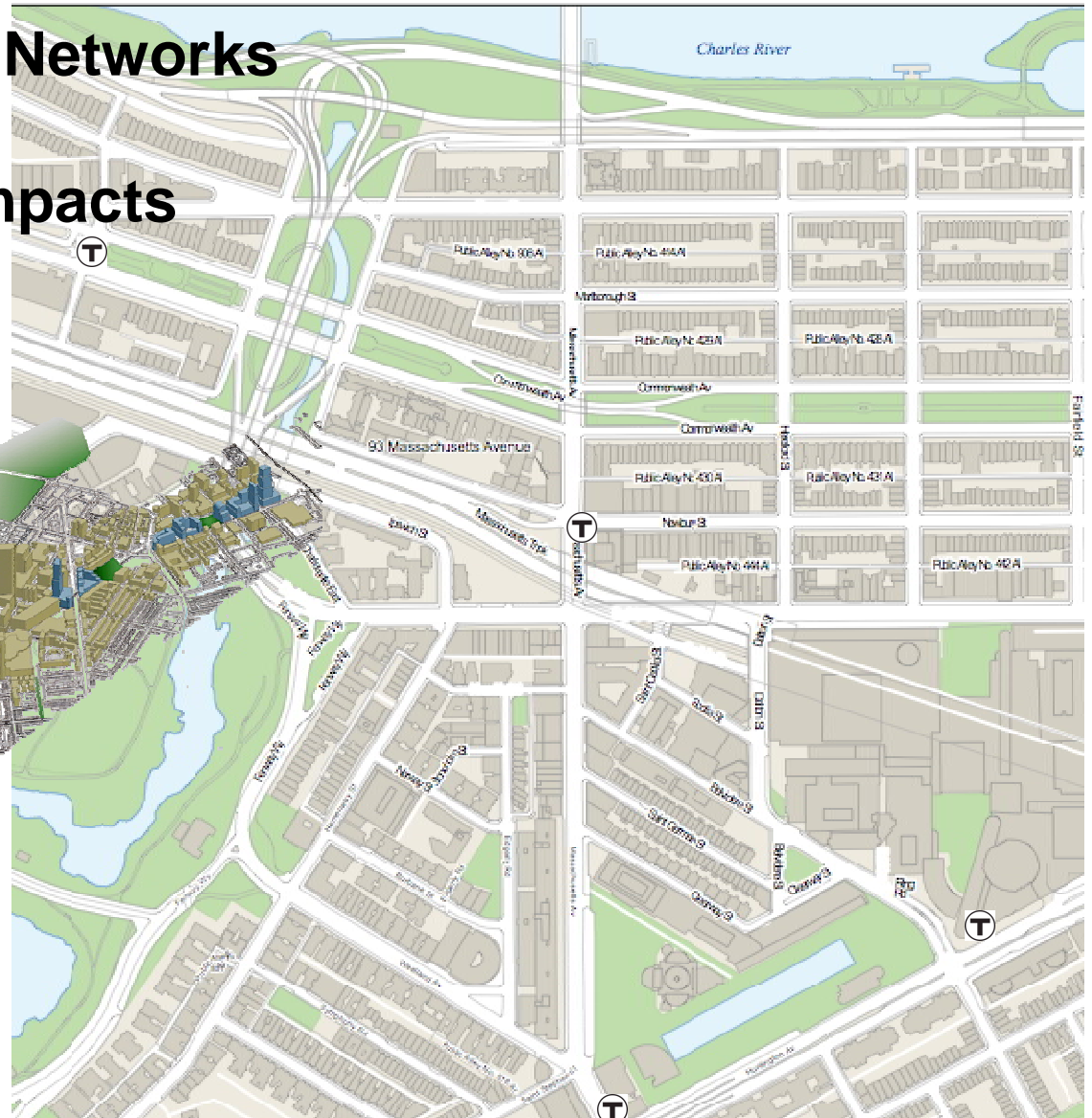


Massachusetts Avenue Corridor TRANSPORTATION PRIORITIES

**Improve Transportation Networks
and
Manage Development Impacts**

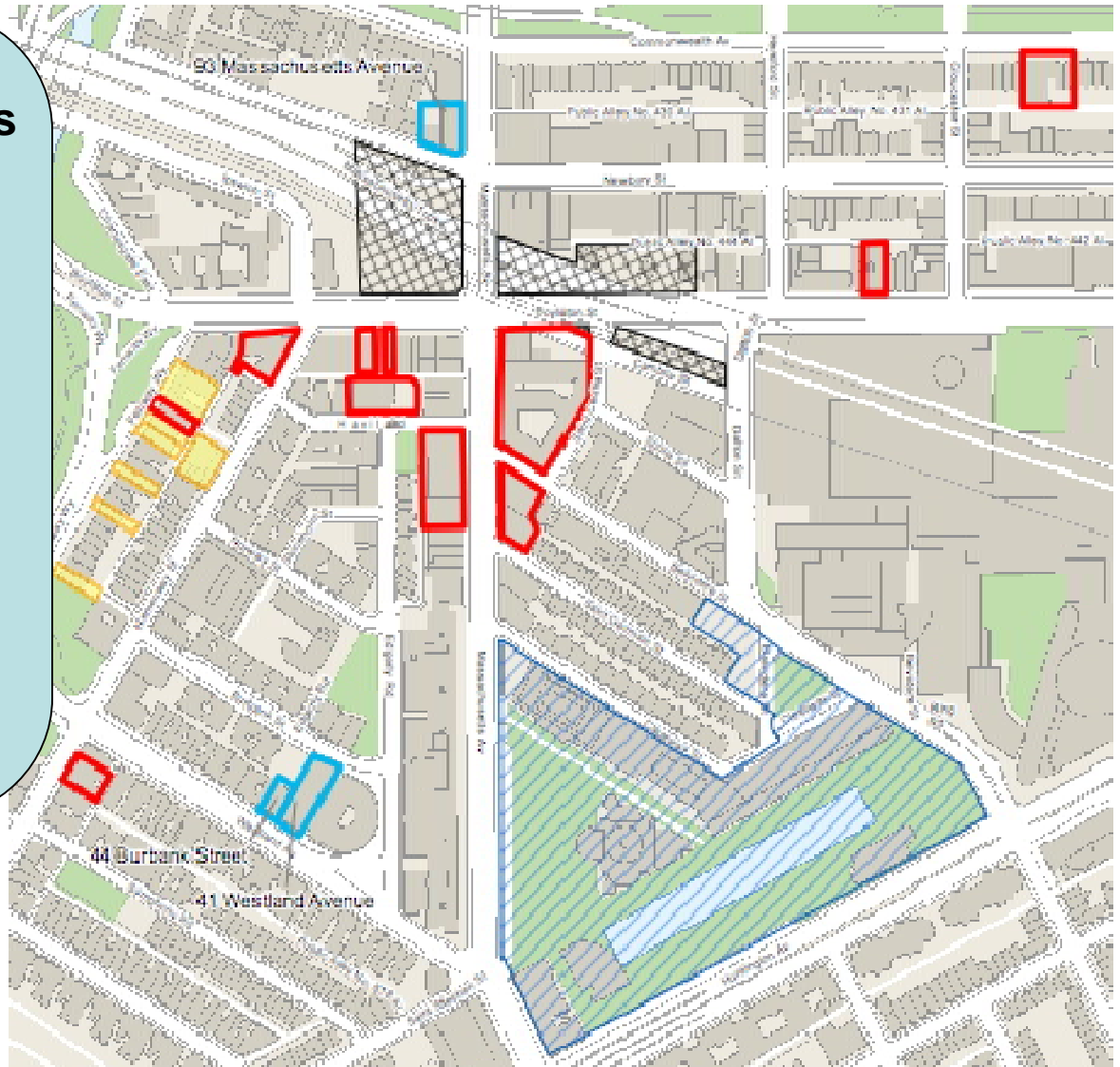


Boston Transportation Department



Massachusetts Avenue Corridor Development Projects

- Turnpike Air Rights Parcels
- Berklee College of Music
- Boston Conservatory
- Christian Science Center
- Symphony Area Intersections Redesign



Boston Complete Streets Initiative



PROJECTS and GUIDELINES

Boston Transportation Department

October 2011



Streets define the character of Boston's neighborhoods and are the common ground where people travel, meet and do business on a daily basis.



Complete Streets Vision

Multi-modal

- Pedestrians
- People with Disabilities
- Bicycles
- Transit
- Motor Vehicles

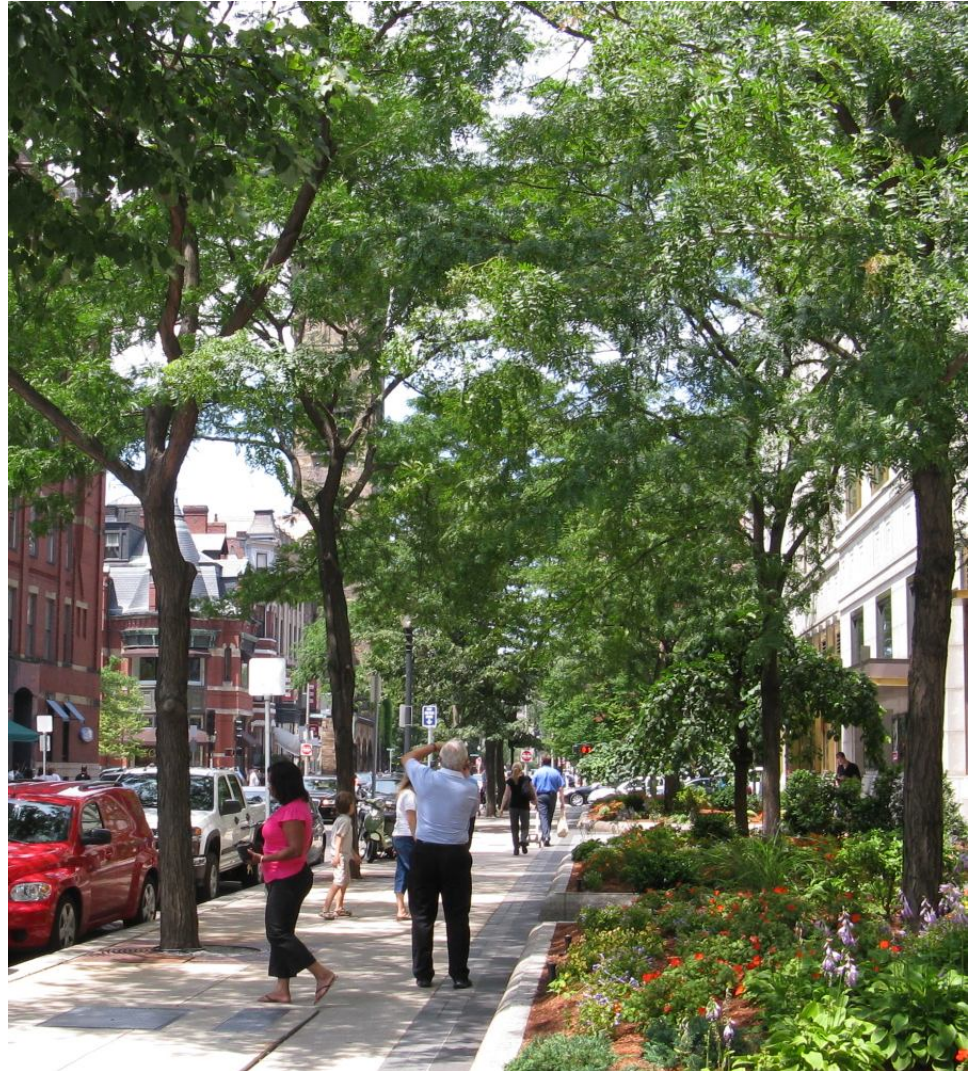


Complete Streets Vision

Multi-modal

Green

- Street Trees
- Plantings
- Rain Gardens
- LED Street Lights
- Pervious Sidewalks



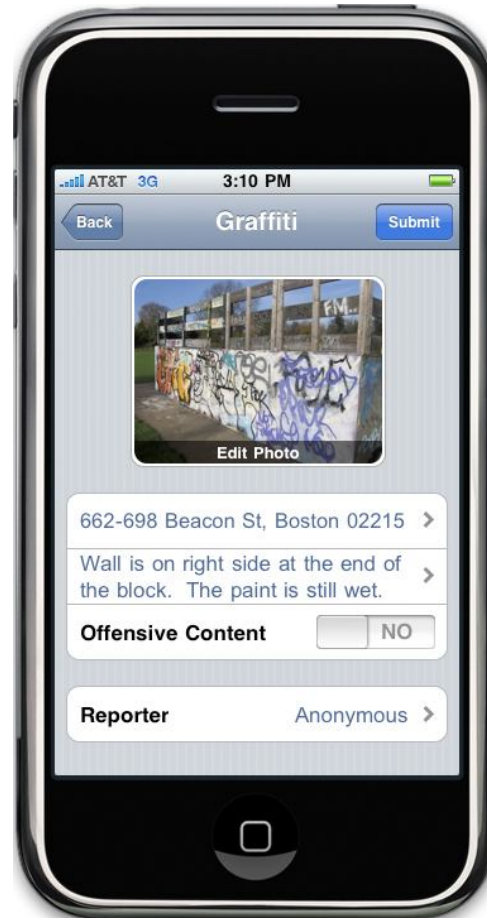
Complete Streets Vision

 **Multi-modal**

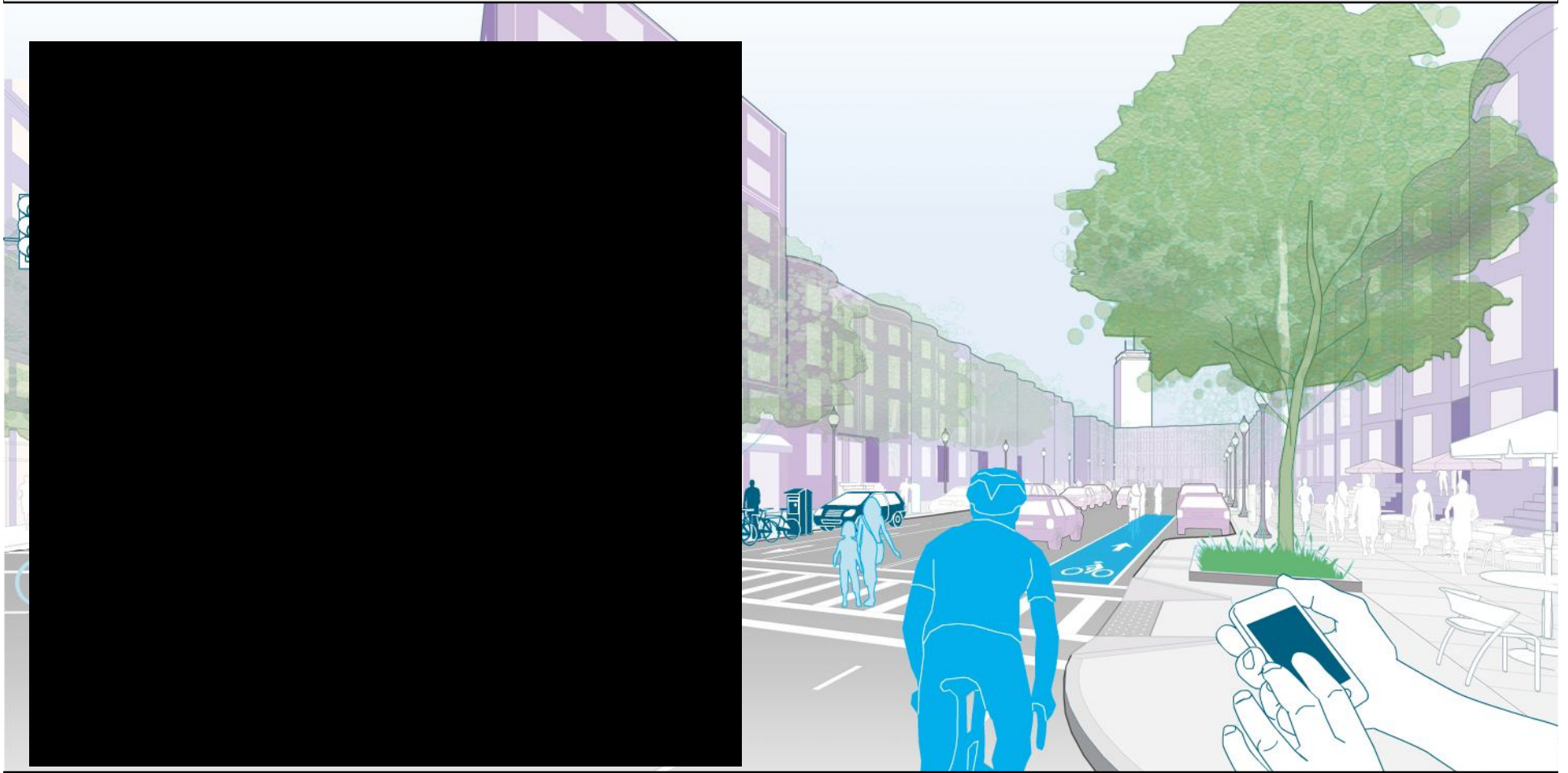
 **Green**

 **Smart**

- Intelligent signals
- Smart meters
- EV Charging
- Remote monitoring
- Interactive spaces

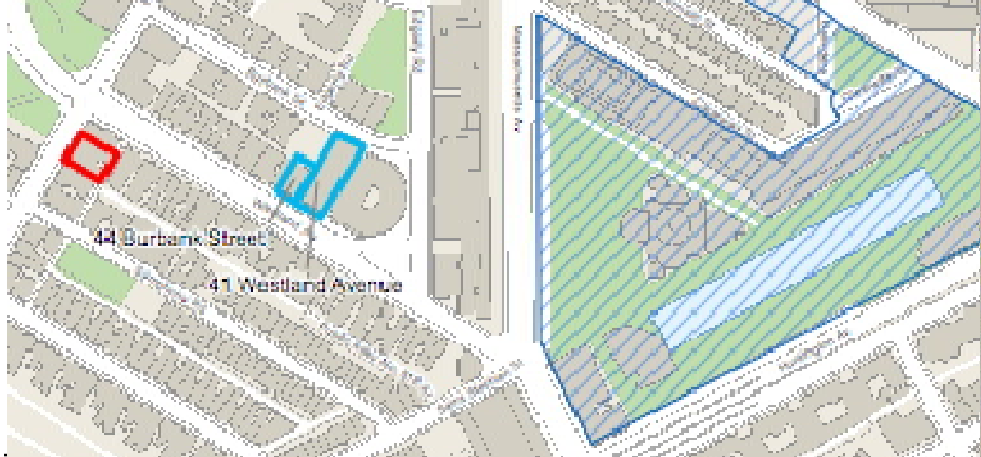
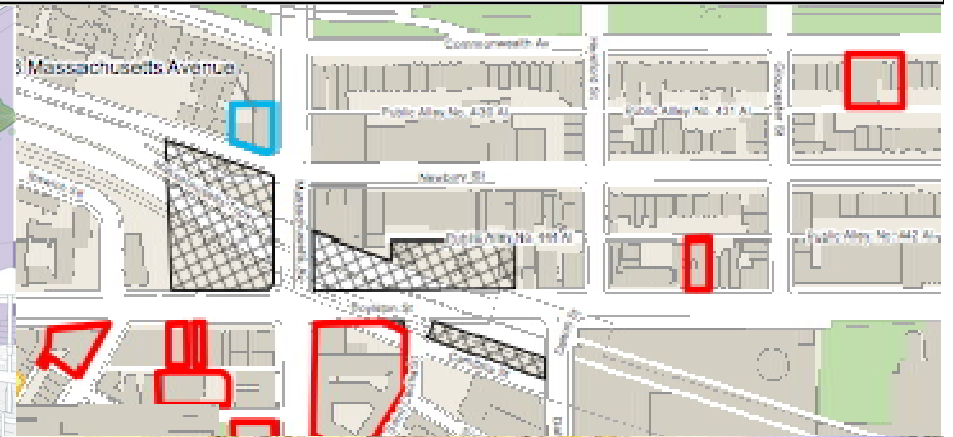


Smart Mobility: Convenience, Cost and Carbon



Mobility Hub





AREA PROJECTS & GUIDELINES

Boston Transportation Department

October 2011

Massachusetts Avenue Corridor

Corridor Today

- Extensive pedestrian activity
- Limited bike facilities
- Convenient access to transit
- Major Traffic Arterial



Massachusetts Avenue Corridor Improve Pedestrian Crossings

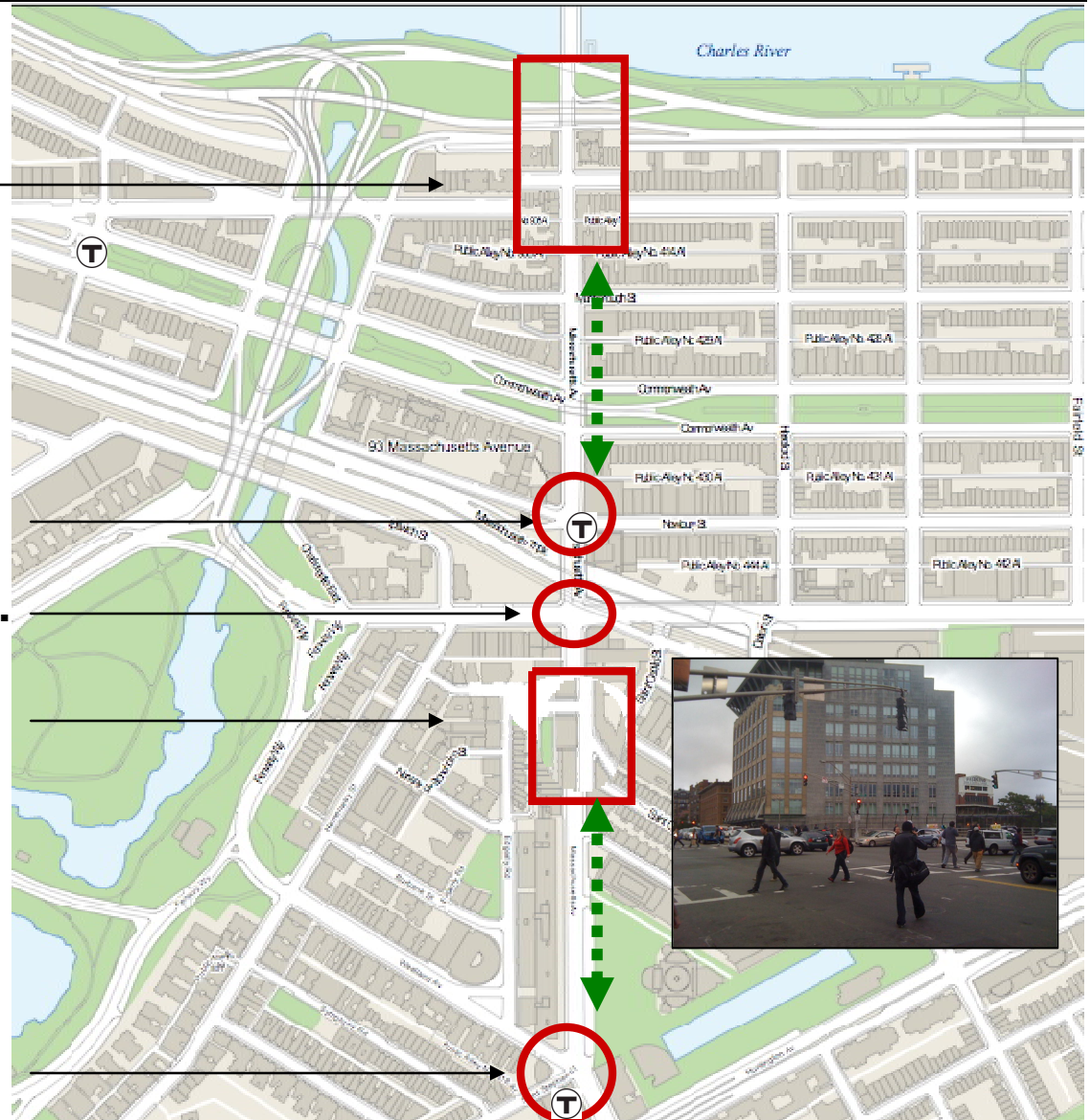
**Between Beacon St. &
Charles River**

**At Hynes Station
Across Boylston St.**

At Belvidere & Haviland Streets

At Symphony Hall

Boston Transportation Department



October 2011

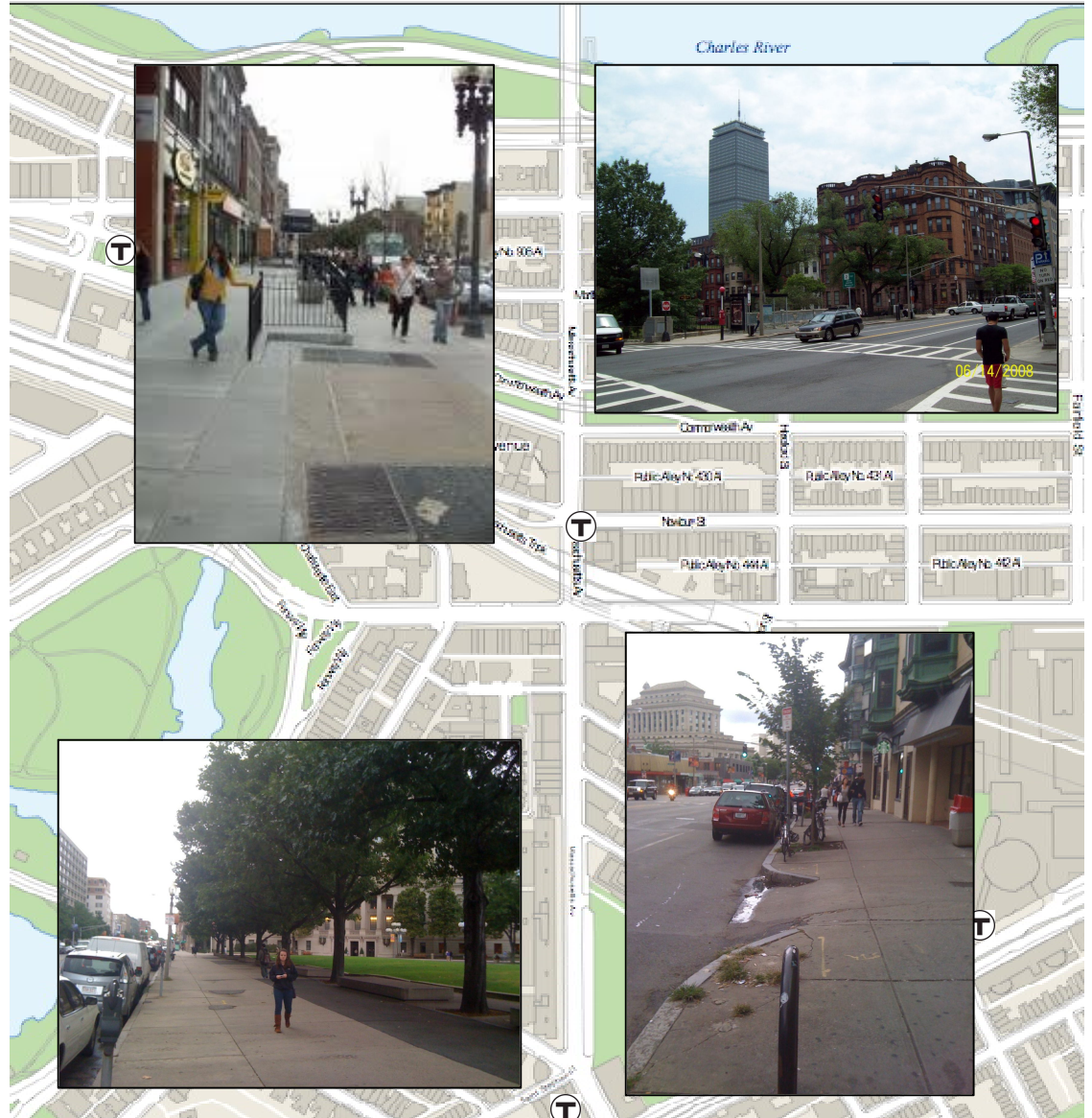
Massachusetts Avenue Corridor

Adequate Sidewalk Widths

- Ideal width = 15–25 feet
- With 8 foot clear pedestrian zone



Boston Transportation Department



Massachusetts Avenue Corridor Real – Time Traffic Management

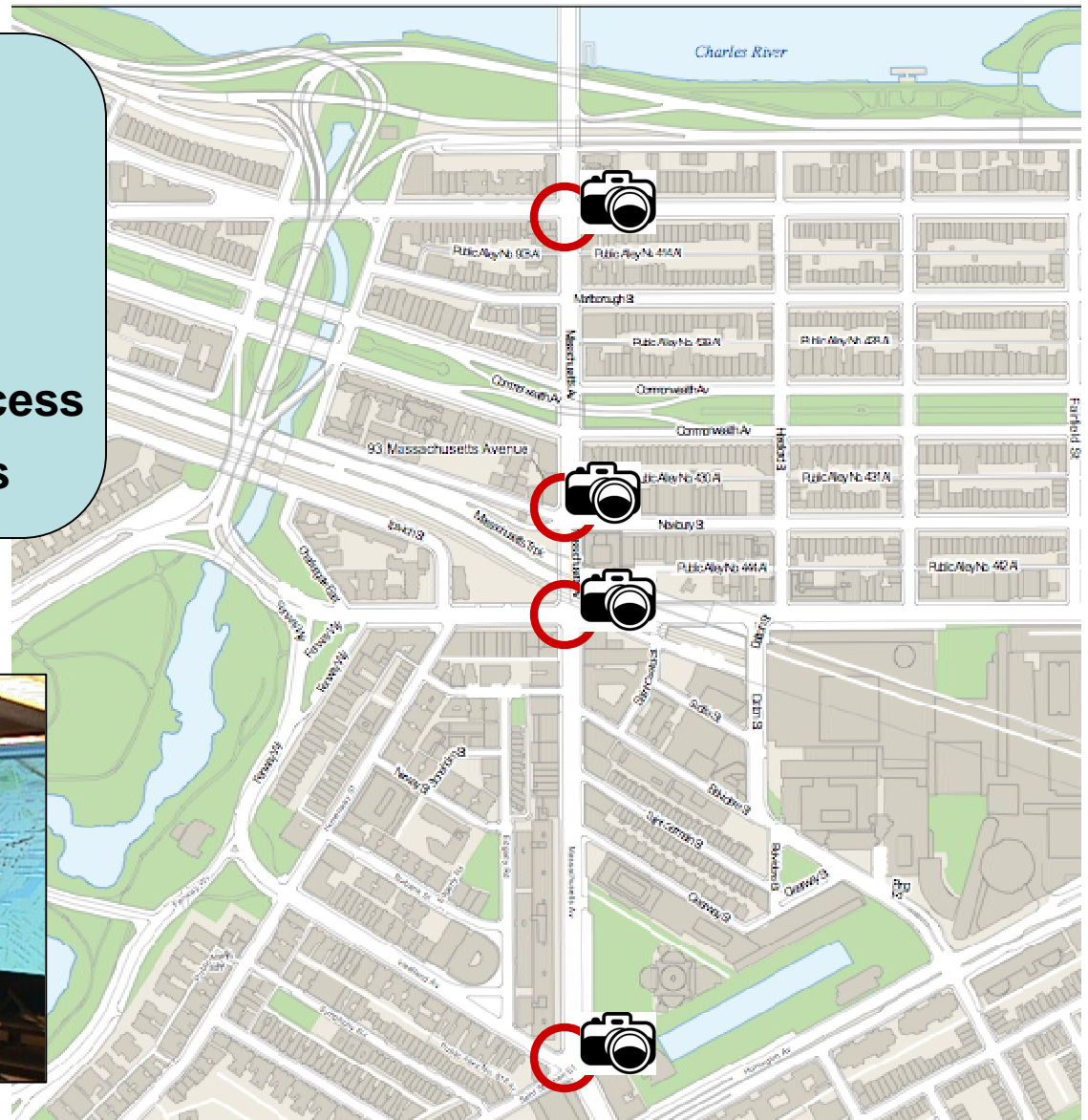
Corridor Analysis:

- Intersection Retiming
- Street Direction Changes?
- Off-Road Loading Zones
- Turnpike & Storrow Drive Access
- Install Sensors for R-T counts

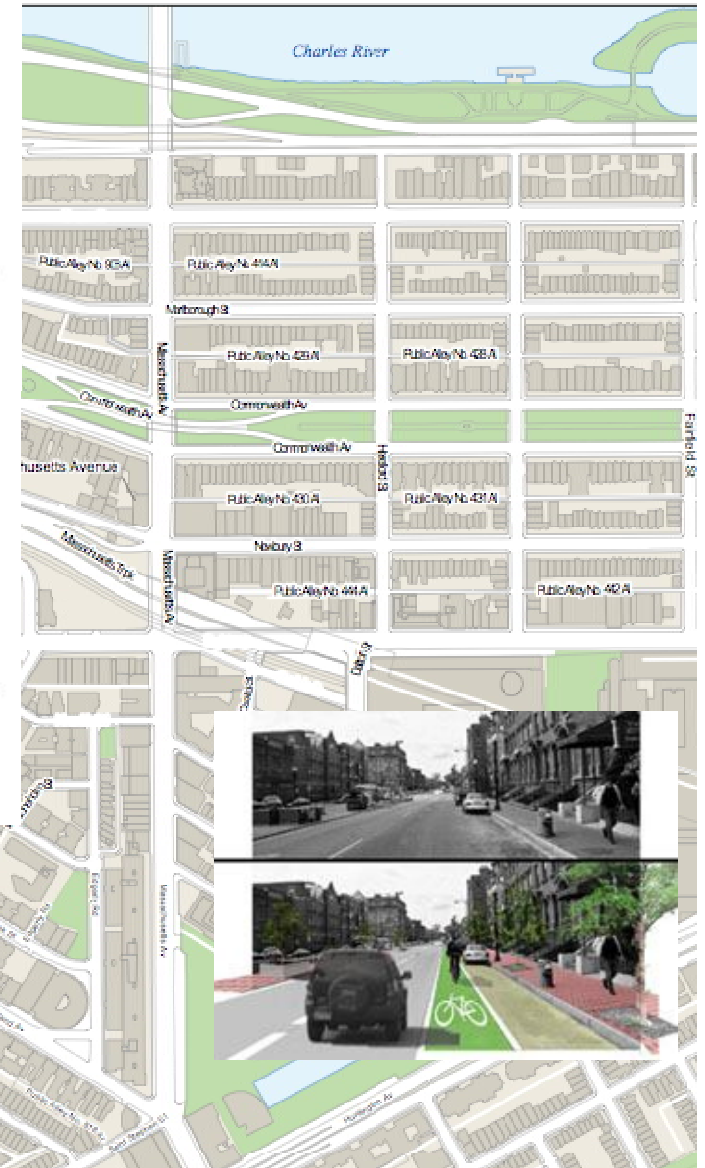
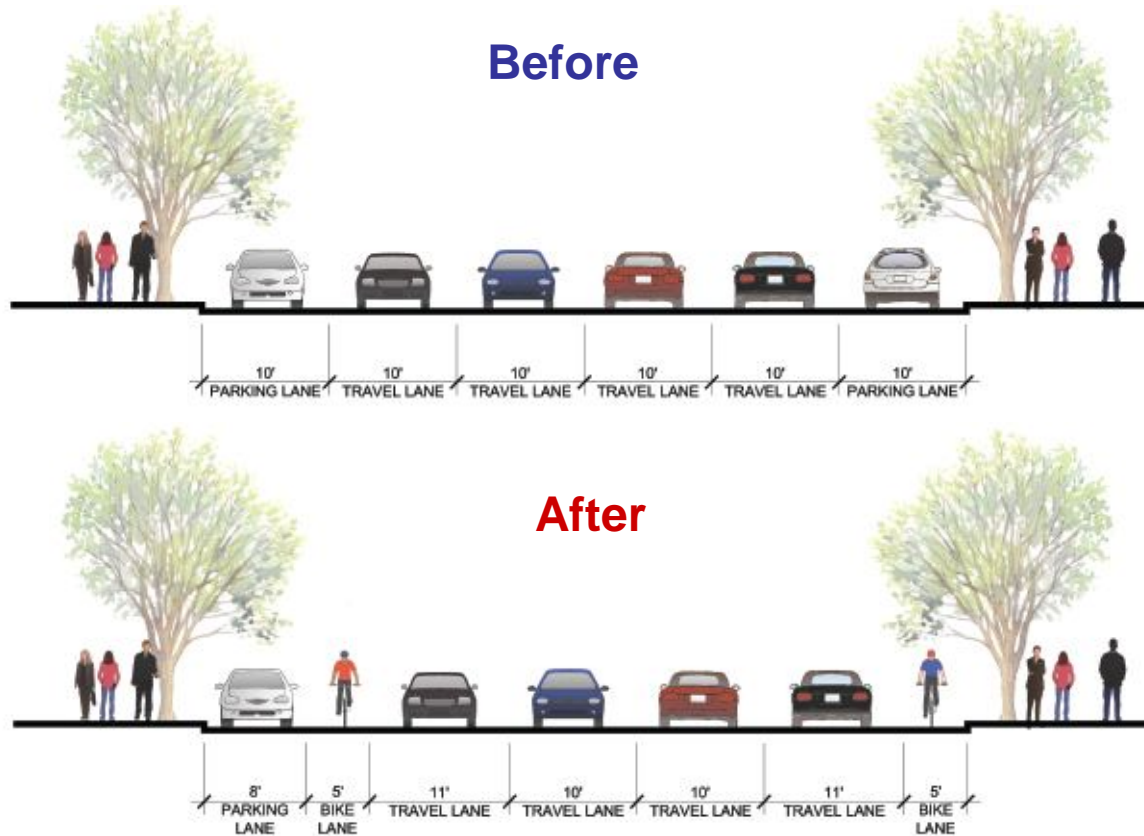
Traffic Management Center



Boston Transportation Department



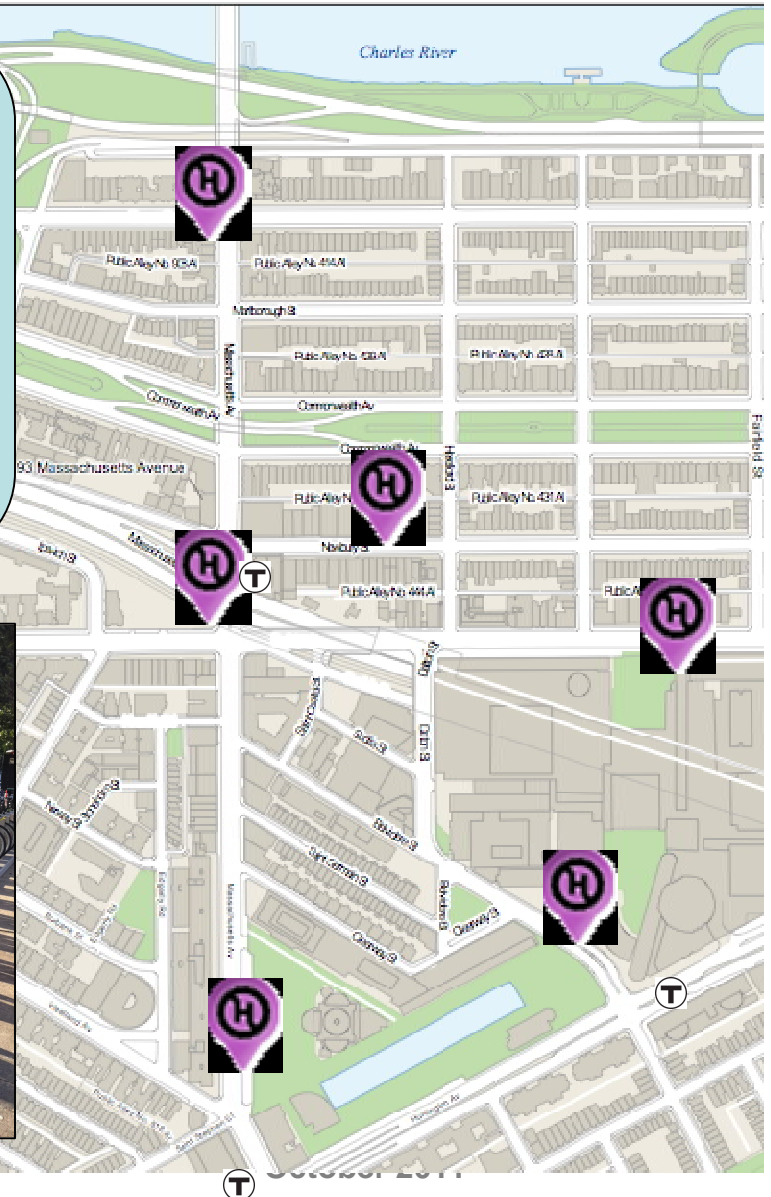
Massachusetts Avenue Corridor New Bicycle Lane



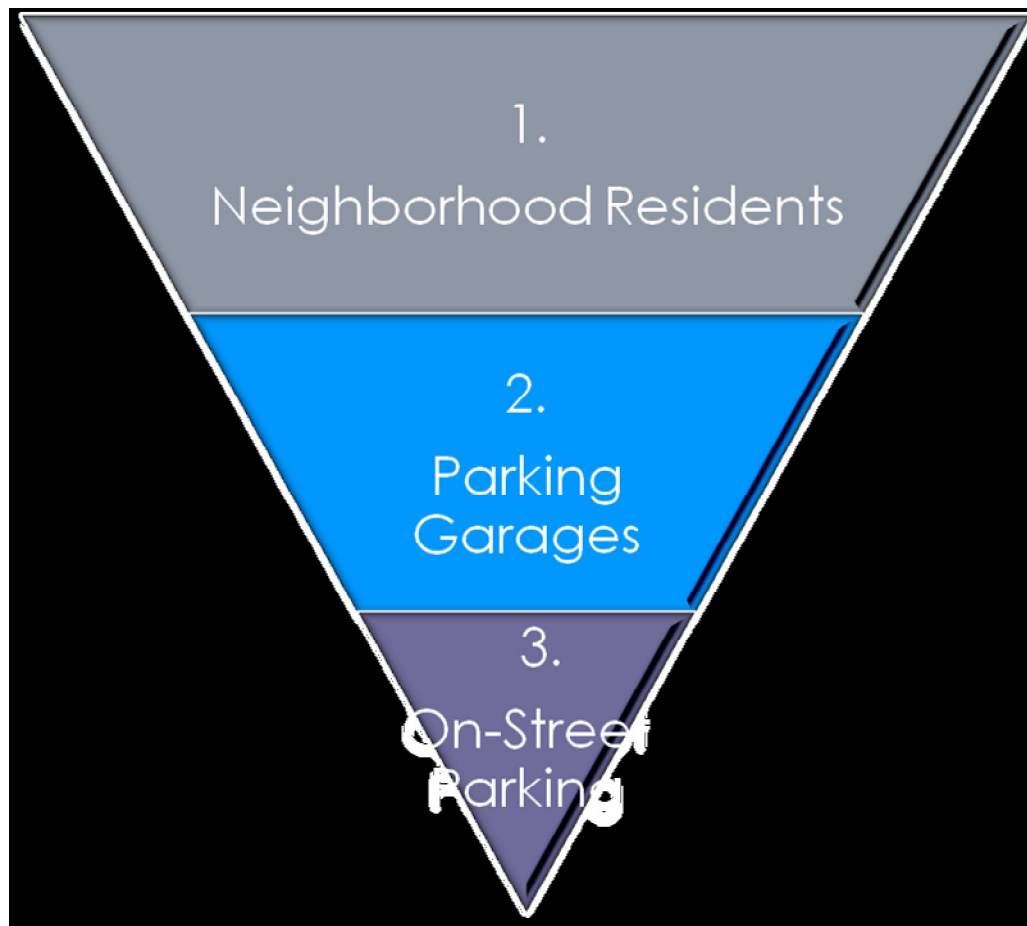
Massachusetts Avenue Corridor Hubway Stations and Bicycle Parking



- **Hubway Stations**
 - Beacon St.
 - Boylston
 - Newbury & Hereford
 - Prudential
 - Pru & Belvidere
 - Christian Science Plaza
- **Off-Street Bike Parking Ratios**



Boston Electric Vehicle Policy

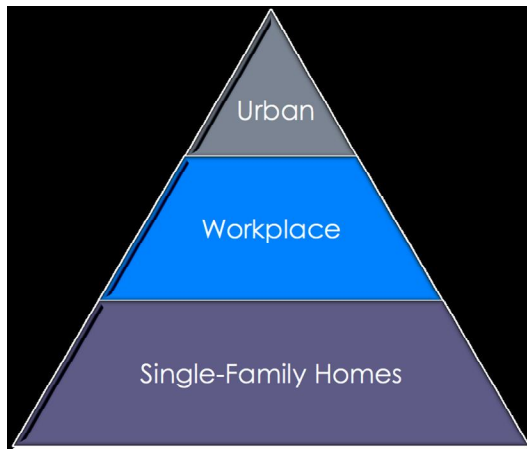


Installation guidance for residents with incentives

Zoning requirements and mitigation programs

Pilot projects and citywide roll out RFP

Massachusetts Avenue Corridor Install Electric Vehicle Infrastructure



**Reserved For
Electric Vehicles**



4 Hour Limit



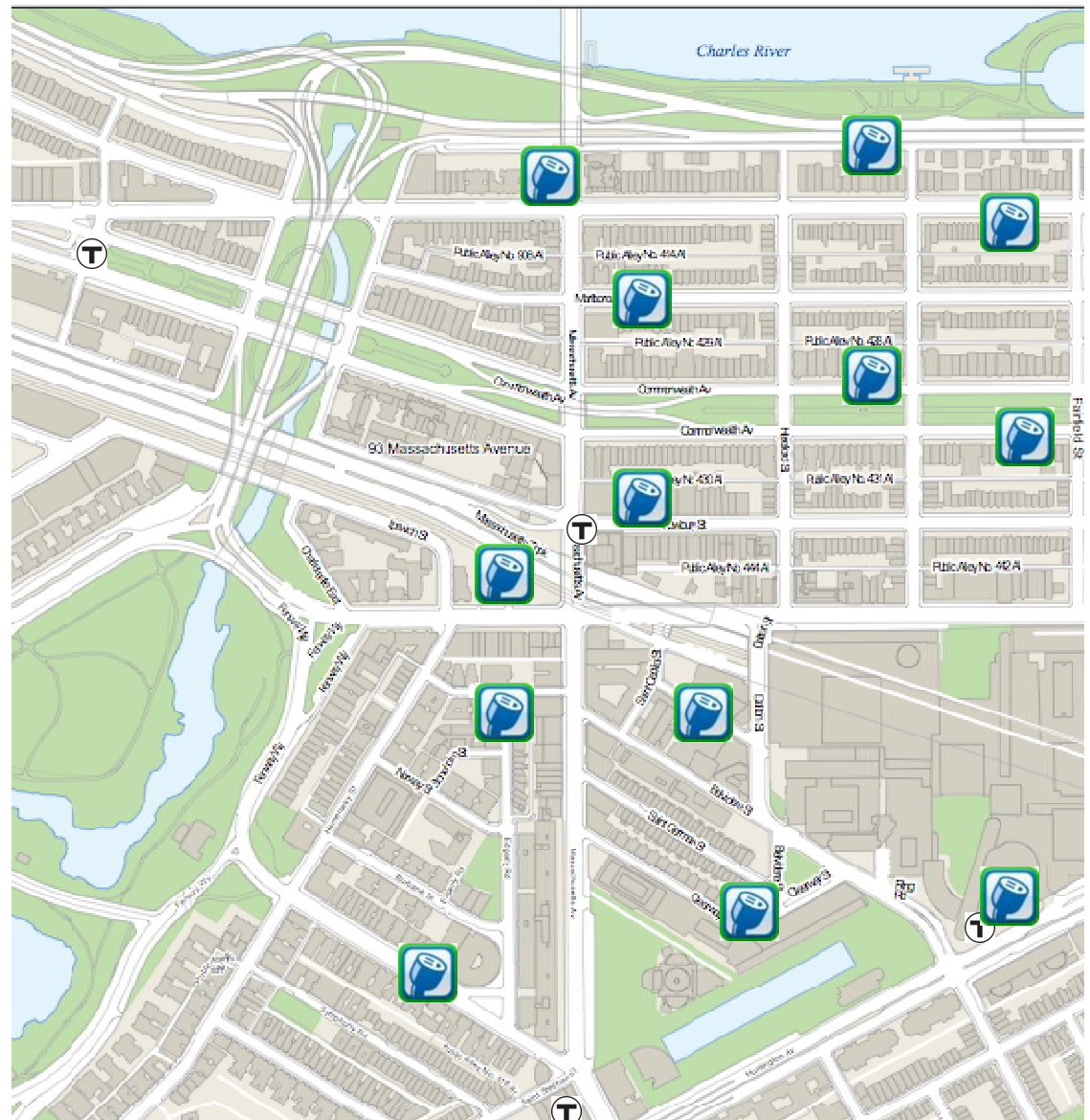
Tow Zone

BTD

T-EV



Boston Transportation Department



Car-Share Spaces

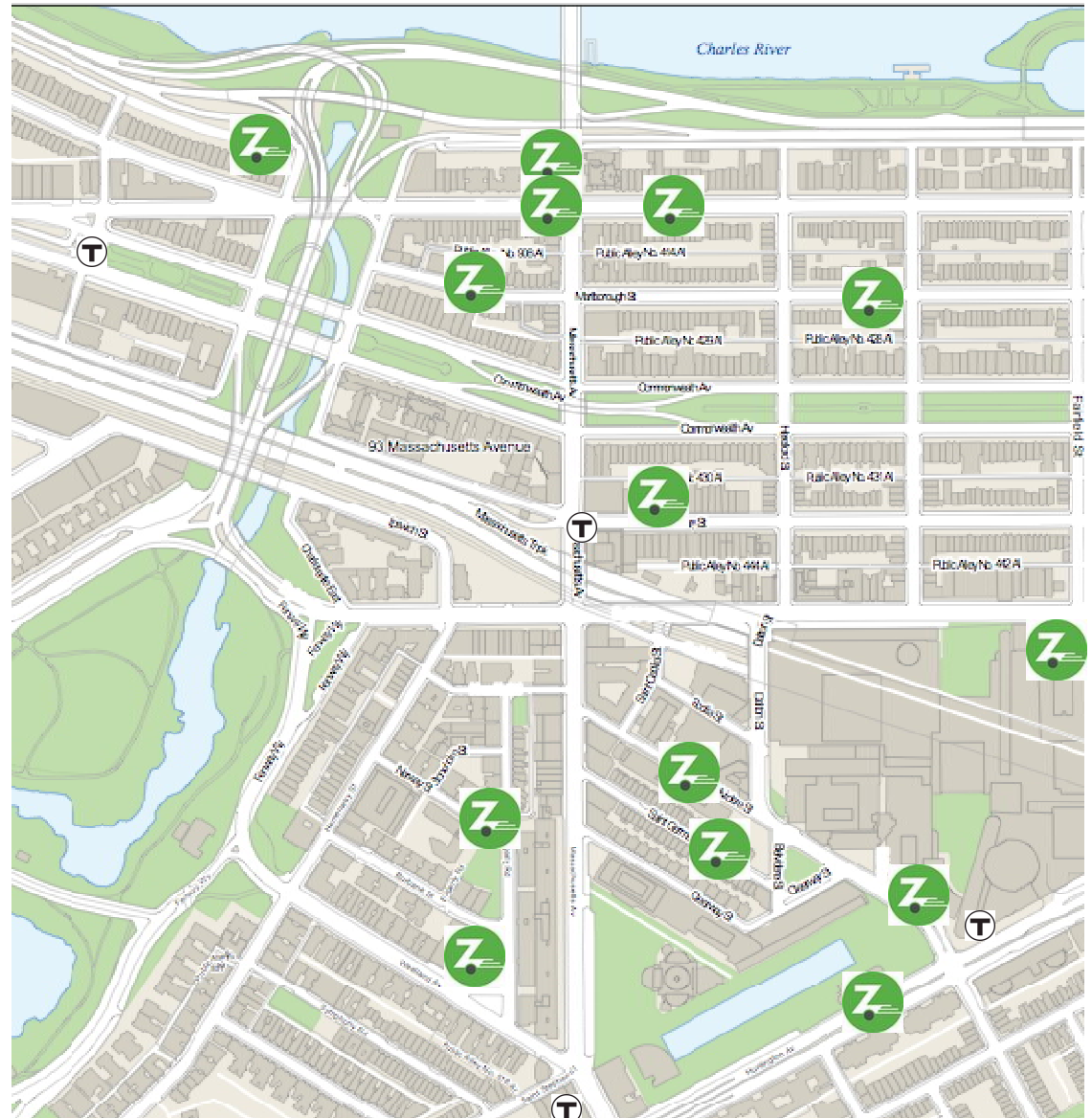


Zipcar in the area:

- 14 locations
- 46 parking spaces



Boston Transportation Department

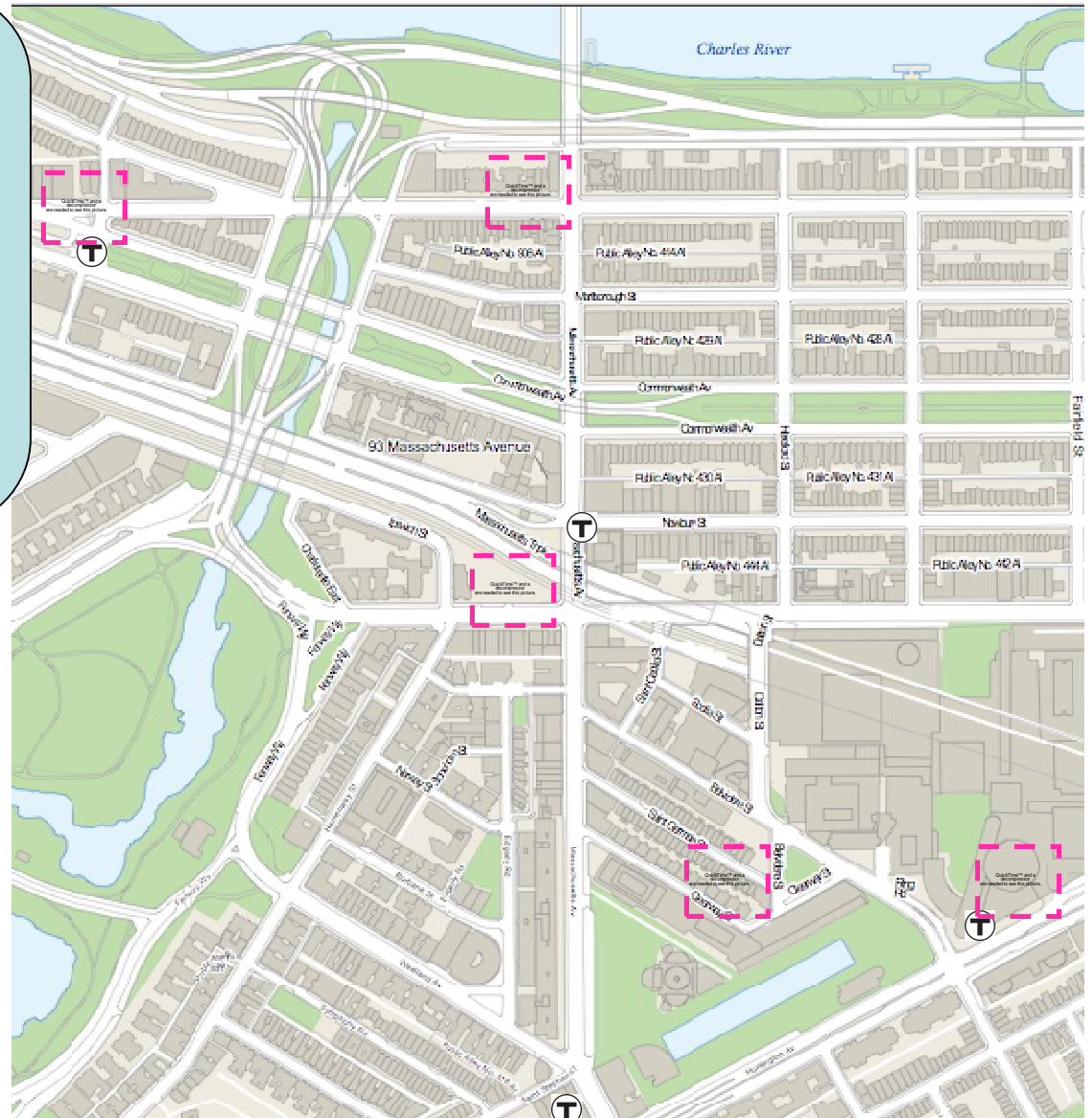


Massachusetts Avenue Corridor

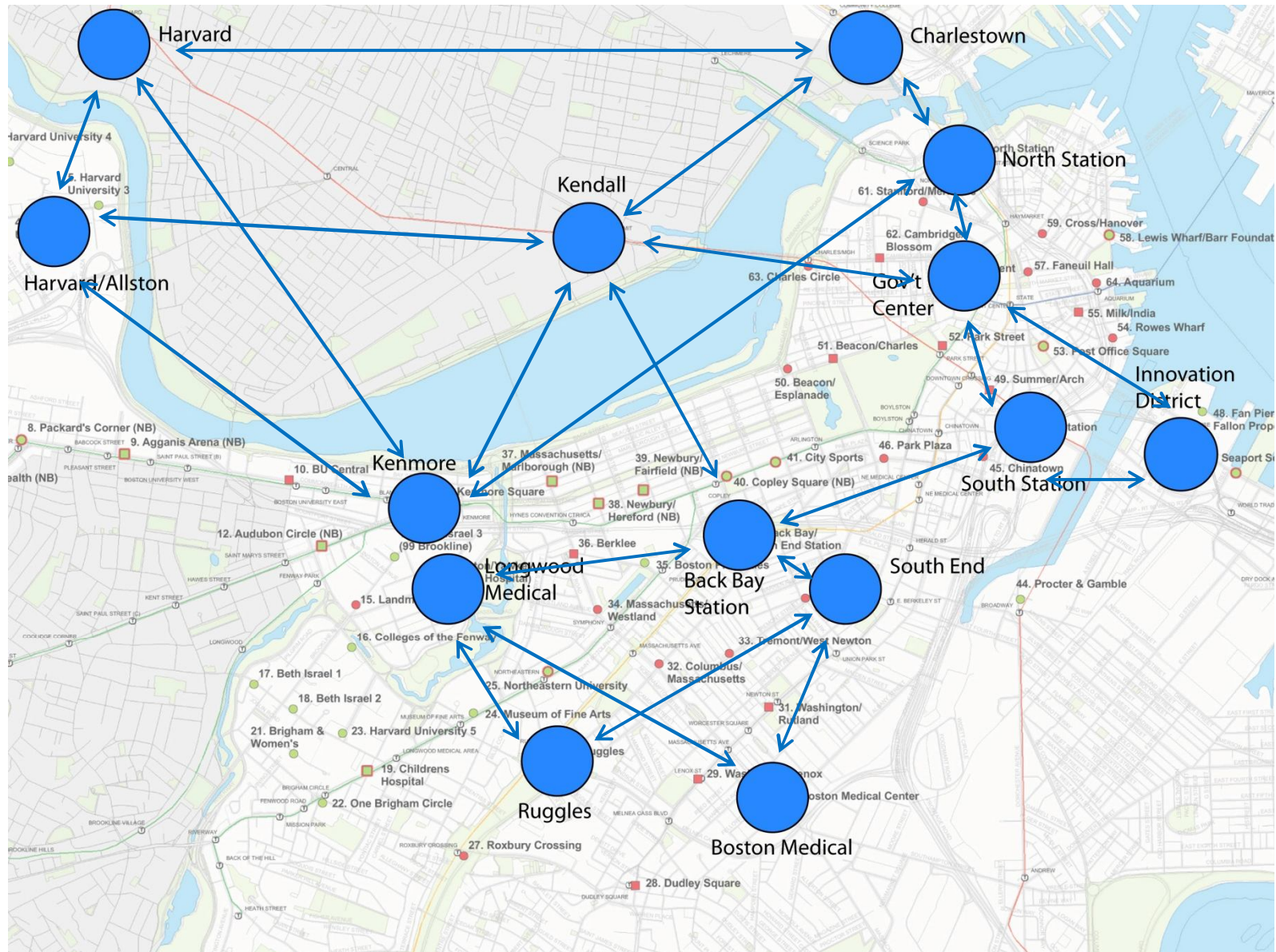
Propose Mobility Hubs

Information Kiosks

- T Stations
- Parking Space Sensors
- EV Charging
- Car+Bike Share
- Scooter Parking

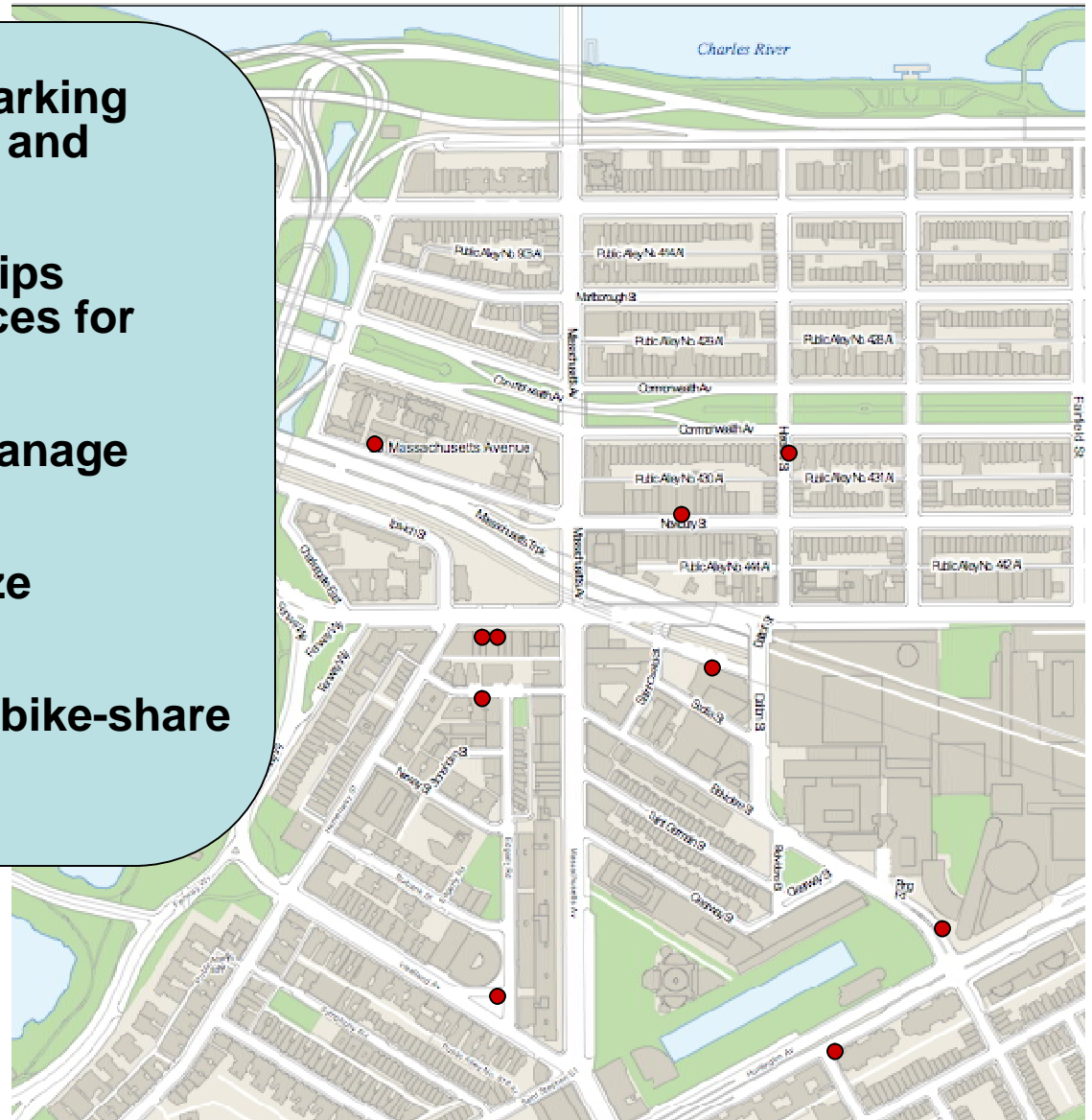


Mobility Hub Network



Massachusetts Avenue Corridor Parking Goals

- Create the right balance in parking supply to reduce congestion and support development
- Focus on reducing vehicle trips when allocating parking spaces for different land uses
- Use latest technologies to manage parking
- Distribute parking to minimize congestion
- Require parking for car- and bike-share

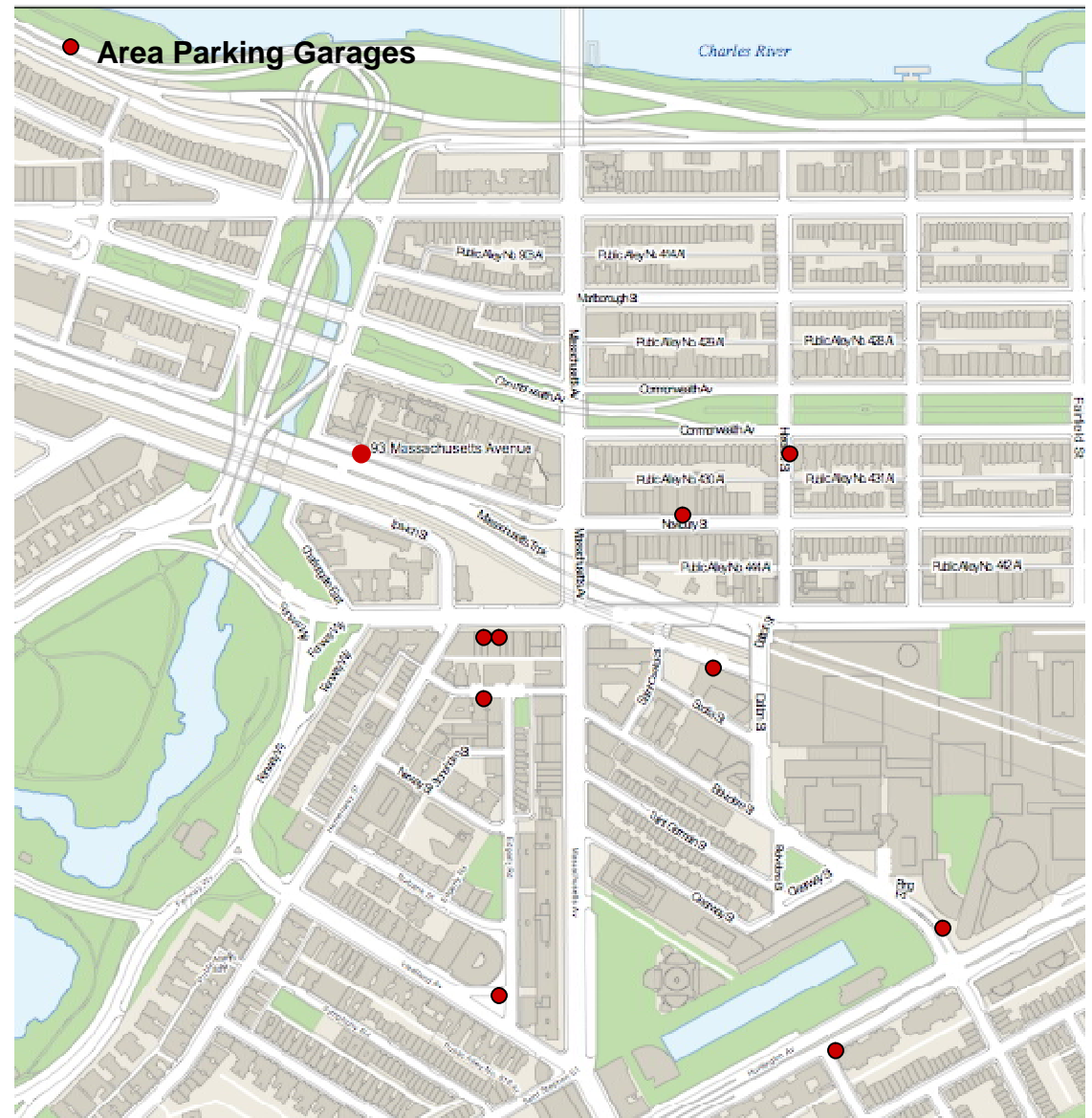


Massachusetts Avenue Corridor Real-Time Parking Information

- **PARKER App**
 - On-street parking availability
 - Garage R-T information
- **Parking Inventory DB**



Boston Transportation Department



Massachusetts Avenue Corridor

TRANSPORTATION PRIORITIES

- Conduct key-intersection traffic flow analysis and install sensors
- Set widths for wider sidewalks & safer pedestrian crossings
- Set maximum parking ratios
0.75 per dwelling unit
0.4 per 1000 sq ft of office/ commercial
- Install off & on-Street EV infrastructure
- Design bus priority lanes on Mass Ave & Boylston Street
- Create Mobility Hubs with “real-time” information



Guidelines for Alternative Parking



EV Charging
Car+Bike Share
Scooter Parking
Environment and Space Sensors

FenwayCenter



Prime Development Opportunity By:



Presented By:



**RICHARDS BARRY JOYCE
& PARTNERS**

Development Team

Sponsor / Ownership:

Meredith Management Corporation

- John E. Rosenthal, President
- Jonathan Hickok, Chief Financial Officer
- Jerry Belair, In-House Counsel and Director of Commercial Leasing
- John G. Weigel, Project Manager (Previously of Samuels & Associates: Fenway Triangle Trilogy & 1330 Boylston)

New England Ventures, An Affiliate Of The Boston Red Sox

- Larry Lucchino, President

Deck, Civil and General Contractor:

*TBD By Competitive Bid Process/
Joint Venture*

Architect:

The Architectural Team



Exclusive Agent:



Owned & Managed By:



Fenway Center

- Fully-Approved, Multi-Phased, 1.3 MSF Development
- Transit-Oriented, LEED-Certified, Urban Infill
- 550 Residential Apartments (4 buildings)
- 163,000 RSF Office Space (1 building)
- 83,000 RSF Ground-Floor Retail
- 915 Parking Spaces (two separate garages of 750 and 165 spaces)
- State-Funded \$13.5M Yawkey Commuter Rail Station Currently Under Construction
- State-Funded \$12.5M New Roads Currently in Design & Procurement



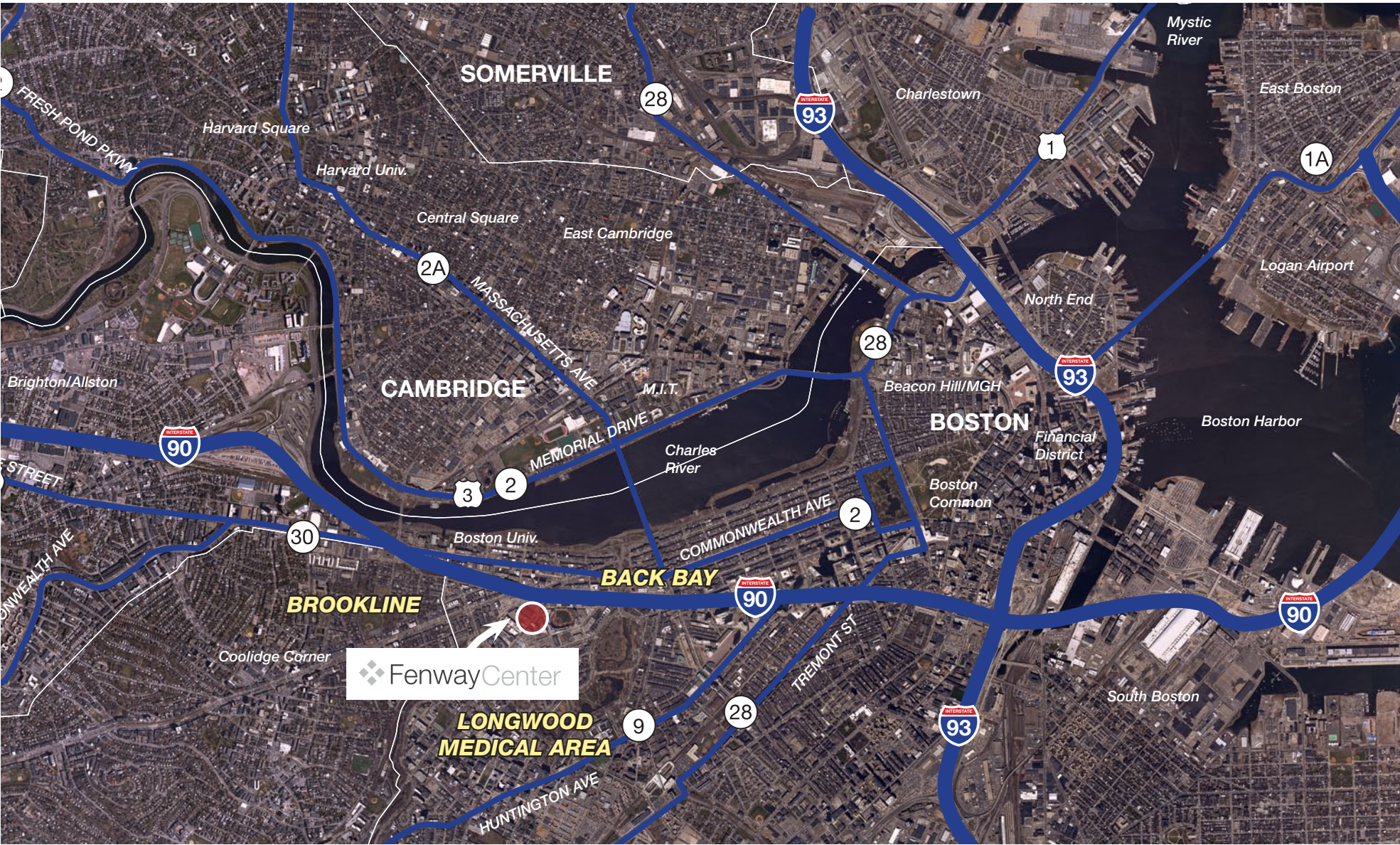
Exclusive Agent:



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Location Aerial



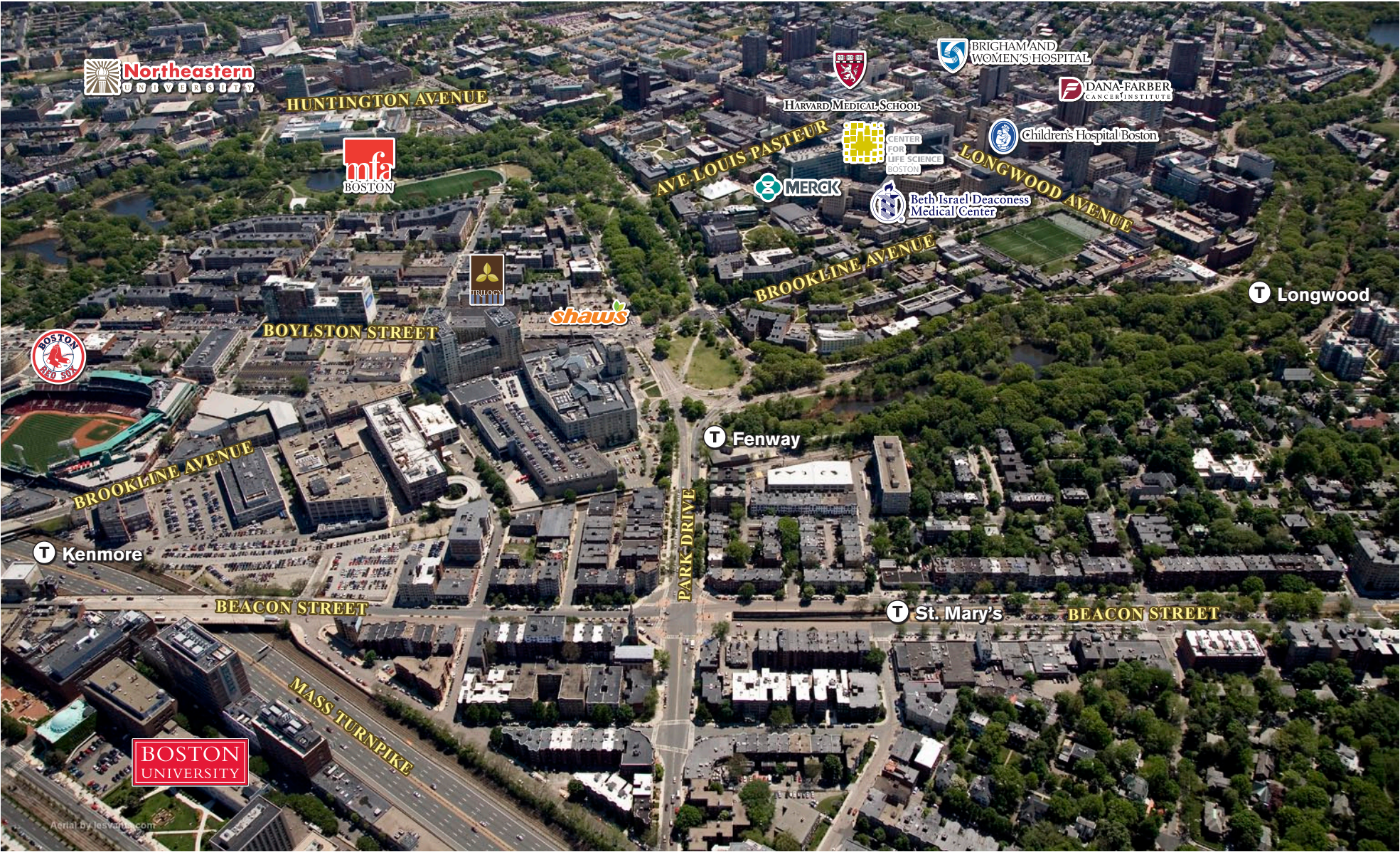
Exclusive Agent:



Owned & Managed By:



Longwood Medical Area

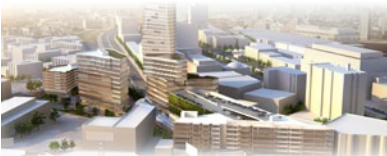


Exclusive Agent:

 RICHARDS BARRY JOYCE
& PARTNERS

Owned & Managed By:

 MEREDITH



Site Aerial With Massing



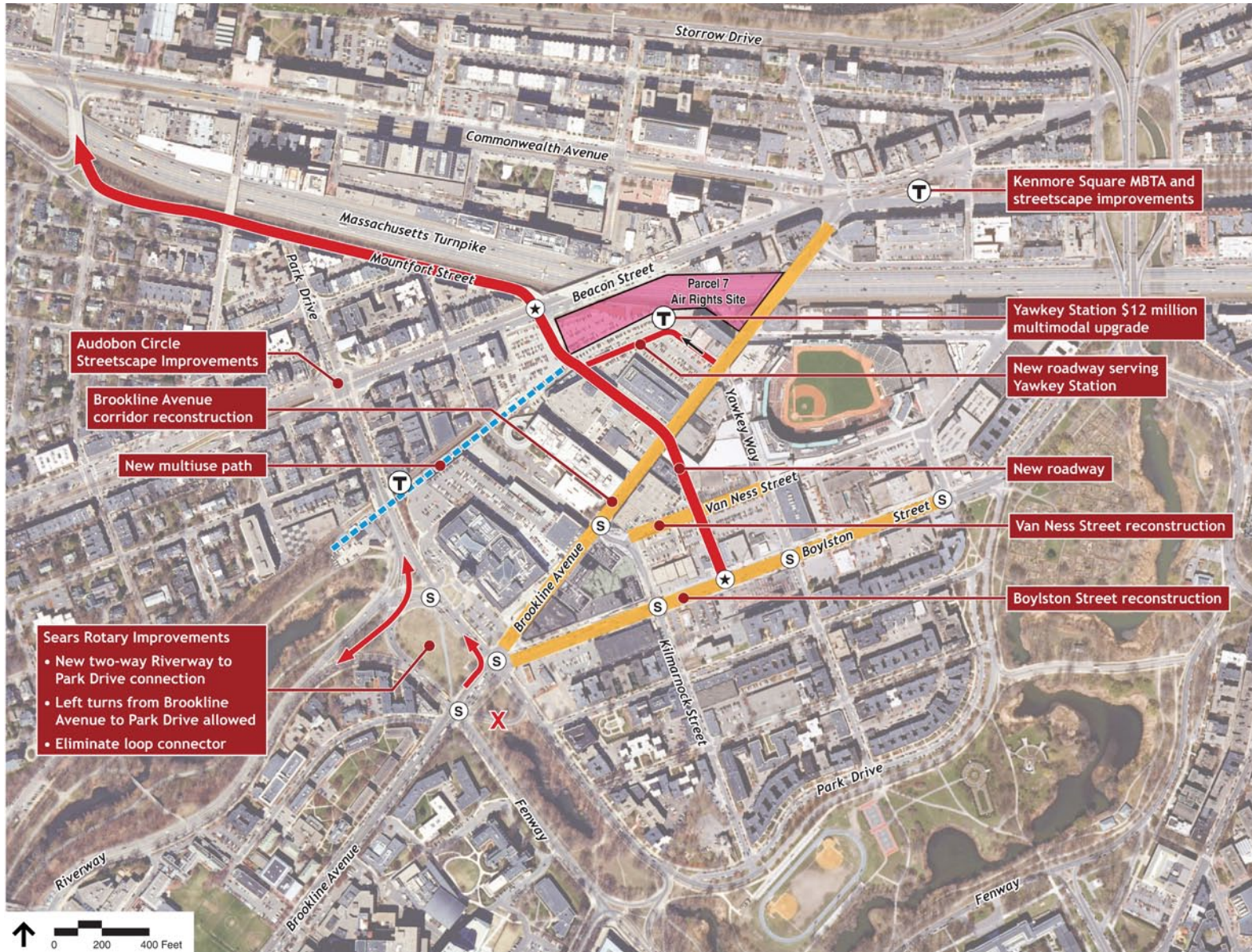
Exclusive Agent:



Owned & Managed By:



Transportation Network



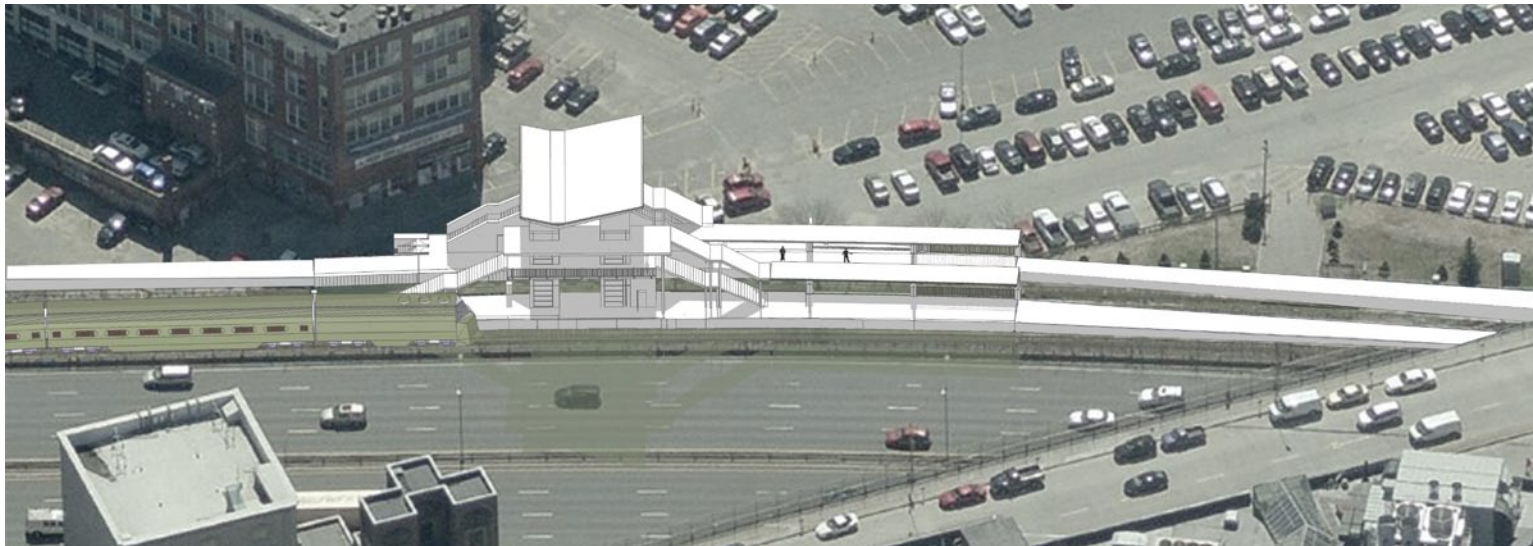
Exclusive Agent:



Owned & Managed By:



Yawkey Station - Under Construction



Exclusive Agent:



Owned & Managed By:



Development Summary

PHASE I (IMMEDIATE)

Building 1:

7-story, 102-unit apartment building with 28,196 RSF street-level retail

Building 2:

12-story, 216-unit apartment building with 28,005 RSF street-level retail.

165-space below-grade parking garage below Buildings 1 & 2

Building 4:

7-story, 102-unit apartment building with 9,700 RSF street-level retail

Shared-Use Garage:

7-level, 750-space parking garage

PHASE II (FUTURE)

Building 3:

27-story mixed-use building with 130 apartment units, 163,000 RSF office space and 17,000 RSF retail



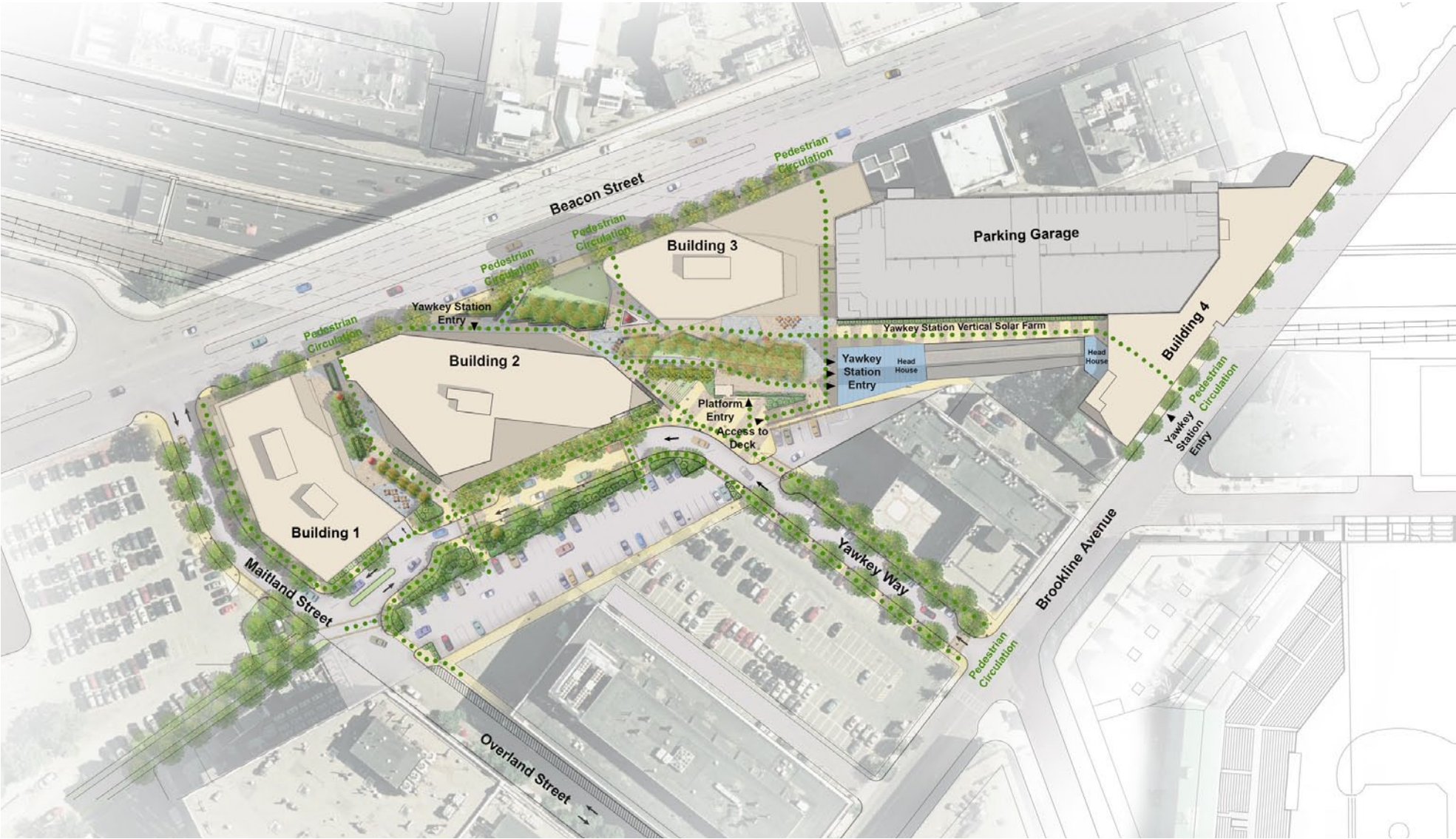
Exclusive Agent:



Owned & Managed By:



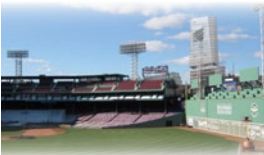
Development Plan



Exclusive Agent:



Owned & Managed By:



Phase I Summary



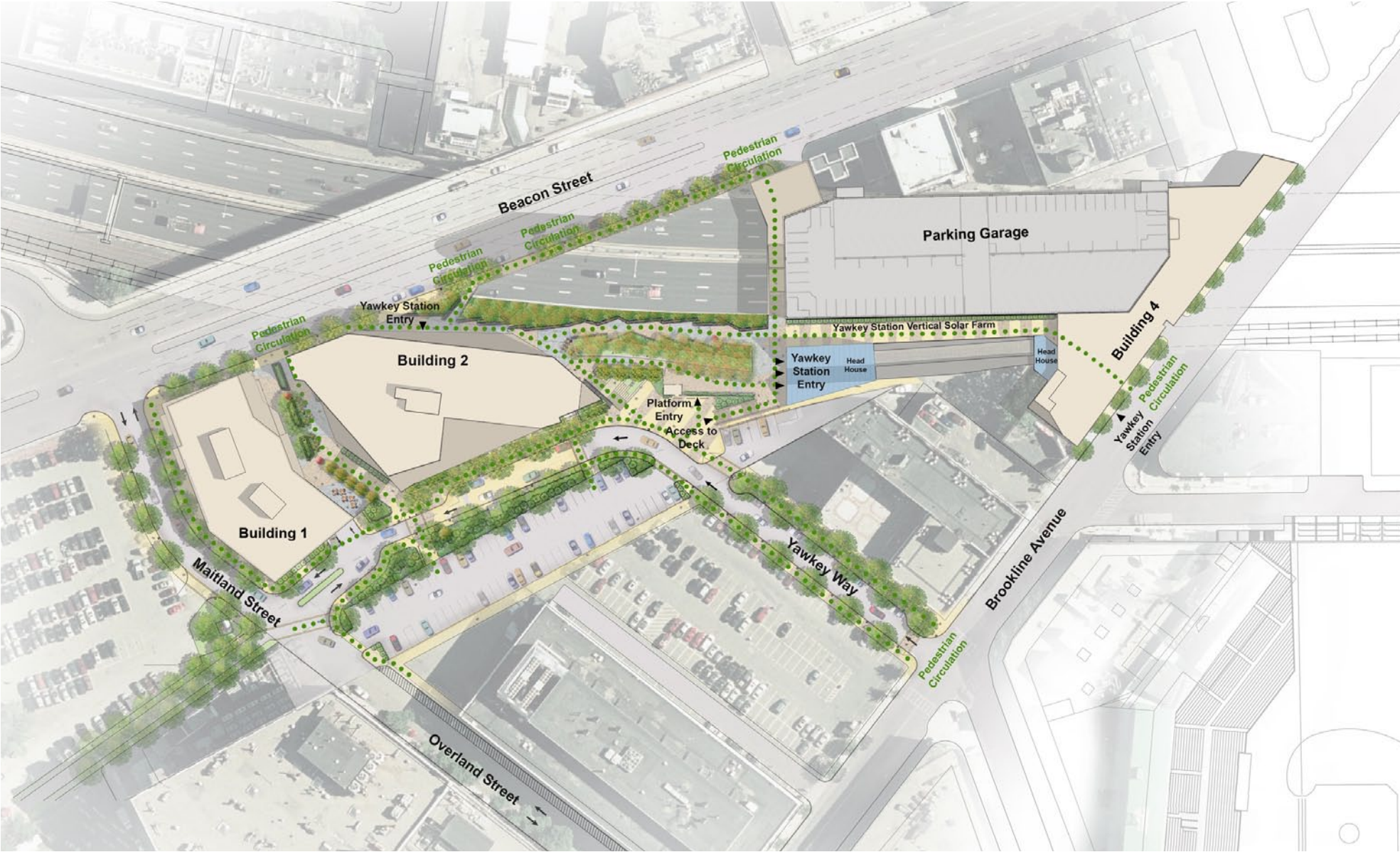
Exclusive Agent:



Owned & Managed By:



Phase I Plan



Exclusive Agent:



Owned & Managed By:



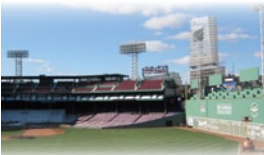
Building 4 (Multi-Family) Views



Exclusive Agent:



Owned & Managed By:



Garage Views



Exclusive Agent:

 RICHARDS BARRY JOYCE
& PARTNERS

Owned & Managed By:

 MEREDITH



Phase II Summary



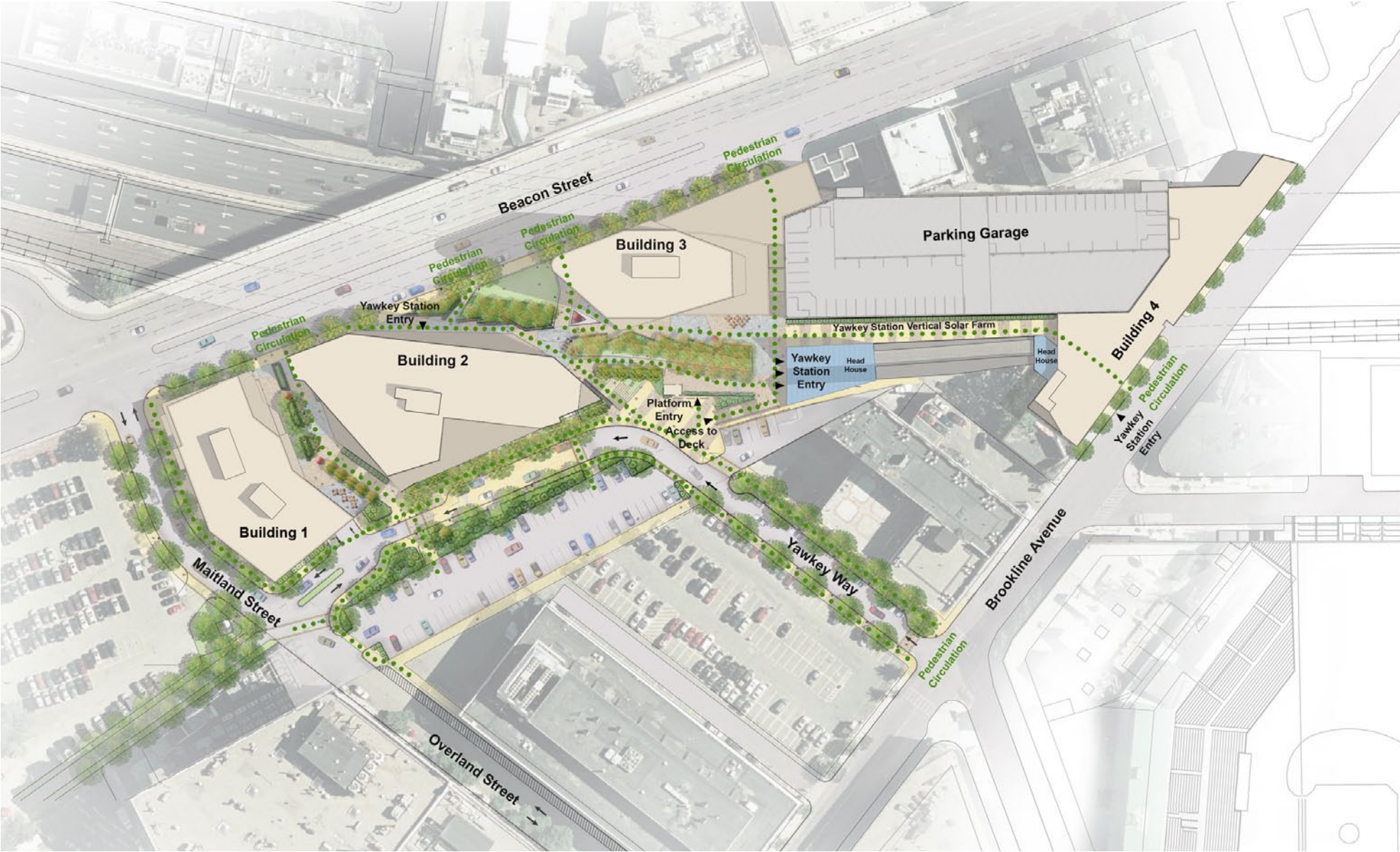
Exclusive Agent:



Owned & Managed By:



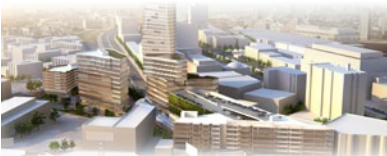
Phase I & II Plan



Exclusive Agent:



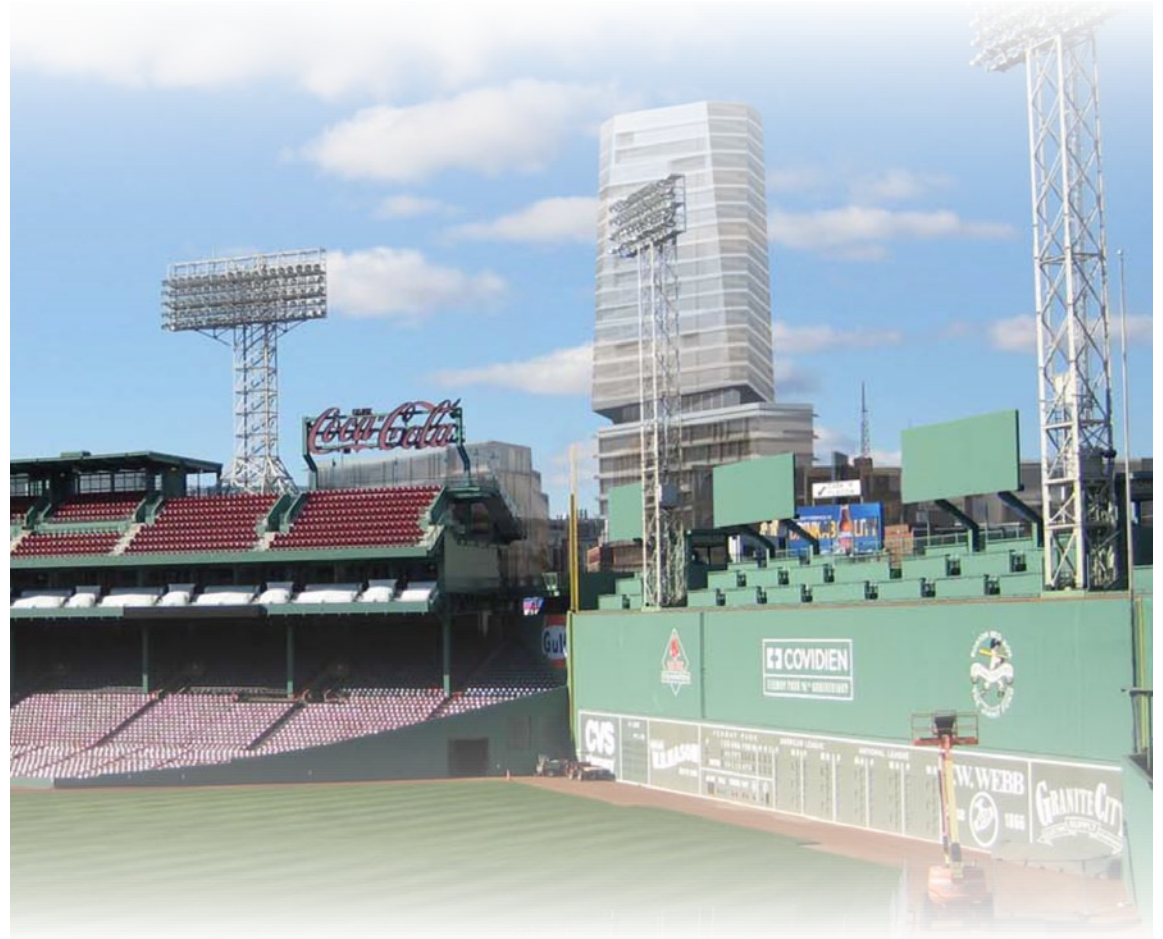
Owned & Managed By:



Building 3 (Mixed-Use)

BUILDING SUMMARY

- 332,000 GSF / 27 Stories
- 130 Apartment Units
- 163,000 RSF Office
- 17,000 RSF Street-Level Retail



Exclusive Agent:



Owned & Managed By:



Development Timeline

2011				2012				2013				2014			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Permits/Design/Legal															
	Yawkey Station														
					Construction of Light Deck										
					Construction of Building 1										
					Construction of Building 2										
							Construction of Parking Over Deck								
							Construction of Building 4								
										Construction of Building 3					

Exclusive Agent:



Owned & Managed By:

