Traffic Conditions and Analysis

Improvements

**Short Range**
1. Two-Way Washington Street
2. Two-Way Traveler Street
3. Albany Street Improvements

**Medium Range**
6. Reallocate and Redesign Harrison Ave. Cross Section
7. Two-Way East Berkeley St.
8. Reallocate and Redesign Albany St. Cross-Section

**Long Range**
9. East Concord St. Extension
10. East Dedham St. Extension
11. New local/service roadways in NY Streets area

**Updated AM Peak Hour Full Build Traffic Analysis**

**Updated PM Peak Hour Full Build Traffic Analysis**
Two-Way Washington Street

Goals:
- Improve local access, circulation and connectivity
- Maintain dedicated bus lanes
- Improved and updated signal equipment and operations

Status:
- Design complete
- Estimated total construction cost - $310k
- Coordinating with private construction schedules
- Spring 2019 completion
Goals:
• Improve local access, circulation and connectivity
• Reallocate median dimension for improved pedestrian conditions, protected bike accommodations and enhanced public realm
• Better manage traffic with improved and updated signal equipment and dedicated turning lanes based on changing land uses

Status:
• Design complete
• Funding is combination of private development mitigation and city capital
• Estimated total construction cost for City's share of the project $3M
• Coordinating with private construction schedules
• Fall 2020 Completion
Goals:
- Grade separated bike accommodations (final piece of South Bay Harbor Trail)
- Improved bus stops, bus operations and travel times (northbound "bus only" lane?)
- Improved traffic operations with new signal equipment and additional signalized intersections as needed

Status:
- In-house conceptual design alternatives developed
- Funding for design and partial construction through private development mitigation
- Estimated total construction cost - $10M
- Coordinating with private construction schedules
- Spring 2019 Completion for Interim Striping
Development Projects: New York Streets

Completed Projects

**Troy - 275 Albany Street**
- 330,000 GSF
- 380 residential units, 38 affordable
- $7.6 million IDP Fund contribution
- $250,000 for improvements to the areas under I-93

**The Ink Block 1-4**
- 549,000 GSF
- 471 residential units, 62 affordable
- 85,000 SF retail including 50,000 SF Whole Foods
- $1.5 million contribution to public realm improvements and Harrison Ave reconstruction

**The Lucas - 140 Shawmut**
- 563,000 GSF
- 585 residential units, 58 affordable, $11.8 million IDP Fund contribution
- 33,500 SF retail
- Community benefits include $520,000 to support local non-profit organization and park

**AC Hotel - 225 Albany**
- 220 Hotel Rooms
- $100,000 towards local park and main street program

**Ink Block Siena**
- 36 condominiums, 2 affordable units
- $300,000 IDP Fund contribution

**345 Harrison Ave**
- 585 residential units, 58 affordable, $11.8 million IDP Fund contribution
- 33,500 SF retail
- $420,000 contribution to streetscape improvements plus other contributions to the community
Development Projects: New York Streets

**Under Construction**

**370-380 Harrison Ave**
- 356,500 SF, 324 units - mix of rental and condominiums
- 65 affordable units
- 8,500 SF of retail, restaurant, commercial, start-up businesses or not-for-profit affordable commercial space

**Under Review or Board Approved**

**321 Harrison Ave**
- Addition to the existing parking garage
- 216,000 gross square feet of office space
- New lobby
- Significant pedestrian realm improvements

**Ink 7-217 Albany St**
- 139,900 GSF
- Up to 250 units of co-living residential units, including two-, three- and four-bedroom units

**Shawmut Ave/Washington St Block**
- 617,216 GSF
- 536 residential units
- 16,600 SF retail
- 72,846 SF of worship related space including educational and social service rooms
Development Projects: SOWA & Back Streets

Completed Projects

**600 Harrison Ave**
- 193,300 GSF
- 160 residential units, 21 affordable
- 3,600 SF retail

**46 Wareham St**
- 64,530 GSF
- 18 condominiums, 2 affordable units
- 32,875 SF commercial/retail/office space

**Harrison-Albany Block - 660 Harrison Ave**
- 710,000 square feet of new and renovated building area
- 2 mixed-use retail/office buildings
- 650 residential units
- Up to 650 off street parking space

Exchange South End
- 1.59 million GSF
- Mixed use development with office, retail and lab space
- 30,000 SF of civic space
- 3,148 parking spaces

Under Construction

**88 Wareham St**
- 41,000 GSF
- 27 unit, mixed-use development

Under Review

**Exchange South End**
- 1.59 million GSF
- Mixed use development with office, retail and lab space
- 30,000 SF of civic space
- 3,148 parking spaces
Zoning

Zoning Heights and Floor Area Ratio (FAR)

Planned Development Area (PDA) Requirements

≥1 acre

80%: Development Footprint
20%: Pedestrian Friendly Footprint

Place-making space

Through-block connections

PDA Community Benefits

Affordable Housing

20% of the project’s residential units must qualify as affordable housing according to the Inclusionary Development Program of the City of Boston.

Affordable Cultural Space

5% of the bonus square footage must be provided on site to a cultural group whose eligibility for the program is determined by the BPDA.

Affordable Commercial Space

5% of the commercial square footage must: a) be provided on site to a start-up business whose eligibility is determined by the BPDA or b) its equivalent value must be provided to a program/loan fund.