

Greenway District Planning Study

# Public Meeting 3

**01 Vision and Narrative**

**02 Development Scenario Studies**

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**01 Vision and Narrative**

**02 Development Scenario Studies**

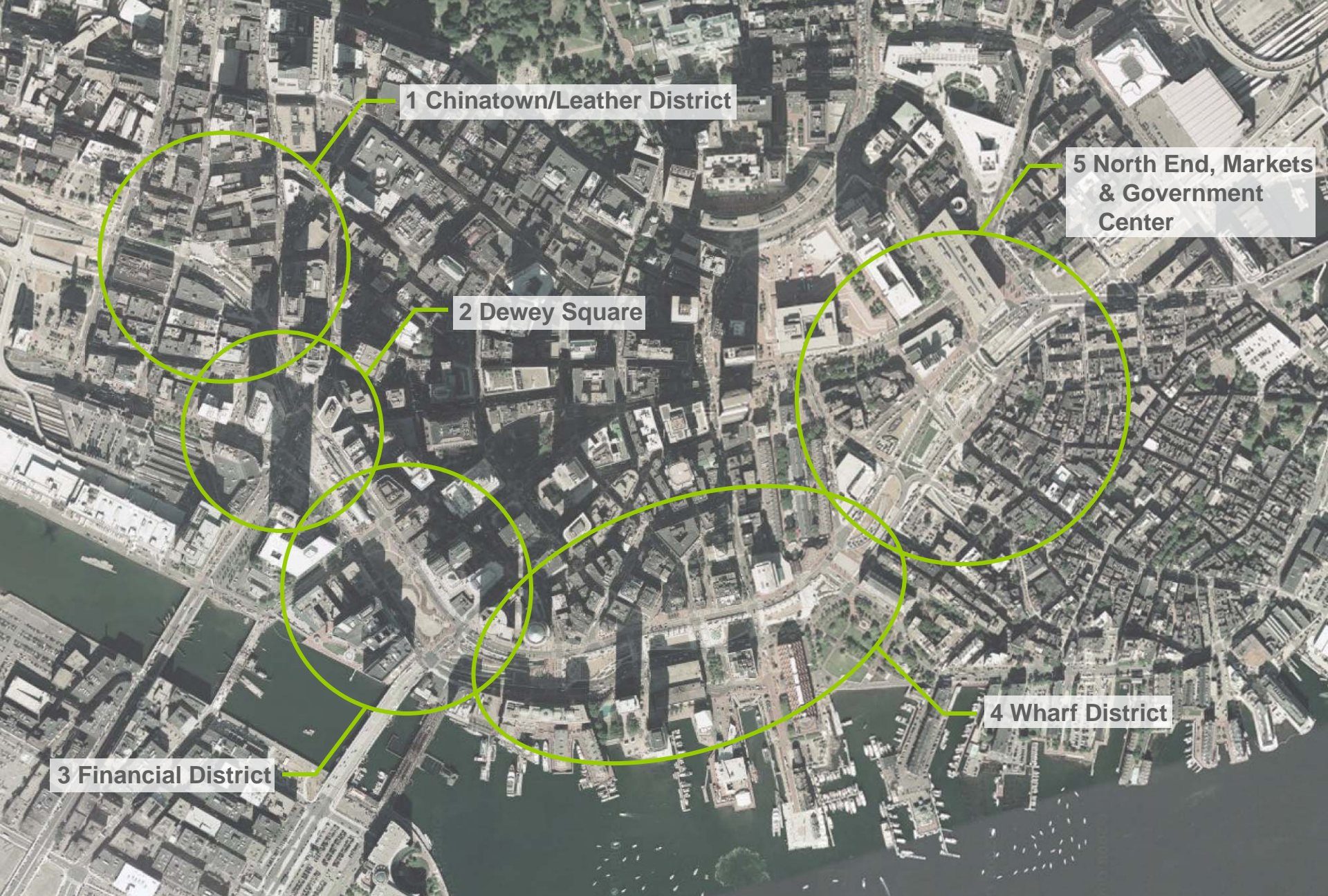


**The Greenway District builds on the original planning principle that created the Rose Kennedy Greenway as a chain of new parks, network of streets and sites for significant new public structures.**

**The Greenway District builds on this framework through the activation of the surrounding edges with appropriate development and complementary uses and users that will enhance the sense of place.**

## **Rose Kennedy Greenway**





1 Chinatown/Leather District

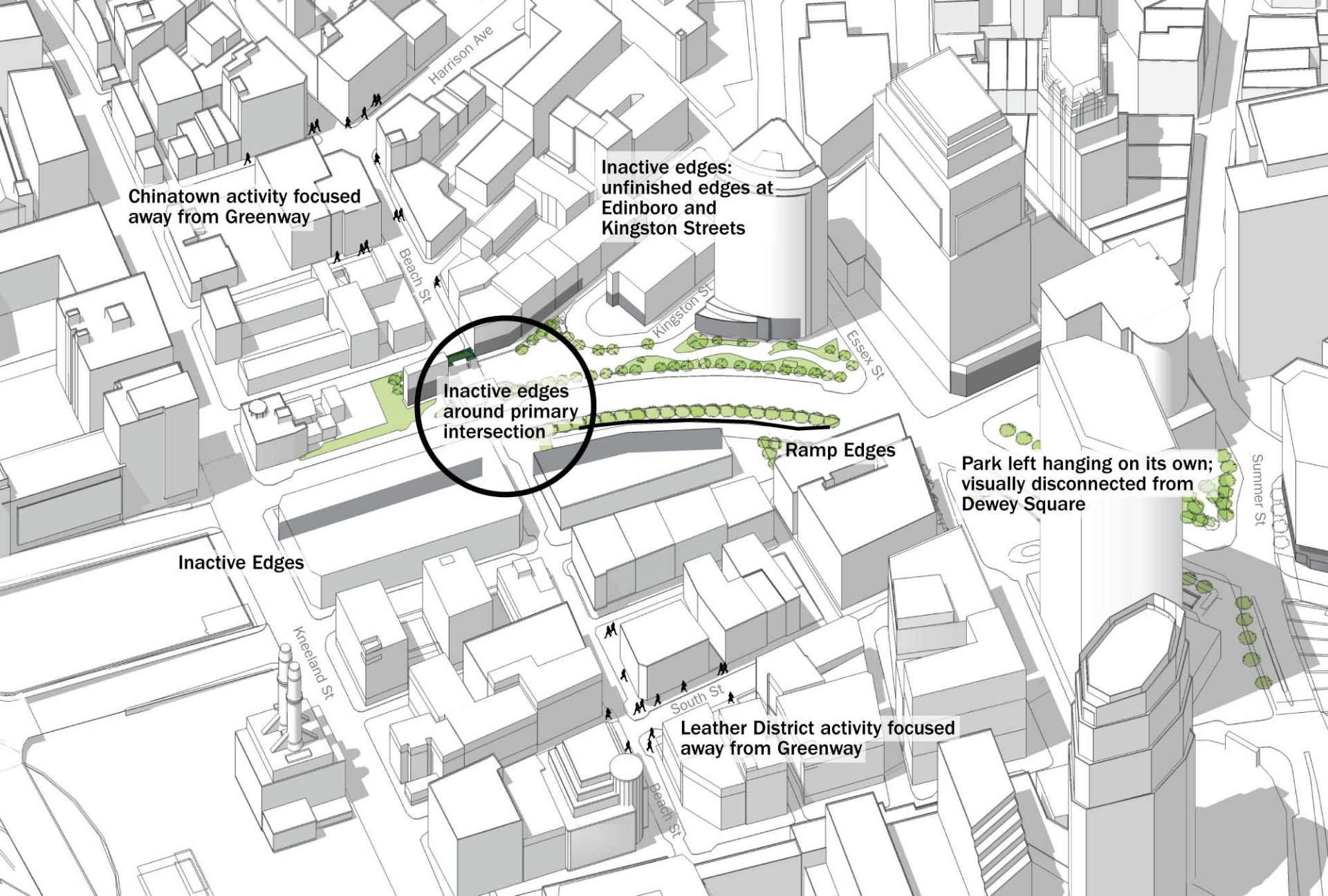
5 North End, Markets & Government Center

2 Dewey Square

4 Wharf District

3 Financial District

## 5 Primary 'Zones'



Chinatown activity focused away from Greenway

Inactive edges: unfinished edges at Edinboro and Kingston Streets

Inactive edges around primary intersection

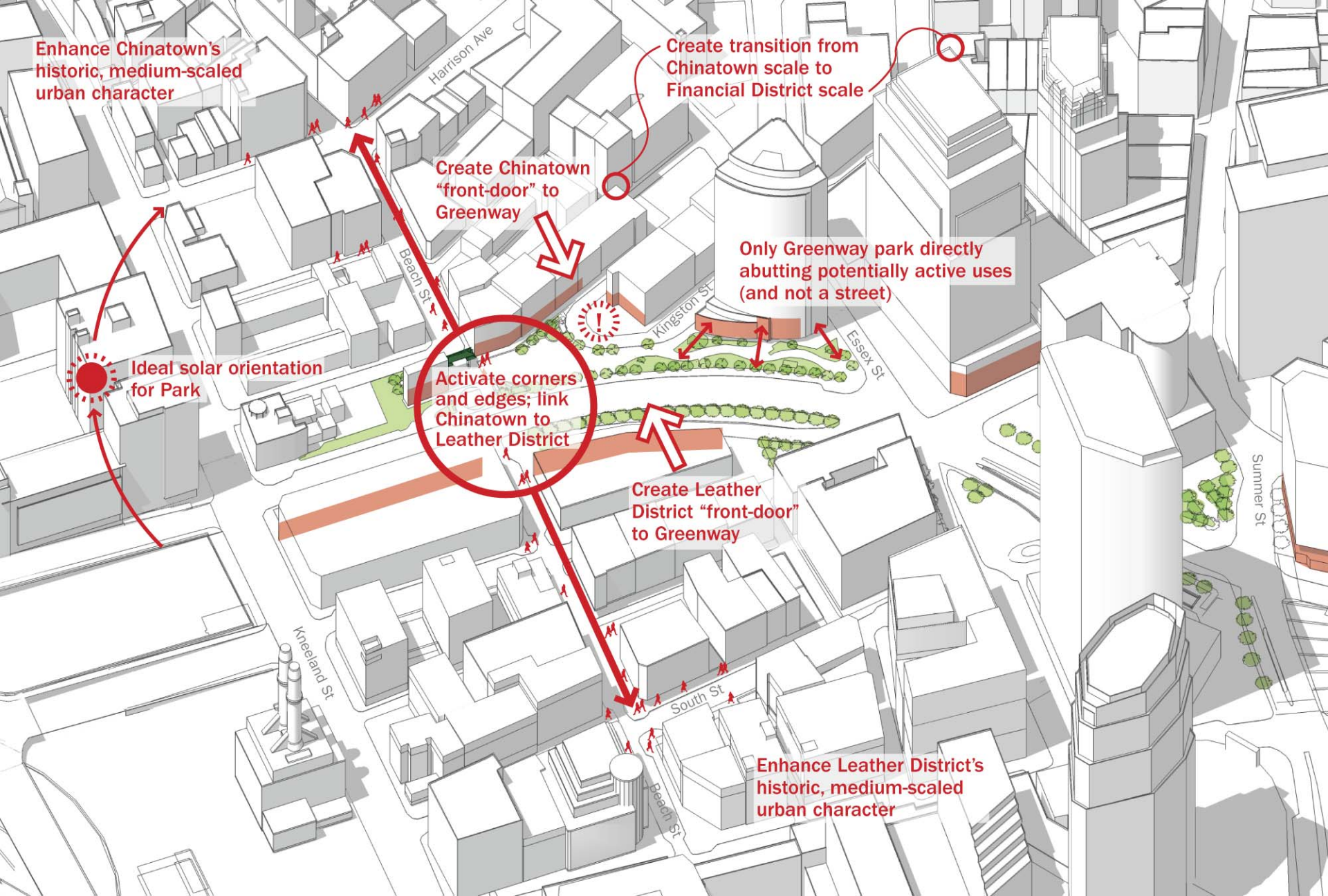
Ramp Edges

Park left hanging on its own; visually disconnected from Dewey Square

Inactive Edges

Leather District activity focused away from Greenway

# Chinatown: Challenges



Enhance Chinatown's historic, medium-scaled urban character

Create transition from Chinatown scale to Financial District scale

Create Chinatown "front-door" to Greenway

Only Greenway park directly abutting potentially active uses (and not a street)

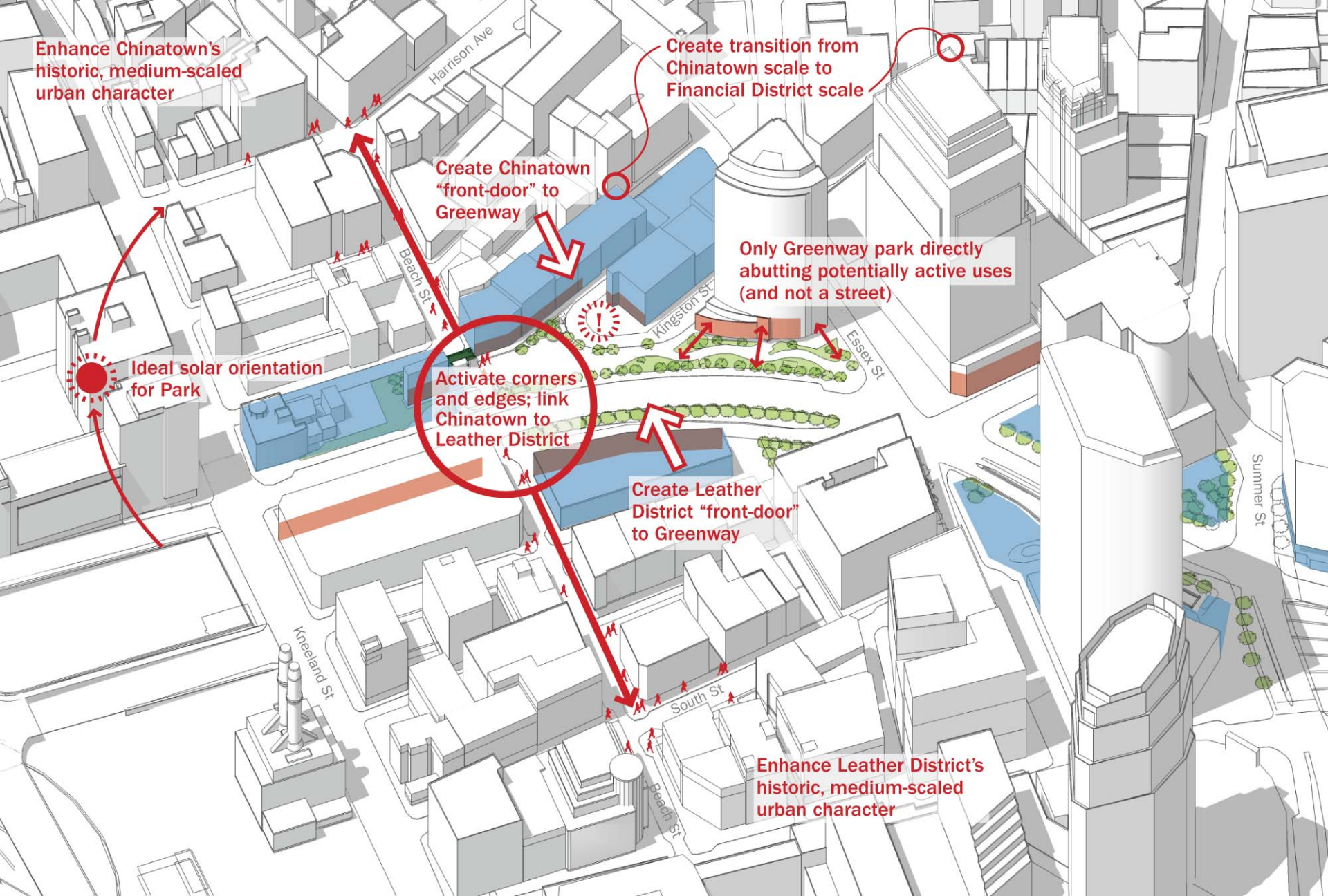
Ideal solar orientation for Park

Activate corners and edges; link Chinatown to Leather District

Create Leather District "front-door" to Greenway

Enhance Leather District's historic, medium-scaled urban character

## Chinatown: Opportunities



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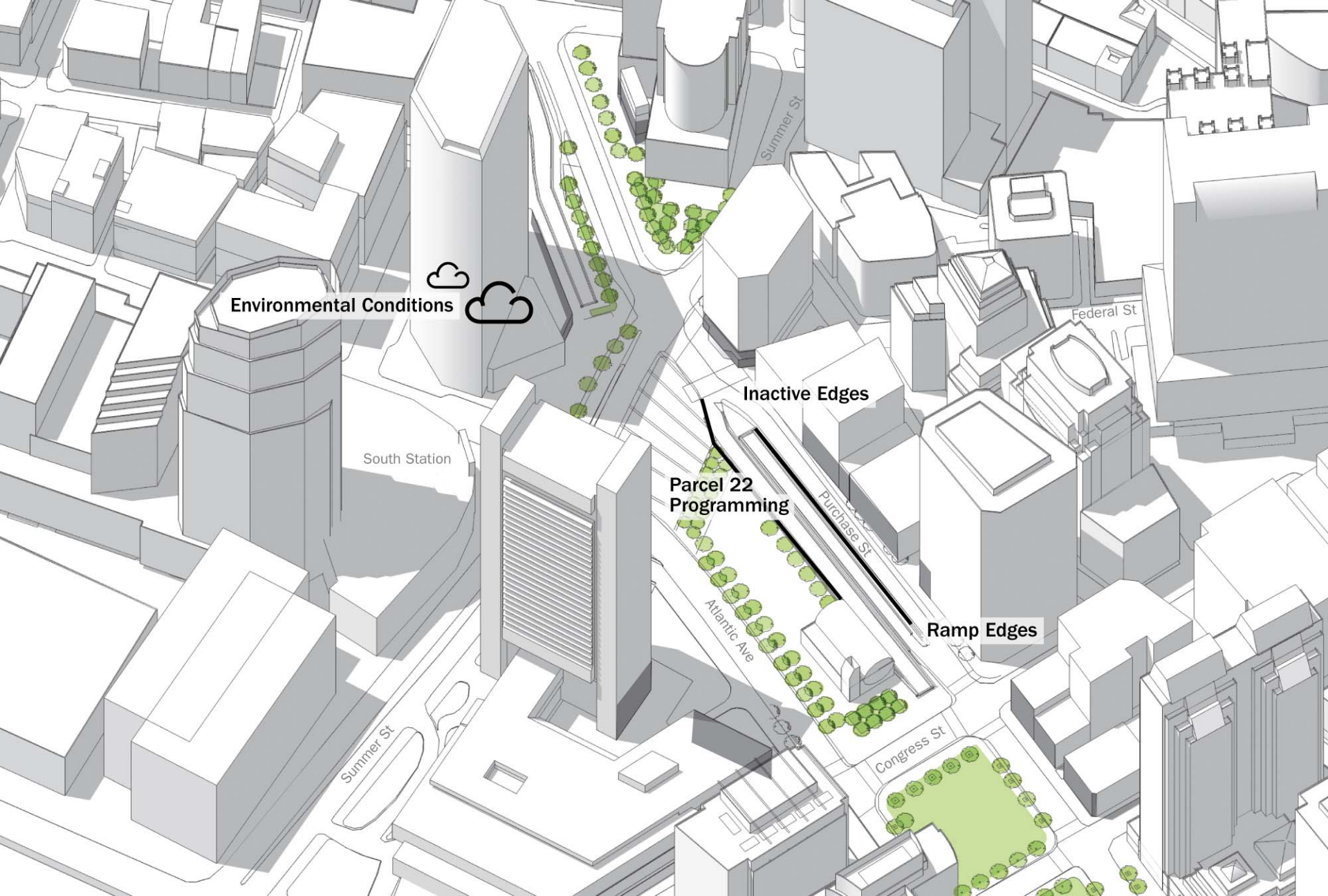
Enhance Leather District's historic, medium-scaled urban character

## Chinatown: Potential Investment Sites



**Beach  
Street  
Link**





Environmental Conditions



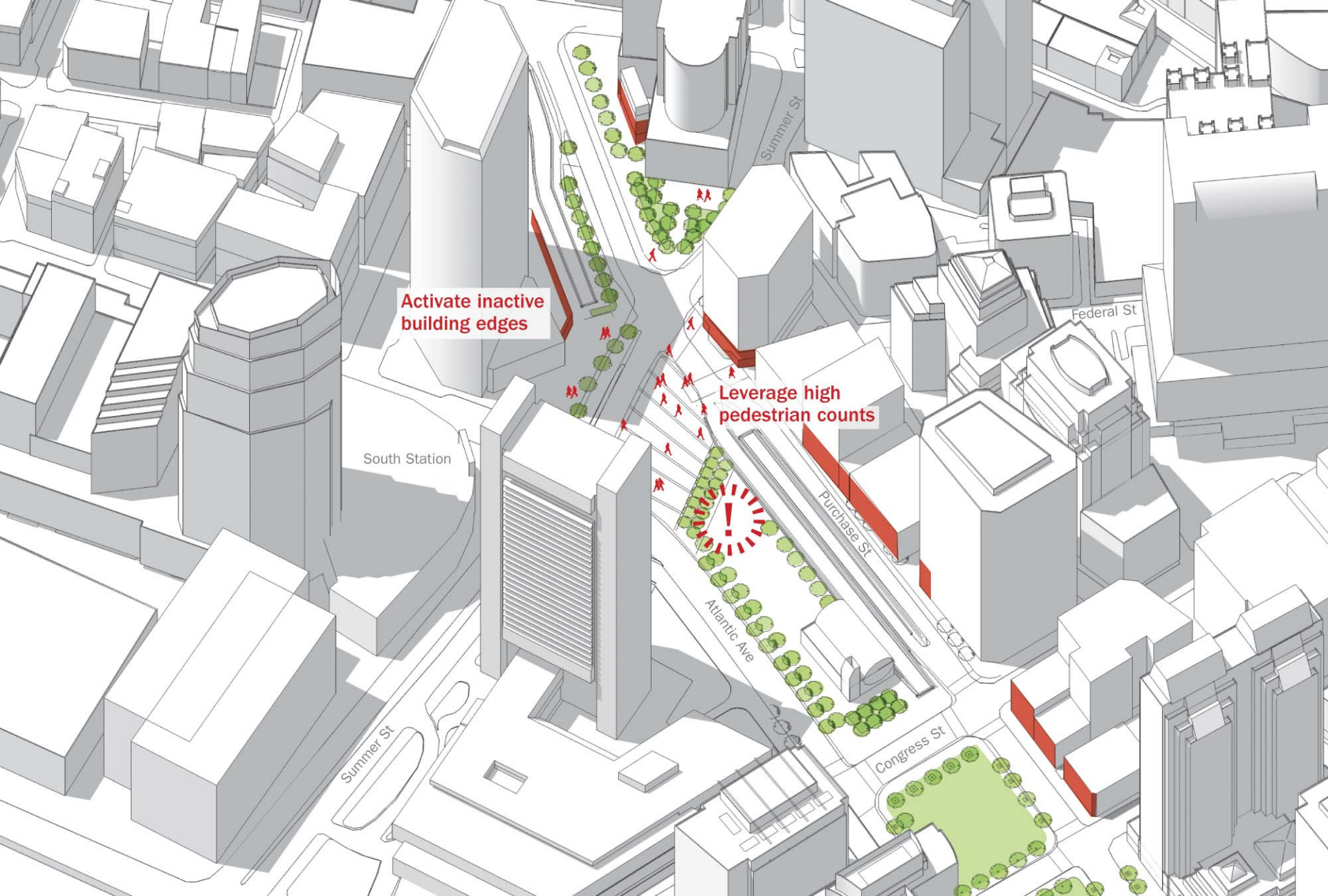
Inactive Edges

Parcel 22 Programming

Ramp Edges

South Station

# Dewey Square: Challenges



Activate inactive building edges

Leverage high pedestrian counts

South Station

Summer St

Federal St

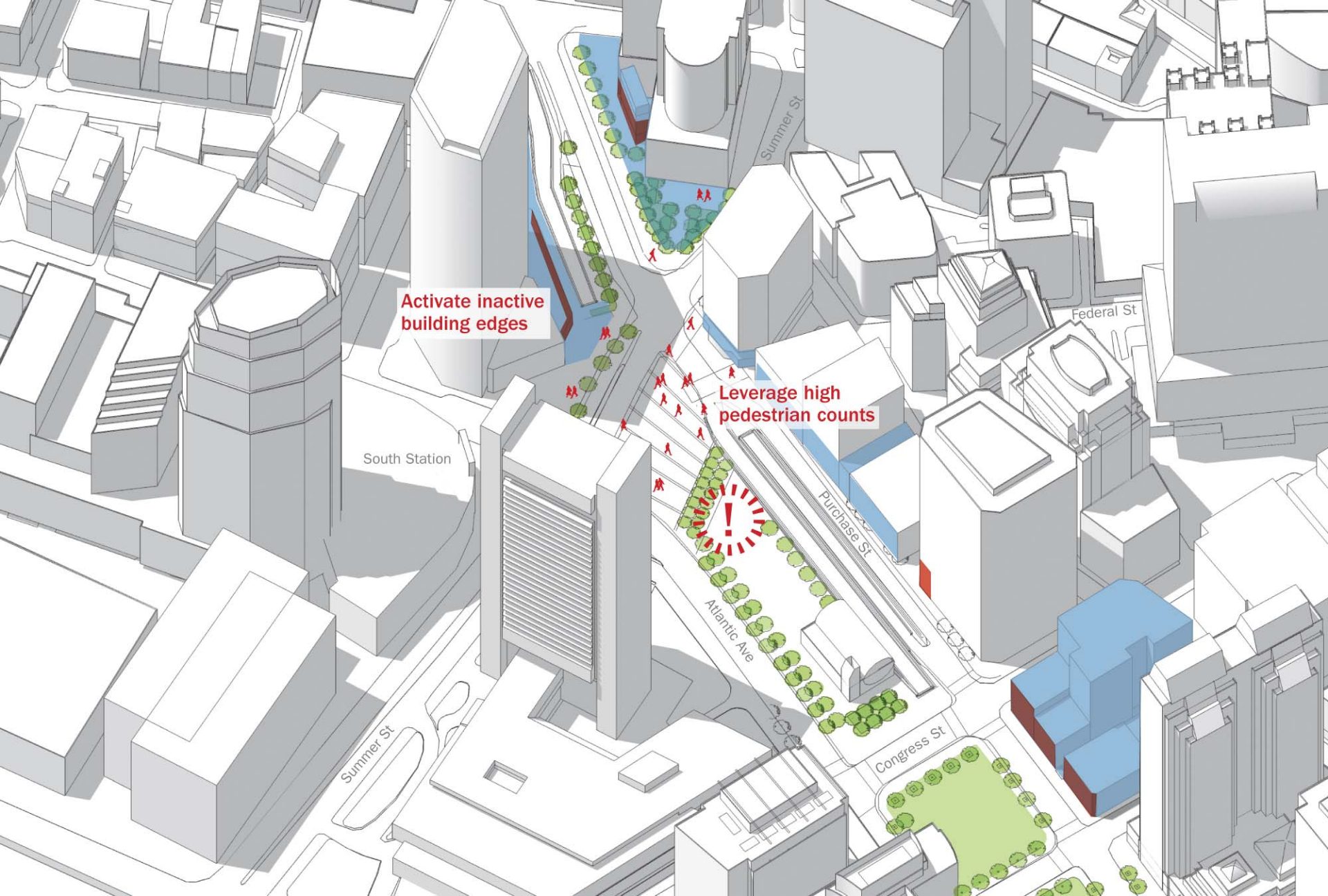
Purchase St

Atlantic Ave

Congress St

Summer St

# Dewey Square: Opportunities



Activate inactive building edges

Leverage high pedestrian counts

South Station

Atlantic Ave

Purchase St

Federal St

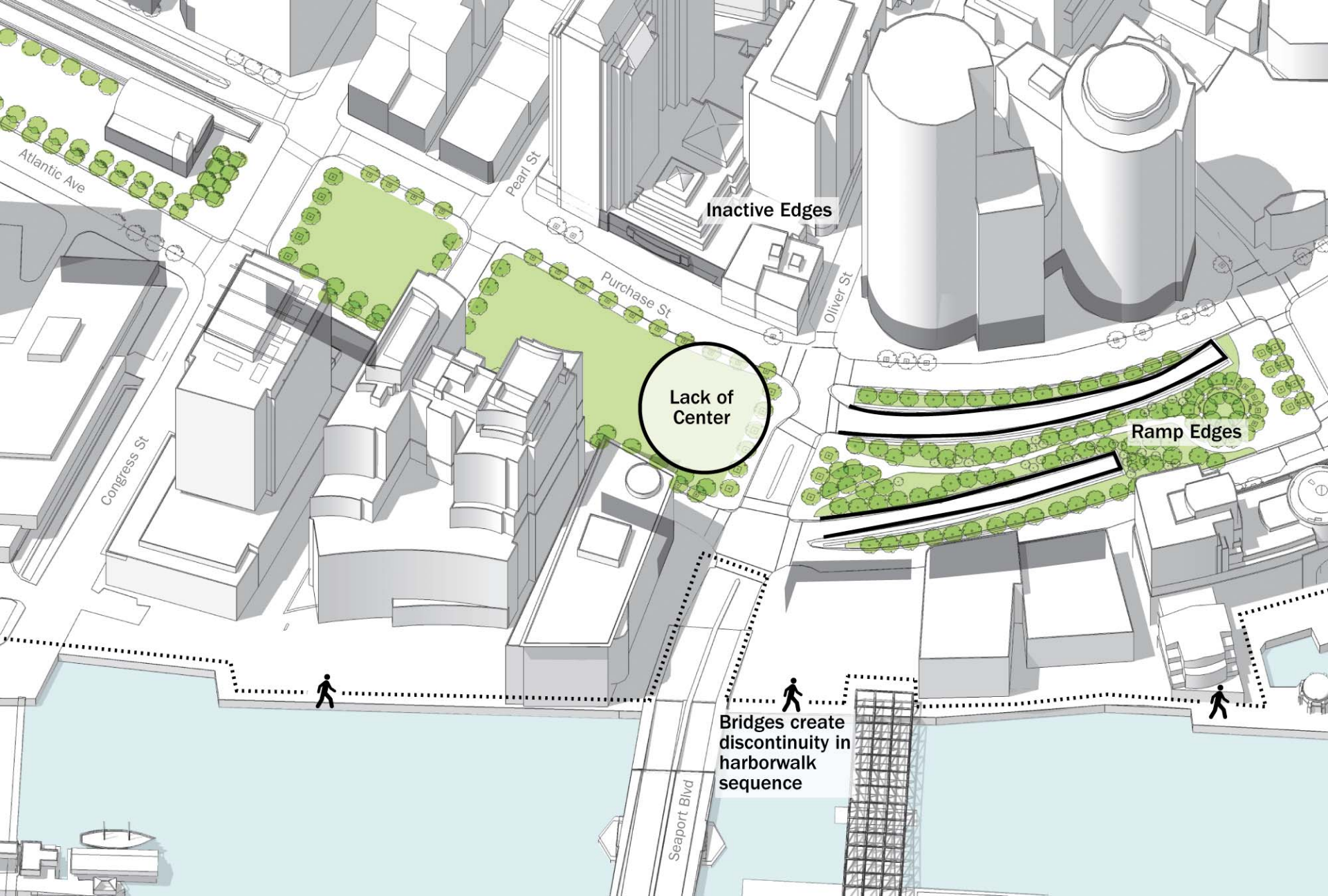
Summer St

Congress St

## Dewey Square: Potential Investment Sites



**Urban  
Plaza**



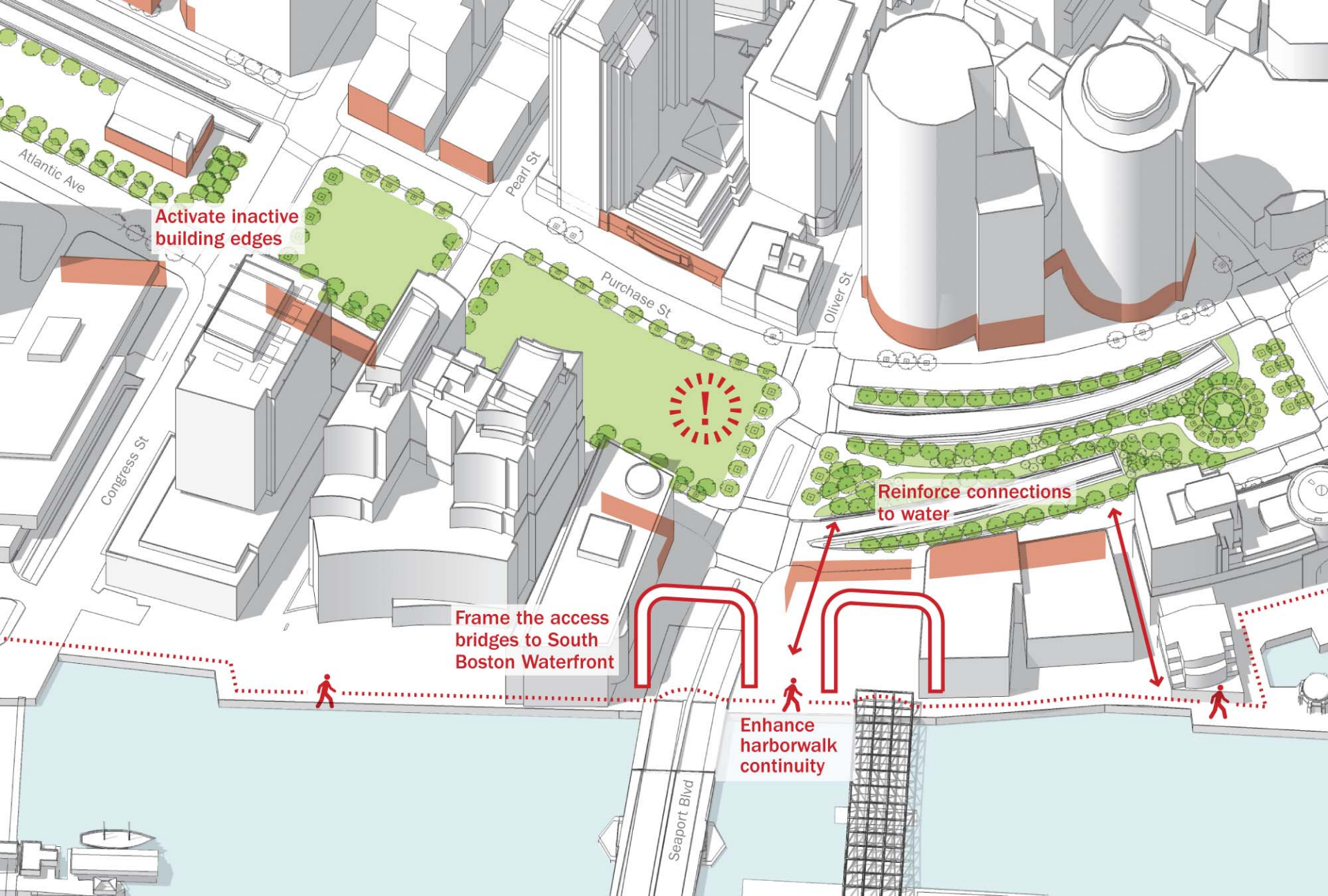
Inactive Edges

Lack of Center

Ramp Edges

Bridges create discontinuity in harborwalk sequence

## Financial District Area: Challenges



Activate inactive building edges

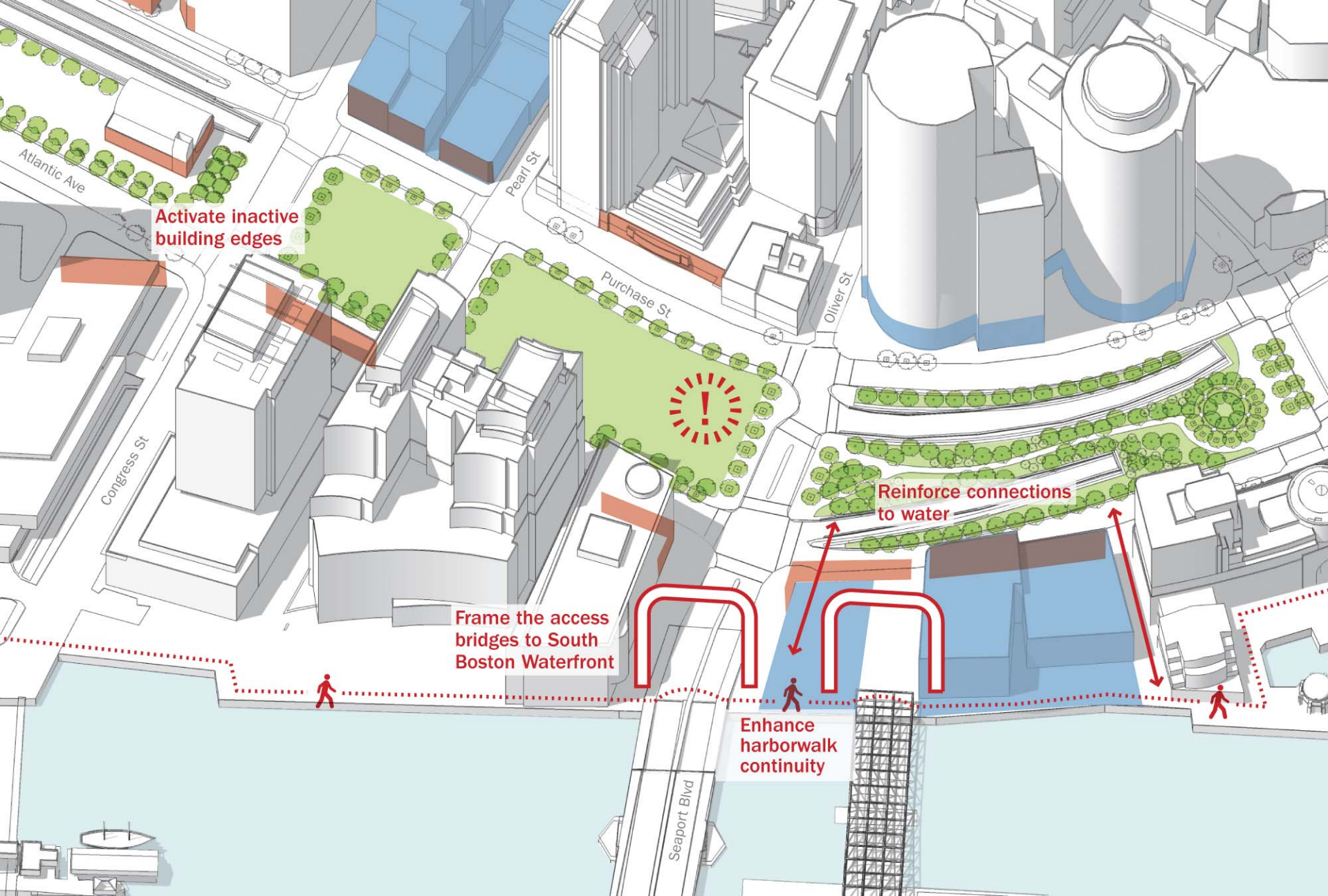
Reinforce connections to water

Frame the access bridges to South Boston Waterfront

Enhance harborwalk continuity

Seaport Blvd

# Financial District Area: Opportunities



Activate inactive building edges



Reinforce connections to water

Frame the access bridges to South Boston Waterfront

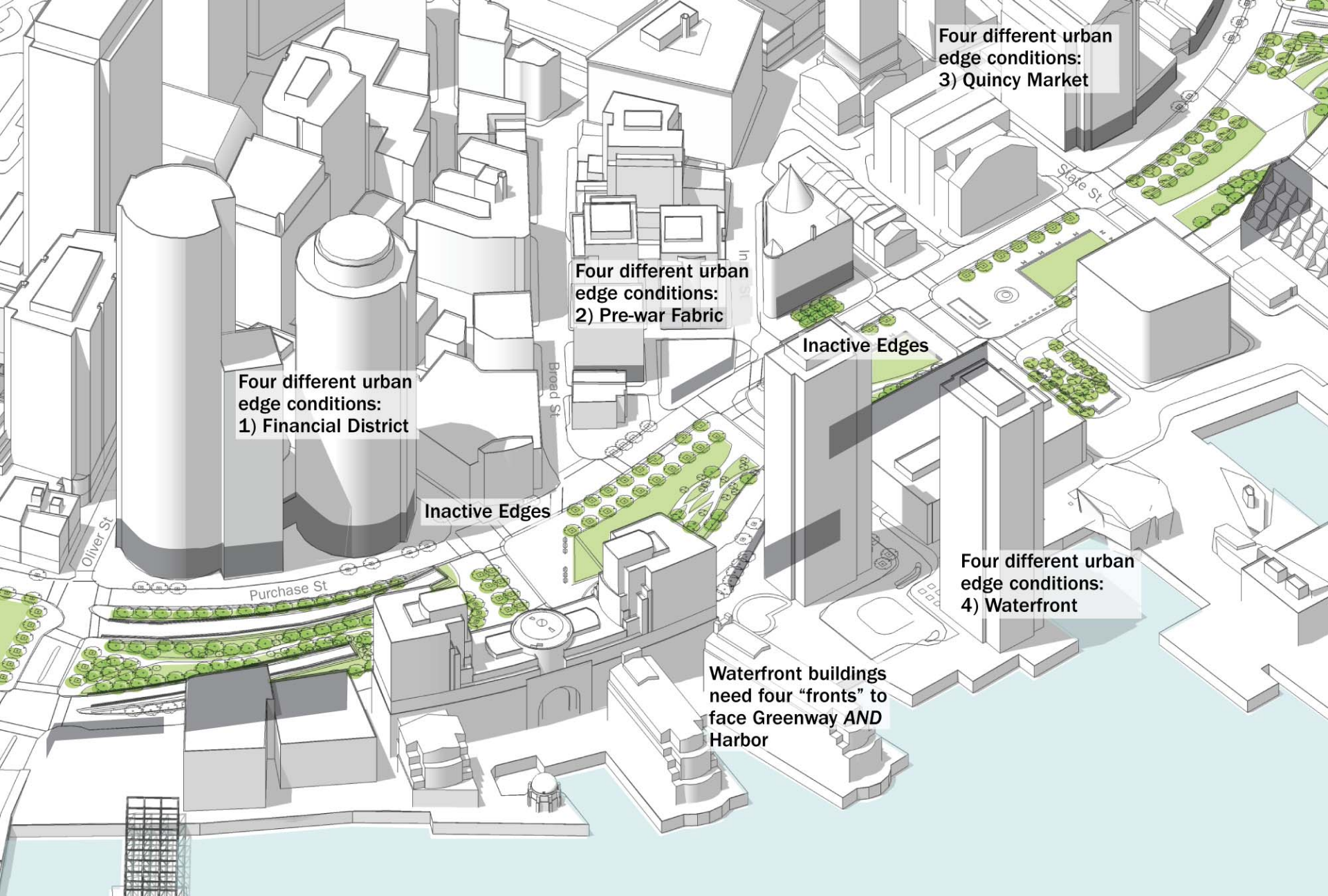
Enhance harborwalk continuity

# Financial District Area: Potential Investment Sites



Gateway  
to South  
Boston  
Waterfront





Four different urban edge conditions:  
1) Financial District

Four different urban edge conditions:  
2) Pre-war Fabric

Four different urban edge conditions:  
3) Quincy Market

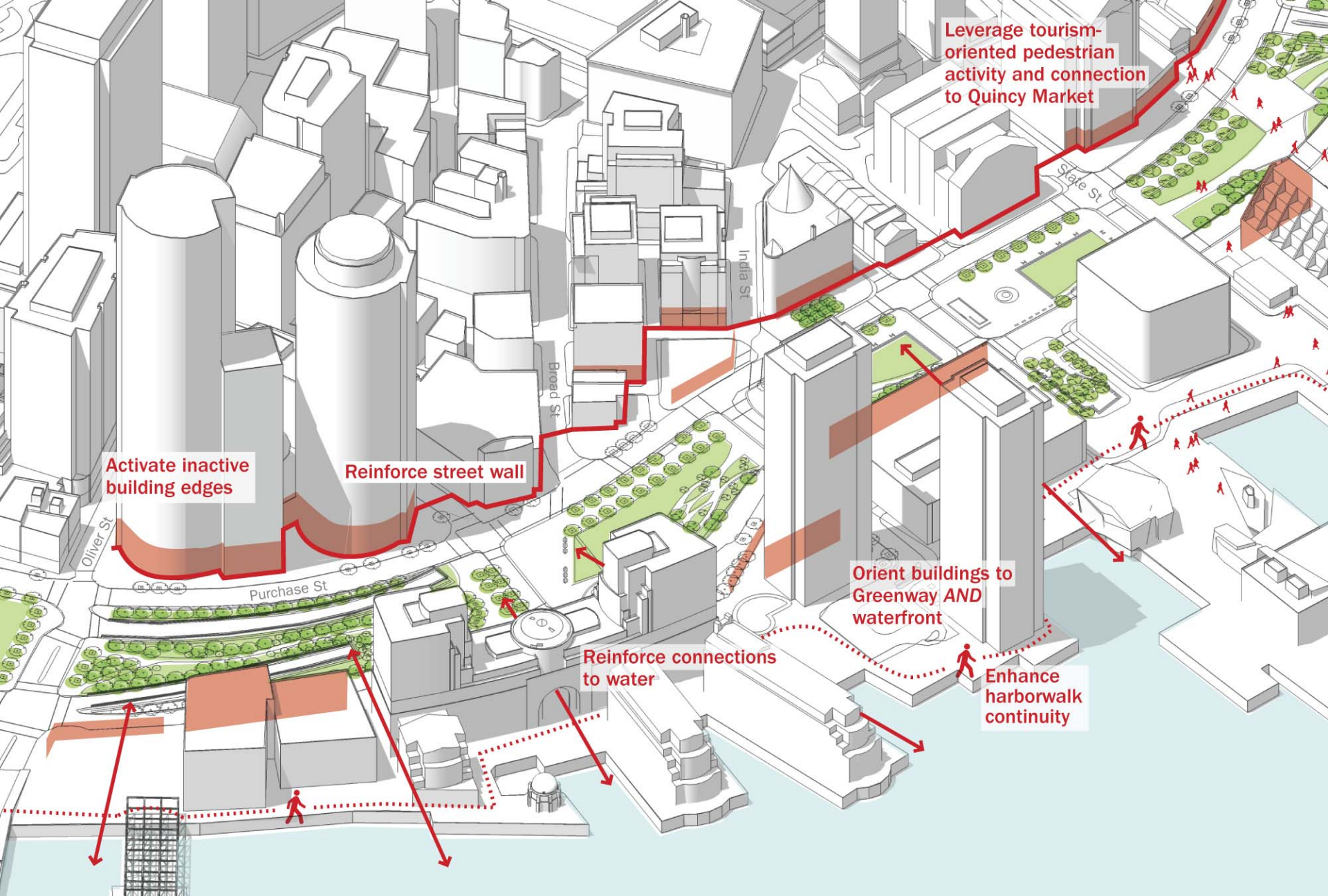
Inactive Edges

Inactive Edges

Four different urban edge conditions:  
4) Waterfront

Waterfront buildings need four "fronts" to face Greenway AND Harbor

## Wharf District Area: Challenges



Leverage tourism-oriented pedestrian activity and connection to Quincy Market

Activate inactive building edges

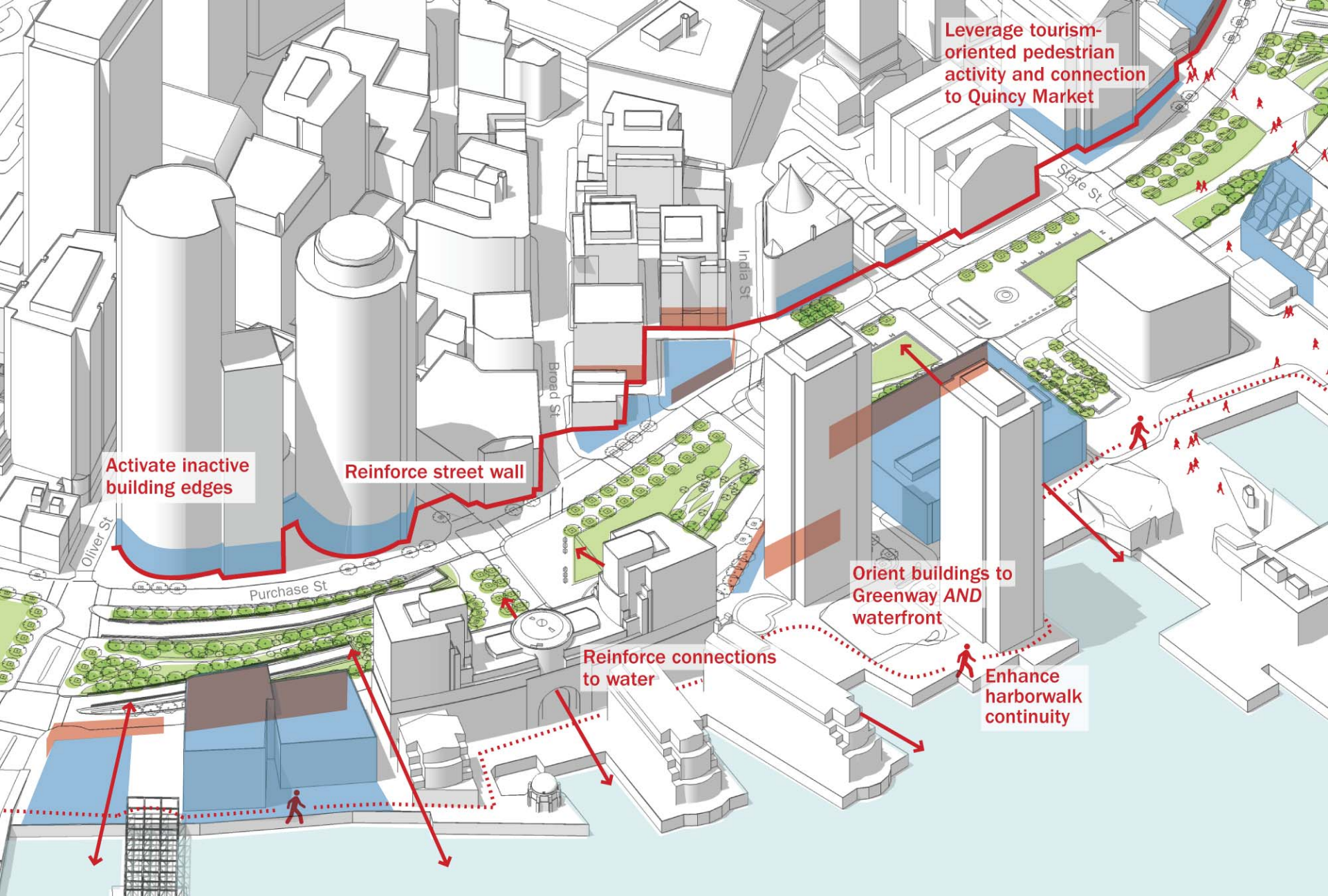
Reinforce street wall

Orient buildings to Greenway AND waterfront

Enhance harborwalk continuity

Reinforce connections to water

## Wharf District Area: Opportunities



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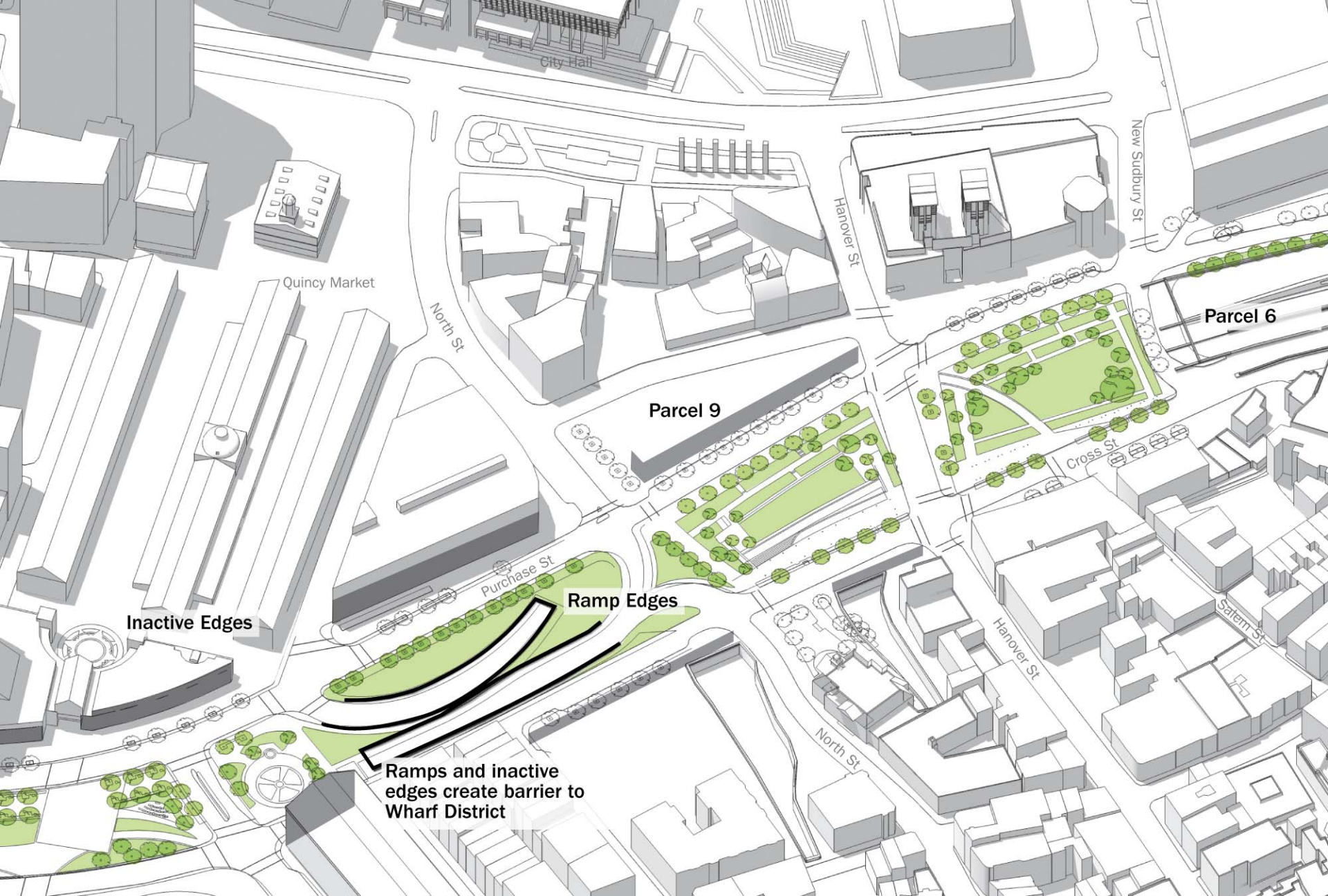
### Wharf District Area: Potential Investment Sites



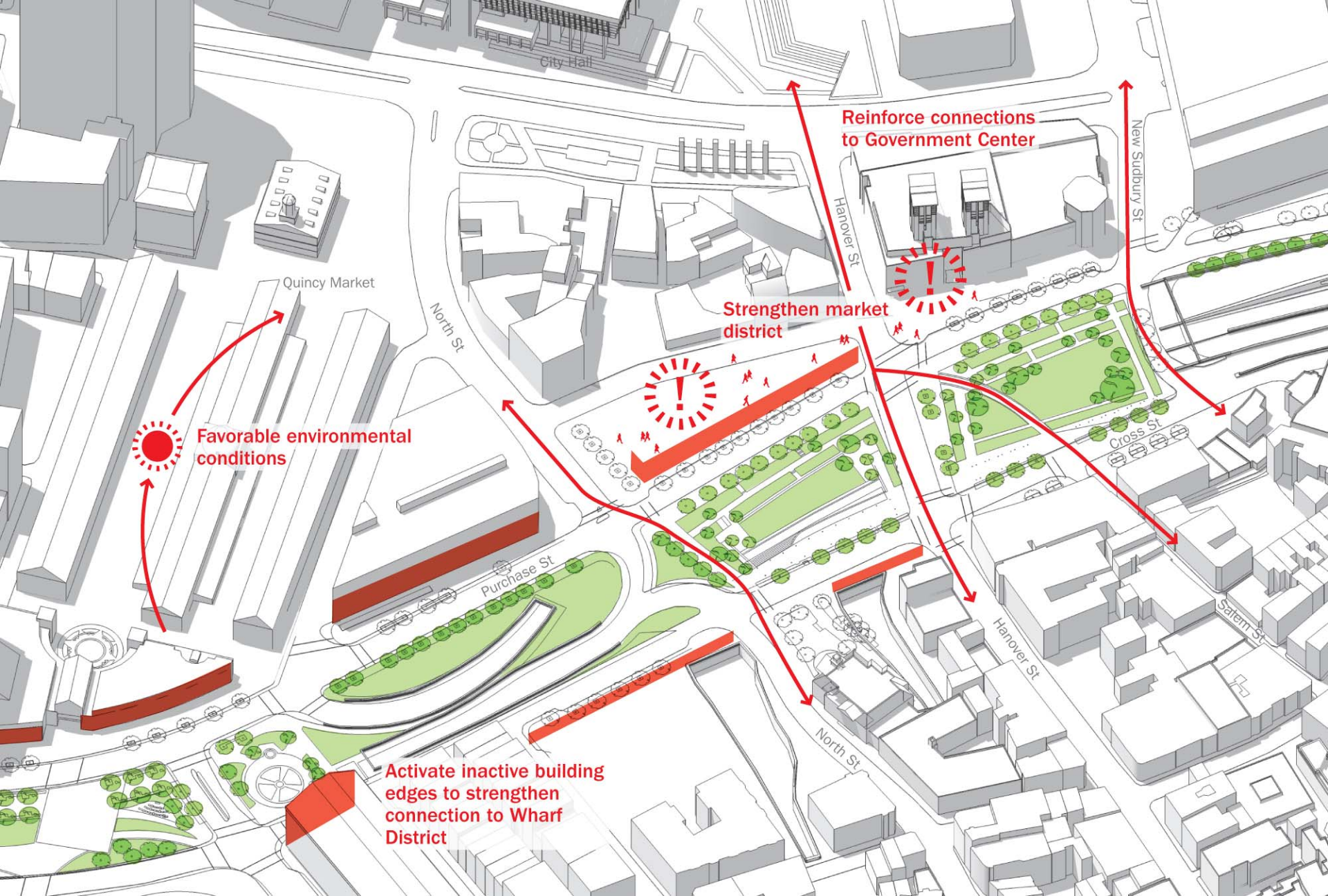
**Touching  
the  
Harbor**

# Touching the Harbor





## North End District Area: Challenges



Quincy Market

City Hall

Reinforce connections to Government Center

New Sudbury St

Strengthen market district

Favorable environmental conditions

North St

Hanover St

Cross St

Purchase St

Hanover St

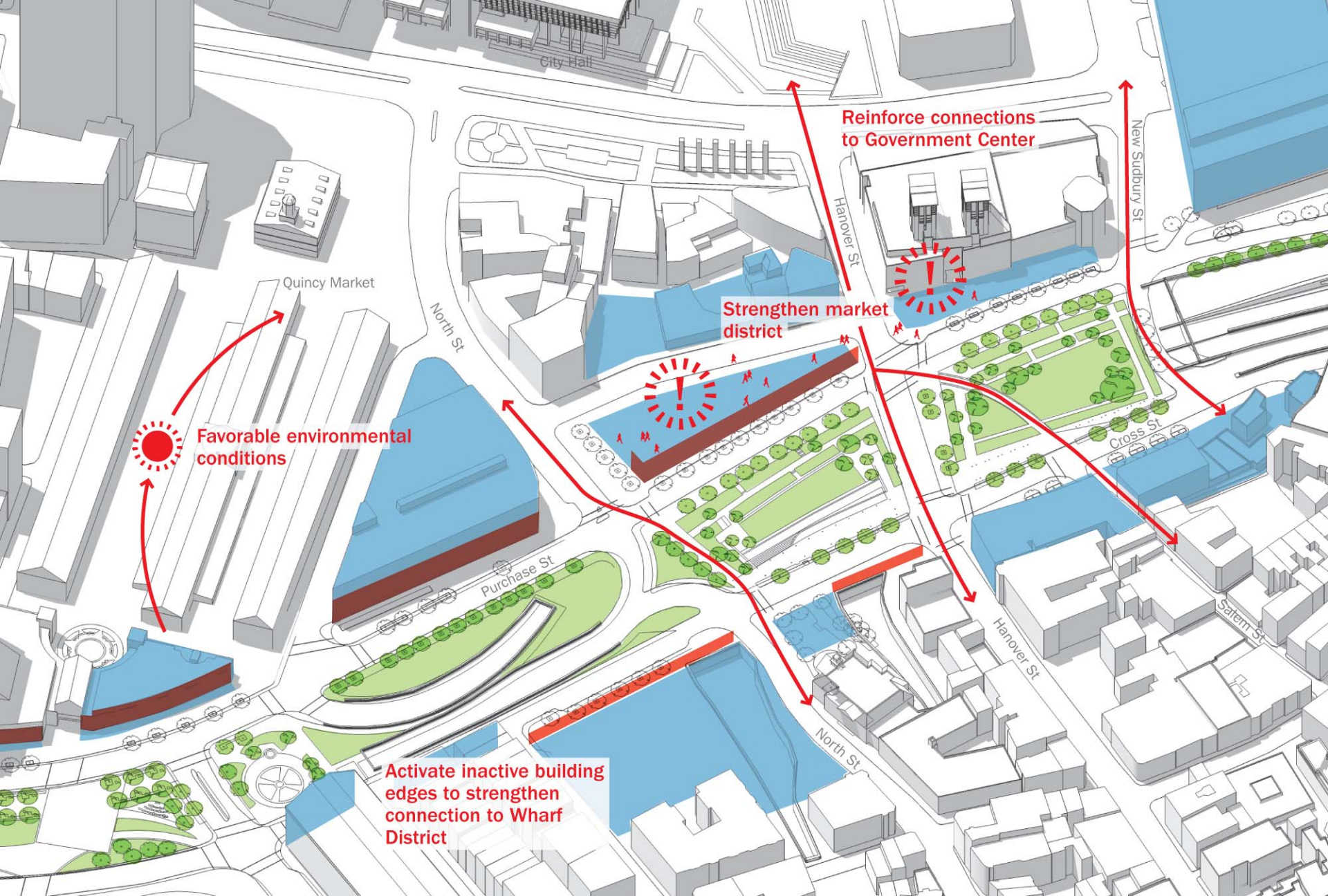
Salem St

North St

Activate inactive building edges to strengthen connection to Wharf District

# North End District Area: Opportunities





**Favorable environmental conditions**

**Strengthen market district**

**Reinforce connections to Government Center**

**Activate inactive building edges to strengthen connection to Wharf District**

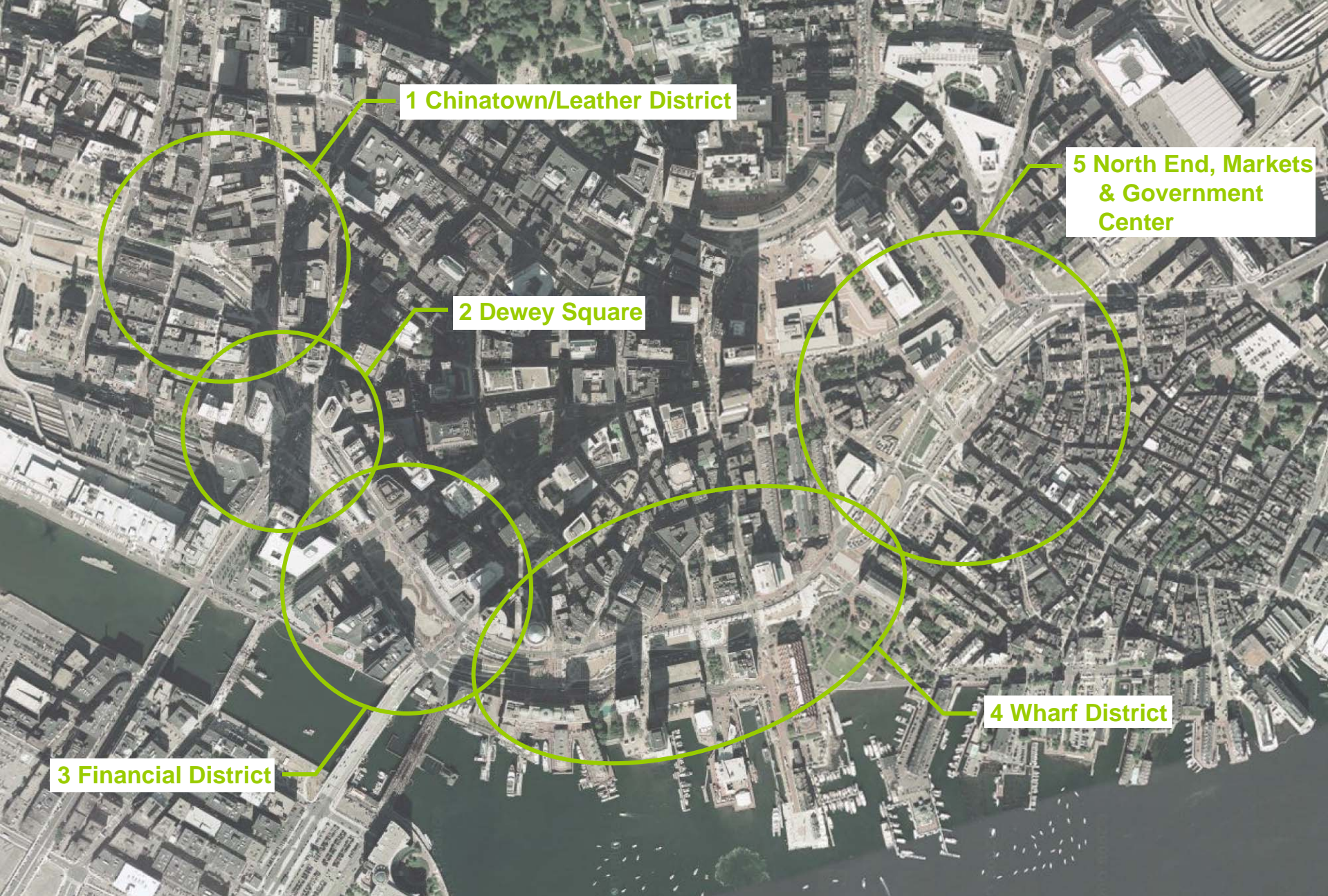
## North End District Area: Potential Investment Sites

**Market  
District  
Meeting  
Point**





**Market  
District  
Meeting  
Point**



1 Chinatown/Leather District

5 North End, Markets & Government Center

2 Dewey Square

4 Wharf District

3 Financial District

## 5 Primary 'Zones'

Greenway District Planning Study

# Public Meeting 3

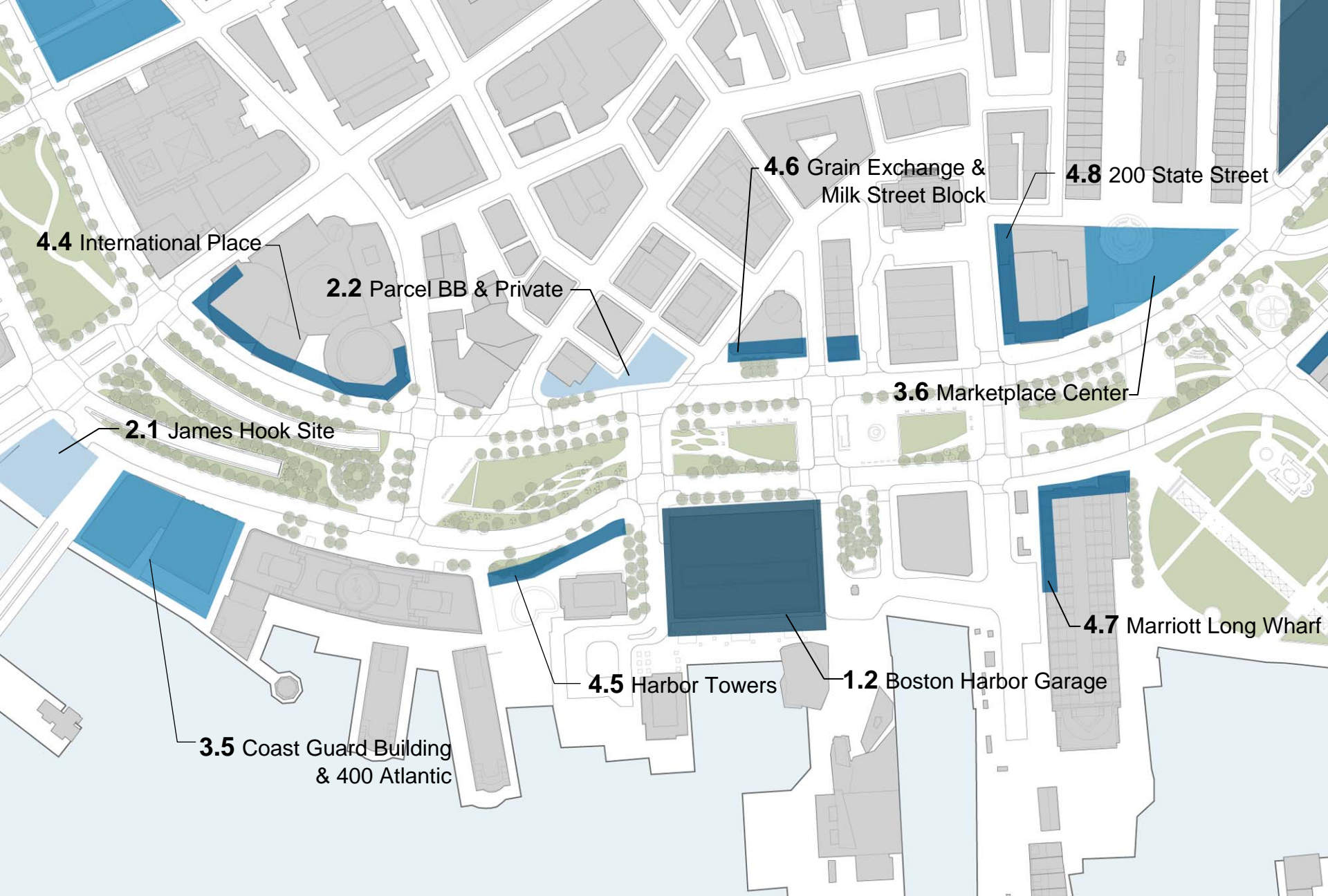
01 Vision and Narrative

**02 Development Scenario Studies**



# Potential Investment Sites





**4.4** International Place

**2.2** Parcel BB & Private

**4.6** Grain Exchange & Milk Street Block

**4.8** 200 State Street

**3.6** Marketplace Center

**2.1** James Hook Site

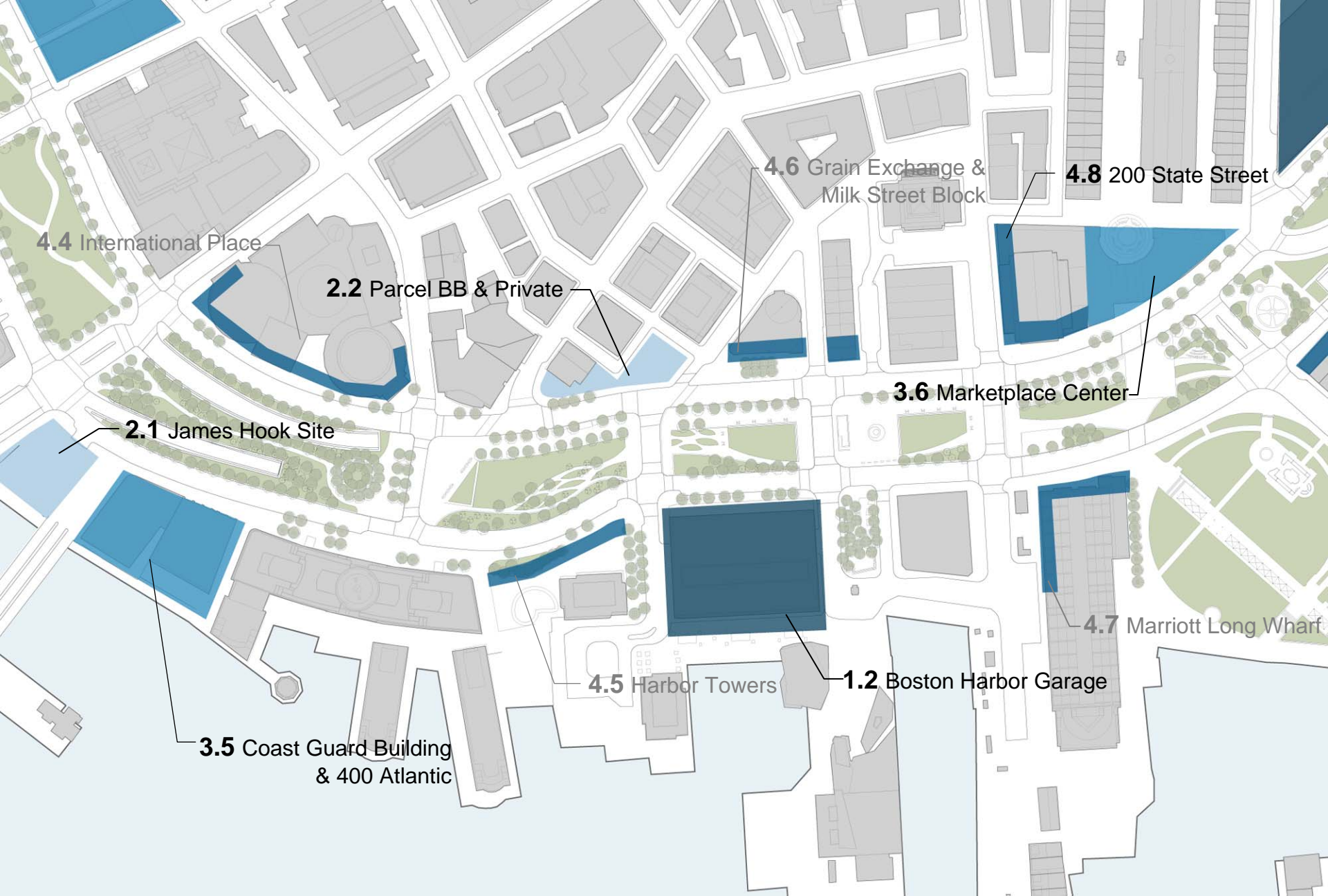
**4.7** Marriott Long Wharf

**3.5** Coast Guard Building & 400 Atlantic

**4.5** Harbor Towers

**1.2** Boston Harbor Garage

**Wharf District Area: Potential Investment Sites**



4.4 International Place

2.2 Parcel BB & Private

2.1 James Hook Site

3.5 Coast Guard Building & 400 Atlantic

4.5 Harbor Towers

1.2 Boston Harbor Garage

3.6 Marketplace Center

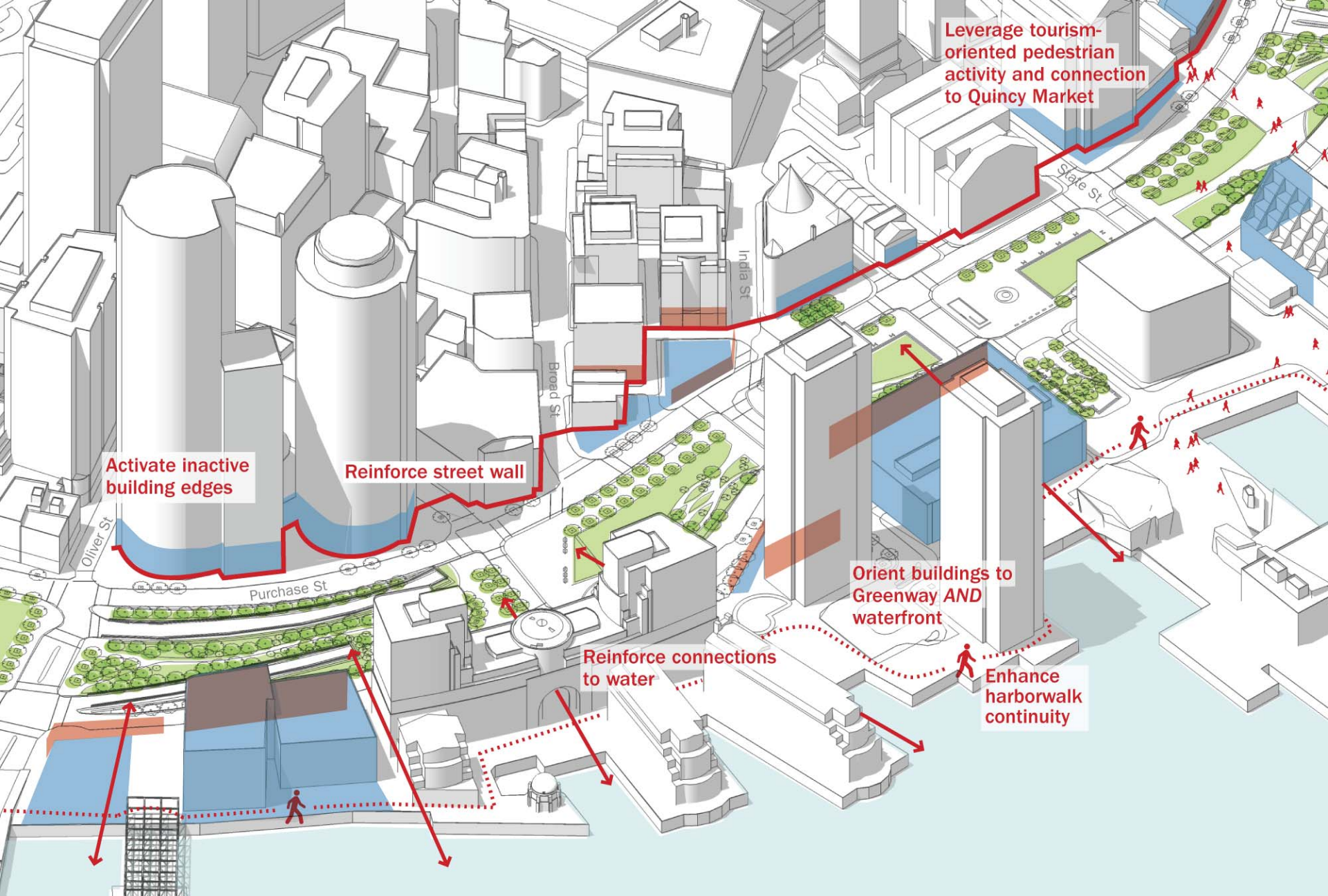
4.6 Grain Exchange & Milk Street Block

4.8 200 State Street

4.7 Marriott Long Wharf

## Wharf District Area: Potential Investment Sites





Leverage tourism-oriented pedestrian activity and connection to Quincy Market

Activate inactive building edges

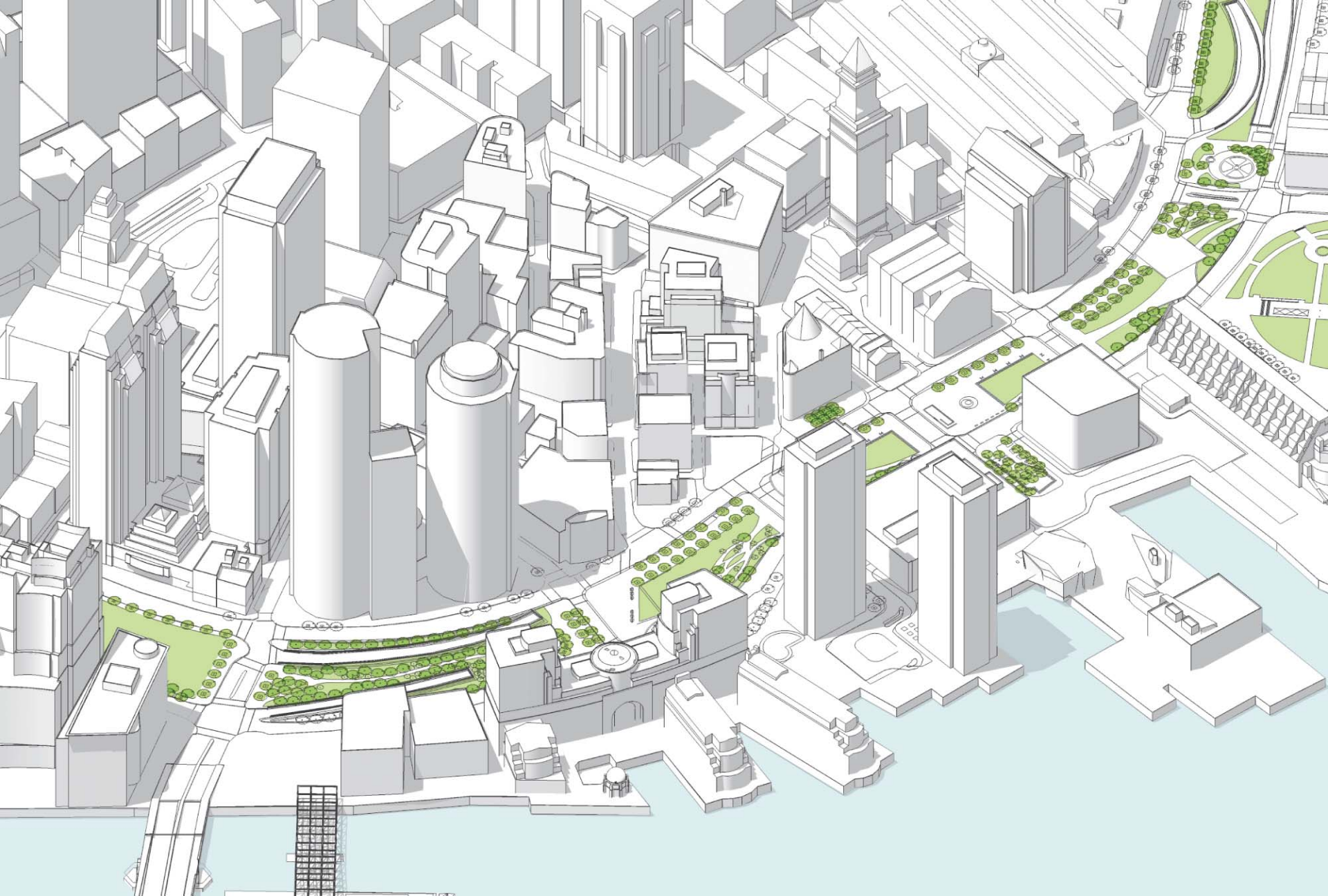
Reinforce street wall

Orient buildings to Greenway AND waterfront

Enhance harborwalk continuity

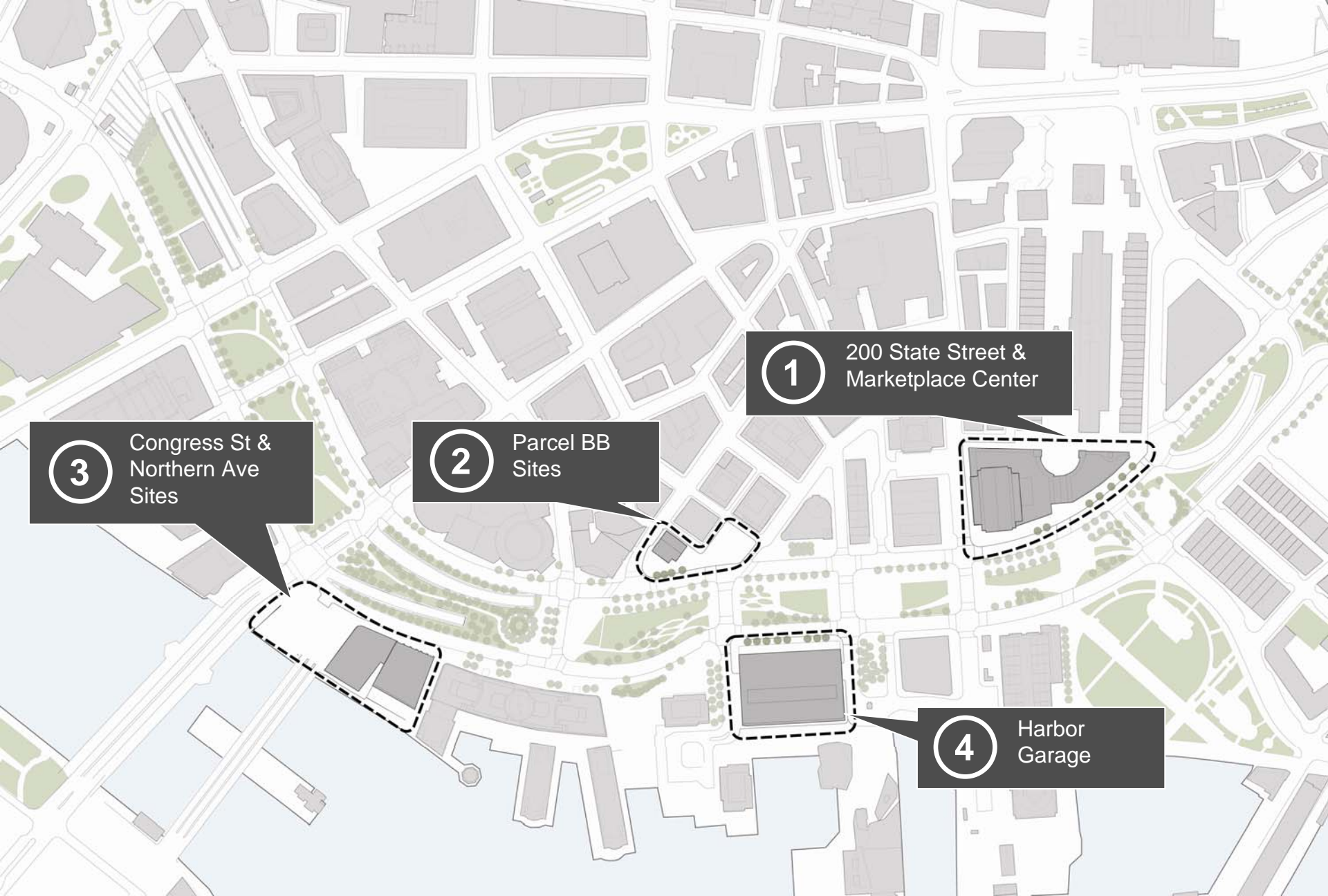
Reinforce connections to water

### Wharf District Area: Potential Investment Sites









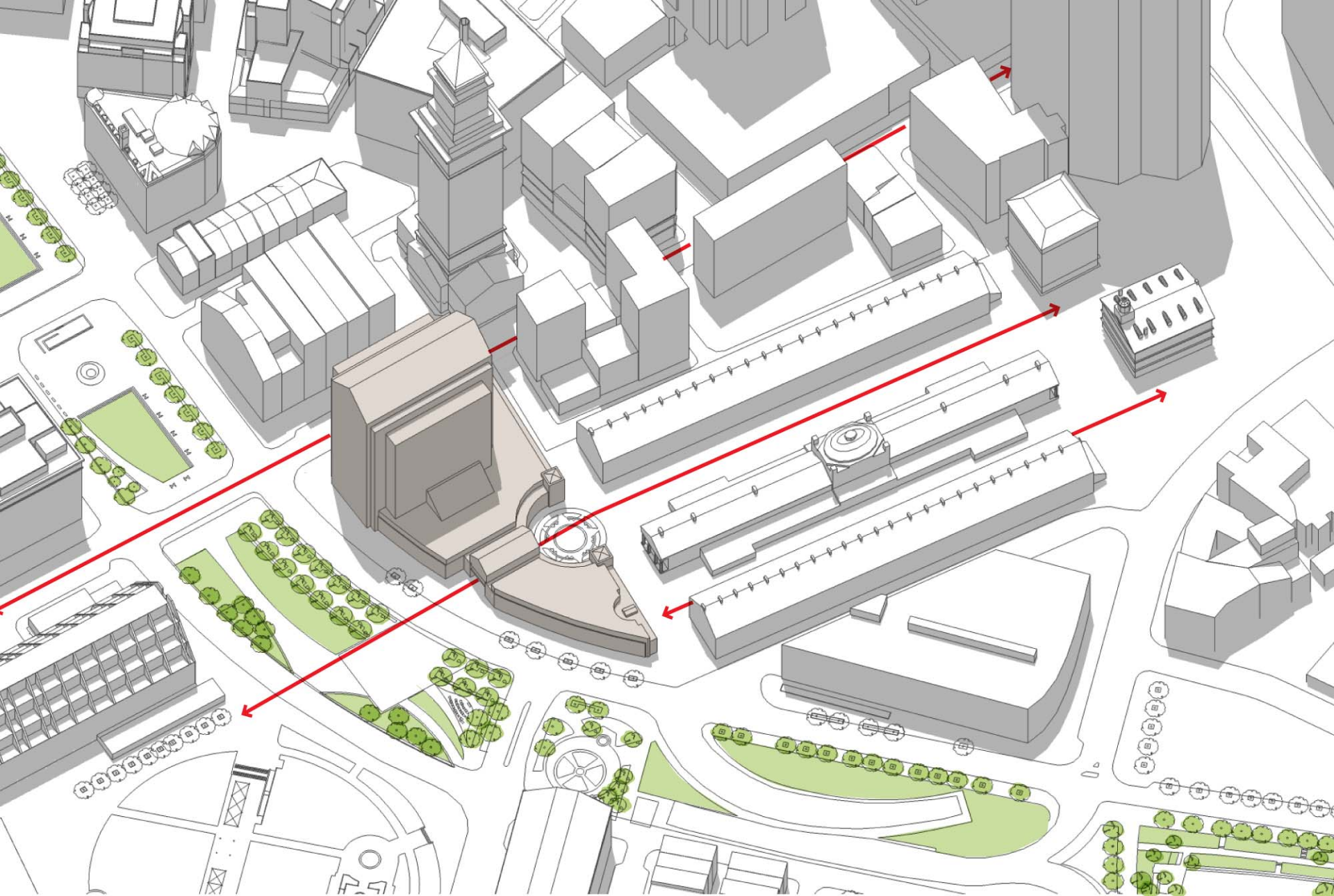
**1** 200 State Street & Marketplace Center

**2** Parcel BB Sites

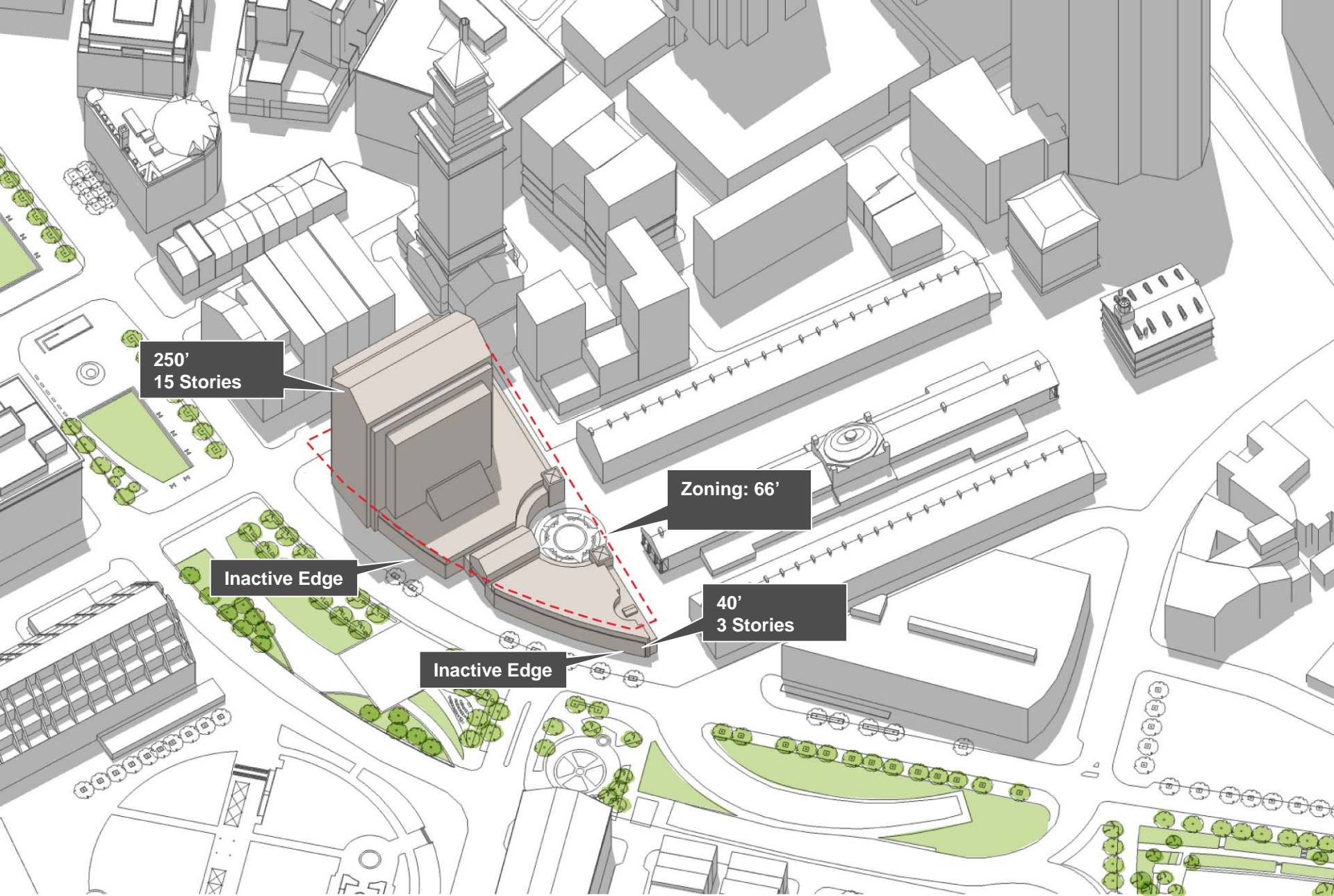
**3** Congress St & Northern Ave Sites

**4** Harbor Garage

## Wharf District: Potential Investment Sites



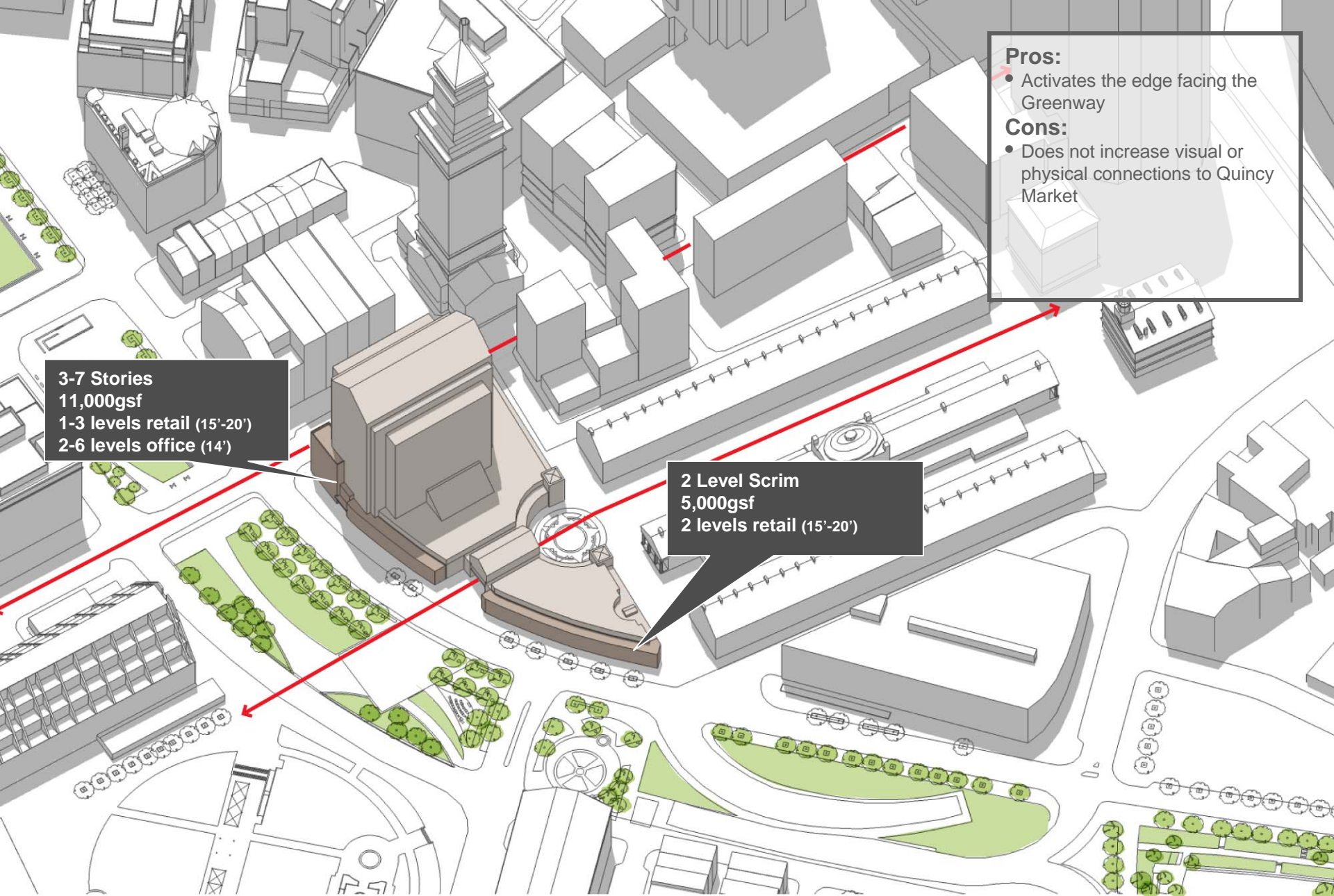
# 200 State Street and Marketplace Center Axes to the Sea



## 200 State Street and Marketplace Center Existing Conditions





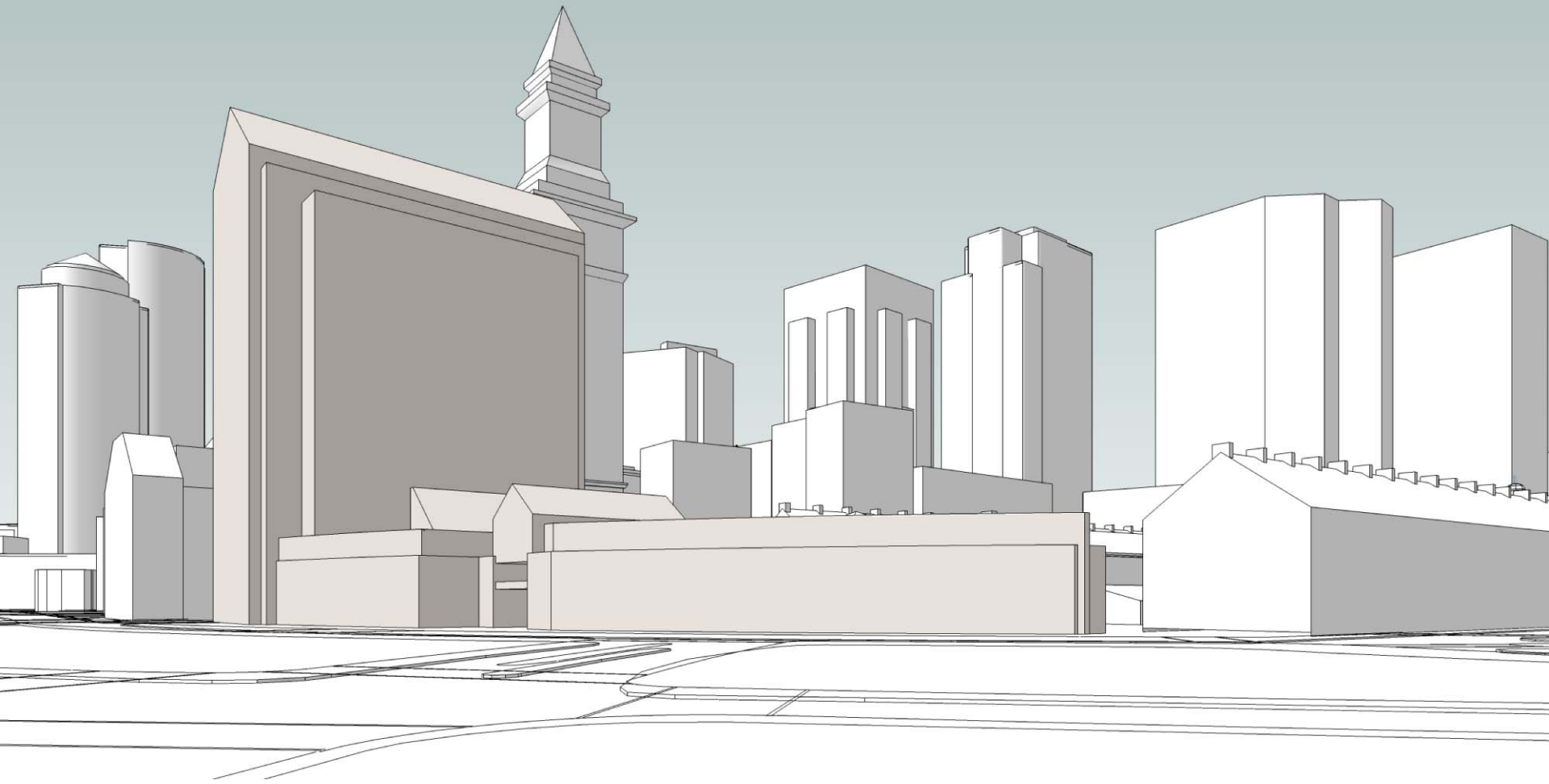


3-7 Stories  
11,000gsf  
1-3 levels retail (15'-20')  
2-6 levels office (14')

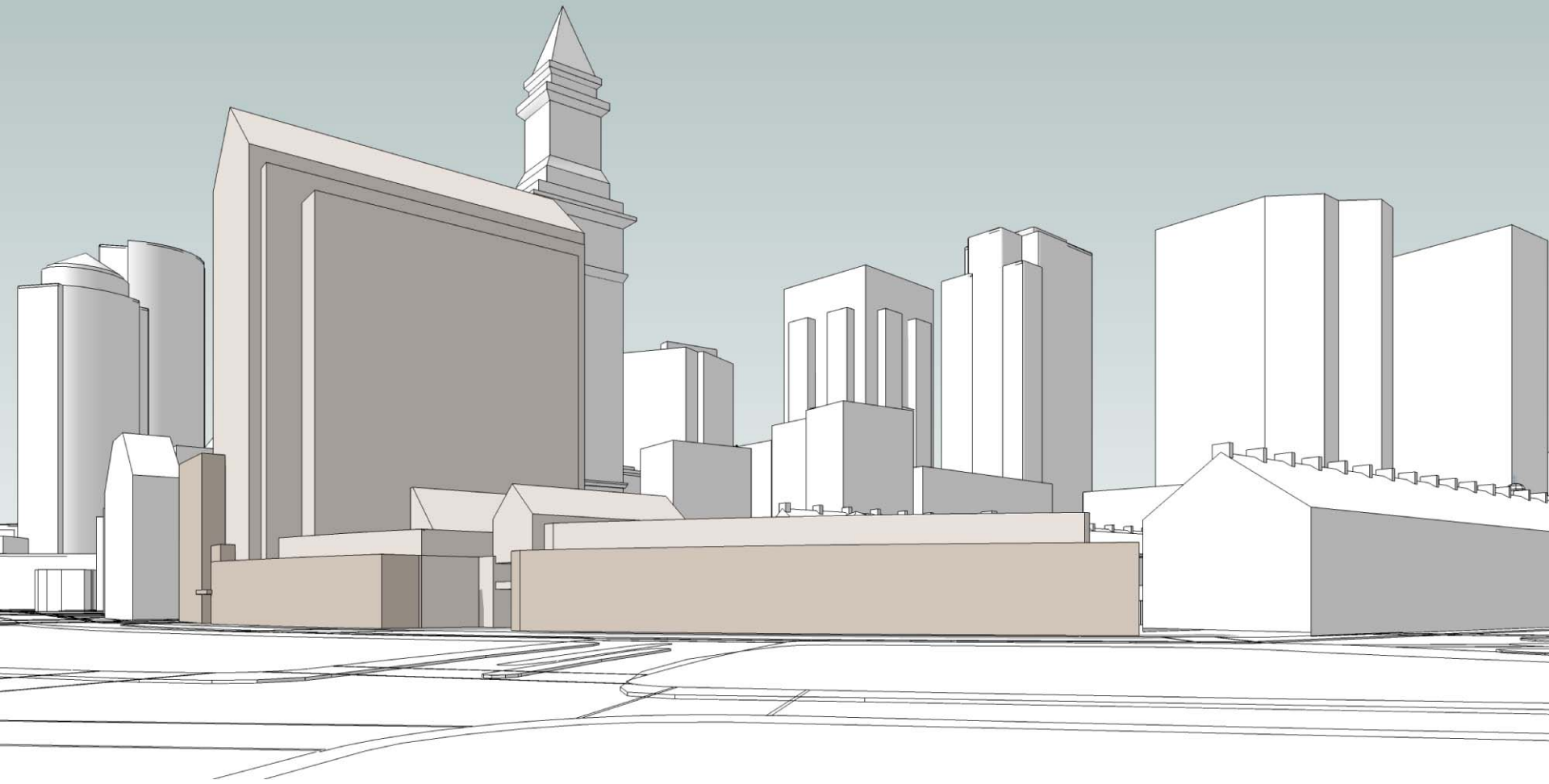
2 Level Scrim  
5,000gsf  
2 levels retail (15'-20')

- Pros:**
- Activates the edge facing the Greenway
- Cons:**
- Does not increase visual or physical connections to Quincy Market

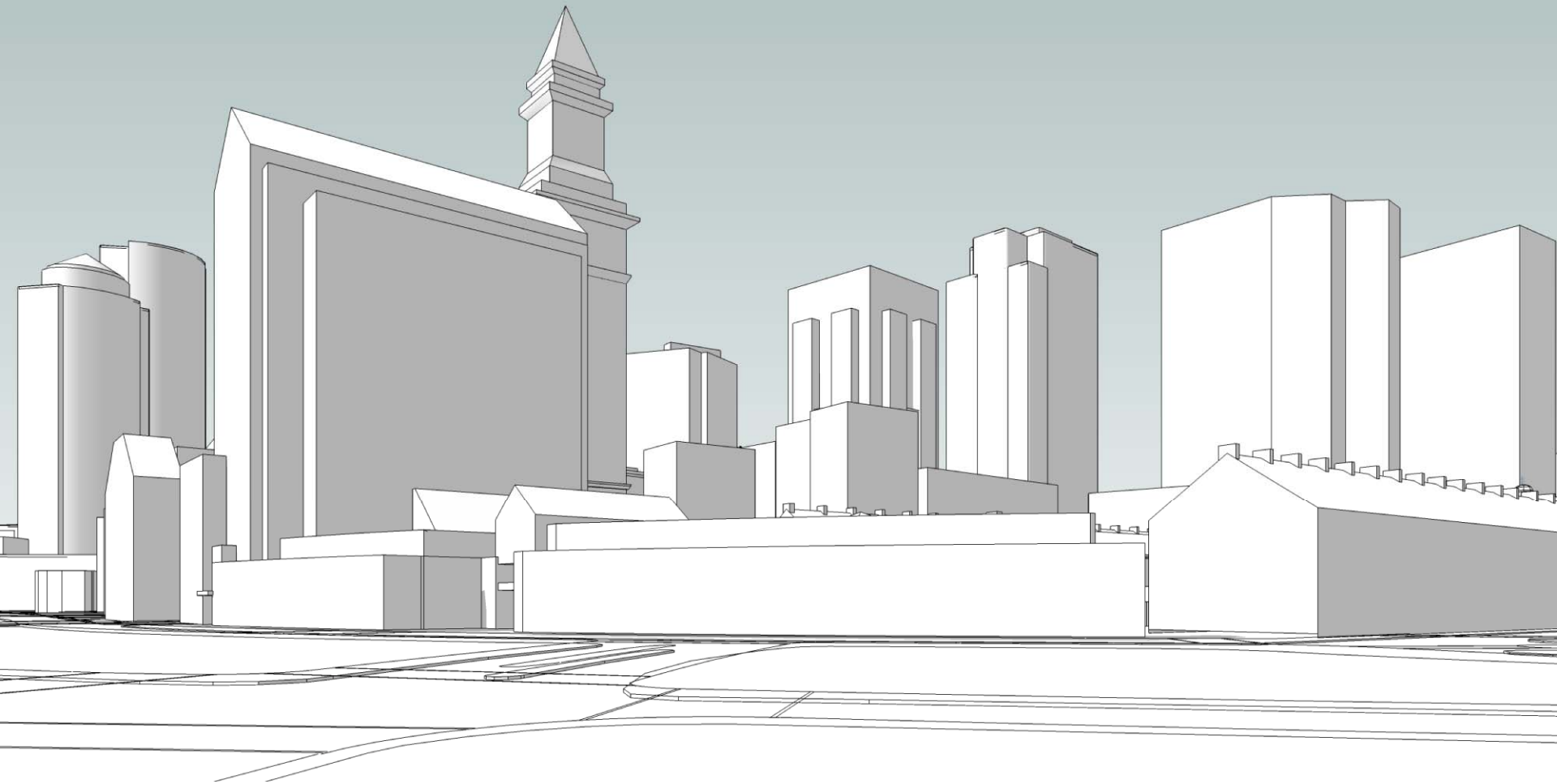
# 200 State Street and Marketplace Center Scenario 1



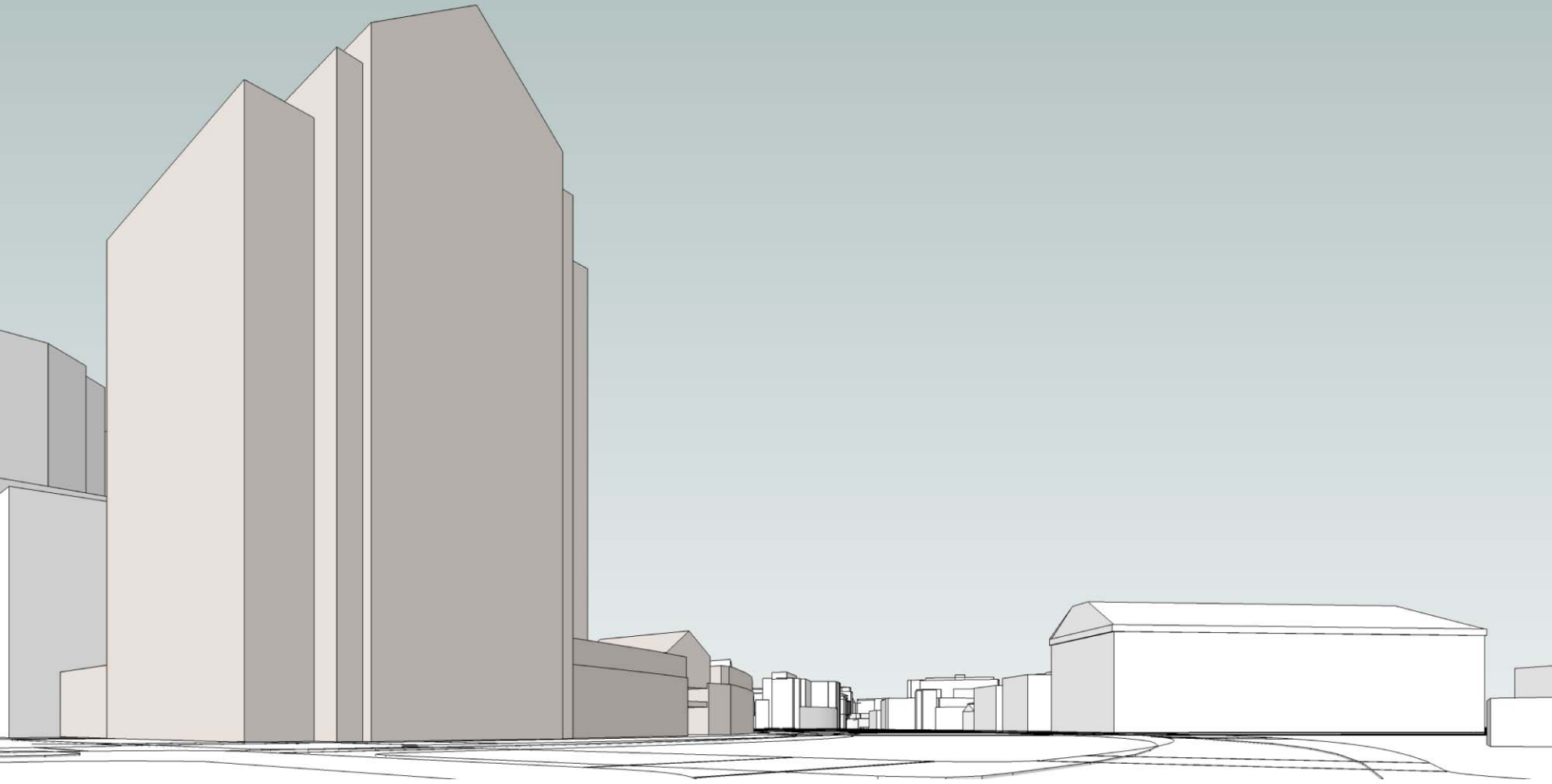
**200 State Street and Marketplace Center  
View from Columbus Park: Existing**



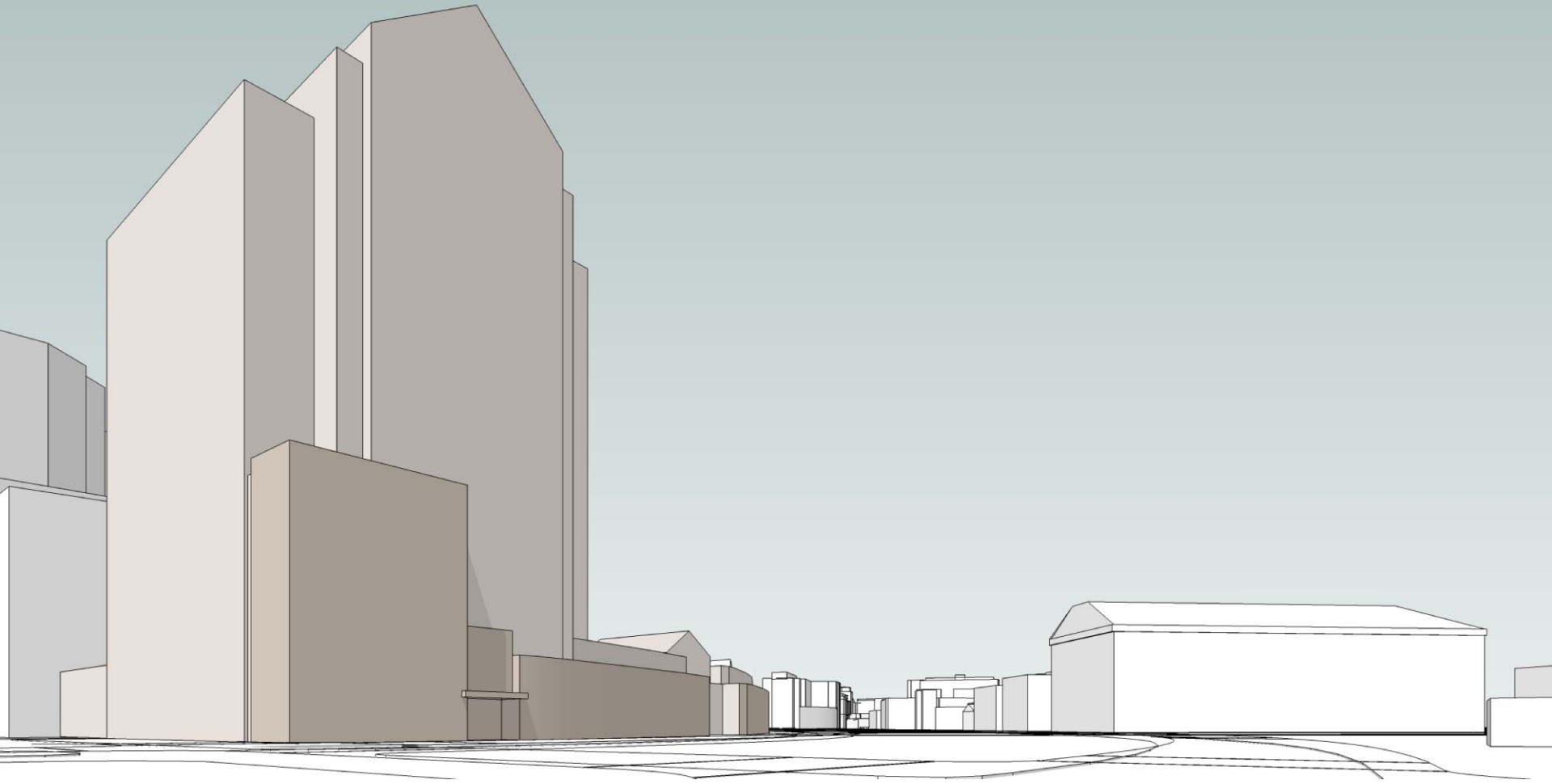
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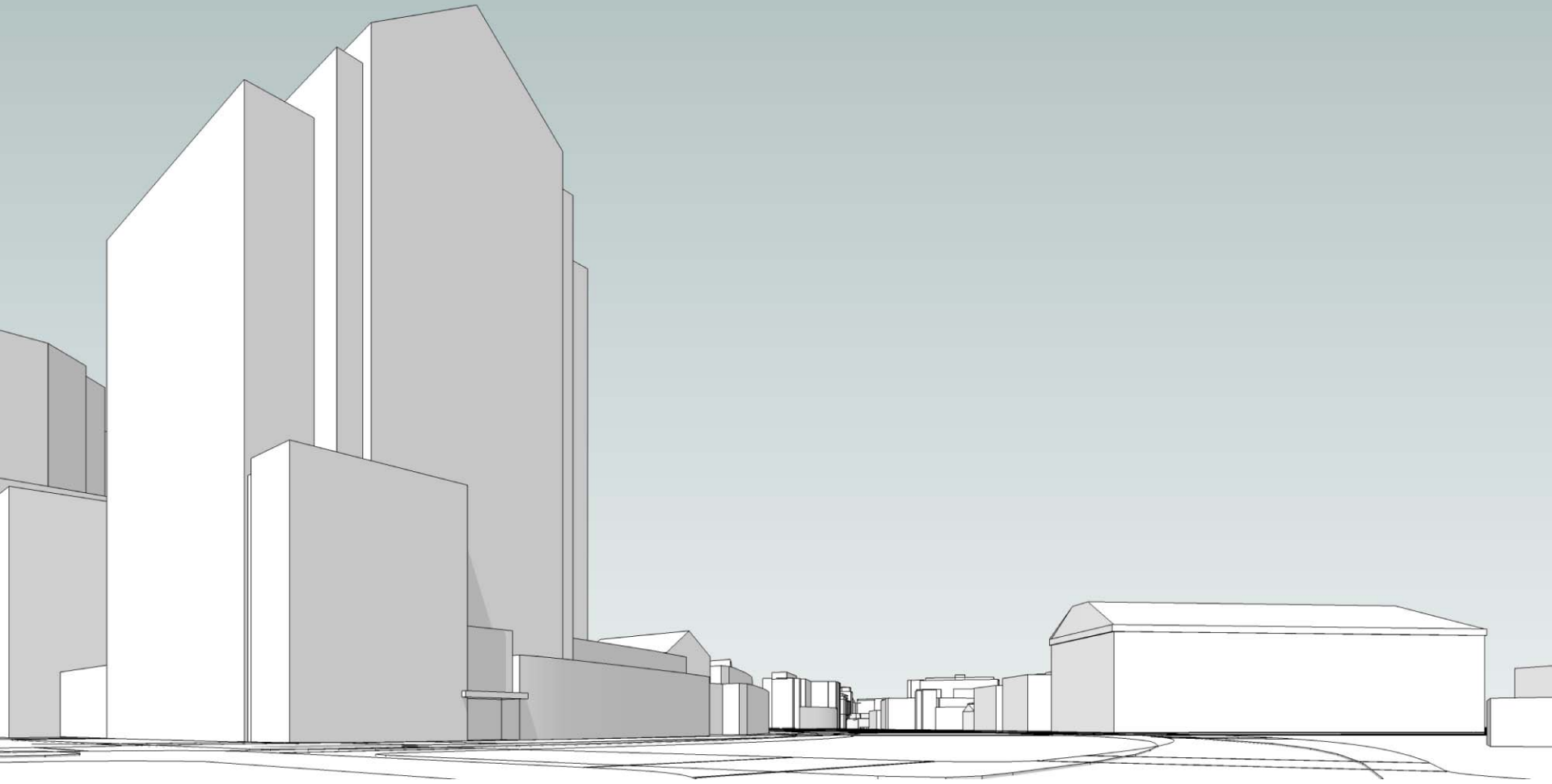
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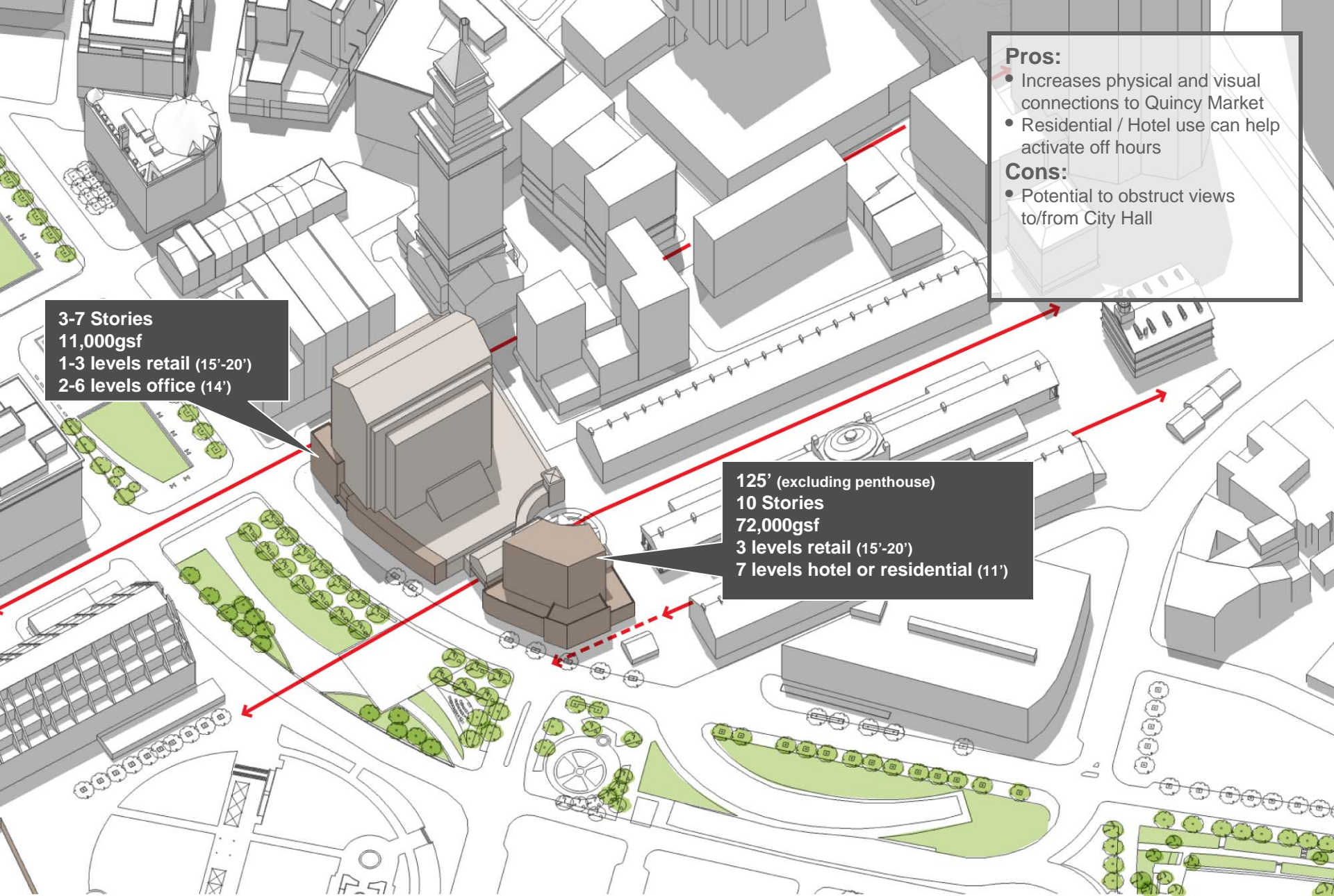
**200 State Street and Marketplace Center  
View From State Street/Parcel 15: Existing**



# 200 State Street and Marketplace Center Scenario 1



# 200 State Street and Marketplace Center Scenario 1



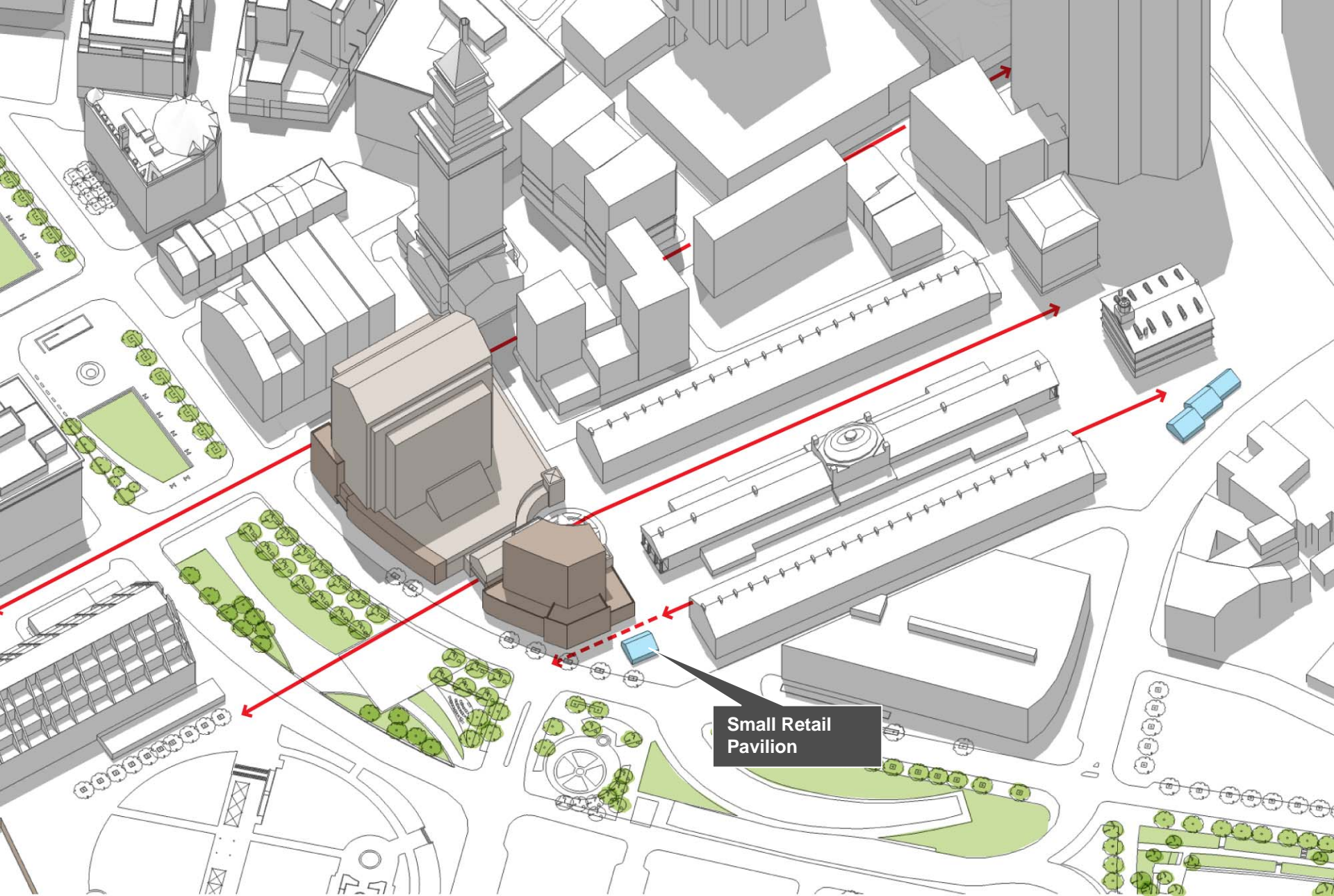
**3-7 Stories**  
**11,000gsf**  
**1-3 levels retail (15'-20')**  
**2-6 levels office (14')**

**125' (excluding penthouse)**  
**10 Stories**  
**72,000gsf**  
**3 levels retail (15'-20')**  
**7 levels hotel or residential (11')**

- Pros:**
- Increases physical and visual connections to Quincy Market
  - Residential / Hotel use can help activate off hours
- Cons:**
- Potential to obstruct views to/from City Hall

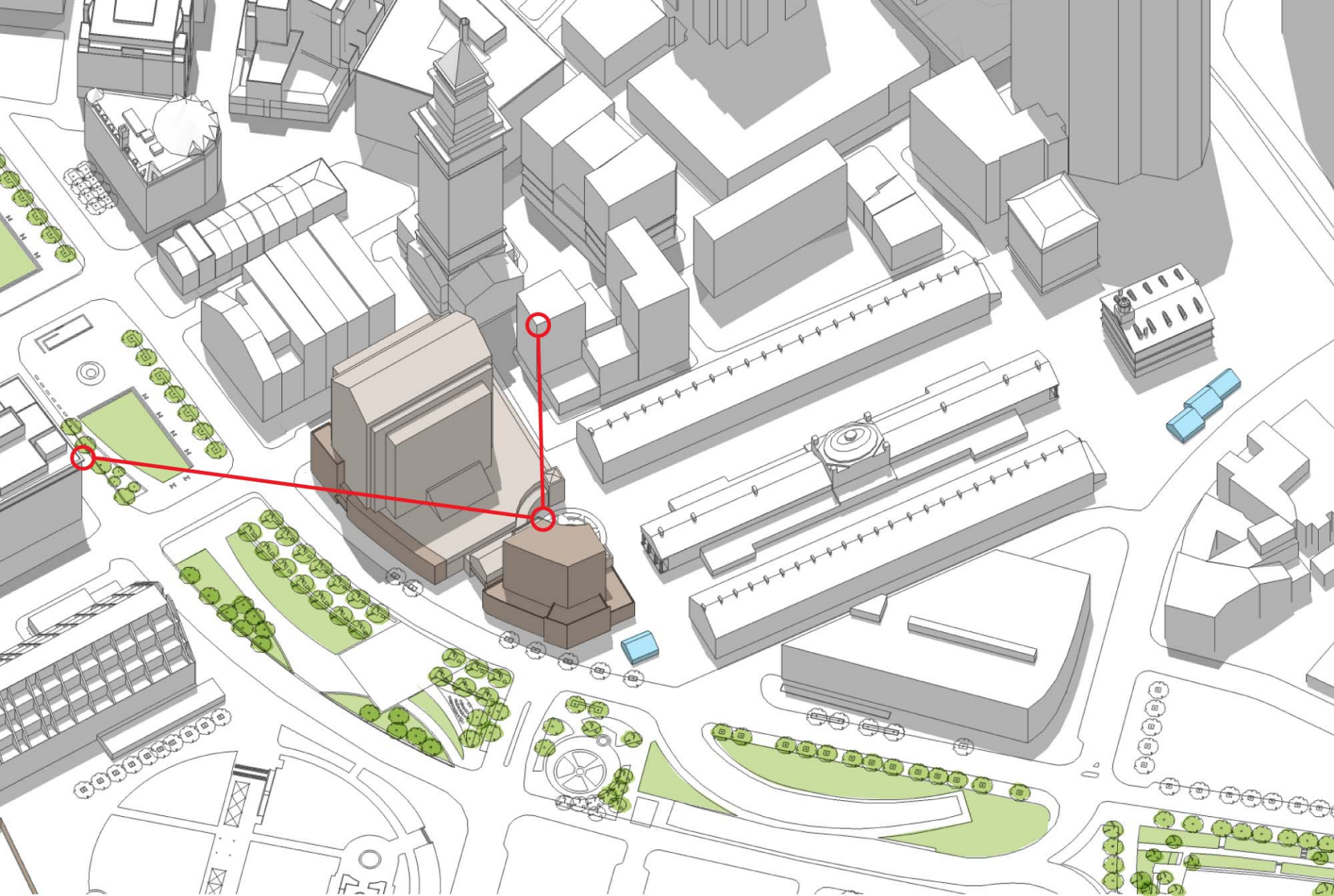
**200 State Street and Marketplace Center  
 Scenario 2**



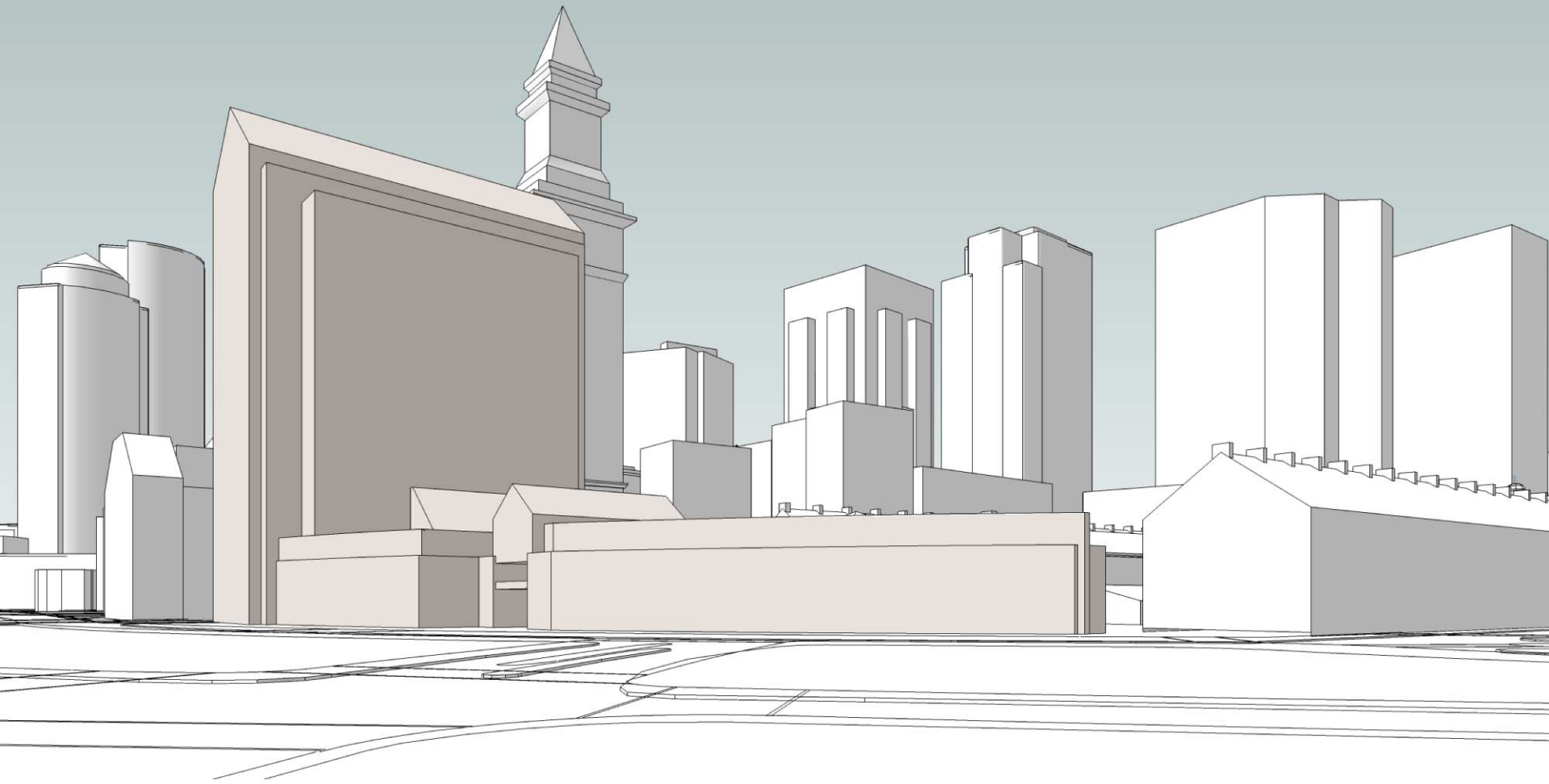


Small Retail Pavilion

## 200 State Street and Marketplace Center Scenario 2



# 200 State Street and Marketplace Center Scenario 2



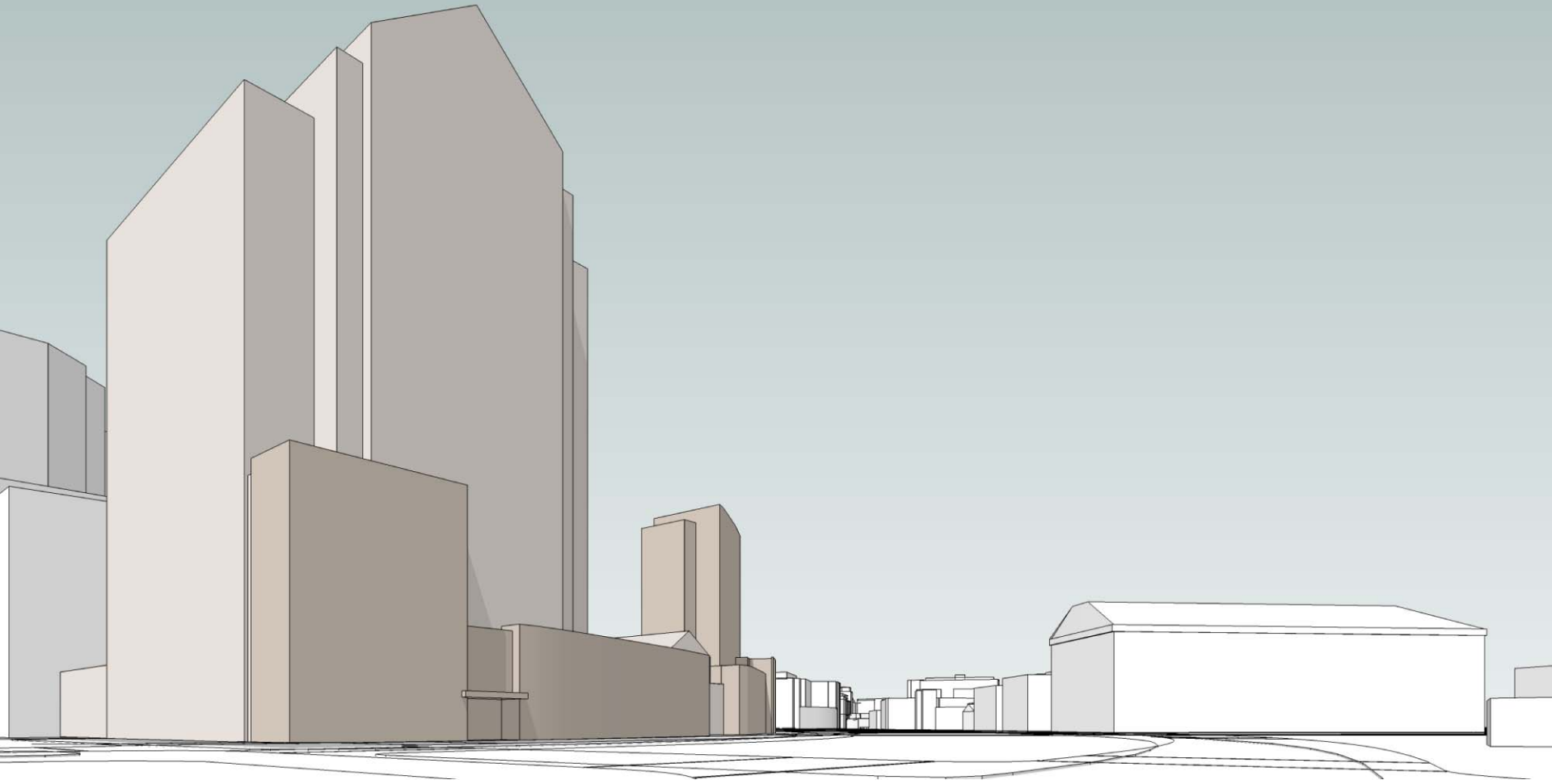
**200 State Street and Marketplace Center  
View from Columbus Park: Existing**



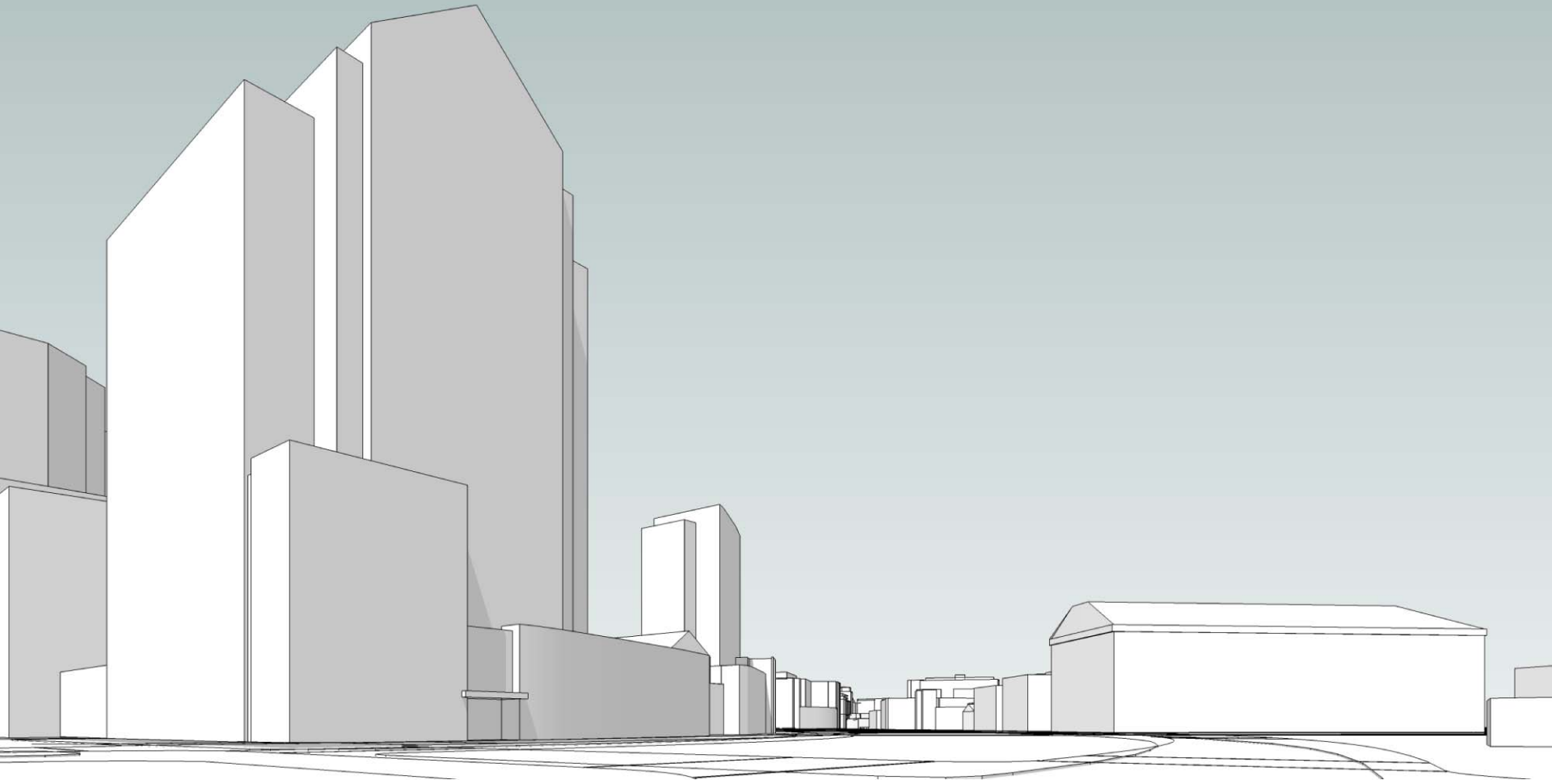
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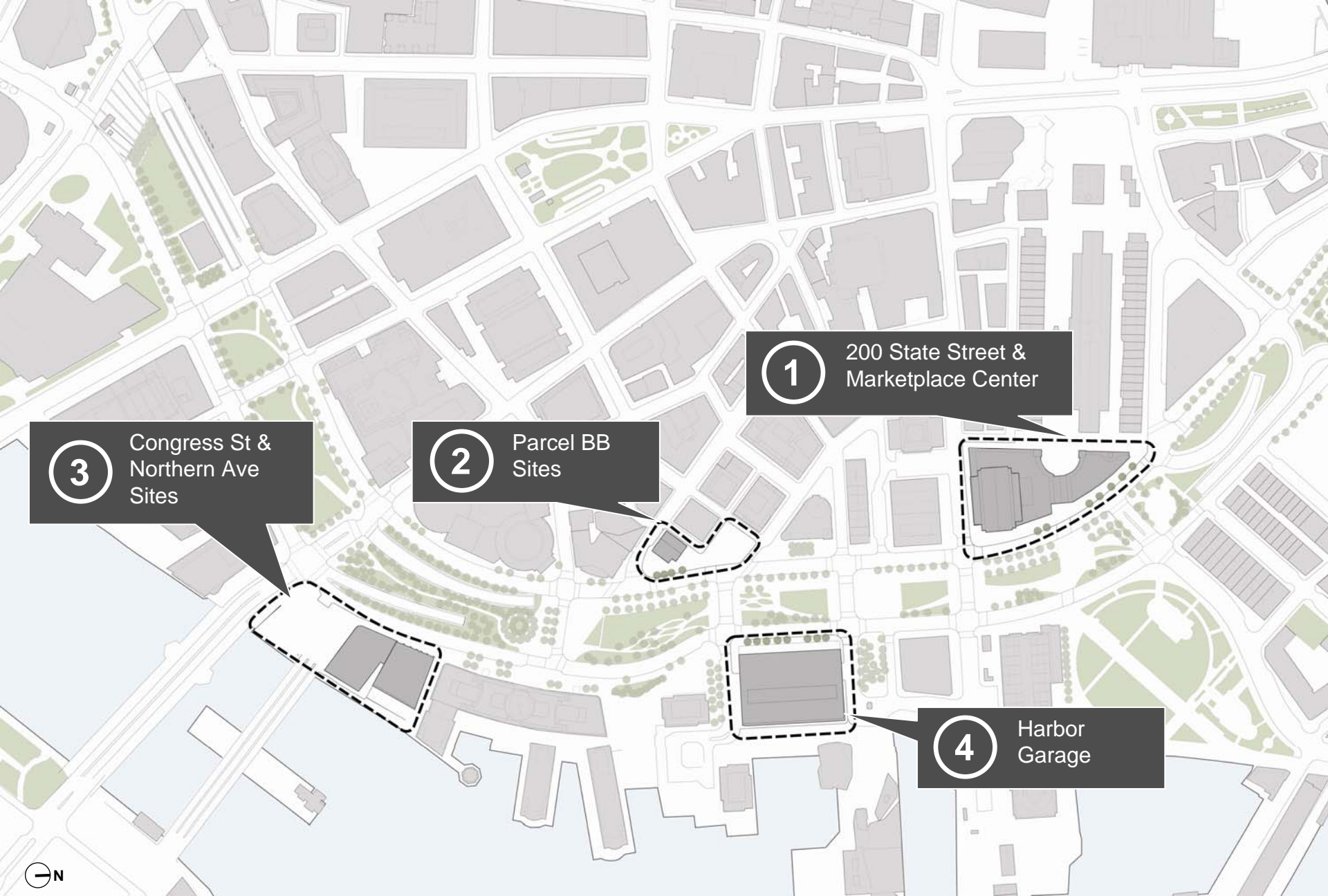
# 200 State Street and Marketplace Center Scenario 2



# 200 State Street and Marketplace Center Scenario 2



# 200 State Street and Marketplace Center Scenario 2



1 200 State Street & Marketplace Center

2 Parcel BB Sites

3 Congress St & Northern Ave Sites

4 Harbor Garage



### Wharf District: Potential Investment Sites

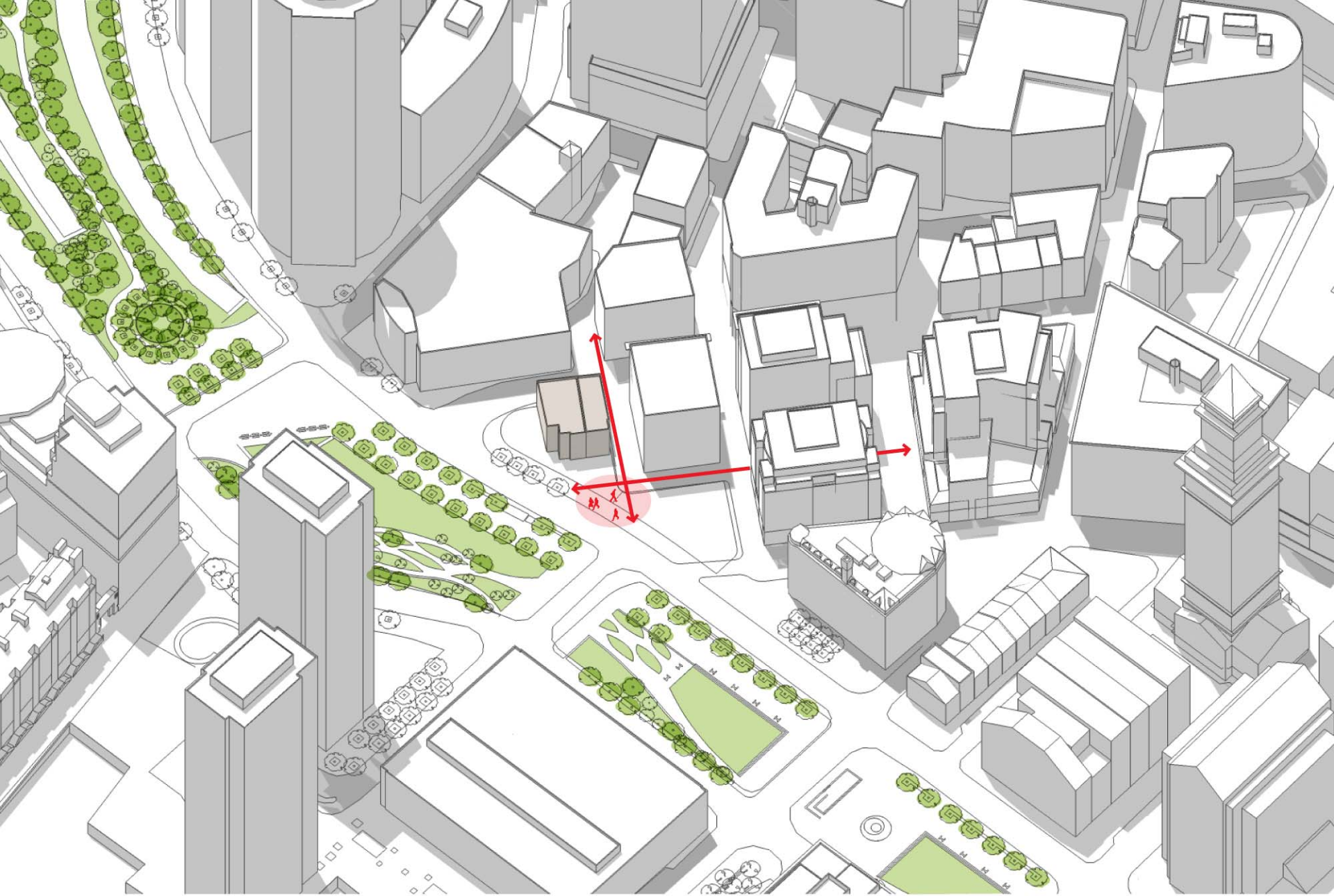




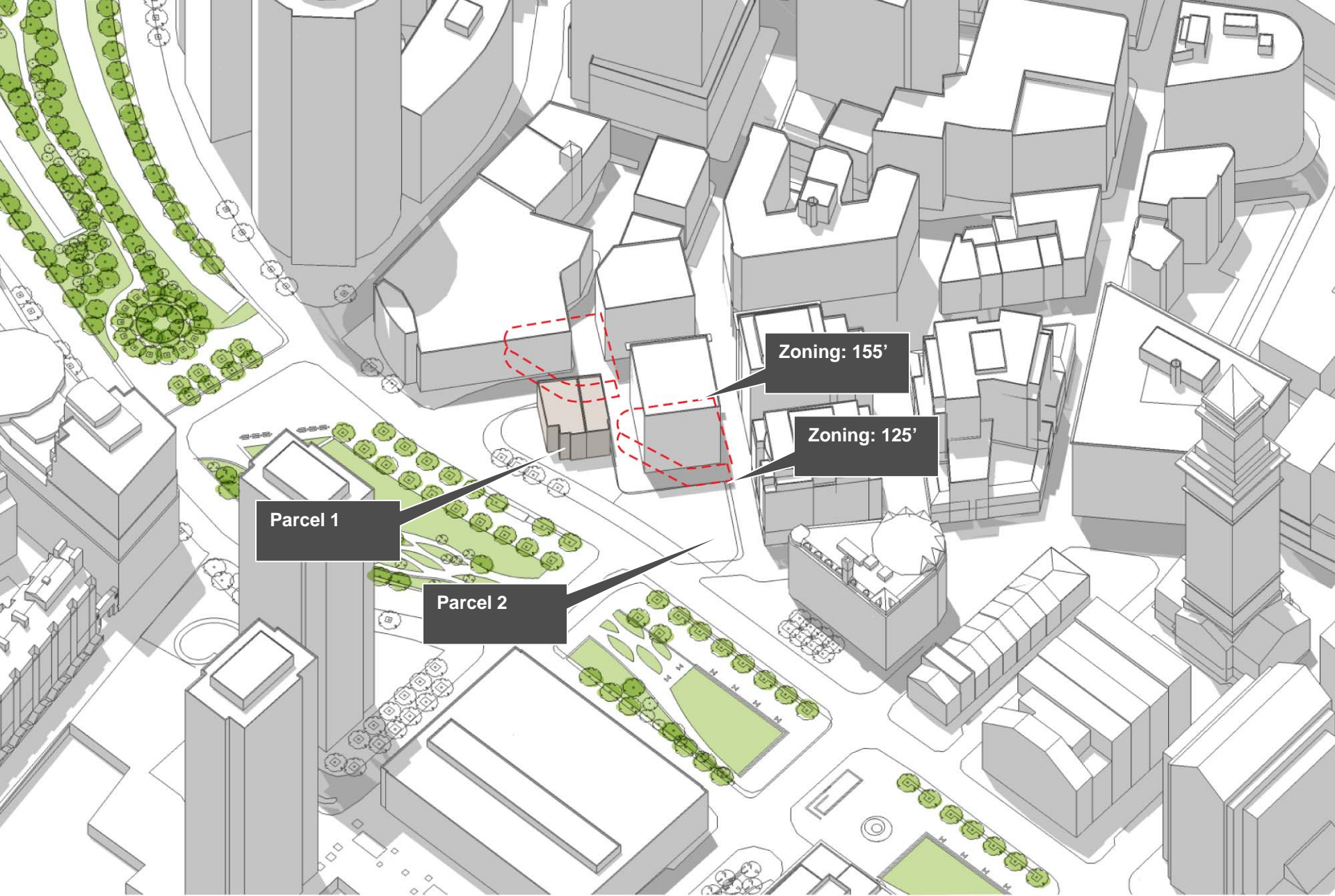




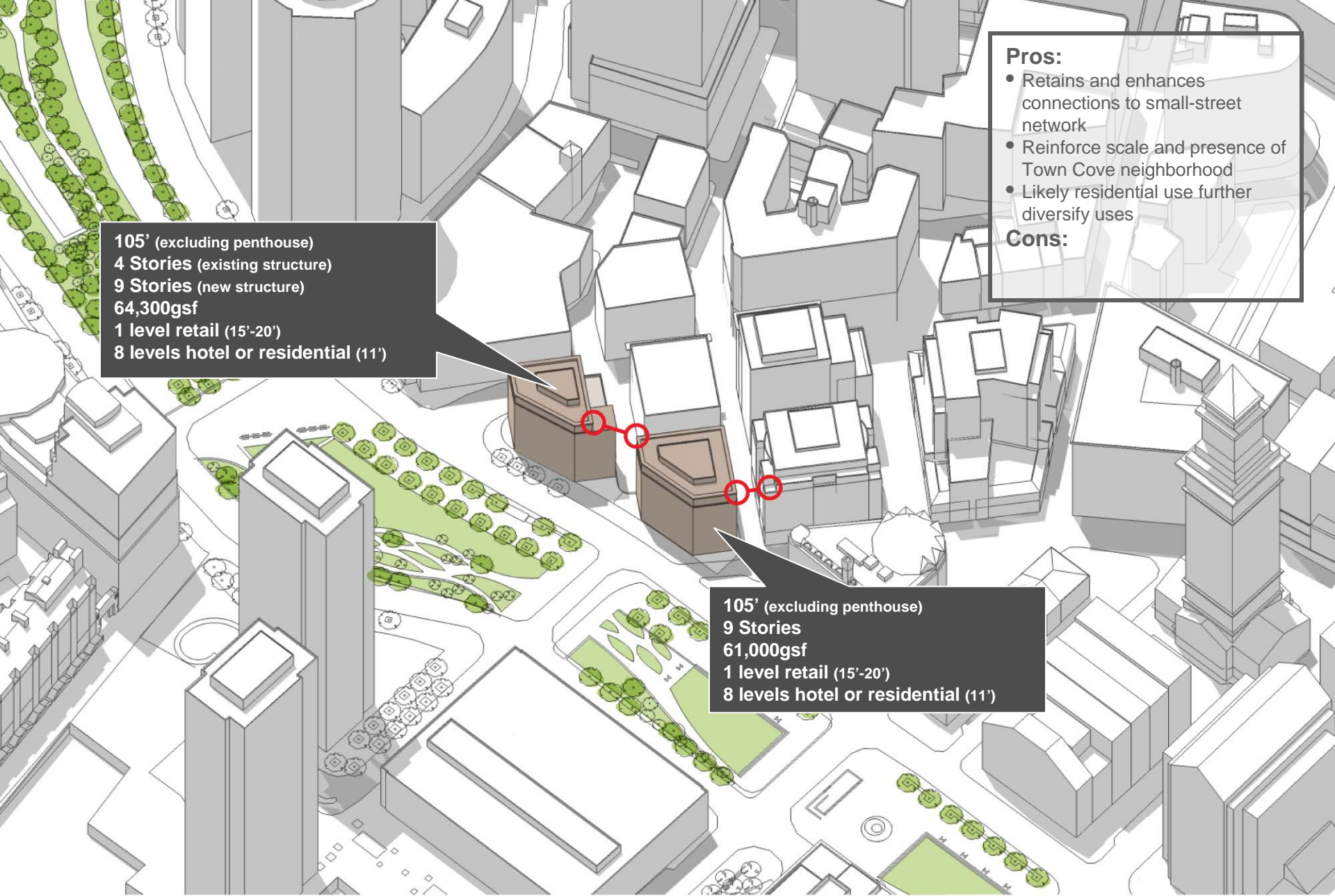
# Wharf Street Sites Axes and Public Realm



# Wharf Street Sites Axes and Public Realm



# Wharf Street Sites Existing Conditions



105' (excluding penthouse)  
4 Stories (existing structure)  
9 Stories (new structure)  
64,300gsf  
1 level retail (15'-20')  
8 levels hotel or residential (11')

105' (excluding penthouse)  
9 Stories  
61,000gsf  
1 level retail (15'-20')  
8 levels hotel or residential (11')

- Pros:**
- Retains and enhances connections to small-street network
  - Reinforce scale and presence of Town Cove neighborhood
  - Likely residential use further diversify uses
- Cons:**

# Wharf Street Sites Scenario 1



**Wharf Street Sites**  
**View from Rowes Wharf Arch: Existing Conditions**

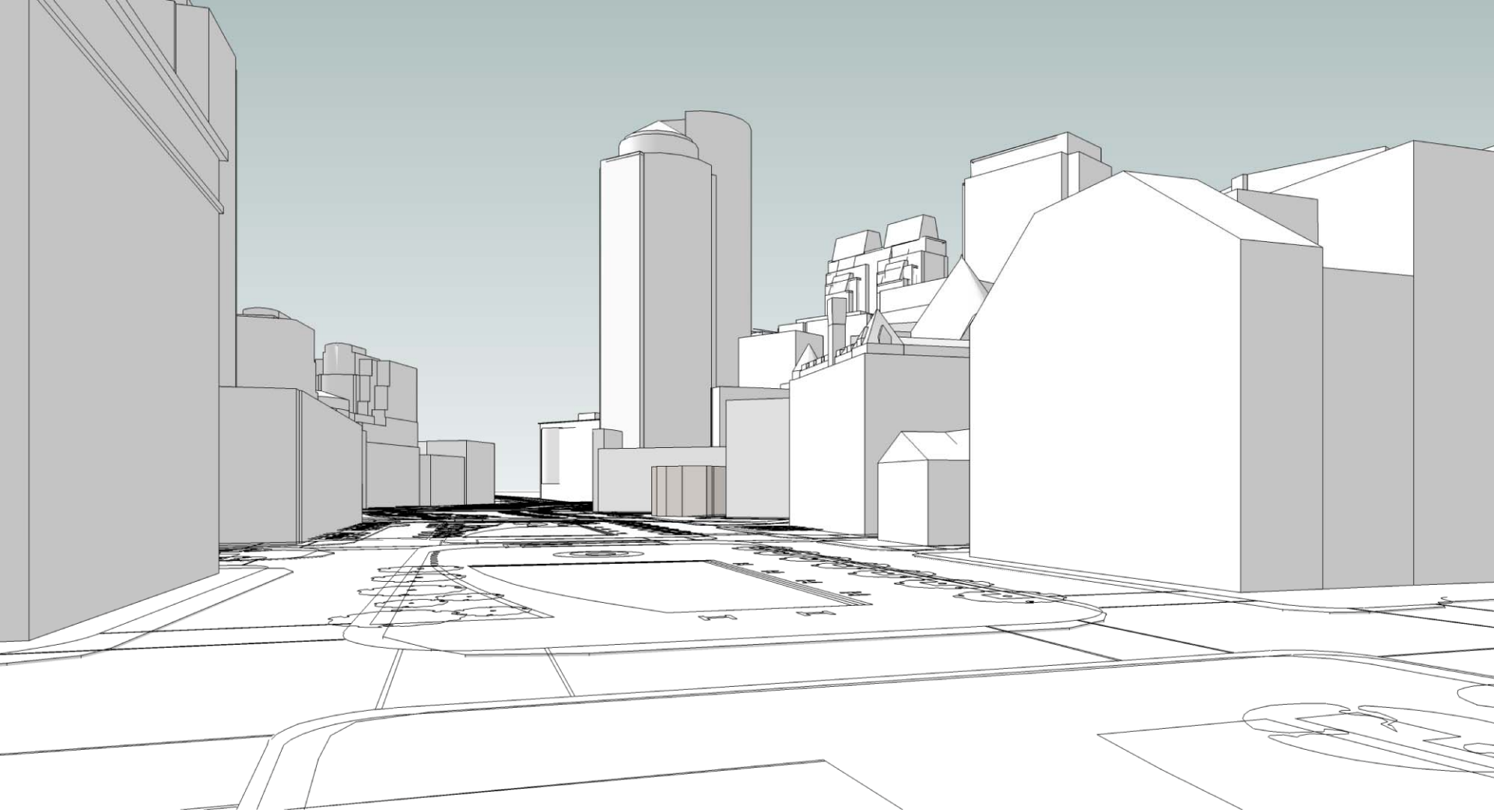


# Wharf Street Sites Scenario 1

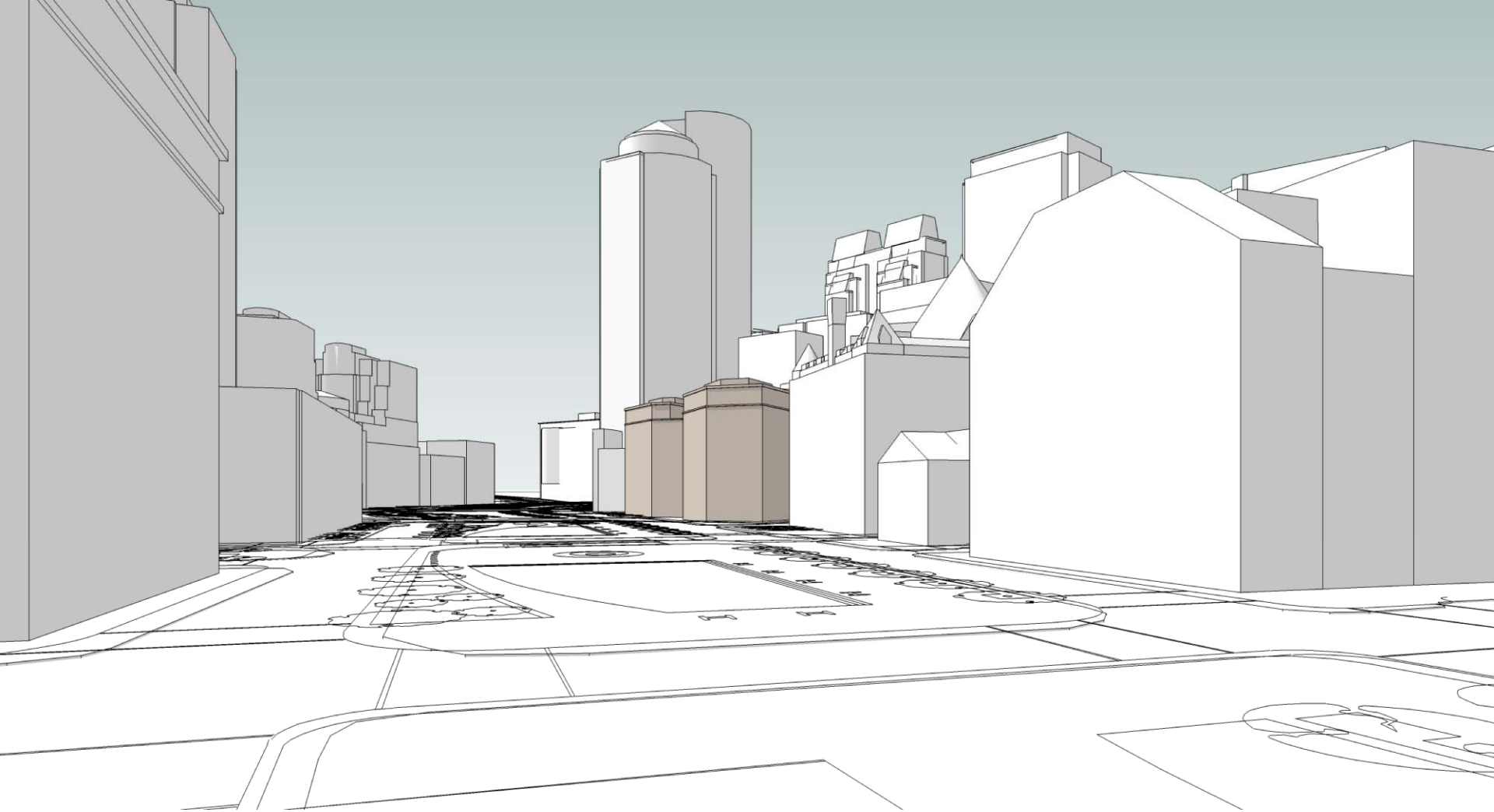




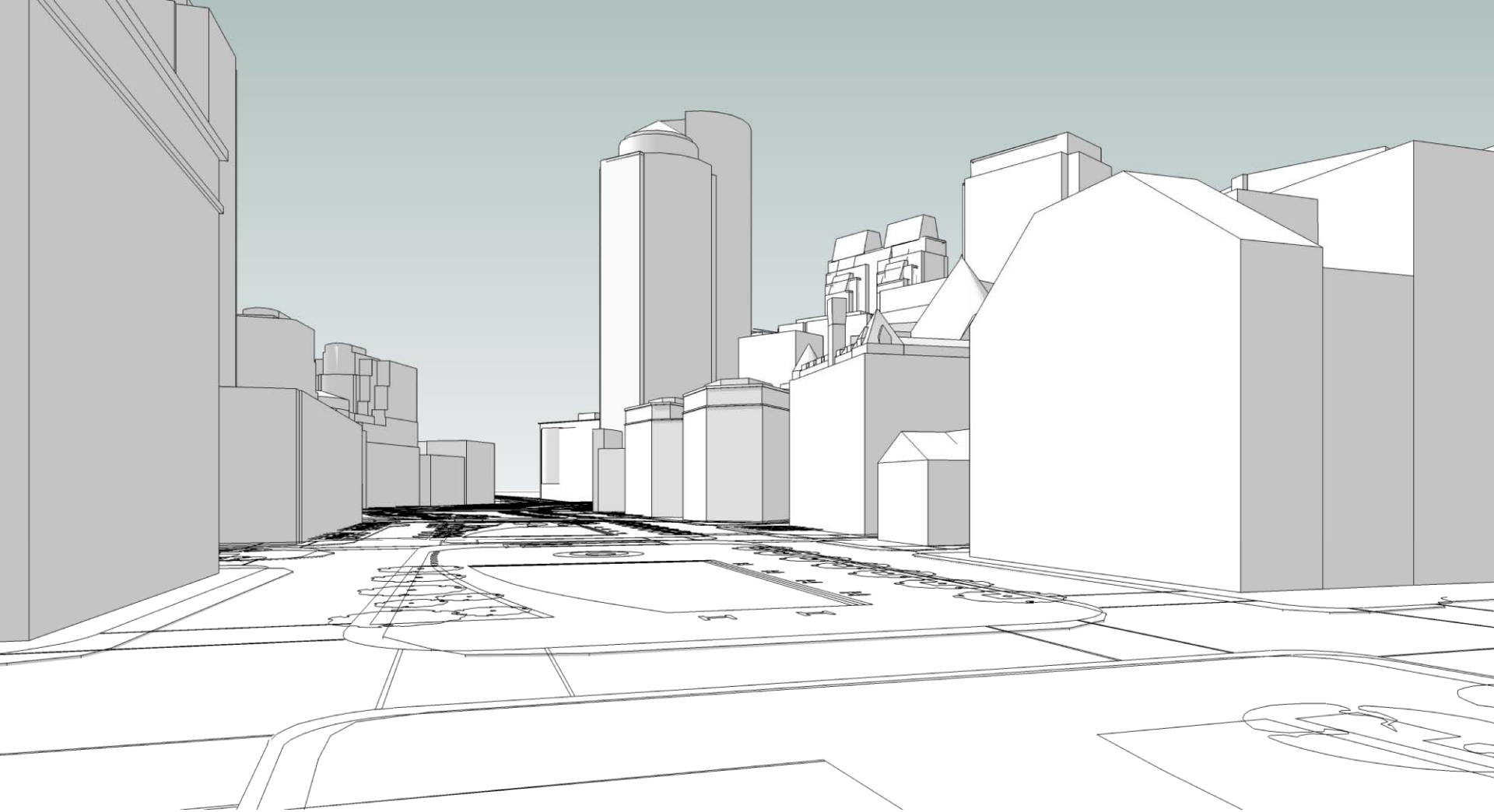
# Wharf Street Sites Scenario 1



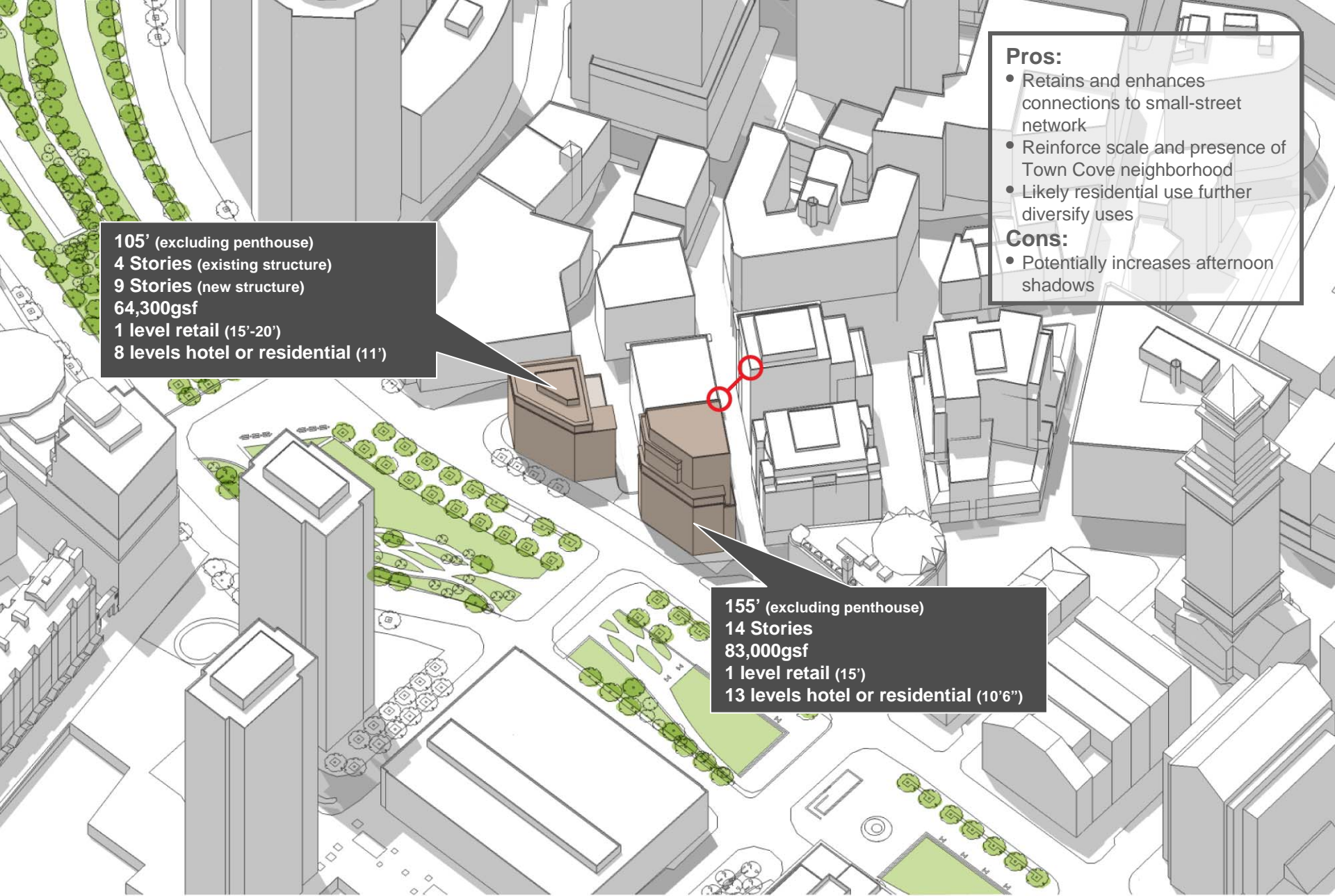
**Wharf Street Sites**  
**View from Parcel 14: Existing Conditions**



# Wharf Street Sites Scenario 1



# Wharf Street Sites Scenario 1

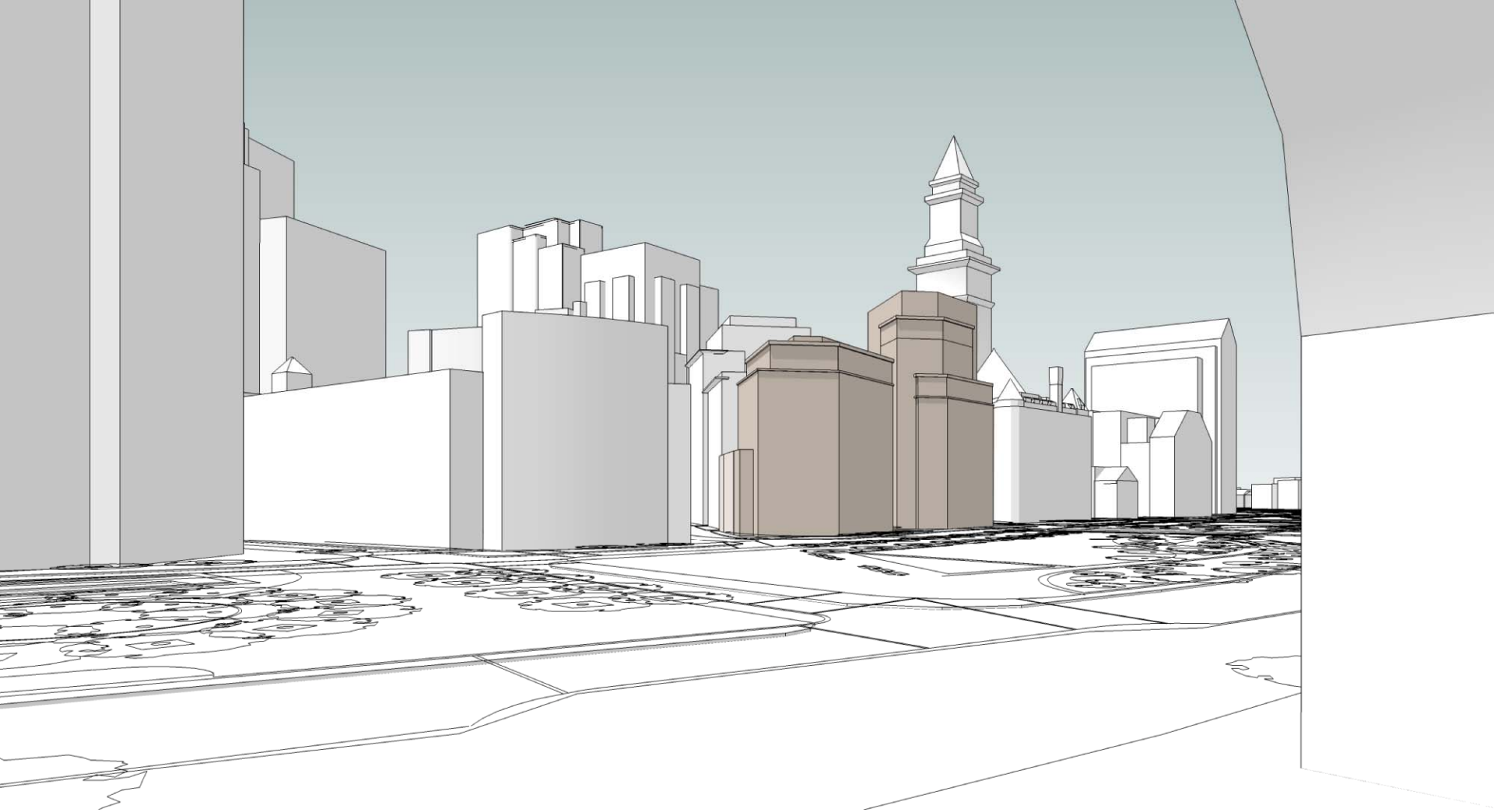


**105'** (excluding penthouse)  
**4 Stories** (existing structure)  
**9 Stories** (new structure)  
**64,300gsf**  
**1 level retail** (15'-20')  
**8 levels hotel or residential** (11')

**155'** (excluding penthouse)  
**14 Stories**  
**83,000gsf**  
**1 level retail** (15')  
**13 levels hotel or residential** (10'6")

- Pros:**
- Retains and enhances connections to small-street network
  - Reinforce scale and presence of Town Cove neighborhood
  - Likely residential use further diversify uses
- Cons:**
- Potentially increases afternoon shadows

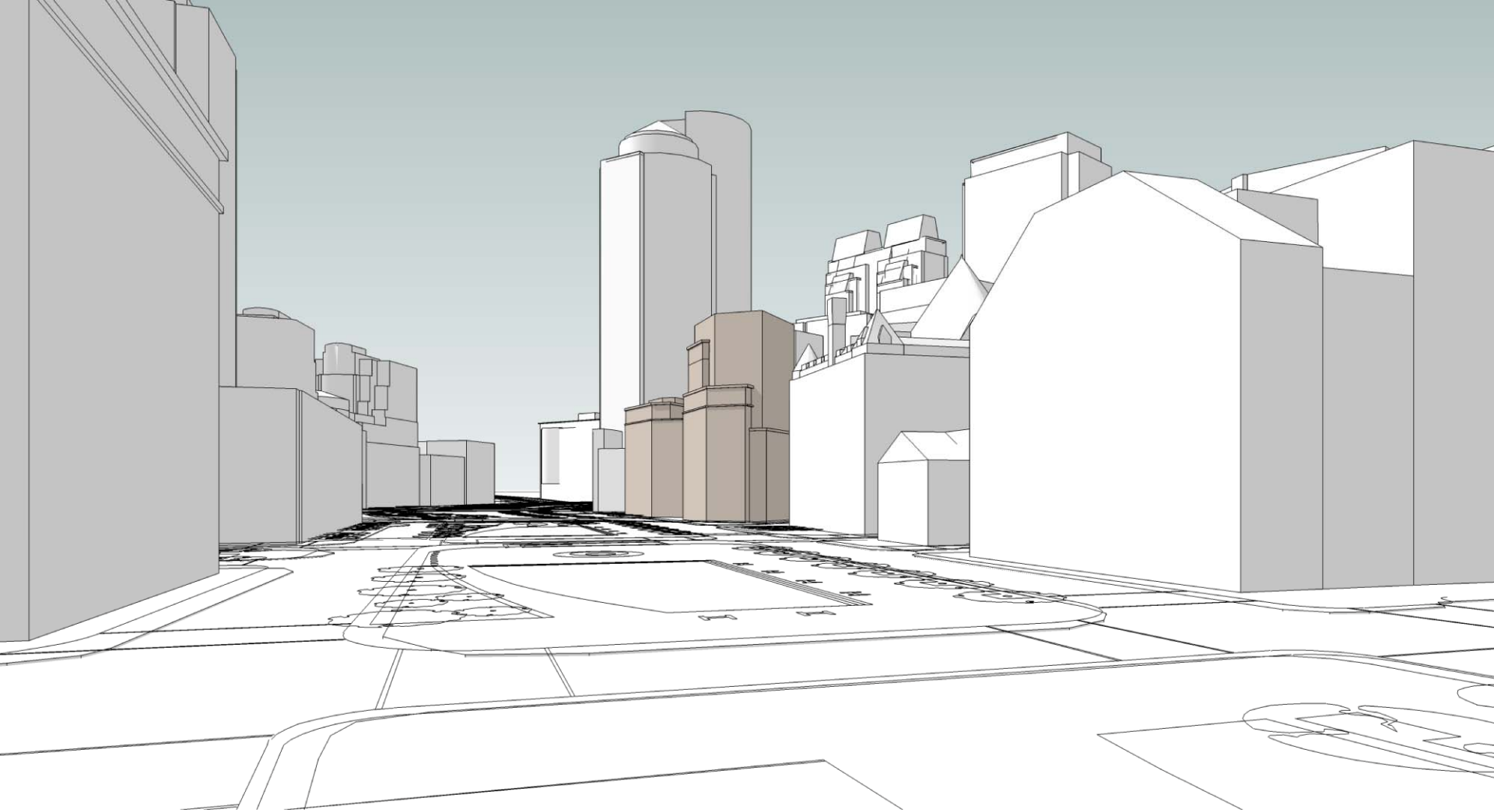
## Wharf Street Sites Scenario 2



# Wharf Street Sites Scenario 2

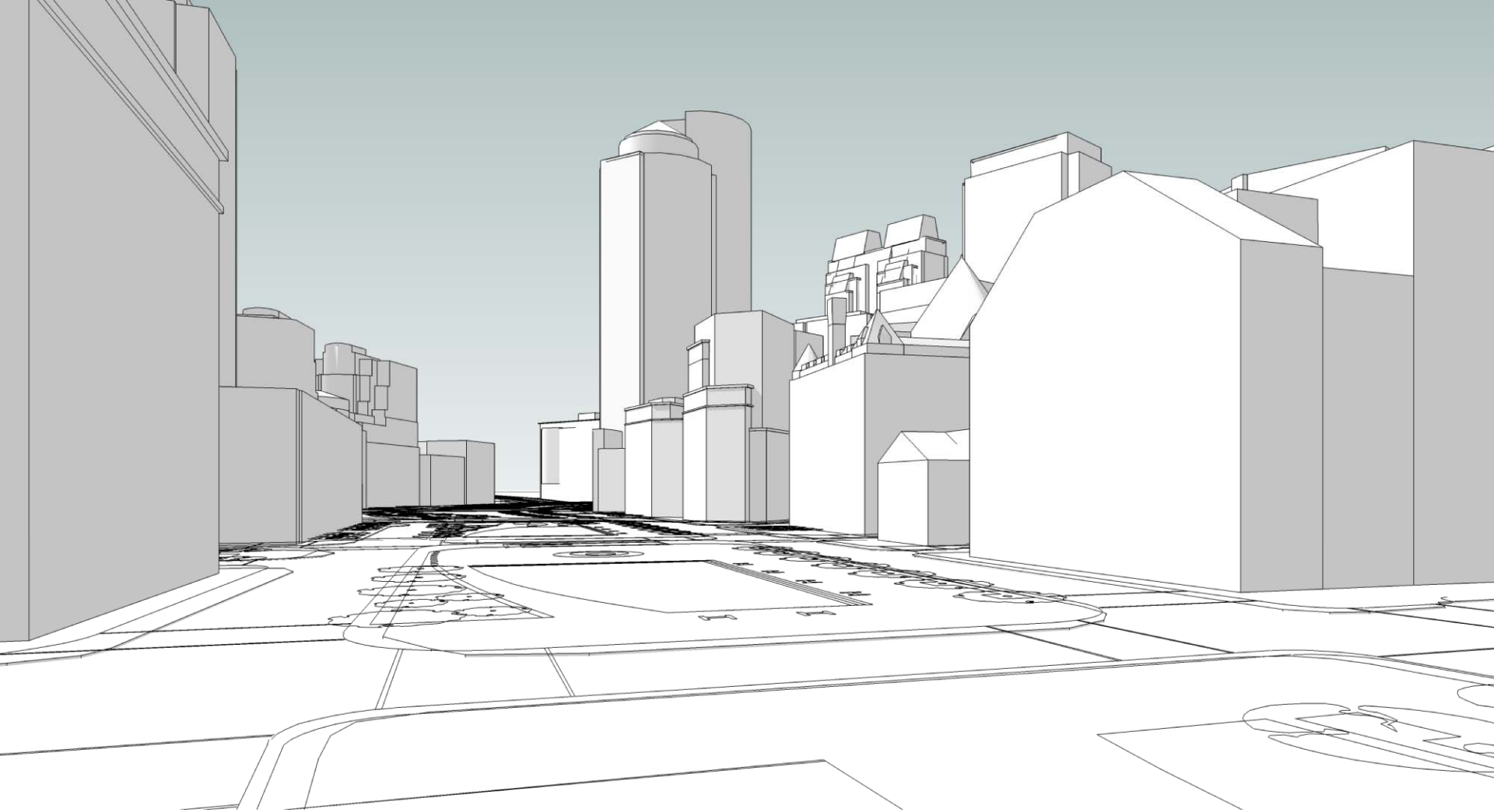


# Wharf Street Sites Scenario 2

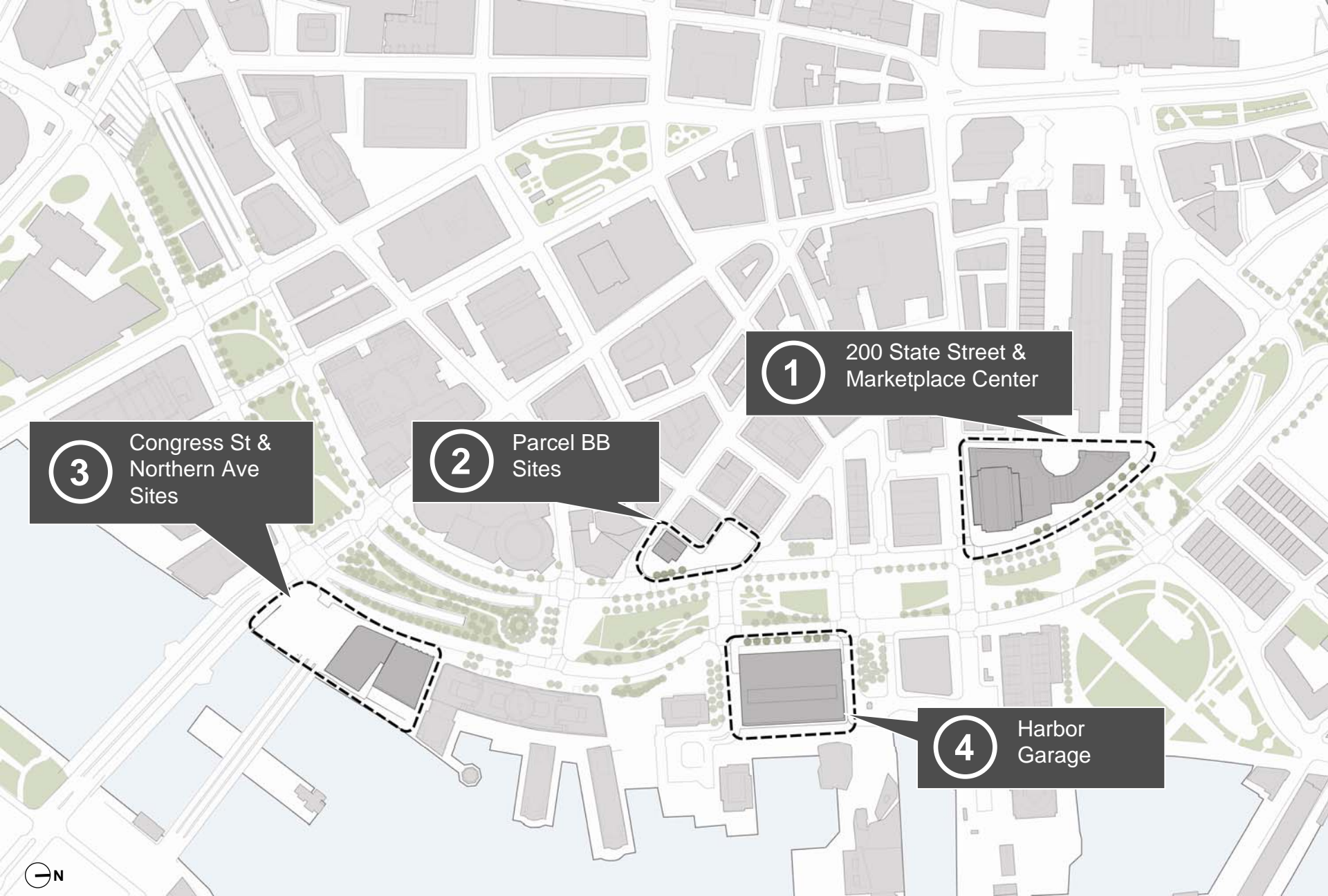


# Wharf Street Sites Scenario 2





# Wharf Street Sites Scenario 2



1 200 State Street & Marketplace Center

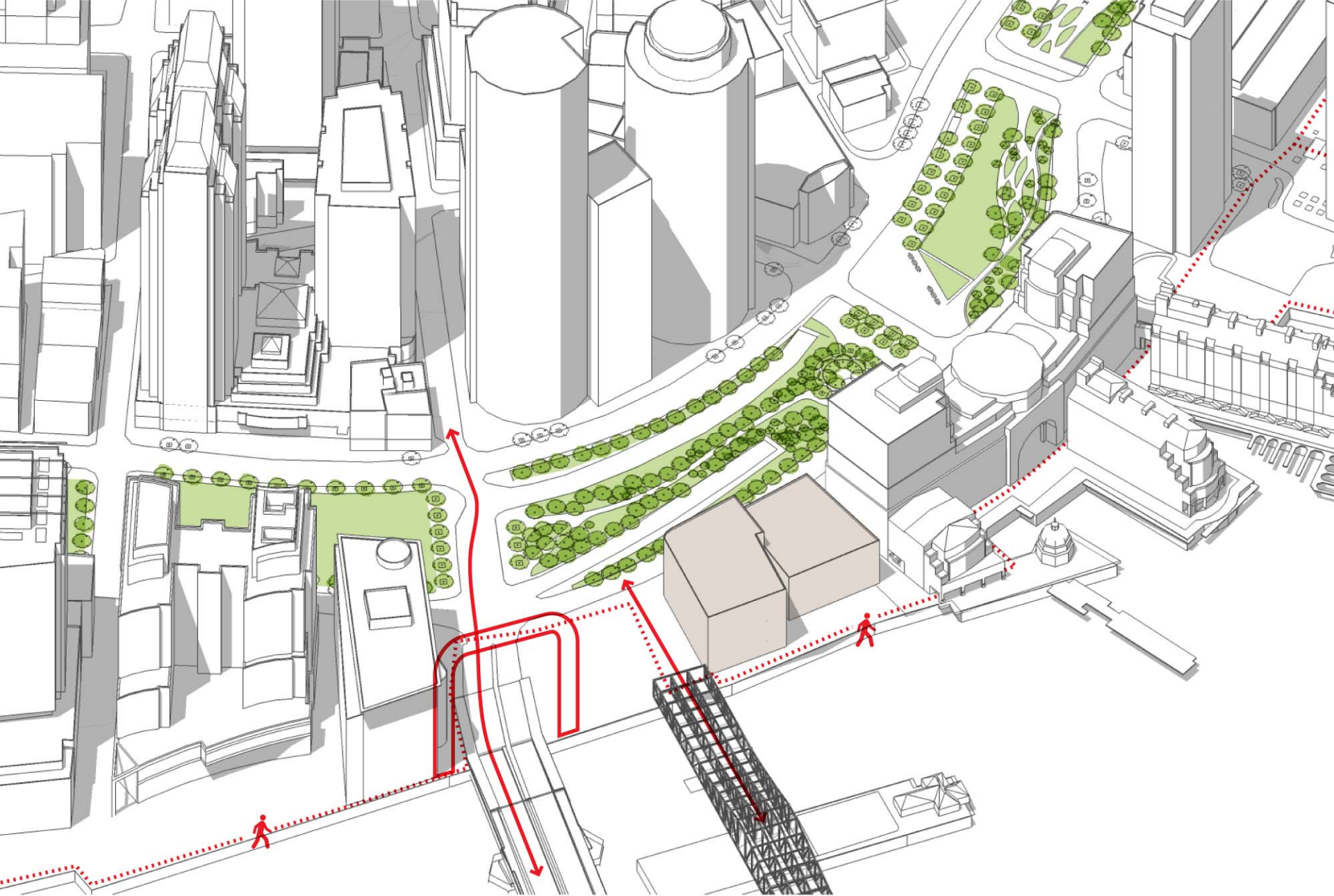
2 Parcel BB Sites

3 Congress St & Northern Ave Sites

4 Harbor Garage



### Wharf District: Potential Investment Sites



## Congress/Northern Ave Sites Thresholds to the City & Channel

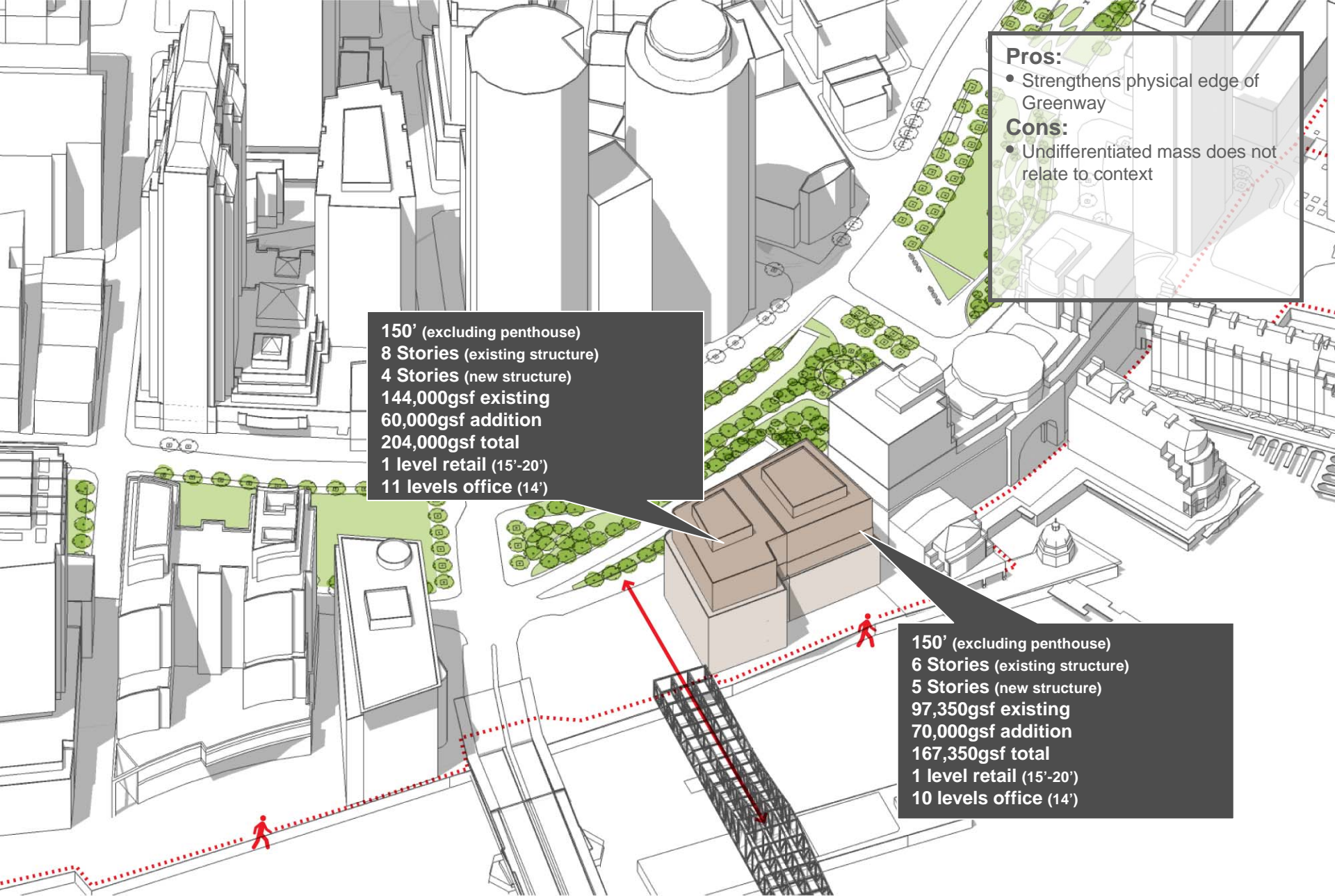


Zoning: 155'

Zoning: 125'

Zoning: 110'

# Congress/Northern Ave Sites Existing Conditions



**Pros:**

- Strengthens physical edge of Greenway

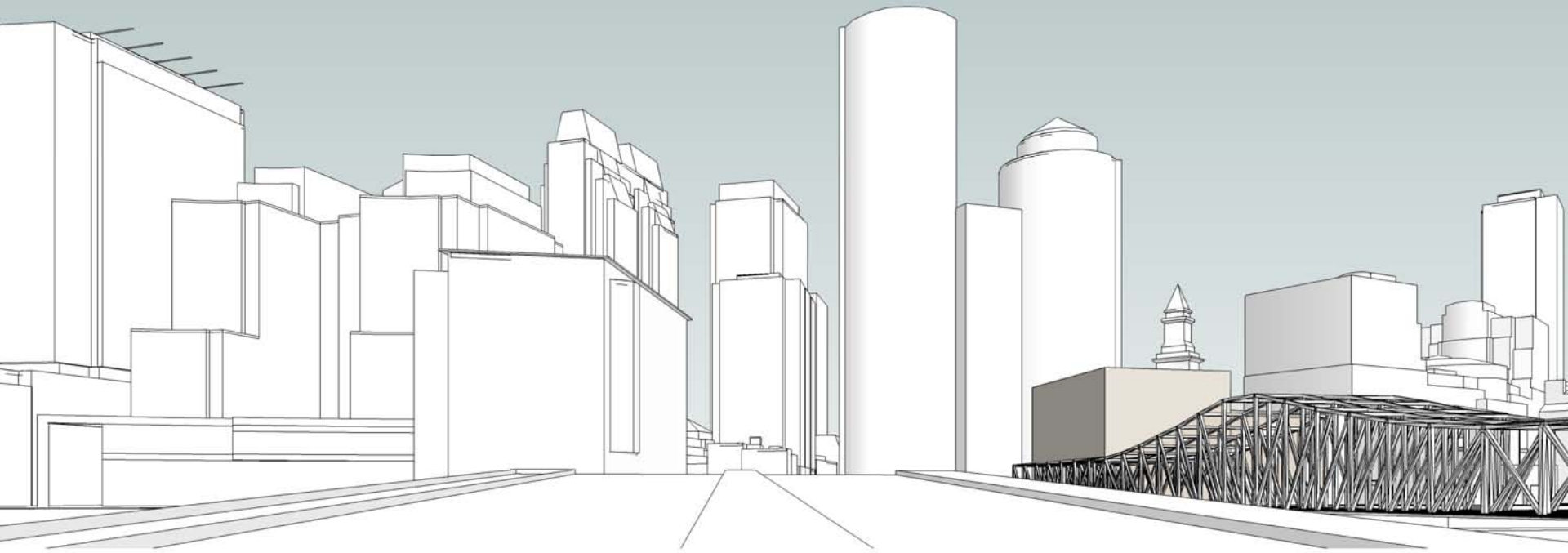
**Cons:**

- Undifferentiated mass does not relate to context

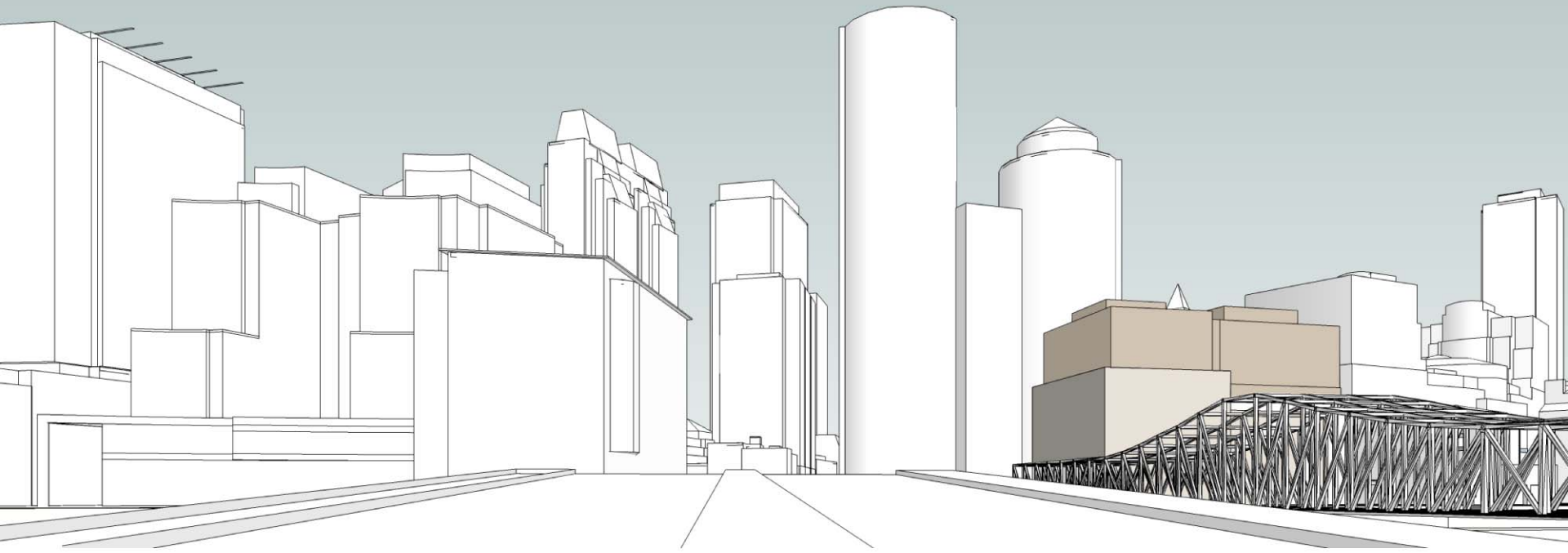
150' (excluding penthouse)  
 8 Stories (existing structure)  
 4 Stories (new structure)  
 144,000gsf existing  
 60,000gsf addition  
 204,000gsf total  
 1 level retail (15'-20')  
 11 levels office (14')

150' (excluding penthouse)  
 6 Stories (existing structure)  
 5 Stories (new structure)  
 97,350gsf existing  
 70,000gsf addition  
 167,350gsf total  
 1 level retail (15'-20')  
 10 levels office (14')

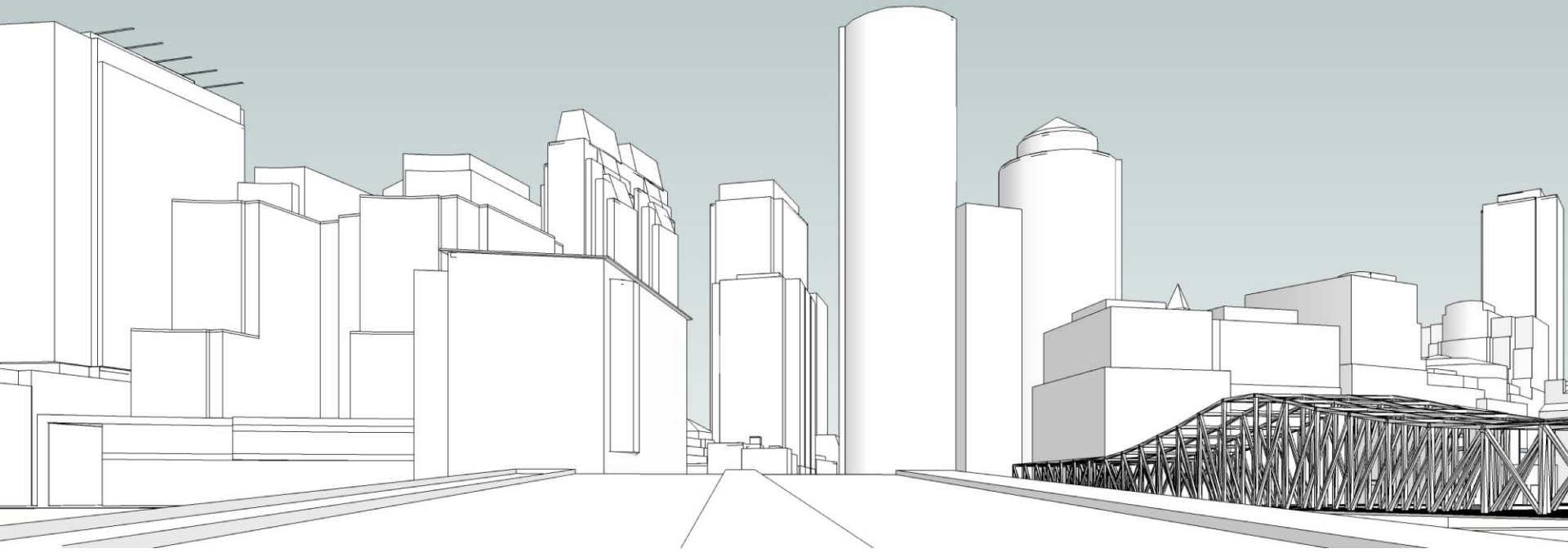
## Congress/Northern Ave Sites Scenario 1



**Congress/Northern Ave Sites  
View from Congress Street: Existing**

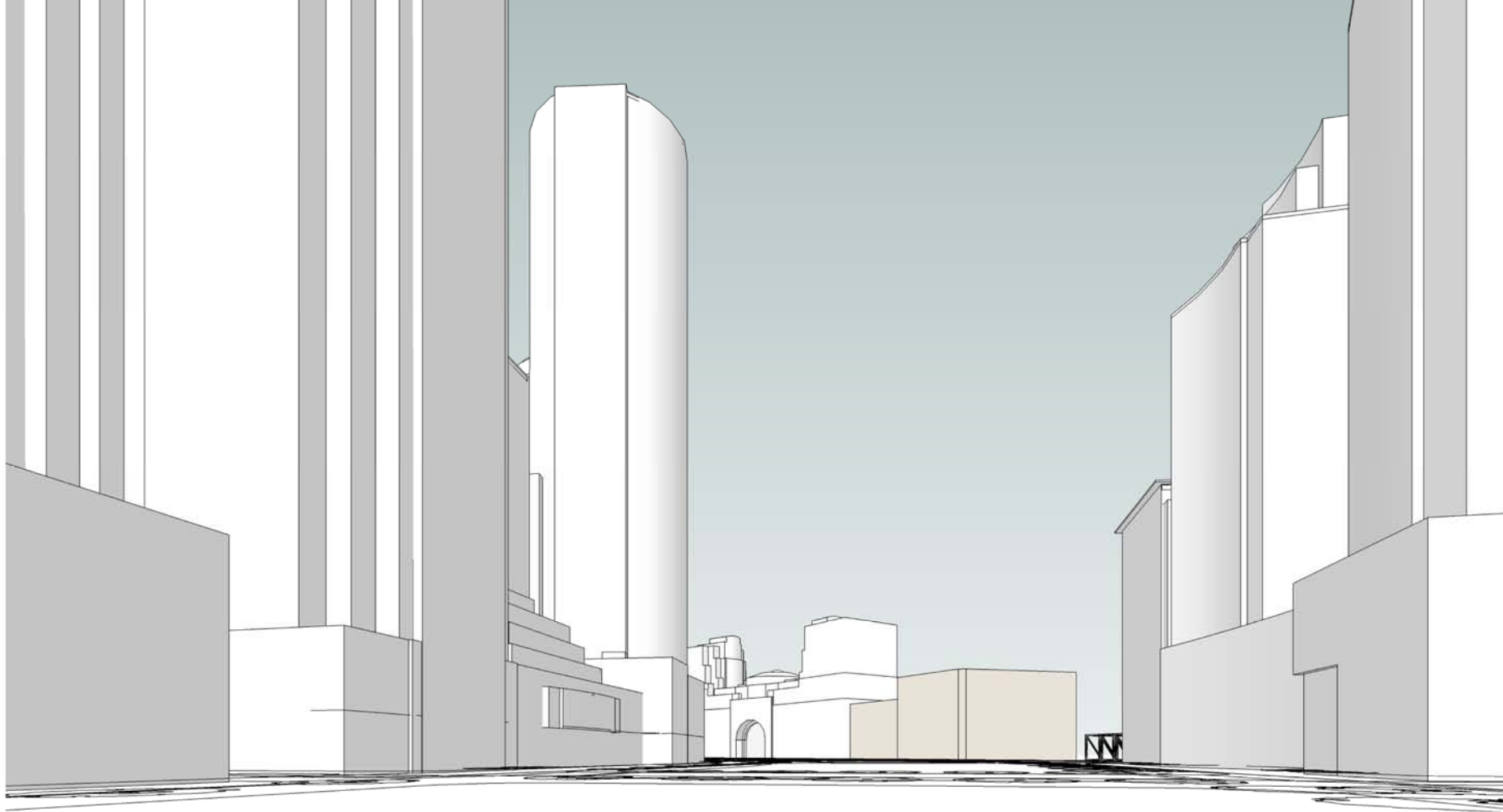


# Congress/Northern Ave Sites Scenario 1

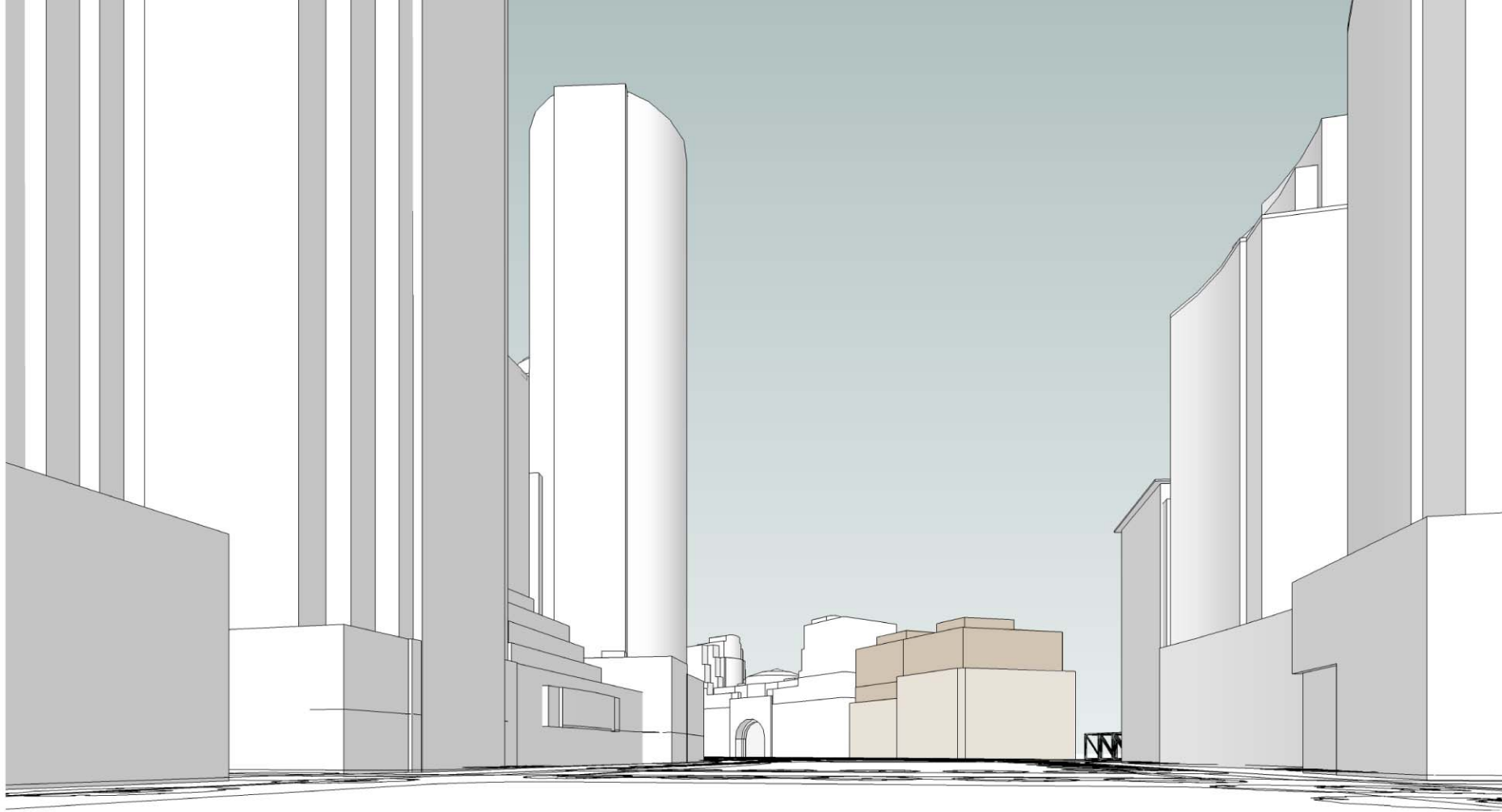


# Congress/Northern Ave Sites Scenario 1

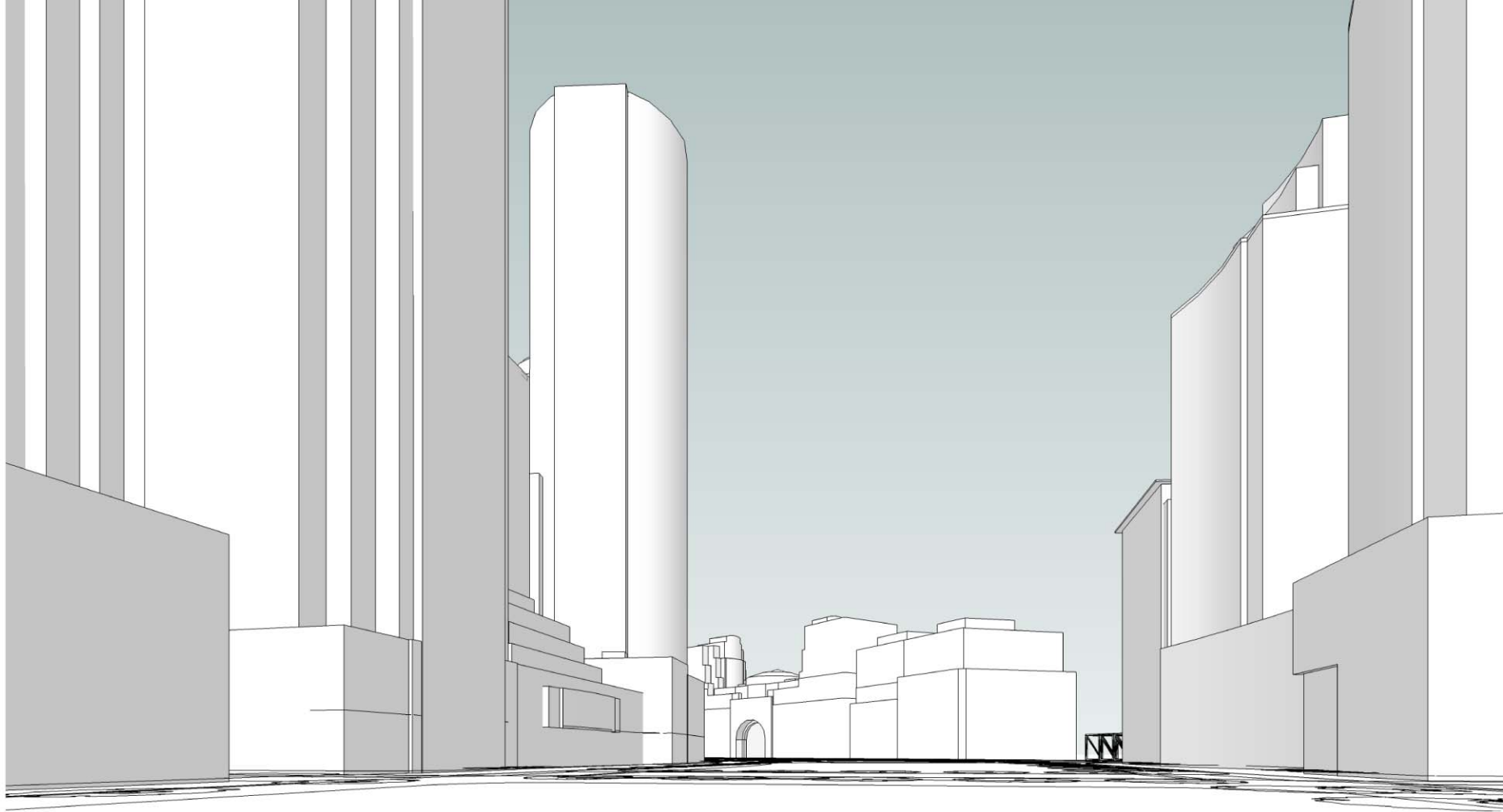




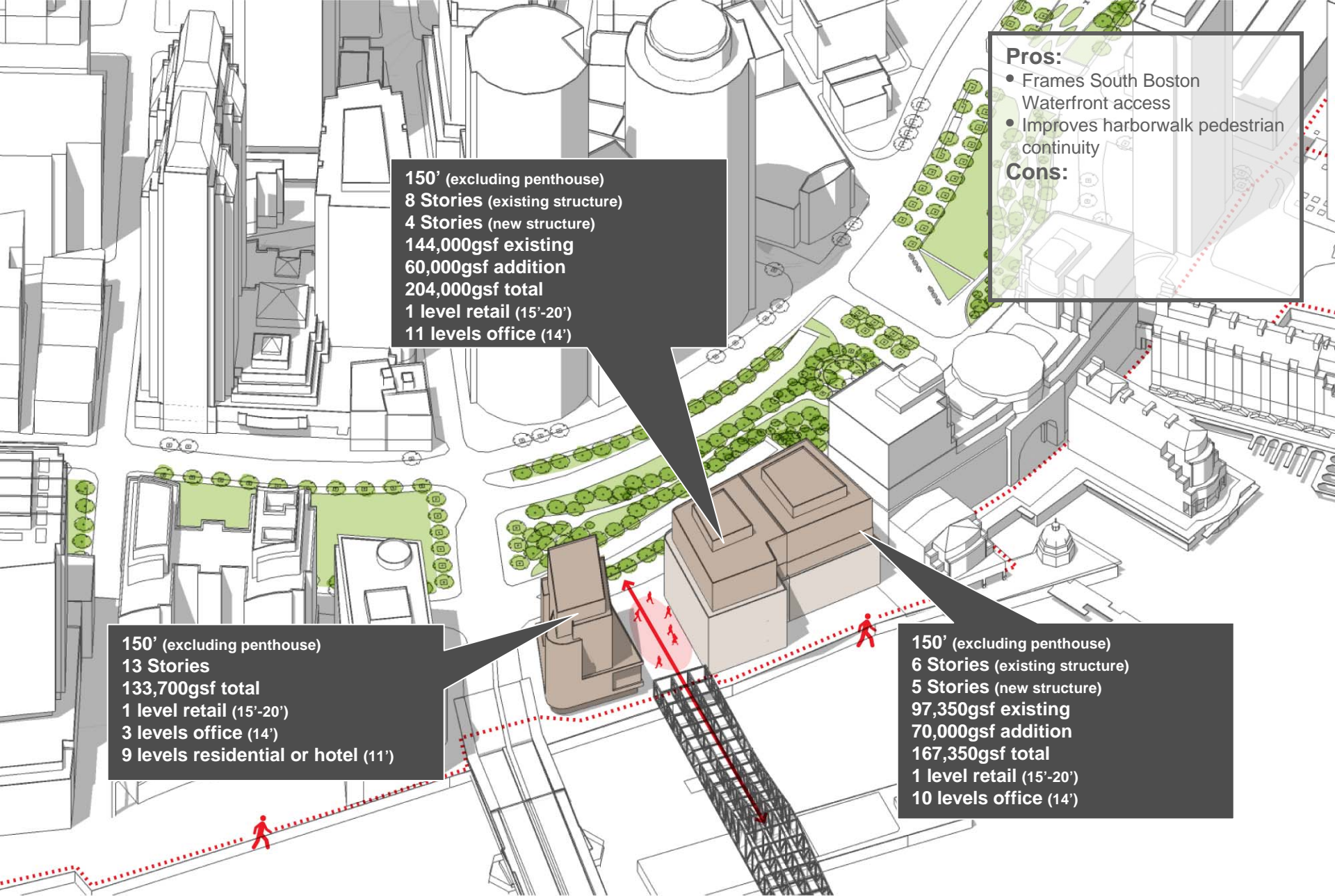
**Congress/Northern Ave Sites  
View from Parcel 21: Existing**



# Congress/Northern Ave Sites Scenario 1



# Congress/Northern Ave Sites Scenario 1



**150'** (excluding penthouse)  
**8 Stories** (existing structure)  
**4 Stories** (new structure)  
**144,000gsf** existing  
**60,000gsf** addition  
**204,000gsf** total  
**1 level** retail (15'-20')  
**11 levels** office (14')

**Pros:**

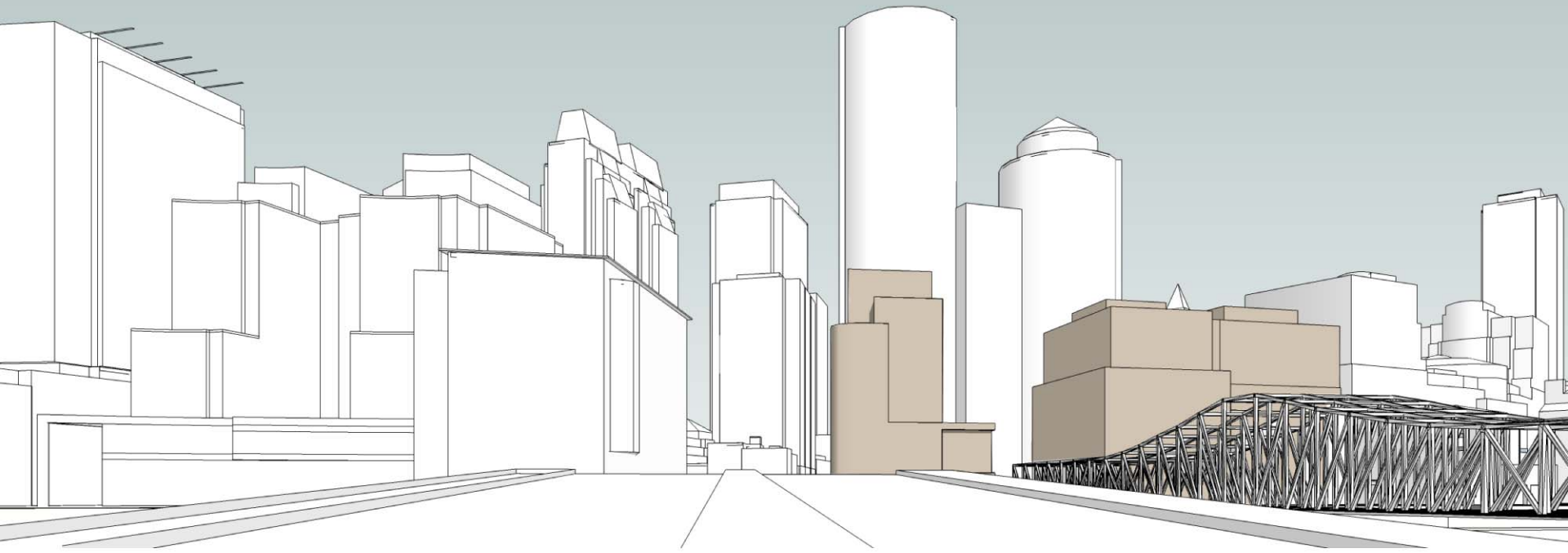
- Frames South Boston Waterfront access
- Improves harborwalk pedestrian continuity

**Cons:**

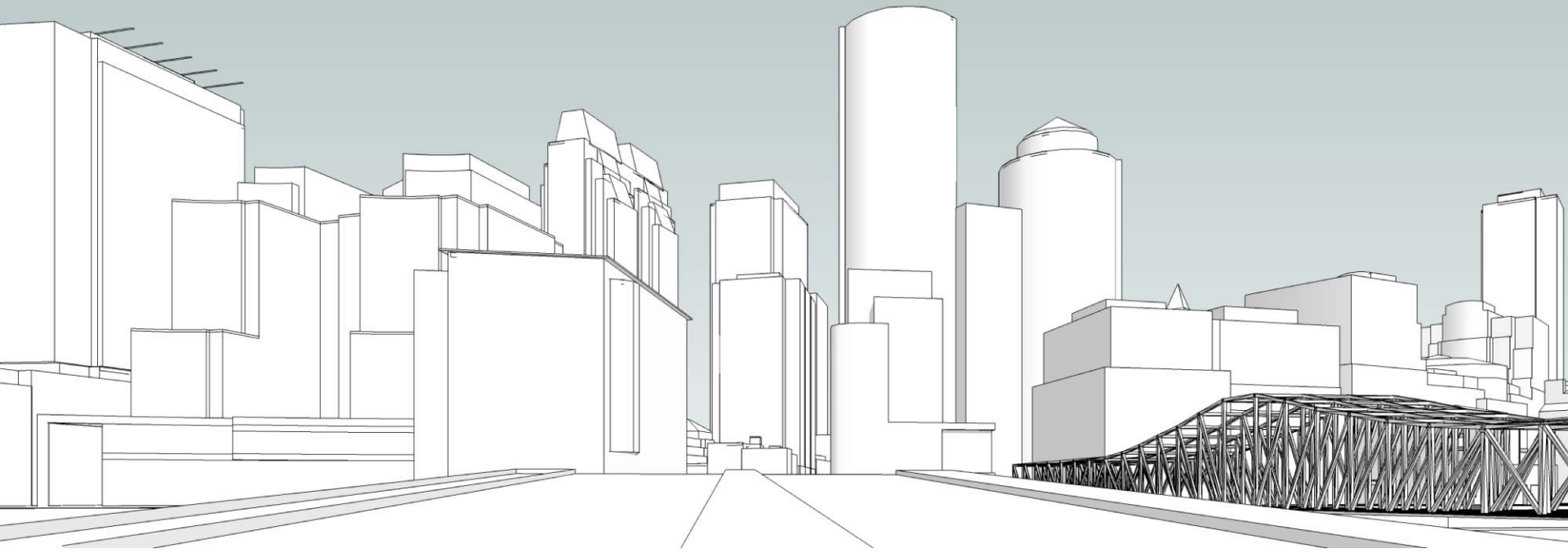
**150'** (excluding penthouse)  
**13 Stories**  
**133,700gsf** total  
**1 level** retail (15'-20')  
**3 levels** office (14')  
**9 levels** residential or hotel (11')

**150'** (excluding penthouse)  
**6 Stories** (existing structure)  
**5 Stories** (new structure)  
**97,350gsf** existing  
**70,000gsf** addition  
**167,350gsf** total  
**1 level** retail (15'-20')  
**10 levels** office (14')

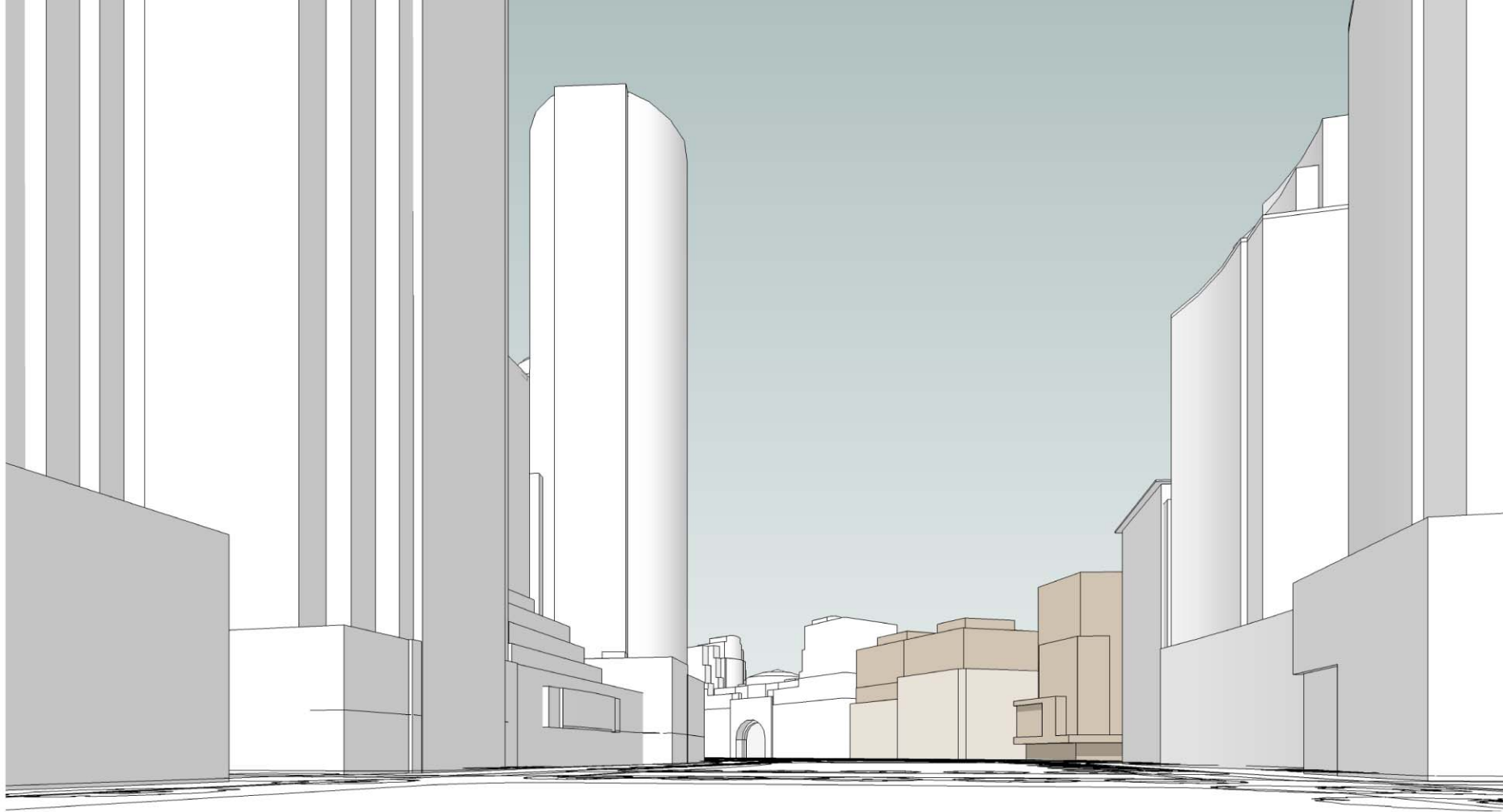
## Congress/Northern Ave Sites Scenario 2



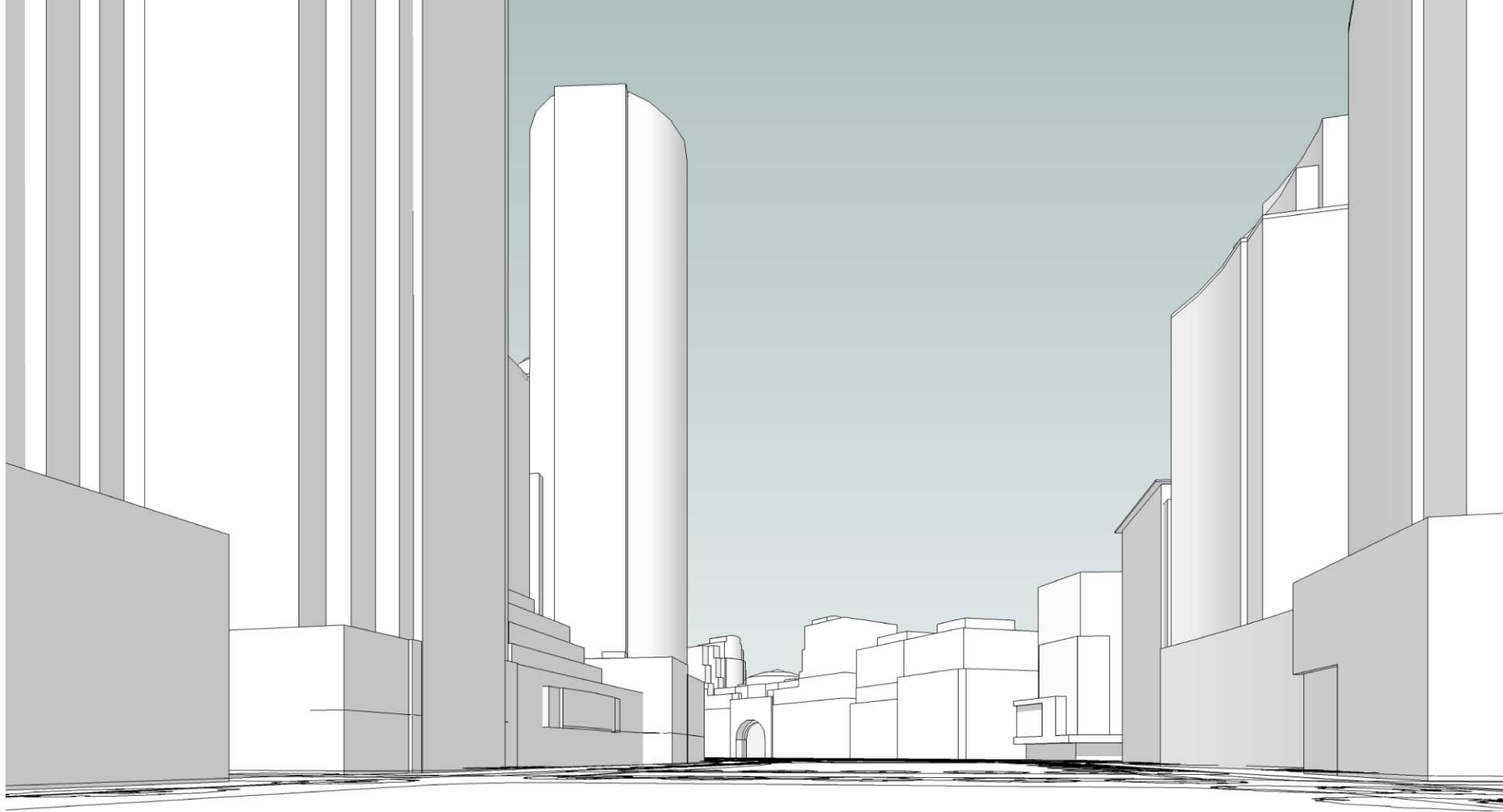
# Congress/Northern Ave Sites Scenario 2



# Congress/Northern Ave Sites Scenario 2

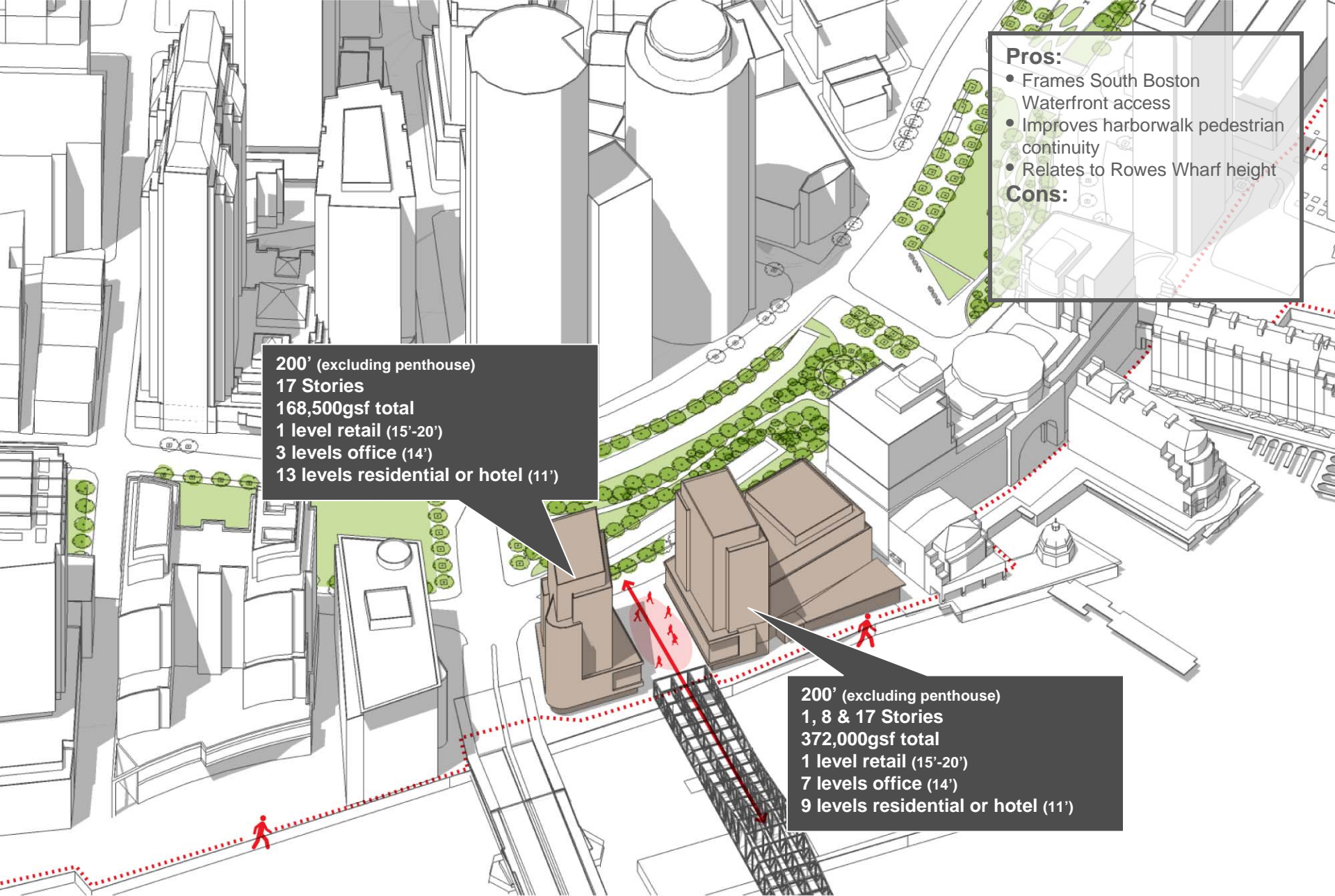


# Congress/Northern Ave Sites Scenario 2



# Congress/Northern Ave Sites Scenario 2



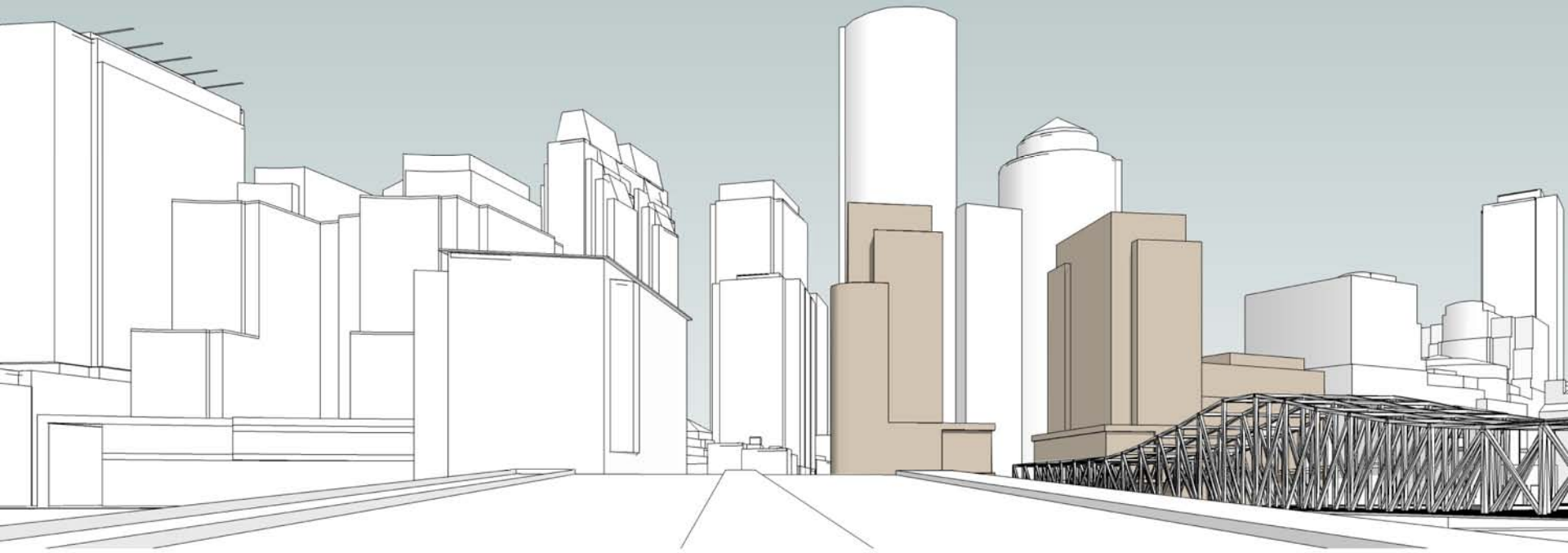


- Pros:**
- Frames South Boston Waterfront access
  - Improves harborwalk pedestrian continuity
  - Relates to Rows Wharf height
- Cons:**

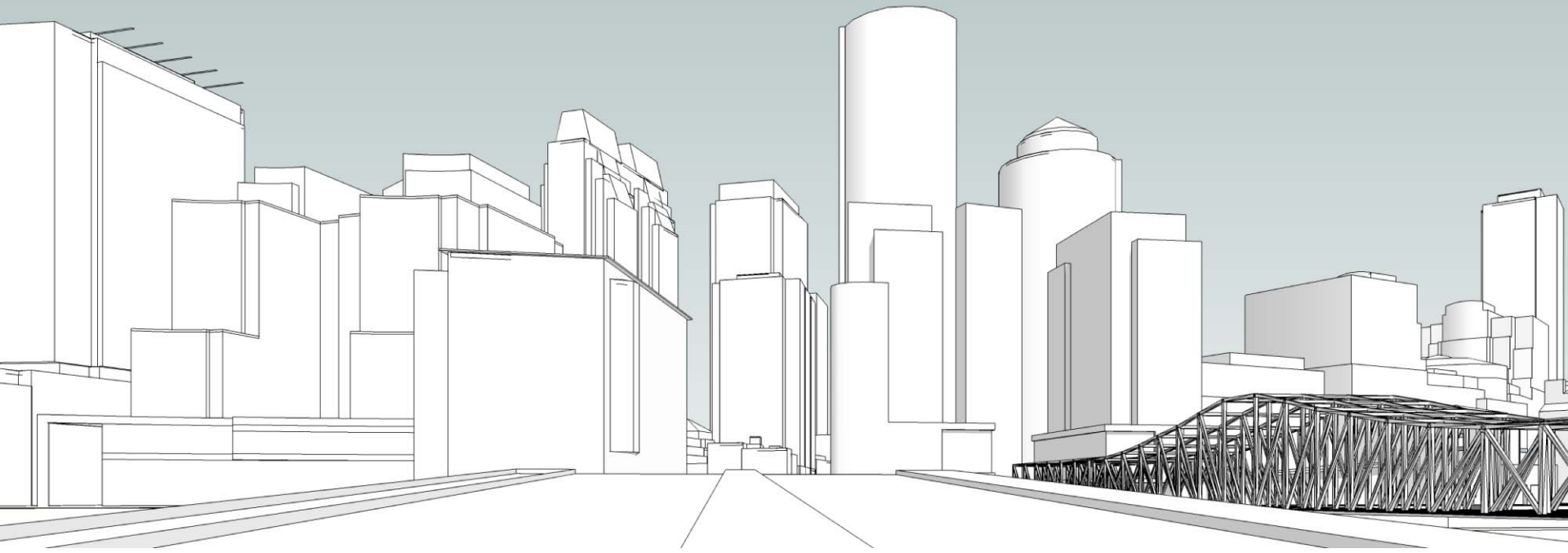
200' (excluding penthouse)  
 17 Stories  
 168,500gsf total  
 1 level retail (15'-20')  
 3 levels office (14')  
 13 levels residential or hotel (11')

200' (excluding penthouse)  
 1, 8 & 17 Stories  
 372,000gsf total  
 1 level retail (15'-20')  
 7 levels office (14')  
 9 levels residential or hotel (11')

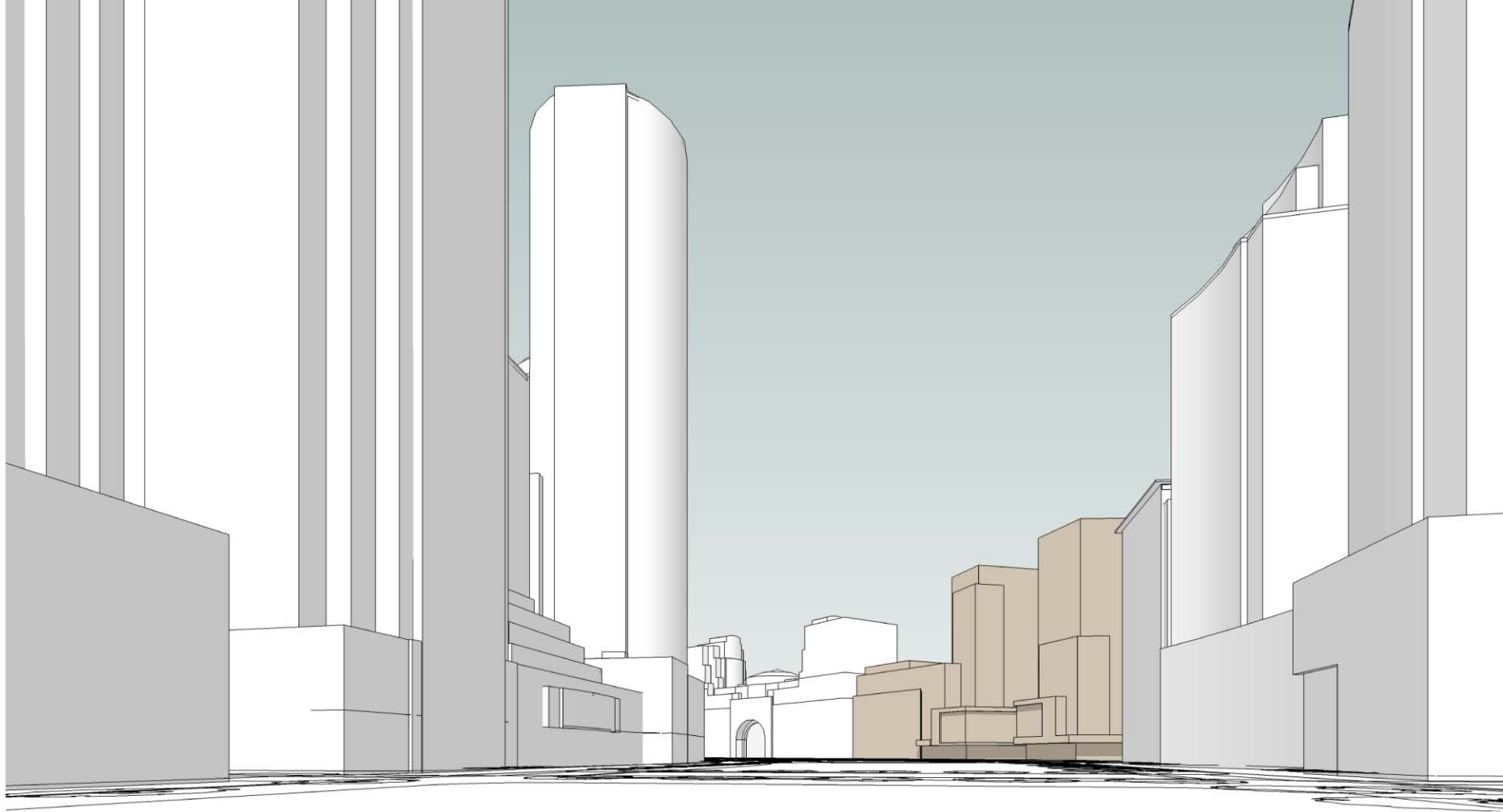
**Congress/Northern Ave Sites  
 Scenario 3**



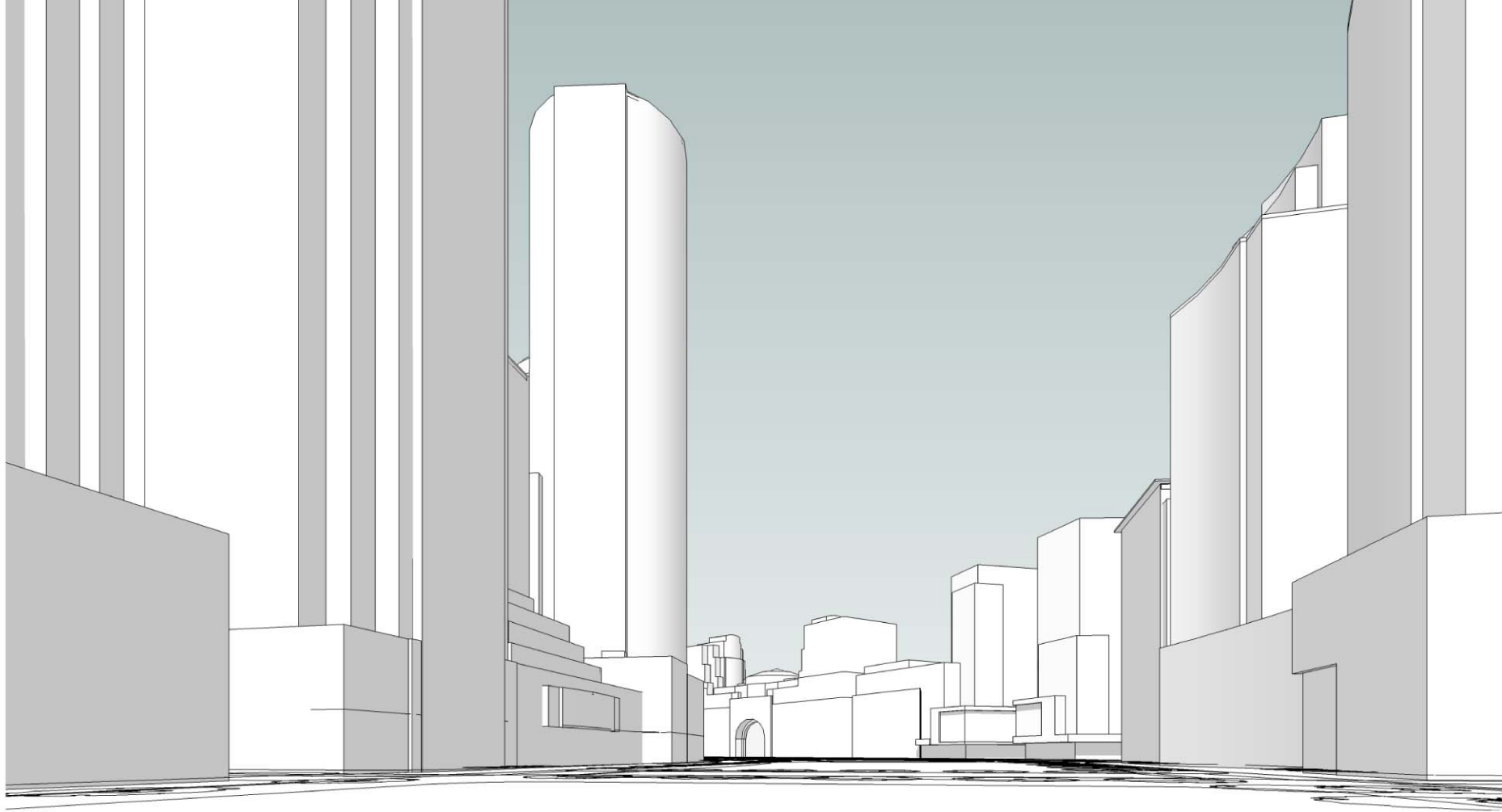
# Congress/Northern Ave Sites Scenario 3



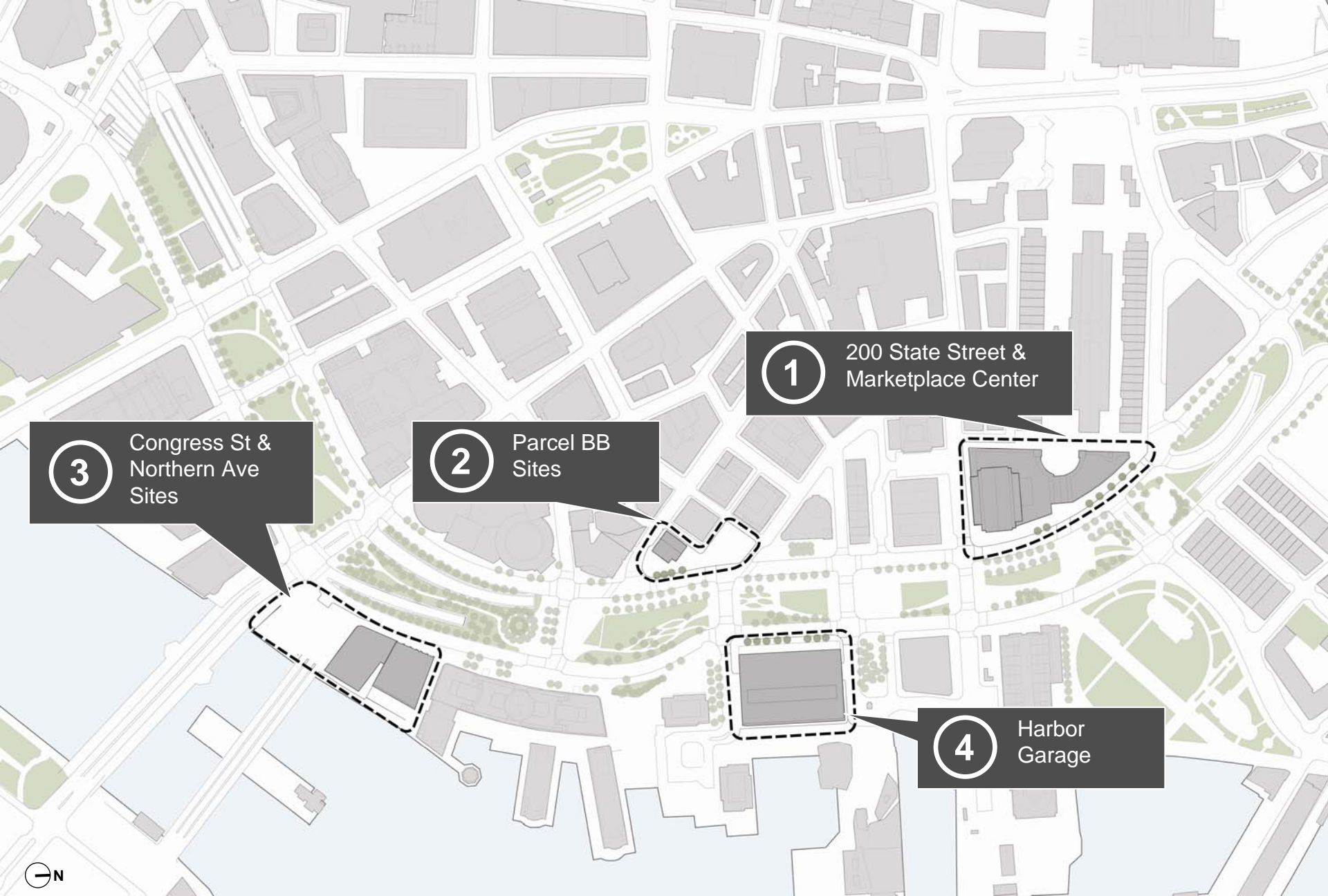
# Congress/Northern Ave Sites Scenario 3



# Congress/Northern Ave Sites Scenario 3



# Congress/Northern Ave Sites Scenario 3



1 200 State Street & Marketplace Center

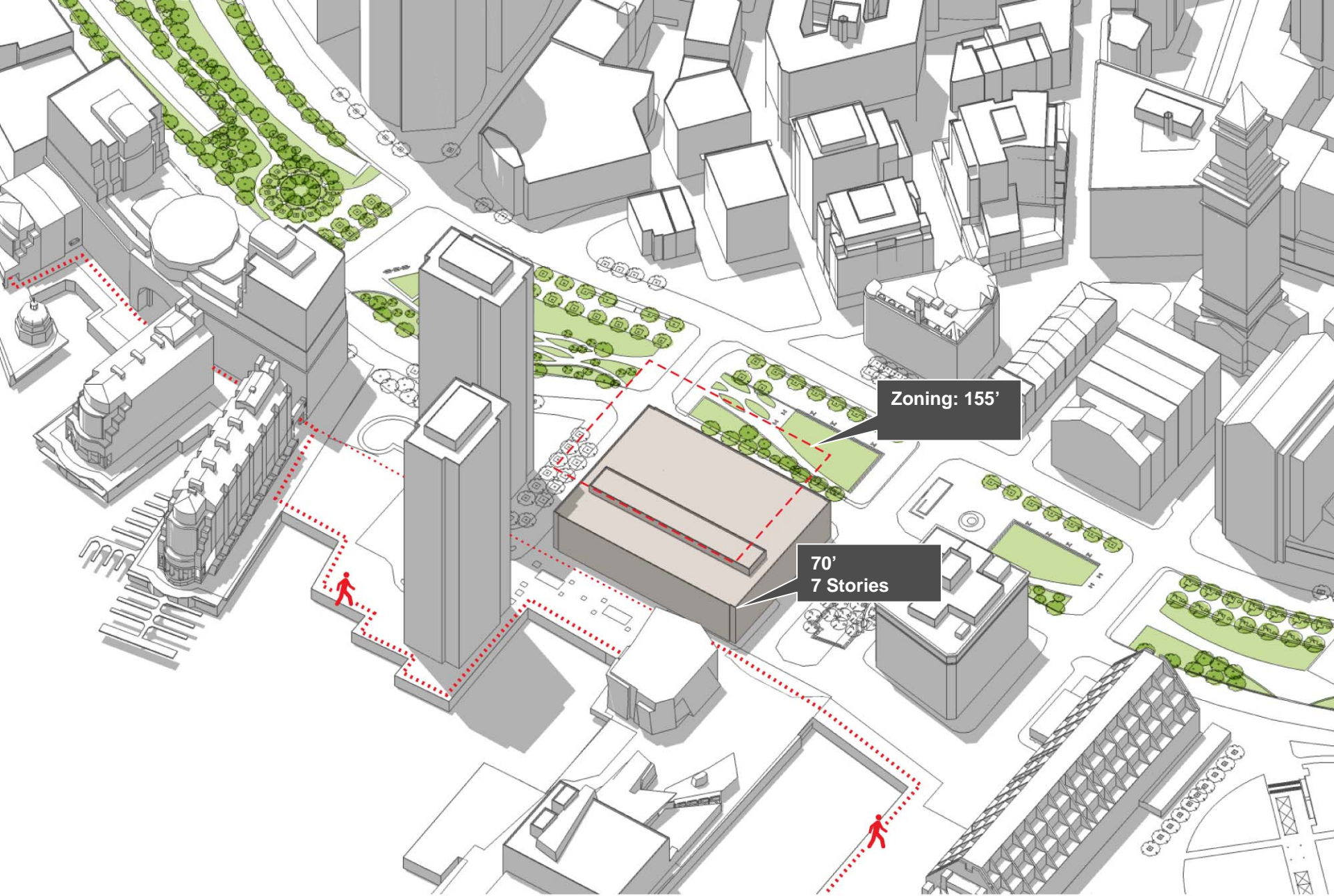
2 Parcel BB Sites

3 Congress St & Northern Ave Sites

4 Harbor Garage



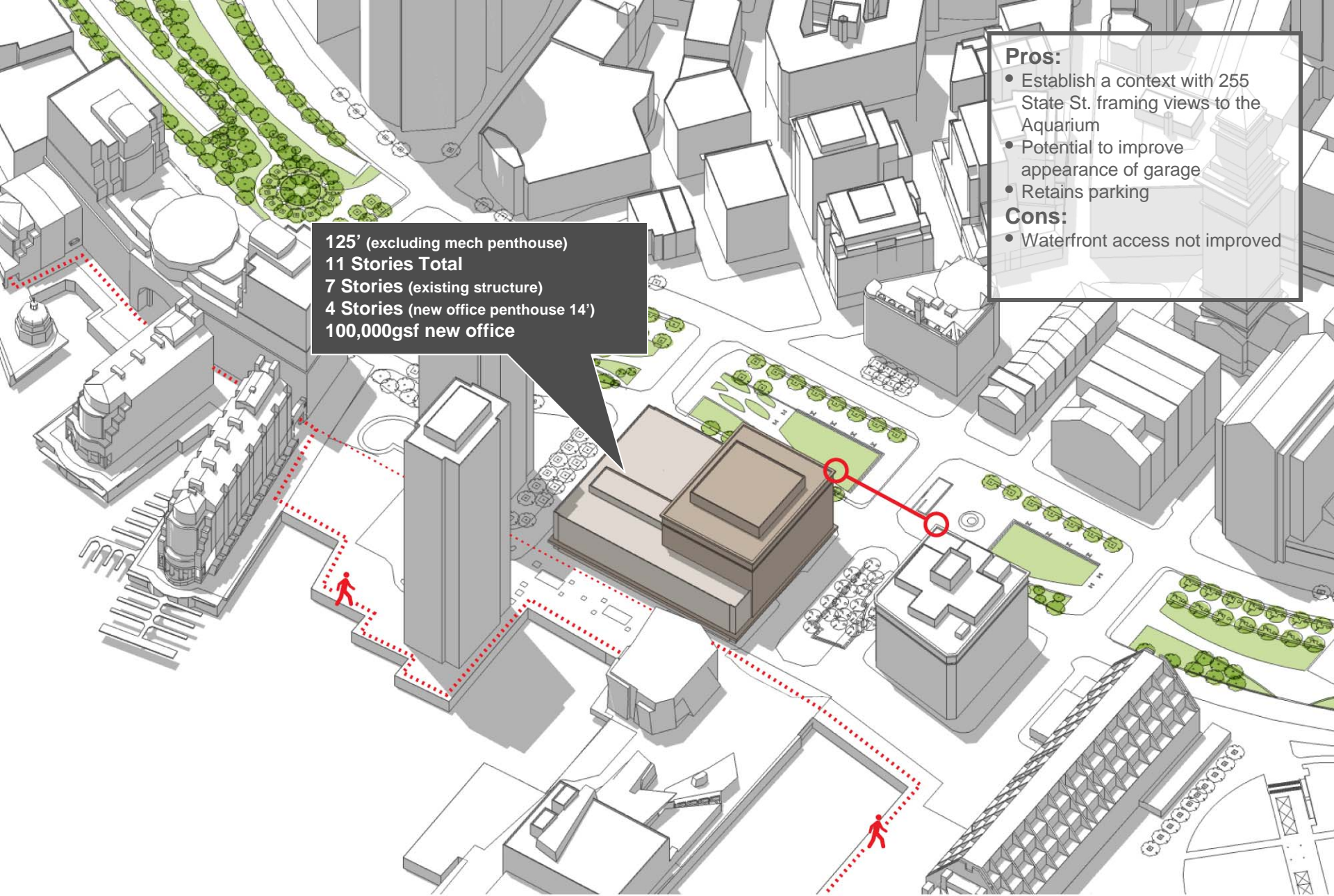
### Wharf District: Potential Investment Sites



Zoning: 155'

70'  
7 Stories

# Harbor Garage Existing Conditions

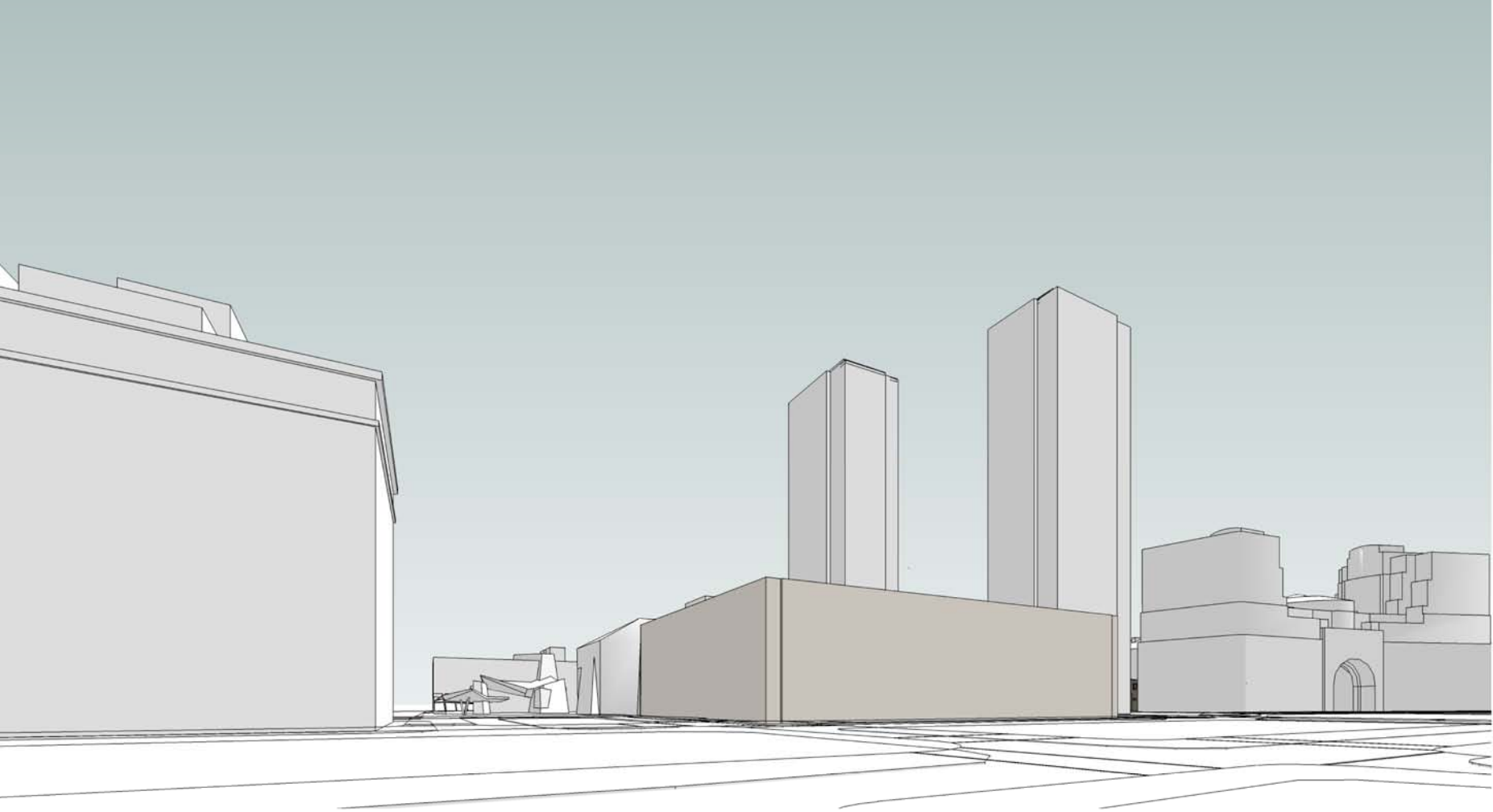


125' (excluding mech penthouse)  
11 Stories Total  
7 Stories (existing structure)  
4 Stories (new office penthouse 14')  
100,000gsf new office

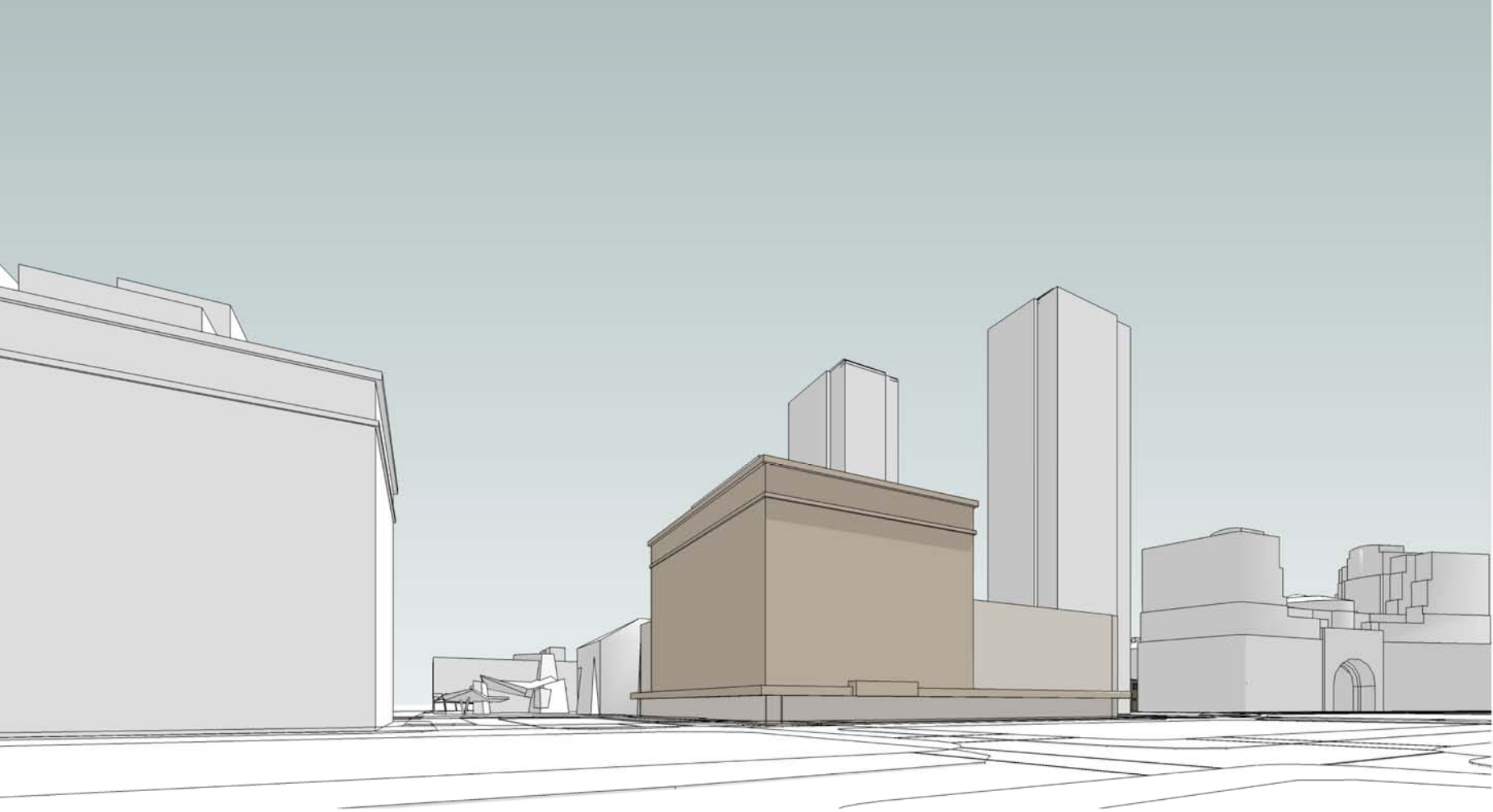
- Pros:**
- Establish a context with 255 State St. framing views to the Aquarium
  - Potential to improve appearance of garage
  - Retains parking
- Cons:**
- Waterfront access not improved

# Harbor Garage Scenario 1

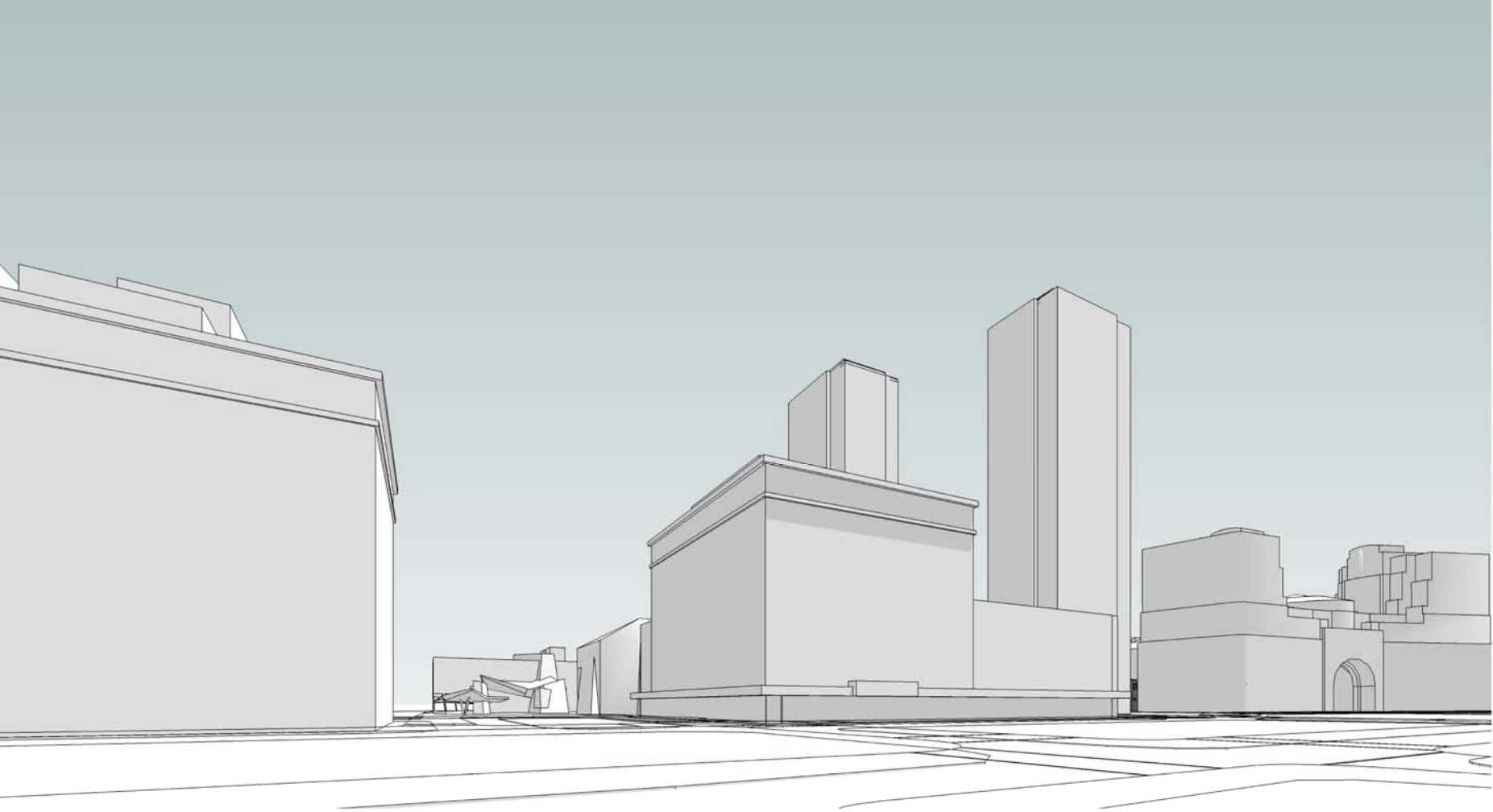




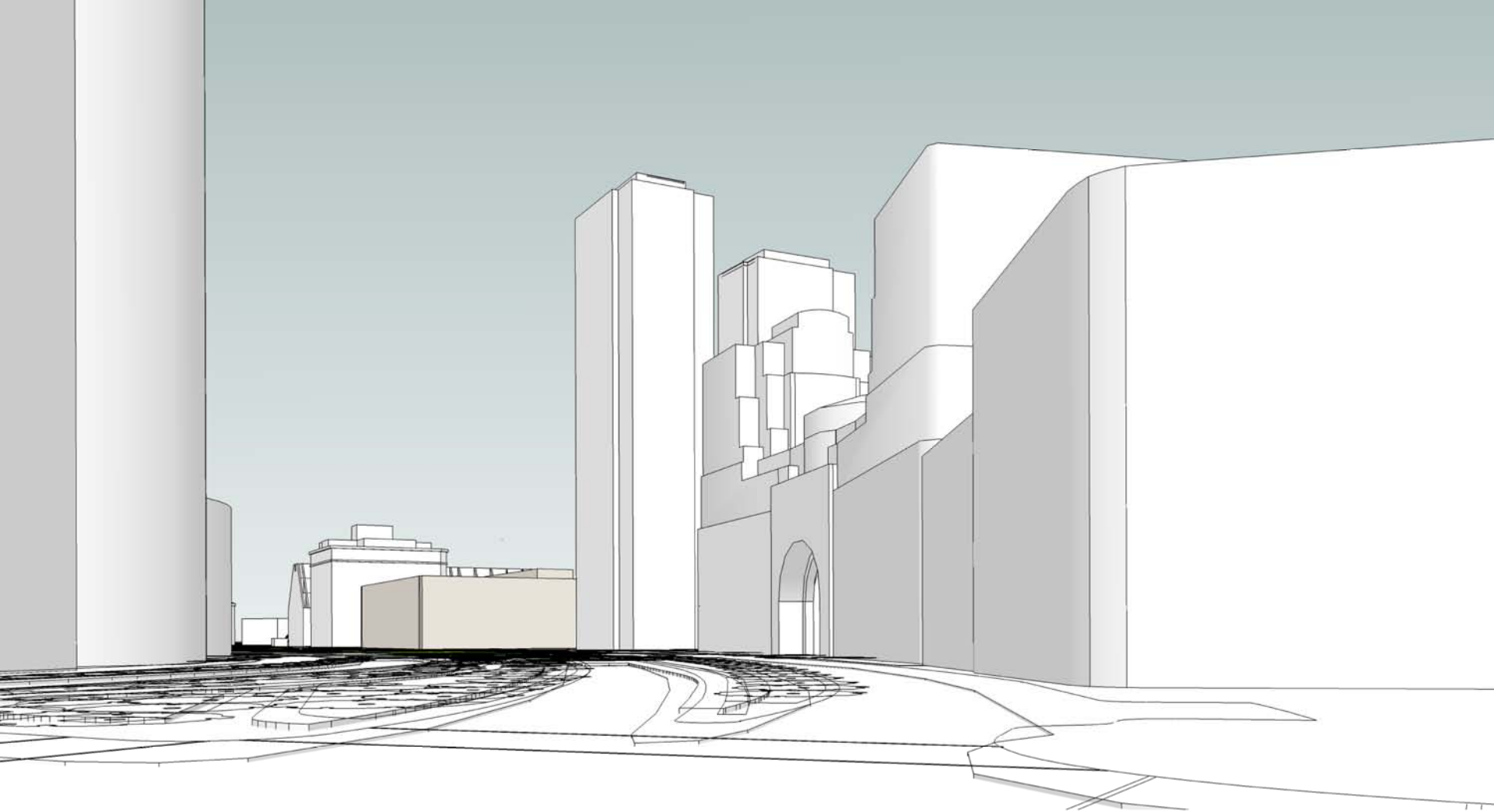
# Harbor Garage Existing



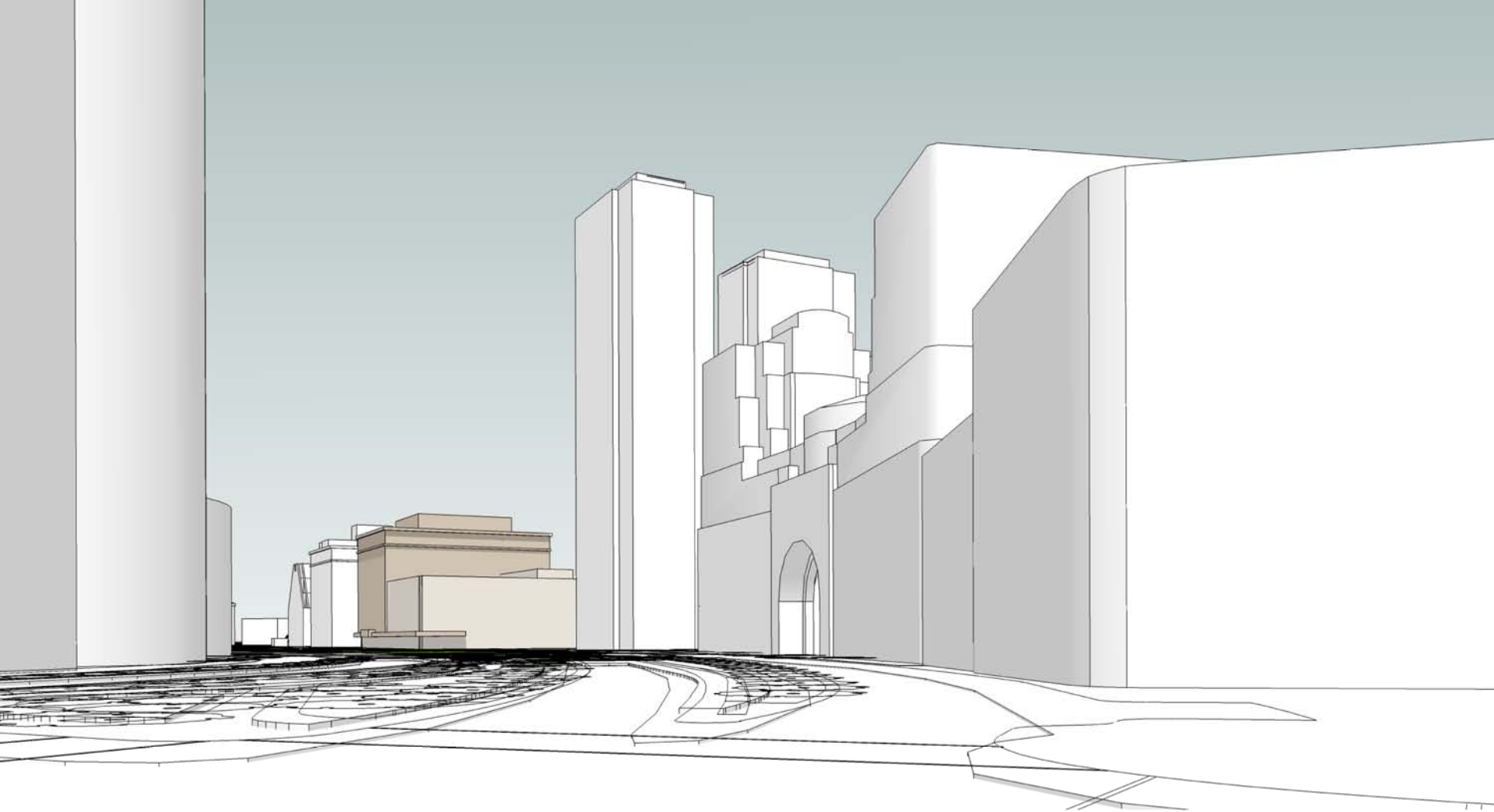
# Harbor Garage Scenario 1



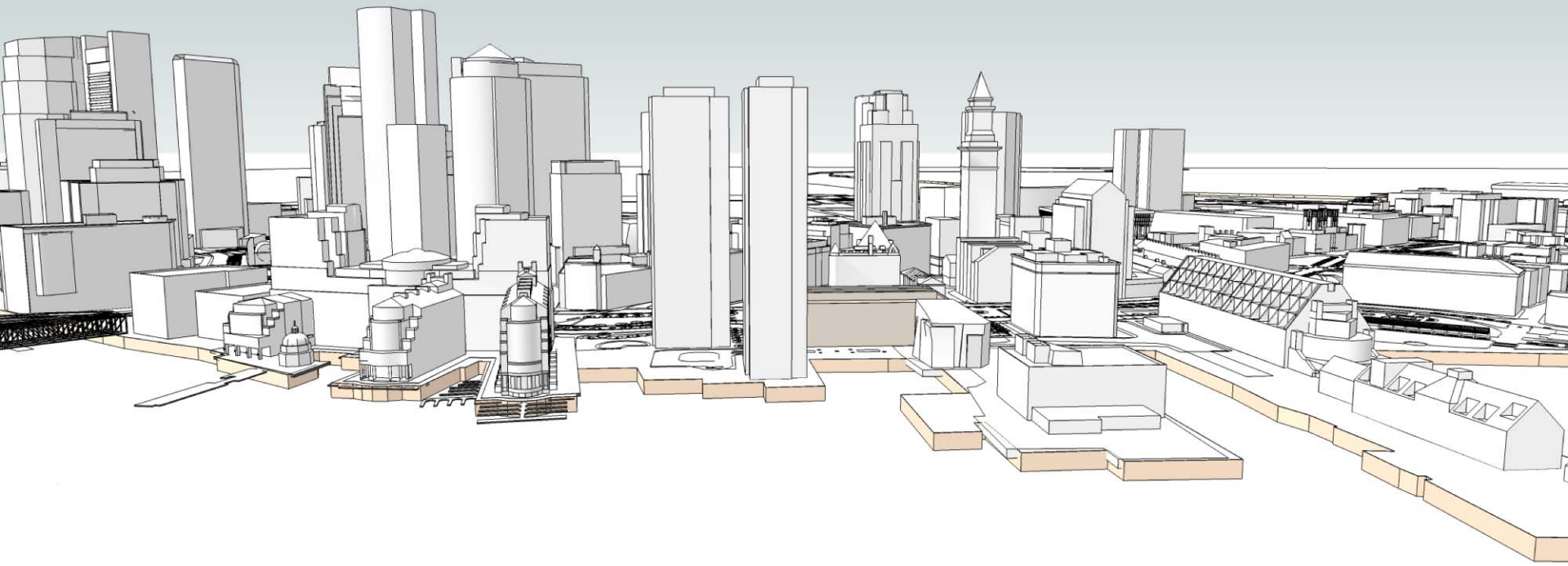
# Harbor Garage Scenario 1



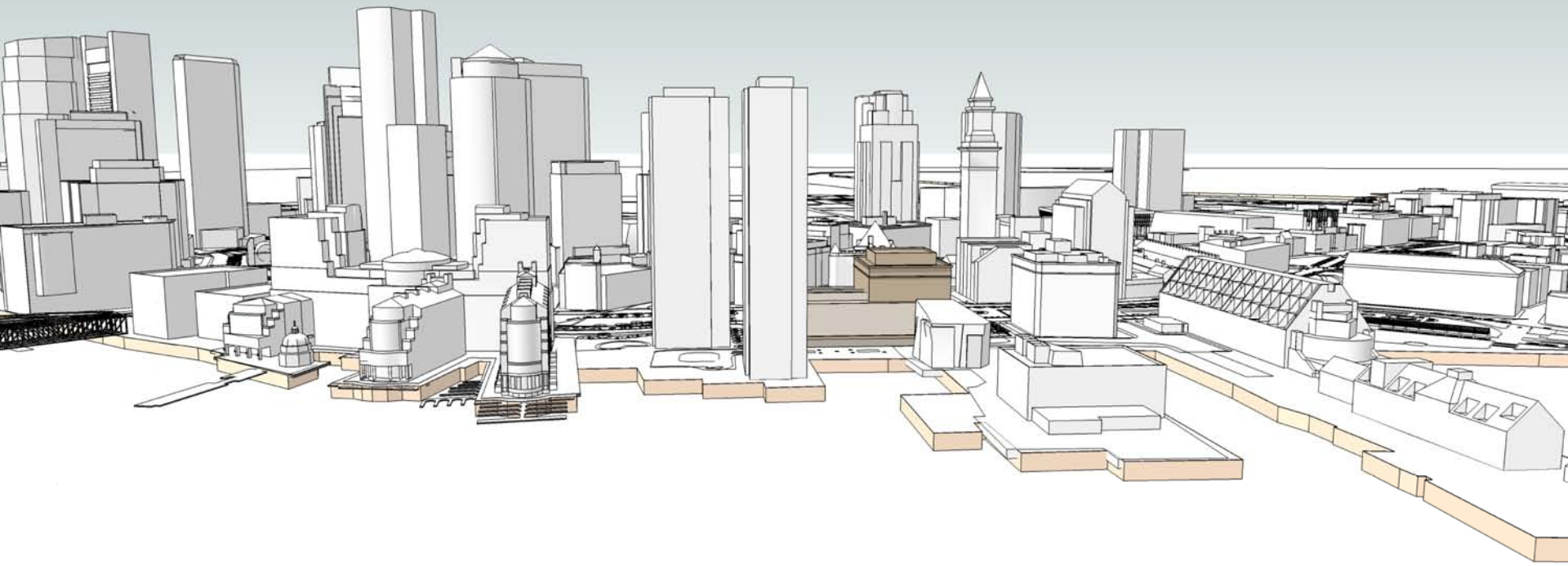
# Harbor Garage Existing



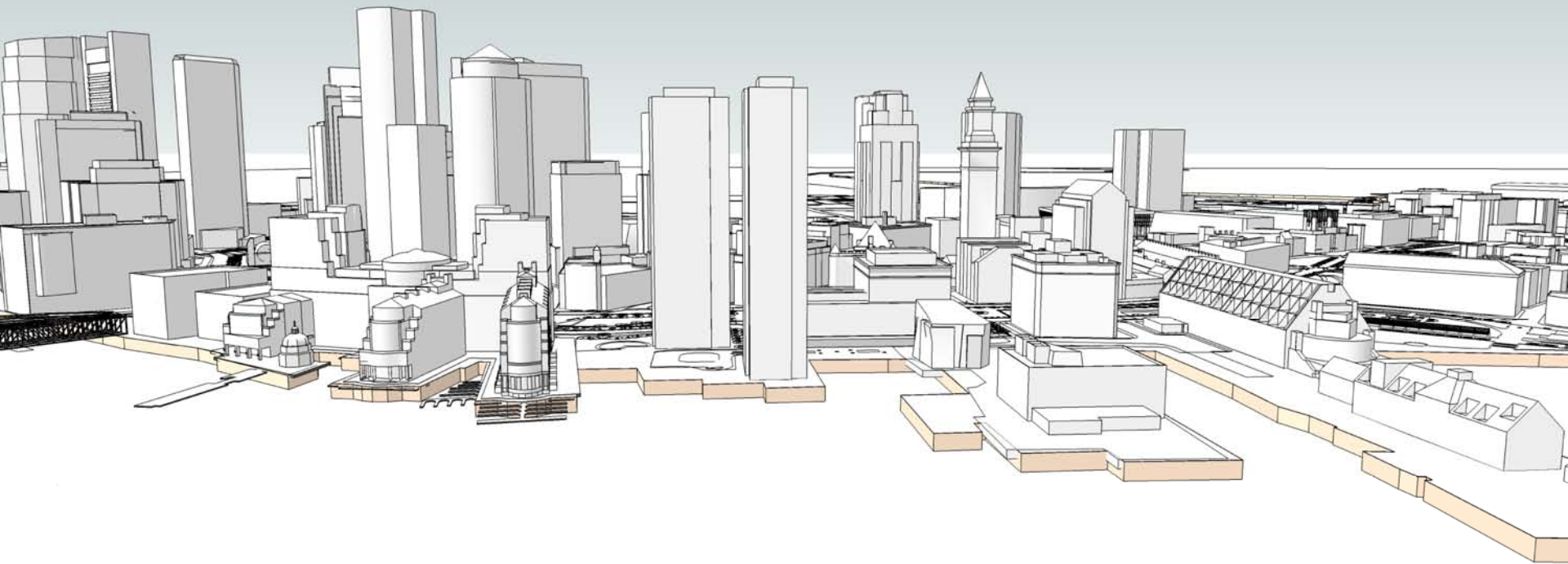
# Harbor Garage Scenario 1



# Harbor Garage Existing

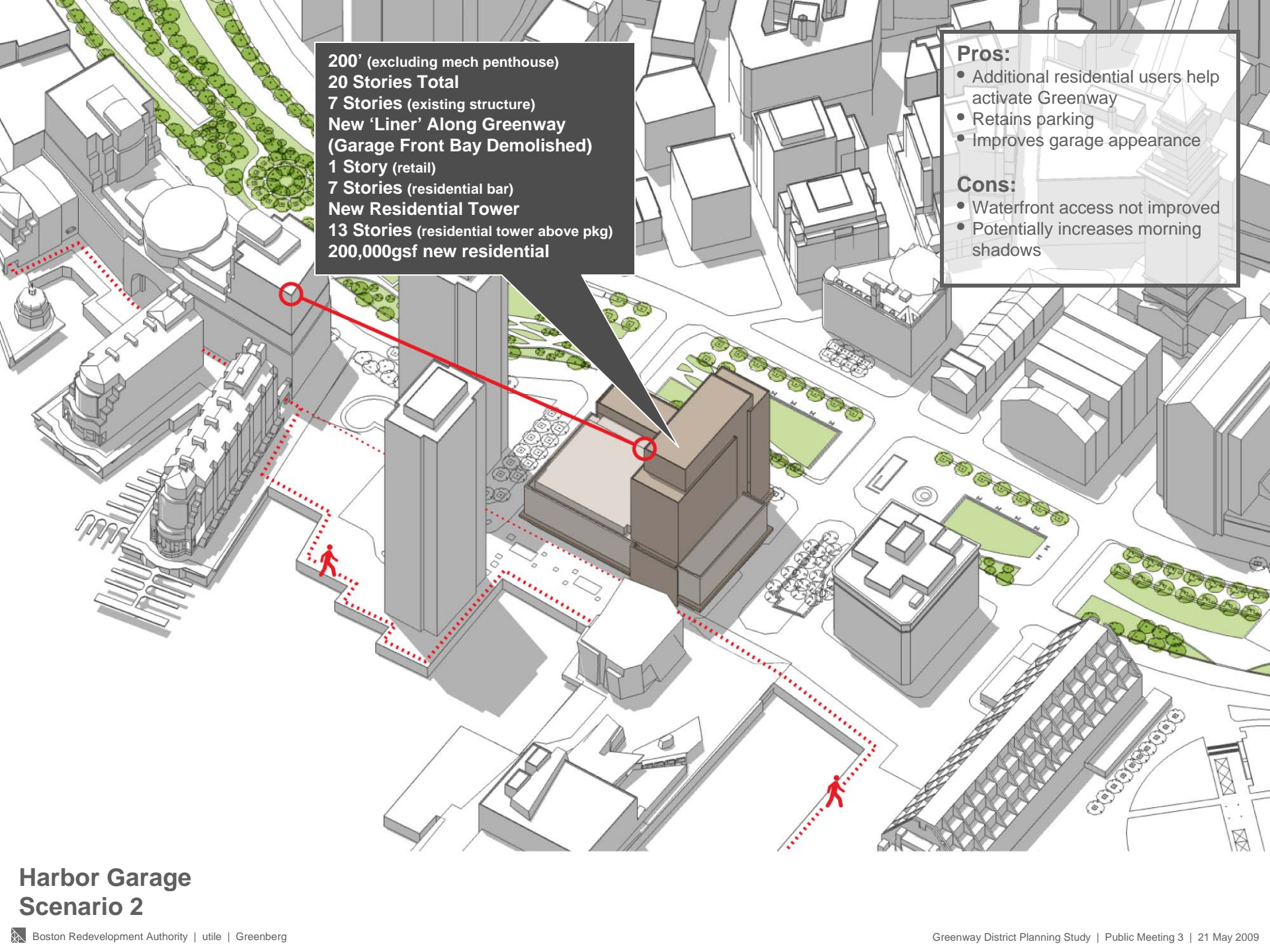


# Harbor Garage Scenario 1



# Harbor Garage Scenario 1

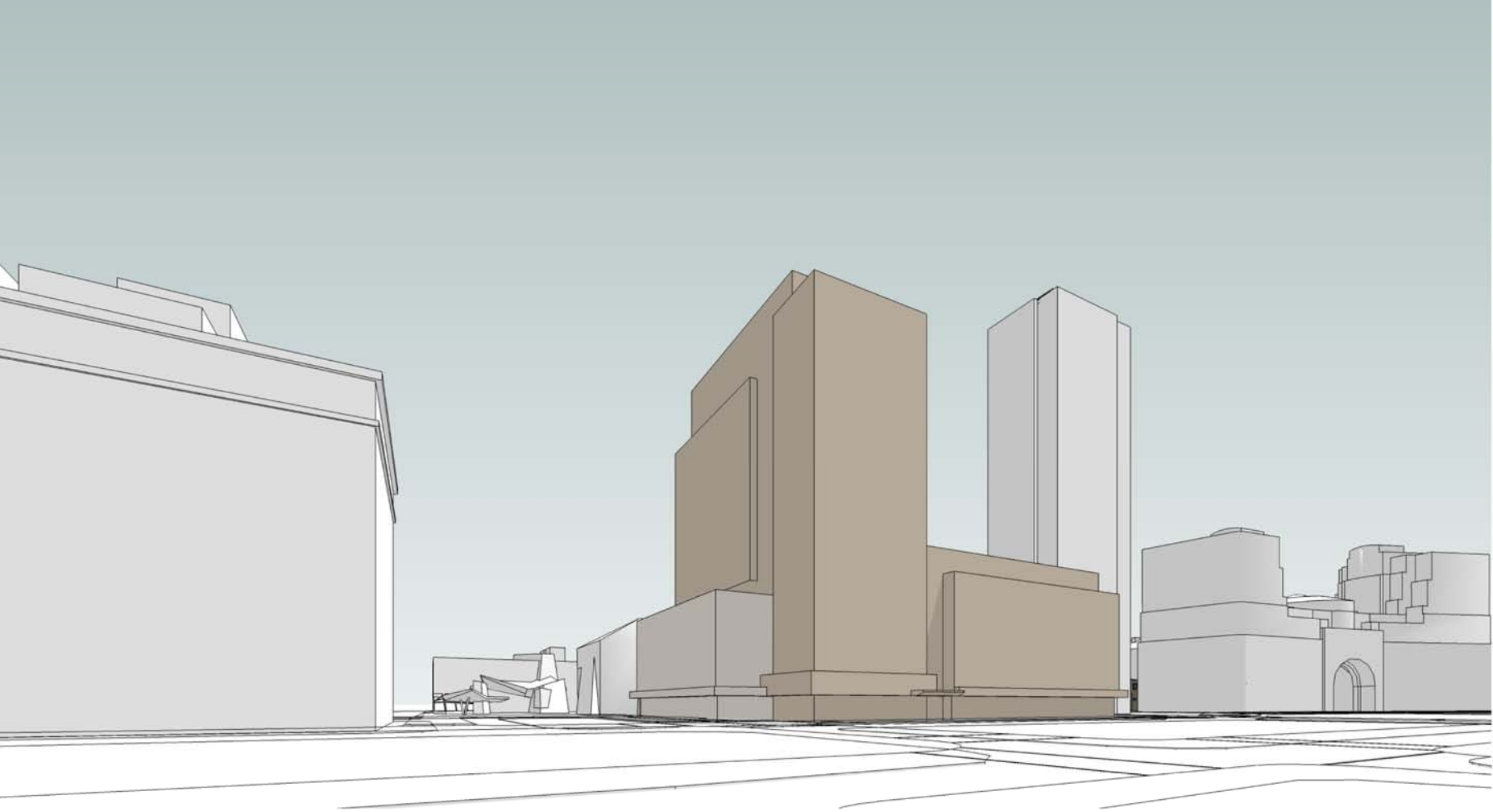




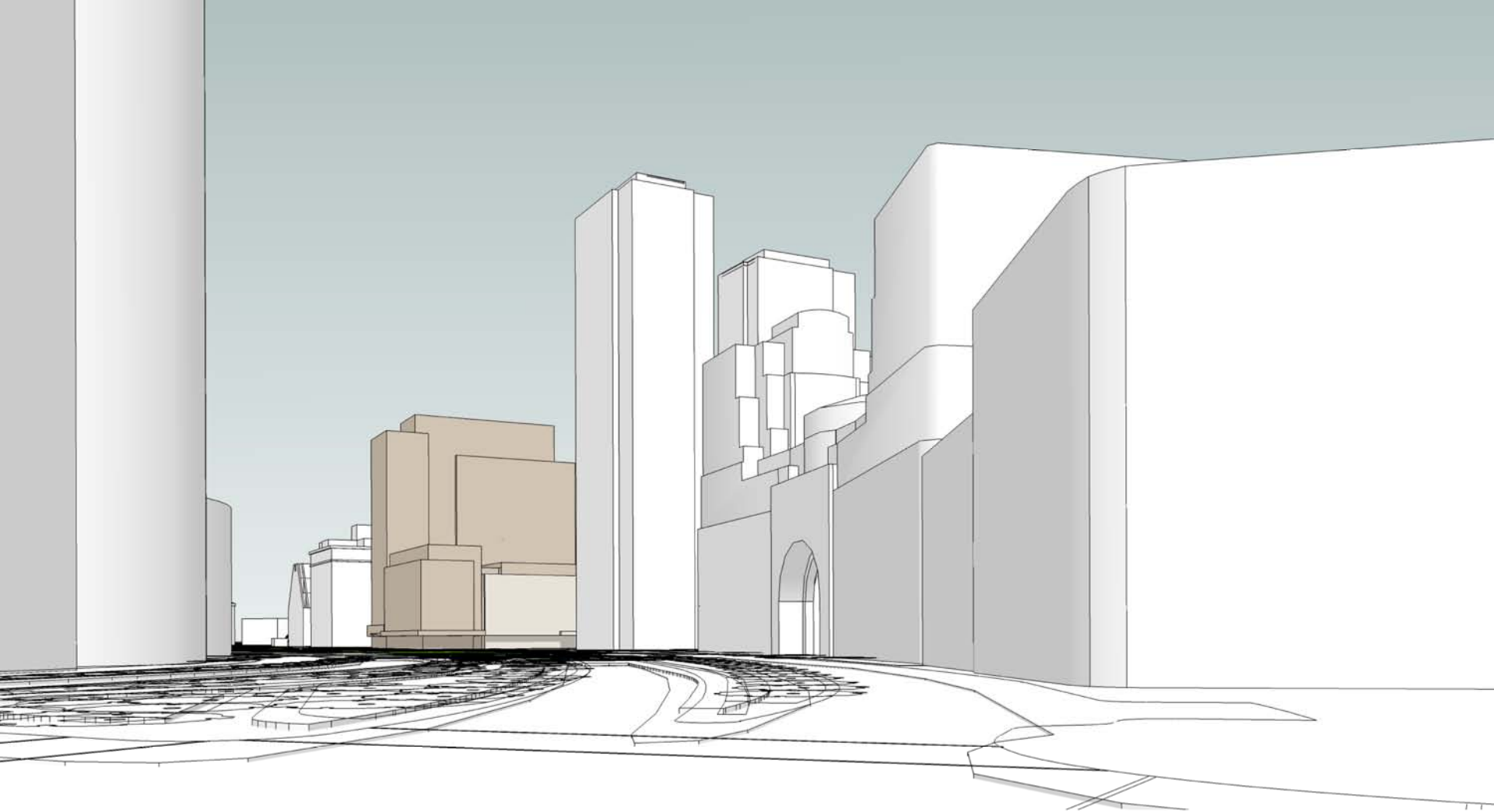
**200'** (excluding mech penthouse)  
**20 Stories Total**  
**7 Stories** (existing structure)  
**New 'Liner' Along Greenway**  
(Garage Front Bay Demolished)  
**1 Story** (retail)  
**7 Stories** (residential bar)  
**New Residential Tower**  
**13 Stories** (residential tower above pkg)  
**200,000gsf** new residential

- Pros:**
- Additional residential users help activate Greenway
  - Retains parking
  - Improves garage appearance
- Cons:**
- Waterfront access not improved
  - Potentially increases morning shadows

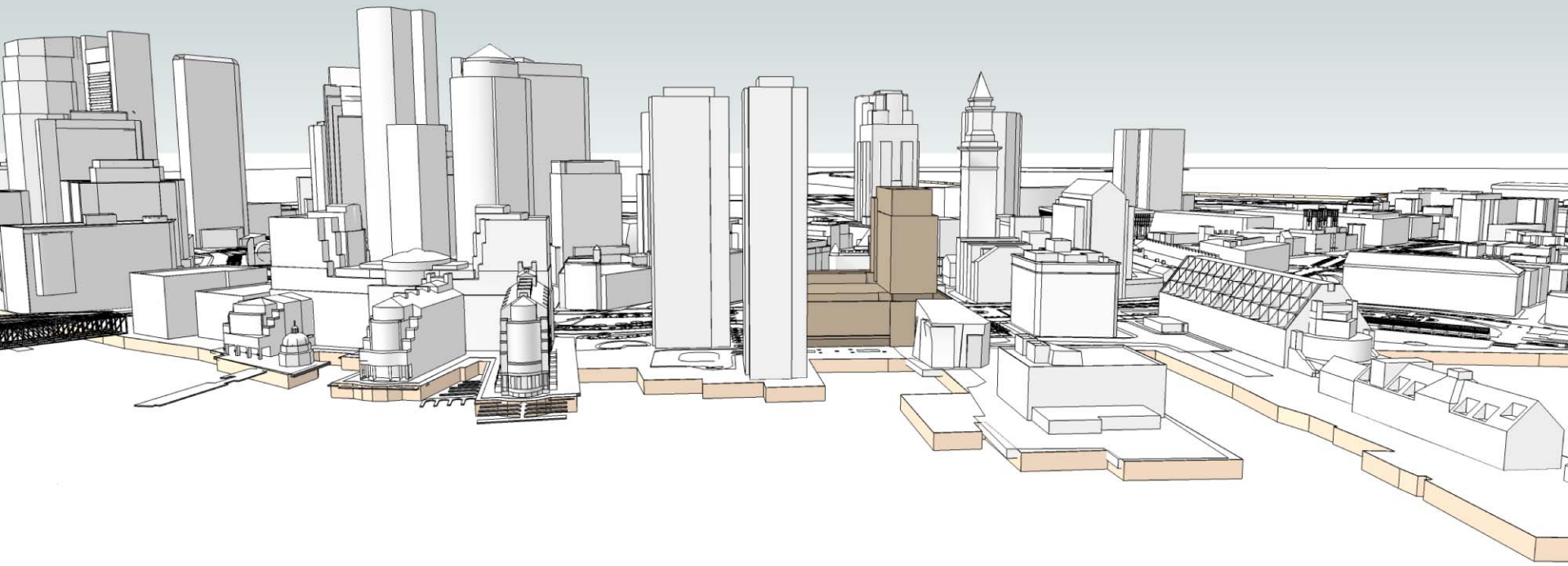
# Harbor Garage Scenario 2



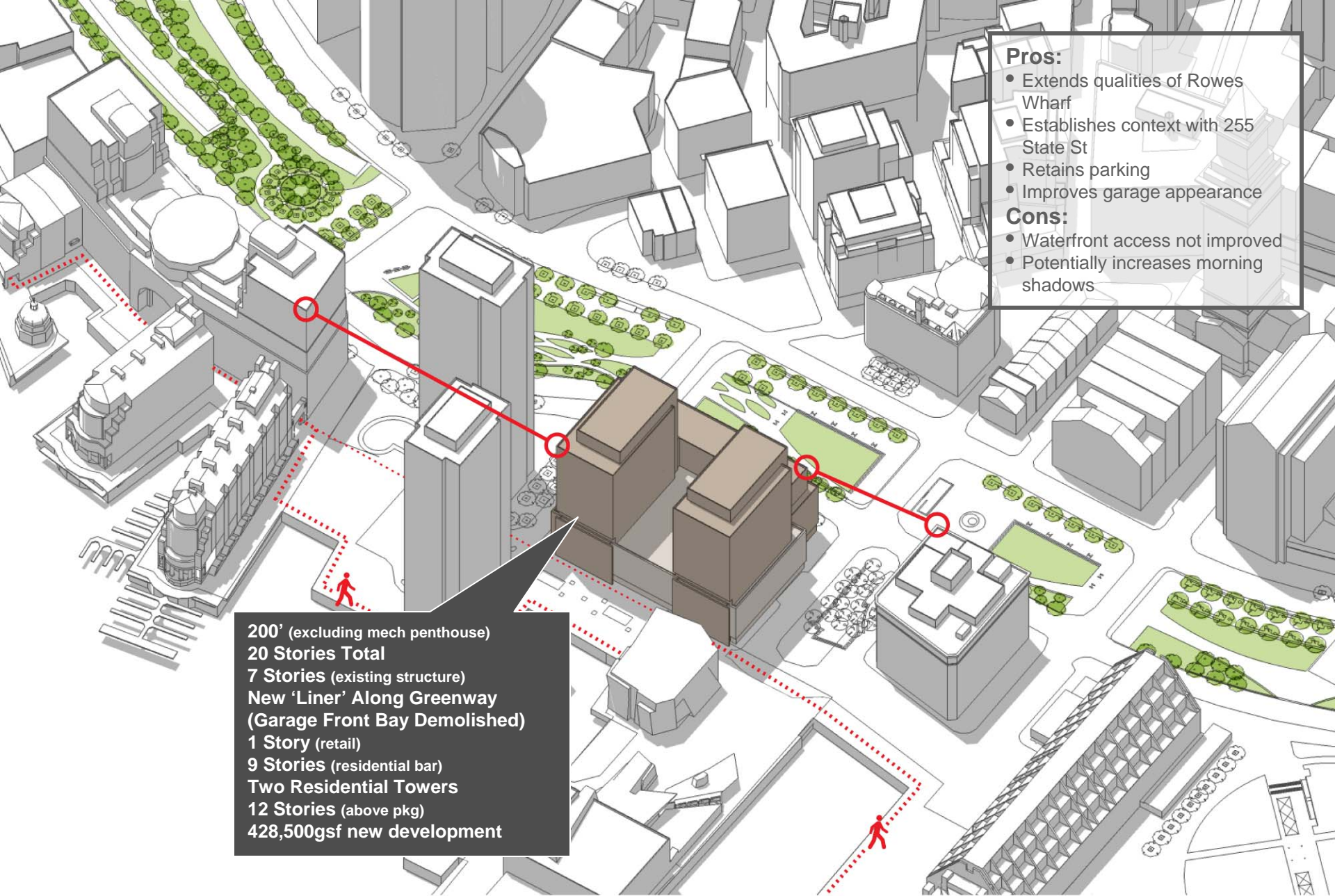
# Harbor Garage Scenario 2



# Harbor Garage Scenario 2



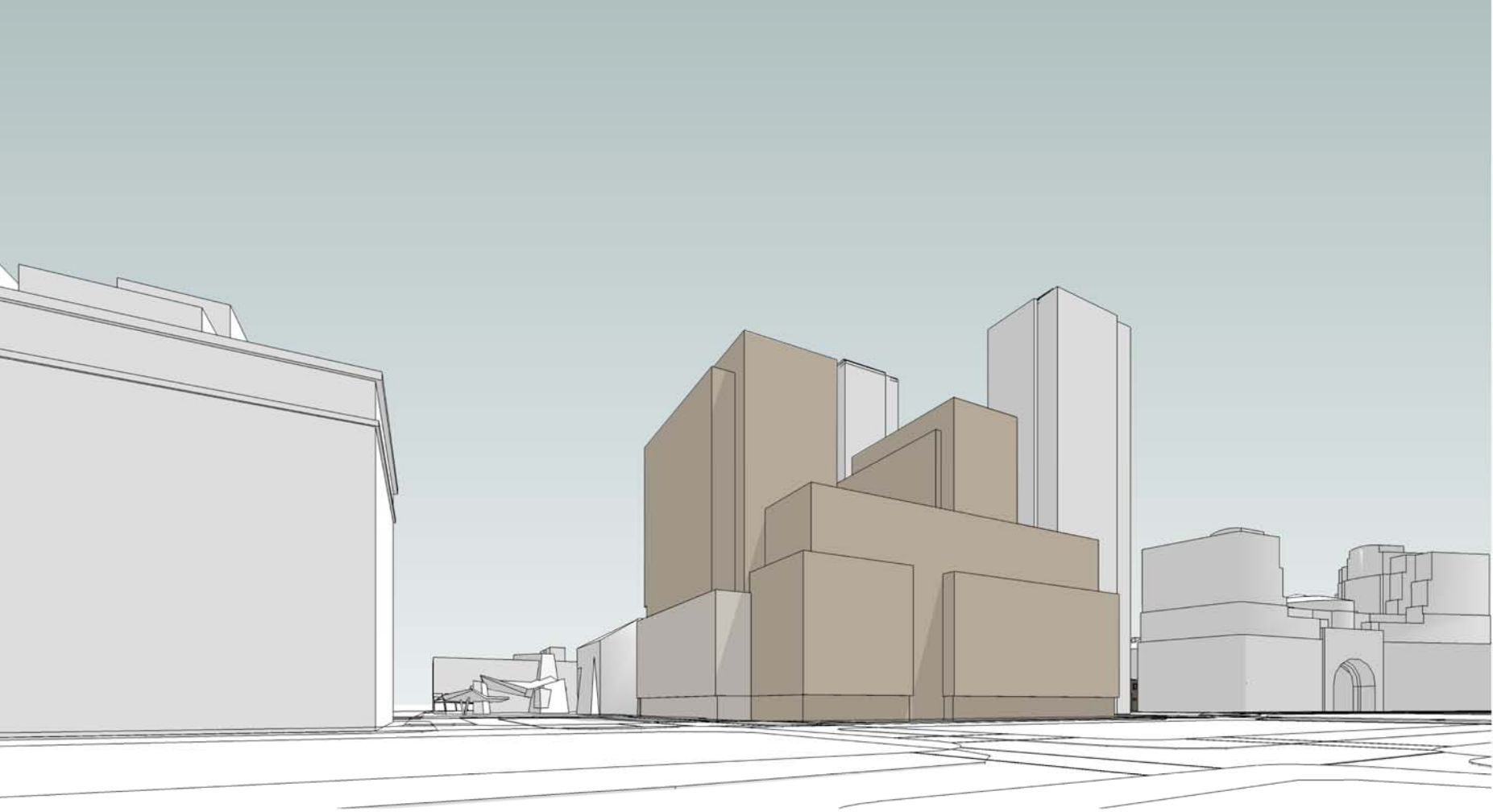
# Harbor Garage Scenario 2



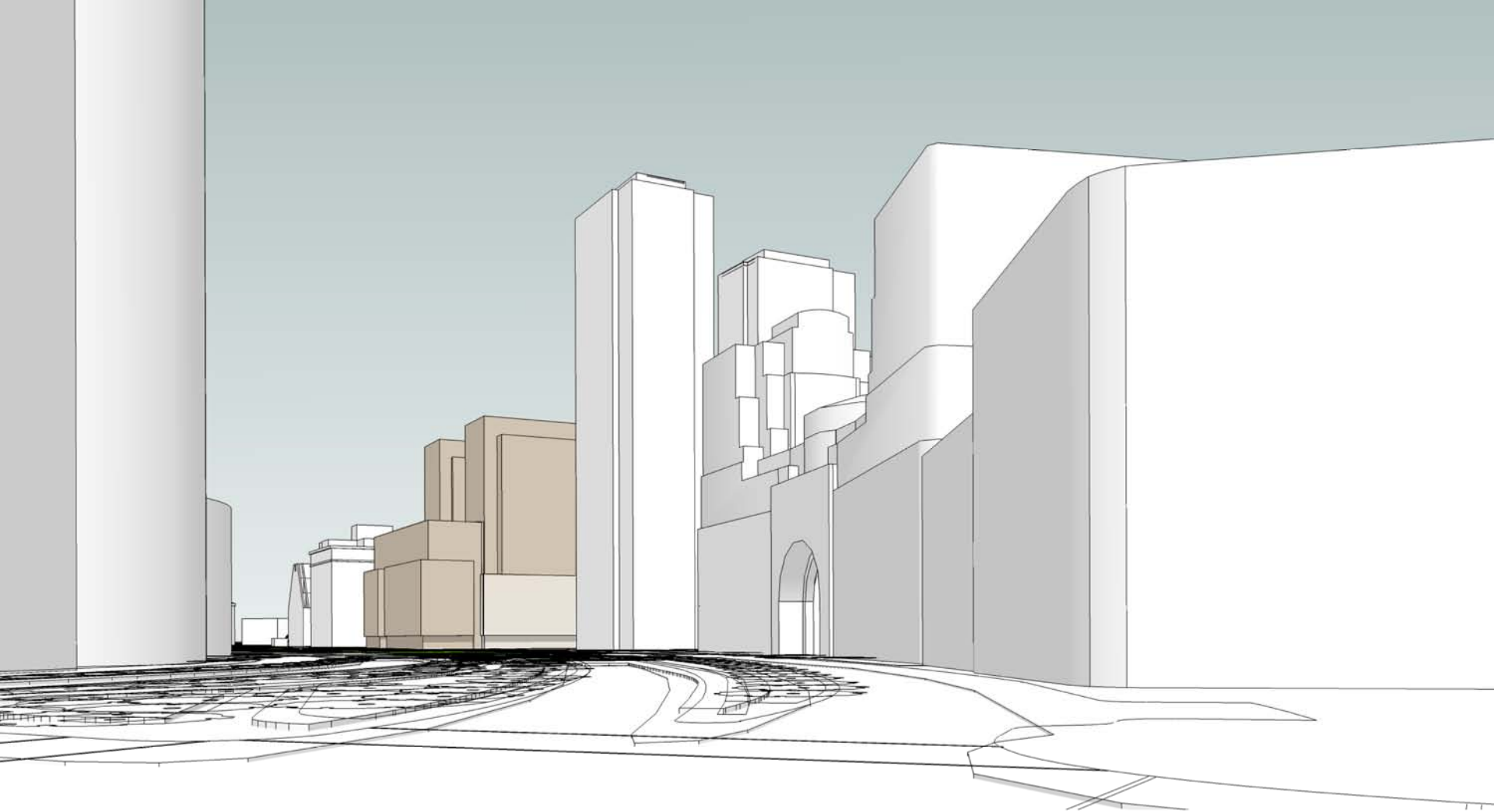
- Pros:**
- Extends qualities of Rowes Wharf
  - Establishes context with 255 State St
  - Retains parking
  - Improves garage appearance
- Cons:**
- Waterfront access not improved
  - Potentially increases morning shadows

**200'** (excluding mech penthouse)  
**20 Stories Total**  
**7 Stories** (existing structure)  
**New 'Liner' Along Greenway**  
**(Garage Front Bay Demolished)**  
**1 Story** (retail)  
**9 Stories** (residential bar)  
**Two Residential Towers**  
**12 Stories** (above pkg)  
**428,500gsf** new development

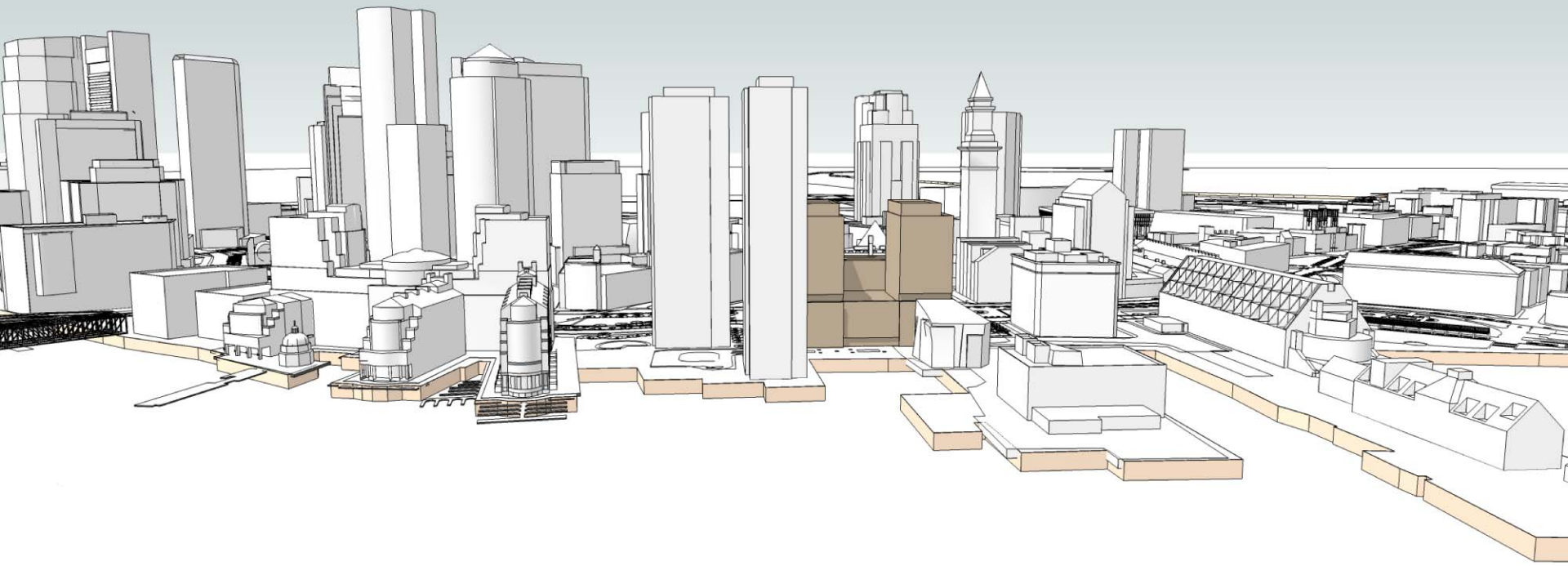
# Harbor Garage Scenario 3



# Harbor Garage Scenario 3



# Harbor Garage Scenario 3



# Harbor Garage Scenario 3



200' (excluding mech penthouse)  
20 Stories Total  
(Garage Demolished)  
1 Story Retail (20')  
4 Stories Office (14')  
15 Stories Residential (11')  
Retail/Ticket Pavilion (3 levels)  
427,000gsf total

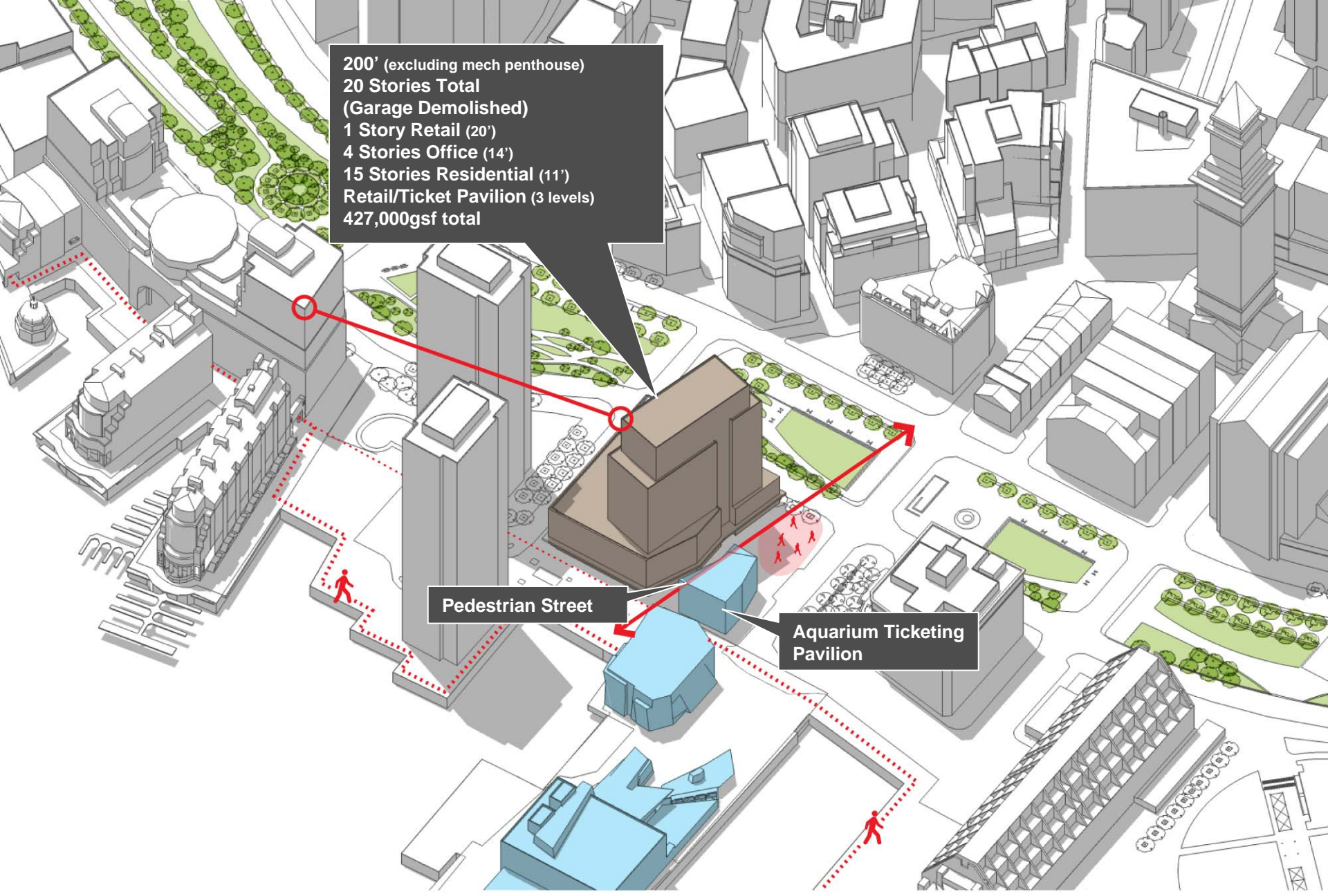
- Pros:**
- Improved water access and views
  - Aquarium has a presence on the Greenway
- Cons:**
- Sufficient parking?
  - Potentially increases morning shadows

Pedestrian Street

Aquarium Ticketing Pavilion

# Harbor Garage Scenario 4

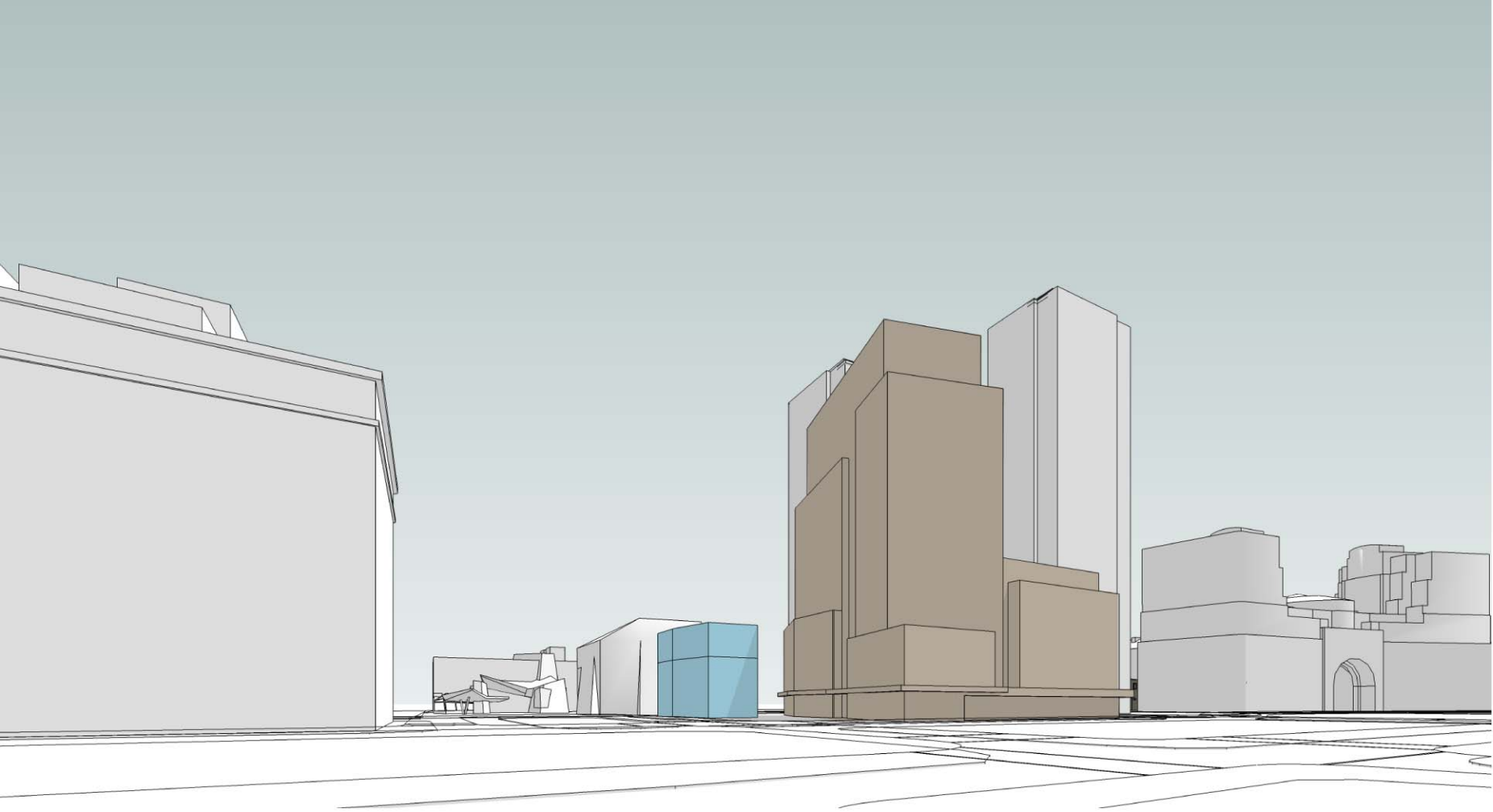
200' (excluding mech penthouse)  
20 Stories Total  
(Garage Demolished)  
1 Story Retail (20')  
4 Stories Office (14')  
15 Stories Residential (11')  
Retail/Ticket Pavilion (3 levels)  
427,000gsf total



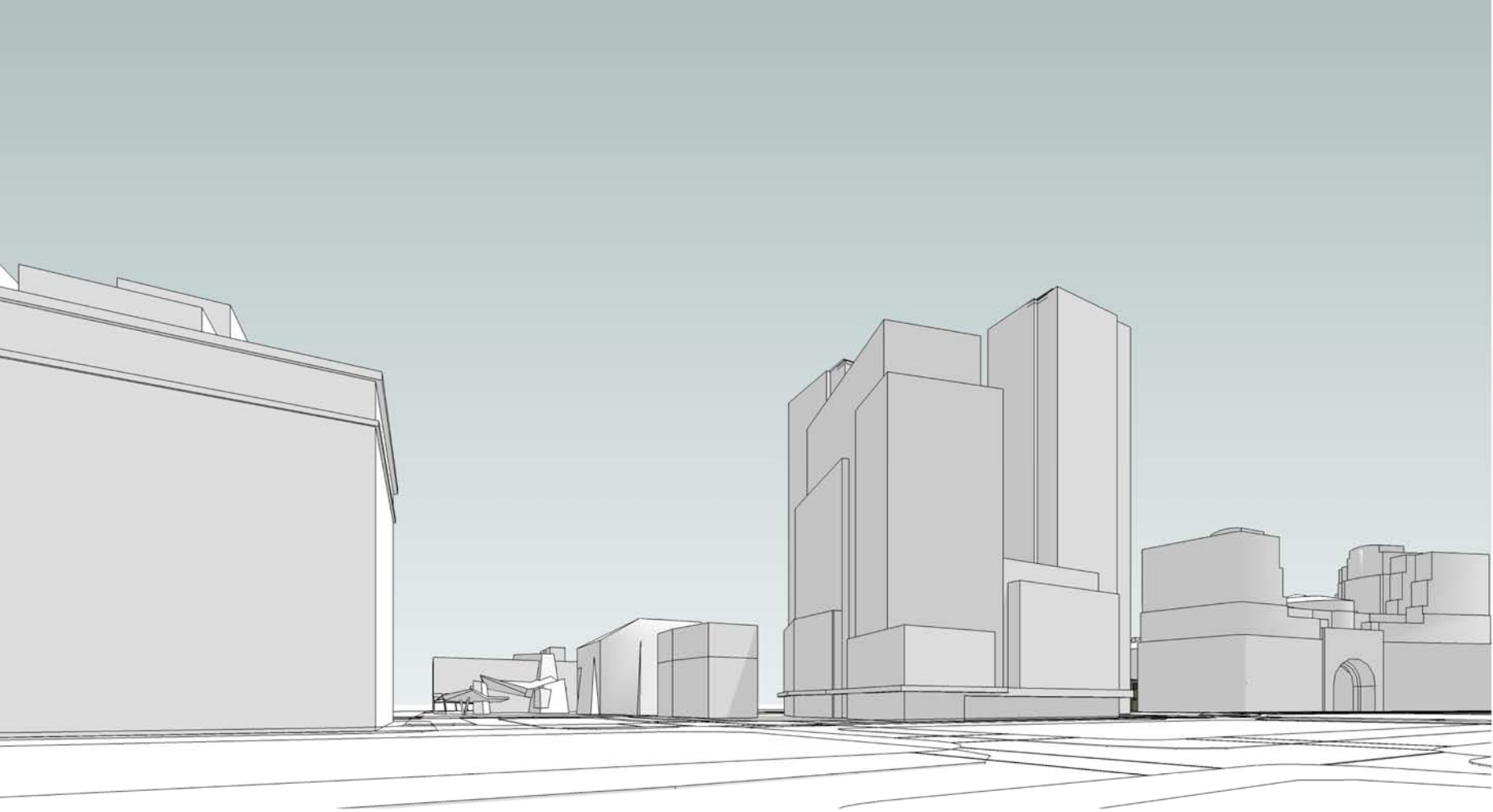
Pedestrian Street

Aquarium Ticketing Pavilion

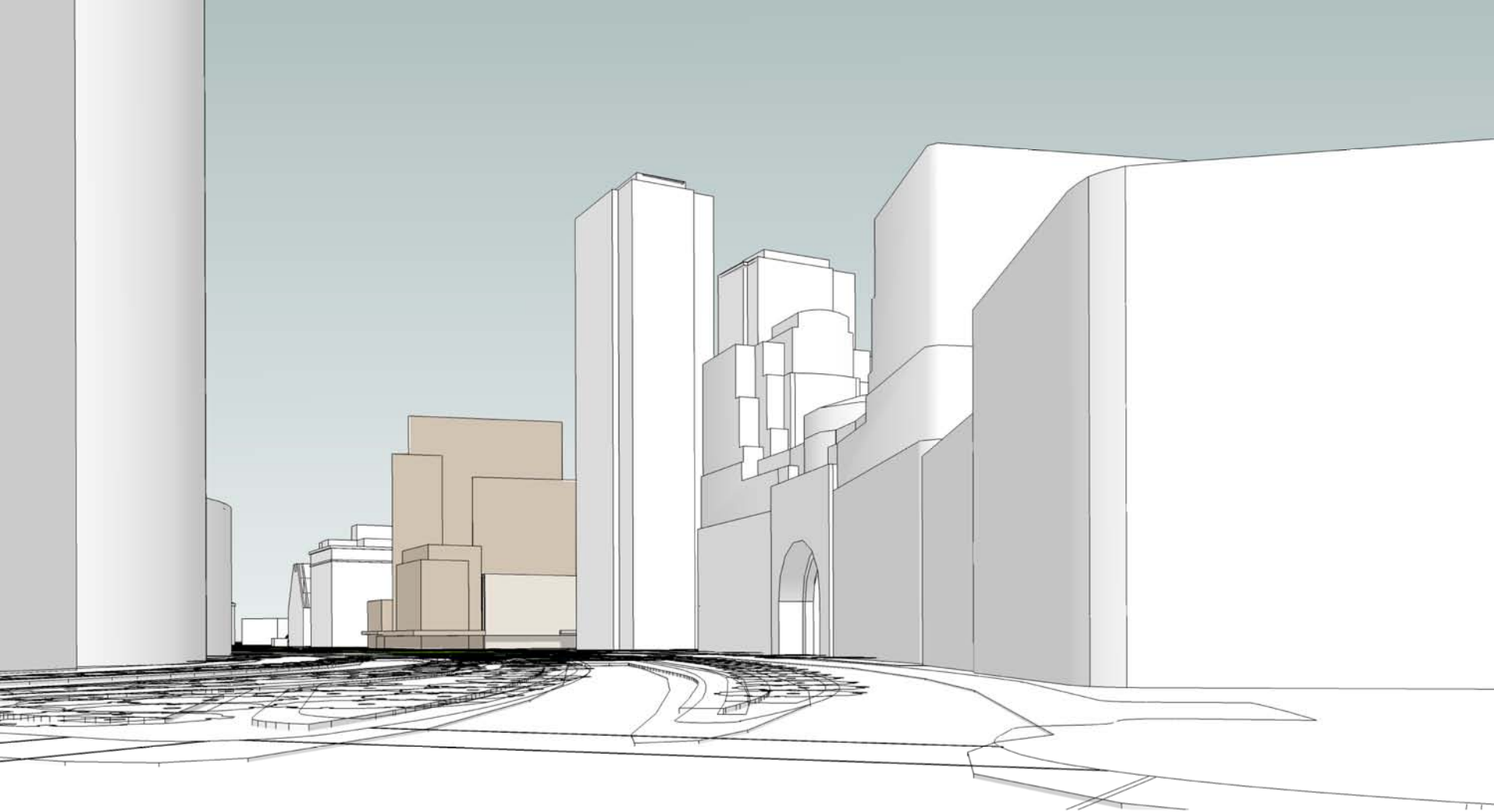
# Harbor Garage Scenario 4



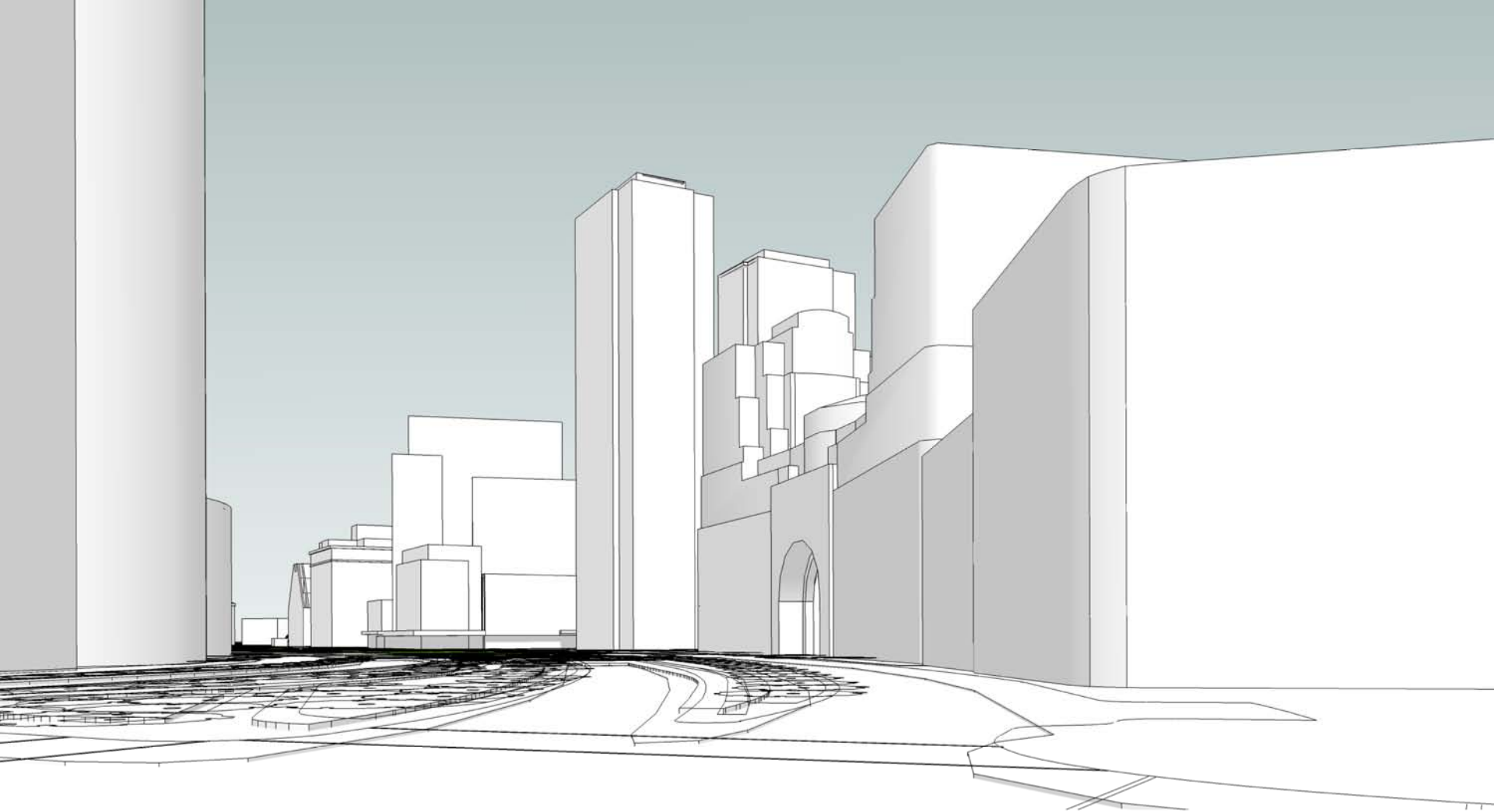
# Harbor Garage Scenario 4



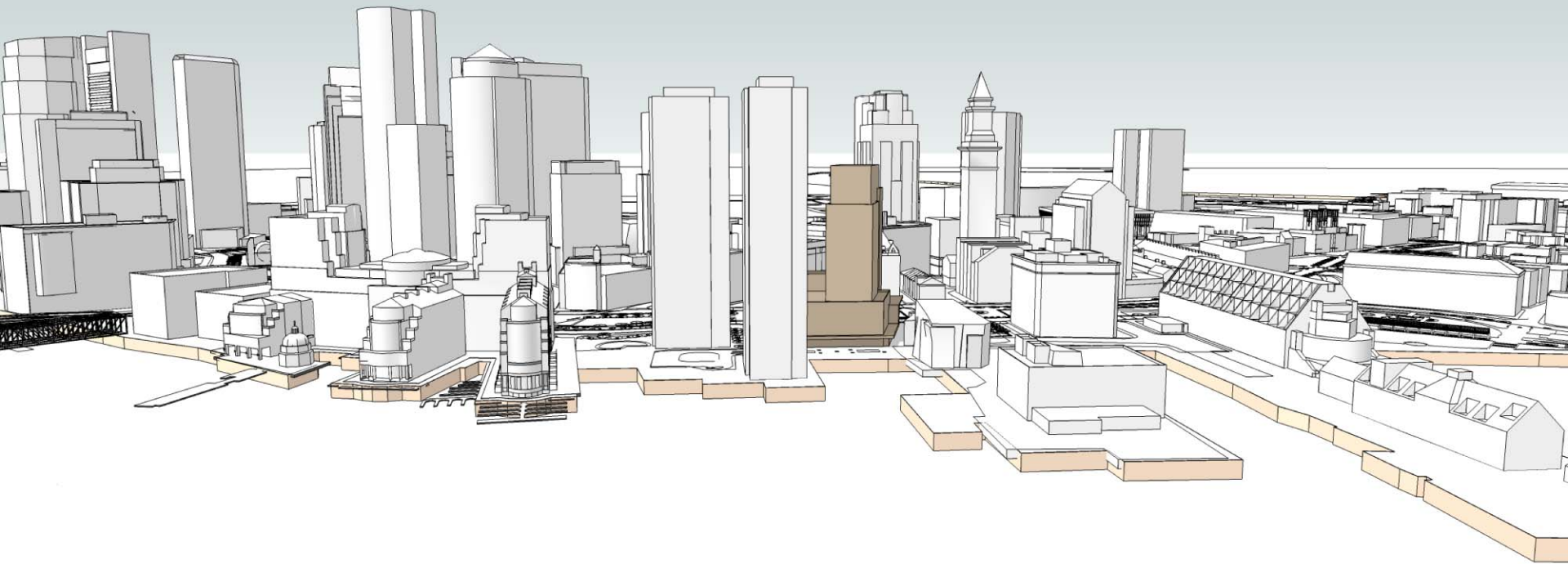
# Harbor Garage Scenario 4



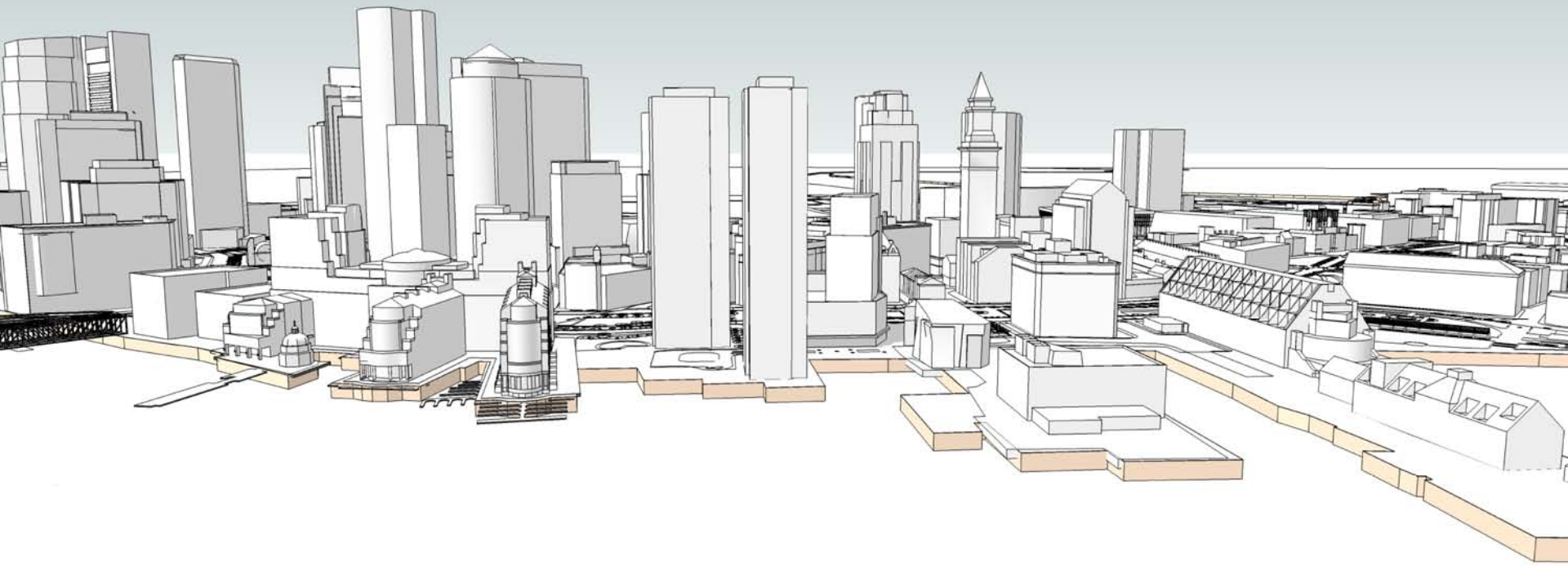
# Harbor Garage Scenario 4



# Harbor Garage Scenario 4

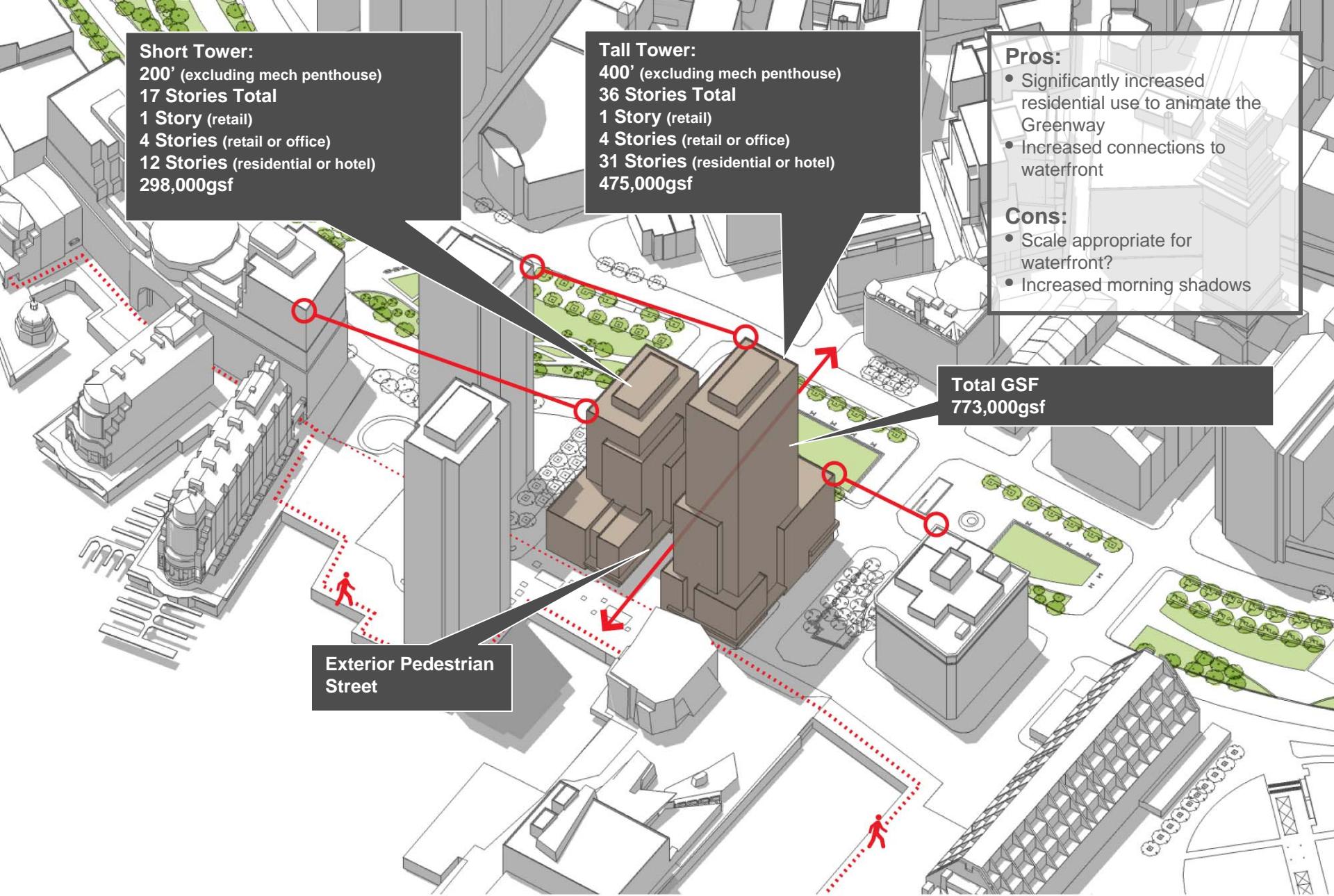


# Harbor Garage Scenario 4



# Harbor Garage Scenario 4





**Short Tower:**  
200' (excluding mech penthouse)  
17 Stories Total  
1 Story (retail)  
4 Stories (retail or office)  
12 Stories (residential or hotel)  
298,000gsf

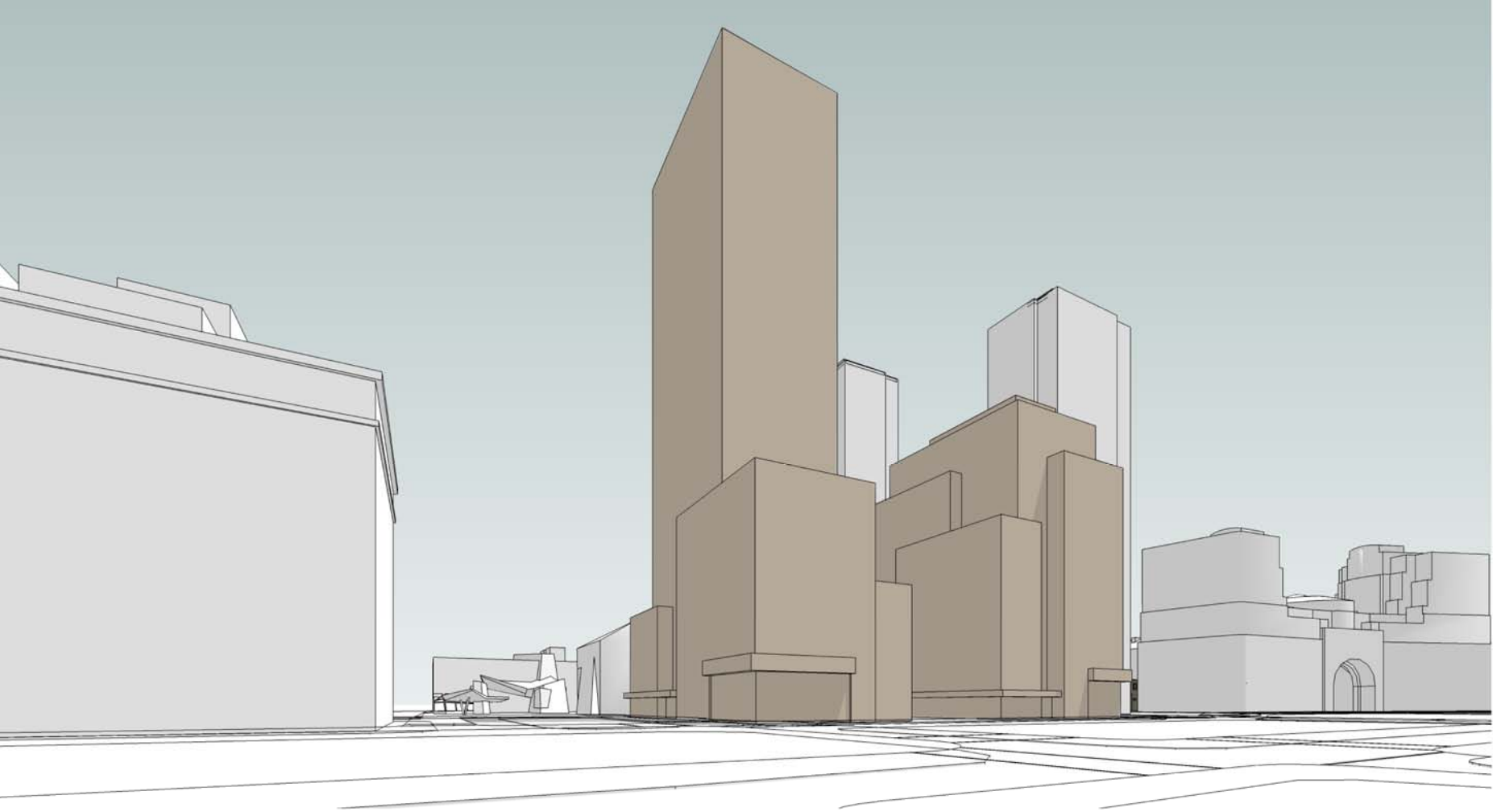
**Tall Tower:**  
400' (excluding mech penthouse)  
36 Stories Total  
1 Story (retail)  
4 Stories (retail or office)  
31 Stories (residential or hotel)  
475,000gsf

- Pros:**
- Significantly increased residential use to animate the Greenway
  - Increased connections to waterfront
- Cons:**
- Scale appropriate for waterfront?
  - Increased morning shadows

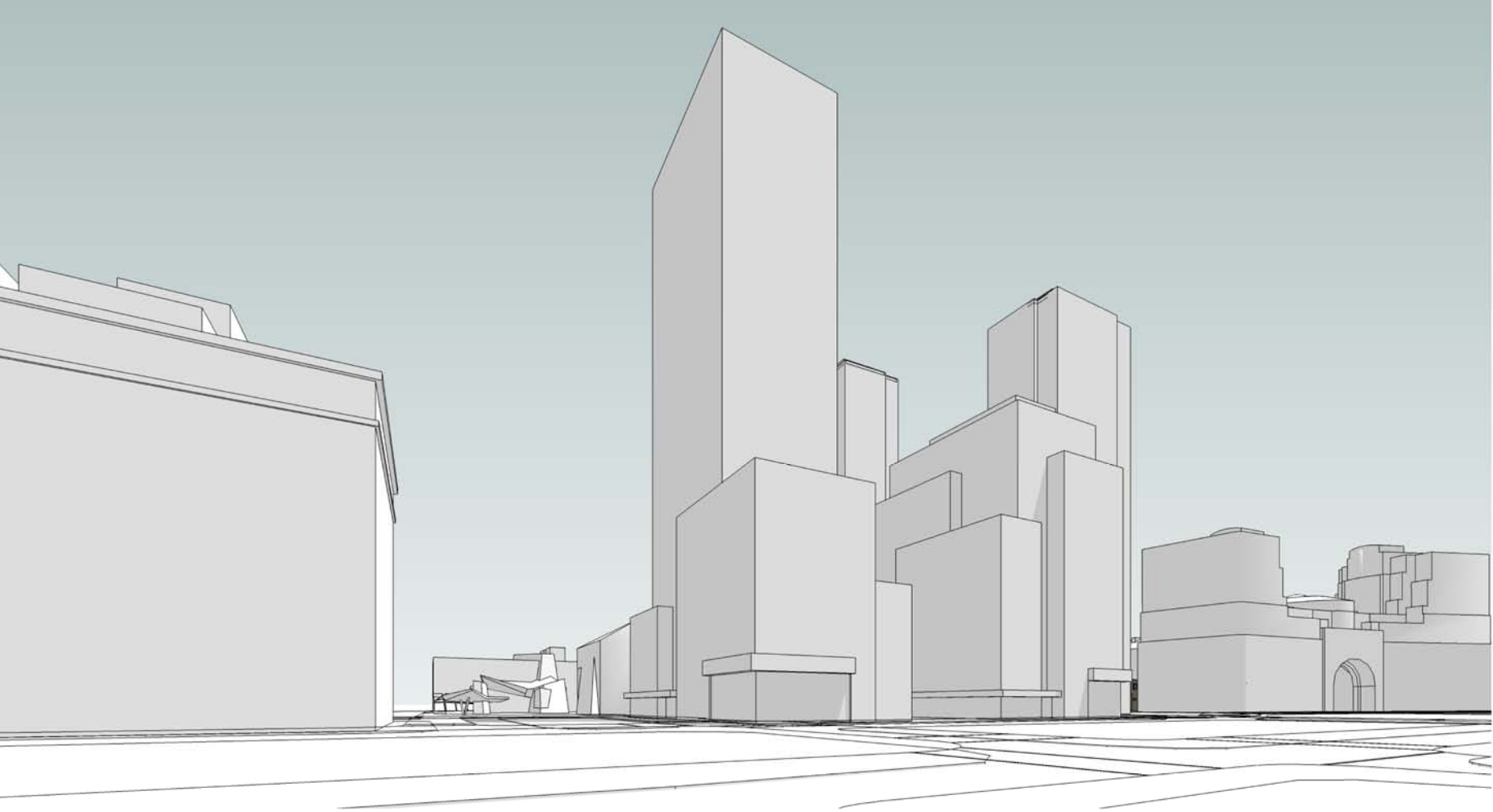
**Total GSF**  
773,000gsf

**Exterior Pedestrian Street**

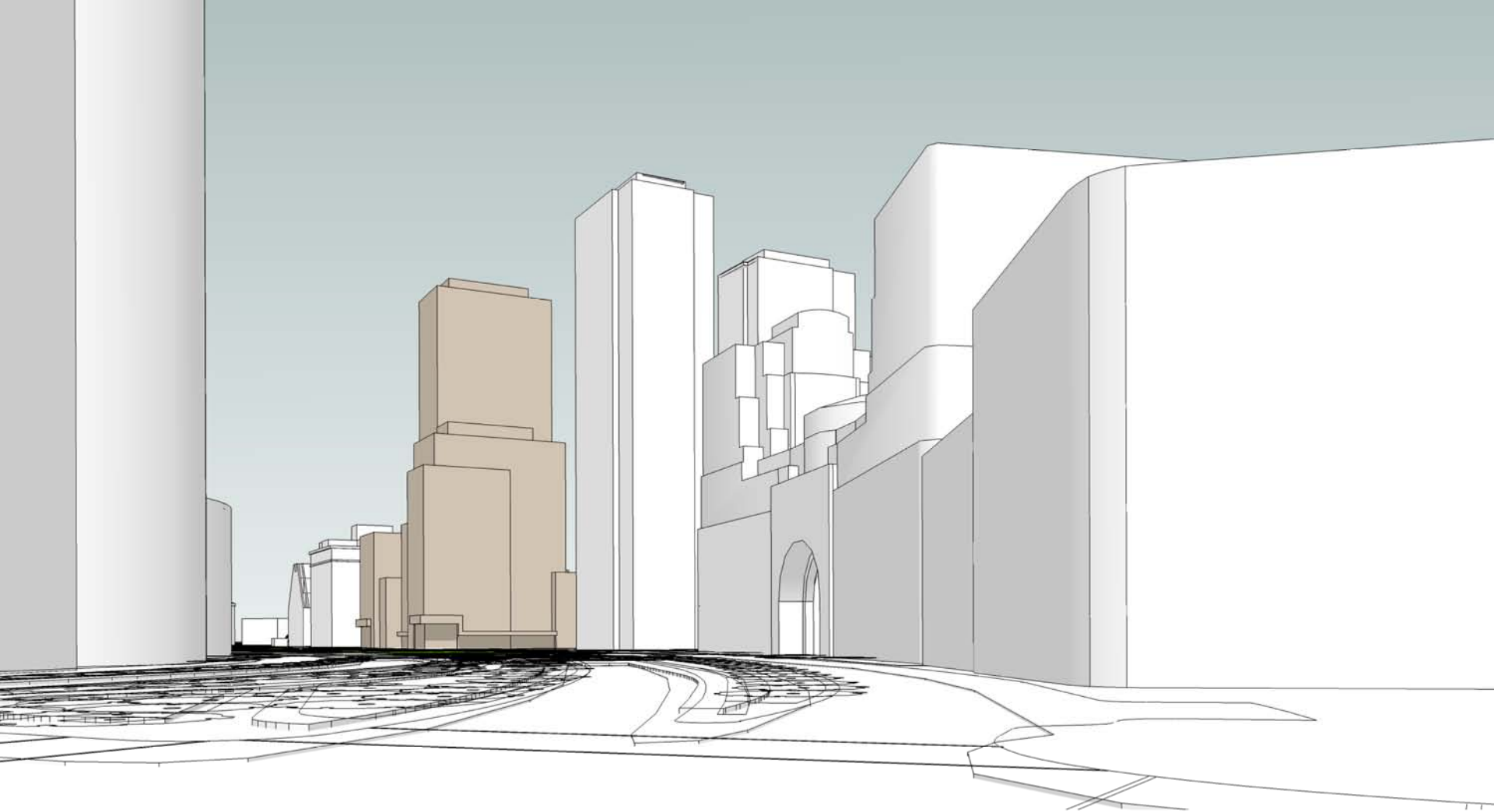
## Harbor Garage Scenario 5



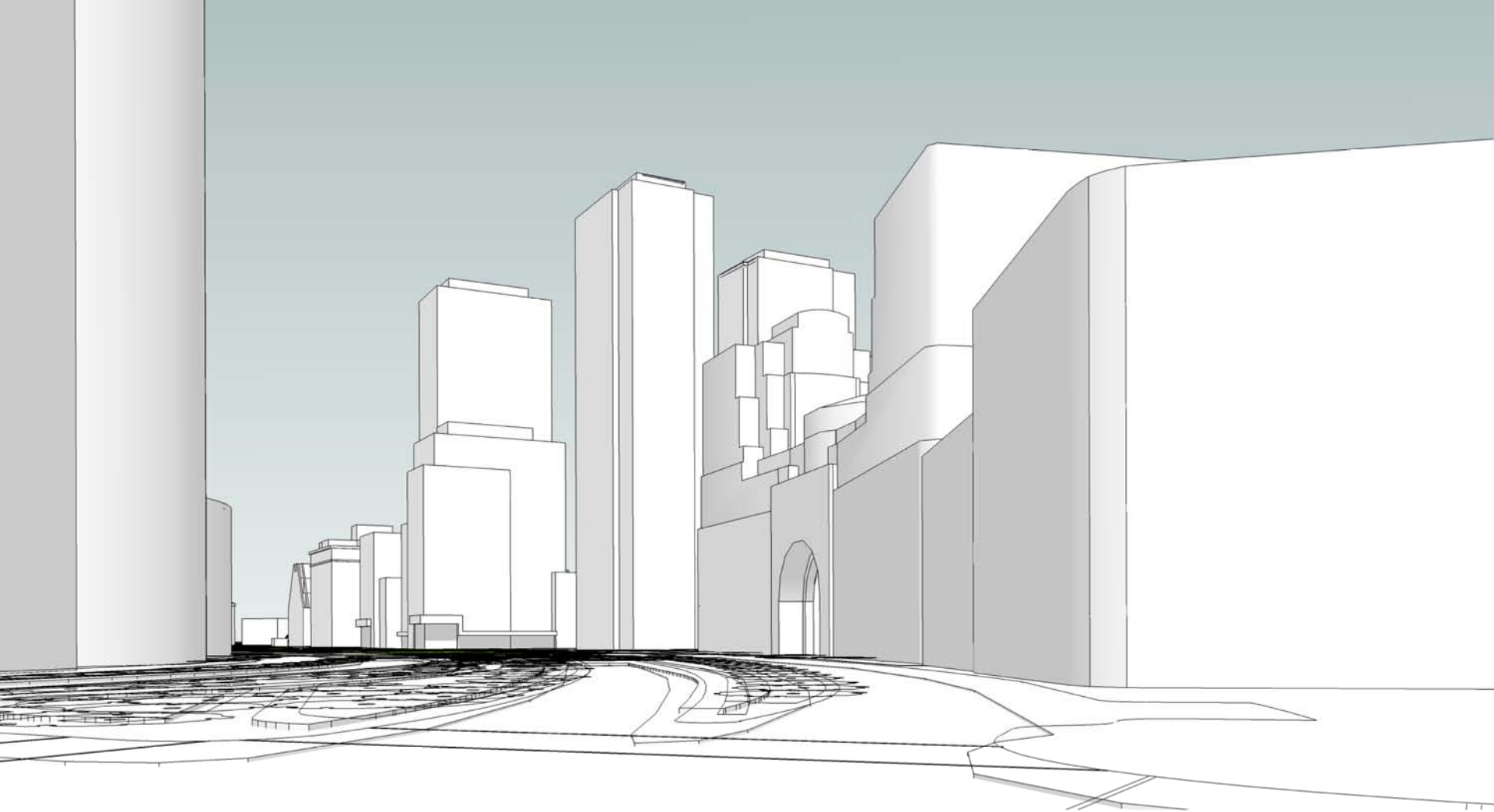
# Harbor Garage Scenario 5



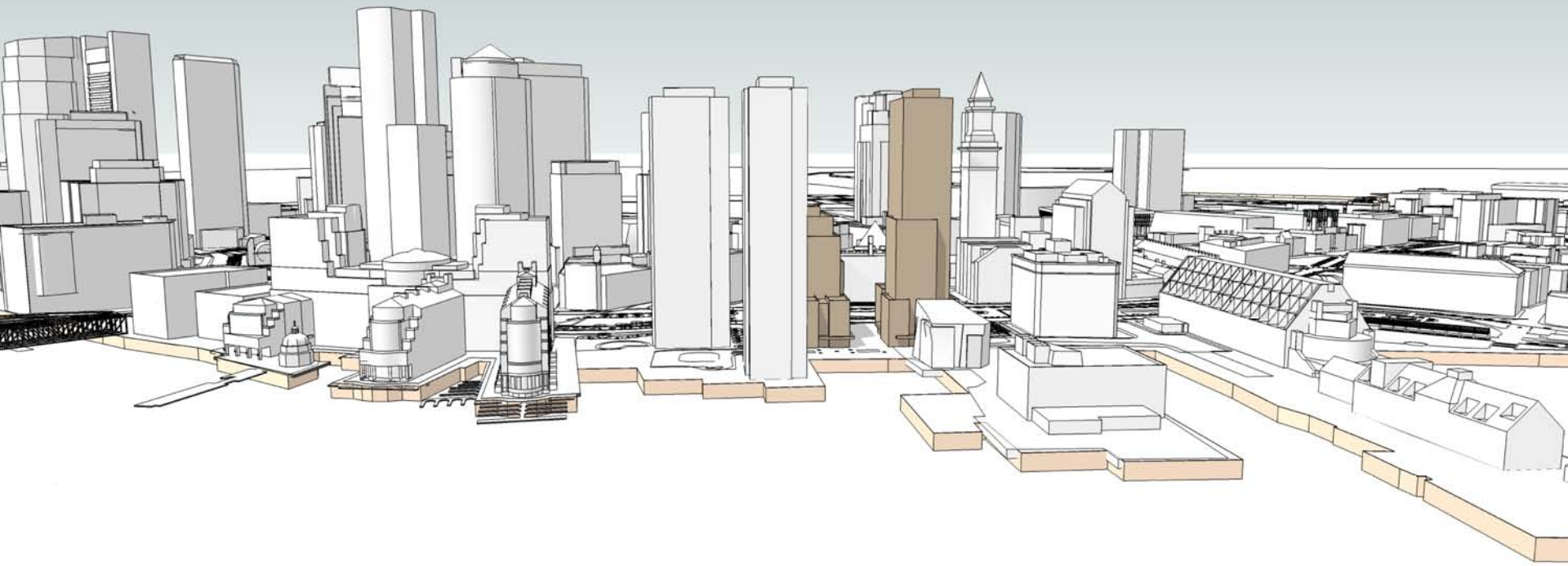
# Harbor Garage Scenario 5



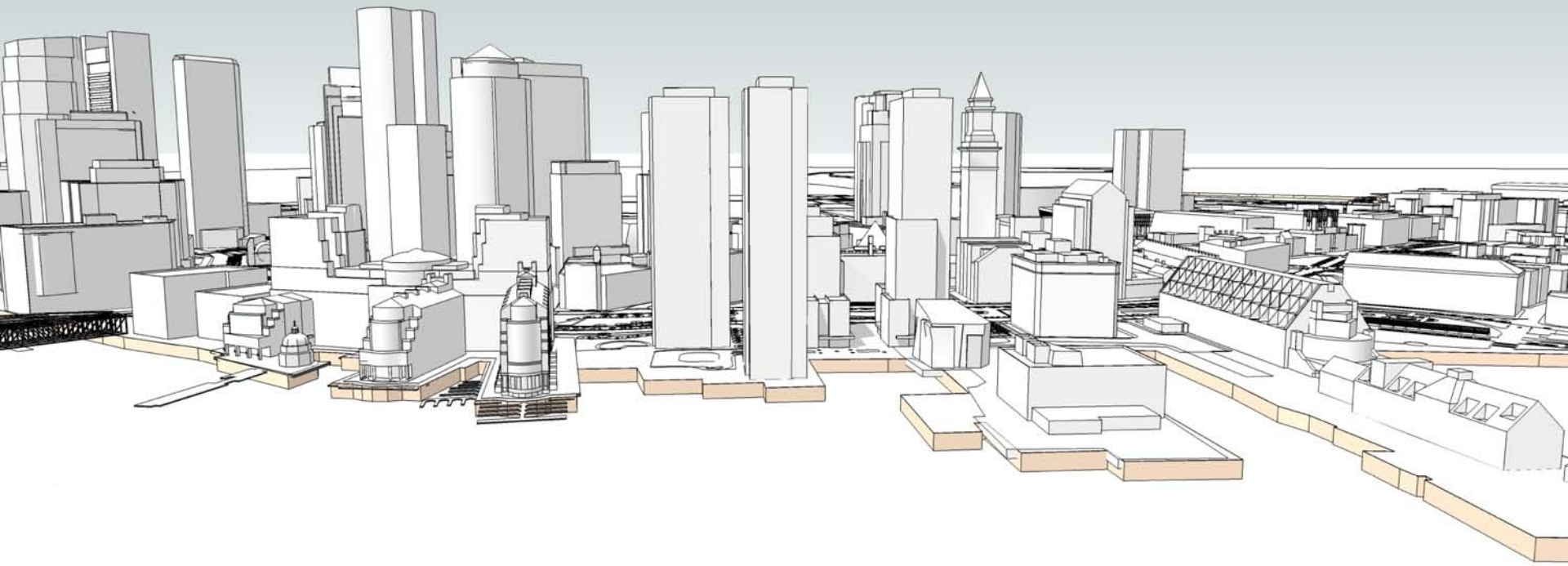
# Harbor Garage Scenario 5



# Harbor Garage Scenario 5



# Harbor Garage Scenario 5



# Harbor Garage Scenario 5

**Each Tower:**  
400' (excluding mech penthouse)  
36 Stories Total  
1 Story (retail)  
4 Stories (retail or office)  
31 Stories (residential or hotel)  
475,000gsf

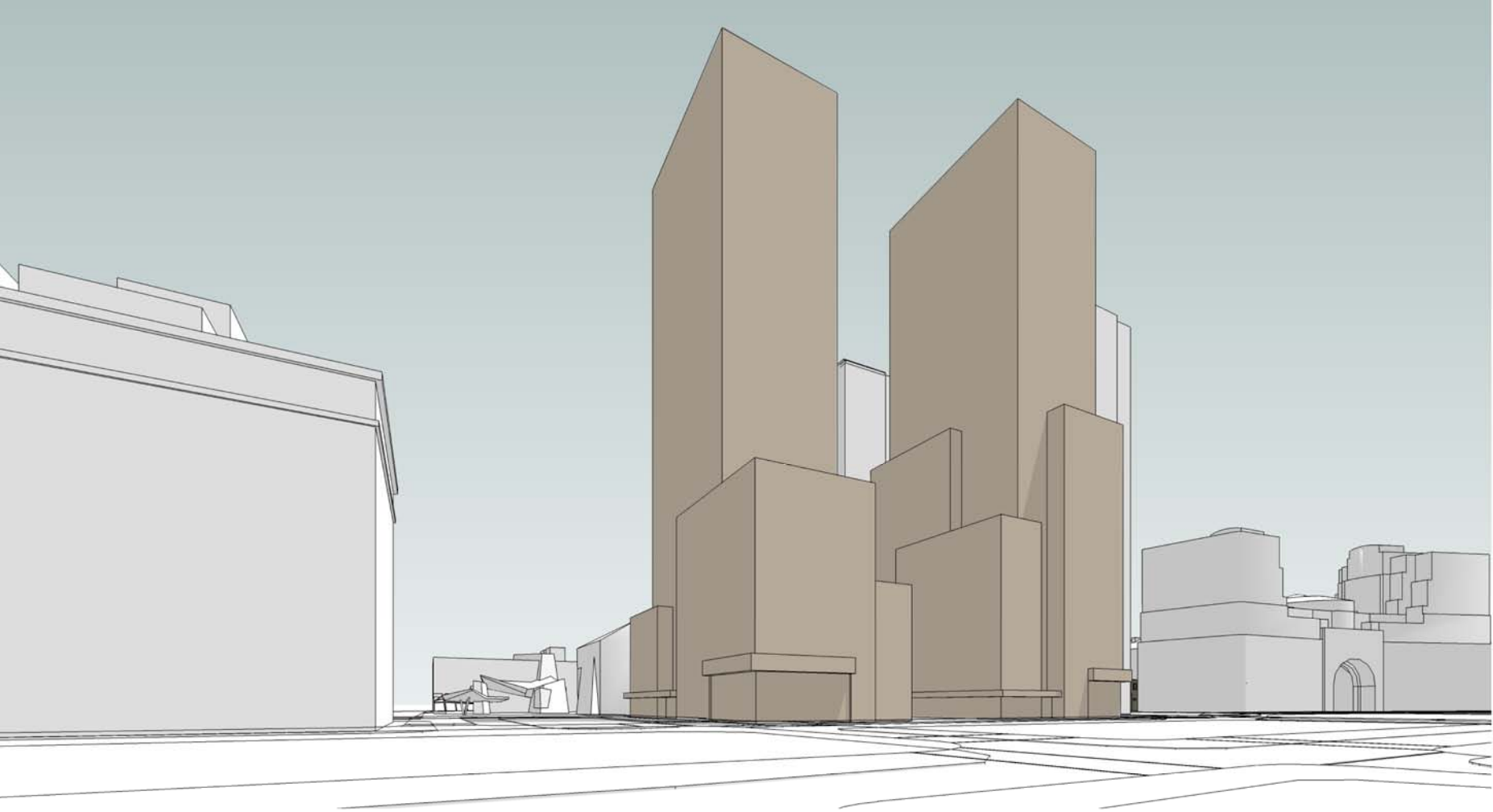
- Pros:**
- Significantly increased residential use to animate the Greenway
  - Increased connections to waterfront
- Cons:**
- Scale appropriate for waterfront?
  - Increased morning shadows

**Total GSF**  
950,000gsf

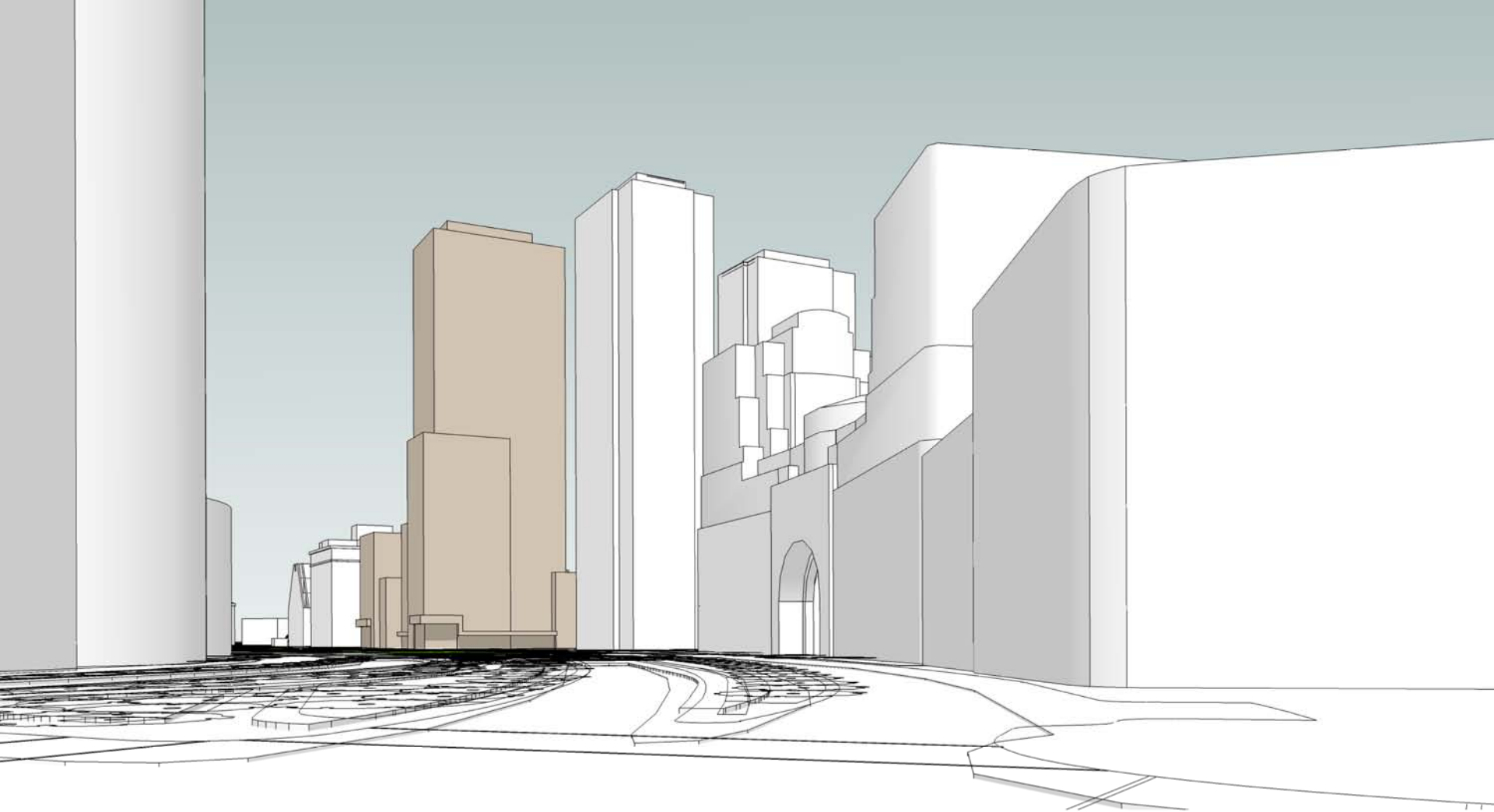
**Exterior Pedestrian Street**

## Harbor Garage Scenario 6

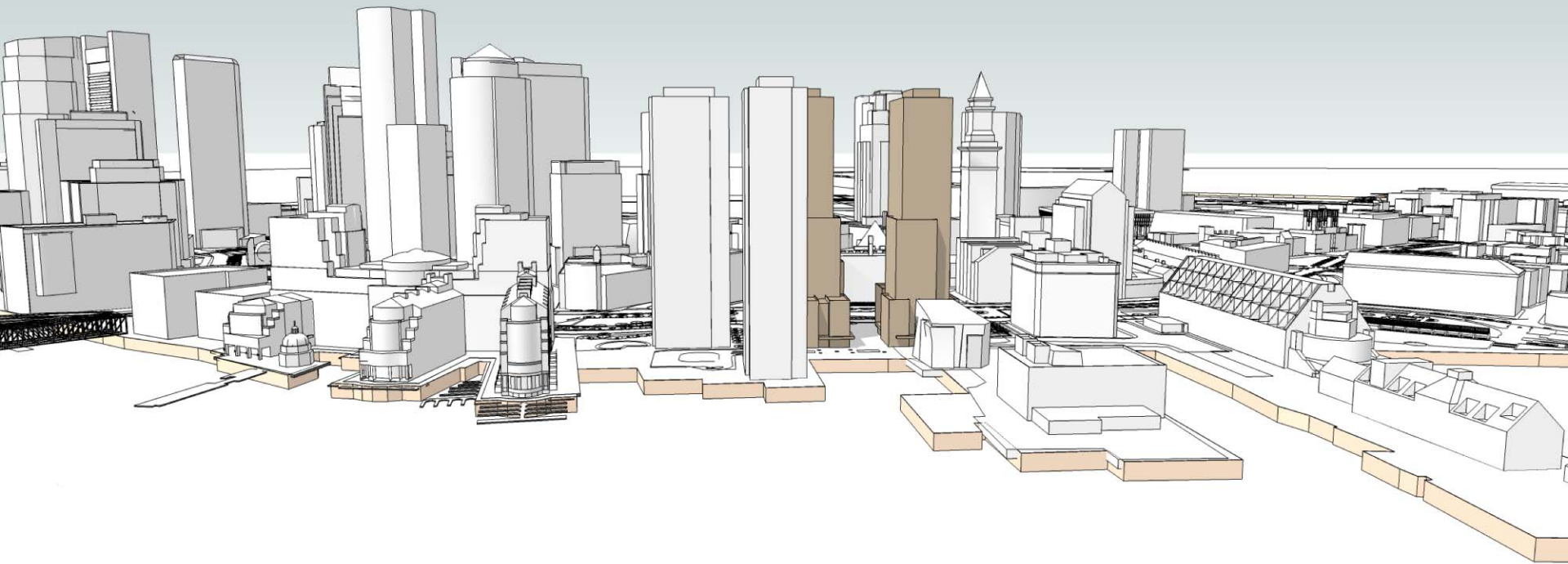




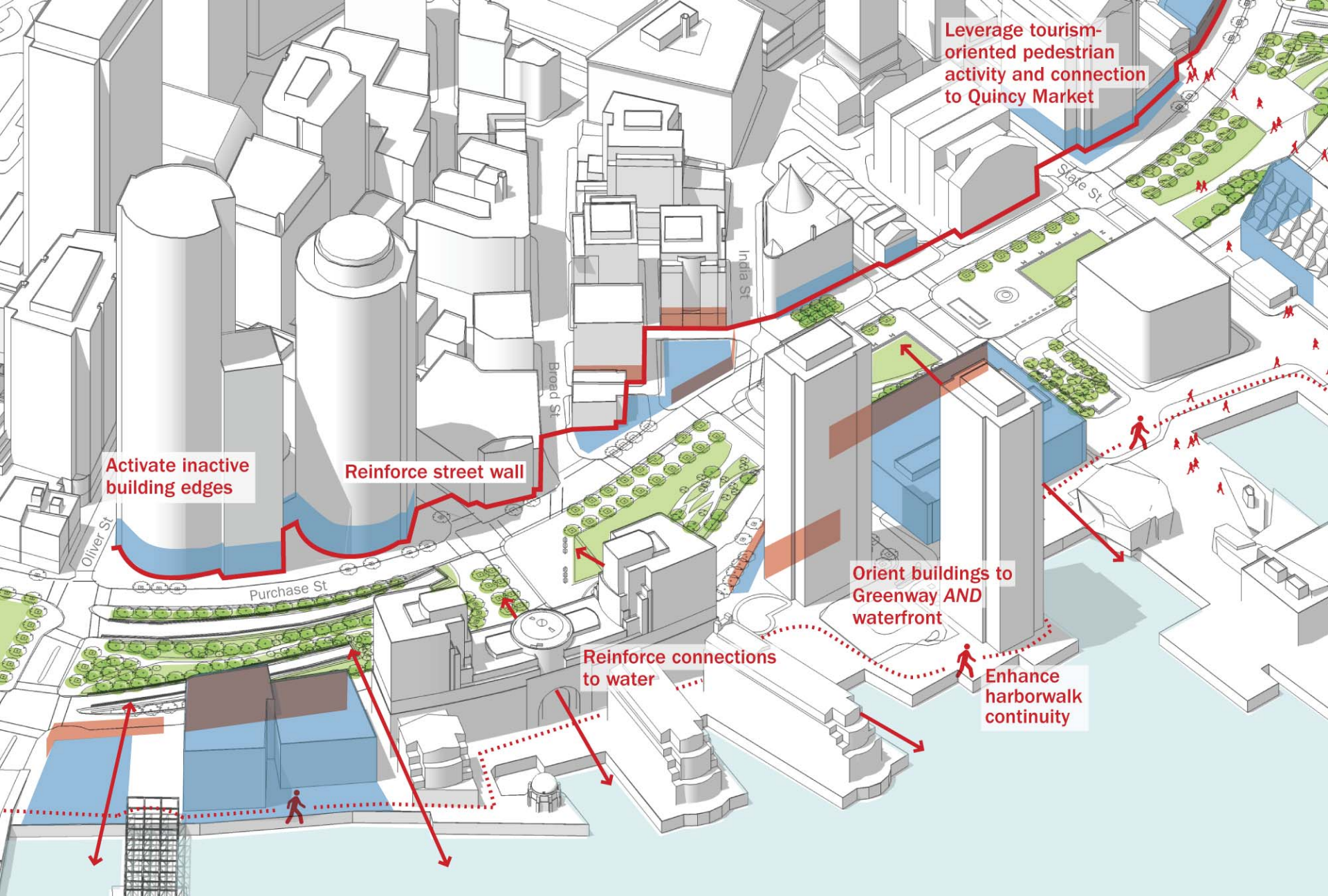
# Harbor Garage Scenario 6



# Harbor Garage Scenario 6



# Harbor Garage Scenario 6



Leverage tourism-oriented pedestrian activity and connection to Quincy Market

Activate inactive building edges

Reinforce street wall

Orient buildings to Greenway AND waterfront

Reinforce connections to water

Enhance harborwalk continuity

## Wharf District Area: Potential Investment Sites

Beach  
Street  
Link



**Chinatown Parks**

Tourching  
the  
Harbor



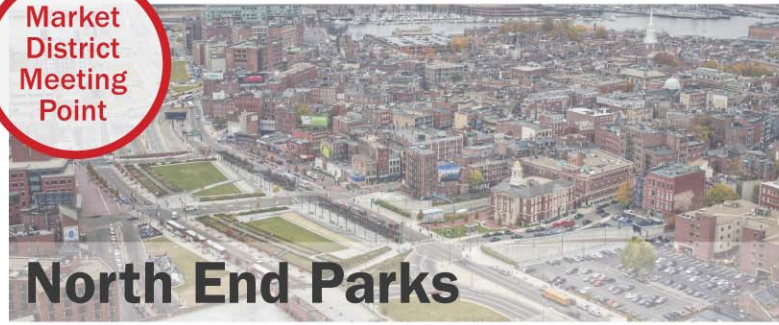
**Wharf District Parks**

Urban  
Plaza



**Dewey Square**

Market  
District  
Meeting  
Point



**North End Parks**

Gateway  
to South  
Boston  
Waterfront



**Financial District Parks**

