

A photograph of a city skyline, likely Boston, featuring a mix of modern glass skyscrapers and older brick buildings. In the foreground, there is a multi-level highway interchange with several cars and a white van. The sky is overcast. The text 'AGENDA:' is overlaid in white on the left side of the image.

# AGENDA:

- Process and Recap
- Parcel 27
- ITB Outline
- Draft Guidelines
- Next Steps

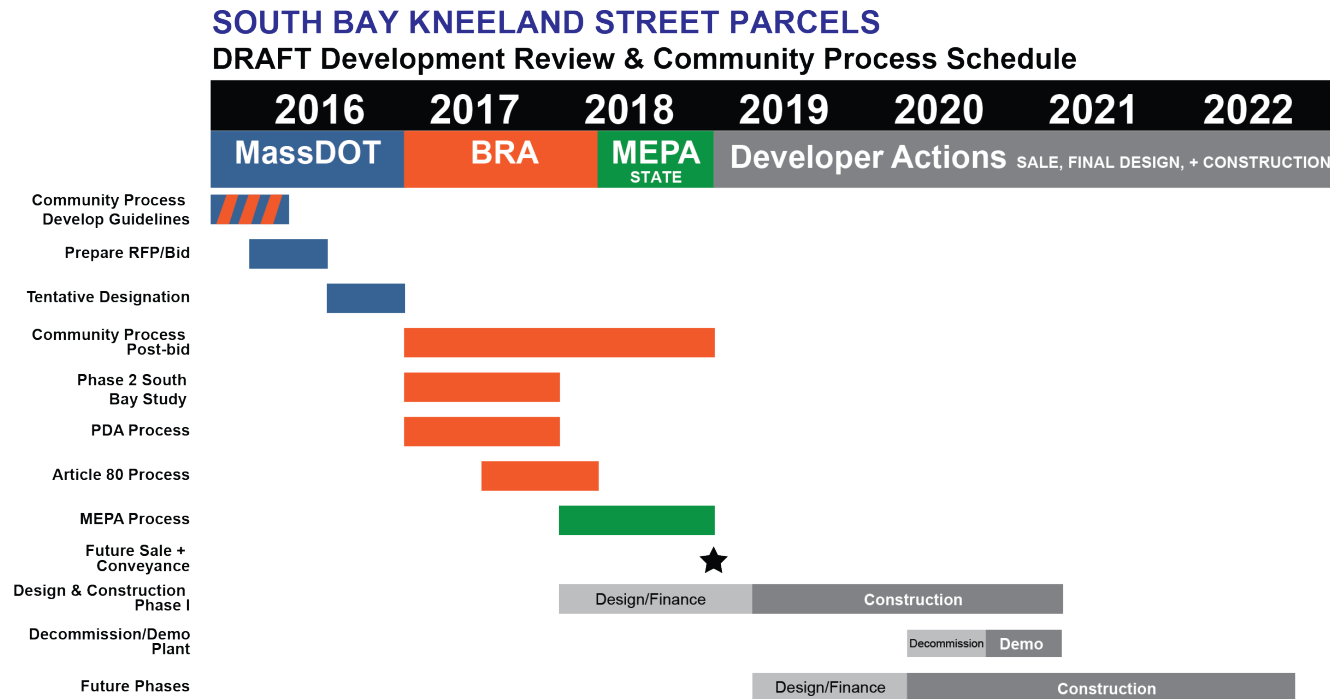
# *Process and Recap*

- Press Conference
- Meeting 1 – March 3:
  - Introduction to project
  - Public comment



# Process and Recap

- Meeting 2 – March 29:
  - Presentation of disposition, permitting & planning process
  - Breakout session for community input to development guidelines

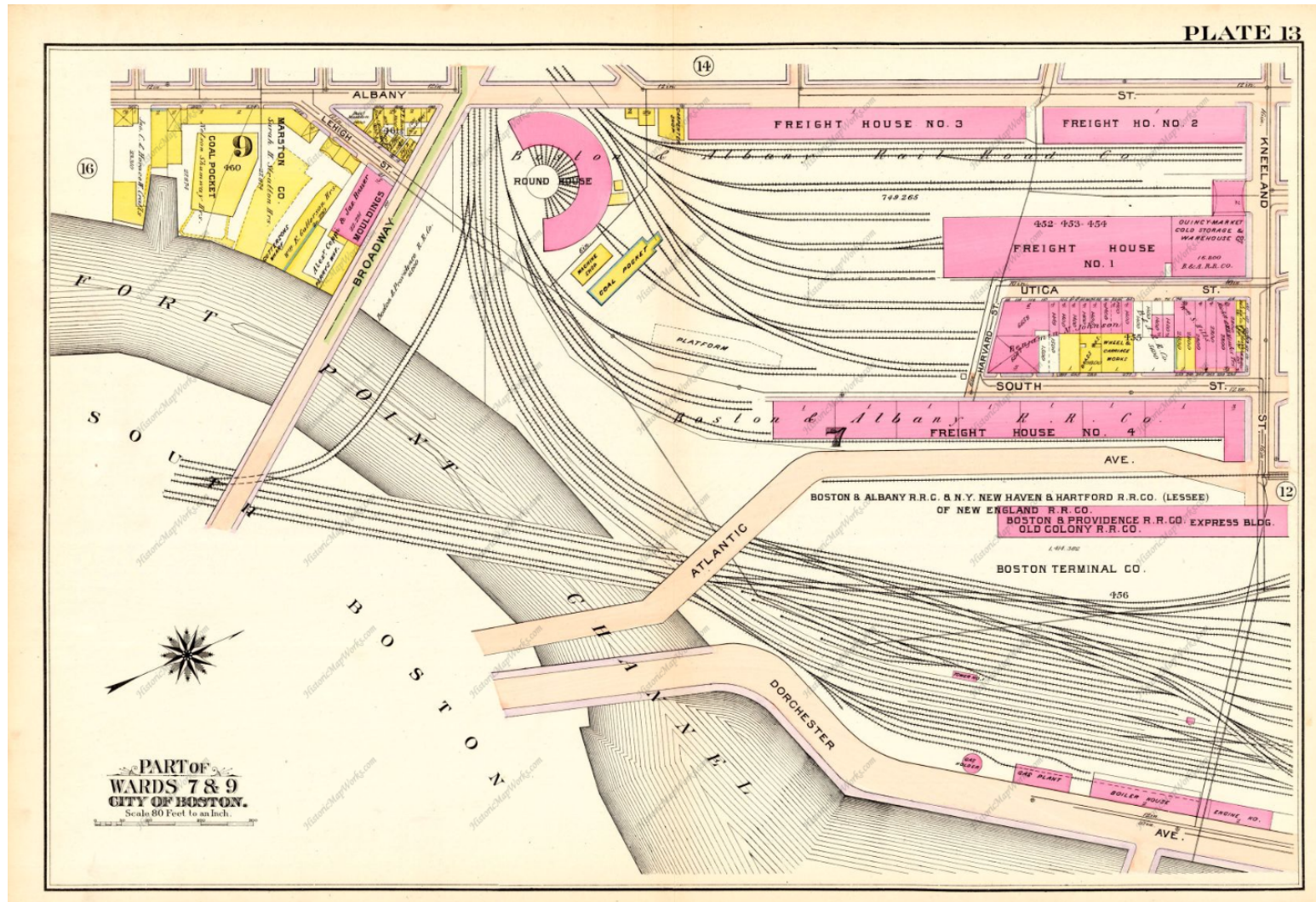


# Process and Recap

- Meeting 3 – May 17:
  - Review of Parcel 27 analysis
  - ITB
  - Draft Guidelines
- Meeting 4 – June 7:
  - Presentation of final development guidelines and ITB outline



# Site History



1908

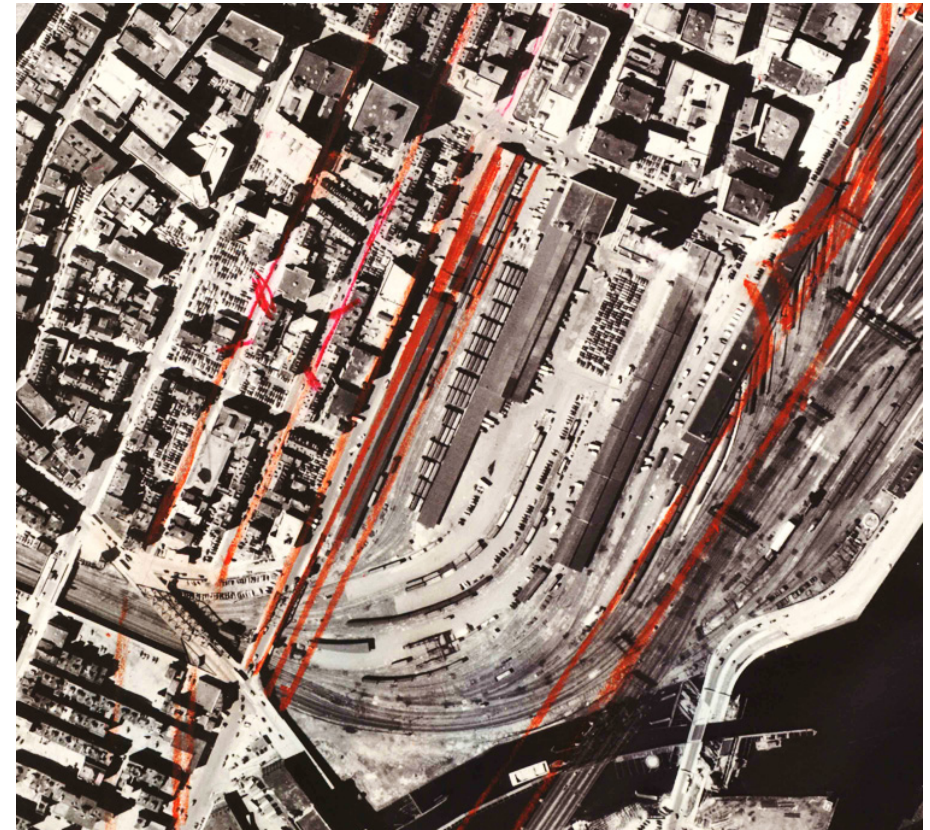
Boston 1908 Proper and Back Bay. G.W. Bromley & Co. Historic Map Works

# Site History



1930

Boston Public Library



1950 approx.

MassDOT Cultural Resources Unit

# Site History



2015

Google Earth

# Parcel 27

## South Bay 2004 Study:

- Proposed community vision was a complete redevelopment of South Bay's 20 acres
- Did not take into account 3 dimensional development conditions or financial feasibility

## Chinatown Master Plan 2010:

- Recognized that Parcel 27 had long term potential but recommended phasing of South Bay development with a priority on developing terra firma parcels first – Parcels 25 and 26.
- Did not consider air quality



# Parcel 27

## ULI Report 2012:

- Evaluated some of the basic market assumptions associated with the 2004 study and determined that redevelopment of Parcel 27 & area south of South Station Connector was NOT economically feasible
- Noted major infrastructure constraints
- Encouraged creative placemaking strategies for Parcel 27 similar to those identified as part of Chinatown Master Plan

# Today

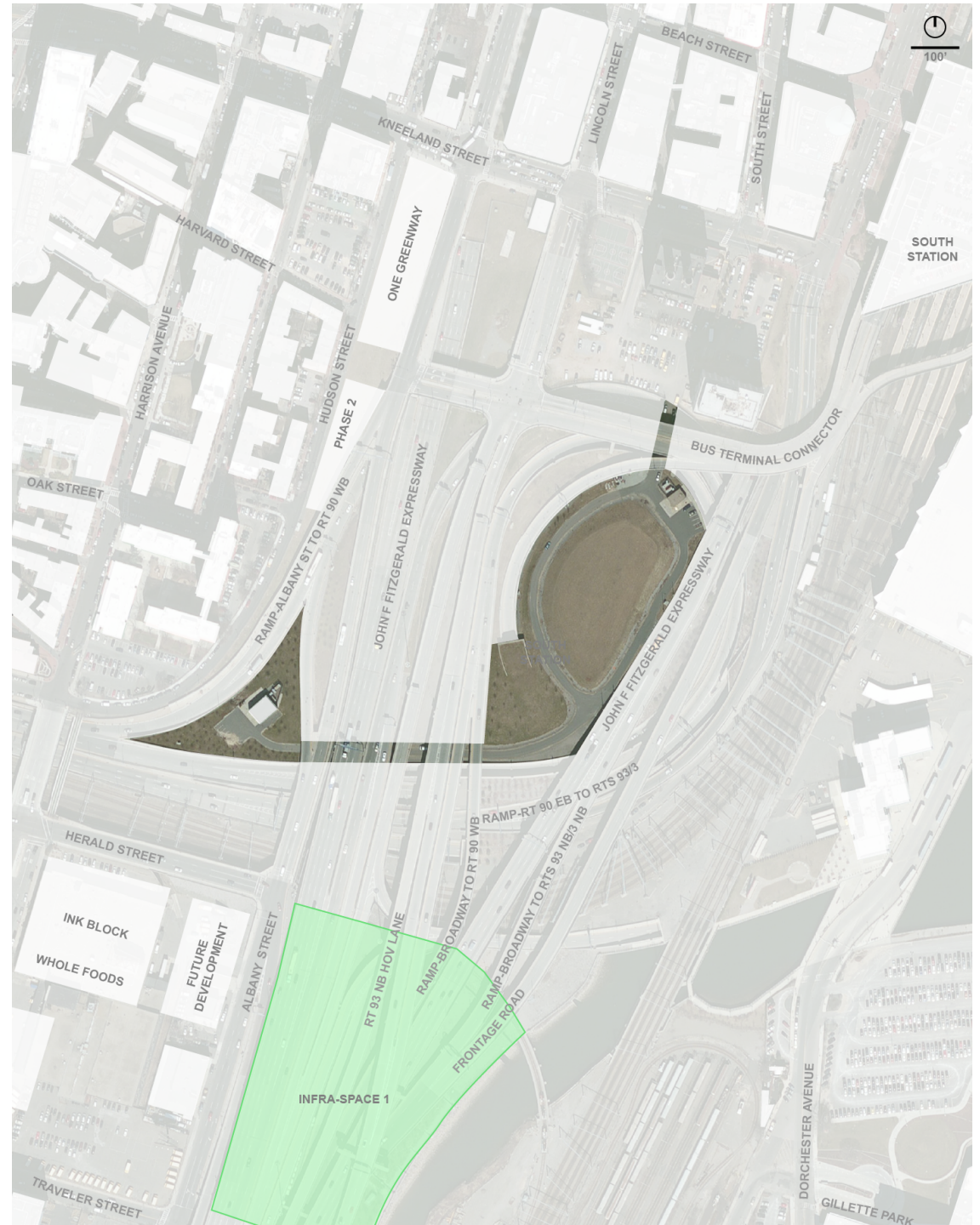
- We believed that parcels south of South Station Connector were not developable for conventional market uses
- At last meeting, there was discussion of developing terra firma on Parcel 27
- We agreed to explore viable development strategies as well as placemaking, open space, and connections to the South End and other neighborhoods

# Site constraints



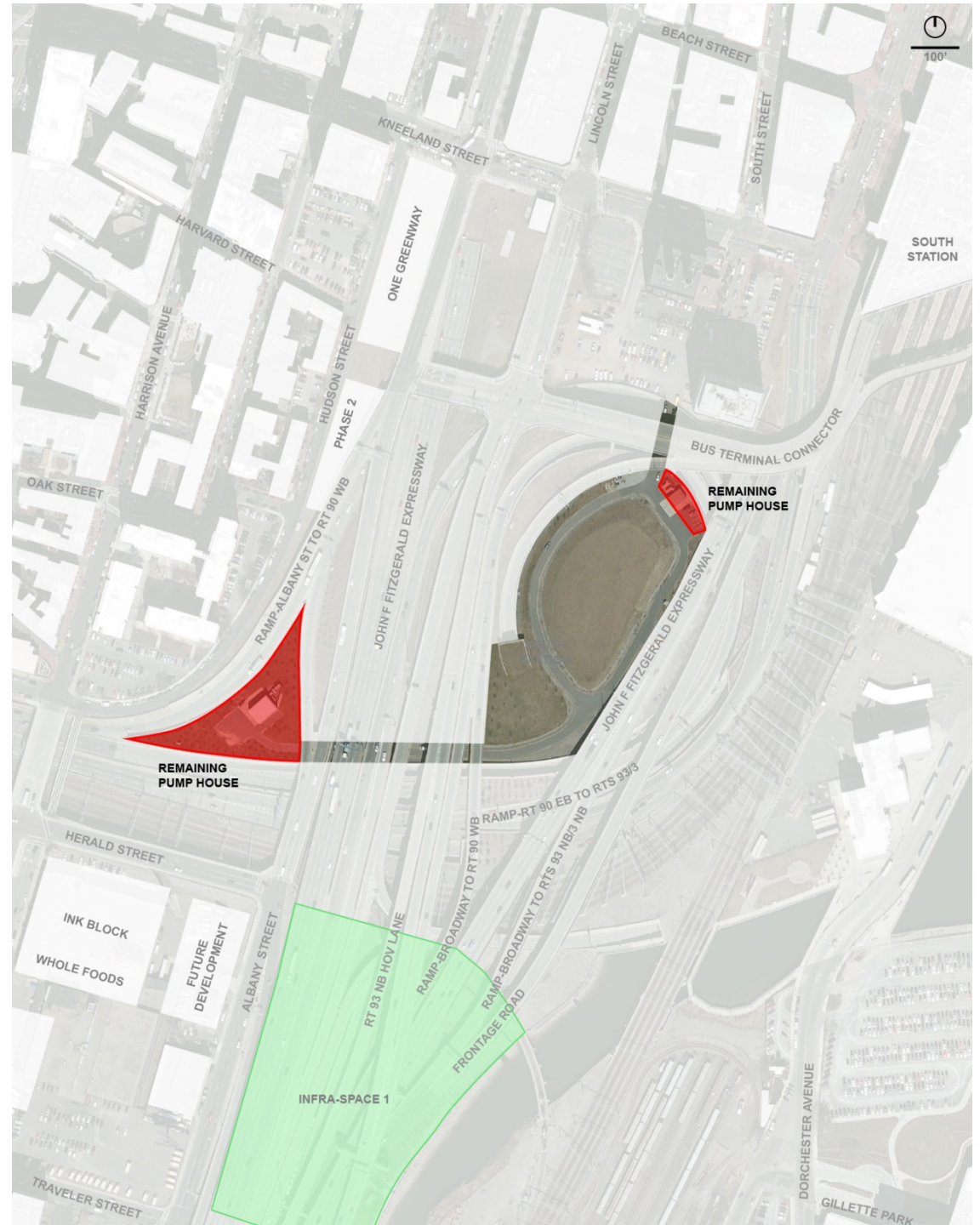
## Existing conditions

- Extent of accessible area



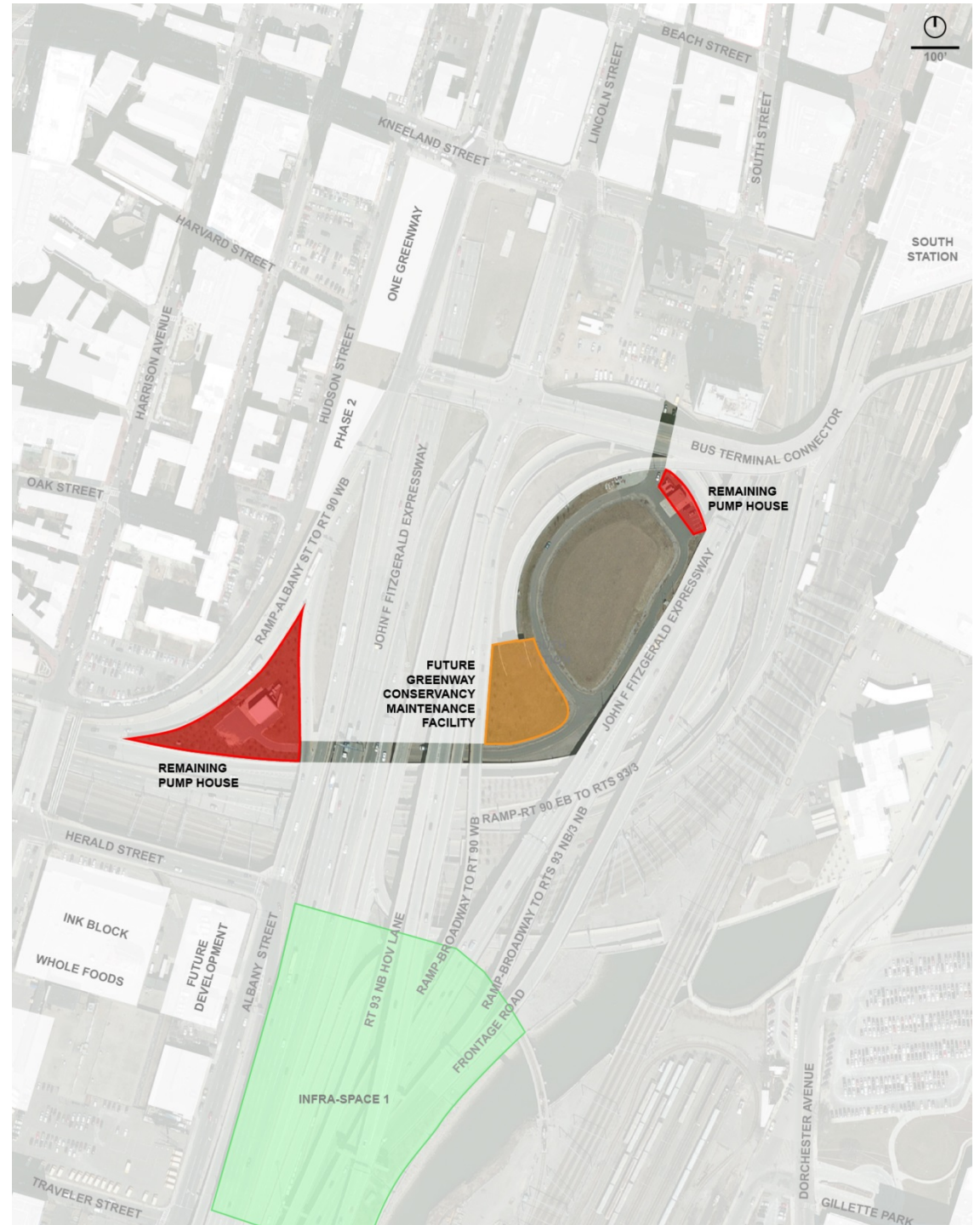
## Remaining uses

- Two (state) pump house locations to remain in use



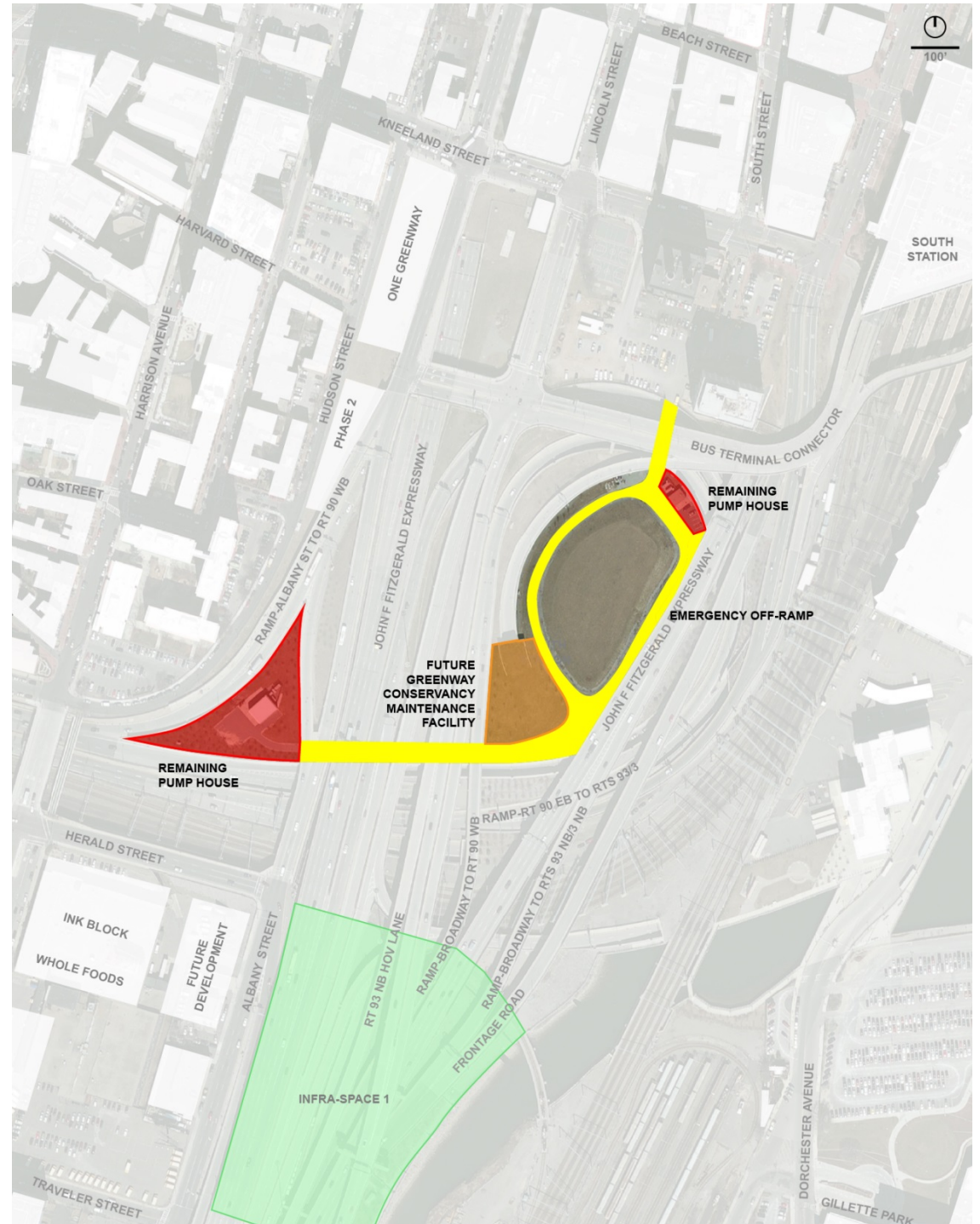
## New uses

- Future Greenway Conservancy maintenance facility planned for portion of site
- Consists of both shed and open storage.



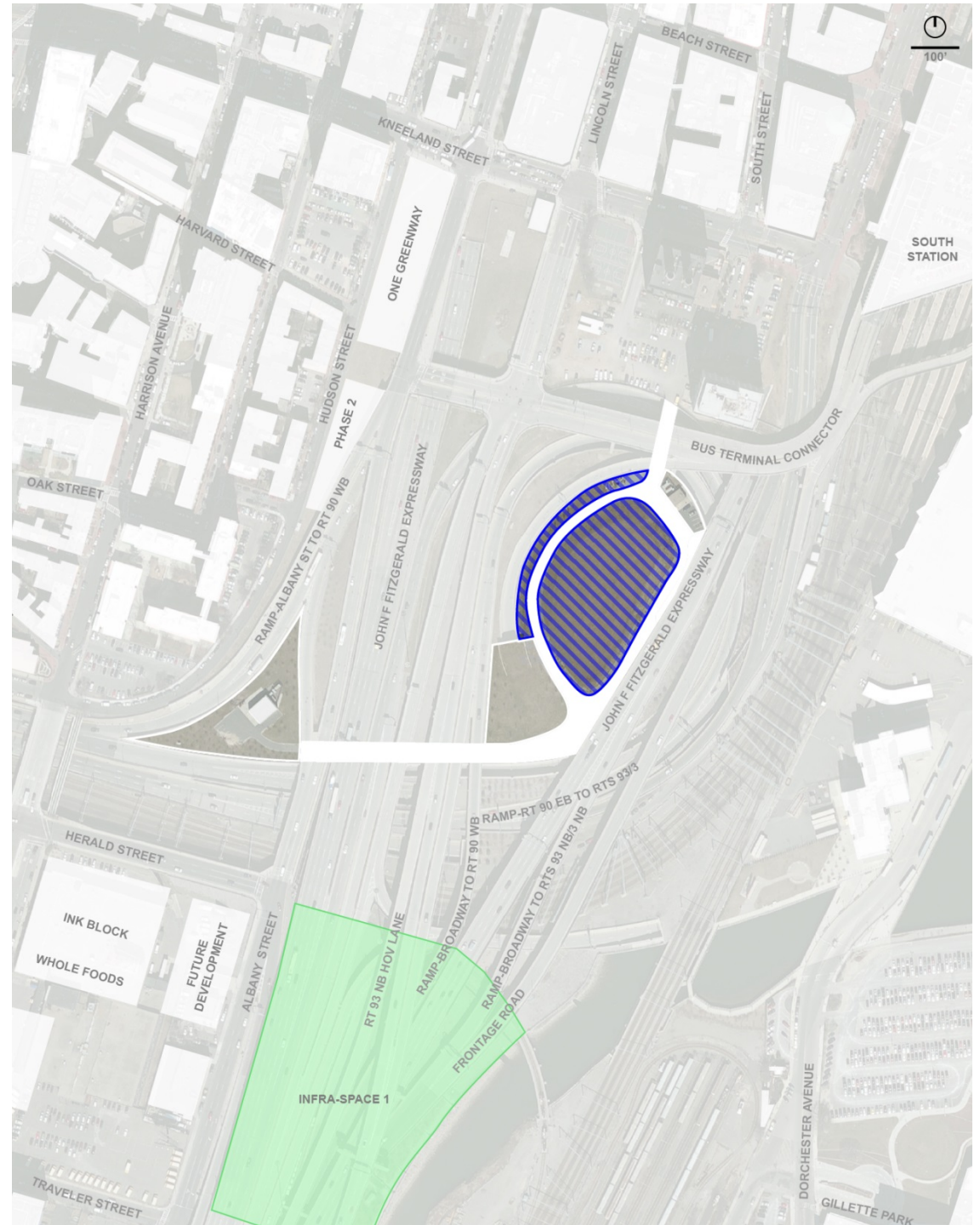
## Accessibility uses

- Site access requirements
- Including an emergency off-ramp for I-93 before tunnel



## Remaining area

- Majority of remaining area is an asbestos landfill from the Big Dig
- There are grade and access issues
- Air quality may be an issue
- Only one access point may cause safety issues





# Parcel 27 Access Issues

How would you get there?

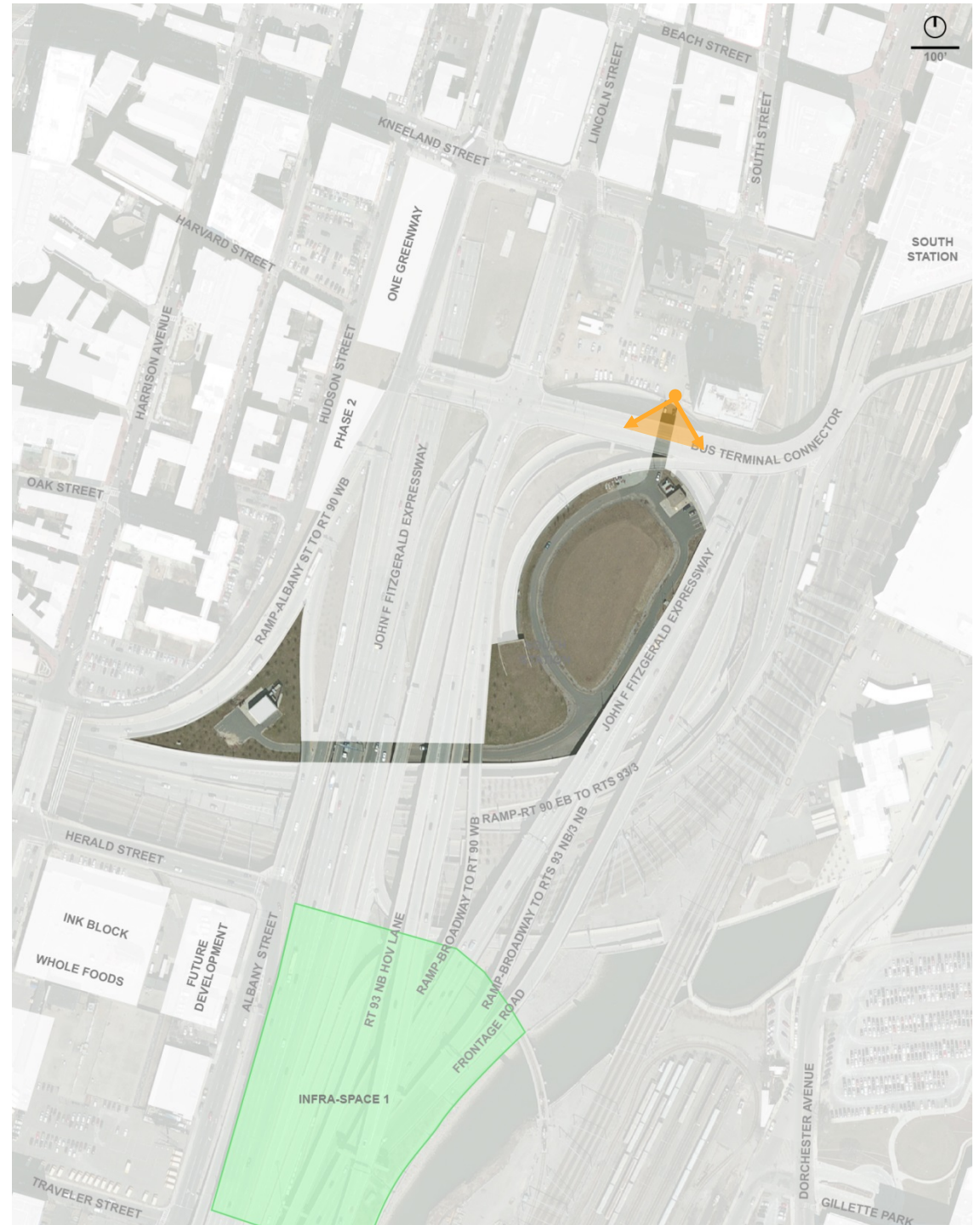


Parcel 27



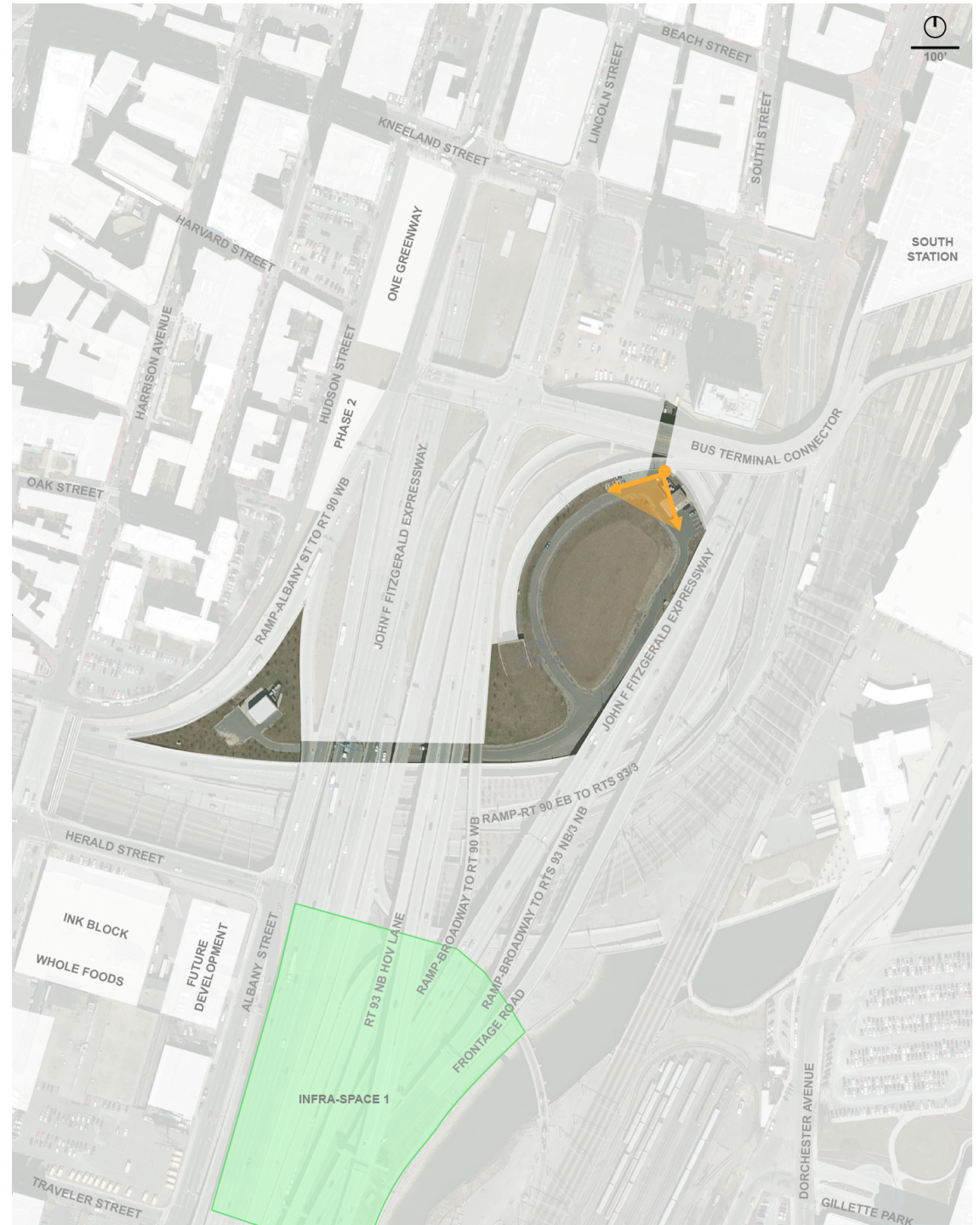
## Existing conditions

- 27'-wide entrance
- Only access to parcel



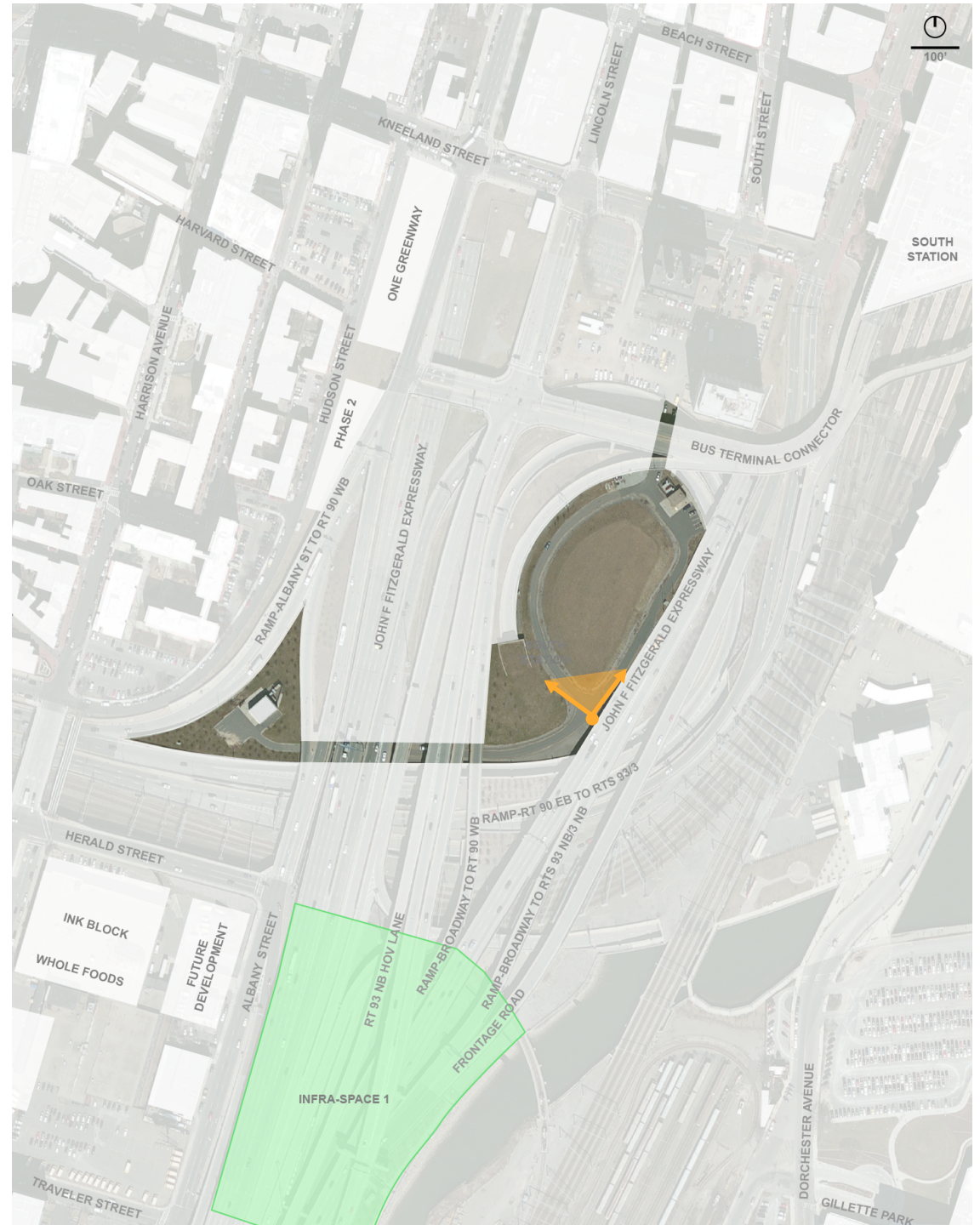
## Existing conditions

- Front slope of the landfill
- About 15'-tall



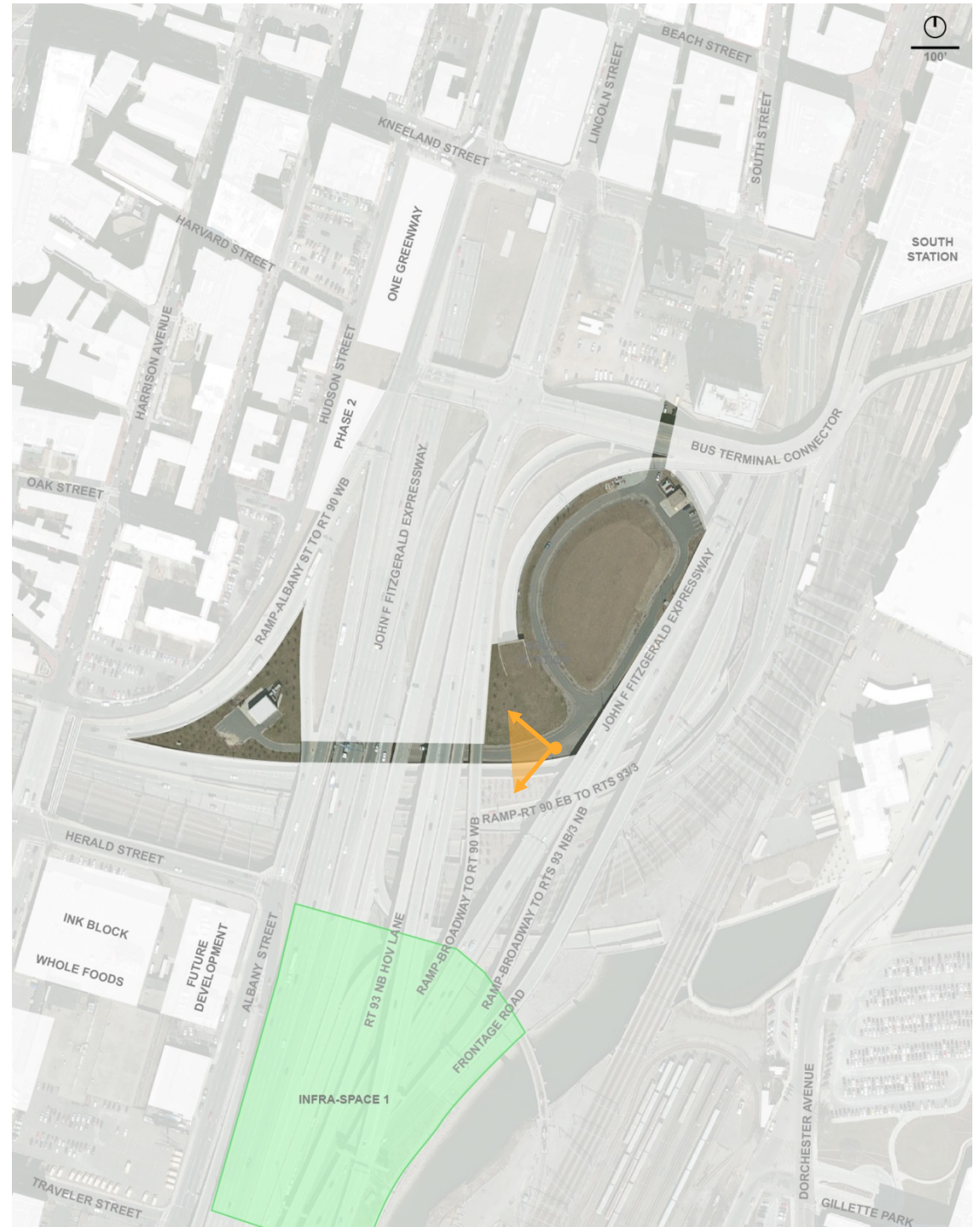
## Existing conditions

- Back slope of landfill
- About 6'-tall



## Existing conditions

- View under highways
- Not much space available
- Low ceiling height except at driveway

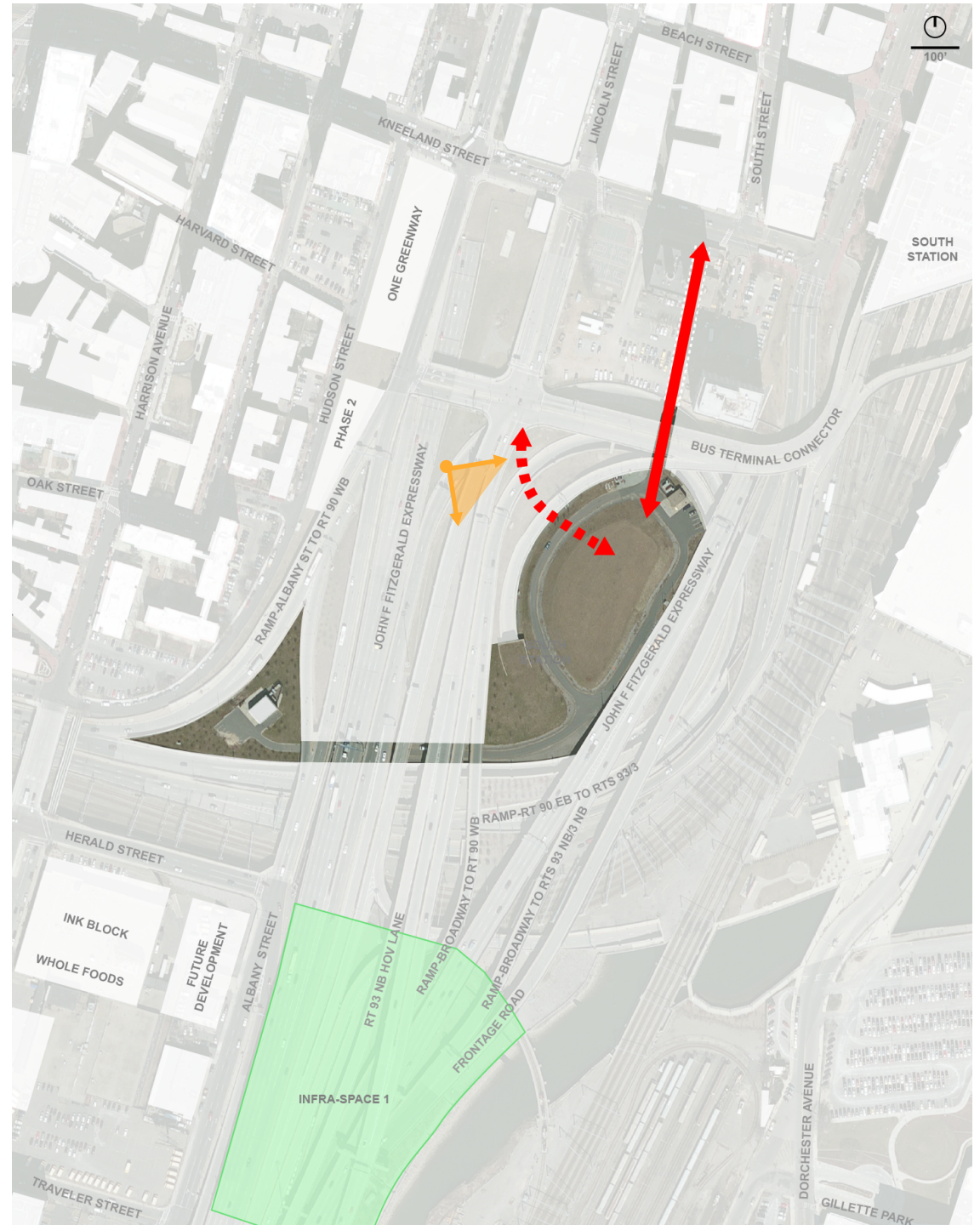


*Where is the Front Door?*



## New road access for potential building uses

- Insufficient access
  - Existing driveway too narrow
  - Little potential for new vehicular entrance
- No “front door” to development





## *Market-oriented Development doesn't work*

1. Developer will not pursue if there is no front door and site is isolated. Who would rent?
2. Ground conditions
3. Grade and infrastructure constraints
4. Other site constraints
5. Surrounded by highway ramps
6. Emergency egress

# Potential Connections

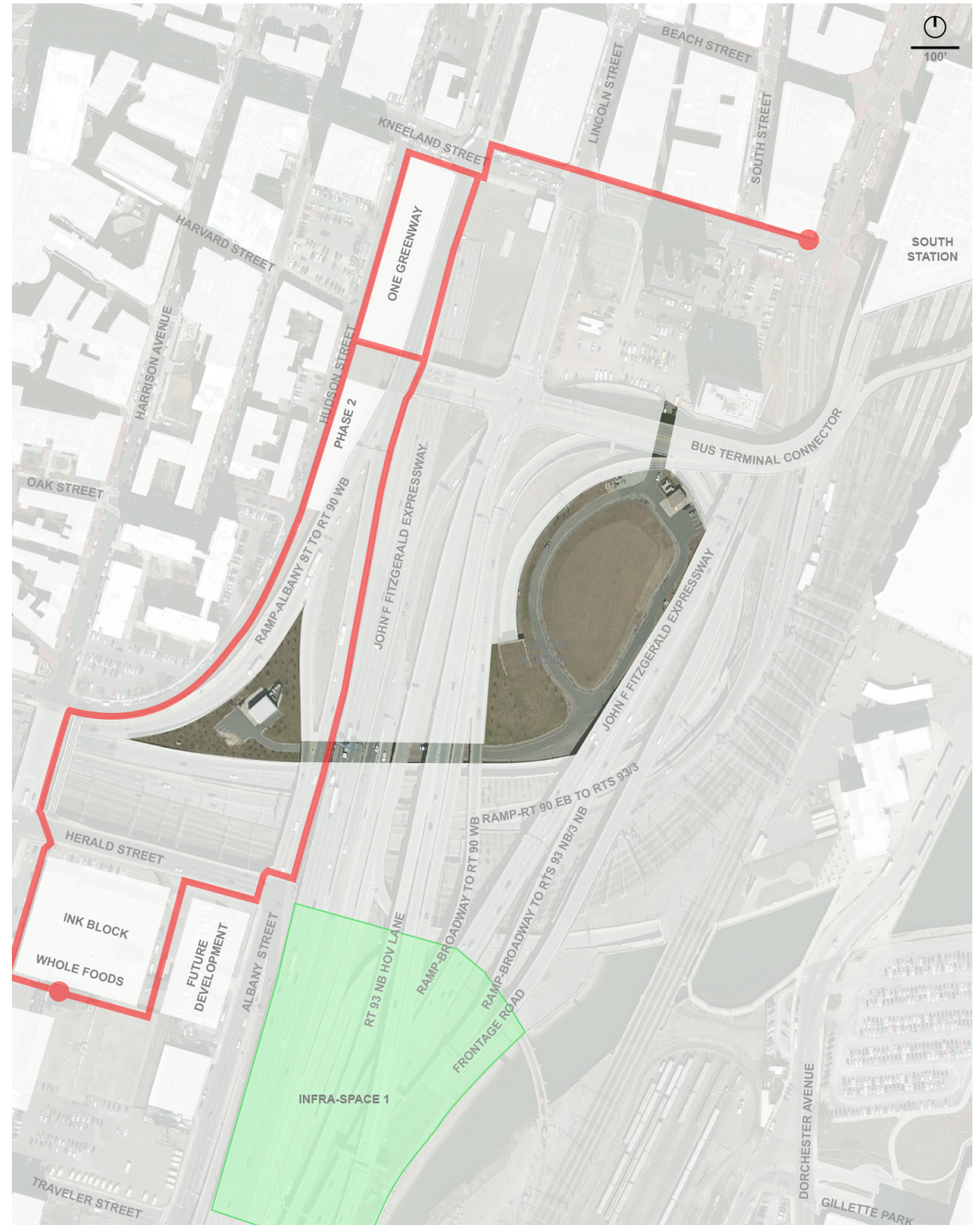


## Connectivity

### Existing pedestrian connections

Existing pedestrian connections from the Leather District / South Station towards the South End:

- Sidewalk on Albany Street
- Sidewalk on Hudson Street

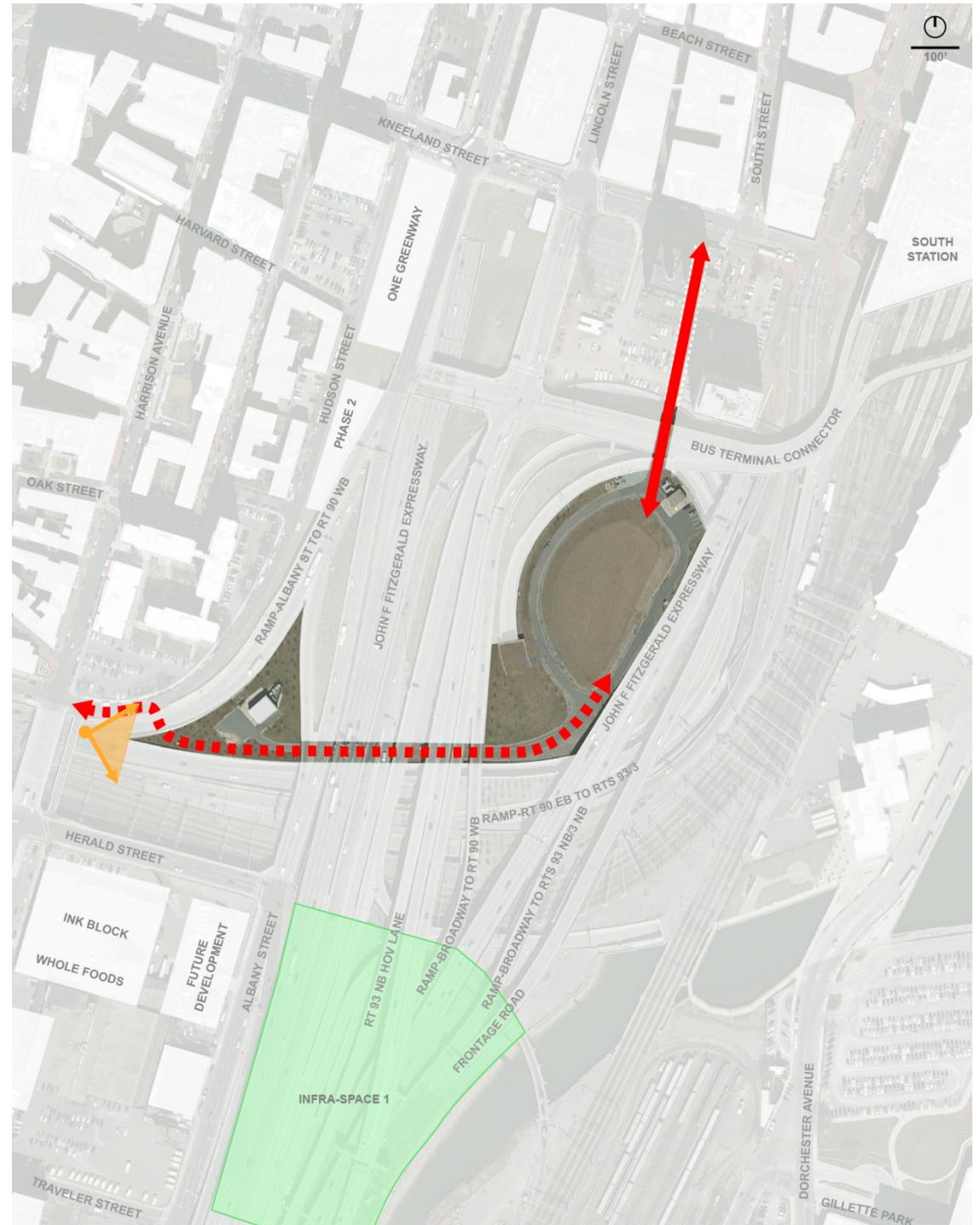






## New road access for potential building uses

- Bridge would need to allow for enough clearance over on-ramp
- Nowhere to “land”
- Differing elevations of roadways cause challenge



# Today

- Parcel 27 is not suitable for Market-oriented development
- Parcel 27 could be:
  - Public art
  - Transportation infrastructure or utility upgrades
- Leave possibilities open for future development
- Focused on getting high quality development for parcels 25 & 26 and Veolia parcel

# ITB Outline

- **Introduction**
- **Property Description**
  - Location
  - Site description
    - Parcel
    - I-93 Cover
    - Buildings
      - Veolia Steam plant—to be demolished & replaced on-site
      - City Pump Station—to be demolished
      - 185 Kneeland—may be demolished at developer's option
  - Site context
  - Neighborhood
  - Abutting properties
  - Traffic counts
  - Zoning
  - Easements/restrictions—incl. Parcel 27 access, I93 tunnels, highway deck(s)
  - Site potential
  - Environmental (in Electronic Bid Room)



# *ITB Outline*

- **Planning Commitments**

- Other commitments/restrictions/approvals
  - Federal – FHWA
  - State – MEPA
  - Municipality – Art. 80, Phase 2 Study, PDA, Advisory Group
  - FAA/Massport
  - Section 106
- Post-selection planning process
- Planning objectives & Development guidelines

- **Submission Requirements**

- Process and procedure
- Response
  - Qualifications Package
  - Bid Form

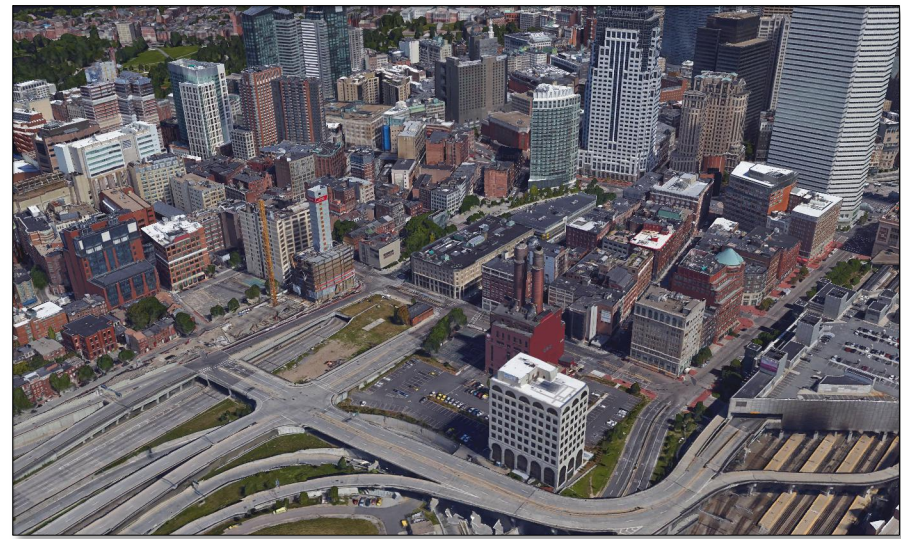
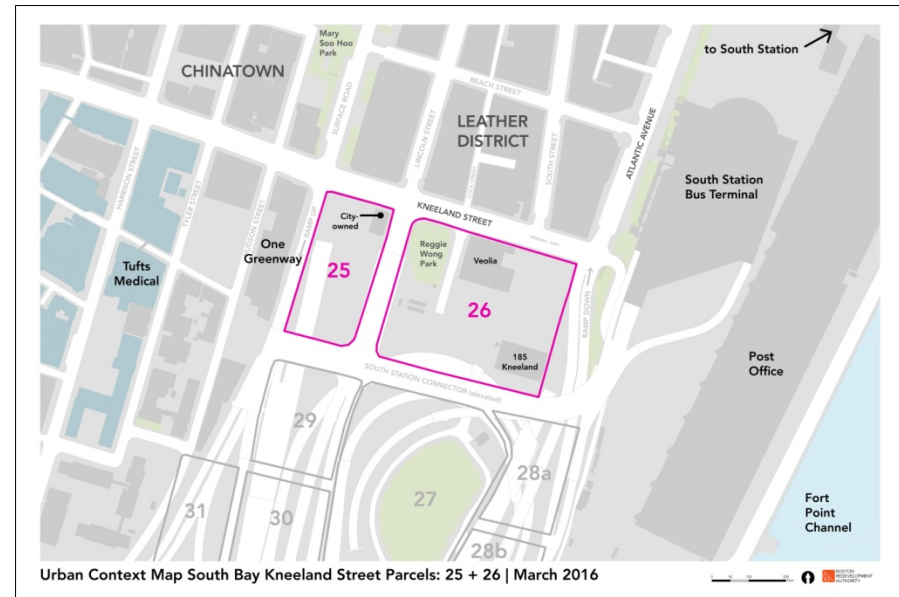
# *ITB Outline*

- **Sales Terms**
  - Purchase & Sale and Deed Terms
  - Closing subject to MEPA certificate
- **Selection**
  - Process
  - Criteria
    - Responsible Bidder
    - Highest Price
- **Reservations and Conditions**
- **Appendices**
- **Schedules**

# Draft Development Guidelines

## 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 <b>regional economy</b>			
Create a dramatic <b>gateway to the city</b> from the south			
Form an attractive and diverse new <b>residential neighborhood</b>			
Contribute to the <b>prosperity</b> of Chinatown and Leather District			
Promote stability of <b>Chinatown as a social, cultural and economic hub</b> for the city and region's Asian community <small>What civic and cultural uses belong in this area?</small>			
Provide <b>new job opportunities</b> 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 <b>housing</b> 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 <b>open space</b> for the district and adjacent communities			
Provide a framework for the <b>public realm</b> 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 <b>culture</b> and <b>sense of history</b>			



# *Draft Development Guidelines*

## **Property Description**

- Approximately 5.5 acres including highway air rights
- Veolia Steam Plant and parking (to be relocated)
- 185 Kneeland St.--MassDOT District 6 HQ, etc., and parking
- City of Boston pumping station
- Underground utilities including New Eastside Interceptor sewer
- Metropolitan Highway System tunnels and recessed roadways

# *Draft Development Guidelines*

## **Use Guidelines and Requirements**

- Provide shell space for replacement plant
- Provide service access to Veolia plant and parking in close proximity
- Provide new hydrants to allow replacement of City pumping station
- Maintain or replace Reggie Wong Memorial Park on-site or in close proximity, at least as large as current park
- Cover I-93 SB running through Parcel 25

# *Draft Development Guidelines*

## **Use Guidelines and Requirements cont.**

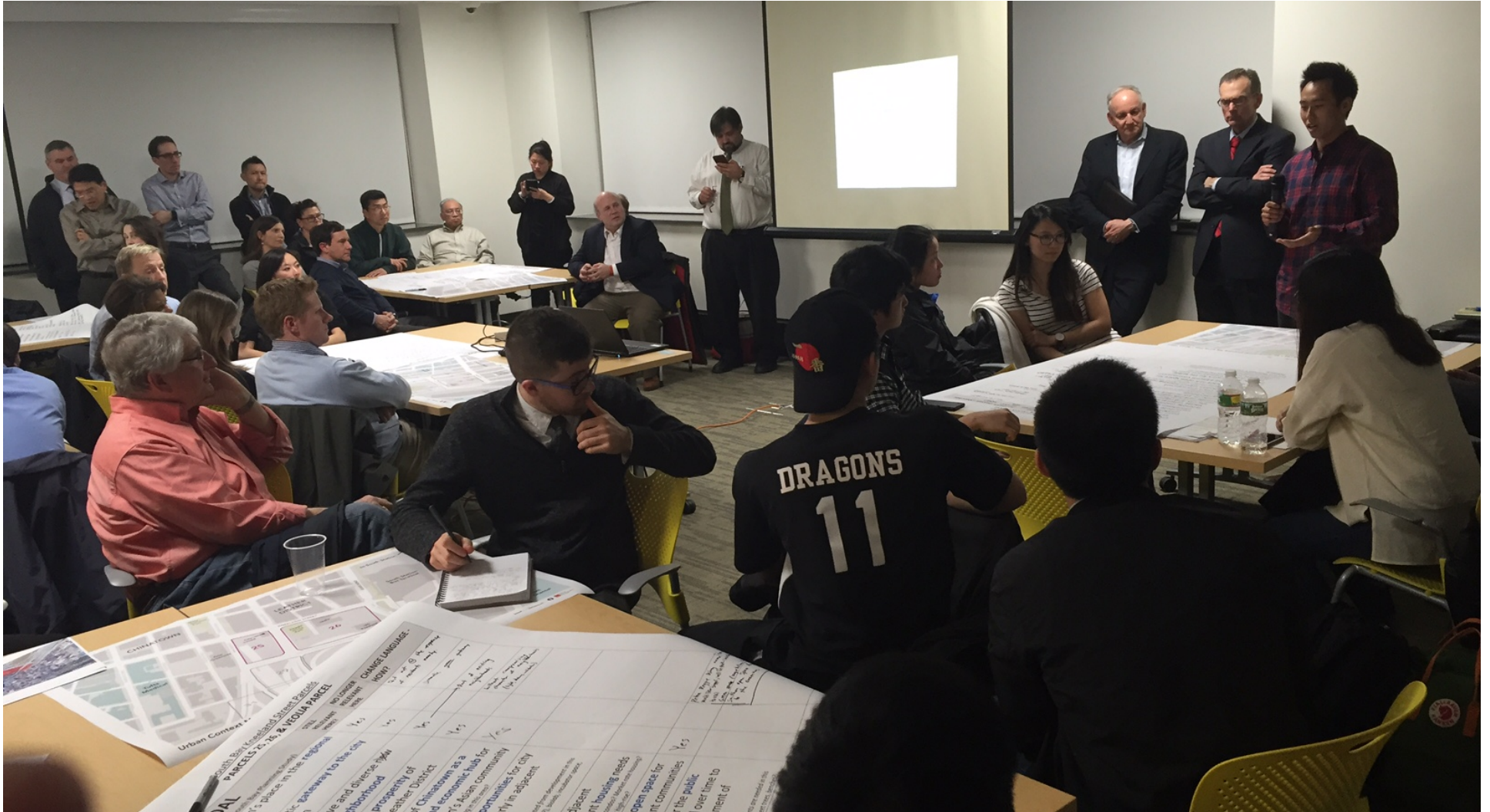
- Maintain and allow for future expansion of access easement to Parcel 27
- Maintain or relocate underground utilities
- Develop a mixed-use, multi-phase development
- Uses may include: residential, office, research, hotel, retail, community/cultural, parking and open space
- Affordable housing: any development of this scale is anticipated to exceed the City of Boston's Inclusionary Development Policy (IDP) requirement of 13%. The percentage above IDP to be determined prior to issuance of the ITB.

# *Draft Development Guidelines*

## **Use Guidelines and Requirements cont.**

- Consider space for Library Services space to be located convenient to Chinatown and Leather District
- Retail/restaurant space should be located at ground floor along Kneeland Street and around open space courtyards to help activate the public realm
- Uses should complement and connect to the two adjoining neighborhoods and South Station.
- Obtain all required permits and approvals, including: MEPA, City of Boston (South Bay Phase 2 study, PDA, Article 80), FHWA, FAA/ Massport, Section 106

# Draft Design Guidelines





South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) Enhance Boston's place in the regional economy	✓		Include 40-45% retail
Create a dramatic gateway to the city from the south	✓		✓
Form an attractive and diverse new residential neighborhood	✓		Attractive housing to 45% of those targeted
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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

#1 priority: low income, affordable housing in deep working plan for the community with more family friendly (no 2 bedroom)

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

BALIS LIFE

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

South Bay Kneeland Street Parcels PARCELS 25, 26, & VEOLIA PARCEL			
STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
(taken from the 2004 South Bay Planning Study) 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	✓		✓
Provide new job opportunities for city residents, particularly in adjacent neighborhoods	✓		✓
Meet the City's and adjacent neighborhood's urgent housing needs	✓		✓
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	✓		✓
Enrich Boston's culture and sense of history	✓		✓

Enrich Boston's culture and sense of history  
incorporate Parcel 27 into the plan

10570  
 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 <b>regional economy</b>	Some say Yes	Some say NO!	
Create a dramatic <b>gateway to the city</b> from the south	Absolutely		Don't want architecture similar to Seaport bridge to the neighborhood Walkability - adjust scale of the city and of the local scale Extension of existing neighborhood Cohesive neighborhood network
Form an attractive and diverse <b>new residential neighborhoods</b>	Yes		Exciting vibrant vitality in blk.
Contribute to the <b>prosperity</b> of Chinatown and Leather District	Some of		Prosperity implies productivity wealth. Prosperity Vitality and the amenities that help a neighborhood function
Promote stability of <b>Chinatown as a social, cultural and economic hub</b> for the city and region's Asian community <small>What civic and cultural uses belong in this area?</small>			
Provide <b>new job opportunities</b> for city residents, particularly in adjacent neighborhoods <small>What types of jobs should be generated from development in this area? Examples: retail (what type?), biotech, incubator space, office, commercial, medical?</small>			
Meet the City's and adjacent neighborhood's urgent <b>housing</b> needs <small>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</small>	YES!!		As much as possible - if not volume - than affordable and ON SITE! Mixed income unit mix should reflect families
Create significant <b>new open space</b> for the district and adjacent communities <small>+ improving existing</small>	Highly Relevant		Must serve both Chinatown and LD. widen programming dog park, "seeing the city", programming uses for young girls, green
Provide a <b>framework for the public realm</b> 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>			Connections between Chinatown + LD Scale should be broken down to not form barriers
Enrich Boston's <b>culture and sense of history</b>		Not Relevant	
Family + Community needs are pressing in a way that they were			programming for young families -> playground structures, parks to get w/ shade, water features
Environmental impacts (air, traffic, etc.)			

# *Draft Design Guidelines*

- 1) General Urban Design Principles**
- 2) Height**
- 3) Gateway Design**
- 4) Public Realm and Neighborhood Connectivity**
- 5) Open Space and Environmental**

# *Draft Design Guidelines*

## **General Urban Design Principles**

- A dense, mixed-use, multi-block redevelopment will facilitate walkable connections between Chinatown (west), the Leather District (north), and South Station (east)
- Approximately 5 acre site should be broken into smaller parcels and streets to better relate to the adjacent neighborhoods
- Orientation of building(s) to and from adjacent neighborhoods and within the site to one another is important

# *Draft Design Guidelines*

## **Height**

- Do not exceed 125' in height within 50' of Kneeland Street
- Do not exceed 300' in height in southern portion of parcels per FAA guidelines
- Greater height and density is appropriate along southern edge of parcels, but stepping down to Kneeland Street to a scale which creates a welcoming streetscape environment
- Building massing must take into account sun and shadow. Variation in height is desirable.

# *Draft Design Guidelines*

## **Gateway Design**

- Gateway design has multiple meanings: a dramatic, iconic formal expression marking the entry into the city from points south, but also design relating to the neighborhood context, facilitating a sense of arrival
- Gateway design on the neighborhood side should be scaled relative to the existing buildings, but height at the back (south) side of the site is appropriate and encouraged (up to 300' per FAA regulations)
- Street level gateway design should enhance visibility and entry into the surrounding neighborhoods for pedestrians
- Sensitivity to the adjacent neighborhood buildings, parks, and pedestrian desire lines are paramount design considerations

# *Draft Design Guidelines*

## **Public Realm and Neighborhood Connectivity**

- Improved configuration of streets and block sizes to promote neighborhood connectivity, preservation and enhancement of existing and/or new view corridors, streetscape design that reflects Boston's Complete Streets Guidelines, active ground floor uses where appropriate, and the development of community open space and civic amenities
- Kneeland Street is the critical seam and streetscape design and retail opportunity linking the South Bay Kneeland Street parcels to the immediate context
- Enhanced streetscapes should be considered integral to the redevelopment and designed to mitigate the adverse noise and proximity impacts of transportation infrastructure and air quality issues.

# *Draft Design Guidelines*

## **Open Space and Environmental**

- Retention of Reggie Wong Park or replacement on site, in close proximity and convenient to Chinatown and the Leather District
- Open space design must consider programming for the elderly and youth communities, including both recreation and passive uses that can co-exist
- Provide cover over I-93 on Parcel 25 in conjunction with the parcel's development, while considering alternative materials that may facilitate creative open space opportunities
- Provide necessary environmental mitigation to improve air quality
- Address indoor air quality of building through appropriate ventilation and filtration systems



## *Next Steps*

- Refine development guidelines and ITB, incorporating community comments
- Present final drafts at June 7<sup>th</sup> meeting
- Project website: <http://bit.ly/SouthBayKneeland>

# Questions