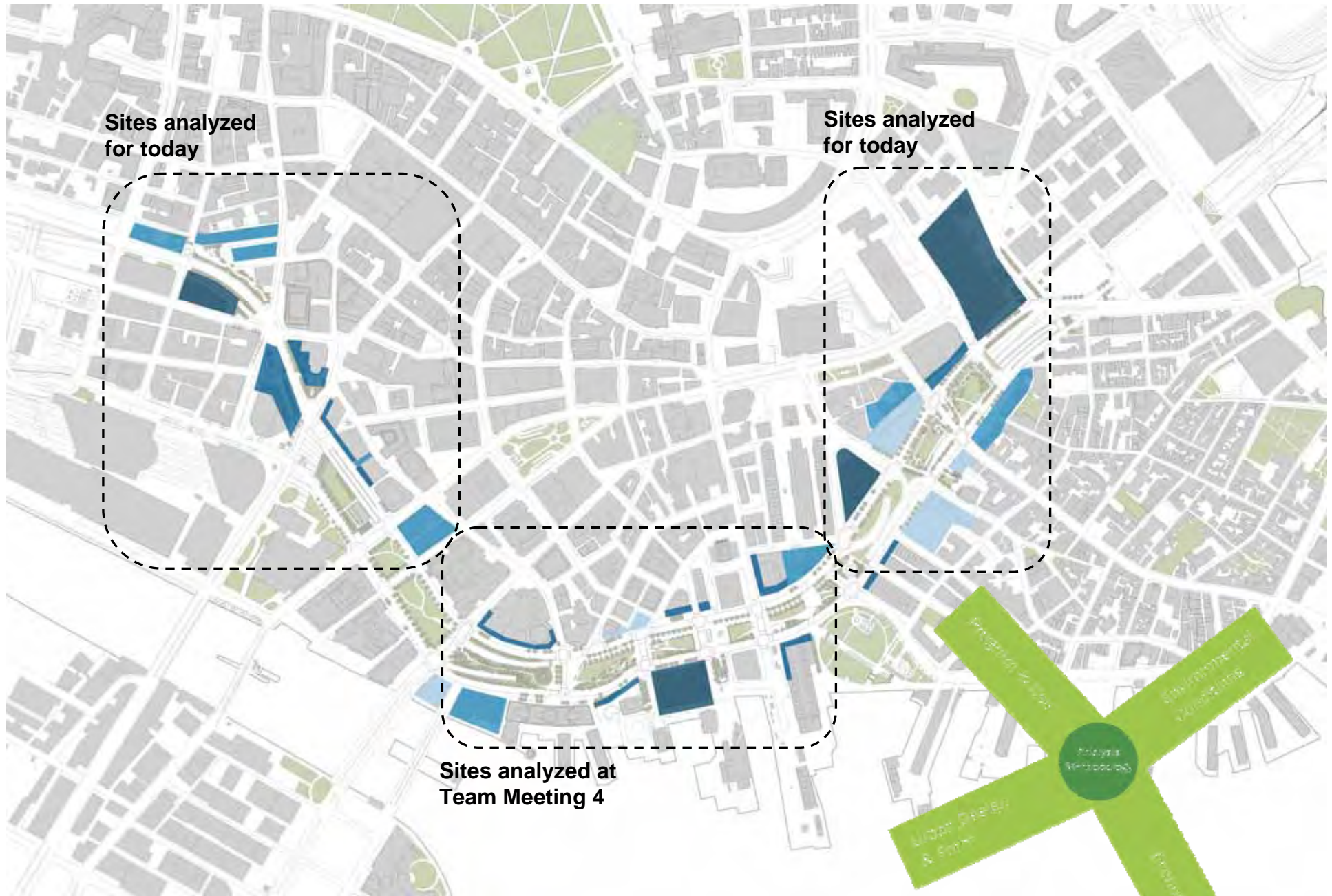


Greenway District Planning Study

Public Meeting 5



Potential Improvement Sites

Greenway District Planning Study

Public Meeting 5

01 Vision and Methodology

02 Development Scenarios

03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

05 Next Steps

Greenway District Planning Study

Public Meeting 5

01 Vision and Methodology

02 Development Scenarios


03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

05 Next Steps



Rose Kennedy Greenway Environs



The Greenway District builds on the original planning principle that created the Rose F. 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.

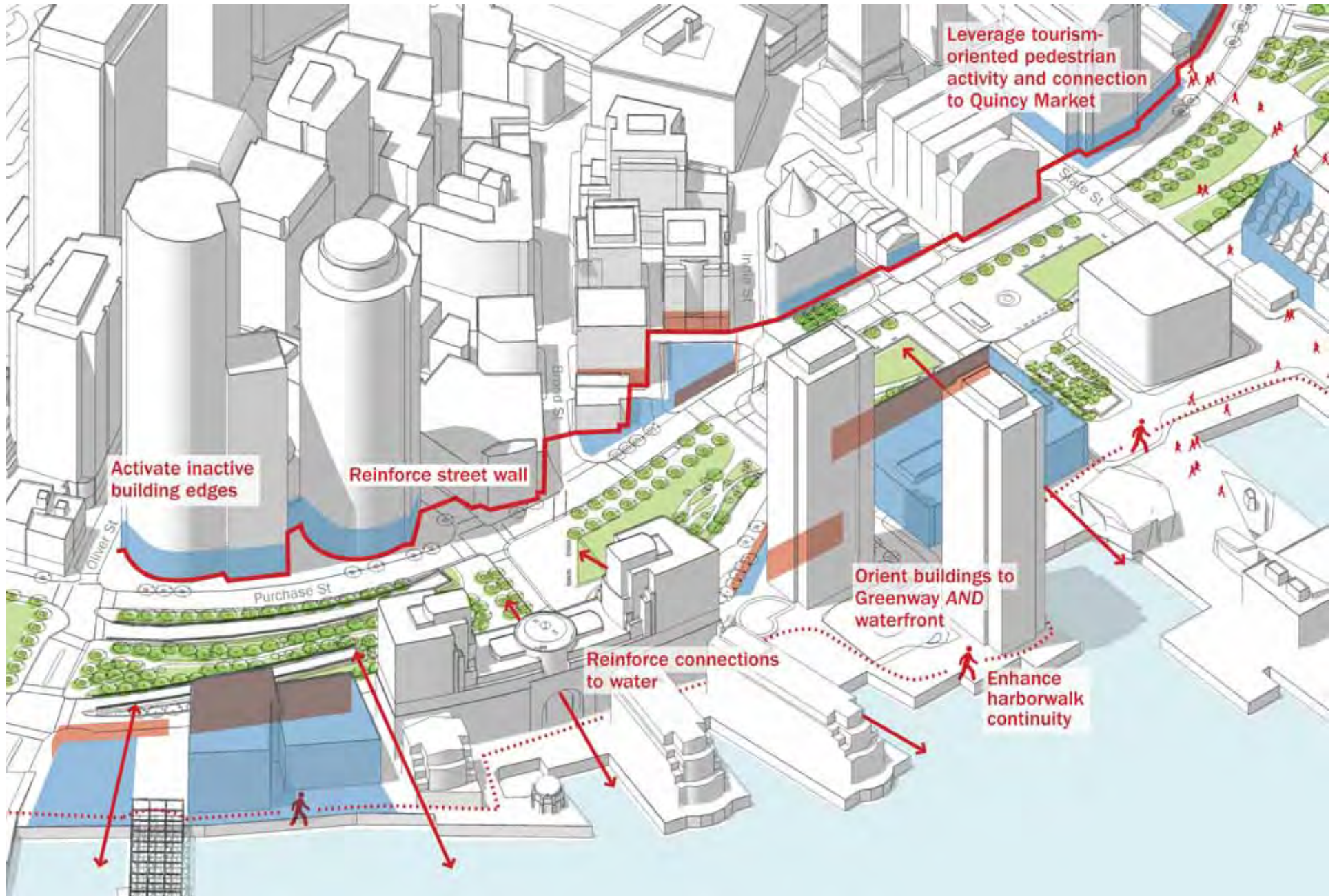
Rose Kennedy Greenway



Greenway Study Overall Methodology

- >Analyze existing conditions.**
- >Develop future improvement/development scenarios based on Urban Form(1st leg of the 4 legged stool).**
- >Test development scenarios at the overall scale of the Greenway with the remaining legs of the stool: Environmental, Program and Use, and Economics.**
- > Draw conclusions from analysis and scenarios to shape vision and guidelines for future development.**

Methodology



Opportunities Wharf District & Town Cove

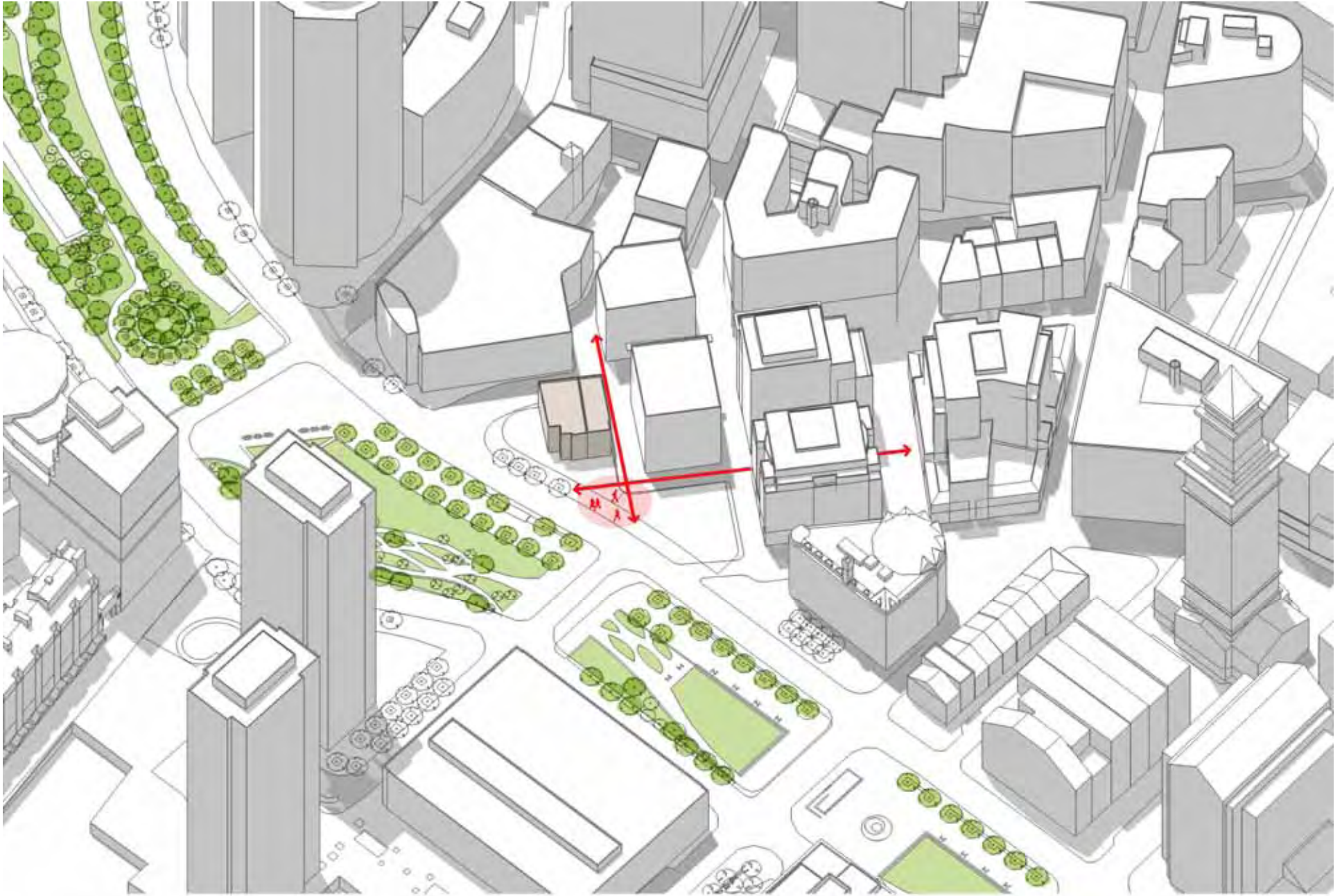


Development Scenario Methodology: Explore massing design and implications for urban form.

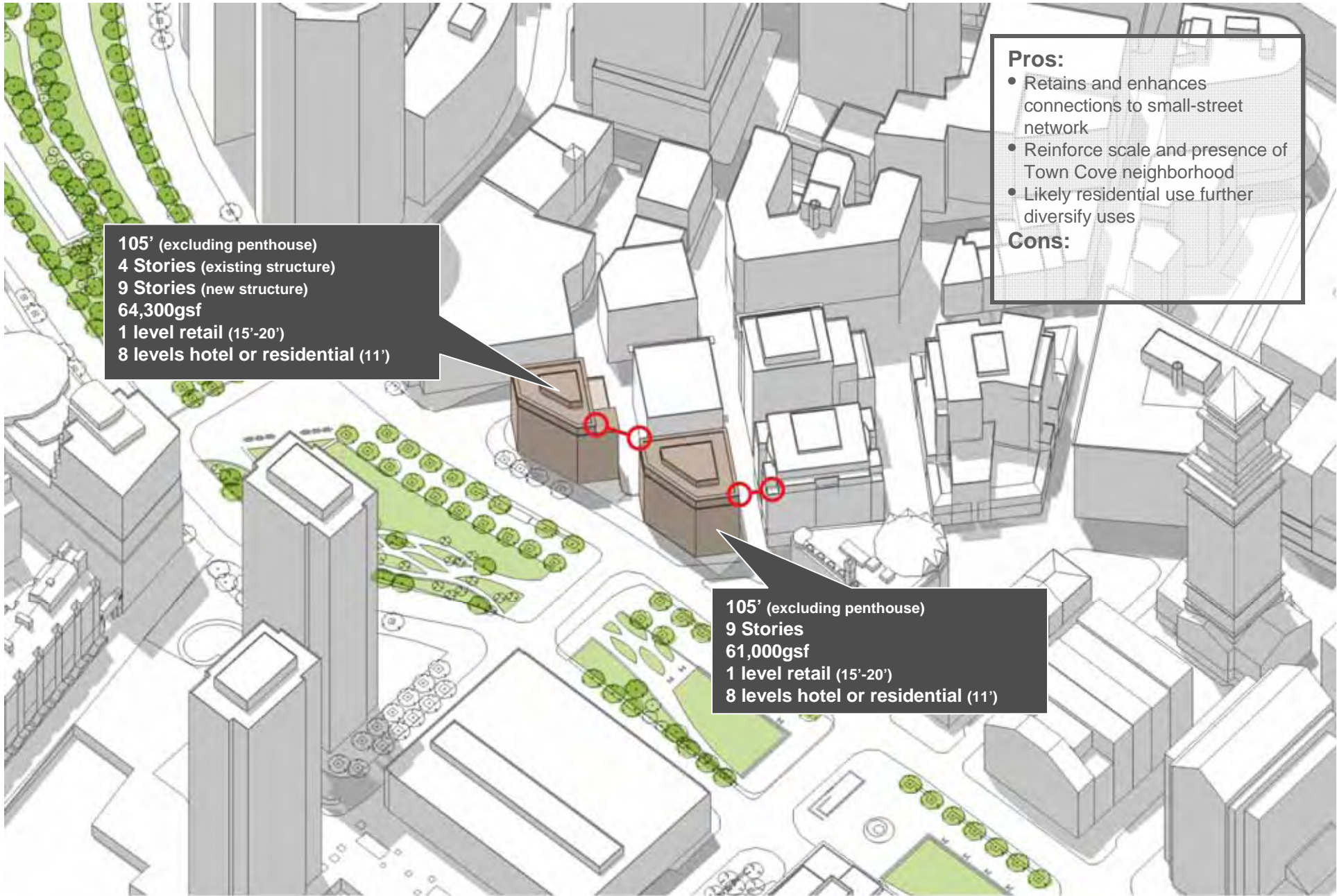
Consider scenarios which:

- > relate to their immediate context in terms of appropriate heights, densities and form;**
- > enhance, or do no harm to, existing view corridors;**
- > present opportunities to repair the missing “teeth” along the Greenway and provide clarity and continuity at the edge of the public realm.**

Methodology



Wharf Street Sites Axes and Public Realm

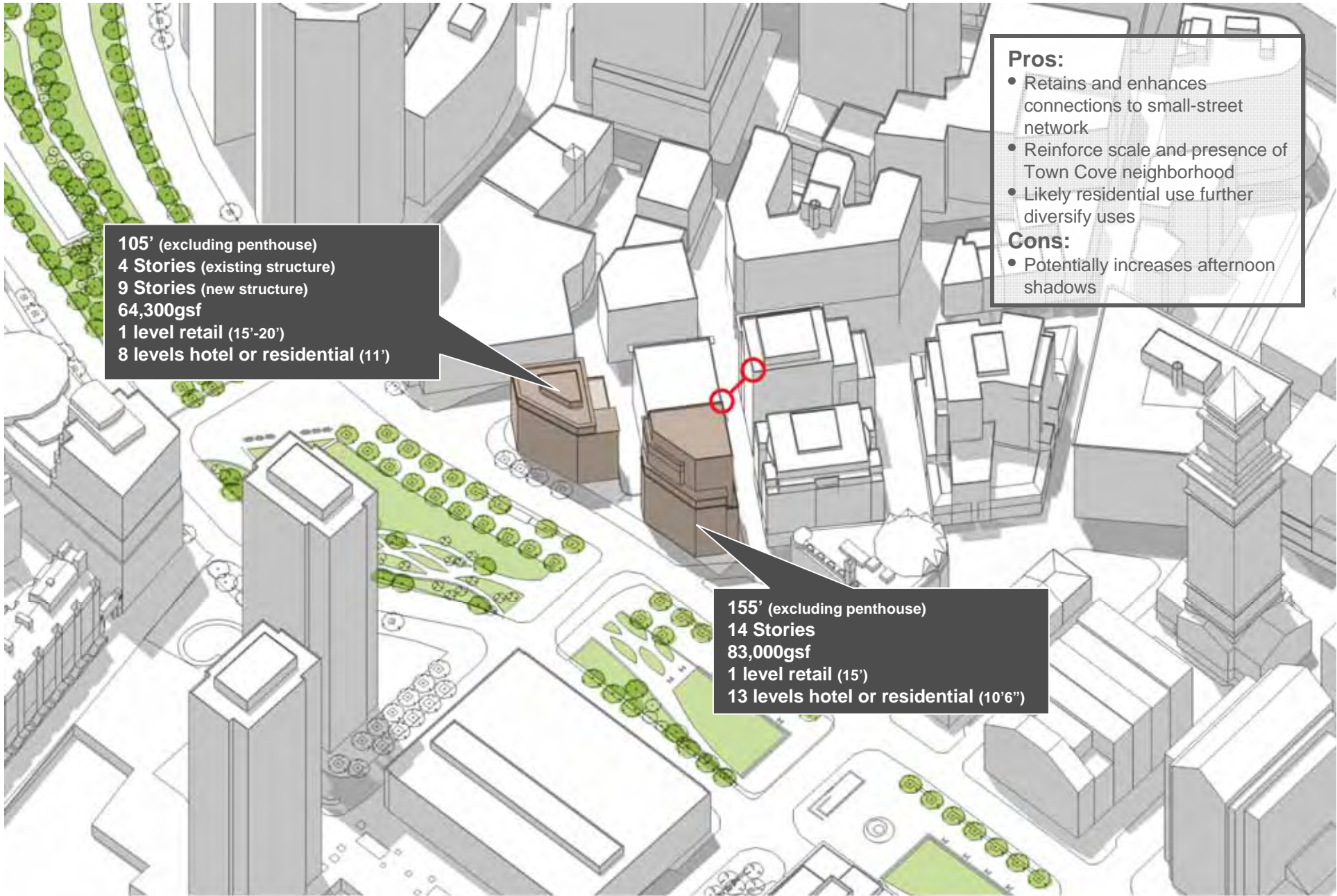


105' (excluding penthouse)
4 Stories (existing structure)
9 Stories (new structure)
64,300gsf
1 level retail (15'-20')
8 levels hotel or residential (11')

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



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**

Greenway District Planning Study

Public Meeting 5

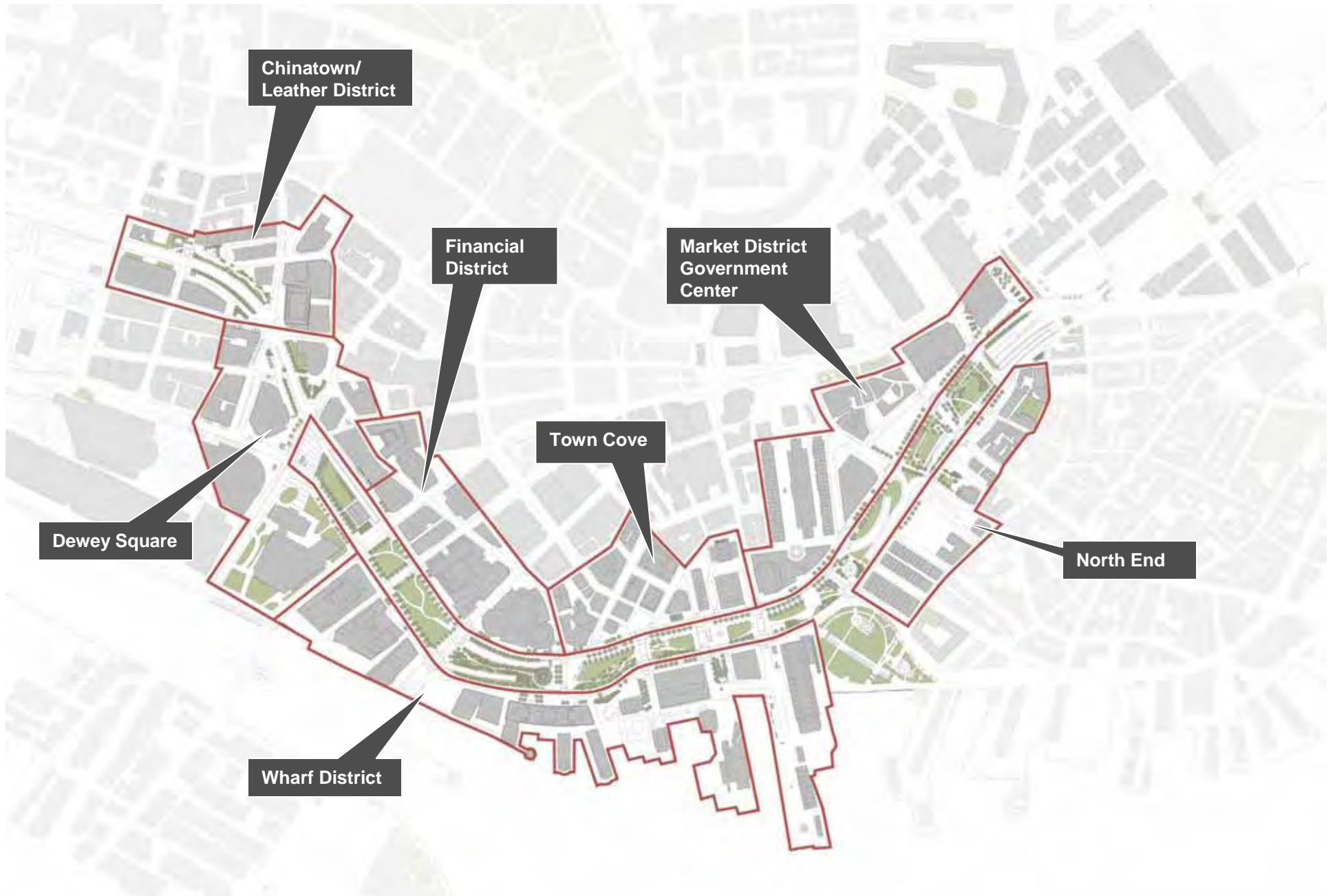
01 Vision and Methodology

02 Development Scenarios

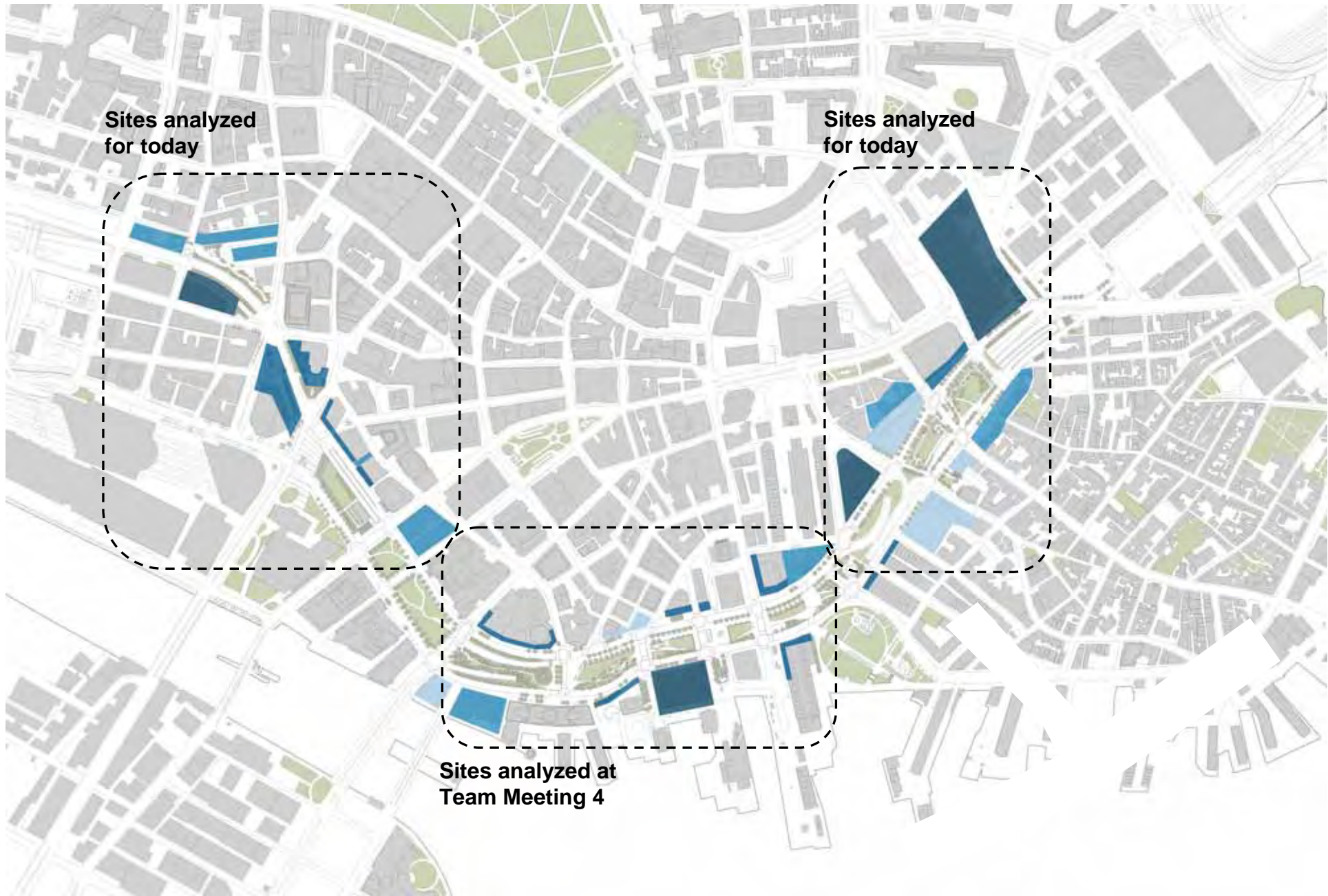
03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

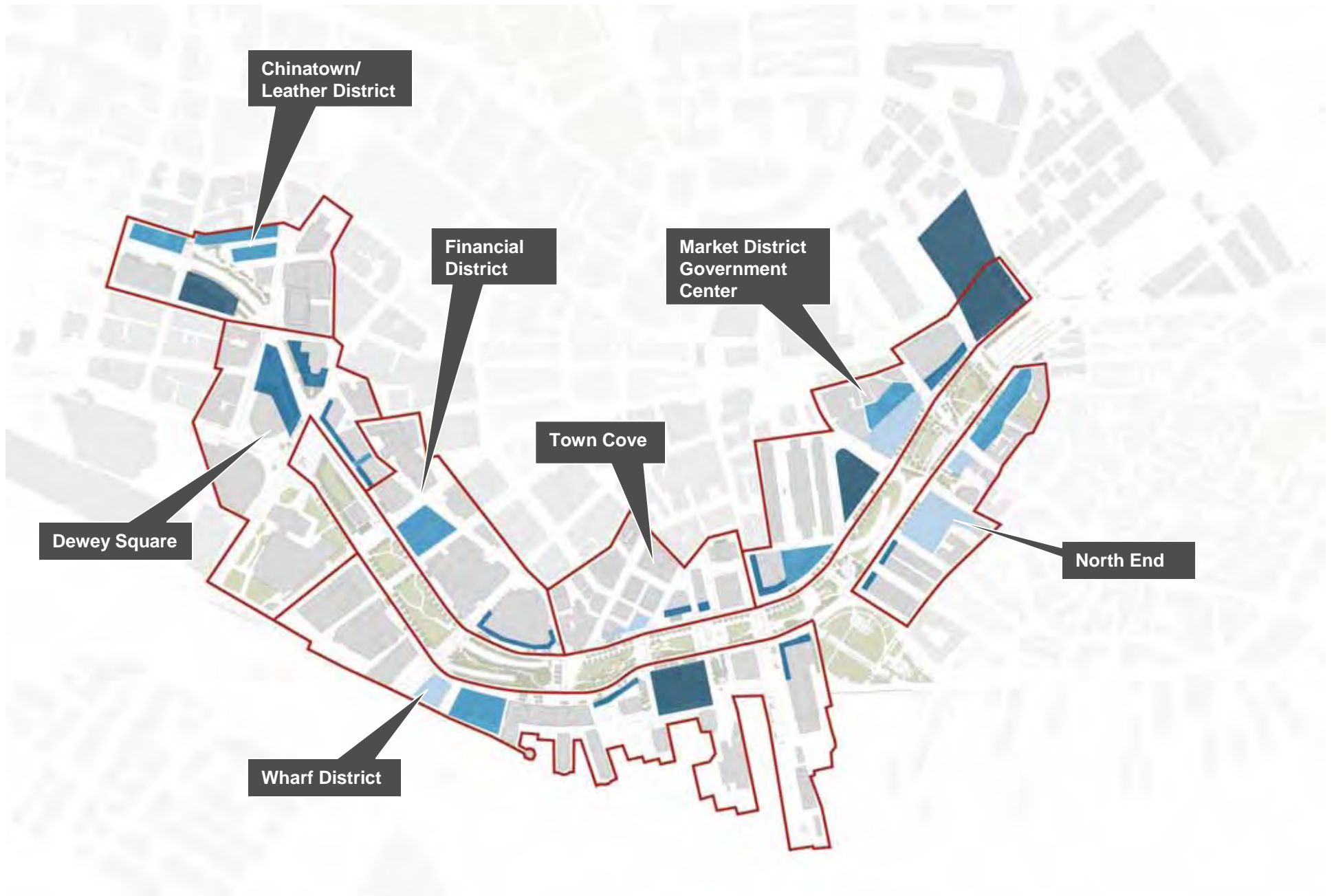
05 Next Steps



Revised Study Area Districts Greenway District Study Area



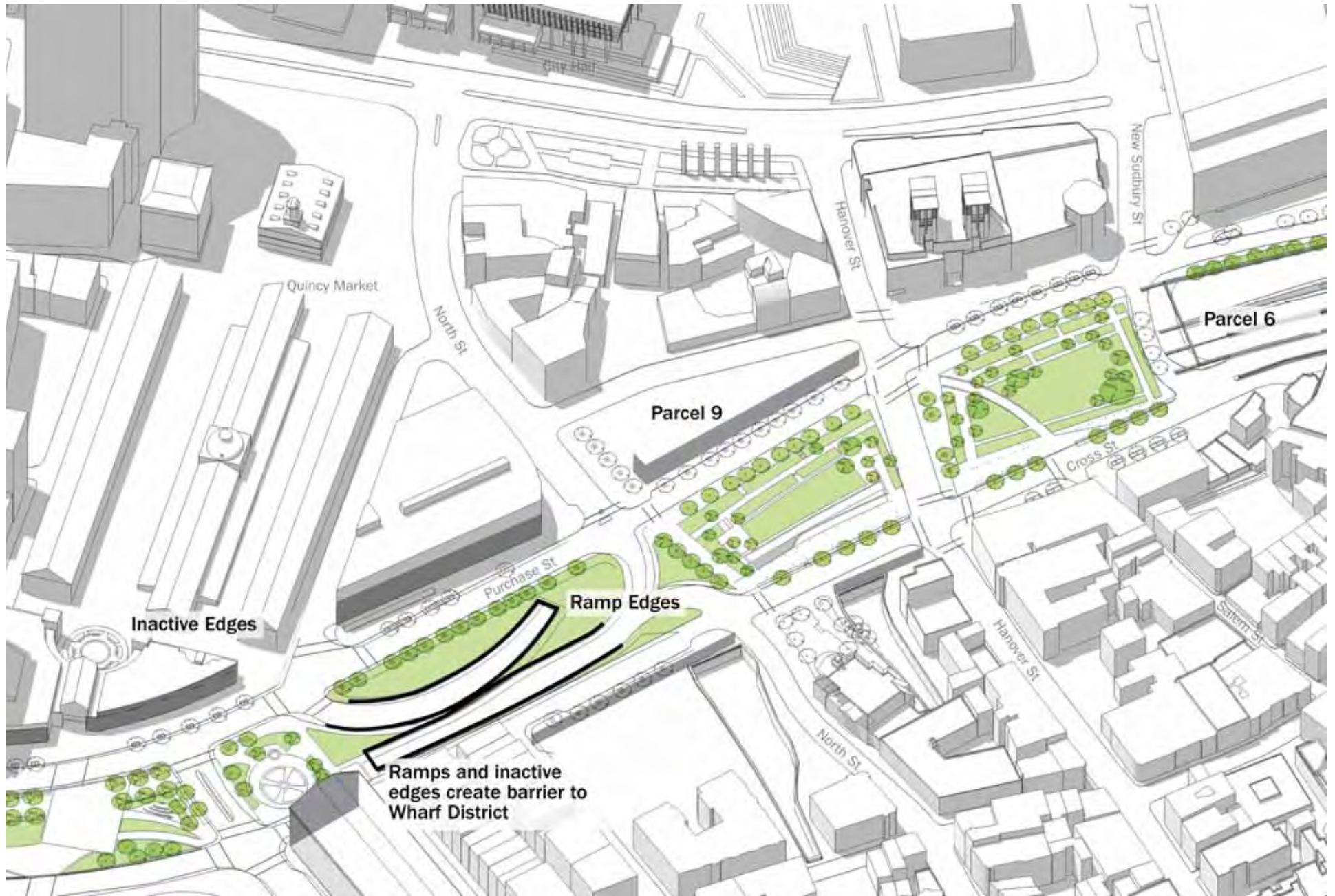
Potential Improvement Sites



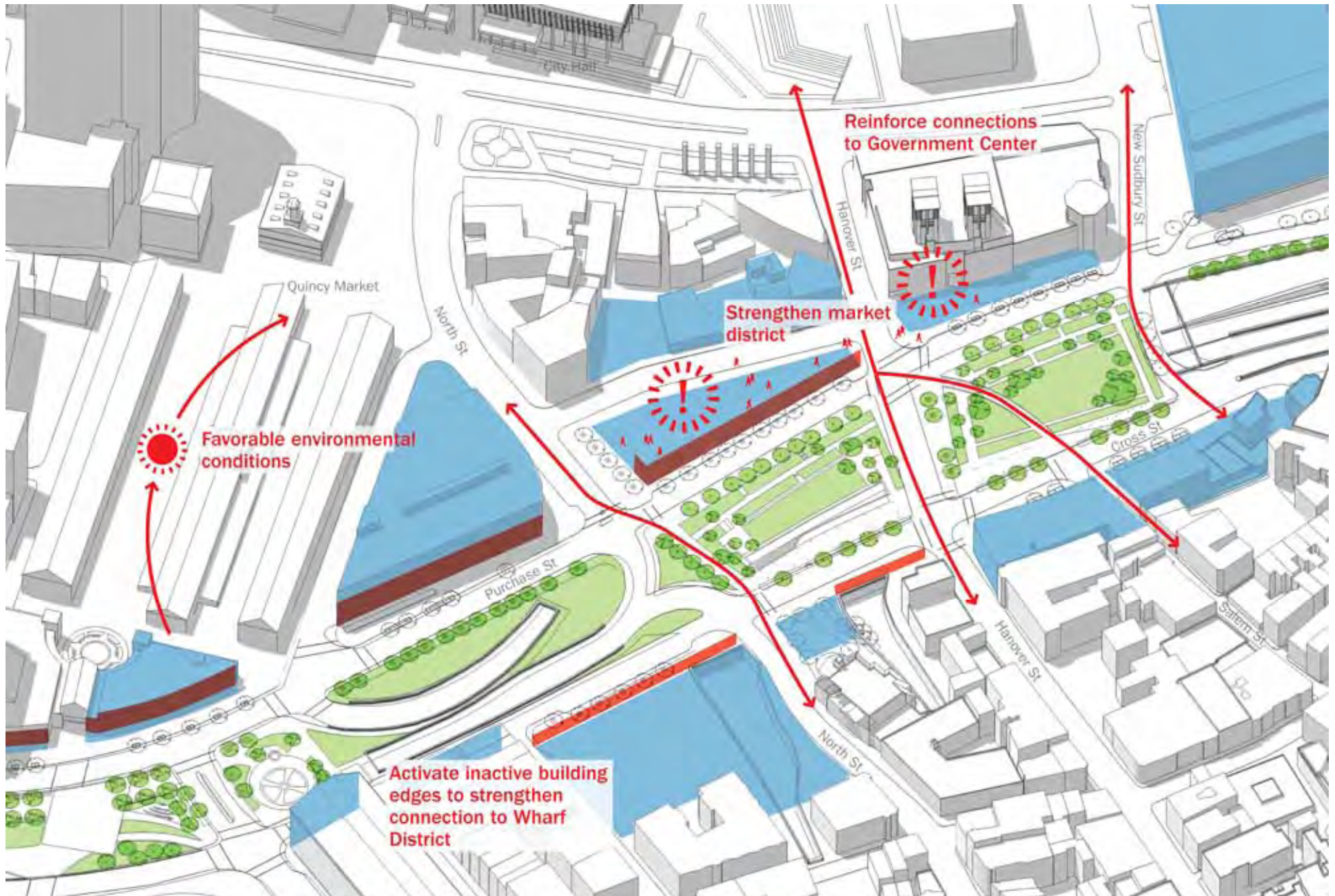
Revised Study Area Districts Greenway District Study Area



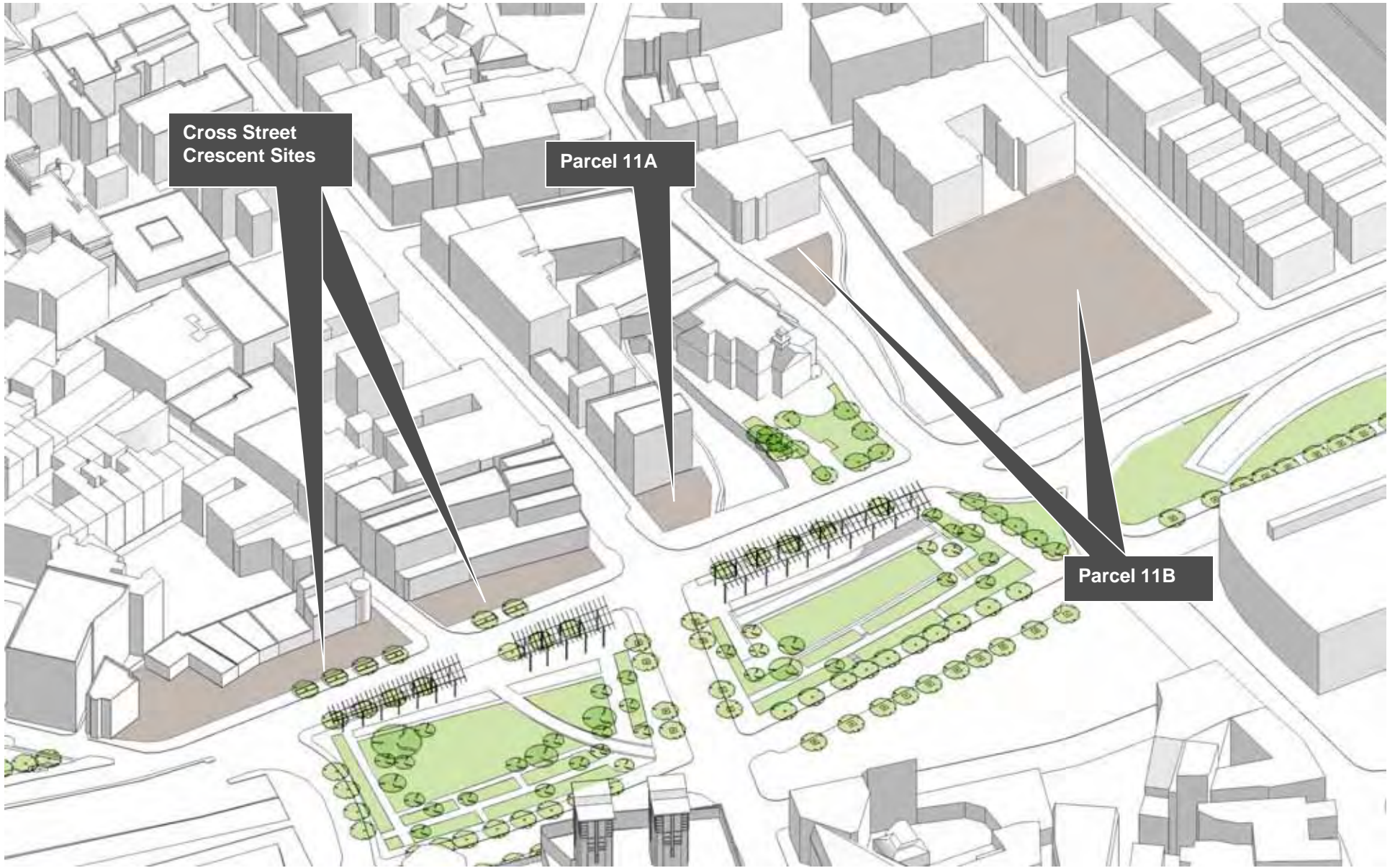
**Revised Study Area Districts
Greenway District Study Area**



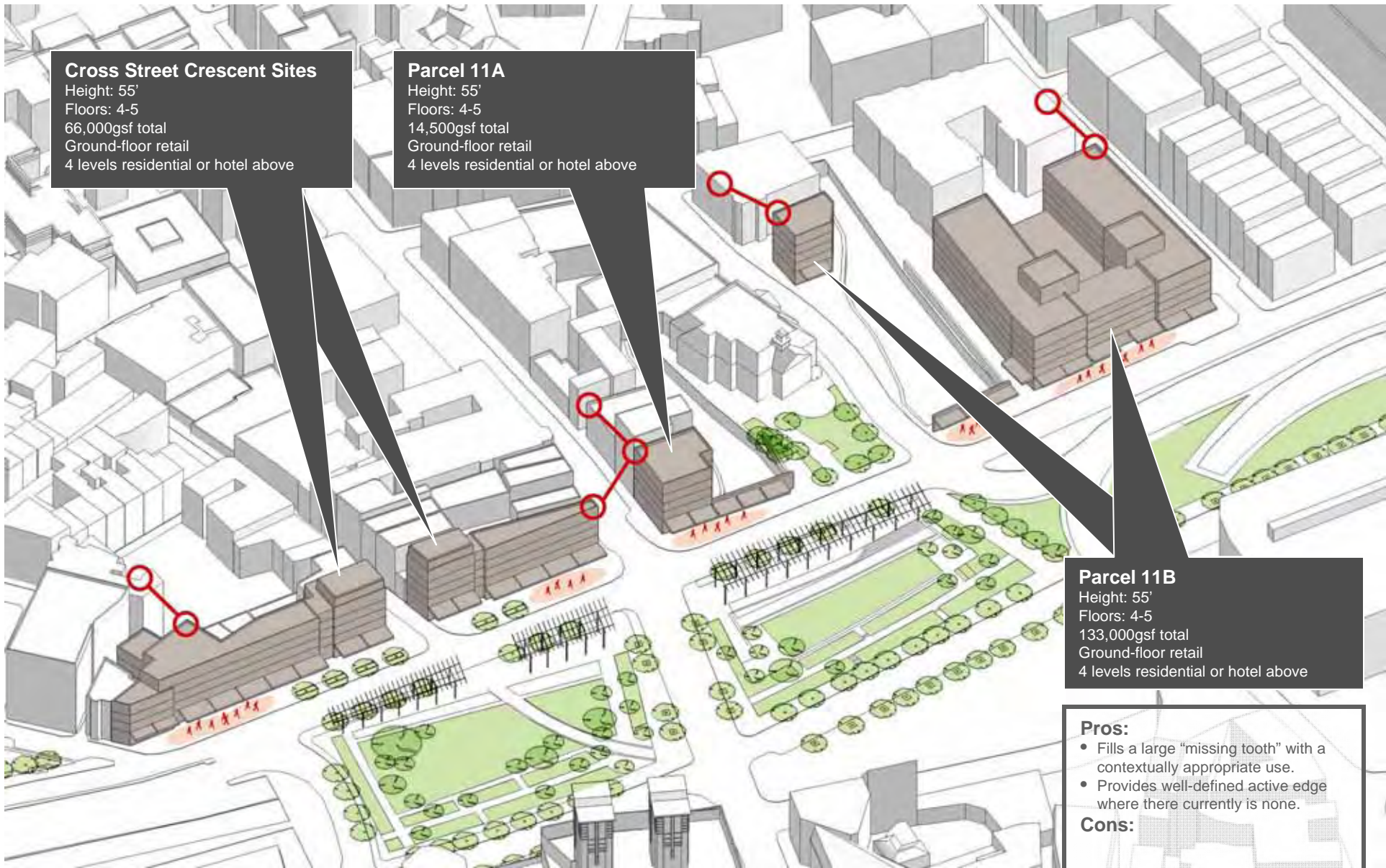
Challenges North End & Markets Districts



Opportunities North End & Markets Districts



Existing Conditions North End Study Area



Cross Street Crescent Sites

Height: 55'
Floors: 4-5
66,000gsf total
Ground-floor retail
4 levels residential or hotel above

Parcel 11A

Height: 55'
Floors: 4-5
14,500gsf total
Ground-floor retail
4 levels residential or hotel above

Parcel 11B

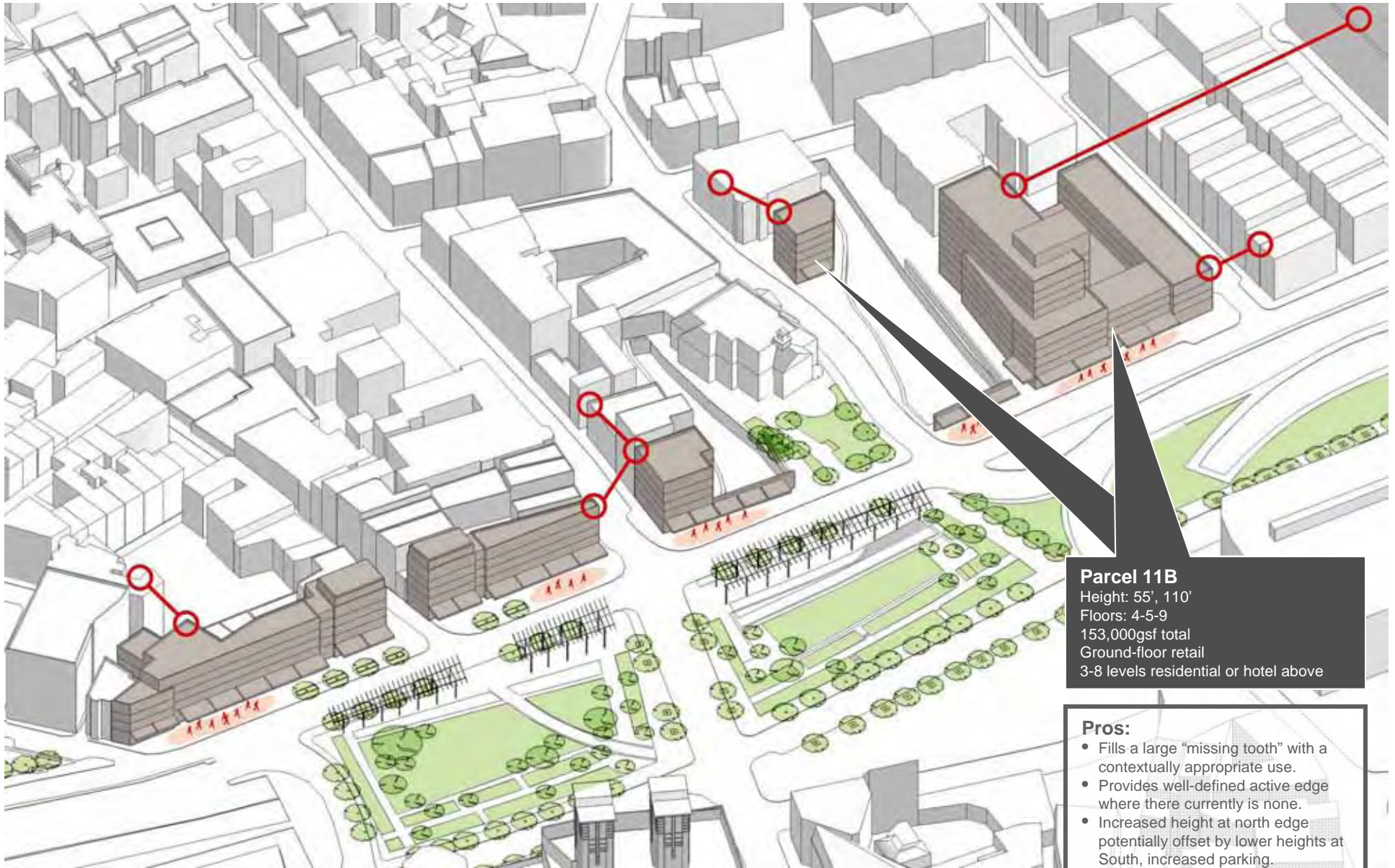
Height: 55'
Floors: 4-5
133,000gsf total
Ground-floor retail
4 levels residential or hotel above

Pros:

- Fills a large "missing tooth" with a contextually appropriate use.
- Provides well-defined active edge where there currently is none.

Cons:

**Scenario 1
North End Study Area**



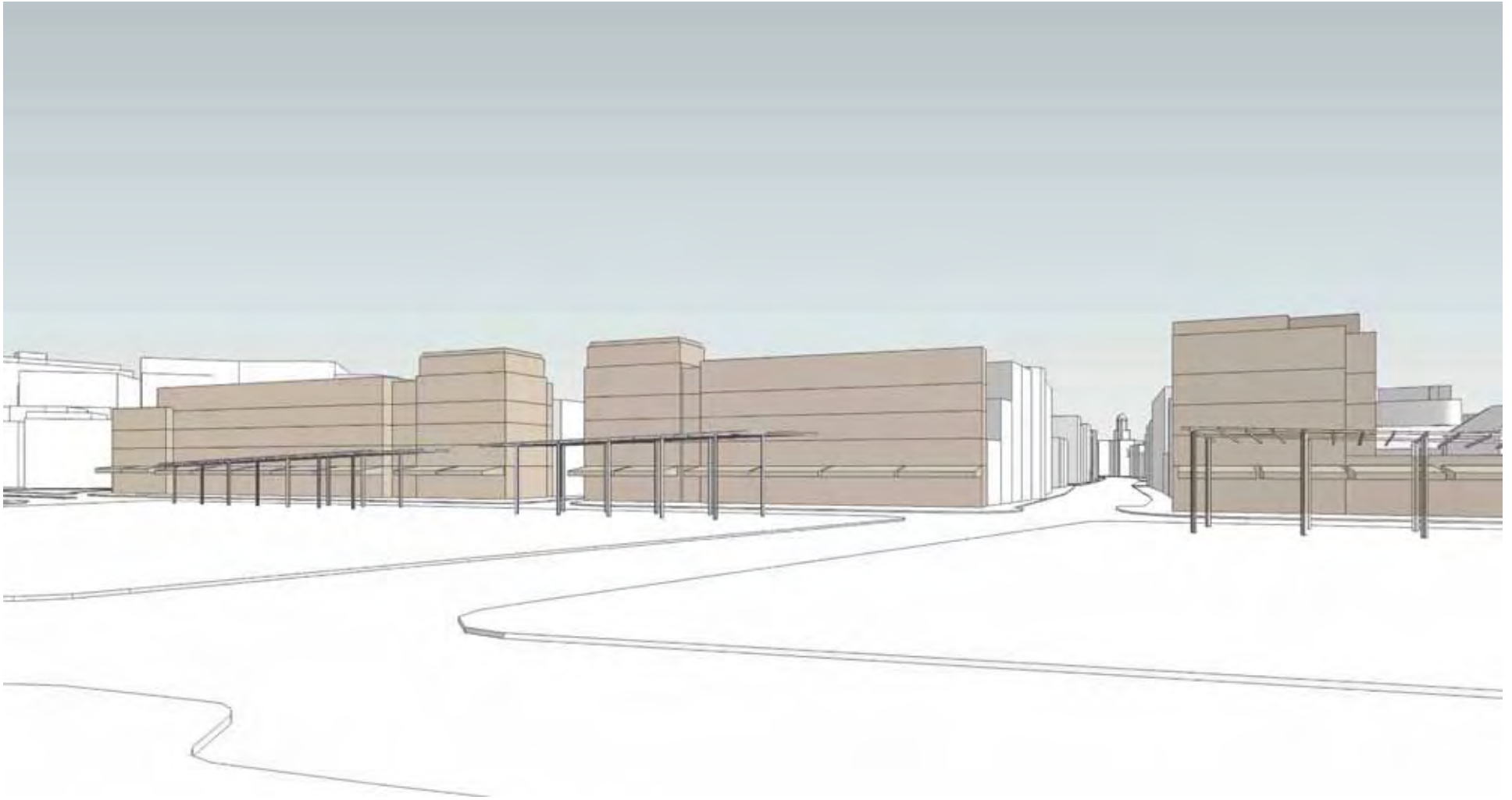
Parcel 11B
 Height: 55', 110'
 Floors: 4-5-9
 153,000gsf total
 Ground-floor retail
 3-8 levels residential or hotel above

- Pros:**
- Fills a large "missing tooth" with a contextually appropriate use.
 - Provides well-defined active edge where there currently is none.
 - Increased height at north edge potentially offset by lower heights at South, increased parking.
 - Creates a variety of heights.
- Cons:**

Scenario 2 North End Study Area



Existing Conditions View down Hanover Street



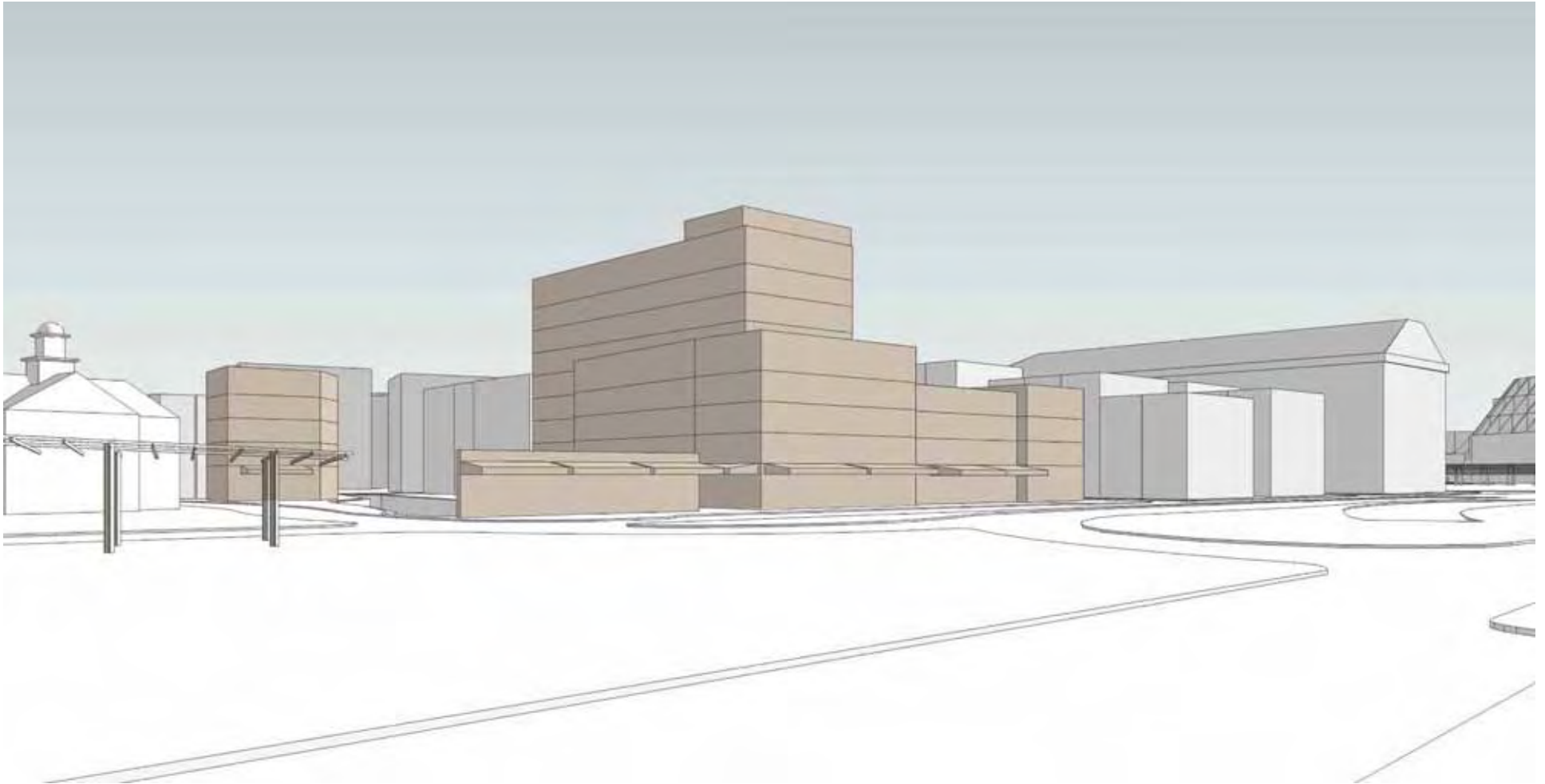
Scenario 1 View down Hanover Street



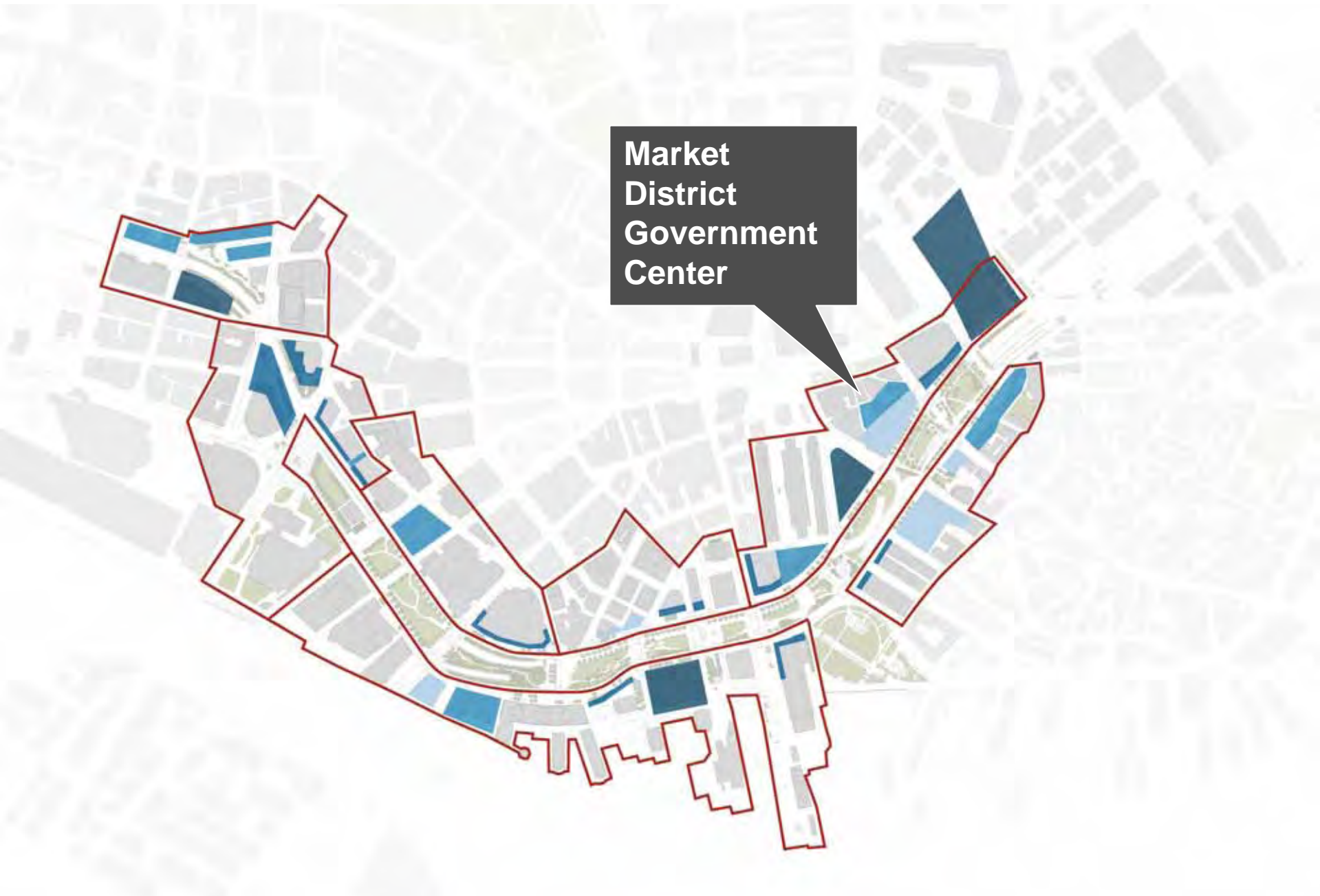
Existing Conditions
View from North End Parks looking South



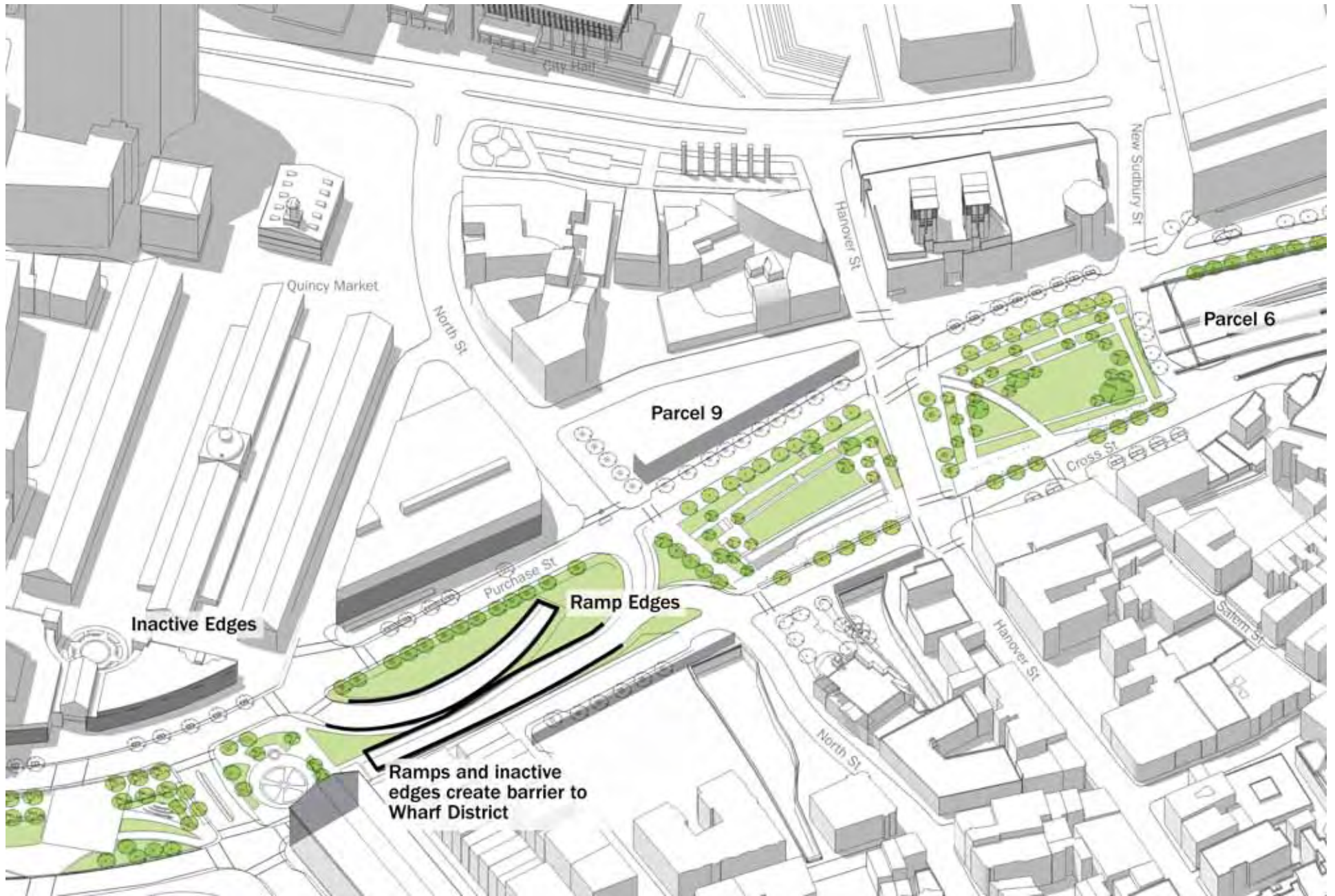
Scenario 1
View from North End Parks looking South



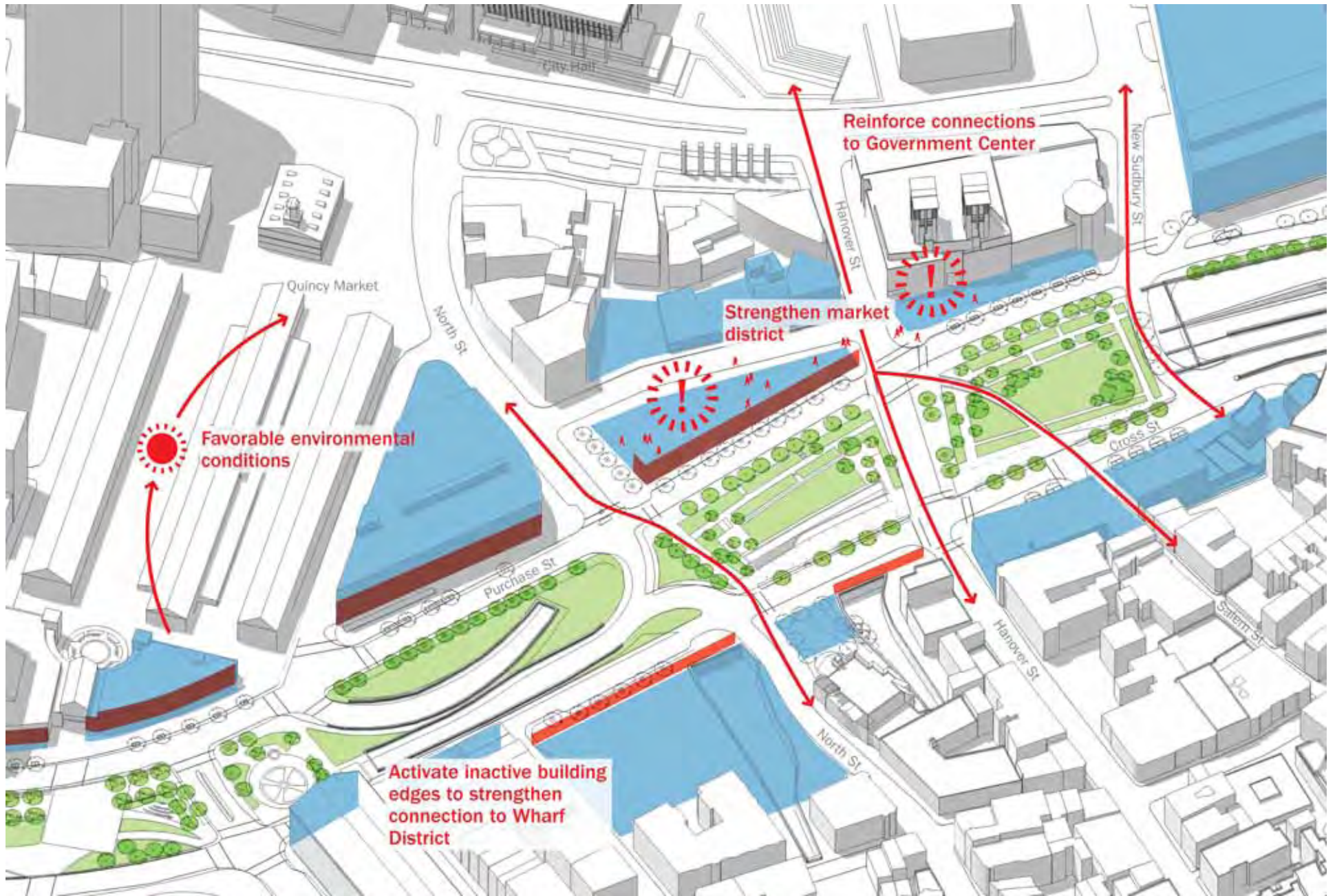
Scenario 2 View from North End Parks looking South



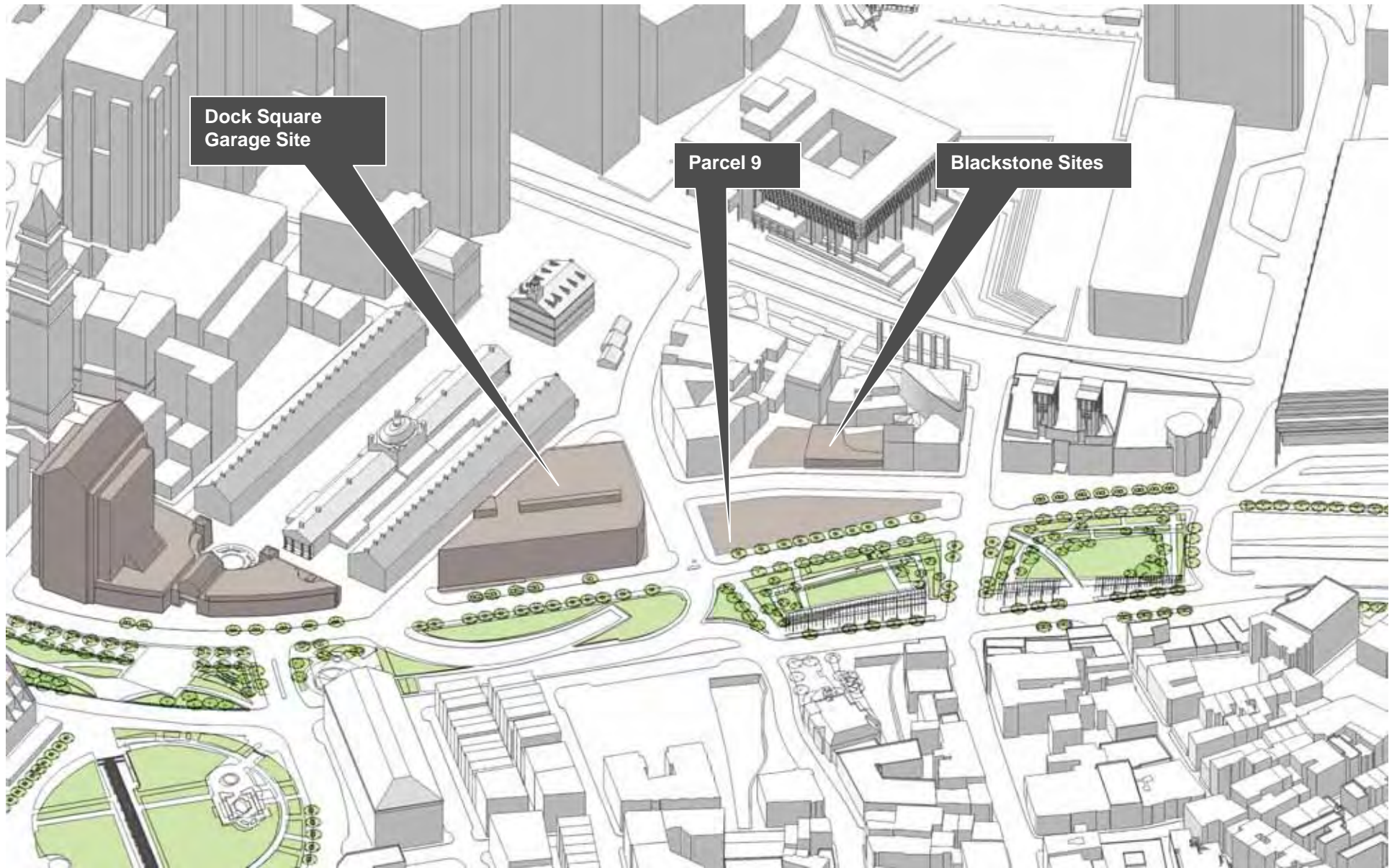
**Revised Study Area Districts
Greenway District Study Area**



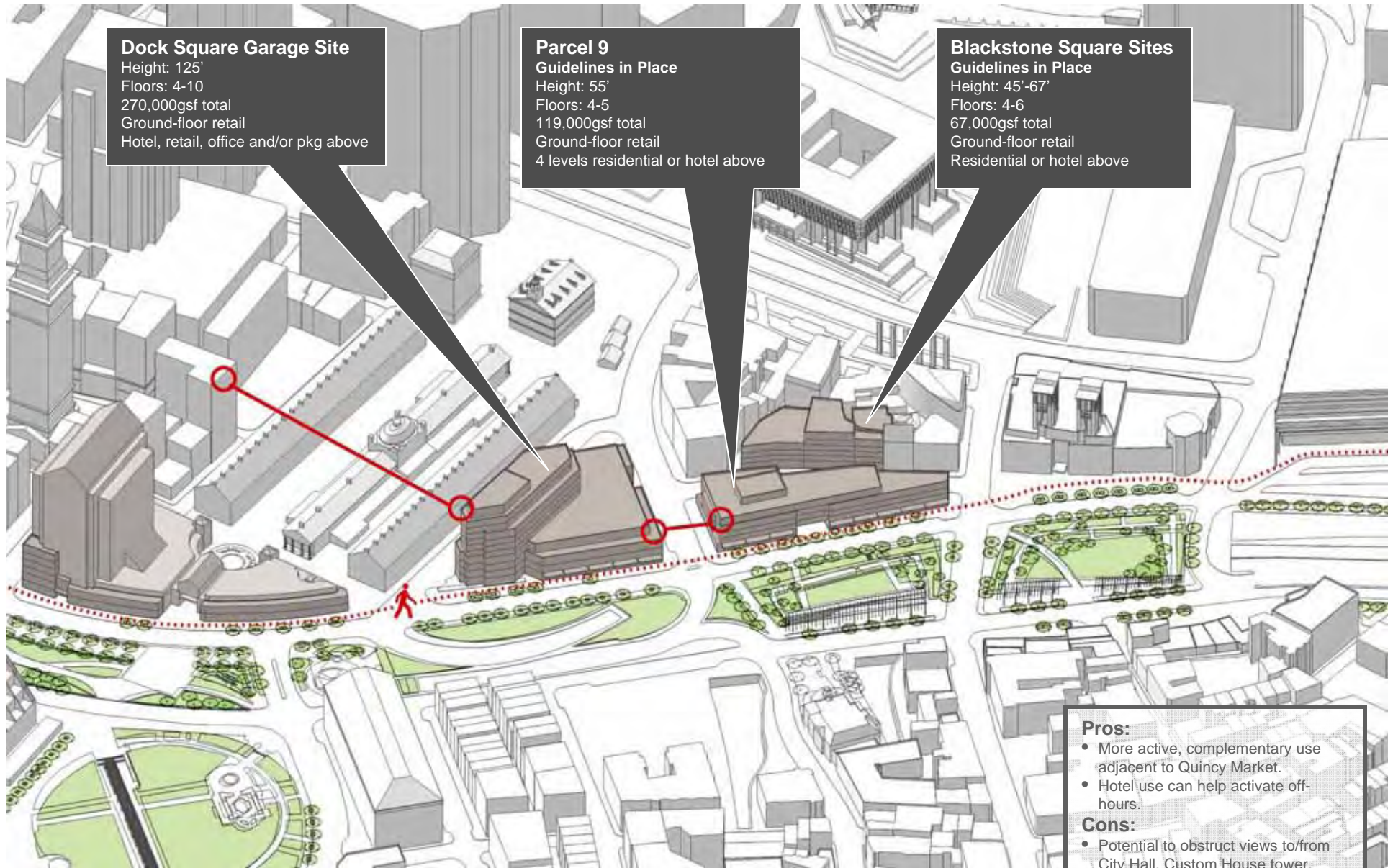
Challenges North End & Markets Districts



Opportunities North End & Markets Districts



Existing Conditions Market District Study Area



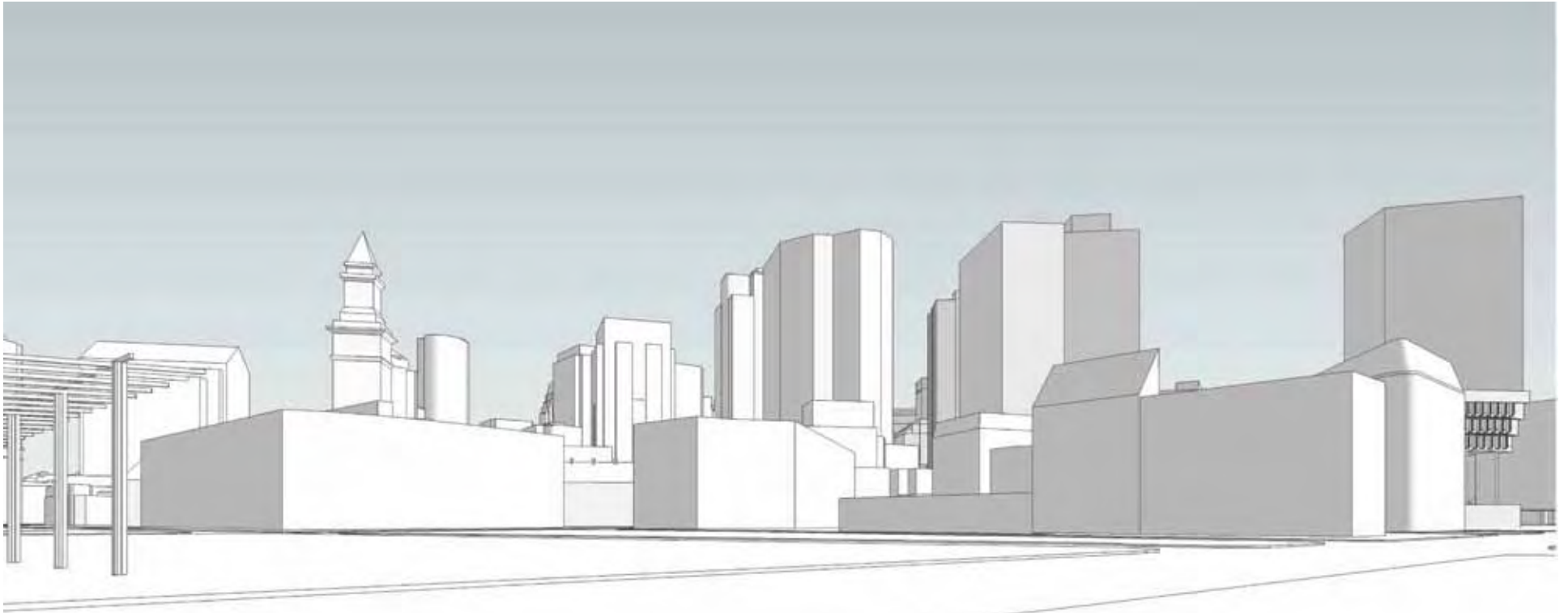
Dock Square Garage Site
 Height: 125'
 Floors: 4-10
 270,000gsf total
 Ground-floor retail
 Hotel, retail, office and/or pkg above

Parcel 9
Guidelines in Place
 Height: 55'
 Floors: 4-5
 119,000gsf total
 Ground-floor retail
 4 levels residential or hotel above

Blackstone Square Sites
Guidelines in Place
 Height: 45'-67'
 Floors: 4-6
 67,000gsf total
 Ground-floor retail
 Residential or hotel above

- Pros:**
- More active, complementary use adjacent to Quincy Market.
 - Hotel use can help activate off-hours.
- Cons:**
- Potential to obstruct views to/from City Hall, Custom House tower.

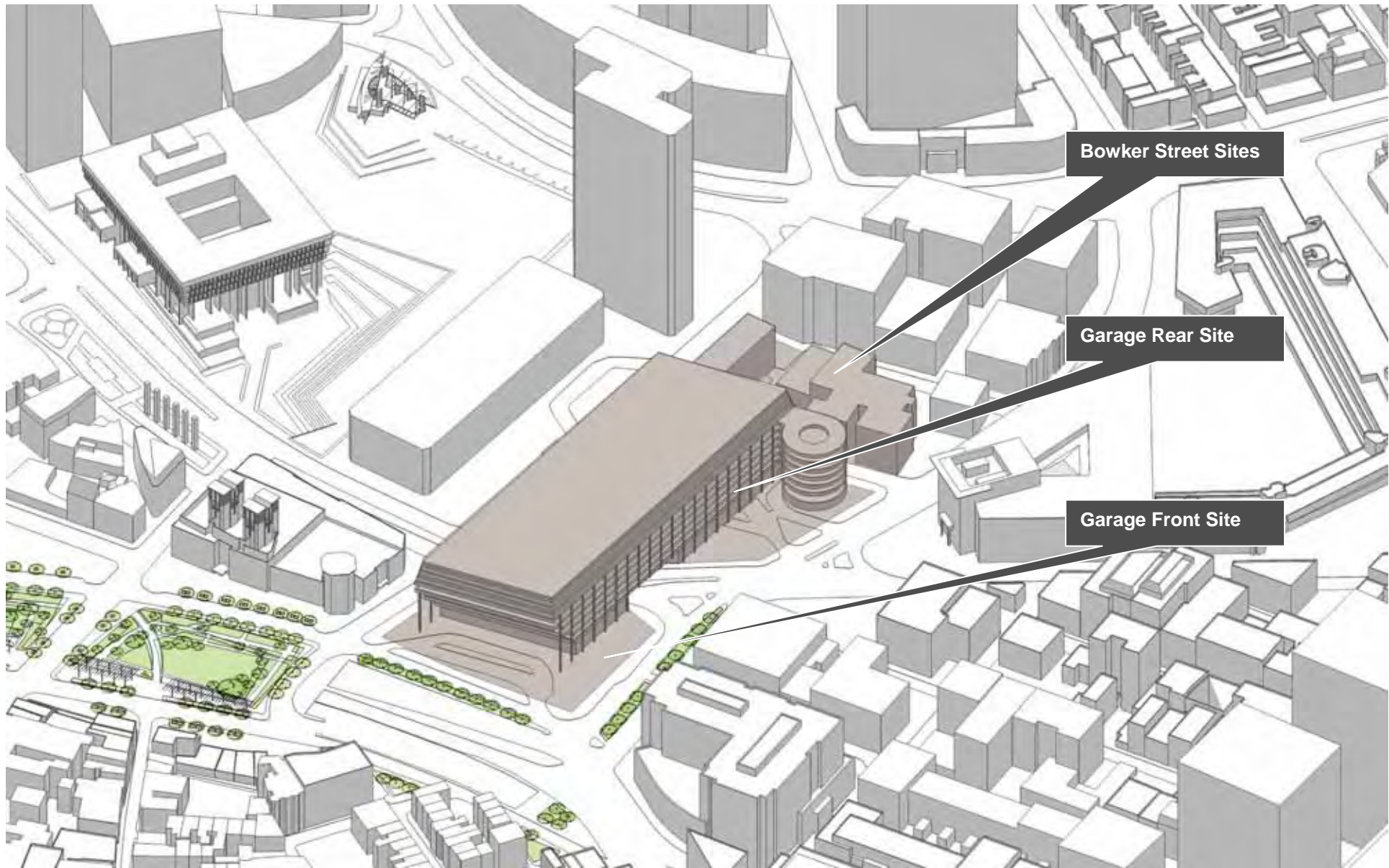
Scenario 1
Market District Study Area



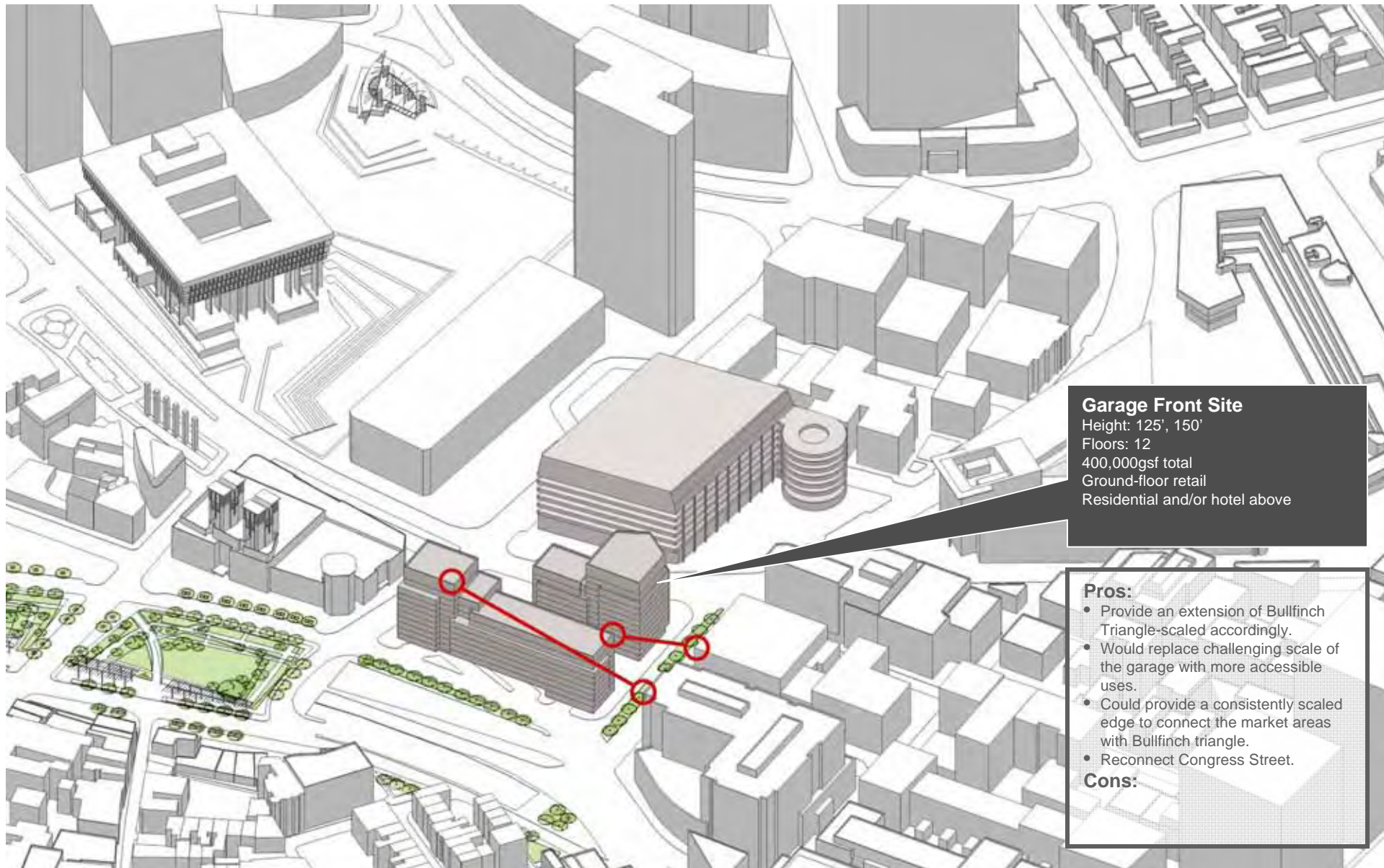
Existing Conditions View from North End Parks



Scenario 1 View from North End Parks



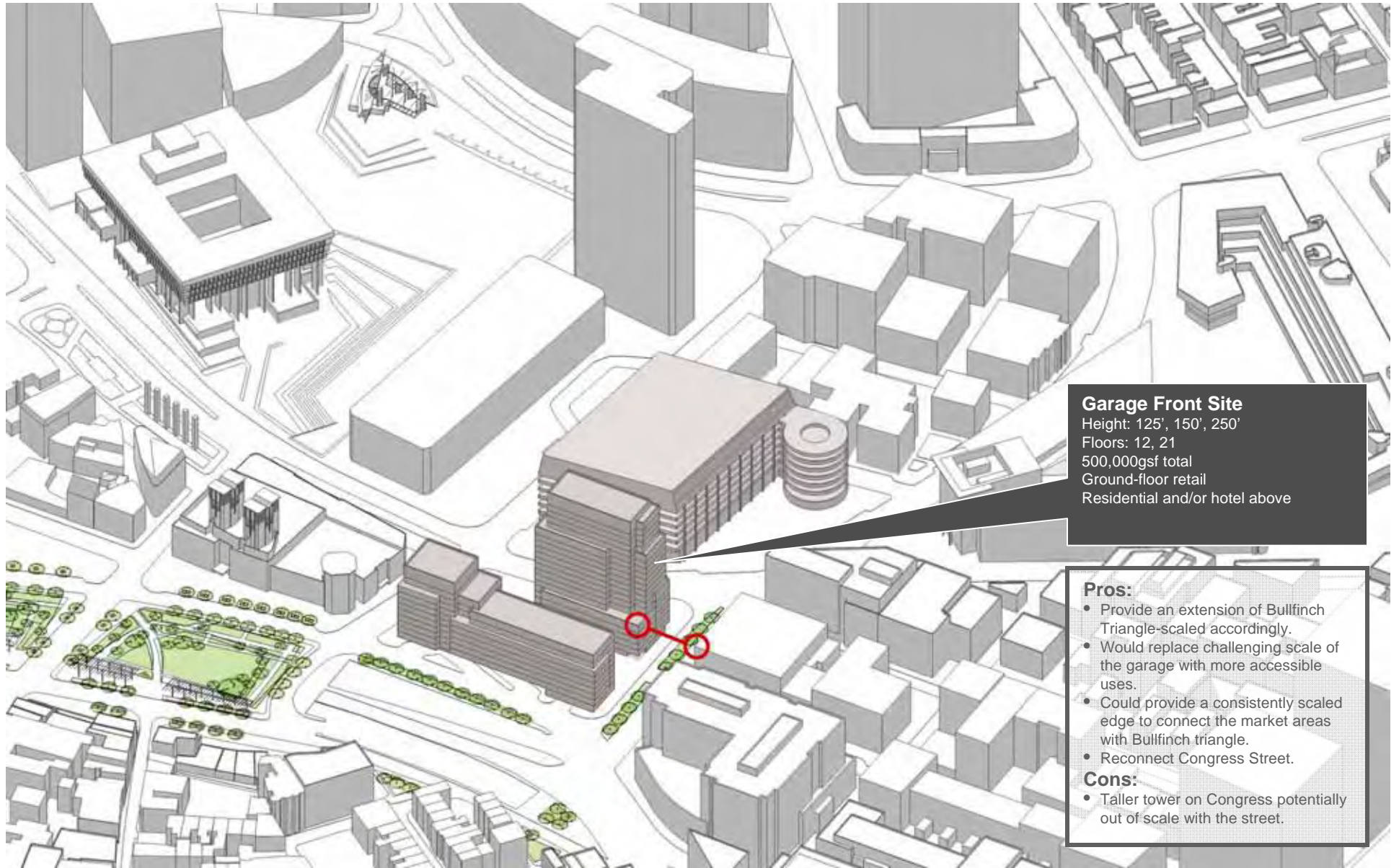
Existing Conditions Government Center Study Area



Garage Front Site
 Height: 125', 150'
 Floors: 12
 400,000gsf total
 Ground-floor retail
 Residential and/or hotel above

- Pros:**
- Provide an extension of Bullfinch Triangle-scaled accordingly.
 - Would replace challenging scale of the garage with more accessible uses.
 - Could provide a consistently scaled edge to connect the market areas with Bullfinch triangle.
 - Reconnect Congress Street.
- Cons:**

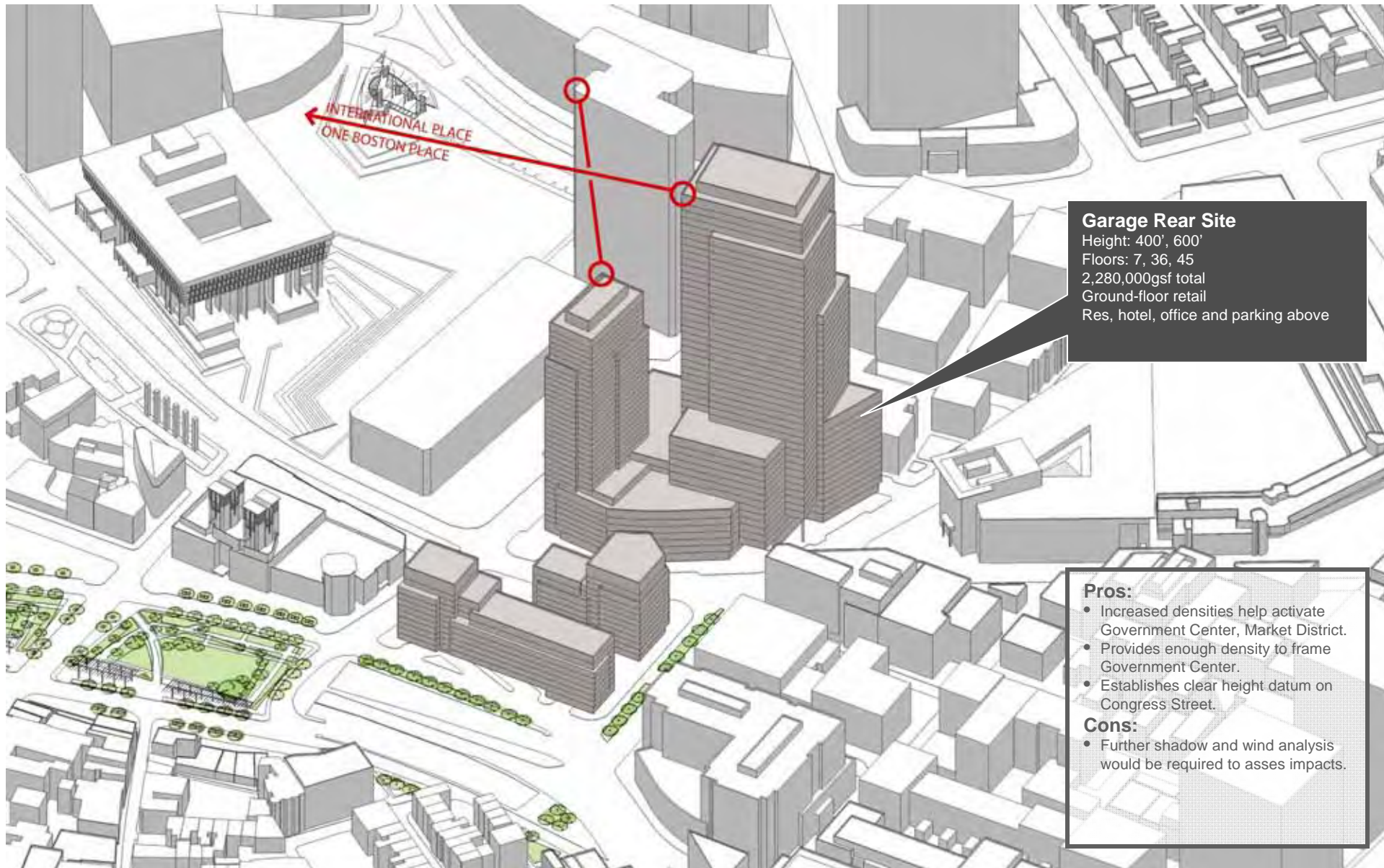
Front Parcel: Scenario 1
Government Center Study Area



Garage Front Site
Height: 125', 150', 250'
Floors: 12, 21
500,000gsf total
Ground-floor retail
Residential and/or hotel above

- Pros:**
- Provide an extension of Bullfinch Triangle-scaled accordingly.
 - Would replace challenging scale of the garage with more accessible uses.
 - Could provide a consistently scaled edge to connect the market areas with Bullfinch triangle.
 - Reconnect Congress Street.
- Cons:**
- Taller tower on Congress potentially out of scale with the street.

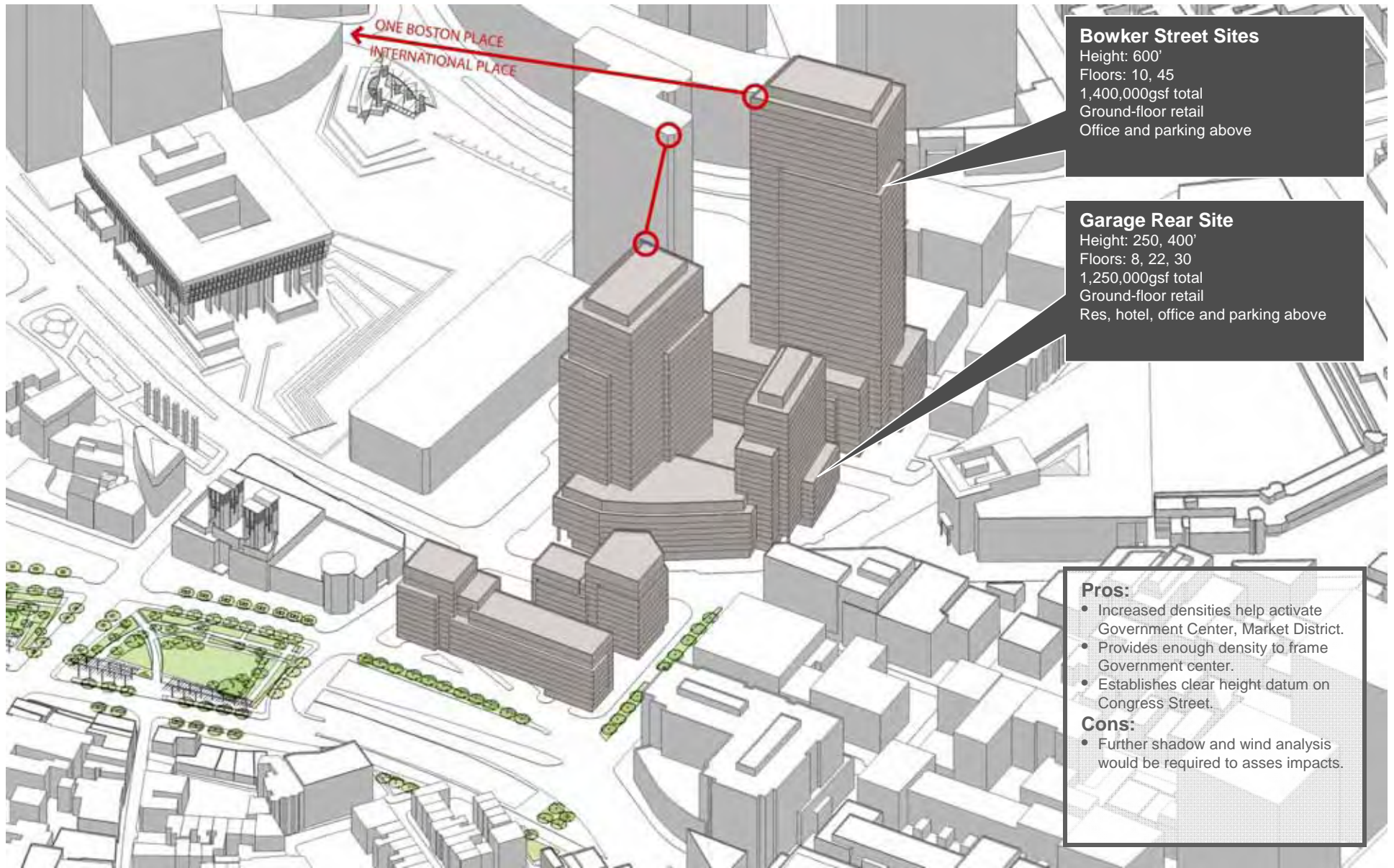
Front Parcel: Scenario 2 Government Center Study Area



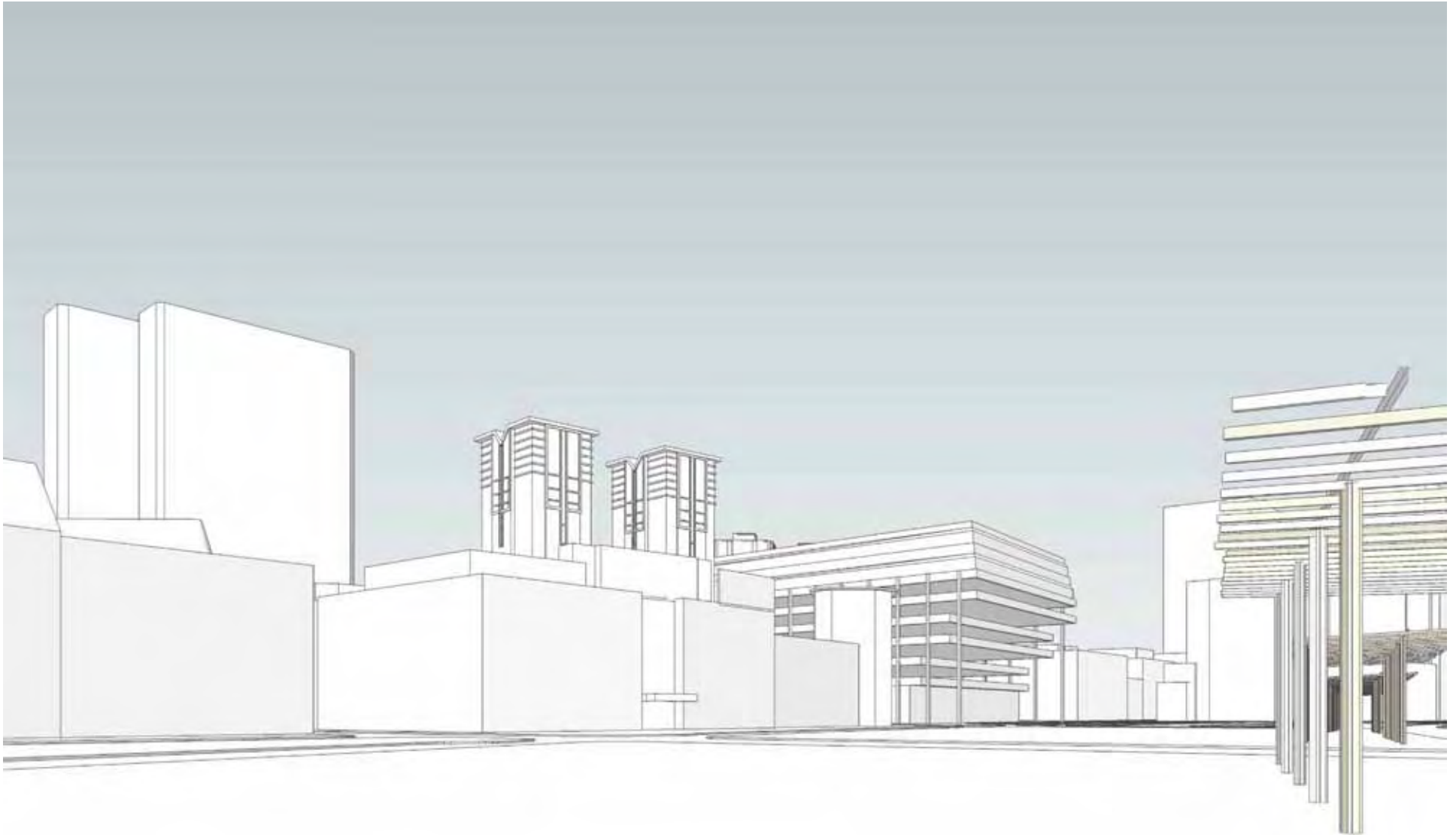
Garage Rear Site
Height: 400', 600'
Floors: 7, 36, 45
2,280,000gsf total
Ground-floor retail
Res, hotel, office and parking above

- Pros:**
- Increased densities help activate Government Center, Market District.
 - Provides enough density to frame Government Center.
 - Establishes clear height datum on Congress Street.
- Cons:**
- Further shadow and wind analysis would be required to asses impacts.

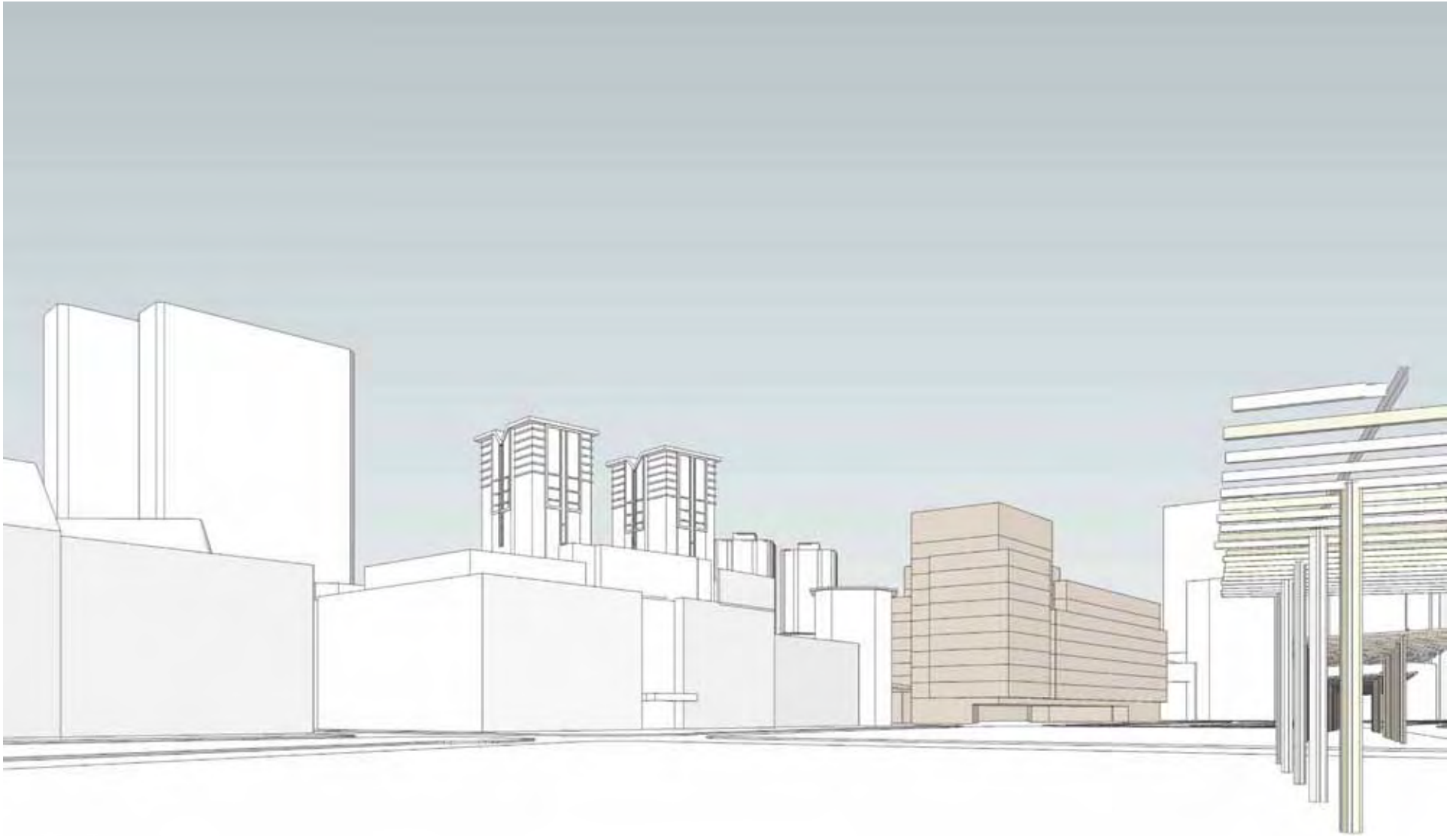
Rear Parcel: Scenario1 Government Center Study Area



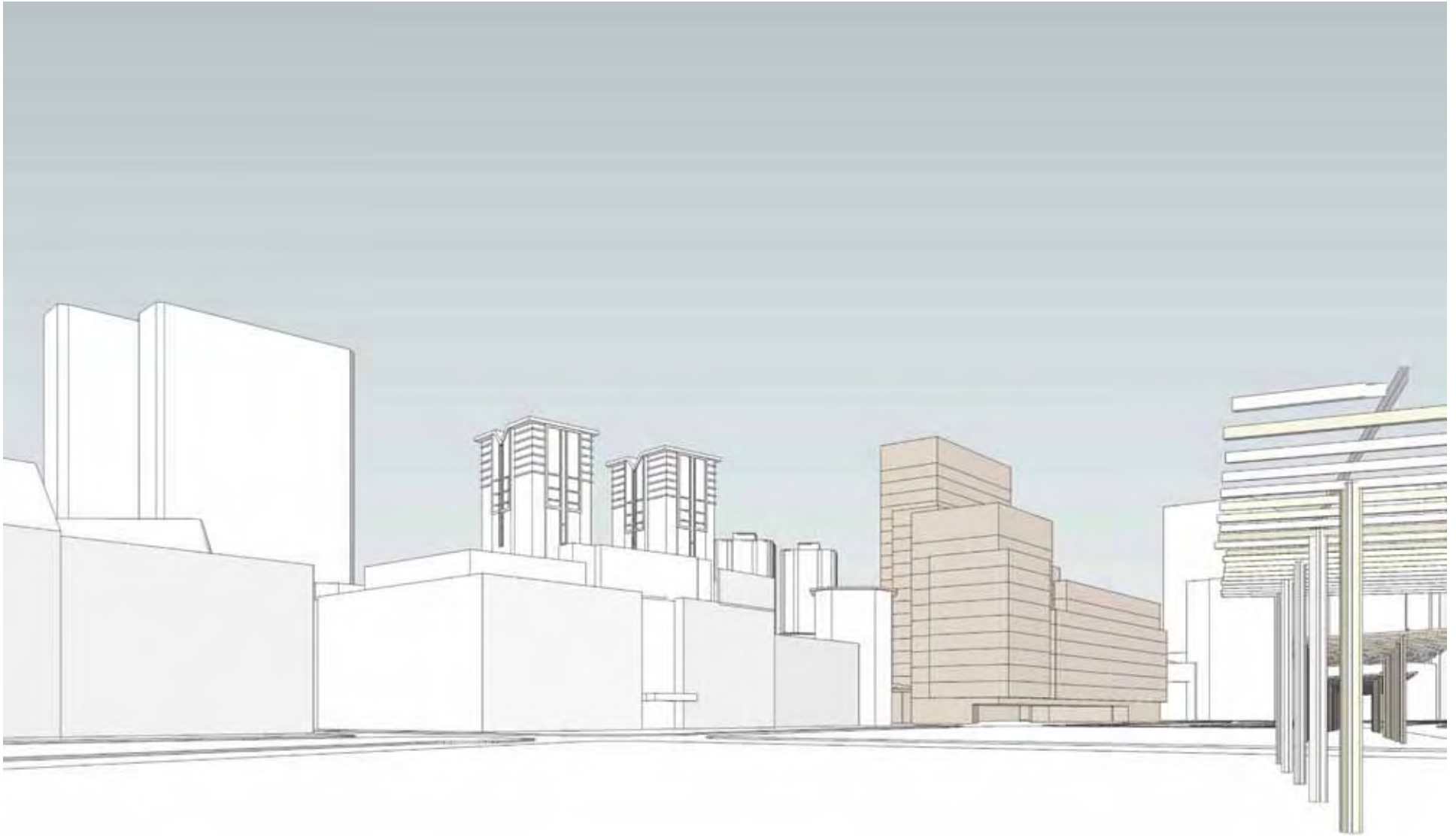
Rear Parcel: Scenario 2 Government Center Study Area



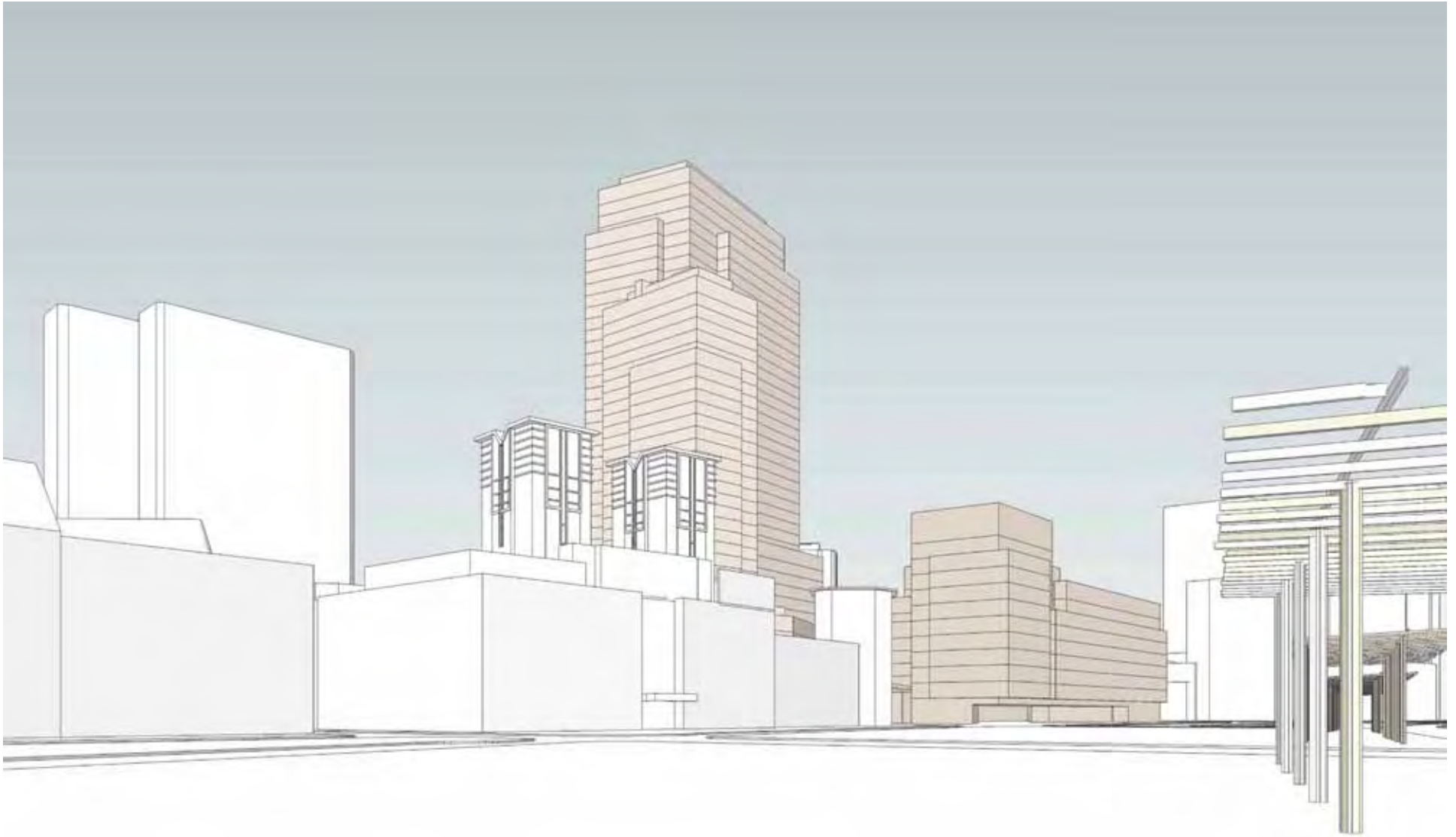
Existing Conditions
View from North End Parks looking North



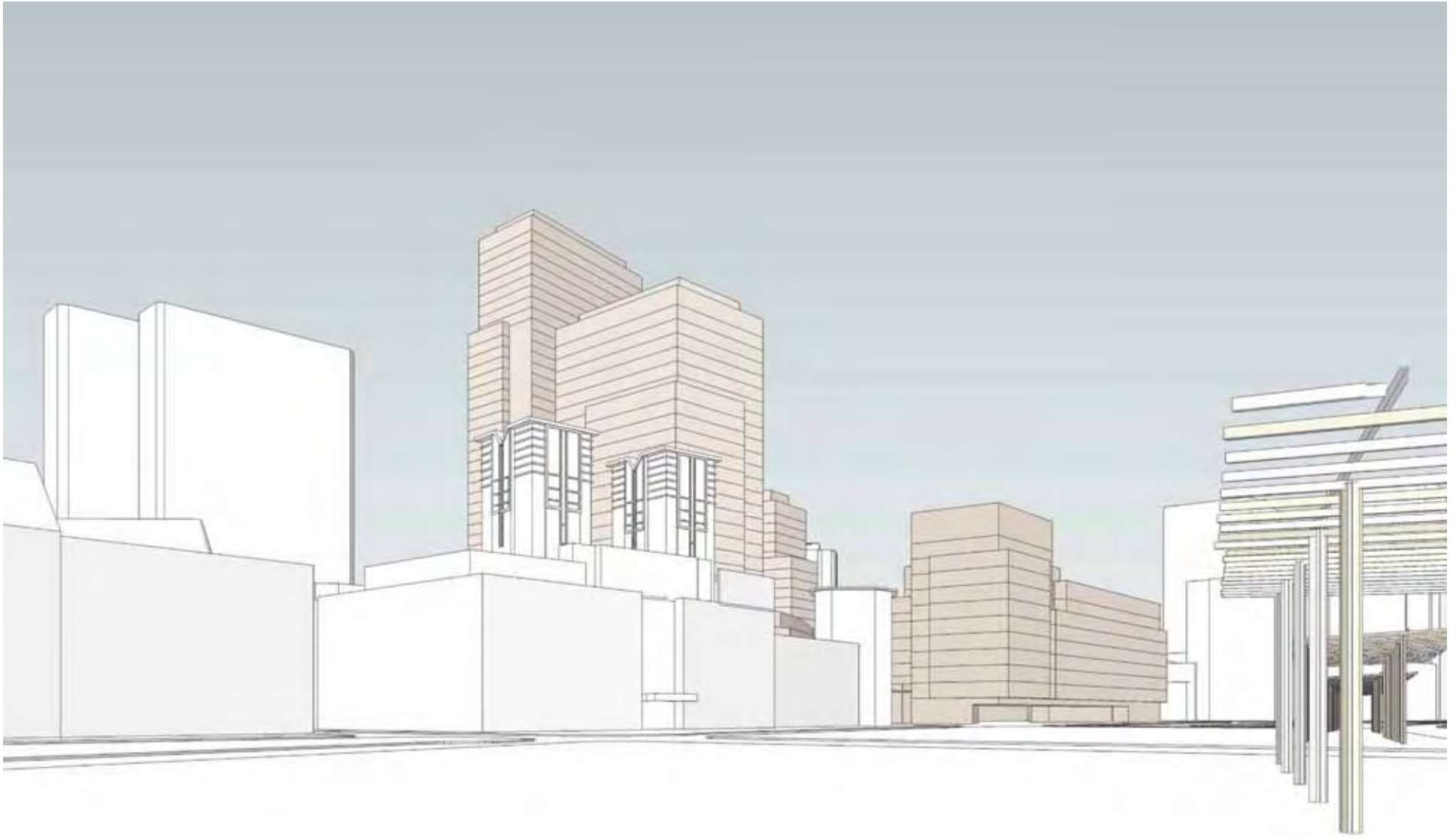
Front Parcel: Scenario 1
View from North End Parks looking North



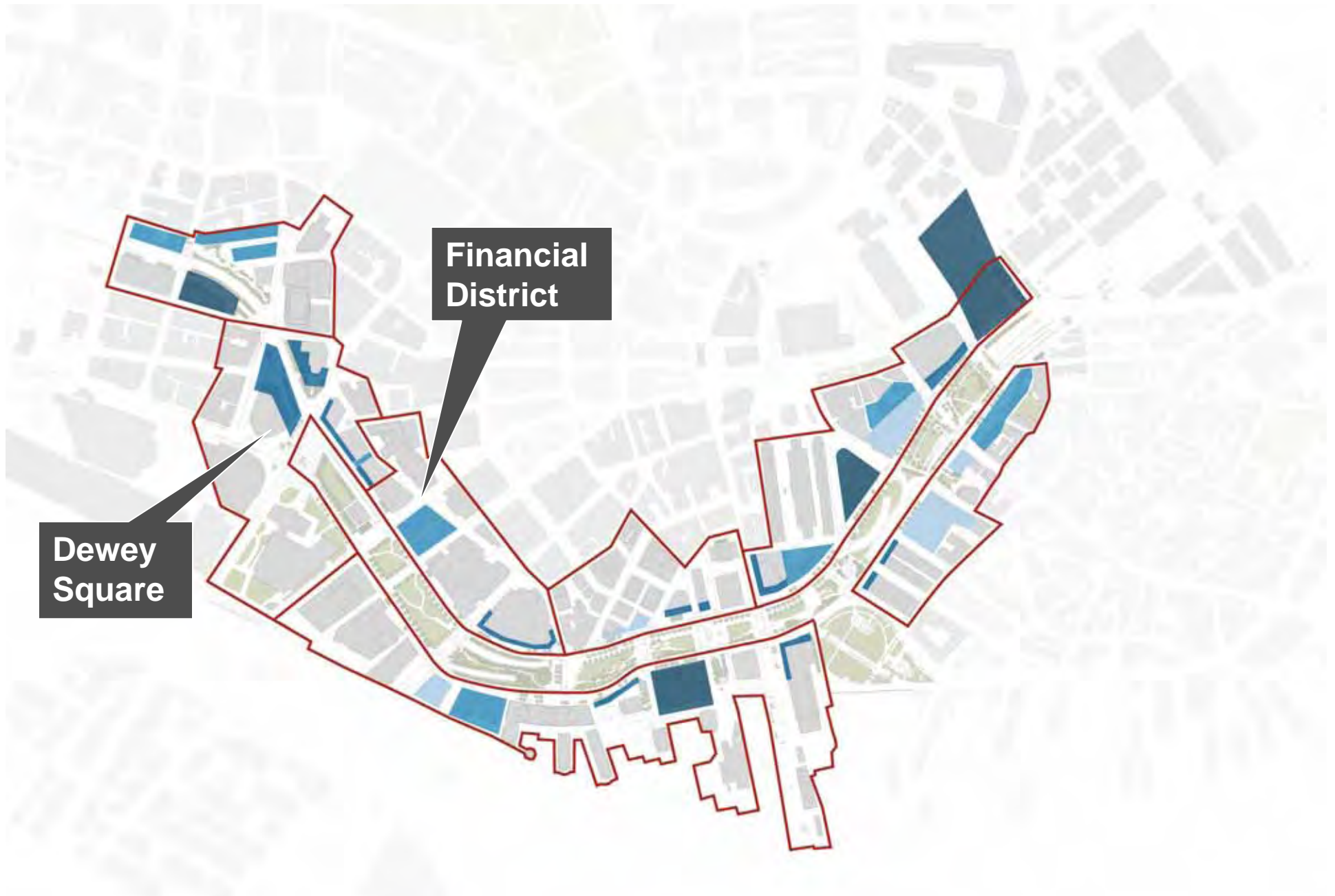
Front Parcel: Scenario 2
View from North End Parks looking North



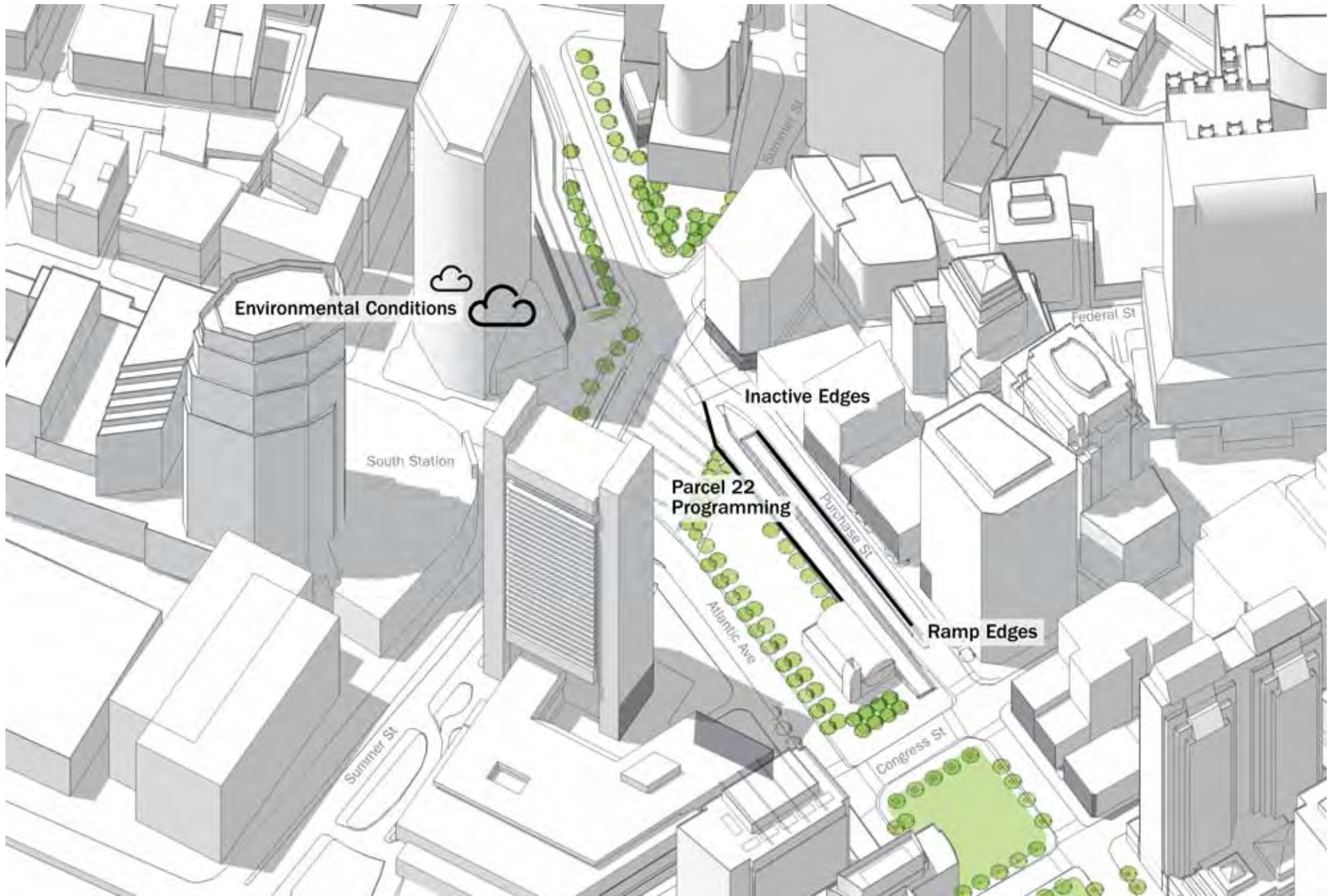
Rear Parcel: Scenario 1
View from North End Parks looking North



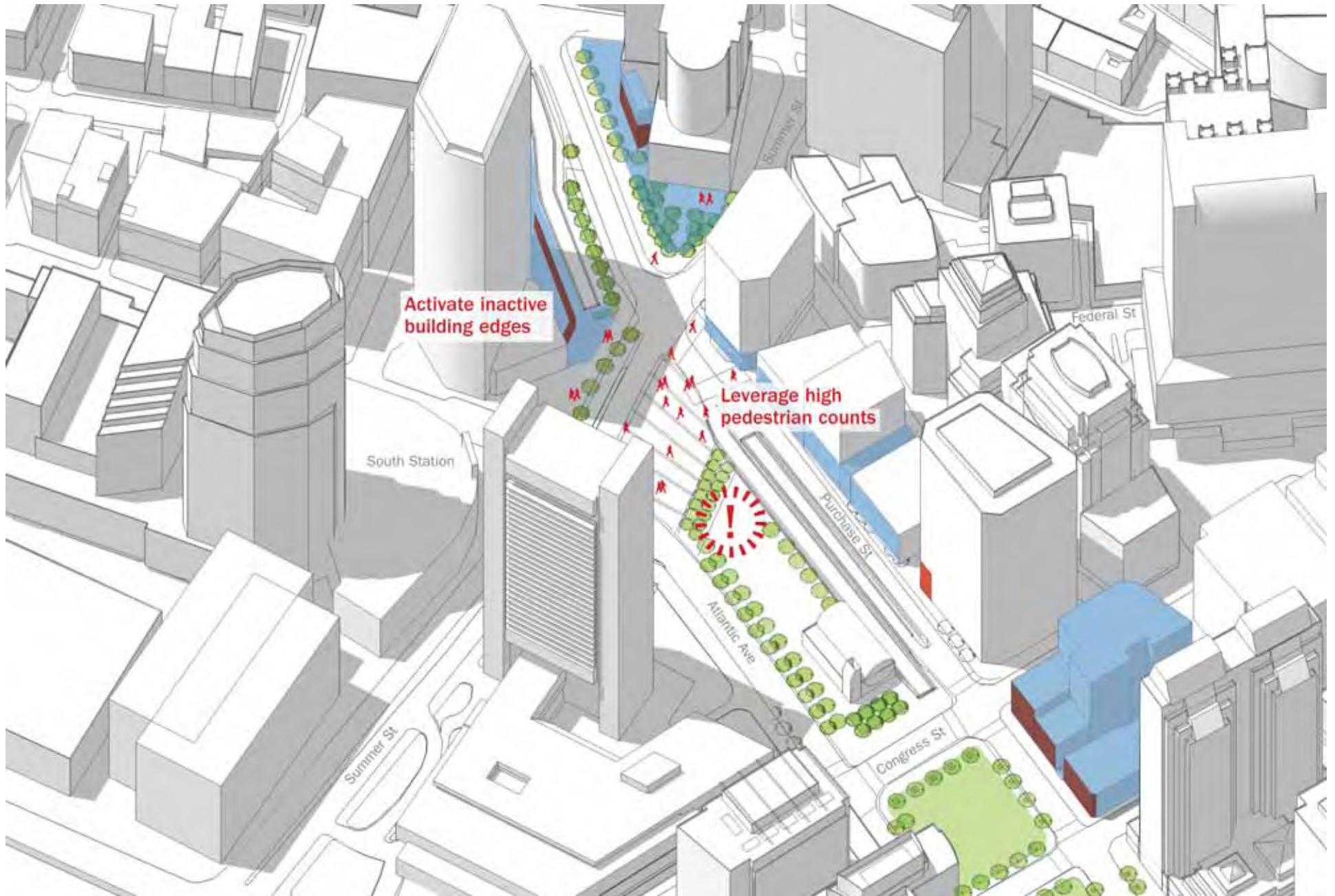
Rear Parcel: Scenario 2
View from North End Parks looking North



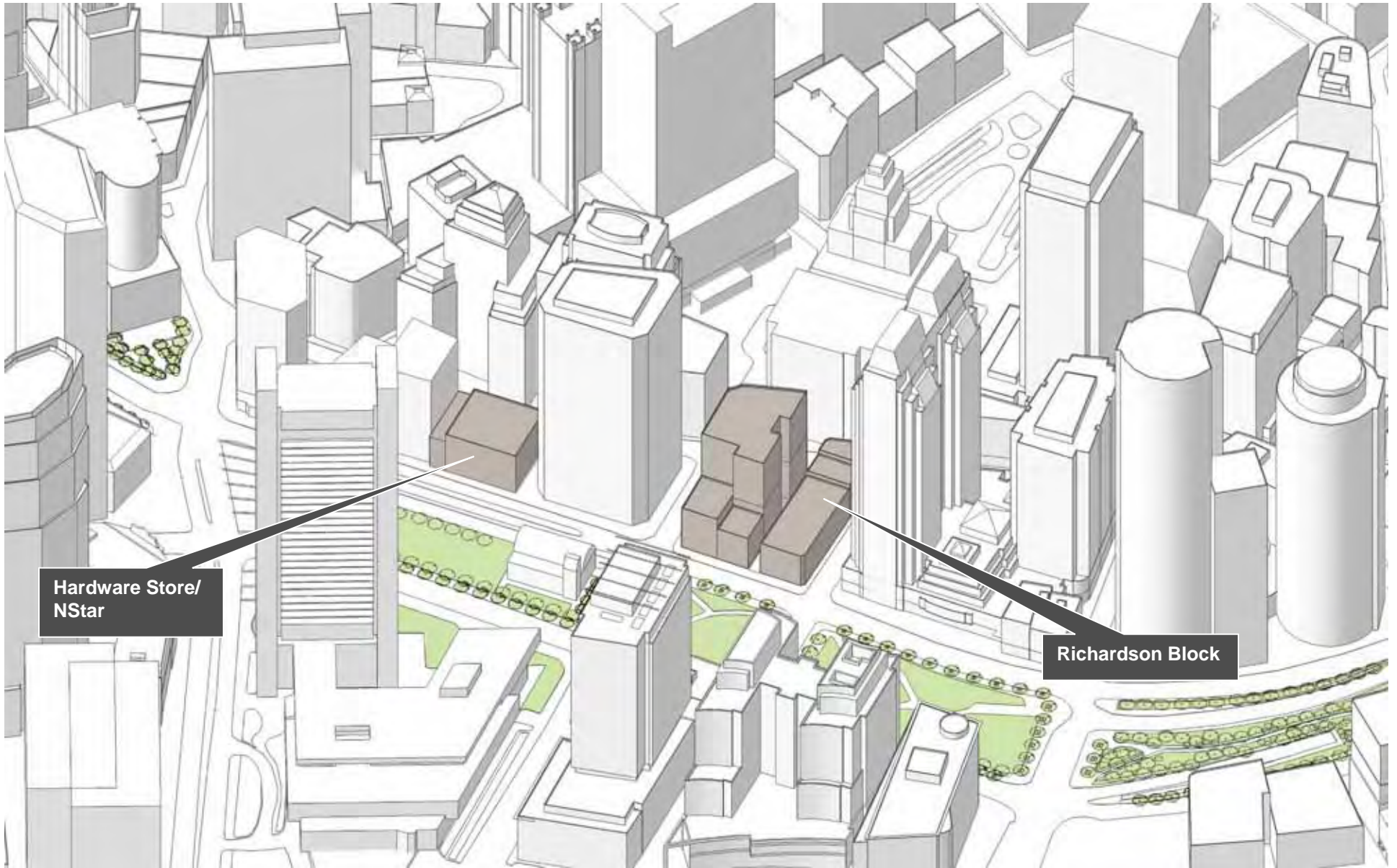
**Revised Study Area Districts
Greenway District Study Area**



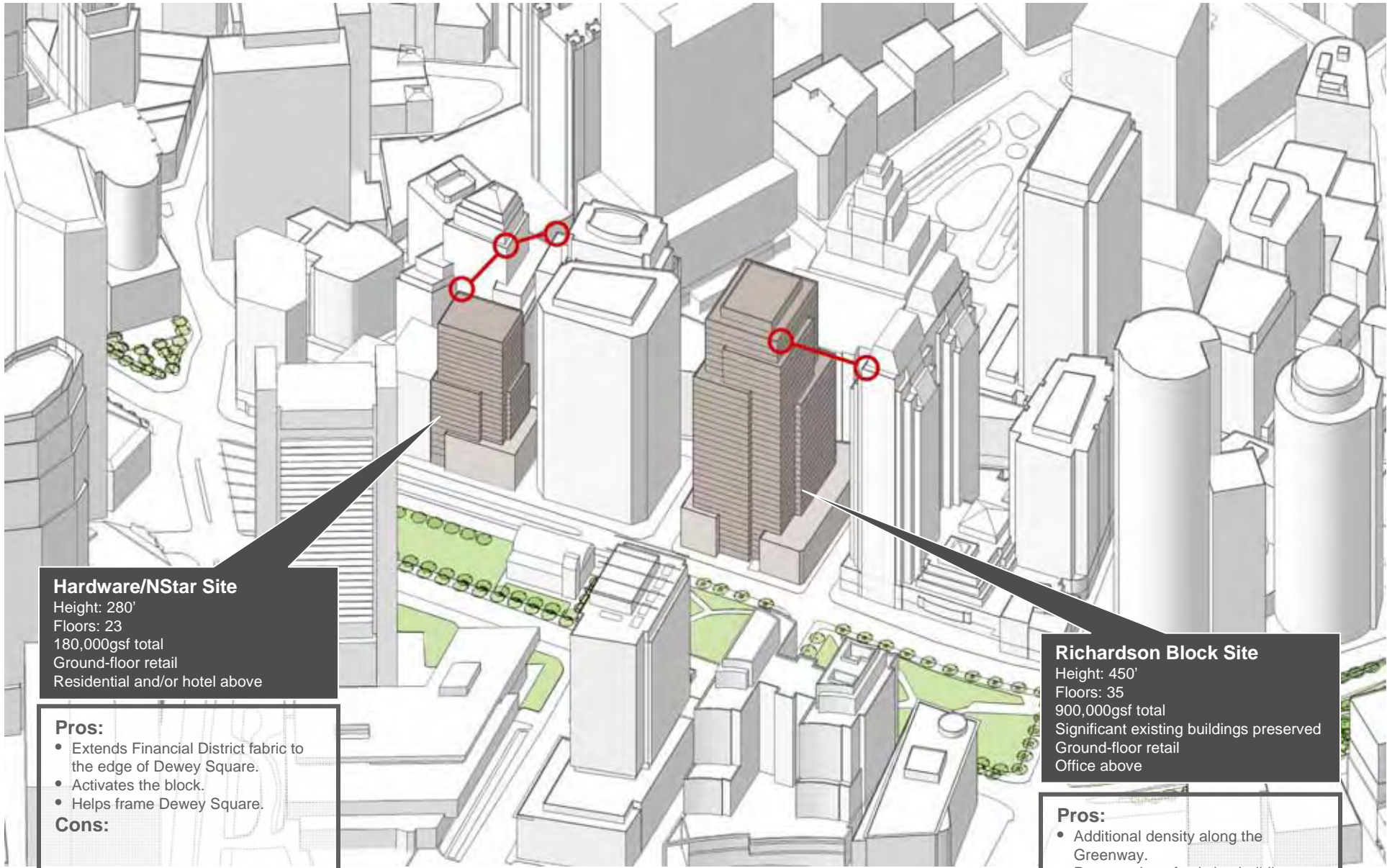
Challenges Dewey Square & Financial District Study Areas



Opportunities Dewey Square & Financial District Study Ares



Existing Conditions Dewey Square & Financial District Study Areas



Hardware/NStar Site

Height: 280'
 Floors: 23
 180,000gsf total
 Ground-floor retail
 Residential and/or hotel above

Pros:

- Extends Financial District fabric to the edge of Dewey Square.
- Activates the block.
- Helps frame Dewey Square.

Cons:

Richardson Block Site

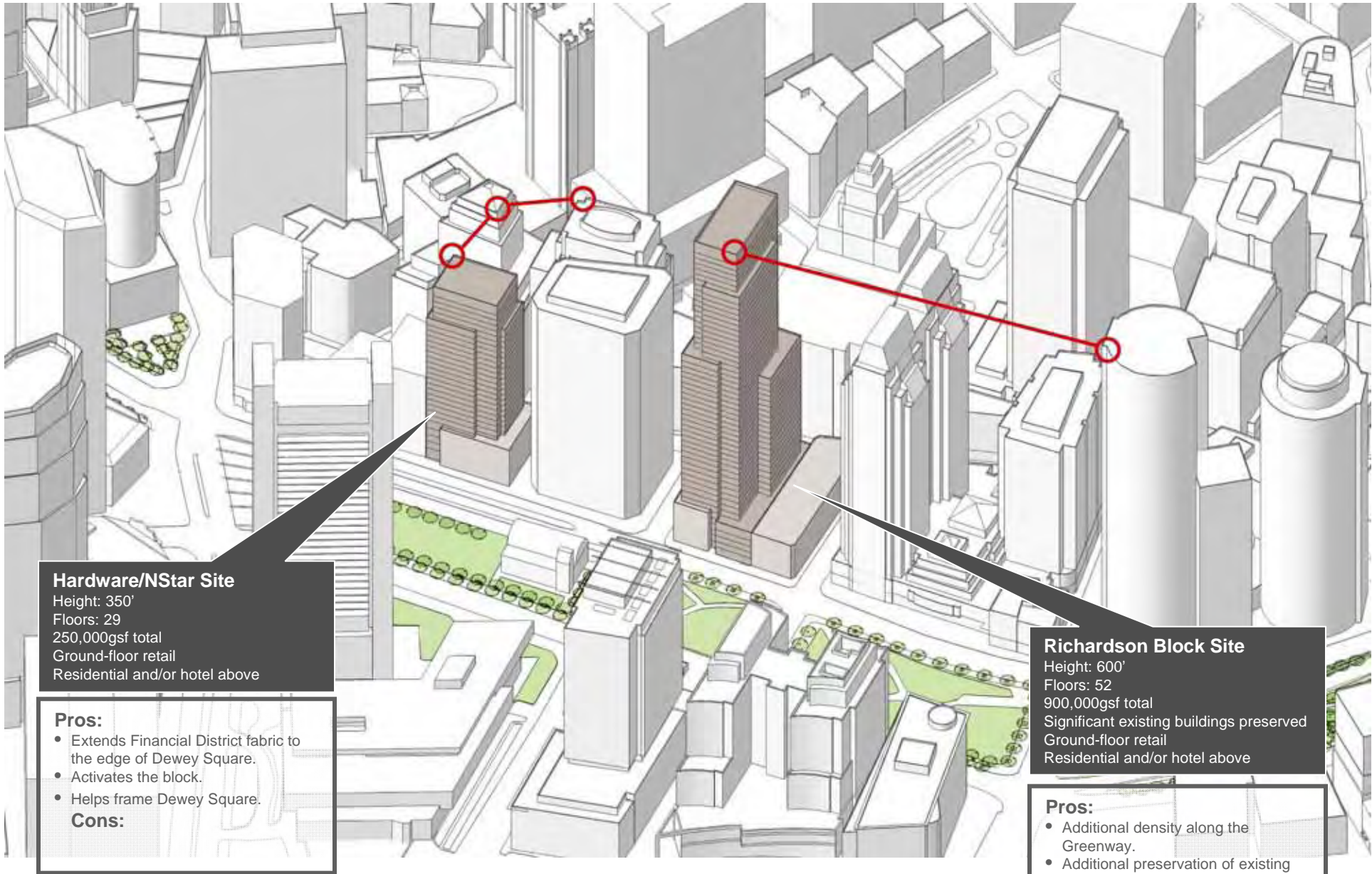
Height: 450'
 Floors: 35
 900,000gsf total
 Significant existing buildings preserved
 Ground-floor retail
 Office above

Pros:

- Additional density along the Greenway.
- Preservation of existing buildings.
- Strengthen presence of Financial District along Greenway.

Cons:

**Scenario 1
 Dewey Square & Financial District Study Areas**



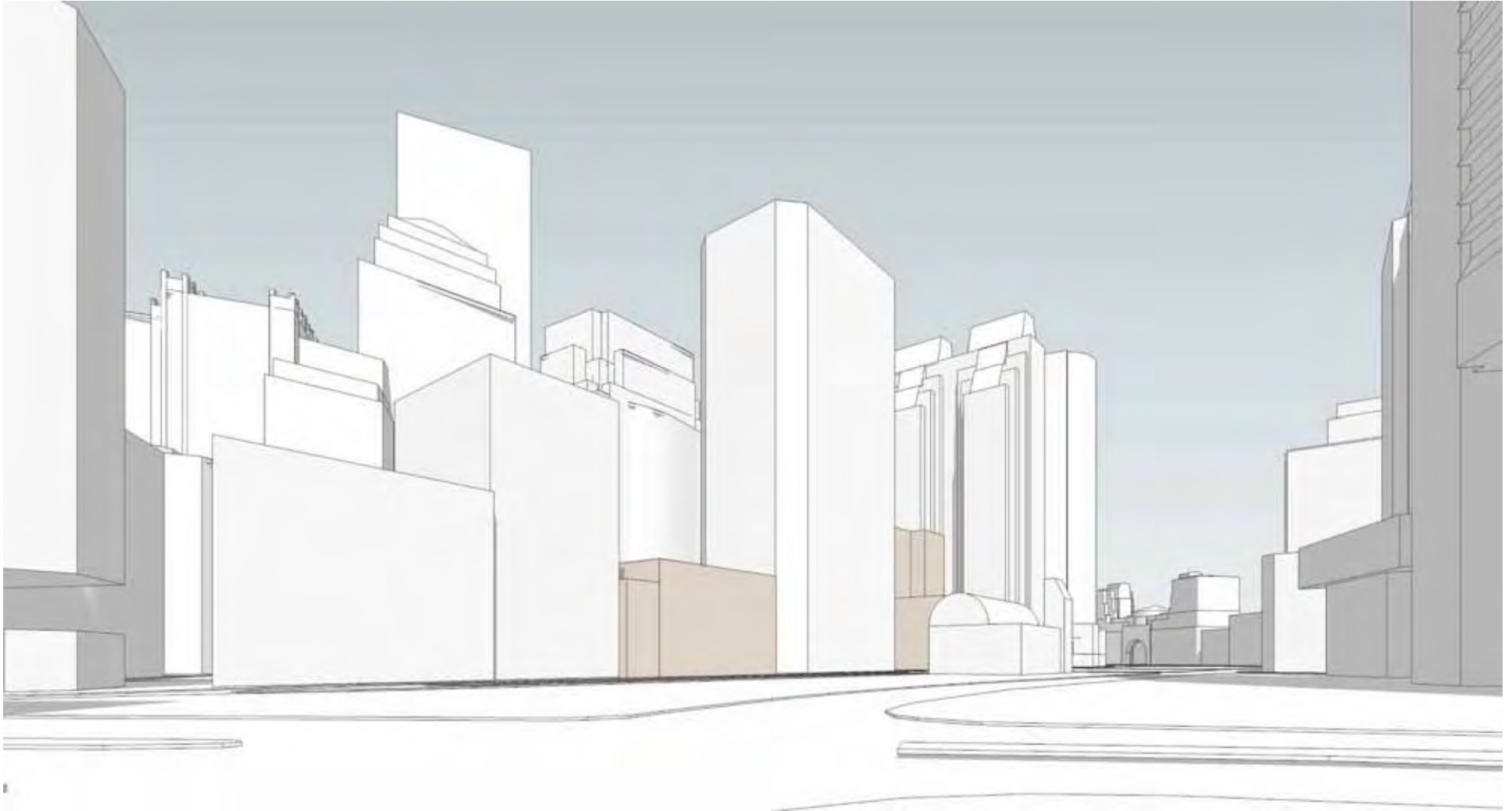
Hardware/NStar Site
 Height: 350'
 Floors: 29
 250,000gsf total
 Ground-floor retail
 Residential and/or hotel above

- Pros:**
- Extends Financial District fabric to the edge of Dewey Square.
 - Activates the block.
 - Helps frame Dewey Square.
- Cons:**

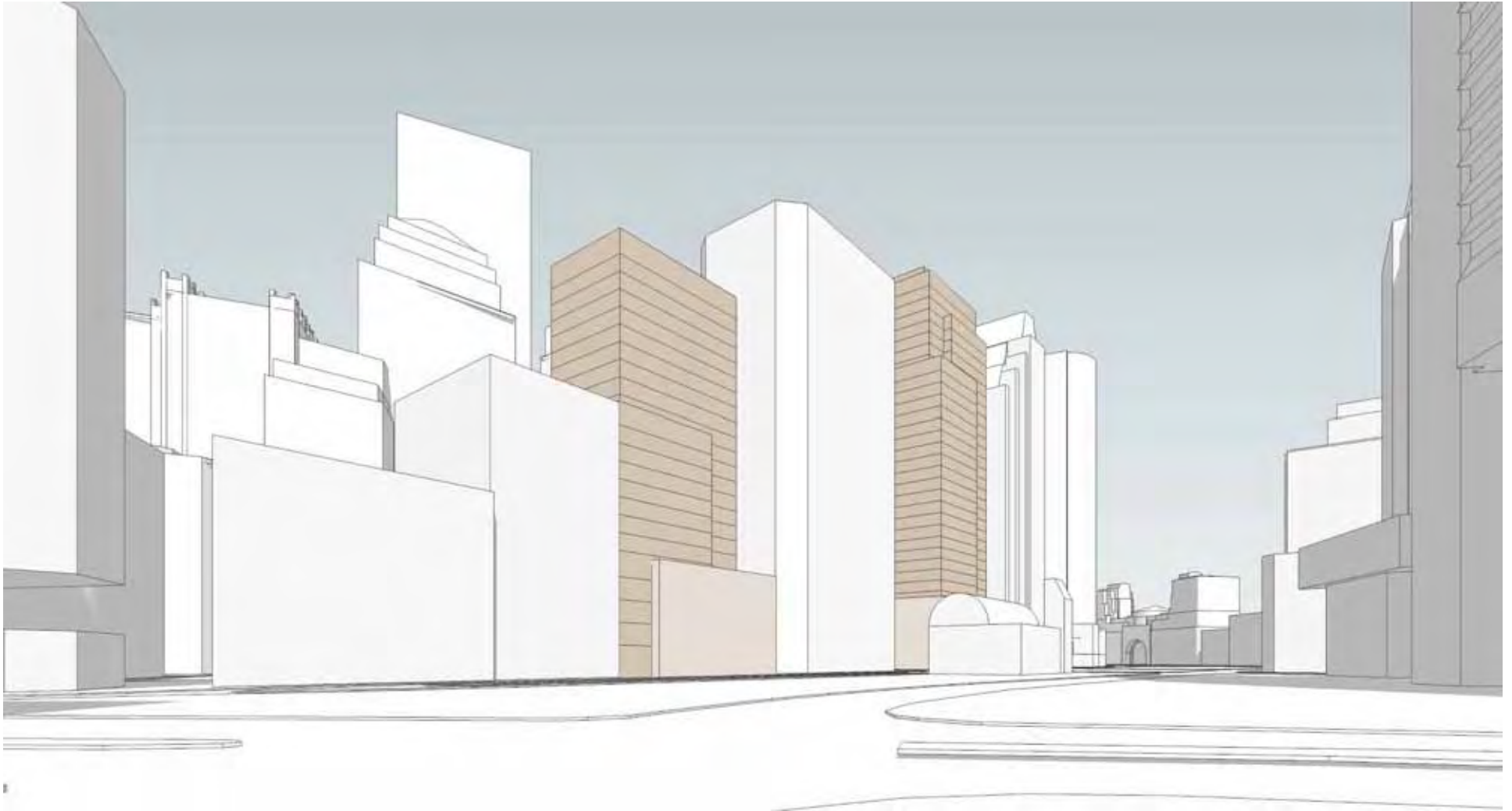
Richardson Block Site
 Height: 600'
 Floors: 52
 900,000gsf total
 Significant existing buildings preserved
 Ground-floor retail
 Residential and/or hotel above

- Pros:**
- Additional density along the Greenway.
 - Additional preservation of existing buildings at the base.
 - Complement residential uses at the Intercontinental.
- Cons:**

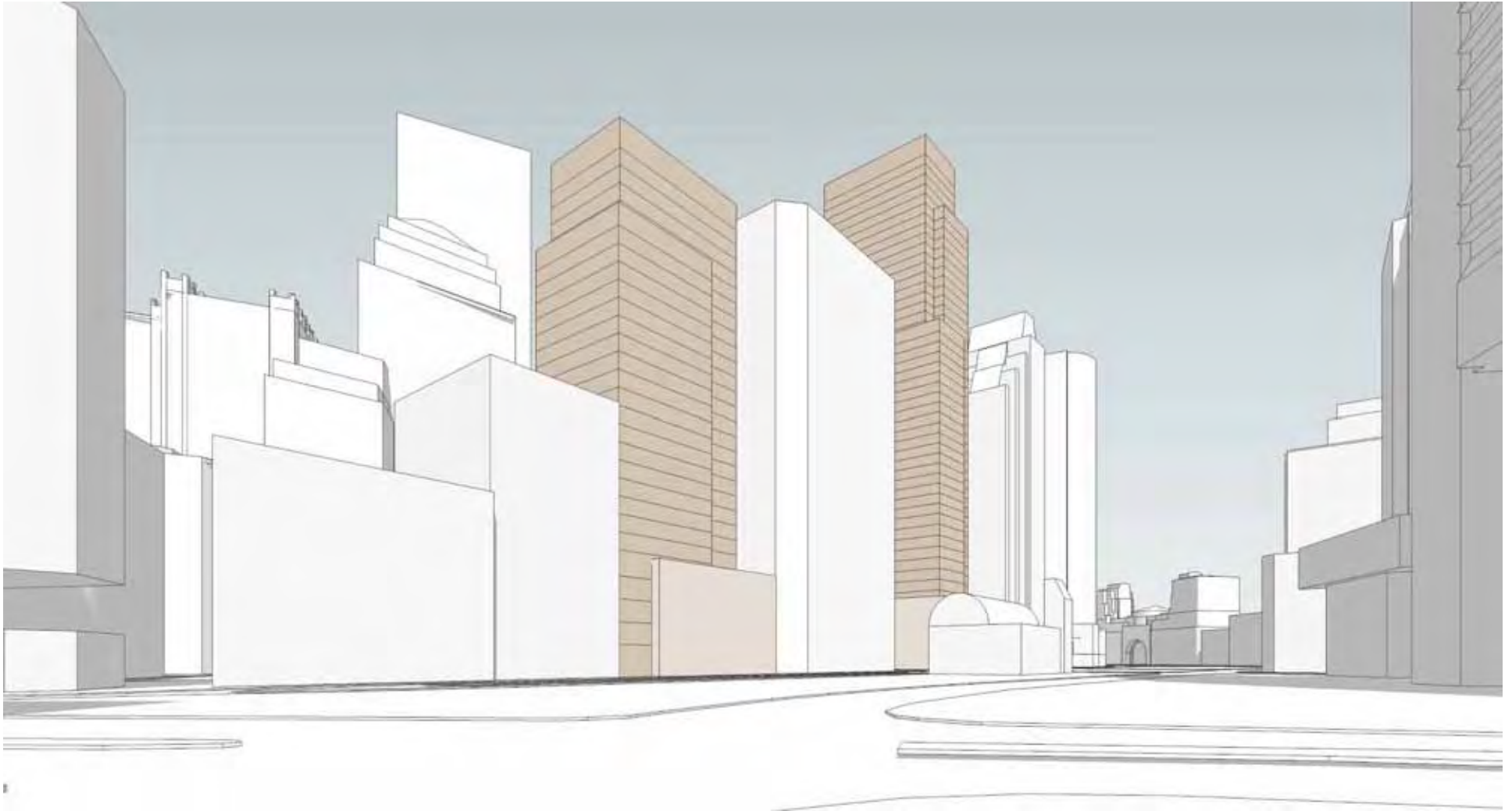
Scenario 2 Dewey Square & Financial District Study Areas



View from South Station Existing Conditions



View from South Station Scenario 1

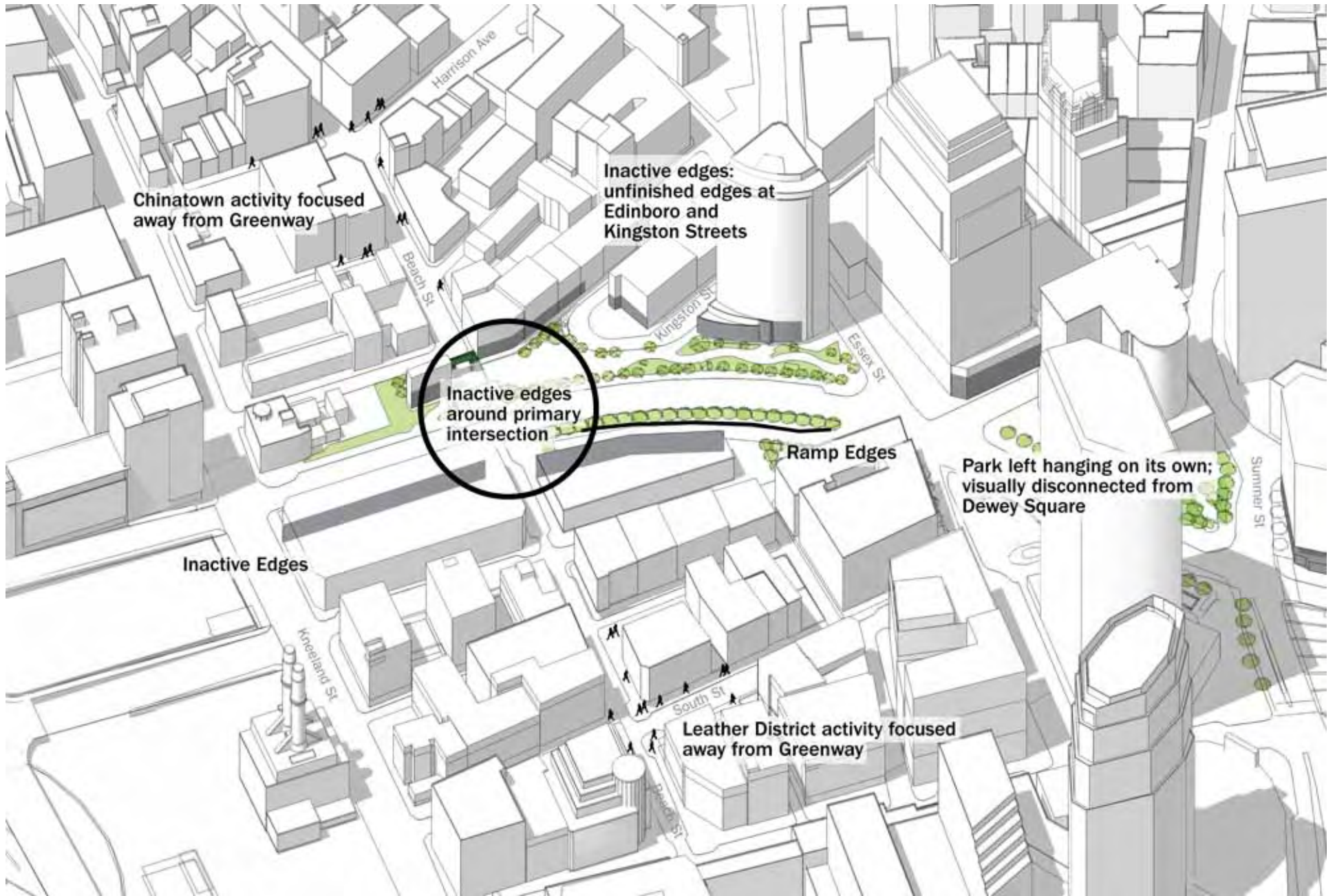


View from South Station Scenario 2

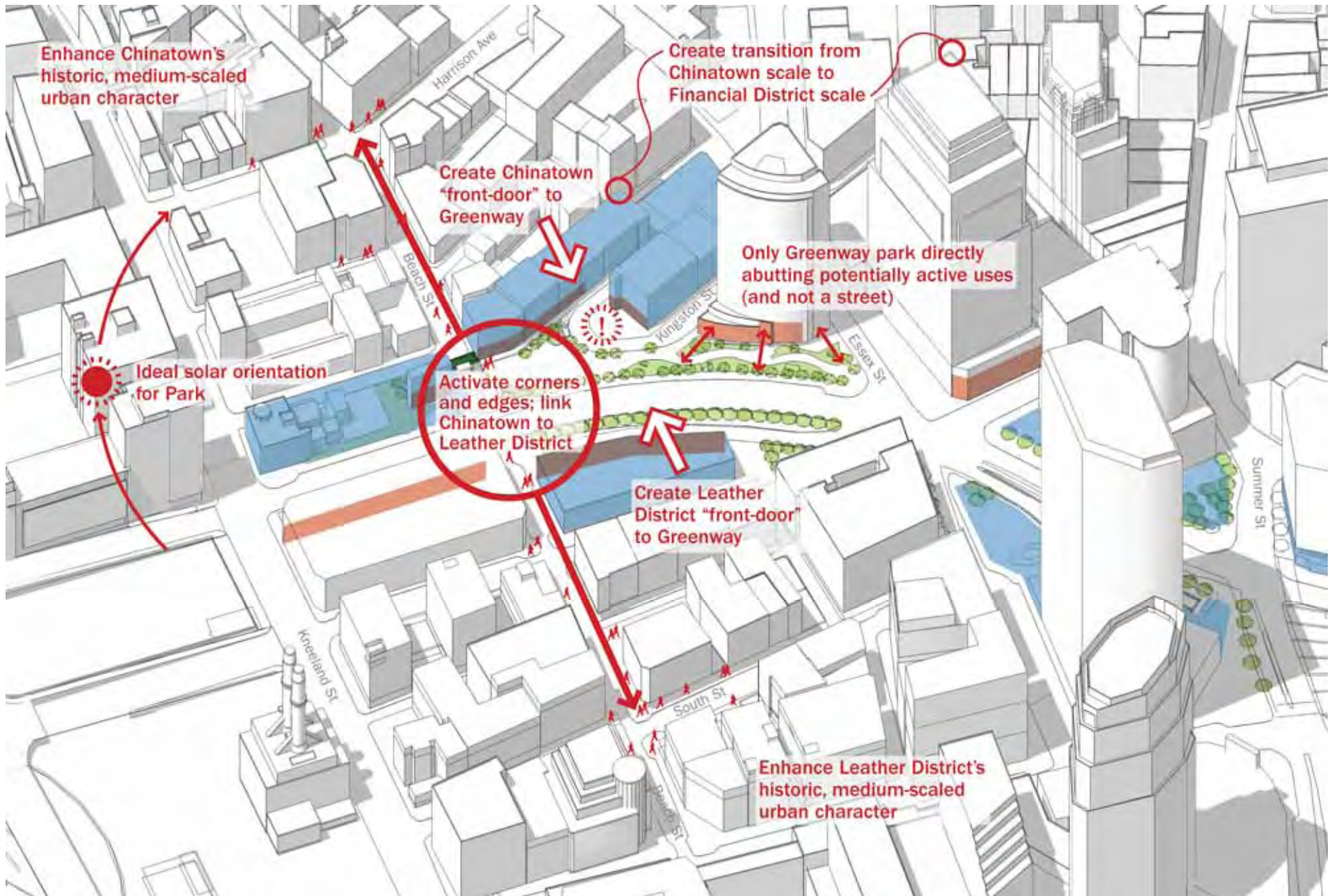
**Chinatown/
Leather
District**



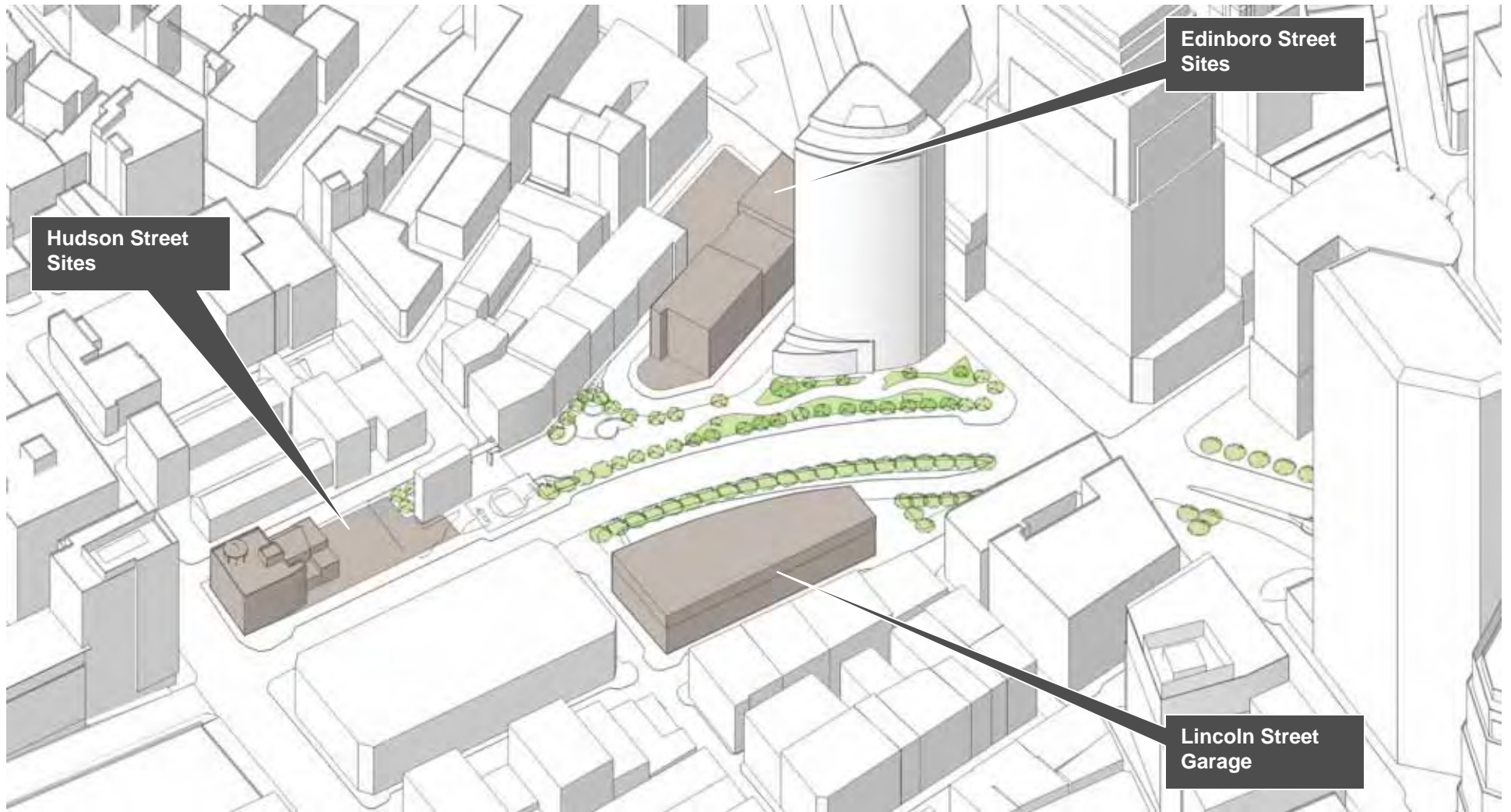
**Revised Study Area Districts
Greenway District Study Area**



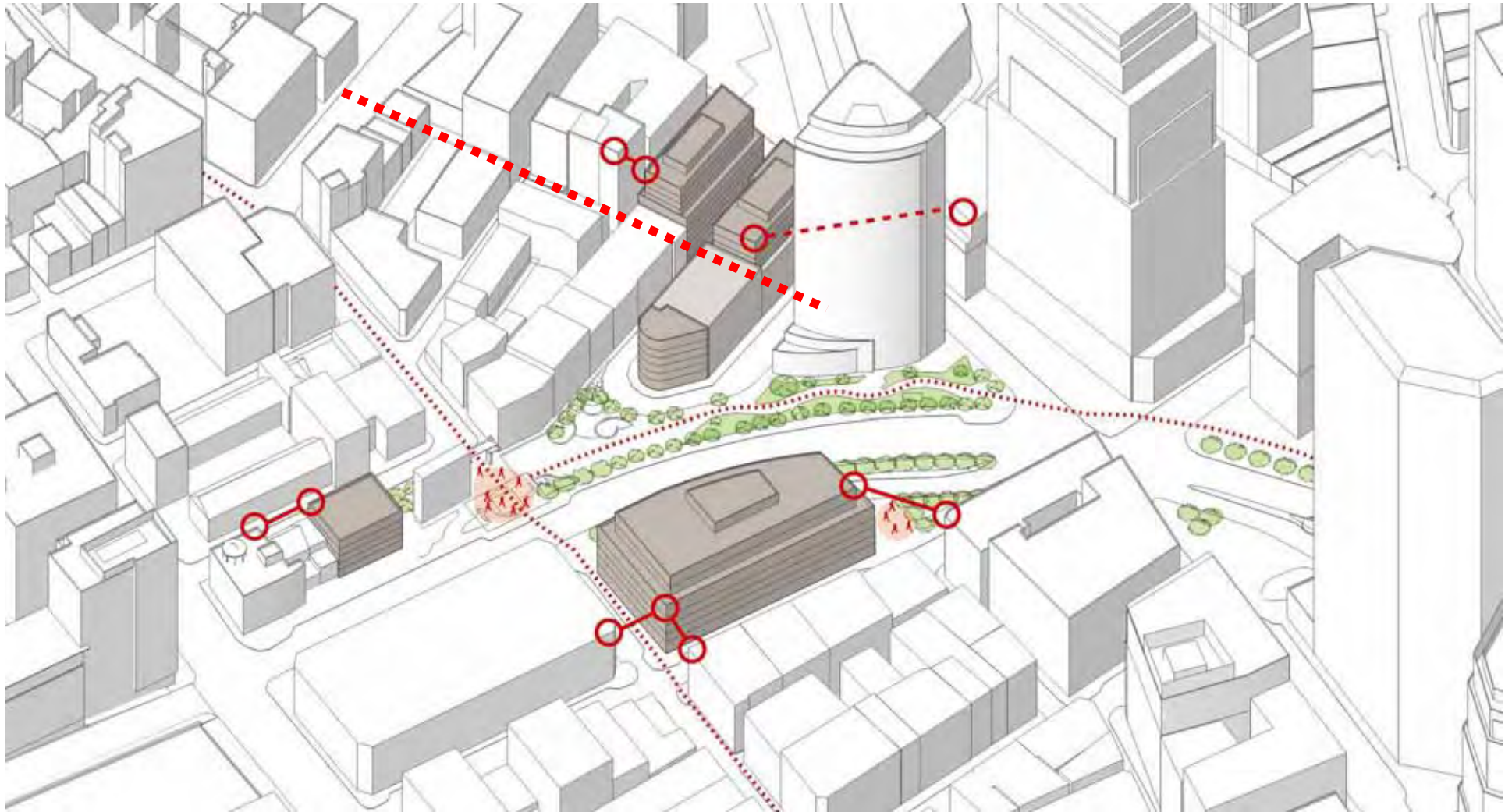
Challenges Chinatown/Leather District Study Area



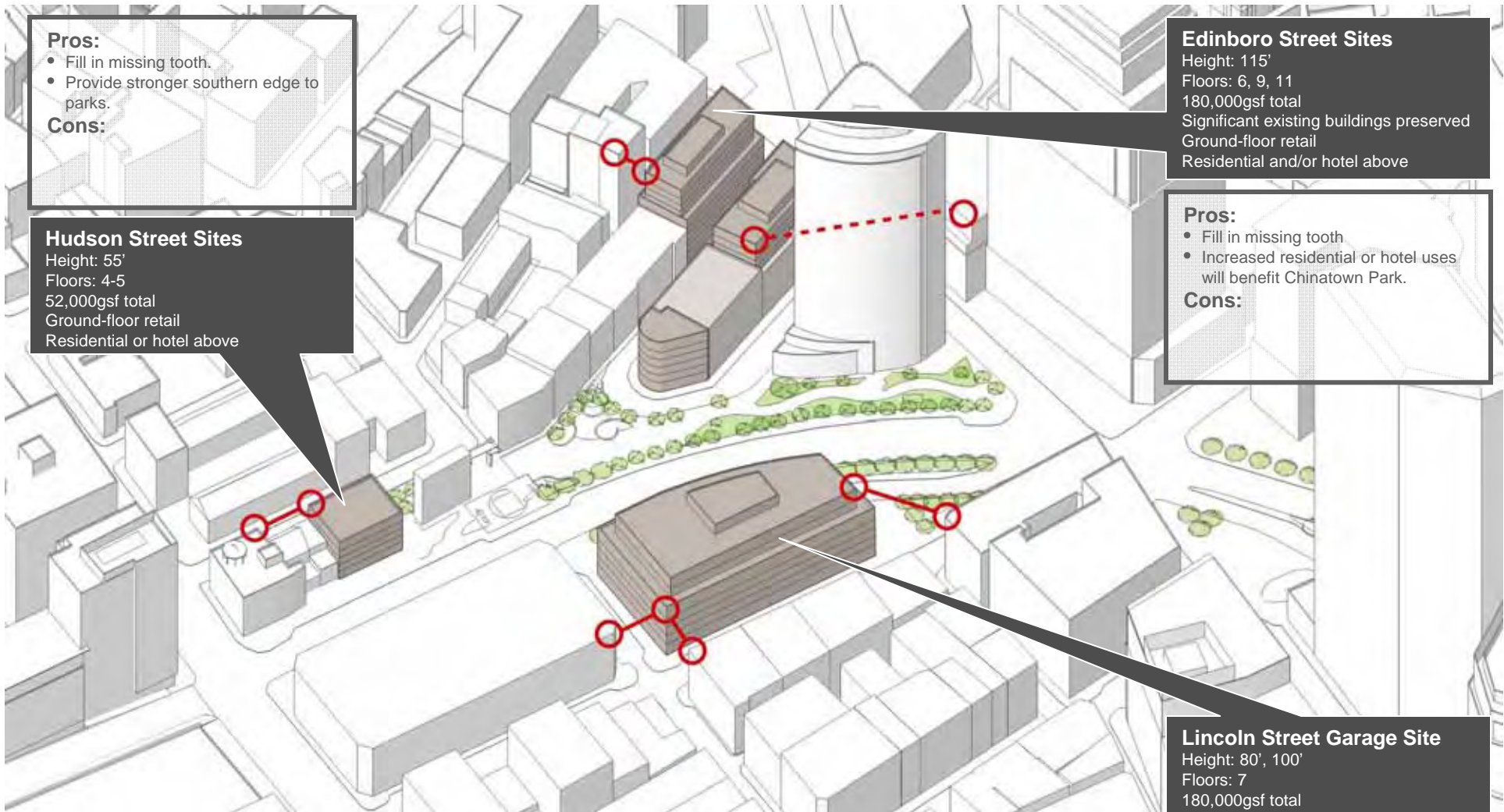
Opportunities Chinatown/Leather District Study Area



Existing Conditions Chinatown/Leather District Study Area



Scenario 1 Chinatown/Leather District Study Area



Pros:

- Fill in missing tooth.
- Provide stronger southern edge to parks.

Cons:

Hudson Street Sites
 Height: 55'
 Floors: 4-5
 52,000gsf total
 Ground-floor retail
 Residential or hotel above

Edinboro Street Sites
 Height: 115'
 Floors: 6, 9, 11
 180,000gsf total
 Significant existing buildings preserved
 Ground-floor retail
 Residential and/or hotel above

Pros:

- Fill in missing tooth.
- Increased residential or hotel uses will benefit Chinatown Park.

Cons:

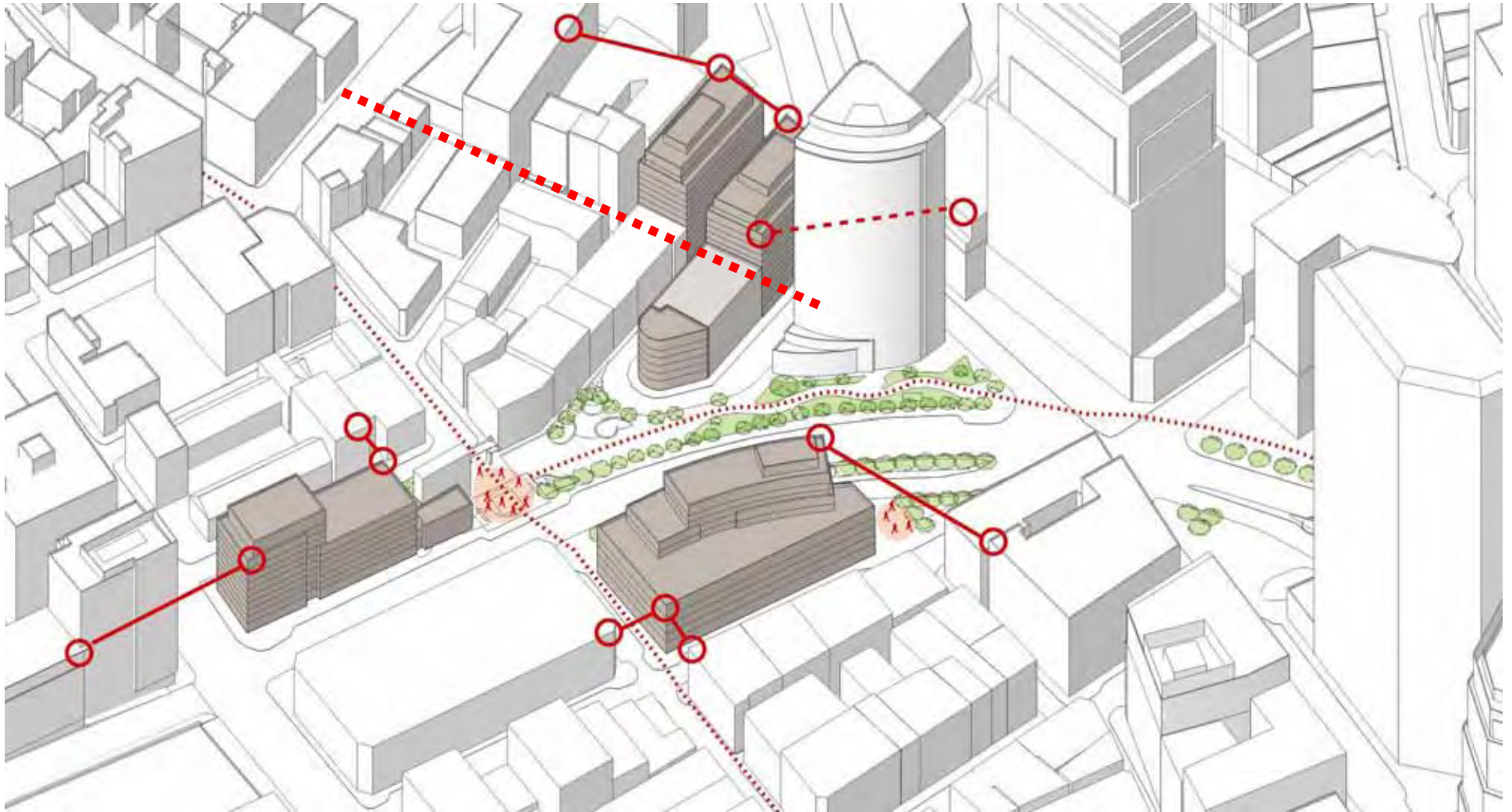
Lincoln Street Garage Site
 Height: 80', 100'
 Floors: 7
 180,000gsf total
 Ground-floor retail
 Office above

Pros:

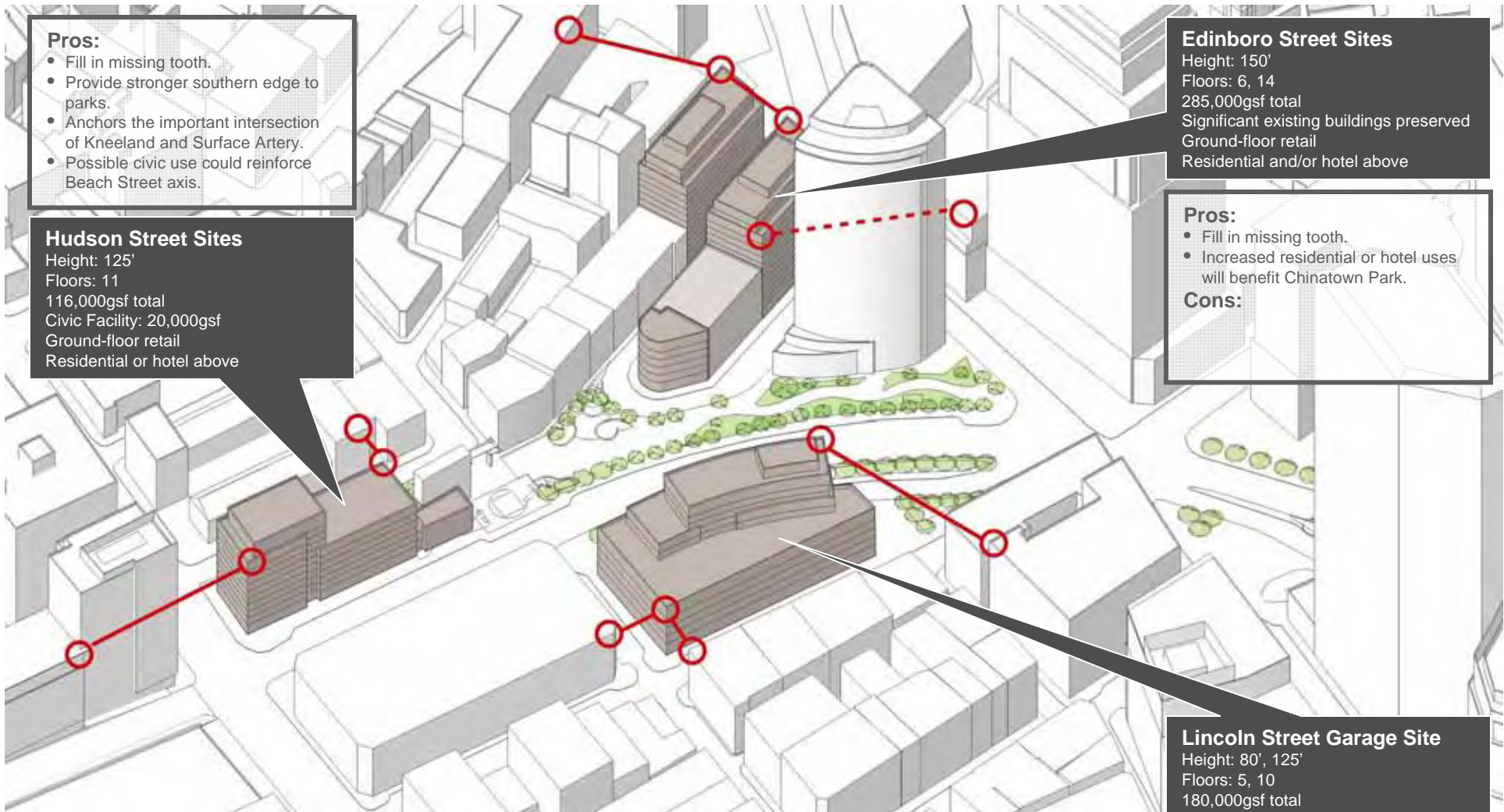
- Possible improved active edge on Greenway side.
- Higher occupancy will create more use of the park.

Cons:

**Scenario 1
 Chinatown/Leather District Study Area**



Scenario 2 Chinatown/Leather District Study Area



Pros:

- Fill in missing tooth.
- Provide stronger southern edge to parks.
- Anchors the important intersection of Kneeland and Surface Artery.
- Possible civic use could reinforce Beach Street axis.

Hudson Street Sites
 Height: 125'
 Floors: 11
 116,000gsf total
 Civic Facility: 20,000gsf
 Ground-floor retail
 Residential or hotel above

Edinboro Street Sites
 Height: 150'
 Floors: 6, 14
 285,000gsf total
 Significant existing buildings preserved
 Ground-floor retail
 Residential and/or hotel above

Pros:

- Fill in missing tooth.
- Increased residential or hotel uses will benefit Chinatown Park.

Cons:

Lincoln Street Garage Site
 Height: 80', 125'
 Floors: 5, 10
 180,000gsf total
 Ground-floor retail
 Office and residential or hotel above

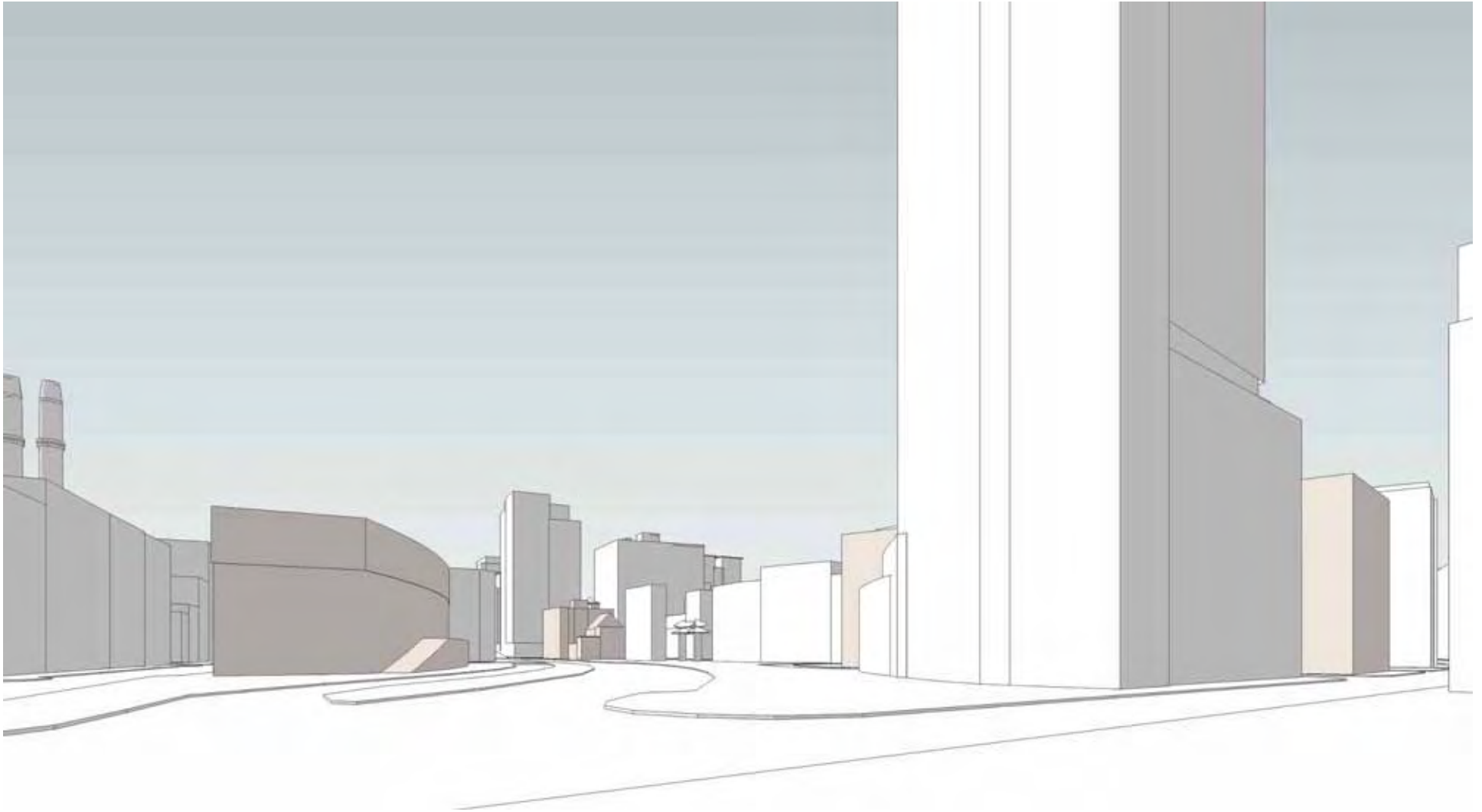
Pros:

- Possible improved active edge on Greenway side.
- Higher occupancy will create more use of the park.

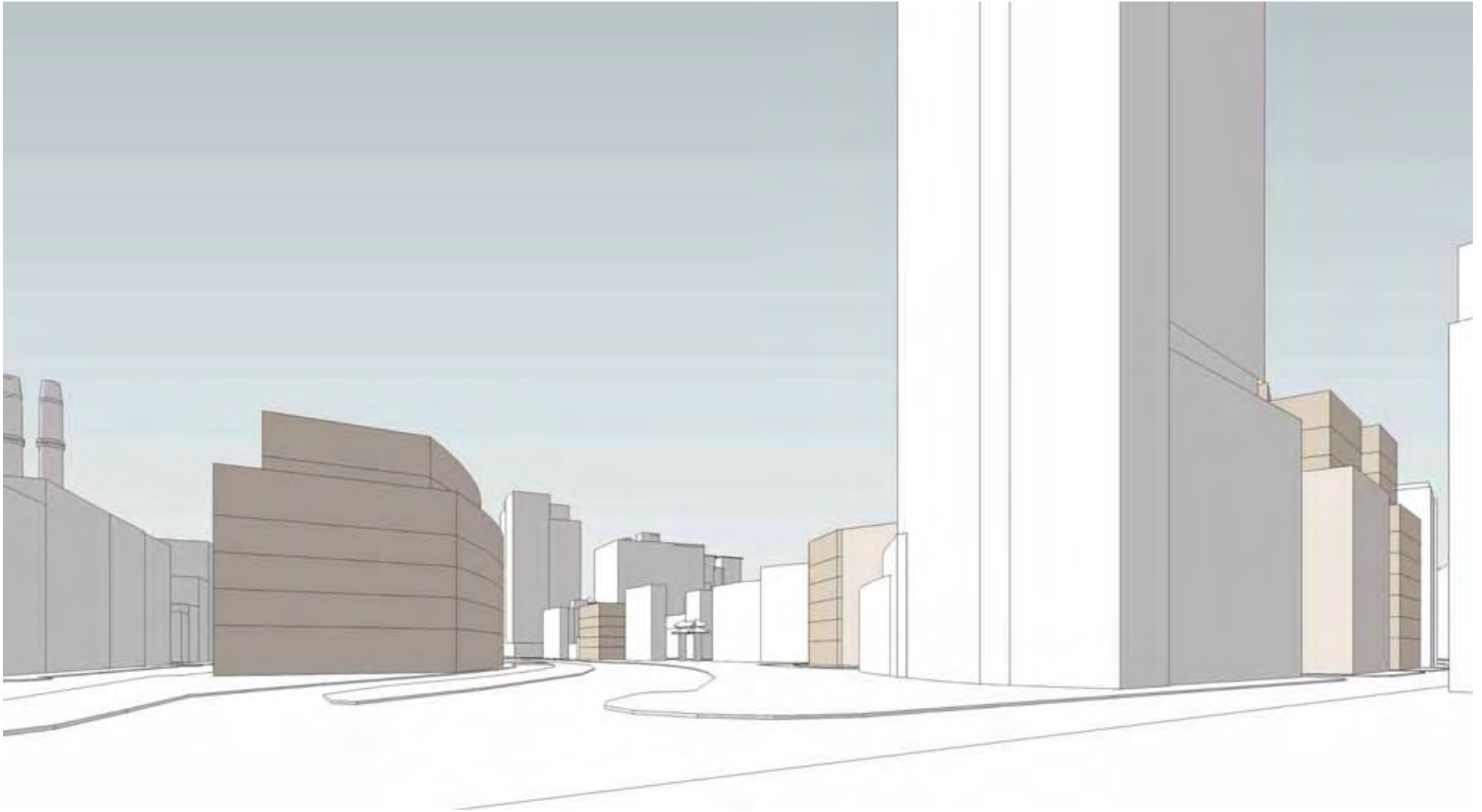
Cons:

- Possible additional shadow on park at peak times.

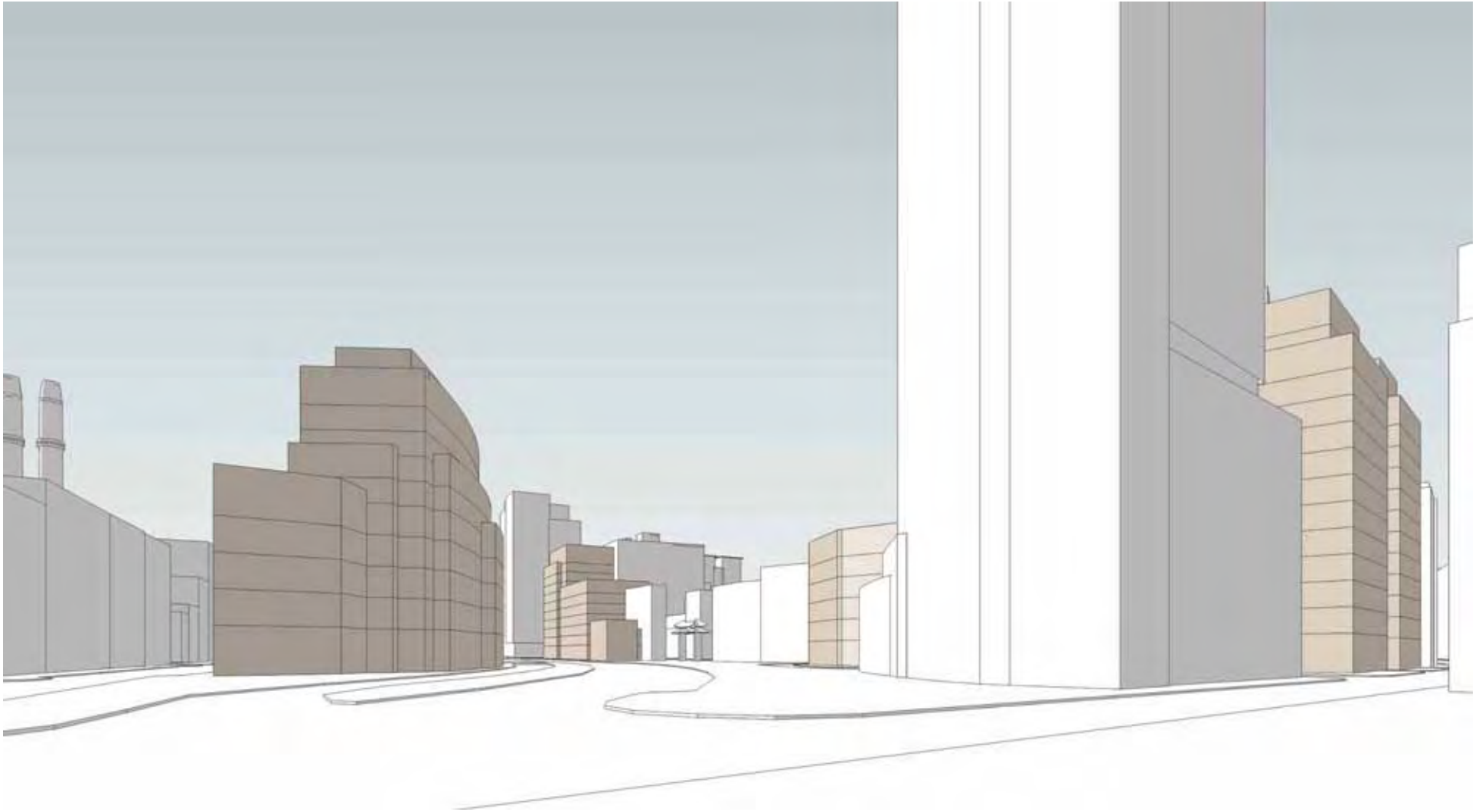
Scenario 2 Chinatown/Leather District Study Area



Existing Conditions
View of Chinatown Park towards Kneeland Street



Scenario 1
View of Chinatown Park towards Kneeland Street



Scenario 2
View of Chinatown Park towards Kneeland Street

Greenway District Planning Study

Public Meeting 5

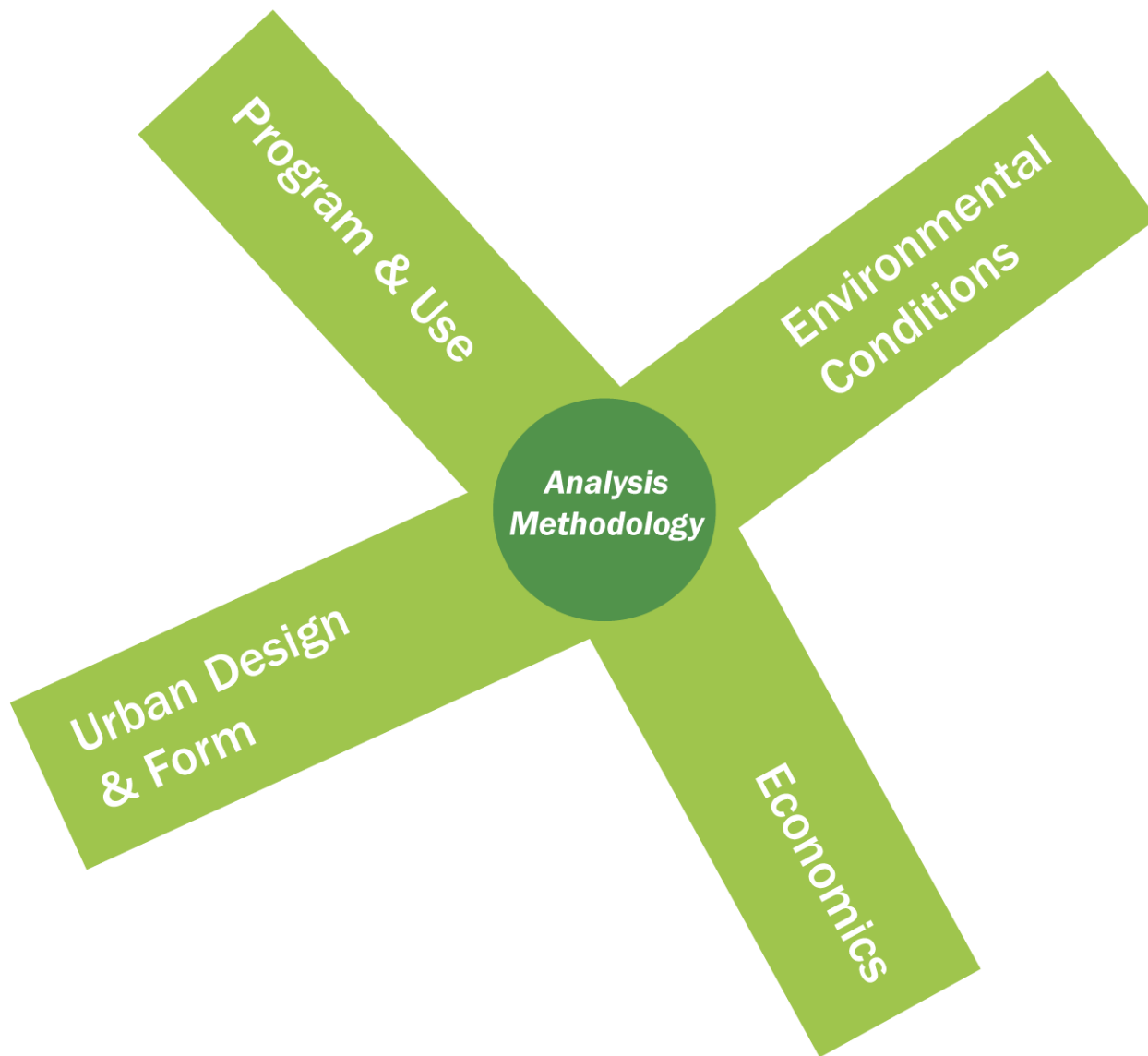
01 Vision and Methodology

02 Development Scenarios

03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

05 Next Steps



Existing Building Footprints & Massing Scenario Sites



Building Footprints Existing



Building Footprints Scenario 1



Building Footprints Scenario 2





Existing Conditions

Scenario 1

Scenario 2

Shadow Analysis Methodology

Existing Conditions



Scenario 1



Scenario 2



=

**Net New
Shadow**

(for a particular
moment in time)

Shadow Analysis Methodology

Shadow Impact Considerations

- >Timing (of day)**
- >Timing (of year)**
- >Speed**
- >Size**
- >What's receiving
the shadow?**

Shadow Analysis Methodology



Shadow Studies Existing Conditions

March/
September
21

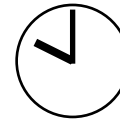
10:00am



Net New Shadows Scenario 1

March/
September
21

10:00am

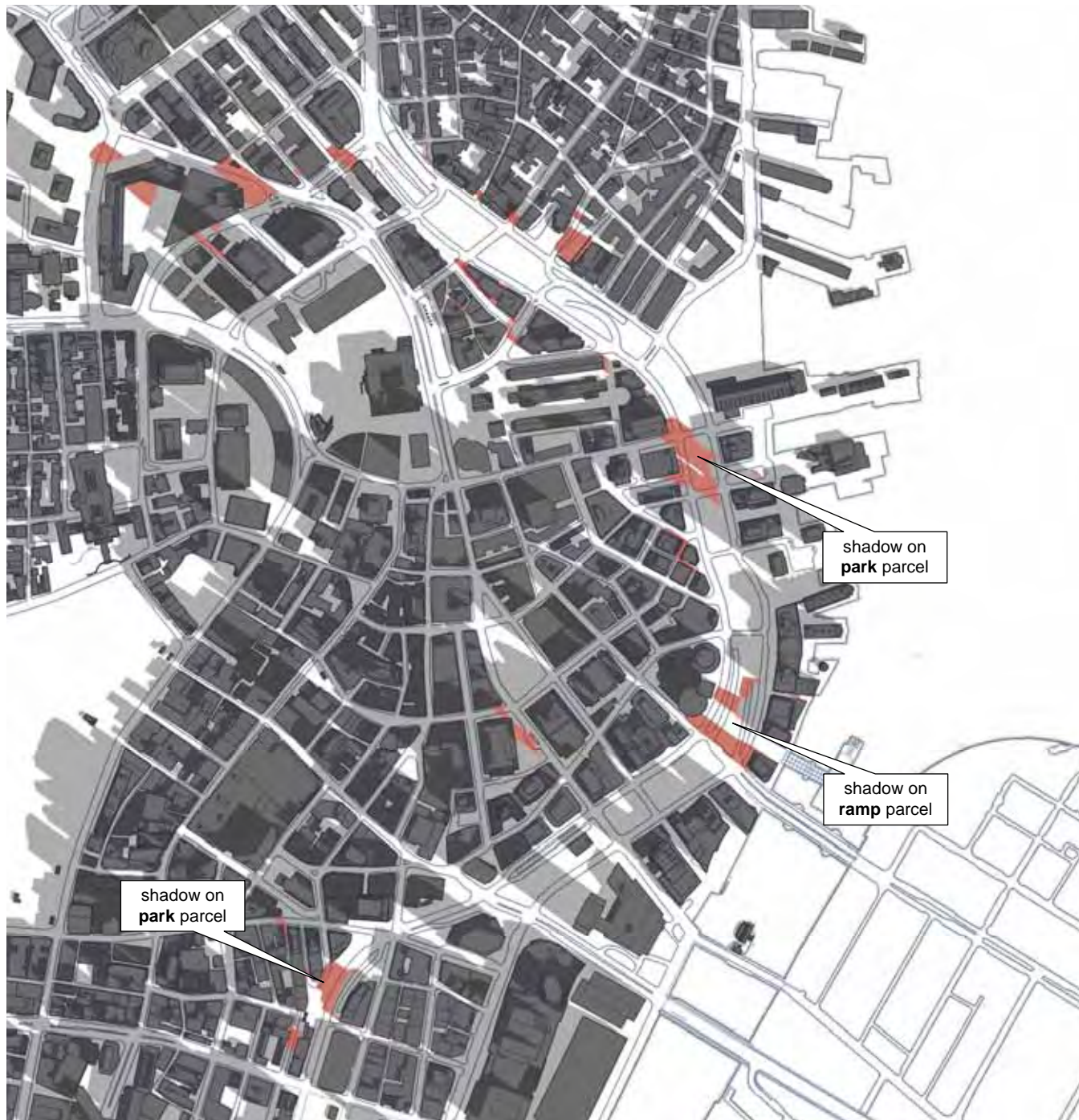
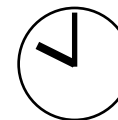


shadow on
ramp parcel

Net New Shadows Scenario 2

March/
September
21

10:00am



shadow on
park parcel

shadow on
ramp parcel

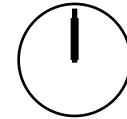
shadow on
park parcel



Shadow Studies Existing Conditions

March/
September
21

12:00pm





Net New Shadows Scenario 1

March/
September
21

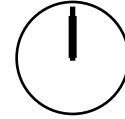
12:00pm




Net New Shadows Scenario 2

March/
September
21

12:00pm

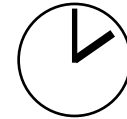




Shadow Studies Existing Conditions

March/
September
21

2:00pm





Net New Shadows Scenario 1

March/
September
21





Net New Shadows Scenario 2

March/
September
21

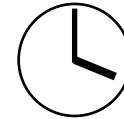




Shadow Studies Existing Conditions

March/
September
21

4:00pm



Net New Shadows Scenario 1



March/
September
21



Net New Shadows Scenario 2



March/
September
21





Shadow Studies Existing Conditions

October
21

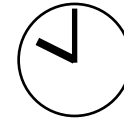
10:00am



Net New Shadows Scenario 1

October
21

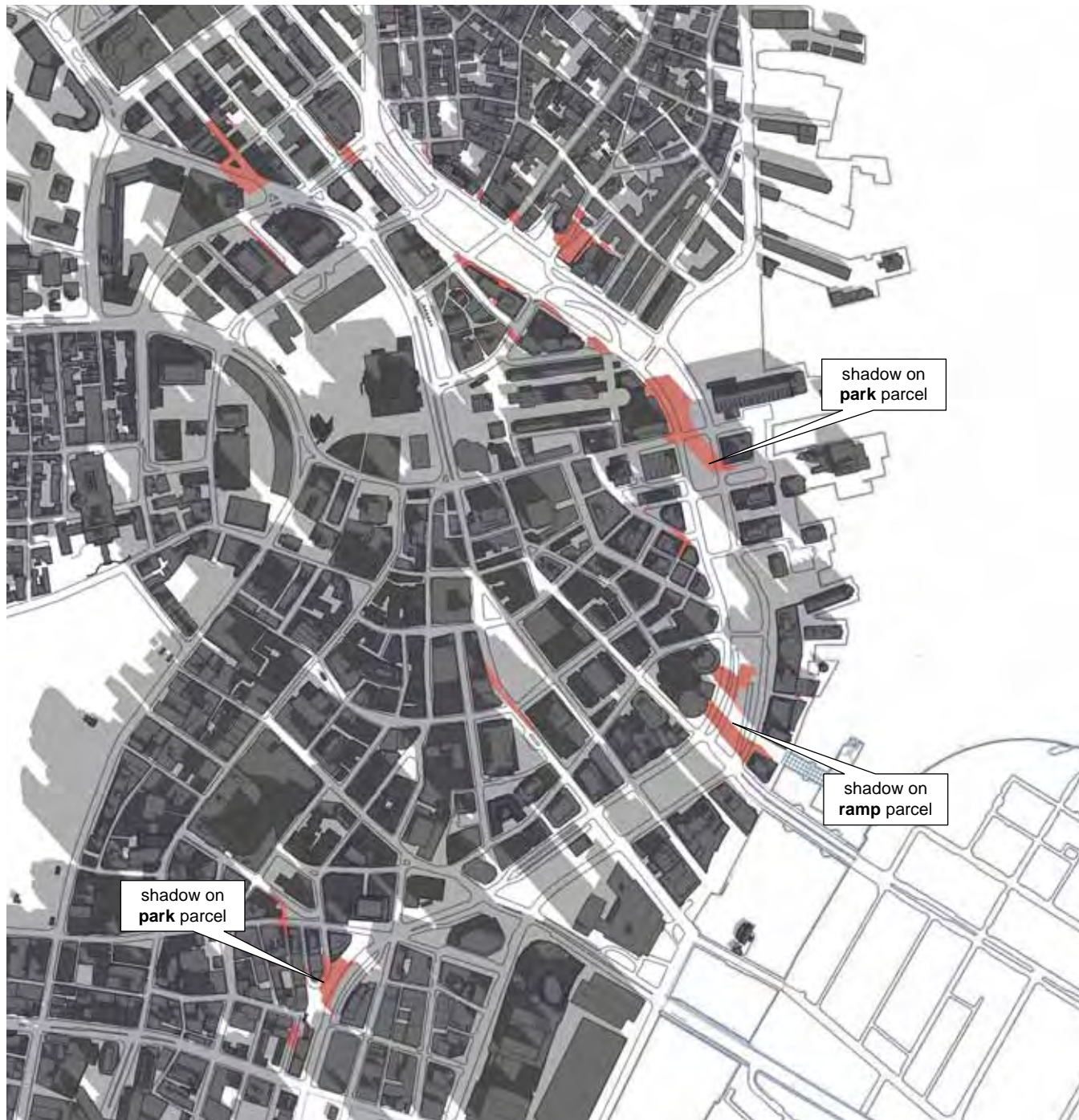
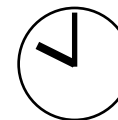
10:00am



Net New Shadows Scenario 2

October
21

10:00am

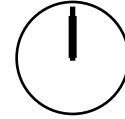




Shadow Studies Existing Conditions

October
21

12:00pm





Net New Shadows Scenario 1

October
21

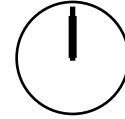
12:00pm




Net New Shadows Scenario 2

October
21

12:00pm





Shadow Studies Existing Conditions

October
21





Net New Shadows Scenario 1

October
21

2:00pm


shadow on
park parcel

Net New Shadows Scenario 2



October
21



shadow on
ramp parcel

shadow on
park parcel

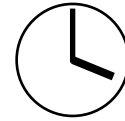
shadow on
park parcel



Shadow Studies Existing Conditions

October
21

4:00pm





Net New Shadows Scenario 1

October
21





Net New Shadows Scenario 2

October
21

4:00pm


Greenway District Planning Study

Public Meeting 5

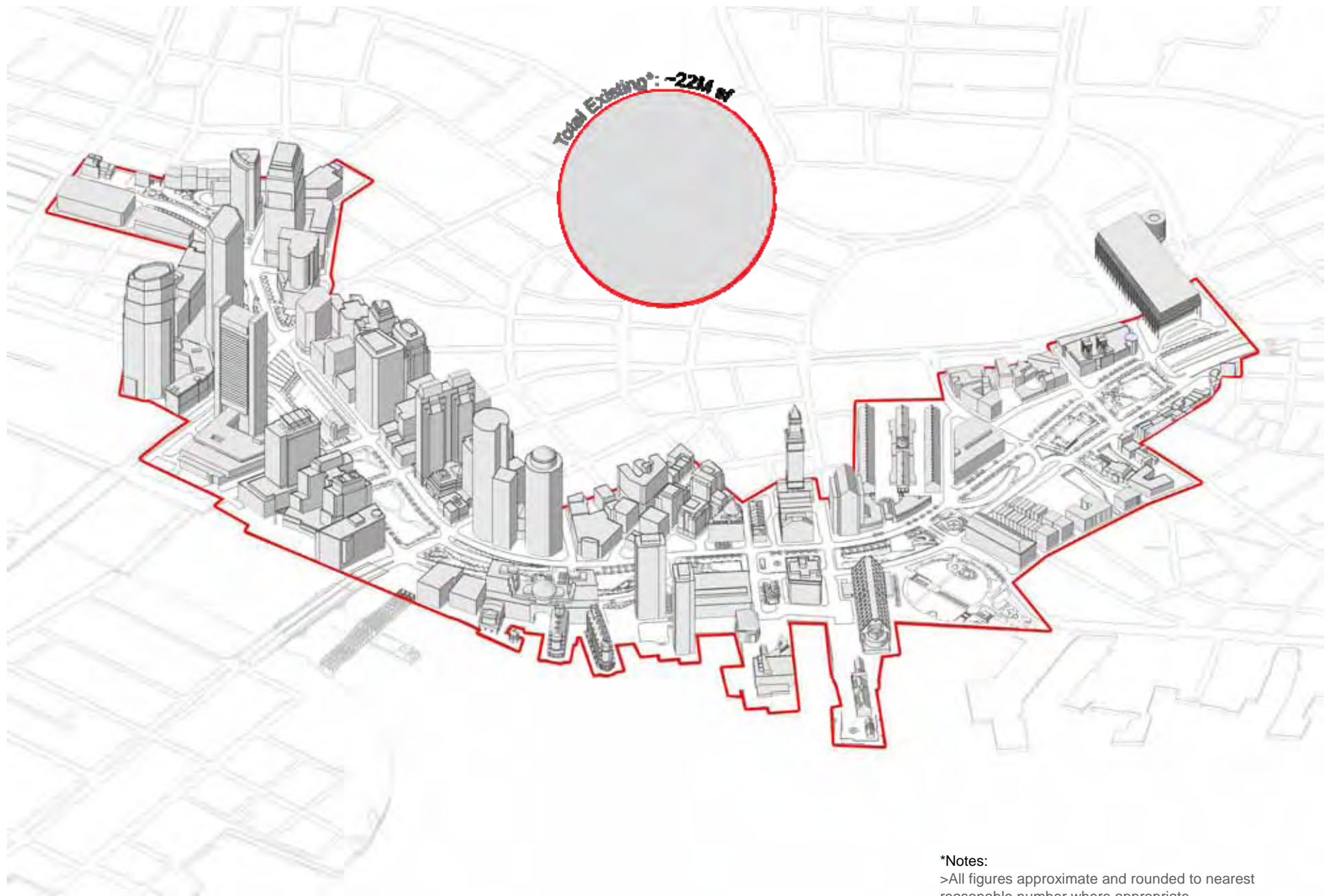
01 Vision and Methodology

02 Development Scenarios

03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

05 Next Steps

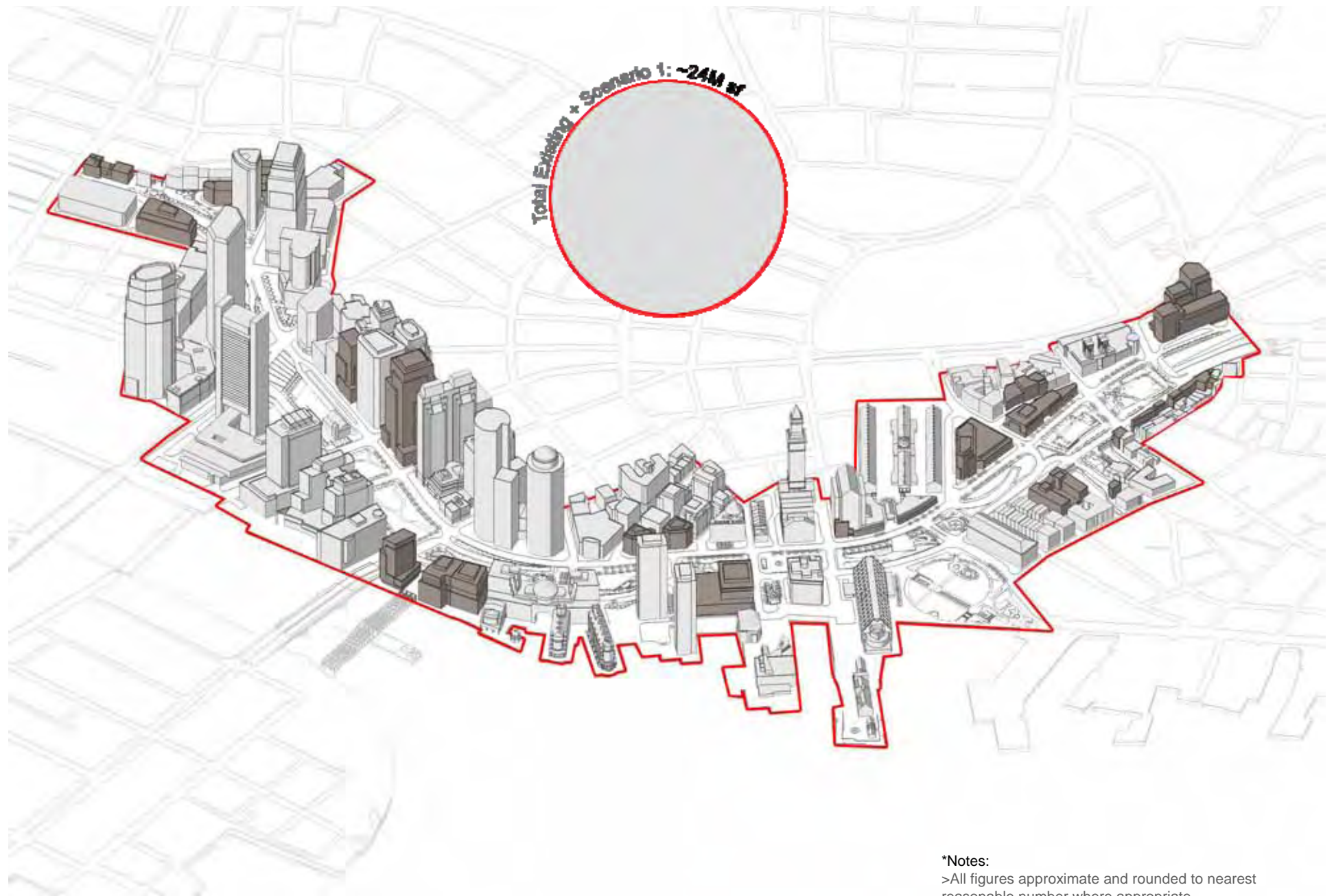


Total Existing*: ~22M sf

Existing Built Program Greenway District Study Area

***Notes:**

- >All figures approximate and rounded to nearest reasonable number where appropriate.
- >'Existing Program' calculations include permitted and under construction projects.
- > Calculations exclude below-grade parking.

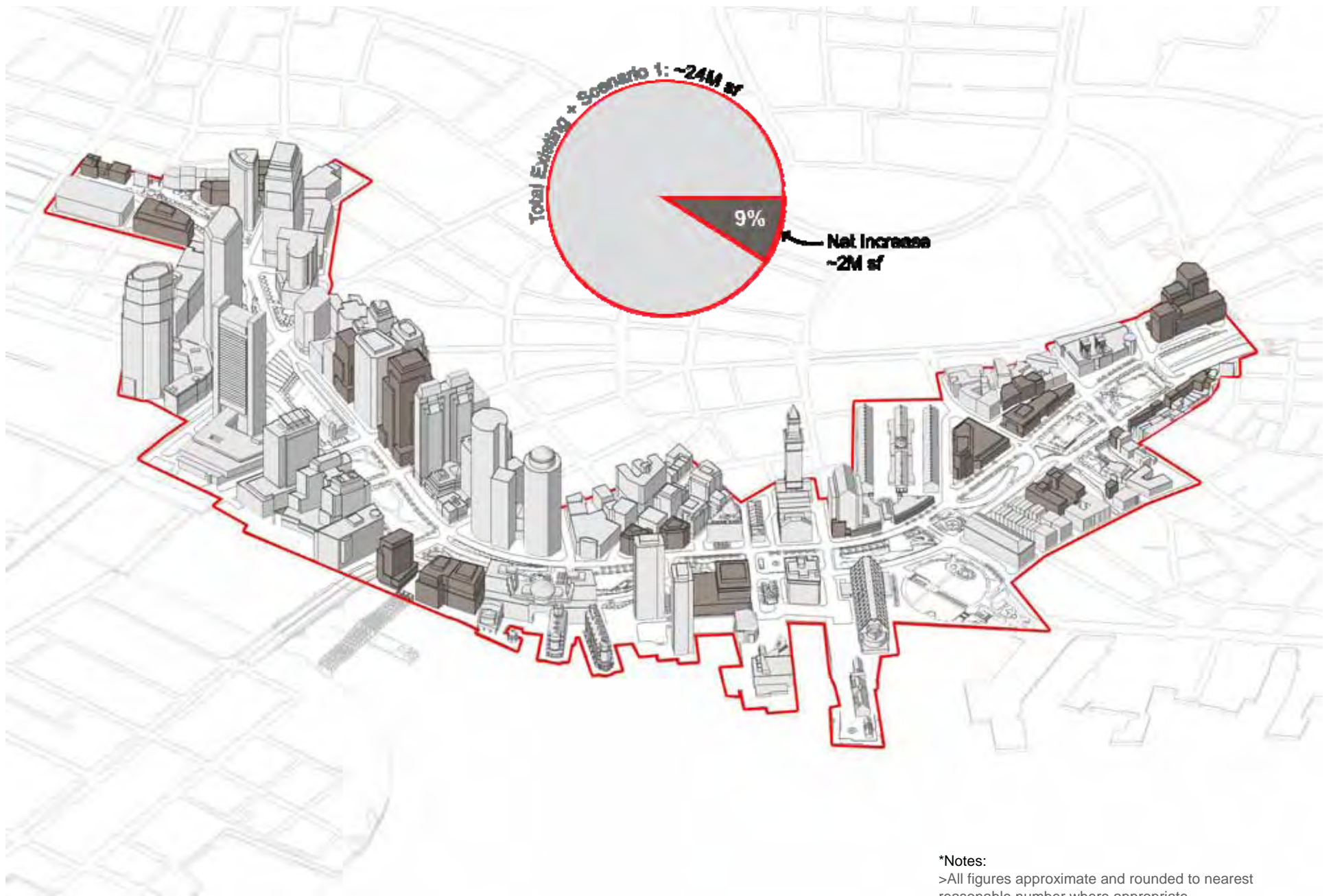


Scenario 1 Greenway District Study Area

 Boston Redevelopment Authority | utile | Greenberg

***Notes:**

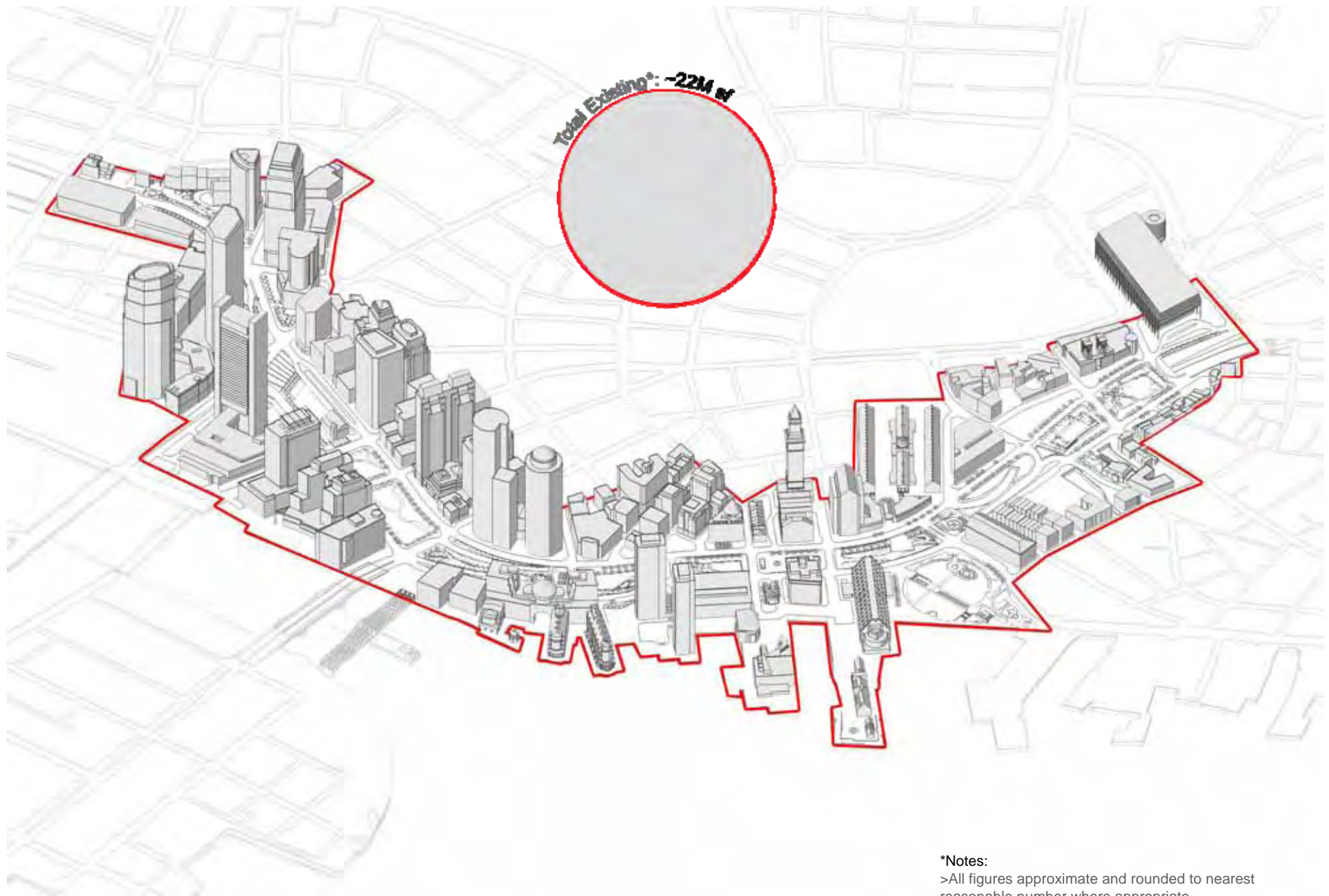
- >All figures approximate and rounded to nearest reasonable number where appropriate.
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Scenario 1 Greenway District Study Area

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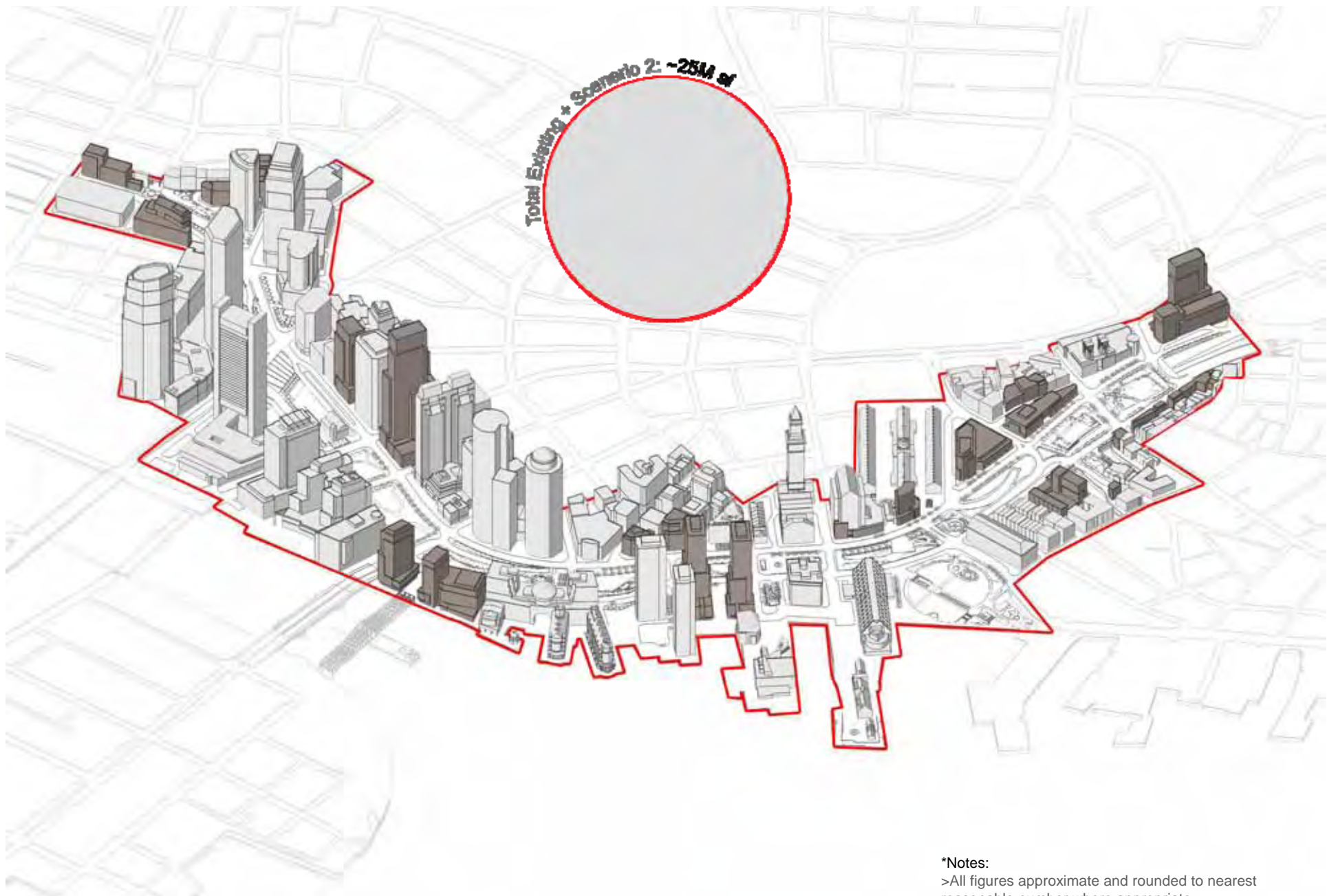


Existing Built Program Greenway District Study Area

 Boston Redevelopment Authority | utile | Greenberg

***Notes:**

- >All figures approximate and rounded to nearest reasonable number where appropriate.
- >'Existing Program' calculations include permitted and under construction projects.
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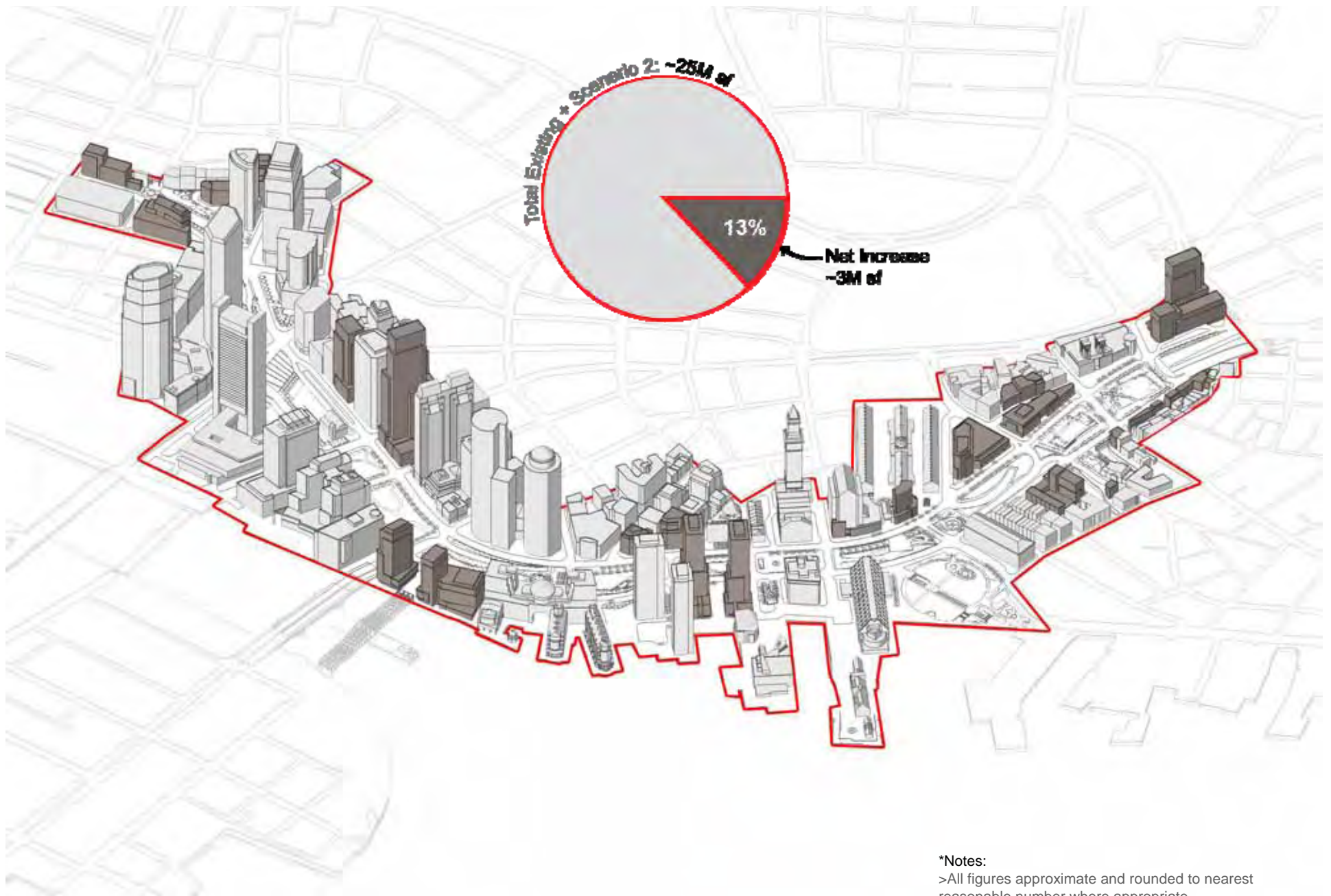


Scenario 2 Greenway District Study Area

 Boston Redevelopment Authority | utile | Greenberg

***Notes:**

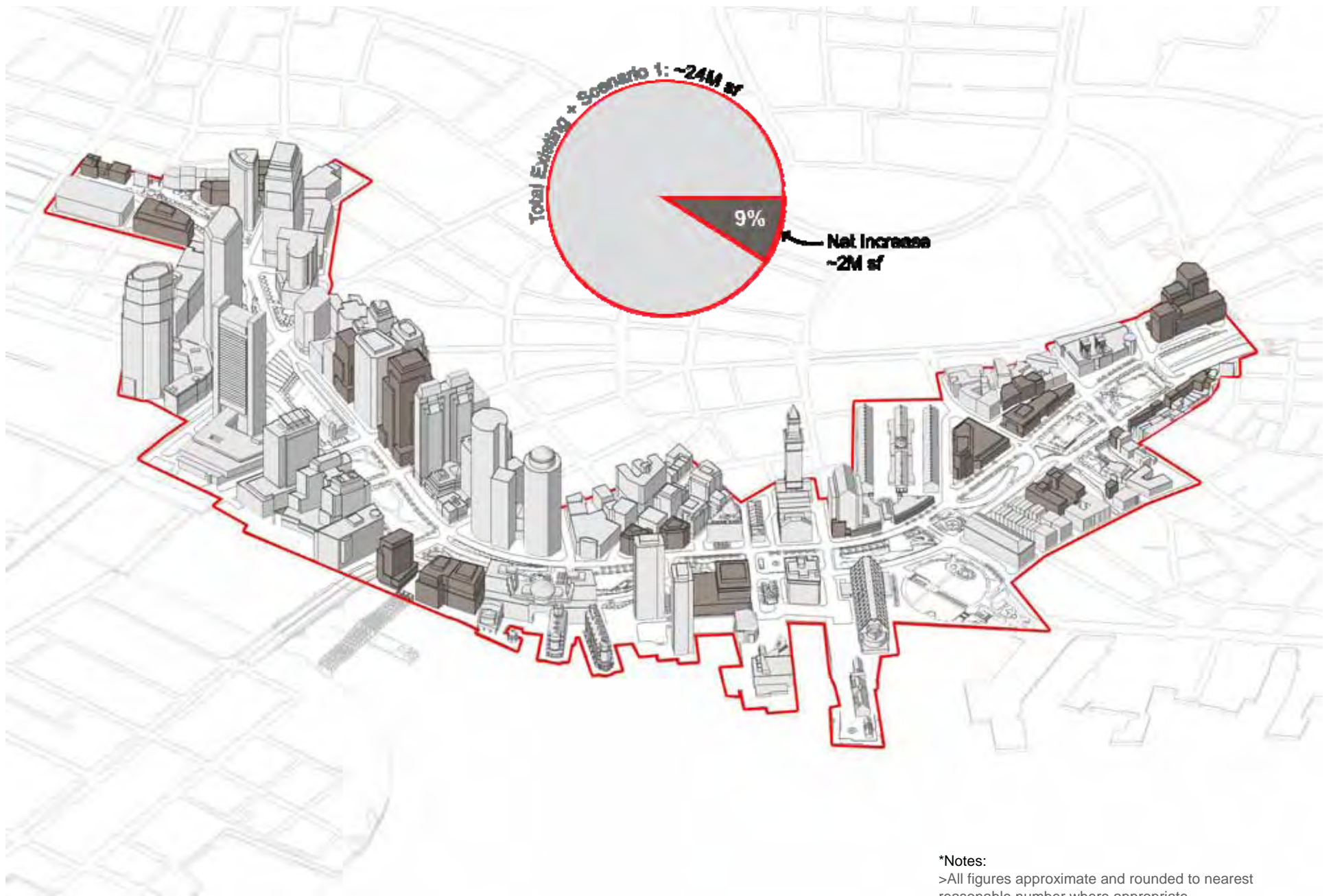
- >All figures approximate and rounded to nearest reasonable number where appropriate.
- >'Existing Program' calculations include permitted and under construction projects.
- > Calculations exclude below-grade parking.



Scenario 2 Greenway District Study Area

***Notes:**

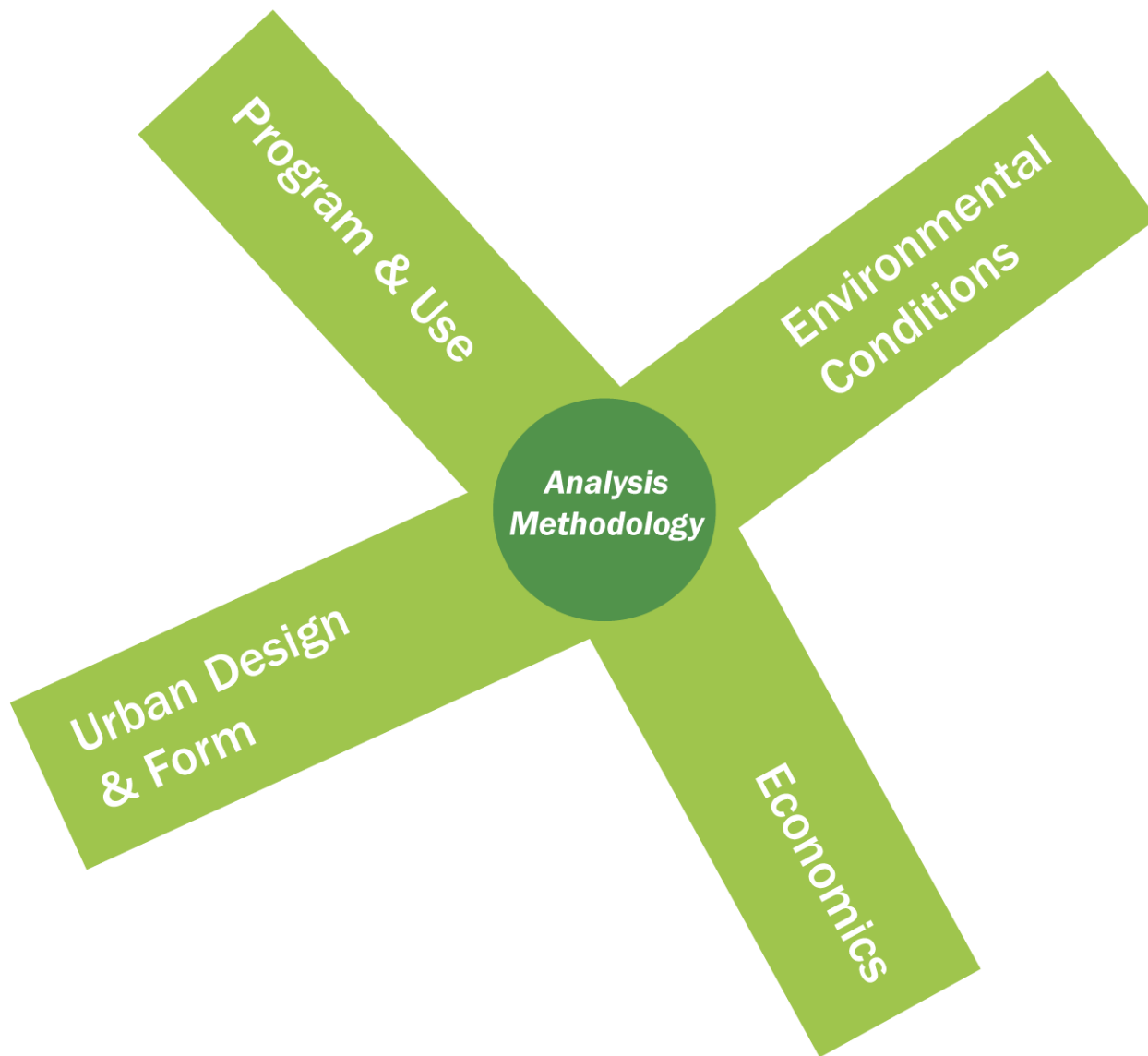
- >All figures approximate and rounded to nearest reasonable number where appropriate.
- >'Existing Program' calculations include permitted and under construction projects.
- > Calculations exclude below-grade parking.



Scenario 1 Greenway District Study Area

***Notes:**

- >All figures approximate and rounded to nearest reasonable number where appropriate.
- >'Existing Program' calculations include permitted and under construction projects.
- > Calculations exclude below-grade parking.



Methodology



Principles to help shape the Guidelines:

>New development presents a significant opportunity to improve the quality and value of Greenway for the surrounding neighborhoods and City of Boston.

>Carefully crafted new development can safeguard & enhance the environmental quality of the Greenway.

>New ground floor uses and people, introduced through new commercial and residential development, should be distributed along the Greenway to better activate the entire Greenway District.

Methodology

Greenway District Planning Study

Public Meeting 5

01 Vision and Methodology

02 Development Scenarios

03 Overall Impacts: Environmental Conditions

04 Overall Impacts: Program & Use

05 Next Steps



Next Steps:

>Review public input on development scenarios to date.

>Further analyze program and use.

>Incorporate cumulative findings into economic analysis.

>Begin draft guidelines.

Next Steps