

# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

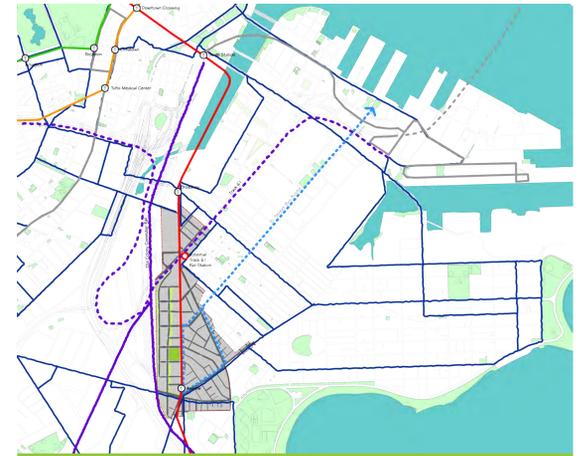
## Mobility and Connectivity



### Neighborhood Connections



FUTURE DESIRED CONNECTIONS



EXISTING CONDITIONS

- Interstate/Tunnel
- Major Connections
- Secondary Connections
- Existing Bus Routes
- Potential Bus Route
- Transit Lines
- Commuter Rail/Track G I
- Potential Rail Station

- Interstate/Tunnel
- Major Connections
- Secondary Connections
- New Connections

### District - Wide Connections



EXISTING STREET GRID CONDITIONS



CONCEPTUAL PROPOSED STREET GRID

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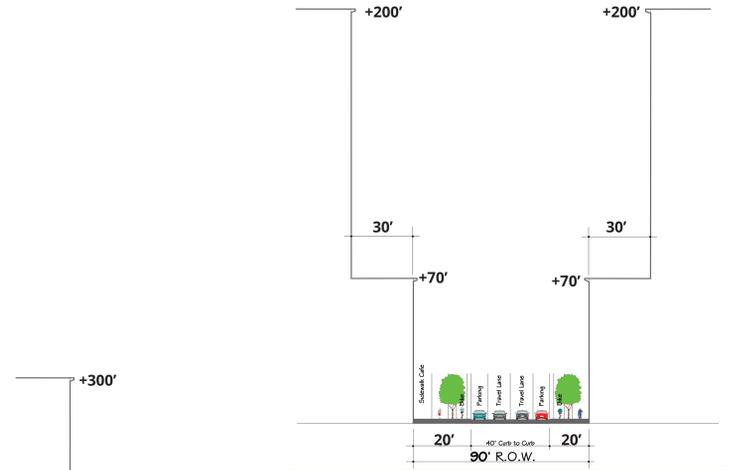
## Mobility and Connectivity



CONCEPTUAL DRAWING OF FUTURE DORCHESTER AVENUE: "AMENITIES CORRIDOR"



DORCHESTER AVE



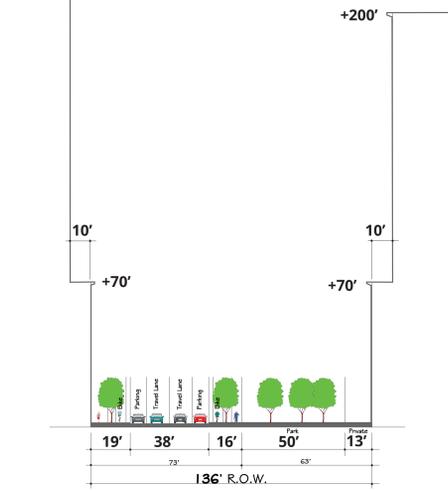
CONCEPTUAL SECTION DRAWINGS  
Further transportation study will be recommended



CONCEPTUAL DRAWING OF FUTURE NEW ELLERY STREET: "GREEN CORRIDOR"



GREEN CORRIDOR



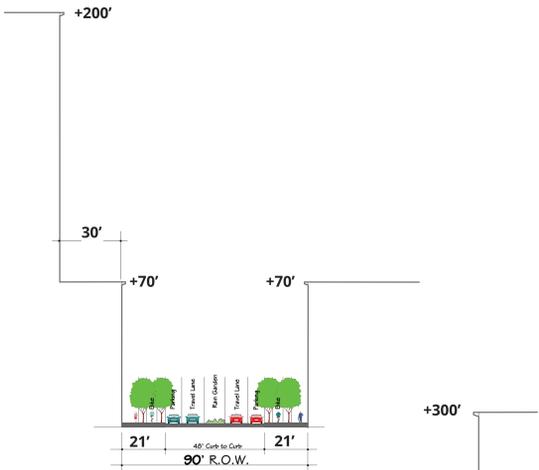
CONCEPTUAL SECTION DRAWINGS  
Further transportation study will be recommended



CONCEPTUAL DRAWING OF FUTURE OLD COLONY AVE



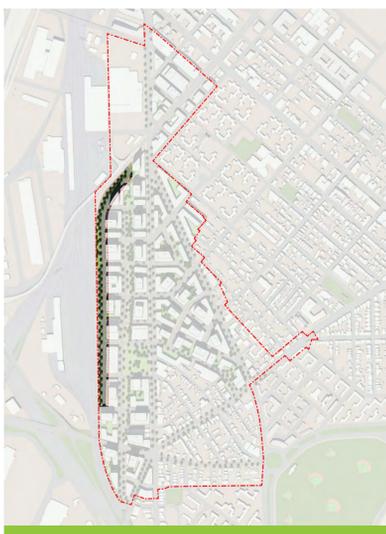
OLD COLONY AVE



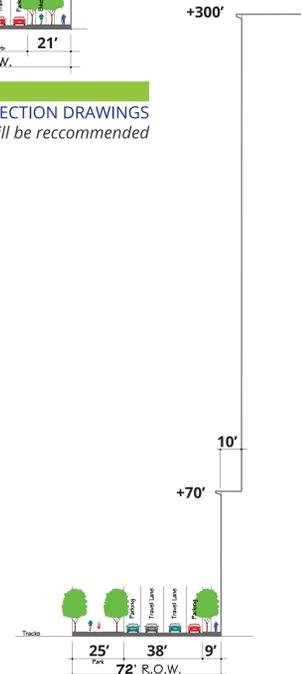
CONCEPTUAL SECTION DRAWINGS  
Further transportation study will be recommended



CONCEPTUAL DRAWING ALONG TRACKS: "SERVICE CORRIDOR"



SERVICE CORRIDOR



CONCEPTUAL SECTION DRAWINGS  
Further transportation study will be recommended

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## Land Use



### Total New Development

~ 12 - 16M sf

- Residential uses ~ 6 - 8M sf
- Other (office, 21-century industrial) ~ 5-7M sf
- Ground Floor Retail and Cultural uses ~ 0.5M-1M sf
- Roads & Sidewalks ~ 30-50 acres
- Open Space ~ 8-12 acres

CONCEPTUAL PROPOSED FUTURE LAND USE MIX



LAND USE CONCEPT DIAGRAM INFORMED BY THE INPUT FROM "PLAN WITH US" WORKSHOP

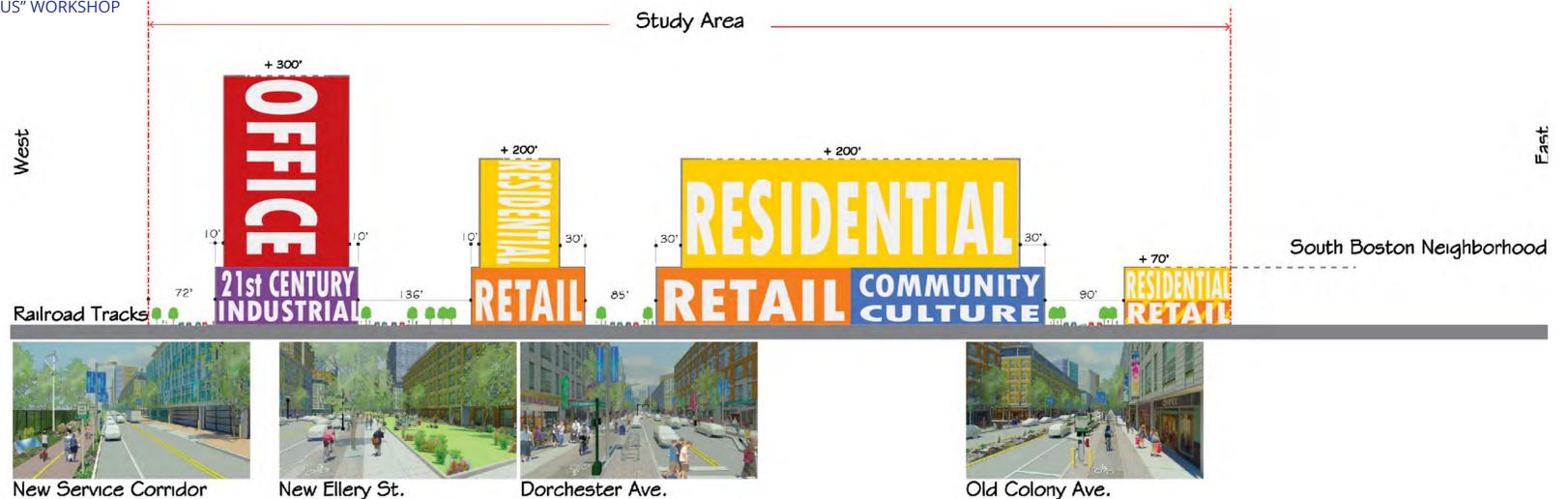


PROPOSED LAND USE CONCEPT DIAGRAM

### "21st Century" Industrial

- Green and clean technologies** - renewable energies, smart grid, fuel cells
- Creative industries** - artist work studios, architectural and industrial design, game development
- Incubators** - shared maker spaces for inventors of all kinds and combinations, small scale commercial kitchen space, contract or partner brewing

- Residential
- Residential + 1st Floor Retail
- Mixed Use
- Mixed Use + 21st Century Industrial
- Open Space

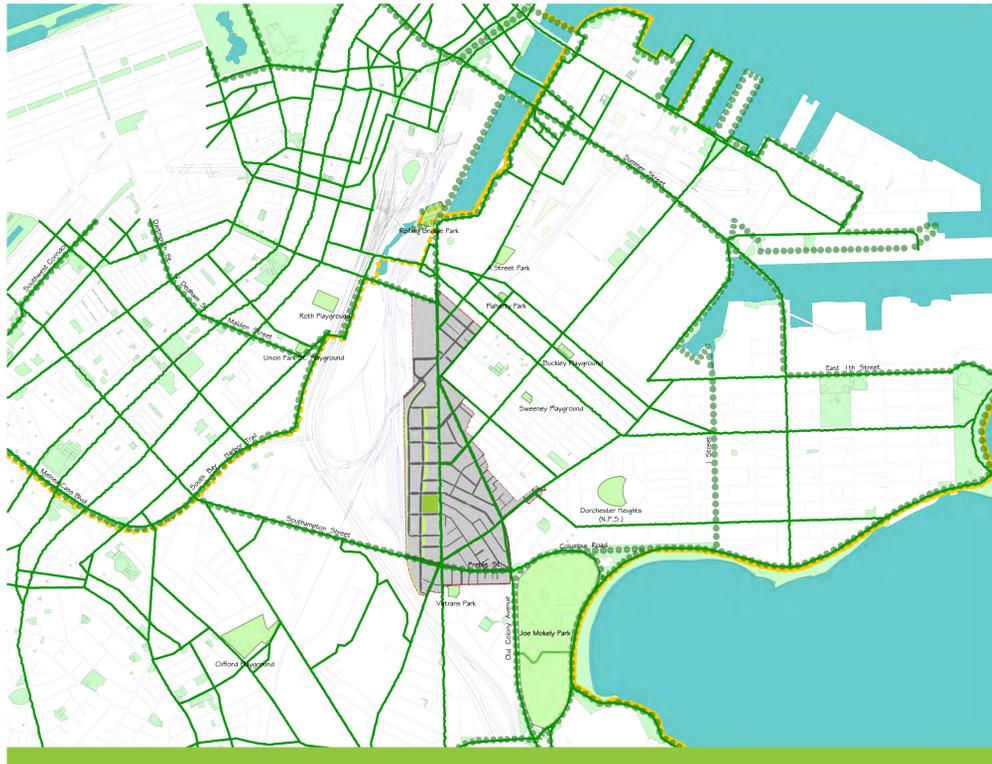


CONCEPTUAL LAND USE SECTION

# PLAN: South Boston Dot. Ave

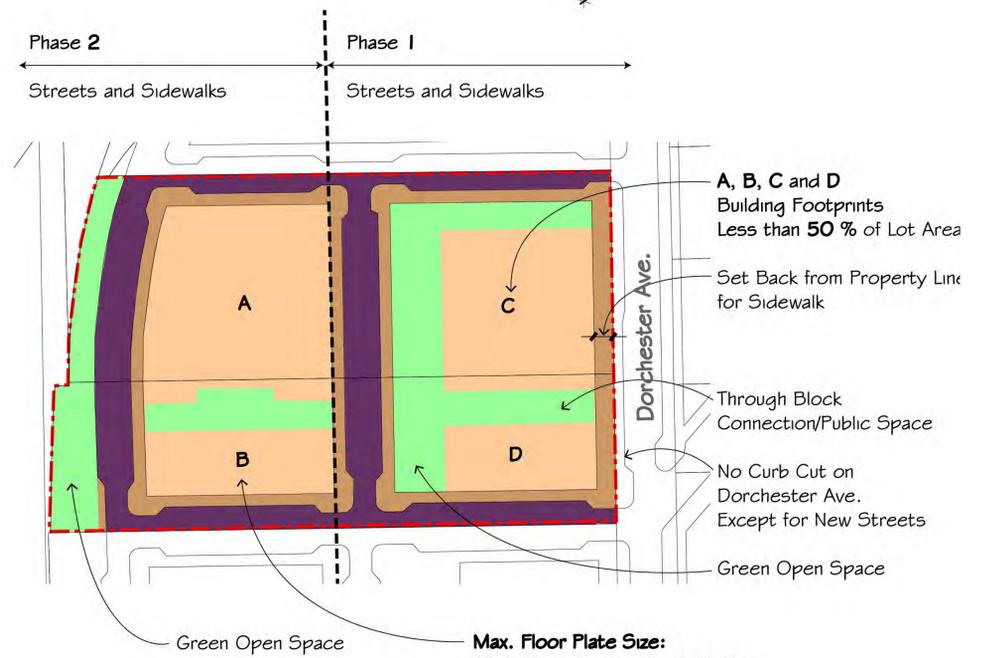
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## Open Space



CONCEPTUAL DRAWING NEIGHBORHOOD SCALE OPEN SPACE NETWORK

- Harborwalk
- South Bay Harbor Trail
- Green Links
- Boston Bike Network



CONCEPTUAL DIAGRAM DISTRICT SCALE OPEN SPACE NETWORK

- Central Open Space
- Lineal Parks
- Edge Parks
- Pocket Parks/Courtyards
- Pedestrian Network



Conceptual Drawing of Public Realm along New Ellery Street



Conceptual Drawing of Active Park

### Public Realm

Roads & Sidewalks ~ 30 - 50 acres  
 Open Space ~ 8 - 12 acres

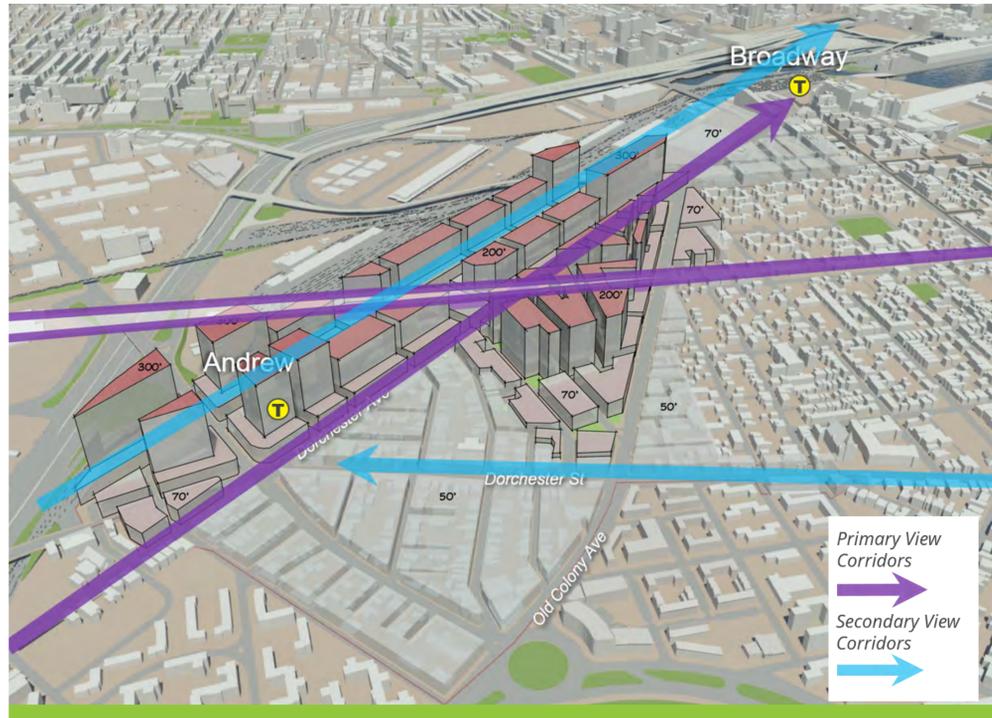
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## Placemaking & Character



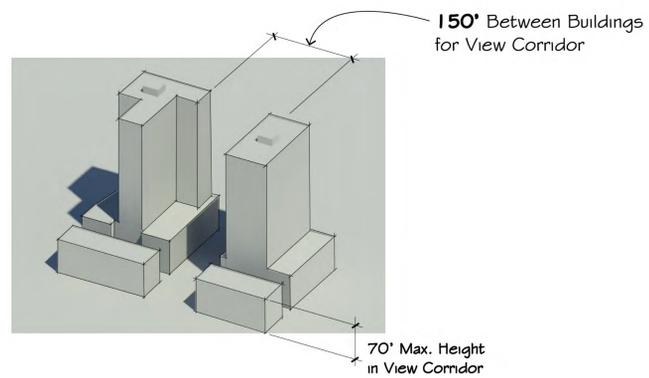
### VIEW CORRIDORS



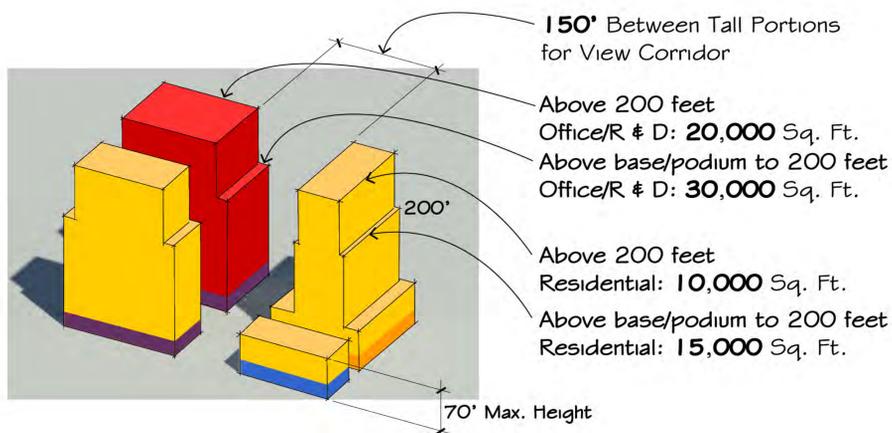
CONCEPTUAL DRAWING OF VIEW CORRIDORS



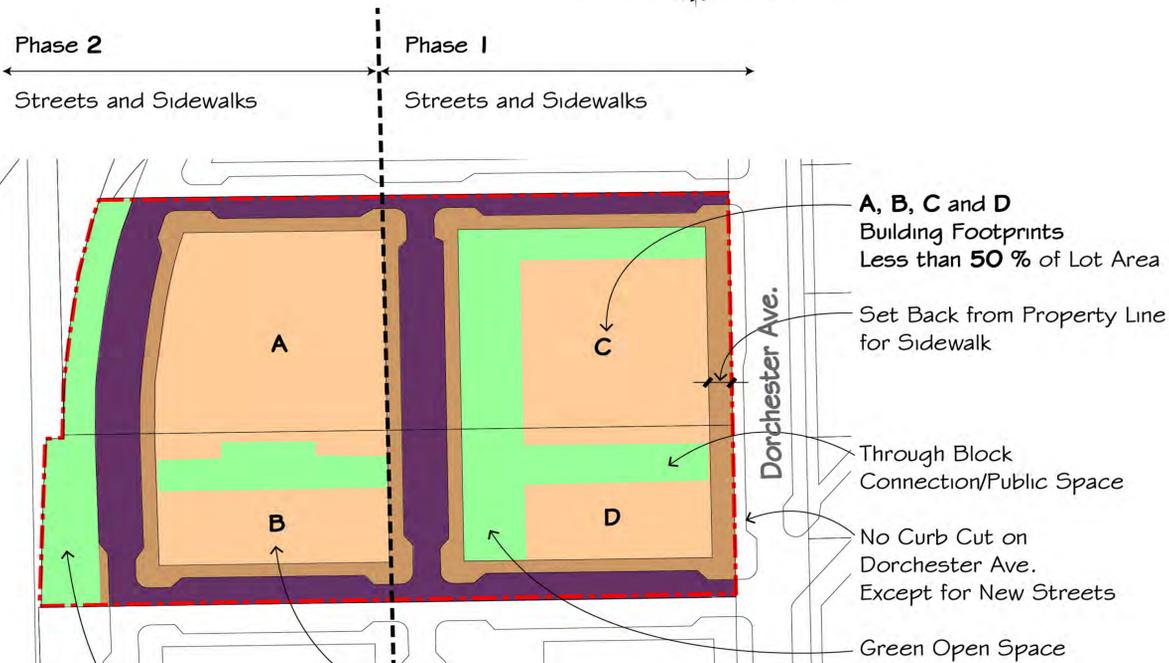
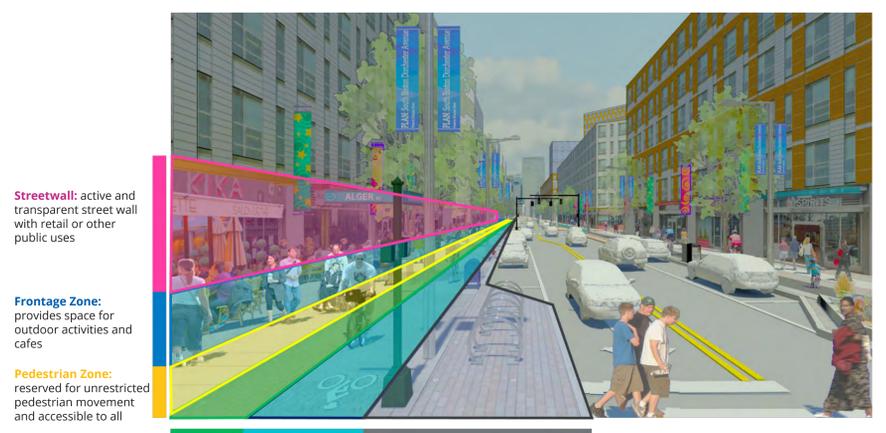
D STREET AS PRIMARY VIEW CORRIDOR



### LOT COVERAGE & SET BACKS



### SIDEWALKS & PUBLIC REALM



CONCEPTUAL DRAWING OF PUBLIC REALM ALONG "GREEN CORRIDOR" NEW ELLERY STREET

**Max. Floor Plate Size:**  
 Above base/podium to 200 feet  
 Office/R & D: 30,000 Sq. Ft.  
 Residential: 15,000 Sq. Ft.  
 Above 200 feet  
 Office/R & D: 20,000 Sq. Ft.  
 Residential: 10,000 Sq. Ft.

LOT COVERAGE DIAGRAM

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## Height and Density



The diagram is conceptual and intended for illustrative purposes only.

CONCEPTUAL BUILDOUT DIAGRAM



CONCEPTUAL AS-OF-RIGHT HEIGHT DIAGRAM



CONCEPTUAL BONUS HEIGHT DIAGRAM



CONCEPTUAL MAXIMUM HEIGHT ZONES

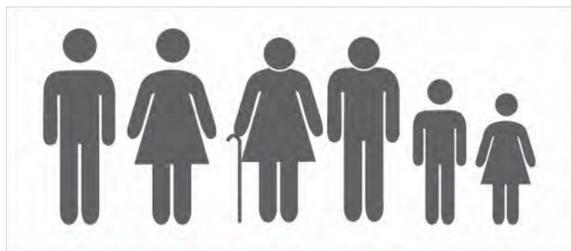
6 - 8 M sf of residential uses



6,000 - 8,000 Residential units



2.3 persons per household



~ 14,000 - 16,000 people

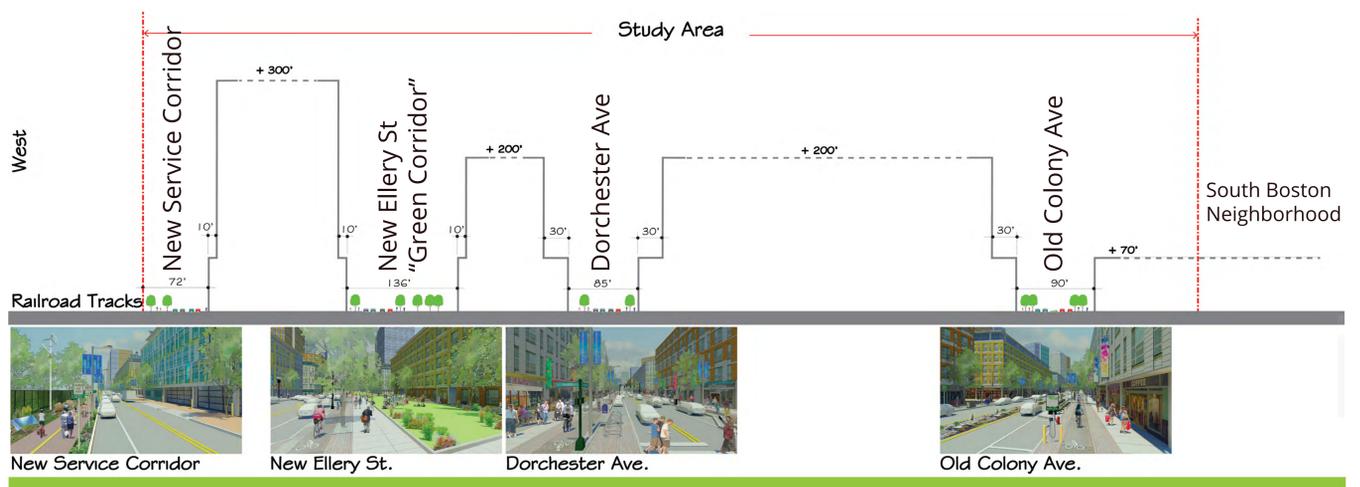


CONCEPTUAL BONUS/BENEFITS DIAGRAM

Total New Development ~ 12 - 16M sf

Residential uses ~ 6 - 8M sf  
 Other (office, 21-century industrial) ~ 5 - 7M sf  
 Ground Floor Retail and Cultural uses ~ 0.5M - 1M sf

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 Open Space ~ 8 - 12 acres



CONCEPTUAL HEIGHT SECTION