

776 SUMMER STREET

BCDC Subcommittee Meeting
August 20, 2019



Introduction

What We Heard
& Changes we have made

Site Context & Building History

Historic Buildings
Industrial Character

Open Space Strategy

Precedents
Networks
Typologies
Site Circulation

Waterfront Park

Resiliency Strategies



What We Heard:

- July BCDC Full Meeting Comments
- Community Meetings Overview



July BCDC Full Meeting Comments:

- a. Divide Sub-Committee meetings into review categories:
 - i. *Landscape/Historic Resources*
 - ii. *Infrastructure/Transportation*
 - iii. *Building Massing & Character (Design Guidelines)*
- b. Explain Site topography & coordinate site visit
- c. Indicate changes from previous PNF scheme
- d. Provide Diagrams to explain ideas/intentions
- e. Be clear about Infrastructure 'must haves'.
- f. Review grading & Resiliency Strategies
- g. Bring options for building massing within parcel envelopes
- h. Discuss 'full commercial' build



Community Meetings & Concerns

- a. Clean Up the Site
- b. Open the Site to the Neighborhood
- c. Create Places the Neighborhood Will Use and Enjoy, including Historic Buildings and Open Spaces
- d. More Commercial, Less Housing
- e. More Parking
- f. Address Traffic, Transit & Pedestrian Safety
- g. Increase Overall Site Affordability to 16%
- h. Reduce Density & Height
- i. Ensure Responsible Site Cleanup



Changes from previous scheme:

- a. Reduced Height & Massing
- b. Preserved 4th Turbine Hall & pulled new buildings back from edges
- c. New Connections through site and to water
- d. Rebalanced Use Mix: 60% Commercial, 40% Housing
(Reduced Housing Units by Almost Half to 750 units)
- e. Affordability increased to 16%
- f. Residential Parking Ratio Increased: 1/Unit
- g. Improved Streets & Sidewalks
- h. 24/7 Active Site Becomes Part of Neighborhood
- i. Supportive Neighborhood Friendly Retail
- j. Maintained East First Street as Residential

2.1M PROJECT GSF



- HOTEL
- RETAIL
- RESIDENTIAL
- OFFICE
- CIVIC/ CULTURAL
- RESEARCH & DEVELOPMENT

TOTALS:
750 Residential Units
330,090 SF Office
344 Hotel Keys
81,220 SF Retail
469,810 SF Research & Development

1.78M PROJECT GSF



Site Context & Building History

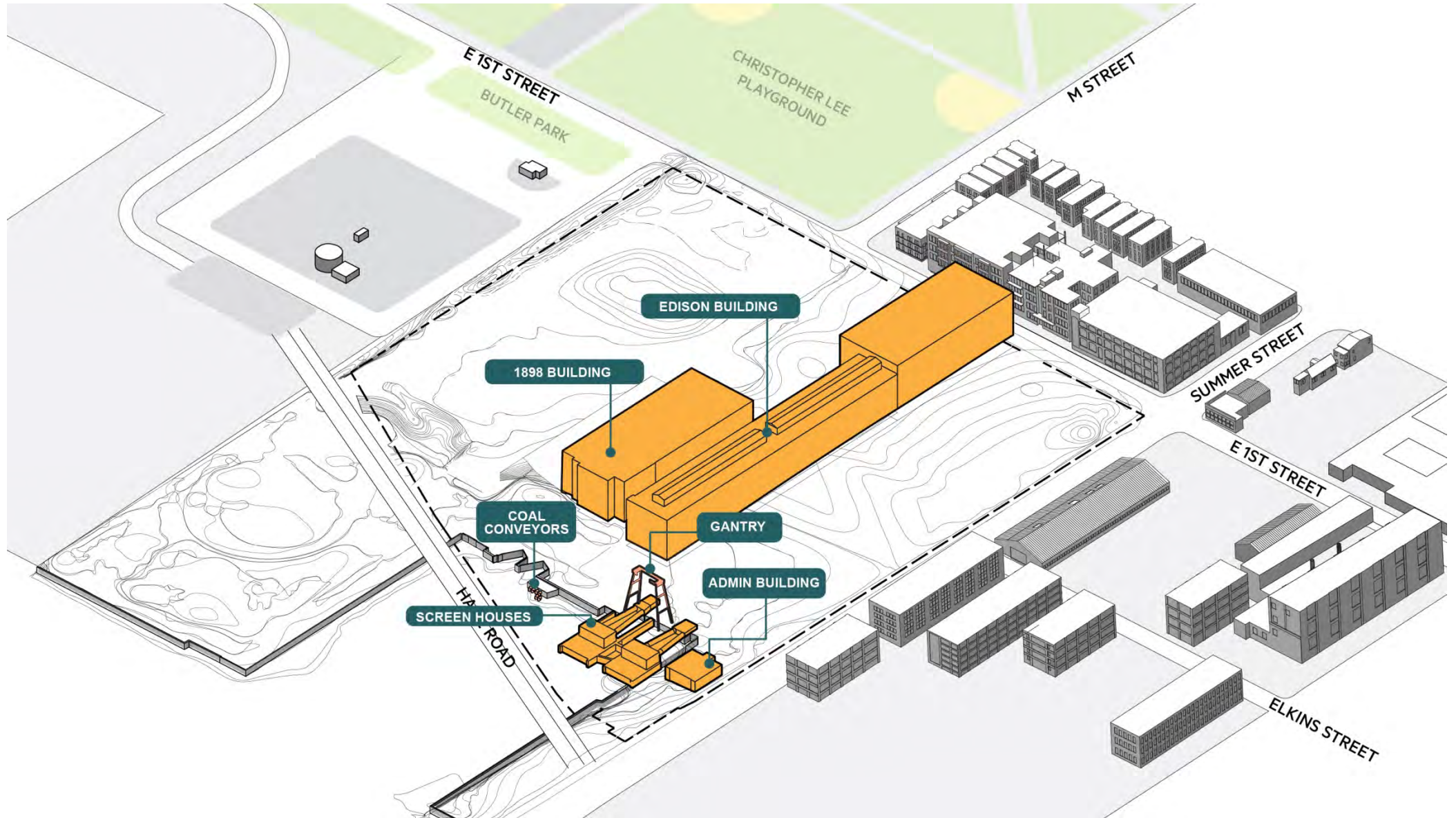


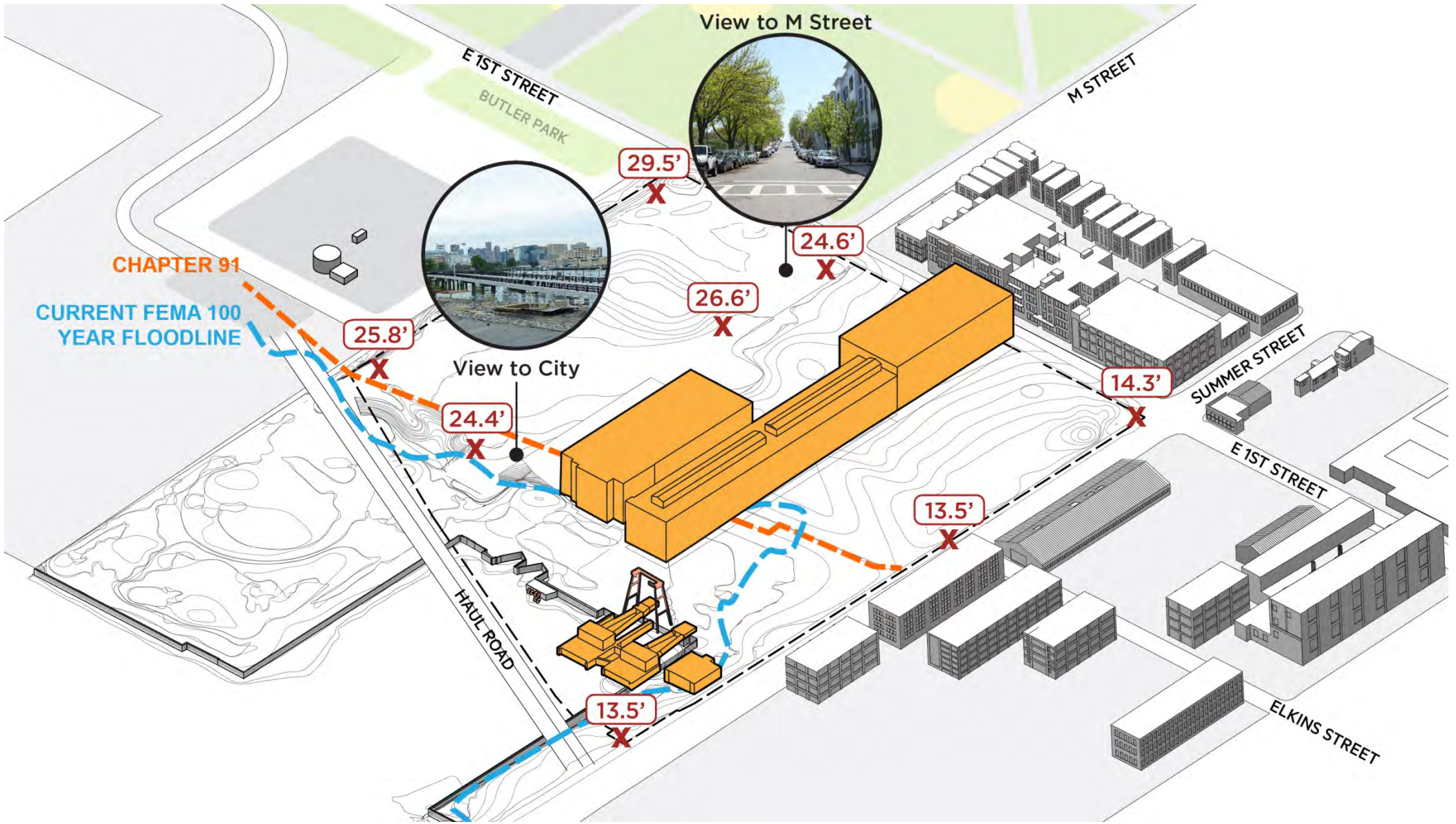


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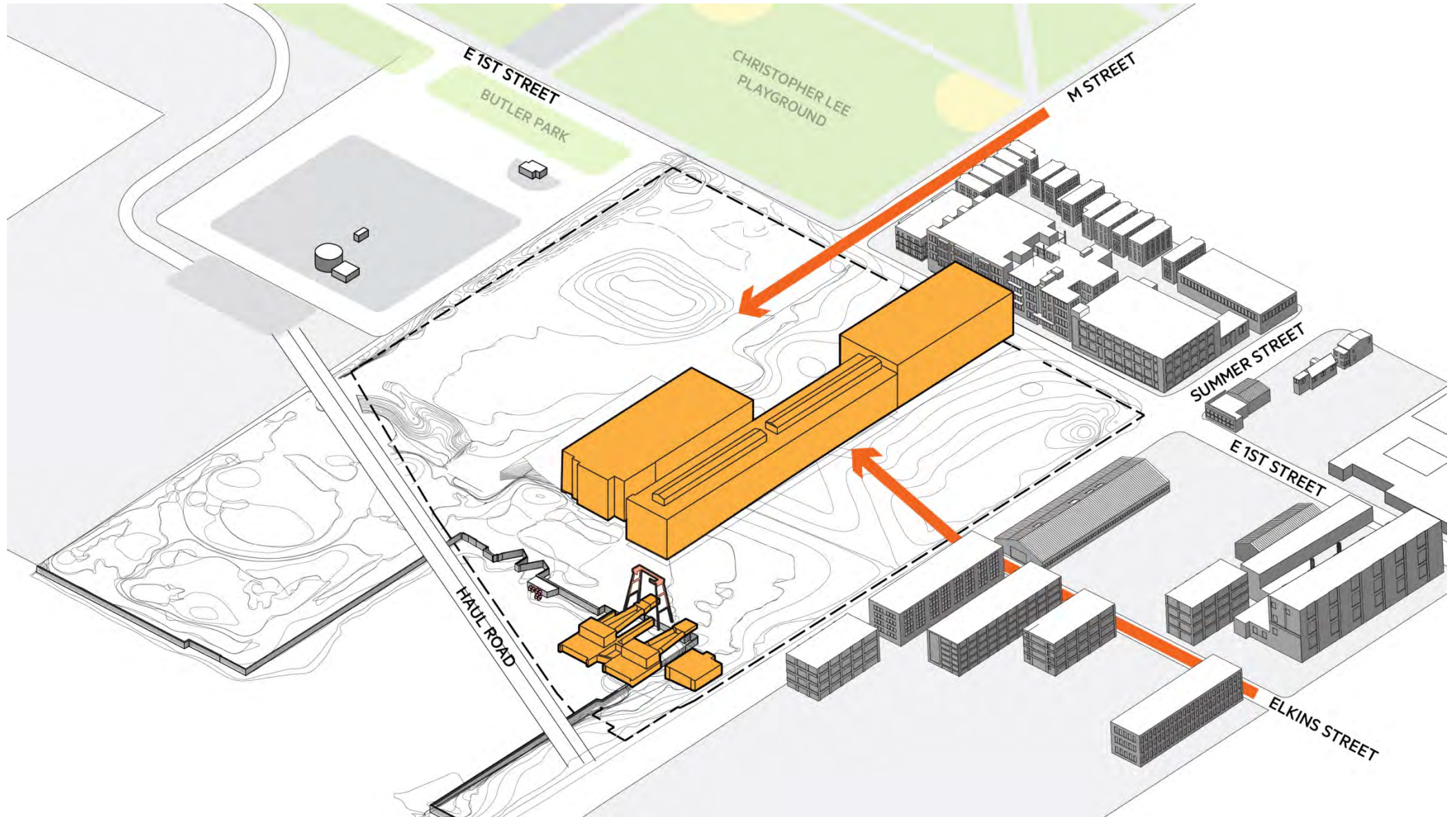
- Harborwalk extension/ pedestrian circulation
- Anticipated Harborwalk connections (by others)
- Pedestrian circulation
- Primary Bicycle circulation

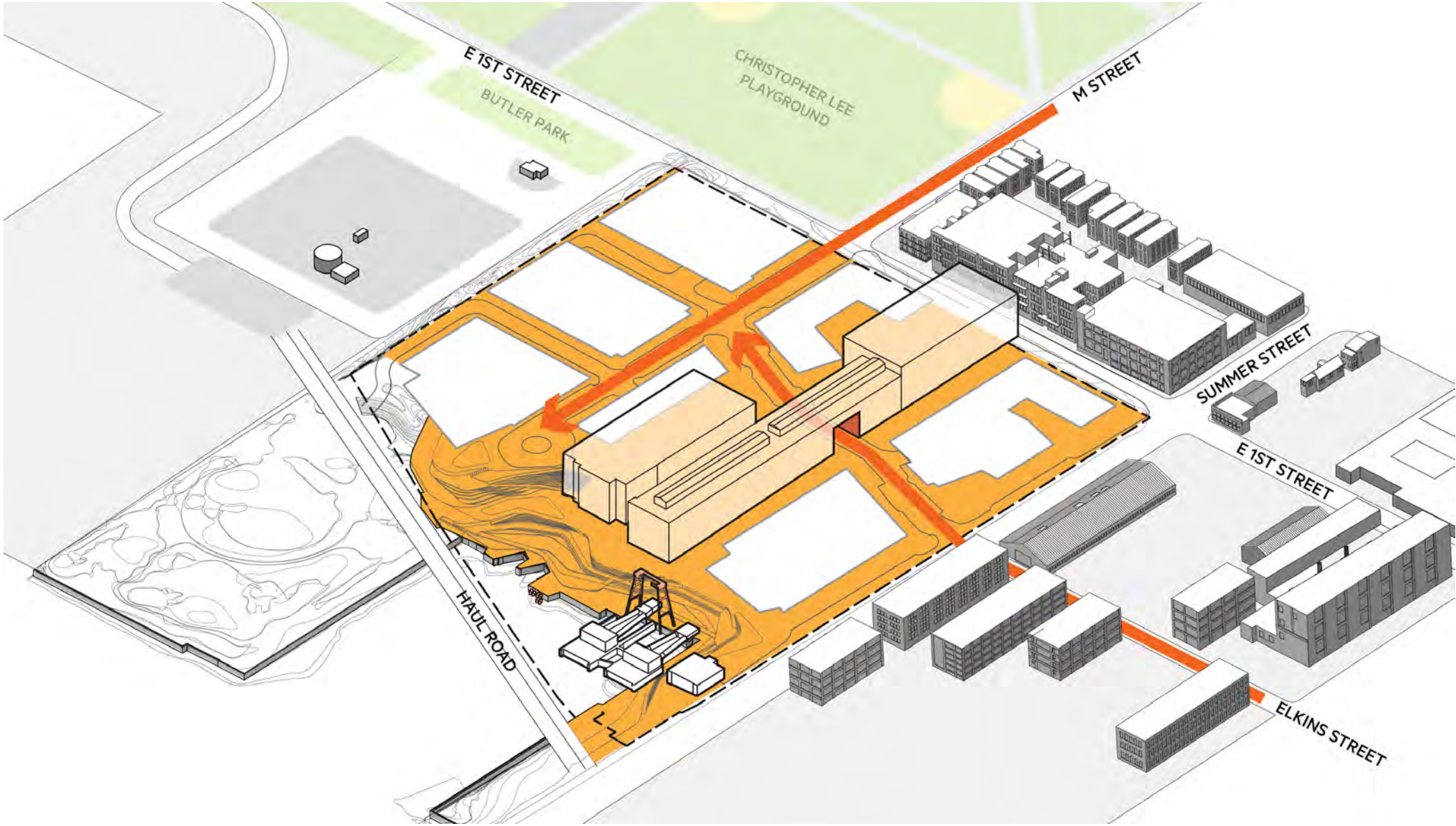






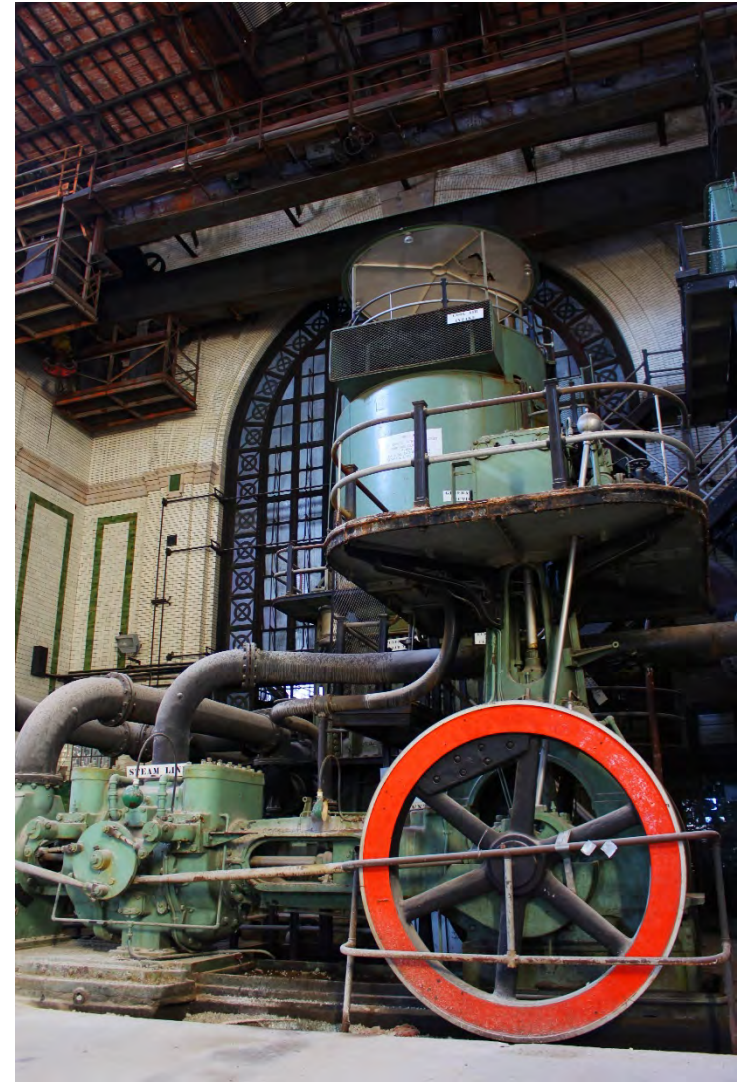
Informants / Topography + Views









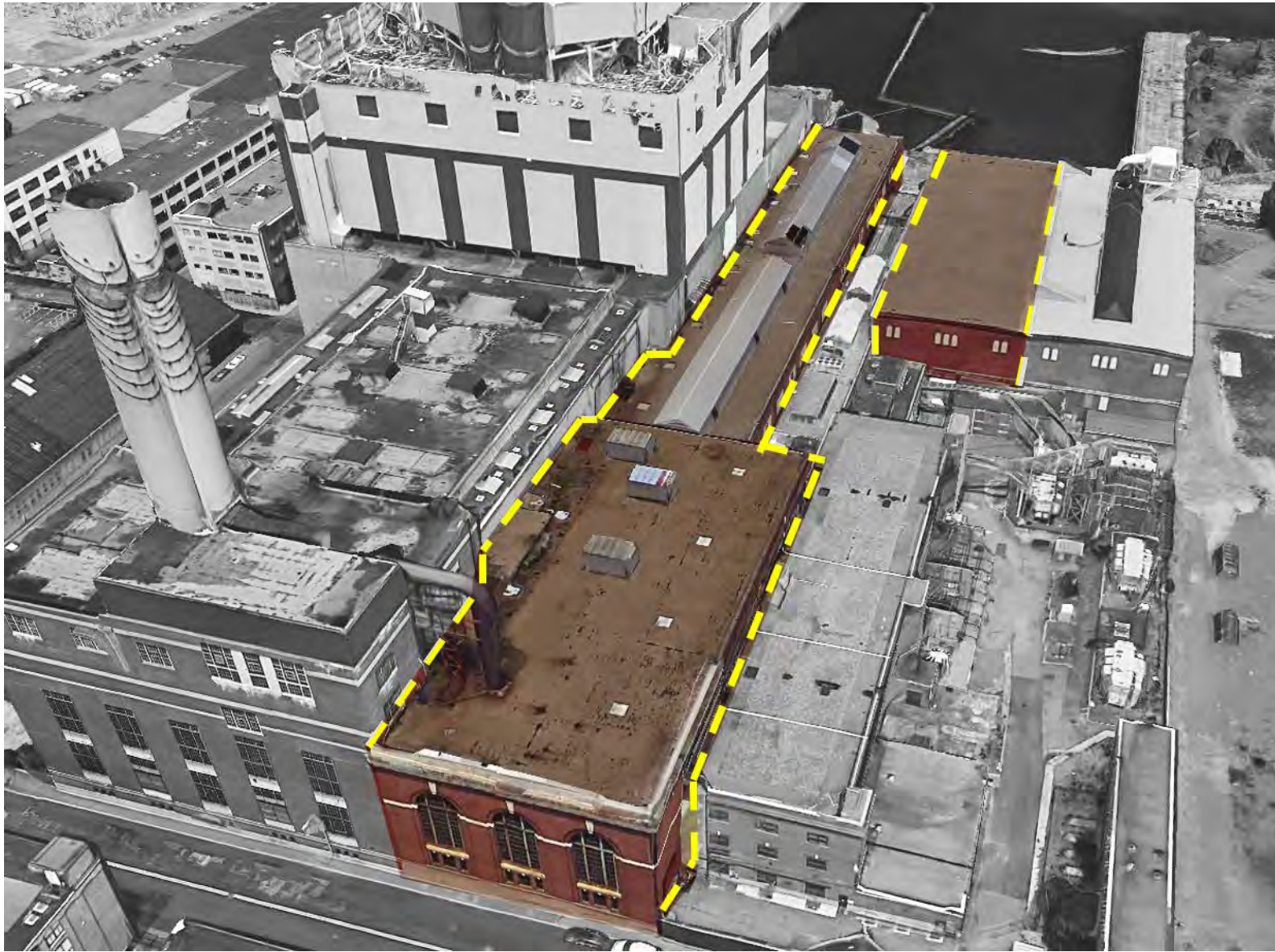




Turbine Hall 3 Exterior & Interior



1898 Engine Room Exterior & Interior

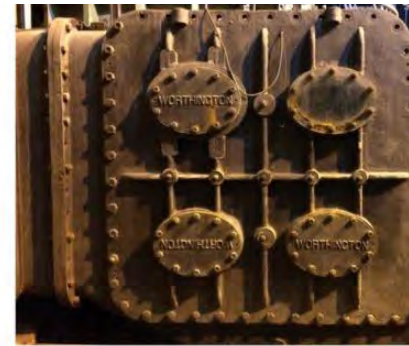








Proposed Exterior View



Open Space Strategy



Gantry Plaza State Park



West Harlem Piers Park



Stranden-Aker Brygge



Gantry Plaza State Park



West Harlem Piers Park



Stranden-Aker Brygge

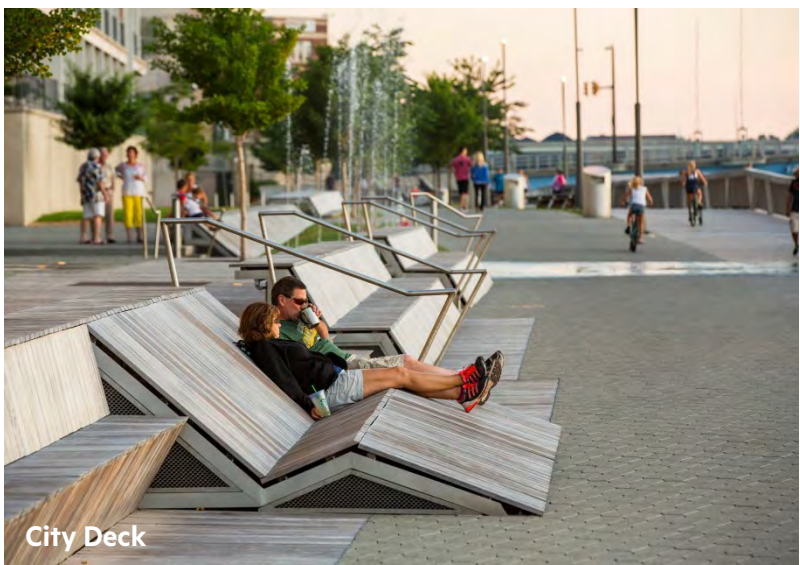
Industrial Waterfront Parks



Erie St Plaza



Erie St Plaza



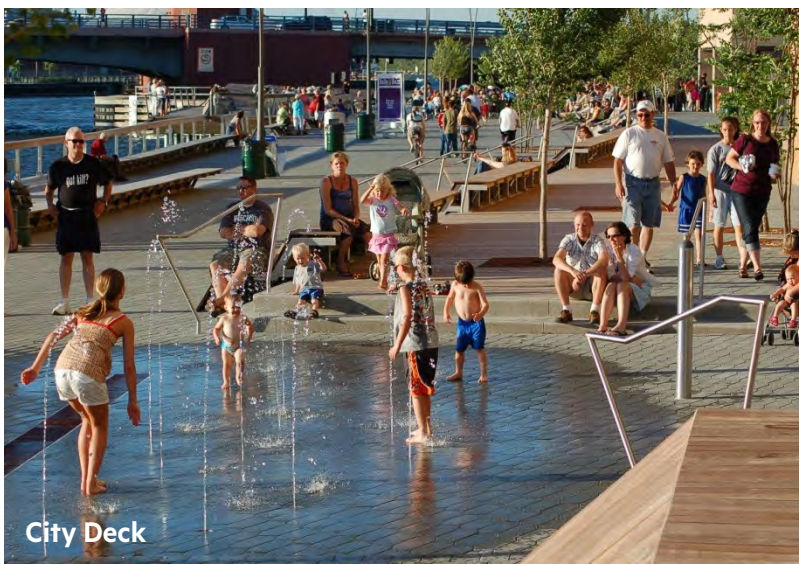
City Deck



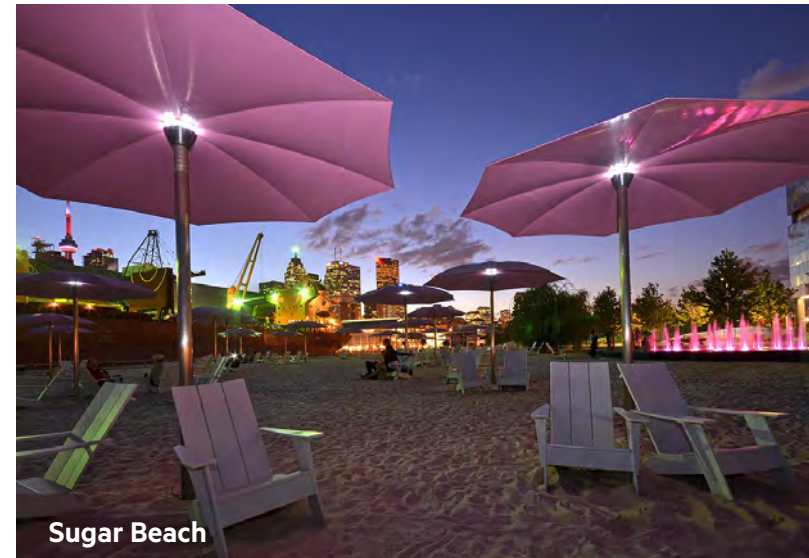
Erie St Plaza



Outdoor Chess



City Deck



Sugar Beach



The Bentway



East River Park



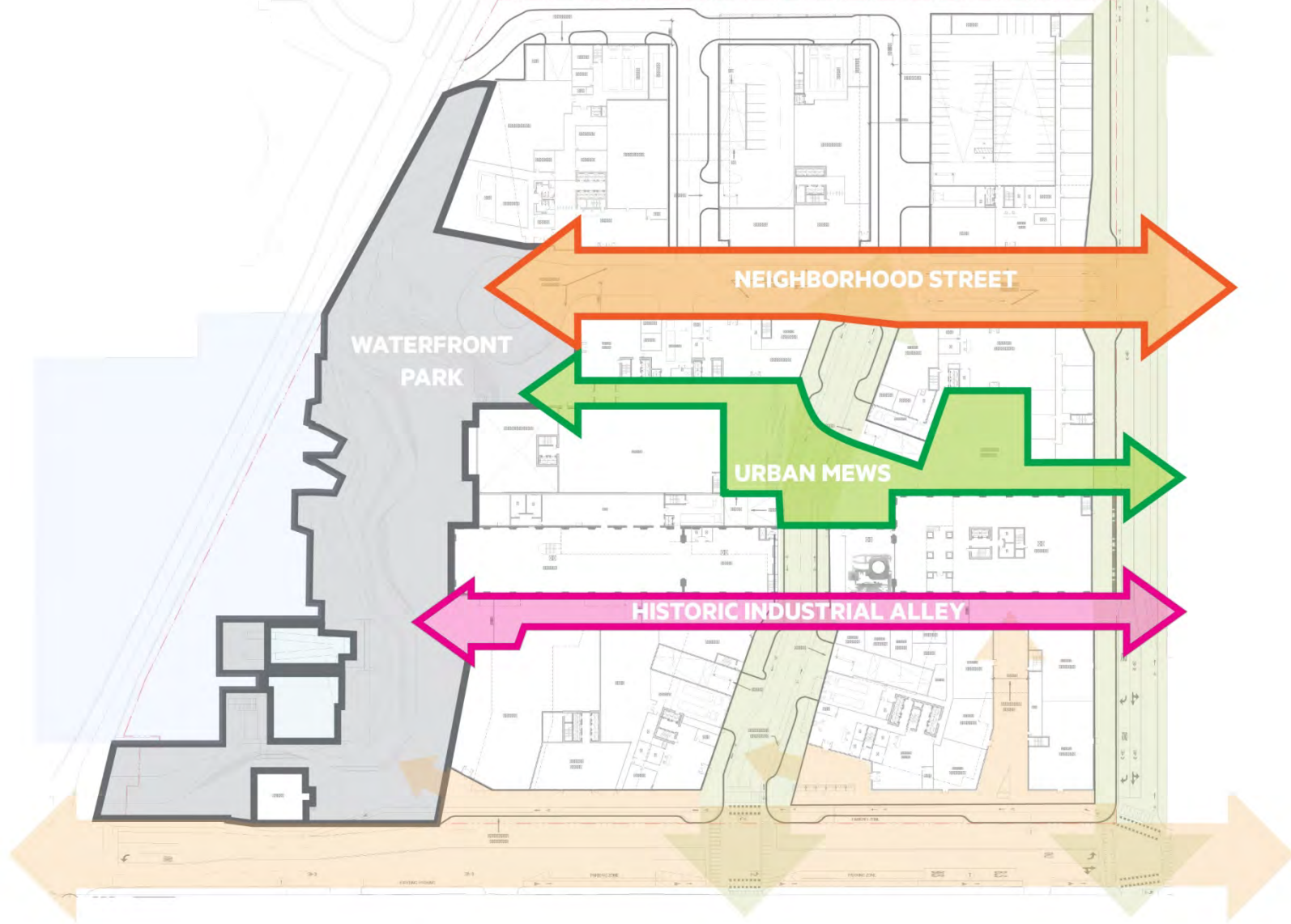
Sugar Beach

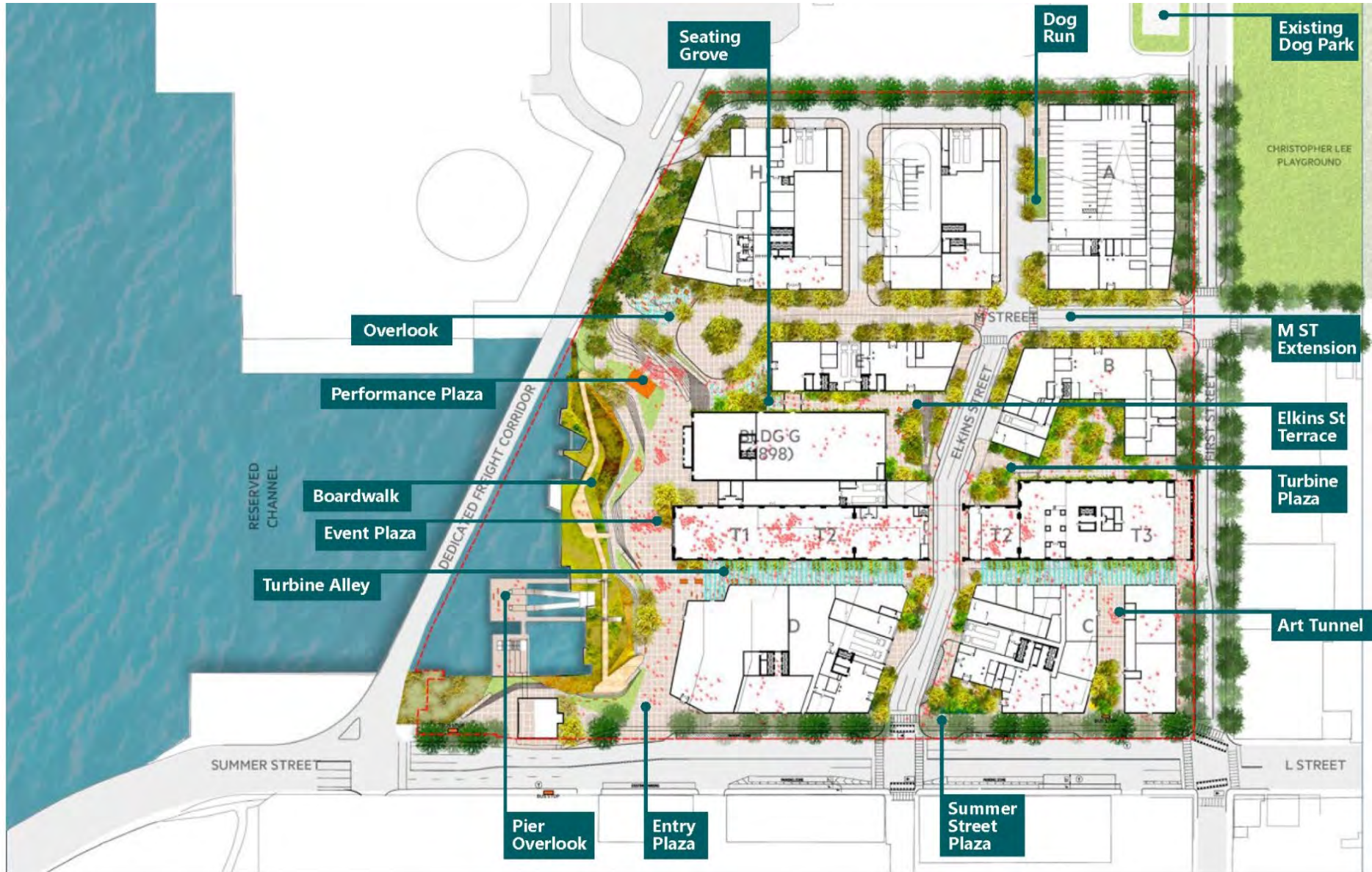


The Bentway



East River Park





Overall Plan





Waterfront Park



Plaza



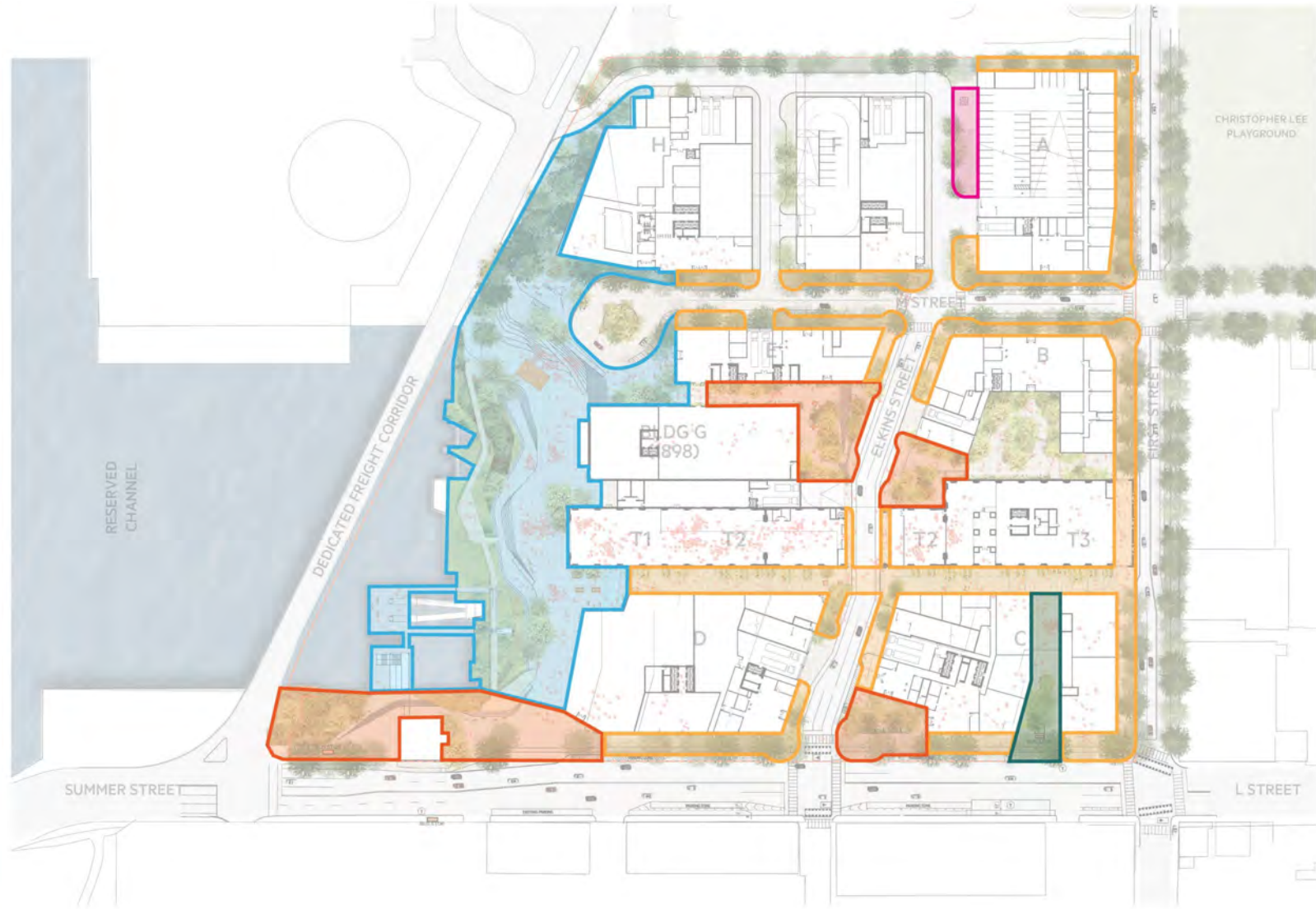
Art



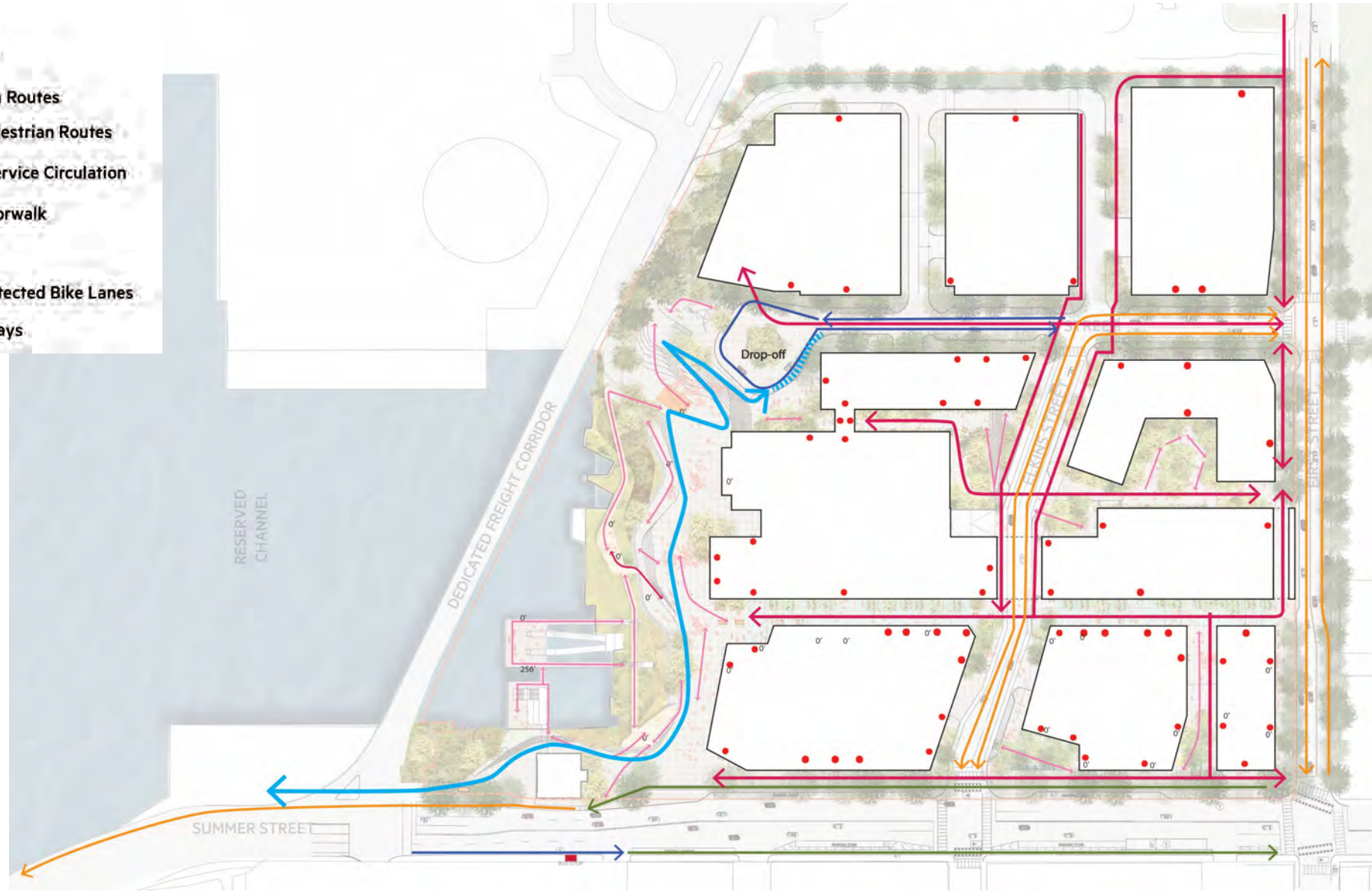
Dog Ground



Pedestrian Corridor

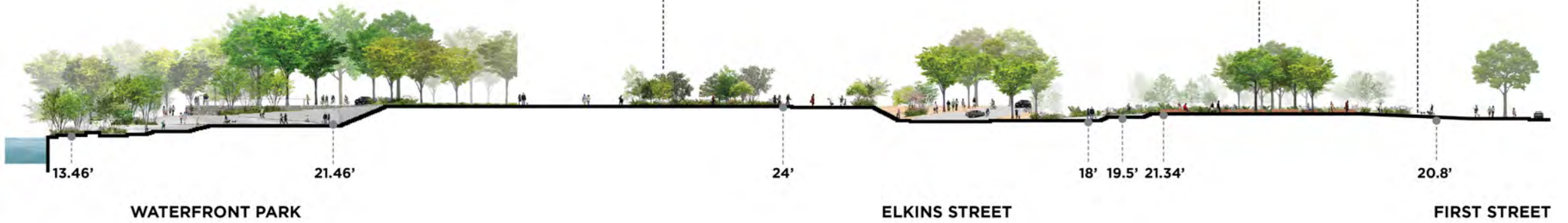
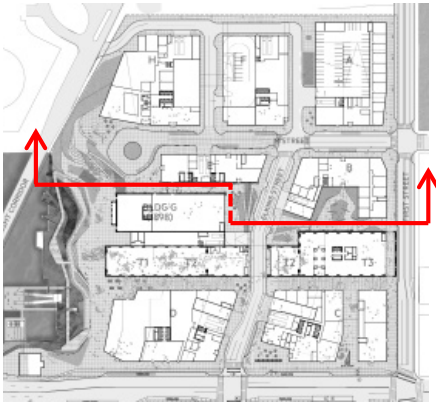


- Building Entry
- ← Key Pedestrian Routes
- ← Secondary Pedestrian Routes
- ← Parking and Service Circulation
- ← Route to Harborwalk
- ▬▬▬▬▬▬ Dropoff
- ▬ Dedicated Protected Bike Lanes
- ← Shared Laneways



Open Space Circulation







View looking West / Waterfront Park

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View looking East / Waterfront Park

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Resiliency



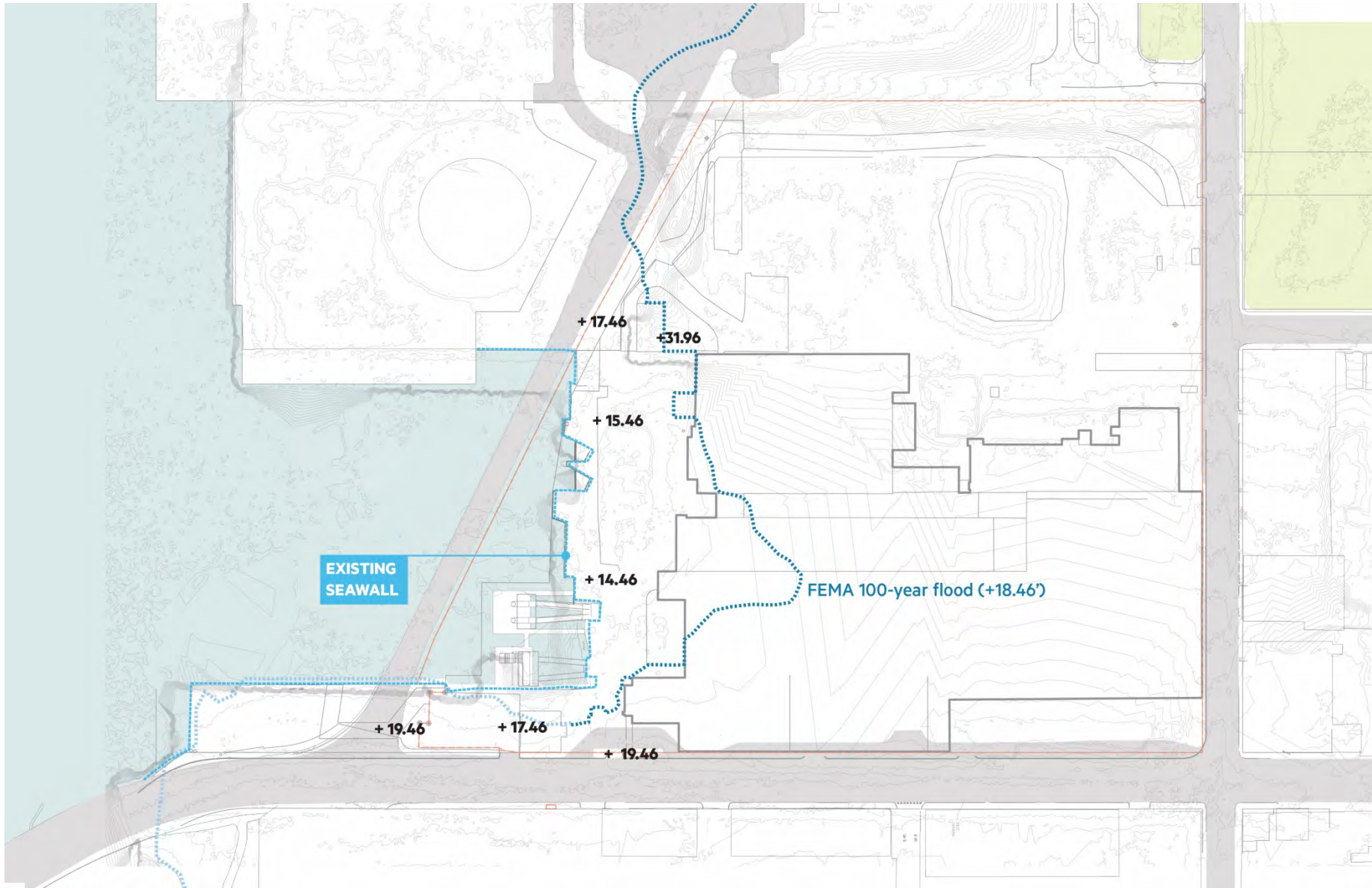
District-Scale Flood Protection / Source: Climate Ready Boston









South Boston Projected Sea Level Rise, Coastal, and Stormwater Flooding / Source: Climate Ready Boston





Existing Condition: Climate Change Vulnerability

-  Coastal Flood Protection Design Elevation (+21.46)
-  Boston City 2070 Sea Level Rise BFE (+19.46)*
-  FEMA 100-YR Flood Elev. (+18.46)
-  2050 Sea Level Rise (+17.87)
-  Existing Seawall at (+13.46) and Mean High High Water at (+11.23)

*Sea Level Rise - Base Flood Elevation, as predicted by the Boston Harbor Flood Risk Model 1% Coastal Flood Exceedance Probability for the year 2070 scenario, which includes 3.2 inches of sea level rise above 2013 tide levels, an additional 2.5" for land subsidence and the 1% annual chance flood.





COASTAL FLOOD PROTECTION DESIGN ELEVATION (+21.46)
BOSTON CITY 2070 SEA LEVEL RISE BFE (+19.46)
FEMA 100-YEAR FLOOD ELEVATION (+18.46)
2050 SEA LEVEL RISE (+17.87)
MEAN HIGHER HIGH WATER
MEAN LOWER LOW WATER

Maximum High Tide: 2018



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Sea Level Rise: 2030



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Sea Level Rise: 2050



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