

2 HARBOR STREET
PUBLIC MEETING

JANUARY 30, 2020

HANDEL ARCHITECTS / STUDIO ENÉE / KLOPPER MARTIN / VHB / EPSILON
FOR
ICCNE LLC

I
TEAM INTRODUCTION

II
SITE/EXISTING CONDITIONS

III
PROPOSED PROJECT DESIGN
URBAN DESIGN
SITE DESIGN/LANDSCAPE
BUILDING DESIGN

IV
TRAFFIC

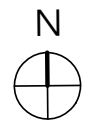
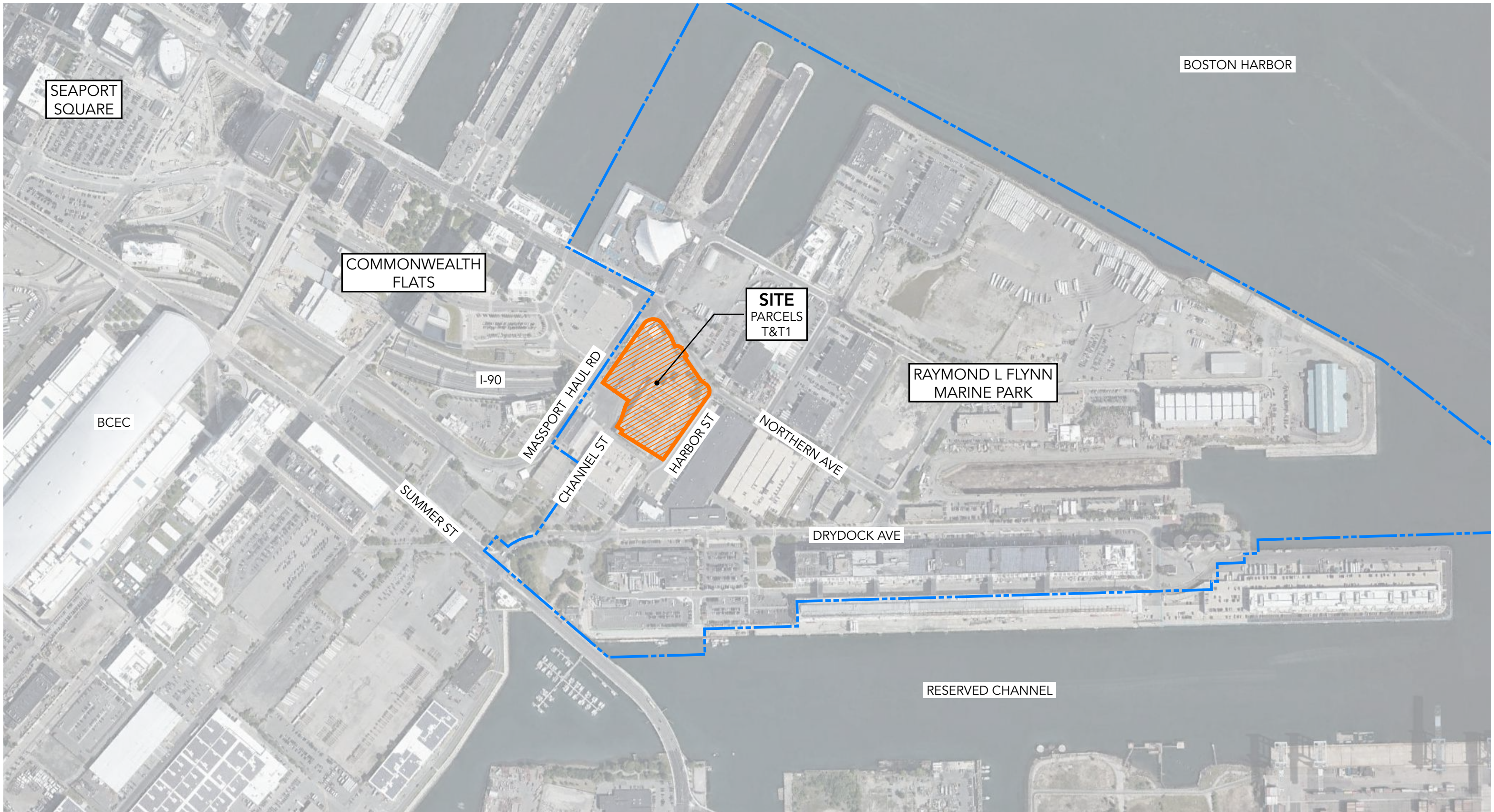
V
NEXT STEPS/SCHEDULE

VI
QUESTIONS

AGENDA

Proponent	ICCNE LLC (MP Boston / Cargo Ventures)
Lead Architect	Handel Architects
Collaborating Architect	Studio Enée
Landscape Architect	Klopfer Martin Design Group
Traffic Consultant	VHB
Permitting Consultant	Epsilon Associates
Sustainability Consultant	VvS Architects & Consultants

PROJECT TEAM
I. TEAM INTRODUCTION



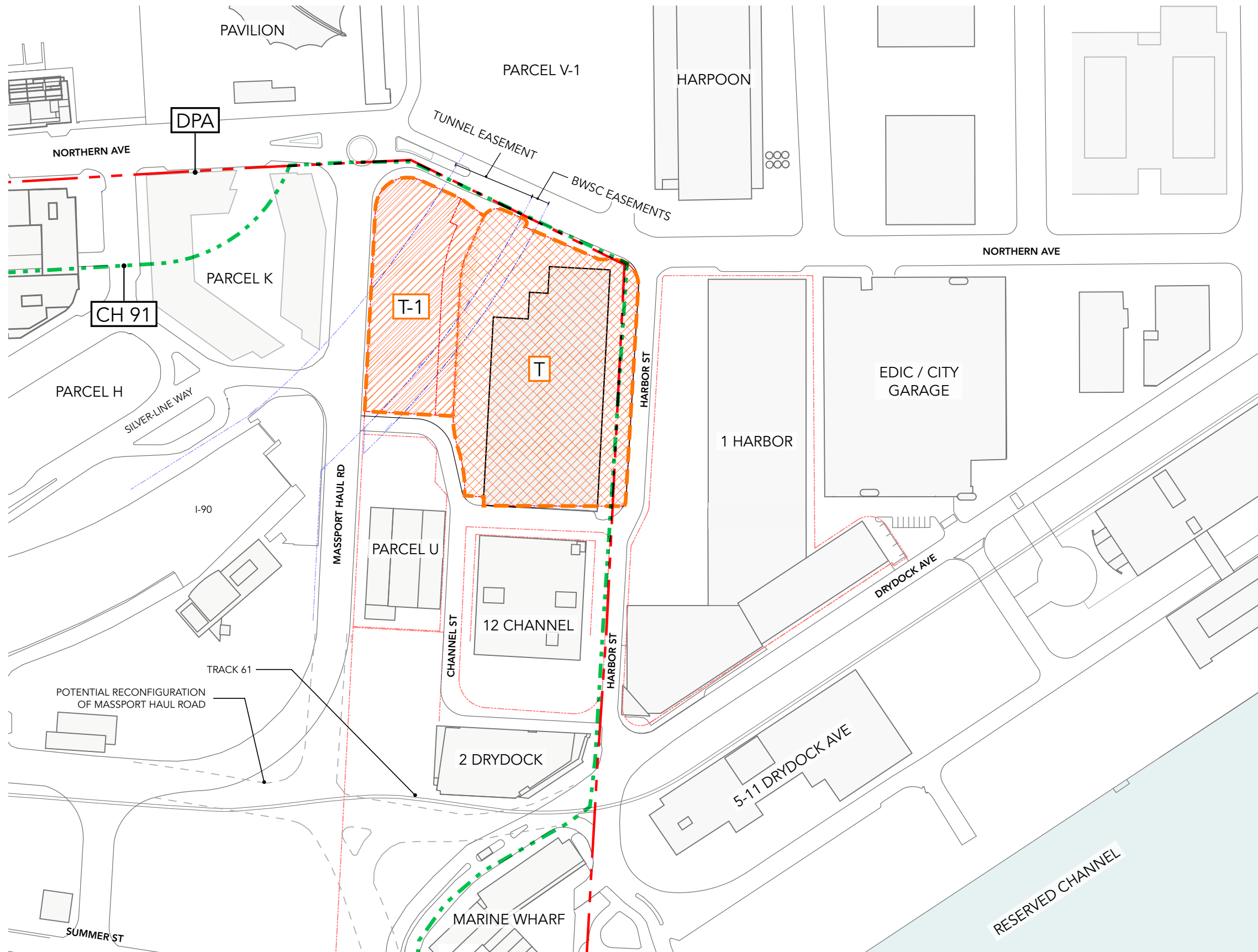
DISTRICT CONTEXT: EASTERN SEAPORT

II. SITE / EXISTING CONDITIONS

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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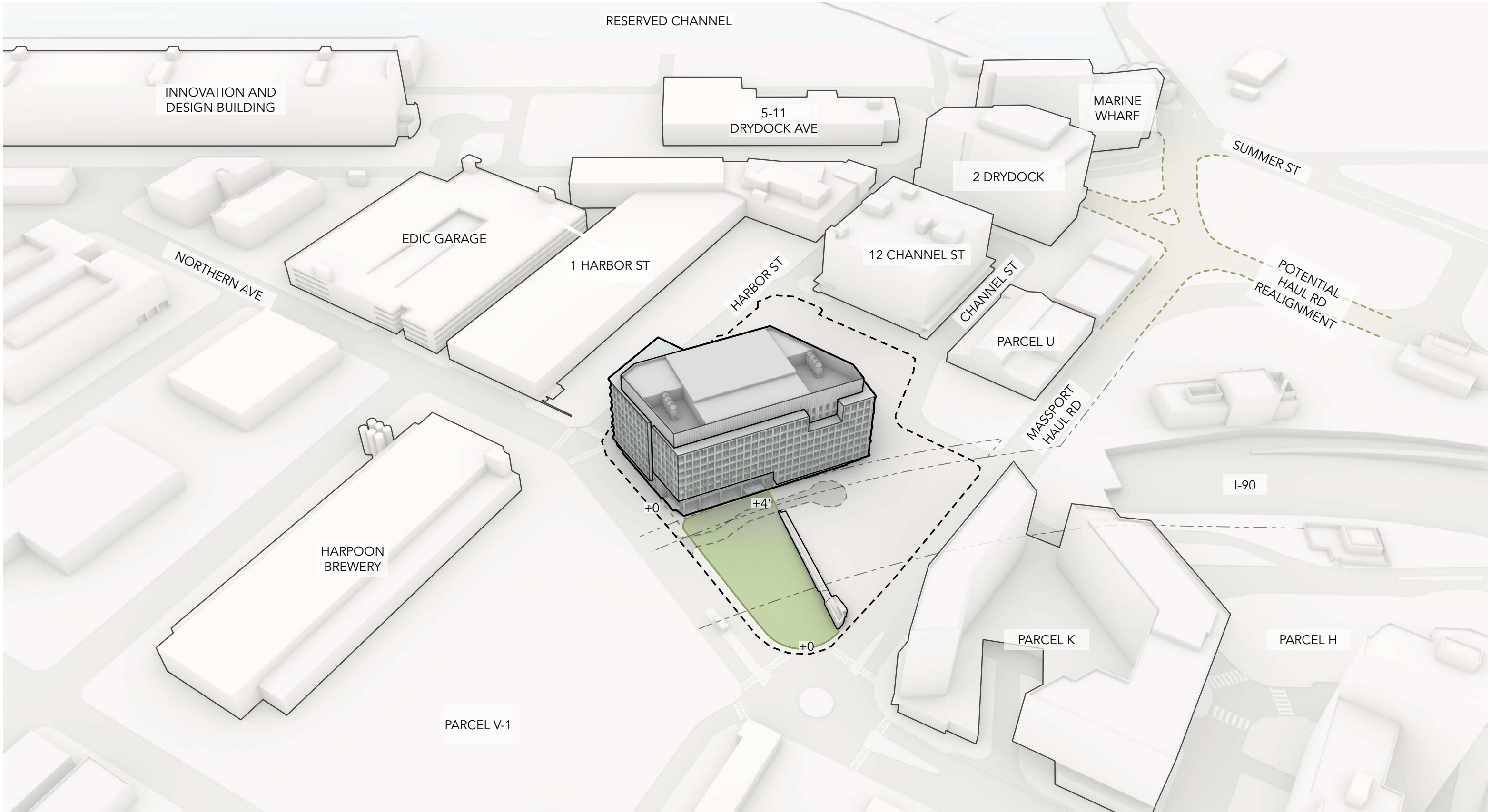
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SITE SUMMARY

SITE AREA	189,987 SF 4.36 AC
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EXISTING CONDITIONS PLAN
II. SITE / EXISTING CONDITIONS



PROGRAM SUMMARY

- 380,800 SF LAB, LIFE-SCIENCES & OFFICE BUILDING
- 10 LEVELS, 150'
- GATEWAY PEDESTRIAN PLAZA

- 220 BELOW GRADE STACKERS
- 115 SURFACE PARKING
- 325 TOTAL PARKING SPACES

**PROPOSED PROJECT
III. URBAN DESIGN**

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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SITE CONCEPT DESIGN

III. URBAN DESIGN

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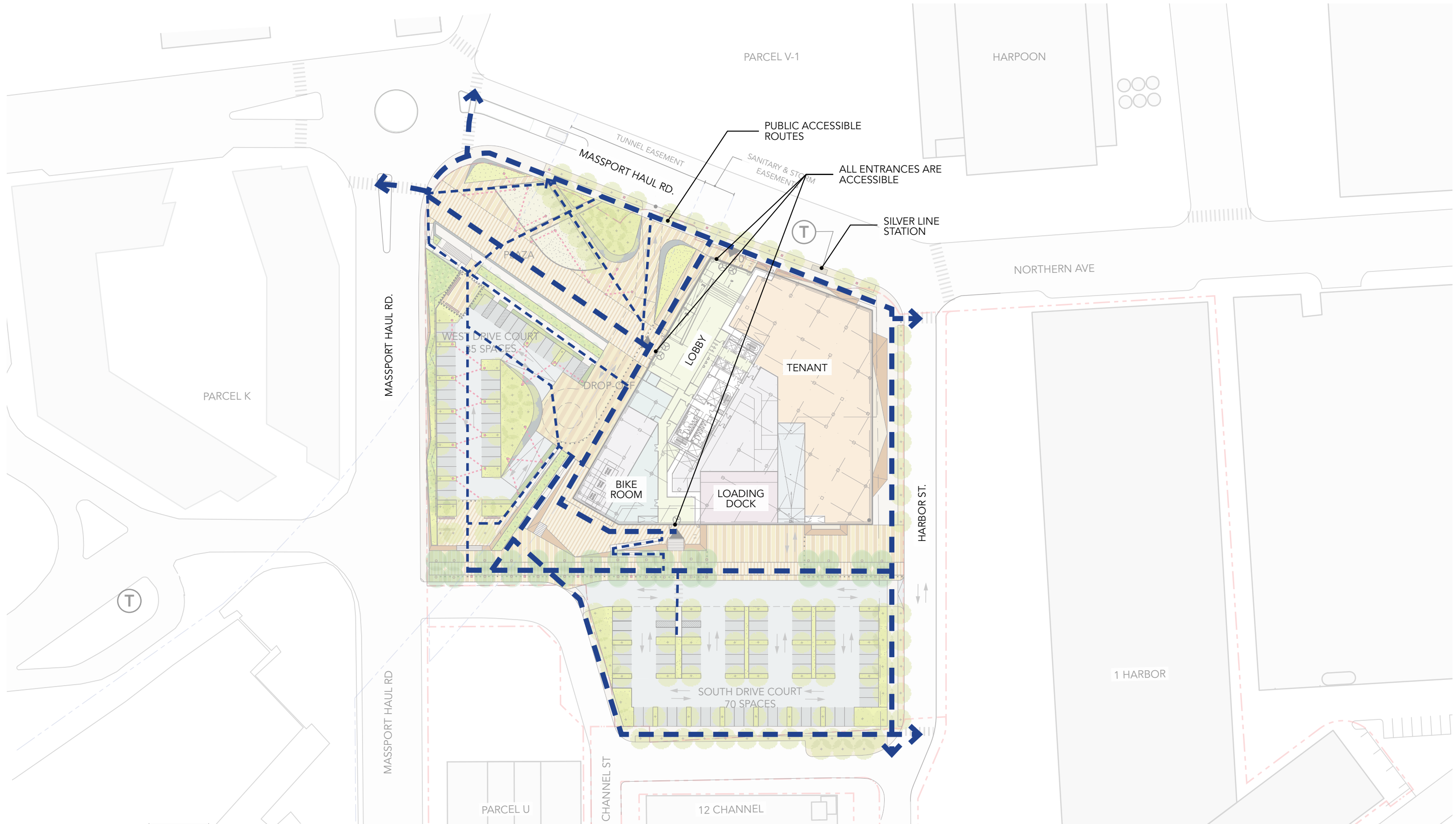


PROPOSED SITE PLAN

III. SITE/LANDSCAPE DESIGN

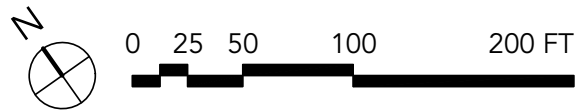
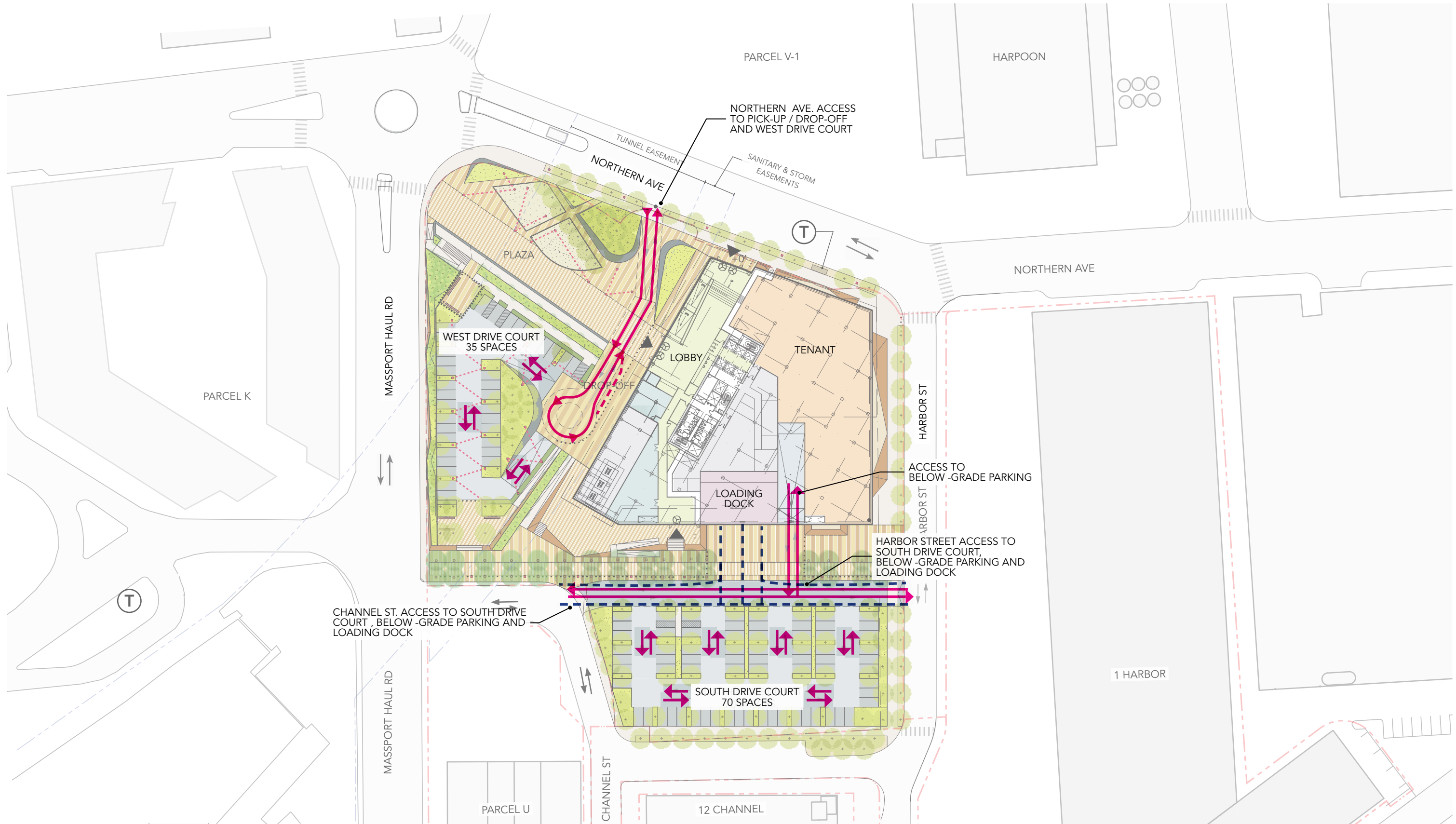
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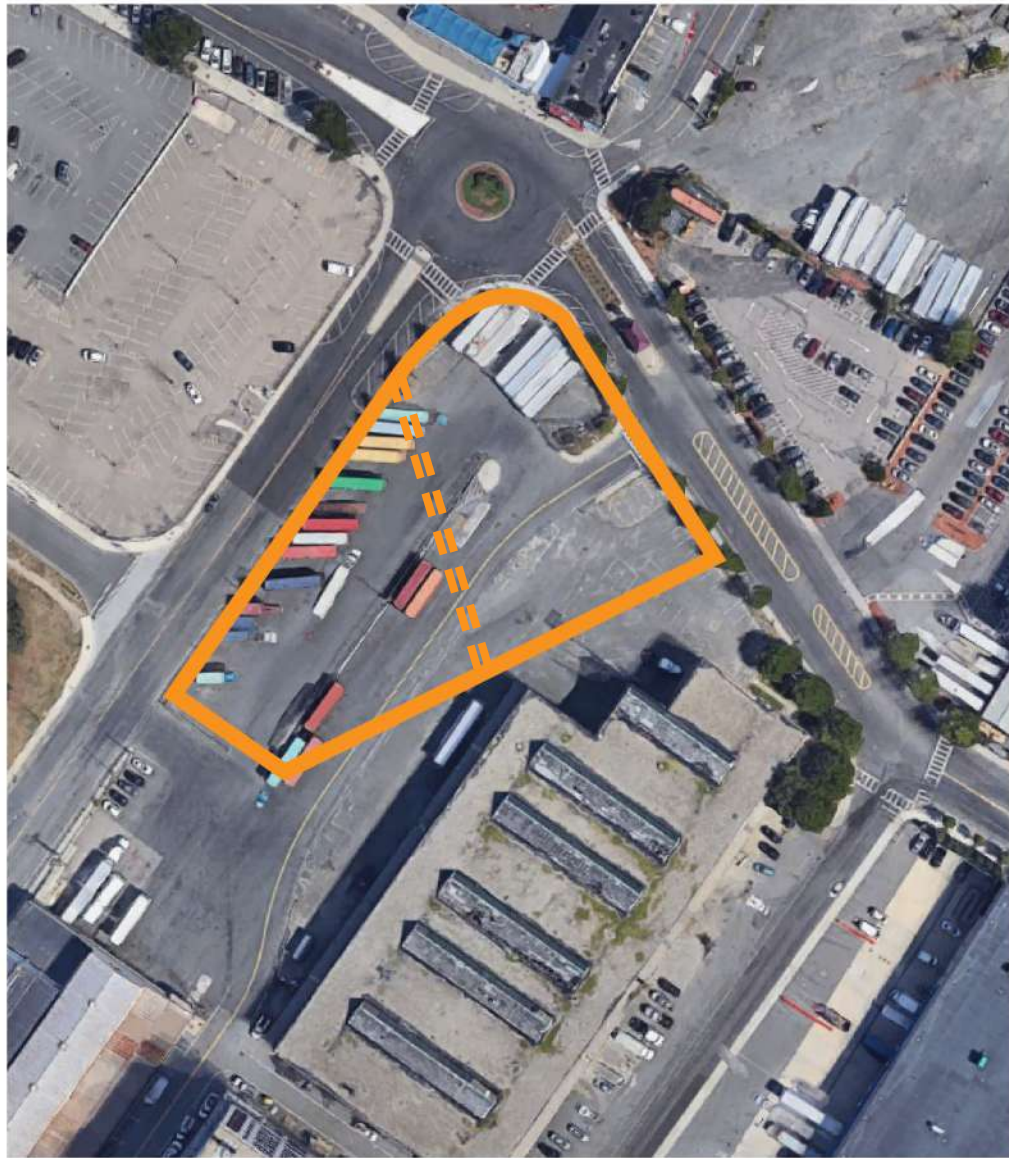
PEDESTRIAN ROUTES PLAN

III. SITE/LANDSCAPE DESIGN



SITE CIRCULATION PLAN

III. SITE/LANDSCAPE DESIGN



2 HARBOR STREET

APPROX 1.5 AC TOTAL



SOUTH BOSTON MARITIME PARK



POST OFFICE SQUARE

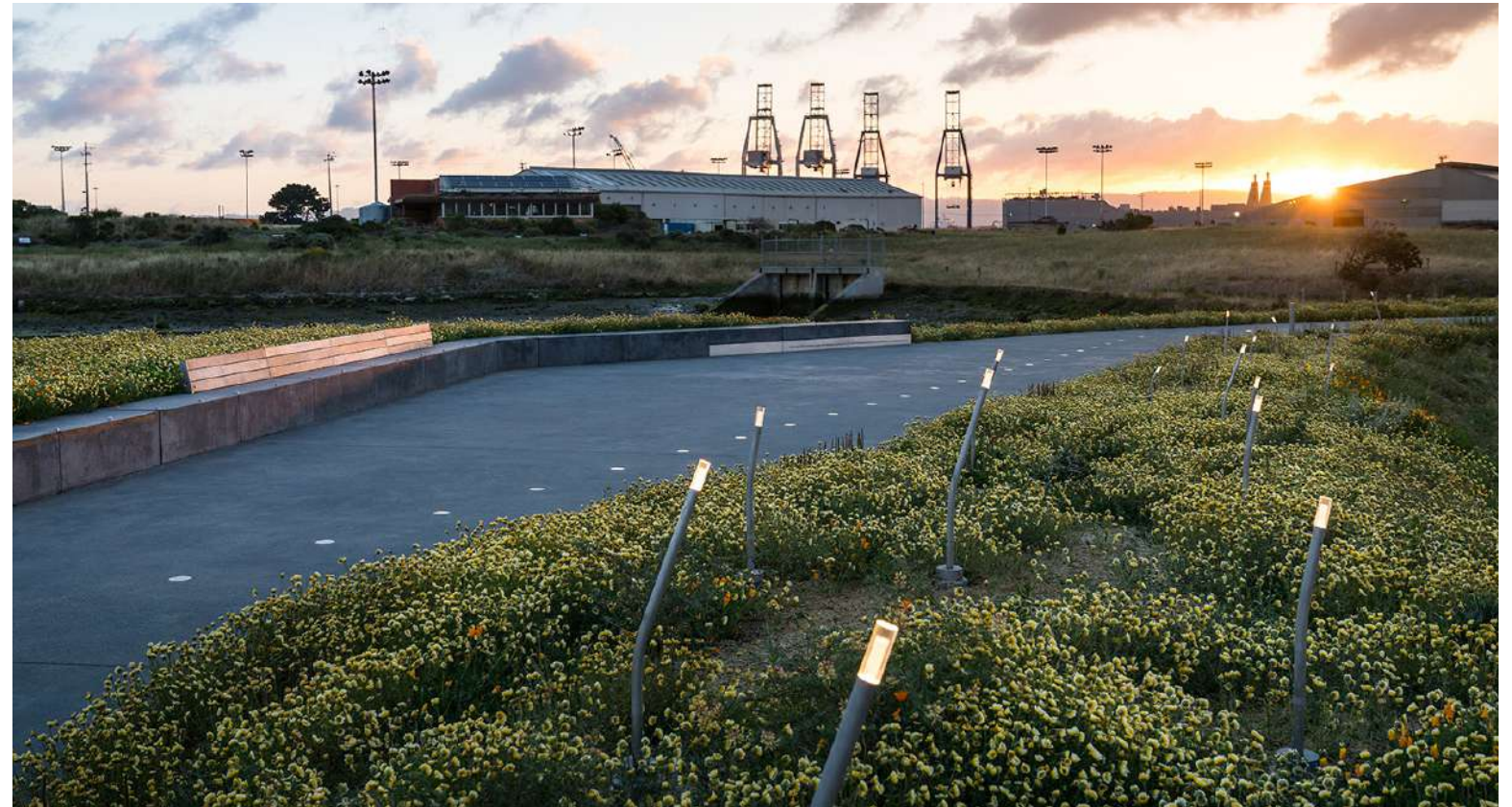
SCALE COMPARISONS

III. SITE/LANDSCAPE DESIGN

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CONTEXT, SCALE, AND MATERIALS PRECEDENTS

III. SITE/LANDSCAPE DESIGN

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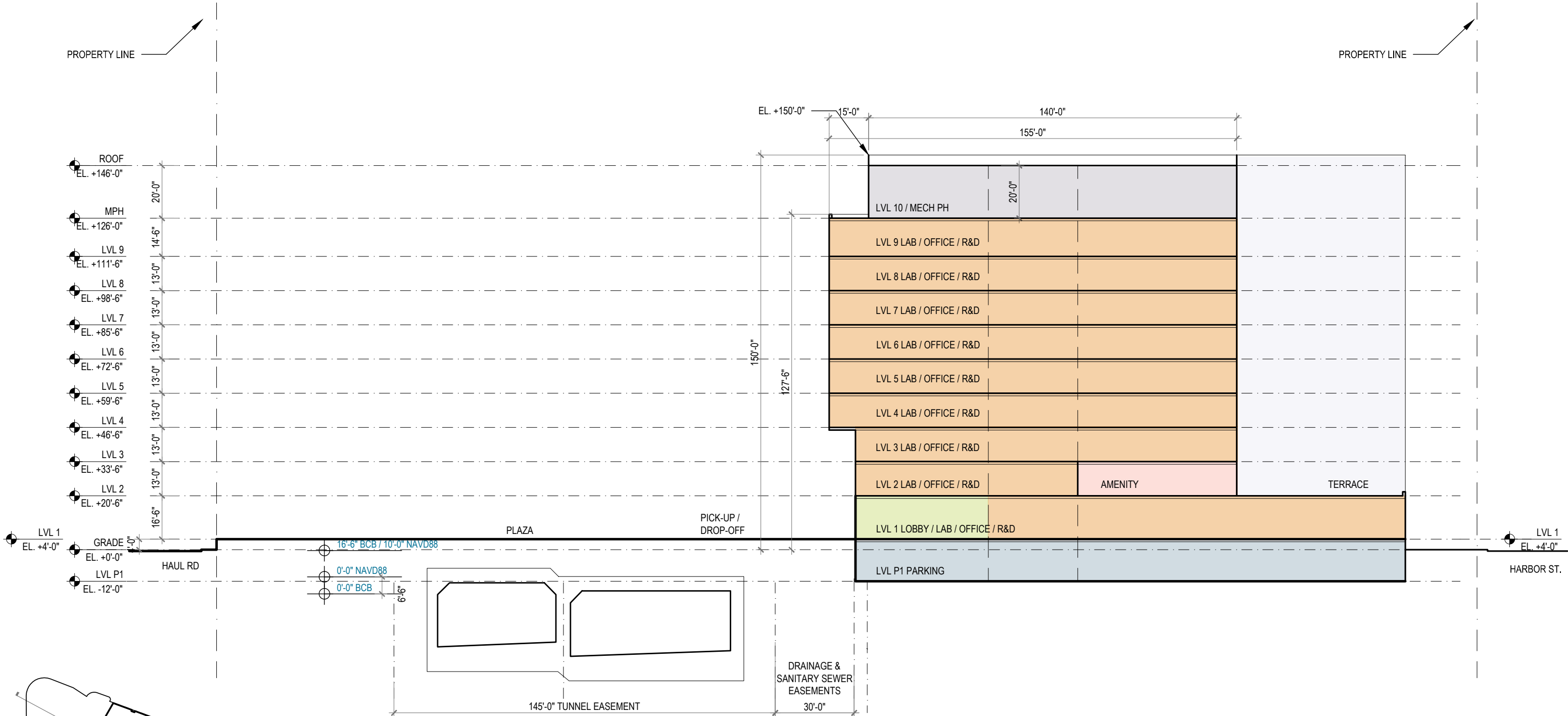


MULTI-PURPOSE OPEN SPACES & DRIVE COURT III. SITE/LANDSCAPE DESIGN

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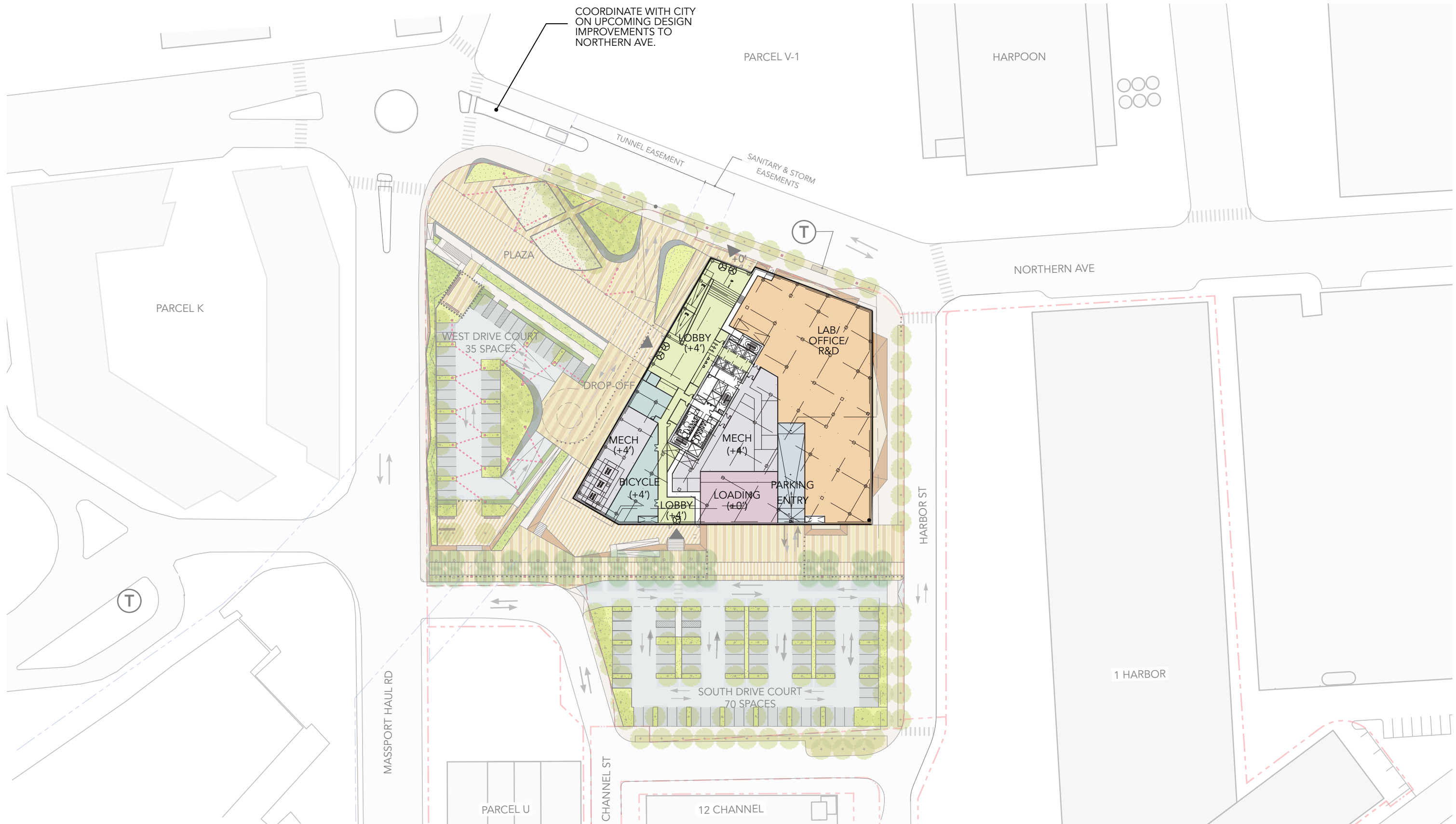


ELEVATIONS	BCB	NAVD88
Current grade	16.5'	10'
Proposed ground level	20.5'	14'
Proposed critical equipment	21.5'	15'

BUILDING SECTION

III. BUILDING DESIGN

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

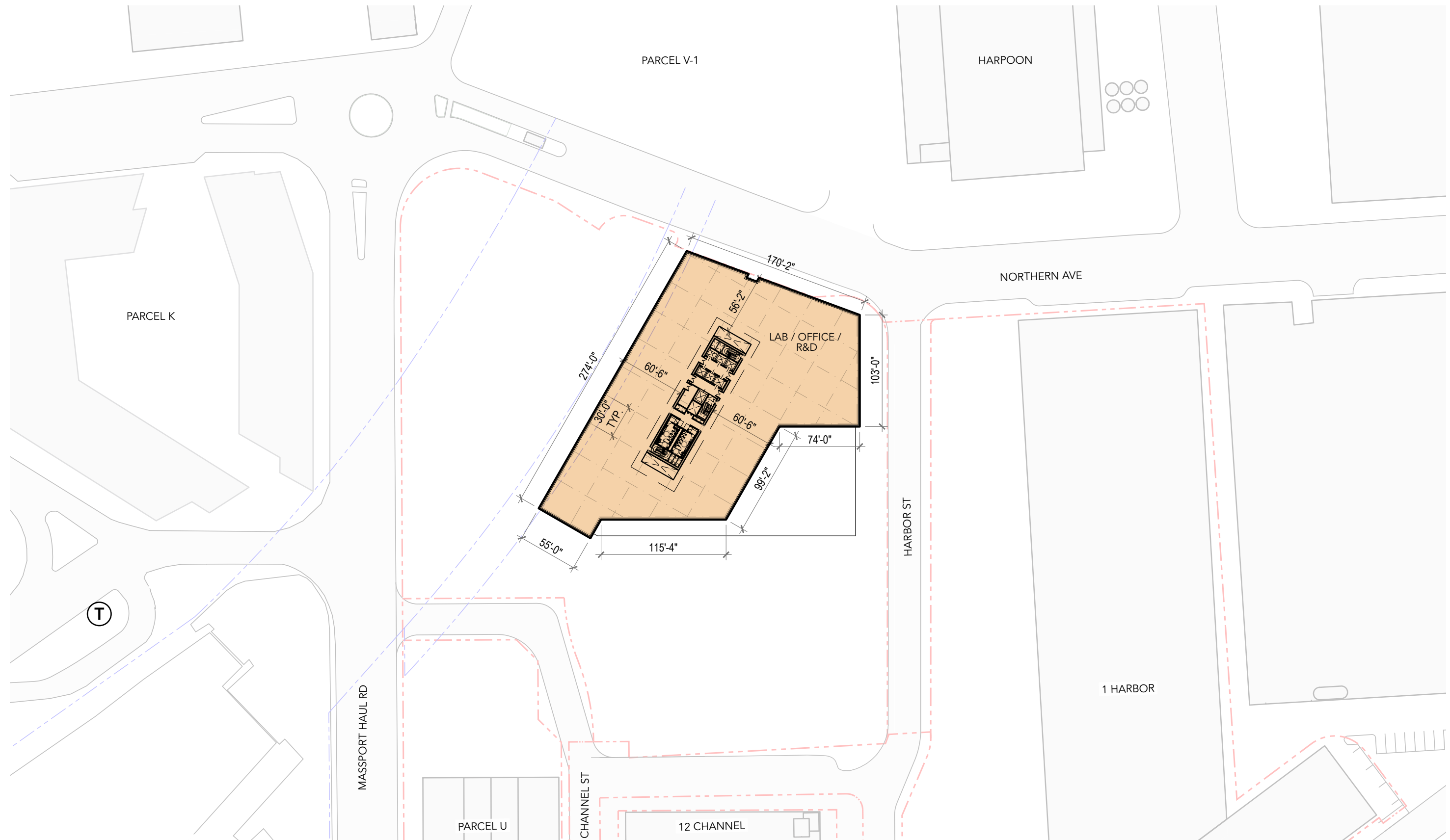


GROUND FLOOR PLAN

III. BUILDING DESIGN

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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TYPICAL LEVEL PLAN

III. BUILDING DESIGN



BIRD'S EYE VIEW FROM ABOVE NORTHERN AVE @ HAUL RD III. BUILDING DESIGN

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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EYE LEVEL VIEW FROM NORTHERN AVE AT HAUL RD III. BUILDING DESIGN

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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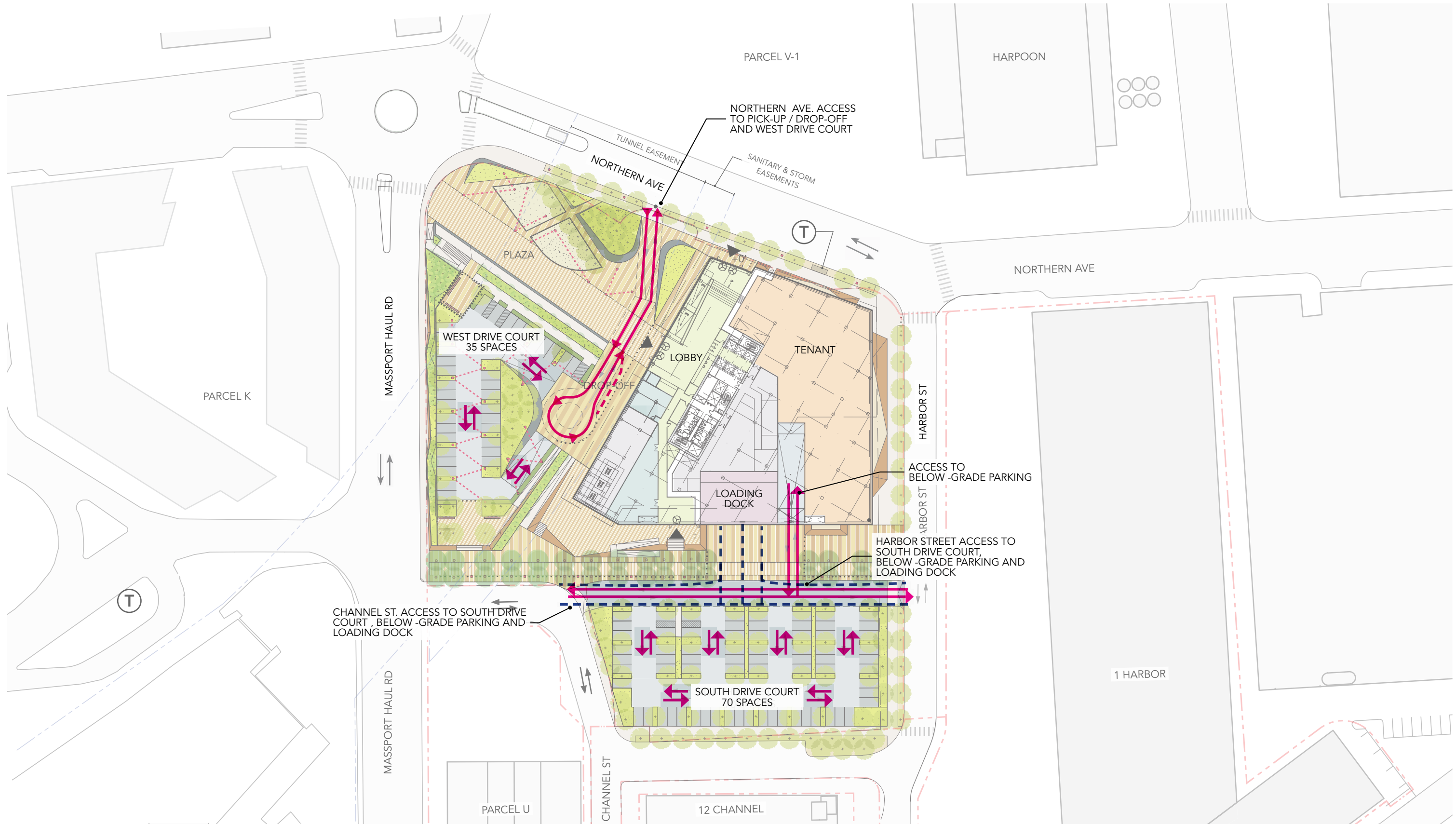


BIRD'S EYE VIEW TOWARDS BOSTON HARBOR III. BUILDING DESIGN

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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SITE CIRCULATION PLAN

IV. TRAFFIC

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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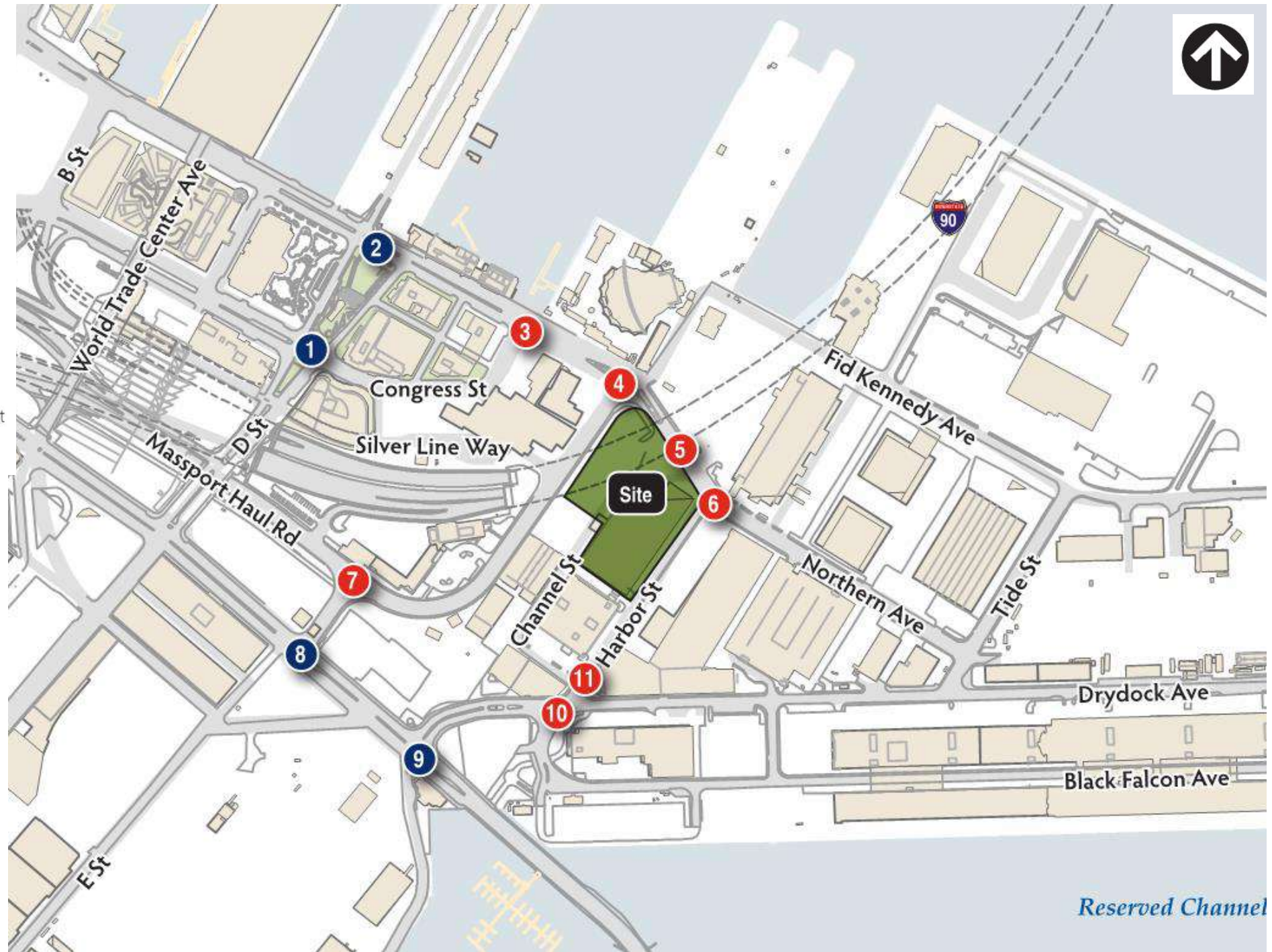
- Thorough evaluation of traffic, parking, bikes, pedestrians, crashes and loading
- Evaluated existing conditions of the area around the site including review of designated truck routes
- Identified expected contributors to traffic growth
- Estimated future project-specific impacts
- Developed a transportation mitigation plan for 2 Harbor Street

TRANSPORTATION EVALUATION - STEPS FOLLOWED

IV. TRAFFIC

- # Signalized Intersection
- # Unsignalized Intersection

- 1 D Street at Congress Street
- 2 Northern Avenue at D Street
- 3 Northern Avenue at Congress Street
- 4 Northern Avenue at Massport Haul Road
- 5 Northern Avenue at Channel Street
- 6 Northern Avenue at Harbor Street
- 7 Massport Haul Road at Pumphouse Road
- 8 Summer Street at Pumphouse Road
- 9 Summer Street at Drydock Avenue/Pappas Way
- 10 Drydock Avenue at Harbor Street/Terminal Street
- 11 Harbor Street at Channel Street



TRANSPORTATION STUDY INTERSECTIONS IV. TRAFFIC

- Autos, heavy vehicles, pedestrians, bicycles
 - Counted from 7:00 – 9:00 AM; 4:00 – 6:00 PM
 - Counts in mid-June, 2019 and mid-October, 2019
 - 72 hour volumes on Northern Avenue and Massport Haul Road
- Transit ridership and capacity information from the MBTA
 - Silver Line and local bus routes (Routes 4 and 7)
- Crash reports obtained from MassDOT's online database
 - Relatively low crash frequency and severity

TRANSPORTATION EVALUATION - DATA COLLECTION

IV. TRAFFIC

- Five (5) years in the future

- 2024 No-Build Conditions
 - Added general background growth (at 1% per year)
 - Added 12 background projects in the BPDA pipeline totaling additional 5,900,000 sf

- 2024 Build Conditions
 - Added new project trips onto the 2024 No-Build volumes
 - Studied resulting volumes for traffic, parking, and transit impacts

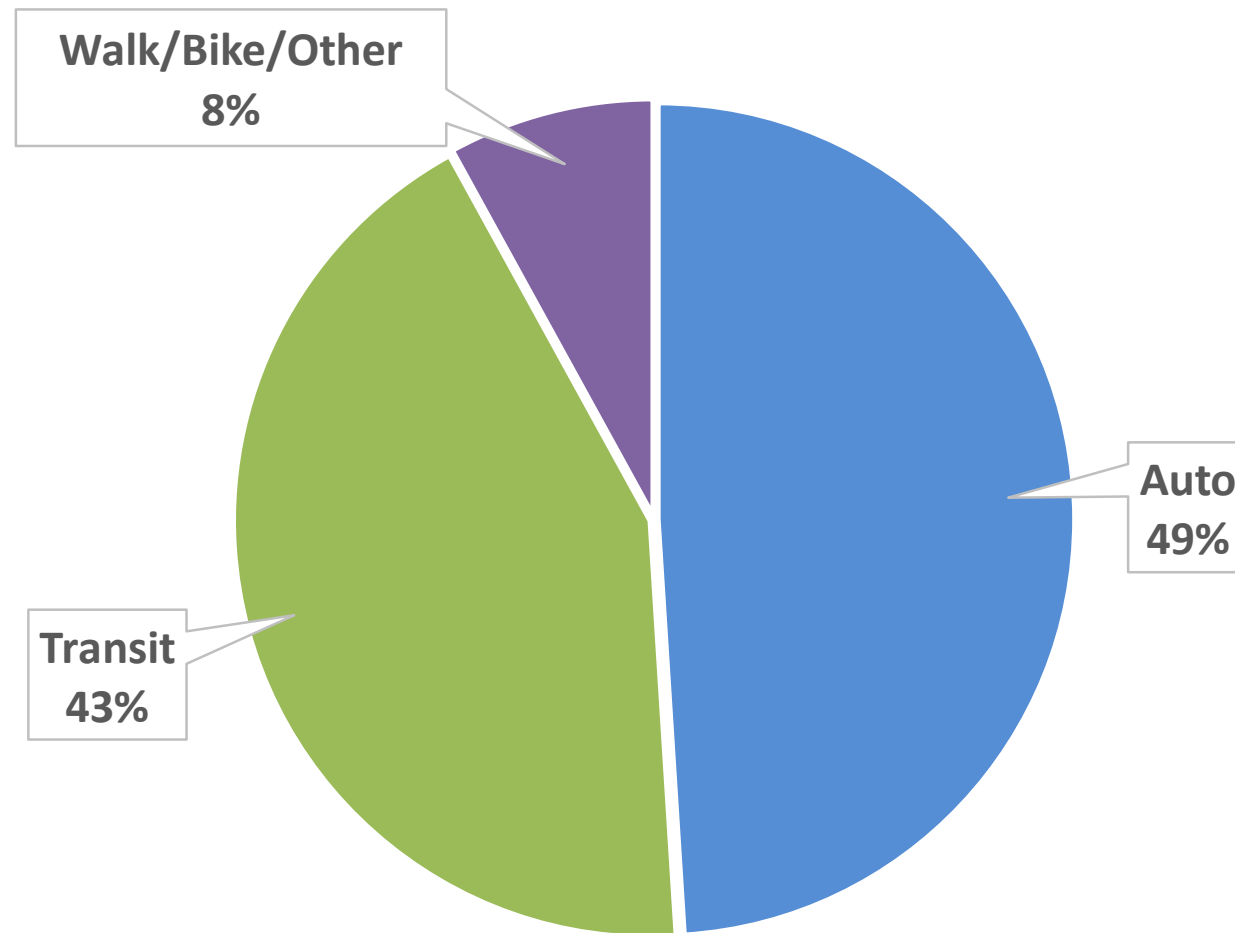
2024 HORIZON YEAR IV. TRAFFIC





BACKGROUND PROJECTS

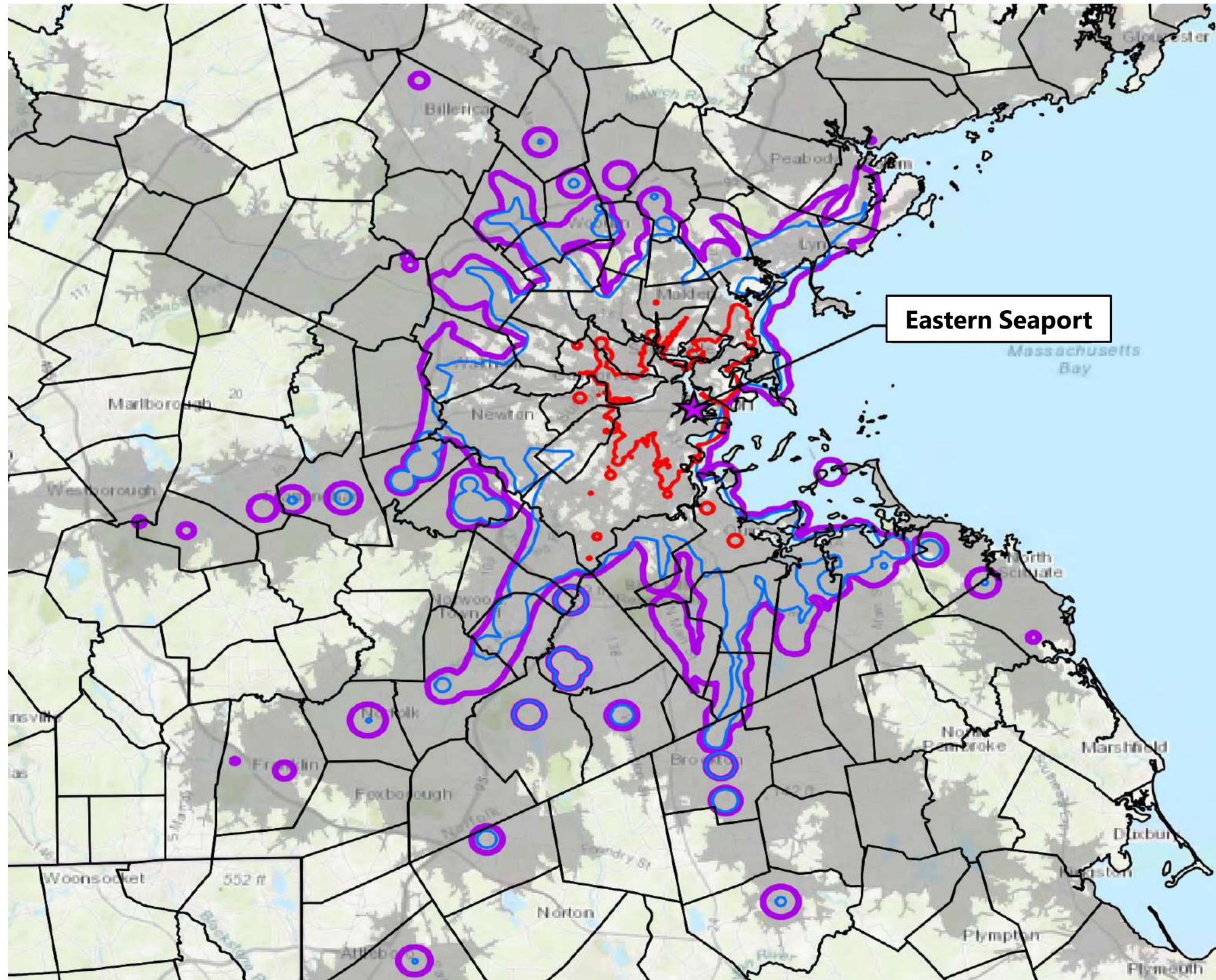
IV. TRAFFIC

- How will people travel to/from the 2 Harbor site?
- Relied on mode share information from 2012 – 2016 Census for people who work near the site



EXPECTED TRAVEL PATTERNS IV. TRAFFIC

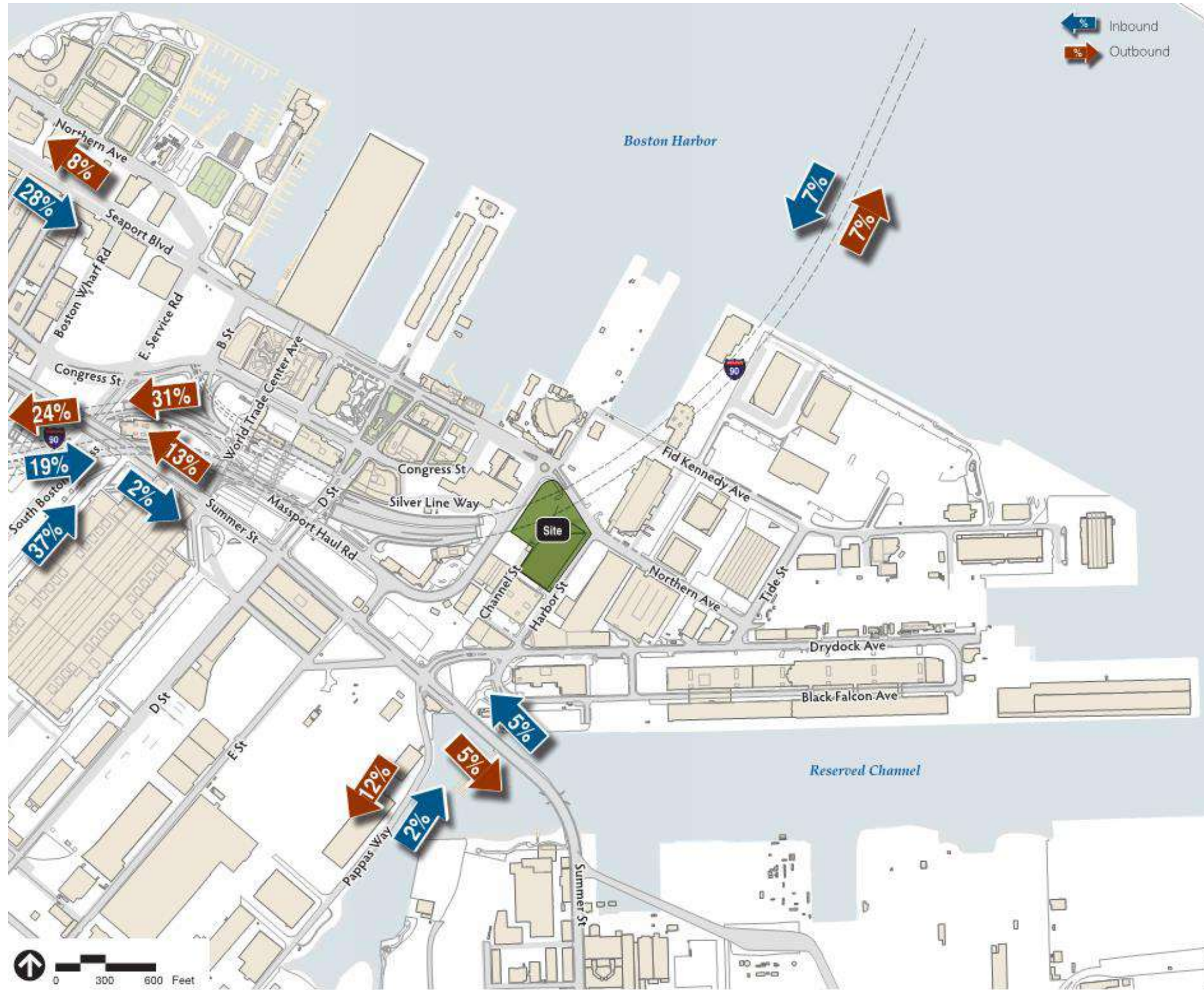
-  30 Minute
-  60 Minute
-  75 Minute



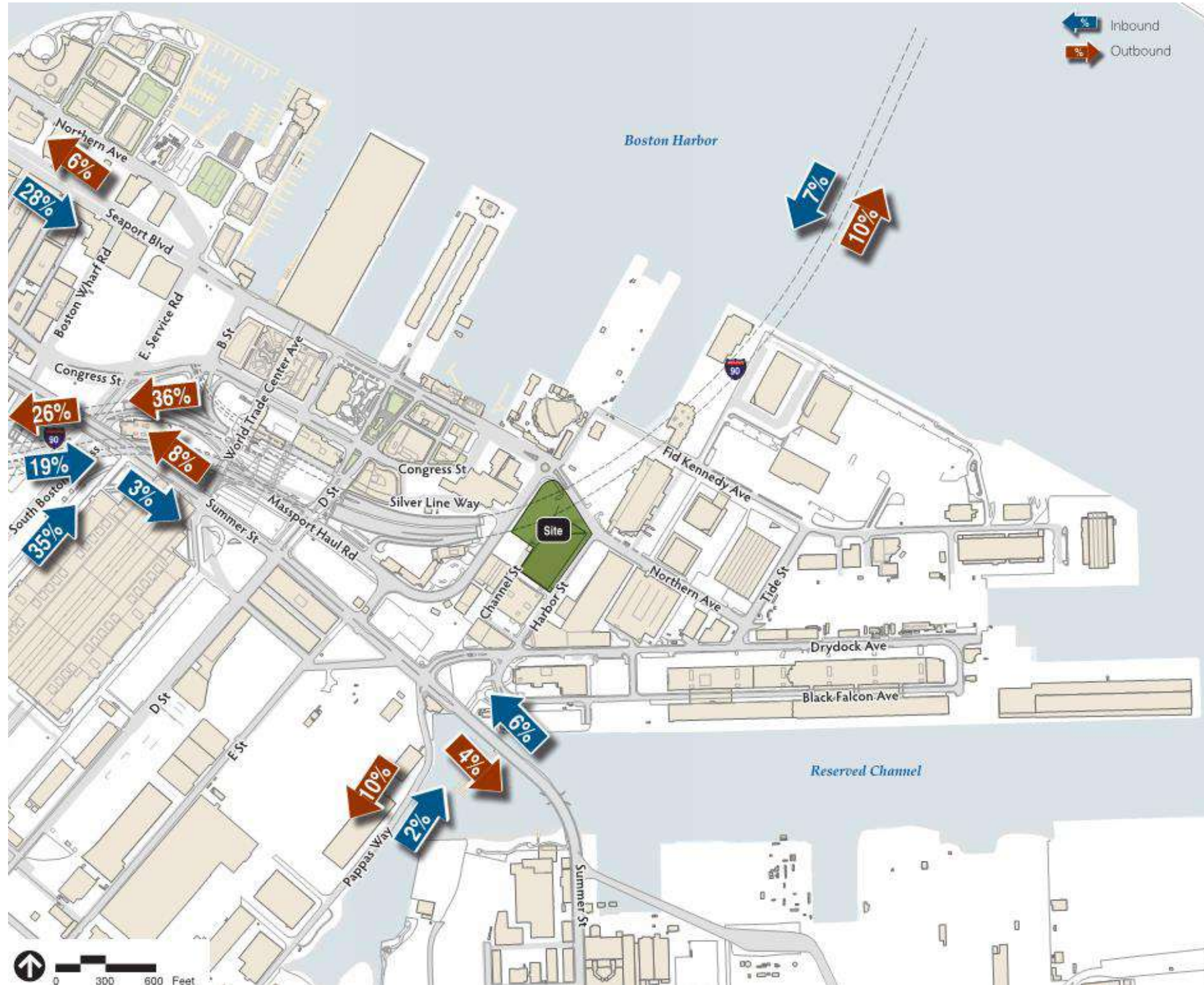
TRANSIT TRAVEL RADIUS IV. TRAFFIC

	Vehicle Trips			Transit Trips			Walk/Bike/Other		
	Daily	AM	PM	Daily	AM	PM	Daily	AM	PM
Entering	1,099	186	37	1,094	185	37	204	34	7
Exiting	1,099	30	194	1,094	30	194	204	6	36
Total	2,198	216	231	2,188	215	231	408	40	43

PROJECT TRIP GENERATION IV. TRAFFIC



TRIP DISTRIBUTION - MORNING PEAK HOUR IV. TRAFFIC



TRIP DISTRIBUTION - EVENING PEAK HOUR IV. TRAFFIC

- Traffic impacts measured by Level of Service (LOS) - grades traffic operations from A to F
- Key finding: 2 Harbor Street's impacts on intersection operations are modest due to the site's proximity to the highway system
- Growth in vehicle trips in the RLFMP and the area are expected to reduce LOS at two intersections in the future:
 - Summer Street/Drydock Avenue/Pappas Way
 - Congress Street at D Street
- Transit system improvement planning underway – A Better Bus program, Focus 2040, South Boston Seaport Strategic Transit Plan

- Transportation Demand Management (TDM) Actions
 - Transportation Coordinator and loading dock manager
 - Seaport Transportation Management Association membership
 - 118 bicycle parking spaces on-site (114 indoor/secure, 4 outdoor/public)
 - New BlueBikes station near the site
- The Project parking supply will be 325 spaces (0.85 spaces per 1,000 sf), priced at market rates to help encourage a shift from single occupancy autos to public transportation, cycling, and walking.
- Aligns with Go Boston 2030 goals.
- The site is accessible by multiple public transportation options including a growing number of water transportation services.
- The project is expected to have modest transportation impacts on the surrounding area.
- Cargo Ventures has committed to contributing \$400,000 to support the City's future transportation improvement plans for the area.

TRANSPORTATION MITIGATION SUMMARY

IV. TRAFFIC

Submit Revised Letter of Intent	10/15/19
Submit EPNF	11/25/19
BCDC	Ongoing
BPDA Board Meeting (Anticipated)	March, 2020
Start of Construction (Anticipated)	Q4, 2020 - Q1, 2021

PRELIMINARY SCHEDULE
V. SCHEDULE / NEXT STEPS

QUESTIONS

THANK YOU !