



RoseKennedyGreenway.org

Operations Facility

BOD Meeting

December 10, 2015



Operations facility has been long-contemplated, but not fulfilled

2008 enacting legislation:

Such lease shall also contain covenants providing: for the provision of 1 or more maintenance facilities for the Conservancy by the authority or the commonwealth

2009 Lease with Massachusetts Turnpike Authority:

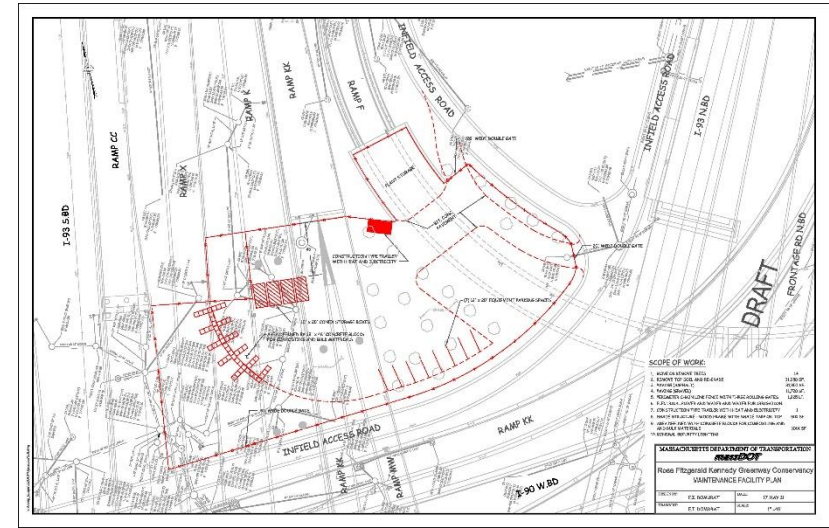
Lessor agrees to ... provide reasonably adequate interior and exterior space at the Lessor's property located at 185 Kneeland Street and at 128 North Street in the City for Lessee's use as operations and maintenance facilities for the Greenway until such time as the Lessor provides, or causes the Commonwealth to provide, one or more permanent maintenance facilities to the Lessee.

2015 Lease with MassDOT:

Lessor agrees to construct or provide a maintenance facility for the storage of equipment and materials to be used by the Conservancy for the maintenance of the Leased Premises (the "Maintenance Facility"). The Maintenance Facility shall provide approximately 7,000 SF of usable indoor space and 22,000 SF of usable outdoor space.

History of Greenway facility efforts

- 2010: \$100K MassDOT budget commitment for temporary facility
- 2011: temporary facility drawn
- January 2012: Board discussion
- 2012-2013: no action
- 2014: Prelim design for permanent facility; \$2M allocated in MassDOT FY14 capital budget
- 2015: No action & funding removed from MassDOT capital budget



Key program for Ops facility (As presented to Board in Jan 2012)

- | | |
|---|---|
| <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; margin-bottom: 5px;">Major HQ
with minor
satellite spaces</div> <div style="text-align: center;">+</div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; margin-bottom: 5px;">Office space with
M&H space</div> <div style="text-align: center;">+</div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; margin-bottom: 5px;">Indoor and
outdoor space</div> <div style="text-align: center;">+</div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; margin-bottom: 5px;">Significant
storage space</div> <div style="text-align: center;">+</div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center;">Proximity to
Greenway</div> | <ul style="list-style-type: none"> • Multiple significant spaces unrealistic and divisive • Satellite storage necessary along the corridor • Collocation increases collaboration, efficiency • "Field staff" still need office space • Operational need for both indoor (ventilated work spaces, showers) and outdoor (composting, staging) • Some outdoor elements are unsightly • To permit bulk ordering (e.g., mulch) and organized inventory (e.g., light bulbs) • Both indoor and outdoor space • To minimize wasted travel time • "Visitor center" function must be on Greenway – but could be separate facility |
|---|---|

Conservancy operates the Greenway from a small garage plus shipping containers without power or heat

What we have:

- Office space
- Limited indoor storage space in loading dock area
- 6 storage boxes outside without lights, heat, power
- Outdoor parking for vehicles
- Limited satellite storage for tools, materials



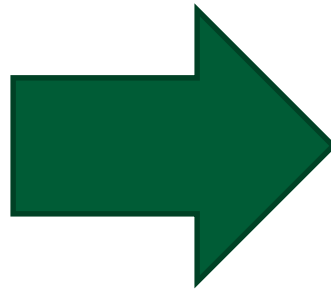
Shipping containers without power or heat, outdoor storage area, & donated cold storage at Gov't Center



What is needed for an adequate operations facility

What we still need:

- Ventilated indoor work areas (e.g., for painting)
- Indoor storage for electric and seasonal vehicles
- Indoor storage space for equipment, tools, materials
- Indoor storage space for seasonal park furniture
- Showers, lockers
- Space enough for dedicated-staff model
- Outdoor composting area with power and water
- Fenced yard for storage



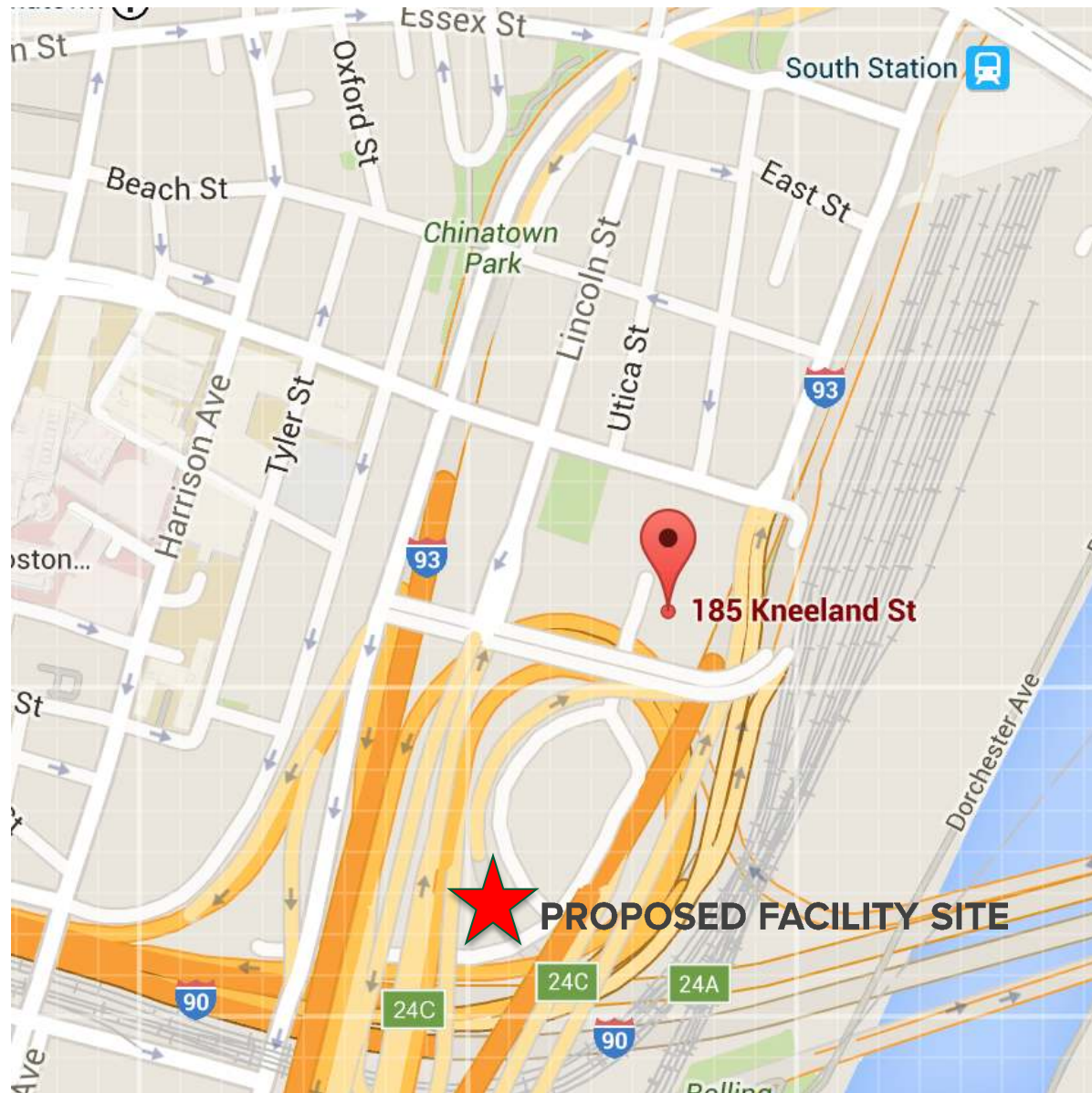
REQUESTED FACILITY SIZE:

Interior: ~13.5K SF

Exterior: ~22K SF

Plus cold storage space

MassDOT 2014 proposal sited operations facility behind 185 Kneeland Street office building





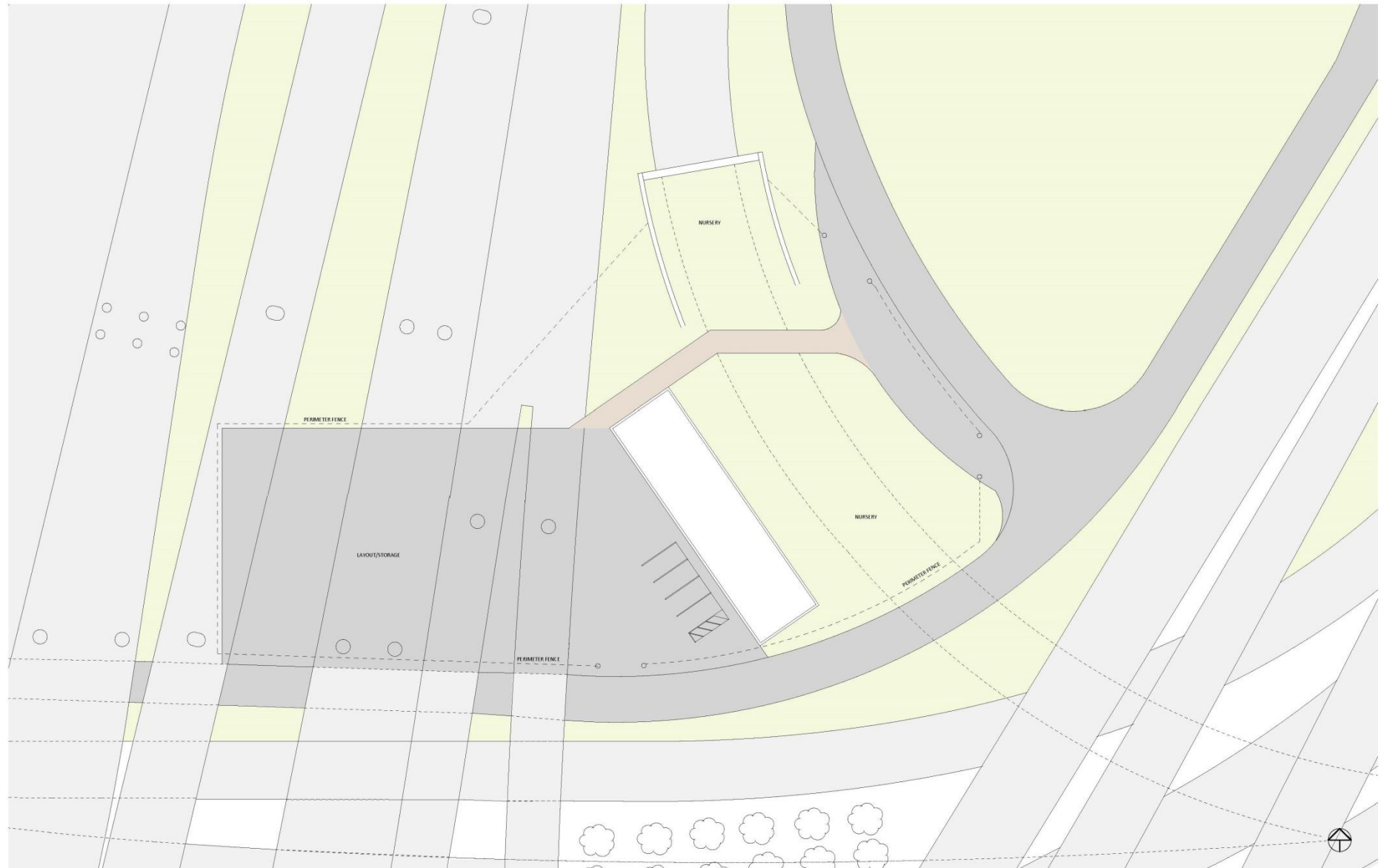
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massDOT
Massachusetts Department of Transportation

Robert F. Kennedy
Greenway
CONSERVANCY

**THE
GREEN
WAY**

MassDOT has proposed 7,000 SF facility,
large enough only for highest priority needs



Initial interior layout doesn't meet priority program needs

- 50% of space for vehicles
- Most of rest is locker room and bathroom
- Greenway request: maximize available SF



Next steps

- Need collaborative design effort launched
- Need sufficient funding restored
- Need clarity on timetable for possible fundraised additions to MassDOT-funded facility (e.g., solar-paneled roof)