



Sullivan Square Disposition Study

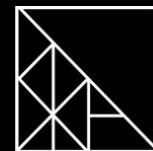
October 29, 2013

CROSBY | SCHLESSINGER | SMALLRIDGE LLC

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Associates



Boston
Redevelopment
Authority

Meeting Schedule

- Mtg 1 – Study Overview & Preliminary Open Space Discussion – 5.16.13
- Mtg 2 – Visioning for Public Realm Framework – 6.25.13
- Mtg 3 – Visioning for Land Use Mix – 7.25.13
- Mtg 4 – Visioning for Urban Design: Heights/Massing – 9.19.13
- Mtgs 5 – Visioning for Parcel Level Use & Development Guidelines – 10.10.13
- Mtg 6 – Presentation & Discussion of Parcel Level Use and Development Guidelines and Final Report Format – 10.29.13**
- Mtg 7 – Presentation of Draft Report
- Mtg 8 – Presentation of Final Report

Tonight's Agenda:

- Final Report Content
- Financial Analysis Methodology
- Design Presentation
 - Changes to Plan, Building Footprints & Heights
 - Summary of Design Guideline Feedback from Oct. 10 Meeting

Context

1. 1999 BTD Bypass/Boulevard Study
2. 2009 - 2012 BTD Roadway Study
3. Disposition Study – Phase 1 Sullivan
4. Continued BTD roadway planning work
5. Future phases based on recommendations of this process

Context

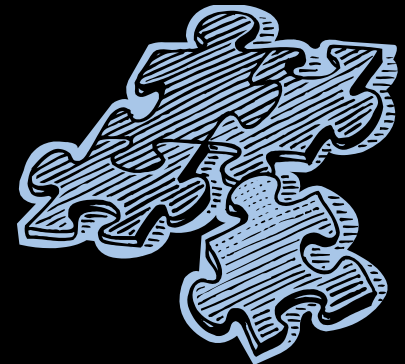


Project Purpose

- Build upon roadway reconfiguration - new frontages & blocks
- Envision uses, scale and character
- Enhance streetscape and new open spaces
- Parcel level planning, design and financial analysis

Project Purpose

- Community process to create ***Disposition Guidelines***
- Assist MBTA and City of Boston in preparation for **future *RFP processes*** to dispose of public land, in a manner consistent with guidelines
- Determine next steps



Final Report: Specificity / General Sentiment

- Specific Recommendations
 - Curblines/parcel delineation
 - Open space plan
 - Generalized land use locations
 - Requirements for % open space and accommodation of ground level retail and outdoor dining
 - Building footprints
 - On-street parking locations
- Community Aspirations: agreement and diverse opinions
 - Relative scale
 - Location of uses
 - Building materials/fenestration
 - Iconic building locations/design features
 - Diversity of heights & styles

Final Report: Financial Analysis

- Testing the financial feasibility of developments and the potential for development revenue to support various public realm improvements
- We don't know and can't predict with sufficient certainty what the market will be 10 years from now, so it is too early to take things off the table
- Costs/funding shouldn't drive planning at this point – we don't want to foreclose options prematurely

Overview



On-Street Parking

- Proposed On-Street Parking
- On-Street Parking Shown on BTD Plan but Not Included this Iteration



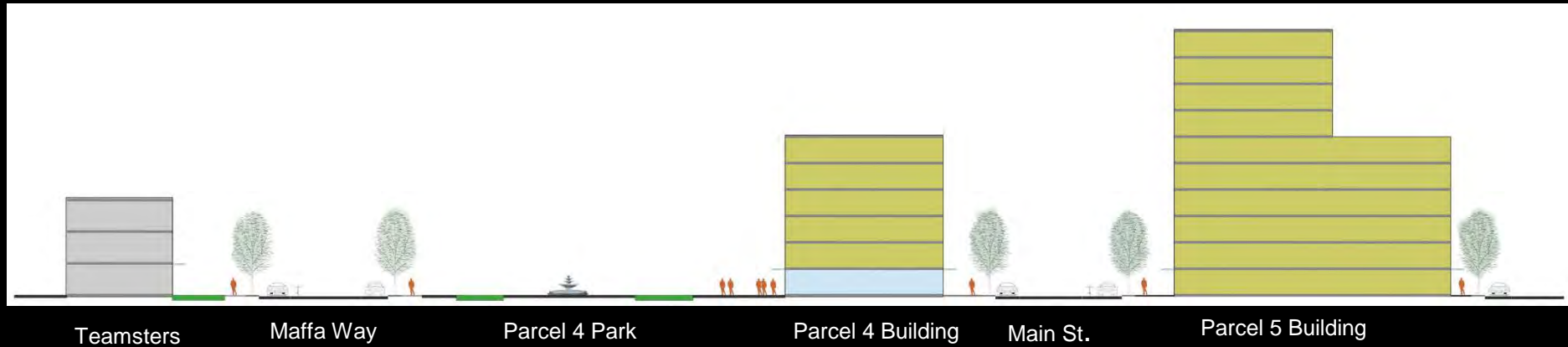
Site Plan Before & After On-Street Parking



Street Sections



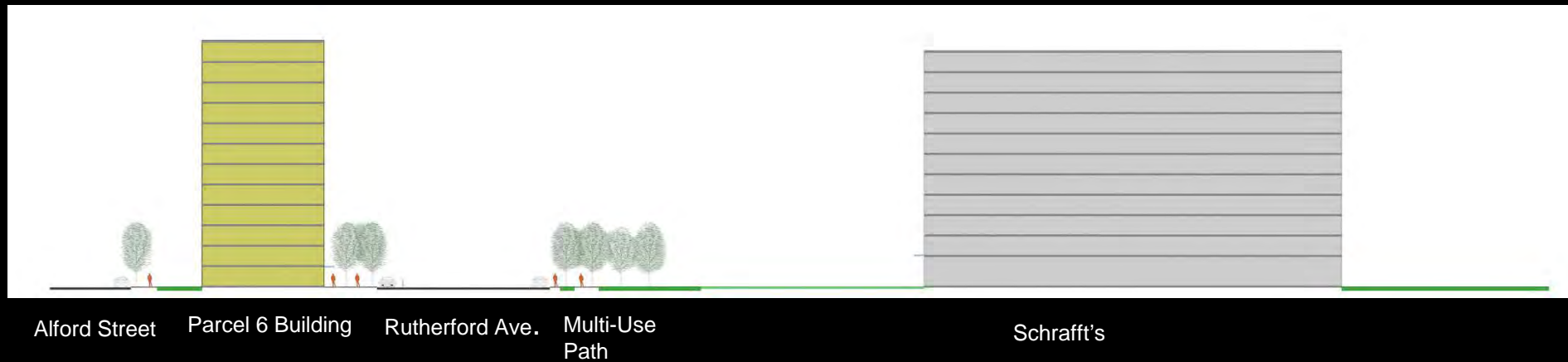
Section Through Parcel 4



Street Sections



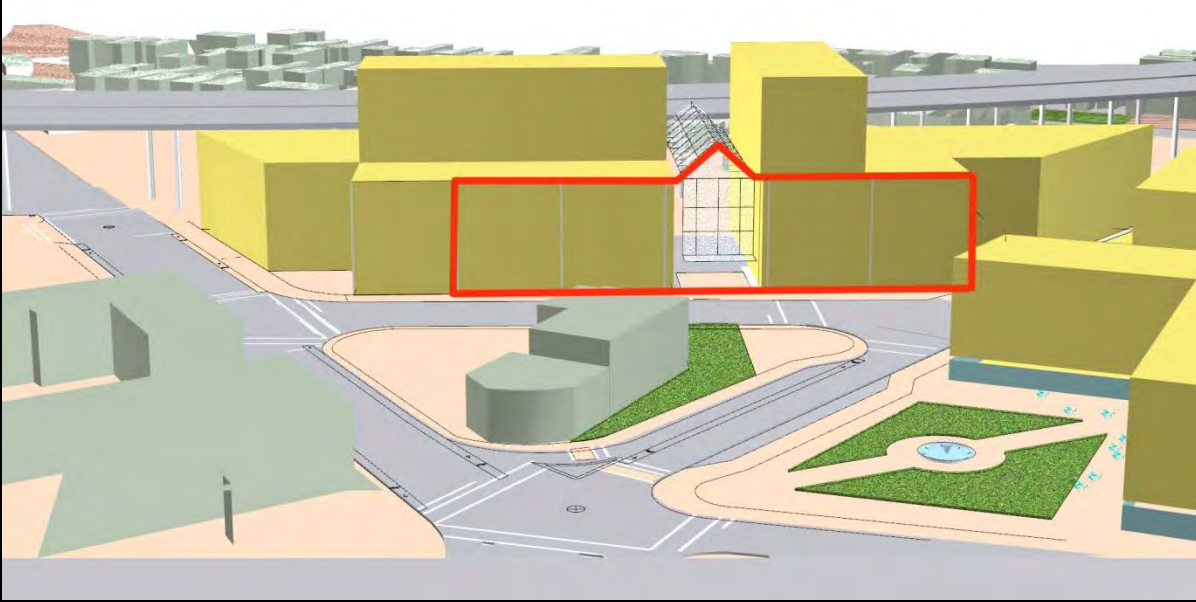
Section Through Rutherford Avenue



Promenade at MBTA Station



Sullivan Station



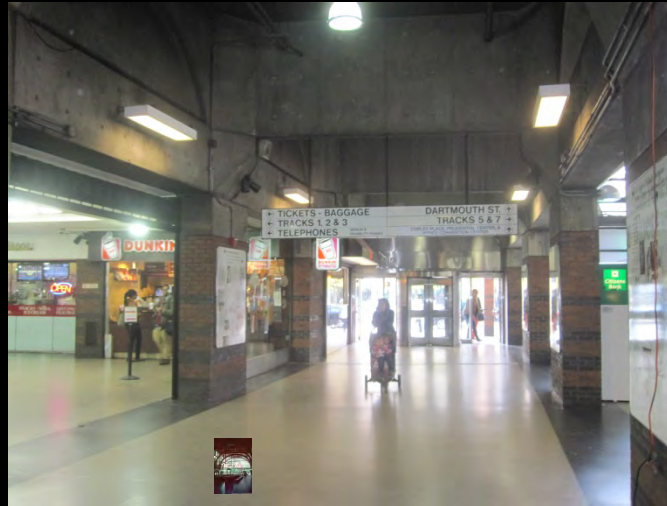




Outdoor Promenade at Back Bay Station



Indoor Promenade at Back Bay Station



Indoor Promenade at 75 Arlington



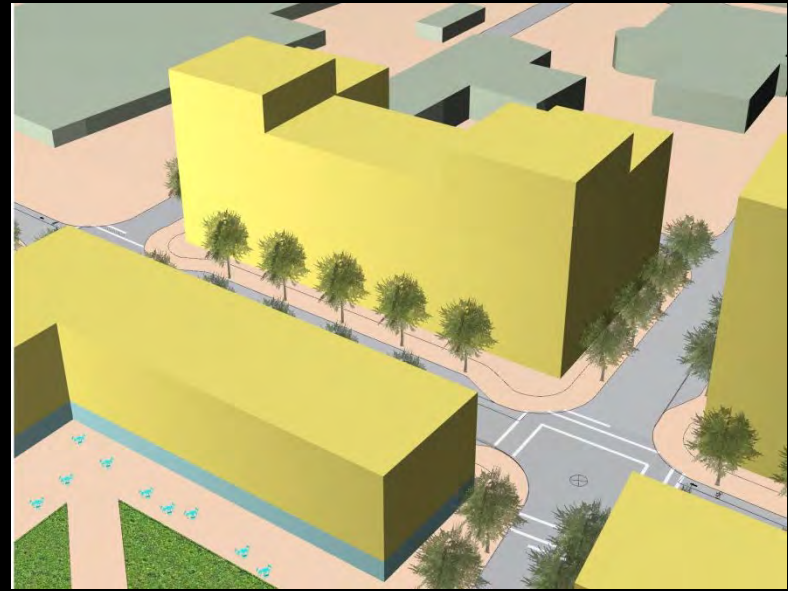
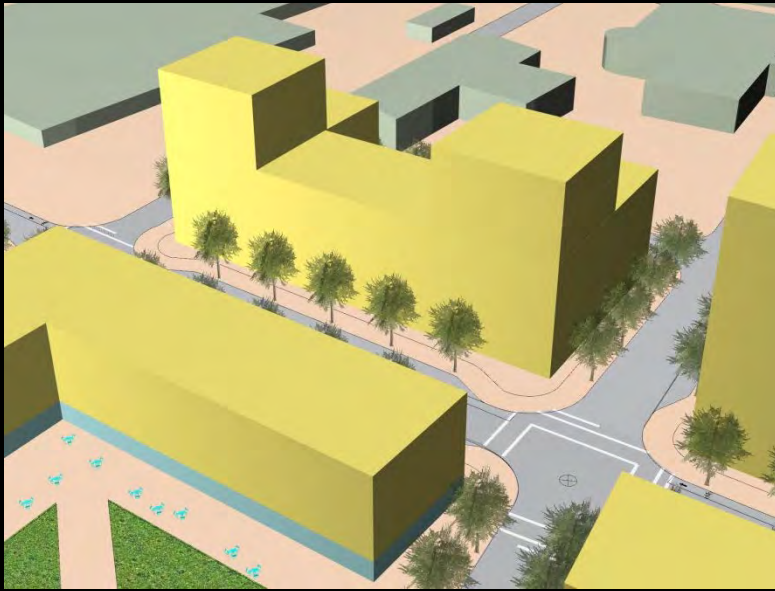
Overview



Alternative Building Scenarios on Parcels 5 and 6



Alternative Building Scenarios on Parcel 5



View South Down Rutherford Avenue



Overview



Open Space Sequence



Open Space



Improved View Corridors

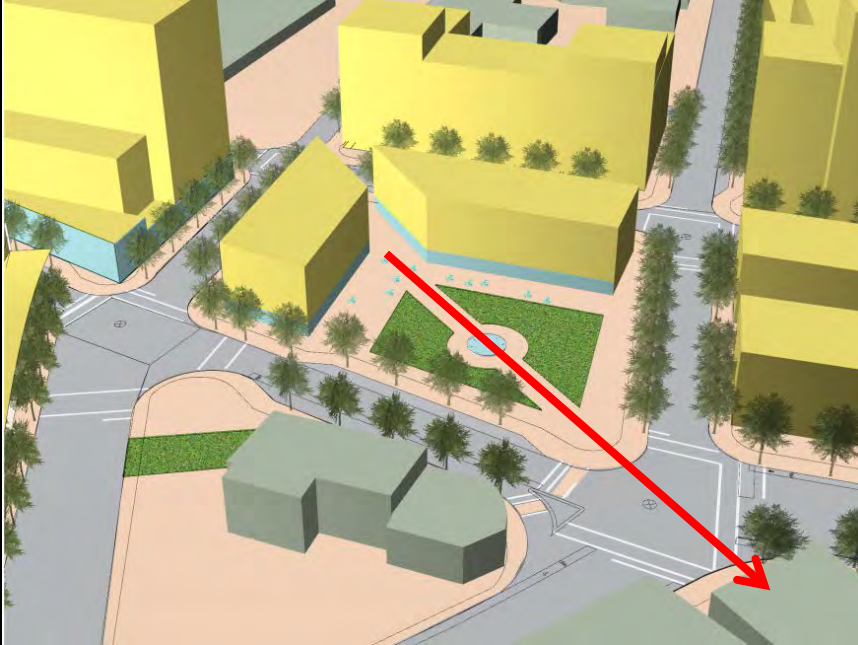


Parcel 4

Alternative Building Configurations



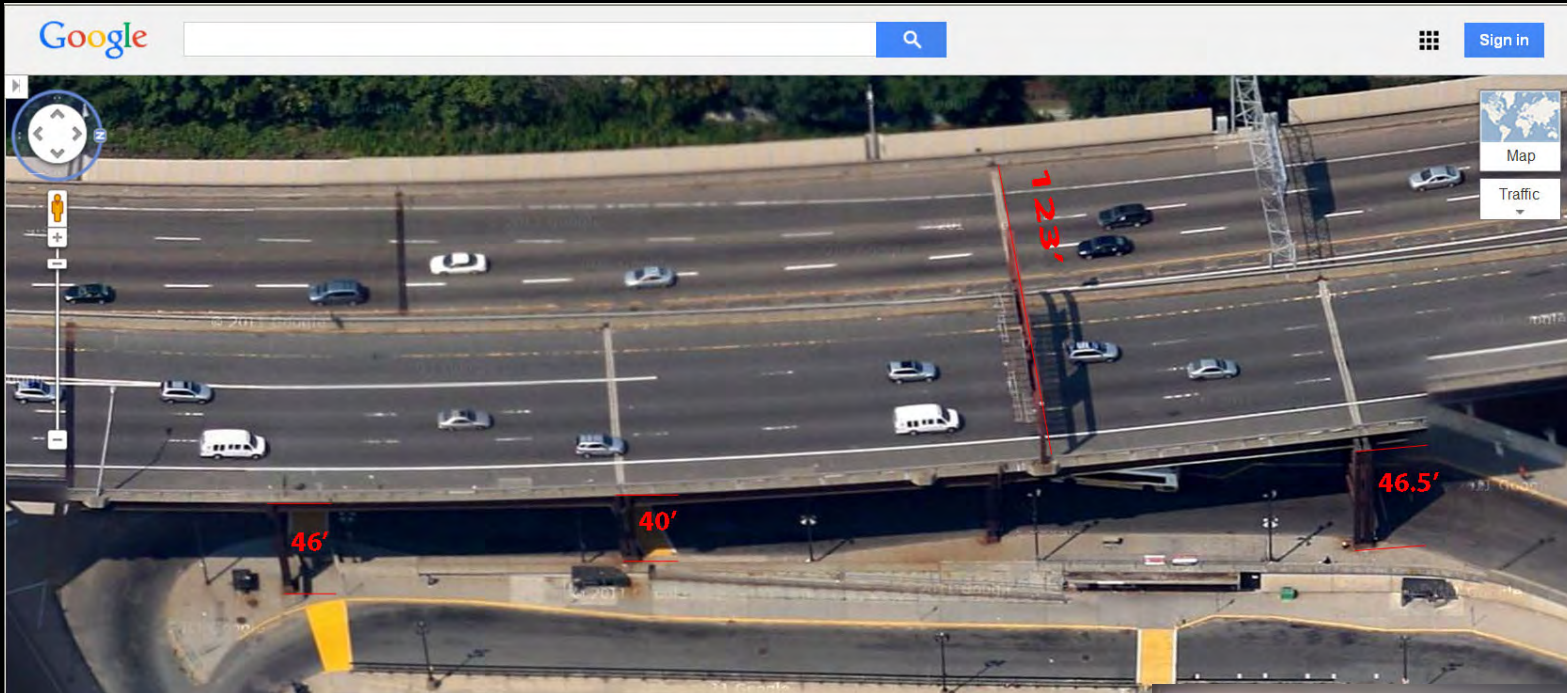
Parcel 4: View to Benjamin Tweed School



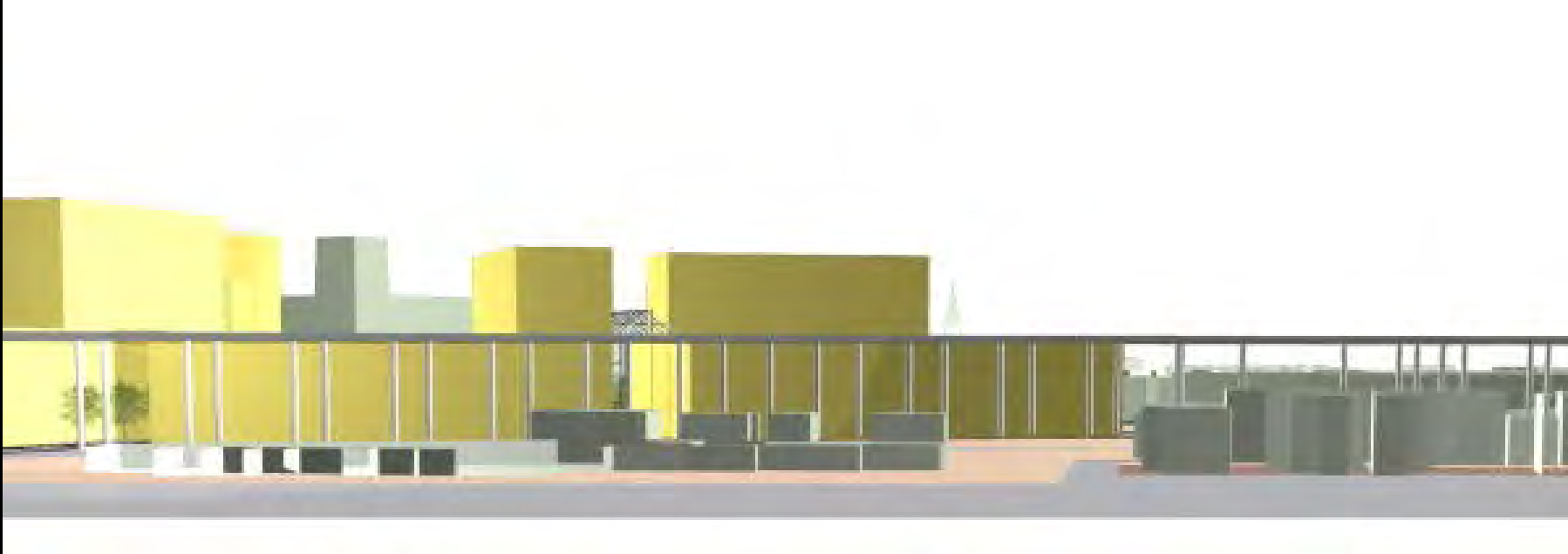
Iconic Building Locations



Viaduct Height



View from “Lost Village”



View East from “Lost Village”



View from Main Street to Northwest



Parking Garages: Fenestration & Grills



Materials: Mixed Comments on Metal Panels, Avoid Concentration of Brick



Historicist and Contemporary:

- “No fake historic buildings”
- Mix of modern & historically influenced design
- Less contemporary closer to community



Iconic Buildings & Corner Details



Fenestration

- Mixed comments on banding, punched windows and mullions



Transparency and Opacity



Transparency & Ground Floor Use

- Active ground floor uses, where retail/restaurant use not viable, could include community use such as daycare and arts-related uses

Articulation



Sustainability

- Irrigation for street trees
 - Limit run-off from sidewalks
 - Not brick sidewalks
 - Green buildings
-
- Boston Complete Streets
 - Boston Green Building Standards – LEED Certification for Article 80 Buildings

Next Steps

- Meeting 7: Presentation of the Draft Final Report
- Meeting 8: Presentation of the Revised Final Report
- BRA Board

Overview

