

- (1) MassDOT South Station Expansion Project
- &
- (2) BRA Waterfront District Municipal Harbor Plan

*Overview of Planning Studies and their implications
for the Greenway Park System*

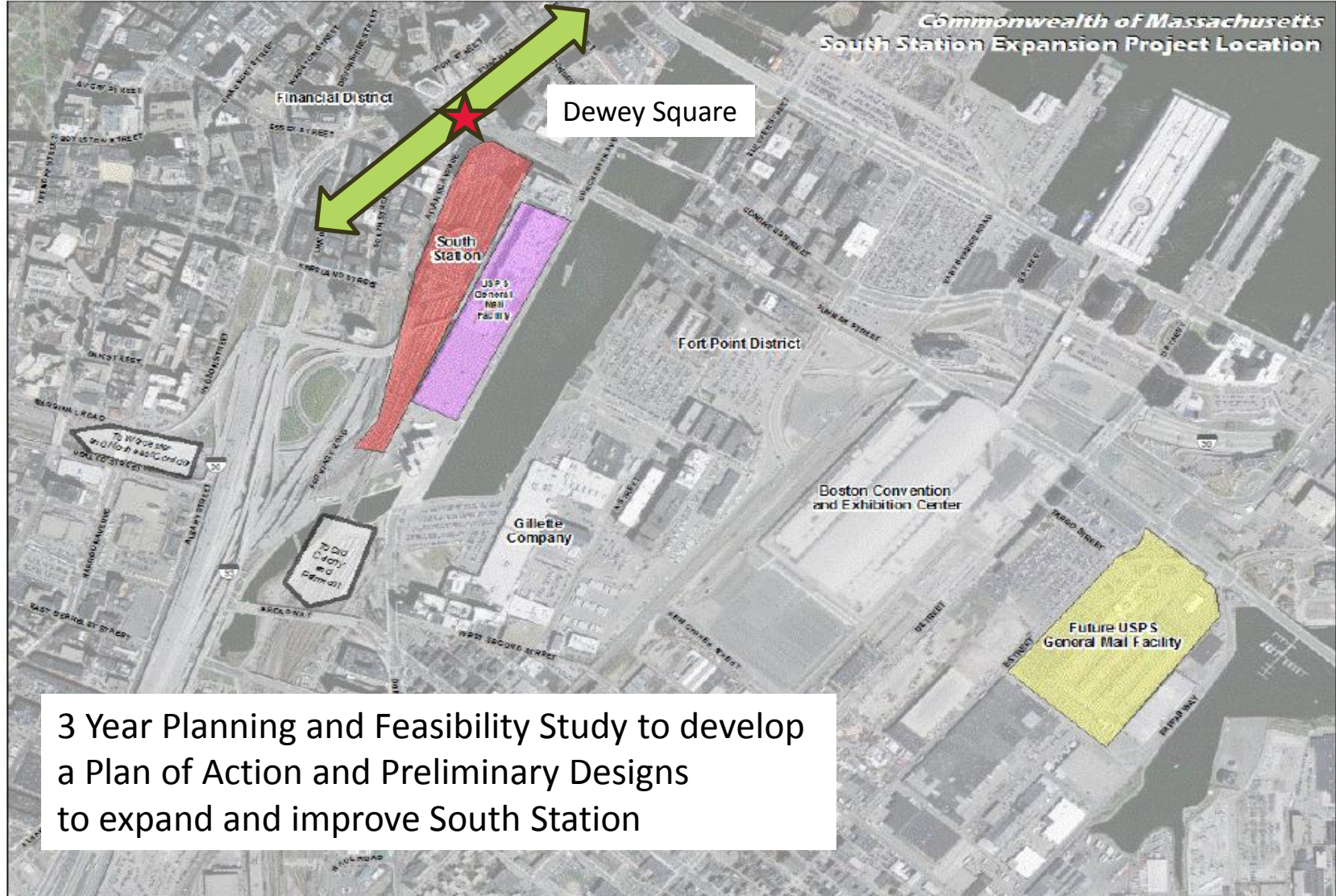
RFKGC Board of Directors Meeting
December 3, 2012



South Station Expansion Project

Scope of Services

South Station Expansion Project



South Station Expansion

Project Need

- Demand for rail service at South Station now exceeds capacity (originally built with 28 tracks and now only has 13)
- Expansion of South Station will enable the 50% increase in Amtrak high-speed service to Boston established in the *Northeast Corridor Infrastructure Master Plan*
- Expansion of South Station will increase MBTA commuter rail service
- Increasing rail service has transportation, economic, community and environmental benefits for Boston and surrounding communities
- **Opportunity:** Adjacent USPS moving to Seaport District

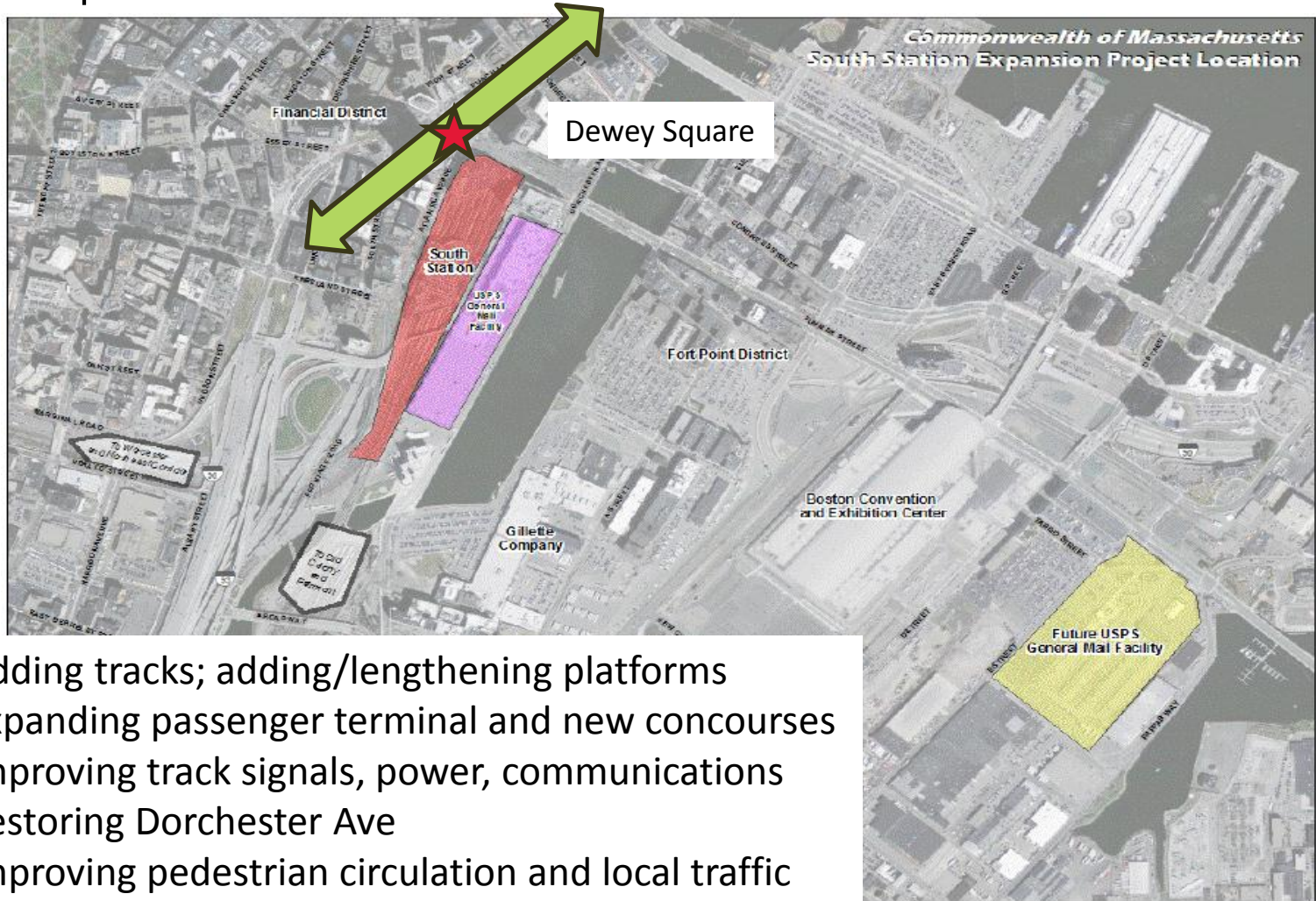
South Station Expansion

Project Team

- MassDOT - Lead
- Supported by team of consultants led by HNTB with VHB
- Partners:
 - MBTA
 - Federal Railroad Administration
 - Federal Transit Administration
 - U.S. Postal Service
 - City of Boston
 - Amtrak
 - Massport
 - Boston Region MPO

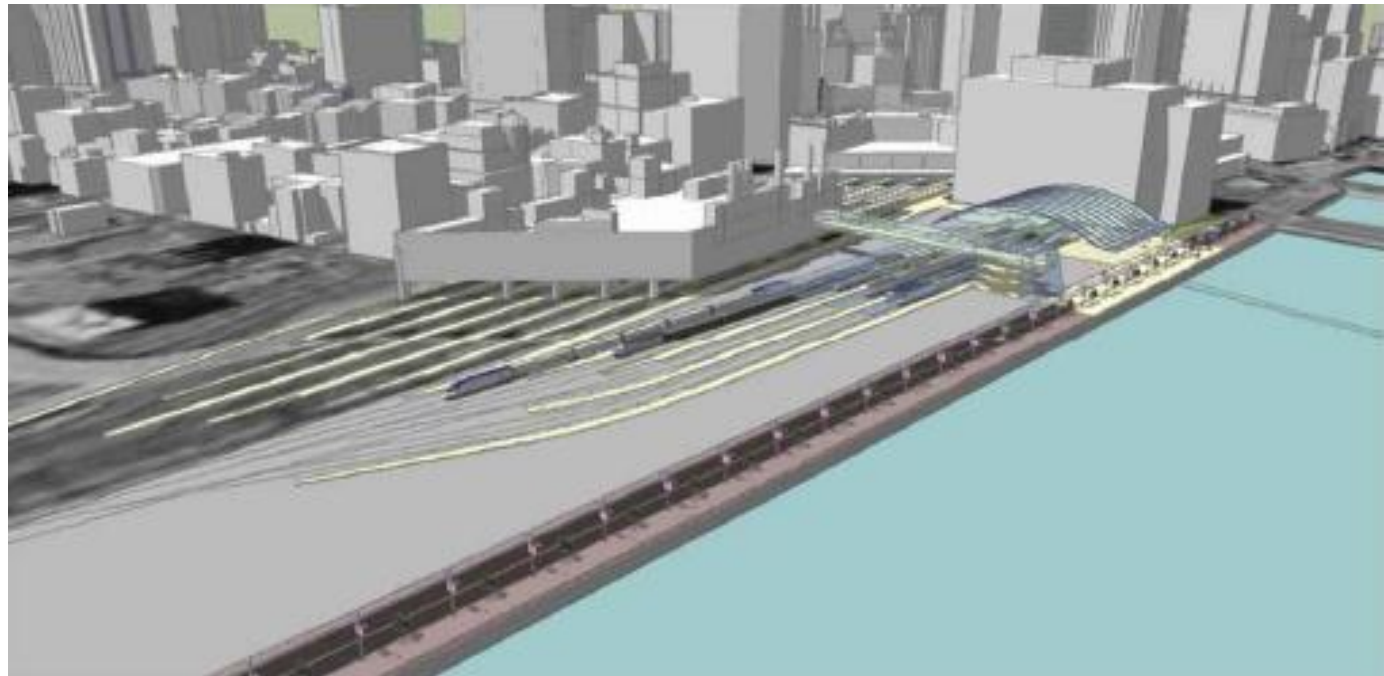
South Station Expansion

Project Scope



- Adding tracks; adding/lengthening platforms
- Expanding passenger terminal and new concourses
- Improving track signals, power, communications
- Restoring Dorchester Ave
- Improving pedestrian circulation and local traffic
- Prepping air rights parcels for private development

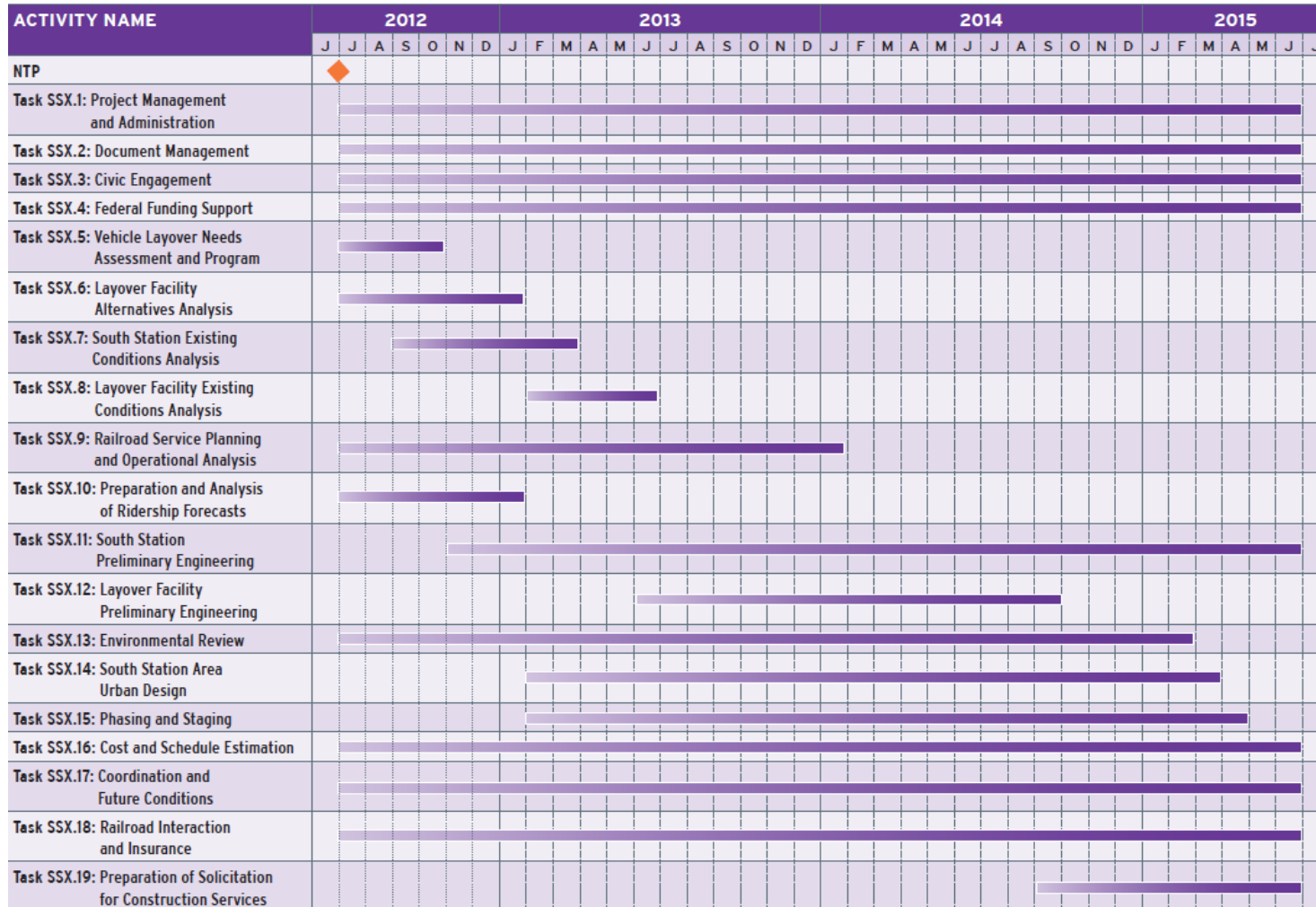
Project Renderings along Dorchester Ave



Project Schedule



SOUTH STATION EXPANSION SCHEDULE



South Station Expansion

Project Tasks and Cost Summary

Project Cost by Task		
#	Task Name	Total Cost
1	Project Management and Administration	\$1,840,000
2	Civic Engagement	\$460,000
3	Existing Conditions Analysis	\$5,250,000
4	Environmental Review	\$11,290,000
5	Preliminary Engineering	\$18,120,000
6	Operational Analysis	\$4,530,000
7	Project Cost and Schedule	\$1,510,000
	PROJECT TOTAL COST	\$43,000,000

b. Funding Sources

Project Cost by Funding Source		
Funding Source	Project Contribution Amount	Percentage of Total Project Cost
Federal Contribution	\$32,500,000	75.5814%
Non-Federal Contribution	\$10,500,000	24.4186%
TOTAL	\$43,000,000	100%

South Station Expansion

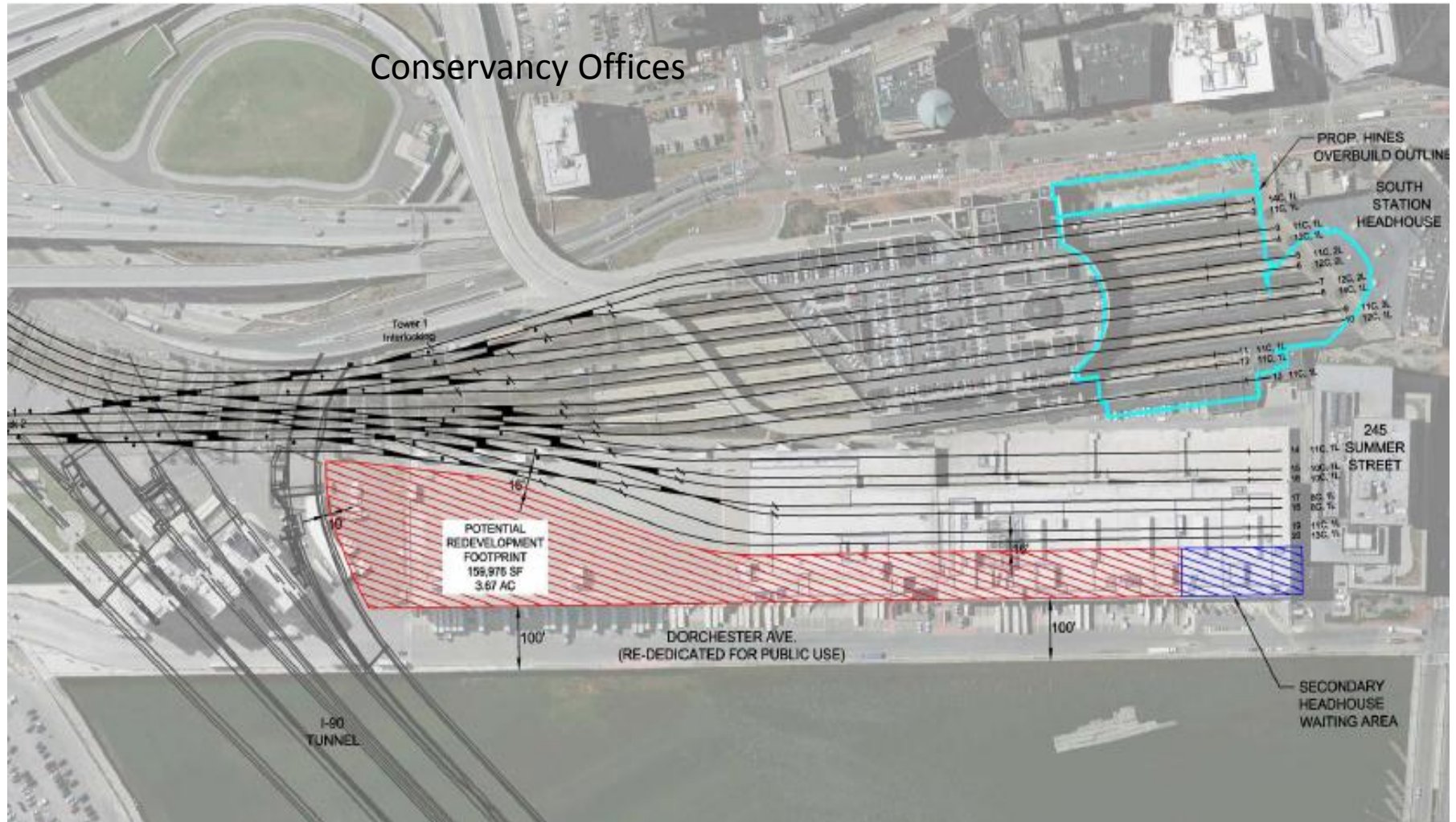
Potential Implications for Greenway



- Circulation to/from/through the Greenway
- Future development of Dewey Square & P22
- Wind and shadow impacts

South Station Expansion

Room for new RFKGC Operations Facility or satellite storage ?



BRA

REQUEST
FOR
PROPOSALS

DOWNTOWN WATERFRONT DISTRICT MUNICIPAL HARBOR PLAN AND GREENWAY DISTRICT ZONING ANALYSIS



CITY OF BOSTON
Thomas M. Menino
Mayor

Peter Meade
Director

Clarence J. Jones
Chairman
Consuelo Goncalves-Thomel
Treasurer
Paul D. Foster
Vice Chairman
James M. Coyle
Member
Timothy J. Burke
Member

Brian P. Golden
Executive Director/Secretary



ONE CITY HALL SQUARE BOSTON, MASSACHUSETTS 02201
SEPTEMBER 2012

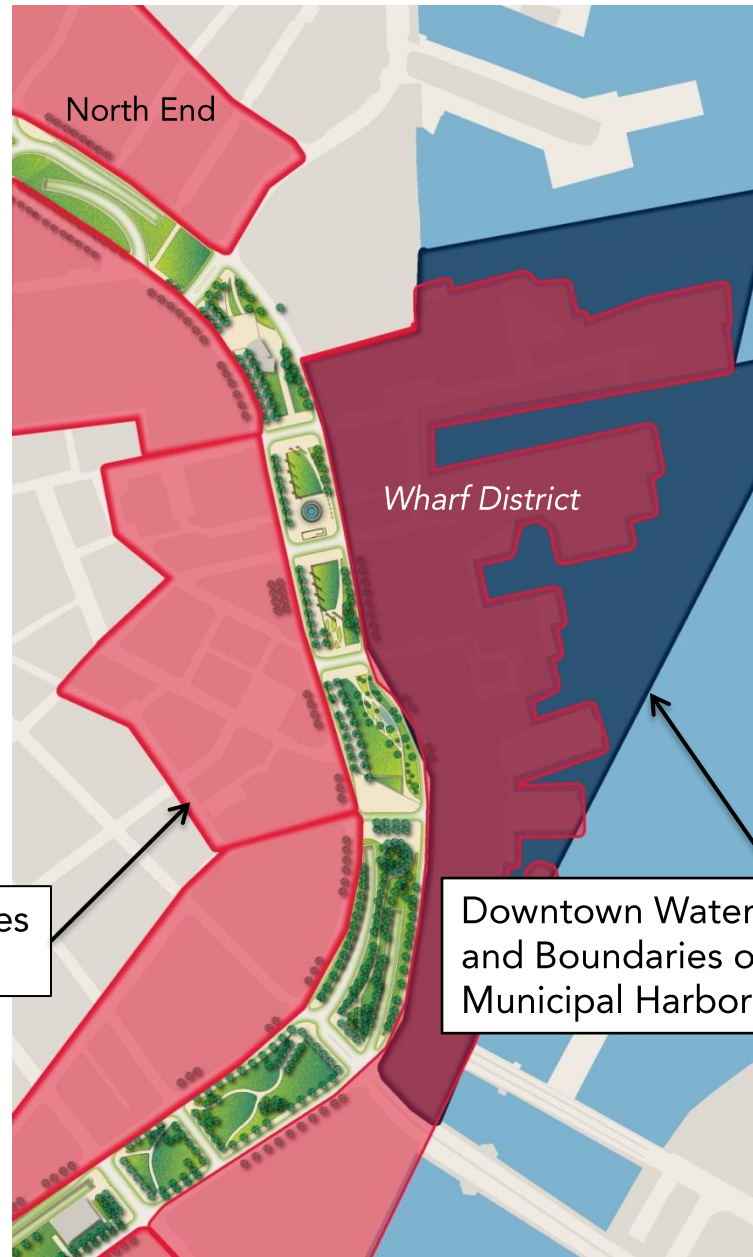
BRA Waterfront District Planning Project

2 year Planning and Design Study to:

- A. Develop a **Municipal Harbor Plan** for the Downtown Waterfront District and,
- B. Establish **zoning mechanisms** which codify the 2010 Greenway District Study Guidelines

2010 Greenway District Study Boundaries
(all red outlines)

Downtown Waterfront District and
Boundaries of
Municipal Harbor Plan



BRA Waterfront District Planning

Project Need

- Current Boston **waterfront zoning** does not account for the **Greenway** – which is the core of the district
- **2010 Greenway District Guidelines** were not codified pending further study
- Waterfront development parcels along Greenway subject to M.G.L. Chapter 91 licensing requirements which look to **Municipal Harbor Plan** for guidance – Plan currently **outdated**
- Anticipate major development proposals for the **Harbor Park Garage** and **Hook Lobster Site** requiring Chapter 91 review
- Need to **develop a range of public benefits**, substitute provisions and mitigation offsets for projects exceeding restrictive Chapter 91 requirements

BRA Waterfront District Planning Project

Project Team/cost/schedule

- BRA - Lead
- Supported by consultant team experienced in waterfront and urban planning, zoning, open space, climate change adaptation, and development finance economics – 2 finalists currently being vetted
- 2 year study starting January 2013
- Budget \$300,000
- Forming a Harbor Planning Advisory Committee
- Extensive public process

BRA Waterfront District Planning

Project Scope

- Perform technical environmental and urban design analyses
- Identify locations and opportunities for water dependent uses, public access, public art, exhibits, signage and wayfinding
- Evaluate existing land use controls and their applicability to current conditions and public realm opportunities within the Greenway District
- Develop climate change adaptation strategies related to sea-level-rise and coastal flooding

DELIVERABLES

- (A) Updated Municipal Harbor Plan for the Downtown Waterfront District
- (B) Recommended land use and zoning controls for the overall Greenway District

BRA Waterfront District Planning

Implications for Greenway

Chapter 91 allows municipalities to deviate from state waterfront regulations if applicants provide public benefits identified in their **Municipal Harbor Plans**, benefits such as:

- *Pedestrian and waterfront walkways*
- *Public restrooms*
- *Public meeting rooms*
- *Creation of parkland*
- *Interior facilities of public accommodation in private buildings, such as restaurants, museums and retail stores*

These public amenities could be on the waterfront AND on the Greenway

BRA Waterfront District Implications for Greenway

Develop a **Watersheet Activation and Public Realm Plan for the Downtown Waterfront District** that identifies public benefits, facilities, Infrastructure improvements and programming strategies to activate the waterfront area and **complement The Greenway.....**

A great opportunity to participate with City to protect and optimize the Greenway's park environment as a premiere public destination along Boston's waterfront .

