776 SUMMER STREET
BCDC Meeting
July 09, 2019
**Agenda**

1. Site Overview & Planning Context
2. Public Realm, Open Space & Resiliency
3. District Character & Urban Design

**Q & A**
**BPDA Planning Process Report - 2017**

**Illustrative Graphic Summarizing Community Dialogue Input - Placemaking**

1. **Turbine Hall Marketplace**
   - Arts & industrial focal point
   - Pop-up retail and art exhibits
   - Small-scale 21st century industrial (microbrewery, maker-space)
   - Theater
   - Open seating and dining areas
   - Specialty food (butcher, bakery)

2. **Waterfront Activation Zone**
   - Complementary outdoor arts
   - Outdoor market
   - Outdoor gallery and sculpture
   - Outdoor theater, open seating
   - Active and passive recreation

3. **Summer St Commercial Row**
   - Active retail on neighborhood edge
   - Grocery store
   - Retail complementing arts & industrial character

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**South Boston Edison Power Plant**
Planning Process Report

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Bruner/Cott architects and planners
Existing Conditions
Turbine Hall Preservation
Turbine Hall Preservation

- Four great turbine halls formed the heart of the extended power plant.
- They stand grand in dimension and beautifully finished in a Classical style.
- The four turbine halls are the most architecturally significant structures on the project site.
- They stand today in sharp contrast to the faceless metal skinned behemoths that rose beside them in the 1960’s.
Turbine Hall Precedents

• The Turbine buildings spacious interiors are lit by a rooftop monitor skylight and clad in white and green glazed tile.

• The interior volume remains open, but all power generation equipment has been removed except for one surviving vertical turbo-generator.

• The turbine will be on display in an exhibit space in the Turbine Hall to educate the public about the history of the site.
Open Space Strategy

- WATERFRONT PARK
- NEIGHBORHOOD STREET
- URBAN MEWS
- INDUSTRIAL ALLEY
- Summer Street
- East 1st Street
- T1, T2, T3
- 1898 Summer Street
- Bruner/Cott architects and planners
- July 09, 2019
Public open spaces Plan

- Seating Grove
- Buffer Zone
- Overlook
- Waterfront
- Urban Mews Plaza
- Urban Mews Entry Plaza
- Turbine Alley
- Art Tunnel
- Pier Overlook
- Entry Plaza
- Summer Street Plaza
CONNECTIONS TO SITE
PEDESTRIAN CIRCULATION
FULL BUILD SITE PLAN

TOTALS:
750 Residential Units
330,090 SF Office
344 Hotel Keys
81,220 SF Retail
469,810 SF Research & Development

1.78M PROJECT GSF
View looking East / Waterfront Park
Sea Level Rise: 2050
Streetscape & Building Character

- Pedestrian focused streets with pavers
- Tree-lined sidewalks.
- New Parks and outdoor terraces, piazzas.
- Children’s play areas and outdoor gathering zones

- Buildings with warm materials, brick masonry and industrial details.
- Strong retail bases to encourage movement in and around the site.
- Various scale shops and restaurants.
Art & Expression

Art installations at different scales and locations:

- Pedestrian Passages with colorful murals or sculptures
- Turbine Hall large scale installations
- Children’s play areas and outdoor gathering zones
Signage & Lighting

- Expressive signage and lighting to draw people into pedestrian passages and streets
- Soft edges facing the neighborhood
- Playful lighting elements for safe passage at night
East 1st St (BEFORE)
East 1st St (AFTER)
East 1\textsuperscript{st} St (AFTER)
M St (BEFORE)
M St (AFTER)
Summer/ East 1st St (BEFORE)
Summer/ East 1st St (AFTER)
Summer/ Elkins St (BEFORE)
Summer/ Elkins St (AFTER)
Summer/ East 1St (BEFORE)
Summer/ East 1St (AFTER)
Elkins toward 1898 Turbine Hall
TURBINE HALL 1: LOOKING NORTH TOWARDS WATERFRONT

Bruner/Cott architects and planners
TURBINE HALL 2: looking north towards Exhibition Hall
Turbine Hall 2: looking south of pass-thru towards Museum
THANK YOU