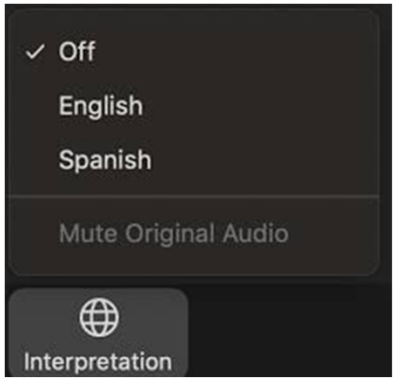
Zoom Tips

Your controls should be available at the bottom of the screen.

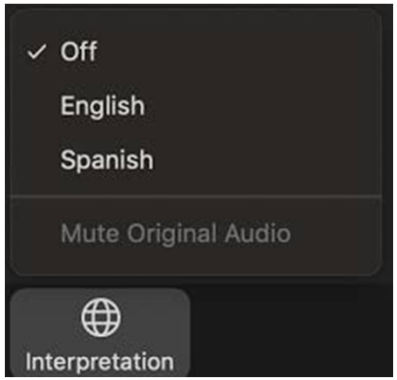
For language interpretation



Consejos para Zoom

Los controles están disponibles en la parte inferior de la pantalla.

Para cambiar el canal de audio entre español e inglés



boston planning & development agency

Para escuchar la sesión en español, por favor utilice el canal en español

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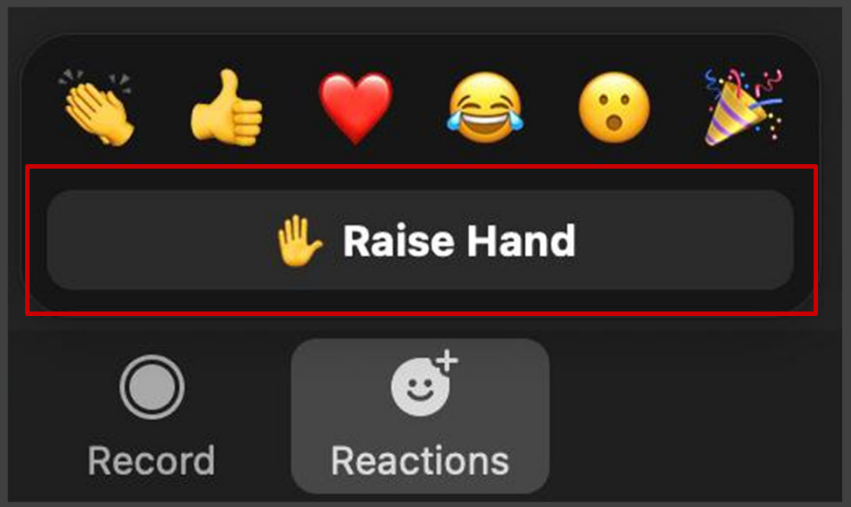
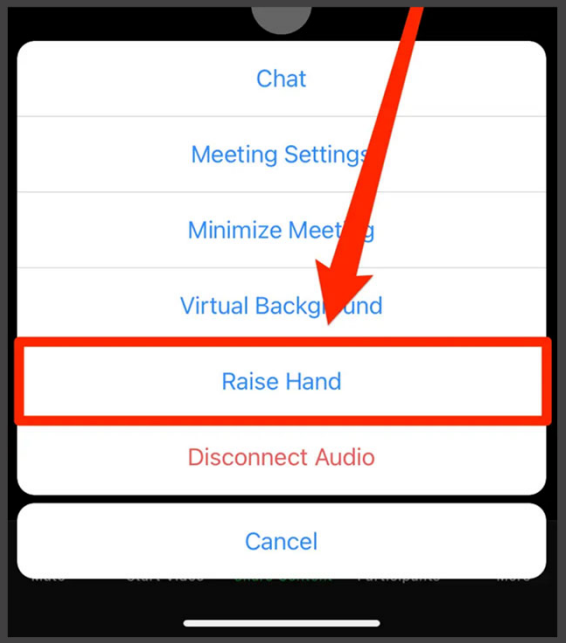
boston planning & development agency

Public Comment

Desktop application:



Mobile application:



Phone call:

***9**

Unmute:

***6**

Para escuchar la sesión en español, por favor utilice el canal en español

Bunker Hill Redevelopment

Phase 1 - Buildings F & M

BCDC Meeting – April 6, 2021

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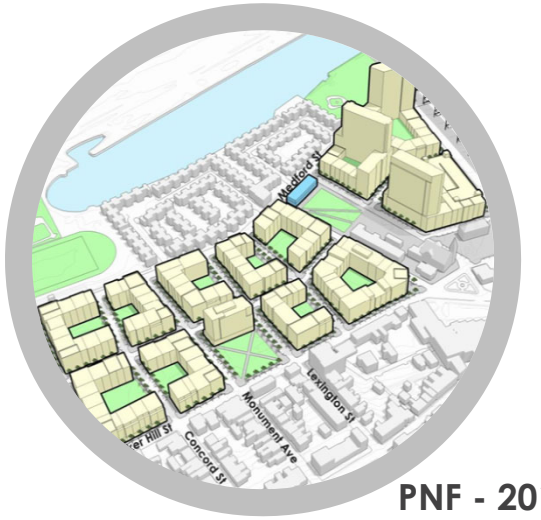
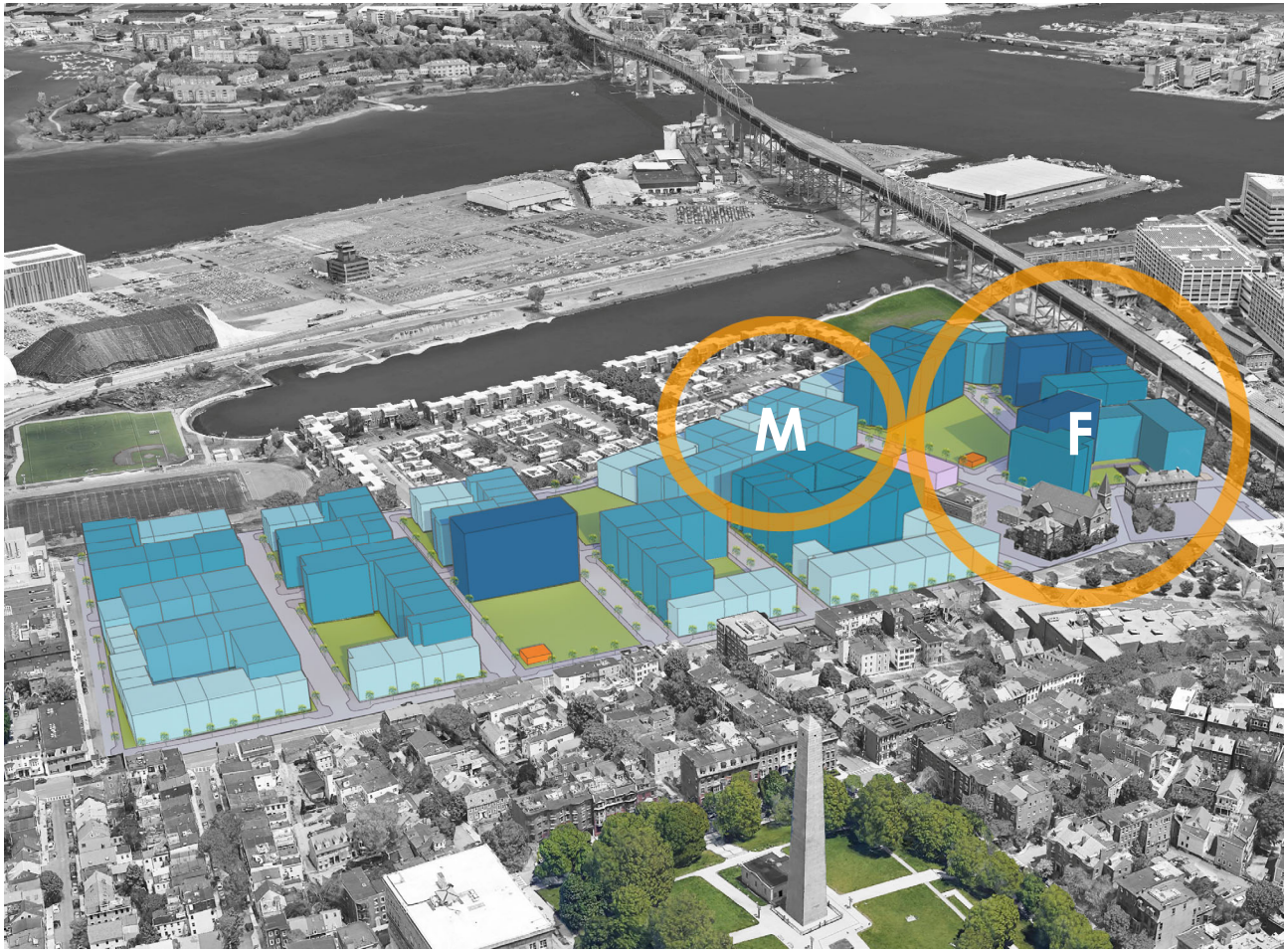


PNF - 2016

- 3,200 ➡ 2699 units including 1,110 replacement units
- 22 ➡ 10 stories
- 2,400 ➡ 1400 parking spaces
- 7 acres of Open Space (1.9 ➡ 2.7 acres publicly accessible)

Project Evolution

2016 to 2021



Phase 1 – Buildings F & M

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What we heard from our last meeting:

- Enhance secondary entrance at Building F
- Simplify the geometry of the courtyard at Building F
- Study additional trees to potentially preserve
- Host Community meeting which focuses on trees

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Object – formal, ‘dashes’

Fabric – informal, ‘dots’

Morse Code

Charlestown Building Analysis & Design Guidelines

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PREVIOUS

Phase 1 – Building F

CONNECTING TO CHARLESTOWN MASSING, MATERIALS, WINDOWS

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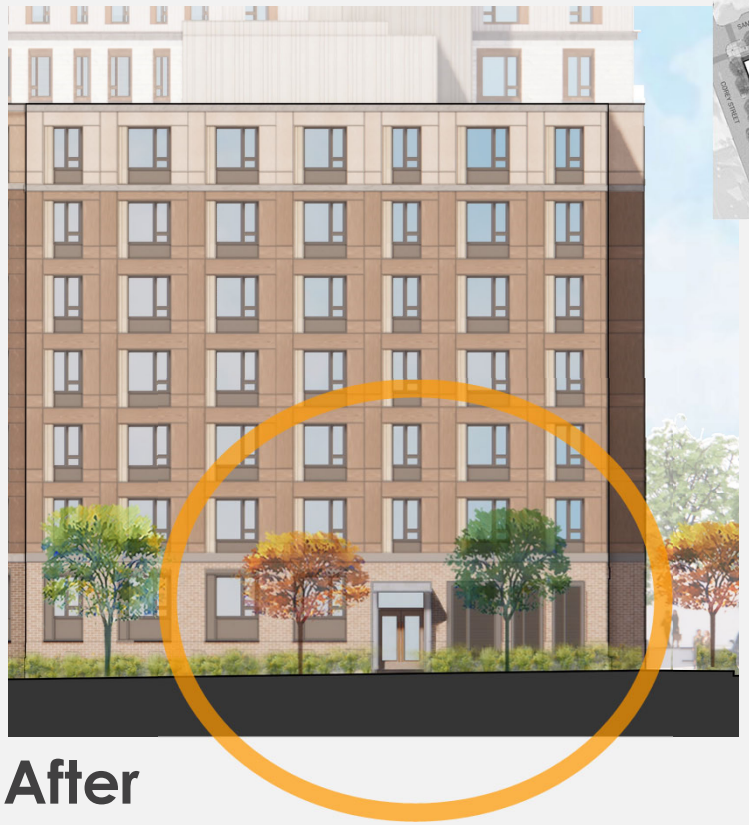
Before



After

F- Entrance on Decatur Street

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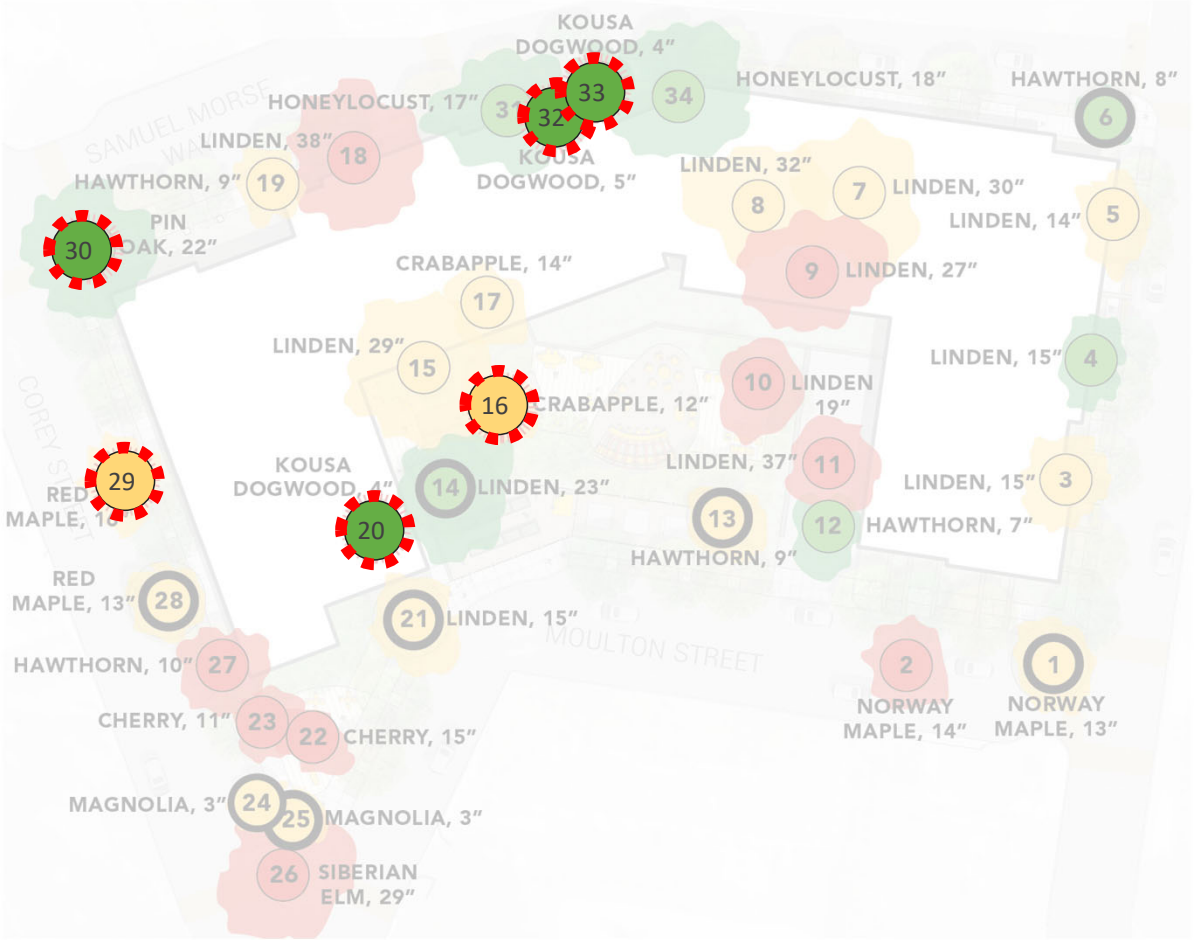

Potential to:

- transplant (3) Kousa Dogwoods – #20, 32, and 33
- adjust street parking to preserve 16" Red Maple (#29)

Unlikely to be able to Preserve:

- 2" Crabapple (#16) – would not survive due to subsurface infrastructure and required grading considerations, even if courtyard adjusted
- 22" Pin Oak (#30) by adjusting streetscape. Pink Oak would not survive due to substantial root zone reduction.

F- Landscape

ADDITIONAL TREES EVALUATED

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Before

After

- Simplified geometry at courtyard
- Incorporated larger caliper trees (**13** total)
- Preserved existing trees (**8** total)

F- Landscape

REFINED DESIGN

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PREVIOUS

PHASE 1 – Building M

COREY STREET – MORSE CODE 'OBJECT BUILDING' FACES PARK

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PHASE 1 – Building M

MORSE CODE ‘FABRIC BUILDINGS’ ALONG MEDFORD STREET

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Landscape Architects & Planners

Joseph J. Corcoran Company

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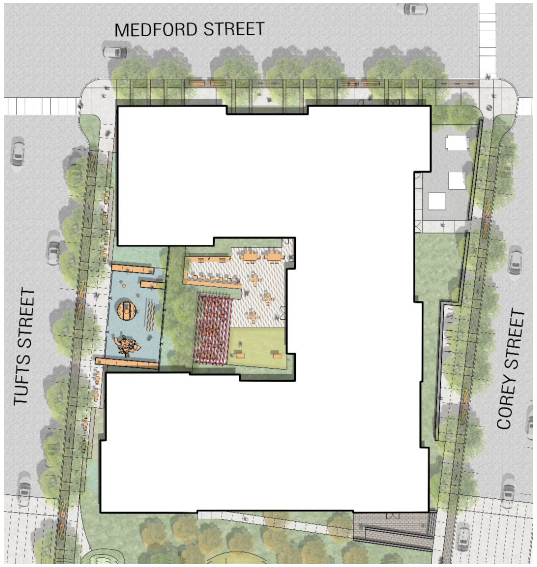
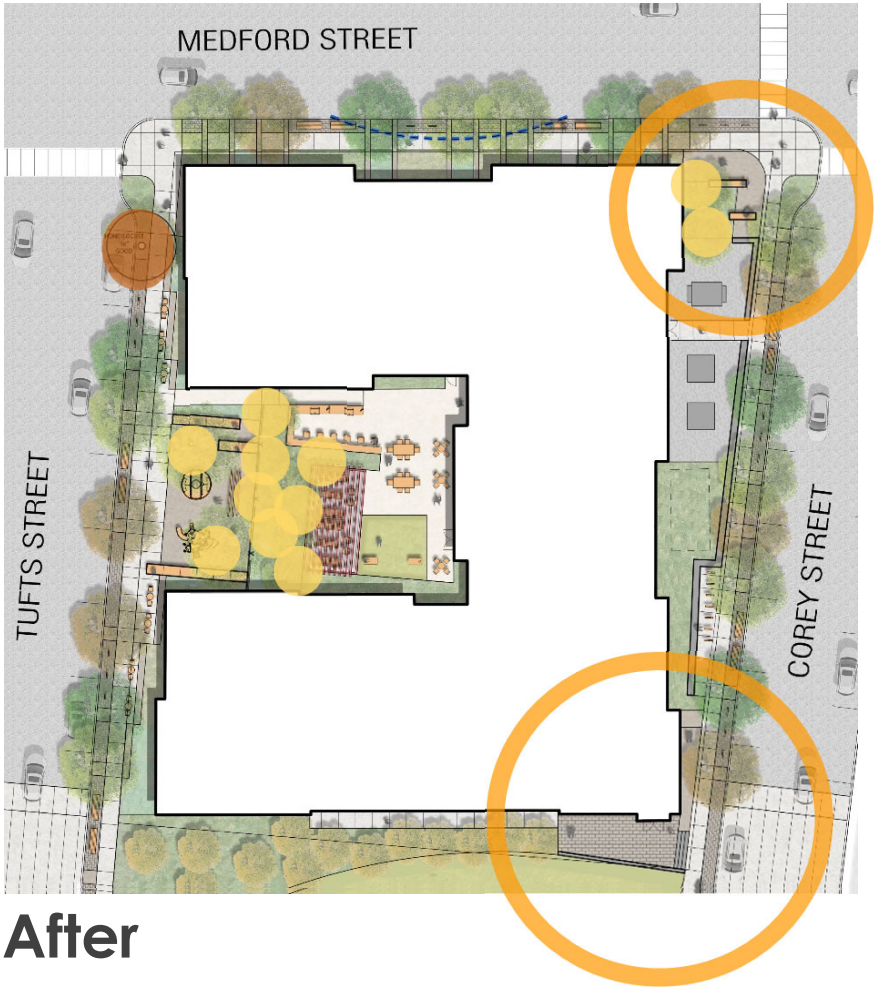


Before

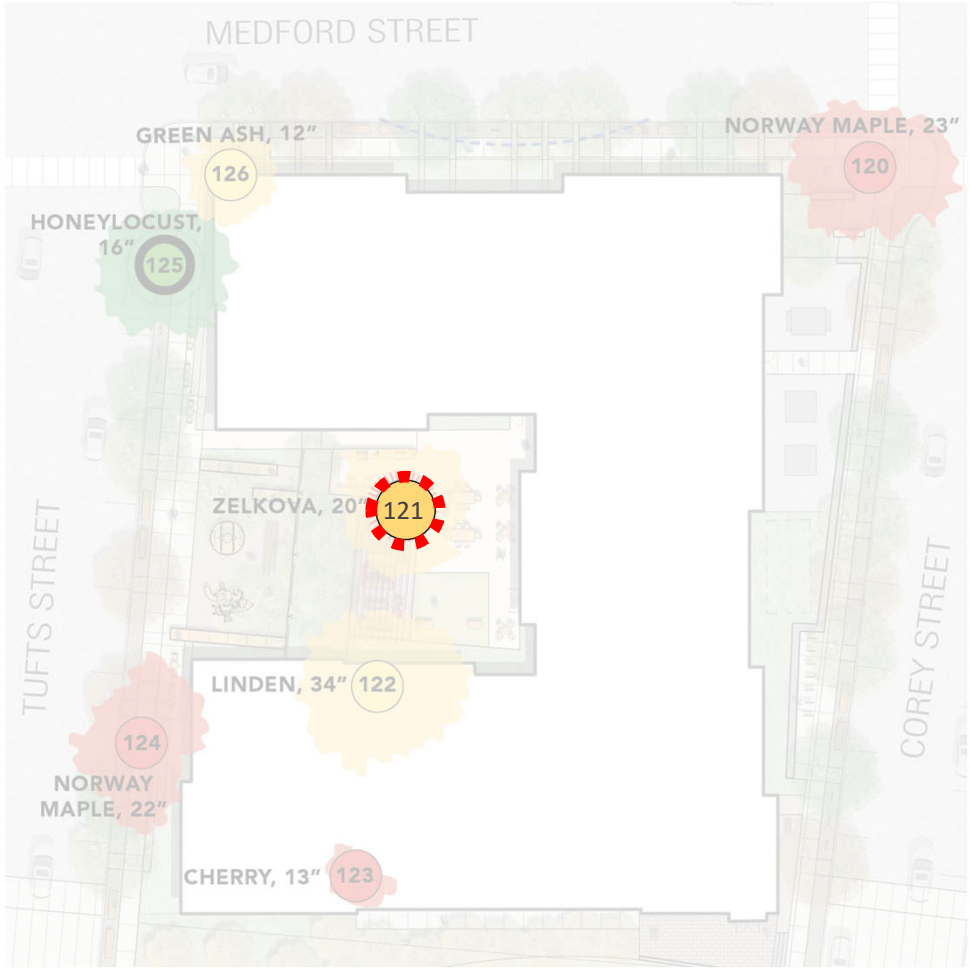


After

- Pocket park at corner of Corey Street
- Revised ramp entry
- Preserved existing trees (**1**)
- Incorporated larger caliper trees (**11** total)

M- Landscape

REFINED DESIGN



- Potential to adjust courtyard to preserve 20" Zelkova (#121). Preserving Zelkova would reduce the size of the amenity space by 30%

M- Landscape

ADDITIONAL TREES EVALUATED

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3/15/21 COMMUNITY TREE MEETING

- A **public tree hearing** was held to bring transparency to the tree preservation process.
- **108 members of the public** were in attendance.
- The team committed to expand the **ongoing public review process** for the project to incorporate **tree preservation and reporting measures**
- There were 164 comments provided by 51 people. 19 of these comments by **8 unique commenters opposed to Project** as approved by the BPDA and / or called for its redesign to preserve trees. 145 comments and **43 commenters were supportive or neutral**

Presentation:

https://bpda.app.box.com/s/6hbasxxot8ew5sps68xw1eyuqkt27q5m

Recording:

https://bpda.app.box.com/s/vitxa4mcmwbv1ls6yn13owiphufd4577

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