

South Bay Kneeland Street Parcels

Parcels 25, 26 & Veolia Parcel

3/29/2016

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

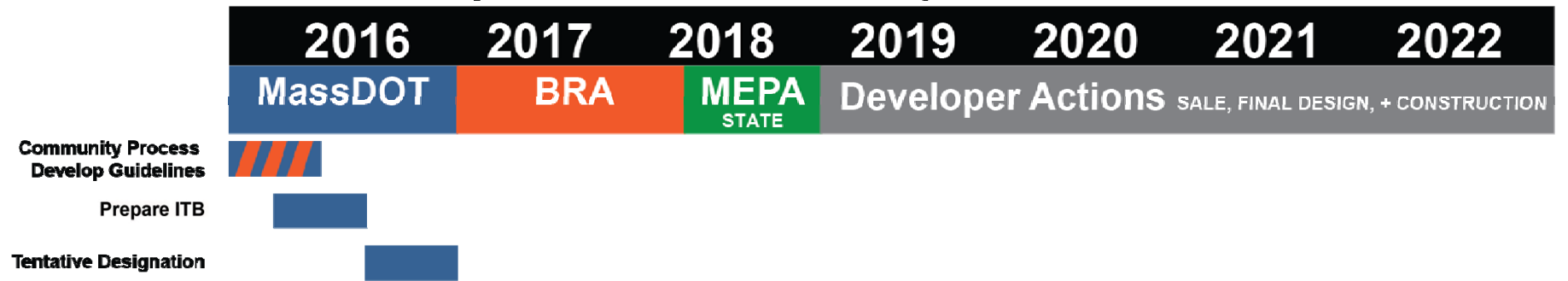
Process – BRA/City

- 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

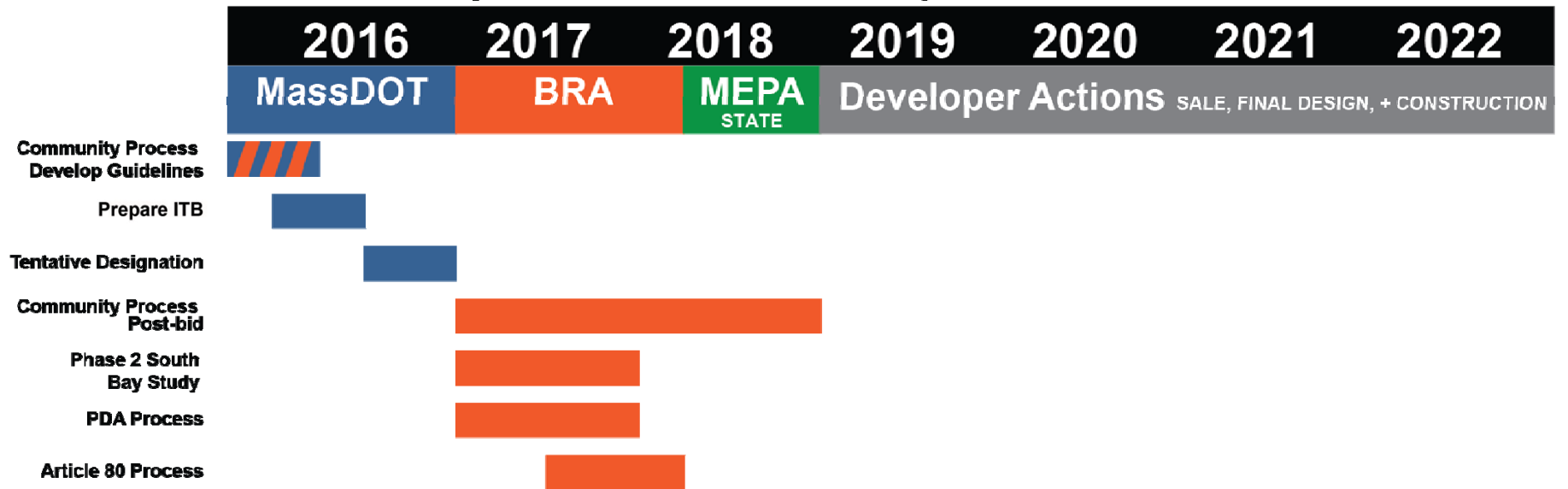
DRAFT Development Review & Community Process Schedule



Conceptual Development Schedule

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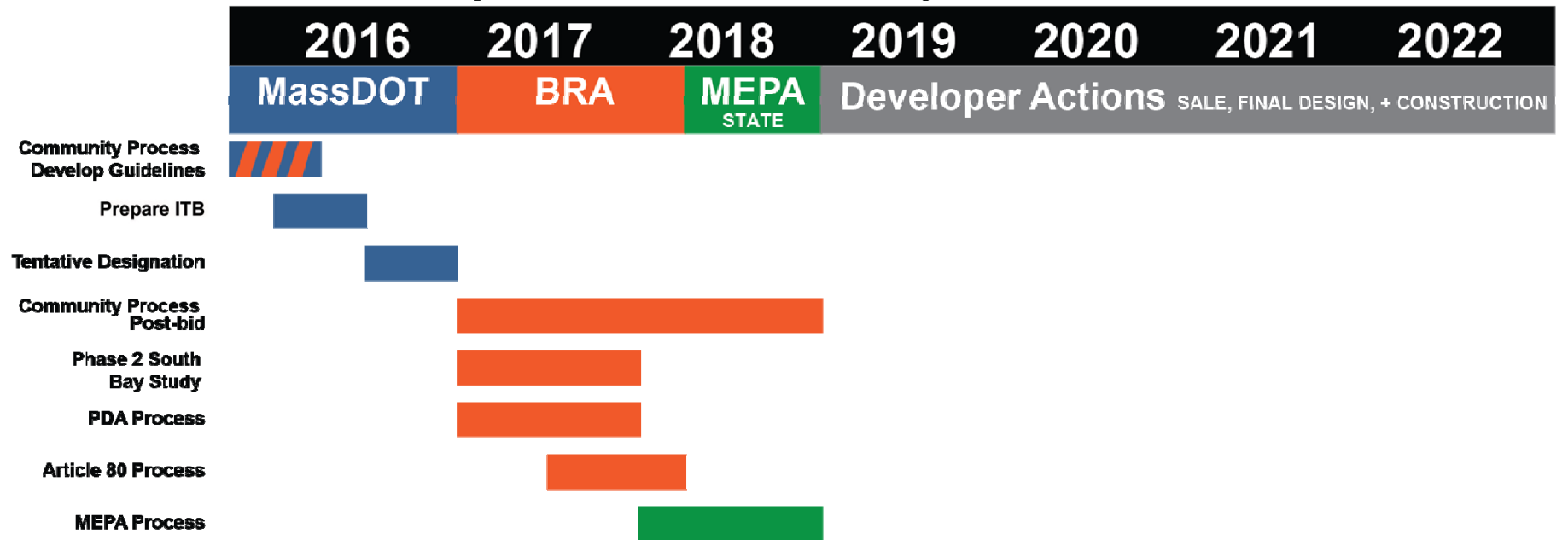
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Conceptual Development Schedule

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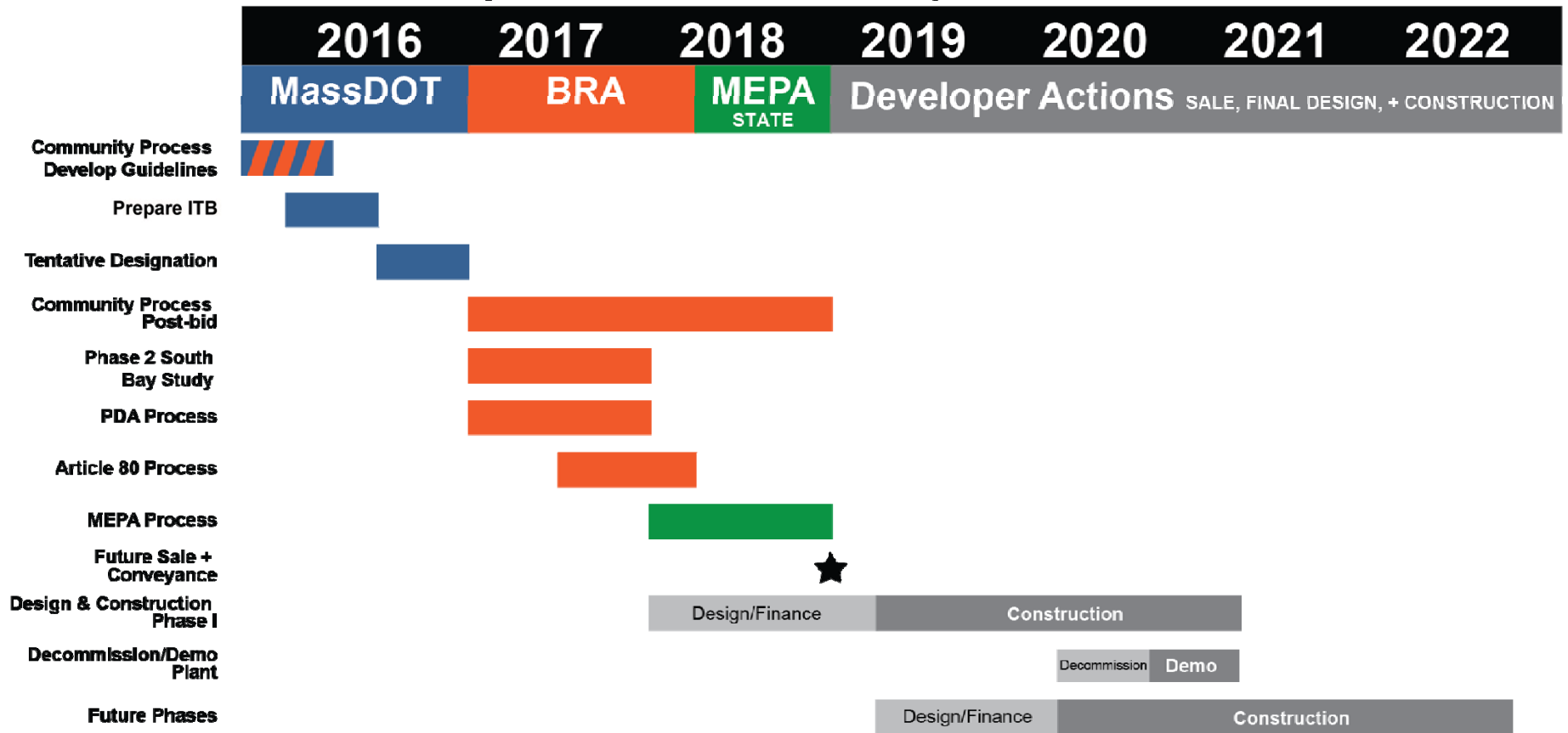
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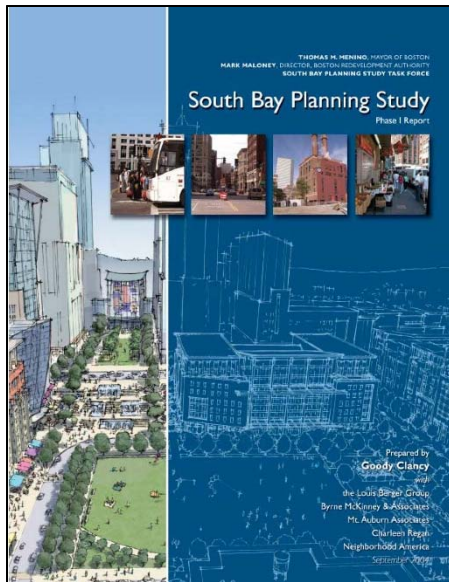
Conceptual Development Schedule

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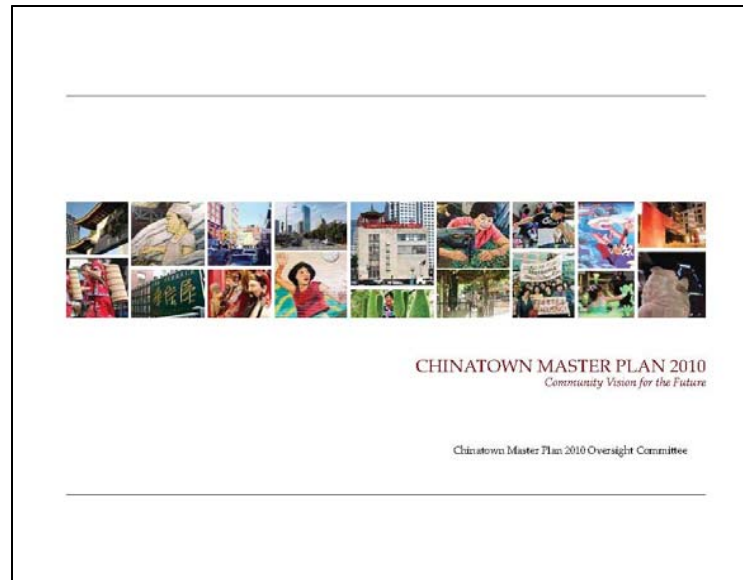
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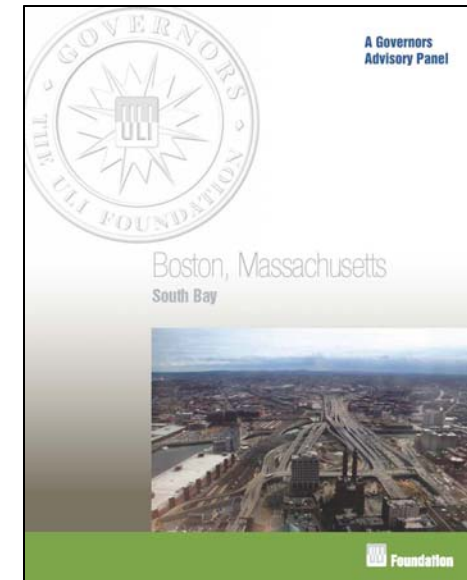
Summary Review of Past Studies



*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

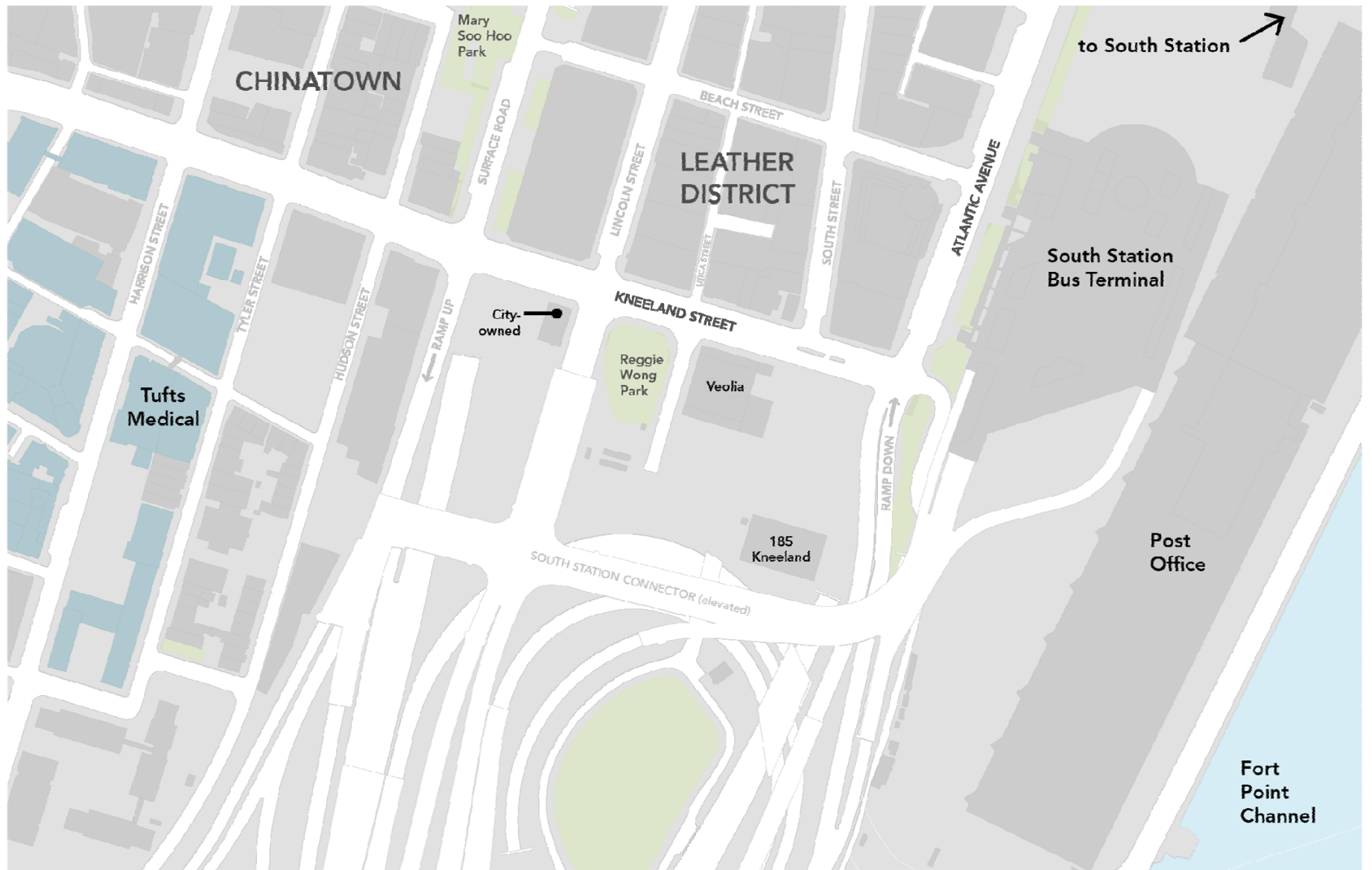
- *Enhance Boston's place in the regional economy*
- *Create a dramatic gateway to the city from the south*
- *Form attractive and diverse new residential neighborhood*
- *Contribute to the prosperity of Chinatown and the Leather District*
- *Promote stability of Chinatown as a social, cultural, and 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*
- *Enrich Boston's culture and sense of history*

Summary Review of Past Studies

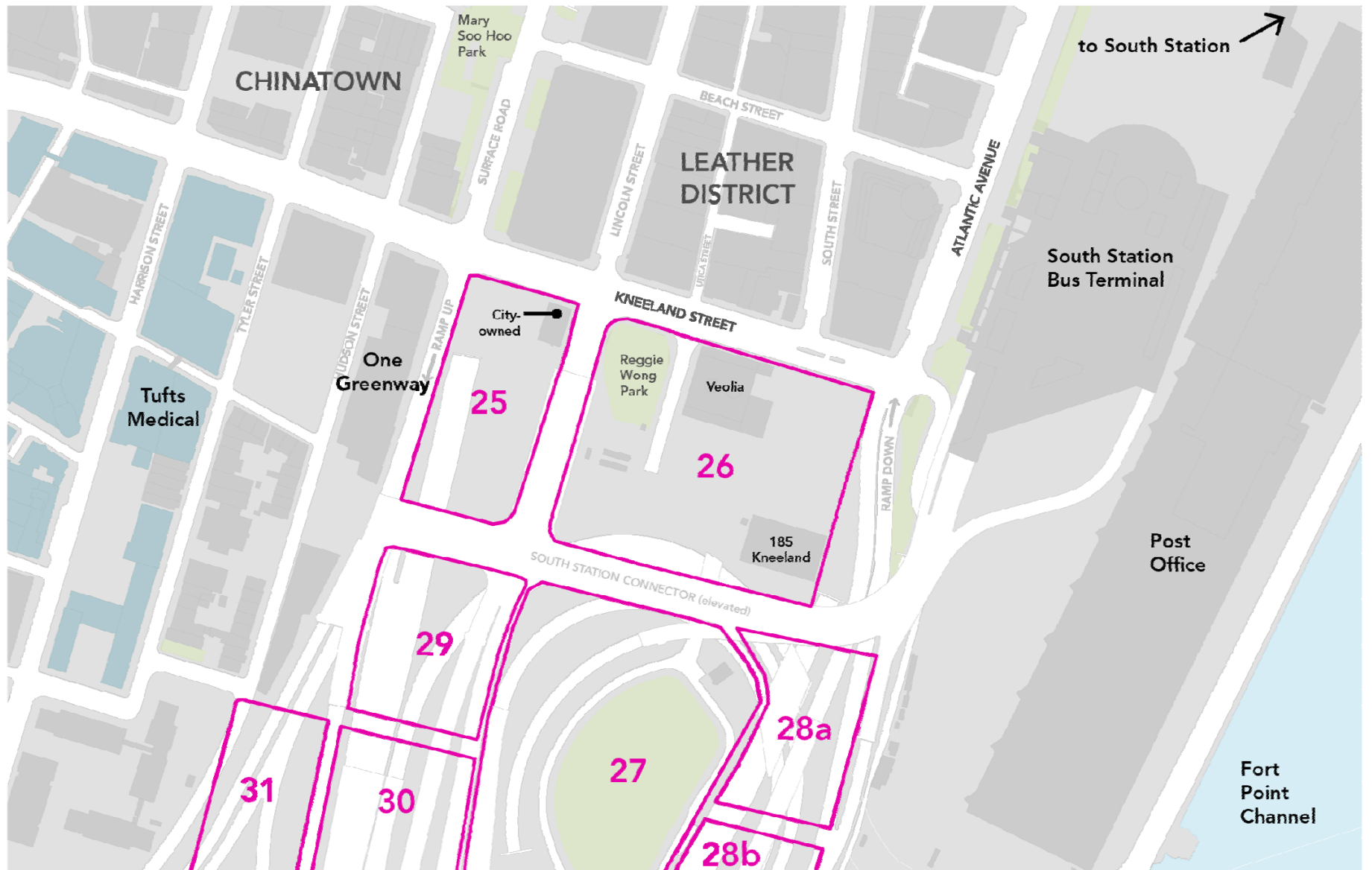
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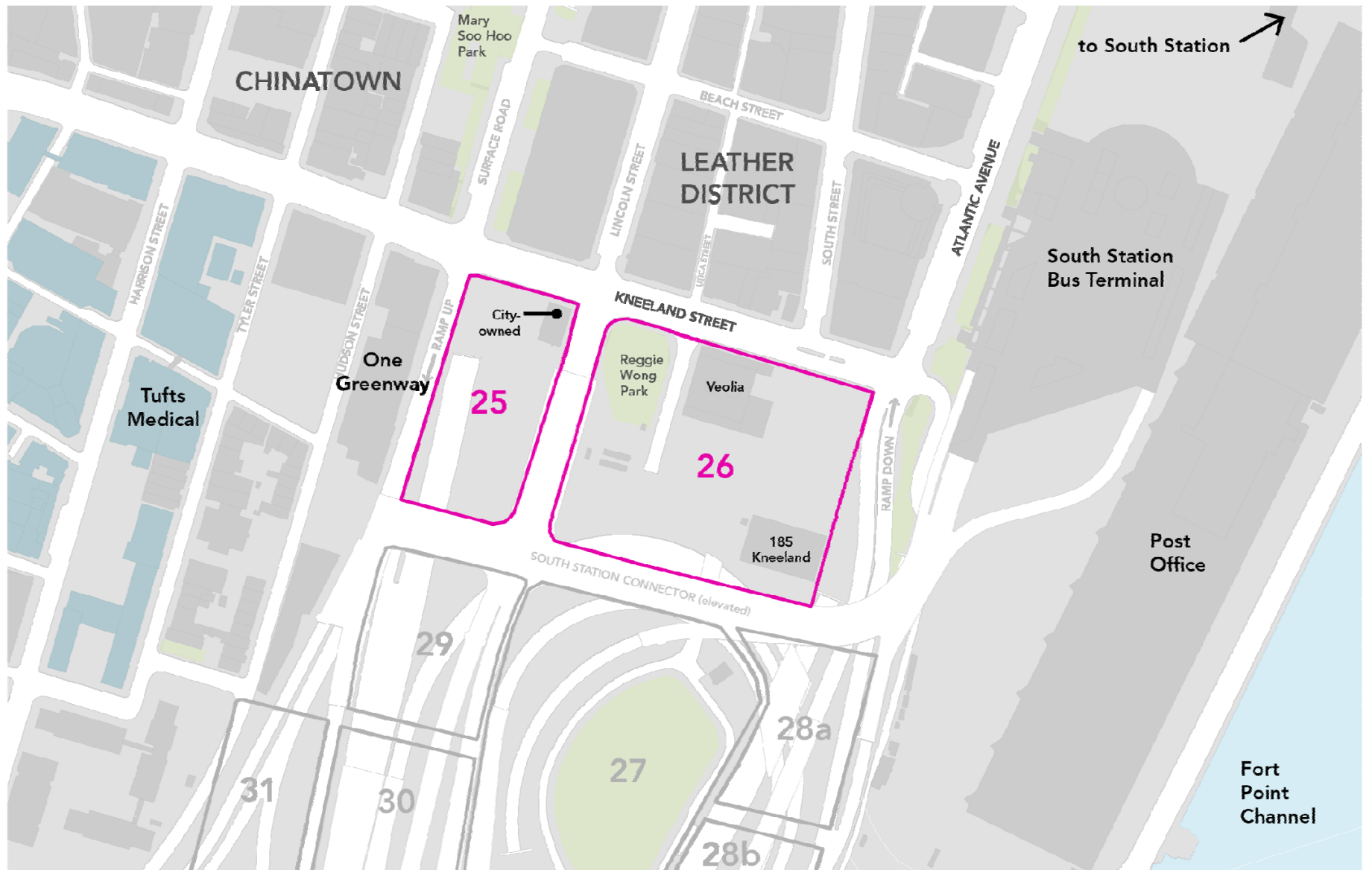
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Summary Review of Past Studies

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

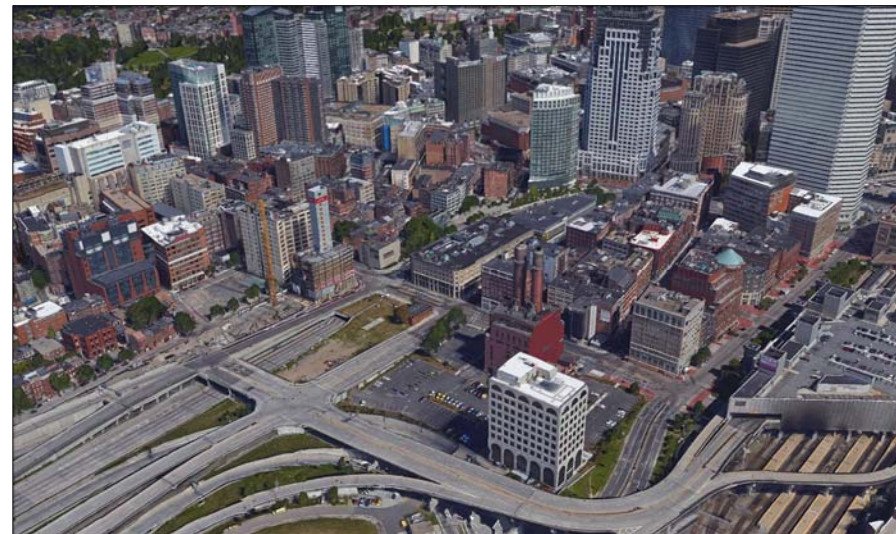
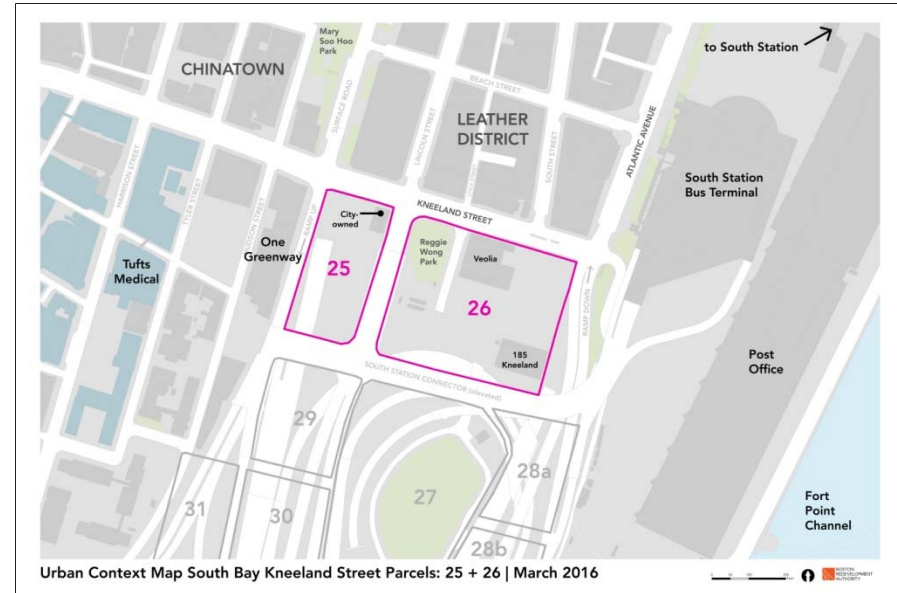
Vision: Establish a vibrant new mixed-use district

- 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
- Enrich *Boston's culture and sense of history*

Break-out Session

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

STUDY GOAL <small>(taken from the 2004 South Bay Planning Study)</small>	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economy			
Create a dramatic gateway to the city from the south			
Form an attractive and diverse new residential neighborhood			
Contribute to the prosperity of Chinatown and Leather District			
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community <small>What civic and cultural uses belong in this area?</small>			
Provide new job opportunities for city residents, particularly in adjacent neighborhoods <small>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?</small>			
Meet the City's and adjacent neighborhood's urgent housing needs <small>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</small>			
Create significant new open space for the district and adjacent communities			
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas <small>What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</small>			
Enrich Boston's culture and sense of history			



Aerial View and Adjacent Building Height



Aerial View and Adjacent Building Height



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>