

 Boston Properties

Pelli Clarke Pelli Architects

ARROWSTREET

OJB | THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE

MAGNUSSON
KLEMENCIC
ASSOCIATES

WSP | **PARSONS
BRINCKERHOFF**


McNAMARA · SALVIA

BRIA

AHA
CONSULTING
ENGINEERS


vhb

ARUP

**HALEY
ALDRICH**

RWDI
CONSULTING ENGINEERS
& SCIENTISTS


JENSEN HUGHES

 **Nutter**

THE BACK BAY / SOUTH END GATEWAY PROJECT

BOSTON, MASSACHUSETTS

APRIL 28, 2016

CAC KICKOFF MEETING



AGENDA

- BRA Staff + CAC Introductions
- CAC Process And Roles + Responsibilities
- Article 80 + Entitlement Process Overview
- Team Introductions + Project History
- Project Vision And Neighborhood Context
- *Back Bay Station Renovation*
- Project Overview
- CAC Q&A
- Public Q&A
- Next Steps + Upcoming Meetings

CAC PROCESS

- CAC Meetings (Every 2-3 Weeks)
 - Meeting 1 • April 28th
 - Meeting 2 • May 12th • 8am Site Visit
 - Meeting 3 • May 26th • Time TBD
 - Process Overview
 - Alternate Schemes
- Future Meetings To Review
 - Public Benefits
 - Shadow
 - Wind
 - Traffic And Parking
 - Potential On-Ramp Closure
 - Streetscape Design
 - Sustainability
 - Other Topics As Needed

PROJECT PROCESS

- Article 80 Review
 - PNF
 - DPIR (Draft Project Impact Report)
 - FPIR (Final Project Impact Report)
- MEPA Review (Concurrent)
 - ENF
 - DEIR (Draft Environmental Impact Report)
 - FPIR (Final Environmental Impact Report)
- PDA #2 (Planned Development Area)
 - Existing PDA Encompasses Garage Sites + Existing Building
 - Will Be Amended To Include Station Sites + Related Elements

PROJECT STATUS

- Key Dates
 - PNF Filing • March 29th
 - ENF Filing • April 15th
 - City Scoping Session • May 11th
 - Back Bay Public Meeting • May 11th
 - South End Public Meeting • May 18th
 - MEPA Public Meeting • May 18th
 - PNF Public Comment Period Ends • May 31st
 - MEPA Public Comment Period Ends • May 31st
 - BCDC Meeting • June 7th

INTRODUCTION



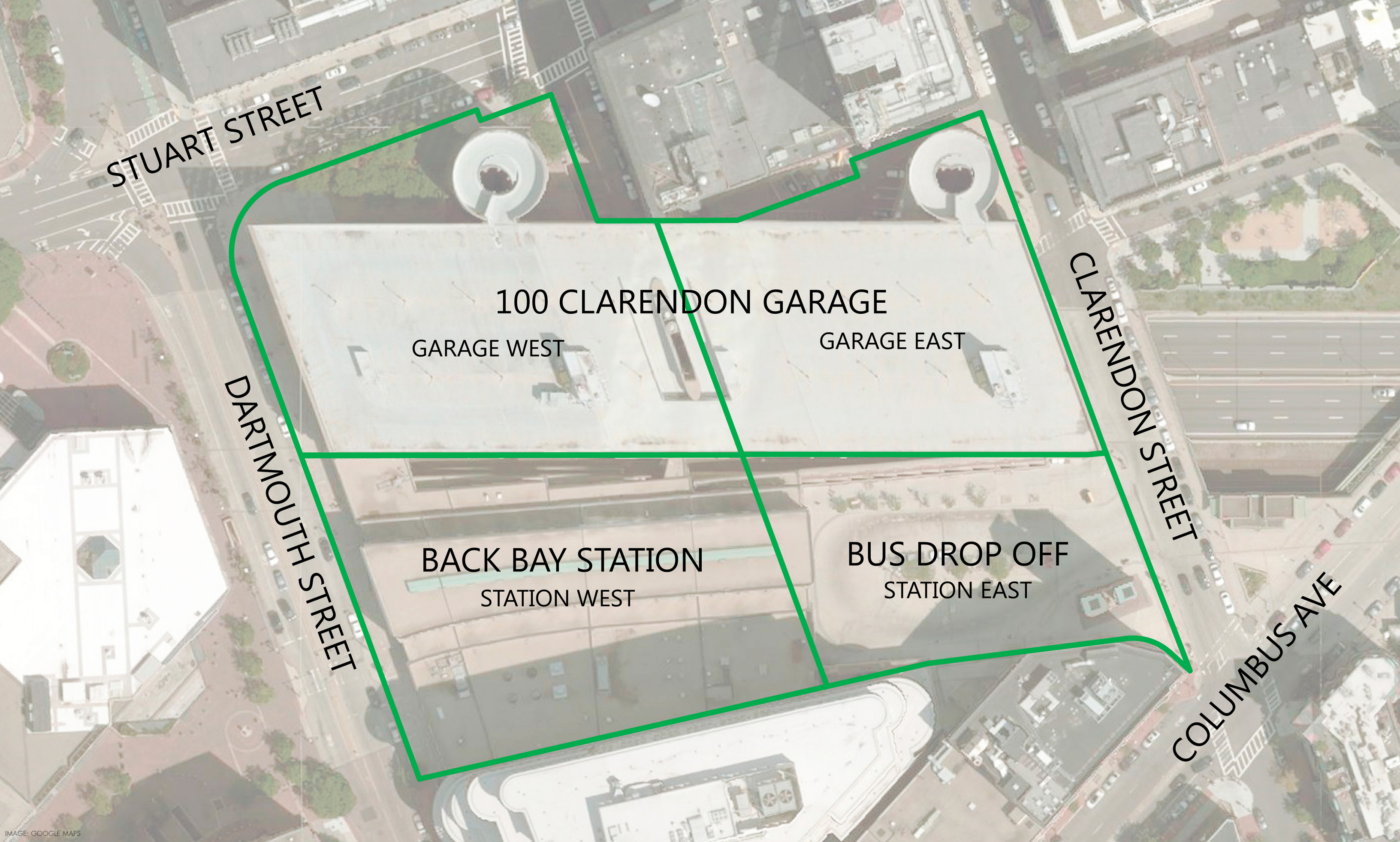


PROJECT HISTORY

- Lease Between MassDOT And Boston Properties
- Redevelopment Opportunity At The Garage
- MBTA Needed Funding For Station Renovation And Operational Assistance
- Successful **Public-Private Partnership** Was Formed:
 - BP To Fund And Execute An Extensive Concourse Renovation
 - BP To Contribute To MBTA-Led Track Level Ventilation Repair, And MBTA To Match
 - BP Assumed Property Management Responsibility Of Concourse On August 1st, 2015
- Additional Redevelopment Opportunity At The Station
- On-Ramp Closure Being Considered As A Separate Project



IMAGE: GOOGLE MAPS



STUART STREET

CLARENDON STREET

COLUMBUS AVE

DARTMOUTH STREET

100 CLARENDON GARAGE

GARAGE WEST

GARAGE EAST

BACK BAY STATION

STATION WEST

BUS DROP OFF

STATION EAST

VISION AND NEIGHBORHOOD CONTEXT



PROJECT VISION

- Opportunity To Reconsider The Entire Site Wholistically To Create A “Great Place”
- Centered Around Renovated And Upgraded Station
- Permeability Through Site And Increased Accessibility
- Connectivity Between Surrounding Neighborhoods
- Transformative, Transit-Oriented, Sustainable, Mixed-Use, And Phasable
- Respectful Of Stuart Street Zoning Regulations
 - Height, Density, Massing, Shadow, And Wind
- High Quality Architecture
- Lively And Welcoming Street Frontage And Public Realm
- Locate Office Residential And Retail Uses Thoughtfully
- Become A “Good Neighbor” and Worthy “Front Door” Into Boston



BASE SCHEME VIEW FROM SOUTHWEST CORRIDOR





BASE SCHEME VIEW FROM STUART AND DARTMOUTH STREETS



BASE SCHEME VIEW FROM COLUMBUS AVE



BASE SCHEME VIEW FROM CLARENDON STREET



NORTH END
NEIGHBORHOOD

BOSTON HARBOR

FINANCIAL DISTRICT

DOWNTOWN
CROSSING

BEACON HILL
NEIGHBORHOOD

BOSTON COMMON

BOSTON PUBLIC GARDEN

BACK BAY
NEIGHBORHOOD

BAY VILLAGE
NEIGHBORHOOD

SOUTH END
NEIGHBORHOOD

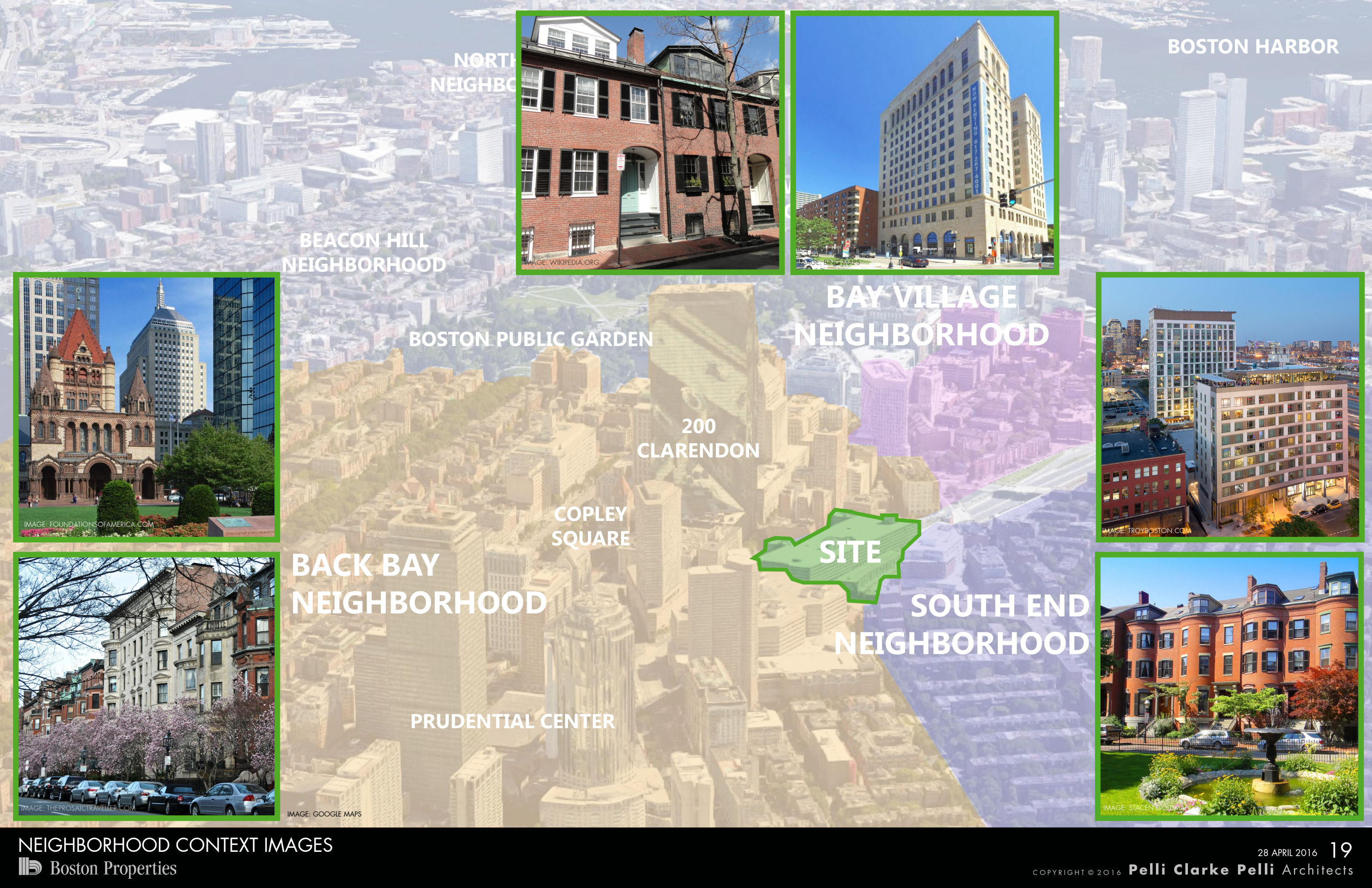
COPLEY
SQUARE

200
CLARENDON

PRUDENTIAL CENTER

SITE

IMAGE: GOOGLE MAPS



NORTH
NEIGHBORHOOD

BOSTON HARBOR

BEACON HILL
NEIGHBORHOOD



BAY VILLAGE
NEIGHBORHOOD

BOSTON PUBLIC GARDEN

200
CLARENDON

COPLEY
SQUARE

SITE

SOUTH END
NEIGHBORHOOD

BACK BAY
NEIGHBORHOOD

PRUDENTIAL CENTER

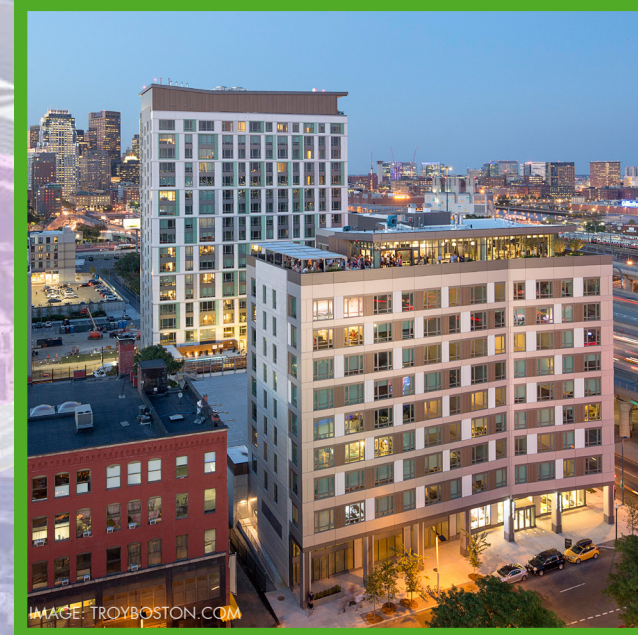
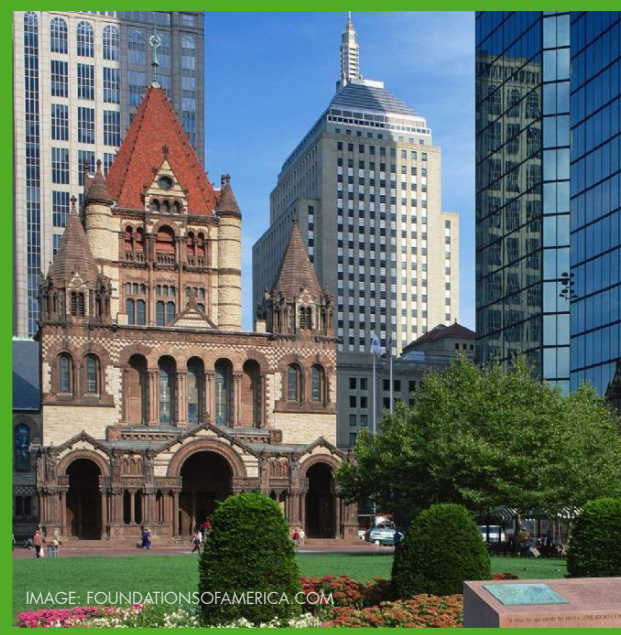


IMAGE: GOOGLE MAPS

KEY: OFFICE RESIDENTIAL HOTEL RETAIL

BACK BAY
NEIGHBORHOOD

BAY
VILLAGE
NEIGHBORHOOD

SITE

SOUTH END
NEIGHBORHOOD

BACK BAY

- Serves Approximately 30,000 Passengers Per Day
 - Orange Line
 - 4 Commuter Rail Lines
 - Amtrak
 - 9 Bus Lines Stop Near The Station
- “Front Door” Into Boston
- Important Civic Neighbor

BAY VILLAGE

LOCAL BUS ROUTES



CHICAGO

LAKE SHORE LIMITED

FRAMINGHAM/WORCESTER LINE

WESTERN SUBURBS

BACK BAY
SOUTH END
STATION

SOUTH
STATION

TO OAK GROVE
(INBOUND)

JP, ROXBURY

TO FOREST HILLS
(OUTBOUND)

NORTHEAST REGIONAL &
ACELA EXPRESS

NYC
DC

SOUTH END

PROVIDENCE/STOUGHTON LINE &
NEEDHAM LINE &
FRANKLIN LINE

SOUTH SHORE SUBURBS

MBTA ORANGE LINE
MBTA COMMUTER RAIL
AMTRAK

BACK BAY / SOUTH END STATION RENOVATION

- Separate From Air Rights Development; Different Permitting Process + Schedule
- Interior Renovation And Restoration
- Goals Of The Project Are:
 - Create A First-Class Transit Hub Of “Airport Quality”
 - Improve Customer Experience And Access
 - Generate Revenue To Support Station Operations
 - Allow MBTA To Focus On Train Operations, BP To Focus On Real Estate
- Schedule
 - 2015-2016: Initial Clean-Up
 - Working With MBTA On Design
 - 2016: Restrooms
 - 2017: Ventilation Project
 - 2017: Major Renovation

An architectural rendering of a proposed urban development. The central focus is a large, modern building with a glass and metal facade, featuring multiple levels of cantilevered balconies with greenery. To its right is a tall, slender skyscraper with a glass curtain wall. The ground floor of the central building is labeled 'SHOPS AT BACK BAY' and 'BACK BAY STATION'. The foreground shows a busy pedestrian plaza with many people, outdoor seating with yellow umbrellas, and a street with cars. The sky is a clear, light blue.

BACK BAY / SOUTH END STATION RENOVATION PROJECT

1899



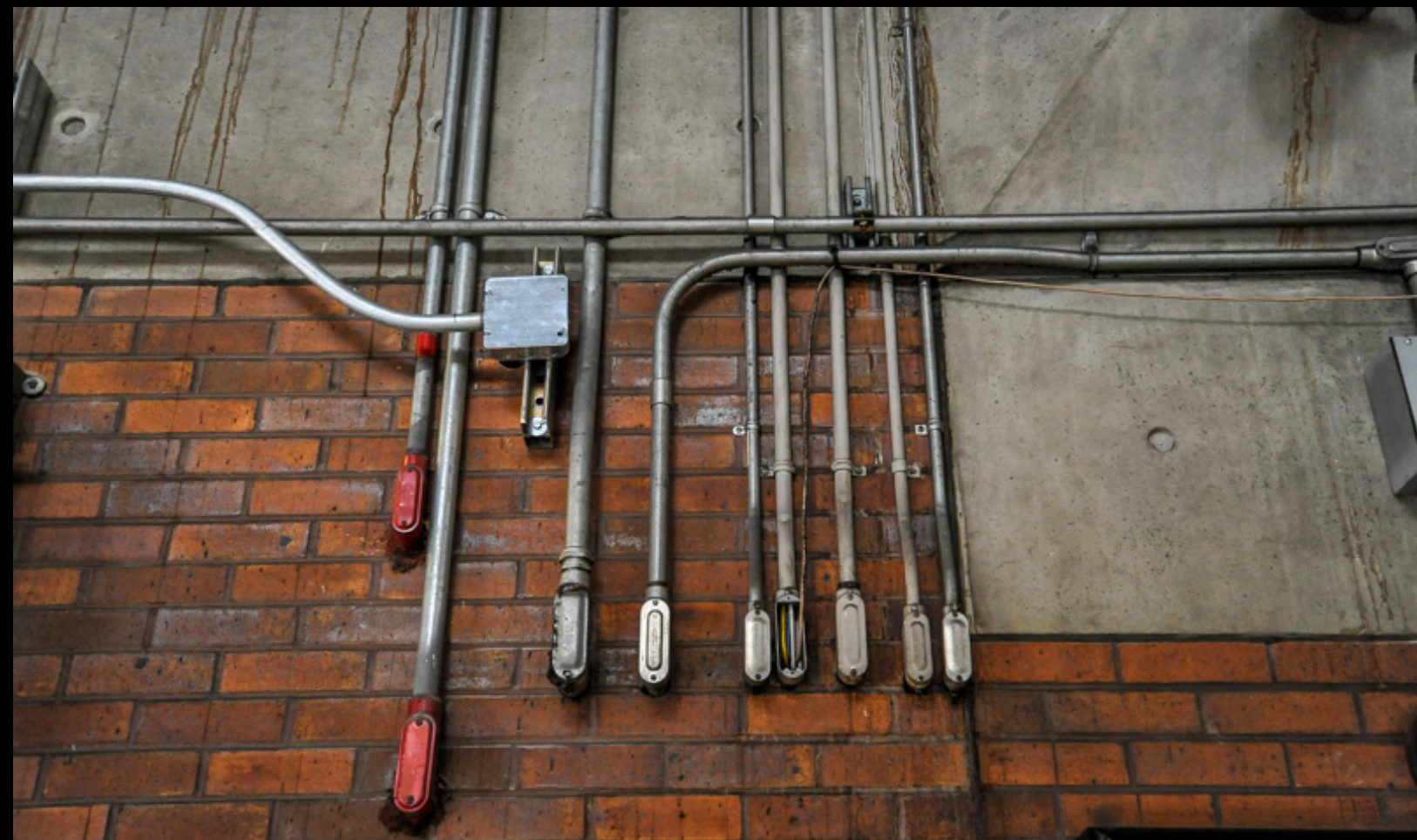
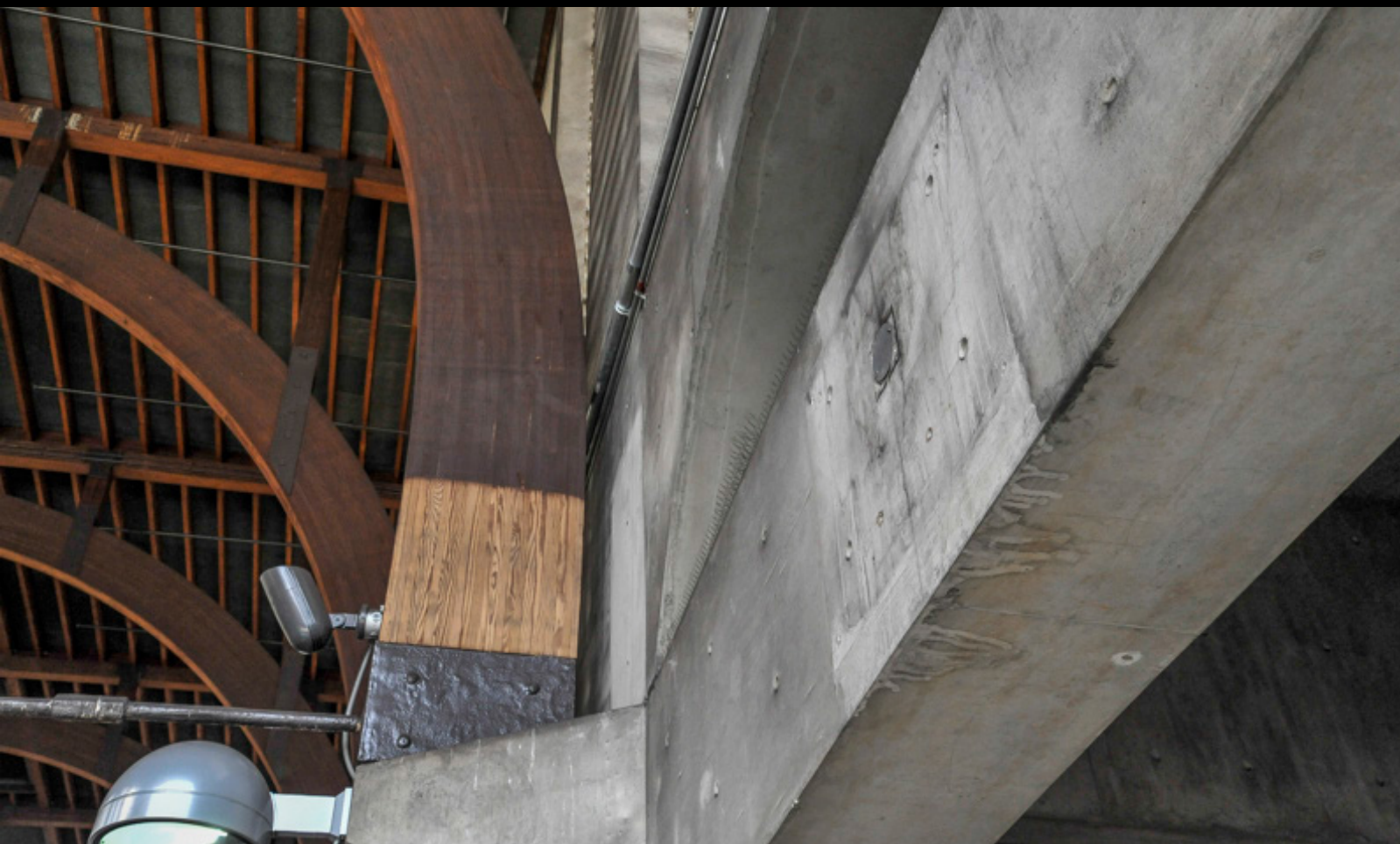
1928



1987







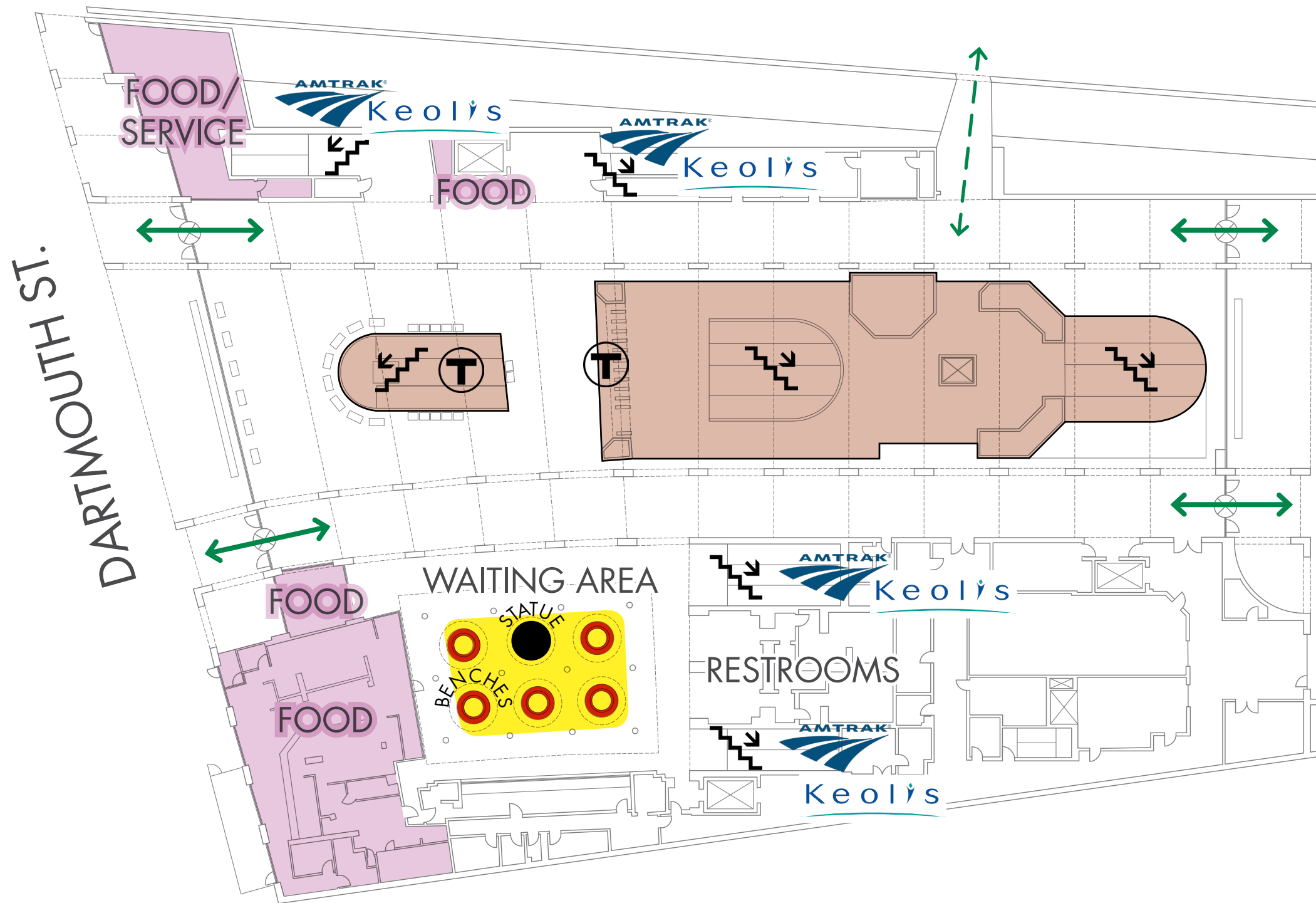


CONDITION BEFORE TAKEOVER

 Boston Properties

28 APRIL 2016 27

COPYRIGHT © 2016 ARROWSTREET



BACK BAY STATION NOW

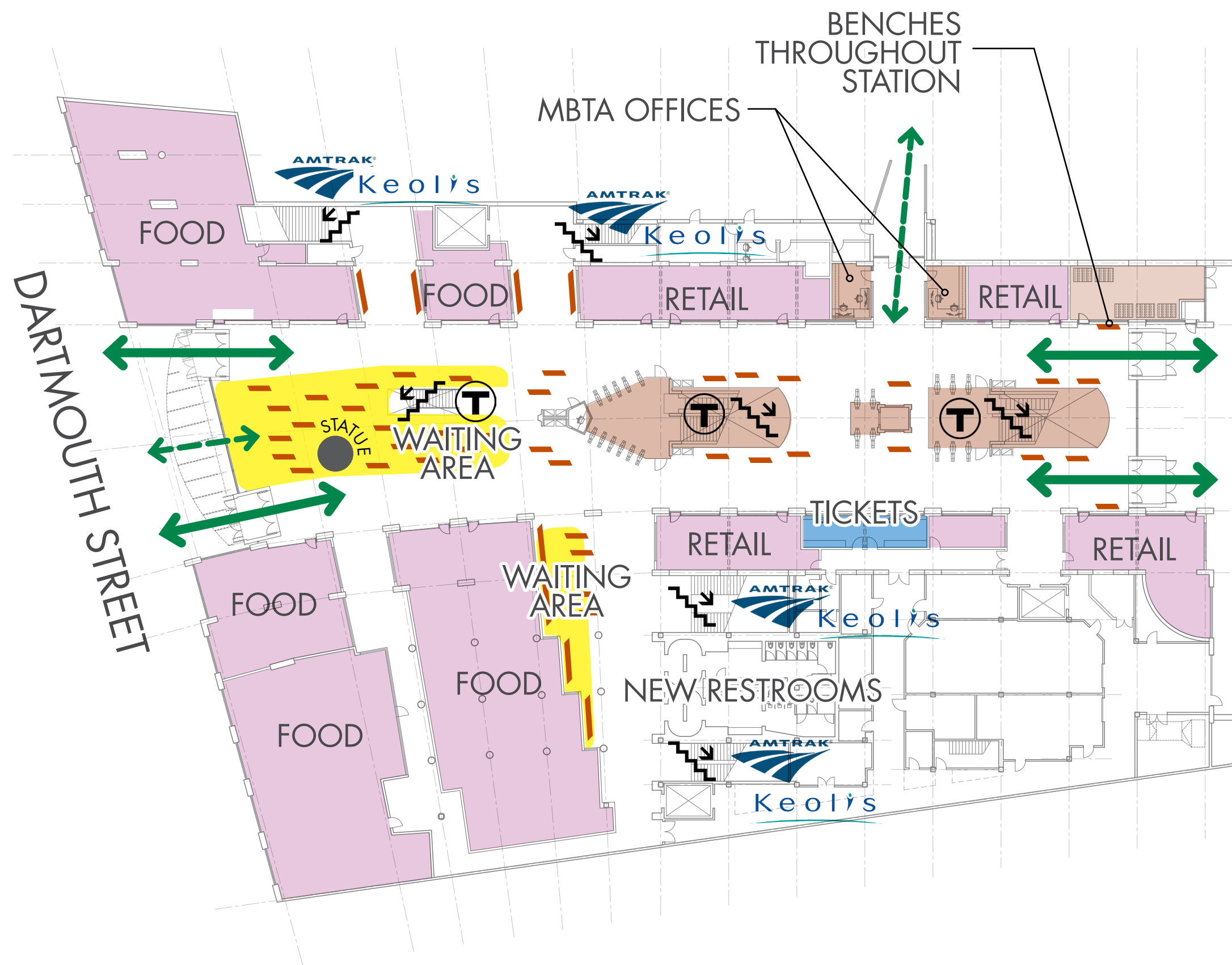
ENTRY AND CIRCULATION THROUGH LOW, DARK ARCADES

OVERSIZED ORANGE LINE AREA LIMITS CIRCULATION THROUGH STATION

ISOLATED AND CRAMPED WAITING AREAS

POOR VENTILATION

REBIRTH OF A MAJOR CIVIC SPACE



BACK BAY STATION FUTURE

- NEW ENTRIES INTO CENTRAL HALL IMPROVE CIRCULATION, EGRESS, AND TAKE ADVANTAGE OF GREAT CIVIC SPACE
- INCREASED AND BETTER DISTRIBUTED ORANGE LINE FARE GATES IMPROVE TRACK ACCESS
- IMPROVED WAITING AREAS AND DISTRIBUTED BENCHES
- AMTRAK AND KEOLIS TICKETING CENTRALLY LOCATED TO BE MORE VISIBLE
- IMPROVED MBTA FUNCTIONS AND OFFICES
- NEW EXPANDED AND DISTRIBUTED RETAIL TO ACTIVATE CENTRAL HALL AND IMPROVE STREETSCAPE ENVIRONMENT
- NEW PUBLIC ART STRATEGY

- EXTERIOR CONCRETE HAS BEEN CLEANED
- EXTERIOR ARCHES TO BE RESTORED SHORTLY



EXISTING STATION ENTRY (WEST)

- MORE WELCOMING DARTMOUTH STREET ENTRANCE
- IMPROVED STREETScape AND PEDESTRIAN ENVIRONMENT
- ENTRIES RELOCATED TO CENTER



- ARRIVAL FROM DARTMOUTH STREET IS VISUALLY CUT OFF FROM TRAINS AND ORANGE LINE
- POOR WAYFINDING AND LIGHTING





- NEW FLOOR FINISHES AND LIGHTING
- EASIER WAYFINDING
- IMPROVED CUSTOMER COMFORT IN CENTRALLY LOCATED WAITING AREA
- IMPROVED RETAIL AMENITIES

- VISUALLY CLUTTERED
- DIFFICULT WAYFINDING
- DETERIORATED GLASS BLOCK





- APPROPRIATELY SIZED FARE ENCLOSURE
- VISIBLE NOTIFICATION BOARDS AND CLEAR WAYFINDING
- INSULATED GLASS REPLACING GLASS BLOCK



- UNUSED AND WASTED SPACE
- VISUAL AND CIRCULATION OBSTRUCTIONS
- UNINVITING APPEARANCE

- TICKETING IN A PROMINENT AND CENTRAL LOCATION
- IMPROVED CIRCULATION
- RETAIL AND TRANSIT FUNCTIONS ACTIVATE CENTRAL HALL





• RESTROOMS IN DIRE NEED OF RENOVATION

EXISTING CONDITIONS

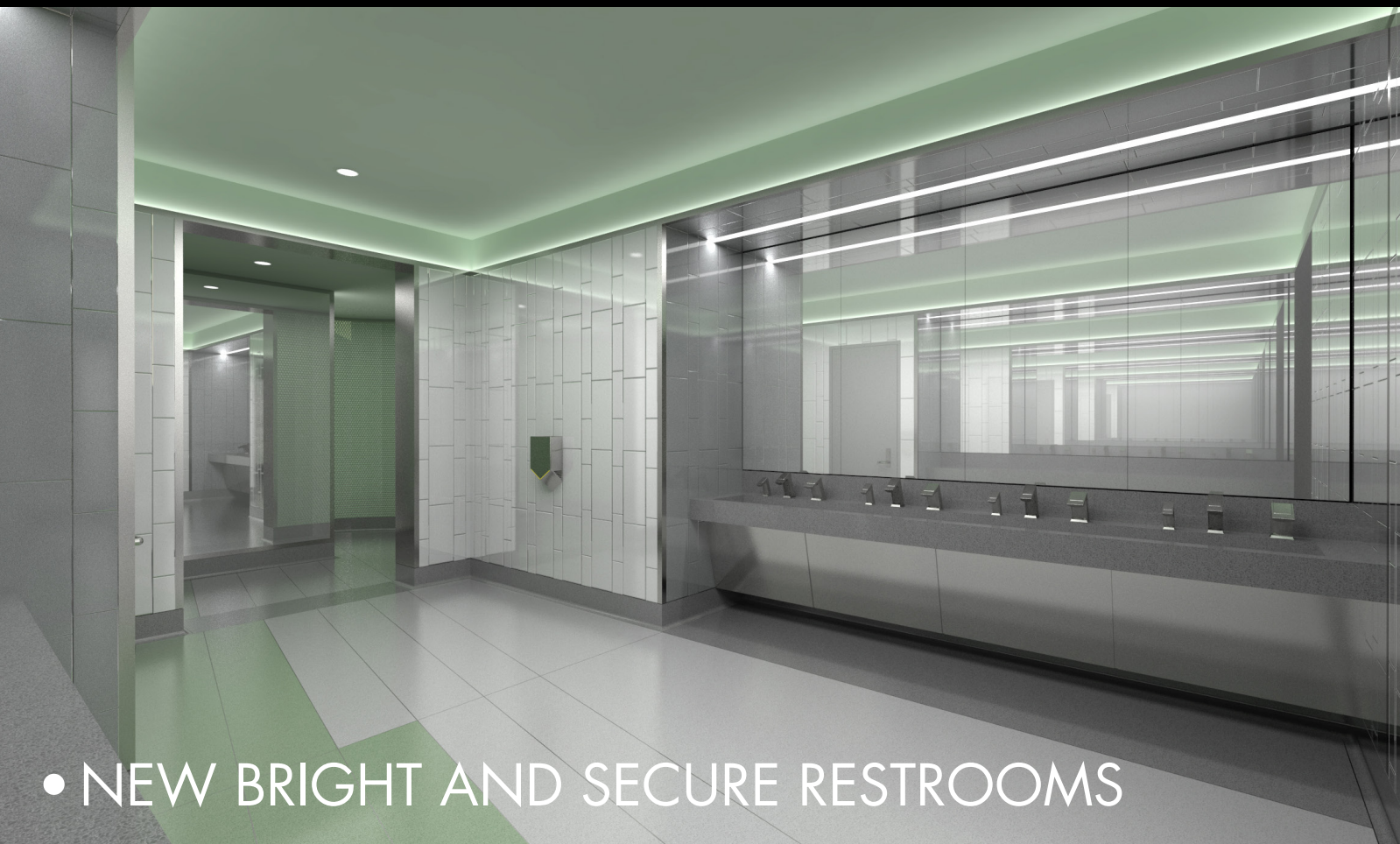
 Boston Properties

28 APRIL 2016 38

COPYRIGHT © 2016 **ARROWSTREET**

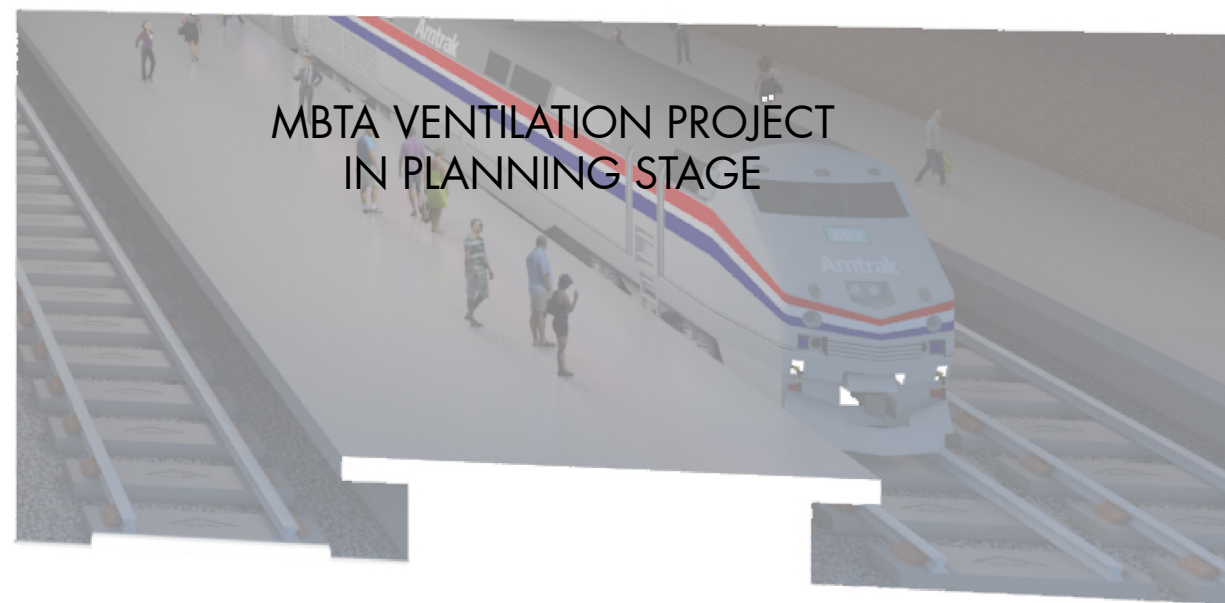
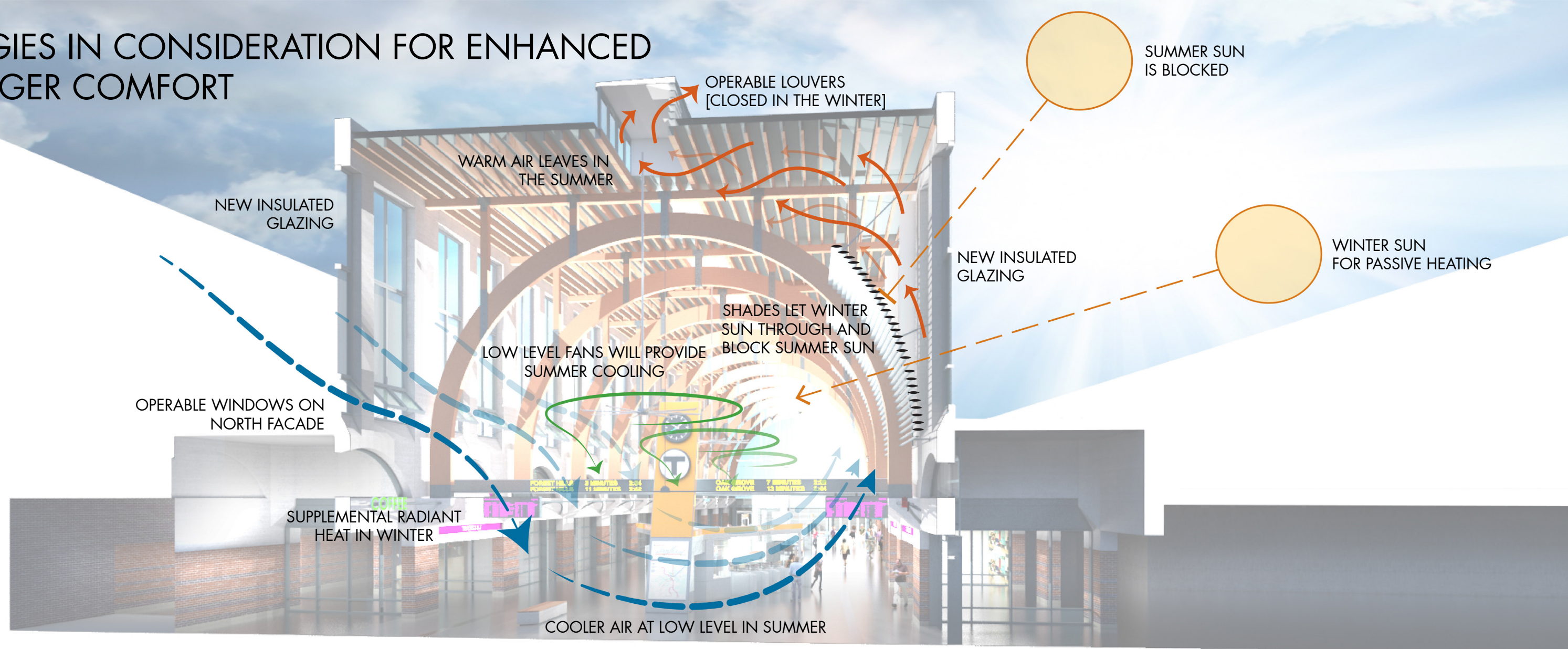
• NEW BRIGHT AND SECURE RESTROOMS





• NEW BRIGHT AND SECURE RESTROOMS

STRATEGIES IN CONSIDERATION FOR ENHANCED PASSENGER COMFORT



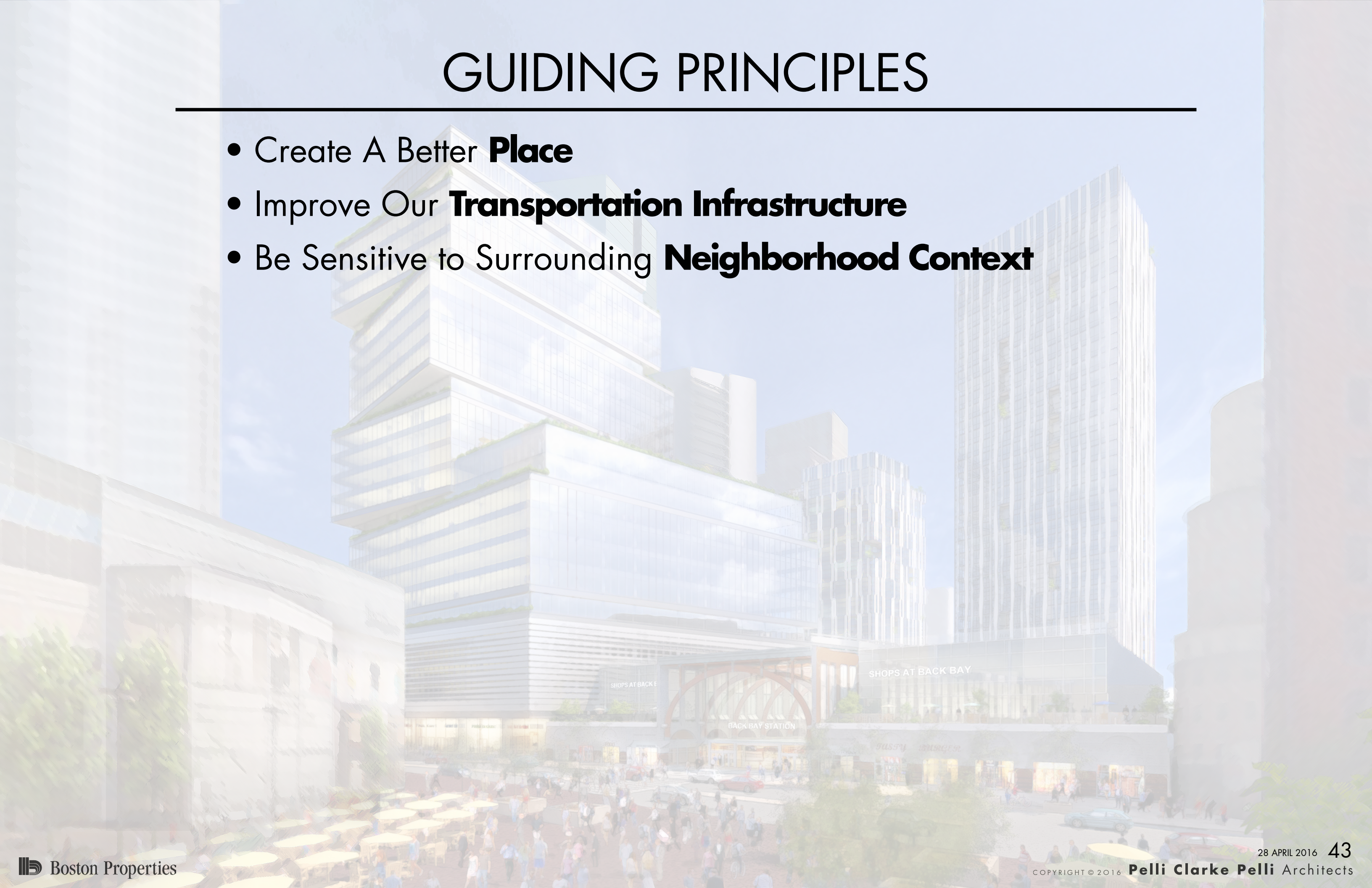


STATION RENOVATION GOALS

1. CREATE A FIRST-CLASS TRANSIT HUB OF “AIRPORT QUALITY”
2. IMPROVE CUSTOMER EXPERIENCE AND ACCESS
3. ALLOW MBTA TO FOCUS ON TRAIN OPERATIONS; BOSTON PROPERTIES FOCUS ON REAL ESTATE
4. GENERATE REVENUE TO SUPPORT STATION OPERATIONS

GUIDING PRINCIPLES

- Create A Better **Place**
- Improve Our **Transportation Infrastructure**
- Be Sensitive to Surrounding **Neighborhood Context**



EXISTING CONDITIONS



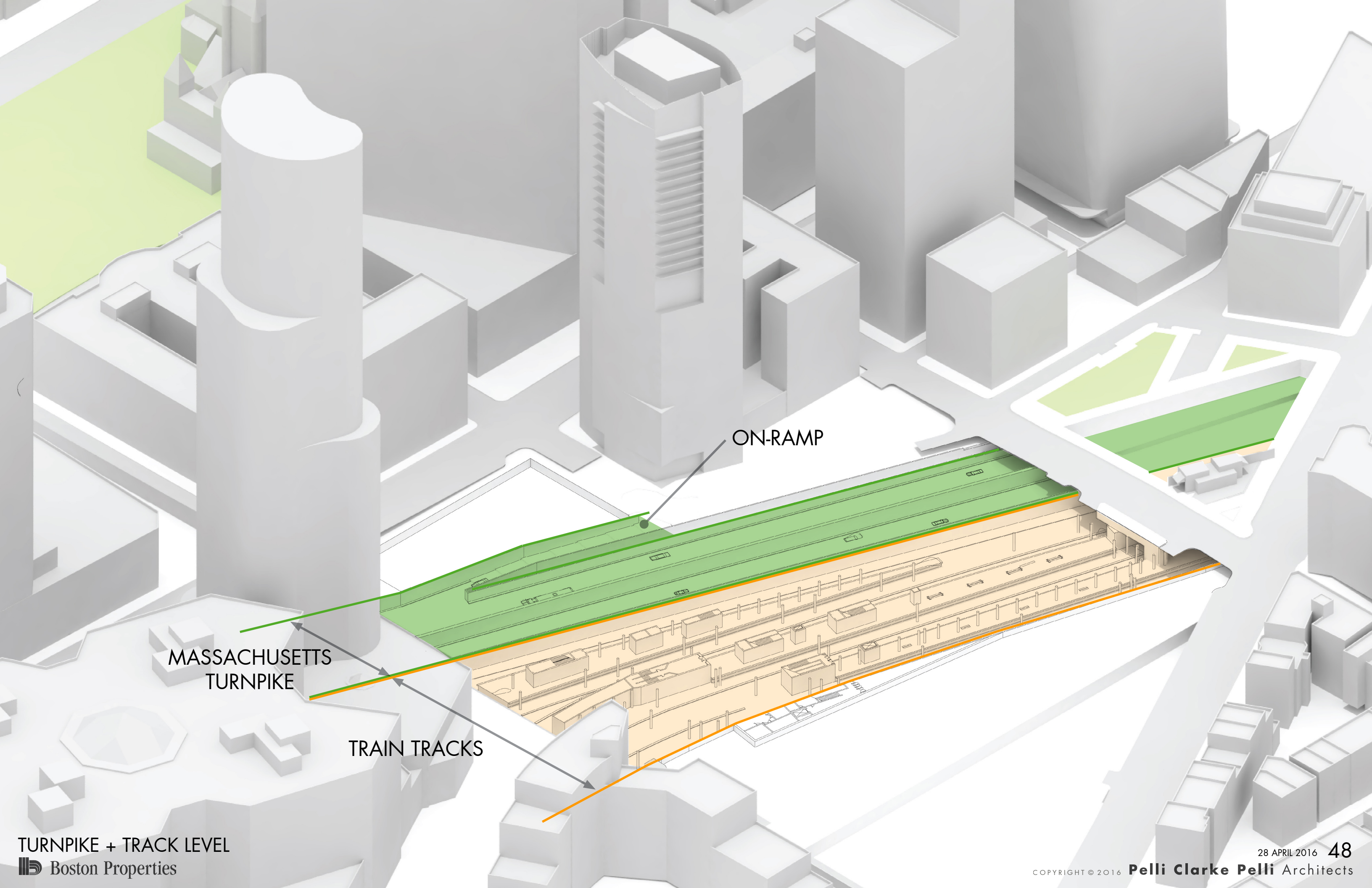


IMAGE: GOOGLE MAPS



IMAGE: GOOGLE MAPS

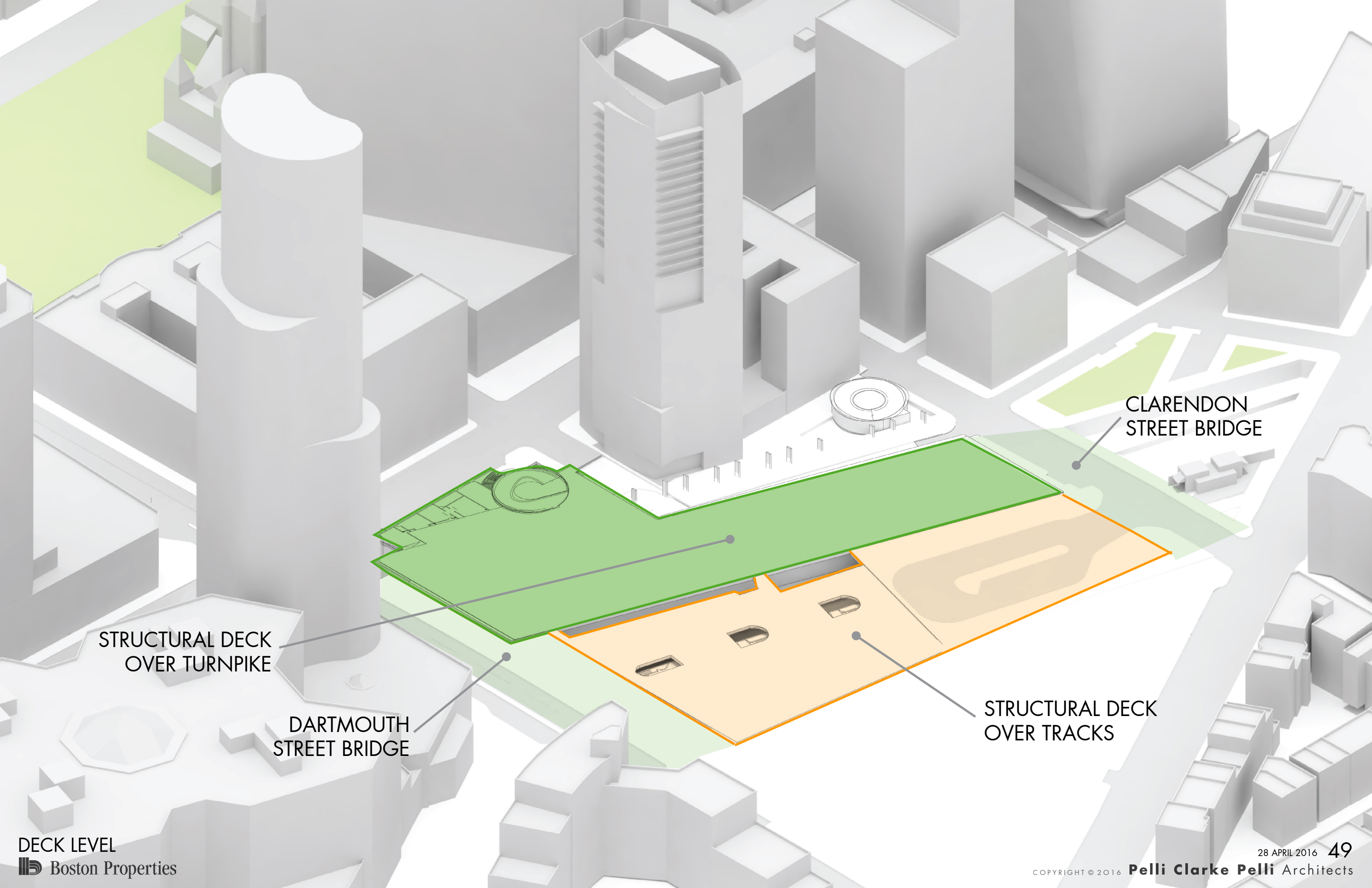




ON-RAMP

MASSACHUSETTS
TURNPIKE

TRAIN TRACKS

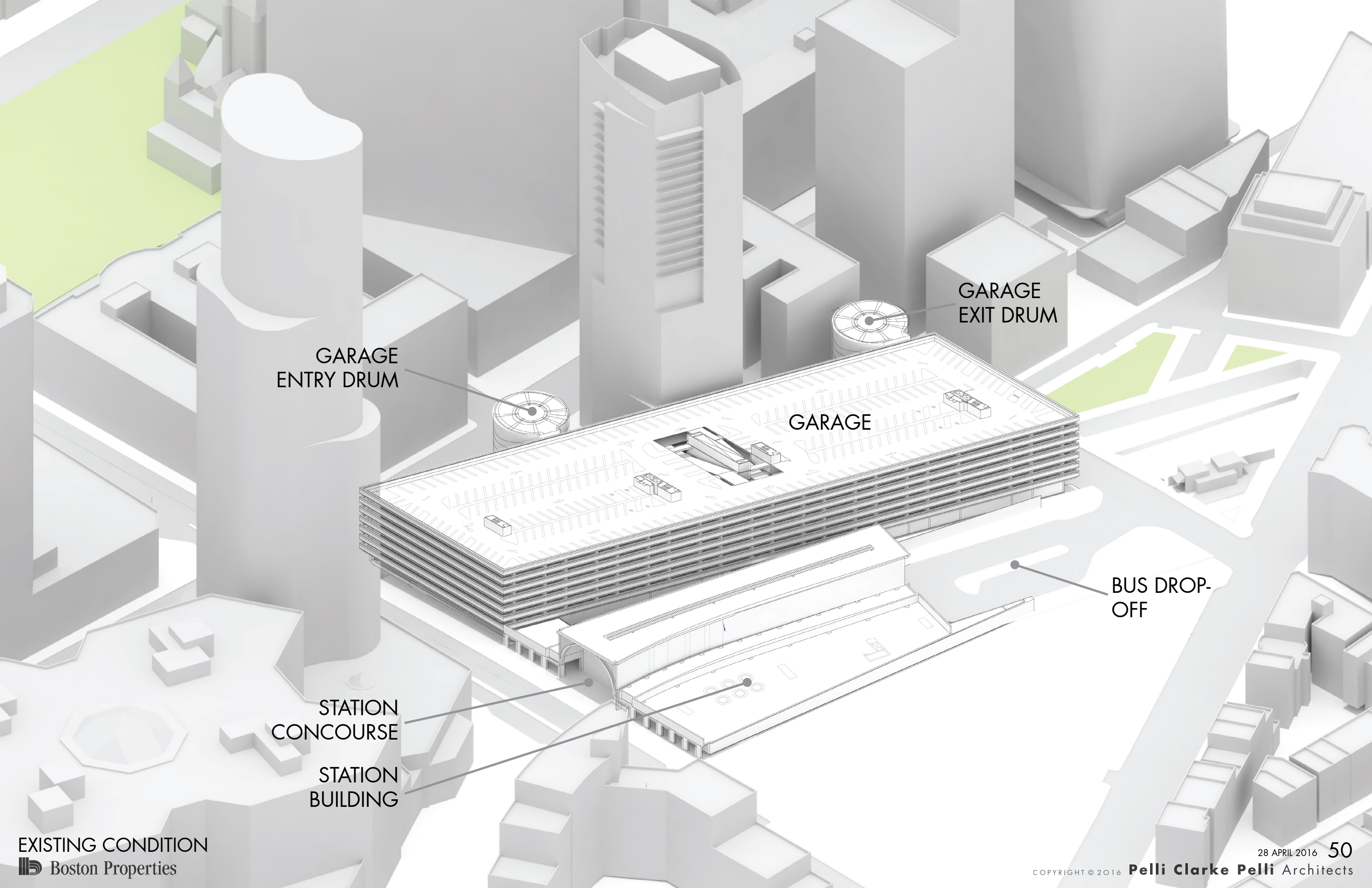


STRUCTURAL DECK
OVER TURNPIKE

DARTMOUTH
STREET BRIDGE

CLARENDON
STREET BRIDGE

STRUCTURAL DECK
OVER TRACKS



GARAGE
ENTRY DRUM

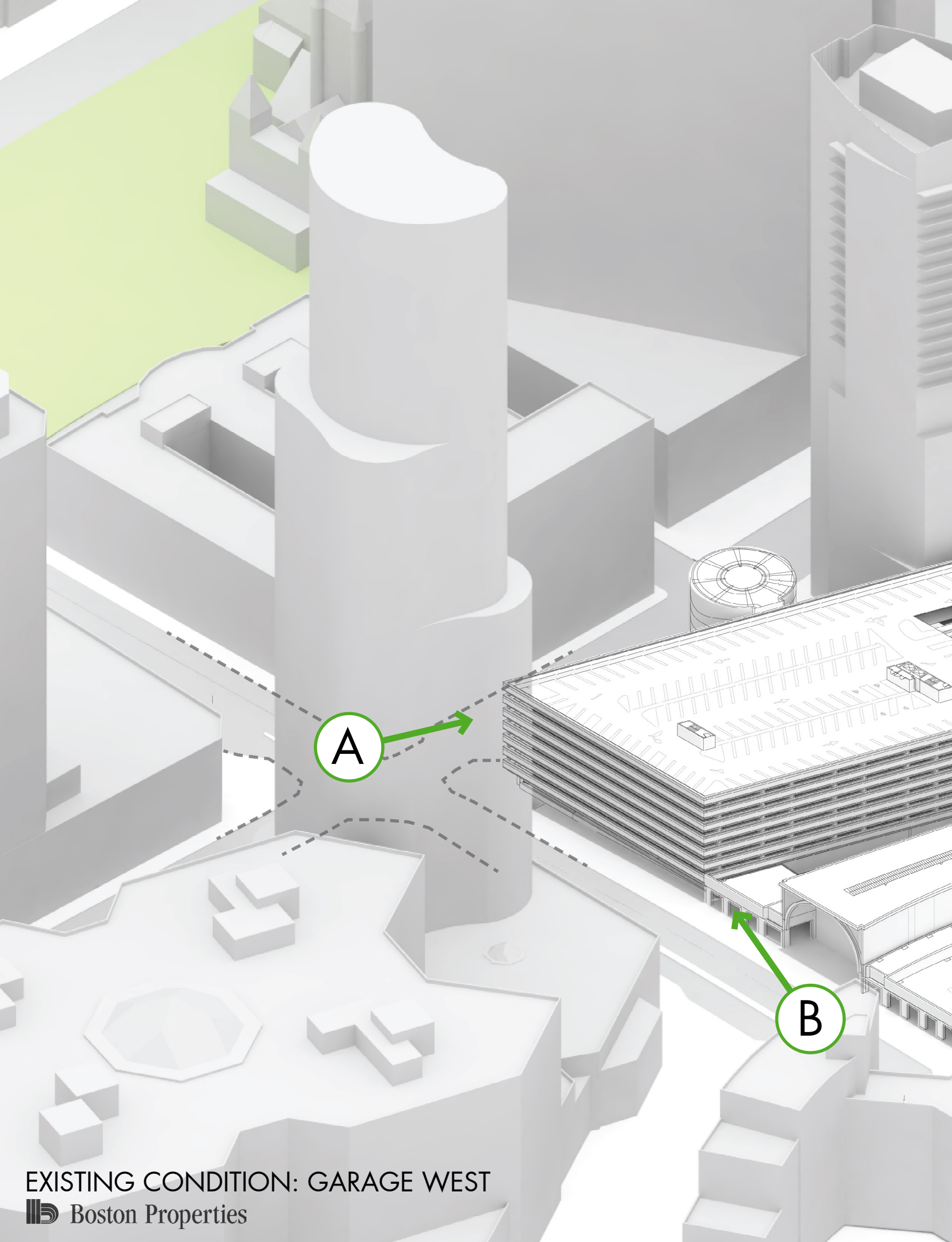
GARAGE
EXIT DRUM

GARAGE

BUS DROP-
OFF

STATION
CONCOURSE

STATION
BUILDING



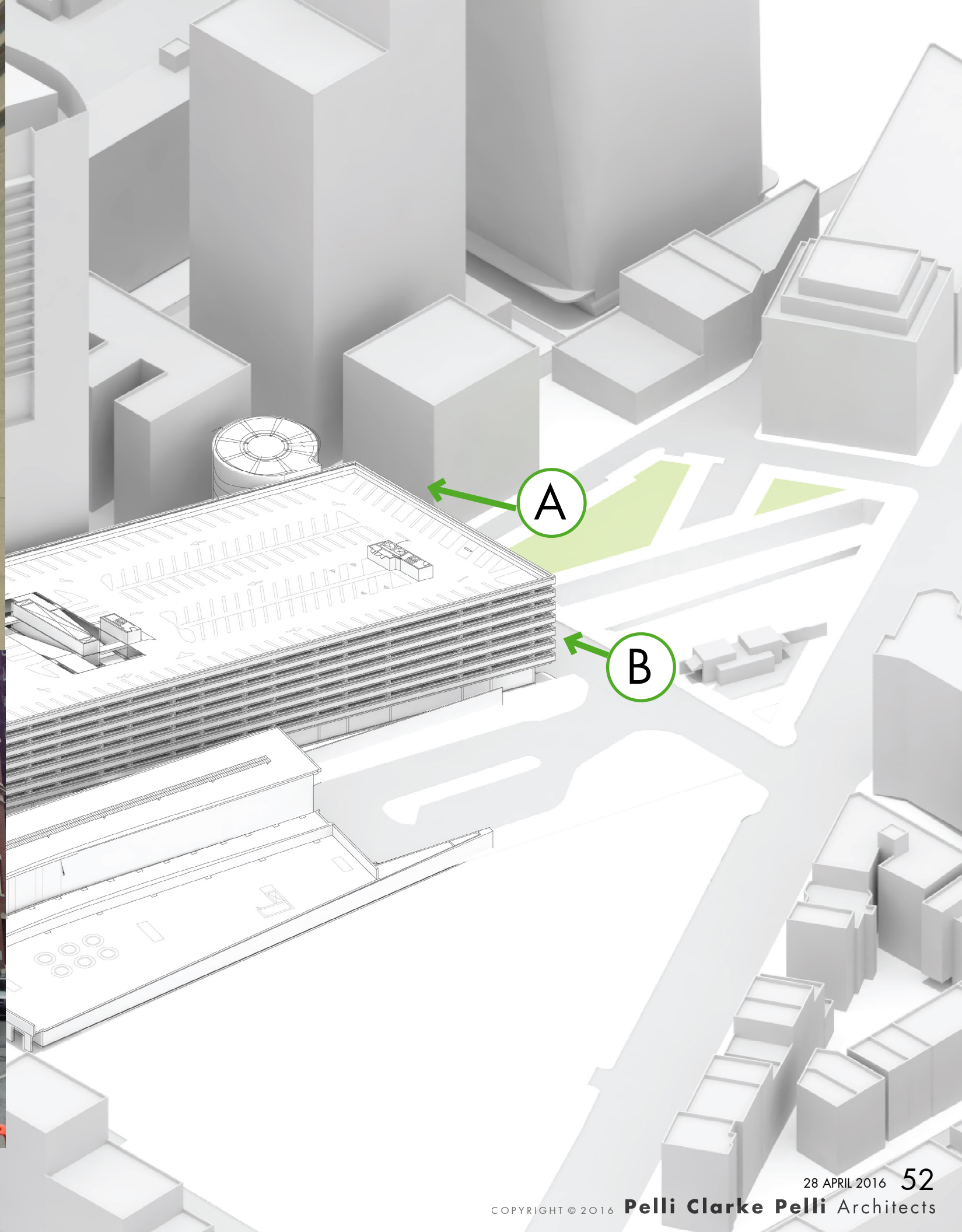
A

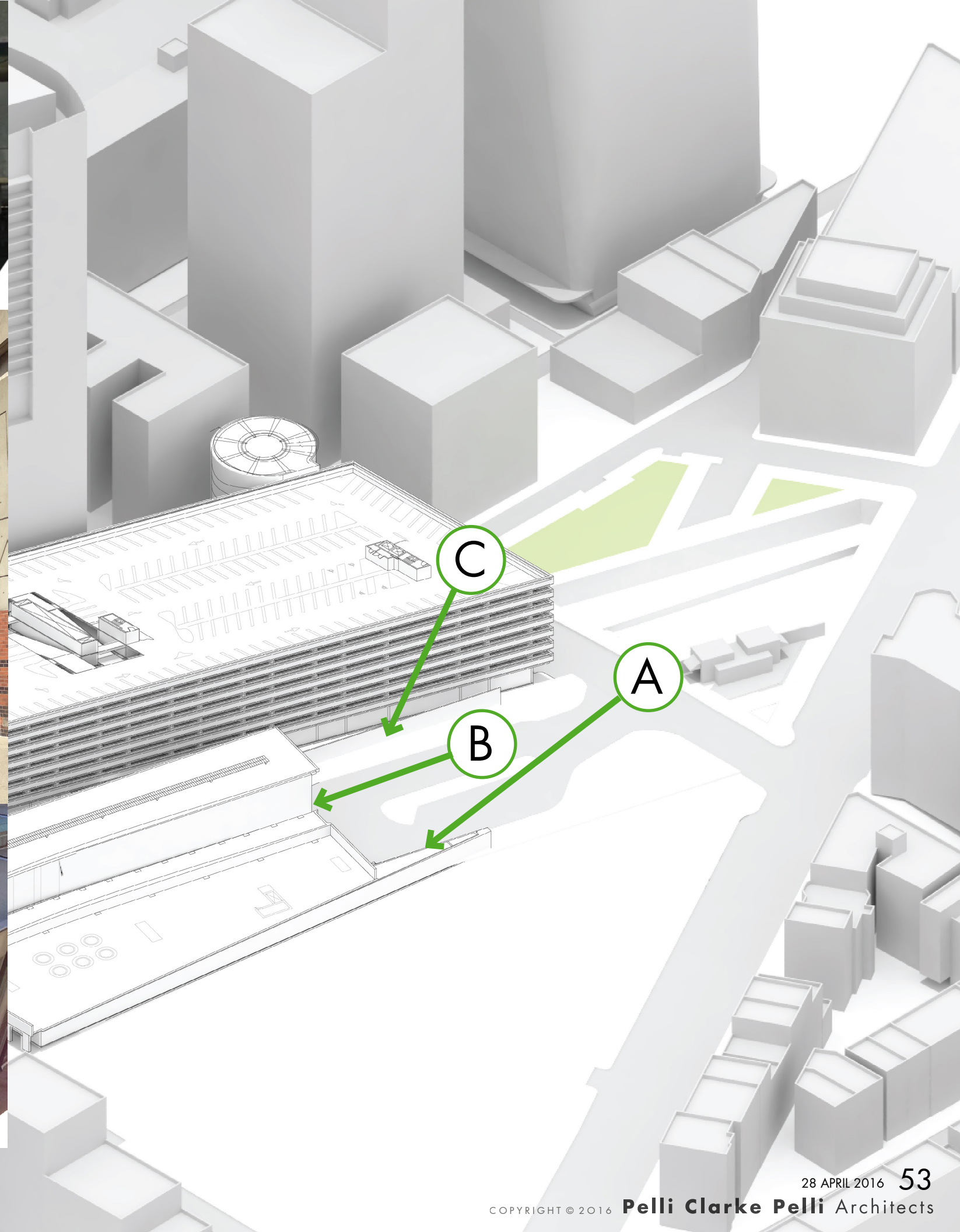


IMAGE: BING MAPS

B





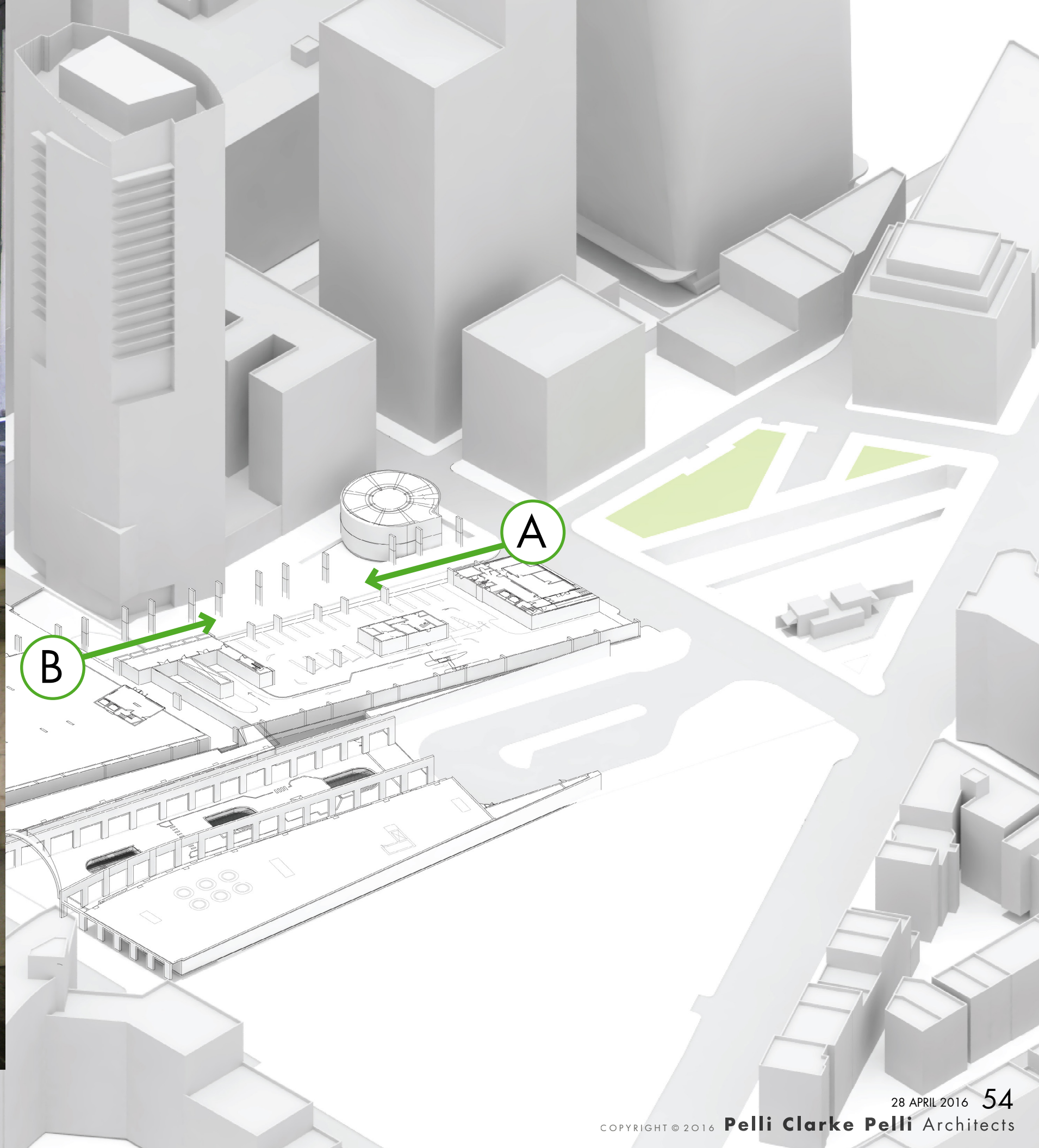




A



B



A

B

EXISTING CONDITION: TURNPIKE ON-RAMP





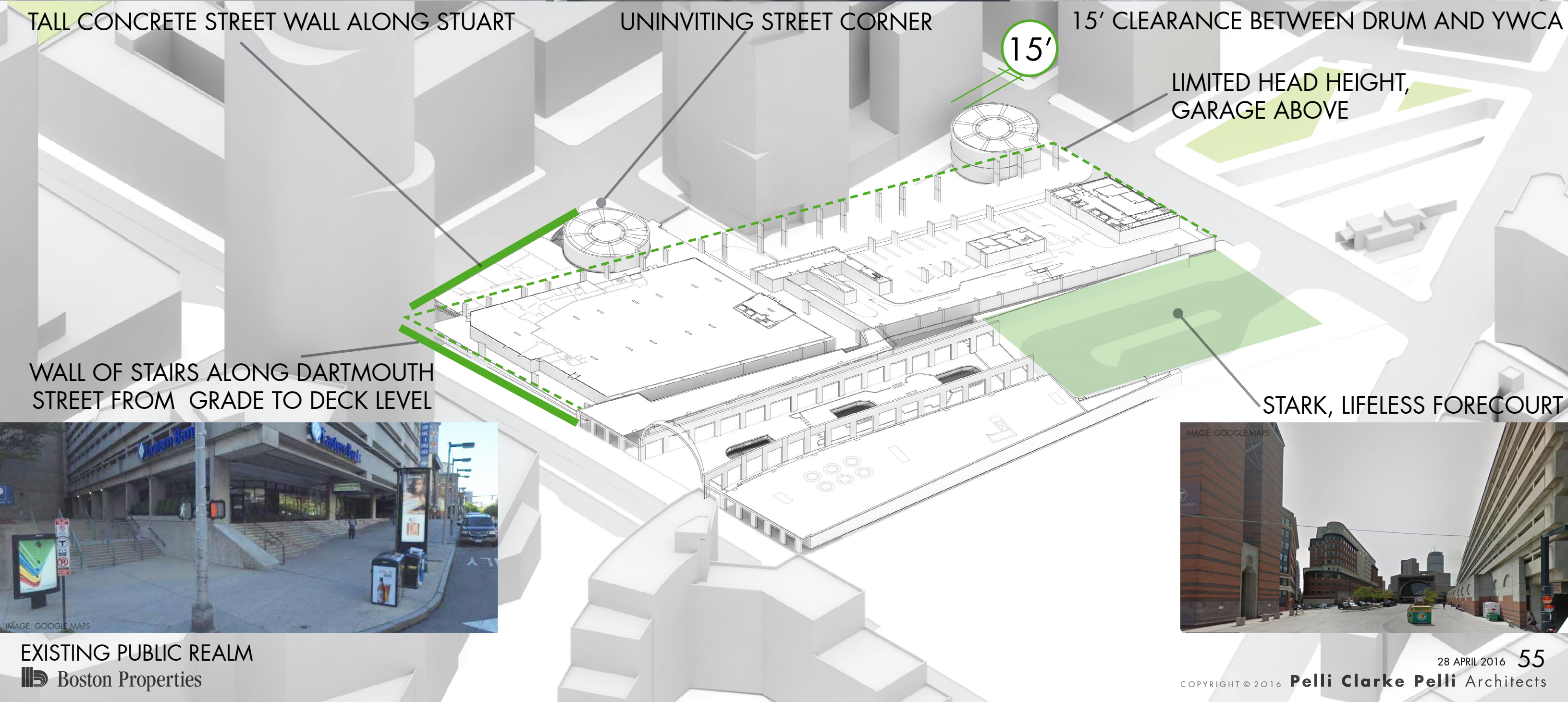
TALL CONCRETE STREET WALL ALONG STUART



UNINVITING STREET CORNER



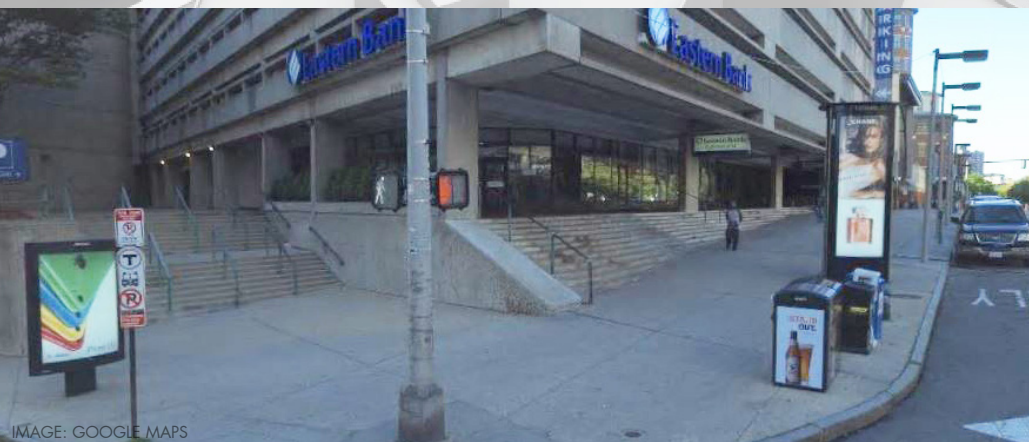
15' CLEARANCE BETWEEN DRUM AND YWCA



WALL OF STAIRS ALONG DARTMOUTH STREET FROM GRADE TO DECK LEVEL

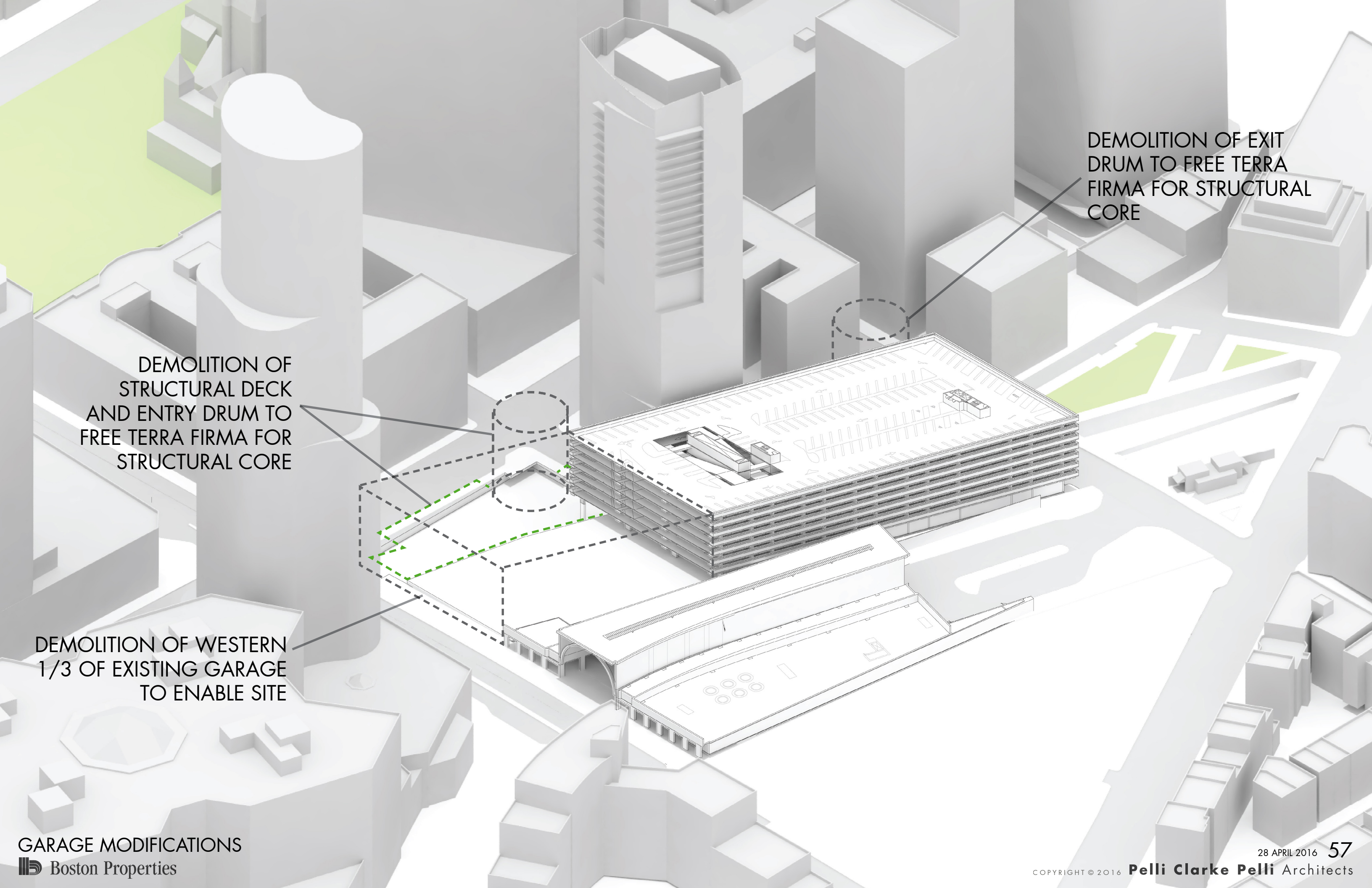
LIMITED HEAD HEIGHT, GARAGE ABOVE

STARK, LIFELESS FORECOURT



SITE LIMITATIONS

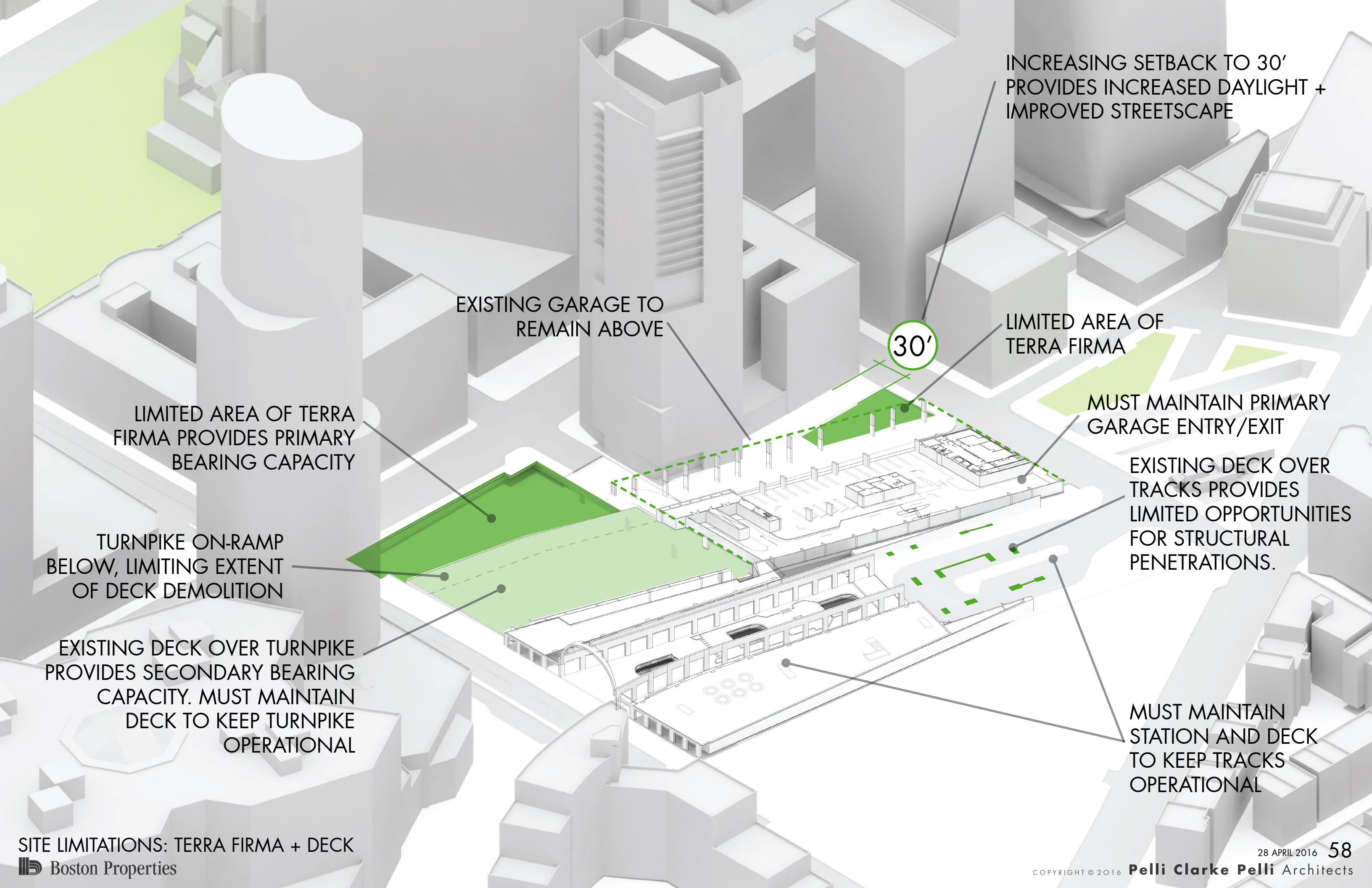




DEMOLITION OF
STRUCTURAL DECK
AND ENTRY DRUM TO
FREE TERRA FIRMA FOR
STRUCTURAL CORE

DEMOLITION OF EXIT
DRUM TO FREE TERRA
FIRMA FOR STRUCTURAL
CORE

DEMOLITION OF WESTERN
1/3 OF EXISTING GARAGE
TO ENABLE SITE



INCREASING SETBACK TO 30'
PROVIDES INCREASED DAYLIGHT +
IMPROVED STREETScape

EXISTING GARAGE TO
REMAIN ABOVE

30'

LIMITED AREA OF
TERRA FIRMA

MUST MAINTAIN PRIMARY
GARAGE ENTRY/EXIT

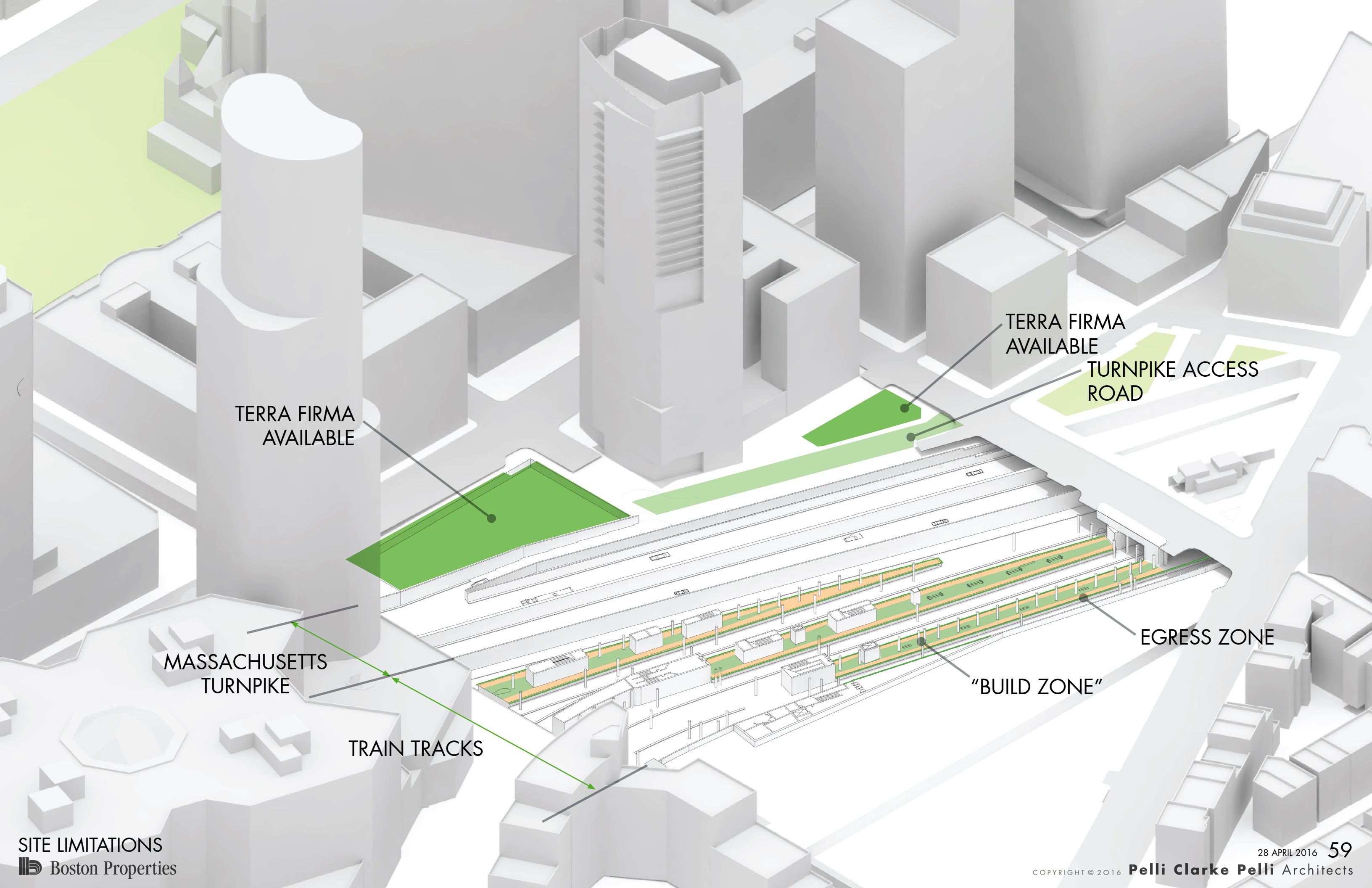
LIMITED AREA OF TERRA
FIRMA PROVIDES PRIMARY
BEARING CAPACITY

EXISTING DECK OVER
TRACKS PROVIDES
LIMITED OPPORTUNITIES
FOR STRUCTURAL
PENETRATIONS.

TURNPIKE ON-RAMP
BELOW, LIMITING EXTENT
OF DECK DEMOLITION

EXISTING DECK OVER TURNPIKE
PROVIDES SECONDARY BEARING
CAPACITY. MUST MAINTAIN
DECK TO KEEP TURNPIKE
OPERATIONAL

MUST MAINTAIN
STATION AND DECK
TO KEEP TRACKS
OPERATIONAL



TERRA FIRMA
AVAILABLE

TERRA FIRMA
AVAILABLE

TURNPIKE ACCESS
ROAD

MASSACHUSETTS
TURNPIKE

TRAIN TRACKS

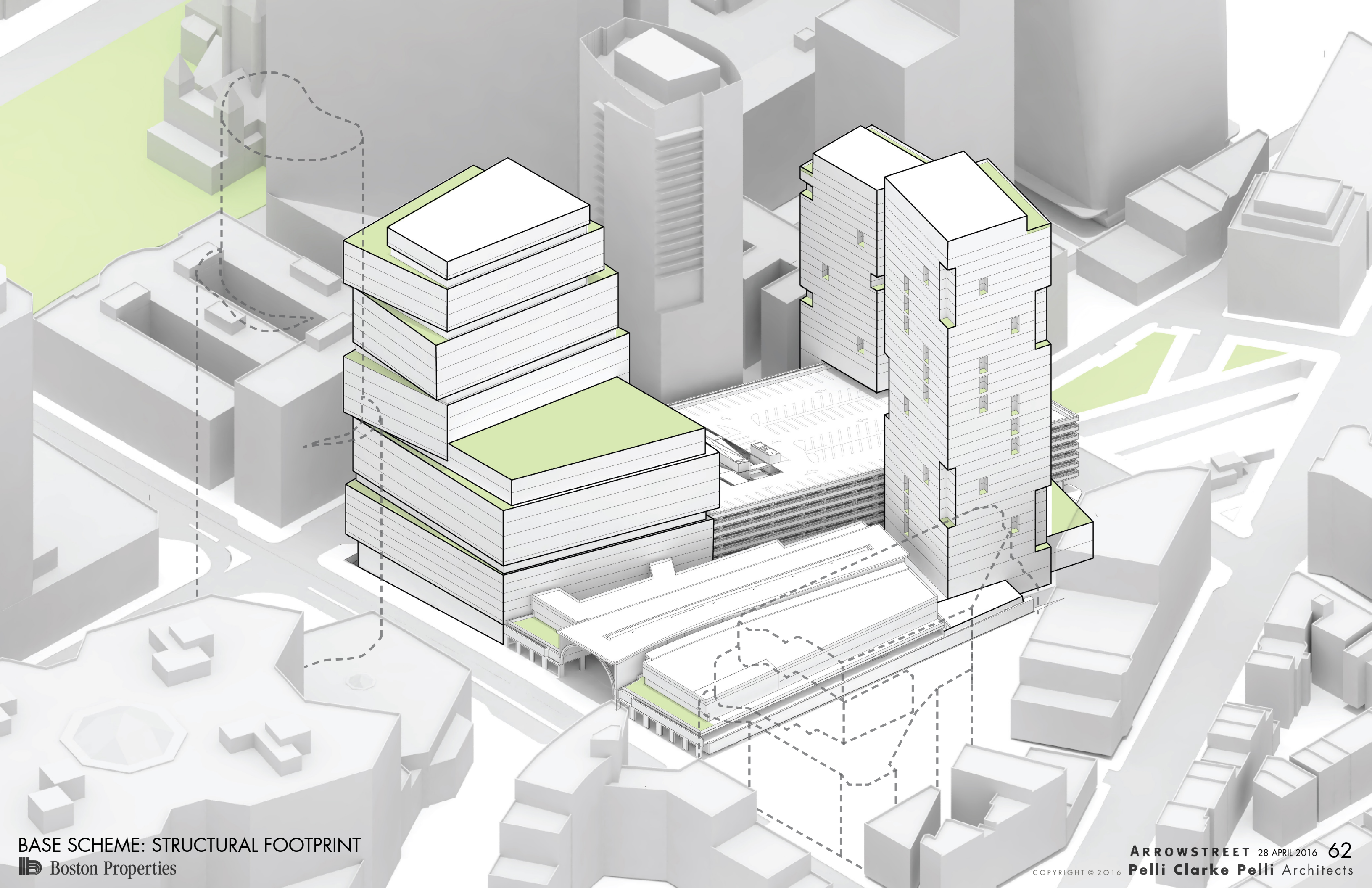
EGRESS ZONE

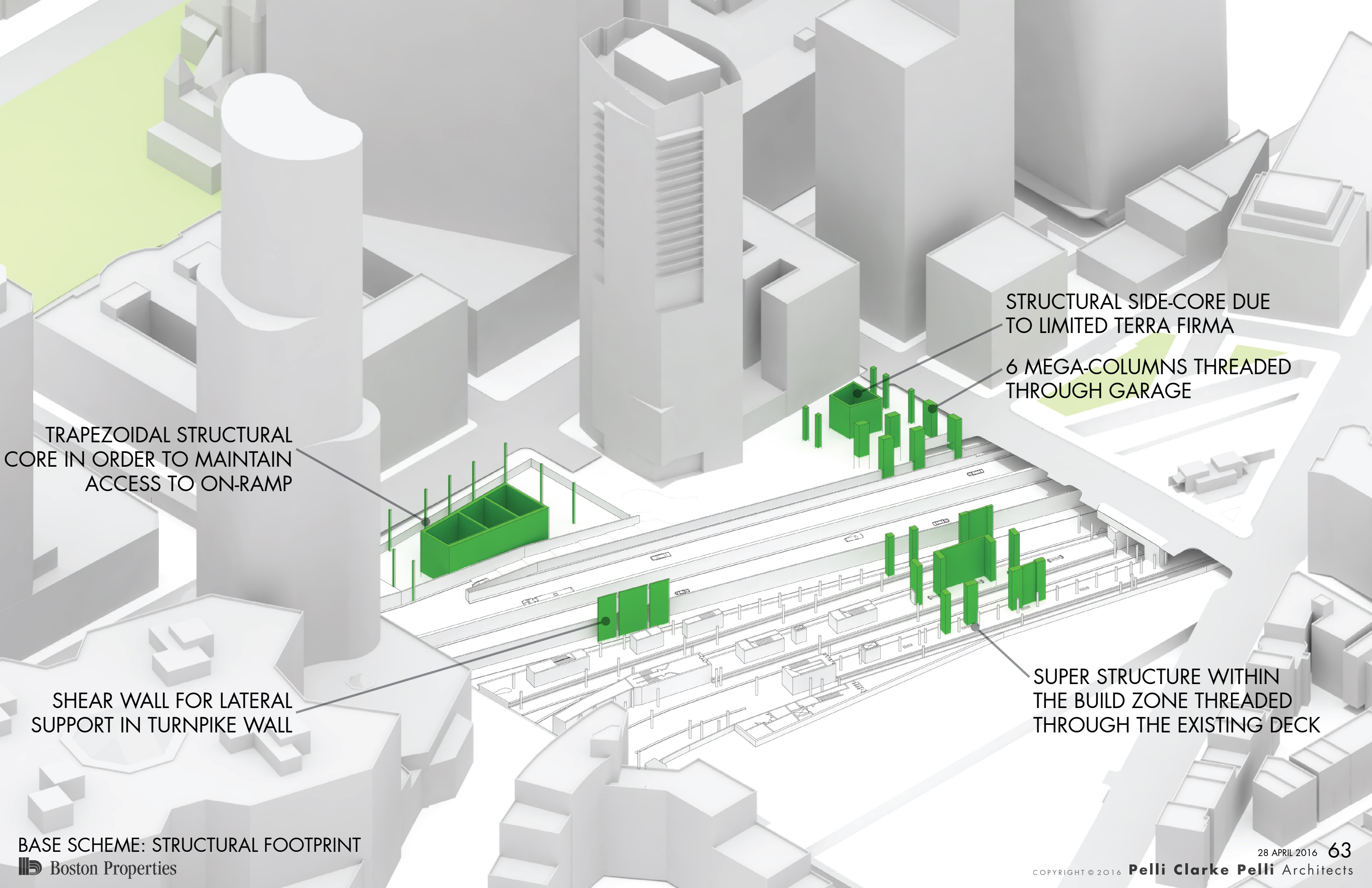
"BUILD ZONE"



An architectural rendering of a proposed urban development in Back Bay, Boston. The scene features a large, modern glass skyscraper with a stepped, cantilevered design and green terraces. To its right is a tall, slender glass tower. The ground floor of the main building is a multi-level commercial hub with arched walkways and storefronts. A large, open plaza in the foreground is filled with people, trees, and outdoor seating with yellow umbrellas. The sky is a clear, light blue.

BACK BAY / SOUTH END GATEWAY PROJECT AIR RIGHTS DEVELOPMENT





TRAPEZOIDAL STRUCTURAL
CORE IN ORDER TO MAINTAIN
ACCESS TO ON-RAMP

STRUCTURAL SIDE-CORE DUE
TO LIMITED TERRA FIRMA

6 MEGA-COLUMNS THREADED
THROUGH GARAGE

SHEAR WALL FOR LATERAL
SUPPORT IN TURNPIKE WALL

SUPER STRUCTURE WITHIN
THE BUILD ZONE THREADED
THROUGH THE EXISTING DECK



BRACING SYSTEM TO BEAR FLOORS BACK TO CORE

STRUCTURAL TRANSFER (SKY-MAT) TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

STRUCTURAL TRANSFER (TABLE TOP TRUSS SYSTEM) TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

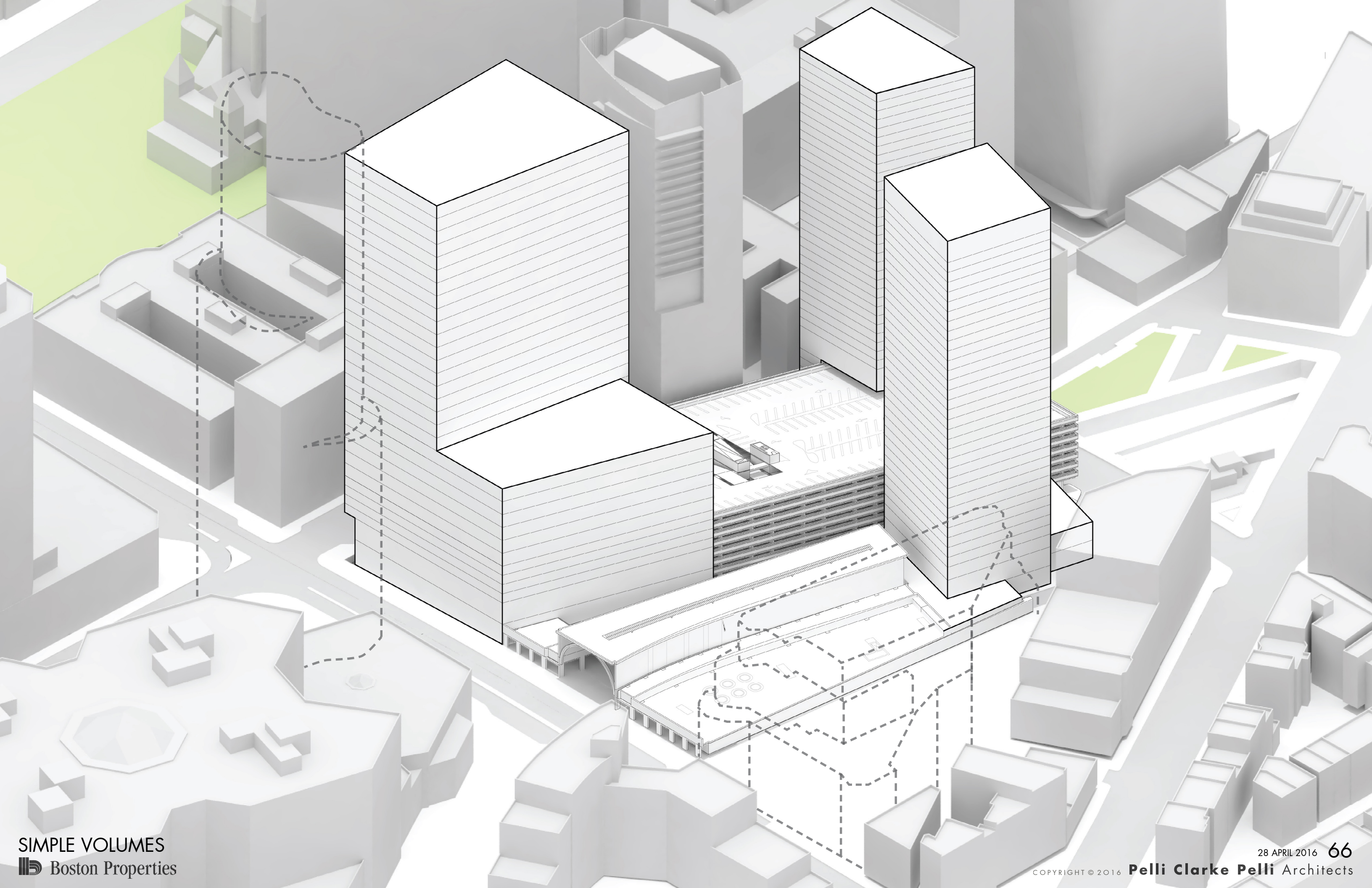
BASE SCHEME: STRUCTURAL FOOTPRINT UP TO "TABLE-TOP" AND "SKY-MAT"



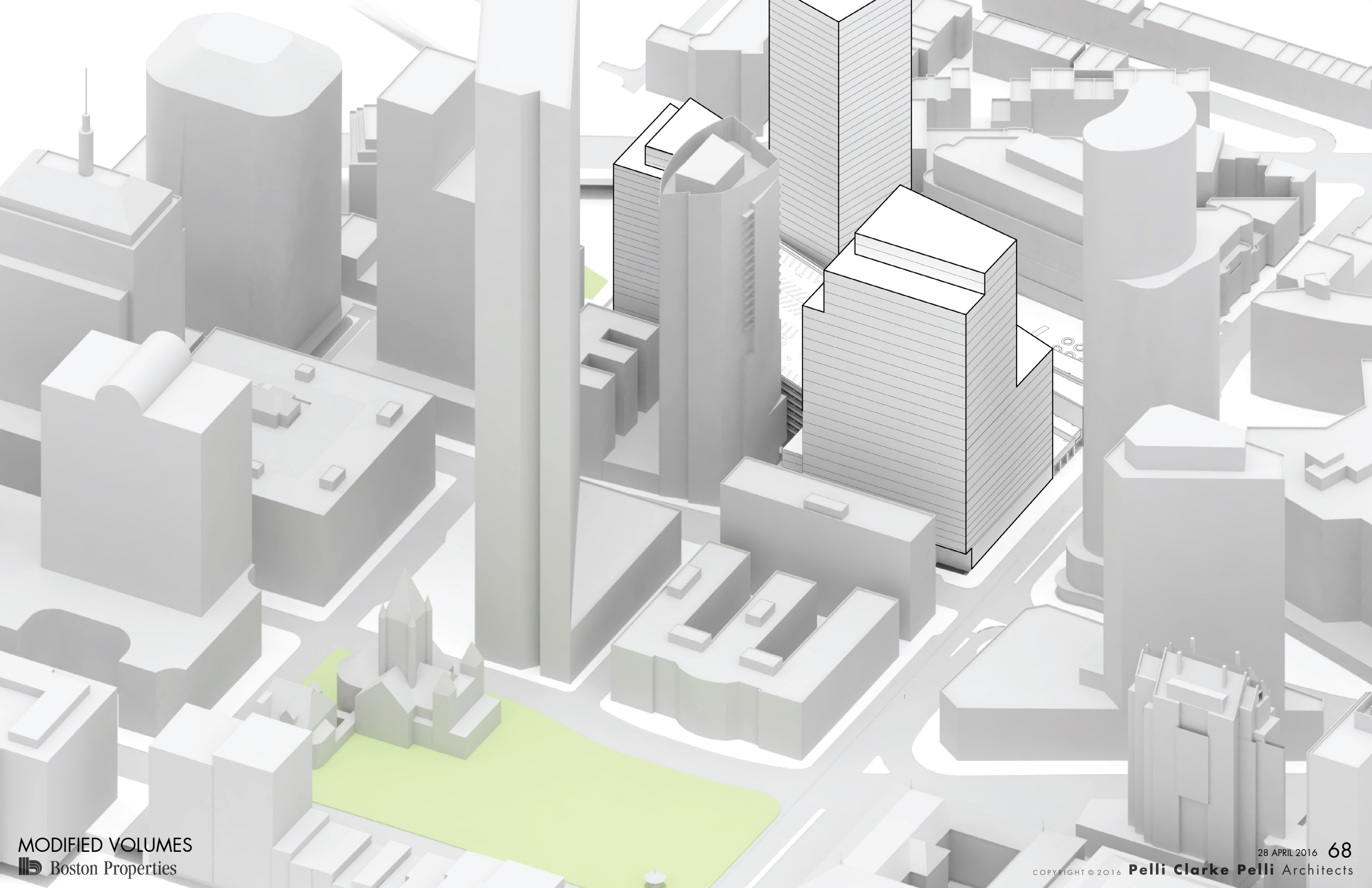
OFFICE FLOOR
PLATE SIZE:
26,050SF

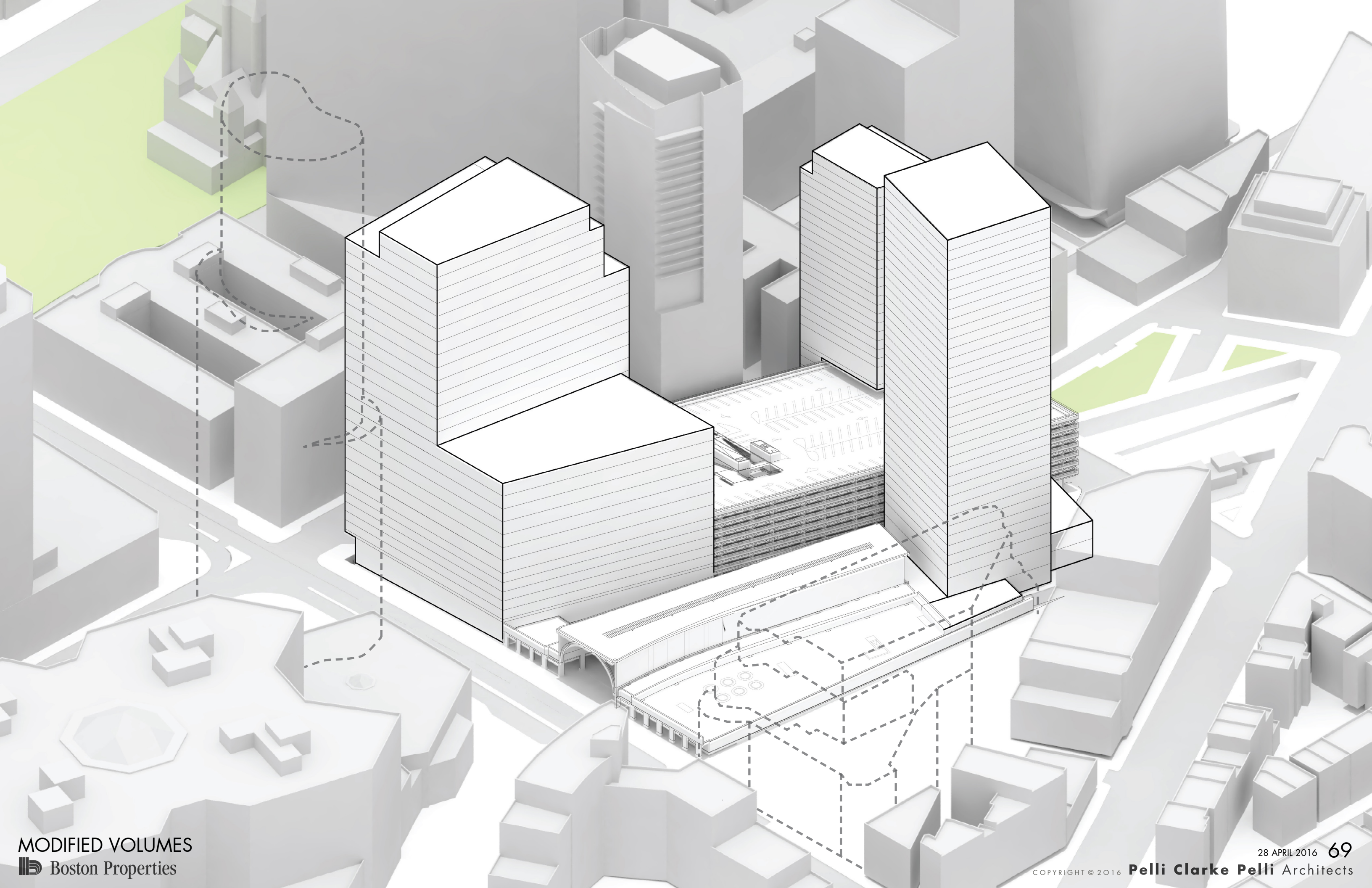
RESIDENTIAL FLOOR
PLATE SIZE:
10,200SF

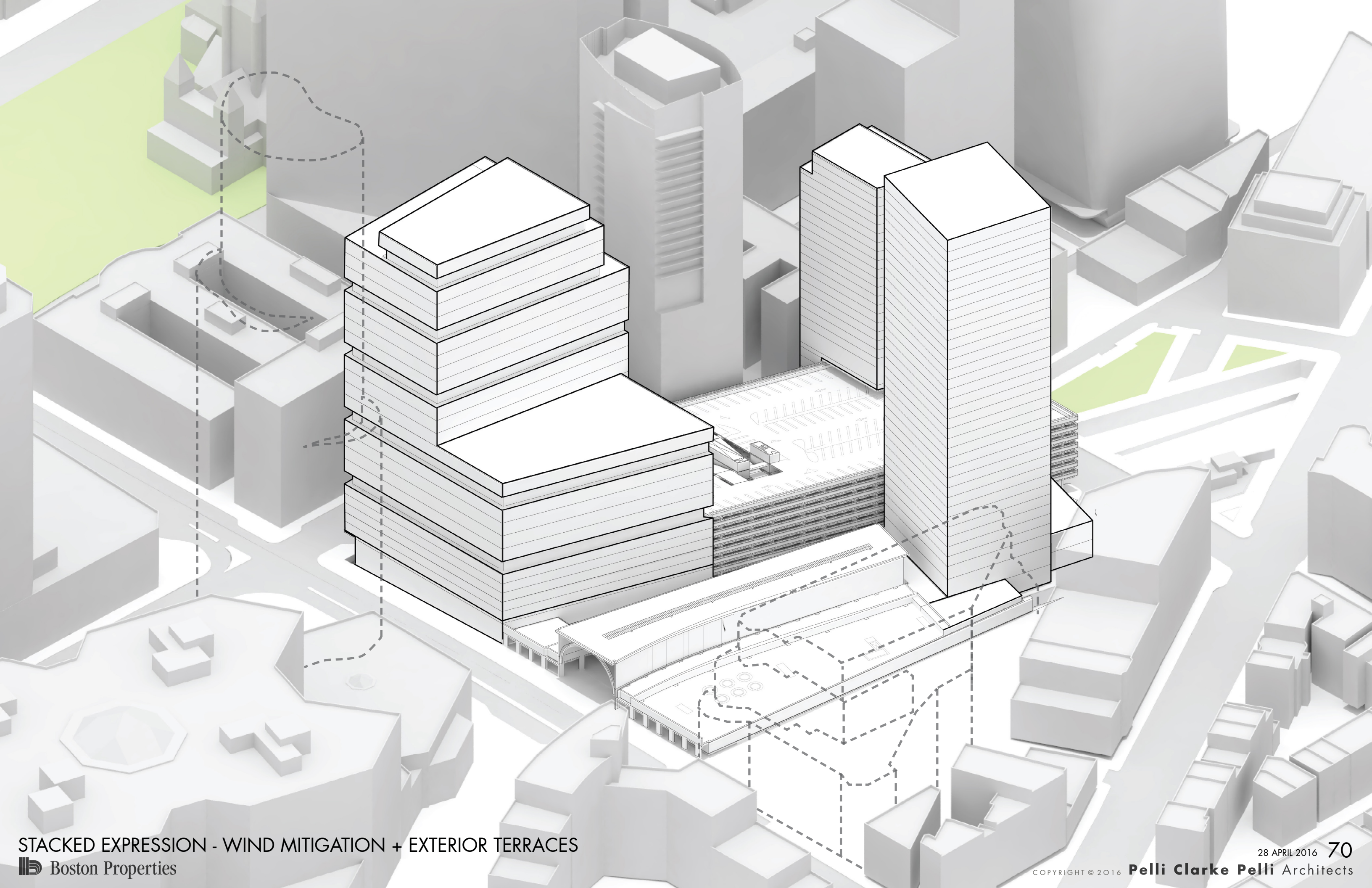
RESIDENTIAL FLOOR
PLATE SIZE:
11,950SF

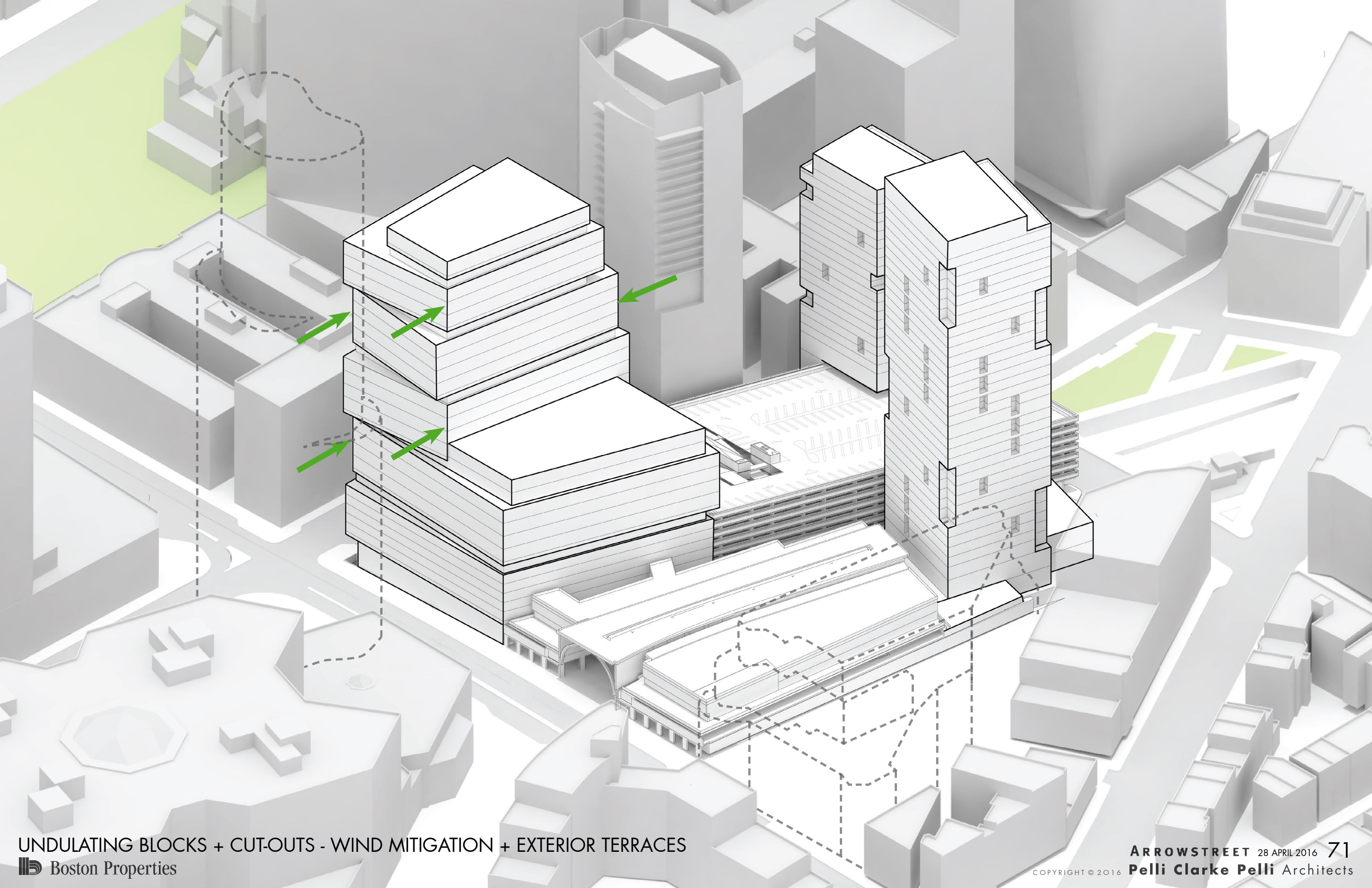










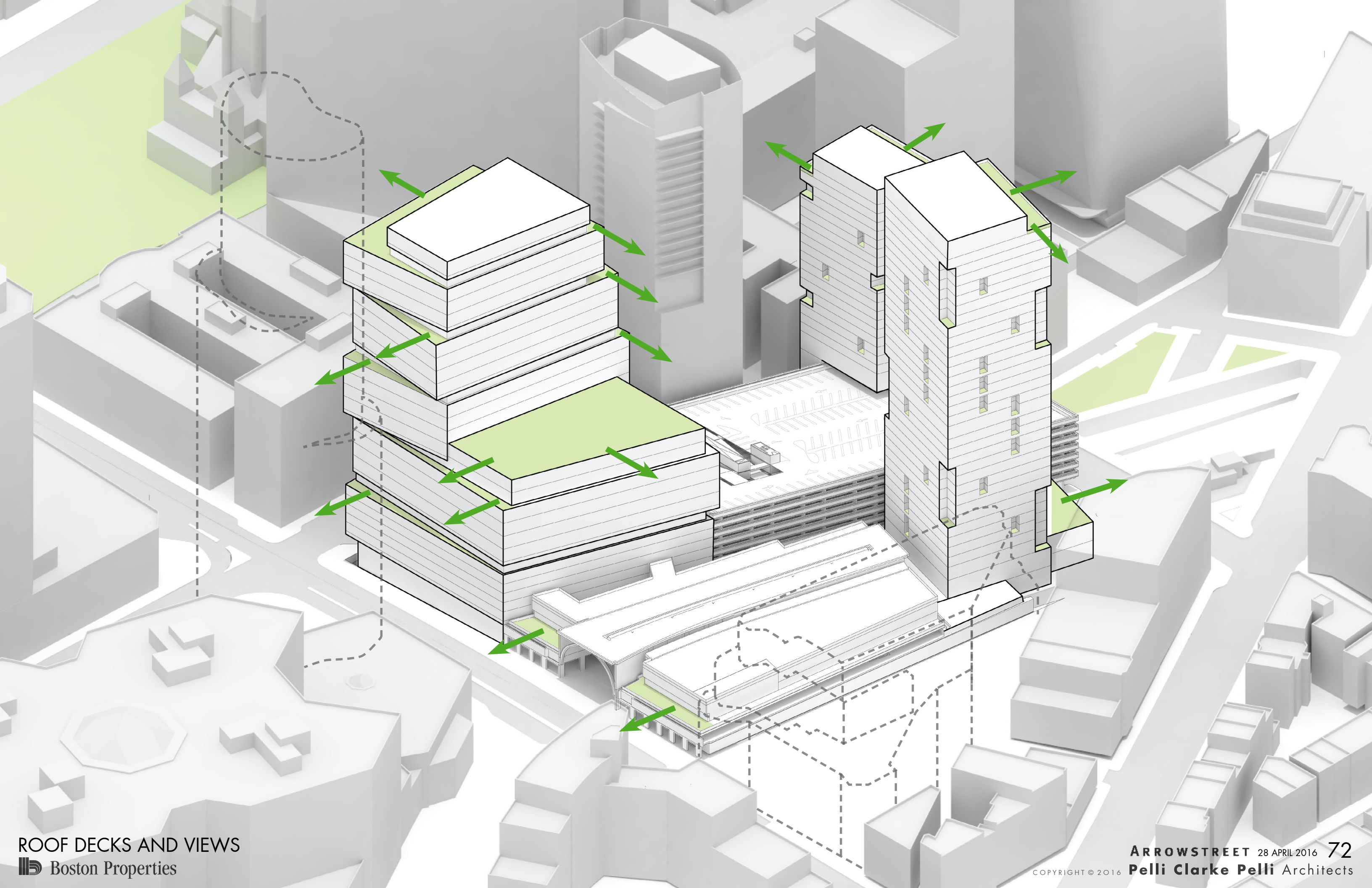


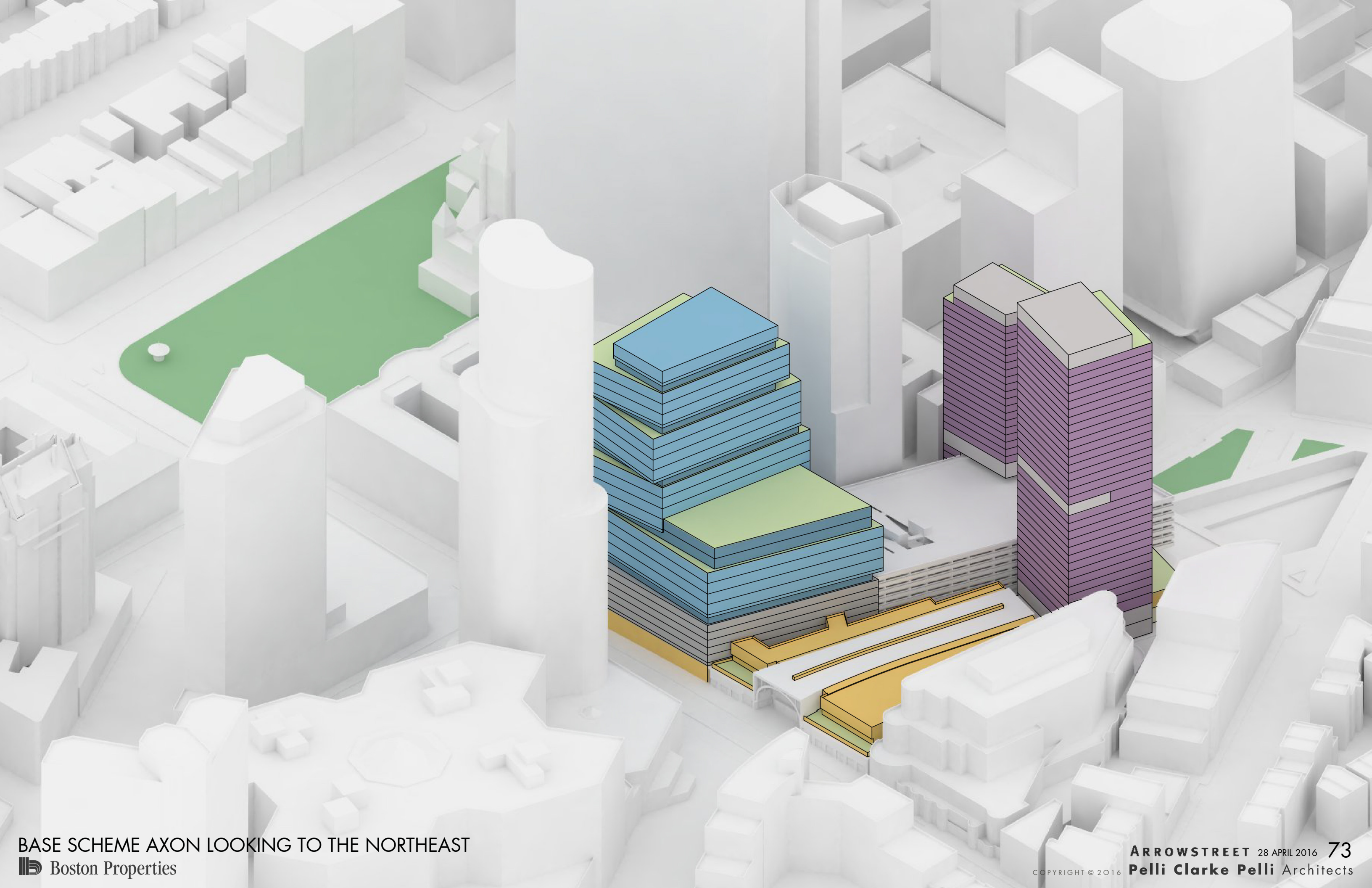
UNDULATING BLOCKS + CUT-OUTS - WIND MITIGATION + EXTERIOR TERRACES

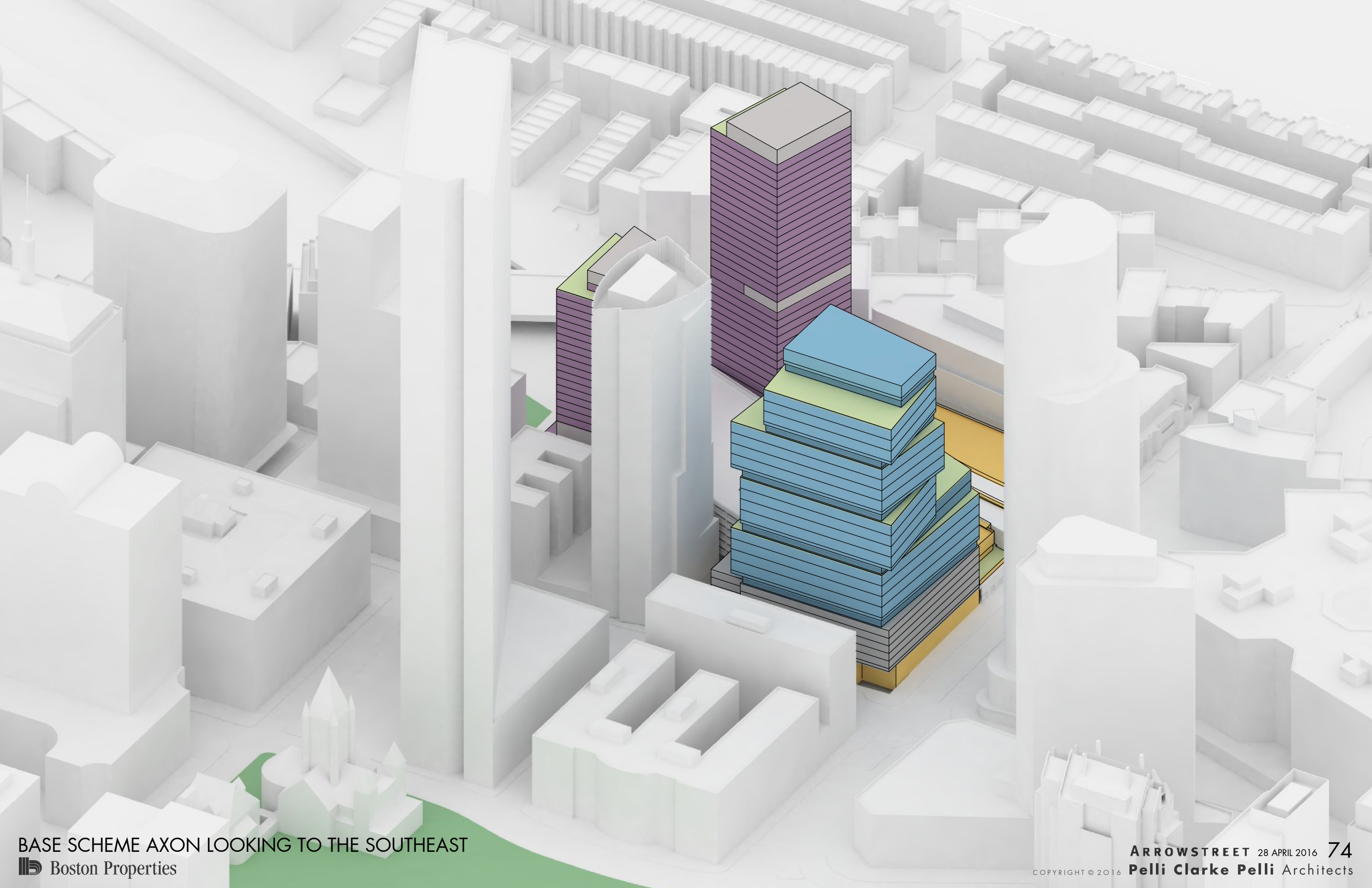
 Boston Properties

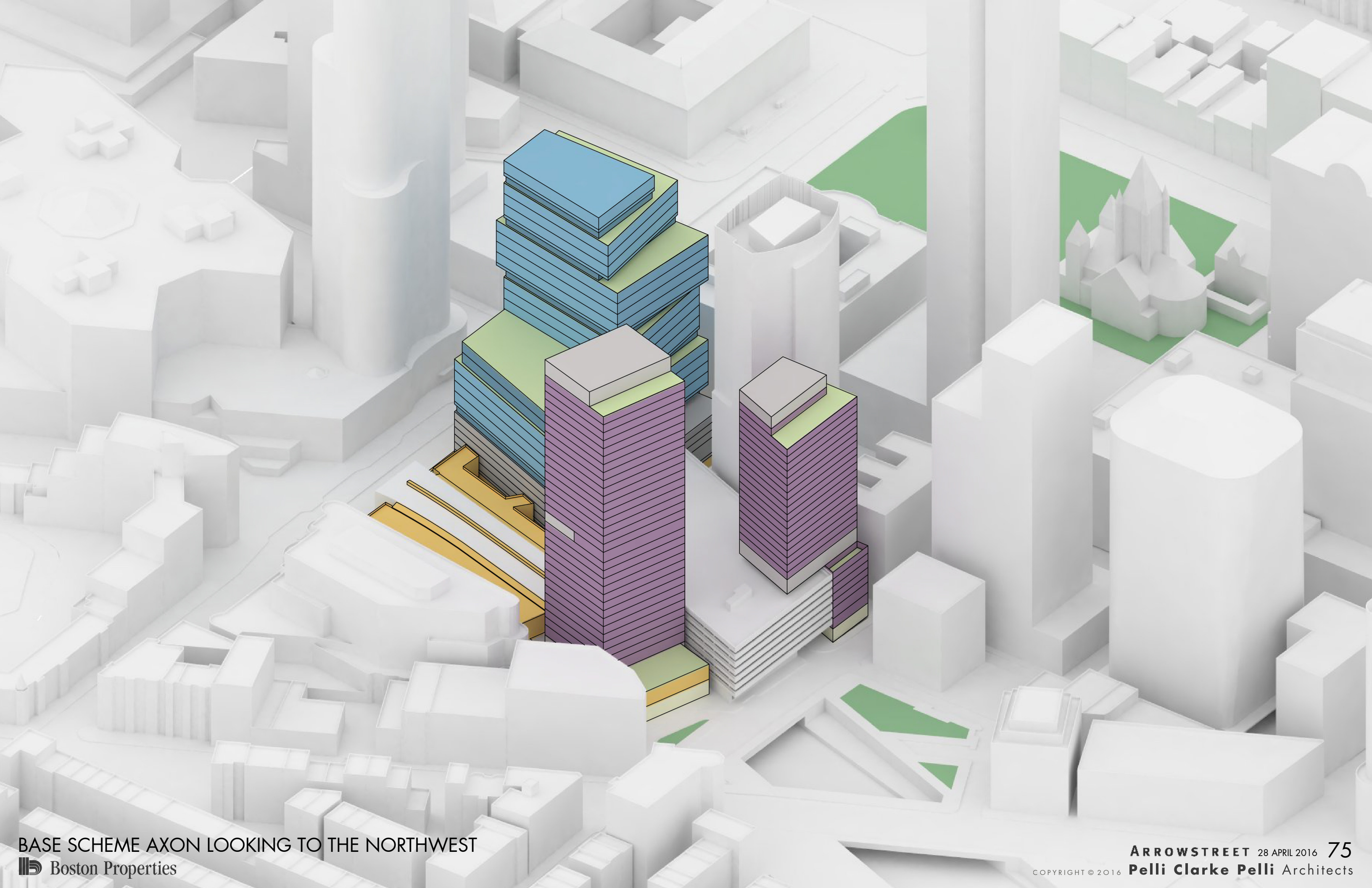
ARROWSTREET 28 APRIL 2016 71

COPYRIGHT © 2016 Pelli Clarke Pelli Architects











EXISTING VIEW FROM SOUTHWEST CORRIDOR



BASE SCHEME VIEW FROM SOUTHWEST CORRIDOR



IMAGE: GOOGLE MAPS



BASE SCHEME VIEW FROM DARTMOUTH STREET



IMAGE: BING MAPS

EXISTING VIEW FROM STUART AND DARTMOUTH STREETS

 Boston Properties




BASE SCHEME VIEW FROM STUART AND DARTMOUTH STREETS



IMAGE: GOOGLE MAPS

EXISTING VIEW FROM COLUMBUS AVE

 Boston Properties

28 APRIL 2016 82

COPYRIGHT © 2016 Pelli Clarke Pelli Architects



BASE SCHEME VIEW FROM COLUMBUS AVE

 Boston Properties



IMAGE: GOOGLE MAPS

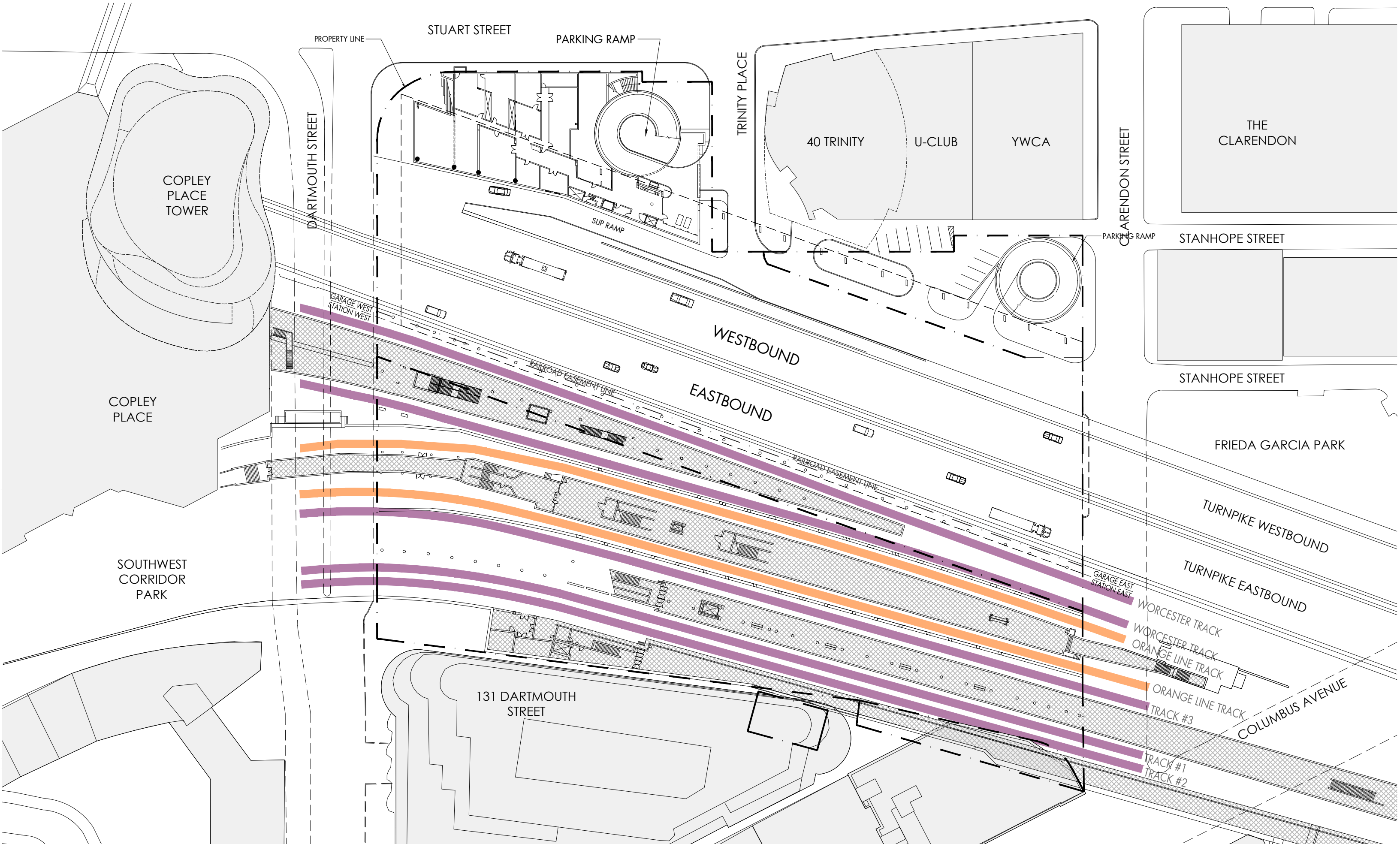
EXISTING BUS LOOP FROM CLARENDON STREET

 Boston Properties



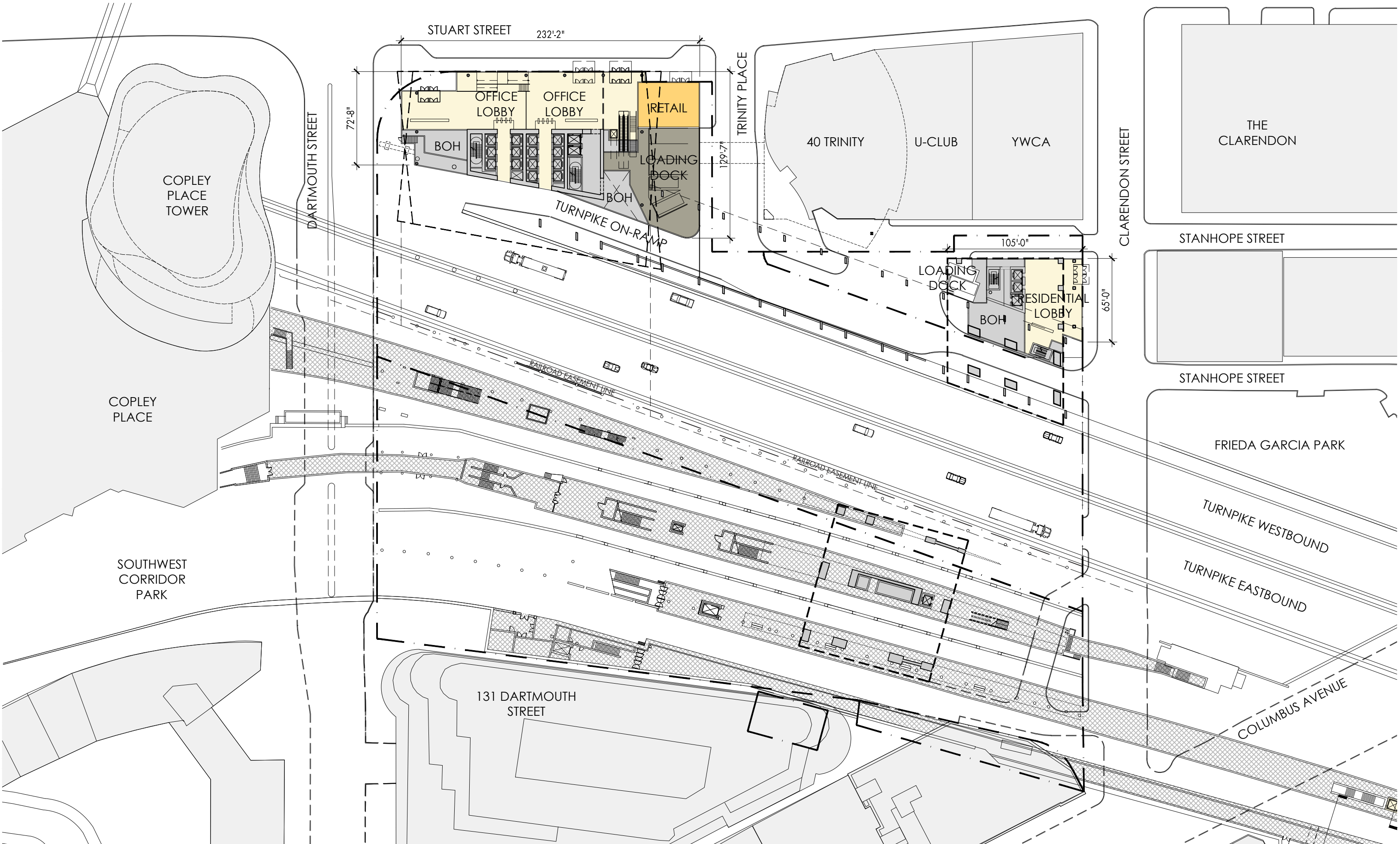
BASE SCHEME VIEW FROM CLARENDON STREET





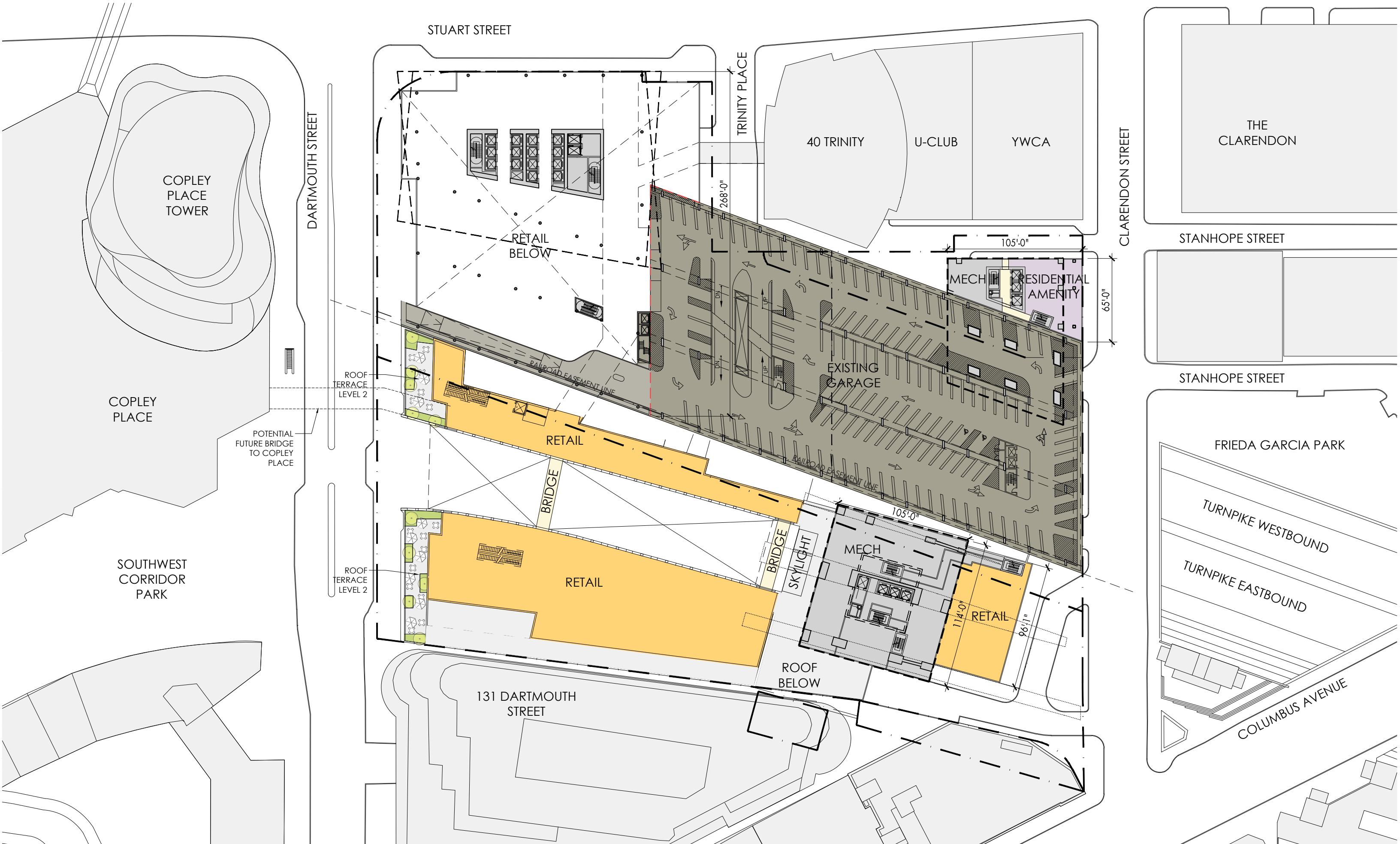
EXISTING STUART STREET / TURNPIKE / PLATFORM LEVEL

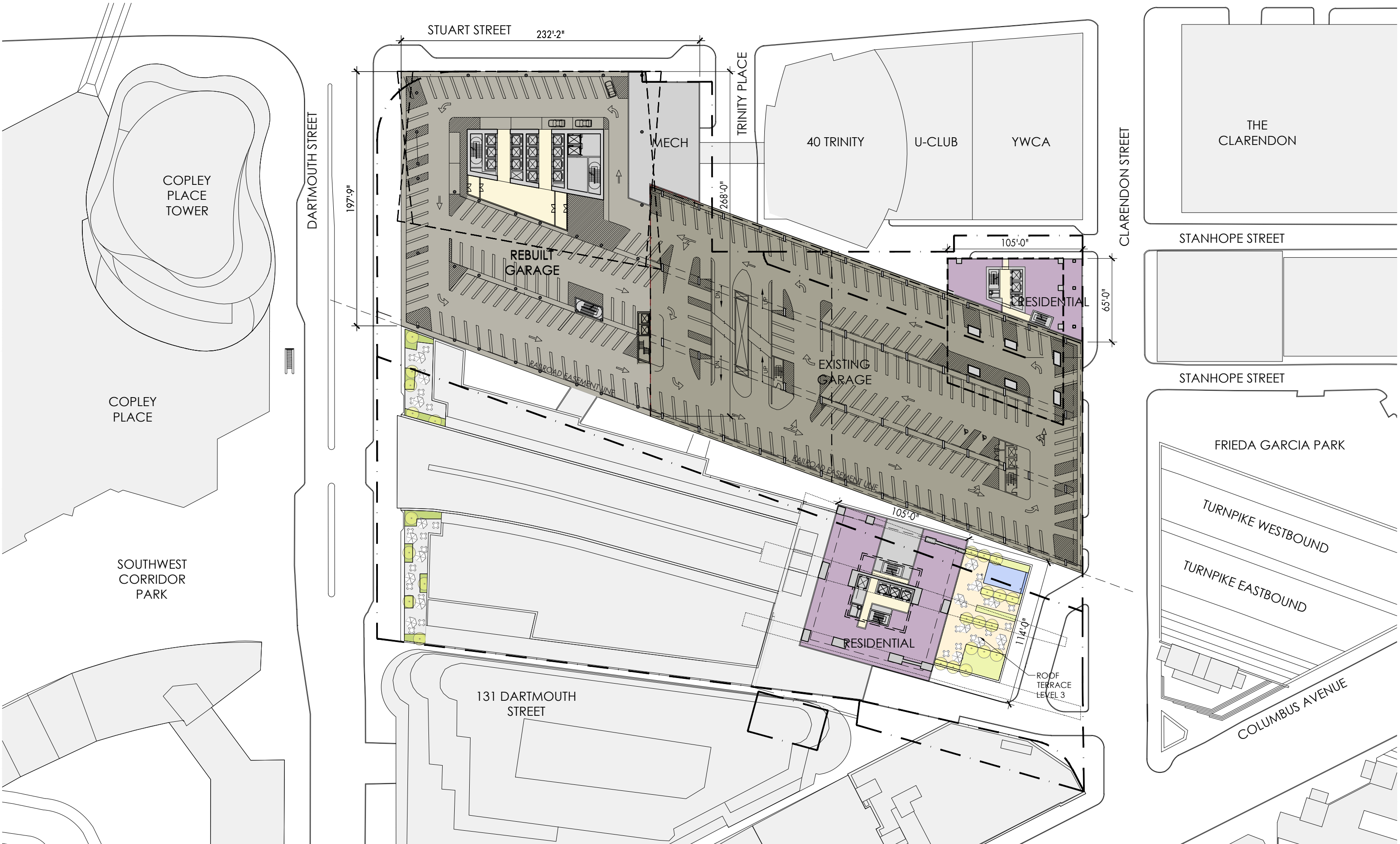




BASE SCHEME STUART STREET / TURNPIKE / PLATFORM LEVEL















BASE SCHEME TYPICAL LEVEL AT TOP OF BUILDING



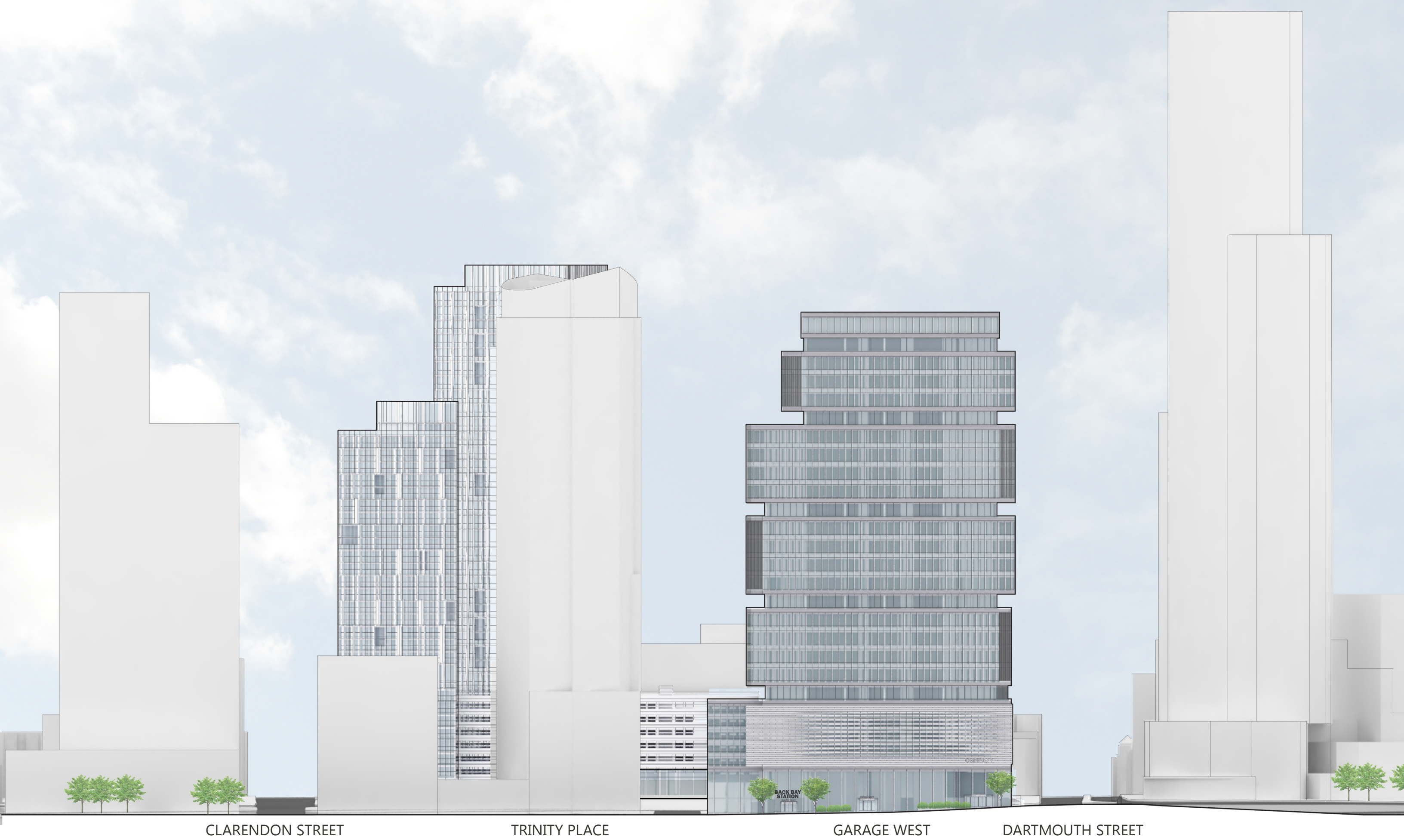


COPLEY SQUARE ST JAMES AVE

STUART STREET

GARAGE WEST

STATION WEST



CLARENDON STREET

TRINITY PLACE

GARAGE WEST

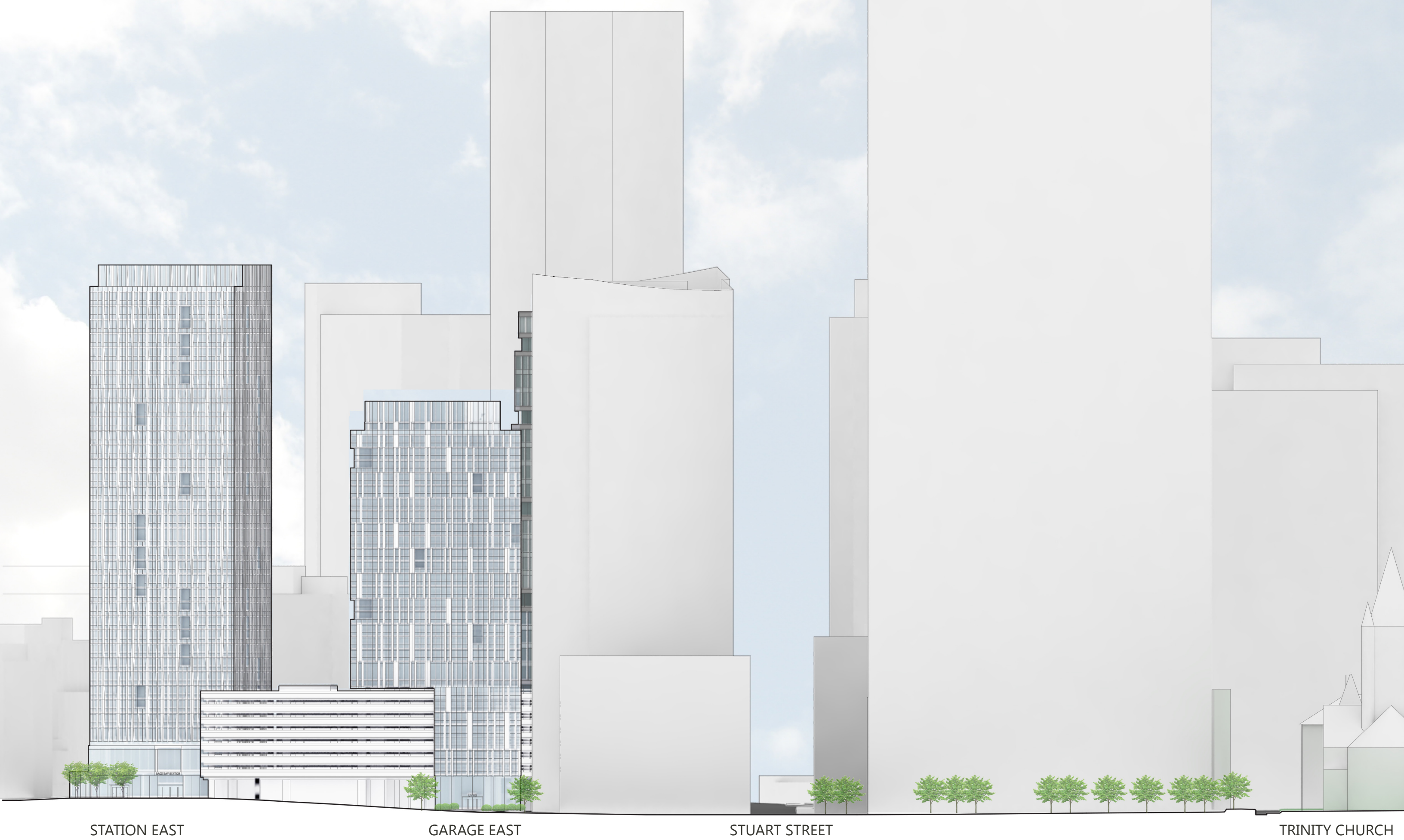
DARTMOUTH STREET

BASE SCHEME STUART STREET ELEVATION

 Boston Properties

28 APRIL 2016 99

COPYRIGHT © 2016 **Pelli Clarke Pelli** Architects



STATION EAST

GARAGE EAST

STUART STREET

TRINITY CHURCH

BASE SCHEME CLARENDON STREET ELEVATION

 Boston Properties

28 APRIL 2016 100

COPYRIGHT © 2016 **Pelli Clarke Pelli** Architects

AIR RIGHTS AT STATION

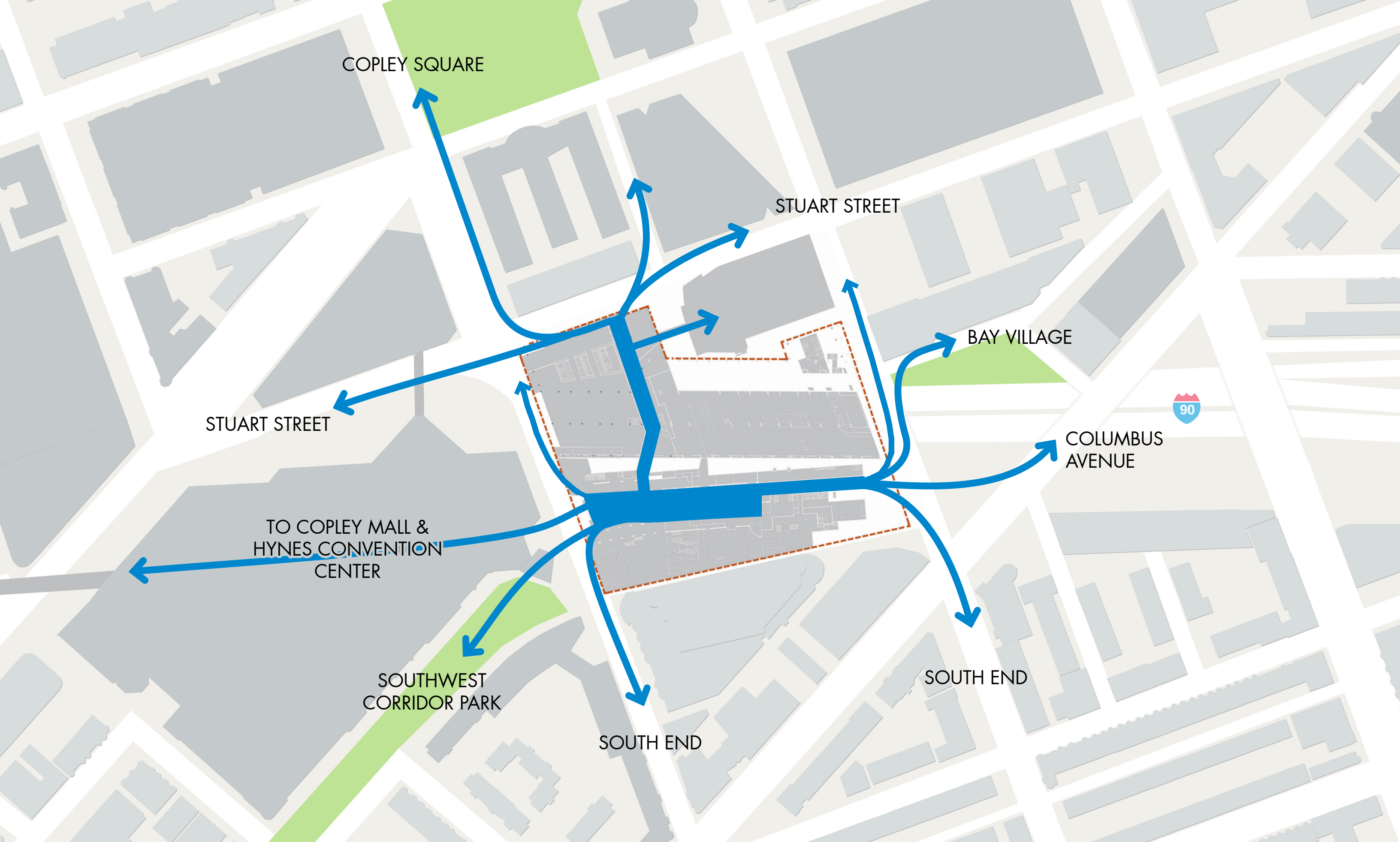




BASE SCHEME VIEW FROM DARTMOUTH STREET



ALTERNATE SCHEME VIEW FROM DARTMOUTH STREET



COPLEY SQUARE

STUART STREET

BAY VILLAGE

COLUMBUS AVENUE

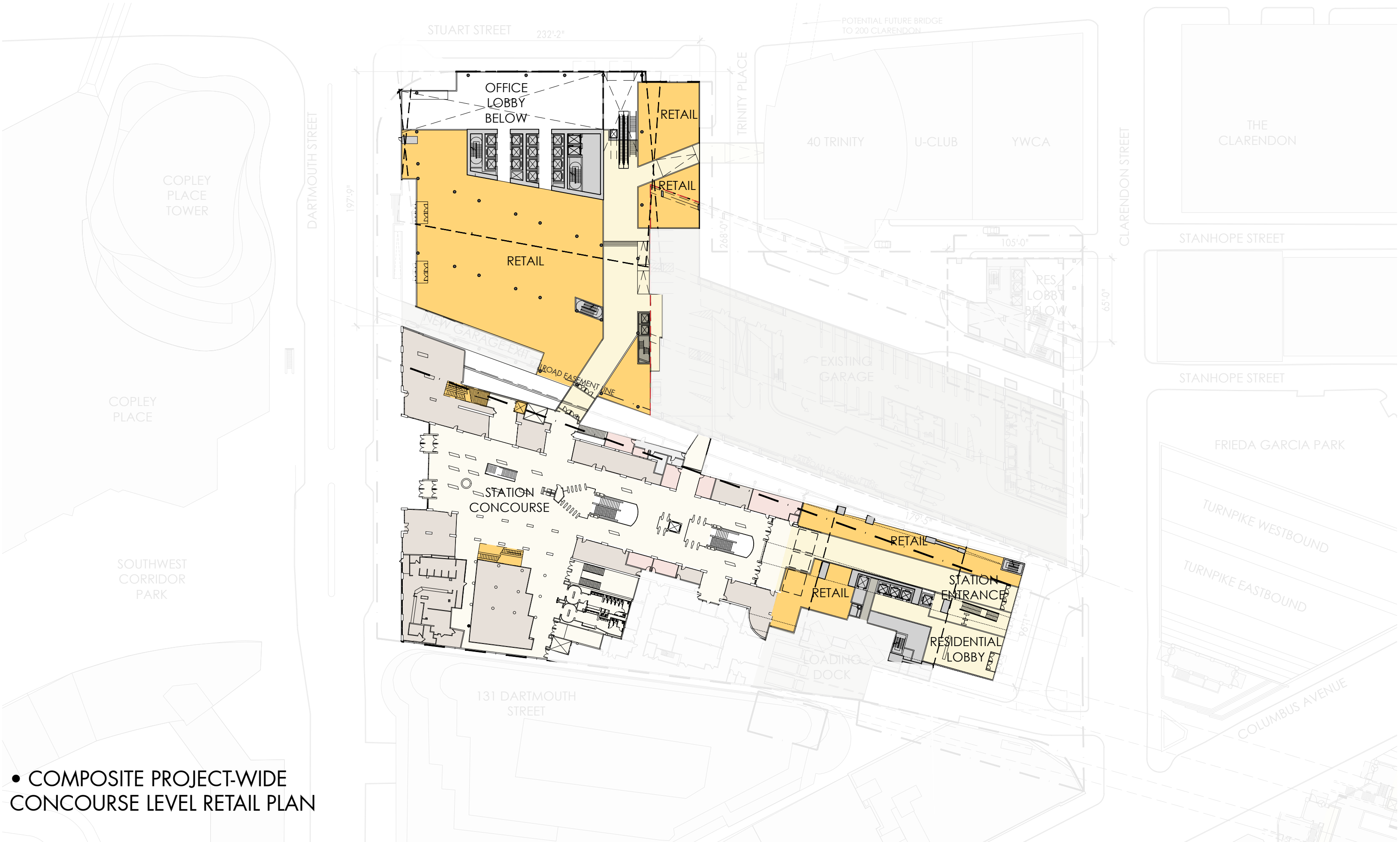
STUART STREET

TO COPLEY MALL &
HYNES CONVENTION
CENTER

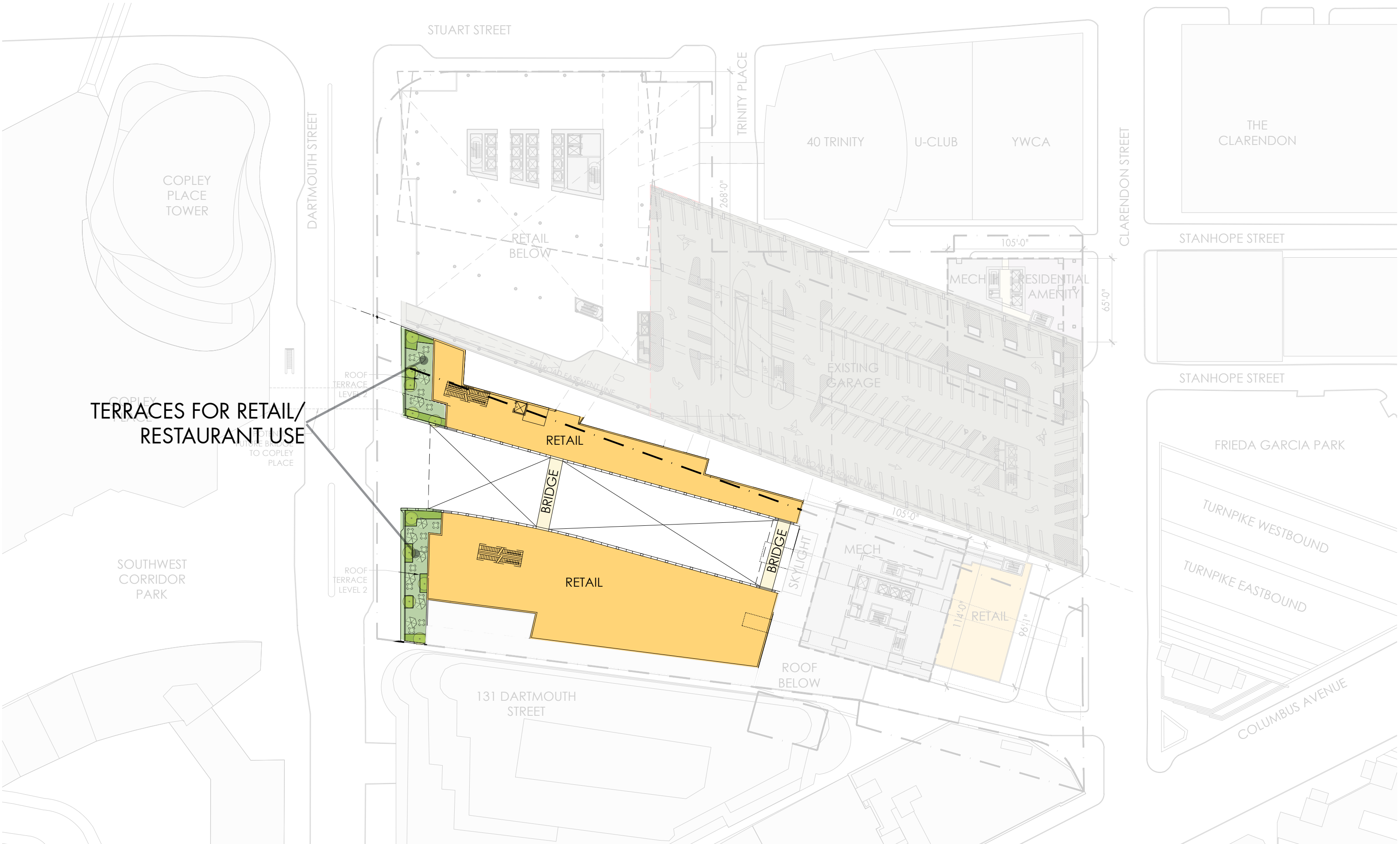
SOUTHWEST
CORRIDOR PARK

SOUTH END

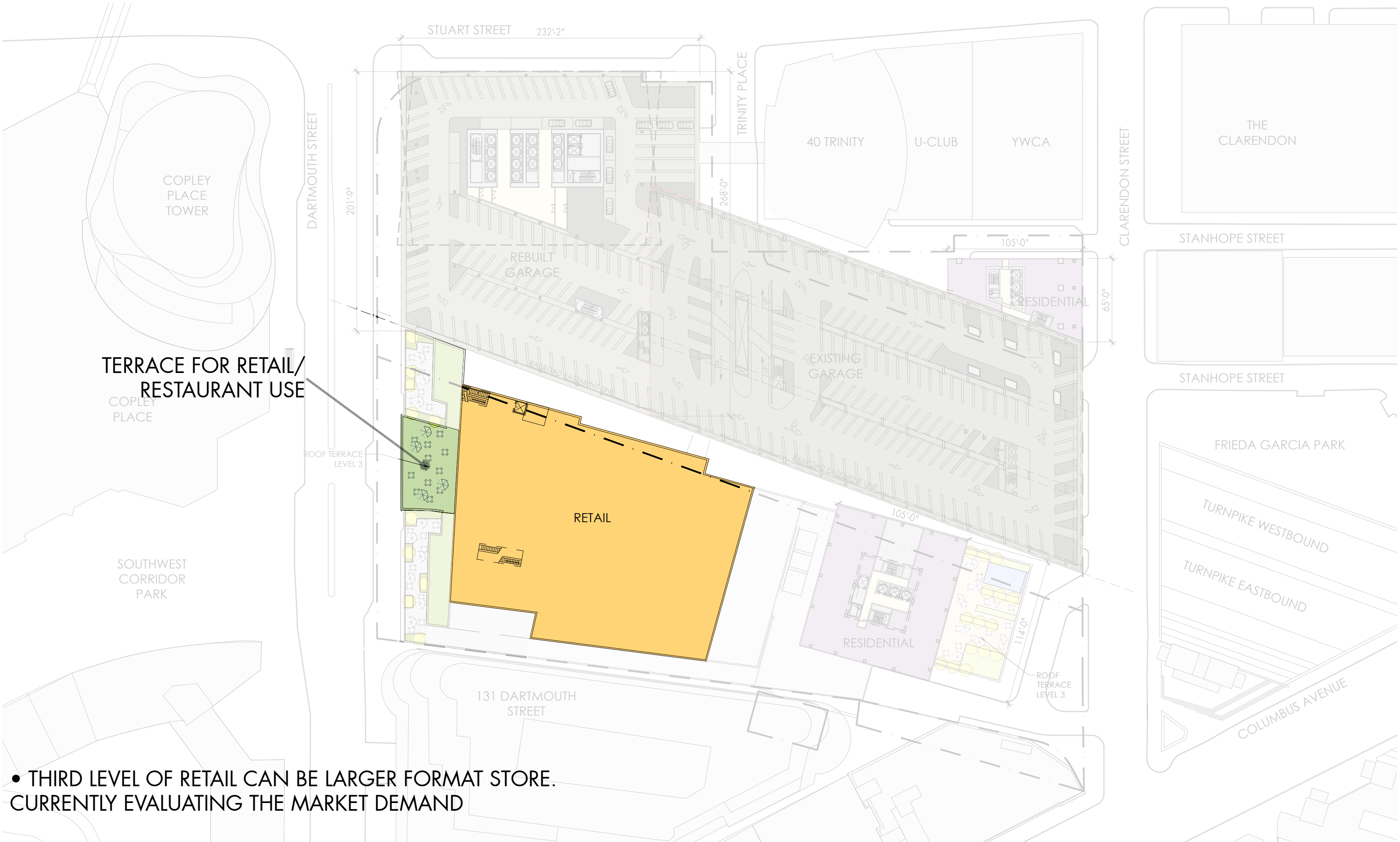
SOUTH END



• COMPOSITE PROJECT-WIDE
CONCOURSE LEVEL RETAIL PLAN



SECOND LEVEL RETAIL AT STATION WEST - BASE (AND ALTERNATE) PLAN



• THIRD LEVEL OF RETAIL CAN BE LARGER FORMAT STORE.
CURRENTLY EVALUATING THE MARKET DEMAND



NEXT STEPS

- CAC Meetings (Every 2-3 Weeks)
 - Meeting 1 • April 28th
 - Meeting 2 • May 12th • 8am Site Visit
 - Meeting 3 • May 26th • Time TBD
 - Process Overview
 - Alternate Schemes
- Future Meetings To Review
 - Public Benefits
 - Shadow
 - Wind
 - Traffic And Parking
 - Potential On-Ramp Closure
 - Streetscape Design
 - Sustainability
 - Other Topics As Needed

KEY DATES + CONTACT INFORMATION

- City Scoping Session • May 11th
- Back Bay Public Meeting • May 11th
- South End Public Meeting • May 18th
- MEPA Public Meeting • May 18th
- PNF Public Comment Period Ends • May 31st
- MEPA Public Comment Period Ends • May 31st
- BCDC Meeting • June 7th

Lauren Shurtleff, Senior Planner, Boston Redevelopment Authority
Lauren.Shurtleff@boston.gov • 617.918.4353

Chris Tracy, Senior Project Manager, Boston Redevelopment Authority
Christopher.Tracy@boston.gov • 617.918.4259

THANK YOU!