

BRA Response to Dec. 22nd Elected Officials Meeting

- 1. Transportation**
- 2. Shadow**
- 3. Buildout**

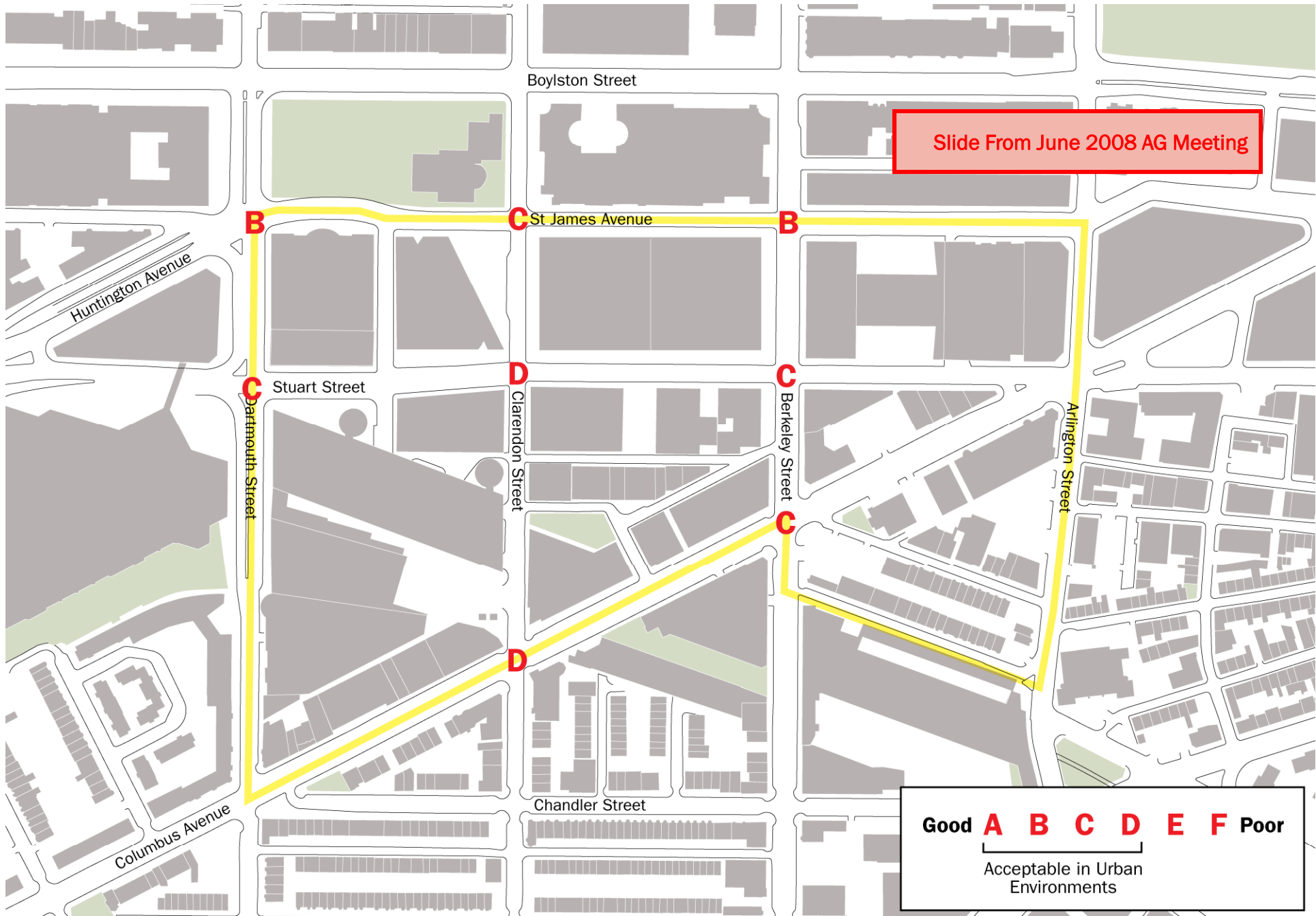
1. Transportation

Traffic & Parking

Slide From June 2008 AG Meeting

Traffic movement is acceptable.

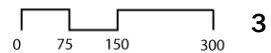
Existing levels of service are either average or above average.

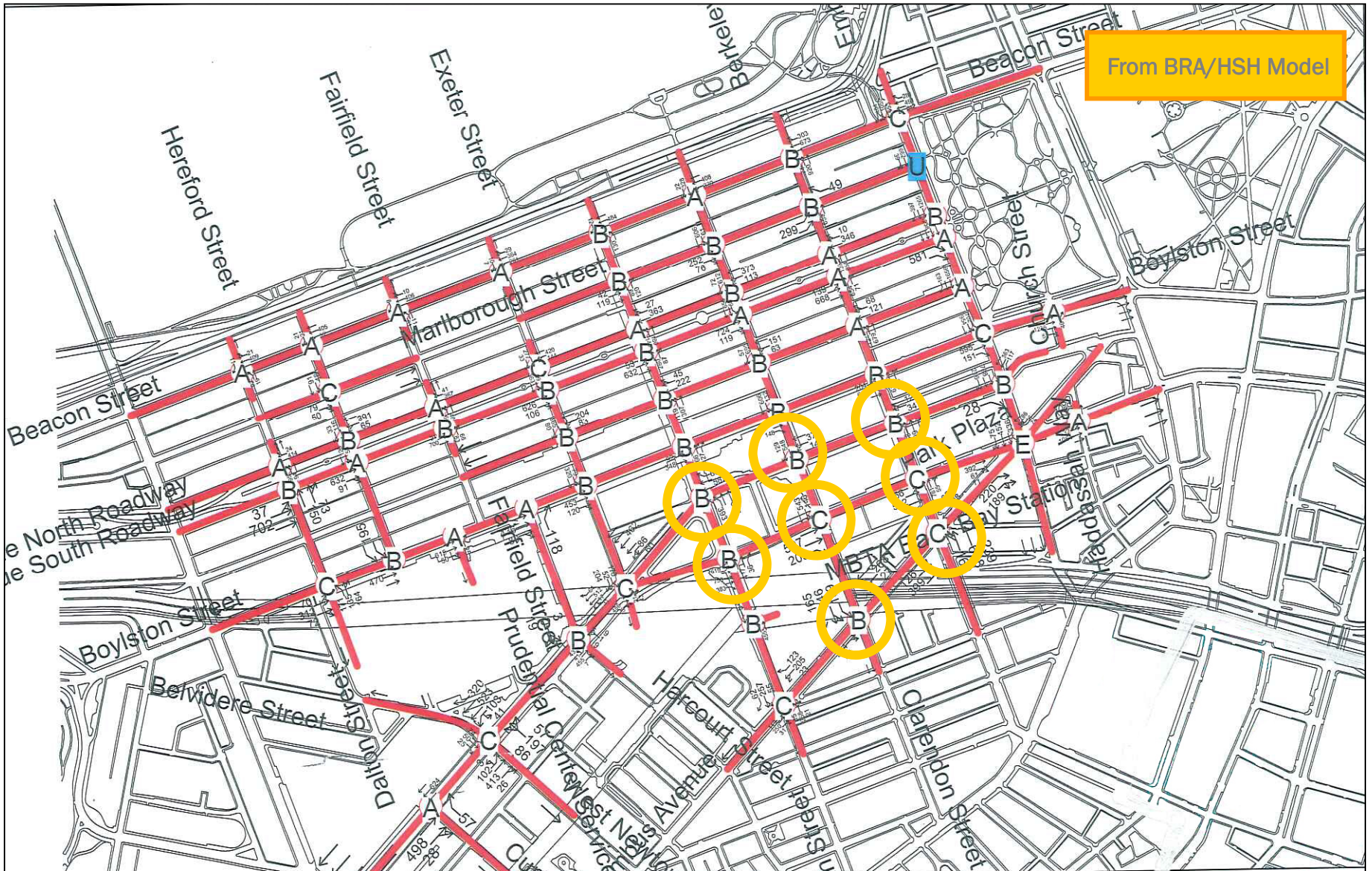


Slide From June 2008 AG Meeting

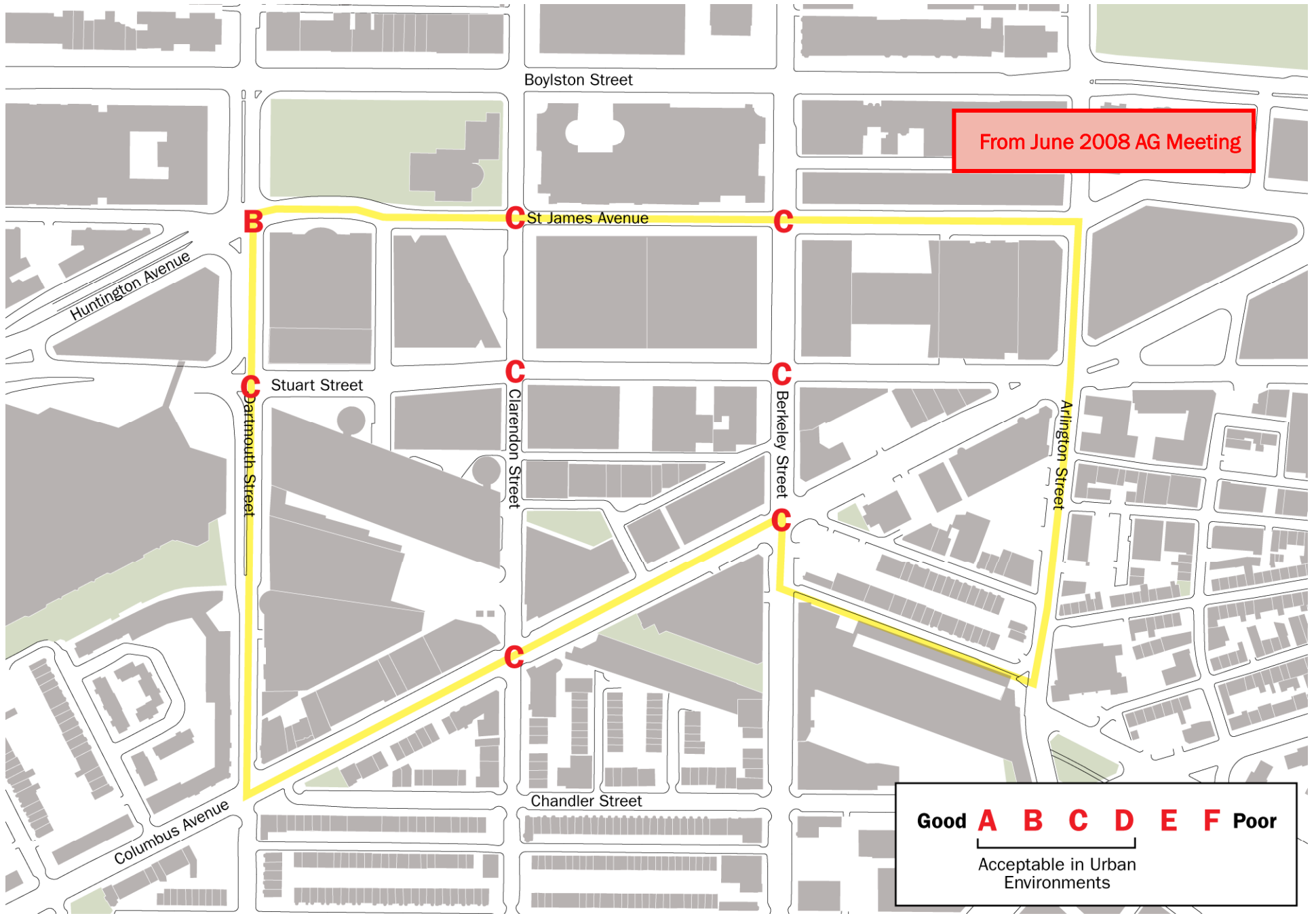
2003 Level of Service: Morning Peak Hour

Source: Clarendon ENF





Updated (2009) Morning Peak Hour Level of Service



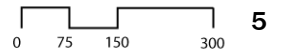
From June 2008 AG Meeting

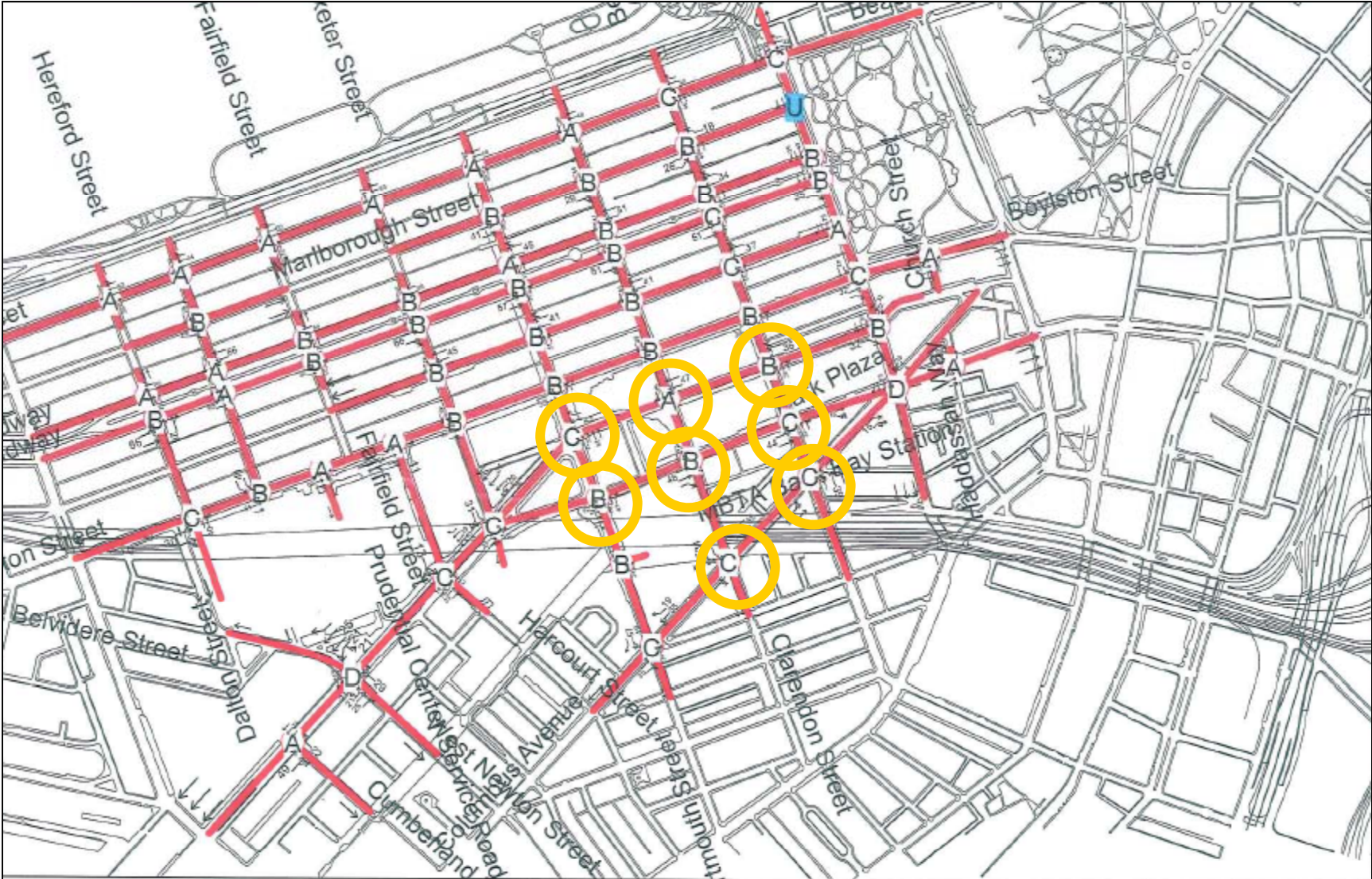
Good **A B C D E F** Poor

Acceptable in Urban Environments

2003 Level of Service: Evening Peak Hour

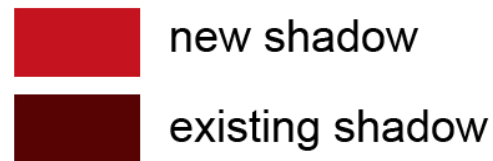
Source: Clarendon ENF





Updated (2009) Evening Peak Hour Level of Service

2. Shadow: No New on Copley Square or Commonwealth Mall



Height Comparison

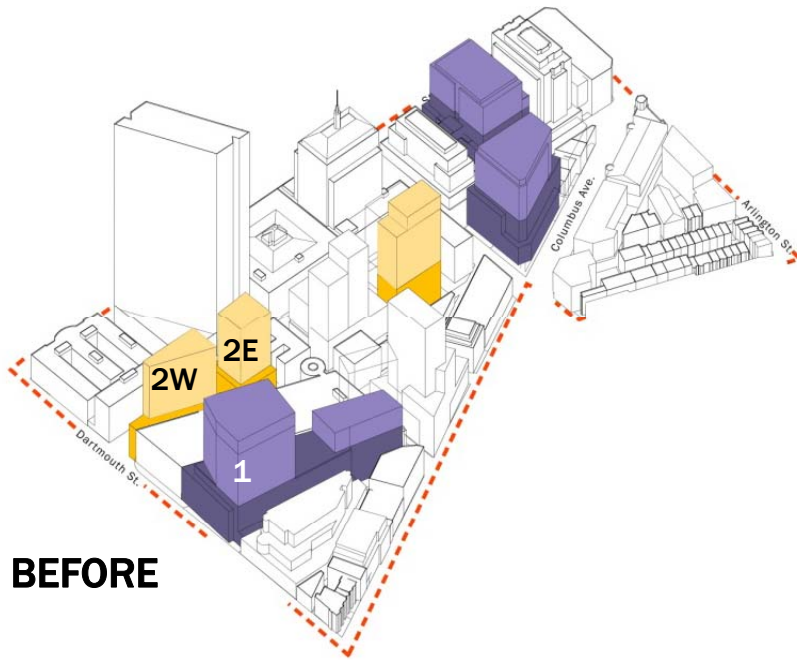
Site #	Height Achievable under Oct .2009 Recommendations	Height Achievable to Comply to H.853	Reduction
1	400 ft	325 ft	- 75 ft
2W	300 ft	200 ft	- 100 ft
2E	300 ft	170 ft	- 130 ft

December 21 @ 10am: No new shadows

3. Build-out Comparison

COMMERCIAL & RESIDENTIAL

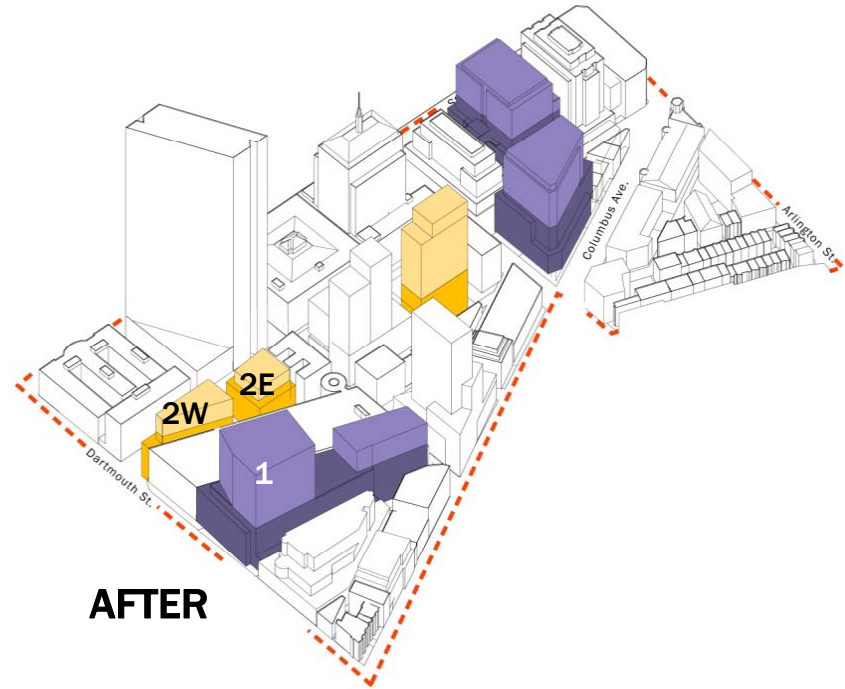
Additional 2.5 mil GSF



BEFORE

COMMERCIAL & RESIDENTIAL with H.853:

Additional 2.05 mil SF
(Reduction of 450,000 SF)



AFTER

NOTE:

The adjusted heights reflect the BRA's current understanding of build-out potential for the Stuart Street Planning Study Area (Dec 22, 2009). They are reduced from the Oct 22, 2009 presentation.

Development Impacts of H. 853 (A Bill to Protect Certain Parks)

Site #	Height Achievable under Oct 2009 Recommendations	Height Achievable to Comply to H.853	SF Reduction
1	400 ft	325 ft ↓	- 230,000 SF
2W	300 ft	200 ft ↓	- 100,000 SF
2E	300 ft	170 ft ↓	- 120,000 SF
Total			- 450,000 sq ft