



Sullivan Square Disposition Study

Presentation Outline

- Introductions
- Context
- Project Purpose
- Tonight's CSS Presentation
- Q & A
- Conclusion & Next Steps

Context

1. 1999 BTD Bypass/Boulevard Study
2. 2009 - 2012 BTD Roadway Study
3. Disposition Study – Phase 1 Sullivan
4. Continued BTD roadway planning work
5. Future phases based on recommendations of this process

Context

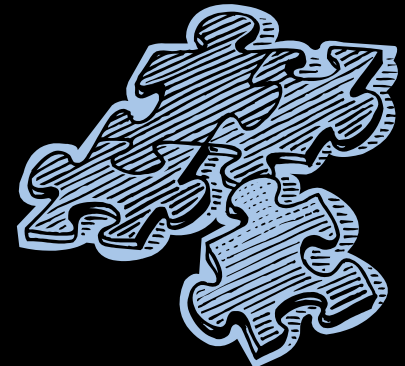


Project Purpose

- Build upon roadway reconfiguration - new frontages & blocks
- Envision uses, scale and character
- Enhance streetscape and new open spaces
- Parcel level planning, design and financial analysis

Project Purpose

- Community process to create ***Disposition Guidelines***
- Assist MBTA and City of Boston in preparation for **future *RFP processes*** to dispose of public land, in a manner consistent with guidelines
- Determine next steps



Disposition Planning: Forest Hills



City of Boston
Thomas M. Menino, Mayor

Use & Design Guidelines October 20, 2008



Boston
Redevelopment
Authority

Emerging Community Vision – p. 2

Site Use & Design Guidelines – p. 3 to 21

- Arborway Yard – p. 3
- Fitzgerald Private Parking Lot – p. 7
- MBTA Commuter Parking Lot – p. 11
- MBTA Parcel U – p. 15

■ MBTA Parcels V & W – p. 19

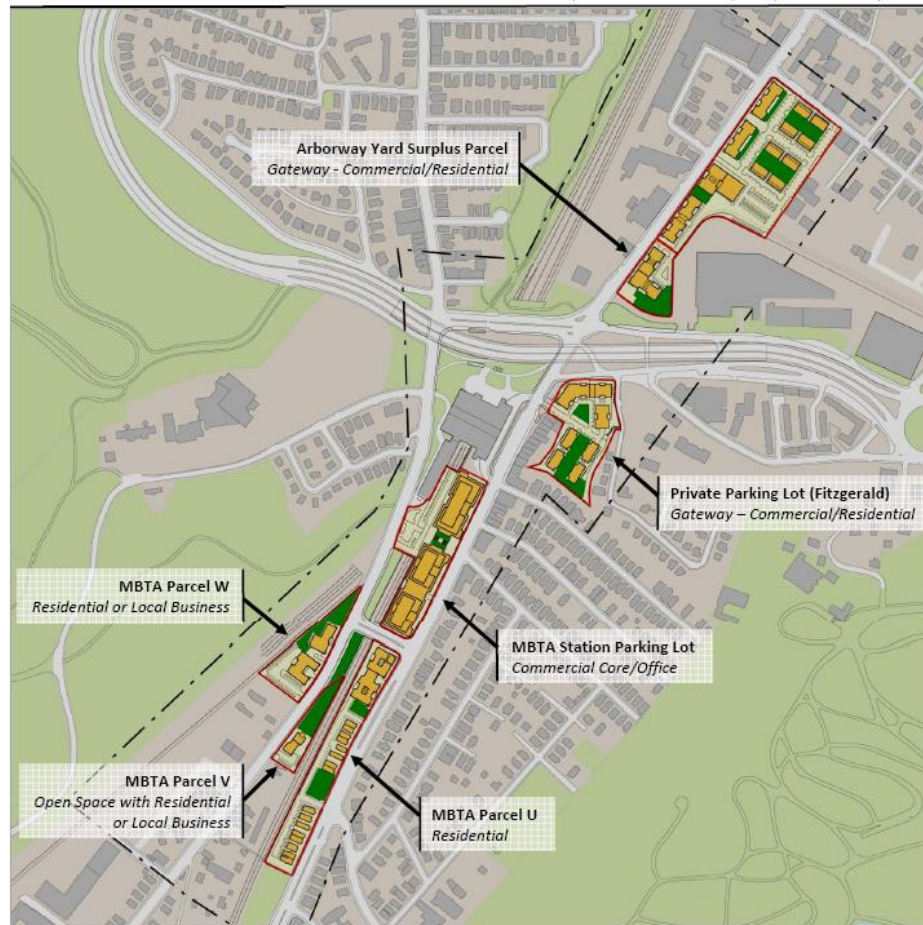
District Wide Sustainable Development & Green Buildings – p. 22

District Wide Housing & Affordability – p. 23

District Wide Vehicle Parking & Service Access – p. 25

District Wide Bicycle Storage – p. 26

District Wide Transportation & Streetscape Improvements – p. 27



Boston Transportation Department

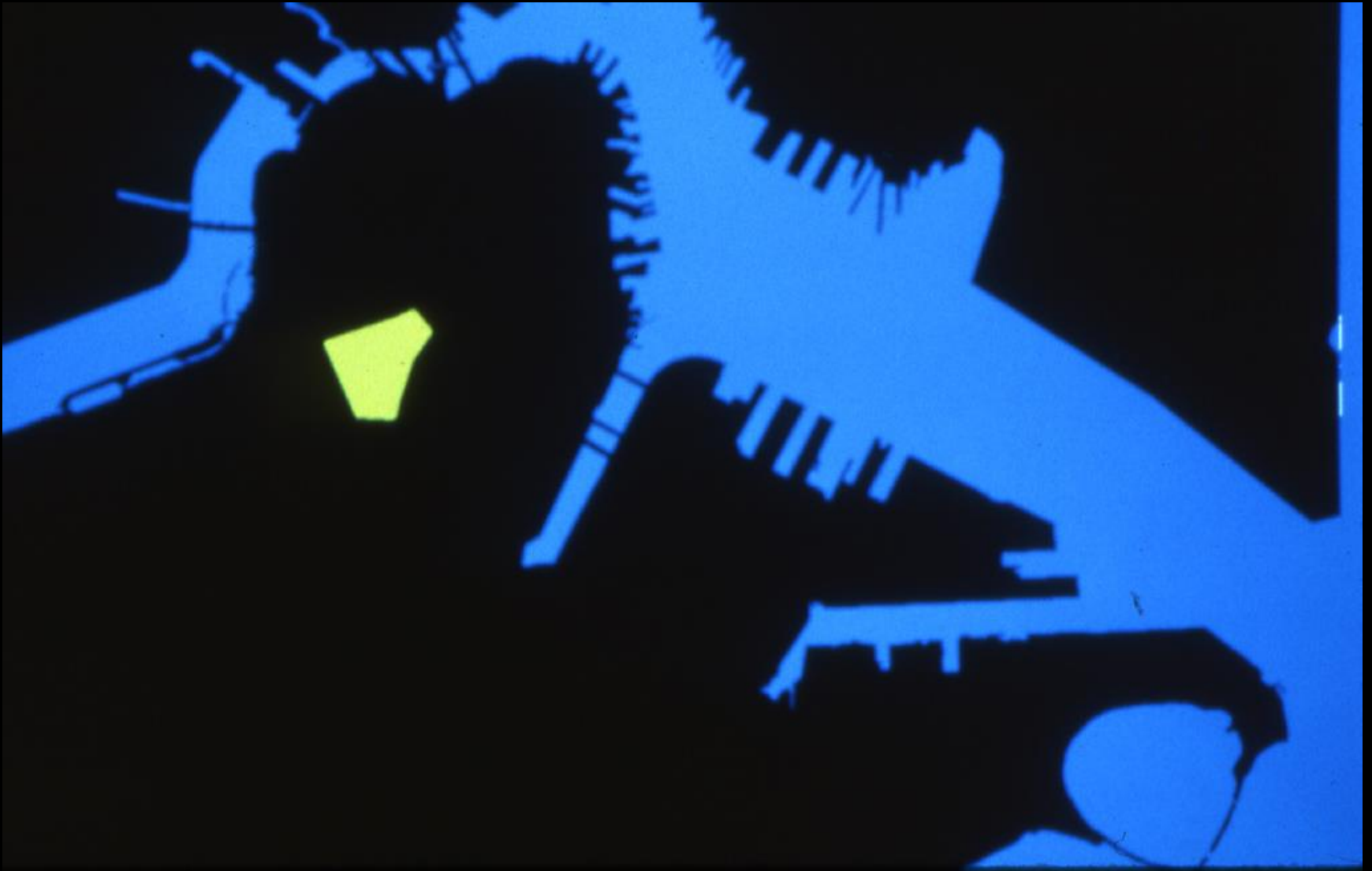


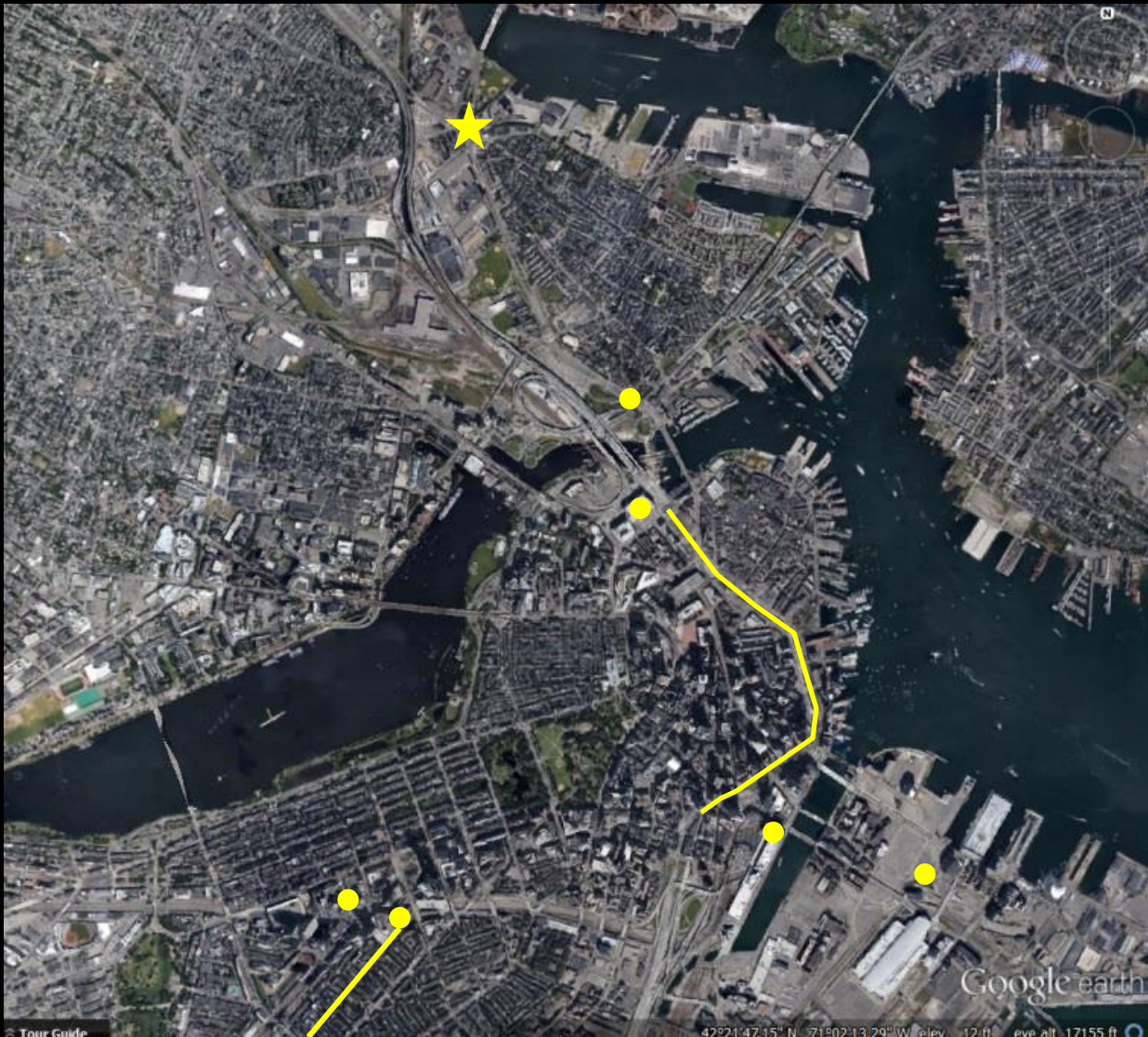
Boston's History of Reclaiming Land











Study Objective

Define Realistic RFP's for disposition of Development Parcels underpinned by

- Market & financial feasibility
- Recommendations for:
 - Access
 - Land acquisition
 - Urban design (both public realm & building form)
 - Permitting and zoning

The Team

**Boston Redevelopment
Authority
&
Metropolitan Area Planning
Council**

**Massachusetts Bay
Transportation Authority
Boston Public Works Dept.
Boston Transportation Dept.
Boston Parks & Recreation Dept.**

Crosby | Schlessinger | Smallridge

Skip Smallridge, PIC
Carole Schlessinger, PM

**Planning, Urban Design & Open
Space**

Crosby | Schlessinger | Smallridge

Market & Real Estate Economics

Byrne McKinney Associates

Transportation & Civil Engineering

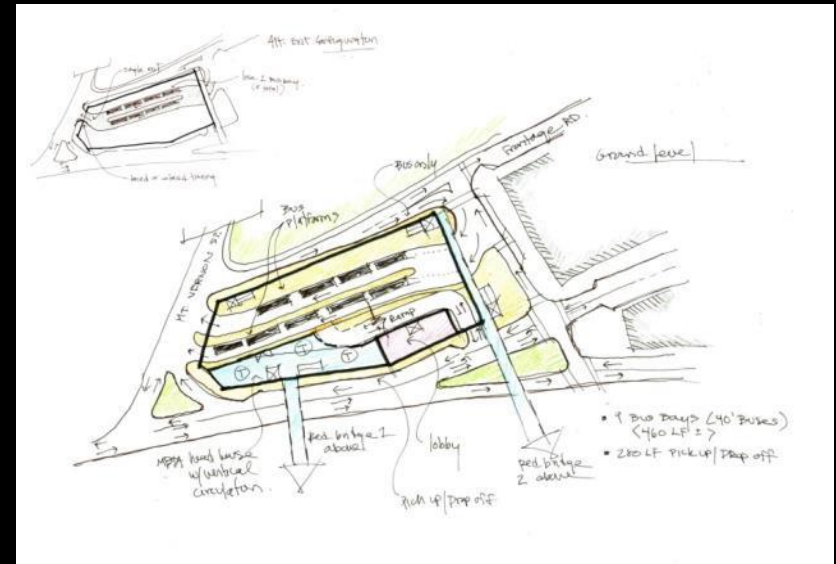
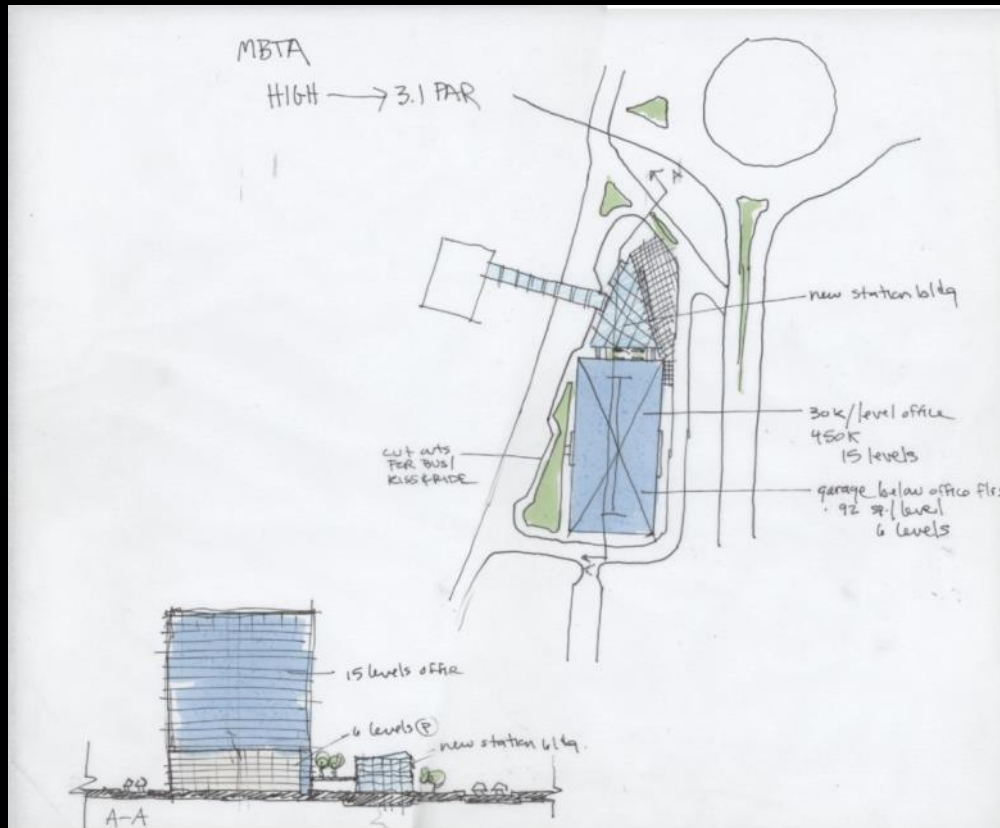
Howard/Stein-Hudson

CSS Experience

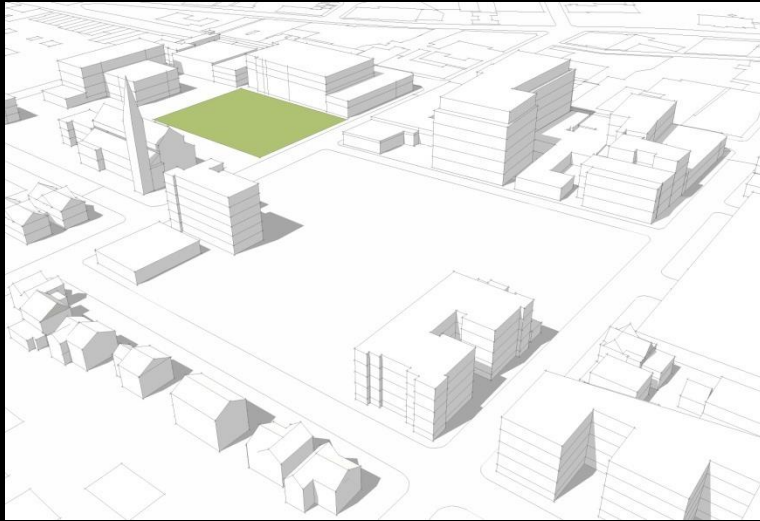
TOD Development Planning & Coordination with MBTA: Columbia Point



TOD Development Planning & Coordination with MBTA: Columbia Point



New Rochelle TOD Development RFP's



Existing Conditions



Option A1: Low Density



Option A2: Low Density



Option B: Higher Density

Streetscape - Summer Street



Streetscape - Boylston Street



Streetscape - Audubon Circle



Streetscape - Davis Square



Open Space: North End Parks



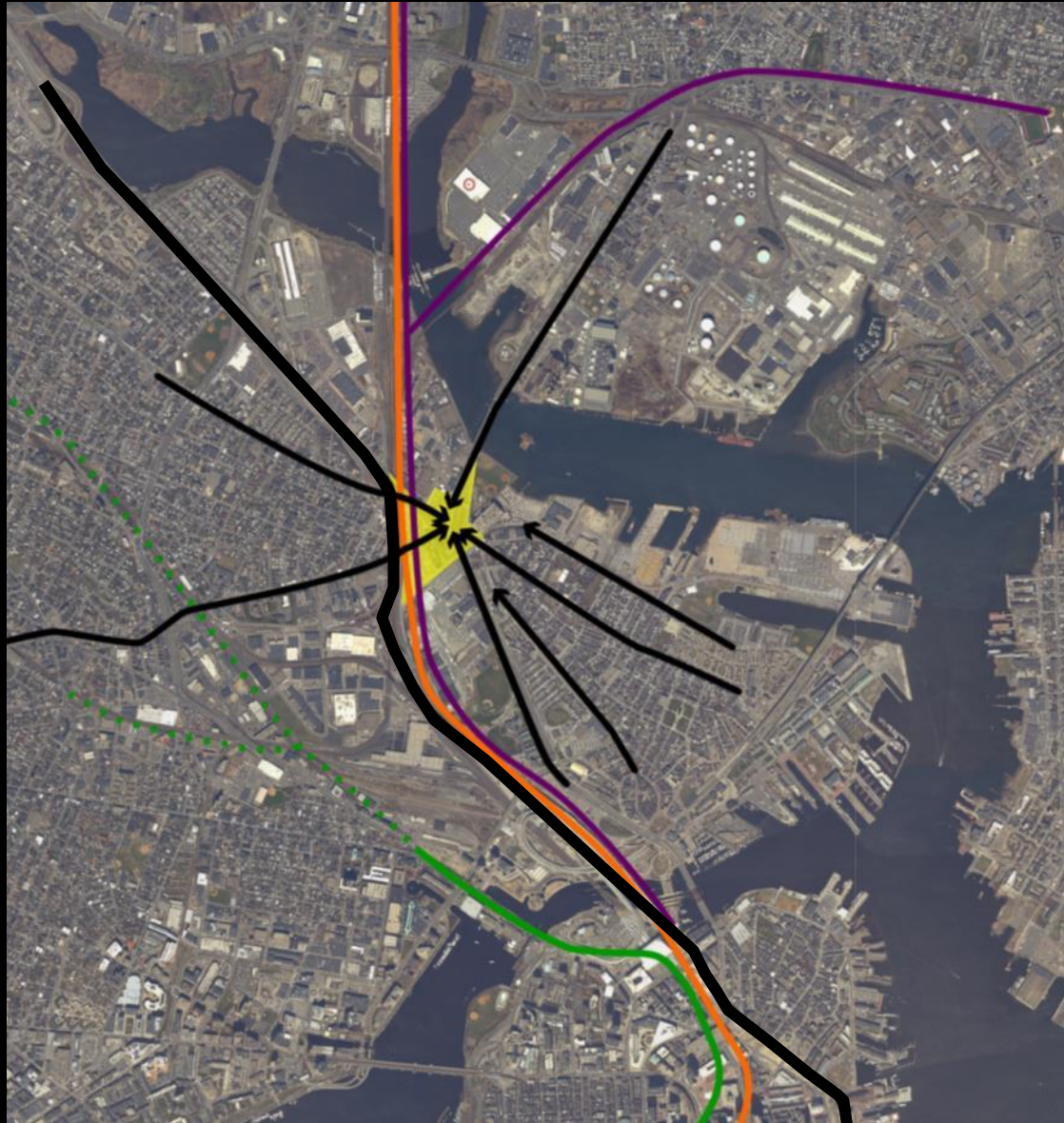
Project Approach

- Explore the Larger Context to Understand the Unique Attributes of Sullivan Square
- Develop Market/Economic Feasibility Driven Alternatives
- Collaborate with Team to “Get to the End Game” Quickly: Market, Transportation, Urban Design
- Conduct Reality Checks: Financial Feasibility & Phasing, Transportation & Parking, Public Realm Investment

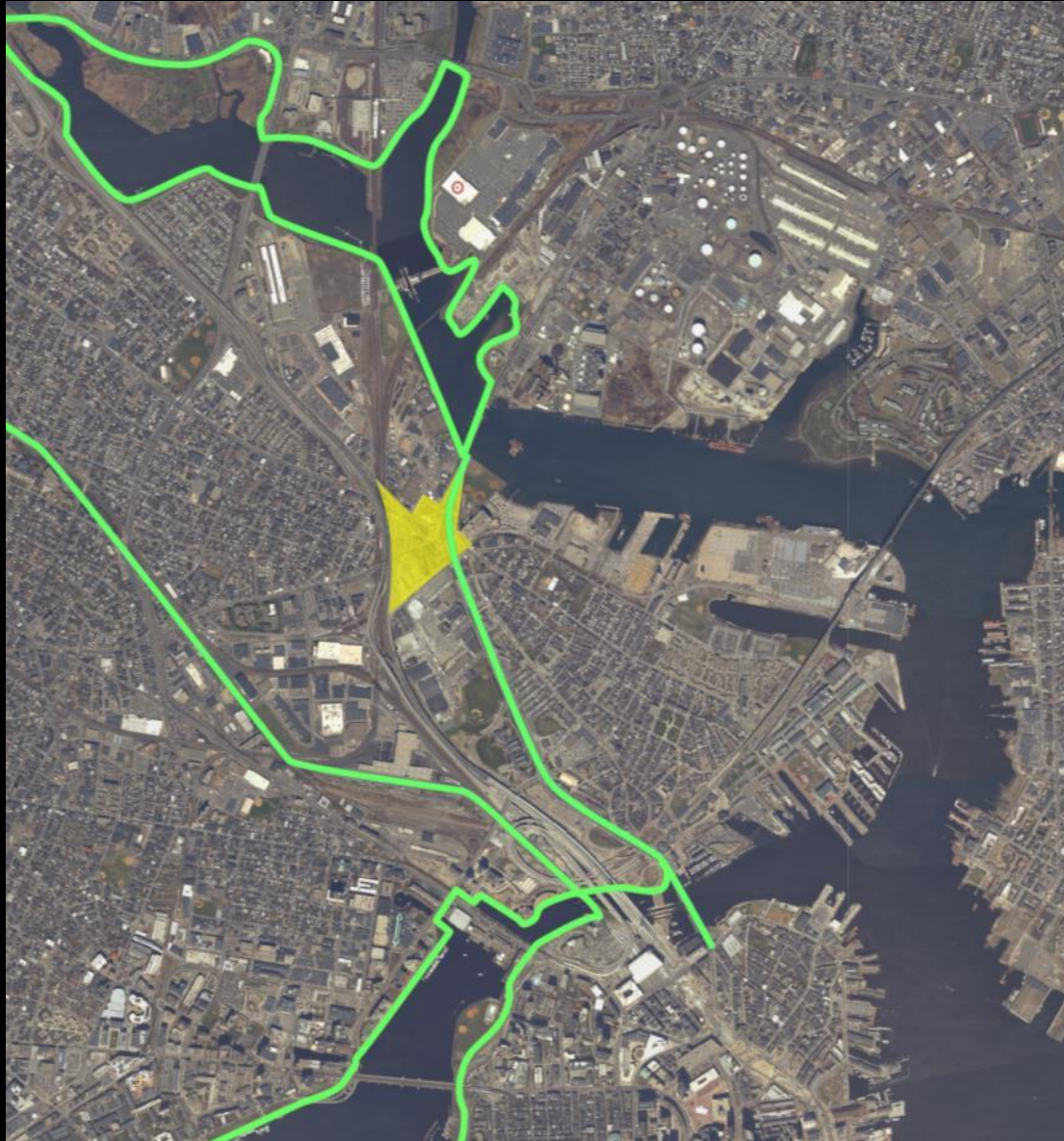
Approach: Explore the Larger Context



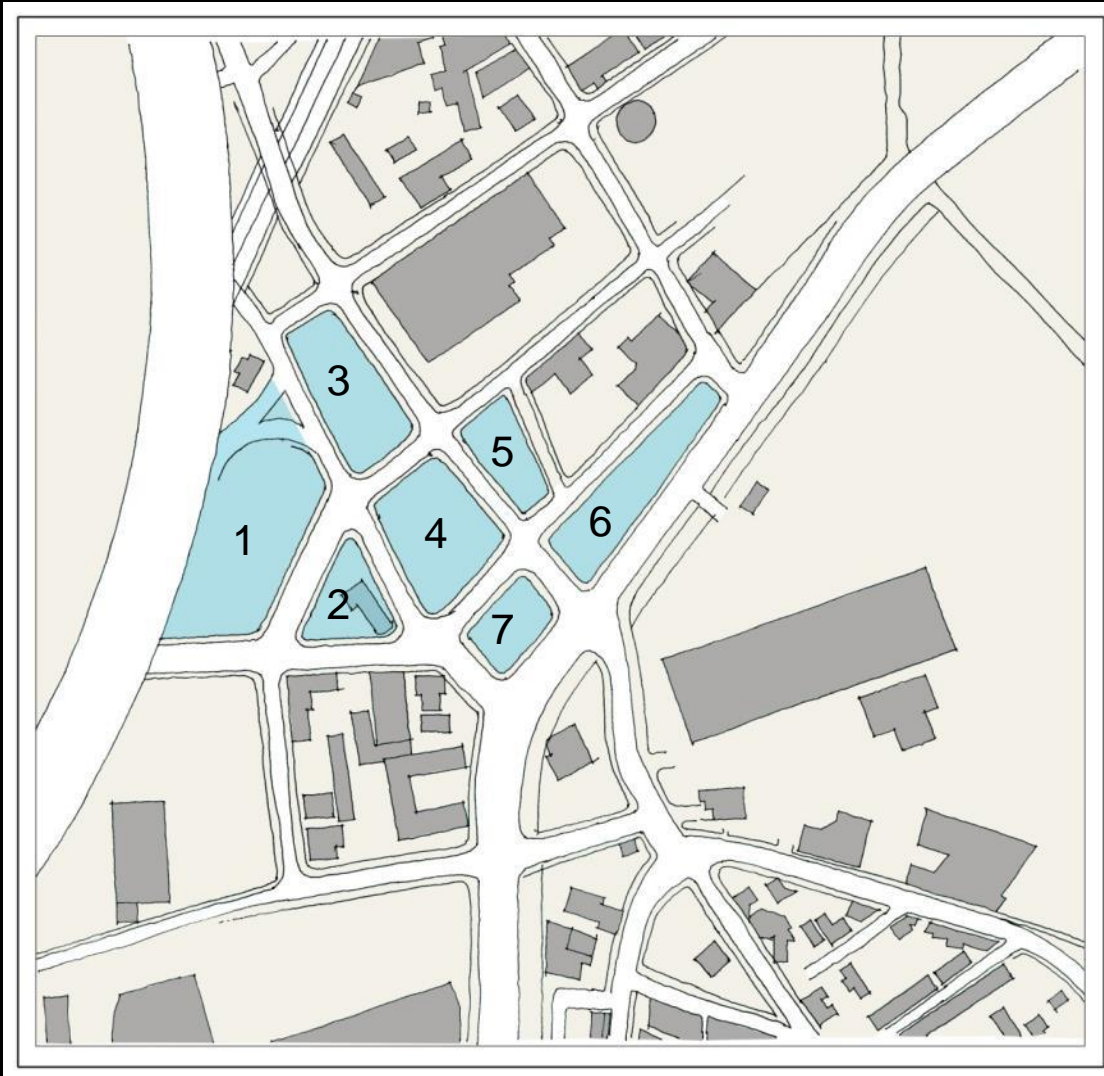
Highway and Transit Access



Regional Path System



Approach: Cast a Wider Net



Parcels Over 1 Acre

1 1.5-1.8 acres

3 1 acre

4 1.3 acres

6 1.1

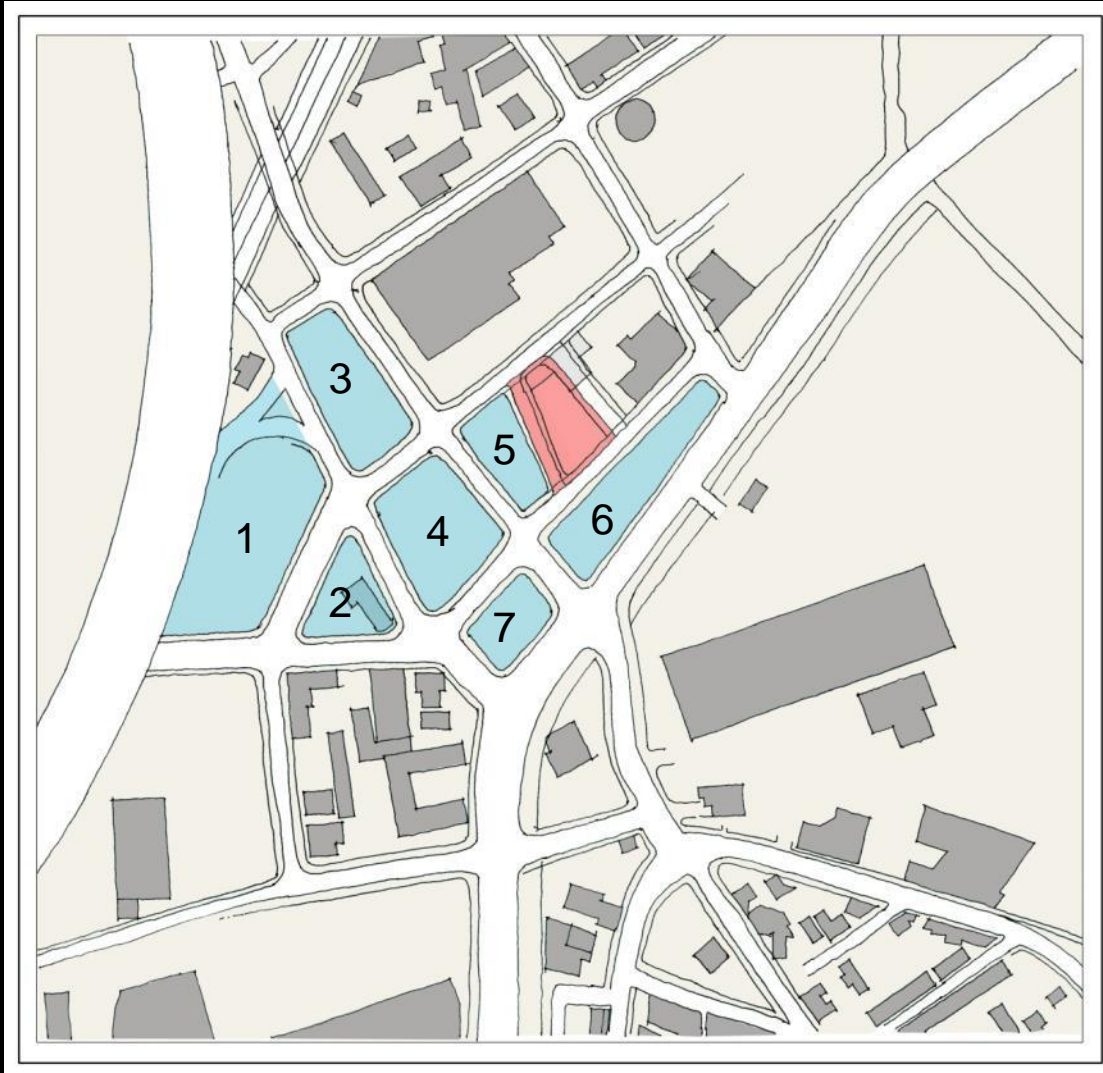
Parcels Under 1 Acre

2 .6 acre

5 .42 acre

7 .5 acre

Total 6.4 – 6.7 Acres



Parcels Over 1 Acre

1 1.5-1.8 acres

3 1 acre

4 1.3 acres

6 1.1

Parcels Under 1 Acre

2 .6 acre

5 .4 acre / 1 acre

7 .5 acre

Total 6.4/7 – 6.7/7.3 Acres

Approach: Key Market Feasibility Considerations

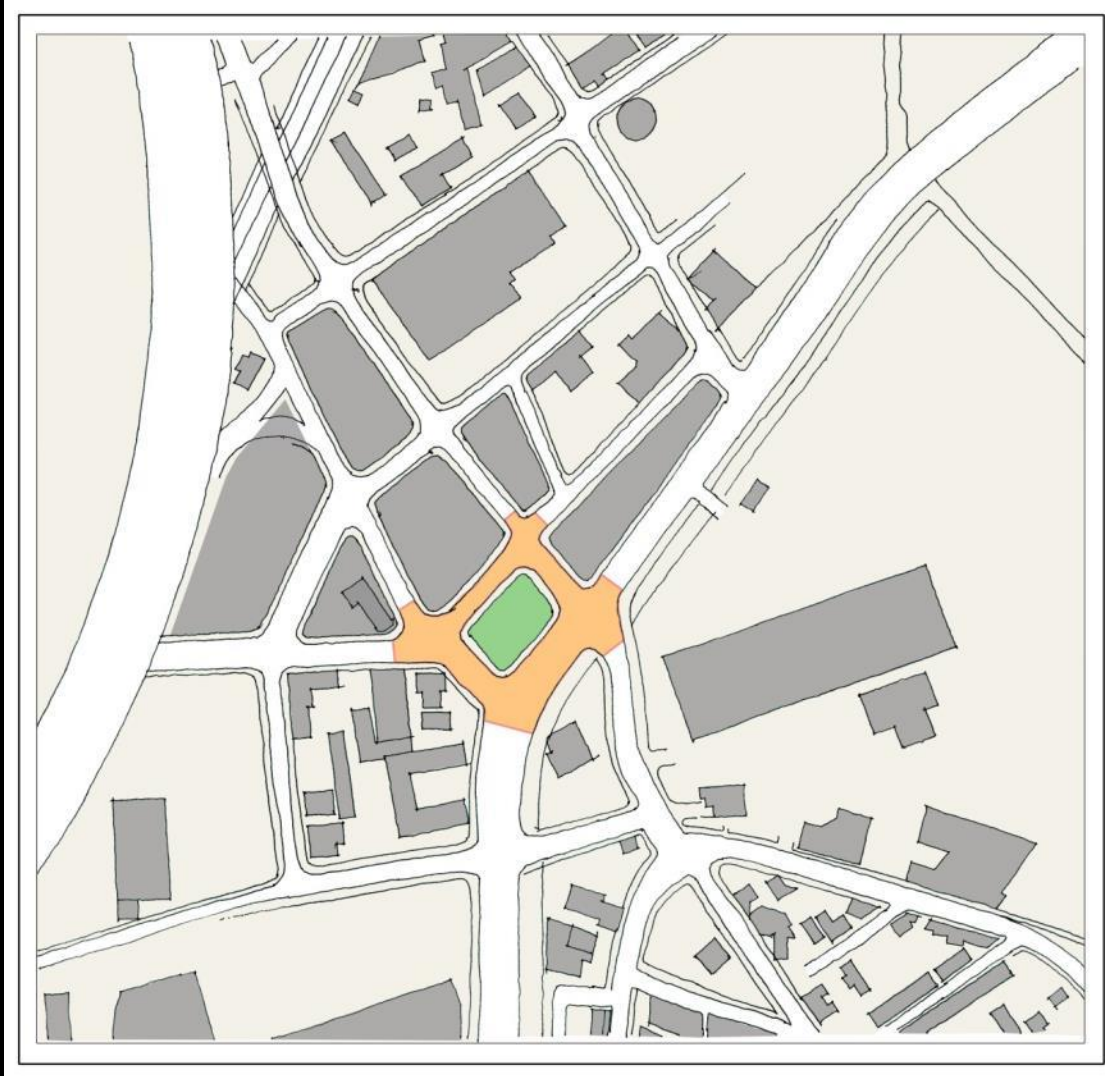
- Identifying appropriate demand targets (who – developers and end users- can best be attracted to the parcels?)
- Defining the requirements of end-users (what do they want – what can't they live without?)
- Defining the price point (how much can they afford to pay and how much must they pay to support the cost of development?)
- Estimating the pace of development (how long will it take to absorb the parcels?)

Conditions for A Successful Disposition

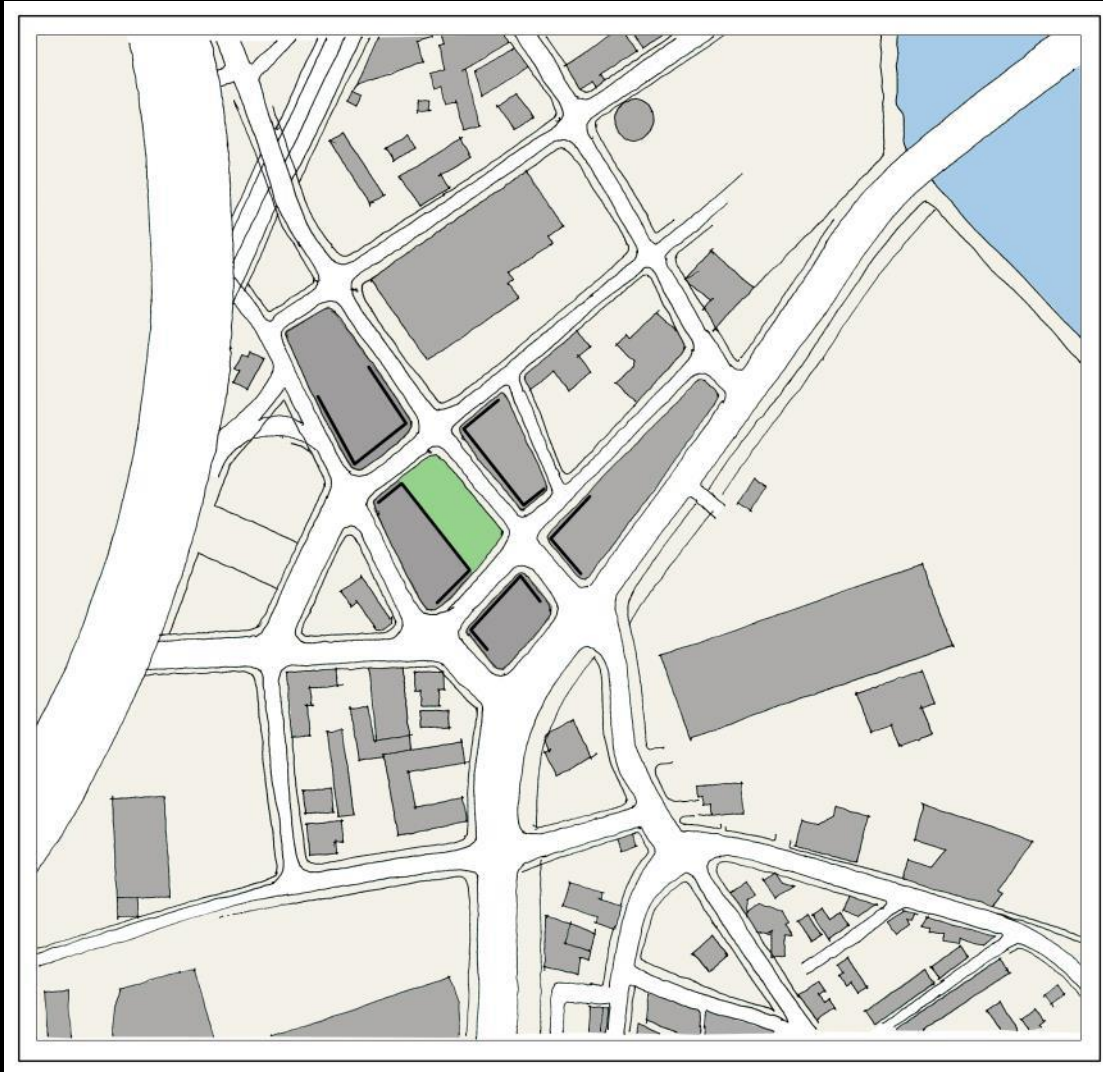
- Identifying and reaching a pool of capable developer prospects
- Clarity and reasonableness of the development objectives for the transaction
- Fairness of the selection process and criteria
- Clear title
- Certainty and timeliness of permitting
- A market sale or lease price
- Acceptable transaction terms
- Certainty re: timing of any public improvements or other supports needed for feasibility



Approach: Public Realm / Open Space Analysis



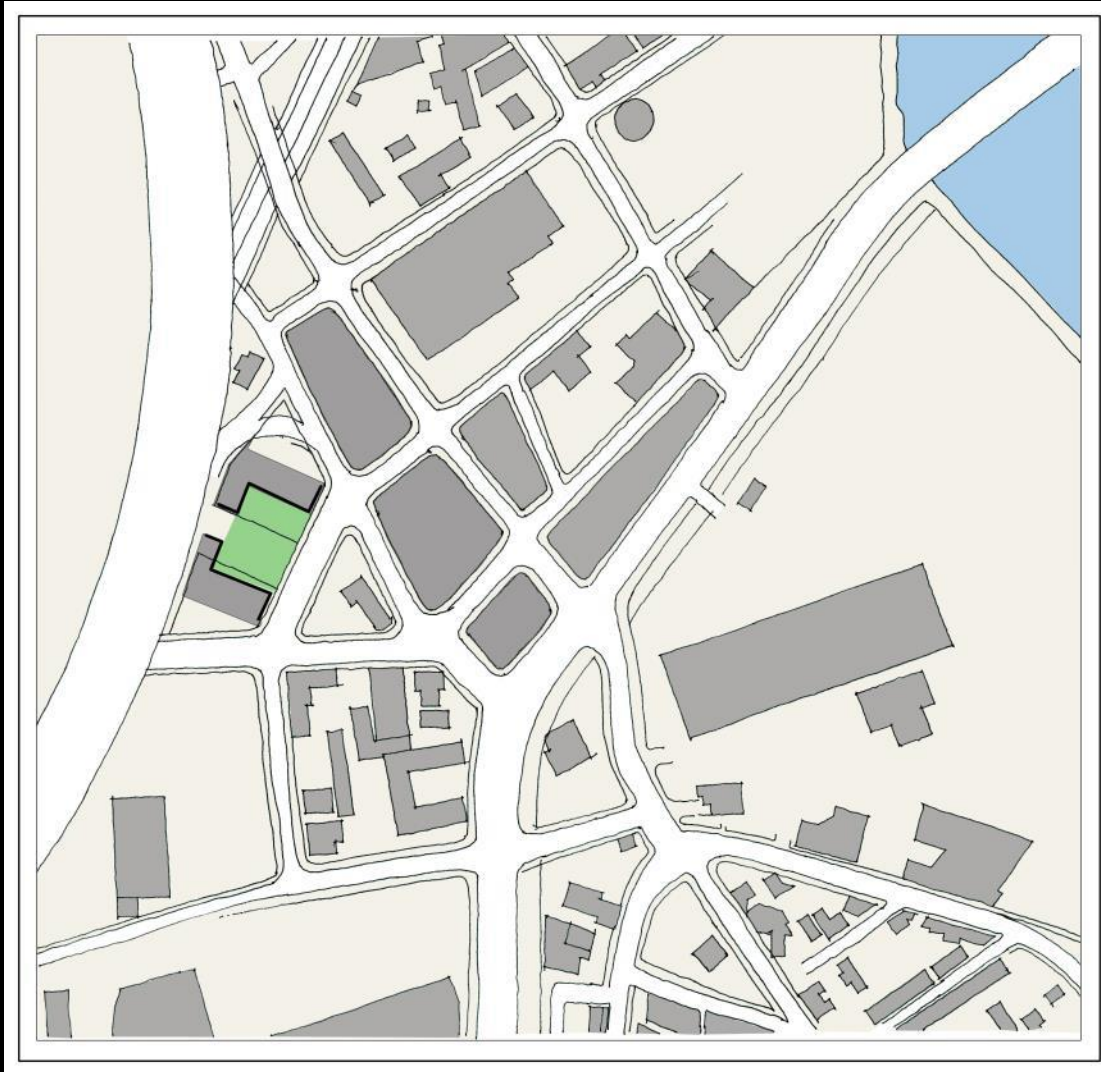
Central Park



Linked Squares



Sullivan Square Plaza



Approach: Transportation Analysis

- HSH will take a strategic look at extensive traffic work already done
- Identify critical moves and problem areas
- Work interactively with team to analyze project impacts; tailor land uses; refine street layouts; recommend parking ratios, target mode splits
- Coordinate with roadway design

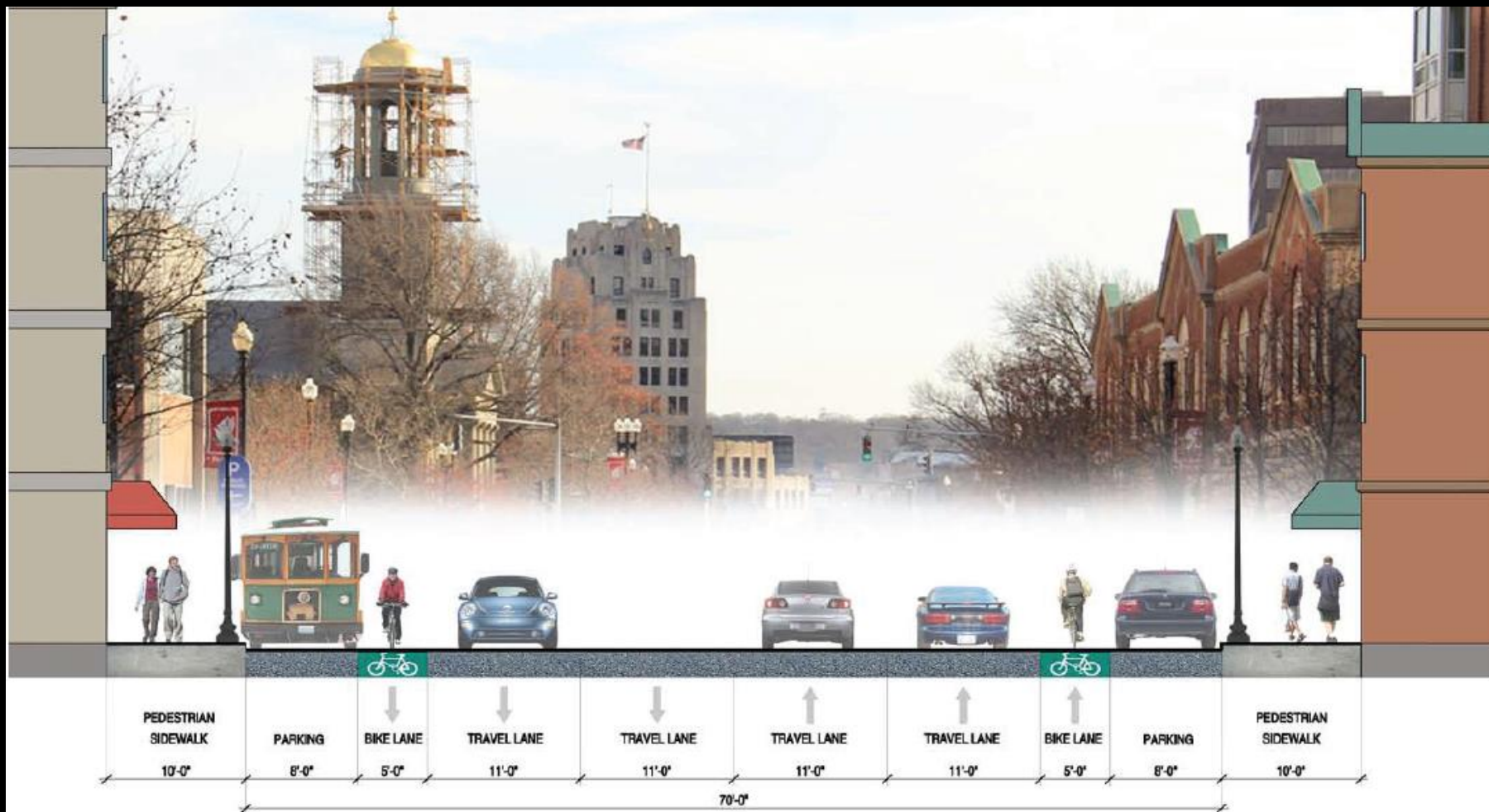


- Maximize transit-oriented location



- Employ complete streets principles – cars, pedestrians and bikes, bus operations






































Howard/Stein-Hudson Associates, Inc.

Not to scale.

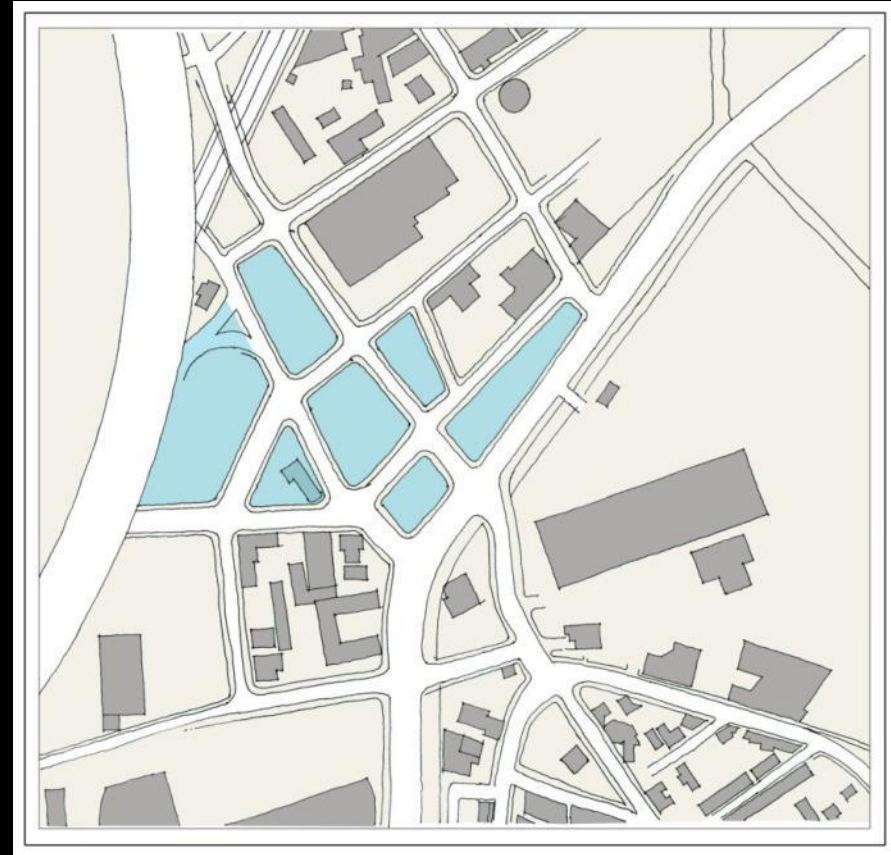
Approach: Reality Checks at Key Points

	April	May	June	July	August	September	October	November	December
TASKS									
Task 1: Review roadway alignments & confirm right of way									
Task 2: Develop and illustrate potential full build-out									
Task 3: Develop parcel level use & development guidelines for 7 project sites									
Task 4: Create constructability & phasing implementation plan									
Task 5: Conduct financial feasibility assessment									
Task 6: Revise full build-out vision and develop implementation sequencing timeline									
Task 7: Draft reports on financial feasibility, constructability requirements and challenges									
Task 8: Draft sample land use, design and disposition guidelines									
Client/Agency Review Meetings									
Public Meetings									
Stakeholder Meetings									
BRA Board Meeting									

- Financial Feasibility & Phasing
- Traffic & Parking
- Public Realm Investment

Products: Disposition Plans

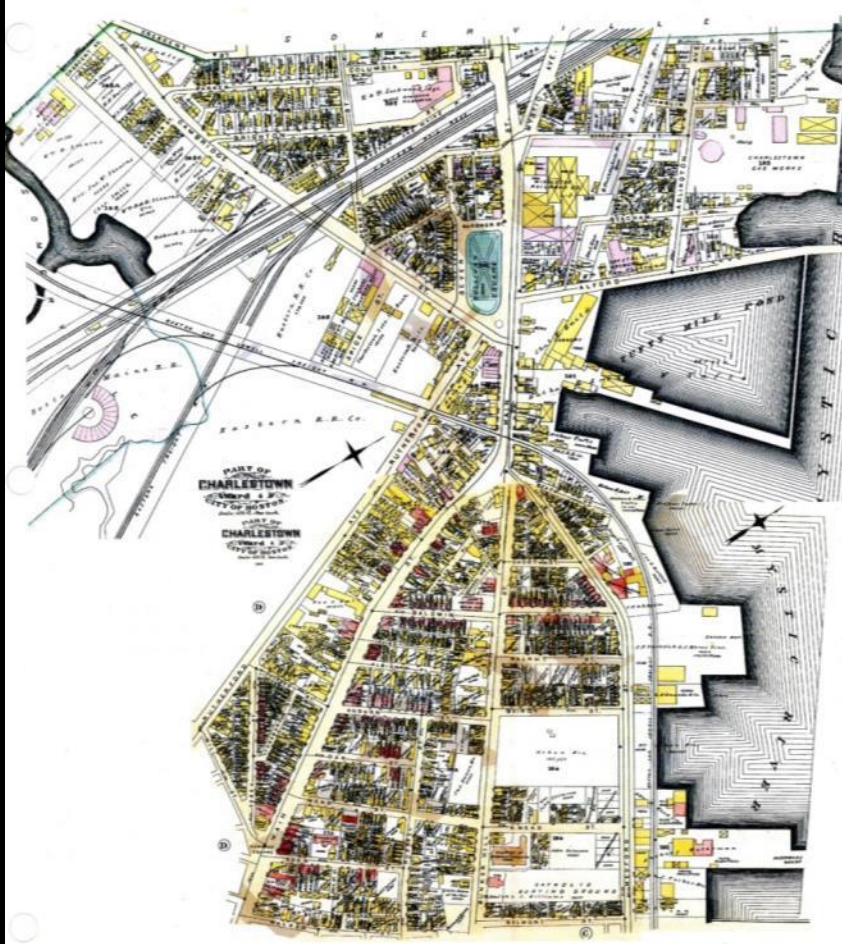
- Land Use Mix
- Existing and Proposed Easements
- On-site and Adjacent Infrastructure and Public Realm Improvements
- Design Guidelines



Products: Design Guidelines

- Land Use
- Building massing
- Height
- Materials
- Access
- Parking
- Building entrance locations
- Ground floor transparency & activity
- Amenities: streetscape, sidewalks, landscape

Sullivan Square – Mixed Use TOD with a Beautiful Park



Sullivan Square – Mixed Use TOD with a Beautiful Park



Conclusion & Review

Question & Answer