

Department of Planning and Development



#258-12: BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for a change of zone to Mixed Use 3/Transit-Oriented District for a portion of and located at 327 Grove Street, also identified as Section 42, Block 11, Lot 3A, currently zoned Public Use.

#258-12(2): BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use, transit-oriented development, including an office building of approximately 225,000 sq. ft., a residential building containing 290 apartments with 5,000 sq. ft. of retail space, a three-story building containing approximately 15,000 sq. ft. of retail space and approximately 8,000 sq. ft. of community space, and related site improvements; to permit office use on the ground floor, medical office use, retail and personal establishments of more than 5,000 sq. ft., eating and drinking establishments of more than 5,000 sq. ft., retail banking and financial services, and health club establishment on the ground floor; and reduced minimum setbacks of side setback of office building, and front setback of retail community building; parking facility design standards, including stall width, stall depth, maneuvering space for end stalls, minimum width for entrance and exit driveways, tandem stalls, number of required off-street loading facilities and design standards of same, landscape screening requirements, surfacing and curbing requirements and one foot-candle lighting at 327 GROVE STREET< Ward 4, on land known as SBL 42, 11, 3A containing approximately 9.4 acres of land in a proposed Mixed Use 3/Transit-Oriented zoned district.

Department of Planning and Development



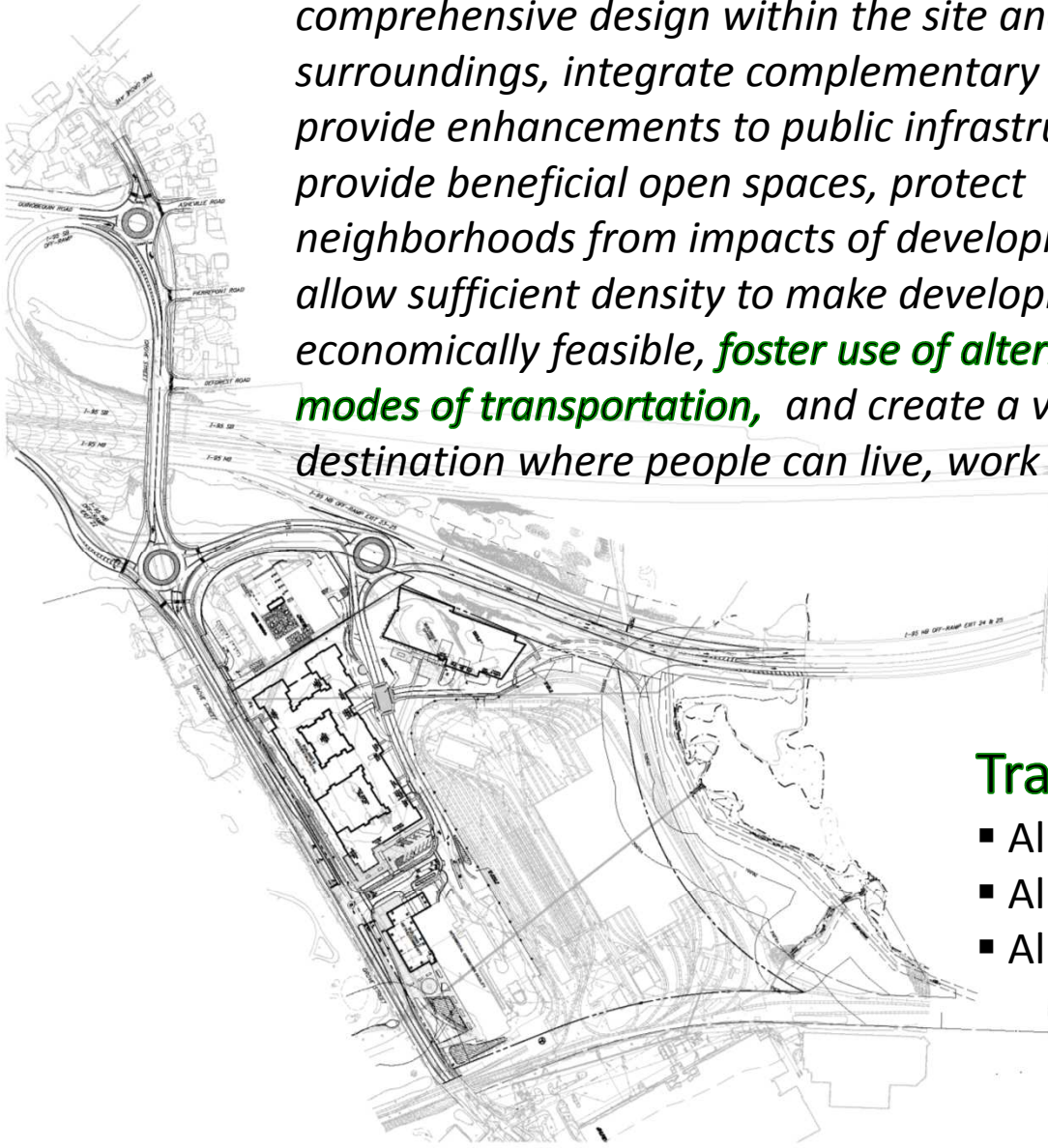
The Station at Riverside Traffic and Parking

Prepared for the
Land Use Committee
of the
BOARD OF ALDERMEN
March 5, 2013

Transportation and Parking



- Transit-Oriented Development
- Vehicular Access
 - B-2 or not B-2?
 - Equity Office Access Road
- Roundabouts on Grove St.
- Signalization on Grove St.
- Bicycle Accommodations
- Pedestrian Access
- Parking
- Transportation Demand Management



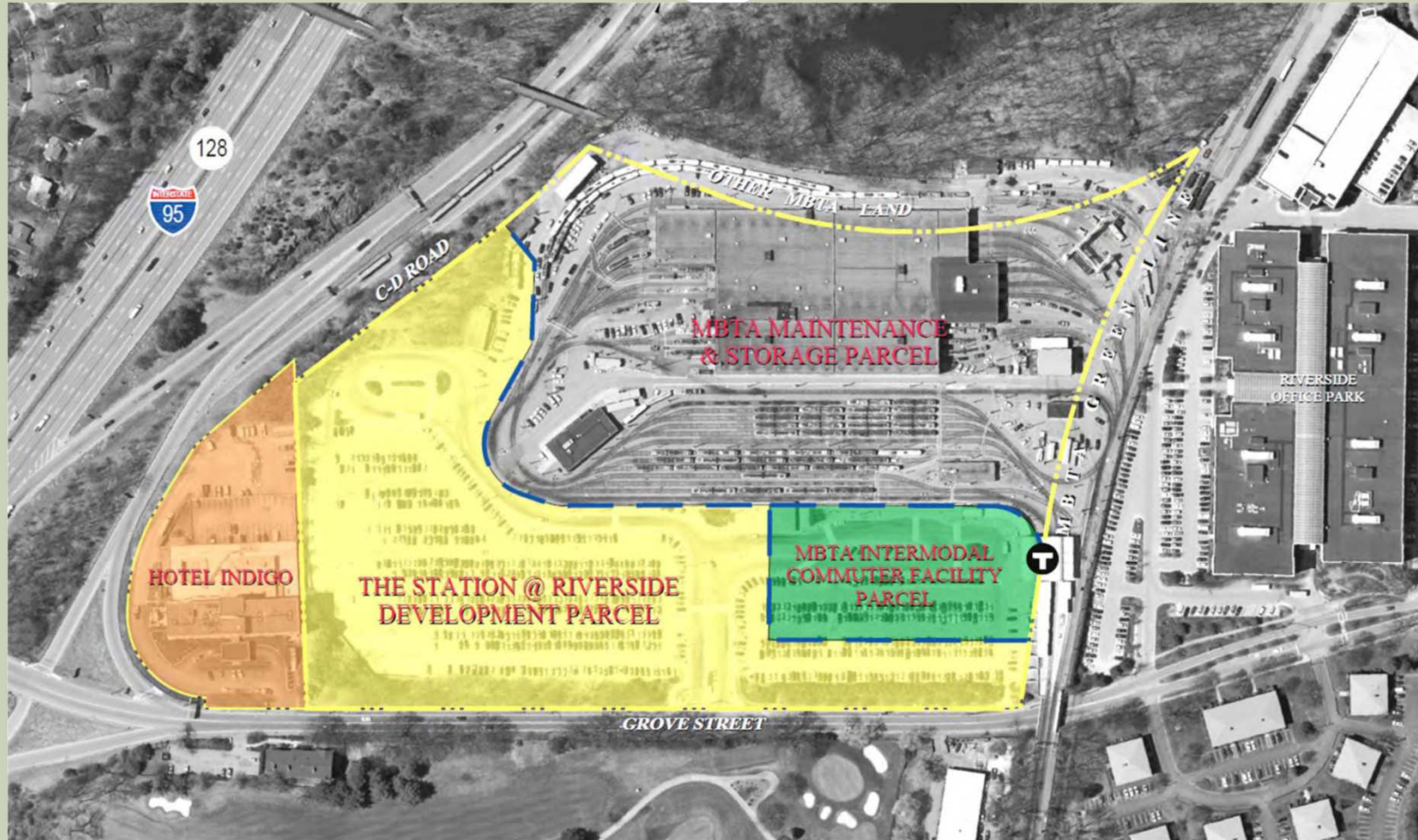
*MU3/TOD: “This district shall encourage comprehensive design within the site and with its surroundings, integrate complementary uses, provide enhancements to public infrastructure, provide beneficial open spaces, protect neighborhoods from impacts of development, allow sufficient density to make development economically feasible, **foster use of alternative modes of transportation**, and create a vibrant destination where people can live, work and play.”*

Transit-Oriented Development

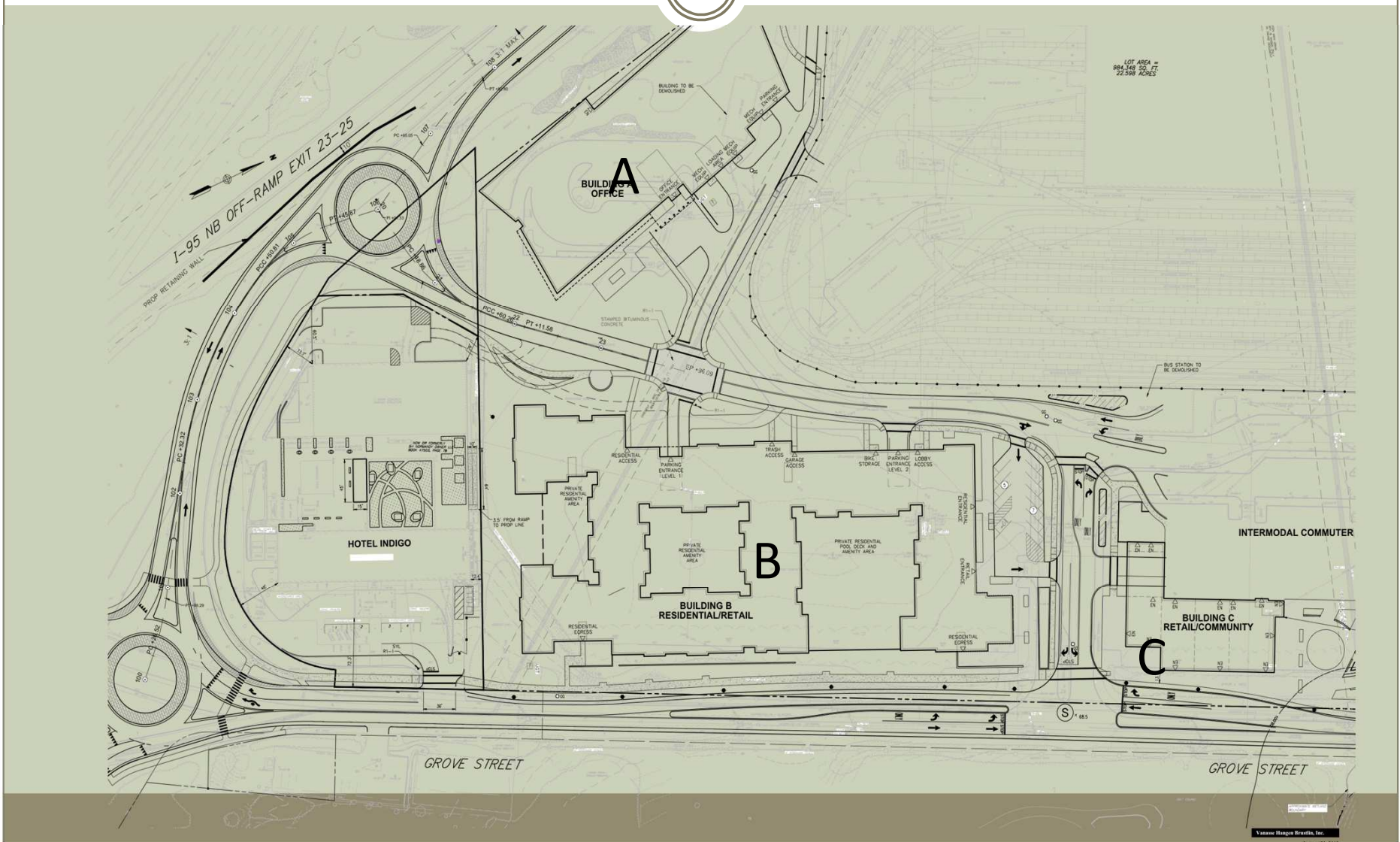
- All modes
- All ages
- All abilities



Development Parcel



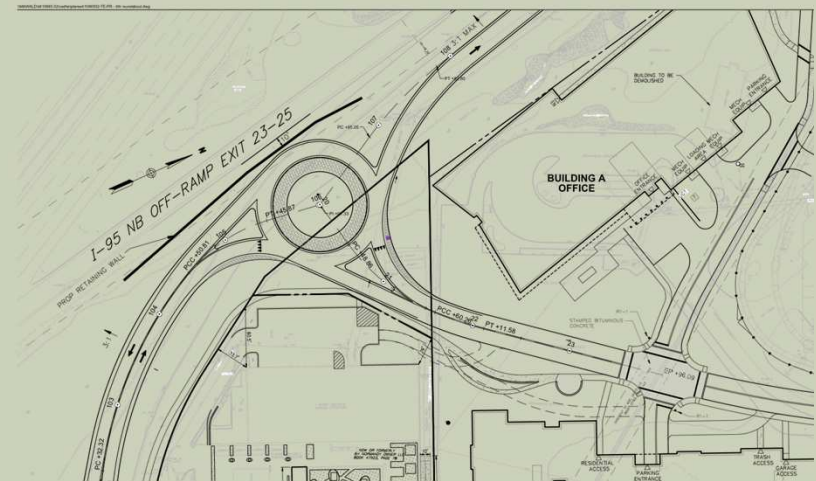
Project proposal



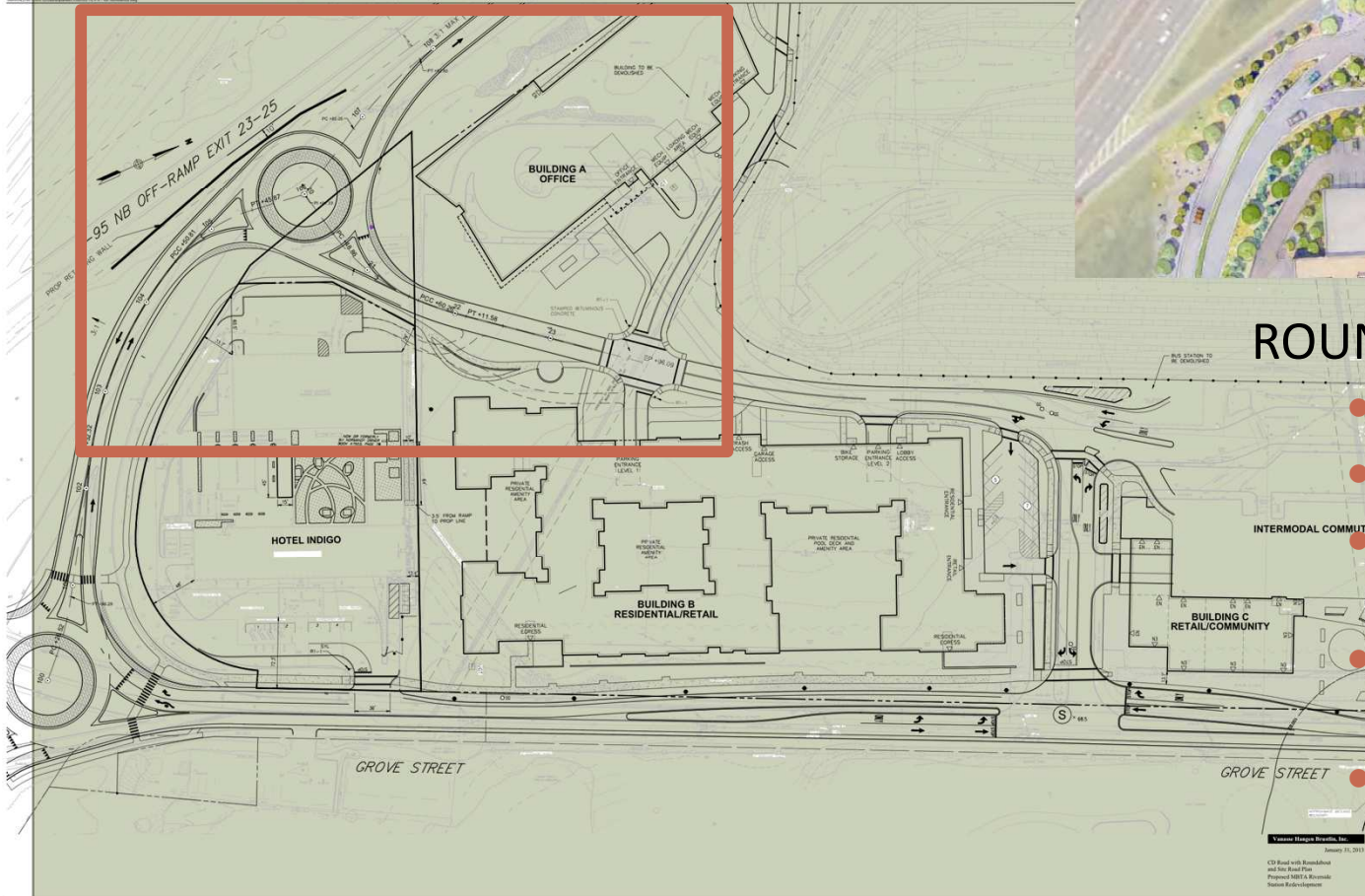
Access Changes



- Replace interior roundabout with 2-way stop
- Replace right-in/right-out/left-out intersection with roundabout
 - Reduces in traffic on Grove Street By ~1500 vehicle trips



Roundabout and Traditional Intersection



ROUNDAABOUT

- Eliminates conflicts
- Slows traffic
- Allows all turning movements
- Reduces delays at exit
- Permits acceleration after roundabout

Yonkers Hedges Brattle, Inc.
January 11, 2013
120 Road with Roundabout
and Site Road Plan
Proposed NEET & Intermodal
Station Bridge-Loganston

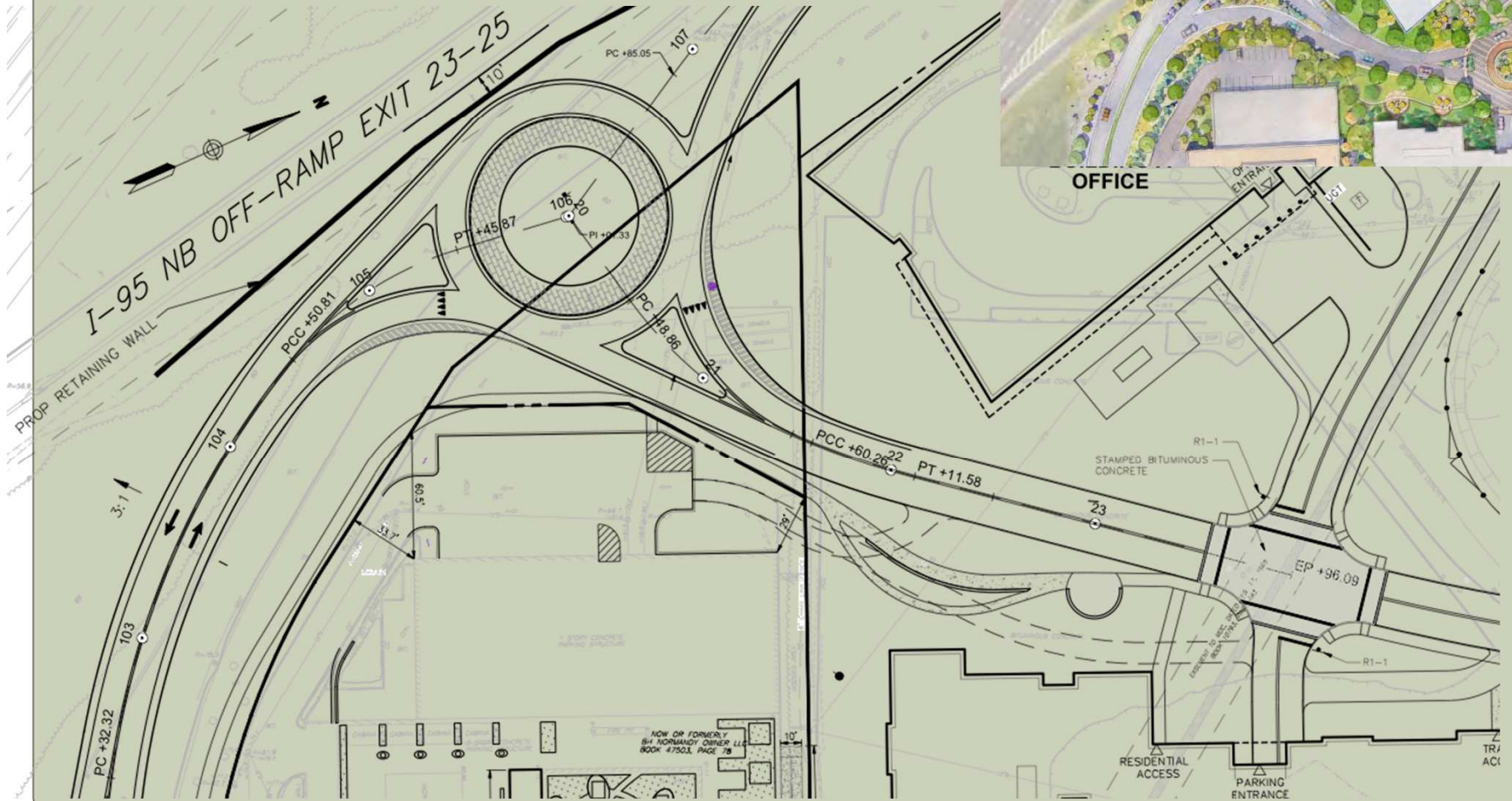
Access from Hotel Indigo



OFFICE

OFFICE ENTRANCE

107



Transition to Recreation/C-D Roads



Rear Access



Rear Access





Rear Access



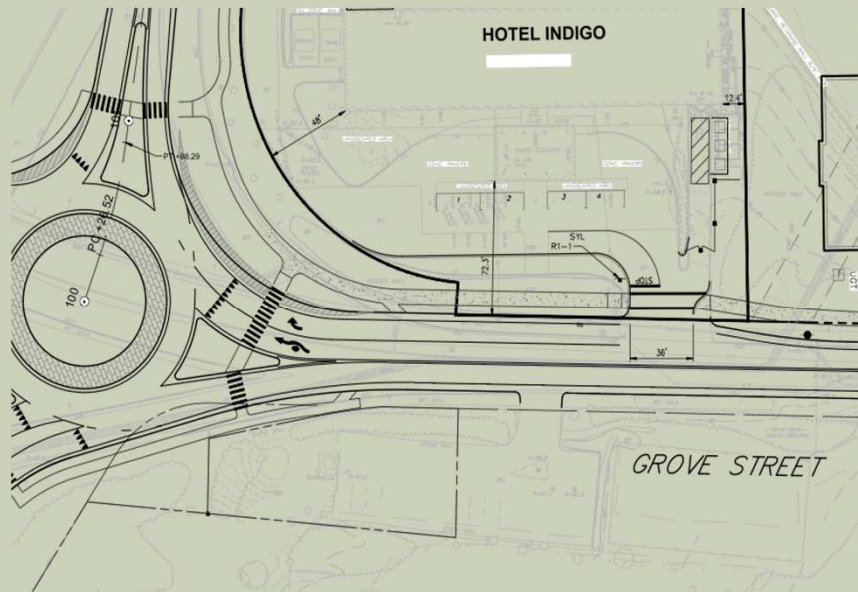
Rear Access



Access to Woodland Grove Condos



- Maintain continuous sidewalk to crosswalk at roundabout
- Modify deflection of roundabout
- Enhance crosswalk



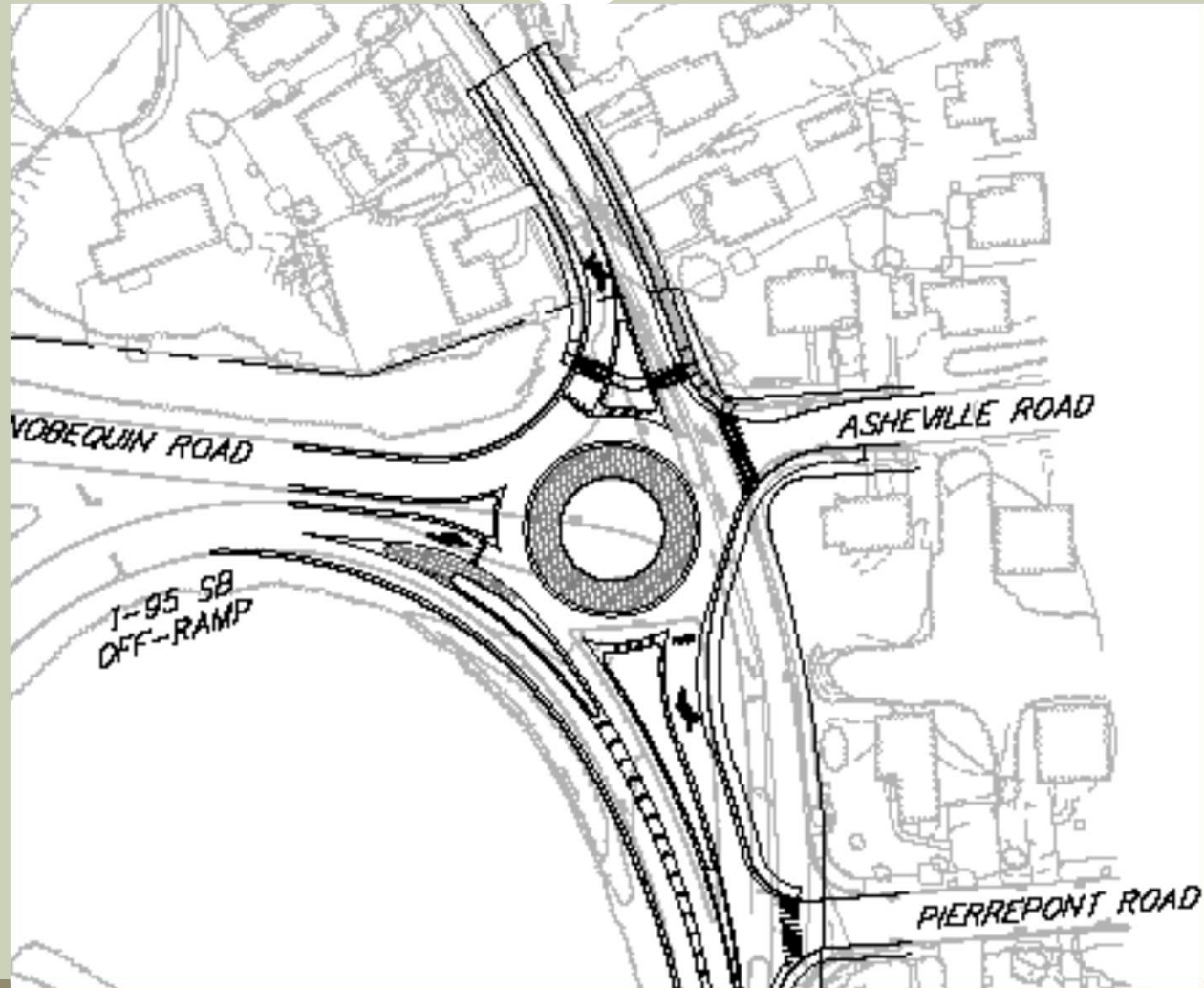


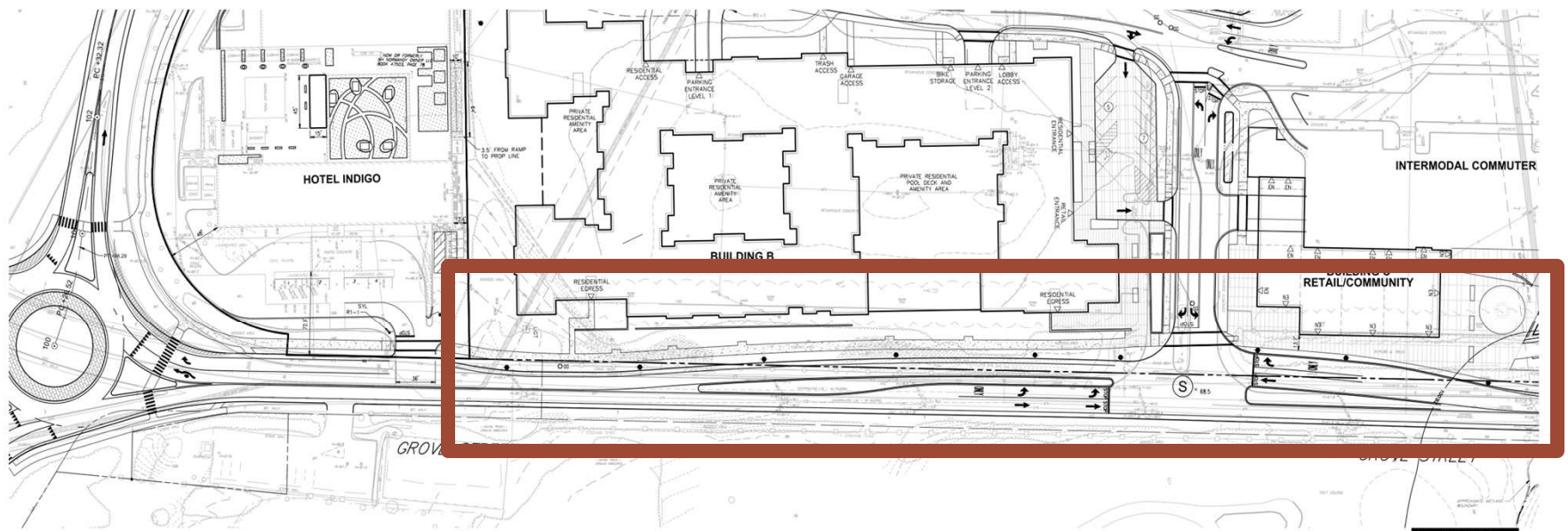
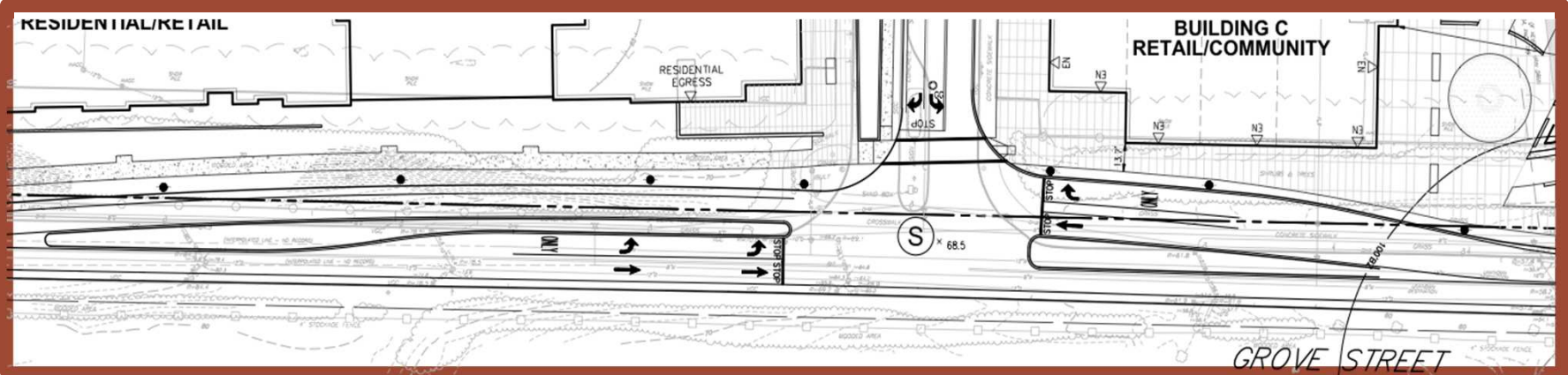






Access to Residences on Asheville Road







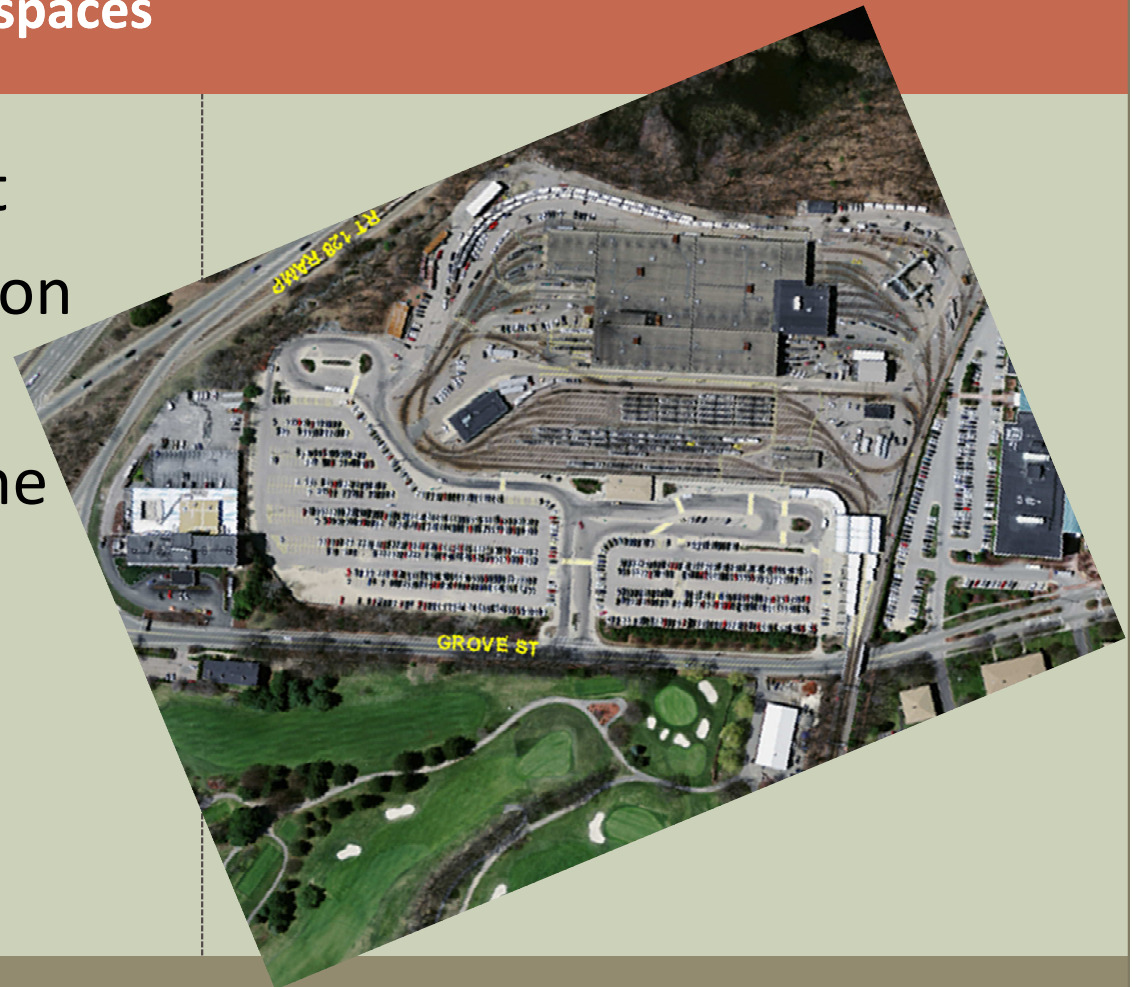


Parking Management



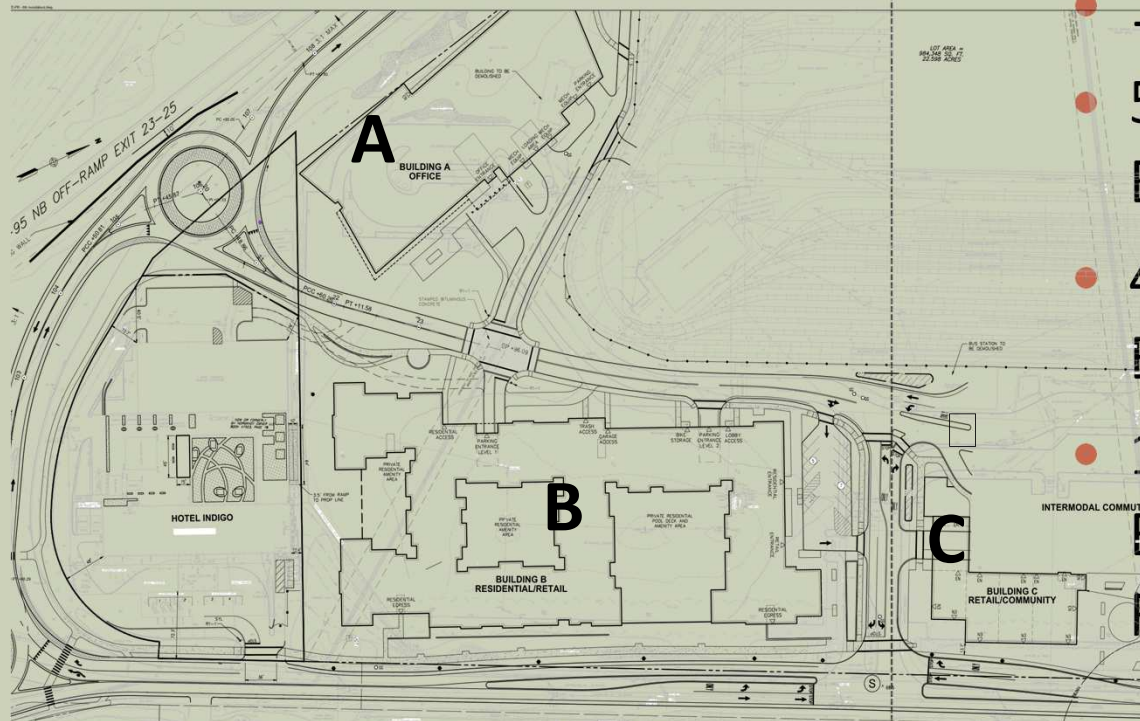
Existing Conditions – 960 spaces

- 960-space parking lot
- Excess of 300 spaces on average day
- At capacity on daytime game days (46 days)



Parking Management

Proposed Parking – 2017 spaces



- 1005-space structure
- 571 spaces below Building A - Office
- 429 spaces below Building B - Residential
- 12 surface spaces near Building C - Retail/Community Use

Shared Parking



Proposed

- Overflow parking from Hotel Indigo > Building A
 - Shared use of daytime spaces at night
- Parking for community space and retail in ICF
 - Identify # short-term
 - Don't reserve
 - Priority spaces to carpoolers

Other possibilities

- Unbundle residential parking to allow parking in Building B
 - 1½ spaces/unit = excess
- Handicap at all entrances
- Car-sharing

Game Days/Special Events/Construction



- **Overlap in day games**
 - Identify when structure is full
 - Attendants and signs to direct traffic
 - Entrance to structure allows for longer queuing
- **Special Events at Indigo**
 - Plan around game days
 - Provide valet parking – Tiered approach
 - Use Office Building parking structure for evening events
- **Construction**
 - Parking will be reduced by slightly over 300 spaces
 - Needs should be met except on game days
 - Direct to other sites

Transportation Demand Management



Strategies

- **Facilities and Services**
 - Bike accommodations
 - Bike-sharing
 - Good pedestrian connections
 - Showers and lockers
 - Guaranteed Ride Home
 - Carpool/Shuttle coordination
- **Financial Incentives**
 - Parking pricing
 - Discounted transit passes
 - Employee cash-out
- **Flexible Scheduling**
 - Telecommuting
 - Compressed work week
 - Non-peak schedules
- **Education**
- **TDM Manager**

Benefits

- **Cost savings**
- **Employee attraction/retention**
- **Overall Reduction in SOVs**
 - Parking Charges 20-30%
 - Services & monetary incentives 25%
 - Cash-out 17%
 - Monetary alone 8-18%
 - Services alone 8.5%
 - Education 1.4%

Beyond the Site



- **Metropolitan Planning Organization Study**
 - Maintain continuous bike routes to Auburndale and Lower Falls
 - Connect bike lanes within site
 - Keep sidewalks cleared and in good repair
 - Add HC ramps where needed
 - Keep parking away from corners
 - Ladder-type striping for crosswalks
 - Upgrade signalization as needed
- **Traffic in surrounding areas**
 - Riverside Business Center
 - Auburndale – Grove at Woodland, Auburn/Comm Ave, Square
 - Lower Falls – Concord at Washington and Hagar, Washington/Quinobequin

Petitioner Responsibilities



- TDM
- PMP
- MBTA statement/agreement
- Conceptual design of ICF
- Bike lanes and transitions on Grove Street
- Access to Asheville Road and Grove Street Condos
- Signage for new site plan

NOTE: Time extension requested until May 21, 2013