

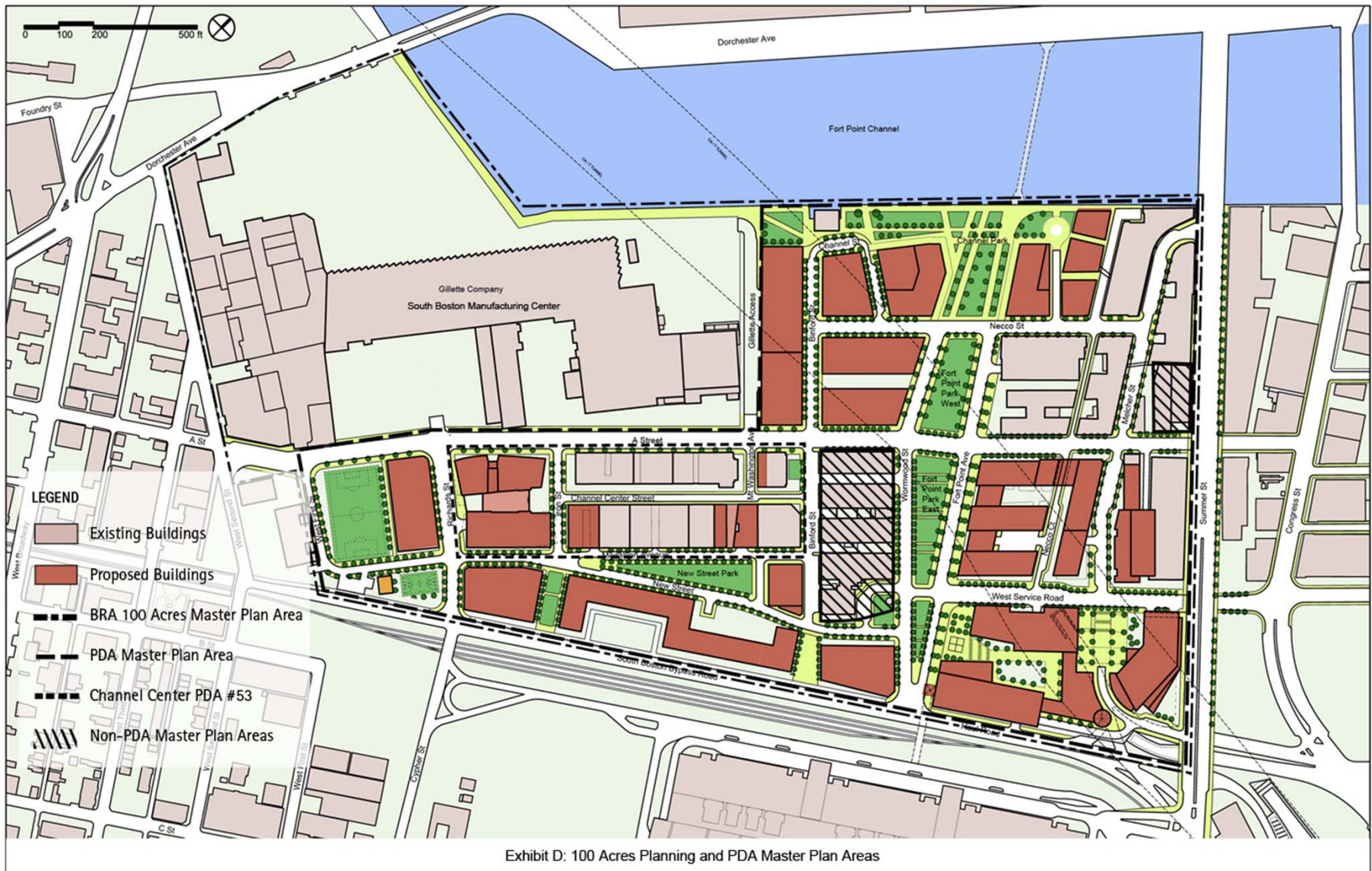
COMMONWEALTH VENTURES
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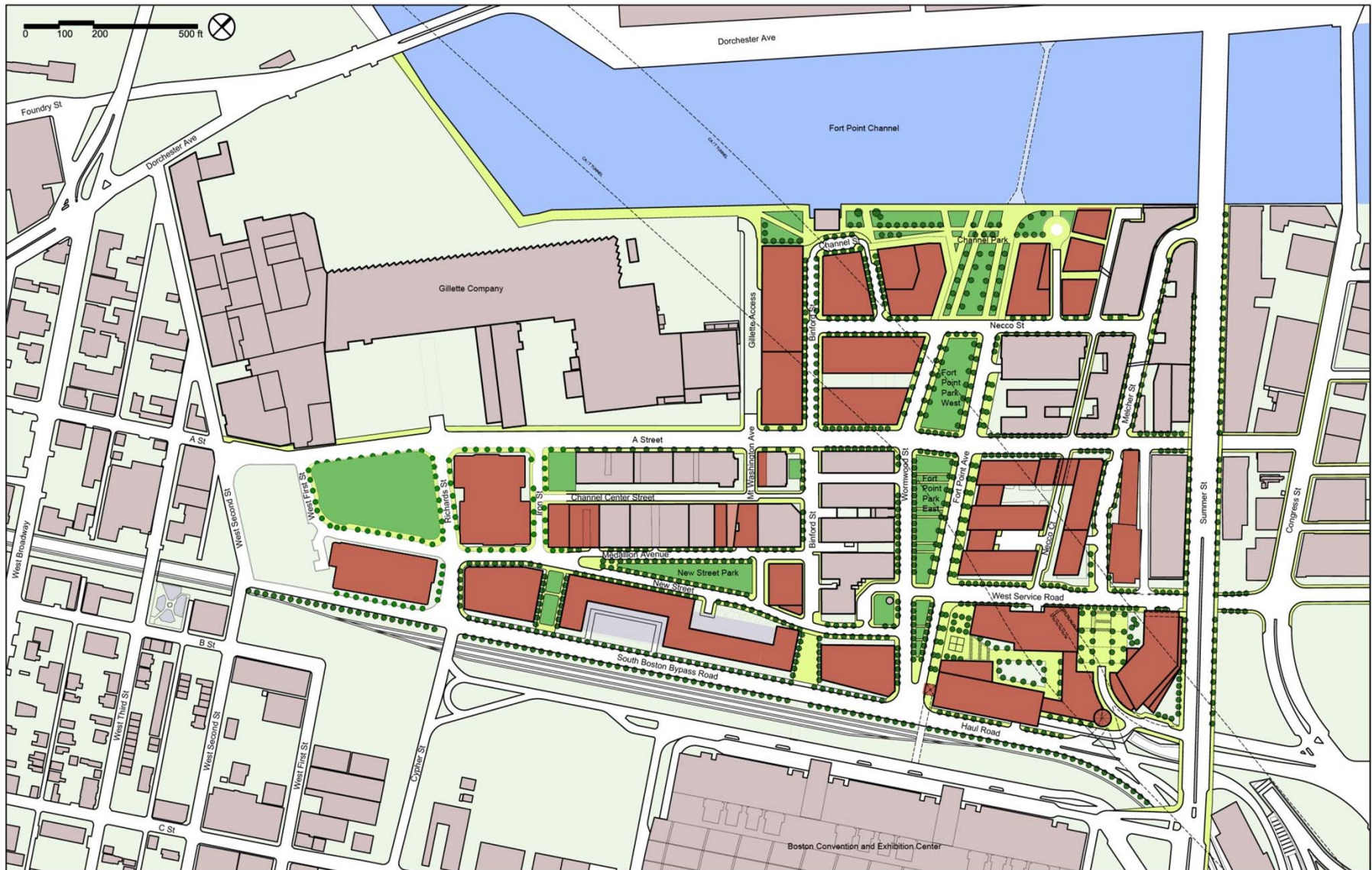
AGENDA

1. 100 Acres/PDA Overview
 2. Project Overview
 3. Traffic Follow-up
 4. Shadow Studies
- Q & A

ORIGINAL 100 ACRES MASTER PLAN

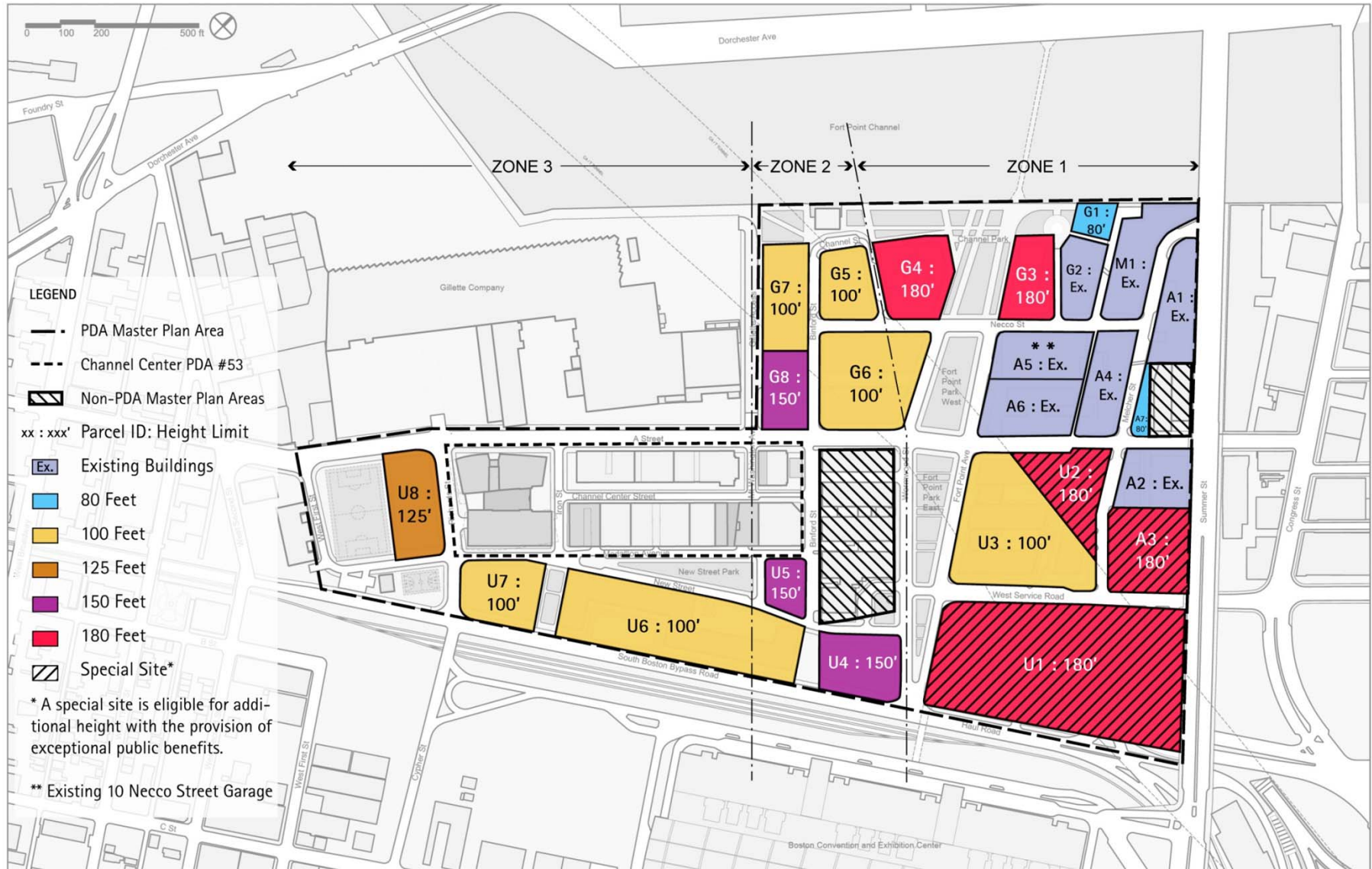


UPDATED 100 ACRES MASTER PLAN



DRAFT for planning purposes

ORIGINAL BUILDOUT PLAN



UPDATED BUILDOUT PLAN

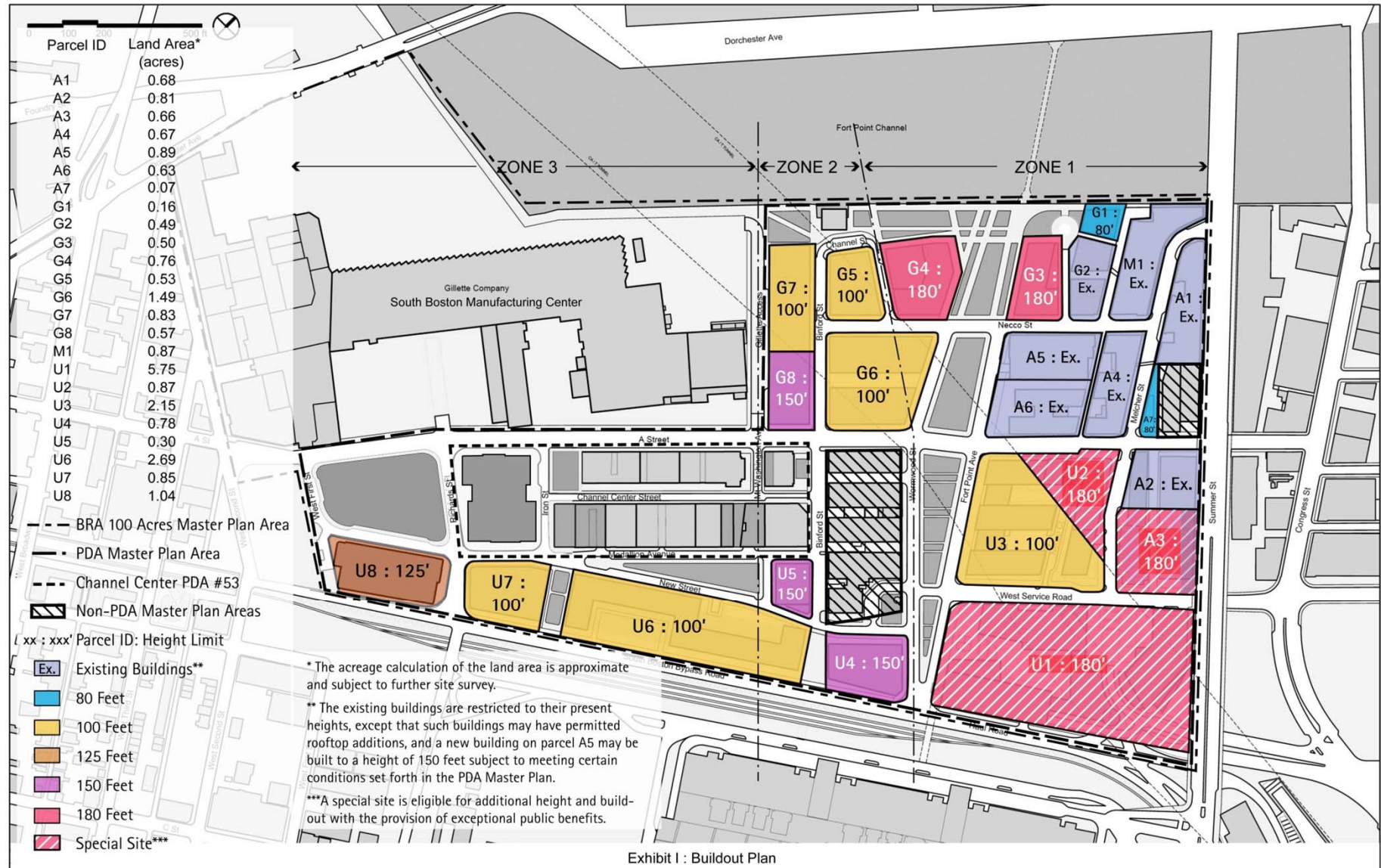


Exhibit I : Buildout Plan

DRAFT for planning purposes

ORIGINAL OPEN SPACE PLAN



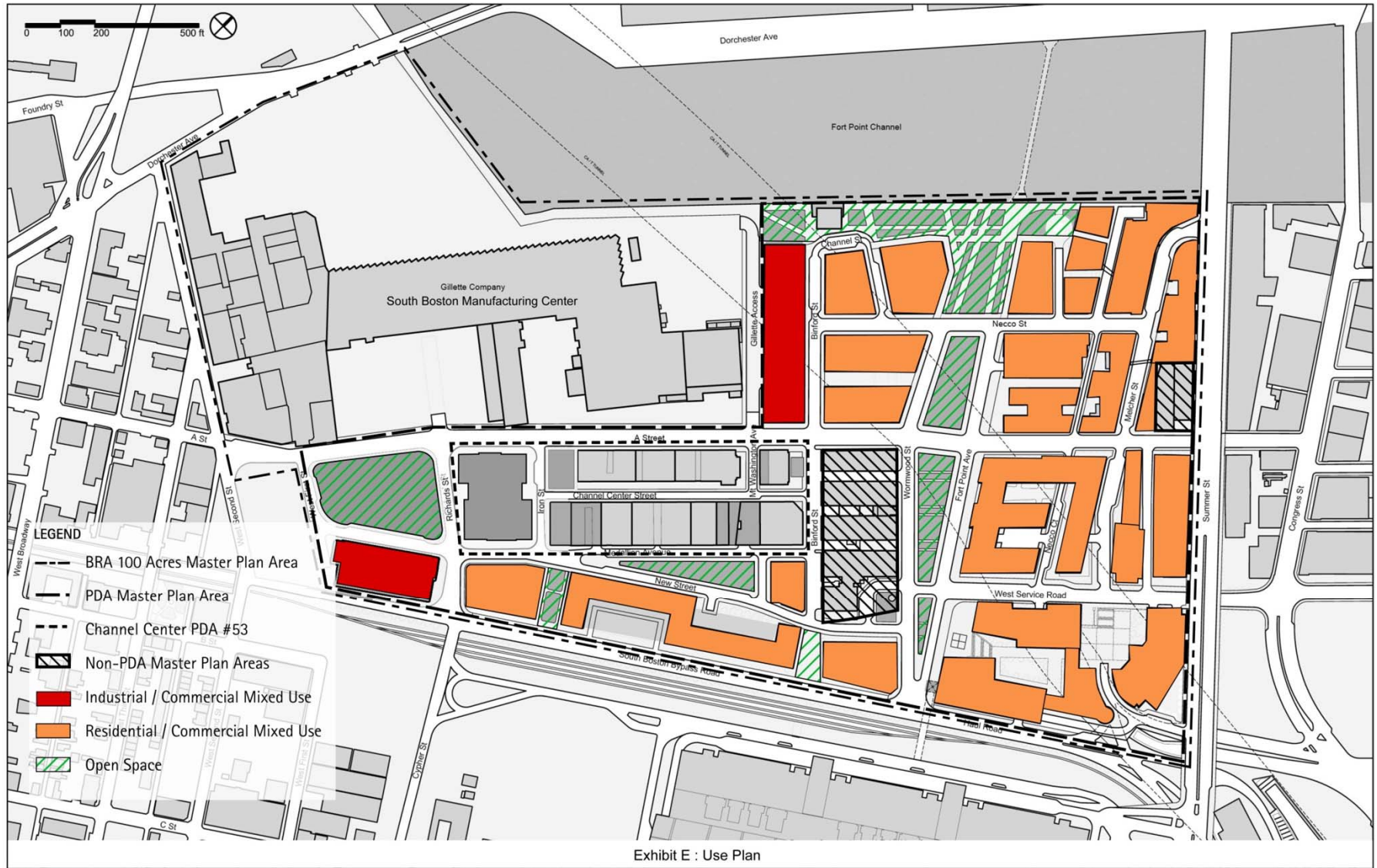
UPDATED OPEN SPACE PLAN



DRAFT for planning purposes

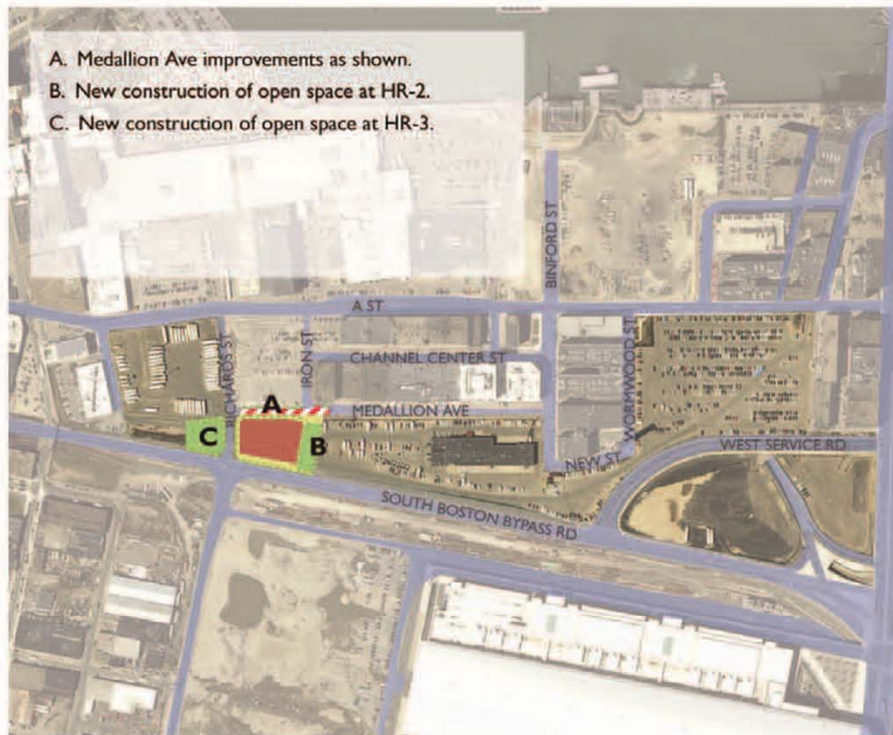
ORIGINAL USE PLAN









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INFRASTRUCTURE IMPROVEMENTS



PARCEL U7

-  Existing Streets, PDA #53 Street Improvements and First Phase Enhancements
-  Proposed New Streets
-  Proposed Street Improvements
-  Proposed Temporary Streets

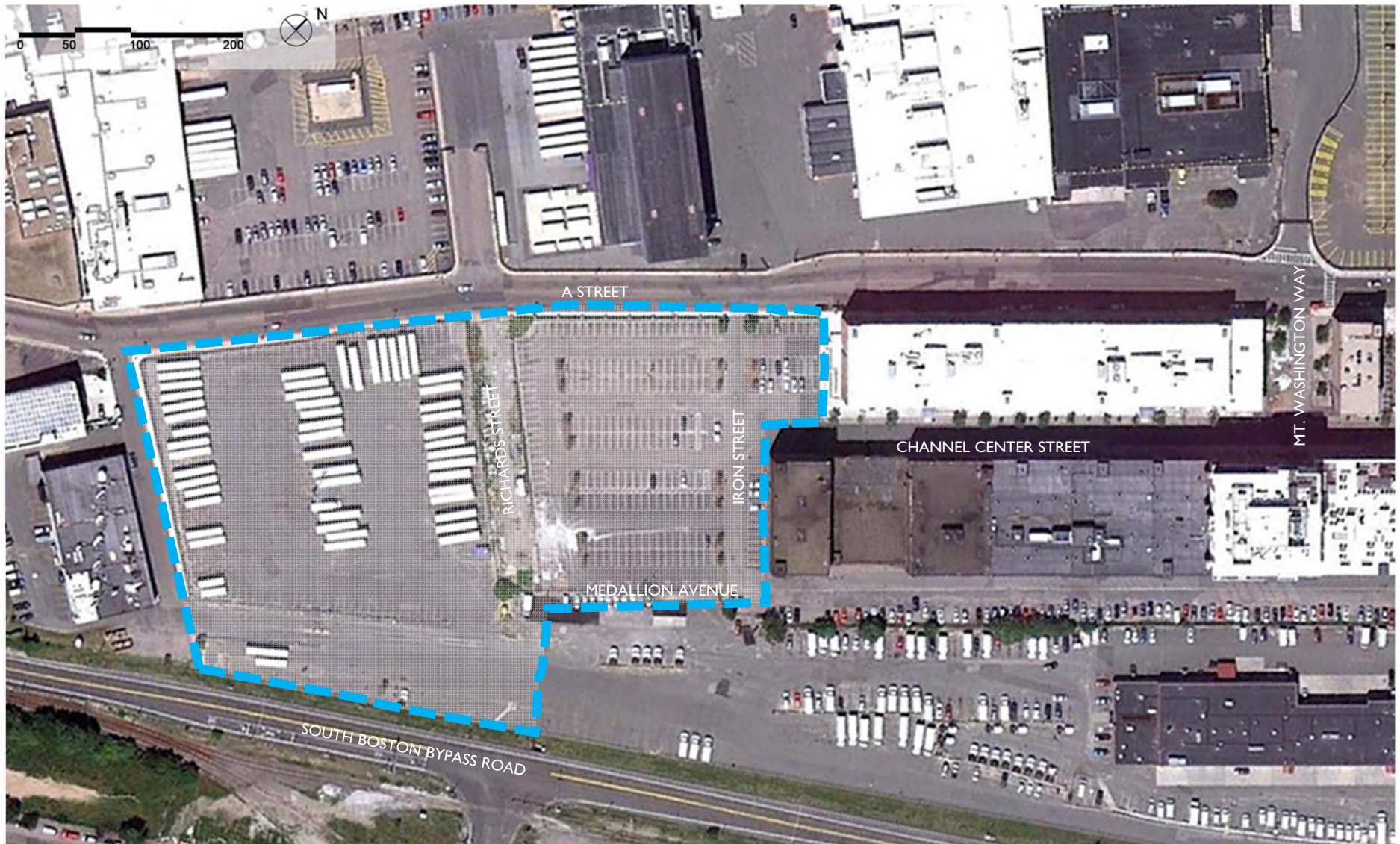


PARCEL U8

Infrastructure Improvements Associated with Development Parcels

Note: Improvements will only be made on USPS owned property.

THE SITE



ORIGINAL PDA 53 & PDA 69



UPDATED PDA 53 and PDA 69



ONE CHANNEL CENTER PROJECT OVERVIEW



Neighborhood Character



Barlow's Outdoor Seating and New Park



10 Channel Center Street Raised Patio



View down Mount Washington Way



View along A Street



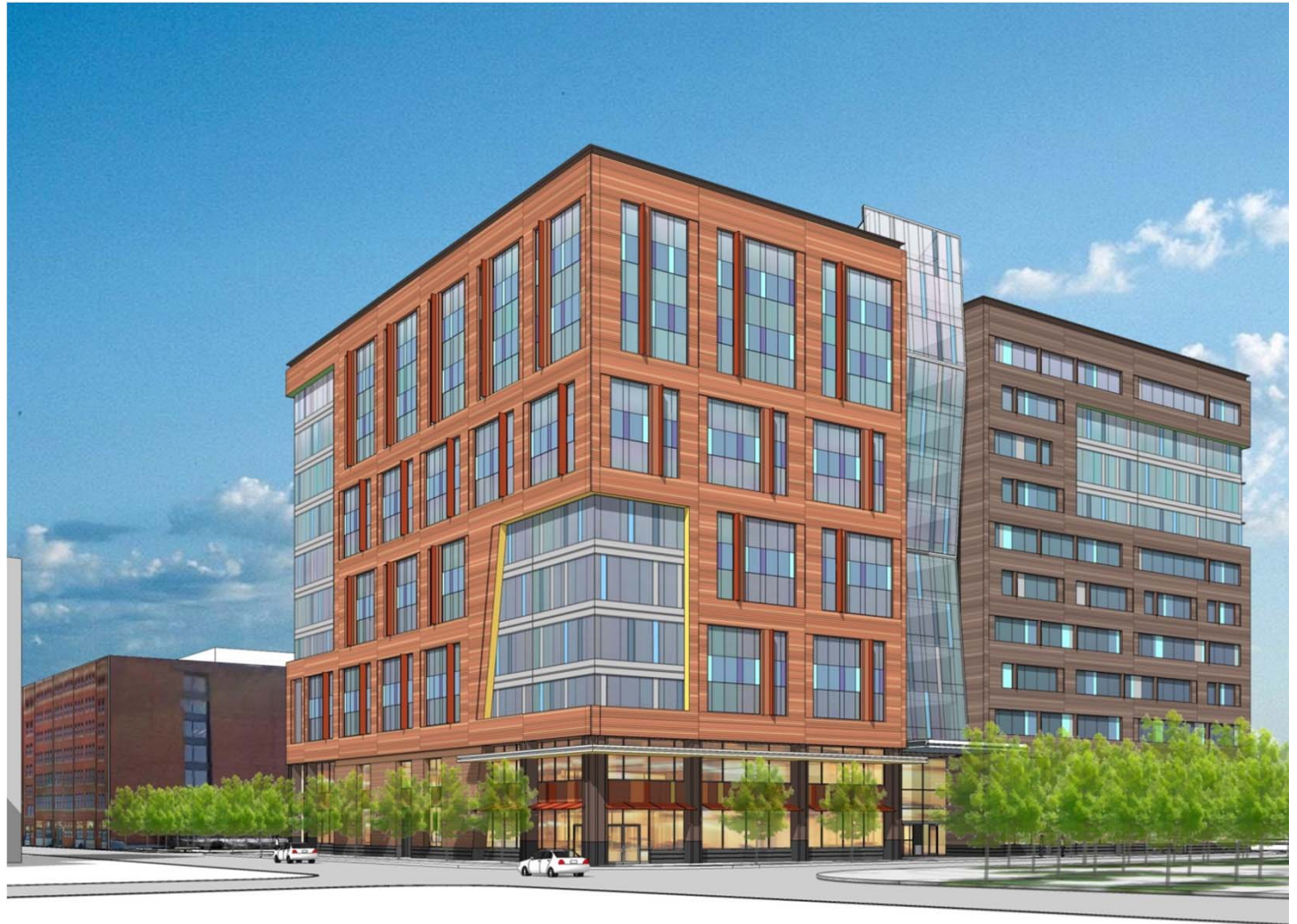
5 Channel Center (being renovated)



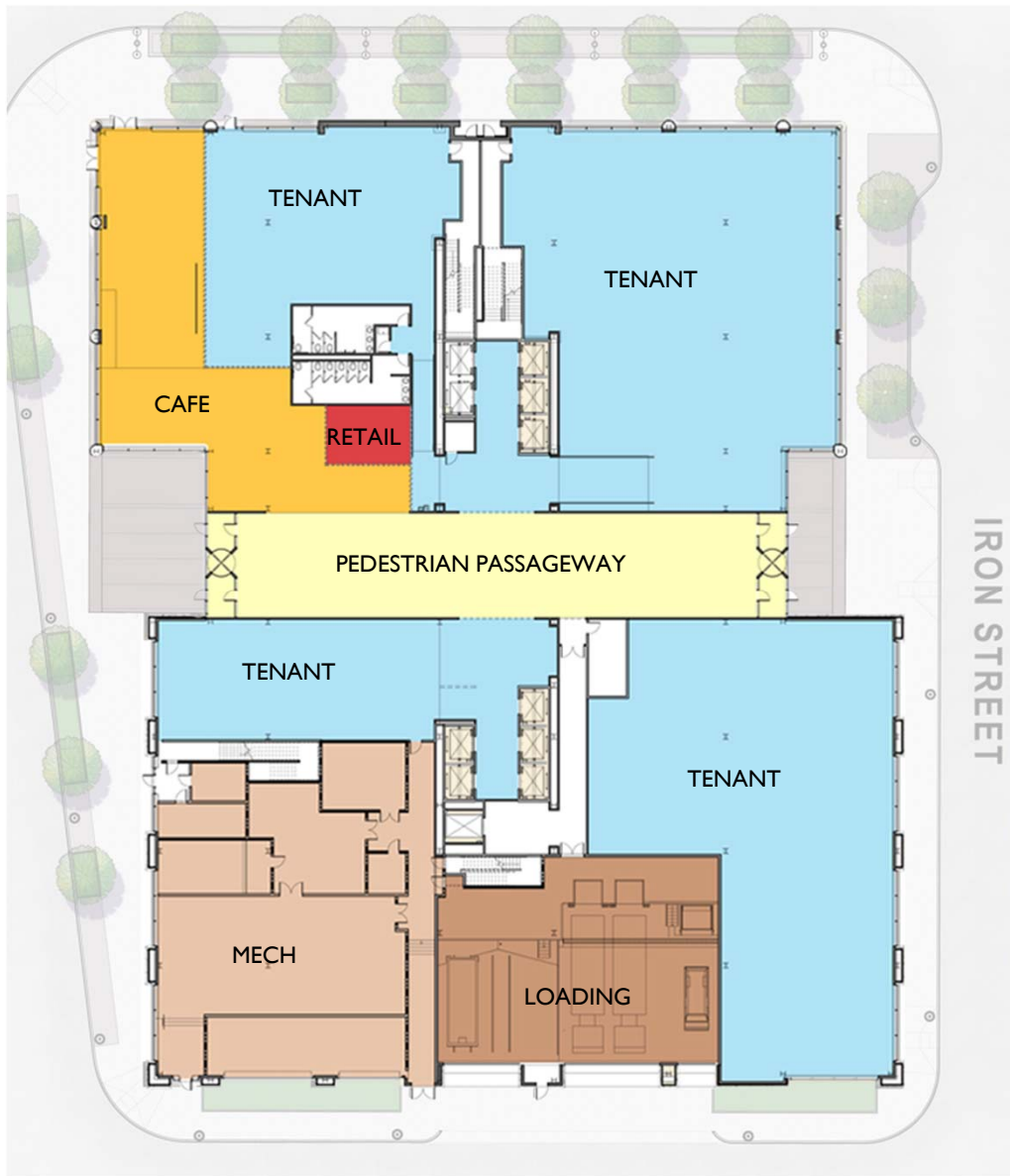
Artists for Humanity

Office Building

11 stories
Height: 150'
Gross SF:
525,000



Office Building Ground Plan

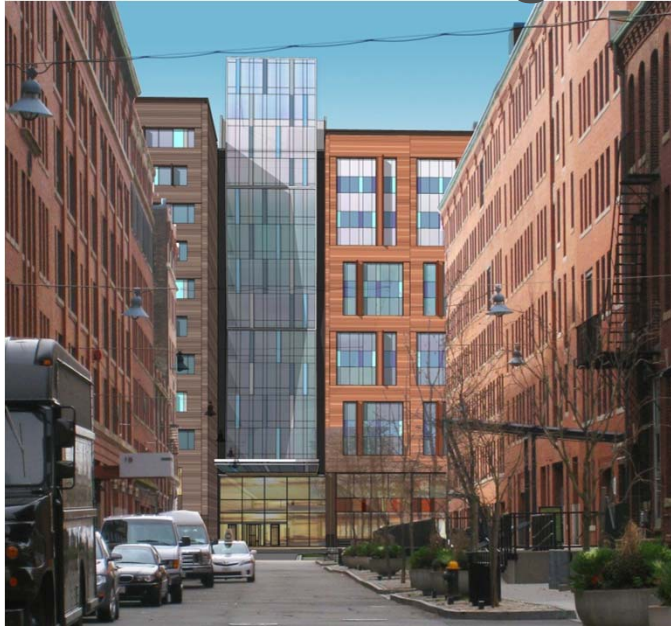


View from Richards Street side



View from Channel Center Street side

Office Building Views



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Parking Garage

9 stories

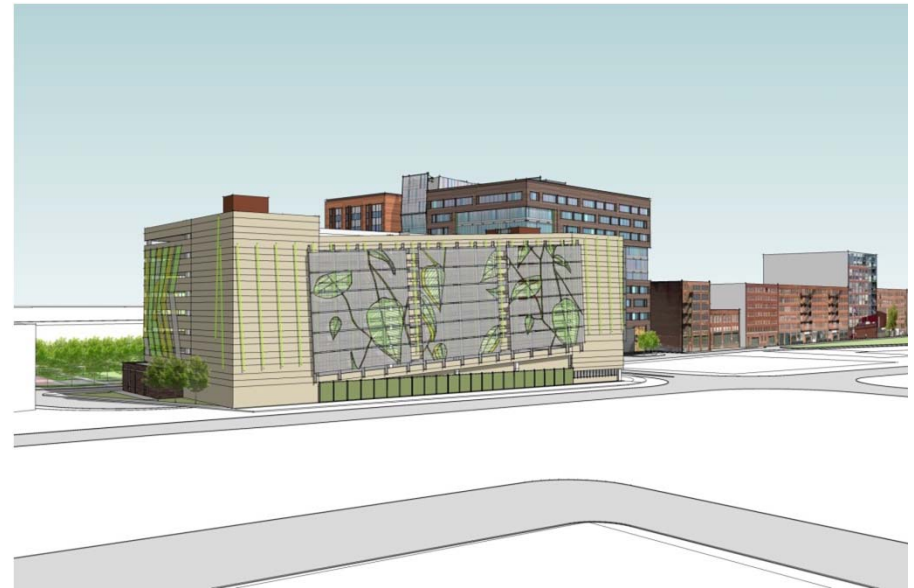
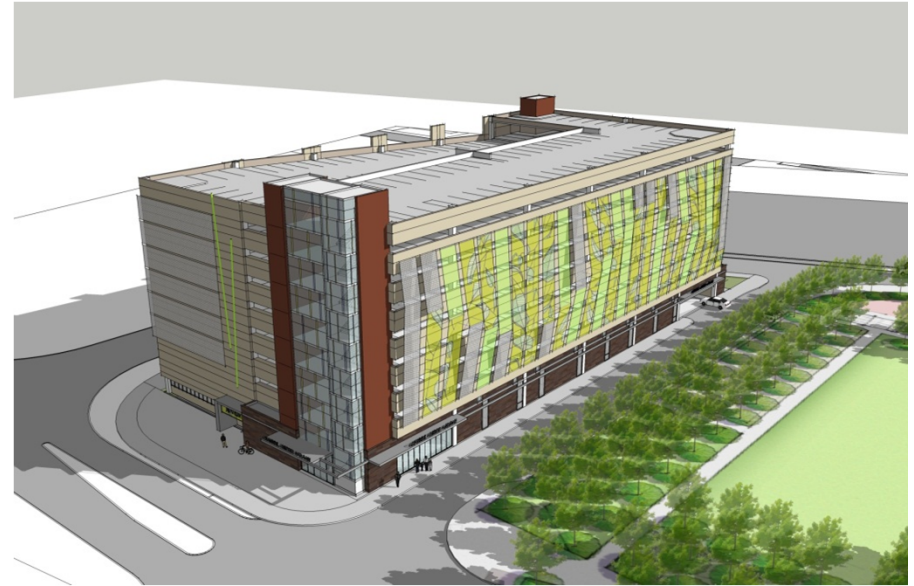
Height: 96' to deck, 114'
top of elevator enclosure

Gross SF: 295,430

970 Parking Spaces

142 Bike Spaces

(100 inside, 42 outside)



Open Spaces



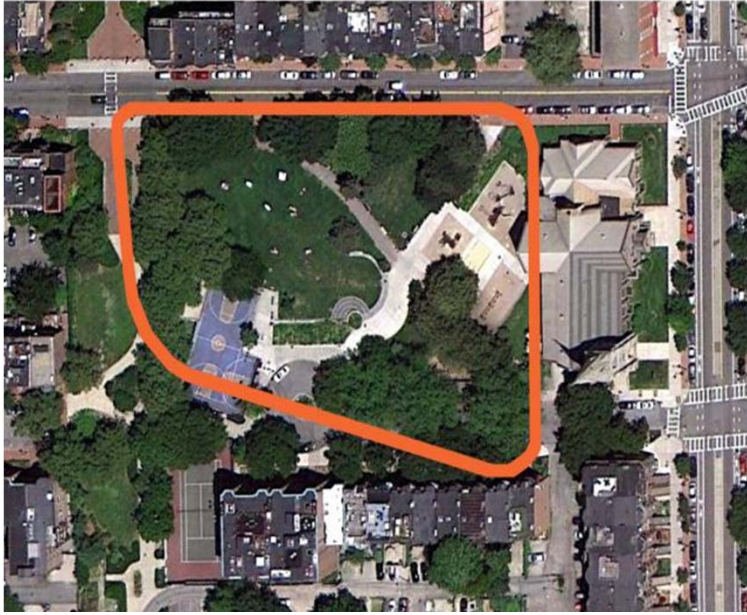
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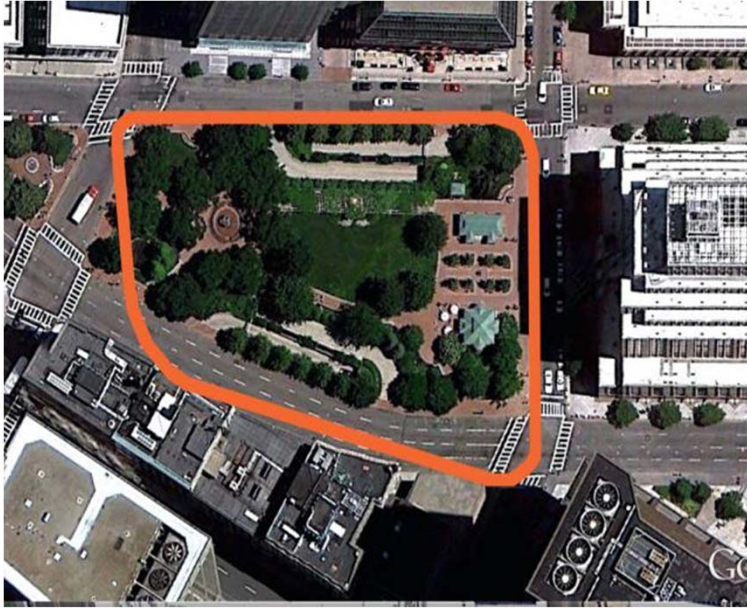
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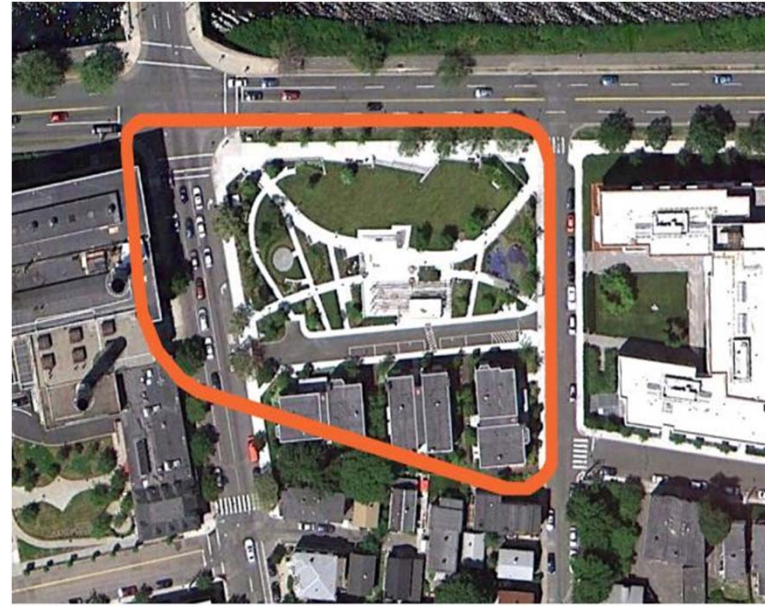
ADD Inc



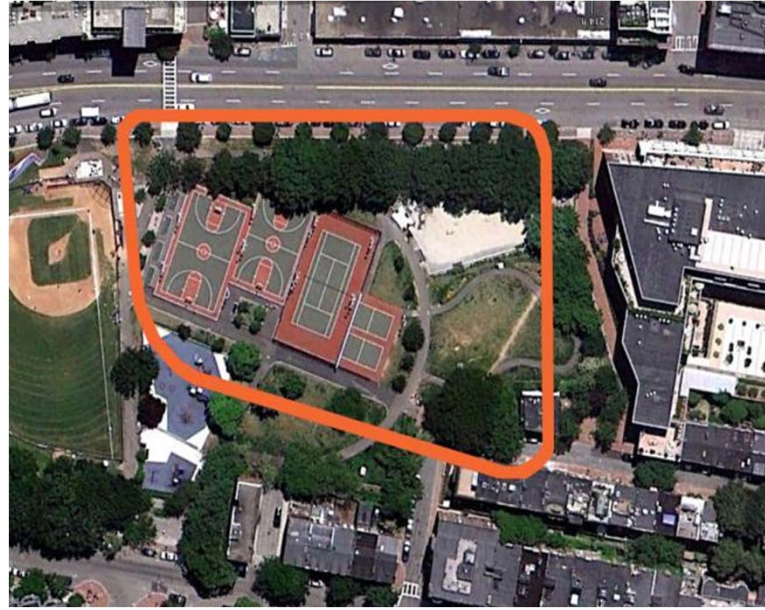
Titus Sparrow Park



Post Office Sq Park



Riverside Park



Peters Park



New Park



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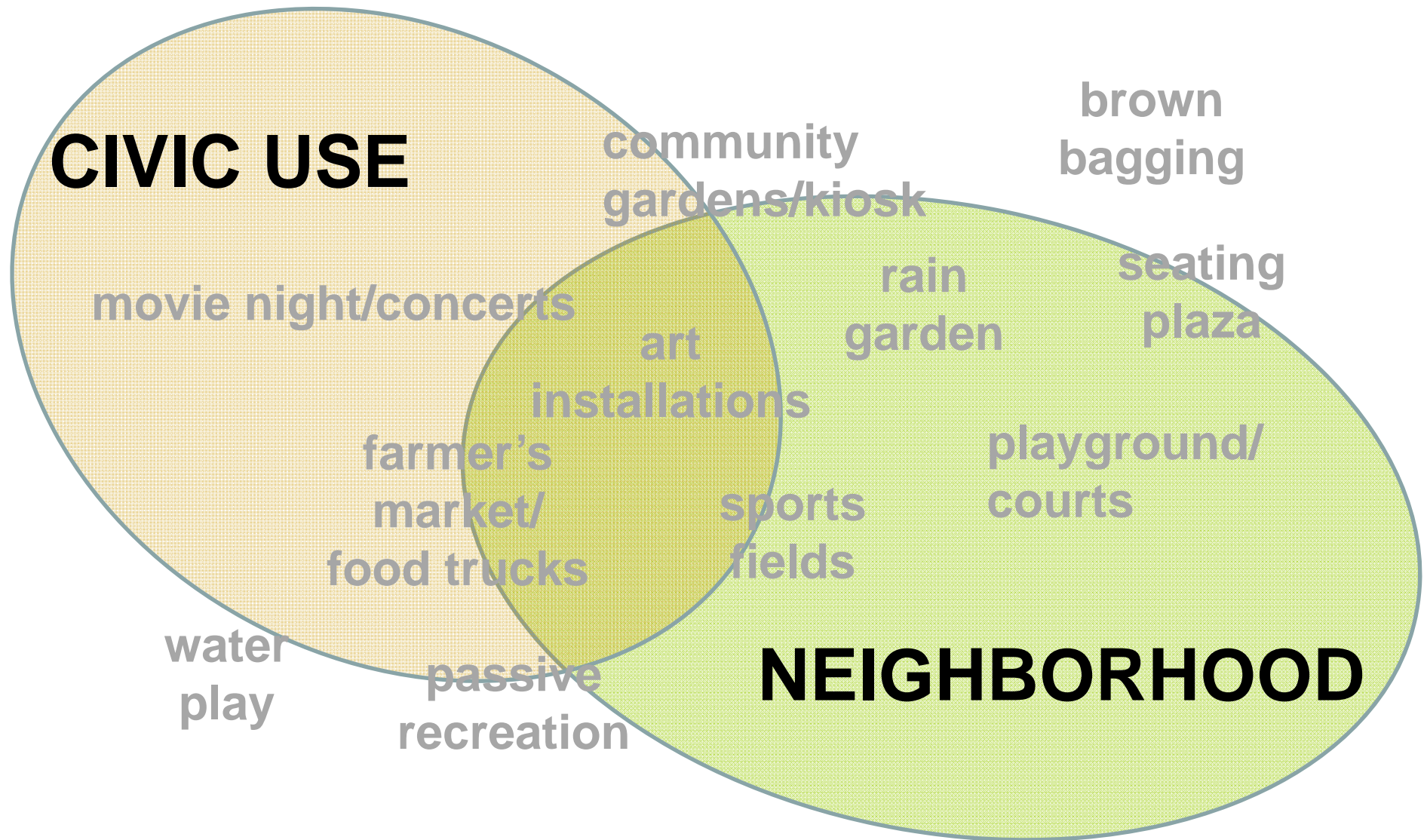
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Open Space Character/Uses



New Park Charrette – date TBD



Iron Street Park



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12,000 sf



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IRON STREET PARK –
PERSPECTIVE VIEW

06.29.2012

ADD VIEW

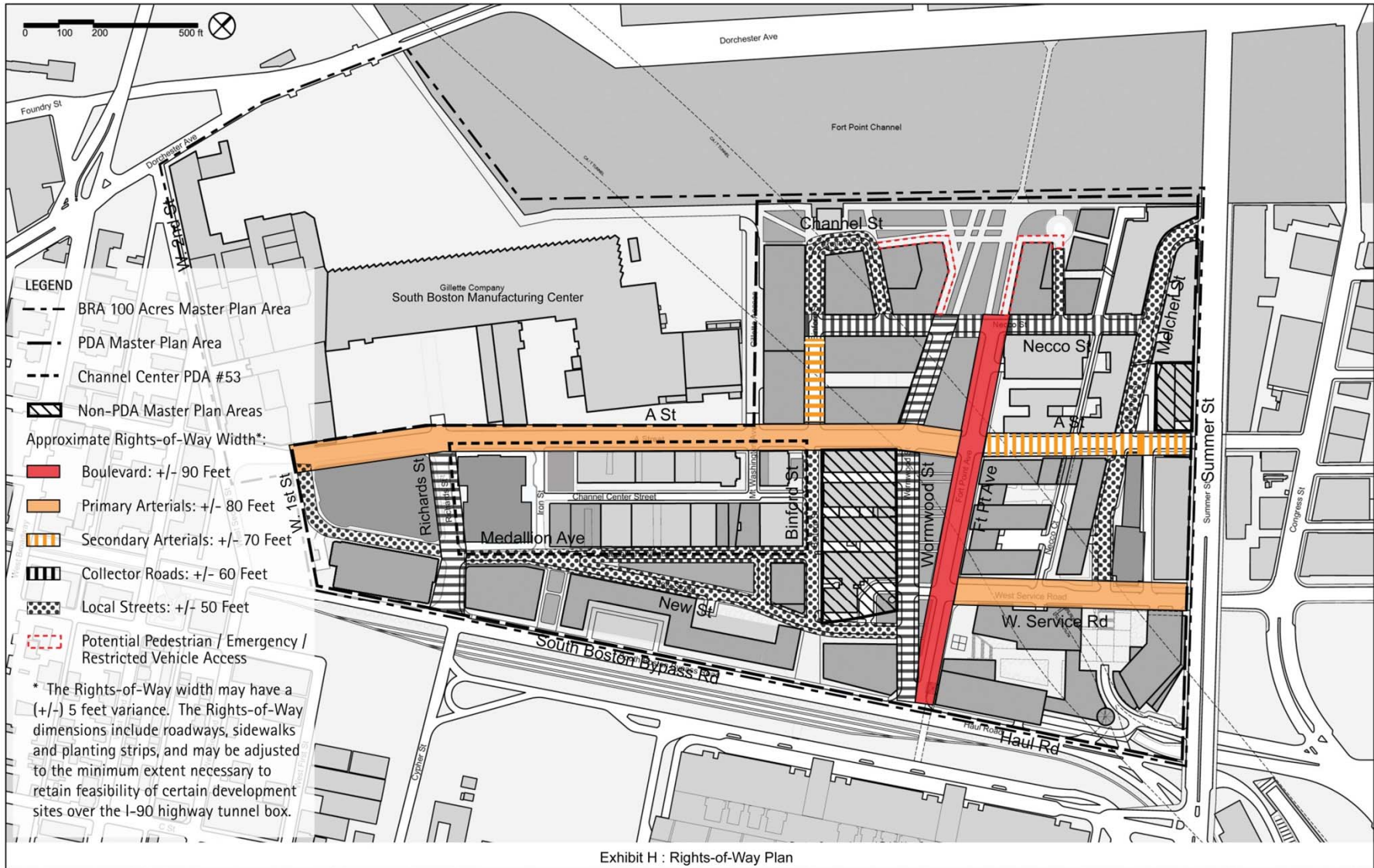
COMMONWEALTH VENTURES

TRAFFIC FOLLOW-UP



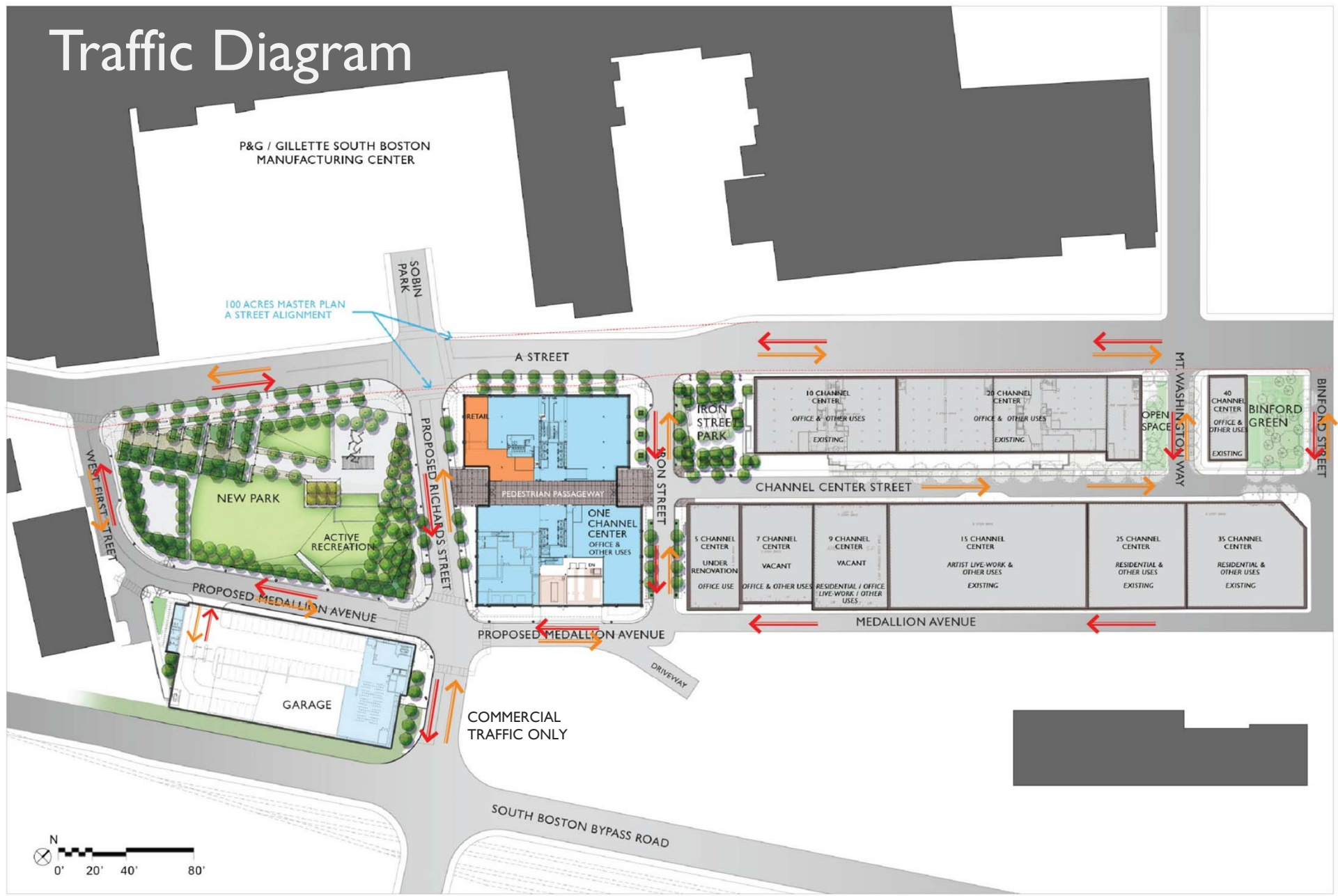
NPC Program

- Approved project 1,550,000 sf
- NPC project approx. 1,390,000 sf
 - 10% reduction in size
 - 10% reduction in daily vehicle trips
 - 19% fewer AM peak trips; 3% fewer PM peak trips
 - Street system and circulation as prescribed in 100 Acres plan



DRAFT for planning purposes

Traffic Diagram



Approved TAPA Mitigation

- Same commitments as for larger program:
 - A/Melcher signal, camera, pedestrian improvements
 - under BTB design review – completion Fall 2012
 - Fund design of West Connector (Richards Street) and signal at A/Richards – design underway; under public agency review
 - Modify signal at A/W. Broadway for new signal controller, camera, conduit – partially completed during construction of 50 W. Broadway

TAPA Mitigation cont'd

- Mitigation to be completed
 - Richards St., Medallion Ave., W. First St., and Iron St.
 - A St./Richards St. signal installation
 - Richards St./South Boston Bypass Road/Cypher St. signal upgrade
 - A/Melcher signalization – Fall 2012
 - A St./W. Broadway complete upgrade to signal with pedestrian upgrades

Site Plan



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100 Acres Mitigation

- Project will also implement changes associated with:
 - 100 Acres Parcel U8 – improvements to W. First Street and Medallion Avenue
 - 100 Acres Parcel U7 – project will expedite improvements to Medallion between Richards and Iron Street (allowing better truck access to/from Richards St.)

A Street Findings from 2009 Study

- Where are A Street problems today?
 - Northern end in the AM at Melcher St. and at Congress St.
 - Southern end in the PM beginning at Broadway to Dorchester Ave. extending past W. Second.
 - Speed in the middle.

A Street Findings cont'd

- Why widen A Street?
 - Provide additional intersection capacity for the middle stretch of A St.
 - Based on future 100 Acres Planning
 - Bicycle accommodation
 - Signals at mid-A St. intersections for pedestrian safety

A Street Findings cont'd

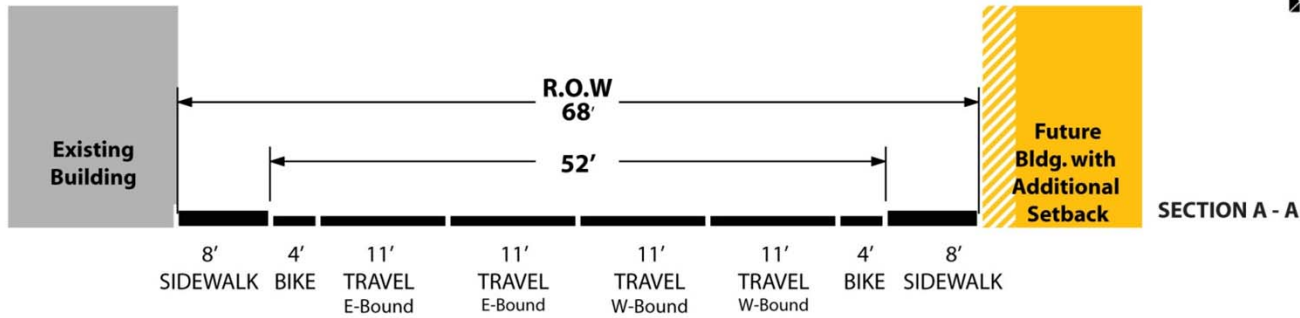
- What is A Street widening?
 - Mt. Washington St. north to Necco Ct.
 - Iron St. to W. Second St.
 - Not in the middle at Channel Center.
 - Current width is widened width per 100 Acres documents.

A Street Findings cont'd.

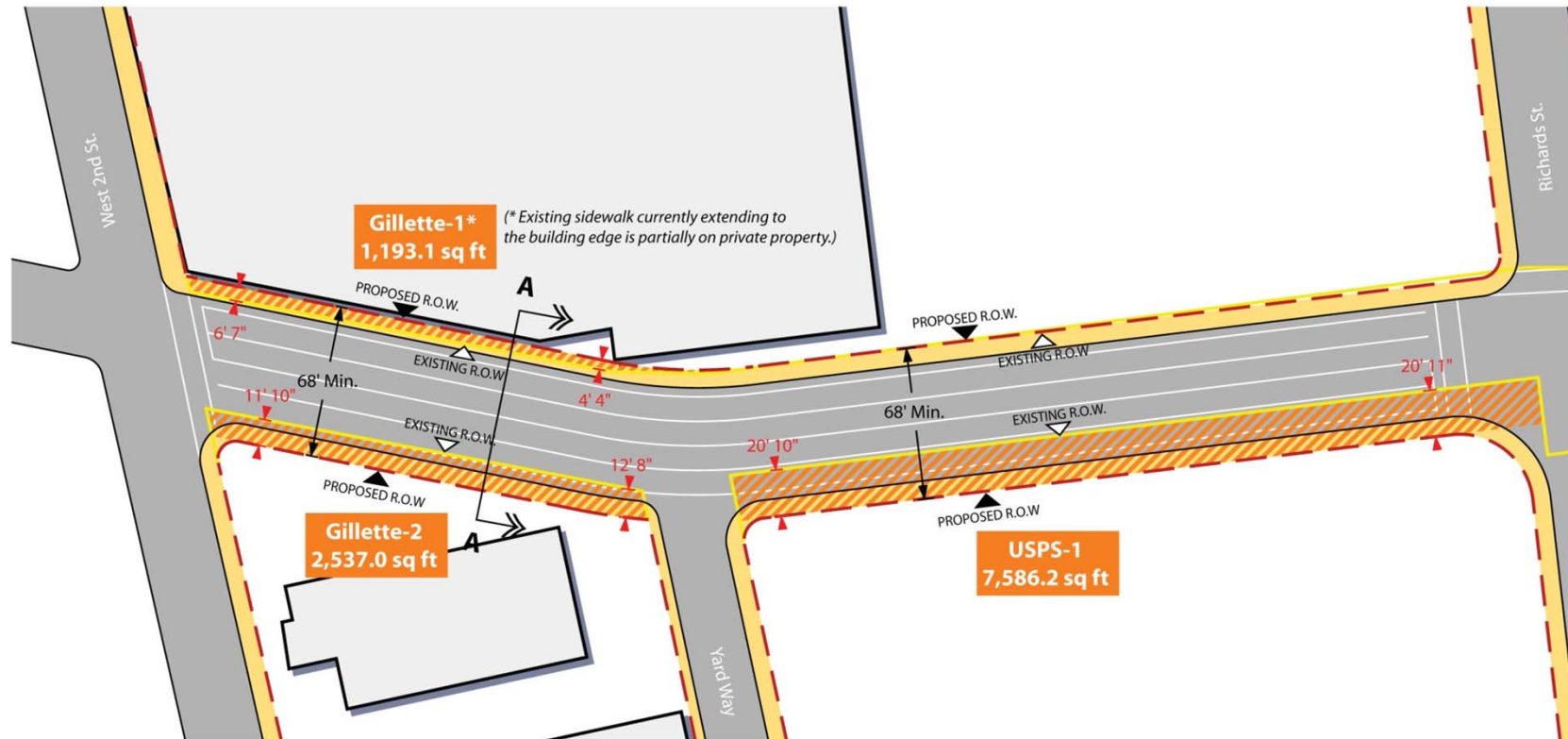
- Per January 2007 100 Acres PDA Master Plan (PDA 69), up to 4.1 million sf would be approved with no further improvements
- Up to an additional 5.9 million sf could be accommodated but only with infrastructure improvements

A Street widening diagrams

RIGHT OF WAY - Expansion of Public Realm



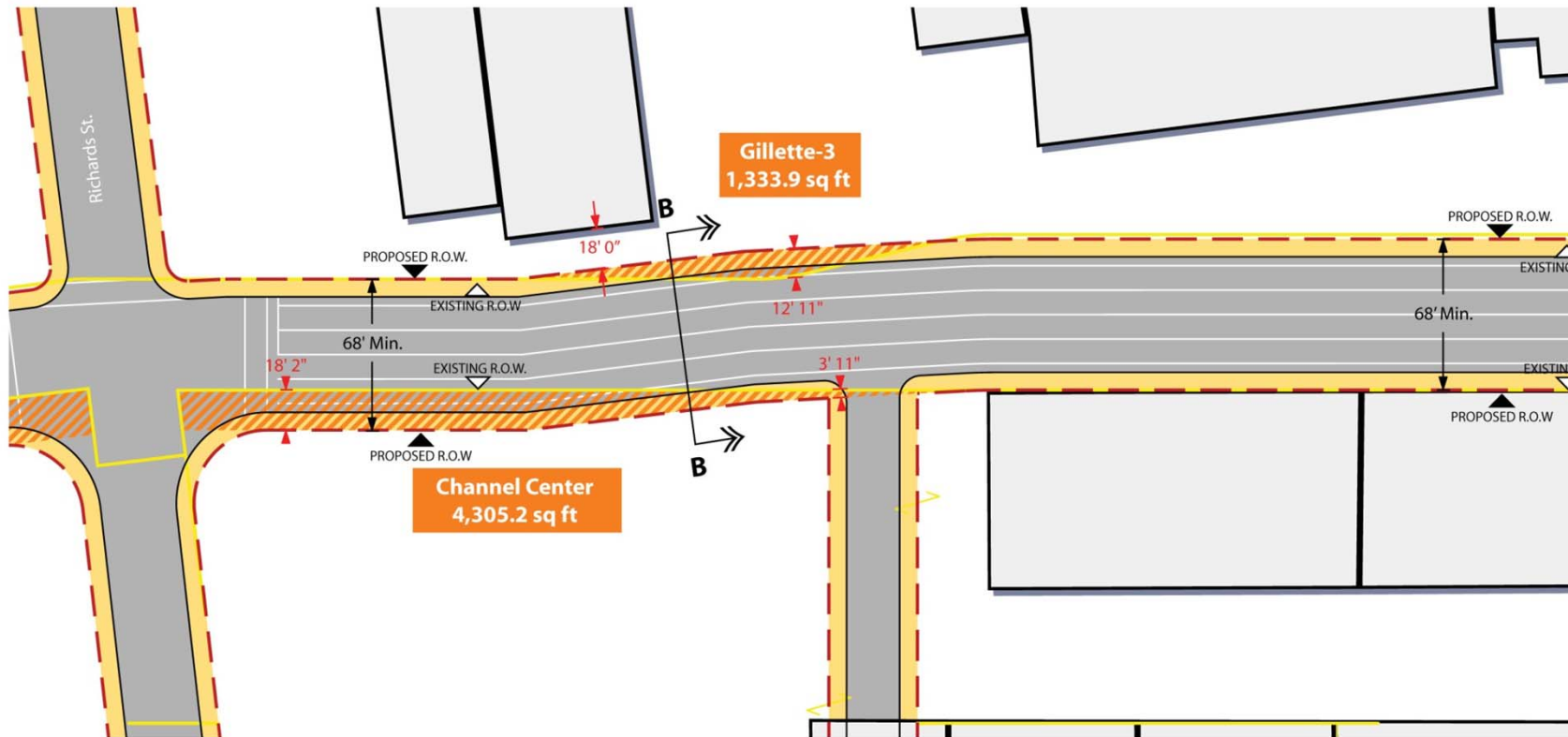
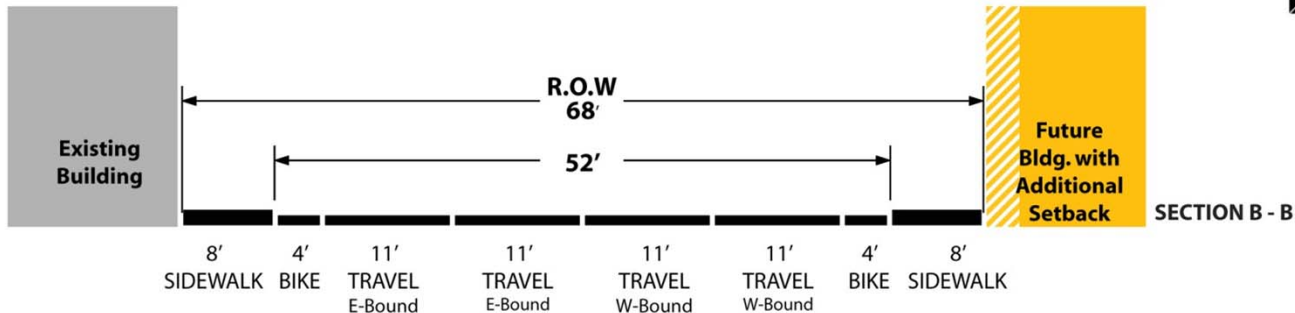
A Street Improvement Study



A Street widening diagrams

RIGHT OF WAY - Expansion of Public Realm

A Street Improvement Study



SEGMENT - 2



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A Street Findings (cont'd)

- Per January 2007 Memorandum of Agreement between 100 Acres property owners and the BRA, all abutters will contribute needed right of way

A Street Findings cont'd

- What part of Channel Center's remaining mitigation will help A Street?
 - A St./Richards St. traffic signal and pedestrian crossings.
 - Construct 100 Acres Planned Roadways
 - Richards St, Medallion Ave., Iron St., W. First
 - A Street/Melcher St. signal and pedestrian crossings – Fall 2012
 - Complete A St./ W. Broadway improvements

A Street Findings cont'd

- What else can be done to help A Street?
 - Melcher St. Extension, when built, will help northern end.
 - Signal timing/coordination/lane use adjustments from W. Broadway to Dorchester Ave. will help southern end

A Street Findings cont'd

- What about opening South Boston Bypass Road to general traffic?
 - Open to general traffic north of Richards St. will really only help the northern end
 - Open to general traffic entire length will help all of A Street
 - Richards St. and South Boston Bypass Road open to general traffic will help neighborhood and Gillette
 - Richards St. to Cypher St. (w/connection to E St.) open to general traffic will allow pedestrian and bicycle crossings at South Boston Bypass Road

COMMONWEALTH VENTURES

Q & A



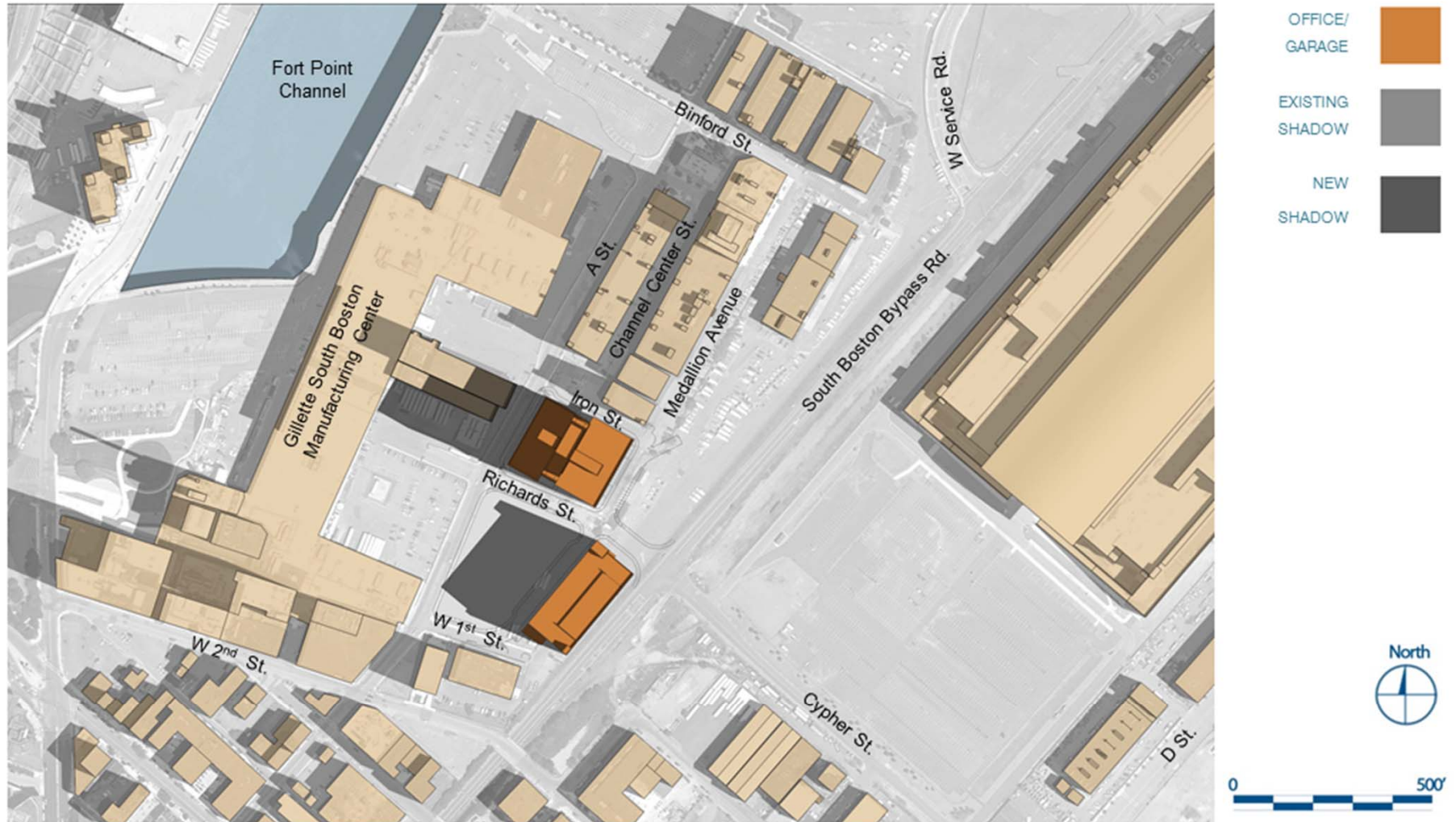
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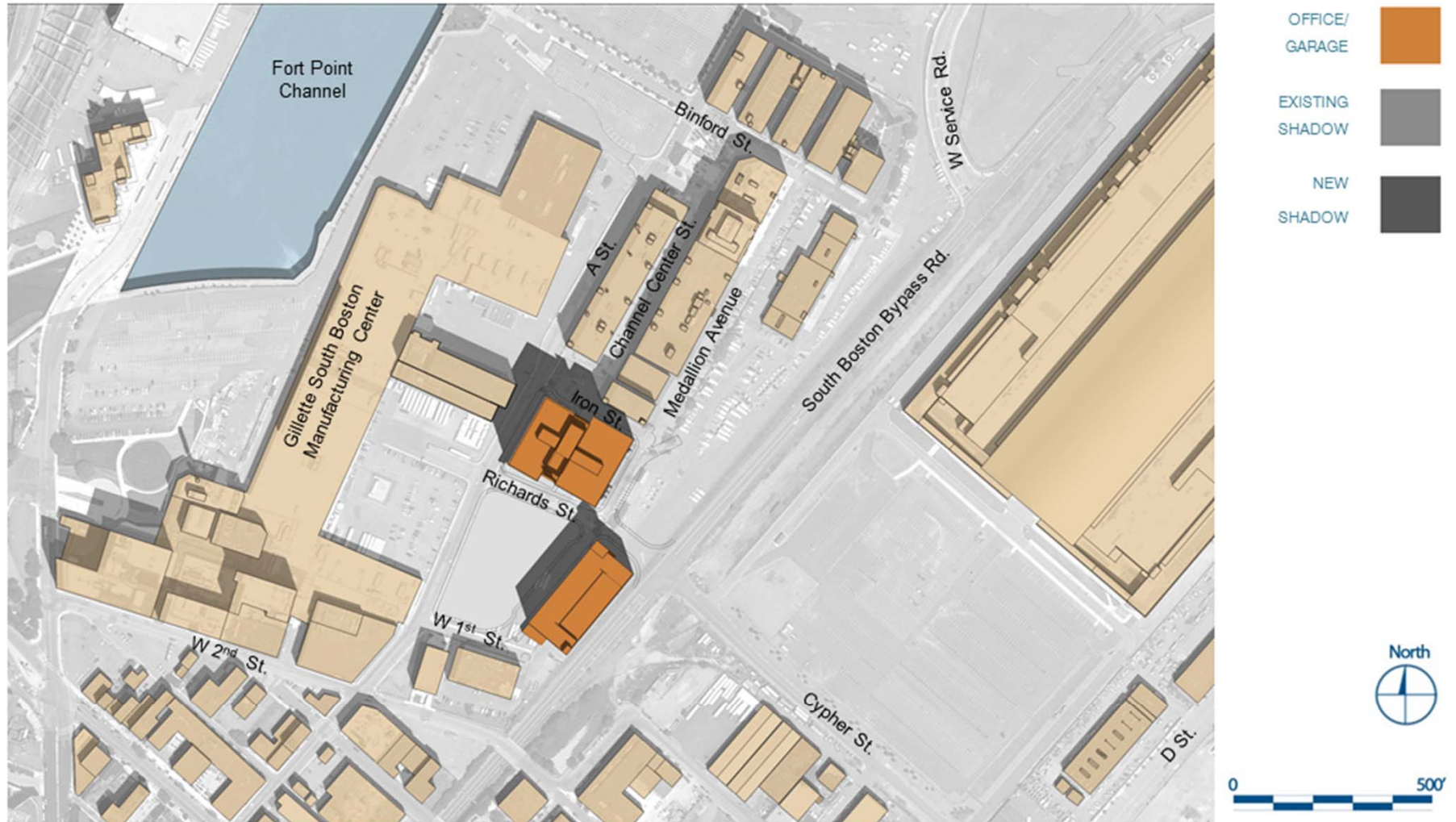
COMMONWEALTH VENTURES

SHADOW STUDIES

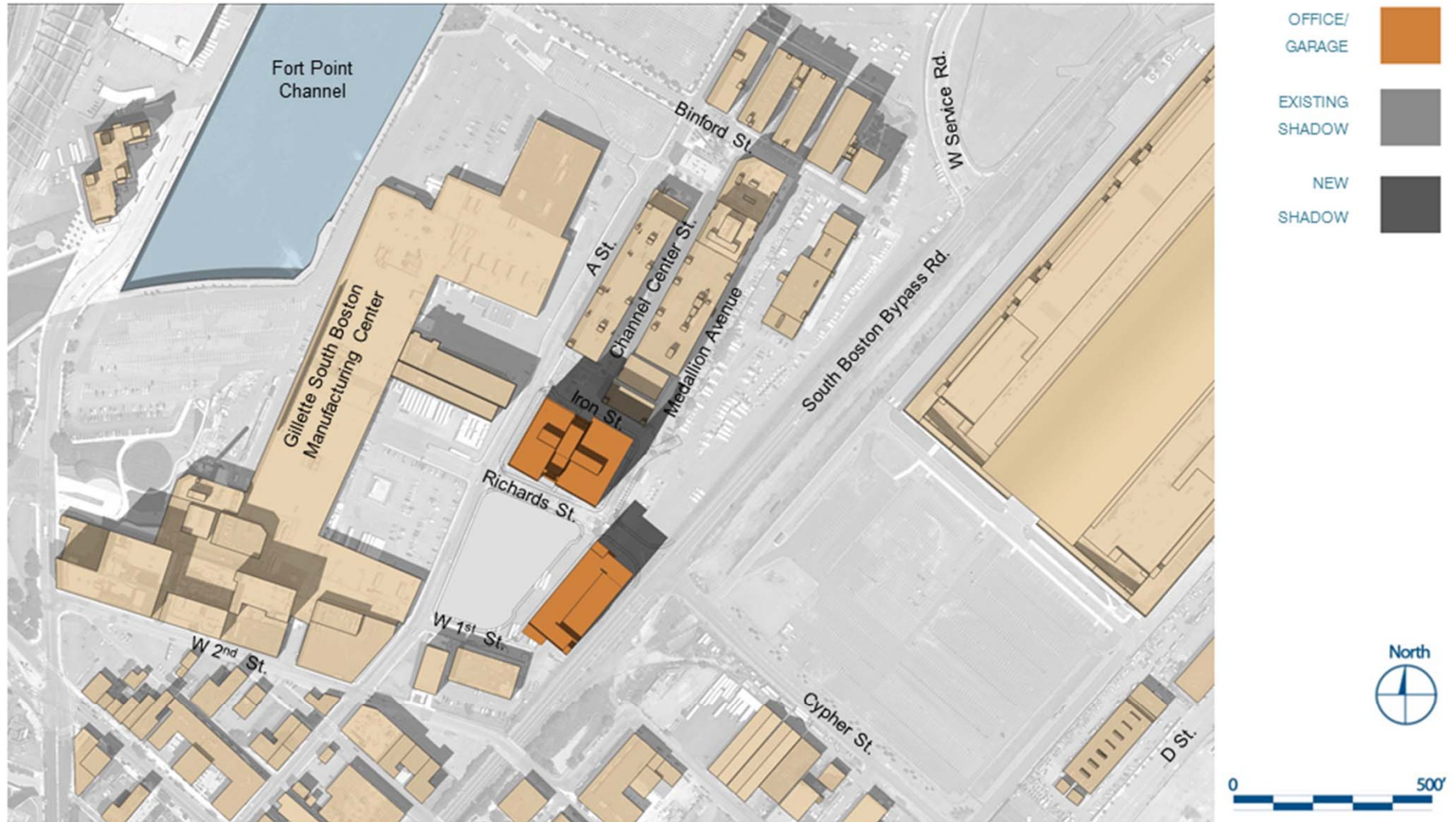




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ONE CHANNEL CENTER

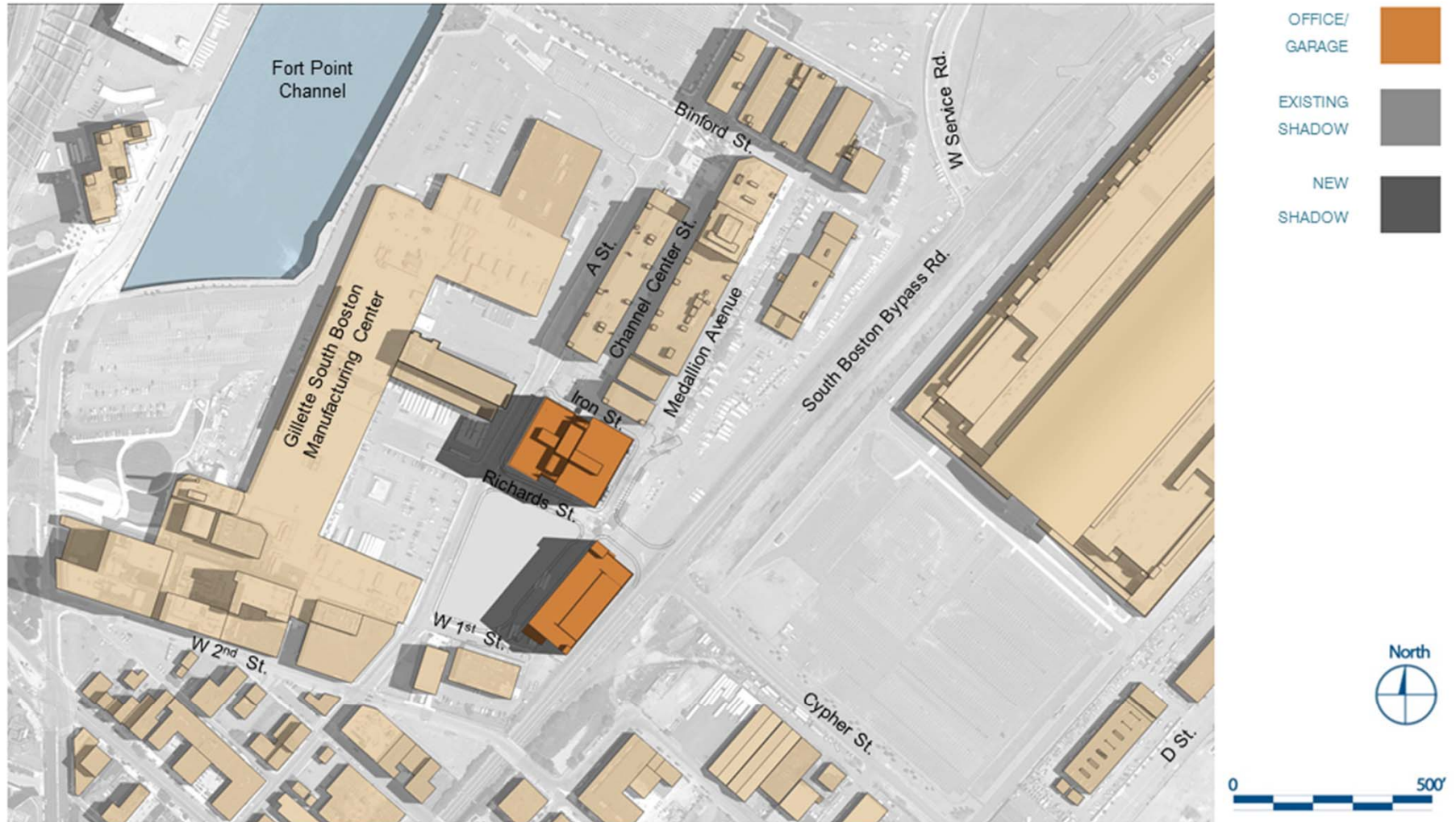


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Project 10204.00

03.13.2012

MARCH 21 2:00 PM (3:00 PM DST)
ENVIRONMENTAL PROTECTION COMPONENT



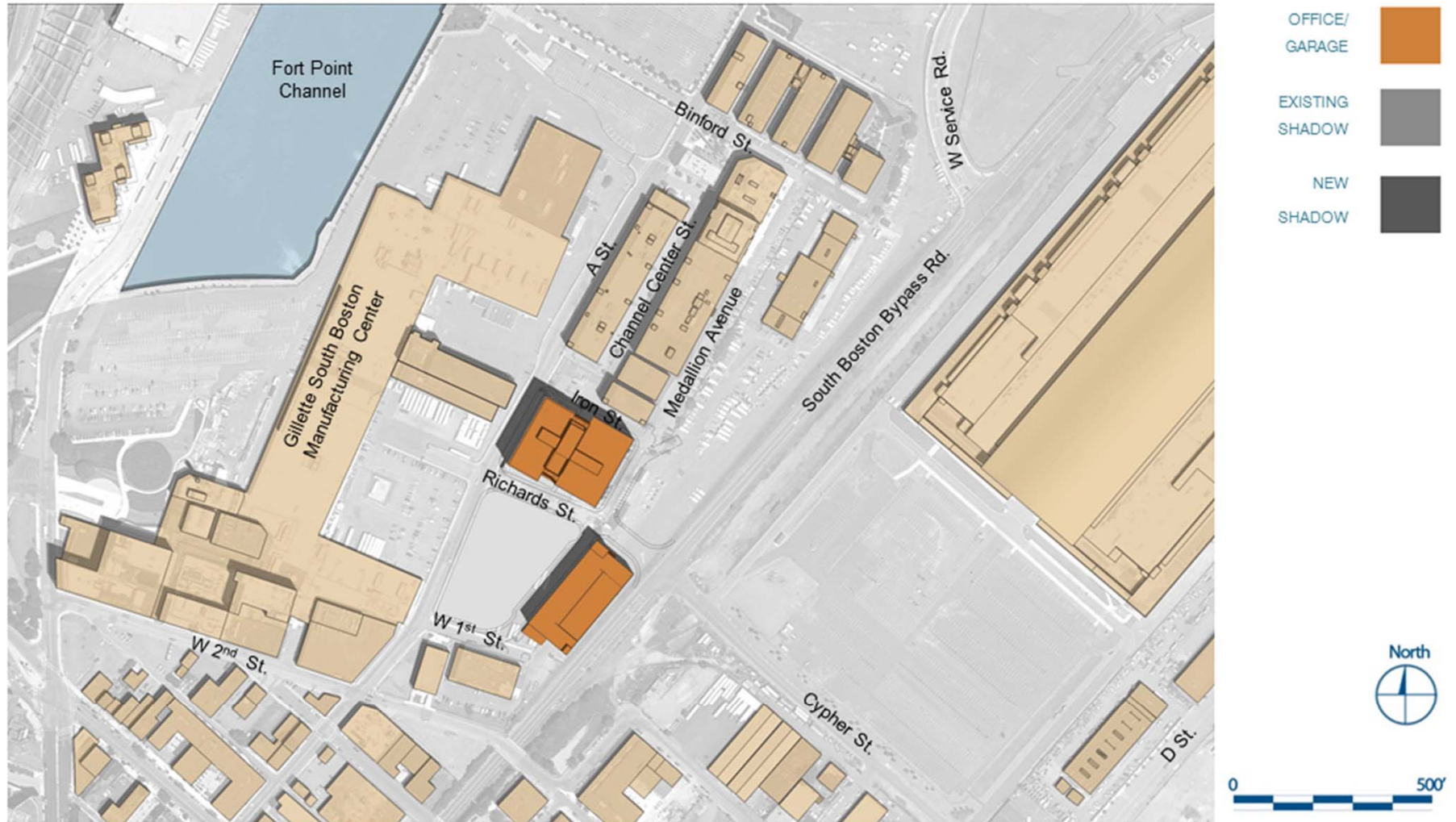
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03.13.2012

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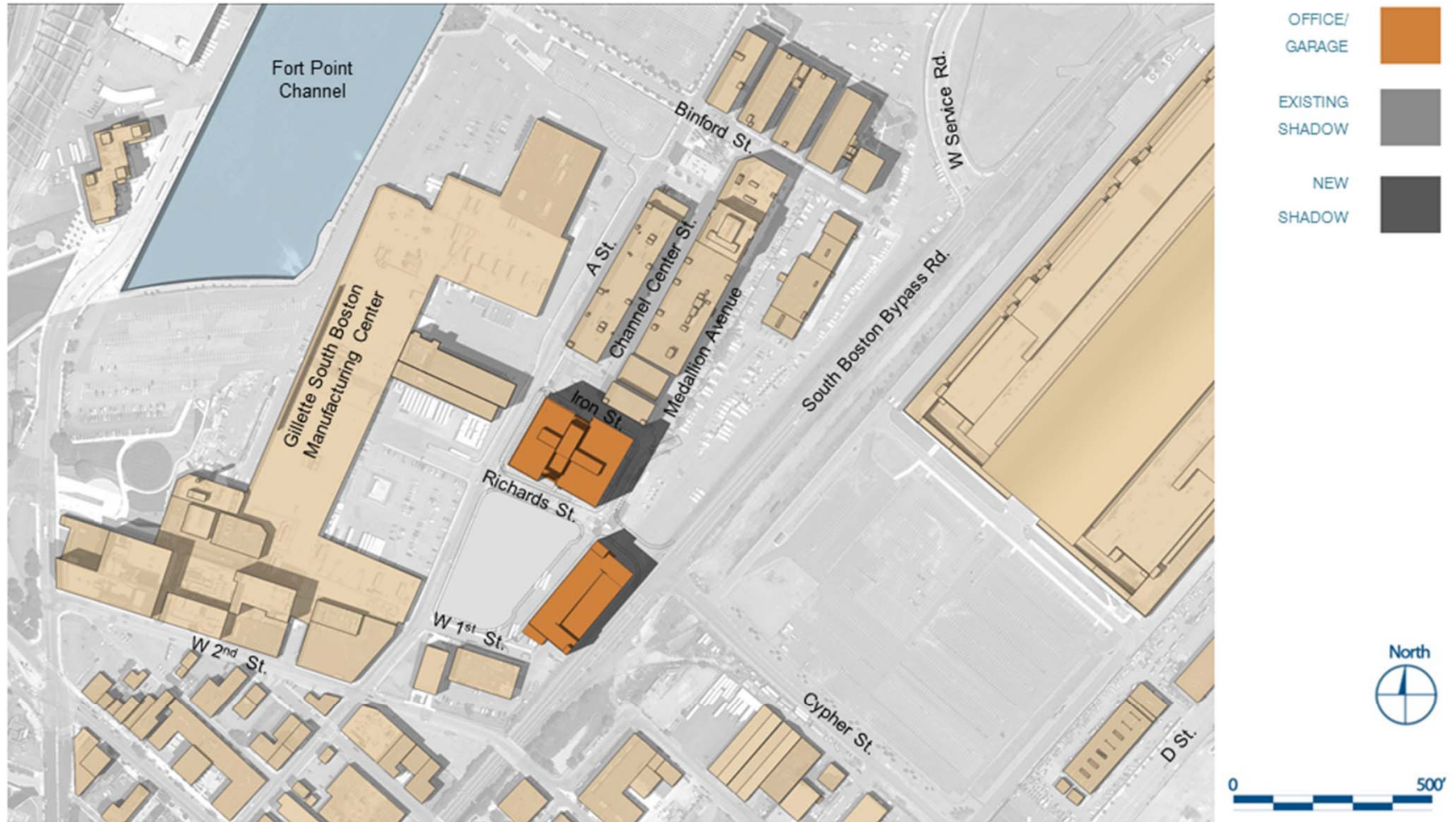
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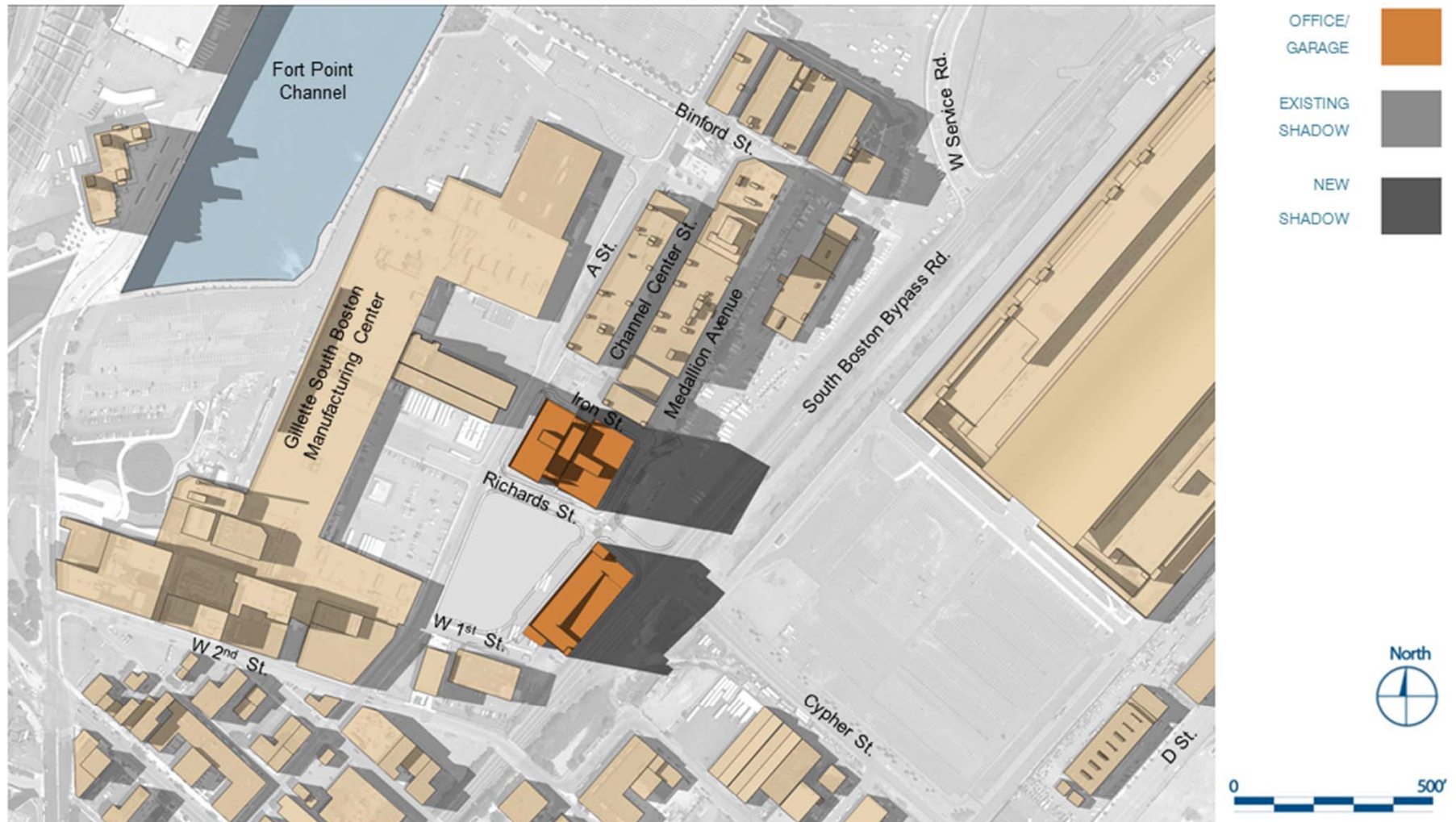
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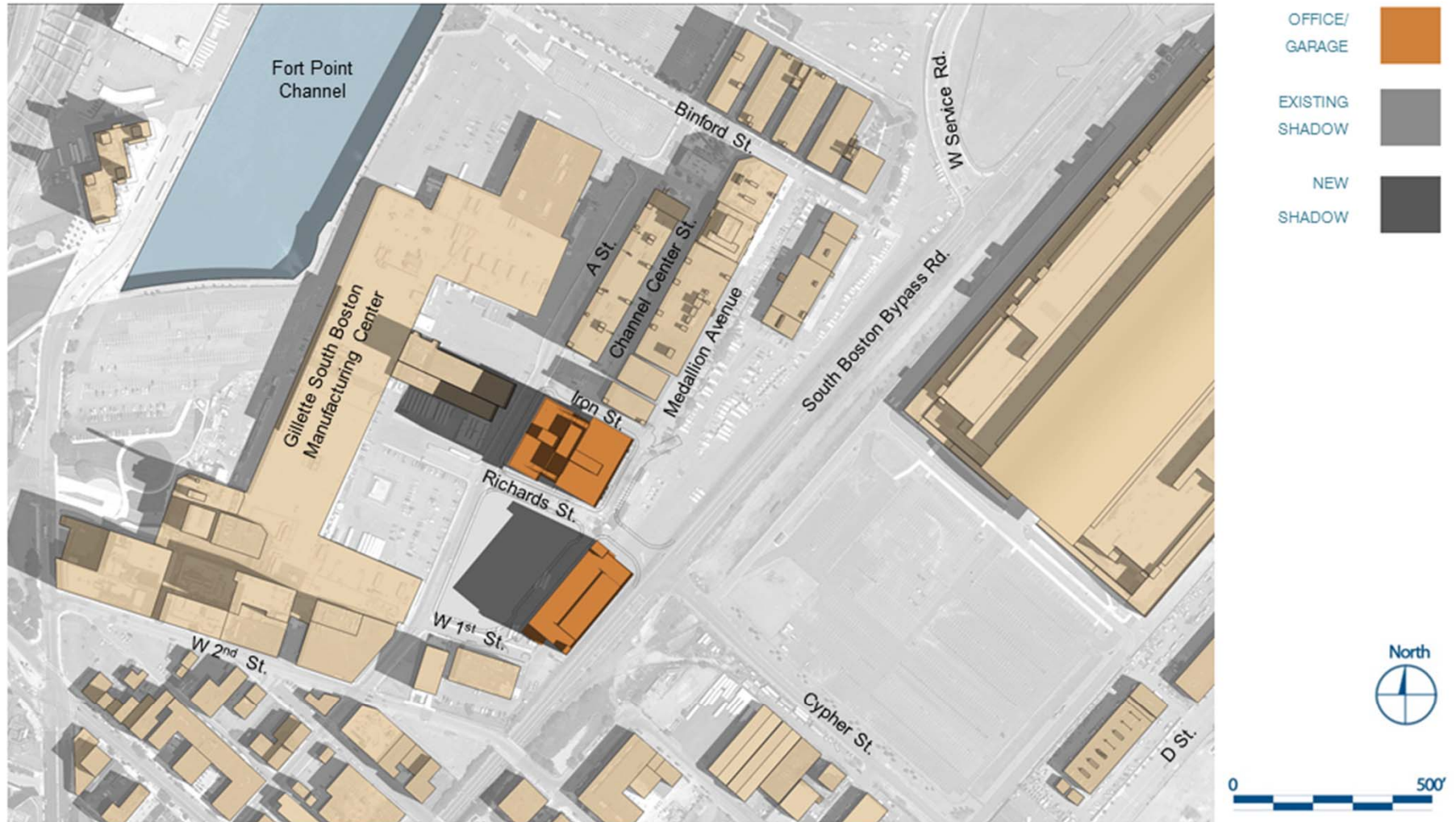
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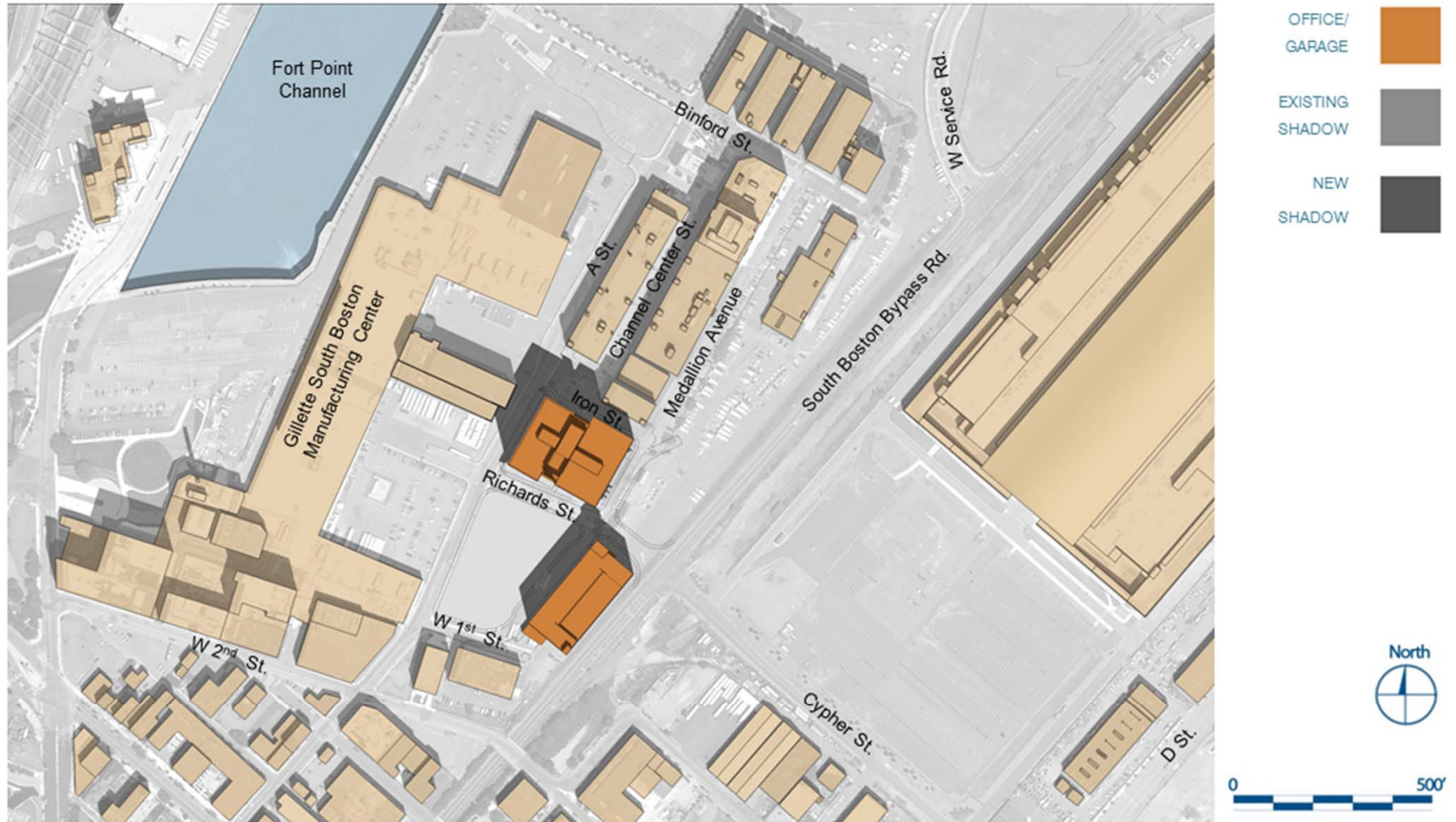
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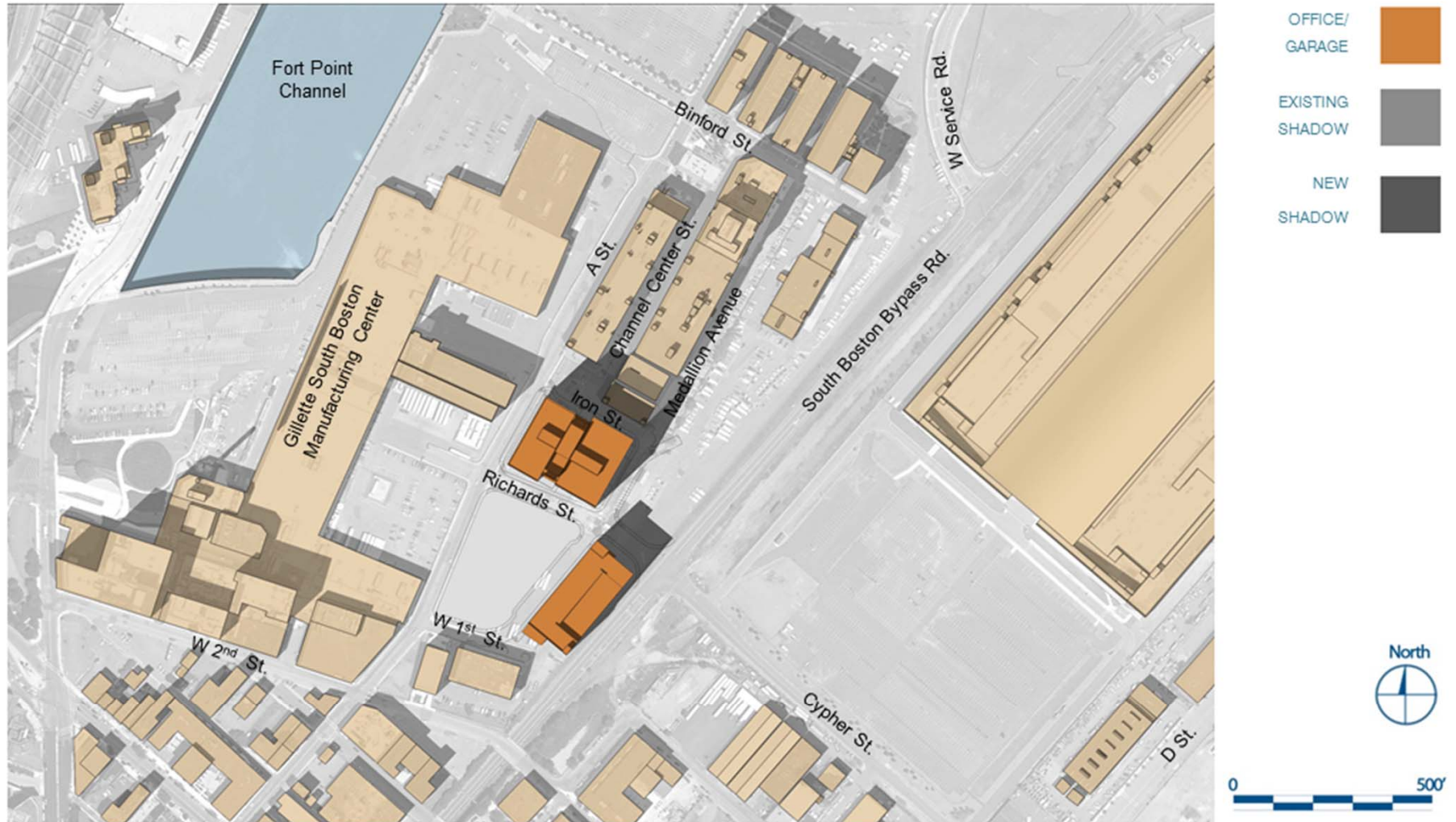


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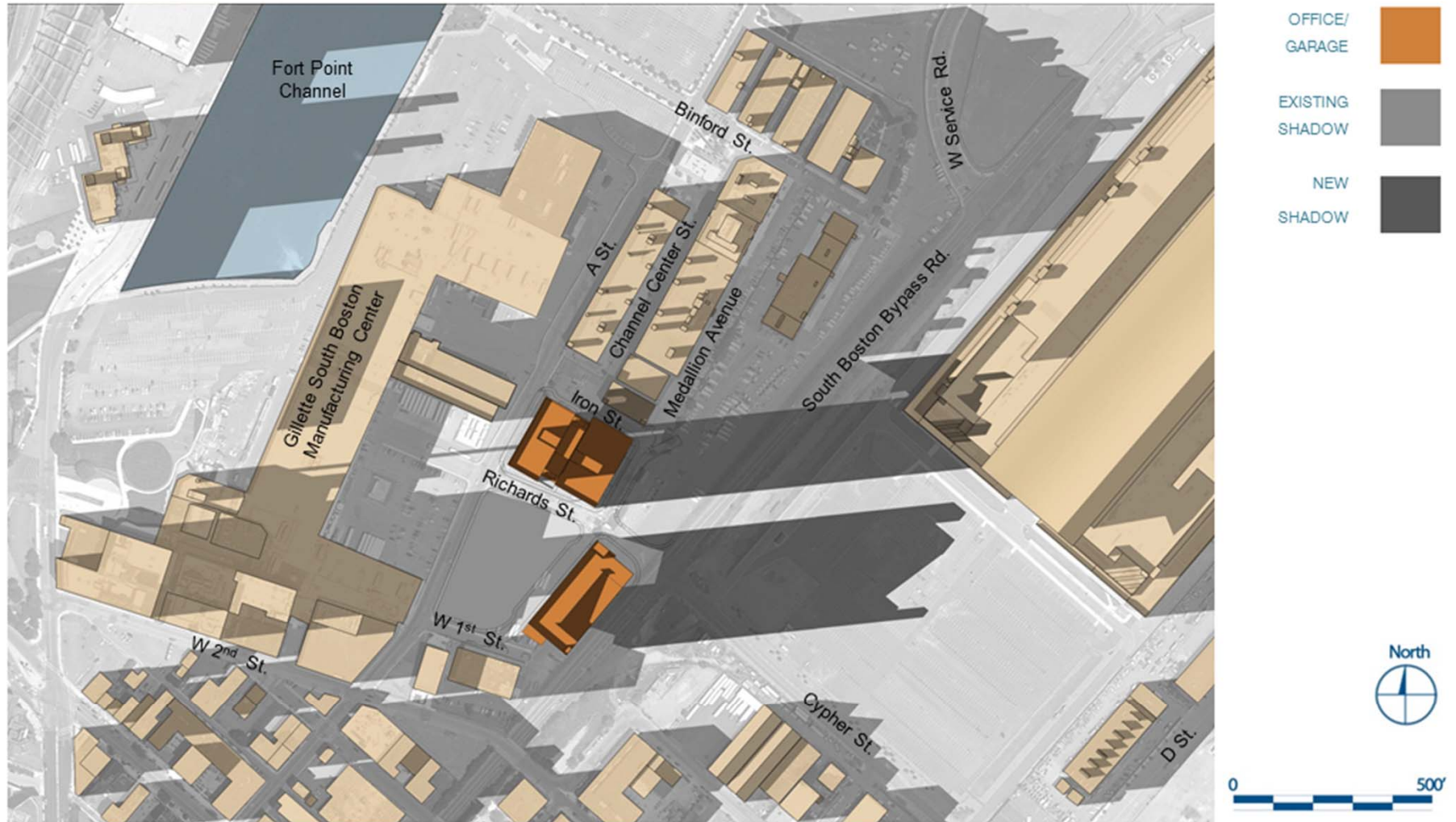
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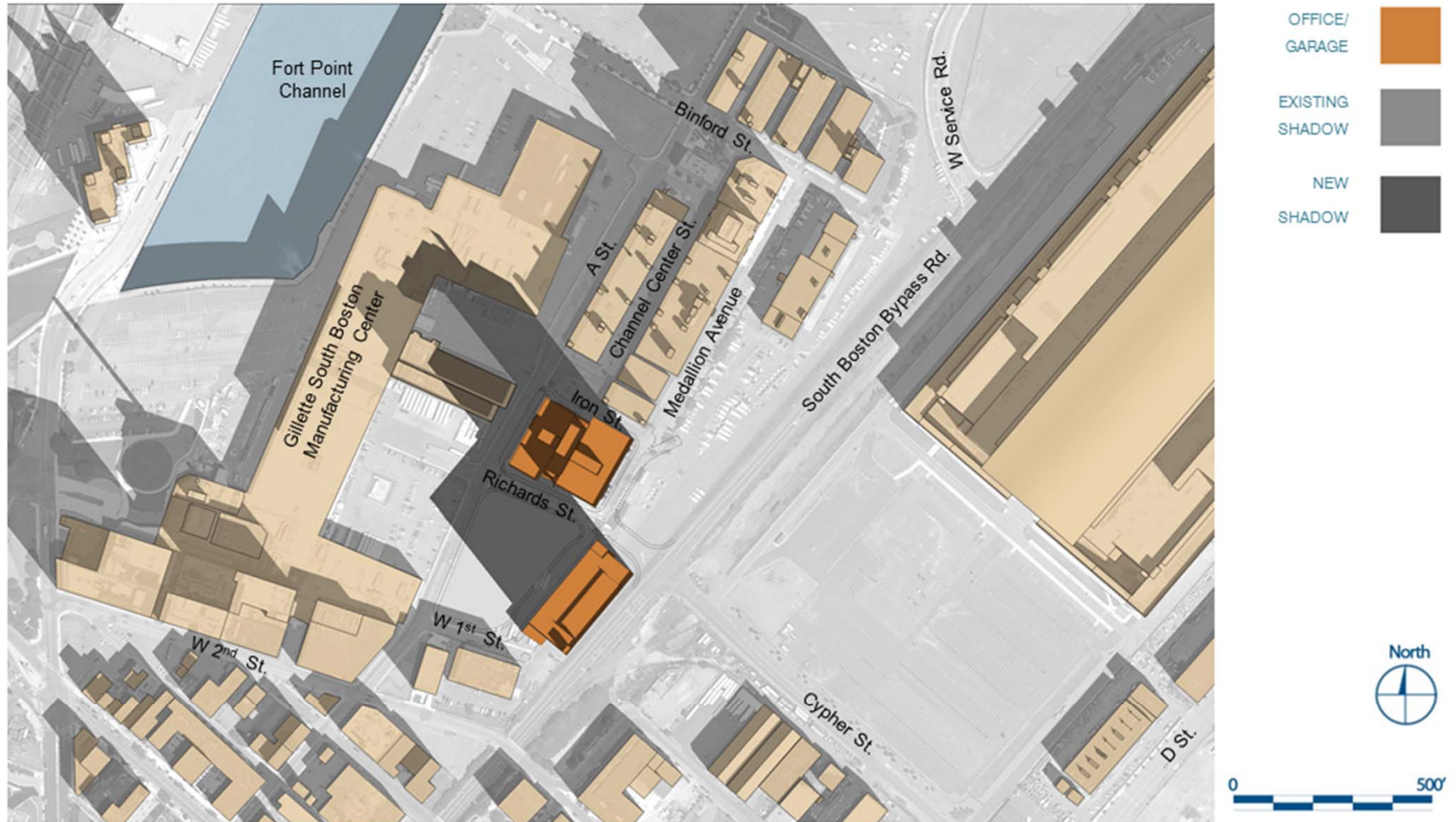


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03.13.2012

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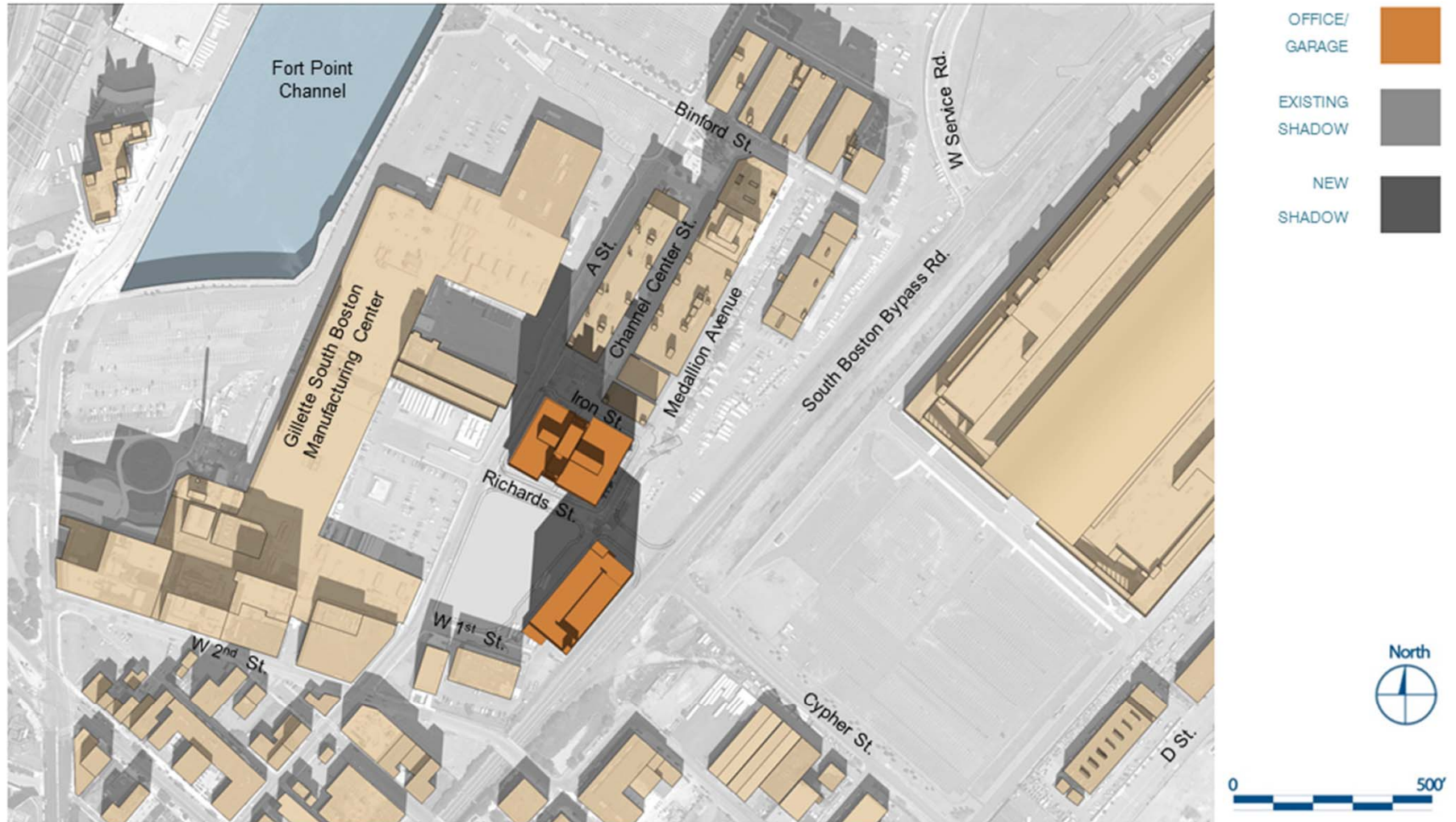


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Project 10204.00

03.13.2012

DECEMBER 21 9:00 AM
ENVIRONMENTAL PROTECTION COMPONENT



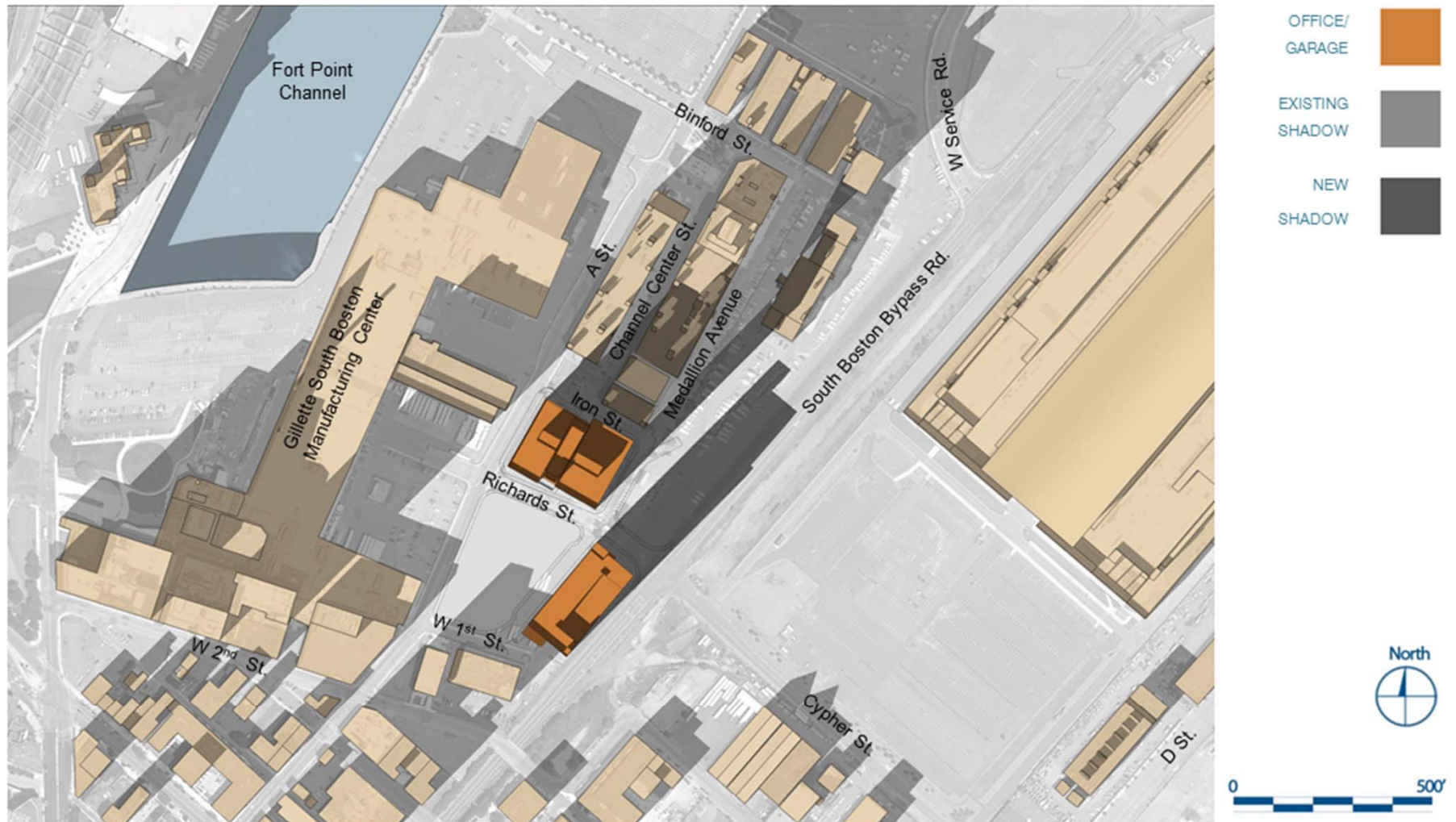
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Project 10204.00

03.13.2012

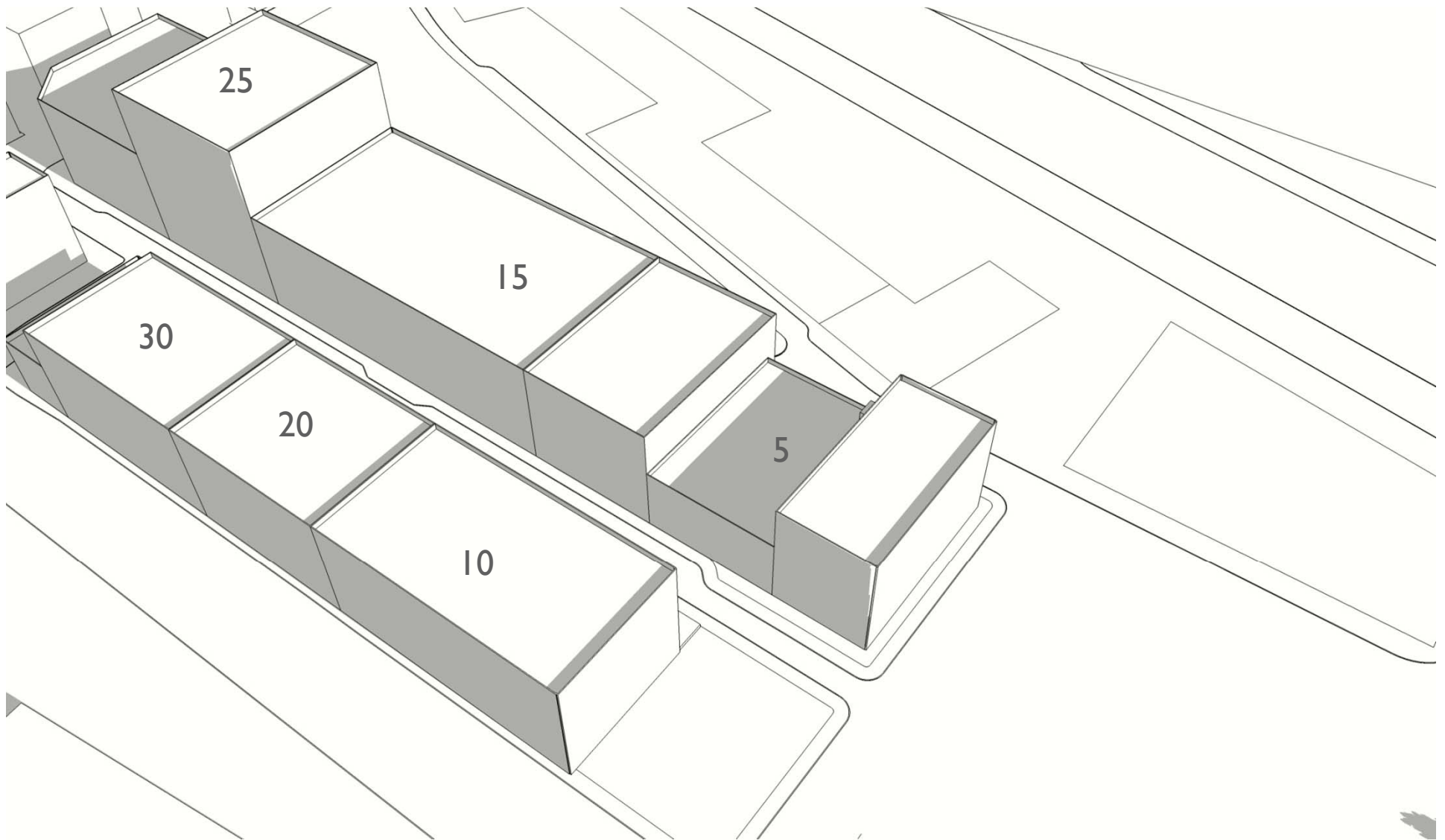
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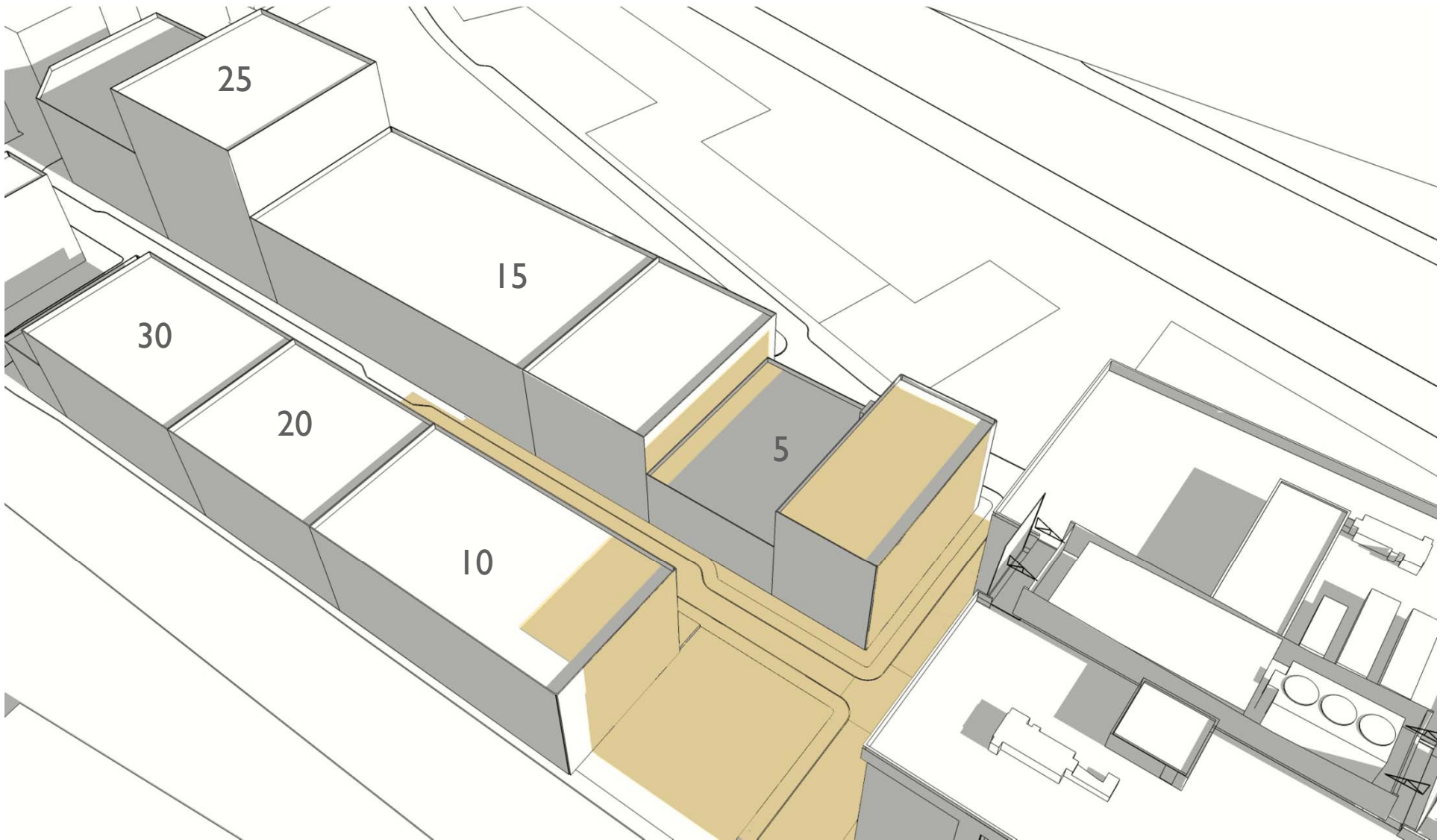


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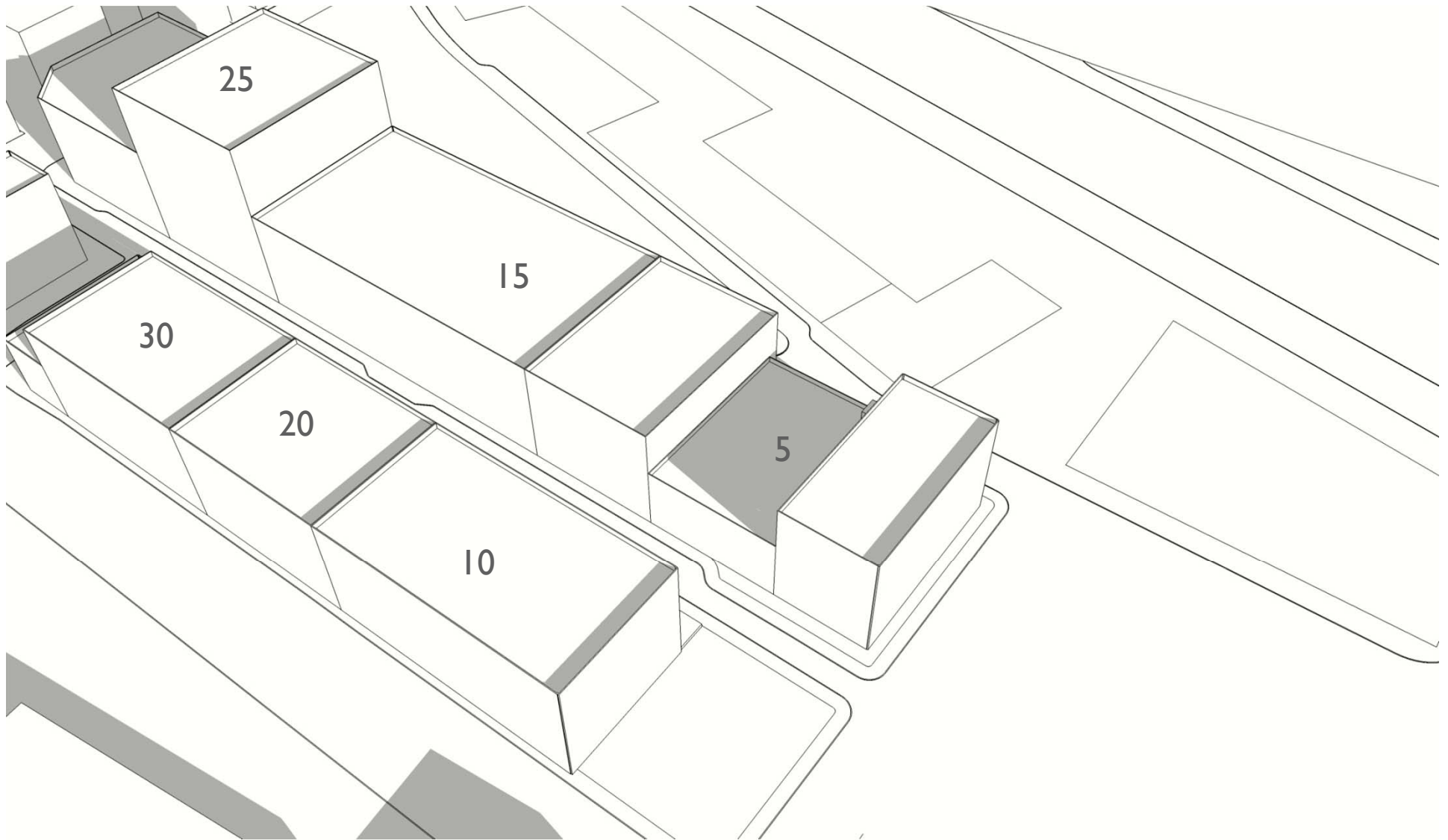
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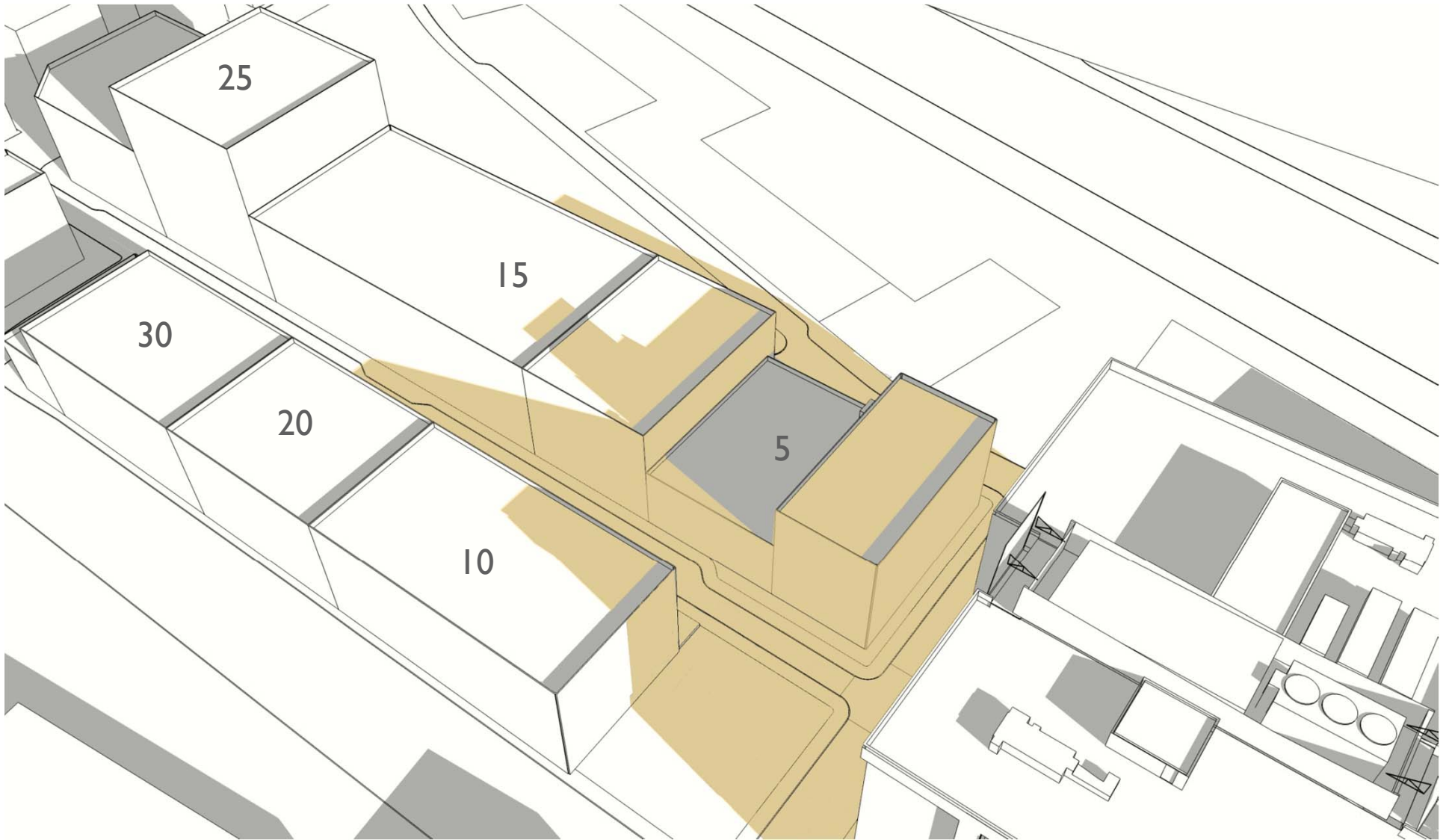
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November 21, 2:30PM – existing shadows



November 21, 2:30PM – proposed



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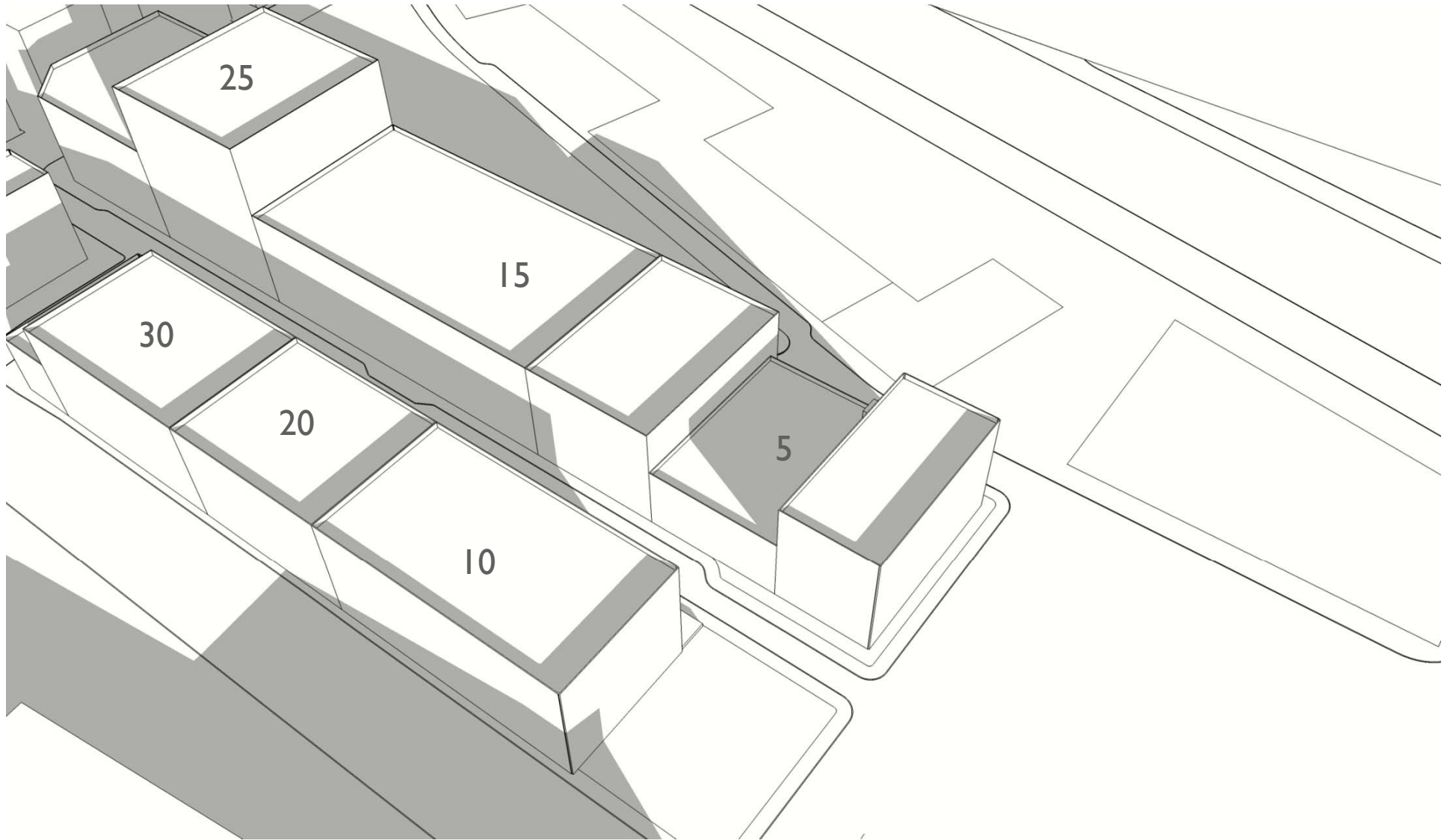
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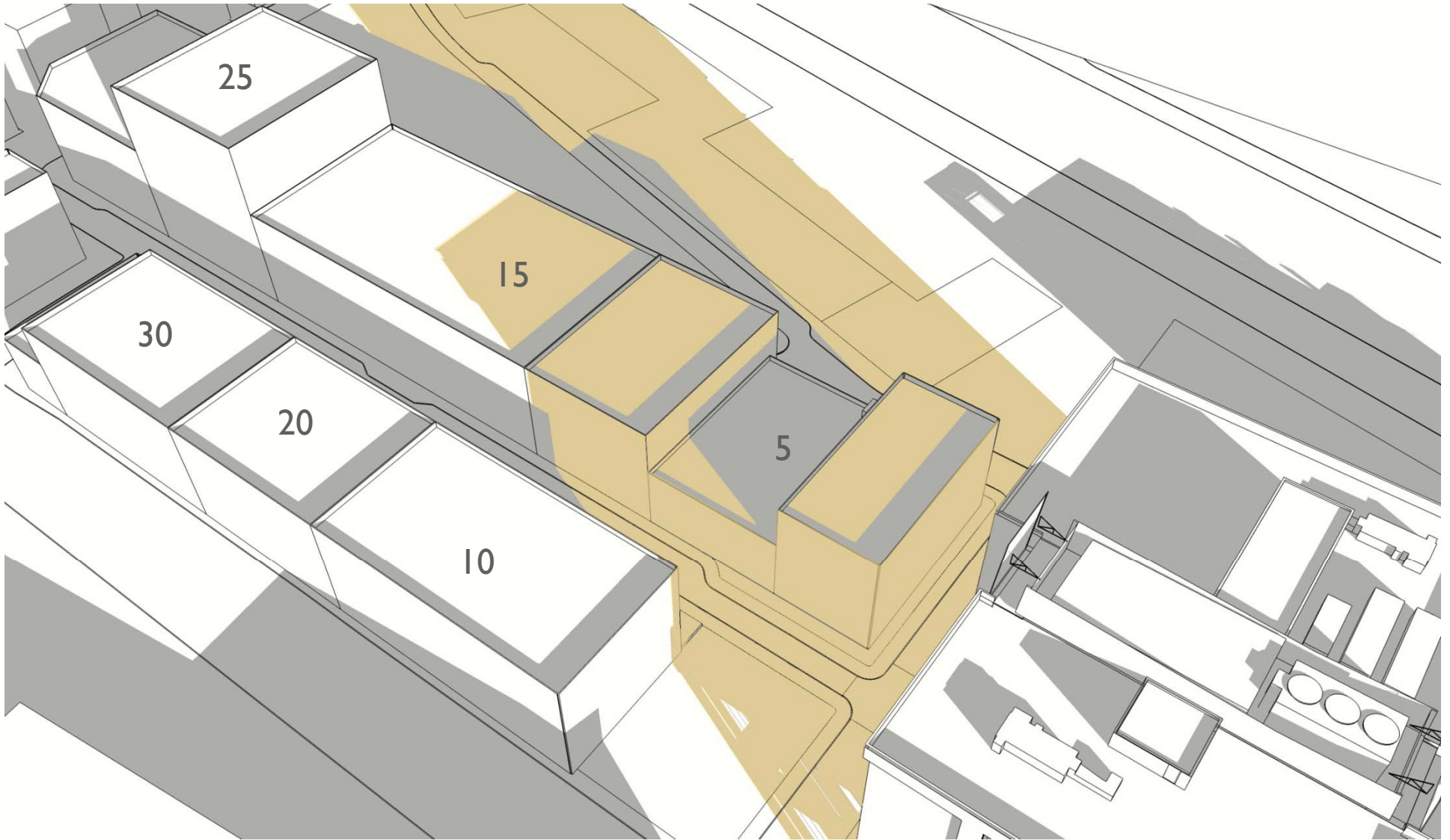
05.26. 2012

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November 21, 3:30PM – proposed



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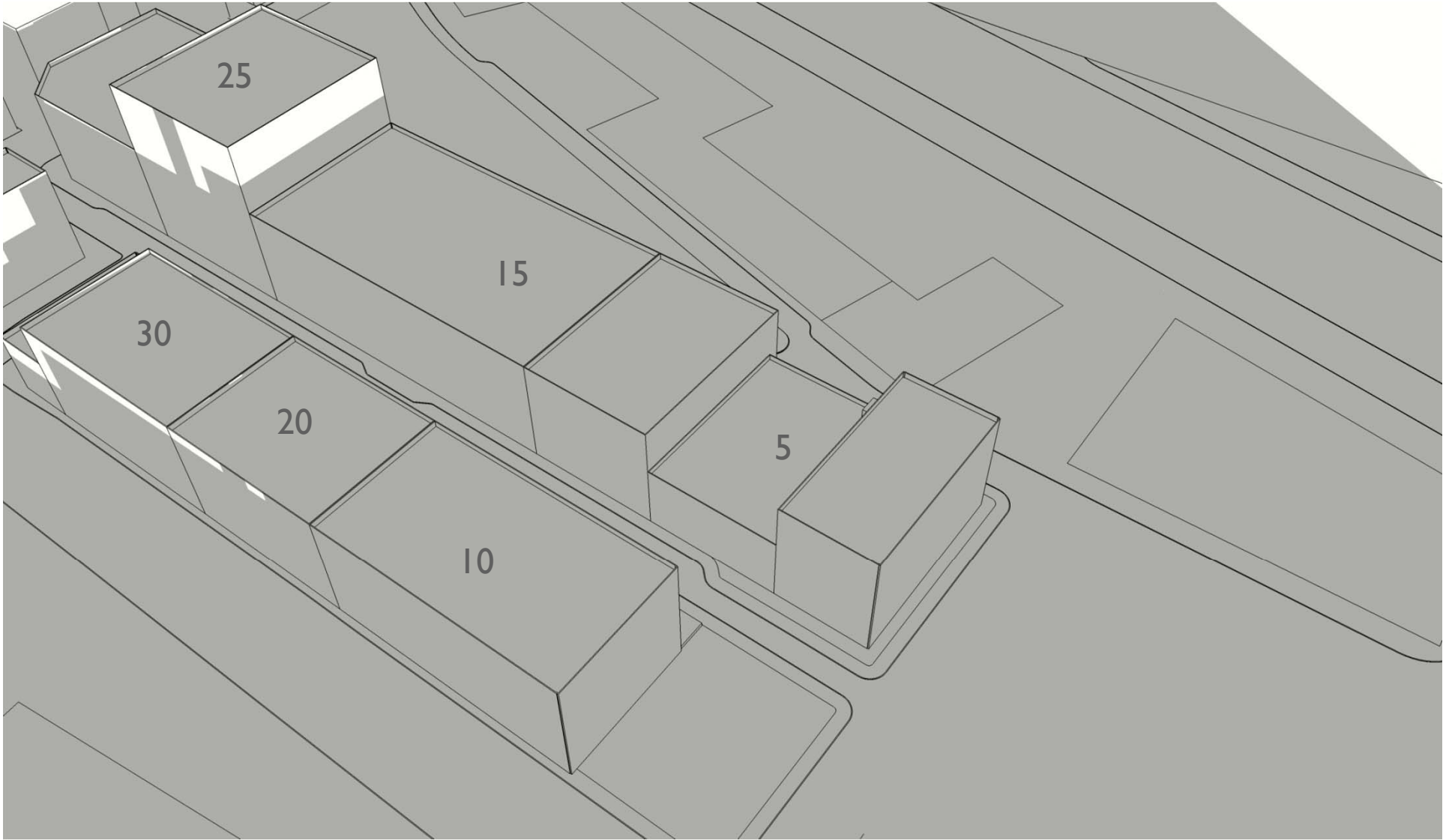
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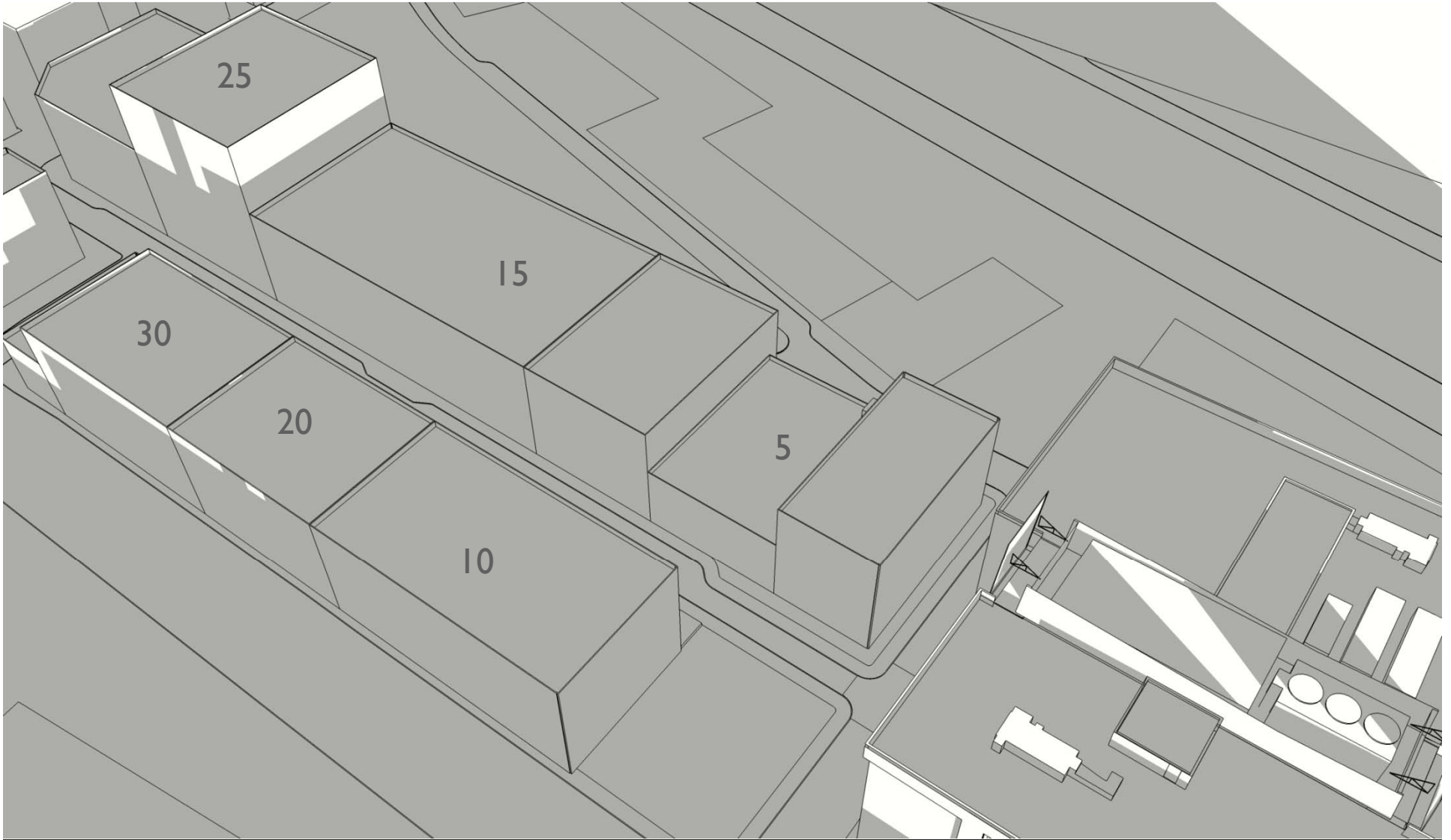
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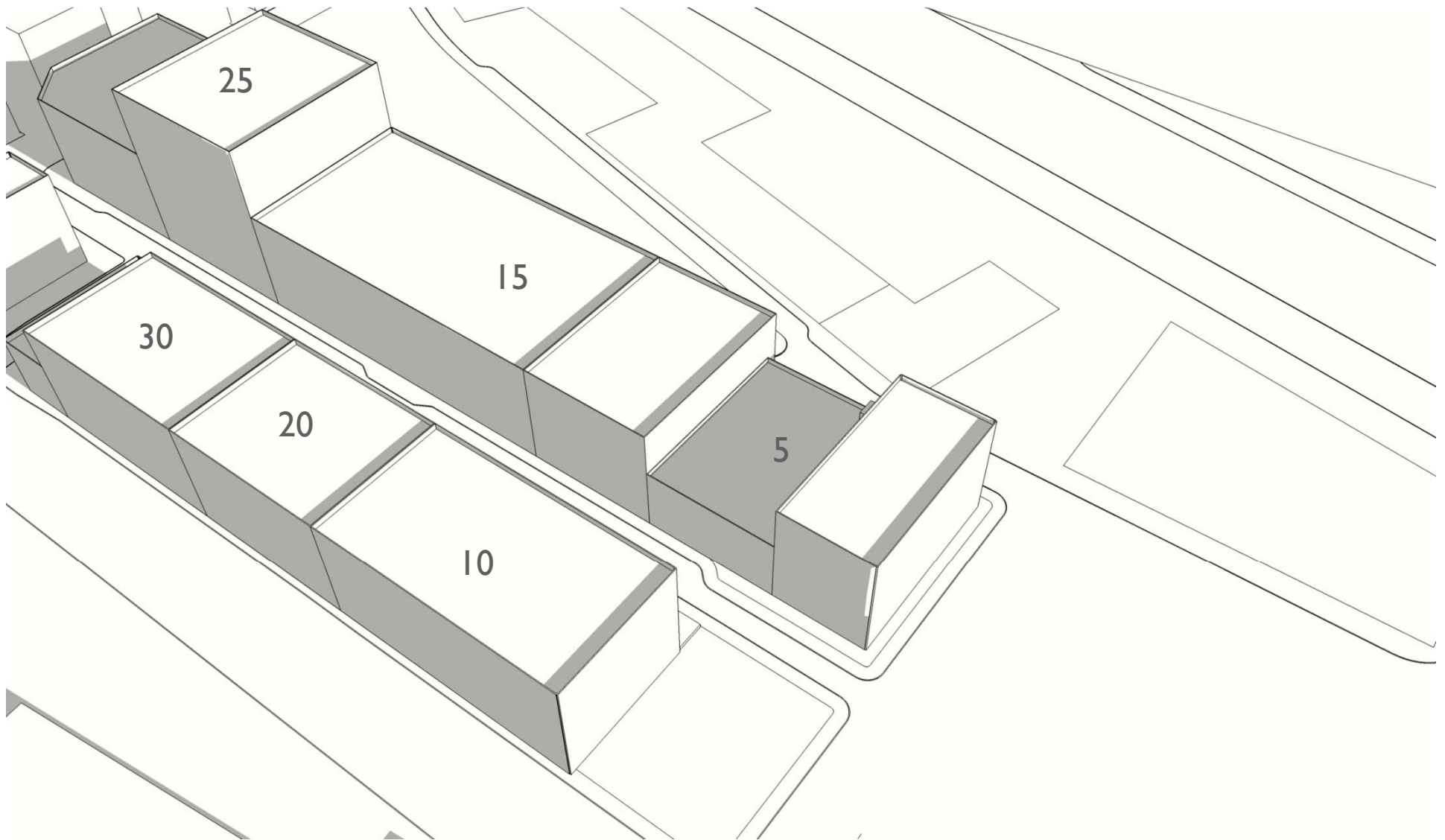
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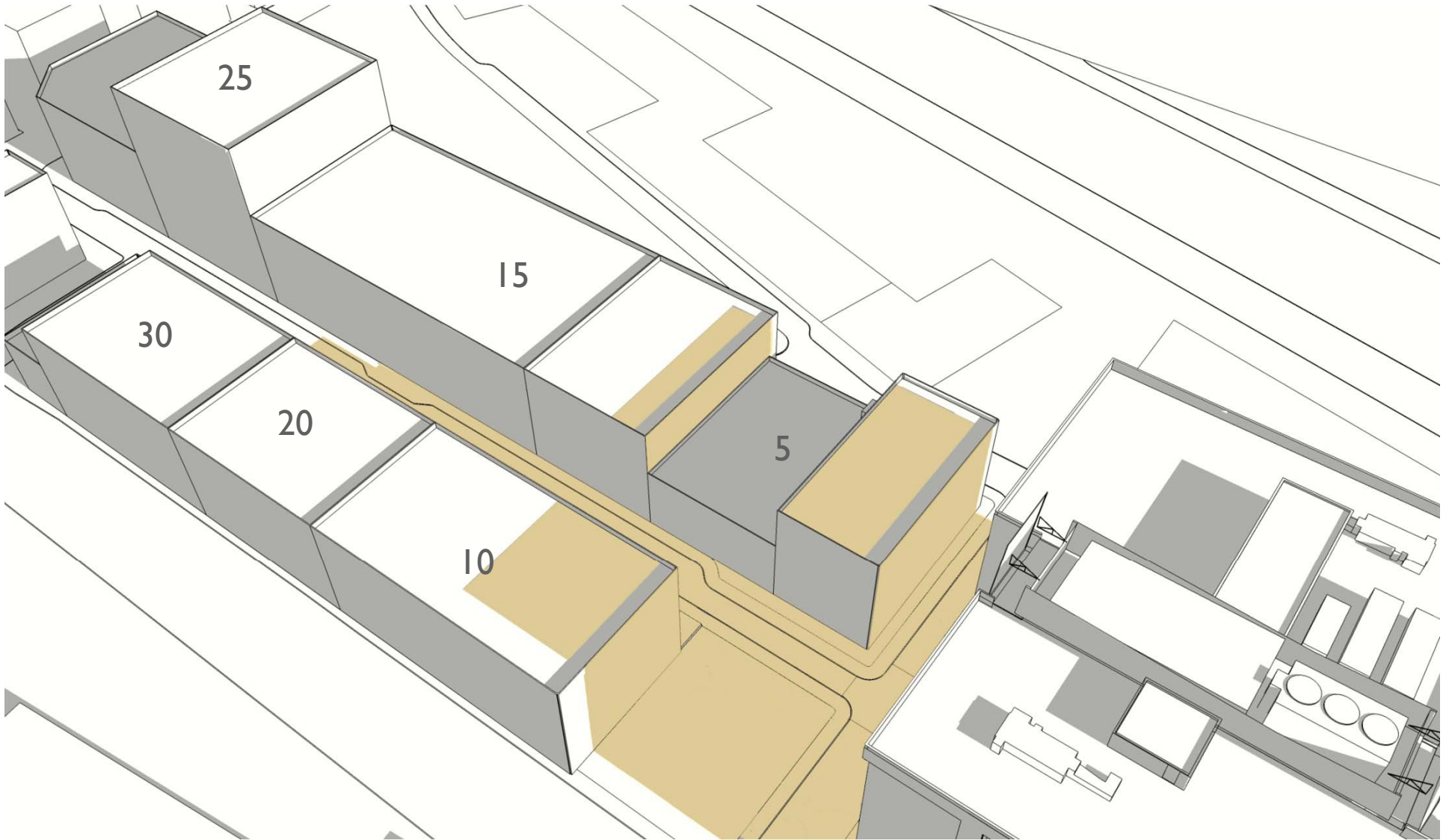
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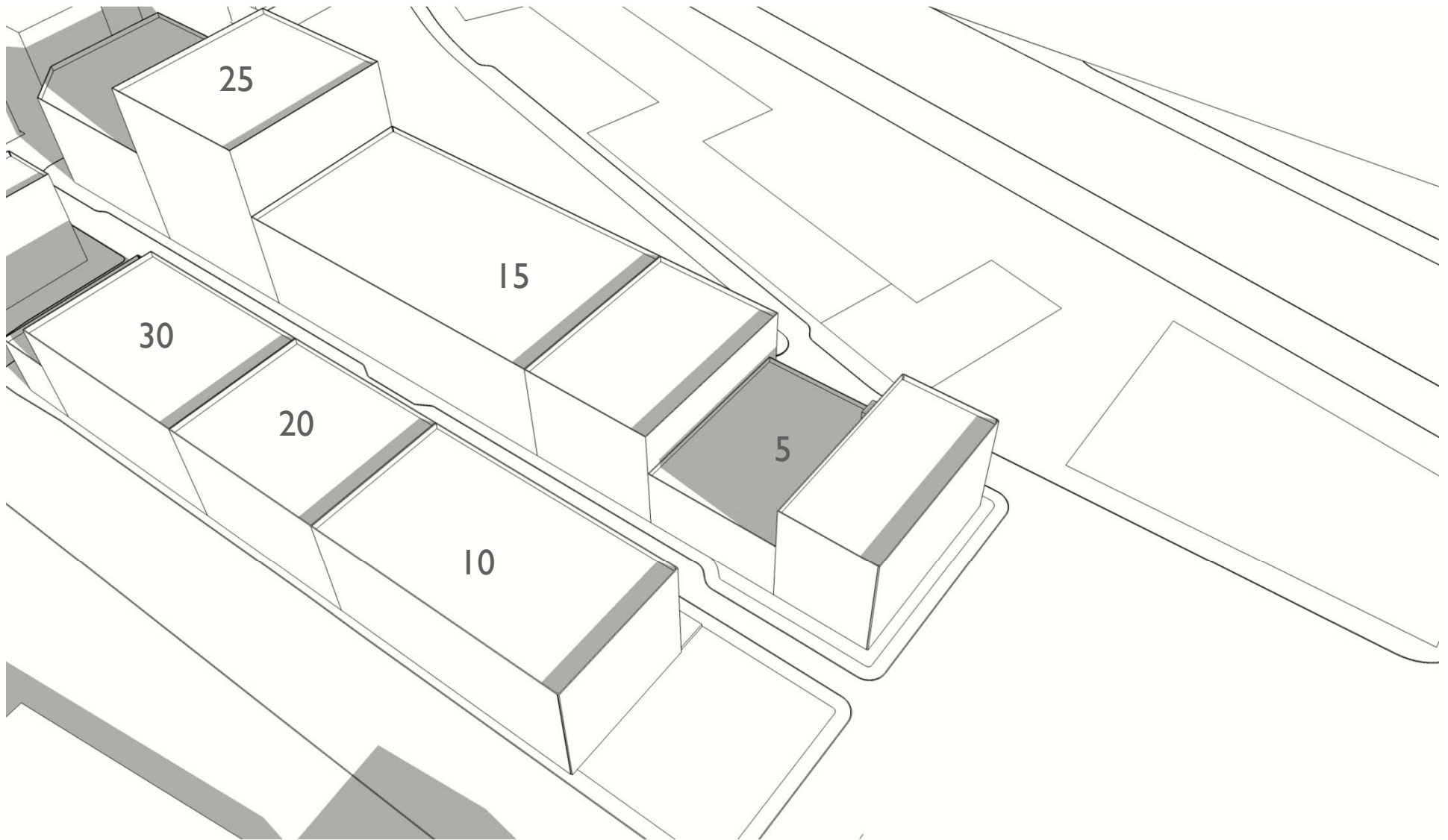
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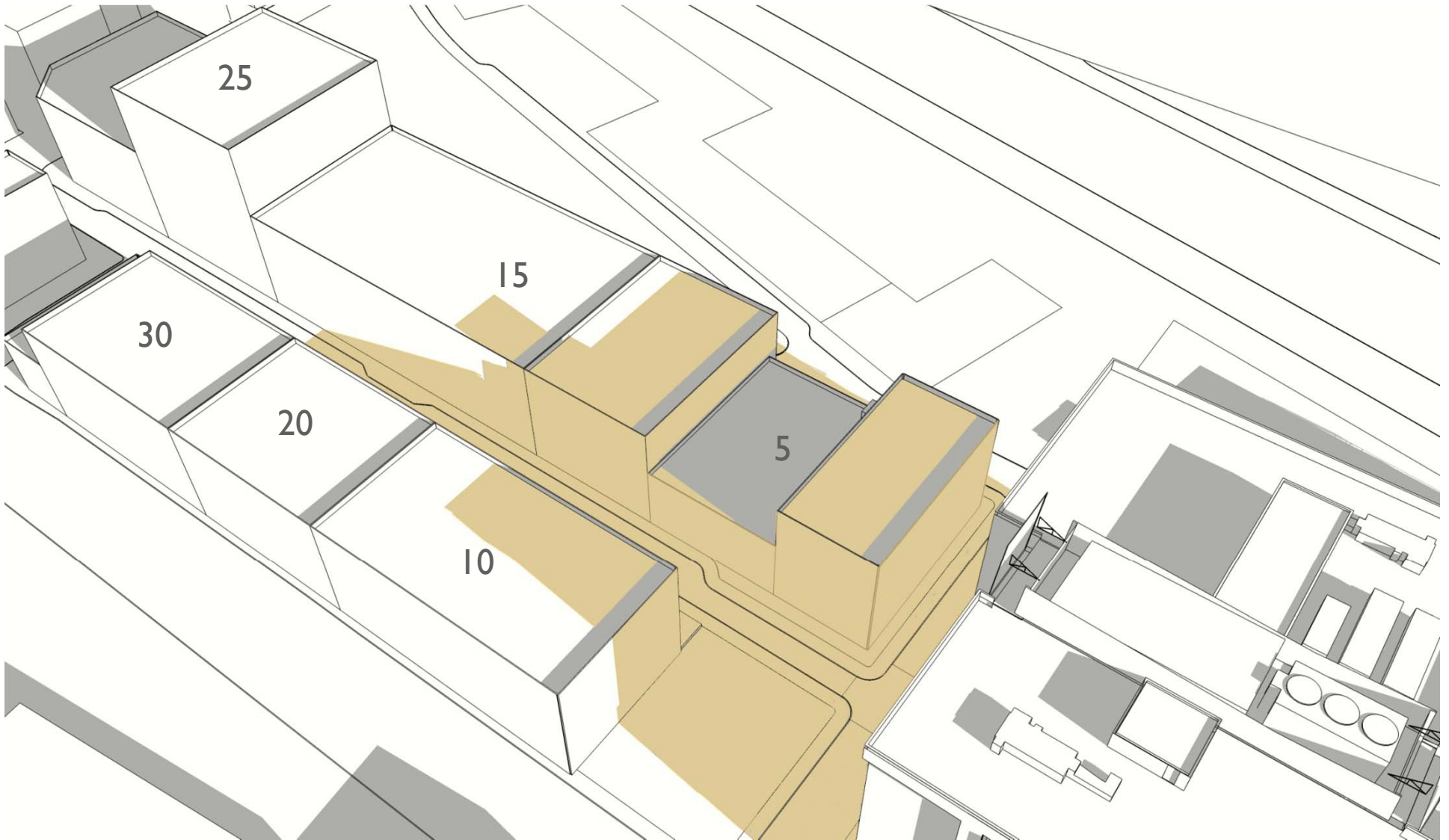
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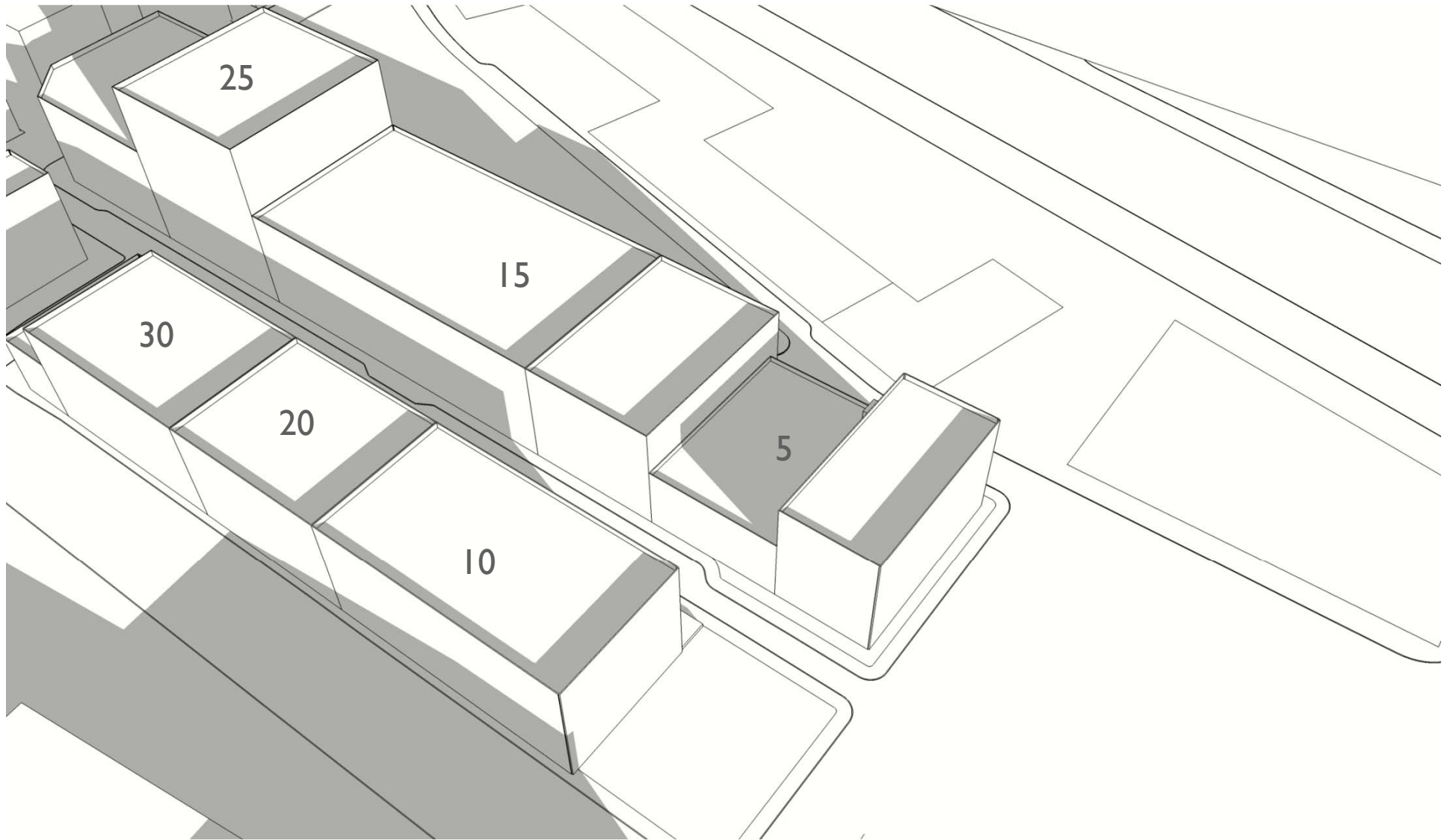
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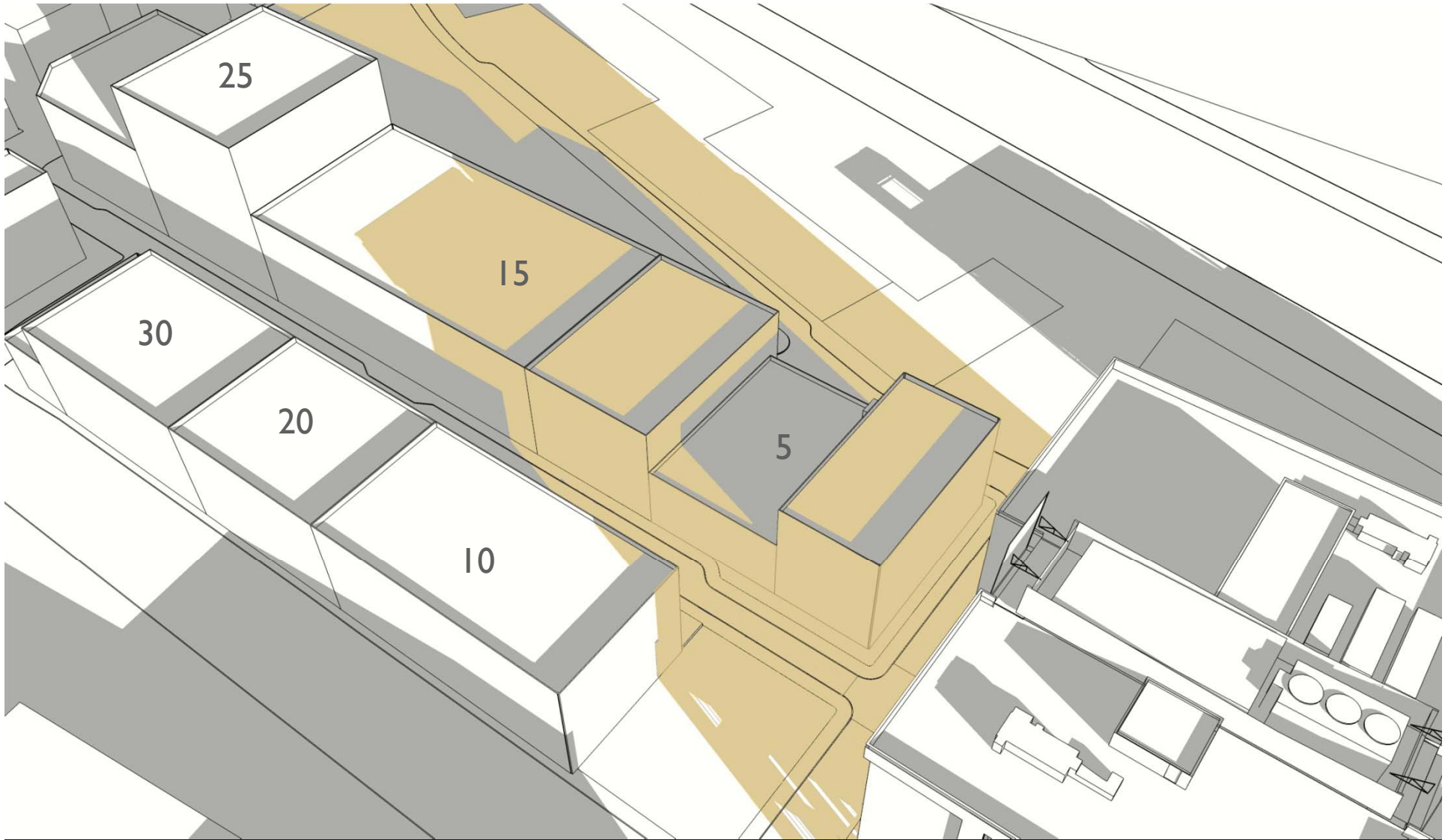
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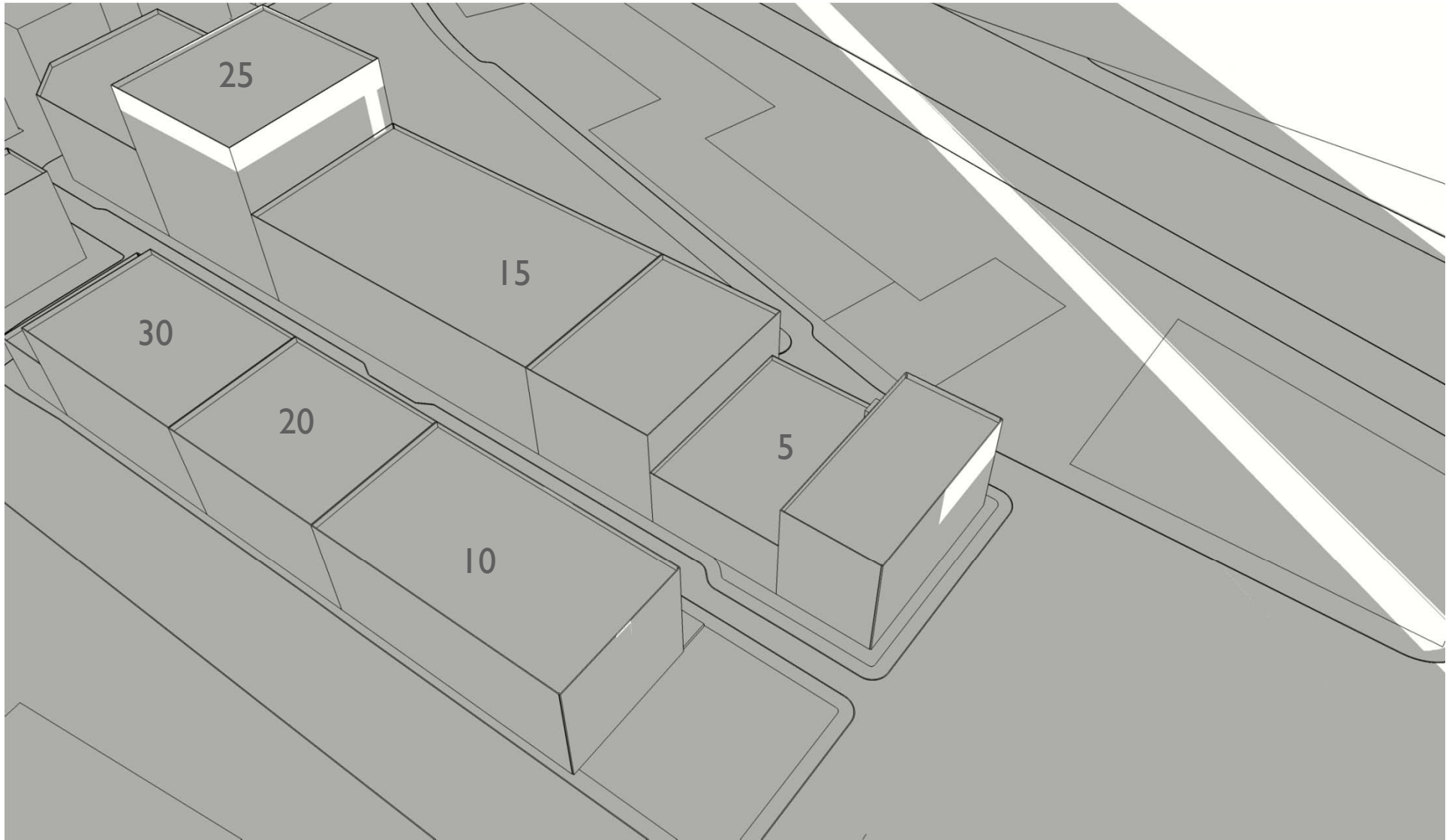
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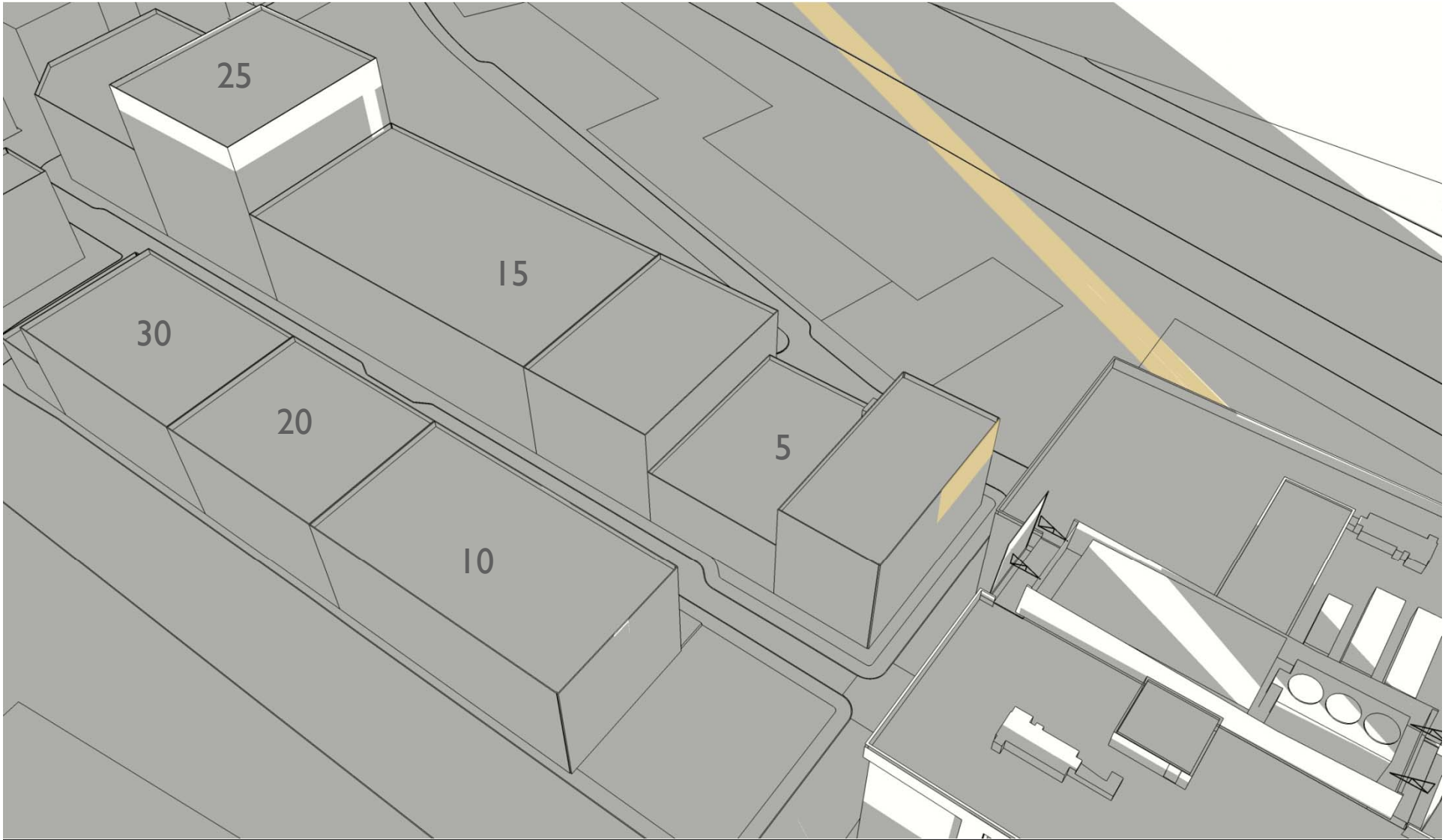
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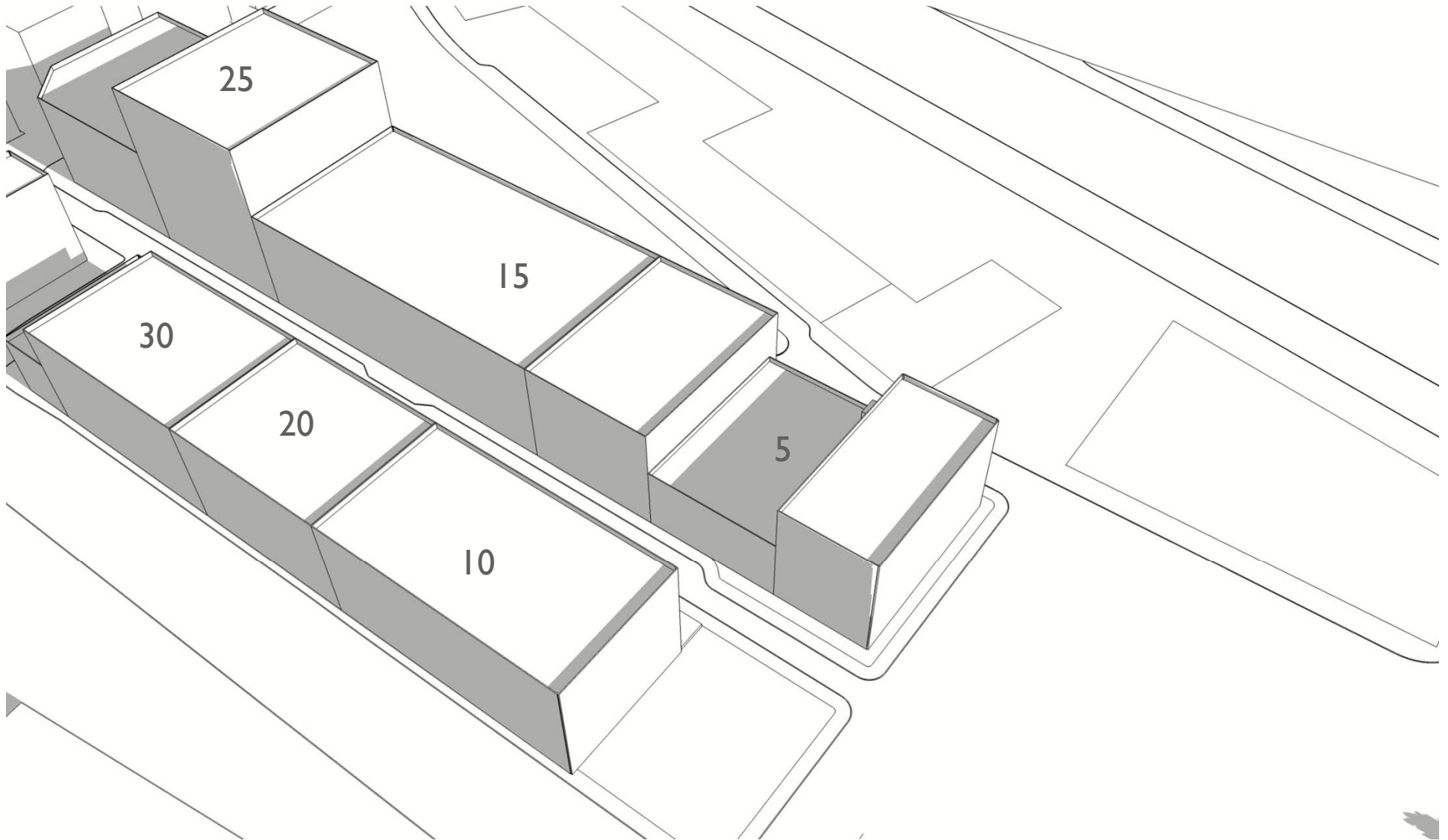
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December 21, 4:30PM – proposed



January 21, 2:06PM – existing shadows



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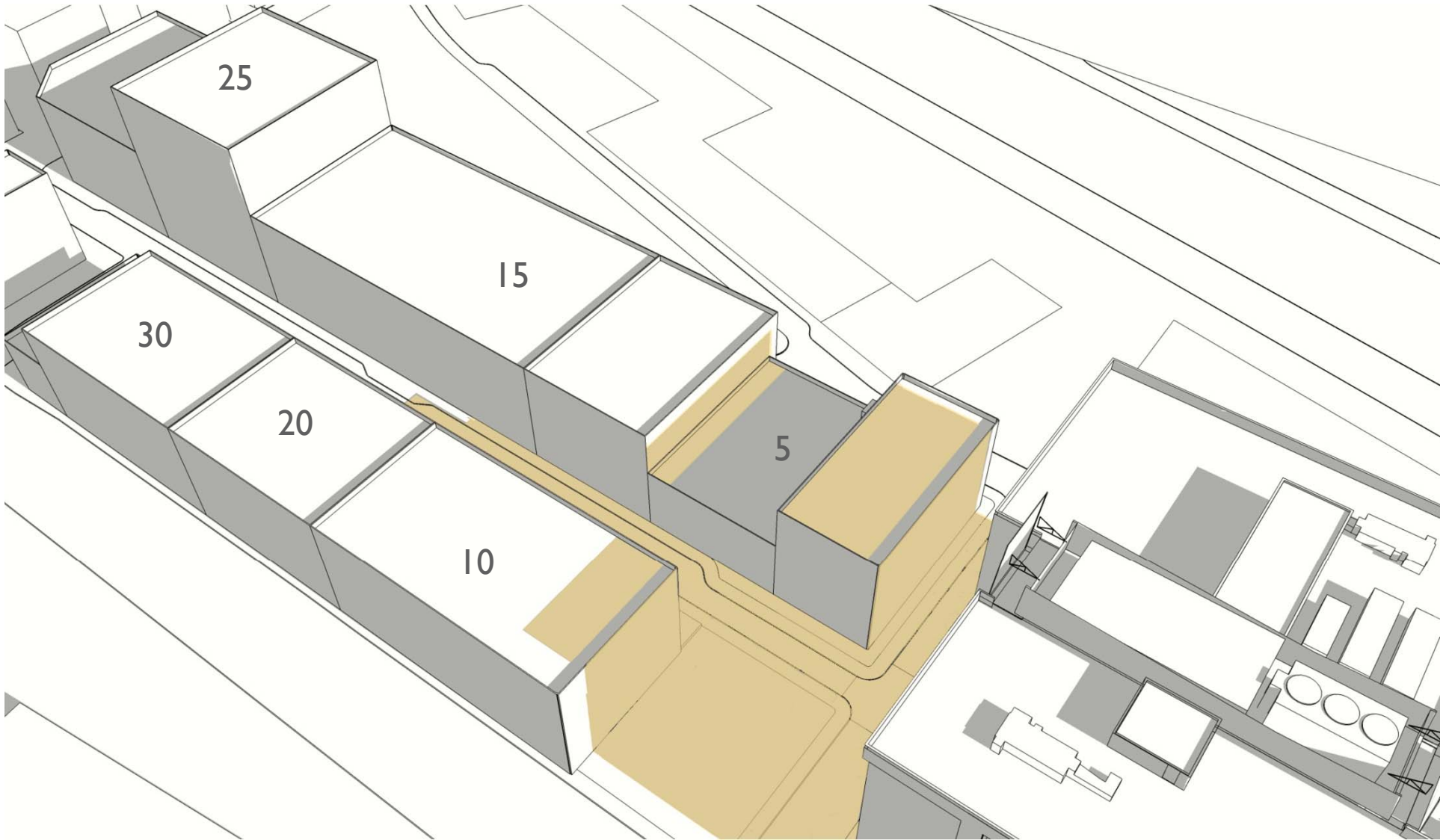
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January 21, 2:06PM – proposed



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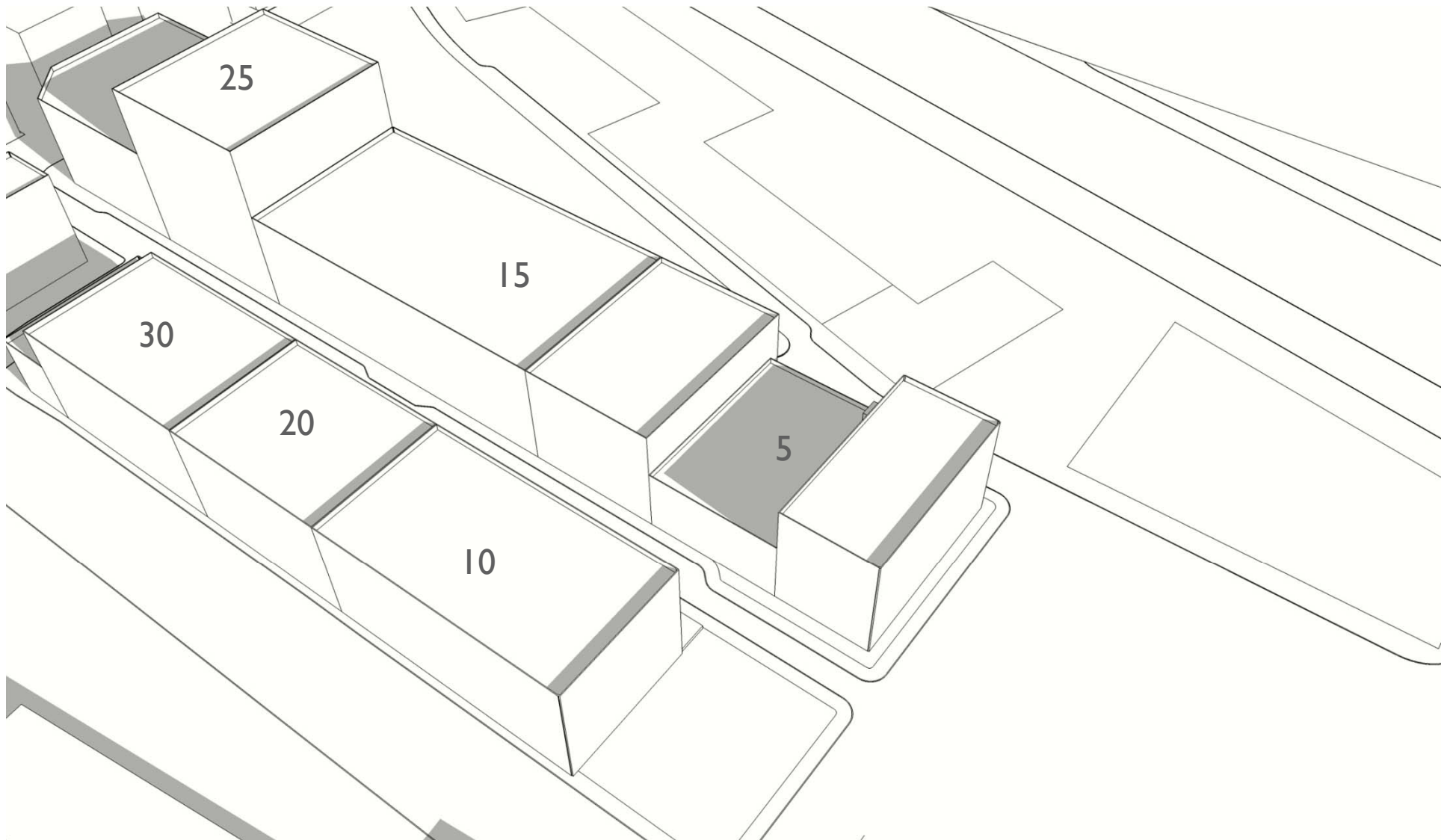
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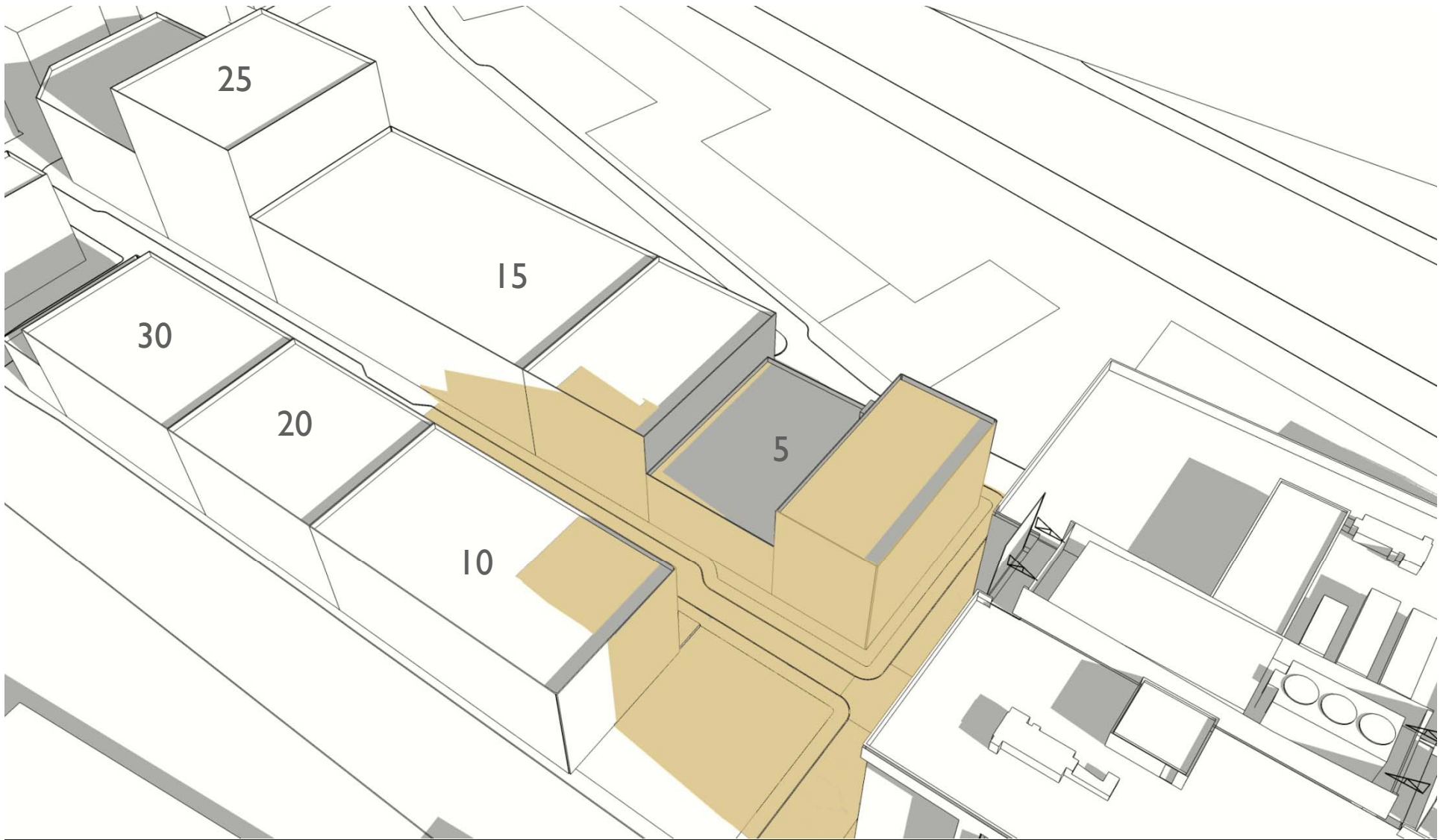
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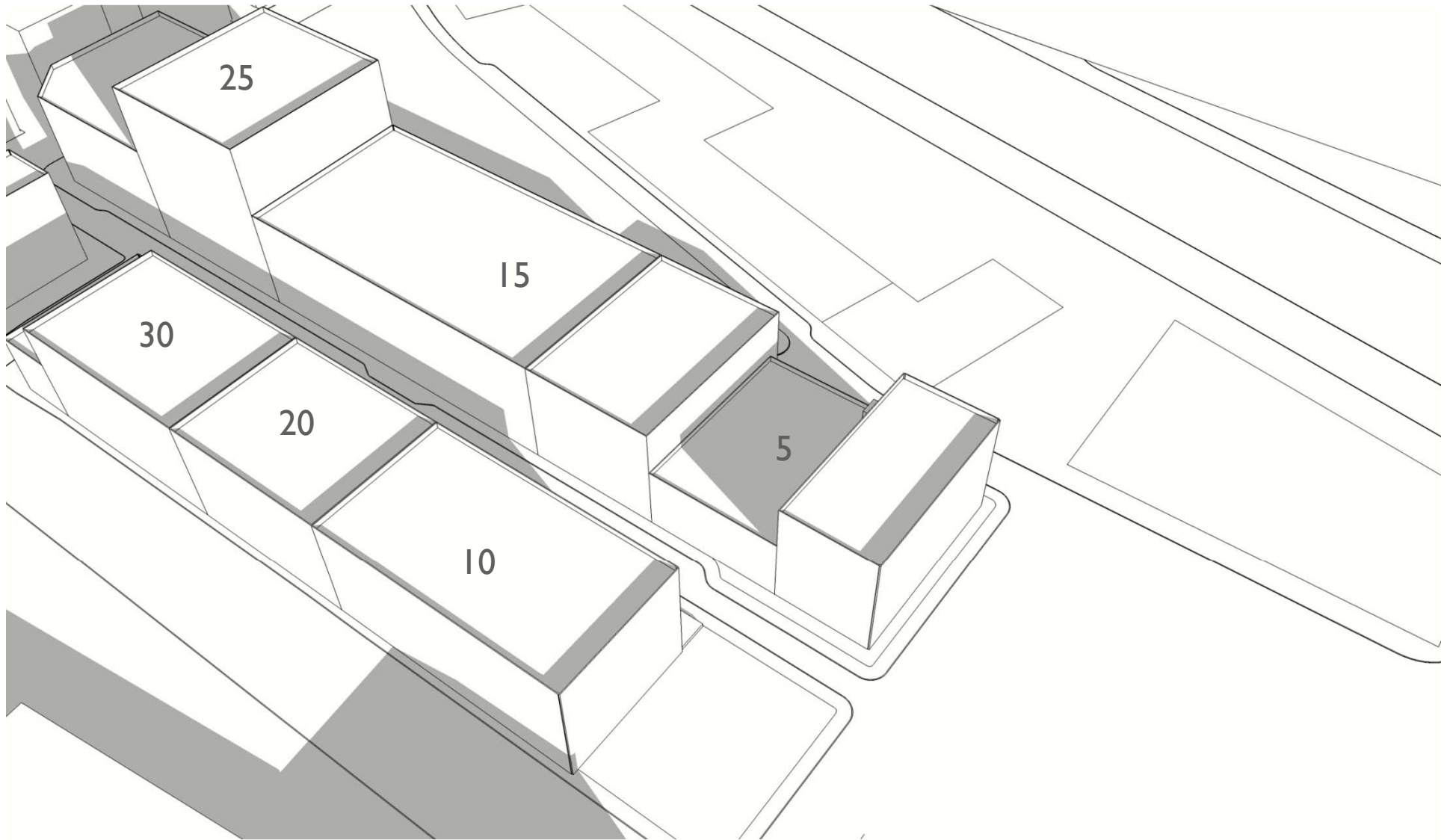
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SPALDING TOUGIAS
ARCHITECTS, INC.

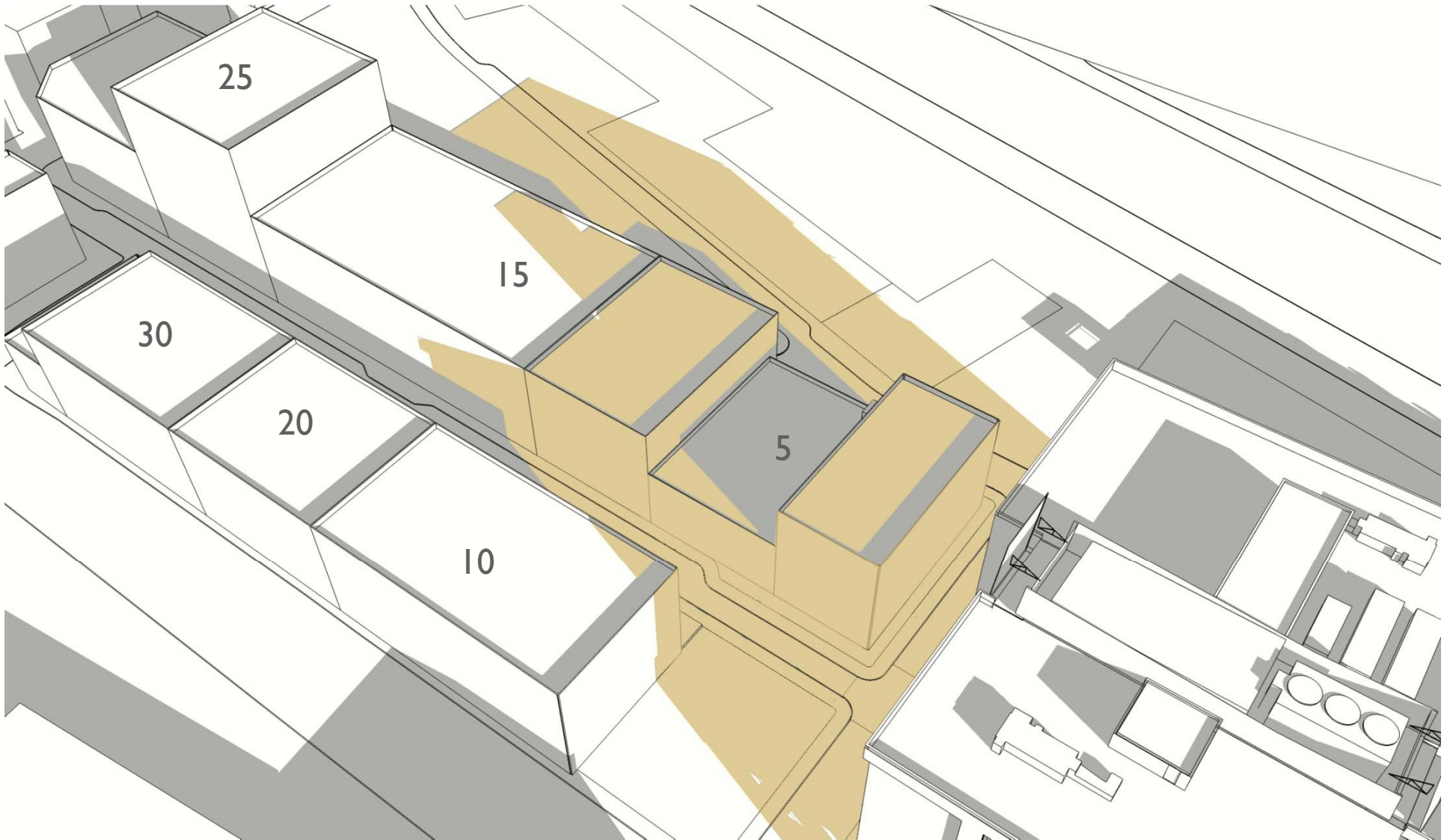
HALVORSON DESIGN
PARTNERSHIP

Commonwealth Ventures
ONE CHANNEL CENTER

05.26. 2012

ADD Inc

January 21, 3:30PM – proposed



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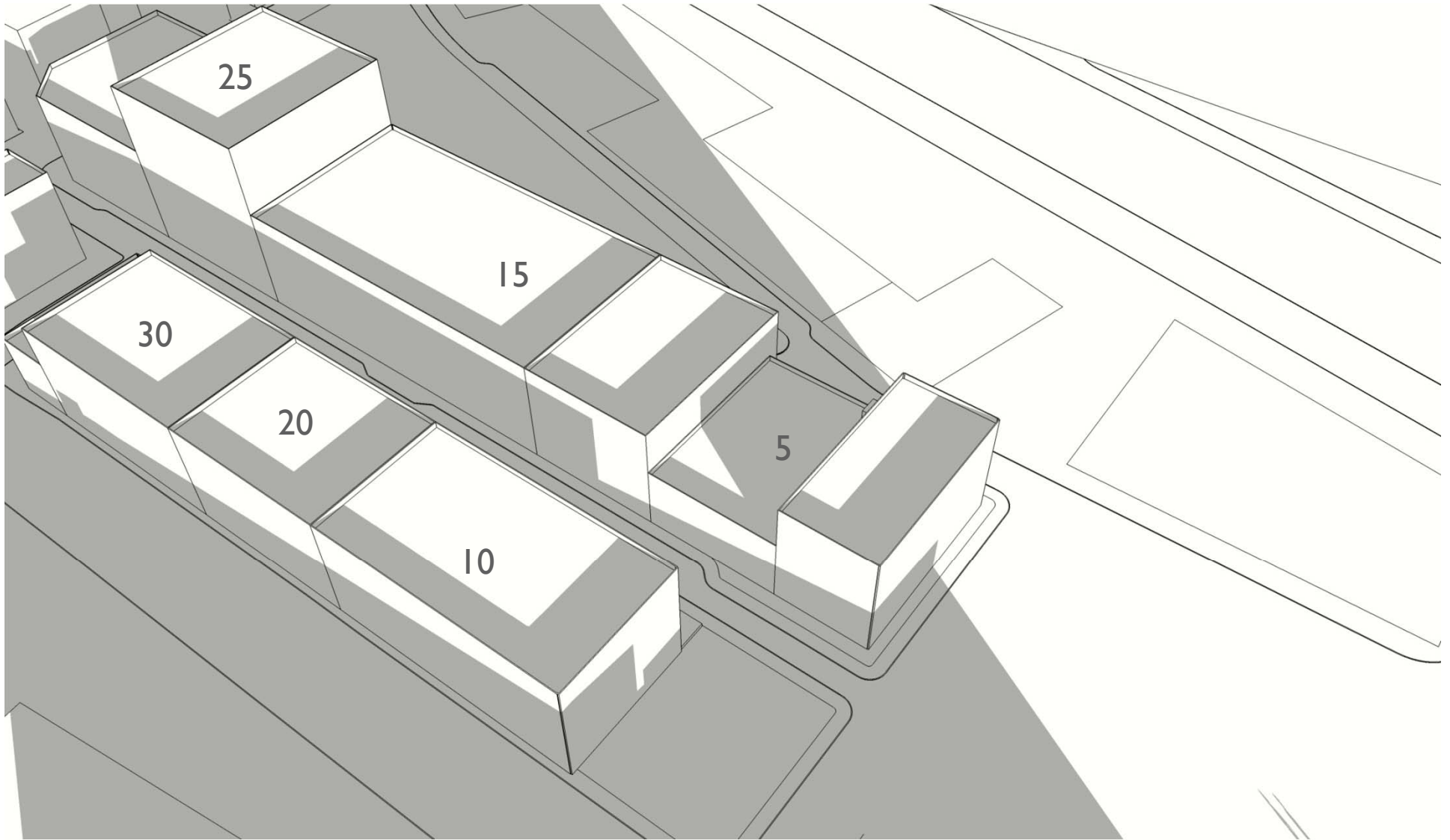
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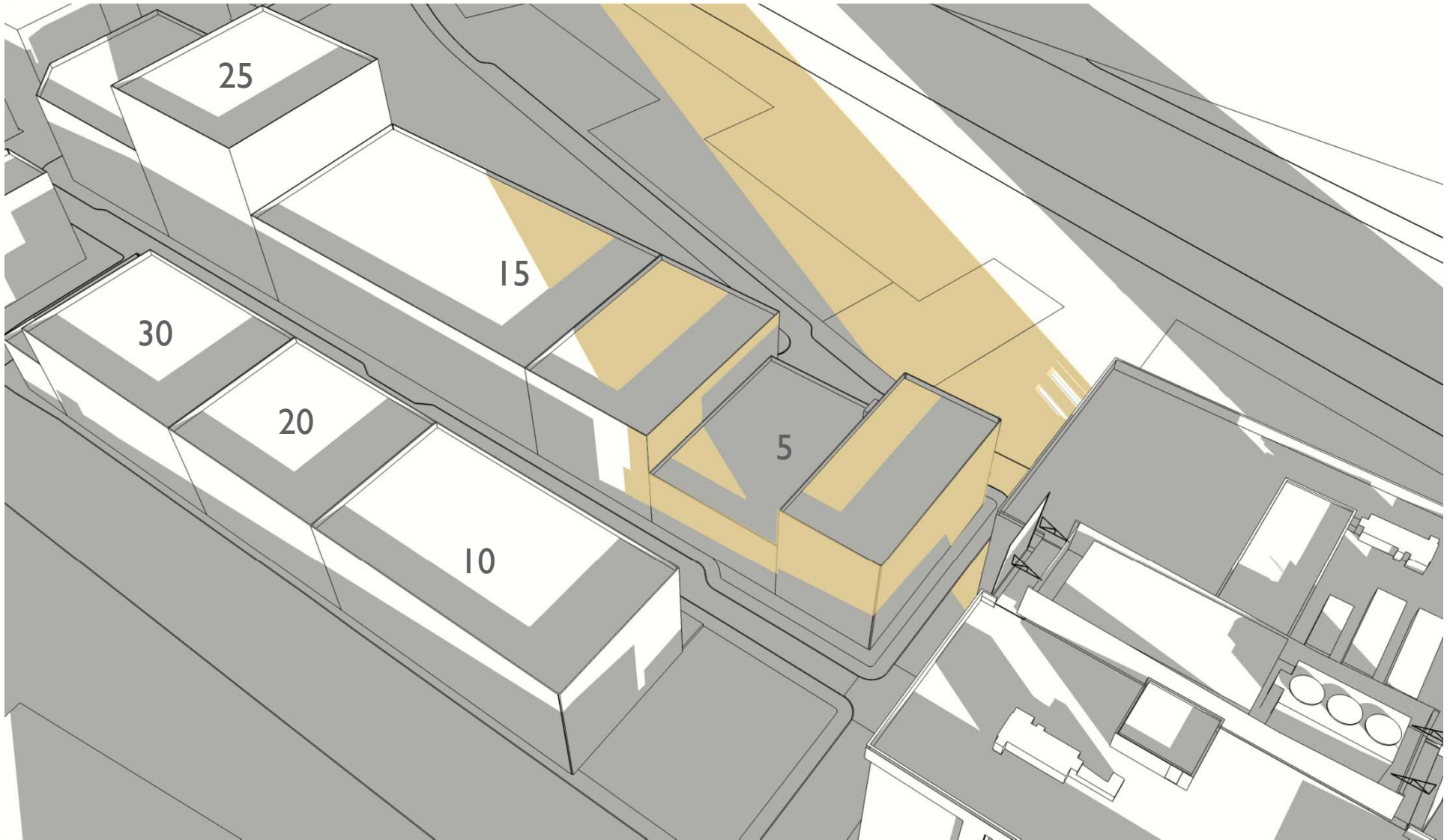
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