

# BCDC Sub-Committee Meeting December 18, 2018

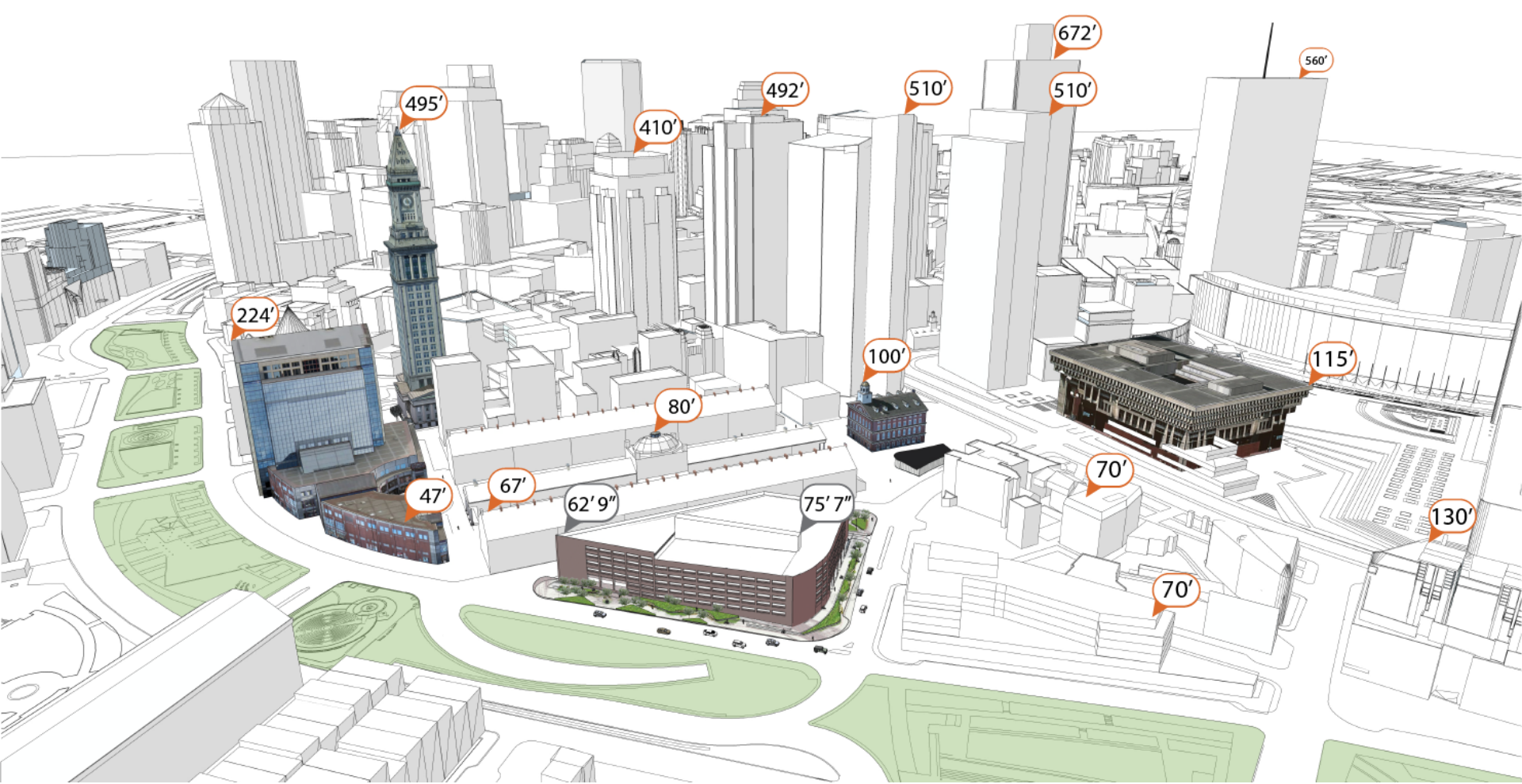
## 1 Dock Square

- 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
  - New Retail engaging the Greenway

# Agenda

- Project Overview & Studies
- BPDA Design Staff Suggestions
- Revised Proposal:
  - Massing
  - Landscape
  - Views



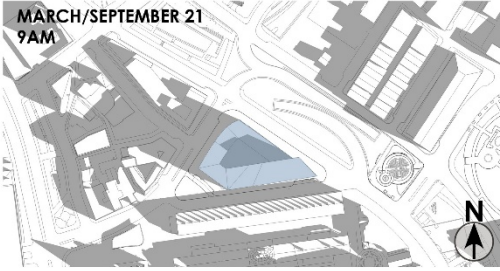
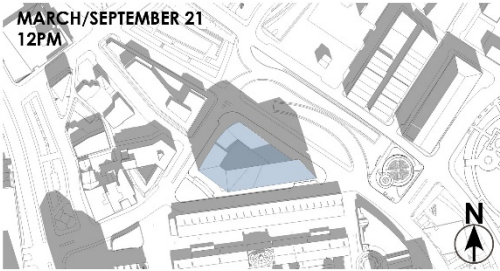
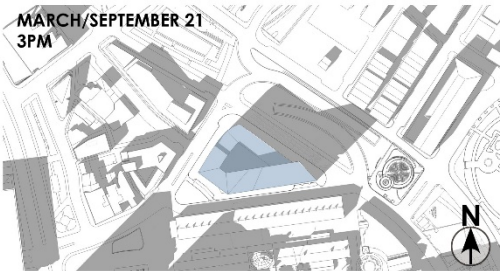


# RESIDENTIAL MASSING — BCDC Meeting 06/26/2018

260,190 GSF

197' 8"  
T.O.S.

135' 8"  
T.O.S.





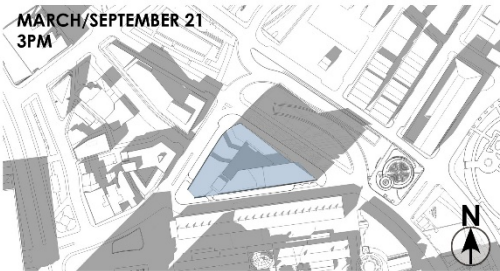
# RESIDENTIAL MASSING — BCDC Meeting 09/04/2018

261,660 GSF

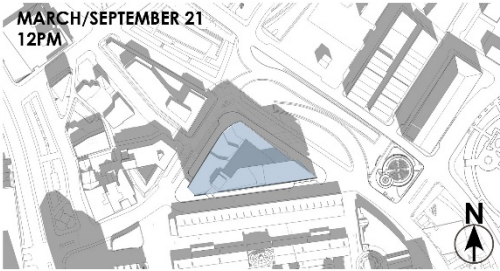
167' 8"  
T.O.S.

129' 8"  
T.O.S.

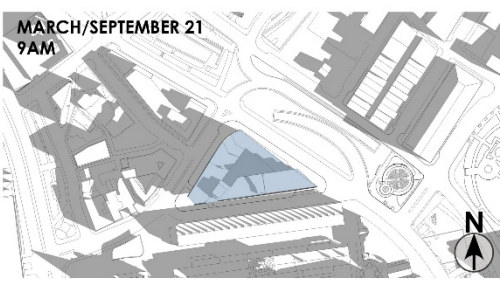
MARCH/SEPTEMBER 21  
3PM



MARCH/SEPTEMBER 21  
12PM



MARCH/SEPTEMBER 21  
9AM



# RESIDENTIAL MASSING — REVISED DESIGN

245,670 GSF

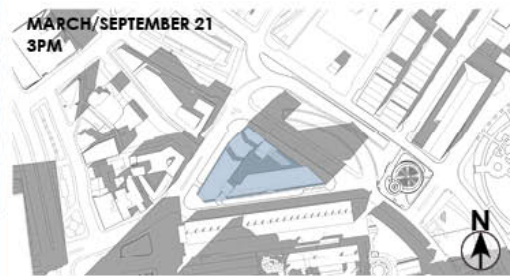
155' 8"

T.O.S.

129' 8"

T.O.S.

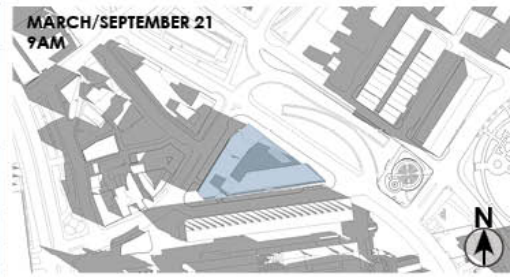
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3PM



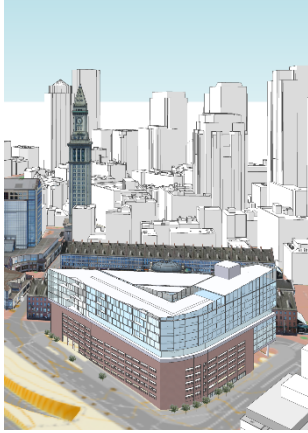
MARCH/SEPTEMBER 21  
12PM



MARCH/SEPTEMBER 21  
9AM



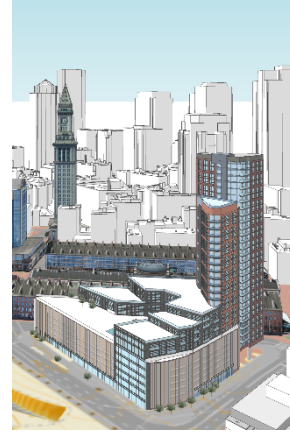
# I. Massing Comparisons 11/6/18



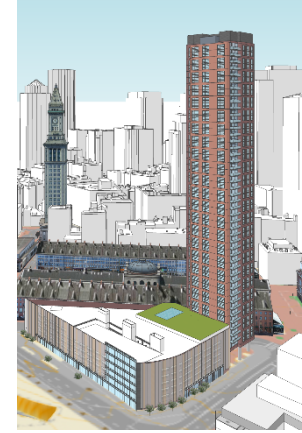
**1 Donut**  
Height: 125'  
Area: 201,500 gsf



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf



**3 Tower + Podium**  
Height: 262' & 339'  
Area: 240,000 gsf



**4 Tower**  
Height: 537'  
Area: 240,000 gsf

# Parking Demand & Re-Use Analysis- 10/23/2018

## 6.7% increase 2018 Y.T.D.

(~ 15k additional car parks)

### despite:

- 10% Increase in Rates
- Unfavorable year to year winter weather
- Historic Faneuil Hall Building closed for renovations January - May

## Projected District Parking Loss:

- Garden Garage, ~800 spaces
- Government Center, ~1000 spaces
- Harbor Garage, ~1400 spaces
- Dock Sq. ~ 200 Converted to resid. Use

= approx. 3400

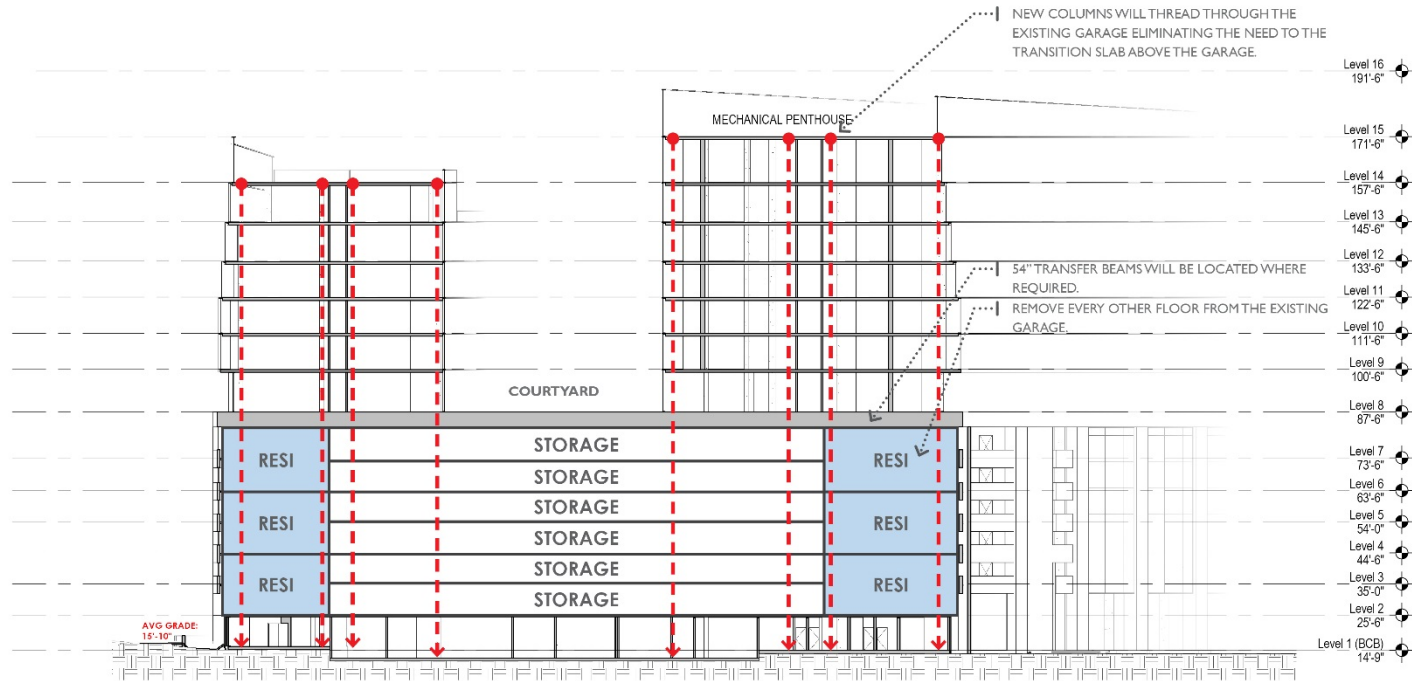
## Future uses:

- On-Demand Autonomous Vehicle Storage
- Package Storage/Distribution
- Residential Conversion
- Office Conversion

Dock Square Garage - Transient, E-Commerce, Server Program & Monthly Car Count				
Month	Current Cars	Prior Cars	YOY Change	YOY % Change
October-17	26,305	24,536	1,769	7.21%
November-17	24,193	24,434	(241)	-0.99%
December-17	25,930	27,417	(1,487)	-5.42%
January-18	19,154	19,243	(89)	-0.46%
February-18	20,100	19,450	650	3.34%
March-18	22,769	22,008	761	3.46%
April-18	24,496	24,594	(98)	-0.40%
May-18	25,893	23,904	1,989	8.32%
June-18	29,204	25,728	3,476	13.51%
July-18	31,246	28,434	2,812	9.89%
August-18	30,891	28,191	2,700	9.58%
September-18	23,528	21,428	2,100	9.80%
	actual monthly growth	2017-flat 109 cars/mo		
<b>Since Inception Total</b>	<b>303,709</b>	<b>289,367</b>	<b>14,342</b>	<b>4.96%</b>
<b>YTD 2018</b>	<b>227,281</b>	<b>212,980</b>	<b>14,301</b>	<b>6.71%</b>



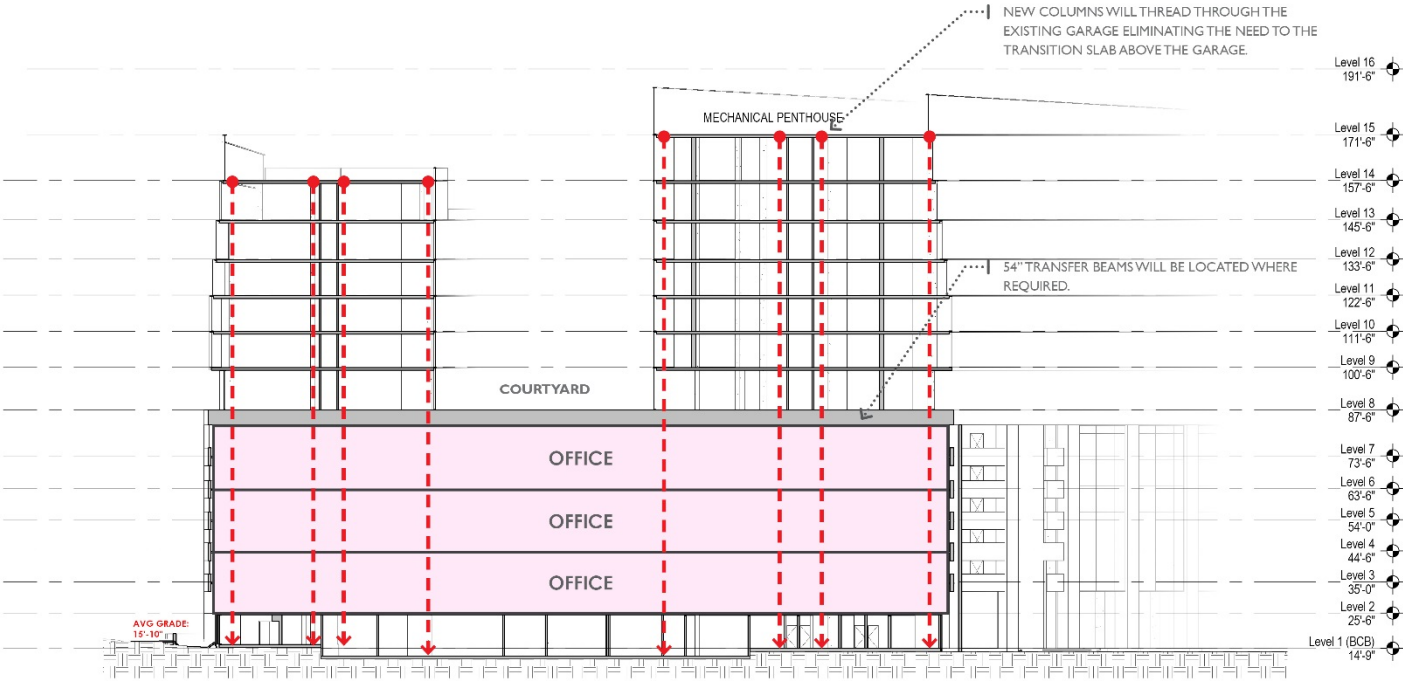
# Adaptive Reuse Strategy: Residential Wrap



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

ADAPTIVE REUSE OPTION | RESIDENTIAL / STORAGE

# Adaptive Reuse Strategy: Office Conversion



NOTE:  
ADAPT THE EXISTING GARAGE INTO OFFICE SPACE.



## I. Comments from BPDA Design Staff:

- Replace drop-off under building with pedestrian passage
- Focus on public spaces and activation at 'nose' of the building
- Bring public realm and retail to corner and along Greenway
- Refine balance and connections between top and bottom of building language



# Landscape Concepts



1 Opportunity to create a "gateway" at corner of North St and Surface Rd and to enhance North St. with planting and seating.



2 Existing site wall holding back grade along North Street.



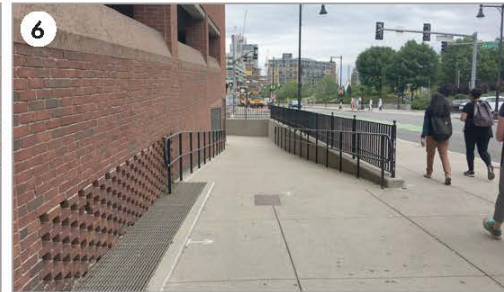
3 Plaza is sunken and detached from the public streetscape, with majority as private cafe space.



4 Clinton St. is barren and lacks green space and pedestrian amenities.



5 Surface Rd is a swath of concrete, often used as an active loading zone for tour buses.



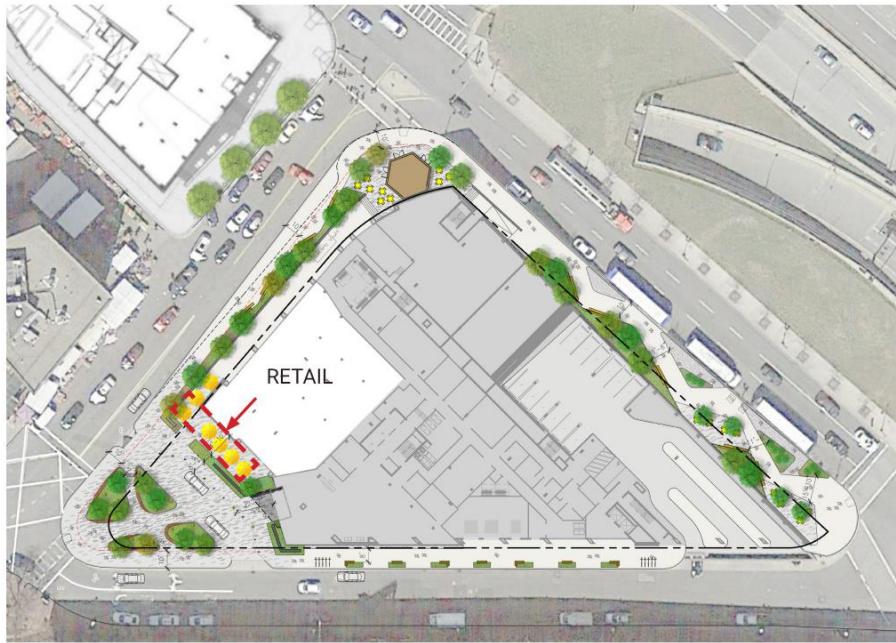
6 Existing grades at corner of North St and Surface Rd.



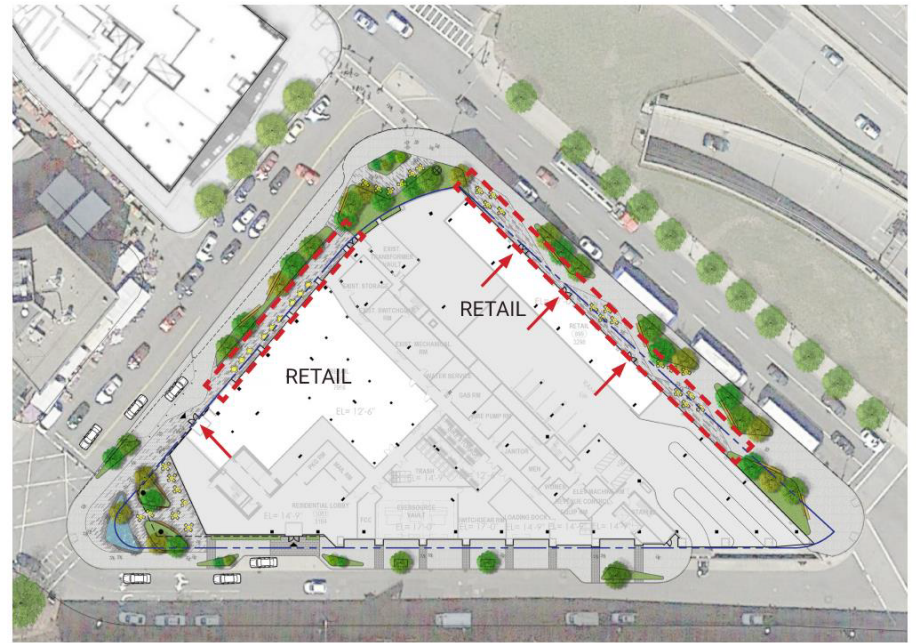








**PREVIOUS DESIGN**



**CURRENT DESIGN**

**Design Improvements**

1. Improved retail presence and connection to streetscape.
2. Increased public outdoor seating areas.





#### Streetscape Improvements

1. Suggested future streetscape development along Surface Road: planters, benches, outdoor seating, and specialty paving to activate proposed retail frontage.
2. Small pocket plaza at corner of North and Surface Rd with seating and art sculpture.
3. Widening North Street sidewalk, activating streetscape with ribbon-like planters, benches and outdoor seating.



**Streetscape Improvements**

1. Retail drop-off (co-planar)
2. Place-making public plaza with sculptural planters, a water feature, specialty paving, and moveable tables and chairs.
3. Residential drop-off along Clinton St. Improved Clinton St. streetscape with raised planters and paver bands.





DOCK SQUARE







 **FORTIS**  
property group, llc

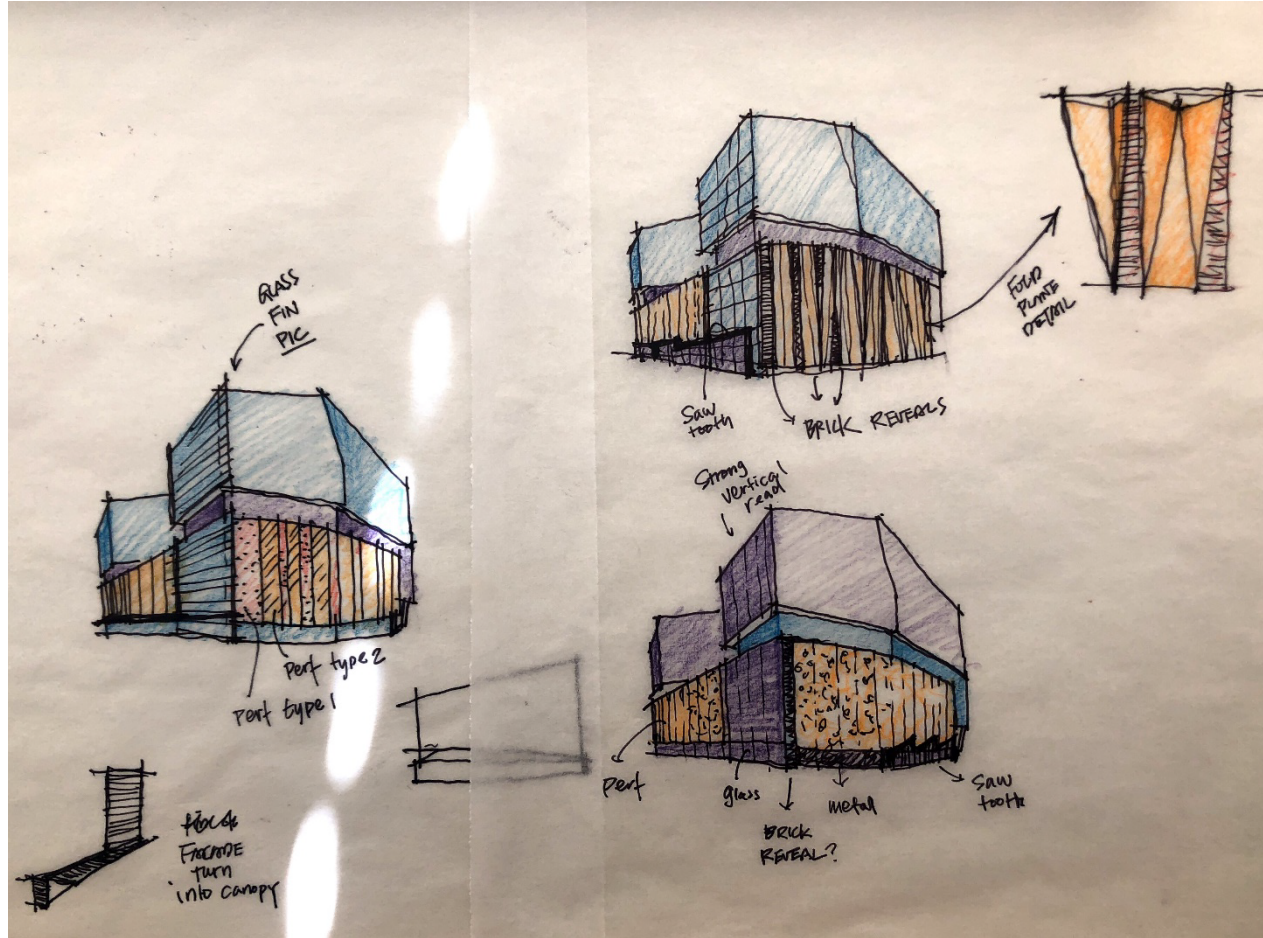
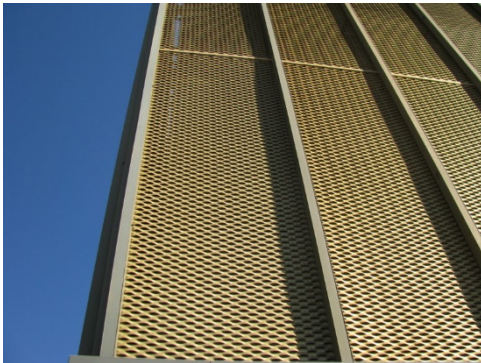
**MATTESON**  
companies



COPY WOLFF  
DESIGN GROUP  
LANDSCAPE ARCHITECTS & PLANNERS

**GARAGE FAÇADE UPDATE**















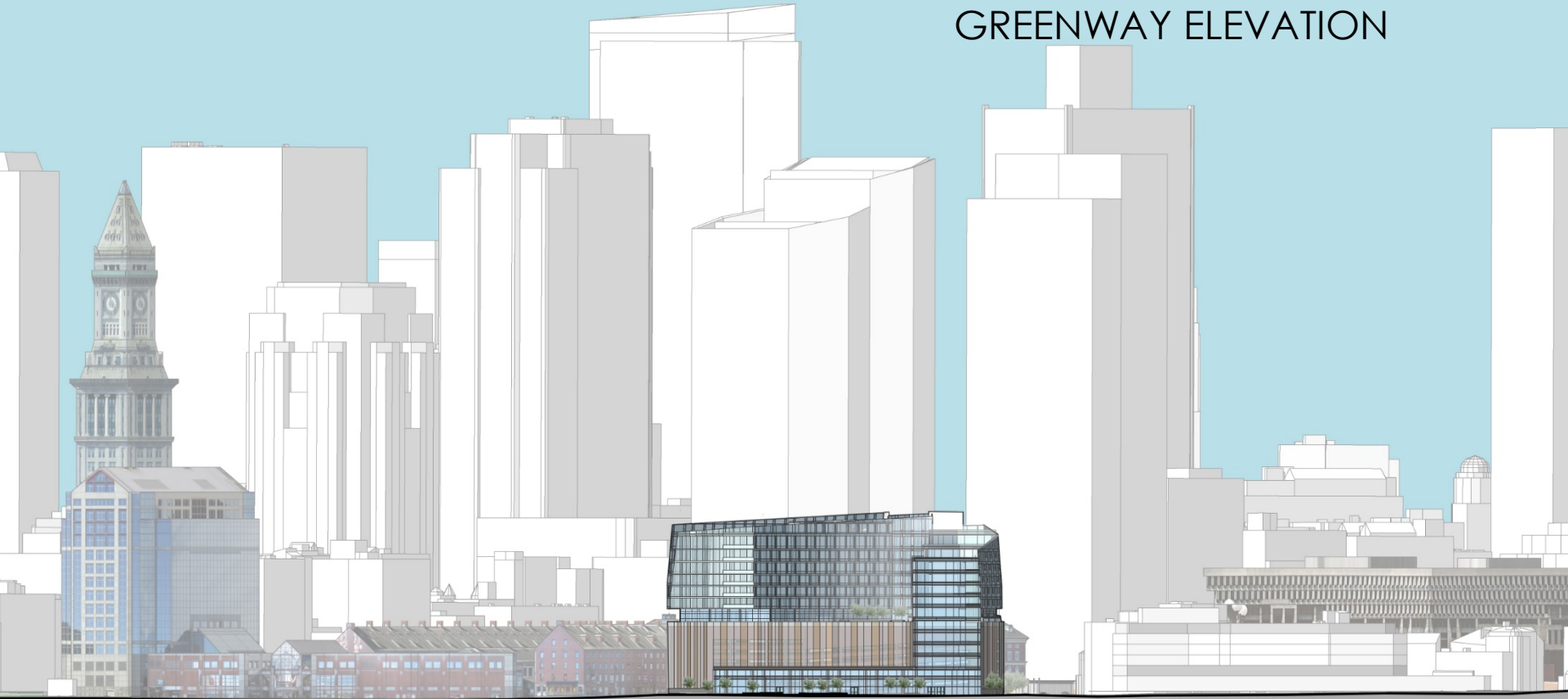


University of Michigan  
Ann Arbor, Michigan

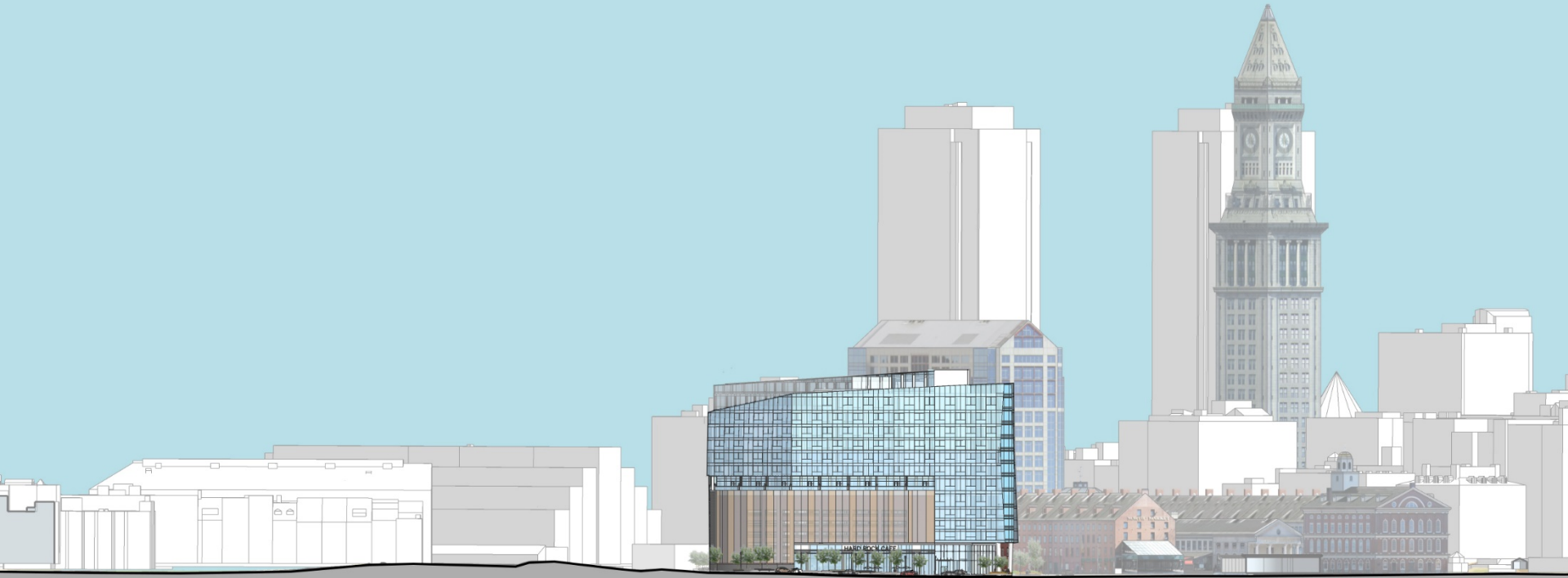
DOCKSON

NORTH

# GREENWAY ELEVATION



# NORTH ST. ELEVATION

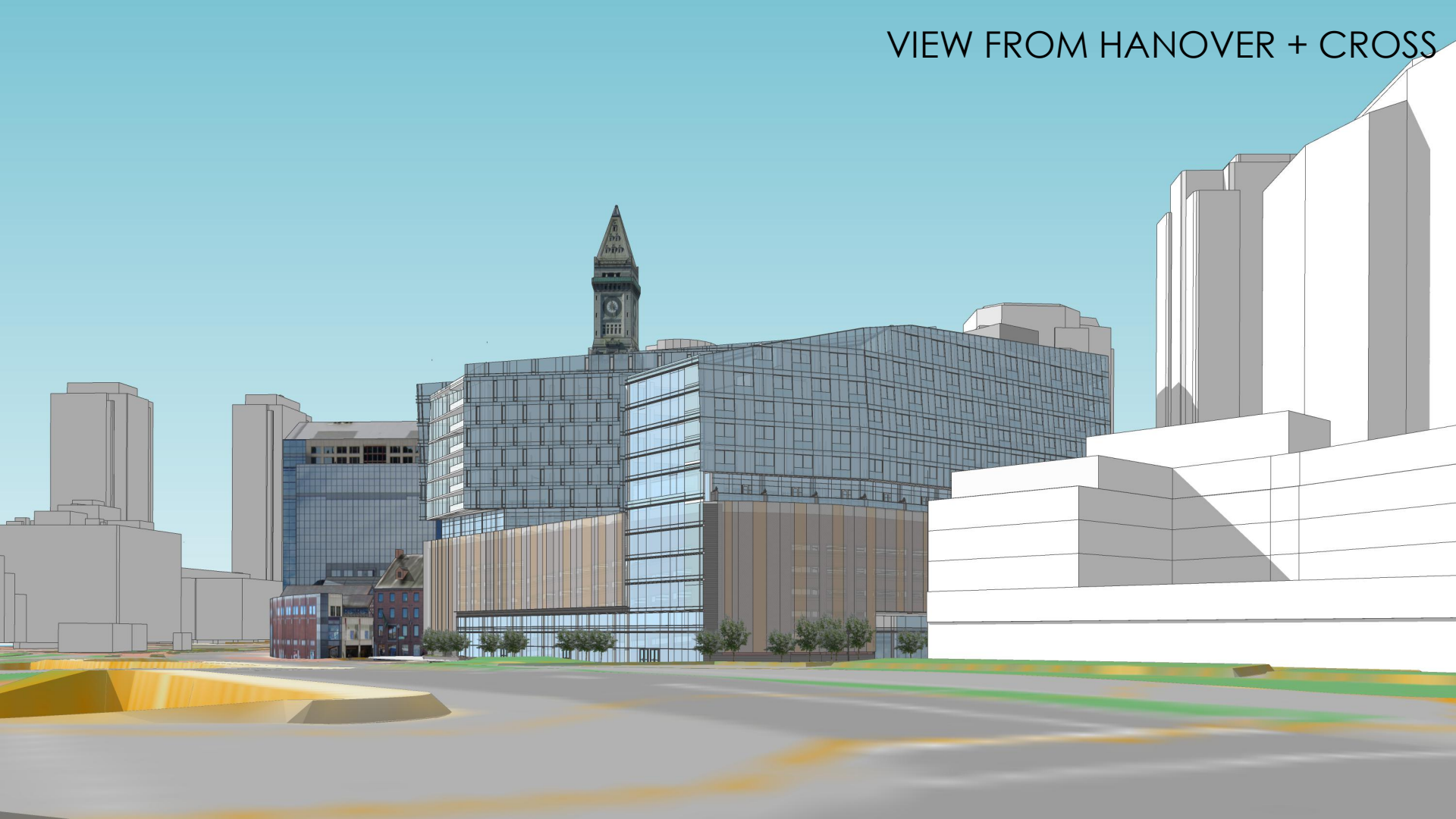




# CLINTON ST. ELEVATION



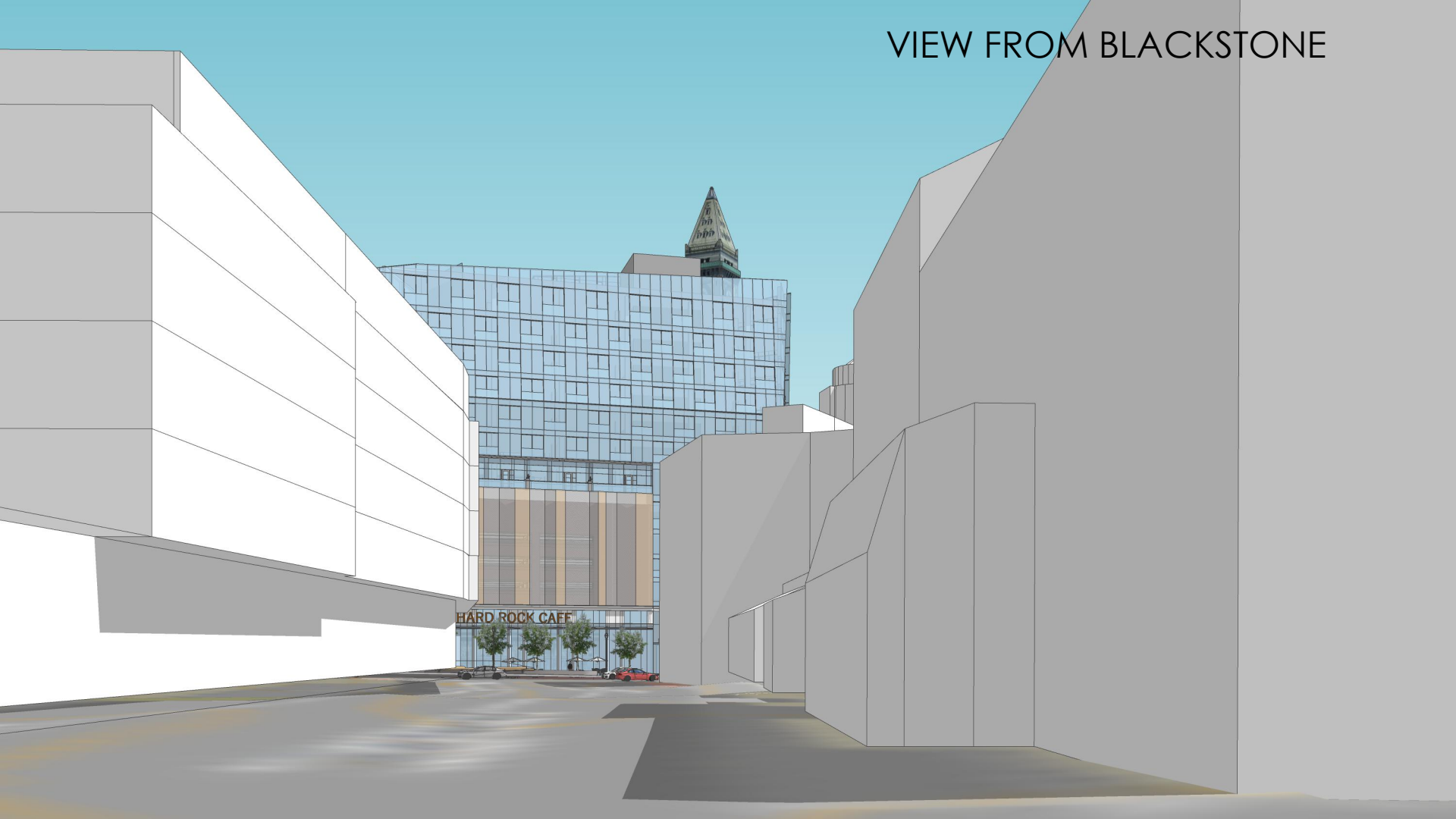
VIEW FROM HANOVER + CROSS



# VIEW FROM GREENWAY



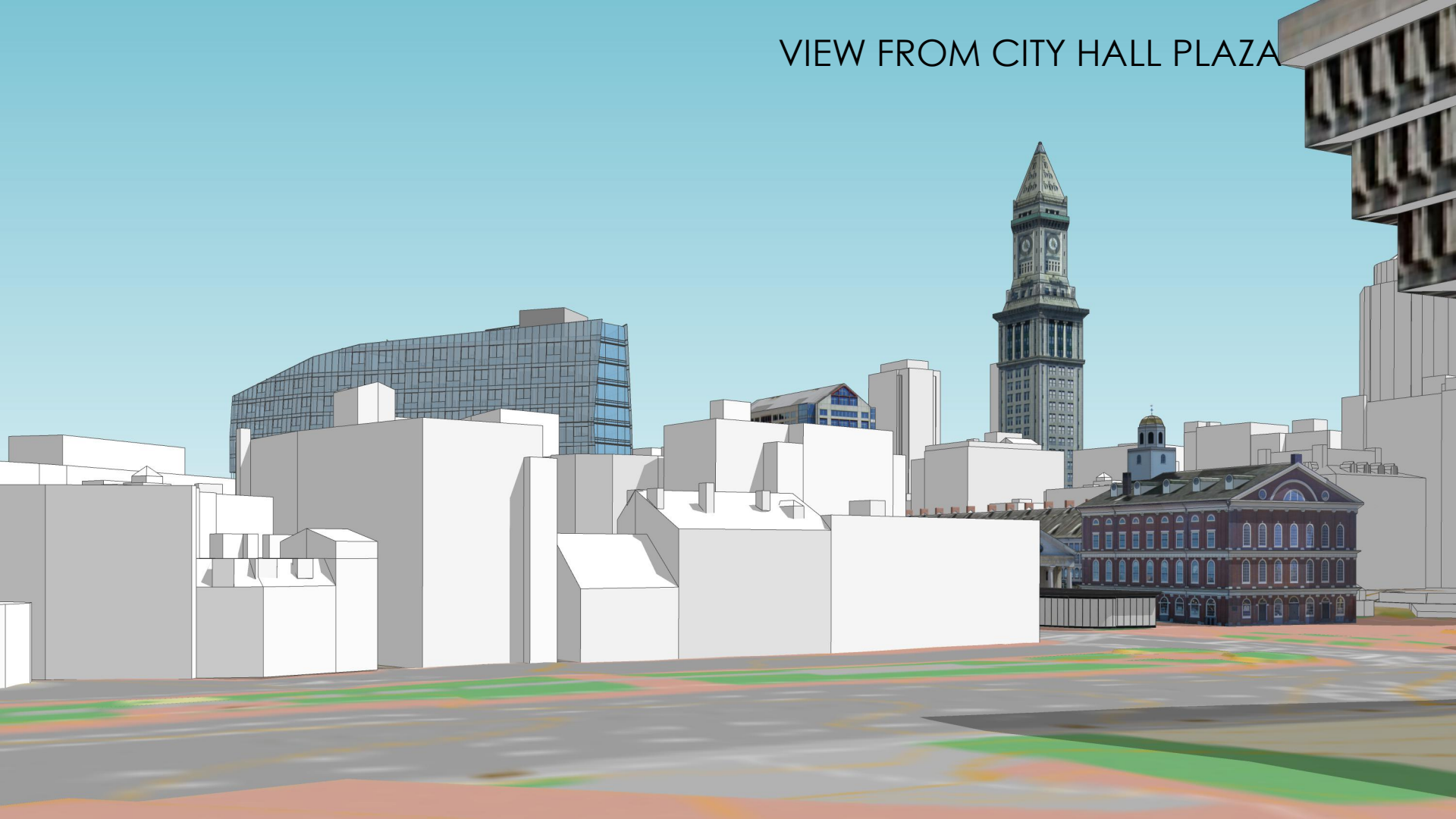
VIEW FROM BLACKSTONE



VIEW FROM CONGRESS ST.



VIEW FROM CITY HALL PLAZA





# VIEW FROM CITY HALL



2



QUINCY MARKET

NORTH MARKET

McCORMICK & SCHMICK'S

SALTY DOG

BOSTON ROCKS

BOSTON ROCKS

BOSTON ROCKS

BOSTON ROCKS

BOSTON ROCKS







QUINCY MARKET

New Deacons

Home Plaza Entrance

QUINCY MARKET



