South Bay Kneeland Street Parcels
Parcels 25, 26 & Veolia Parcel
Agenda

• *Introduction & Overview*

• *Process*

• *Past Studies*

• *Break-Out Session*

• *Next Steps*
Overview: MassDOT + Veolia

Joint Development Opportunity Potential

- Mixed-use, Transit Oriented Development
- New residential
- Employment opportunities
- Real estate tax generation
- Strong placemaking
- Expanded public spaces and recreational spaces
- Activated Kneeland Street
- Dynamic gateway into Boston

Hasn’t been possible until now because...
Constraints to Development

**MassDOT**
- Significant cost of relocating District 6 HQ (185 Kneeland Street)
- Significant cost of covering over highway on Parcel 25

**Veolia**
- Steam plant has been an impediment to redevelopment efforts
- Significant cost of demolition of plant and clearing/remediating the site, and building replacement
Public-Private Partnership

• Joint Development between MassDOT + Veolia = Sale

• Draft Development Guidelines (BRA)

• MassDOT will release an Invitation to Bid (ITB)

• Private developers will submit responses to MassDOT with financial offers for the land

• MassDOT is bound by statute to select the “highest responsible bidder”
  • Qualified—financially and by experience
  • ITB will include Guidelines
  • MEPA and BRA/City approvals required prior to Sale
Process – BRA/City

- An Impact Advisory Group (IAG) will be appointed

- The selected developer will engage with the BRA, IAG and the broader community as they prepare plans and seek approvals:
  - Phase II of the South Bay Planning Study
  - Planned Development Area (PDA) approval
  - Article 80 approval
  - (MEPA Approval sought concurrently)

- Property will not be conveyed until all of the above approvals are in place
  - Many opportunities for community input
# Conceptual Development Schedule

## SOUTH BAY KNEELAND STREET PARCELS

DRAFT Development Review & Community Process Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>MassDOT</th>
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- **Community Process Develop Guidelines**
- **Prepare ITB**
- **Tentative Designation**
Conceptual Development Schedule

SOUTH BAY KNEELAND STREET PARCELS
DRAFT Development Review & Community Process Schedule

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- Community Process Develop Guidelines
- Prepare ITB
- Tentative Designation
- Community Process Post-bid
- Phase 2 South Bay Study
- PDA Process
- Article 80 Process

Developer Actions: SALE, FINAL DESIGN, *CONSTRUCTION
Conceptual Development Schedule

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- Community Process Develop Guidelines
- Prepare ITB
- Tentative Designation
- Community Process Post-bid
  - Phase 2 South Bay Study
  - PDA Process
  - Article 80 Process
- MEPA Process
  - Future Sale + Conveyance
  - Design & Construction Phase I
  - Decommission/Demo Plant
- Future Phases

Design/Finance Construction
Decommission Demo
Design/Finance Construction
Summary Review of Past Studies

- South Bay Planning Study Phase I (2004)
- Chinatown Master Plan (2010)
- Urban Land Institute Study (2012)
Summary Review of Past Studies

2004 South Bay Planning Study Phase I Report

Vision: Establish a vibrant new mixed-use district
• Enhance Boston’s place in the regional economy
• Create a dramatic gateway to the city from the south
• Form attractive and diverse new residential neighborhood
• Contribute to the prosperity of Chinatown and the Leather District
• Promote stability of Chinatown as a social, cultural, and economic hub for the City and region’s Asian community
• Provide new job opportunities for city residents, particularly adjacent neighborhoods
• Meet city’s and adjacent neighborhood’s housing needs
• Create significant new open space for district and adjacent communities
• Provide a framework for public realm that can expand over time to integrate with development of adjacent areas
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Summary Review of Past Studies

2010 Chinatown Master Plan

- Included recommendations for Parcels 25, 26A and 26B
- Suggested phasing development with priority on developing terra firma parcels situated along Kneeland Street
- Recognized the existing energy plant along Kneeland Street has potential for future development and could serve as the catalyst for the development of South Bay
Summary Review of Past Studies

2012 Urban Land Institute Study

- The study area needs a clearer identity
- The southern portion of the 2004 plan is not feasible
- Modify and alter those suggestions of the 2004 plan that are not economically feasible
- Create connections between Chinatown, the Leather District, Tufts Medical Center, and adjacent properties
- Cultivate the site as a “Greenway Gateway” to South Boston and the Rose Kennedy Greenway
- Develop the parcels facing Kneeland Street through a joint venture
- Encourage maximum citizen input and participation as the process moves forward
Introduce Break-out Session

1) Review goals of 2004 South Bay Planning Study Phase I

2) Determine whether they are still relevant

3) Update goals to reflect current situation and objectives
Introduce Break-out Session

1) Review goals of 2004 South Bay Planning Study

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Break-out Session

South Bay Kneeland Street Parcels
PARCELS 25, 26, & VEOLIA PARCEL

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Aerial View and Adjacent Building Height
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Next Steps

Please provide your feedback and questions to:

James A. Kersten
MassDOT
James.A.Kersten@dot.state.ma.us

*deadline for submitting questions and comments is Tuesday, April 12th.*

Follow-up Meeting: early May 2016 (tentative date is May 3rd)
Review Draft Guidelines and Outline for ITB

Meeting Location: District 6, 185 Kneeland St.

Link to Website: http://www.massdot.state.ma.us/SouthBayKneeland