


South Bay Kneeland Street Parcels
PARCELS 25, 26, & VEOLIA PARCEL

BATTLE IS LIFE

STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study)			
Enhance Boston's place in the regional economy		NOT RELEVANT	
Create a dramatic gateway to the city from the south		✓	
Form an attractive and diverse new residential neighborhood		✓	
Contribute to the prosperity of Chinatown and Leather District	✓		
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	relevant		Connects with your asian culture from outside of Boston.
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>	✓		We should <u>only</u> hire residential people.
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	✓		
Create significant new open space for the district and adjacent communities	relevant		Keep RWMP in same location, and or expand Park
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	VOLLEYBALL COURTS ✓		Need more parking #
Enrich Boston's culture and sense of history	relevant ✓		
August Moon Volleyball Tournament	✓		Provides attraction, and is a tradition for many
Need more parking and traffic Better ^{Public} Transportation	✓		
Consider 27 as a possible redevelopment of Reggie park/ be maintained All Year			

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STUDY GOAL <small>(taken from the 2004 South Bay Planning Study)</small>	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy	X		Other goals help to achieve this overall goal
Create a dramatic gateway to the city from the south	X		Gateway = iconic architecture, cultural that is sensitive (height & shadows) to adjacent neighborhoods, and entrance to Chinatown & Leather District
Enhance Form an ^{the existing} attractive and diverse new residential neighborhood	X		Parking (off-site) for new residential uses
Contribute to the prosperity of Chinatown and Leather District	X		
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <small>What civic and cultural uses belong in this area?</small>	X		Indoor community space (e.g. meeting space, library, gallery)
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <small>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</small>	X		Any new jobs have component of locally-sourced workers Preserve current workforce & Veolia MBE/DBE participation on-site
Meet the City's and adjacent neighborhood's urgent housing needs <small>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</small>	X		Urgent: affordable housing - 30% IDP levels / moderate income
Create significant new ^{safe} open space for the district and adjacent communities	X		Expand Reggie Wong Park Playground facilities Nature elements & trees Accessible for longer hours
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <small>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</small>	X		Street trees Better street lighting Crosswalks Traffic calming Maintain sight lines Street art (for increased activity) Wider sidewalks
Enrich Boston's culture and sense of history	X		Incorporate cultural & sense of history into gateway design
Incorporate  Parcel 27 into the planning	X		Higher density on this site Better transition to Parcels 25 & 26 Opportunity to develop this site through this process

Cecilia's Table

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 South Bay Kneeland Street Parcels
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STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy	Some say Yes	Some say NO!	
Create a dramatic gateway to the city from the south	Absolutely		Don't want architecture similar to Seaport bridge to the neighborhood Wayfinding - at the scale of the city and at the local scale
Enhance Form an attractive and diverse new residential neighborhoods	Yes		Extension of existing neighborhoods Cohesive neighborhood network <i>existing</i>
Contribute to the prosperity of Chinatown and Leather District	Sort of		Prosperity implies monetary wealth. Pros Vitality and the amenities that help a neighborhood function <i>maybe vitality is better</i>
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>			
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>			
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	YES!!		As much moderate- if not more - than affordable and ON SITE! Mixed income unit mix should reflect families
Create significant new open space for the district and adjacent communities <i>and safe + improving existing.</i>	Highly Relevant		Must serve both Chinatown and LD, widen programming dog park, "seeing the sky", topography uses for young girls, queen <i>(State St. Park)</i>
Provide a framework public realm that can expand over time to integrate with development of adjacent areas <i>cohesive and active streetscapes</i> <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			Connections between Chinatown + LD Scale should be broken down to not form a barrier
Enrich Boston's culture and sense of history		Not relevant	
<i>Family + community needs are pressing in a way that they were</i>			programming for young families → playground structures, places to sit w/ shade, water features
<i>Environmental impacts (air, traffic, etc.)</i>			

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PARCEL #27

STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy	✓		Commercial development? GROUND FLR CHARACTER LOCAL/TOURIST ECON.
Create a dramatic gateway to the city from the south <i>Architect</i>	✓		Reflection of Chinatown & the Leather District BREEZEWAY TO 27.
Form an attractive and diverse new residential neighborhood	✓		MIXED USE. GROUND FLOOR ACTIVATION. PROMOTE PEDESTRIAN EXPERIENCE.
Contribute to the prosperity of Chinatown and Leather District <i>more specific</i>	✓		Consistent commerce prop values vibrant ex/ weekend coffee + places to hang out
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	✓		Community center / multi-use meeting space for BOTH Leather + Chinatown (library usage) +
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>	✓		indoor rec space LOCALLY-SERVING STORES, RESTAURANTS NOT 9-5 M-F
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	✓		At least 30% AA to low + moderate income
Create significant new open space for the district and adjacent communities	✓✓		SAFE + secure green, landscaped, lit, volleyball part of (Greenway) network - continuous experience.
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	✓		SHADOW AVOIDANCE SETBACKS TO LINCOLN + SOUTH ST BLDGS Connectivity w/ P27 - midblock connector
Enrich Boston's culture and sense of history		✓	

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 Karon Dave Johnson
 Bruce Johnson
 Janella Chan

David

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ERIN GARNATHAS-HUCLMES

STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy	Yes		But not @ the expense of residents nearby.
Create a dramatic gateway to the city from the south	Yes		Dramatic <u>green</u> gateway
Form an attractive and diverse new residential neighborhood	Yes		→ Part of existing neighborhoods
Contribute to the prosperity of Chinatown and Leather District	Yes		Without compromising character of neighborhoods (light, shadows, architecture)
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	Yes		
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>			
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>			
Create significant new open space for the district and adjacent communities	Yes		Retain Reggie Wong name (non-negotiable) Would like bigger, well lit park (basically for community to use) Green space (vegetation) Trees
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			Southern open Space Anchor to the Greenway DESTINATION OPEN SPACE
Enrich Boston's culture and sense of history			
Include Parcel 27 in this offering (Most important goal)	Yes		Expands opportunities to achieve all goals — and no dead space

21/12/17
 Neighborhood
 preferences

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STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy		X	
Create a dramatic gateway to the city from the south			Iconic, street-level architecture
Form an <u>attractive</u> and diverse new residential neighborhood			Walkable, inviting & open to all
Contribute to the prosperity of Chinatown and Leather District	X		
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	X		library, outdoor markets, public art
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>			dynamic & flexible opportunities for <u>mixed uses</u> (flexible types of office space/small business)
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	X		Study balance needed for market-rate & income-restricted units
Create significant new open space for the district and adjacent communities	X		Rebuild Reggie Wong Open space that caters to multi-generational pop. (toddlers → elderly)
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	X		reduce amount of auto traffic by reducing attractiveness of bringing a car (e.g. less parking) Extend Greenway More attractive walking routes (walking paths, public art, wider paths)
Enrich Boston's culture and sense of history	X		Connect to Chinatown so that is not isolated & has cultural connection, integrate cultures of both neighborhoods, pictures on walkways of historical events etc.

Traffic Calming

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STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy		✓	Boston is still relevant <u>right now</u> .
Create a dramatic gateway to the city from the south		✓	* something that benefits the community ↳ more practical
Form an attractive and diverse new residential neighborhood	✓		- Affordable housing → 30% - <u>mix</u> of income ranges.
Contribute to the prosperity of Chinatown and Leather District	✓		- green space ↳ free space for community
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	✓		- library
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>	✓		- incubator space - markets (i.e. grocery store) - office (to an <u>extent</u>) * job opportunities → not a priority due to neighbors.
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	✓		- single room occupation - reflexible flexible unit sizes ↳ family sizes. - affordable housing - experimental housing types
Create significant new open space for the district and adjacent communities	✓		Active space → Reggie Long - inclusive - playground → swings <u>for kids</u> . - family sites for BBQs, etc.
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	✓		- open connectivity - skywalks ↳ cycle tracks - hubway - complete street
Enrich Boston's culture and sense of history			- community room - build off of existing culture

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STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy			Build a supermarket to support residential neighborhood. More restaurants and retail.
Create a dramatic gateway to the city from the south			Attractive architecture that creates a sense of arrival. Lower rise building to (Not a literal gate way) Create window into city. Do not block views of rest of city.
Form an attractive and diverse new residential neighborhood			
Contribute to the prosperity of Chinatown and Leather District			
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>			
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>			More retail/restaurants
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>			
Create significant new open space for the district and adjacent communities			Orient park for maximum sunlight for Leather District buildings. Larger park. Place for children and places for people to sit. Multi-functional spaces. Open green space. Small dog park. High speed cars are problem. Traffic calming near park
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			
Enrich Boston's culture and sense of history			
Parking - Need more! Provide more parking to support residents. Some of the area that requires less and businesses. Manage parking more efficiently.			
Reduce shadow impact on Leather District.			
Include parcels south of 25 + 26 (i.e. 29, 27, 28a) Consider environmental impact Reduce traffic congestion on Atlantic Ave + Kneeland St.			

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STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy	YES		<ul style="list-style-type: none"> Focus on local residents, especially housing needs, address small businesses displacement issues
Create a dramatic gateway to the city from the south			<ul style="list-style-type: none"> more important to address traffic & related issues some structure symbolize Chinese culture
Form an attractive and diverse new residential neighborhood			<ul style="list-style-type: none"> Attractive but prioritize on affordable housing safe & clean neighborhoods
Contribute to the prosperity of Chinatown and Leather District	YES		<ul style="list-style-type: none"> opportunity to expand Chinatown, address displacement of residents and small businesses, keeping housing and small business affordable & sustainable
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <i>What civic and cultural uses belong in this area?</i>	YES!!!		<ul style="list-style-type: none"> working families able to remain in Chinatown. Celebrate Chinese cultural holidays Bilingual services ^{activities for community} Place for gathering, libraries, child care center Keep the park, expand the park
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</i>	YES		<ul style="list-style-type: none"> Small retail spaces/Local shops local hiring goals focus on those w/ limited job opportunities Job training Living wage jobs
Meet the City's and adjacent neighborhood's urgent housing needs <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	YES		<ul style="list-style-type: none"> low & moderate income housing low-income housing meet the current income level Family housing (2-3 bedrooms) Affordability is more important than height
Create significant new open space for the district and adjacent communities	YES		<ul style="list-style-type: none"> Keep the Reggie Wong park
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <i>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	YES		<ul style="list-style-type: none"> more trees wide street on Atlantic Ave address traffic (both for pedestrians & vehicles) wider street for pedestrians Bike lanes/path
Enrich Boston's culture and sense of history	YES		
# 1 priority: low income affordable housing to the community with more family housing			<ul style="list-style-type: none"> keep working families in housing (2-3 bedroom)

Tom Cox
Lauren Armstrong