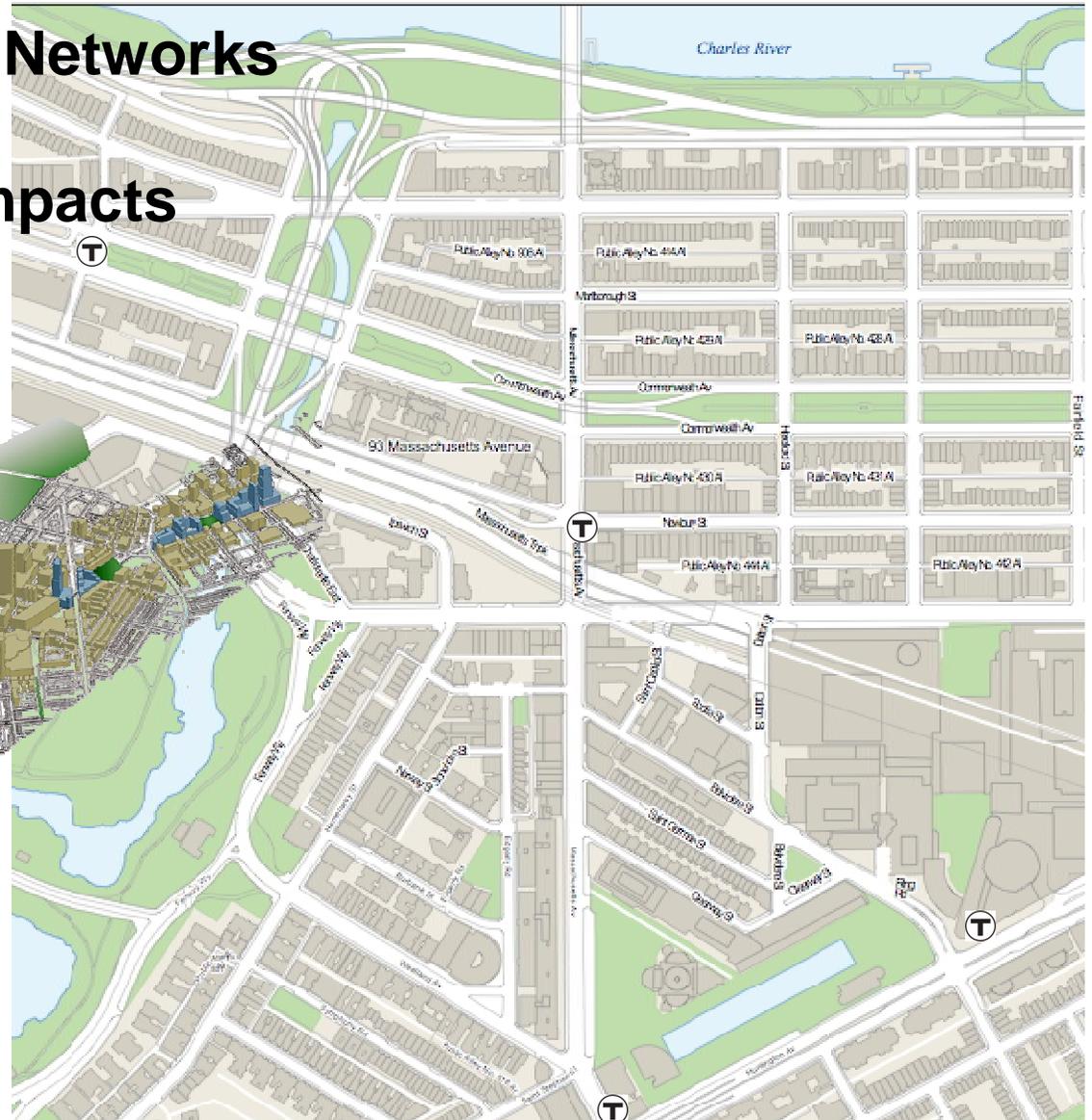


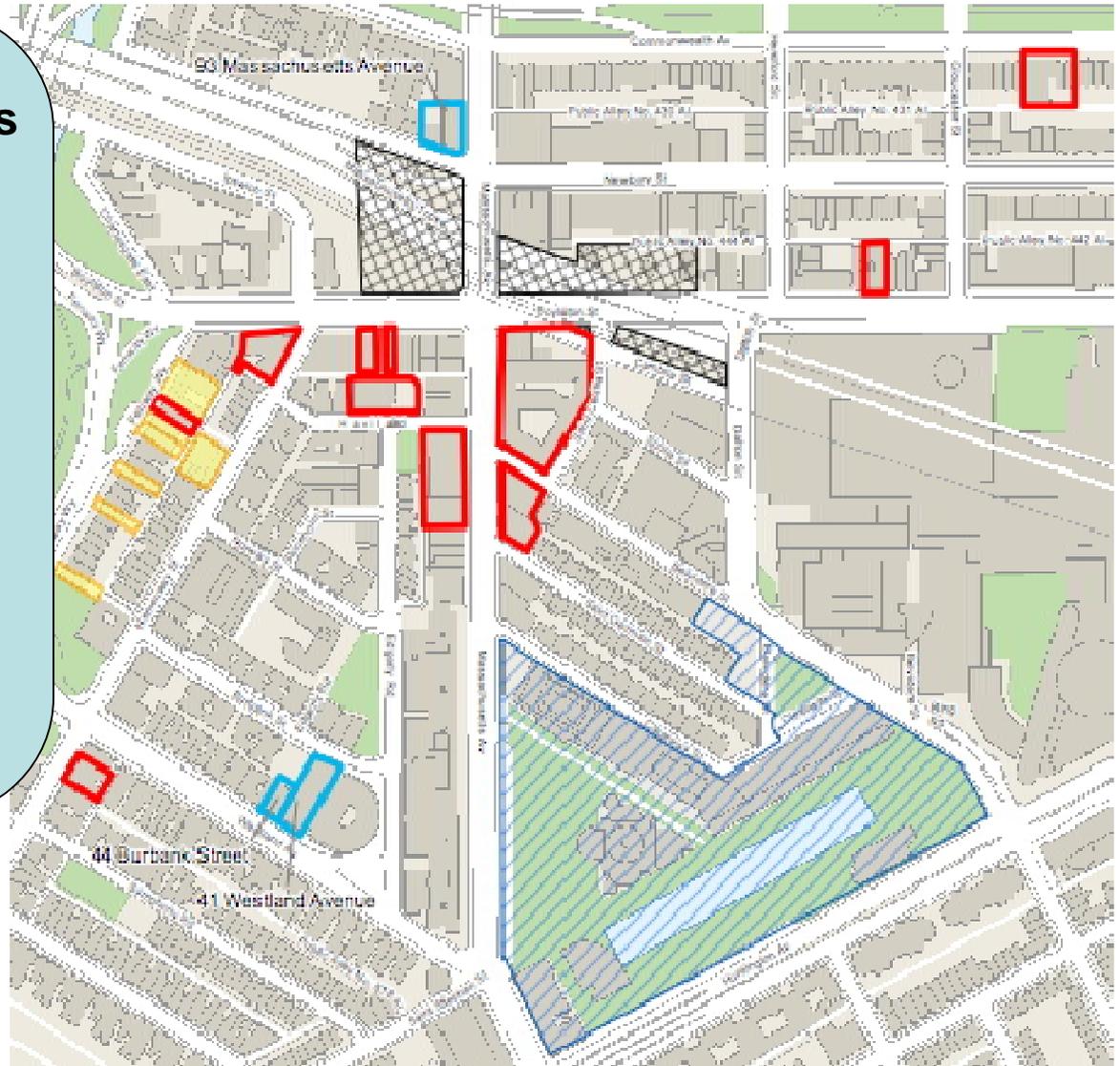
# Massachusetts Avenue Corridor TRANSPORTATION PRIORITIES

Improve Transportation Networks  
and  
Manage Development Impacts



# 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

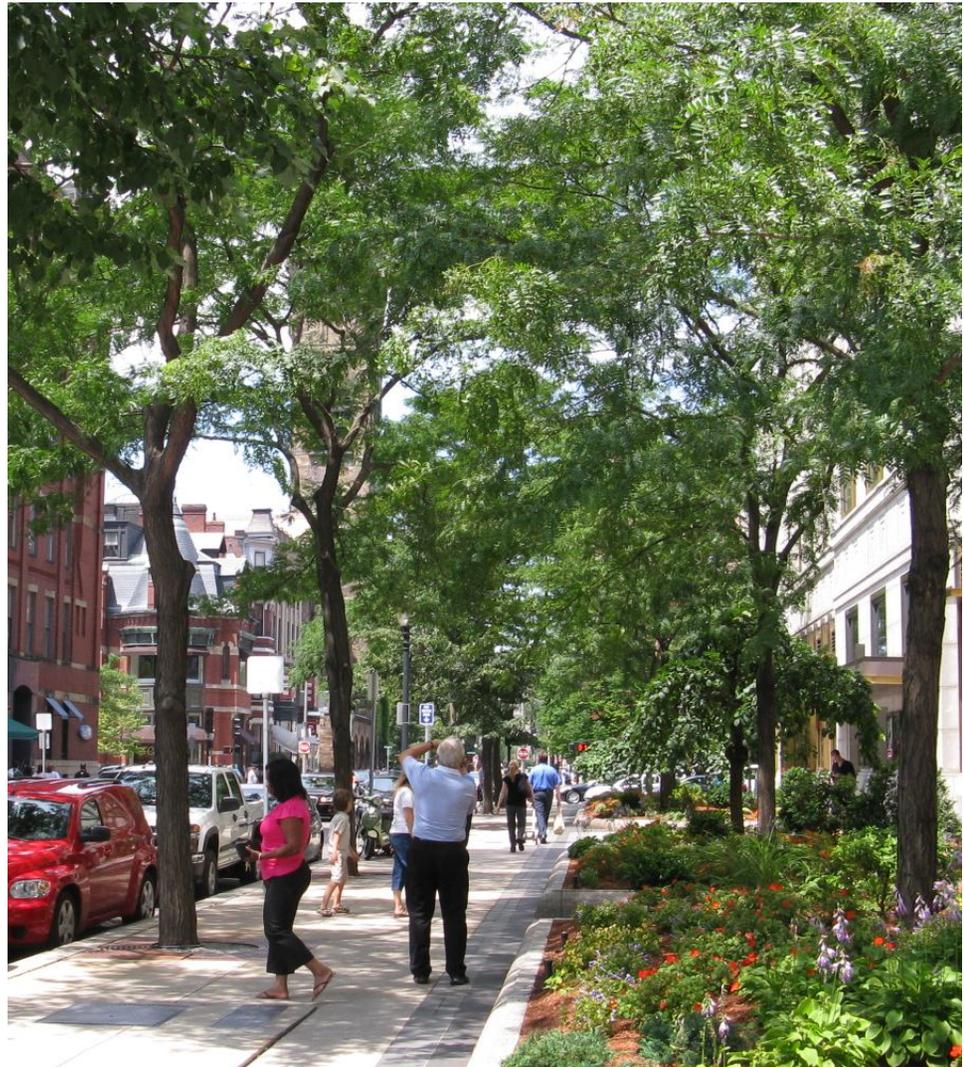


# Complete Streets Vision

## Multi-modal

## Green

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



# Complete Streets Vision

 **Multi-modal**

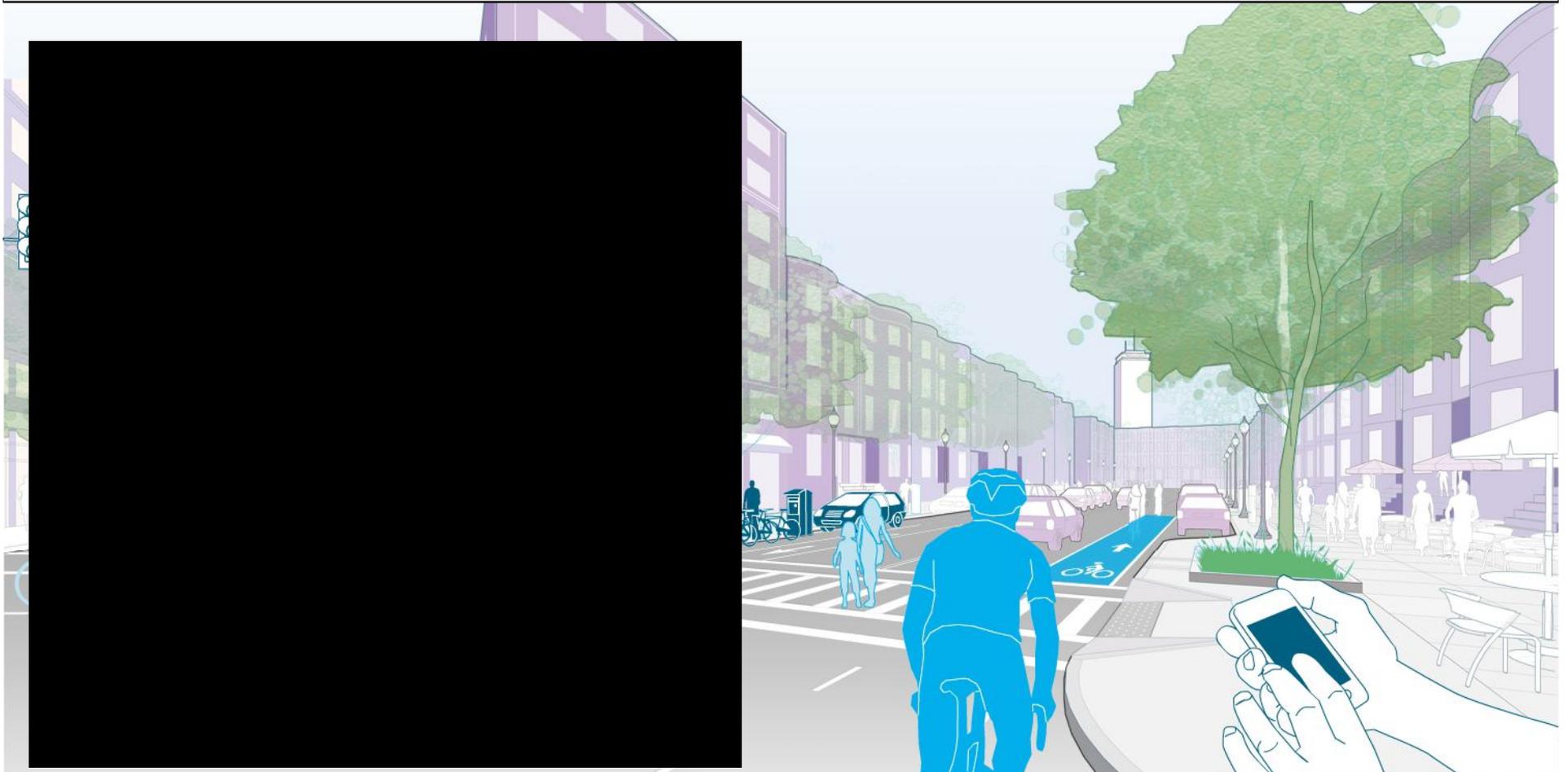
 **Green**

 **Smart**

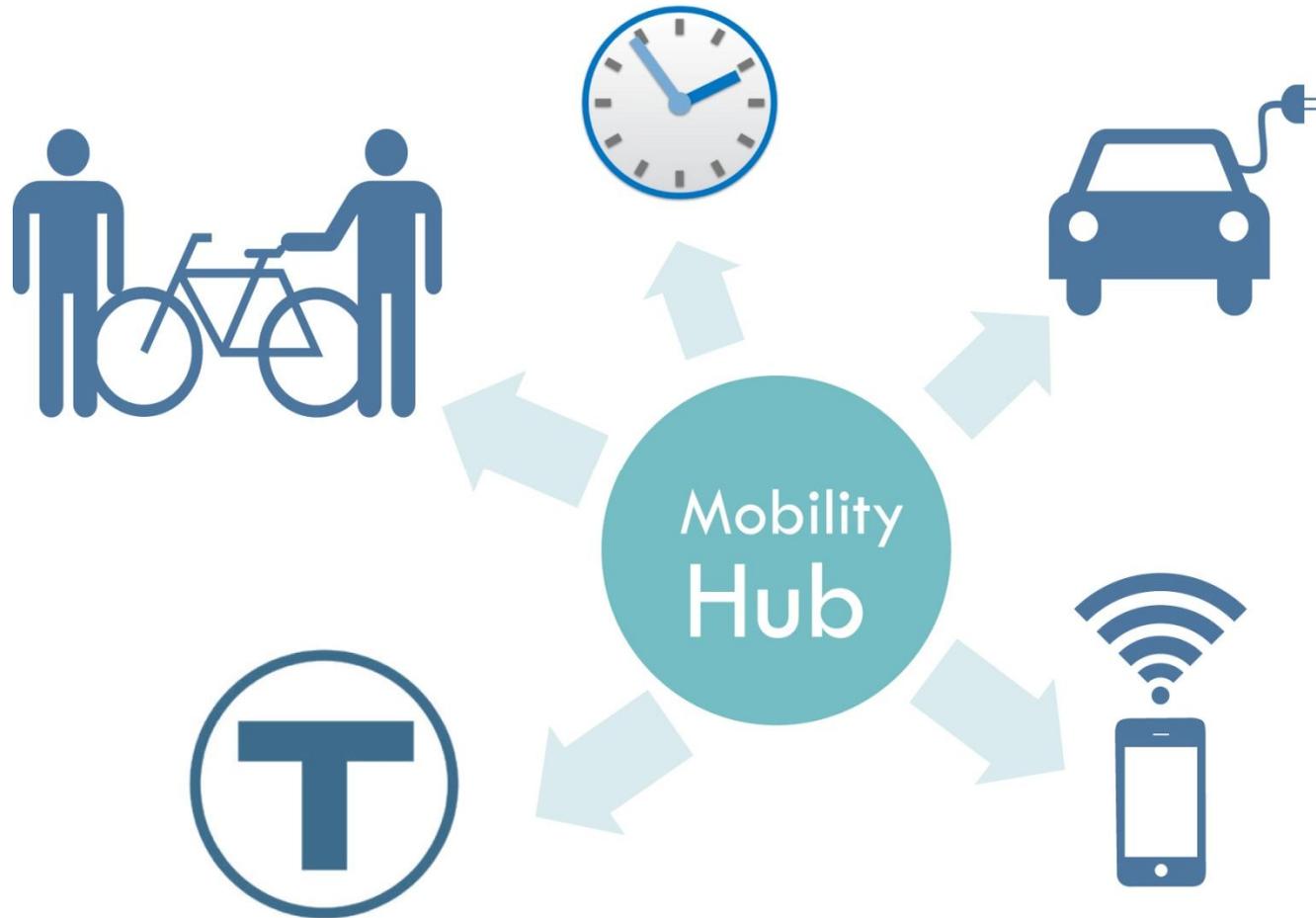
- Intelligent signals
- Smart meters
- EV Charging
- Remote monitoring
- Interactive spaces

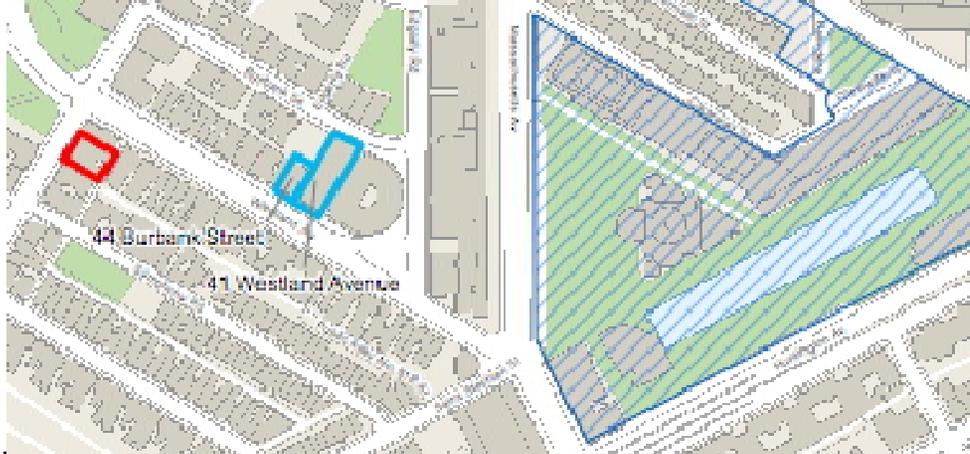


# Smart Mobility: Convenience, Cost and Carbon



# 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



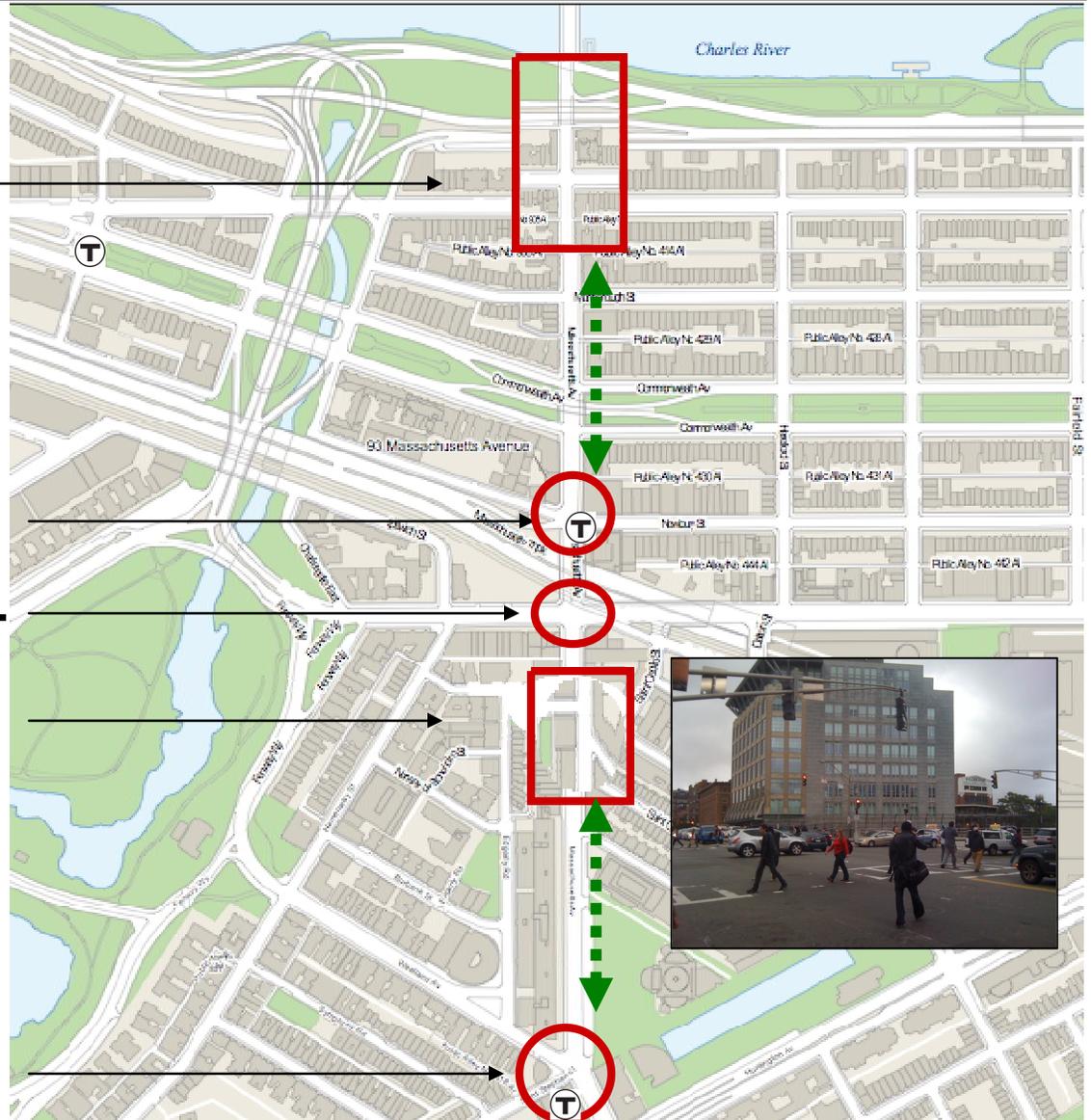
# Massachusetts Avenue Corridor Improve Pedestrian Crossings

Between Beacon St. &  
Charles River

At Hynes Station  
Across Boylston St.

At Belvidere & Haviland Streets

At Symphony Hall

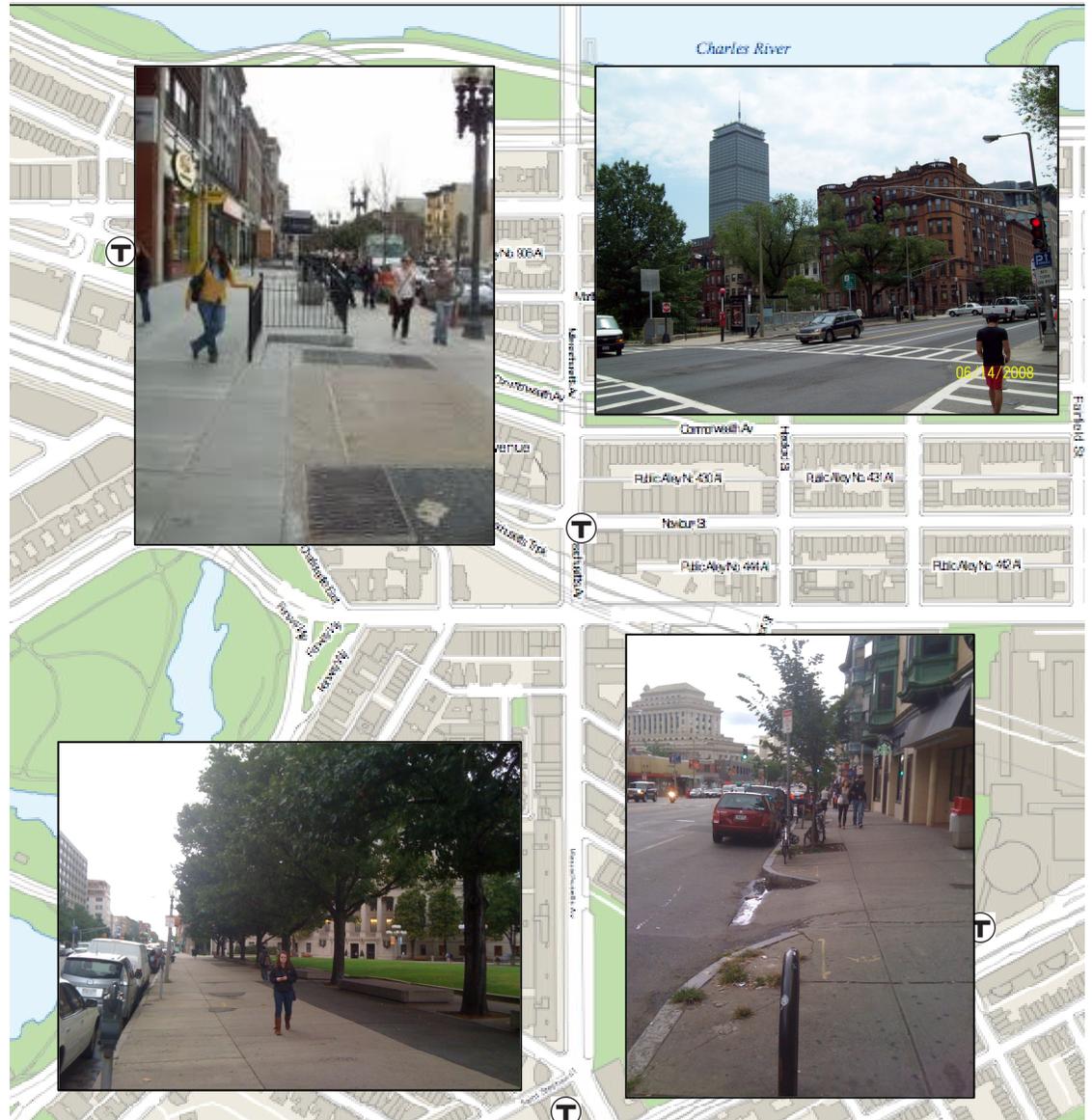


# Massachusetts Avenue Corridor Adequate Sidewalk Widths

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



Boston Transportation Department



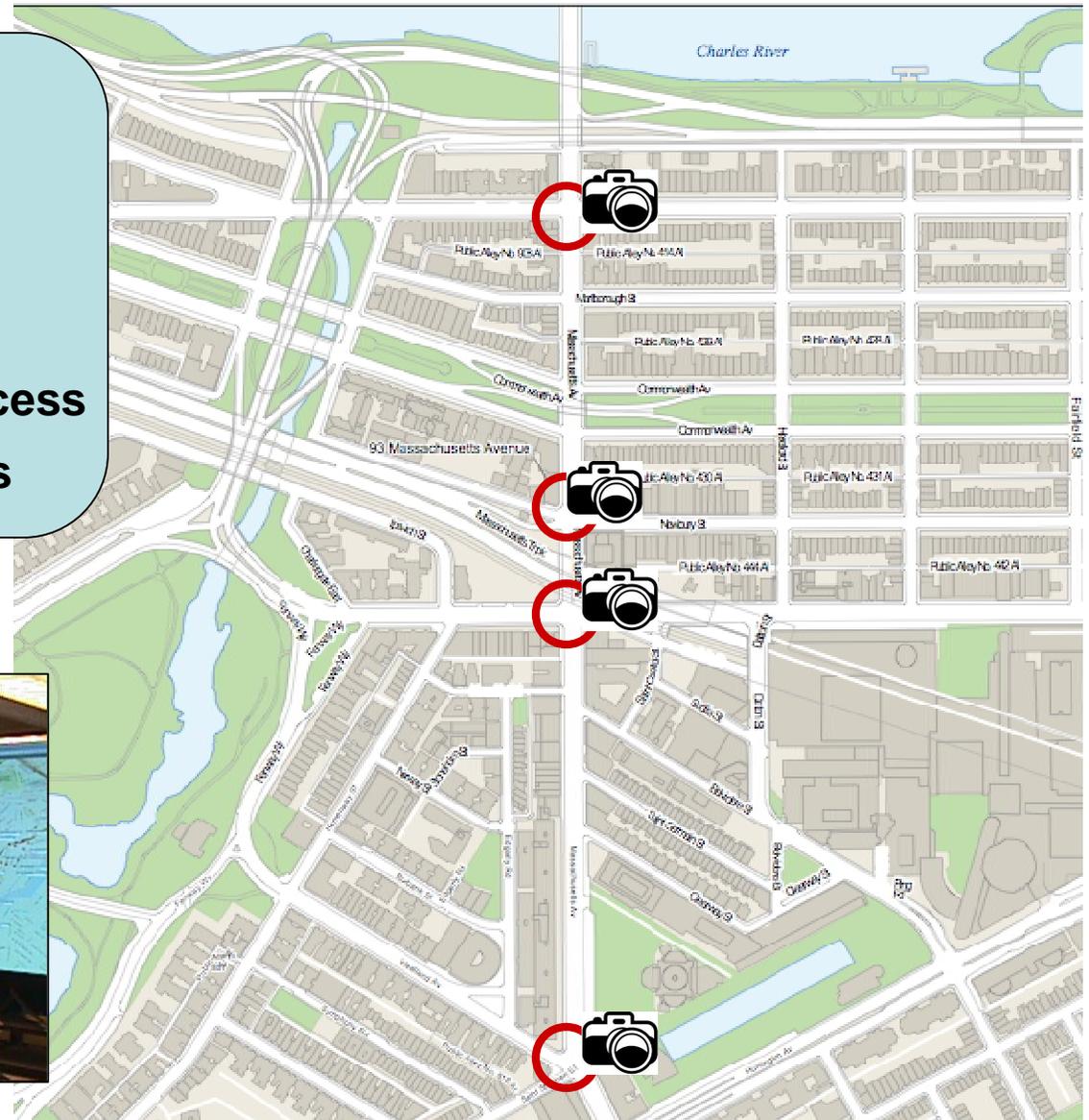
# Massachusetts Avenue Corridor Real – Time Traffic Management

## Corridor Analysis:

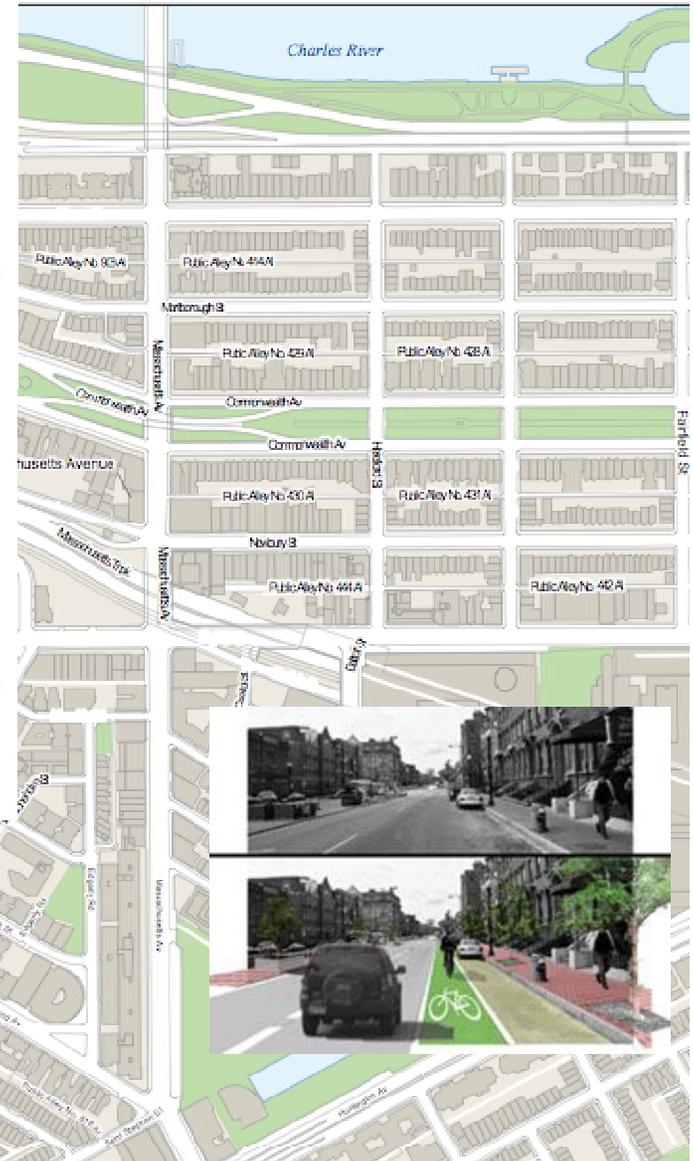
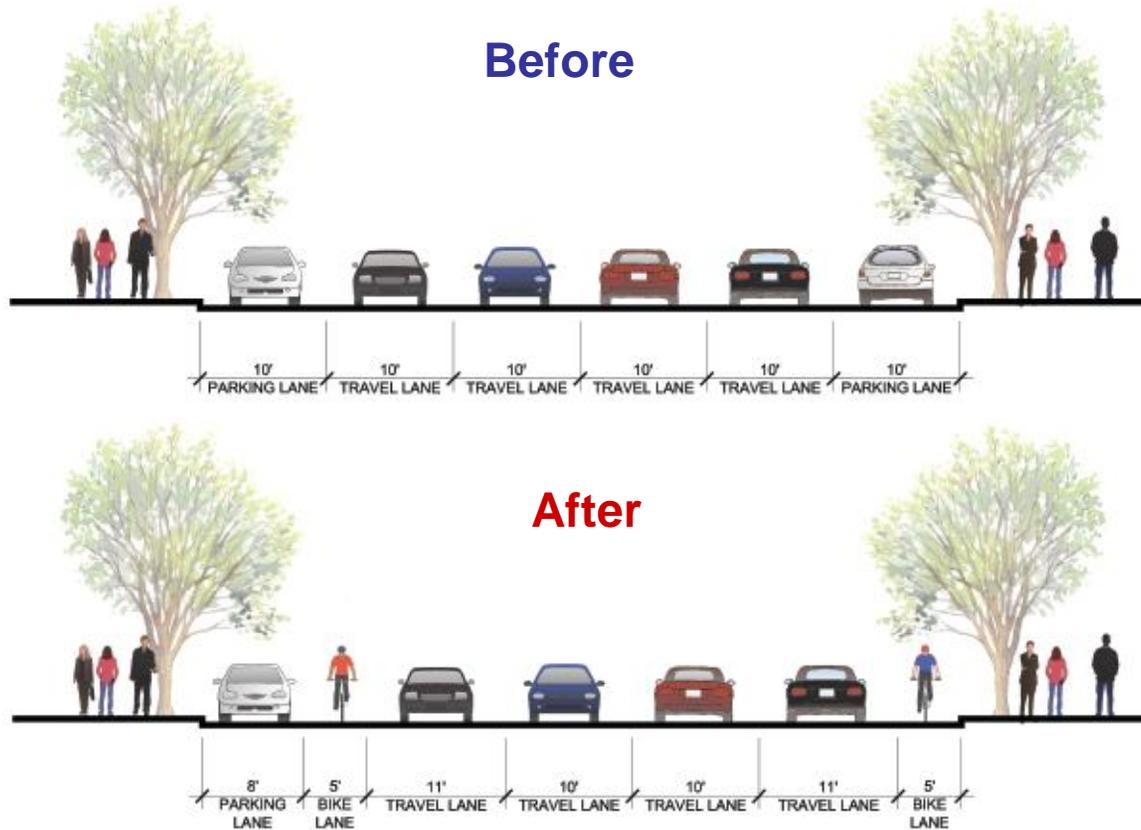
- Intersection Retiming
- Street Direction Changes?
- Off-Road Loading Zones
- Turnpike & Storrow Drive Access
- Install Sensors for R-T counts



Boston Transportation Department



# Massachusetts Avenue Corridor New Bicycle Lane

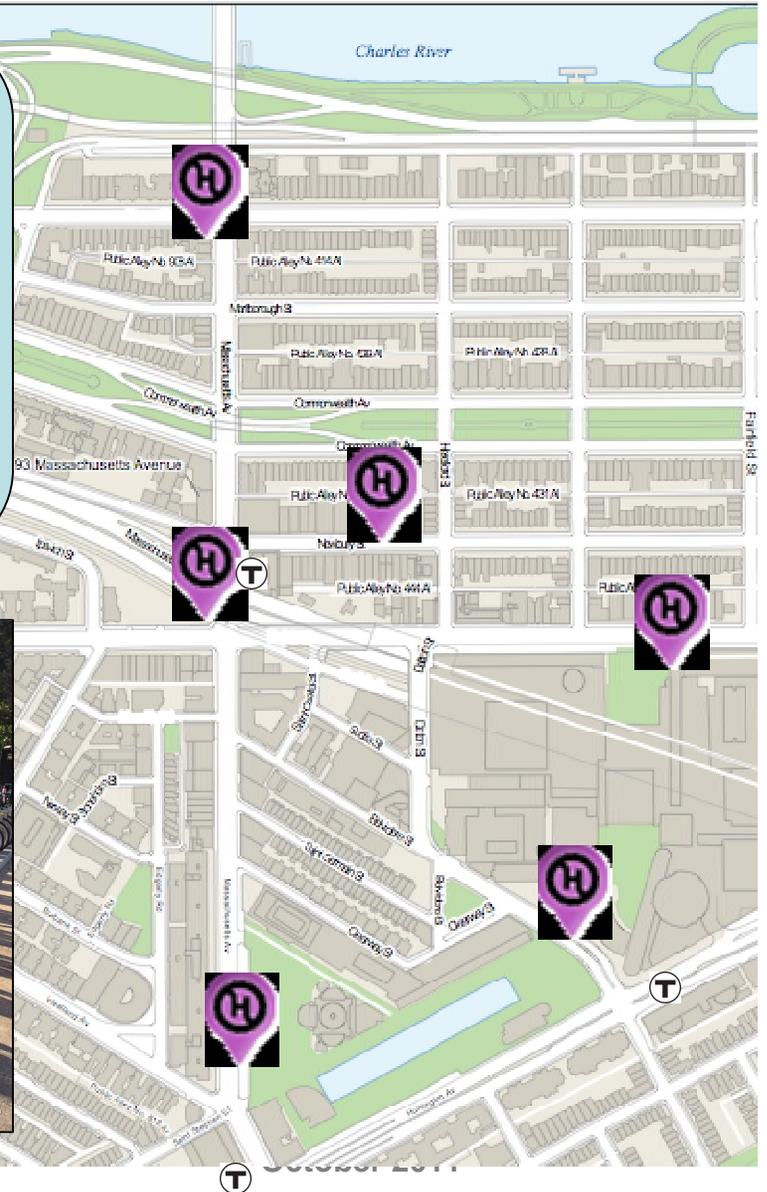


# Massachusetts Avenue Corridor Hubway Stations and Bicycle Parking

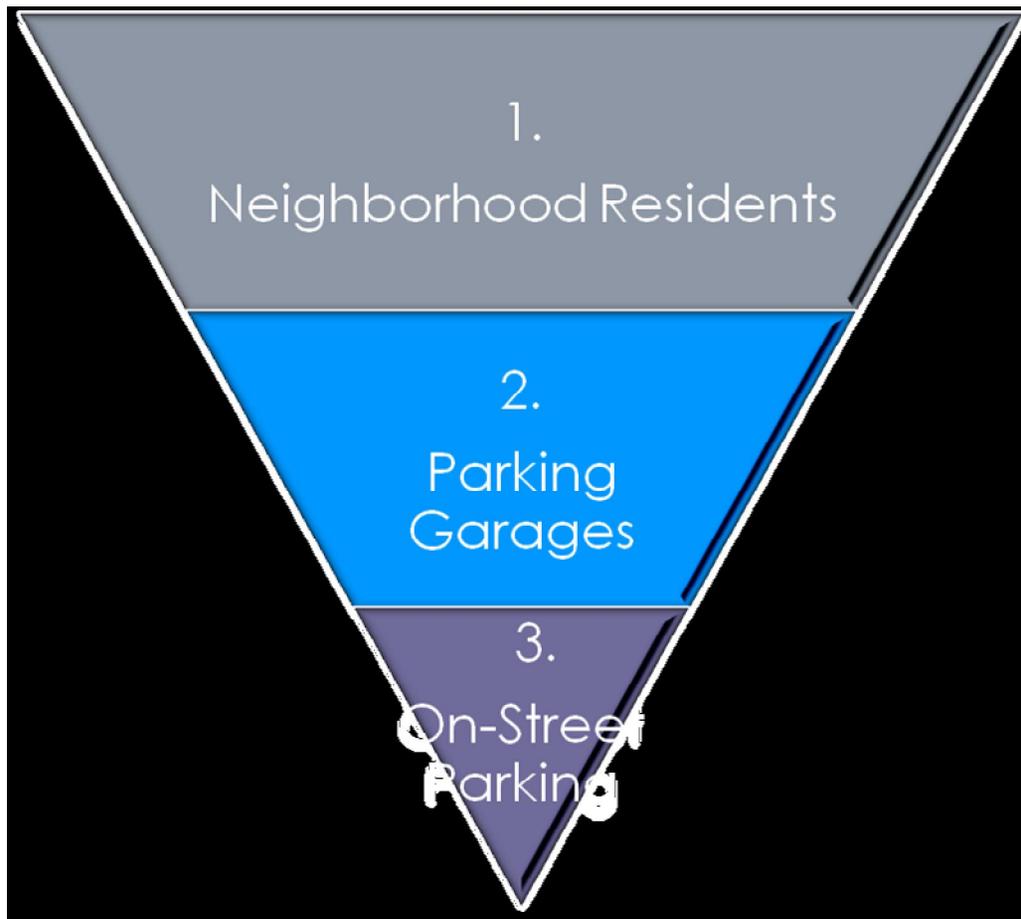


- **Hubway Stations**
  - Beacon St.
  - Boylston
  - Newbury & Hereford
  - Prudential
  - Pru & Belvidere
  - Christian Science Plaza

- **Off-Street Bike Parking Ratios**



# Boston Electric Vehicle Policy

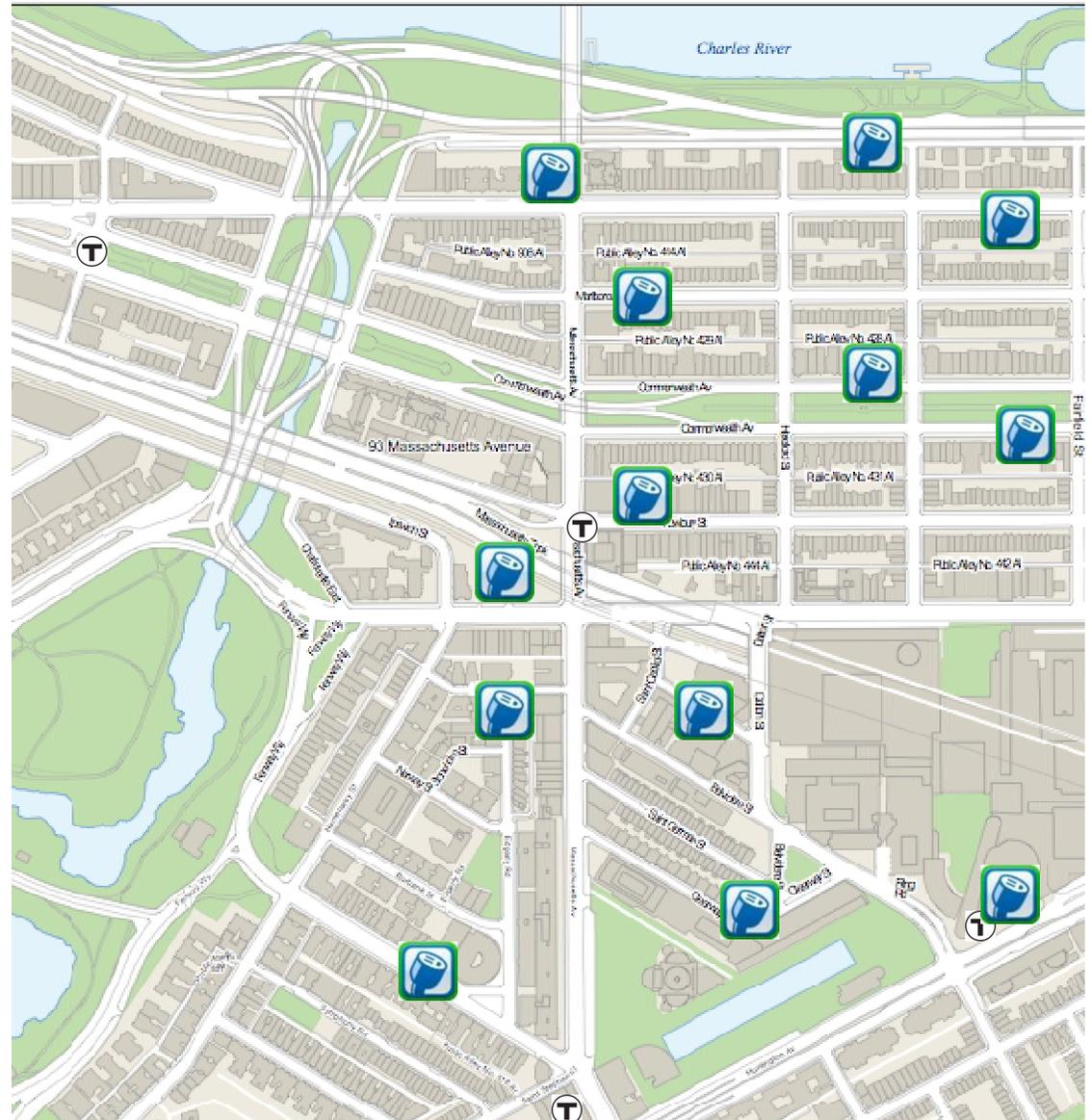
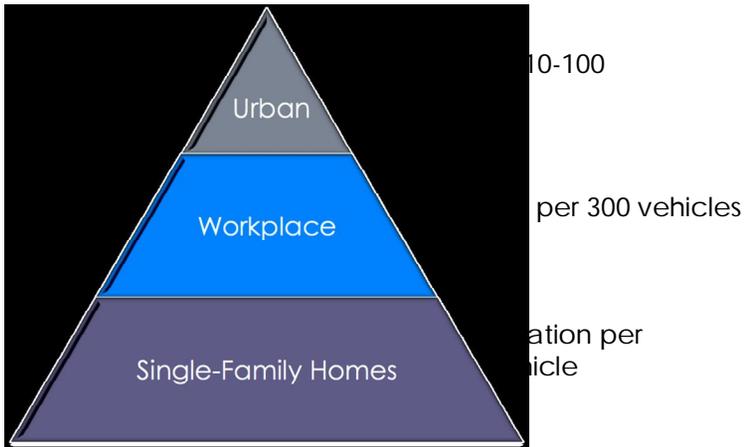


Installation guidance for residents with incentives

Zoning requirements and mitigation programs

Pilot projects and citywide roll out RFP

# Massachusetts Avenue Corridor Install Electric Vehicle Infrastructure



Boston Transportation Department

# Car-Share Spaces

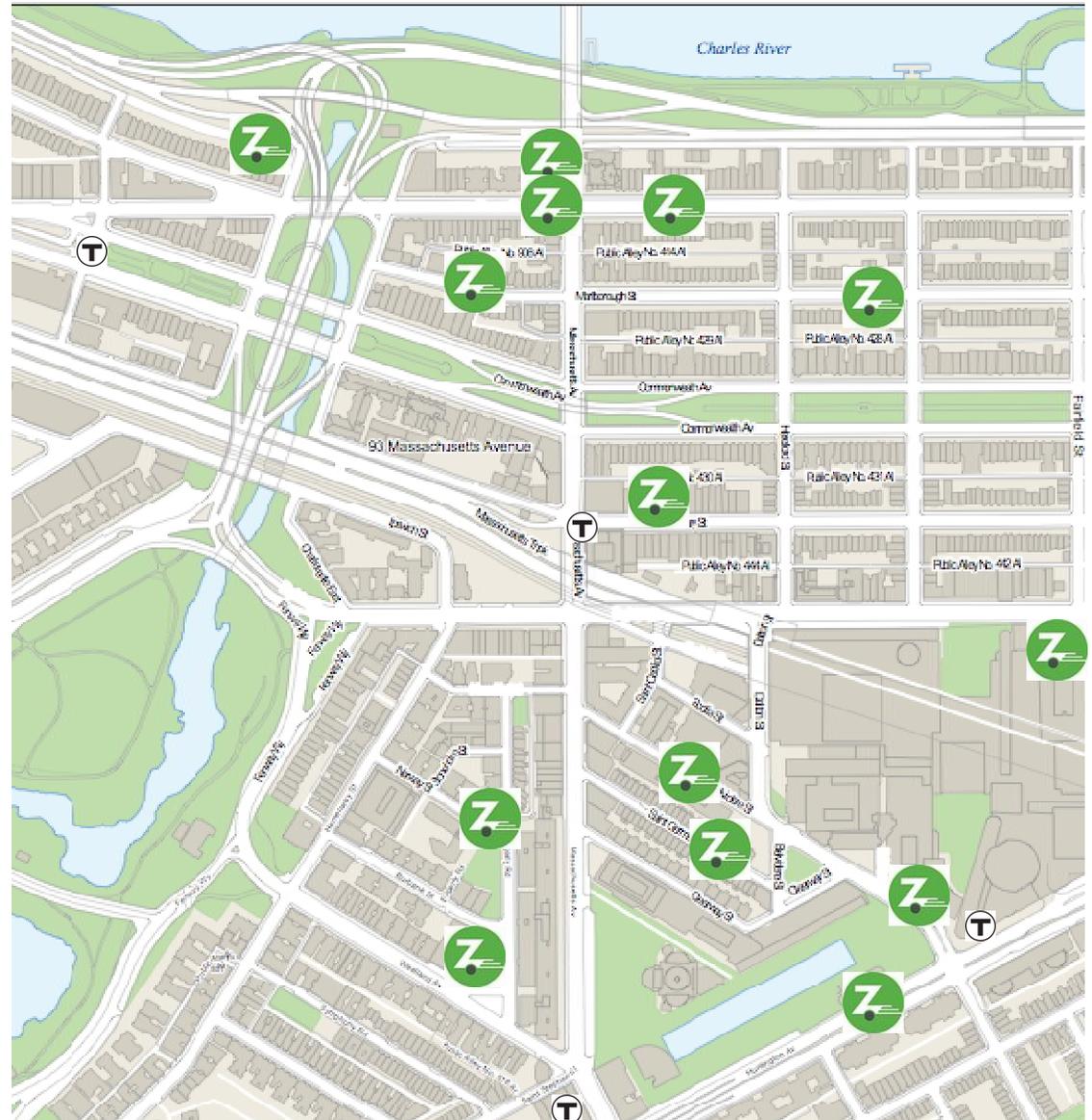


## Zipcar in the area:

- 14 locations
- 46 parking spaces



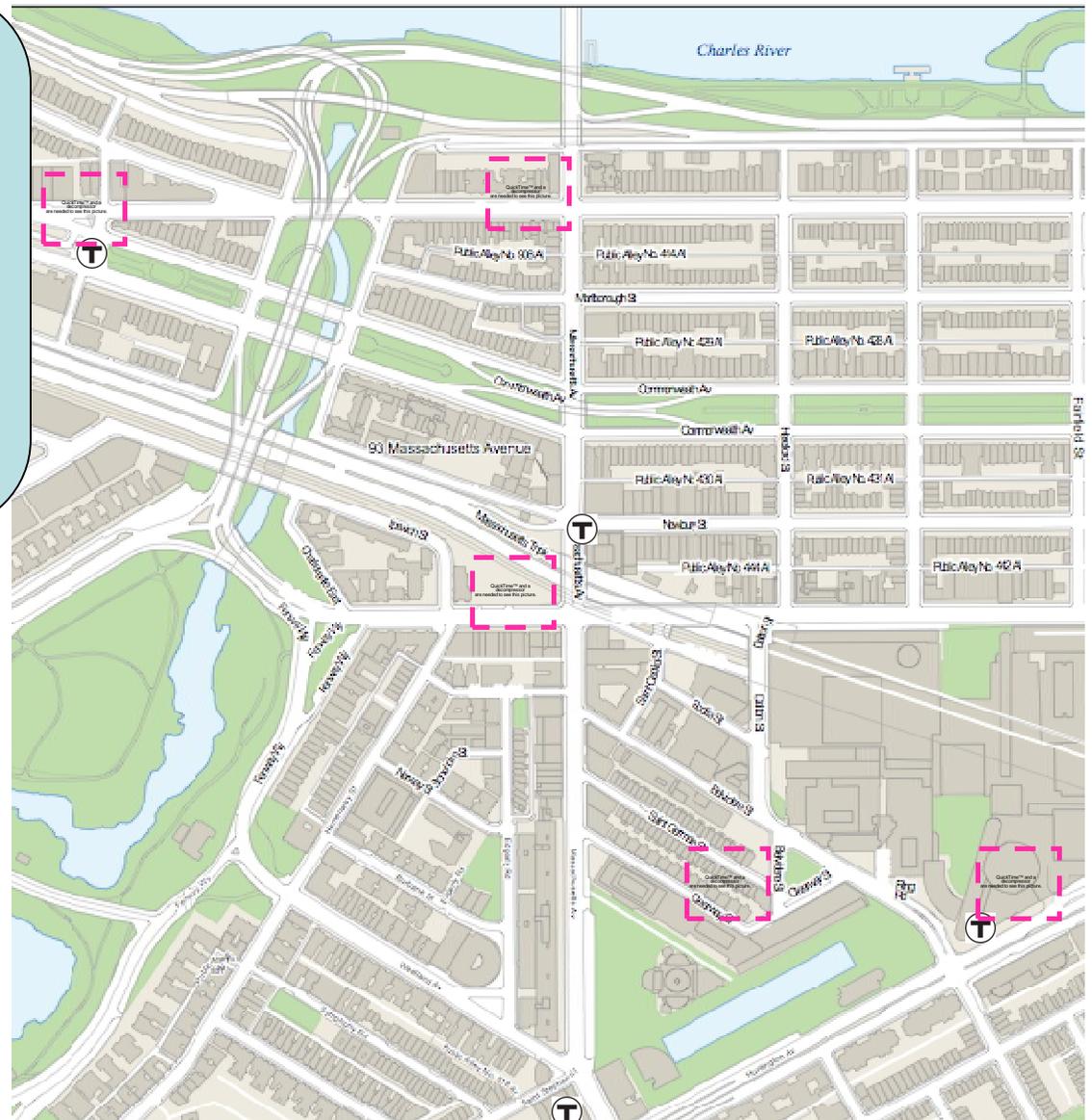
Boston Transportation Department



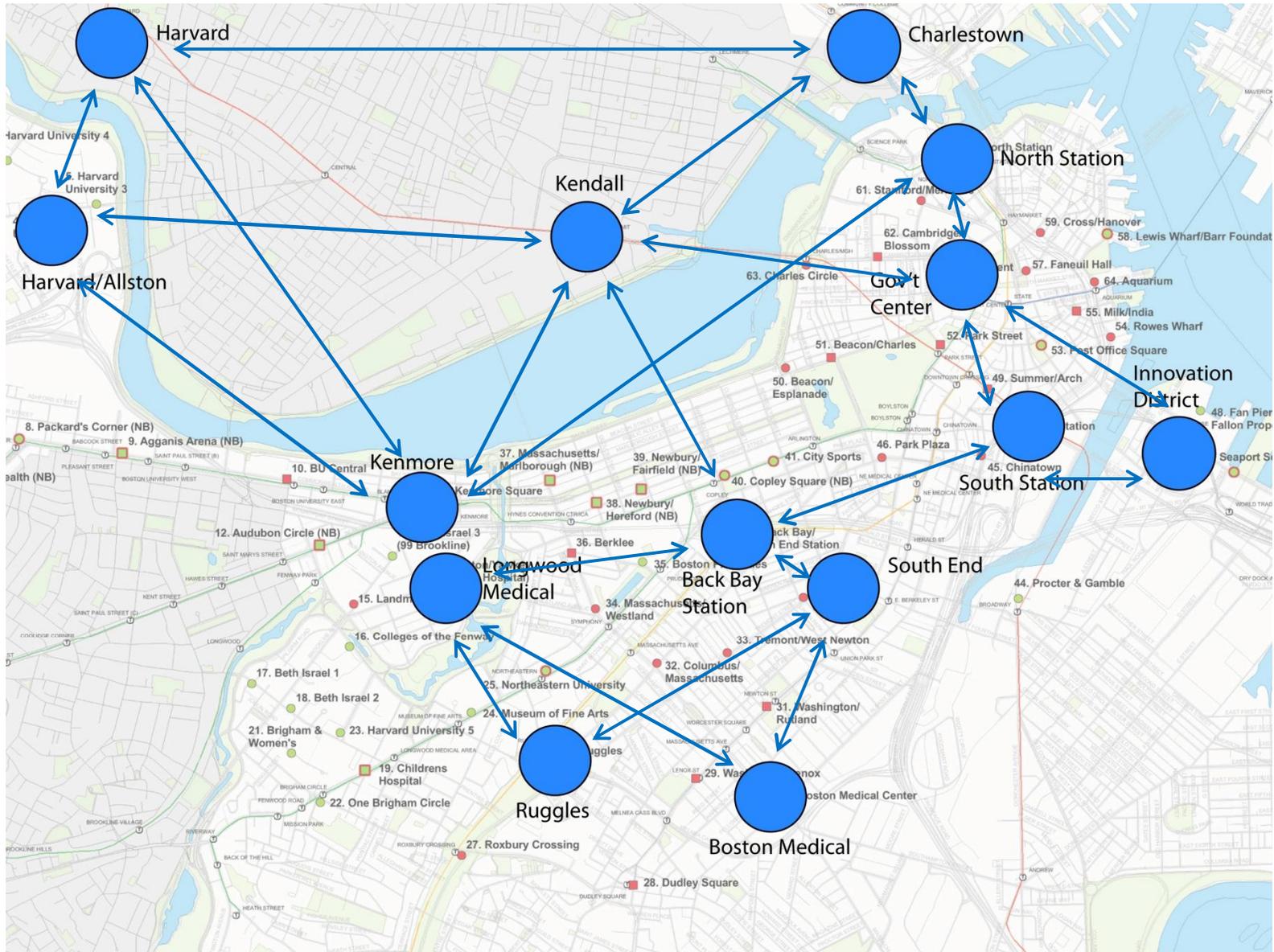
# Massachusetts Avenue Corridor Propose Mobility Hubs

## Information Kiosks

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

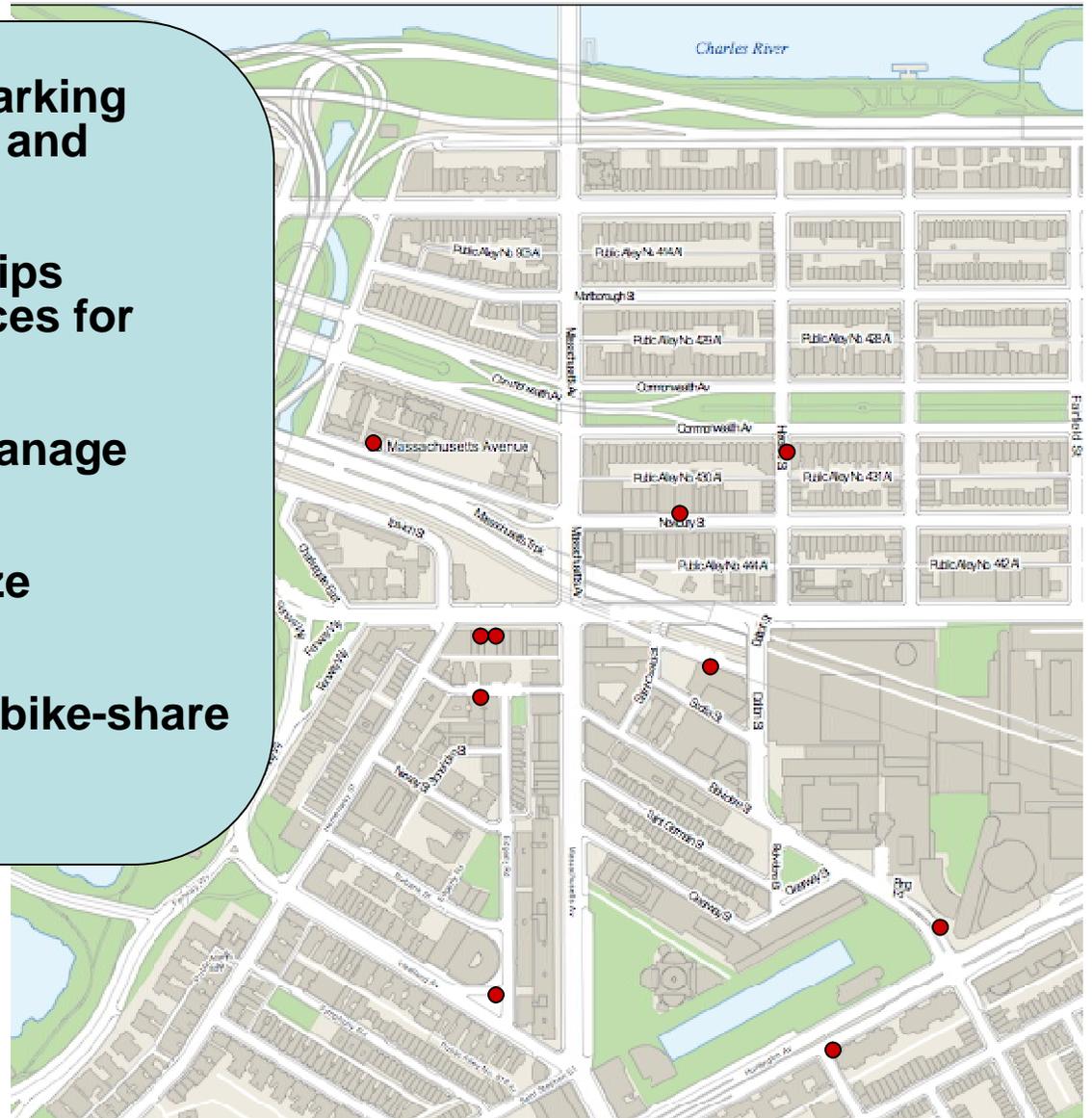


# Mobility Hub Network



# 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

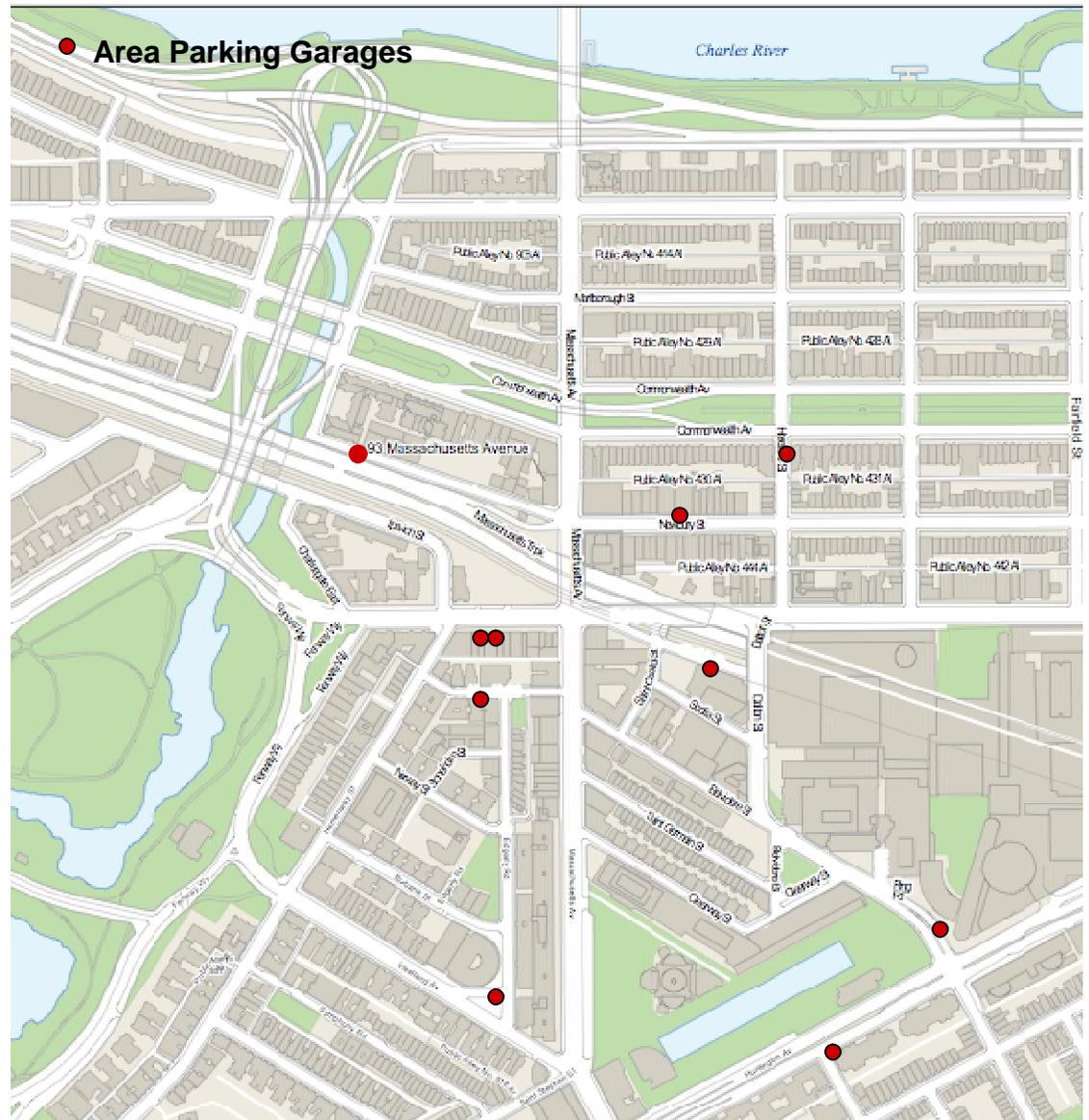


# Massachusetts Avenue Corridor Real-Time Parking Information

- **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:



# 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:



Owned & Managed By:



# Location Aerial



Exclusive Agent:



Owned & Managed By:



# Longwood Medical Area



Exclusive Agent:

 RICHARDS BARRY JOYCE & PARTNERS

Owned & Managed By:

 MEREDITH



# Site Aerial With Massing



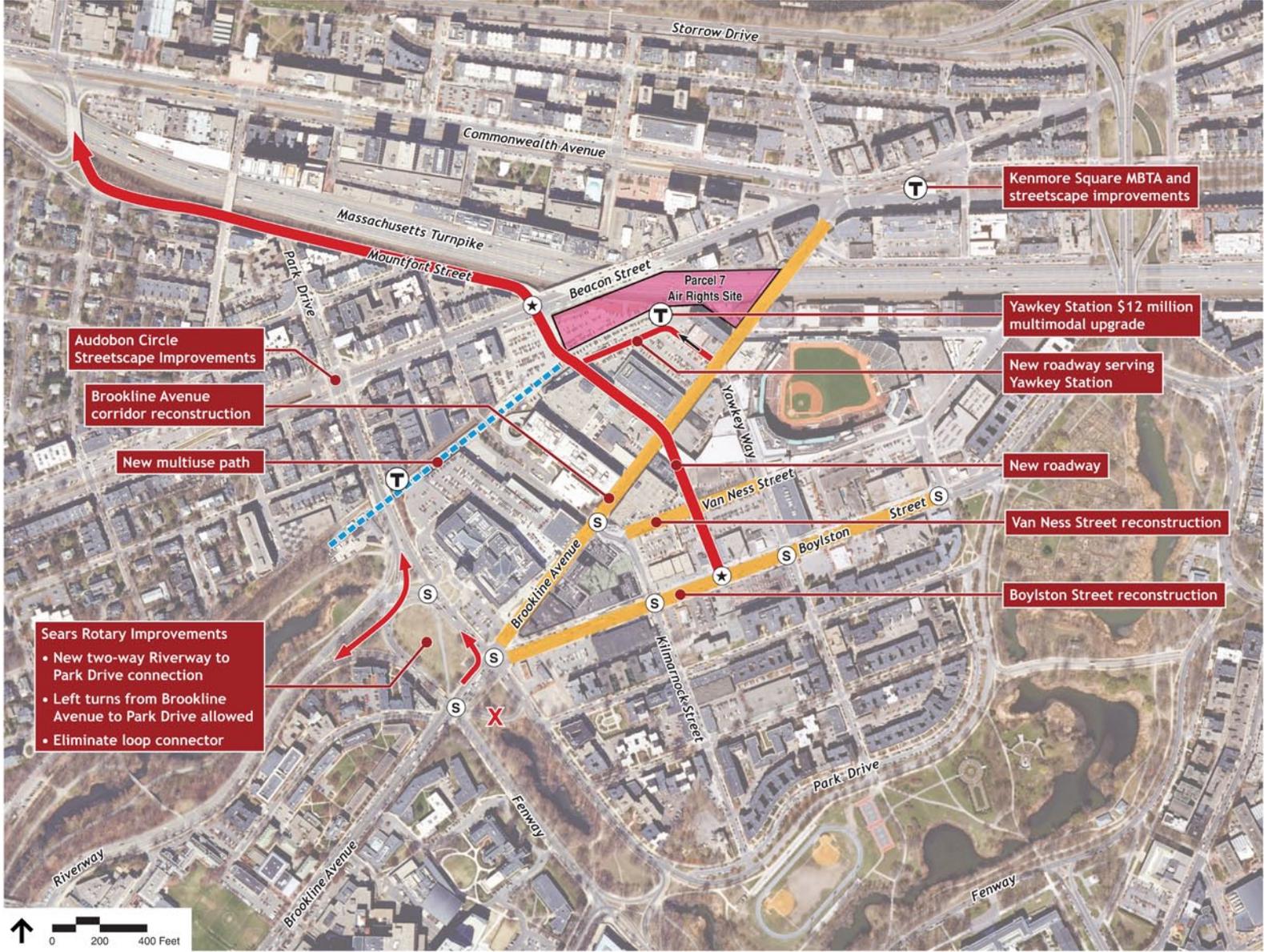
Exclusive Agent:



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



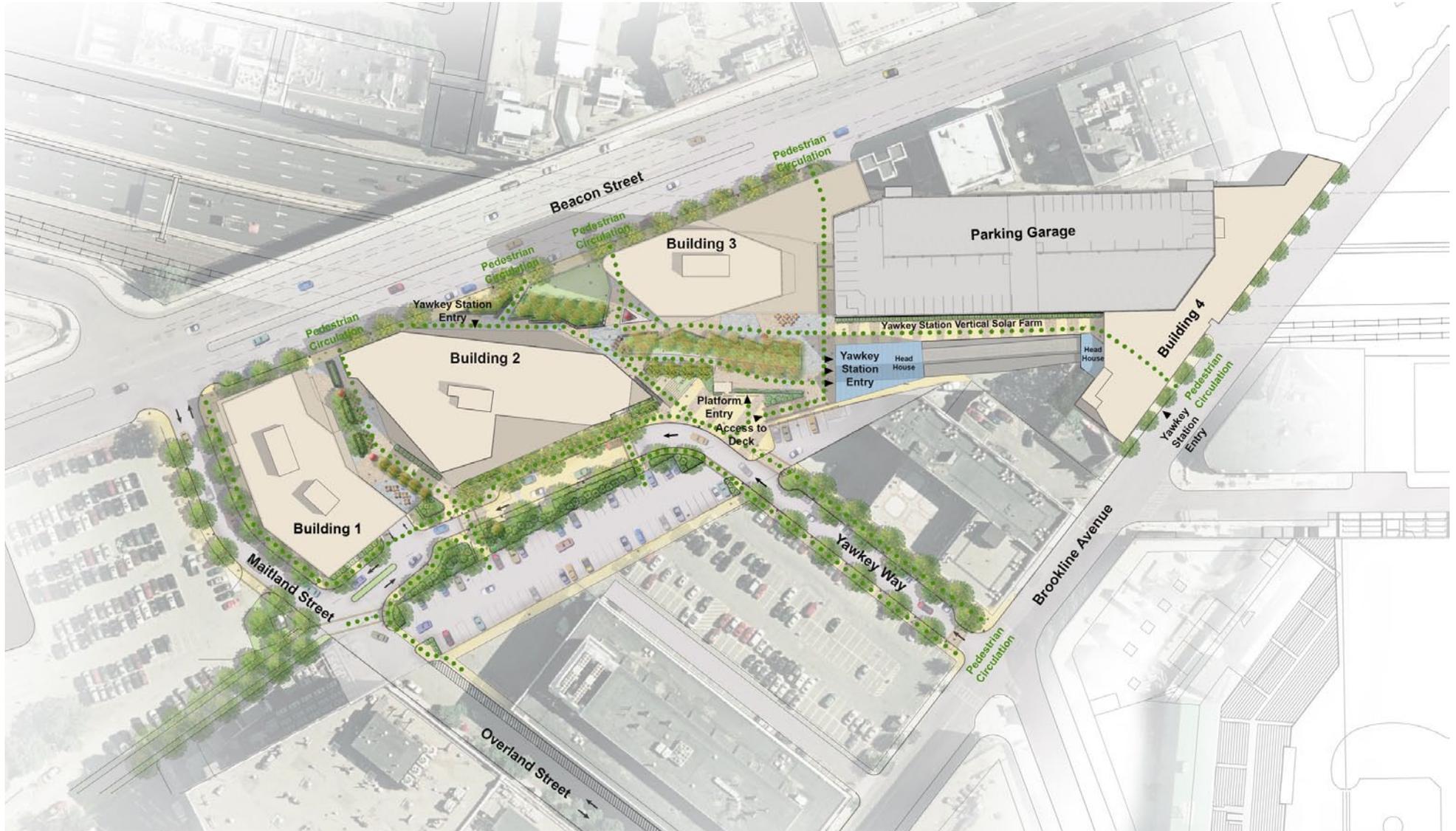
Exclusive Agent:



Owned & Managed By:



# Development Plan



Exclusive Agent:



Owned & Managed By:



# Phase I Summary



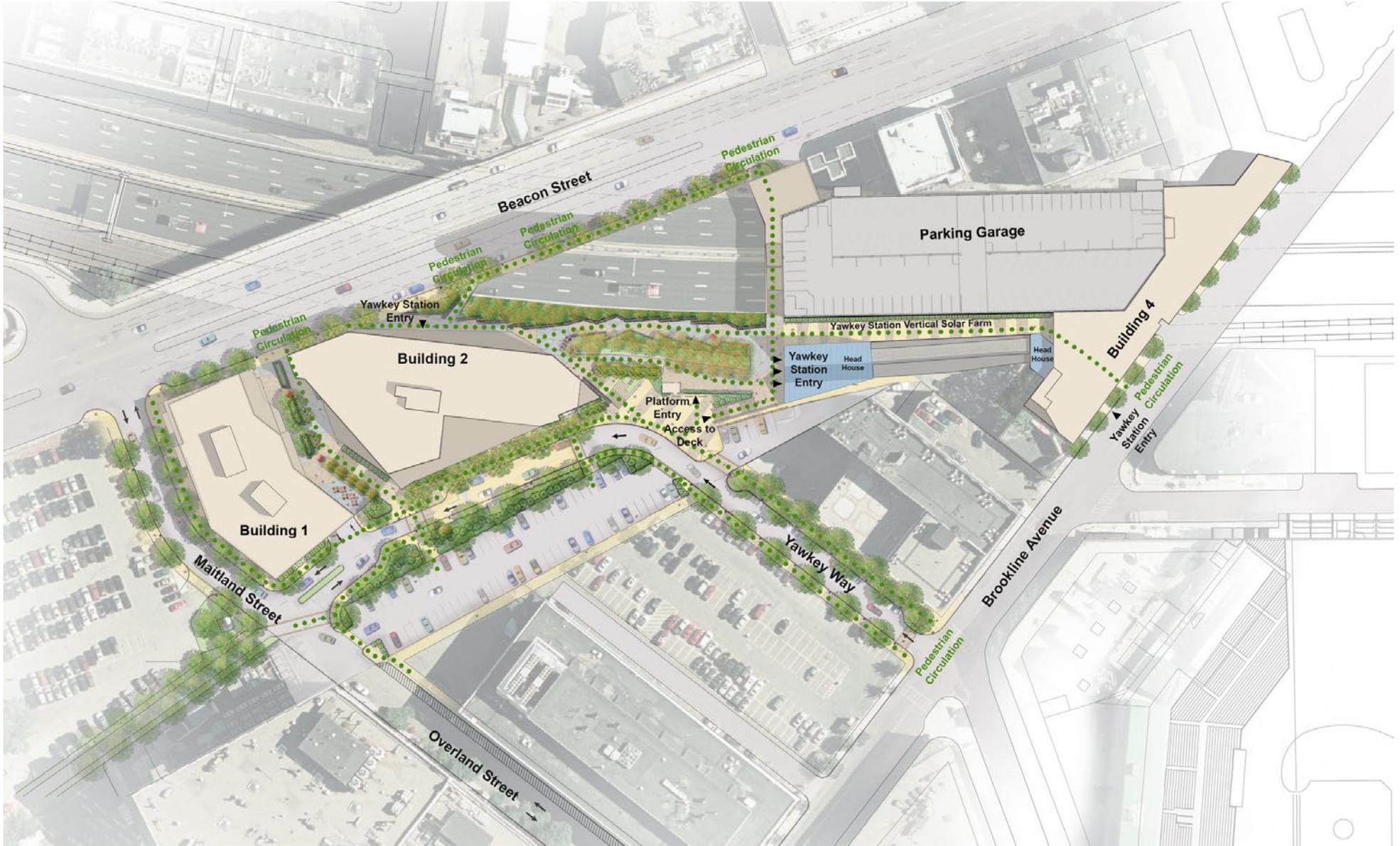
Exclusive Agent:



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:



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# Phase II Summary



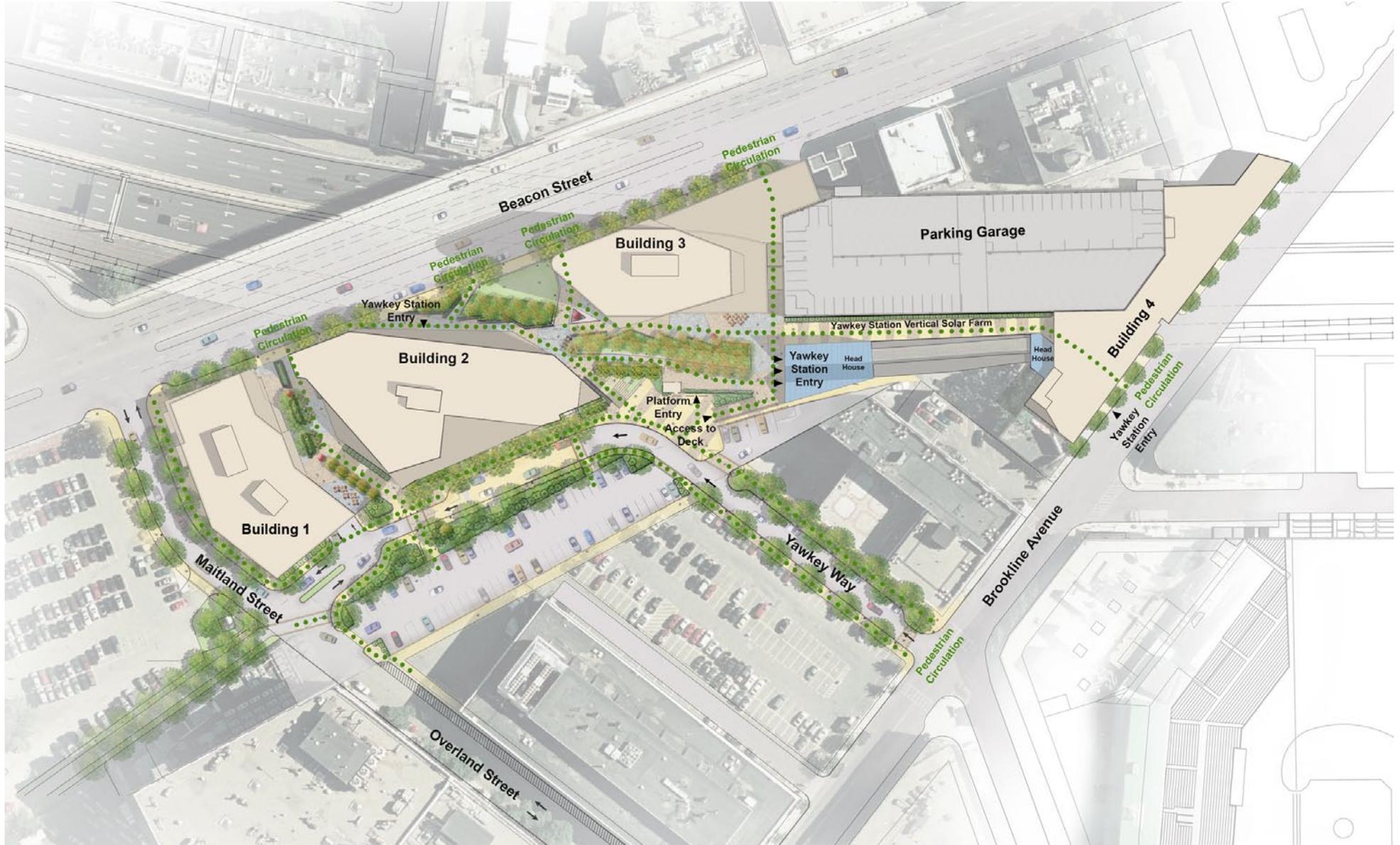
Exclusive Agent:



Owned & Managed By:



# Phase I & II Plan



Exclusive Agent:



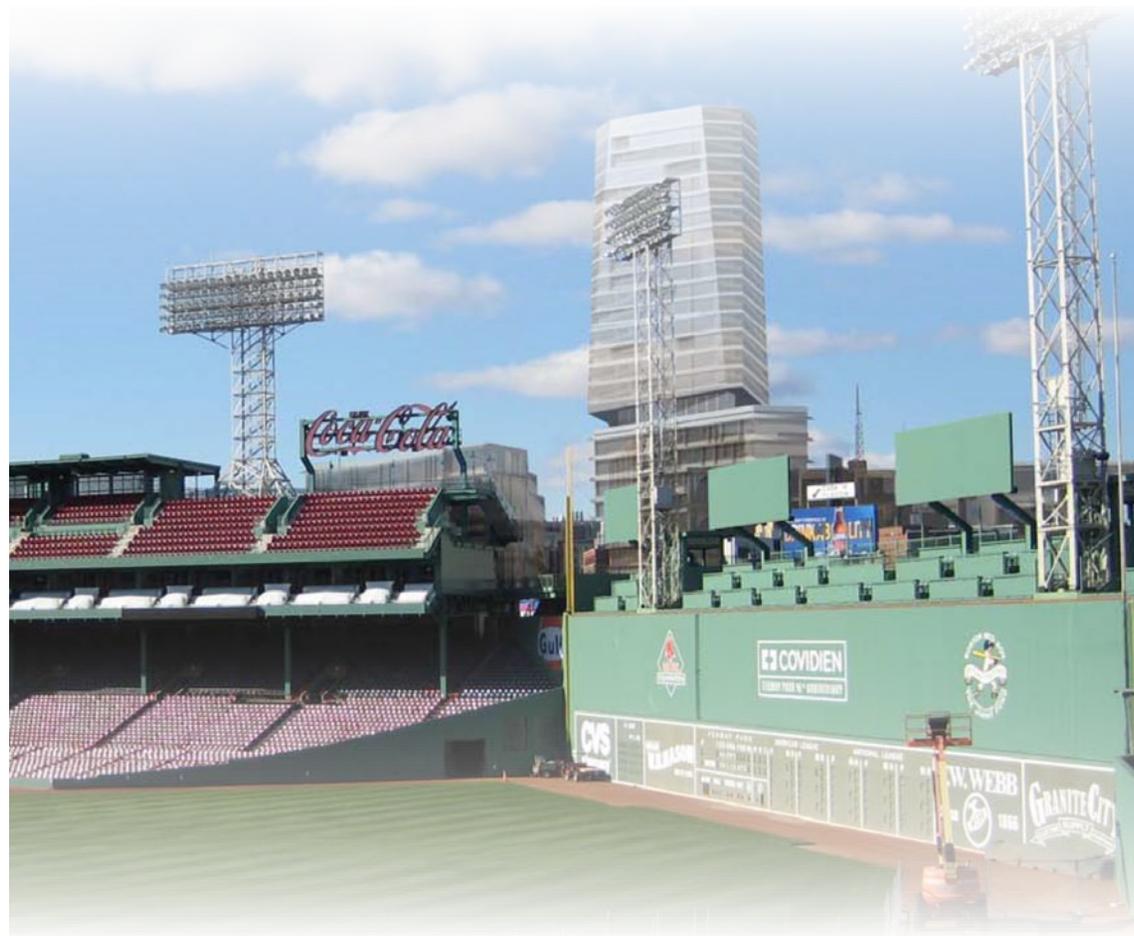
Owned & Managed By:



# 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	
<b>Permits/Design/Legal</b>																
	<b>Yawkey Station</b>															
				<b>Construction of Light Deck</b>												
				<b>Construction of Building 1</b>												
				<b>Construction of Building 2</b>												
						<b>Construction of Parking Over Deck</b>										
							<b>Construction of Building 4</b>									
										<b>Construction of Building 3</b>						

Exclusive Agent:



Owned & Managed By:

