## **Concept Design Options**

Central Artery/Tunnel Parcel 2 Park Design Meeting 3 - October 2, 2019



boston planning & development agency





October 2, 2019



#### **Project Team / Schedule**

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

## **Project Team**



boston planning & development agency





#### **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

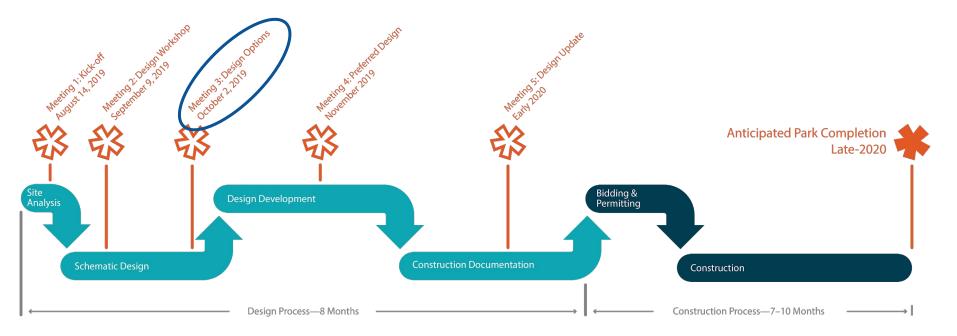
**Rachel Lake** Marketing & Community Affairs Manager ASK + Unknown Studio

**Sara Cohen** Principal & Project Manager, ASK+

**Claire Agre** Design Principal, Unknown Studio

**Meg Baldwin** Landscape Designer, Unknown Studio

## **Project Timeline**





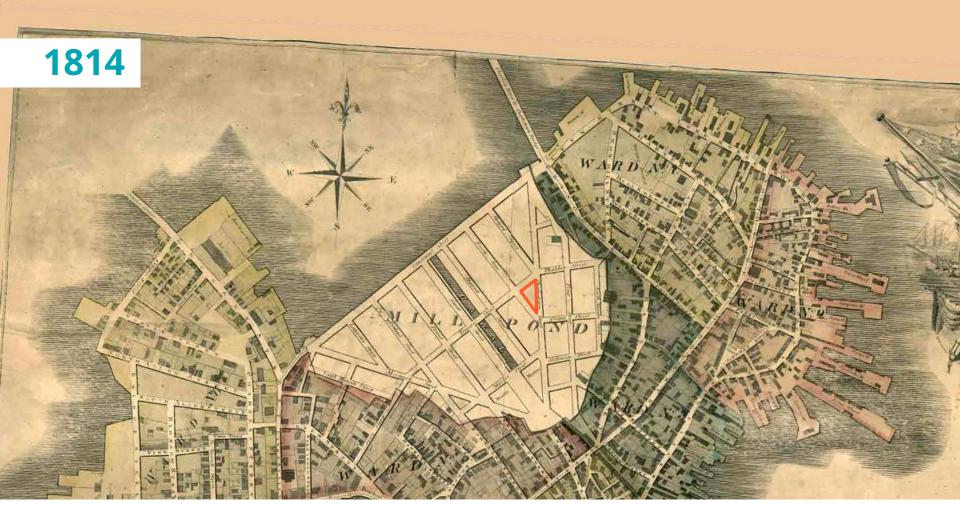


## Project Team / Schedule **Public Process to Date: Site History & Analysis** Design Workshop Feedback Concept Design Options

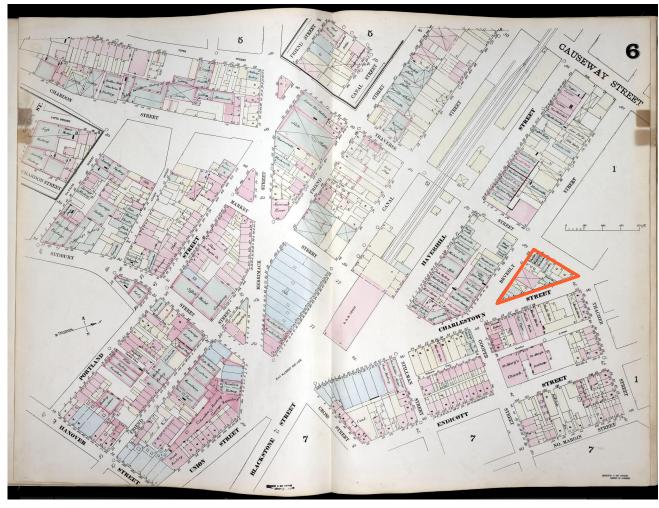


#### Site History





### 





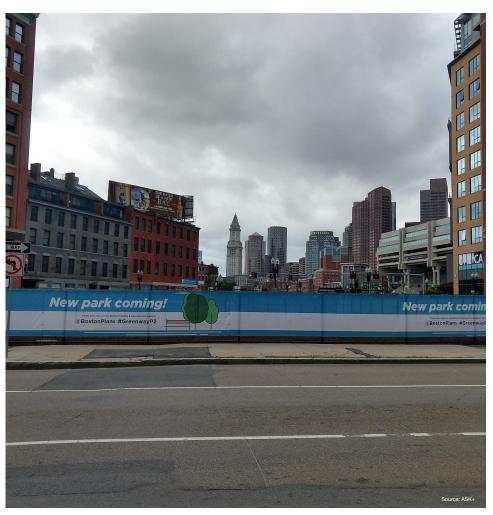




## 2018/2019

- 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

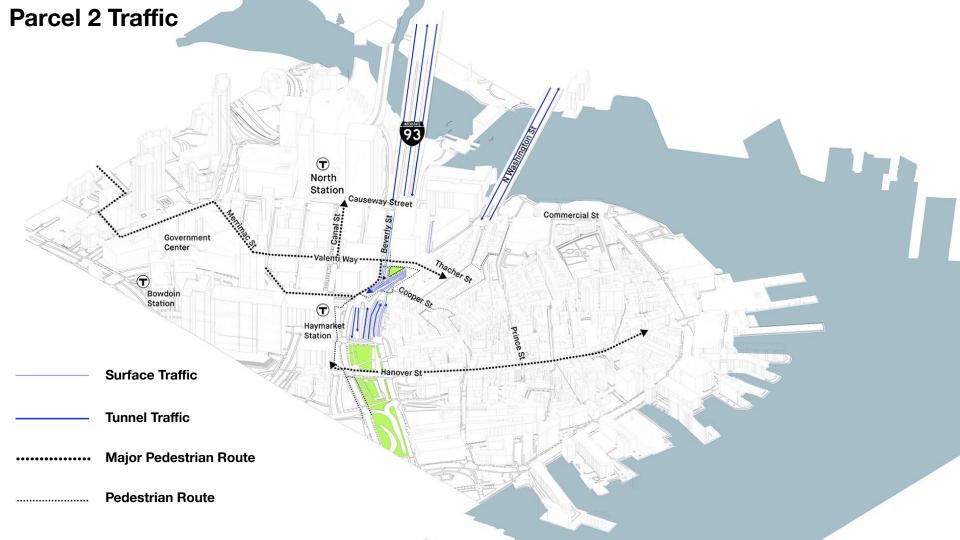
Complete





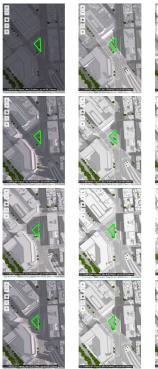


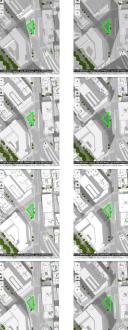
#### Summary Site Analysis



#### **Environmental Conditions**

Sun / Shade







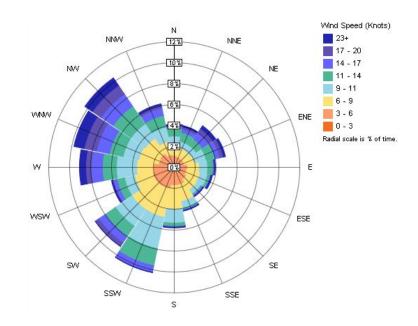




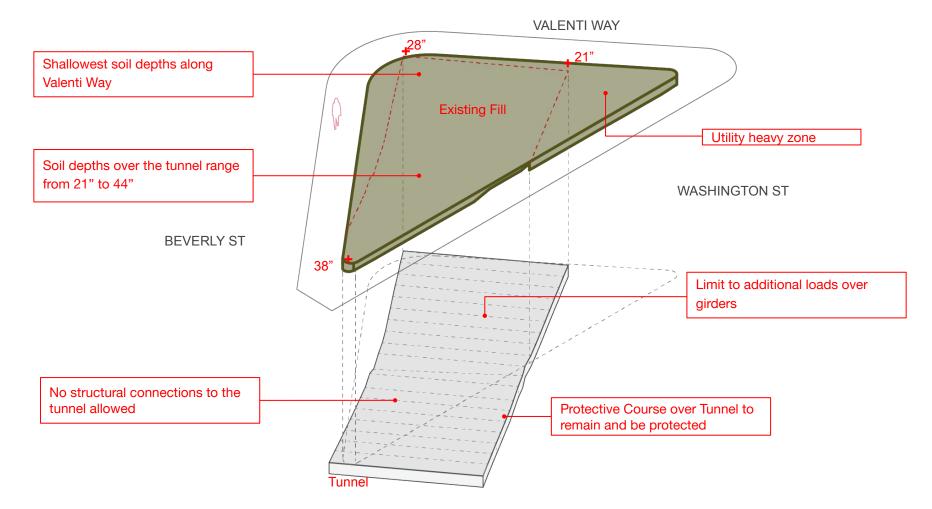




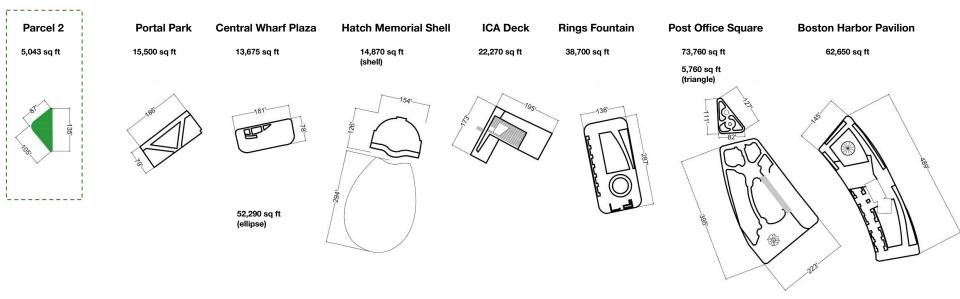
#### Wind



#### **Construction Constraints & Considerations**



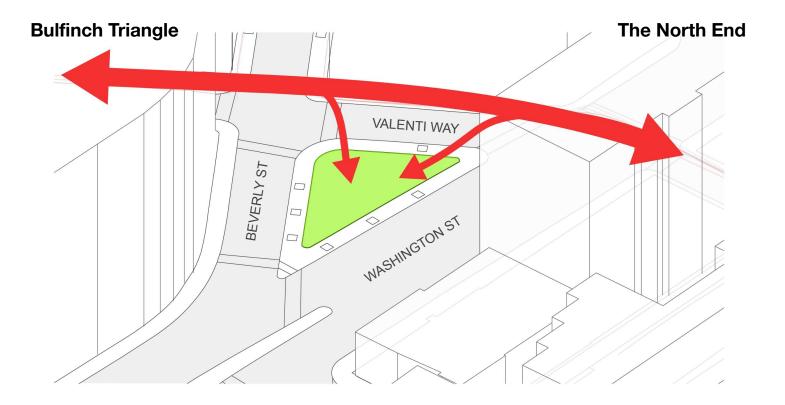
#### **Site Scale References**



Source: ASK+

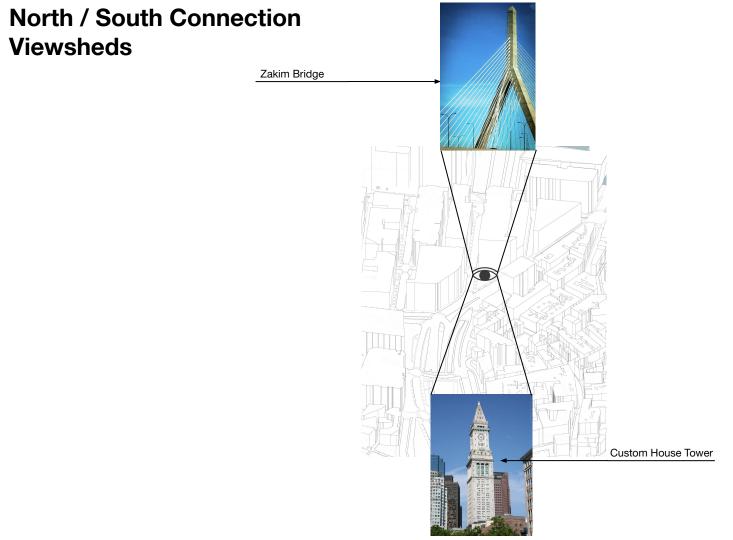


#### **Connecting East and West**





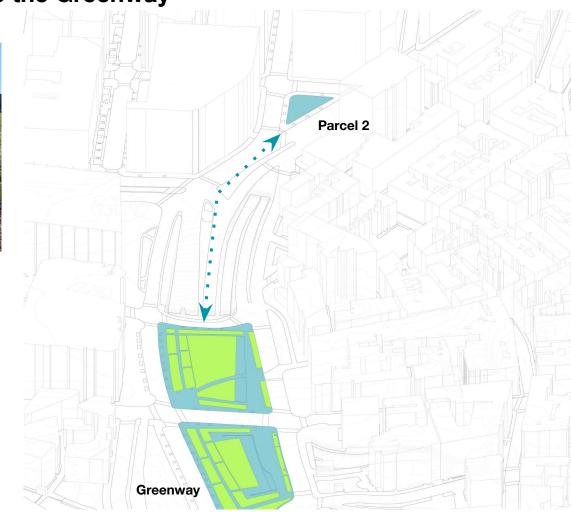
 Route through 'not-the-Green way' landscape
 Road Crossings



#### **Connecting to the Greenway**













plantings



**Historical context** 



#### **Strong Edges and a Flexible Space**





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

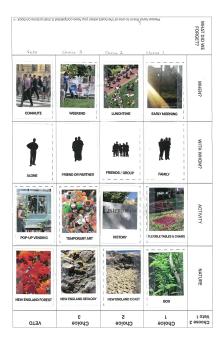
#### **Tracking All Comments**

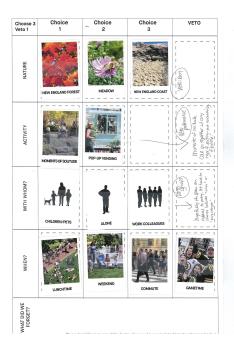
BPDA has been tracking all comments in one comprehensive matrix, the stats so far:

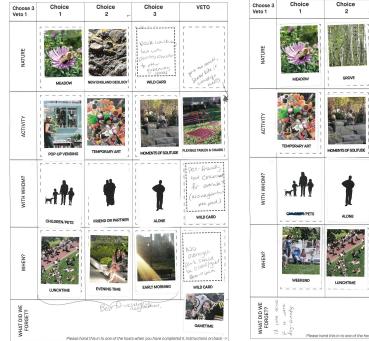
- 38 Sign-ins for the first meeting
- 23 Sign-ins for the second meeting
- **32** Tweets and Emails
- 2 Additional verbal comments while flyering

4 C	Constant	Question	Dala Eveni	Vellat/Atlan		and the second se						
						During one of our AD deconsions about open space is status threading about here we neglit before allose the open space above our open space. Could we hald sen of park space? Could we hald open space with decin? So when I saw this levery, they paroit project is thought the might be the perfect place to hald our open space ap			() Hickman			
	Coportantino for people living modipring communities to ency peer uppore	What copportunities do use new for Partiel 27	6140019 Meeting 5	Artist		Ps stally too small a spot to do samething meaningful other than goes with some benches as far as I can tot. Since it's sumanded by stalls, I can't imagine many	8/29/19 Orlice	and Davies discussion	re #Orserwa/22 Hare you considered your round rotating exhibits of all produced by Doxton students? Could have sections for different levels of K12, as well as robust students. It availed round students & then there is & thereits.	17477	Dellar.	
									Stoped gass starting at grade on the south and terminating in a series of curved stope about 6-8 t below grade on the north. White satisfies careapy cardinared over			
	Trees, benches, pathways to enhances	Phaboportanities do you see for Pastel 21	Shecore Meeting 1	Writies					ators and 07% of prezy slope. Key is below grade to give "conversation of feel ablicator/Fam			
					Gebwiekjel	dig pak Subarway 12	9219 Tellar					
	entries and a second and the second			Wittee				@3w/mtw_cov	Klawnau/s17 1. Vatch as green topics in #Jesenep/2 is slowly turned #to a continuction staging area and two accordence	0/118	THEY	
	Man holicultury/oliculty partnes, souling, judite al. "Weborne to the Generatory" separate	What opportunities do you see for Panori 27	Shaloo is Meeting 1	William					New districtor/Pare wants to spend \$400k to turn it tack into: green space. How about we start to helding the contractor accountable to return it to the state it was in 			
						Elizabete P2			2. Officiality is looking for a piece to create a park in this area, made start with the Foster Street Play area - which is still owned by the parks & rec. department, but			
	Create living walls to establish a barrier. Rr traffice: however onsite look throughs so that drivers can see into the cases	What opportunities do you see for Parent 27	AT40019 Meeting 1	Atten	date you instite	This area crime for indum to object the gran concrete and extract mix- point a few lowly stands of tees, brother, knobly press, and a few tendres. Kanp II simple Turnined 1. As one stand here on Calls in value.			han been used as a pakkey to for decades.			
			a second second of		Qve horizon	Unerswel 1. As our parent hums. Call in nature	9610 Twiter	Atan Basan ghasana	8 v Spati dosert make sense tero.	89/19	Teltar	
	A dog park is so needed in this neighborhood. I don't have a dog, but there are using Portal Park and a would be grade to have a dog-trendy space with the											
	in dag part is to resolve in the response to the strong out over an and prove and and prove of part of the property space will be represented space.	What opportunities do you see for Parket 21	5140013 Meeting 1	Writige								
						and set of the set of			<ol> <li>gBiostorPlans what happened to the fasters holding planned for #Doseway/P2, as shown here in the Doseway District Planning Bludy? Planning instead for a park dowent seven like the best park of the space.</li> </ol>			
					@Set_Dada	a dig pak to Agreeman/2 enable grad	9519 Web		2. Rebuilding if the rothermost terminus of the directoChernway seems like a stretch since its 750+ ft. from the last active section of the Greenway 6.e., the			
	More trease Alexant some of the notice and poliution. Provide places for betts to rest.	What apportunities do you nee for Partiel 27	ST40019 Making 1	William					What this parts) and it was not considered in the Orienteeg Denict Planning Study. 3. The parts of land is also bottened by more, high-speed, and high-emissions made, not instally the 90+ 1, with North Washington (); and the oxidif ramos to +10.			
									I can't imagine that it would be a pleasant place to sholl. It i walk along this patcel daily on my memo commute by way of North Station. Linkstrately, it's the least pleasant part of my commute. The such of traffic, spactan			
	No pilotic grans turf like Langone Plark.	What opportunities do you sees for Parcel 27	STROOM MAKING 1	And the second s								
	No paint gains an an Cargon - an	President and the set of a set of a	UNICO D HEARING		Aine doard2010	ghilostanhana greenway P2, hew about you get no of it because it creates a clusterfluck trying to get into keymarket 1 10 mine to get around it, its pointiess	9310 Tetter		<ol> <li>These would carbanity help with the precipitation, but the solewark already has spaces by the touries without making the read of the site a park. A building would also buffer the sound coming from N. Washingtain while providing the missing sense of enclosure.</li> </ol>			
					Lana Riberra A	Anomala T and and he he is a second a compare and a fer so all more a fer some of a possible	775 465					
	How about a Victory Garden.	What-opportunities do you nee for Pantal 27	Americana Masterp 1	Writian					vereihed when toking north. https://universativub.com/2018/new-apartments-restaurant-space-approved androw #Dinanewa/P2 2. Usia the Andrew Square project, this parcel in adjacent to harmel (1 min walk to the Andre Station antisece at Canal and Valent). Usikia Andrew, th also walking			
								Jand Mars @Marst	distance to thomants of pots. Homes on this site would provide easy across to both. #Creaning/P2 N7	8979	inese .	
						distortars			additive to and consistent with the intert of the proceeding Central Artery Completion projects.			
	It will be great to have a West End park as the nothermost part of the Greenway!	Whatopportunities do you see for Pascel 21	5140013 MwEllg 1	Witten	Dan Zenin (253berán	Revenues of the second se	9219 Teller		As a person who was deeply models with the parcel development of Greenway designations, policies, planning, and programming in my participation with the Mayor			
						Sciences 2			Bennets Certisia Array Completion Tank From and with the original Generality Conference(s), this letter is to humbly submit my initial point of view by the basic programming and design of Parcell Tan or this early stage of the ideation and planning process.			
	Graner starts around the permuter	What associate data da was ter Partel 27	ATHODIS Making 1	Constant of Consta		i age table to facilitate outdoor monings lanches						
	crainy parts around the permitter	What opportunities dir jos nes for Panal 21	Stecors Madeg 1	Witten		-Bae tatis			Backgowid Facts describing the electing Paroli 2 have been outbillived as billions. "Paroli 2 is a 5,000 inguine-bot accart 8 between the Bathoth Intergle and the North End and			
					De Connty di Del Connte	-shader metricy statione - Small area dedicated for peth	9119 Why					
	Amplituative design with gratesy straps.	What opportunities do you nee for Partiel 27	ST40015 Madeg 1	Attie					part at Parcel 2 upon completion, it will be the increased terminal to the Rose Kannedy Caserway part indexity."			
									Theoried Sals' of which some could describe the existing Parcel 2. Fore which improvement opportunities might make, can be loted as			
									Unvectoring Syncom Elementational Sub-accorted Purposeses Functioness Main of a DM2 tax a link pendicesserad to common gravit for registrationals. January any on unsult pedicitian pathway access and significes. Challenging, constrained toppint			
	Pedestran access, geen space mattemarce, hardscape maintemarce	Also the presentation today, what questions do you have about th	STADDUS Meeting 1	Willist								
					Ryan Kally @The_Ryankiaty	For #greenau/2 what about opticing a changing city with something like #VESaltingShows?	83019 Tetter		Monty Forward With Directioned Re-Development Opportunities Within the physical and locational Instations of the Parcel 2 site. Toeleae that the underlying mission marina of the Rose Tricgends Kernedy Greenway (as originally			
	Main som park enritisens am eanly accessible from the North End and Eulitech Triange	After the principation today, what questions do you have aloud the							Istant by Peter Weaks; i.e., "Open And frequencing To AP", should be applied to assign visions for adding 16r", shally, stilly purpose, and aesthetics to the new density Parent 2.			
	Mark sate part denters an easy accounted man the next Life and subject interpl	And he pataroocol boy, was descone to fourtake about to	Areastra Meeting 1	WHEN .					denest rates 2			
						Yugi Make # a dog paki 雷			Hopefully, Parcel 2 can be transformed into a small space, functional, thur searce "tools" that will bridge, serve, and add enlightened safe, subcade spacing of the to the construction of buffersh Standard, Nach Trail, and Canadaman And Thatamanaa, and their construction base of enablesh and exclusion.			
	Nos record inchement	Who she should be marked to participate in the process?	ATHOD IS MAKEND T	witten	Hayden Spitz @httpitz	Pperved 2 MidneCopDy	02010 Tetter					
									Really: Genuine of Parcel Two's small spece, its configuration, its reparation from configurum developed Generatory parcels, and its lented infractivetants for beforewerb, design winow should periodity target grand enhancements such as display garders, water features, tourist lice and enhancement (e.g., cancent, beer			
									particular control and a source process, and a source process and an analysis of the source counce of the source o			
	The key players responsible for road creation/design/traffic flow	Who else should be matted to participate in this process?	American's Meeting 1	Written					Pulse: Conversely, Lends societ a building of sever factorial participations (Final AC) for add II within the space and world add websites			
					Mill Cap @MillOphiats	(b)otom/Gree costext Approximate)	82519 WW		Rendmes and each to the Registerbook seried, again, pursivg a theme of "seas".			
	City officials that can telp redexpit the coad pattern. Reconceptualize the space	Who else should be marted to participate in this process?	Anacone Meeting 1	Artist	Harrison Call Manuscription of	and have advanced for	0.27.07.04.04		A) For emerging mattern families, construct a tooline elementary softeel age playground just to higher standards of accessibility & inclusionees) with outhered			
	(c) where we required used to an intermediate second more as New	to the event is taken a batchas it on backer.	second and a	ALCONG.				John McGueen	surface and safe longhty-colored to equipment, ptor, benches for adults	910205	Arat A	dist
	withers dealer from the second s	What is the best way to reach out to these people/groups?	streppis Meeting 1	Witten		@JossoPare						
					Ban Zenin (Skilenin	RCeienaug/12 thes should be a pill pathray pean put in. That would be an ideal use of the space.	82519 Julia					
	We social media and put up posters around the area and in the subway	What is the best way to mach out to these people/grups?	8140019 Meeting 1	Witten								
	Reach out earlier to management of the abulting communities acting them to inde residents.	What is the level way to mark rul to these receiptonizes?	ST40018 Meeting 5		Jared Alies (SJAlies)	#Ritestward 2 has to be a pair, then it should entotice to a dog pair. Maybe then Develor Orect will have less per web-on-it	82419 Twiter					
	reaction can be in a management of the sources abound that to invest response.	while is the test way to reach out to these perpendiculate?	pressors setting s	wrene								
	Christopher Columbus - root, look all flowers, shado, pait music, communities	What other parks do you frequently wait in the area and how do yo	ATLEDTIC Musice 1	Aller		And a second			All of us Exector dog owners would really leve it if you made the new #Ownersegs2 into a dog park.	910225		
						a dog pail, with different sections for playing and noise that the many residents could safely use (mad, well II), no Haymarkat "residents") at all hours of the day	822112 Judier	Grg Butter (Evropp22) Stephane (Estephnon23)		913205	Detter in	dite.
					Mill Kilkyw @Mattolkyw	Ryseneo(g)	6/22/19 Twitter		I could not active the Sept 9 meeting, but a WECA memory who tees in the Guthich Transpe dol attend and gave memory perspective. Laboy and had the articles active the meeting is the exchange of the composition of the section of the exchange of the meeting is the exchange of the section of the exchange of the exchange of the section of the exchange of the exc			
	Largone/hpoto- Betre they took up all the grass to repaice if with plastic used it for boot camp and exercise	What other parks do you frequenty wait in the area and how do yo	5140015 Meeting 1	Witter								
						A doppark would be a great and conversiont addition to this space. Every morring I see tons of owners and their dops valing by, with numbers for the dops to go to			These articles are the test public meetion inscall about the significant restrictions of the sits that will limit the ansatz of tests and that will make a burbain impossible. Unfortunate of course, but the twell of the understand up that:			
						Its i almost These is to gaise for thes. Two, gais, some chars will make a gaiat space influencement.						
	Copps Hill - Guid time, shade, eventies	What other parks do you hequerty wait in the area and how do yo	shepping Meeting 1	WITTER	Higs Tokots @Higsts	Kronwy?2	8/22/10 Twitter		I am boatened by the comment that one focus of the design team is to make the park lies account and more like a resignorhood park. The cholenge to create a connection between the Rest End and the Nath End is interesting. The larger challenge, to create a connection with the rest of the Greenway, is especially			
									Summarian design in vice and an end of hard out a method and an end of the second and the rest of the design and the hard of the design hard periods.			
	Pad Reven - telling waking	What other parks do you frequenty wait in the area and tree do yo	AT40215 Meeting 1	Watten					I wanted to page along one thought as I considered these challenges and that the site sees strong sun and shade and seasonal strong winds. Since Mother Nature			
						Don't over complicate it. This is particit.						
					Omaklooph	gilotoPara \$ #Denes/7	8/23/12 Terfler		could be implemented, but with surviviate studies it should be straighthward to determine where we the site something could be installed, max-made, not by Mather National			
	Walk by It initially every day - like at the Victor	How often do you pass by Parixi 2 by Rot, billio, or car? Bihat is 1	Aniecona Musling 1	Writtan.	Promovie)	A DOWNER OF	32215 6460					
								Busan Banok	Intege to one you at the October 2 meeting.	92419	Enal V	Vitue
								Building Mantanance at 77 North Wantancton St.	Avail treactive and high validations to as not to attract the horneeve association	92019		-
	On my way from home to work and often pairs by 22 km/h. Here should be no prevery in parcel 2. It is too compresses for large sumitions of pedestriants to cross the streams to access it - and since them will be no keels	How offen do you pass by Parkel 2 by 866, 586e, or car? What is	Analog is Mading 1	WYDen		Orazo & Yees, No bich, concelle, budaillen, etc. 09A65 & TREES gibioloafhare						-
	badgeted for traffic improvements this project seems half taked. Cowrite entite kot with paves and put a huge piece of score to be iconic modern an by a regulation and excitation for the problem of a Covering on the provide and the problem by the problem tradem of the problem of the proble				@makloxyah	1.40mmup72	0/22/10 Twitter	Concierge at the Beverty	Art instalation truth playle, like a giant picca. Lighting installation with a control monoible and lights from these surrounding buildings	\$2575	6 <u> </u>	and a
	manufactor costs or makes of homeses seasons in the part, on-thoses shortner an affer the weeks to chart an and no cases to exact her according have?							Tom Roam	Vedical Steel Beams along the edge of North Washington 52 - CA/T or North Washington Street Biddge https://bpda.app.tox.com/Be/S31105730568	1000	End A	100.00
	work I down. If people want green the 'main' greenway start is a short walk away.							(man republic	Transfer that search which a which are a search of the search and the search wide wide to consider the search of the	\$2115		

#### **Design Workshop: Seeking Priorities / Requesting Vetoes**







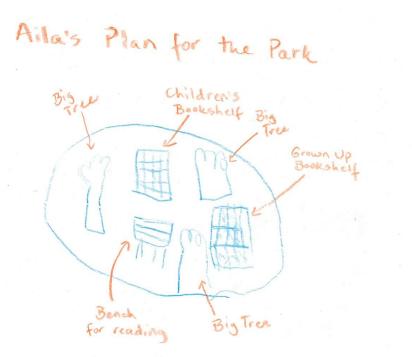
NATURE	MEADOW	GROVE	NEW ENCLAND FOREST	BOG					
ACTIVITY	TEMPORARY ART	MOMENTS OF SOUTUDE	Listen, my chu Histogy	POP-UP VENDING					
<b>МІТН МНОМ?</b>		<b>X</b> ALONE	FRIEND OR PARTNER						
WHEN?	WEEKEND	LUNCHTIME	EVENING TIME	EARLY MORNING					
Image: State									

Choice

3

VETO

#### **Seeking Priorities / Requesting Vetoes**



First Choice: 3 points

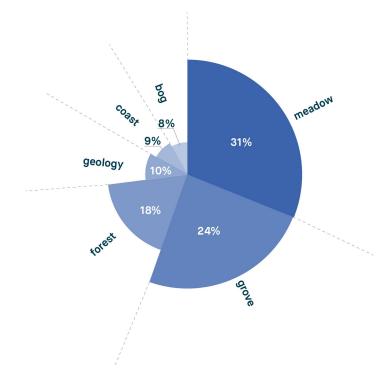
Second Choice: 2 points

Third Choice: 1 point

Vetoes: 1 point

All comments recorded.

#### Character | SEARCHING FOR A FEELING







GROVE



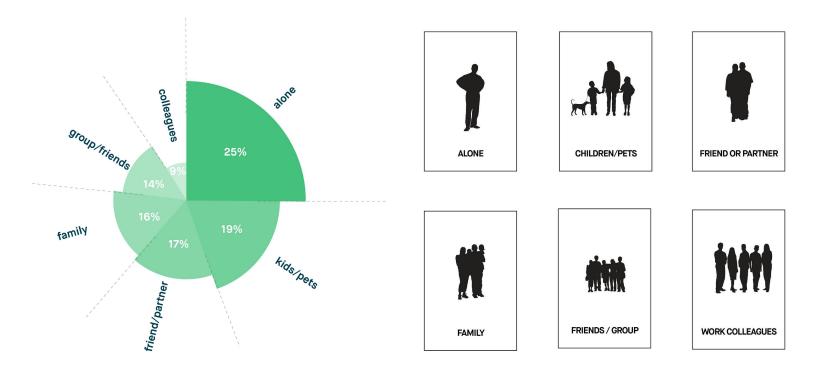




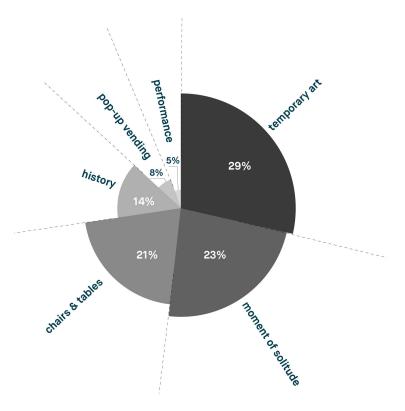




#### With Whom? | WHO DO YOU IMAGINE VISITING THE SITE WITH?



#### Activity | WHAT WOULD YOU LIKE TO DO AT PARCEL 2?



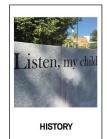


TEMPORARY ART



MOMENTS OF SOLITUDE





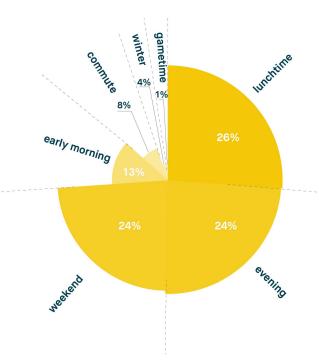


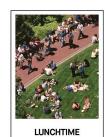




PERFORMANCE/EXHIBITION

#### When? WHAT TIME OF DAY, OR YEAR, WILL YOU VISIT?





















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



## Concept 1: Meadow This Was Once A Pond



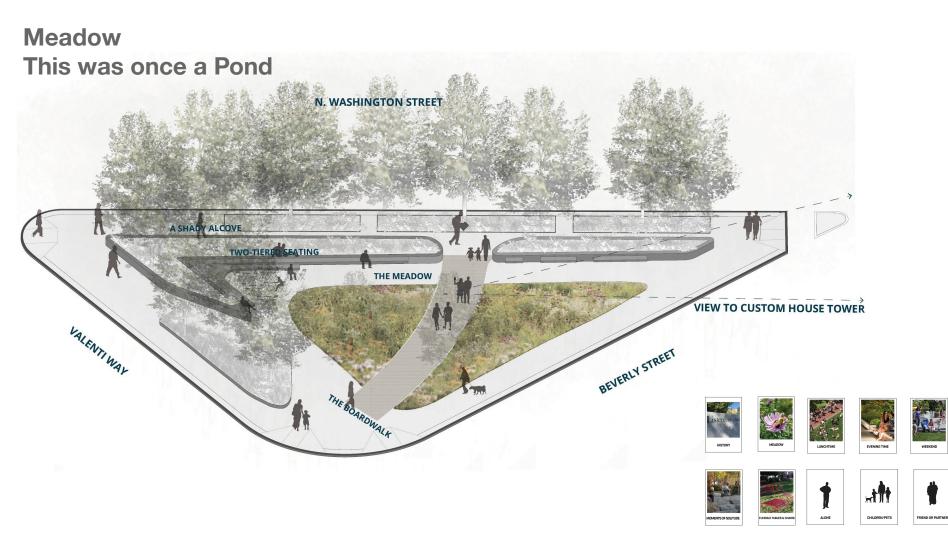
Precedent



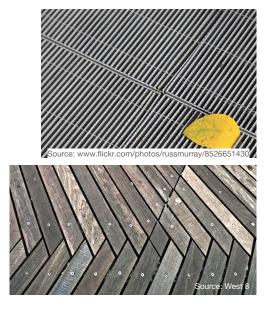


WEEKEND

FRIEND OR PARTNER



#### **Material Approach**



**Floating Path Options** 









**Native Meadow** 

Retaining & Enclosing Edge



# Concept 2: The Tiered Grove



# New England Geology



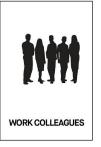
NEW ENGLAND GEOLOGY

A 2.10 0

62526

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

#### Urban









## **The Tiered Grove**





LUNCHTIME

ALONE

NEW ENGLAND GEOLOGY

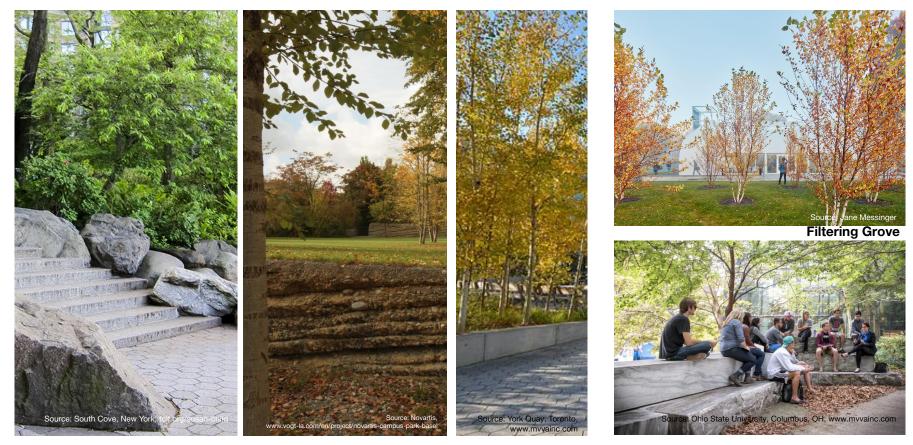


EVENING TIME

## **The Tiered Grove**



#### **Material Approach**



Signature Walls & Paving

**Social Seating** 



# Concept 3: The Winter Garden

### **Resilient Seasonal Planting**





NEW ENGLAND FOREST







## **The Winter Garden**







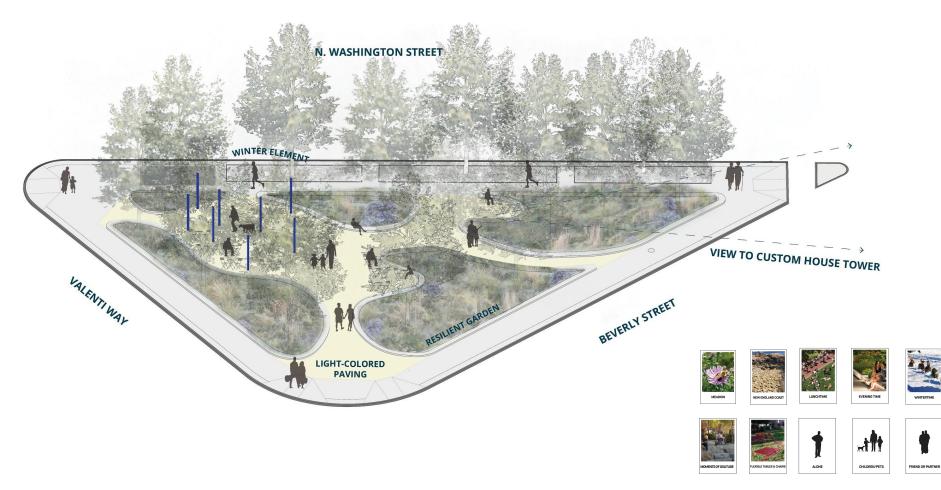
EVENING TIME

( s. )

LUNCHTIME

ALONE

## **The Winter Garden**



#### **Material Approach**



Warm-toned Unit Pavers

**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