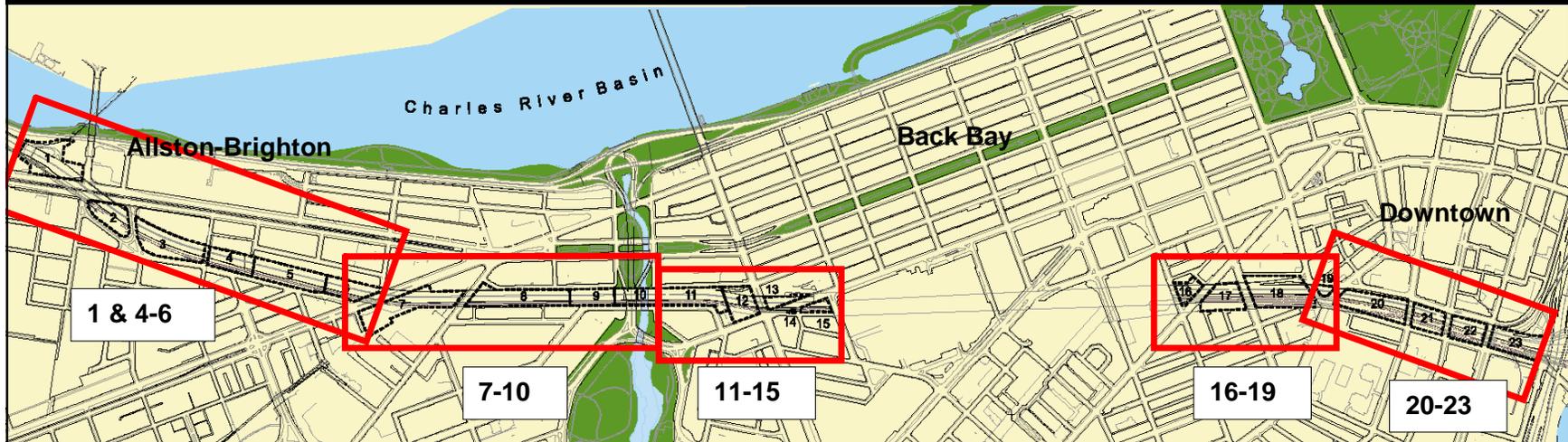


**MassDOT Air Rights Parcels 12 -15 CAC Meeting #1  
August 9, 2011**



## MassDOT Turnpike Air Rights Parcels



- 23 Air Rights parcels span five “districts”
- More than 44 acres
  - Central Artery (now the Rose Kennedy Greenway) surface area = approx. 27 acres
  - Public Garden = 26 acres
- Parcels range from 500sf to over 170,000sf
- Through nine neighborhoods, one-quarter of Boston’s population
- 1997 Memorandum of Understanding
- Citizens Advisory Committee (CAC) process

## Planning Process

- 18 months
- Over 35 public meetings
- More than 1,000 attendees
- Staffed by BRA and BTD

## Strategic Development Study Committee

- 26 members, appointed by the Mayor and chaired by David Lee
- Diverse group, consisting of lawyers, business owners, architects, artists, and community activists

# A CIVIC VISION FOR TURNPIKE AIR RIGHTS IN BOSTON

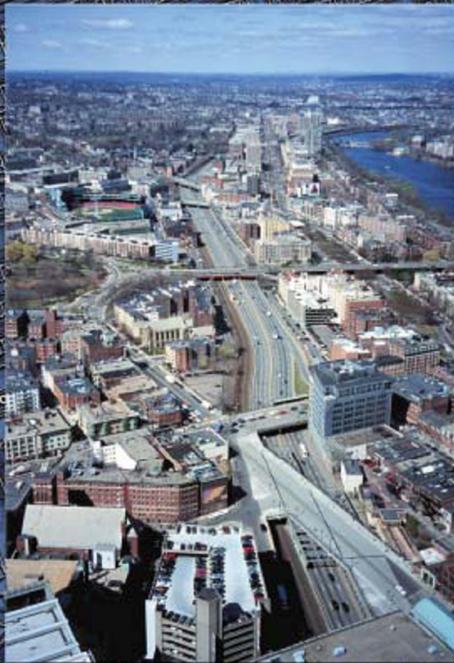
Thomas M. Menino, *Mayor of Boston*

Mark Maloney, *Director, Boston Redevelopment Authority*



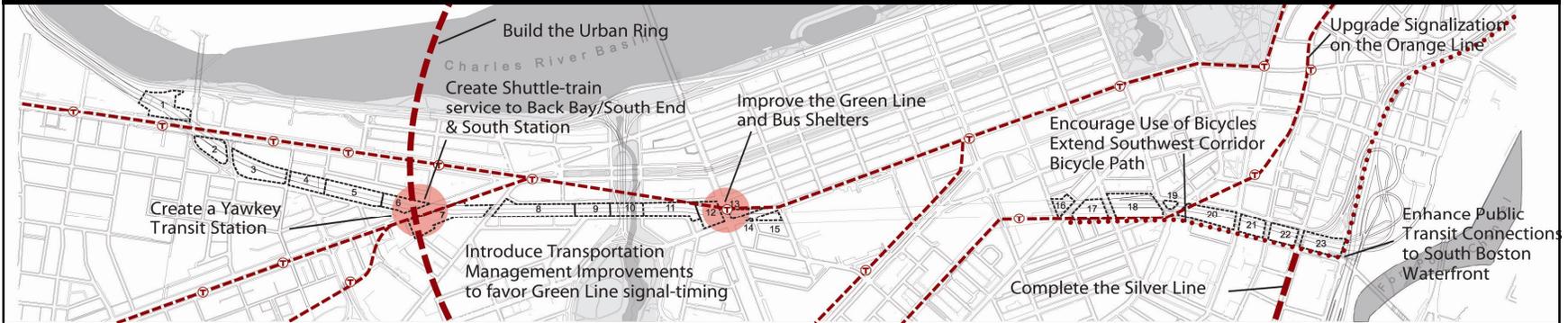
## Planning Process Outcome

- Civic Vision
- Guidelines for Air Rights Parcels
- Proposed Development Process
- Adopted as the City's official plan by BRA Board
- Provides a framework for future CAC/City of Boston Development Review

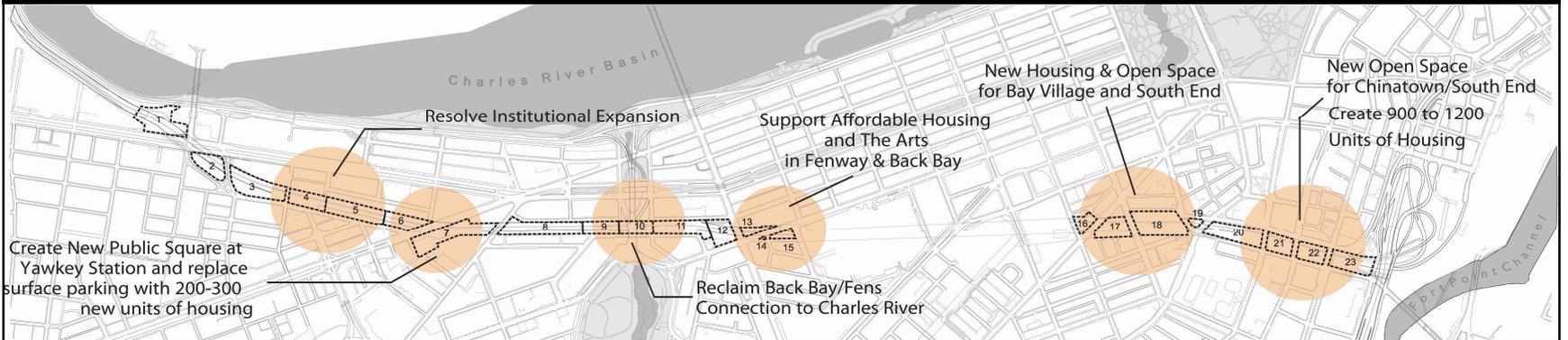


# The Civic Vision

## Improve Public Transportation

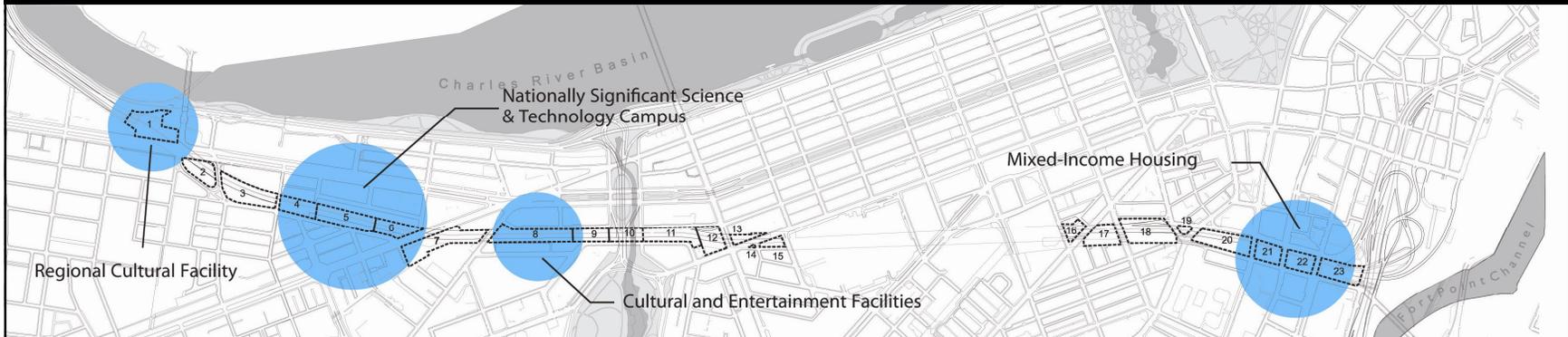


## Enhance Neighborhoods

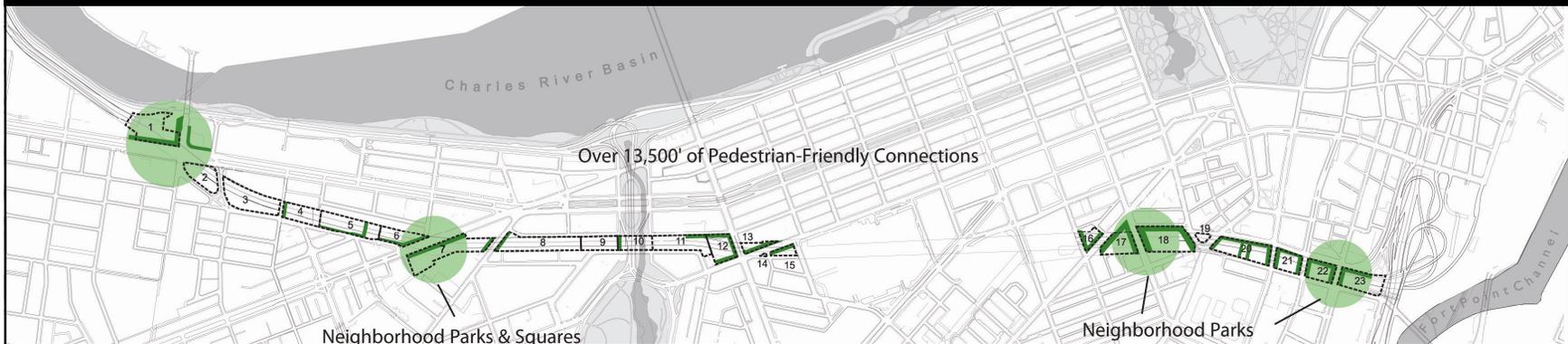


## The Civic Vision

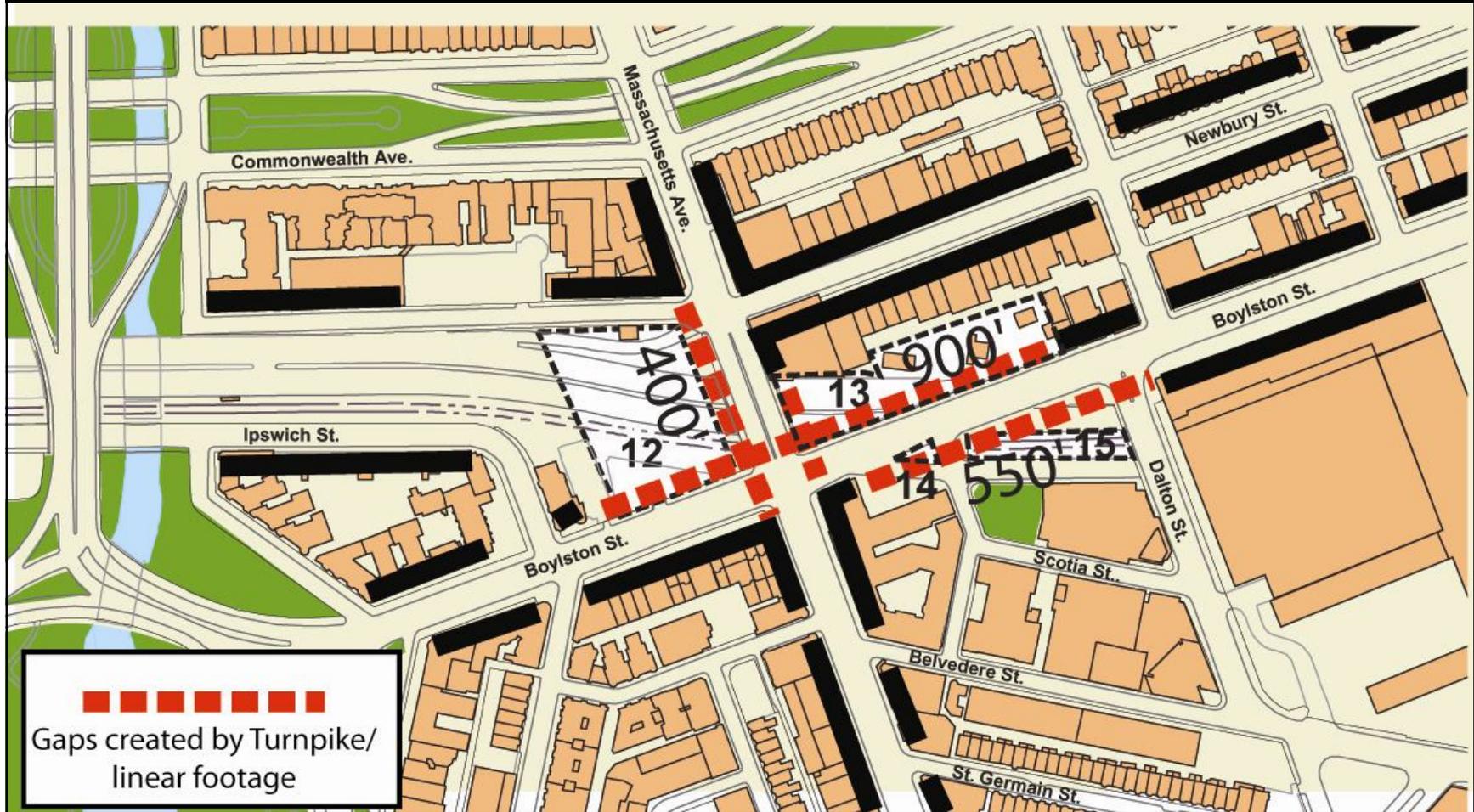
### Invest in City Building



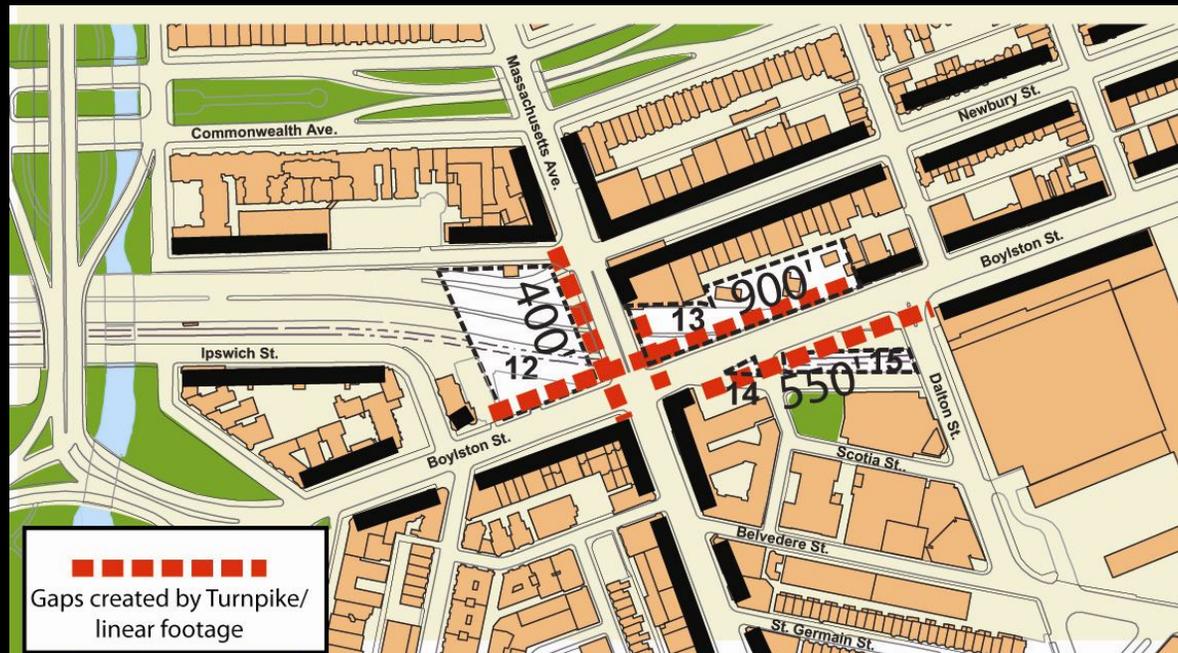
### Reconnect the Public Realm



## Parcels 12-15 create gaps in the Back Bay urban fabric

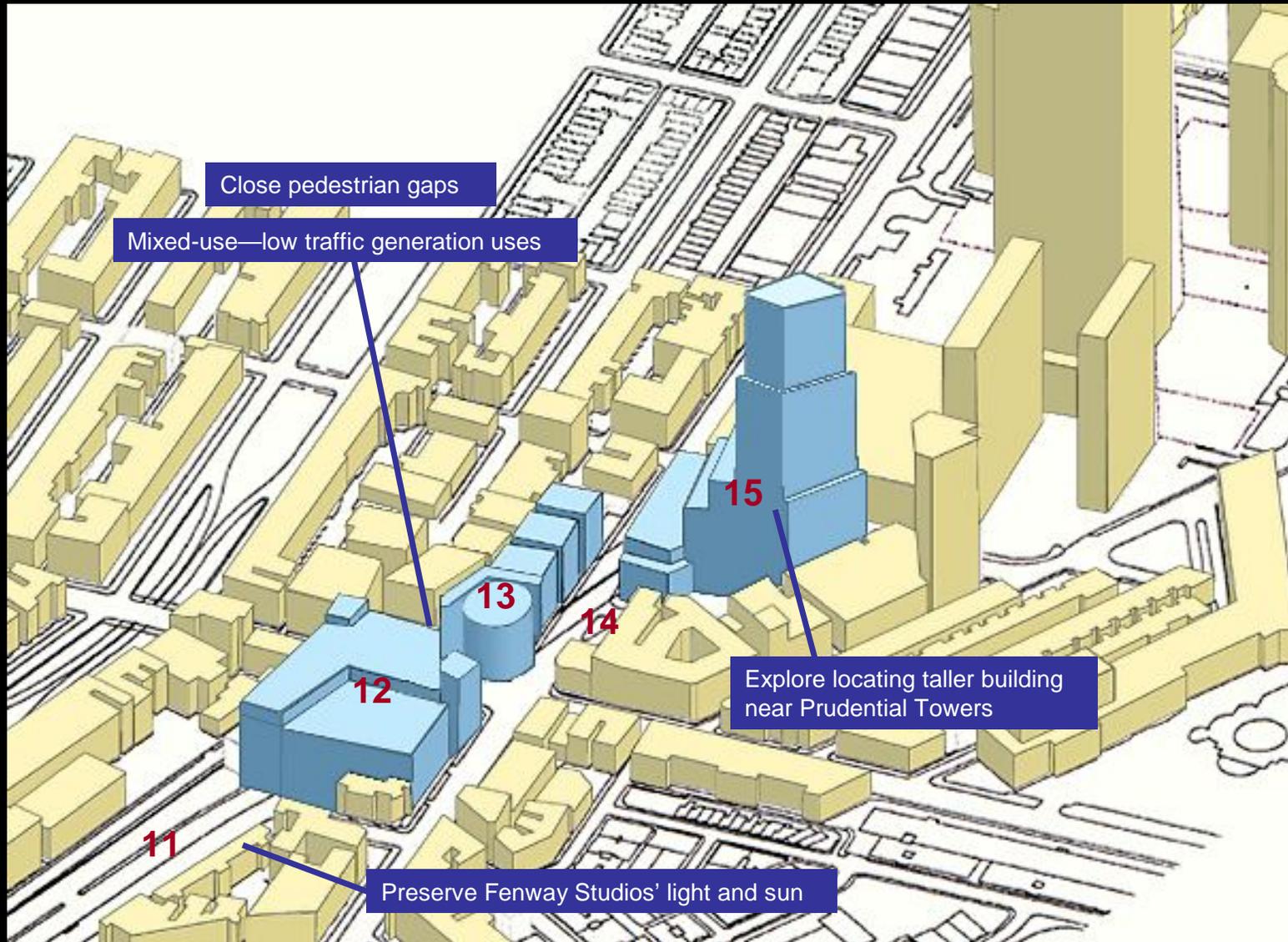


## Civic Vision Guidelines for Parcels 12 -15



- Emphasize housing and other low-traffic generating uses, with careful attention to transportation improvements and impacts in this highly congested area
- Line public sidewalks along Massachusetts Avenue and Boylston Street with shops and other pedestrian friendly uses, avoiding internal retail malls
- Accommodate waiting and lobby facilities for Green Line and bus patrons
- Create no more than one taller building (over 15 stories) on these parcels
- Respect the Back Bay Architectural District

## Proposed Massing



## Air Rights Development Challenges

- **Construction Requirements and Cost Premiums** – construction will take place over operating highway and will require decking
- **Transportation Impacts** – increased demand on the transportation network, including already crowded sidewalks, roadways, and public transit, resulting from air rights development
- **Parking Issues** – developers will face challenges in incorporating parking into air rights development
- **Environmental Impacts** – daylight and shadow, lighting and glare, noise, wind, air quality, groundwater levels and utility infrastructure



## PARCEL 12



**Size: 78,000 sq. ft. : air rights over Turnpike and rail and land areas on Southeastern and Northern sides**

**Zoning: 120'/FAR 8.0 and no height restriction with an FAR of 2.0**

**Height allowance and 300-ft frontage on Mass. Ave. allows for high development potential**

**Green Line transit station and bus stop across the street**

**Opportunity to connect Boylston and Newbury Streets to the Fens and Charlesgate Park**

**View corridor along Newbury Street should be considered**

## PARCEL 13



**Size: 54,500 sq. ft.: air rights over Turnpike, rail, and MBTA Green Line**

**Zoning: 120'/FAR 8.0**

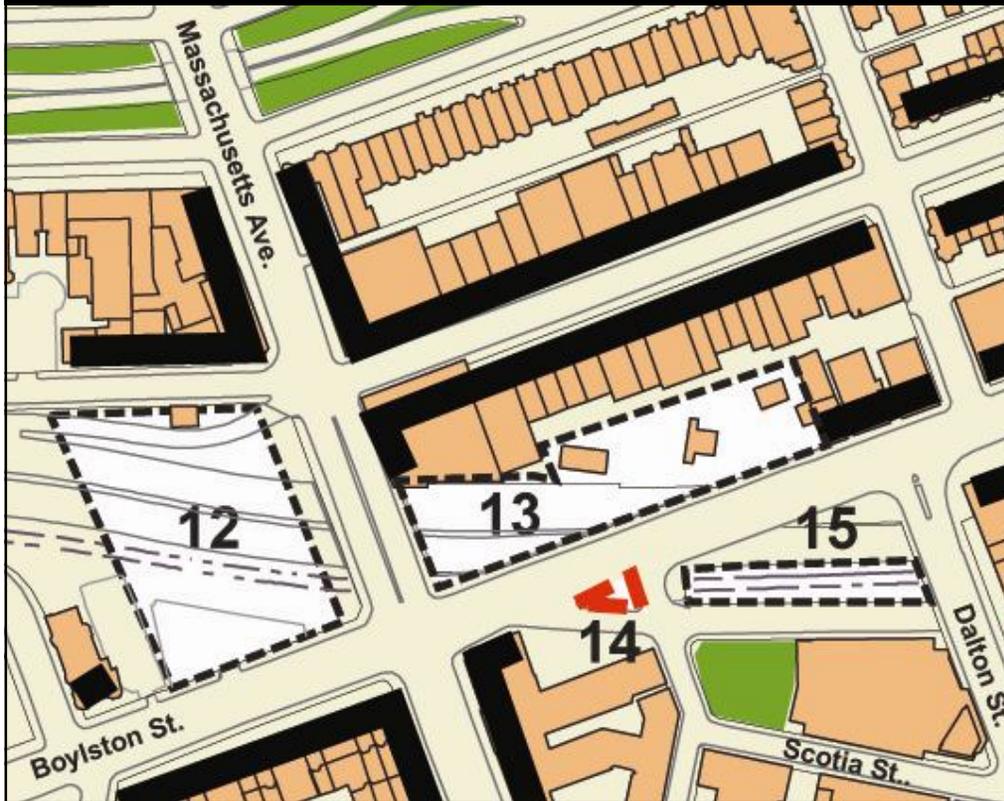
**Oblique angles of Boylston Street bridge with turnpike axis make construction difficult**

**Opportunity to improve access to Hynes Convention Center Station**

**Part of the Back Bay Architectural District**

**Development would complete a missing street edge**

## PARCEL 14



**Size: 520 square feet**

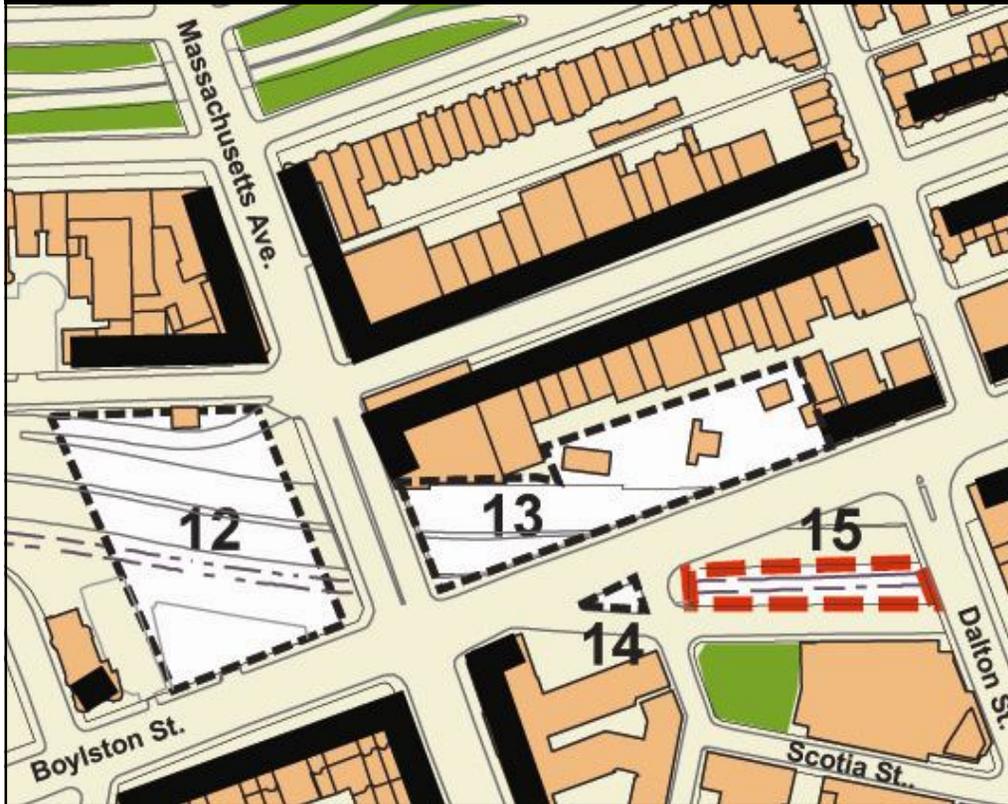
**Zoning: 120'/FAR 8.0**

**Residual fragment at the intersection of three streets**

**Complex site geometry**

**Too small to be developed on its own**

## PARCEL 15



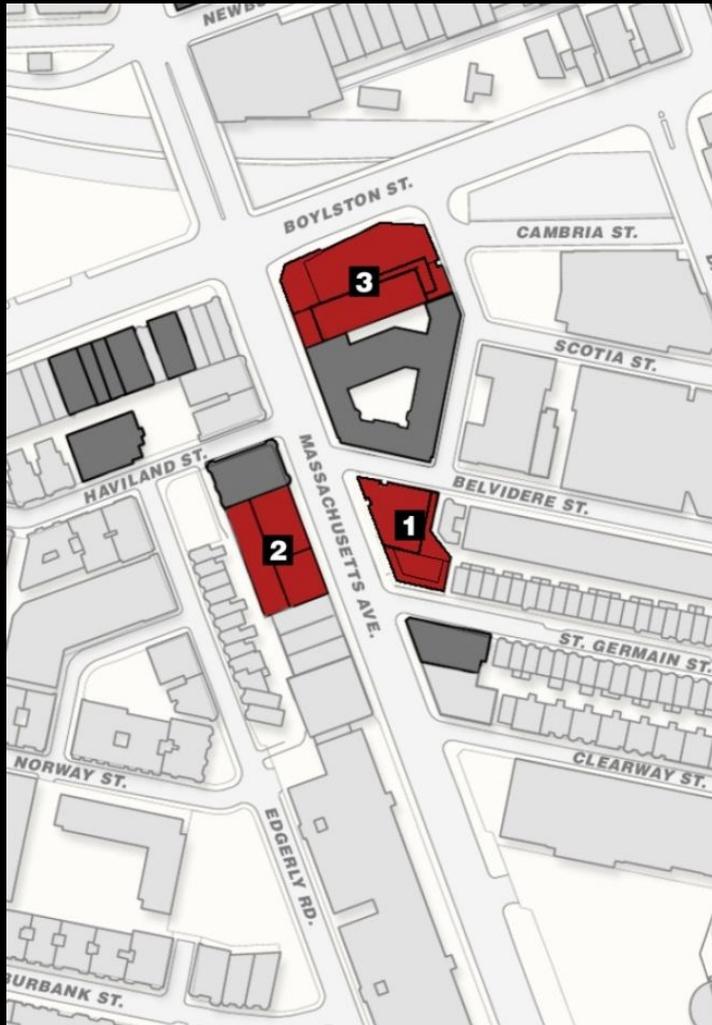
**Size: 12,520 square feet: air rights over rail**

**Zoning: 120'/FAR 8.0**

**Major piece of the fragmented pattern south of Boylston Street**

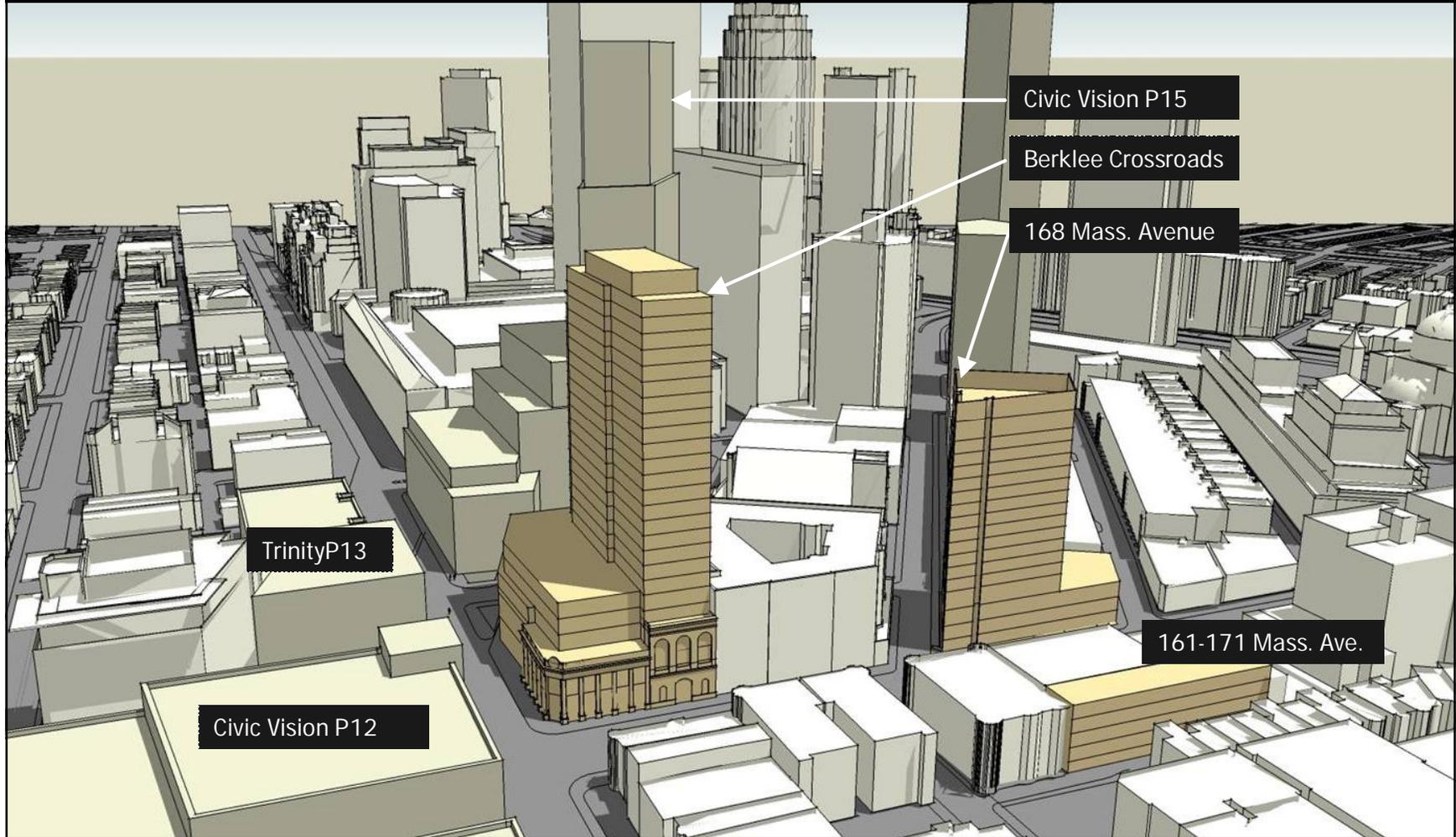
**Proximity to Hynes Convention Center brings heavy vehicular traffic**

## Berklee College of Music – Permitted IMP Projects (May 2011)

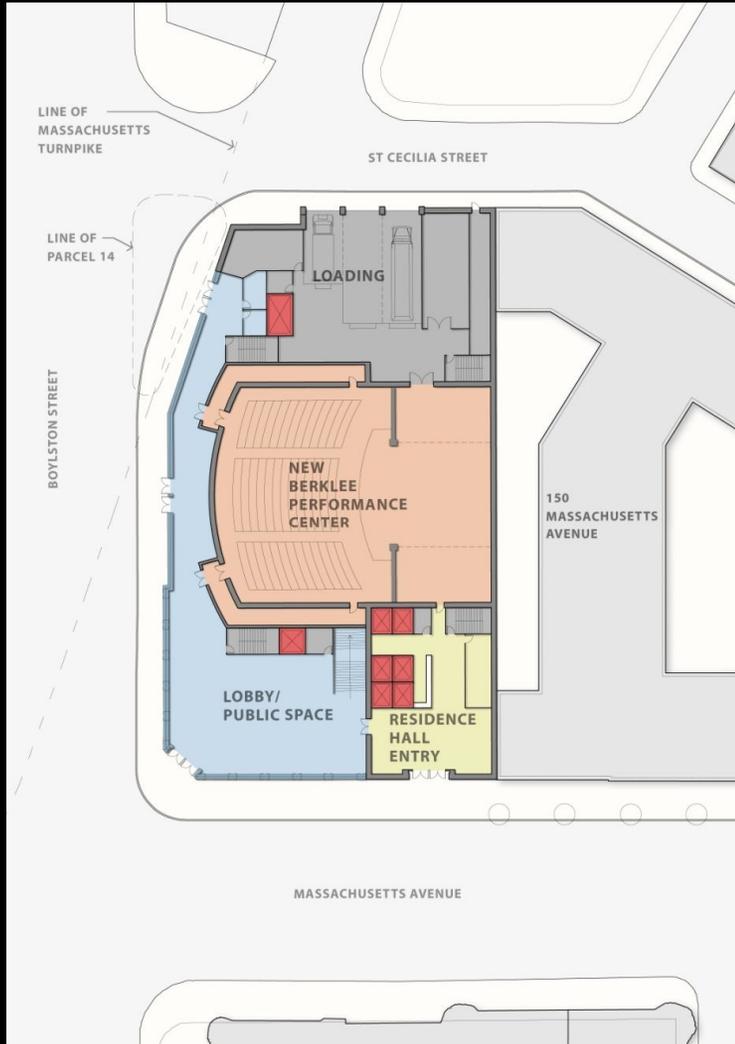


1. 168 Massachusetts Avenue
  - Residence Hall, Dining, Student Life, Music Technology/Academic space
2. 161-171 Massachusetts Ave.
  - Academic space
3. 130-136 Massachusetts Ave.
  - New Berklee Performance Center, Residence Hall, Student life/Academic space
  - Assumes reconfiguration of Cambria Street and use of P14 for sidewalk (as currently used)

## Aerial View showing Berklee College of Music Permitted IMP Projects



## Crossroads Ground Floor Plan



## Crossroads Residential Floor Plan

