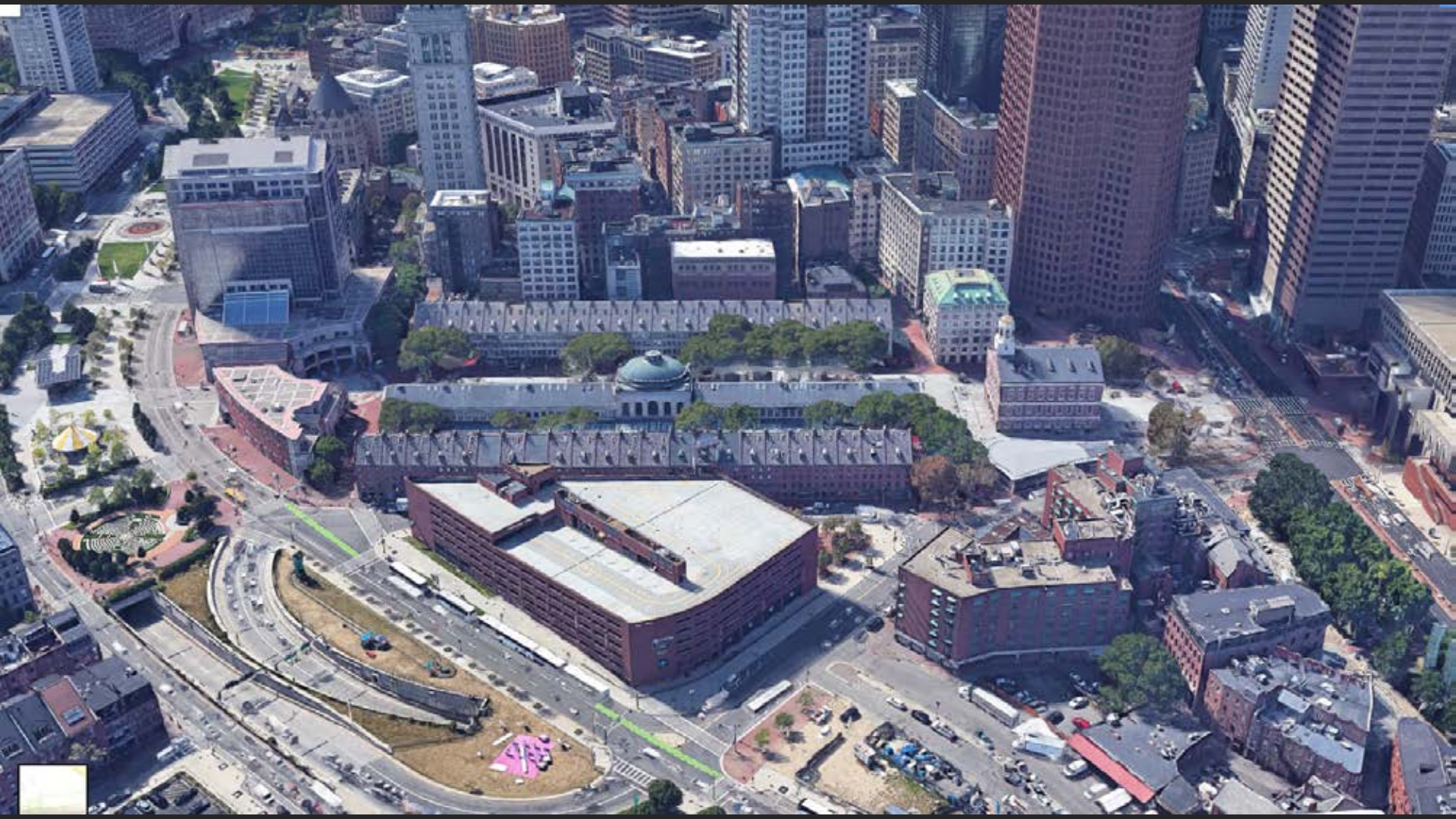


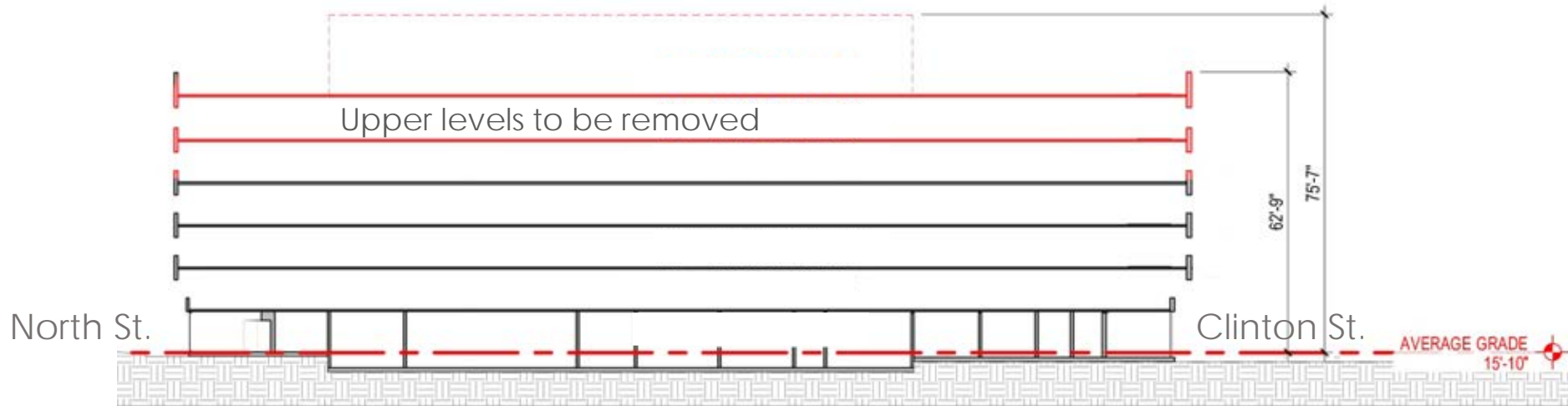
Boston Civic Design Commission

May 07, 2019

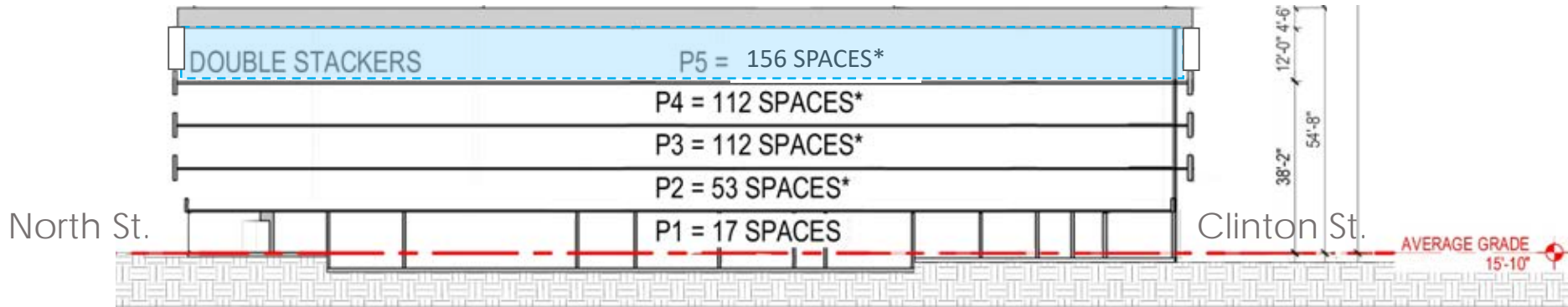
1 Dock Square



Existing Garage

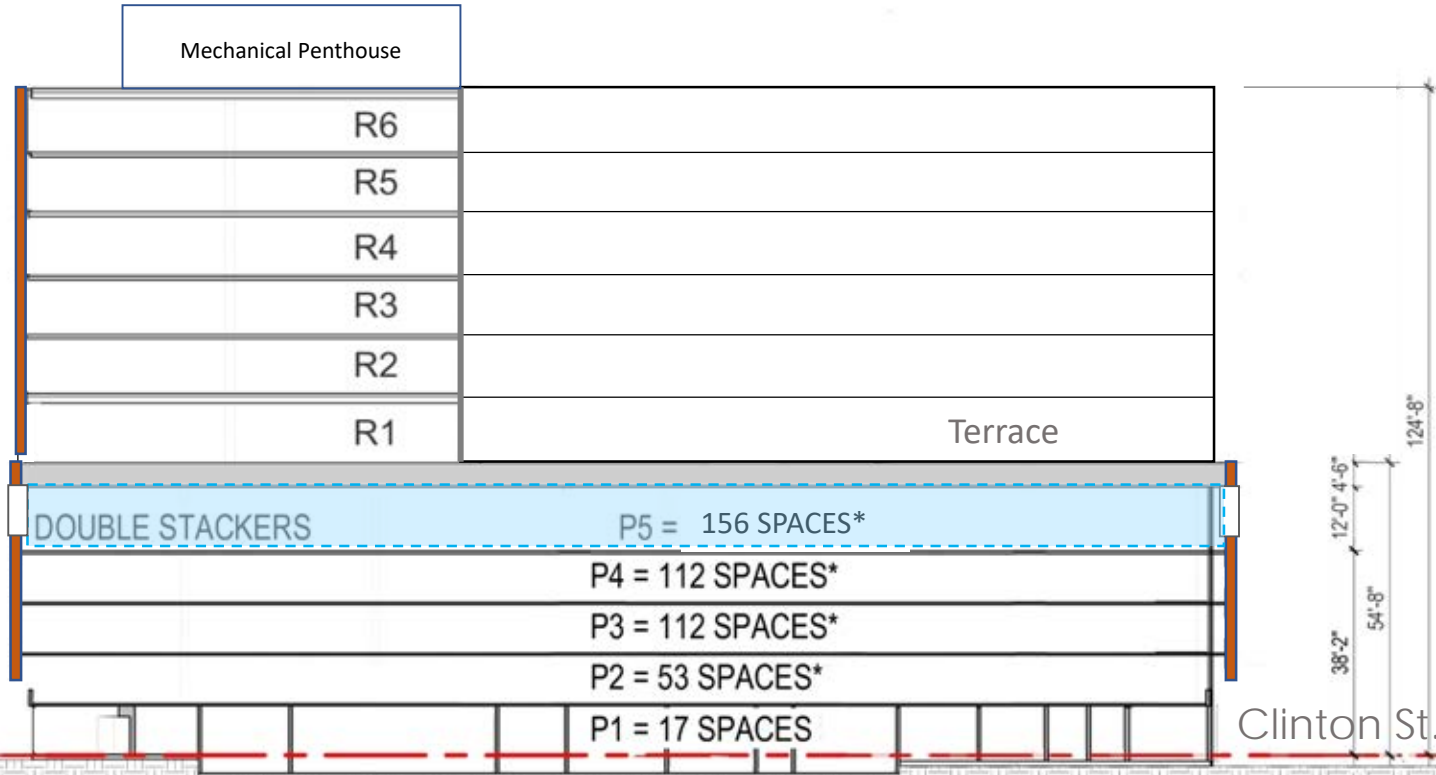


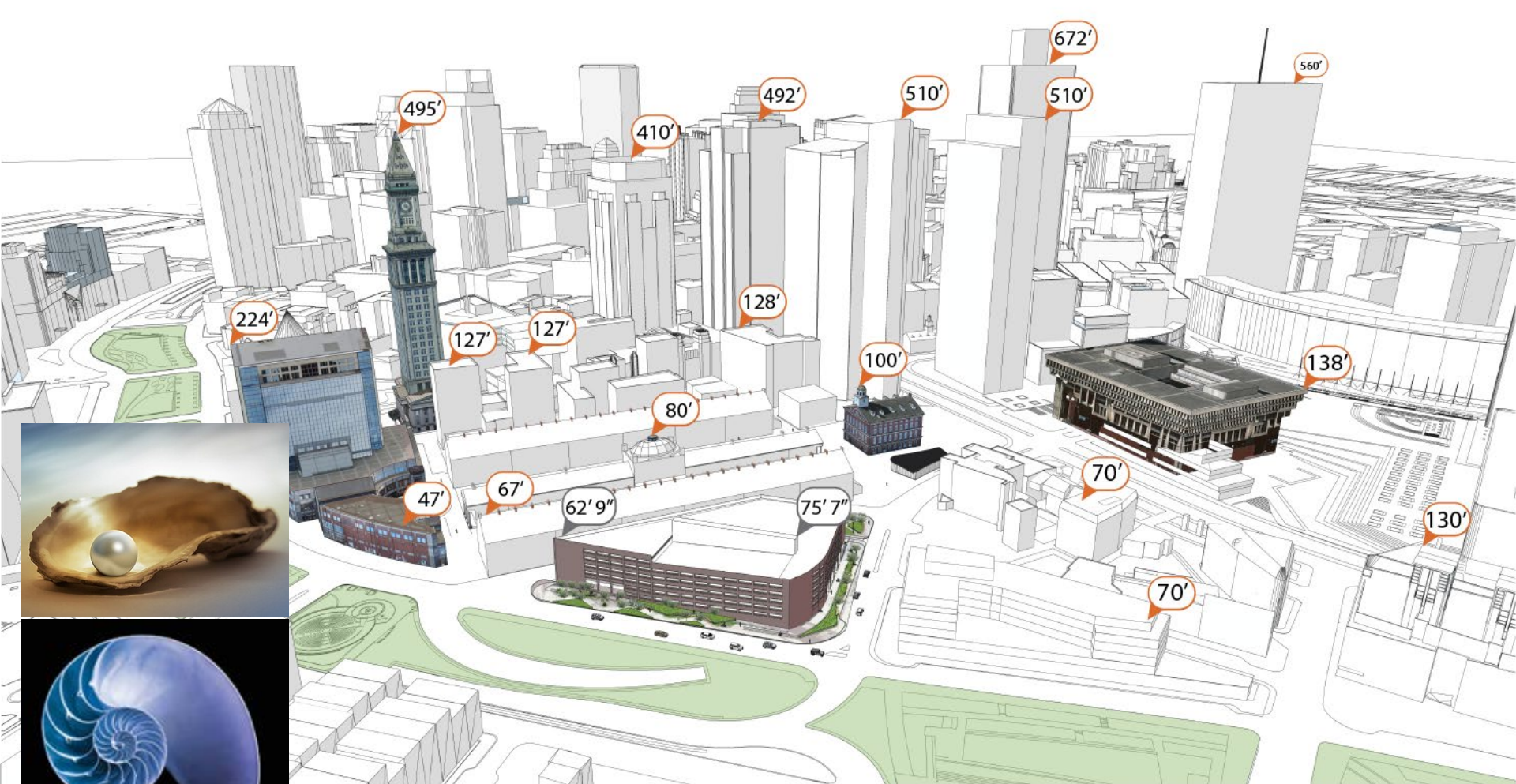
New Structural Deck



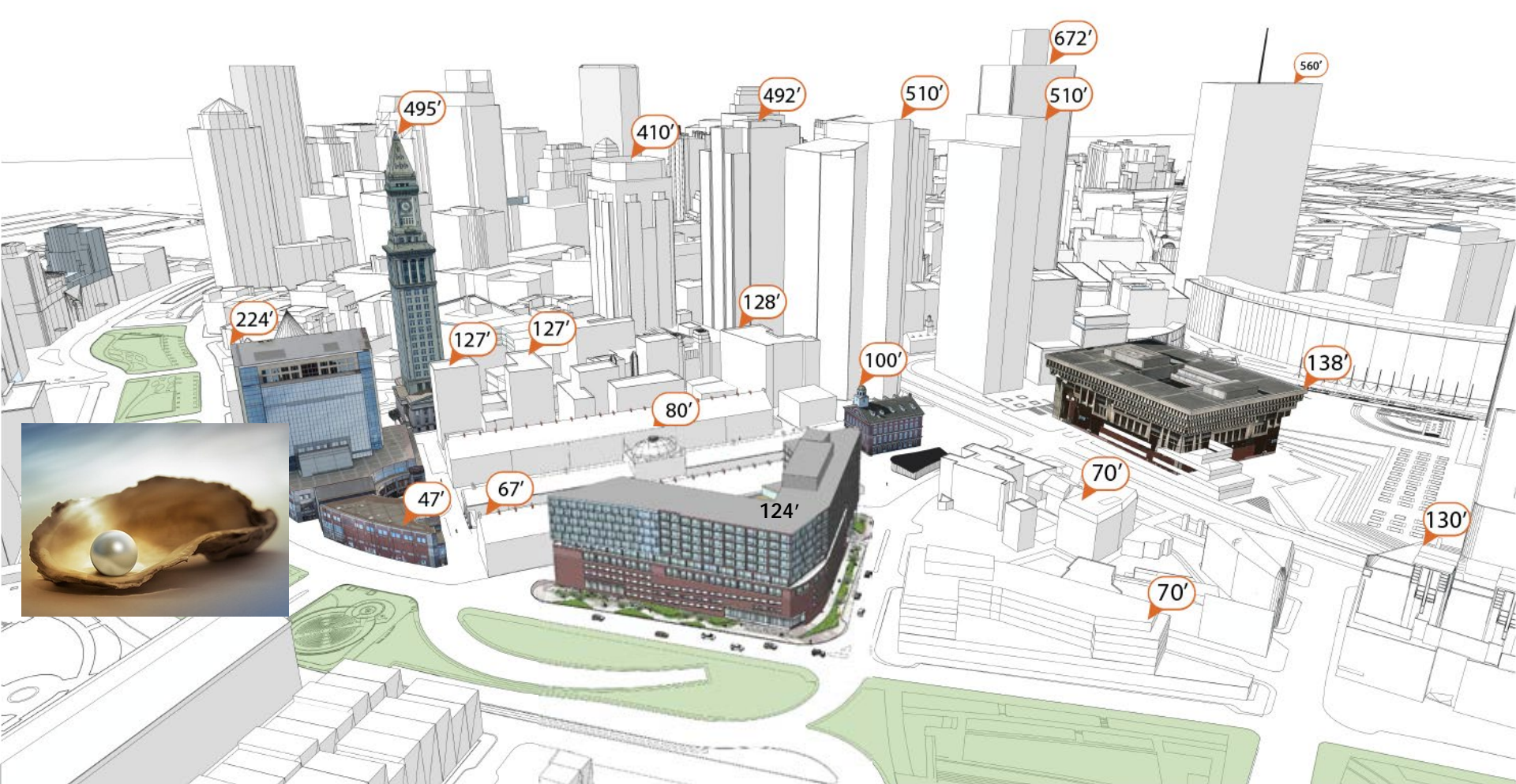
HEIGHT @ 124'-8"

- Reduced floor to floor height, reduced triple stackers to double stackers.
- Double Stacker floor convertible to future office, etc
- Opened courtyard to Quincy Market side
- Masonry on North and Greenway to relate to Blackstone block
- 450 Total Spaces

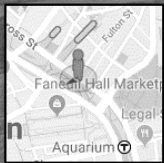




APPROXIMATE EXISTING BUILDING HEIGHTS







Google







Base Study





Base Study





Base Study





Base Study







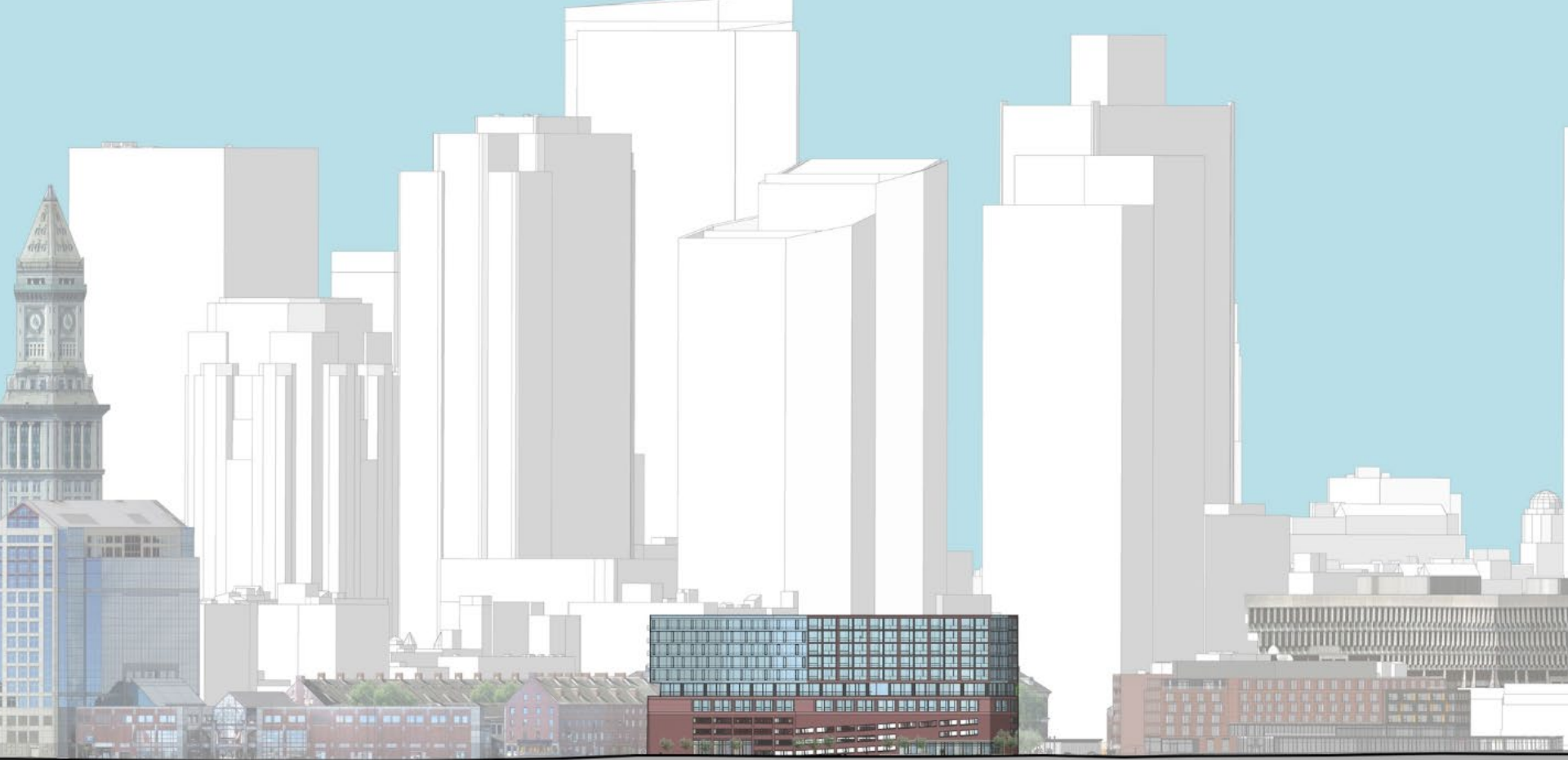




Boston

Harb

Rock



NORTH ST. ELEVATION



CLINTON ST. ELEVATION



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 benches, moveable seating, and art sculpture.
3. Widening North Street sidewalk, activating streetscape with ribbon-like planters, benches and outdoor seating.
4. New plaza with scultural planters, a water feature, and specialty paving.
5. Improved Clinton St. streetscape with raised planters and paver bands.



FUTURE
HAYMARKET
HOTEL

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

RETAIL

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.



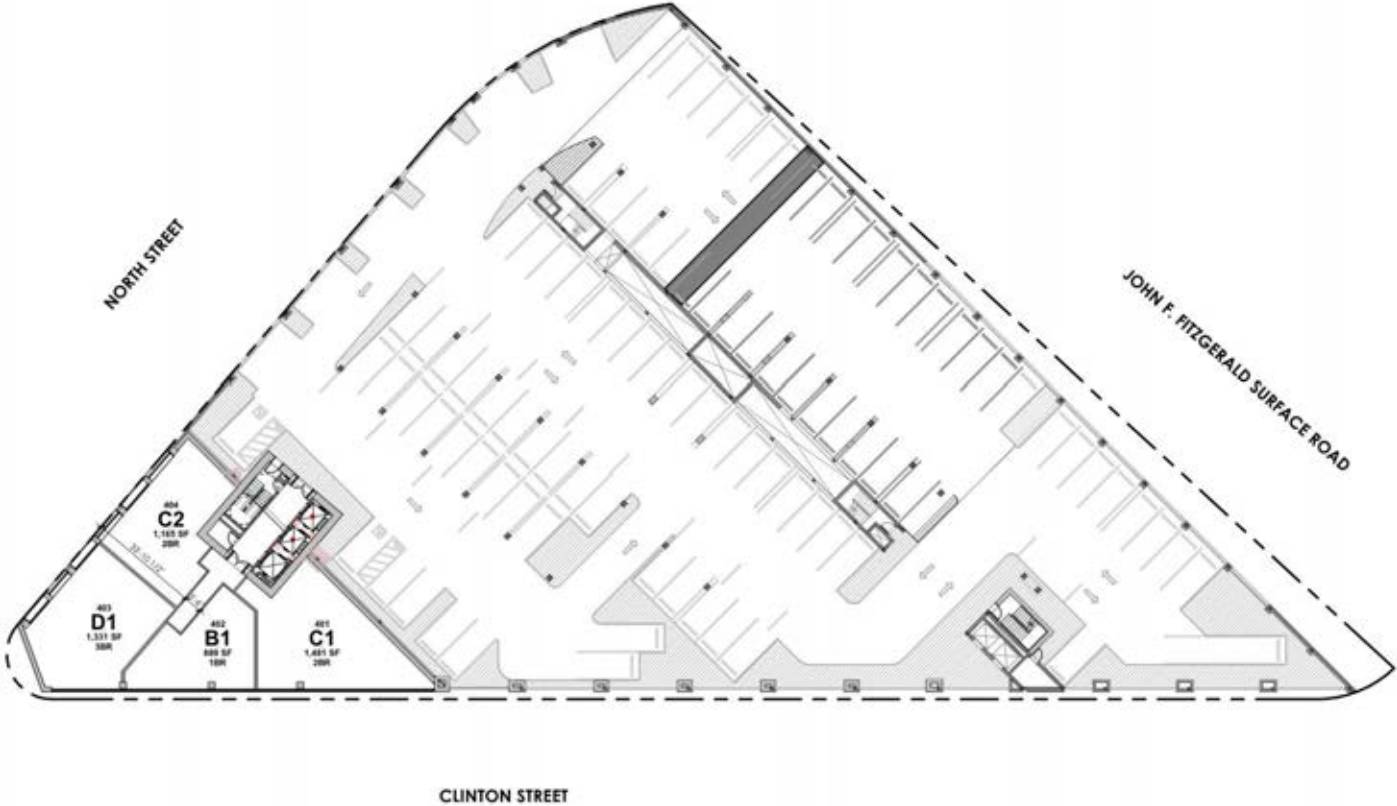
Streetscape Improvements

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.

RE
11
8



Typical Lower Resi Level



Upper Residential Levels







Surrounding Street Views







DONUTS

AVEDA
#1 GOOD FRAGRANCE BRAND

RENTAL UNIT FOR LEASE

MURKIN SCHICKS













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Summary



- Activation along Greenway by introducing retail along JFF Surface Rd
- Improved existing retail presence along North street
- Overall streetscape improvements with planters, benches, outdoor seating and specialty paving.
- Widening of North St. sidewalk
- Public plaza at the corner of North and Clinton
- Improved atmosphere of surrounding block due to new resident involvement
- Improved overall aesthetic of existing garage

Thank You

