(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
3 Year Planning and Feasibility Study to develop a Plan of Action and Preliminary Designs to expand and improve South Station
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

*Information from the Boston South Station HSIPR Expansion Project*
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

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<tr>
<th>ACTIVITY NAME</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
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South Station Expansion
Project Tasks and Cost Summary

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b. Funding Sources

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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 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

DELIBERABLES

(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
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.