

776 Summer Street

Phase 1 Design Review Public Meeting #1
August 3rd, 2022



Tonight's Agenda

An architectural rendering of a waterfront development. In the foreground, a body of water is visible. To the right, there are modern, multi-story buildings with glass facades and green roofs. In the center, a large, historic-looking brick building with a prominent arched window stands. To the left, a park area with trees, benches, and a playground is shown. The sky is a soft, hazy blue, suggesting a sunset or sunrise.

1. Deconstruction Update

2. GZA - Community Independent Environmental Reviewer

3. Phase 1 Overview

**4. Phase 1 Schedule, Community Benefits
& Workforce Development**

5. Q&A

5/4 Incident

Location Plan & Air Sampling Results



All samples collected were below the clearance criterion of 0.010 f/cc.
(fiber per cubic centimeter)

1898 - Building 1A
PCM Area Air Sample Results Table

Date	Sample No.	Sample Location	Start/Stop time	Results in f/cc of air	
May 4, 2022	003	South area at overhead door	07:23 – 10:51	0.003	
	004	East area	07:26 – 10:53	0.002	
	005	North area	07:28 – 10:55	0.004	
	006	South area at overhead door	10:51 – 14:15	0.002	
	007	East area	10:52 – 14:18	0.004	
	008	North area	10:55 – 14:20	0.004	
	009	South area at overhead door	14:15 – not collected	Void	
	010	East area	14:18 – 17:40	0.002	
	011	North area	14:20 – 17:42	<0.002	
	May 5, 2022	003	South area at overhead door	13:04 – 15:42	0.002
		004	East area	13:08 – 15:44	<0.002
005		North area	13:11 – 15:46	0.002	
May 6, 2022	003	South area at overhead door	07:58 – 11:07	<0.002	
	004	East area	08:00 – 11:09	<0.002	
	005	North area	08:03 – 11:11	<0.002	
	006	South area at overhead door	11:07 – 14:23	<0.002	
	007	East area	11:09 – 14:26	0.002	
	008	North area	11:11 – 14:28	<0.002	
	May 9, 2022	003	South area at overhead door	07:16 – 10:48	< 0.002
		004	East area	07:19 – 10:50	0.002
005		North area	07:21 – 10:52	<0.002	
006		South area at overhead door	10:48 – 14:28	<0.002	
007		East area	10:50 – 14:31	0.002	
008		North area	10:52 – 14:32	<0.002	

Perimeter Dust Monitoring

Location Plan & Results



All average dust concentrations were below action levels.

Monitor Name		North	East	South	West
Date	Action Level ($\mu\text{g}/\text{m}^3$) ^{Note 2}	24-hour Average Dust Concentration ($\mu\text{g}/\text{m}^3$)			
Tuesday, May 3, 2022	150	5.31	7.52	5.53	1.00
Wednesday, May 4, 2022	150	14.04	16.66	14.59	1.00
Thursday, May 5, 2022	150	7.33	8.81	6.51	1.00

Deconstruction Project

For more information

Website

www.suffolk-lstreetstationboston.com

Hotline

(508) 479-8503

Deconstruction Public Meeting #4
8 August 2022



Home | L Street Station x +

suffolk-lstreetstationboston.com

Contact Name* Contact Email*

PROJECT UPDATES

WEEK 7/9 TO 7/15

- Summer Street: Sidewalk & Parking Lane Closure for scaffolding
- Abatement at buildings 3 and 4 (Pending Saturday Permit)
- Abatement at switch houses
- Deconstruction at building 3 (Pending Saturday Permit)
- Deconstruction of building 4 brick stack
- Deconstruction of transformer yard
- Existing buildings to remain protection

WEEK 7/16 TO 7/22

- Summer Street: Sidewalk & Parking Lane Closure for scaffolding
- Abatement at buildings 3 and 4 (Pending Saturday Permit)
- Abatement at switch houses
- Deconstruction at building 3 (Pending Saturday Permit)
- Deconstruction of building 4 brick stack
- Deconstruction of transformer yard
- Existing buildings to remain protection

WEEK 7/23 TO 7/29

- Summer Street: Sidewalk & Parking Lane Closure for scaffolding
- Crawler crane delivery and erection
- Abatement at buildings 3 and 4 (Pending Saturday Permit)
- Abatement at switch houses
- Deconstruction at building 3 (Pending Saturday Permit)
- Deconstruction of building 4 brick stack
- Deconstruction of transformer yard
- Existing buildings to remain protection

WEEK 7/30 TO 8/5

- Summer Street: Sidewalk & Parking Lane Closure for scaffolding
- Abatement at buildings 3 and 4 (Pending Saturday Permit)
- Abatement at switch houses
- Deconstruction at building 3 (Pending Saturday Permit)
- Deconstruction of building 4 brick stack
- Deconstruction of transformer yard
- Existing buildings to remain protection

Tonight's Agenda

An architectural rendering of a waterfront development. In the foreground, a body of water is visible. To the right, a modern building with a glass facade and a prominent orange structural element stands. In the center, a large brick building with a prominent arched window is illuminated. To the left, a park area with trees and people is shown. The sky is a soft, hazy blue.

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2. GZA - Community Independent Environmental Reviewer

3. Phase 1 Overview

**4. Phase 1 Schedule, Community Benefits
& Workforce Development**

5. Q&A

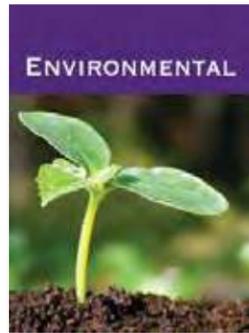
Environmental Review

Community Independent Environmental Reviewer



GZA GeoEnvironmental, Inc.

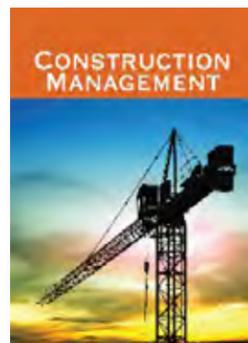
LStreet@gza.com



Maryann Sapanara, LSP

Licensed Site Professional/Environmental Engineer

22 years at GZA



Rebecca Cox, P.E.

Professional Engineer/Construction Manager

20 years at GZA



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Environmental Review

Community Independent Environmental Reviewer

Data Summary

- *PCM results for air samples collected between May 4-9, 2022 were below the asbestos airborne clearance level of 0.01 fibers per cubic centimeter - TRC*
- **Clearance level deemed acceptable by MassDEP and EPA**

All samples collected were below the clearance criterion of 0.010 fibers/cm³.

Date	Sample No.	Sample Location	Start/Stop time	Results in f/cc of air
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Questions: LStreet@gza.com



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Environmental Review

Community Independent Environmental Review

Data Summary

- *Dust Levels have remained below the action level of 150 $\mu\text{g}/\text{m}^3$ since the start of deconstruction (including data collected between May 3-5, 2022) - SHA*
- **Action level deemed protective of human health by MassDEP.**

All average dust concentrations were below action levels.

Monitor Name		North	East	South	West
Date	Action Level ($\mu\text{g}/\text{m}^3$) ^{Note 2}	24-hour Average Dust Concentration ($\mu\text{g}/\text{m}^3$)			
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Questions: LStreet@gza.com



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776 Summer Street

Phase 1 Design Review Public Meeting #1
August 3rd, 2022



Community / Review Processes

****Blue denotes project milestones****

Bold denotes community outreach meetings

7/15/2016 – Community Site Tour
7/27/2016 – Pre-filing Public Meeting @ Tynan Community Center
8/10/2016 – Pre-filing Public Meeting @ Tynan Community Center
8/19/2016 – MDOT Staff Pre-filing Meeting
9/14/2016 – Pre-filing Public Meeting @ Tynan Community Center
11/30/2016 – BPDA and BTM Staff Meeting
1/13/2017 – BPDA/BTD Scoping Session
1/18/2017 – BPDA pre-filing Public Meeting @ 22 Drydock
1/28/2017 – Public Design Charette @ Tynan Community Center
2/3/2017 – BPDA Scoping Session
2/8/2017 – BPDA pre-filing Public Meeting @ 22 Drydock
3/31/2017 – Planning Process Report Filed with BPDA
****4/24/2017 – LOI Filed with BPDA****
****5/15/2017 – PNF Filed with BPDA****
5/15/2017 – 8/9/2017 – PNF Public Comment Period
****5/15/2017 – ENF Filed with MEPA****
5/24/2017 – 7/7/2017 – ENF Public Comment Period
6/7/2017 – Public Meeting @ Tynan Community Center
6/12/2017 – IAG Meeting @ Tynan Community Center
6/21/2017 – MEPA and BPDA Public Site Consultation
6/21/2017 – Public Meeting @ Tynan Community Center
7/12/2017 – 8/11/2017 – CZM Public Comment Period on DPA
7/14/2017 – MEPA Certificate on ENF Issued
7/24/2017 – Public Meeting @ Tynan Community Center
7/25/2017 – DPA Public Meeting
7/31/2017 – IAG Meeting @ South Boston Public Library
9/20/2017 – MBTA Staff Meeting
1/12/2018 – BPDA Scoping Determination Issued
1/30/2018 – BPDA Staff Meeting
2/8/2018 – MassPORT Staff Meeting
4/17/2018 – BPDA Staff Transportation Meeting
4/24/2018 – MBTA Transit Analysis Methodology Meeting
5/3/2018 – BPDA Staff Meeting
6/1/2018 – MassPORT Staff Meeting
6/7/2018 – BPDA Staff Urban Design Meeting
6/12/2018 – BPDA Staff Transportation Meeting
6/19/2018 – BPDA Staff Meeting
7/9/2018 – Legislative Delegation Meeting
****8/16/2018 – DPIR Filed with BPDA****
8/16/2018 – 10/3/18 – DPIR Public Comment Period
****8/16/2018 – DEIR Filed with MEPA****
9/5/2018 – 10/30/2018 – DEIR Public Comment Period
8/28/2018 – BPDA Staff Scoping Meeting
9/19/2018 – Public Meeting @ Tynan Community Center
9/26/2018 – IAG Meeting @ Tynan Community Center
9/26/2018 – Public Meeting @ Tynan Community Center
10/10/2018 – IAG Meeting @ Tynan Community Center
10/10/2018 – Public Meeting @ Tynan Community Center
10/24/2018 – IAG Meeting @ Tynan Community Center
10/24/2018 – Public Meeting @ Tynan Community Center
11/7/2018 – IAG Meeting @ Tynan Community Center
11/7/2018 – Public Meeting @ Tynan Community Center

11/26/2018 – BPDA Staff Meeting
12/27/2018 – BPDA Supplemental Information Request
1/18/2019 – MDOT, MassPORT & City Transportation Meeting
3/12/2019 – MDOT, MBTA & City Transportation Meeting
4/26/2019 – Legislative Delegation Presentation
5/14/2019 – MDOT, MBTA & City Transportation Mitigation Meeting
5/29/2019 – BPDA Staff Master Plan Meeting
6/10/2019 – BPDA Staff Open Space Meeting
6/11/2019 – BPDA Staff Urban Design Meeting
6/19/2019 – BPDA Staff Sustainability Meeting
6/24/2019 – BPDA Staff Transportation Meeting
6/28/2019 – BPDA Staff Site Tour
7/8/2019 – Legislative Delegation Briefing
7/9/2019 – BCDC Full Commission Meeting
****7/22/2019 – SID Filed with BPDA****
7/22/2019 – 11/8/2019 – SID Public Comment Period
7/24/2019 – BCDC Site Tour
7/26/2019 – MDOT, MBTA & City Transportation Mitigation Meeting
7/30/2019 – Local 26 Site Tour
8/1/2019 – BCDC Site Tour
8/5/2019 – Public Meeting @ Tynan Community Center
8/7/2019 – IAG Meeting @ Tynan Community Center
8/20/2019 – BCDC Subcommittee Meeting
9/10/2019 – BCDC Subcommittee Meeting
9/18/2019 – IAG Meeting @ Tynan Community Center
9/19/2019 – BPDA Staff Transportation Mitigation Meeting
9/24/2019 – BCDC Subcommittee Meeting
10/28/2019 – Public Meeting @ Tynan Community Center
11/13/2019 – IAG Meeting @ Tynan Community Center
****11/15/2019 – PDA Master Plan Filed****
11/15/2019 – 2/28/2020 – PDA Public Comment Period
11/26/2019 – South Boston NDC Meeting
12/16/2019 – Legislative Delegation Meeting
1/13/2020 – IAG Meeting @ Tynan Community Center
1/13/2020 – Public Meeting @ Tynan Community Center
1/23/2020 – MEPA FEIR pre-filing meeting
1/24/2020 – MDOT, MassPort & MBTA Infrastr. Coord. Meeting
1/27/2020 – Legislative Delegation Meeting
2/14/2020 – BPDA Staff Meeting
2/21/2020 – IAG & BPDA Meeting @ City Hall
2/26/2020 – IAG & BPDA Meeting @ City Hall
6/11/2020 – Virtual BPDA Staff Sustainability Meeting
8/5/2020 – Virtual BPDA Staff Sustainability Meeting
9/9/2020 – Virtual Legislative Delegation Meeting
9/9/2020 – Virtual IAG & Public Meeting
9/9/2020 – 10/14/2020 - Public Comment Period
9/15/2020 – Virtual BCDC Subcommittee Meeting
10/29/2020 – BPDA Staff Meeting
11/12/2020 – MDOT, MBTA & City Transportation Mitigation Meeting
11/30/2020 – Virtual Legislative Delegation Meeting
12/7/2020 – Virtual Legislative Delegation Meeting
12/16/2020 – Virtual Public Meeting

****1/5/2021 – BCDC Full Commission Approval on Master Plan PDA****
1/6/2021 – Virtual Public Meeting
****1/14/2021 – BPDA Board Approval on Master Plan PDA****
****2/10/2021 – Zoning Commission Approval on Master Plan PDA****
****3/31/2021 – FEIR Filed with MEPA****
4/21/2021 – 1st Conservation Commission Hearing on Demolition NOI
****5/14/2021 – MEPA FEIR Certificate issued****
5/19/2021 – 2nd Conservation Commission Hearing on Demolition NOI
****6/2/2021 – 3rd Conservation Commission Approval of Demolition NOI****
8/23/21 – Virtual Article 85 Community Meeting
9/21/21 – Informational public meeting on deconstruction phase
10/12/21 -Virtual BLC Hearing on Article 85 Demolition Delay
10/19/21– Informational public meeting on deconstruction phase

1/18/22 – BPDA Project Overview
2/8/22 – BPDA Article 37, Green Building Pre-filing Meeting
2/11/22 – BPDA Site Tour with Staff
2/16/22 – BPDA Urban Design – MP Refinements & Site Review
3/4/22 – BPDA Transportation – Site Circulation and Parking
3/17/22 – BPDA Transportation – Parking Design Update
3/24/22 – BPDA Urban Design – Block D and Block F
3/25/22 – BPDA Urban Design – Landscape and Turbine Halls
3/30/22 – Informational public meeting on deconstruction phase
4/1/22 – BPDA Smart Utilities Pre-filing Meeting
4/8/22 – BPDA Urban Design – Landscape and Block D
4/25/22 – BPDA Urban Design – Turbine Halls and Block F
4/27/22 – BPDA Transportation Review
4/29/22 – BPDA Urban Design – Landscape and Block D Update
5/9/22 – BPDA Urban Design –Block D Update
5/11/22 – BPDA Urban Design – Landscape and Block D and F Updates
6/2/22 – BPDA Urban Design Meeting
6/16/22 – BPDA Summary Presentation

6/21/22– Phase 1 PNF/PDA Development Plan Submission

7/19/22 – Phase 1 IAG Meeting

8/2/22 – BCDC Full Commission Meeting

8/3/22 – Phase 1 Public Meeting #1

8/8/22 – Deconstruction Meeting #4

8/9/22 – City Point Neighborhood Association

9/27/22 – Fort Point Neighborhood Association

9/21/22 – Phase 1 Public Meeting #2

Project Design Team

Block F

Perkins&Will

Architect

Edison Turbine Halls

S9 **ARROWSTREET**

ARCHITECTURE
Design
Architect

Architect
of Record

Block D

PAYETTE

Architect

Site Design & Landscape

SASAKI

Master Plan
Architect

**JAMES
CORNER
FIELD
OPERATIONS**

Landscape
Architect

vhb

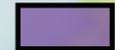
Civil &
Transportation

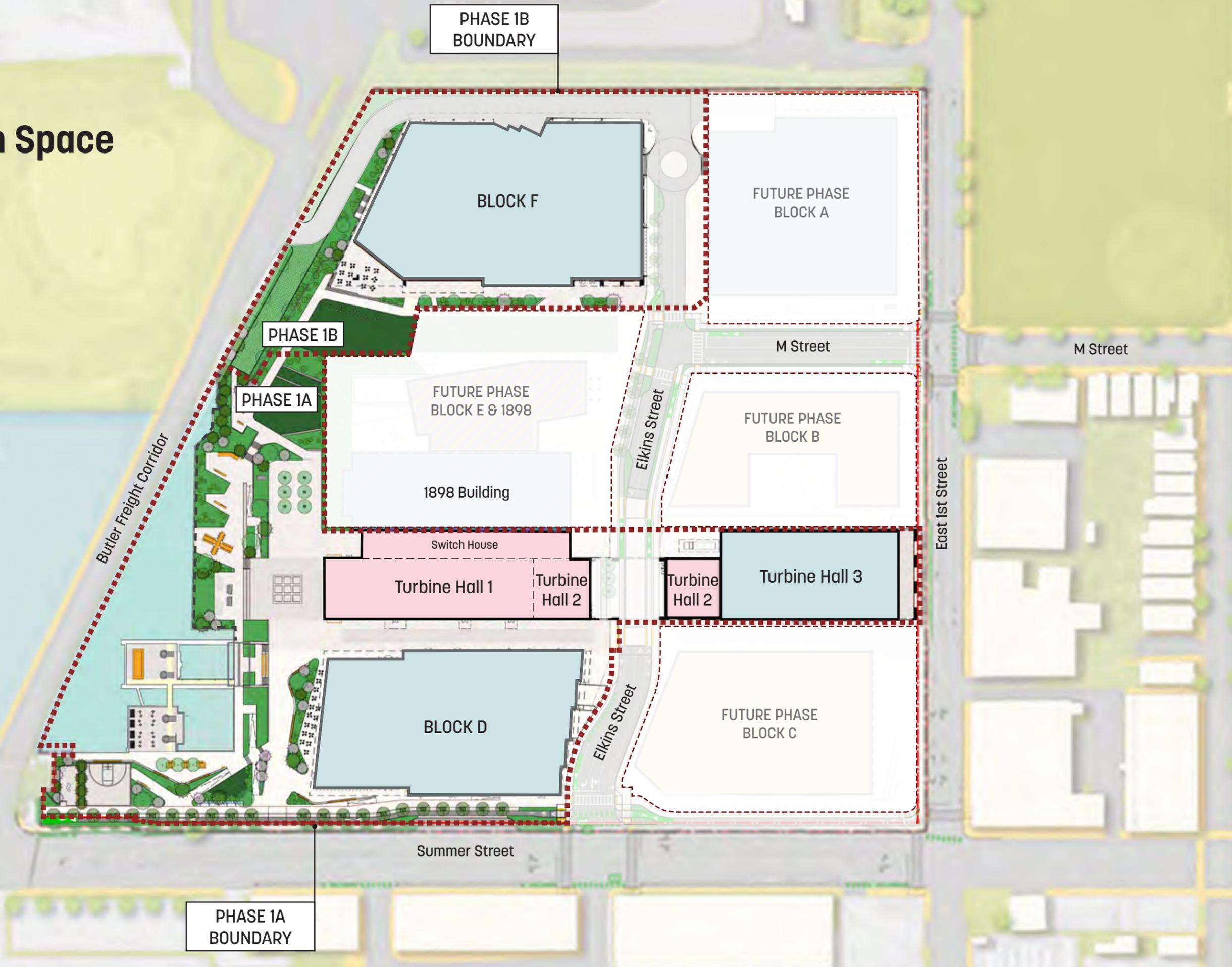
ARUP

Sustainability &
Resiliency

Phase 1

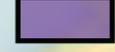
• Waterfront Open Space

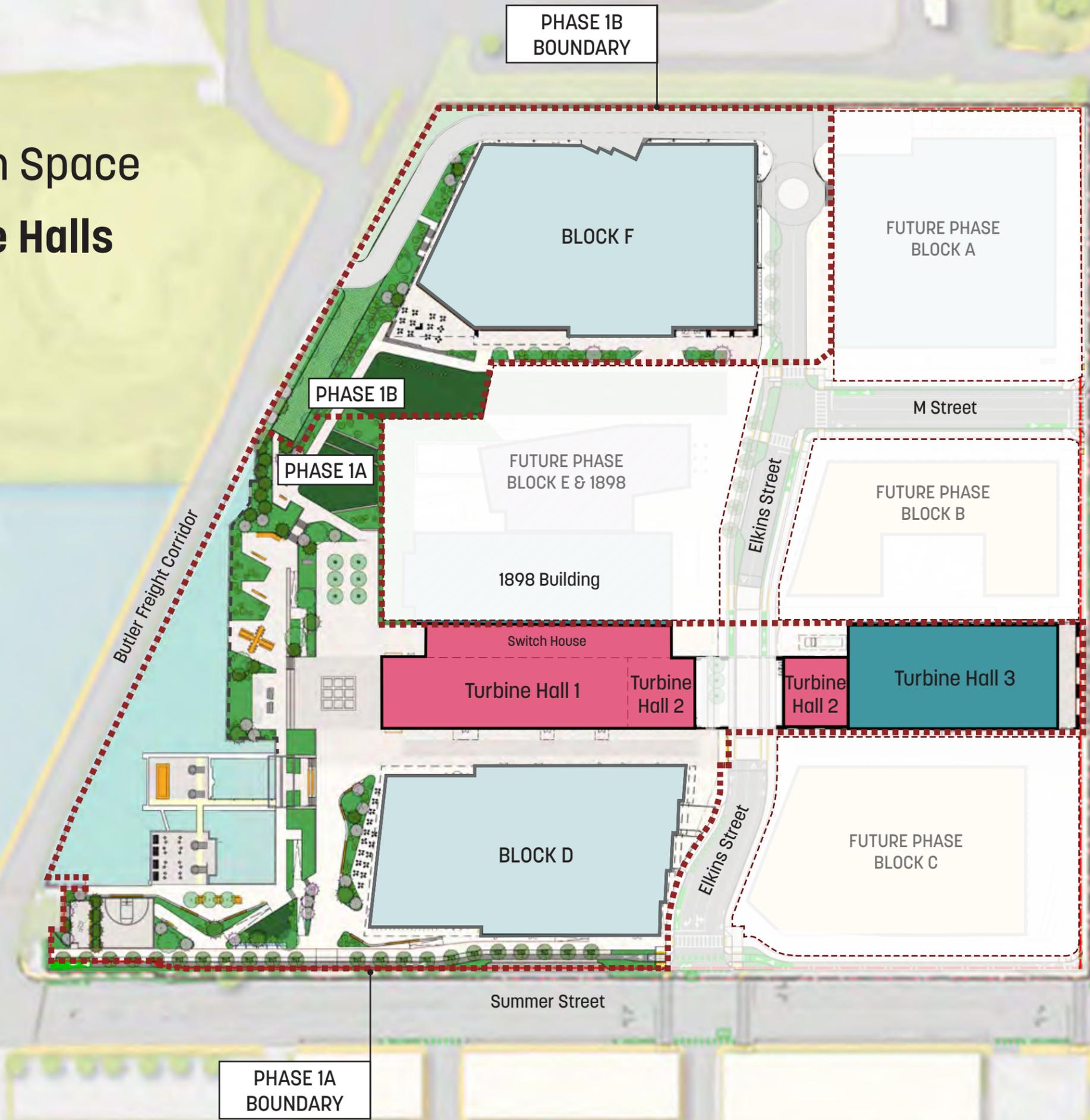
-  Future Phase
-  Phase 1 Boundary
-  Retail / Civic
-  R&D / Office
-  Residential
-  Hotel



Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls

-  Future Phase
-  Phase 1 Boundary
-  Retail / Civic
-  R&D / Office
-  Residential
-  Hotel



PHASE 1A
BOUNDARY

PHASE 1B
BOUNDARY

PHASE 1B

PHASE 1A

BLOCK F

FUTURE PHASE
BLOCK A

M Street

FUTURE PHASE
BLOCK E & 1898

FUTURE PHASE
BLOCK B

1898 Building

Elkins Street

East 1st Street

Switch House

Turbine Hall 1

Turbine Hall 2

Turbine Hall 2

Turbine Hall 3

BLOCK D

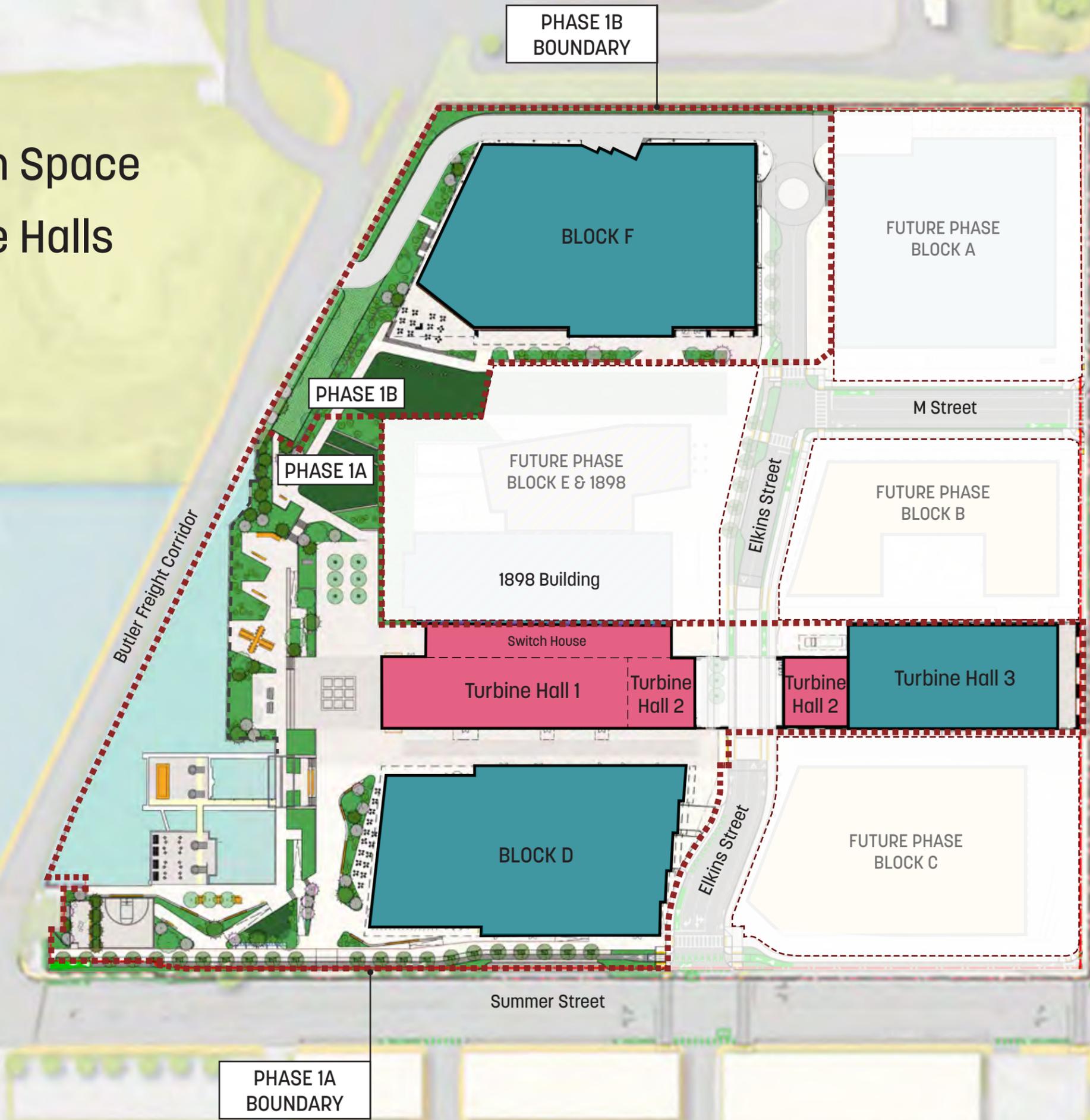
FUTURE PHASE
BLOCK C

Summer Street

Phase 1

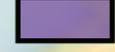
- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F

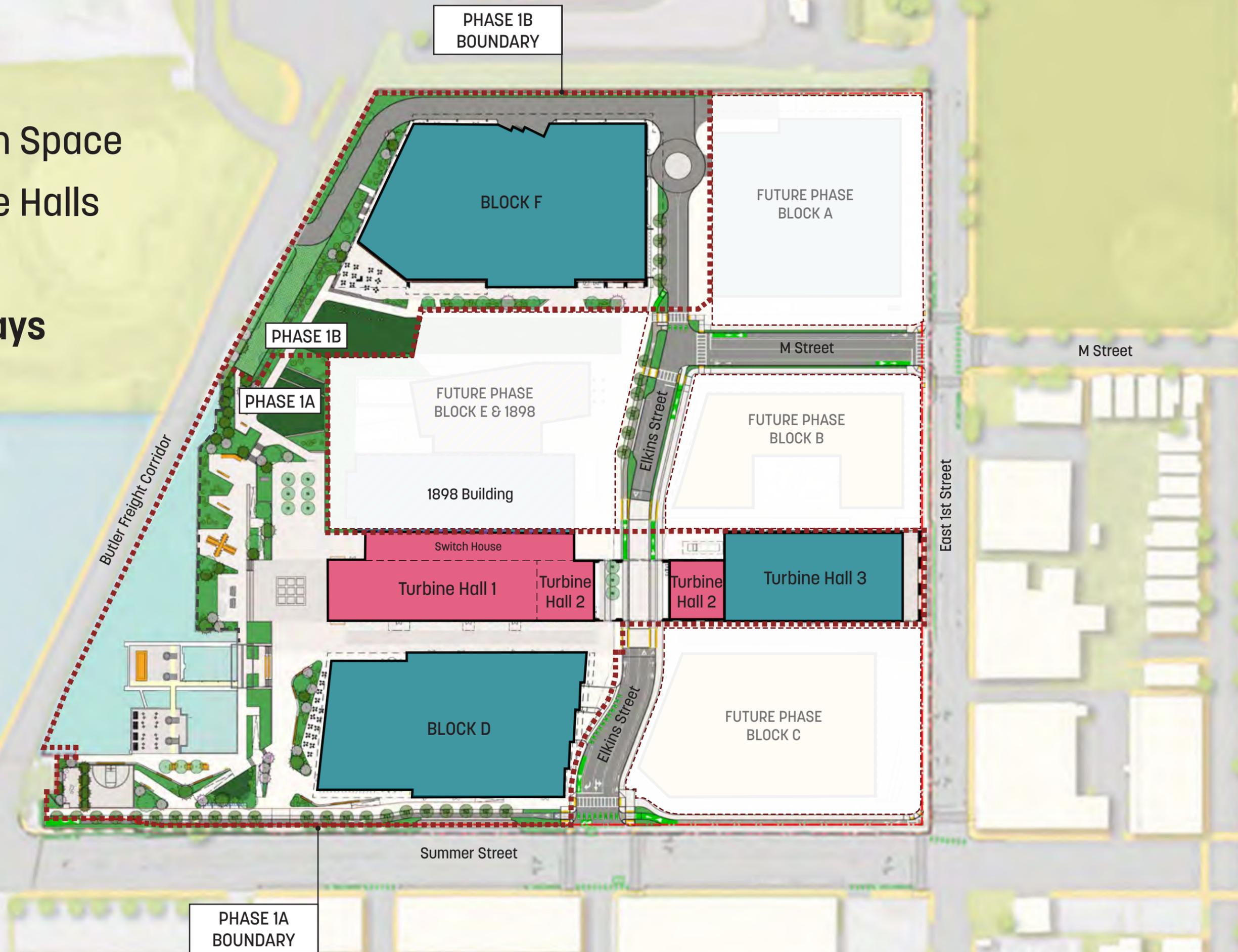
- Future Phase
- Phase 1 Boundary
- Retail / Civic
- R&D / Office
- Residential
- Hotel



Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways

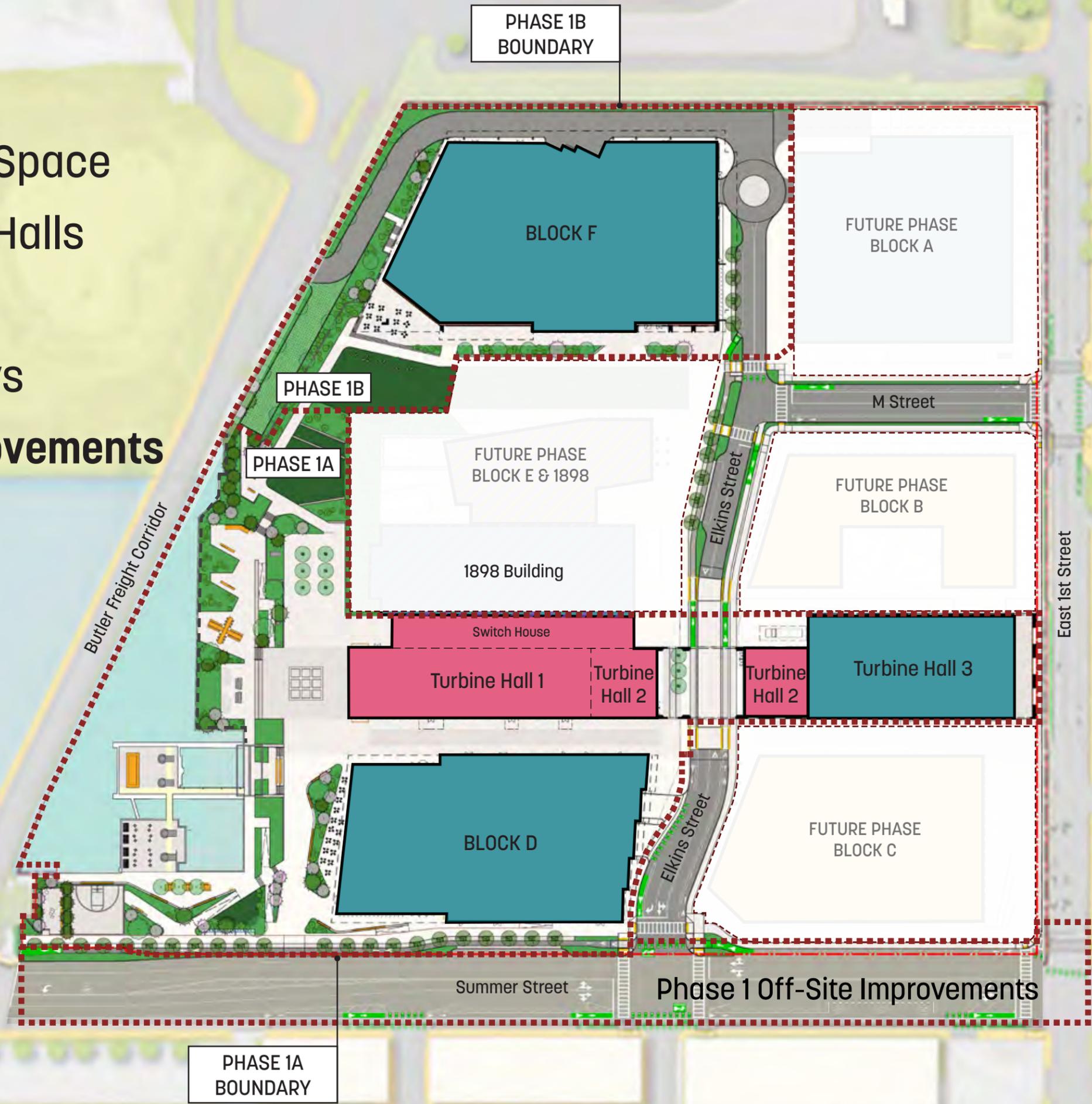
-  Future Phase
-  Phase 1 Boundary
-  Retail / Civic
-  R&D / Office
-  Residential
-  Hotel



Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways
- Summer St. Improvements

-  Future Phases
-  Phase 1 Boundary
-  Retail / Civic
-  R&D / Office
-  Residential
-  Hotel



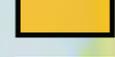
Block	GFA
Block D	265,000
Block F	374,000
Th1, Th2, Th3	115,500
Total	754,500

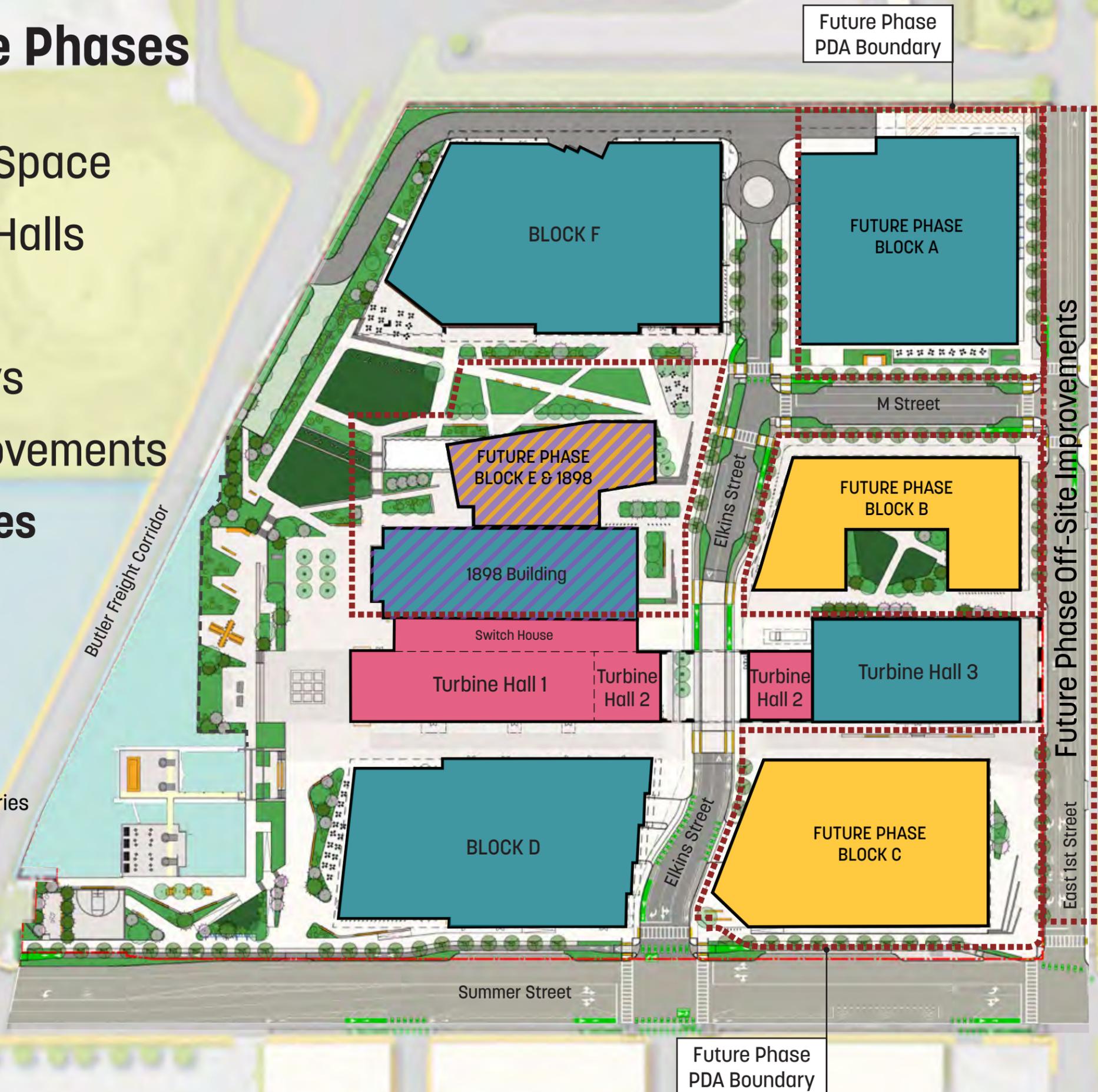
Remaining	925,500
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East 1st Street

Phase 1 + Future Phases

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways
- Summer St. Improvements
- **With Future Phases**

-  Future Phases PDA Boundaries
-  Retail / Civic
-  R&D / Office
-  Residential
-  Hotel



Block	GFA
Block A	160,000
Block B	145,500
Block C	370,000
Block D	265,000
Block E	240,000
Block F	374,000
1898 Turbine	50,000
Th1, Th2, Th3	115,500
Admin	N/A

 Phase 1



Phase 1

754,500 SF GFA

Medal of Honor Park

M Street Extension

Elkins Street Extension

Turbine Halls
Retail/Civic/R&D/Office

Block F
R&D/Office

Perkins&Will

S9
ARCHITECTURE
ARROWSTREET

M Street Plaza

Waterfront Promenade

JAMES CORNER FIELD OPERATIONS

Block D
R&D/Office

PAYETTE

Summer Street Off-Site Improvements

Turbine Alley

↙

 Retail / Civic

 R&D / Office



Phase 1 + Future Phases

1,680,000 TOTAL SF

Medal of Honor Park

Block A
R&D/Office

Block B
Residential

Block C
Residential

Block E
Residential/Hotel

1898 Turbine Hall
Hotel/Office

East 1st Street Improvements

Butler Freight Corridor

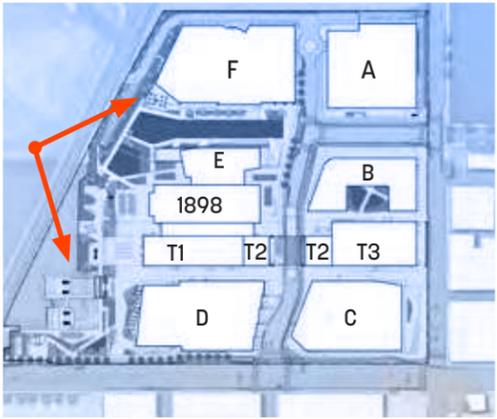
Summer Street

East 1st Street



-  Retail / Civic
-  R&D / Office
-  Residential / Hotel

View of Waterfront Promenade - Day



Close up of Sawtooth Decks



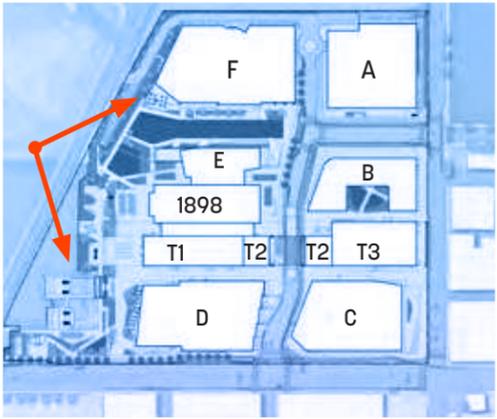
Close up of Upper and Lower Waterfront



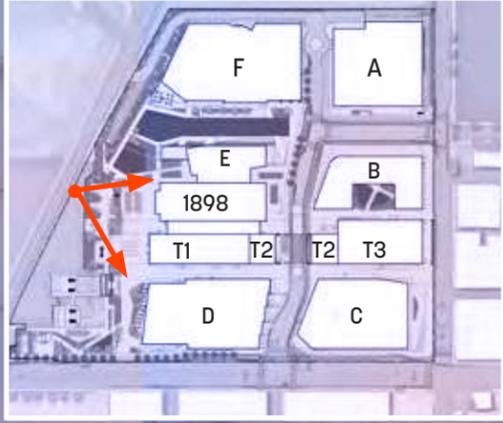
Close up of East Platform & Turbine Alley Entrance



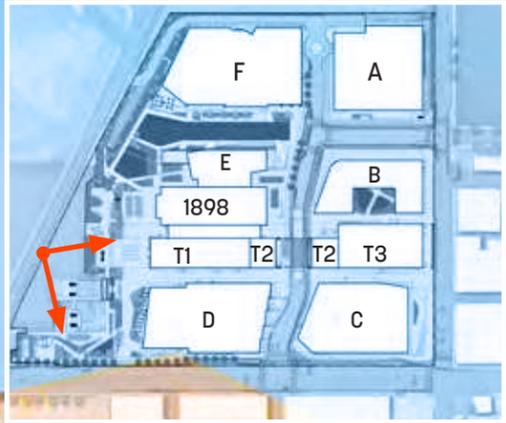
View of Waterfront Promenade - Night



Performance on Upper Waterfront



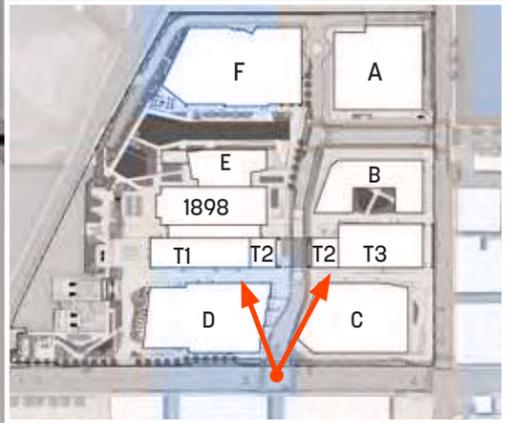
View of Block D/Turbine Hall 1



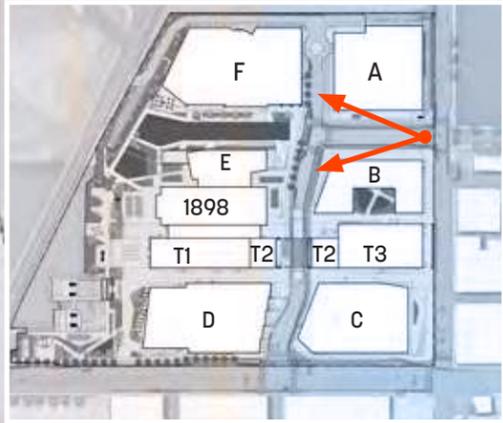
View of Block D/Turbine Hall 1



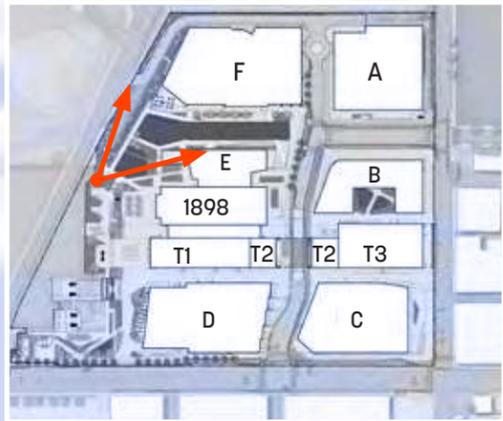
View of Elkins St from Summer St



View of M Street



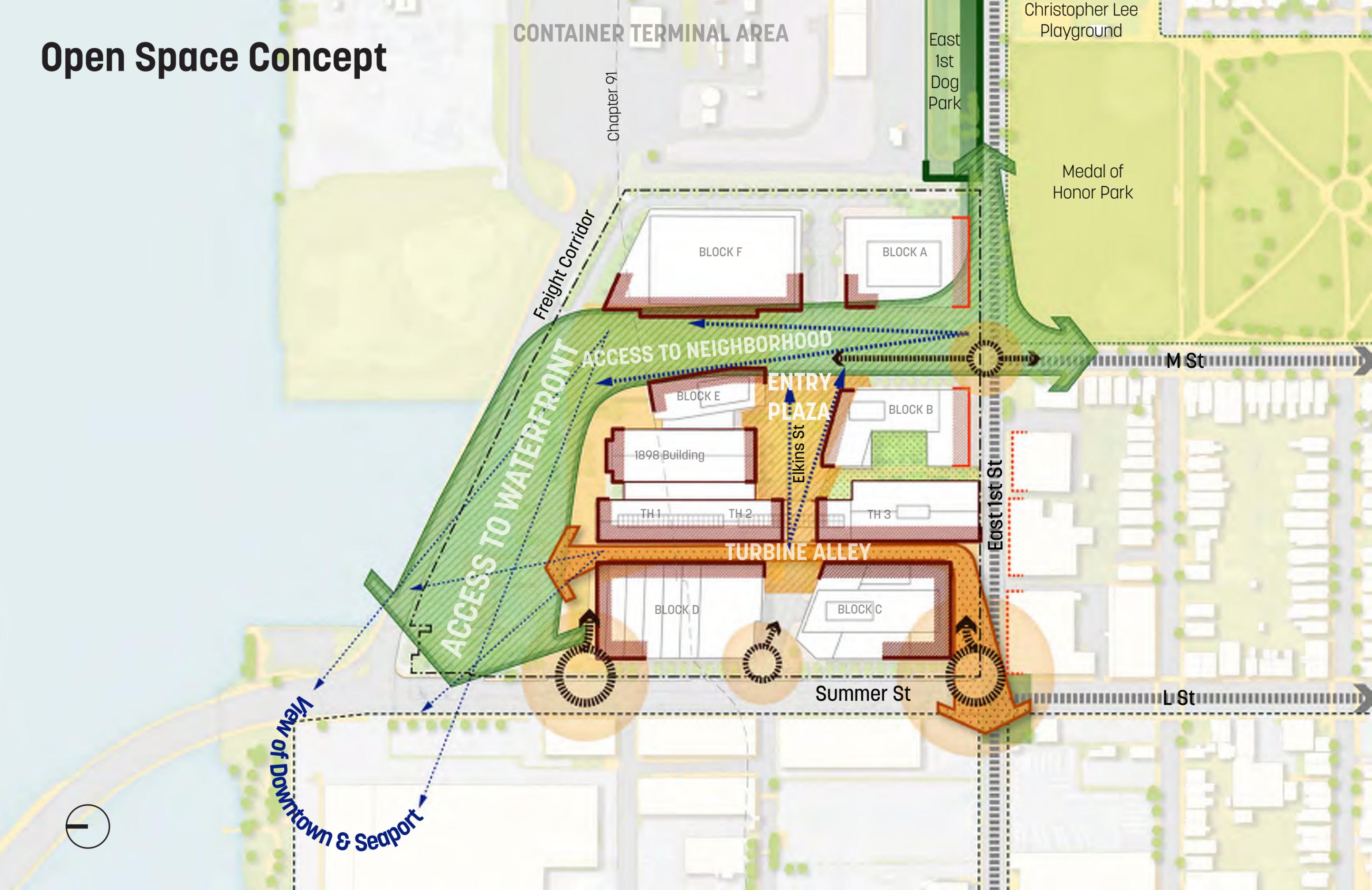
View of Block F/M Street Plaza



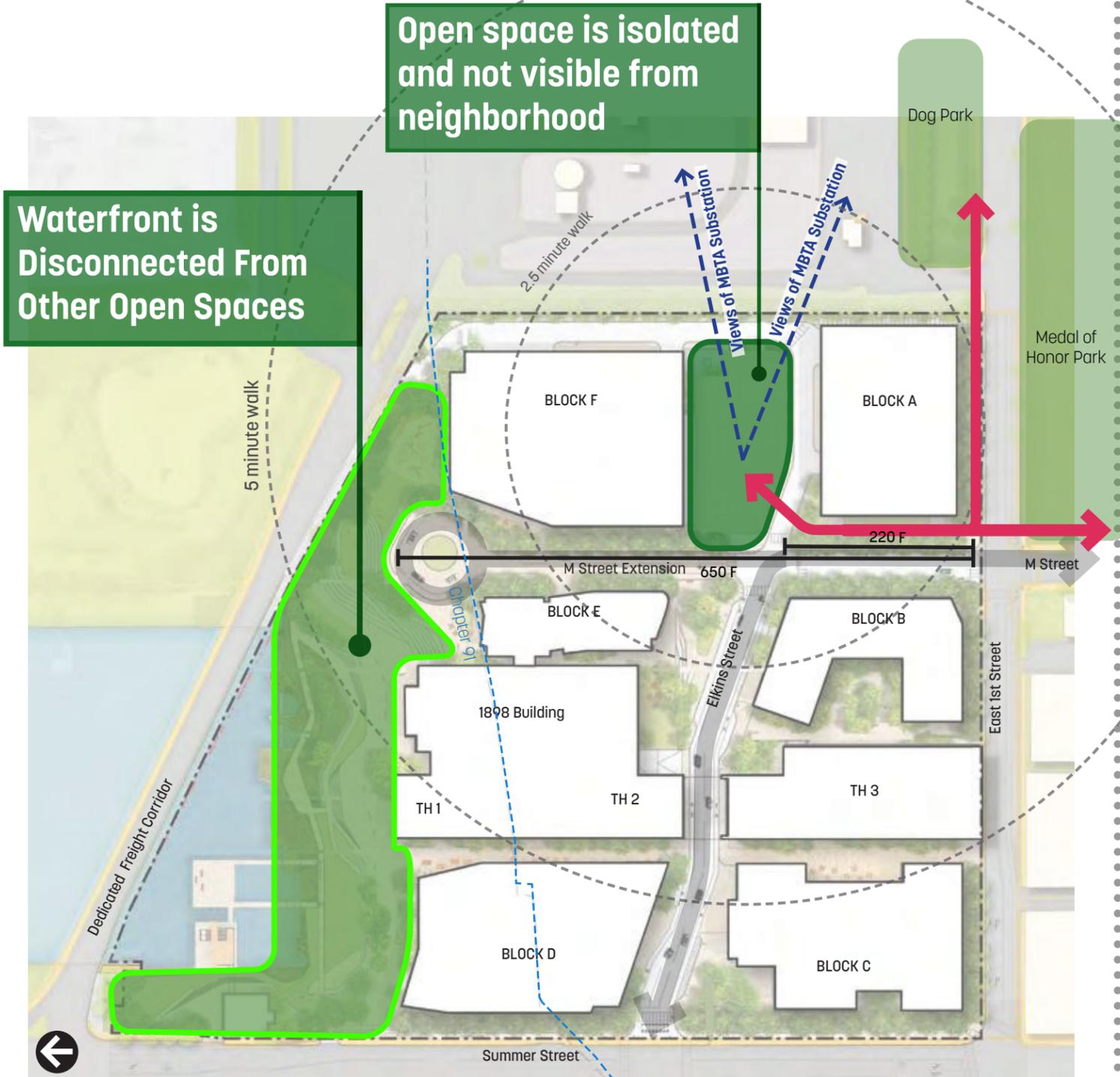
Site Plan Refinements



Open Space Concept

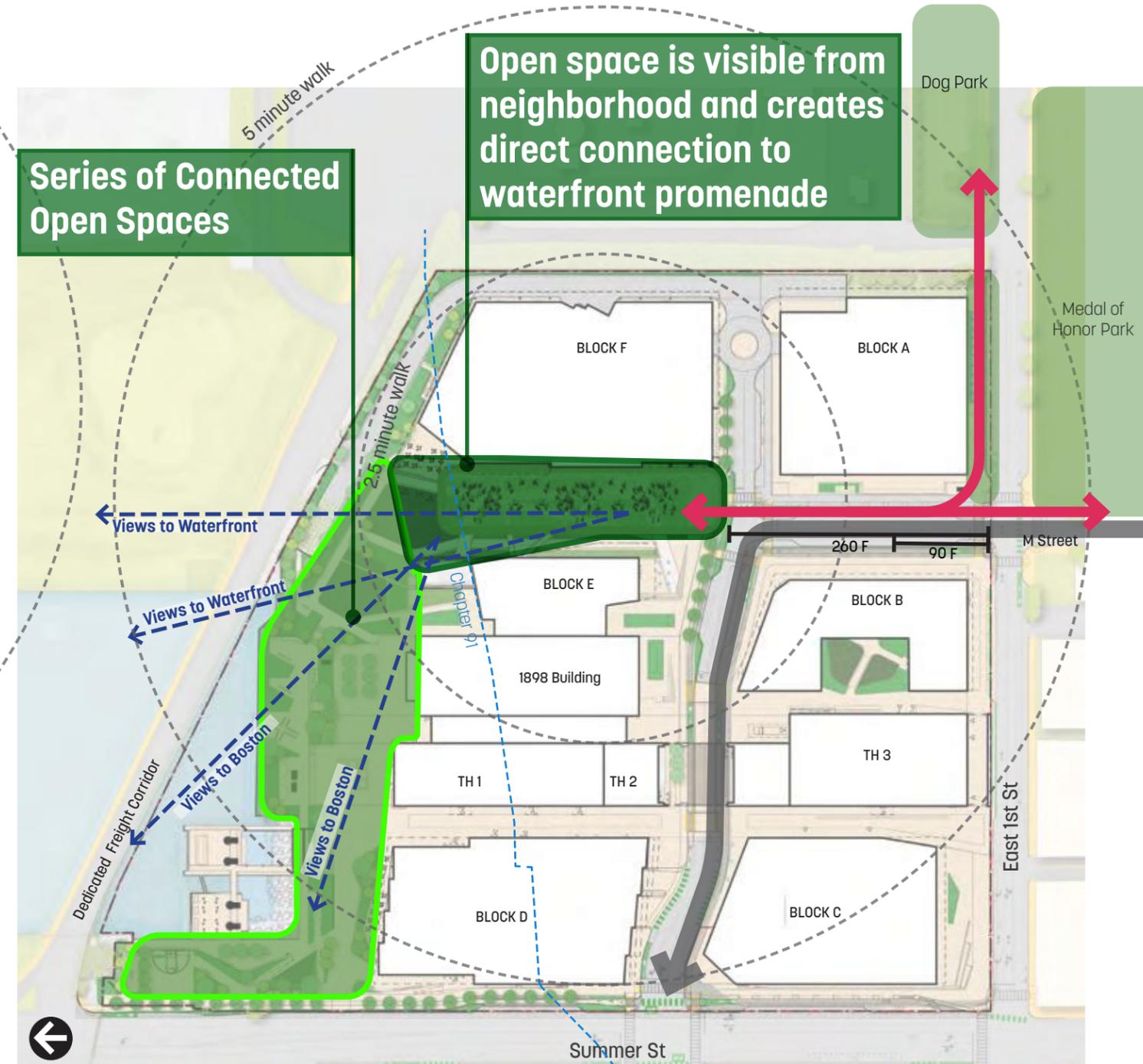


PDA Master Plan

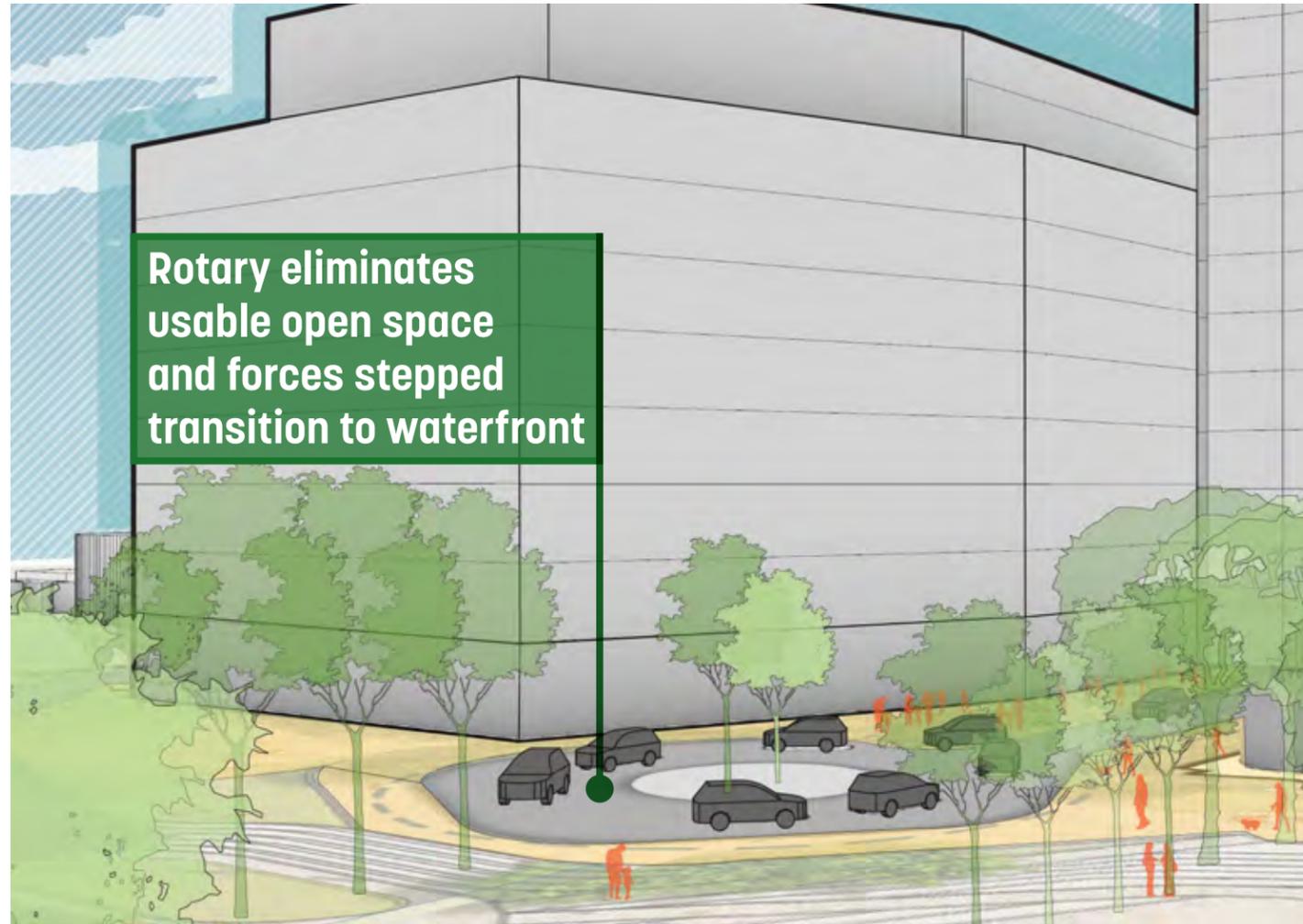


PDA Development Plan

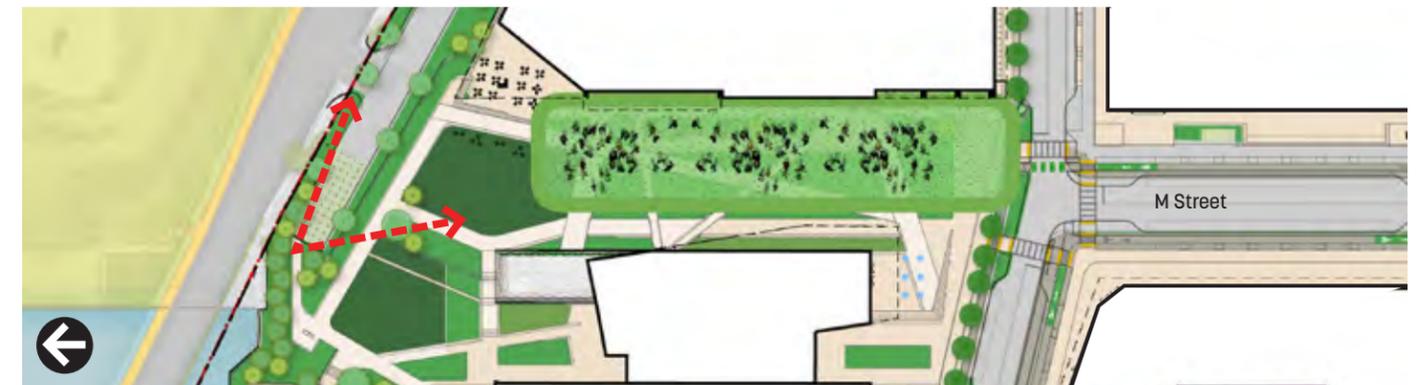
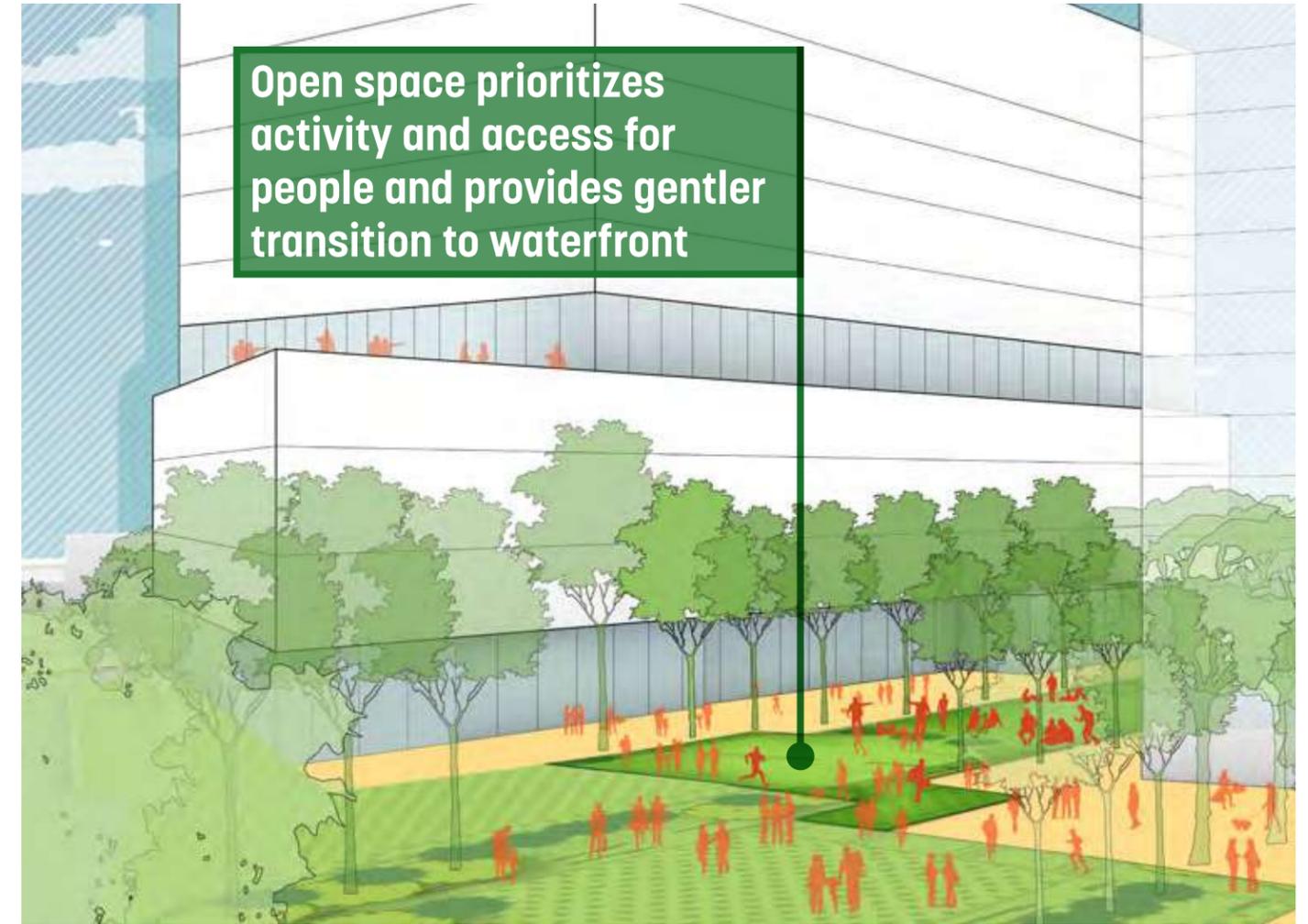
Creates a necklace of connected open spaces framed by active ground floor uses, with views to the Seaport and Downtown;



PDA Master Plan



PDA Development Plan

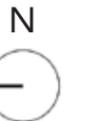
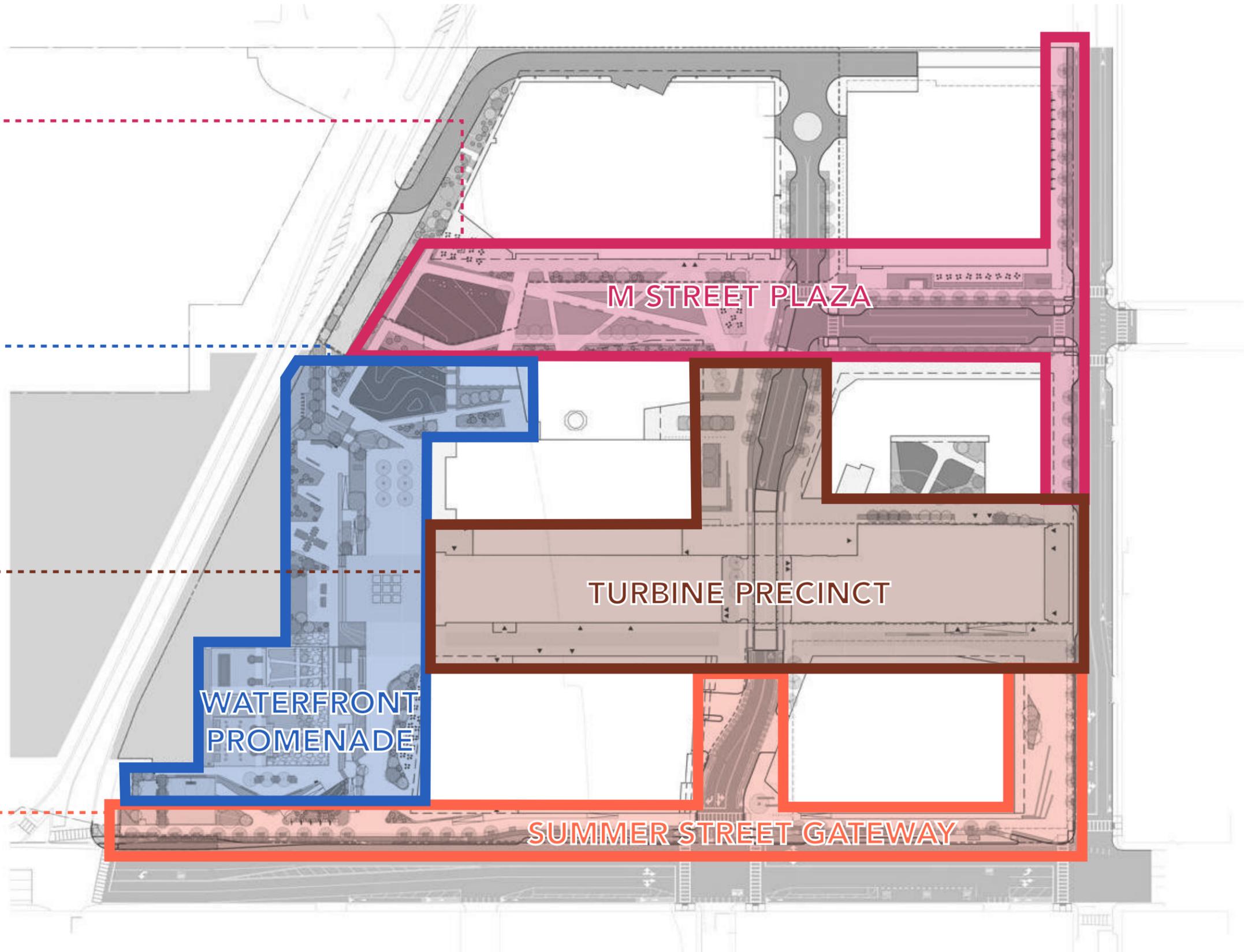


Phase 1 Public Realm Design



Public Realm Vision

Character Precincts



Public Realm Vision

Phase 1 Site Design

> 65% of the Open Space will be delivered in Phase 1

Flexible Lawn

Interim Lawn

MASSPORT TERMINAL

BUTLER FREIGHT

ELKINS STREET

EAST FIRST STREET

SUMMER STREET

Basketball Halfcourt & Dog Run

Entry Garden

Turbine Alley

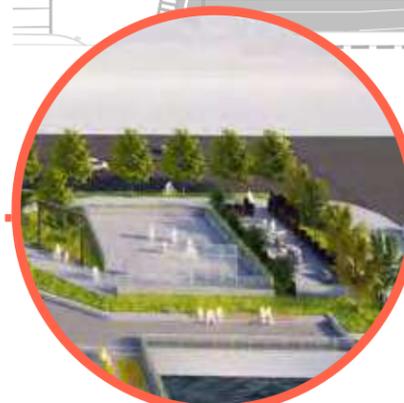
Turbine Place



Water Feature & Event Plaza



Historic Artifacts & Lounge Seating



INTERIM LAWN

BLOCK F

FUTURE PHASE BLOCK A

FUTURE PHASE BLOCK E

FUTURE PHASE 1898

T1

T2A

T2B

T3

BLOCK D

FUTURE PHASE BLOCK C

INTERIM ROADWAY/SIDEWALK

INTERIM PAVING

INTERIM PAVING

INTERIM SIDEWALK



Public Realm Vision

Full Build Site Design

Flexible Lawn & Gardens

Cycle Track

MASSPORT TERMINAL

Water Feature & Event Plaza

BLOCK F

FUTURE PHASE
BLOCK A

M STREET PLAZA

Turbine Place

Historic Artifacts & Lounge Seating

FUTURE PHASE
BLOCK E

FUTURE PHASE
BLOCK B

WATERFRONT PROMENADE

FUTURE PHASE
1898

T1

T2B

T3

Turbine Alley

TURBINE PRECINCT

BLOCK D

FUTURE PHASE
BLOCK C

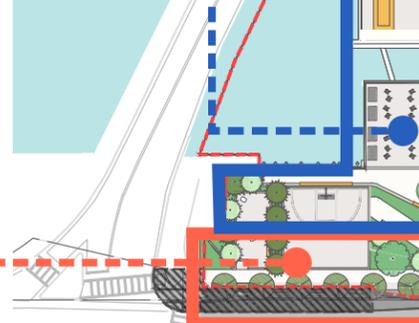
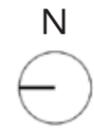
Basketball Halfcourt & Dog Run

Entry Garden

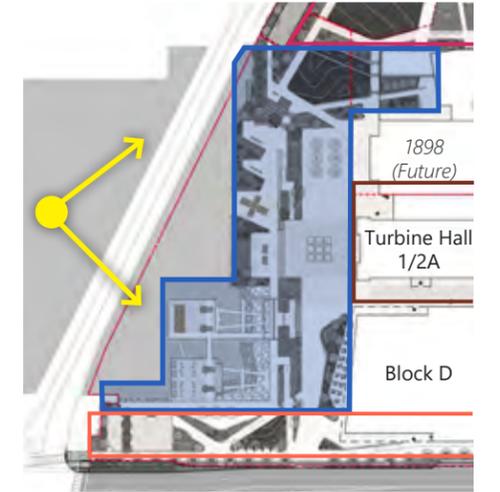
SUMMER STREET

EAST FIRST STREET

SUMMER STREET GATEWAY

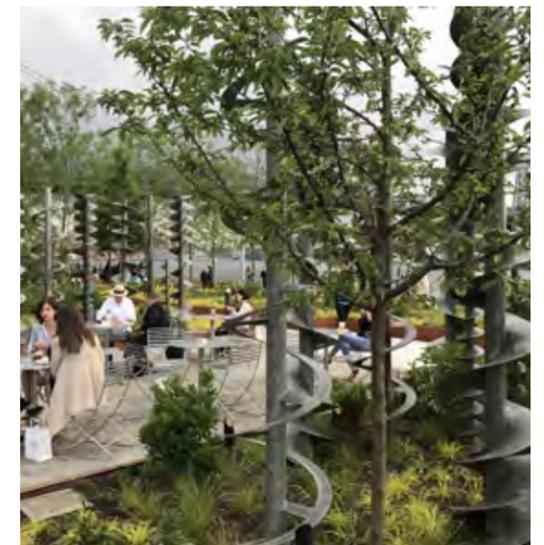


Overall Waterfront

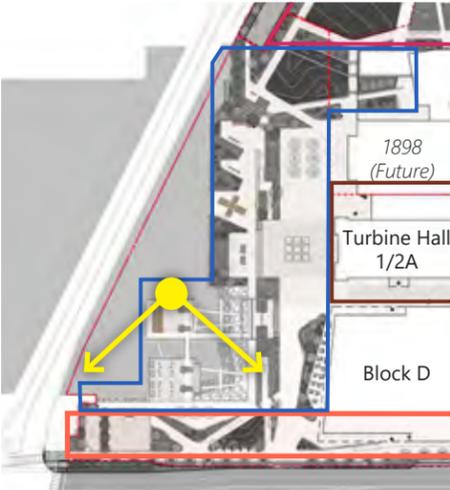


Key Plan

Reference Images

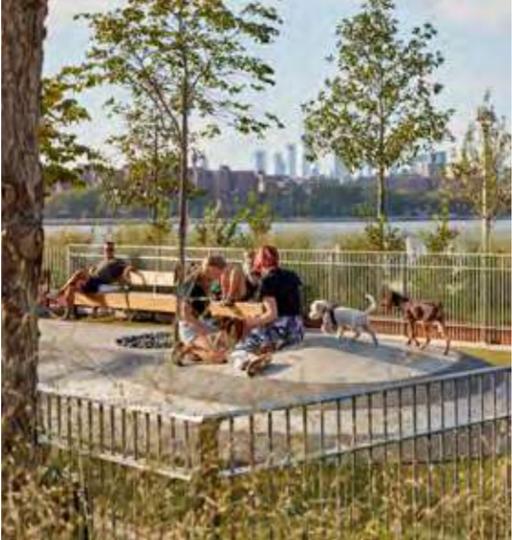


Summer Street Gateway

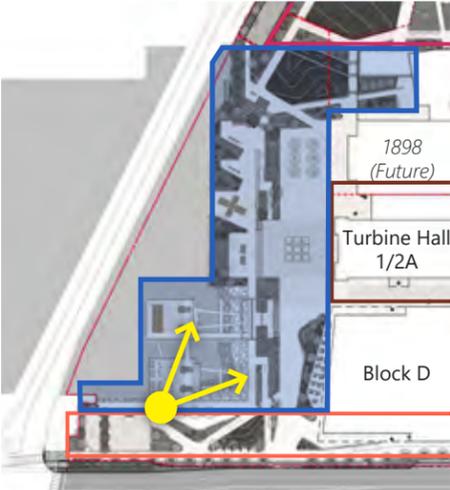


Key Plan

Reference Images



West Platform

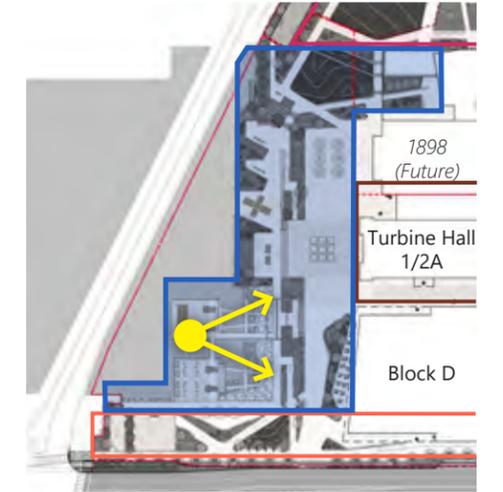


Key Plan

Reference Images

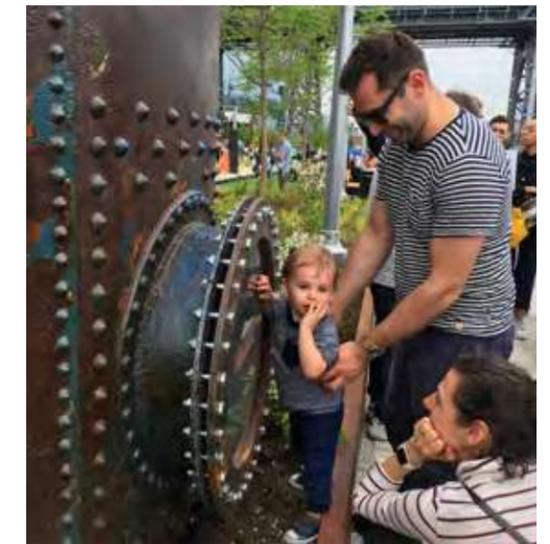


East Platform

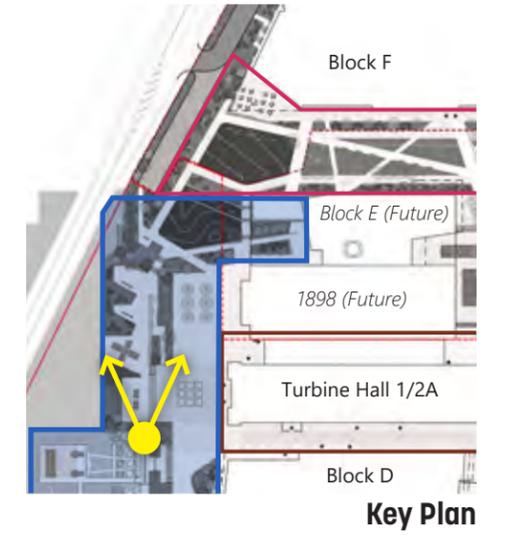


Key Plan

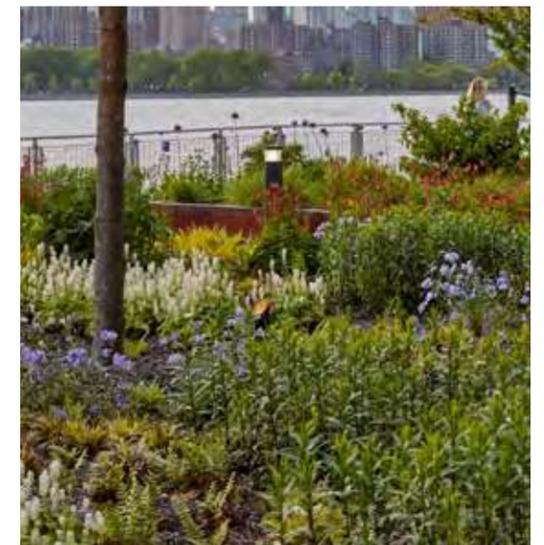
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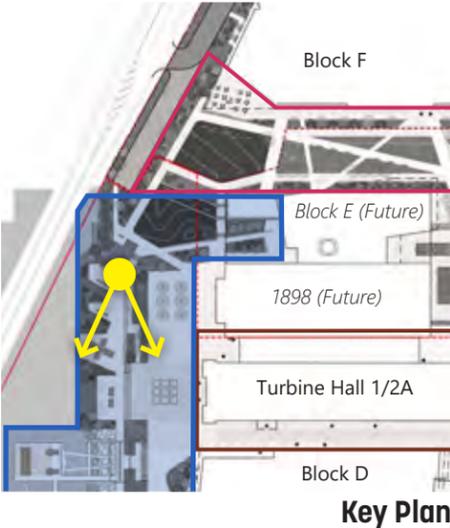
Lower Waterfront Promenade



Reference Images



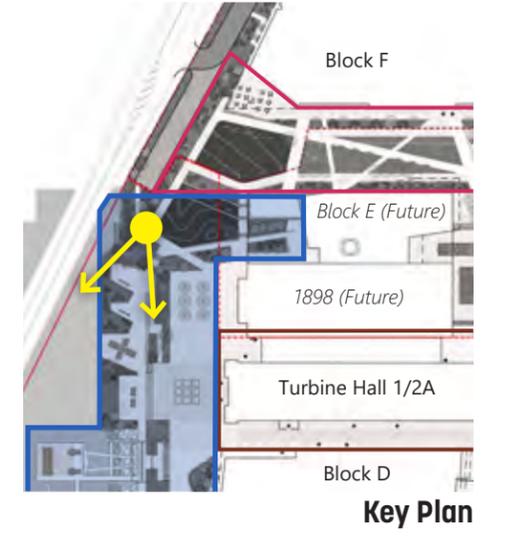
Sawtooth Decks



Reference Images



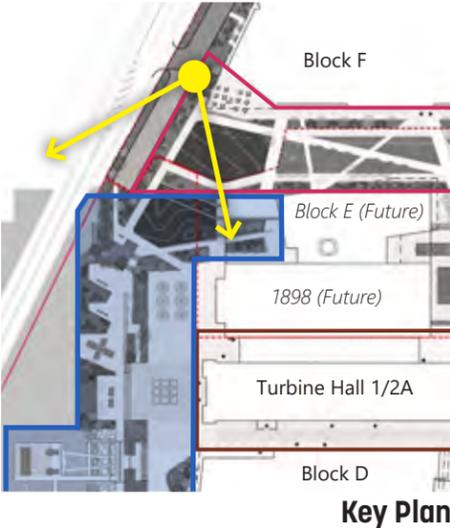
The Landing



Reference Images



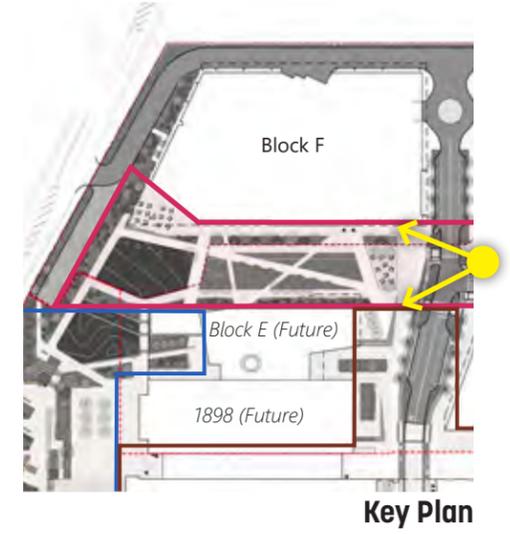
Overall Waterfront



Reference Images

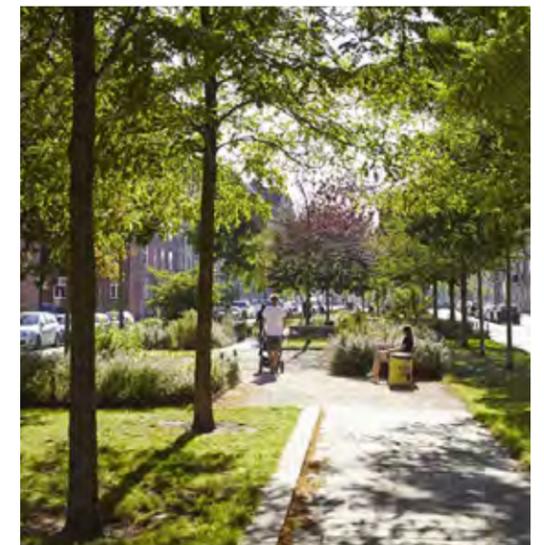
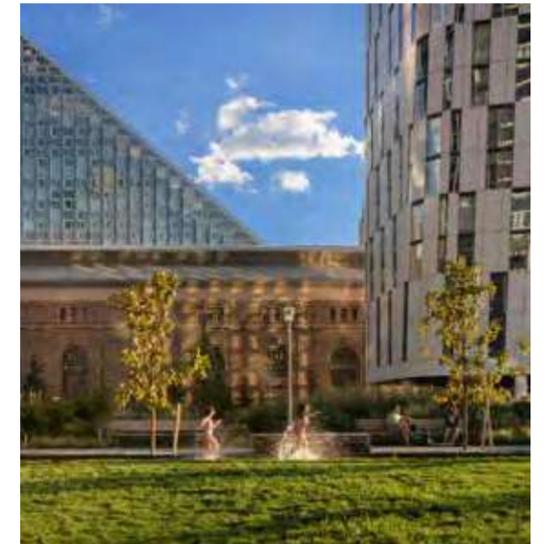


M Street Bird's Eye View



Key Plan

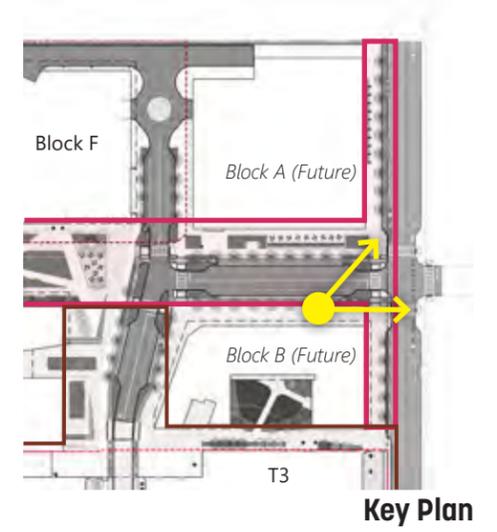
Reference Images



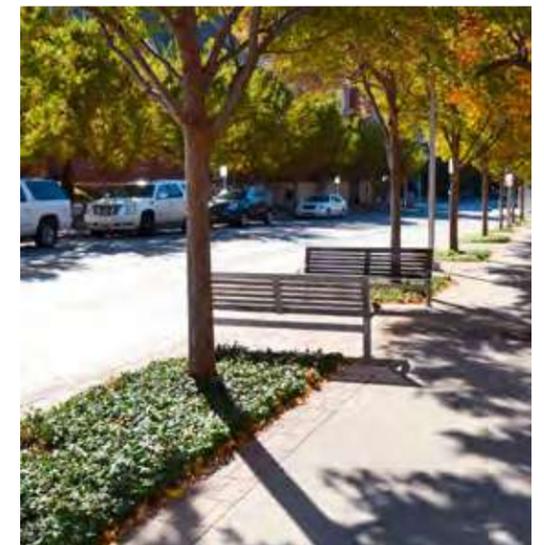
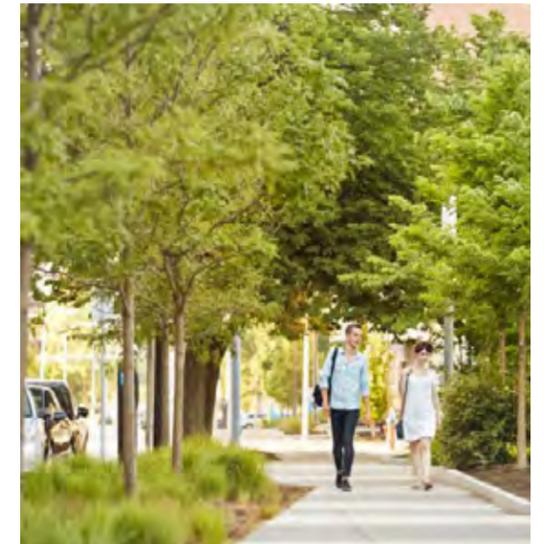
M Street Today



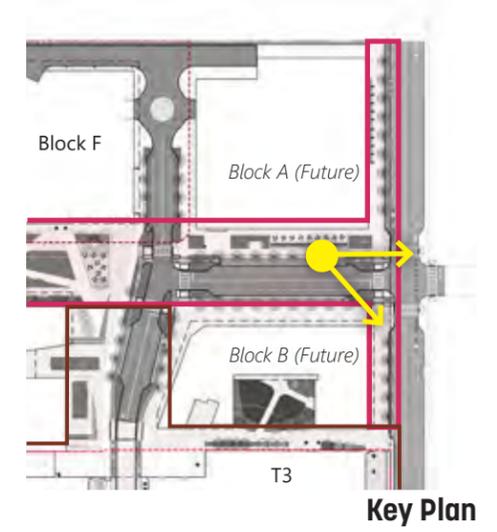
M Street/East First Street (East)



Reference Images

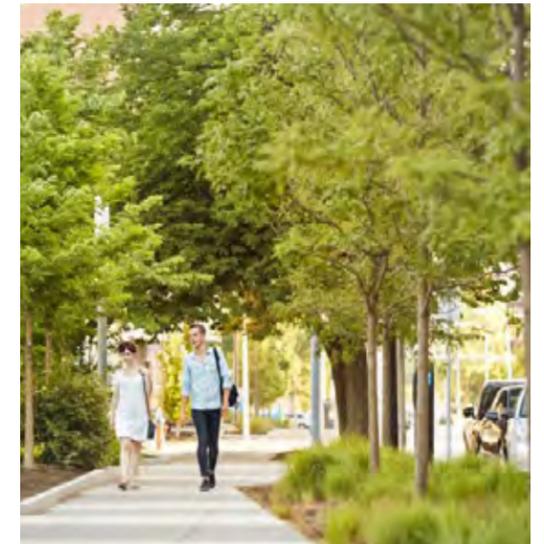


M Street/East First Street (West)

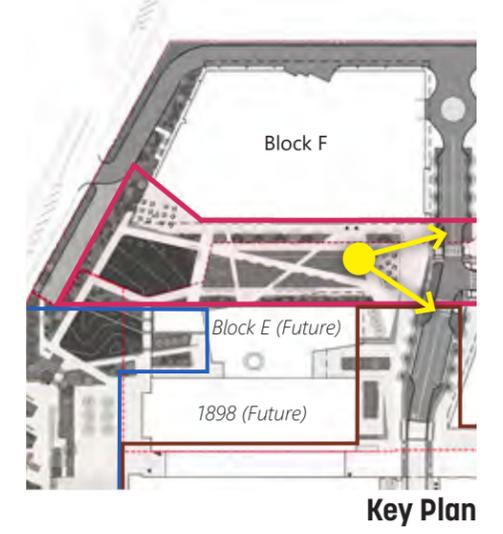


Key Plan

Reference Images

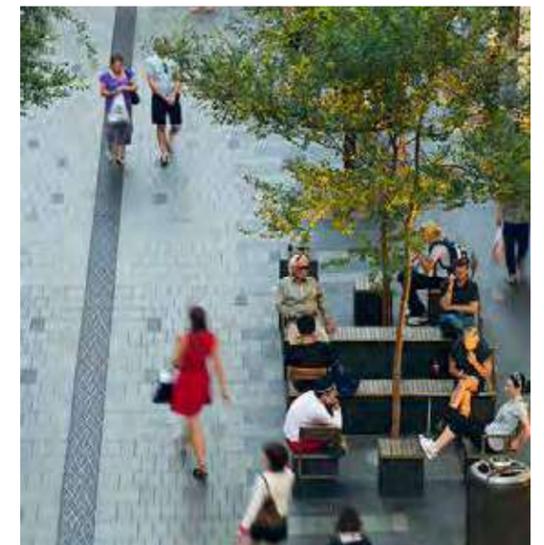
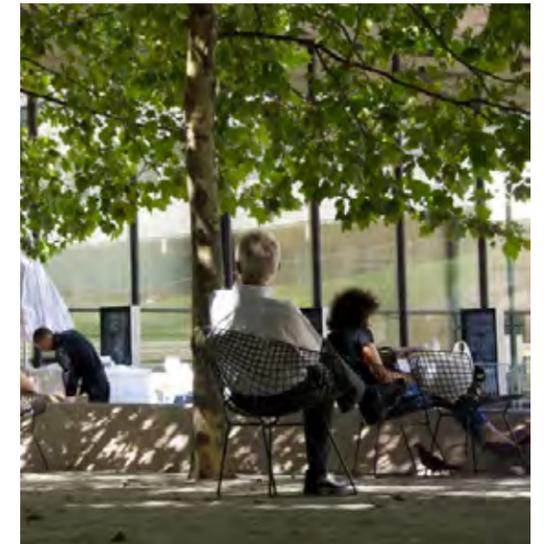


M Street/Elkins Street

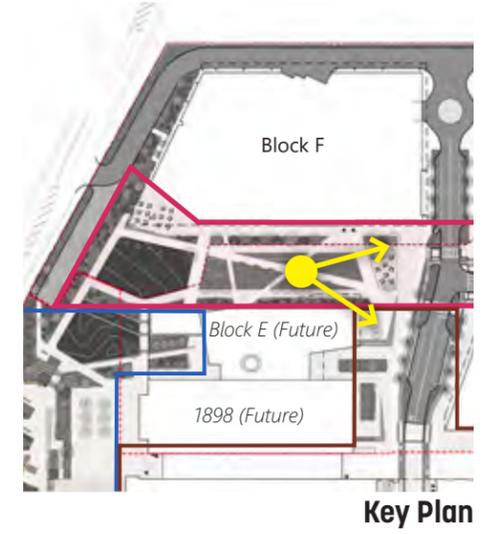


Key Plan

Reference Images

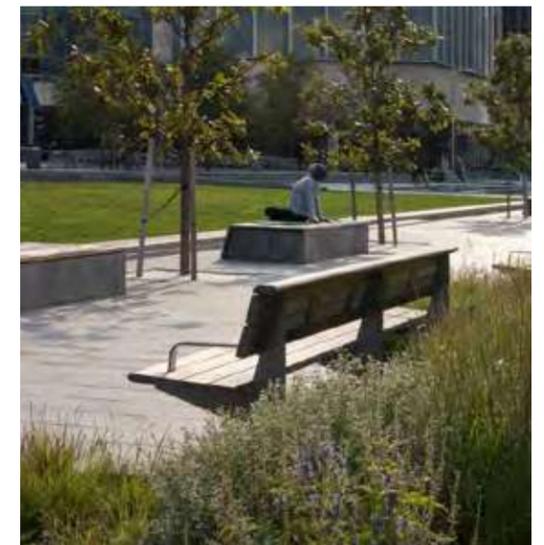


M Street Plaza

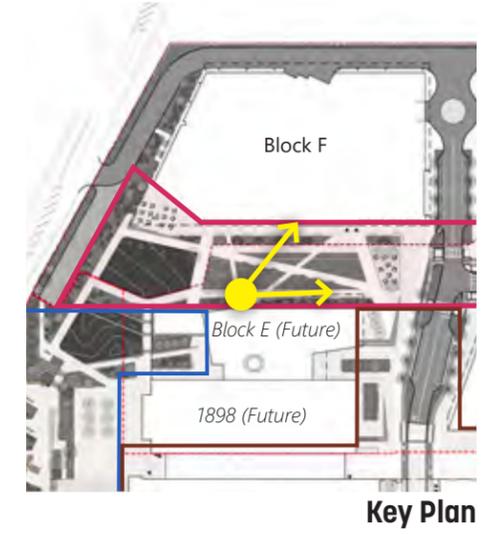


Key Plan

Reference Images

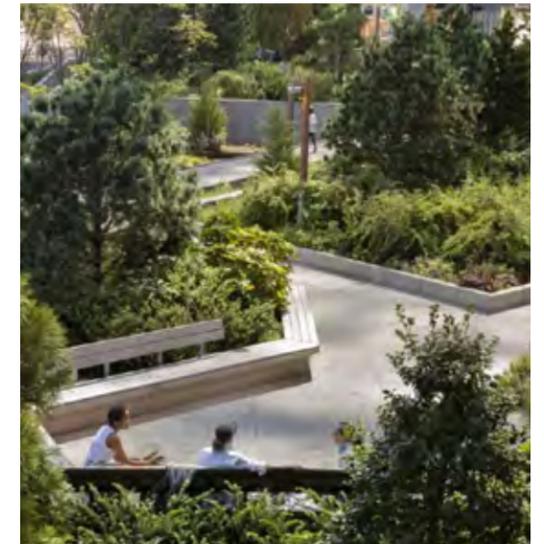


M Street Plaza

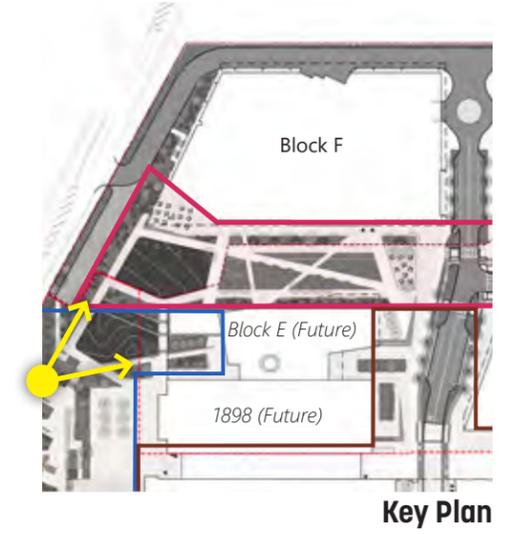


Key Plan

Reference Images

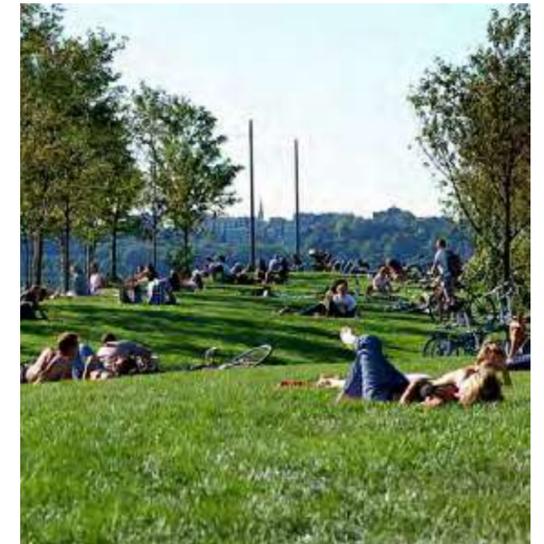


M Street Overlook - Bird's Eye

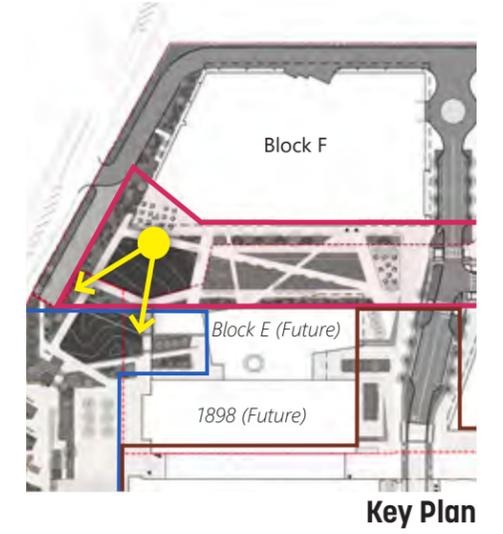


Key Plan

Reference Images



Overlook Lawn



Reference Images

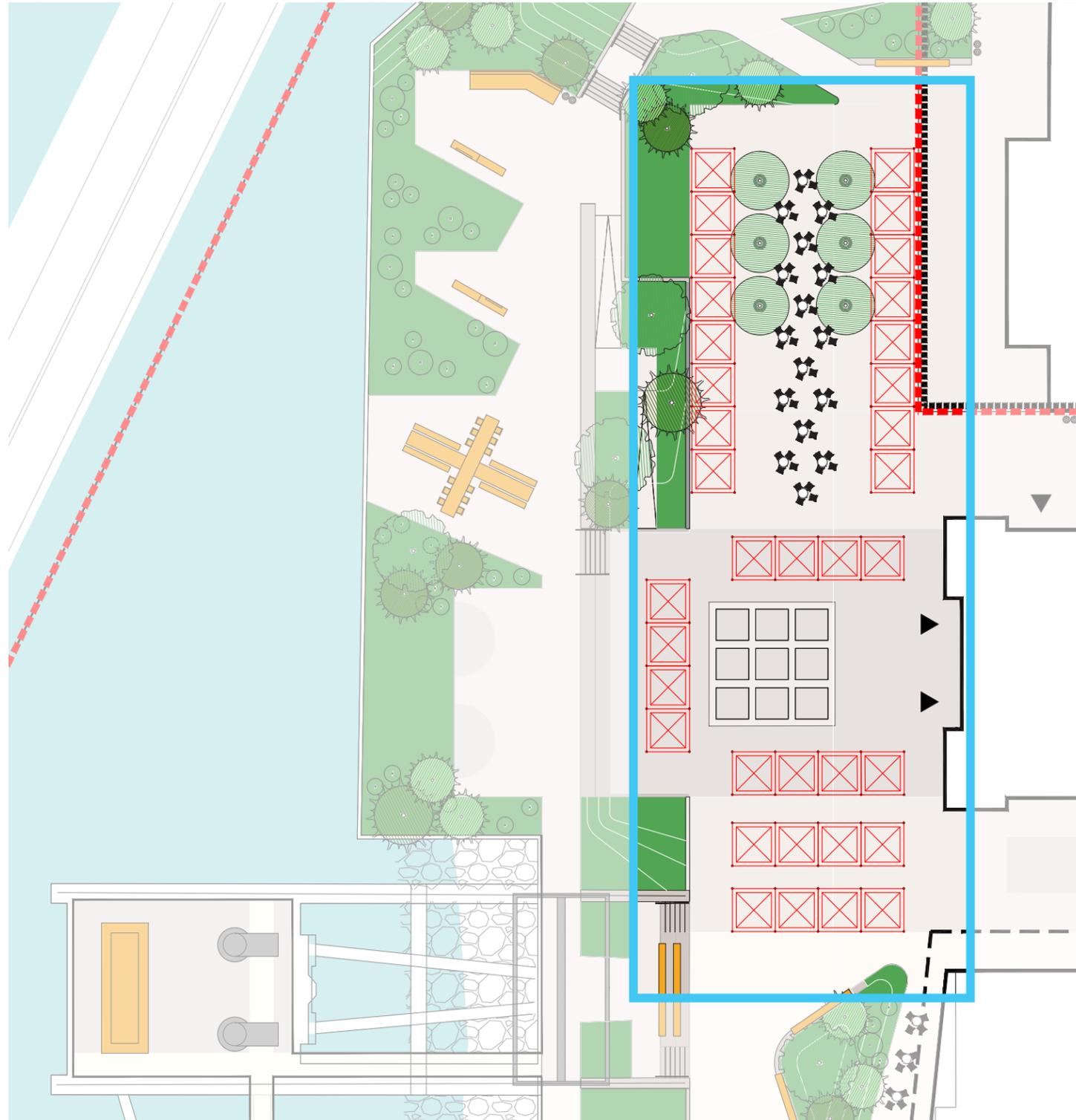


Upper Waterfront Promenade

Potential Seasonal Events

MARKET

(36) 10' X 10' TENTS

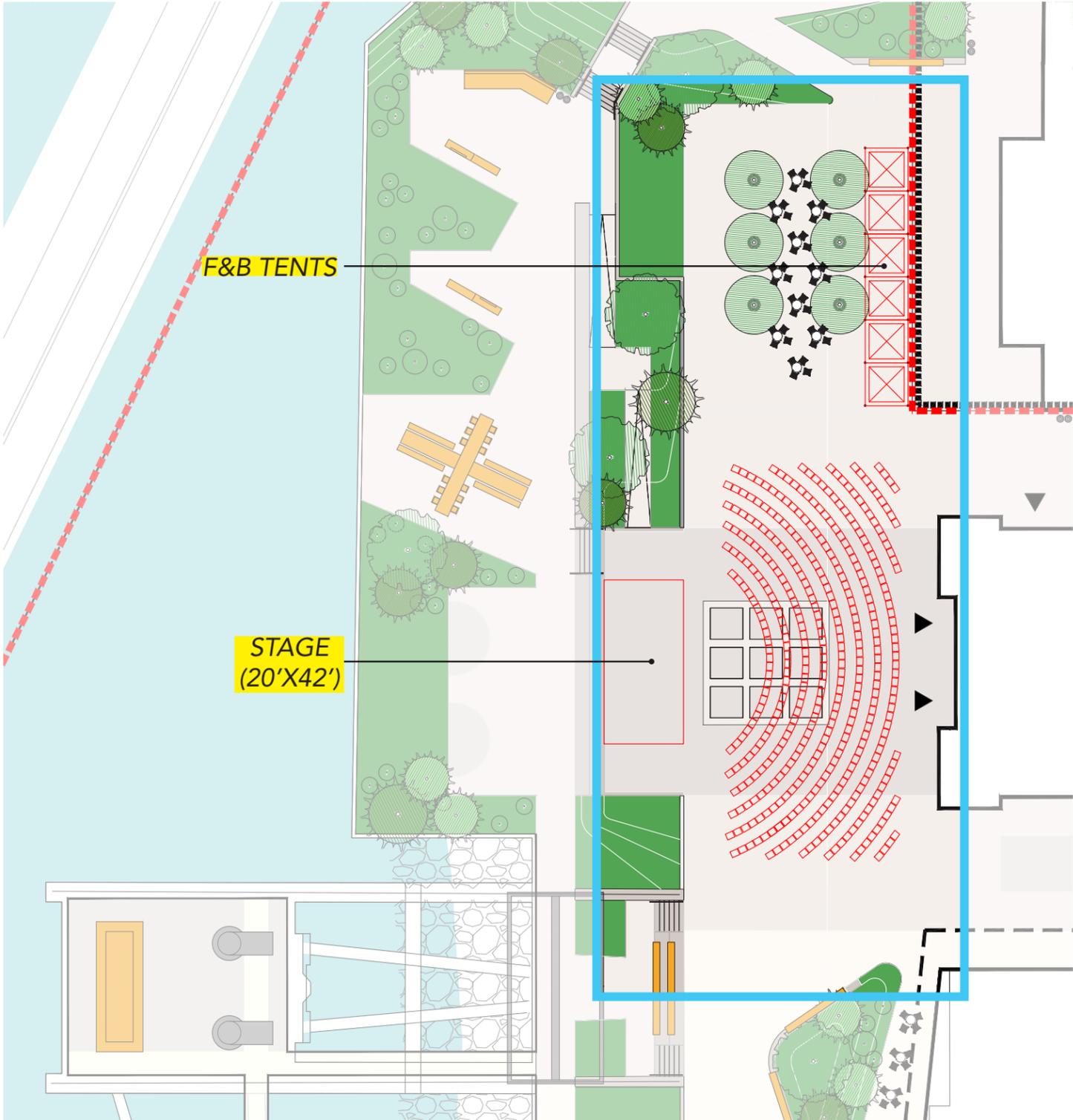


Upper Waterfront Promenade

Potential Seasonal Events

CONCERT/PERFORMANCE

± 400 SEATS, (6) 10' X 10' TENTS

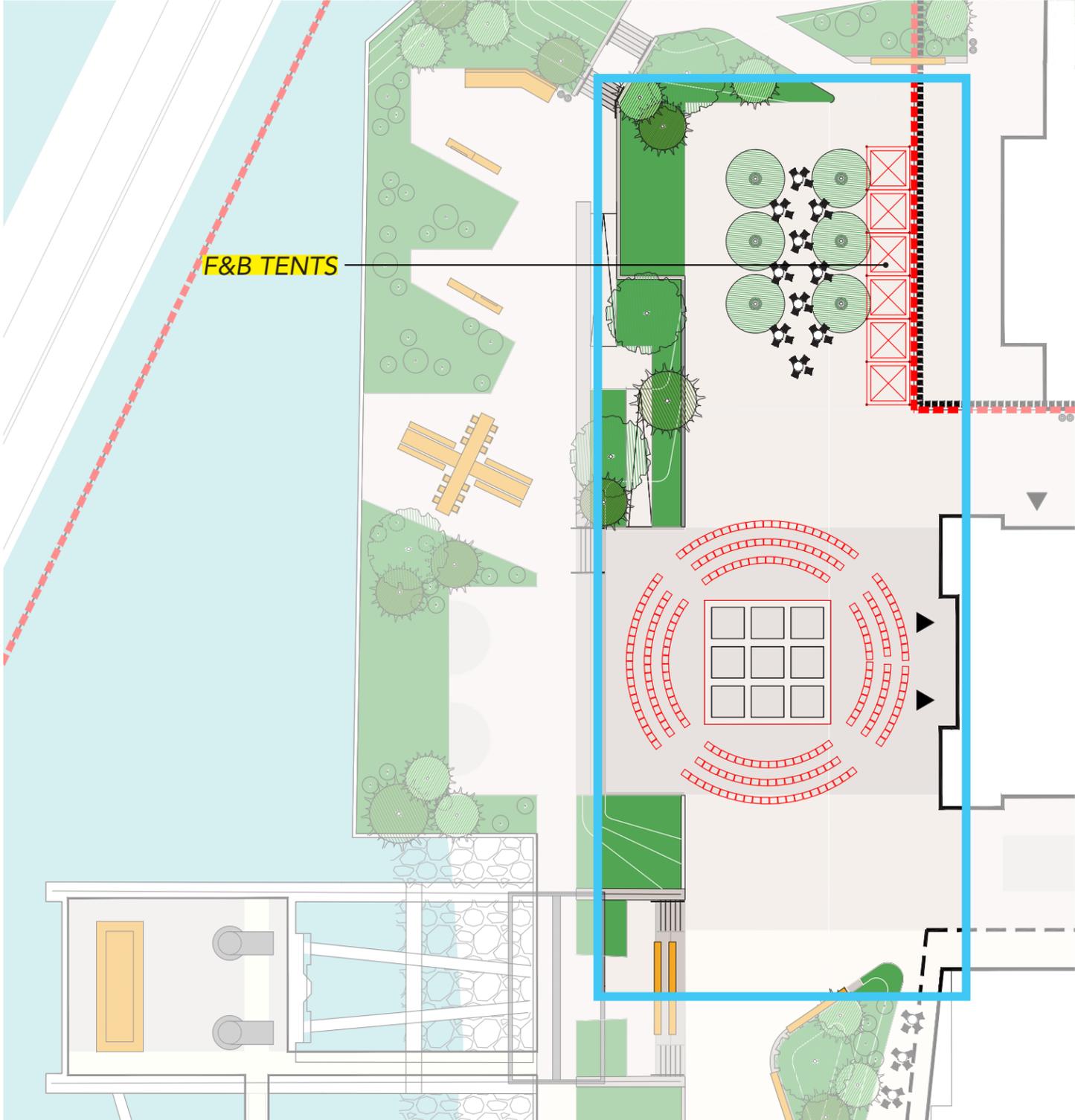


Upper Waterfront Promenade

Potential Seasonal Events

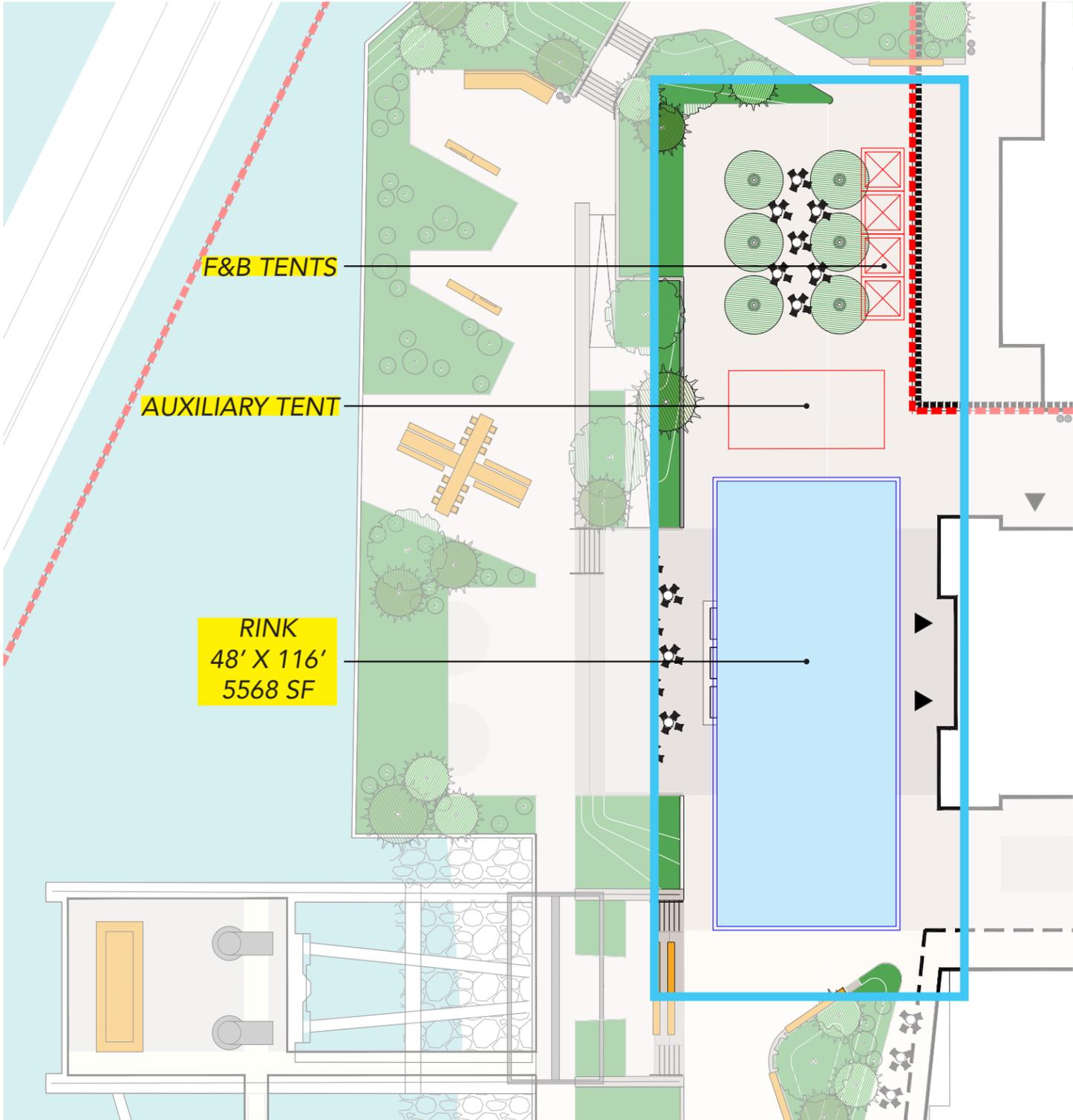
THEATER IN THE ROUND

± 220 SEATS, (6) 10' X 10' TENTS



Upper Waterfront Promenade

Potential Seasonal Events

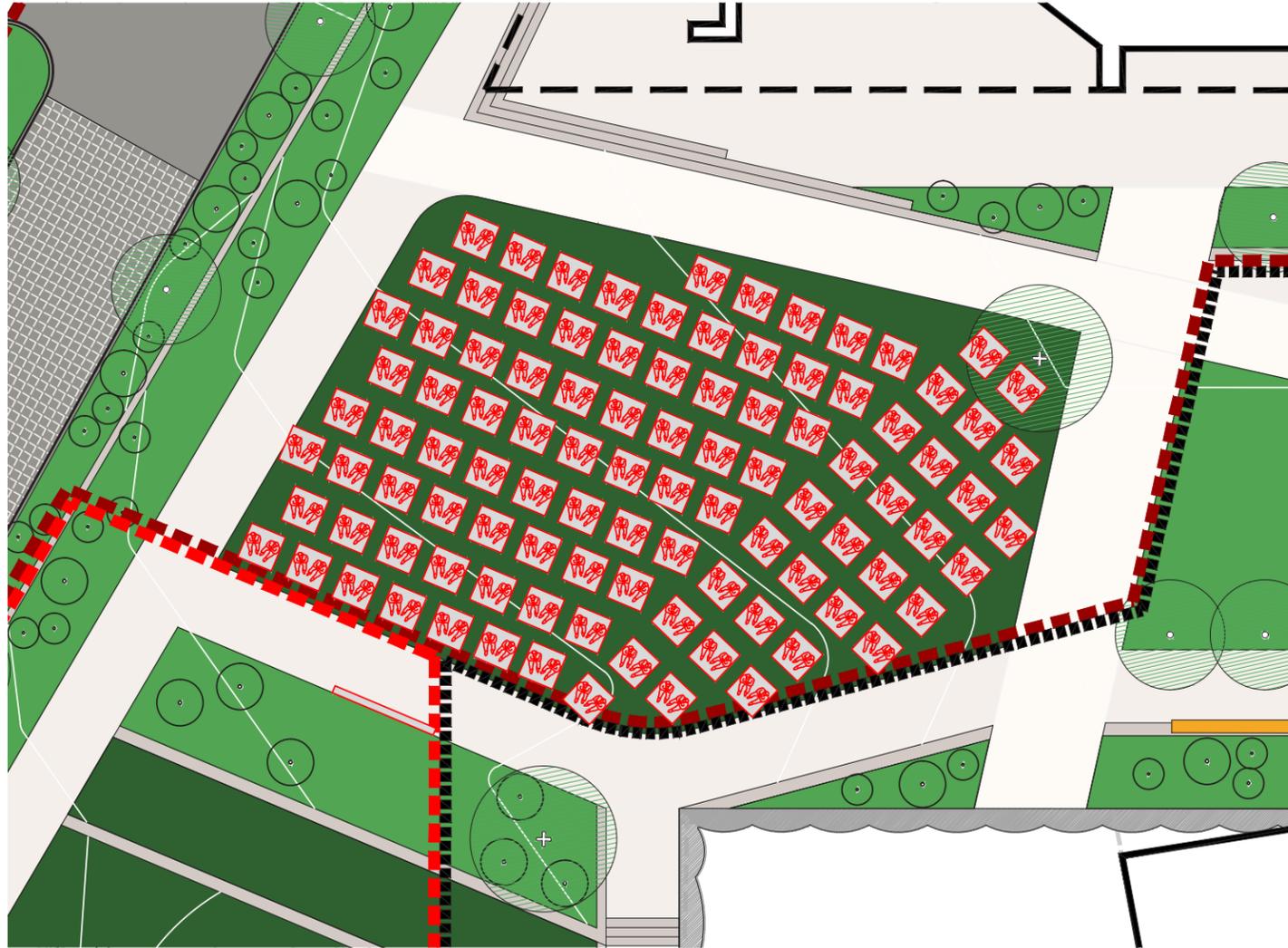


Overlook Lawn

Potential Seasonal Events

MOVIE SCREENING

(100) 5' X 5' BLANKETS; 200 PEOPLE

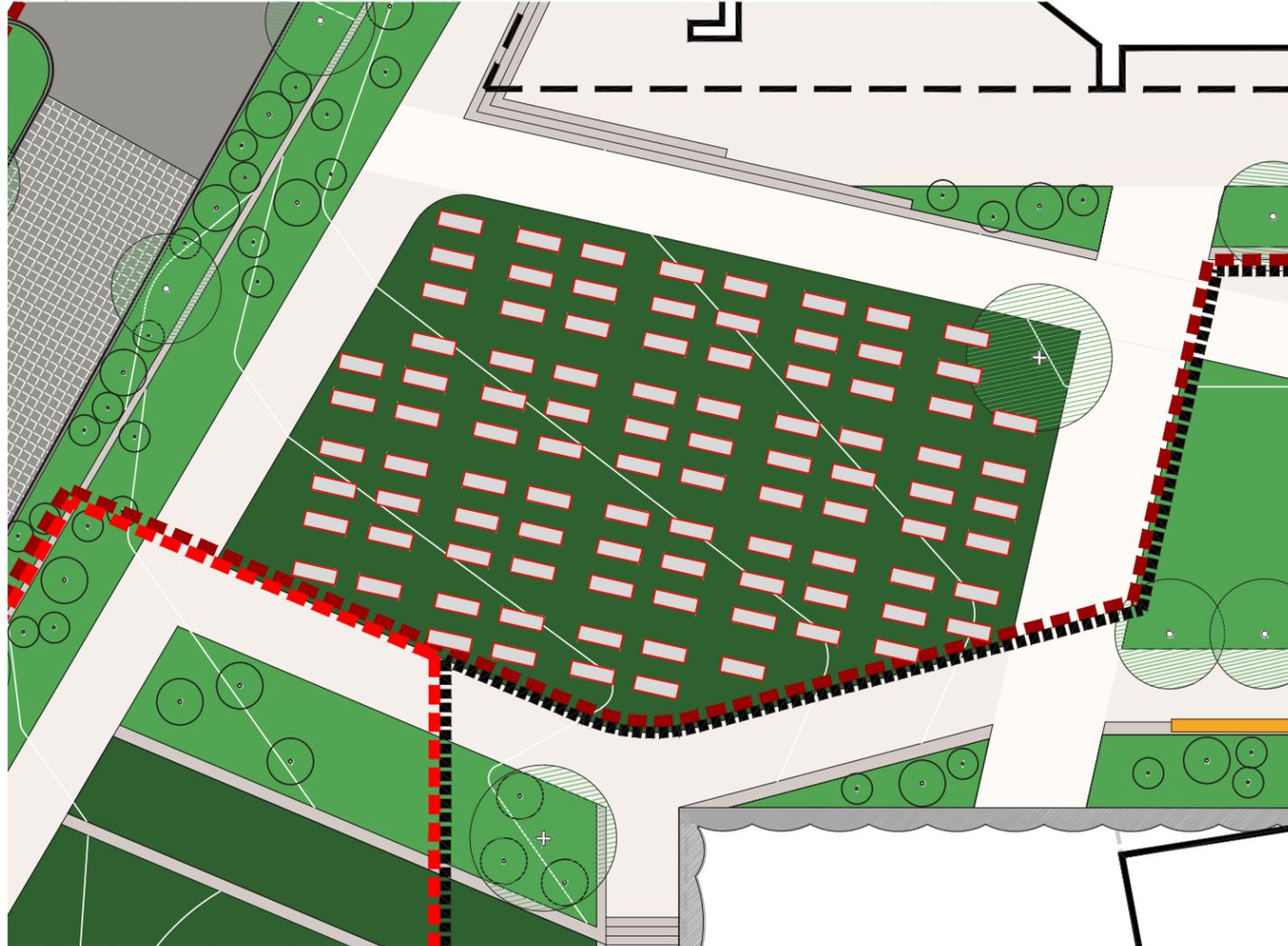


Overlook Lawn

Potential Seasonal Events

YOGA CLASS

94 MATS



Turbine Precinct

Programming References

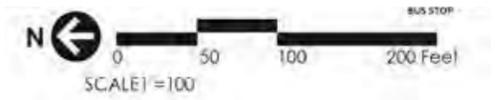
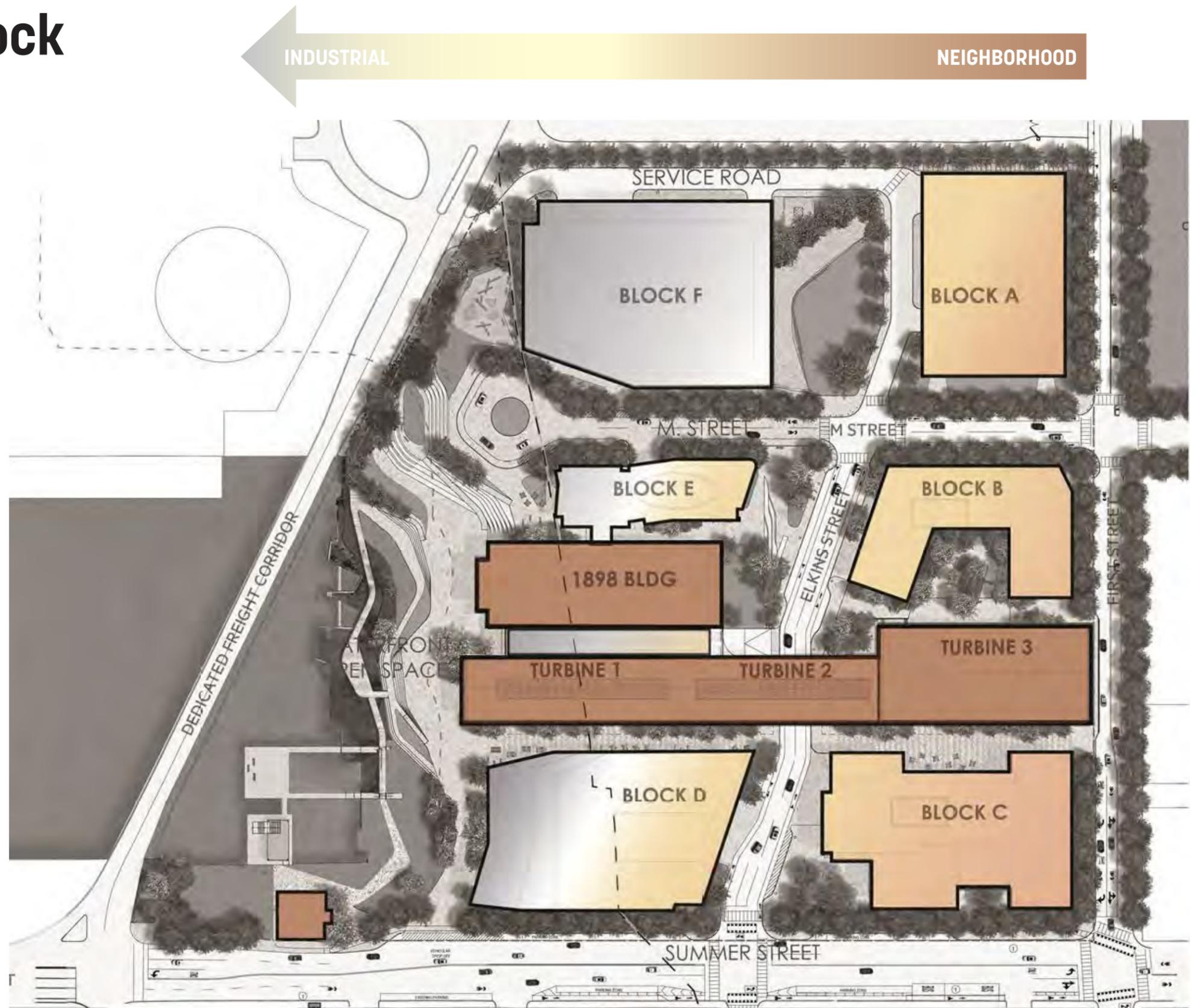


Phase 1 Building Design



Building Character by Block Material Heat Map

From PDA Master Plan



Possible Building Elements Palette

From PDA Master Plan



Textured Metal or Stone Panels



High-Performance Window Wall System



Perforated Metal



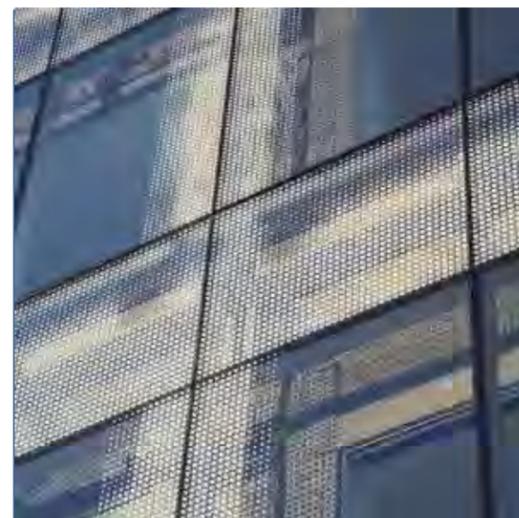
Textured Precast Systems



Ironspot Brick & Metal Panel



Glass Curtainwall Systems



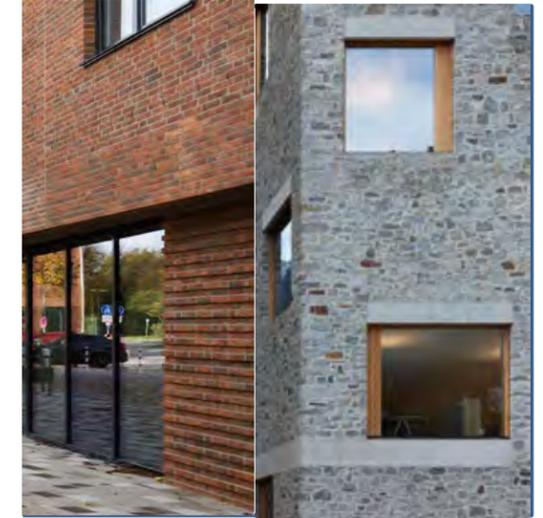
Frit Glass



Metal Panel



Terra-Cotta Panels



Stone or Masonry Base Materials

WATERFRONT

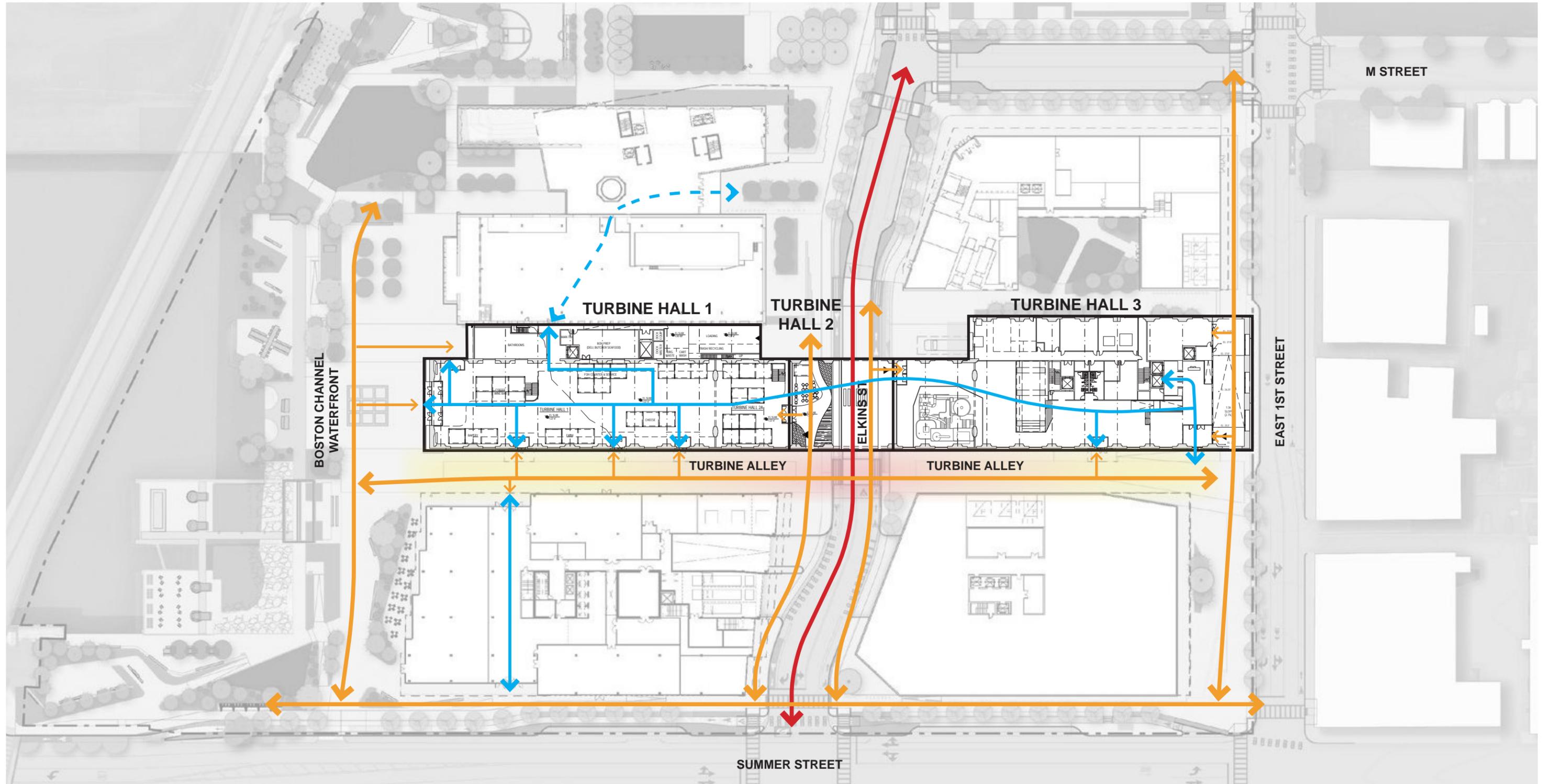


EAST 1ST STREET



Edison Turbine Halls

Ground Floor Connectivity



INDOOR PEDESTRIAN CIRCULATION

POTENTIAL FUTURE INDOOR PEDESTRIAN

OUTDOOR PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION



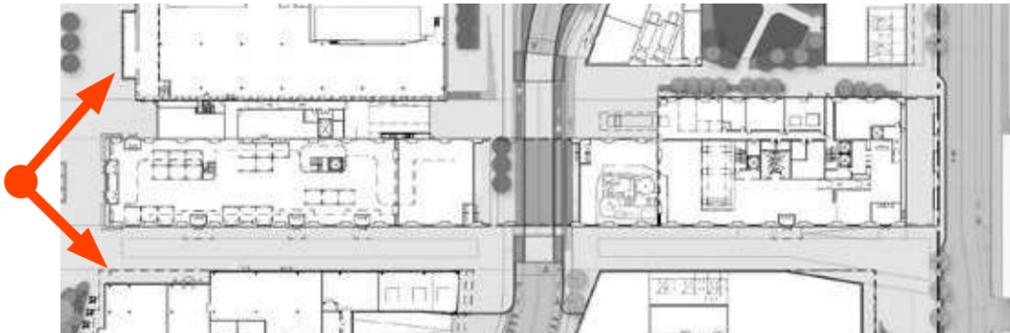
Edison Turbine Halls



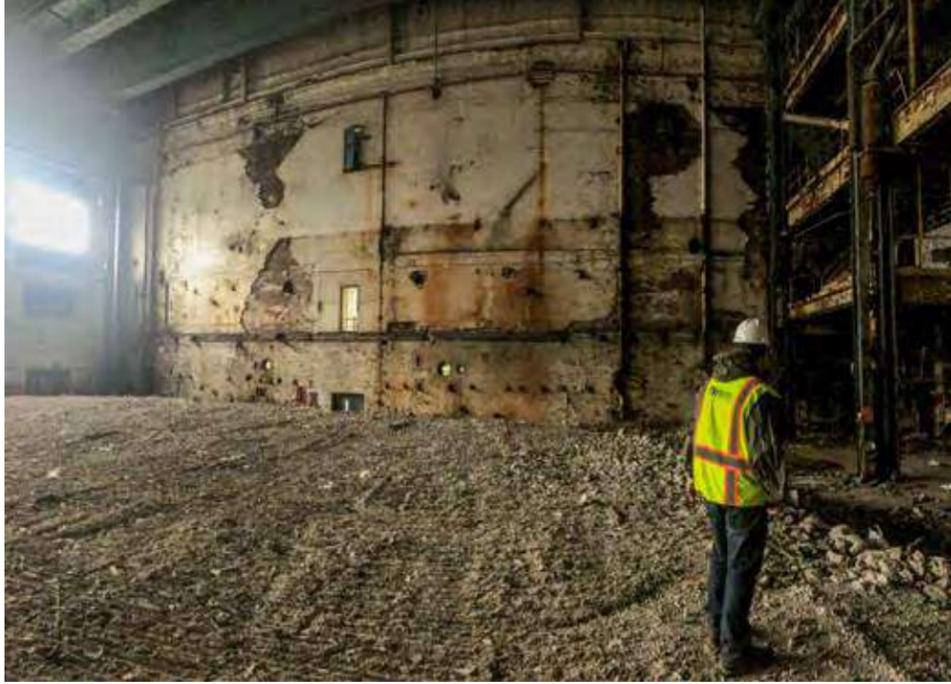
T1 Entrance and Waterfront Plaza - Existing Condition



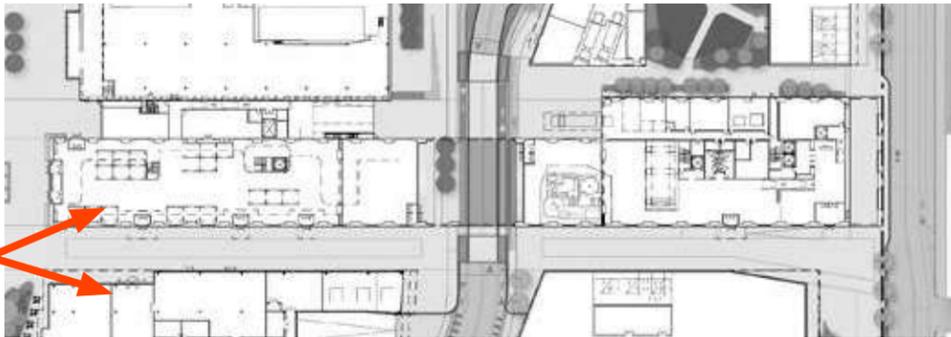
T1 Entrance and Waterfront Plaza



Edison Turbine Halls



"Exterior" Face of T1 - Existing Condition

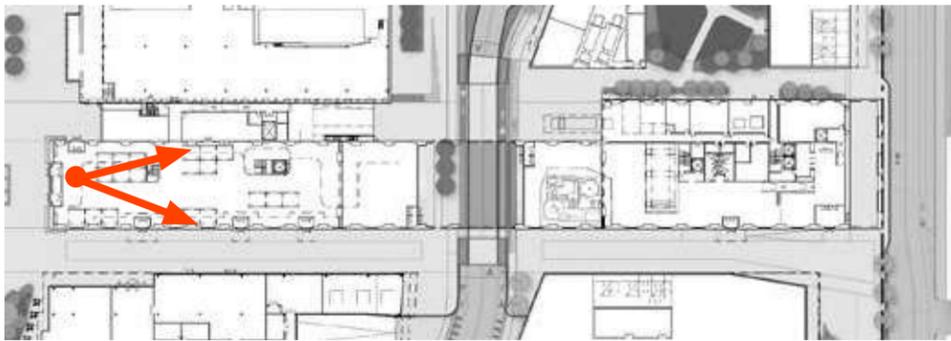


Turbine Alley Facing South at T1

Edison Turbine Halls



T1 Interior View - Existing Condition

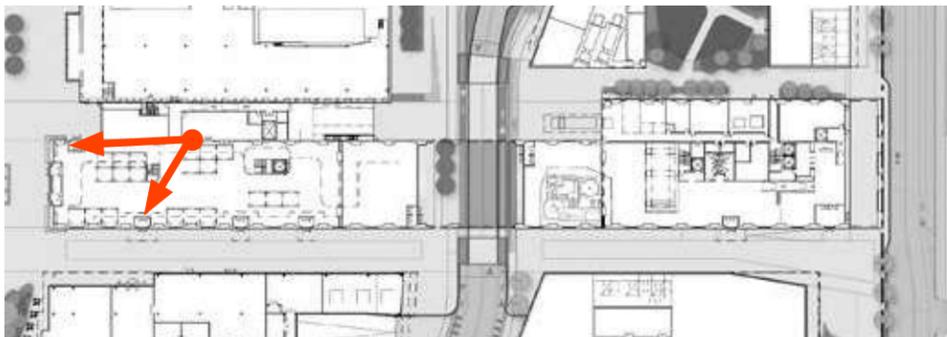


T1 Interior View

Edison Turbine Halls



T1 Interior View - Existing Condition

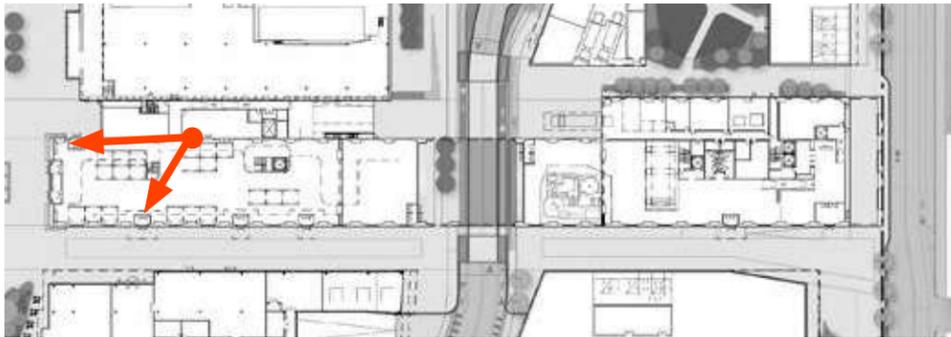


T1 Interior View

Edison Turbine Halls



T1 Interior View - Existing Condition

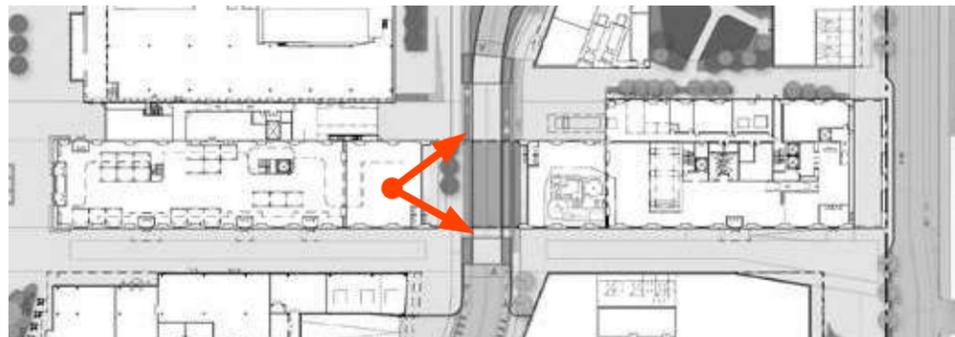


T1 Interior View

Edison Turbine Halls



Interior View of Turbine #8 in T2 - Existing Condition



Elkins St Passage at T2 Facing Turbine #8 to the South

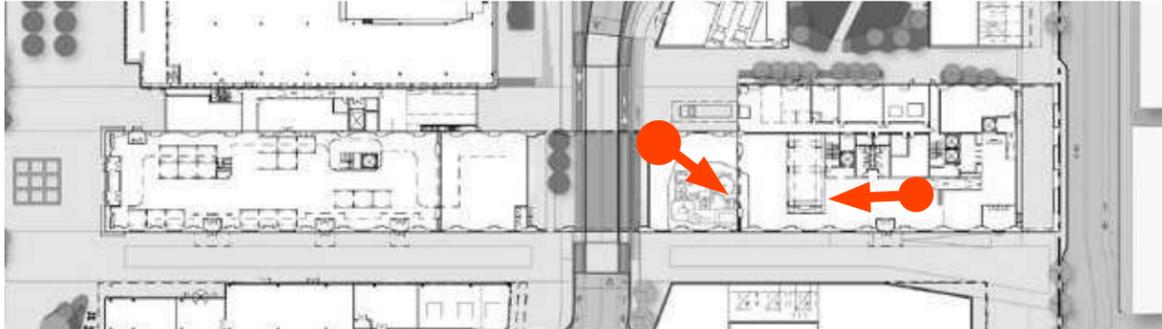
Turbine Hall 2B/3 | Turbine #8 & Dynamo Block



Facing South @ Steam Turbine #8 in T2B



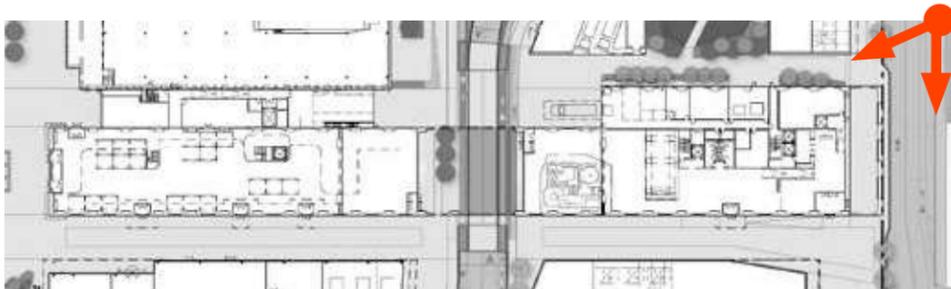
Facing North @ Underside of North-Most Dynamo Block in T3



Edison Turbine Halls



East 1st Street Facing Northwest at T3 - Existing Condition

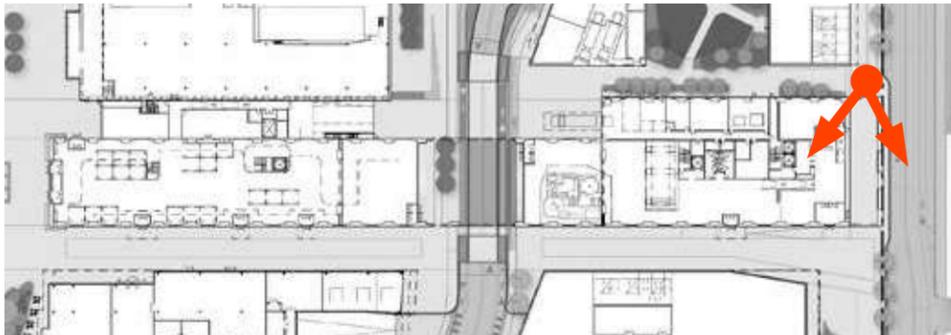


T3 South Facade

Edison Turbine Halls



East 1st Street Facing Northwest at T3 - Existing Condition

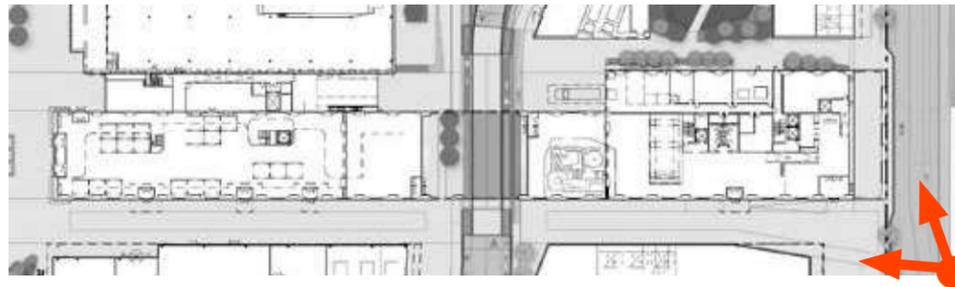


Passage Through T3 at East 1st Street

Edison Turbine Halls



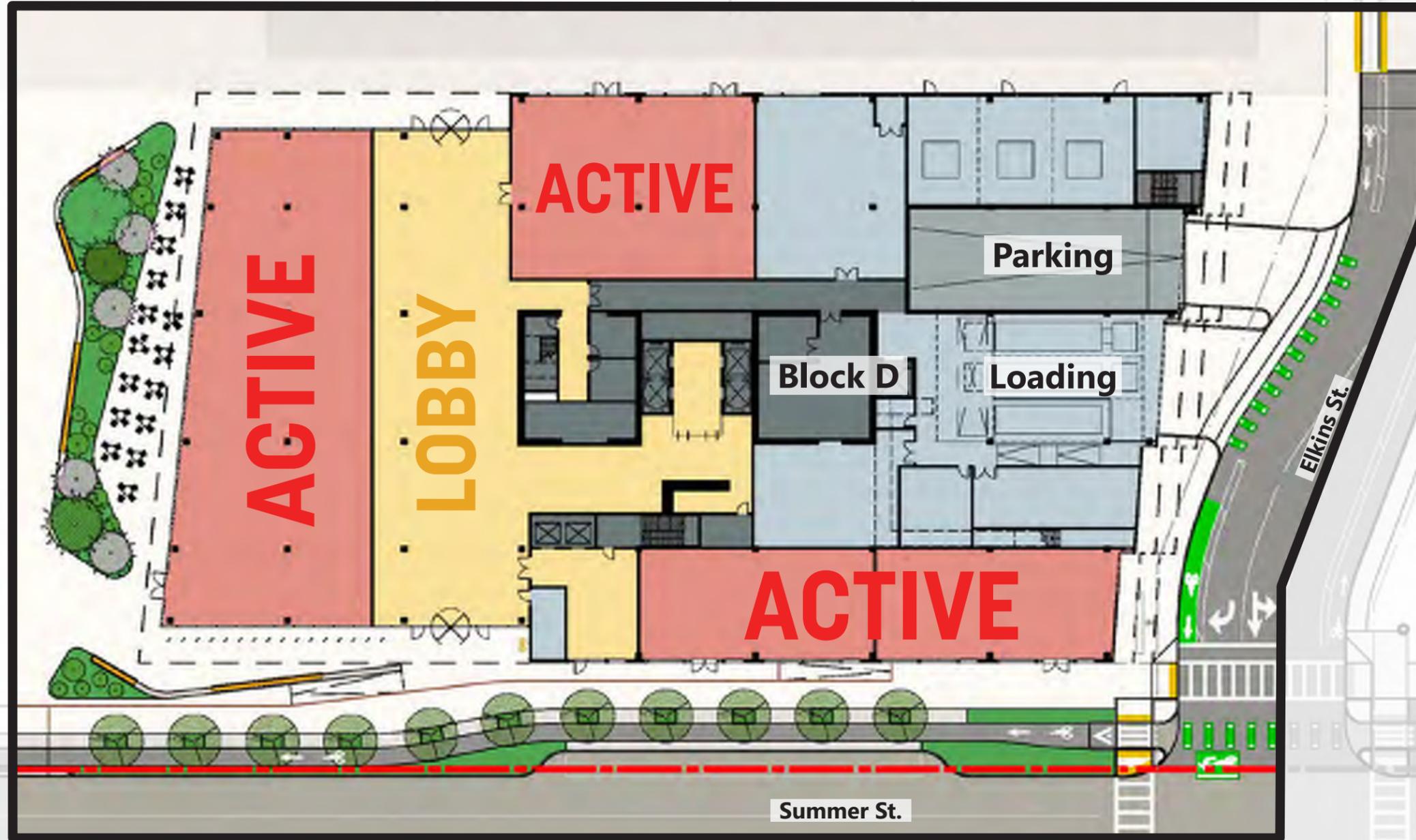
East 1st Street Facing Northeast at T3 - Existing Condition

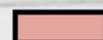


T3 South Facade

Block D

Ground Floor Plan

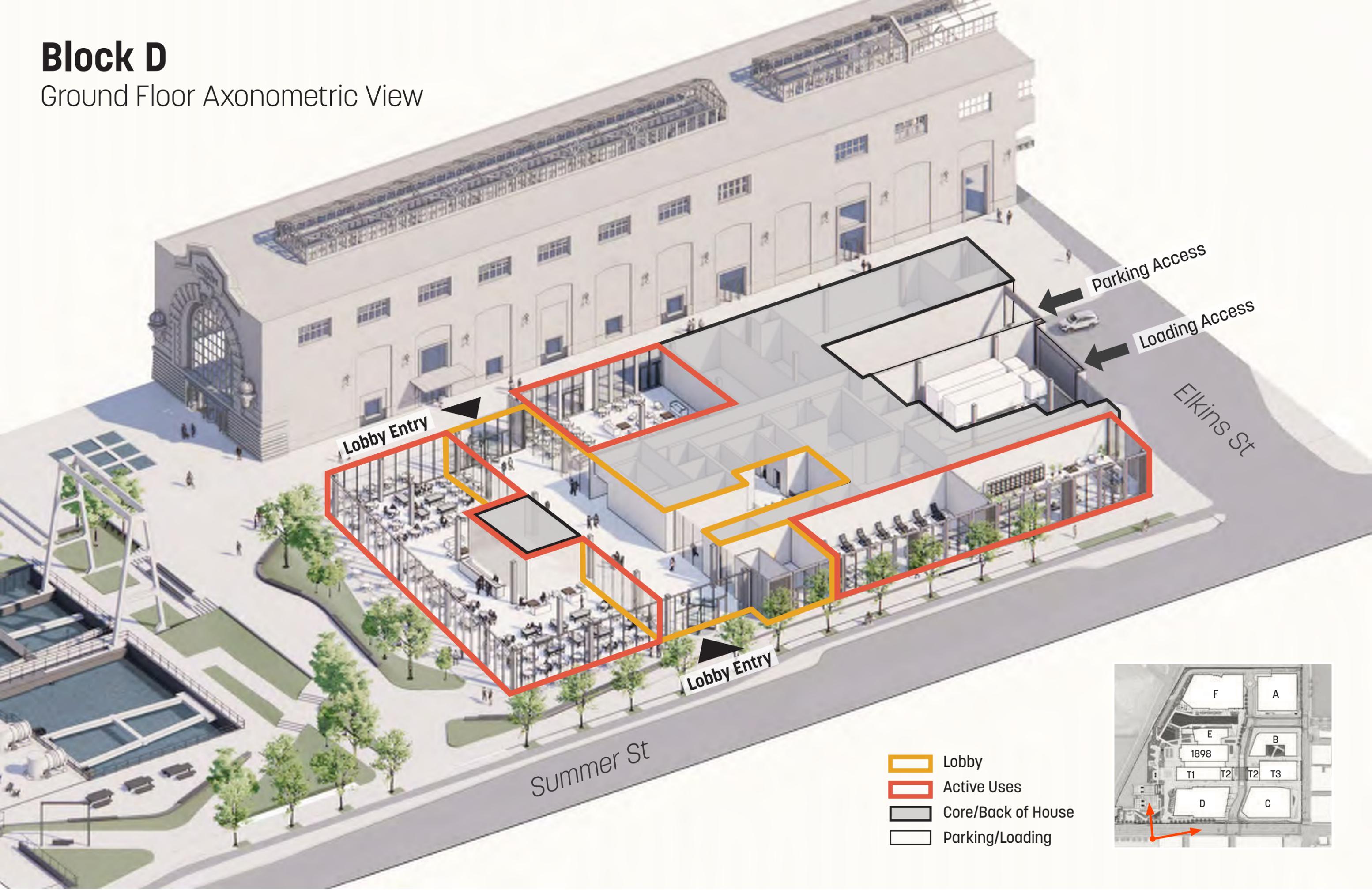


-  Lobby
-  Active Uses
-  Back of House



Block D

Ground Floor Axonometric View



Lobby Entry

Lobby Entry

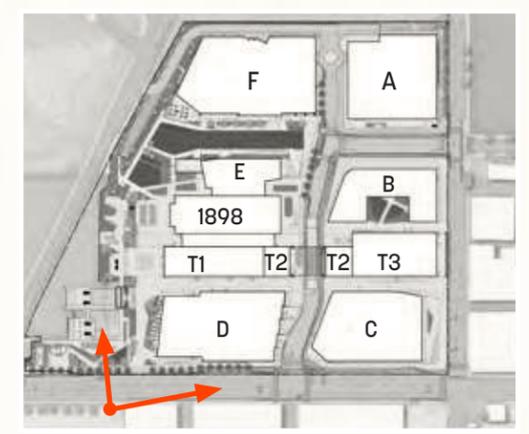
Parking Access

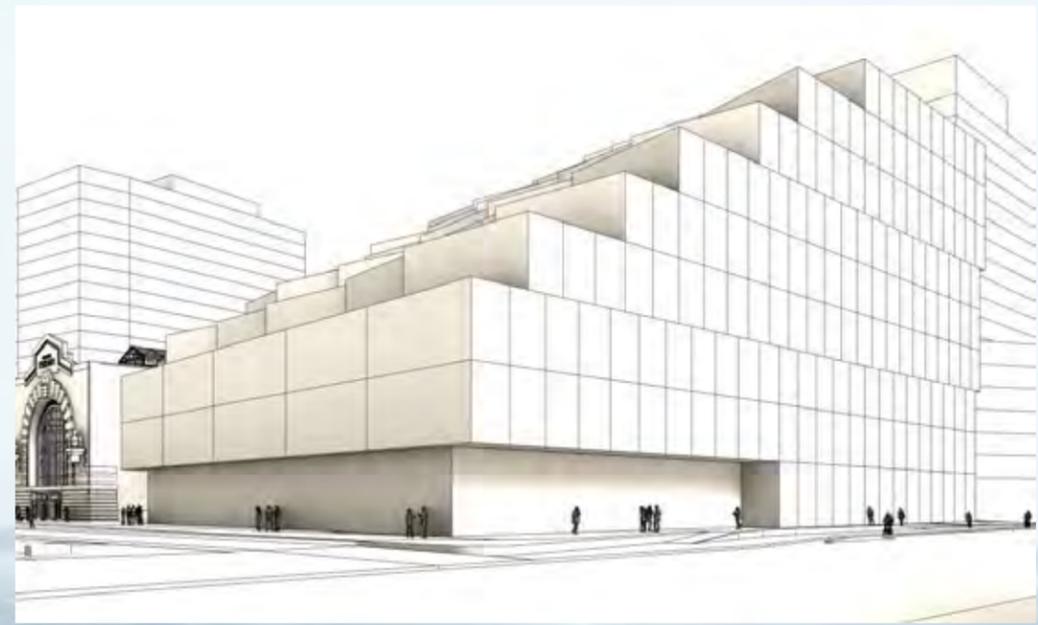
Loading Access

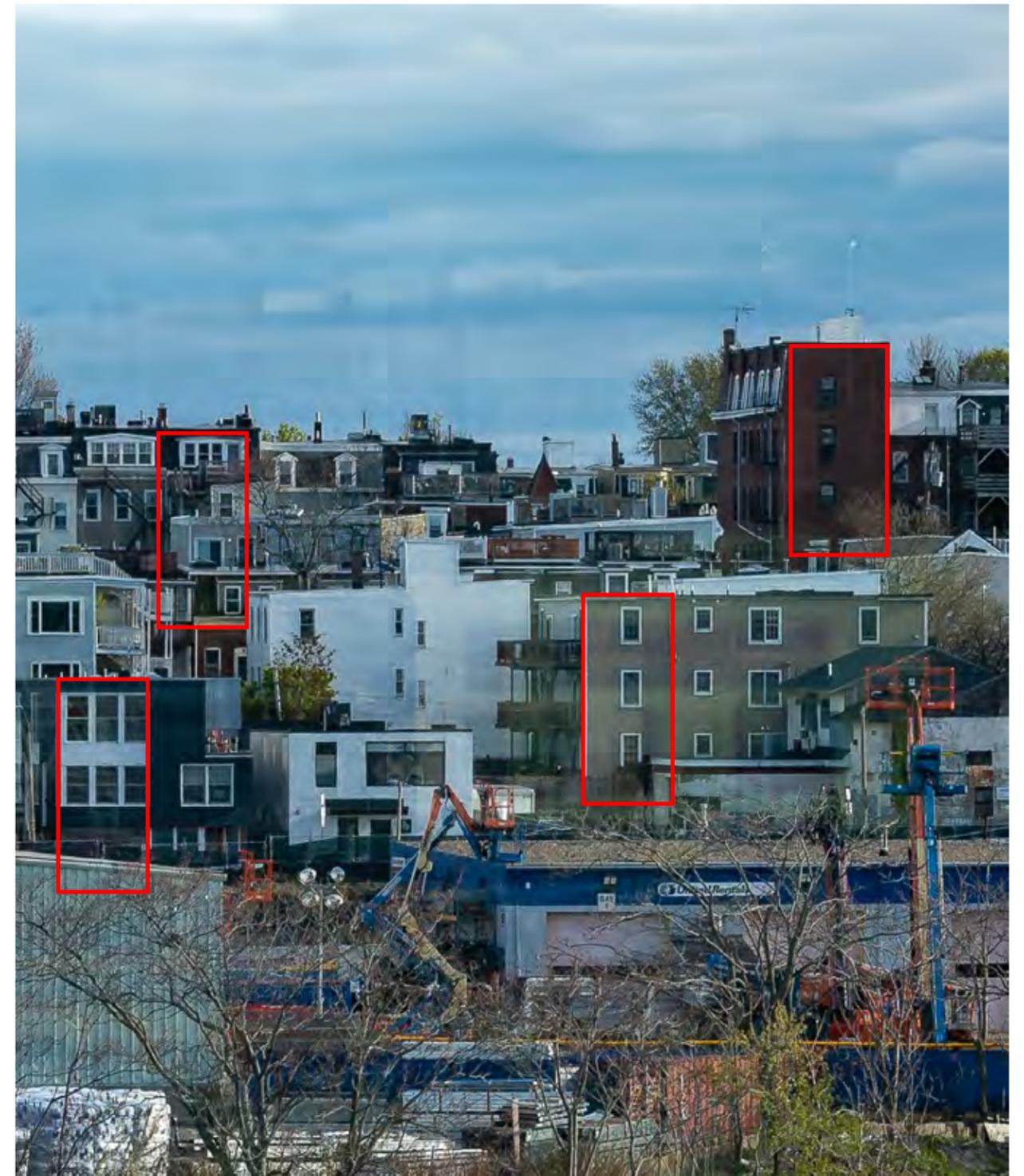
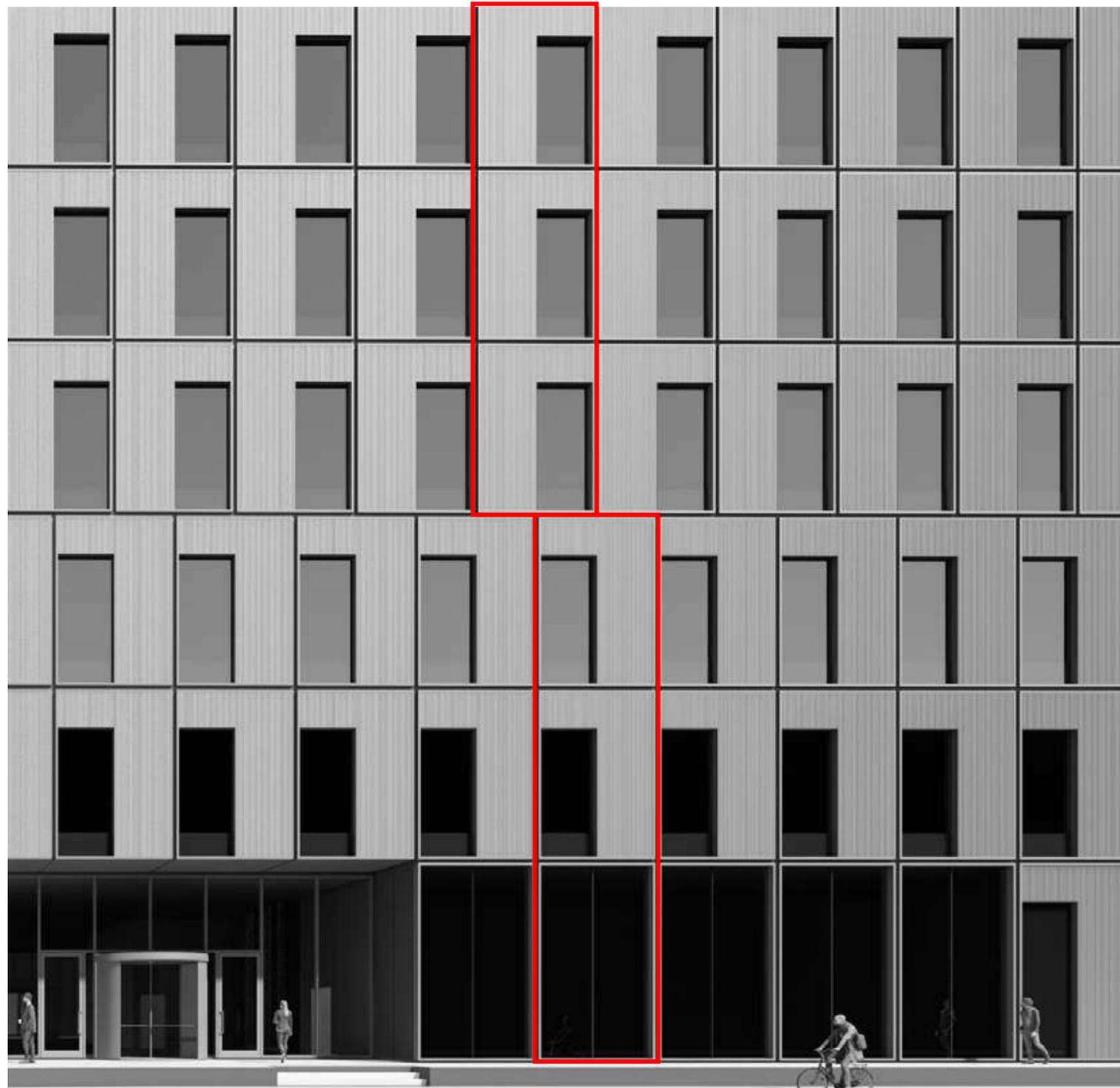
Elkins St

Summer St

- Lobby
- Active Uses
- Core/Back of House
- Parking/Loading





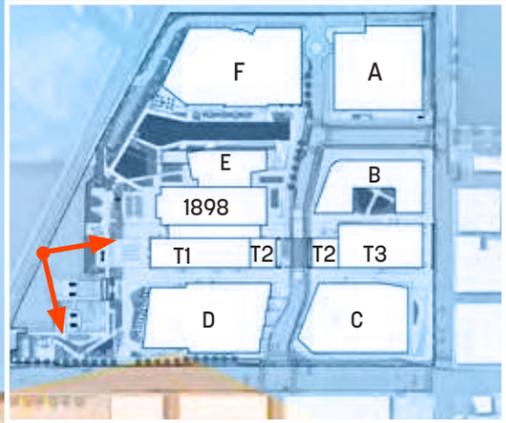


Block D

Character & Materials - Reference Images

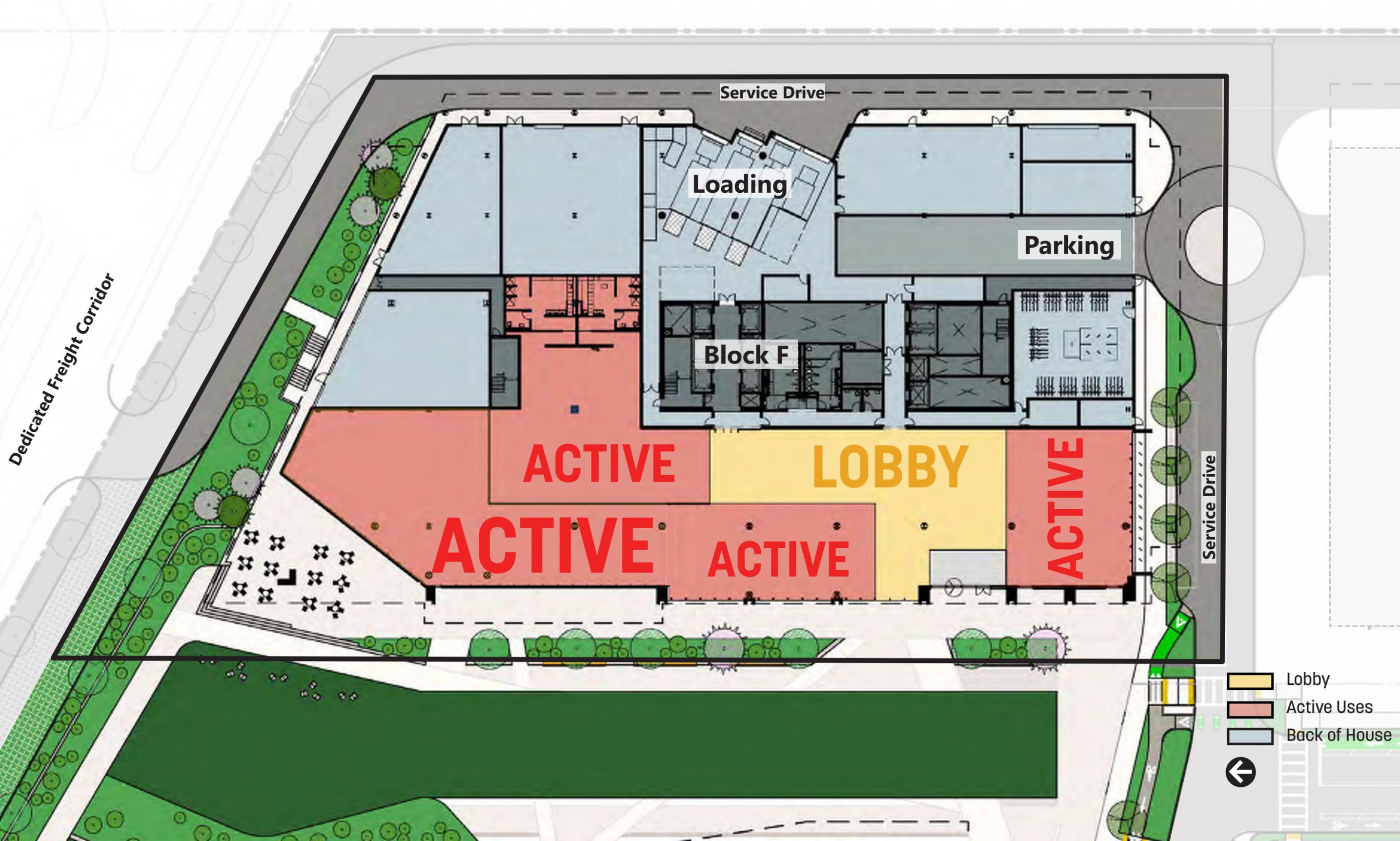


View of Block D/Turbine Hall 1



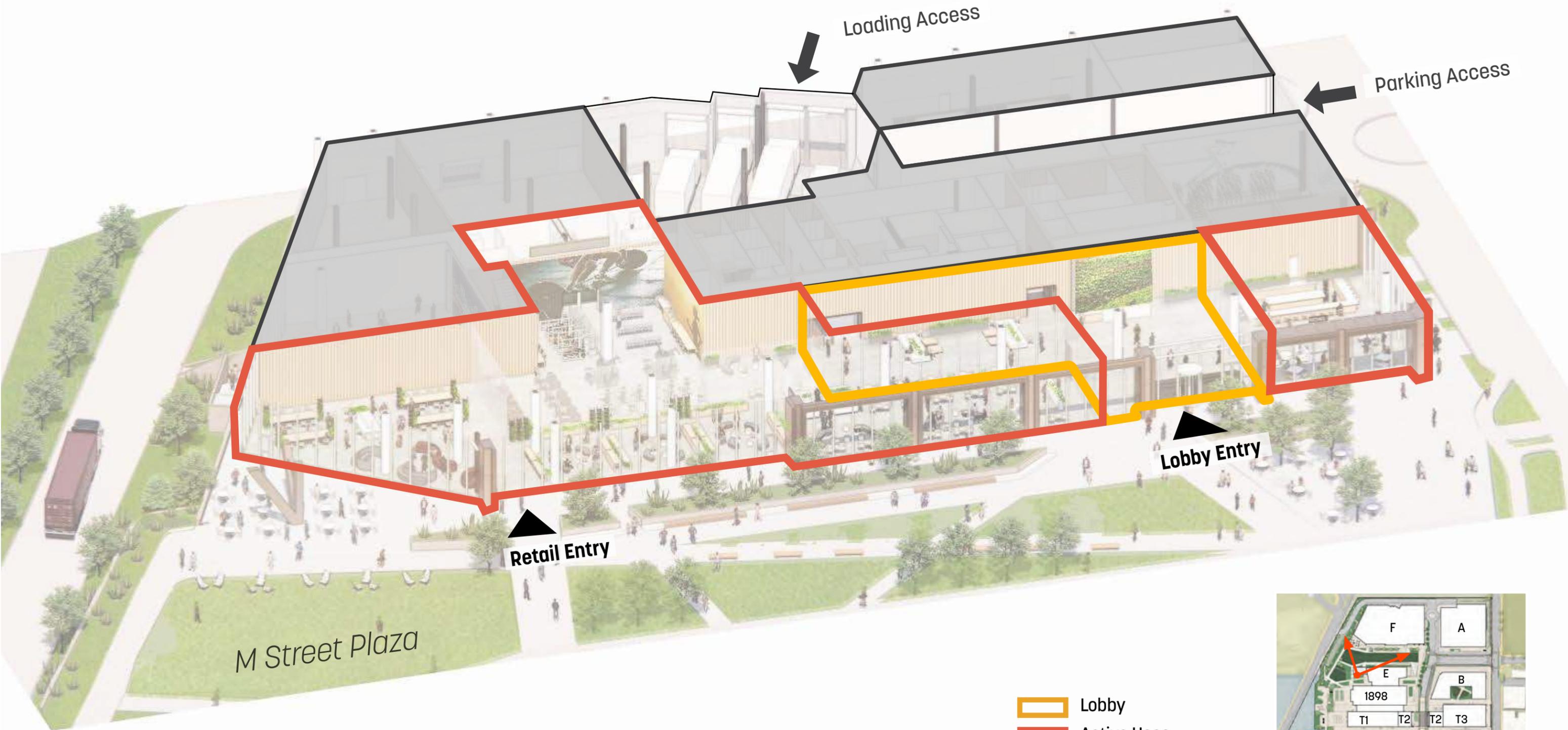
Block F

Ground Floor Plan

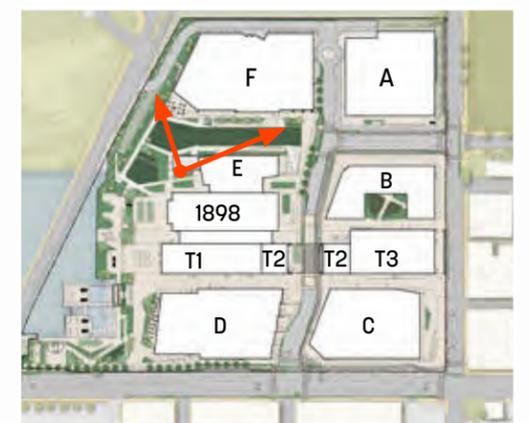


Block F

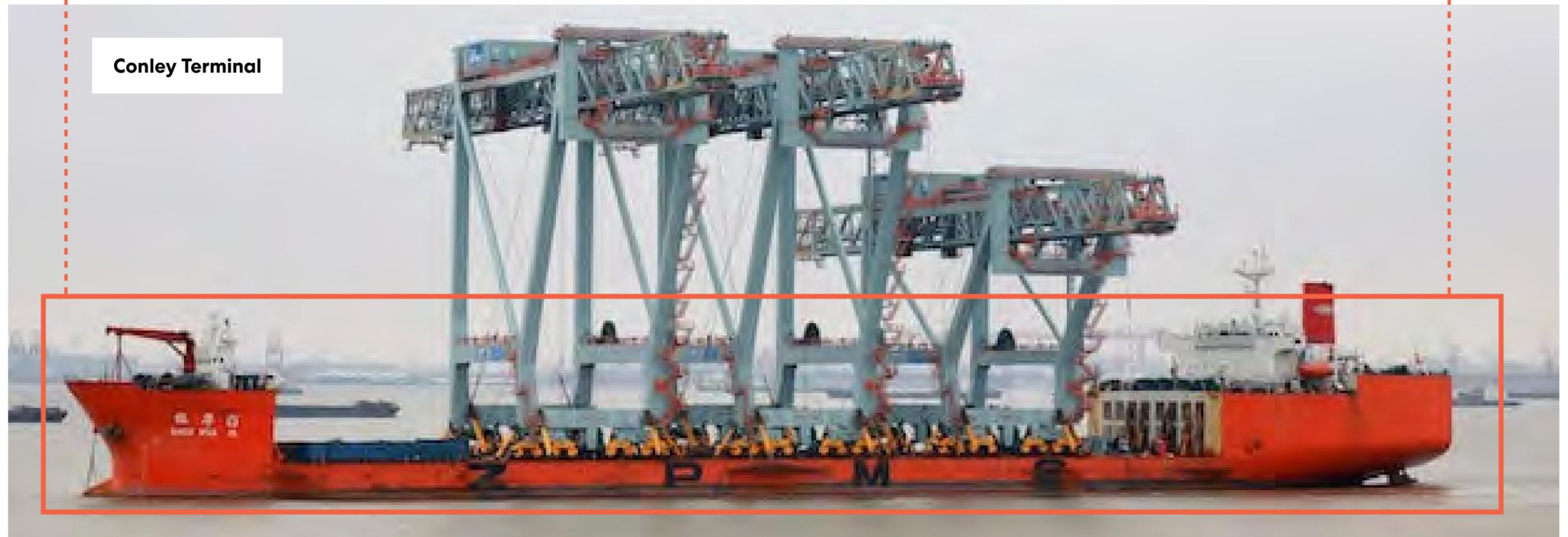
Ground Floor Axonometric View



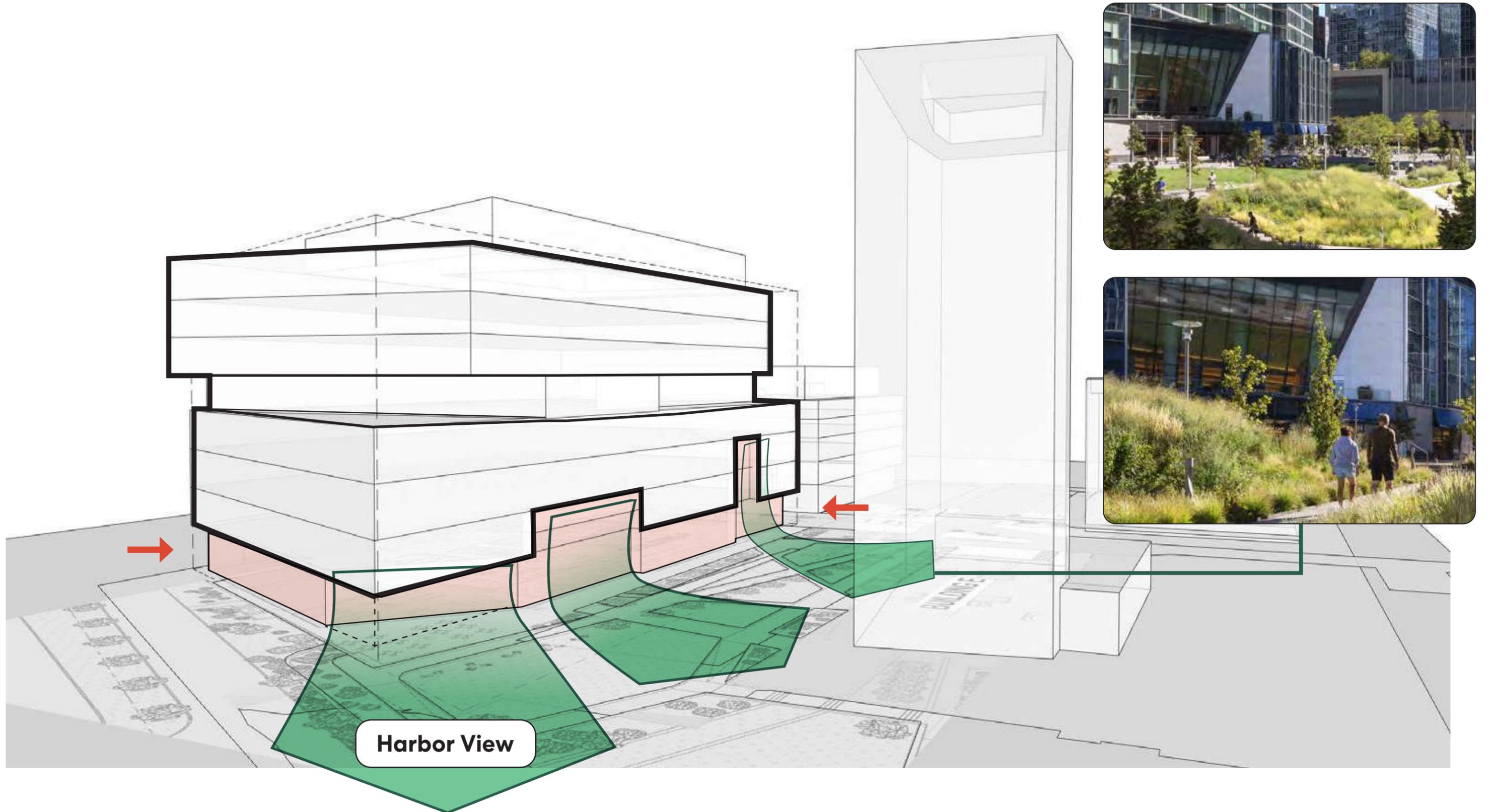
-  Lobby
-  Active Uses
-  Core/Back of House
-  Parking/Loading



Block F



Pedestrian Realm Activation



Block F

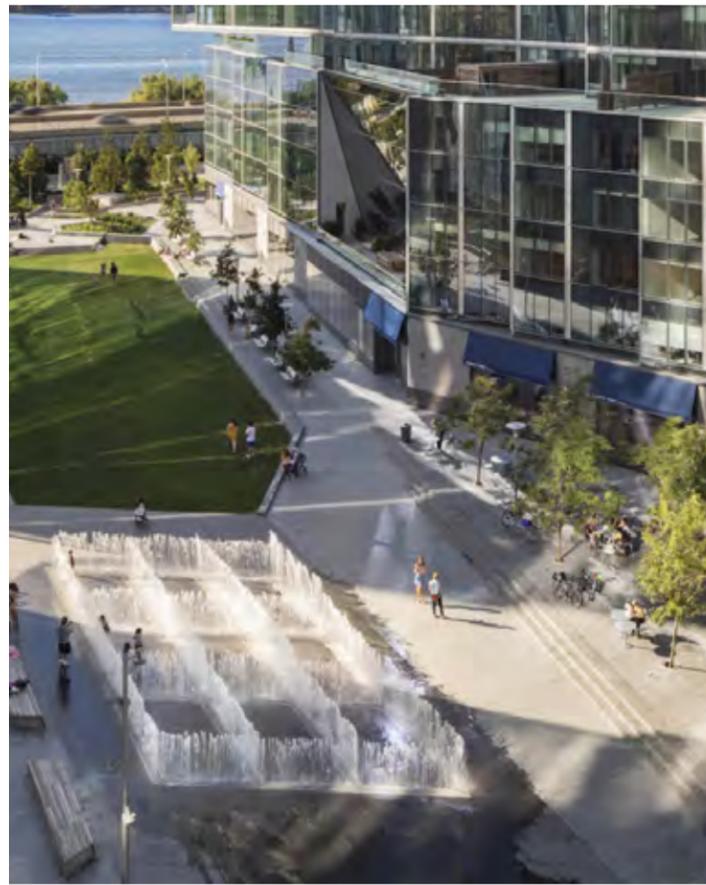
Character & Materials- Precedent Images



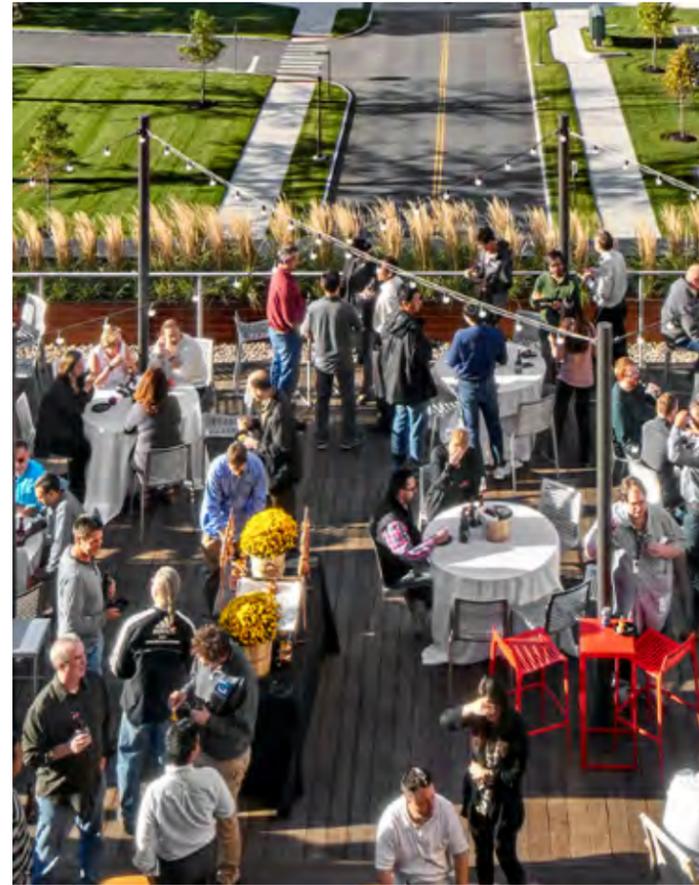
Vertical Fenestration



Reveal Between Top and Base



M Street Plaza Integration

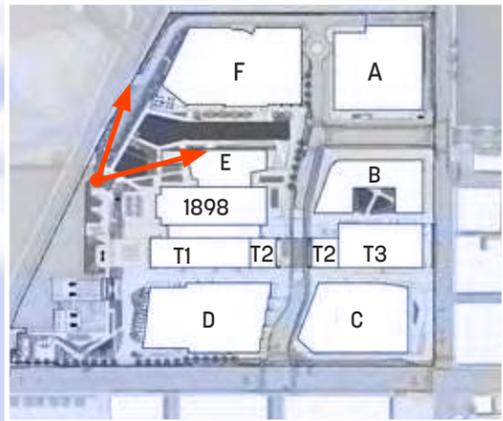


Access to Open Space



Active Groundfloor

View of Block F/M Street Plaza



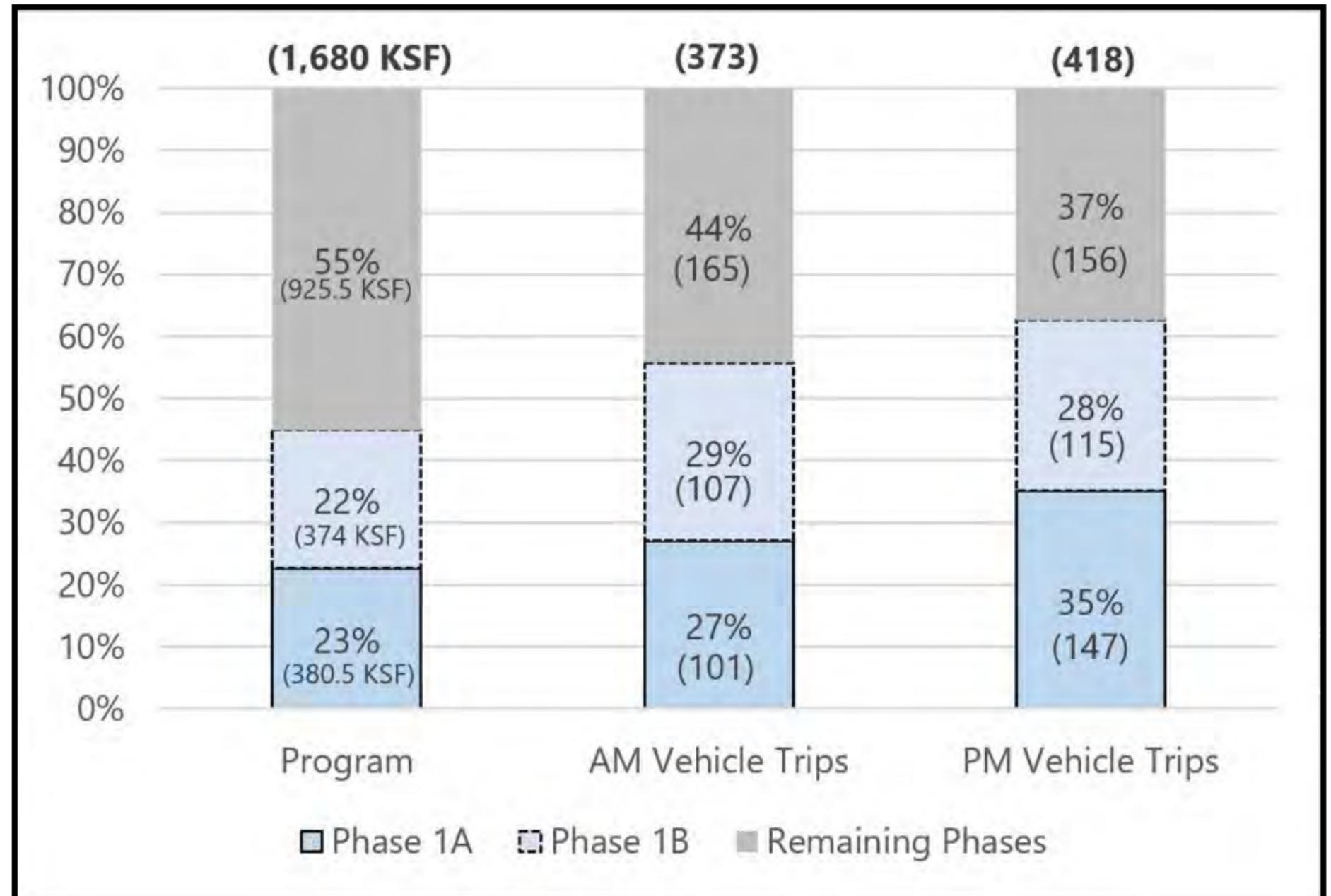
Transportation



Vehicle Trip Generation

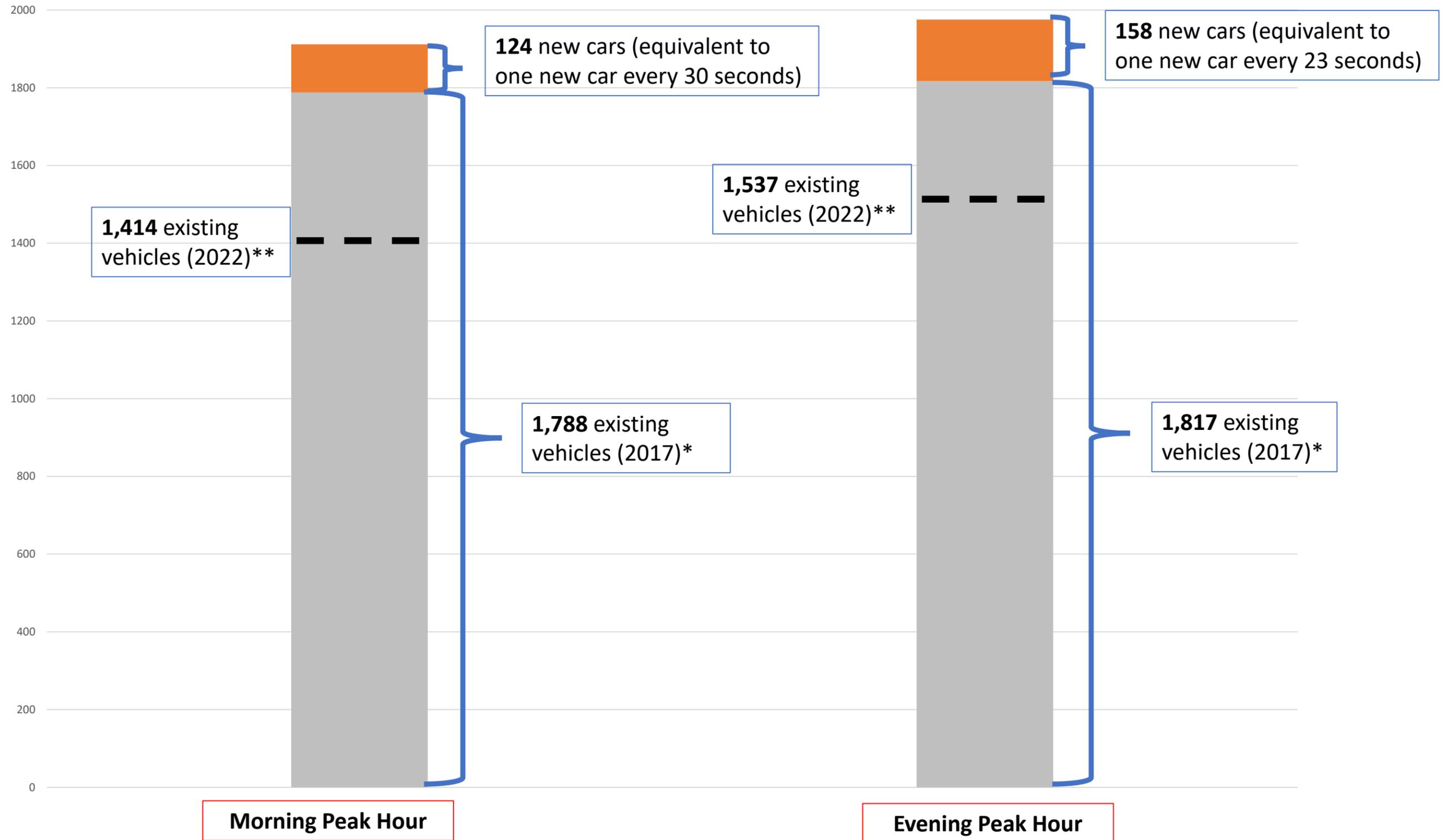
- PDA Master Plan demonstrated in the Article 80 and MEPA process that the additional traffic generated by the project would be mitigated by the transportation improvements so that local traffic will function as well or better than current conditions.
- Anticipated vehicle trip generation for Phase 1 is consistent with the anticipated trip generation for the PDA Master Plan

Comparison of PDA Master Plan and Phase 1A/1B Program and Trip Generation



Phase 1- Expected Trip Generation Along Summer St

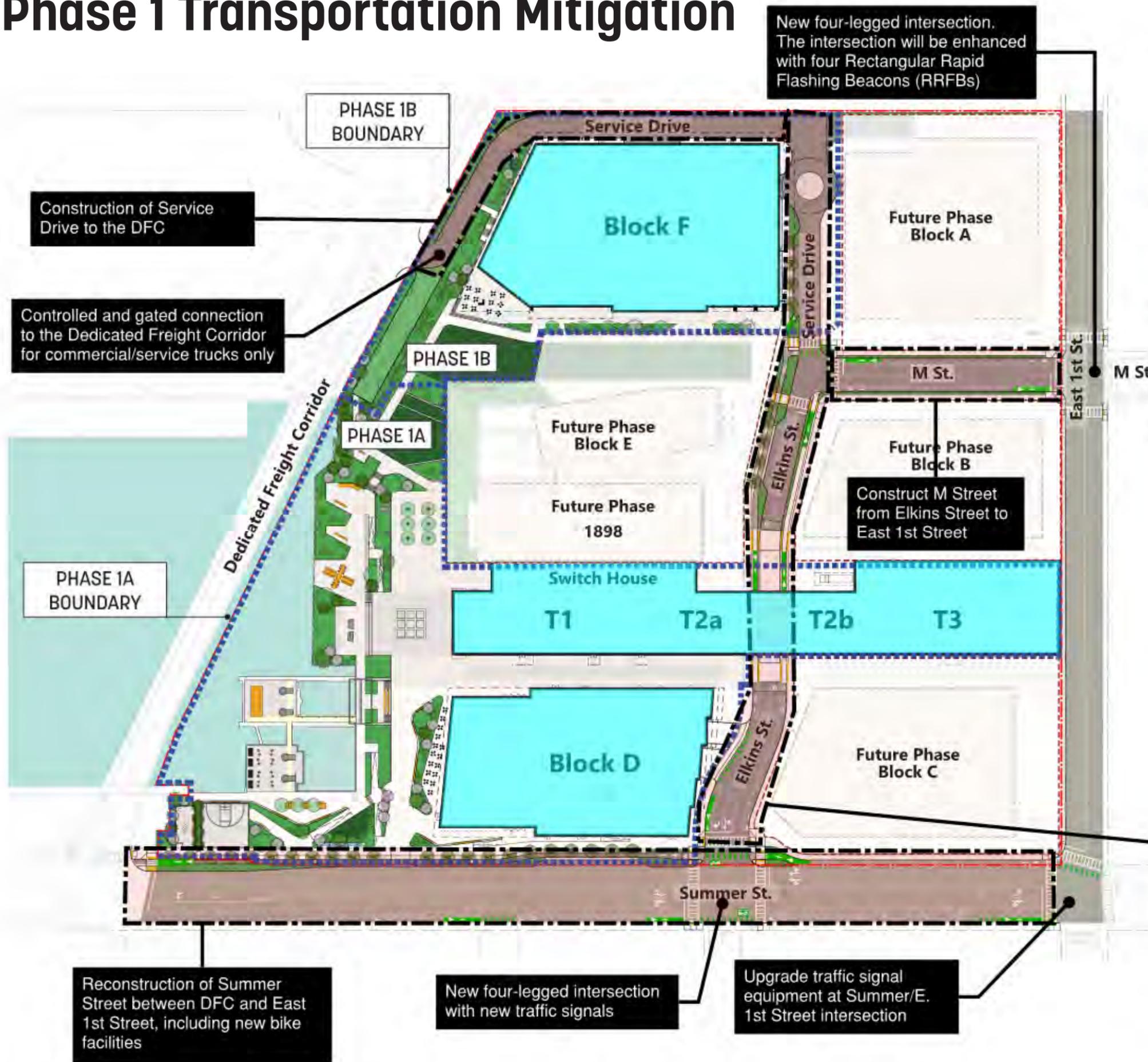
Between Dedicated Freight Corridor and Power House Street



*Data from counts conducted June 2017

** Data from counts conducted April 2022

Phase 1 Transportation Mitigation



Other Mitigation:

- Install smart signal capabilities along the Summer Street/L Street corridor between Drydock Ave. and East Broadway, including transit signal priority and fiber optic signal connectivity to allow traffic signals to communicate with each other and/or the City of Boston Traffic Management Center.
- Installation of two (2) BlueBikes Station (out of the three (3) in the Master Plan)
- Work with the community and BTD to implement Vision-Zero related to traffic calming and pedestrian safety improvements at four intersections in South Boston (out of the eight (8) in the Master Plan).
- Annual transportation monitoring
- A total of \$10,080,000 to the MBTA (to be used in consultation with the City of Boston) to fund transit services serving both the Proposed Project and the abutting area in South Boston.
- Transportation Demand Management:
 - Join a Transportation Management Association (TMA)
 - Designate an on-site coordinator
 - Develop and disseminate welcome packets to tenants and employees with information on nearby transit options
 - Conduct two annual events promoting multimodal travel
 - Provide real-time transit information in building lobbies
 - Emergency Ride Home
 - Unbundled, market rate parking
 - Carpool program with preferential spaces
 - Carshare parking
 - Participation in MBTA Perq Program
 - Provide a 25% monthly MBTA transit pass subsidy
 - Provide bus stop improvements for bus stops serving the Project
 - Comply with BTD Bike Parking Guidelines
 - Provide on-site "fix-it" bicycle repair station
 - Provide Bronze-level bikeshare membership subsidy
 - Provide on-site fitness center / gym component

Sustainability & Resiliency



Sustainability

Energy & Emissions

Medal of Honor Park

Block F

R&D / Office



LEED-CS Gold

- Project is registered with GBCI
- Energy efficient & low carbon
- Good indoor air quality and daylight access
- 100 kW Rooftop PV

Solar PV Potential

Future-ready

- Solar ready new buildings
- EV charging for 25% of parking spaces & readiness

Turbine Halls

Retail, Civic, R&D



LEED-CS Silver

- Reuse of existing façade and embodied carbon savings
- LEED Silver eligibility

Site Strategies

- Use of green Infrastructure and LID measures
- Stormwater management strategy captures increased runoff
- Long-term secure & short-term bike parking spaces & bluebike stations

Block D

R&D / Office

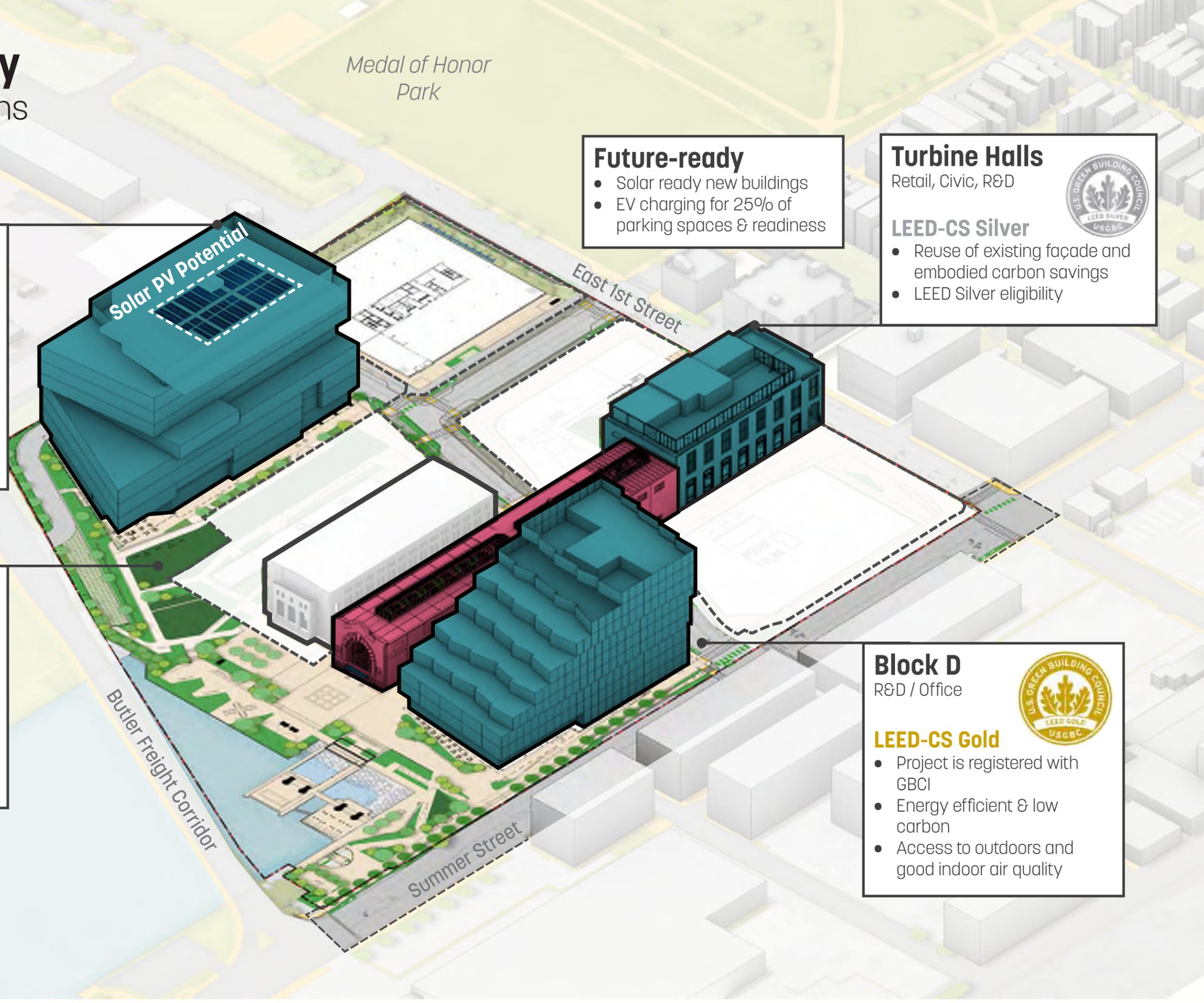


LEED-CS Gold

- Project is registered with GBCI
- Energy efficient & low carbon
- Access to outdoors and good indoor air quality



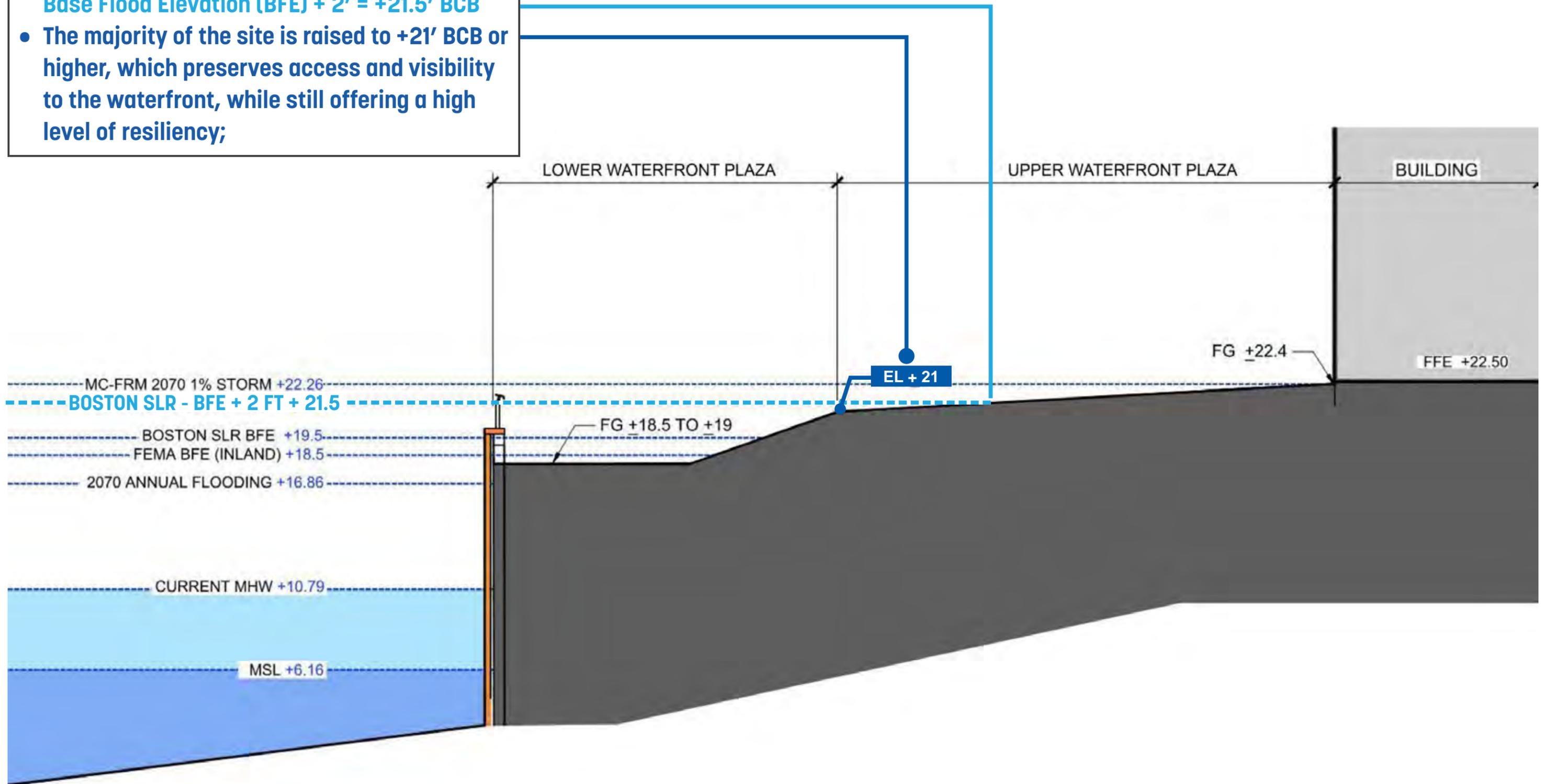
-  Retail / Civic
-  R&D / Office



Resiliency

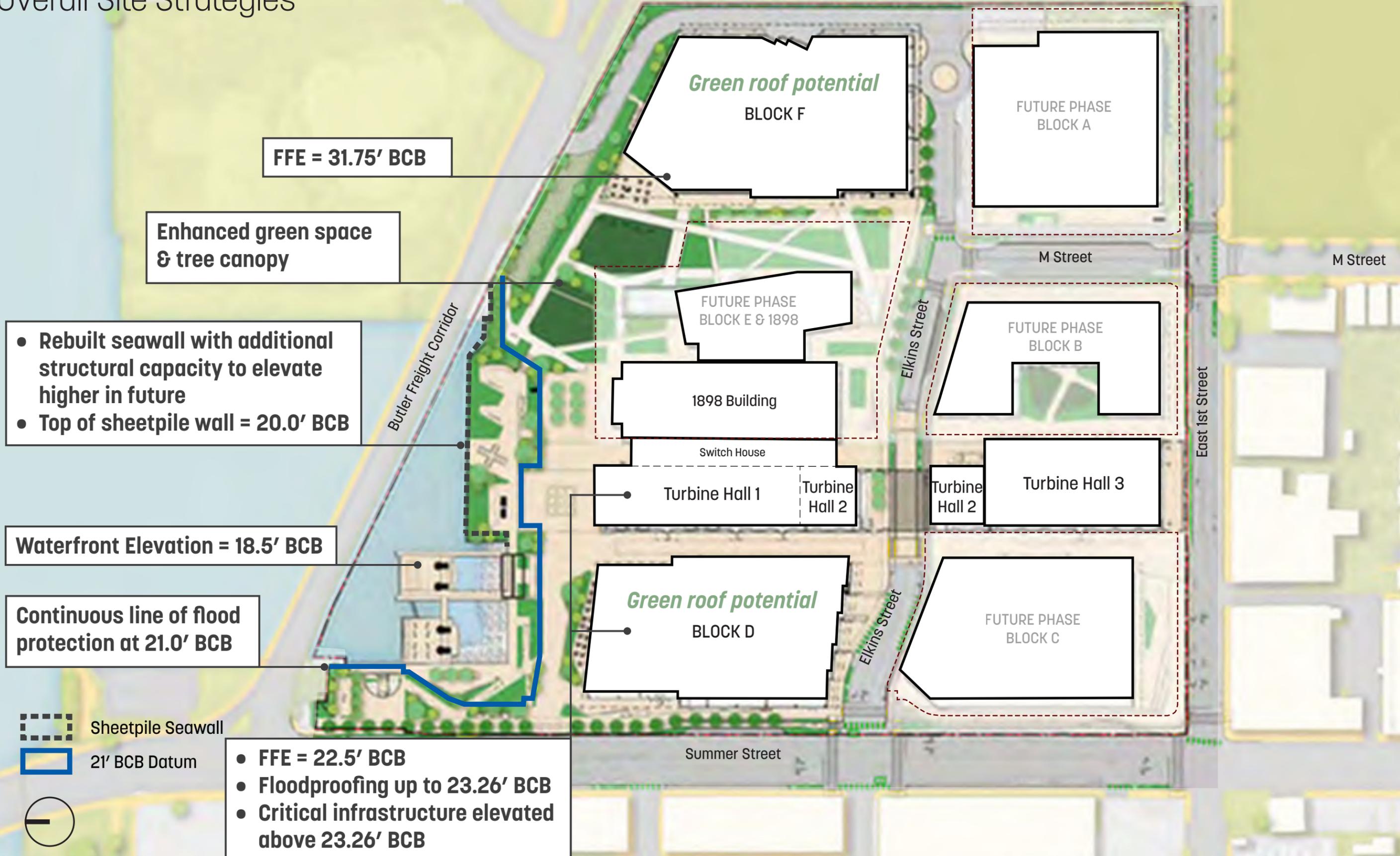
Seawall & Waterfront Protection

- **Boston Sea Level Rise (SLR)**
Base Flood Elevation (BFE) + 2' = +21.5' BCB
- The majority of the site is raised to +21' BCB or higher, which preserves access and visibility to the waterfront, while still offering a high level of resiliency;



Resiliency

Overall Site Strategies

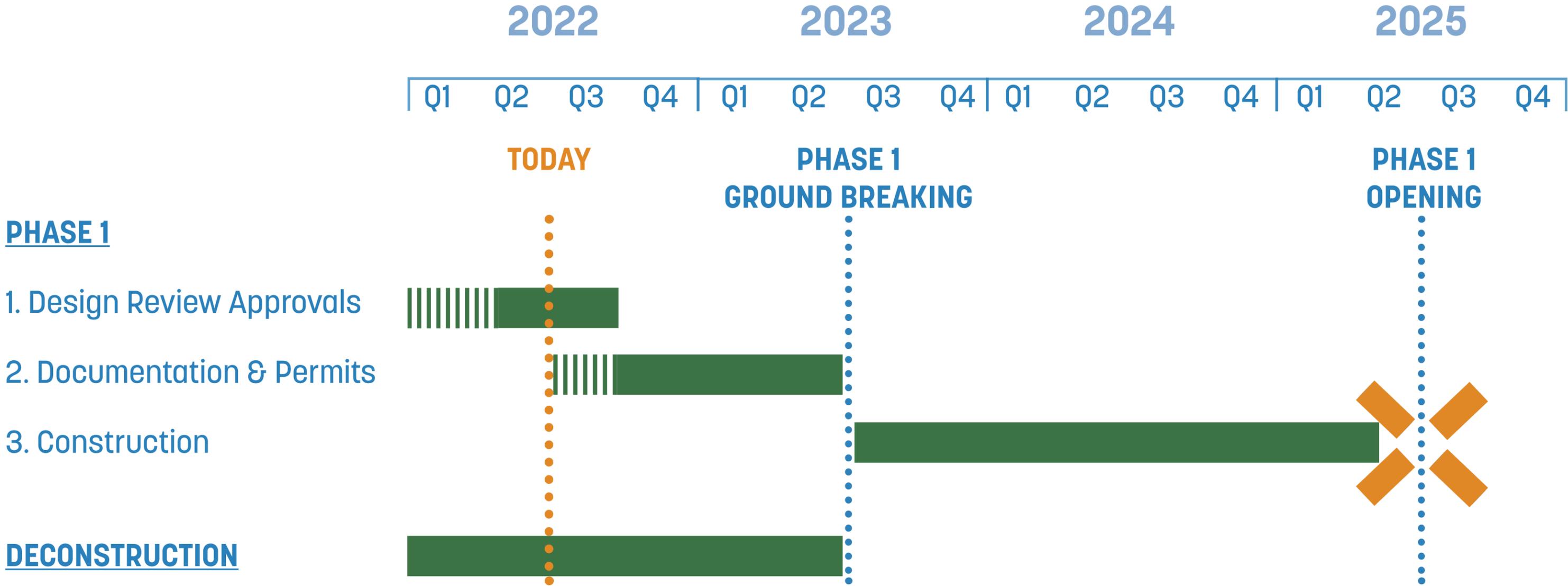


Tonight's Agenda

1. Deconstruction Update
2. GZA - Community Independent Environmental Reviewer
3. Phase 1 Overview
4. Phase 1 Schedule, Community Benefits & Workforce Development
5. Q&A



Anticipated Project Schedule



Community Benefits & Mitigation

South Boston / Community-Focused

Apprenticeships/Jobs and Annual Job Fair

\$50,000

(Started with Demo Permit)

Near-Term Benefits Delivered Soon After BPDA Phase 1 Approval

4 Annual Internships

\$390,000

(Starts with BPDA Approval of Phase 1 Development Plan)

South Boston Scholarship Endowment

\$1,000,000

(Starts with first Building Permit)

Medal of Honor Park/Christopher Lee Playground Funding

\$1,750,000

(Starts with CofO)

South Boston Parking Spaces

\$13,140,000

(Starts with CofO, Phased)

Retail Small Business Incentives

\$3,130,000

(Starts with CofO)

\$19,460,000

Community Benefits & Mitigation

Transportation

<i>MBTA Subsidy (Starts with CofO)</i>	<i>\$11,200,000</i>
<i>Summer Street / East 1st St Improvements (Portion in Phase 1)</i>	<i>\$9,600,000</i>
<i>8 Vision Zero Intersections (4 in Phase 1)</i>	<i>\$800,000</i>
<i>Smart Signals + Fiber Optic along Summer/L St (Delivered in Phase 1)</i>	<i>\$2,500,000</i>
<i>Alternate Transportation Infrastructure</i>	<i>\$2,500,000</i>
<i>Transportation Demand Management Plan & Monitoring</i>	<i>\$2,500,000</i>

Linkage

<i>City of Boston Housing Exaction</i>	<i>\$10,500,000</i>
<i>City of Boston Jobs Exaction</i>	<i>\$1,900,000</i>

Remediation

<i>Site Clean Up</i>	<i>\$74,000,000</i>
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Preservation

<i>Preservation of the Turbine Halls</i>	<i>\$46,000,000</i>
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Open Space

<i>Waterfront Park and Open Spaces</i>	<i>\$42,000,000</i>
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Affordable Housing

<i>On-Site Affordable Housing Production (16%)</i>	<i>\$75,000,000</i>
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TOTAL BENEFITS AND MITIGATION: \$298,000,000

Workforce Development

- **Virtual Job Fairs held on 11/1/2021 and 4/7/2022**
- **Virtual Career Fair at Excel High School on 1/28/2022**
 - 30 students attended. 1 Excel HS alumni applied to Building Pathways

Project Team Partners

- Metro Building Trade Council
- Helmets to Hardhats
- Building Pathways
- YouthBuild Boston
- North Atlantic States Regional Council of Carpenters

Community Outreach

- The City Of Boston - Boston Residents Job Policy
- The Office Of Workforce Development
- Excel High School
- Madison Park High School
- Boston Public Schools Private Industry Council



PHOTO OF EXCEL HIGH SCHOOL VIRTUAL CAREER FAIR

As part of our commitment to the city and ongoing efforts to promote the trades, the project team is hosting a series of site visits with YouthBuild Boston for their summer cohorts.

We are looking to accommodate a total of 7 to 20 students:

- Building Trade Exploration Group 1: 5 students & 2 or 3 alumni - **July 15th**
- Pre-apprenticeship Program (100% carpentry): 20 students - **August 12th**
- Building Trade Exploration Group 2: 5 students and potentially 2 or 3 alumni - **August date TBD**

Employment Opportunities

Building Pathways

- In partnership with the project team to support developing the pipeline of apprentice workers in South Boston and providing access to free hands-on training. Applications are posted on the project website and the latest **recruitment started in May for September 2022 Training Cycle**

Walk-On Job Applications

- The online application platform is tracked daily. The project has received 2 walk-on applications, and 1 applicant was referred to Building Pathways.

OSHA Training

- Suffolk safety team is coordinating a free training event for South Boston residents.
- Date and registration will be posted on Deconstruction Project website.



WALK ON APPLICATIONS

SCAN TO APPLY



or visit <https://bit.ly/3twcKDd>



Recent & Upcoming Community Engagement

- 9/21/2021 - Deconstruction Phase Public Meeting #1
- 10/19/2021 - Deconstruction Phase Public Meeting #2
- 3/30/2021 - Deconstruction Phase Public Meeting #3
- 7/19/2022 - Phase 1 IAG Meeting
- 8/2/2022 - BCDC Full Commission Meeting
- **8/3/2022 - Phase 1 Public Meeting #1**
- 8/8/2022 - Deconstruction Phase Public Meeting #4
- 8/9/2022 - City Point Neighborhood Association Meeting
- 8/20/2022 - Boston Public School Private Industry Council
- 9/27/2022 - Fort Point Neighborhood Association Meeting
South Boston Association of Non-Profits
- 9/21/2022 - Phase 1 Public Meeting #2

Community Engagements:

Mary Ellen McCormick Unity Day, July 29

South Boston En Accion, August 18

Old Colony Unity Day, August 20

South Boston Street Festival, September 17

South Boston Chamber of Commerce, TBD

Boston Housing Authority, TBD

Medicine Wheel/ SPOKE Productions, TBD

Questions?

Project Info:

www.1streetstationboston.com

