

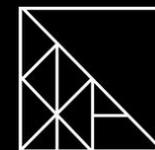
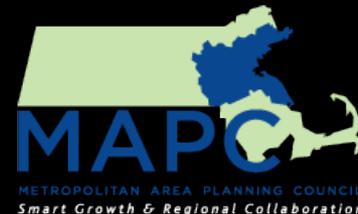
Sullivan Square Disposition Study

November 21, 2013

CROSBY | SCHLESSINGER | SMALLRIDGE LLC

Byrne McKinney
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 Howard/Stein-Hudson
Associates



Boston
Redevelopment
Authority

Meeting Schedule

- Mtg 1 – Study Overview & Preliminary Open Space Discussion – 5.16.13
- Mtg 2 – Visioning for Public Realm Framework – 6.25.13
- Mtg 3 – Visioning for Land Use Mix – 7.25.13
- Mtg 4 – Visioning for Urban Design: Heights/Massing – 9.19.13
- Mtg 5 – Visioning for Parcel Level Use & Development Guidelines – 10.10.13
- Mtg 6 – Presentation & Discussion of Parcel Level Use and Development Guidelines and Final Report Format – 10.29.13
- Mtg 7 – Presentation of Draft Report – 11.21.13**
- Mtg 8 – Presentation of Final Report – 12.5.13

Tonight's Agenda:

- Presentation of Final Report Draft
- Discussion

Sullivan Square Design Principles

- A Central Park
- Open Space Stepping Stones Between Charlestown & Sullivan Station
- Active Retail Along the Open Space Corridor
- View Corridors
- Lower Buildings Near the Community – Higher Further Away
- Housing Nearer the Community – Commercial Office Nearer the Station
- Intermodal Center on Parcel 1:
 - Iconic building
 - Pedestrian Arcade
 - Parking Reservoir/Mixed Use Development
- Some Open Space on All Parcels
- Rutherford Avenue “Parkway” – street hierarchy with street trees on all streets

Report Table of Contents

- Introduction
- Background & Existing Conditions
- The Future
- Implementation

Overview



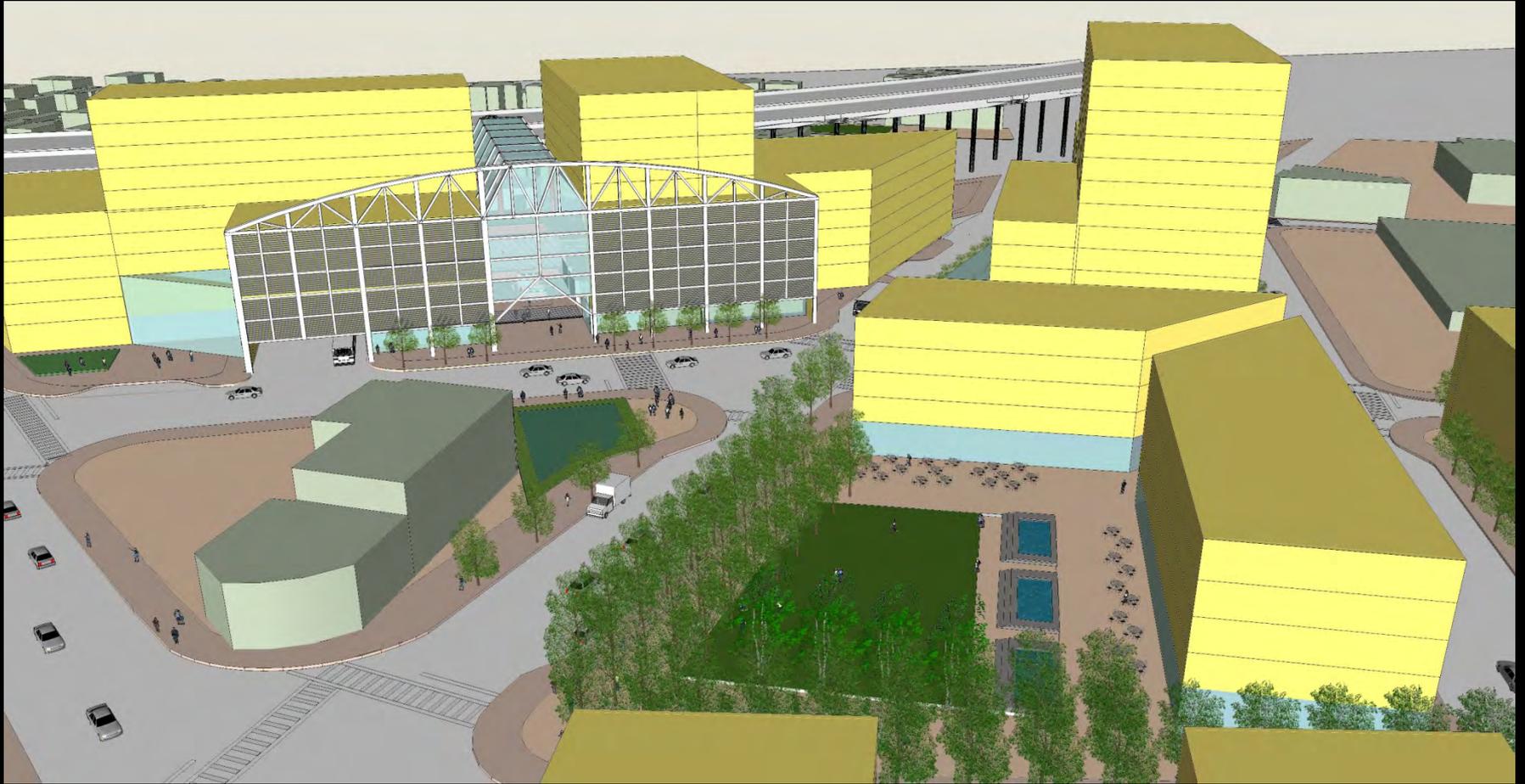
Overview



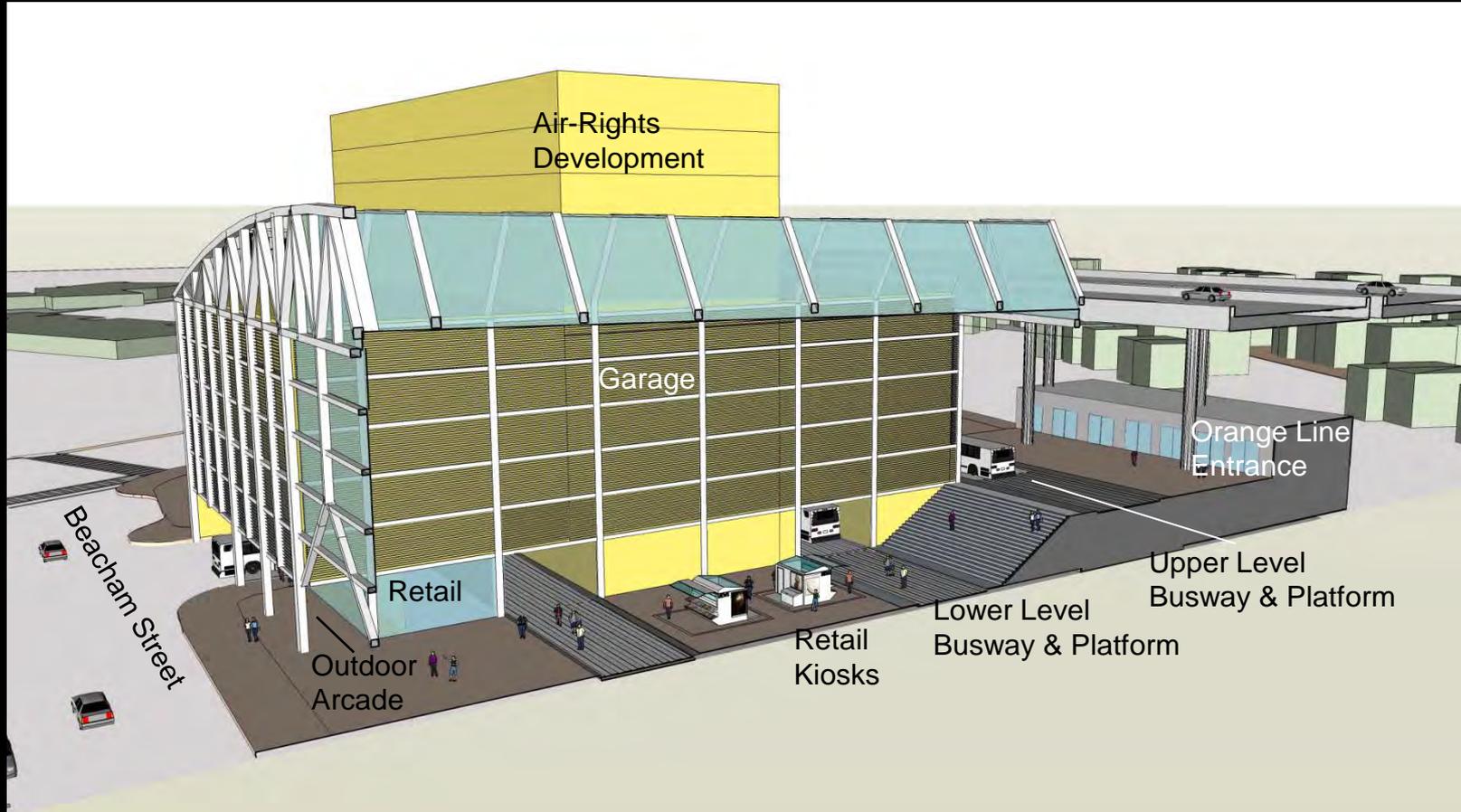
Historic Sullivan Square Station



Aerial View of Parcel 4 and the Station from the East



Cutaway View of Sullivan Square Station Arcade



Charlotte, NC Station



Arcade at Back Bay Station & 75 Arlington



Eye Level View from Station Exit Across Parcel 4 Park to the Schrafft's Center Tower



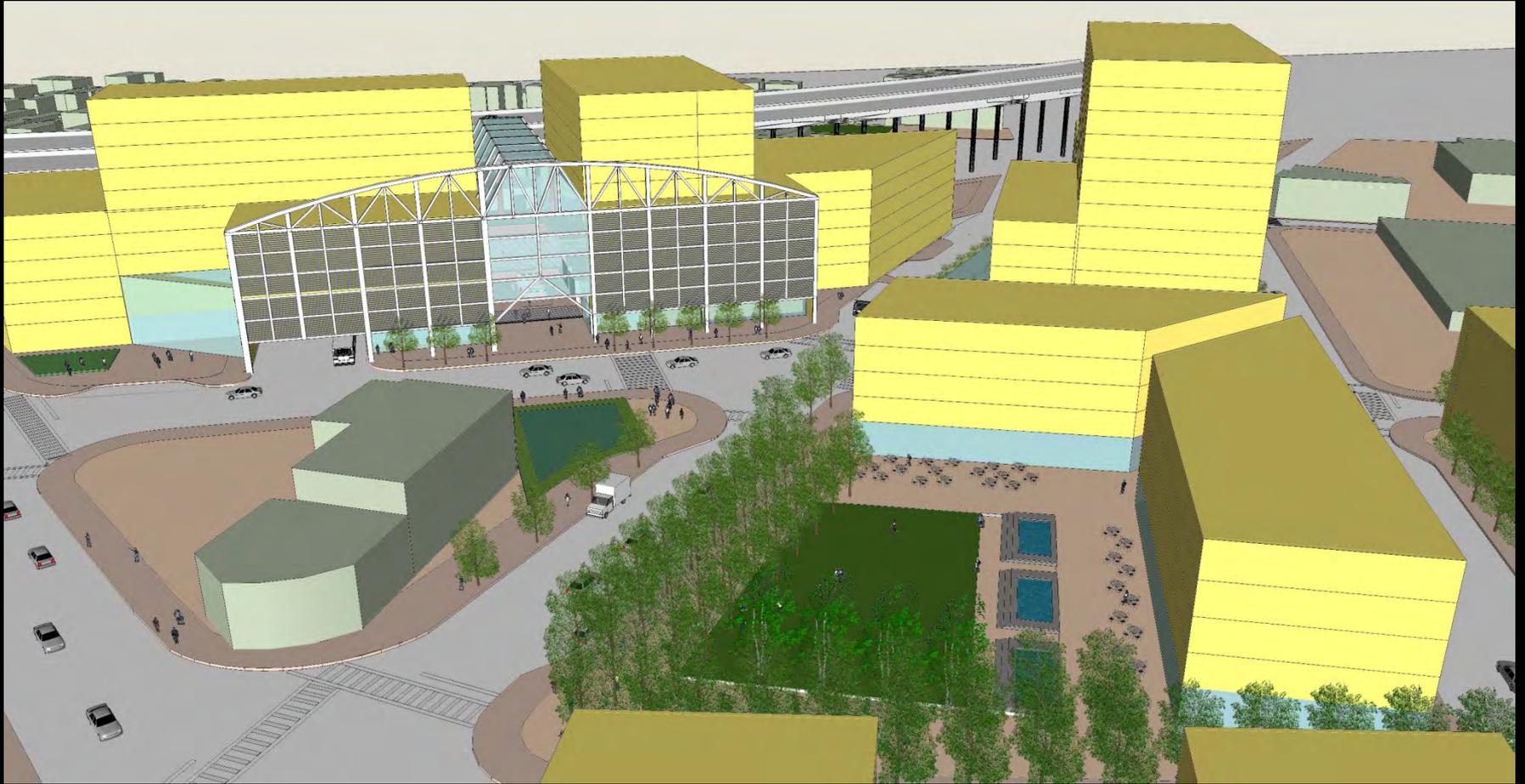
Overview



View Through Parcel 7 to Parcel 4 Park & Station



Aerial View of Parcel 4 and the Station from the East





C | S | S



Alternative Building Scenarios on Parcels 5 and 6



View South Down Rutherford Avenue



View South Down Rutherford Avenue with Alternative Building Heights on Parcel 6



Overview



Alternative Building Scenarios on Parcel 5



Design Guidelines

- Relative scale
- Location of uses
- Building materials/fenestration
- Historicist or Contemporary
- Iconic building locations/design features
- Building Transparency & Active Ground Floor Uses
- Articulation
- Diversity of heights & styles

Sustainability

- Irrigation for street trees
 - Limit run-off from sidewalks
 - Not brick sidewalks
 - Green buildings
-
- Boston Complete Streets
 - Boston Green Building Standards – LEED Certification for Article 80 Buildings

On-Street Parking

— Proposed On-Street Parking (+/- 137 spaces)

⋯ On-Street Parking Shown on BTD Plan but Not Included this Iteration (+/- 38 spaces)



Implementation

- Financial Analysis
- Constructability
 - Utilities
 - Environmental Issues
- Next Steps

Final Report: Financial Analysis

- Testing the financial feasibility of developments and the potential for development revenue to support various public realm improvements
- We don't know and can't predict with sufficient certainty what the market will be 10 years from now, so it is too early to take things off the table
- Costs/funding shouldn't drive planning at this point – we don't want to foreclose options prematurely

Next Steps

- Planning effort to study the disposition of parcels resulting from the relocation/reconstruction of Rutherford Avenue that were not included in this study.
- Planning effort to look at the broader context around Sullivan Square, including connections to Somerville.
- Final design, funding and construction for the relocation/reconstruction of Rutherford Avenue, including the new open space created adjacent to the roadway alignment to be done in concert with BTM planning efforts.

Issues to Be Resolved in Next Steps

- Coordination between the City and the MBTA to determine the mechanics for disposing of individual parcels (e.g., the advantages/disadvantages of disposing of parcels individually versus having a Master Developer for all or most of the seven parcels).
- Sea level rise and the incorporation of City regulations into future planning.
- Further study of desirable unit sizes (i.e., number of bedrooms) for residential buildings.

Issues to Be Resolved in Next Steps

- Determination of parties responsible for public realm improvements (construction and maintenance).
- Continuation of Riverfront path and improved access to the Mystic River via streets now closed by MBTA maintenance facilities.

Next Steps

- Meeting 8: Presentation of the Revised Final Report: December 5, 2013
- BRA Board: December 19, 2013

