AGENDA

• Introductions (5 Min.)
• Review Of Article 80 Process And Project Status (5 Min.)
• Project Design & Refinements Since PNF/ENF (15 Min.)
• Public Realm Improvements (15 Min.)
• Wind And Shadow (15 Min.)
• CAC Comment (20 Min.)
• Public Comment (20 Min.)
• Next Steps (5 Min.)
PROJECT PROCESS

• Article 80 Review
  • PNF
  • DPIR (Draft Project Impact Report)
  • FPIR (Final Project Impact Report) Or Supplemental Information As Requested

• MEPA Review (Concurrent)
  • ENF
  • DEIR (Draft Environmental Impact Report)
  • FEIR (Final Environmental Impact Report)

• PDA #2 (Planned Development Area)
  • Existing PDA Encompasses Garage Sites + Existing Building
  • Will Be Amended To Include Station Sites + Related Elements
PROJECT STATUS

• Key Dates
  • PNF Filing • March 29, 2016
  • ENF Filing • April 15, 2016
  • CAC #1 • April 28, 2016
  • CAC #2 • May 12, 2016 (Site Visit)
  • CAC #3 • May 26, 2016
  • CAC #4 • June 15, 2016
  • CAC #5 • June 29, 2016
  • CAC #6 • July 13, 2016
  • CAC #7 • October 6, 2016
  • DPIR/DEIR Filing • January 31, 2017
  • CAC #8 • February 23, 2017
PROJECT DESCRIPTION

**GARAGE WEST**
OFFICE/RETAIL
606,000-618,000 SF

**GARAGE EAST**
RESIDENTIAL
220,000 SF
240 UNITS

**STATION EAST**
RESIDENTIAL
387,000 SF
360 UNITS

**STATION WEST**
RETAIL
30,000 SF
PUBLIC BENEFITS

- Approximately $15.3 Million in new annual real estate tax revenues for the City of Boston
- Approximately $5,500,000 in housing linkage and $1,100,000 in job linkage payments
- Approximately 2,500 construction jobs and approximately 3,200 permanent jobs across all four air rights parcel
- A variety of new high quality housing opportunities, including the creation of affordable housing
- New entrances and accessible connections to the station, increasing neighborhood connectivity and public safety
- Significant public realm improvements within the project site including the creation of an 11,000sf public plaza
- New and diverse retail opportunities for neighborhood residents, transit customers and the public at large
- Innovative new workplace opportunities for a variety of business types
TRANSIT IMPROVEMENTS

23 FEBRUARY 2017

COLUMBUS AVENUE
CLARENDON STREET
GARAGE WEST
STATION WEST
GARAGE EAST
STATION EAST
STUART STREET
DARTMOUTH STREET
GARAGE WEST
STATION WEST
GARAGE EAST
STATION EAST

New redundant elevator to Orange Line

Enlarged and relocated Station crosswalk and enhanced public plaza

Dedicated bus pull-off

New Station entrance

New Station entrance

New public plaza at Station entrance

New Orange Line stair

Potential new redundant elevator to Track 2

Potential new redundant elevator to Tracks 1/3

New Station entrance

New Station entrance
COMMUNITY/AGENCY FEEDBACK & PROJECT EVOLUTION

• Desire For Public Open Space
• Desire To Preserve Architectural Integrity Of Back Bay Station
• Desire To See More Detail On Public Realm Design

• Station East
  • Addition Of 11,000sf Public Plaza
• Station West
  • Abandoned Two-Story Addition
• Site Wide
  • Detailed Development & Phasing Of Public Realm Improvements
SECOND FLOOR EXTENSION ABANDONED
NEW
STATION
ENTRANCE
NEW STATION ENTRANCE

NEW 11,000sf PUBLIC PLAZA
Station West - View of Potential Pedestrian Bridge
Station West - View of Central Hall looking toward Dartmouth Street

23 February 2017
PUBLIC REALM IMPROVEMENTS
CIRCULATION AND ACCESS PLAN - BASE SCHEME

- Building Entry
- Pedestrian Access
- Internal Access
- Future Potential
- Bridge Connection
- Vehicular Access
- Loading Access
- Loading, Service, and Delivery Locations
- Bike Lane (by Others)
- Sharrow (by Others)

Source: OJB / PCPA / Arrowstreet / Parsons Brinkerhoff

OFFICE LOBBY

STATION

RETAIL

GARAGE

EXIT

RESIDENTIAL

STANHOPE STREET

CLARENDON STREET

23 FEBRUARY 2017
CIRCULATION AND ACCESS PLAN - ALTERNATE SCHEME

Source: OJB / PCPA / Arrowstreet / Parsons Brinkerhoff

Building Entry
Pedestrian Access
Internal Access
Future Potential
Bridge Connection
Vehicular Access
Loading Access
Loading, Service, and Delivery Locations
Bike Lane (by Others)
Sharrow (by Others)

OFFICE
LOBBY
OFFICE
STATION
RETAIL
RESIDENTIAL
GARAGE
EXIT
RETAIL
RETAIL
RETAIL
RETAIL
STATION
STATION
GARAGE
ACCESS

Source: OJB / PCPA / Arrowstreet / Parsons Brinkerhoff

23 FEBRUARY 2017

CIRCULATION AND ACCESS PLAN - ALTERNATE SCHEME
• Relocated and enlarged crosswalk
• Improved station entry plaza
• New street trees in raised planters
• New street lighting
• Introduction of a new furnishing zone
• New paving throughout
• Reconfigured crosswalks at Stuart Street and Trinity Place
• Increased pedestrian zone along Stuart Street
• Improved grades at the corner of Stuart Street and Dartmouth Street
• New accessible through-block connection from Stuart Street to Back Bay Station
• New street trees in raised planters along Dartmouth Street
• New street trees in Terra Firma along Stuart Street
• New street lighting
• Introduction of a new furnishing zone
• New paving throughout
• Pedestrian prioritized garage exit
• Reconfigured crosswalks at Stuart Street and Trinity Place
• Increased pedestrian zone along Stuart Street
• Improved grades at the corner of Stuart Street and Dartmouth Street
• New accessible through-block connection from Stuart Street to Back Bay Station
• New street trees in raised planters along Dartmouth Street
• New street trees in Terra Firma along Stuart Street
• New street lighting
• Introduction of a new furnishing zone
• New paving throughout
• Reconfigured crosswalks at Stanhope and Clarendon Street
• Increased pedestrian zone along Clarendon Street
• Access road realigned to Stanhope Street
• New street trees in raised planters along Dartmouth Street
• New street lighting
• Introduction of a new furnishing zone
• New paving throughout

Reduced width of garage entry drive apron
NEW 11,000 SQUARE FOOT PEDESTRIAN FOCUSED PUBLIC PLAZA WITH TREES AND LANDSCAPE IN RAISED PLANTERS
NEW IMPROVED ENTRY TO BACK BAY STATION ALONG CLARENDON STREET
NEW DROP-OFF LANE
POTENTIAL NEW REDUNDANT ELEVATORS
NEW STREET TREES IN RAISED, PLANTERS ALONG DARTMOUTH STREET
NEW STREET LIGHTING
INTRODUCTION OF A NEW FURNISHINGS ZONE
NEW PAVING THROUGHOUT
PEDESTRIAN LEVEL WIND STUDY
PEDESTRIAN WIND COMFORT SUMMARY

• Base Scheme and Alternate Scheme nearly identical results

• On-Site Wind Comfort Conditions:
  o Similar or better than No-Build conditions at most locations
  o Wind comfort conditions improve at 10 on-site locations
  o Existing uncomfortable conditions improve at 5 on-site locations

• Off-Site Wind Comfort Conditions:
  o Similar or better than No-build conditions at most locations
  o No new uncomfortable or dangerous off-site wind conditions are anticipated
MEAN SPEED CATEGORIES:
- Dangerous
- Standing
- Uncomfortable
- Walking
- Sitting

LEGEND:
- Sensor Location: Grade Level
- Landscaping:
  - Existing Marcescent Shrubs - 8' Tall
  - Existing Marcescent Trees - 20' Tall

PEDESTRIAN WIND CONDITIONS - MEAN SPEED - NO BUILD

Project Dartmouth - Boston, Massachusetts

23 FEBRUARY 2017
Pedestrian Wind Conditions - Mean Speed - Base Scheme

Annual (January to December)

MEAN SPEED CATEGORIES:
- Dangerous
- Standing
- Uncomfortable
- Walking
- Sitting

LEGEND:
- Grade Level
- Proposed Marcescent Trees - 20' Tall
- Existing Marcescent Shrubs - 8' Tall
- Existing Marcescent Trees - 20' Tall

PEDESTRIAN WIND CONDITIONS - MEAN SPEED - BASE SCHEME
PEDESTRIAN WIND CONDITIONS - EFFECTIVE GUST - NO-BUILD

LEGEND:

EFFECTIVE GUST CATEGORIES:

SENSOR LOCATION:  LANDSCAPING:

Acceptable

Grade Level

Existing Marcescent Shrubs - 8' Tall

Unacceptable

Existing Marcescent Trees - 20' Tall
Pedestrian Wind Conditions - Effective Gust Speed - Base Scheme

Annual (January to December)

EFFECTIVE GUST CATEGORIES:

LEGEND:

SENSOR LOCATION:

LANDSCAPING:

Existing Marcescent Trees - 20' Tall
Existing Marcescent Shrubs - 8' Tall
Proposed Marcescent Trees - 20' Tall

Unacceptable
Acceptable
PEDESTRIAN WIND CONDITIONS - CATEGORY CHANGE - NO-BUILD TO BASE SCHEME

LEGEND:

COMFORT CATEGORY CHANGE:
- Wind Comfort Reduction - Three Levels
- Wind Comfort Reduction - Two Levels
- Wind Comfort Reduction - One Level
- No Comfort Category Change
- Wind Comfort Improvement - One Level
- Wind Comfort Improvement - Two Levels
- Wind Comfort Improvement - Three Levels

SENSOR LOCATION:
- Grade Level

LANDSCAPING:
- Existing Marcescent Shrubs - 8' Tall
- Existing Marcescent Trees - 20' Tall
- Proposed Marcescent Trees - 20' Tall

23 FEBRUARY 2017
SEASONAL SHADOW STUDIES
SHADOW LIMIT ON COPLEY SQUARE
DURATION 1
Average Shading on Copley Square:
0% to 2.7%

DURATION 2
Average Shading on Copley Square:
0% to 0.45%
HISTORIC RESOURCE SHADOW ANALYSIS
MARCH 21 AND SEPTEMBER 21 (Equinox)
Garage West casts a small amount of net new shadow on portions of the Secondary Facade of the Boston Public Library in the morning from 8:05am to 9:32am for a total of 87 Minutes.

DECEMBER 21 (Solstice)
Garage West casts net new shadow on portions of the South and East Facades of the Boston Public Library in the early morning from 7:30am to 9:30am for a total of 120 Minutes.

JUNE 21 (Solstice)
No net new shadow impact.

DECEMBER 21 (Solstice)
Garage West casts net new shadow on portions of the South and East Facades of the Boston Public Library in the early morning from 7:30am to 9:30am for a total of 120 Minutes.
MARCH 21 AND SEPTEMBER 21 (Equinox)
No Net New Shadow Impact.

DECEMBER 21 (Solstice)
Garage West casts net new shadow on portions of the West Facade of Trinty Curch from 11:15am to 12:45pm for a total of 90 Minutes.

JUNE 21 (Solstice)
No Net New Shadow Impact.
MARCH 21 AND SEPTEMBER 21 (Equinox)
No net new shadow impact

JUNE 21 (Solstice)
No net new shadow impact.

DECEMBER 21 (Solstice)
Garage West and Station East cast net new shadow on portions of the South and East Facades of the New Old South Church in the early morning from 7:45am to 9:55am for a total of 130 Minutes.

Legend
Area Of Existing Shadow
Area Of Net New Shadow From Proposed Office Building
Area Of Net New Shadow From Proposed Residential Buildings
**MARCH 21 AND SEPTEMBER 21 (Equinox)**

Garage East and Station East cast some new shadow on portions of the Rear Elevation of the Youth's Companion Building from 3:26pm to 5:15pm for a total of 109 Minutes.

**DECEMBER 21 (Solstice)**

Garage East and Station East cast net new shadow on portions of the Rear Elevation of the Youth's Companion Building from 3:00pm to 3:45pm for a total of 45 Minutes.

**JUNE 21 (Solstice)**

No net new shadow impact.

**DECEMBER 21 (Solstice)**

Garage East and Station East cast net new shadow on portions of the Rear Elevation of the Youth’s Companion Building from 3:00pm to 3:45pm for a total of 45 Minutes.
MARCH 21 AND SEPTEMBER 21 (Equinox)
Garage East casts net new shadow on portions of the Secondary Elevation of the YWCA Building from 7:10am to 3:41pm for a total of 7 Hours and 31 Minutes.

DECEMBER 21 (Solstice)
Garage East casts net new shadow on portions of the Secondary Elevations of the YWCA Building from Sunrise (7:11am) to 3:50pm for a total of 8 Hours and 39 Minutes.

JUNE 21 (Solstice)
Garage East casts net new shadow on portions of the Secondary Elevations of the YWCA Building from 8:50am to 2:20pm for a total of 5 Hours and 30 Minutes.
NEXT STEPS + CONTACT INFORMATION

• Public Meeting #1:
  March 1, 2017 6:00PM - 8:00PM
  Boston Common Hotel & Conference Center, 40 Trinity Place
• MEPA DEIR Comment Period Closes • March 10, 2017
• BPDA DPIR Comment Period Closes • April 16, 2017
• Future CAC Meeting Topics:
  • Traffic and Parking
  • Sustainability
  • Additional Topics TBD

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THANK YOU!