

Downtown Waterfront Municipal Harbor Plan Advisory Committee

Waterfront Activation and Programming Subcommittee

November 1, 2013

Our Process

1. Solicit Ideas and Public Input

a. Through charrettes

Charrette

Boston Harbor Hotel, Rowes Wharf
March 15, 2013

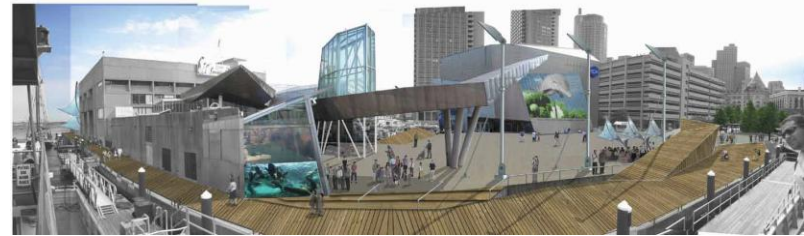
Charrette with ONEin3

Atlantic Wharf
May 17, 2013

MHPAC Water-dependent Use Subcommittee

Atlantic Wharf
September 17, 2013

b. By hearing from property owners and stakeholders



Our Process

2. Prioritize public realm improvements and watershed activation strategies

MHPAC Waterfront Activation Subcommittee

Atlantic Wharf

November 1, 2013

Our Process

2. Prioritize public realm improvements and watershed activation strategies

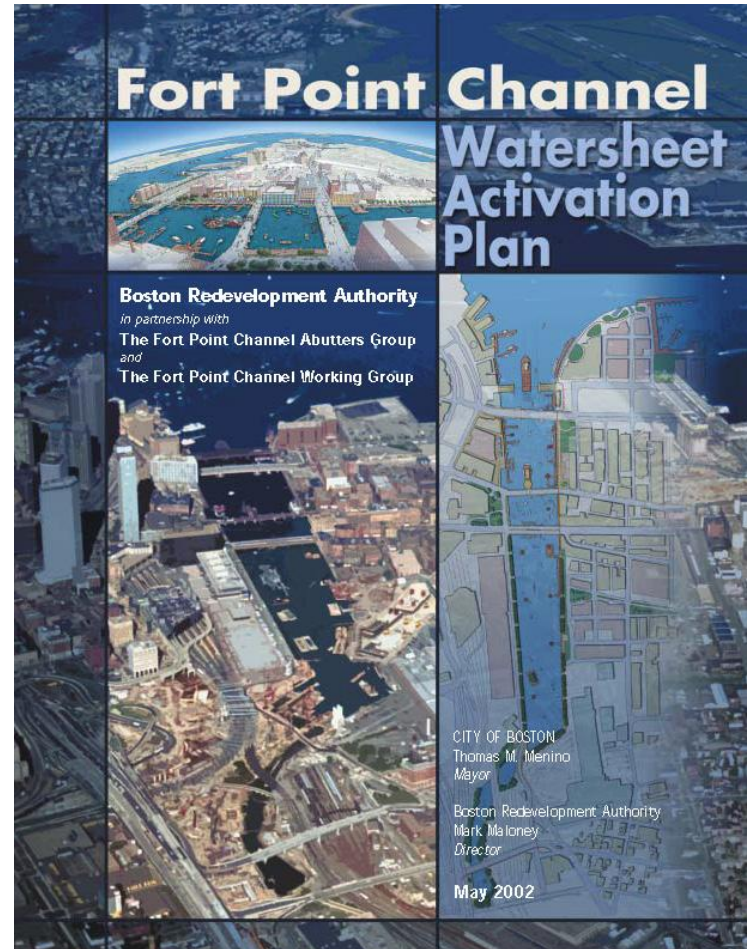
MHPAC Waterfront Activation Subcommittee
Atlantic Wharf
November 1, 2013

3. Develop a Draft Public Realm and Watersheet Activation Plan

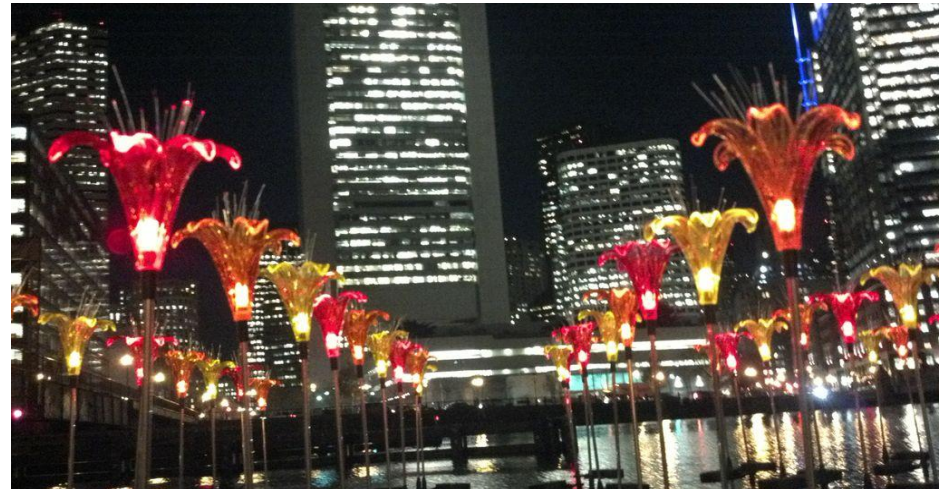
To be reviewed by the MHPAC and the Waterfront Activation Subcommittee.

To be reviewed by the BRA.

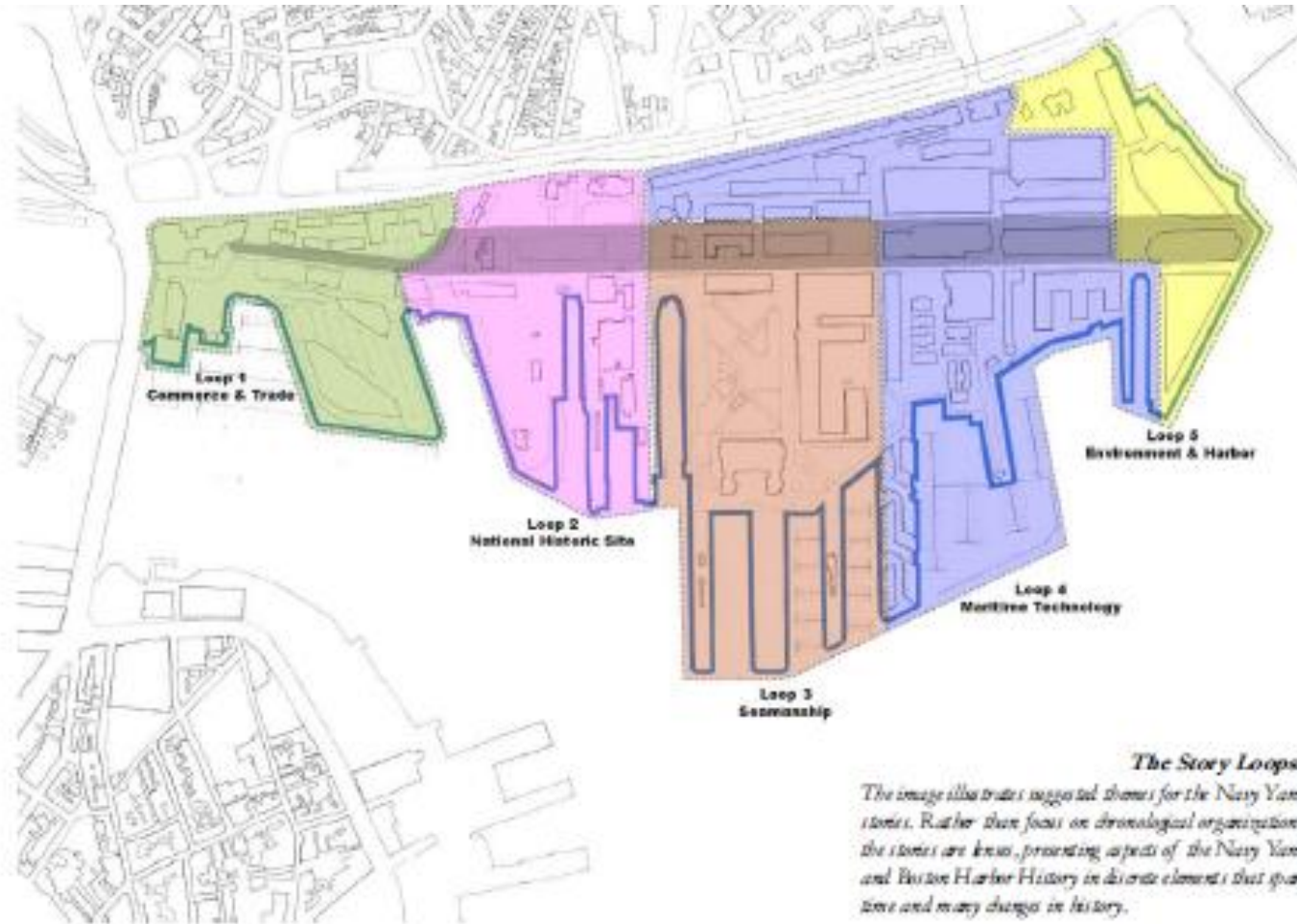
Which will help guide the MHP offsets, substitutions, and amplifications.

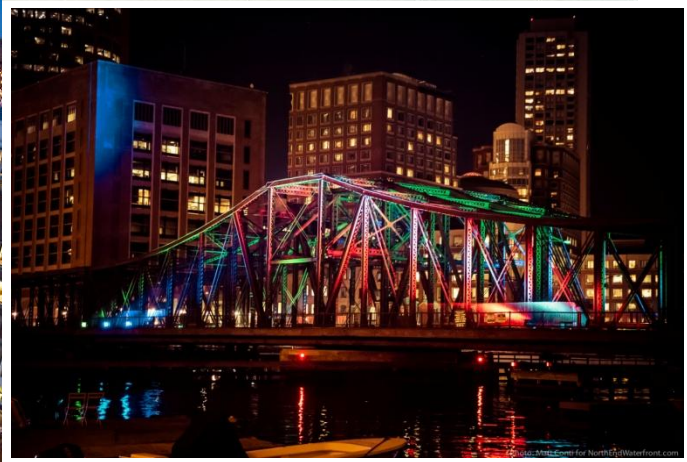
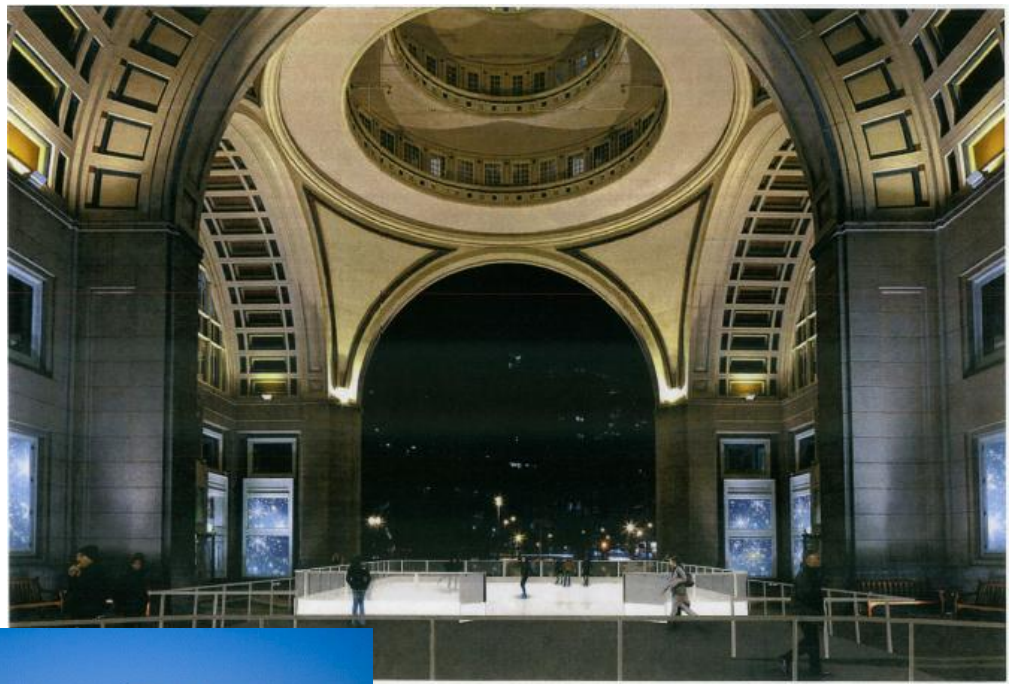


Fort Point Channel Activation

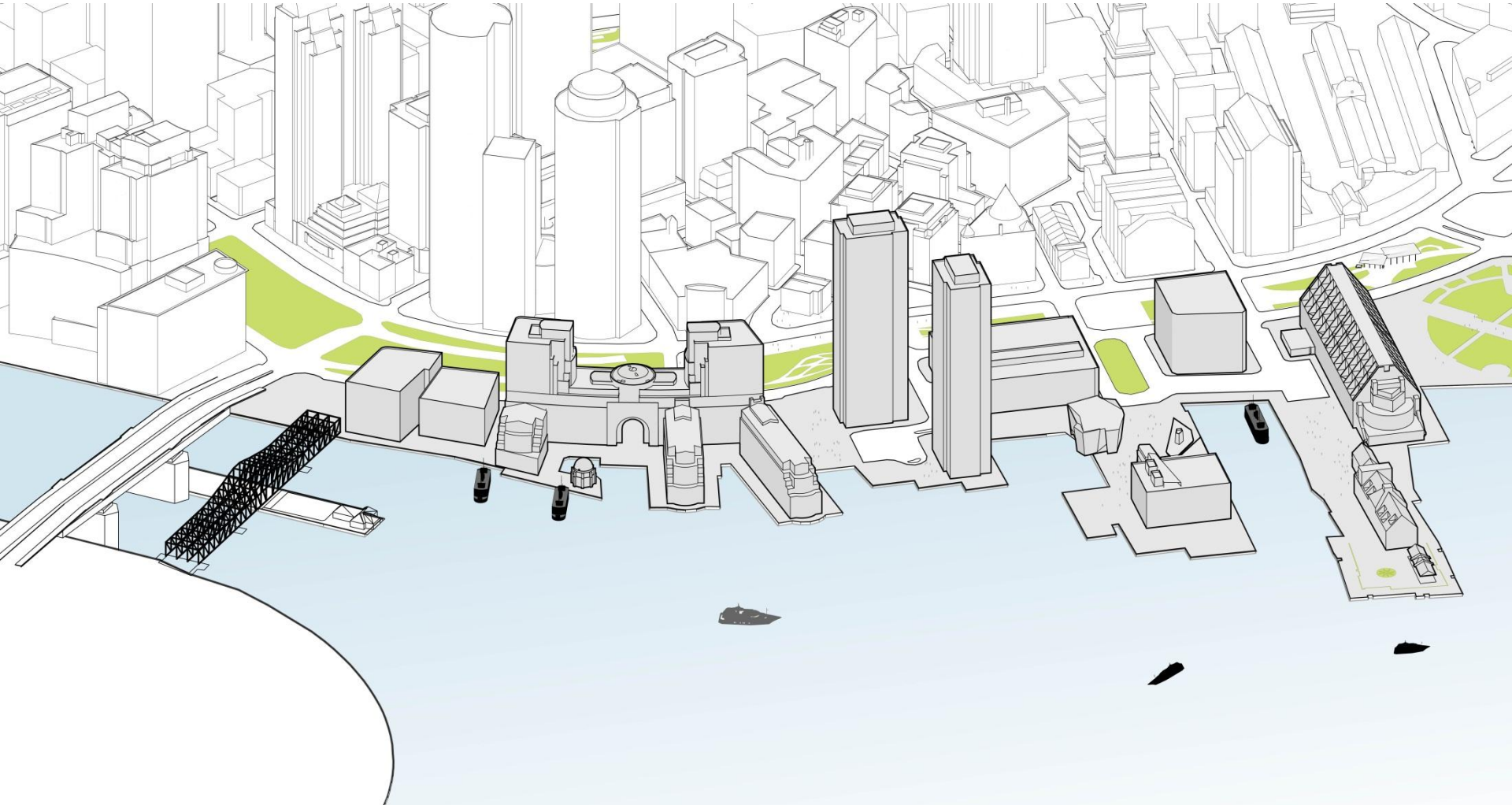


Charlestown Navy Yard Watersheet Activation Plan

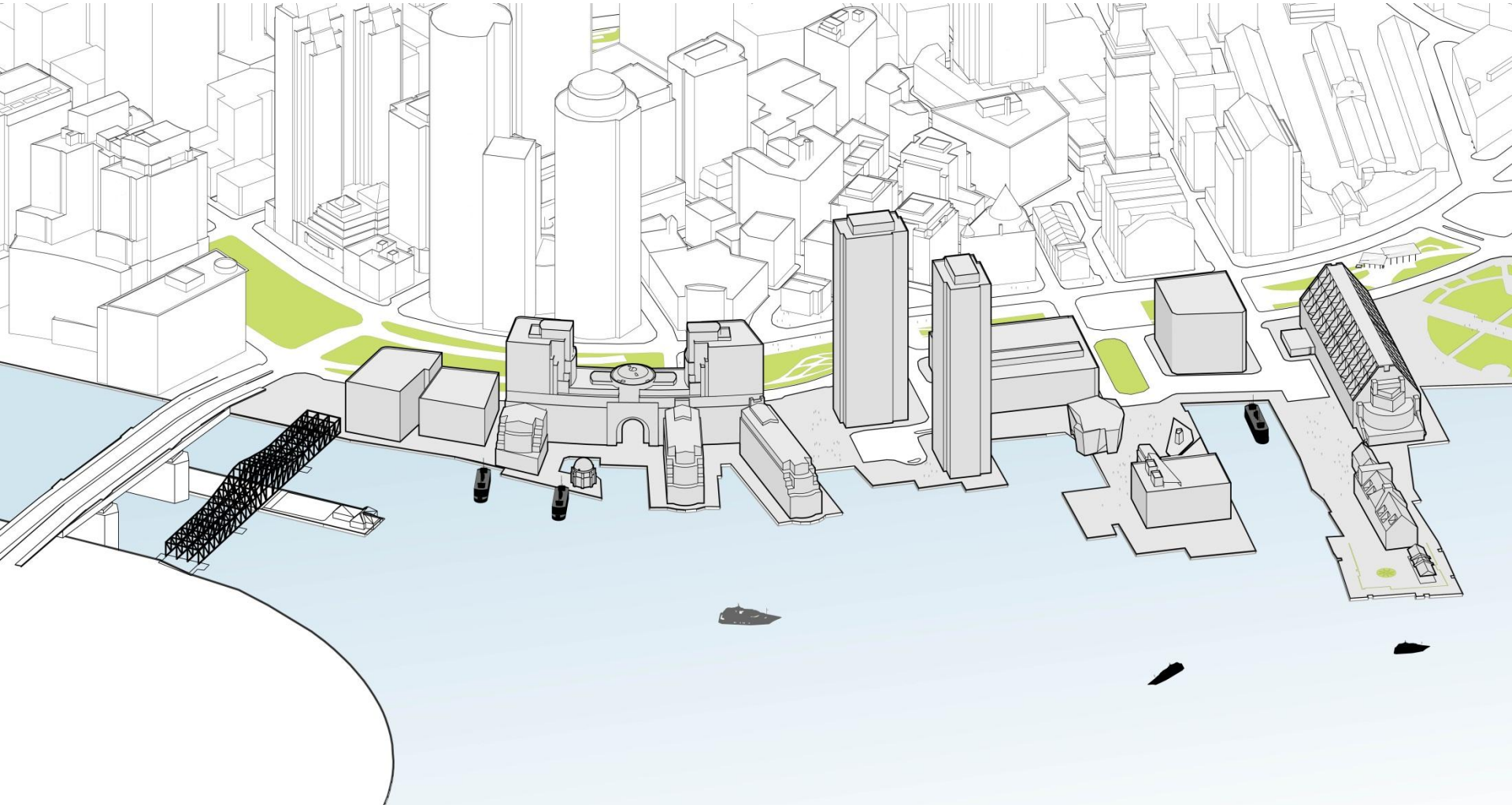




Public Realm Plan Concepts

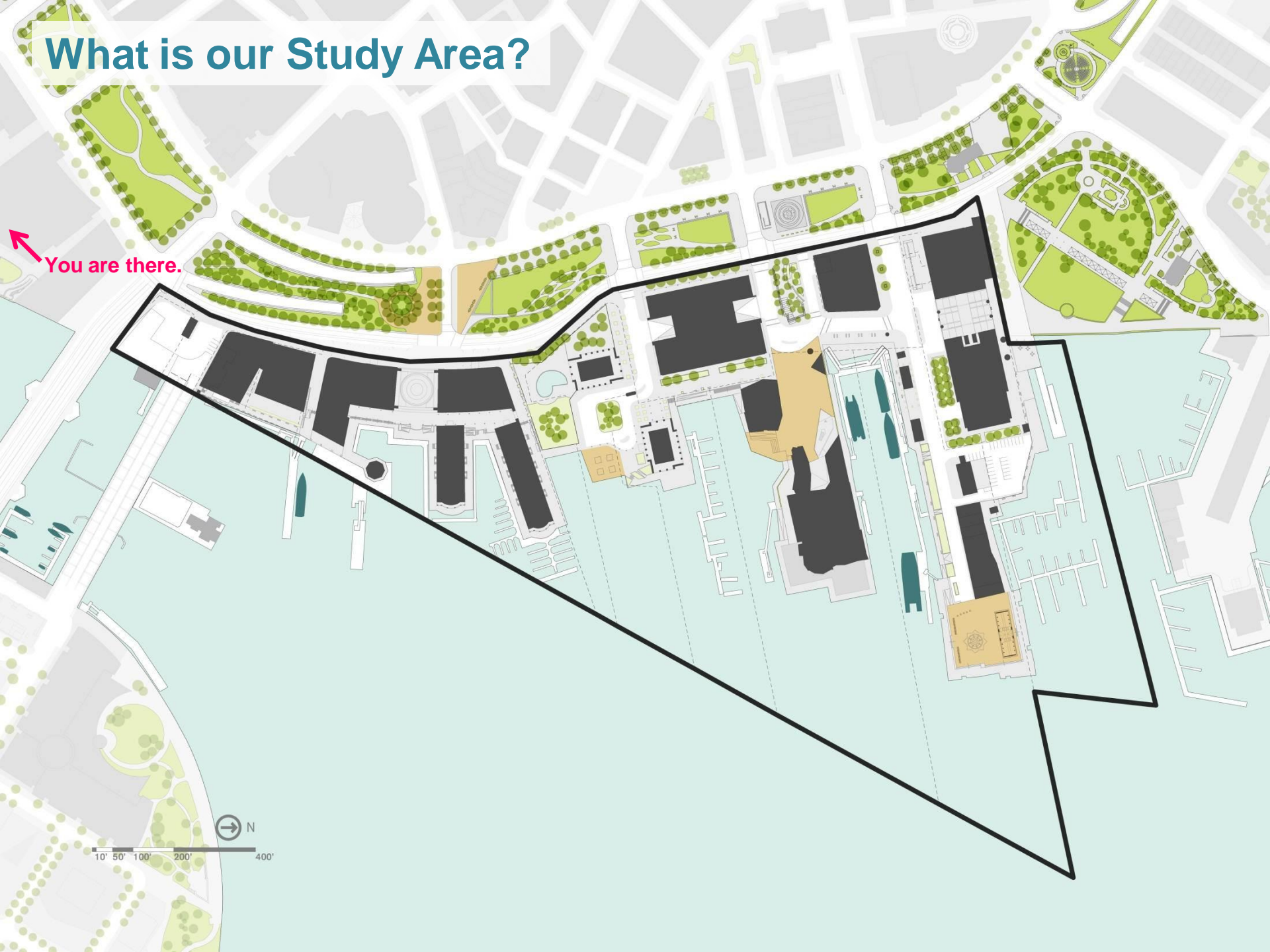


Public Realm Plan Concepts



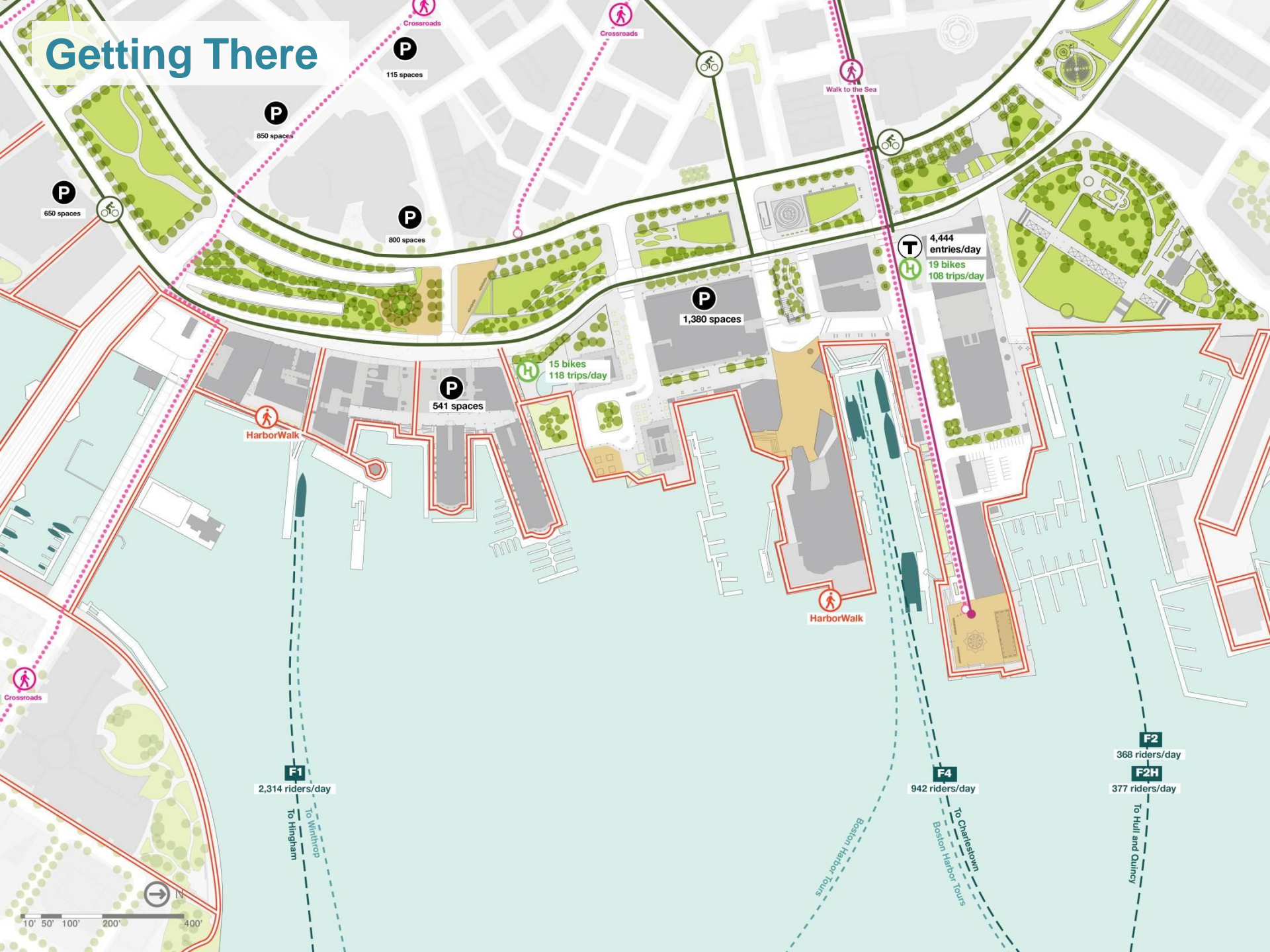
What is our Study Area?

You are there.

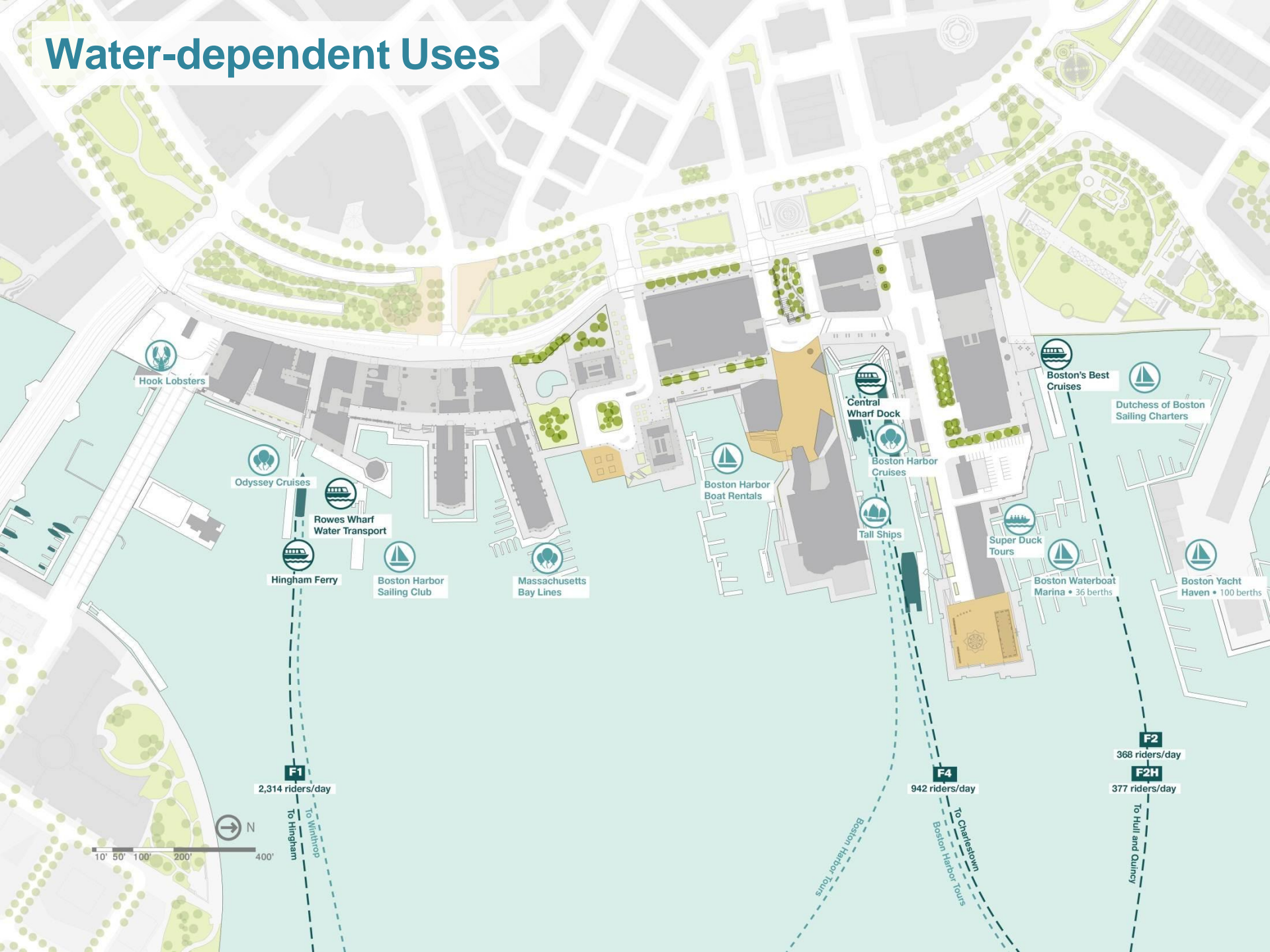


10' 50' 100' 200' 400'

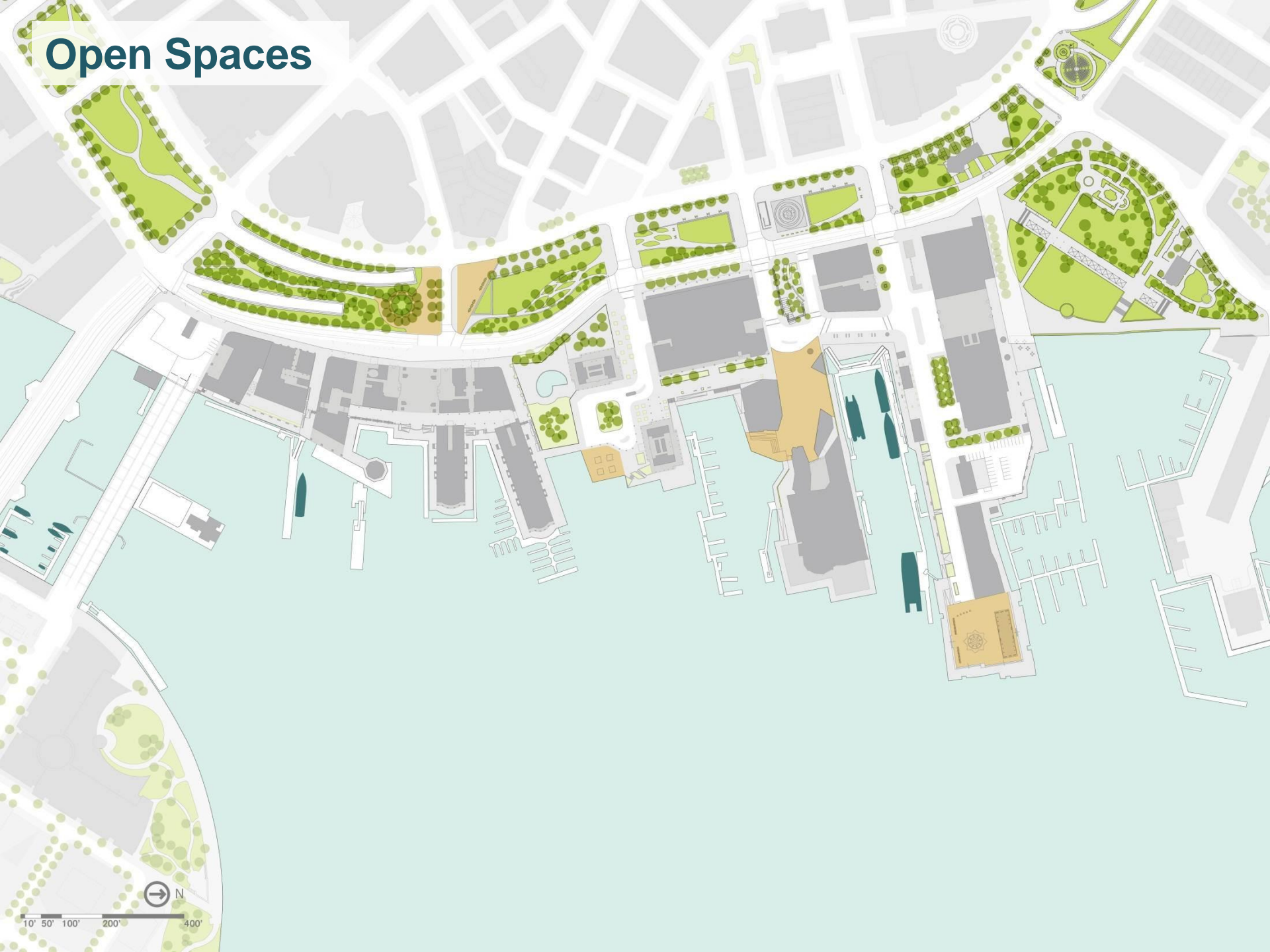
Getting There



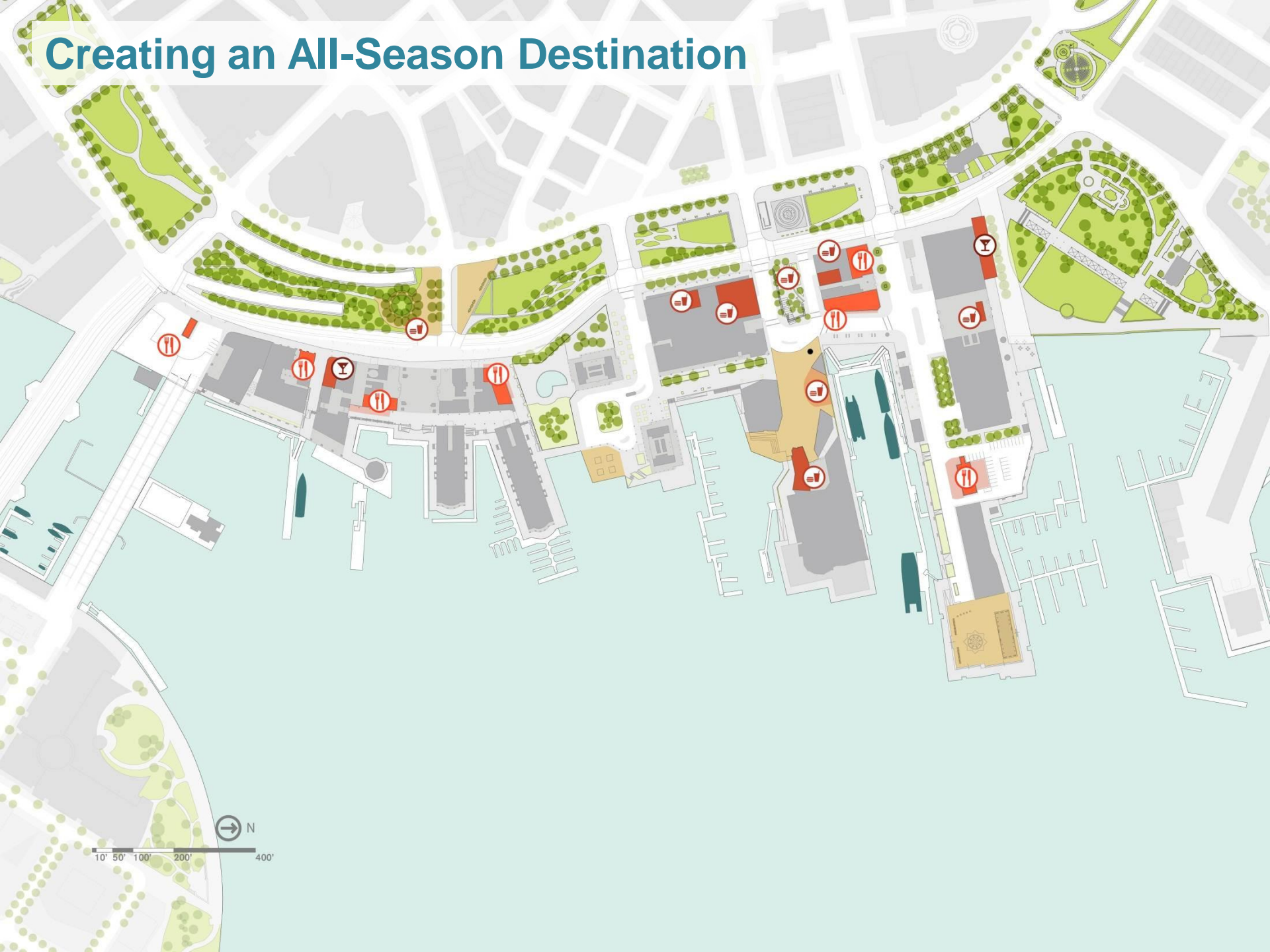
Water-dependent Uses



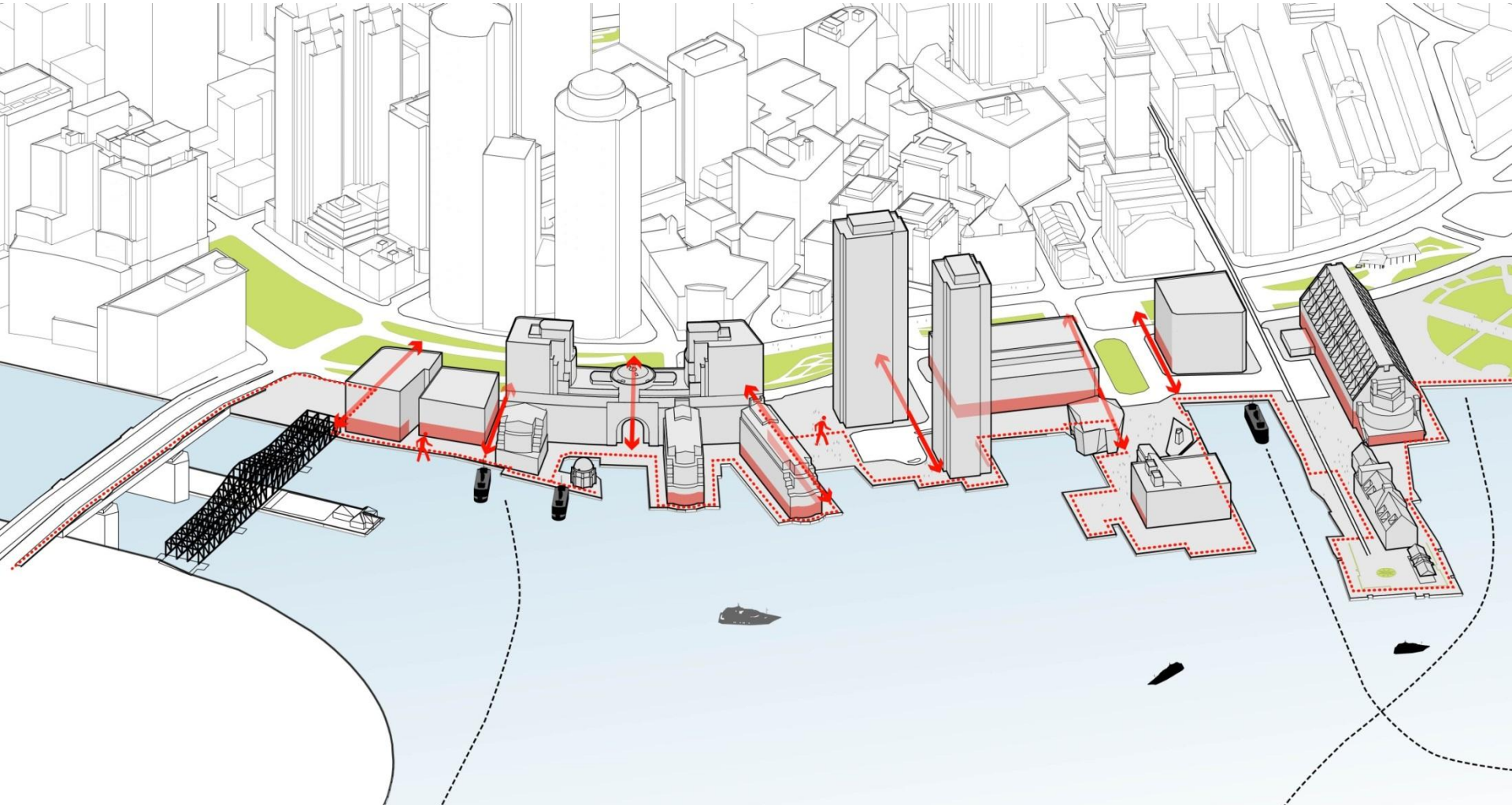
Open Spaces



Creating an All-Season Destination

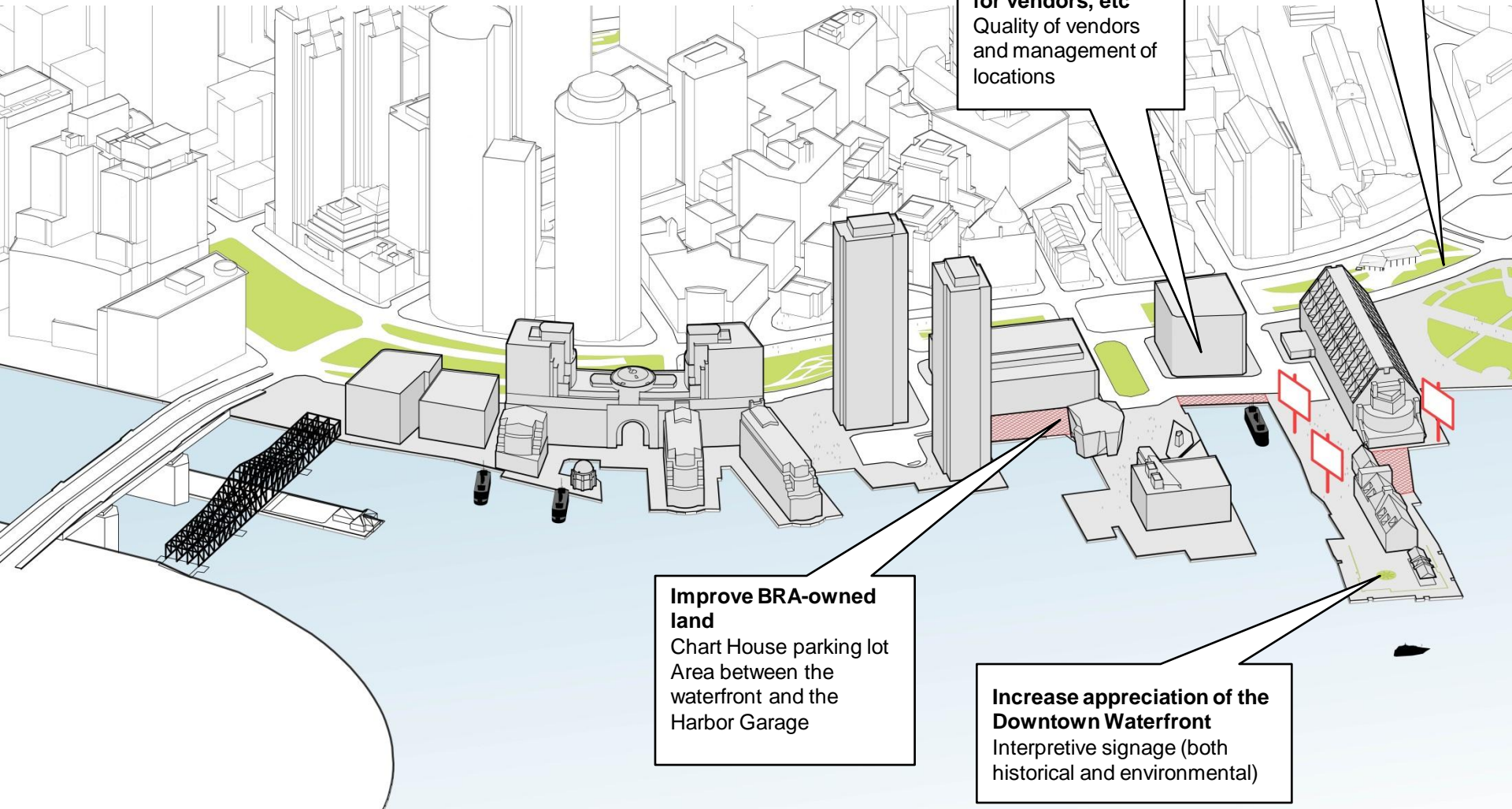


Connecting to the Greenway



Public Realm Plan Concepts

Small



Public Realm Plan Concepts

Medium

Improve Aquarium front yard / Central Wharf Park

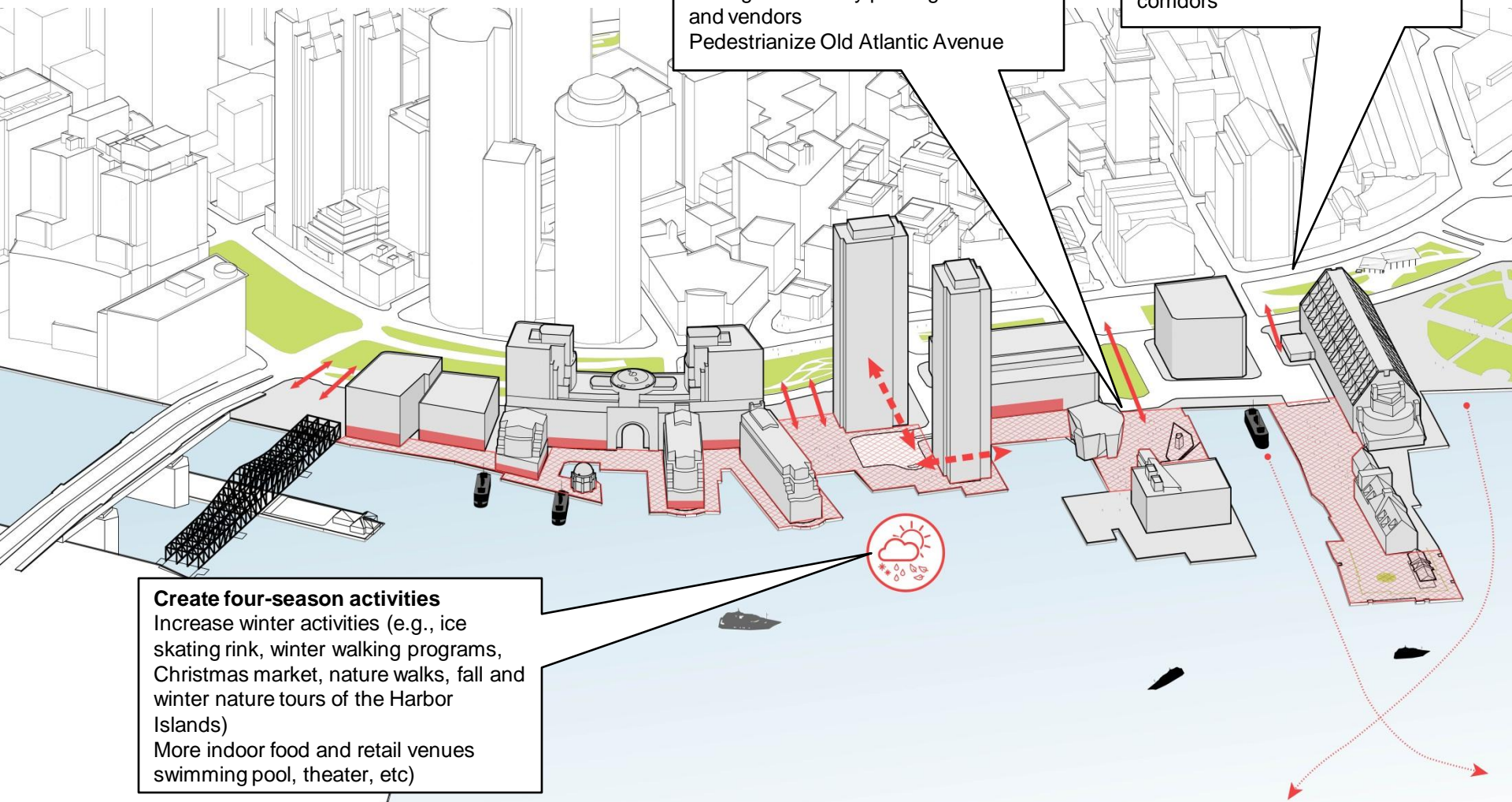
Coordinate with Aquarium Master Plan
Increase activity in Central Wharf Park
Manage bus/trolley parking in the area and vendors
Pedestrianize Old Atlantic Avenue

Improve relationship to Greenway

Strengthen lateral connections to waterfront through programming/ground-level activity and maintaining view corridors

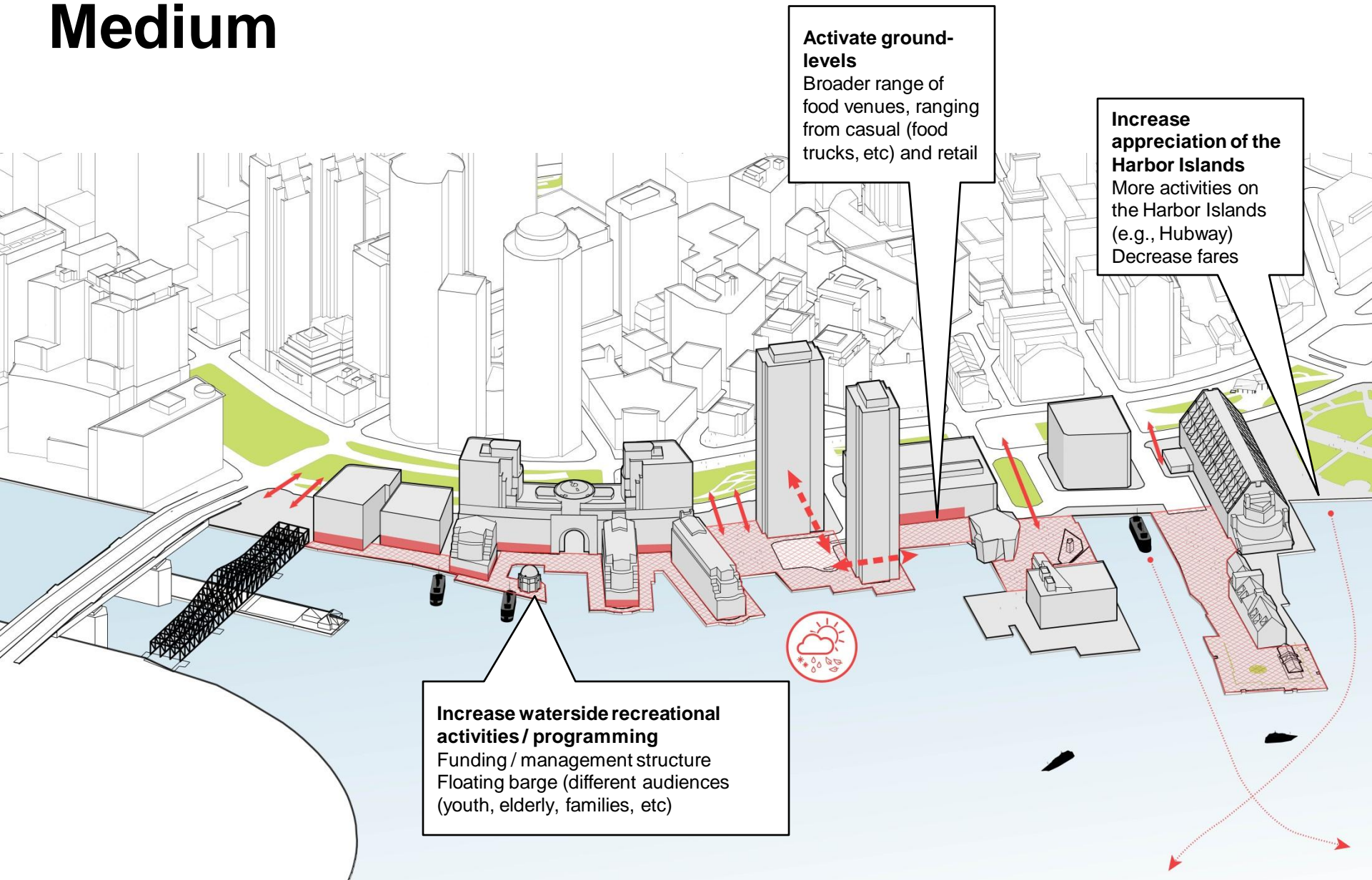
Create four-season activities

Increase winter activities (e.g., ice skating rink, winter walking programs, Christmas market, nature walks, fall and winter nature tours of the Harbor Islands)
More indoor food and retail venues
swimming pool, theater, etc)



Public Realm Plan Concepts

Medium



Activate ground-levels
Broader range of food venues, ranging from casual (food trucks, etc) and retail

Increase appreciation of the Harbor Islands
More activities on the Harbor Islands (e.g., Hubway)
Decrease fares

Increase waterside recreational activities / programming
Funding / management structure
Floating barge (different audiences (youth, elderly, families, etc)

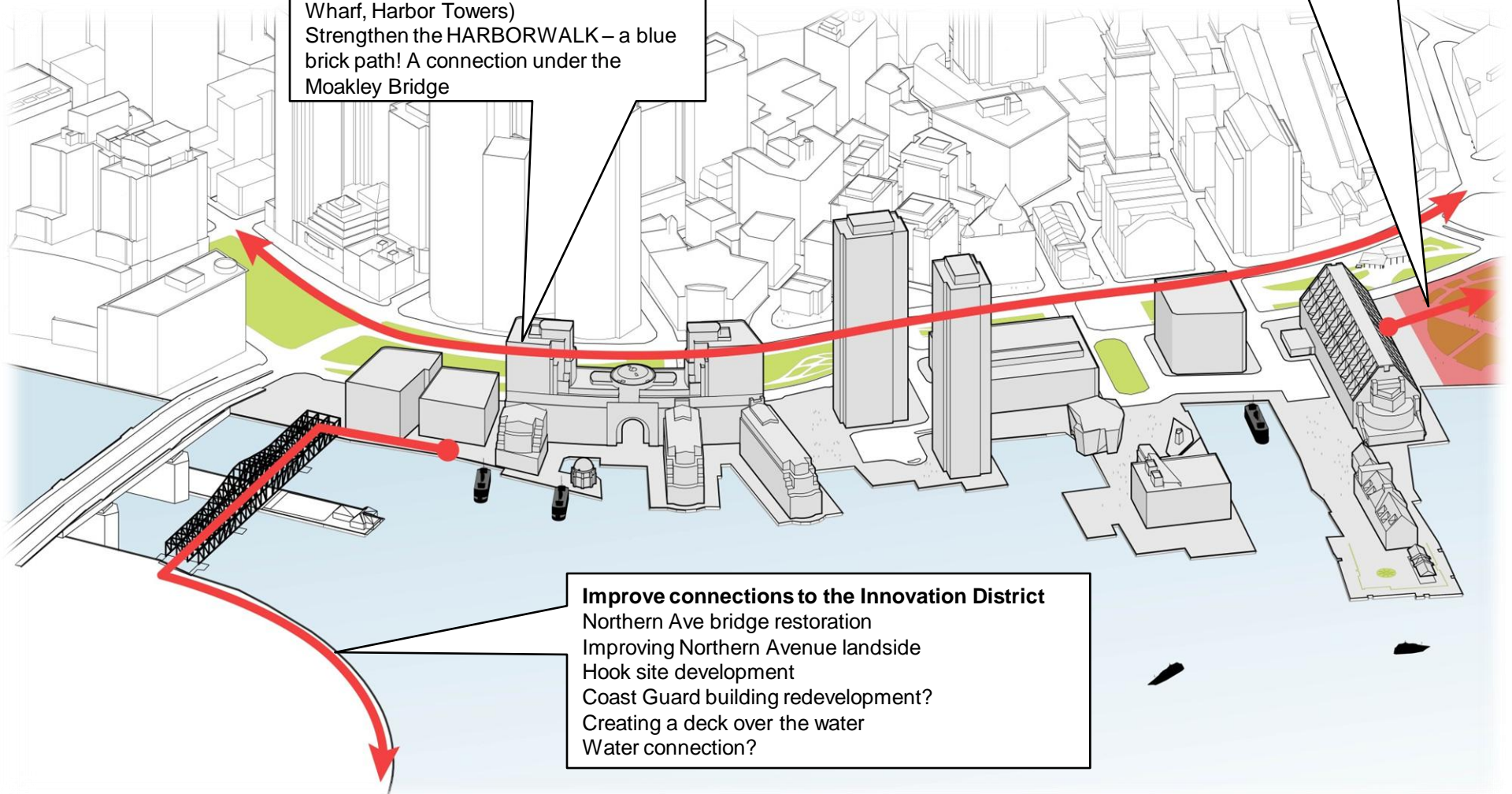
Public Realm Plan Concepts

Large

Improve north-south connections
South Station to North Station shuttle bus / Greenway trolley
Improve HARBORWALK signage and "shortcuts" (through the Marriot Long Wharf, Harbor Towers)
Strengthen the HARBORWALK – a blue brick path! A connection under the Moakley Bridge

Improve connections to the North End and Christopher Columbus Park
Long Wharf Marriot ground-level programming and porosity
Long Wharf open spaces
Programming in Christopher Columbus Park / Long Wharf

Improve connections to the Innovation District
Northern Ave bridge restoration
Improving Northern Avenue landside
Hook site development
Coast Guard building redevelopment?
Creating a deck over the water
Water connection?



Public Realm Plan Concepts

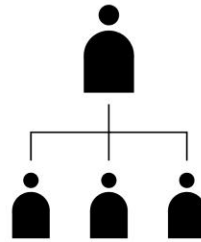
Evaluative Criteria



Linked to Significant
Development



Requiring Partnership
between Stakeholders



Management



Idea Needing
Adoption



Money



Do It Now

Study Area



Targeted Areas for Improvements



Targeted Areas for Improvements: Connectivity

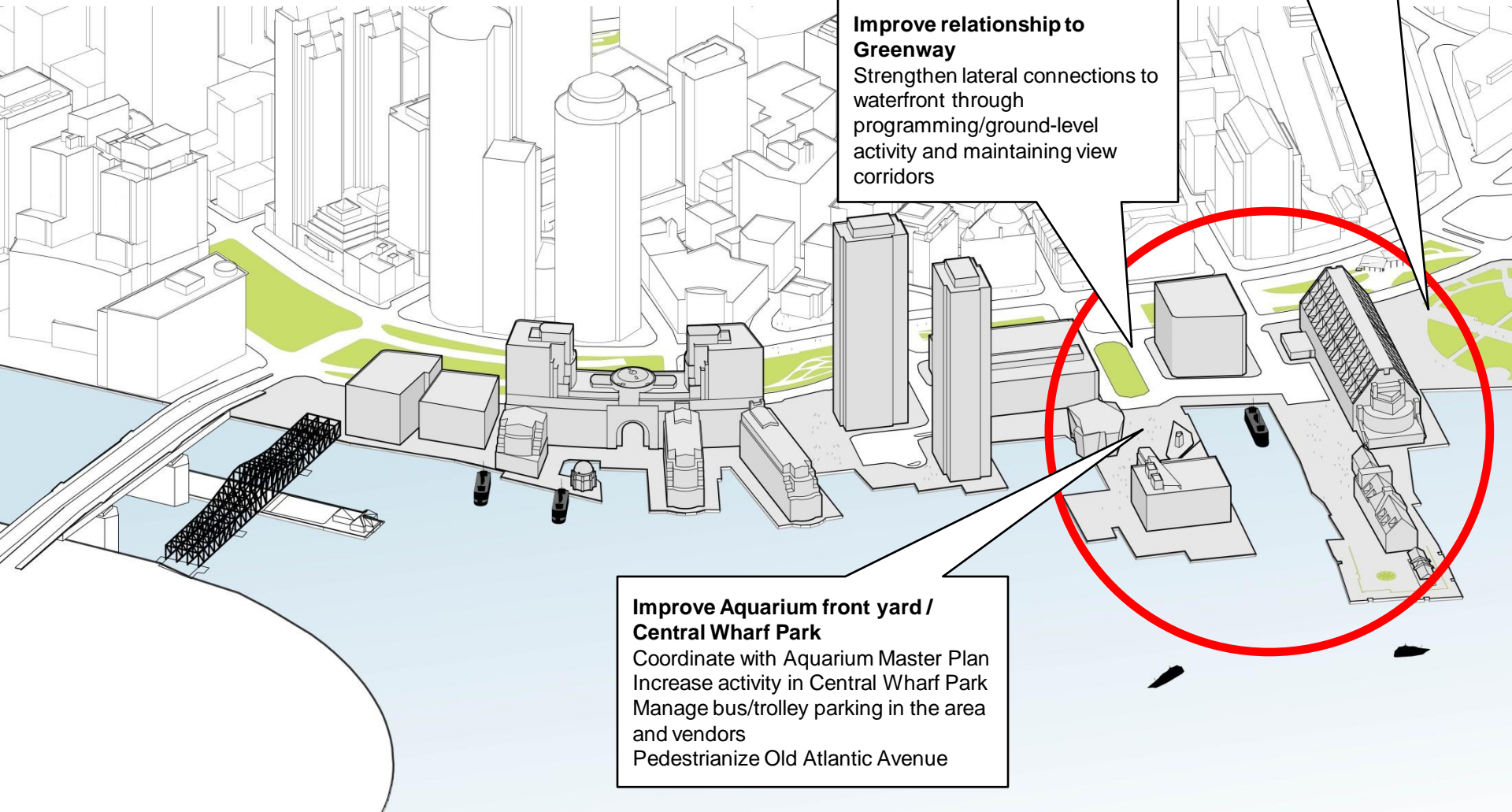


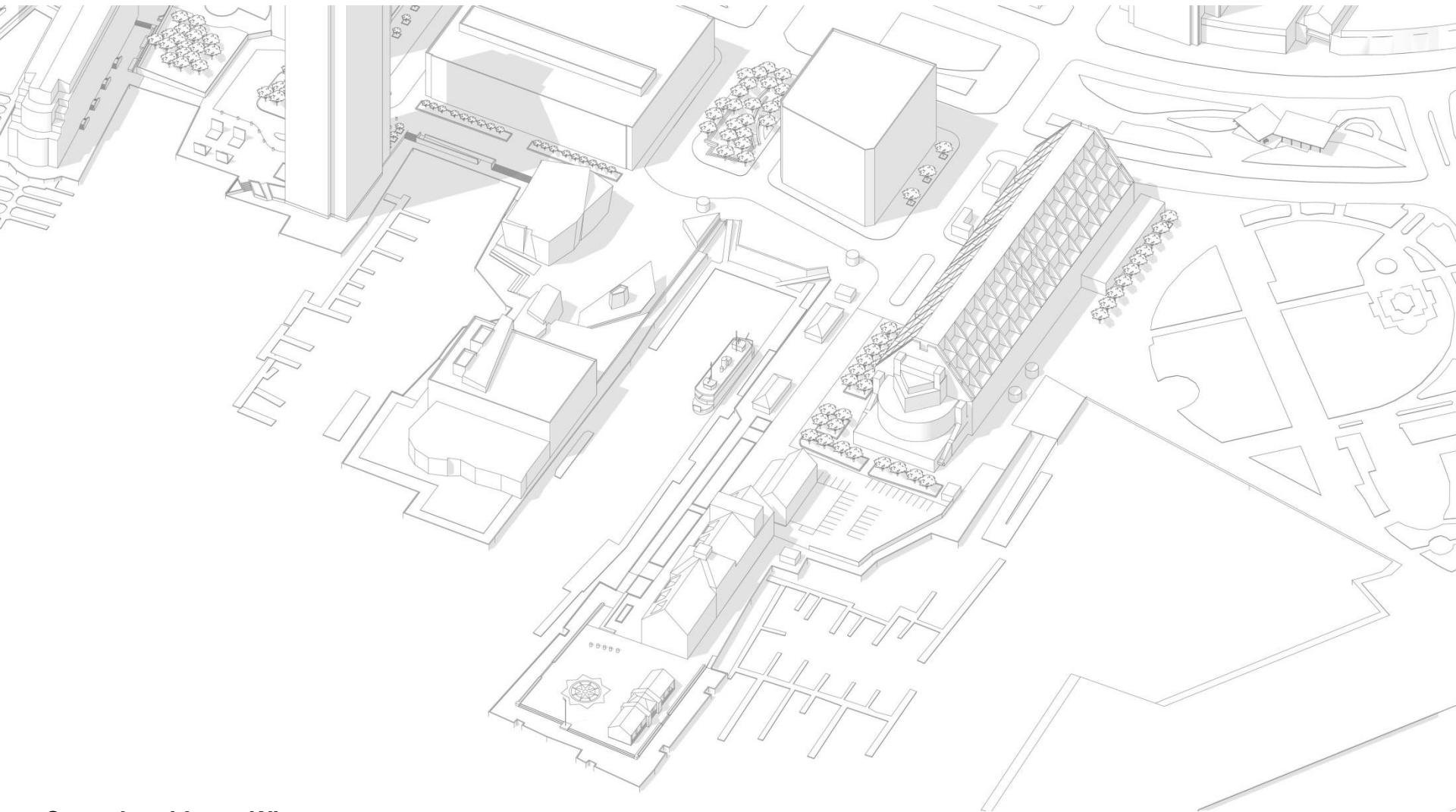
Long and Central Wharves

Improve connections to the North End and Christopher Columbus Park
Long Wharf Marriot ground-level programming and porosity
Long Wharf open spaces
Programming in Christopher Columbus Park / Long Wharf

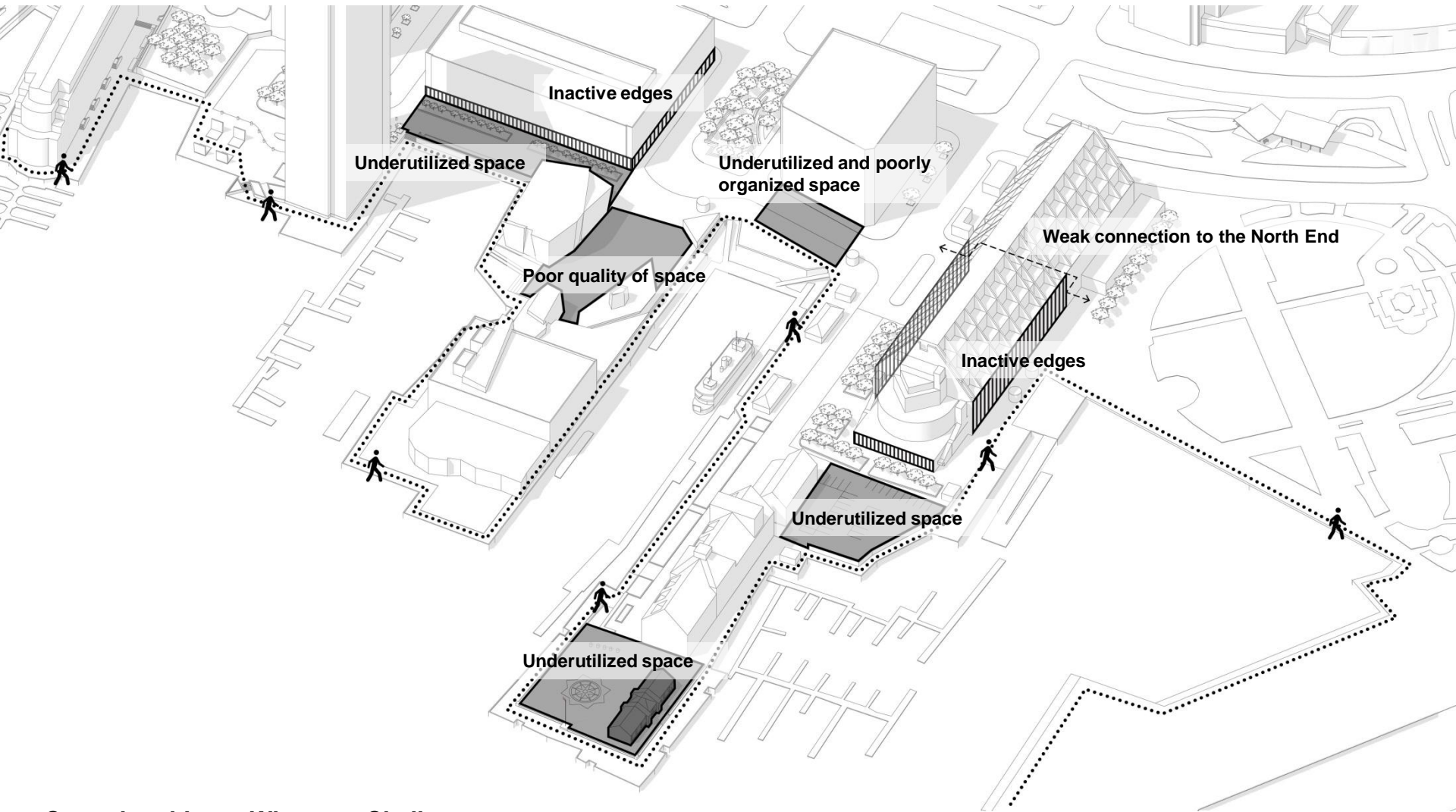
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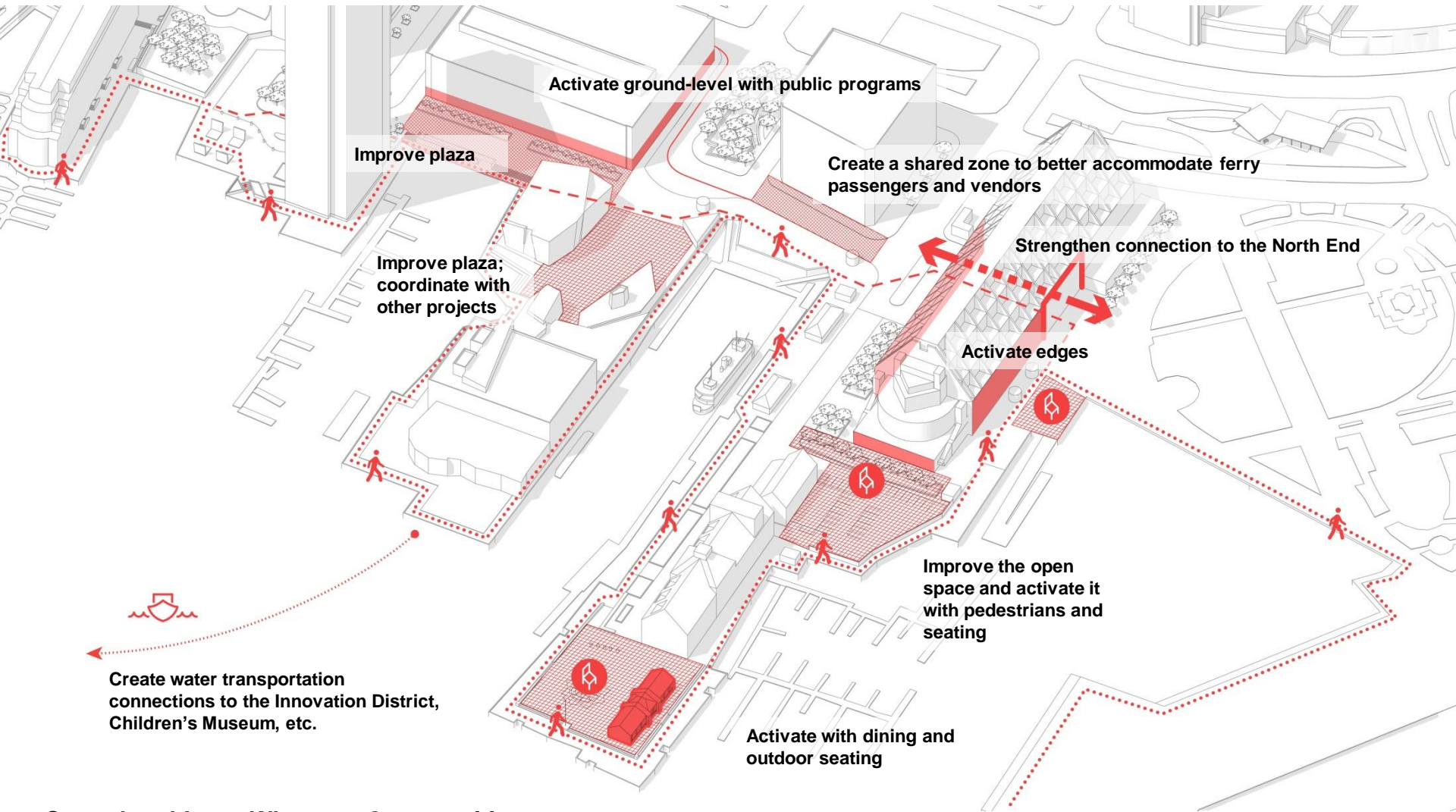




Central and Long Wharves



Central and Long Wharves: Challenges



Central and Long Wharves: Opportunities



Linked to Significant Development



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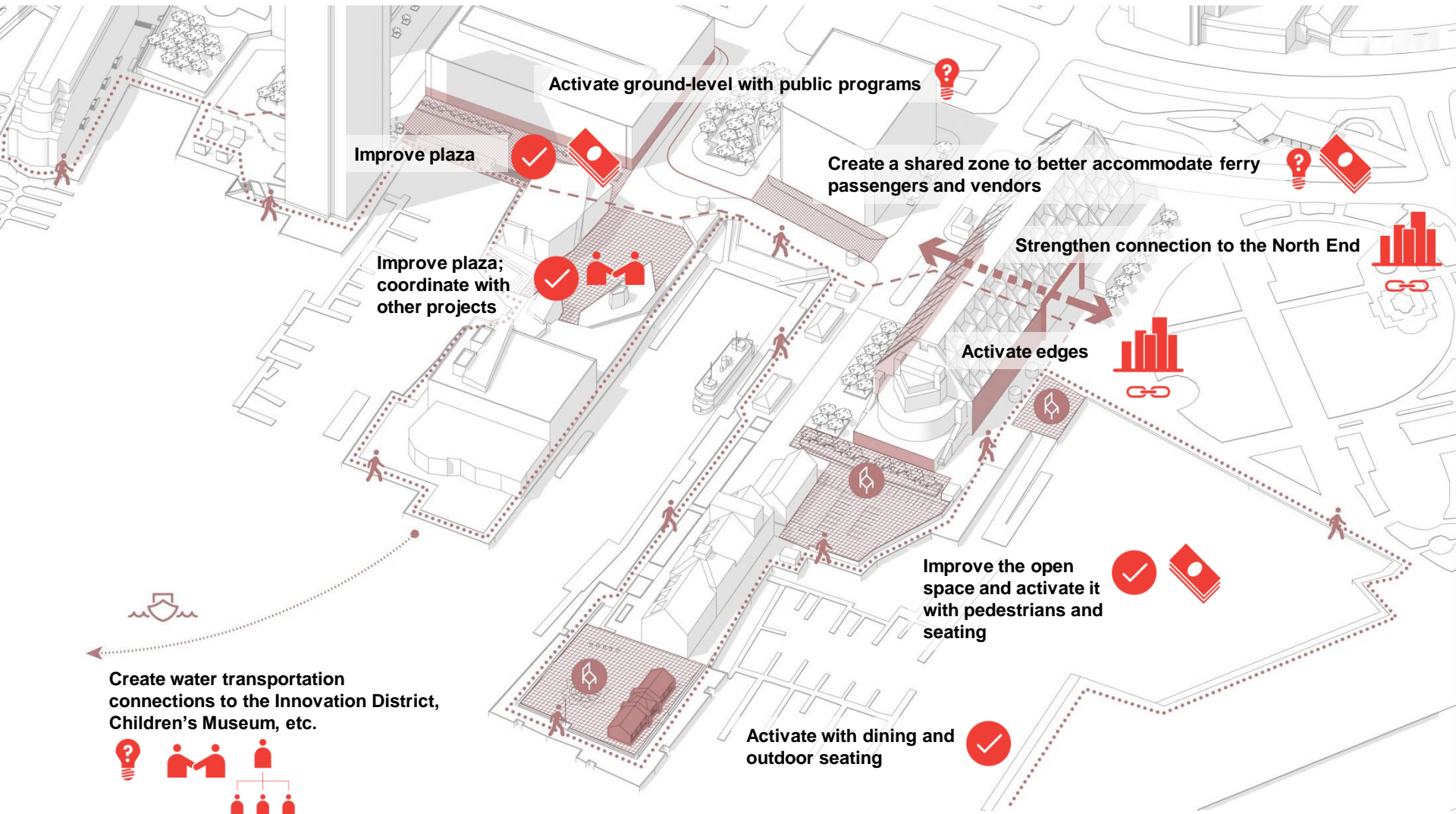
Idea Needing Adoption



Money

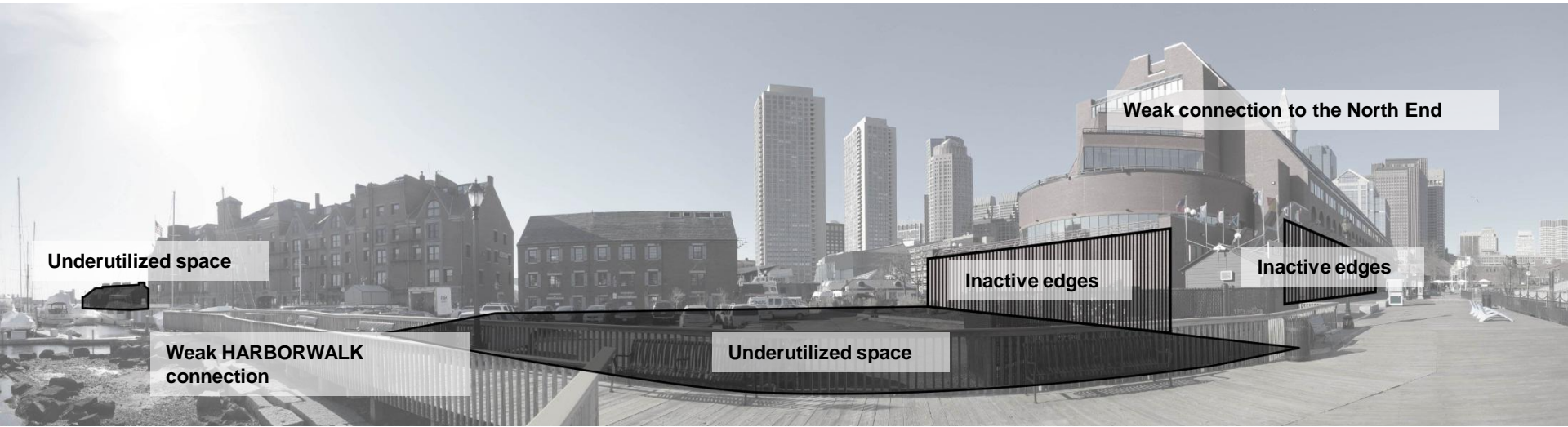


Do It Now





Long Wharf



Underutilized space

Weak connection to the North End

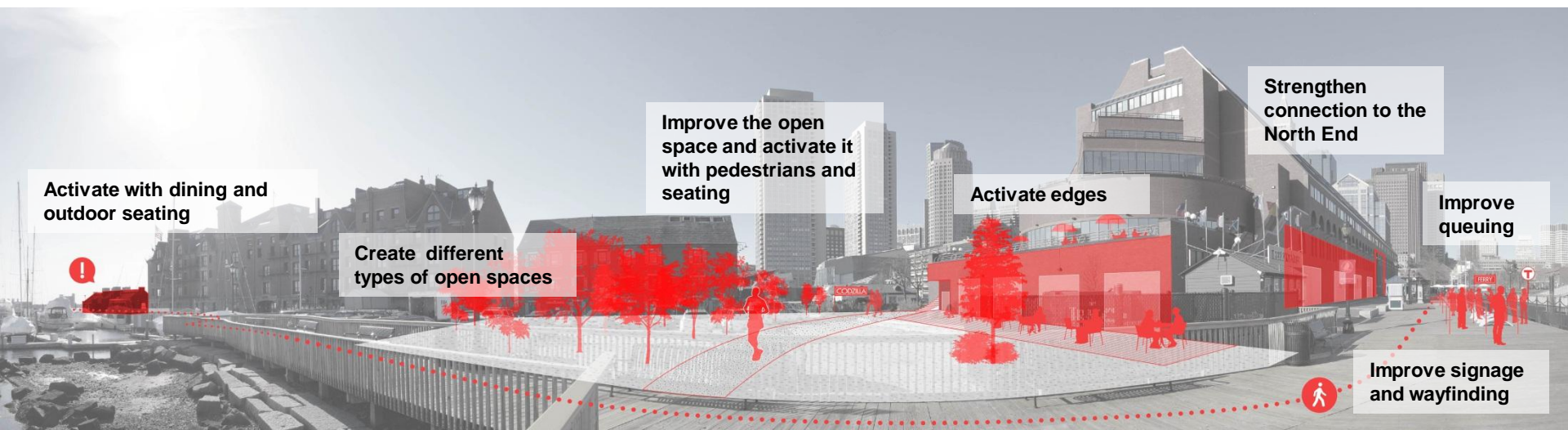
Weak HARBORWALK connection

Inactive edges

Inactive edges

Underutilized space

Long Wharf: Challenges



Activate with dining and outdoor seating

Create different types of open spaces

Improve the open space and activate it with pedestrians and seating

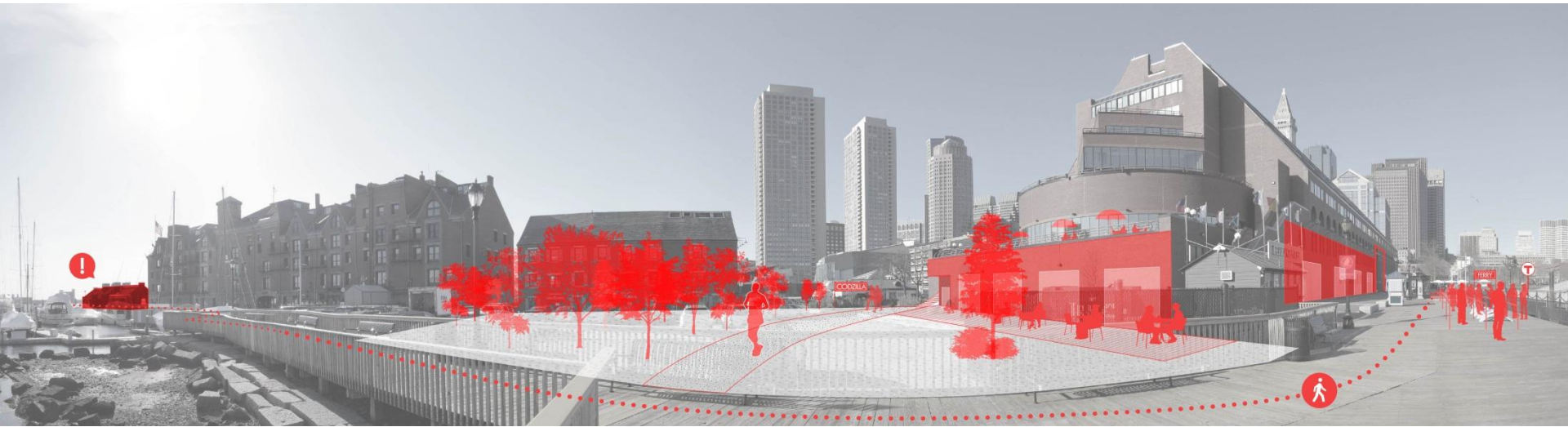
Activate edges

Strengthen connection to the North End

Improve queuing

Improve signage and wayfinding

Long Wharf: Opportunities

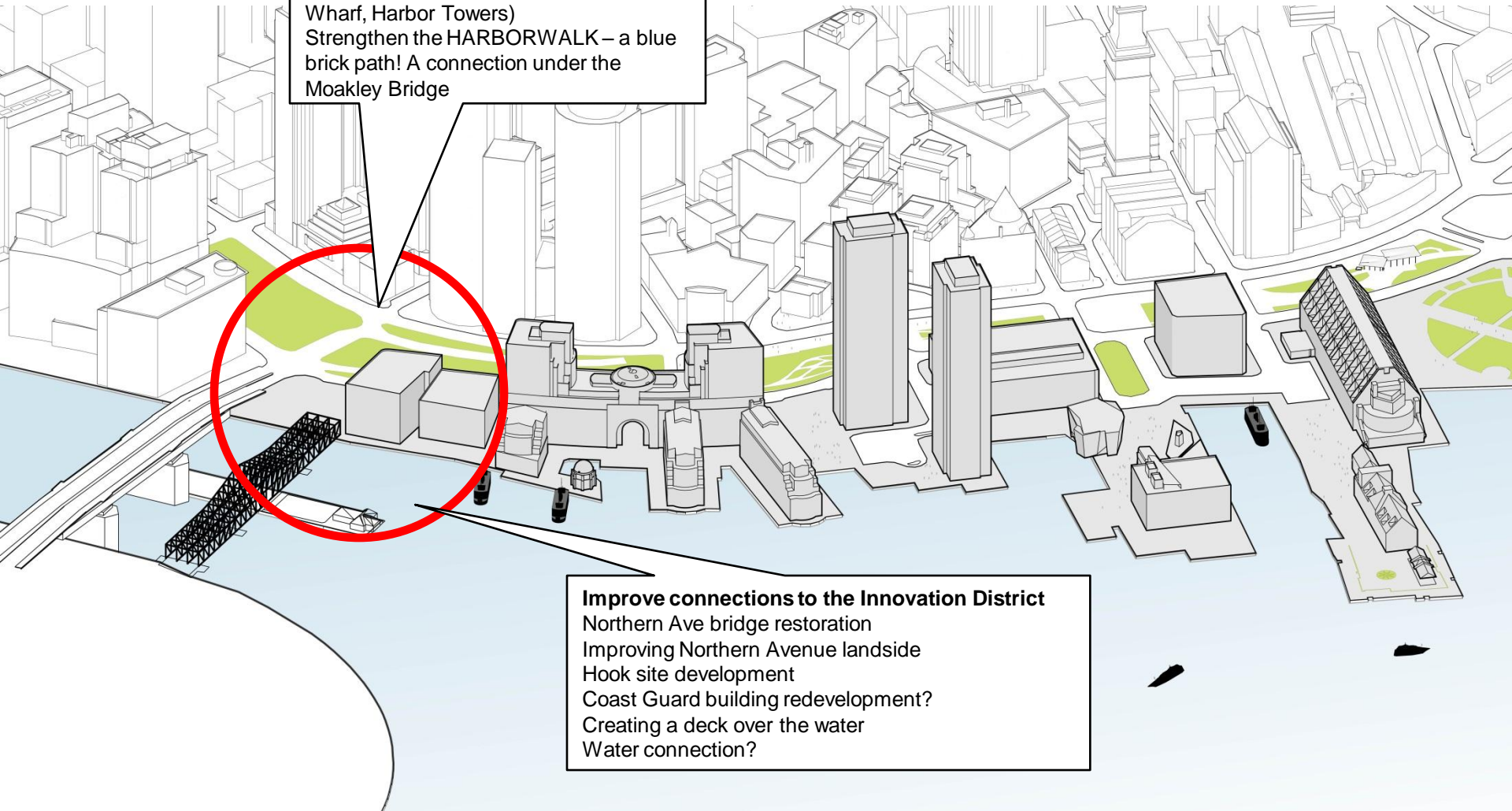


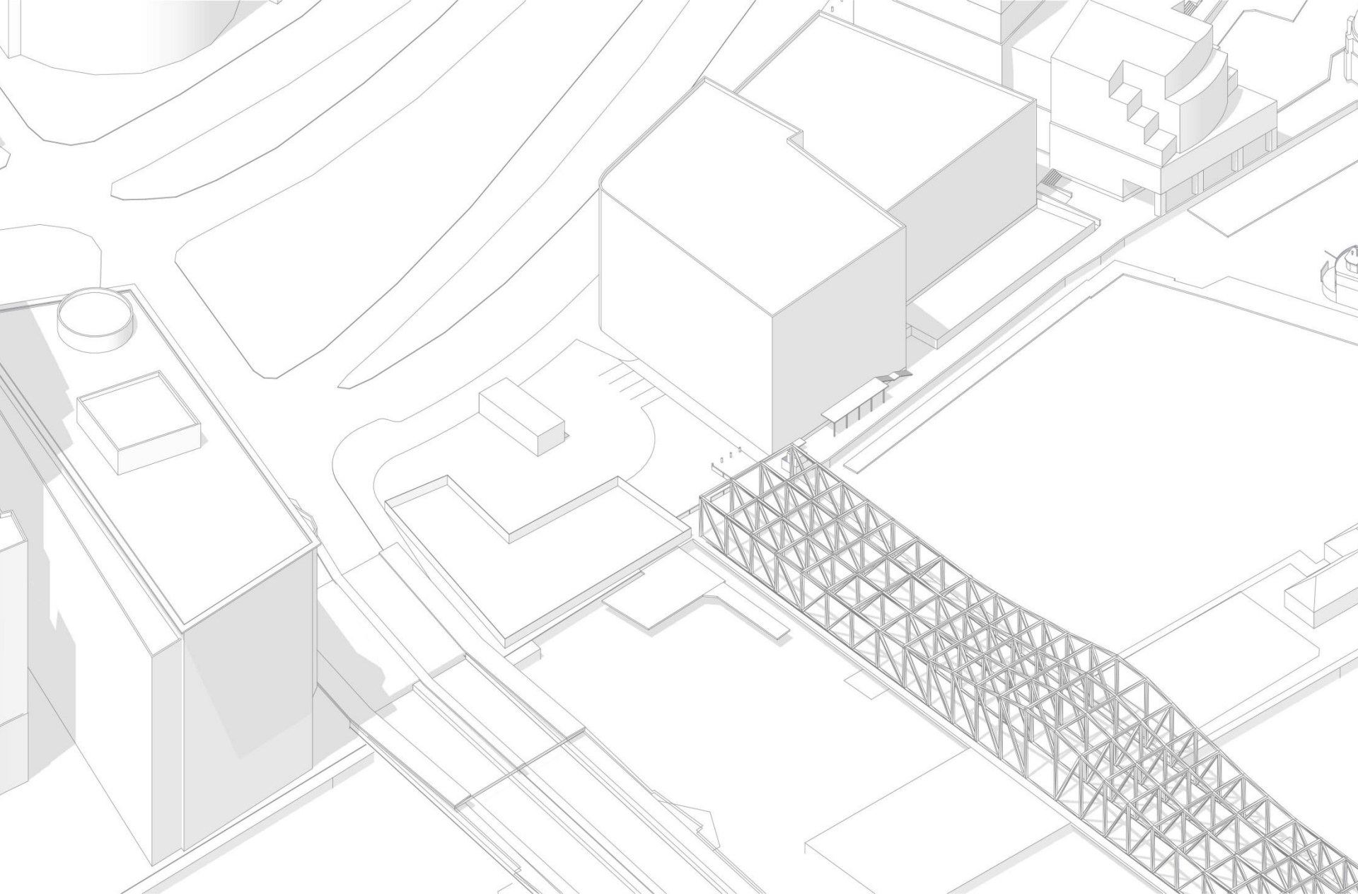
Long Wharf: Opportunities

Northern Avenue Area

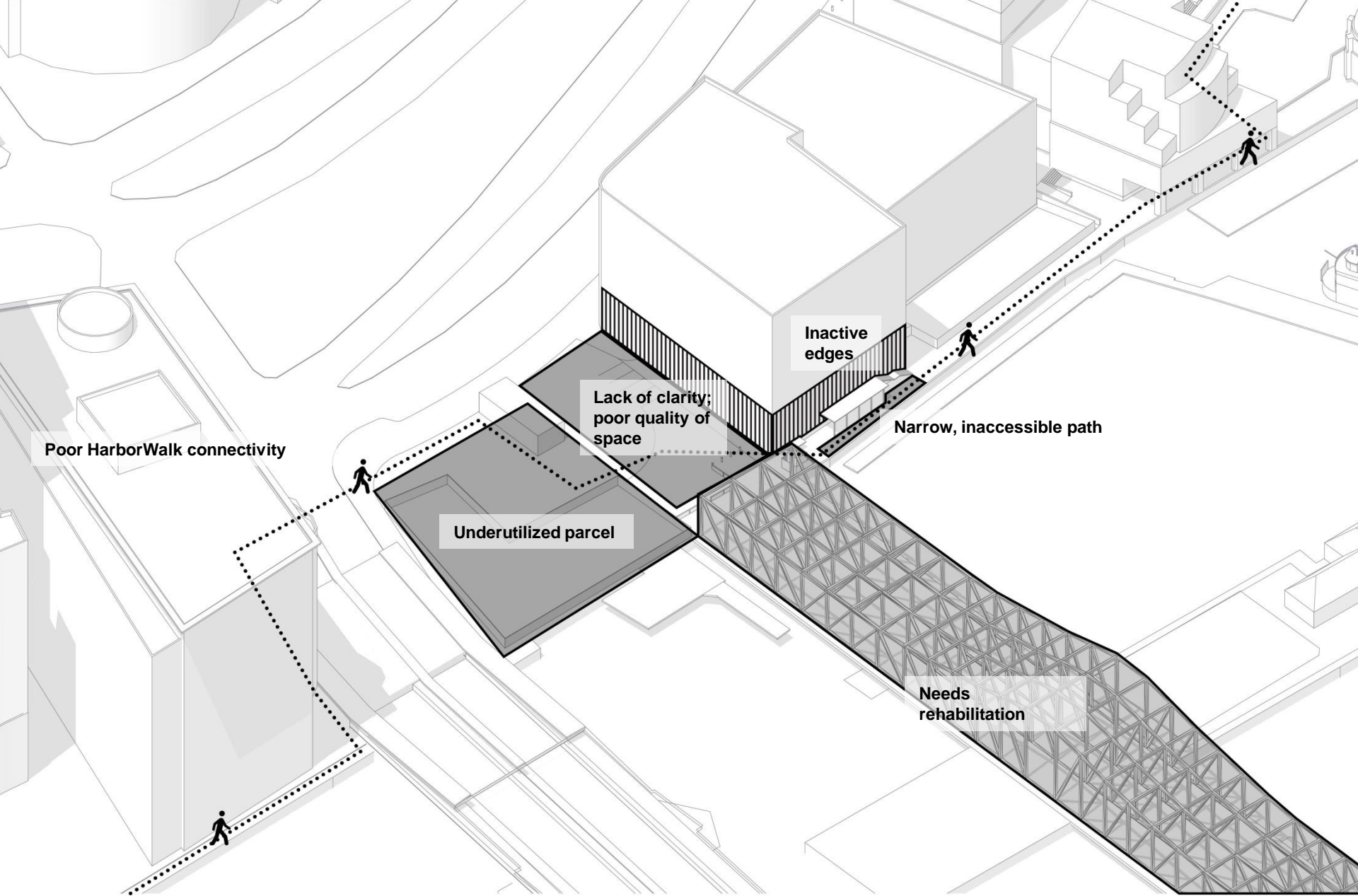
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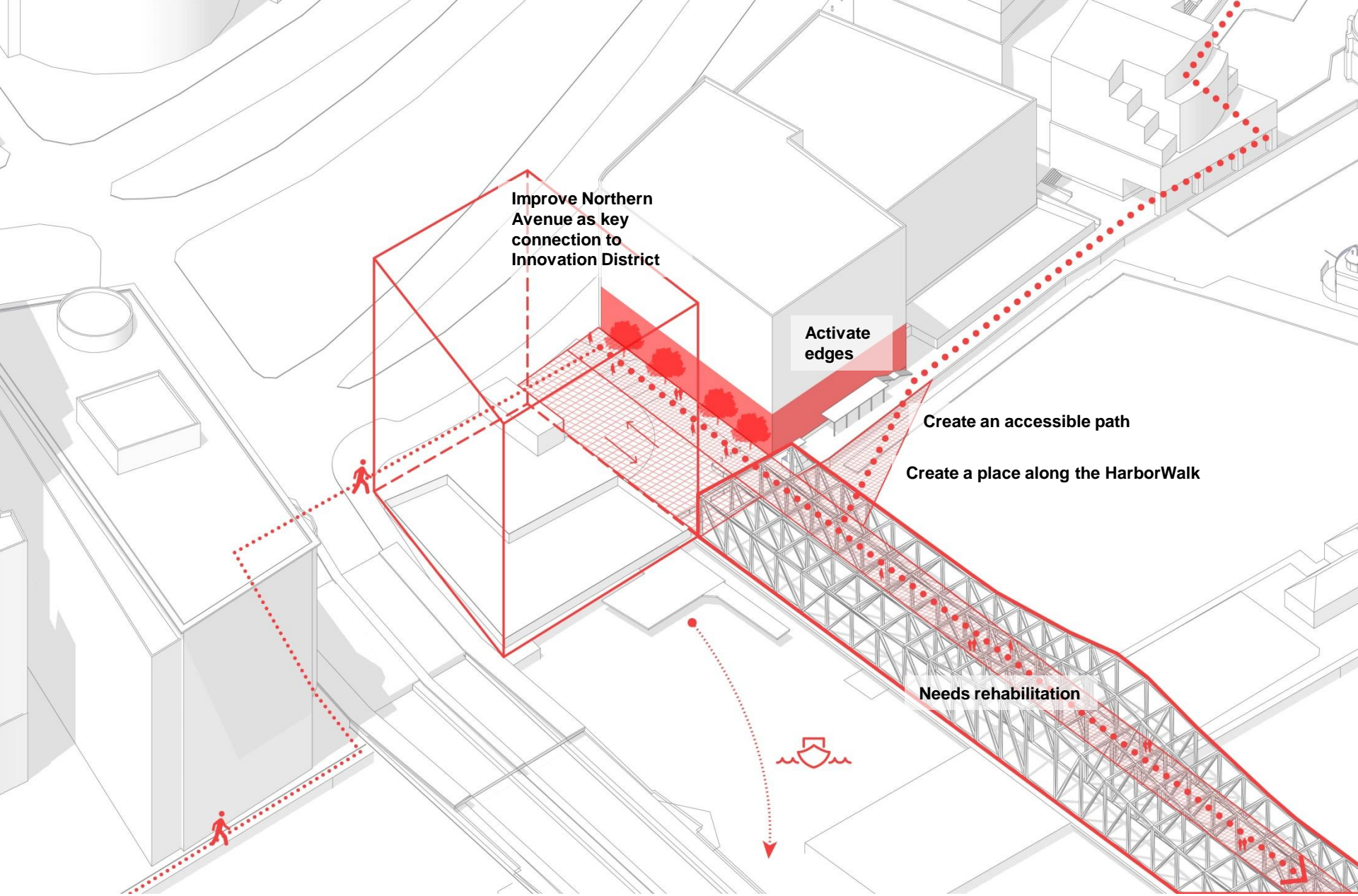




Northern Avenue Bridge / Hook



Northern Avenue Bridge / Hook: Challenges



Improve Northern Avenue as key connection to Innovation District

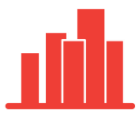
Activate edges

Create an accessible path

Create a place along the HarborWalk

Needs rehabilitation

Northern Avenue Bridge / Hook: Opportunities



Linked to Significant Development



Requiring Partnership between Stakeholders



Management



Idea Needing Adoption



Money



Do It Now

Improve Northern Avenue as key connection to Innovation District



Activate edges

Create an accessible path



Create a place along the HarborWalk



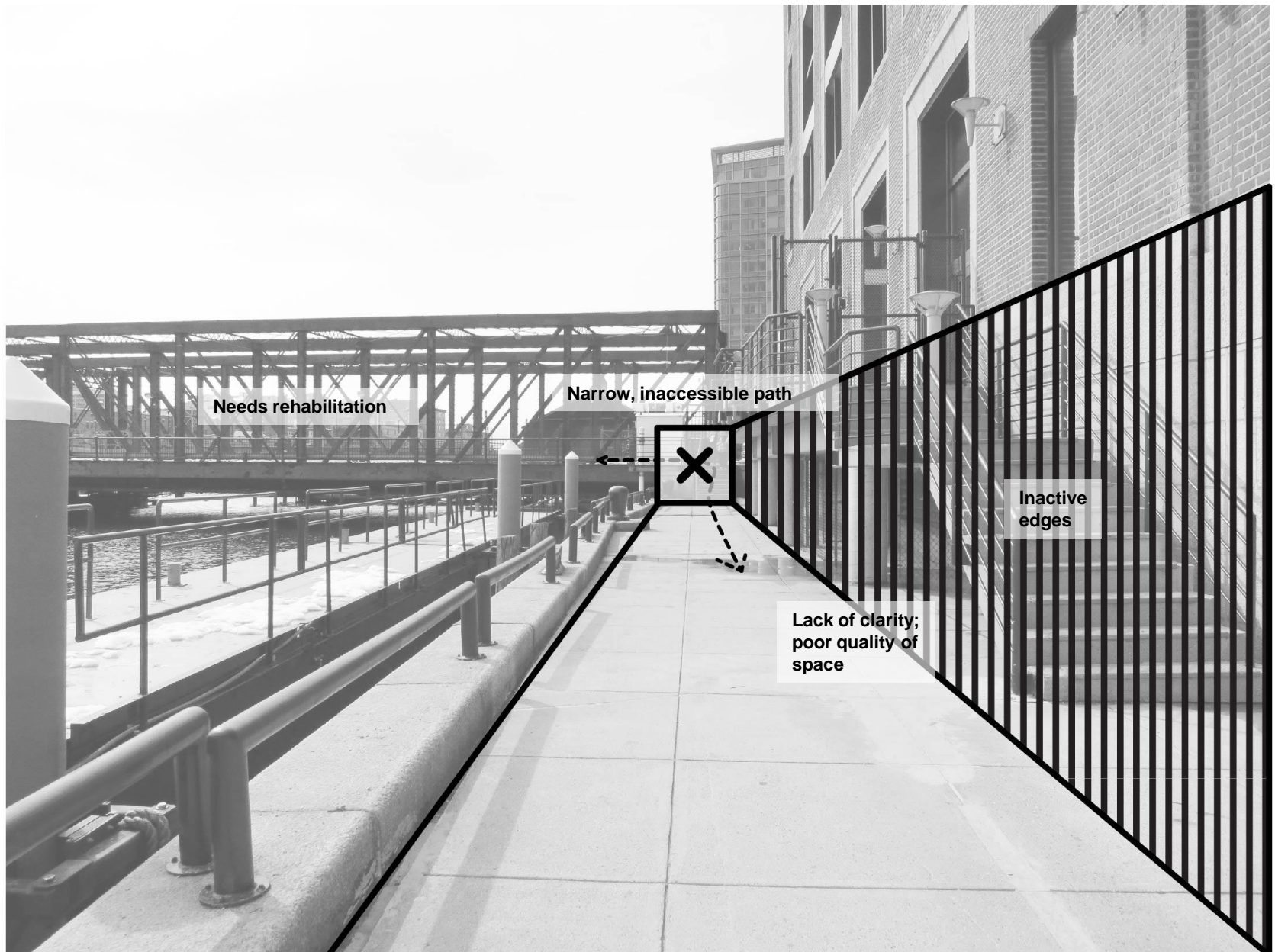
Needs rehabilitation



Northern Avenue Bridge / Hook: Opportunities



Northern Avenue Bridge / Hook



Needs rehabilitation

Narrow, inaccessible path

Inactive edges

Lack of clarity;
poor quality of
space

Northern Avenue Bridge / Hook: Challenges



Northern Avenue Bridge / Hook: Opportunities

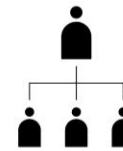
Public Realm Plan Concepts



Linked to Significant
Development



Requiring Partnership
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Management



Idea Needing
Adoption



Money



Do It Now

Large

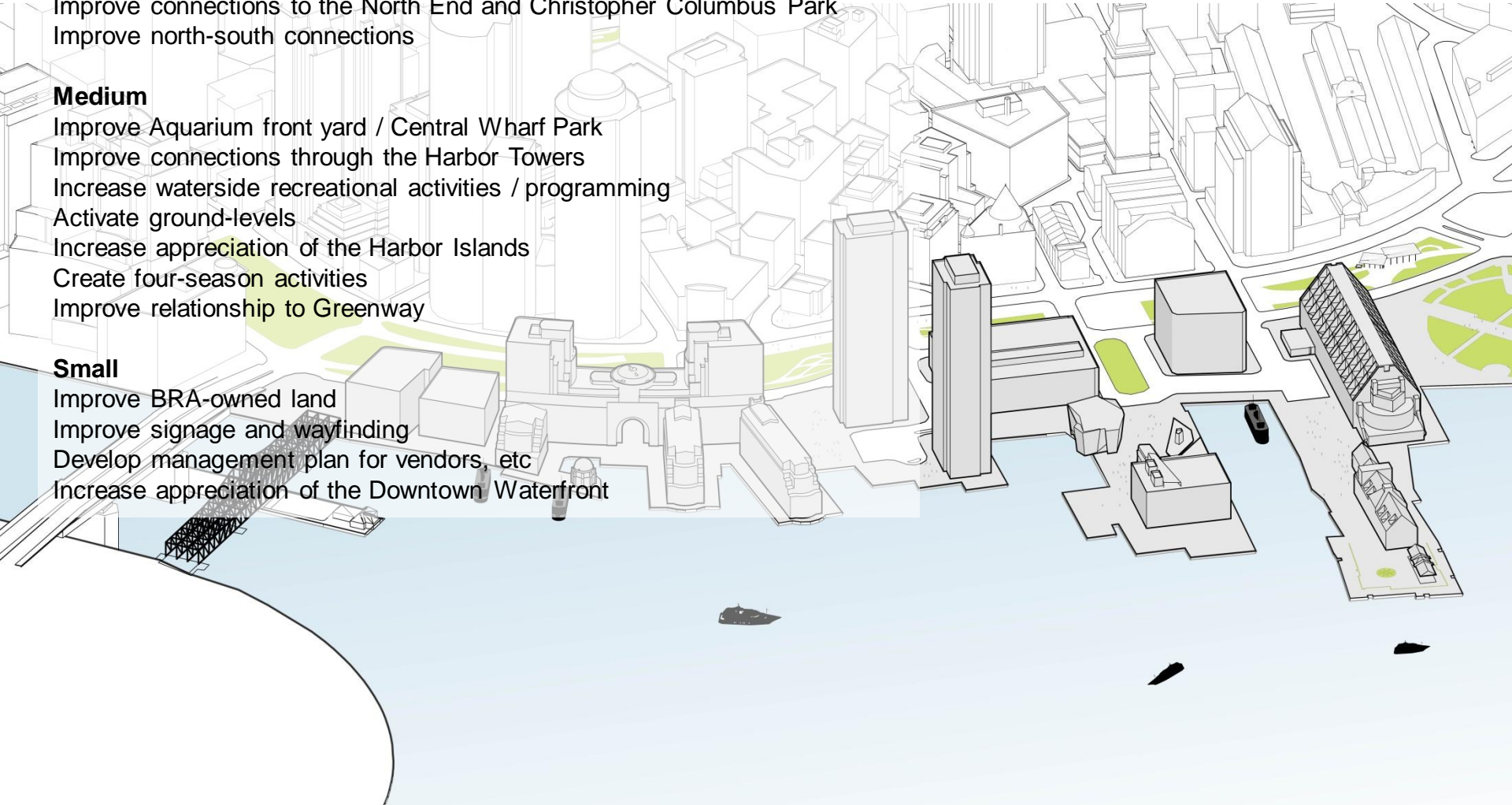
- Improve connections to the Innovation District
- Improve connections to the North End and Christopher Columbus Park
- Improve north-south connections

Medium

- Improve Aquarium front yard / Central Wharf Park
- Improve connections through the Harbor Towers
- Increase waterside recreational activities / programming
- Activate ground-levels
- Increase appreciation of the Harbor Islands
- Create four-season activities
- Improve relationship to Greenway

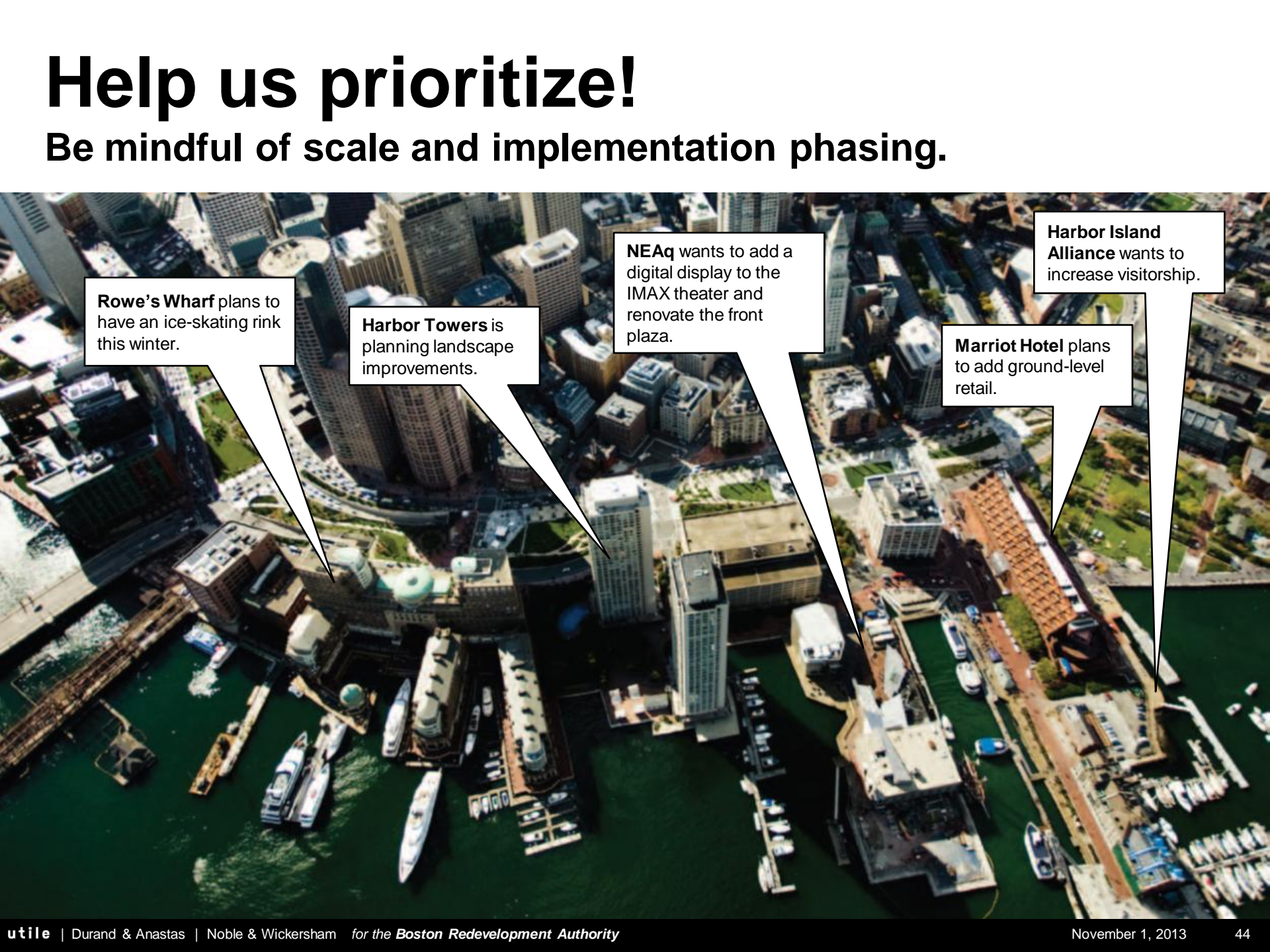
Small

- Improve BRA-owned land
- Improve signage and wayfinding
- Develop management plan for vendors, etc
- Increase appreciation of the Downtown Waterfront



Help us prioritize!

Be mindful of scale and implementation phasing.



Rowe's Wharf plans to have an ice-skating rink this winter.

Harbor Towers is planning landscape improvements.

NEAq wants to add a digital display to the IMAX theater and renovate the front plaza.

Harbor Island Alliance wants to increase visitorship.

Marriot Hotel plans to add ground-level retail.

Next steps . . .

Developing a Draft Plan

