

L Street Station Redevelopment | 776 Summer Street

Boston Civic Design Commission



PROJECT DETAILS

SITE AREA | 15 acres

BUILDING HEIGHT | 60' – 220'

OFFICE USE | 339,639 SF

RETAIL USE | 68,077 SF

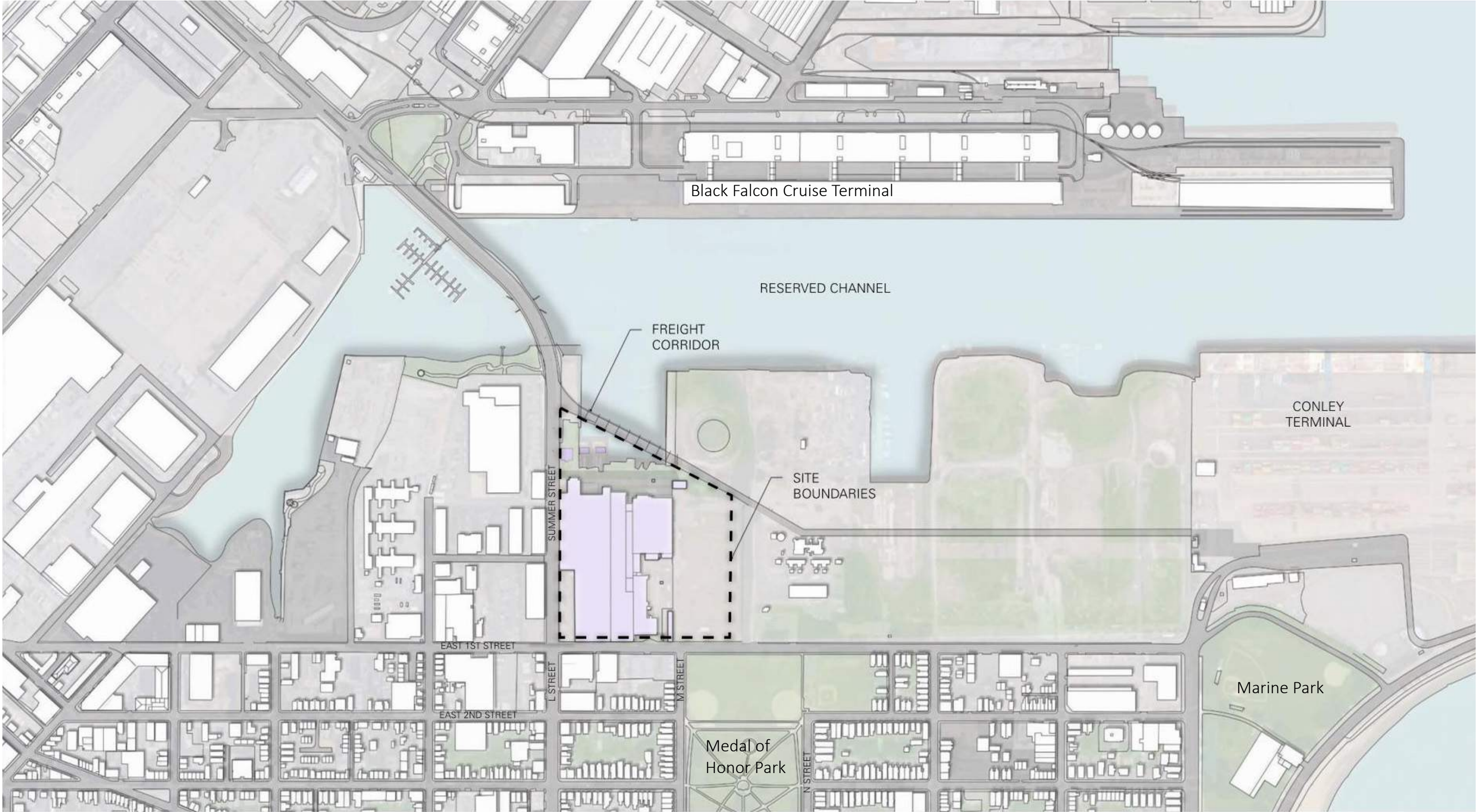
RESIDENTIAL USE | 1.5 Million SF

HOTEL USE | 150 Keys

PARKING (STRUCTURED SPACES) | 987 Spaces

TOTAL (EXCLUDING PARKING) | 2.1 Million SF

CONTEXT SITE PLAN



CONTEXT PROGRAM PLAN



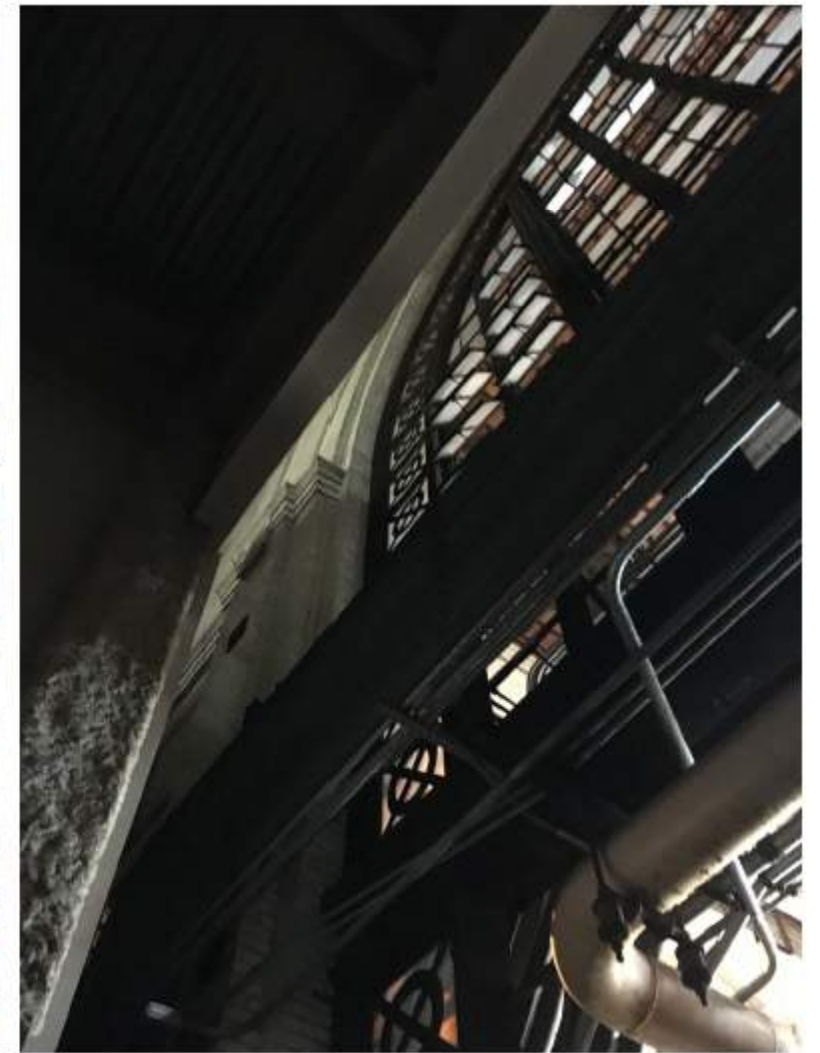
CONTEXT SITE IMAGE



EXISTING PHOTOS



EXISTING PHOTOS

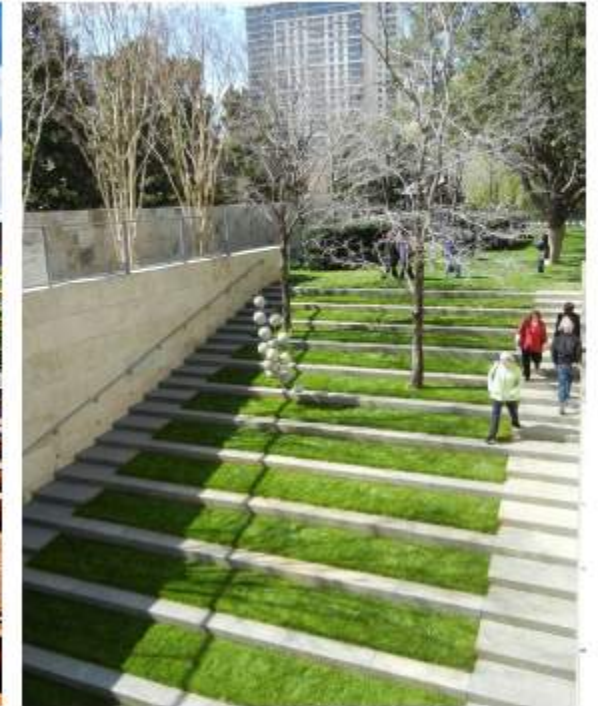


GUIDING PRINCIPLES

Originally presented to the community

- De-commission and clean up this heavily industrial site so that it is clean, healthy and safe
- Take down the walls and fences surrounding the site, and create connections into and through the site, so that it is accessible and inviting to the South Boston neighborhood, all the way down to the water's edge
- Convert the site to a “live/work/play” mix of uses that fit with the neighborhood
- Preserve and protect the continuing operation of an active, thriving Conley Terminal
- Include retail and other uses, and significant public spaces, that will be used by the neighborhood
- Preserve some significant building elements, to give the site character and a sense of history
- Minimize the use of cars, by providing better alternatives (buses, shuttles, ridesharing services, biking, walking, etc.)
- Make the site green, sustainable and resilient

PRECEDENT IMAGES



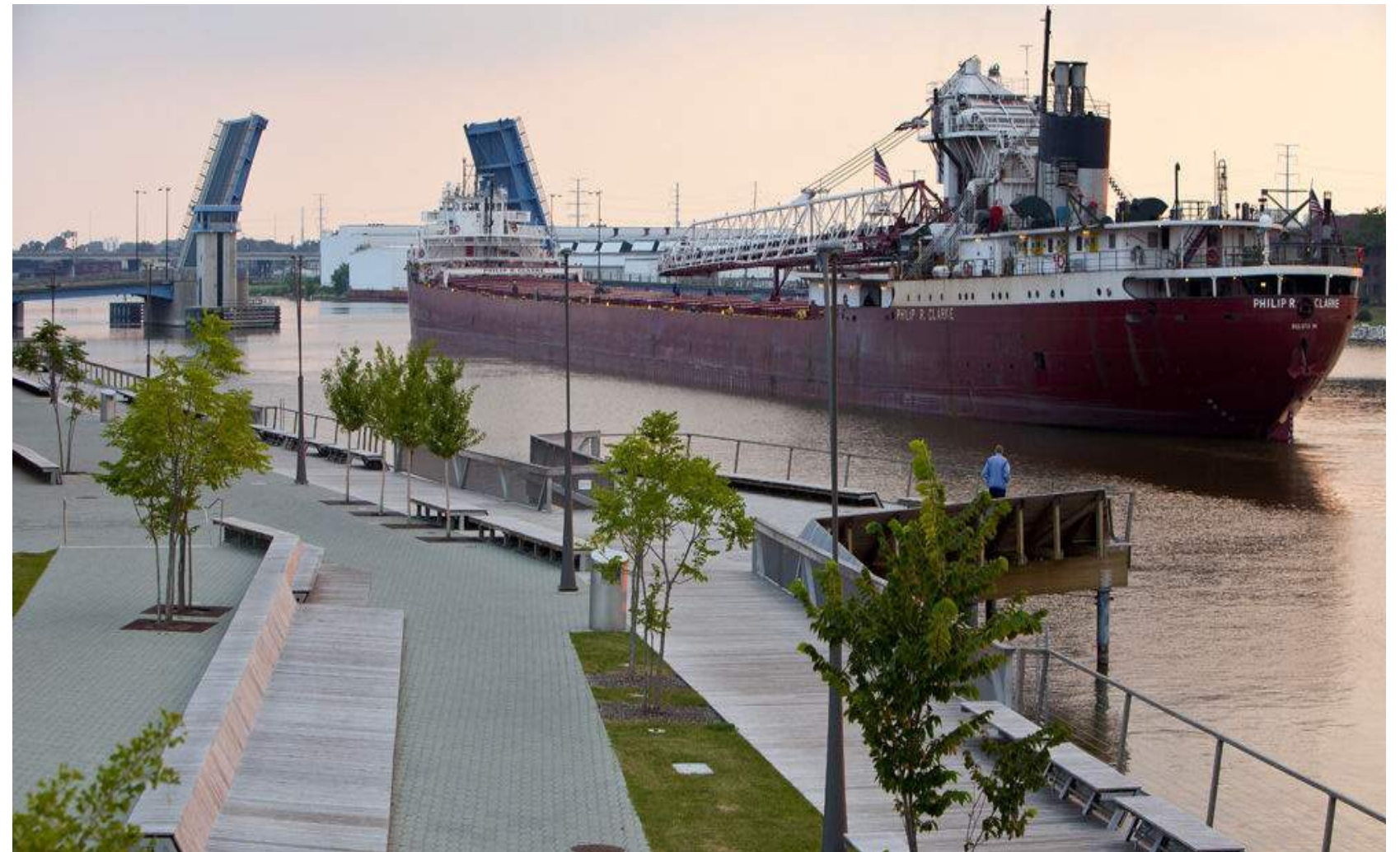
PRECEDENT IMAGES



Vison

PUBLIC SPACE

Create a large public open space next to the Reserve Channel, comparable in size to the park next to the Children's Museum on Sleeper Street or the new Channel Center Park on A Street. Keep any new or rehabilitated buildings along the Reserved Channel set back from the water at about the same distance that they are now.



Vison

ACTIVE MARKET/RETAIL



RETAIL FOCUSES



FULL-SERVICE RESTAURANT	GROCERY	EDUCATIONAL + MAKER	ARTS + REC + ENTERTAINMENT
BBQ (Dinosaur)	provisions + stalls	makerspace / fab lab	music venue
beer hall (Frankford Hall)	urban market (2.5-5k sf)	shared kitchen	black box theater
wood-fired pizza (Roberta's)	small format grocer (10-12k sf)	co-working office space	galleries + studios
seafood (Barking Crab)	traditional big box (20-100k sf)	adult education classes (food, art, language, etc.)	performance space
		museum	movie theater
		roastery	skate park
		brewery	rock climbing gym
		cidery	bowling lanes
			other sport/athletics



Vison

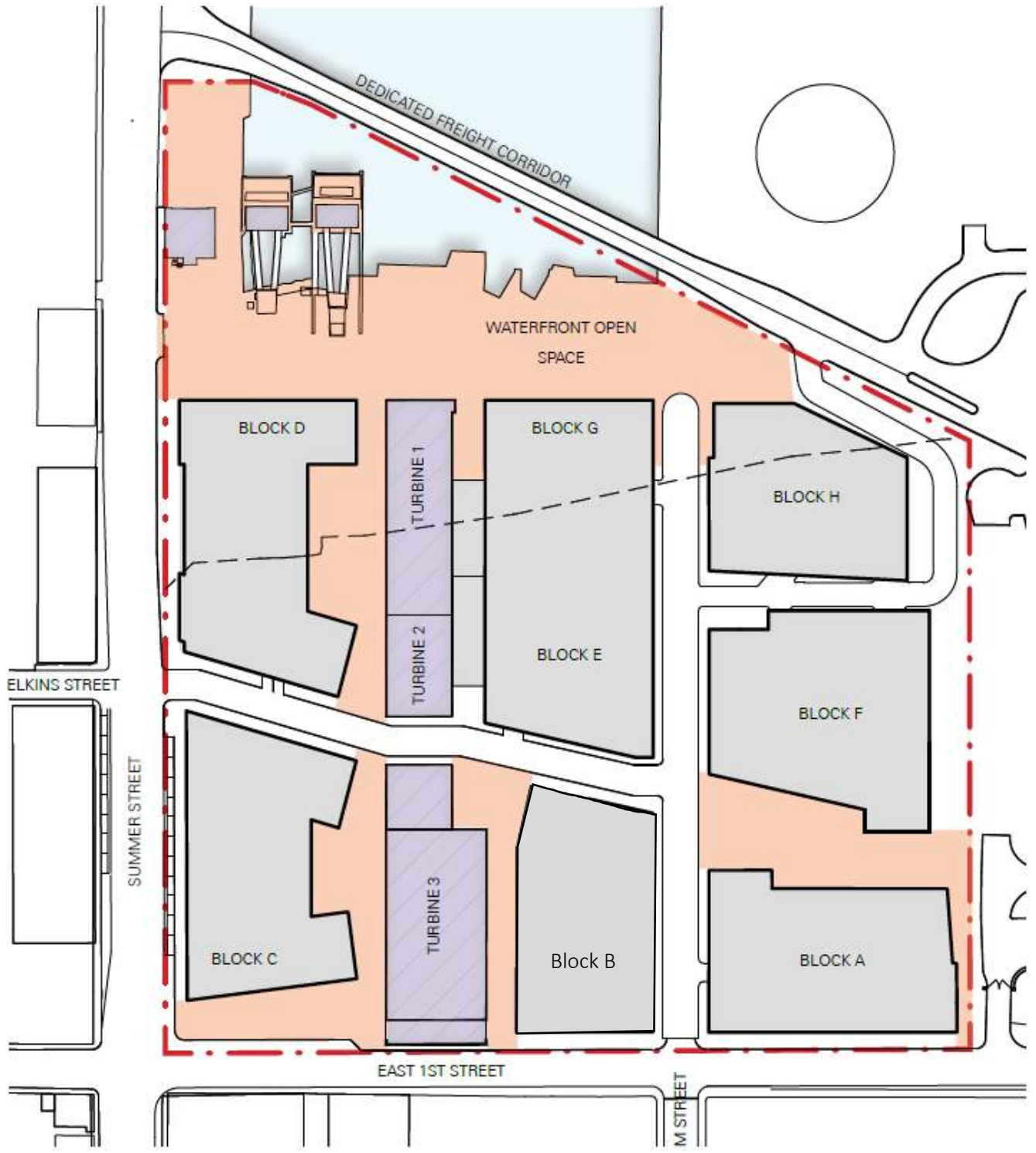
ARTS + INDUSTRY DISTRICT

Create an “Arts and Industry” district that is inviting to artists, artisans and makers of all kinds. We are already working with some local South Boston arts, culture and history groups to better understand what kinds of spaces and places would work best at the site.



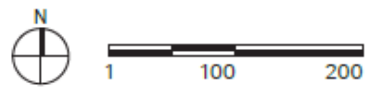
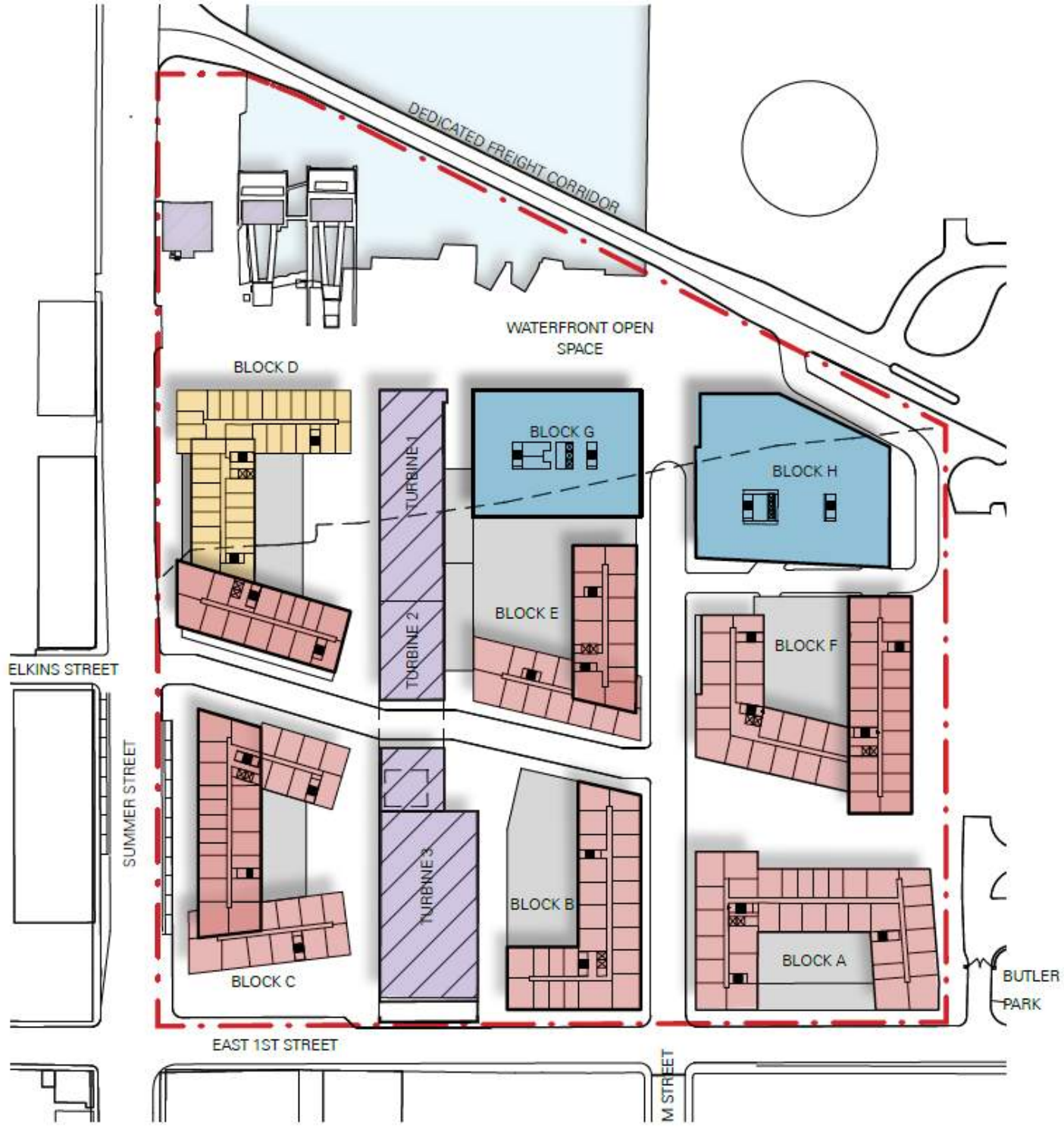
SITE CONCEPT | OPEN SPACE

- KEY**
- PUBLIC OPEN SPACE
 - PROPOSED BUILDING
 - EXISTING BUILDINGS TO REMAIN
 - PROJECT SITE
 - CHAPTER 91 JURISDICTION

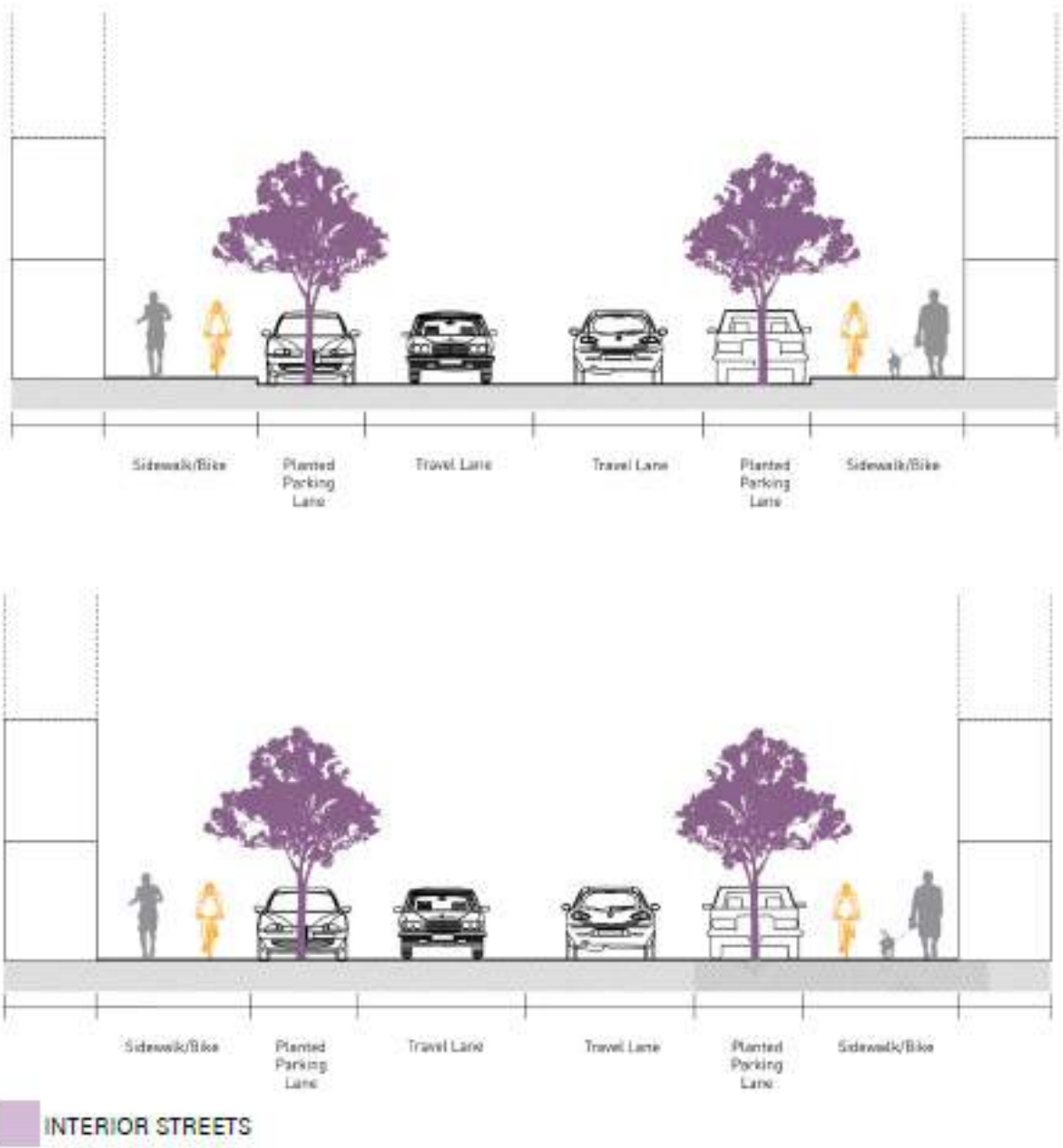


SITE CONCEPT | TYPICAL USES

- KEY**
- COMMERCIAL
 - CREATIVE OFFICE, RETAIL + CULTURAL USE
 - BUILDING AREA BELOW
 - HOTEL | COMMERCIAL
 - RESIDENTIAL
 - CHAPTER 91 JURISDICTION
 - PROJECT SITE



SITE CONCEPT | INTERIOR STREETS



SITE CONCEPT | LANDSCAPE PLAN



Industrial Waterfront Turbine Precinct Residential Upland Green/Tree Border



TERRACED BOARDWALK
High Line, NY



MARSH WITH INDUSTRIAL HERITAGE
Erie Plaza, Milwaukee



INDUSTRIAL & CULTURAL
Distillery District, Toronto, CA



ACCENT LIGHTING
Distillery District, Toronto, CA

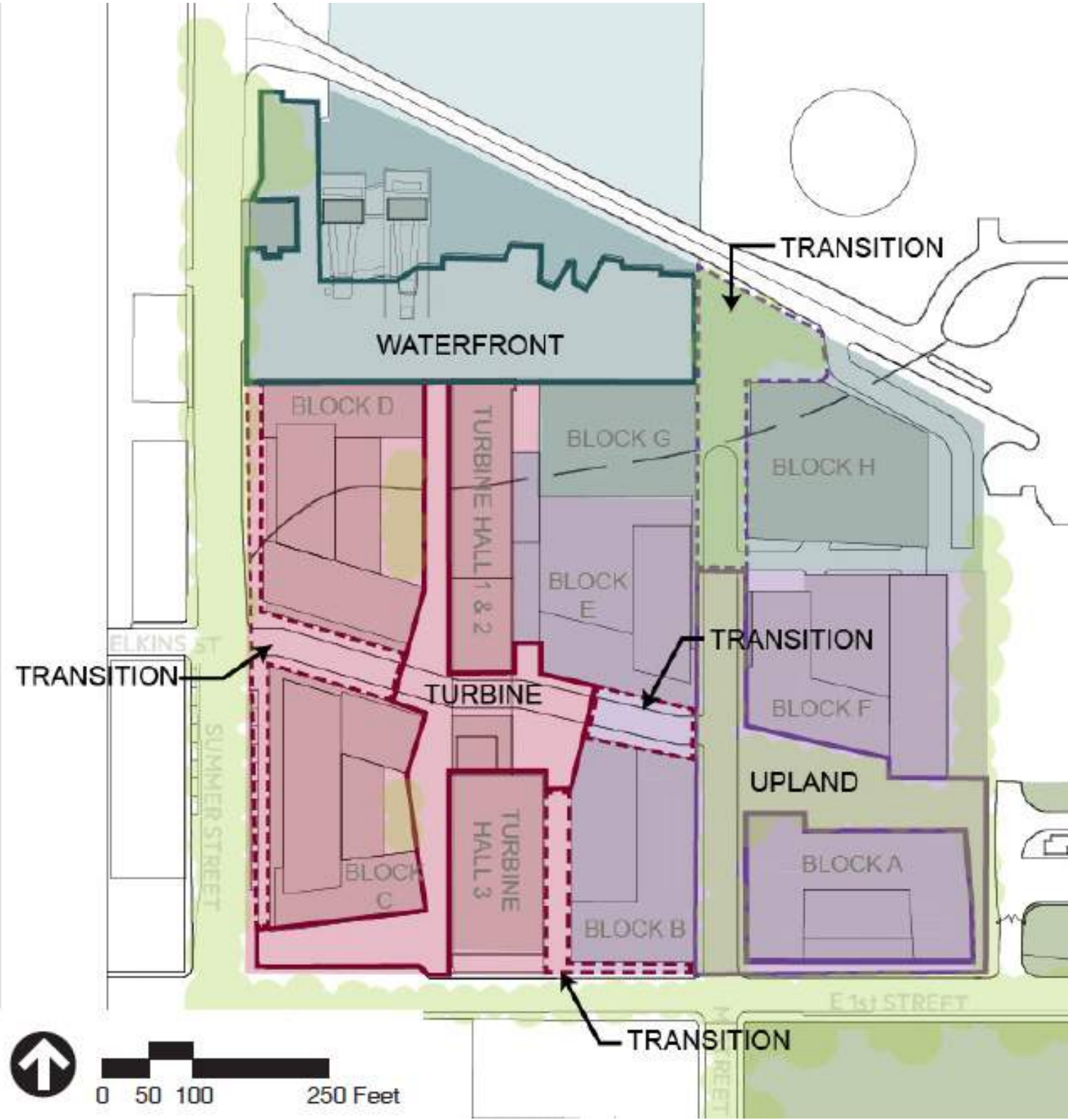


RECYCLED CONCRETE SLABS
Navy Yard, Philadelphia



RESIDENTIAL SCALE
Pearl District, Portland

SITE CONCEPT | LANDSCAPE MATERIALS



--- Precinct Transition Industrial Waterfront Turbine Precinct Residential Upland



SALT MARSH
Brooklyn Bridge Park, NY



WOOD BOARDWALK
City Deck, Philadelphia



INDUSTRIAL ARTIFACTS
Baltimore Museum of Industry, Baltimore



GRANITE SETTS



GROVE AND STREET TREES
Lincoln Center, NY



PLANTING & INDUSTRIAL INTEGRATION
Navy Yard, Philadelphia

SITE CONCEPT | PROGRAM



WATERFRONT ACTIVITIES



PASSIVE RECREATION



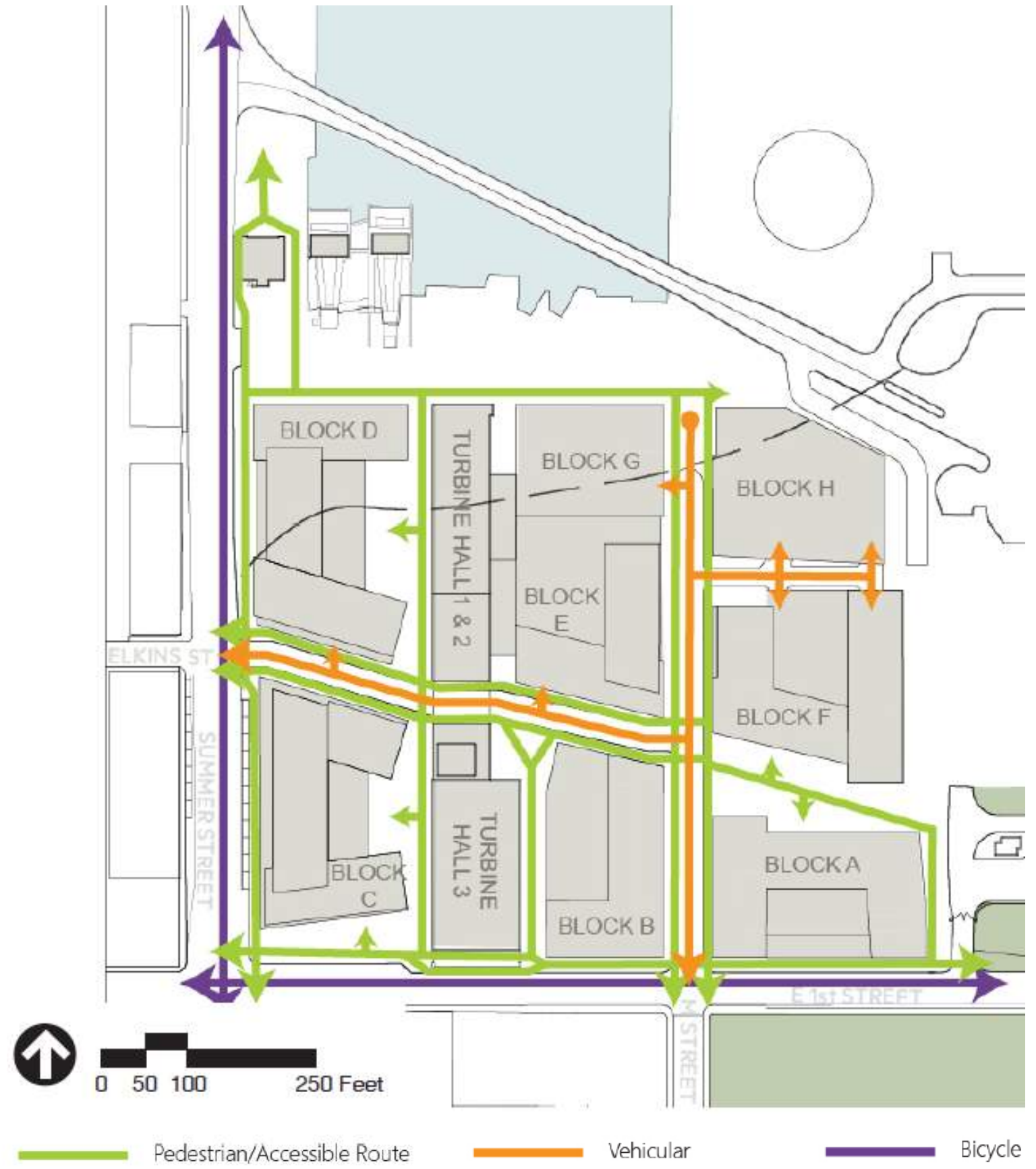
CULTURAL PROGRAMMING



ACTIVE RECREATION



SITE CONCEPT | CIRCULATION



SITE BREAKDOWN

BLOCK	PRIMARY USE	GSF	PARKING	UNITS	KEYS	BLDG HEIGHT
A	Parking / Residential first floor Residential upper floors	202,662	72	188		70'
B	Parking below grade Residential / Amenity first floor Residential upper floors	149,575	80	100		60'
C	Parking below grade Residential / Retail first floor Residential upper floors	442,582	163	421		220'
D	Parking below grade Residential / Retail / Hotel first floor Residential / Hotel upper floors	359,544	163	205	150	170'
E	Parking below grade Residential / Amenity first floor Residential upper floors	298,007	143	268		200'
F	Parking / Amenity / Residential first floor Residential / upper floors	437,946	142	406		200'
G	Commercial	152,297	92			79'
H	Commercial	263,172	132			128'
Turbine Halls 1+2	Retail	25,555				Existing 60' +/-
Turbine Hall 3	Commercial	80,000				Existing 60' +/-
TOTAL		**2,436,476	987 SPACES	1588 UNITS	150 KEYS	

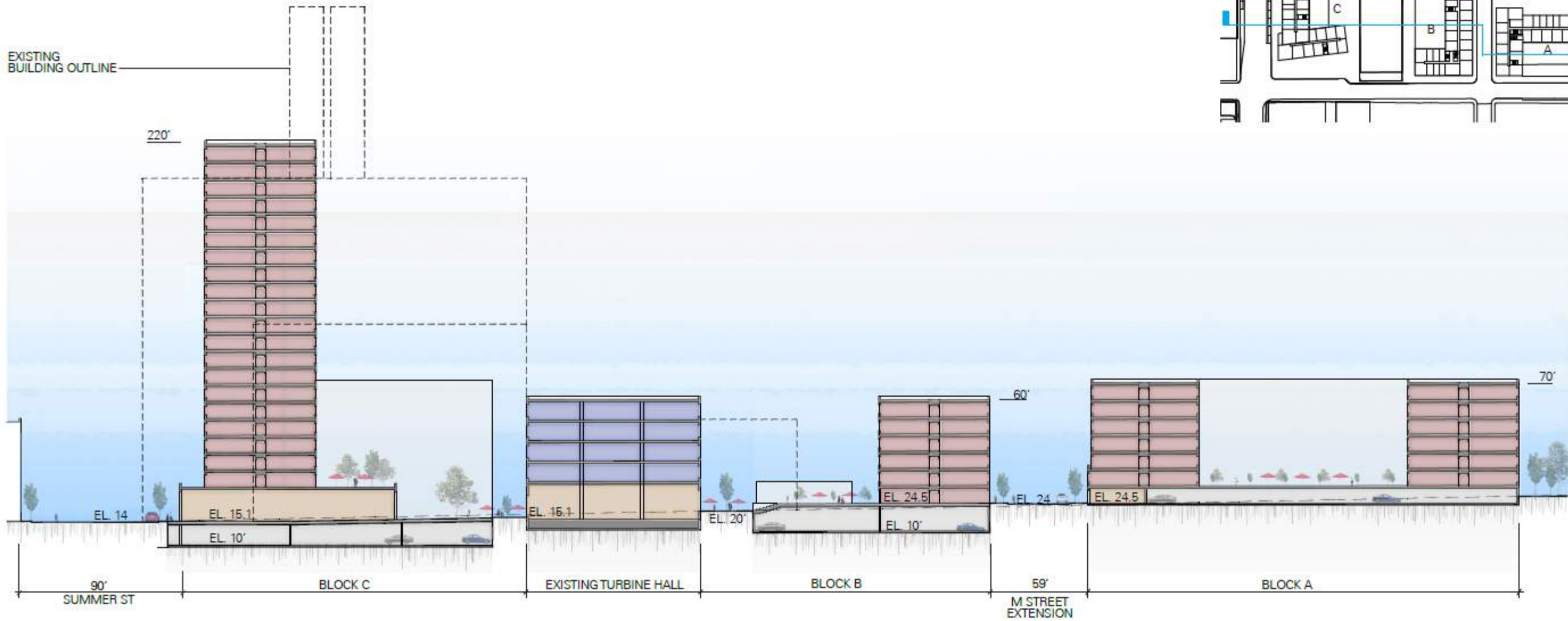
** total GSF includes parking | total GSF without parking = 2,086,699 GSF
Building height is above grade

SITE SECTION

KEY

- RESIDENTIAL
- PARKING
- CREATIVE OFFICE
- ACTIVE GROUND FLOOR USE

NOTE: - GRADE ELEVATIONS SHOWN IN NAVD88
 - BUILDING HEIGHTS ARE ABOVE GRADE



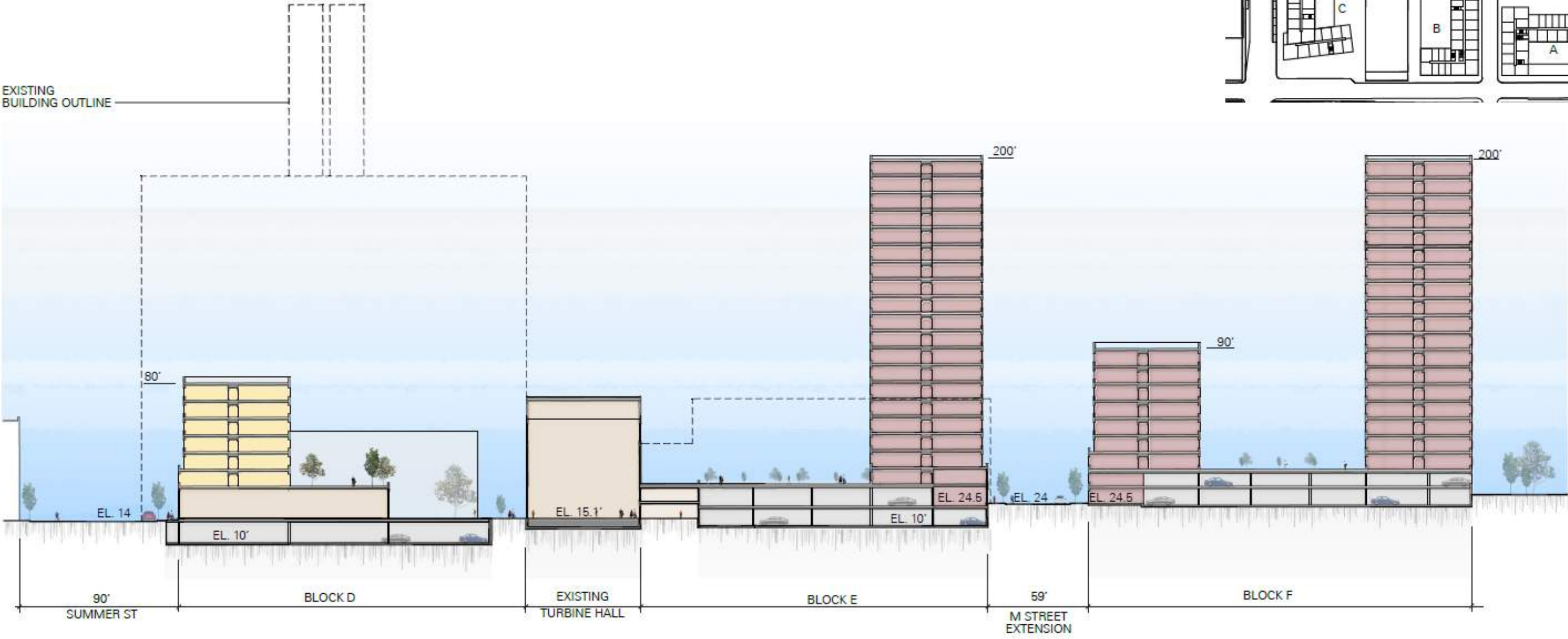
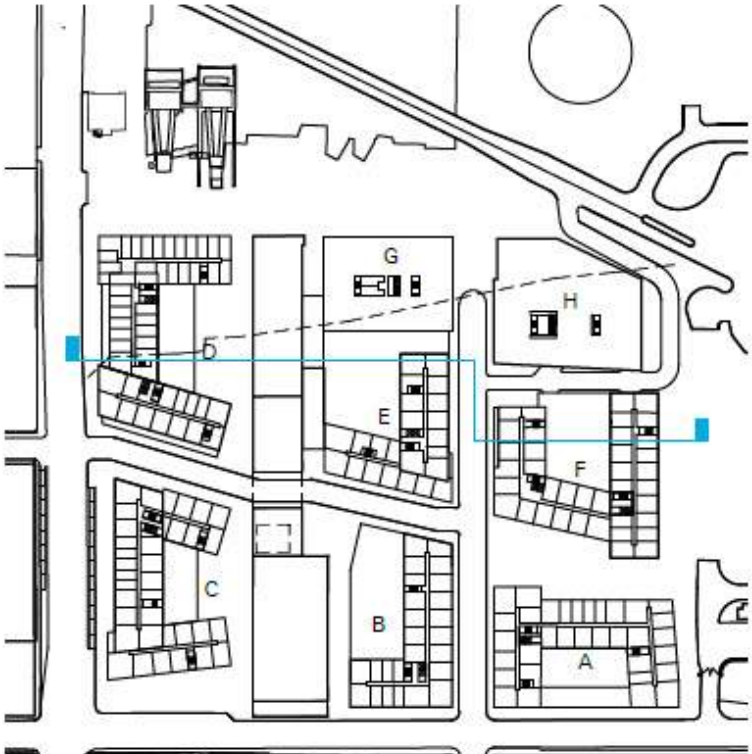
SITE SECTION

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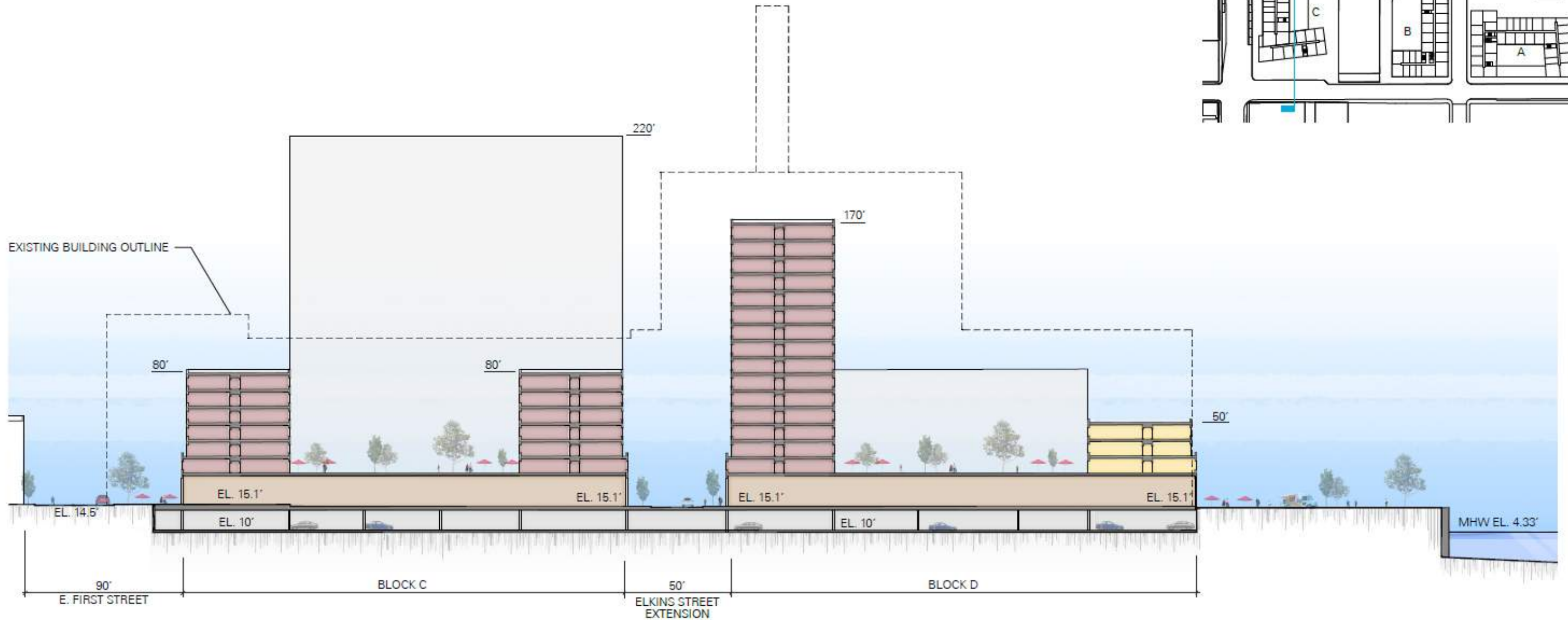
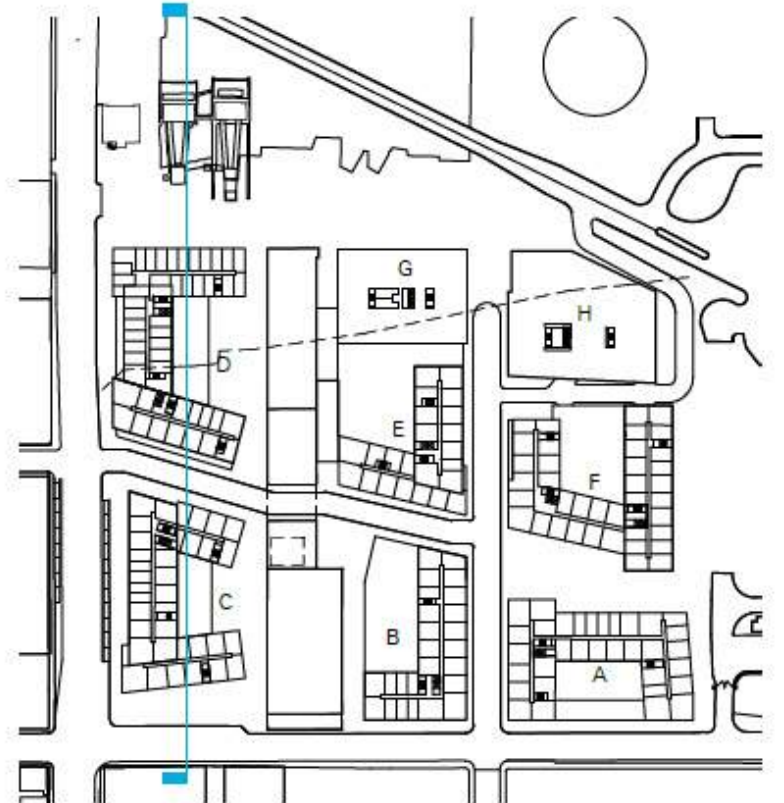
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PERSPECTIVE | SUMMER ST. AND EAST 1ST ST.



PERSPECTIVE | PUBLIC REALM



PERSPECTIVE | WATERFRONT

