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. Site topography & site visit

c. Diagrams to explain ideas/intentions

d. Infrastructure ‘must haves’.

e. Grading & Resiliency Strategies

f. Building massing options within parcel envelopes

g. Discuss ‘commercial’ build
Infrastructure/Transportation

A. Street Diagrams
- Ground Floor Plan
- Service/Parking Locations

B. Enlarged Street Plans & Sections
- Perimeter Streets
- Through Streets

C. Transportation
- Trip Generation
- Mitigation/Improvements
Site Context
Informants / Industrial Remnants
Informants / Topography + Views
Informants / Grade Change
TOTALS:
750 Residential Units
330,090 SF Office
344 Hotel Keys
81,220 SF Retail
469,810 SF Research & Development

1.78M PROJECT GSF
East 1st St
East 1st St

Building B

Turbine Hall 3
Previously Analyzed Summer Street Drop-Off Concept
North of Building D
Elkins St
Turbine Hall 2: looking south of pass-thru towards Museum
TURBINE HALL 2: looking north towards Exhibition Hall.
FULL BUILD Vehicle Trip Generation

AM Peak Hour (8-9AM)

PM Peak Hour (5-6PM)
Proposed Intersection Improvements:

1. Summer/Elkins Street/Site Driveway
   - Installation of traffic signal at a currently unsignalized intersection
   - Concurrent and exclusive pedestrian phases added

2. Summer Street/L Street/East 1st Street
   - Traffic signal timing improvements

3. L Street/East Broadway
   - Traffic signal timing improvements
   - Additional pedestrian crossing time

4. East 1st Street/M Street
   - Crosswalk enhancements
   - Rectangular Rapid Flashing Beacon (RRFB) to improve pedestrian visibility and reduce vehicle speeds
Project Phasing:
**EXISTING CONDITIONS**
Year: **2020-2030**  
Project Phasing: **PHASE 1**

- BLDG H
- BLDG F
- BLDG A
- BLDG E
- BLDG B
- TURBINE 3
- INTERIM HARBORWALK
- 1898 BLDG

Year: **2030-Beyond**  
Project Phasing: **PHASE 2**

- TURBINE 1
- TURBINE 2
- BLDG D
- BLDG C
- BLDG E
- BLDG F
- BLDG A
- 1898 BLDG
At full build-out, buildings will cover less than 50% of the site. More than 50% of the site will be publicly-accessible.