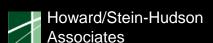


Sullivan Square Disposition Study

Byrne McKinney & Associates, Inc.







Tonight's Agenda

- Project Purpose
- Open Space Presentation/Discussion
 - Response to requests from Meeting 1
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Overview: Study Purpose & Scope

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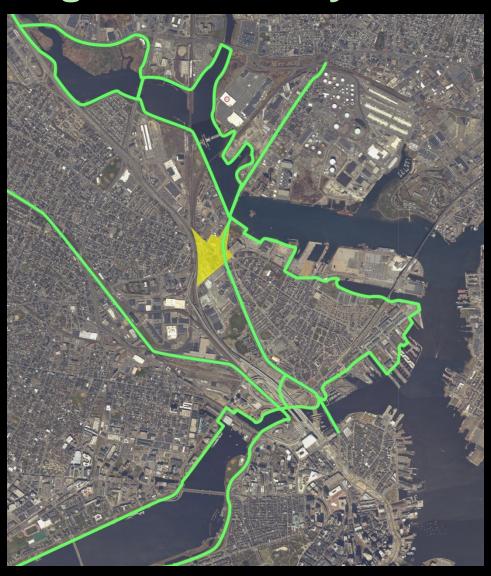


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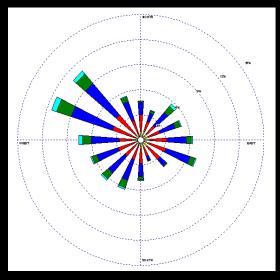
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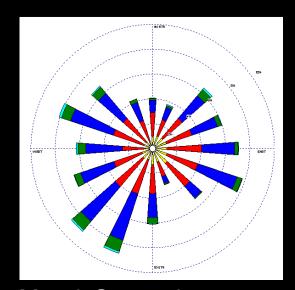
Regional Path System



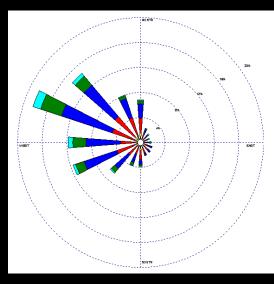
Prevailing Winds



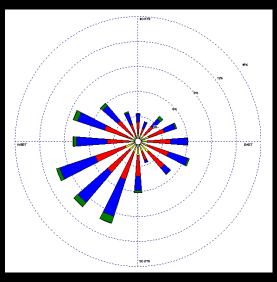
April & October / November



May & September



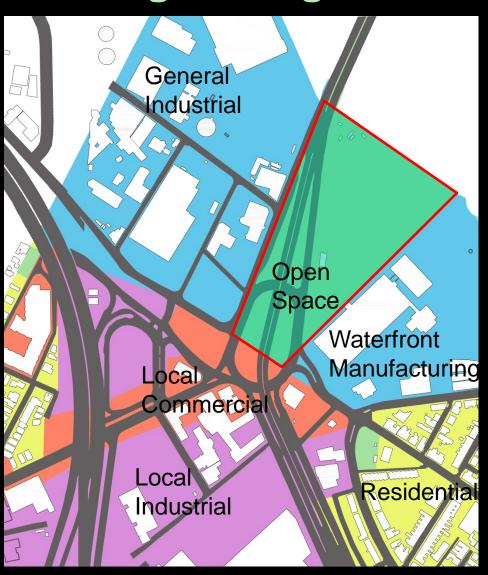
December - March



June - August



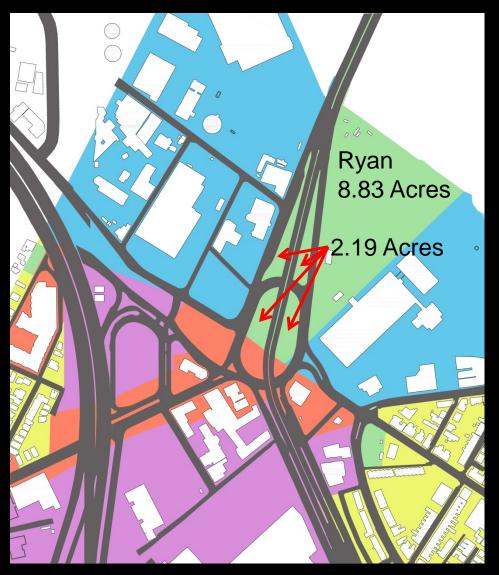
Existing Zoning



Open Space Zone:15 Acres

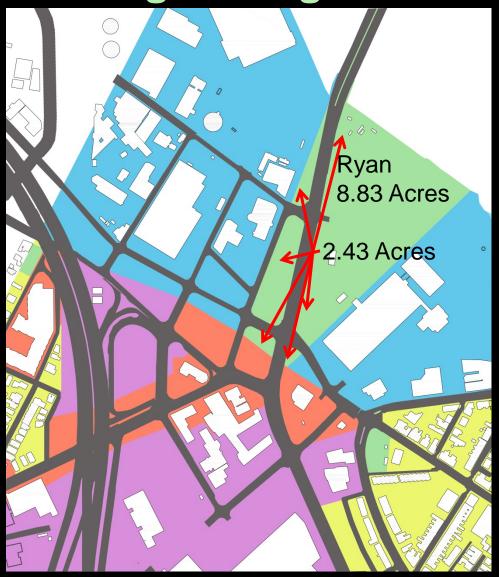


Existing Zoning with Existing Roadway



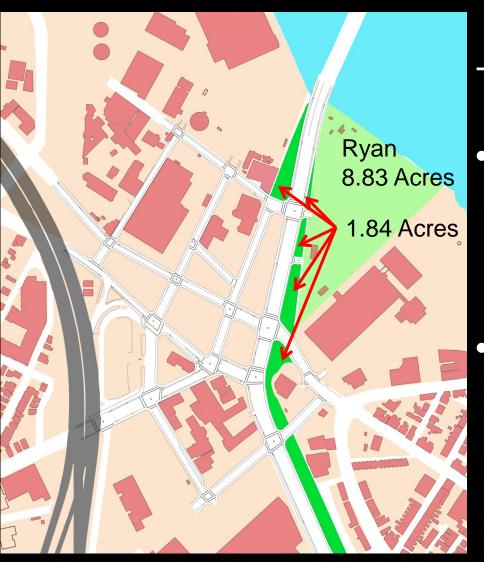
Total 11.02 Acres of Open Space Zone in Nonroadway Use

Existing Zoning with New Roadway



Total 11.26 Acres of Open Space Zone in Nonroadway Use

New Roadway: Existing & New Open Space



Total 10.67 Acres Open Space

- 0.35 acres less than existing 11.02 acres of Nonroadway Land in Open Space Zone
- 4.33 acres less than 15 acre
 Open Space Zone

Existing Pedestrian Patterns

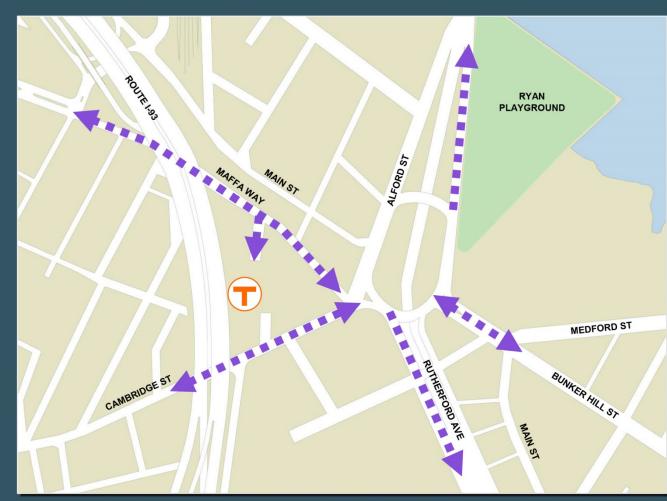


LEGEND

■ ■ Pedestrian Activity



Existing Bicycles Patterns

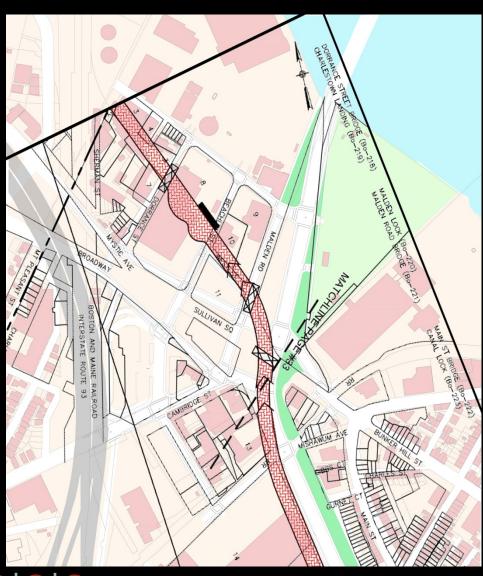


LEGEND

Predominant Bicycle Use



Historic Middlesex Canal





Historic Sullivan Square

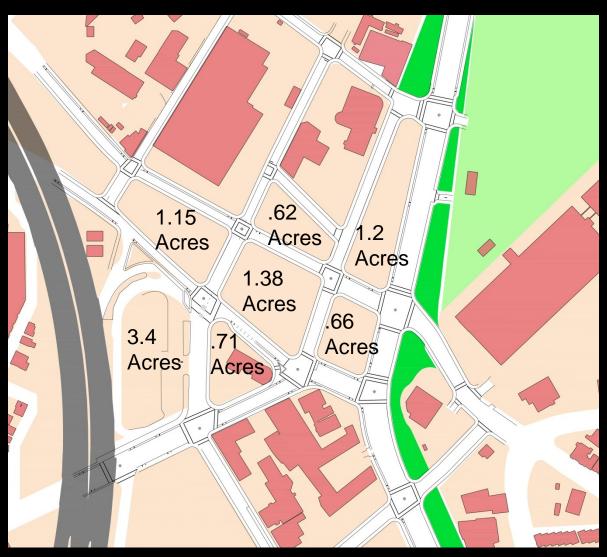


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Newly Created Parcels





Charlestown Open Spaces



Winthrop Square .89 Acres



Edwards Playground 1.33 Acres



City Square 1.03 Acres

Residential Squares



Chester Square .89 Acres



Louisberg Square .32 Acres



Worcester Square .35 Acres



Union Park .37 Acres



Playgrounds







DeFillipo Playground 1.13 Acres

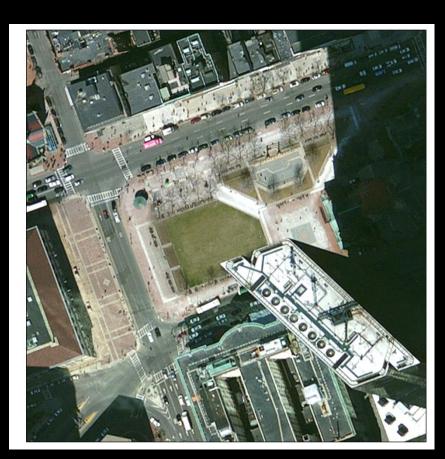
O'Day Playground .72 Acres

Ringgold Playground .38 Acres

Large Urban Parks



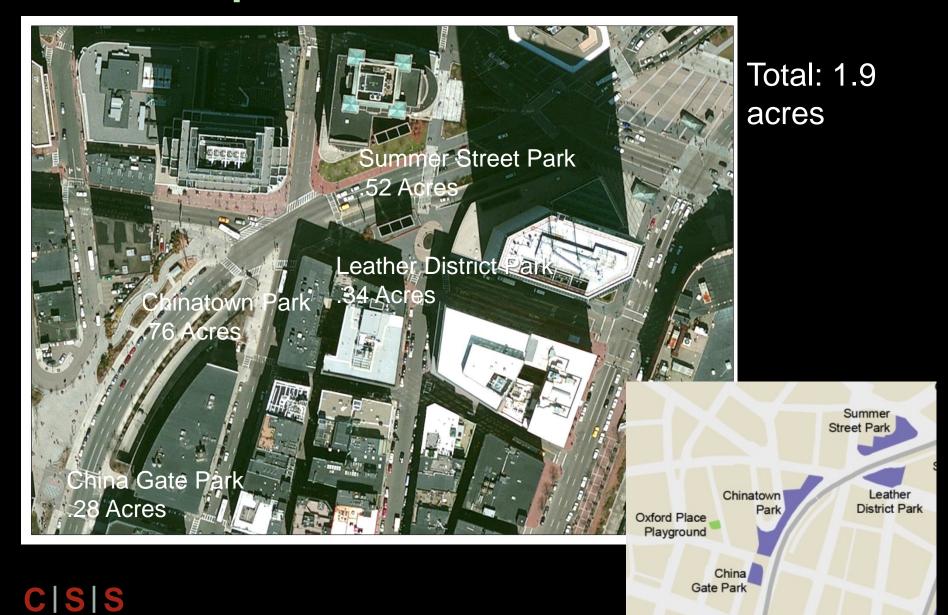
Post Office Square 1.54 Acres



Copley Square 1.88 Acres



Linked Squares



Commercial Squares



Adams Park .78 Acres



Winthrop Square .15 Acres



Parkway



Commonwealth Avenue

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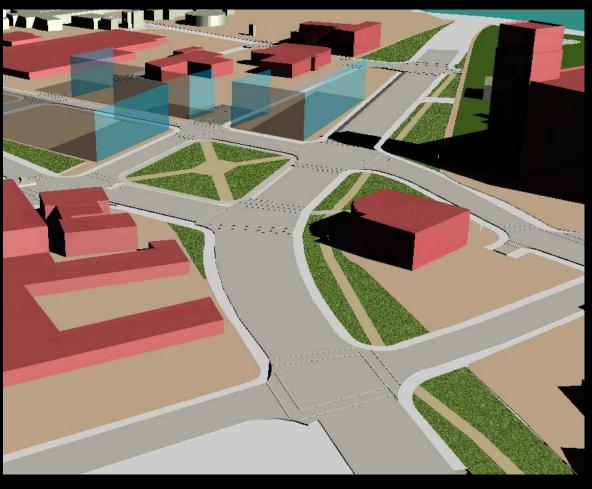
Sullivan Square Gateway Park on Parcel 7





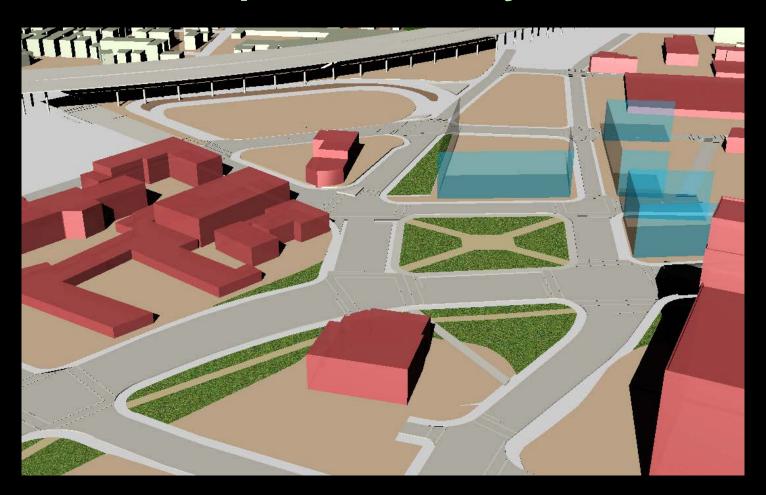
Gateway Park .66 acres

Sullivan Square Gateway Park on Parcel 7

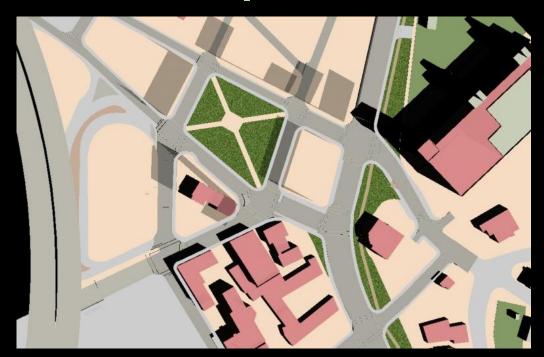


- Gateway to new Sullivan Sq. District
- Establishes a "Front Door" identity for the District
- Pedestrian link to T
 Station from
 Charlestown
- Somewhat undefined edges

Sullivan Square Gateway Park

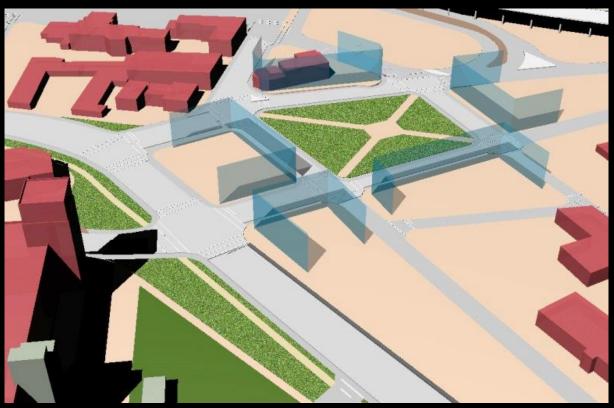




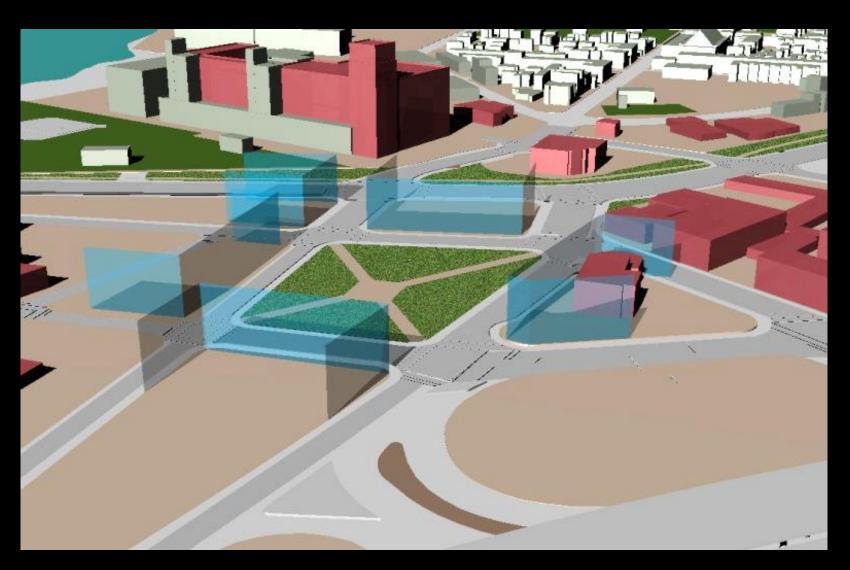




Central Park 1.38 Acres



- Largest Park
- Location of Historic Sullivan Square
- Leverages development on surrounding parcels
- Sightline to historic buildings
- Pedestrian link
- Lose biggest most flexible development parcel









Sullivan Square Parkway





Sullivan Square Parkway



- Gateway for drivers
- Further enhances perception of continuous Rutherford Ave./ River Connection
- Less usable open space for pedestrians

Sullivan Square Parkway



Sullivan Square Linked Squares



CISIS





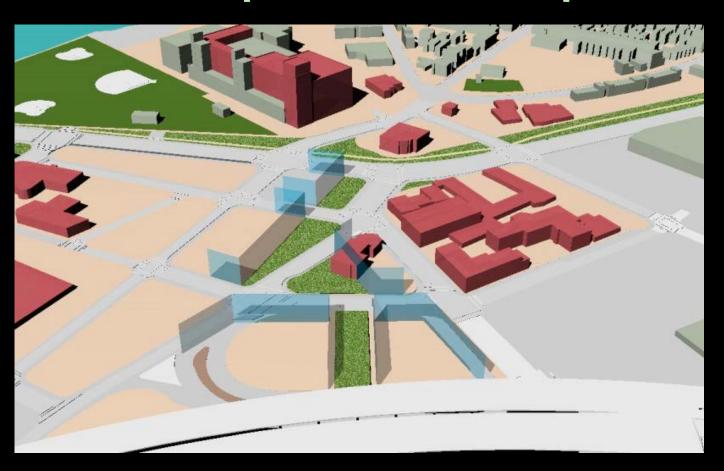


Sullivan Square Linked Squares



- Amenity spread over several parcels
- Responds to Charlestown/ Schraft Building to T Station desire line

Sullivan Square: Linked Squares



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Likely Uses and Use Characteristics

Development Parameters	Rental Housing	Condo Housing	Office	Hotel	R&D/Lab	Retail/F&B/ Entertainment	Institutional (Med/Ed)
Competitive Attributes							
Demand Targets	Value-Seeking (primarily younger cohorts)	Value-Seeking (primarily younger cohorts)	Value-Seeking (2ndary markets - back office, professional service, medical build-to-suit)	Value-Seeking (limited and select service)	Value-Seeking (alternative to Kendall, North Point)	Ancillary To Other Uses (commuter and onsite)	Value-Seeking (2ndary markets - back office, professional service, medical build-to-suit)
Expected Future Prospects (10 year horizon)	Improving	Improving	No change	Dramatic improvment with Casino	No change	No change	No change
Primary Advantage	Transit	Transit	Transit	Transit	Transit	Transit	Transit
Primary Disadvantage	Traffic congestion	Traffic congestion	Traffic congestion	Traffic congestion	Traffic congestion	Traffic congestion	Traffic congestion
Current Feasibility	Good	Poor	Good-with identified Tenant	Poor	Good-with identified Tenant	Good near station/Poor elsewhere	Good-with identified Tenant
Future Feasibility	Excellent	Good	Good-with identified Tenant	Good/Excellent - but only with Casino	Good-with identified Tenant	Good near station/Fair elsewhere with full build-out	Good-with identified Tenant
Probability of Market Response	Good	Poor	Fair	Poor/Excellent	Poor	Fair	Poor
Site Features (Scale of 1-5; Least to Most)							
Visibility	2	2	3	5	2	5	2
Access	4	5	5	4	5	5	5
Address	3	4	4	2	3	2	2
Building Features							
Building Typology	Midrise	Midrise	Midrise	Midrise	Midrise	Ground Level	Midrise
Minimum Project Size (GSF)	100,000	35,000	50,000	75,000	250,000	1,000	50,000
Maximum Project Size (GSF)	200,000	70,000	100,000	150,000	500,000	5,000	100,000
Efficiency Expectations	85%	80%	100%	85%	100%	100%	70%
Minimum RSF, Units or Keys	110	40	50,000	100	250,000	1,000	35,000
Maximum RSF, Units or Keys	230	70	100,000	200	500,000	5,000	70,000
Prreferred Floor Plate Size	15,000-30,000	7,500-15,000	15,000-30,000	20,000-40,000	100,000-200,000	N/A	25,000-50,000
Parking Requirements							
Minimum Parking Ratio	0.5 per unit	.75 per unit	1.5 per 1,000 SF (more for back office)	0.5 per key	1.5 per 1,000 SF	Varies by Type	1 per 1,000 SF
Parking Type: in general, might want to be a shared solution	Surface/Above Grade Structure	Surface/Above Grade Structure	Surface/Above Grade Structure	Surface/Above Grade Structure	Surface/Above Grade Structure	Surface/Above Grade Structure	Surface/Above Grade Structure

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