

Improvements

Short Range

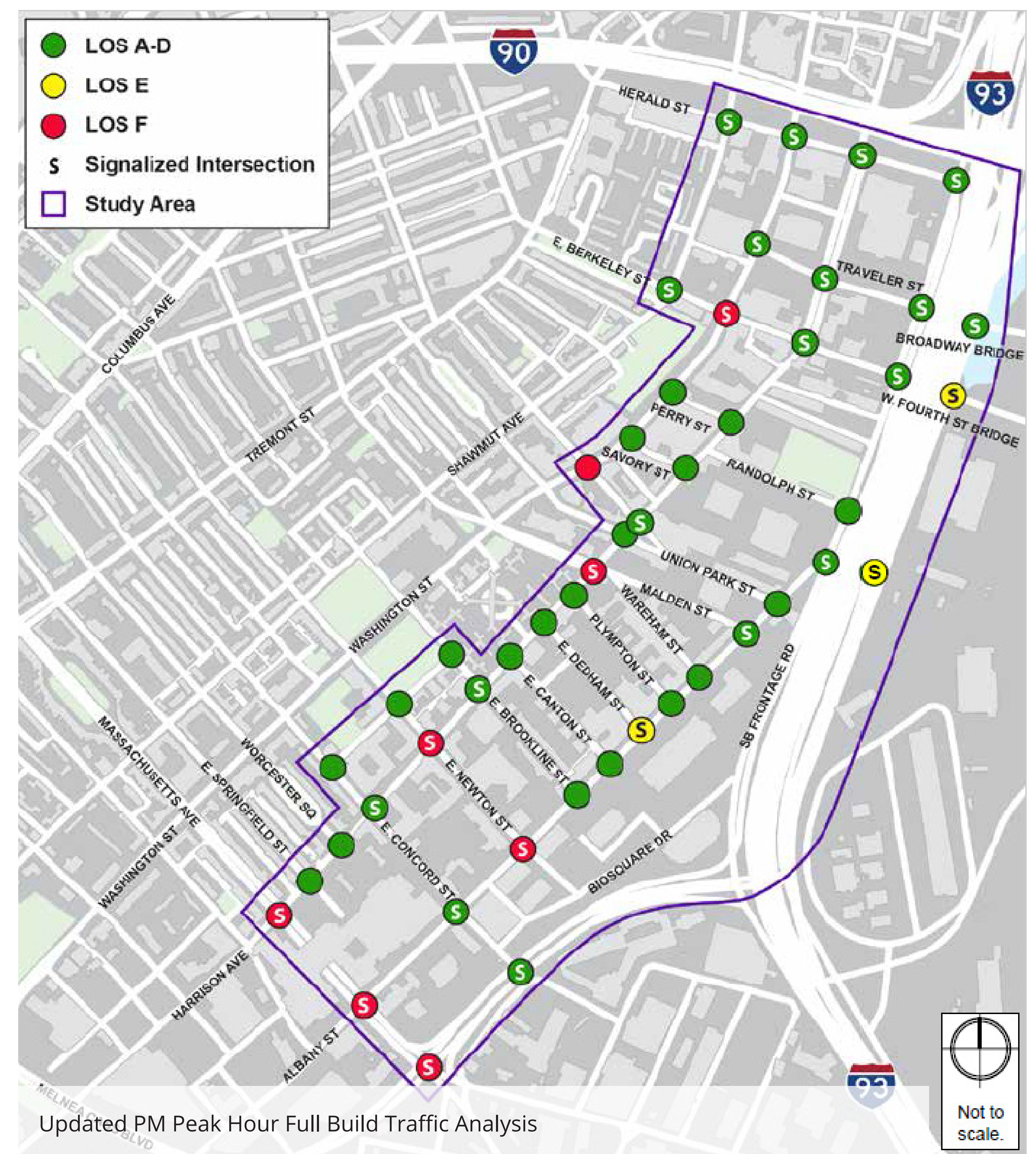
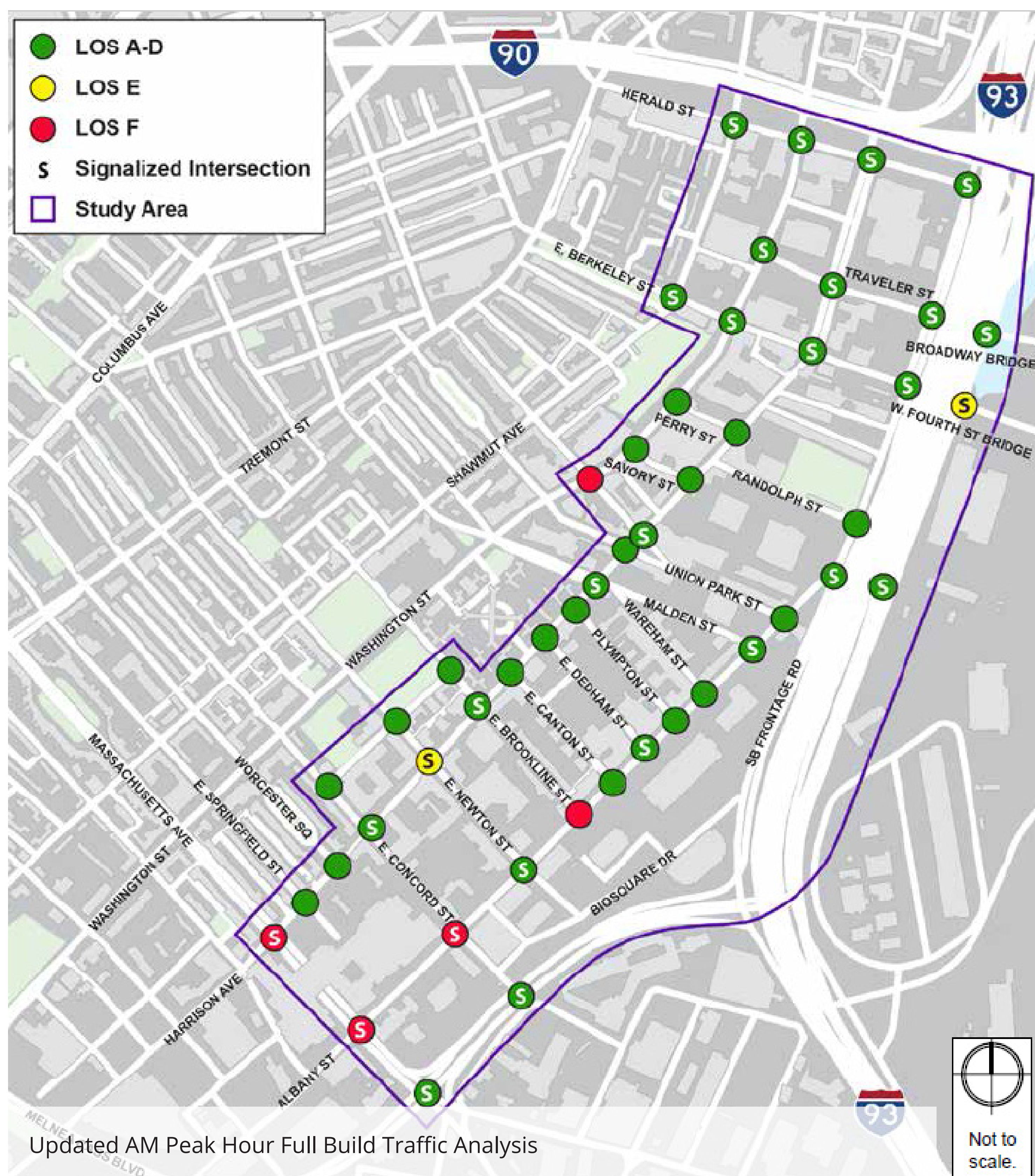
1. Two-Way Washington Street
2. Two-Way Traveler Street
3. Albany Street Improvements | Interim

Medium Range

3. Albany Street Improvements | Full Re-Design/Reconstruction
4. Harrison Avenue Reconstruction
5. East Dedham Street Extension | Now via Canton Street
6. Complete Connection to Frontage Road

Long Range

7. Two-Way East Berkeley Street
8. Reallocate and Redesign Albany Street | E. Berkeley to Frontage Road
9. East Concord Street Extension
10. Two-Way Harrison Bridge over Turnpike
11. New local/service roadways in NY Streets area



Two-Way Washington Street



Washington Street Existing Conditions

Goals:

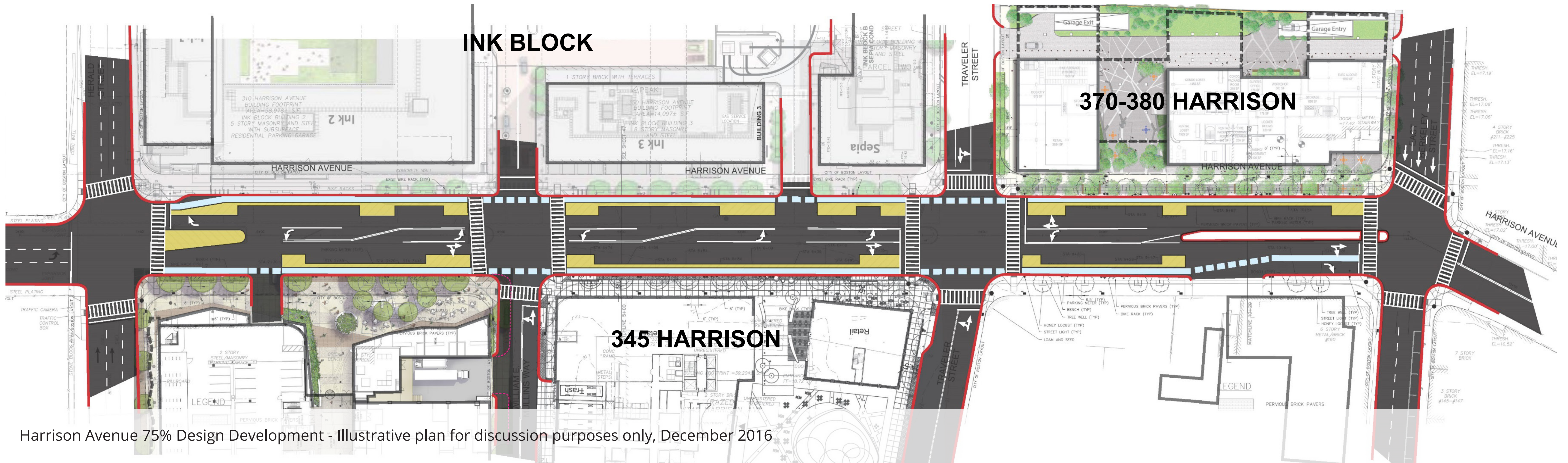
- Improve local access, circulation and connectivity
- Maintain dedicated bus lanes
- Improved and updated signal equipment and operations

Status:

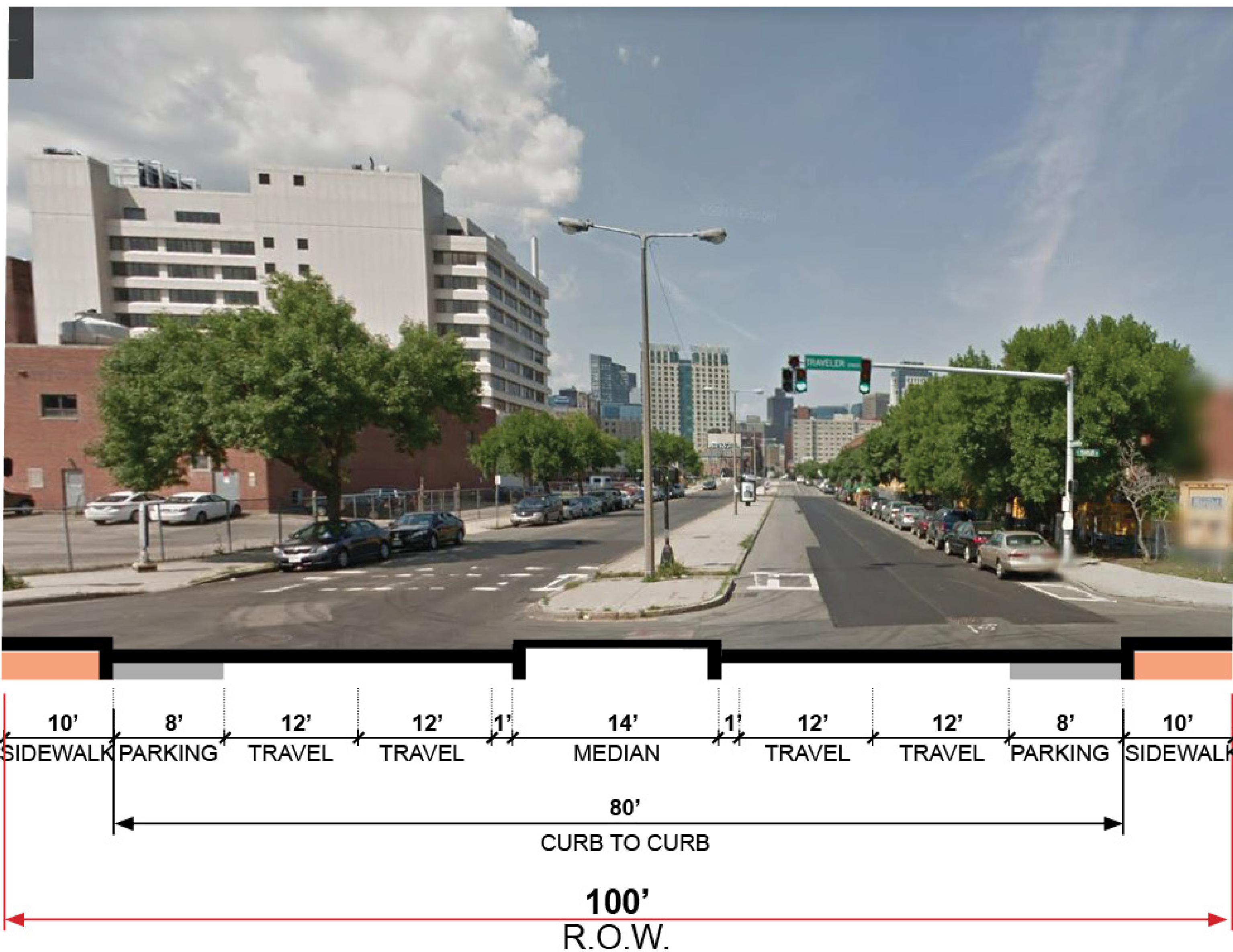
- Design complete
- Estimated total construction cost - \$310k
- Coordinating with private construction schedules
- Spring 2019 completion



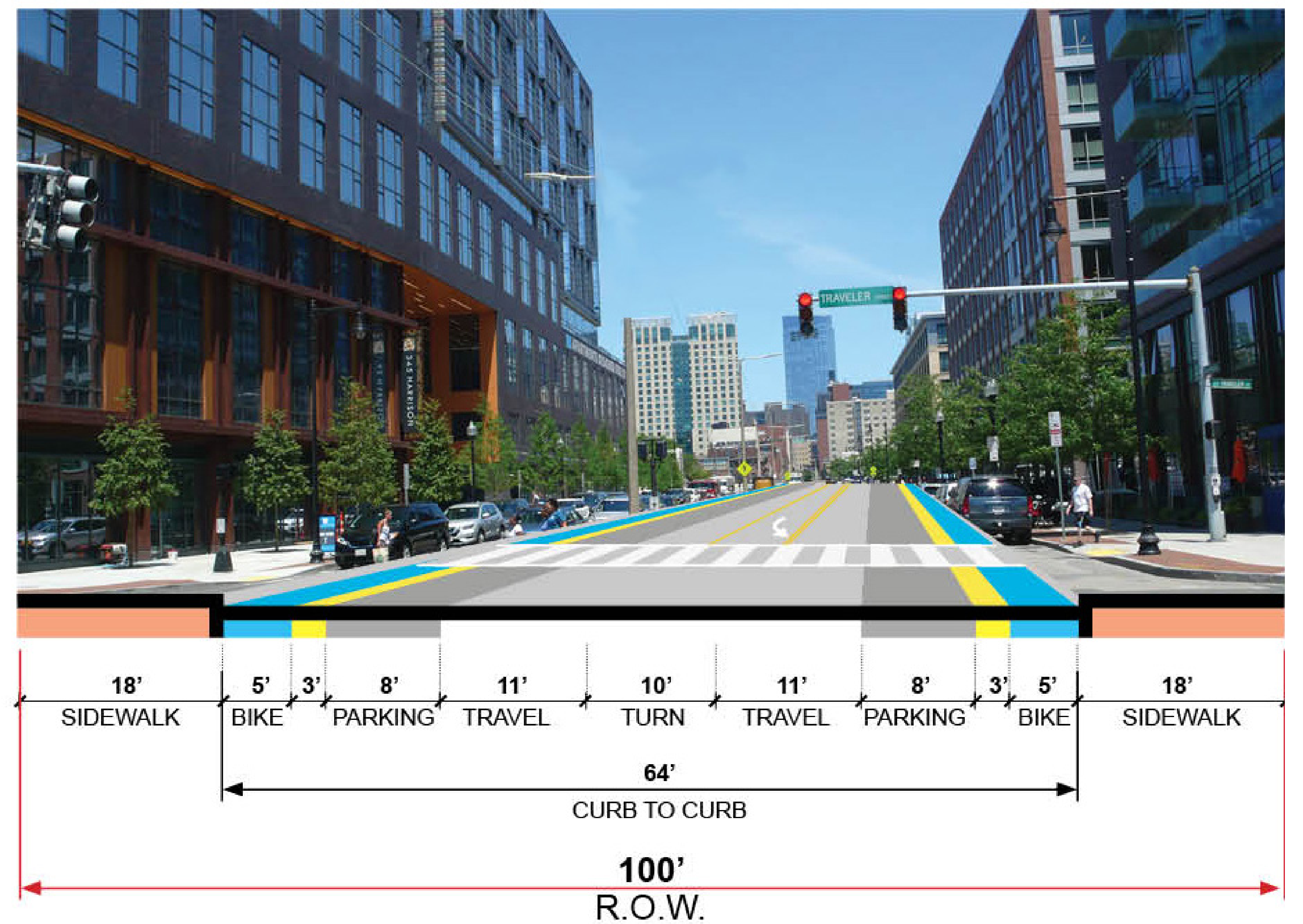
Washington Street - Design changes for 2-way operations between Herald Street and East Berkeley Street



2012 Existing Condition



Future Final Condition



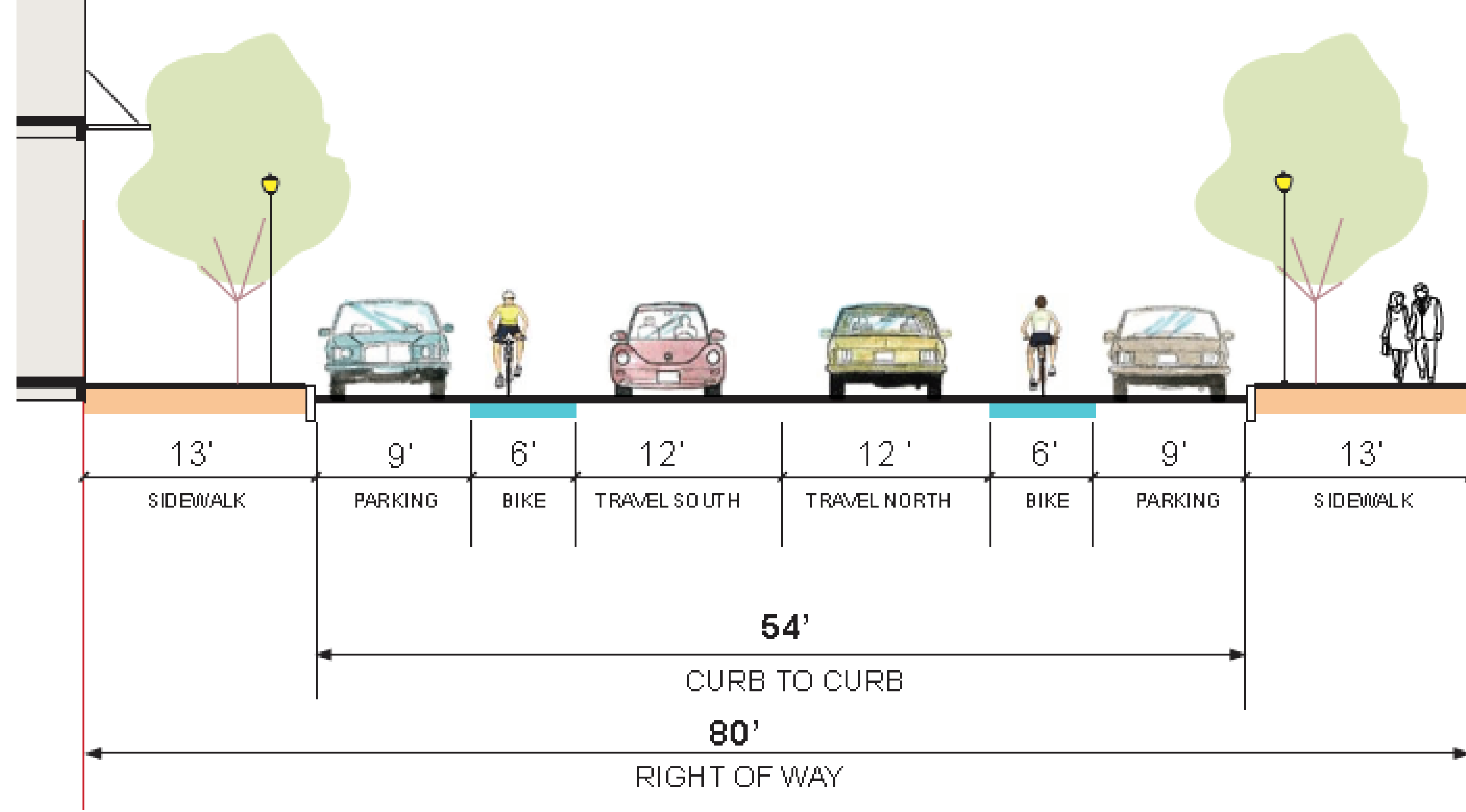
Goals:

- Improve local access, circulation and connectivity
- Reallocate median dimension for improved pedestrian conditions, protected bike accommodations and enhanced public realm
- Better manage traffic with improved and updated signal equipment and dedicated turning lanes based on changing land uses

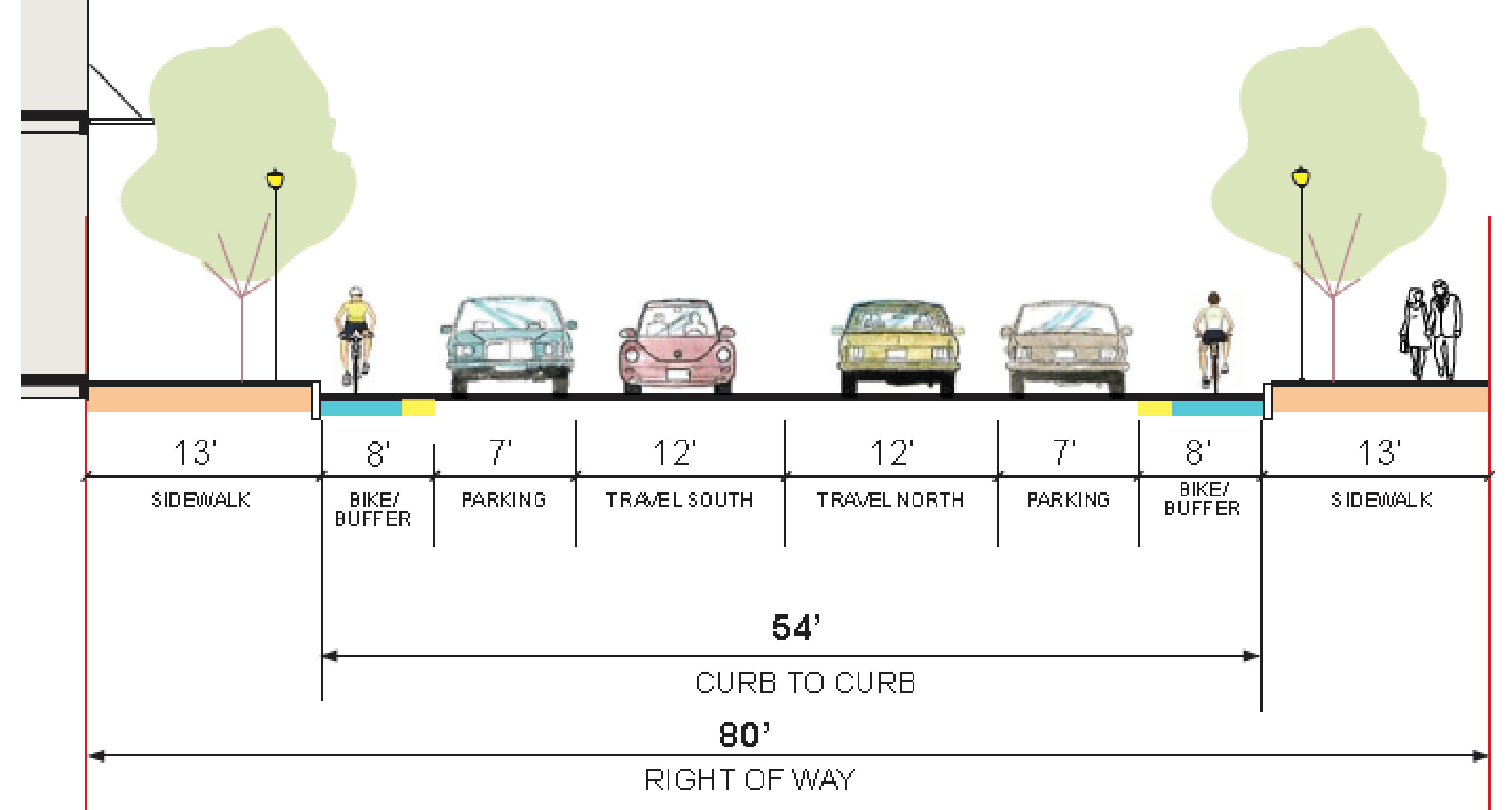
Status:

- Design complete
- Funding is combination of private development mitigation and city capital
- Estimated total construction cost for City's share of the project \$3M
- Coordinating with private construction schedules
- Fall 2020 Completion

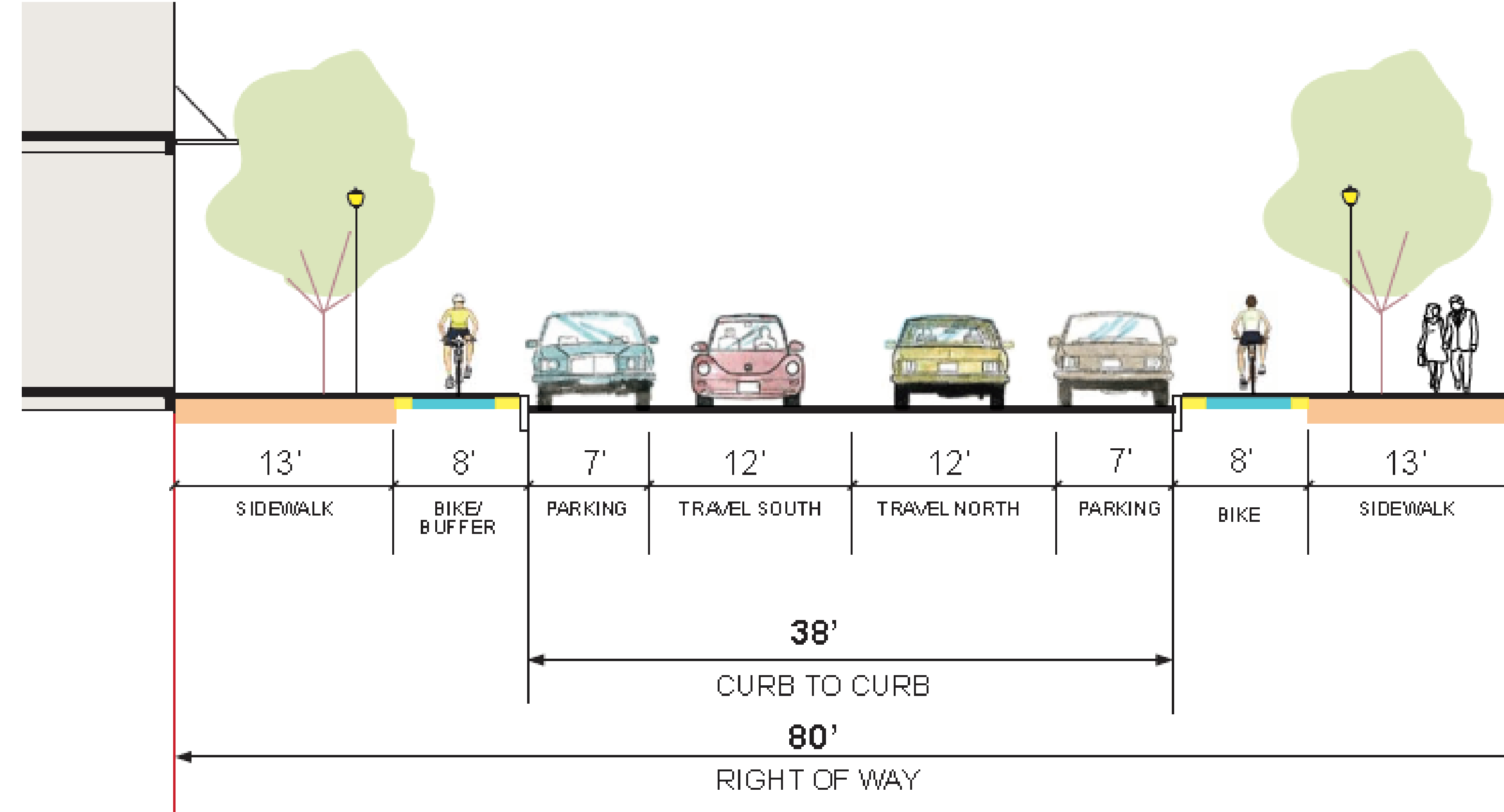
Existing Conditions (Typical)



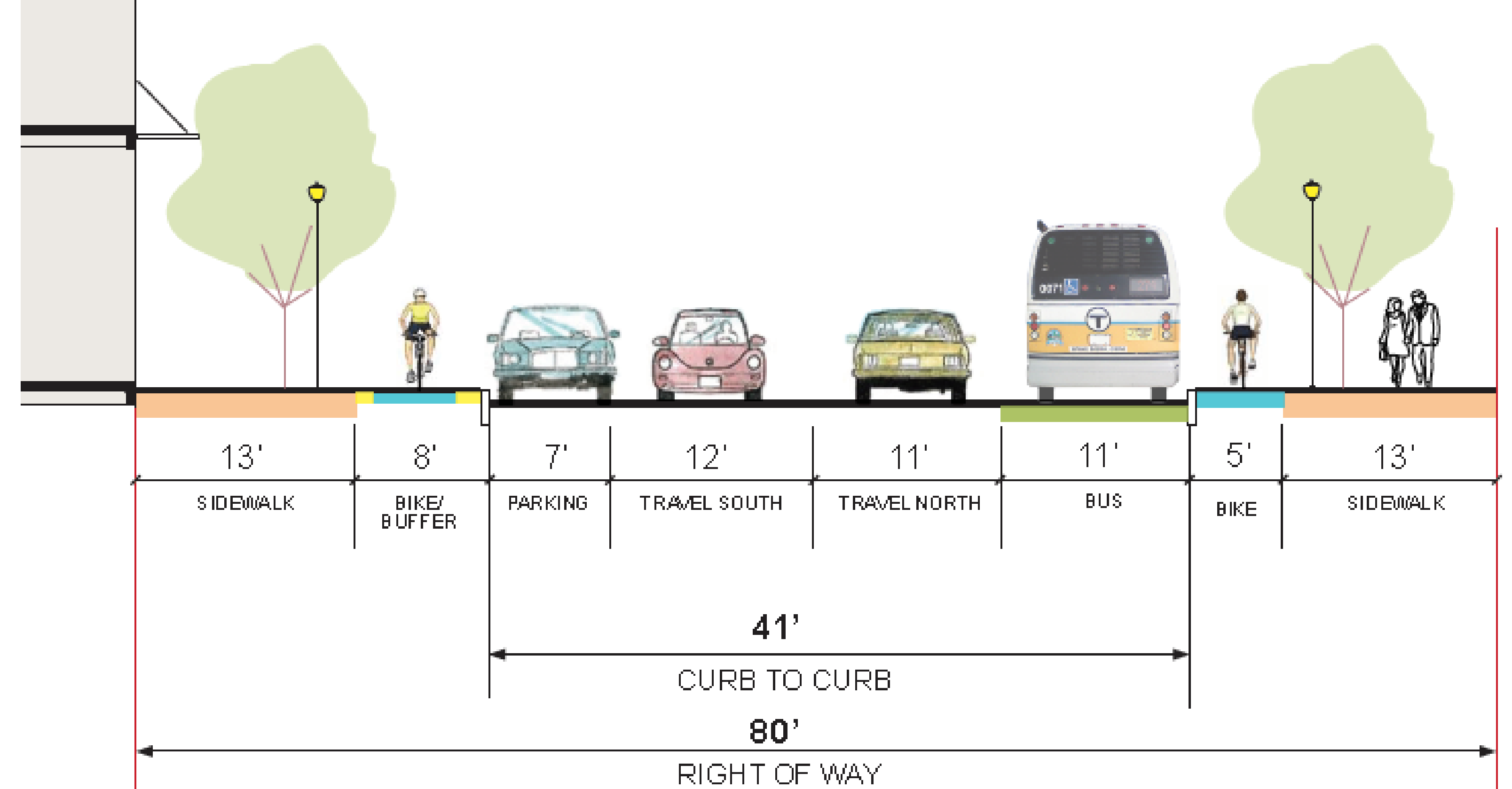
Interim Striping



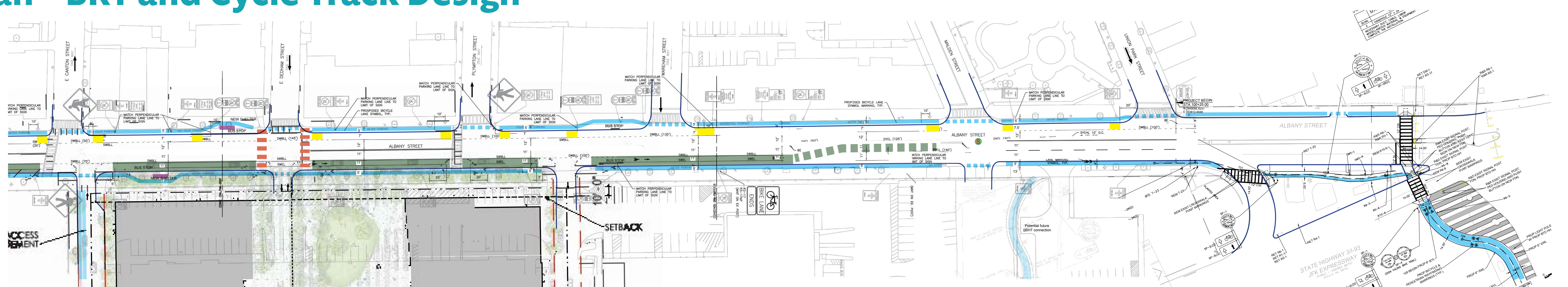
Cycle Tracks



Bus Rapid Transit (BRT) and Cycle Tracks



Albany Street Plan - BRT and Cycle Track Design



Goals:

- Grade separated bike accommodations (final piece of South Bay Harbor Trail)
- Improved bus stops, bus operations and travel times (northbound "bus only" lane?)
- Improved traffic operations with new signal equipment and additional signalized intersections as needed

Status:

- In-house conceptual design alternatives developed
- Funding for design and partial construction through private development mitigation
- Estimated total construction cost - \$10M
- Coordinating with private construction schedules
- Spring 2019 Completion for Interim Striping

Completed Projects



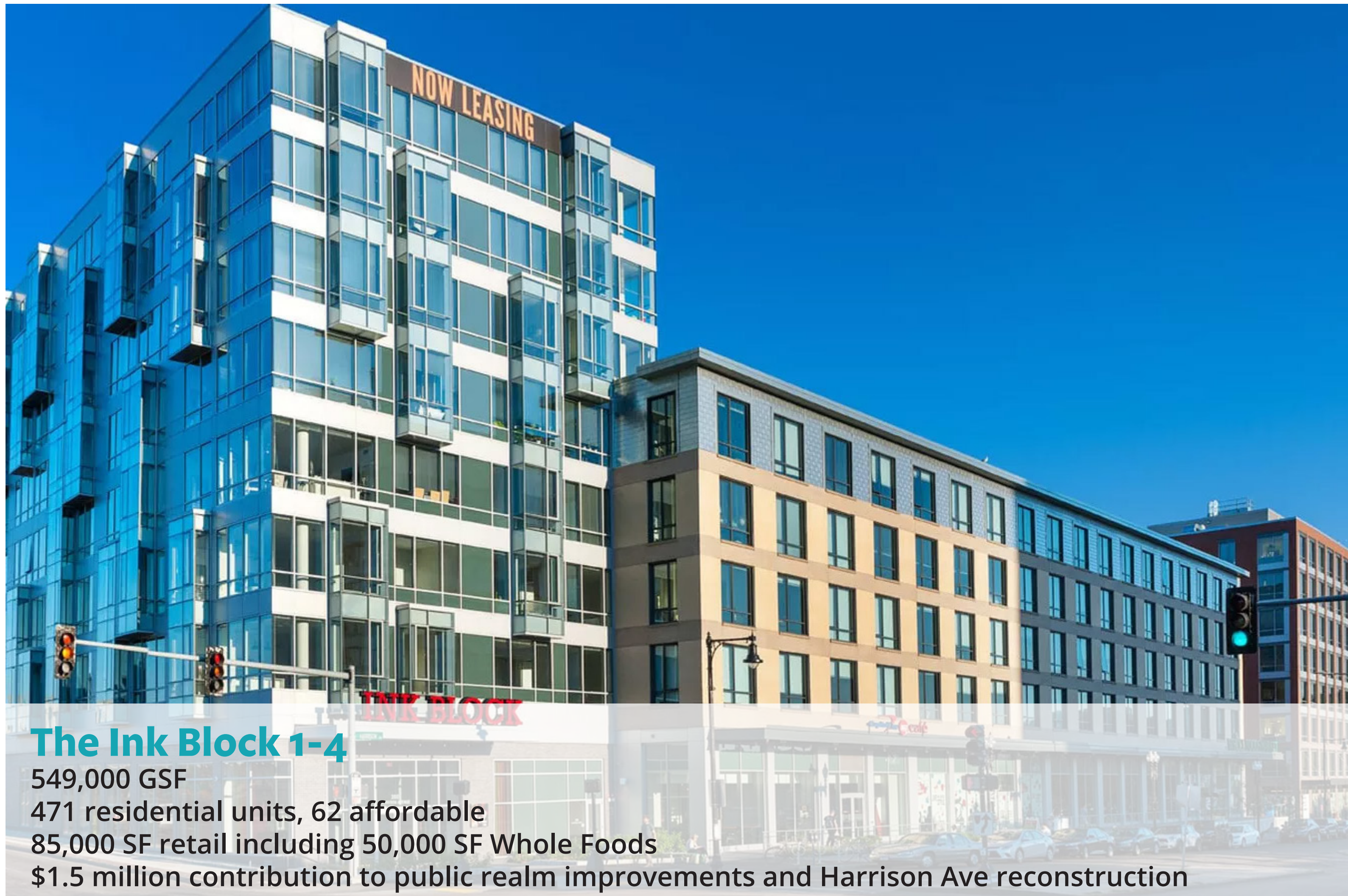
Troy - 275 Albany Street

330,000 GSF
380 residential units, 38 affordable
\$7.6 million IDP Fund contribution
\$250,000 for improvements to the areas under I-93



The Lucas - 140 Shawmut

57,900 adaptive reuse and expansion
33 residential units
Community benefits include \$520,000 to support local non-profit organization and park



The Ink Block 1-4

549,000 GSF
471 residential units, 62 affordable
85,000 SF retail including 50,000 SF Whole Foods
\$1.5 million contribution to public realm improvements and Harrison Ave reconstruction



AC Hotel - 225 Albany

220 Hotel Rooms
\$100,000 towards local park and main street program



Ink Block Siena

76 condominiums, 2 affordable units
\$300,000 IDP Fund contribution



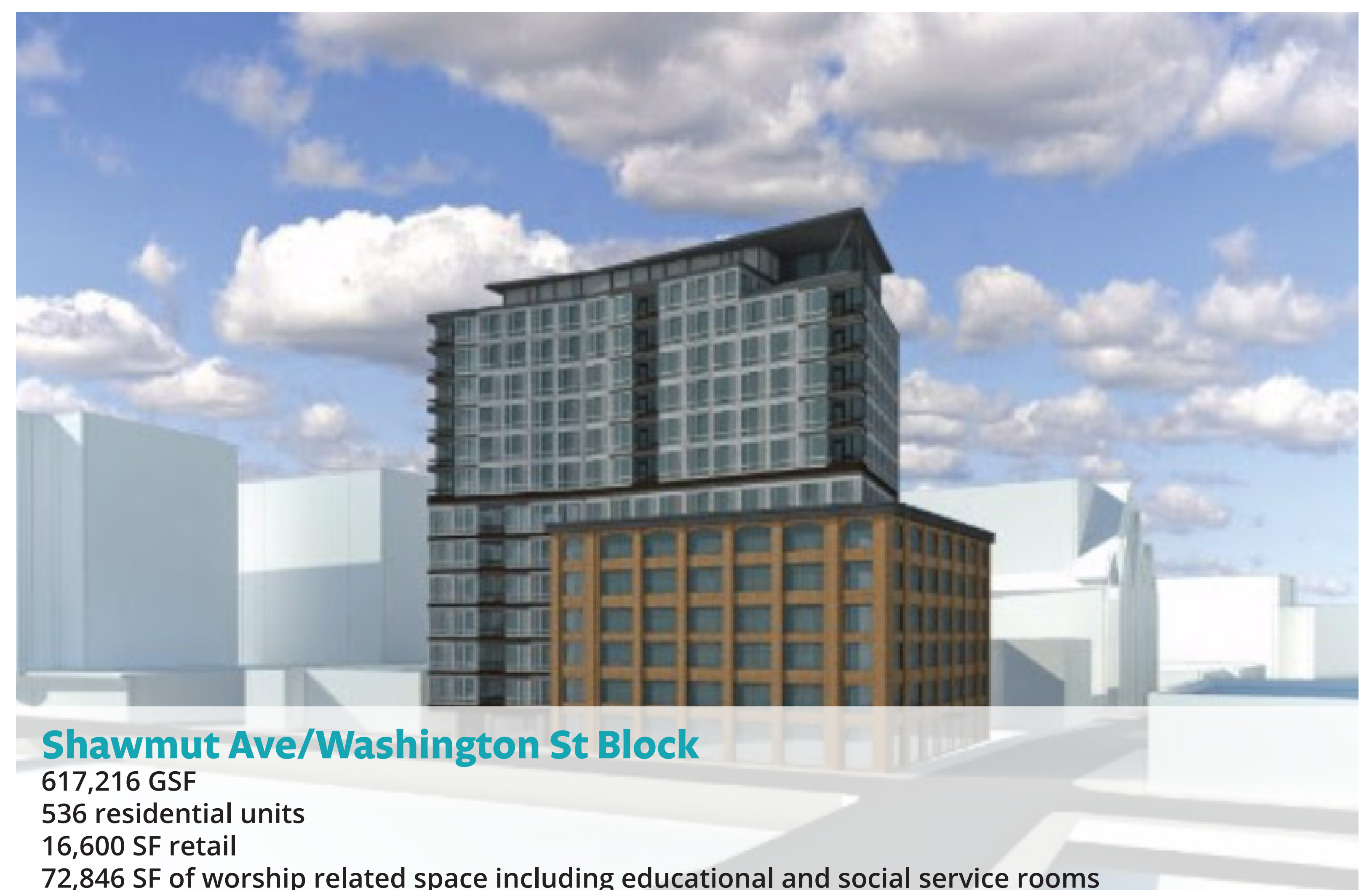
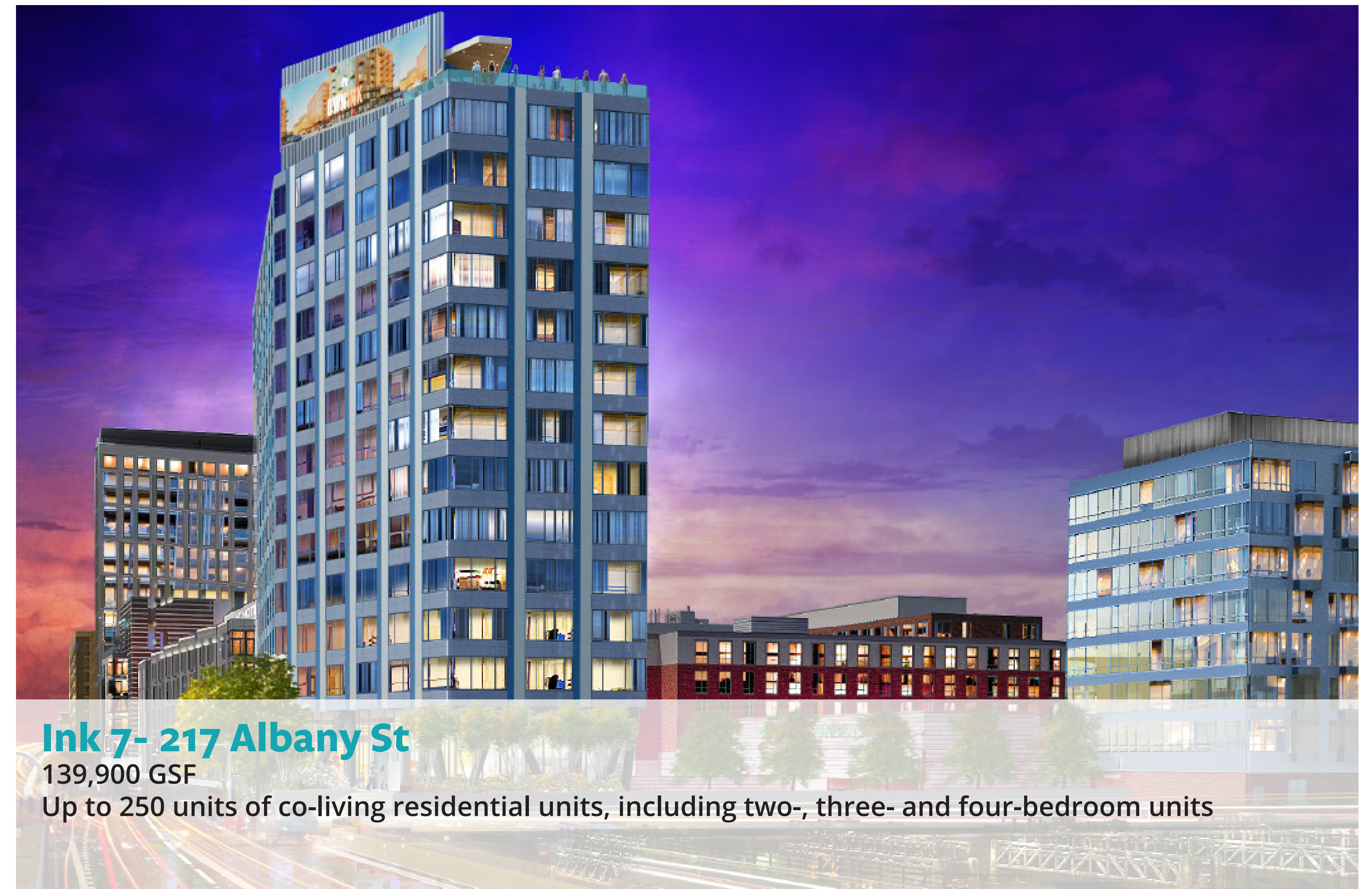
345 Harrison Ave

563,000GSF
585 residential units, 58 affordable, \$11.8 million IDP Fund contribution
33,500 SF retail
\$420,000 contribution to streetscape improvements plus other contributions to the community

Under Construction



Under Review or Board Approved



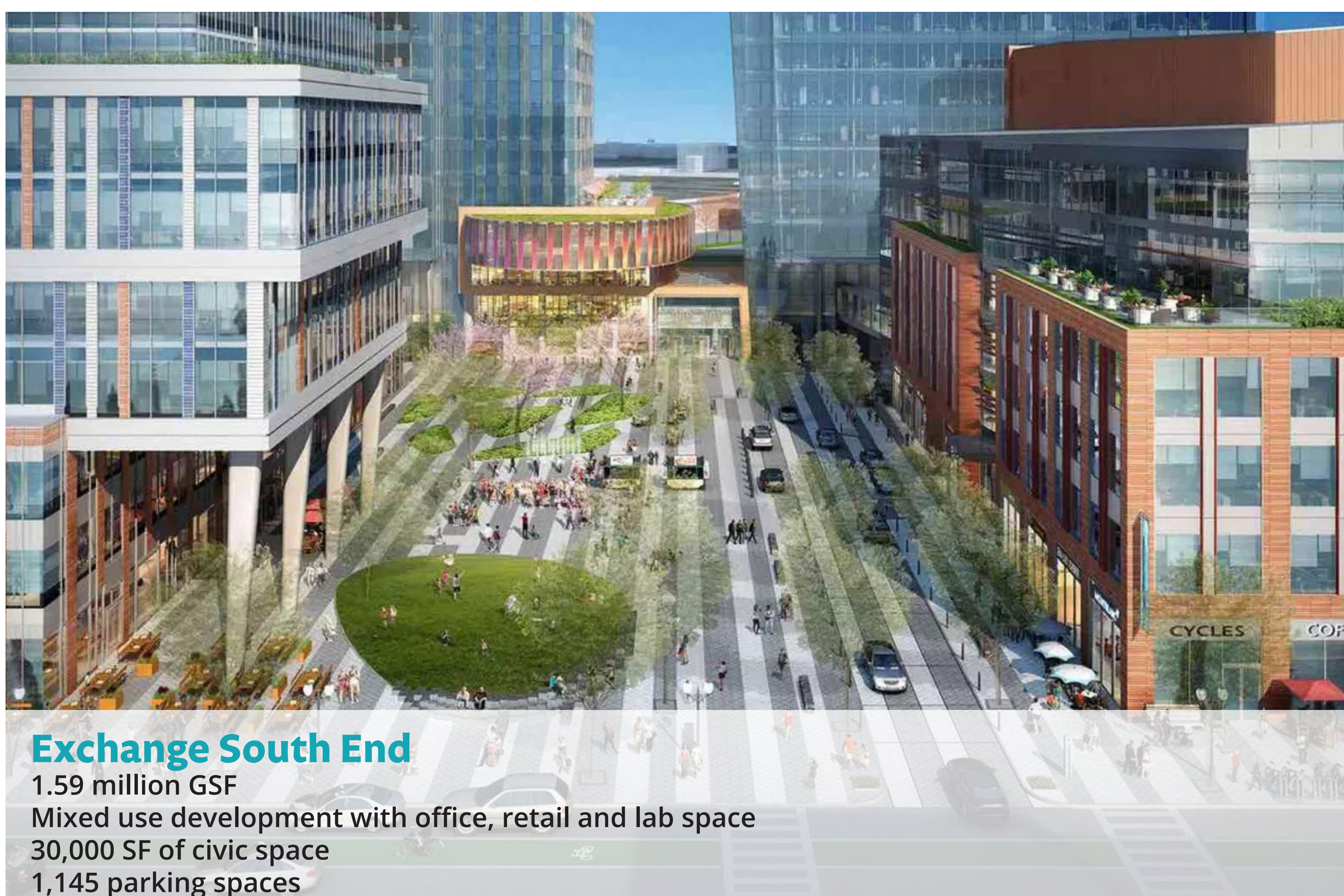
Completed Projects



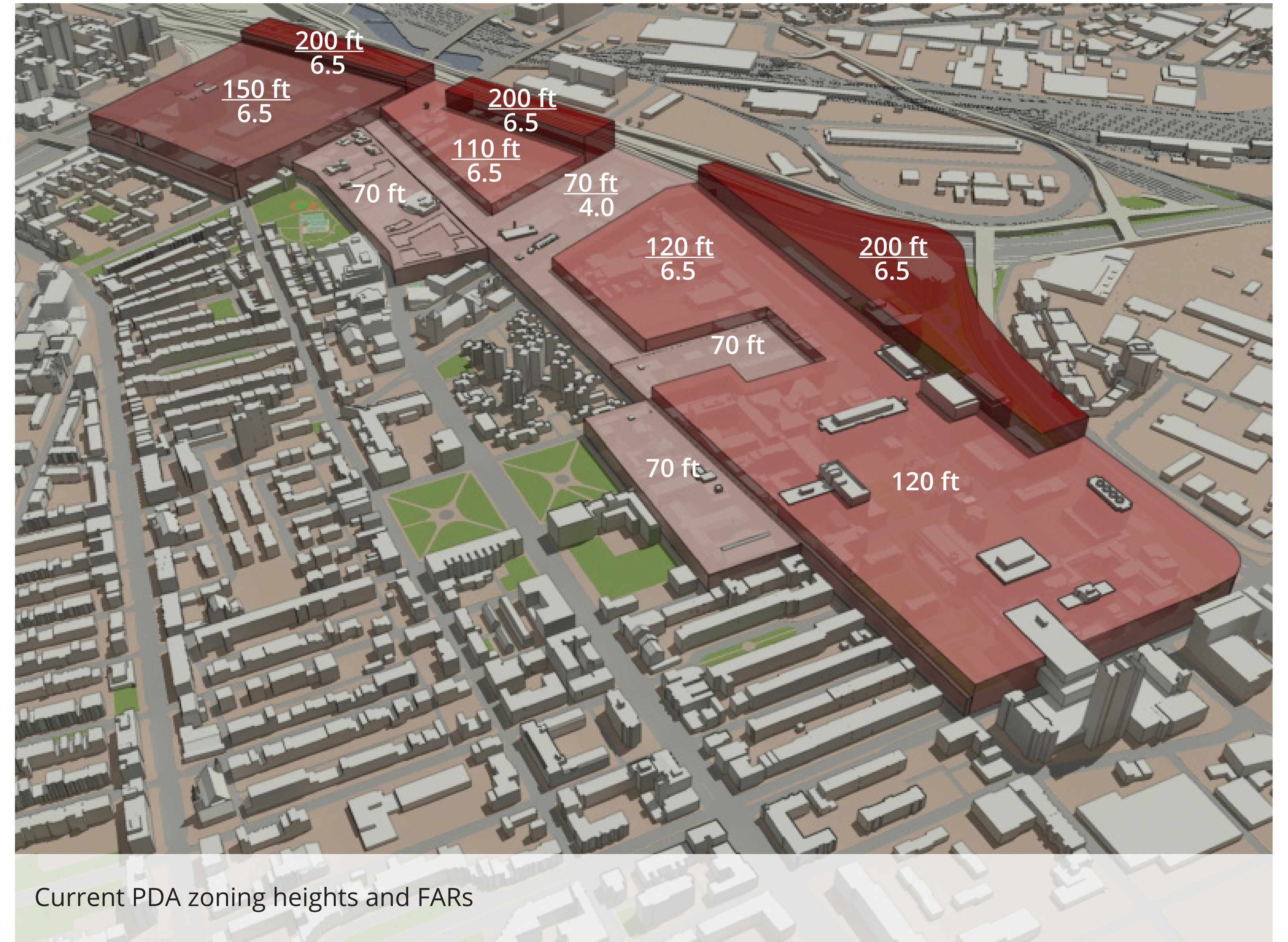
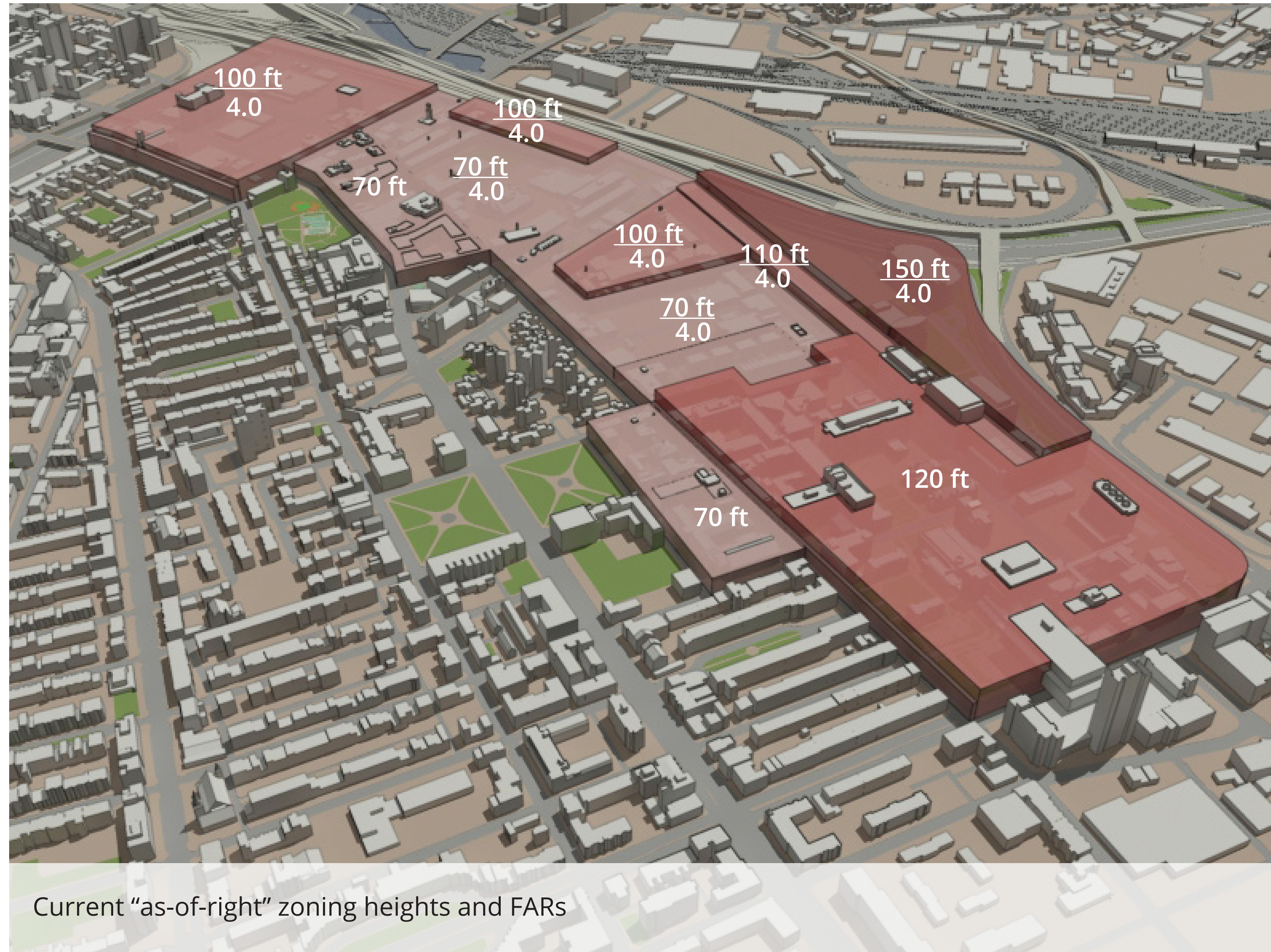
Under Construction



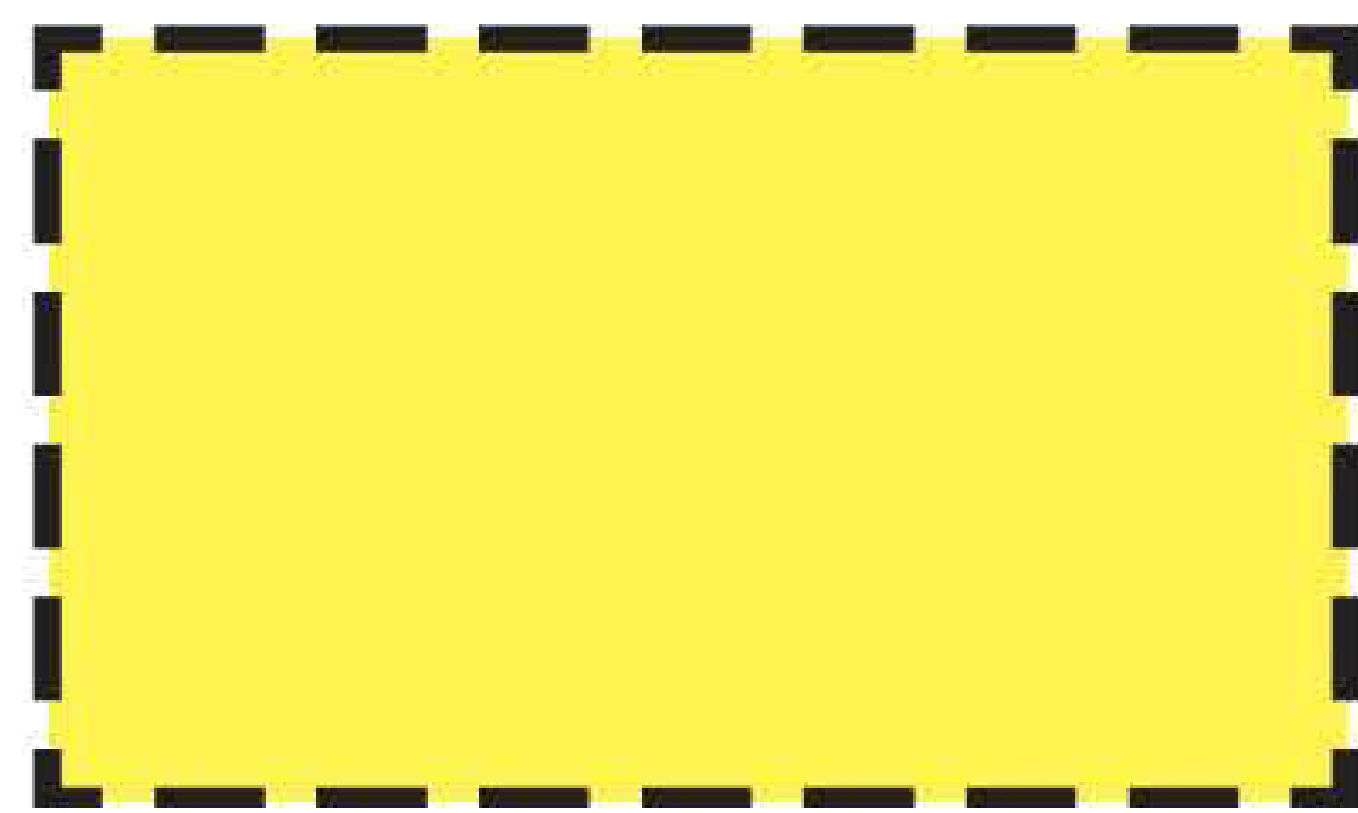
Under Review



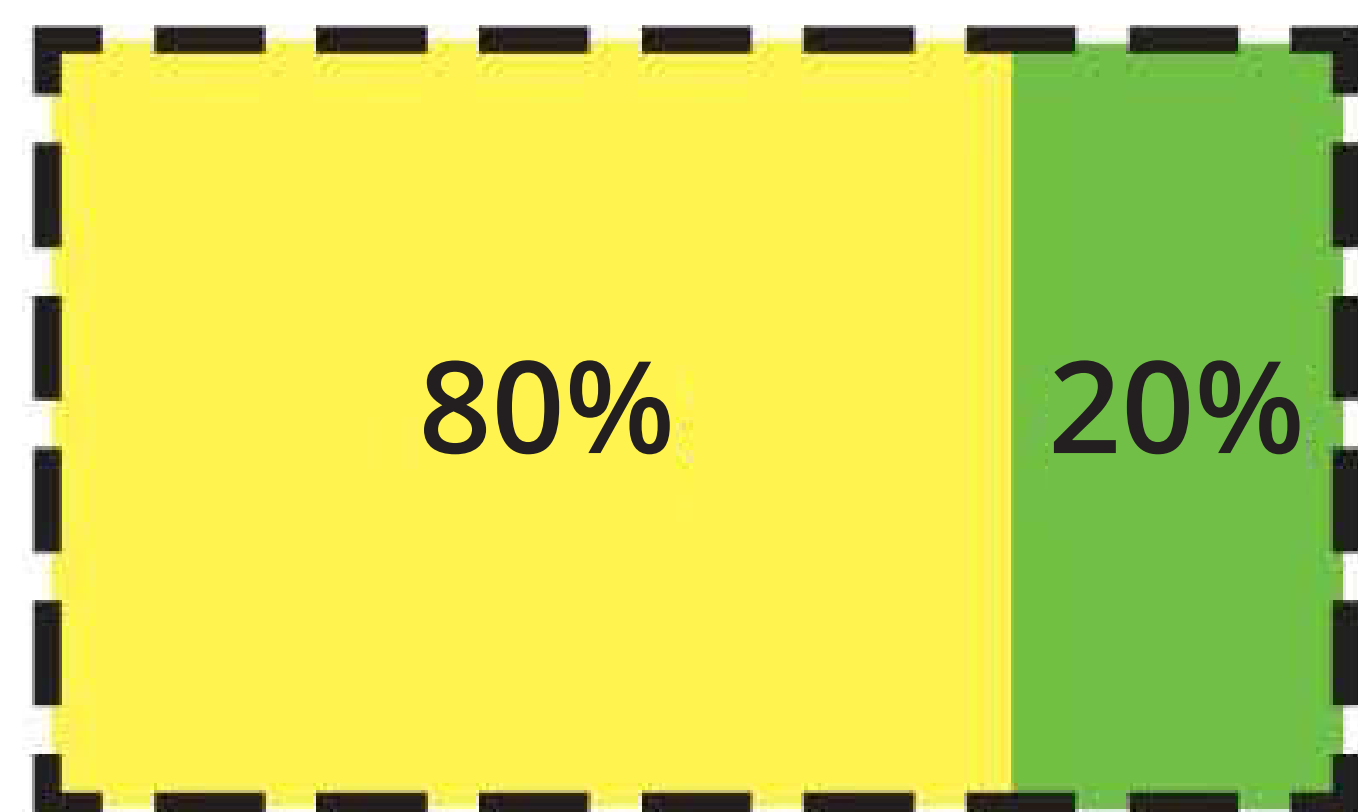
Zoning Heights and Floor Area Ratio (FAR)



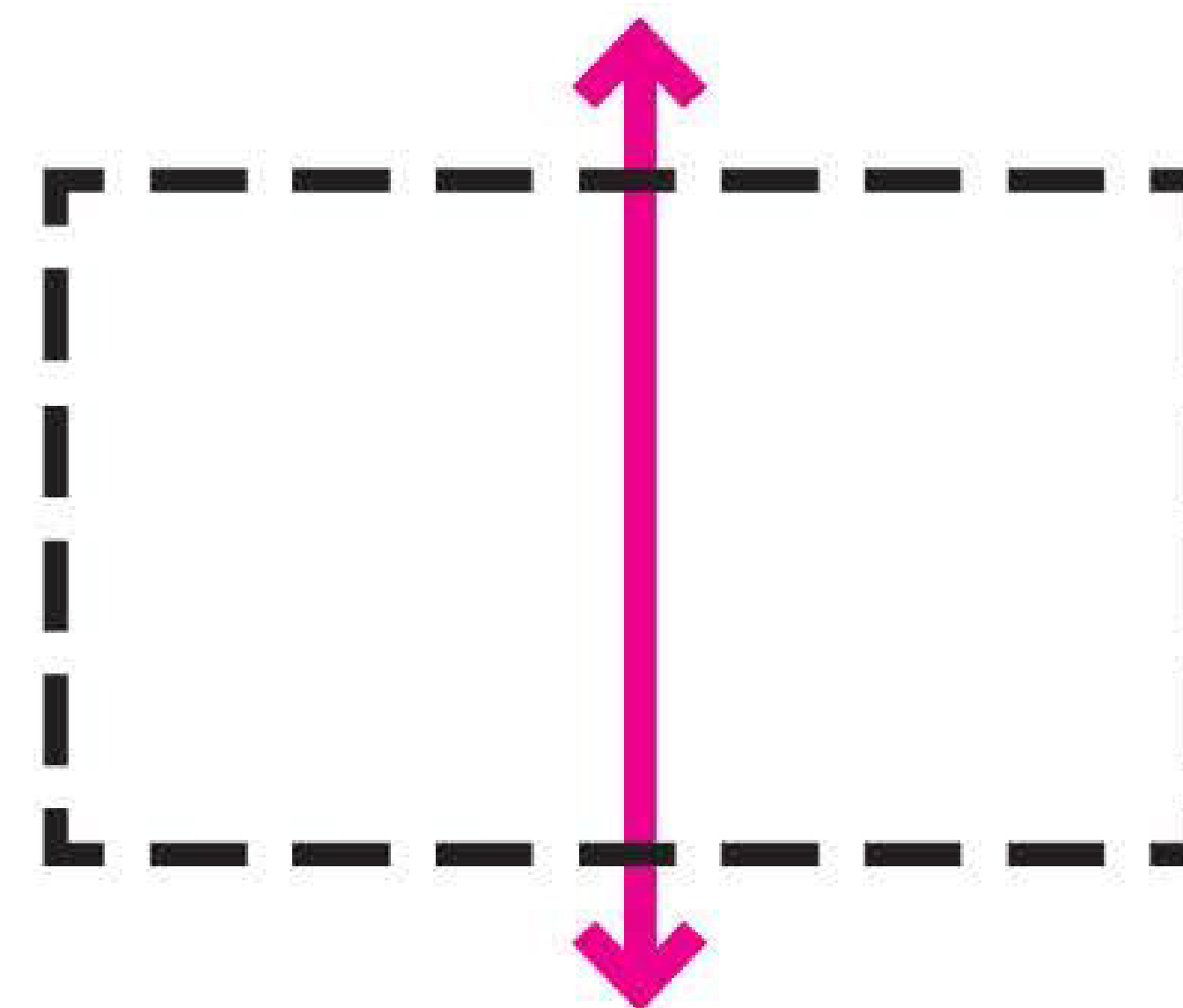
Planned Development Area (PDA) Requirements



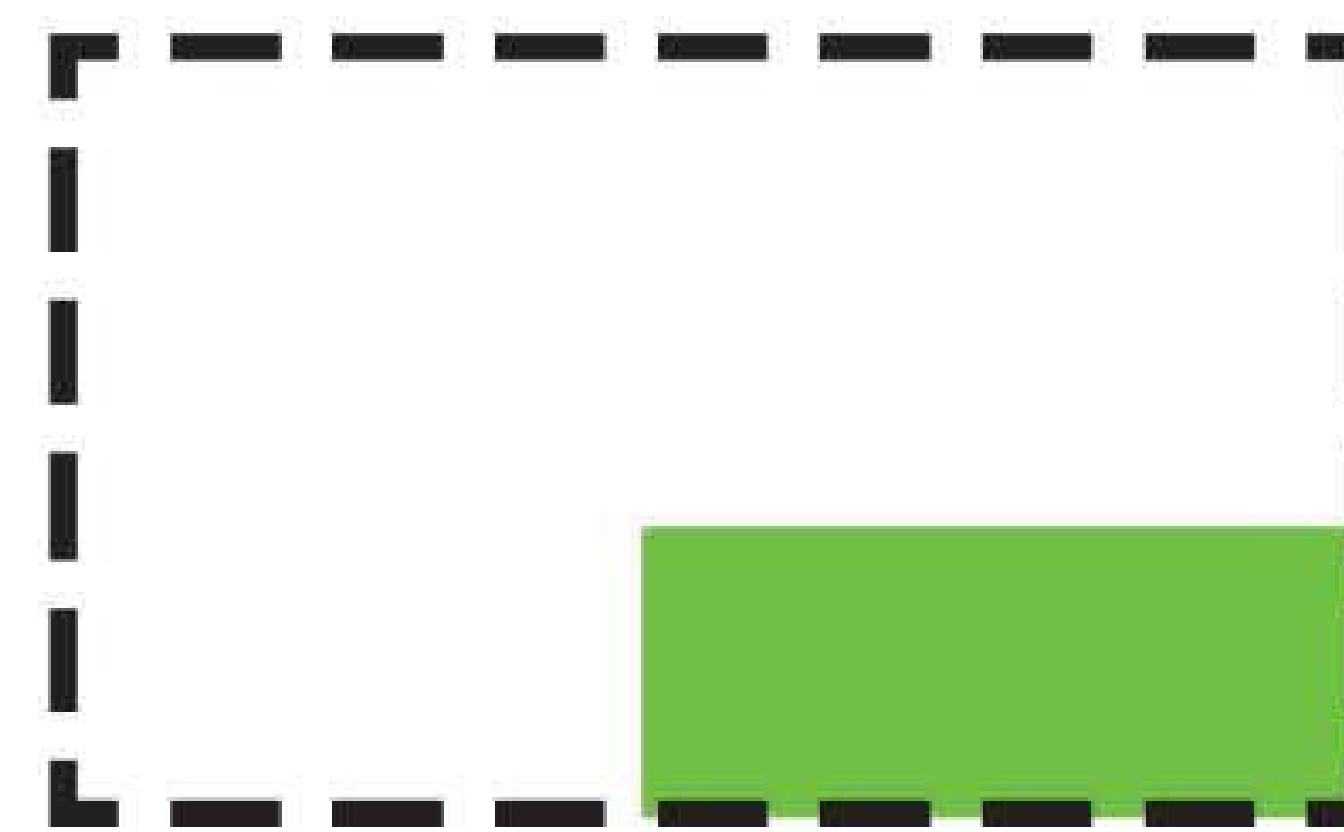
≥1 acre



80%: Development Footprint
20%: Pedestrian Friendly Footprint

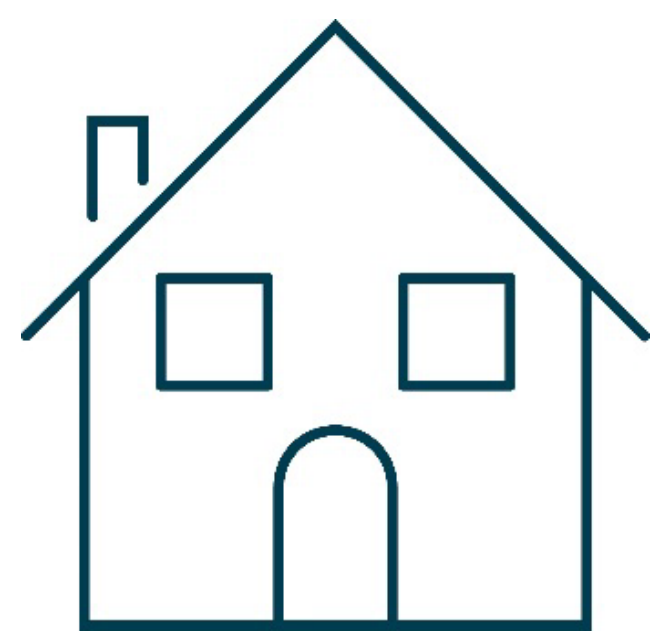


Through-block connections



Place-making space

PDA Community Benefits



Affordable Housing

20% of the project's residential units must qualify as affordable housing according to the Inclusionary Development Program of the City of Boston.



Affordable Cultural Space

5% of the bonus square footage must be provided on site to a cultural group whose eligibility for the program is determined by the BPDA.



Affordable Commercial Space

5% of the commercial square footage must: a) be provided on site to a start-up business whose eligibility is determined by the BPDA or b) its equivalent value must be provided to a program/loan fund.