

776 SUMMER STREET



Greenberg
Consultants
Inc.

GSP

 **Hilco**
Real Estate

REDGATE™

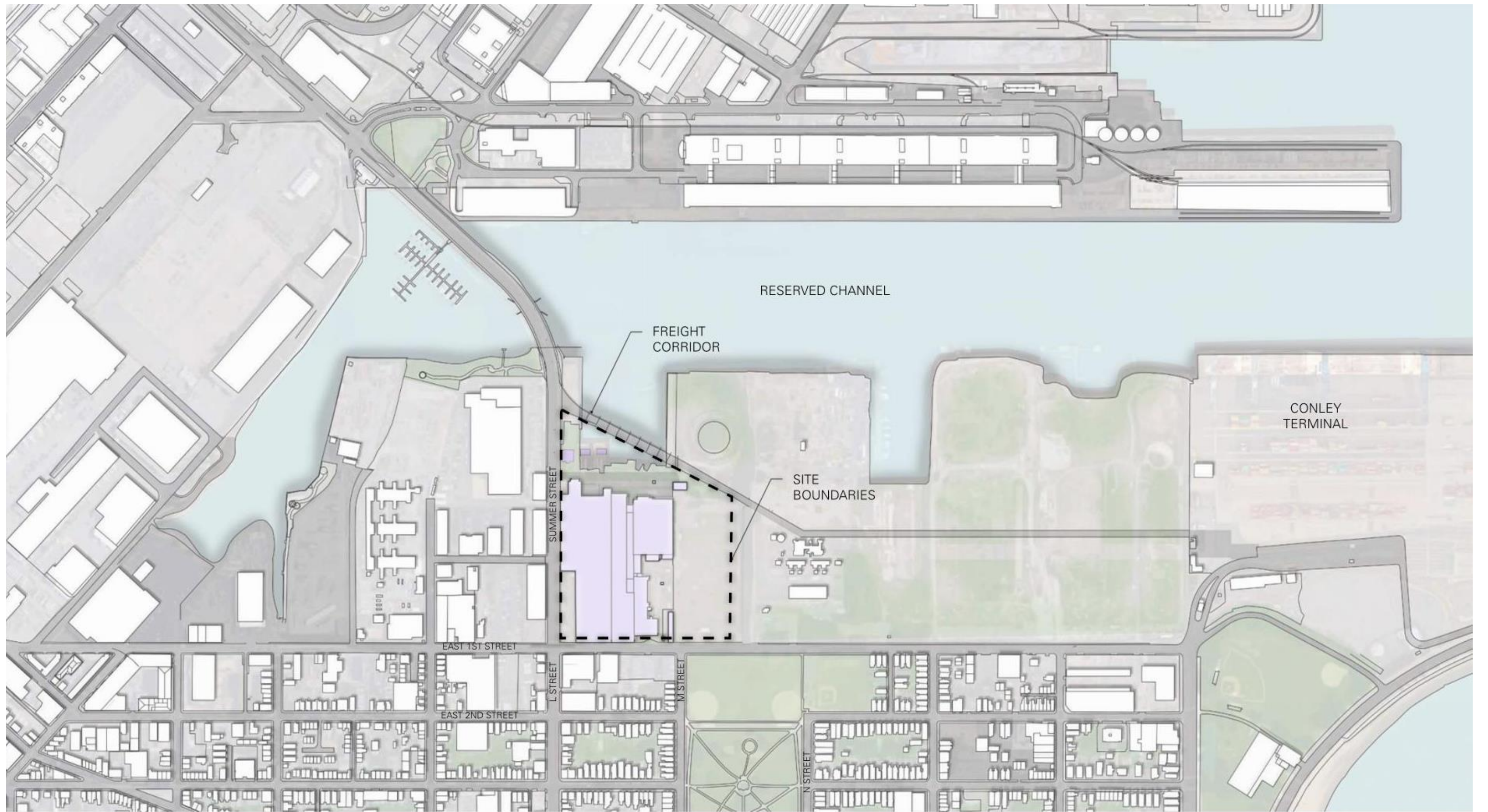

ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

STOSS

 vhb®







Guiding Principles

Originally presented to the community

- De-commission and clean up this heavily industrial site so that it is clean, healthy and safe
- Take down the walls and fences surrounding the site, and create connections into and through the site, so that it is accessible and inviting to the South Boston neighborhood, all the way down to the water's edge
- Convert the site to a “live/work/play” mix of uses that fit with the neighborhood
- Preserve and protect the continuing operation of an active, thriving Conley Terminal
- Include retail and other uses, and significant public spaces, that will be used by the neighborhood
- Preserve some significant building elements, to give the site character and a sense of history
- Minimize the use of cars, by providing better alternatives (buses, shuttles, ridesharing services, biking, walking, etc.)
- Make the site green, sustainable and resilient

Explore 3 Themes in Realizing these Principles

- MOBILITY AND ACCESS
- OPEN SPACE AND CHARACTER PUBLIC REALM
 - PUBLIC AMENITIES & PROGRAMMING

Mobility + Access



Distillery District | Toronto





Open Space + Public Realm

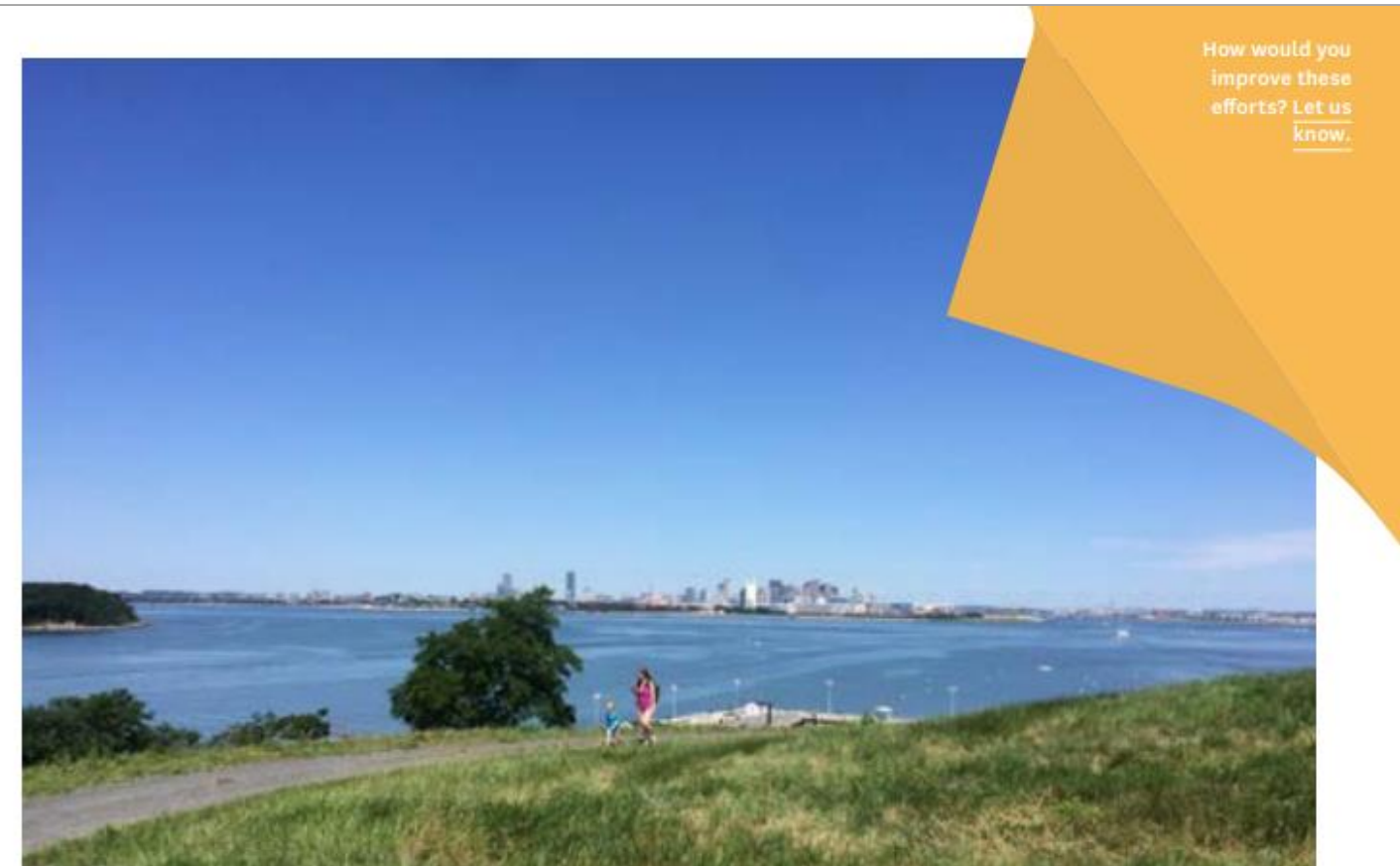


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Create a Waterfront City for Future Generations

Tenean Beach,
Dorchester

Imagine Boston 2030 Expanding Opportunity — DRAFT — Weigh in at imagine.boston.gov



How would you improve these efforts? Let us know.

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Boston's key actions to create a thriving waterfront include:

Investing in open space and the public realm to create a more vibrant, accessible waterfront for Bostonians across the city

Strengthening existing and emerging job and housing centers that sustain the waterfront's vital role as an inclusive economic engine for the city and a location for mixed-use neighborhoods

Undertaking proactive climate planning along the waterfront to ensure that Boston's residents, economic assets, and critical infrastructure are climate-ready

Introduction

Context

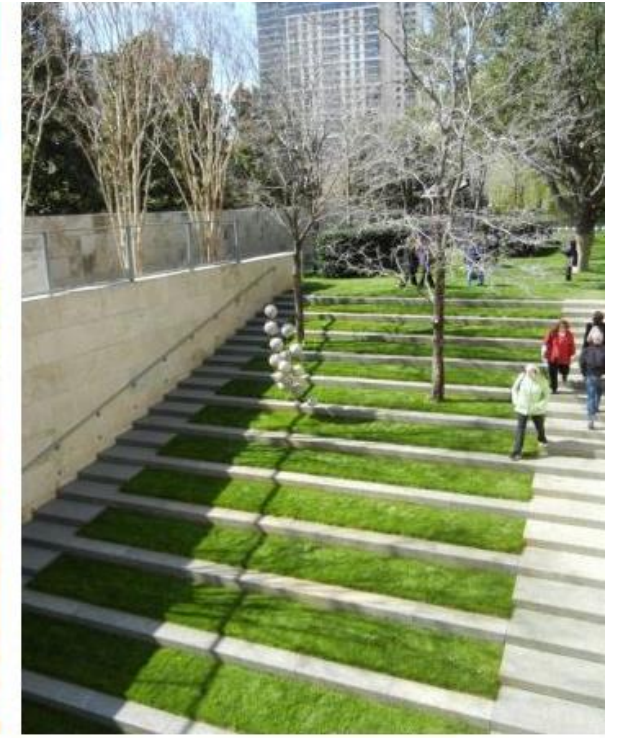
The Opportunity of Growth

Taking Action

Initiatives

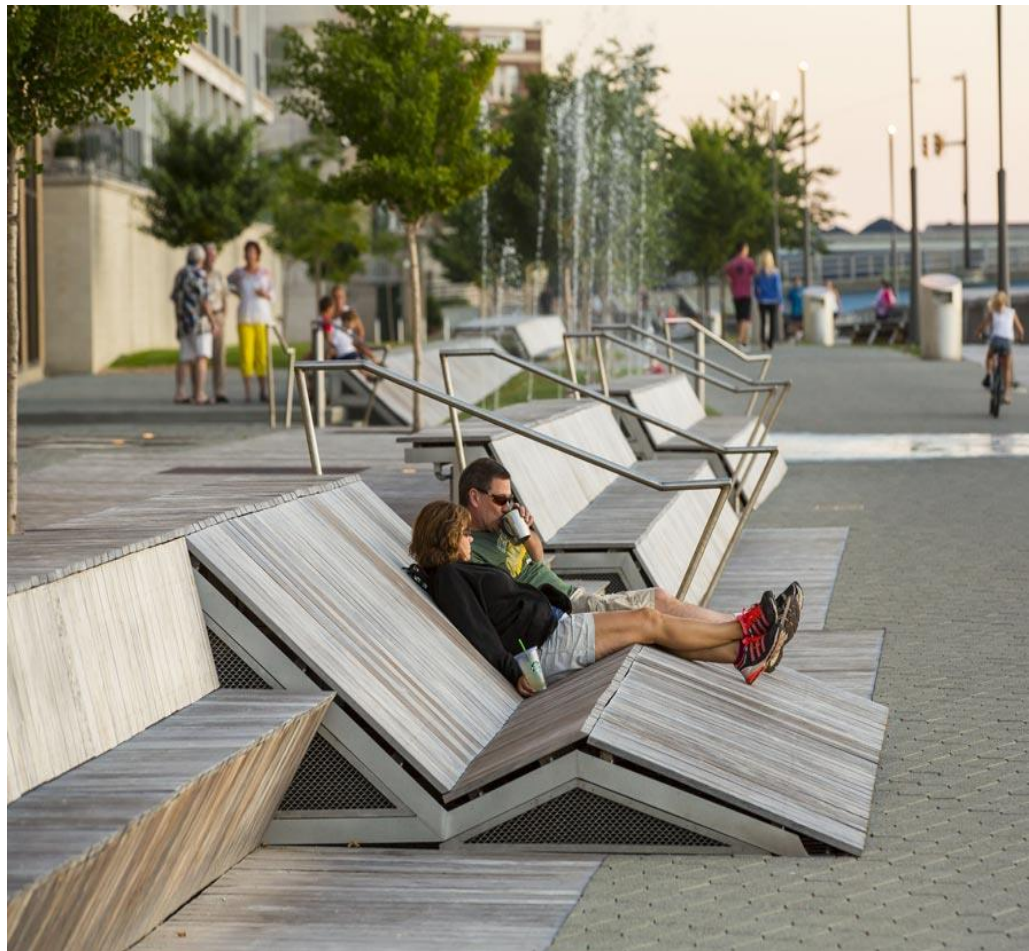
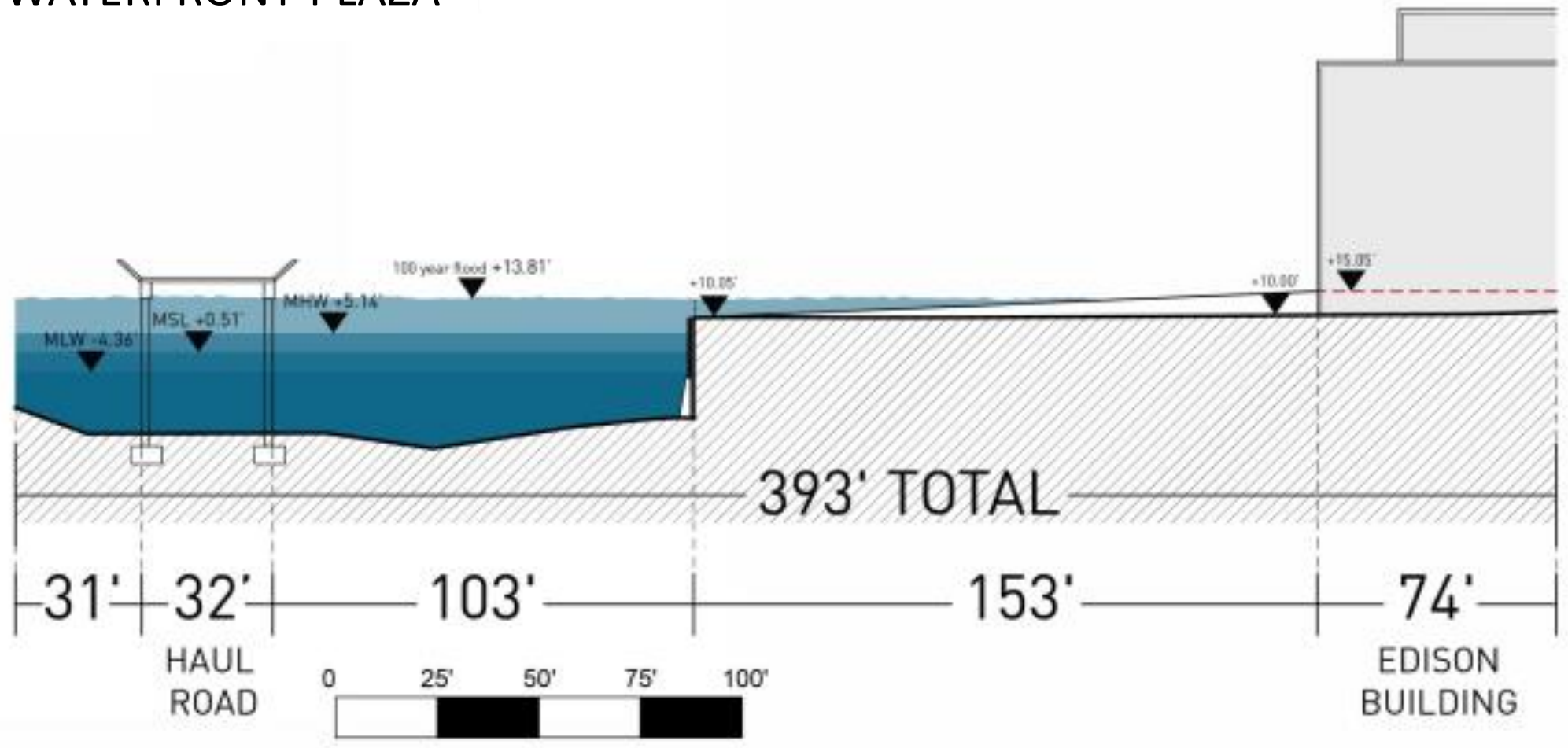
Next Steps

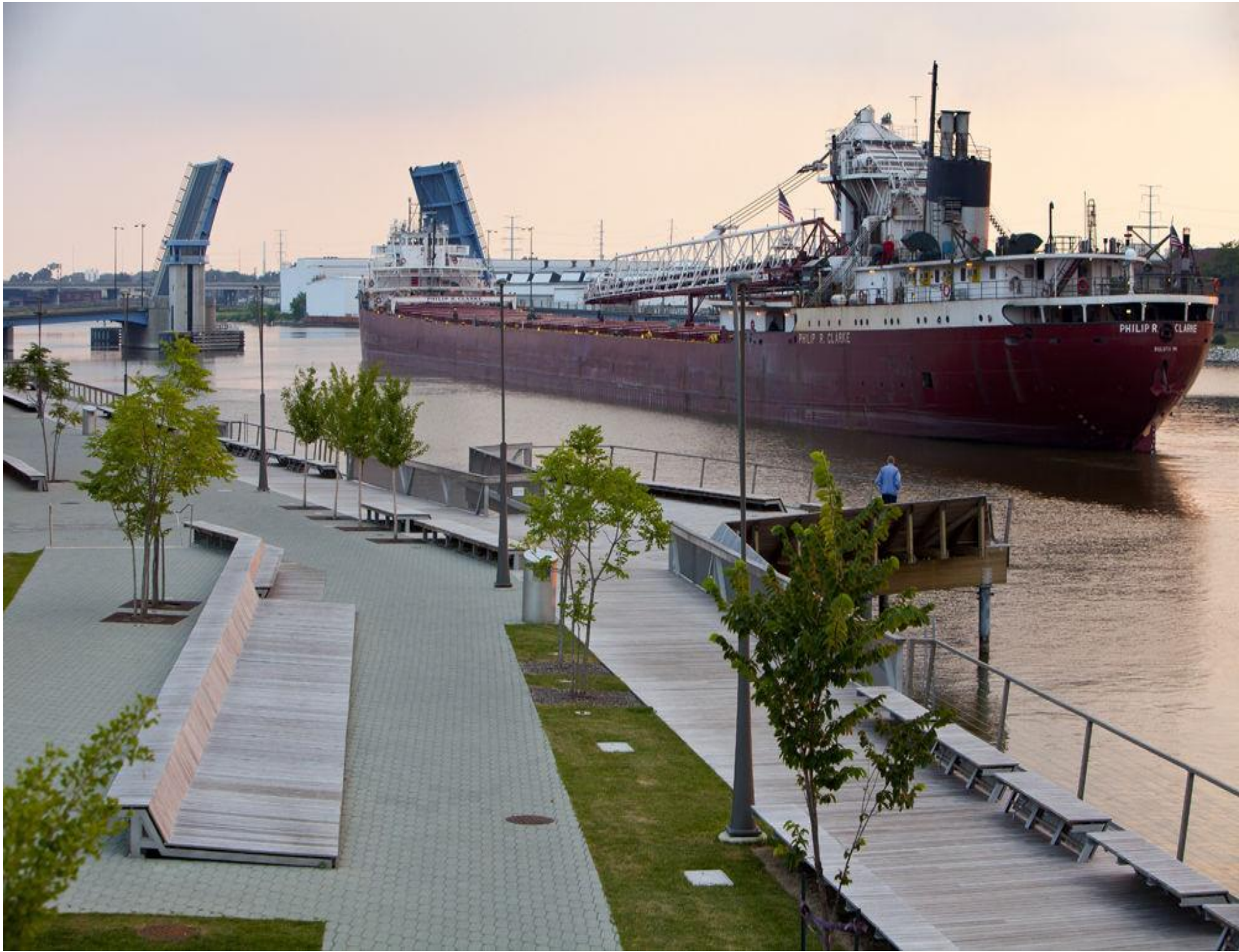
Create a Waterfront City





WATERFRONT PLAZA





City Deck | Greenbay, WI

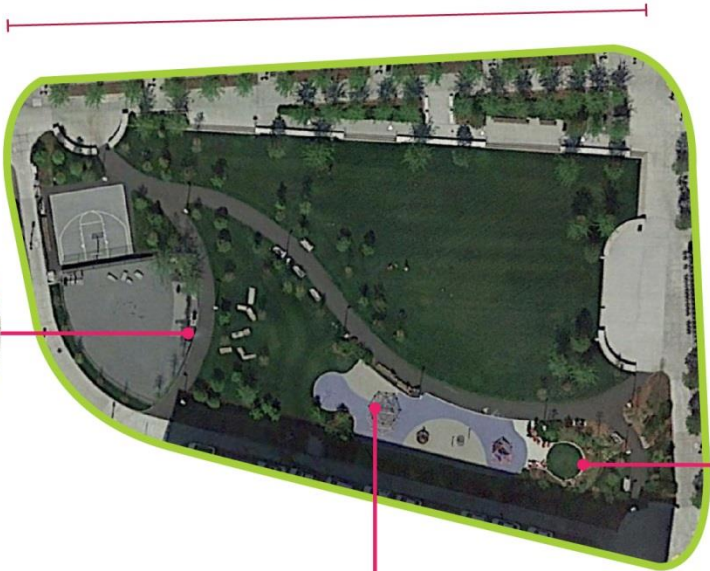
Create a large public open space next to the Reserve Channel, comparable in size to the park next to the Children's Museum on Sleeper Street or the new Channel Center Park on A Street. We would like to keep any new or rehabilitated buildings along the Reserved Channel set back from the water at about the same distance that they are now.



State Street Park : Channel Center, Boston

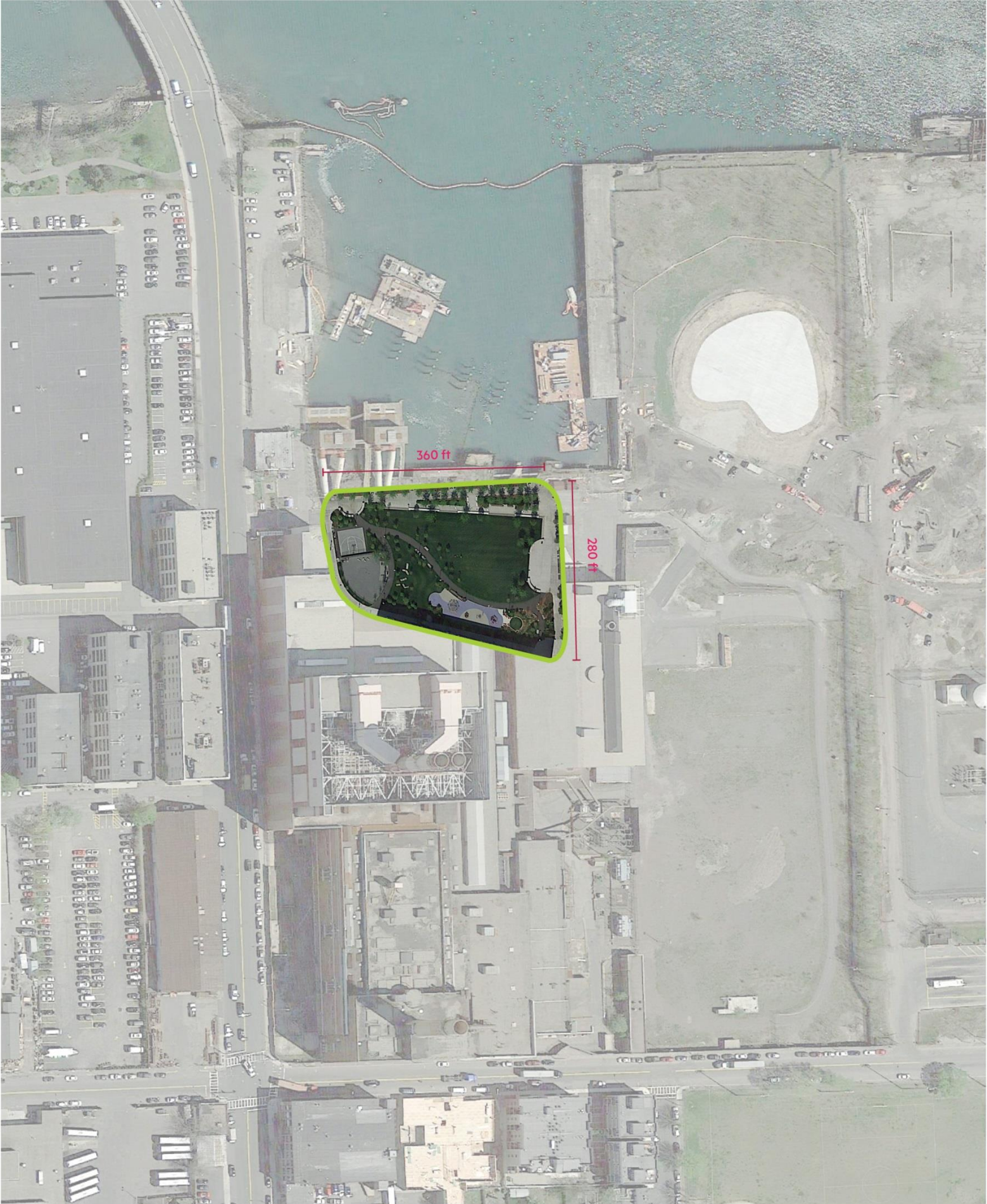


360 ft

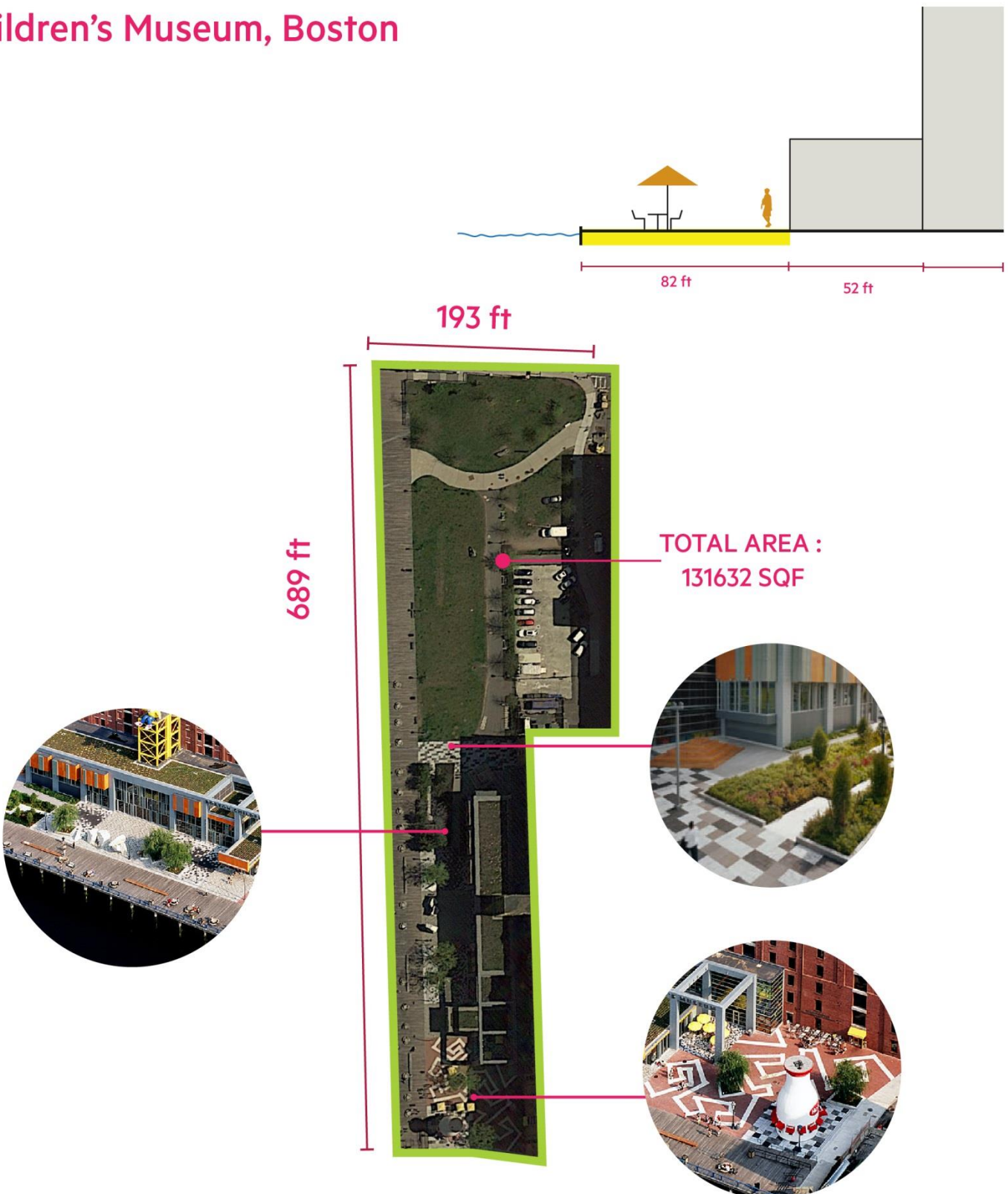


TOAL AREA
80889 SQF

280 ft

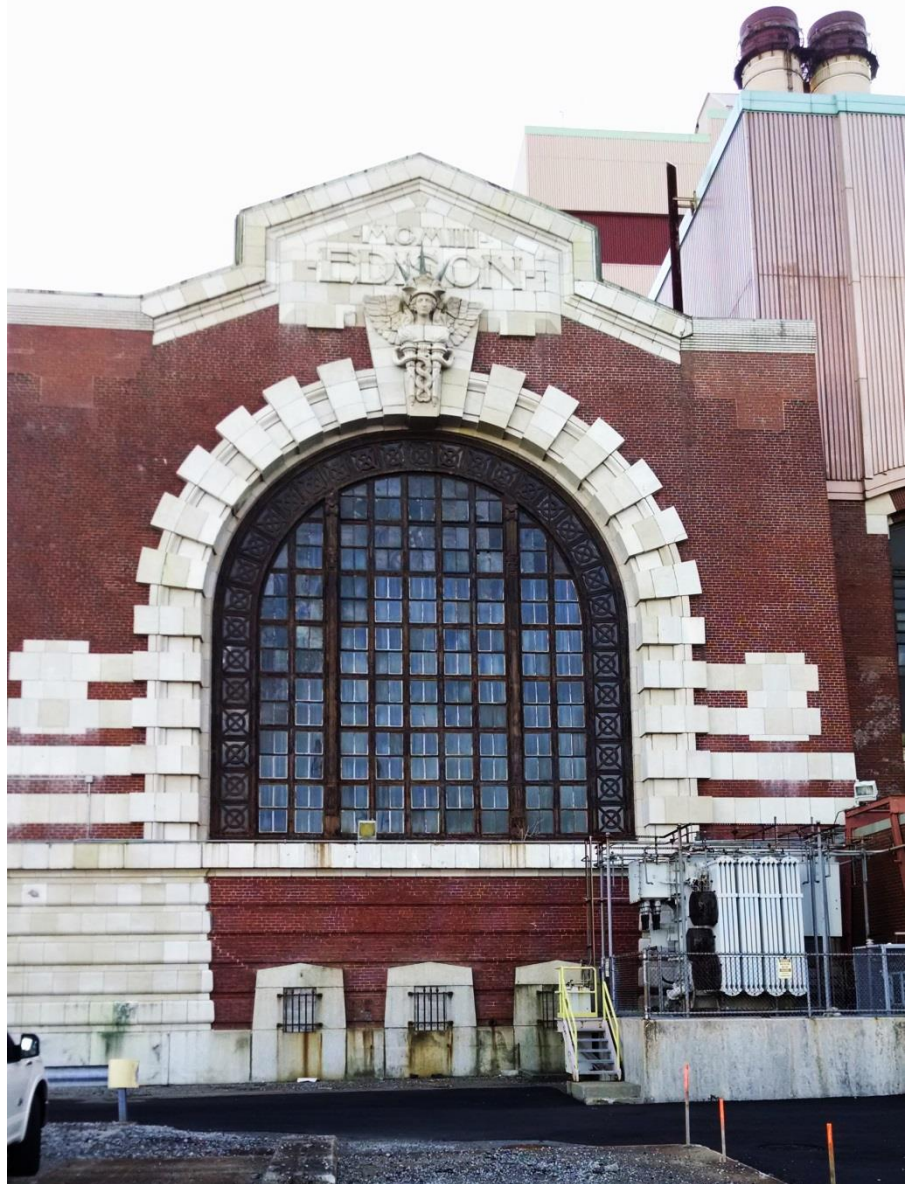
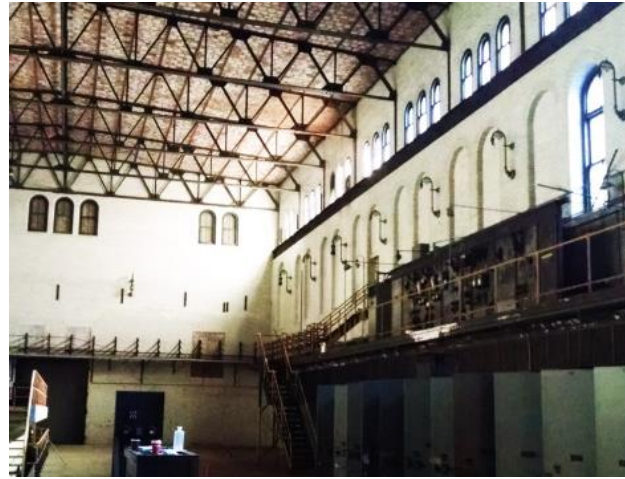


Children's Museum, Boston



Urban Design + Neighborhood Character

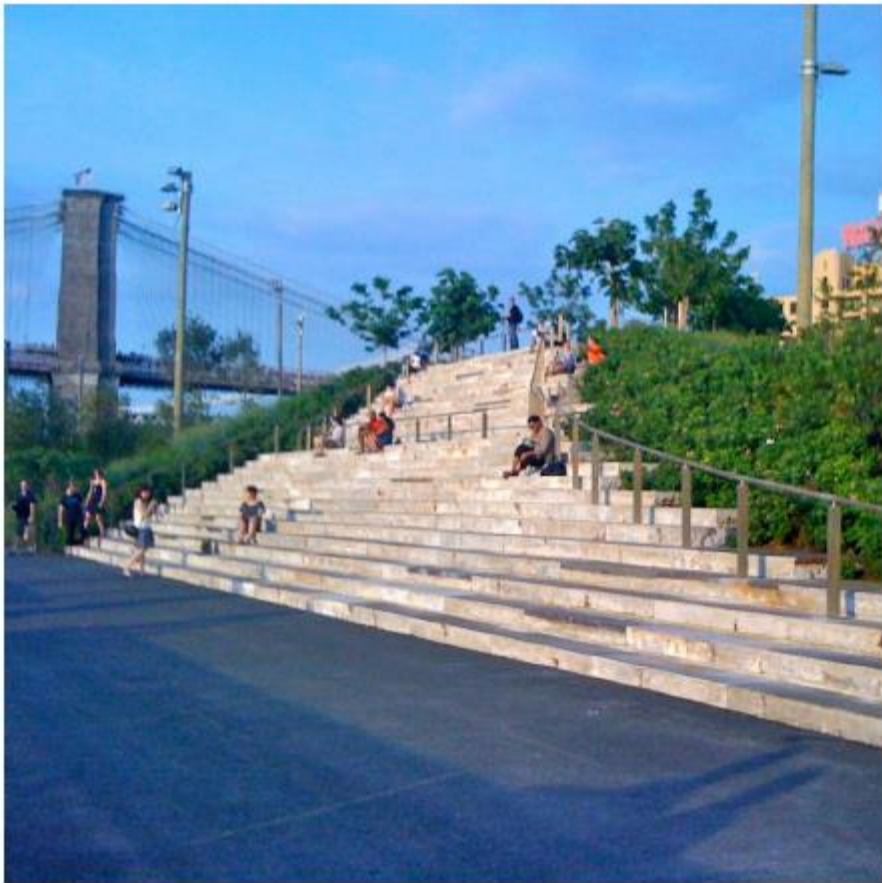
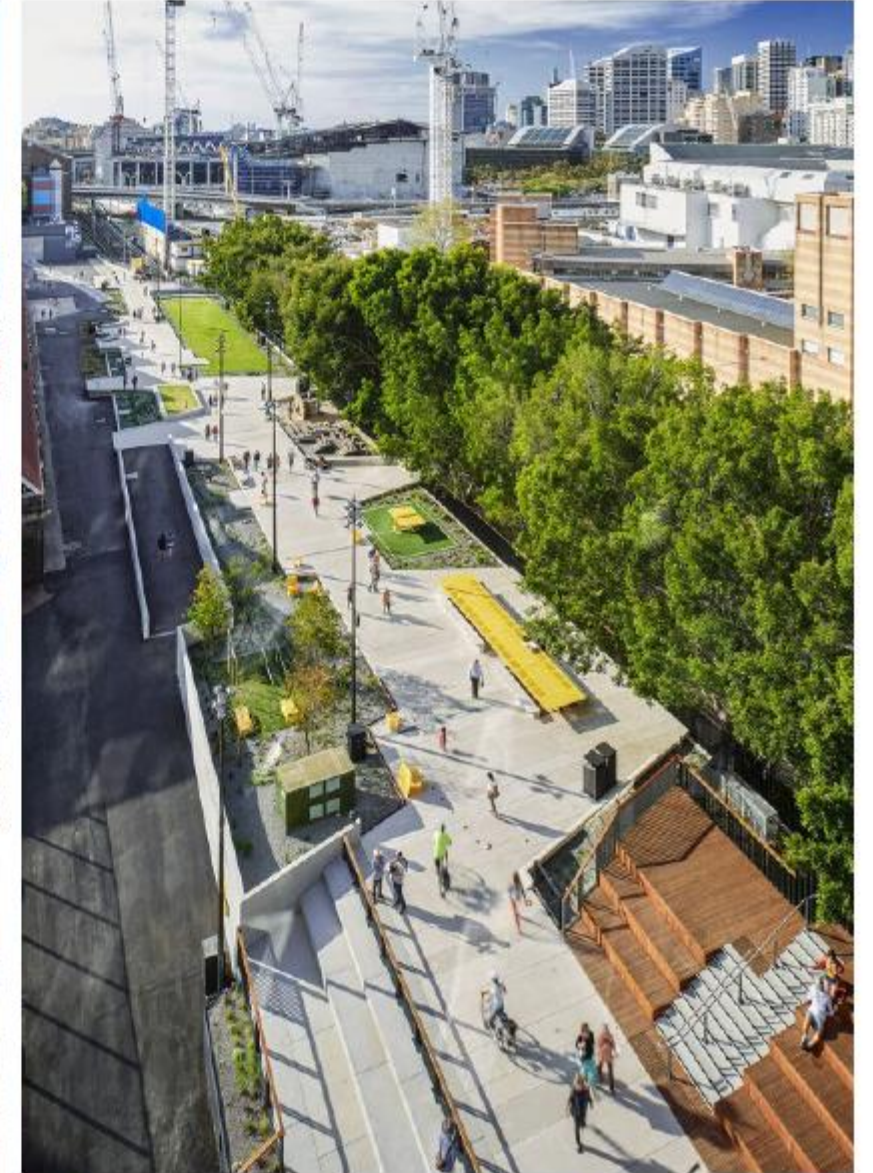
Preserve and re-open the three turbine halls that run end to end for more than 600 feet down the middle of the site. These three turbine halls have an impressive façade on the north side facing the Reserve Channel and an impressive façade on the south side at East First Street.





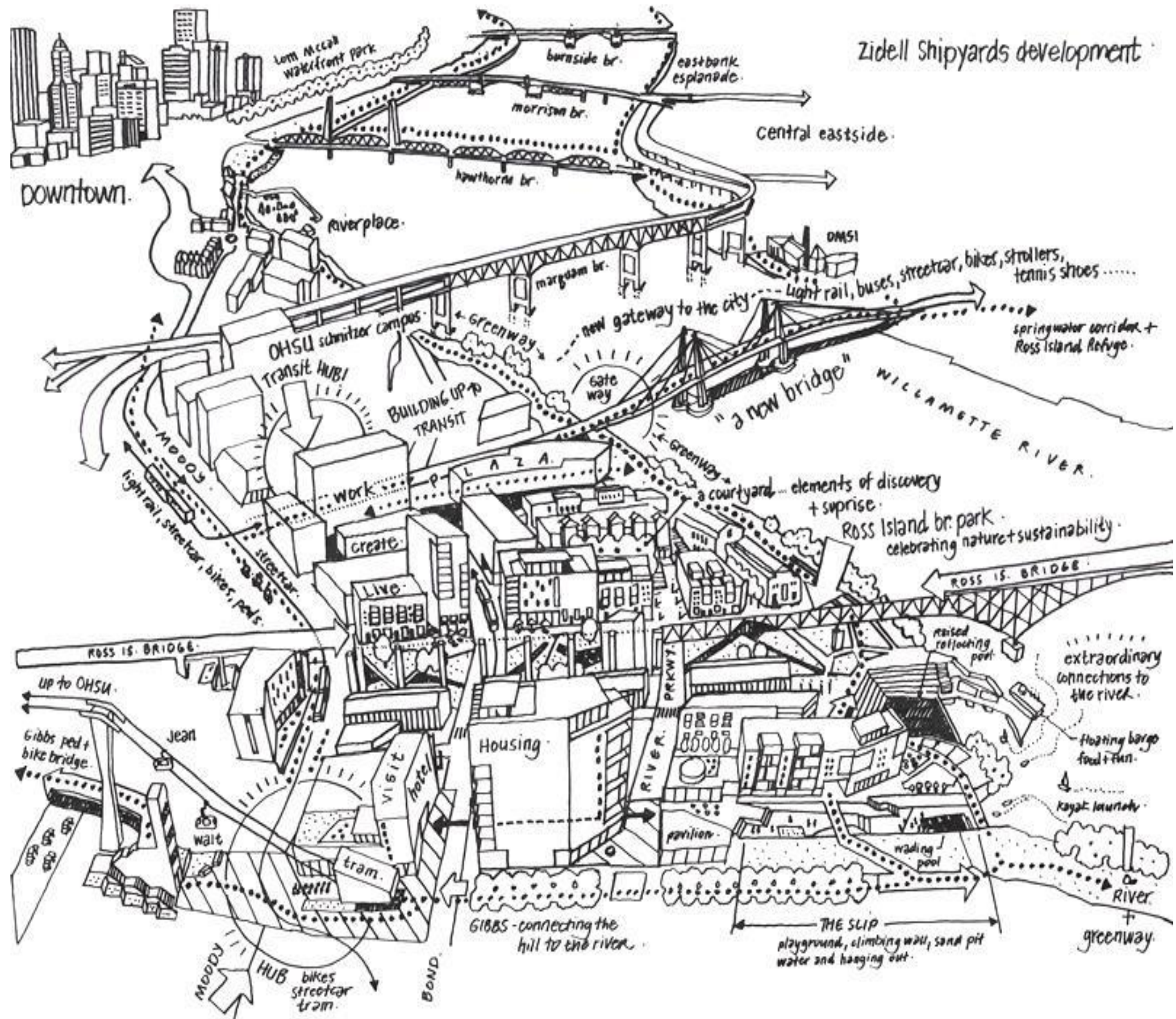




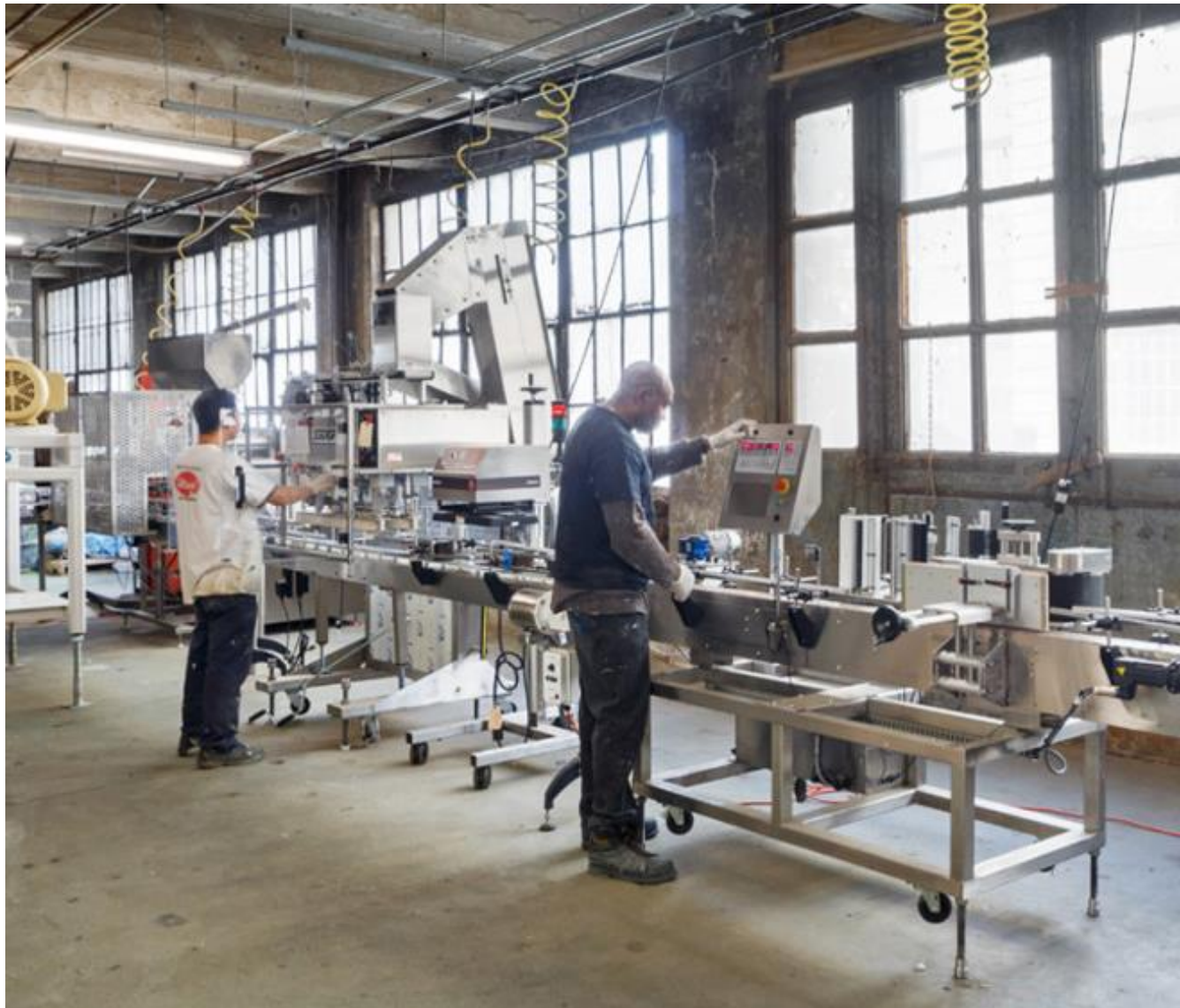


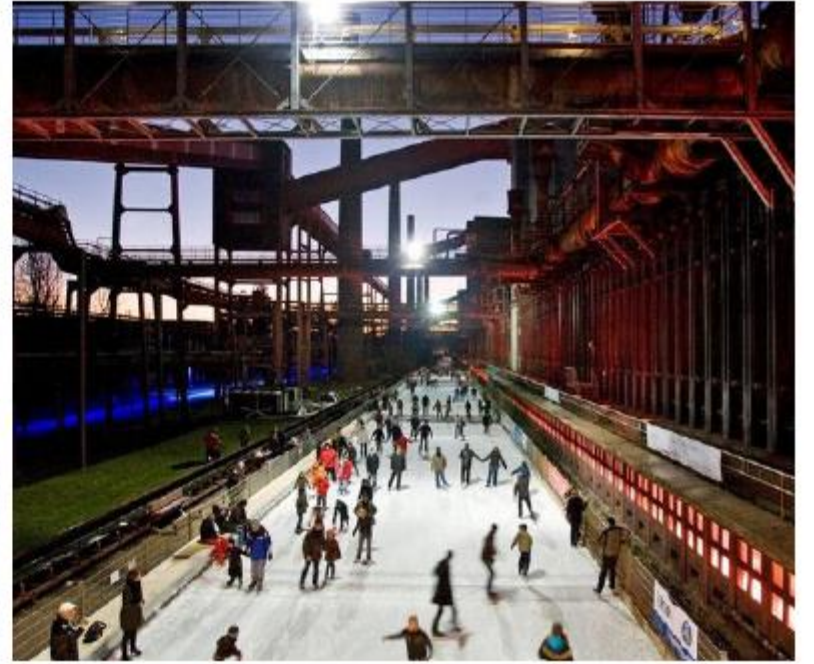


Placemaking, Programming + Uses

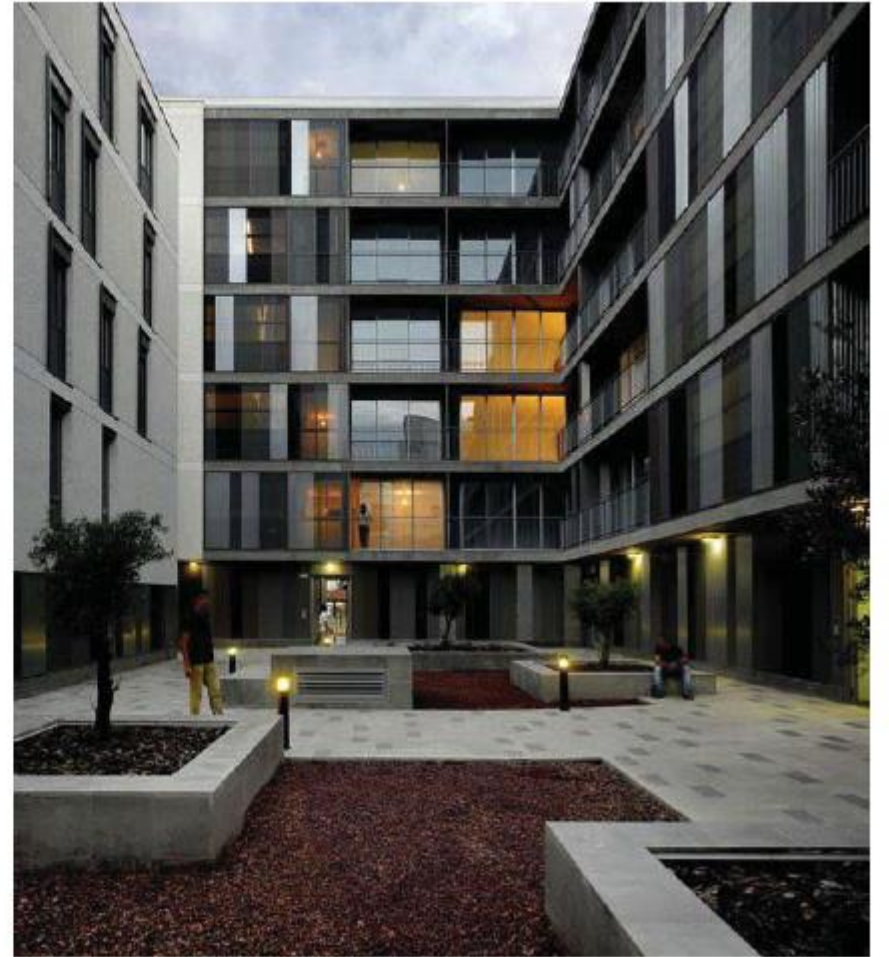


Create an “Arts and Industry” district that is inviting to artists, artisans and makers of all kinds. We are already working with some local South Boston arts, culture and history groups to better understand what kinds of spaces and places would work best at the site.









RETAIL FOCUSES



FULL-SERVICE RESTAURANT	GROCERY	EDUCATIONAL + MAKER	ARTS + REC + ENTERTAINMENT
BBQ (Dinosaur)	provisions + stalls	makerspace / fab lab	music venue
beer hall (Frankford Hall)	urban market (2.5-5k sf)	shared kitchen	black box theater
wood-fired pizza (Roberta's)	small format grocer (10-12k sf)	co-working office space	galleries + studios
seafood (Barking Crab)	traditional big box (20-100k sf)	adult education classes (food, art, language, etc.)	performance space
		museum	movie theater
		roastery	skate park
		brewery	rock climbing gym
		cidery	bowling lanes
			other sport/athletics

