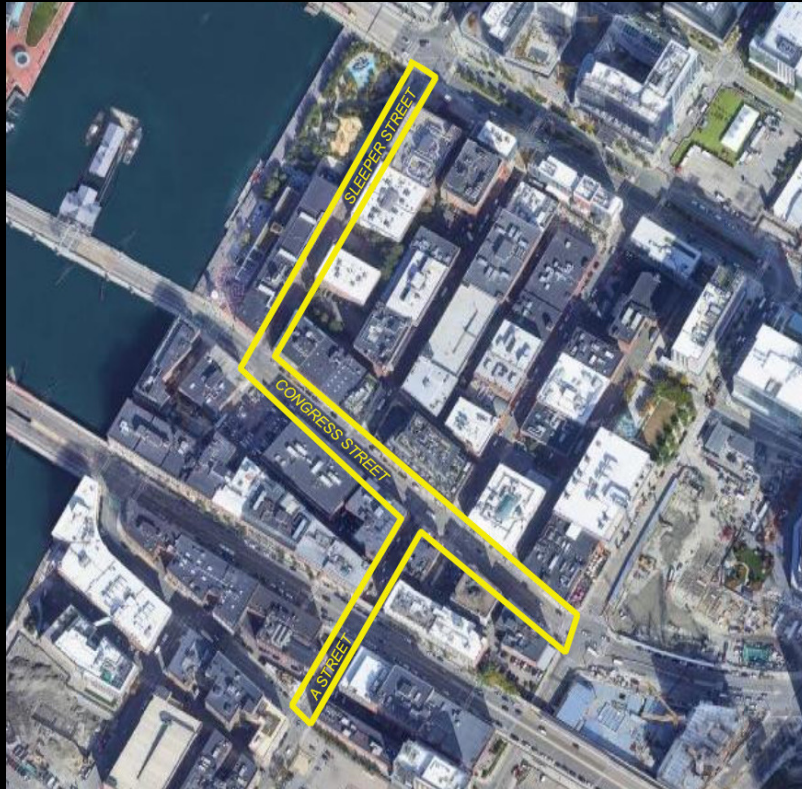


Sleeper, Congress and A Streets

Fort Point Channel Landmark District Commission
January 12, 2023



Project Address:

- Sleeper Street from Seaport Boulevard to Congress Street
- Congress Street from Sleeper Street to Boston Wharf Road
- A Street from Congress Street to Melcher St.

Urban Design and Engineering Services Relative to the Reconstruction of Sleeper, Congress and A Streets in the City of Boston

Sleeper St. Existing Conditions



*Sleeper Street at Congress St
Looking North towards Seaport Blvd.*



*Sleeper Street at Dockside Place
Looking North towards Seaport Blvd.*

Views from Congress looking north

- 40-ft right-of-way
- Narrow concrete sidewalks, granite curb
2.5-ft width on west side (not accessible and in disrepair)
+6" curb
- 4.5-ft width on east side +6" curb
- Cobra head lighting
- Two-way traffic with parking on east side

Sleeper St. Existing Conditions



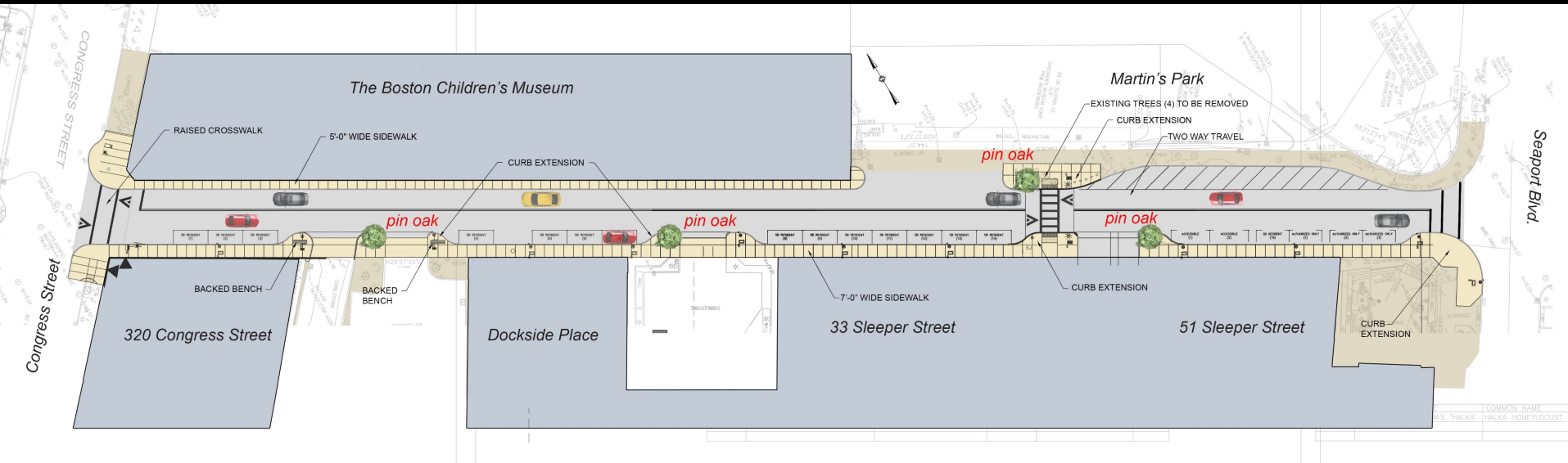
Sleeper Street at Martin's Park
Looking South towards Congress St.



Views from Seaport looking south

- Recently constructed Martin's Park, on west side
- Recently constructed concrete sidewalks and granite curb – both sides
- Recently planted Honey Locust trees on west side

Sleeper Street – Proposed Plan



Improvements

- Widened Sidewalks on both sides of street
- Concrete sidewalks with sawcut joints
- Raised pedestrian crossing at Martin's Park
- New curb ramps with detectable warnings
- New lighting with Fort Point district fixture with LED luminaire
- Street trees (Pin Oak) at bump-outs
- Benches match those installed on Summer Street

Sleeper Street – Existing and Proposed

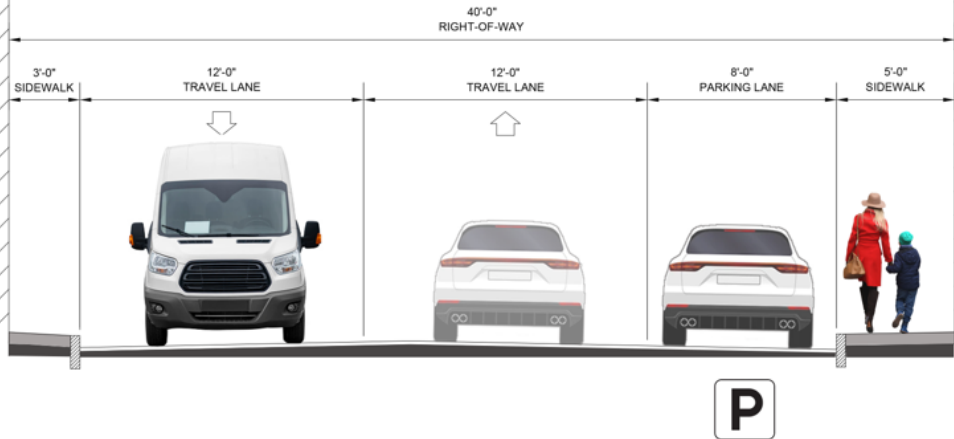
Existing - Key Points

- Limited 40' ROW
- Narrow Sidewalks
- Concrete in disrepair (some locations)
- Cobra-head Light Fixtures

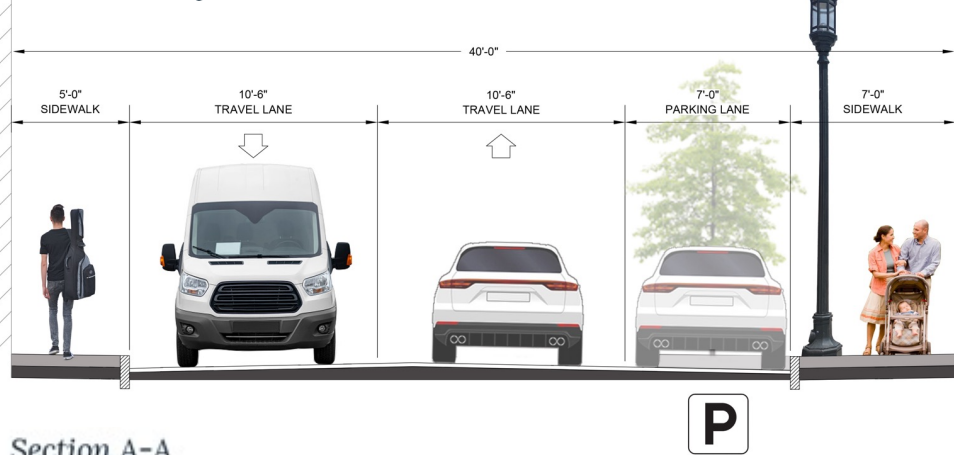
Proposed - Key Points

- Widened Sidewalks (both sides of street)
- Concrete sidewalks with sawcut joints
- New lighting with Fort Point district fixture with LED luminaire
- Street trees (Pin Oak) at bump-outs
- Benches match those installed on Summer Street

Existing Conditions

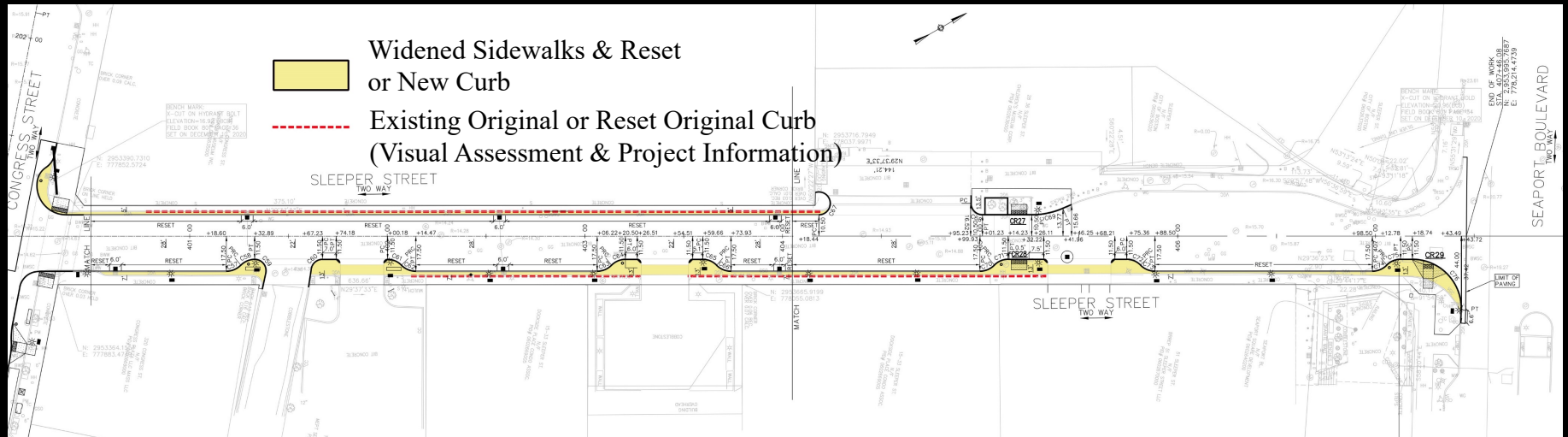


Two Way Plan



Section A-A

Sleeper Street – Impacts to Historic Materials



Improvements

- Widened Sidewalks on both sides of street – reset curbing

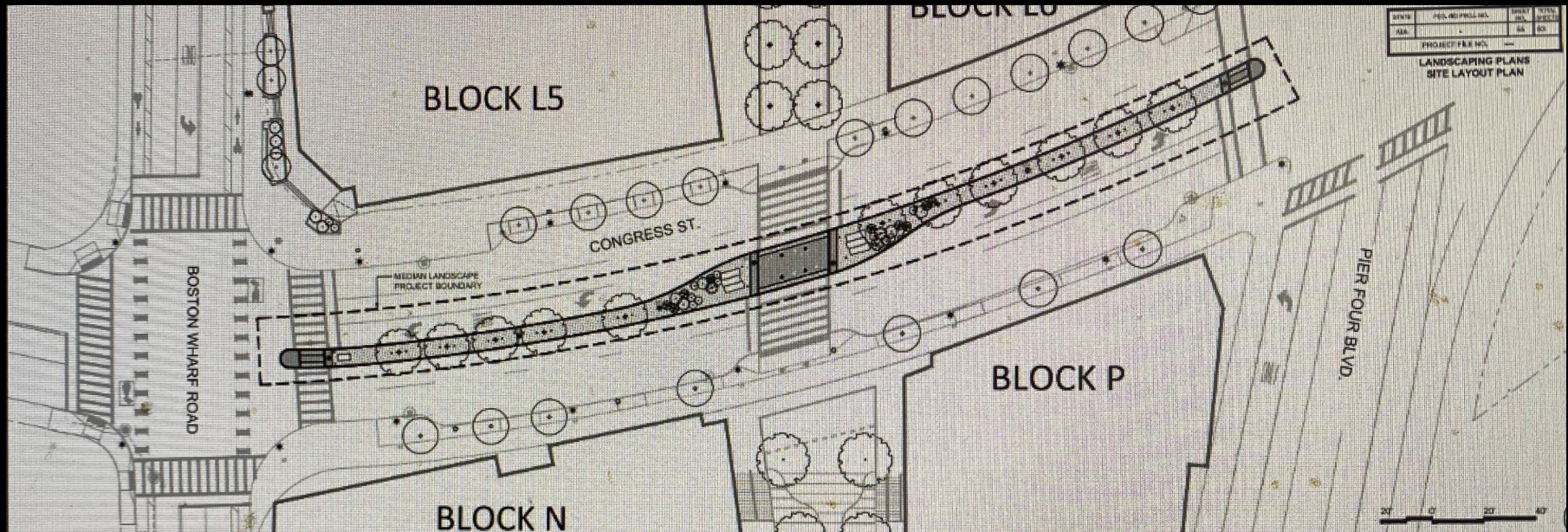
Congress Street Existing Conditions



Aerial View of Project Area (Sleeper Street to Boston Wharf Road)

- 100-ft right-of-way
- Concrete sidewalks, granite curb in most locations (condition varies)
- Some accessibility issues (steep cross-pitch, inadequate width for many pedestrians)
- Existing trees near Sleeper Street (Honey Locusts) and near A Street (Callery Pears)
- Two-way traffic with parking on both sides

Congress Street – Adjoining Congress Proposed

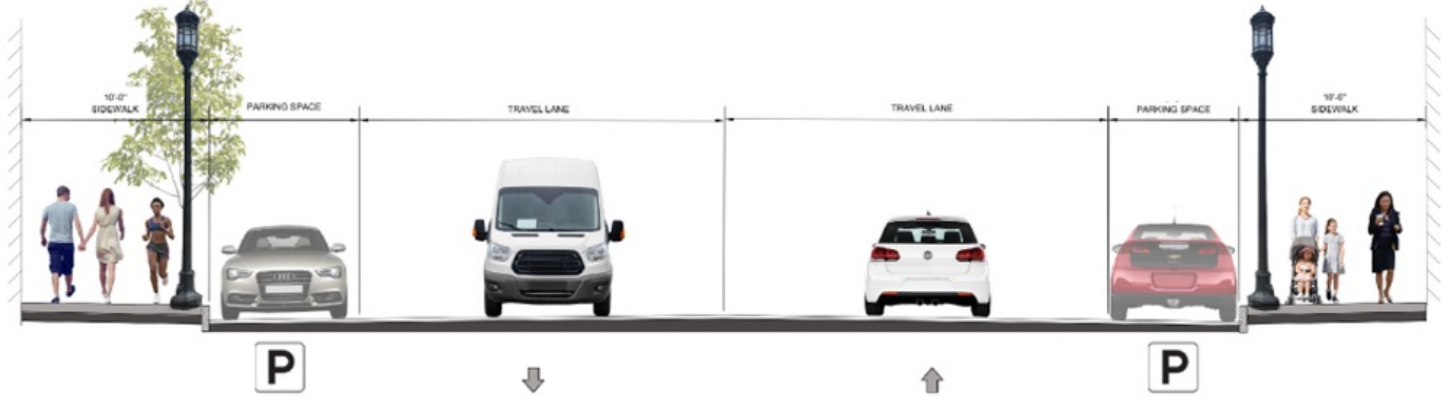


Seaport Project (by others)

- Green Ash tree plantings in median
- Concrete sidewalks, granite curb.
- Fort Point district light fixture in median and sidewalks (single head)

Congress Street Existing Conditions

West of
A Street



East of
A Street



Existing ROW Sections

- 100-ft right-of-way
- Concrete sidewalks, granite curb in most locations (condition varies)
- Some accessibility issues (steep crosspitch, inadequate width for pedestrian use)
- Existing trees near Sleeper Street (Honey Locusts)
- Much of the lighting is Fort Point district fixture – some Cobra-heads
- Two-way traffic with parking on both sides

Congress St. Existing Conditions



Views looking west and north

- Concrete sidewalk and granite curbing condition varies
- Many of the light fixtures have been updated to Fort Point district fixture (some cobra-heads)
- Blue bike station
- Inadequate sidewalk widths and long crossing distances for pedestrians
- ROW use does not support current pedestrian uses (incl. café spaces and bicycle travel)

Congress St. Existing Conditions



Views looking from and towards A Street

- Concrete sidewalk and granite curbing condition varies
- Many of the light fixtures have been updated to Fort Point district fixture
- Cobra head lighting remains in a few locations
- Inadequate sidewalk widths and long crossing distances for pedestrians
- Inadequate number of crossing locations as there's been further development to the north and south
- Existing does not support current pedestrian uses and bicycle travel

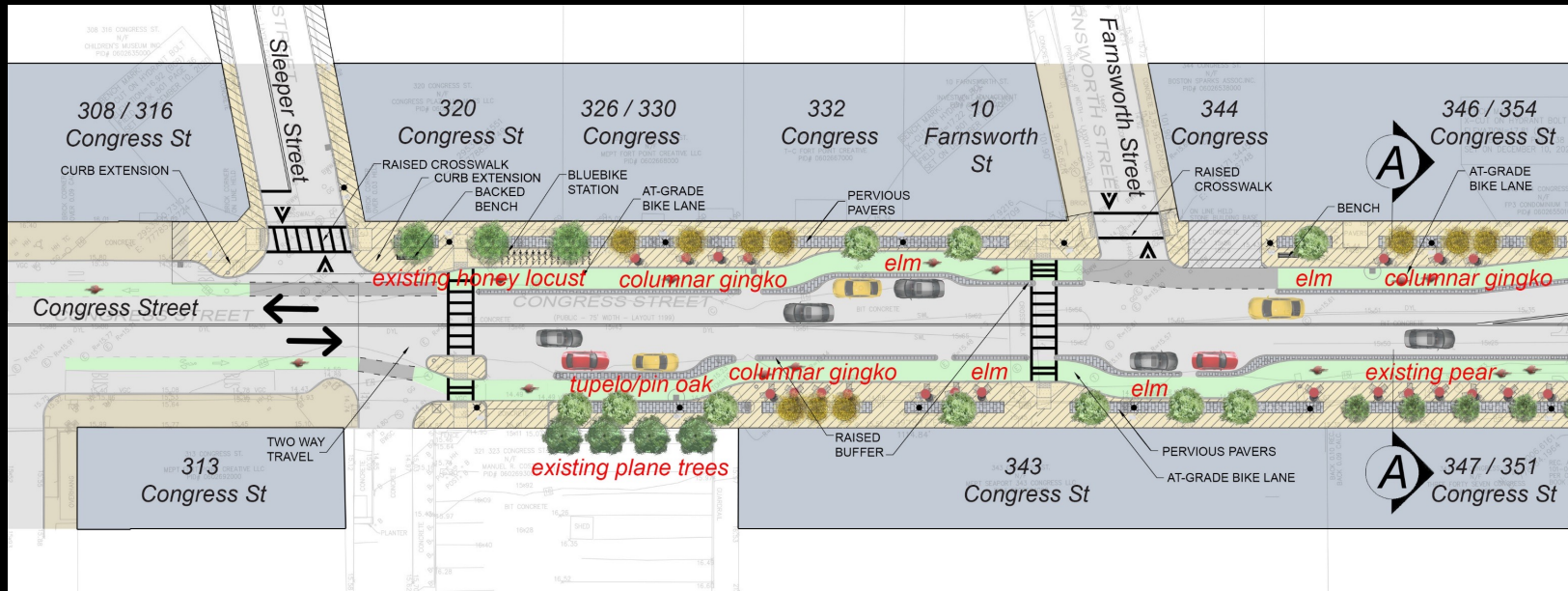
Congress St. Proposed Condition



Congress Street – From Sleeper Street looking west

- Plan accommodates increased pedestrian and bicycle use
- Additional sidewalk space for cafes/furnishings, plantings
- Tree plantings respectful of building facades/entrances/views
- Concrete sidewalks with sawcut joints
- New lighting with Fort Point district fixture with LED luminaire
- Materials (Permeable Pavers, Benches...) match those installed on Summer Street and at Children's Museum

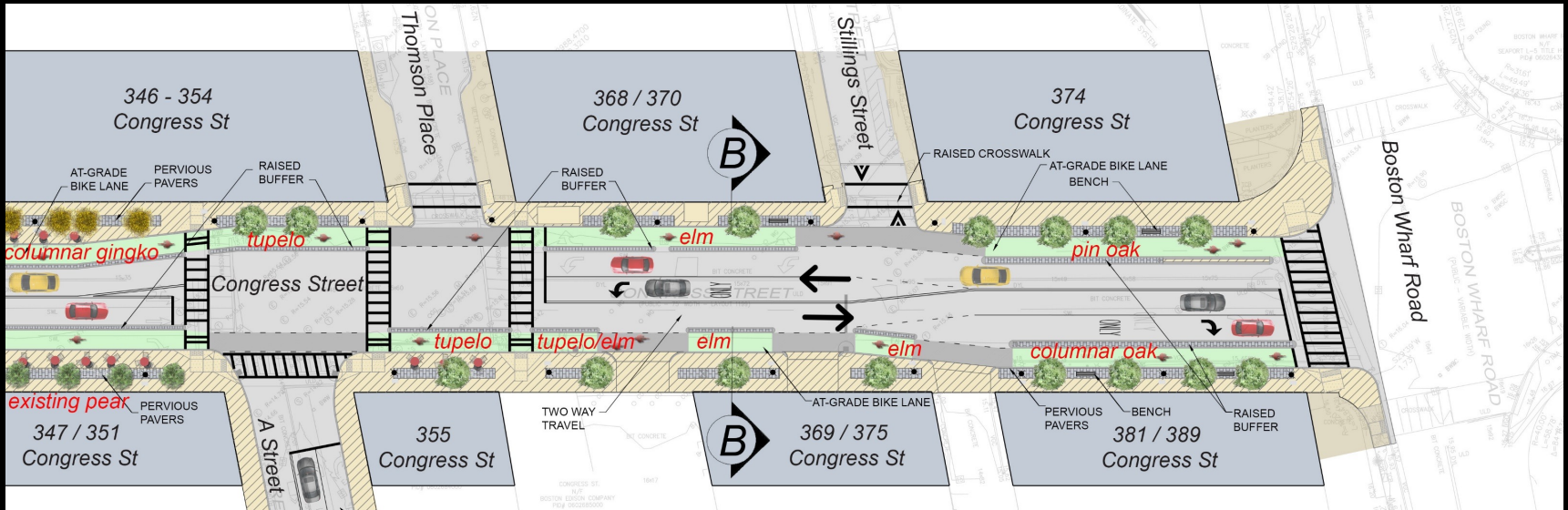
Congress Street – Proposed Plan



Congress Street

- Widened Sidewalks on both sides of street (concrete with sawcut joints, re-used and new granite curb)
- Permeable pavers match Summer Street and Children's Museum area
- Median separated cycle tracks
- Shortened crossings, curb ramps and raised pedestrian crossings at approaches
- New lighting with Fort Point district fixture with LED luminaire
- Tree Plantings – Canopy at intersections and vehicular areas, columnar at café spaces
- Benches and bike racks match those installed on Summer Street

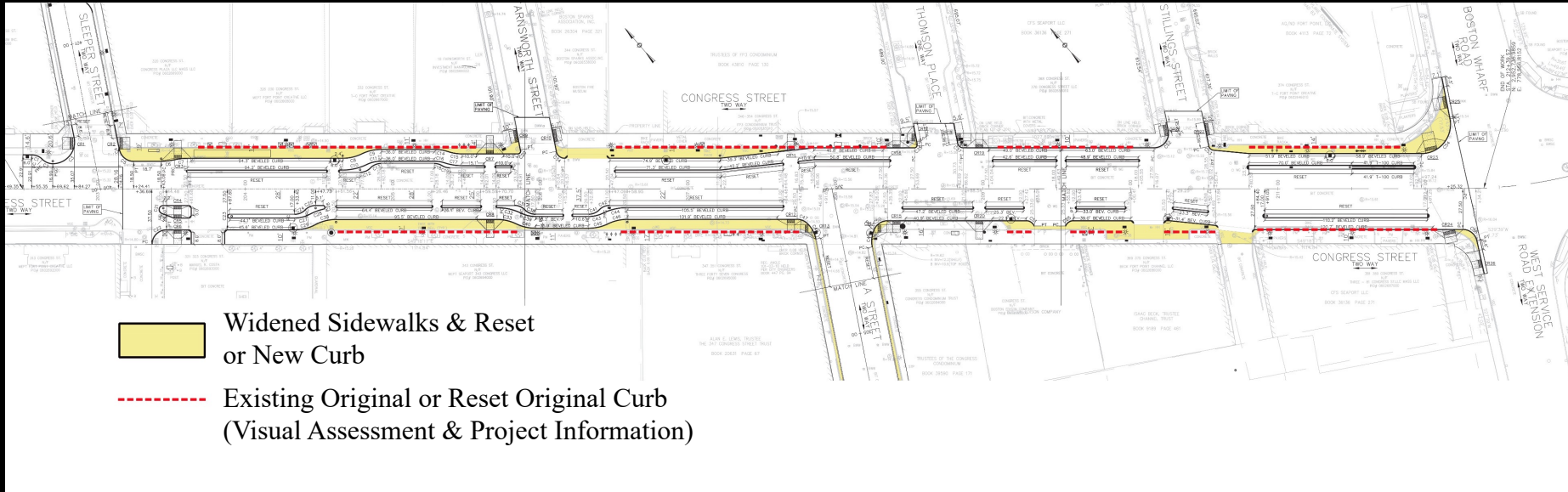
Congress Street – Proposed Plan



Congress Street

- Widened Sidewalks on both sides of street (concrete with sawcut joints, re-used and new granite curb)
- Permeable pavers match Summer Street and Children’s Museum area
- Median separated cycle tracks
- Shortened crossings, curb ramps and raised pedestrian crossings at approaches
- New lighting with Fort Point district fixture with LED luminaire
- Tree Plantings – Canopy at intersections and vehicular areas, columnar at café spaces
- Benches and bike racks match those installed on Summer Street

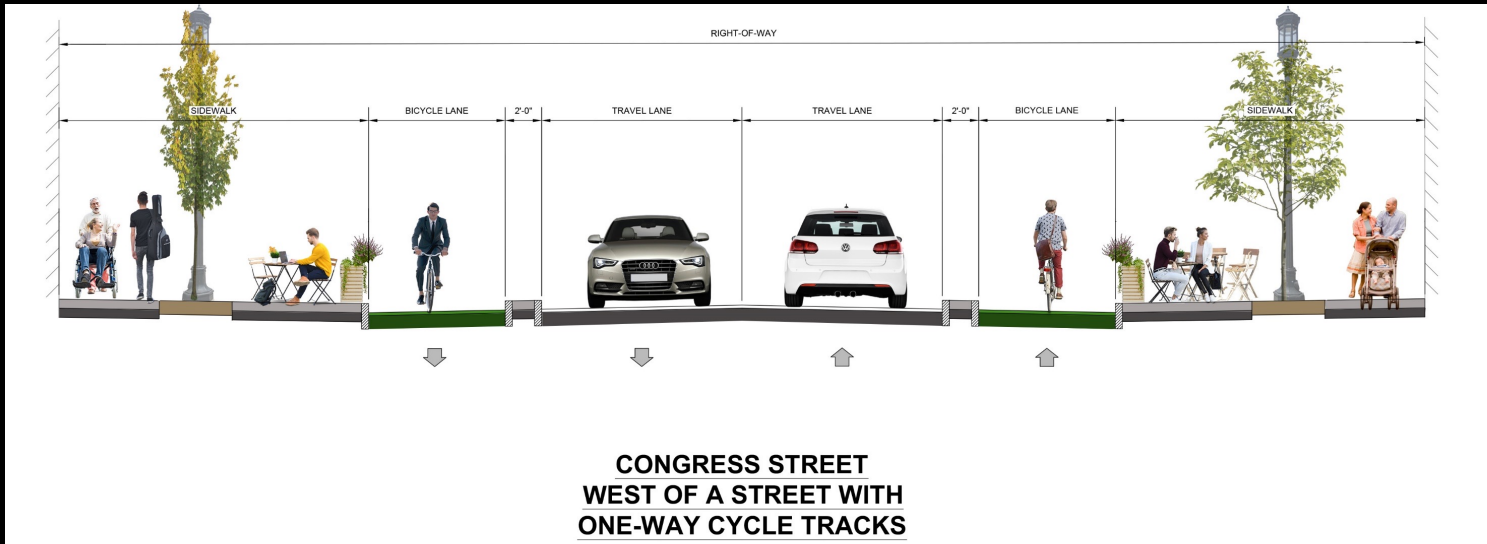
Congress Street – Impacts to Historic Materials



Improvements

- Widened Sidewalks on both sides of street – reset curbing

Congress Street – Proposed ROW Sections



Congress Street - Tree Planting - Elevations



North side



Dashed line indicates mature height

Congress Street - Tree Planting - Elevations



North side



Dashed line indicates mature height

Congress Street - Tree Plantings - Elevations



North side



Dashed line indicates mature height

Congress Street - Tree Planting Elevations



South side



Dashed line indicates mature height

Congress Street - Tree Planting Elevations



South side



Dashed line indicates mature height

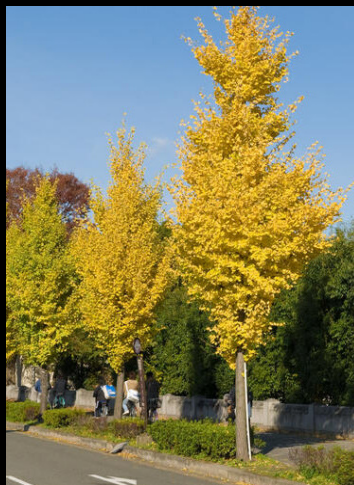
Tree Planting Strategy and Species

Goals: Appropriate to Architectural Character (canopy trees at intersections and vehicular zones, columnar at cafes, responds to facades), Successful Healthy Canopy, Pedestrian Protection



ELMS - AMERICAN "PRINCETON" and "ACCOLADE"

TUPELO



COLUMNAR OAK

COLUMNAR GINGKO

COLUMNAR PIN OAK

PIN OAK

Materials / Type

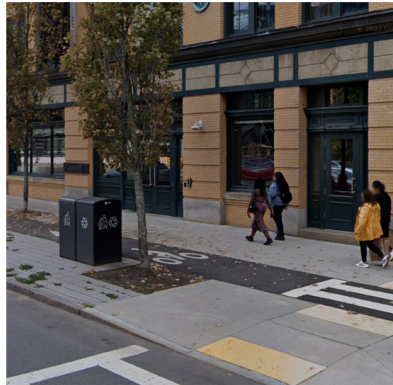
Goals: Appropriate to Architectural and District Character, Pedestrian Comfort and Protection



bench without back



pavers and bike rack



trash receptacle



single light fixture



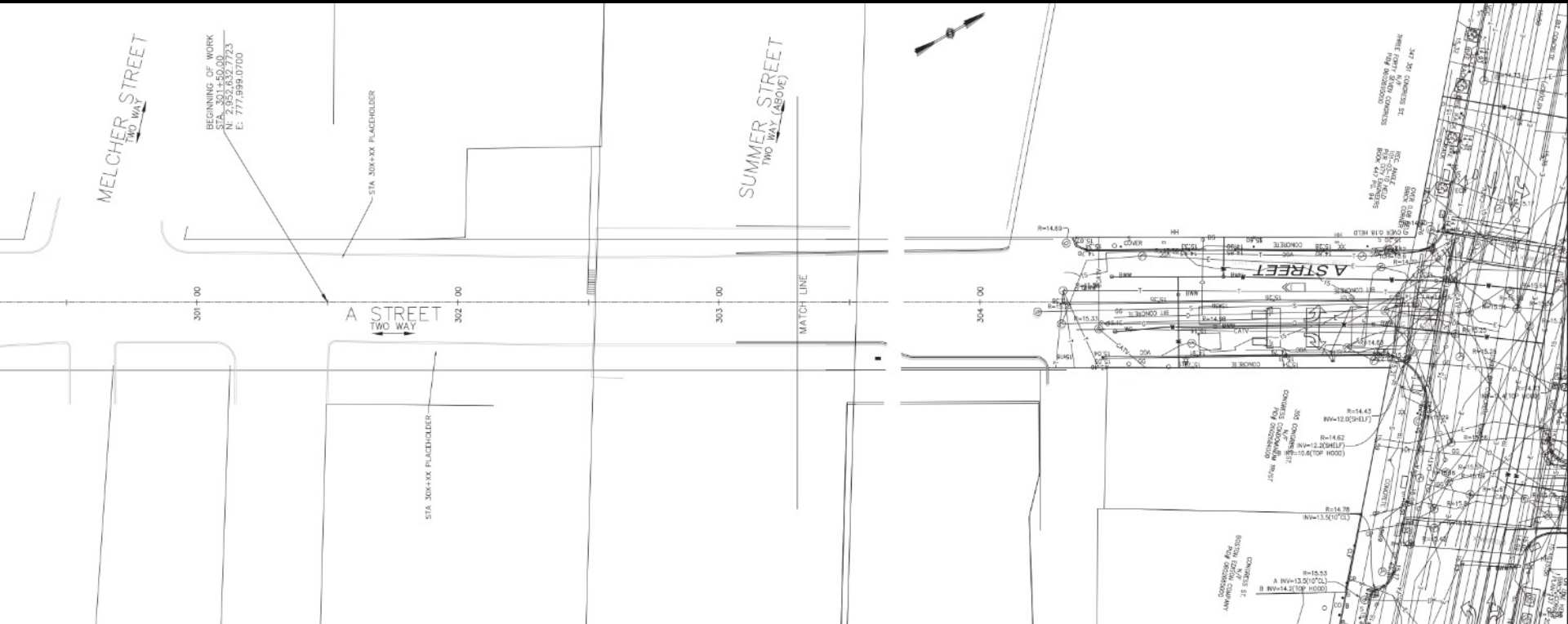
backed bench

Materials

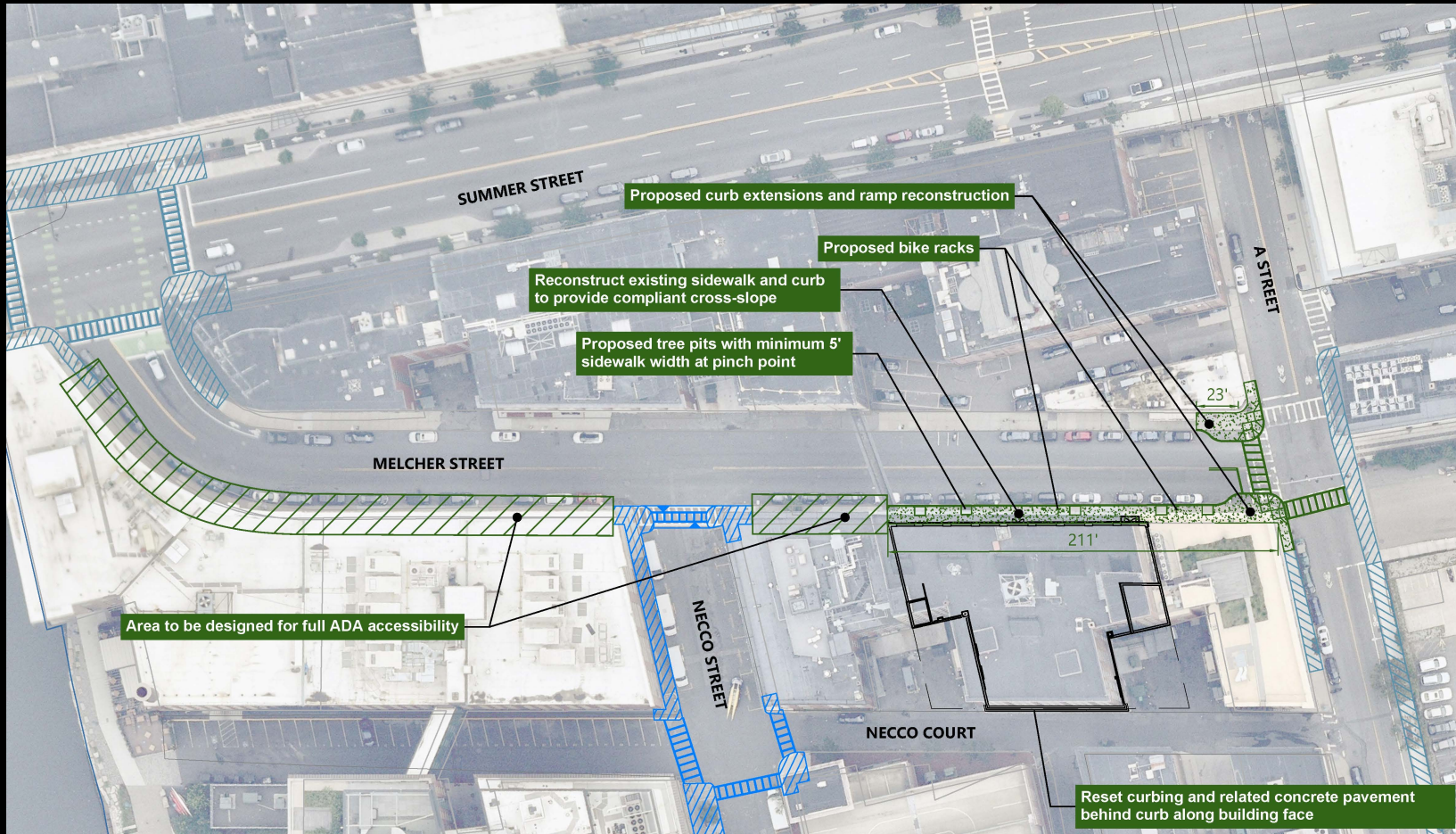
- Concrete sidewalks with sawcut joints
- Re-used and new granite curb
- Permeable Pavers – Gray, Hanover Permeable Pavers (matches Summer Street)
- Benches – Landscape Forms ‘Park Vue 6’ (matches Summer Street)
- Bike Rack – Dero Bike ‘Hitch Bike Rack’ (matches Summer Street, City of Boston Standard)
- Fort Point district fixture – LED luminaire, twin in selected locations for required illumination
- Trash – Solar Compactor (City of Boston Standard)

Fort Point Standards, Summer Street Precedent, City of Boston Standards

A Street Existing Conditions



A Street – Adjoining Melcher St - Proposed



Melcher Street Project (by others)

- Tree plantings on southside
- Concrete sidewalks, granite curb.

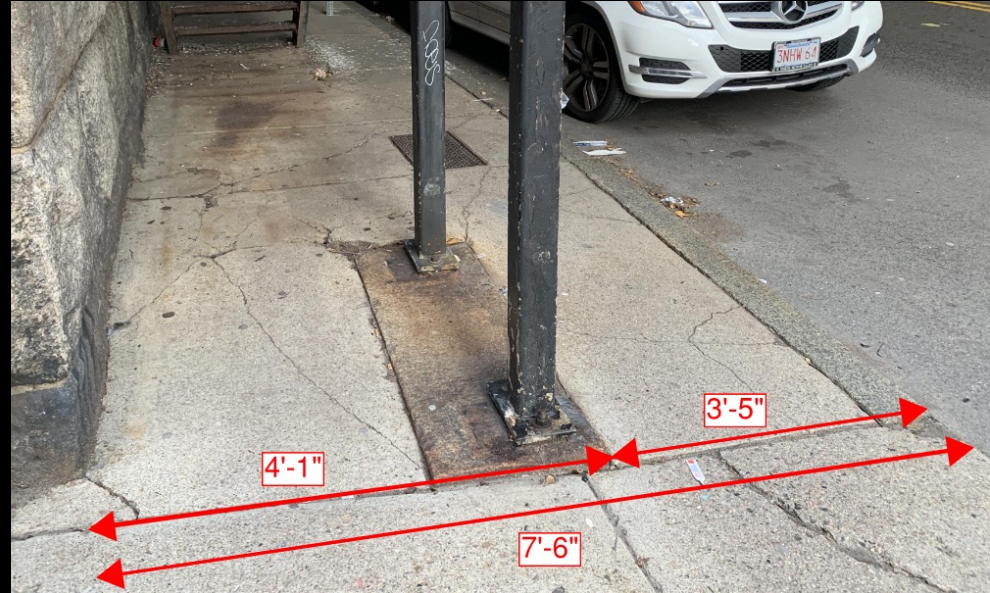
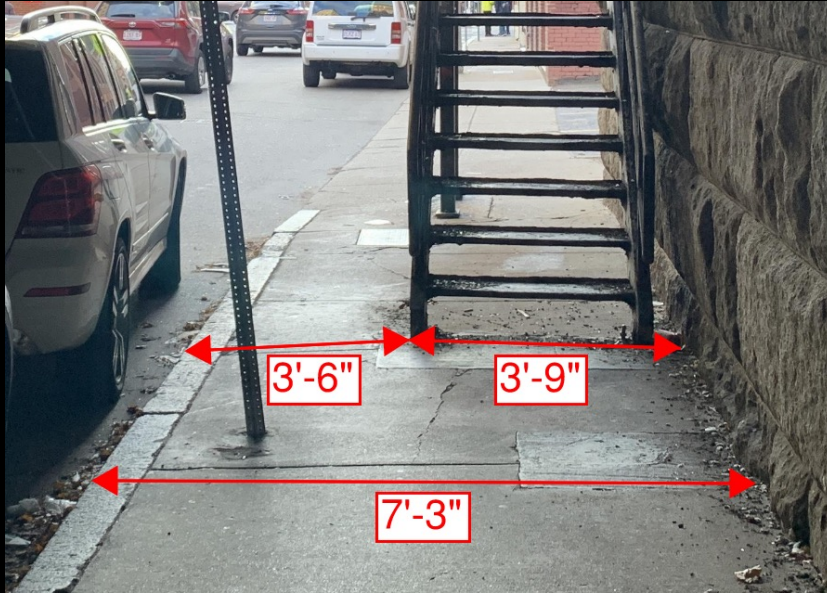
A Street Existing Conditions



*A Street at Congress Street
Looking South towards Melcher St.*

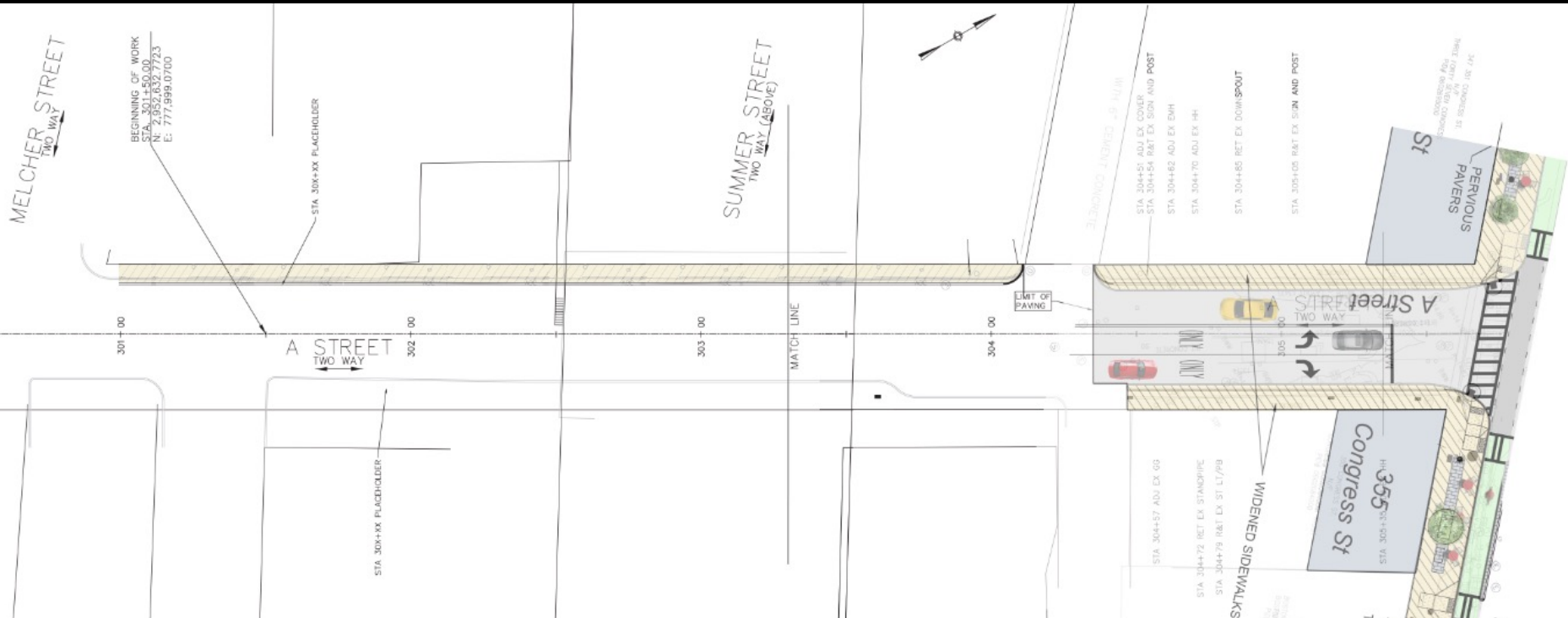
- Narrow concrete sidewalks, granite curb
- Cobra head Lighting on west side
- Two-way traffic with parking on west side

A Street Existing Conditions



- Narrow concrete sidewalks in disrepair
- Access issues at stair landing on west side

A Street – Proposed Plan



A Street

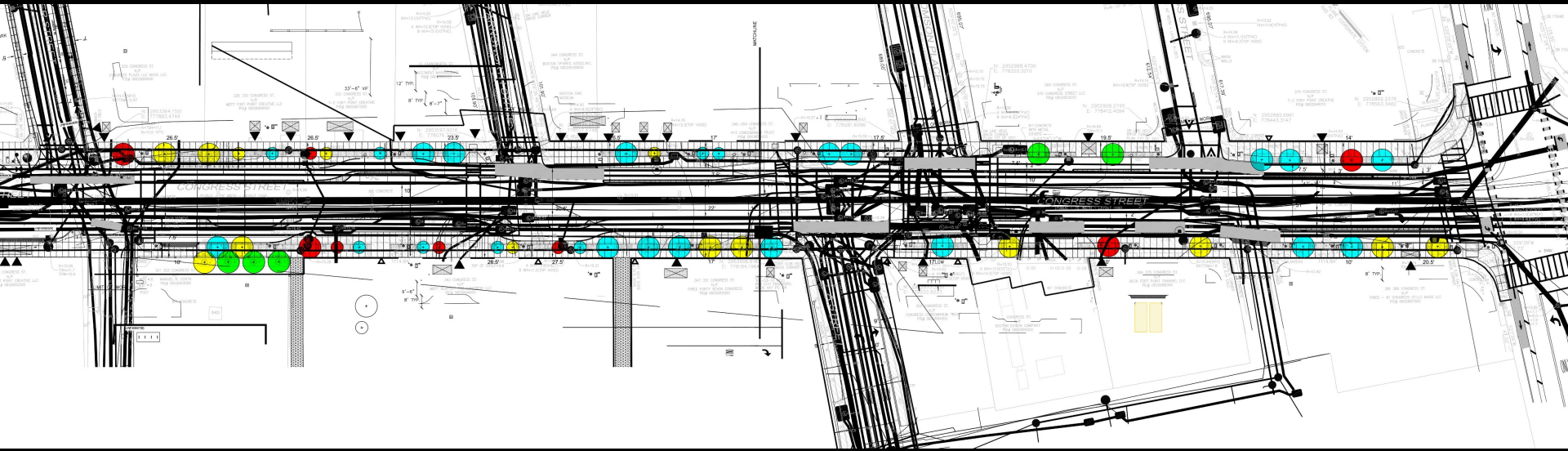
- Widened Sidewalks on both sides of street – on west side to Melcher, on east side to drive
- Concrete sidewalks with sawcut joints, re-used and new granite curb
- New lighting with Fort Point district fixture with LED luminaire on west side

Sleeper, Congress and A Streets

Fort Point Channel Landmark District Commission
January 12, 2023



Congress Street - Tree Locations



- Green** – no issue with tree location
- Cyan** – tree conflicts with a sanitary sewer line.
- Yellow** – tree conflicts with one or more utilities.
- Red** – no chance we can get the tree to work

Extensive utilities close to surface within existing roadbed limits
potential tree locations – can only be located at curbside
longitudinally (existing trees are currently curbside)