

Central Artery Ramp Parcels Cover Study

Public Meeting #5

April 15, 2015

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

Lara Merida, Deputy Director for Community Planning

Consultant Team

HDR Engineering, Inc.

Roch Laroche, P.E., Project Manager

Utile

Matthew Littell, Principal

Crosby | Schlessinger | Smallridge

Deneen Crosby, Principal

Skip Smallridge, Principal

Agenda

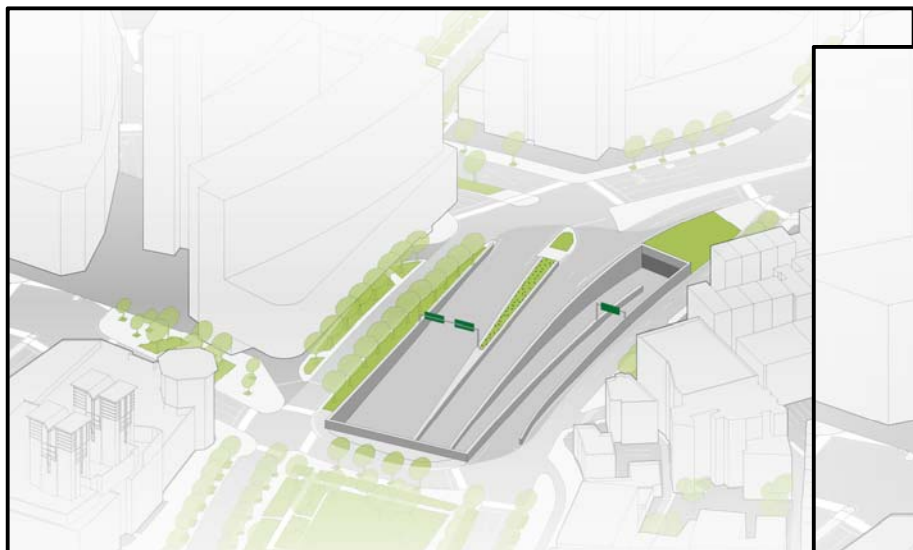
- I. Introductions**
- II. Review of Parcel Concepts**
- III. Overview of Comments Received**
- IV. What Are The Next Steps?**
 - Report Preparation
 - Environmental Process
 - Design Phase Begins
- V. A Look Ahead**
 - Preliminary Design
 - Public Process Resumes
 - Final Design
 - Construction
- VI. Anticipated Project Schedule**

Study Location



Review of Parcel Concepts

Parcel 6

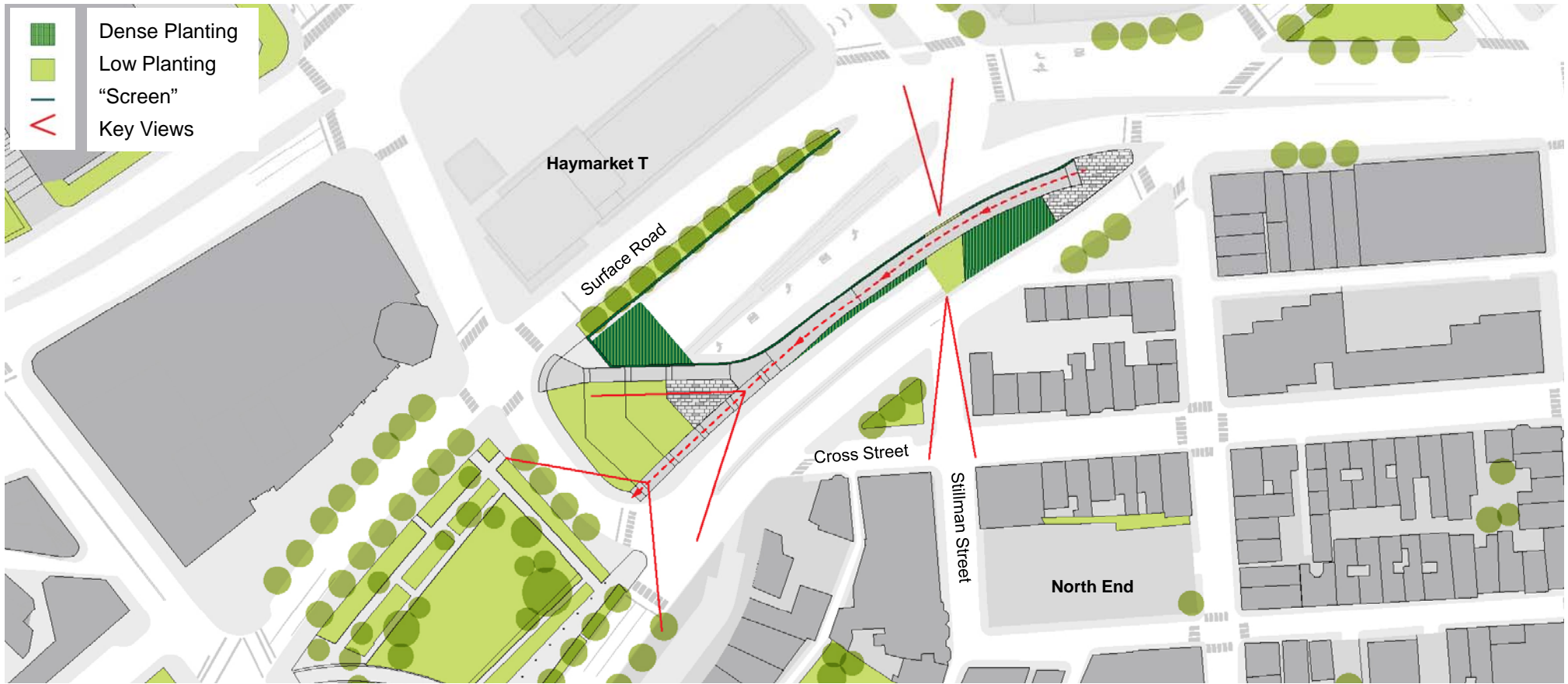


Current Condition

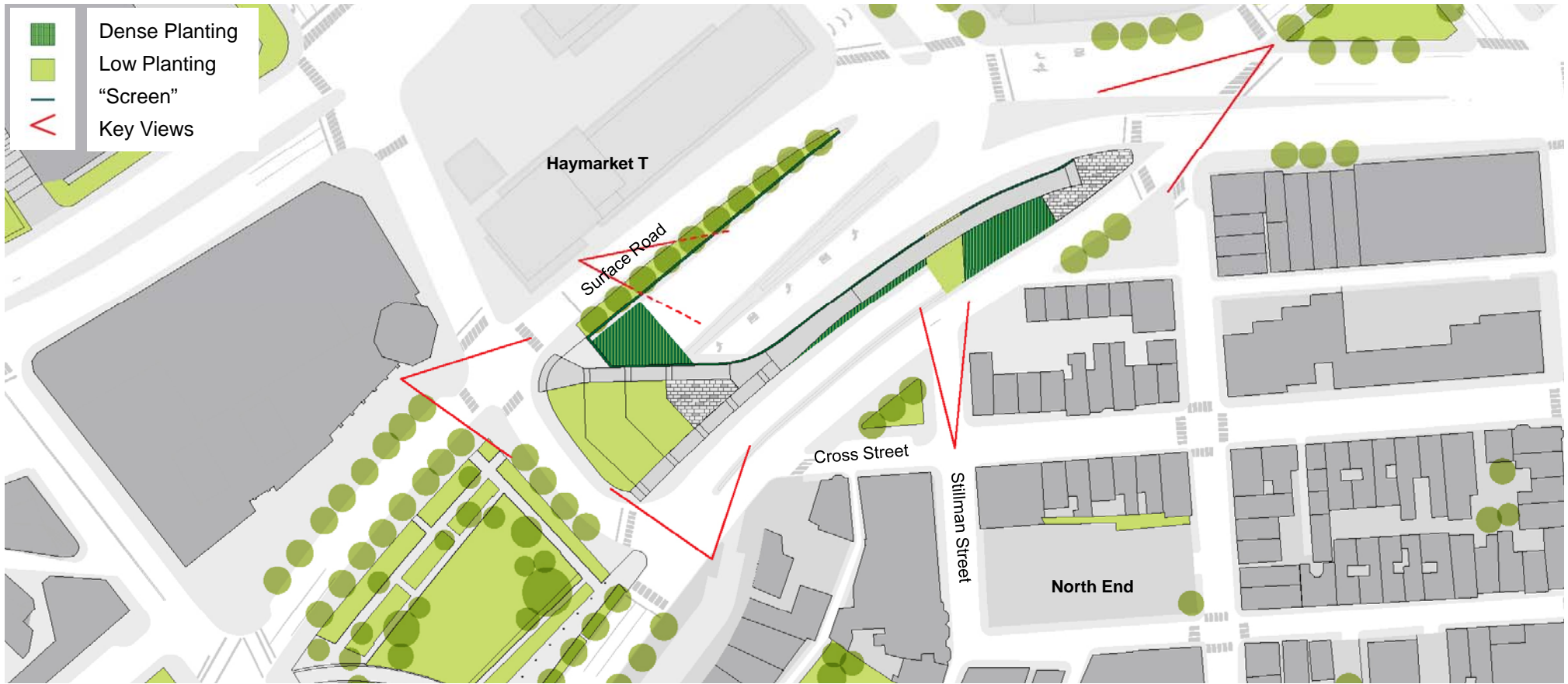


Conceptual Cover Design

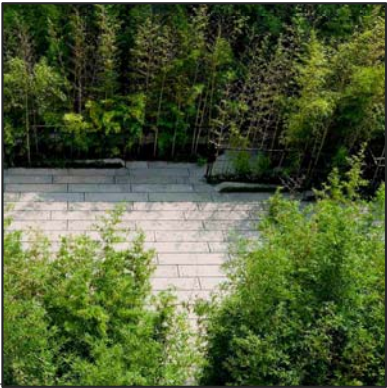
Parcel 6: Views from the Parcel



Parcel 6: Views to the Parcel



View-Screening



light vegetation

dense vegetation

screen/translucent

punctured wall

opaque wall



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



Individual Ramp Parcels

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



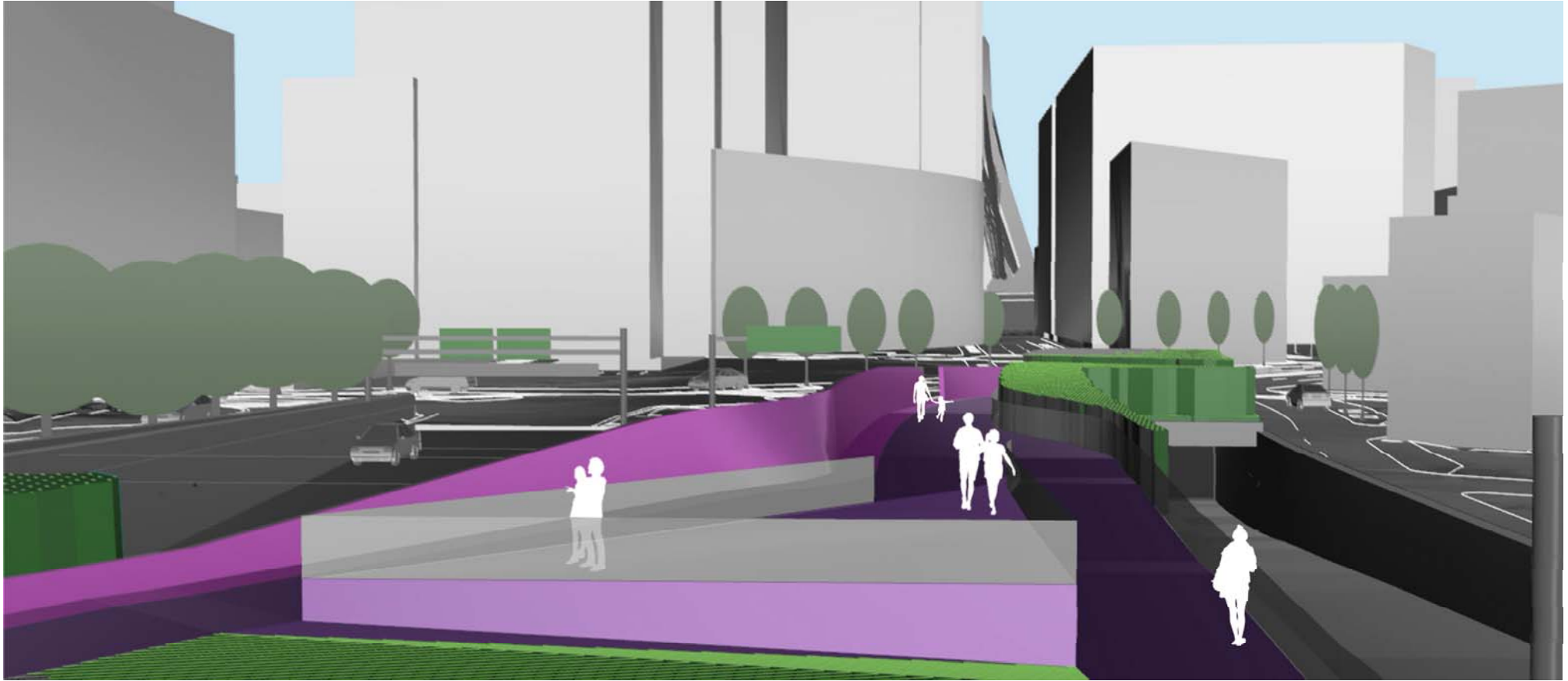
Individual Ramp Parcels

Parcel 6 Proposed view east from Haymarket



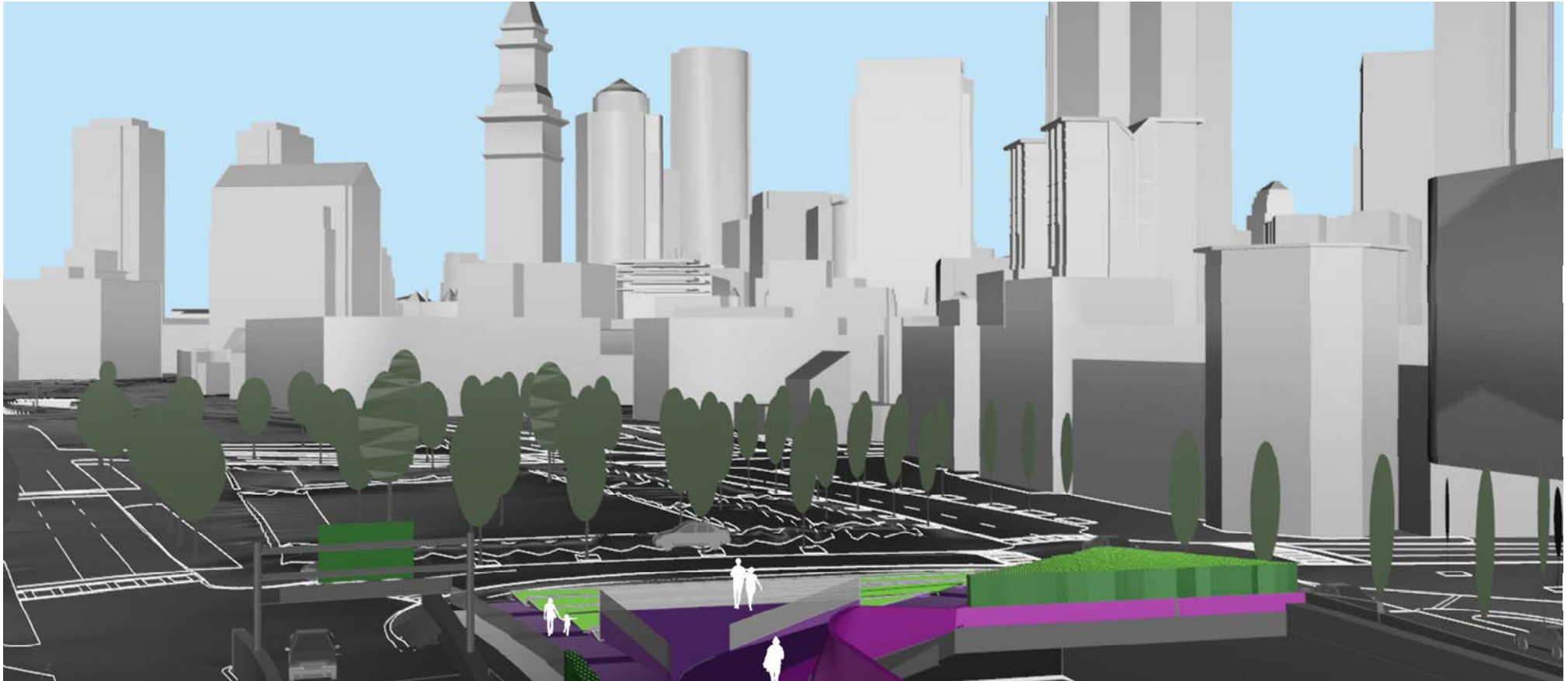
Individual Ramp Parcels

Parcel 6 Proposed view north from platform



Individual Ramp Parcels

Parcel 6 Proposed view south from platform

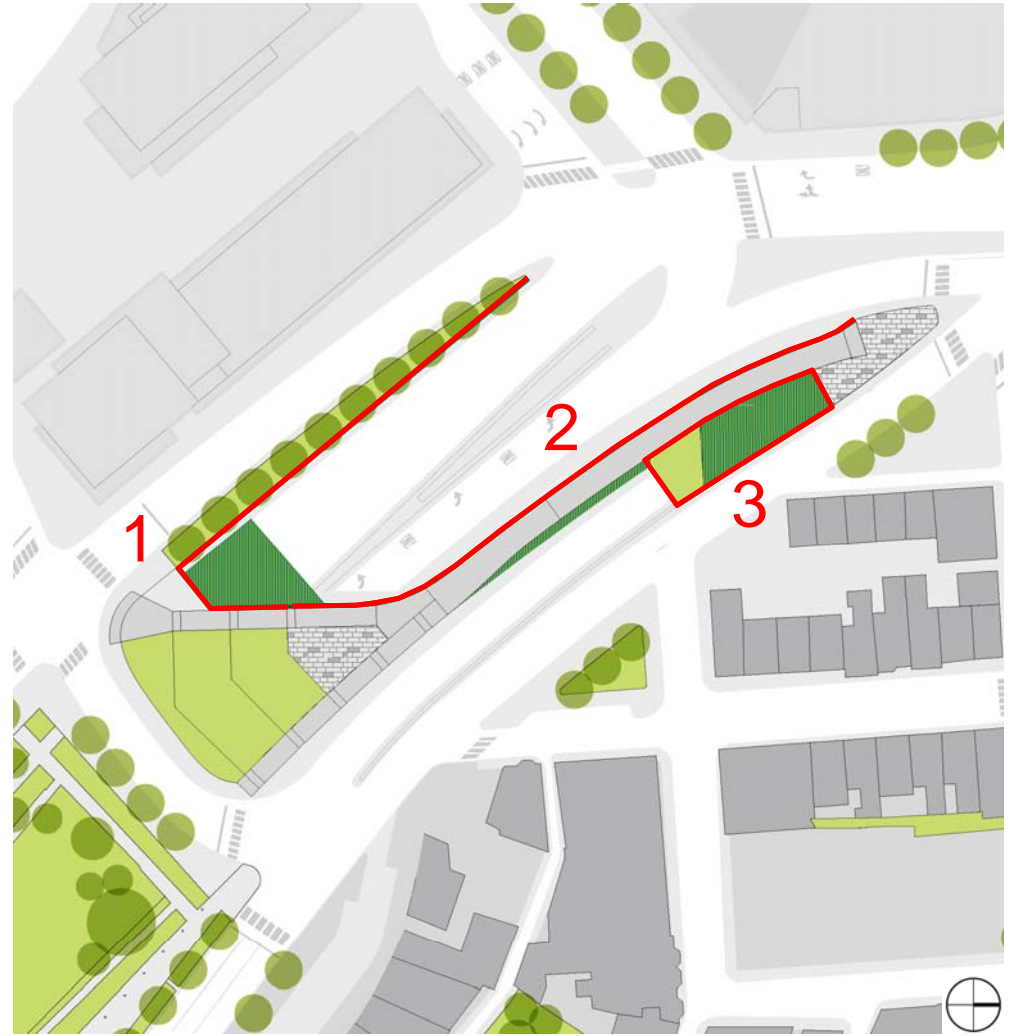


View-Screening



View-Screening

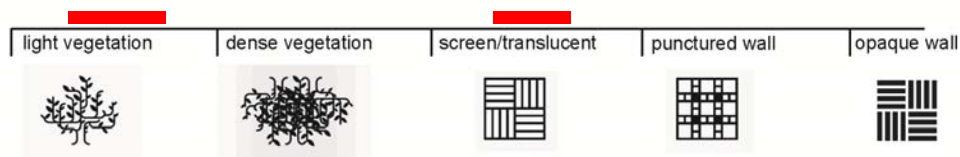
Edges + Zones



West Haymarket Edge

Issues:

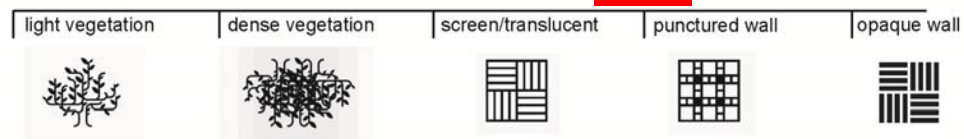
- Views from northwest
- Height of the wall along Surface Rd. and desired extent of views
- Maintenance and plant viability along Surface Rd. edge
- Density of planted area



Interior Edge

Issues:

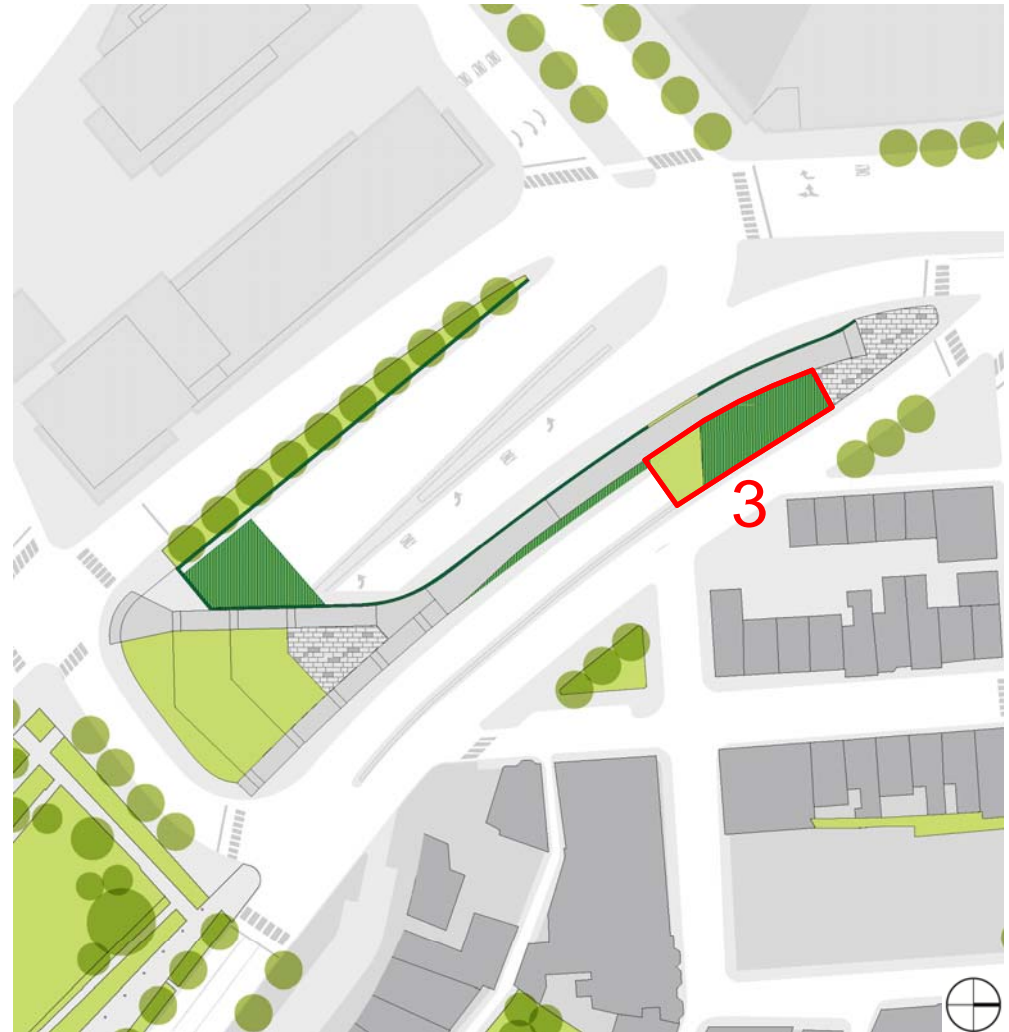
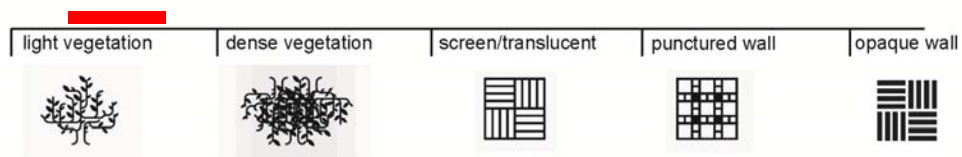
- Visual and acoustic separation from ramps below
- How opaque should the wall be? How should openings be treated?
- How does it terminate at northern gateway moment?



East Stillman PI 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?

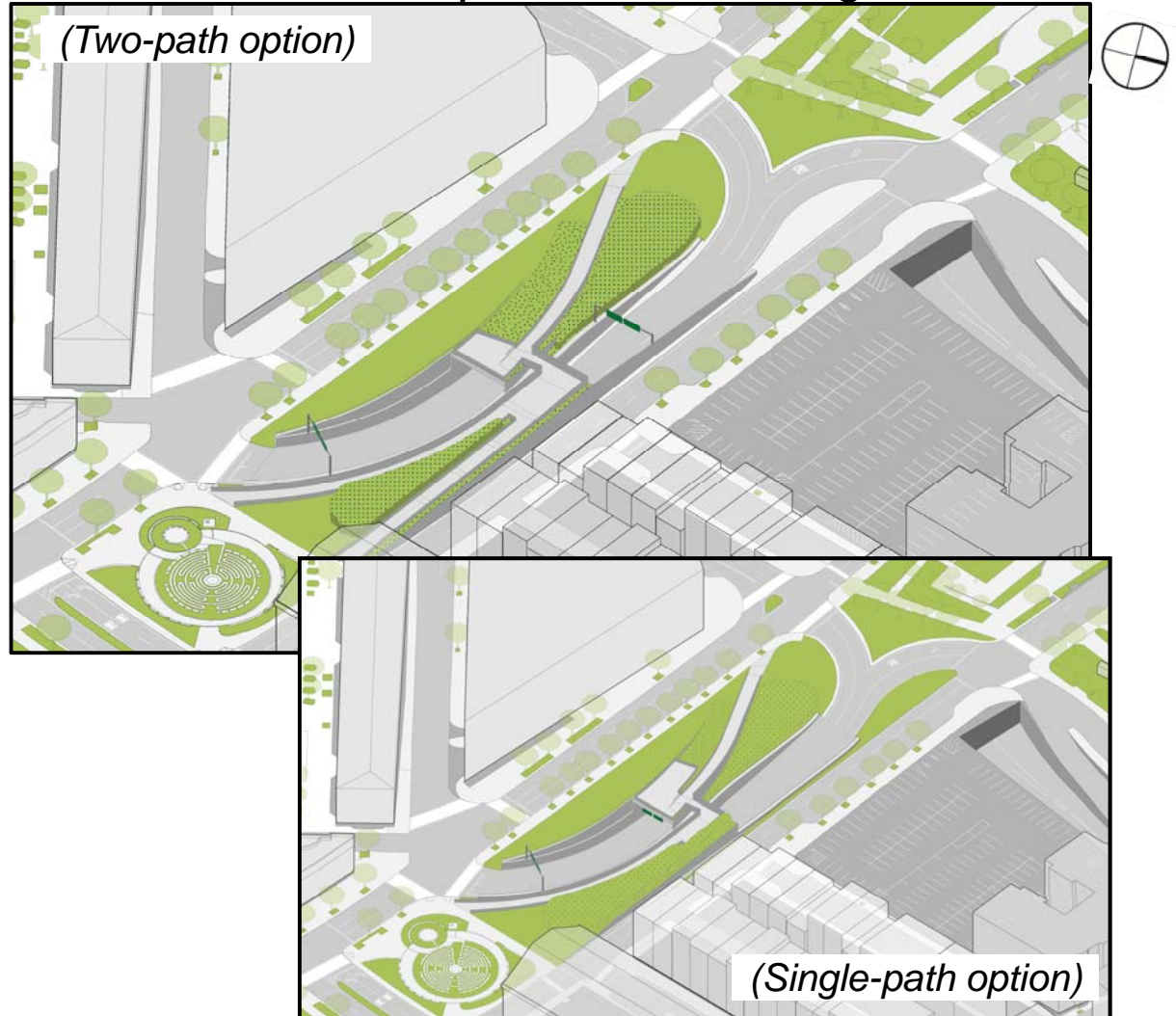


Parcel 12

Current Condition



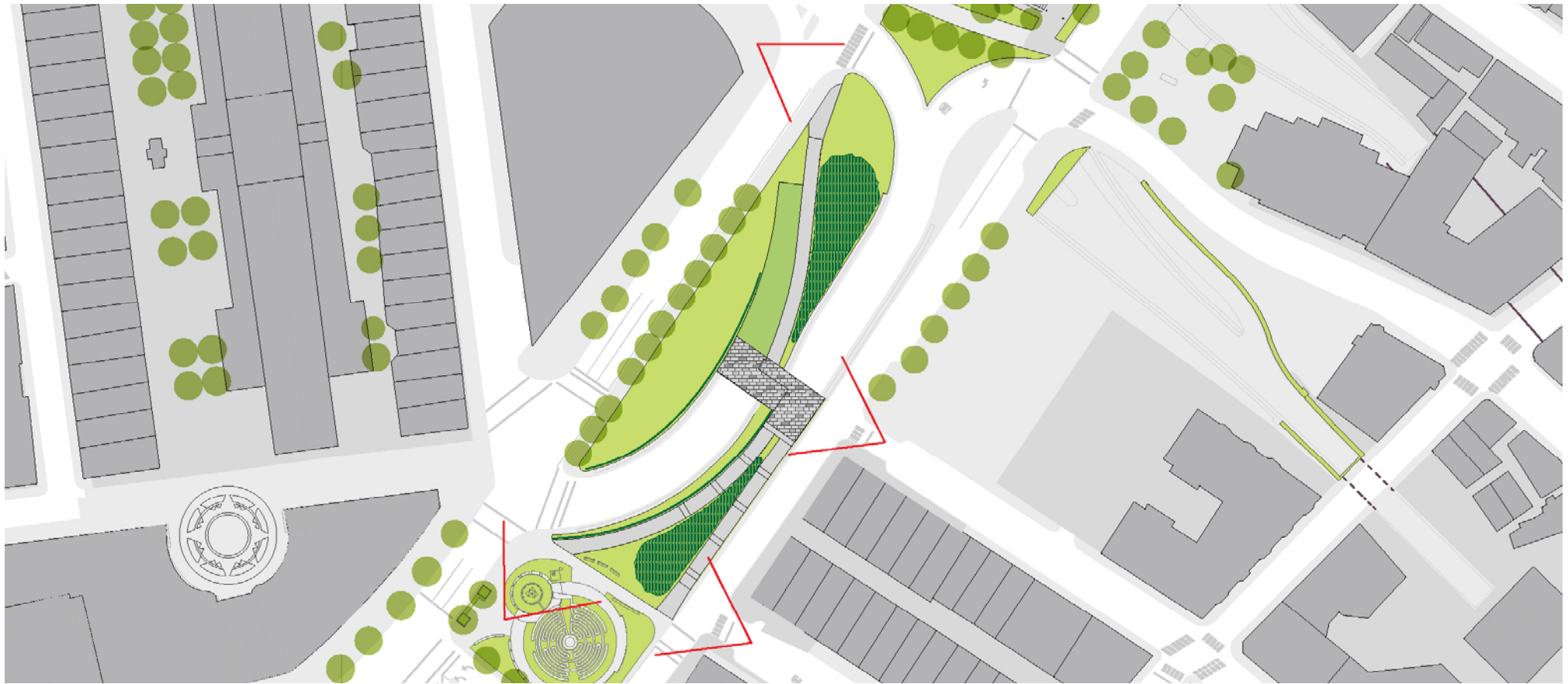
Conceptual Cover Designs



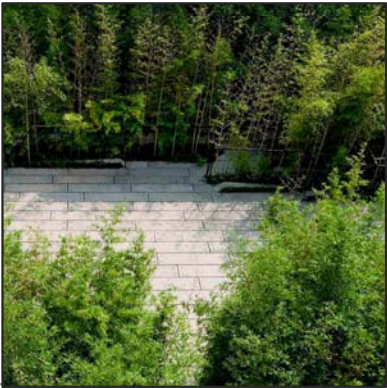
Parcel 12 Views from the Parcel



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



Individual Ramp Parcels

Parcel 12: Existing View from Armenian Heritage Park



Individual Ramp Parcels

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



circa 1994

Individual Ramp Parcels

Parcel 12: Existing View from Fulton St



Individual Ramp Parcels

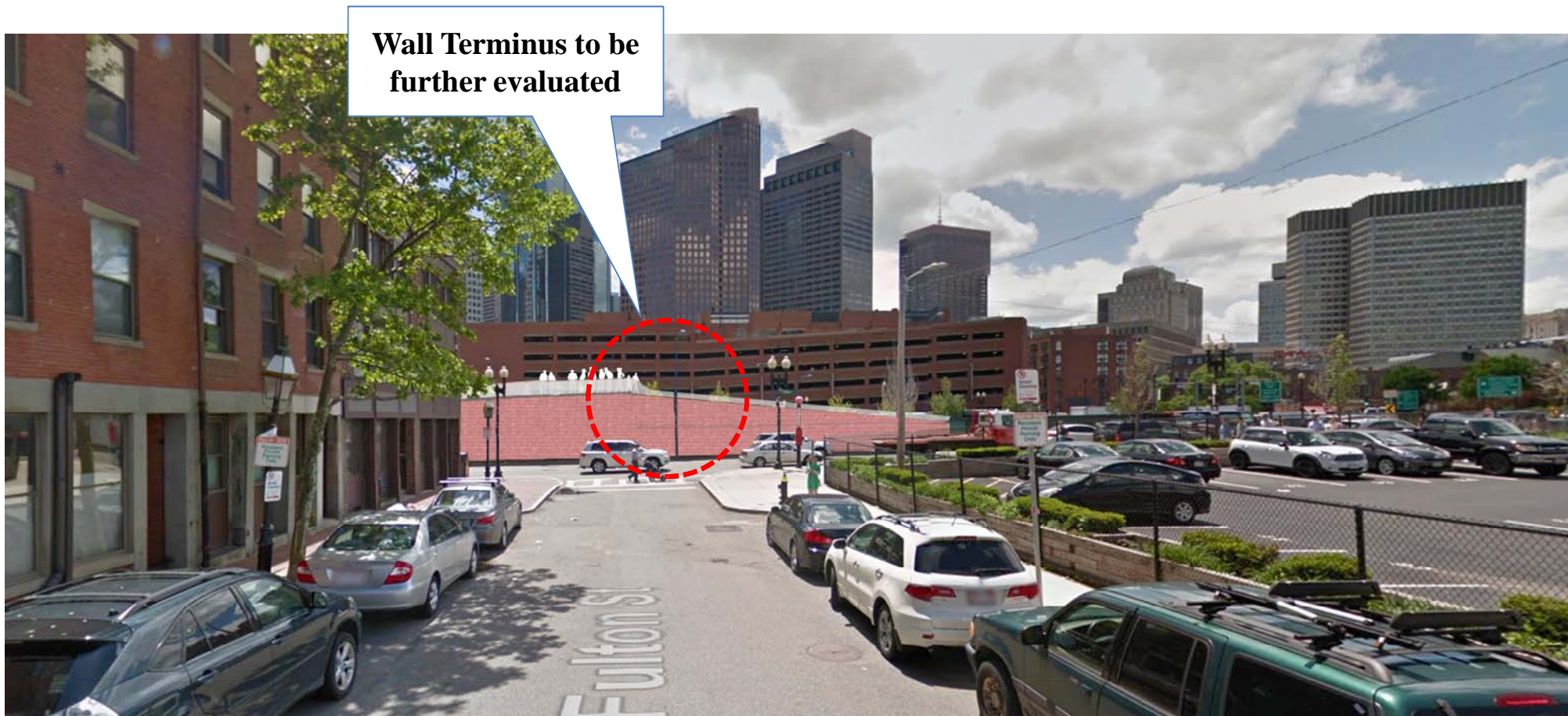
Parcel 12: Existing View from Fulton St



circa 1994

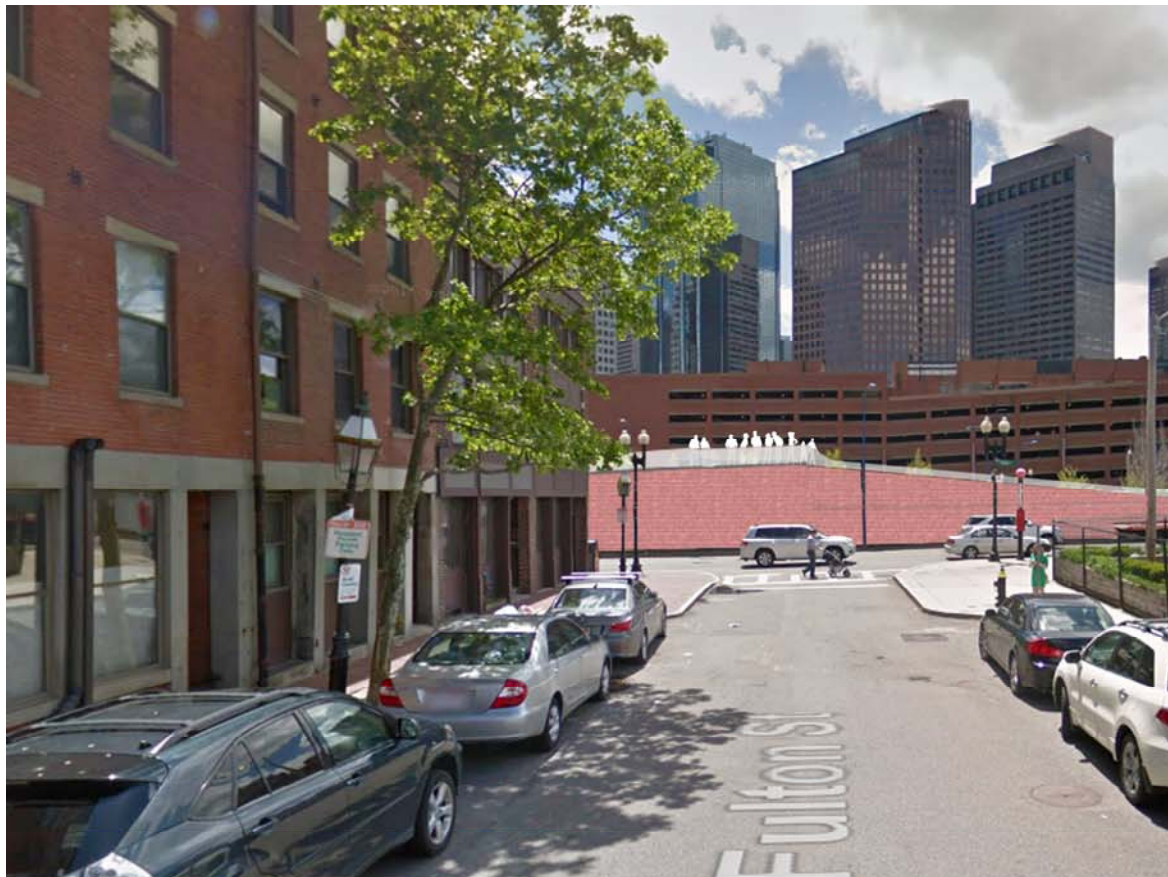


Parcel 12: Proposed View from Fulton St



Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St



circa 1994



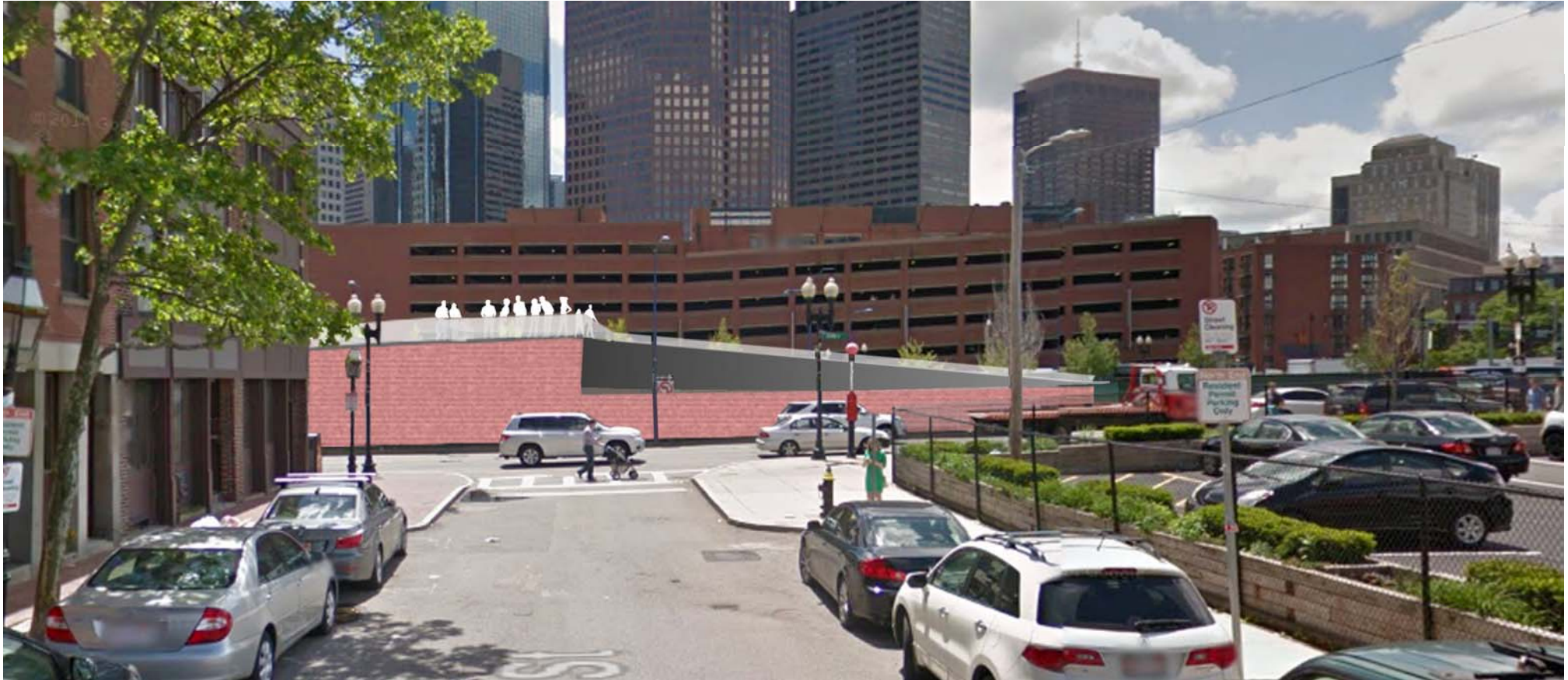
Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St

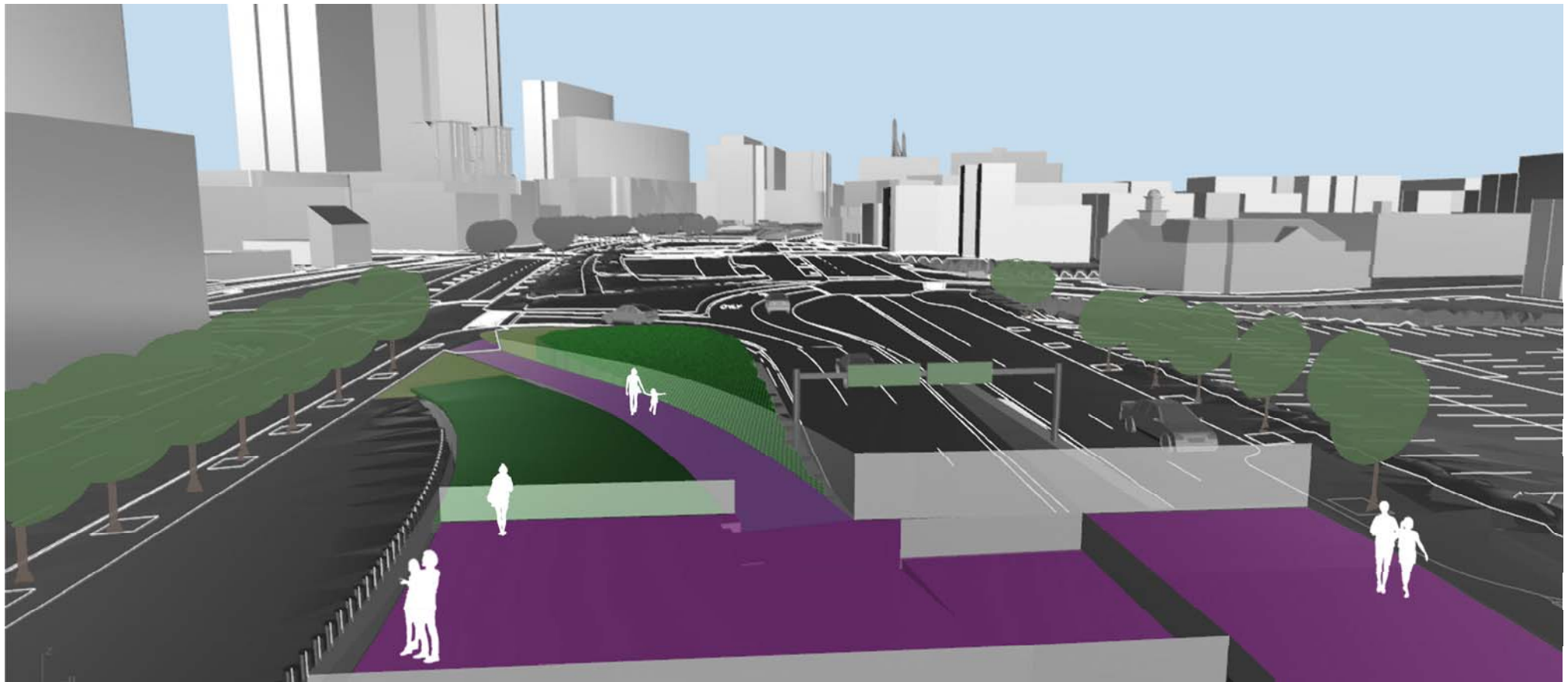


Individual Ramp Parcels

Parcel 12: Proposed View from Fulton St

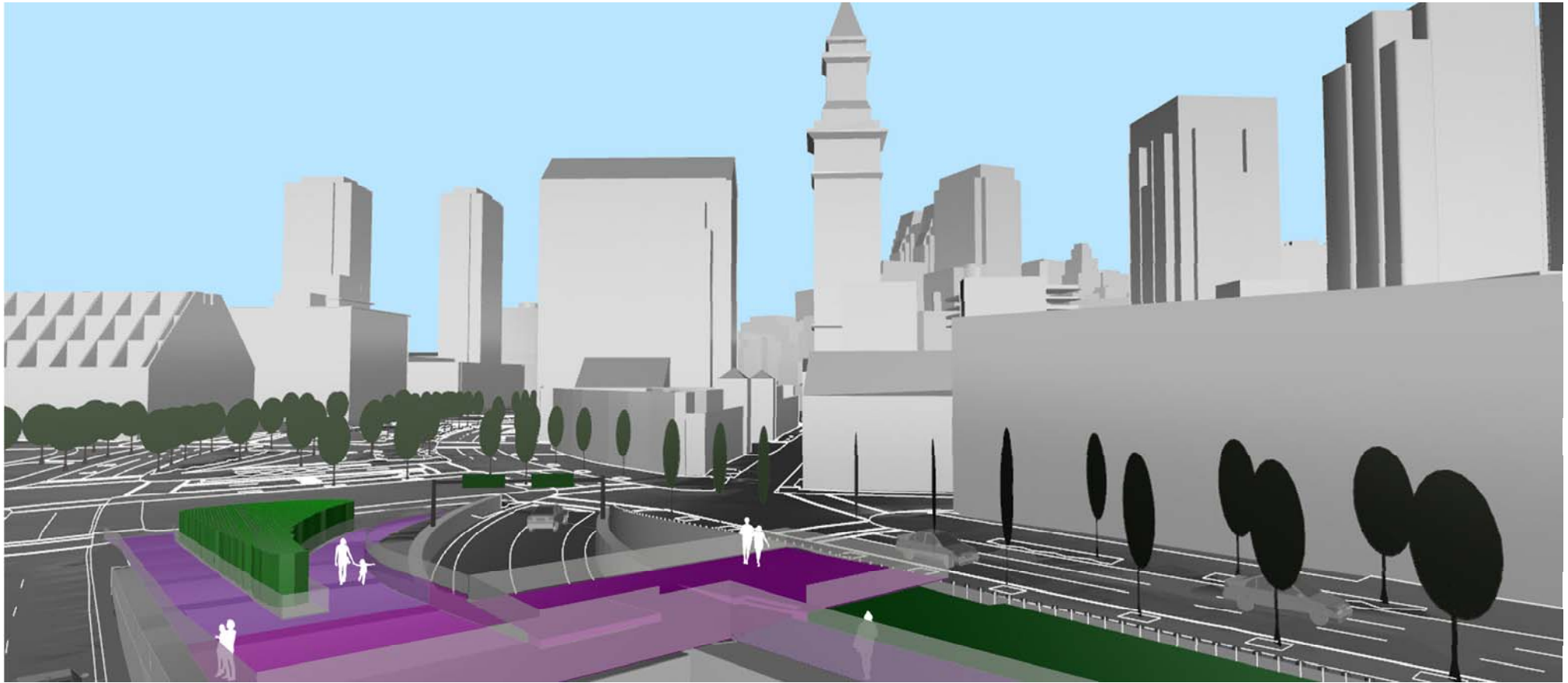


Parcel 12: Proposed View north from platform

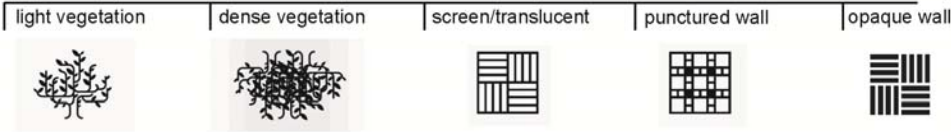


Individual Ramp Parcels

Parcel 12: Proposed View south from platform

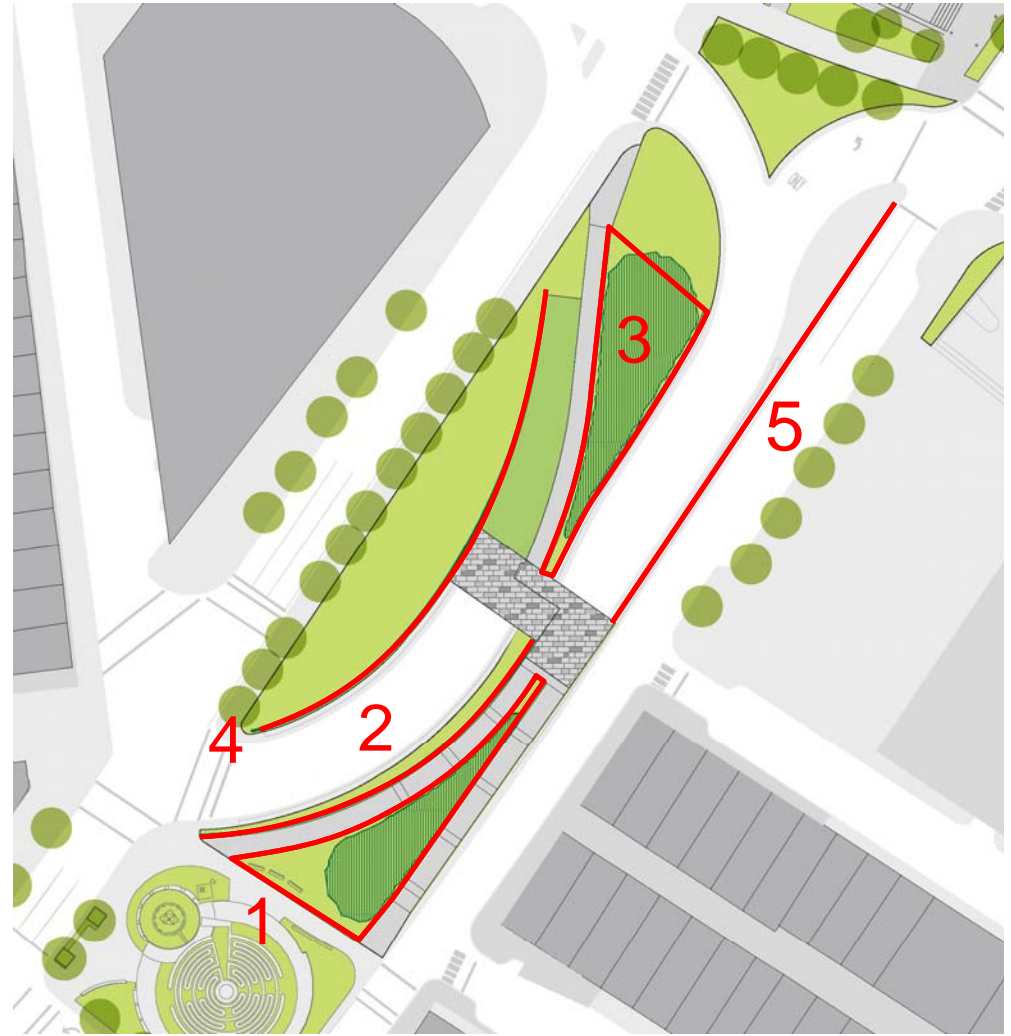


View-Screening



View-Screening

Edges + Zones

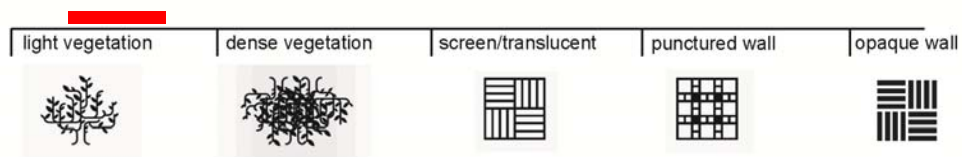


View-Screening

South Triangle

Issues:

- Density, quality and maintenance of plantings

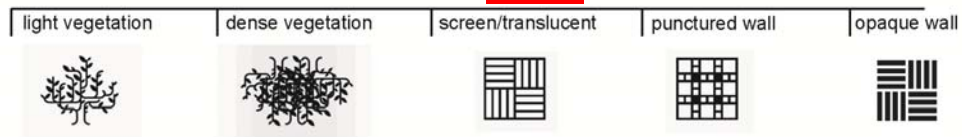


View-Screening

Southwest Edge

Issues:

- Acoustics
- Height and views from walkway
- Material choices
- Appearance from Surface Road

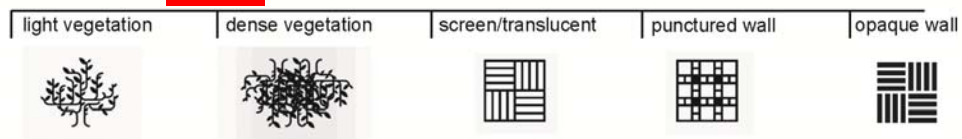


View-Screening

Northeast Edge

Issues:

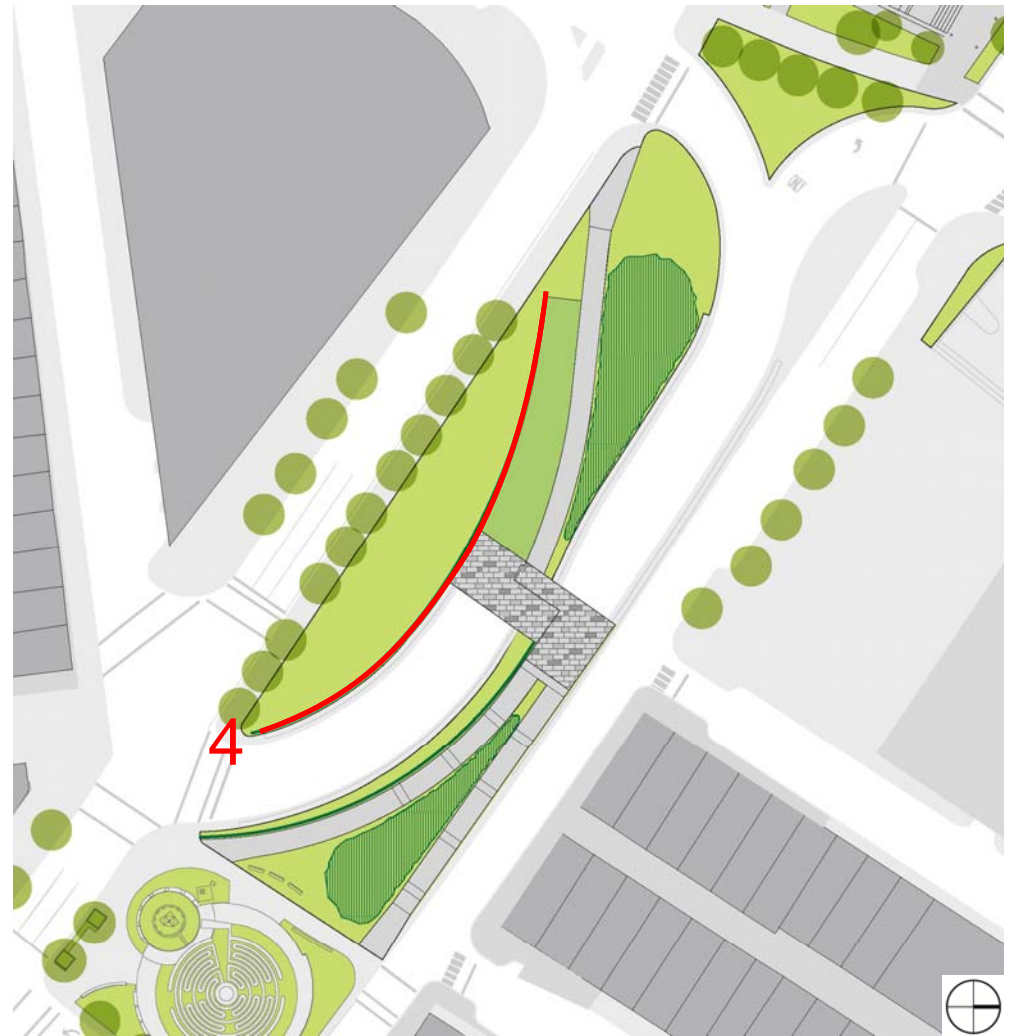
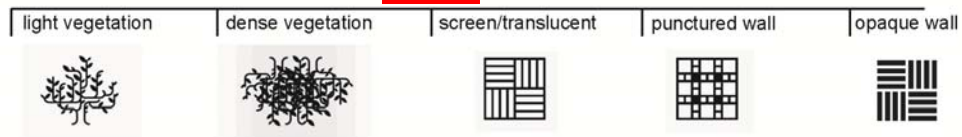
- Density, quality and maintenance of plantings
- Sight-lines for vehicles
- Views from North Street



Western Edge

Issues:

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

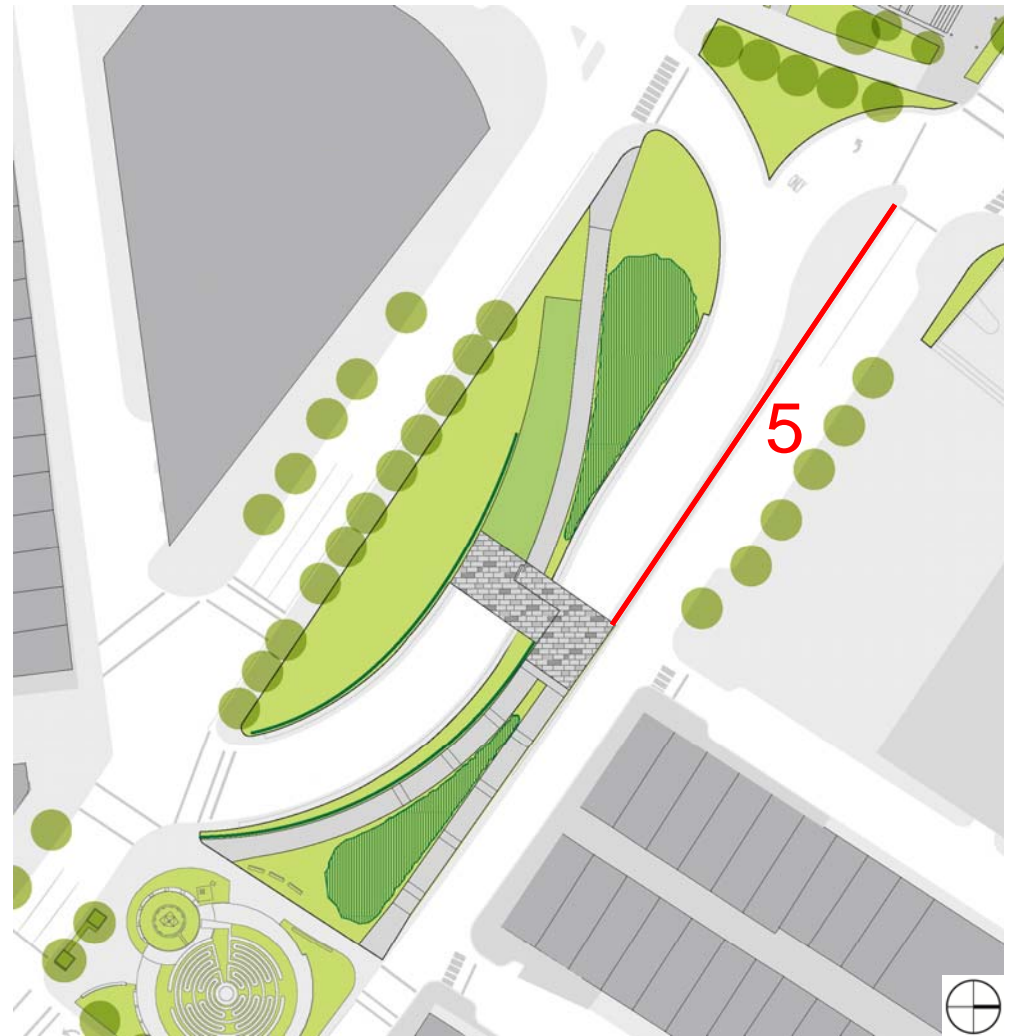
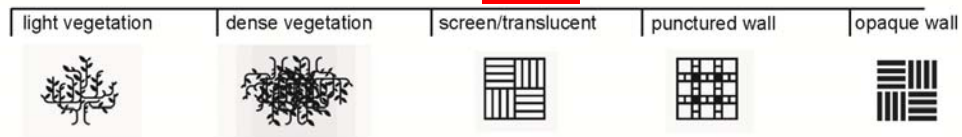


View-Screening

Eastern Edge

Issues:

- Views from Fulton Street and neighborhood
- Height and shape
- Materials



Parcel 18



Current Condition



Conceptual Screening Treatment

Parcel 18: Existing and Proposed Views



View-Screening



View-Screening

Edges + Zones



Occupancies + Program

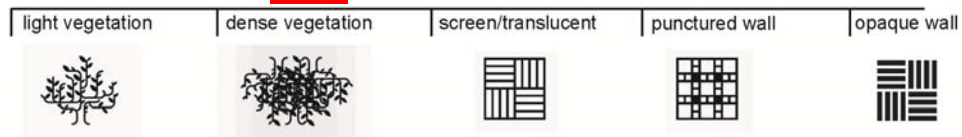
Purchase St Edge

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>

Send Inquiries to:

John Romano, MassDOT

email: john.romano@state.ma.us

Lauren Shurtleff, BRA

email: lauren.shurtleff@boston.gov