

99 A Street

BOSTON, MA

OCTOBER 23, 2019

ANCHOR↓LINE
PARTNERS


ALEXANDRIA.

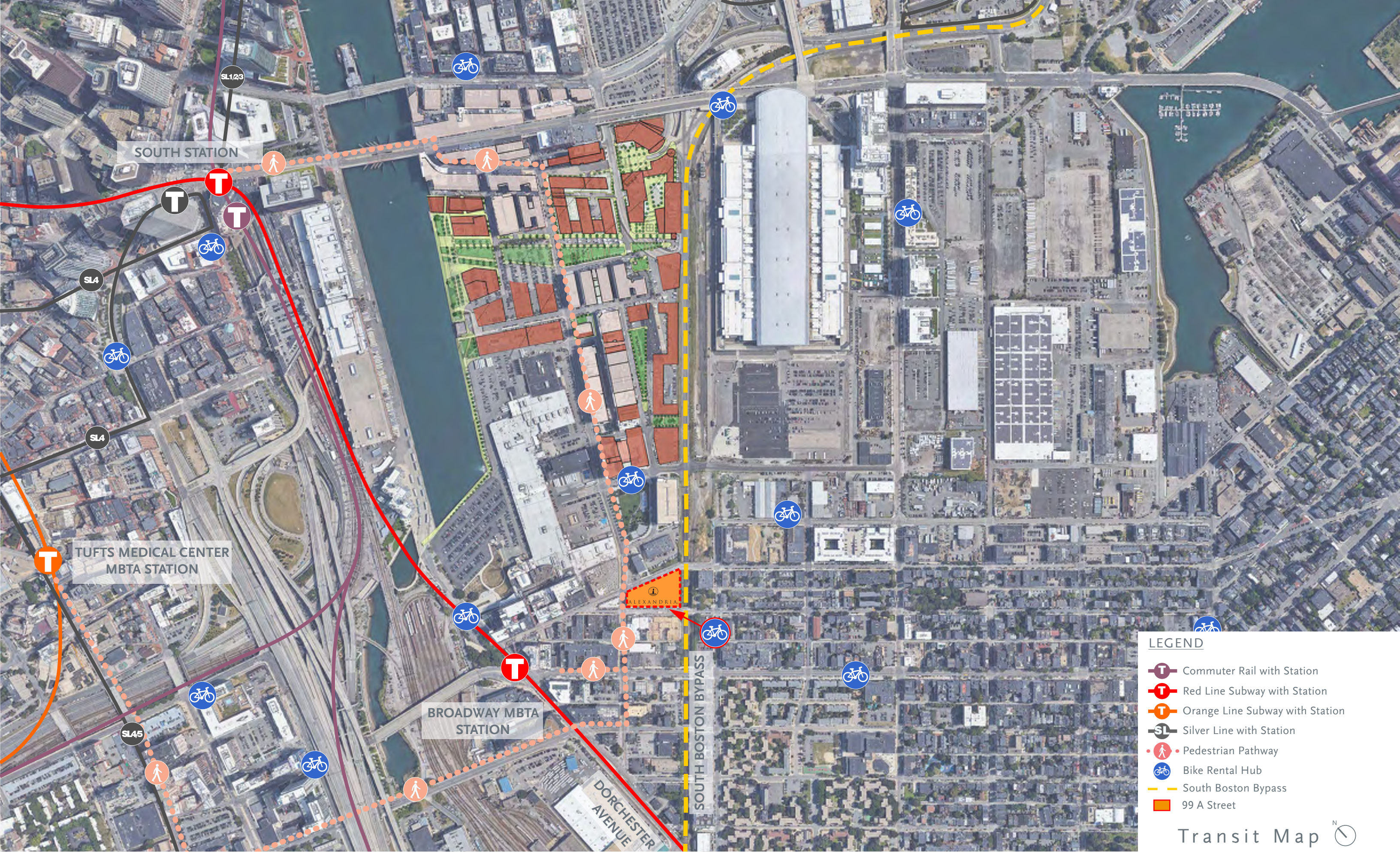
ELKUS | MANFREDI
ARCHITECTS

GOAL

Develop a building that will serve as an economic engine for Boston, bringing in a marquee owner that will partner with the neighborhood to create high quality jobs, training and community benefit, while respecting the context of the area and residential neighbors.

Response to community concerns:

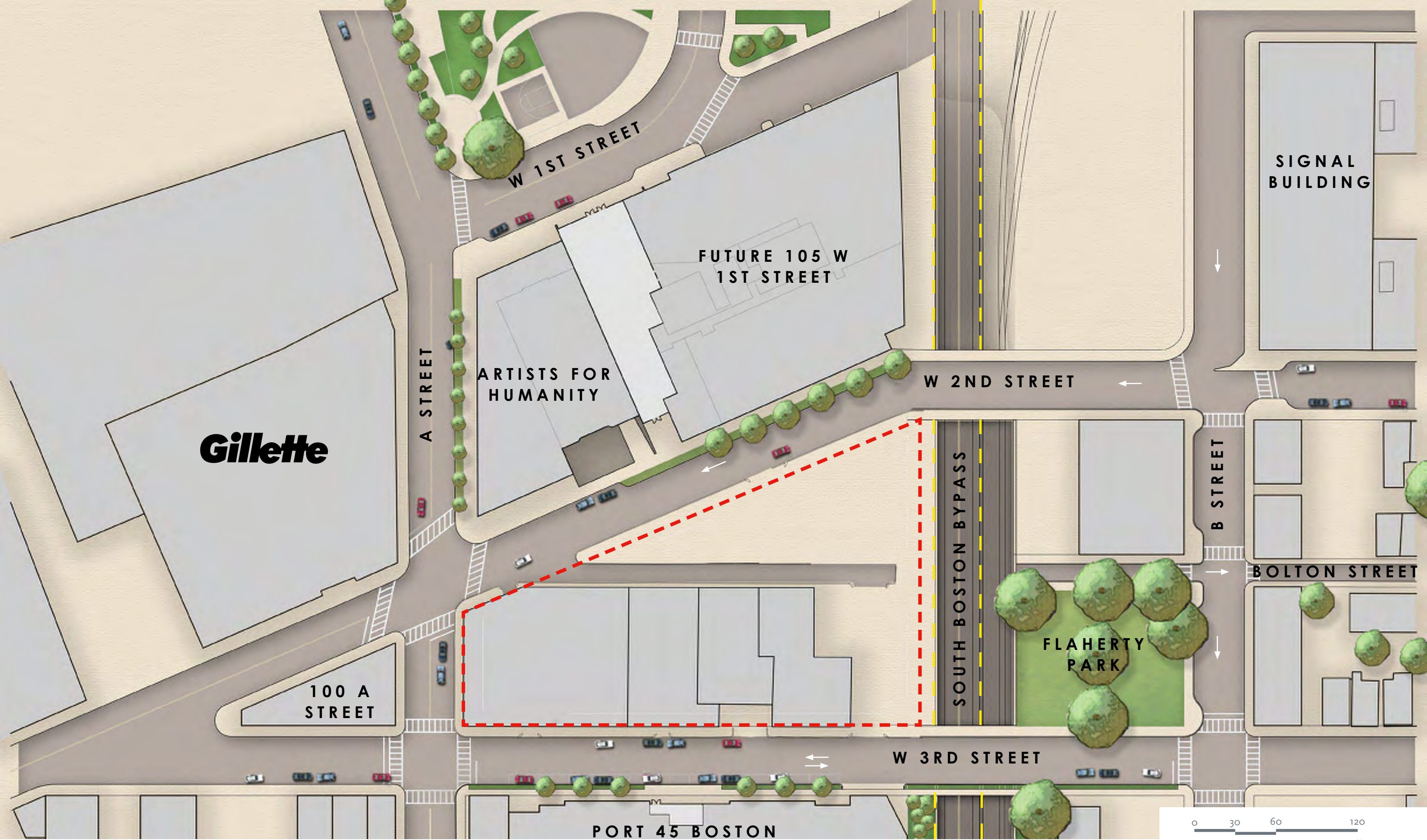
Reduce the height:	133'-6" FT	----->	100 FT	(25%)
Reduce the massing:	370k SF	----->	300k SF	(19%)
Increase parking:	76 spaces	----->	162 spaces	(113%)
Reduce mechanical penthouse:	89% roof covered	----->	59% roof covered	(33%)
Widen sidewalks on W 3rd:	12 FT	----->	15 FT	(25%)
Honor height of Port 45:	Lower parapet line with set backs at roof line on east, south and west sides			
Ownership:	Committed to partnering with community on long term mitigation package			



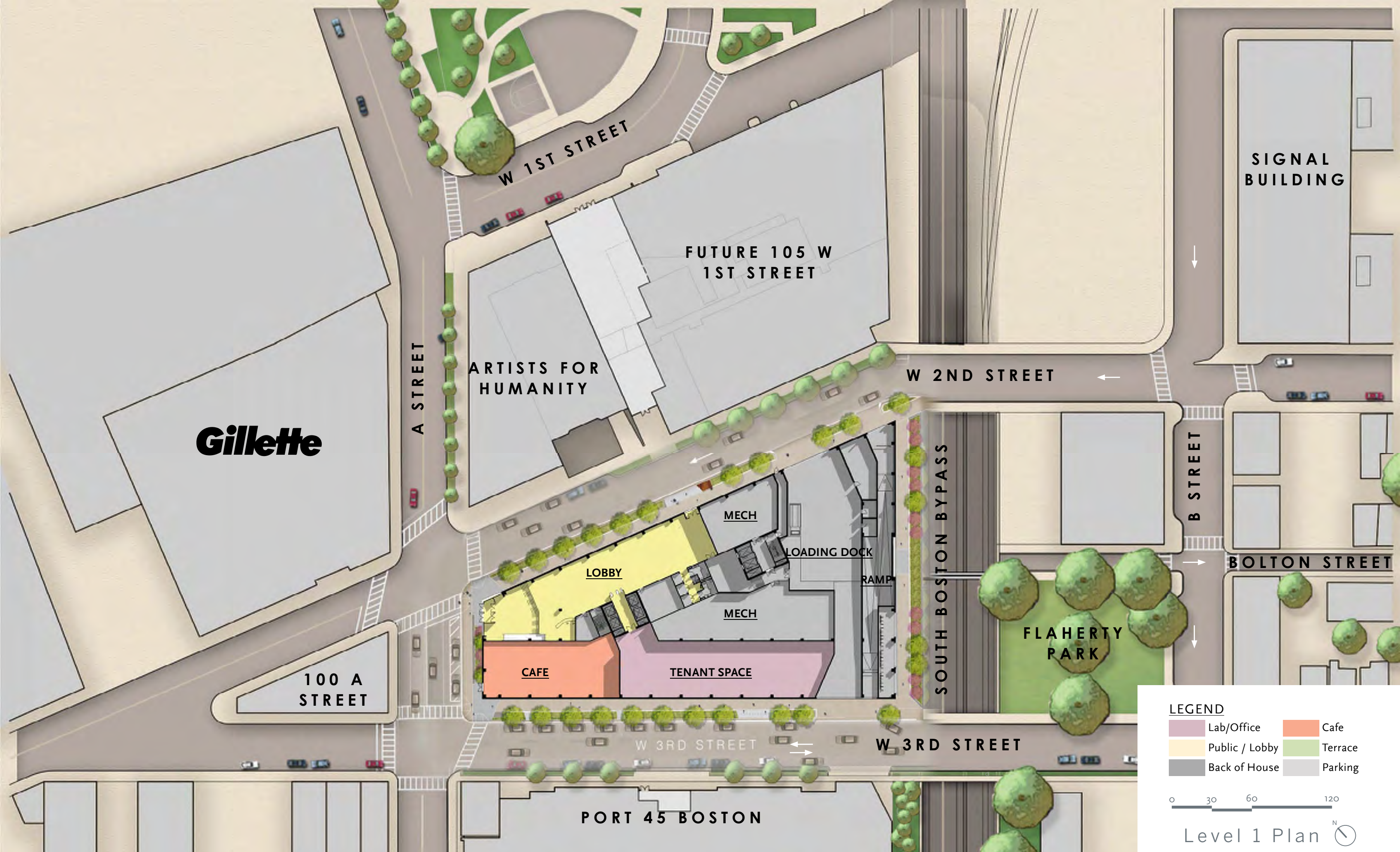
- LEGEND**
- Commuter Rail with Station
 - Red Line Subway with Station
 - Orange Line Subway with Station
 - Silver Line with Station
 - Pedestrian Pathway
 - Bike Rental Hub
 - South Boston Bypass
 - 99 A Street

Transit Map

99 A Street



99 A Street

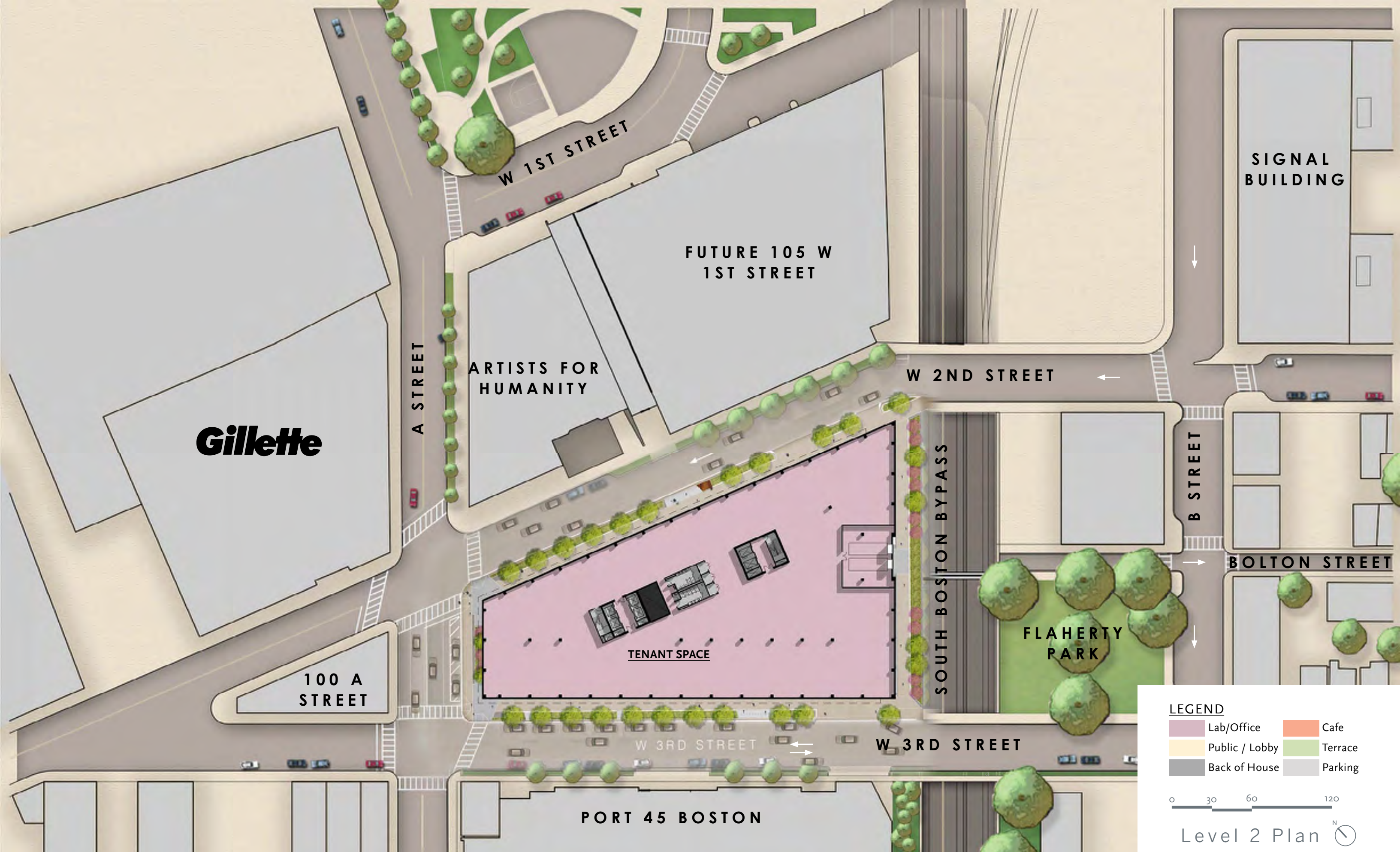


LEGEND

 Lab/Office	 Cafe
 Public / Lobby	 Terrace
 Back of House	 Parking

0 30 60 120

Level 1 Plan



LEGEND

 Lab/Office	 Cafe
 Public / Lobby	 Terrace
 Back of House	 Parking







LEGEND

 Lab/Office	 Cafe
 Public / Lobby	 Terrace
 Back of House	 Parking

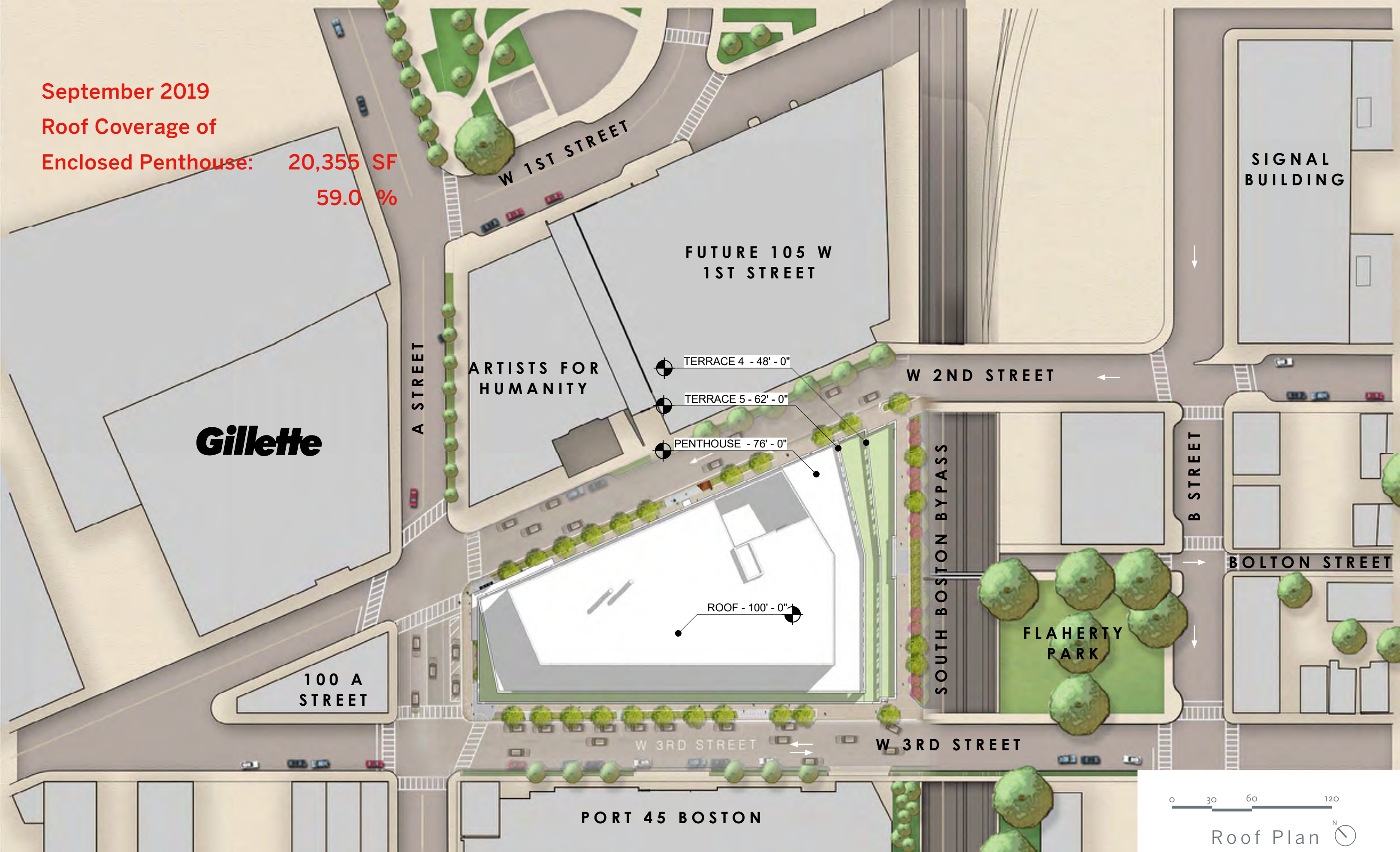




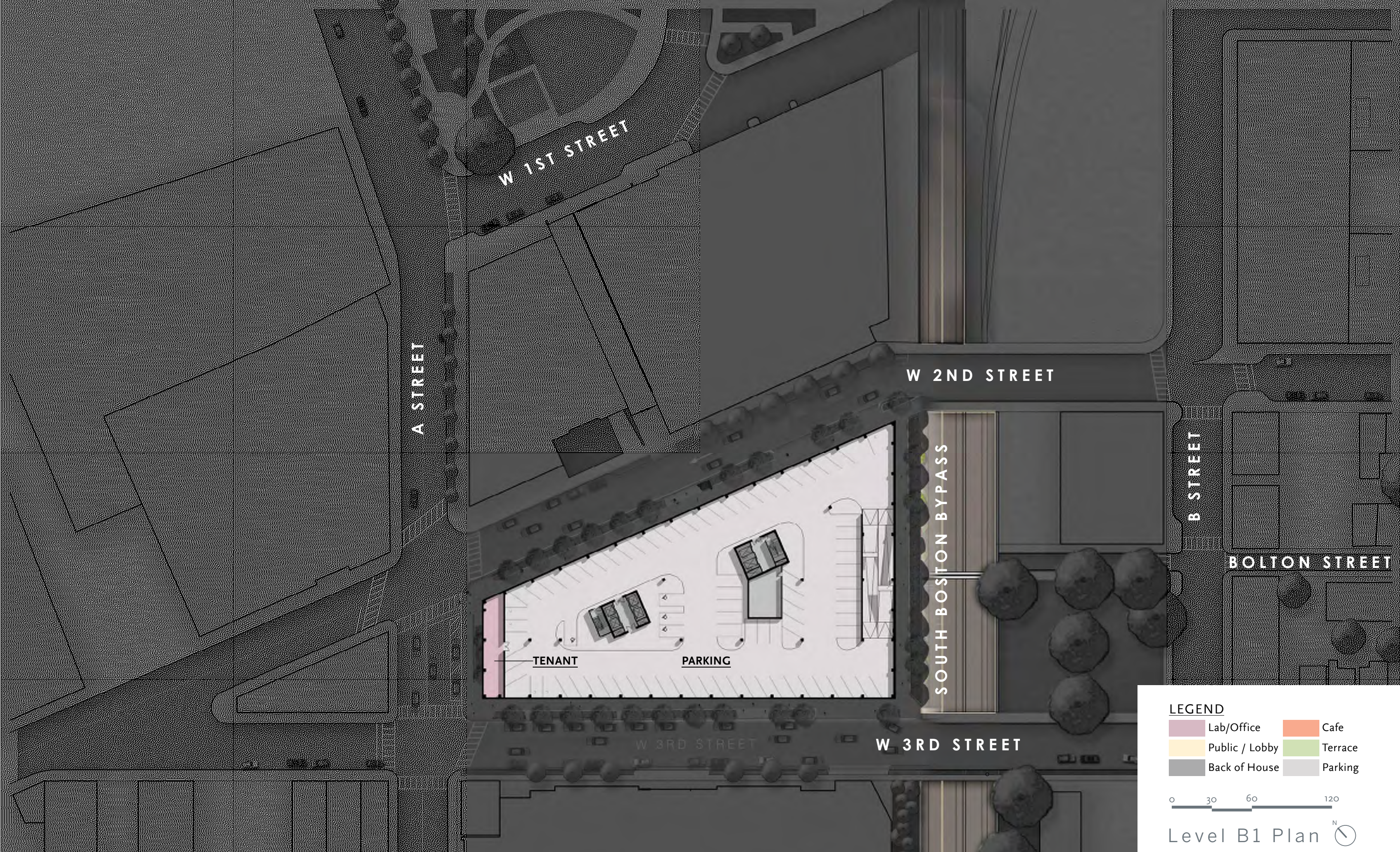
September 2019

Roof Coverage of

Enclosed Penthouse: 20,355 SF
59.0 %



99 A Street



A STREET

W 1ST STREET

W 2ND STREET

B STREET

BOLTON STREET

SOUTH BOSTON BYPASS

TENANT

PARKING

W 3RD STREET

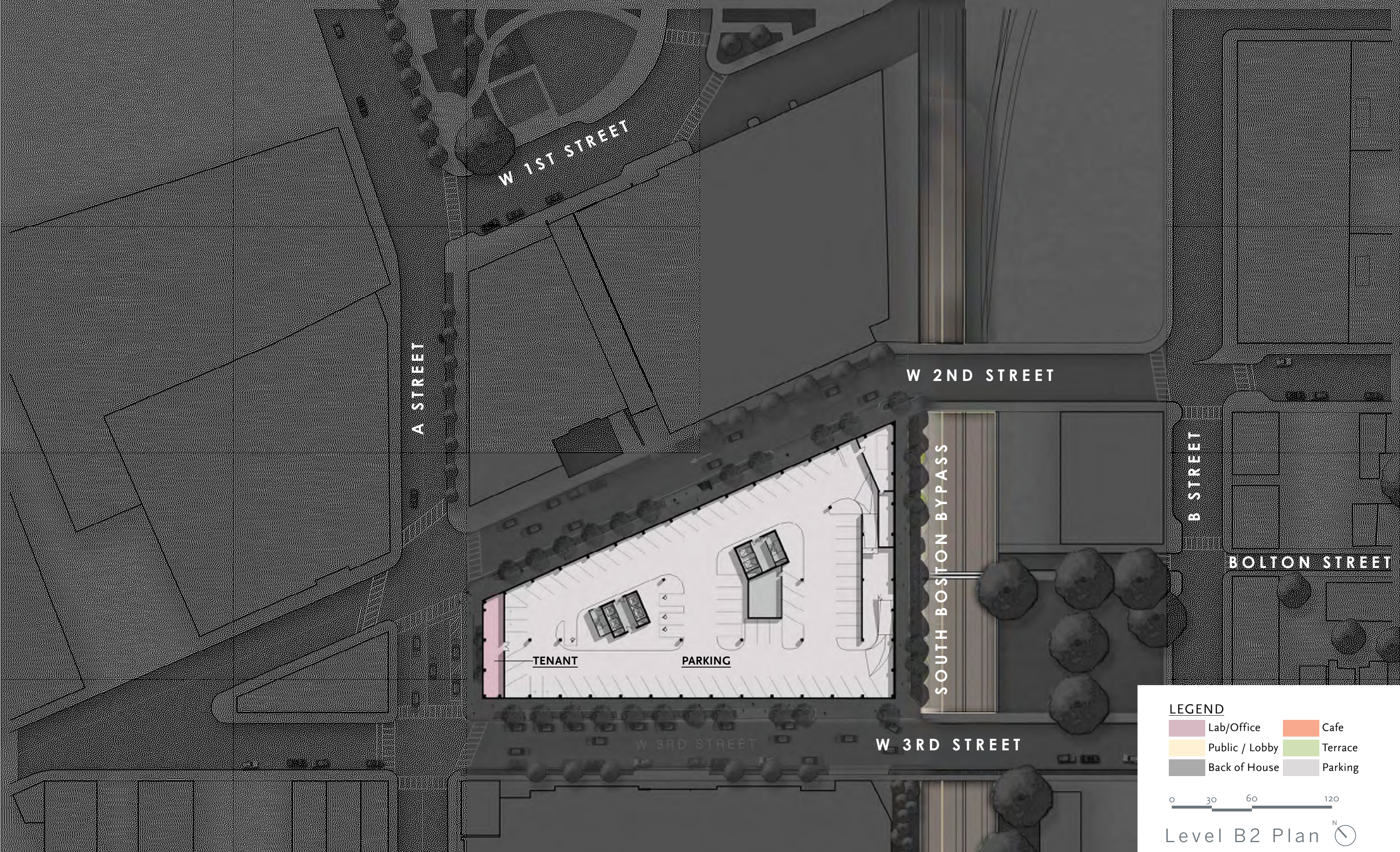
W 3RD STREET

LEGEND

- Lab/Office
- Public / Lobby
- Back of House
- Cafe
- Terrace
- Parking



Level B1 Plan



A STREET

W 1ST STREET

W 2ND STREET

B STREET

BOLTON STREET

SOUTH BOSTON BYPASS

TENANT

PARKING

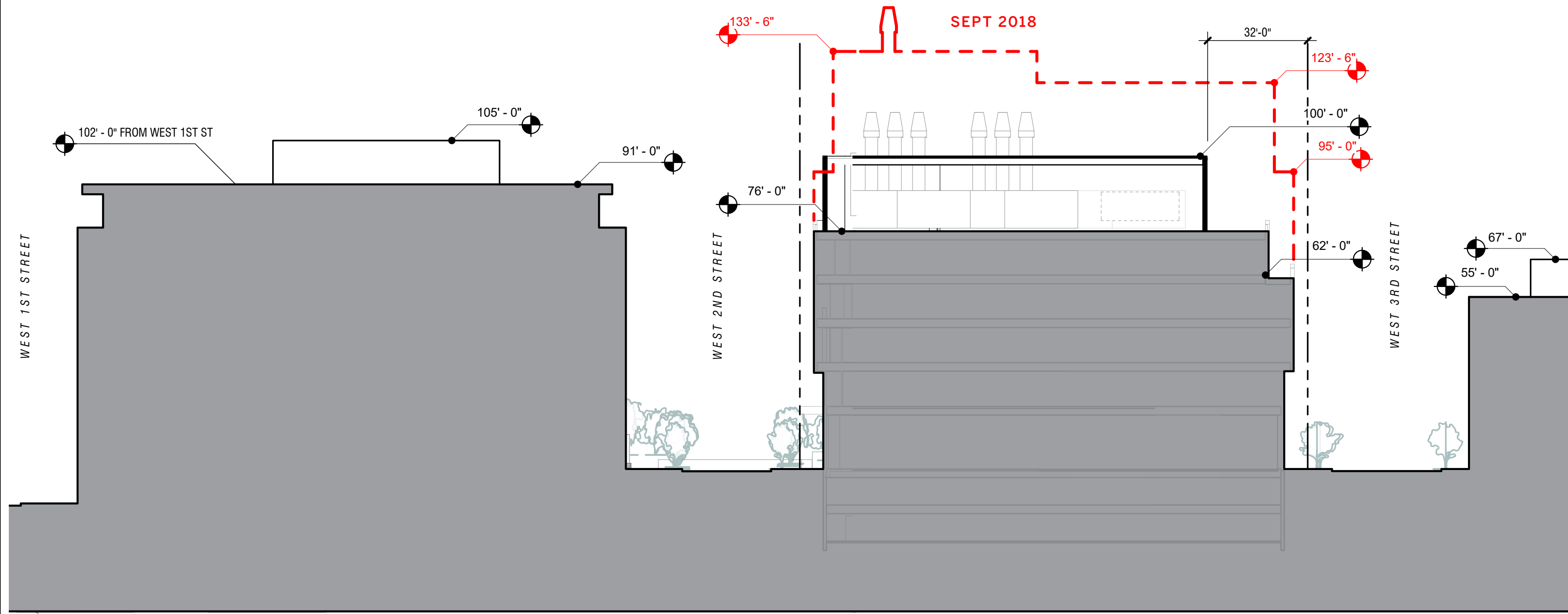
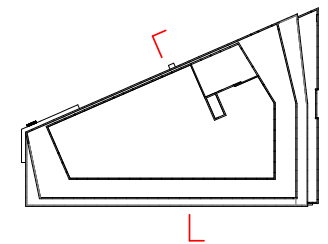
W 3RD STREET

LEGEND

 Lab/Office	 Cafe
 Public / Lobby	 Terrace
 Back of House	 Parking

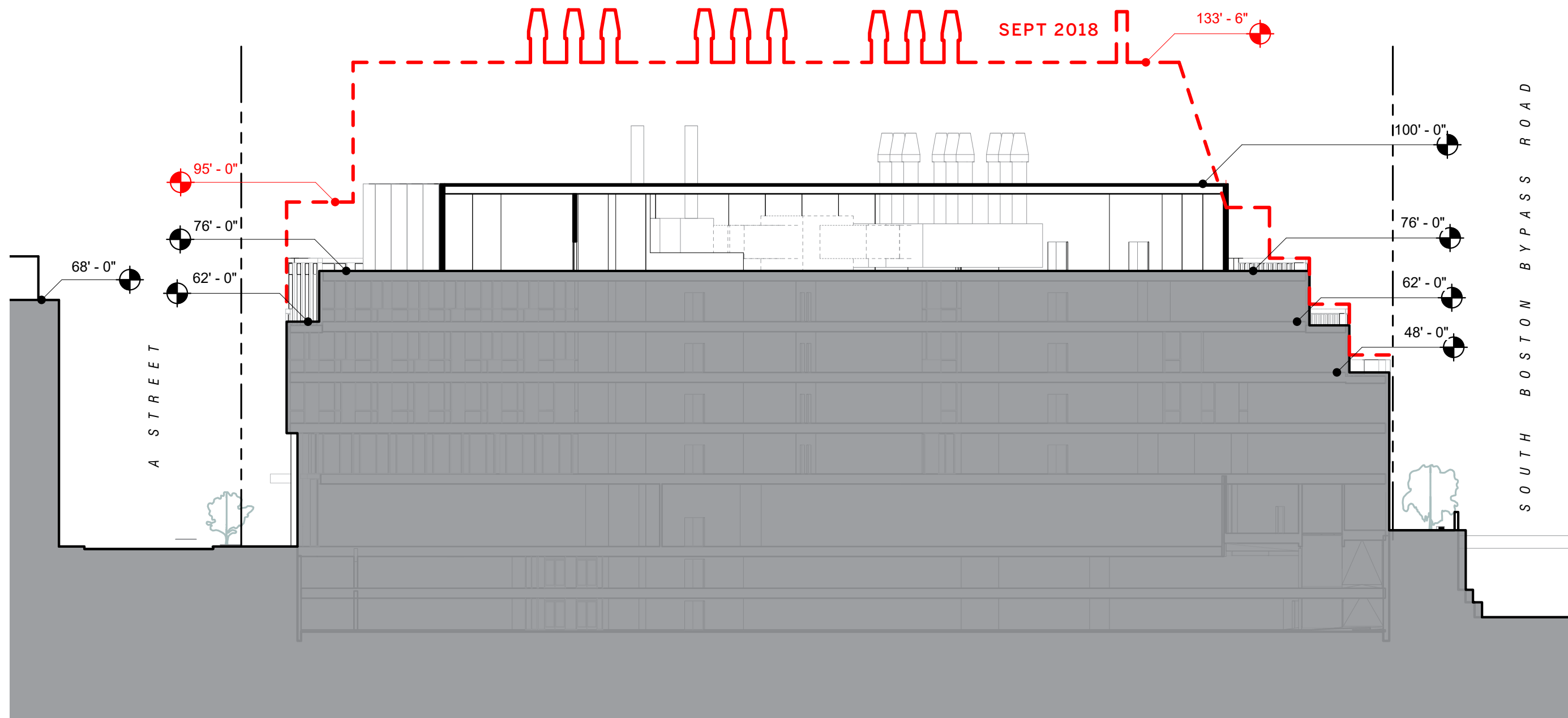
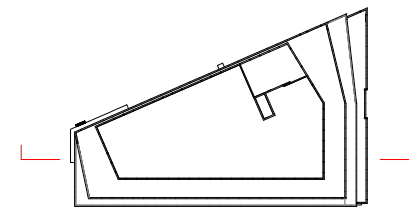


Level B2 Plan



*Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".

Section A



*Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".

Section B



NORTH ELEVATION - WEST 2ND STREET

99 A Street

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EAST ELEVATION - SOUTH BOSTON BYPASS ROAD

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SOUTH ELEVATION - WEST 3RD STREET

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WEST ELEVATION - A STREET

99 A Street

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West Third Street Aerial View

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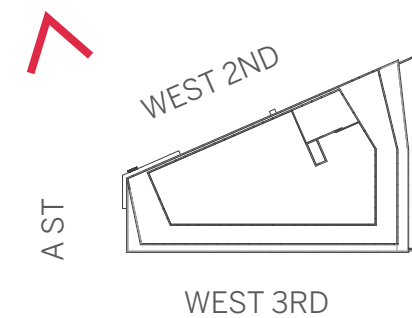


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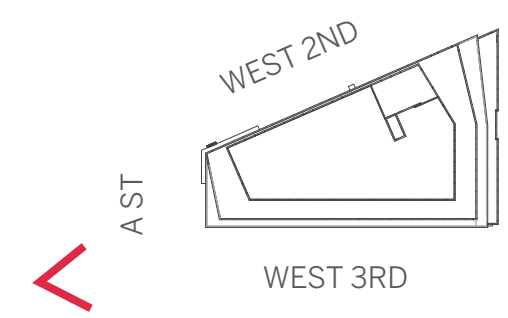
West Third Street View Looking West

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A Street View Looking South



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West Third Street View Looking East



September 2018

FAR Gross Area :	208,946	SF
Building Gross Area:	371,300	GSF
FAR =	4.42	
Maximum floor plate (level 3) =	42,416	SF

Roof Coverage of Enclosed Penthouse:	32,864	SF
	89.8	%

September 2019

FAR Gross Area :	171,584	SF
Building Gross Area:	303,637	GSF
FAR =	3.63	
Maximum floor plate (level 3) =	42,416	SF

Roof Coverage of Enclosed Penthouse:	20,355	GSF
	59.0	%



SEPTEMBER 2018

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SEPTEMBER 2019

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West Third Street View Looking East

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SEPTEMBER 2018



SEPTEMBER 2019

West Third Street View Looking West



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A Street View Looking South

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Transportation Summary

- It is estimated that 64% of all trips will occur via alternative transportation mode (walk/bike/transit)
- Project includes a 162-space parking garage (0.94 spaces/ksf) and a three-bay internal loading dock
 - Access from W Third St and egress to W Second St
- Due to existing operations and incremental Project impact, mitigation is proposed at two study area intersections
 - A St/Broadway: signal adjustments
 - A St/W Third St: geometric improvements to enhance visibility
- A drop-off is proposed along A Street, maintaining the bike lane
- Sidewalks will be widen along A St, W Second St and W Third St & a walkway is proposed along the South Boston Bypass Road
- Bicycle parking to be provided in compliance with BTG Guidelines

Transportation Study Intersections

Traffic counts collected on Oct 18, 2018 and Jan 31, 2019 (both Thursdays)

- 1 A St at Richards St
- 2 South Boston Bypass Rd at Cypher St
- 3 A St at West 2nd St
- 4 B St at West 2nd Street
- 5 A St at West Third St
- 6 B St at West 3rd St
- 7 A St at West Broadway
- 8 B St at West Broadway
- 9 Dorchester Ave at West Broadway/Traveler Street



Estimated Trip Generation: Auto

	PNF	Currently Proposed Project	Net Change
Daily			
Enter	517	448	(-69)
Exit	517	448	(-69)
Total	1,034	896	(-138)
Morning Peak Hour			
Enter	72	61	(-11)
Exit	16	15	(-1)
Total	88	76	(-12)
Evening Peak Hour			
Enter	18	18	0
Exit	83	69	(-14)
Total	101	87	(-14)

Source: Trip Generation Manual, 10th Edition, Institute of Transportation Engineers

As a comparison, A Street processes about:

- 1,000-1,100 vehicle per peak hour
- about 13,000-14,000 vehicles per day

Estimated Trip Generation: Non-Auto

Transit, Walk, Bike, Other

	PNF	Currently Proposed Project	Net Change
Daily			
Enter	1,001	984	(-17)
Exit	1,001	984	(-17)
Total	2,002	1,968	(-34)
Morning Peak Hour			
Enter	132	125	(-7)
Exit	39	46	7
Total	171	171	0
Evening Peak Hour			
Enter	47	56	9
Exit	145	130	(-15)
Total	192	188	(-4)

Source: Trip Generation Manual, 10th Edition, Institute of Transportation Engineers

Level of Service Summary: Current Proposed Project

	Morning Peak Period		Evening Peak Period	
	No-Build	Build	No-Build	Build
1. A St at Richards St	B	B	C	C
2. S Boston Bypass Rd at Cypher St	C	C	D	D
3. A St at W 2nd St	C	C	C	C
4. B St at W 2nd Street	B	B	A	A
5. A St at W 3rd St	F	F	F	F
6. B St at W 3rd St	A	A	A	A
7. A St at W Broadway	E	E	F	F
8. B St at W Broadway	F	F	F	F
9. Dorchester Ave at W Broadway	E	E	C	C

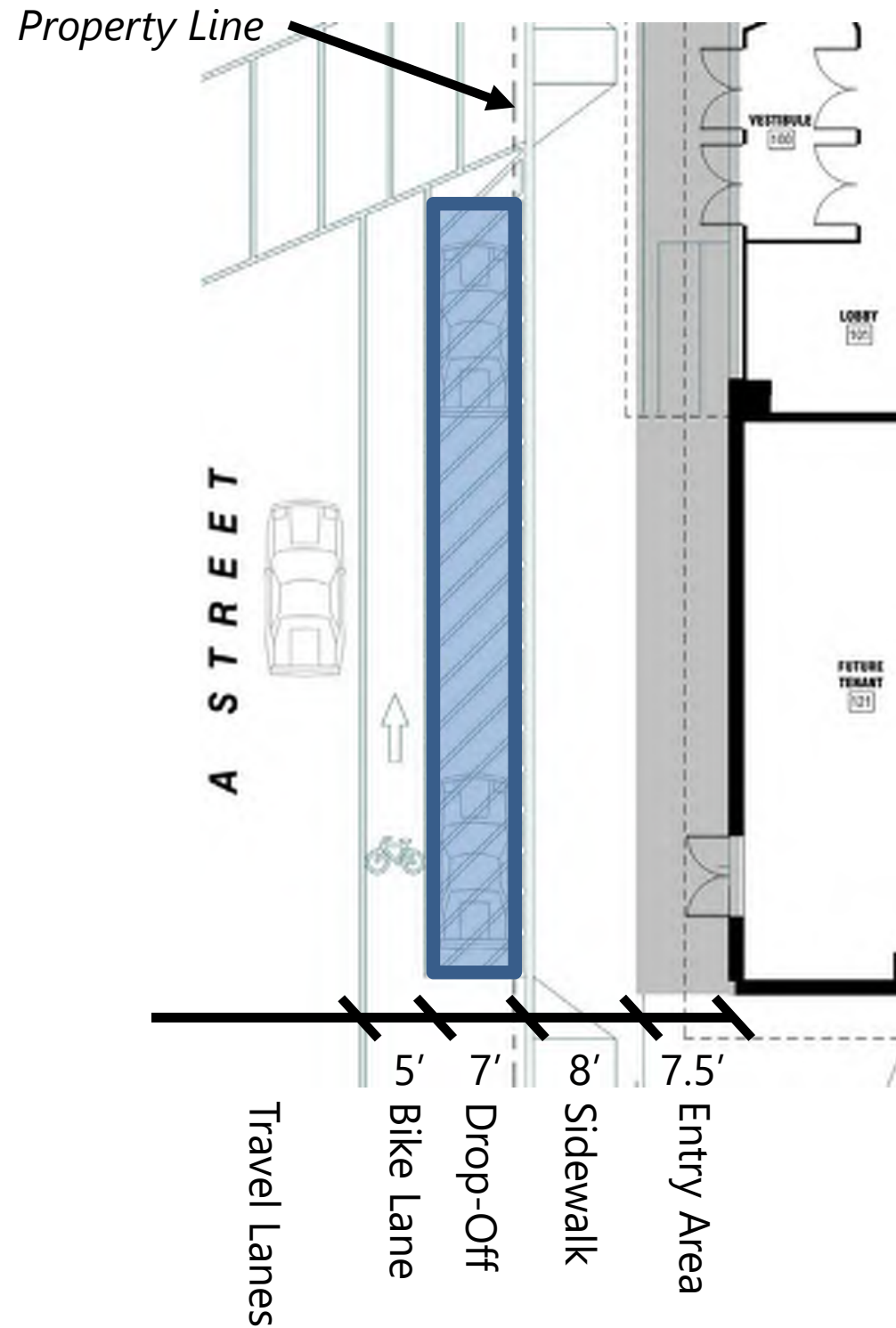
As compared to the PNF, LOS results remain unchanged with the exception of A Street at Richards Street during the Morning Peak Hour.

- PNF - Build Condition: LOS C
- Current Proposed Project - Build Condition: LOS B

Vehicle Parking Summary

- Proponent fully supports resident permit parking along all abutting streets
- Project includes a 162-space below grade parking garage
 - 0.94 spaces/ksf or about 0.40 spaces/employee
- Access from W Third St and egress to W Second St

Drop-Off / Pick-up Area: A Street



Drop-off / Pick-up area will be provided along the east curb of A Street, abutting the project site

- A Street is the most likely location for drop-offs and pick-ups to occur
- Safe, and accessible to a building entrance
- Accommodates 2-3 vehicles
- Maintain existing bicycle lane
- Minimize any impact to traffic flow along A Street

 Drop-off / Pick-up Area

