

# BCDC Sub-Committee Meeting October 23, 2018

## 1 Dock Square

The transformation of the 1970's Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway.

- New pedestrian streetscape experiences
- Open spaces in keeping with the spirit of the Greenway
  - New Retail engaging the Greenway
  - 181 new home-ownership units



# BCDC Sub-Committee Meeting Agenda 10/23/2018

- I. Comments from previous meetings
- II. Parking Demand
- III. Adaptive Reuse Strategy
- IV. Design Updates:
  - Residential Plan Revisions
  - Residential Massing
  - Garage Cladding

## II. Comments from last BCDC Meeting 09/04/2018:

- Full range of design comments, but building felt 'too tall' for the location
- Look at lowering the garage and keep the same massing on top
- Provide Retail opportunities along the Greenway to improve street activation
- Understand garage demand and future adaptive reuse of the garage

## II. Parking Demand

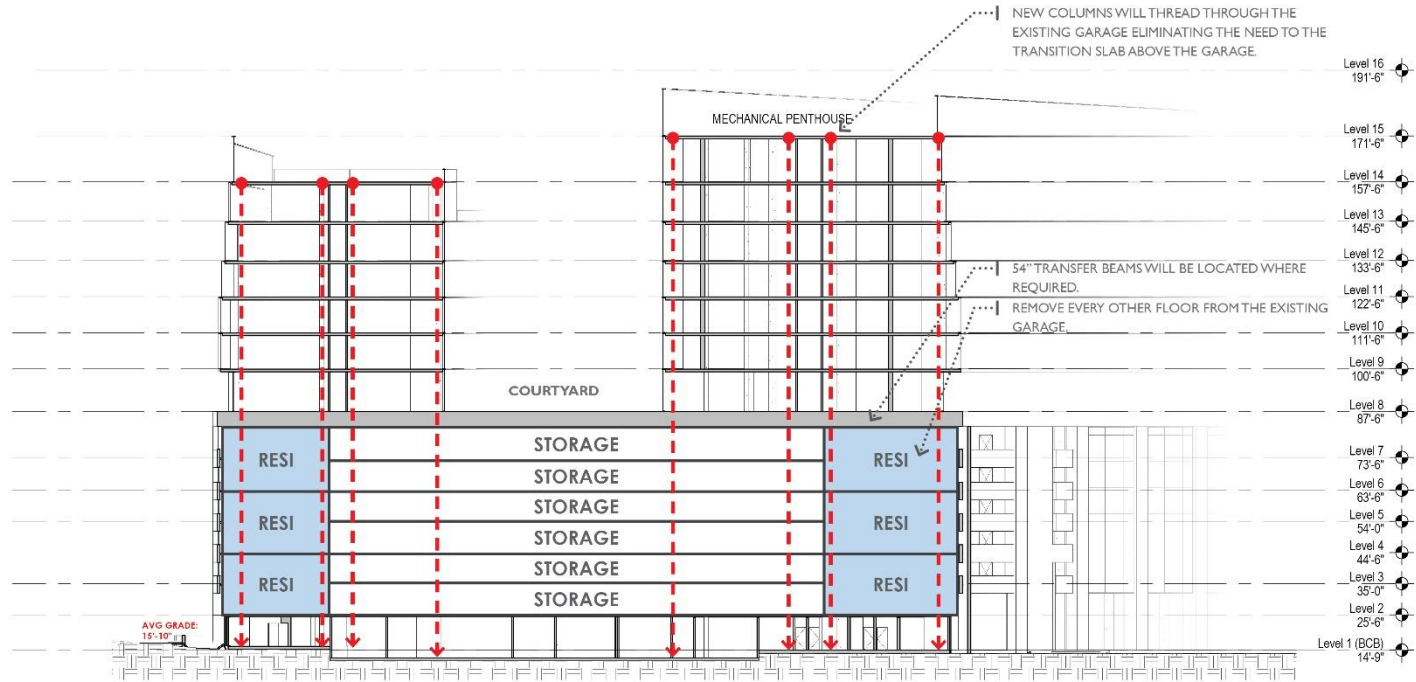
- **6.7% increase in volume year over year through September 2018 (approximately 15,000 additional car parks) despite:**
  - 10% Increase in Rates
  - Unfavorable year to year winter weather
  - Historic Faneuil Hall Building closed for renovations January - May
- **Upon completion of the DSG development, 200 monthly parkers will be displaced to accommodate the needs of the residents**
- **New developments have or will be eliminating a significant number of parking spaces:**
  - Garden Garage, 800 spaces eliminated
  - Government Center garage, projected to eliminate 1000 spaces
  - Harbor Garage, projected to eliminate 1400 spaces
- **New Developments in area with no parking require space for construction workers and guest/resident vehicles upon completion**
- **Shift to nontraditional drivers i.e. rideshare and self-driving vehicles do/will require parking to stage as usage increases, especially in Faneuil Hall, a high leisure/tourist area with crowded streets**



# III. Adaptive Reuse Strategy

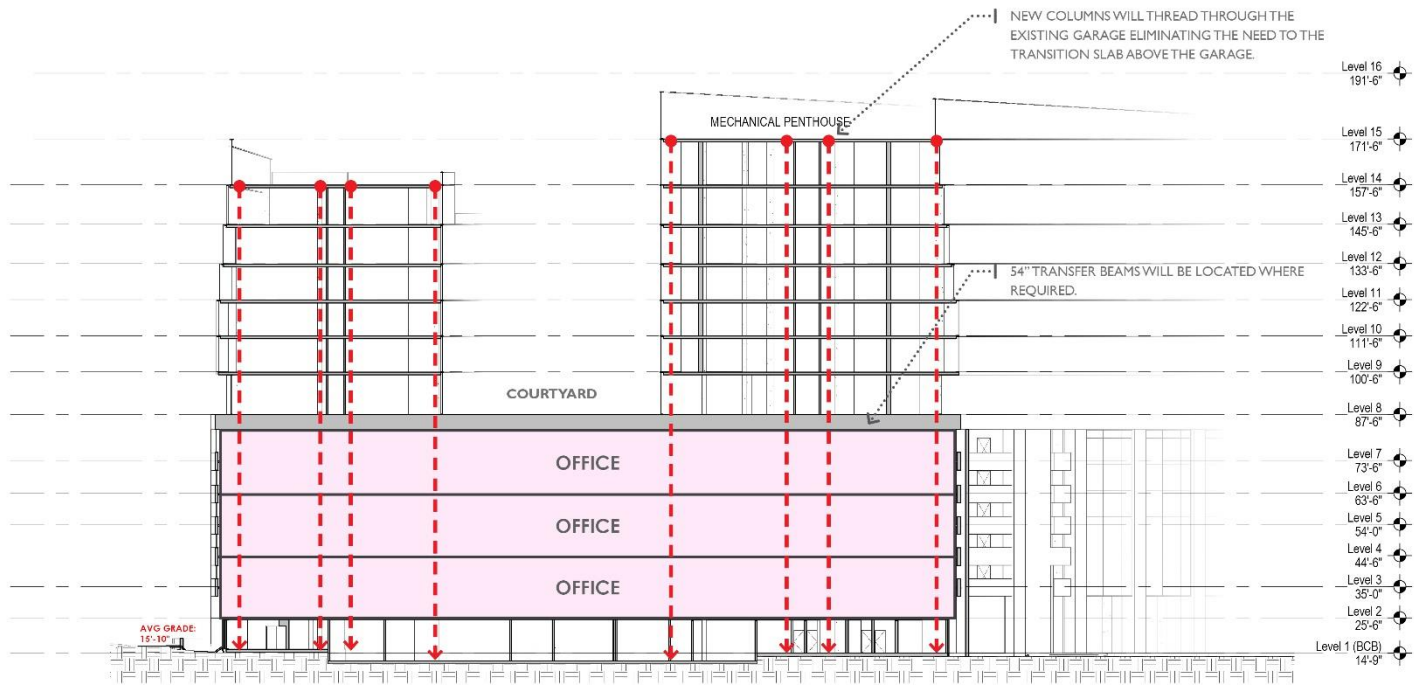


# III. Adaptive Reuse Strategy



**NOTE:**  
ADAPT THE EXISTING GARAGE INTO LINER  
RESIDENTIAL UNITS WITH STORAGE AT THE  
CENTER.

ADAPTIVE REUSE OPTION | RESIDENTIAL / STORAGE

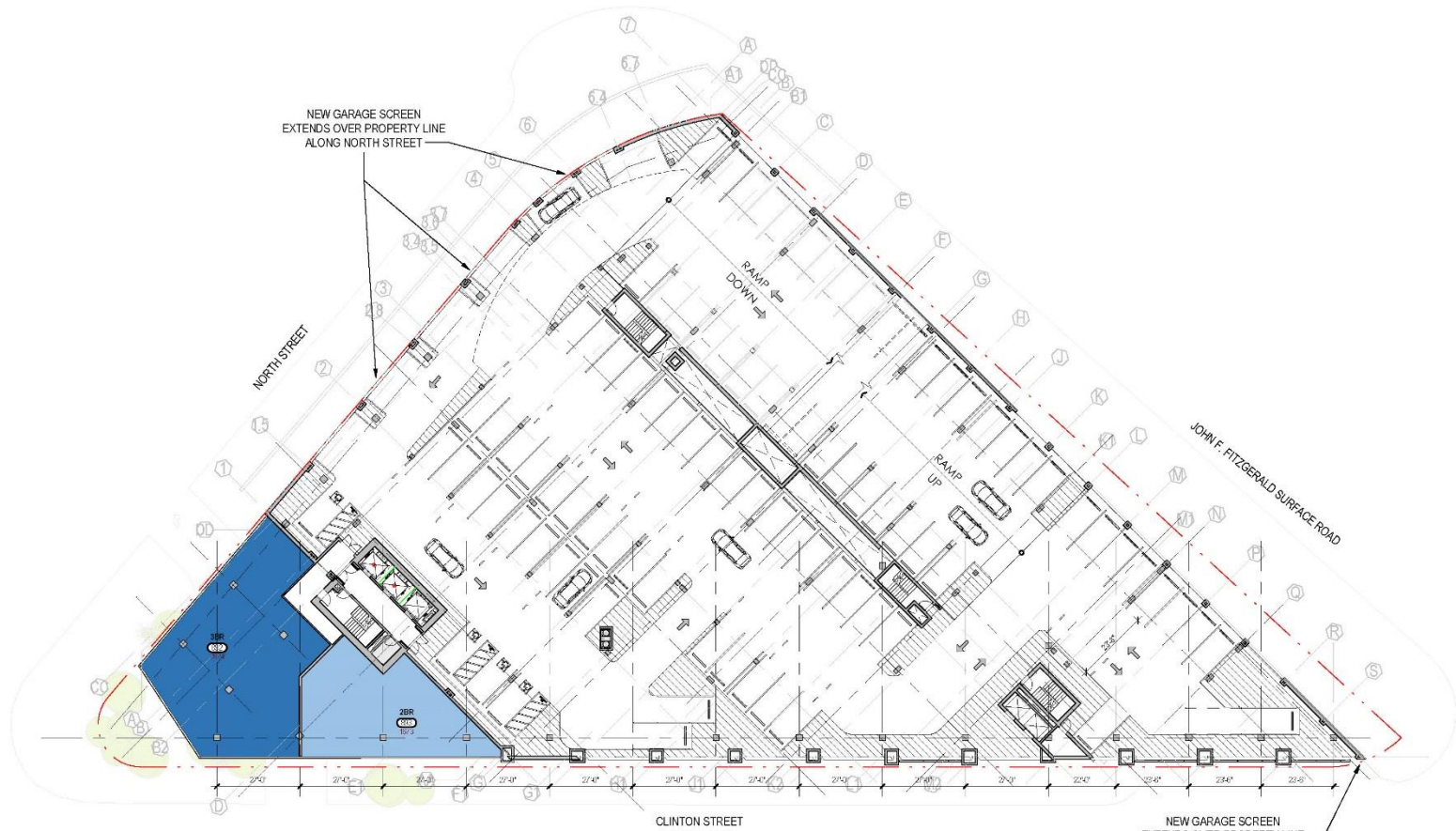


**NOTE:**  
ADAPT THE EXISTING GARAGE INTO OFFICE SPACE.

## IV. Design Updates:

- Residential Plan Revisions
- Residential Massing
- Garage Cladding





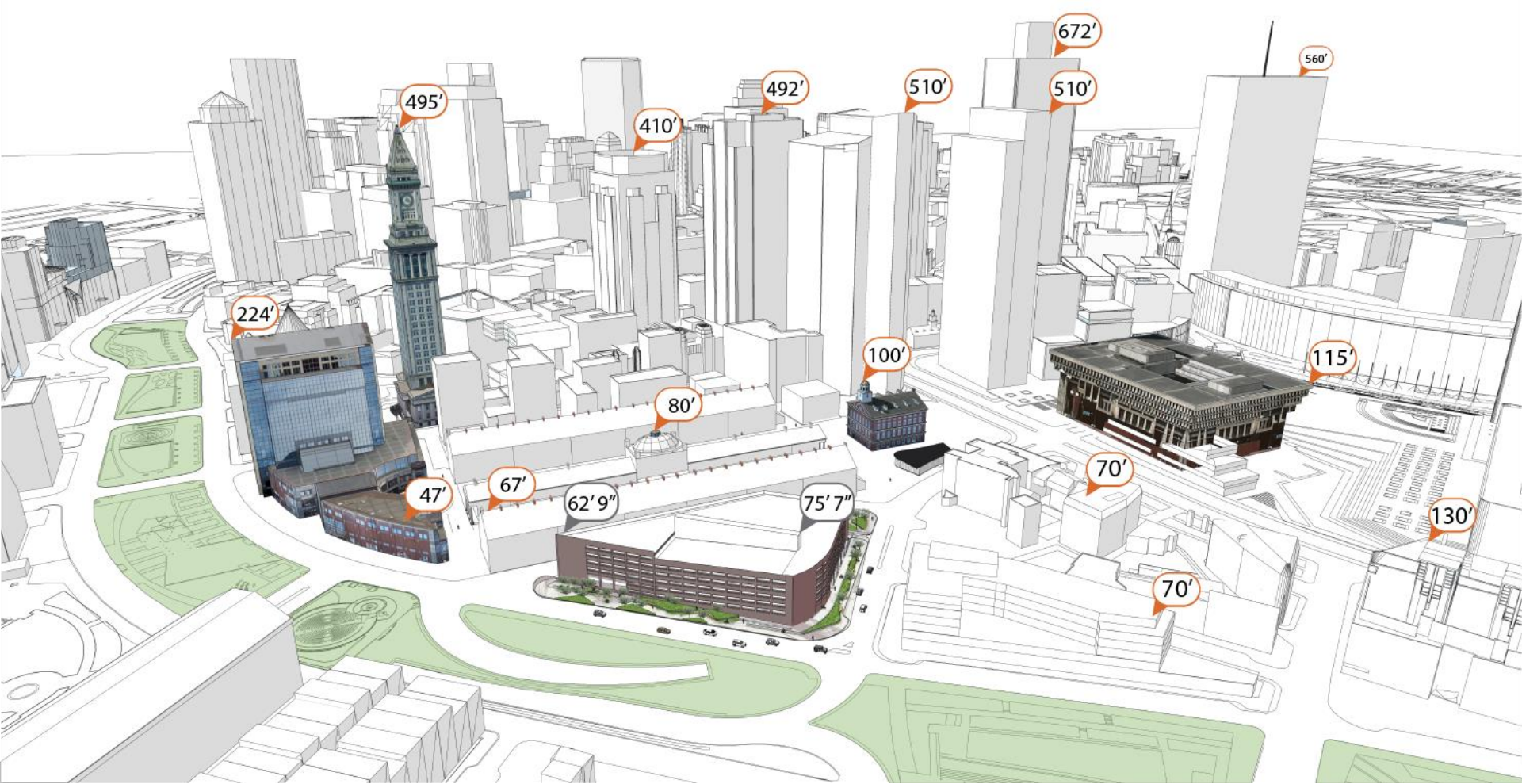










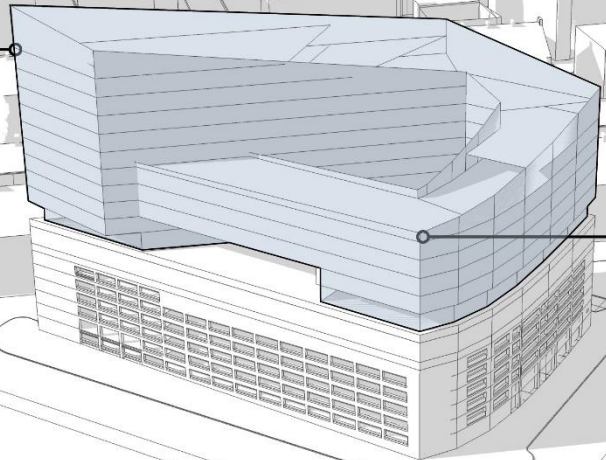


# RESIDENTIAL MASSING – BCDC Meeting 06/26/2018

260,190 GSF

197' 8"

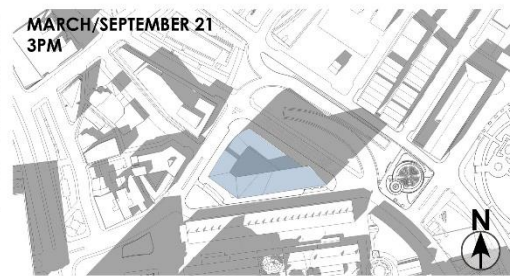
T.O.S.



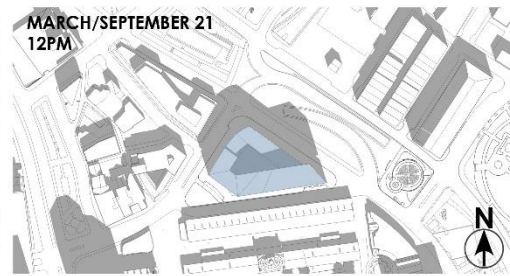
135' 8"

T.O.S.

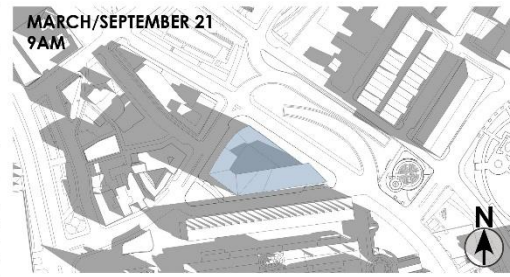
MARCH/SEPTEMBER 21  
3PM



MARCH/SEPTEMBER 21  
12PM



MARCH/SEPTEMBER 21  
9AM



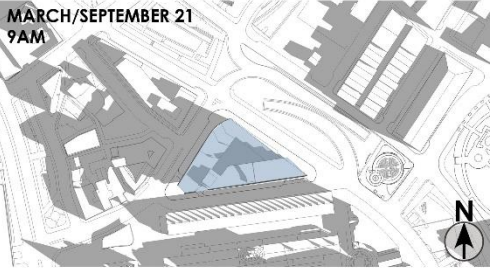
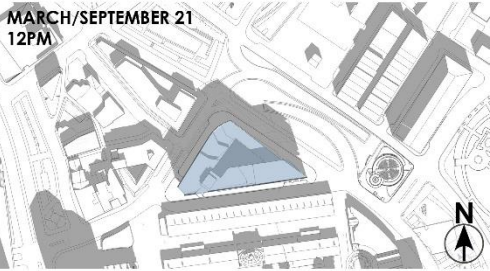
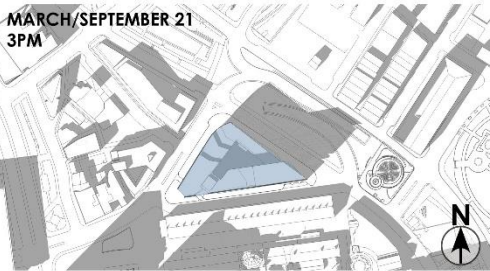


# RESIDENTIAL MASSING – BCDC Meeting 09/04/2018

261,660 GSF

167' 8"  
T.O.S.

129' 8"  
T.O.S.

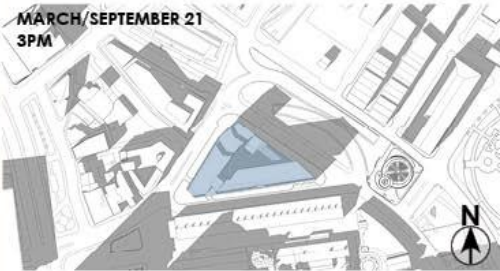


# RESIDENTIAL MASSING – REVISED DESIGN

245,670 GSF

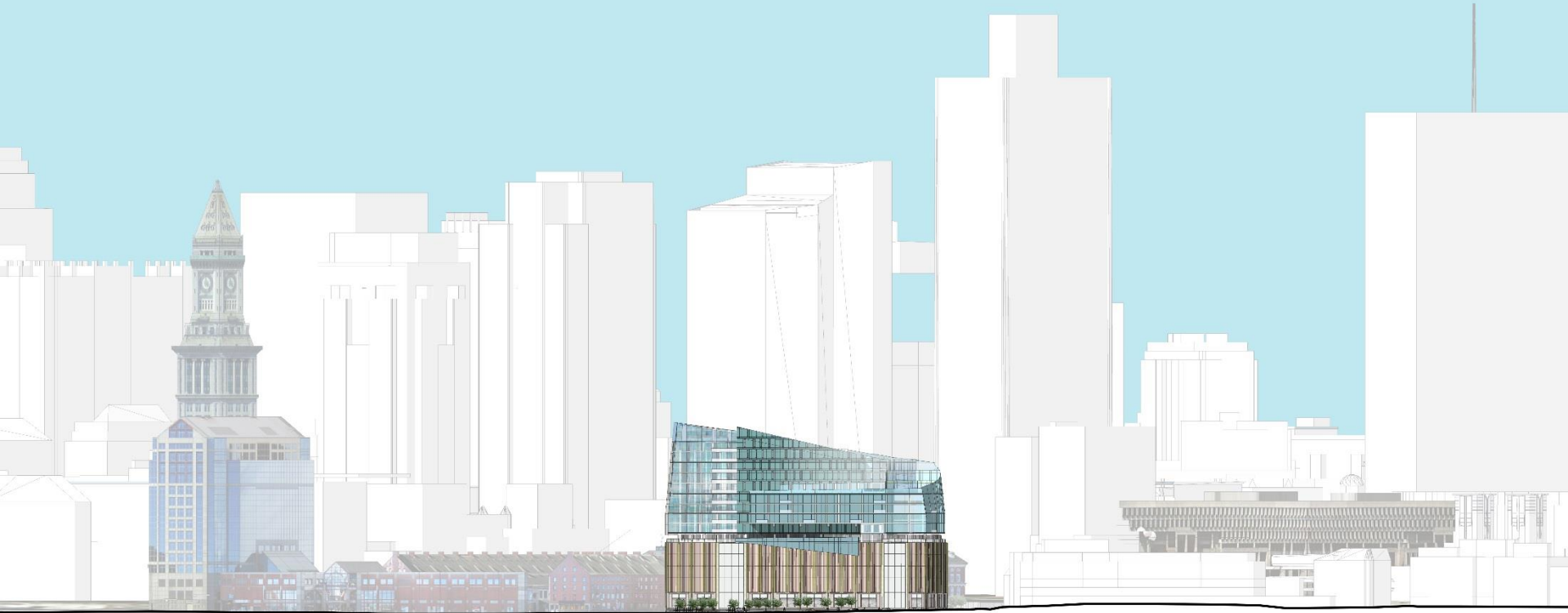
155' 8"  
T.O.S.

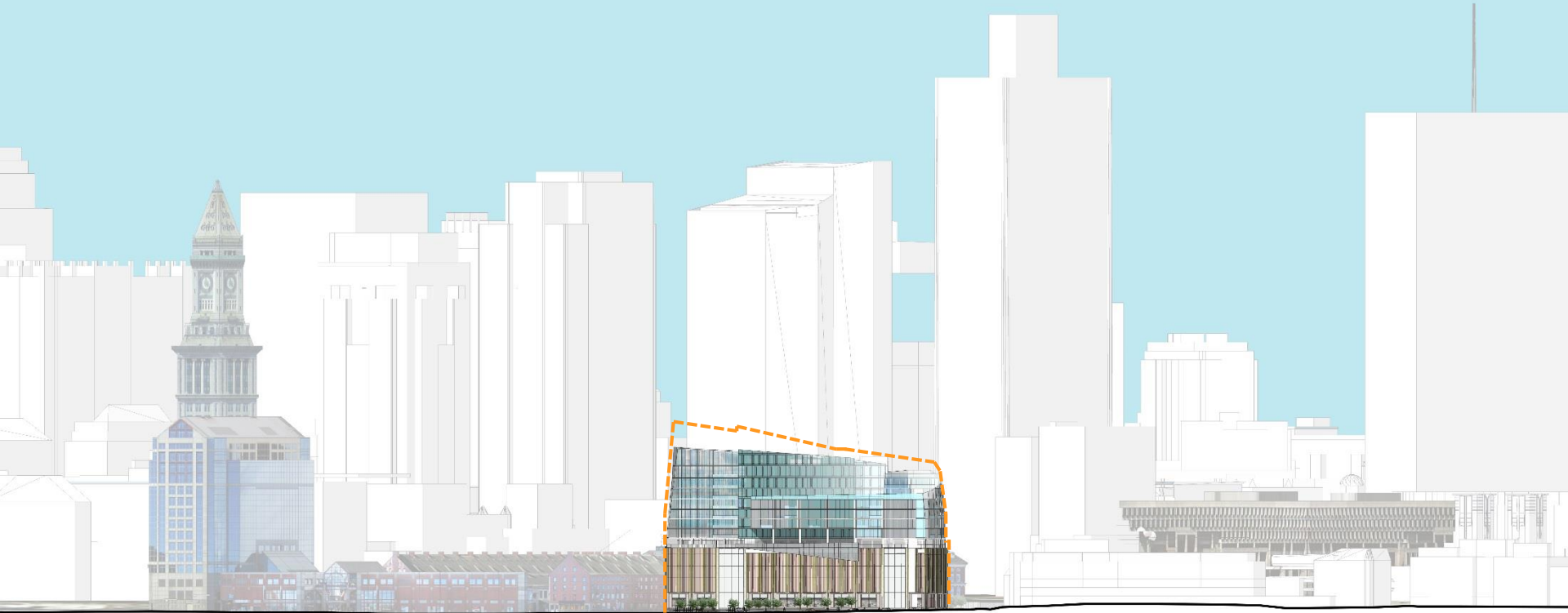
129' 8"  
T.O.S.



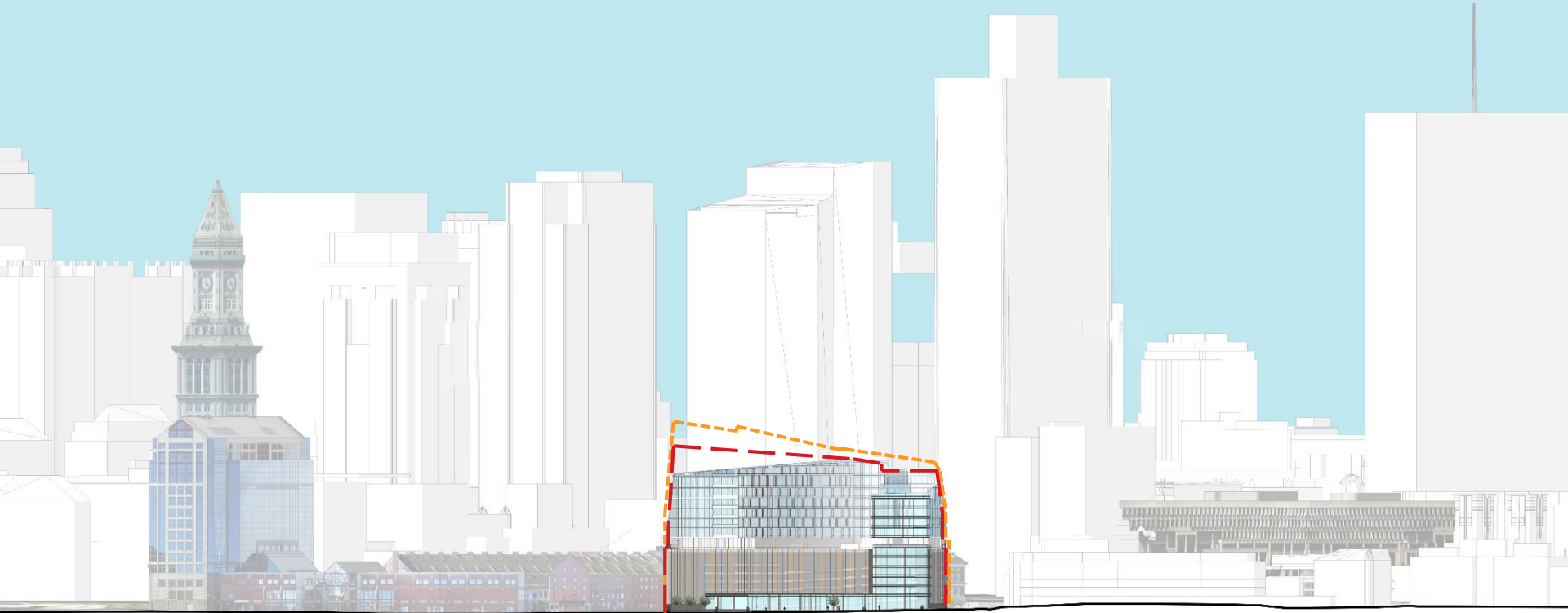


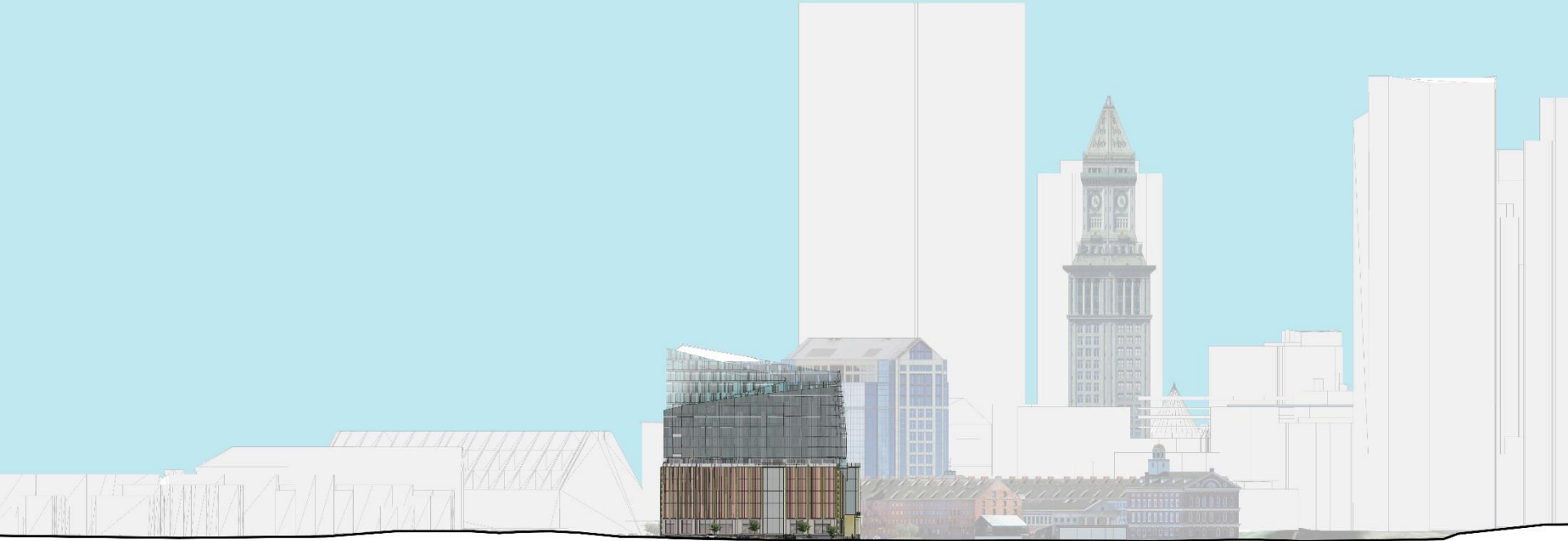


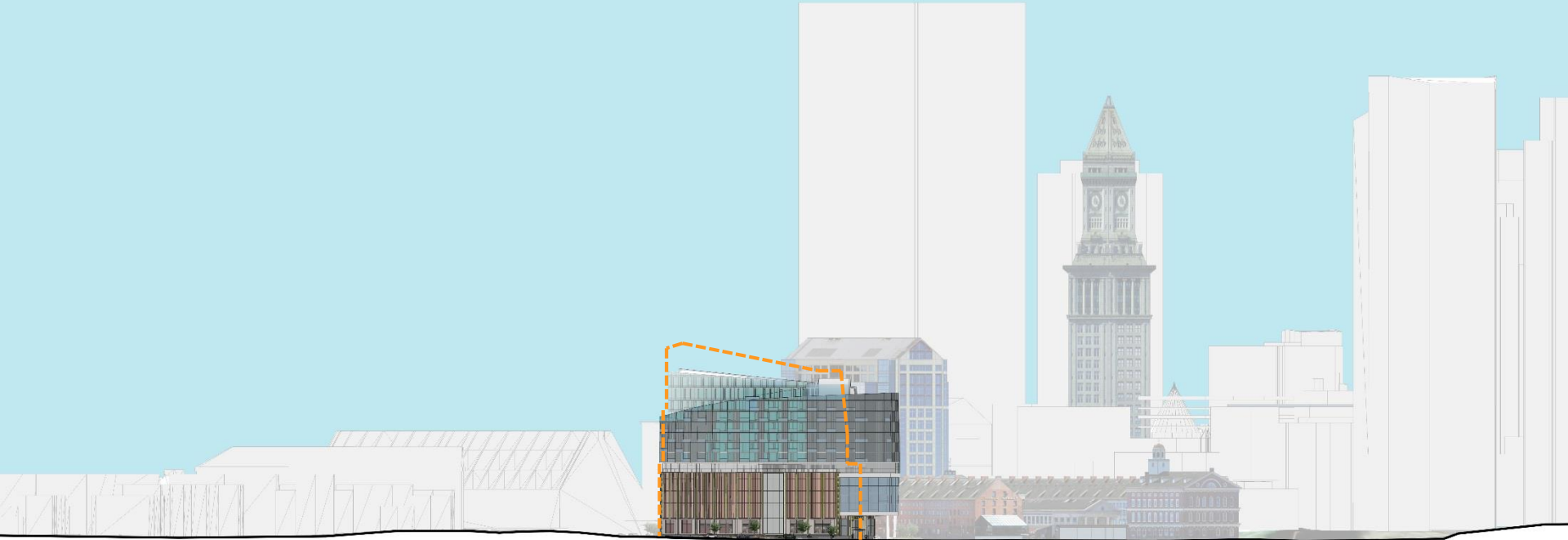


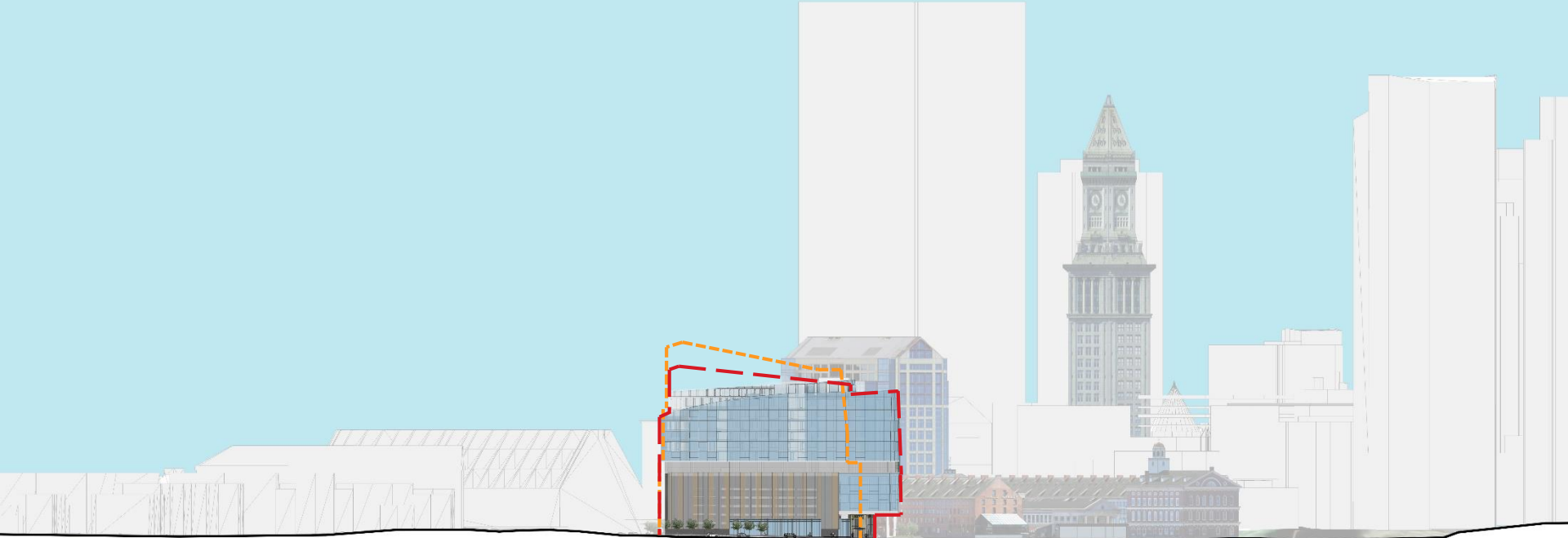










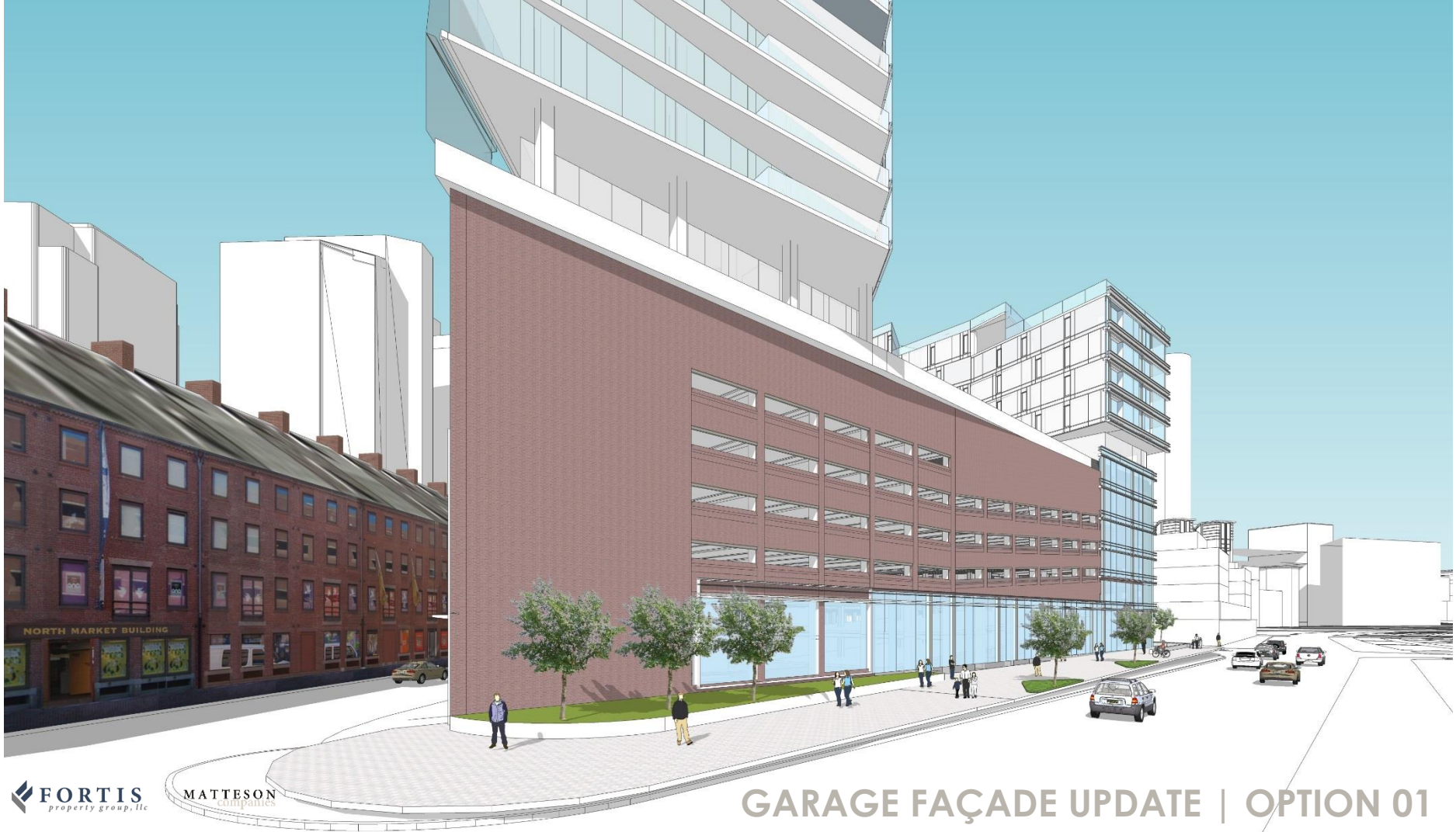


North Street  
PROPOSED BUILDING ELEVATIONS





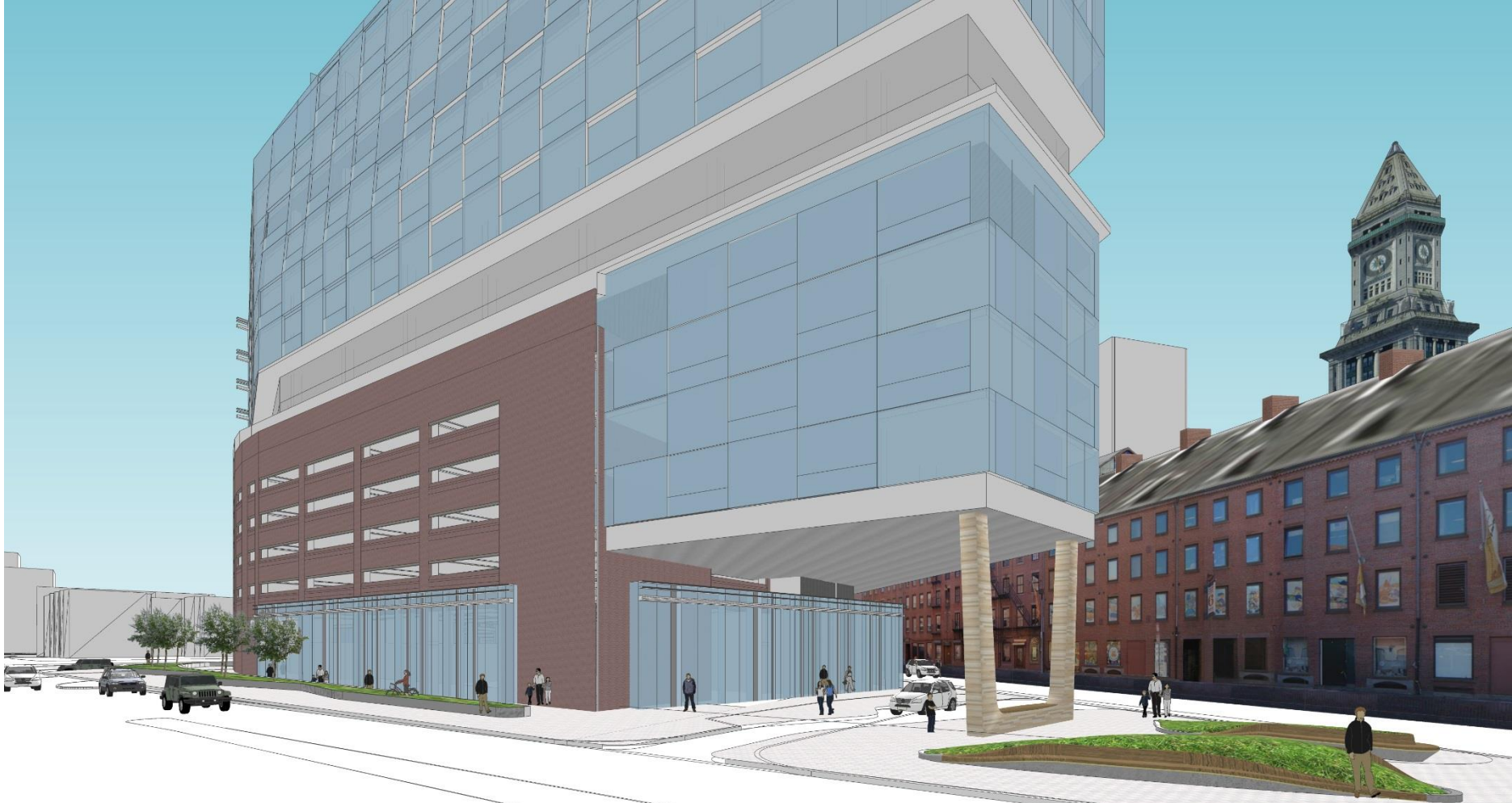






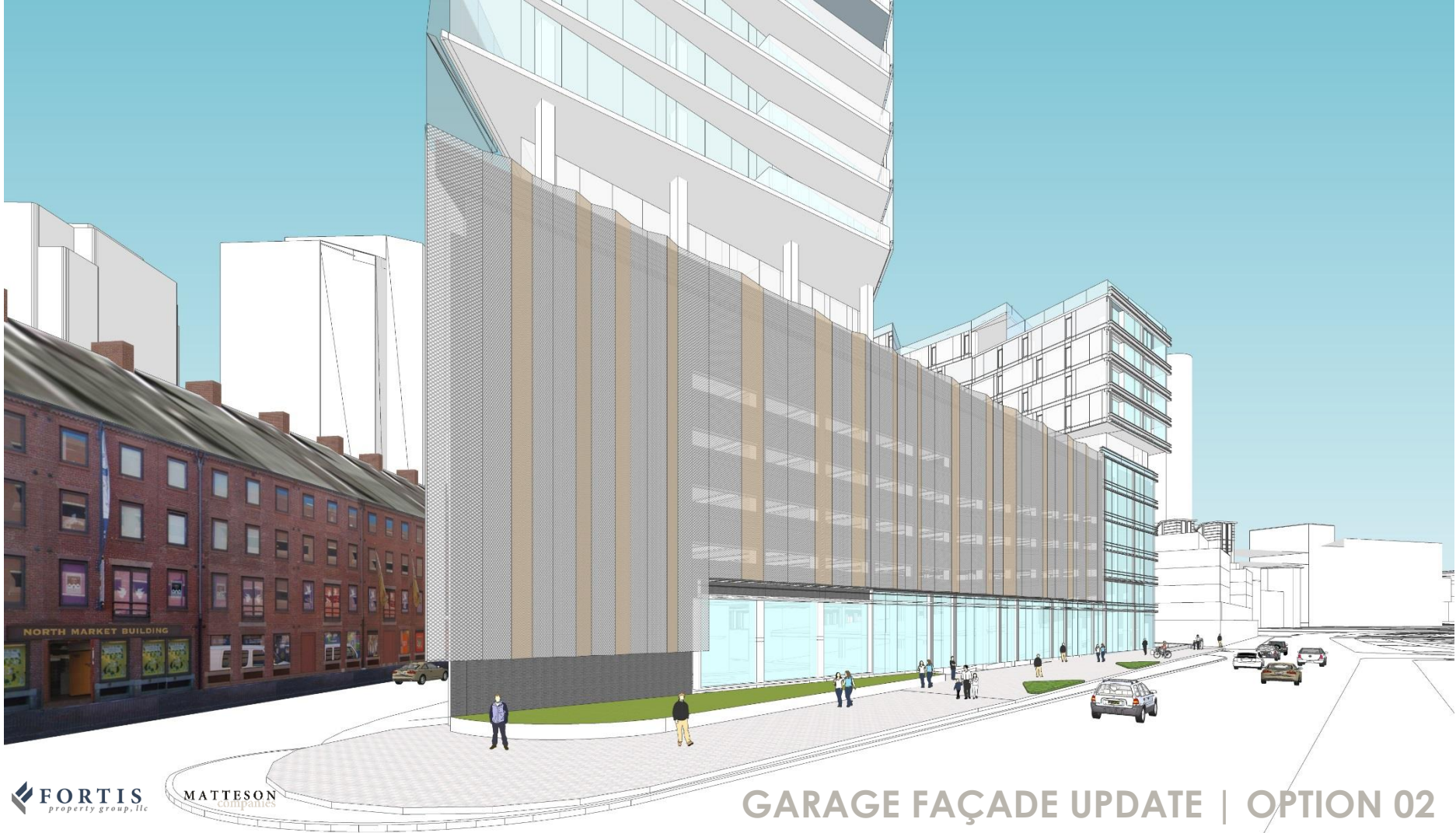


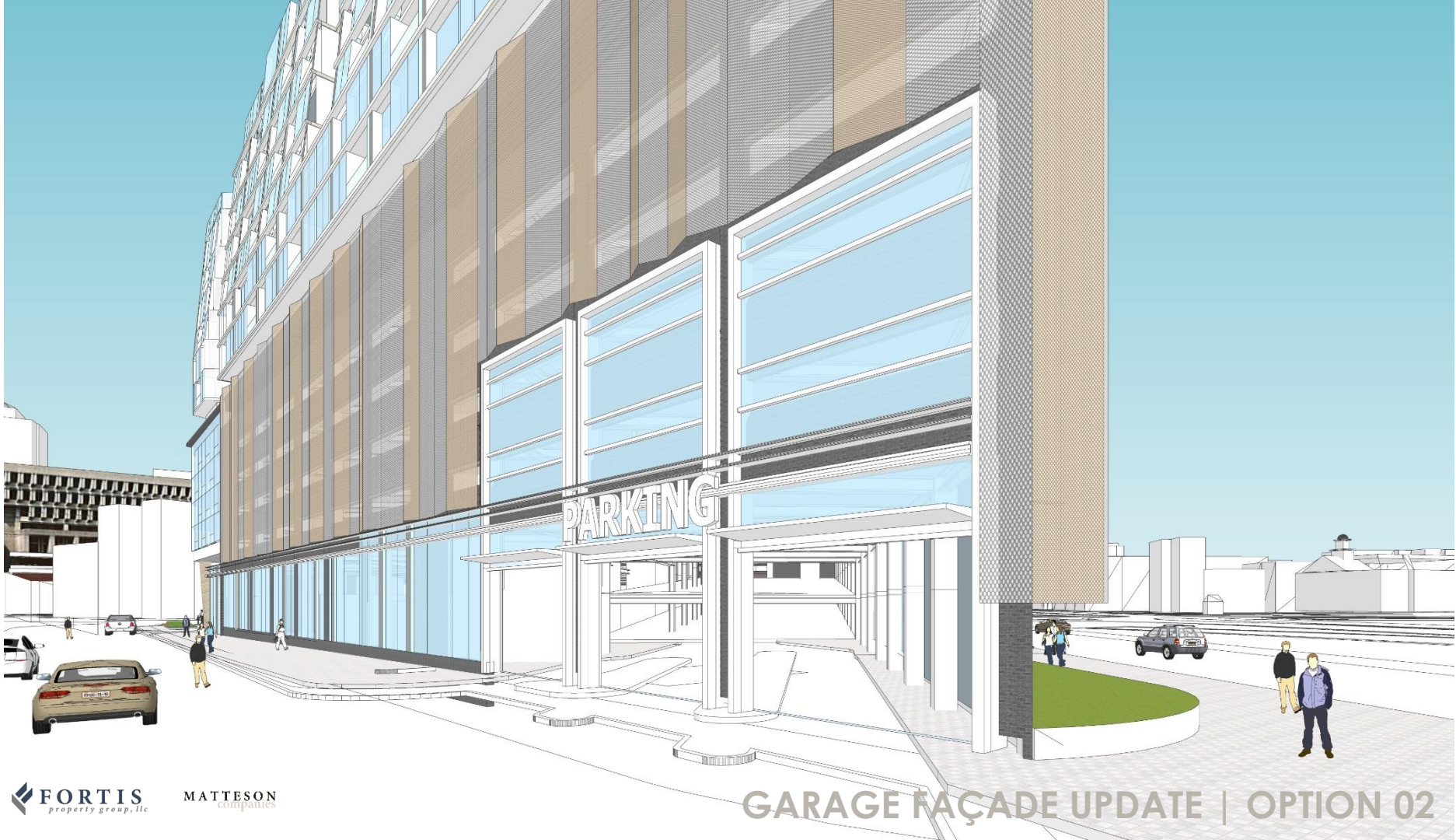






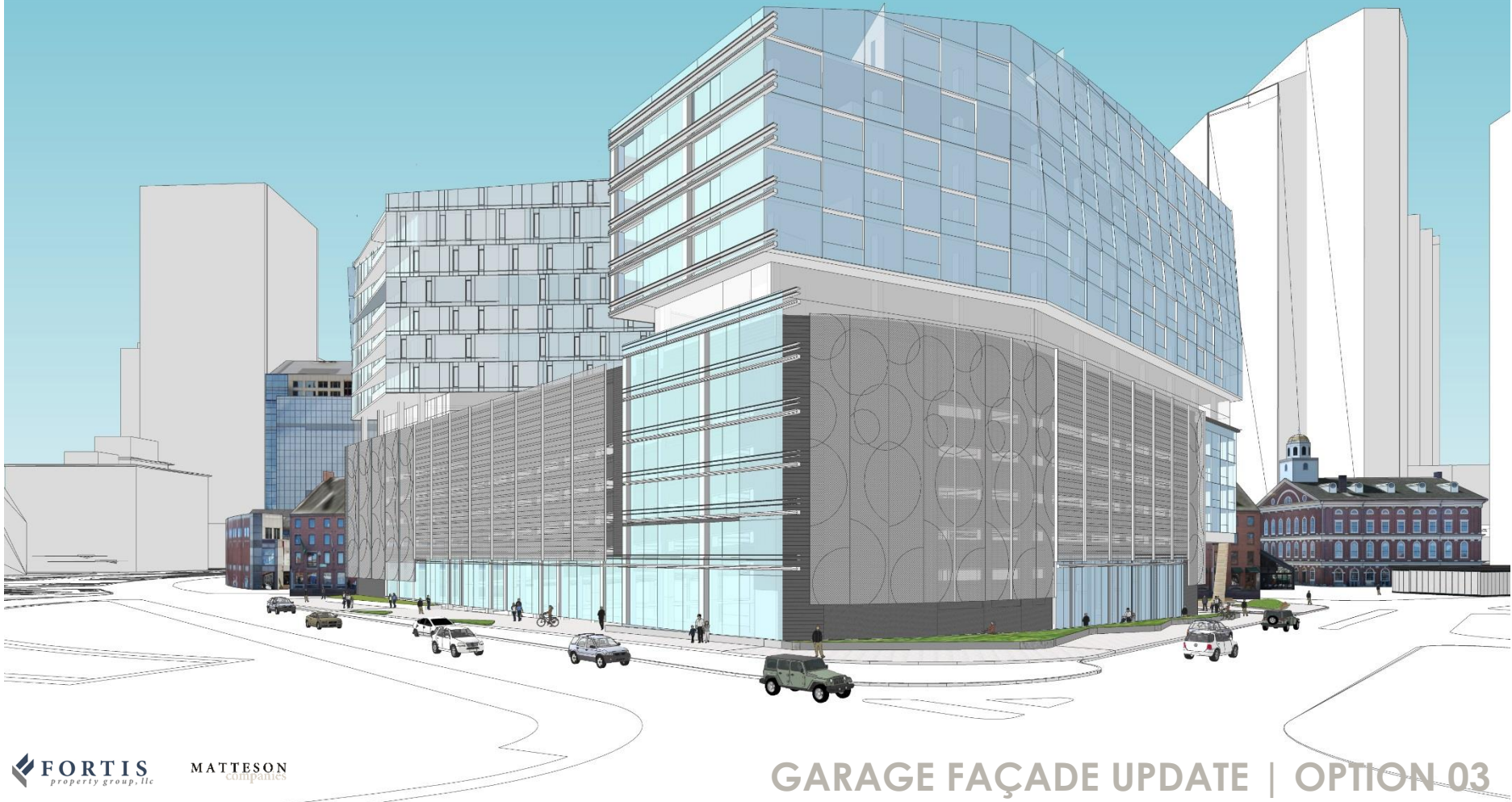




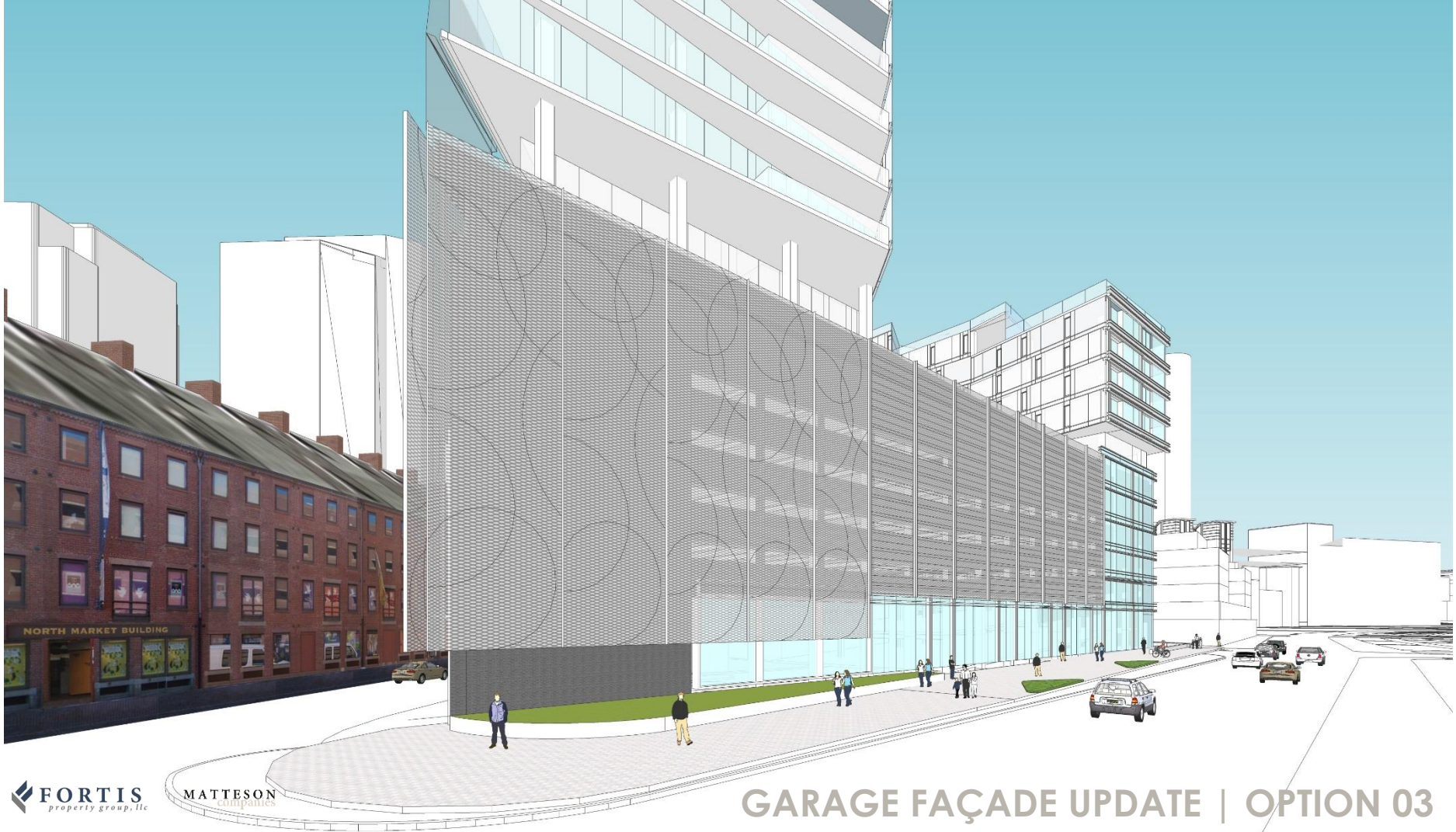


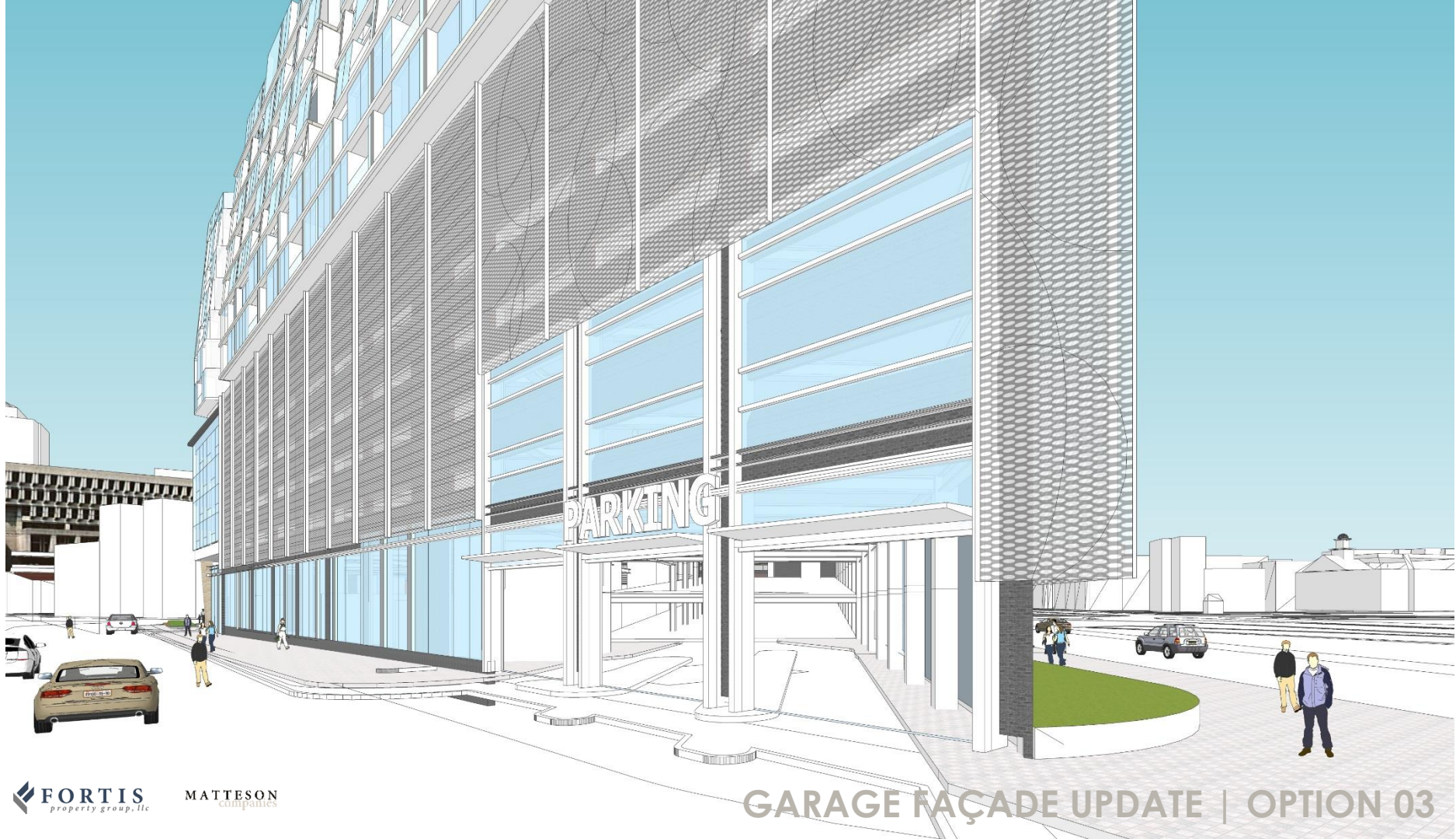
















An architectural rendering of a modern, multi-story building with a glass facade. The building features a prominent overhang supported by two thick, light-colored columns. The word "discussion" is overlaid in large, orange, lowercase letters on the glass facade. In the background, a historic brick building with a prominent clock tower is visible under a clear blue sky. The foreground shows a paved plaza with some greenery and a few people walking.

discussion