

Bunker Hill Housing Redevelopment Open Space Analysis

October 14, 2020

Summary of Existing and Proposed Open Space:

- The proposed open space plan contains approximately 7 acres of usable open space, 2.8 of which will be large-format publicly accessible open spaces. As such, approximately 25% of the area of the site will be open space, which is far above average for comparable projects (see Exhibit A for more detail).
- The City and development team will conduct a robust community process to develop plans for the site's publicly accessible open space. Since that process has not yet happened, the publicly accessible open space is not designed or programmed. However, these publicly accessible open spaces will likely include tot lots, play areas, multi-use court spaces, community garden space, outdoor gathering areas with seating/shade, and more.

Analysis:

Existing Open Space:

- Currently, open space on site is largely unprogrammed and chopped up into small building access areas and awkward strips of turf and shrubs between the buildings and the sidewalks, an area called the "frontage zone." Programmed open space, consisting of tot lots, court spaces and passive recreation space, totals just under 1 acre (this calculation does not include two non-functional splash pads).
- See Exhibit B for a summary of existing open space and an inventory of existing publicly accessible open space

Proposed Open Space Plan:

Usable Open Space:

- The proposed project includes approximately 7 acres of usable open space, including 1.43 acres of landscaped frontage zones, 2.83 acres of publicly accessible open and 2.78 acres of private open spaces in courtyards (these private open spaces are dedicated to the use of building residents, but some portion of several of these spaces will be designed through each building's Article 80 Design Review process to be publicly accessible as well).
- Sidewalks and Furnishing Zones, defined as the area between the sidewalk and the curb in which street trees, temporary bicycle parking, and other public furnishing and accessories are located, account for an additional 3.3 acres of publicly accessible open space that is not included in the calculation of useable open space, above.

- See Exhibit C for a summary of the proposed open space for the current plan compared to the DPIR plan.

Publicly Accessible Open Space:

- In the case of the Bunker Hill Redevelopment Project, there are two types of publicly accessible open spaces proposed:
 - Large format park-style spaces programmed with active and passive recreational amenities.
 - Smaller “pocket park” spaces throughout the site adjacent to individual buildings, which represent additional opportunities for publicly accessible open spaces. While these pocket parks are not currently shown as publicly accessible open space in the open space calculations, these spaces will increase the percentage of total open space that is publicly accessible and their exact programming and size specifics will be determined during future phases’ design review processes.
- **Total Area of Publicly Accessible Open Space:**
 - Publicly accessible open space area totals approximately 2.8 acres, an increase of 0.22 acres from the DPIR plan.
 - The increased area results from our updated proposed plan to include new publicly accessible open space along Medford Street adjacent to Building L.
 - See Exhibit D for a site plan with the dimensions of these publicly accessible open spaces.
- **Programming of Publicly Accessible Open Spaces:**
 - The project will be permitted and constructed in phases. The design and construction of the project’s publicly accessible open spaces will follow the phasing of the surrounding buildings.
 - The design and programming of these spaces will be determined through a robust public process beginning approximately 18 months prior to the planned construction of the first publicly accessible open spaces. Due to the phased construction process, the first publicly accessible open space construction is currently proposed to commence in mid-2025, after completion of Phase 3.
 - Given our initial conversations with the residents and the community about the programming of these spaces, we anticipate that some of the uses that will be included are: tot lots, play areas, multi-use court spaces, community garden space, outdoor gathering areas with more seating/shade that might appeal to seniors, and more. The overall site plan is intended to improve connections to Barry Field, where there may be space to work with Boston Parks Department for the creation of a basketball court facility near the existing baseball field.
 - Dog accommodations including cleanup stations and dog play spaces will be included in scattered areas where possible.

Comparison to Open Space in Other Developments

- From both a land and density perspective, the proposed open space in the current plan is commensurate with other recently completed, approved or publicly proposed

developments. The project's proposed useable open space, which includes both publicly accessible open space and residential open space, is proposed to be 25% of the land area and 10% of the gross floor area (GFA as defined in the zoning code). While the latter measure of open space is not a standard metric, it is very useful for understanding the adequacy of proposed open space for the proposed project's users. Comparable projects range from 3% open space as a percentage of GFA (Flower Exchange, Boston Landing) to 8% (321 Harrison/1000 Washington). See Exhibit A for additional comparable projects and detail.

Exhibit A: Open Space of Comparable Projects

Project	Land SF	Gross Floor Area SF	Open Space SF	Units	% Open Space (GSF)	% Open Space (land)
Bunker Hill Redevelopment	1,186,574	2,841,000	283,140	2,699	10%	24%
Allston Yards	460,000	1,231,500	43,560	868	4%	9%
75 Morrissey	97,739	700,000	26,390	608	4%	27%
South End						
100 Shawmut	82,557	617,216	22,290	536	4%	27%
The Lucas	17,272	57,904	2,936	33	5%	17%
321 Harrison/1000 Washington	83,470	218,500	16,694	n/a	8%	20%
345 Harrison	87,683	563,000	27,182	560	5%	31%
Flower Exchange	243,936	1,599,425	47,916	n/a	3%	20%
Ink Block**	270,940	548,900	23,550	471	4%	9%
The Smith	135,160	710,000	43,030	650	6%	32%
Washington Village	213,076	792,400	42,500		5%	20%
Boston Landing	608,969	1,430,000	42,500		3%	7%

**all data extrated from public filings or calculated from information provided in public filings

*** Open space areas shown in blue are calculated based off the known open space percentage of total land.

Exhibit B: Existing Open Space



Grey = unprogrammed (walkways, frontage zones, etc. generally unoccupiable), 14.3 acres, 87% of open space / 53% of site

Green = programmed (tot lots, playgrounds, courts),

Inventory of Existing Publicly Accessible Open Spaces:

EXISTING Publicly Accessible Open Spaces (.98 ACRES):

(2) Splash Pads (Both are non-functional – as such, we did not include the SF within the calculations):

Splash Pad 1

- Between Walford and O'Reilly Ways; Polk Street and Carney Court

Splash Pad 2

- Between Medford Street and Walford Way near O'Brien Court

(2) Stand-Alone Playgrounds:

Playground 1 (1,400 sf)

- Between Samuel Morse Way and Bainbridge Street
- Condition: Poor
- ADA Accessible: No

Playground 2 (2,200 sf)

- Between Medford Street and Walford Way; Polk and Monument Streets
- Condition: Poor
- ADA Accessible: No

(1) Stand-Alone Basketball Court:

Playground 1 (5,000 sf)

- On Corey Street
- Condition: Poor
- ADA Accessible: Yes

(1) Publicly-Accessible Open Space:

O'Reilly Way Court (34,000 sf – *note: less than 25% of this space is actually programmed per calculations below*)

- Basketball Court (5,000 sf – 14% of Total)
 - Condition: Fair
- Playground (2,500 sf – 7% of Total)
 - Condition: Sub-Poor (this should be removed or fixed immediately)
 - ADA Accessible: No

Exhibit C: Summary of Proposed Open Space

Open Space						
	DPIR Plan			Current Plan		
	SF	Acres	% of Total Site	SF	Acres	% of Total Site
Publicly Accessible Open Space	114,818	2.64	9.3%	123,390	2.83	10.0%
Frontage zone	52,107	1.20	4.2%	62,090	1.43	5.0%
Public/Private Courtyards	67,746	1.56	5.5%	57,160	1.31	4.6%
Private Courtyard	49,581	1.14	4.0%	63,760	1.46	5.2%
Total - Useable Open Space	284,252	6.53	23.1%	306,400	7.03	24.9%
Sidewalks and Furnishing Zones	140,760	3.23	11.4%	144,735	3.32	11.7%
Bike Lanes within Total Development Site				9,662	0.22	0.8%
Streets - Roads and Street Parking	272,015	6.24	22.1%	266,732	6.12	21.6%
Total - Sidewalks, Bike Lanes, Roads and Street Parking	412,775	9.48	33.5%	421,129	9.67	34.2%
Total Open Space - Development Site	697,027	16.00	56.6%	727,529	16.70	59.0%
Total Adjusted Open Space - Total Site	697,027	16.00	56.6%	764,104	17.54	62.0%

Exhibit D: Open Space Site Plan

