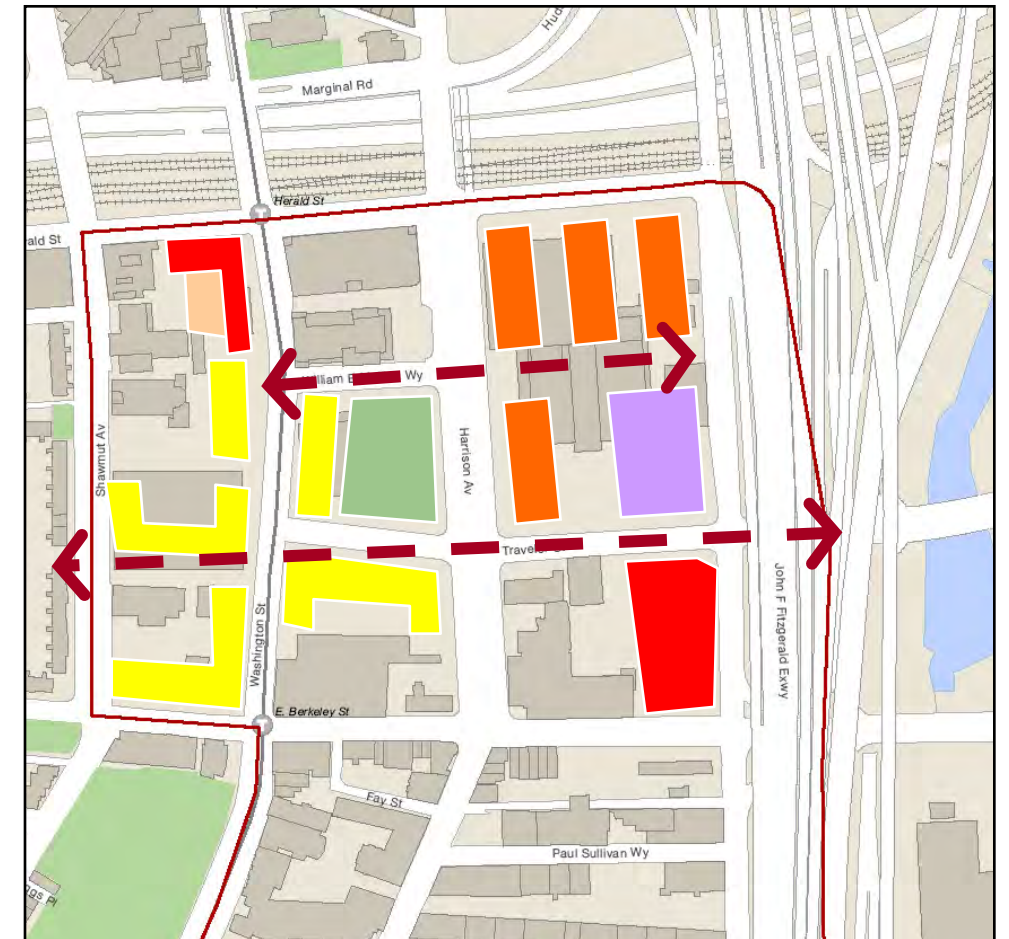
The New York Streets sub-area should emphasize its location as the vital physical and economic link between the City's downtown, Chinatown, and South End neighborhoods with convenient access to South Boston and the regional roadway system. Future development should provide exciting new 18-hour uses within a pedestrian-friendly public realm that includes a finer grain of city blocks that allow for enhanced transportation access and circulation.



1888 Boston Proper Bromley Base Map



Existing New York Streets Sub-district



Conceptual Alternative – Land-Use Diagram

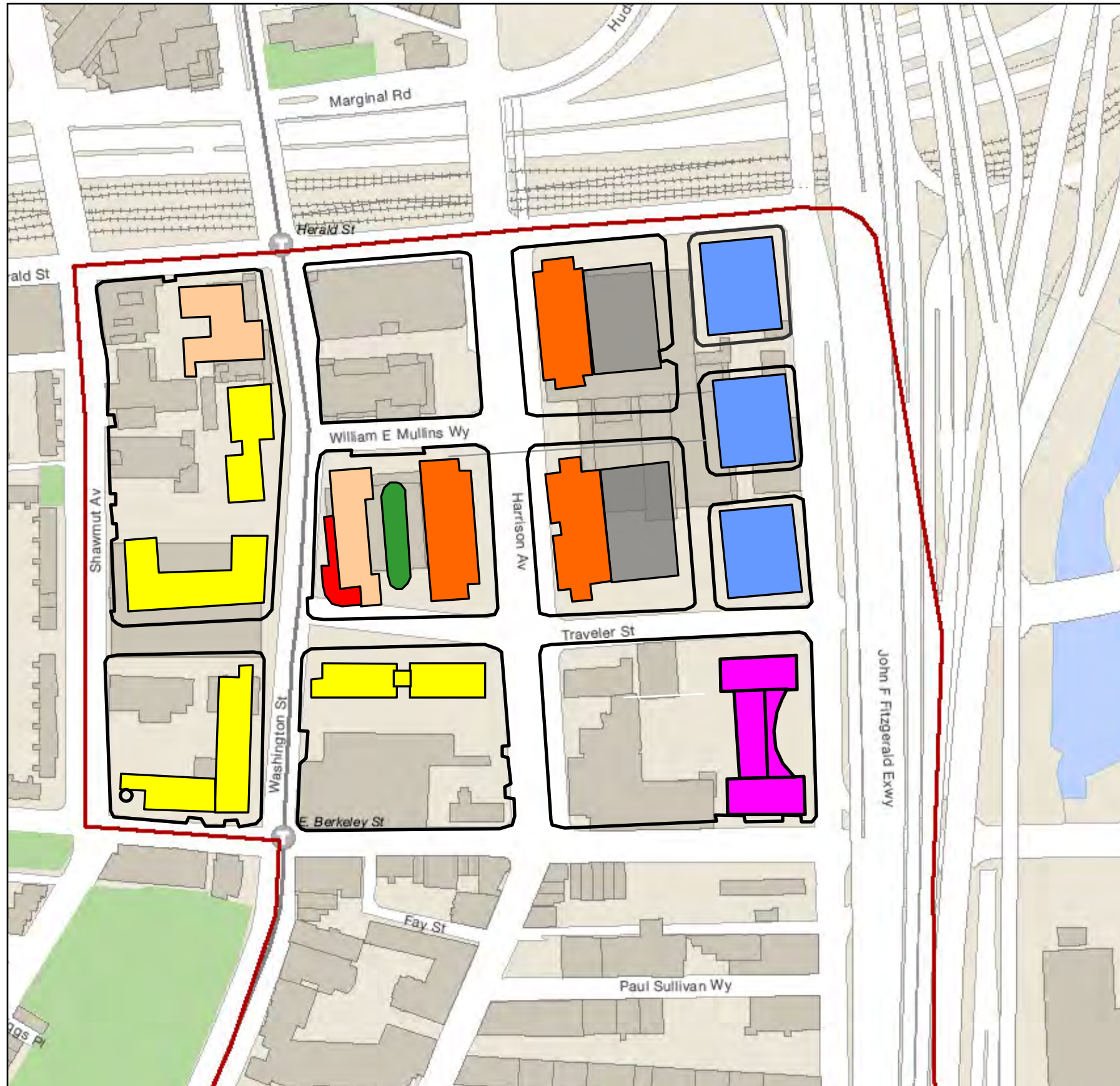
Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



6 VISION CONCEPT – MIXED USE EMPHASIS

LEGEND:

- HOUSING W/ UNDERGROUND PARKING
- RETAIL AT GRADE
- CREATIVE ECONOMY BUSINESSES (POTENTIALLY LIVE/WORK)
- PROPOSED HOTEL
- INSTITUTIONAL HOUSING (ASSISTED LIVING AND UNIVERSITY)
- COMMERCIAL OFFICE
- R&D/MED/INSTITUTIONAL
- STRUCTURED PARKING
- NEW PARK



Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage

NEW YORK STREETS



1 STREETSACPE IMAGES



2 MID-RISE HOUSING



3 RETAIL AT GRADE



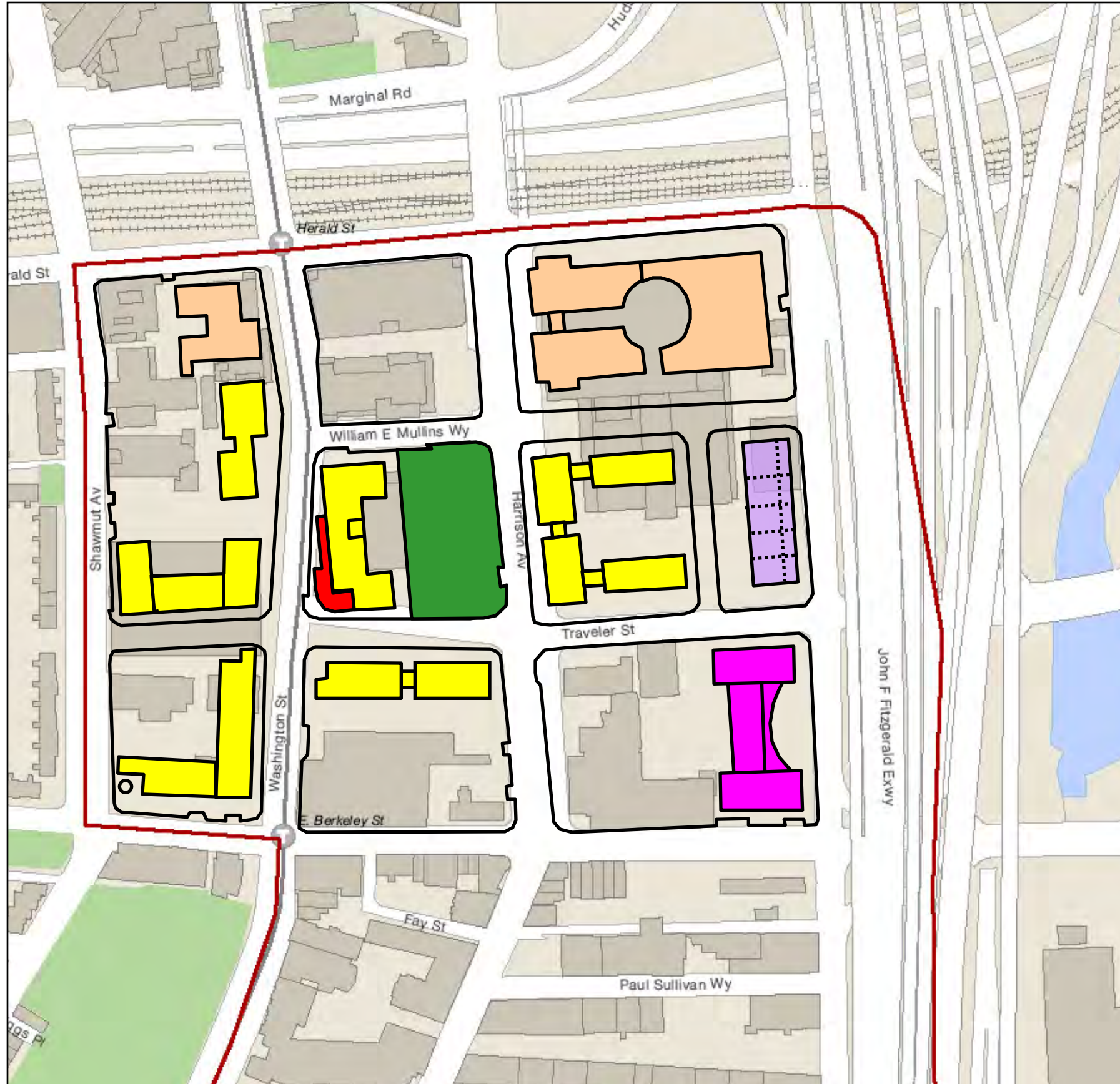
4 R&D/MED/INSTITUTIONAL



7 VISION CONCEPT – RESIDENTIAL EMPHASIS

LEGEND:

- HOUSING W/ UNDER-GROUND PARKING
- RETAIL AT GRADE
- CREATIVE ECONOMY BUSINESSES (POTENTIALLY LIVE/WORK)
- PROPOSED HOTEL
- INSTITUTIONAL HOUSING (ASSISTED LIVING AND UNIVERSITY)
- NEW PARK



NEW YORK STREETS



1 HSNQ WITH RETAIL AT GRADE



2 HOUSING ON SHAWMUT



3 INSTITUTIONAL COMPLEX



4 CREATIVE ECONOMY

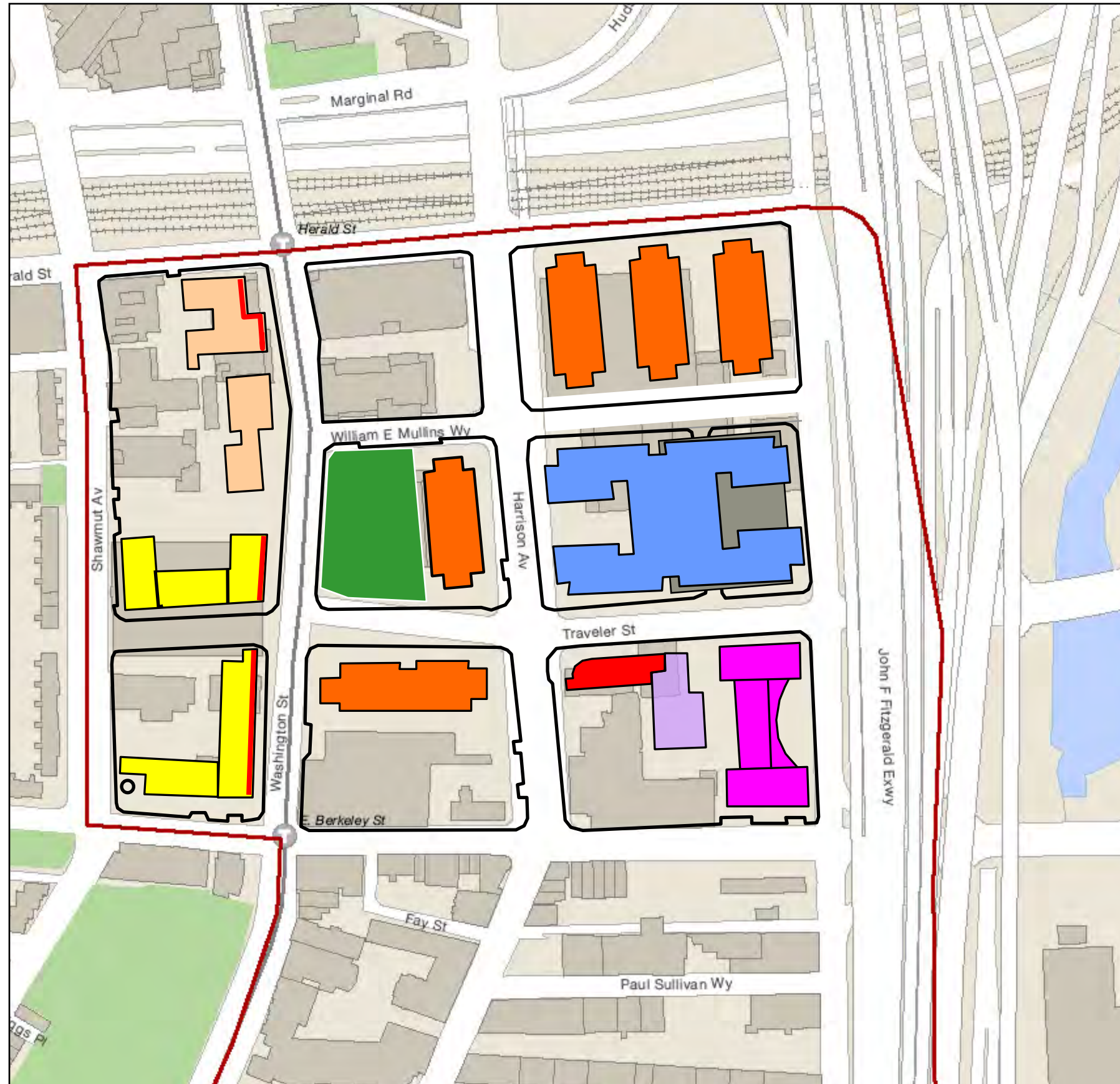
Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



8 VISION CONCEPT – COMMERCIAL EMPHASIS

LEGEND:

- HOUSING W/ UNDER-GROUND PARKING
- RETAIL AT GRADE
- CREATIVE ECONOMY BUSINESSES (POTENTIALLY LIVE/WORK)
- PROPOSED HOTEL
- INSTITUTIONAL HOUSING (ASSISTED LIVING AND UNIVERSITY)
- COMMERCIAL OFFICE
- R&D/MED/INSTITUTIONAL
- NEW PARK



NEW YORK STREETS



1 MID-RISE COMMERCIAL/OFFICE



2 MID-RISE HOUSING



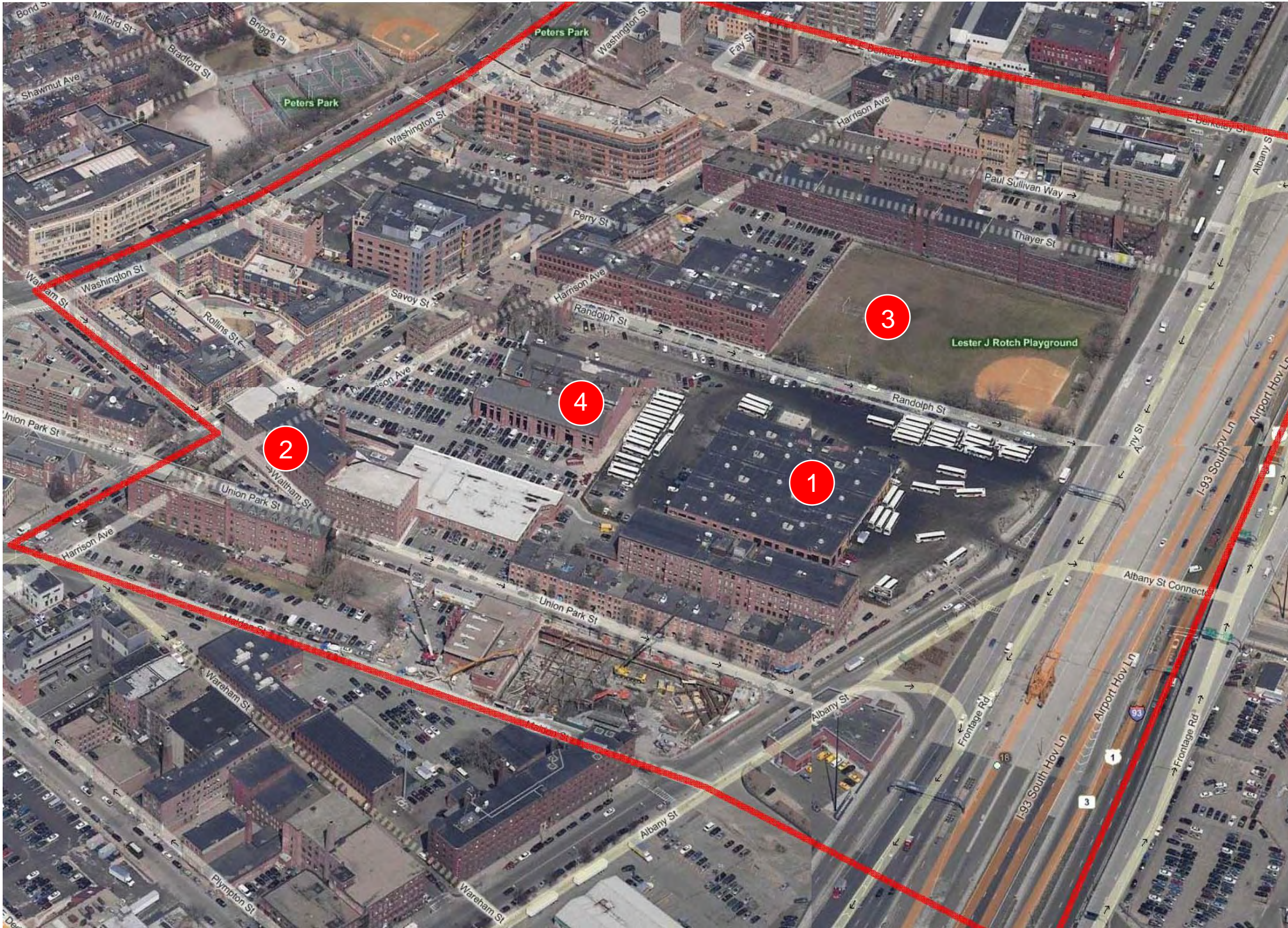
3 R&D/MED/INSTITUTIONAL



4 CENTRAL PARK

Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage





5 MBTA BUS GARAGE



2 GASLIGHT COMPLEX









3 ROTCH PLAYGROUND

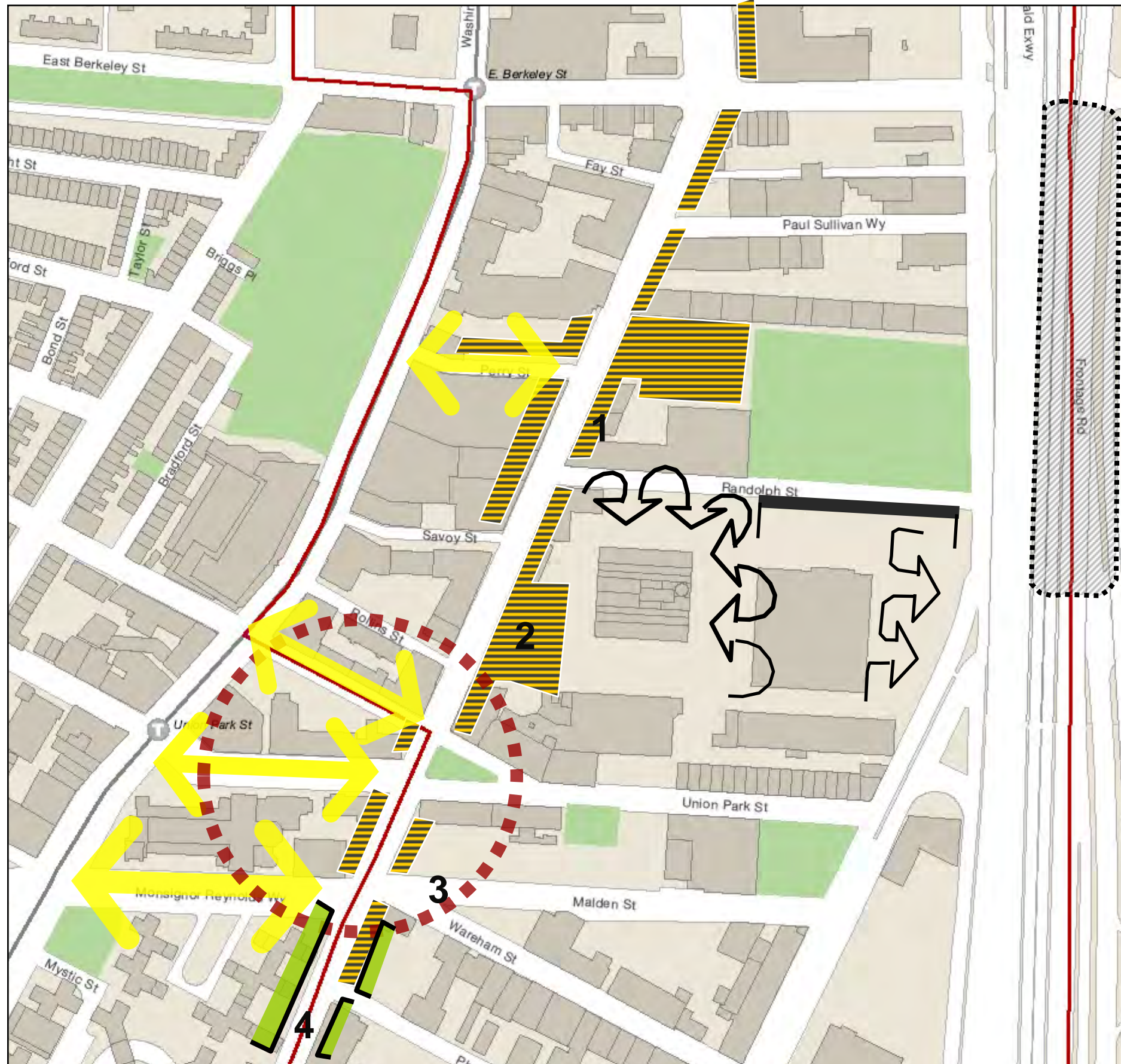


4 FORMER POWER STATION



LEGEND:

-  PEDESTRIAN REALM IMPROVEMENTS: PAVING, LIGHTING, WAYFINDING ELEMENTS
-  ENHANCED RELATIONSHIP WITH CATHEDRAL COMPLEX – POTENTIAL GATEWAY TO SOWA AND BACK STREETS
-  IMPROVED PEDESTRIAN LINKS TO WASHINGTON STREET
-  EXPLORE ELEMENTS OF CONTINUITY BETWEEN SUB-DISTRICTS
-  REINFORCE SPATIAL DEFINITION AND PRINCIPAL ORIENTATION OF GTI AND MBTA PROPERTIES
-  EXPLORE POTENTIAL OF REDUCED MBTA BUS MAINTENANCE AND PARKING UTILIZING AREA UNDER X-WAY
-  EXPLORE POTENTIAL FOR PARTIAL DEVELOPMENT OF MBTA SITE TO FRAME ROTCH PLAYGROUND



1 IMPROVE PED REALM



2 PUBLIC OPEN SPACE



3 ACCESS STREET - MALDEN

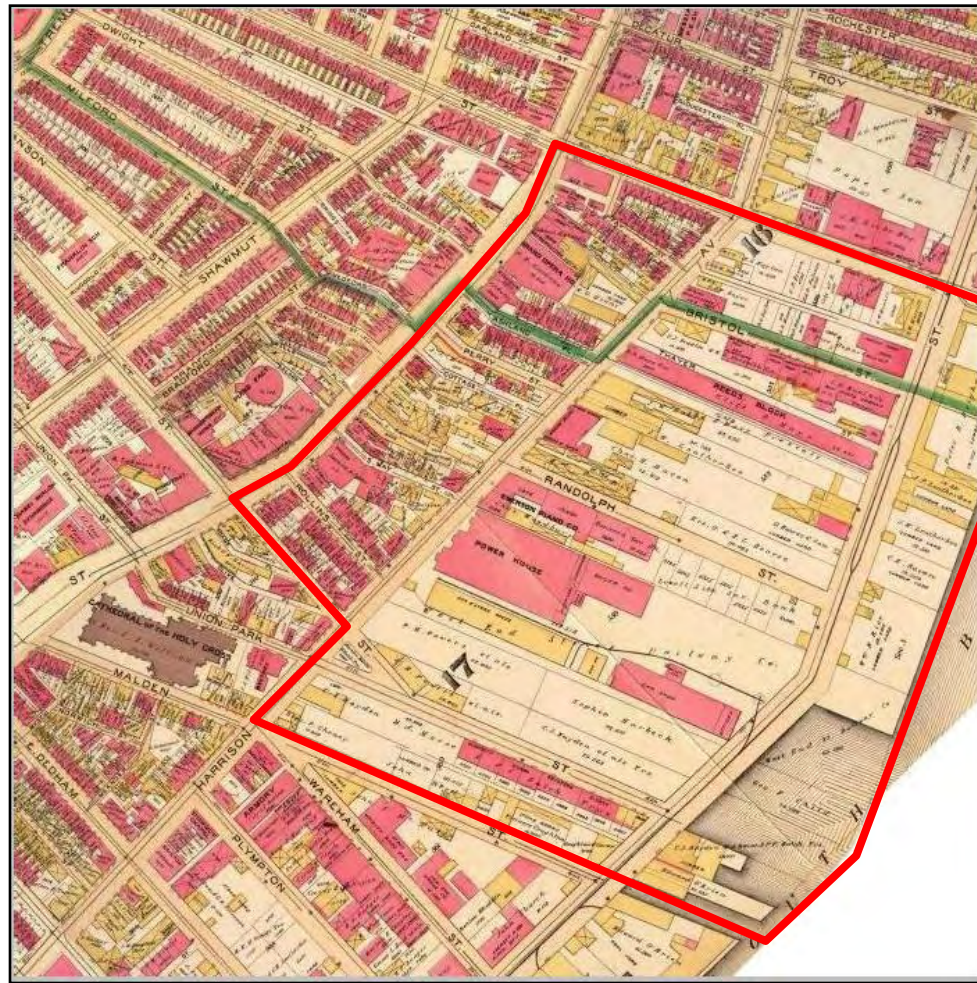


4 EXPLORE ELEMENTS OF CONTINUITY



The Vision:

The SOWA sub-area should maintain the feel of a vibrant mixed-use neighborhood. Existing historic resources and industrial character should be preserved while fostering a diverse range of uses including housing, commercial, artist space and strategically-located retail. Streetscape improvements should be focused to improve the pedestrian experience and reinforce connections to public transit.

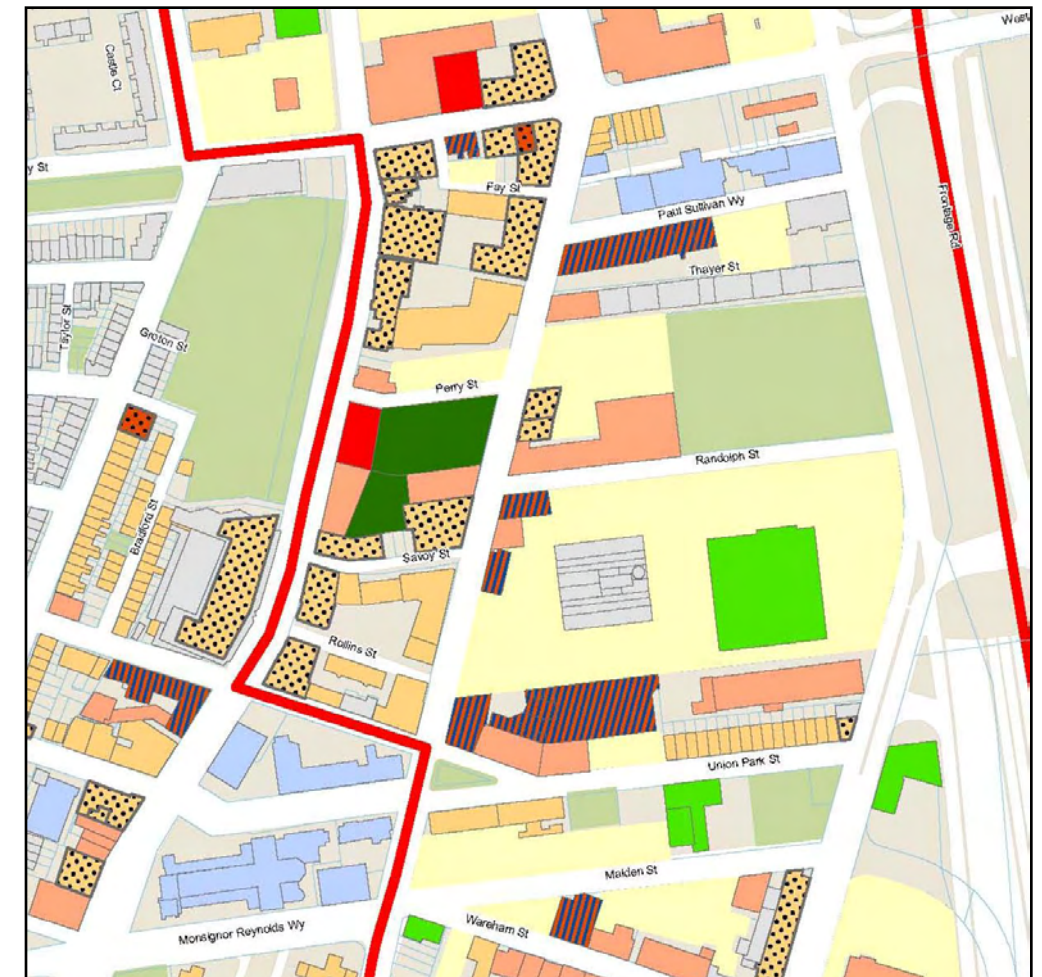


1890 Boston Proper Bromley Base Map



1938 Boston Proper Bromley Base Map

● Transition to meet new demand – parking garages



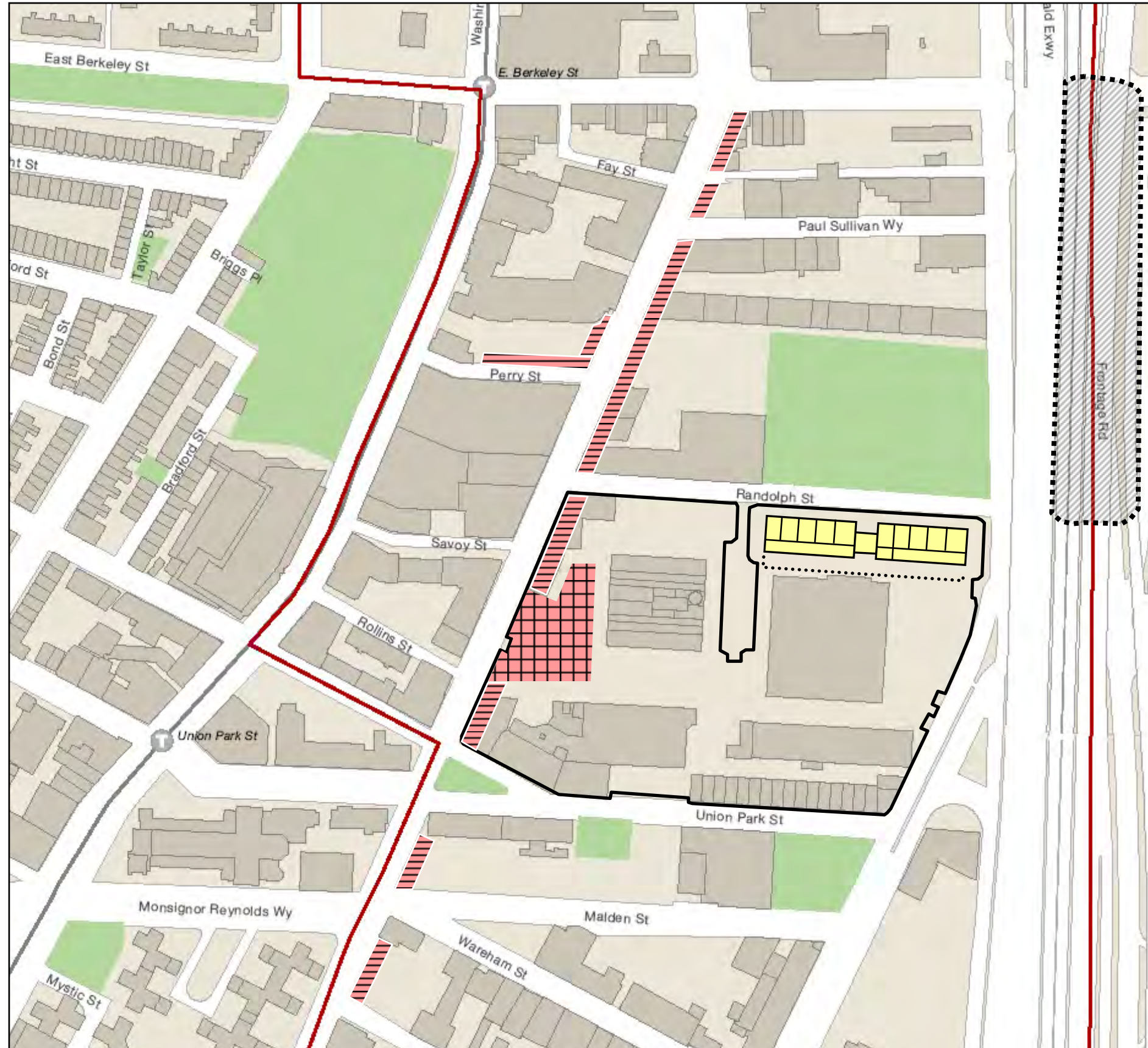
Current Land-Use Diagram

- Residential
- Residential/Retail
- Commercial
- Commercial/Retail
- Commercial/Residential



LEGEND:

-  BUS STORAGE AND STAGING UNDER HIGHWAY VIADUCT-ACCESS FROM ALBANY
-  PLAZA IMPROVEMENTS/MANAGED PARKING
-  STREETScape IMPROVEMENTS
-  ARTIST LIVE WORK



1 LIVE WORK PROTOTYPE



2 LIVE WORK PROTOTYPE



3 STREETScape IMPROVEMENTS




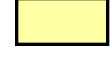



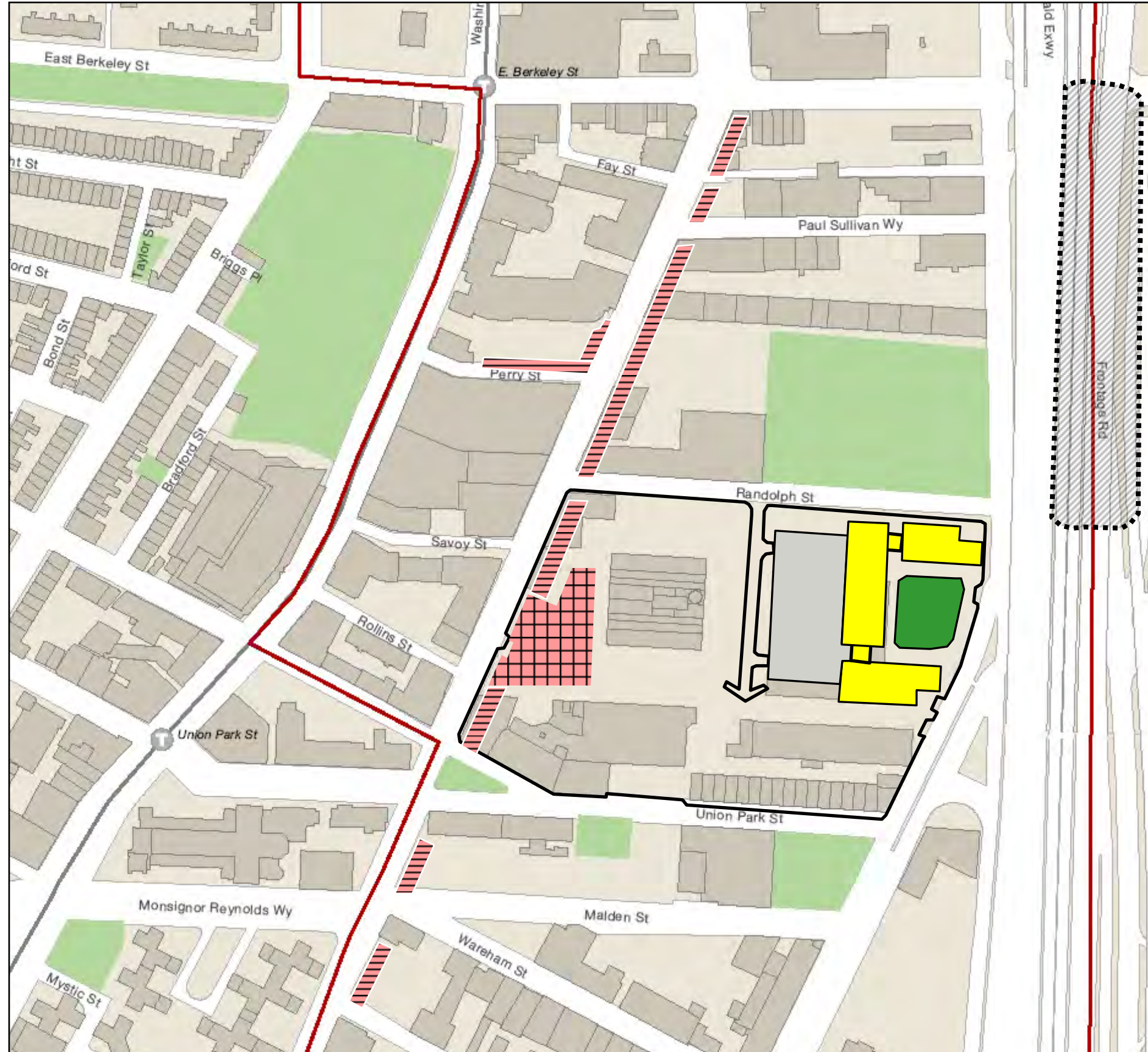
4 BUS STORAGE/STAGING AREA

Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



LEGEND:

-  BUS STORAGE AND STAGING UNDER HIGHWAY VIADUCT-ACCESS FROM ALBANY
-  PLAZA IMPROVEMENTS/MANAGED PARKING
-  STREETScape IMPROVEMENTS
-  HIGH DENSITY HOUSING
-  NEW PARK



1 STREETScape CONTINUITY



2 MID-RISE HOUSING



3 MID-RISE HOUSING

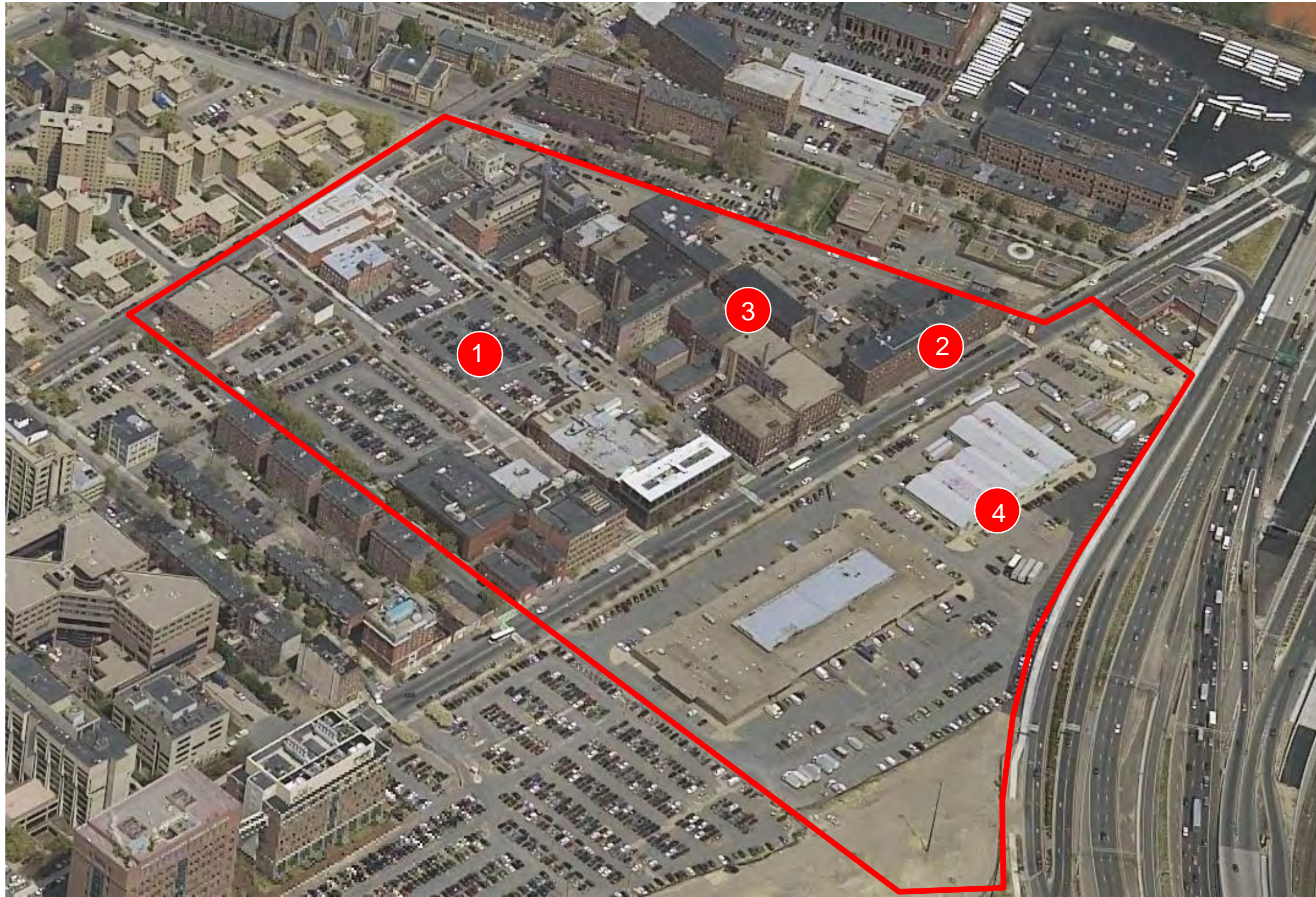


4 BUS STORAGE/STAGING AREA

Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



BACK STREETS



1 PERKINS ELMER PARKING LOT



2 ZAPATOS



3 WAREHAM STREET

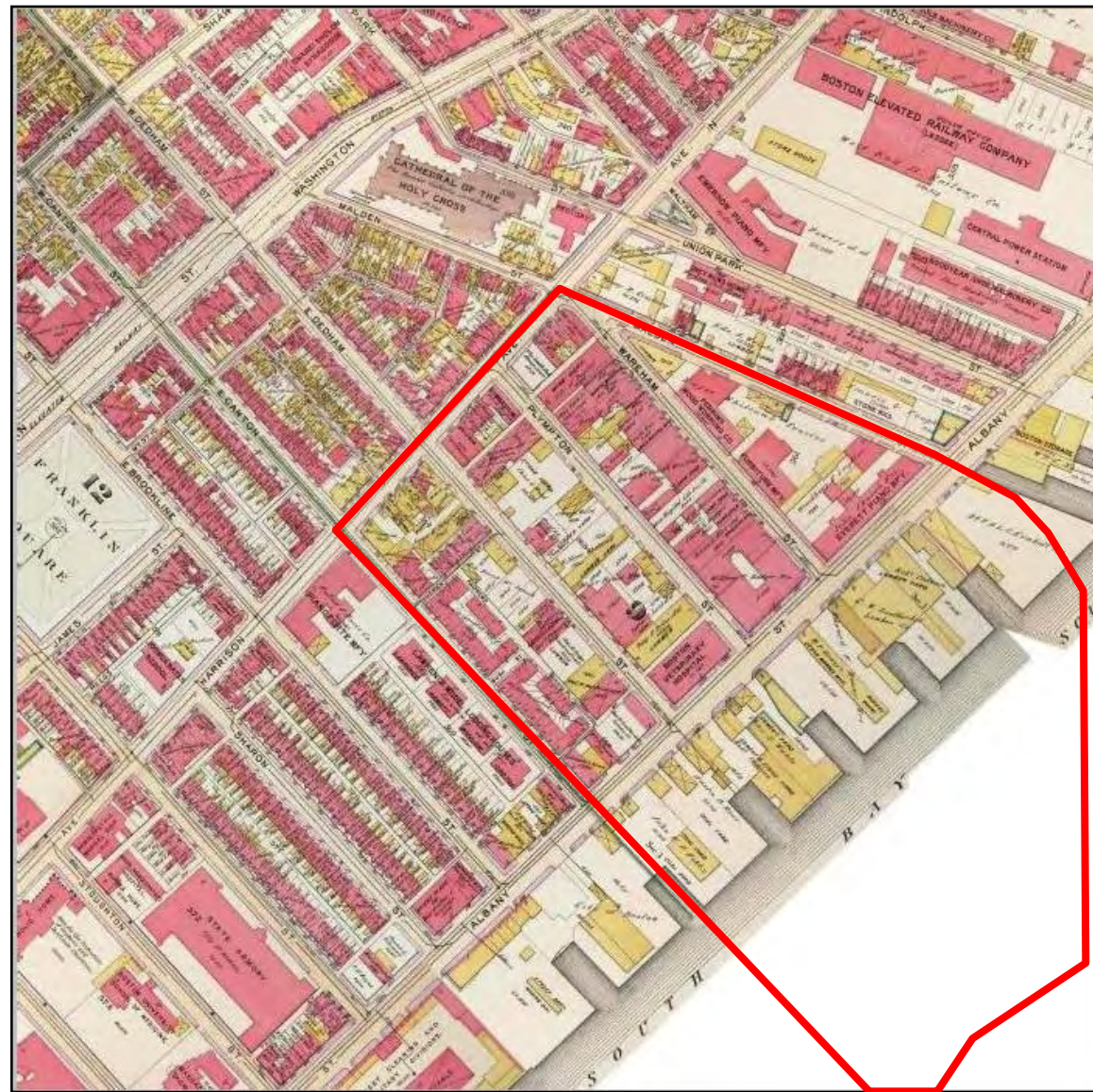


4 FLOWER MARKETS

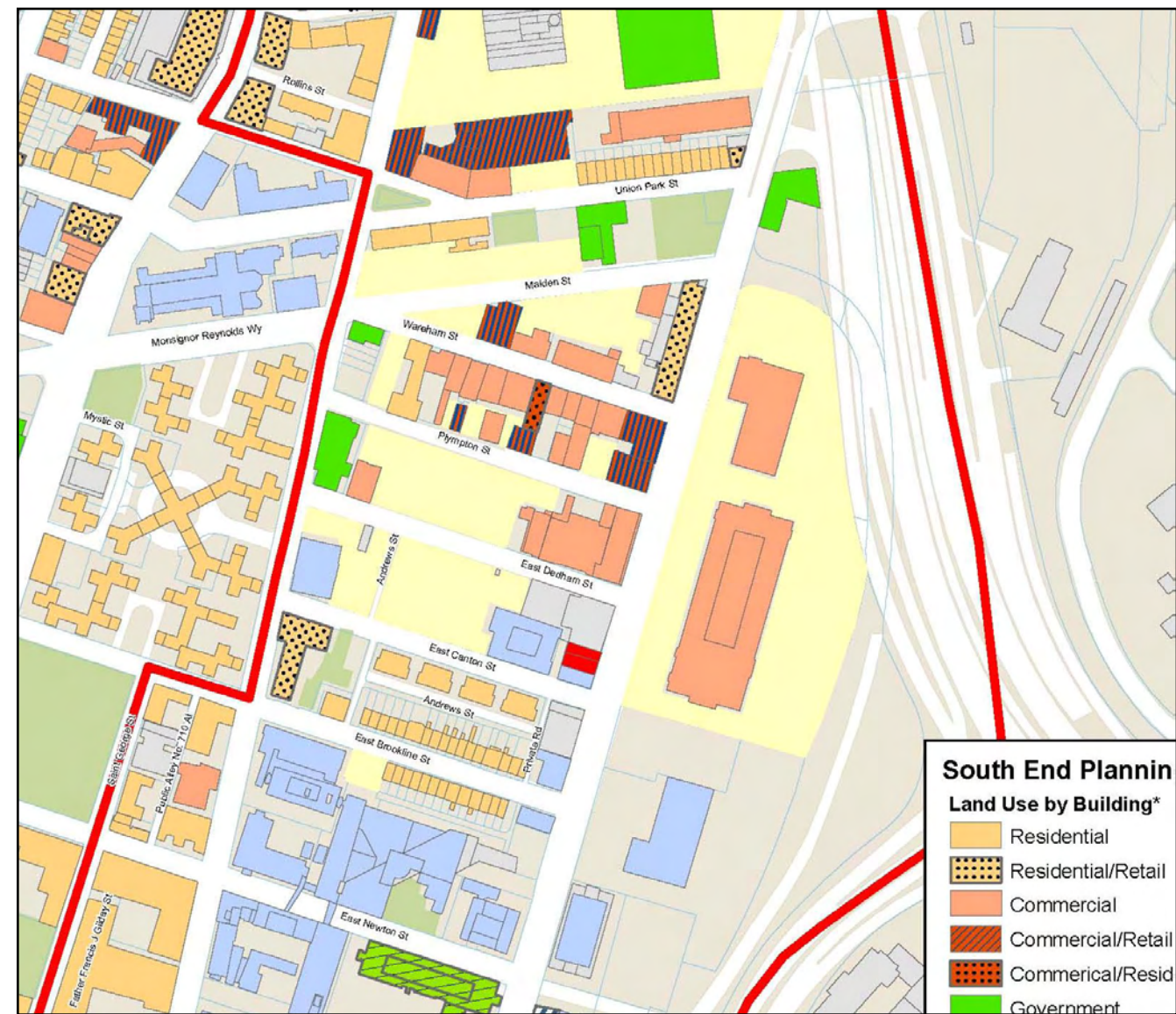


The Vision:

The Backstreets sub-area should continue to preserve the light industrial uses while encouraging complementary commercial and research uses and affiliate housing. The architectural character of future development should reinforce the existing scale, incorporate new green technologies, and set an example for quality contemporary design in a historic context. The subarea should welcome a new streetscape that improves the aesthetics and safety for pedestrians and vehicles.










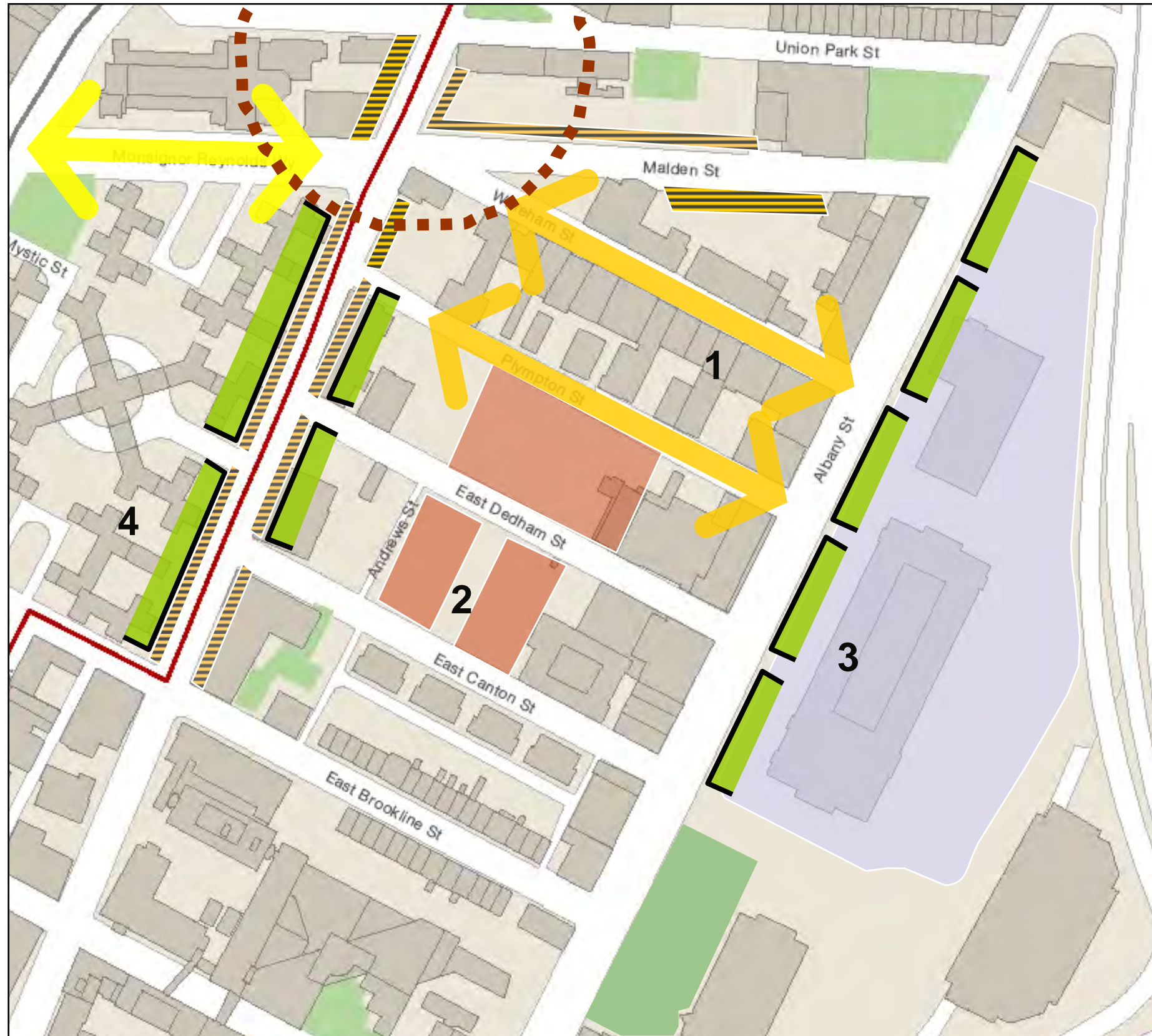
1890 Boston Proper Bromley Base Map



Current Land-Use Diagram

LEGEND:

-  PEDESTRIAN REALM IMPROVEMENTS: PAVING, LIGHTING, WAYFINDING ELEMENTS
-  ENHANCED RELATIONSHIP WITH CATHEDRAL COMPLEX – POTENTIAL GATEWAY TO SOWA AND BACK STREETS
-  IMPROVED PEDESTRIAN LINKS TO WASHINGTON STREET
-  DEVELOP STREET USE GUIDELINES THAT SUPPORT CREATIVE ECONOMY USES INCLUDING NEED FOR LOADING
-  EXPLORE ELEMENTS OF CONTINUITY BETWEEN SUB-DISTRICTS AND ALONG CORRIDORS
-  EXPLORE FUTURE USE OPTIONS CONSISTENT WITH CITY'S ECONOMIC DEVELOPMENT POLICY AND MARKET SUSTAINABILITY INCLUDING INTEGRATION OF EXISTING DISTRIBUTION
-  EXPLORE REDEVELOPMENT OPPORTUNITIES FOR PARKING, CREATIVE ECONOMY AND/OR RESIDENTIAL USE



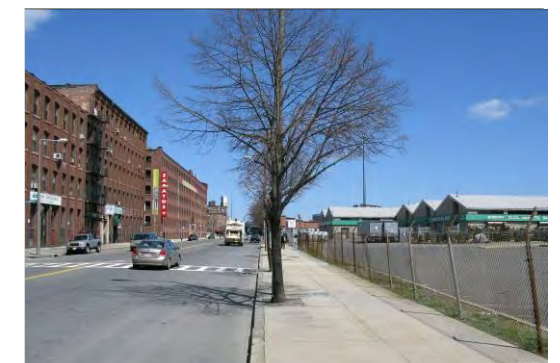
Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 BALANCE USE AND PEDS



2 REUSE OF SURFACE PARKING



3 TWO-SIDED ALBANY STREET



4 STREETScape CONTINUITY

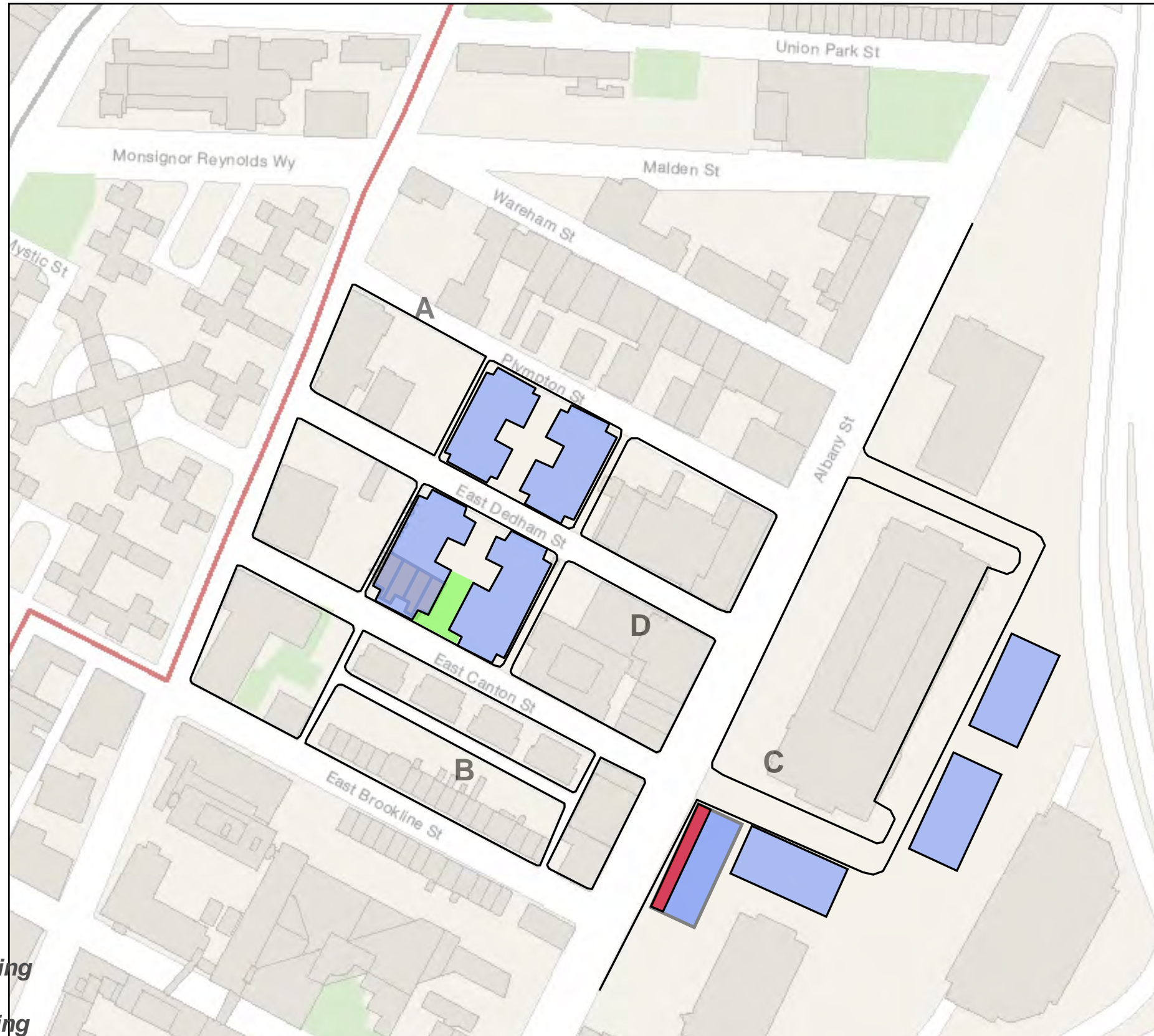


17 VISION CONCEPT – MED/ R&D/ INSTITUTIONAL EXPANSION

BACK STREETS

LEGEND:

- INSTITUTIONAL HOUSING W/ UNDER-GROUND PARKING
- ARTIST LIVE/ WORK
- CREATIVE ECONOMY BUSINESSES
- STRUCTURED PARKING
- R&D/MED/INSTITUTIONAL



Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 R&D/MED/INSTITUTIONAL



2 R&D/MED



3 R&D/MED/INSTITUTIONAL



4 R&D/MED – INFILL



18 VISION CONCEPT – RESIDENTIAL EMPHASIS

BACK STREETS

LEGEND:

- INSTITUTIONAL HOUSING
W/ UNDER-GROUND
PARKING
- ARTIST LIVE/ WORK
- CREATIVE ECONOMY
BUSINESSES
- STRUCTURED PARKING
- R&D/MED/INSTITUTIONAL



Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage

Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 ARTIST LIVE WORK HOUSING



2 ARTIST LIVE/WORK HOUSING



3 ARTIST LIVE WORK HOUSING



4 INSTITUTIONAL HOUSING

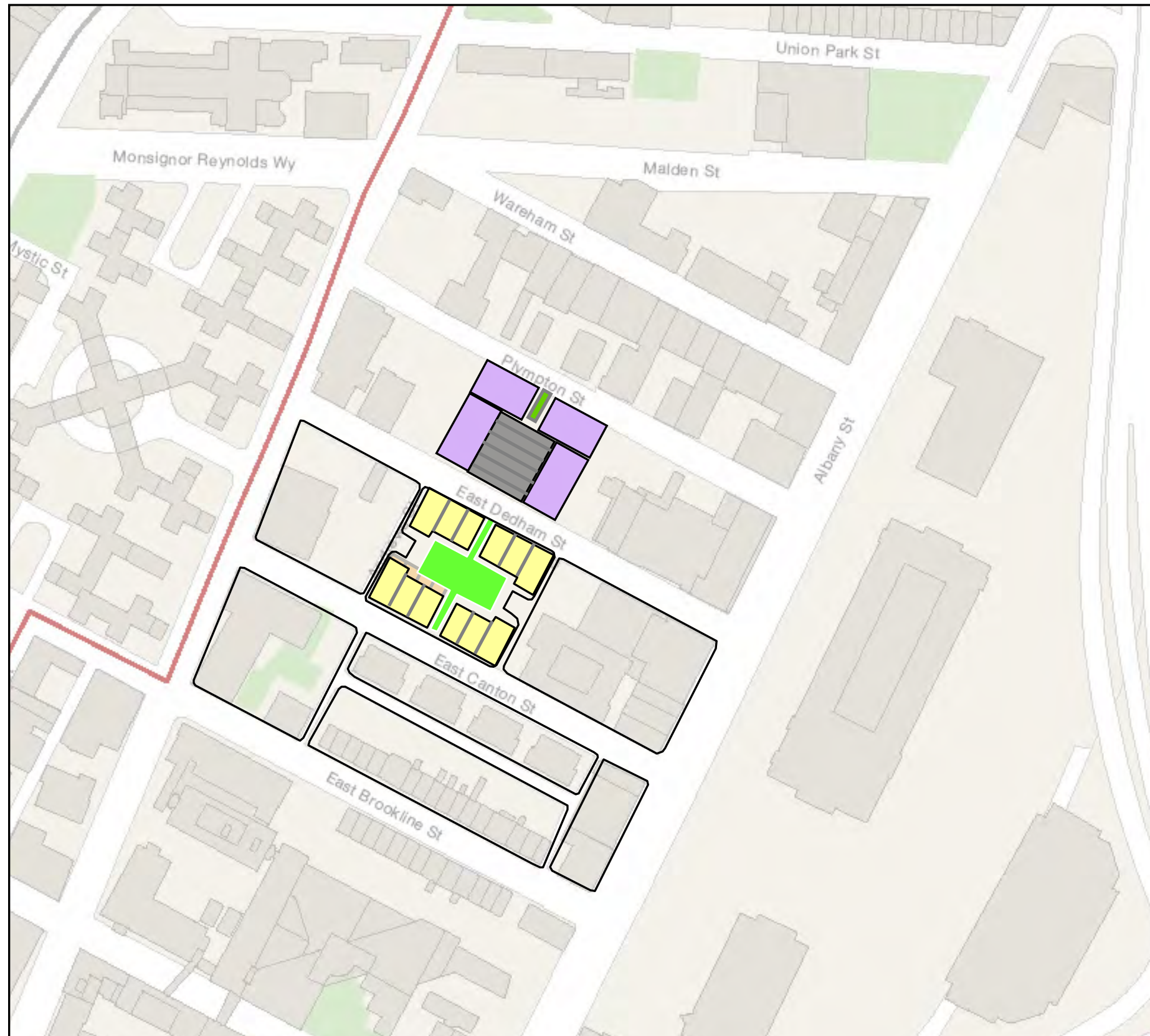


19 VISION CONCEPT – CREATIVE ECONOMY EMPHASIS

BACK STREETS

LEGEND:

- INSTITUTIONAL HOUSING W/ UNDER-GROUND PARKING
- ARTIST LIVE/ WORK
- CREATIVE ECONOMY BUSINESSES
- STRUCTURED PARKING
- R&D/MED/INSTITUTIONAL



Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 ARTIST LIVE WORK HOUSING



2 ARTIST LIVE WORK HOUSING



3 ARTIST LIVE WORK HOUSING



4 CREATIVE ECONOMY

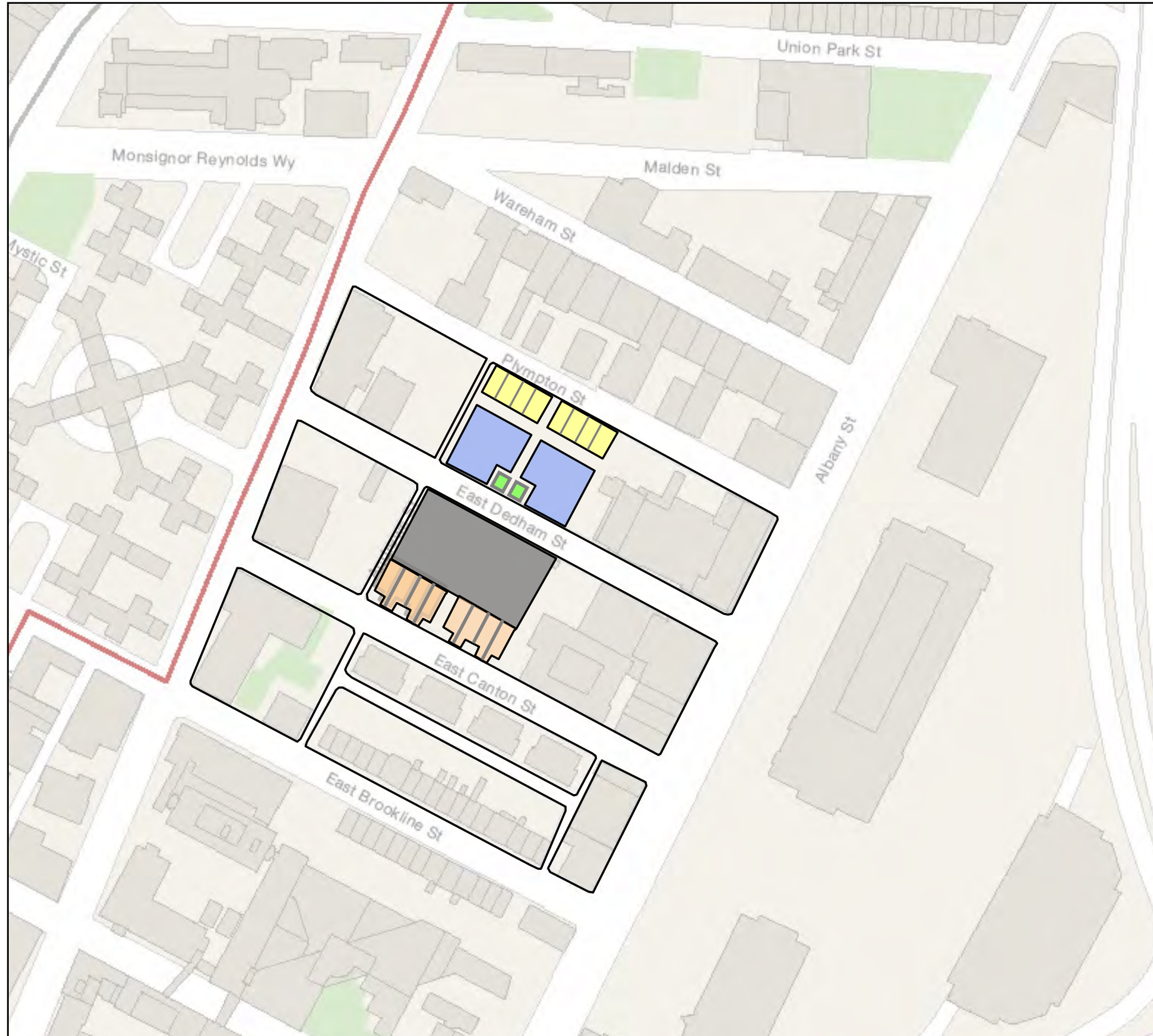


20 VISION CONCEPT – MIXED USE OPTION

BACK STREETS

LEGEND:

- INSTITUTIONAL HOUSING W/ UNDER-GROUND PARKING
- ARTIST LIVE/ WORK
- CREATIVE ECONOMY BUSINESSES
- STRUCTURED PARKING
- R&D/MED/INSTITUTIONAL



Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 STREETScape IMAGES



2 MIDRISE HOUSING



3 CREATIVE ECONOMY



4 MID RISE HOUSING W/PARKING





1 HARRISON @ SPRINGFIELD



2 EAST NEWTON STREET



3 HARRISON @ EAST CONCORD

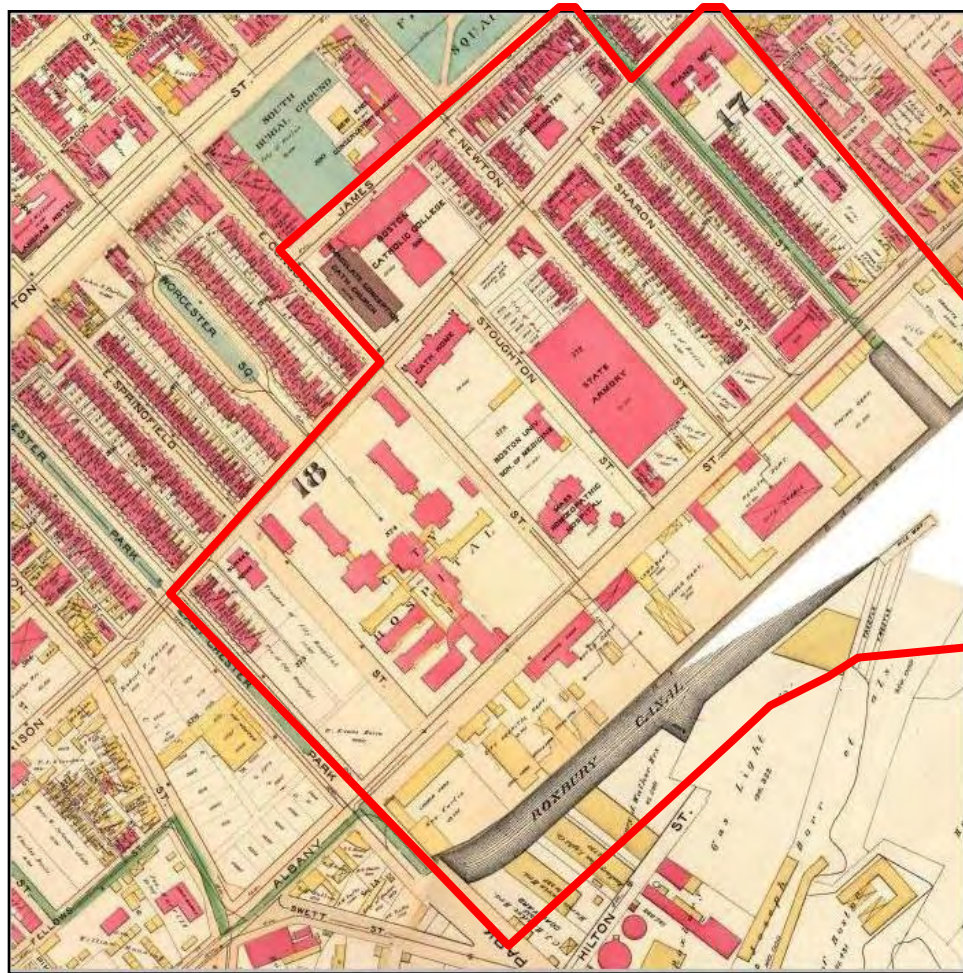


4 EAST BROOKLINE STREET

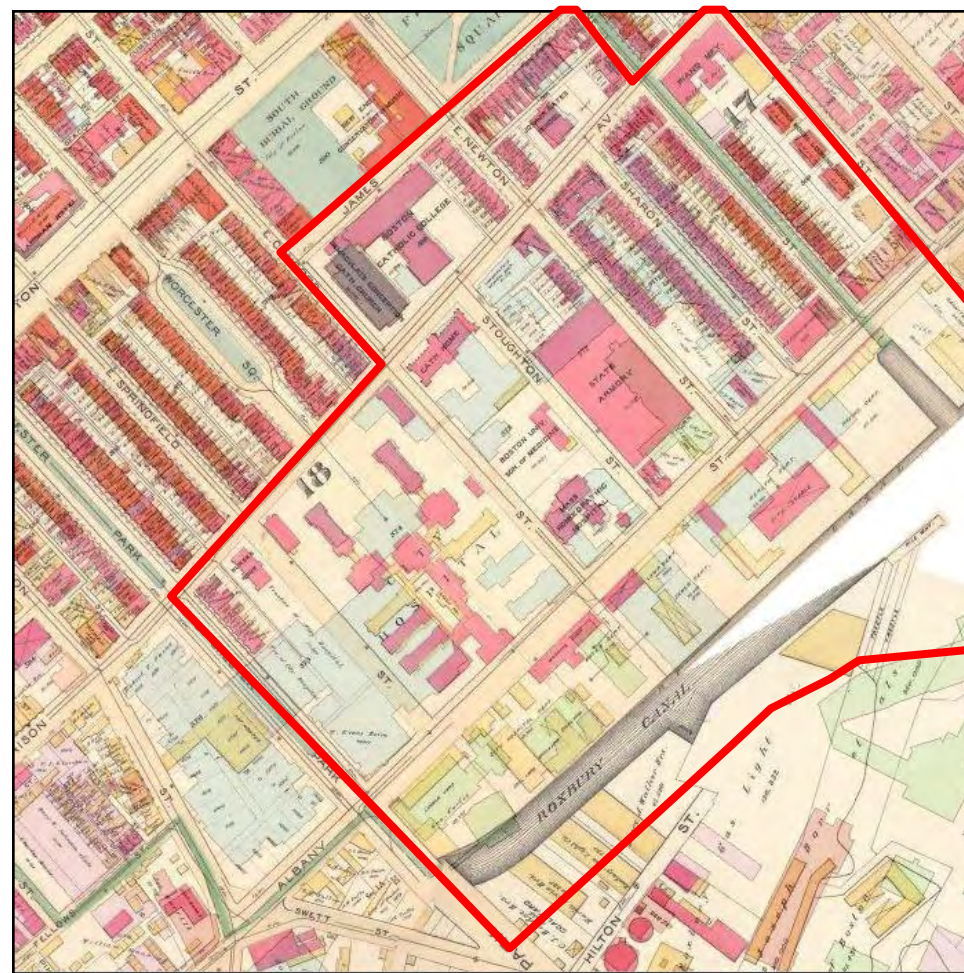


The Vision:

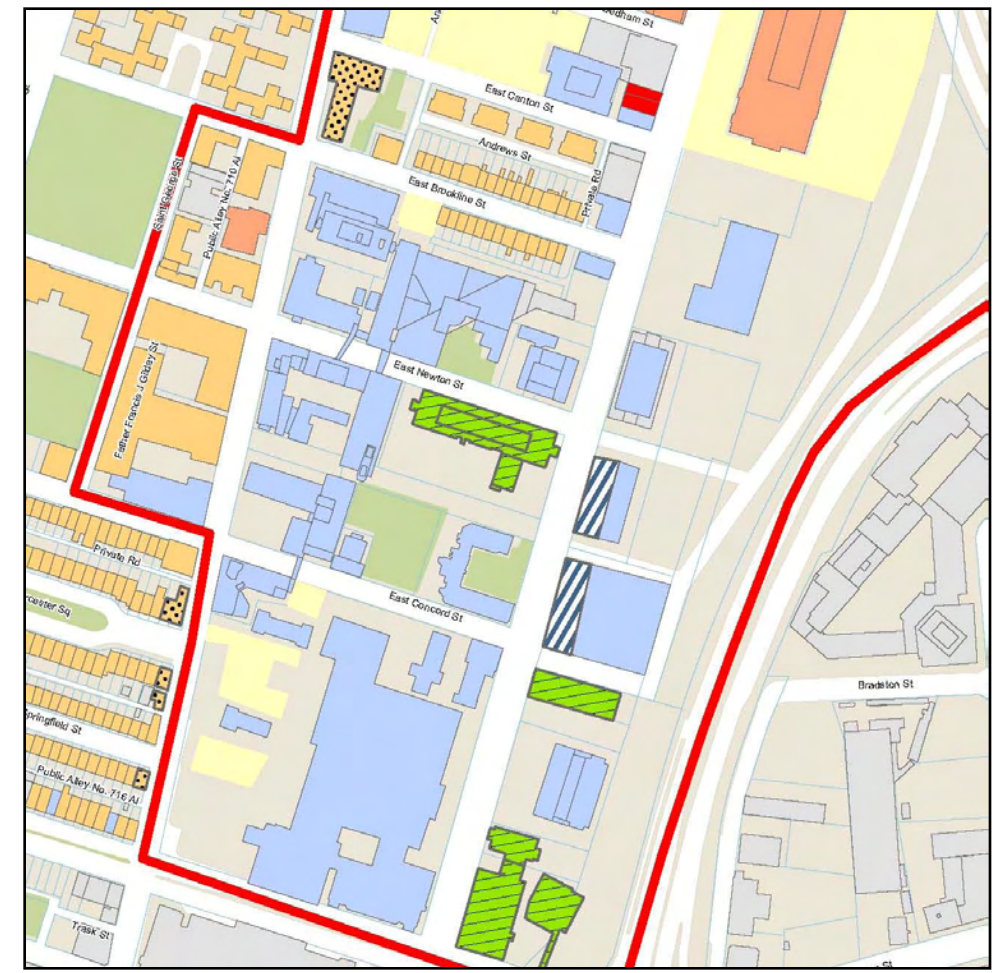
The BU Medical sub-area should continue to strive for smart growth that blends the hospital and universities' historic and modern campus with the adjacent residential and light industrial uses while improving its regional transportation access.



1890 Boston Proper Bromley Base Map



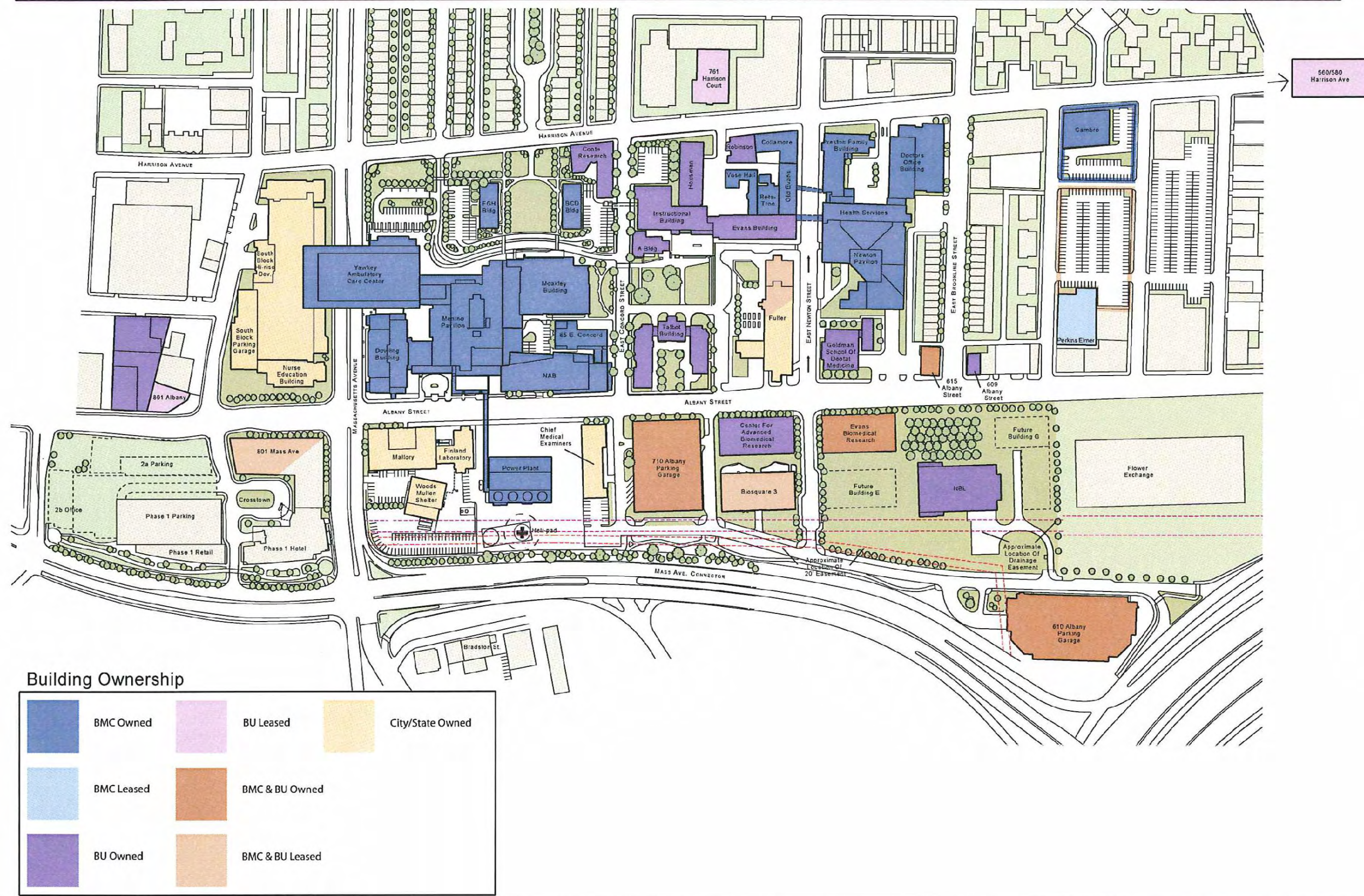
1890 Boston Proper Base Map w/ Current Bldgs



Current Land-Use Diagram











March 19, 2008



Building Ownership and Lease



LEGEND:

-  PEDESTRIAN REALM IMPROVEMENTS: PAVING, LIGHTING, WAYFINDING ELEMENTS
-  IMPROVE PEDESTRIAN QUALITY OF MASS AVE INTERSECTIONS
-  PURSUE NEW LINK TO MASS AVE CONNECTOR – EASE CONGESTION AT MASS AVE
-  EXPLORE ELEMENTS OF CONTINUITY BETWEEN SUB-DISTRICTS AND ALONG CORRIDORS
-  IMPROVE RELATIONSHIP OF INSTITUTIONAL USES TO PUBLIC STREET INCLUDING ACCESS TO RETAIL
-  EXPLORE OPPORTUNITIES FOR NEW DEVELOPMENT – INCORPORATE NEW USE WHILE PRESERVING EXISTING ACTIVITIES
-  EXPLORE REDEVELOPMENT OPPORTUNITIES FOR BIOTECH, PARKING, CREATIVE ECONOMY AND/OR RESIDENTIAL USE
-  INVESTIGATE OPPORTUNITIES TO EXTEND SOUTH END STREET GRID



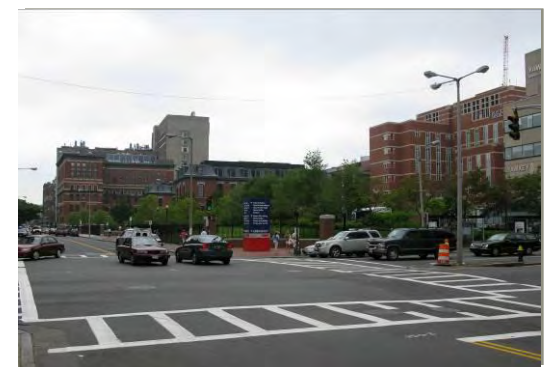
Discussion tool only: not limiting land uses, nor prescribing dimensions, particularly building footprints, or lot coverage



1 ACCESS AND ACTIVE USE



2 IMPROVE AUTO CIRCULATION



3 MASS AVE PED ENVIRONMENT



4 EXPLORE ELEMENTS OF CONTINUITY

