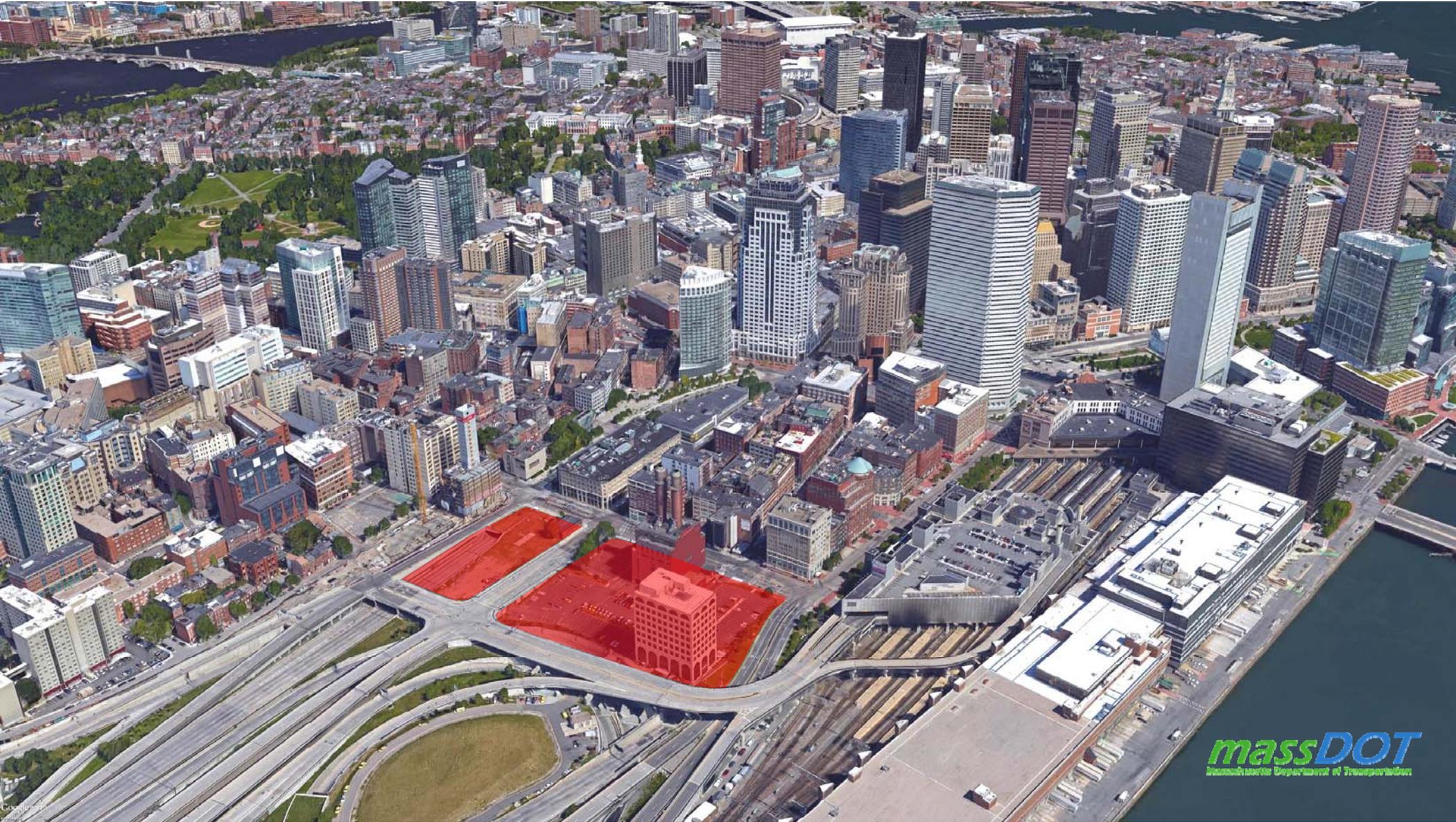


***MassDOT Parcels 25/26 & Veolia Plant***  
**Redevelopment Potential**

3/2/2016





# Overview

- The Commonwealth and the City are working in partnership to return surplus publicly owned properties to productive use for the creation of housing, jobs, and economic development
- MassDOT and Veolia will jointly offer their properties for development
- Veolia's involvement unlocks the full value and potential of the MassDOT parcels
- New TOD development will augment Leather District & Chinatown communities
- New, more efficient, technology allows demolition of Veolia plant and redevelopment at a much smaller footprint – potentially in the basement of a new building
- Any new development must:
  - Replace MassDOT's District 6 office (on or off-site)
  - Replace Veolia's facility (on-site)
  - Cover tunnel portals



# History

- South Bay Planning Study – 2004
- Chinatown Master Plan – 2010
- ULI Governor’s Advisory Panel South Bay Report – 2012
- Prior RFPs
  - 2004 Parcel 24 – ACDC & New Boston Fund JV – One Greenway
  - 2004 South Bay Parcels (25, 26A, 26B, 27A) not including Veolia – unsatisfactory responses
  - 2012 Parcel 25 – unsatisfactory responses
- Today: In partnership with Veolia and current market conditions, now is the time to develop



# *Existing Conditions*



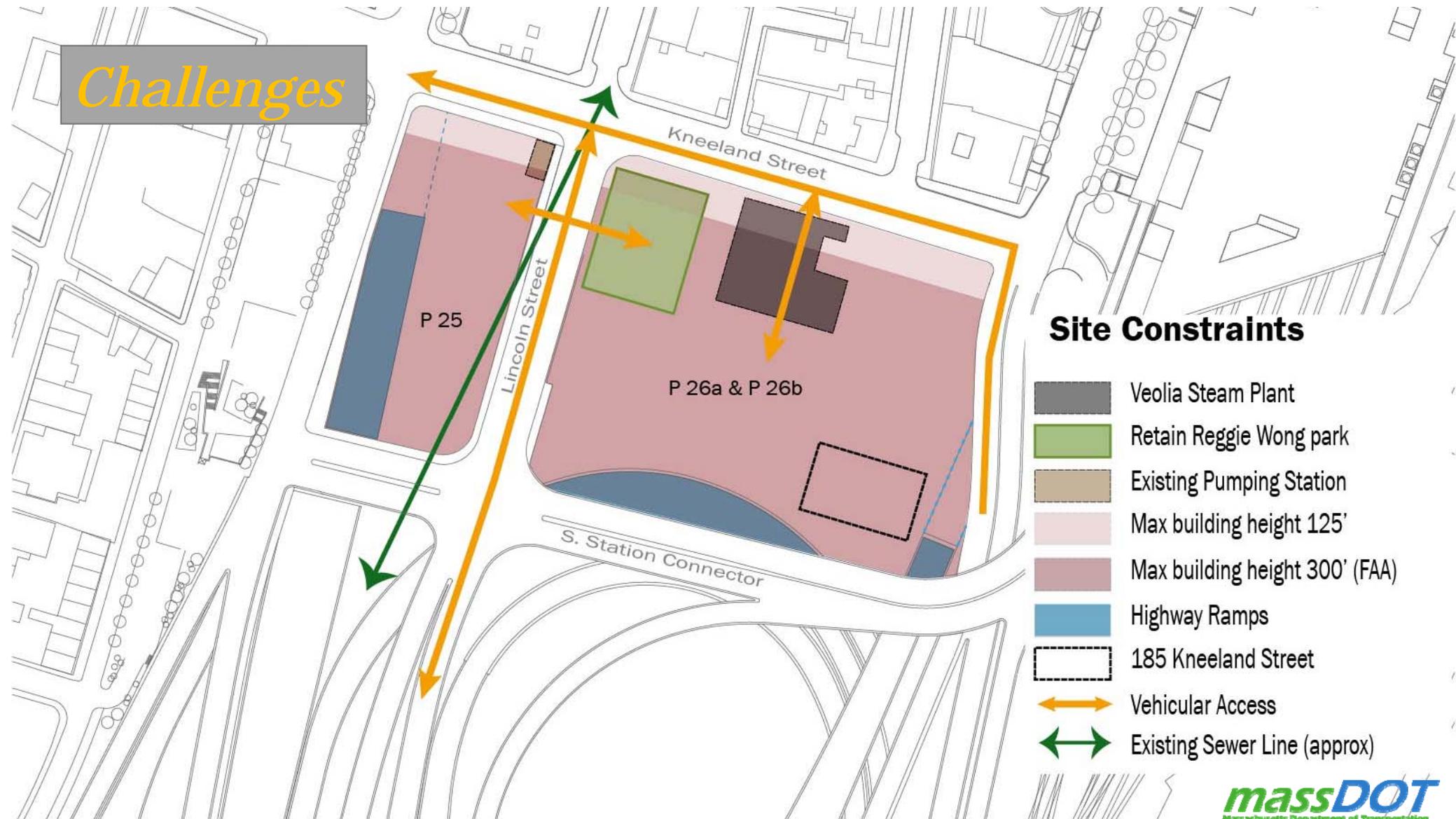
## ***Potential Opportunities –***

Which address the goals of previous planning studies

1. Mixed-use, Transit Oriented Development
2. New residential
3. Employment opportunities: Office, hotel, retail
4. Real estate tax generation
5. World-class design and strong placemaking
6. Activated Kneeland Street with shops & restaurants
7. Public spaces activated with retail uses connected to the neighborhoods
8. Dynamic skyline facing south: gateway into Boston
9. Replacement active recreational and open space (Reggie Wong Park)
10. Cover exposed highway ramps



# Challenges



## Site Constraints

- Veolia Steam Plant
- Retain Reggie Wong park
- Existing Pumping Station
- Max building height 125'
- Max building height 300' (FAA)
- Highway Ramps
- 185 Kneeland Street
- Vehicular Access
- Existing Sewer Line (approx)

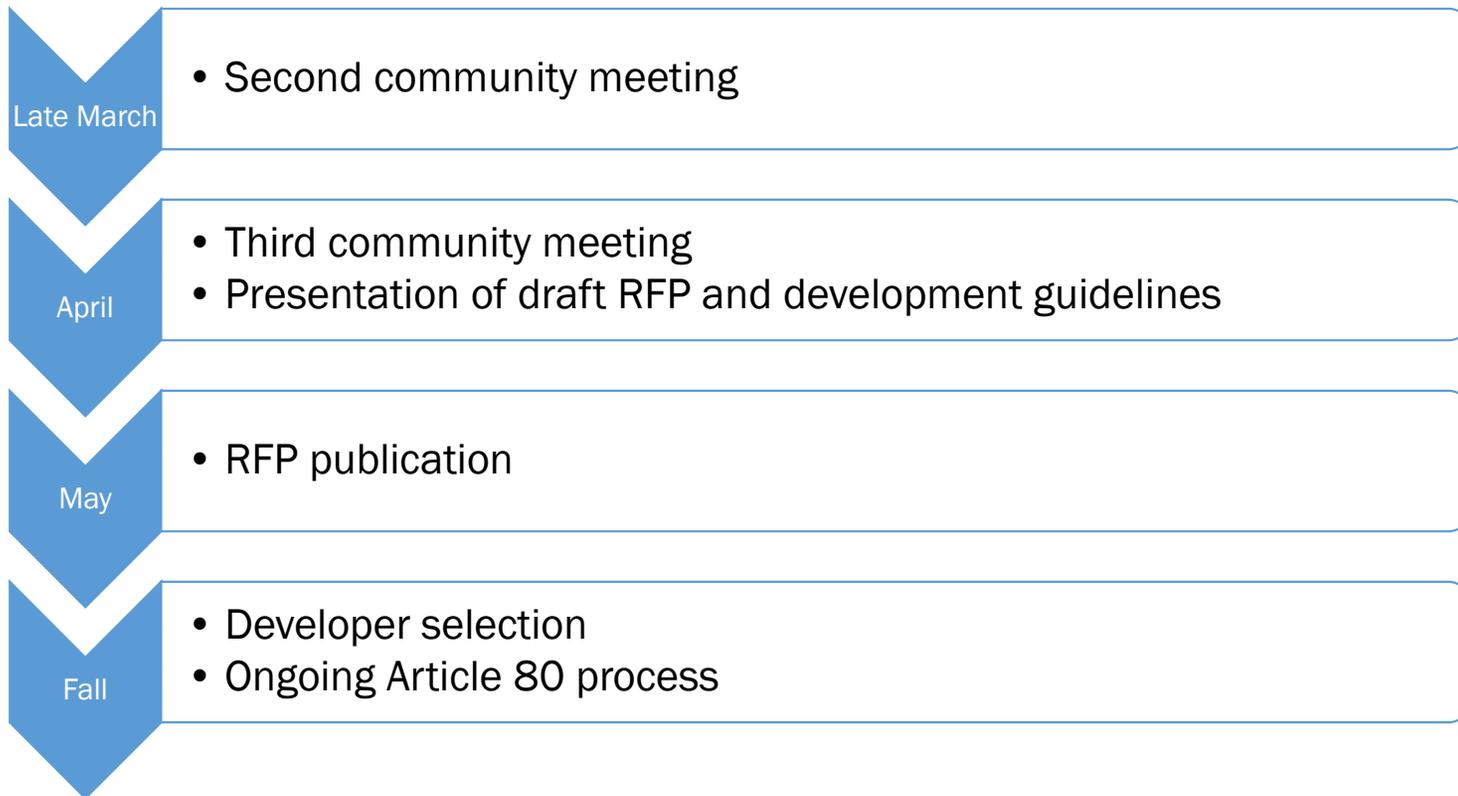
## ***Redevelopment Approach***

1. MassDOT will seek community input to RFP, which will set guidelines for the site
2. MassDOT will solicit developer through RFP process
3. Selected developer will undertake engagement process with community
4. Developer will undertake public process to obtain MEPA and BRA (Article 80 and PDA) Approvals, including Impact Advisory Group
5. MassDOT and Veolia will sell property to selected developer
6. Developer will construct development consistent with approved plan





## Next Steps





## Next Steps

Please provide your feedback and questions to:

James A. Kersten

MassDOT

[James.A.Kersten@dot.state.ma.us](mailto:James.A.Kersten@dot.state.ma.us)

*\*deadline for submitting questions and comments is Friday, March 18<sup>th</sup> at 5pm.*

Follow up meeting:

Tuesday, March 29<sup>th</sup> at 6pm.

Same Place: District 6, 185 Kneeland St.

