Introduction
  What We Heard
  & Changes we have made

Site Context & Building History
  Historic Buildings
  Industrial Character

Open Space Strategy
  Precedents
  Networks
  Typologies
  Site Circulation

Waterfront Park
  Resiliency Strategies
What We Heard:
- July BCDC Full Meeting Comments
- Community Meetings Overview
July BCDC Full Meeting Comments:

a. Divide Sub-Committee meetings into review categories:
   i. Landscape/Historic Resources
   ii. Infrastructure/Transportation
   iii. Building Massing & Character (Design Guidelines)

b. Explain Site topography & coordinate site visit

c. Indicate changes from previous PNF scheme

d. Provide Diagrams to explain ideas/intentions

e. Be clear about Infrastructure ‘must haves’.

f. Review grading & Resiliency Strategies

g. Bring options for building massing within parcel envelopes

h. Discuss ‘full commercial’ build
Community Meetings & Concerns

a. Clean Up the Site
b. Open the Site to the Neighborhood
c. Create Places the Neighborhood Will Use and Enjoy, including Historic Buildings and Open Spaces
d. More Commercial, Less Housing
e. More Parking
f. Address Traffic, Transit & Pedestrian Safety
g. Increase Overall Site Affordability to 16%
h. Reduce Density & Height
i. Ensure Responsible Site Cleanup
Changes from previous scheme:

a. Reduced Height & Massing
b. Preserved 4th Turbine Hall & pulled new buildings back from edges
c. New Connections through site and to water
d. Rebalanced Use Mix: 60% Commercial, 40% Housing (Reduced Housing Units by Almost Half to 750 units)
e. Affordability increased to 16%
f. Residential Parking Ratio Increased: 1/Unit
g. Improved Streets & Sidewalks
h. 24/7 Active Site Becomes Part of Neighborhood
i. Supportive Neighborhood Friendly Retail
j. Maintained East First Street as Residential
Site Context & Building History
Turbine Hall 1 Exterior & Interior
Re-establishing Exterior Elevations
Open Space Strategy

Gantry Plaza State Park

West Harlem Piers Park

Stranden-Aker Brygge

Industrial Waterfront Parks
Industrial Waterfront Parks

Bruner/Cott architects and planners

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Industrial Waterfront Parks

Sugar Beach

The Bentway

East River Park

Sugar Beach

The Bentway

East River Park
Overall Plan

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Stantec

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Open Space Network

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Resiliency

District-Scale Flood Protection / Source: Climate Ready Boston
Projected Sea Level Rise + Coastal Flooding 2070s

Stormwater Flooding - Long Term

South Boston Projected Sea Level Rise, Coastal, and Stormwater Flooding / Source: Climate Ready Boston
Existing Condition: Climate Change Vulnerability

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Proposed: Site Resiliency Plan

Sea Level Rise - Base Flood Elevation, as predicted by the Boston Harbor Flood Risk Model 1% Coastal Flood Exceedance Probability for the year 2070 scenario, which includes 3.2 inches of sea level rise above 2013 tide levels, an additional 2.5" for land subsidence and the 1% annual chance flood.
Maximum High Tide: 2018
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Sea Level Animation
Sea Level Rise: 2030
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BCDC Subcommittee Meeting
August 20, 2019