

Thank you members/sponsors

Racewalkers

Blue Cross Blue Shield of Massachusetts
Gale International & Vornado Realty Trust

Striders

Massachusetts Convention Center Authority
MassPort
Plymouth Rock Assurance Corporation

Strollers

Berkeley Investments	Mass. General Hospital
The Boston Foundation	Normandeau Associates
Boston Redevelopment Authority	NStar
Boston Society of Architects	Parsons Brinckerhoff
Colliers Meredith & Grew	Planners Collaborative
Eaton Vance	Sovereign Bank
Elkus/Manfredi Architects	TranSystems
Epsilon Associates	Tufts Medical Center
Goody Clancy	UBS/Maurice Bradshaw
Hines	Vanasse Hangen Brustlin
HNTB Corporation	Whole Foods Market
Liz Levin & Company	WilmerHale

Strengthen our voice

WalkBoston explores events and projects that affect the pedestrian environment. Here we spotlight projects in Downtown Boston lying between Government Center, the Waterfront, South Station and Park Square. In this area—less than a square mile—20 large-scale projects have been proposed. All will change and enliven the Downtown pedestrian environment.

WalkBoston plays an important role ensuring walker-friendly/safe designs and has an impressive record of getting cities, towns, state agencies, developers, institutions, and elected officials to recognize and accommodate the needs of walkers. Every additional member helps our message be heard. Join online at walkboston.org.

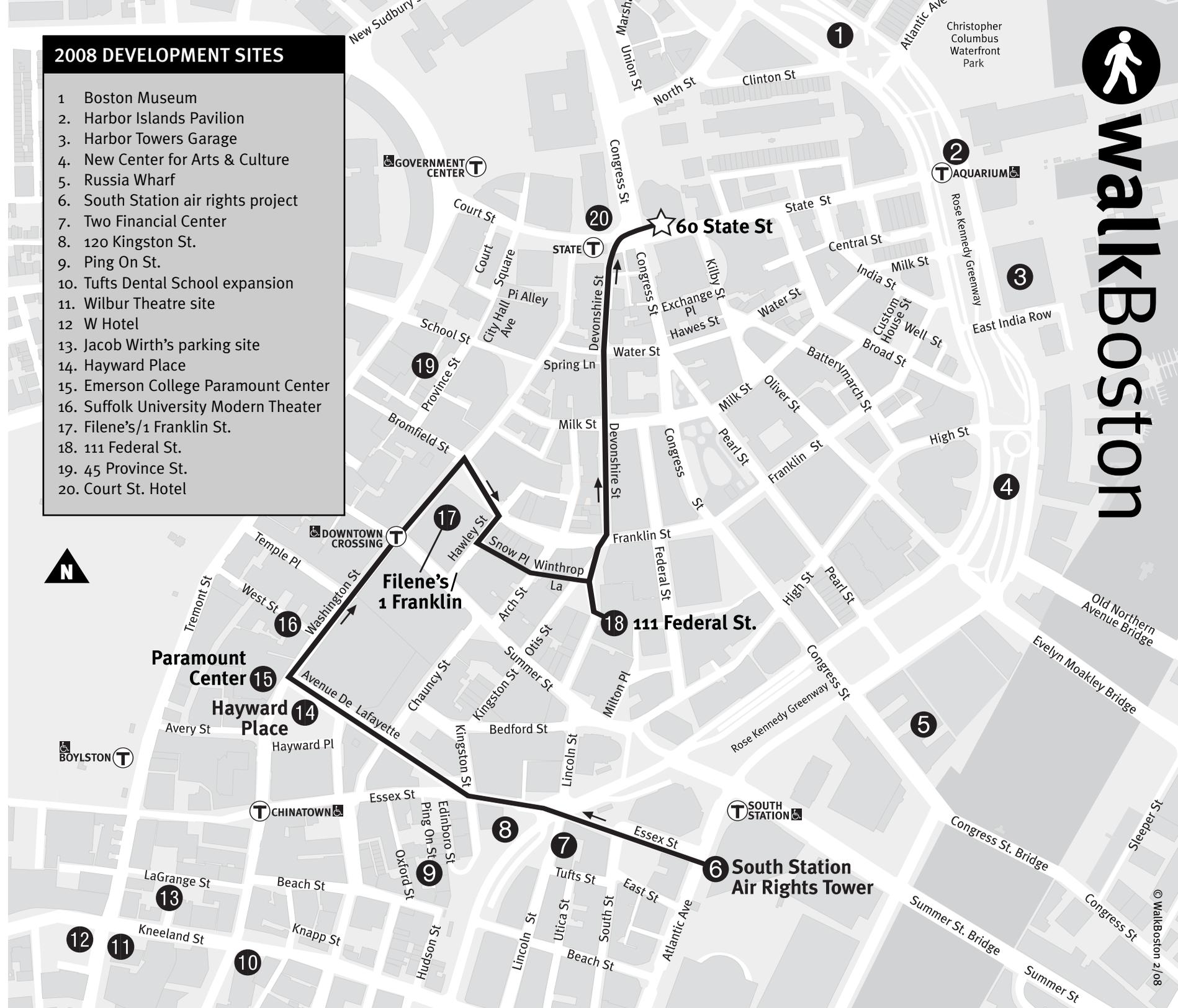


MAKING OUR COMMUNITIES MORE WALKABLE

Old City Hall | 45 School Street | Boston MA 02108 | T: 617.367.9255
F: 617.367.9285 | info@walkboston.org | www.walkboston.org

2008 DEVELOPMENT SITES

- 1 Boston Museum
- 2 Harbor Islands Pavilion
- 3 Harbor Towers Garage
- 4 New Center for Arts & Culture
- 5 Russia Wharf
- 6 South Station air rights project
- 7 Two Financial Center
- 8 120 Kingston St.
- 9 Ping On St.
- 10 Tufts Dental School expansion
- 11 Wilbur Theatre site
- 12 W Hotel
- 13 Jacob Wirth's parking site
- 14 Hayward Place
- 15 Emerson College Paramount Center
- 16 Suffolk University Modern Theater
- 17 Filene's/1 Franklin St.
- 18 111 Federal St.
- 19 45 Province St.
- 20 Court St. Hotel



walkBoston

Our project design advocacy

Pedestrian advocacy means noticing walkers' needs and making them high priority in both small and big development projects. For the past 5 years, WalkBoston has been increasing its comments on both public and private development proposals made throughout the region and in Downtown Boston. Here are 5 examples of Downtown development and WalkBoston's comments on them.

* Request has been incorporated.

† Request is under discussion by proponent and the City - with potential mitigation measures and additional pedestrian improvements.

South Station Air Rights Project

Developer: Hines

Project cost: \$800 million

Elements: 1.7 million gross sq. ft. [gsf] mixed-use project; 49-story office tower above South Station transportation center; increase in bus terminal's capacity by 40%; addition of convenient indoor pedestrian connections between train and bus stations; 18-story office building; 22-story combination of a 200-room hotel and 195,000 gsf of residences [15% affordable units]; 900 parking spaces; faces Greenway.
Architects: Pelli Clarke Pelli Architects with Elkus/Manfredi Architects
Construction begins: mid-2008

WalkBoston comments

- Proposed 150' long drop-off lane narrows sidewalk to 12' and should be omitted. [Greenway design guidelines apply: 13'2" without trees and 15'7" with trees.] Existing curb lane can be used for drop-off.*
- Garage access across sidewalks should be limited to one lane in and one lane out.*
- Tighten curb radii to slow traffic.*
- Sidewalks should be level across all driveways.*
- Sidewalks should have continuous smooth surfaces to ease walking [flat, wire-cut brick where necessary].*
- Warning signals alerting pedestrians to exiting cars are desirable.*
- Grand Concourse & new Outer Concourse design should allow for future commuter rail expansion,

including connections to adjacent USPS site and to Fort Point Channel.*

- There should be weather-protected access to each of the train platforms.*
- For platforms not visible from the train station concourse way finding/signage should be provided.*
- Construction mitigation should address walkway widths and pedestrian congestion.†

Hayward Place

Developer: Millennium Partners-Boston

Project cost: \$192 million

Elements: 14-story residential tower; approximately 200 condominiums; 20,000 gsf ground floor retail with sidewalk-oriented activity; 200 parking spaces; linkage payments of \$10 million for housing creation off-site.
Architects: Handel Architects
Construction begins: Spring 2008

WalkBoston comments

- Sidewalks should have clear walking zone of at least 8'-12' exclusive of trees, benches, vendors, signage.*
- Omit proposed vehicle drop-off area — a 60' Washington St. curb cut intruding into the sidewalk and use curb lane instead.*
- Washington St. roadway width varies; should be narrowed [to ~32'] with space transferred to sidewalks.†
- Protection for walkers, such as a bulb-out, may be required at Hayward Pl./Washington St. intersection — the center of density for area buildings and a "gateway" to the Theater District.*
- Walk lights should be considered for all nearby intersections.†
- Existing MBTA head house at Washington St./Hayward Pl. may be potential public access to the T. Per MBTA it will remain emergency only — no additional public access.

Emerson College Paramount Center

Developer: MDA Partners acquired Paramount as part of developing nearby Millennium Place, with a \$1.6 million restoration of theatre's facade, marquee, and 60-ft. vertical sign. Current owner/developer is Emerson College.
Project cost: \$77 million
Elements: Preserve Paramount Theatre Arcade building next door; 146,000 sq. ft. for 550-seat renovated Paramount

Theatre; a 140-seat black-box theater; 180-seat screening room; school residence hall for approx. 262 students; rehearsal studios/practice rooms; sound stage for film production classes, scene shop; classrooms; faculty/staff offices; no on-site parking; ground-level retail/restaurant.
Architects: Elkus/Manfredi Architects
Construction begins: underway

WalkBoston comments

The project size did not trigger state environmental review processes and WalkBoston made no formal comments. No new sidewalks or pedestrian facilities are added outside the building.

One Franklin Street/Filene's

Developer: Gale International & Vornado Realty Trust

Project cost: \$700 million

Elements: Preserve historic Filene's building [Daniel Burnham in 1912], the 1905 Jones, McDuffee & Statton Co. building—largest historic preservation project in Downtown Boston history; 39-story tower; 300,000 gsf of retail including retention of the original Filene's Basement on 4 basement levels; 276,000 gsf of condos; 250-room hotel; 540,000 gsf of offices; 299 parking spaces; improved Shoppers Park; on-site & off-site affordable housing; \$8 million for City's housing and jobs linkage programs; \$2.8 million commitment for City's Crossroads Initiative and streetscape improvements.
Architects: Elkus/Manfredi Architects
Construction begins: underway

WalkBoston comments

- Create smooth walking surface on pedestrian mall between buildings facing Washington St. by removing curbs as on Winter & Summer Streets.*
- Incentives needed to encourage walking/transit.*
- New seating needed for sidewalks/Shoppers Park.*
- Franklin St. should not be opened to general traffic: lanes should be narrowed and reduced adjacent to Shoppers Park, with land going to expand the park.†
- Pedestrian zone may be permanently altered by general traffic N-S on Franklin and Bromfield Sts. creating new vehicle/walker conflicts at Washington St. and reducing extent and calmness of the pedestrian zone.†
- Drop-off and valet parking lane on Franklin St. should be relocated to Hawley St.†

- Bromfield St. could be pedestrianized to mitigate general traffic impacts.†
- Sidewalks need smooth and wide walking surfaces, with wide insets of concrete or stone and fewer bricks.†

111 Federal Street

Developer: Trans National Properties; Colliers Meredith & Grew

Project cost: \$750 million

Elements: Replace Winthrop Sq. garage with 1,000-foot-tall office tower of 1.6 million gsf; one-acre Town Green at ground level covered by 4-season glass canopy; retail/restaurants; rooftop public Lookout Garden.
Architects: CBT Architects & James Carpenter Design Assoc.
Construction begins: 2009

WalkBoston comments

Environmental permitting process and WalkBoston formal comments not yet underway. Wendy Landman, WalkBoston Executive Director, quoted in Architecture Boston, said what matters about how a large new building meets the ground is: "...wide, smooth sidewalks and wonderful pedestrian facilities both inside and out — including multi-season spaces that enliven the city's sidewalks, servicing that impinges minimally on the sidewalk and...a through-block lobby...to create a fine-grained pedestrian network...[and minimize] windy conditions at ground level or shadows on sidewalks and open spaces nearby...."



An Independent Licensee of the Blue Cross and Blue Shield Association

Design | ninagarfinkle.com

In its 18 years, WalkBoston has worked on design improvements for pedestrians, education about walkers' needs and the delights and possibilities of walking. Join us online at walkboston.org.