Central Artery
Ramp Parcels Cover Study

Public Meeting #5
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Consultants:
HDR Engineering, Inc.
Utile, Inc.
Crosby | Schlessinger | Smallridge
Who We Are

MassDOT
John Romano, Legislative Affairs
William Tuttle, Director of Projects
Steve McLaughlin, Accelerated Bridge Program

Boston Redevelopment Authority
Lauren Shurtleff, Senior Planner
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Consultant Team
HDR Engineering, Inc.
Roch Larochelle, P.E., Project Manager

Utile
Matthew Littell, Principal

Crosby | Schlessinger | Smallridge
Deneen Crosby, Principal
Skip Smallridge, Principal
Central Artery Ramp Parcels Cover Study

Agenda

I. Introductions

II. Review of Parcel Concepts

III. Overview of Comments Received

IV. What Are The Next Steps?
   - Report Preparation
   - Environmental Process
   - Design Phase Begins

V. A Look Ahead
   - Preliminary Design
   - Public Process Resumes
   - Final Design
   - Construction

VI. Anticipated Project Schedule
Central Artery Ramp Parcels Cover Study

Study Location
Review of Parcel Concepts
Review of Parcel Concepts

Parcel 6

Current Condition

Conceptual Cover Design
Parcel 6: Views from the Parcel
Parcel 6: Views to the Parcel

- Dense Planting
- Low Planting
- "Screen"
- Key Views
View-Screening
Individual Ramp Parcels

Parcel 6 Existing view south
Individual Ramp Parcels

Parcel 6 Proposed view south
Individual Ramp Parcels

Parcel 6 Existing view west on Cross Street
Parcel 6 Proposed view west on Cross Street
Individual Ramp Parcels

Parcel 6 Existing view from Stillman Street
Individual Ramp Parcels

Parcel 6 Proposed view from Stillman Street
Individual Ramp Parcels

Parcel 6 Existing view northeast
Individual Ramp Parcels

Parcel 6 Proposed view northeast
Individual Ramp Parcels

Parcel 6 Existing view east from Haymarket
Individual Ramp Parcels

Parcel 6 Proposed view east from Haymarket
Parcel 6 Proposed view east from Haymarket
Individual Ramp Parcels

Parcel 6 Proposed view north from platform
Individual Ramp Parcels

Parcel 6 Proposed view south from platform
View-Screening
View-Screening

Edges + Zones
West Haymarket Edge

Issues:

- Views from northwest
- Height of the wall along Surface Rd. and desired extent of views
- Maintenance and plant viability along Surface Rd. edge
- Density of planted area
Interior Edge

Issues:

• Visual and acoustic separation from ramps below
• How opaque should the wall be? How should openings be treated?
• How does it terminate at northern gateway moment?
View-Screening

East Stillman Pl Edge

Issues:

• How can this area better define the northern gateway?
• Density, quality and maintenance of plantings
• How to create a visual connection to Stillman Street?
Review of Parcel Concepts

Parcel 12

Current Condition

Conceptual Cover Designs

(Two-path option)

(Single-path option)
Overview of the Sites

Parcel 12 Views from the Parcel

- Dense Planting
- Low Planting
- “Screen”
- Key Views
Overview of the Sites

Parcel 12 Views to the Parcel
View-Screening

light vegetation  dense vegetation  screen/translucent  punctured wall  opaque wall
Individual Ramp Parcels

Parcel 12: Existing View from North St
Individual Ramp Parcels

Parcel 12: Proposed View from North St
Parcel 12: Existing View from Armenian Heritage Park
Parcel 12: Proposed View from Armenian Heritage Park
Individual Ramp Parcels

Parcel 12: Existing View from Commercial St
Individual Ramp Parcels

Parcel 12: Existing View from Commercial St
Individual Ramp Parcels

Parcel 12: Proposed View from Commercial St
Parcel 12: Existing View from Fulton St
Individual Ramp Parcels

**Parcel 12: Existing View from Fulton St**

circa 1994
Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St

Wall Terminus to be further evaluated
Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St

circa 1994
Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St
Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St
Individual Ramp Parcels

Parcel 12: Proposed View north from platform
Individual Ramp Parcels

Parcel 12: Proposed View south from platform
View-Screening
View-Screening

Edges + Zones
View-Screening

South Triangle

Issues:

• Density, quality and maintenance of plantings
Southwest Edge

Issues:

• Acoustics
• Height and views from walkway
• Material choices
• Appearance from Surface Road
Northeast Edge

Issues:

• Density, quality and maintenance of plantings
• Sight-lines for vehicles
• Views from North Street
Western Edge

Issues:

• Views from Surface Road
• Height of wall along length – extent of views
• Occupation of area to the west of the path
View-Screening

Eastern Edge

Issues:

• Views from Fulton Street and neighborhood
• Height and shape
• Materials
Review of Parcel Concepts

Parcel 18

Current Condition

Conceptual Screening Treatment
Review of Parcel Concepts

Parcel 18: Existing and Proposed Views
View-Screening
Edges + Zones
Occupancies + Program

Purchase St Edge

Directional emphasis/intent

Framing – open/closed

Variety – constructed/vegetated

Distance – internal/distant
Overview of Comments Received
General Comments

- Pleased with responsiveness to comments, collaboration and community feedback.
- The Study is “moving in right direction”.
- “good job” with connection to rest of Greenway.
- Agree must connect Chinatown to North End.
- Pleased utilities will be available for kiosks.
- Pleased at vertical elements/viewing platforms.
- Design should allow for seating & pedestrian amenities, sun & shade (4-season use).
- Improves park experience for neighborhood.
- Green space will enhance connectivity and activate dormant areas.
- Consider recreational paddle boats.
- Should allow for bicycles/Depress Surface Road.

Parcel Specific Comments

Parcel 6
- Pedestrian connection first priority
- More thought on Northerly Gateway Needed
- Add Translucent Head-house over SB ramps

Parcel 12
- Two path option better—more Pedestrian Access
- Cross St. wall / careful materials selection
- Do not preclude kiosk
- Consider Dog Park on west side of parcel

Parcel 6/12
- Connectivity along Greenway key element
- Consensus for Open Space concept
- Should cover more of ramps

Parcel 18
- “Don’t ruin a nice park”
- Current plantings serve well
- Focus on Purchase Street edge
- Consider additional plantings on Purchase St.
General Consensus

Community Members, Stakeholder Groups and Elected Officials
Support concepts as developed and concur with moving forward on Notice of Project Change (NPC)
What are the Next Steps?

I. Report Preparation
   • Summary of Options, Issues, Estimates, Public Process & Recommendations
   • Air Quality Analysis (*Modification from 1996 Longitudinal Ventilation Study*)
   • Support Document for Notice of Project Change (NPC)

II. Environmental Process
   • *Federal* Approvals Needed ~ NEPA Re-Evaluation Letter
   • *State* Approvals Needed ~ Mass. Environmental Policy Act {MEPA}
     ➢ Prepare Notice of Project Change (NPC) ~ modifies 1991 Cert. for Greenway Parcel Filing (Ref. No. 8721)
     ➢ MEPA Comment Period
     ➢ MEPA Certification

III. Design Phase Begins
A Look Ahead – Design Phase

Preliminary Design

• Civil & Structural Design
• Electrical/Lighting & Mechanical Design
• Fire Protection Design
• Spatial/Landscape Design & Materials Considerations

Public Process Resumes

Final Design

• Refine design plans & Estimates
• Permitting Process
• Prepare Bidding Documents & Advertise

Construction
Anticipated Project Schedule

• Study Report Preparation/Air Quality Analysis…………………………….. Summer 2015
• MEPA/NPC Filing……………………………………………………………… Summer/Fall 2015
• MEPA Comment Period……………………………………………………… Fall 2015
• MEPA Certification…………………………………………………………… Winter 2015
• Design Phase Begins/Public Process Resumes………………………… Winter/Spring 2016
Thank you!

Keep in touch by checking:
http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/greenway-ramp-parcel-study
(or http://tiny.cc/RampParcelStudy)

Check MEPA Filing status online:
http://web1.env.state.ma.us/EEA/emepa/searcharchive.aspx

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