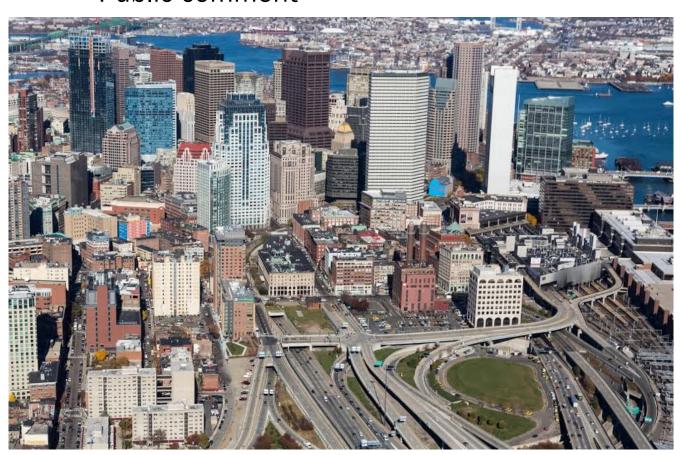




Process and Recap

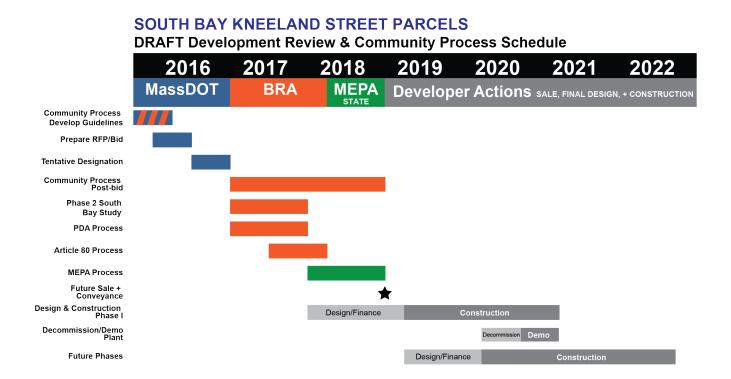
- Press Conference
- Meeting 1 March 3:
 - Introduction to project
 - Public comment





Process and Recap

- Meeting 2 March 29:
 - Presentation of disposition, permitting & planning process
 - Breakout session for community input to development guidelines





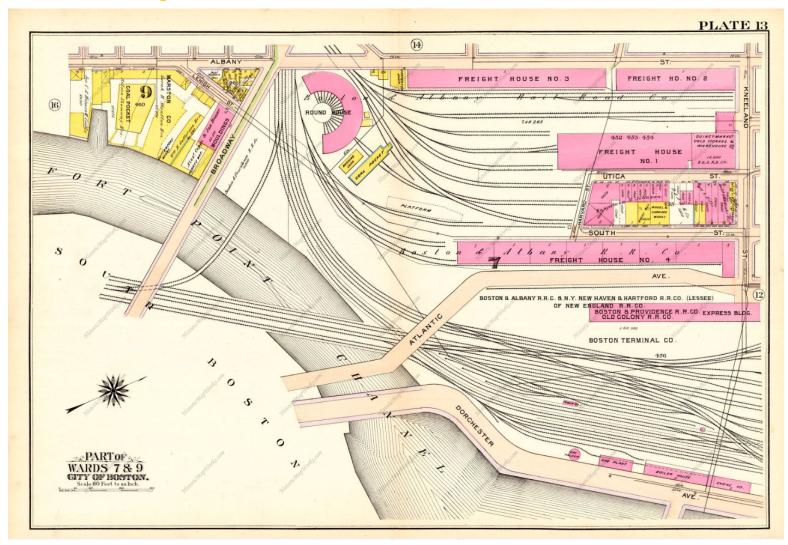
Process and Recap

- Meeting 3 May 17:
 - Review of Parcel 27 analysis
 - ITB
 - Draft Guidelines
- Meeting 4 June 7:
 - Presentation of final development guidelines and ITB outline





Site History







Site History





1950 approx.

MassDOT Cultural Resources Unit



Boston Public Library

Site History



Google Earth

2015



Parcel 27

South Bay 2004 Study:

- Proposed community vision was a complete redevelopment of South Bay's 20 acres
- Did not take into account 3 dimensional development conditions or financial feasibility

Chinatown Master Plan 2010:

- Recognized that Parcel 27 had long term potential but recommended phasing of South Bay development with a priority on developing terra firma parcels first – Parcels 25 and 26.
- Did not consider air quality



Parcel 27

ULI Report 2012:

- Evaluated some of the basic market assumptions associated with the 2004 study and determined that redevelopment of Parcel 27 & area south of South Station Connector was NOT economically feasible
- Noted major infrastructure constraints
- Encouraged creative placemaking strategies for Parcel 27 similar to those identified as part of Chinatown Master Plan



Today

- We believed that parcels south of South Station Connector were not developable for conventional market uses
- At last meeting, there was discussion of developing terra firma on Parcel 27
- We agreed to explore viable development strategies as well as placemaking, open space, and connections to the South End and other neighborhoods



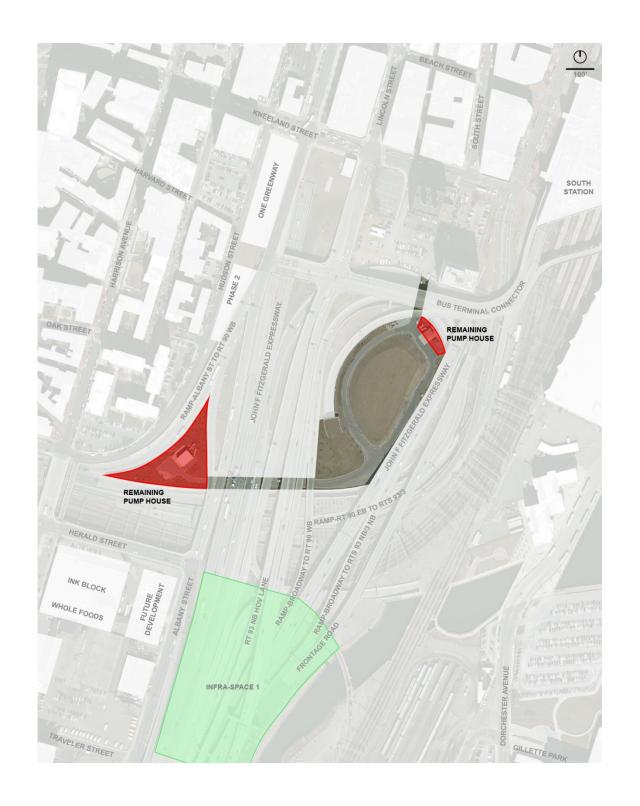


Extent of accessible area



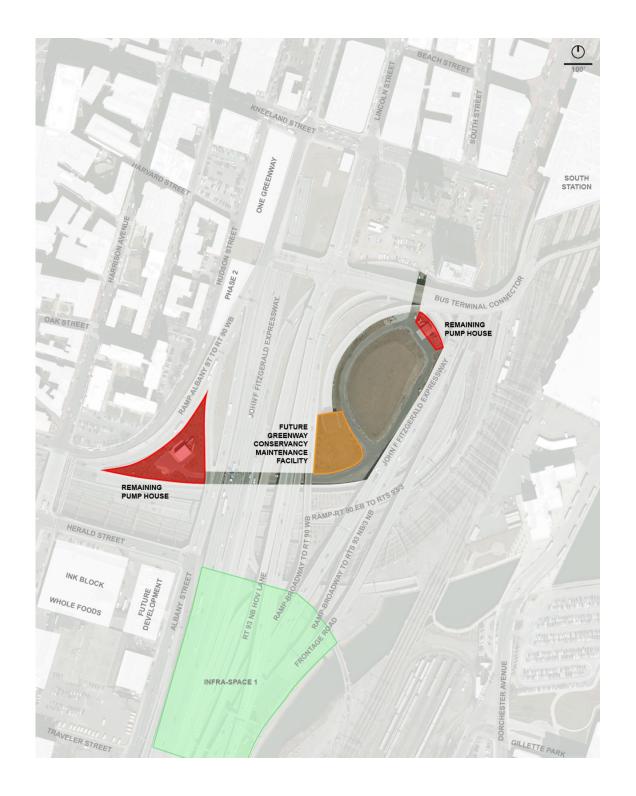
Remaining uses

 Two (state) pump house locations to remain in use



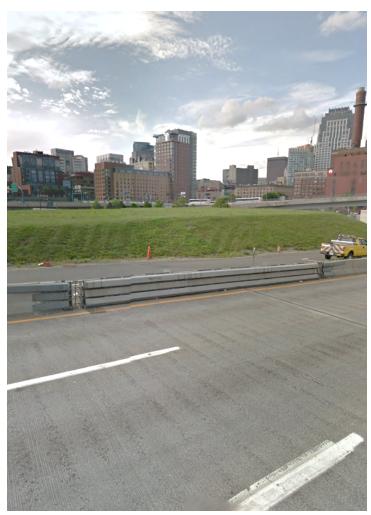
New uses

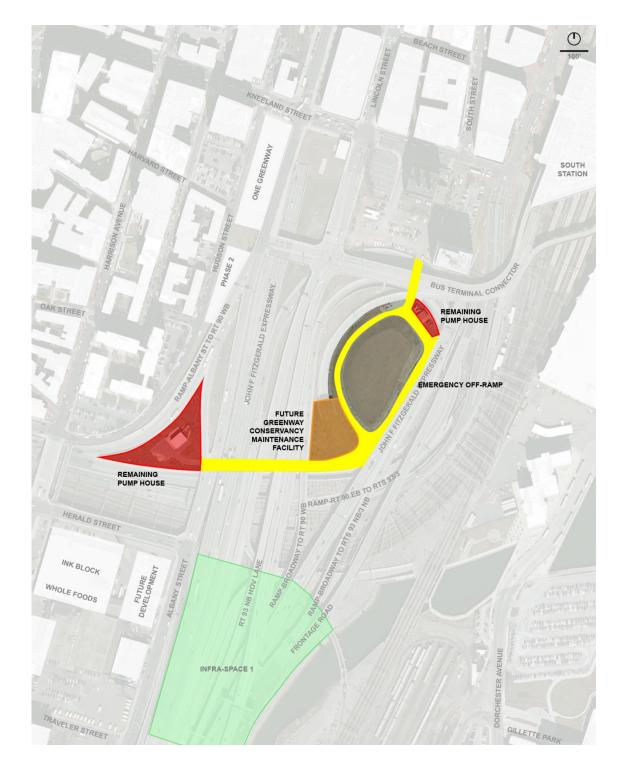
- Future Greenway
 Conservancy
 maintenance facility
 planned for portion of
 site
- Consists of both shed and open storage.



Accessibility uses

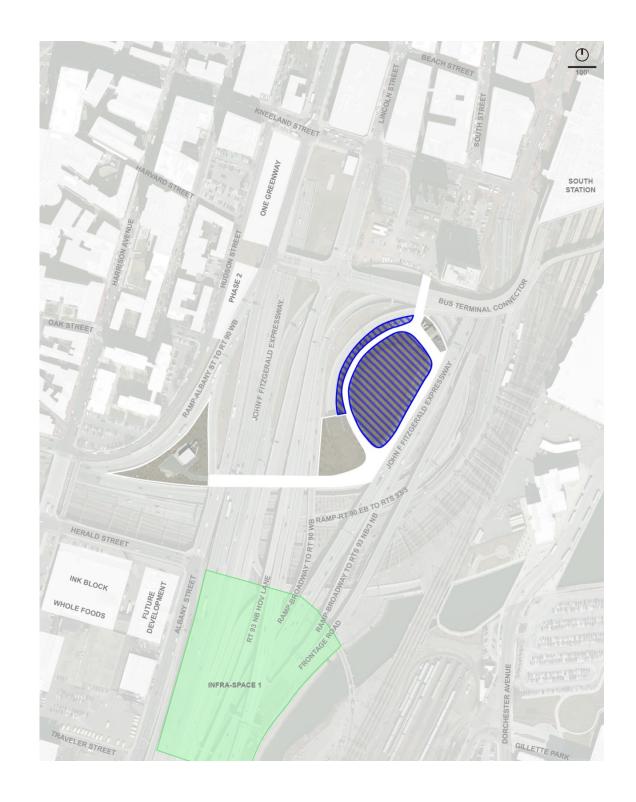
- Site access requirements
- Including an emergency off-ramp for I-93 before tunnel





Remaining area

- Majority of remaining area is an asbestos landfill from the Big Dig
- There are grade and access issues
- Air quality may be an issue
- Only one access point may cause safety issues







Parcel 27





- 27'-wide entrance
- Only access to parcel

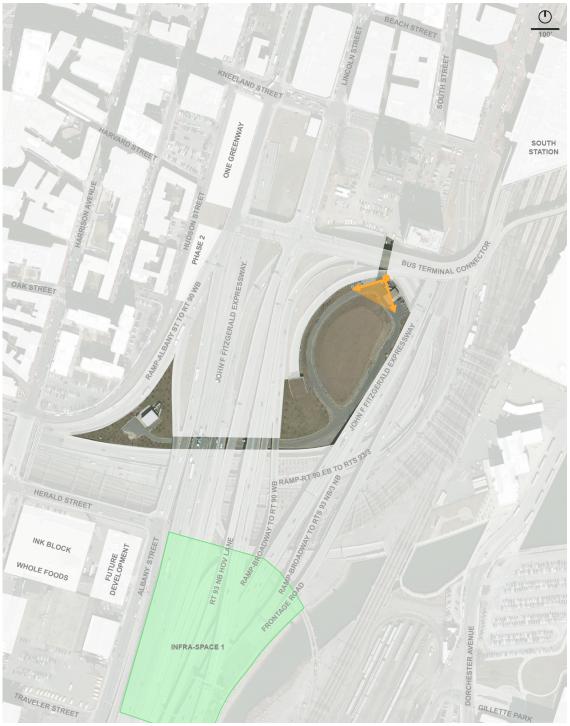




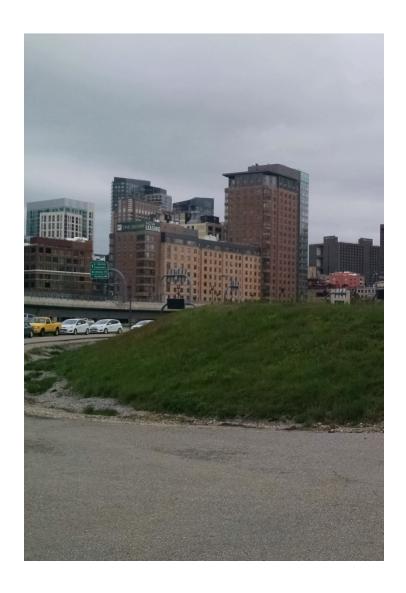
- Front slope of the landfill
- About 15'-tall





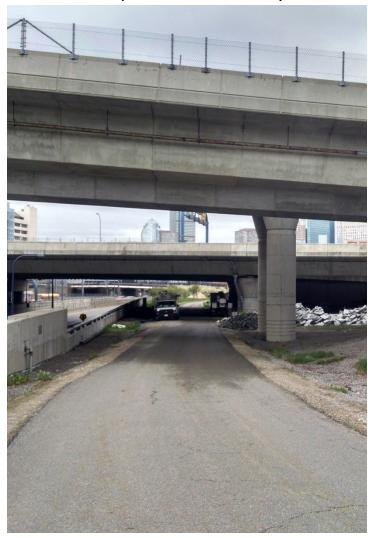


- Back slope of landfill
- About 6'-tall

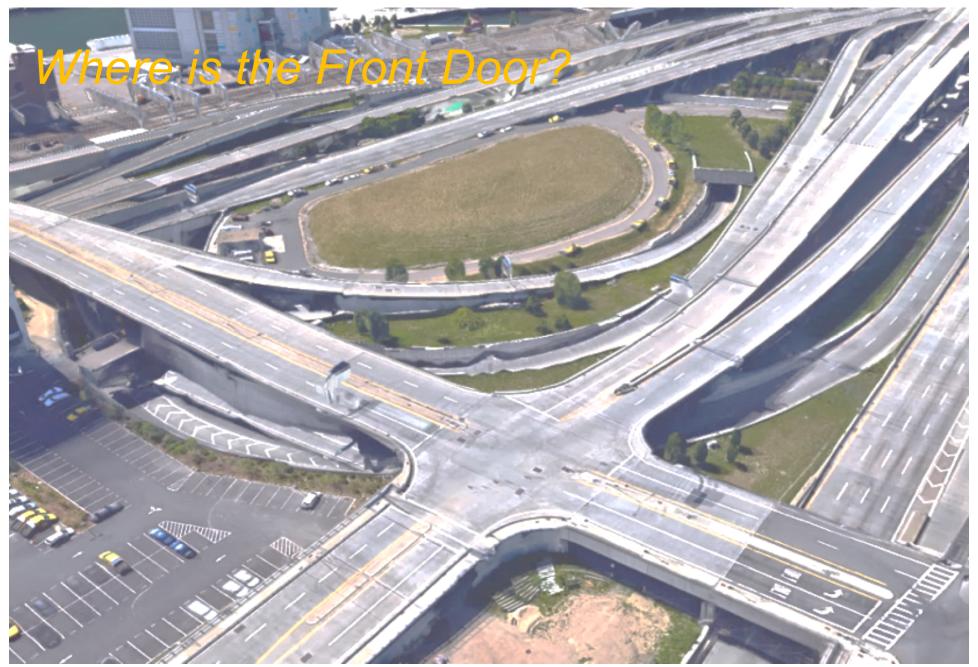




- View under highways
- Not much space available
- Low ceiling height except at driveway





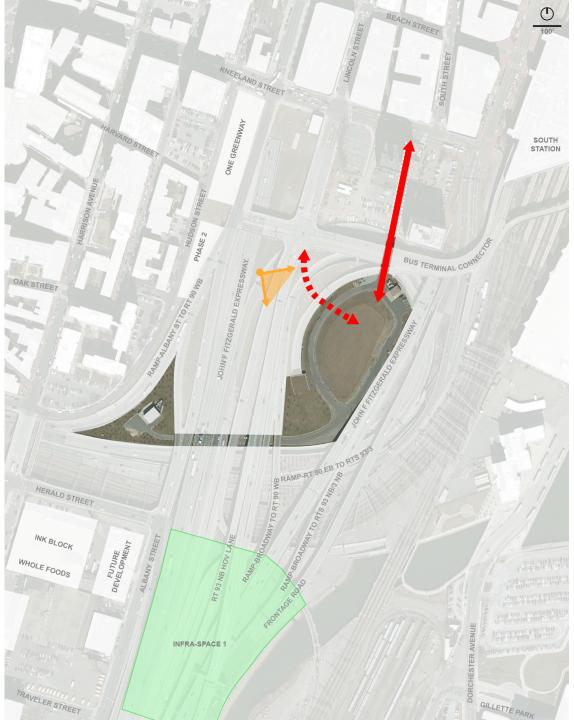




New road access for potential building uses

- Insufficient access
 - Existing driveway too narrow
 - Little potential for new vehicular entrance
- No "front door" to development





Market-oriented Development doesn't work

- 1. Developer will not pursue if there is no front door and site is isolated. Who would rent?
- 2. Ground conditions
- 3. Grade and infrastructure constraints
- 4. Other site constraints
- 5. Surrounded by highway ramps
- 6. Emergency egress







Connectivity

Existing pedestrian connections

Existing pedestrian connections from the Leather District / South Station towards the South End:

- Sidewalk on Albany Street
- Sidewalk on Hudson Street



New pedestrian connection up to Albany Street sidewalk

- Gap between roadway too narrow
- Not enough space for accessible ramp
- Does not provide substantially better access than exists today

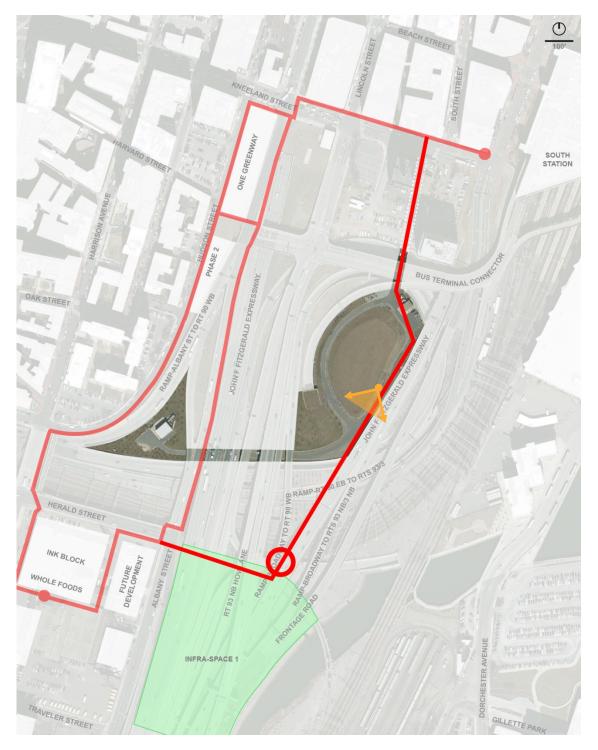




New pedestrian connection to Infra-Space 1 with fly-over

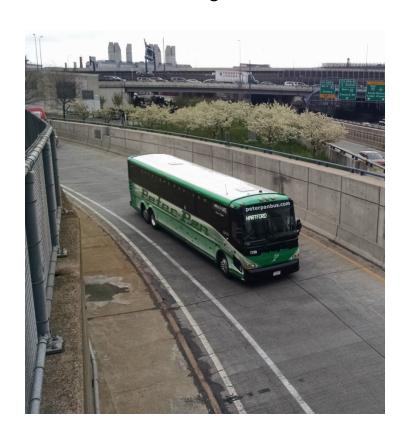
- Cannot fit bridge between roadways
- Distance is too far and costly to span
- Engineering is infeasible

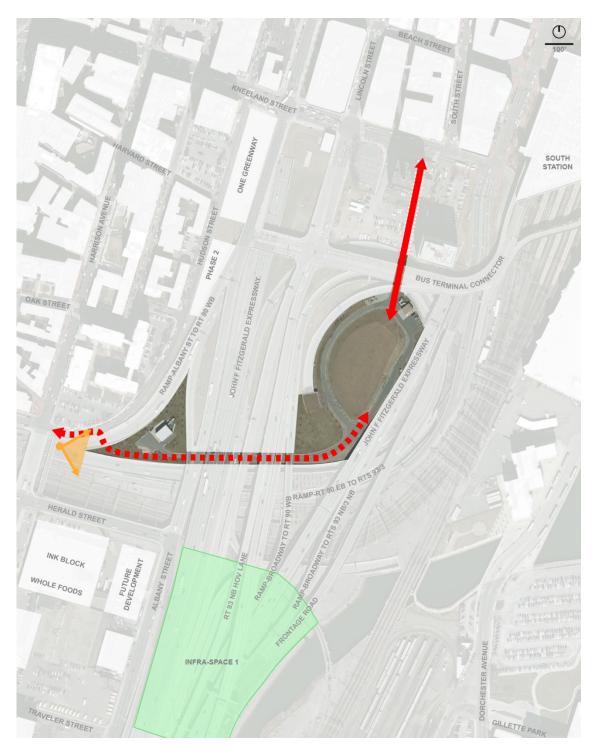




New road access for potential building uses

- Bridge would need to allow for enough clearance over onramp
- Nowhere to "land"
- Differing elevations of roadways cause challenge





Today

- Parcel 27 is not suitable for Market-oriented development
- Parcel 27 could be:
 - Public art
 - Transportation infrastructure or utility upgrades
- Leave possibilities open for future development
- Focused on getting high quality development for parcels
 25 & 26 and Veolia parcel



ITB Outline

- Introduction
- Property Description
 - Location
 - Site description
 - Parcel
 - I-93 Cover
 - Buildings
 - Veolia Steam plant—to be demolished & replaced on-site
 - City Pump Station—to be demolished
 - 185 Kneeland—may be demolished at developer's option
 - Site context
 - Neighborhood
 - Abutting properties
 - Traffic counts
 - Zoning
 - Easements/restrictions—incl. Parcel 27 access, 193 tunnels, highway deck(s)
 - Site potential
 - Environmental (in Electronic Bid Room)



ITB Outline

Planning Commitments

- Other commitments/restrictions/approvals
 - Federal FHWA
 - State MEPA
 - Municipality Art. 80, Phase 2 Study, PDA, Advisory Group
 - FAA/Massport
 - Section 106
- Post-selection planning process
- Planning objectives & Development guidelines

Submission Requirements

- Process and procedure
- Response
 - Qualifications Package
 - Bid Form



ITB Outline

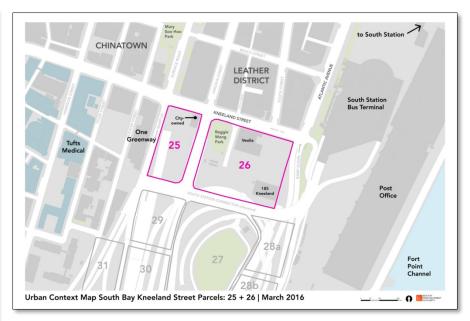
- Sales Terms
 - Purchase & Sale and Deed Terms
 - Closing subject to MEPA certificate
- Selection
 - Process
 - Criteria
 - Responsible Bidder
 - Highest Price
- Reservations and Conditions
- Appendices
- Schedules



Draft Development Guidelines

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

STUDY GOAL	STILL RELEVANT	NO LONGER RELEVANT	CHANGE LANGUAGE -
(taken from the 2004 South Bay Planning Study)	HERE?	HERE	HOW?
Enhance Boston's place in the regional			
economy			
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 What civic and cultural uses belong in this area?			
Provide new job opportunities for city			
residents, particularly in adjacent			
neighborhoods			
What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?			
Meet the City's and adjacent			
neighborhood's urgent housing needs			
Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?			
Create significant new open space for			
the district and adjacent communities			
Provide a framework for the public			
realm that can expand over time to			
integrate with development of			
adjacent areas			
What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?			
Enrich Boston's culture and sense of			
history			





Draft Development Guidelines

Property Description

- Approximately 5.5 acres including highway air rights
- Veolia Steam Plant and parking (to be relocated)
- 185 Kneeland St.--MassDOT District 6 HQ, etc., and parking
- City of Boston pumping station
- Underground utilities including New Eastside Interceptor sewer
- Metropolitan Highway System tunnels and recessed roadways



Draft Development Guidelines

Use Guidelines and Requirements

- Provide shell space for replacement plant
- Provide service access to Veolia plant and parking in close proximity
- Provide new hydrants to allow replacement of City pumping station
- Maintain or replace Reggie Wong Memorial Park on-site or in close proximity, at least as large as current park
- Cover I-93 SB running through Parcel 25



Draft Development Guidelines

Use Guidelines and Requirements cont.

- Maintain and allow for future expansion of access easement to Parcel 27
- Maintain or relocate underground utilities
- Develop a mixed-use, multi-phase development
- Uses may include: residential, office, research, hotel, retail, community/cultural, parking and open space
- Affordable housing: any development of this scale is anticipated to exceed the City of Boston's Inclusionary Development Policy (IDP) requirement of 13%. The percentage above IDP to be determined prior to issuance of the ITB.



Draft Development Guidelines

Use Guidelines and Requirements cont.

- Consider space for Library Services space to be located convenient to Chinatown and Leather District
- Retail/restaurant space should be located at ground floor along Kneeland Street and around open space courtyards to help activate the public realm
- Uses should complement and connect to the two adjoining neighborhoods and South Station.
- Obtain all required permits and approvals, including: MEPA, City of Boston (South Bay Phase 2 study, PDA, Article 80), FHWA, FAA/ Massport, Section 106







PARCELS 25, 26, & VEOLIA PARCEL			
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		V	Bodon is the receive right new .
Create a dramatic gateway to the city from the south		\checkmark	Firstfills that built to comments
Form an attractive and diverse new residential neighborhood	$\sqrt{}$		Mariner Lander Condex - 201/2
Contribute to the prosperity of Chinatown and Leather District	/		- gen-spet In fact spec for community
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community Whet civic and cultural uses belong in this area?	1		- Strang
Provide new job opportunities for city residents, particularly in adjacent neighborhoods What types of job should be generated from development in this overal Teamples, result (hast type?), bioled, incubotor spour, effec, commercial, medical?	1		erchate (ic gard arc) - tific (is an elemi) tific opposite - year a gard
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more rental units? More conduct? Market rate housing? Family housing? Journite, milky or high-yiely.	1		- tingle than disspation the reflective and since to be trained sizes a buside tracing - cepanisher hading types.
Create significant new open space for the district and adjacent communities	1		- Copenharia I Intelling types Outside Gaze - Reggie Gang - Magasad - Suings (brikits - Magisad - Suings (brikits - Magisad - Suings (brikits)
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas integrate areas into grade in this owner control of the	$\sqrt{}$		- Spyralis - Spyralis - Orde tracts - Industry - Complete street
nrich Boston's culture and sense of history			- Community soom - boild old of trisky Culture

STUDY GOAL Itaken 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		. Focus on 10000 residents acres especially having needs, small businesses stophament 1550.00
Create a dramatic gateway to the city from the south			Mar Informat to militers finding in printed assure Some showers Samboline Christian oddan
Form an attractive and diverse new residential neighborhood			· Attention due parauthique an Alla Abbe harding · Sale & clean Mighburhander
Contribute to the prosperity of Chinatown and Leather District	YES		apparlamity to displaced Chimbert, Addess displacement of residents and could believe the desprey teas and small believes the debt of perfect
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What citic and cultural sees belong in this ores?	YES!!!		pushing families able to deposition in Chinadanas. Coloquesta Chinasa cultural Antidago . Slay was services . polytical in Jack for good at my 100mms. (2010). Coloquesta polytical ingress of the parts.
Provide new job opportunities for city residents, particularly in adjacent neighborhoods Whet pase of job abud be generated from development in this over I Campies: result (what speet), bis lobb, incubator space, office, commercial, medical?	YES		Smit Basis Sheet Land Sheet land his of the Mark of the H lands fell approbably The harring Ling saige John
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more cental units? More condust? Market onto housing? Fignily housing? Low-vise, mid-vise or high-rids or to have the	YES		. Jan 4 meder the Meson housing , Thisting was the covered income to . Family housing (2-3 bud area . Affoldshilled is only apparent than
Create significant new open space for the district and adjacent communities	Yes		· sup the Agent libry part.
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas Whet public resim/investoage improvements or needed in this area? Example: while distinguish, more street (nee, brocker)?	YES		. stare (1946. . side (1946) - an Allandie Justi- ndesse (1966). (yath the publishment & retrieve) . sidder drugs den getagteng . drifte (1946).
Enrich Boston's culture and sense of history	YES		
# I privary: low inca	one afform	de housing d more family	teep reaking families in between

PARCELS 25, 26, & VEOLIA PARCEL					
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		NOT			
Create a dramatic gateway to the city from the south		V	1.12		
Form an attractive and diverse new residential neighborhood		J			
Contribute to the prosperity of Chinatown and Leather District	\checkmark				
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What civic and cultural uses belong in this area?	reant		Cornects with your asten culture from outside of Booker		
Provide new job opportunities for city residents, particularly in adjacent neighborhoods What types of jobs should be generated from development in this area? Examples: retail (what type?), biolog, incubator space, office, commercial, medical?	1		is shelld only him reside		
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more need units? More condoo? Market rate housing? Family housing? Jour-view, mid-vie or high-view.	U				
Create significant new open space for the district and adjacent communities	Geronit		keed them? In some sociation, and or extend them		
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas. What public realmy/streences programment over needed in this over 2 tempers when the control of the	Coners		Noed-mone-positing ff		
Enrich Boston's culture and sense of history	(September)				
August Maan Vollyball Tournament	V		trootes citection, and it a multion for many		
liked more parking beneficially. Setter T consportation	1				
Consider 2.7 as a possible reductioned of Raggie Park/be Machahed All Vatar					

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	Somusey Upo	Some say	
Create a dramatic gateway to the city from the south	Absolutely		Don's huma pushisecture similar to Grapert bridge to the neighborhood
Form an attractive and diverse new residential neighborhoods	405		Manfrishing before grate of Options of Entropy wight Collective Ministers had been had been been been been been been been bee
Contribute to the prosperity of its land.	Sort of		Prograins impries mountain welling in the formation of the help of the programment of the help of the special programment of the help of the special programment of the special program
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What thic and subural uses belong in this area?			
Provide new job opportunities for city residents, particularly in adjacent neighborhoods Whet poor job is bould be generated from directionment in this serie? Examples: retal [what yer/2], bioloti, incubator space, affec, commercial, medical?			
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more rental units? More condust? Market rate housing? Family brought? Compile milities for this high city or a felt high large.	YES!		As yourse unadinate if me to ignore affordable and ON 5175 Mined income with most should reflect for
Create significant new open space for the district and adjacent communities	Highiy Relevent		Venery Gave both Chandran and Lty. Widen programming deg pack, "seeing the sky", 1960 was in upway of his i green
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas Whet public redin/interestage improvements on exceed in this over 2 learnings in the disfraudis, more steer torse, benches?			Connections technical Consideration to the Consideration of LB Gale Showed for Broken down to have formed benefits
Enrich Boston's culture and sense of history		Not Vellama	
Family + Co minimisty needs are proceeding in			programming for young farmines - plangurund structures, plans to the of since make features
Environmental inseparts (pix, traffic, etc.)			

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			Kortic, glorad-land auditiful
Form an attractive and diverse new residential neighborhood			Wolkable, invitings of
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 What this and cultural uses belong in this area?	X		library, outsour ma
Provide new job opportunities for city residents, particularly in adjacent neighborhoods What pipes of job should be porested from development in this orea? Exemples: netal (And type?), biolob, incubotor spoor, office, commercial, medical?			dynamic affaille traities . mixed uses (flexible bot difice space/small business
Meet the City's and adjacent neighborhood's urgent housing needs to you need more rental writs? More condoo? Note the back bousing? Family housing? Cour view, mild view or high view or high view.	X		Study balance weder for model-rate & incom cistified units
Create significant new open space for the district and adjacent communities	X		Policial People Word Open space that extens to need Opens about 1909. (Allies of
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas What public realm/interactory improvements are needed in this energy Framework.	X		reduce amount of autorities by reduce attending the period attending to the period attending to the period attending to the period according to the pe
Enrich Boston's culture and sense of history	X		Connect to Observate so it is not inspected to Observate So it is not independent to both not produce to the model of the control of the cont
			-51002 all.

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		Suit not 18 the engineer of residents nearly.
Create a dramatic gateway to the city from the south	Yes		Dremetic green guitany
Form an attractive and diverse riew residential neighborhood	Yes —		neighborhoods
Contribute to the prosperity of Chinatown and Leather District	Yes		bothert compressions character of neighborses, (194; Aurentan)
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What take and cultural uses before in this area?	Yes		
Provide new job opportunities for city residents, particularly in adjacent neighborhoods What spee of bits should be generated from development in this area? Examples: artial (Mark type II), biolob, incubator space, affec, commeccial, medical?			
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more rental units? More condou? Market rate housing? Family housing? I char view, milk-time or high view.			
Create significant new open space for the district and adjacent communities	Yes		Rethin Reggie Along name (Mall like bigget, well literate (hair to 476) Green strage (toppe to thing) To
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas What public realm/iterestrage ingresserates on eneded in this one-2 Examples with sidewalks, more street trees, benches?			So then you good thicken in the sound
Enrich Boston's culture and sense of history			
Include Parcel 27 in this offering (Mont important garl)	Yes		Espends appealantes the entires of grade most on their species

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	V		COMPLICIAN BURDONALTS GREUNE PLE CHERRATER LOCAL TENRIST ECAL.	
Create a dramatic gateway to the city from the south packet	1		Perfection of Chairmings) as the Lapited Deshibs, 2006 Executary 78 2-7.	,
Form an attractive and diverse new residential neighborhood	V		A IXED VIE. GROVD FLOOR ACTIVETIM. PROPRIETE PEDESTRIAL EXPENIENCE	oldkar
Contribute to the prosperity of Max special Chinatown and Leather District	re V	ex/u	constitut commerce yourse substanting yourse	ank
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What this ored?	/	(long rise	COMMENTA CONTEXT (NOTICE) MENTERS SPACE AN BOTH LANGE + Change	THE L
Provide new job opportunities for city residents, particularly in adjacent neighborhoods What pipes of job should be generated from development in this area? Examples: retail (what type?), bistob, incubetor space, affec, commercial, medical?	V		STORES, RESTRICTED	HATON DAVE TO
Meet the City's and adjacent neighborhood's urgent housing needs Do you need more rental units? More condan? Market rate housing? Family housing? Your vite, milting from the housing?	V		at to some	de
Create significant new open space for the district and adjacent communities	gen , land	SAFEVENCE WHEN, It, WI	part of Greenway retrieve - Contidency	
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas What public resinitaries copy improvements are needed in this erea? Empiris: wide pittings, more street trees, benches? Enrich Boston's cutture and sense of	/		4 HOUN AND DANCE SETTEMENS TO LIEUTU + SONTH ST 3,065 (comedity a/ PZT - Holdisch cook	
history		V		

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	×		Other goals help to achieve this overall goal
Create a dramatic gateway to the city from the south	X		Gateway & Ironic ambiteture. Heat is servitive (unight a shi to expaint neighborhoods, ill enterice to Chinatown & Leatings.
Form an attractive and diverse new residential neighborhood	X		Perking (df-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 What civic and cultural was before in this area?	×		Indoor community space. (e.g. meeting space, library,
Provide new job opportunities for city residents, particularly in adjacent neighborhoods what yoes of jobs hould be generated from development in this one? Examples: retail inhalt oper?], builds, incubator spore, effec, commercials, medica?	X		Buy new jobs have composed of totally sourced workers from unrent workfore a MBE/DBE pavilici pation on the constant of the co
Meet the City's and adjacent neighborhood's <u>urgent</u> housing needs Do you need more rental units? More condos? Market rate housing!	×		Urgent Afterdakle housing- IDP Budguste Levels income
Create significant new open space for the district and adjacent communities	×		Expand Reggle Wong Pank- theyground facilities Nature elements & trees. Screen line for langer inters
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas When public resimilaritesticage improvements are needed in this area? Examples, which stilled in more street trees, benches?	×		Street trees Belier Street lighting Crosswalks Traffic Calming Maintain Sight lines Street and for increased by Wider Sidewalks
Enrich Boston's culture and sense of history	×		Incorporate Luttural & Sins e of history into gateway drsign
planning parcel 27 into the	X		Higher density on this st Behan-truncation to the Opportunity to develop the Turnigh this process



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

STUDY GOAL	STILL RELEVANT	NO LONGER RELEVANT	CHANGE LANGUAGE -
taken from the 2004 South Bay Planning Study)	HERE?	HERE	now:
Enhance Boston's place in the regional economy	Somusey Yes	mo!	
Create a dramatic gateway to the city from the south	Alesounderly	177	Don't want auditecture similar to Geapart bridge to the heighborhood Walcinson - addre Geale of 4
Form an attractive and diverse new residential neighborhoods	405	1.1	Way Control - at the scale of a and as the local Extension of Exicony reights Consider reights below hothers
Contribute to the prosperity of المعلمة الم	son of		Proguity implies movetany wealth. Reser Vitaling and the community that help o wealthorhood function
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community What civic and cultural uses belong in this area?			
Provide new job opportunities for city residents, particularly in adjacent			
neighborhoods What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?			
Meet the City's and adjacent			As much moderate if not you than affordable and ON SIT
neighborhood's urgent housing needs Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?	YES!		United income unit may should veflect far
Create significant new open space for the district and adjacent communities	Highly Relevent		Musich Serve both Chinaten and LD. Inidian programming dog park, "caring the sky", to go were for young girls , guess
Provide a framework for the public realm that can expand over time to			Connections between Chinatown + LD
integrate with development of adjacent areas What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?			Scale Should be broken down to hell femona bounsel
Enrich Boston's culture and sense of history		Not Velscant	
Family + Co mounty heeds are pressing in a way that they were		1	programming for young farmines — planguemed structures, pears to the my shade haden features
Environmental impacts (air, traffic, etc.)			
		1	



- 1) General Urban Design Principles
- 2) Height
- 3) Gateway Design
- 4) Public Realm and Neighborhood Connectivity
- 5) Open Space and Environmental



General Urban Design Principles

- A dense, mixed-use, multi-block redevelopment will facilitate walkable connections between Chinatown (west), the Leather District (north), and South Station (east)
- Approximately 5 acre site should be broken into smaller parcels and streets to better relate to the adjacent neighborhoods
- Orientation of building(s) to and from adjacent neighborhoods and within the site to one another is important



Height

- Do not exceed 125' in height within 50' of Kneeland Street
- Do not exceed 300' in height in southern portion of parcels per FAA guidelines
- Greater height and density is appropriate along southern edge of parcels, but stepping down to Kneeland Street to a scale which creates a welcoming streetscape environment
- Building massing must take into account sun and shadow.
 Variation in height is desirable.



Gateway Design

- Gateway design has multiple meanings: a dramatic, iconic formal expression marking the entry into the city from points south, but also design relating to the neighborhood context, facilitating a sense of arrival
- Gateway design on the neighborhood side should be scaled relative to the existing buildings, but height at the back (south) side of the site is appropriate and encouraged (up to 300' per FAA regulations)
- Street level gateway design should enhance visibility and entry into the surrounding neighborhoods for pedestrians
- Sensitivity to the adjacent neighborhood buildings, parks, and pedestrian desire lines are paramount design considerations



Public Realm and Neighborhood Connectivity

- Improved configuration of streets and block sizes to promote neighborhood connectivity, preservation and enhancement of existing and/or new view corridors, streetscape design that reflects Boston's Complete Streets Guidelines, active ground floor uses where appropriate, and the development of community open space and civic amenities
- Kneeland Street is the critical seam and streetscape design and retail opportunity linking the South Bay Kneeland Street parcels to the immediate context
- Enhanced streetscapes should be considered integral to the redevelopment and designed to mitigate the adverse noise and proximity impacts of transportation infrastructure and air quality issues.

Open Space and Environmental

- Retention of Reggie Wong Park or replacement on site, in close proximity and convenient to Chinatown and the Leather District
- Open space design must consider programming for the elderly and youth communities, including both recreation and passive uses that can co-exist
- Provide cover over I-93 on Parcel 25 in conjunction with the parcel's development, while considering alternative materials that may facilitate creative open space opportunities
- Provide necessary environmental mitigation to improve air quality
- Address indoor air quality of building through appropriate ventilation and filtration systems



Next Steps

- Refine development guidelines and ITB, incorporating community comments
- Present final drafts at June 7th meeting
- Project website: http://bit.ly/SouthBayKneeland



Questions

