

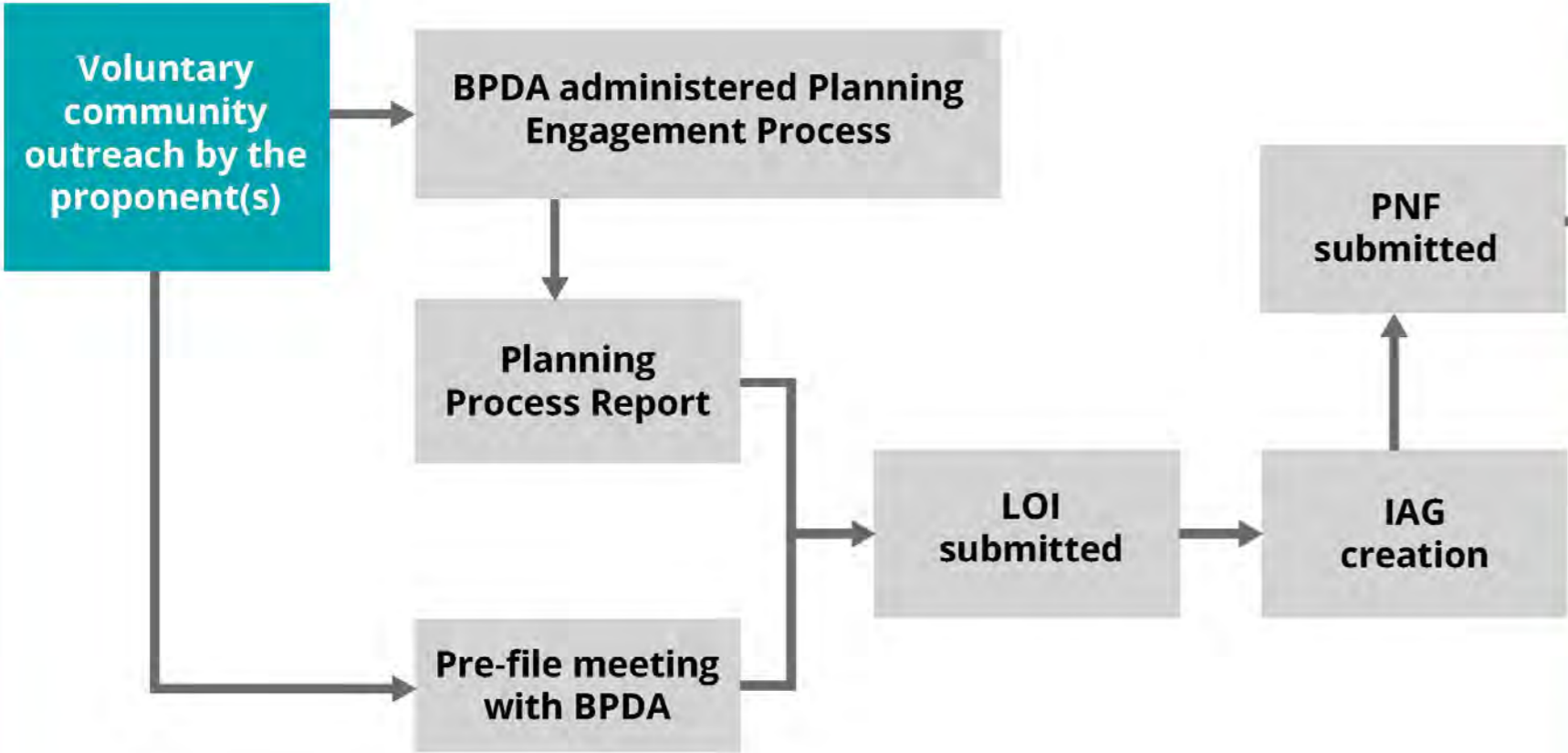
776
SUMMER
STREET

September 19, 2018

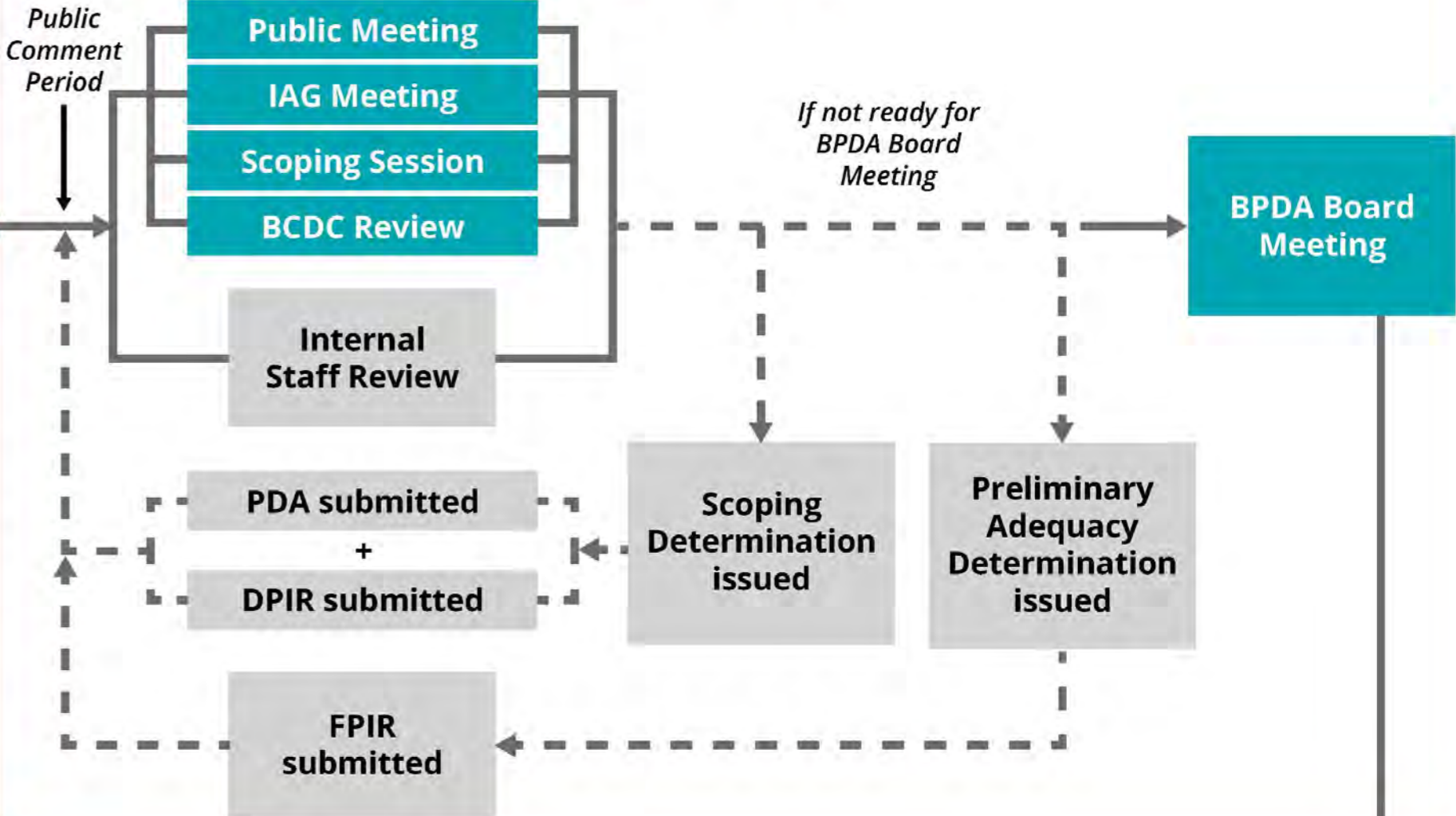


Article 80 Review Process

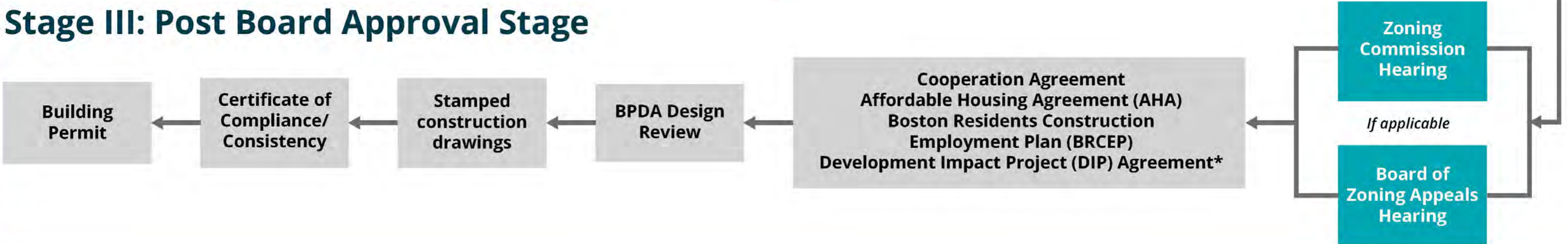
Stage I: Pre-file Stage



Stage II: Under Review Stage



Stage III: Post Board Approval Stage

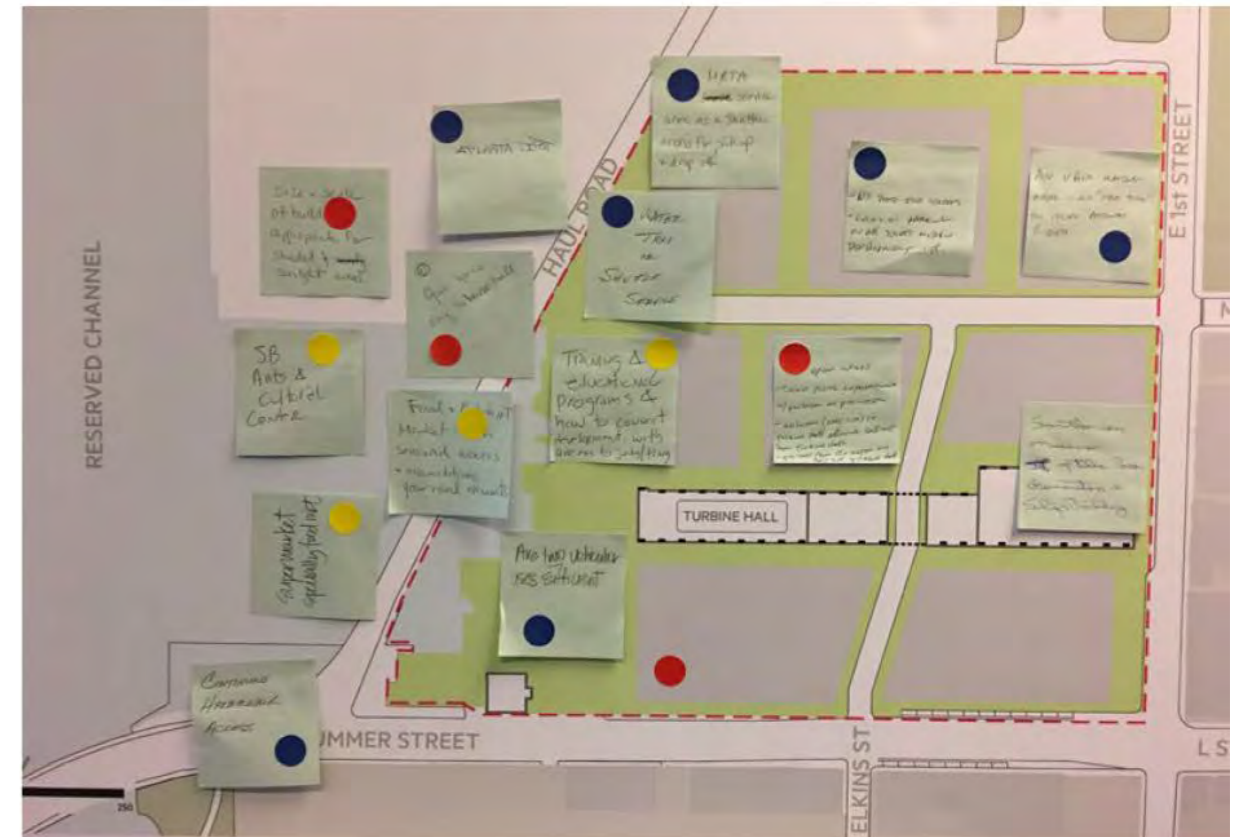


We are a Boston-based development team

- Hilco Real Estate
- Redgate Capital Partners
- Stantec Architecture
- VHB
- HSH
- STOSS
- Bruner/ Cott
- Green Ladder Environmental

Listening to The Community

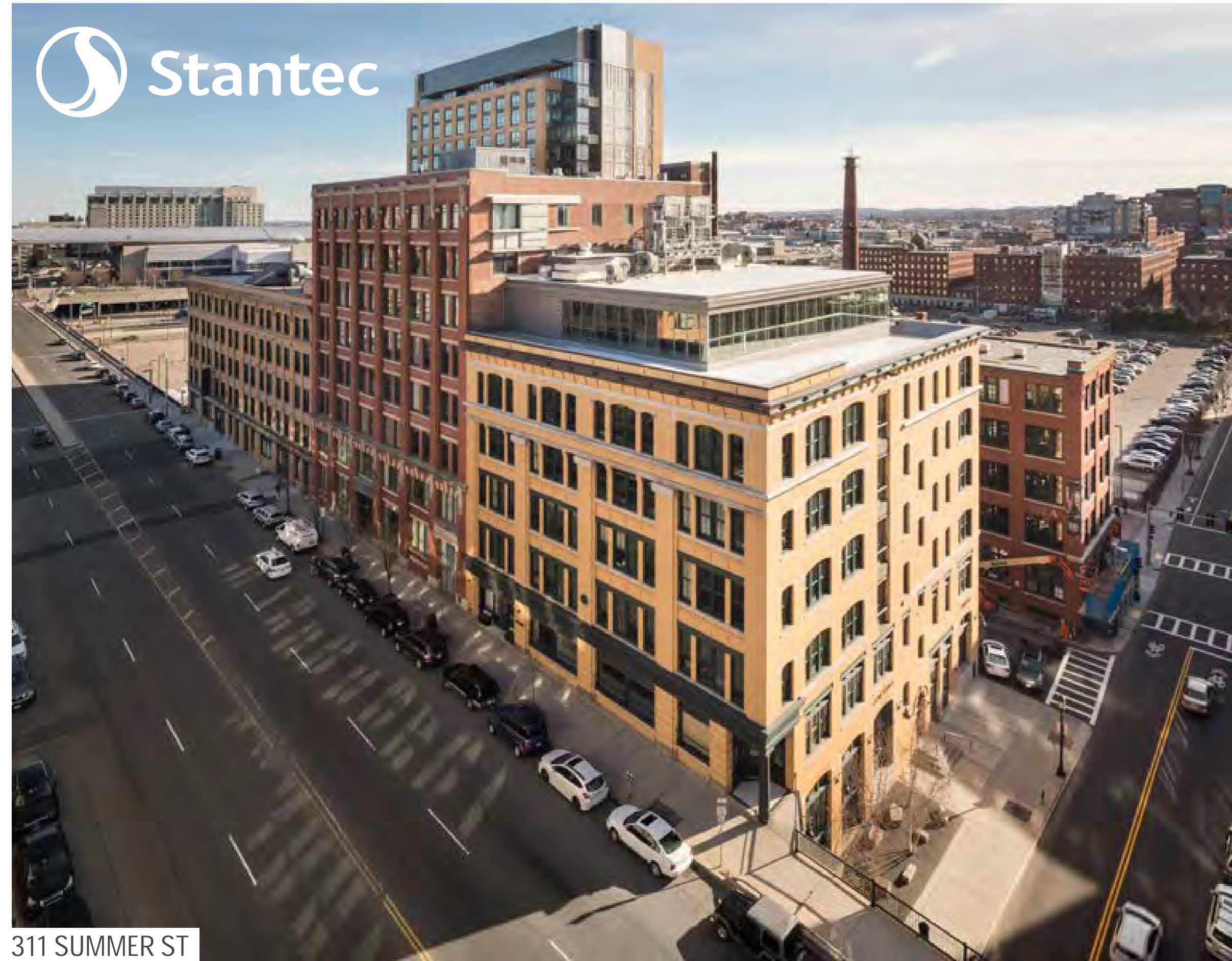
- Community Open Houses Fall 2016
- BPDA Charrettes and Tours Winter 2017
- PNF/ ENF Public Process Summer 2017
- DPA Public Process Winter 2018
- Massport Consultation Continuous and On-going
- Abutter Consultation Continuous and On-going
- City of Boston Consultation Continuous and On-going
- Elected Officials Consultation Continuous and On-going



Changes We Have Made

- Preserve Fourth Turbine Hall
- 15 Year Phasing Plan
- Reduced Height and Density
- Improvements to Public Transit
- Improvements to Local Streets/Intersections
- More Parking
- Opportunity for Community Parking
- All Affordable Housing On-Site





311 SUMMER ST



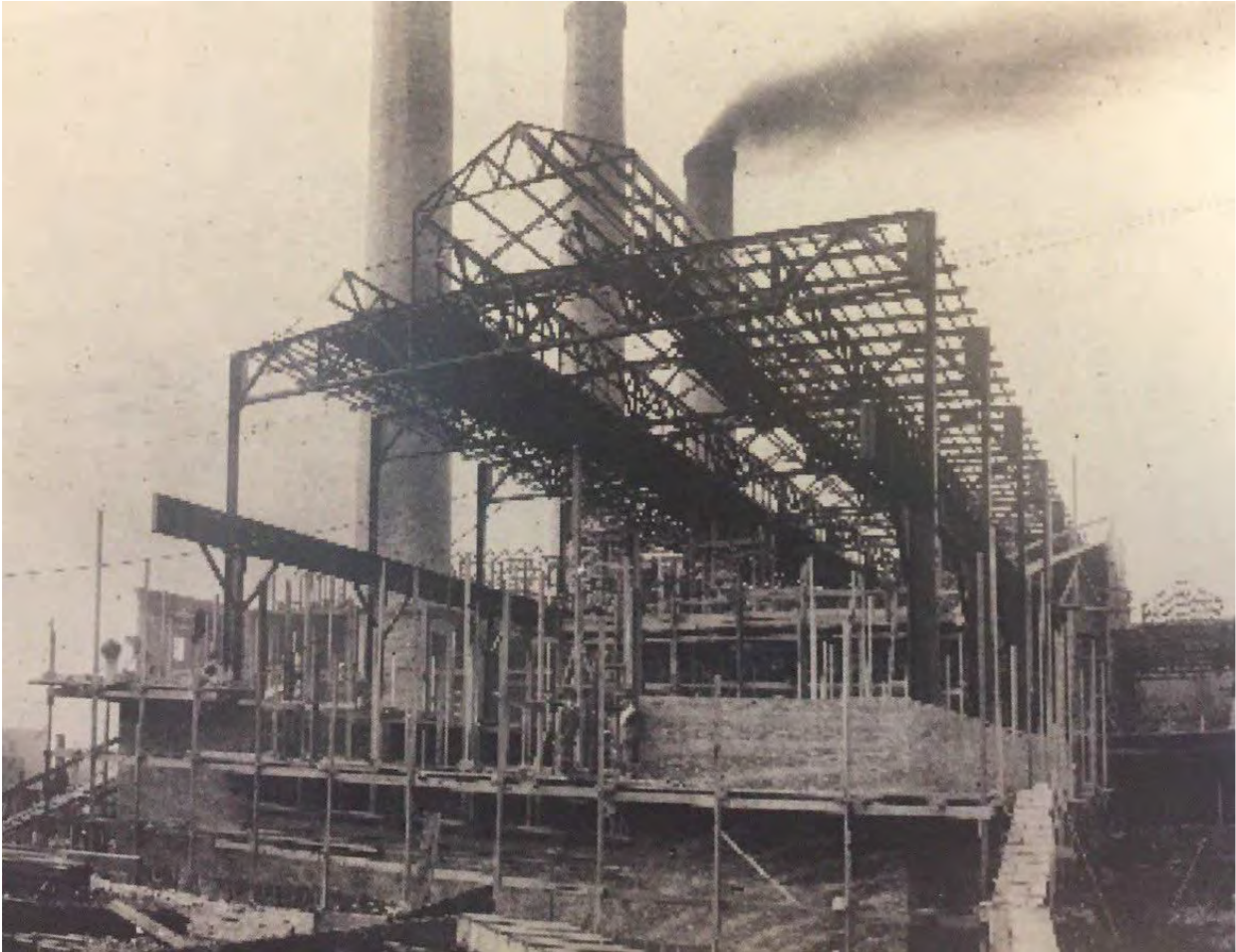
315 A ST



FORT POINT BOSTON WARF

Turbine Halls Preservation

- Four great turbine halls formed the heart of the extended power plant.
- They stand grand in dimension and beautifully finished in a Classical style
- The four turbine halls are the most architecturally significant structures on the project site.
- They stand today in sharp contrast to the faceless metal skinned behemoths that rose beside them in the 1960's.



Turbine Halls Preservation

- The Turbine buildings spacious interiors are lit by a rooftop monitor skylight and clad in white and green glazed tile.
- The interior volume remains open, but all power generation equipment has been removed except for one surviving vertical turbo-generator.
- The turbine will be on display in an exhibit space in the Turbine Hall to educate the public about the history of the site.

Precedent Imagery



DESIRED RETAIL TYPES

- Yoga Studio
- Health & Wellness Club
- Farmers Market
- Dry Cleaners
- Day Care Center
- Art Studios
- Local restaurants
- Family Fun Zone

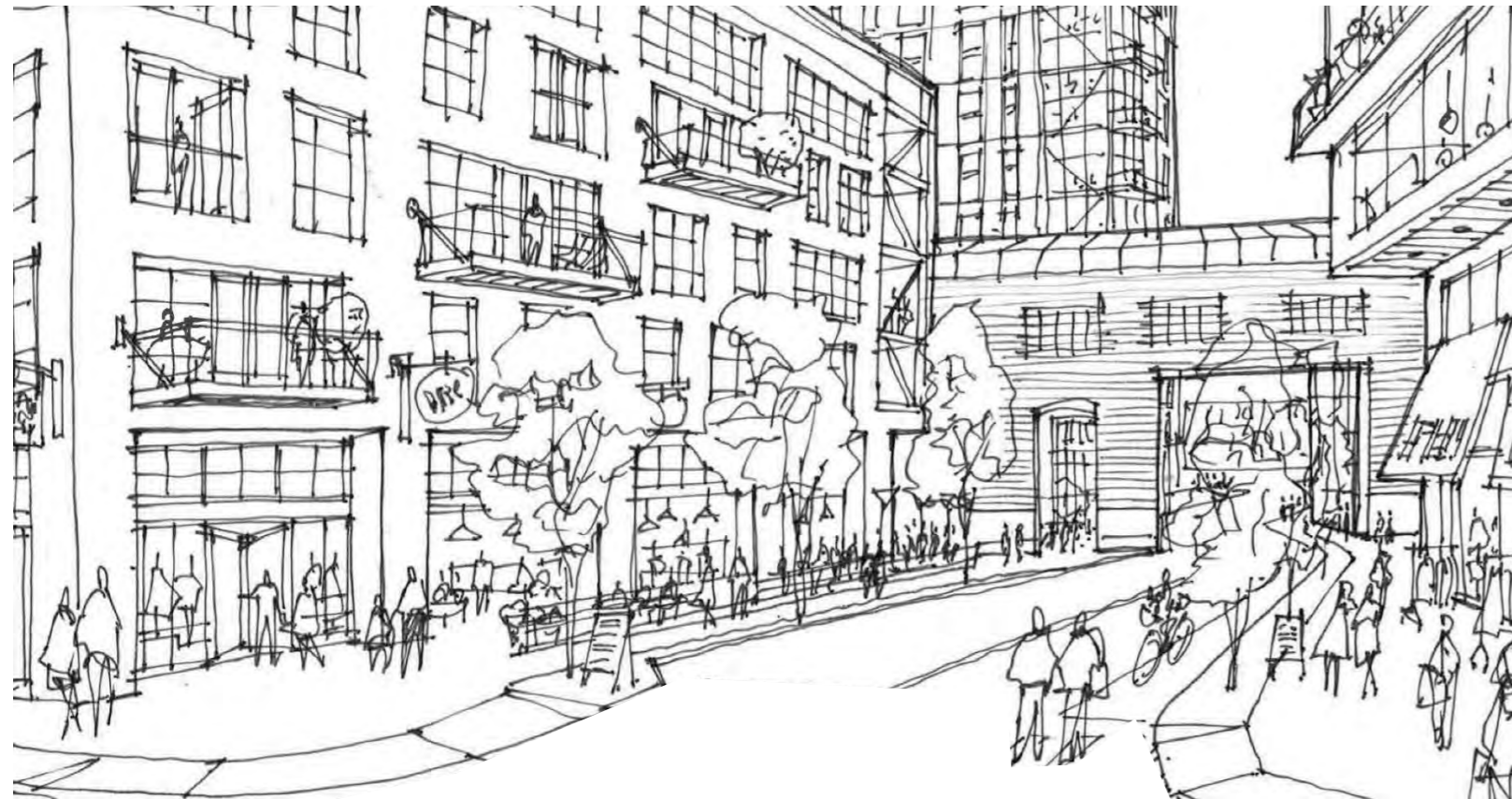
Precedent Imagery



Streetscape & Building Character

- Pedestrian focused streets with pavers
- Tree-lined sidewalks.
- New Parks and outdoor terraces, piazzas.
- Children's play areas and outdoor gathering zones

- Buildings with warm materials, brick masonry and industrial details.
- Strong retail bases to encourage movement in and around the site.
- Various scale shops and restaurants.



Precedent Imagery



Project Phasing: EXISTING CONDITIONS



Year: **2019**

Project Phasing: **DEMOLITION**

- a. Clear site except for Turbine Halls & Admin Bldg.
- b. Make site safe for start of construction.
- c. Address remaining environmental issues on site



Plan



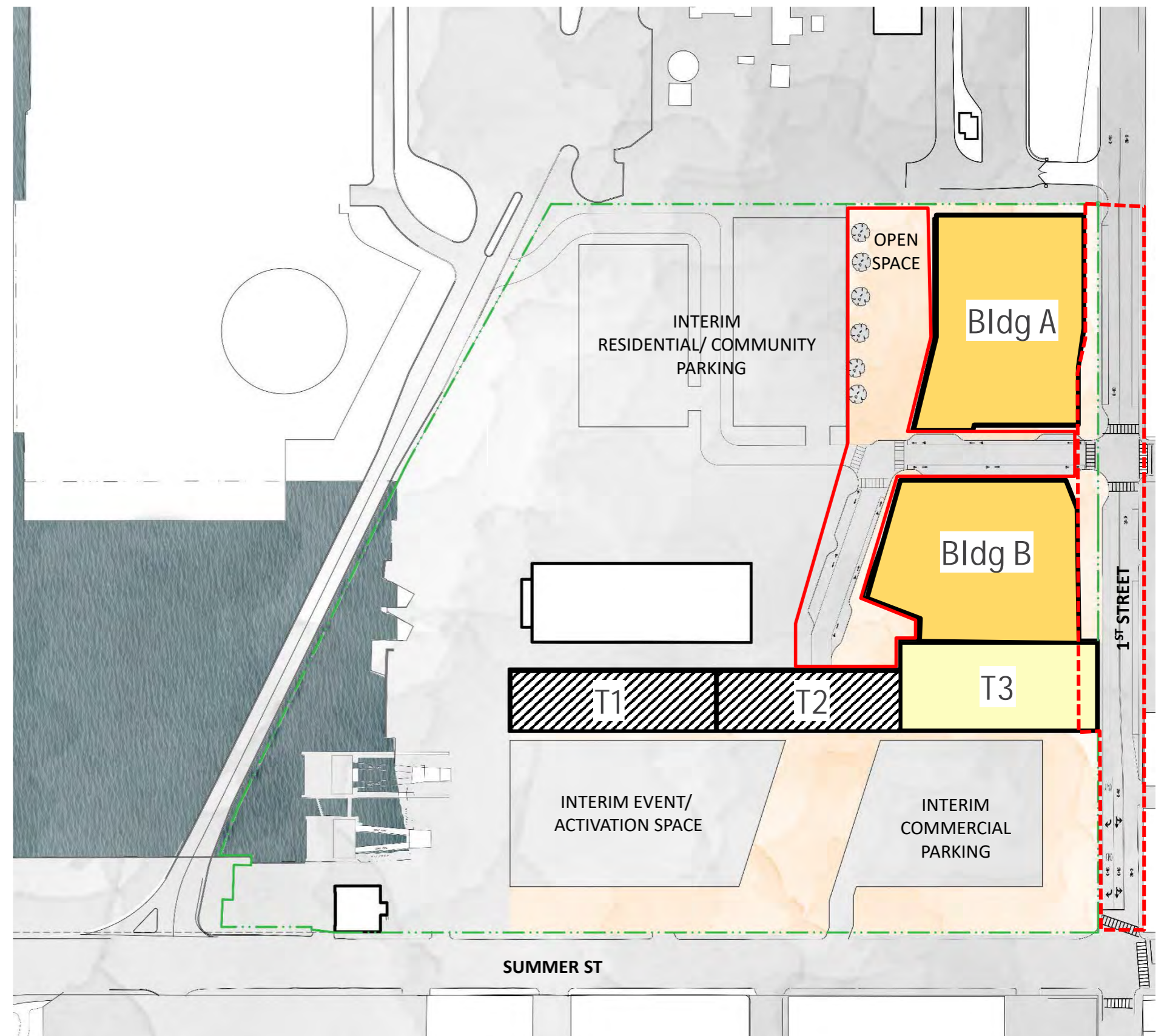
Year: **2020-2022**

Project Phasing: **PHASE 1A**

- a. Rental Residential Building A
(176 Units)
- b. Rental Residential Building B
(163 Units)
- c. Turbine Hall 3 into commercial office
(64,9000 GSF)
- d. Turbine Hall 1 and 2 made ready for events and temporary uses
- e. Temporary surface parking lots to support residential and commercial uses



"Activation of halls"



Plan



Bruner/Cott architects and planners

776 SUMMER STREET

HILCO REAL ESTATE - REDGATE

September 19, 2018

Neighborhood Views

1st Street



BEFORE



AFTER

Neighborhood Views

1st Street



BEFORE



AFTER

Neighborhood Views

1st Street



BEFORE



AFTER

Neighborhood Views

M. Street



BEFORE

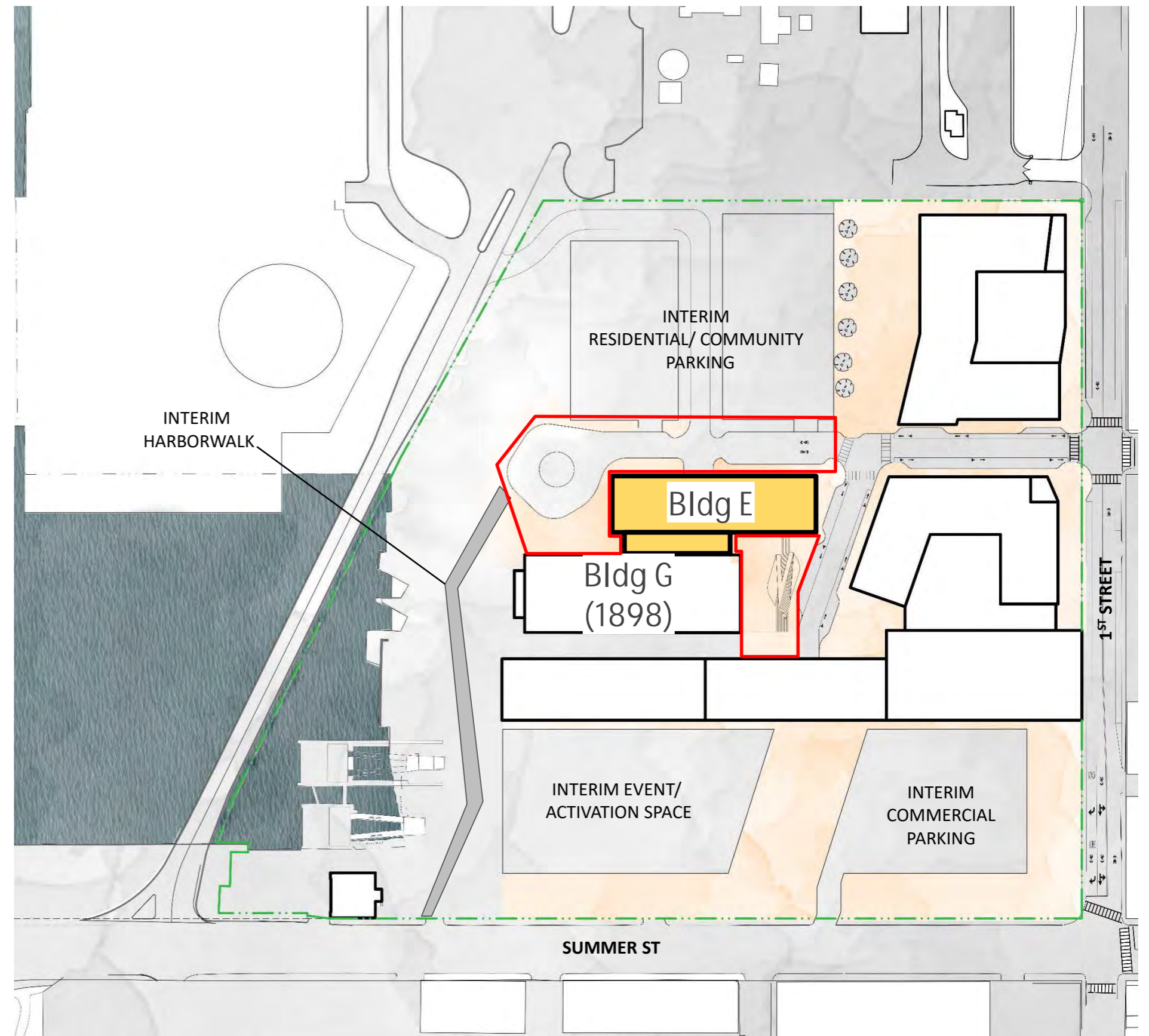


AFTER

Year: **2022-2024**

Project Phasing: **PHASE 1B**

- a. Hotel/ Condo Residential Building E
(199 Units)
(189 Hotel Keys)
- b. Building G (1898 Hall) into commercial office
(55,490 GSF)



Plan



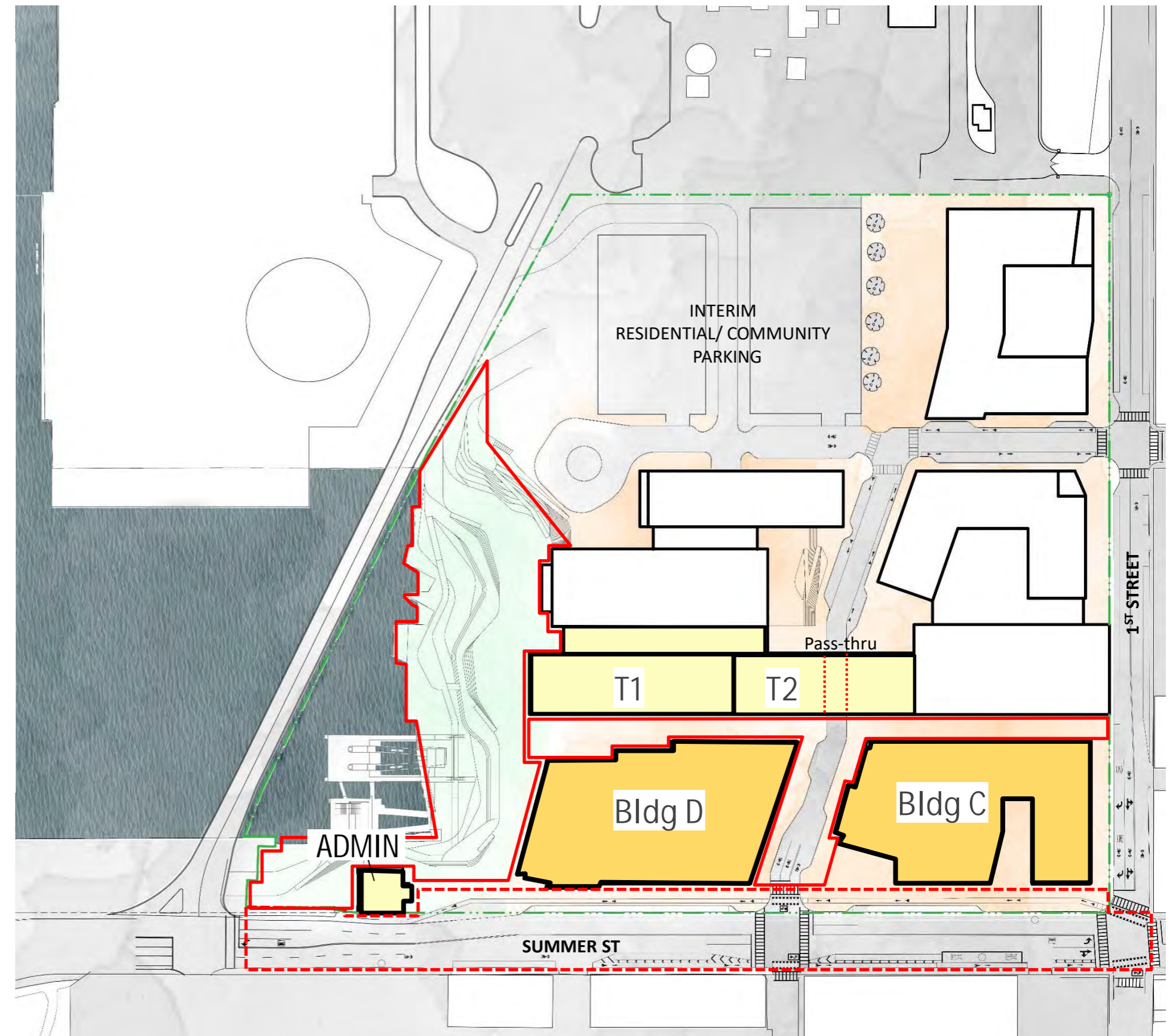
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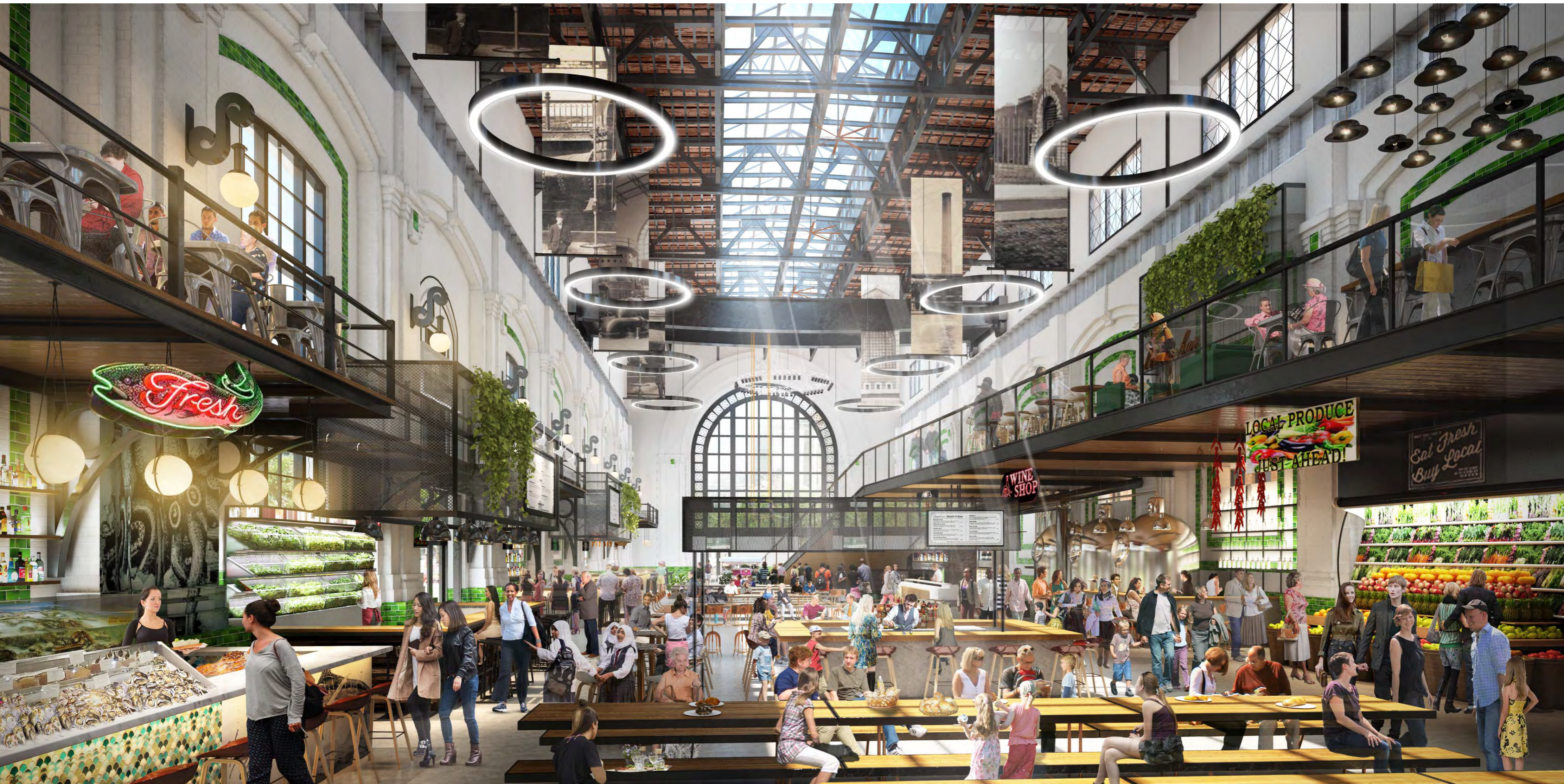


Year: **2024-2030**

Project Phasing: **PHASE 2**

- a. Rental/ Condo Residential Building C
(371 Units)
- b. Hotel/ Condo Residential Building D
(163 Units)
(155 Hotel Keys)
- c. T1/T2 into Retail/Mixed-use Renovation
 - a. Create Pass-Thru in T2
(Turbine Hall 1: 24,580 GSF)
(Turbine Hall 2: 23,110 GSF)
- d. Renovate Historic Admin Building
- e. Waterfront park





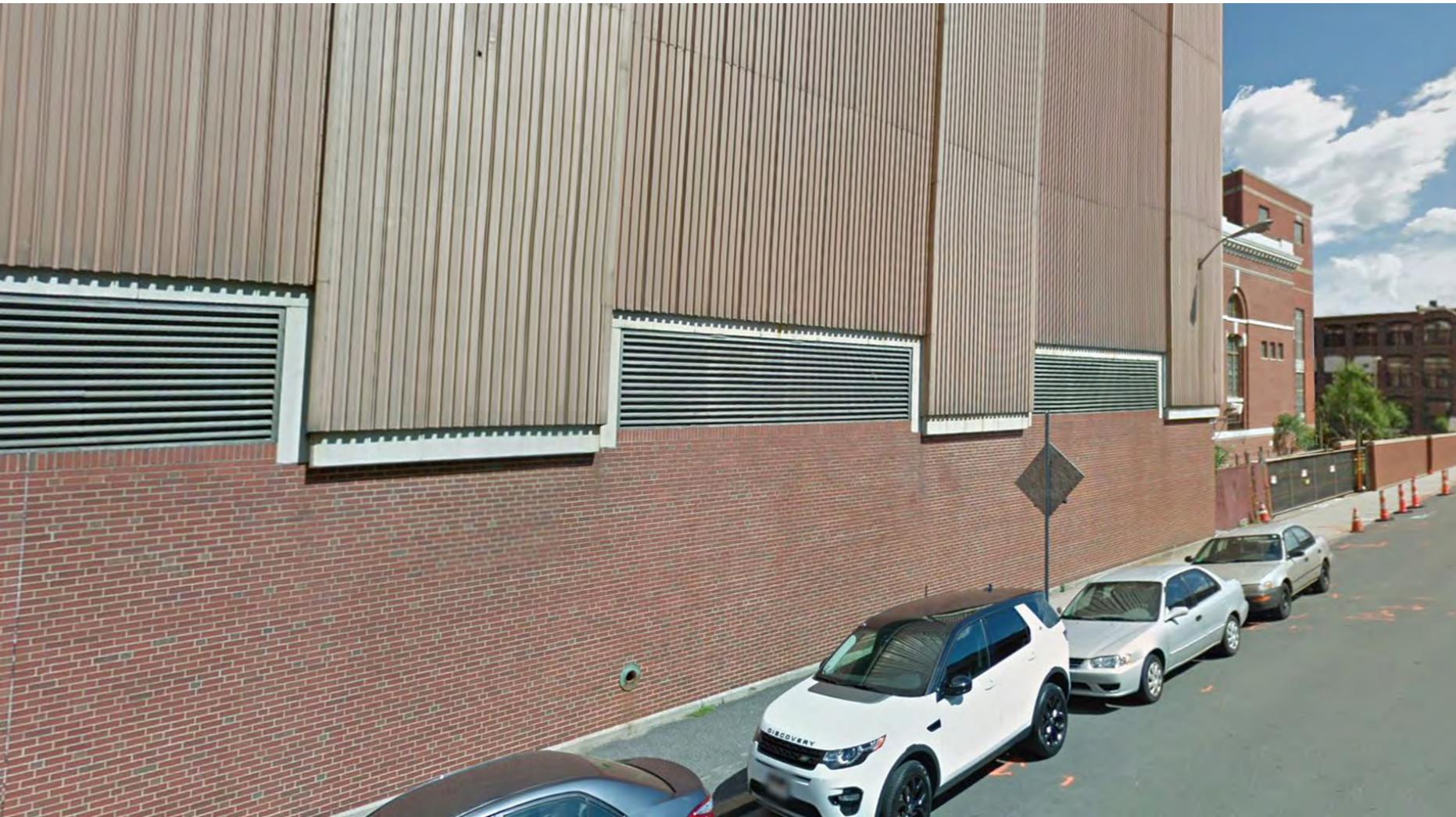






Neighborhood Views

Summer and Elkins Street



BEFORE



AFTER

Neighborhood Views

Summer and 1st Street



BEFORE

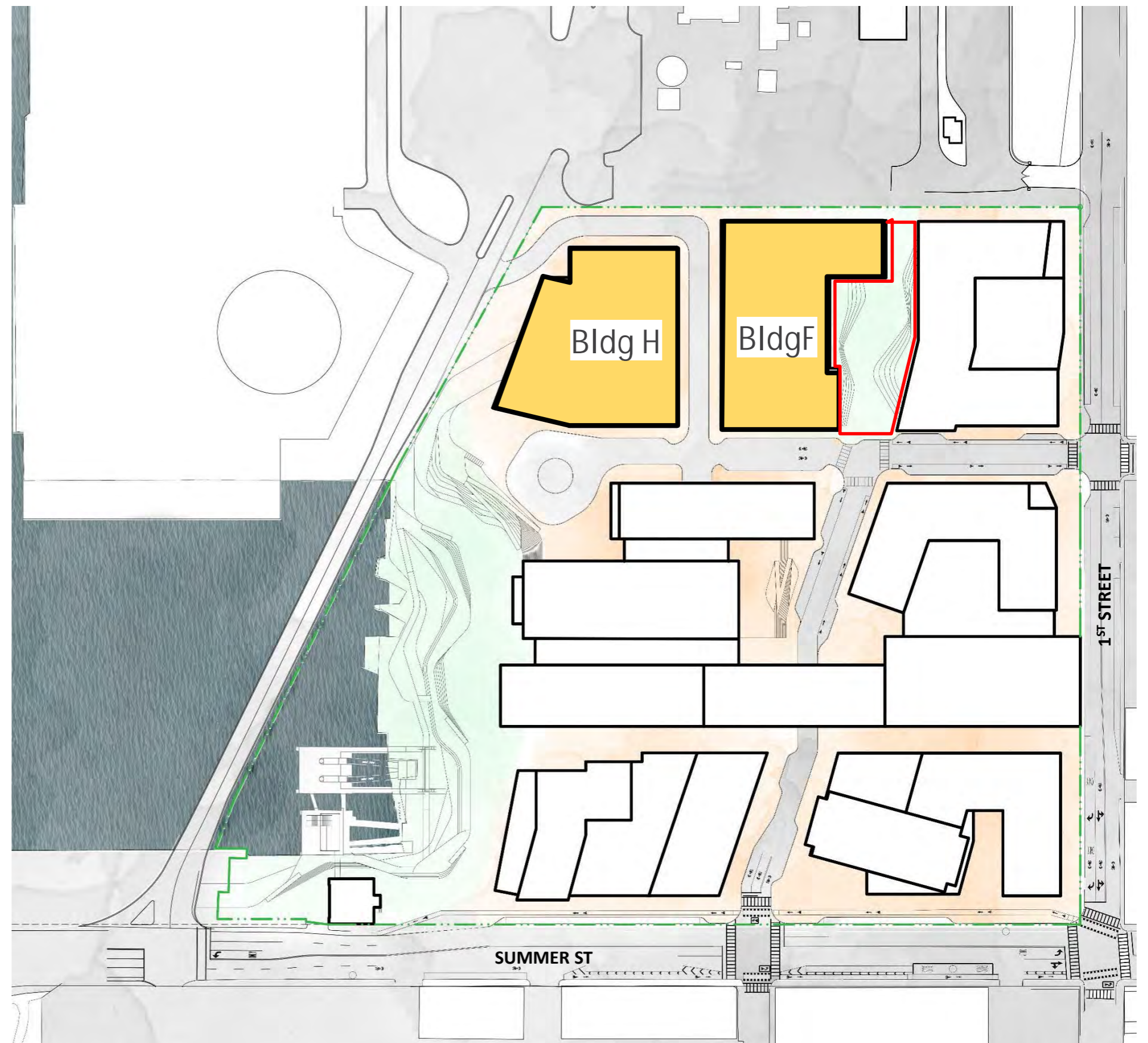


AFTER

Year: 2030-Beyond

Project Phasing: PHASE 3

- a. Rental Residential Building F (239 Units)
- b. Commercial Office Building H (264,450 GSF)



Plan



0 50 100 200

FULL BUILD SITE PLAN

At full build-out, buildings will cover less than 50% of the site. More Than 50% of the site will be publicly-accessible



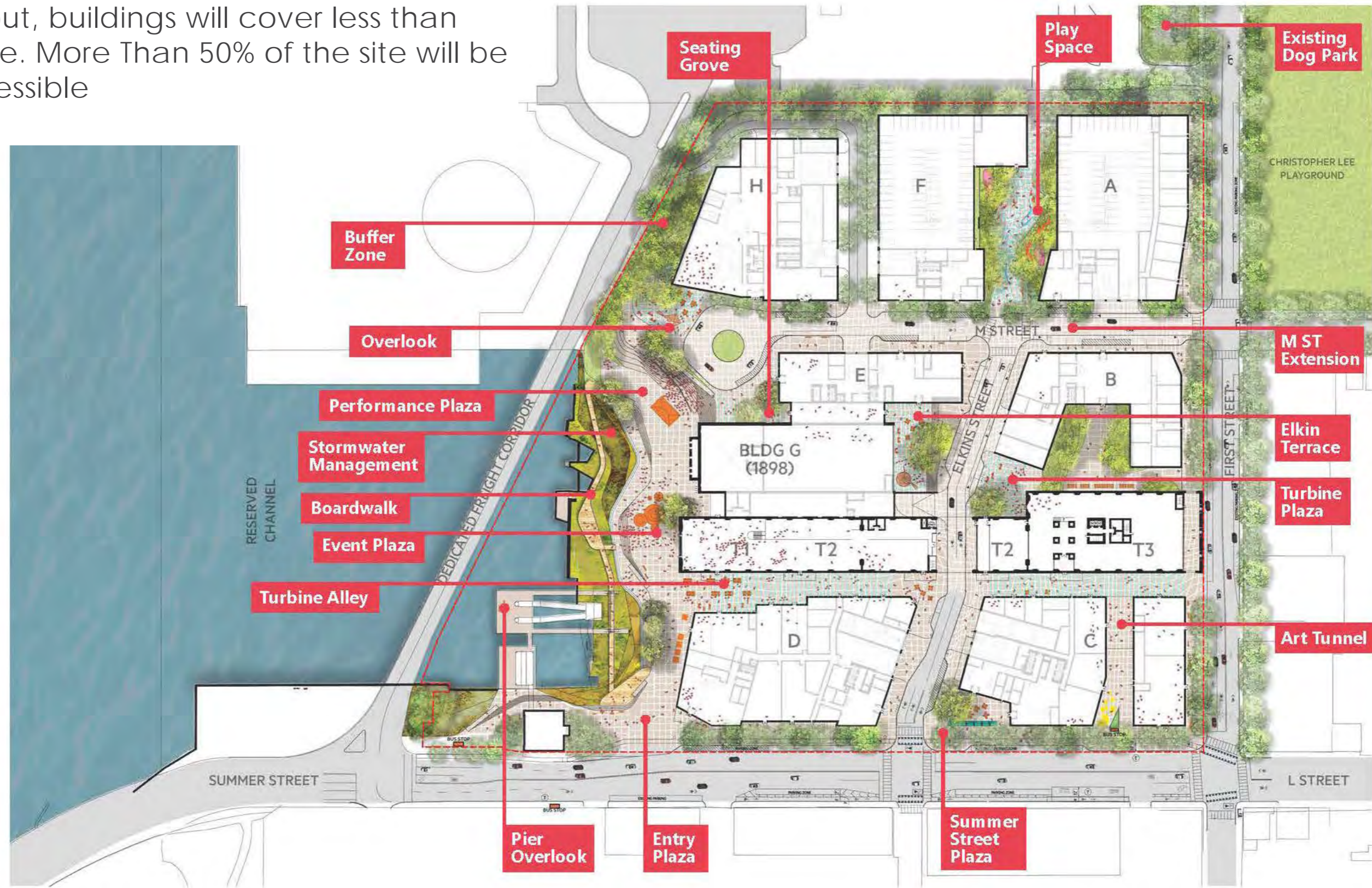
Plan



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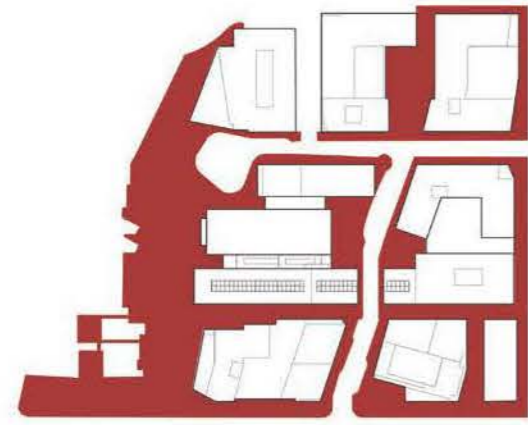
FULL BUILD SITE PLAN

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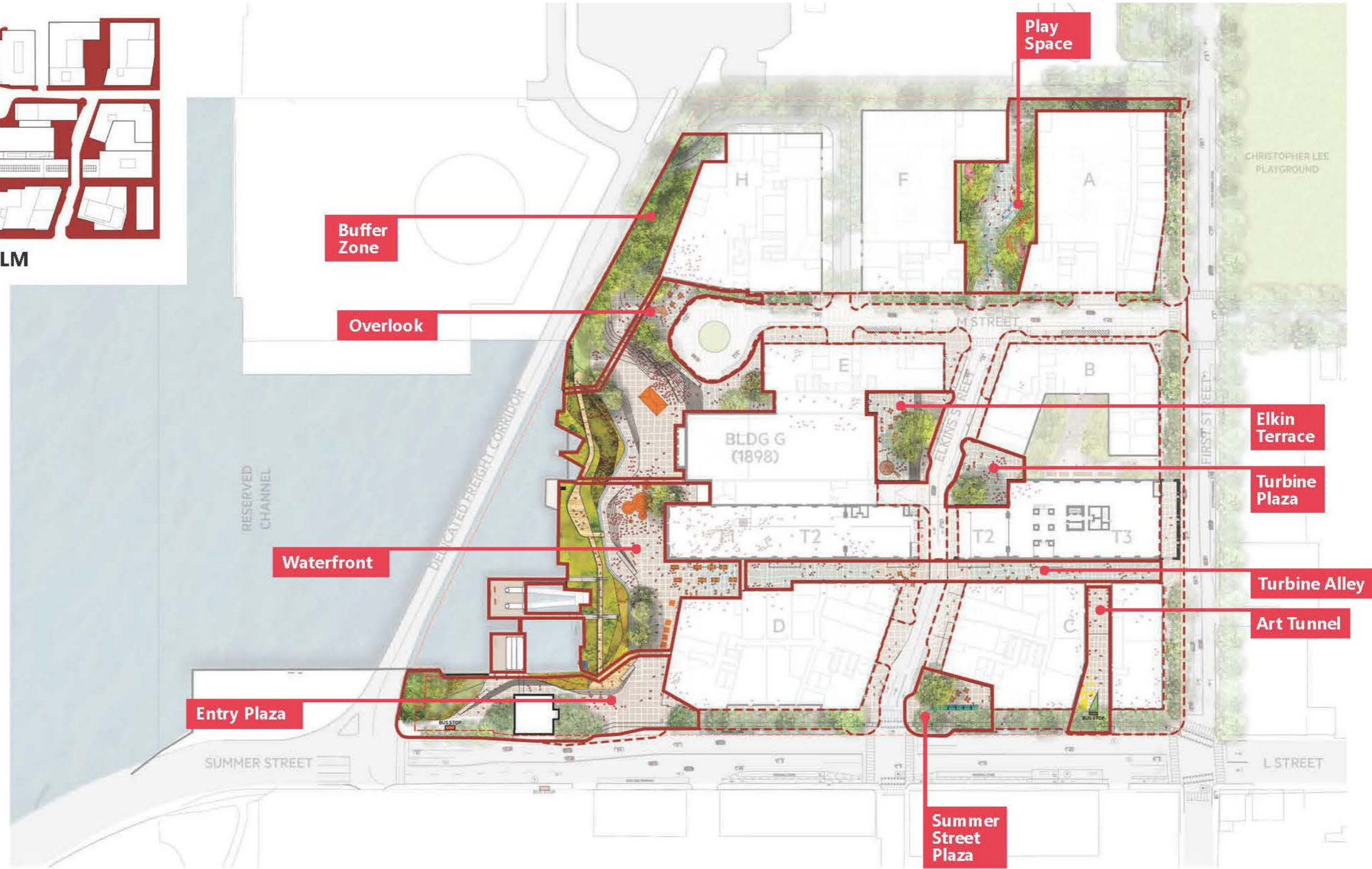


Conceptual Landscape Plan

PUBLIC OPEN SPACES PLAN



PUBLIC REALM





TRANSPORTATION OVERVIEW

How transportation issues are shaping our plans

- We will be adding new car trips slowly over many years
- We will be able to keep up through transit and traffic improvements
- We can start making those improvements right now
- We will make roadway and transit improvements that improve safety



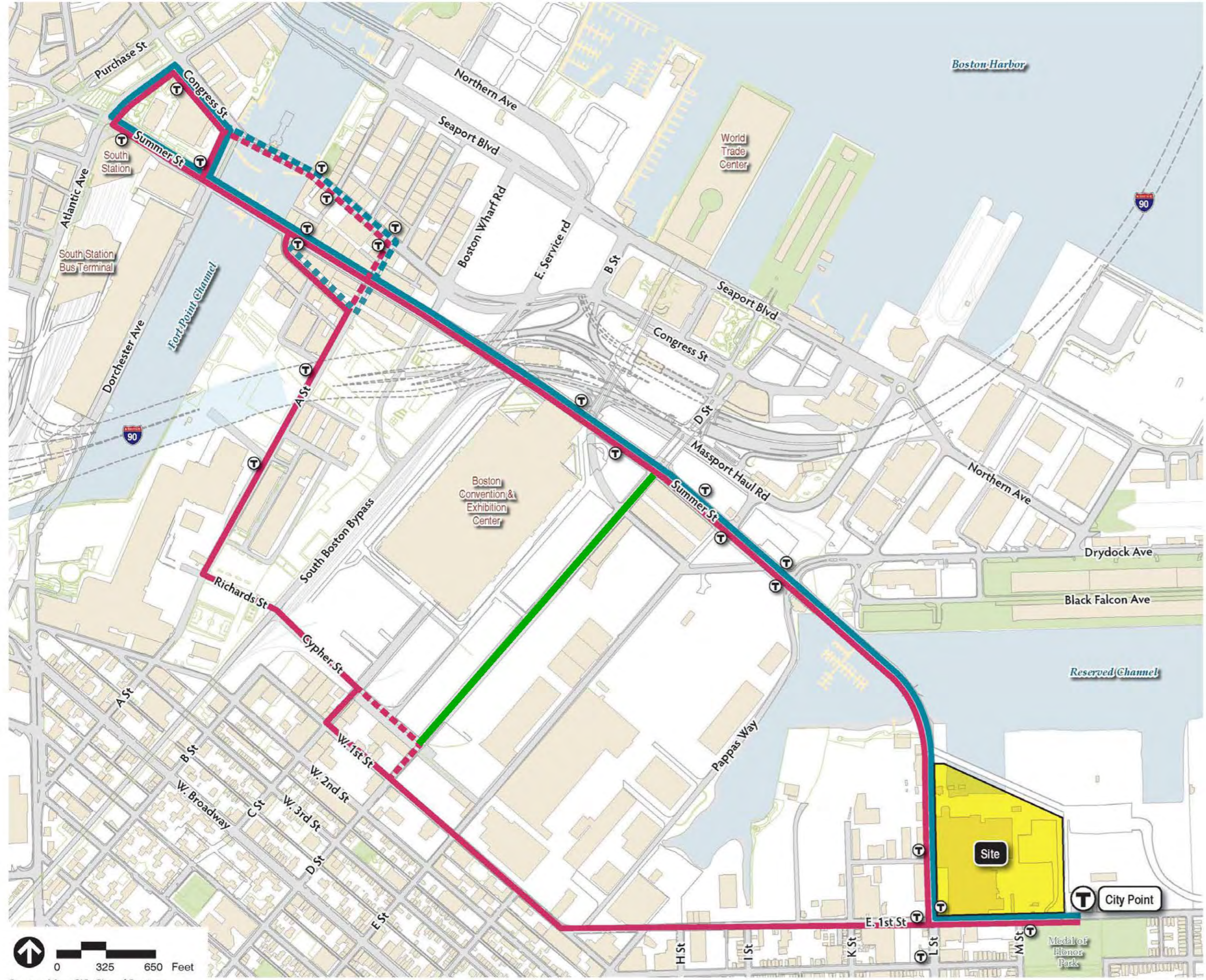
TRANSIT

How transportation issues are shaping our plans

- The people who will live and work at L Street Station, and everyone in South Boston need better public transit, especially to and from South Station, and they need it now.
- We have been developing and testing ideas for better bus service, open to everyone with a T pass, that we would arrange at our expense, in partnership with the MBTA.
- As a private partner, we have more flexibility to test, pilot and innovate.
- We could start implementing service improvements in Q1 2019.
- Better bus service does not interfere with any other longer-term proposals for transportation improvements.



New Bus Routes in South Boston



Project Proposal

Option A
(First/A Street)

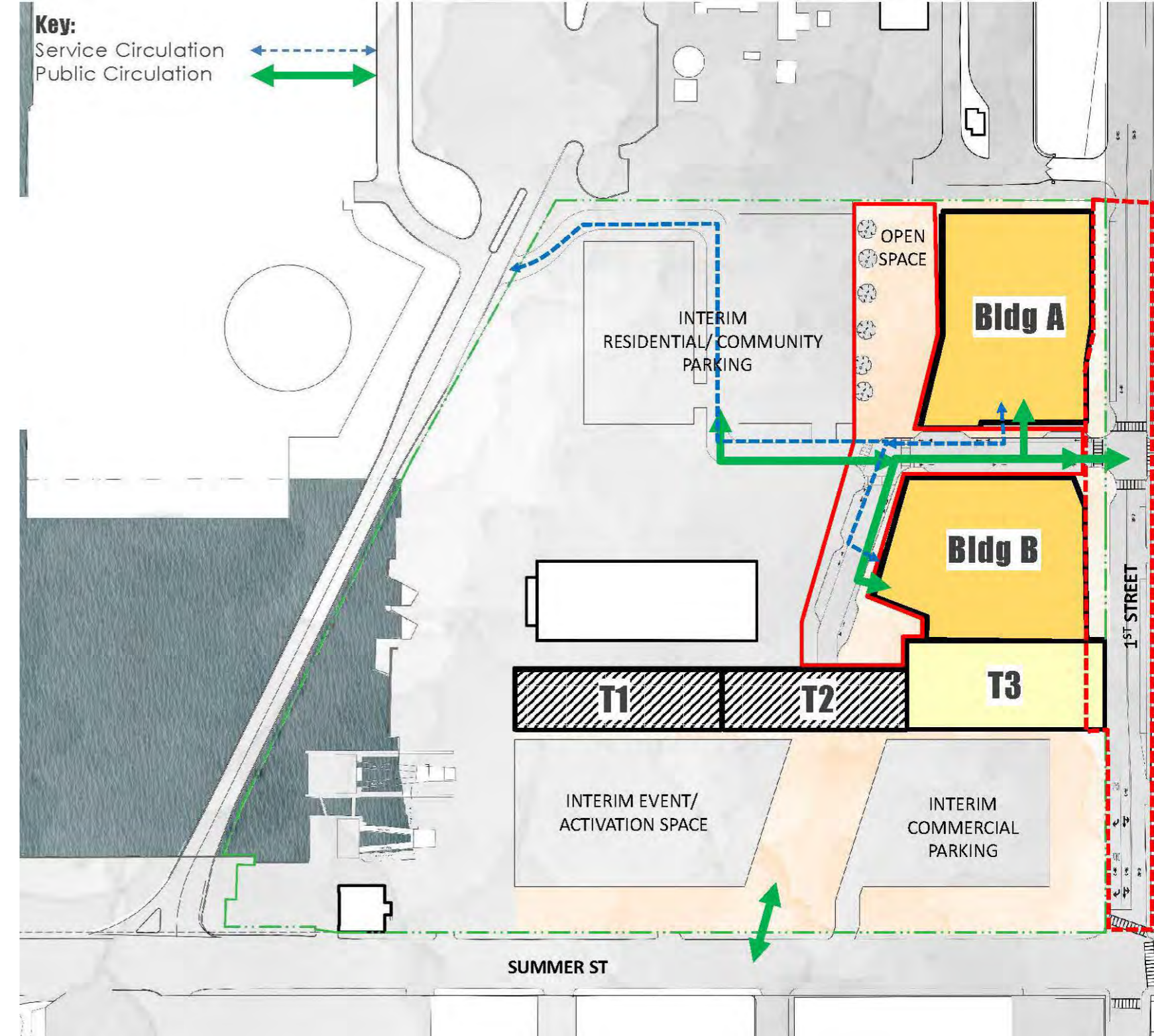
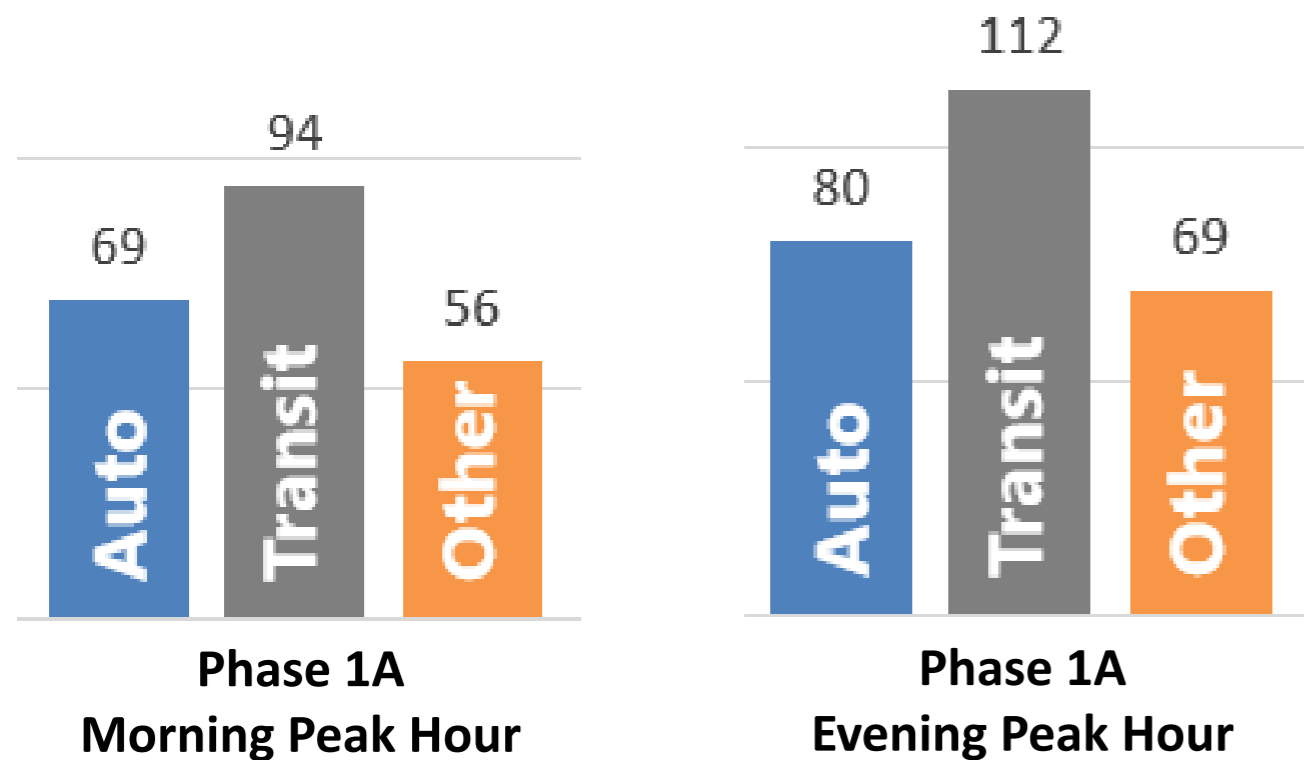
Option B
(City Point Express)

Option C
(D Street)

Years 2020-2022 (Phase 1A) Transportation Phasing

- Building A Residential 176 units
- Building B Residential 163 units
- Turbine Hall 3 Office 64,900 GSF
- Turbine Hall 1 Temp. Event / Flex / Active Use Space
- Turbine Hall 2 Temp. Event / Flex / Active Use Space

→ This is 1-2 cars per minute entering or exiting the site during peak hours

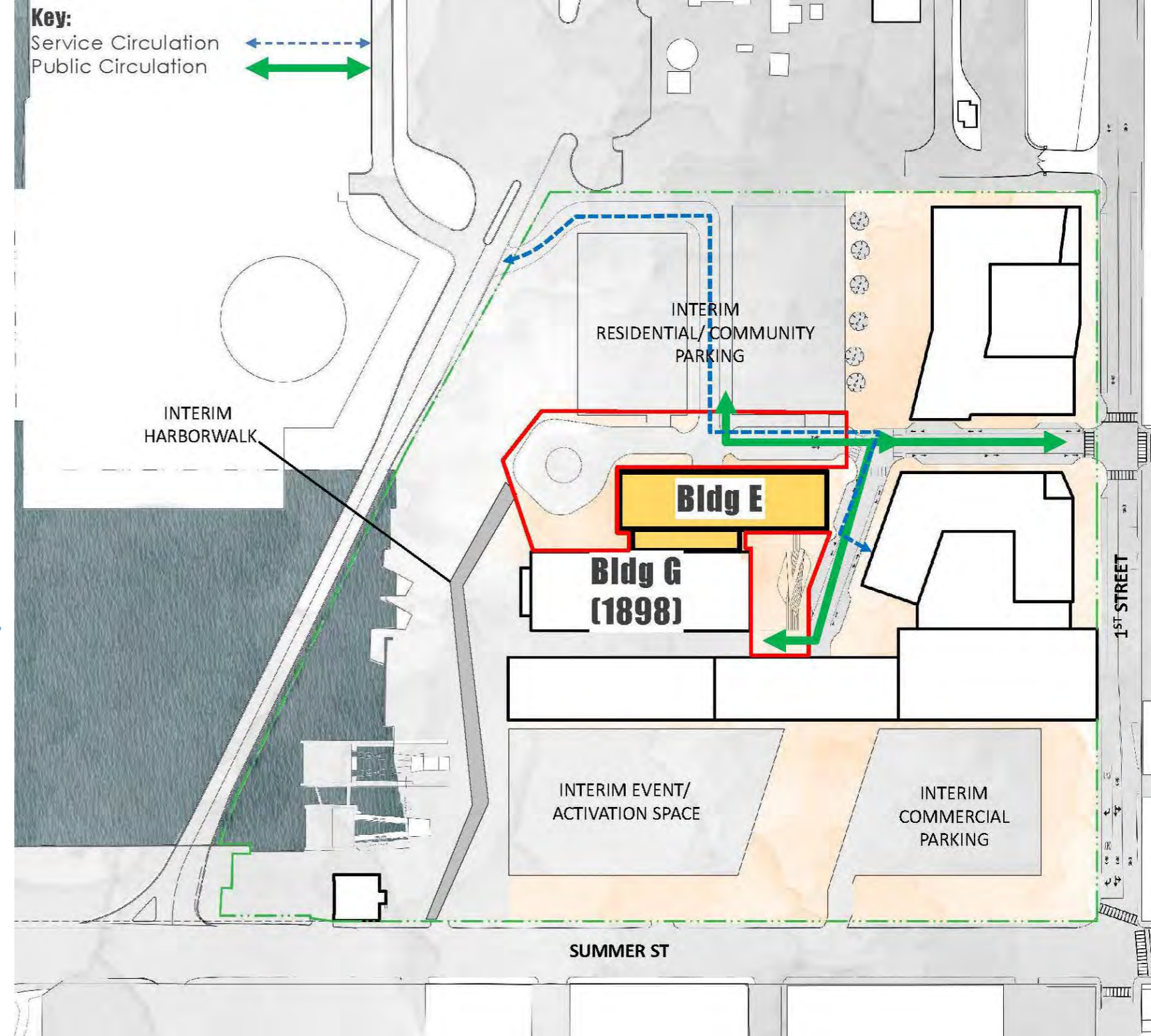
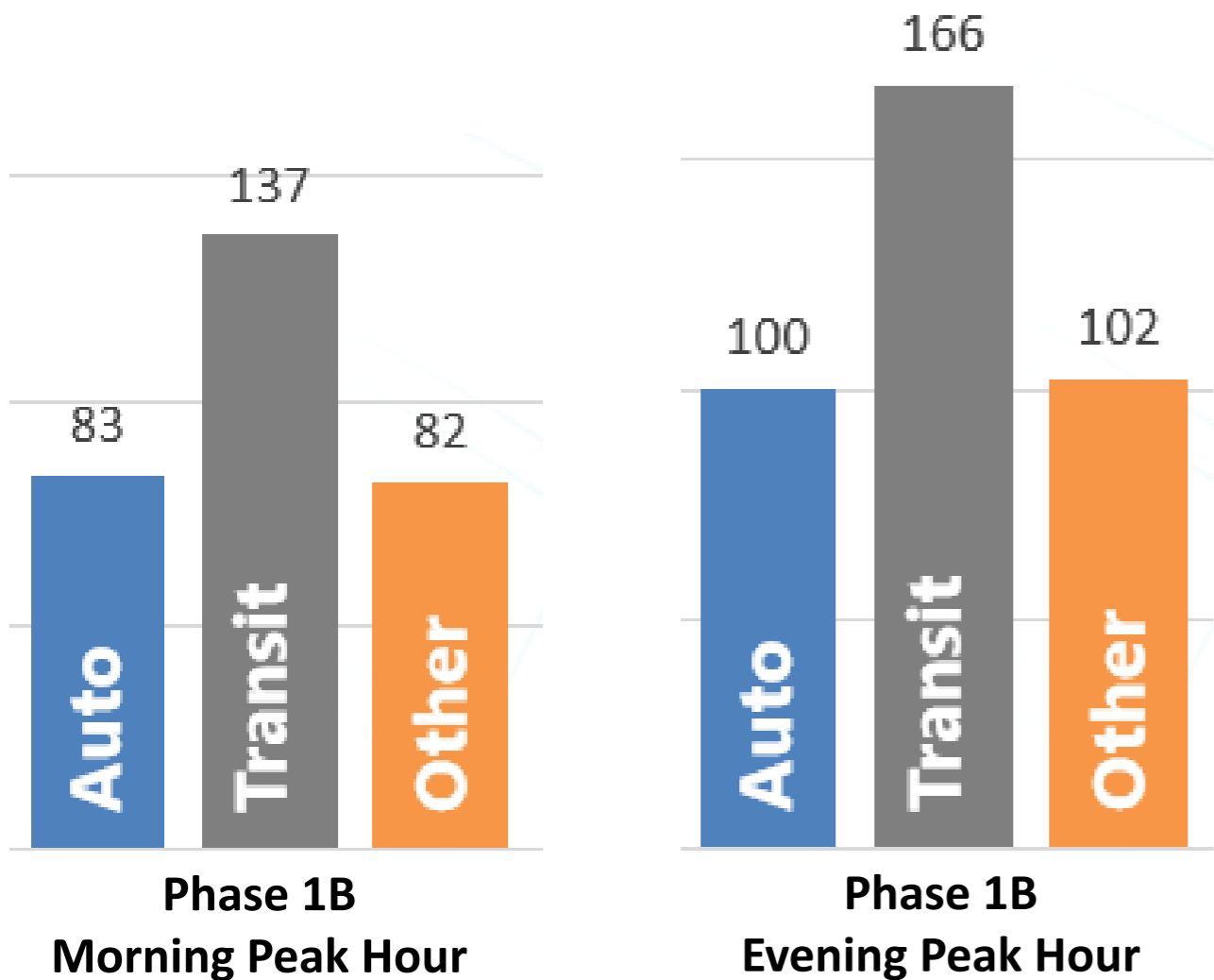


→ M Street extension and crosswalks, East 1st Street bike accommodations and sidewalk widening, right-turn lane striping, Summer Street signal re-timing

Years 2022-2024 (Phase 1B) Transportation Phasing

- Building E Residential 199 units
Hotel 189 hotel keys
- Building G Office 55,490 GSF

→ This is 1-2 cars per minute entering or exiting the site during peak hours

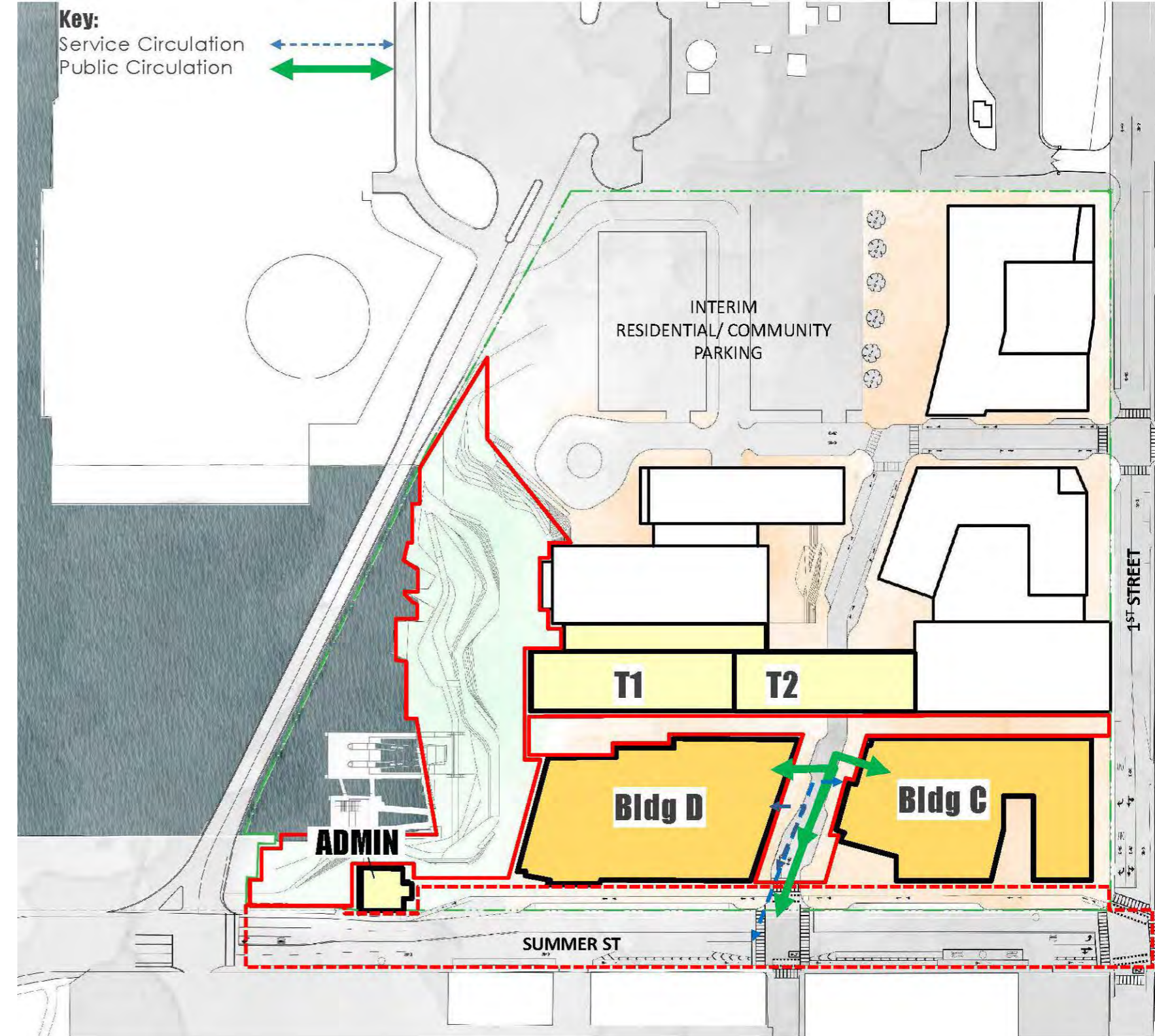
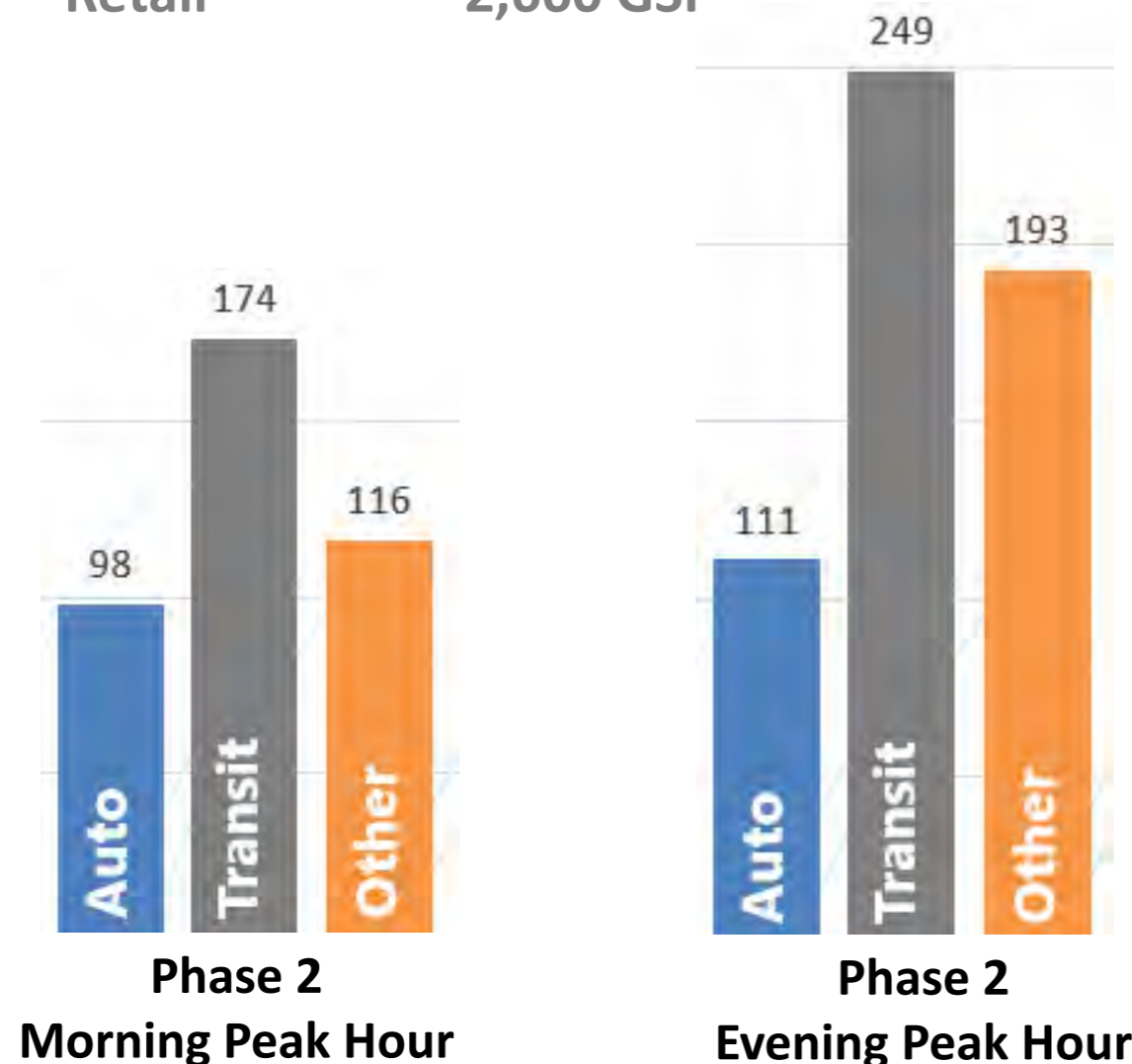


→ M Street extension and crosswalks, East 1st Street bike accommodations and sidewalk widening, right-turn lane striping, Summer Street signal re-timing

Years 2024-2030 (Phase 2) Transportation Phasing

- Building C
 - Residential 371 units
 - Retail 19,510 GSF
- Building D
 - Residential 200 units
 - Hotel 155 hotel keys
 - Retail 16,450
- Turbine Hall 1&2
 - Retail / Civic 47,690 GSF
- Admin
 - Retail 2,660 GSF

→ This is 1-2 cars per minute entering or exiting the site during peak hours

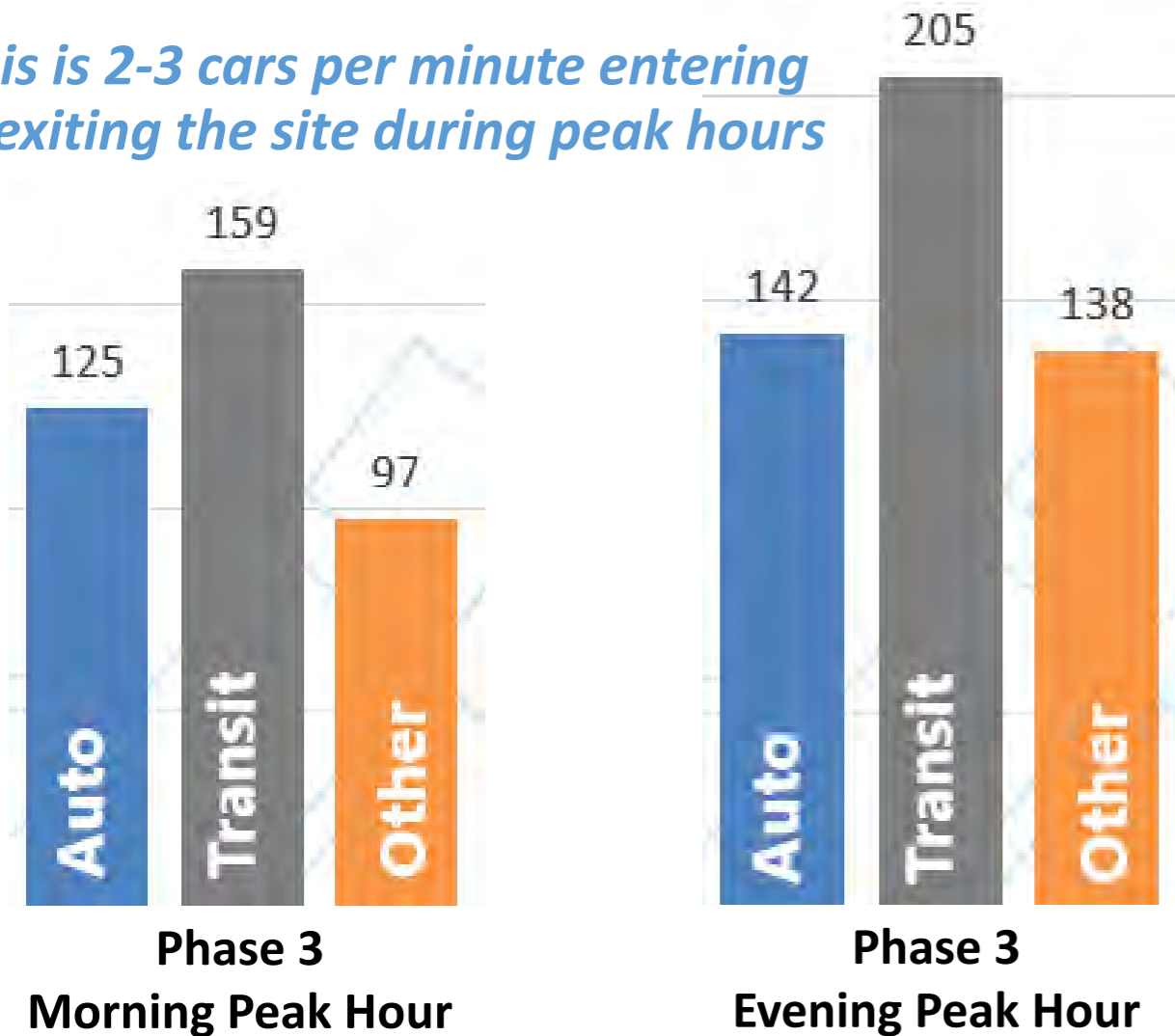


→ Summer Street reconstruction (separated bike lanes, sidewalk, bus stop improvements), Elkins intersection signal, Summer Street signal equipment and phasing updates

Year 2030 and beyond (Phase 3) Transportation Phasing

- Building F Residential 246 units
- Building H Office 247,680 GSF
Retail 16,770 GSF

→ This is 2-3 cars per minute entering or exiting the site during peak hours



Local Street and Intersection Improvements

Improvements to local streets and intersections will be made over time as project phases are built, including:

- Upgraded Signal at Summer and First
- New Traffic Signal at Summer and Elkins
- Improved Signal Timing/ Coordination
- Dedicated Turning Lanes on Summer and on First
- Bus Stops Outside of Travel Lanes on Summer
- Explore and install appropriate traffic control device on East First Street at M Street
- Monitor and Mitigate if necessary East Bound Traffic along East First Street at O, P and Farragut Road
- Work with the City of Boston on an appropriate traffic monitoring program to be included in our Transportation Access Plan Agreement
- Provide transportation programs to encourage the use of transit, walking and other alternatives to driving such as Blue Bike station, real time transit information in building lobbies, and reserved parking for Zipcar/carsharing
- Commitment to traffic and parking monitoring between phases, with reporting to City and the neighborhood and appropriate adjustments to mitigation

Existing and Full Build Mitigated Conditions

→ With proposed improvements signalized intersections are at an acceptable LOS D or better.

	Summer @ DFC*		Summer @ Elkins		Summer @ East 1 st		L @ East Broadway	
	AM	PM	AM	PM	AM	PM	AM	PM
2017 Existing Condition	LOS A	LOS A	LOS C	LOS D	LOS D	LOS D	LOS D	LOS E
2030 Build Condition – Mitigated	LOS B	LOS A	LOS D	LOS D	LOS D	LOS D	LOS D	LOS E

**No mitigation proposed at this location*

- Impact analysis of vehicles moving through an intersection
- Assignment of Level of Service (LOS) rating between A and F (based on how long someone waits at an intersection (delay))
 - A = best operation
 - F = failing operation
 - D or better is considered acceptable in urban environments

Parking Summary

How transportation issues are shaping our plans

Land Use	Program	Parking Ratio	Parking Supply
Residential Condos	567	1.0 per unit	567
Residential Apartments	777	0.5 per unit	389
Retail	85.6 ksf	0.4 per ksf	34
Hotel	344 keys	0.33 per key	113
Office	368.1 ksf	0.8 per ksf	294
Total Spaces			1,397 spaces

- Until full build-out, these structured parking spaces will also be supplemented with surface parking areas to increase the parking available to the project and the neighborhood.

Demolition and Construction Management Overview

- Demolition and remediation will be performed according to strict regulatory guidelines and with regular community updates
- Demolition will include mitigation measures to control dust, noise and rodents.
- There will be limited to no impacts to traffic or pedestrian access along Summer and First St during demolition and construction because the site has a large area for staging
- Construction Vehicle Access Away From Neighborhood
- Proposed Phasing Approach Consistent with Good Construction Management

THANK YOU

