



FAN PIER PARK

PRESENTED TO
BOSTON CIVIC DESIGN COMMISSION

PREPARED BY
THE FALLON COMPANY
RICHARD BURCK ASSOCIATES

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PROJECT NARRATIVE

Fan Pier Overview

Fan Pier is a 3 million square foot mixed-use development on the South Boston waterfront. This 24-hour community on a 21 acre site when fully developed will comprise 9 buildings including offices, lab/research, residential, hotel, lifestyle retail, a six acre marina, a Public Green, as well as major public and civic/cultural facilities to attract the public to the waterfront.

Approvals Granted/Work Completed

The following buildings and improvements have been completed thus far:

- ONE Marina Park Drive – (Building “F”) - Completed in January, 2008 – 500,000 SF; 18,000 SF of Retail, 482,000 SF of Office, and 175 spaces of below-grade Parking.
- Public Spaces – sidewalk and streets constructed with the first building include Fan Pier Boulevard, Marina Park Drive, Bond Drive and a new sidewalk and improvements on Northern Ave.
- ICA – The Institute of Contemporary Art – Open – continues to attract patrons and visitors from region and around the globe.
- Public Green – A major portion of the 2 acre Public Green was designed and constructed, and is open. It has been heavily used by the public since opening including passive and active uses.
- Harborwalk – Open – a 400’ portion of new Harborwalk was constructed in front of the new Public Green, connecting the ONE Marina Park Drive to the ICA, including benches, tables and chairs.
- Marina – Open – Constructed a 400’ portion of the Wave Attenuator adjacent to Boston Harbor as well as 600’ of the West Dock, several finger piers, Med-moorings, and moorings in the marina.
- Louis Boston – Open – “Temporary” building constructed on Parcel “C” comprised of Retail, Restaurant with indoor and outdoor dining and a Beauty Salon.
- Parcel “A” – Approved/under construction/Opens in January 2014 - Lab Research building with Retail and below-grade Parking.
- Parcel “B” – Approved/under construction/Opens in January 2014 - Lab Research building with Retail and below-grade Parking.
- Parcels “C/H/I” – Residential and Residential/Hotel buildings approved by BCDC/ BRA – Projected start of construction – Summer 2013.

Fan Pier Park

One of the last undeveloped sites along Boston’s harborfront, the 1.75 acre Fan Pier Park offers unique potential as public parkland. From this waterfront edge, visitors can take in spectacular views of the downtown skyline, East Boston, the active harbor, the future marina, and the Boston Harbor Islands beyond.

Historically, Fan Pier is an area of manmade land that was created explicitly for the purposes of shipping and industry, and over the century since its creation the land has experienced significant changes. The active railyard has disappeared, and a wide boat slip that once bisected the park parcel and cut more than three blocks in from the shoreline was filled in decades ago. The site’s only vestiges of this massive slip are a curious break in the seawall and a section of riprap harbor shoreline.

Fan Pier Park’s proposed centerpiece feature is a tidal well that references the historical boat slip Stepped, terracing stone-block walls will delineate the harbor’s water level, making intelligible the ebb and flow of ocean tides throughout the day. The tidal well will also include a cascading fountain element that will move water down and across the stepped walls of the well. Sited on axis with Fan Pier Boulevard, the tidal well also serves as a visual termination of the street.

To capitalize on views from Fan Pier Park, areas of gently rising topography will be introduced to the historically flat site. Sloped lawn landforms will bookend the central tidal well plaza, peaking near the northern and southern corners of the park, where views beyond the park will be the most dramatic. Accessible seating terraces, featuring shade trees and moveable tables and chairs will step and fan up the slopes of these viewing promontories. These gently angled terraces are each positioned to capture the waterfront ‘theater’ of Fan Pier Park, whose features include Harborwalk activities, views of downtown Boston, the harbor, and East Boston.

The Park plan takes on the enhancement of the Boston Harborwalk as a continuous feature. A custom designed walkway will bridge the tidal well and invite an attractive moment of pause along the fifty-mile pedestrian and cycling route. To the west of the new tidal well, a small node will be created that centers around a fire feature. This circular space will provide variety and visual interest along the park’s stretch of the Harborwalk, and its arcing seawall will offer comfortable seating in a somewhat intimate space. Further west of this fire ring, a pier, which continues in the language and scale of the seating terraces will extend beyond the seawall edge, inviting users to take in a cantilevered and unparalleled view of downtown Boston.

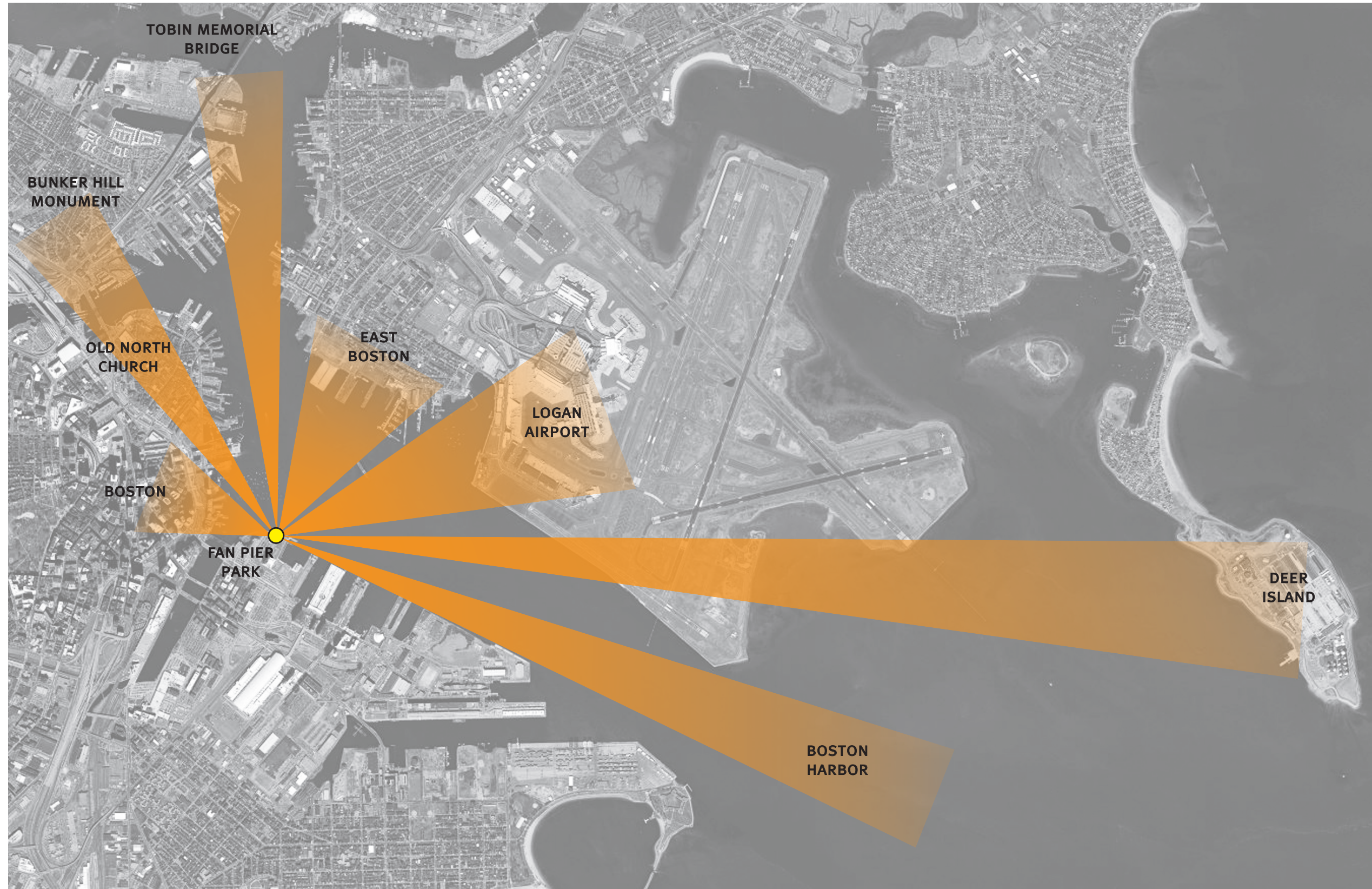
Along the Harborwalk edge, canopy trees will provide shade, create a ceiling for outdoor rooms, and frame views within and beyond Fan Pier Park. On the southwestern edge of the park, a linear plaza will follow the building face of 22 Liberty Drive, the adjacent residential high-rise, and it will be activated by first-floor retail. Low, banded step walls

edge this plaza and fan out into the grassy hillsides. These surfaces will be furnished with informal groupings of planters with small flowering trees and seasonal plantings to create a contained corridor space for park users and residents as they pass or sit along the plaza edge.

Fan Pier Park’s other attractive features include a playground and a multi-purpose building on opposite ends of the landscape. On the western end of the park, a public playground is located along the pedestrian extension to Courthouse Way, providing a much needed amenity for the evolving neighborhood. At the eastern corner of the park, a small proposed building will front onto the Harborwalk and house a café, marina office, fishing and tackle shop, and public restrooms. An accessible second floor will elevate visitors to unobstructed views of Boston Harbor and Fan Pier Marina. From this overlook deck, park users will be able to observe ships and sailboats crossing the harbor and departing and arriving airplanes at Logan Airport.

The creation of Fan Pier Park will occur in two separate construction phases. The first phase, which will occur in conjunction with the construction of 22 Liberty Drive, includes the northern and western areas of the park, which is the bulk of the landscape spaces and park elements. The tidal well and surrounding plaza will be built at this time, as will such features as the northwestern terraces and sloping promontory, the Harborwalk bridge, the linear retail plaza, the playground, and the fire ring. During the second phase, the southern and eastern park elements, including the multi-purpose café building, the southeastern promontory, and its terraces will be built.

SITE ANALYSIS



SITE ANALYSIS



view along Boston Harborwalk to Northern Avenue Footbridge



view to Rowes Wharf and skyline



view to Aquarium and North End wharves



expansive harbor view and Tobin Bridge

SITE ANALYSIS



East Boston and harbor activity



view filtered by marina dock pilings

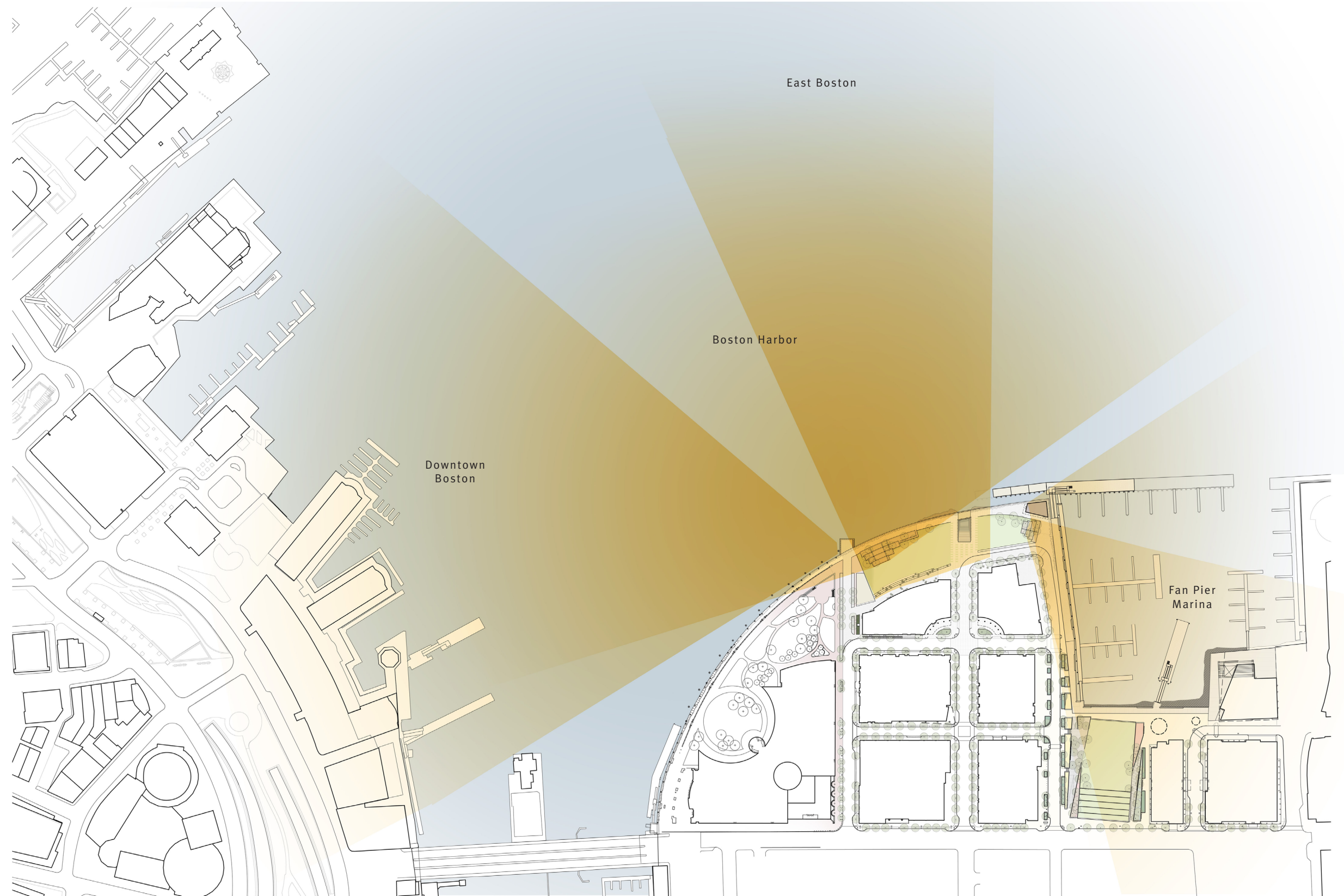


filtered view to the west

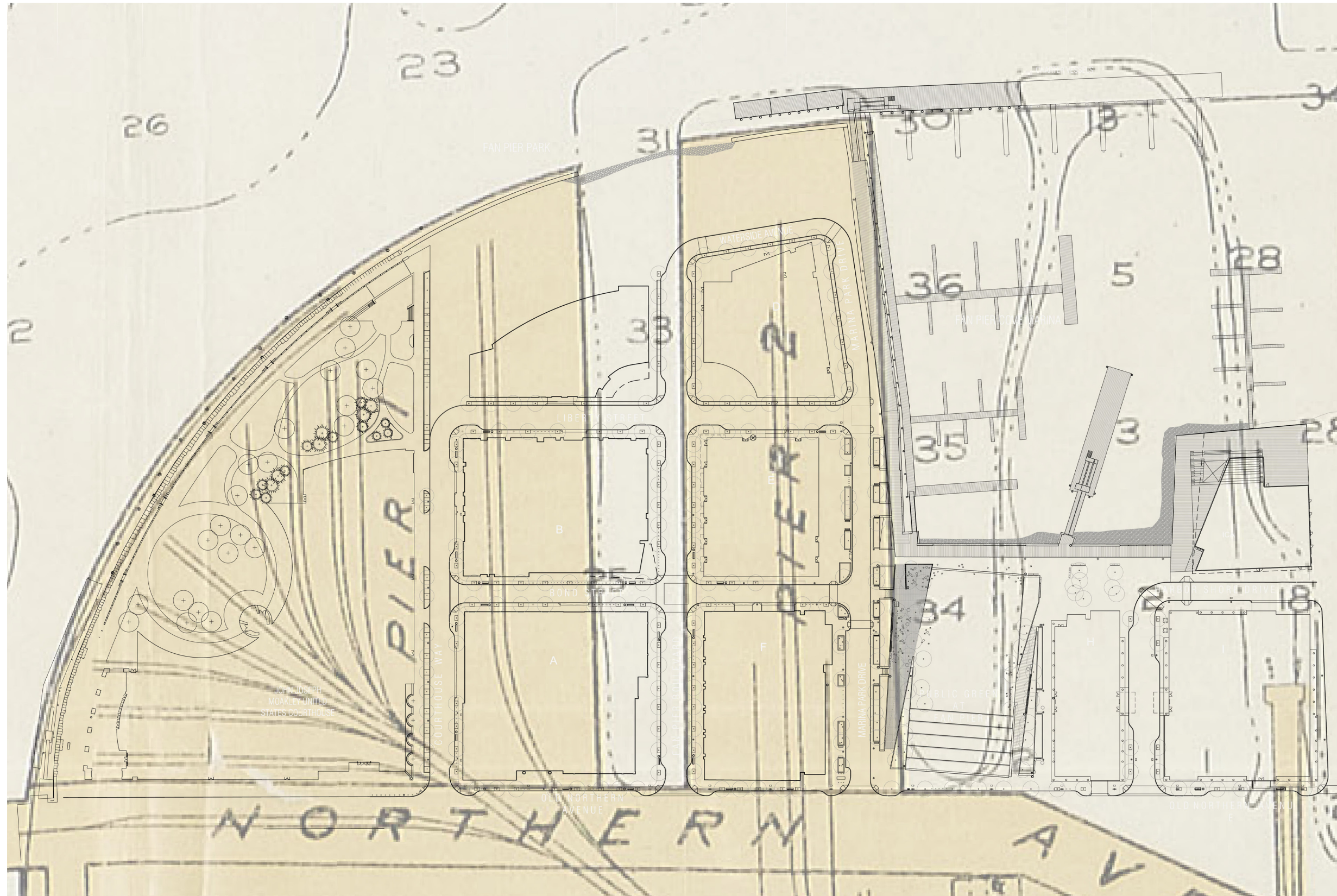


Fan Pier Marina and Seaport World Trade Center

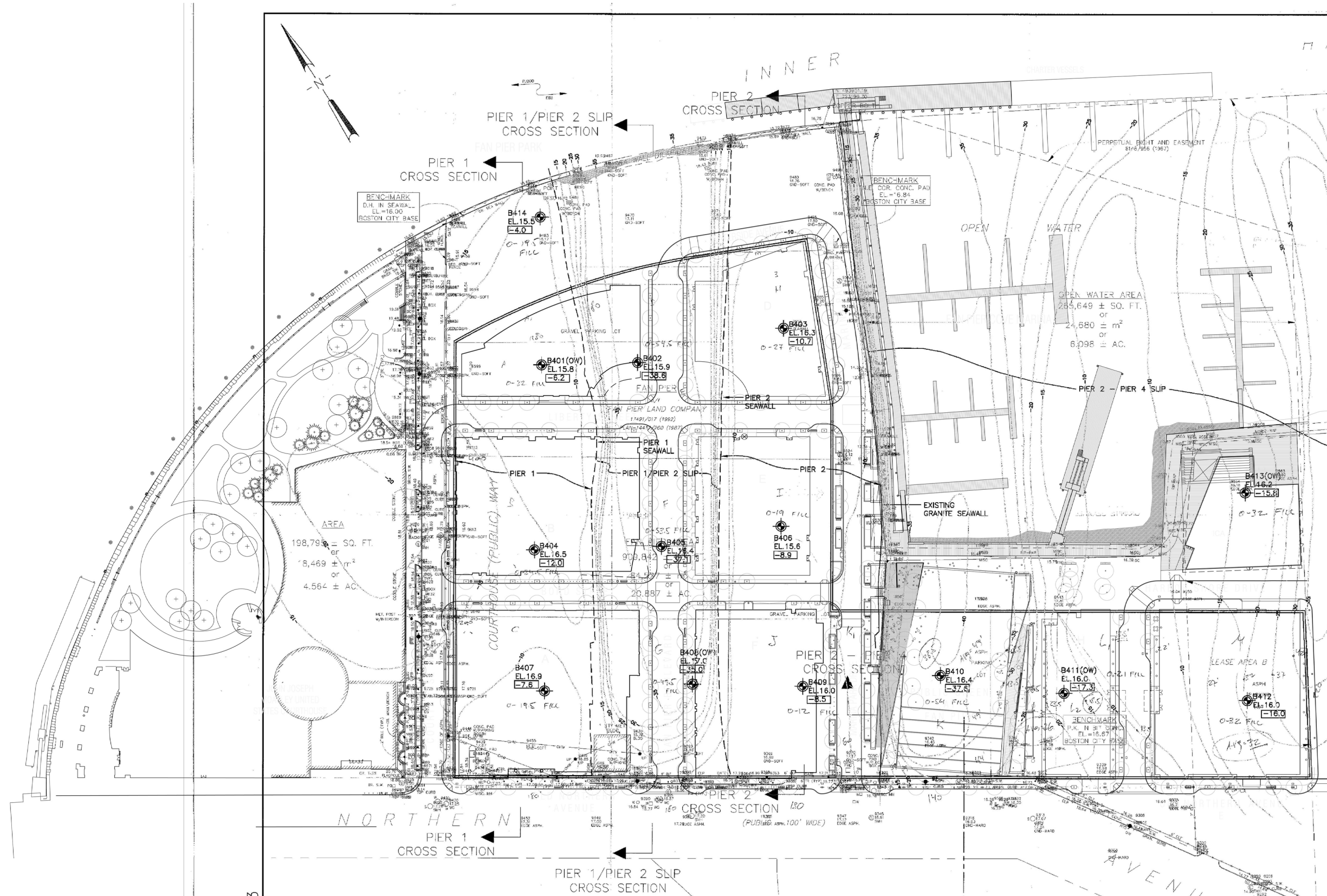
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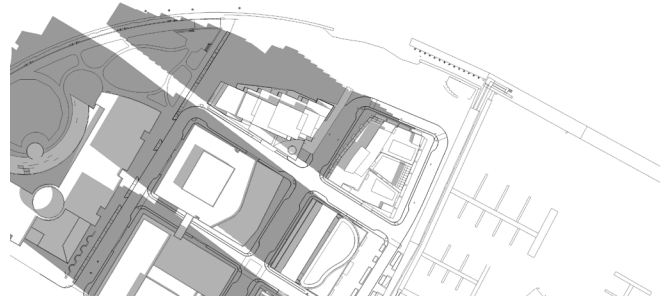
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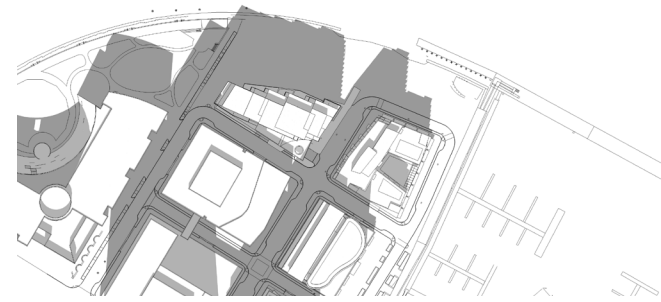
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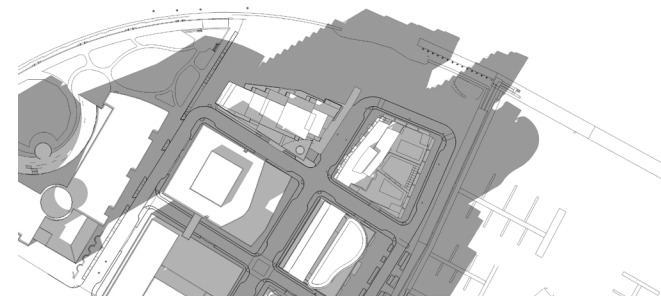
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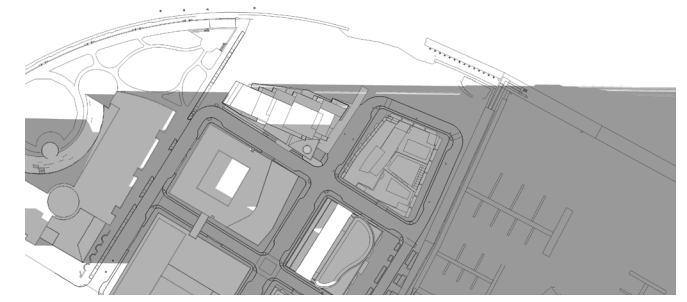
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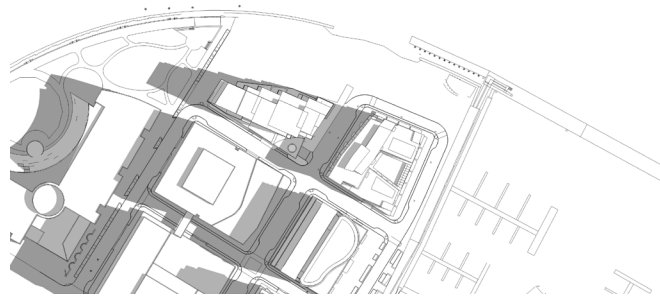
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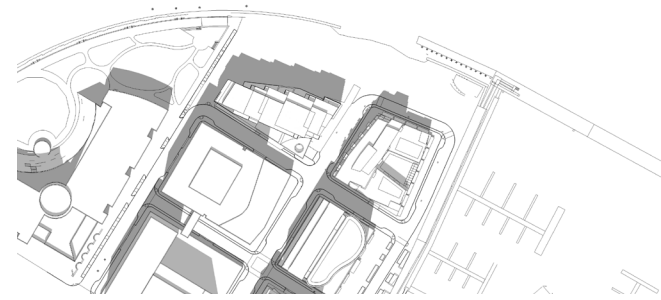
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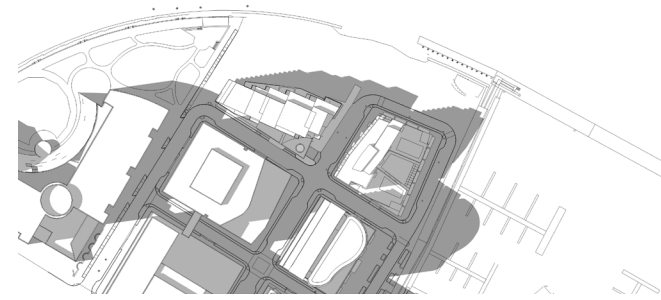
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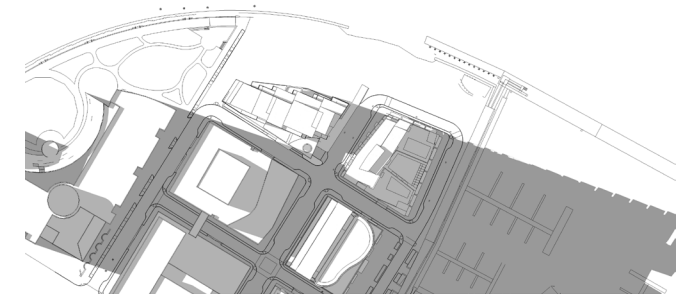
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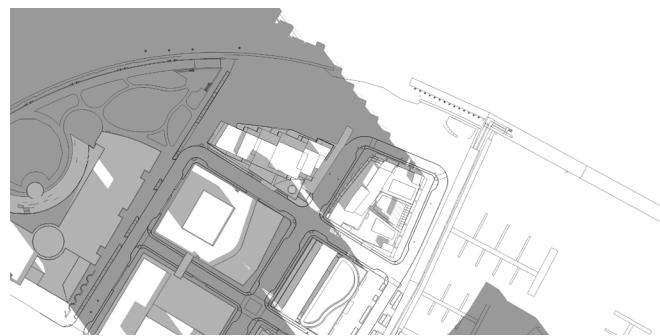
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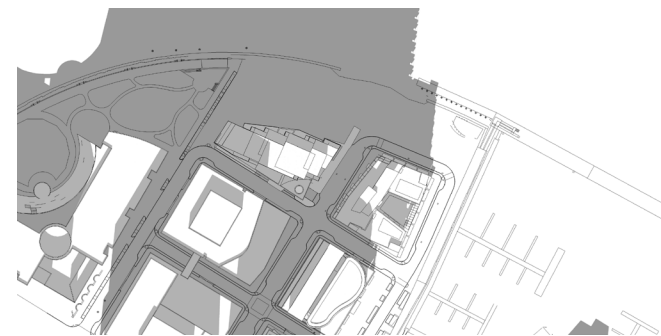
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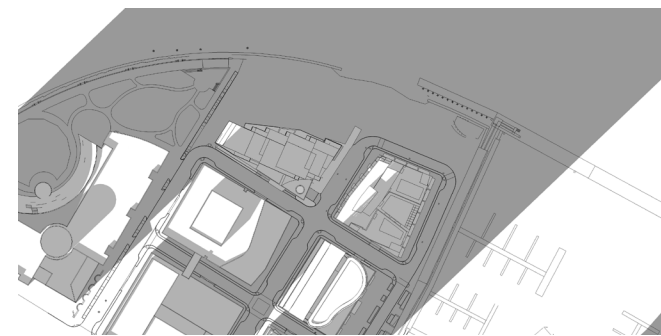
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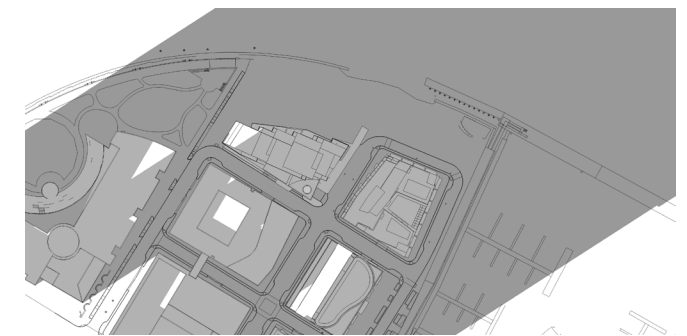
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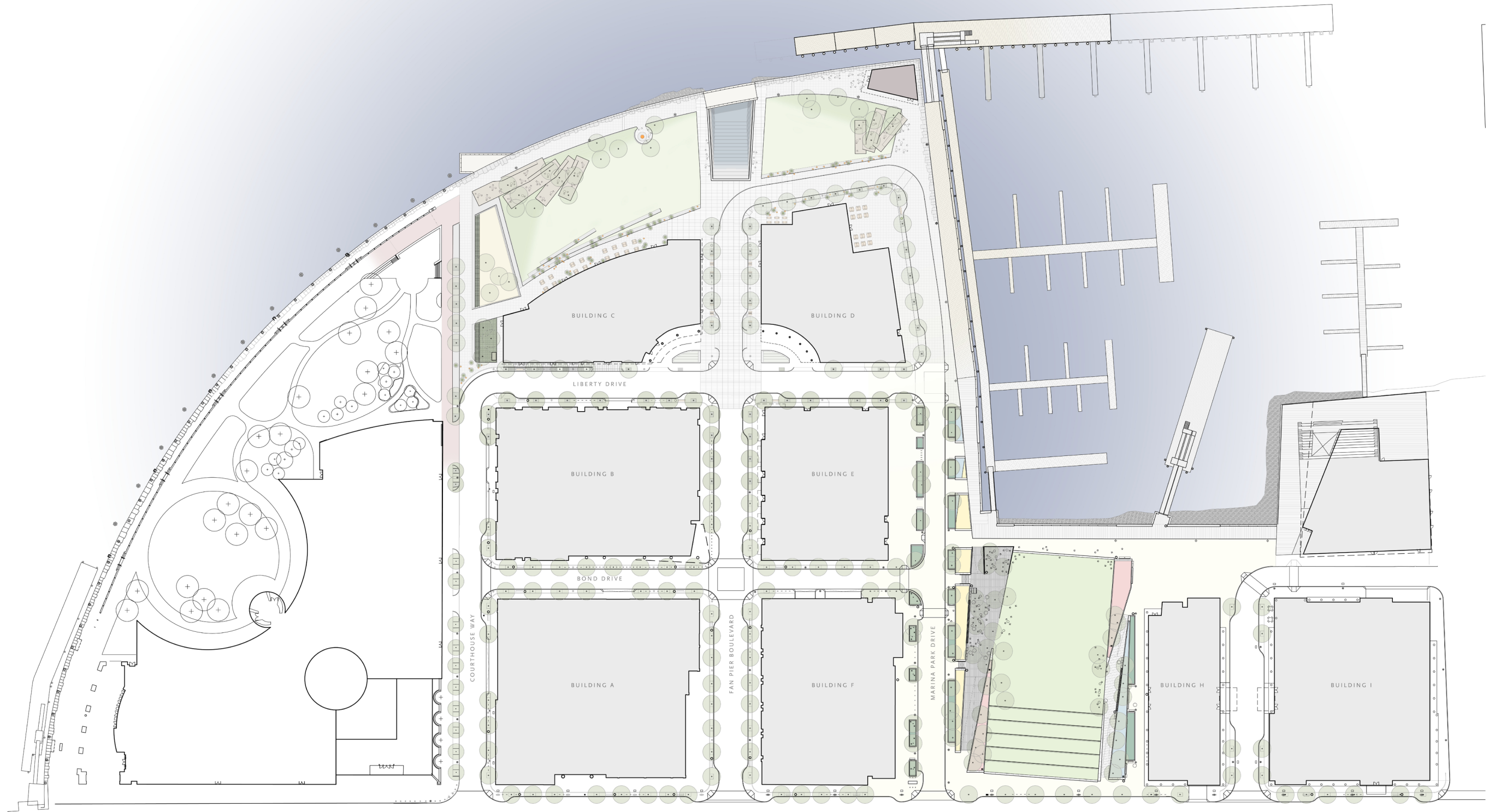
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PROJECT CONTEXT PLAN



ILLUSTRATIVE PLAN



PRECEDENT IMAGES



water feature at top of tidal well



bridge over tidal well



harborwalk



harborwalk edge

PRECEDENT IMAGES



sloped landform, bisected



stacked terraces



terraced landscape



stacked terraces