Project Team / Schedule

Public Process to Date: Site History & Analysis
Design Workshop Feedback
Concept Design Options
Project Team

Kennan Rhyne
Senior Planner II, Project Manager & Contact Person

Lauren Shurtleff
Acting Director of Planning

Jill Zick
Landscape Architect

John Romano
Director of the Office of Outdoor Advertising

Jesse Brackenbury
Executive Director

Rebecca McKevitz
Capital Projects Manager

Rachel Lake
Marketing & Community Affairs Manager

Sara Cohen
Principal & Project Manager, ASK+

Claire Agre
Design Principal, Unknown Studio

Meg Baldwin
Landscape Designer, Unknown Studio
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Concept Design Options
Site History
A plan of Boston, Osgood Carleton; S. Hill, sc., 1796.
Map of Boston in the State of Massachusetts, Hales, J.G., 1814.
Sanborn Fire Insurance Map, 1867.
1980s
Downtown Boston in 2013.
2018/2019

- Initial BPDA Board Approval
  June 2018
- Request for Proposals Released
  May 2019
- Designer Selection
  July 2019
- Community Process Begins
  August 14, 2019
- Temporary Site Clean-up
  & New Fencing
  Begins August 14, 2019
Summary Site Analysis
Environmental Conditions

Sun / Shade

Wind

Wind Speed (Knots)

- 25+
- 17 - 20
- 14 - 17
- 11 - 14
- 9 - 11
- 6 - 9
- 3 - 6
- 0 - 3

Radial scale is % of time
Construction Constraints & Considerations

- No structural connections to the tunnel allowed
- Shallowest soil depths along Valenti Way range from 21” to 44”
- Soil depths over the tunnel range from 21” to 44”
- Existing Fill: 21” + 28” + 38” + Tunnel
- Protective Course over Tunnel to remain and be protected
- Limit to additional loads over girders
- Utility heavy zone
- BEVERLY ST
- VALENTI WAY
- WASHINGTON ST
Site Scale References

<table>
<thead>
<tr>
<th>Name</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Parcel 2</td>
<td>5,043 sq ft</td>
</tr>
<tr>
<td>Portal Park</td>
<td>15,500 sq ft</td>
</tr>
<tr>
<td>Central Wharf Plaza</td>
<td>13,675 sq ft</td>
</tr>
<tr>
<td>Hatch Memorial Shell</td>
<td>14,870 sq ft (shell)</td>
</tr>
<tr>
<td>ICA Deck</td>
<td>22,270 sq ft</td>
</tr>
<tr>
<td>Rings Fountain</td>
<td>38,700 sq ft</td>
</tr>
<tr>
<td>Post Office Square</td>
<td>73,760 sq ft (triangle)</td>
</tr>
<tr>
<td>Boston Harbor Pavilion</td>
<td>62,650 sq ft</td>
</tr>
</tbody>
</table>

Source: ASK+

Source: reedhilderbrand.com


Source: https://metafold.net/news/tag/design/page/3/

Source: https://bosquesurbanospanama.wordpress.com/estacionamientos-soterrados-donde-no-habia-parque/

Source: https://www.utiledesign.com/work/boston-harbor-islands-pavilion/
Connecting East and West

Bulfinch Triangle

The North End
Connecting to the Greenway

Route through 'not-the-Greenway' landscape

Road Crossings

Parcel 2

Greenway
North / South Connection
Viewsheds

Zakim Bridge

Custom House Tower
Connecting to the Greenway

- But, there is a visual connection and there can be a connection materially and through plant palette
- Signage
- Site furnishings
- Parcel 2
- Greenway
- Historical context
- Materials
- Plantings

Source: Meg Baldwin
Bring the Scale to the Person

Source: Sara Cohen
Strong Edges and a Flexible Space

Clear entrances

Strong edges
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**Design Workshop Feedback**

Concept Design Options
BPDA has been tracking all comments in one comprehensive matrix, the stats so far:

<table>
<thead>
<tr>
<th>Comments Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign-ins for the first meeting</td>
<td>38</td>
</tr>
<tr>
<td>Sign-ins for the second meeting</td>
<td>23</td>
</tr>
<tr>
<td>Tweets and Emails</td>
<td>32</td>
</tr>
<tr>
<td>Additional verbal comments while flyering</td>
<td>2</td>
</tr>
</tbody>
</table>
Seeking Priorities / Requesting Vetoes

First Choice: 3 points
Second Choice: 2 points
Third Choice: 1 point
Vetoes: 1 point
All comments recorded.
Character | SEARCHING FOR A FEELING

- Meadow: 31%
- Grove: 24%
- Geology: 18%
- Forest: 9%
- Coast: 8%
- Bog: 10%
With Whom? | WHO DO YOU IMAGINE VISITING THE SITE WITH?

- Alone: 25%
- Colleagues: 17%
- Family: 16%
- Kids / Pets: 14%
- Friend / Partner: 9%
- Group / Friends: 19%

- Alone
- Children / Pets
- Friend or Partner
- Family
- Friends / Group
- Work Colleagues
Activity | WHAT WOULD YOU LIKE TO DO AT PARCEL 2?

- Temporary Art: 29%
- History: 23%
- Chairs & Tables: 21%
- Moment of Solitude: 14%
- Pop-up Vending: 8%
- Performance: 5%
When? | WHAT TIME OF DAY, OR YEAR, WILL YOU VISIT?

- 26% Lunchtime
- 24% Early morning
- 24% Evening
- 13% Commute
- 8% Winter
- 4% Game time
- 1% Weekend
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Concept Design Options
Concept 1: Meadow

This Was Once A Pond
This was once a Pond
Meadow
This was once a Pond
Material Approach

Floating Path Options

Native Meadow

Retaining & Enclosing Edge
Concept 2: The Tiered Grove
Singular Grove
The Tiered Grove
The Tiered Grove
Material Approach

Signature Walls & Paving

Source: South Cove, New York, tclf.org/susan-child

Filtering Grove

Source: Jane Messinger

Social Seating


Source: Ohio State University, Columbus, OH, www.mvvainc.com
Concept 3: The Winter Garden
Resilient Seasonal Planting

Mother's Walk

Source: patrickcullina.com

NEW ENGLAND FOREST
Winter in Boston

Source: Nicolaus Czarnecki, Boston Herald
Winter
Winter
The Winter Garden
The Winter Garden
Material Approach

Warm-toned Unit Pavers

Dewey Square Pavers

Loose Furnishings

Resilient Garden

Winter Light Element
3 Concepts for Parcel 2

Meadow

Grove

Garden
Want to provide more feedback?

There will be 2 more Public Meetings!

Meeting 4: Preferred Design Presentation
Meeting 5: Design Update

For more information, visit: http://bit.ly/greenwayp2