

public
meeting

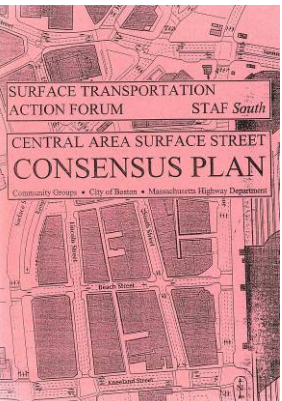
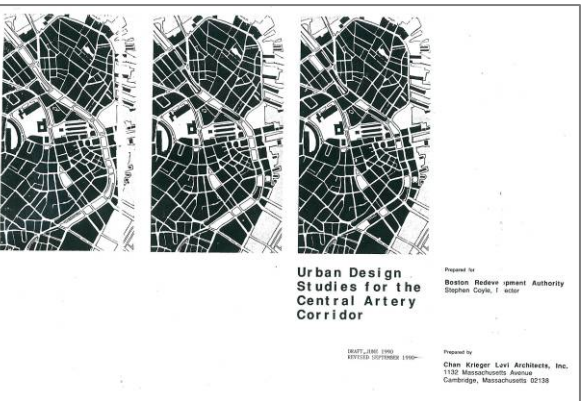
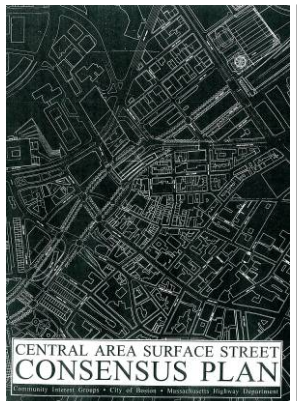
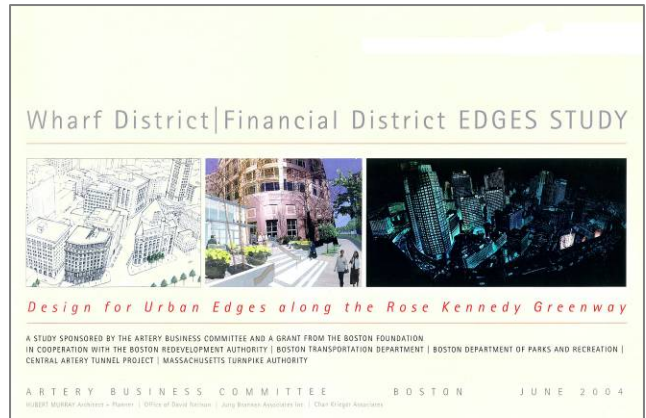
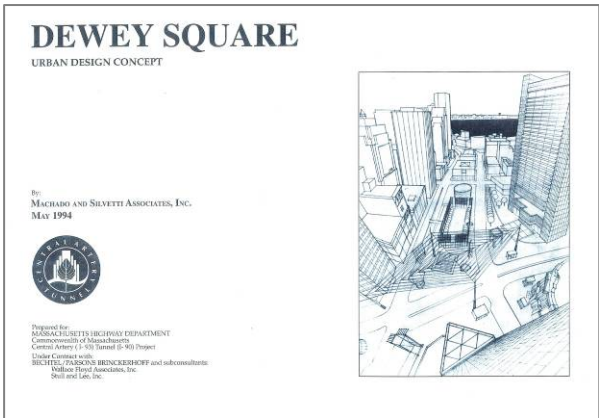
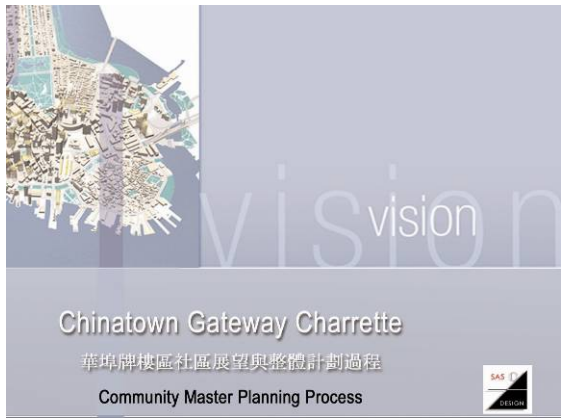
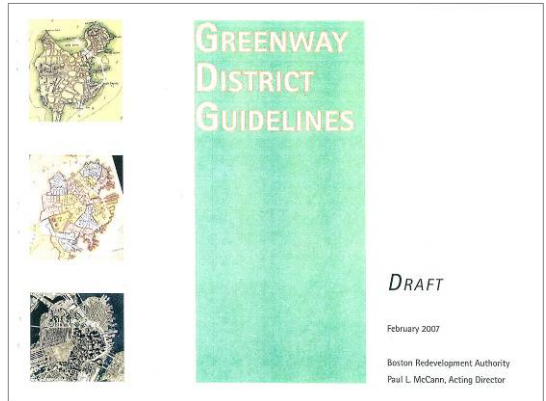
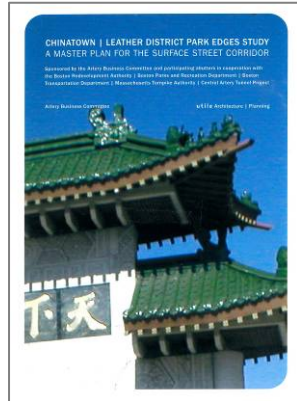
TWO

Greenway District Planning Study

chapter

01

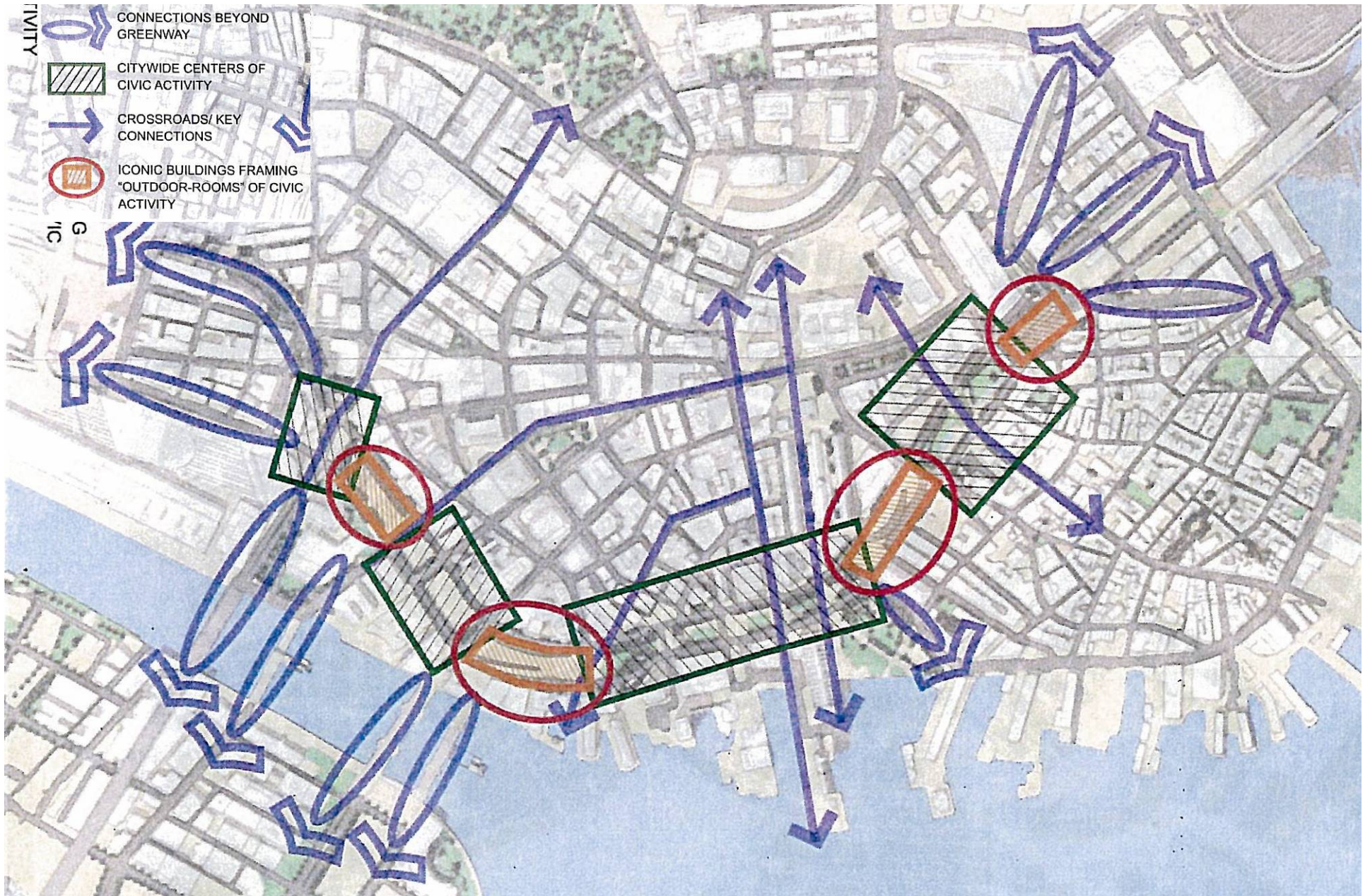
Drivers of the Study







Planning Foundation



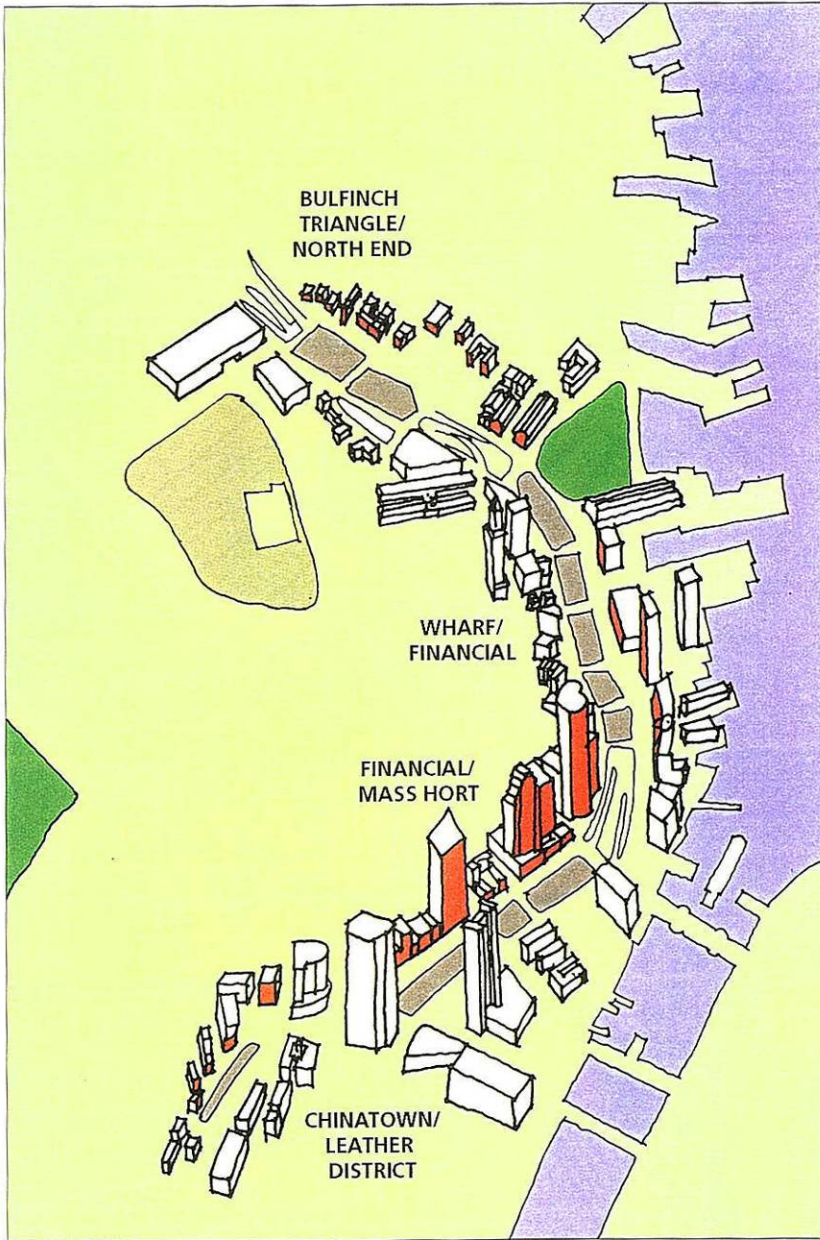
Connectivity



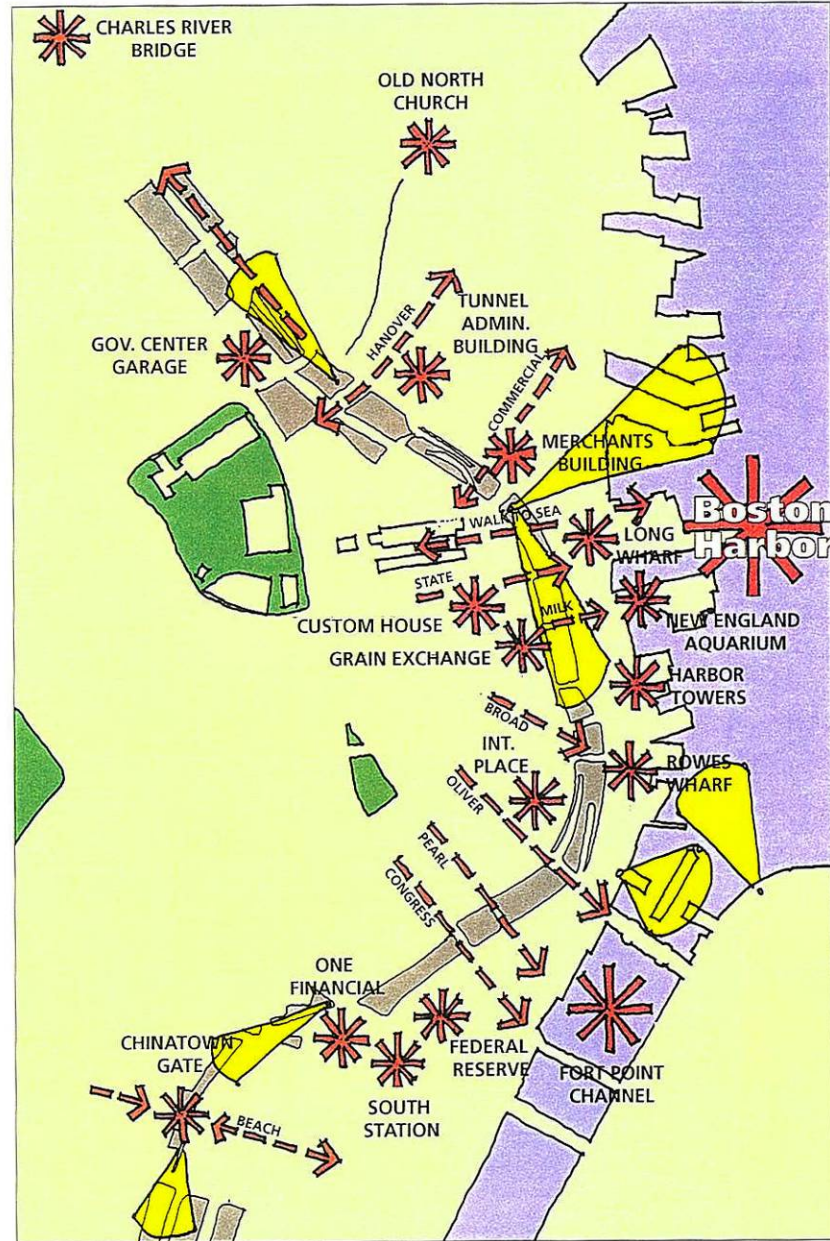
-  CONNECTIONS BEYOND GREENWAY
-  CITYWIDE CENTERS OF CIVIC ACTIVITY
-  CROSSROADS/ KEY CONNECTIONS
-  ICONIC BUILDINGS FRAMING "OUTDOOR-ROOMS" OF CIVIC ACTIVITY



Urban Rooms, Civic Icons & Cross Connections

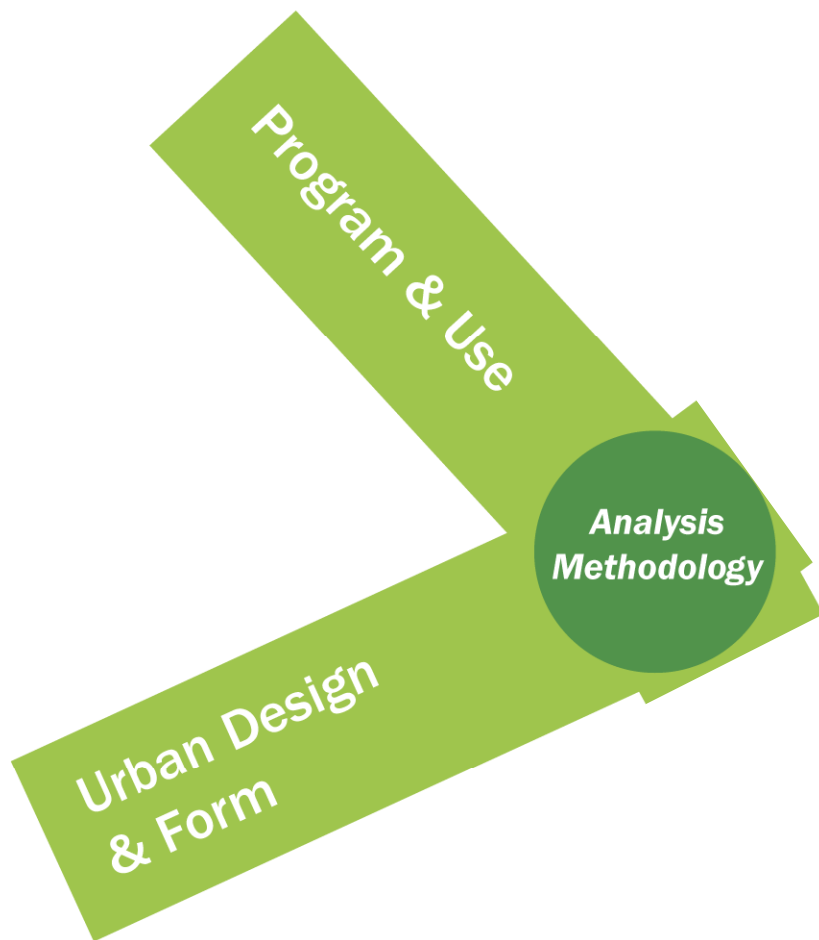


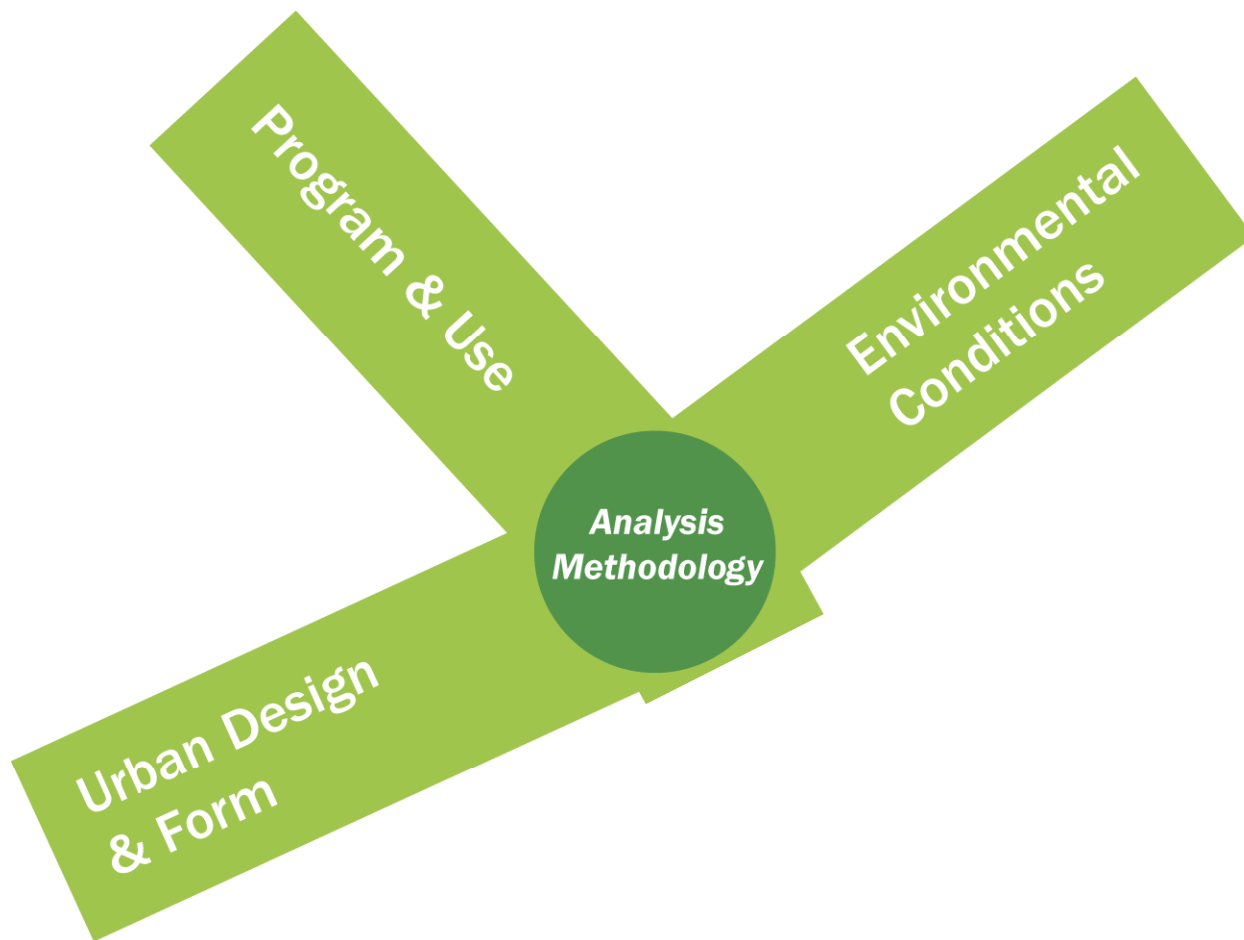
URBAN ROOMS

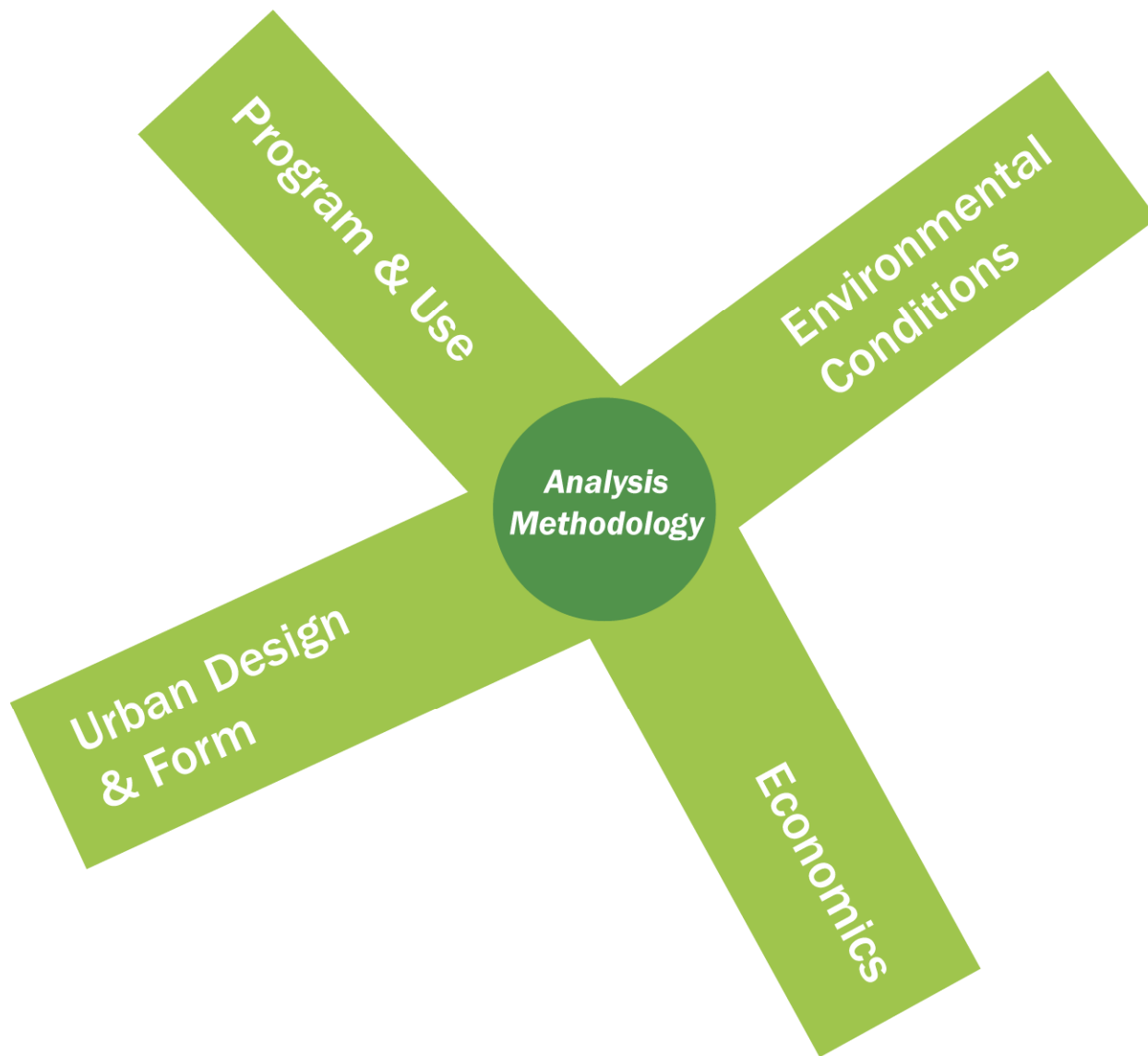


VIEWS AND LANDMARKS

Urban Edges, Landmarks & Harbor Connections































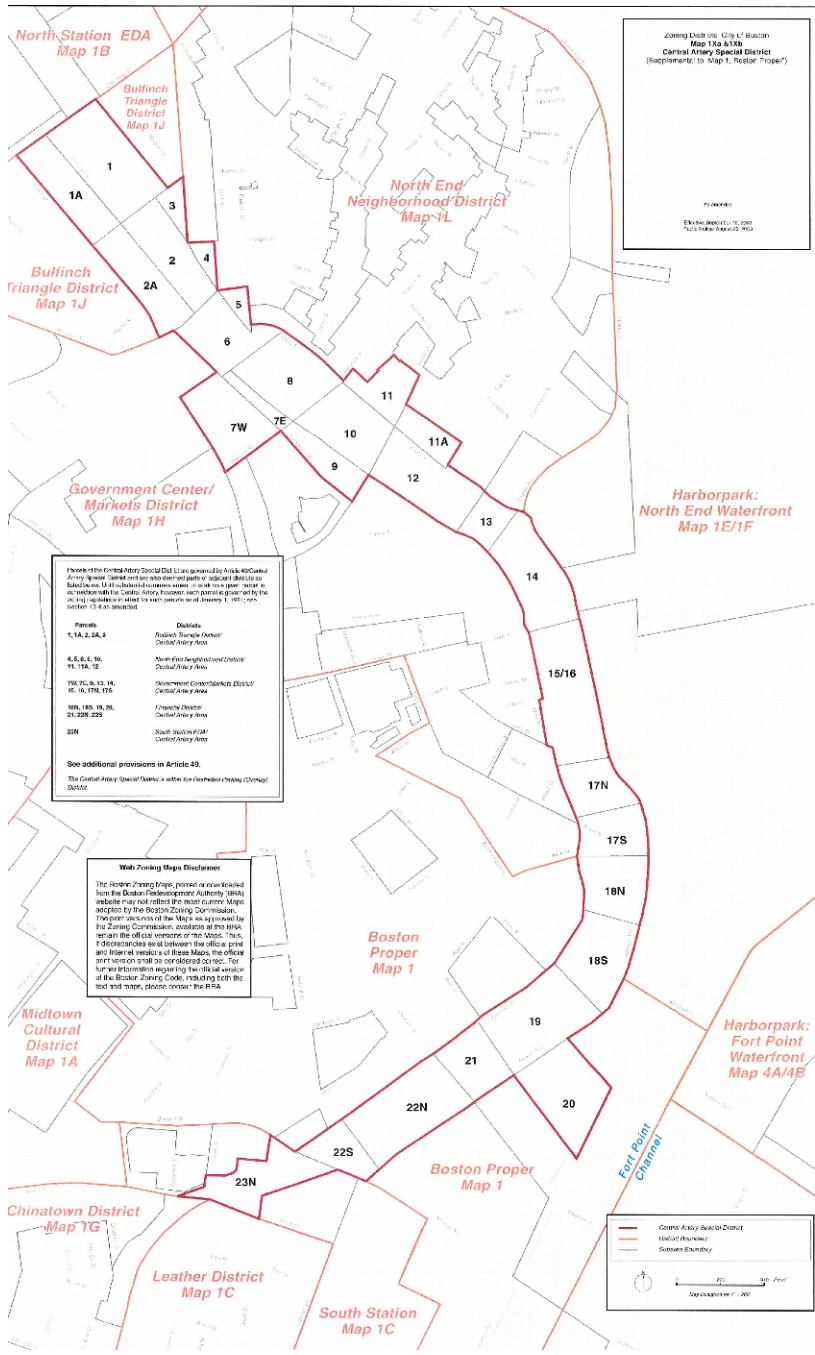




chapter

02

Logic of the Study Area



Central Artery Special Districts
 Map 1A to 1J
 Central Artery Special Districts
 (Supplements to Map 1, Boston Proper)

PLANNED
 Effective 06/01/11, 200
 1000 North State St, 02111

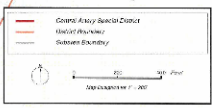
1 Work in the Central Artery Special District is governed by Article 49 Central Artery Special District Ordinance and other applicable Ordinance and Rules of the Board of Public Works. It is subject to the same rules of the Board of Public Works as other Special Districts. The Central Artery Special Districts are subject to the same rules of the Board of Public Works as other Special Districts.

Panel(s)	District
1, 1A, 2, 2A, 5	North Station EDA Central Artery Area
4, 5, 6, 6, 10, 11, 15A, 12	Bulfinch Triangle District Central Artery Area
7W, 7E, 8, 9, 10, 11, 11A, 12	North End Neighborhood District Central Artery Area
10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z	Government Center/Markets District Central Artery Area
17N, 17S, 18N, 18S, 19, 20, 21, 22N, 22S	Harborpark: North End Waterfront Central Artery Area
23N	Harborpark: Fort Point Waterfront Central Artery Area

See additional provisions in Article 49.
 The Central Artery Special District is subject to the same rules of the Board of Public Works as other Special Districts.

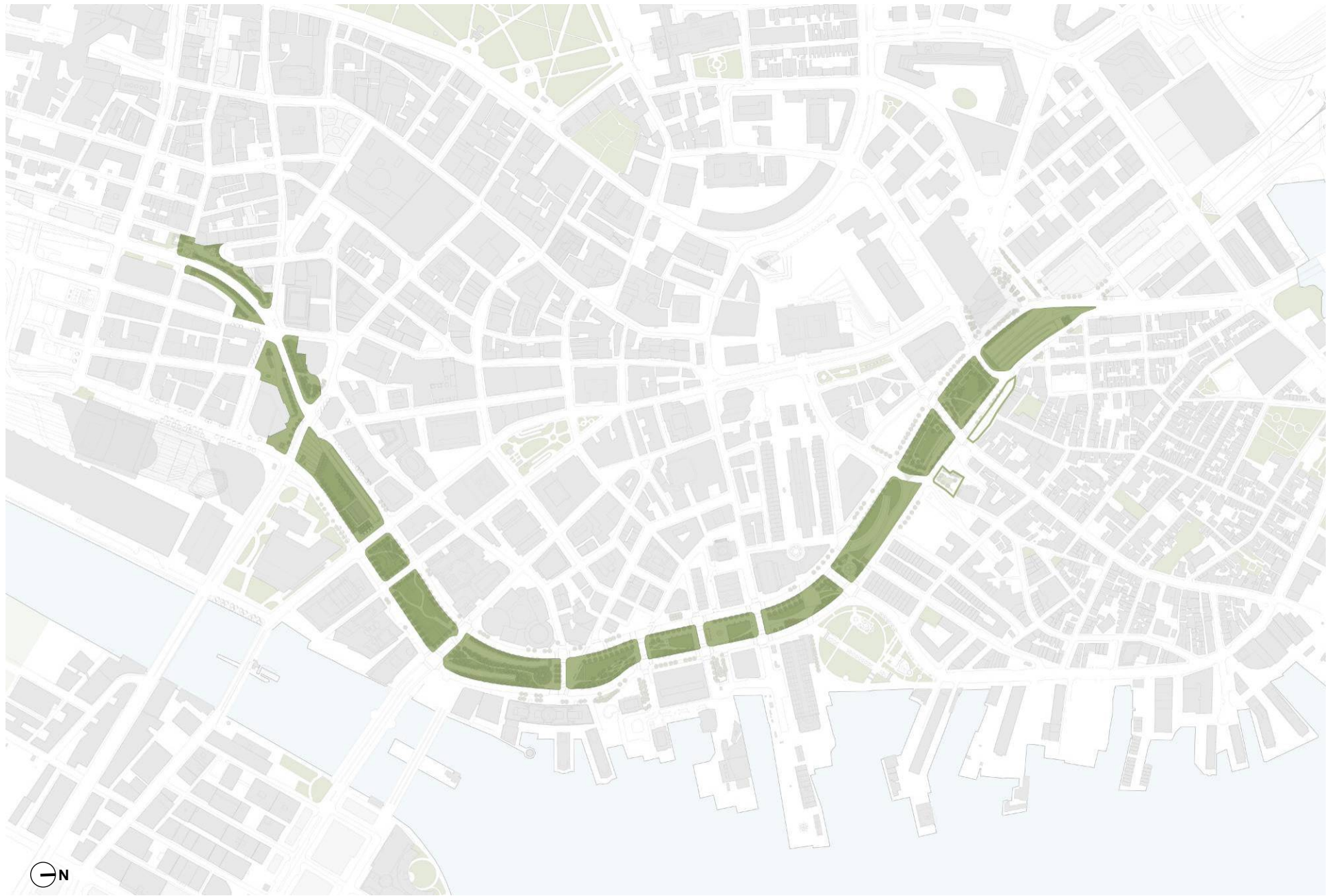
Map 1 Zoning Map Disclaimer

The Boston Zoning Maps, printed or otherwise, are controlled by the Boston Redevelopment Authority (BRA) and are subject to the same rules of the Board of Public Works as other Special Districts. The printed version of the Map is approved by the Zoning Commission, available at the BRA, and is the official version of the Code. If discrepancies exist between the official print and the internet version of the Map, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and map, please contact the BRA.





Downtown Boston



The Greenway



Overlapping Neighborhoods



The Greenway 'District'

Logic of Study Area

Greenway District Planning Study | Public Meeting 2 | 18 March 2009



Primary Study Area

Parcels that have a direct impact on the Greenway, and are impacted directly by the Greenway, in terms of:

- > Environment and Micro-Climate
- > Uses and Activities
- > Urban Form & Physical Characteristics
- > Economics

Primary Study Area



Primary Study Area



Secondary Study Area

Parcels which may have a direct or indirect impact on the Greenway in terms of uses, environment, urban form and economics.

While not immediately adjacent to the Greenway, parcels in the secondary study area draw their “place-identity” in part from their proximity to it.

Primary & Secondary Study Areas





Primary & Secondary Study Areas



Outside the Study Area

Areas associated primarily with other centers of gravity (Downtown Crossing, the Common) or distinct neighborhoods (Chinatown, North End) whose physical growth may have reached a state of maturity or is not directly related to the adjacency of the Greenway.

Outside the Study Area



chapter

03

Primary 'Zones' of the Greenway



5 Primary 'Zones'



1 Chinatown/Leather District

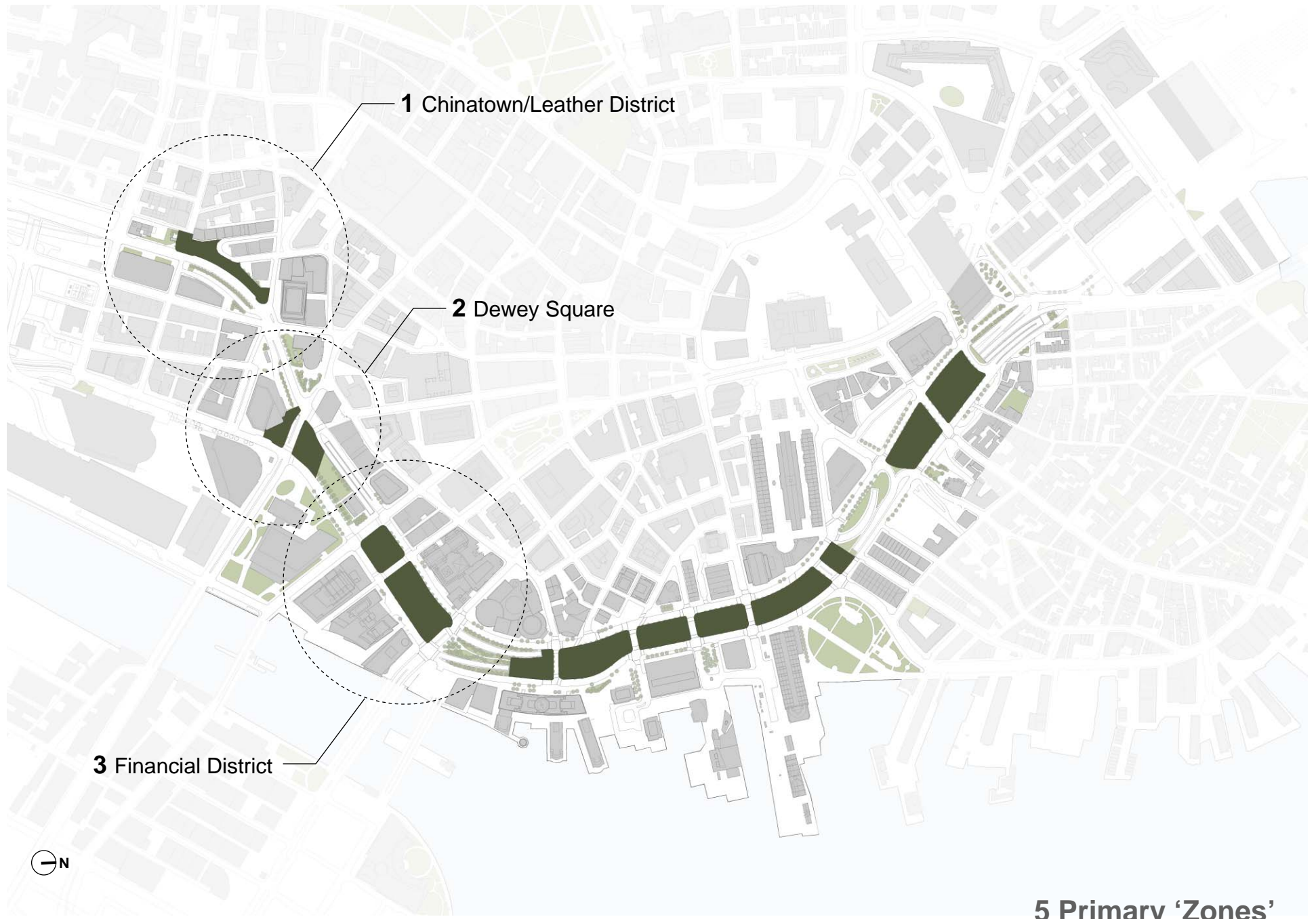
5 Primary 'Zones'



1 Chinatown/Leather District

2 Dewey Square

5 Primary 'Zones'



1 Chinatown/Leather District

2 Dewey Square

3 Financial District

5 Primary 'Zones'



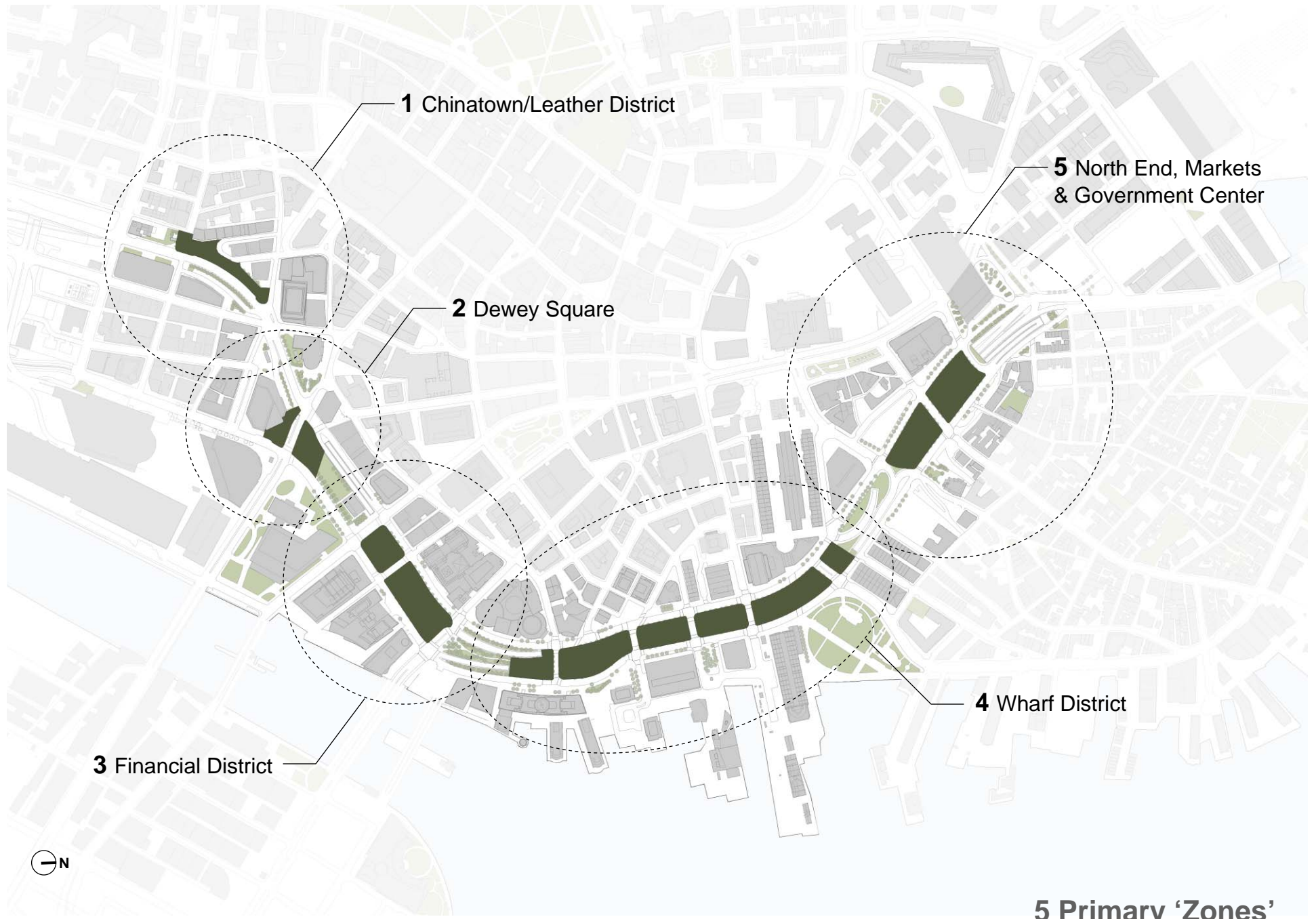
1 Chinatown/Leather District

2 Dewey Square

3 Financial District

4 Wharf District

5 Primary 'Zones'



1 Chinatown/Leather District

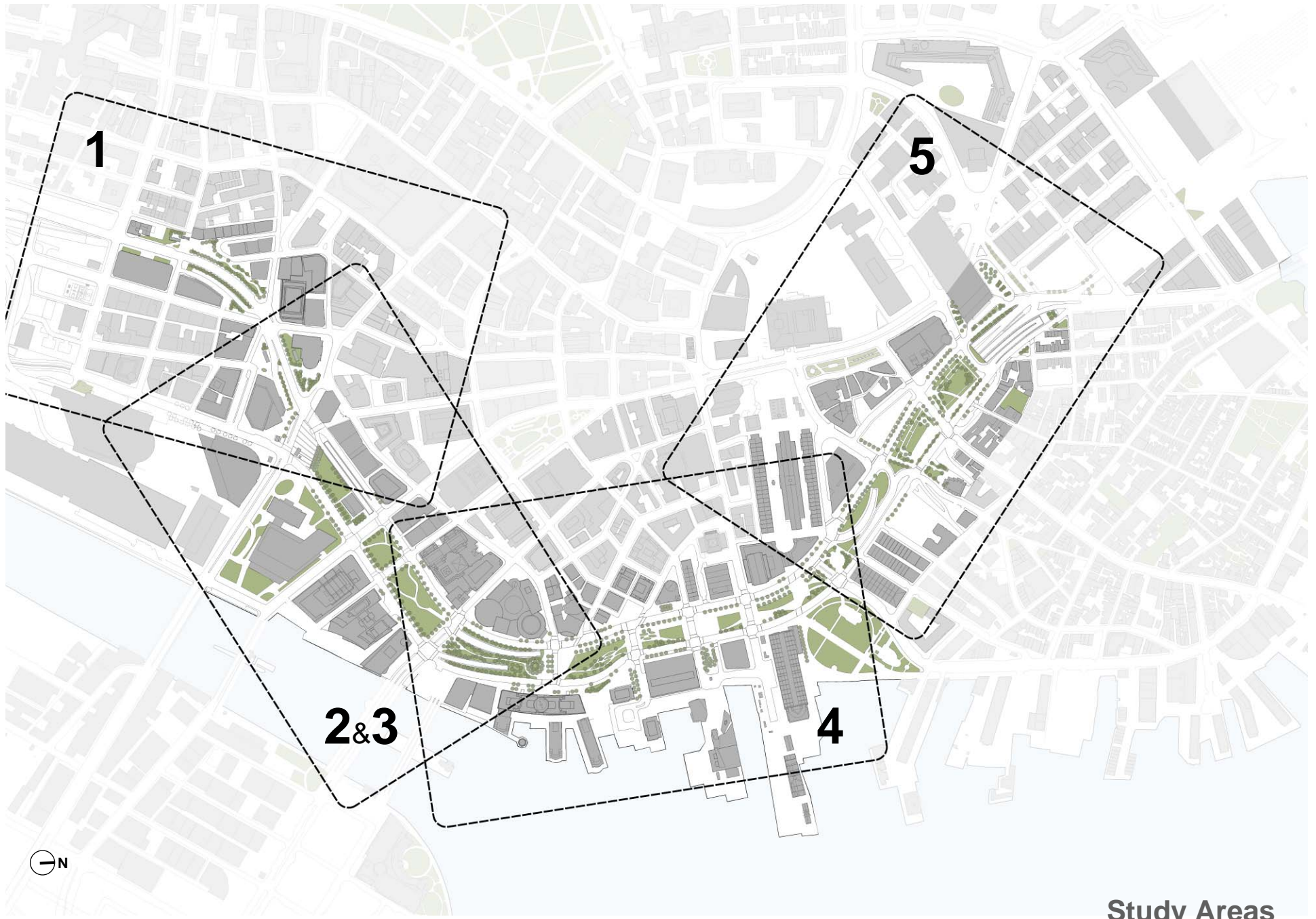
5 North End, Markets & Government Center

2 Dewey Square

3 Financial District

4 Wharf District

5 Primary 'Zones'



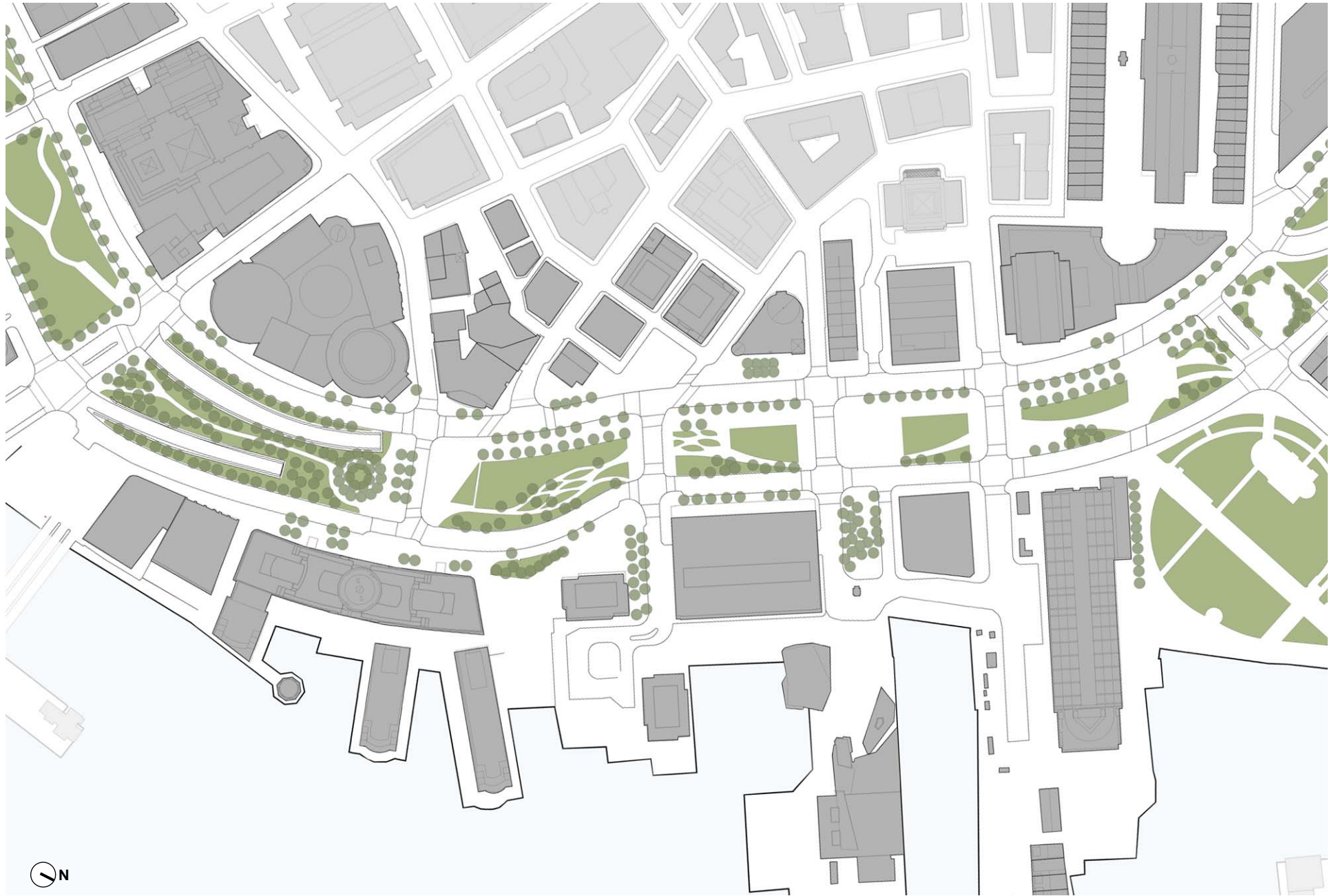
Study Areas



1 Chinatown/Leather District



2&3 Dewey Square and Financial District



4 Wharf District





5 North End, Markets & Government Center



chapter

04

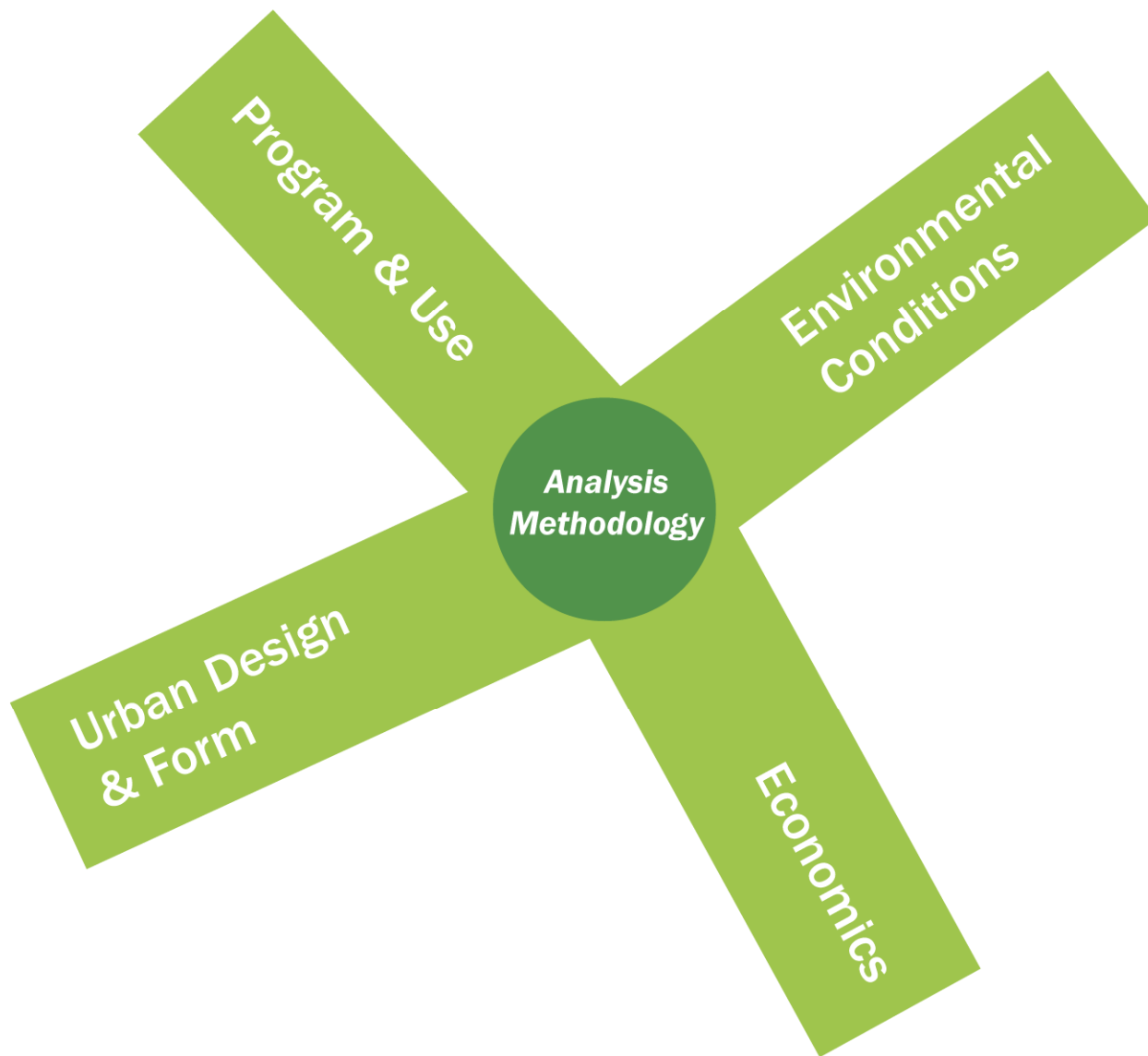
Methodology for Analyzing the Greenway



wharf
district

Analysis Methodology

- > Environmental Conditions
- > Program & Use
- > Urban Design & Form
- > Economics

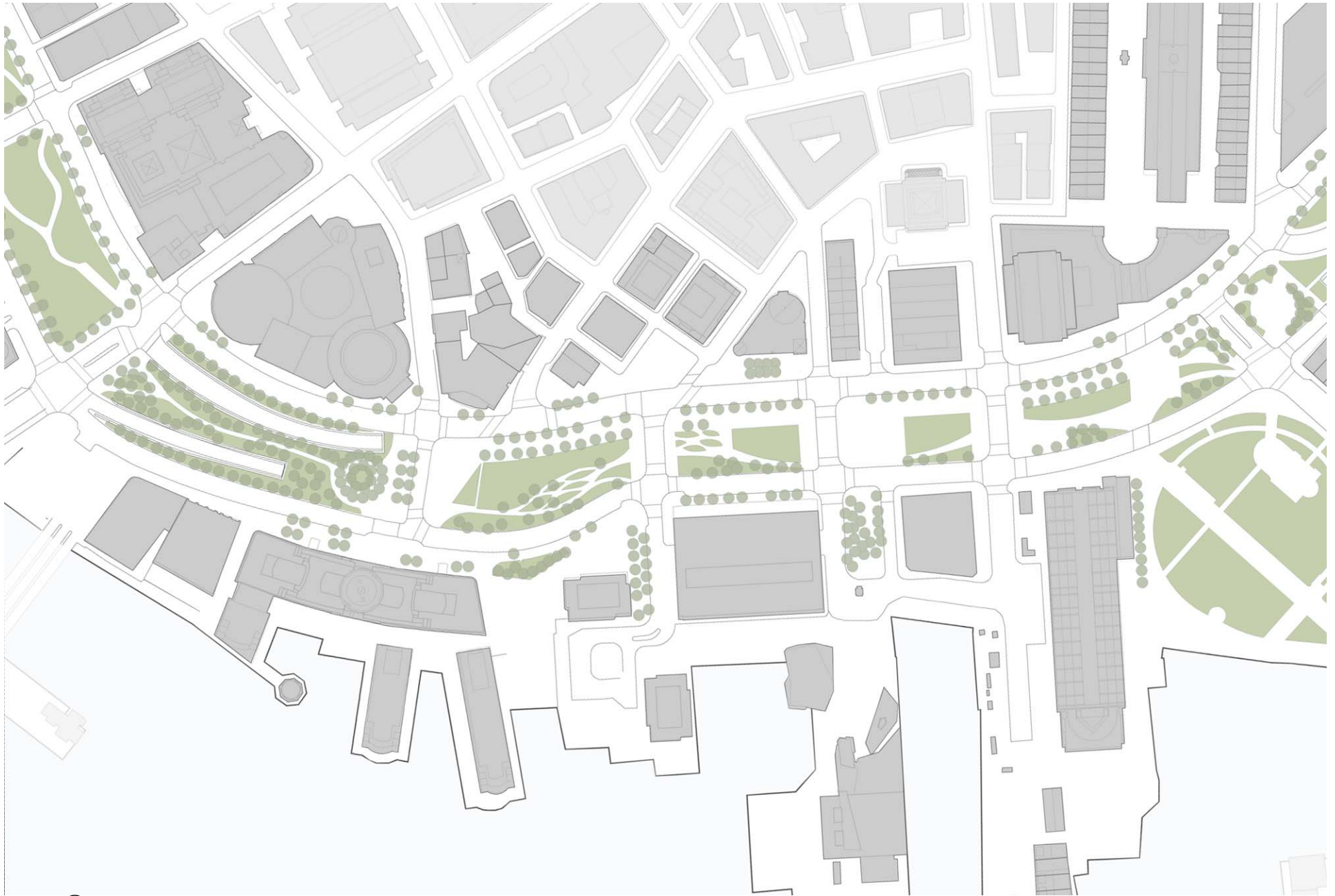




4 Wharf District

City Fabric vs Waterfront Chads

Overall Character

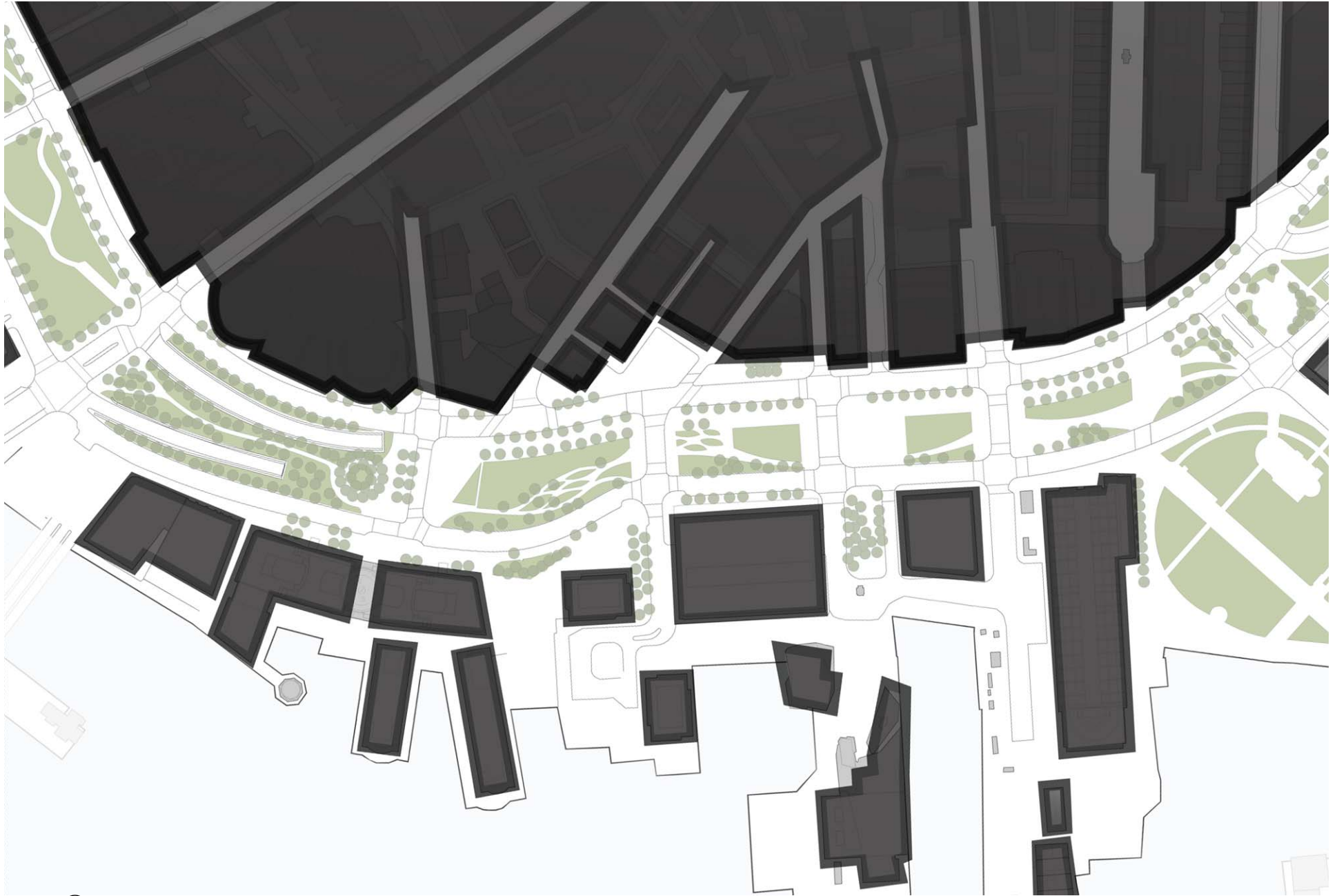


4 Wharf District Overall Character



City Fabric vs Waterfront Chads

Overall Character

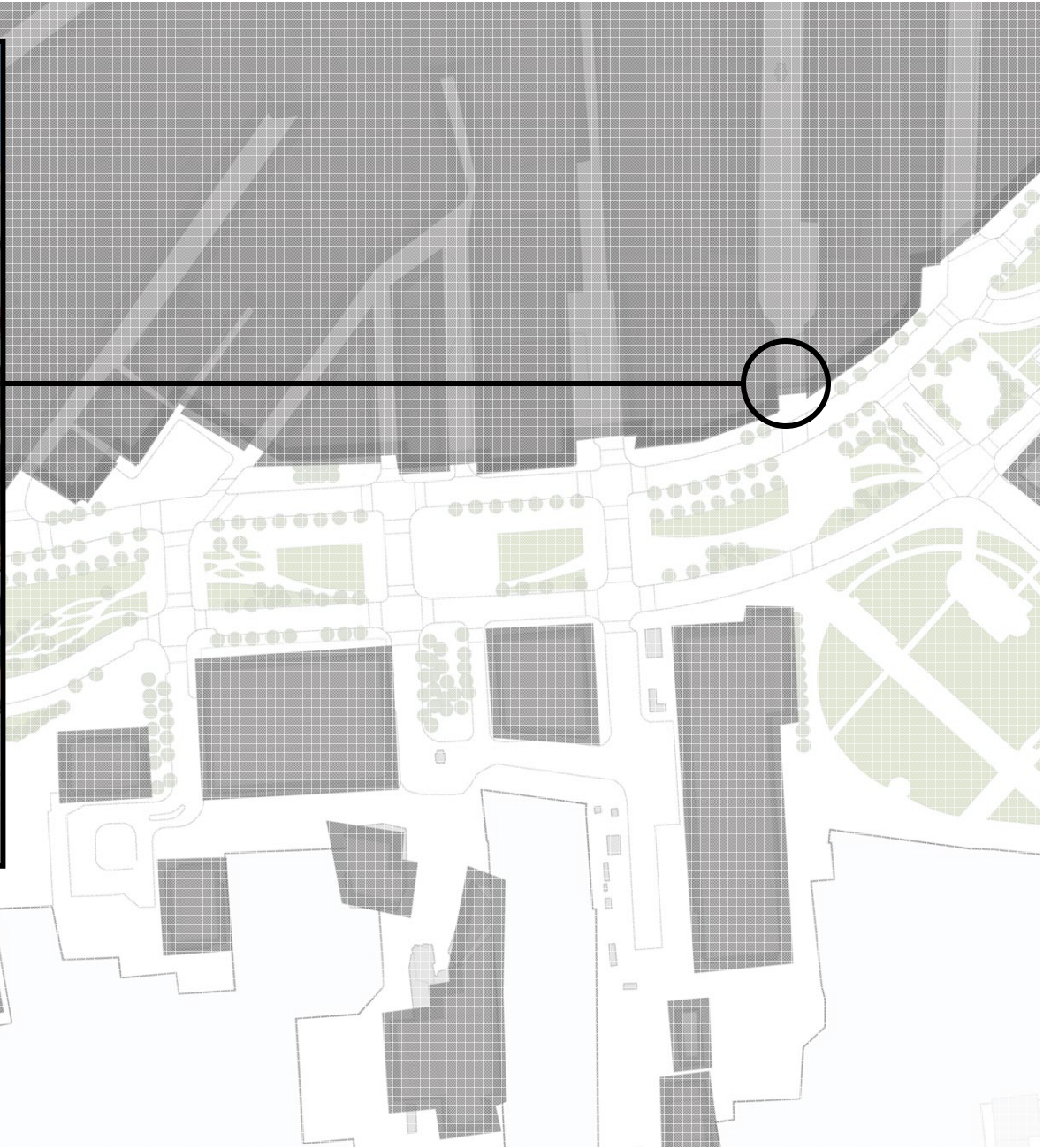


Porosity of Urban Fabric Overall Character



Porosity of Urban Fabric Overall Character

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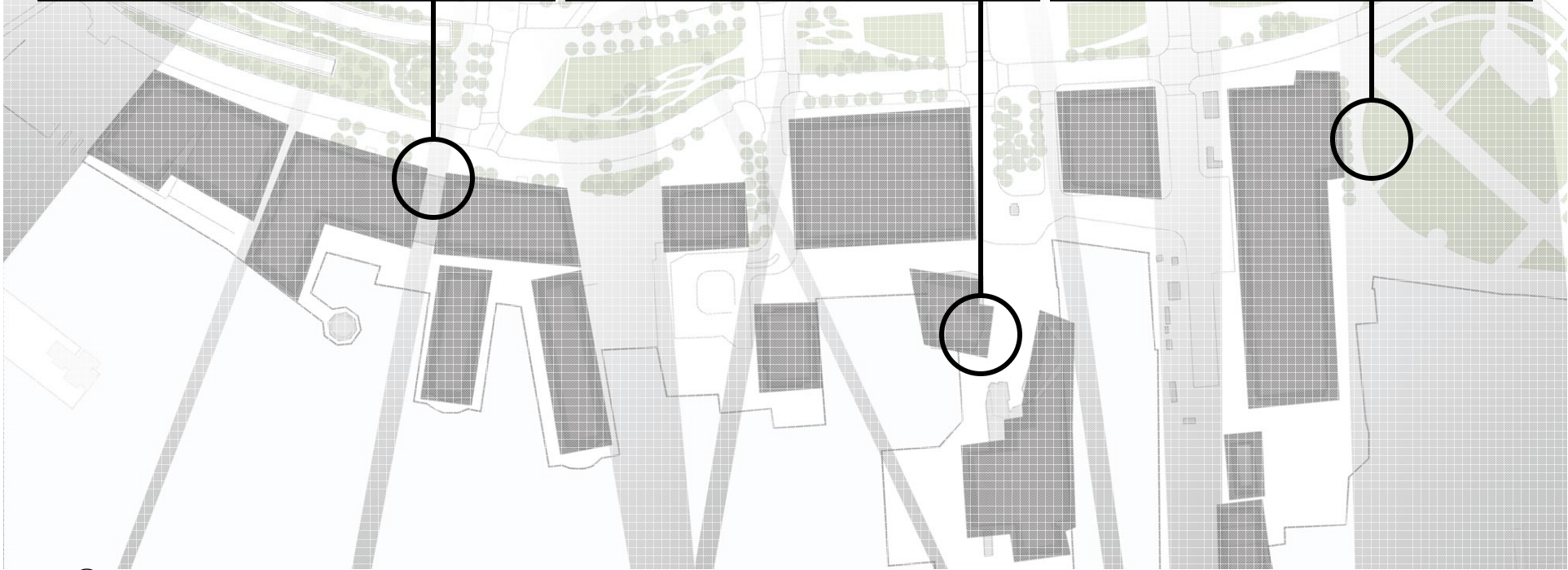
Porosity of Urban Fabric Overall Character

Greenway District Planning Study | Public Meeting 2 | 18 March 2009



Porosity of Waterfront Fabric

Overall Character



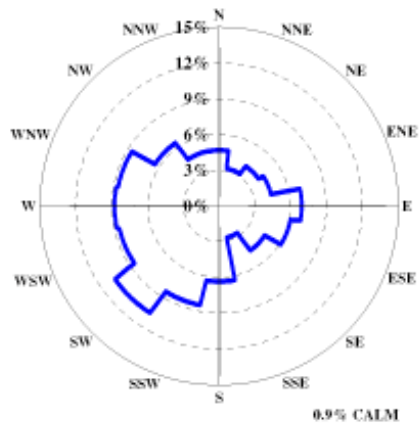
Porosity of Waterfront Fabric Overall Character



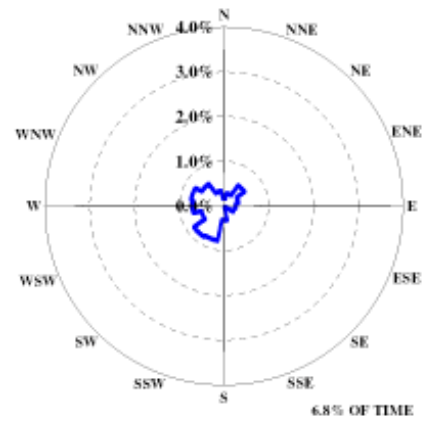
wharf
district

Analysis Methodology

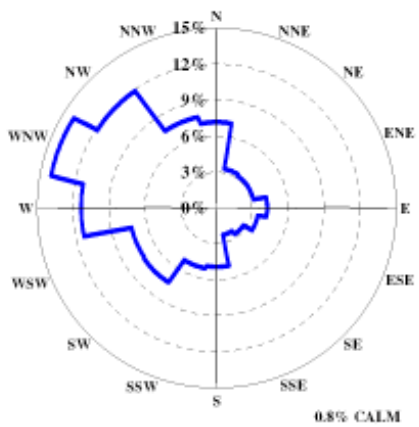
- > Environmental Conditions
- > Program & Use
- > Urban Design & Form
- > Economics



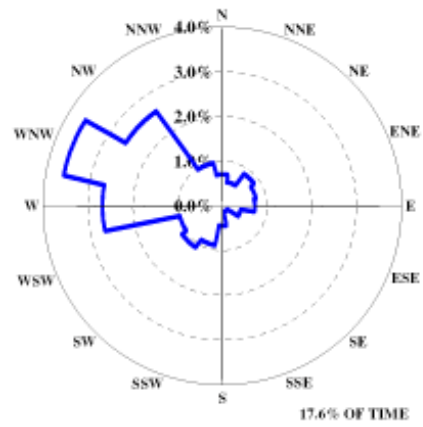
ALL SUMMER WINDS



SUMMER WINDS EXCEEDING 20 mph

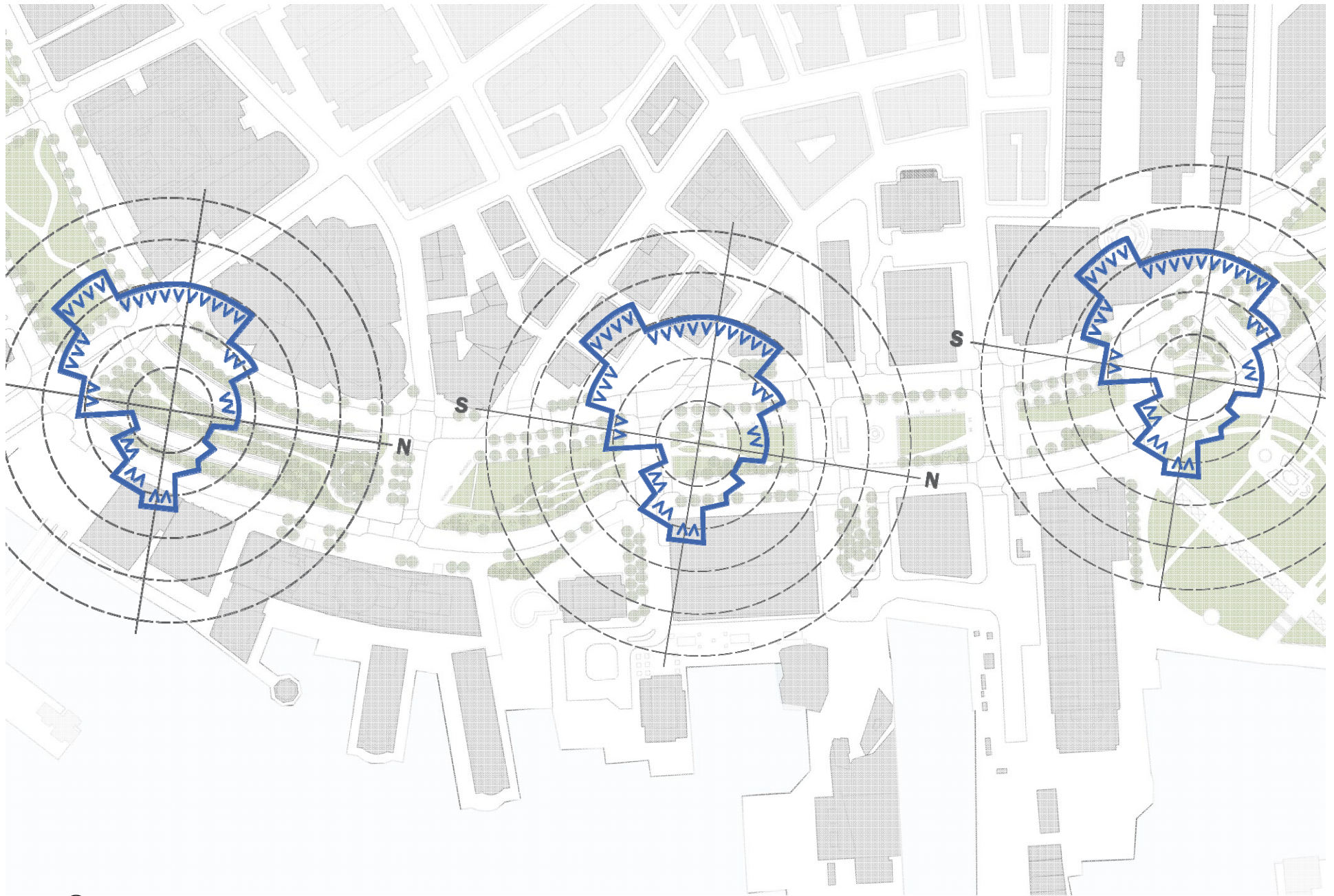


ALL WINTER WINDS

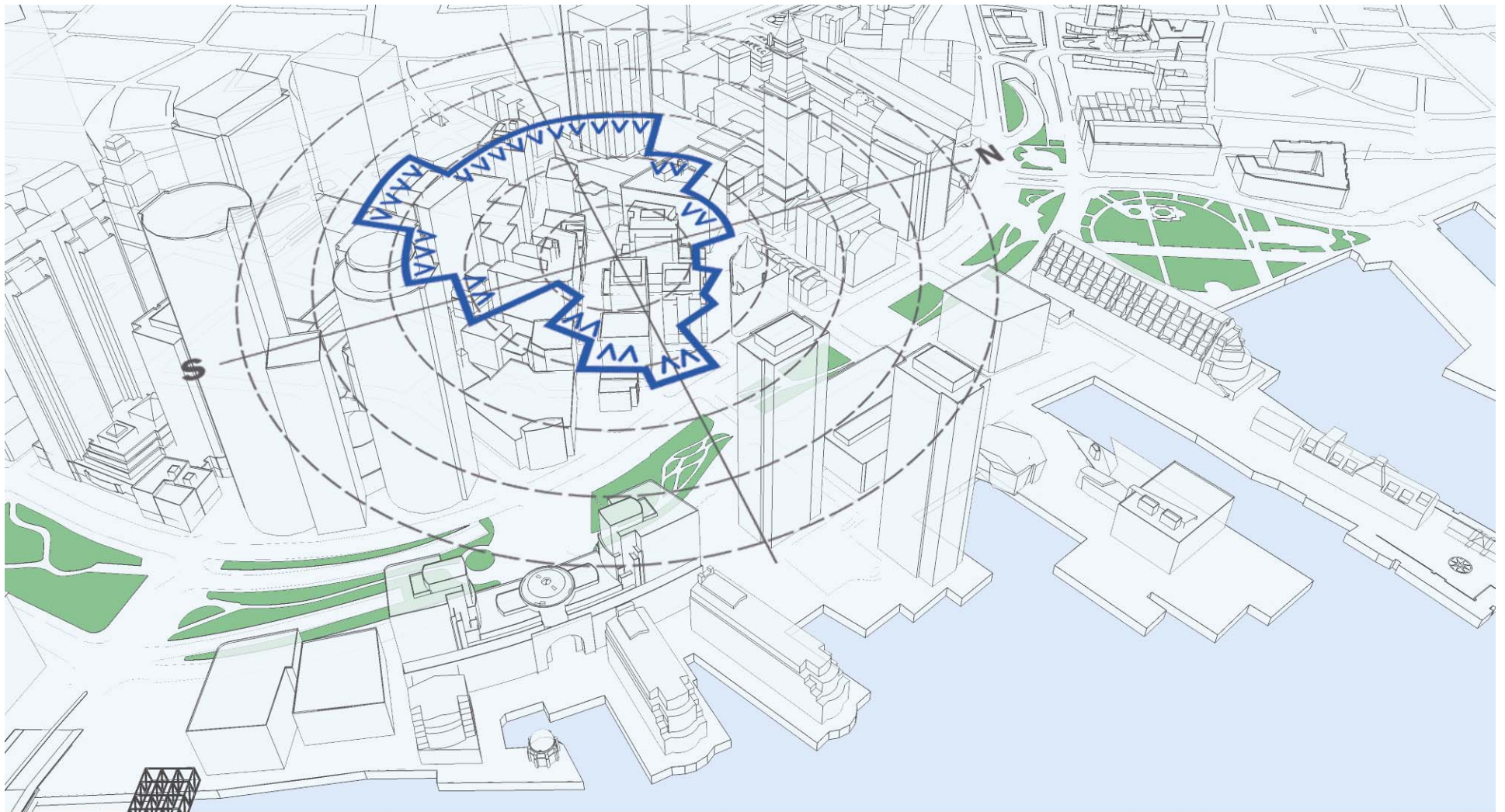


WINTER WINDS EXCEEDING 20 mph

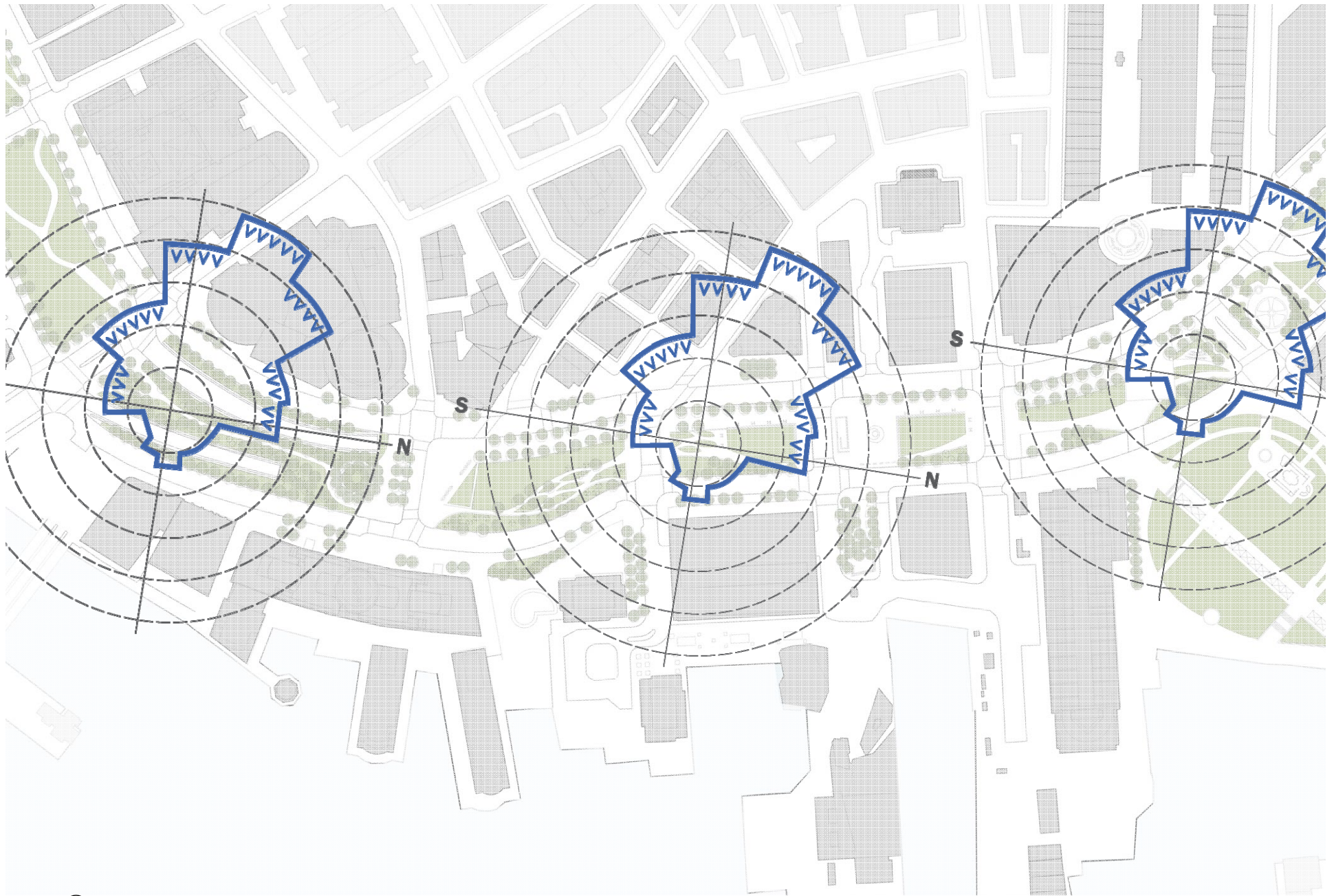
Directional Distribution of Wind Environmental Character



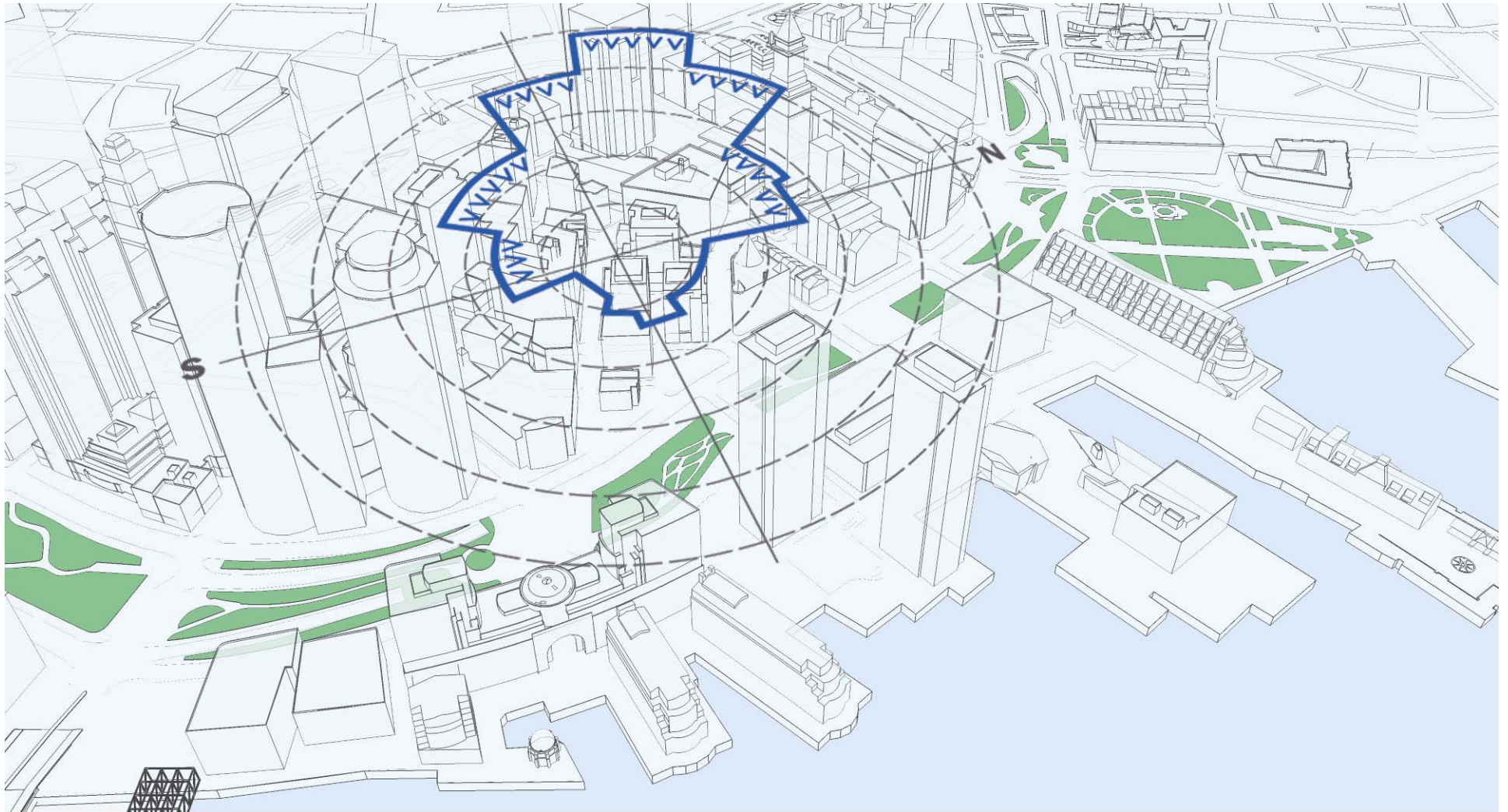
Summer: Directional Distribution of Wind Environmental Character



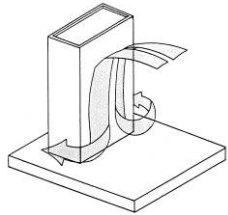
Summer: Directional Distribution of Wind Environmental Character



Winter: Directional Distribution of Wind Environmental Character



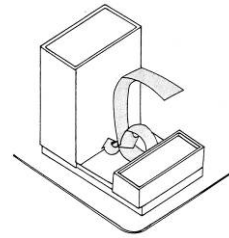
Winter: Directional Distribution of Wind Environmental Character



Podium

A podium can deflect downwashing and oblique flows from pedestrian areas.

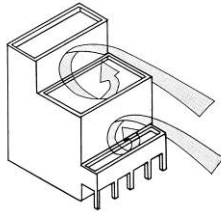
A 25-foot setback on the north and west sides is recommended.



Sheltering Effect

Locating a taller building upwind of a shorter building can create calmer wind conditions immediately downwind.

The opposite scenario can also work if used in conjunction with a podium.



Setbacks

A series of setbacks can reduce downwashing flows.

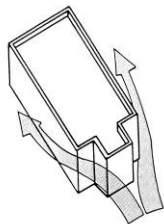
Setbacks should be oriented perpendicular to the strong northwesterly winds.



Building Massing

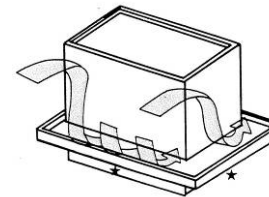
Circular and octagonal buildings reduce more downwashing flows than square and rectangular buildings.

An undulating façade oriented perpendicular to prevailing winds can also deflect wind flows.



Align Narrow Buildings with Prevailing Winds

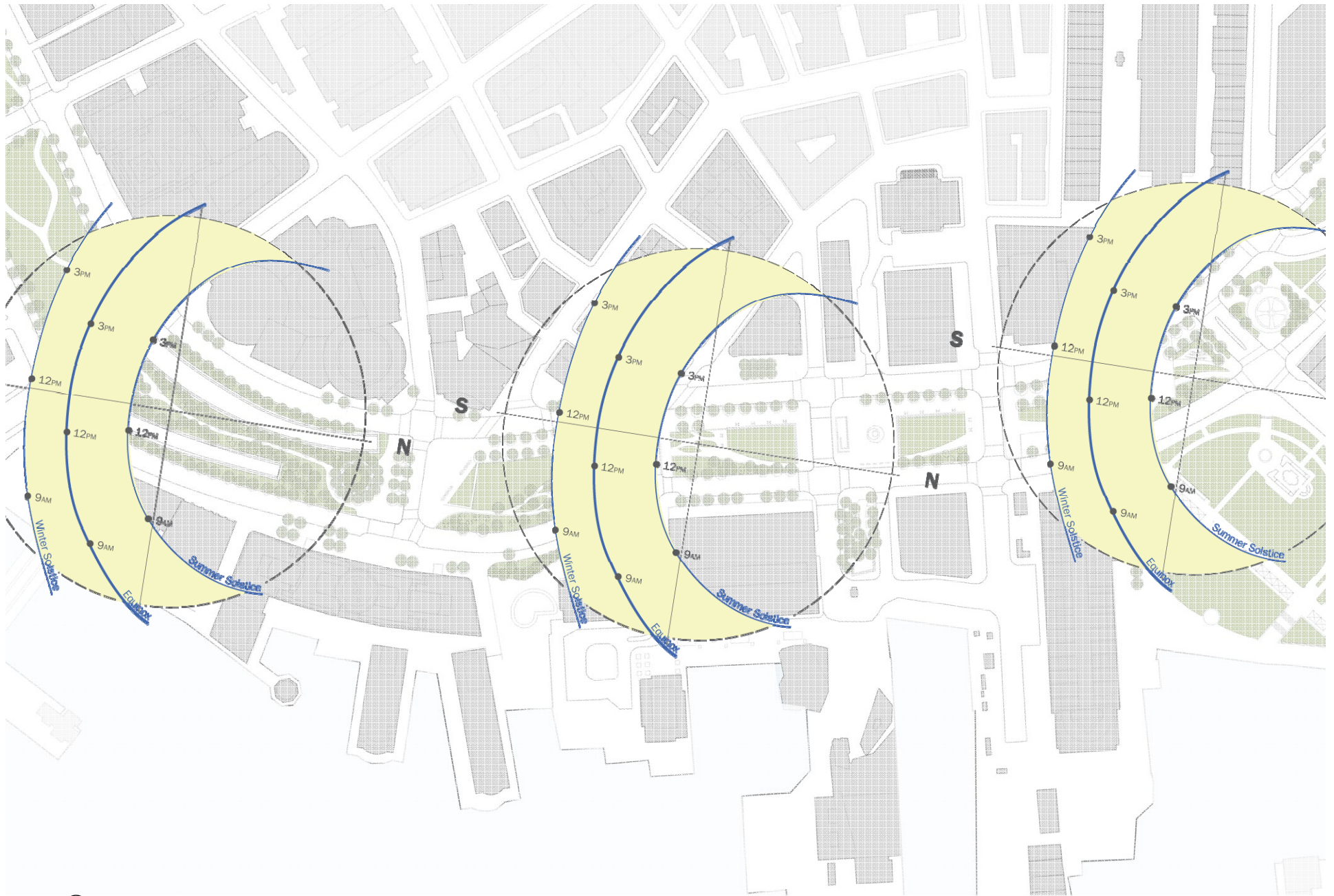
A small windward façade can help limit oblique flows and downwashing flows.



Colonnades

If a podium or setback is not possible, a colonnade can protect pedestrians from downwashing flows.

Wind Conditions



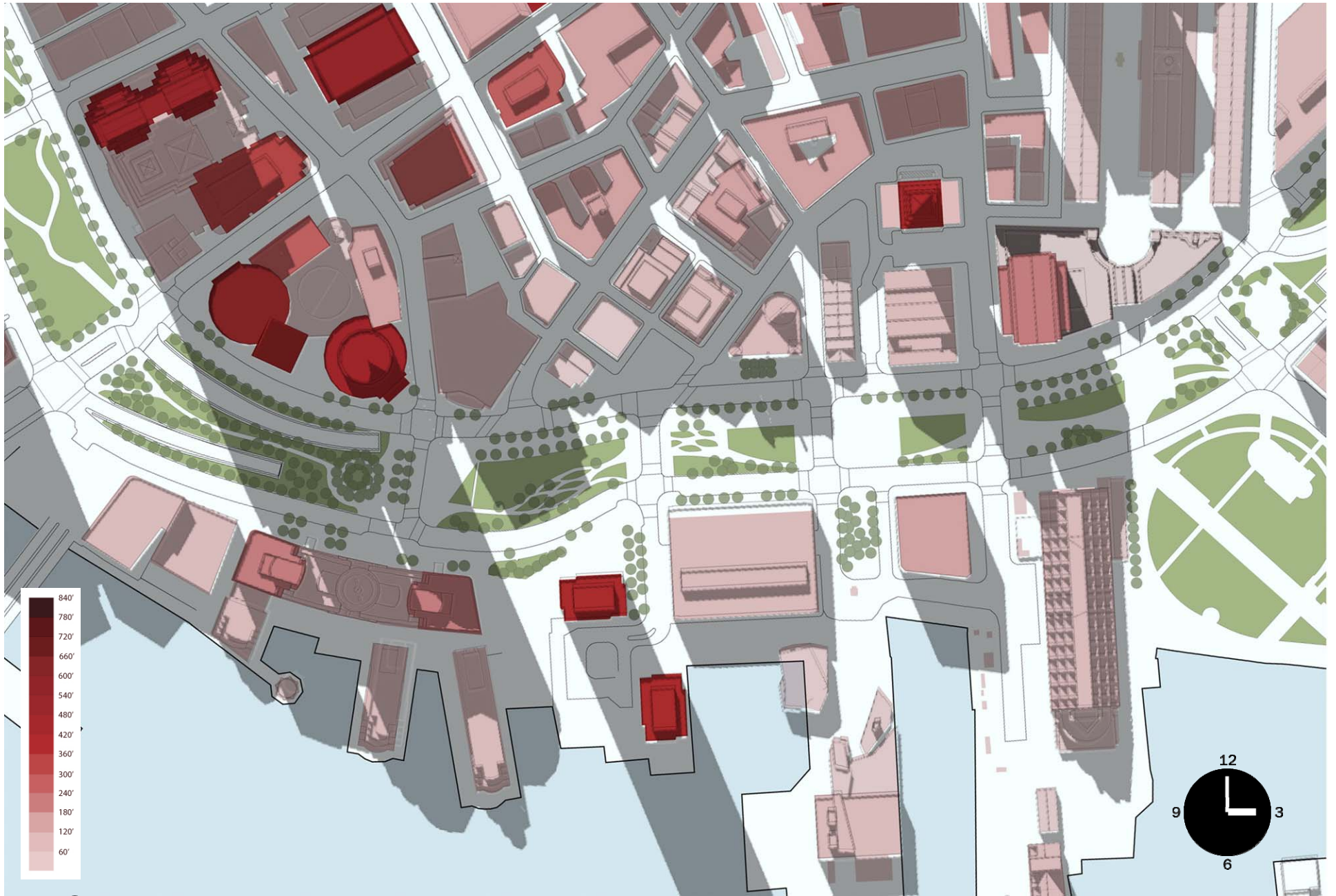
Light Quality Environmental Character



9am Equinox Environmental Character



12pm Equinox Environmental Character



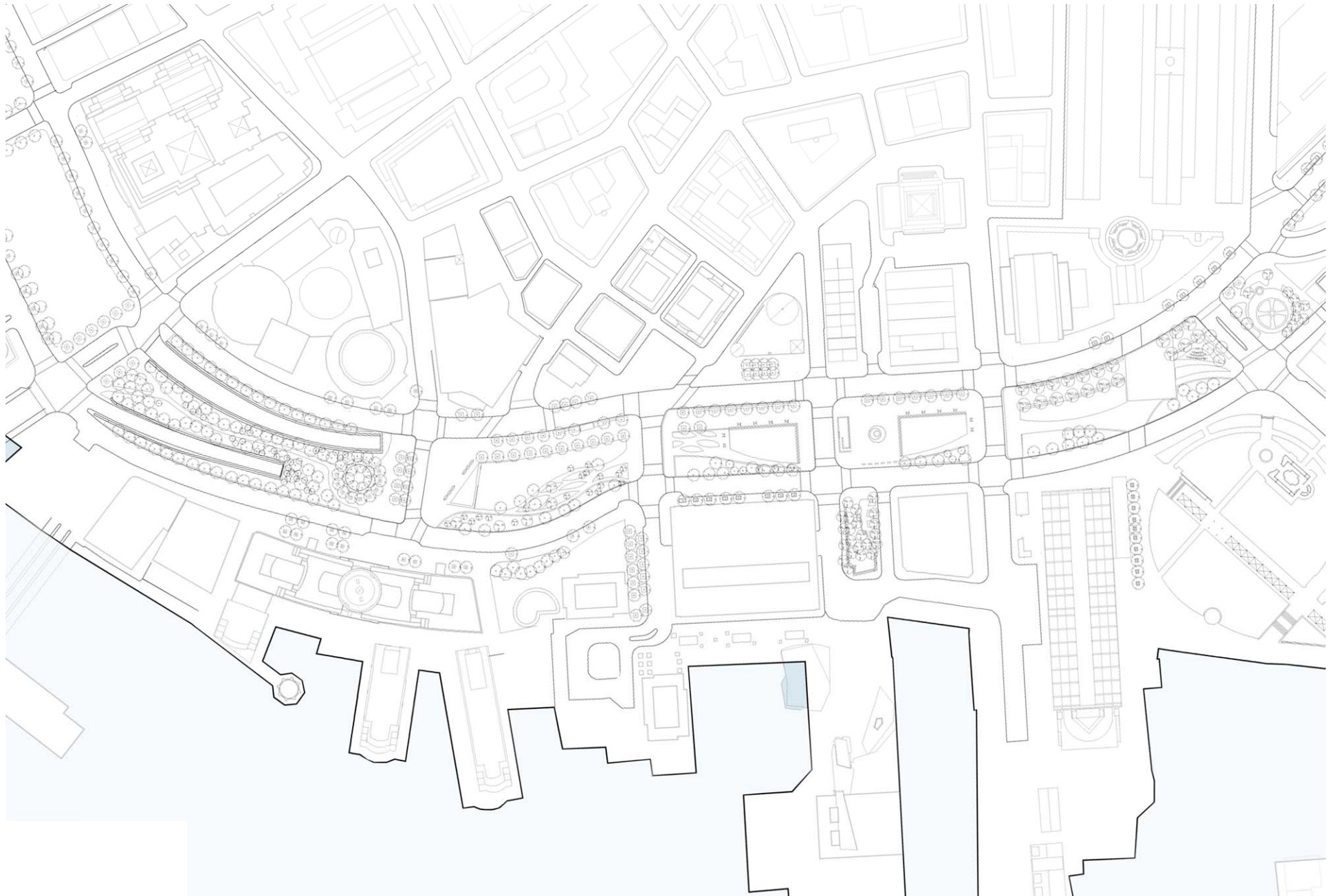
3pm Equinox Environmental Character



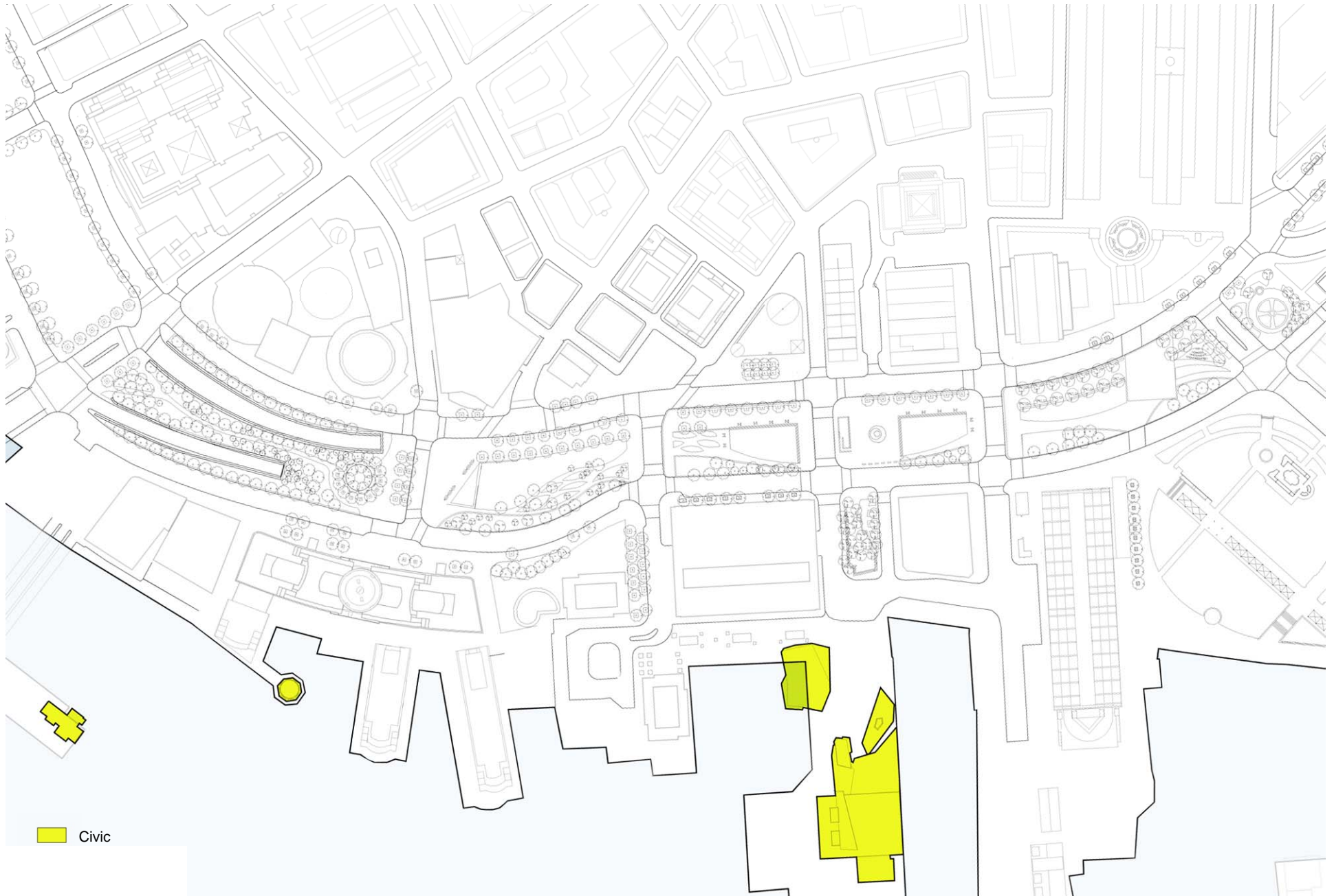
wharf
district

Analysis Methodology

- > Environmental Conditions
- > **Program & Use**
- > Urban Design & Form
- > Economics

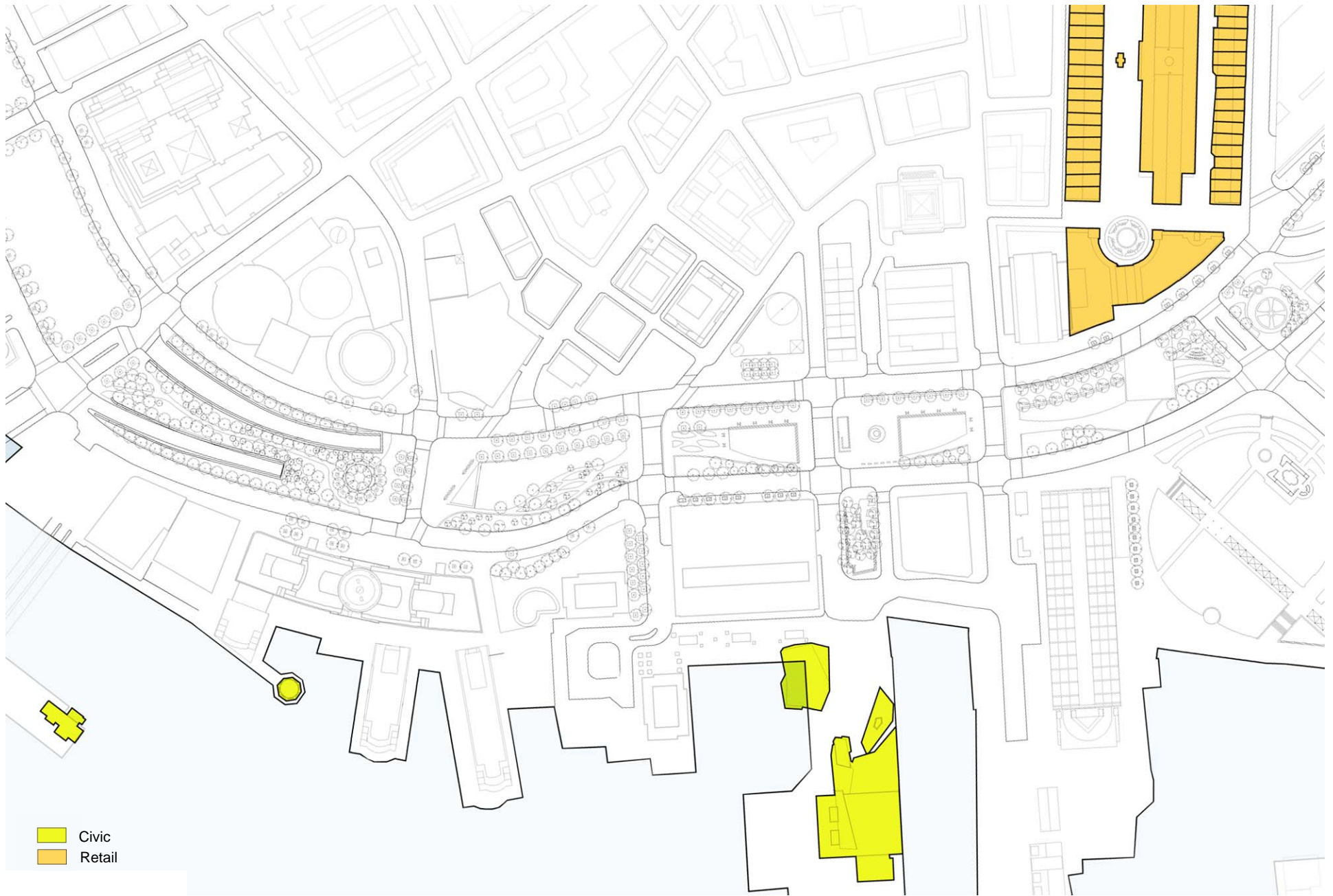


Building Program



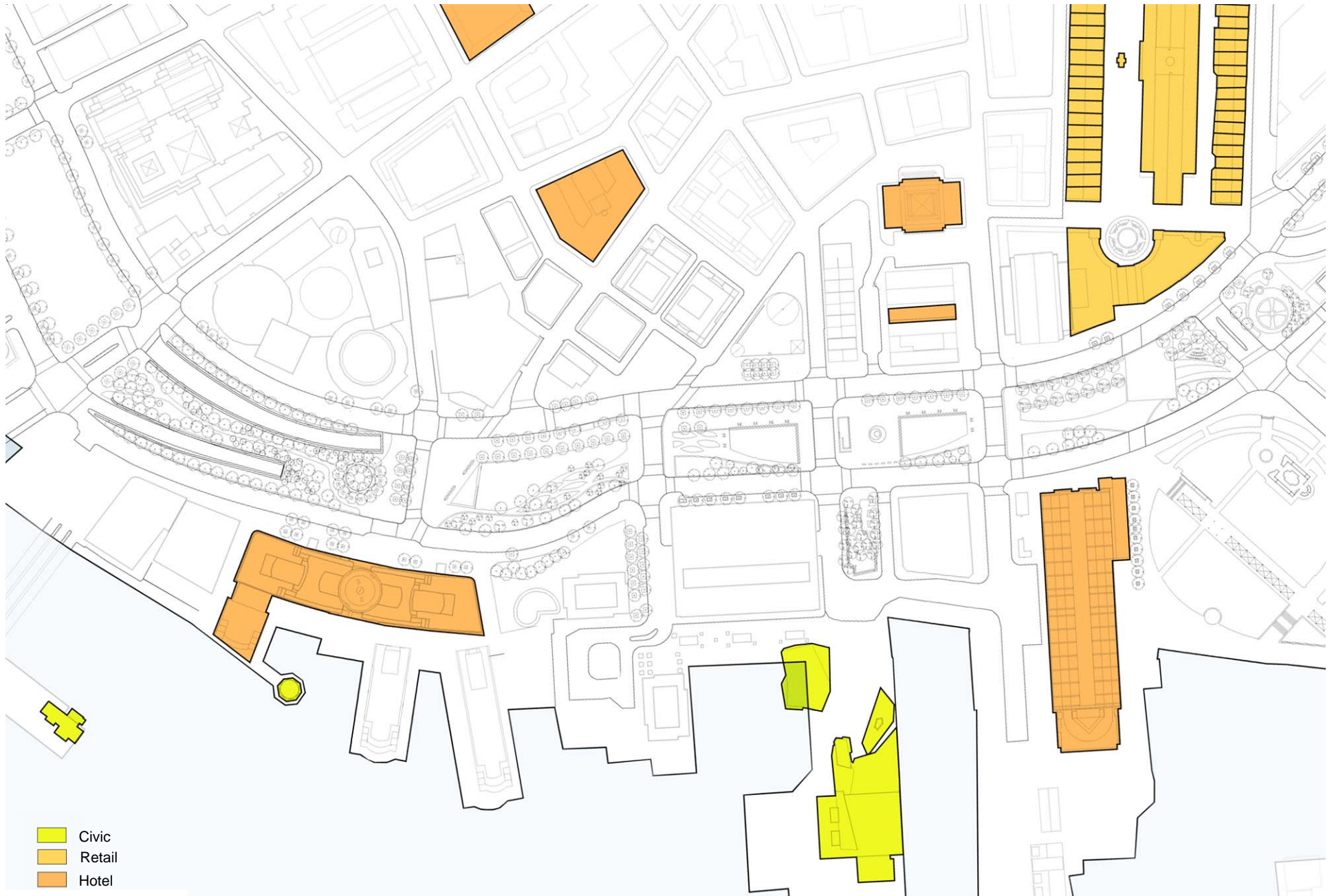
 Civic

Civic Building Program

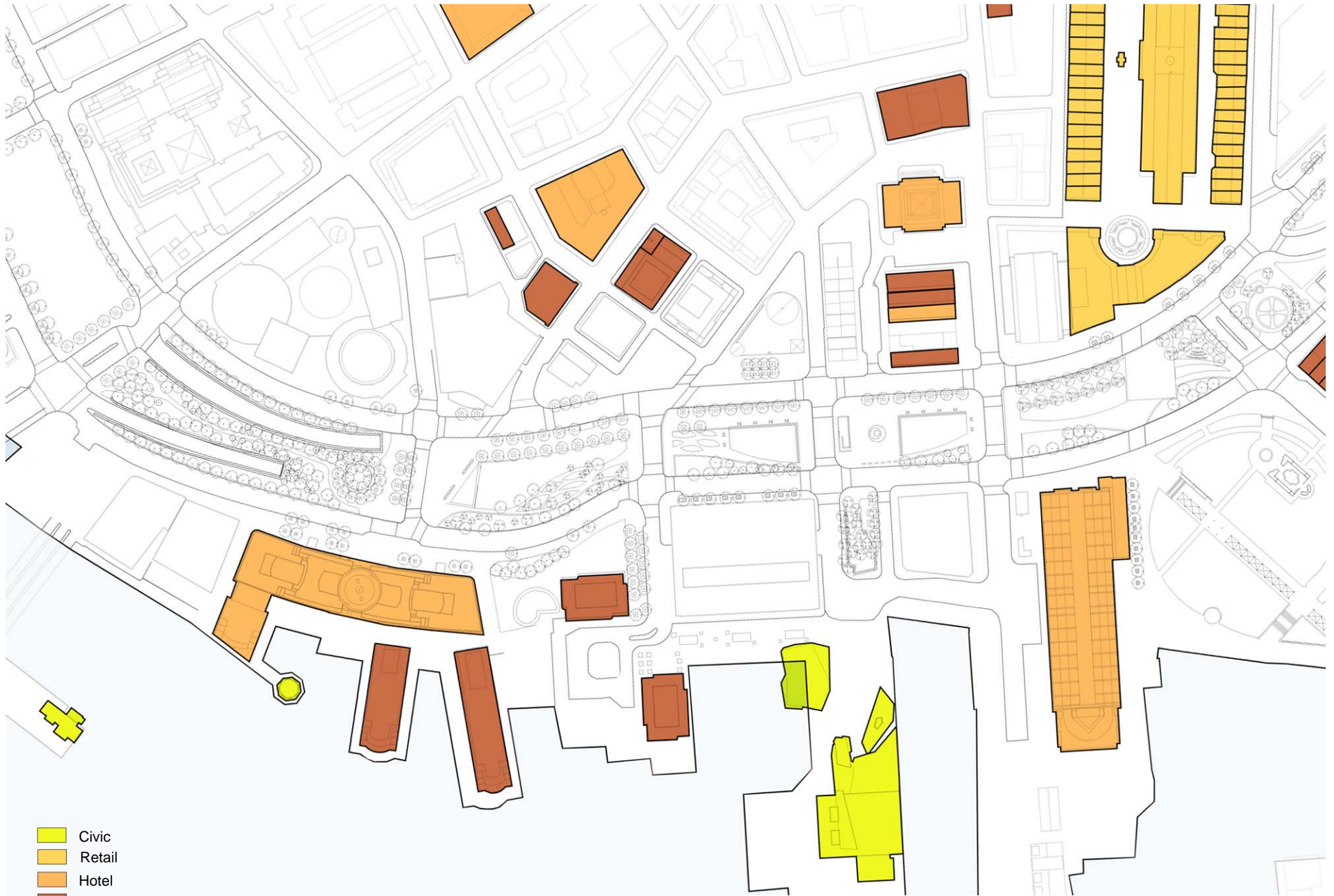


■ Civic
■ Retail

Retail Building Program



Hotel Building Program



-  Civic
-  Retail
-  Hotel
-  Residential

Residential Building Program



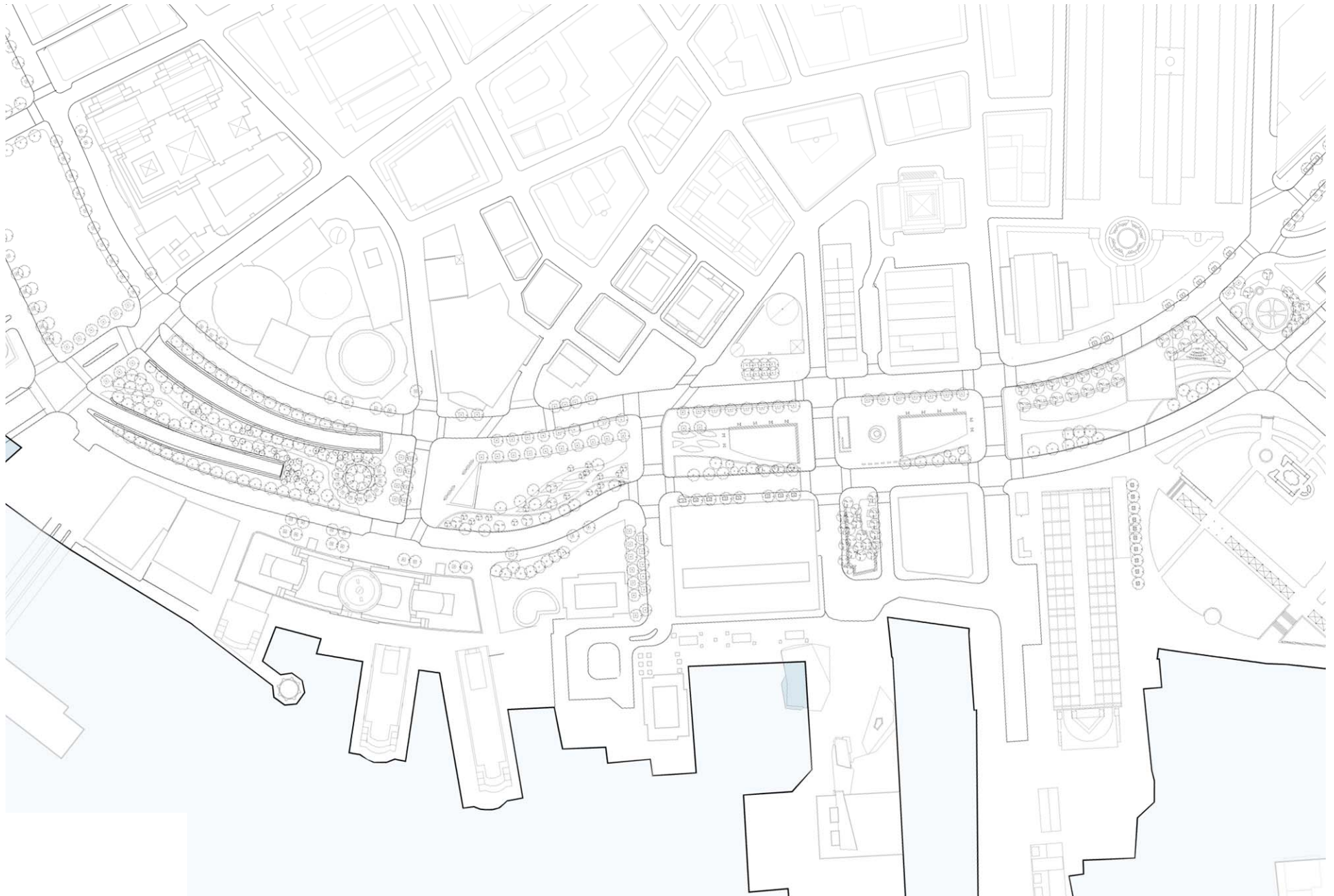
- Civic
- Retail
- Hotel
- Residential
- Commercial

Commercial Building Program

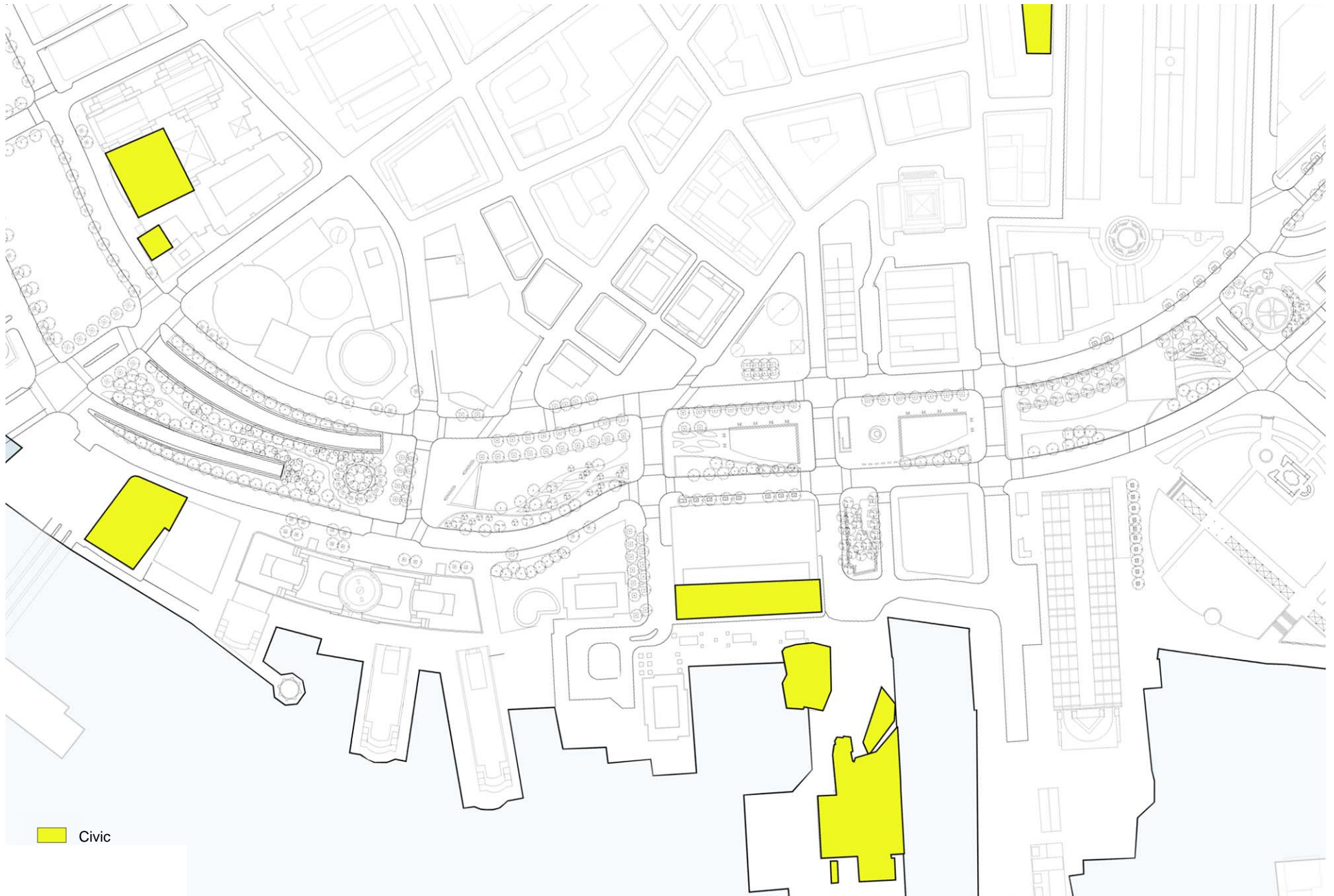


- Civic
- Retail
- Hotel
- Residential
- Commercial
- Service

Service Building Program

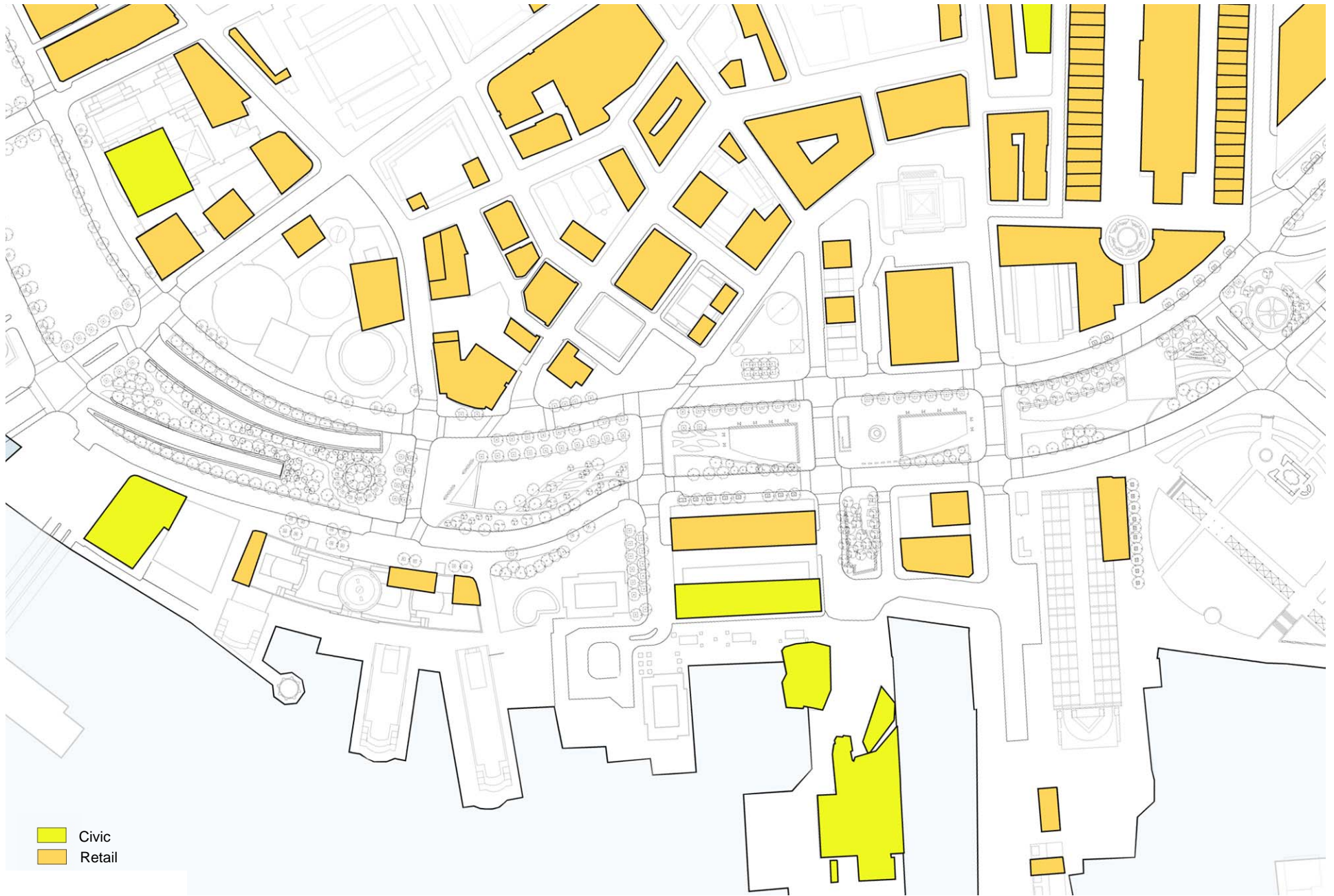


Ground Level Program



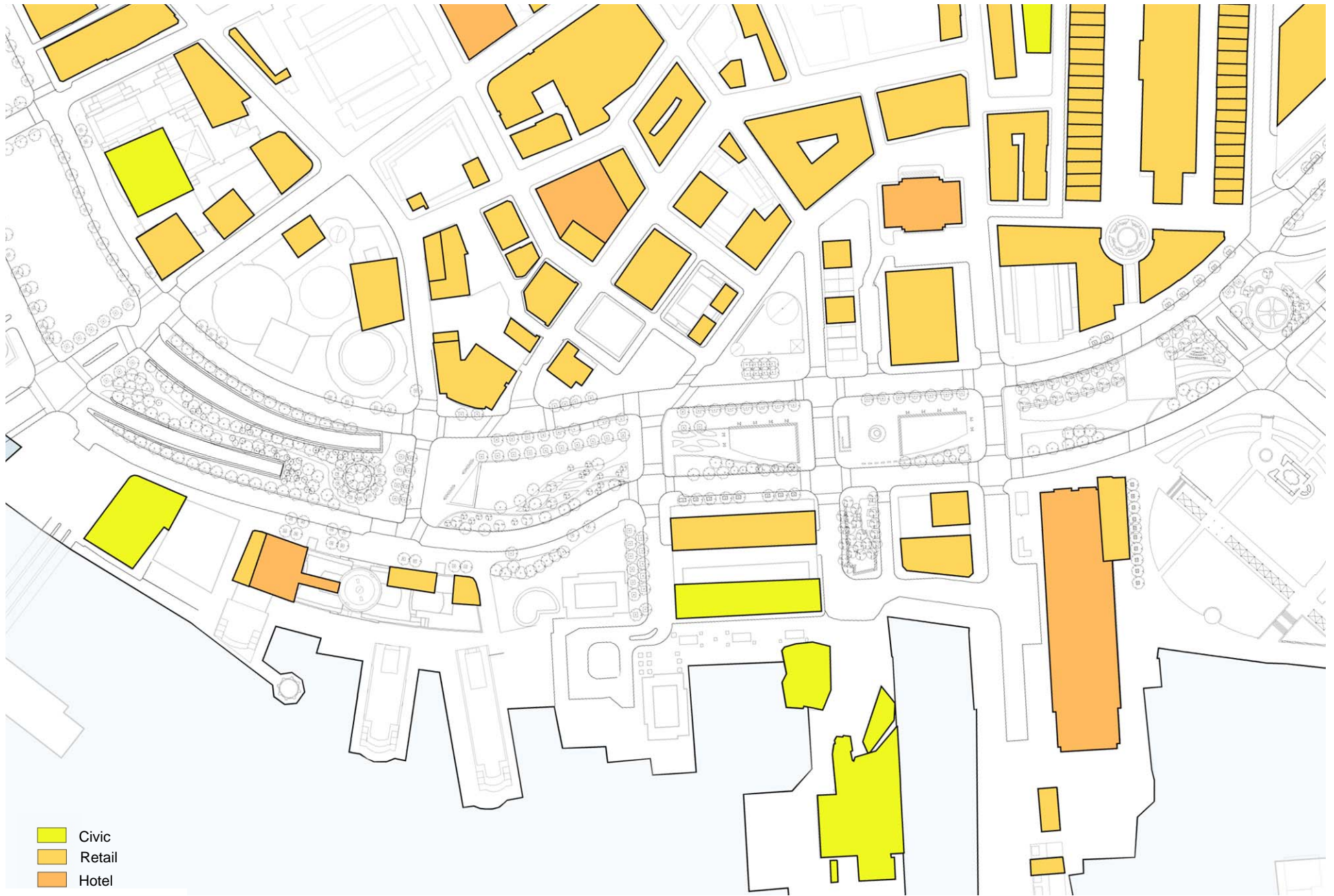
 Civic

Civic Ground Level Program



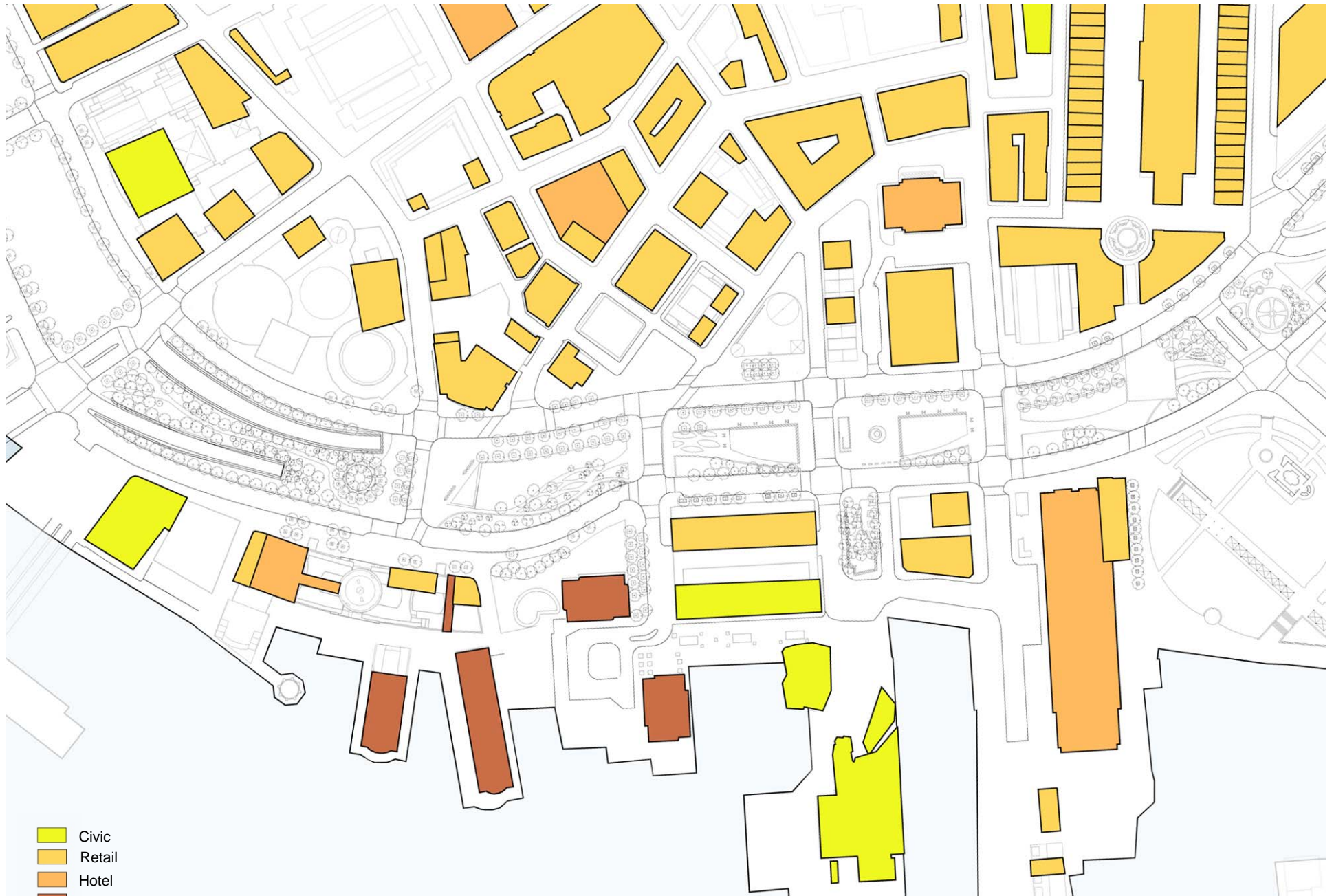
- Civic
- Retail

Retail Ground Level Program



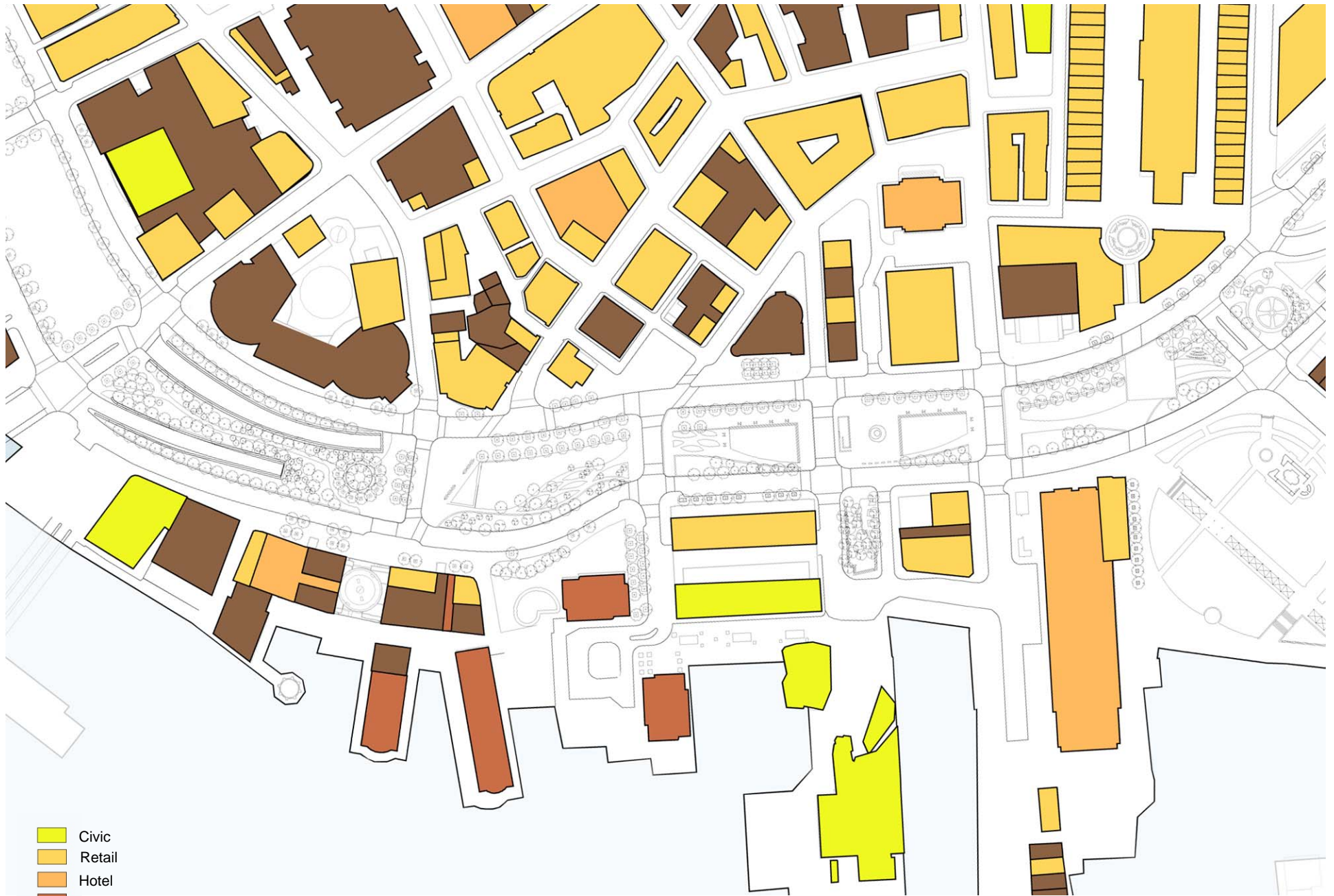
- Civic
- Retail
- Hotel

Hotel Ground Level Program



- Yellow square: Civic
- Orange square: Retail
- Light orange square: Hotel
- Brown square: Residential

Residential Ground Level Program



- Civic
- Retail
- Hotel
- Residential
- Commercial

Commercial Ground Level Program



- Civic
- Retail
- Hotel
- Residential
- Commercial
- Service

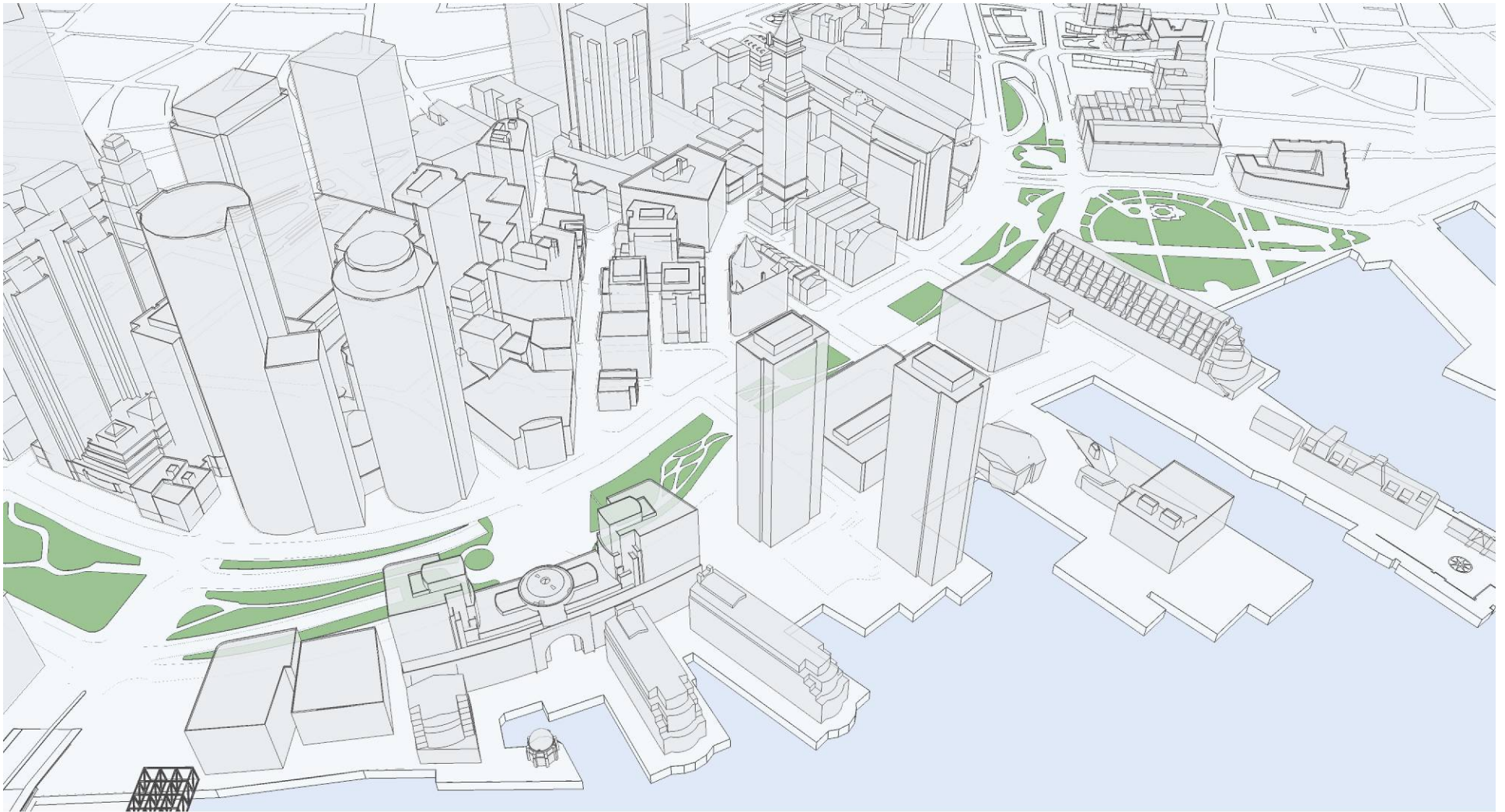
Service Ground Level Program



wharf
district

Analysis Methodology

- > Environmental Conditions
- > Program & Use
- > **Urban Design & Form**
- > Economics



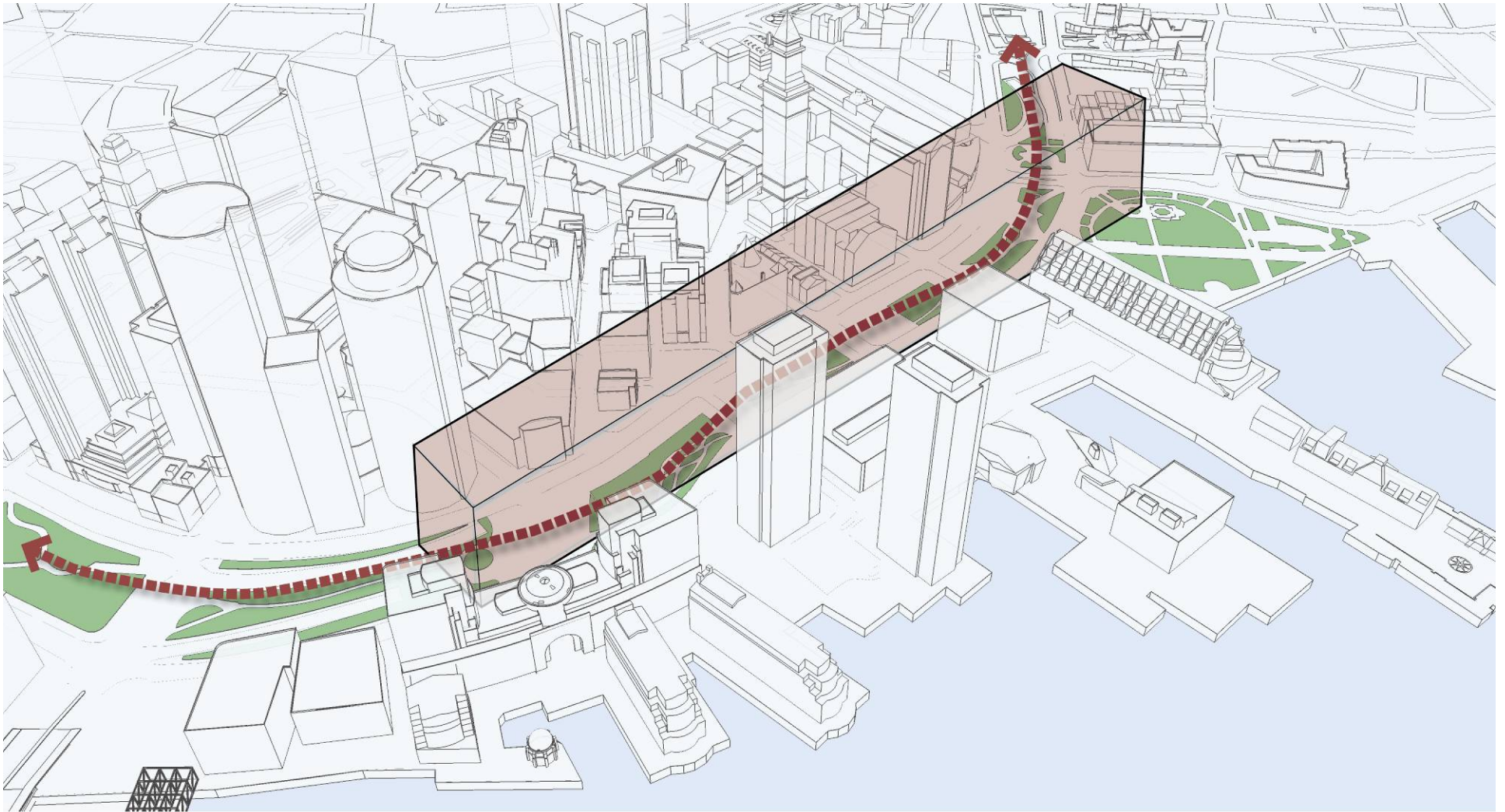
Urban Design & Form



Cross Connections & View Corridors



Cross Connections & View Corridors



Spatial Character of Wharf District



Spatial Character of Wharf District



Spatial Character of Wharf District



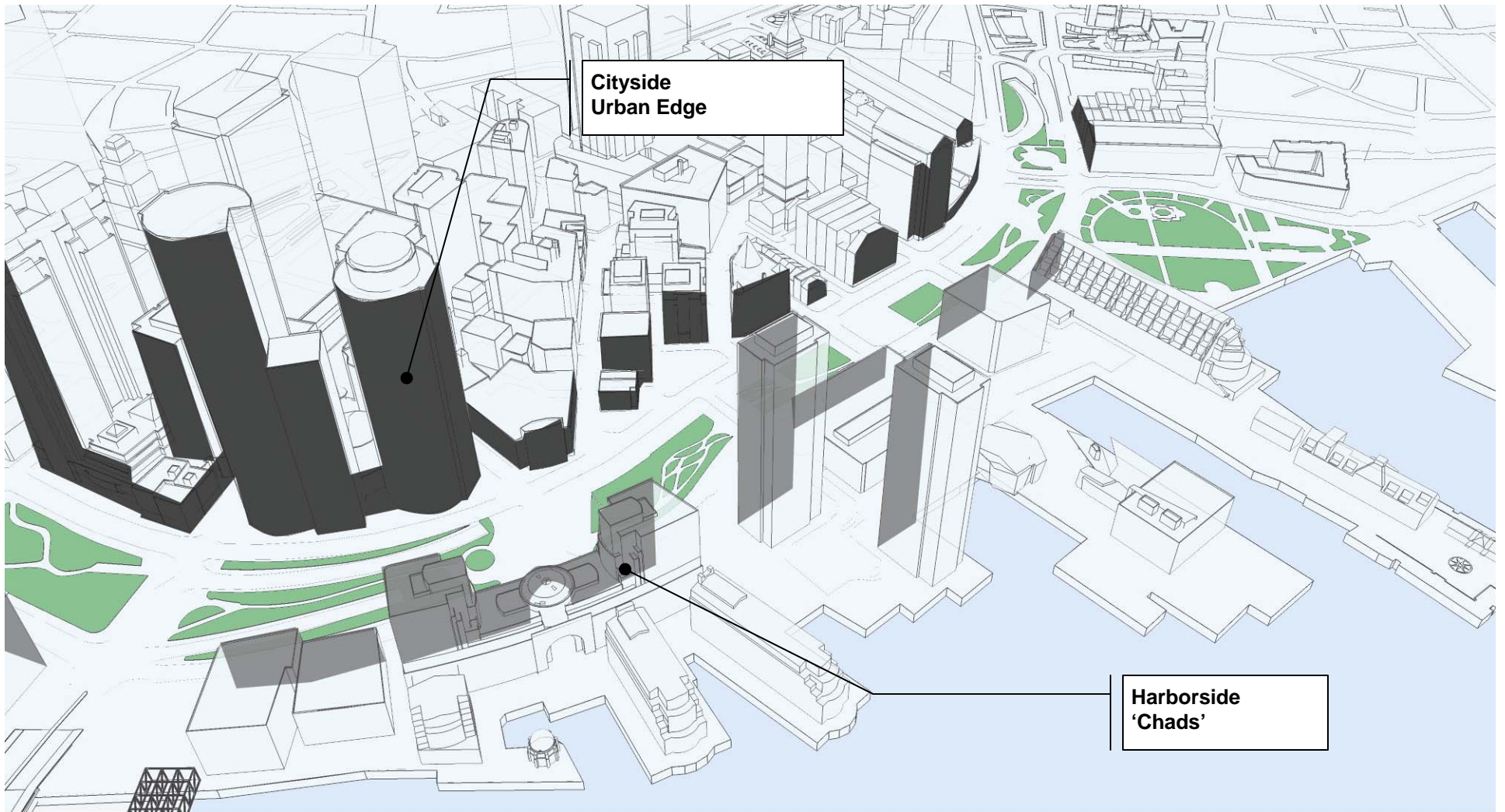
Spatial Character of Wharf District



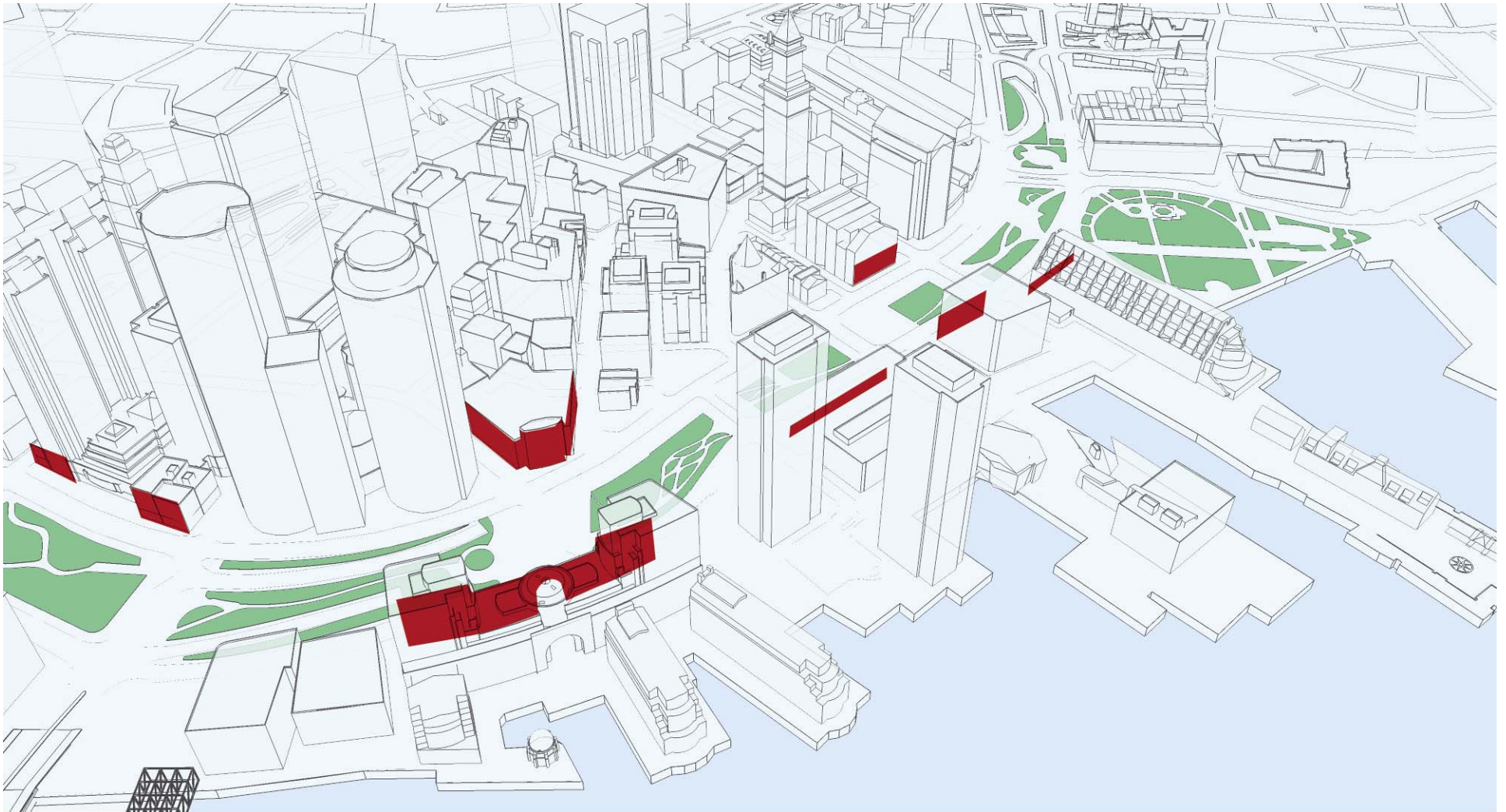
Spatial Character of Wharf District



Spatial Character of Wharf District

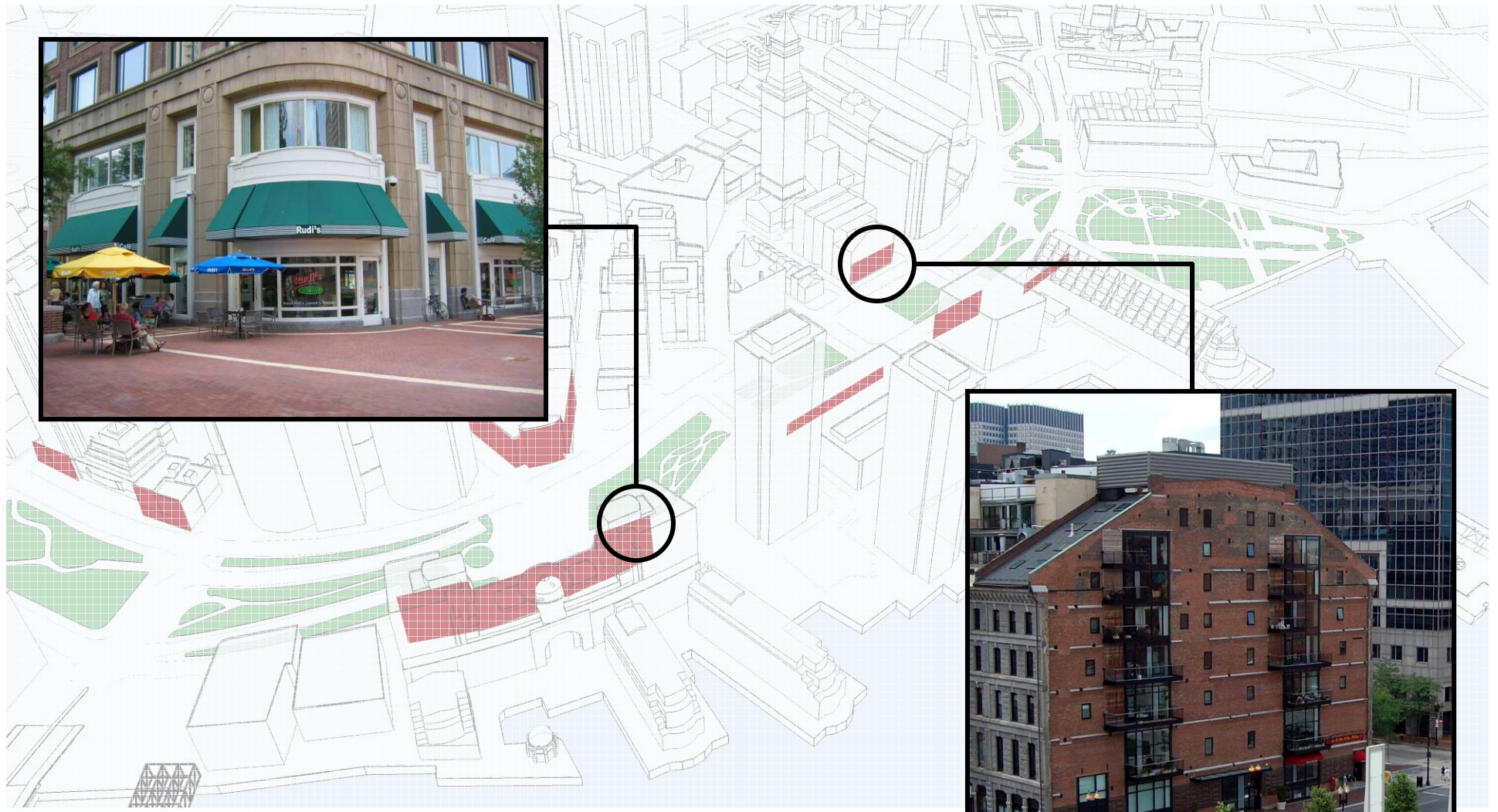


City Fabric & Harbor Chads

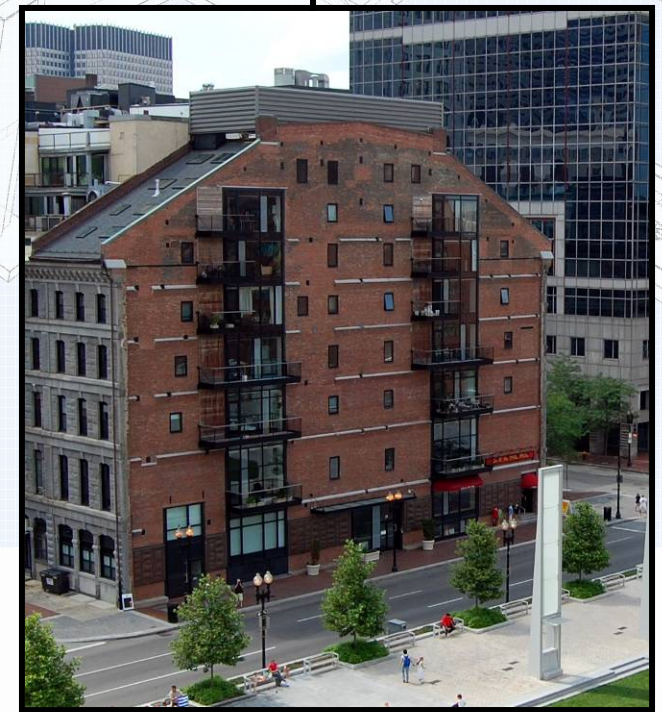


 Active Edges

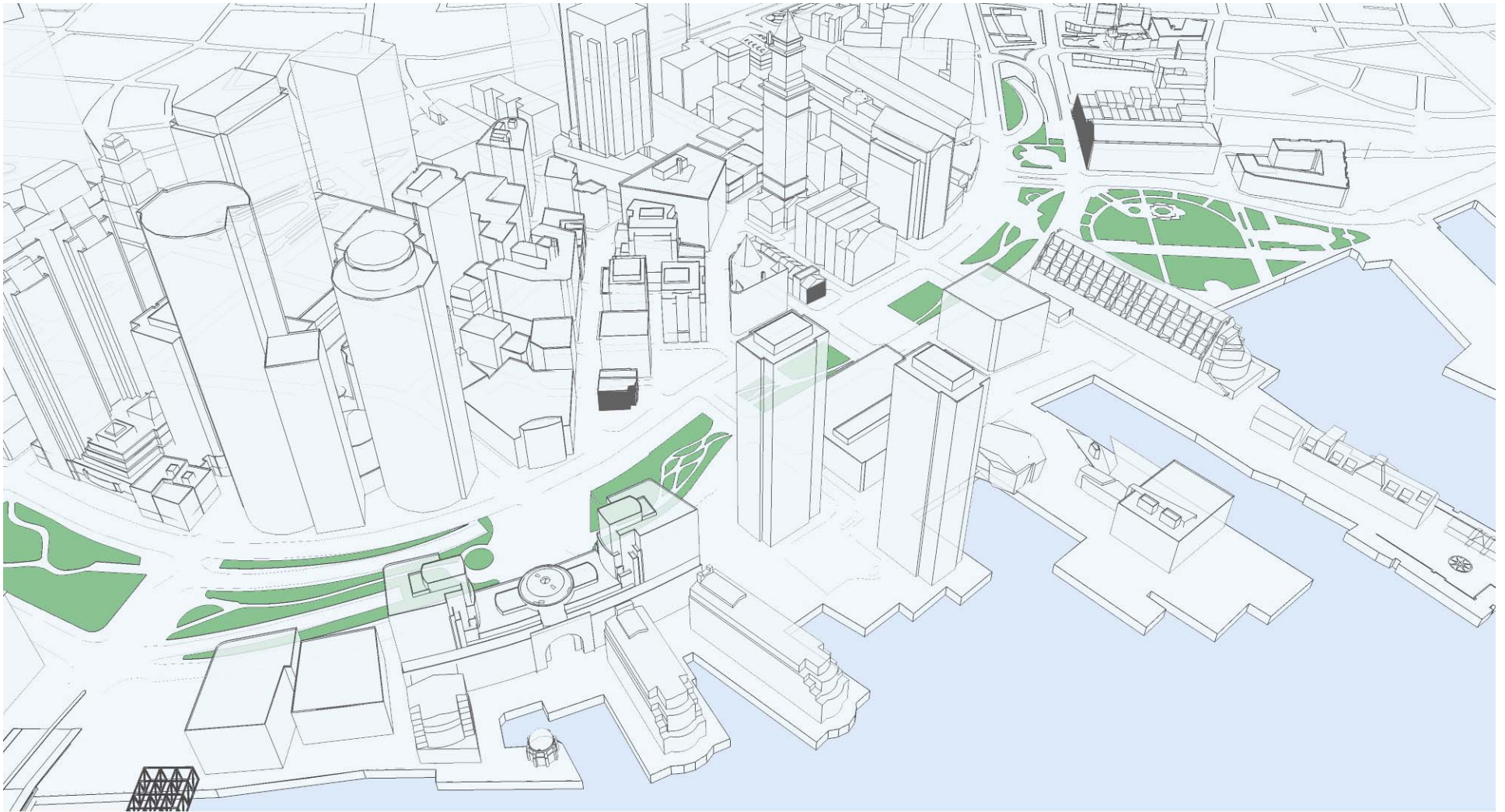
Edges that Activate Greenway



 Active Edges

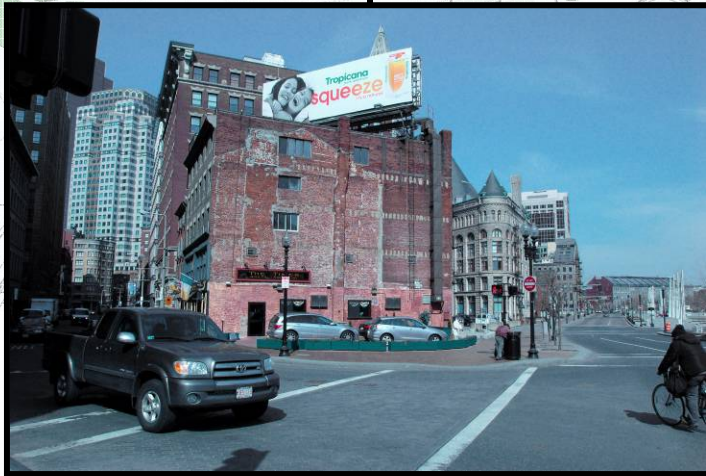
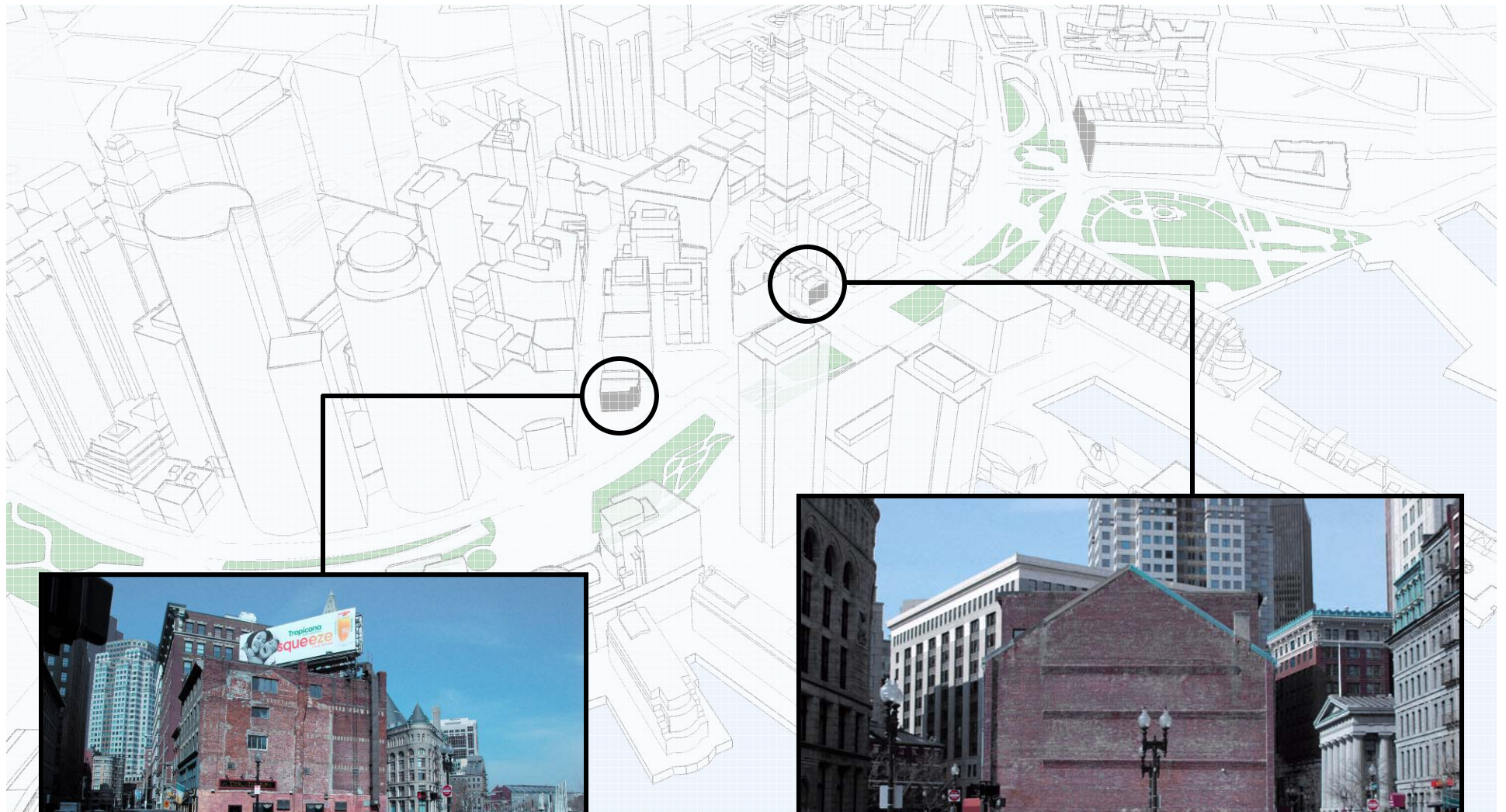


Edges that Activate Greenway

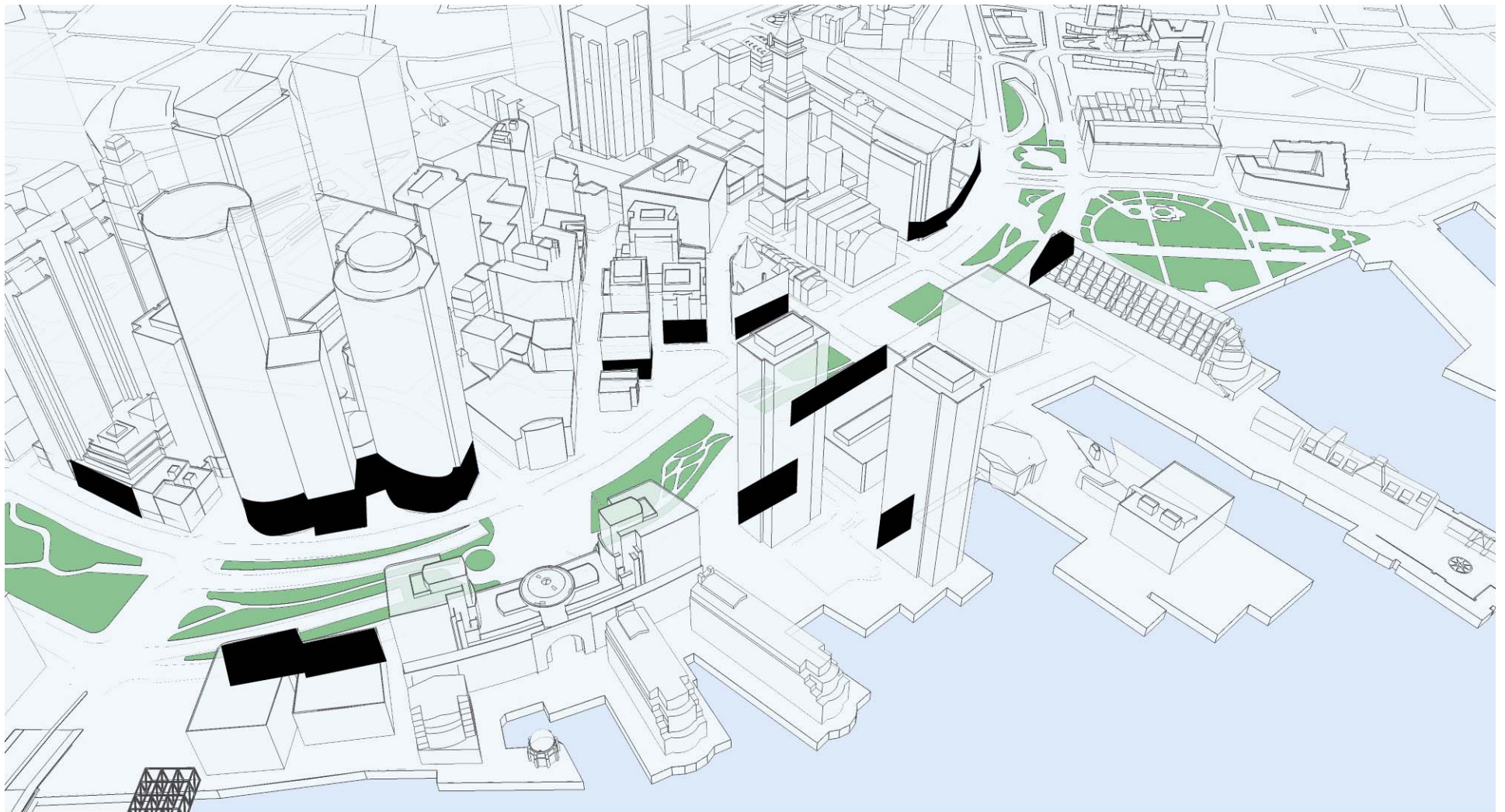



Scarred Edges

Scarred Edges

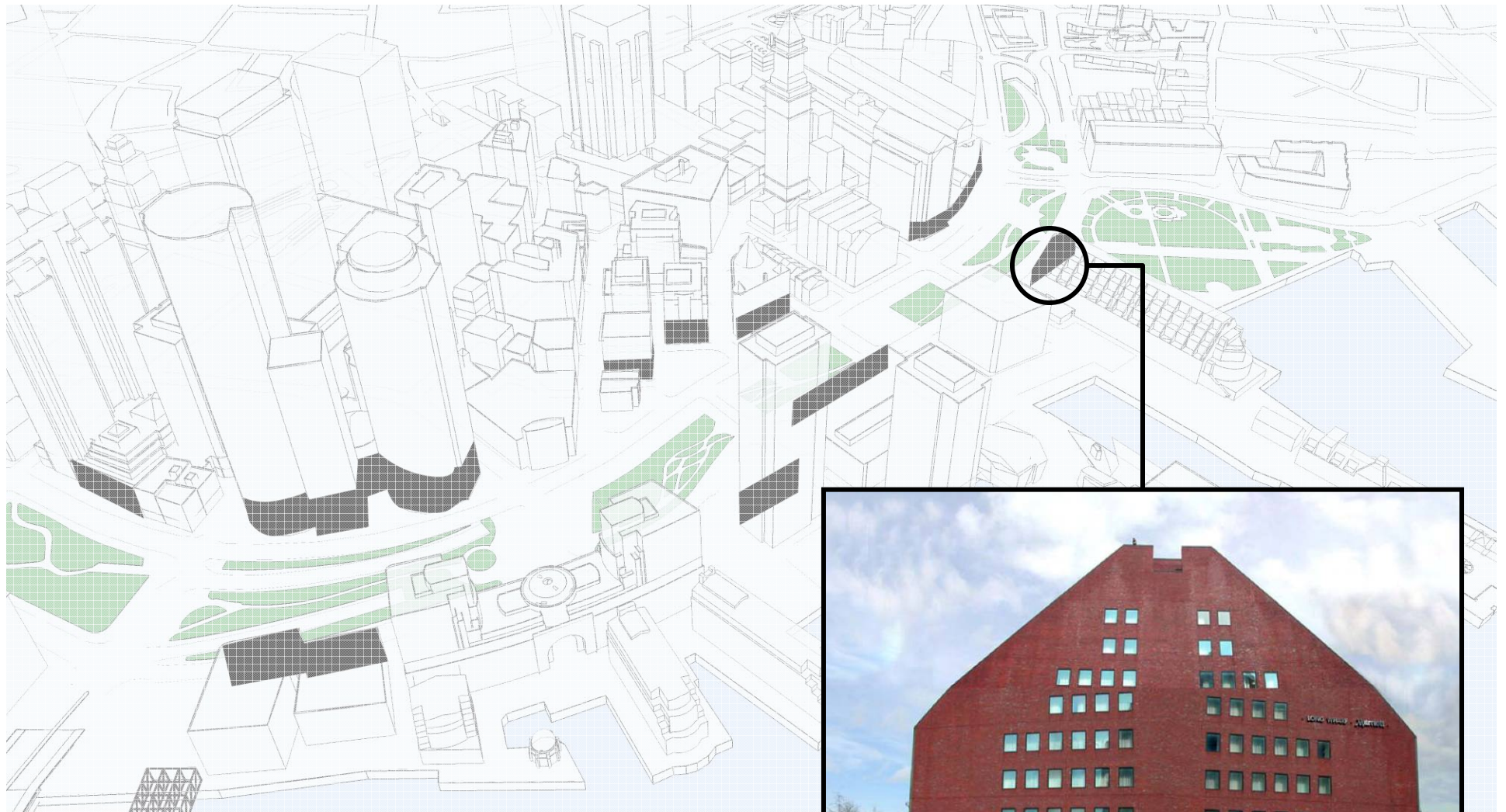



Scarred Edges



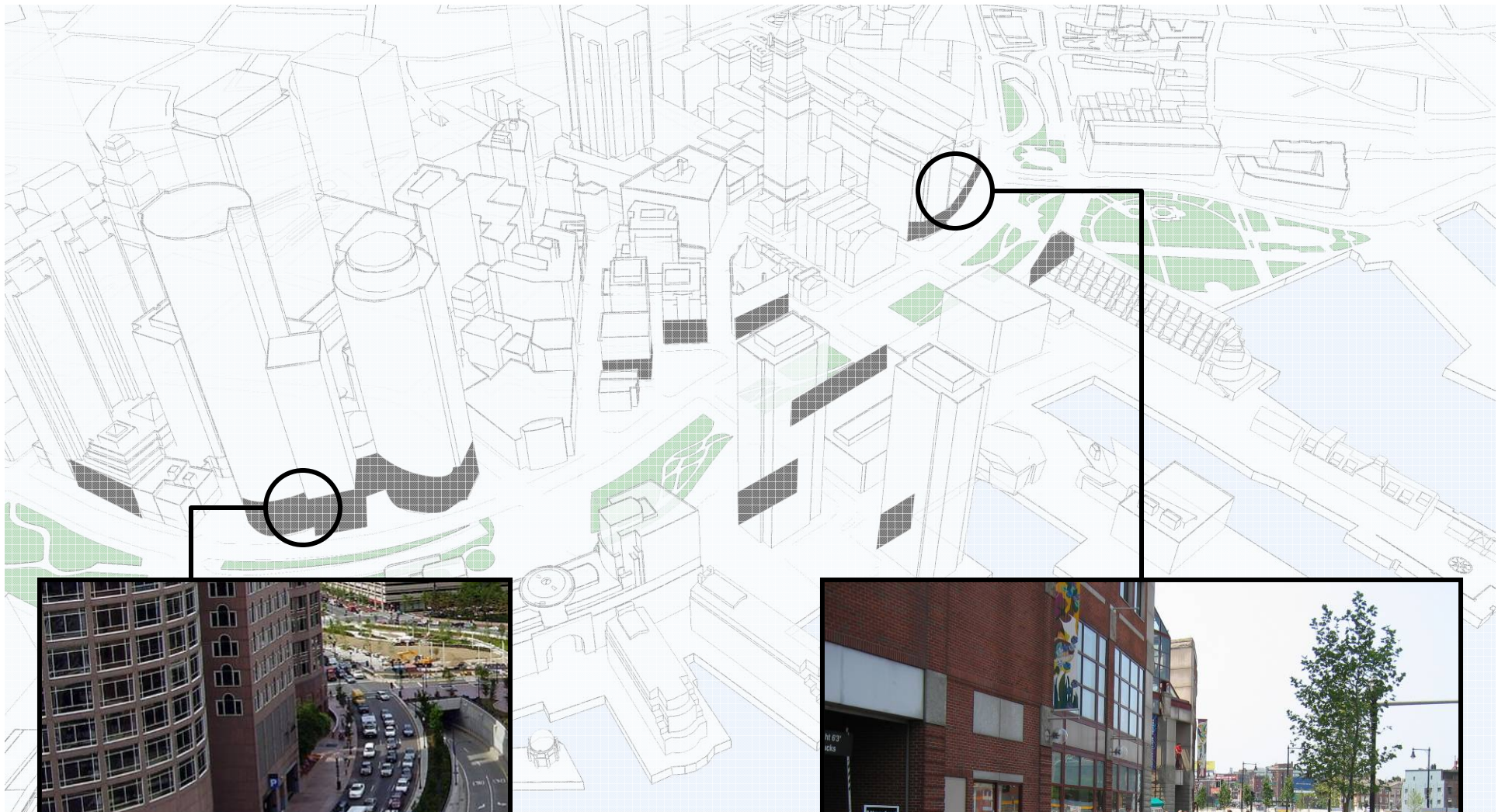
 Inactive Edges

Buildings Oriented Away from Greenway

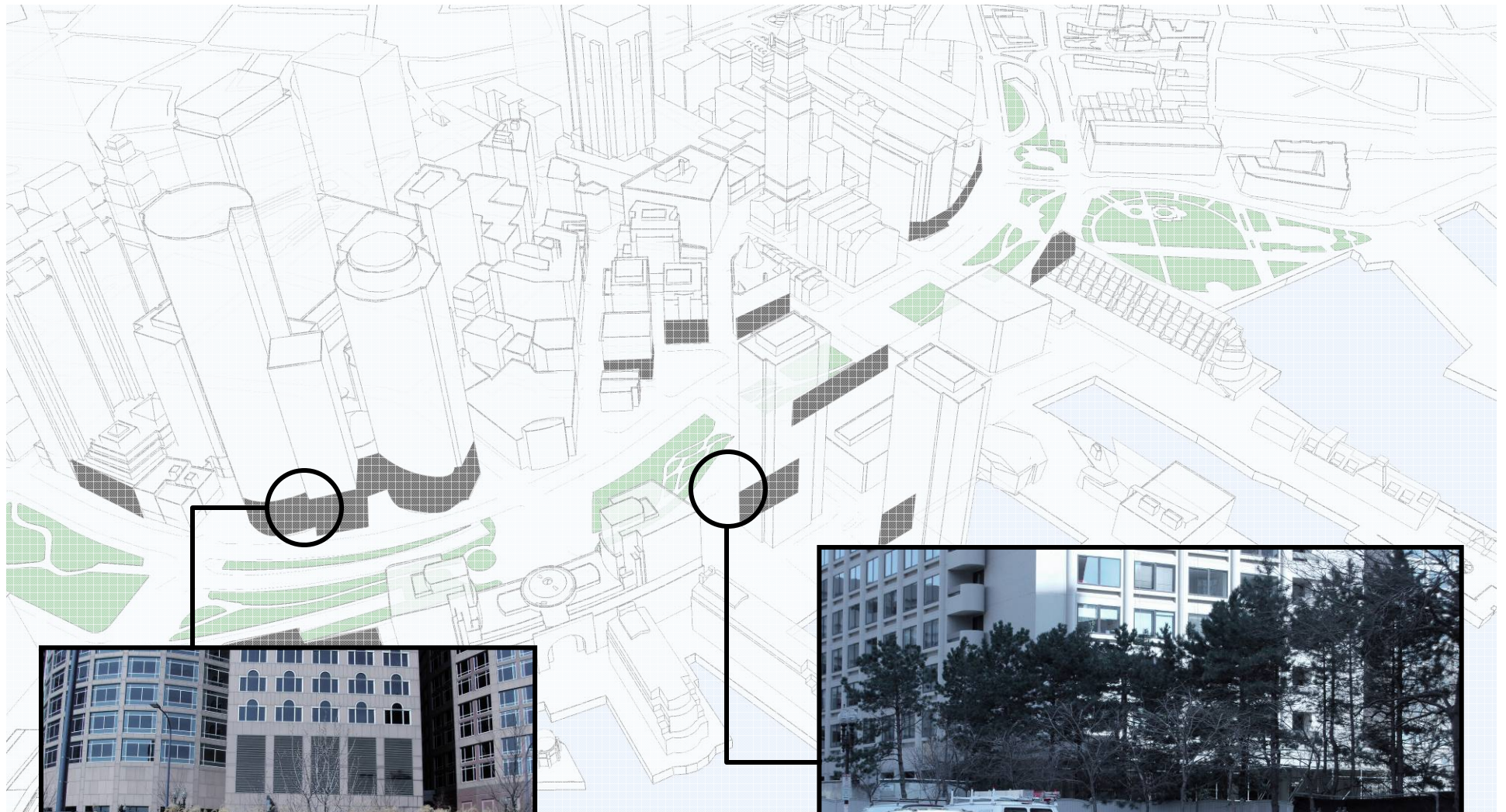


 Inactive Edges

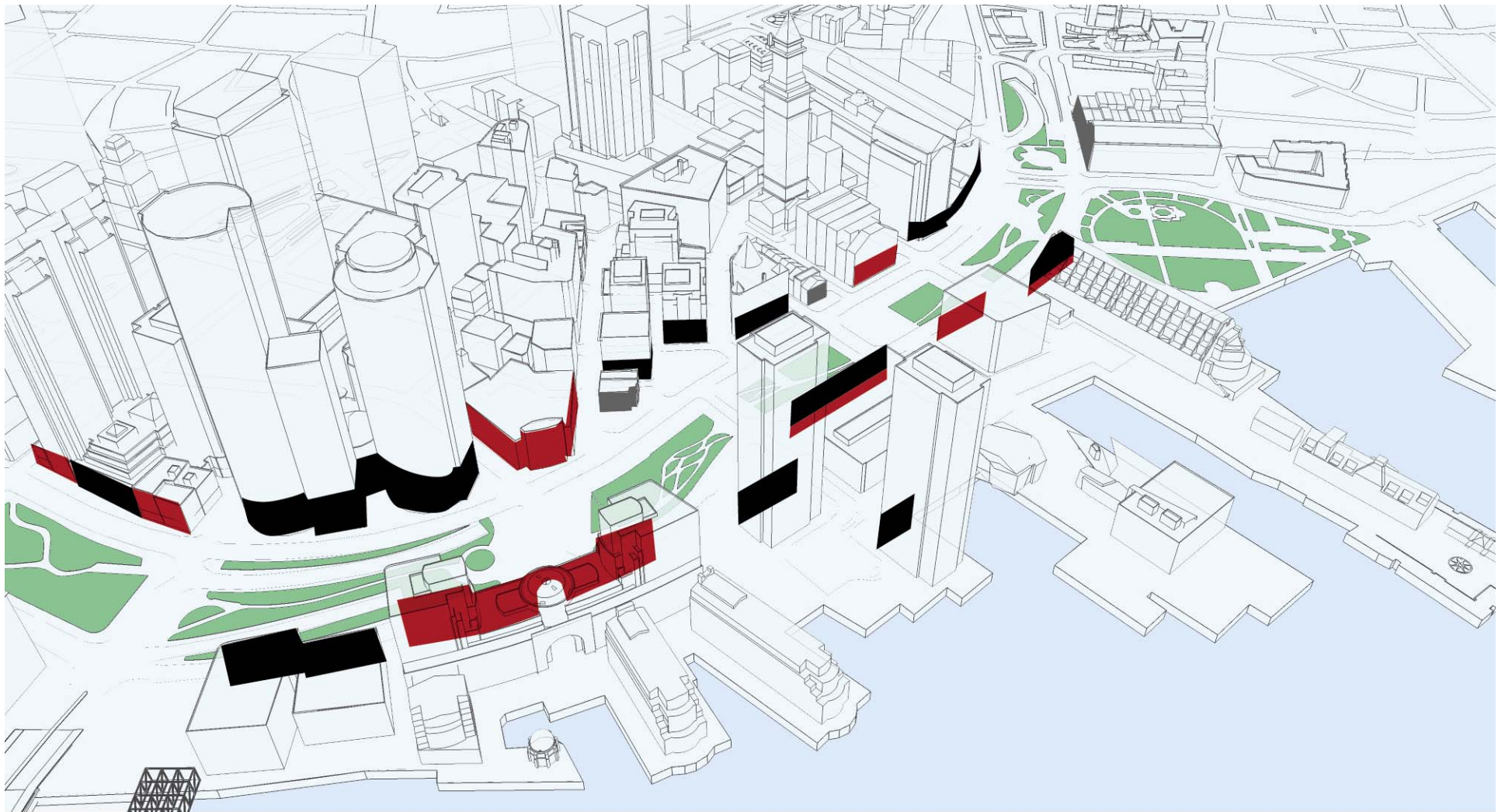
Buildings Oriented Away from Greenway



Buildings Oriented Away from Greenway



Buildings Oriented Away from Greenway



-  Active Edges
-  Scarred Edges
-  Inactive Edges

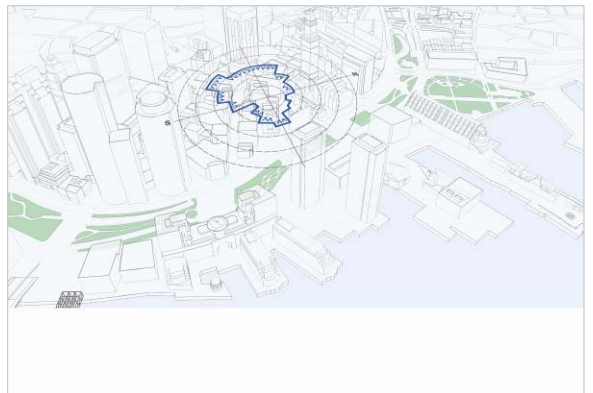
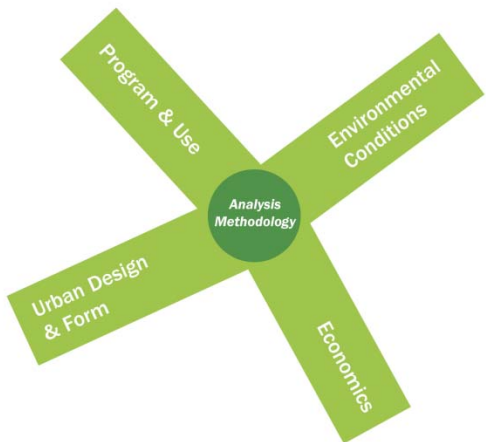
Edge Composite



wharf
district

Analysis Methodology

- > Environmental Conditions
- > Program & Use
- > Urban Design & Form
- > **Economics**



chapter

05

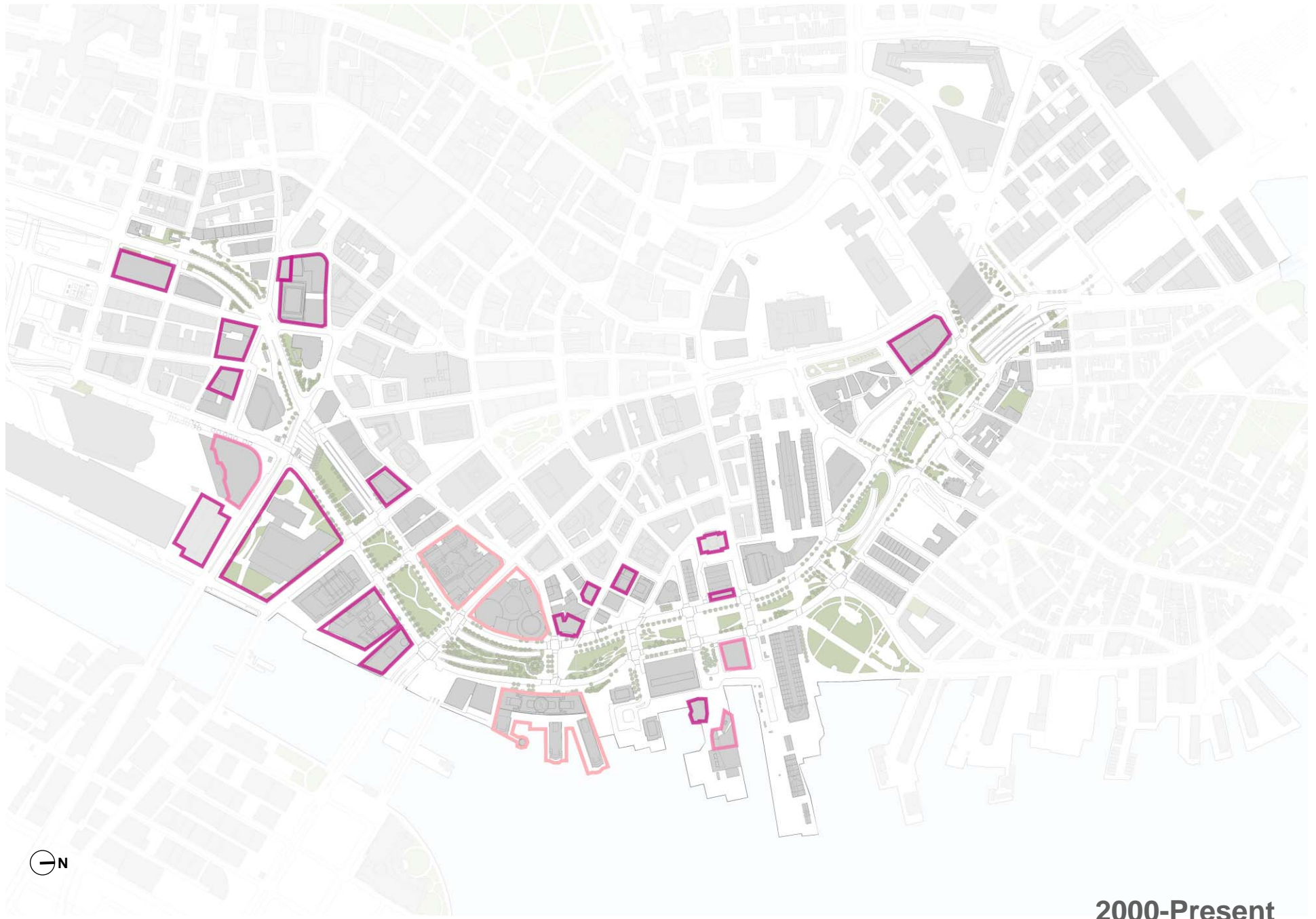
Sites for Additional Study



1980-1990 Recent Investment Sites



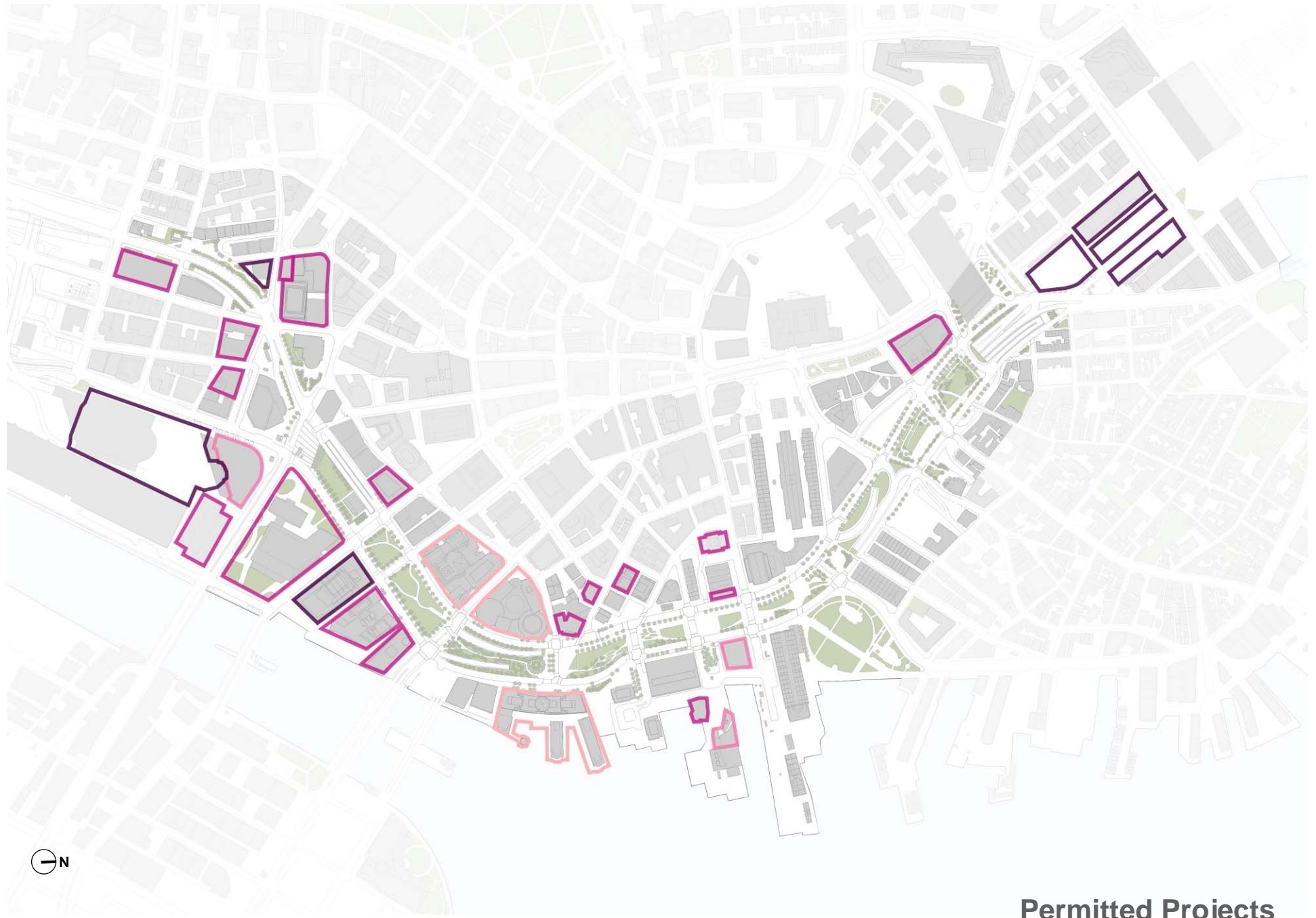
1990-2000
Recent Investment Sites



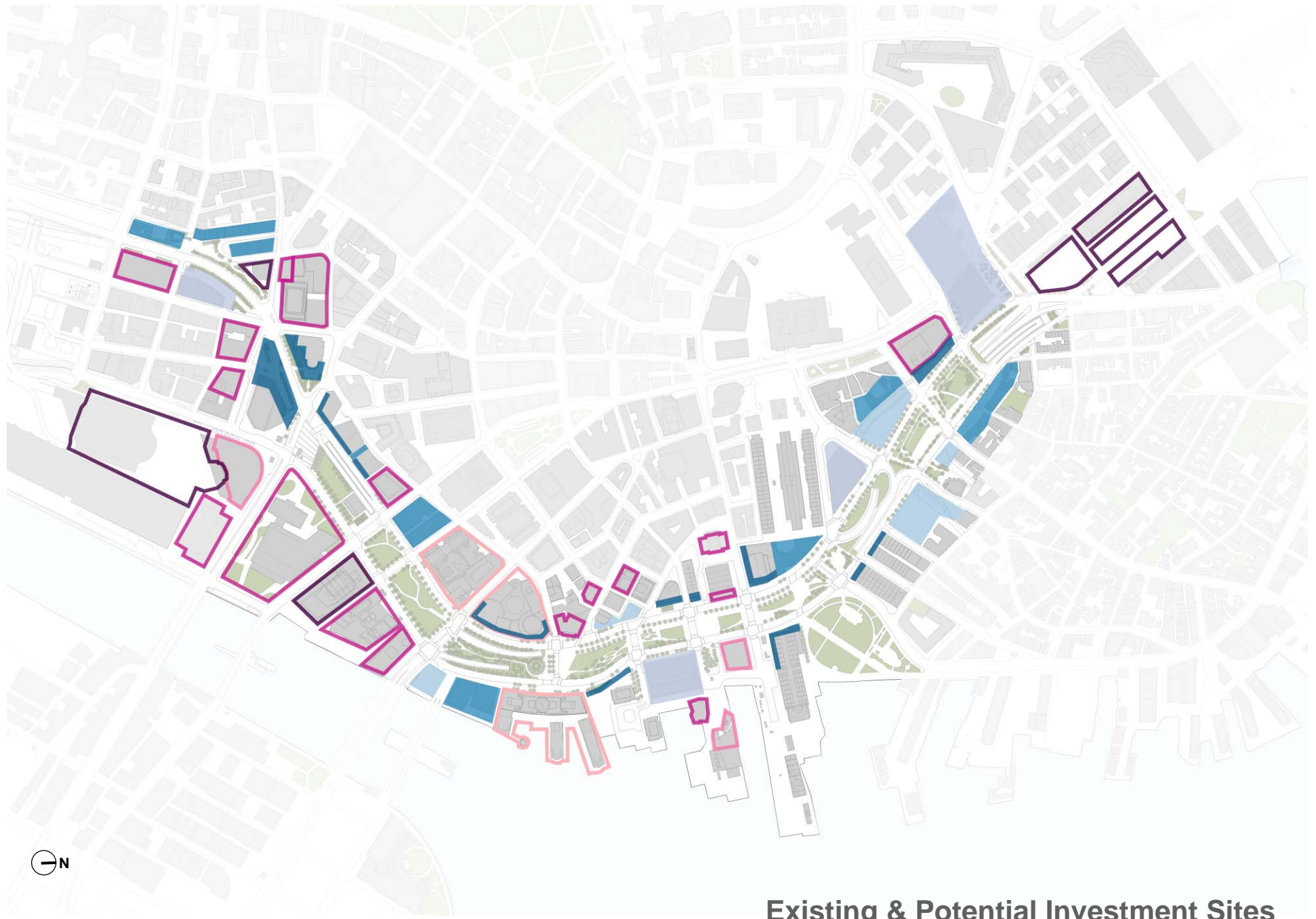
2000-Present Recent Investment Sites

Greenway District Planning Study | Public Meeting 2 | 18 March 2009

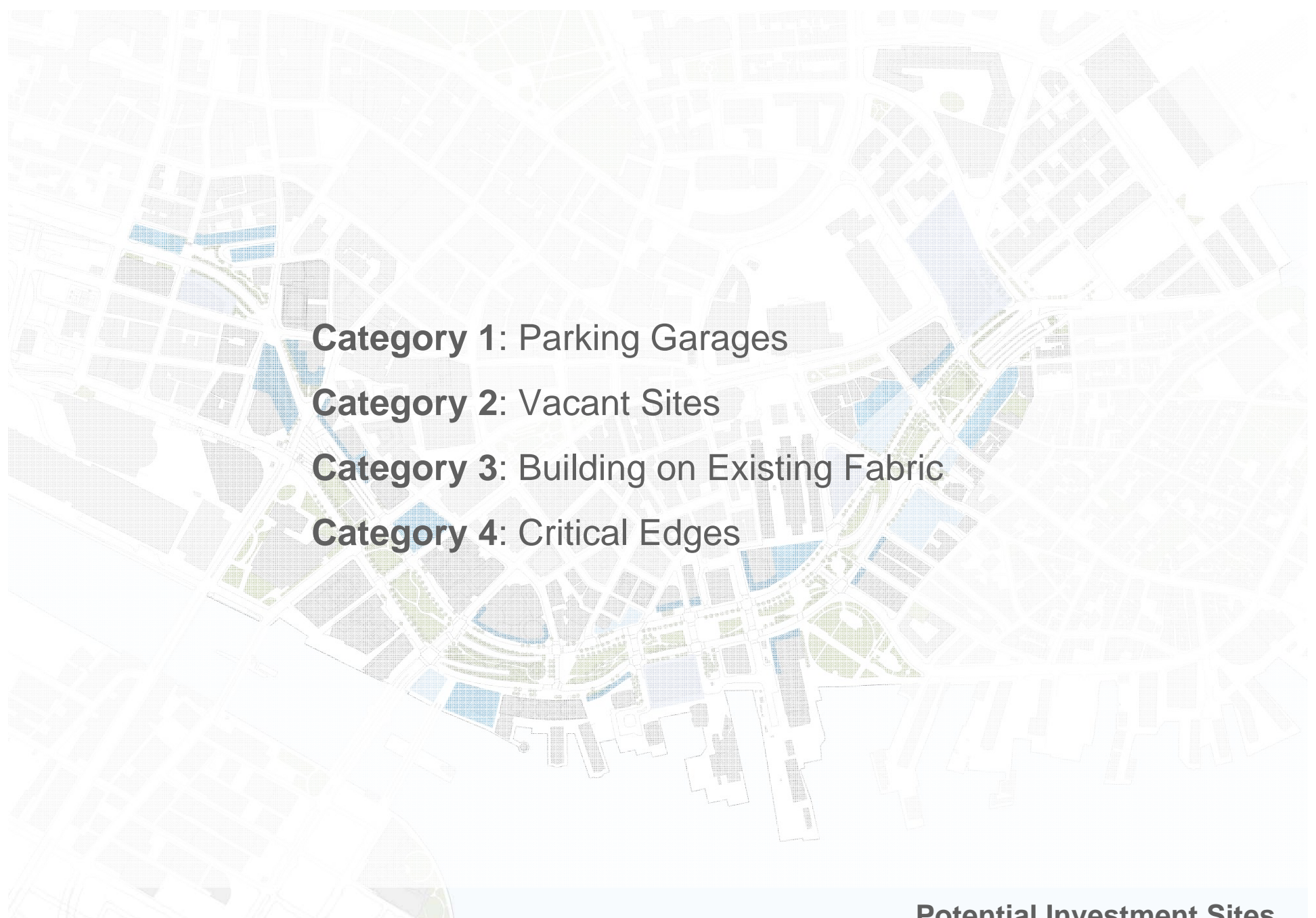




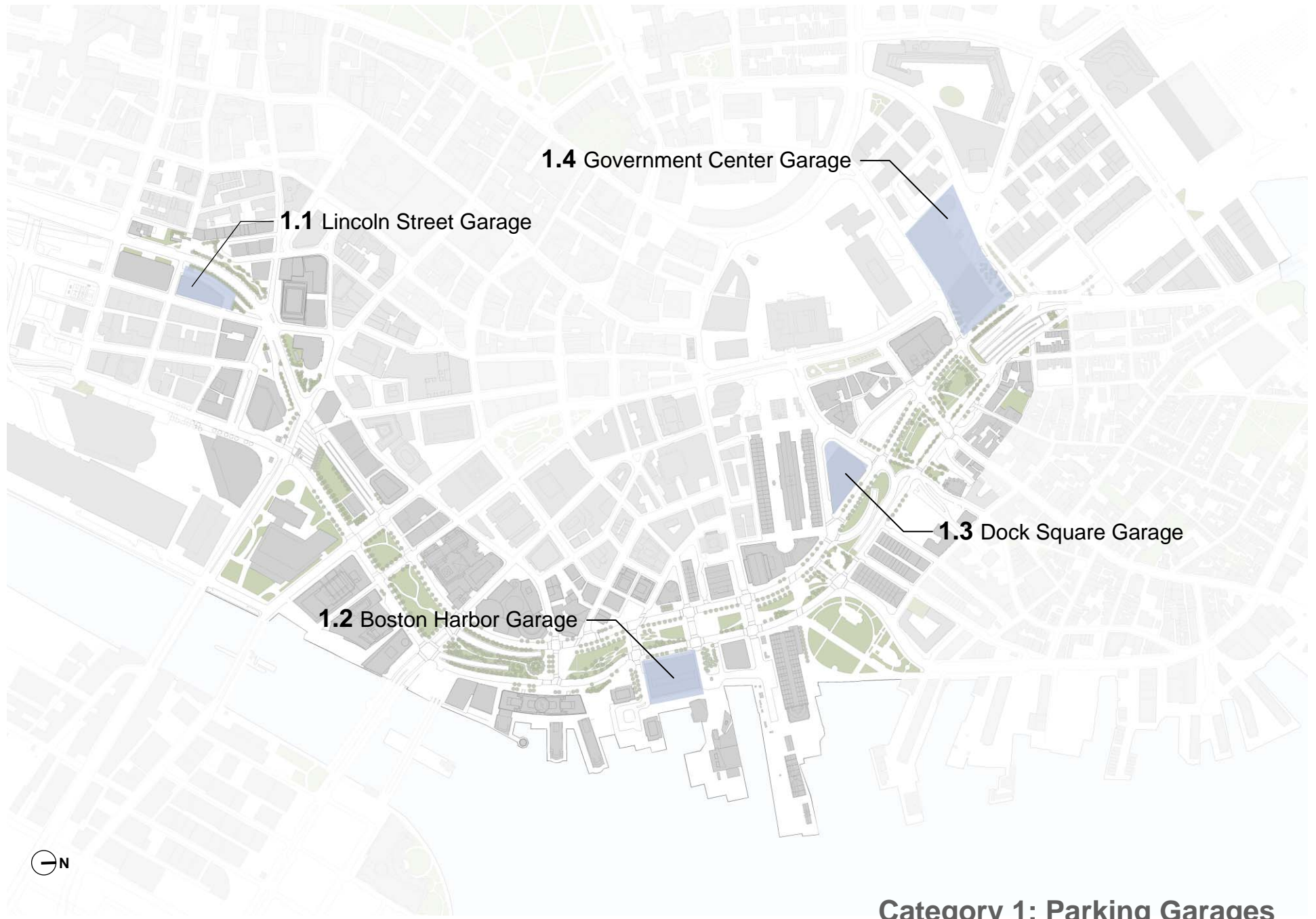
Permitted Projects Recent Investment Sites



Existing & Potential Investment Sites

- 
- Category 1: Parking Garages**
 - Category 2: Vacant Sites**
 - Category 3: Building on Existing Fabric**
 - Category 4: Critical Edges**

Potential Investment Sites



1.4 Government Center Garage

1.1 Lincoln Street Garage

1.3 Dock Square Garage

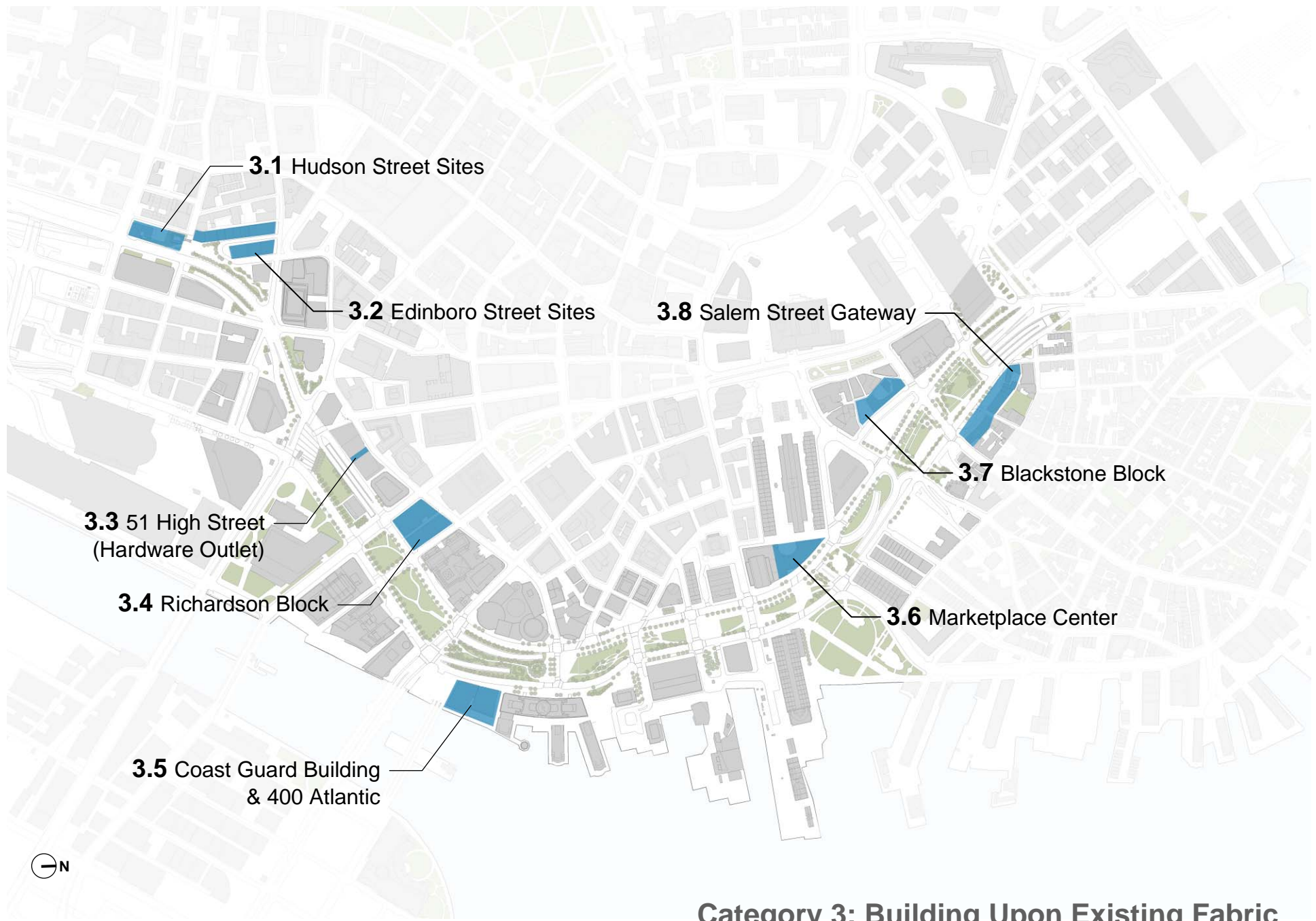
1.2 Boston Harbor Garage

Category 1: Parking Garages
Potential Investment Sites



*Parcel 9 development parameters have been established by a separate BRA process.

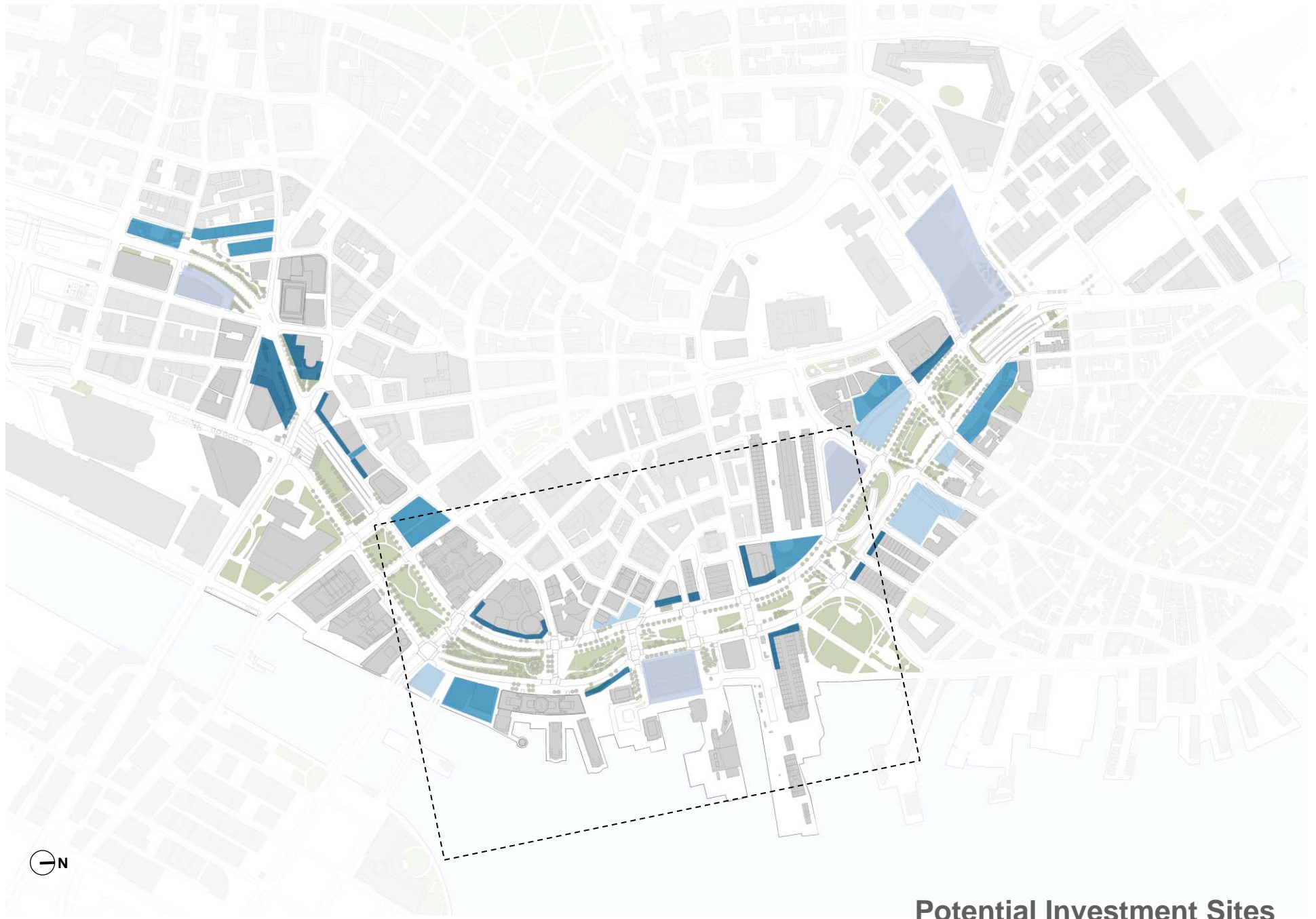
Category 2: Vacant Parcels Potential Investment Sites



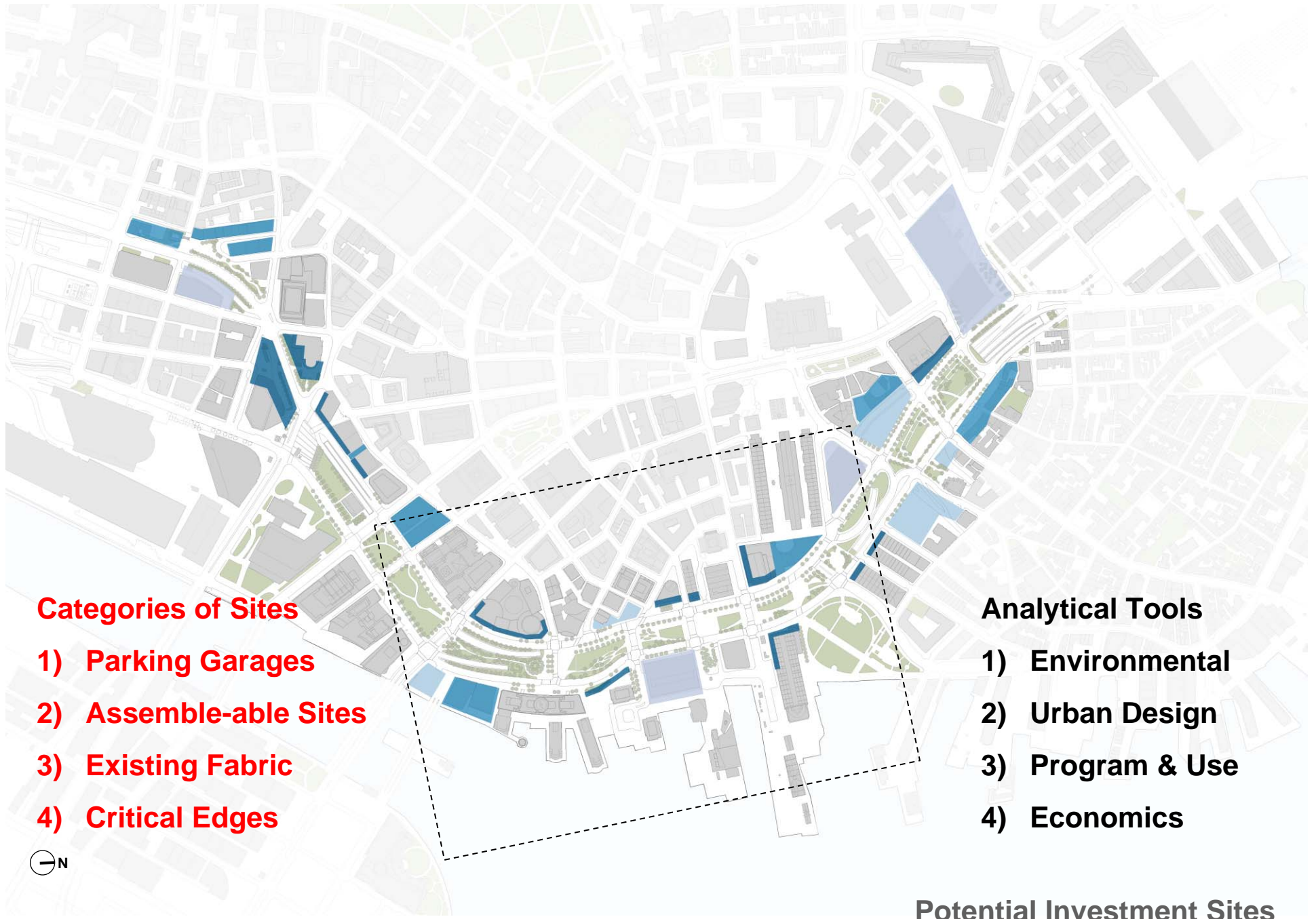
Category 3: Building Upon Existing Fabric
 Potential Investment Sites



Category 4: Critical Edges Potential Investment Sites



Potential Investment Sites



Categories of Sites

- 1) Parking Garages
- 2) Assemble-able Sites
- 3) Existing Fabric
- 4) Critical Edges



Analytical Tools

- 1) Environmental
- 2) Urban Design
- 3) Program & Use
- 4) Economics

Potential Investment Sites