

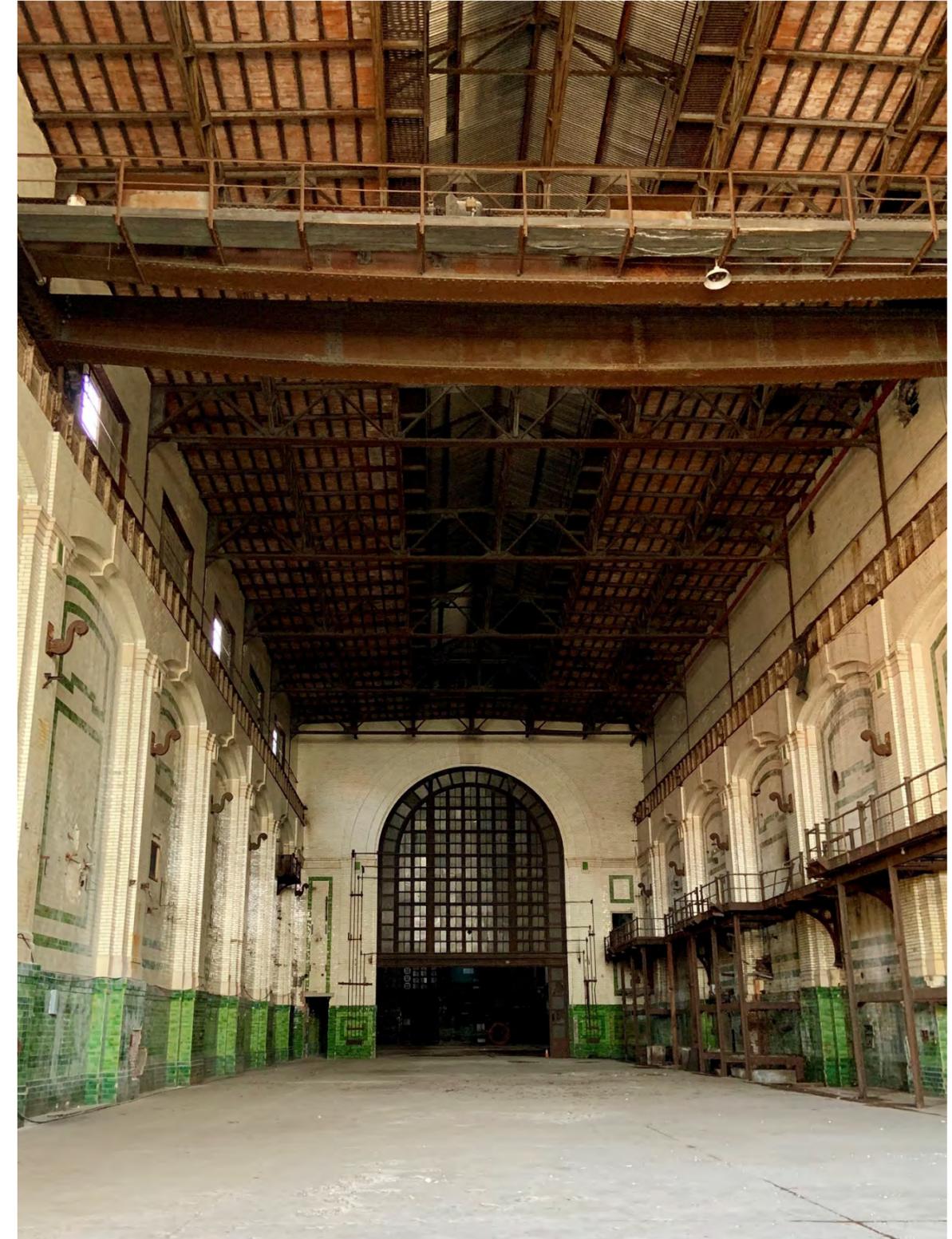


776 SUMMER STREET

BCDC Subcommittee Meeting
SEPTEMBER 10, 2019

July BCDC Full Meeting Comments:

- a. Divide Sub-Committee meetings into review categories:
 - i. *Landscape/Historic Resources*
 - ii. *Infrastructure/Transportation*
 - iii. *Building Massing & Character (Design Guidelines)*
- b. Site topography & site visit
- c. Diagrams to explain ideas/intentions
- d. Infrastructure 'must haves'.
- e. Grading & Resiliency Strategies
- f. Building massing options within parcel envelopes
- g. Discuss 'commercial' build



Infrastructure/Transportation

A. Street Diagrams

- Ground Floor Plan
- Service/Parking Locations

B. Enlarged Street Plans & Sections

- Perimeter Streets
- Through Streets

C. Transportation

- Trip Generation
- Mitigation/Improvements



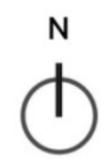
Site Context





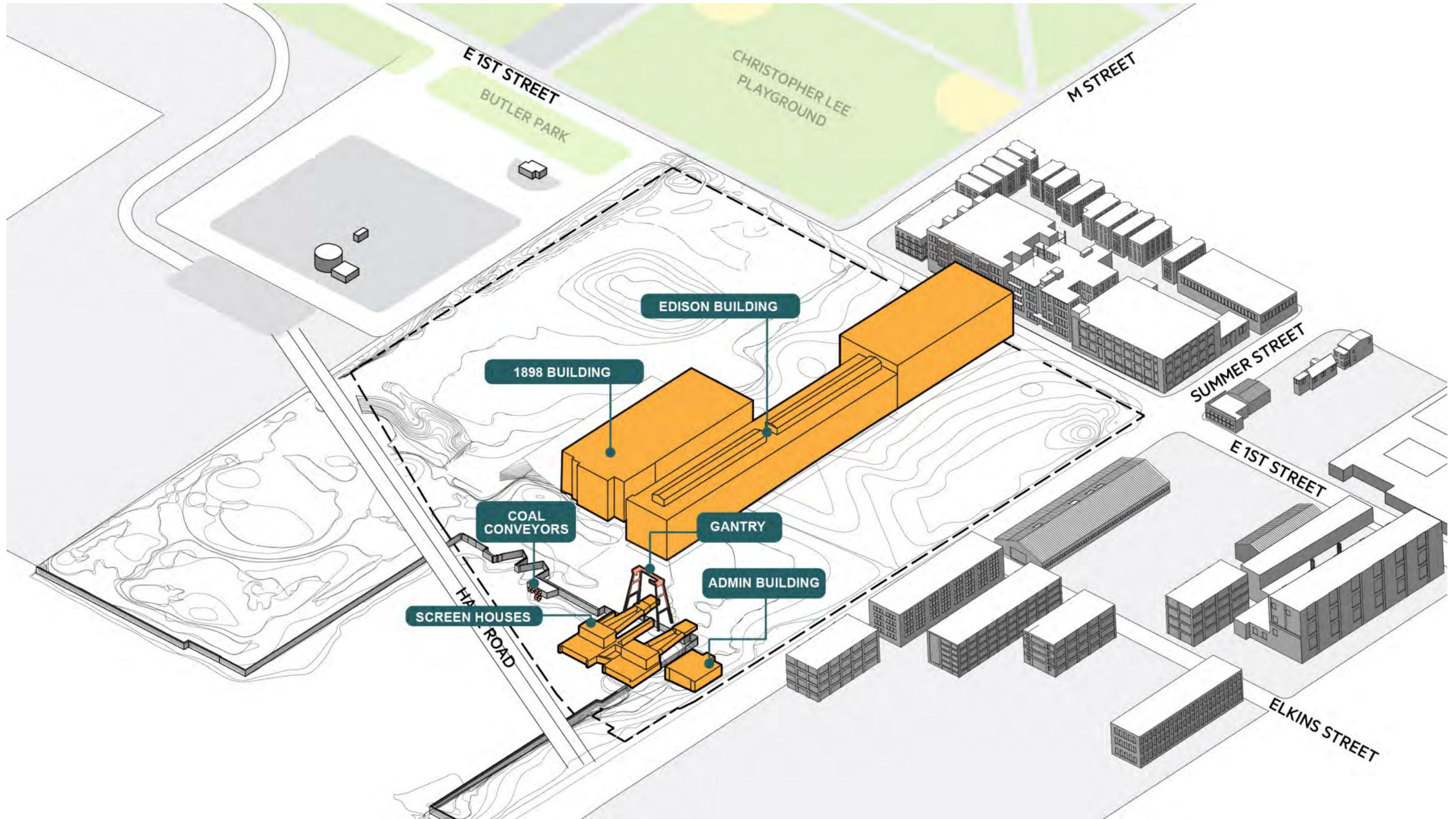
Source Info

- Harborwalk extension/ pedestrian circulation
- Anticipated Harborwalk connections (by others)
- Pedestrian circulation
- Primary Bicycle circulation

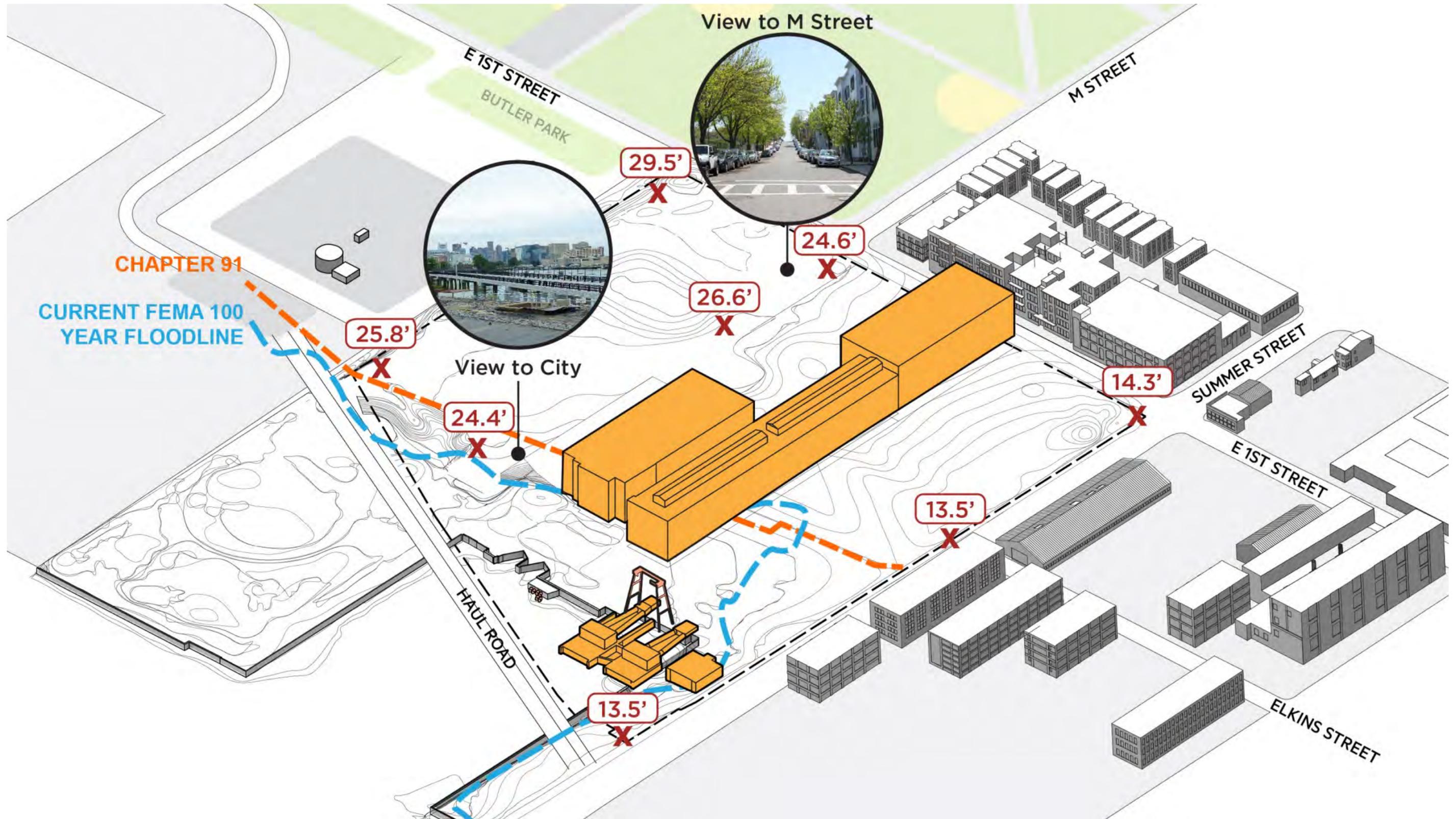


Neighborhood Connectivity

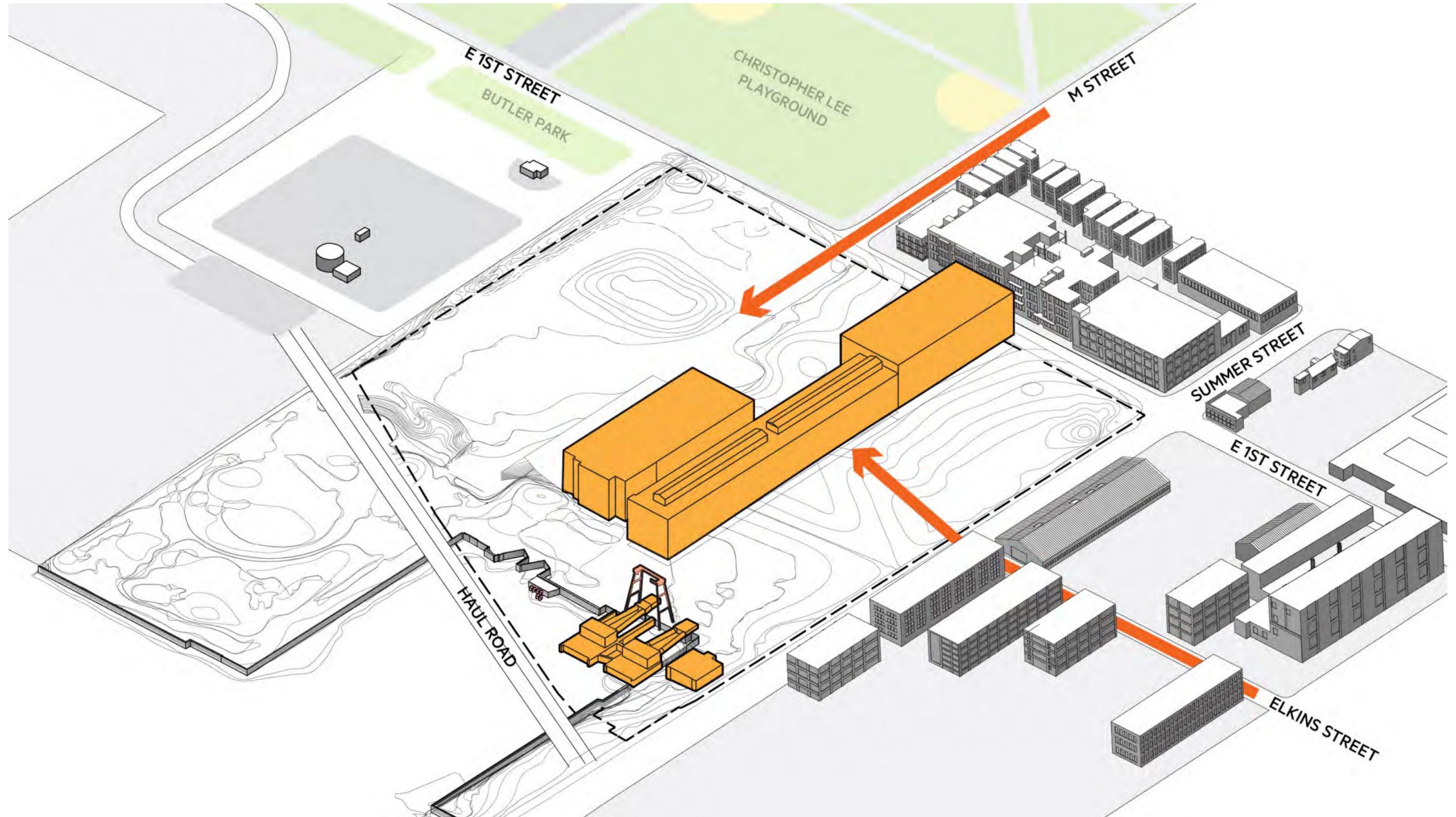




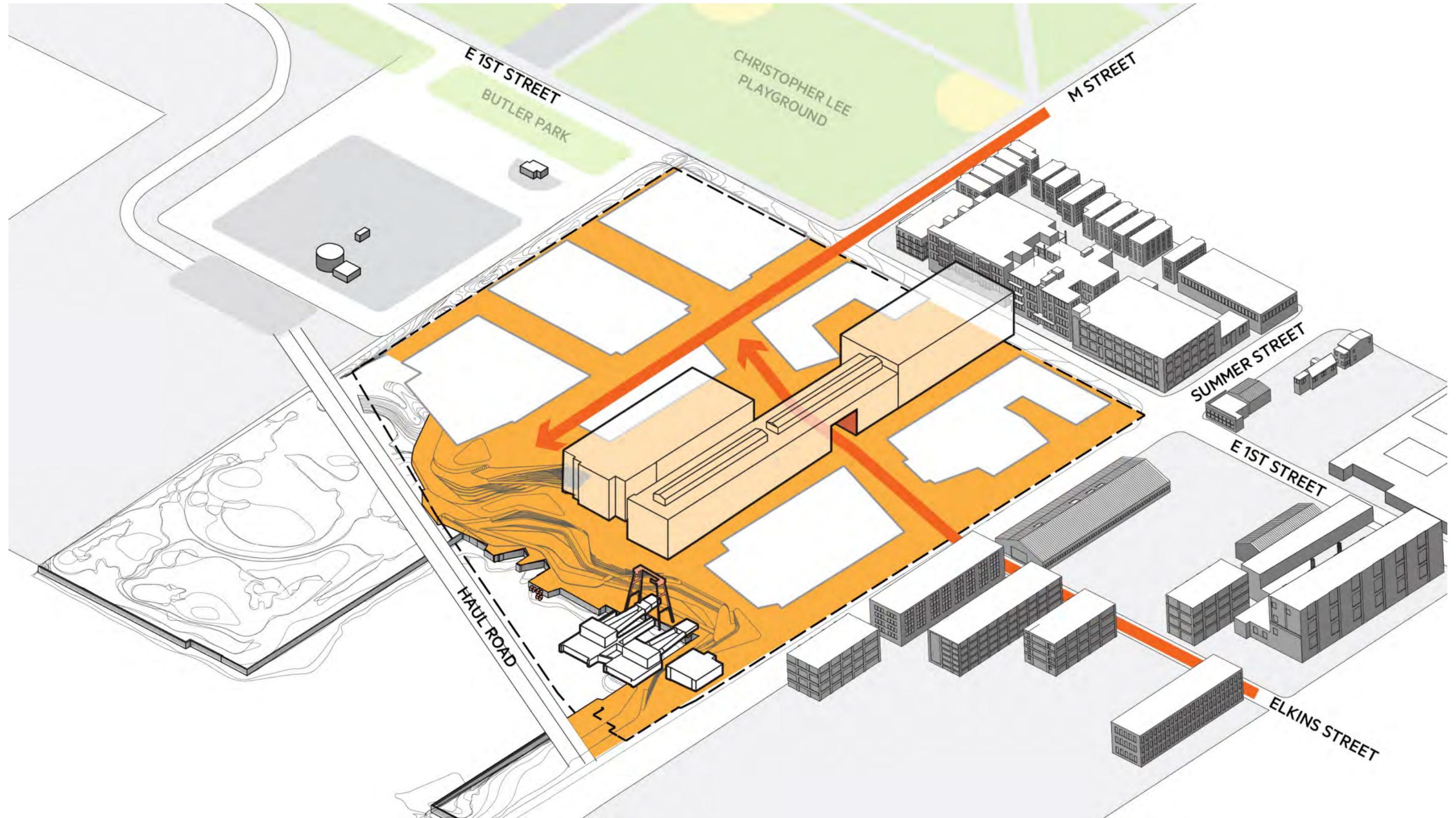
Informants / Industrial Remnants



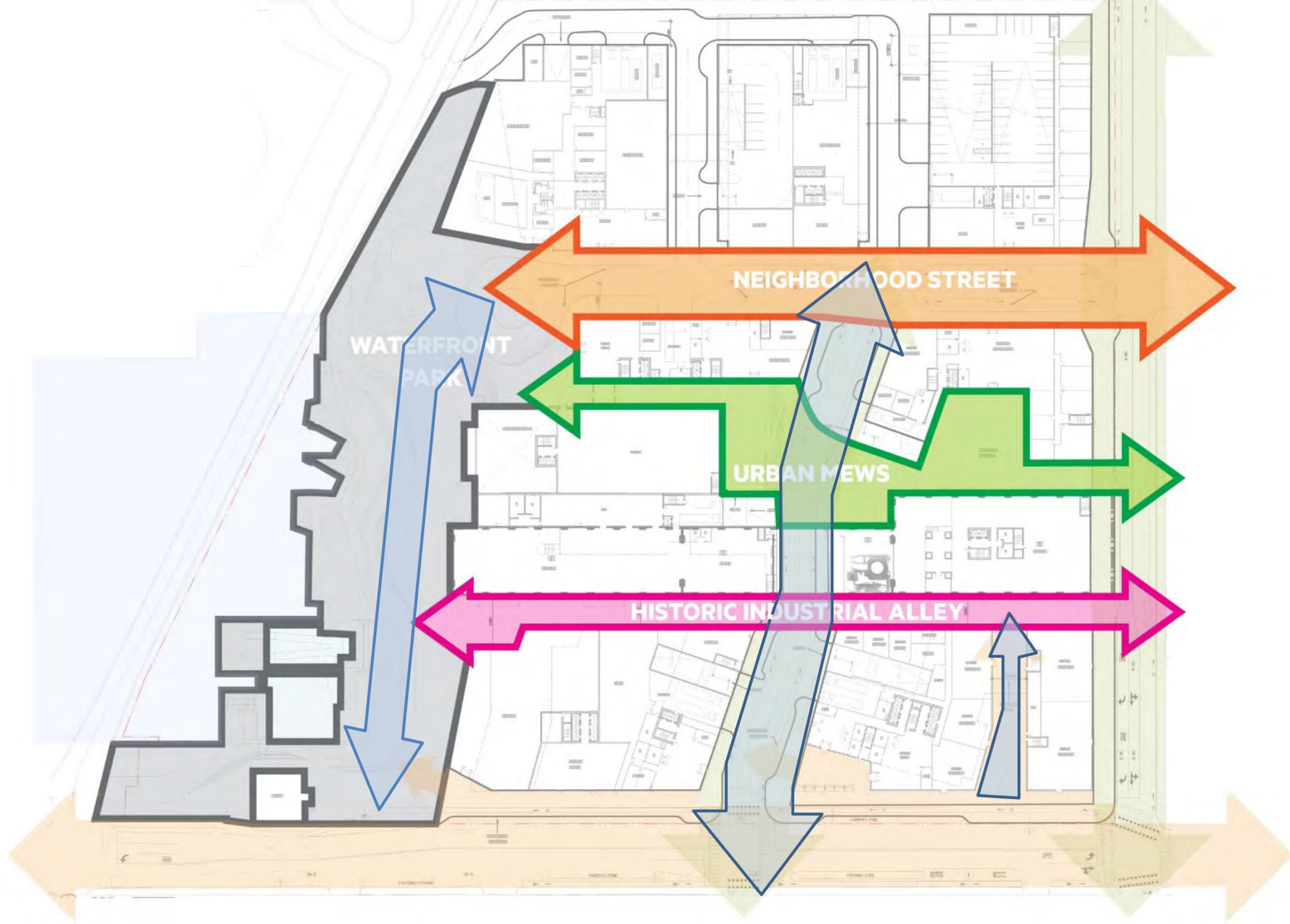
Informants / Topography + Views



Informants / Grade Change



Informants / Public Realm



FULL BUILD SITE PLAN

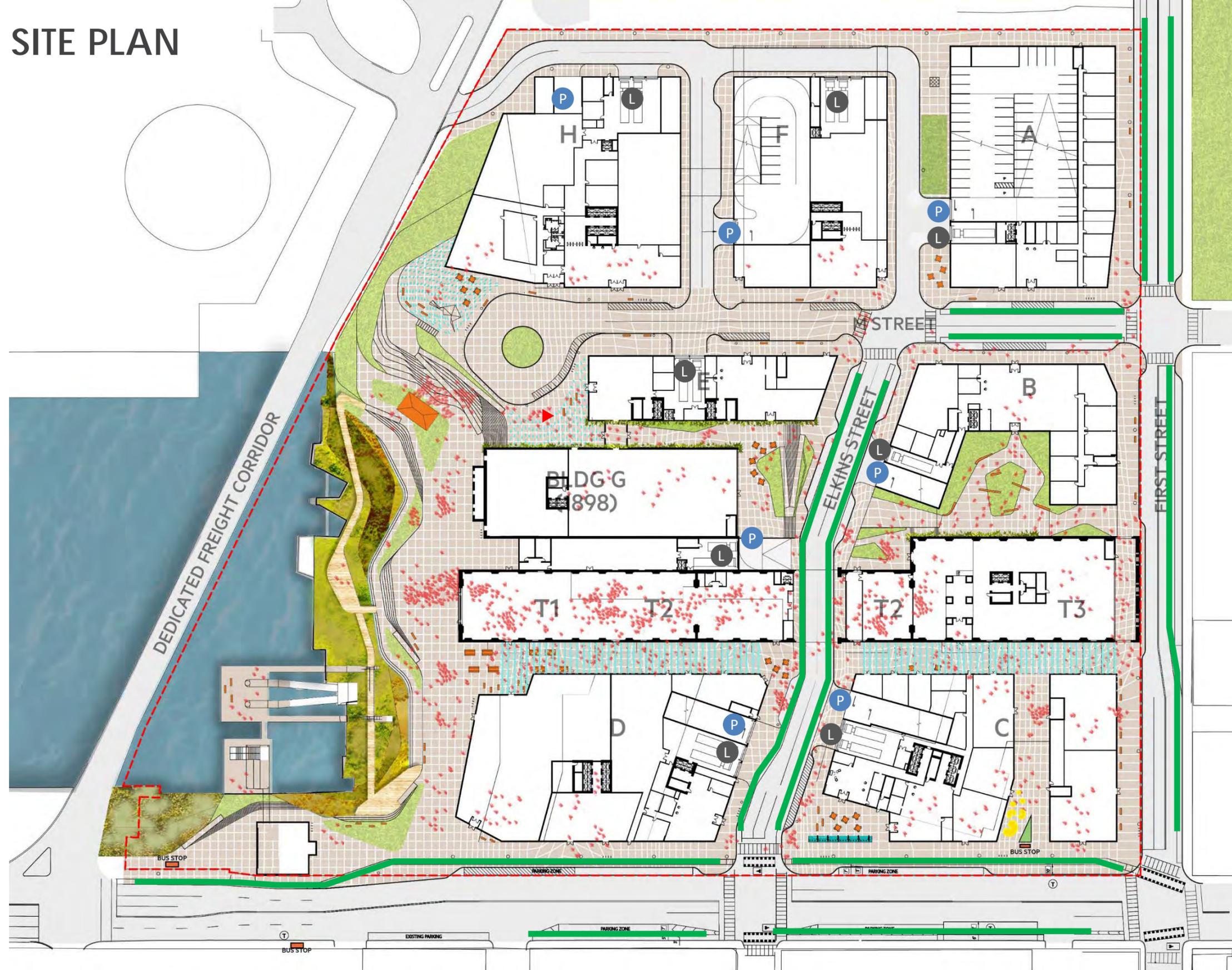
- HOTEL
- RETAIL
- RESIDENTIAL
- OFFICE
- CIVIC/ CULTURAL
- RESEARCH & DEVELOPMENT



TOTALS:
750 Residential Units
330,090 SF Office
344 Hotel Keys
81,220 SF Retail
469,810 SF Research & Development

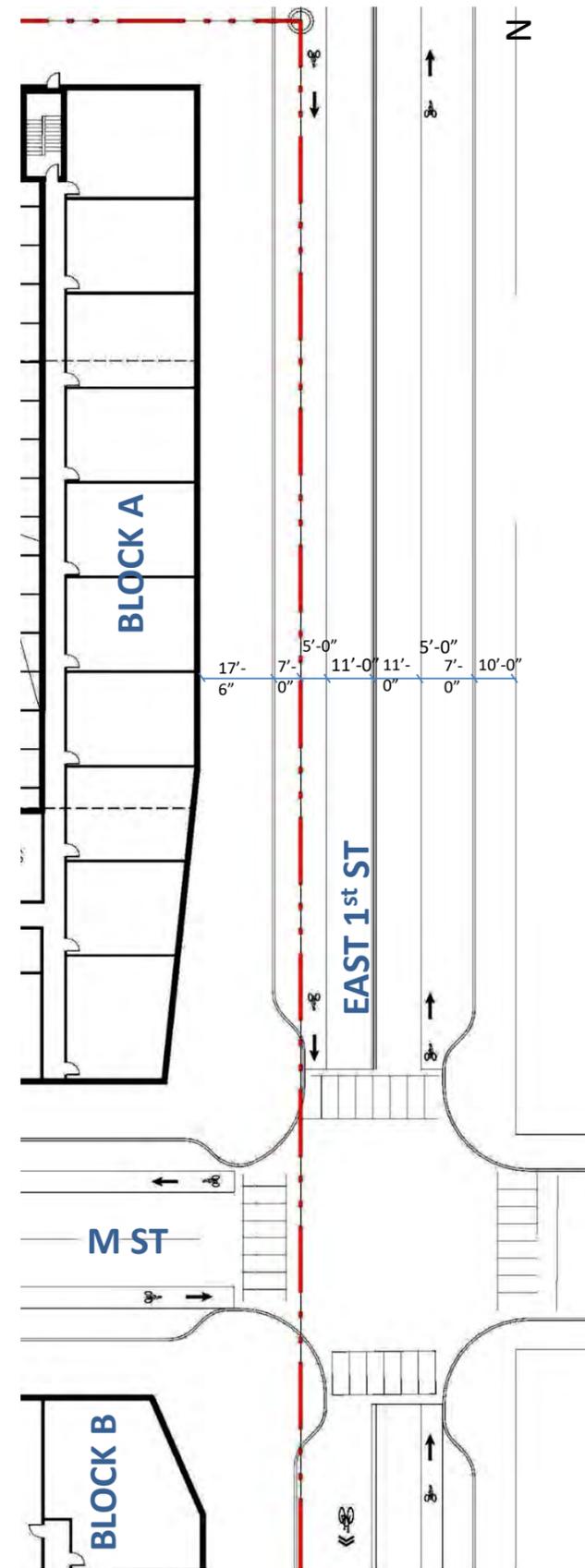
1.78M PROJECT GSF

GROUND FLOOR SITE PLAN

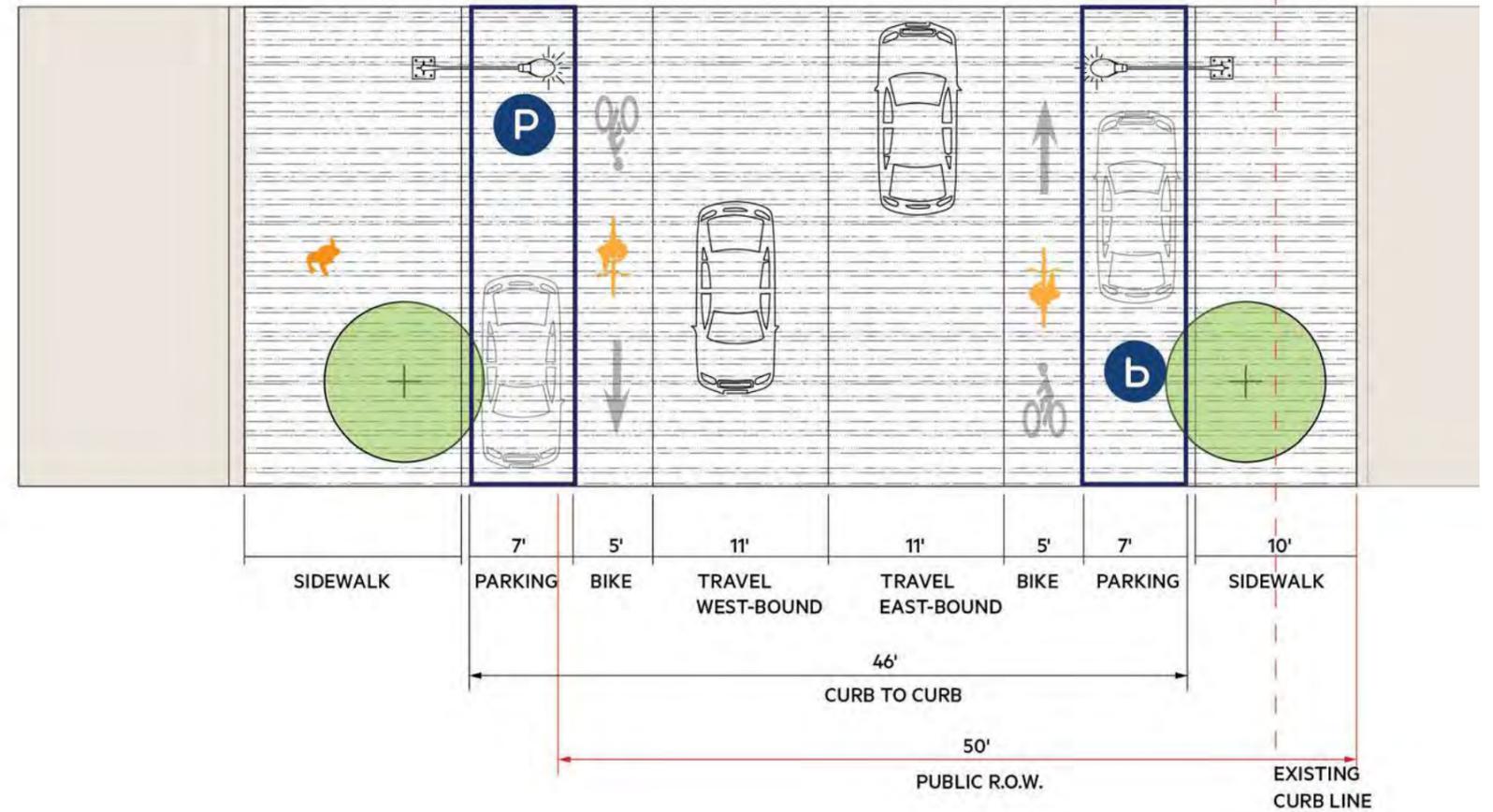
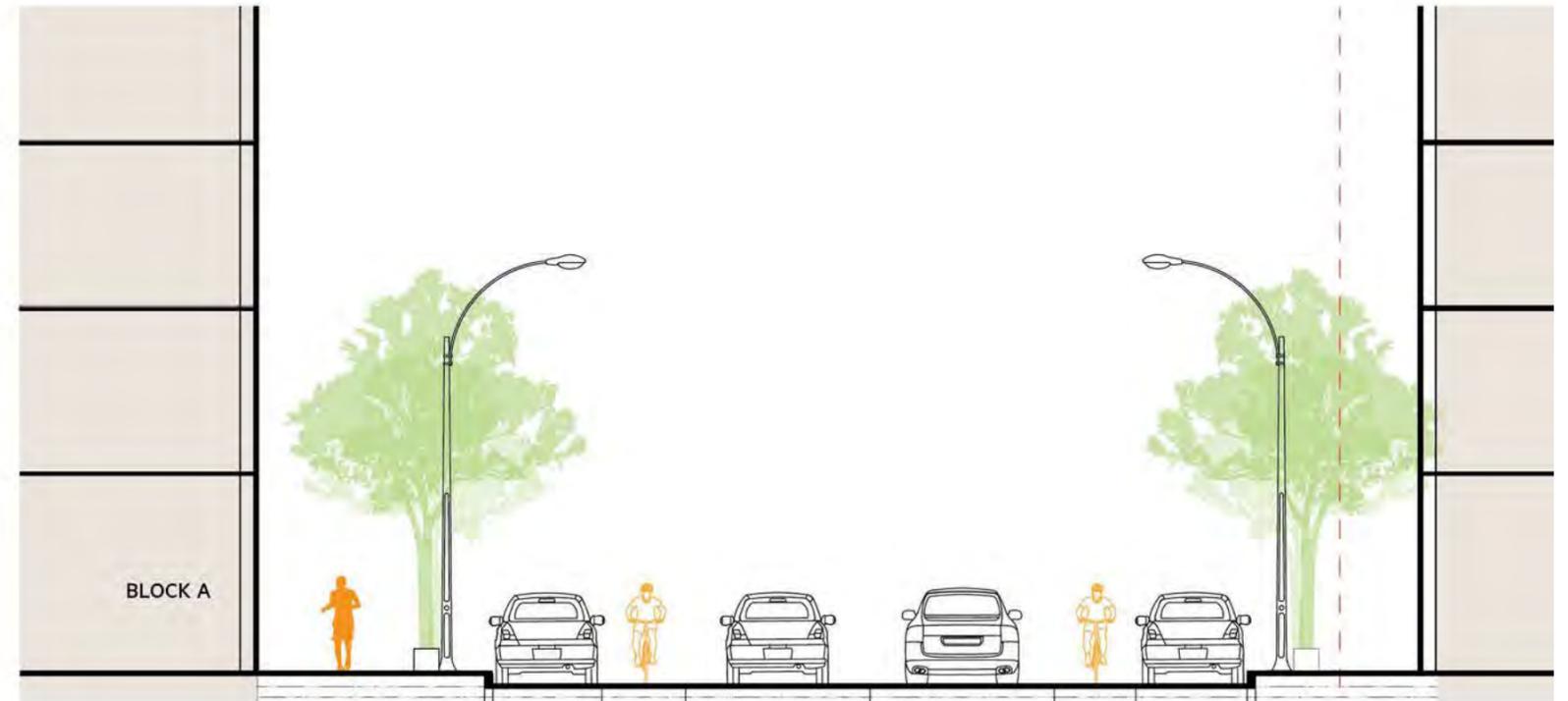
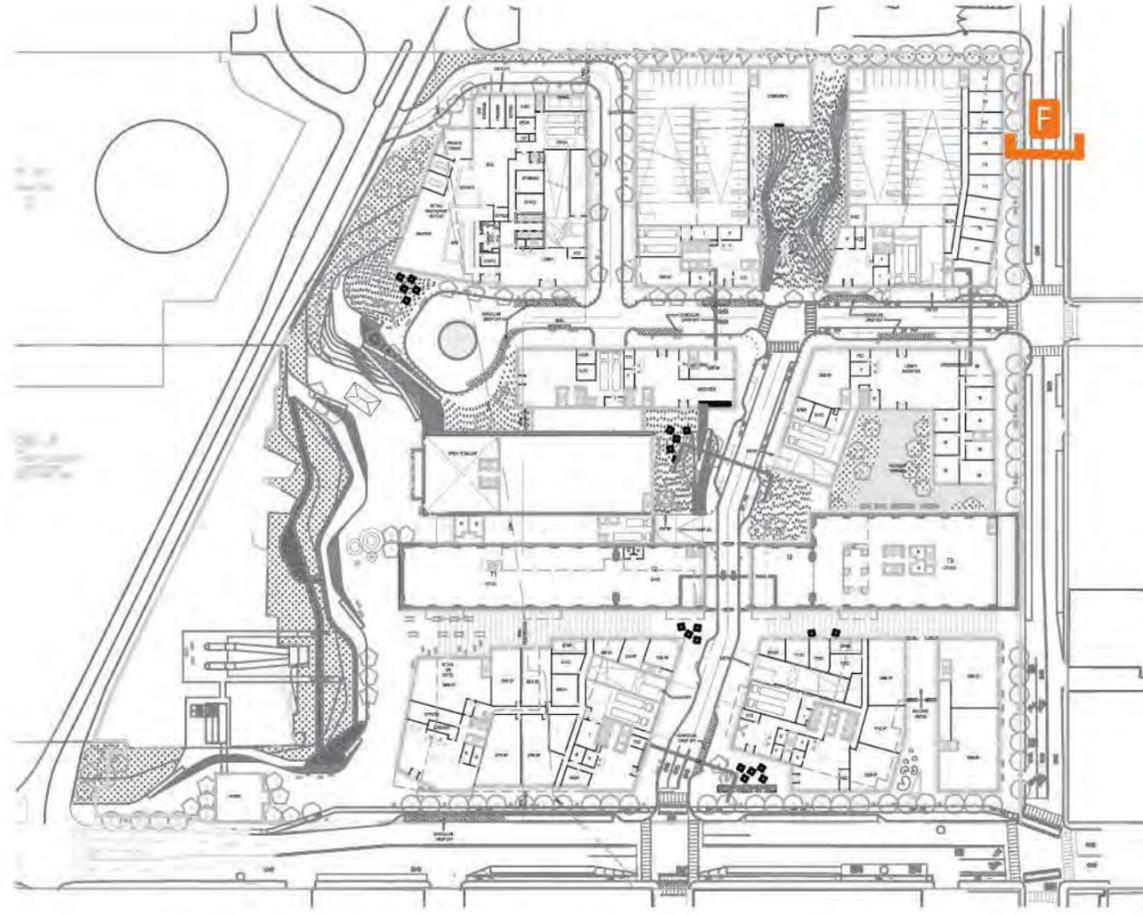


- P** Parking
- L** Loading/Service
- Green Line** Bike Lanes

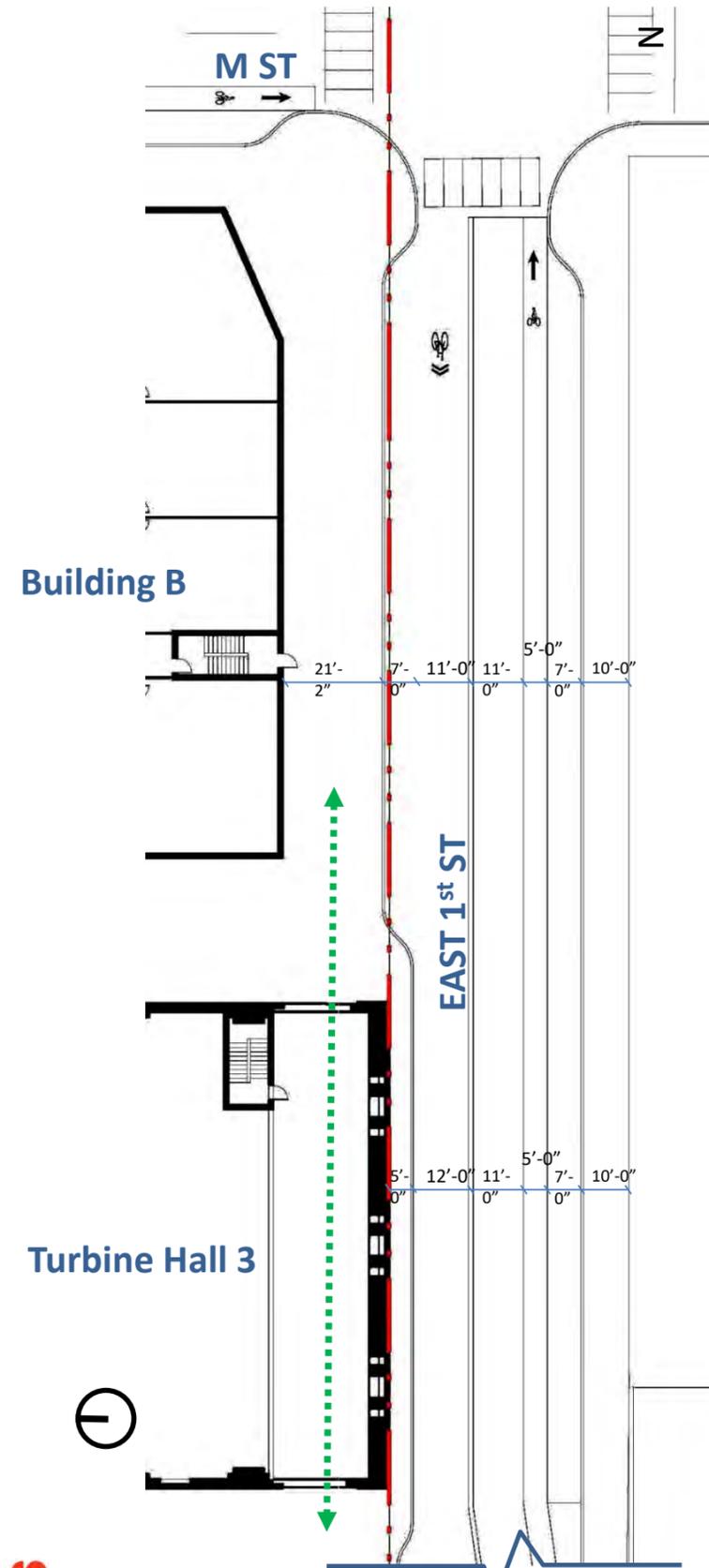
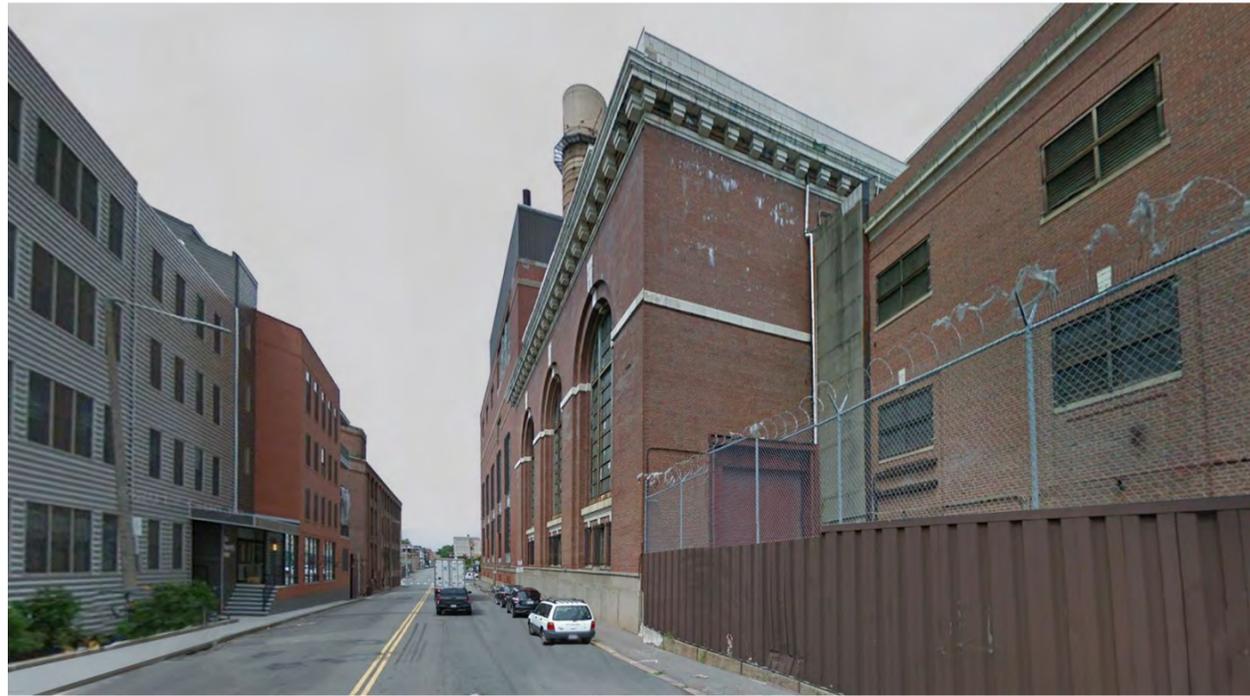
East 1st St



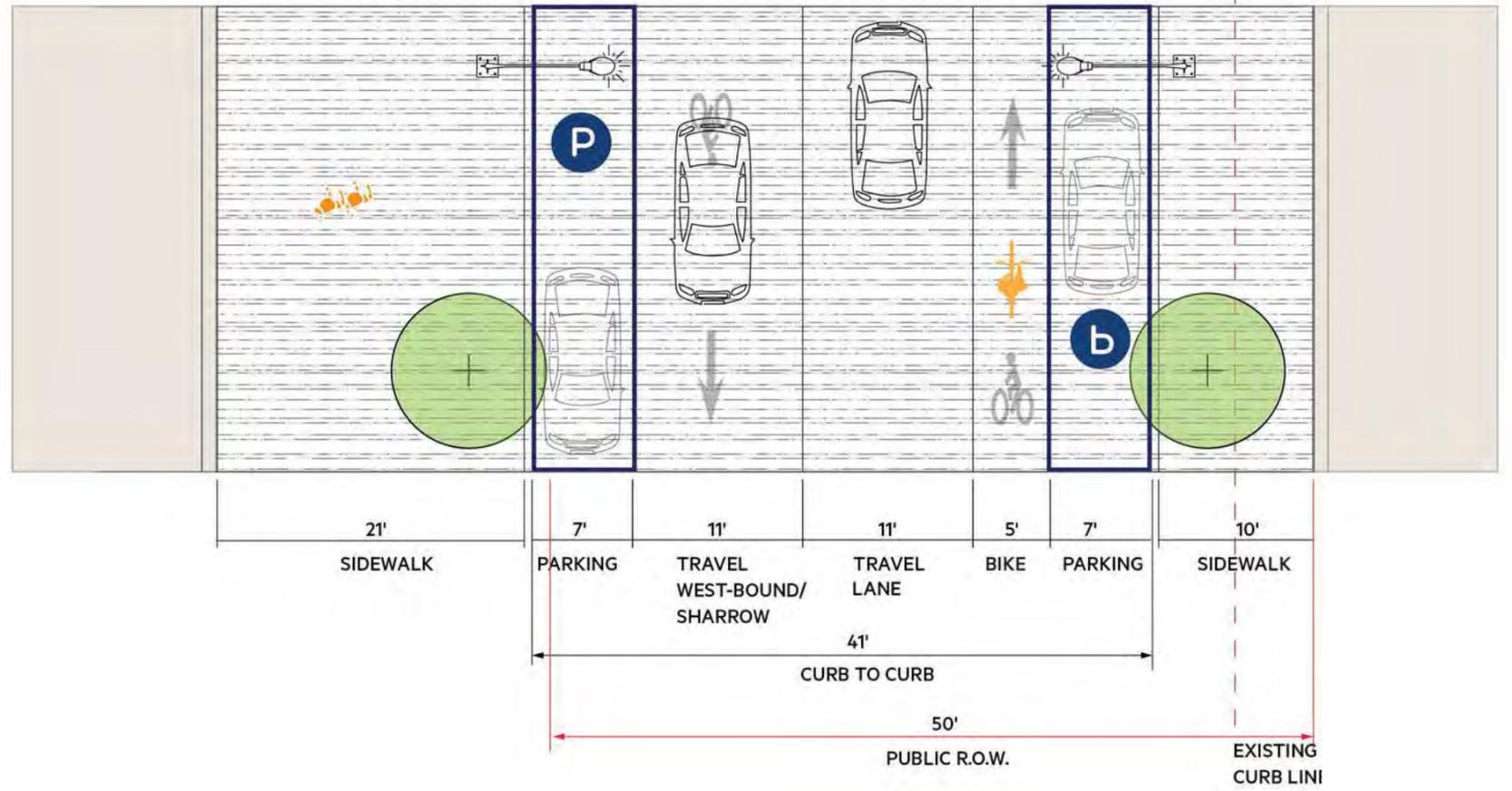
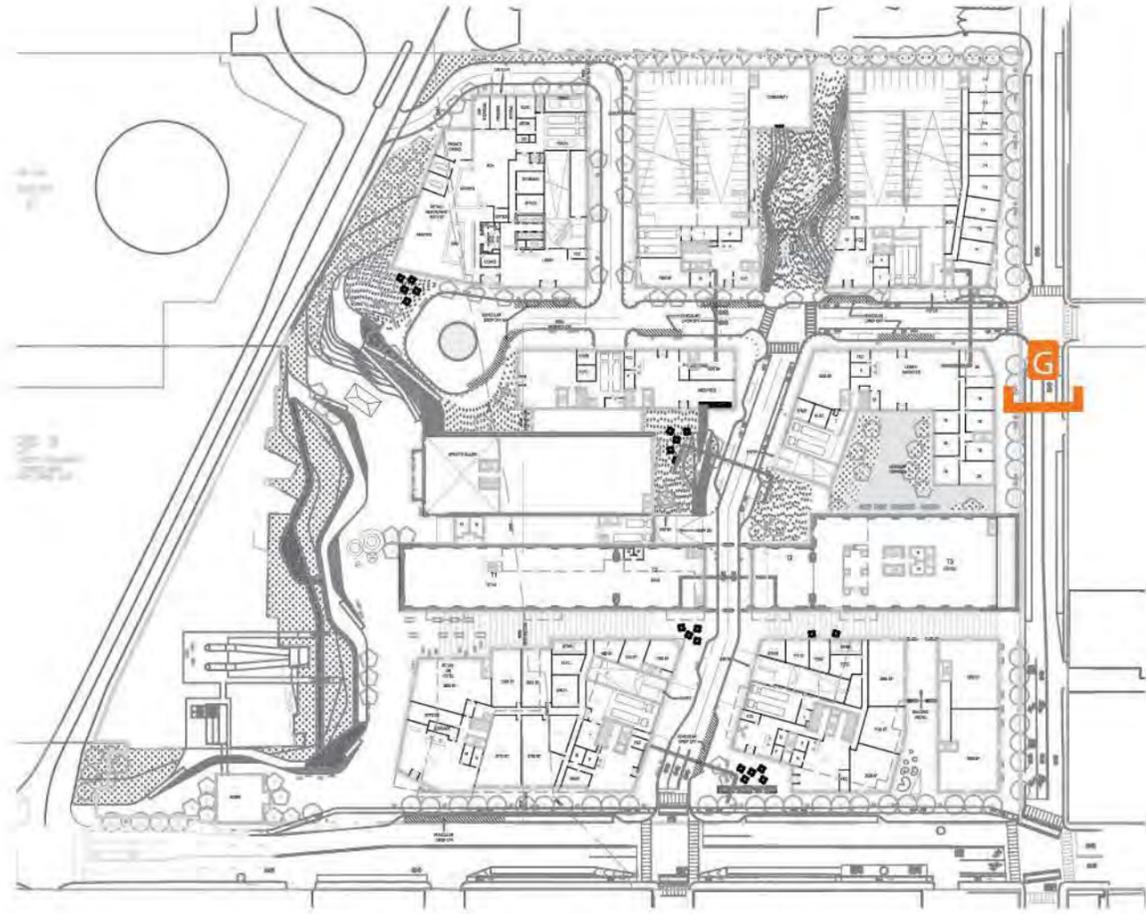
East 1st St



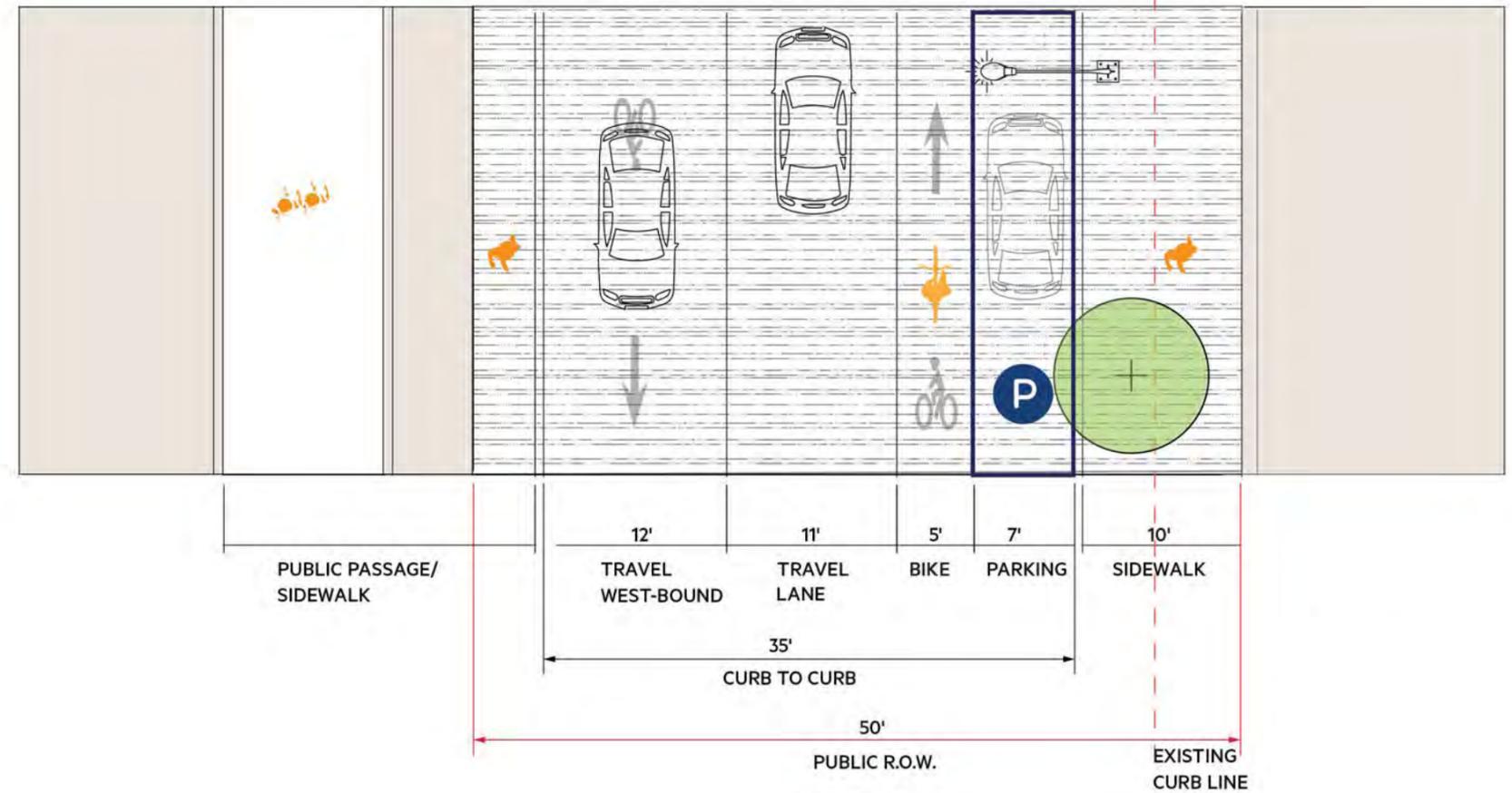
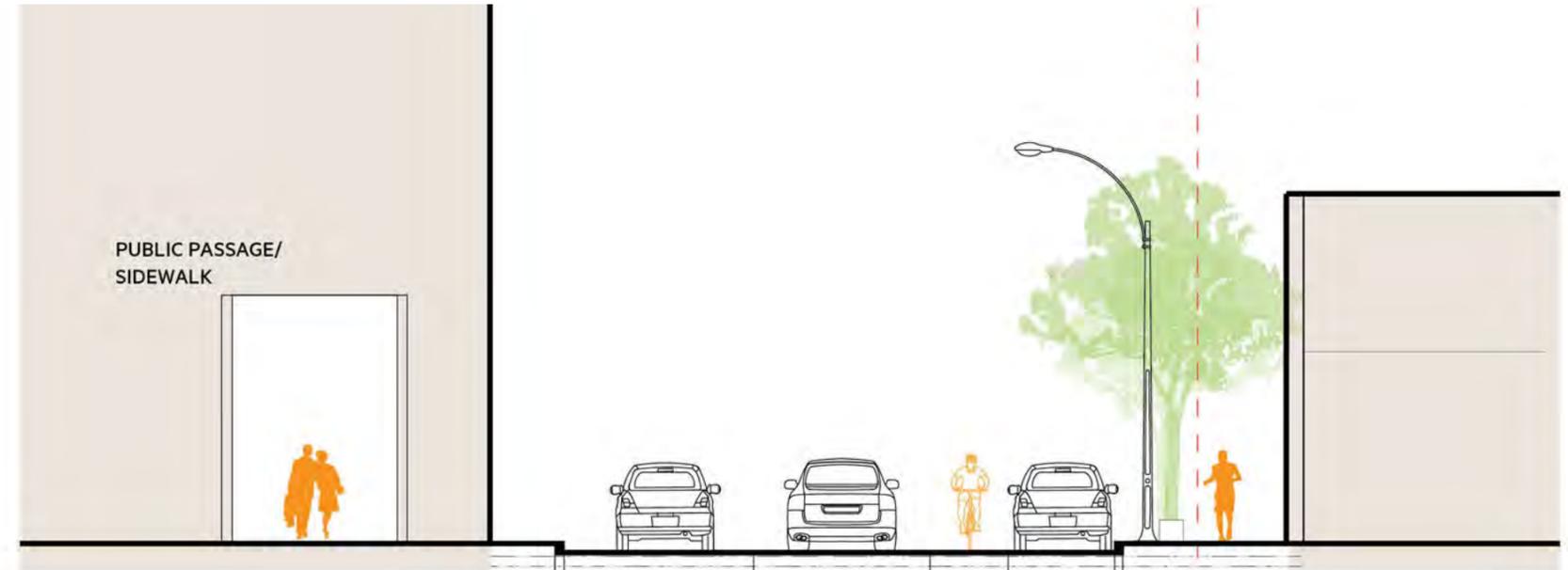
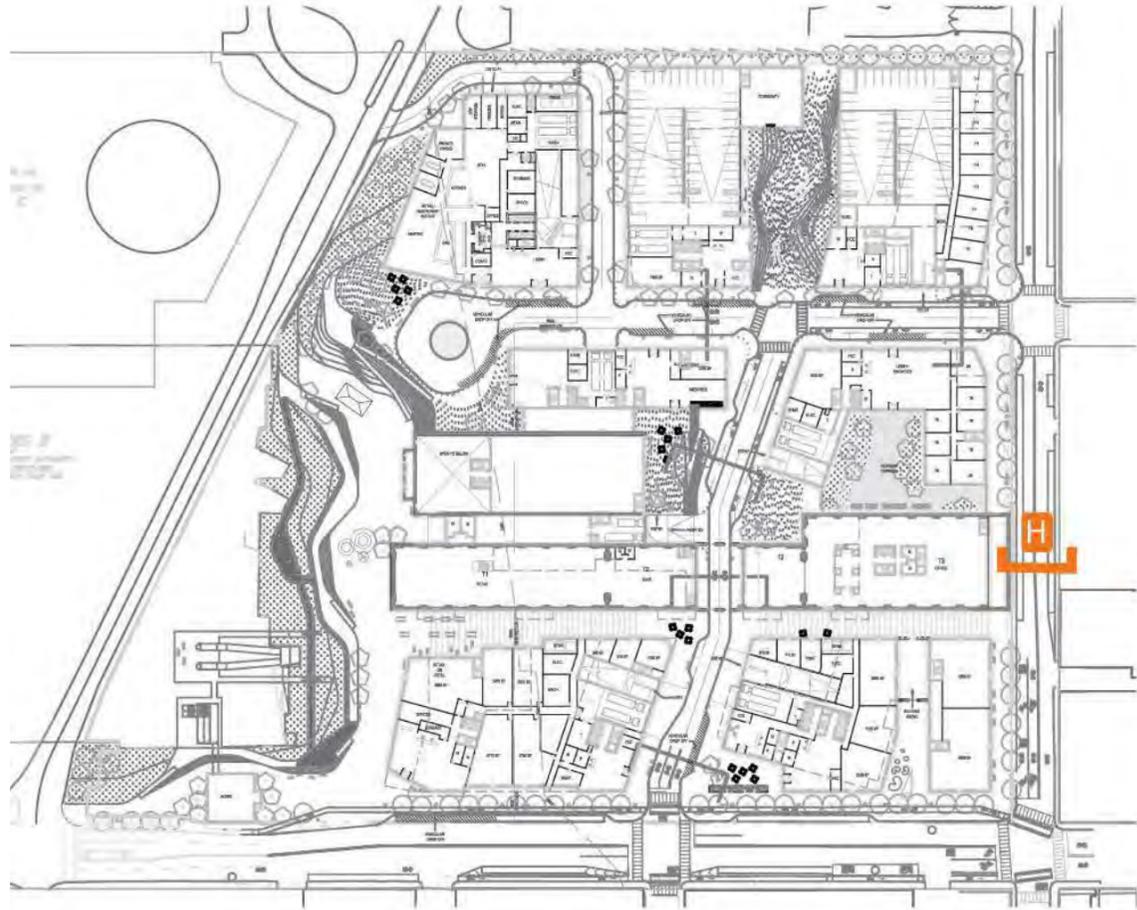
East 1st St



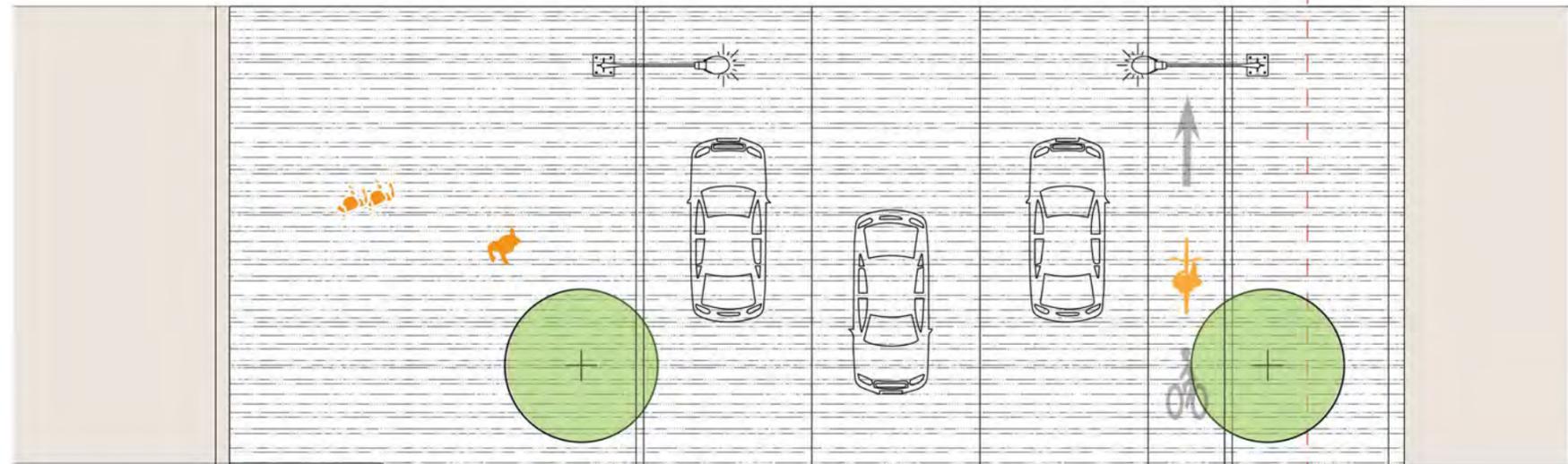
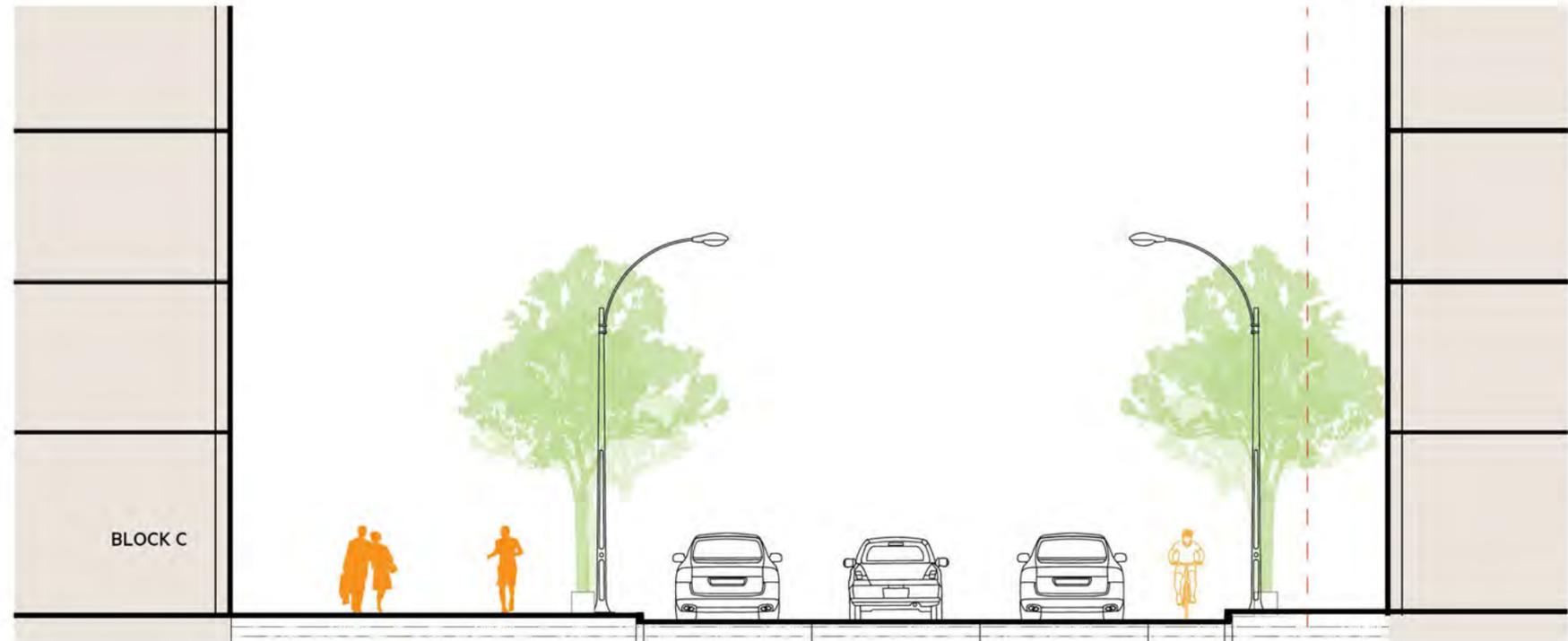
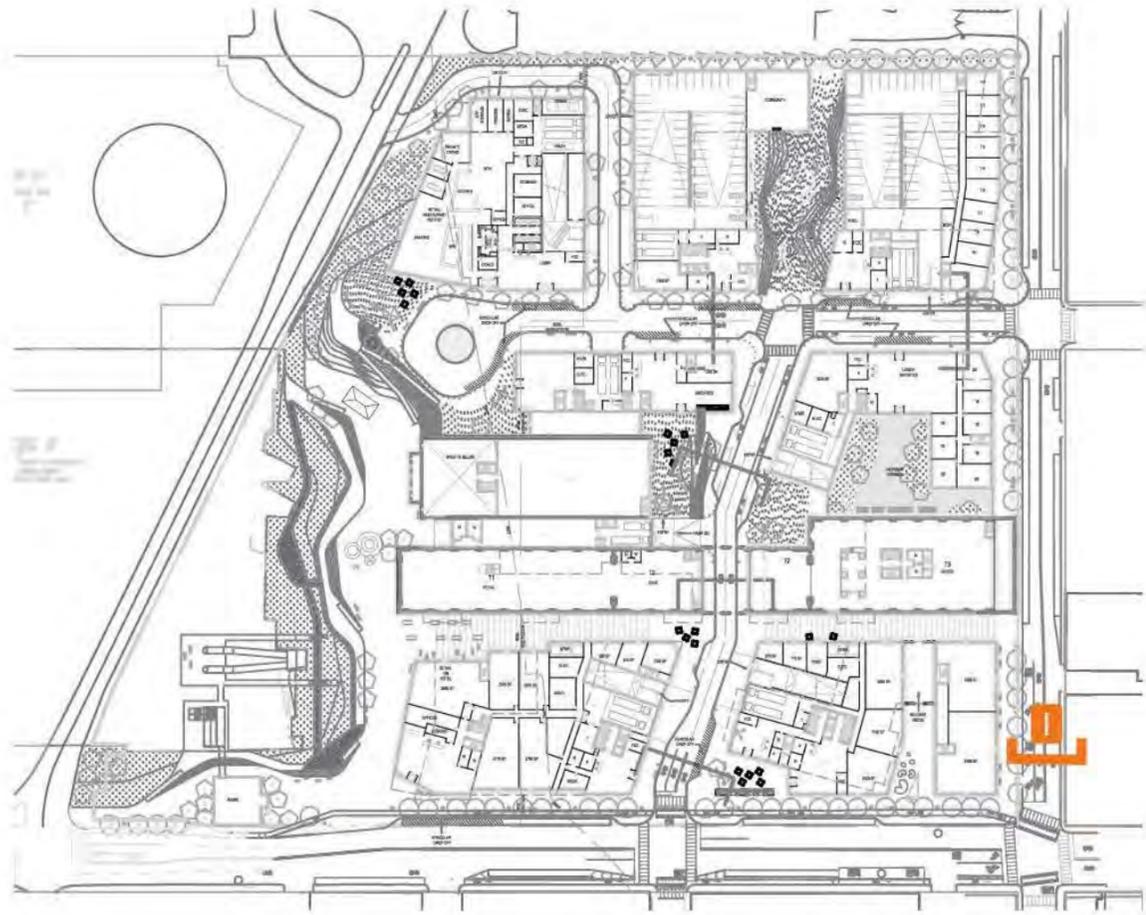
East 1st St



East 1st St

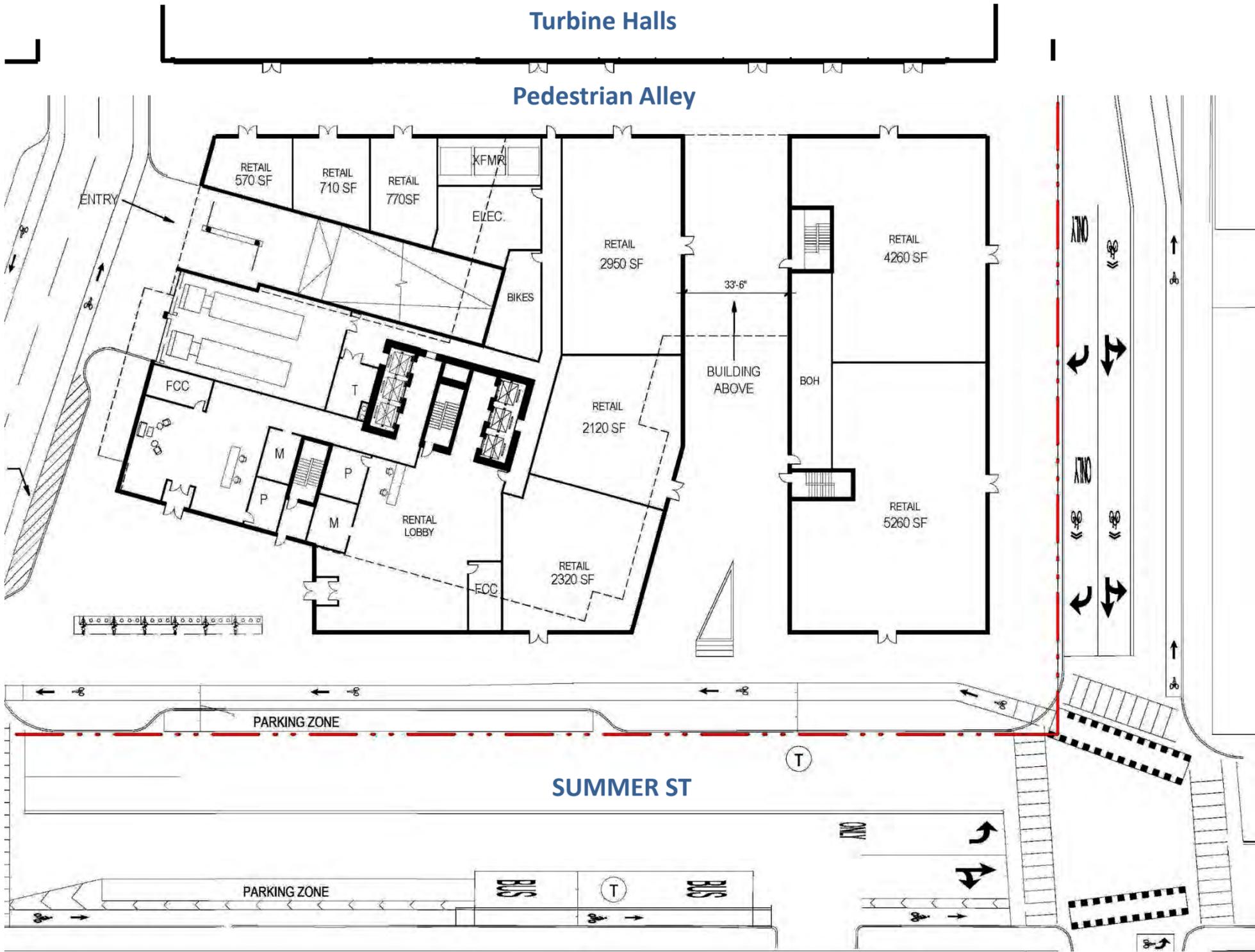


East 1st St

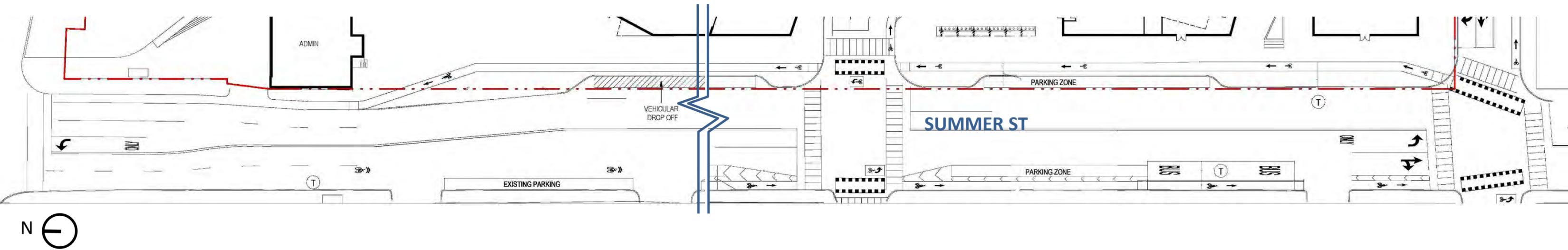


24'	11'	11'	11'	5'	10'
SIDEWALK	TRAVEL RIGHT TURNING	TRAVEL THRU & LEFT	TRAVEL EAST-BOUND	BIKE	SIDEWALK
	38' CURB TO CURB				
	50' PUBLIC R.O.W.				
					EXISTING CURB LINE

Summer/ East 1st St

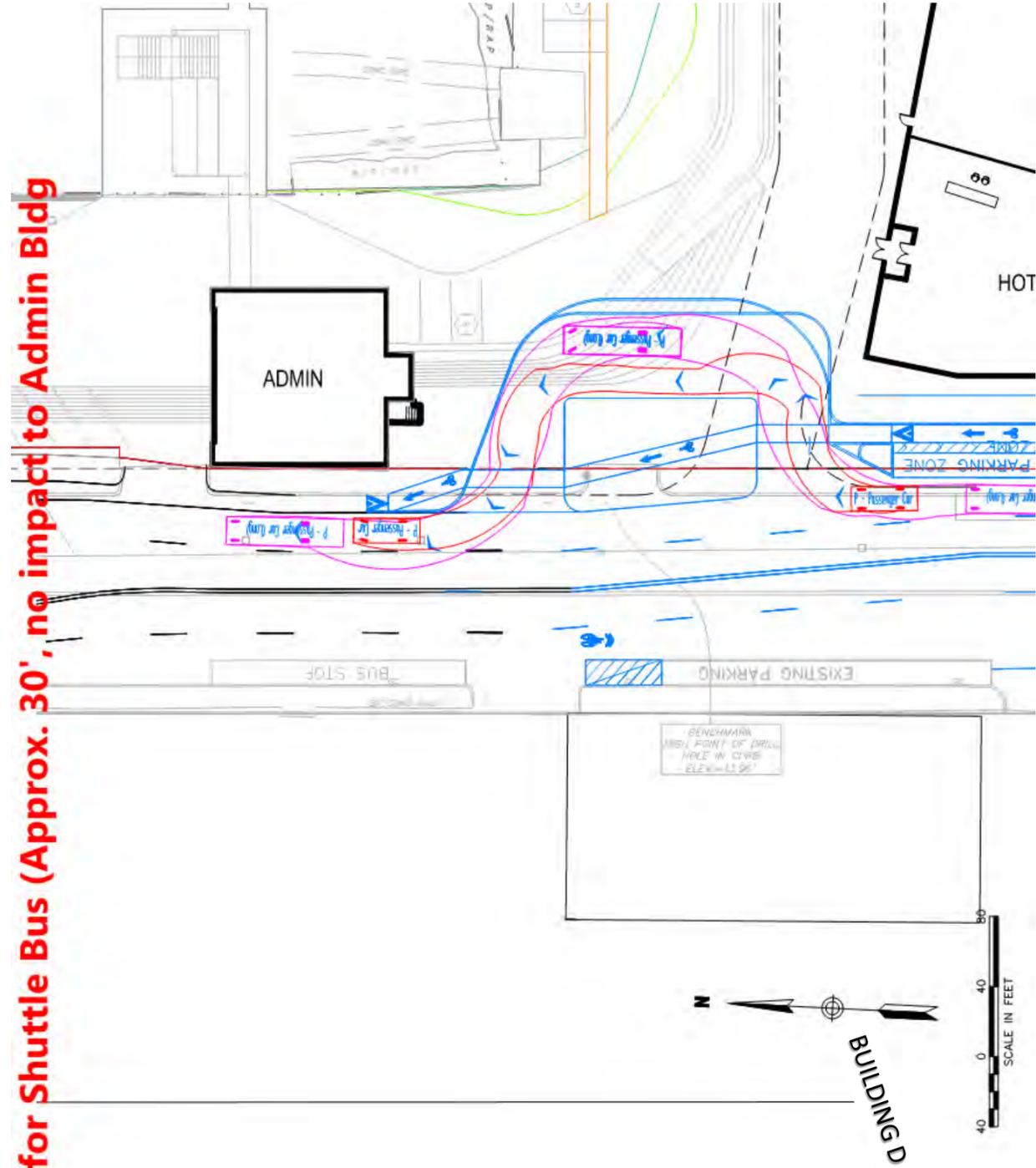


Summer St



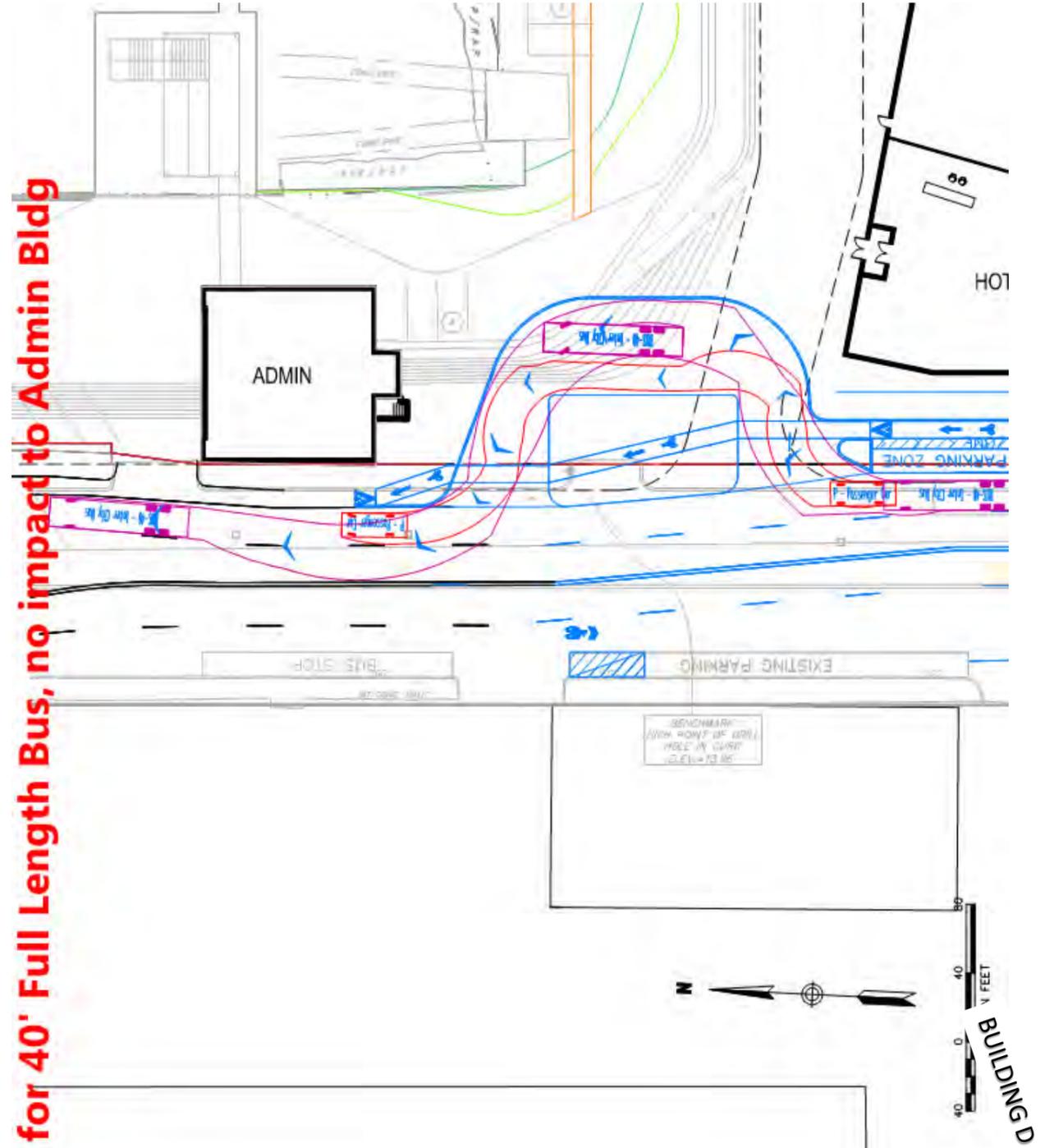
Previously Analyzed Summer Street Drop-Off Concept North of Building D

Sized for Shuttle Bus (Approx. 30'), no impact to Admin Bldg

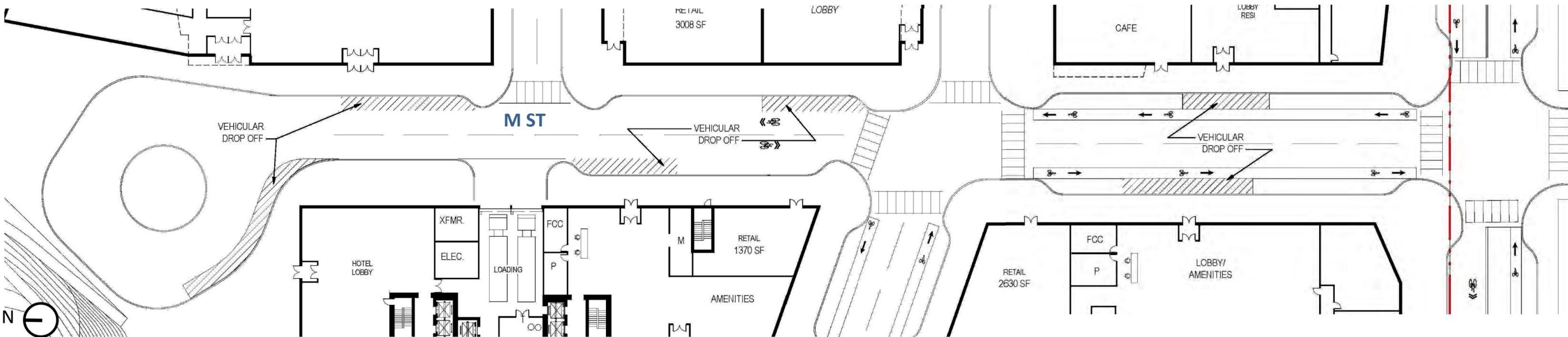
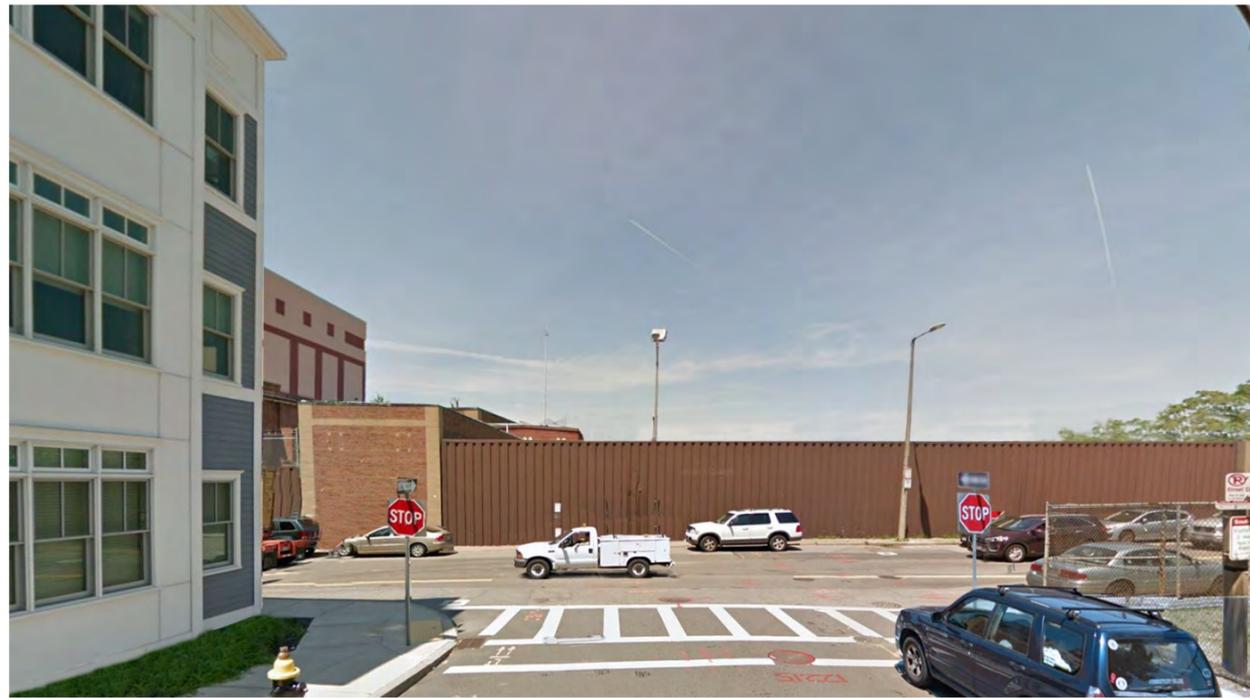


STOSS

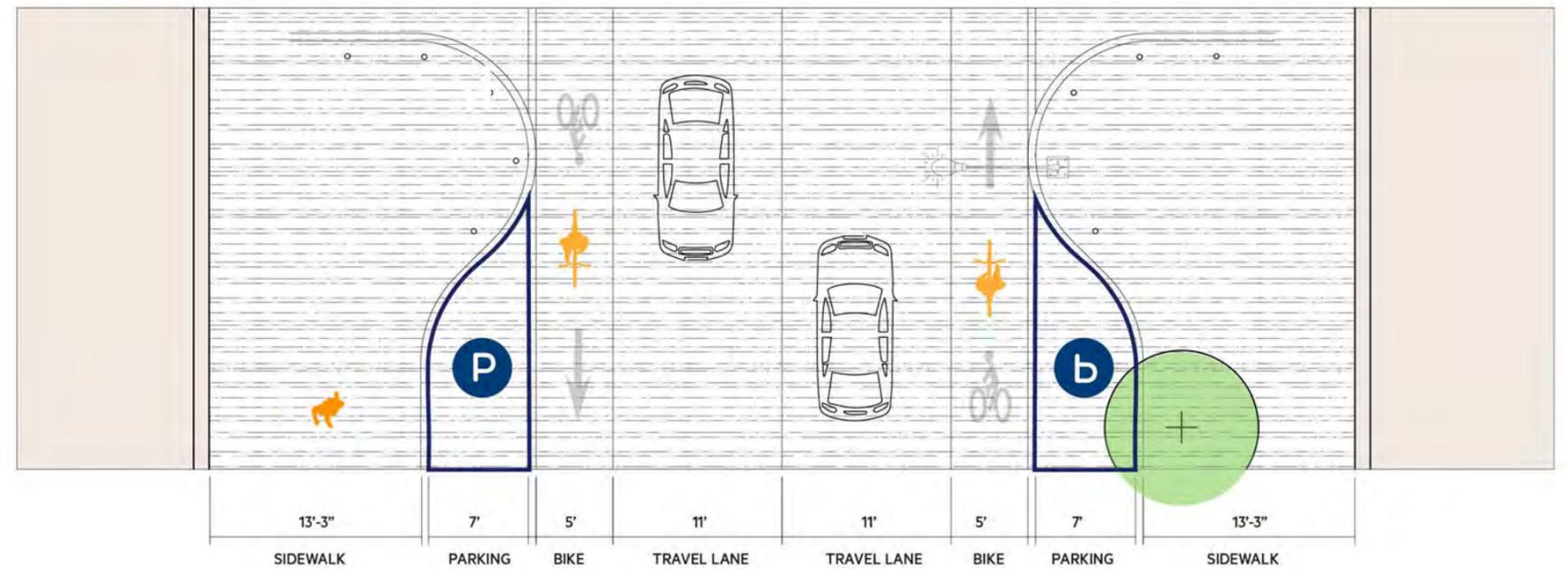
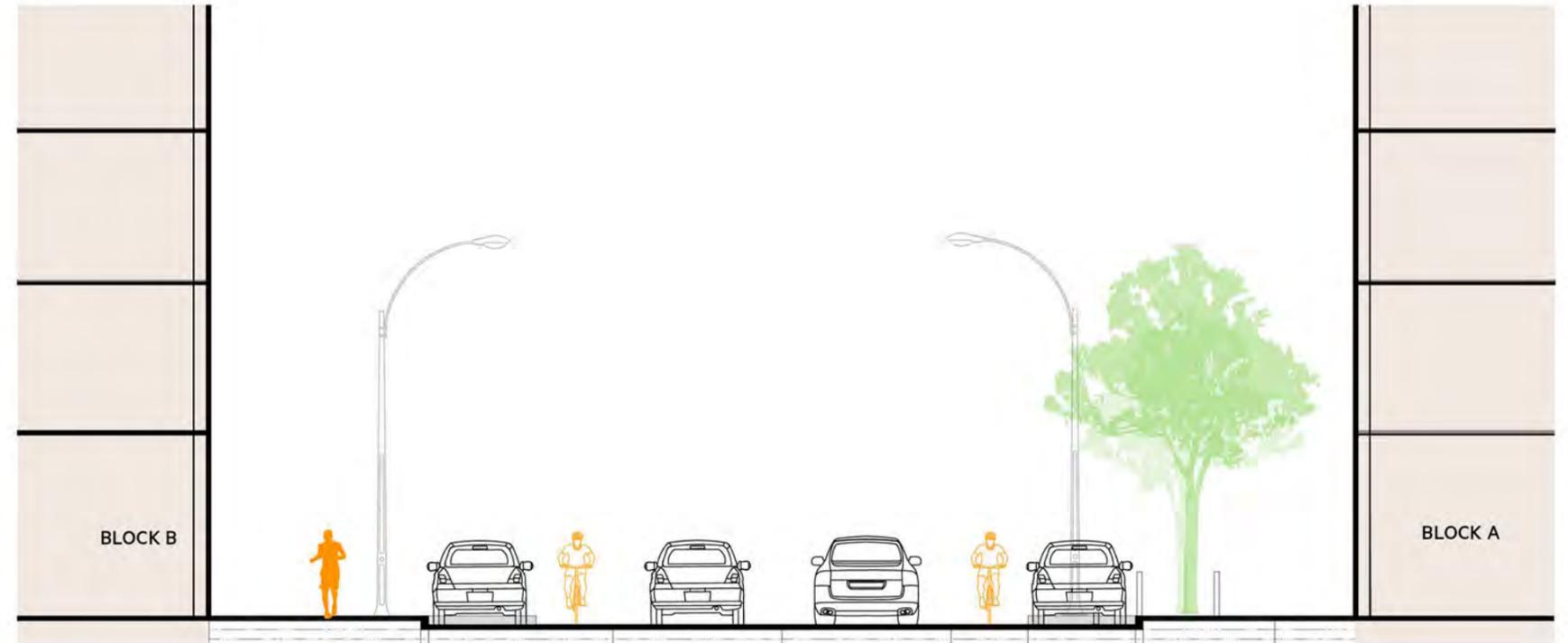
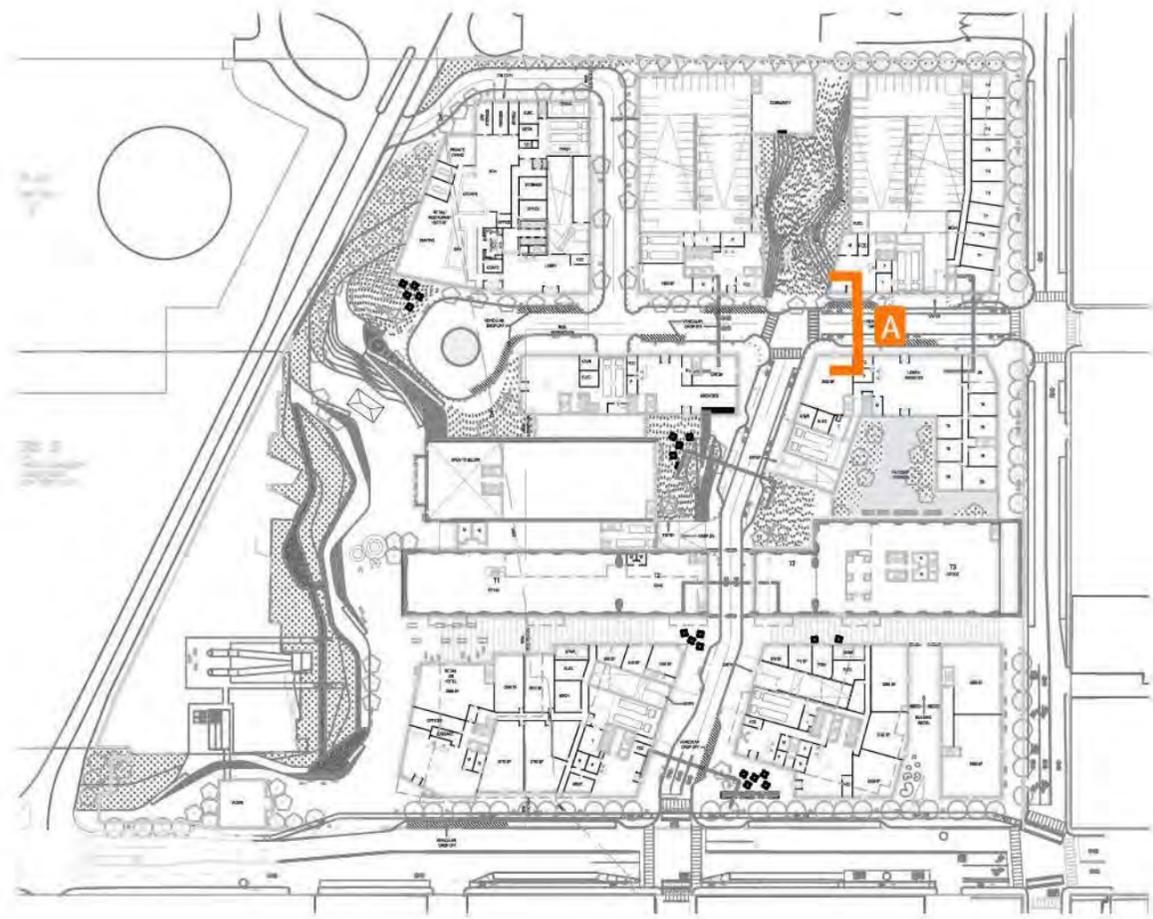
Sized for 40' Full Length Bus, no impact to Admin Bldg



M St

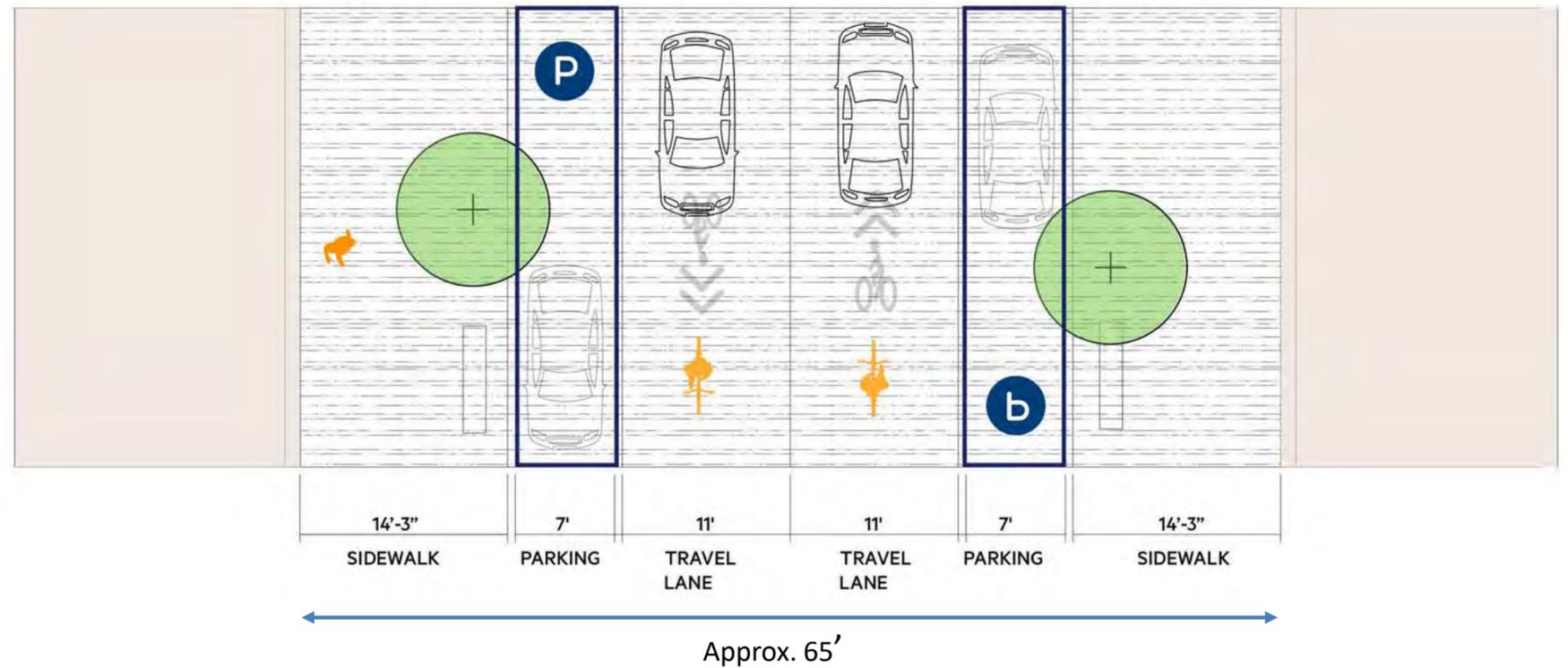
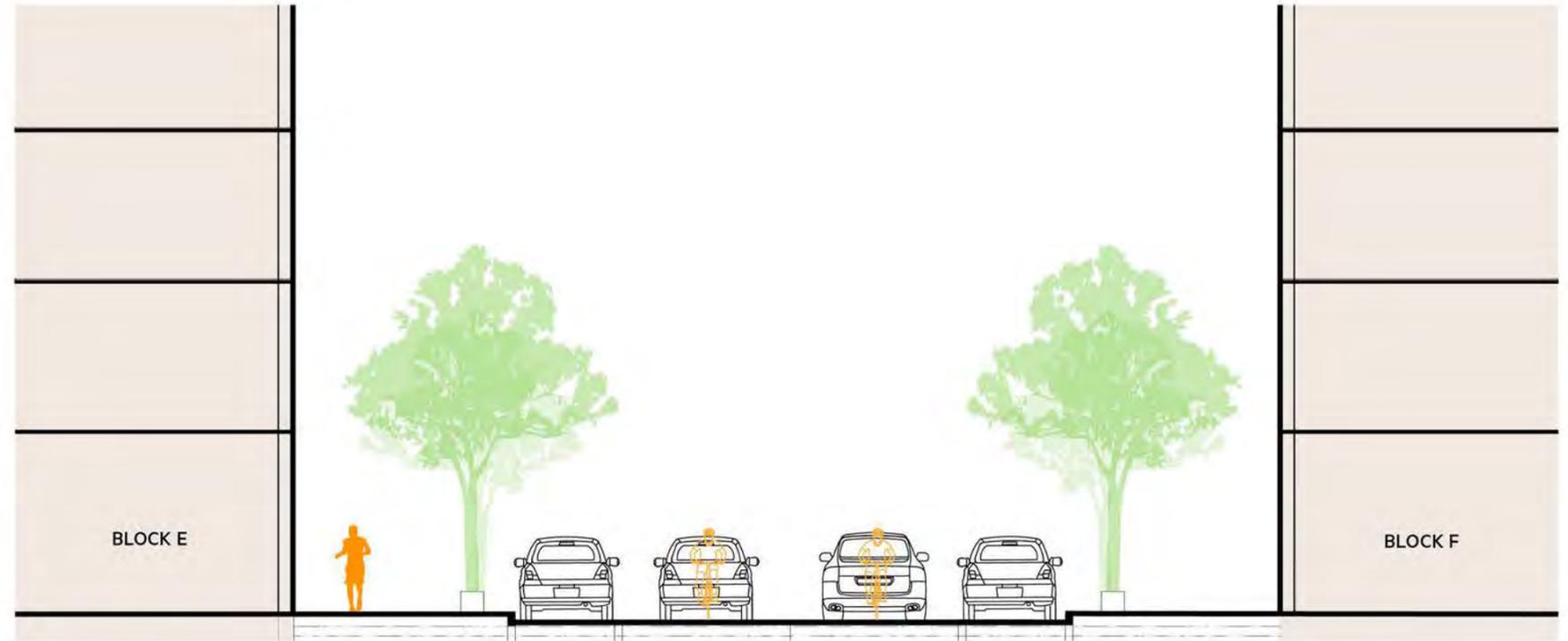
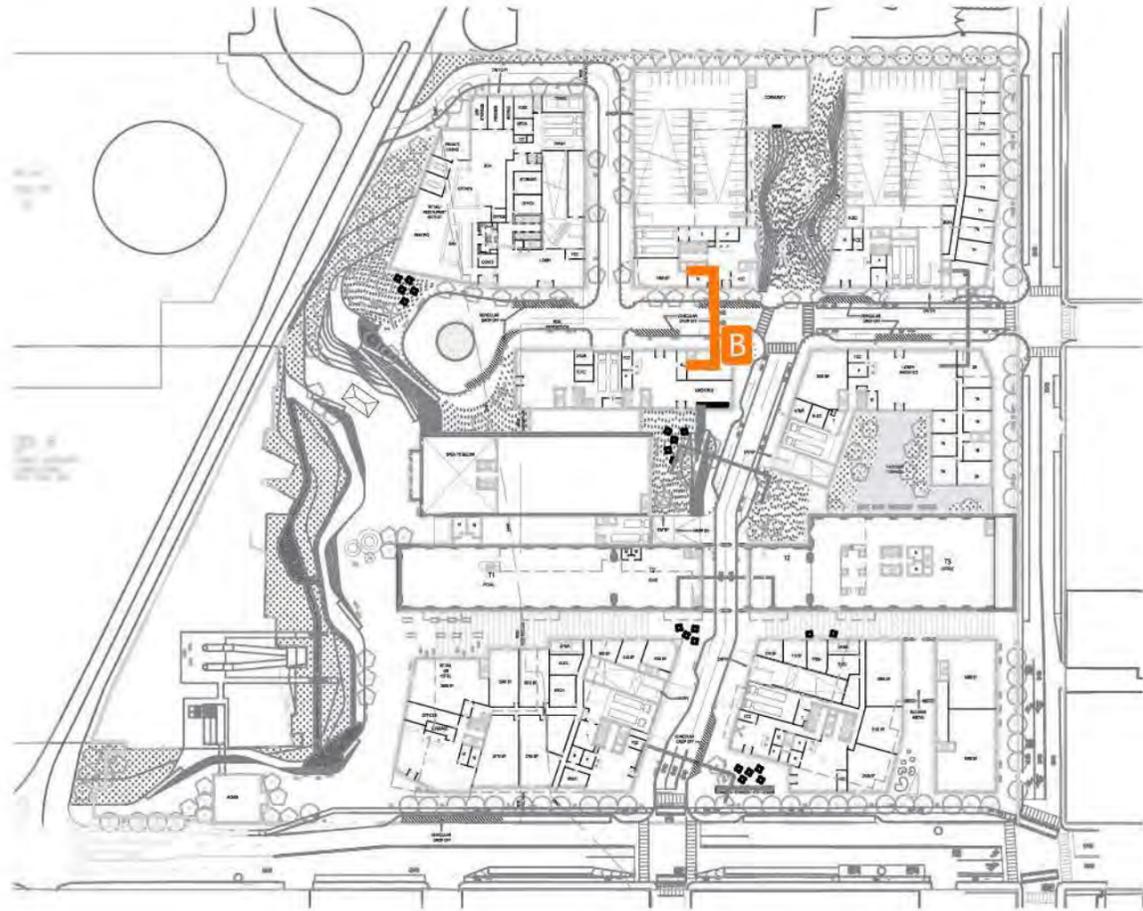


M St

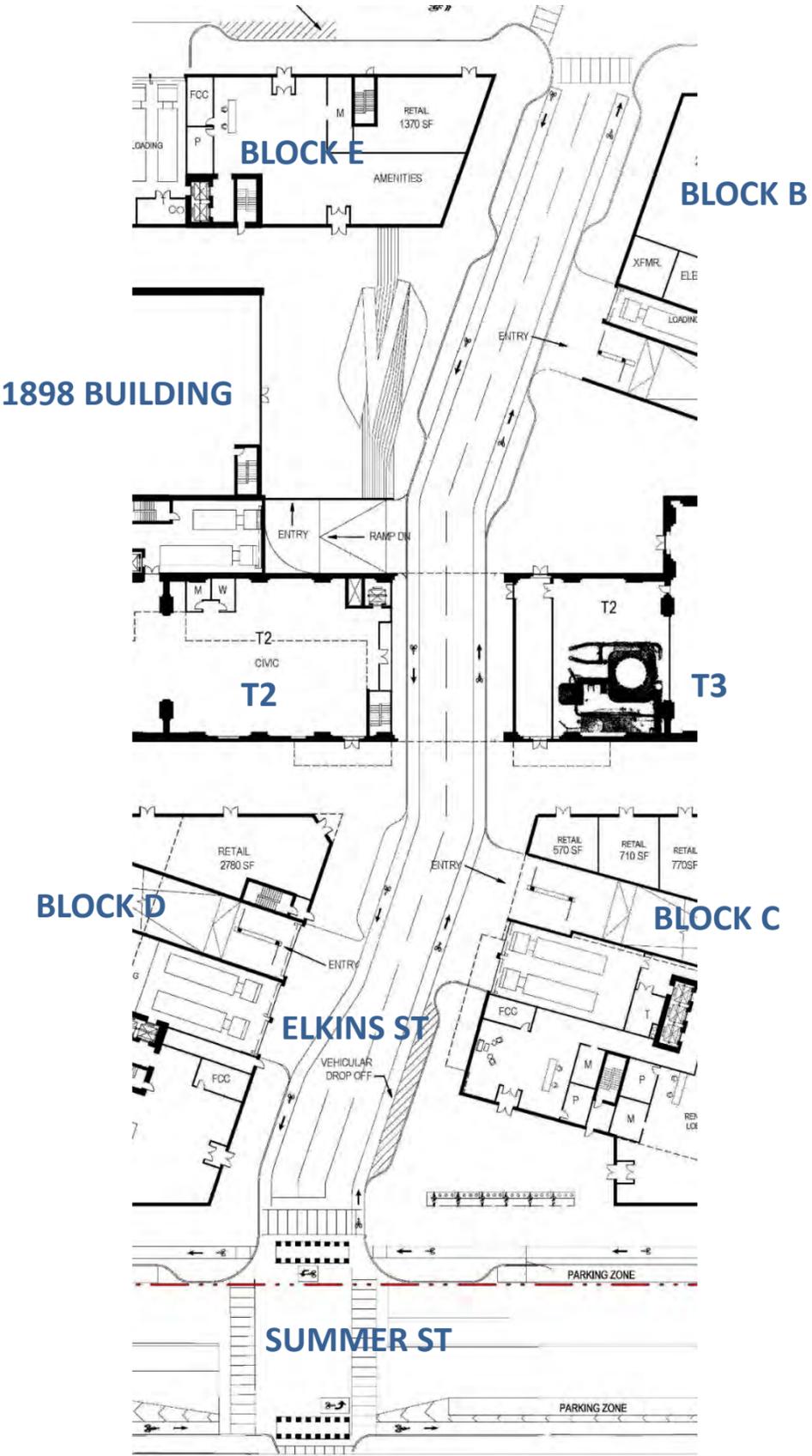
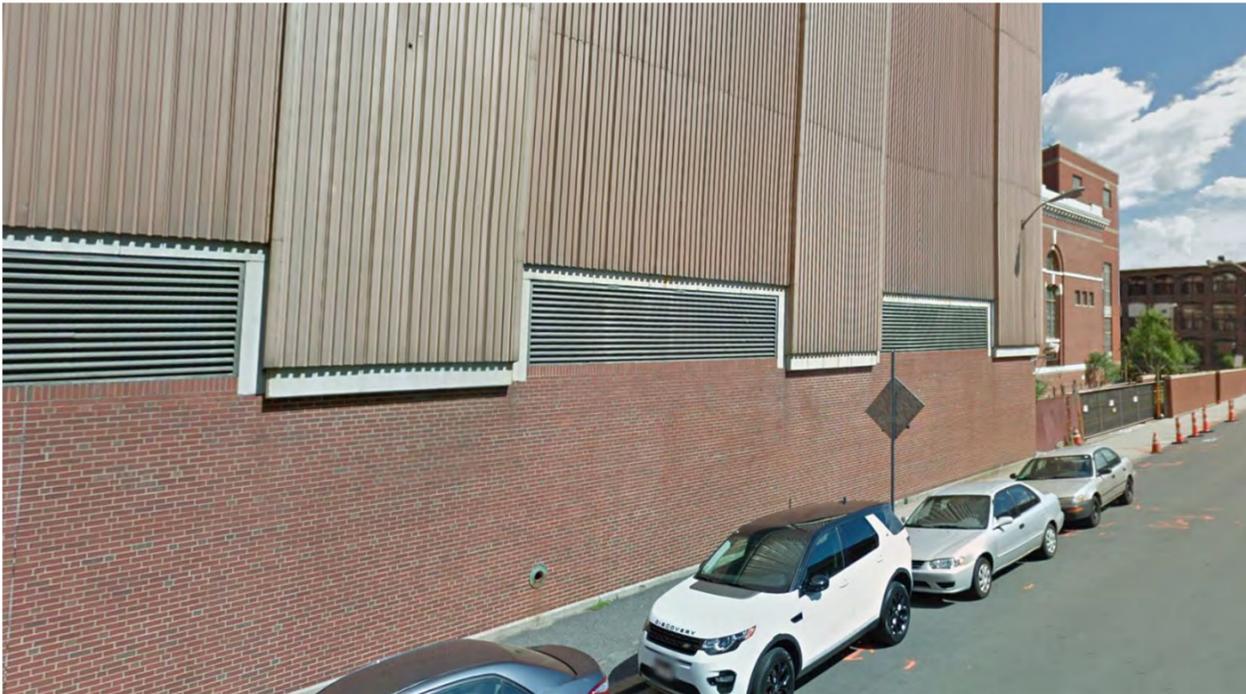


Approx. 72'

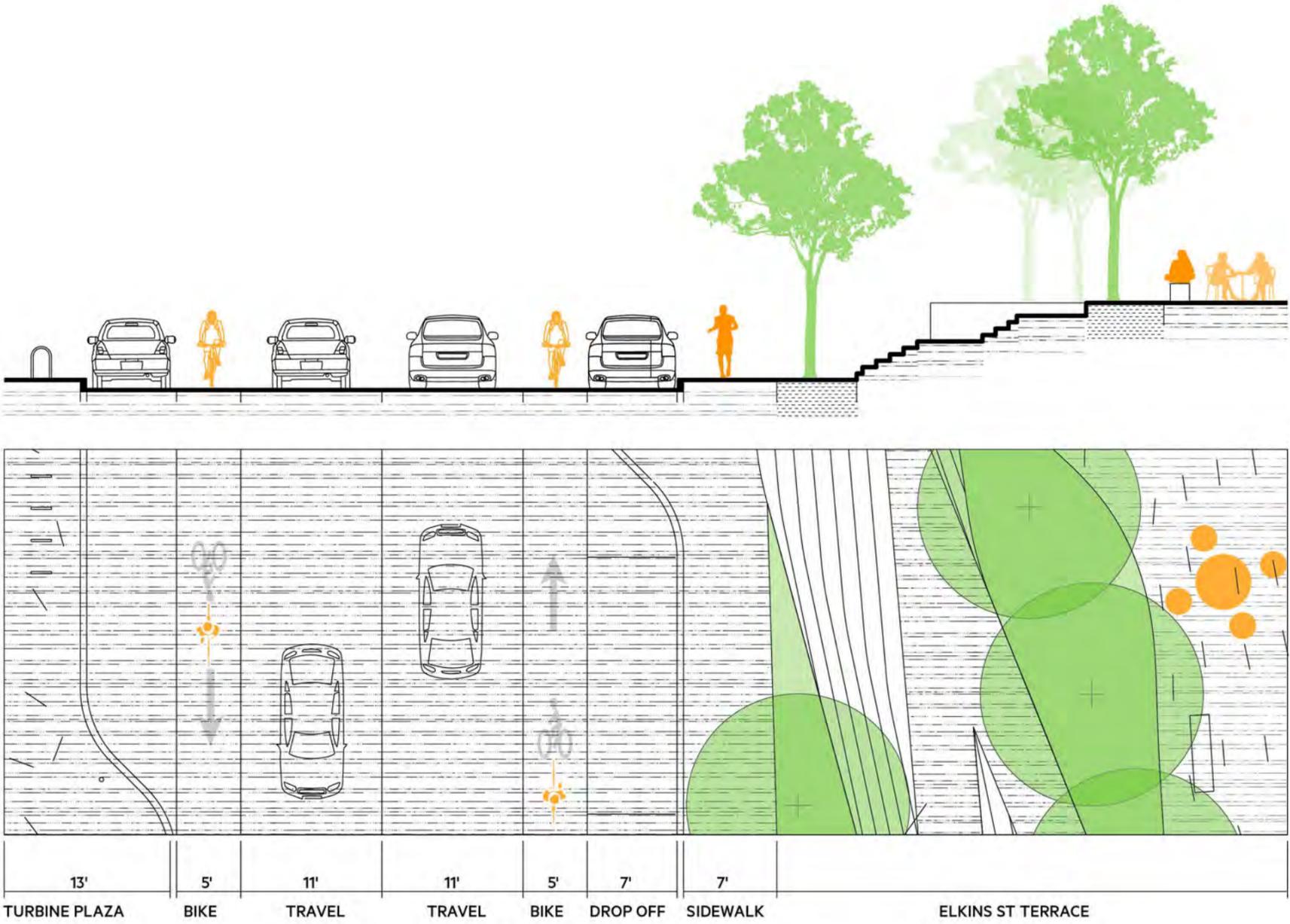
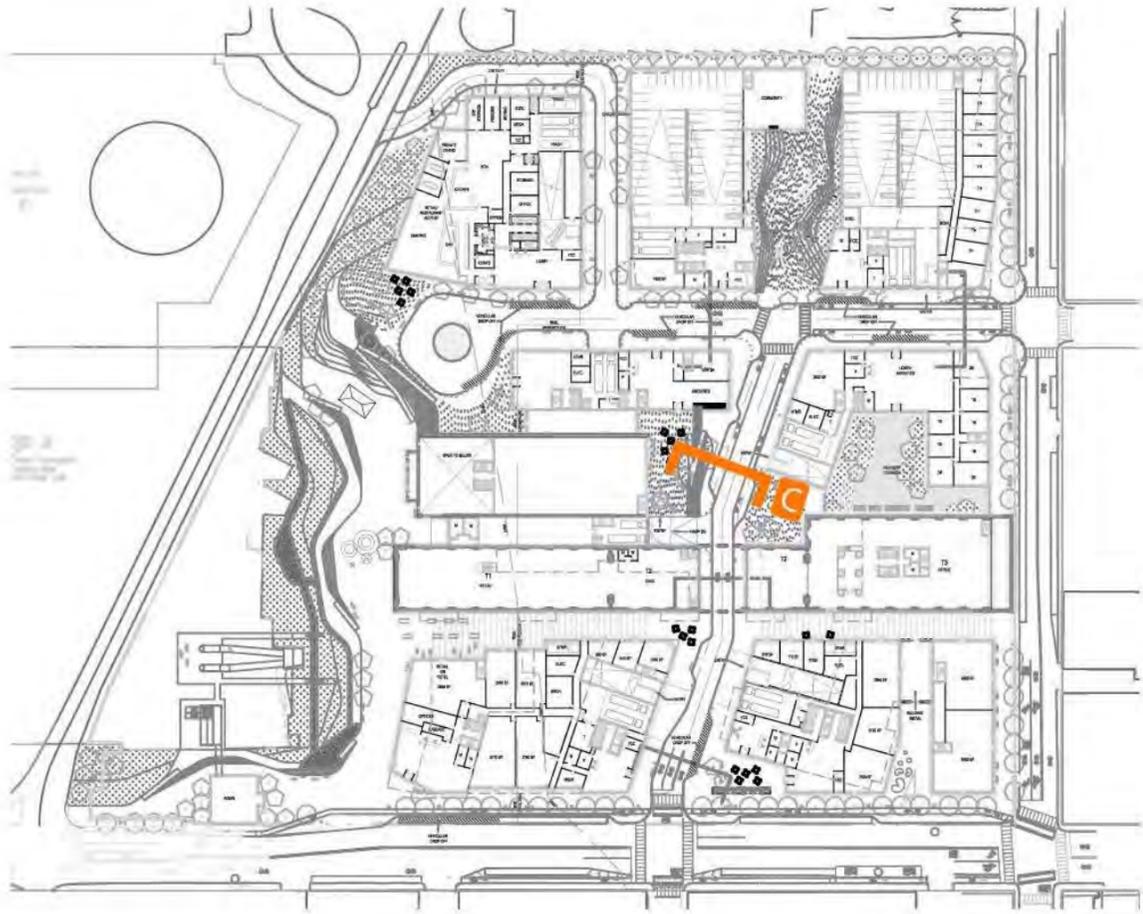
M St



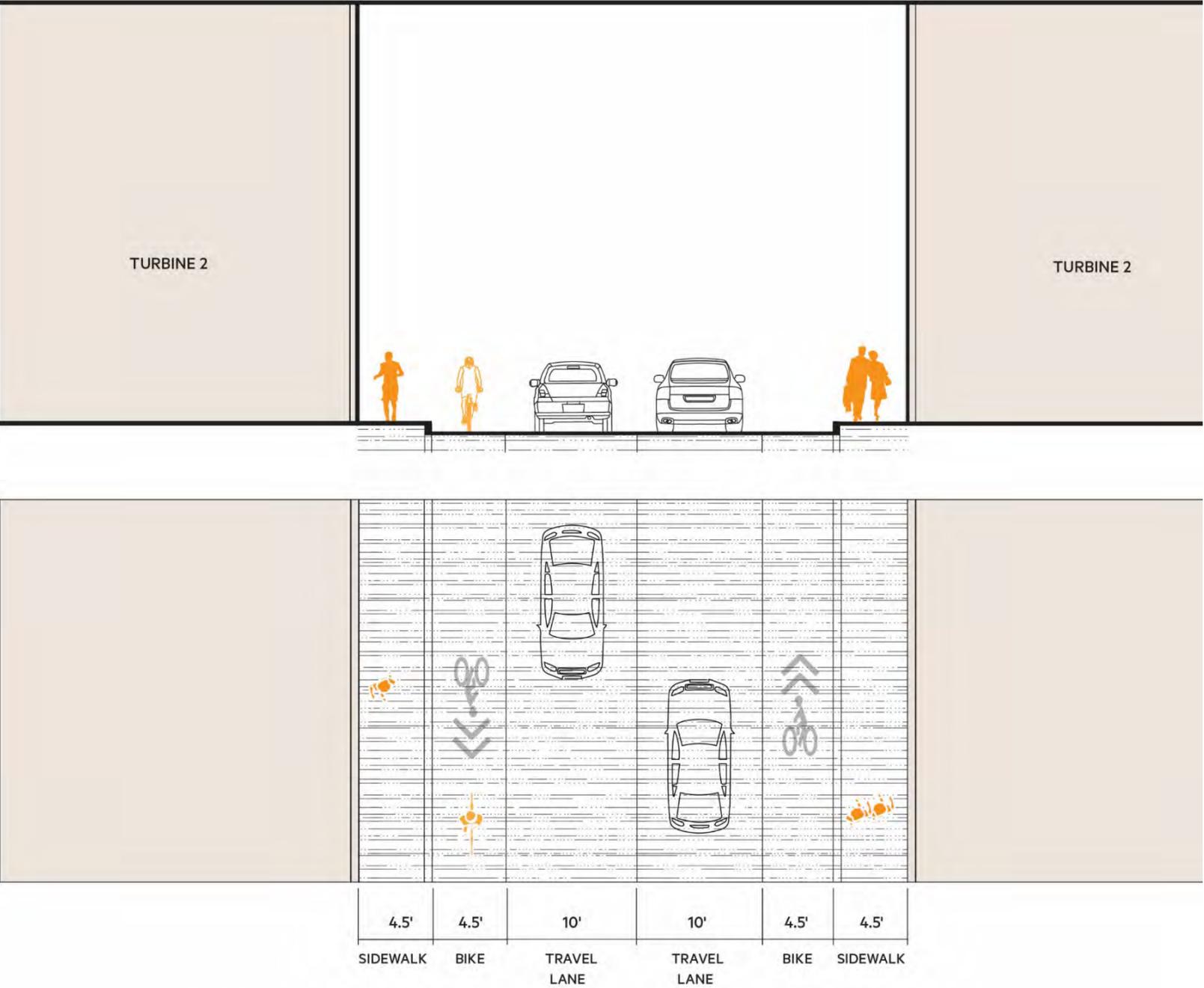
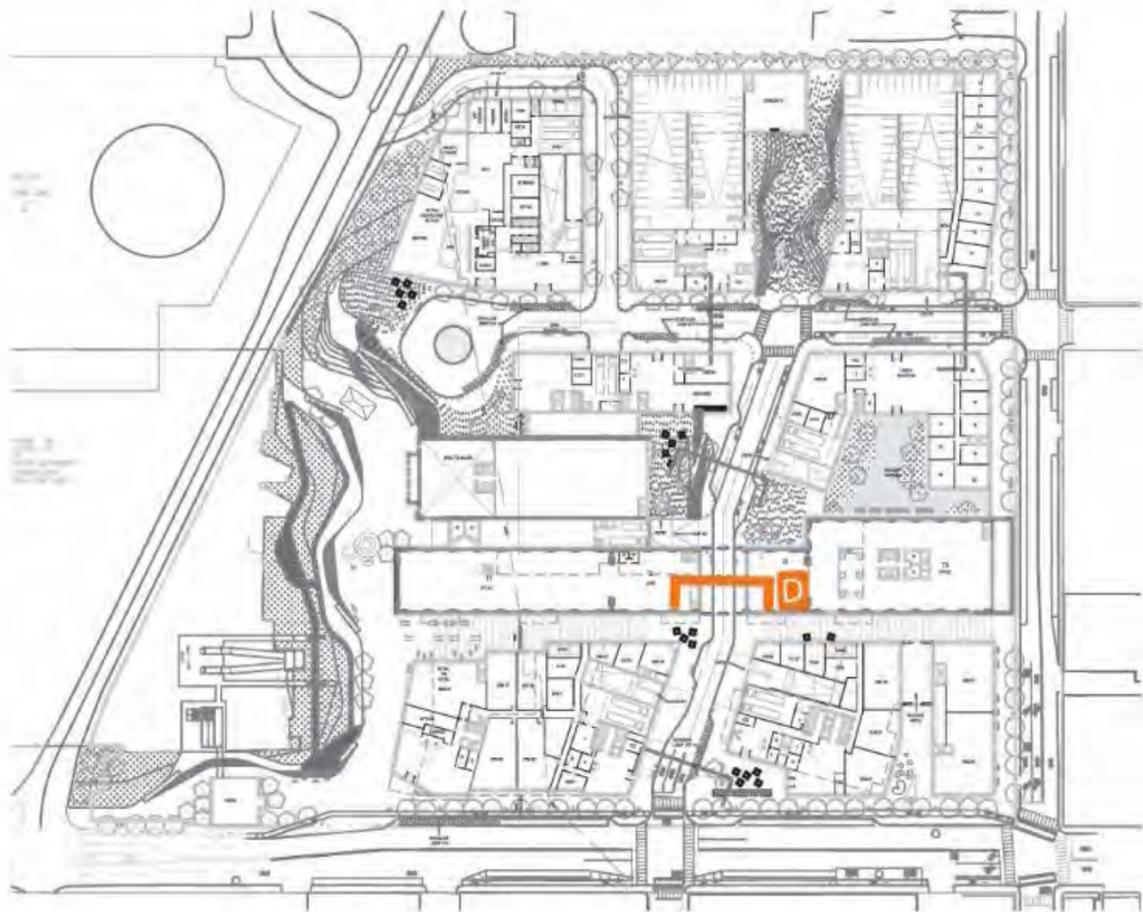
Elkins St



Elkins St

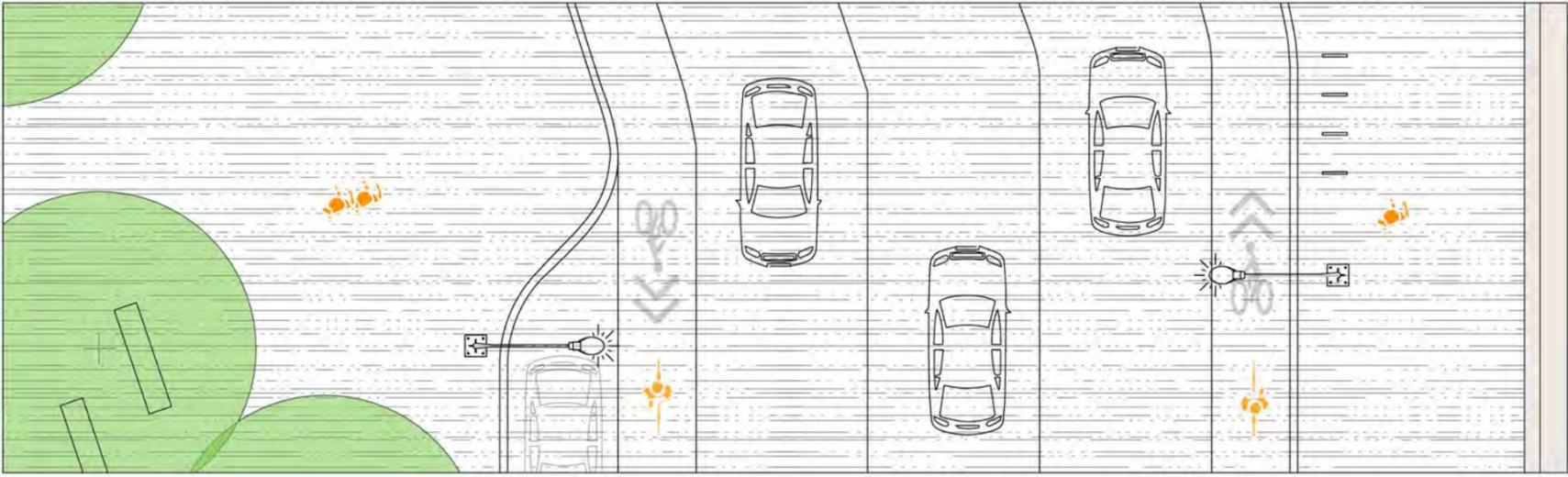
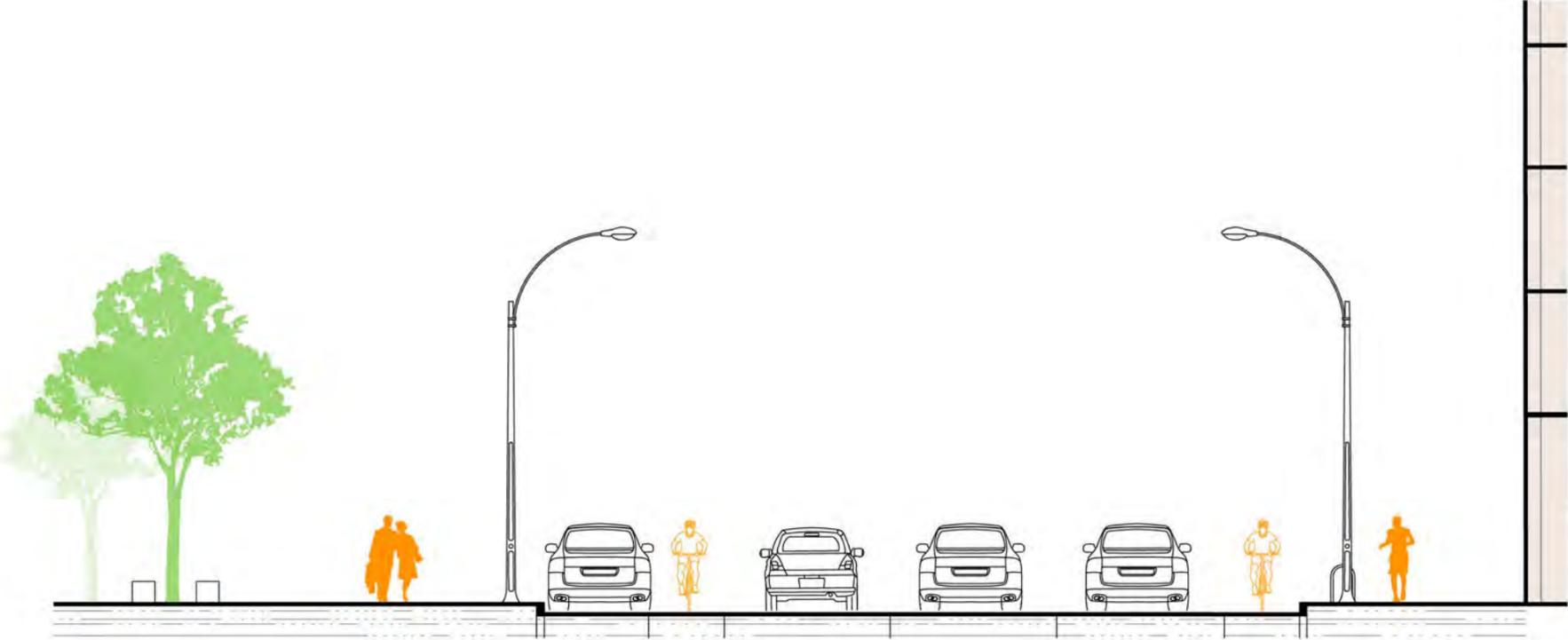
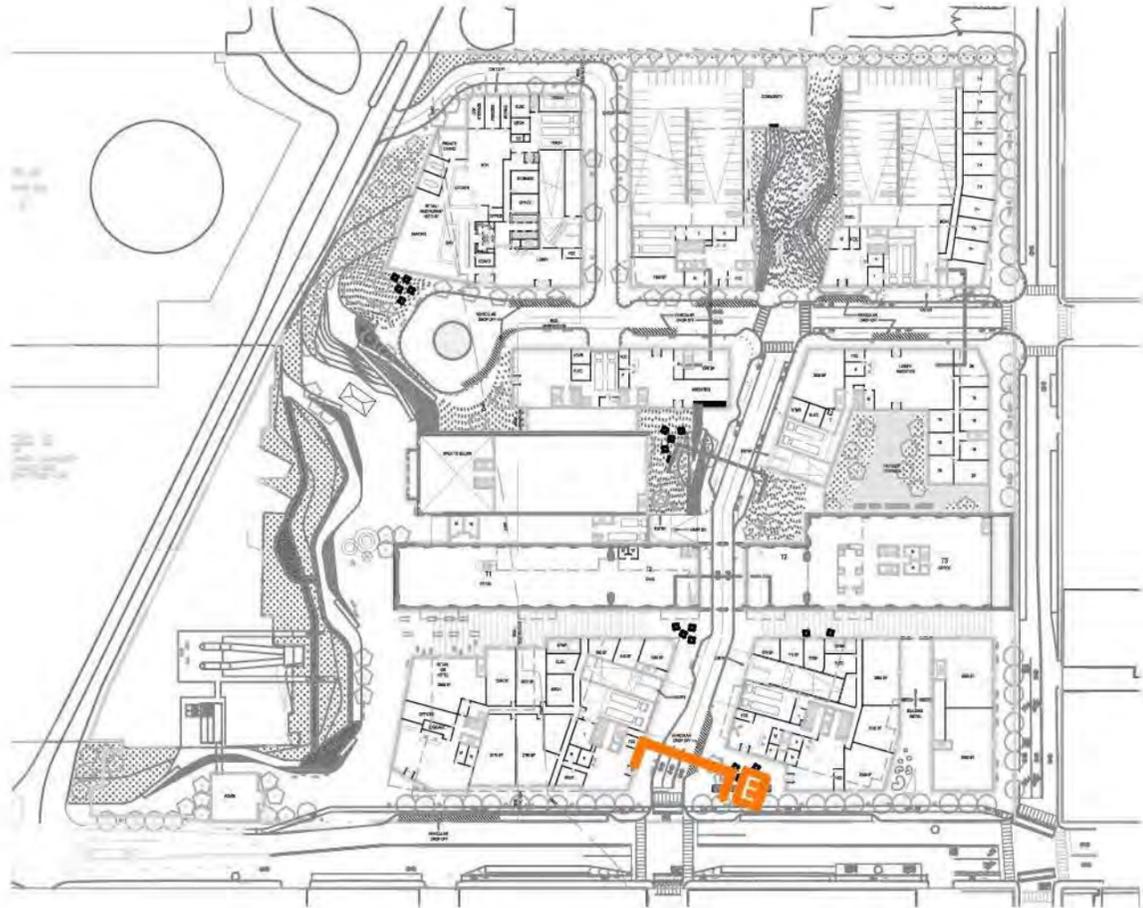


Elkins St



SECTION: TURBINE HALL AT ELKINS STREET

Elkins St



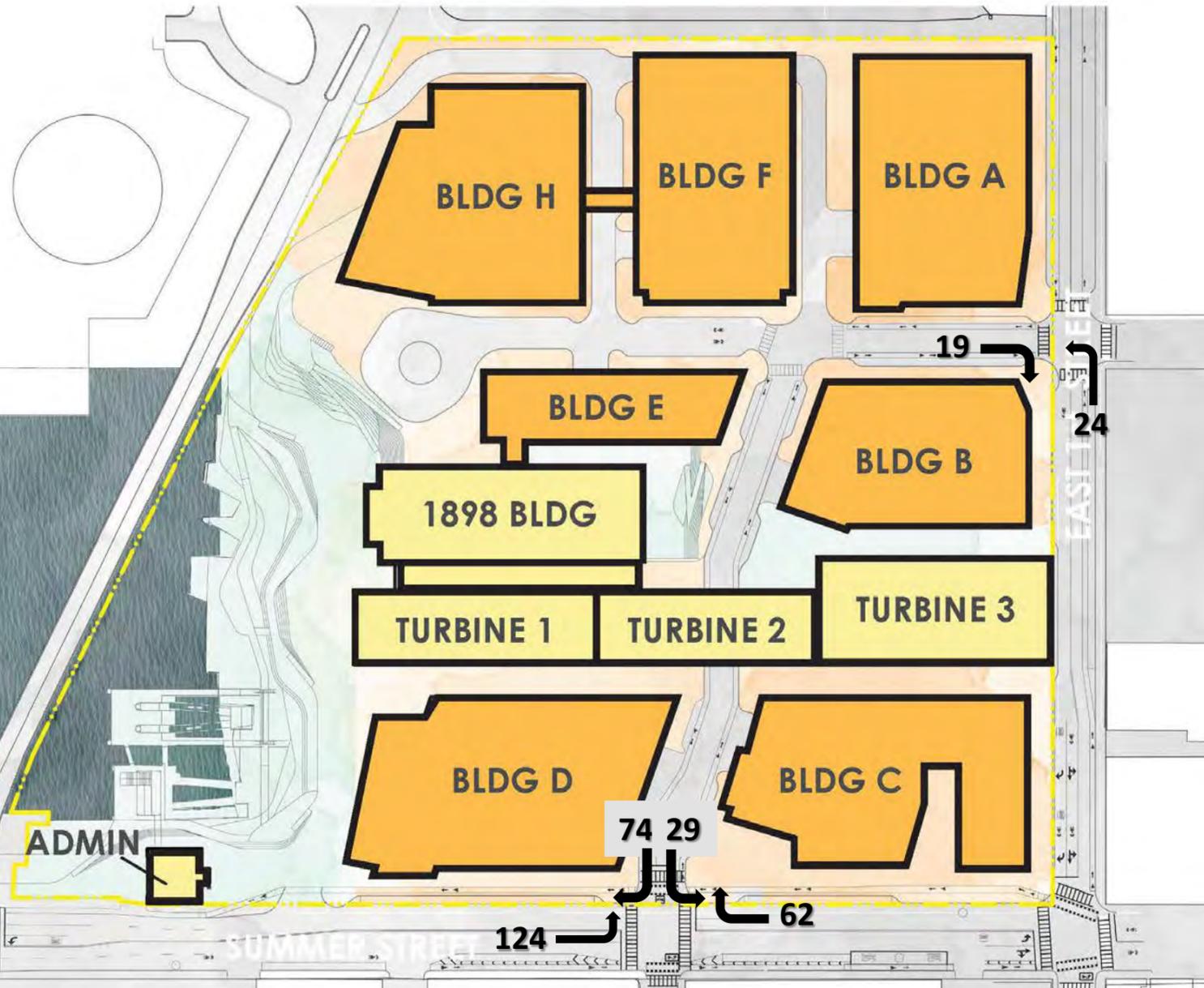
31.75'	8'	5'	11'	11'	11'	5'	14'-6"
SUMMER STREET PLAZA	DROP OFF	BIKE	TRAVEL	TRAVEL	TRAVEL	BIKE	SIDEWALK



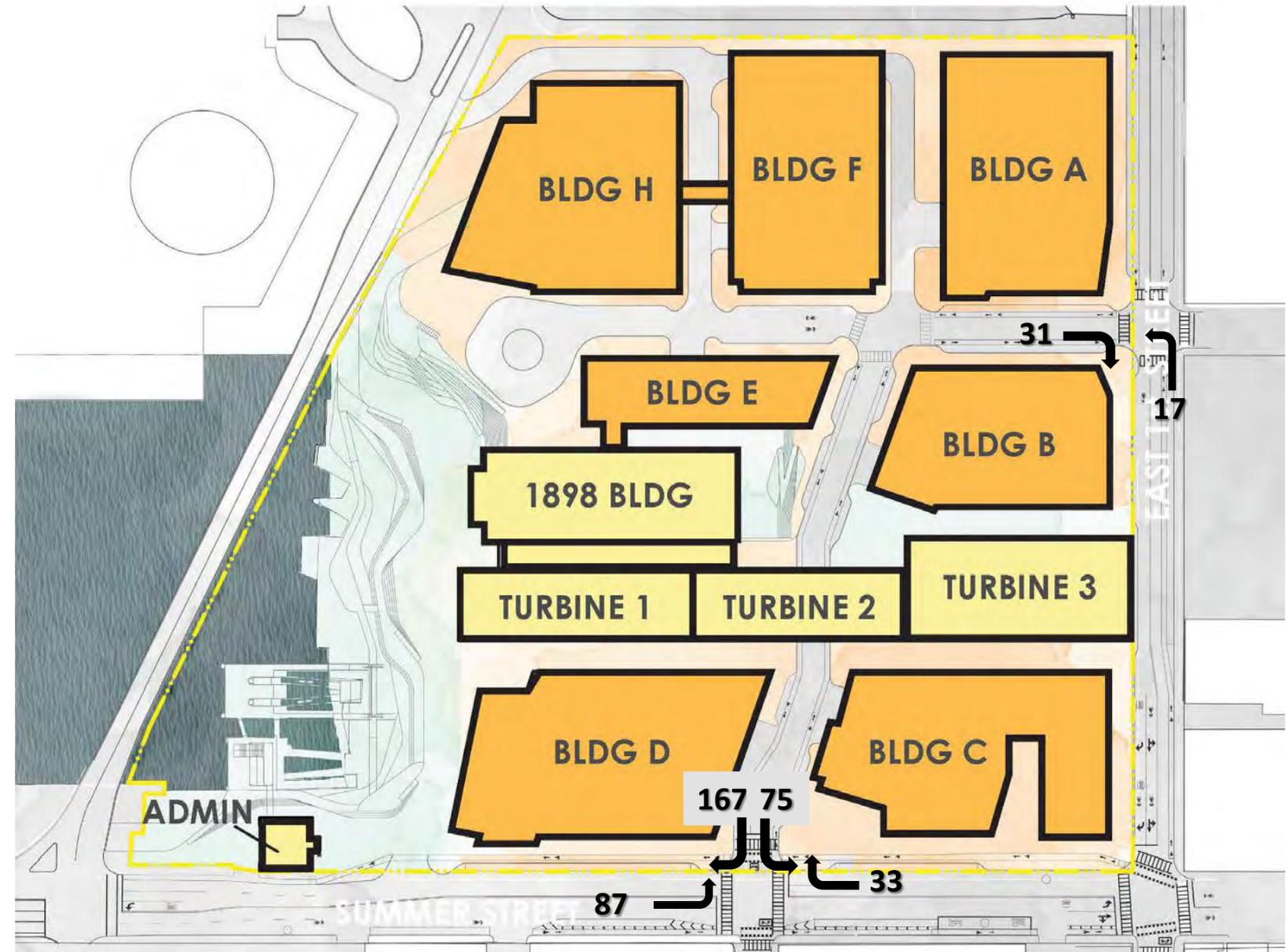


FULL BUILD VEHICLE TRIP GENERATION

AM Peak Hour (8-9AM)



PM Peak Hour (5-6PM)



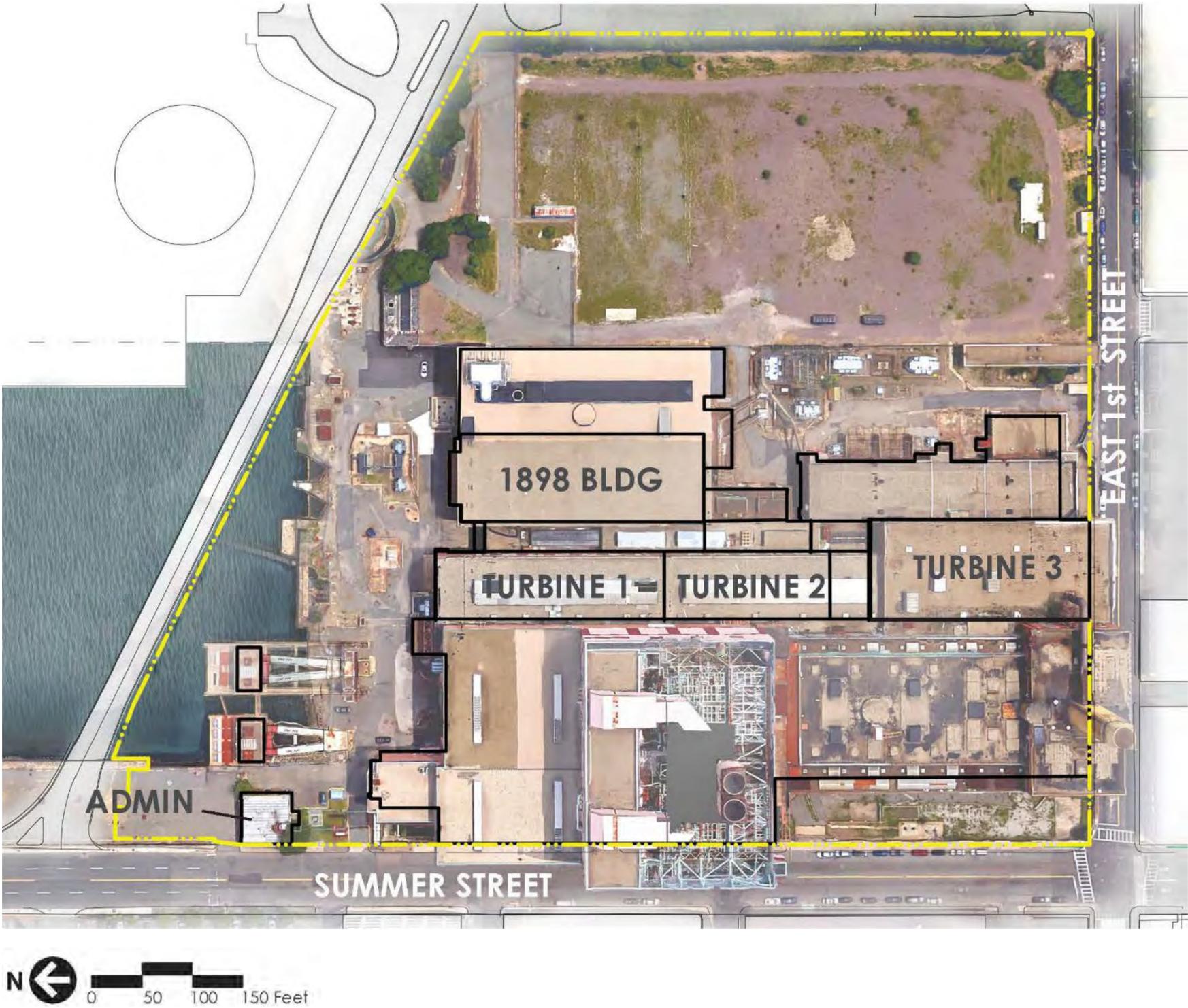
PROPOSED MITIGATION & INFRASTRUCTURE IMPROVEMENTS

Proposed Intersection Improvements:

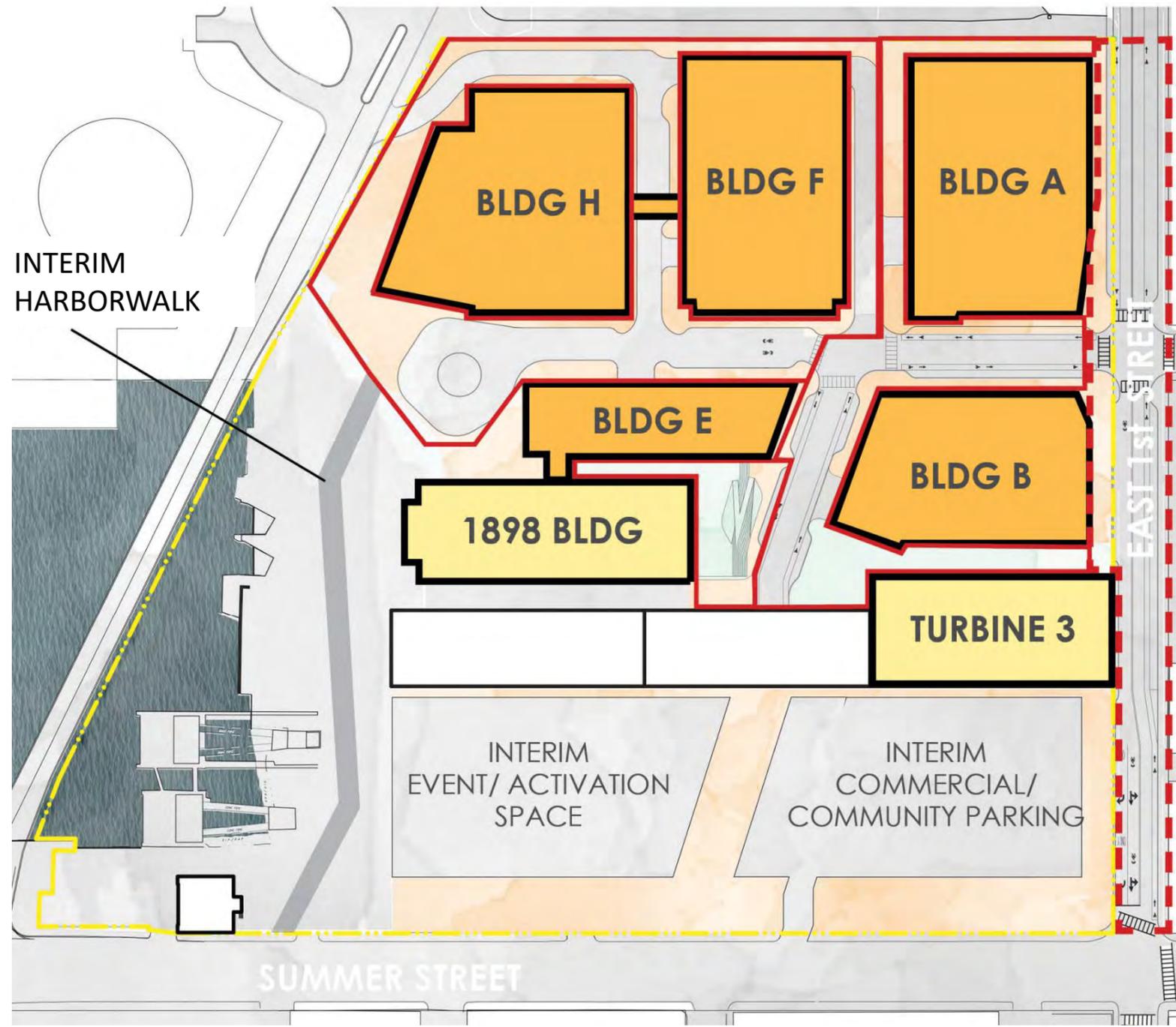
1. Summer/Elkins Street/Site Driveway
 - Installation of traffic signal at a currently unsignalized intersection
 - Concurrent and exclusive pedestrian phases added
2. Summer Street/L Street/East 1st Street
 - Traffic signal timing improvements
3. L Street/East Broadway
 - Traffic signal timing improvements
 - Additional pedestrian crossing time
4. East 1st Street/M Street
 - Crosswalk enhancements
 - Rectangular Rapid Flashing Beacon (RRFB) to improve pedestrian visibility and reduce vehicle speeds



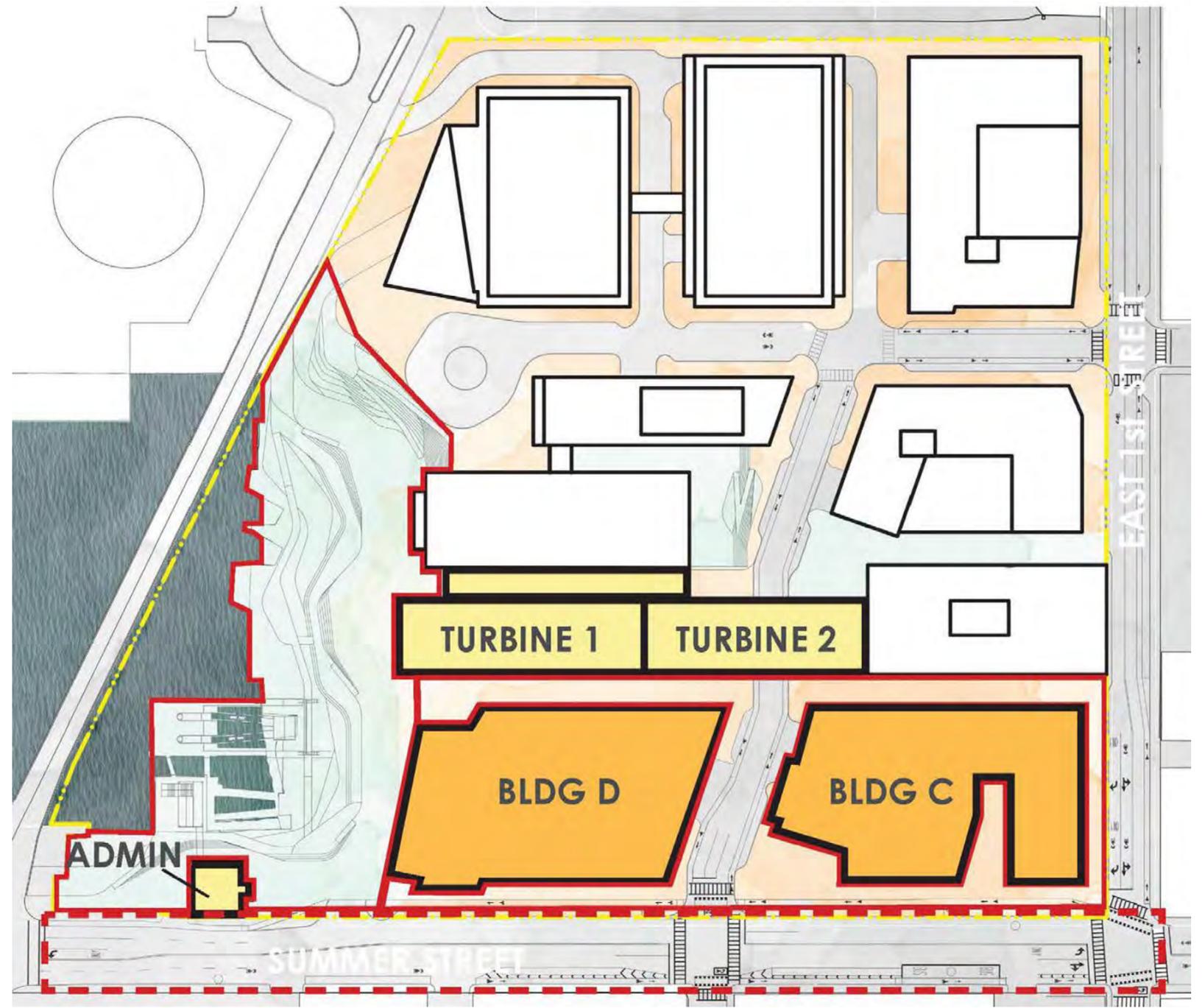
Project Phasing: EXISTING CONDITIONS



Year: 2020-2030
Project Phasing: PHASE 1



Year: 2030-Beyond
Project Phasing: PHASE 2



FULL BUILD SITE PLAN

At full build-out, buildings will cover less than 50% of the site. More Than 50% of the site will be publicly-accessible

