

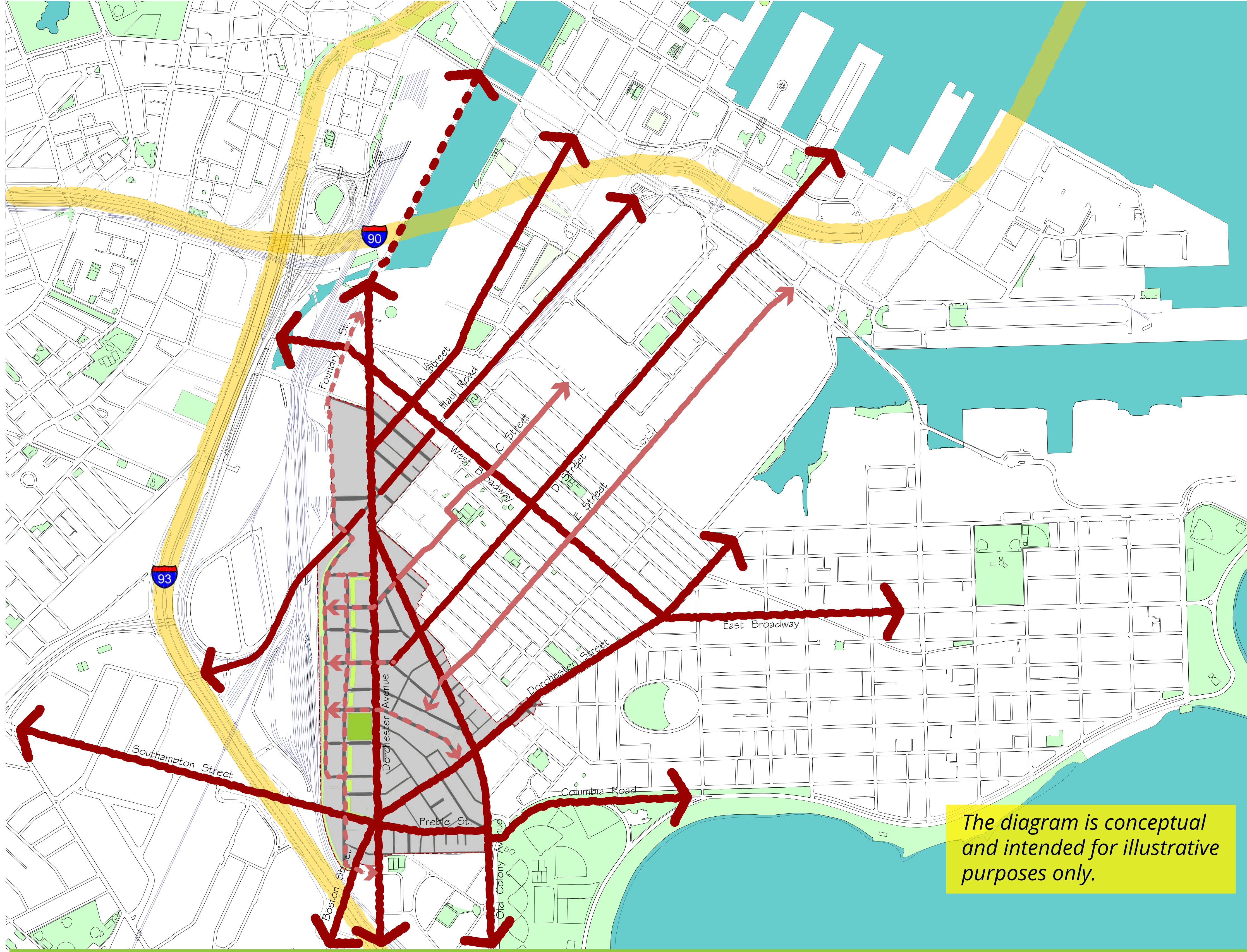
PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

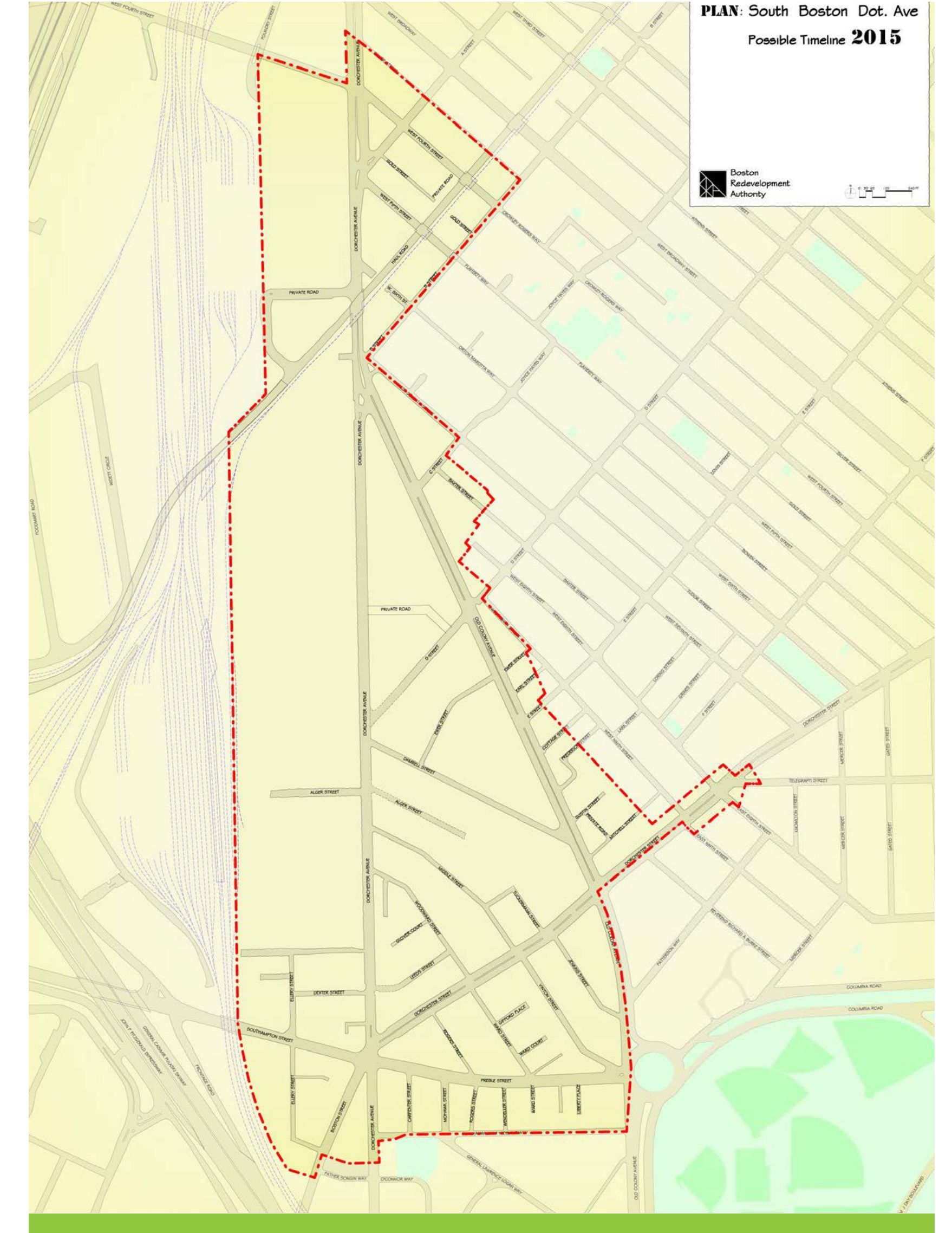
Mobility and Connectivity



Neighborhood Connections



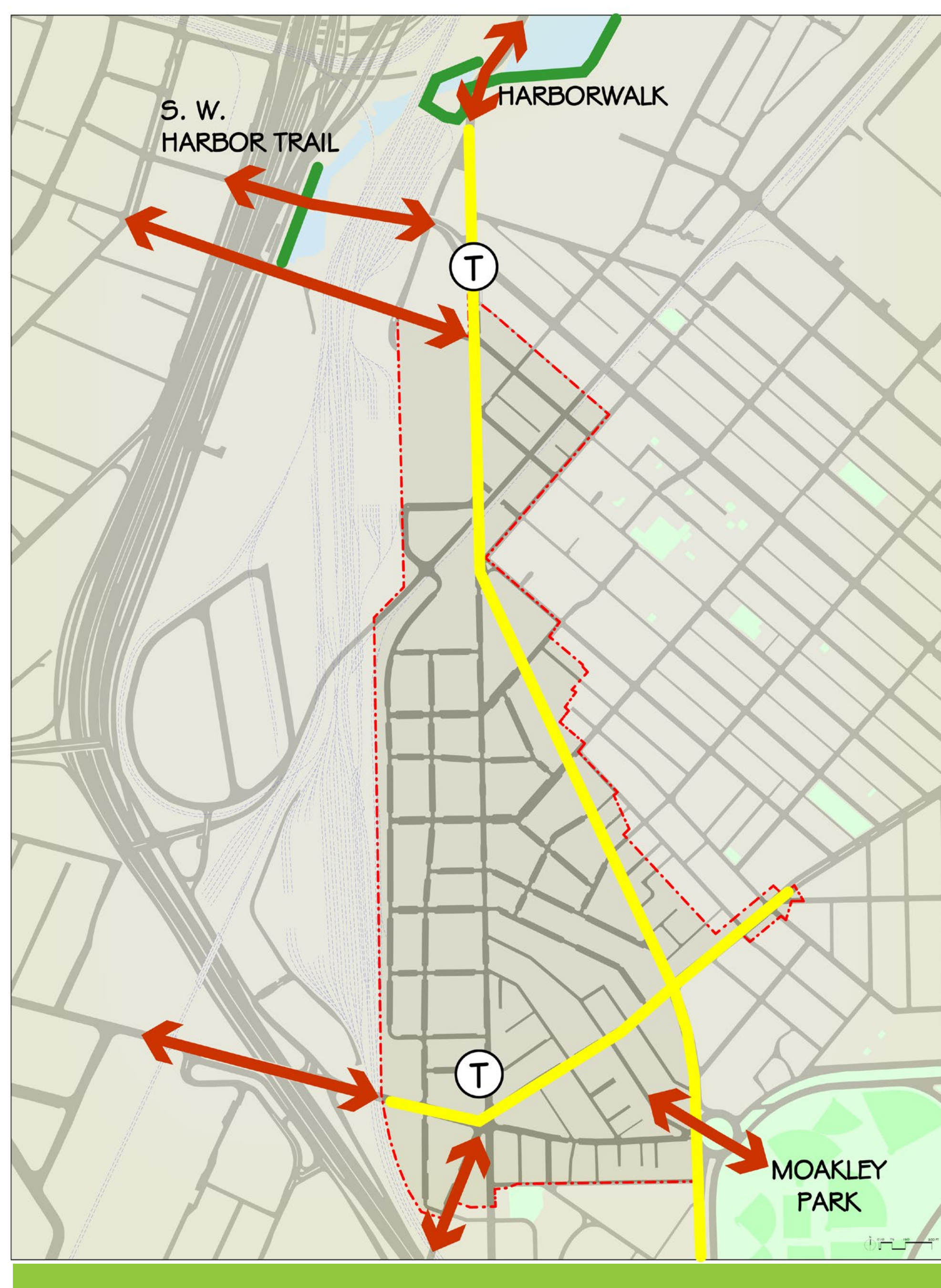
FUTURE DESIRED CONNECTIONS



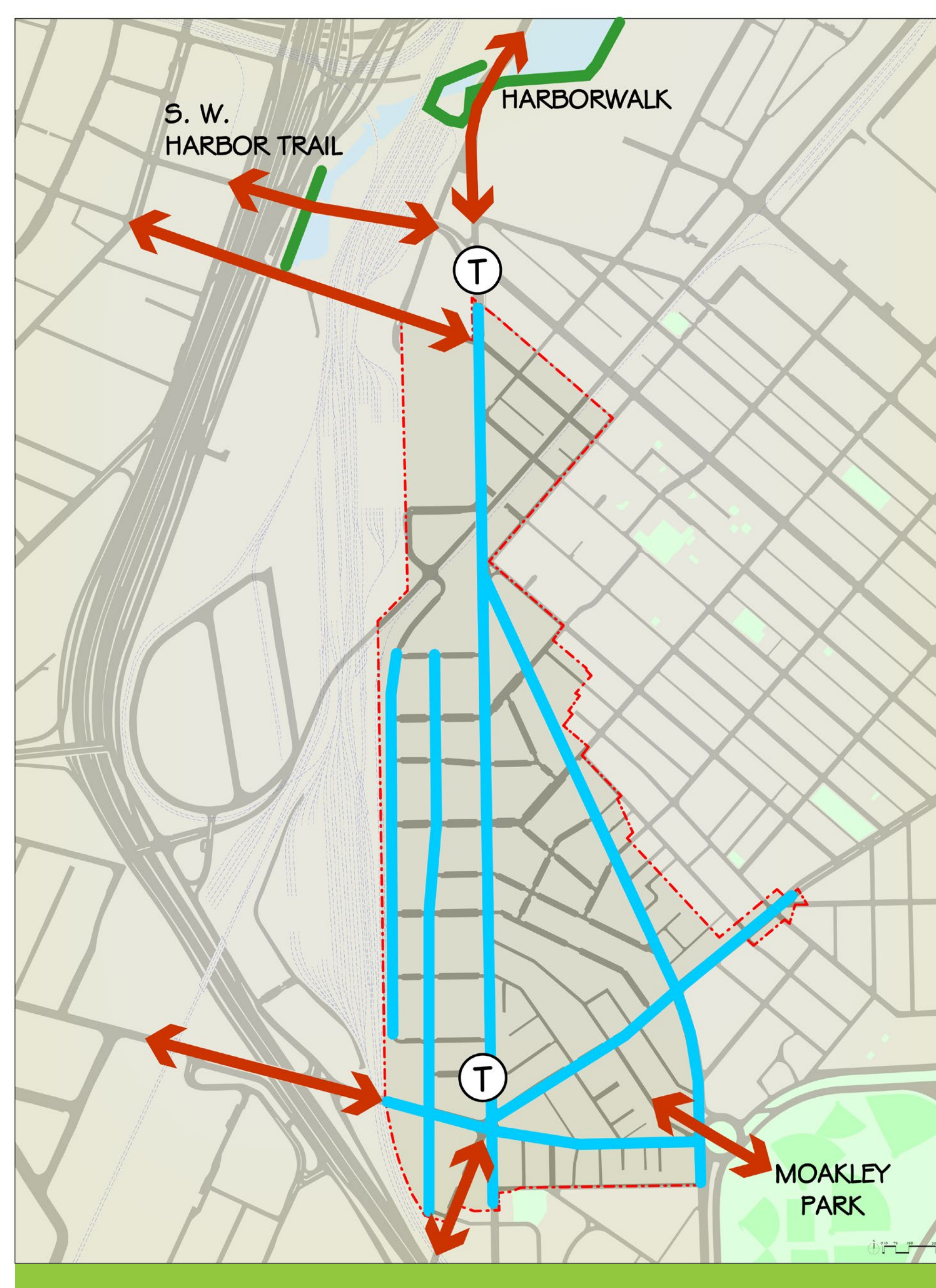
EXISTING STREET GRID CONDITIONS

- Interstate/Tunnel
- Major Connections
- Secondary Connections
- New Connections

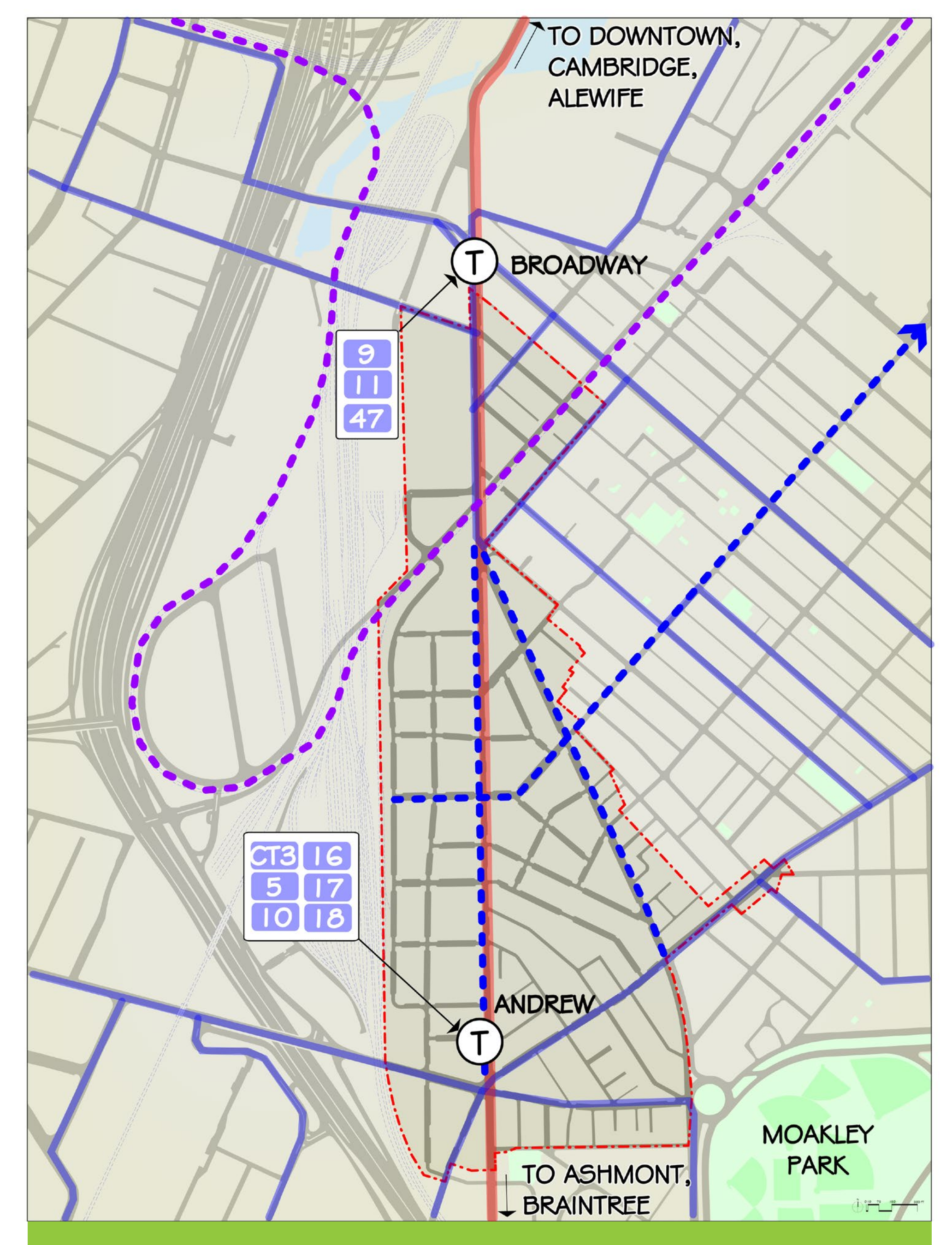
District-wide Connections - Pedestrian, Bike, and Transit



FUTURE PEDESTRIAN CONNECTIONS



FUTURE BIKE CONNECTIONS



FUTURE TRANSIT CONNECTIONS

PLAN: South Boston Dot. Ave

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Placemaking and Street Character



Conceptual Street Drawings



1. CONCEPTUAL DRAWING OF FUTURE DORCHESTER AVENUE: "AMENITIES CORRIDOR"



2. CONCEPTUAL DRAWING OF FUTURE OLD COLONY AVE

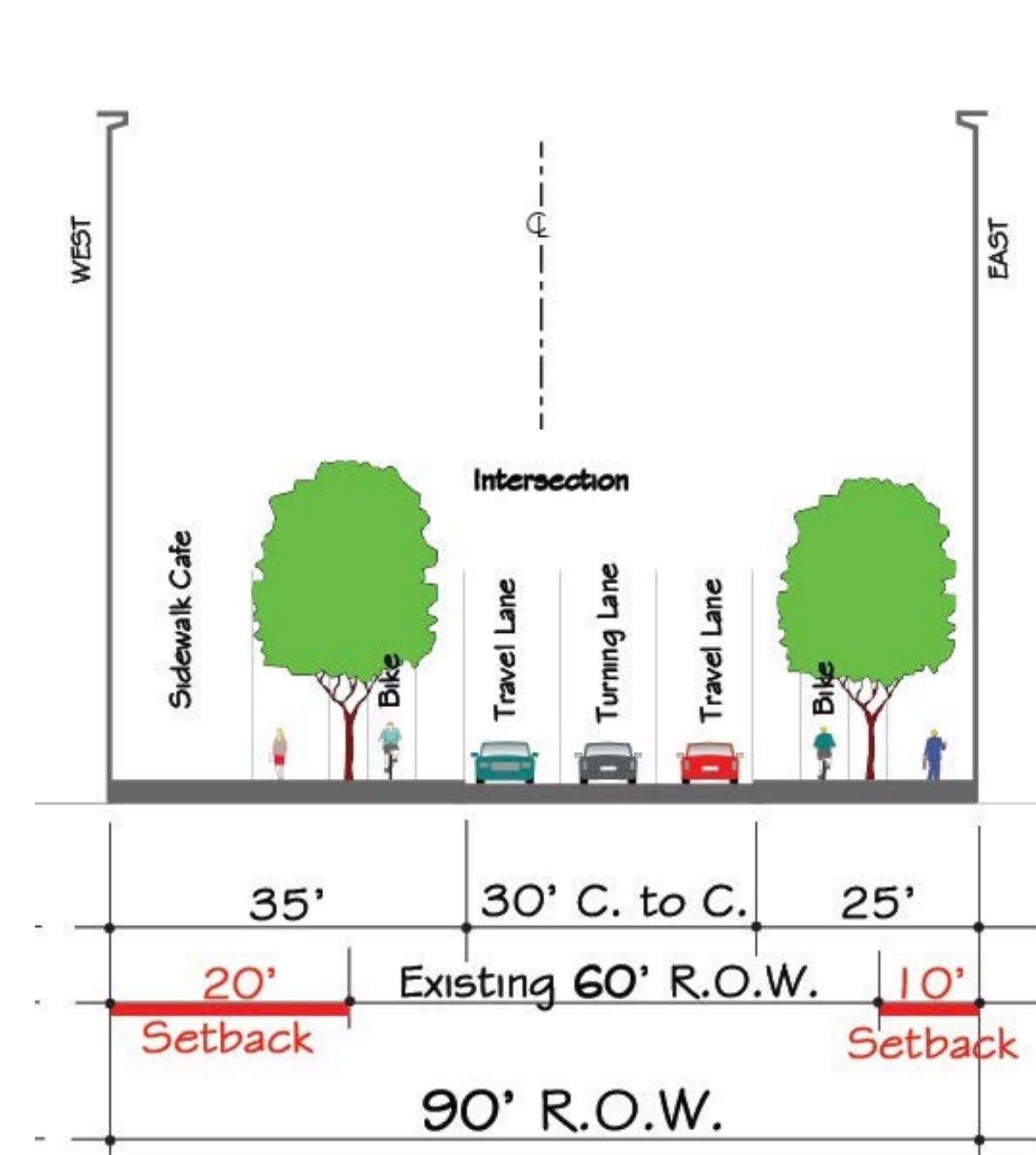


3. CONCEPTUAL DRAWING OF FUTURE ELLERY STREET (NEW): "GREEN CORRIDOR"

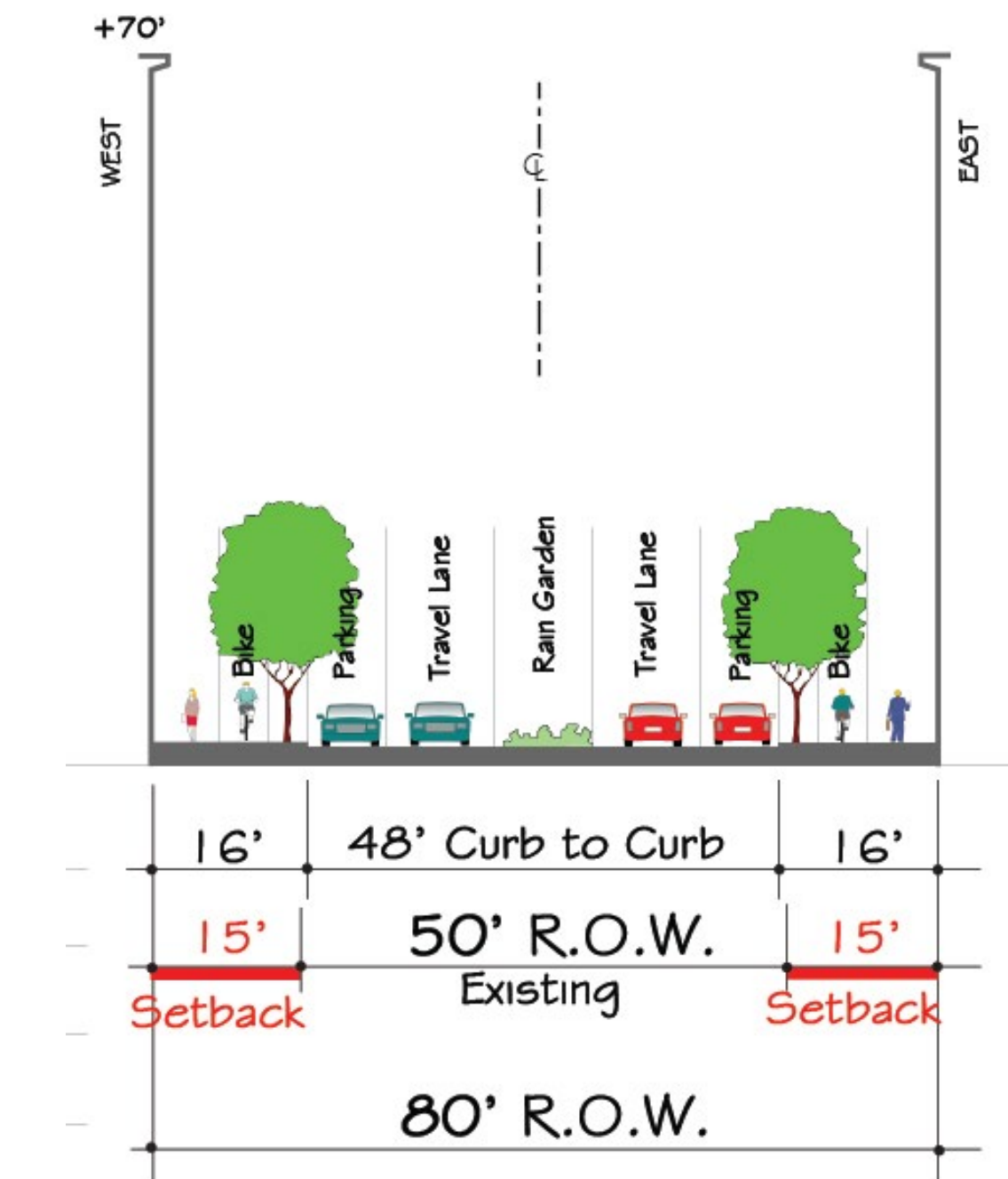


4. CONCEPTUAL DRAWING ALONG TRACKS: "SERVICE CORRIDOR"

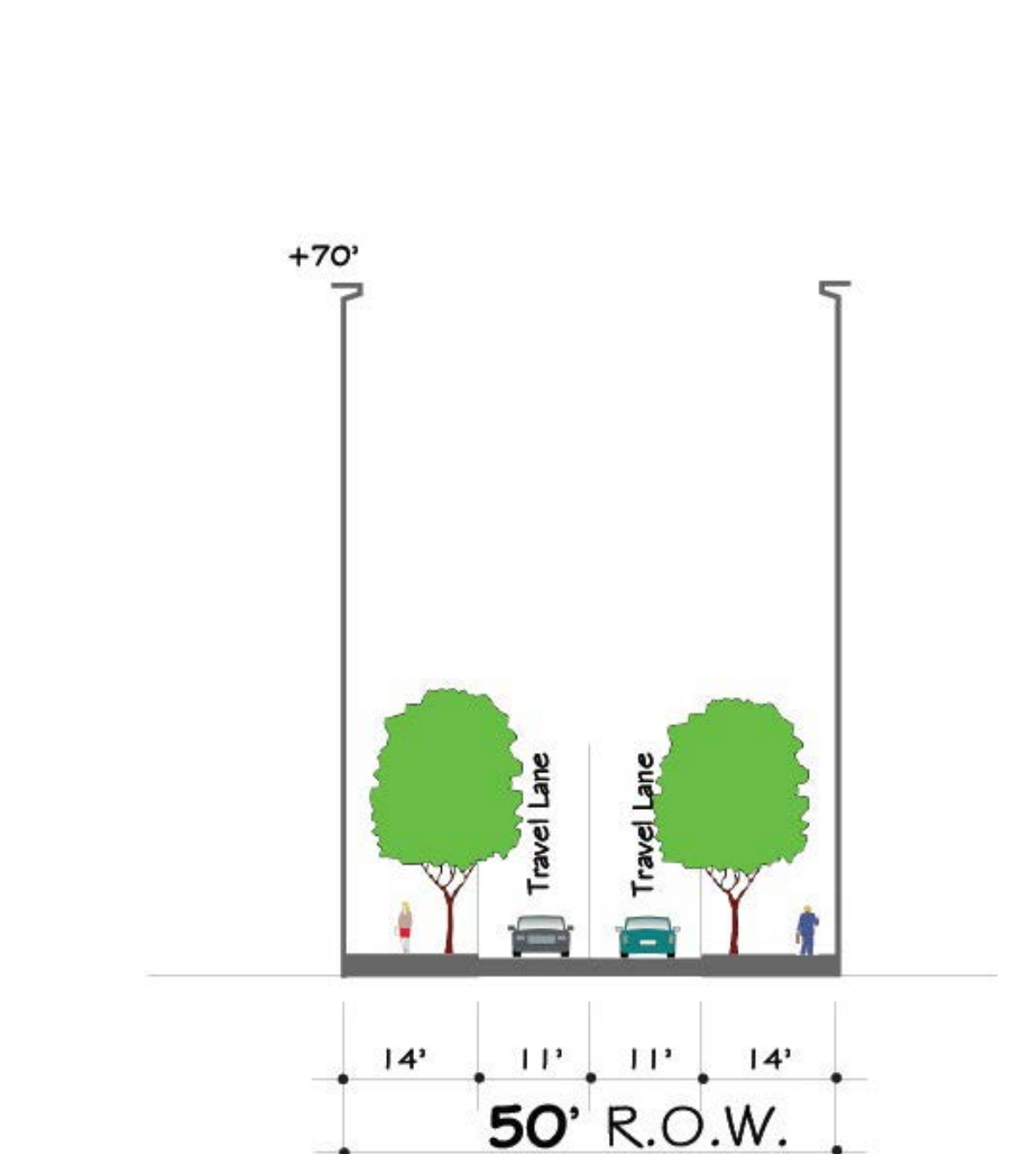
Conceptual Street Right-of-Ways (R.O.W.)



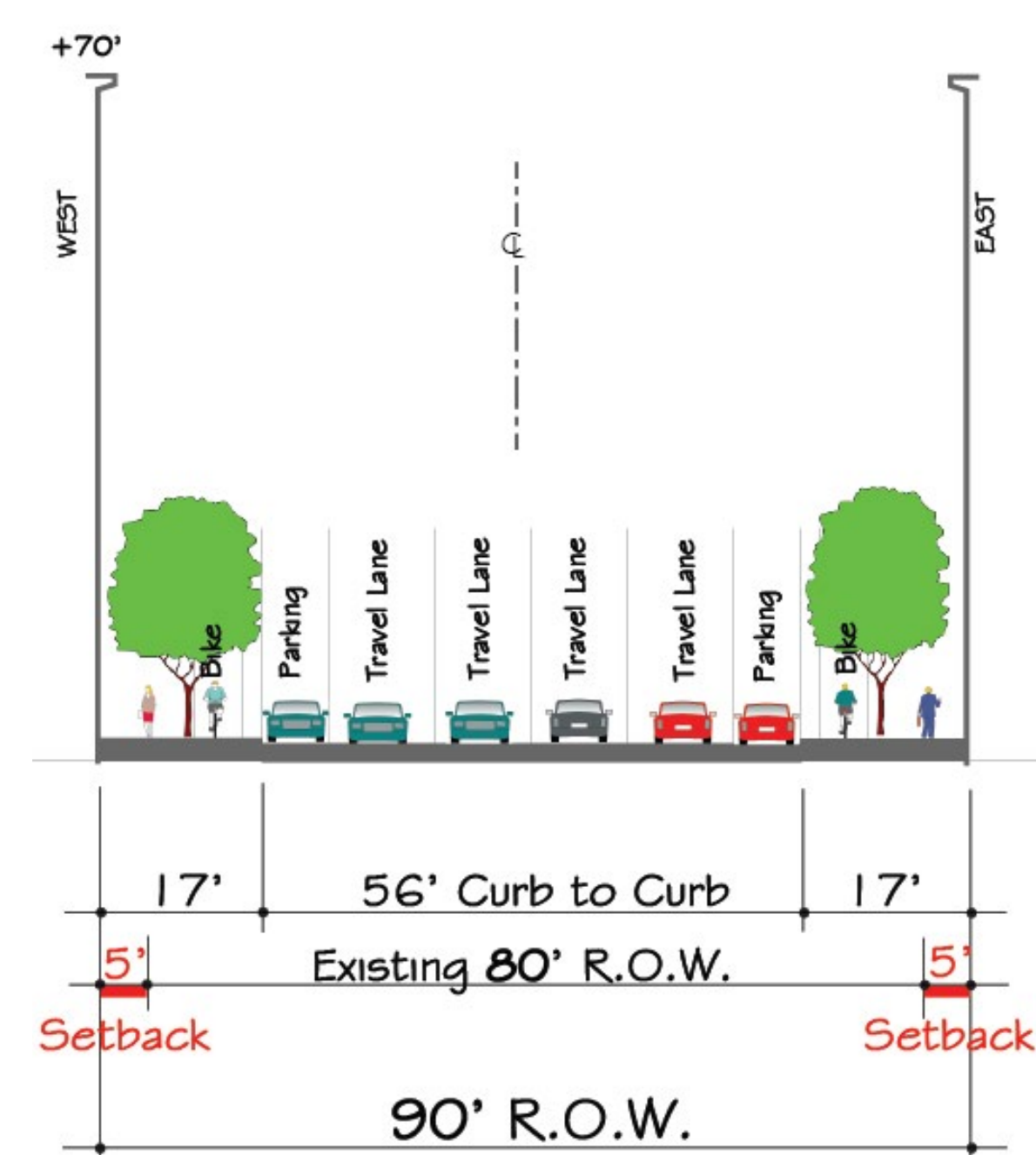
DORCHESTER AVENUE (1)



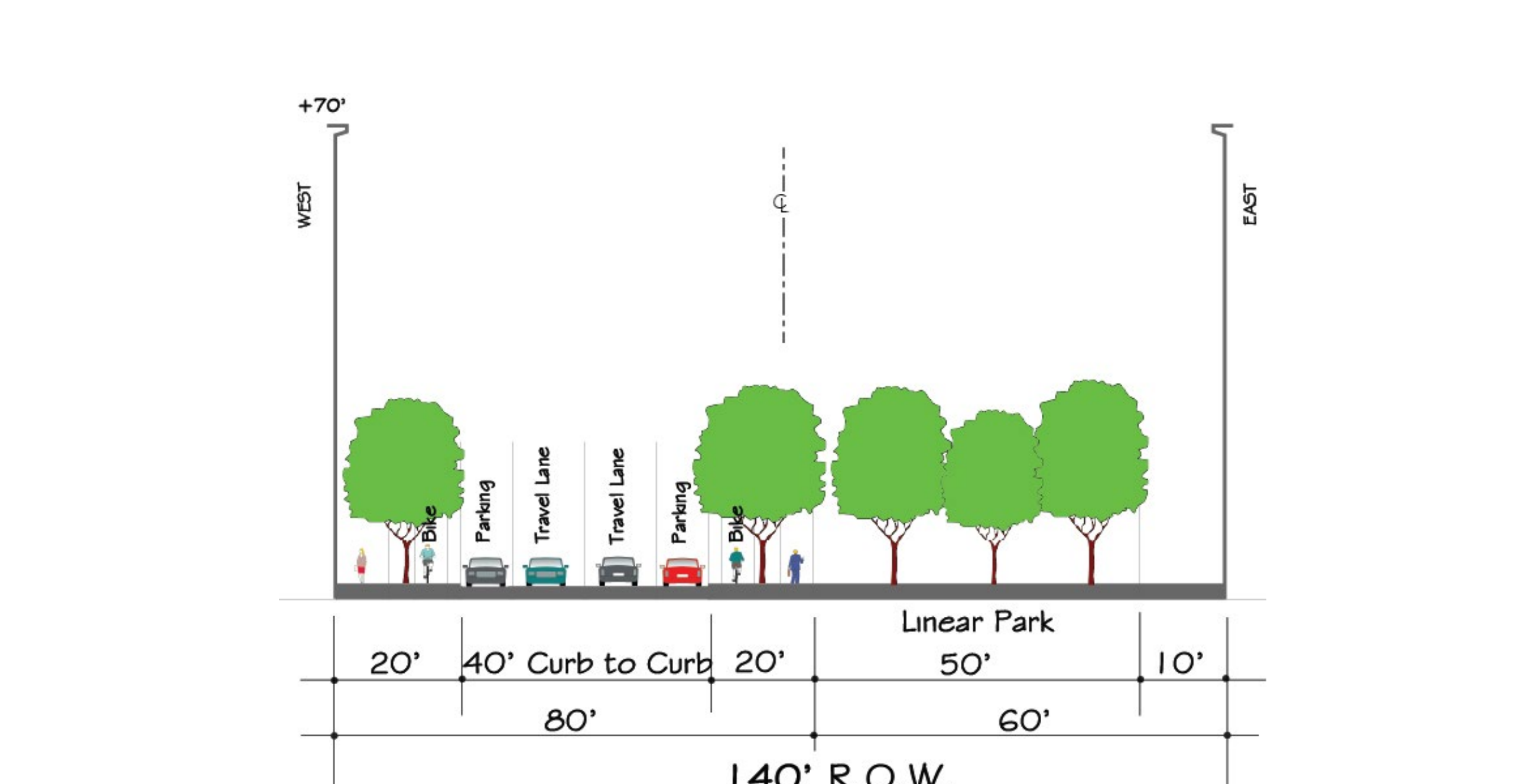
D STREET



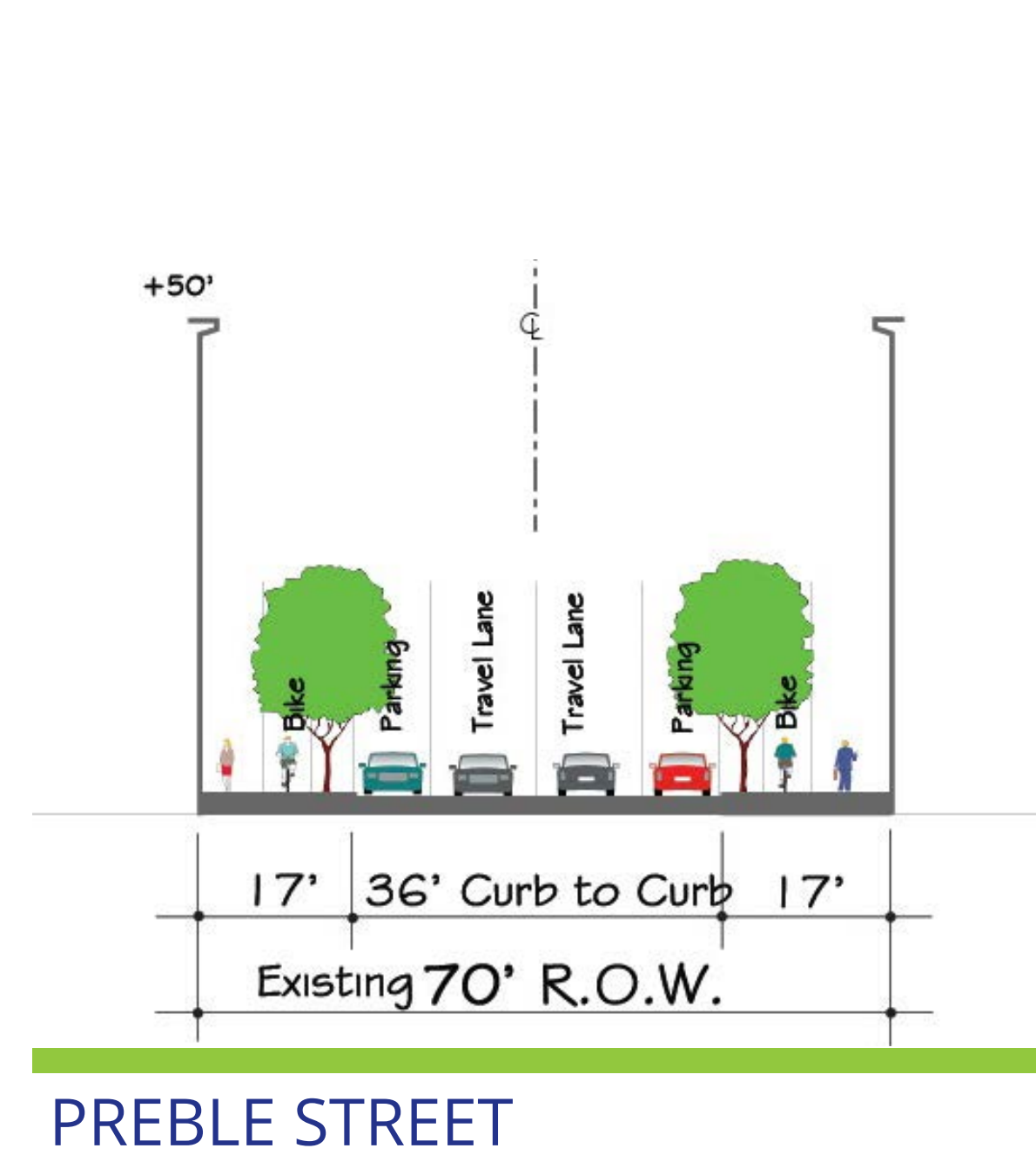
TYPICAL EAST/WEST STREET



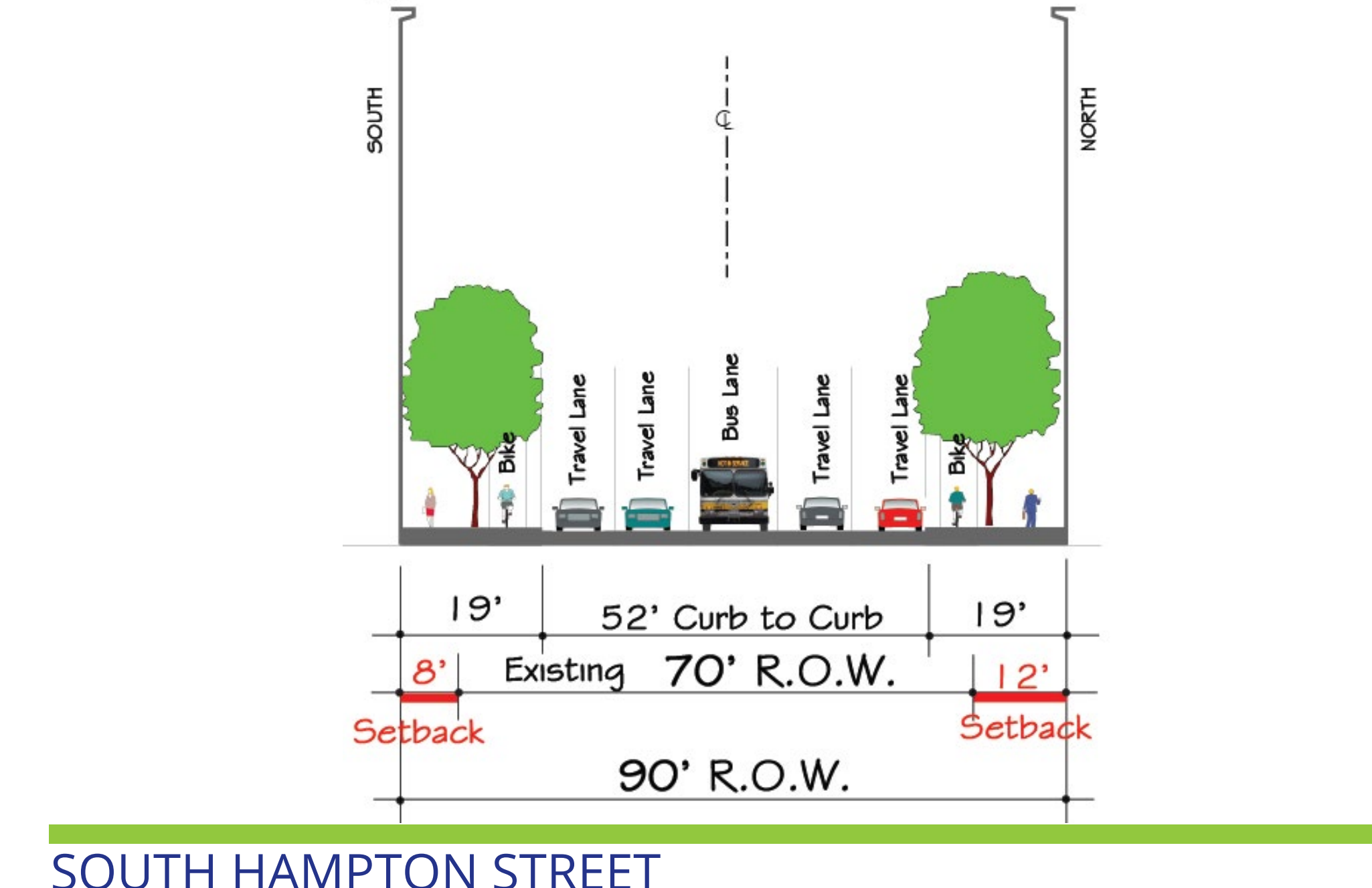
OLD COLONY AVENUE (2)



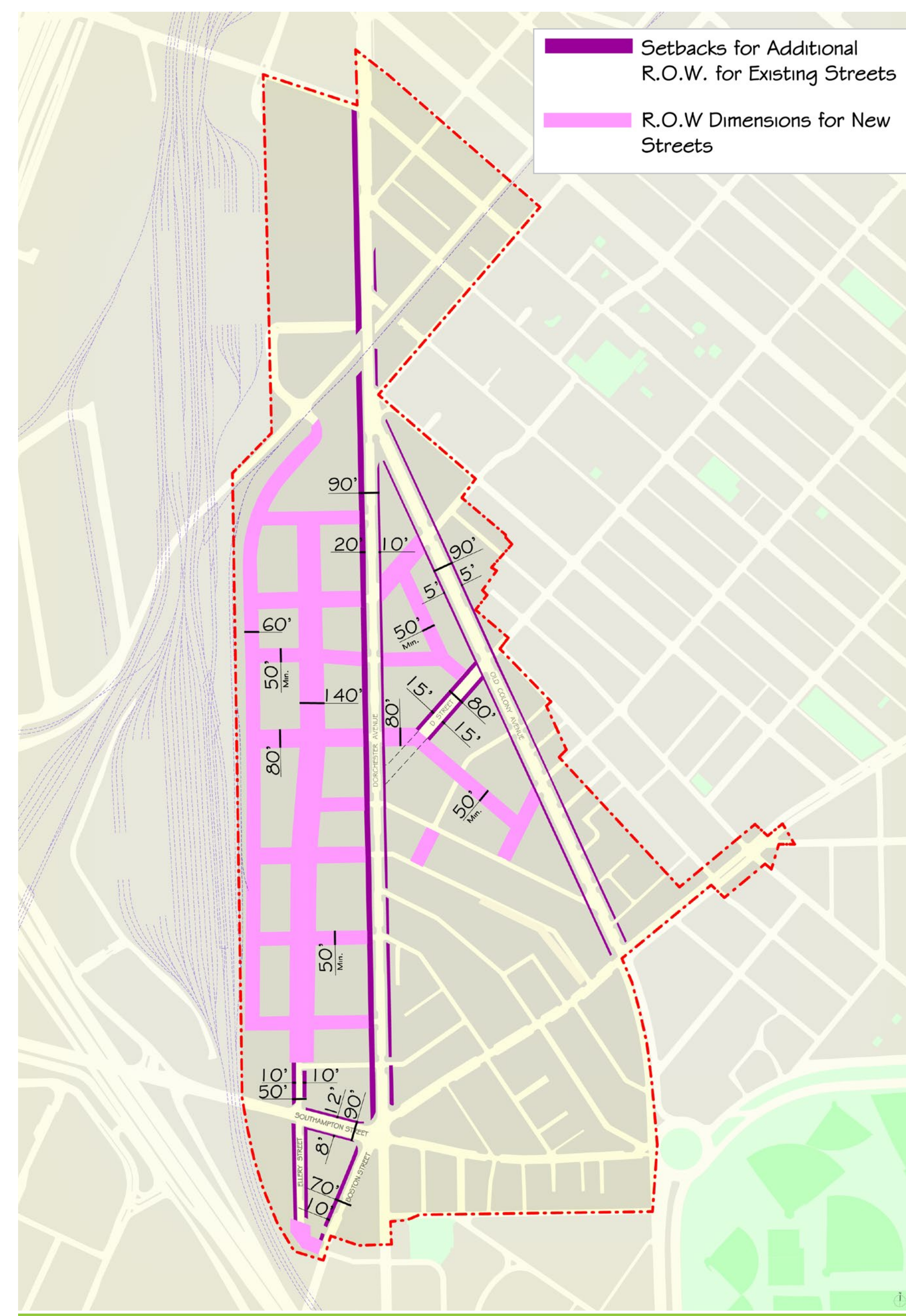
ELLERY STREET (NEW) (3)



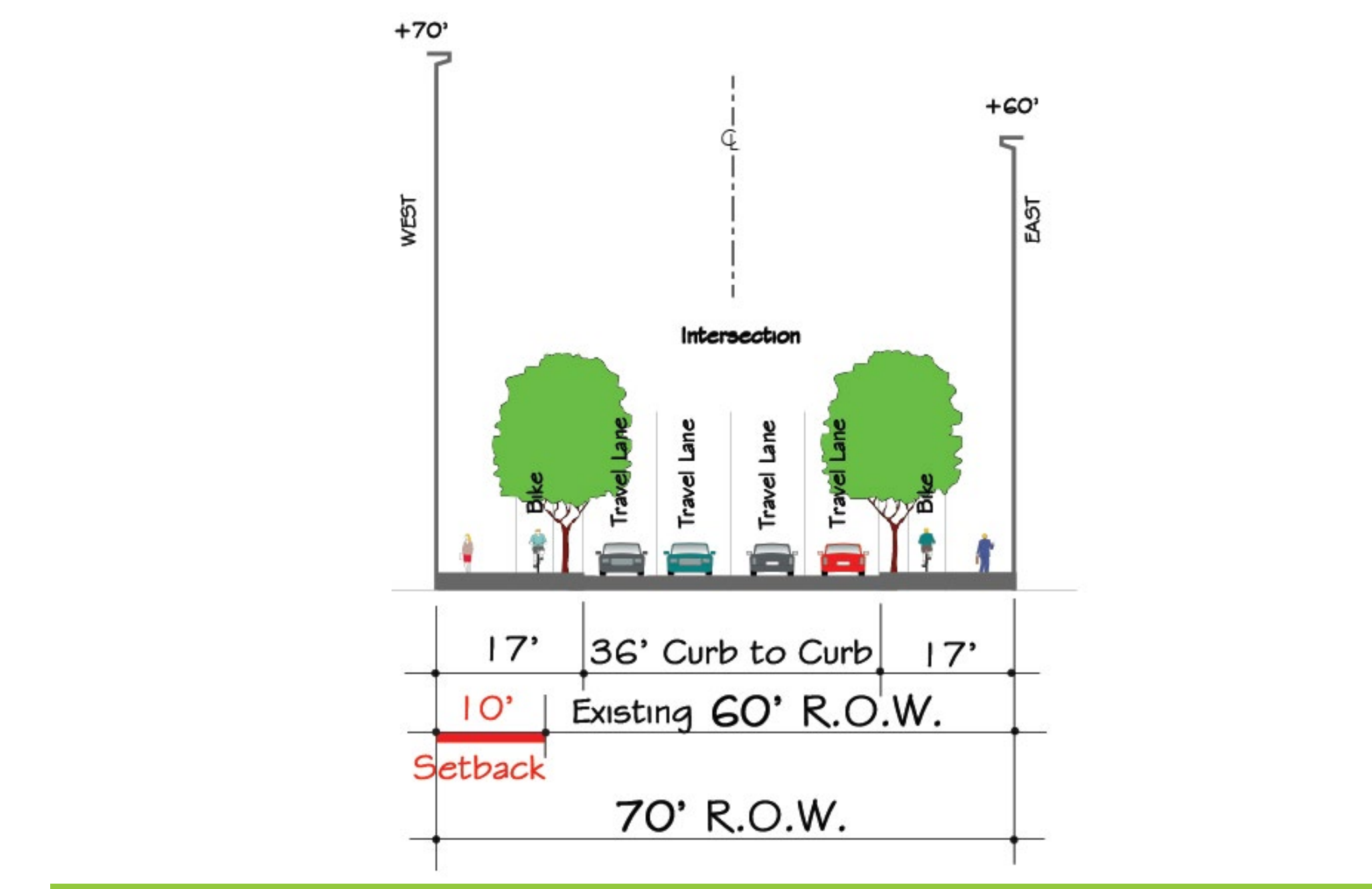
PREBLE STREET



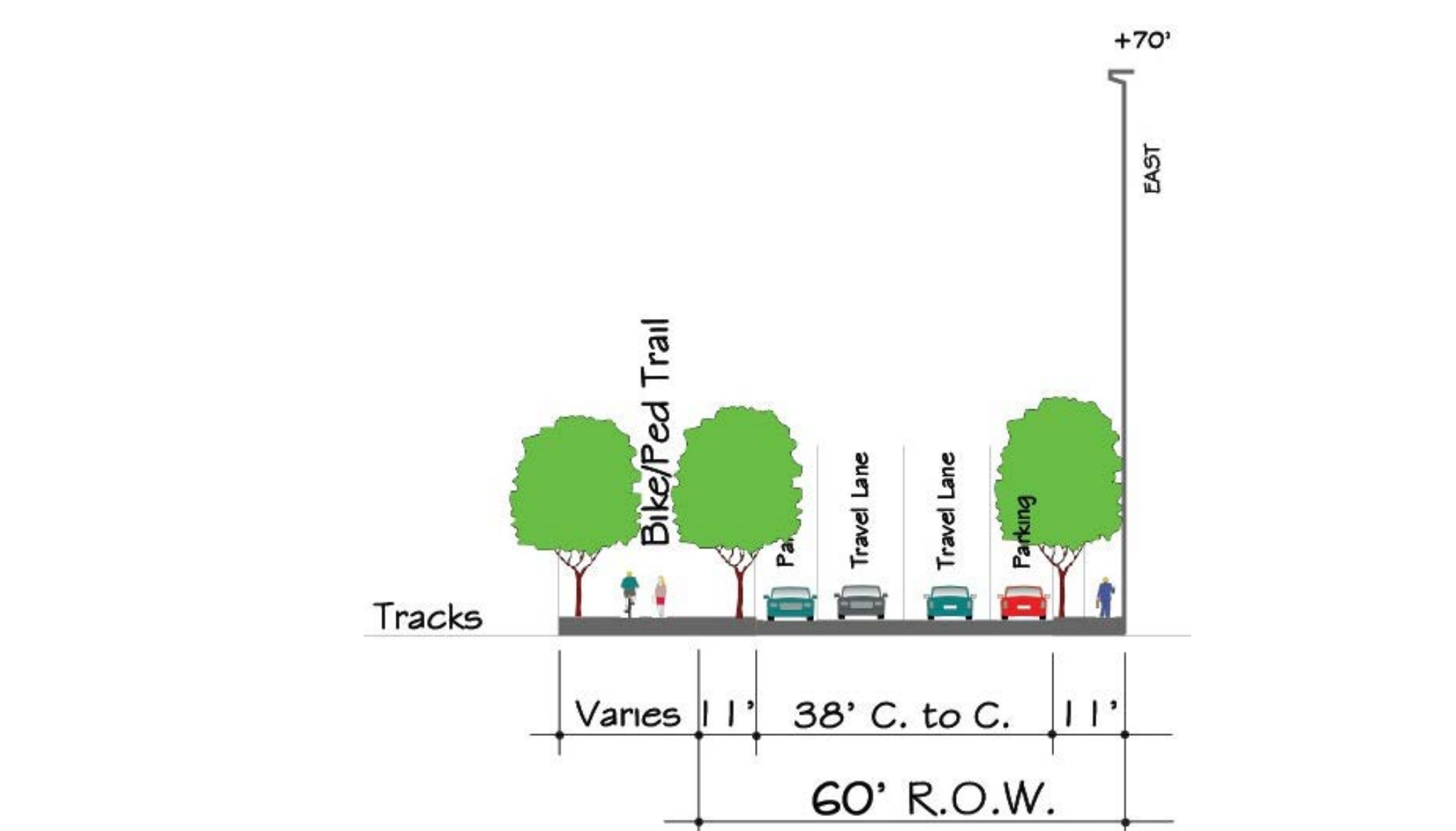
SOUTH HAMPTON STREET



RIGHT OF WAY PLAN



BOSTON STREET



EDGE ROAD ALONG THE TRACKS (4)

PLAN: South Boston Dot. Ave

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Land Use

Total New Development ~ 12 - 16M sf

- Residential uses ~ 6 – 8M sf
- Other (office, 21-century industrial) ~ 5–7M sf
- Ground Floor Retail and Cultural uses ~ 0.5M–1M sf
- Open Space ~ 8-12 acres

“21st Century” Industrial

- Green and clean technologies** - renewable energies, smart grid, fuel cells
- Creative industries** - artist work studios, architectural and industrial design, game development
- Incubators** - shared maker spaces for inventors of all kinds and combinations, small scale commercial kitchen space, contract or partner brewing



CONCEPTUAL PROPOSED FUTURE LAND USE MIX

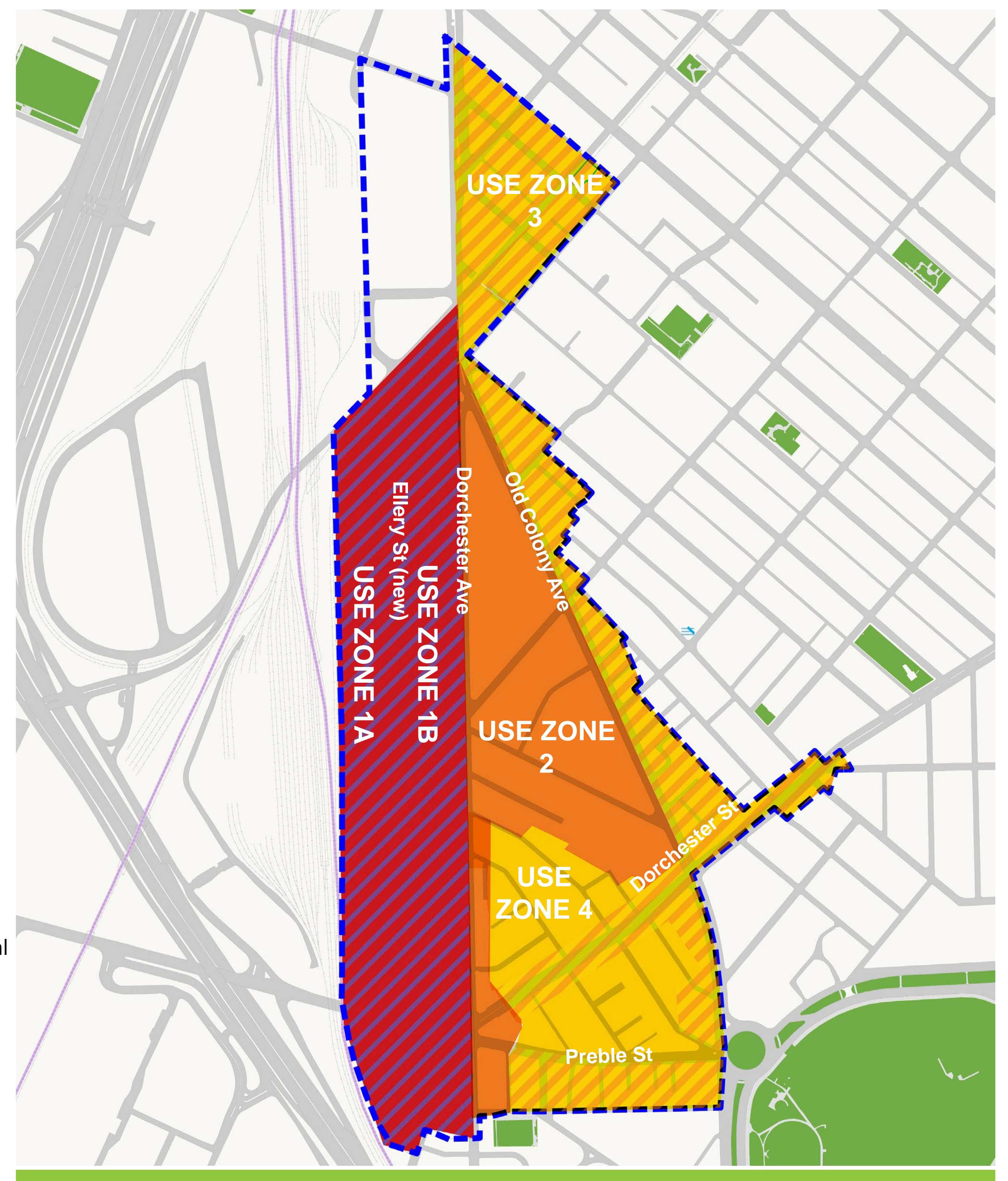


Diagram Land Use Legend

- Residential uses
- Open Space
- Gateways - mixed-use
- Retail
- 21st century industrial

Land Use Legend

- Mixed Use + 21st Century Industrial
- Open Space
- Residential
- Residential + 1st Floor Retail
- Mixed Use



PROPOSED LAND USE CONCEPT DIAGRAM

LAND USE CONCEPT DIAGRAM INFORMED BY THE INPUT FROM “PLAN WITH US” WORKSHOP Study Area



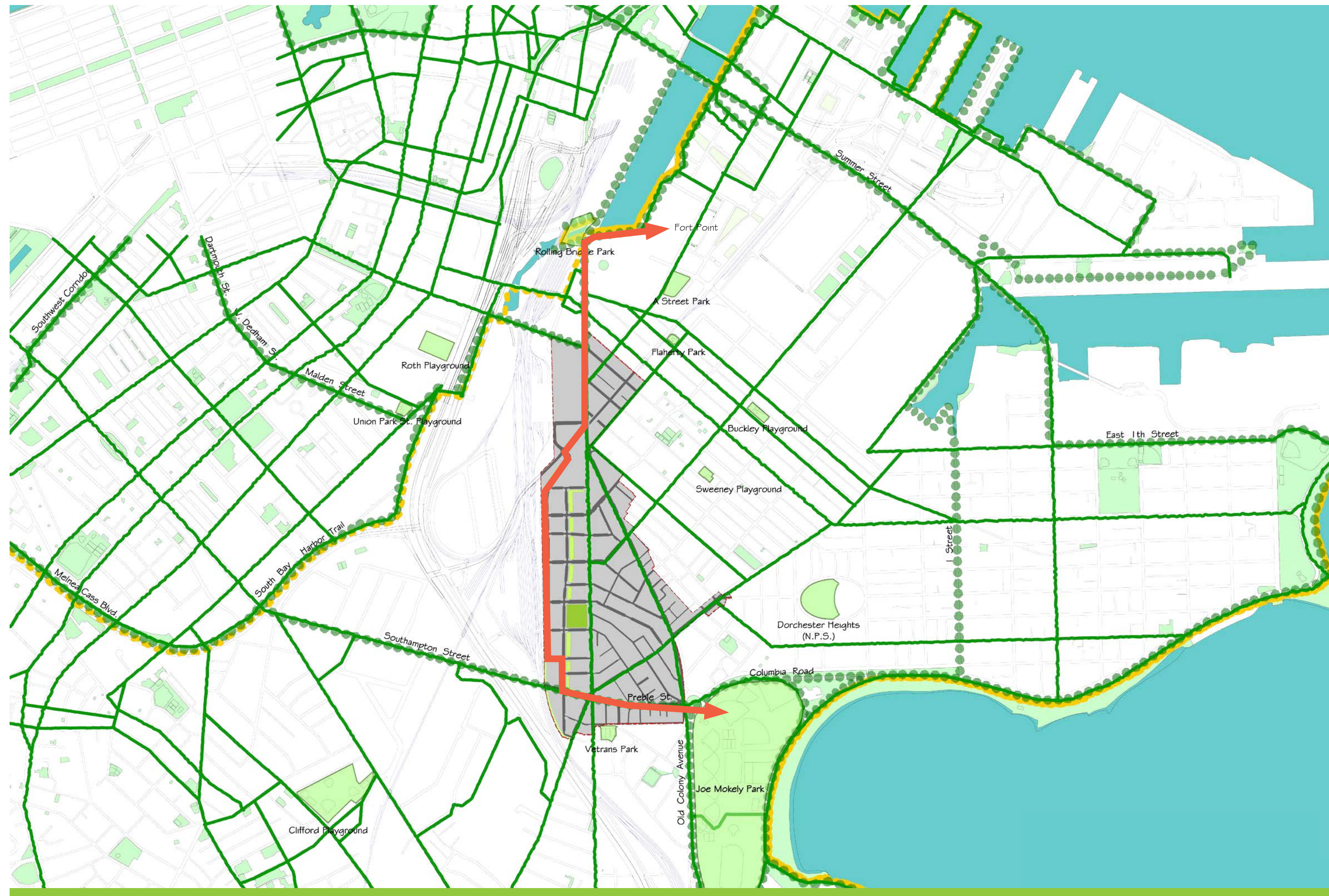
CONCEPTUAL LAND USE SECTION

05/19/16

PLAN: South Boston Dot. Ave

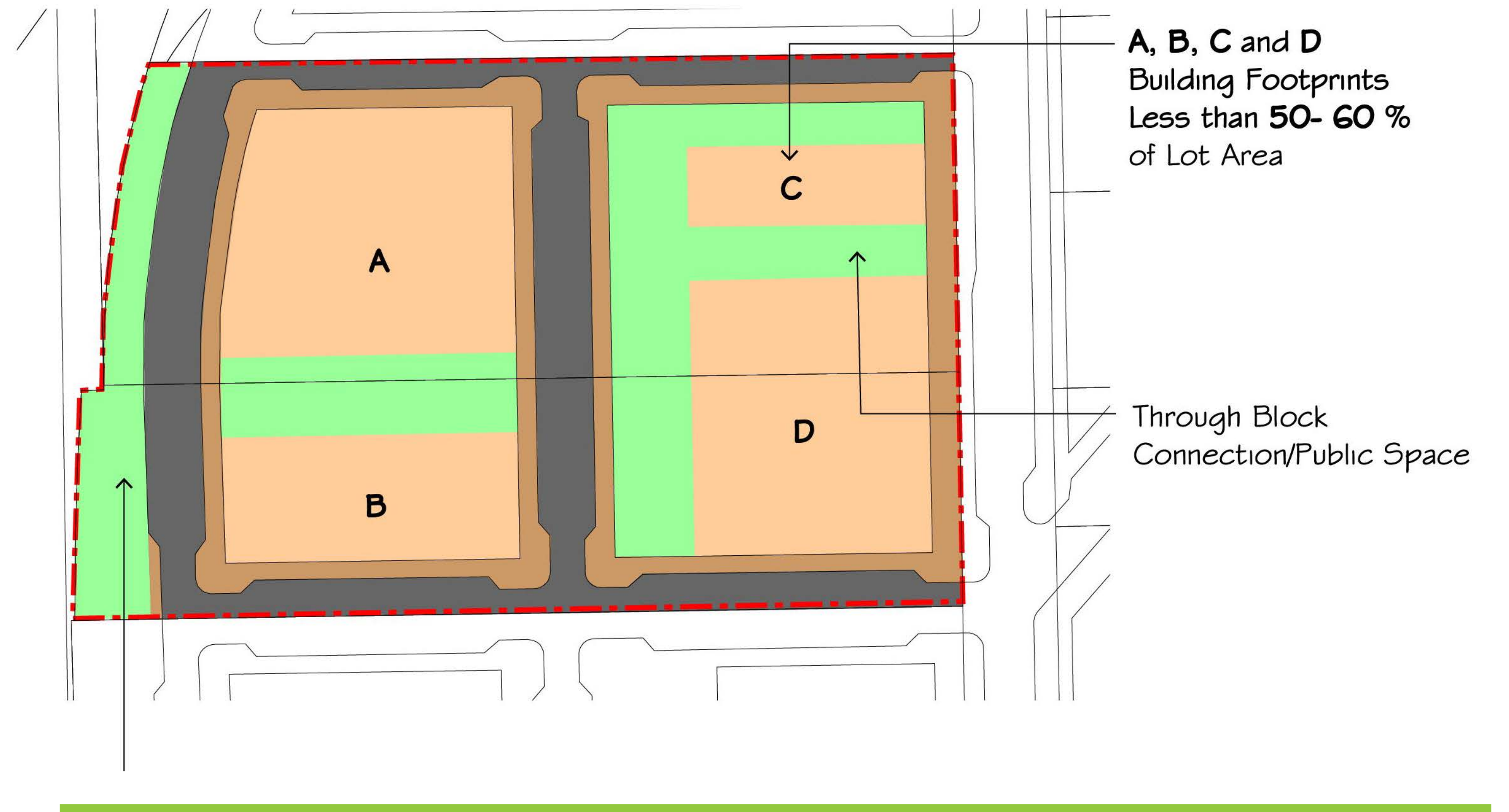
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Open Space



— Harborwalk
●●●● Green Links
← Connection between Fort Point and Moakley Park
- - - South Bay Harbor Trail
— Boston Bike Network

CONCEPTUAL DRAWING NEIGHBORHOOD SCALE OPEN SPACE NETWORK



A, B, C and D Building Footprints Less than 50- 60 % of Lot Area

Through Block Connection/Public Space

CONCEPTUAL DRAWING OF PUBLIC REALM ALONG ELLERY STREET (NEW)



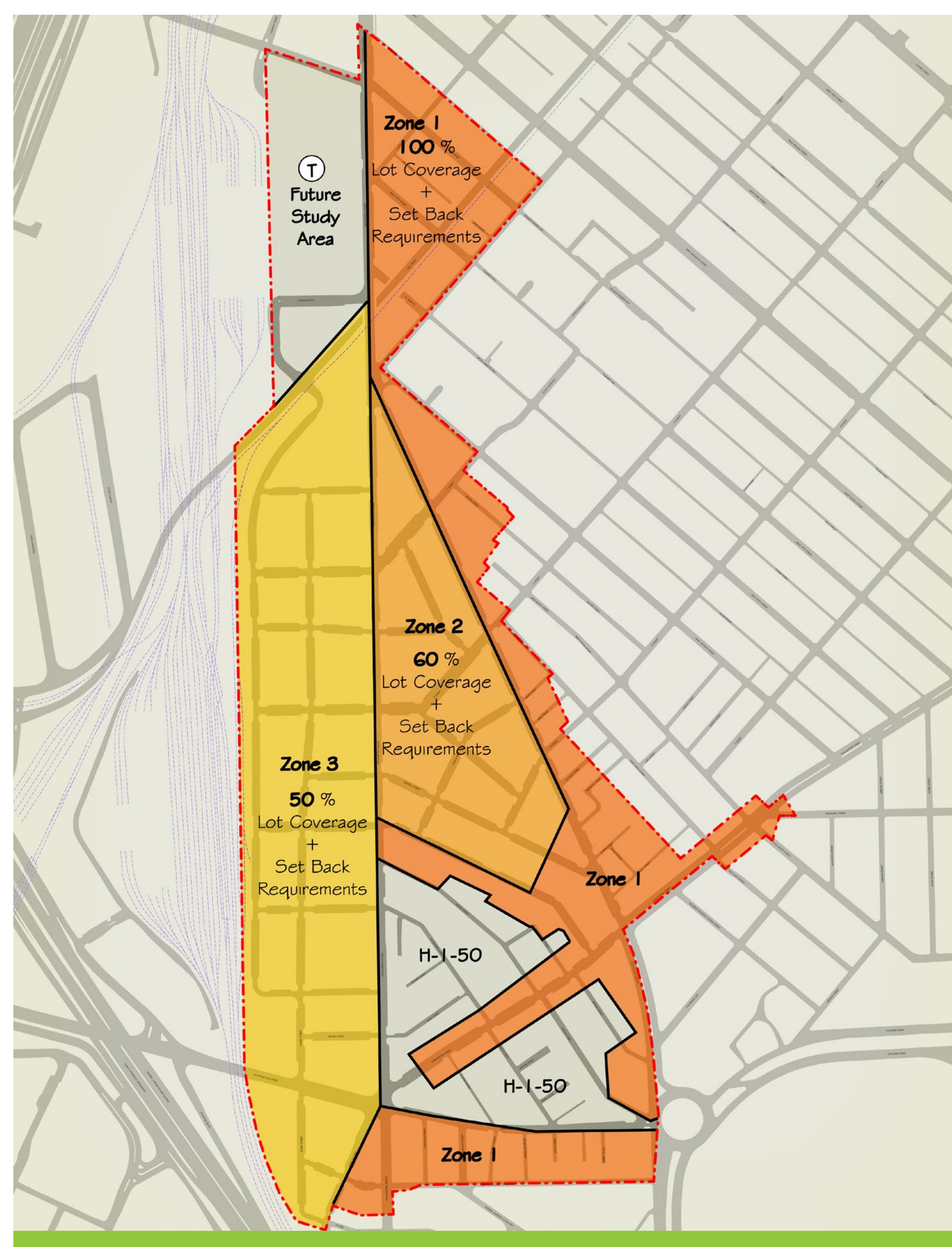
— Central Open Space
— Lineal Parks
— Edge Parks
— Pocket Parks/Courtyards
- - - Pedestrian Network

05/19/16

CONCEPTUAL DIAGRAM DISTRICT SCALE OPEN SPACE NETWORK



CONCEPTUAL DRAWING OF PUBLIC REALM ALONG ELLERY STREET (NEW)



CONCEPTUAL DIAGRAM DISTRICT SCALE LOT COVERAGE DIAGRAM

Public Realm

Existing

Public Realm 21.48%

Streets/Sidewalks 21.48%

Open Spaces 0%



Future

Public Realm 40%

Streets/Sidewalks 32%

Open Spaces 8%



CONCEPTUAL DRAWING OF ACTIVE PARK

PLAN: South Boston Dot. Ave

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Height and Density



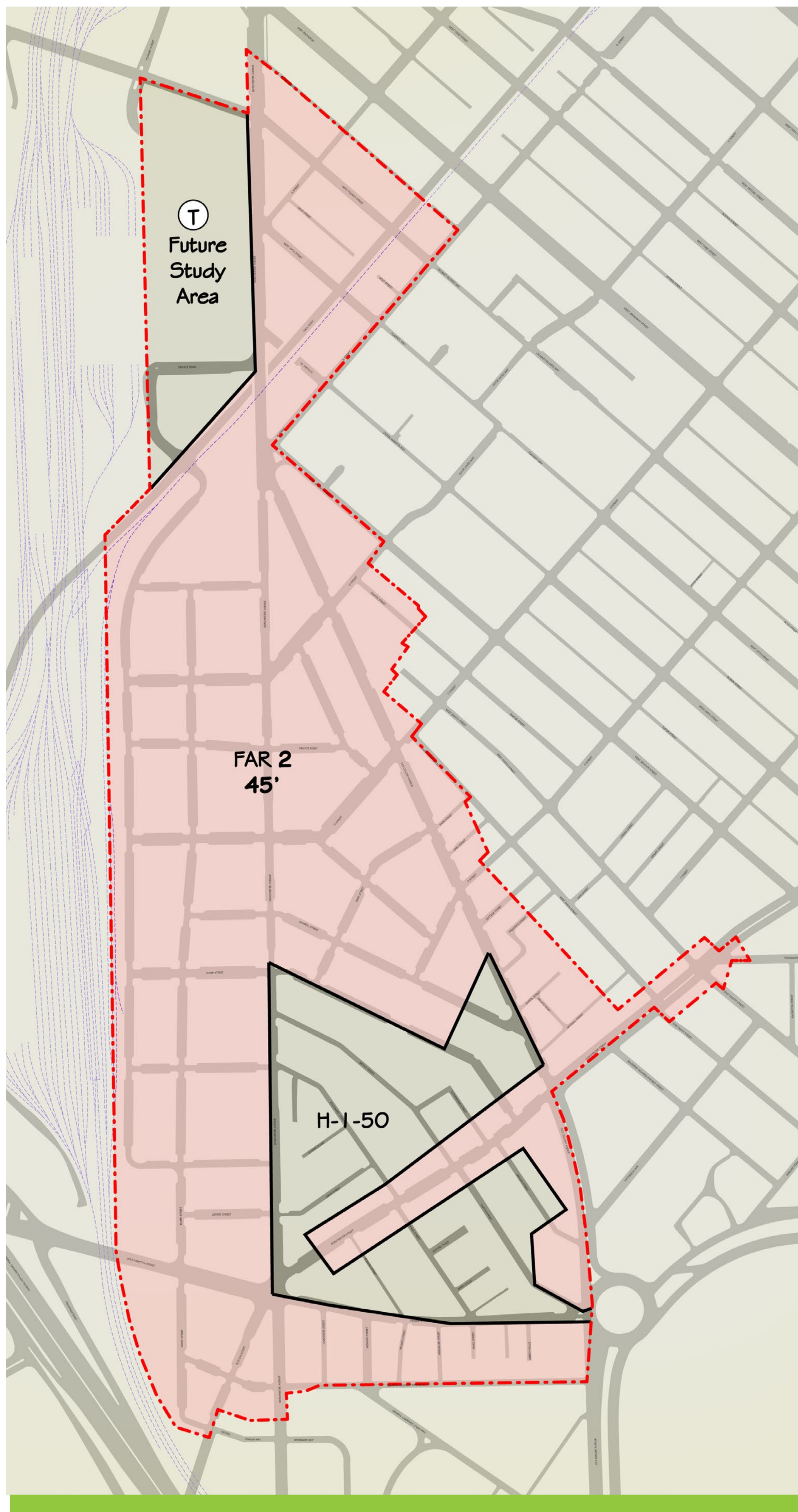
Existing and Design Process



CONCEPTUAL AS-OF-RIGHT HEIGHT DIAGRAM

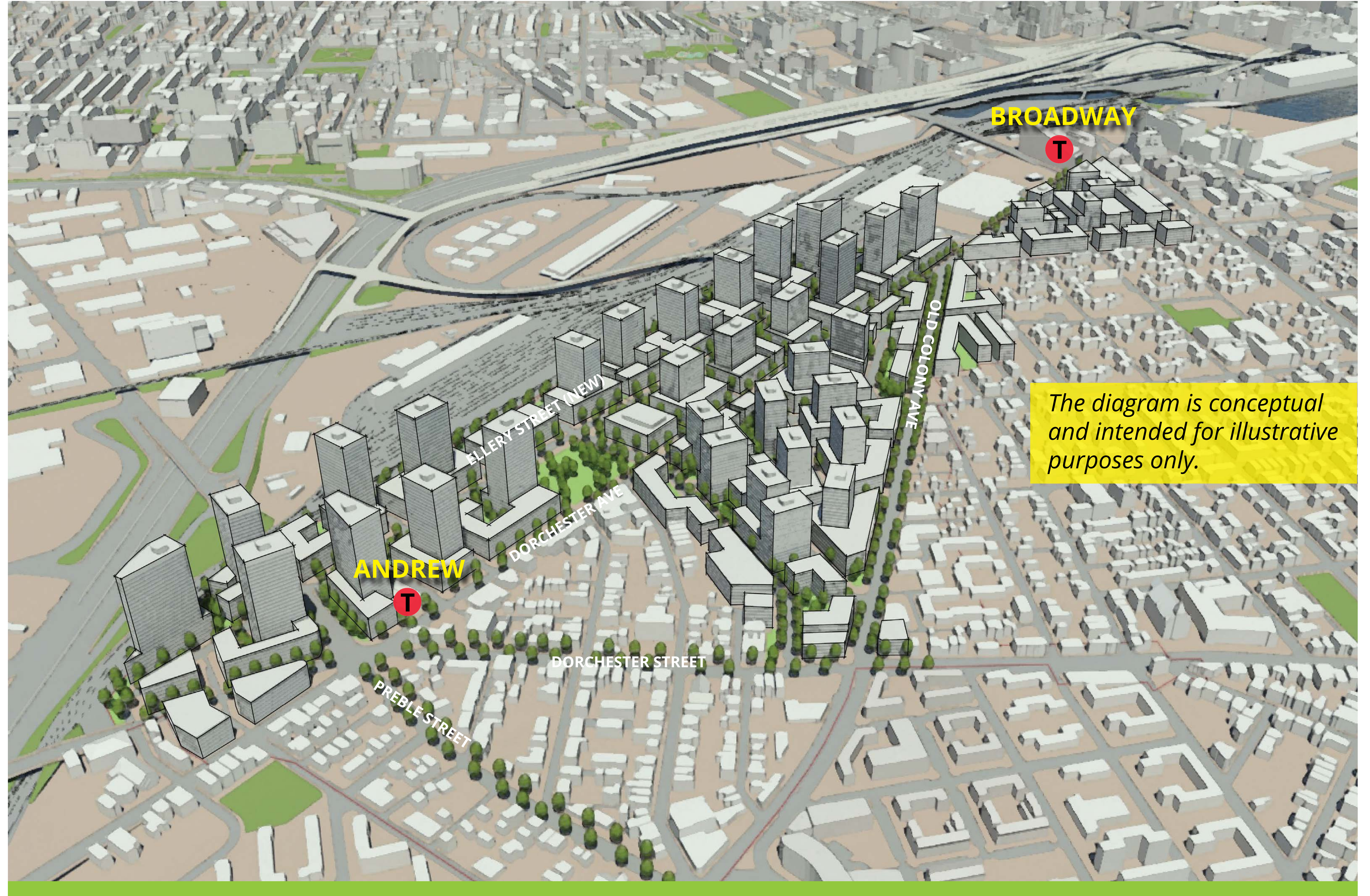


CONCEPTUAL BONUS HEIGHT DIAGRAM



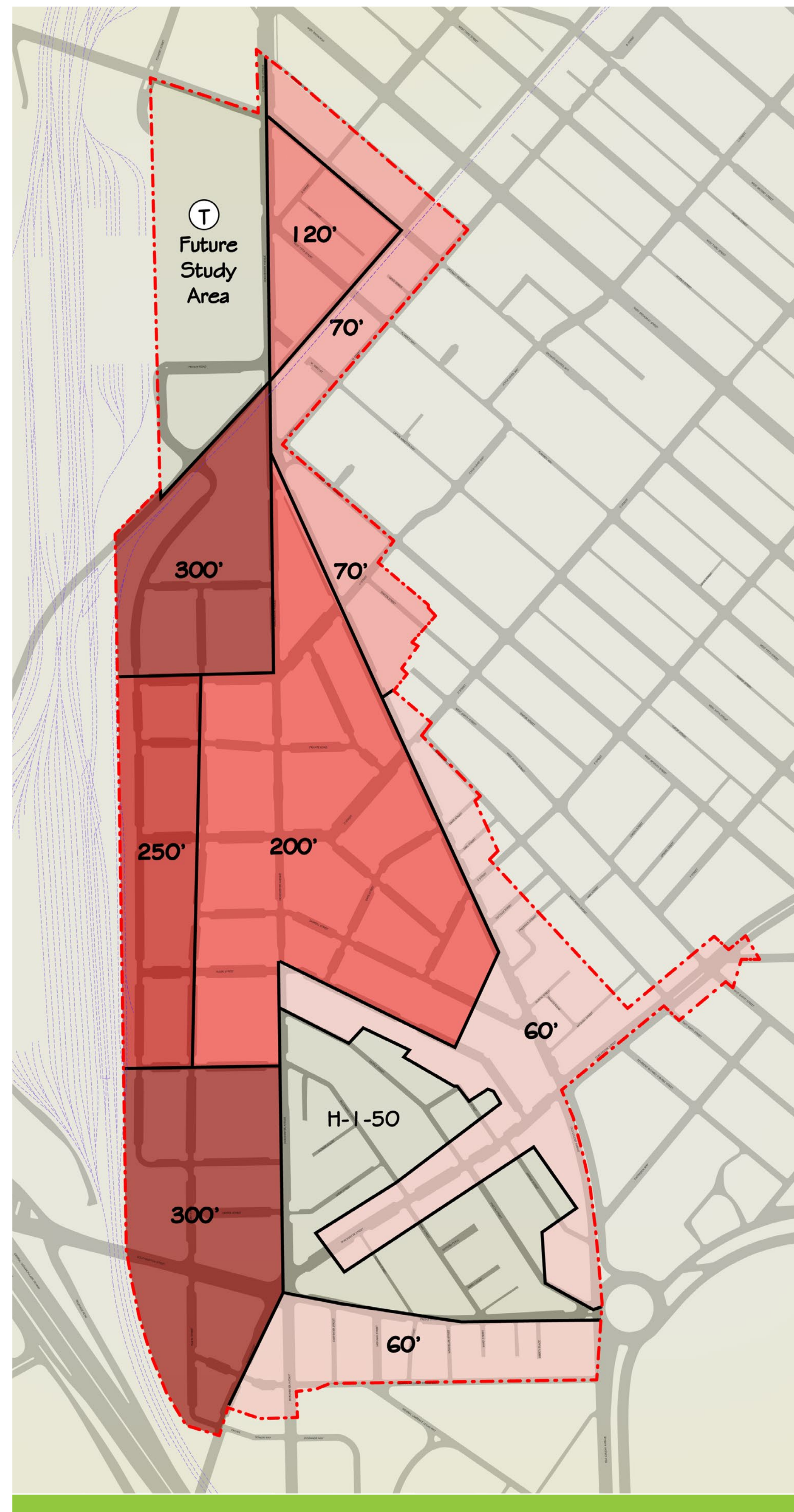
AS-OF-RIGHT HEIGHT DIAGRAM

Conceptual Buildout



The diagram is conceptual and intended for illustrative purposes only.

CONCEPTUAL BUILDOUT DIAGRAM



CONCEPTUAL MAXIMUM HEIGHT ZONES



CONCEPTUAL BONUS/BENEFITS DIAGRAM

Total New Development ~ 12 - 16M sf

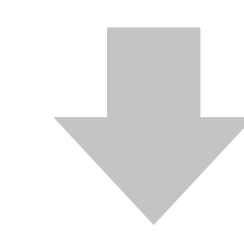
Residential uses ~ 6 – 8M sf

Other (office, 21-century industrial) ~ 5–7M sf

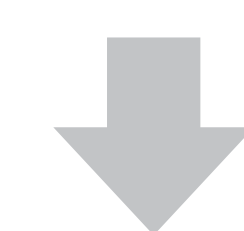
Ground Floor Retail and Cultural uses ~ 0.5M–1M sf

Open Space ~ 8-12 acres

6 - 8 M sf of residential uses



6,000 - 8,000 residential units



2.3 persons per household



~ 14,000 - 16,000 people

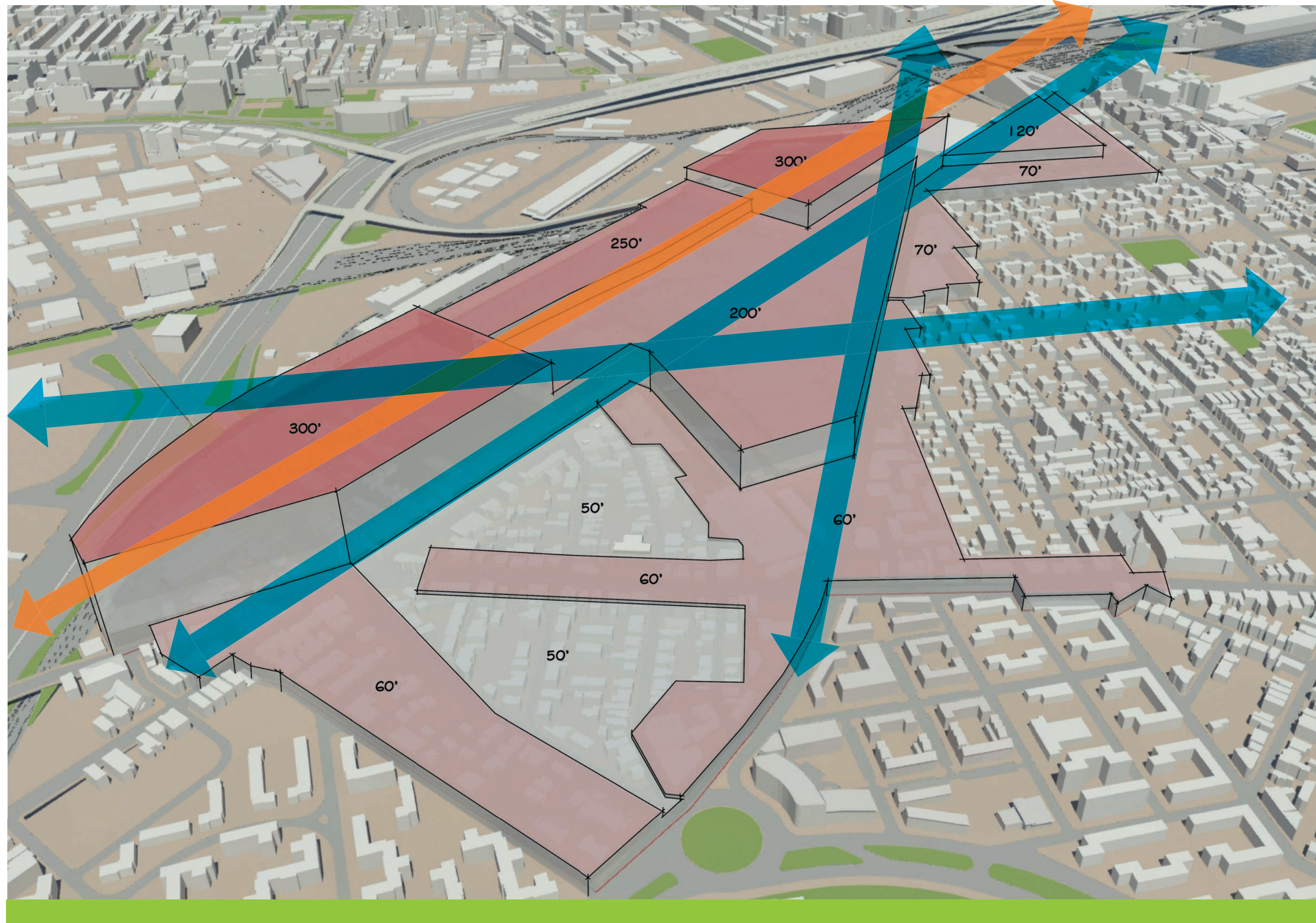
PLAN: South Boston Dot. Ave

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Placemaking & Character



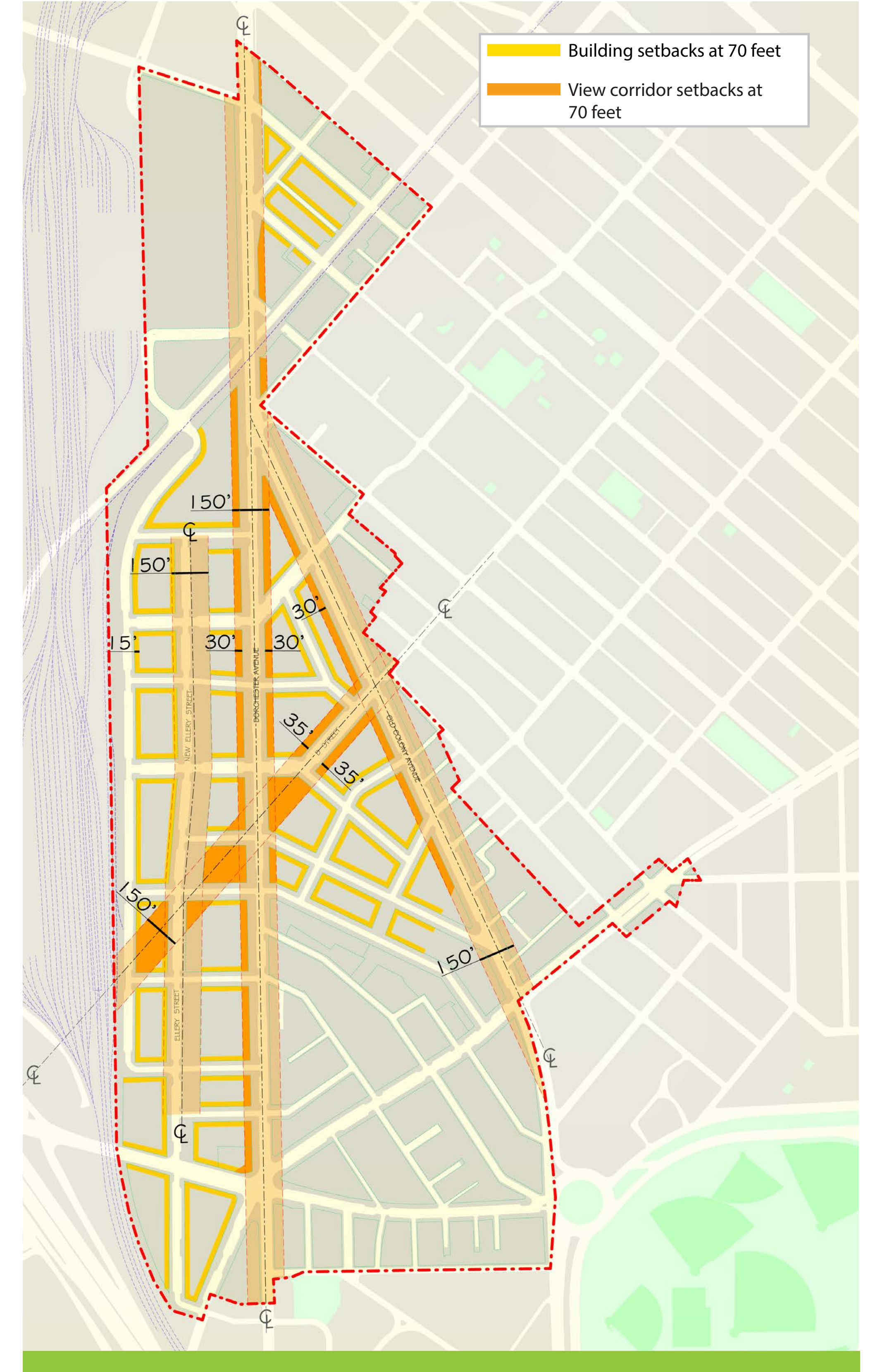
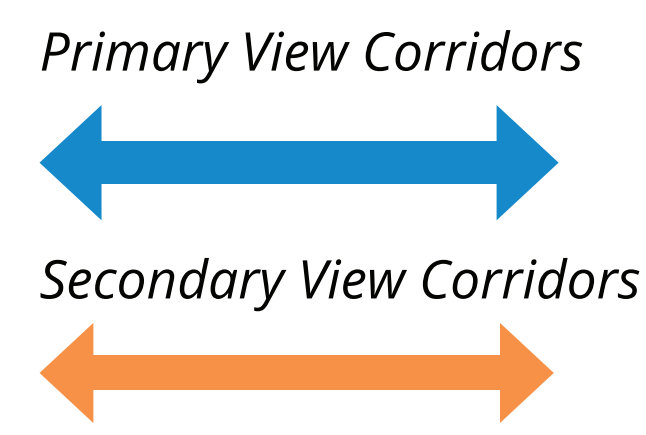
VIEW CORRIDORS



CONCEPTUAL DRAWING OF VIEW CORRIDORS

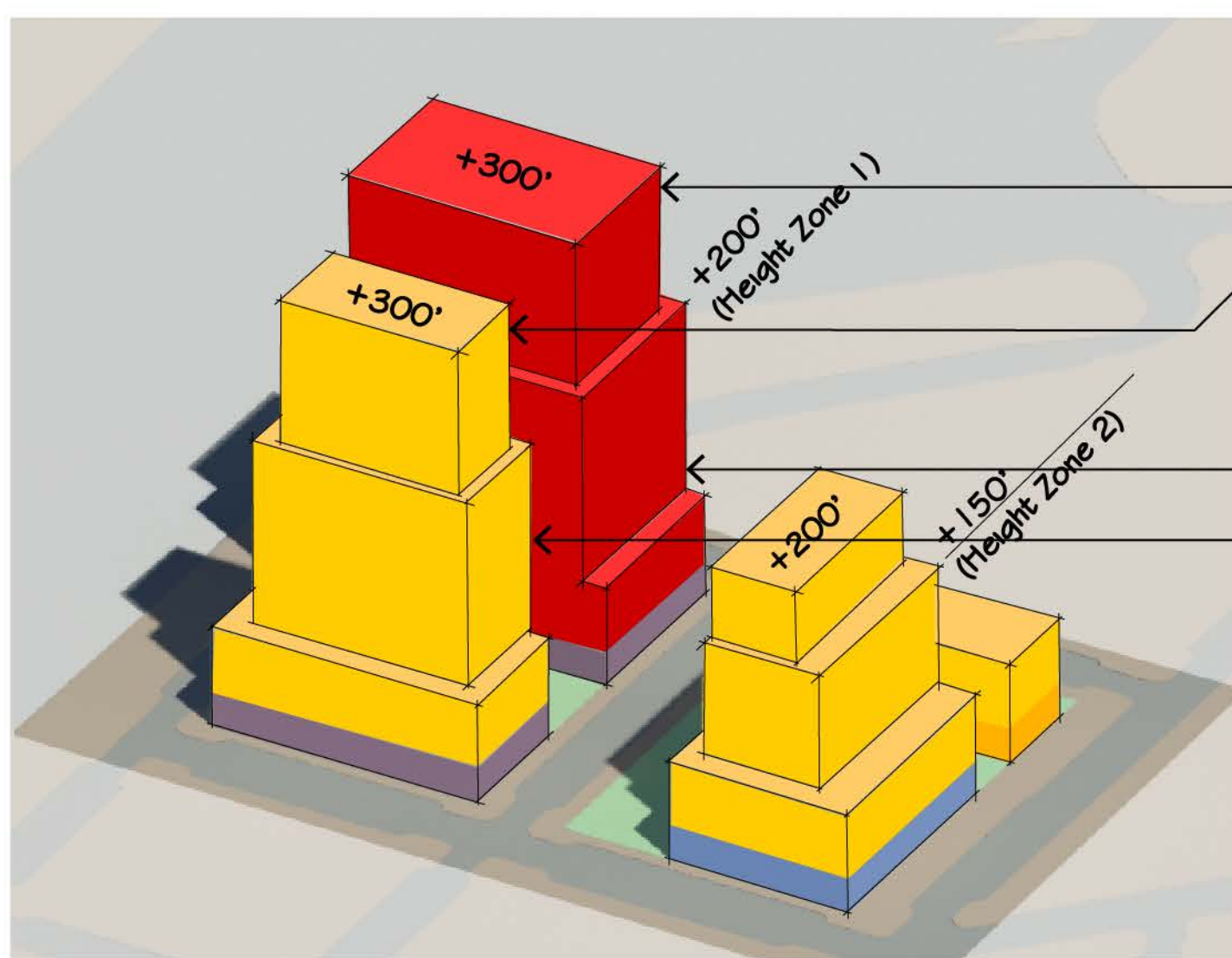


D STREET AS A PRIMARY VIEW CORRIDOR



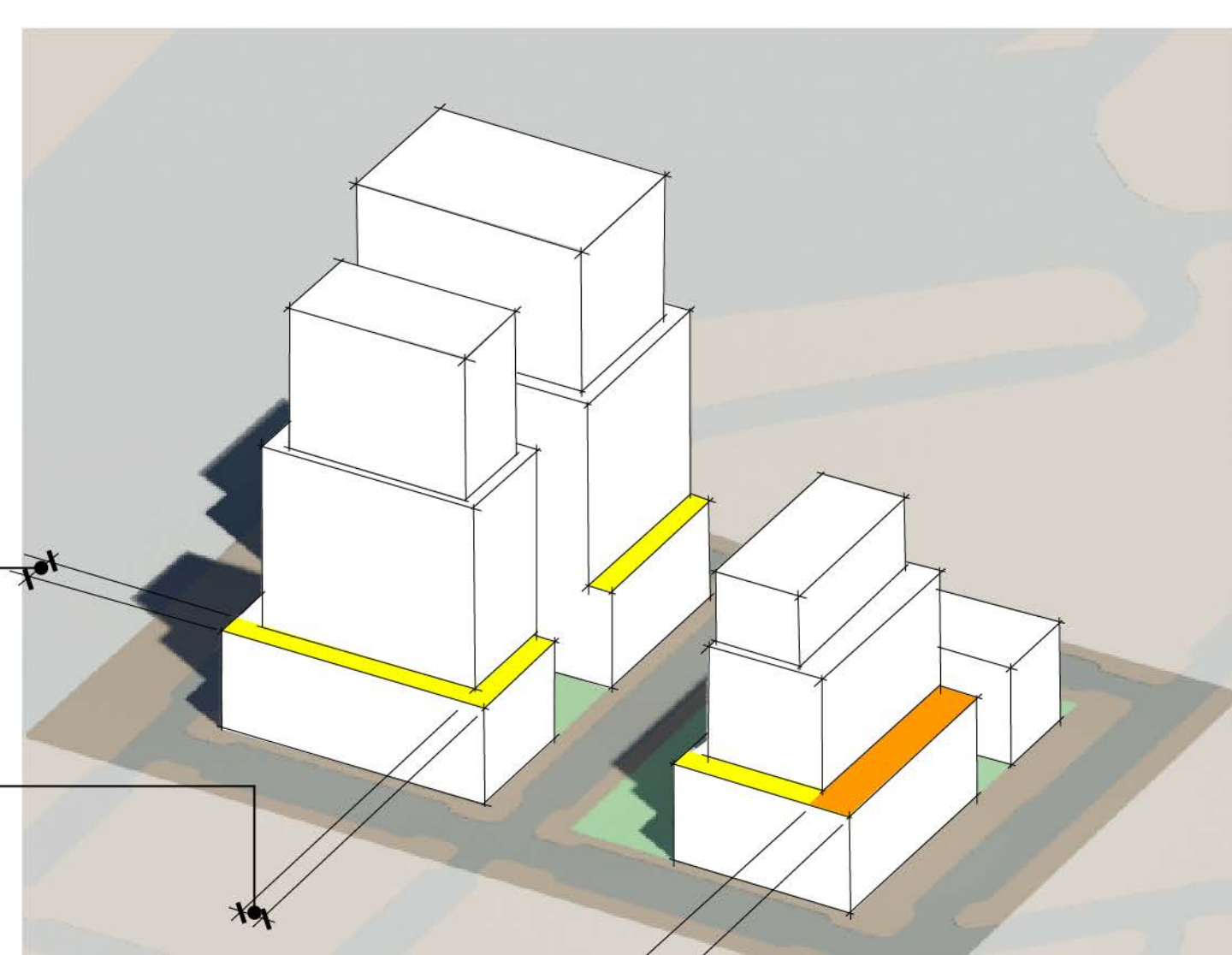
BUILDING STEP BACK DIAGRAM

TALL BUILDING STEP BACKS



Max. Floor Plate Size:

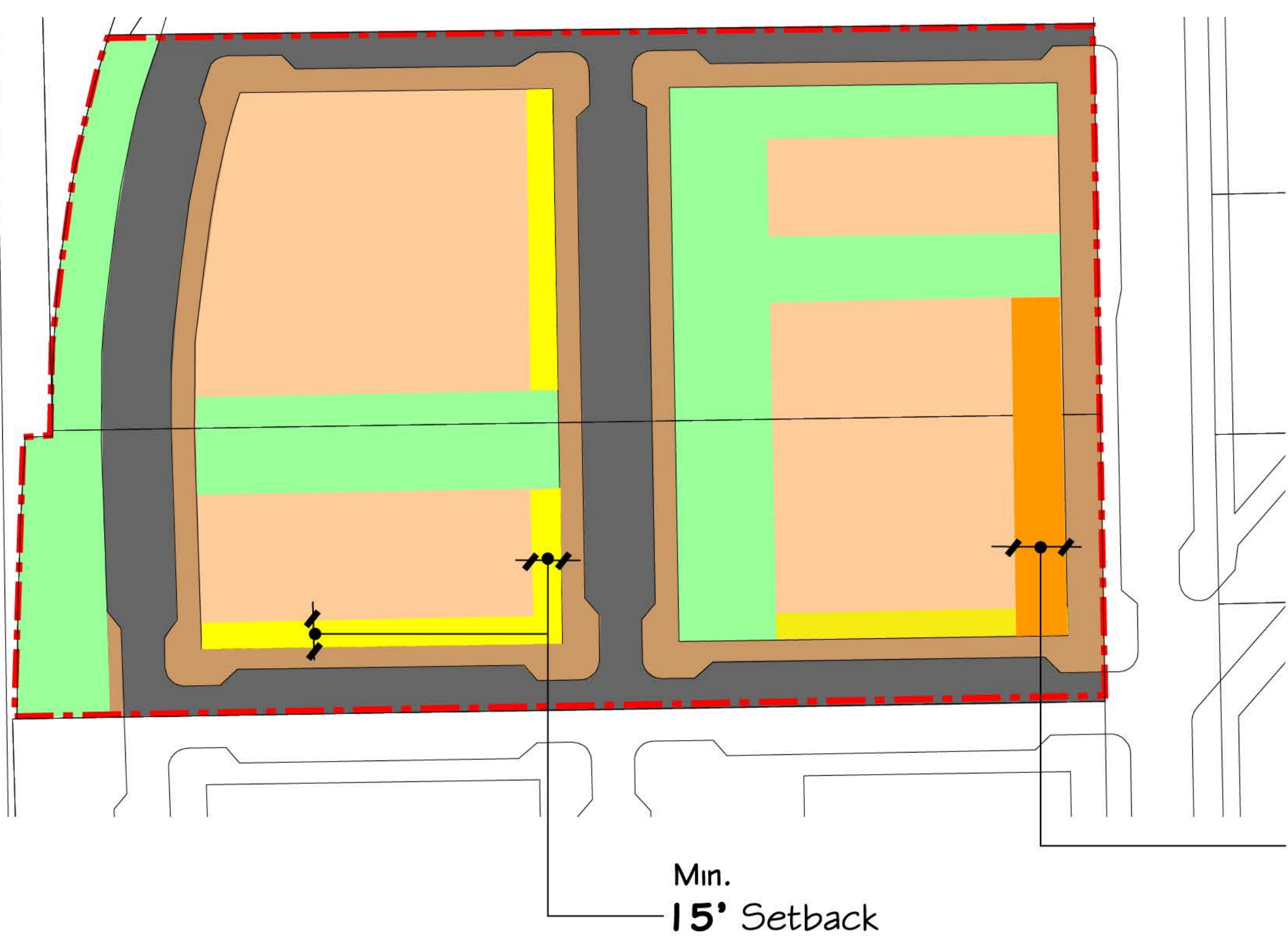
- Above 200' (Height Zone 1)
- 150' (Height Zone 2)
- Office/R # D: 20,000 Sq. Ft.
- Residential: 8,000 Sq. Ft.
- Base/podium to 200' (Height Zone 1)
- 150' (Height Zone 2)
- Office/R # D: 25,000 Sq. Ft.
- Residential: 12,000 Sq. Ft.



Min. 15' Setback

Min. 15' Setback

30' - 35' Setback for View Corridor



Min. 15' Setback

30' - 35' Setback for View Corridor

BUILDING STEP BACK DIAGRAM

SIDEWALKS & PUBLIC REALM



Streetwall: active and transparent street wall with retail or other public uses

Frontage Zone: provides space for outdoor activities and cafes

Pedestrian Zone: reserved for unrestricted pedestrian movement and accessible to all

Greenscape/Furnishing Zone: provides space for trees, lights, signage, and bike racks, etc.

Curb Zone: provides barrier between traffic and sidewalk activities, can accommodate some signage, meters, bike racks.

Cycle Track: bicycle facility physically separated from traffic and pedestrians



CONCEPTUAL DRAWING OF PUBLIC REALM ALONG "GREEN CORRIDOR" ELLERY STREET (NEW)

PLAN: South Boston Dot. Ave

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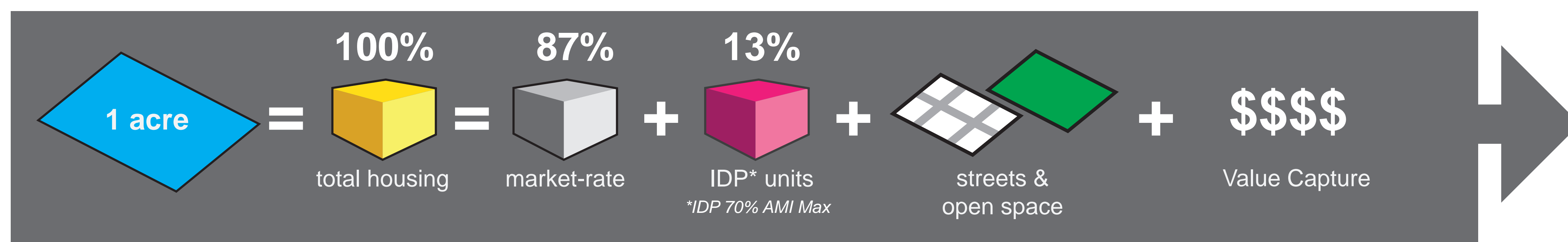
Density Bonus Allocation

Community Identified Public Benefits

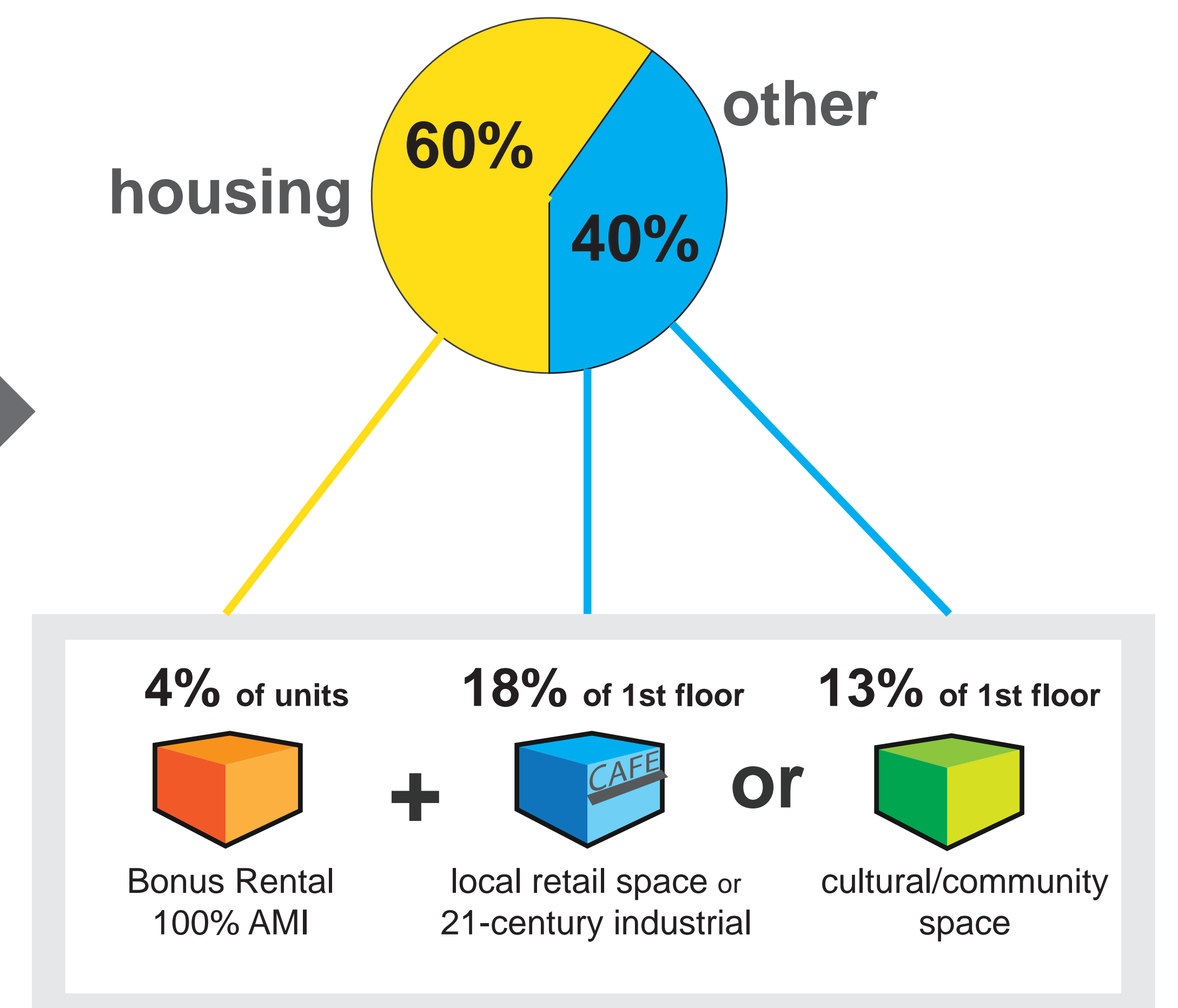
During "What We Heard" Workshop on December 14, 2015

1. Create public open space
2. Create middle income housing
3. Create civic/cultural/art space
4. Create affordable neighborhood retail/amenities
5. Create affordable commercial space
6. Create new 21st century industrial space for artist/entrepreneurs
7. Create highly energy efficient buildings

ILLUSTRATIVE EXAMPLE BONUS FLOOR AREA RATIO (FAR) DEVELOPMENT ABOVE EXISTING BASE OF FAR 2 1 ACRE SITE



ALLOCATION OF VALUE CAPTURE TO BENEFITS



ILLUSTRATIVE EXAMPLE

DEFINITIONS

INCLUSIONARY DEVELOPMENT POLICY (IDP) = If building units on-site, developer is required to reserve 13% of units as income restricted

AMI = Greater Boston Area median income

DENSITY BONUS = Additional public benefit provided by developer in exchange for additional density above existing allowed

IDP SALES = Half of IDP sales units are priced at the 80% AMI level, and the other half are priced at the 100% AMI level

IDP RENTAL
income maximum 70% AMI

1 person < \$54,950
Max Rent = \$1,242 / month
1-bedroom

2 people < \$61,850
Max Rent = \$1,419 / month
2-bedrooms

3 people < \$68,700
Max Rent = \$1,597 / month
3-bedrooms

IDP SALES
income maximum 80% AMI

1 person < \$62,800
Max Sales = \$175,900
1-bedroom

2 people < \$70,650
Max Sales = \$206,100
2-bedrooms

3 people < \$78,500
Max Sales = \$236,000
3-bedrooms

IDP SALES/ DENSITY BONUS RENTAL
income maximum 100% AMI

1 person < \$78,500
Max Rent = \$1,774 / month
Max Sales = \$228,500
1-bedroom

2 people < \$88,300
Max Rent = \$2,027 / month
Max Sales = \$265,800
2-bedrooms

3 people < \$98,100
Max Rent = \$2,281 / month
Max Sales = \$303,100
3-bedrooms

DENSITY BONUS SALES
income maximum 120% AMI

1 person < \$94,200
Max Sales = \$280,800
1-bedroom

2 people < \$105,950
Max Sales = \$325,500
2-bedrooms

3 people < \$117,750
Max Sales = \$370,200
3-bedrooms

PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

Next Steps



Your Comments

Thank you for attending tonight and being part of the **PLAN: South Boston Dorchester Avenue** planning initiative.

Your continued comments are welcomed on the draft Plan report via e-mail, the BRA website or U.S. mail through **Friday, June 10**

Email: Mary.Knasas@Boston.gov
Viktorija.Abolina@Boston.gov

Web: bit.ly/PlanDotAve

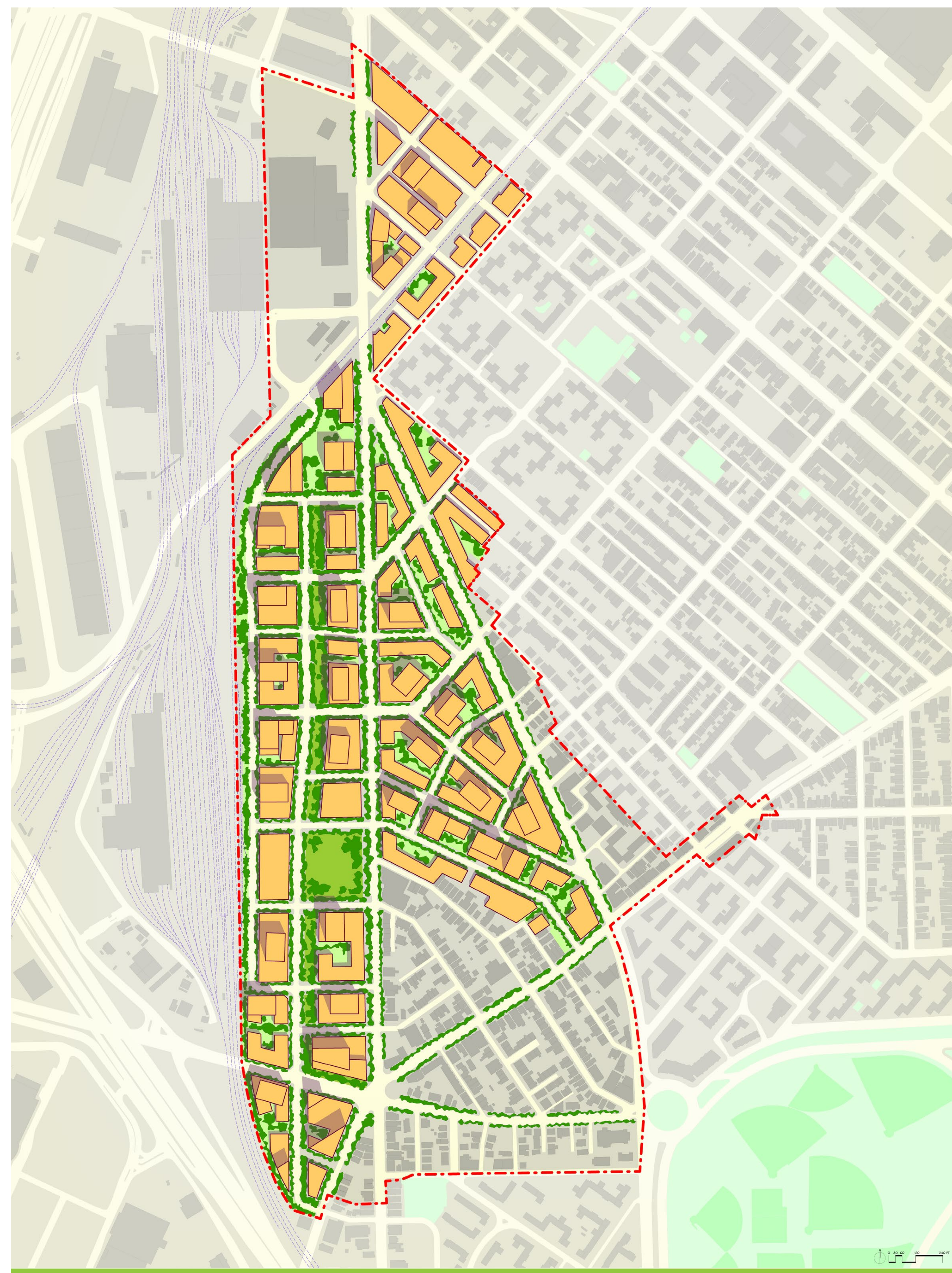
Address: [BRA 9th Floor](#)
[One City Hall Square](#)
[Boston, MA 02201](#)

Hard copies of the draft Plan report will be available at the South Boston Public Library, 646 East Broadway, and the BRA office in City Hall.

Final Plan report will be available on the BRA website on **Wednesday, July 6** and at the South Boston Public Library and BRA office.

Again, thank you for participating and we look forward to your comments.

To Learn More Visit: bit.ly/PlanDotAve



CONCEPTUAL ILLUSTRATIVE SITE PLAN OF FUTURE BUILT-OUT, STREETS, AND OPEN SPACE



CONCEPTUAL ILLUSTRATION OF FUTURE BUILD-OUT

PLAN: South Boston Dot Ave



House Comments - Presentation of Draft Plan

MOBILITY & CONNECTIVITY

Noise on bus routes

D Street bus is needed now (BRT!)

New T headhouse south of Andrew Square

Make this area walkable and bike friendly

D Street transit appears to be very important

D Street open east to Seaport is amazing

D Street should feel like a city-scale connector all the way to the tracks (with public open space)

Need a traffic study for all of S.B.

Need new road to Expressway

Need a new road connecting to expressway for business commuters

PLACEMAKING & STREET CHARACTER

If you take land (e.g. Old Colony Ave) -5' setback for bikes on both sides, you should increase height from 45' to 50' to start

How is the "T" to be integrated into this plan, given its status as an "Authority" (As much a political question as an analytical question)

We like the green spaces, the sheltered bike paths, the idea of trading height for ground level setbacks

Commercial on two sides of the street (to ensure ground floor on Tedeschi side of street in Andrew) (pointing at Andrew Square)

Build some development with no parking to attract residents that use public transportation only

Enforce greenspace for small developments as well, currently too many are built with no street trees.

LAND USE

Community space/public open space with city views aligned with D Street (pointing at/across intersection of Dot Ave and D Street)

Can 21st century industrial facing service corridor incorporate entertainment zone to liven up the street

Align open space with D Street

OPEN SPACE

Align open space with D Street

Make it 2 blocks deep to give skyline views to entire public (pointing at proposed large open space between Dot Ave and Ellery Street (new))

Terminate green spine in "Southie Common" (like Boston Common) (pointing at north end of linear open space)

Establish guidelines to ensure continuity of green spine

TIF for open space?

Create termini (somewhere to go) along new green street

HEIGHT & DENSITY

Question: At 14-16,000 people, does the "connectivity" (and the T) meet the demands of this load? (16,000 = almost 1/3 of current S.B. population)

What about the existing buildings that will lose their height & ventilation forever?

What about the height of the existing buildings? They will not have light & ventilation any longer.

DENSITY BONUS ALLOCATION

PLAN: South Boston Dot Ave



House Comments - Presentation of Draft Plan

I'm happy to trade density for parks and open spaces

Too high and too dense- wanted more "human" scale, most specifically at Boston Street/Andrew Square

Love the height

Density bonus should be used to create housing affordable to households @ \$35-\$50,000

Senior housing- needs focus throughout city. Good place to start!

New housing should be affordable to young professionals just starting in workforce who may not be making high salary (also comment by second person)

Consider a co-op model! (For young professional housing)

Where are the schools?