

East Boston: Implementing a Vision

*ULI Boston -
East Boston Topical Presentation
Boston Redevelopment Authority
Carlos Montañez, Senior Planner*



East Boston:
Implementing a Vision
9 Nov 2006

East Boston

present day

- unique gateway
- peninsula separated from Downtown by the Boston Harbor
- connected by three vehicular tunnels + subway line
- water transportation connectivity potential
- home to Boston's Logan International airport & a major gateway to Boston



East Boston

present day

- cumulative visions & redevelopment efforts
- strategic location within the Harbor & proximity to Downtown



East Boston

history of gaining ground

- originally five separate islands
- connected over time with landfill



East Boston

history of gaining ground

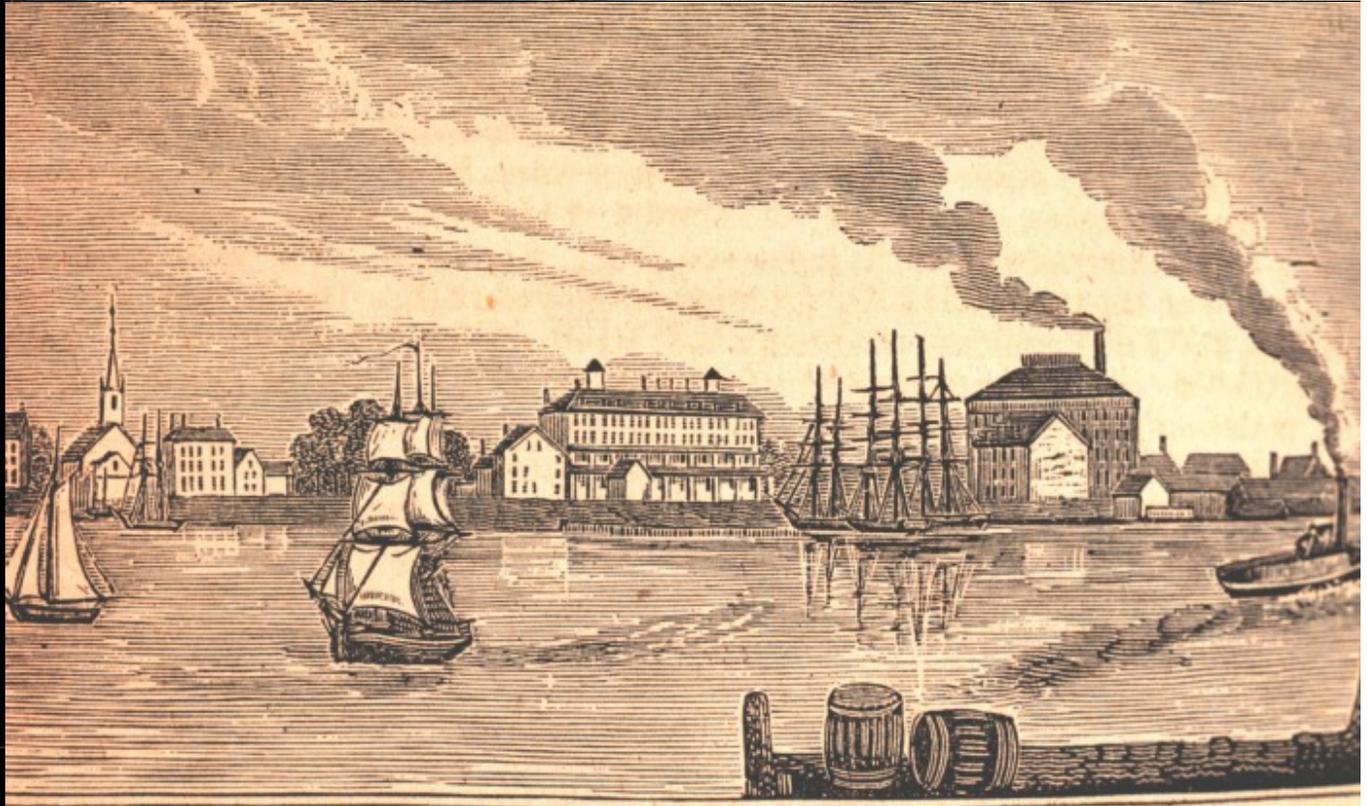
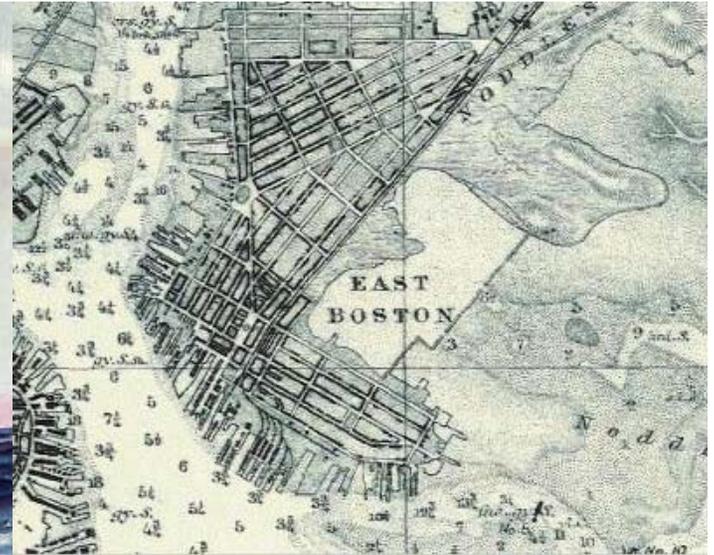
- originally five separate islands
- connected over time with landfill
- more historic residential areas rest on the terra firma of those islands
- recent waterfront developments on filled tidelands



East Boston

historic growth & prosperity

- colonial maritime center for trade
- building of famous wooden clipper sailing ships
- economic prosperity attracted immigrants, mid 19th century



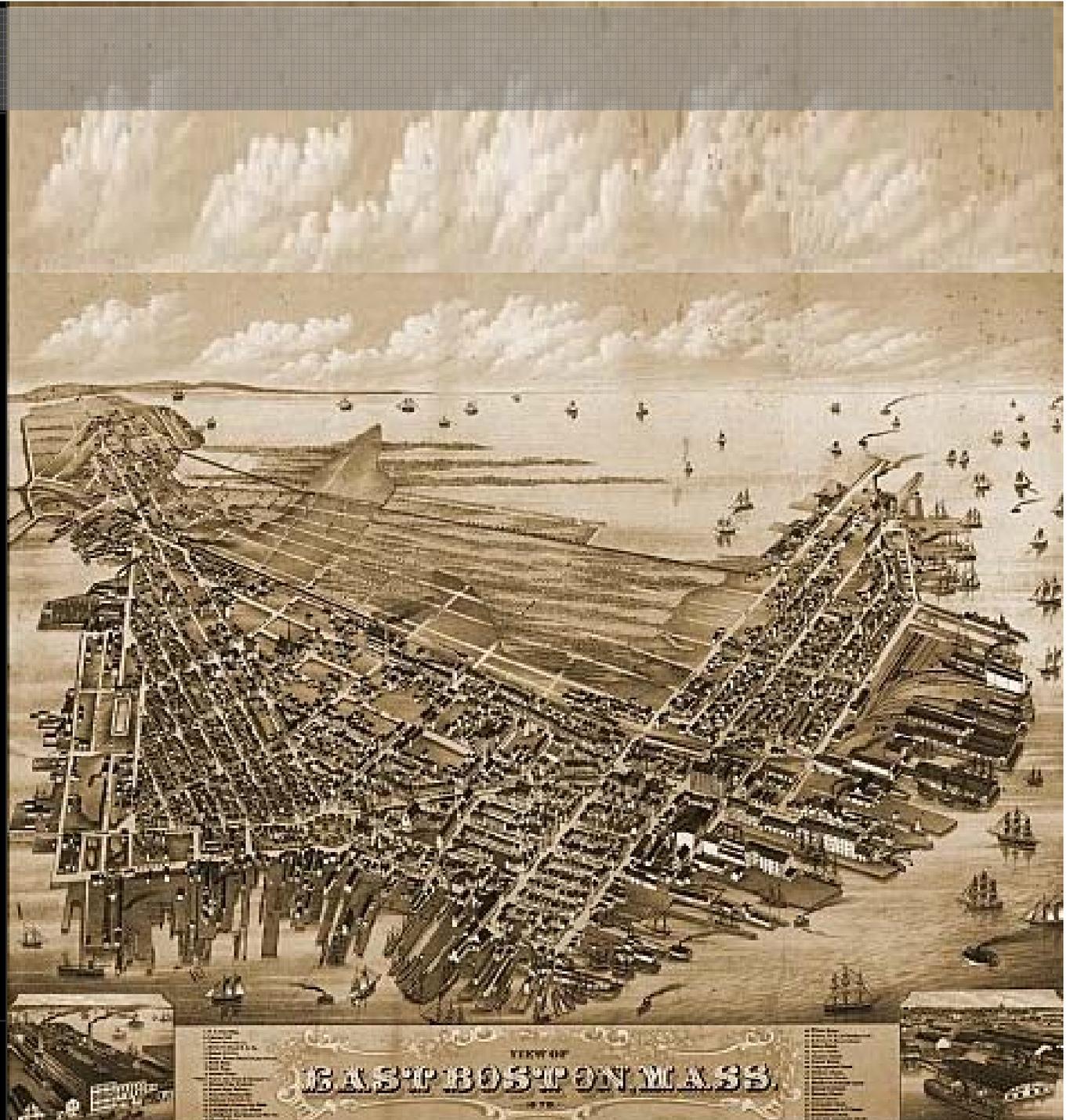
South-western view of East Boston.



East Boston

historic growth & prosperity

- colonial maritime center for trade
- building of famous wooden clipper sailing ships
- economic prosperity attracted immigrants, mid 19th century
- one of City's few neighborhoods created on a formal urban grid plan, 1830s

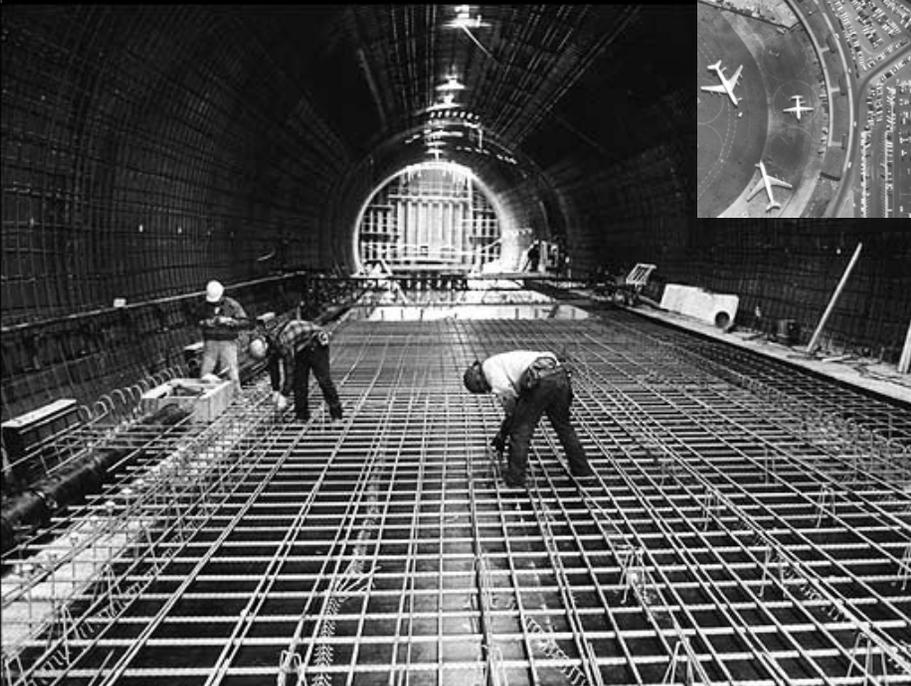


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East Boston

transportation

- important role in shaping neighborhood
- mass transit – innovative underwater subway tunnel connecting rest of the city, 1904
- Logan Airport precursor early 1920s
- vehicular tunnels to rest of Boston: Sumner, Callahan & Williams tunnels, 1934, 1961, 1995
- 42% of City's wholesale & transportation jobs
- 55% of EB residents employed in wholesale & transportation jobs



East Boston

demographics

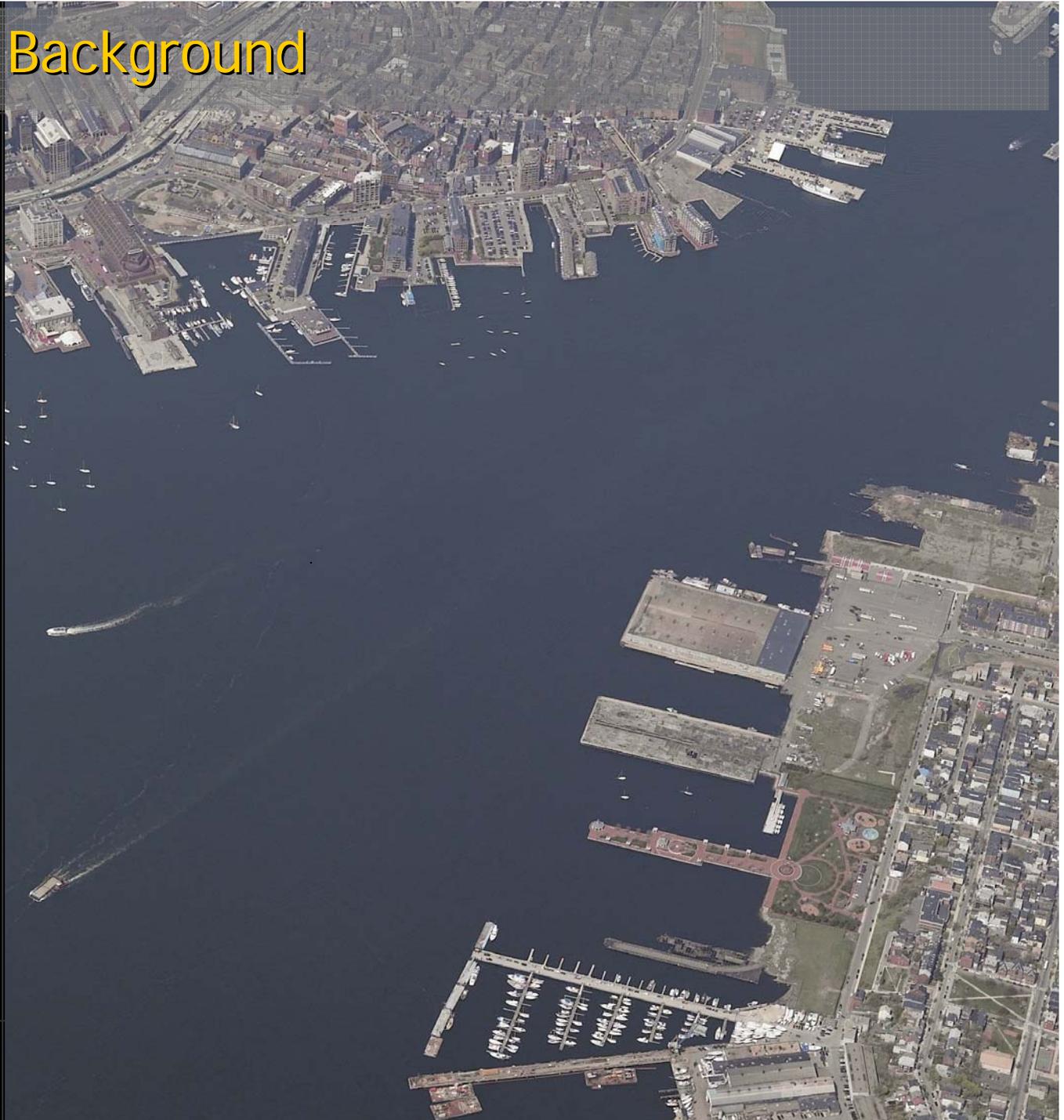
- today, 38,000 people
- 22,000 jobs = 4% of Boston total
- MHI ~\$31,000
- diverse
 - Italian, Irish, Salvadoran, Colombian, North African
 - long-time residents
 - new immigrants
 - young professionals
- 15,000 housing units
- Boston Census update – population increase



Redevelopment Background

market conditions

- underutilized industrial + maritime properties became attractive
- '90s economic boom impetus
- outstanding views + Downtown proximity via transit
- demand for market-rate + affordables



Redevelopment Background

opportunity + planning

- City + community desire to manage growth + promote revitalization
- connecting old neighborhoods with new ones



Redevelopment Background

opportunity + planning

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extensive planning

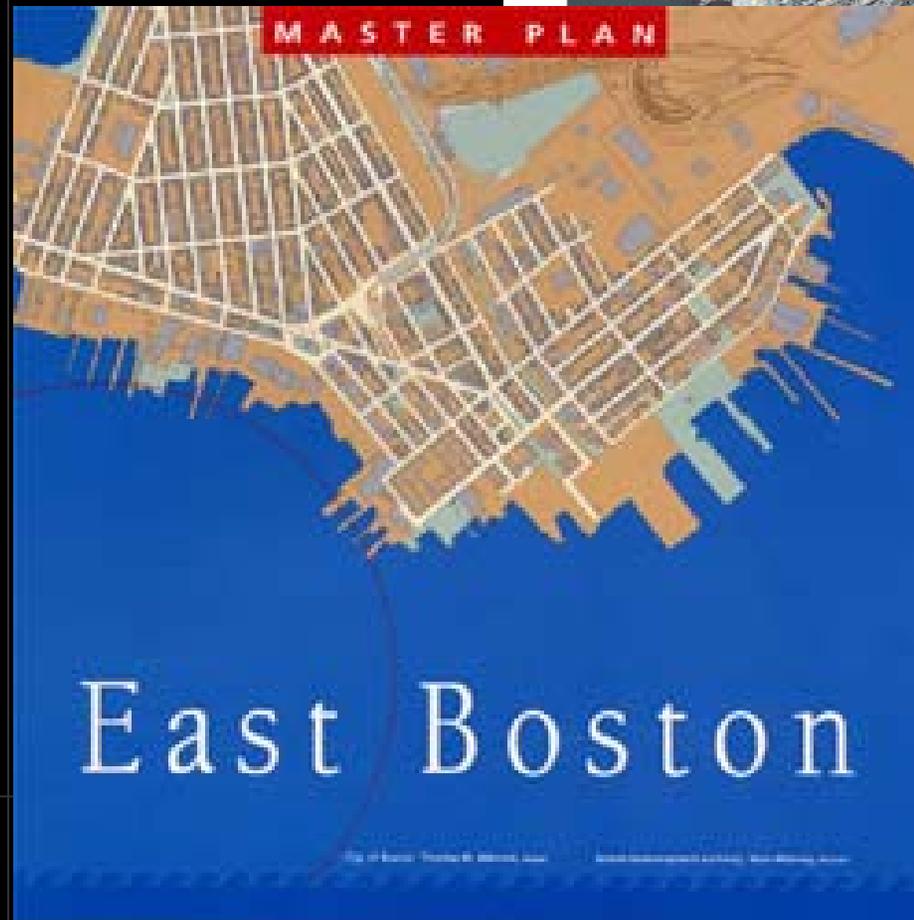
- Art. 53 ('93)
- EB Master Plan ('00)
- EB Municipal Harbor Plan ('02)

EAST BOSTON WATERFRONT DISTRICT

MUNICIPAL HARBOR

PLAN

A MUNICIPAL HARBOR PLAN OF THE CITY OF BOSTON



CITY OF BOSTON
Thomas M. Menino
Mayor

Boston
Redevelopment Authority
Mark Maloney
Director

Prepared by
ICON architecture, inc.

MARCH 2002



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Redevelopment Background

master planning directives + community vision

- protecting historic + architectural character
- connecting neighborhoods to via open space networks + Harbor Walk
- extending historic residential areas to underutilized waterfront
- creating mixed-use waterfront destinations



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EB Master Plan excerpt

Redevelopment Background

*public investment +
community efforts*

- State's \$3.8B Harbor Clean-Up
- Deer Island Sewage Treatment Plant
- Central Artery / Tunnel Project
- Maverick T station
- new parklands

- EB Greenway clean-up
- extensive community involvement



Bremen Street Park



EB Greenway



Maverick T



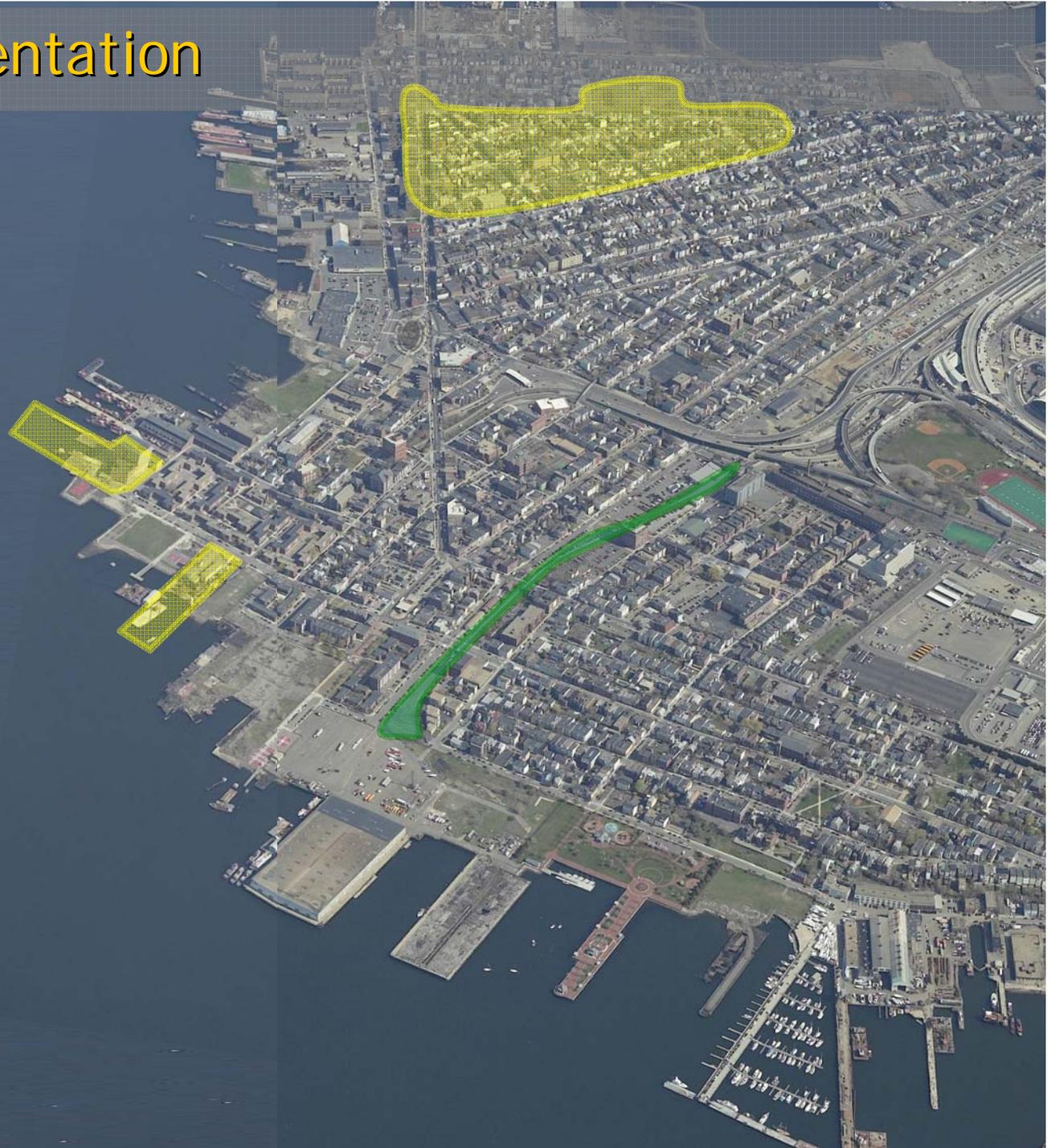
Deer Island



Planning Implementation

recent zoning amendments

- Eagle Hill Historic District protection
- EB Greenway open space protection
- Inner Harbor waterfront redevelopment & activation



Planning Implementation

historic + architectural character protection

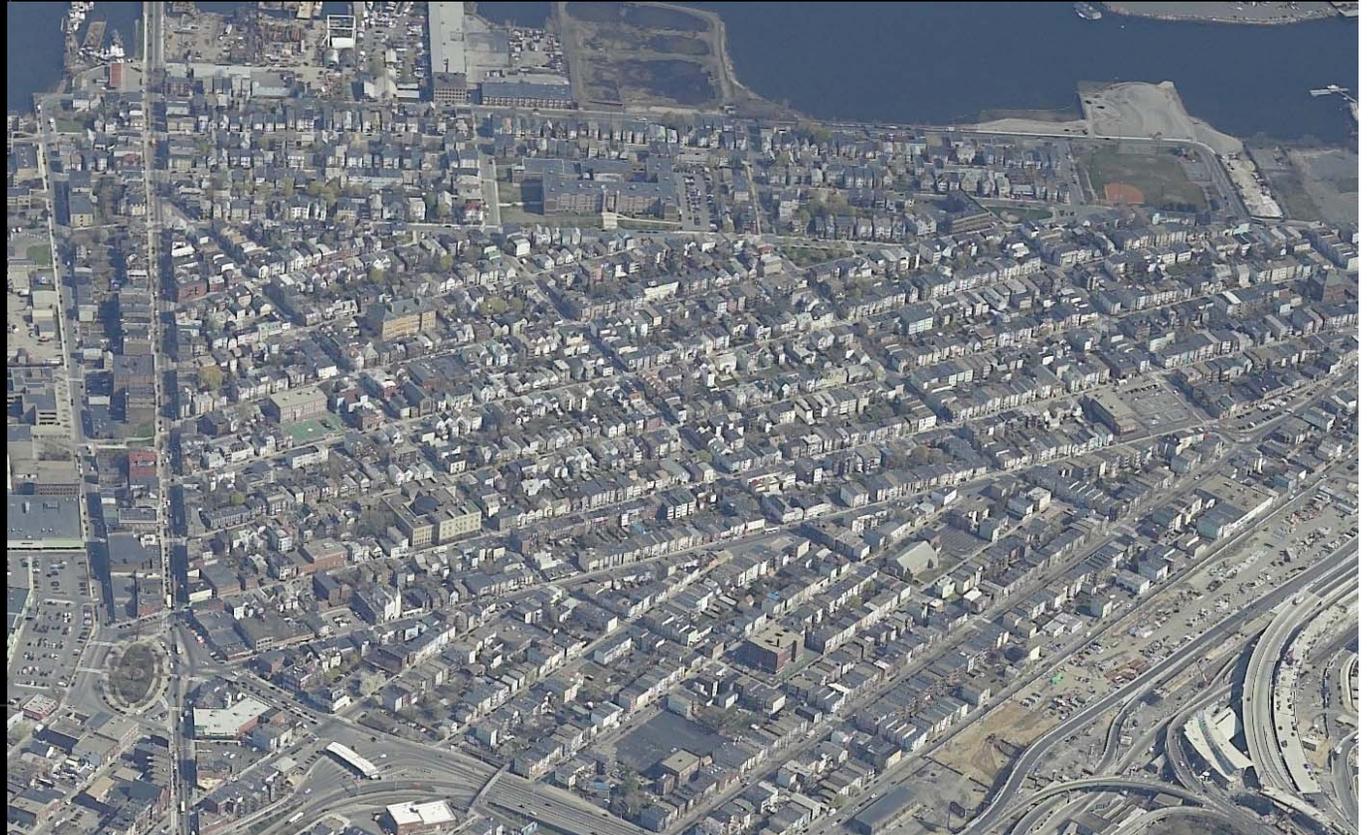
- historic Eagle Hill
- mid-19th c. revival styles, incl. Italianate + French-inspired Mansard cottages
- expand zoning protections for Putnam Square
- reflect National Historic Register District boundaries
- require BRA Design Review
- ensure character is protected for any exterior alterations



Planning Implementation

historic + architectural character protection

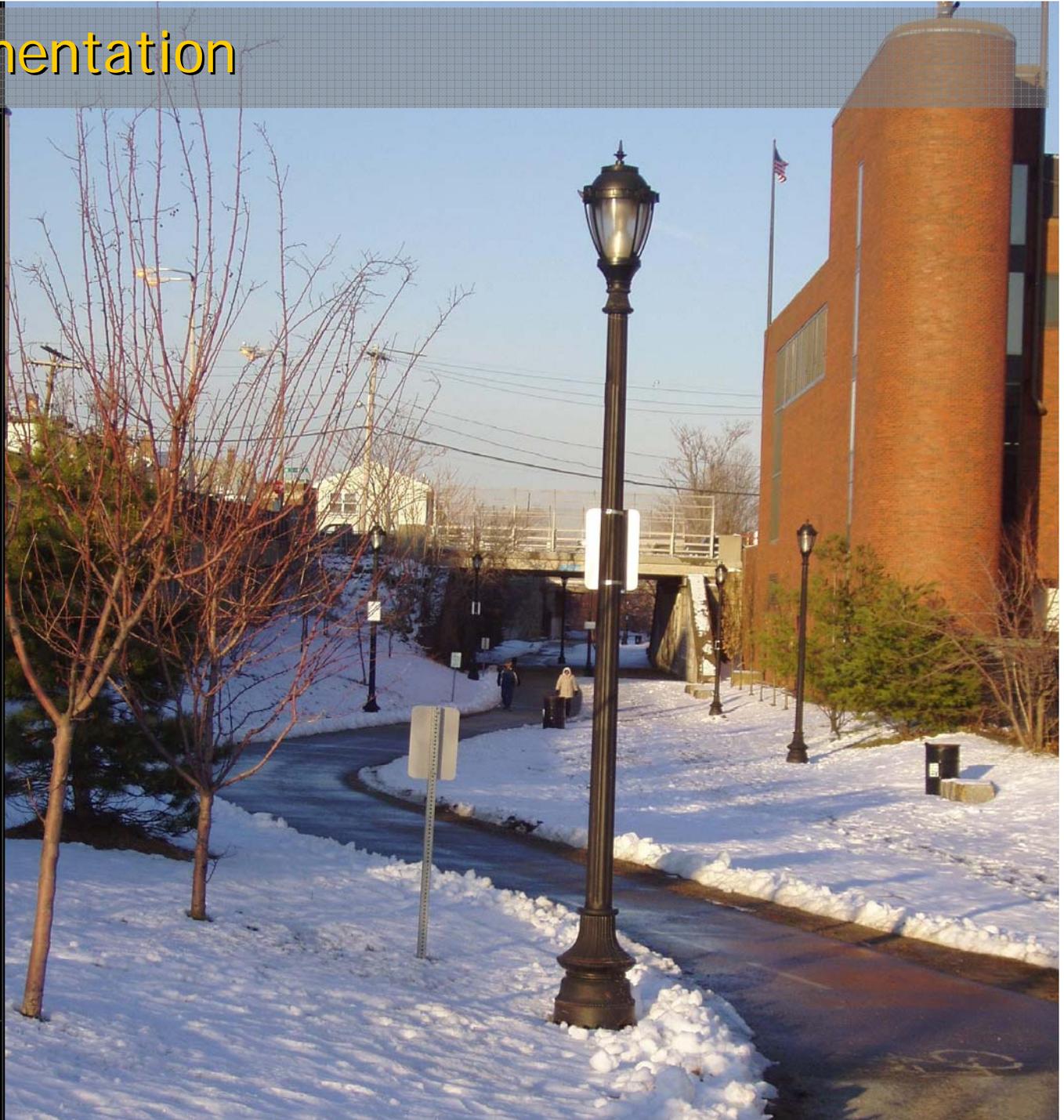
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Planning Implementation

open space protection

- East Boston Greenway – phase I
- rezoned to OS-P
- reflect improvements
- protect against development
- community clean-up endeavor



Planning Implementation

open space protection

- neighborhood connectivity & valuable amenity
- part of Corridor Enhancement subdistrict
- N-S spine connection + buffer
- Link to future waterfront open space Harbor Walk



Planning Implementation

waterfront revitalization

- rezoned two Inner Harbor waterfront areas
- New Street + Hodge
- Master + Harbor planning consistency
- encourage
 - mixed-use development
 - range of retail, office + residential uses
 - destinations
 - avoid missing gaps along waterfront



Planning Implementation

waterfront revitalization

- rezoned two Inner Harbor waterfront areas
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- Master + Harbor planning consistency
- encourage
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Planning Implementation

waterfront activation

- Harbor Walk
- public access to waterfront
- extend public realm
- links waterfront developments
- public access to waterfront



Carlton Wharf



LoPresti Park



Piers Park



Redevelopment To Date

*consistent with master
planning goals*

residential

- Porter 156 Lofts
- Maverick Landing +
Carlton Wharf

open space + recreation

- Piers Park
- Bremen Street +
Memorial Parks +
EB YMCA



Redevelopment To Date

consistent with master planning goals

residential

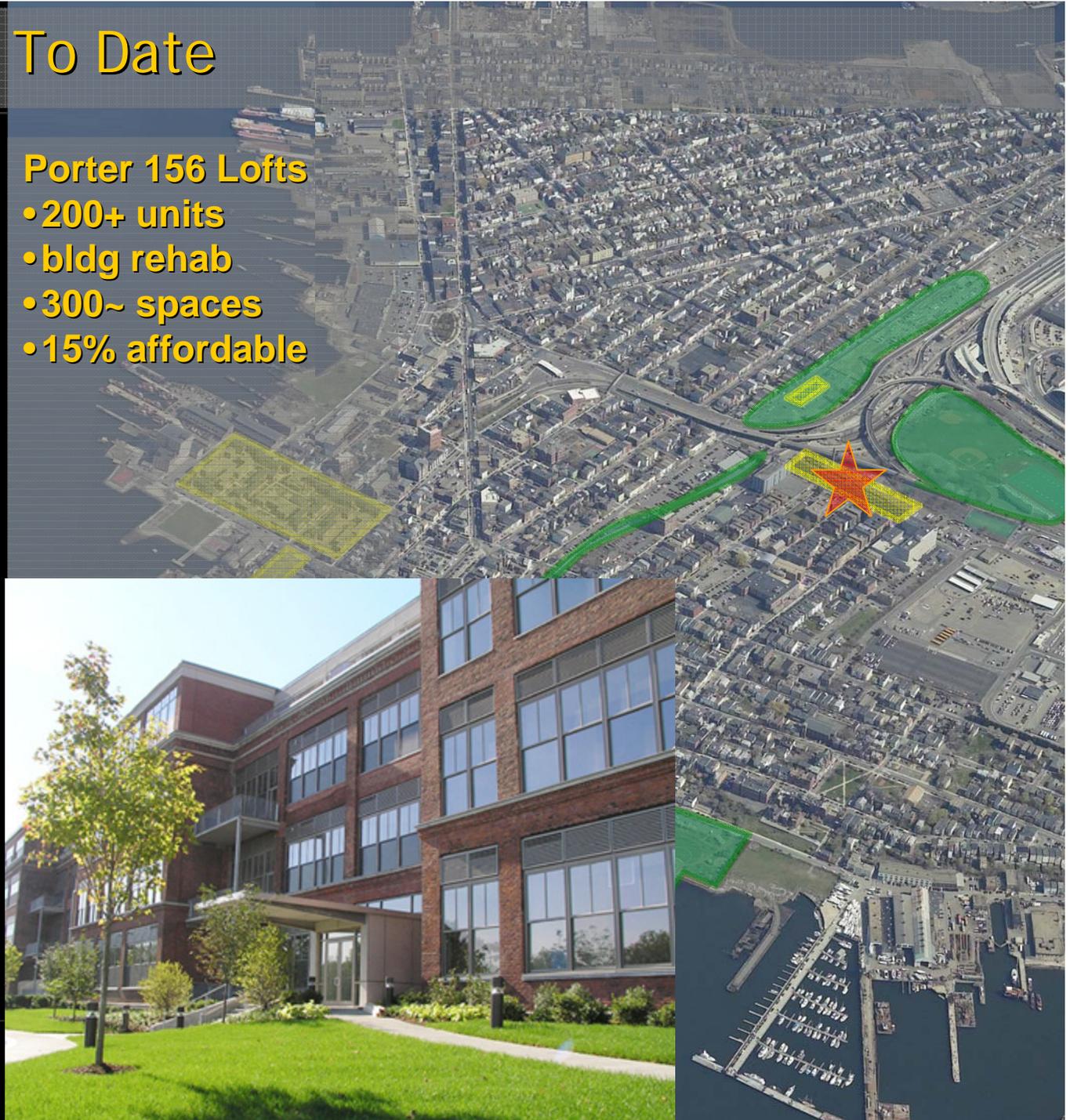
- **Porter 156 Lofts**
- Maverick Landing + Carlton Wharf

open space + recreation

- Piers Park
- Bremen Street + Memorial Parks + EB YMCA

Porter 156 Lofts

- 200+ units
- bldg rehab
- 300~ spaces
- 15% affordable



Redevelopment To Date

consistent with master planning goals

residential

- Porter 156 Lofts
- **Maverick Landing + Carlton Wharf**

open space + recreation

- Piers Park
- Bremen Street + Memorial Parks + EB YMCA



Maverick Landing

- **426 DUs**
- **waterfront views**
- **photovoltaics**
- **rental townhouses + duplexes, mid-rise apartments, + 7-story condominium**
- **restored street pattern**



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Redevelopment To Date

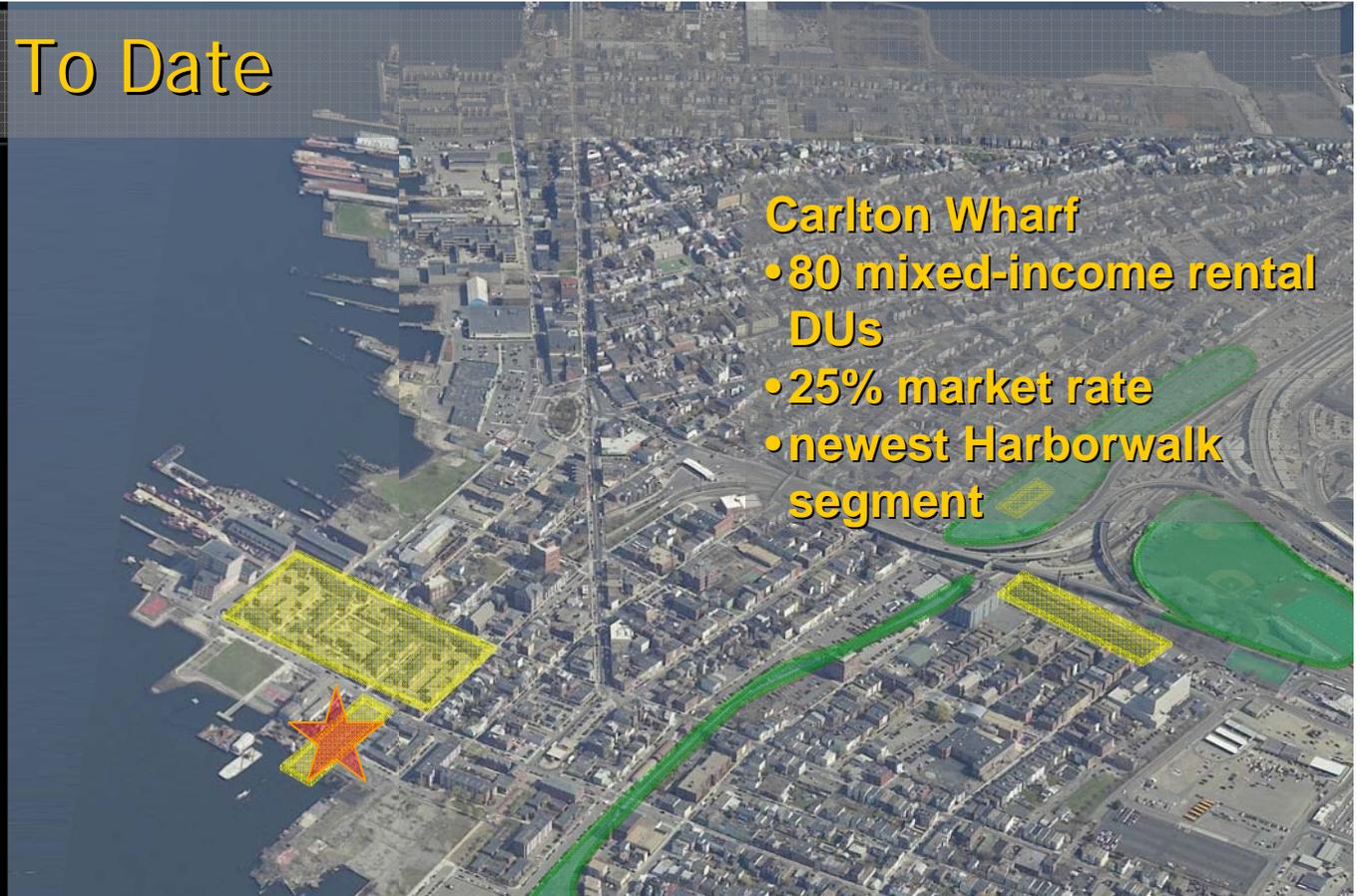
consistent with master planning goals

residential

- Porter 156 Lofts
- **Maverick Landing + Carlton Wharf**

open space + recreation

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Carlton Wharf

- 80 mixed-income rental DUs
- 25% market rate
- newest Harborwalk segment



Redevelopment To Date

consistent with master planning goals

residential

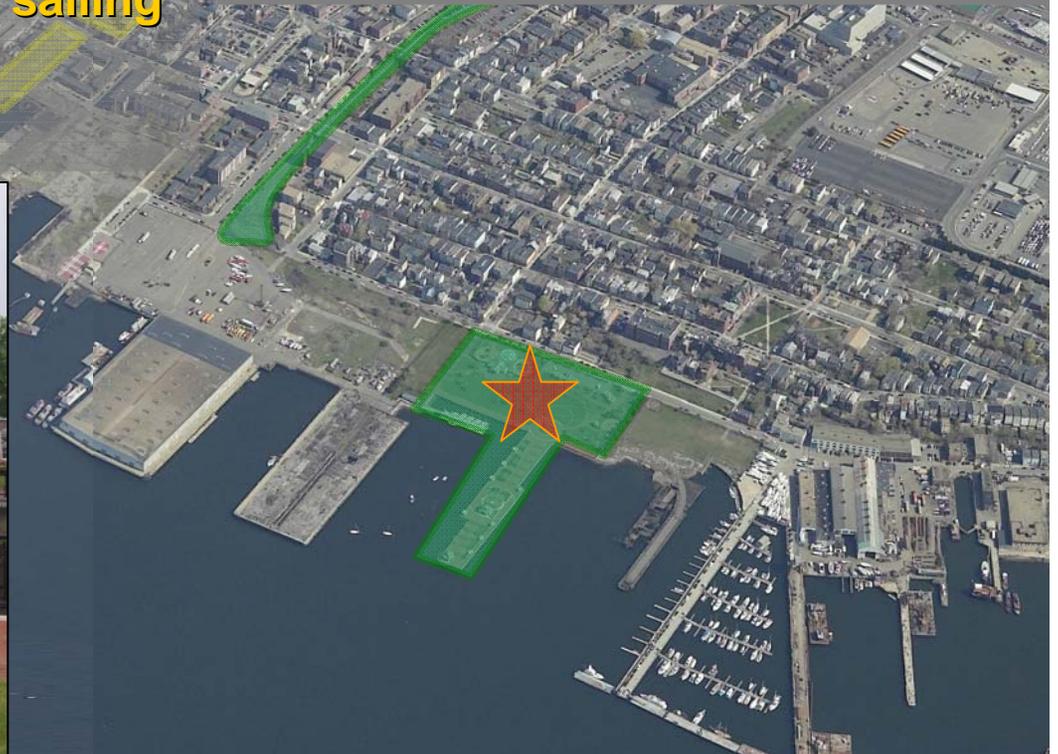
- Porter 156 Lofts
- Maverick Landing + Carlton Wharf

open space + recreation

- **Piers Park**

Piers Park Ph.1

- 6 acres
- amphitheater
- outdoor fitness system
- large playground
- promenade + pavilions
- community sailing center



Redevelopment To Date

consistent with master planning goals

residential

- Porter 156 Lofts
- Maverick Landing + Carlton Wharf

open space + recreation

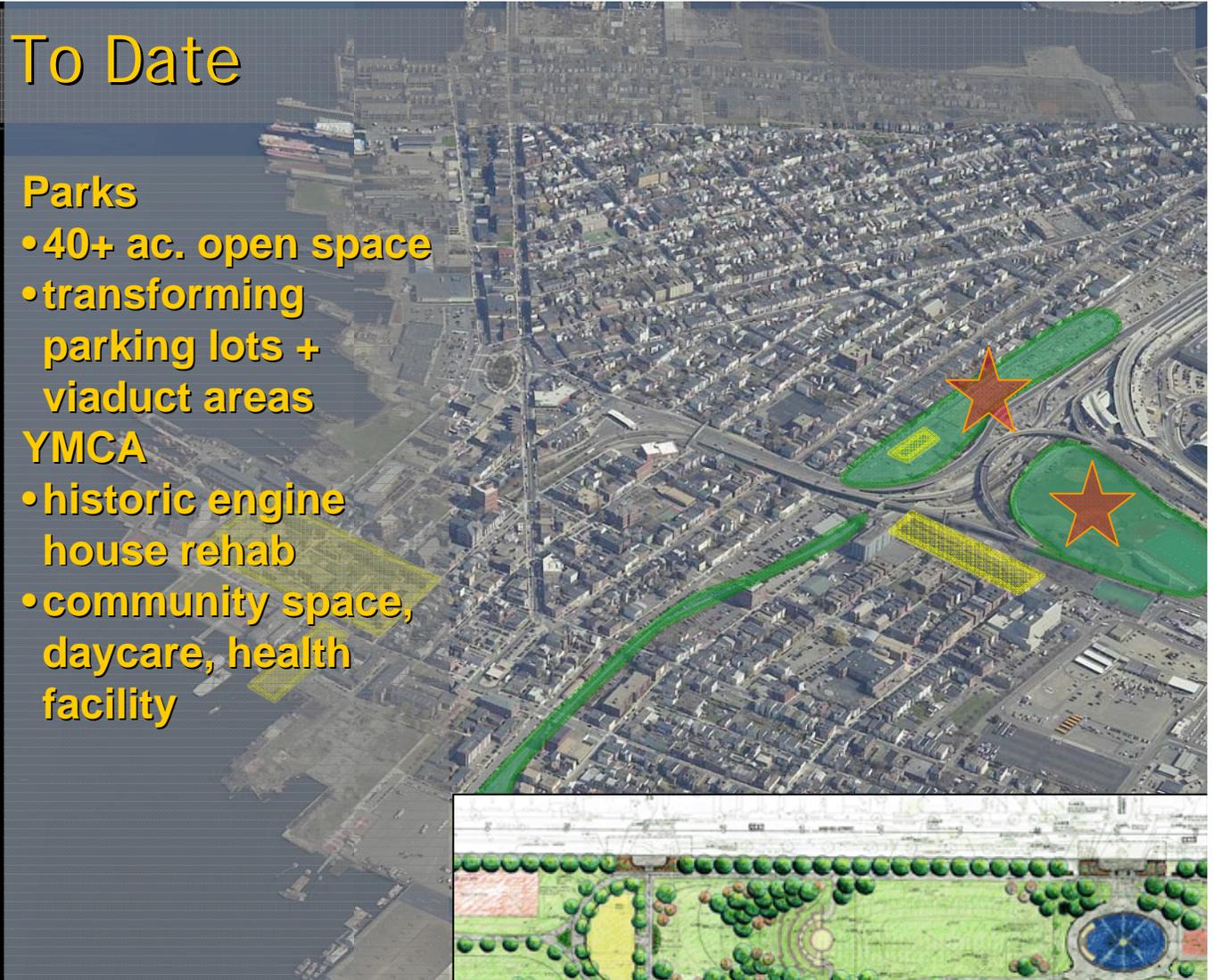
- Piers Park
- **Bremen Street + Memorial Parks + EB YMCA**

Parks

- 40+ ac. open space
- transforming parking lots + viaduct areas

YMCA

- historic engine house rehab
- community space, daycare, health facility



Future Redevelopment

consistent with master planning goals

- Clippership
- Piers Park Ph.II
- East Pier – Portside at Pier 1
- Hodge Boiler Works



Clippership

- 400 condos
- artist live-work + affordables
- restaurants + retail
- community facilities
- water transit + taxi
- Harbor Walk + 4-ac.OS
- 600+ spaces

Piers Park Ph.II

- 4 acres active OS

East Pier & Hodge

- 600+ units
- affordables
- mixed-use
- 100-slip marina
- green building
- Harbor Walk



Rendering Courtesy of Albert, Righter & Tittmann Architects, Inc.

Vision Realized

*collective vision
implemented*

- reconnected neighborhood to its waterfront
- waterfront destinations
- marina + water transit
- new parks system
- 1,700± housing units



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