

Boston City Hall and Plaza Renovations

Community Meeting Presentation
05 June, 2019



Mayor Martin J. Walsh
City of Boston Operations Cabinet
Public Facilities Department

SASAKI



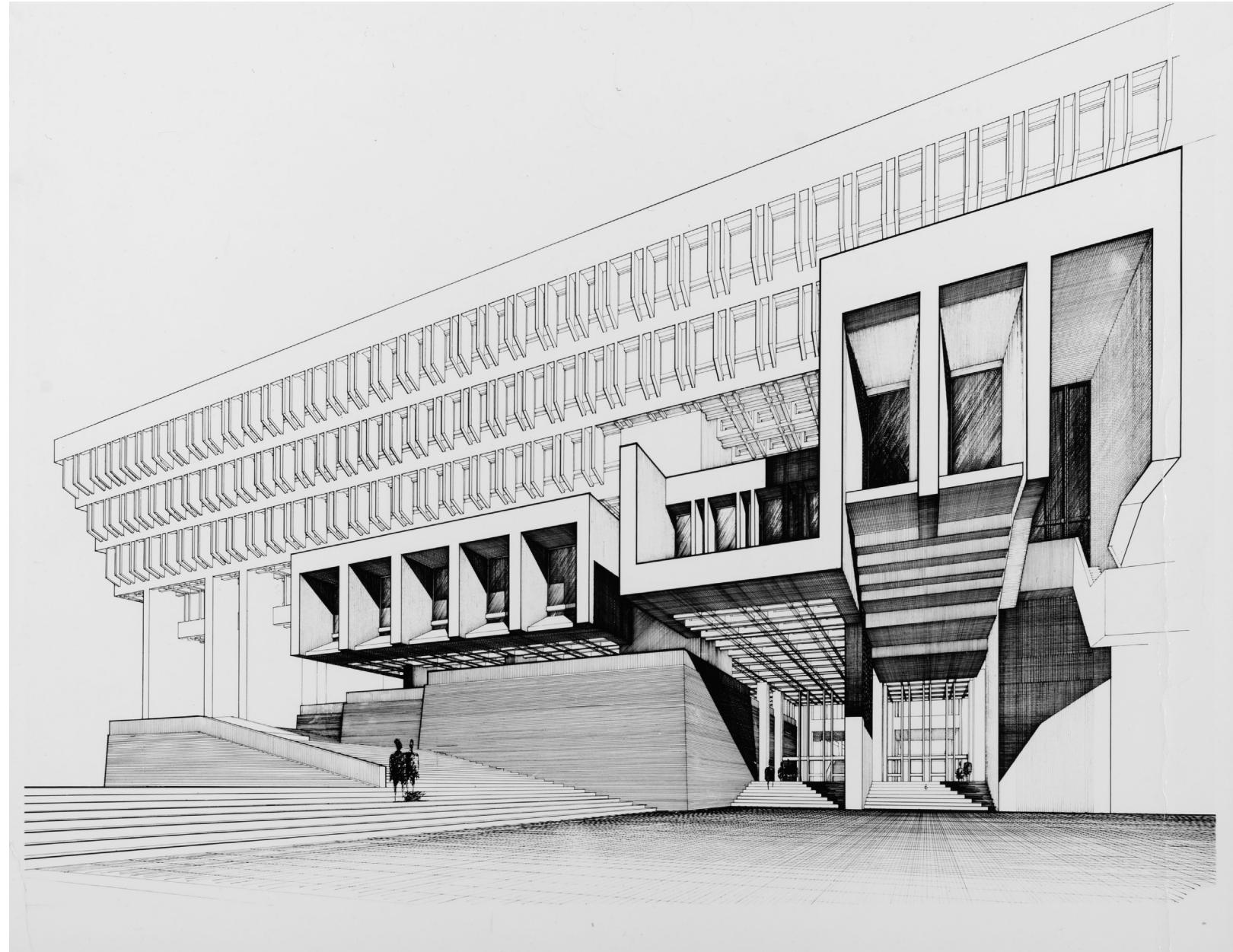
Agenda

Project Background

Plaza Renovations: Phase 1 Schematic Design

A Reinvigorated Civic Heart of Boston

Open House: Questions + Feedback



“We carry the idea of the outside plaza into the building. The bricks come in, like a street. Glass doors suggest the natural extension of sidewalks into a place where people do business.”

– Michael McKinnell in Robert Taylor, “A Plain Man’s Guide”



BOSTON'S PLACE TO GATHER



“

**Red Brick Tundra...
Windswept Desert.**

- BOSTON HERALD 2016

**A howling concrete void...more than
8 acres of windswept emptiness.**

- BOSTON MAGAZINE 2016

**A failure...bleak, expansive,
and shapeless.**

- PROJECT FOR PUBLIC SPACES HALL OF SHAME 2002

”

Temporary Activations Have Improved the Plaza



PHYSICAL LIMITATIONS

Deteriorating/Inadequate Infrastructure

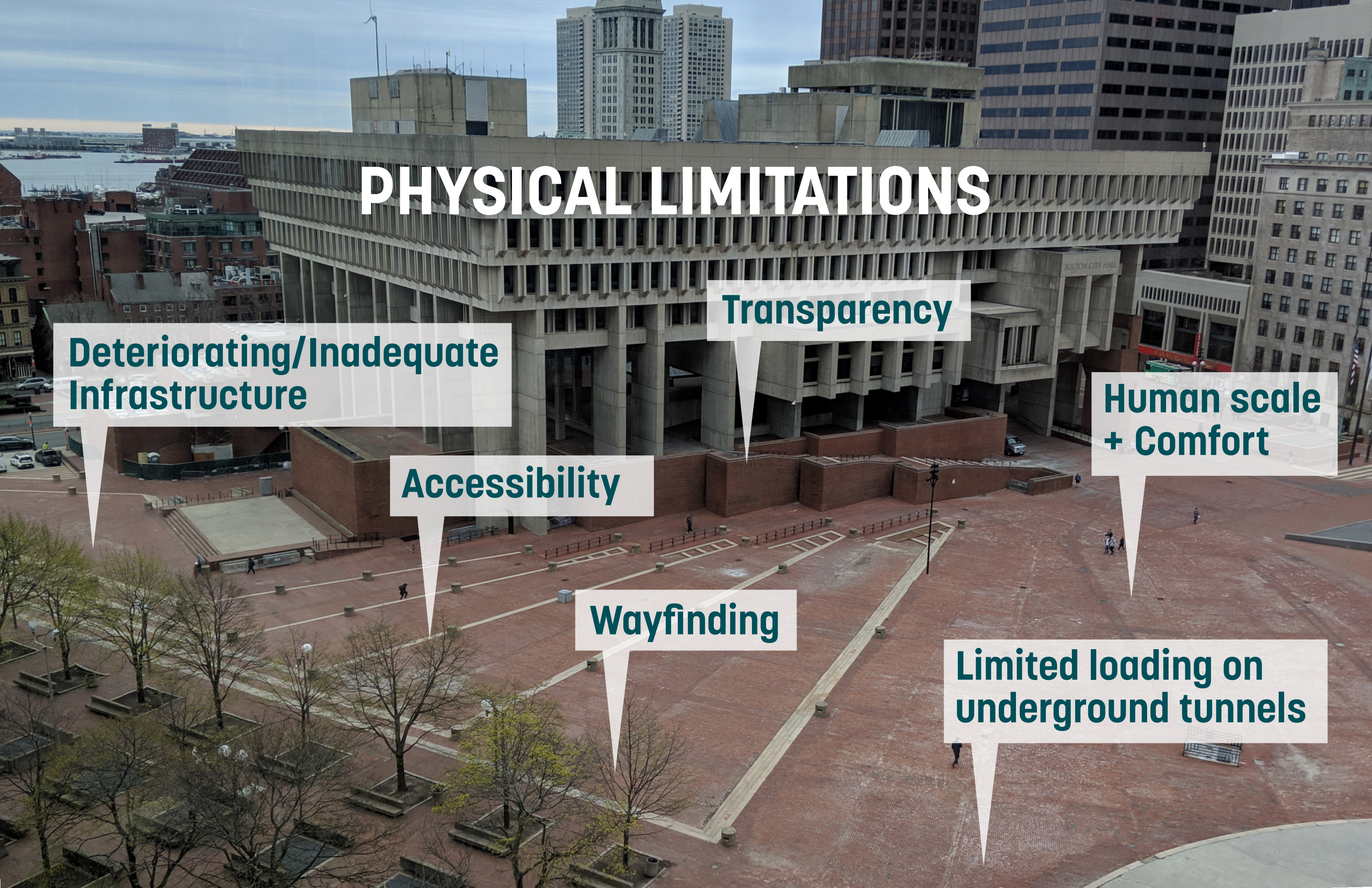
Transparency

Human scale + Comfort

Accessibility

Wayfinding

Limited loading on underground tunnels



An aerial photograph of Boston City Hall Plaza. The central focus is the large, modern, Brutalist-style concrete building of Boston City Hall, characterized by its repetitive vertical columns and horizontal bands. The plaza in front is paved with red bricks and features a large, light-colored geometric design. Several trees are scattered throughout the plaza, and a few people can be seen walking. In the background, other city buildings and a body of water are visible under a cloudy sky. A large white text overlay is centered over the lower half of the image.

Let's "re-imagine City Hall Plaza as the thriving, healthy, innovative space that it should be. It's time we showed real pride in our front yard."

Mayor Martin J. Walsh, 2015 State of the City Address

WHY INVEST NOW?



INVEST IN DEMOCRACY

In today's political climate an investment in City Hall Plaza reinforces Boston's commitment to democracy, free speech and community



INVEST NOW, OR SPEND MORE LATER

Construction costs will continue to rise: waiting to make these *necessary* infrastructure and access improvements only makes them more expensive.



Plaza Renovations

Phase 1 Schematic Design

The Design Process

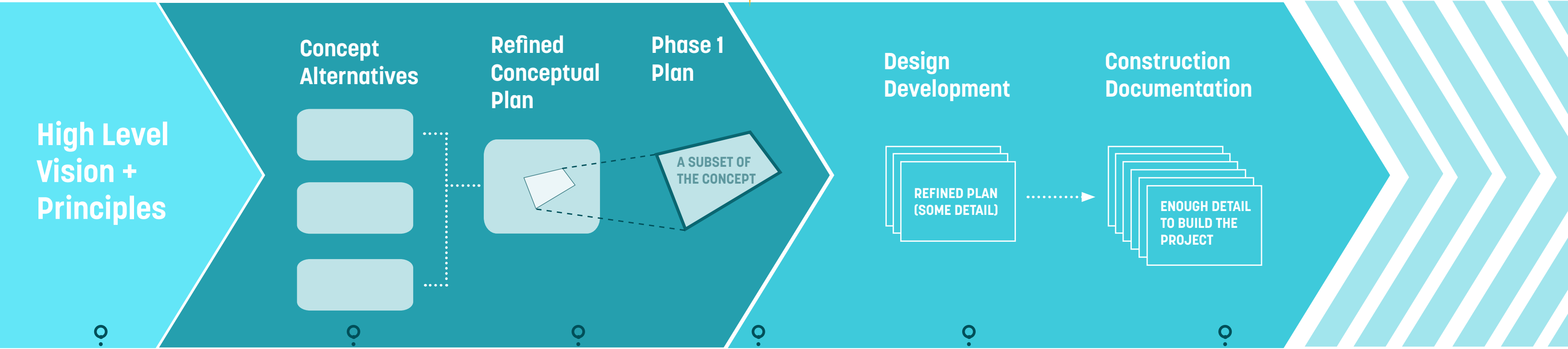
We are here!

MASTER PLAN
2015-2017

CONCEPT + SCHEMATIC DESIGN
8 MONTHS

DESIGN DOCUMENTATION
10 MONTHS

CONSTRUCTION
18-24 MONTHS



High Level
Vision +
Principles

Concept
Alternatives

Refined
Conceptual
Plan

Phase 1
Plan

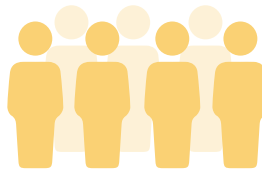
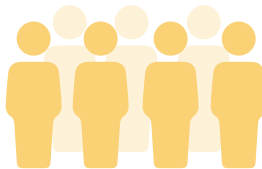
Design
Development

Construction
Documentation

A SUBSET OF
THE CONCEPT

REFINED PLAN
(SOME DETAIL)

ENOUGH DETAIL
TO BUILD THE
PROJECT



Public + Stakeholder
Meetings

Stakeholder
Meetings

Stakeholder
Meetings

Public
Meetings

Stakeholder
Meetings

Public
Meetings

KEY COMMUNITY INPUT TO THE DESIGN PROCESS

A plaza that can host great events year round!

Shade and comfortable seating!

A plaza we can hang out in and play in!

An energy-efficient plaza

Demonstration stormwater features!

Improved loading capacity

Integrated security + lighting

Better wayfinding

A universally accessible plaza + building

Amenities (food, restrooms, etc)

Honored legacy



VISITORS

MBTA

US GENERAL SERVICES ADMINISTRATION

BWSC

YOUTH

LOCAL RESIDENTS

DISABILITY COMMUNITY

EVENT PLANNERS

BUSINESS PEOPLE

CITY EMPLOYEES

CITIZENS

DESIGN + PRESERVATION COMMUNITY

ARTS COMMUNITY

FAMILIES

ABUTTERS

OLDER ADULTS

PLAZA STAKEHOLDERS AND CONSTITUENTS

A Reinvigorated Civic Heart of Boston



**A Welcoming
Front Yard for
Civic Life**



**A Flexible +
Accommodating
Event Venue**



**A Model for
Sustainability
and Resilience**



**A Renewed
Cultural +
Architectural
Legacy**

Program | Elements and Principles



Speakers Corner

- With Flag poles



Civic Pavilion +/-or Stage

- Flexible, rentable facility
- 40x60' covered stage
- Vehicular service access

One Large Event Space

- Paved
- Accommodates 10K-12K
- Accommodates intensive programs like ice skating



Safe+Accessible Connections

- From Cambridge to Congress
- Into all building entries
- To all gathering spaces
- Well-lit and easy to navigate
- Minimizing stairs
- Accessible surface materials

Multiple Smaller Gathering Spaces

- Including Activation of 4th Floor Terrace



Play for all ages

- Areas for lawn games,
- Adventurous playscapes for children

Human Comfort

- Shade
- Flexible seating in right-sized spaces

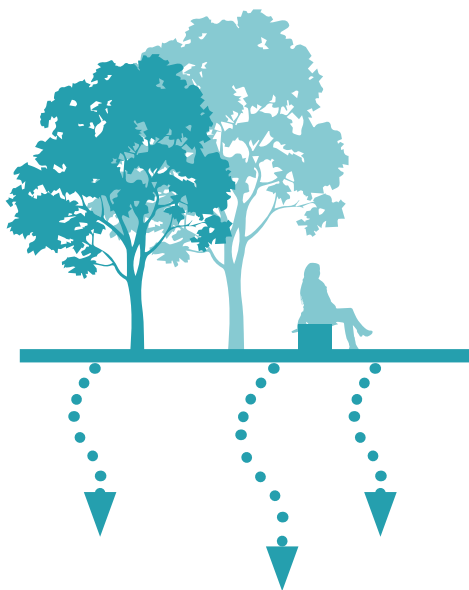


Food Provision

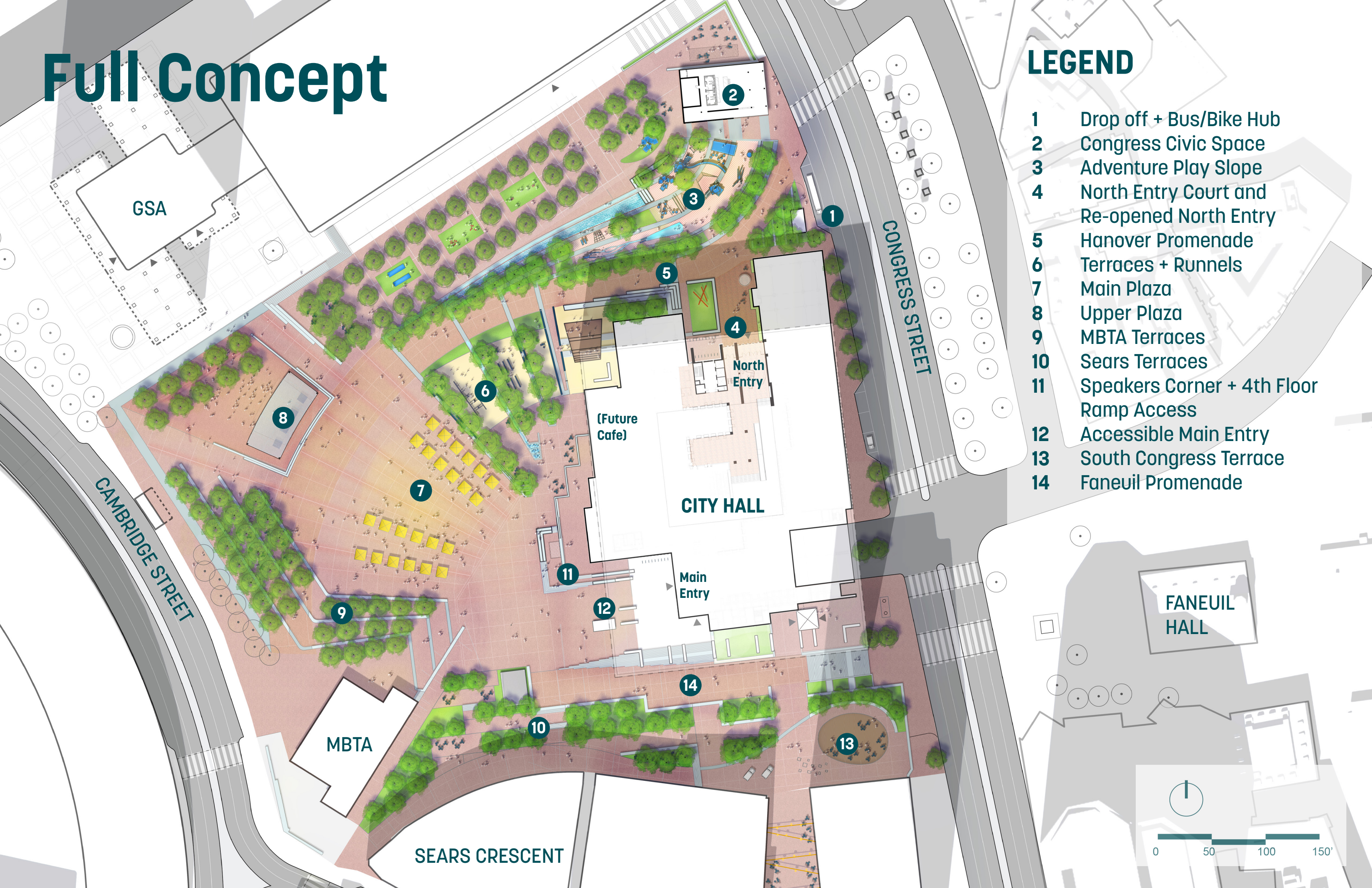
- Areas for food trucks
- Possible Cafe/Retail space

Green Infrastructure

- Including stormwater demonstration

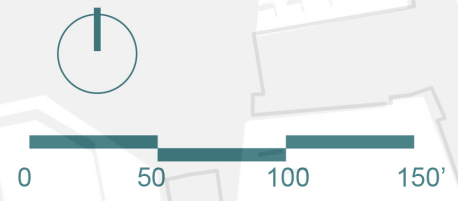


Full Concept



LEGEND

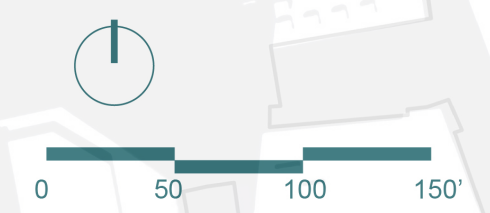
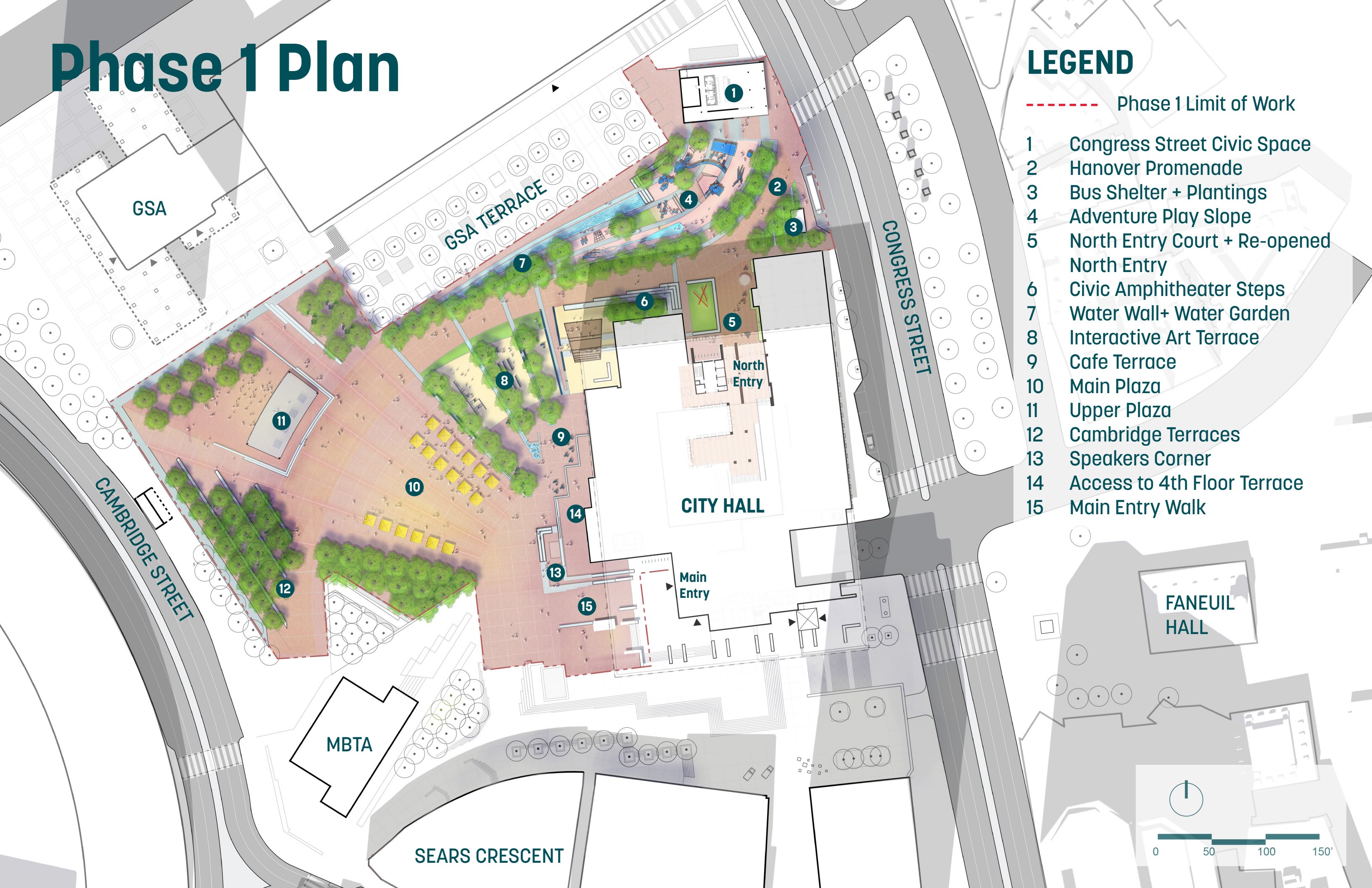
- 1 Drop off + Bus/Bike Hub
- 2 Congress Civic Space
- 3 Adventure Play Slope
- 4 North Entry Court and Re-opened North Entry
- 5 Hanover Promenade
- 6 Terraces + Runnels
- 7 Main Plaza
- 8 Upper Plaza
- 9 MBTA Terraces
- 10 Sears Terraces
- 11 Speakers Corner + 4th Floor Ramp Access
- 12 Accessible Main Entry
- 13 South Congress Terrace
- 14 Faneuil Promenade



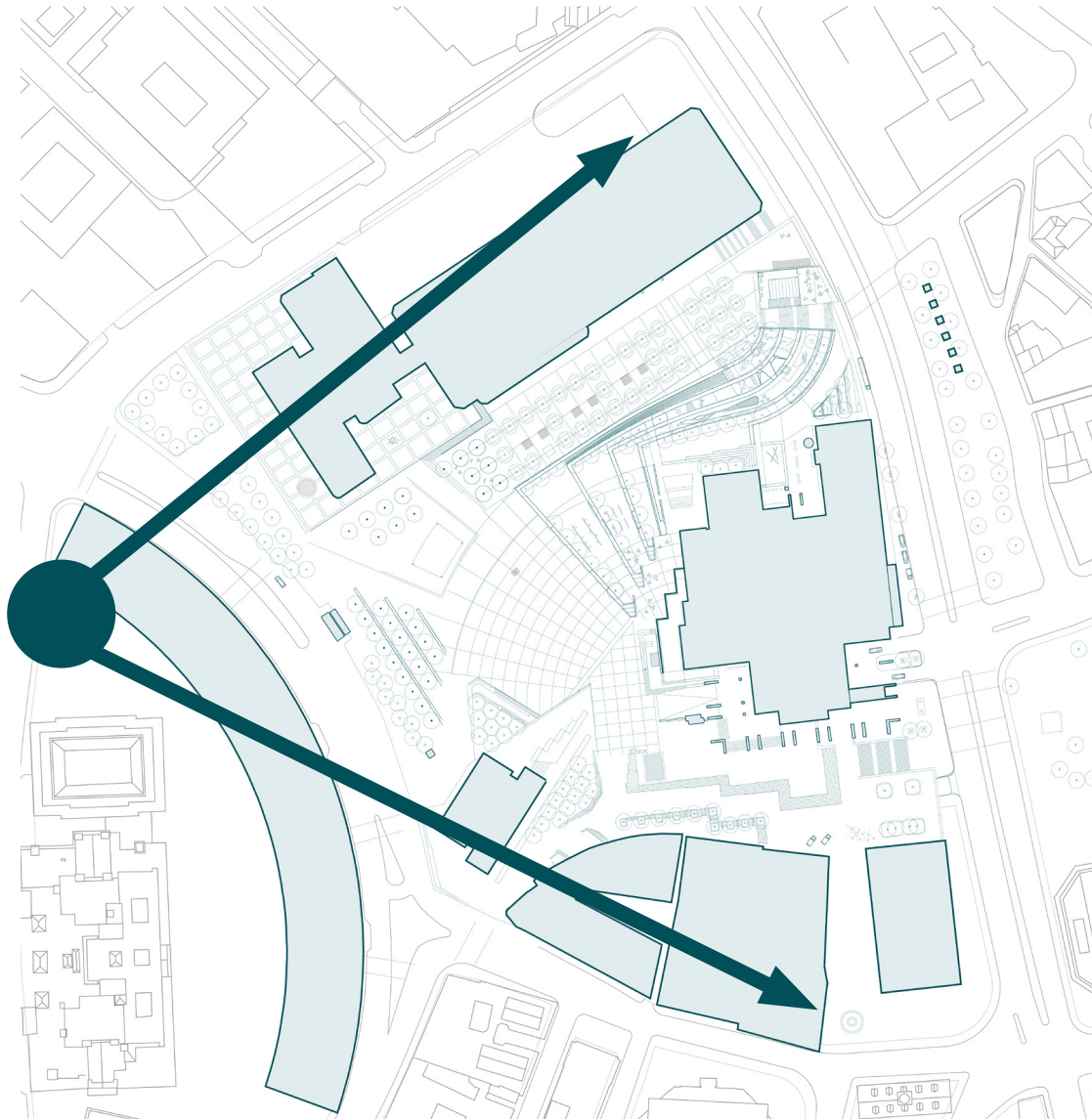
Phase 1 Plan

LEGEND

- - - - - Phase 1 Limit of Work
- 1 Congress Street Civic Space
- 2 Hanover Promenade
- 3 Bus Shelter + Plantings
- 4 Adventure Play Slope
- 5 North Entry Court + Re-opened North Entry
- 6 Civic Amphitheater Steps
- 7 Water Wall+ Water Garden
- 8 Interactive Art Terrace
- 9 Cafe Terrace
- 10 Main Plaza
- 11 Upper Plaza
- 12 Cambridge Terraces
- 13 Speakers Corner
- 14 Access to 4th Floor Terrace
- 15 Main Entry Walk



ORIGINAL AERIAL VIEW FROM CENTER PLAZA



PROPOSED AERIAL

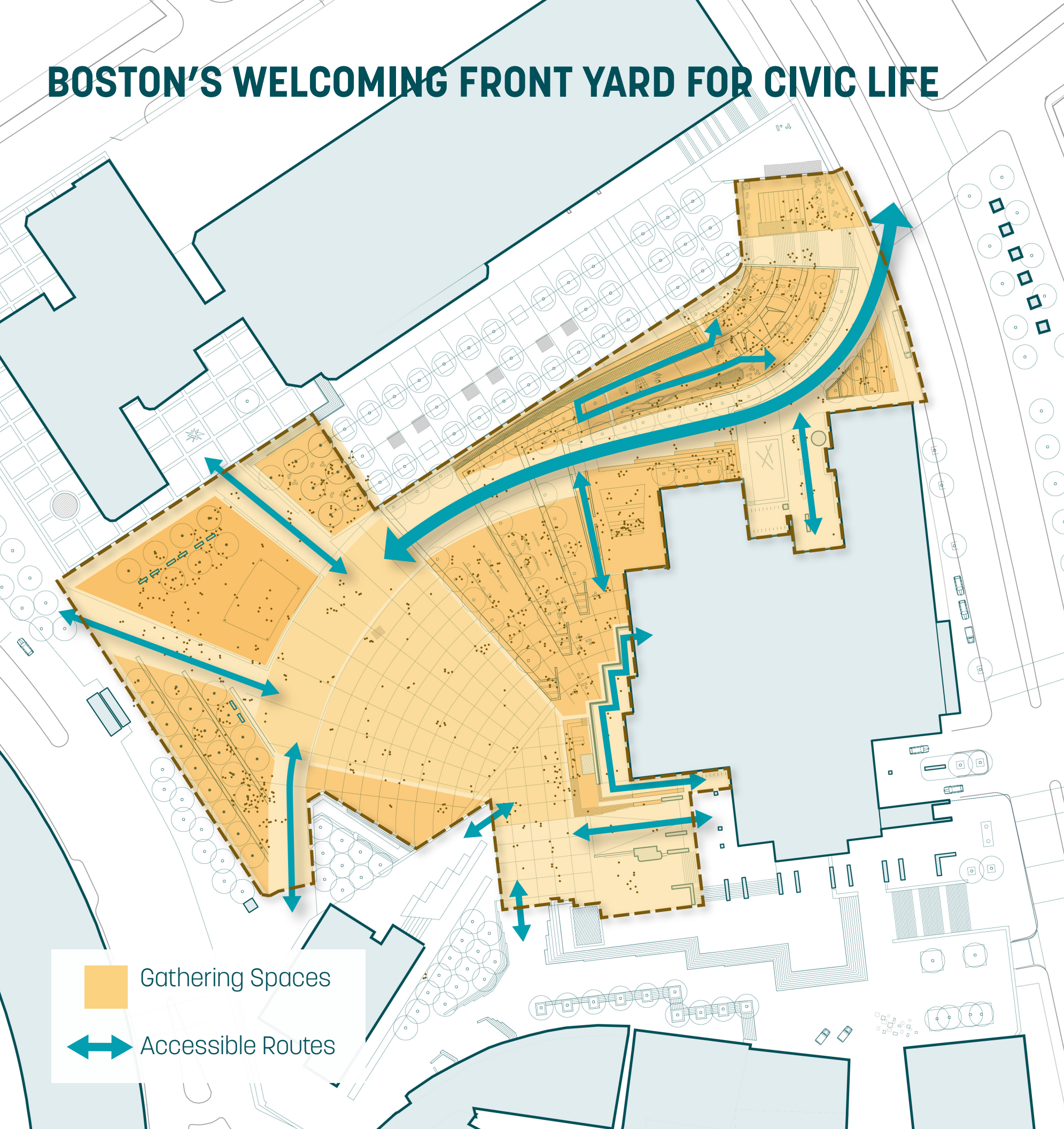




Boston's Welcoming Front Yard for Civic Life

**A UNIVERSALLY ACCESSIBLE AND COMFORTABLE PLAZA, SUPPORTING
A DIVERSITY OF SAFE ACTIVITIES, DAY AND NIGHT YEAR ROUND**

BOSTON'S WELCOMING FRONT YARD FOR CIVIC LIFE



 Gathering Spaces
 Accessible Routes

BY THE NUMBERS

100%

of plaza spaces and building entries universally accessible

+ 1 newly re-opened public entry to the building

+3k

new places to sit throughout the plaza

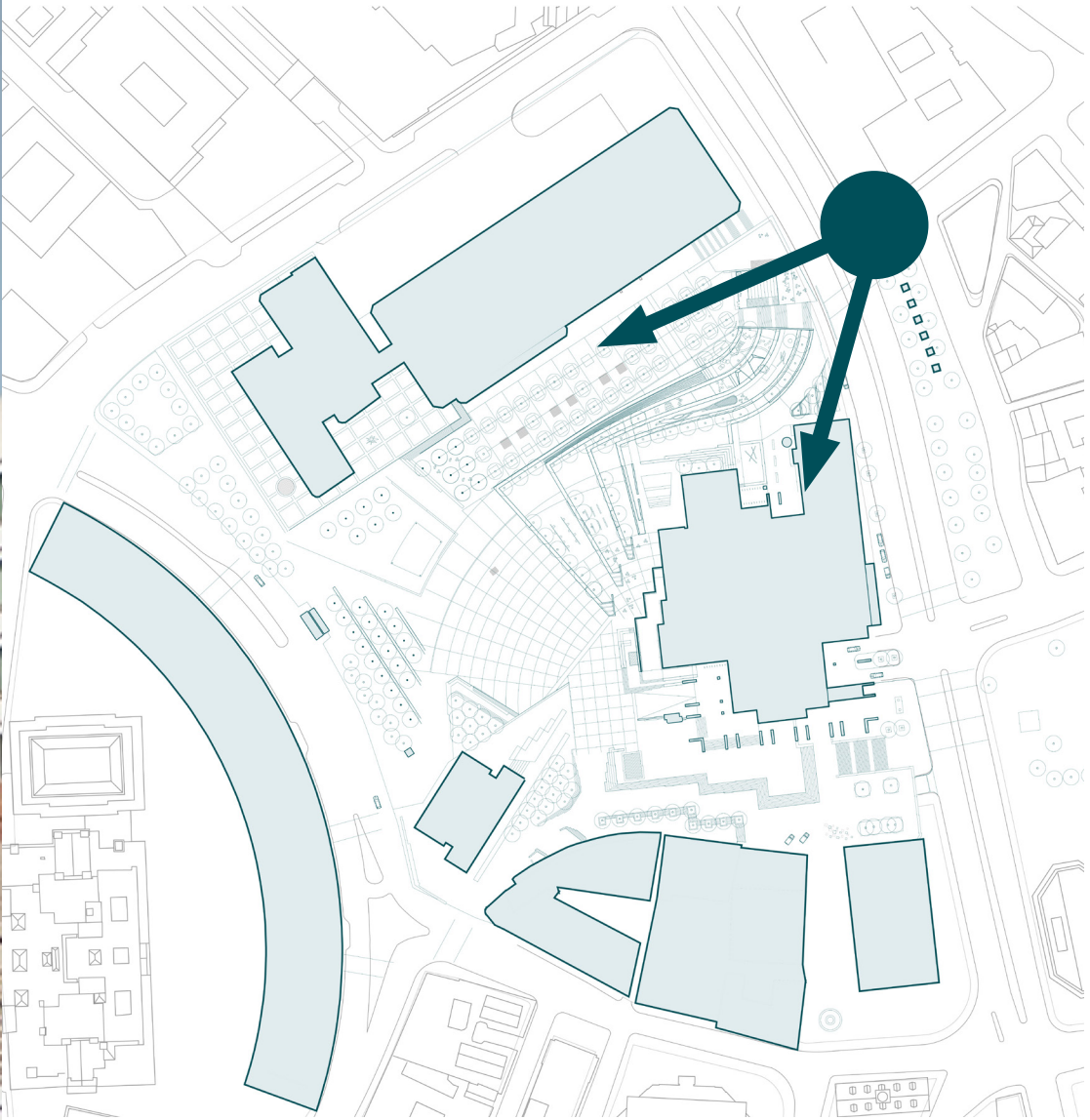
12k

square feet of destination adventure playscape

11k

square feet of terraces for pop-up play and interactive public art

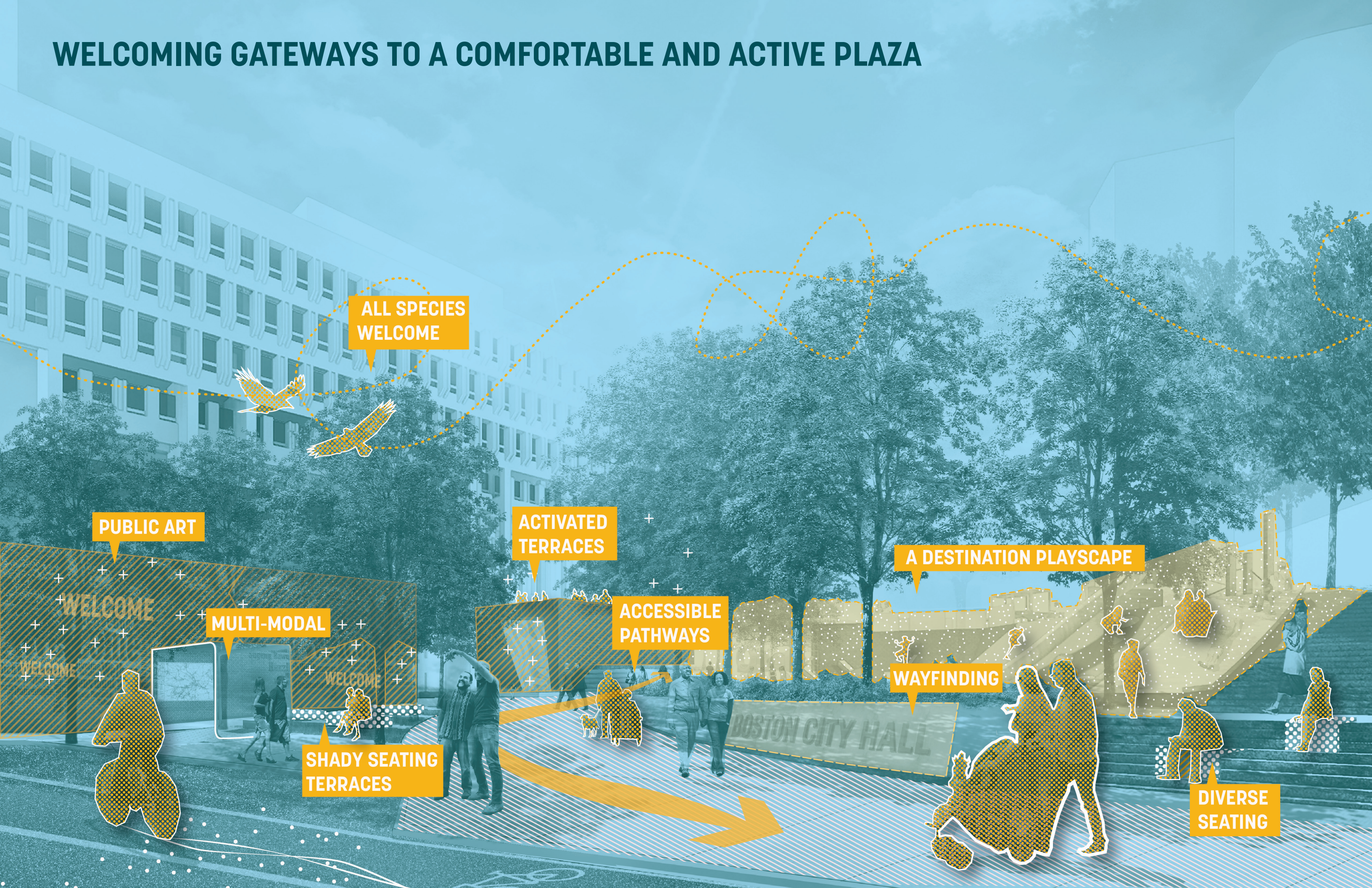
EXISTING VIEW FROM CONGRESS STREET



PROPOSED PLAZA ENTRY FROM CONGRESS STREET



WELCOMING GATEWAYS TO A COMFORTABLE AND ACTIVE PLAZA



ALL SPECIES WELCOME

PUBLIC ART

ACTIVATED TERRACES

A DESTINATION PLAYScape

MULTI-MODAL

ACCESSIBLE PATHWAYS

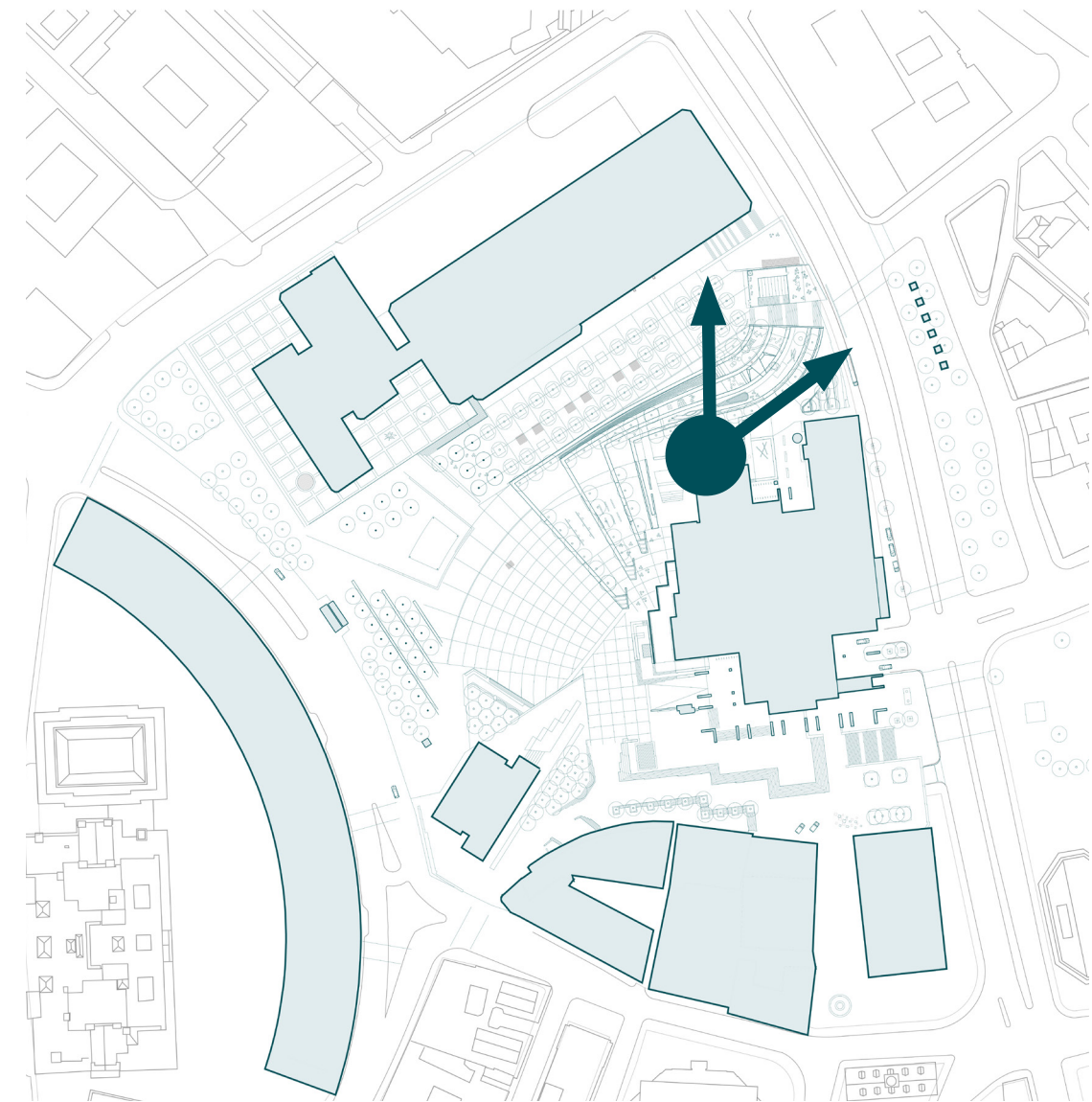
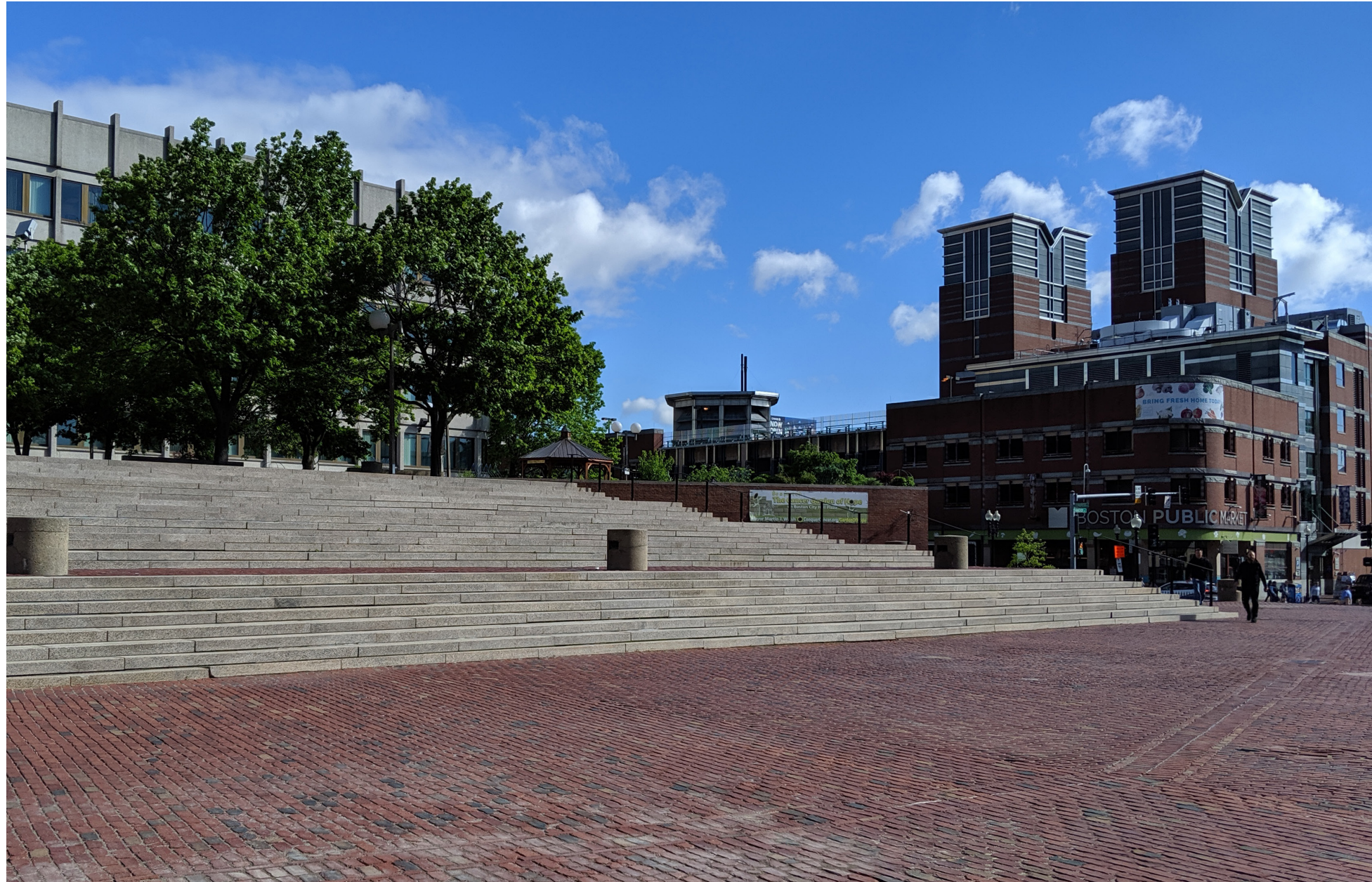
WAYFINDING

SHADY SEATING TERRACES

DIVERSE SEATING

BOSTON CITY HALL

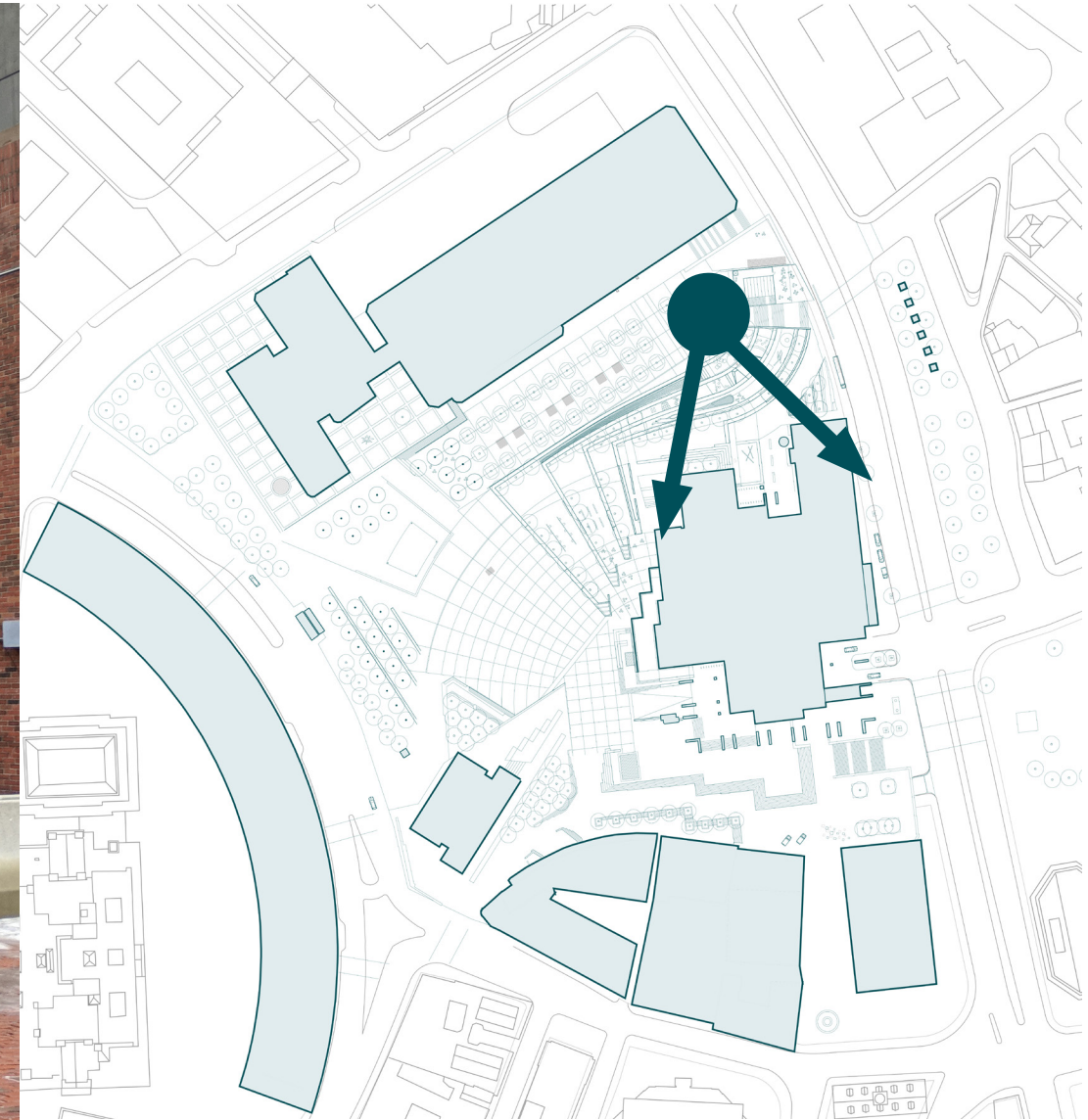
EXISTING VIEW FROM NORTH ENTRY TOWARDS GSA AND CONGRESS STREET



PROPOSED VIEW AT PLAYScape ENTRANCE



EXISTING VIEW AT NORTH ENTRY



PROPOSED VIEW AT NORTH ENTRY

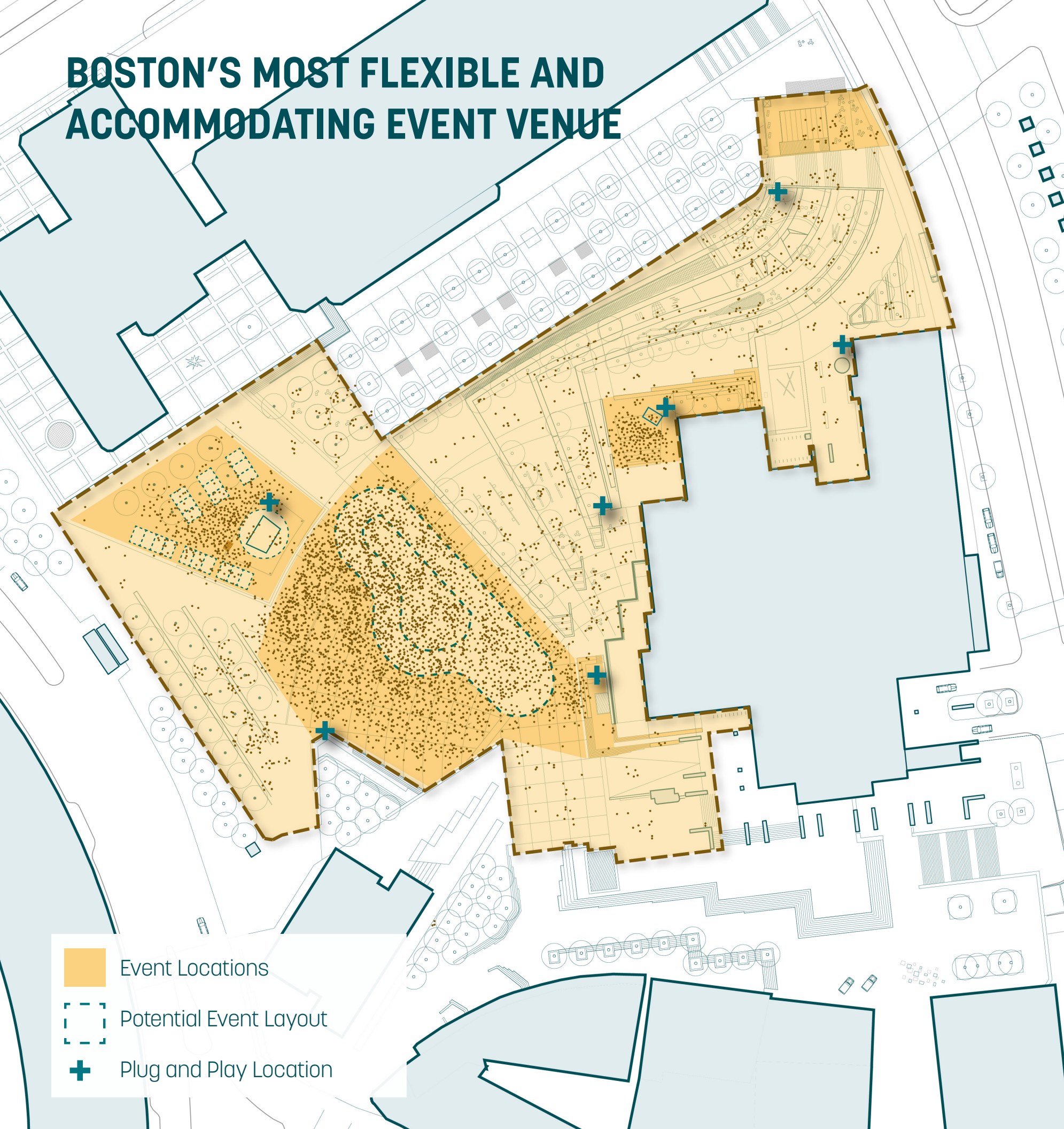





Boston's Most Flexible and Accommodating Event Venue

**SUPPORTING A DIVERSITY OF EVENT TYPES AND
SIZES WITH ROBUST INFRASTRUCTURE**

BOSTON'S MOST FLEXIBLE AND ACCOMMODATING EVENT VENUE



-  Event Locations
-  Potential Event Layout
-  Plug and Play Location

BY THE NUMBERS

7

“plug and play” locations with infrastructure for events

10-12K

people accommodated in one large crowd on main plaza (20-25K on plaza overall)

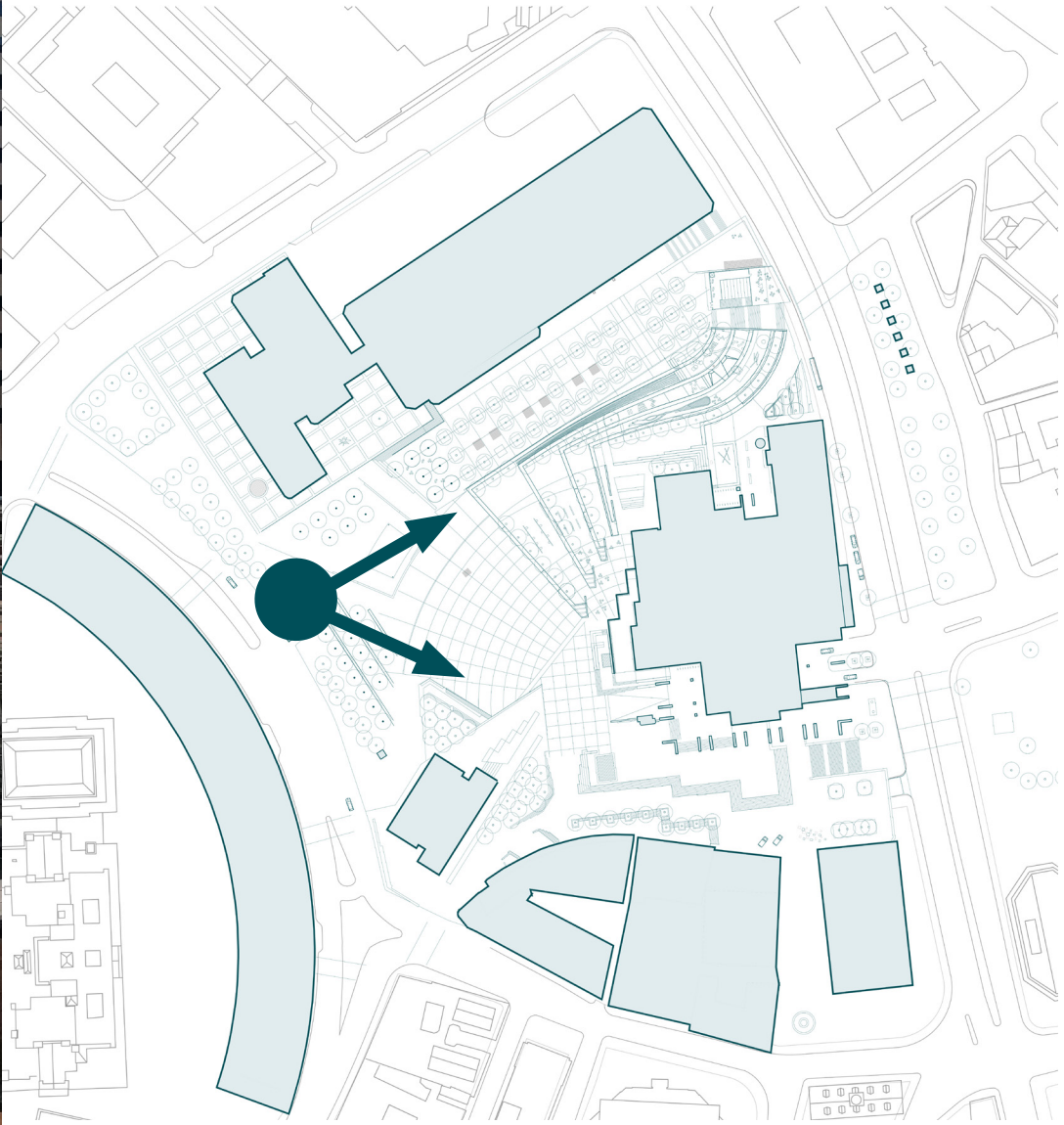
3

small event and gathering spaces

1

new civic building to host and support events

EXISTING VIEW OF MAIN PLAZA FROM CAMBRIDGE STREET



PROPOSED WINTER VIEW OF MAIN PLAZA



FLEXIBLE AND ACCOMMODATING FOR DIVERSE EVENTS



INTEGRATED SECURITY + LIGHTING

FLEXIBLE EVENT CONFIGURATIONS

SMALL GATHERING SPACE

PLUG + PLAY INFRASTRUCTURE

MULTI-USE ELEMENTS

INCREASED LOADING CAPACITY

DURABLE SURFACING

EASY VEHICULAR ACCESS

UPGRADED UTILITIES



EXISTING VIEW OF STEPS AND MBTA VENT STRUCTURE AT CONGRESS STREET



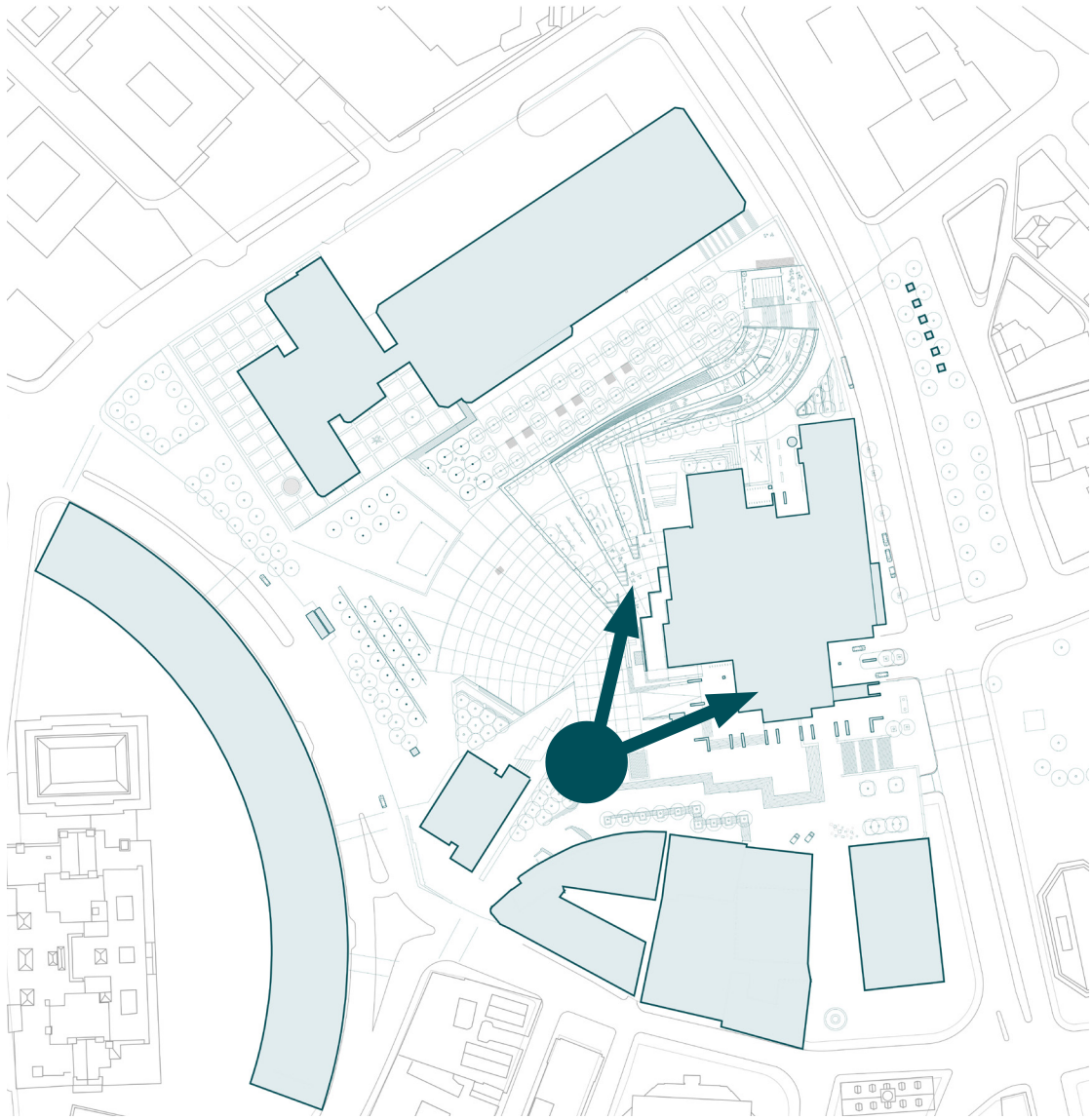
PROPOSED CONGRESS STREET CIVIC BUILDING



BOSTON CITY

CELEBRATE
FIVE DECADES OF
COMMUNITY

EXISTING VIEW OF MAIN ENTRANCE AND RAMP TO 4TH FLOOR TERRACE



PROPOSED VIEW OF MAIN ENTRANCE, SPEAKERS CORNER AND ACCESS TO COURTYARD

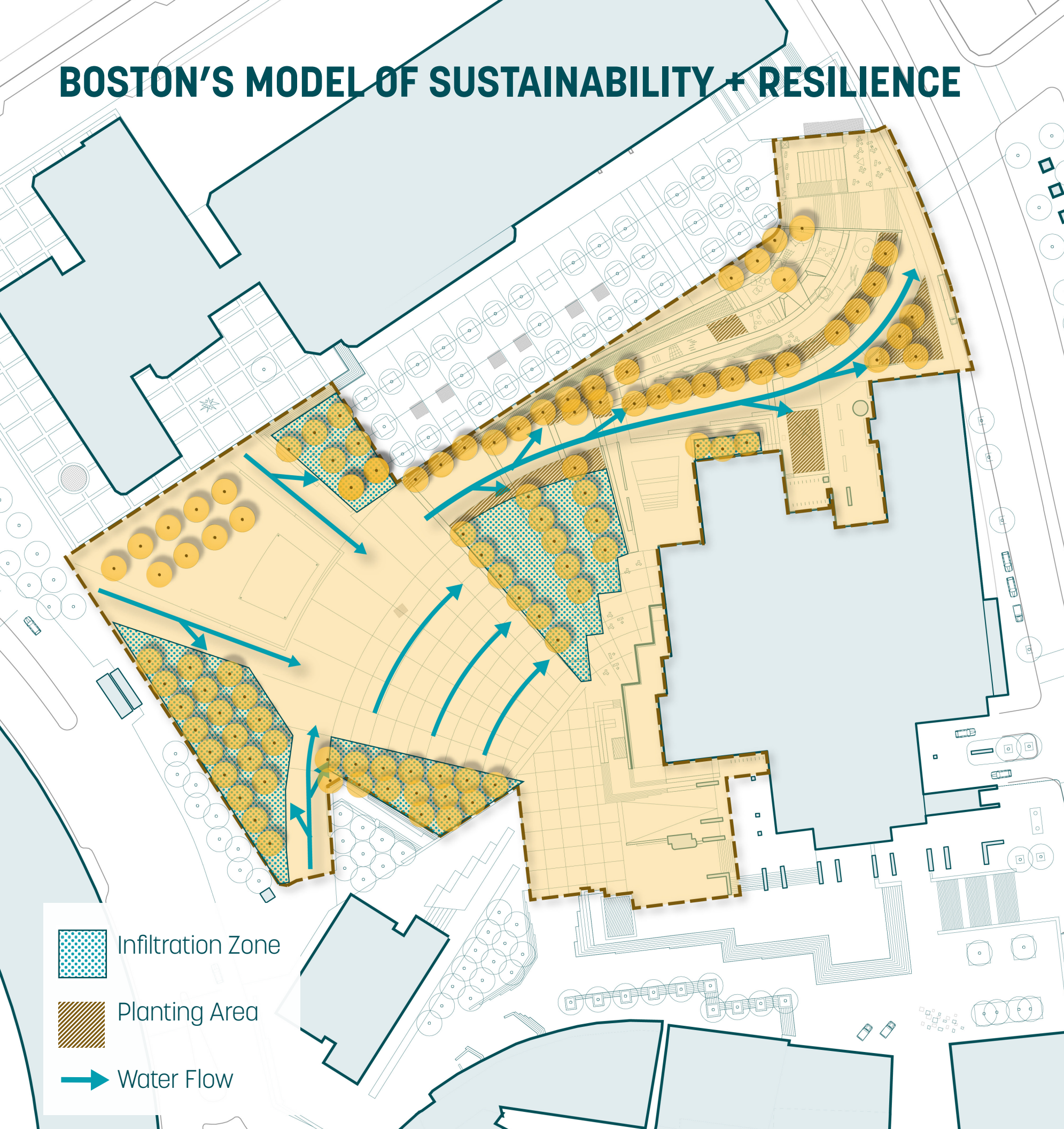




Boston's Model of Sustainability + Resilience

A POROUS, SHADY AND EFFICIENT PLAZA

BOSTON'S MODEL OF SUSTAINABILITY + RESILIENCE



BY THE NUMBERS

5x

increase in permeable surfaces
to soak up stormwater

+100

new trees improving shade,
scale and air quality

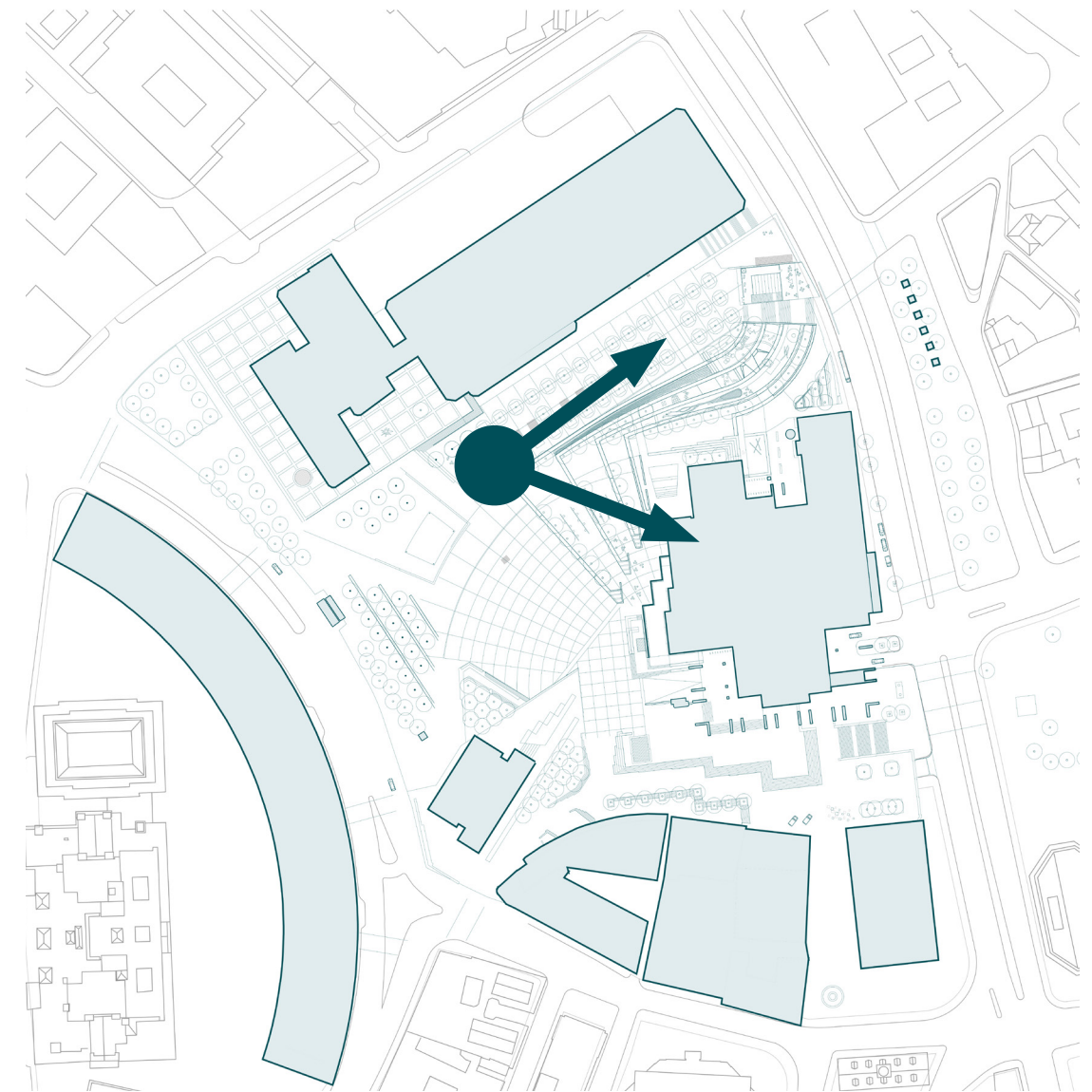
50

lights replaced with
efficient LED technology

22.5K

square feet of granite and brick
paving re-used or recycled

EXISTING VIEW FROM MAIN PLAZA TOWARDS CONGRESS STREET



PROPOSED VIEW FROM MAIN PLAZA DOWN HANOVER PROMENADE



DEMONSTRATING SUSTAINABILITY + RESILIENCE

POLLINATORS

BIRD HABITAT

IMPROVED AIR QUALITY

COOLING WATER FEATURES

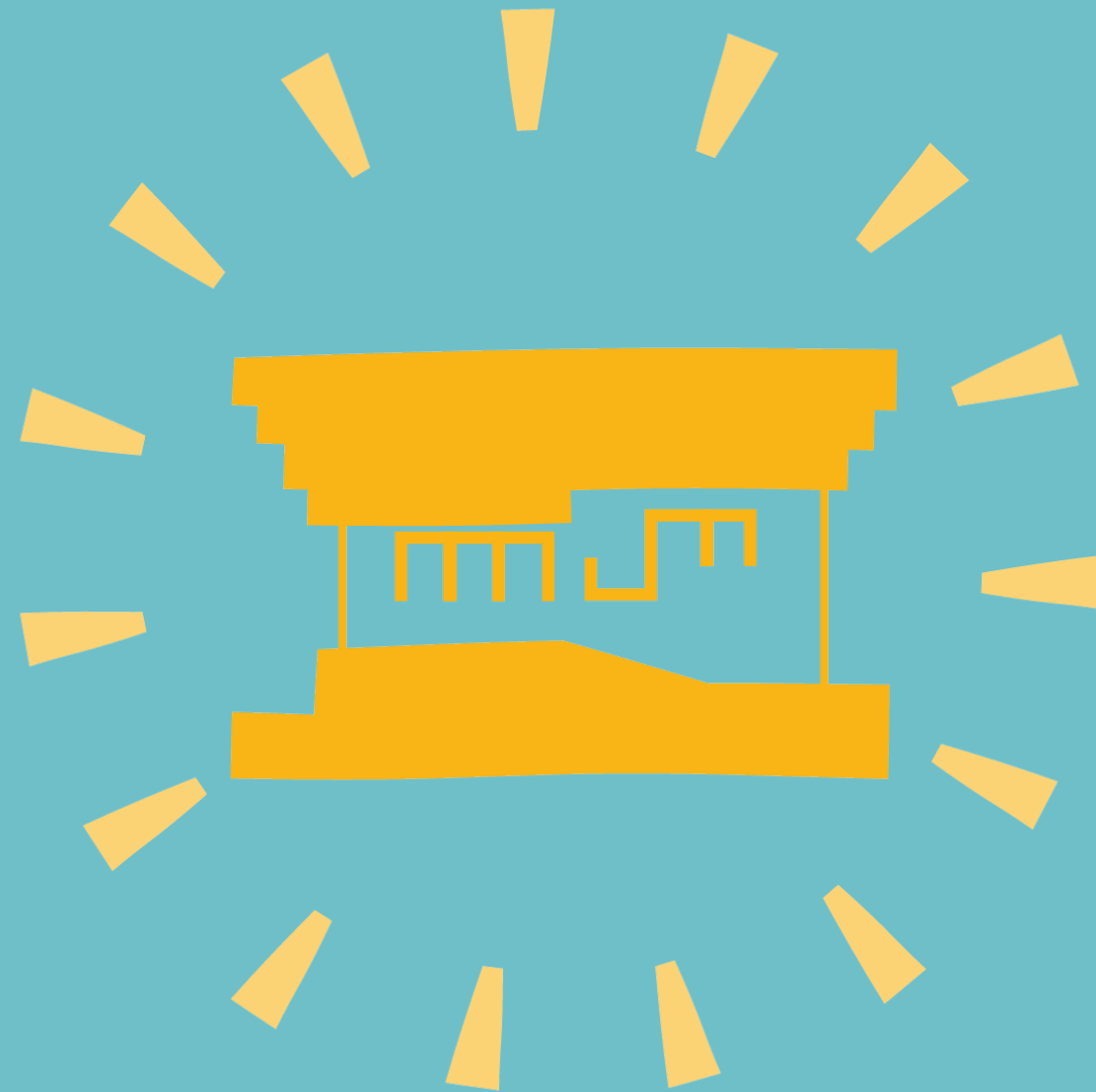
PERMEABLE PAVING SOAKS UP RAINWATER

RECYCLED GRANITE

NATIVE PLANTINGS

SHADE

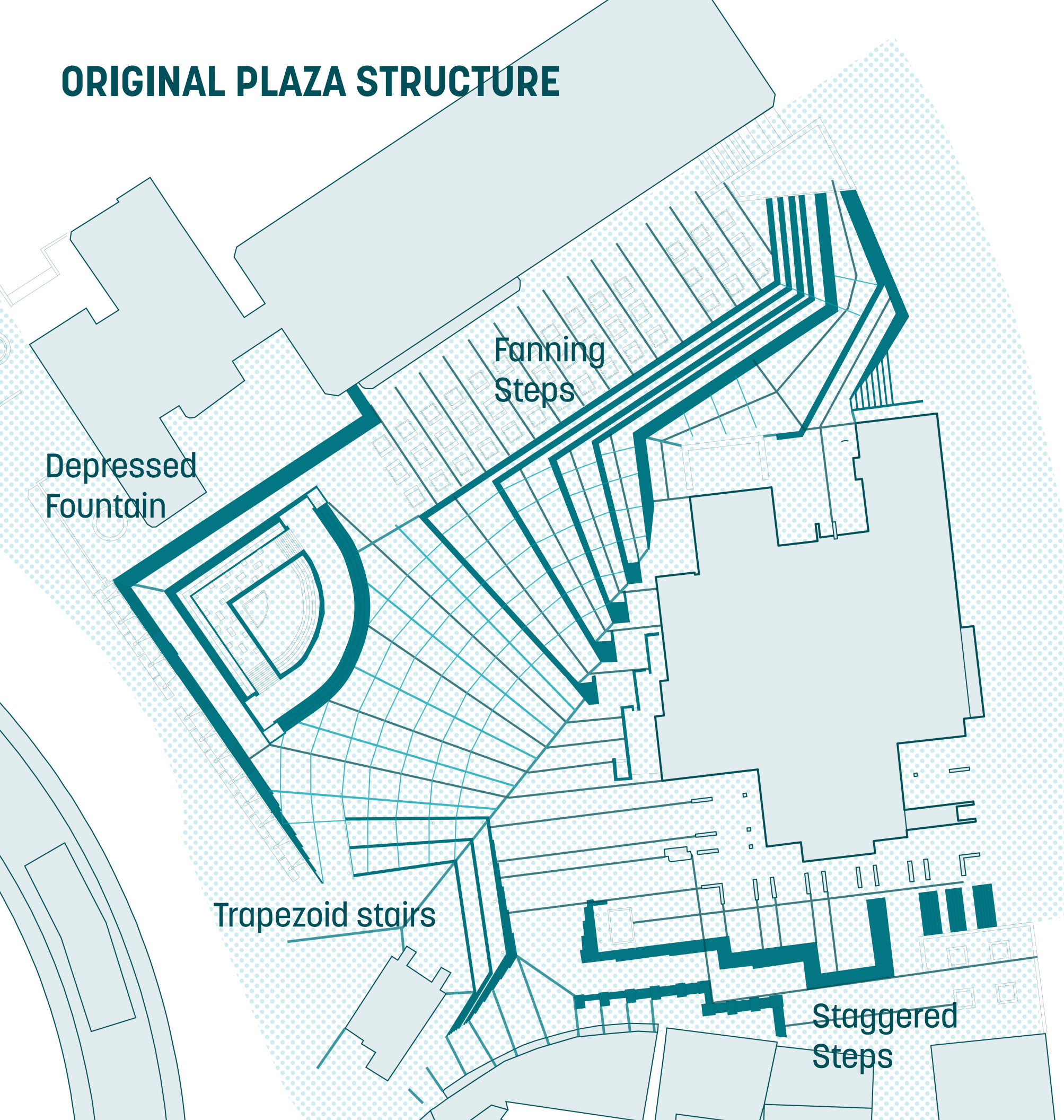




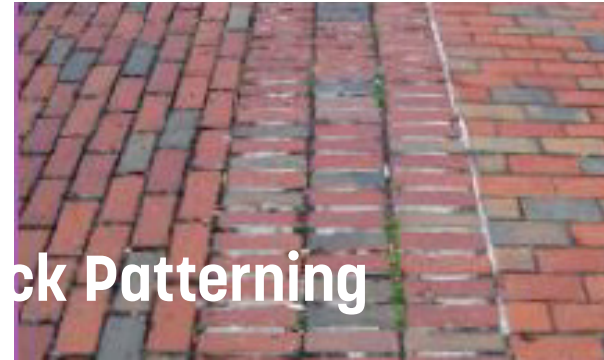
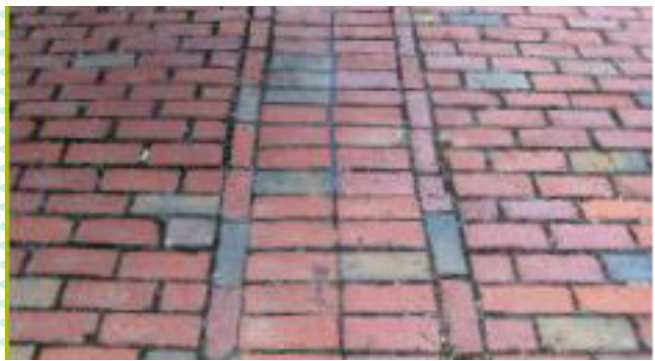
A Renewed Cultural + Architectural Legacy

**HONORING AND ITERATING ON THE HISTORIC CHARACTER OF
THE BUILDING AND PLAZA'S MODERN-ERA DESIGN**

ORIGINAL PLAZA STRUCTURE

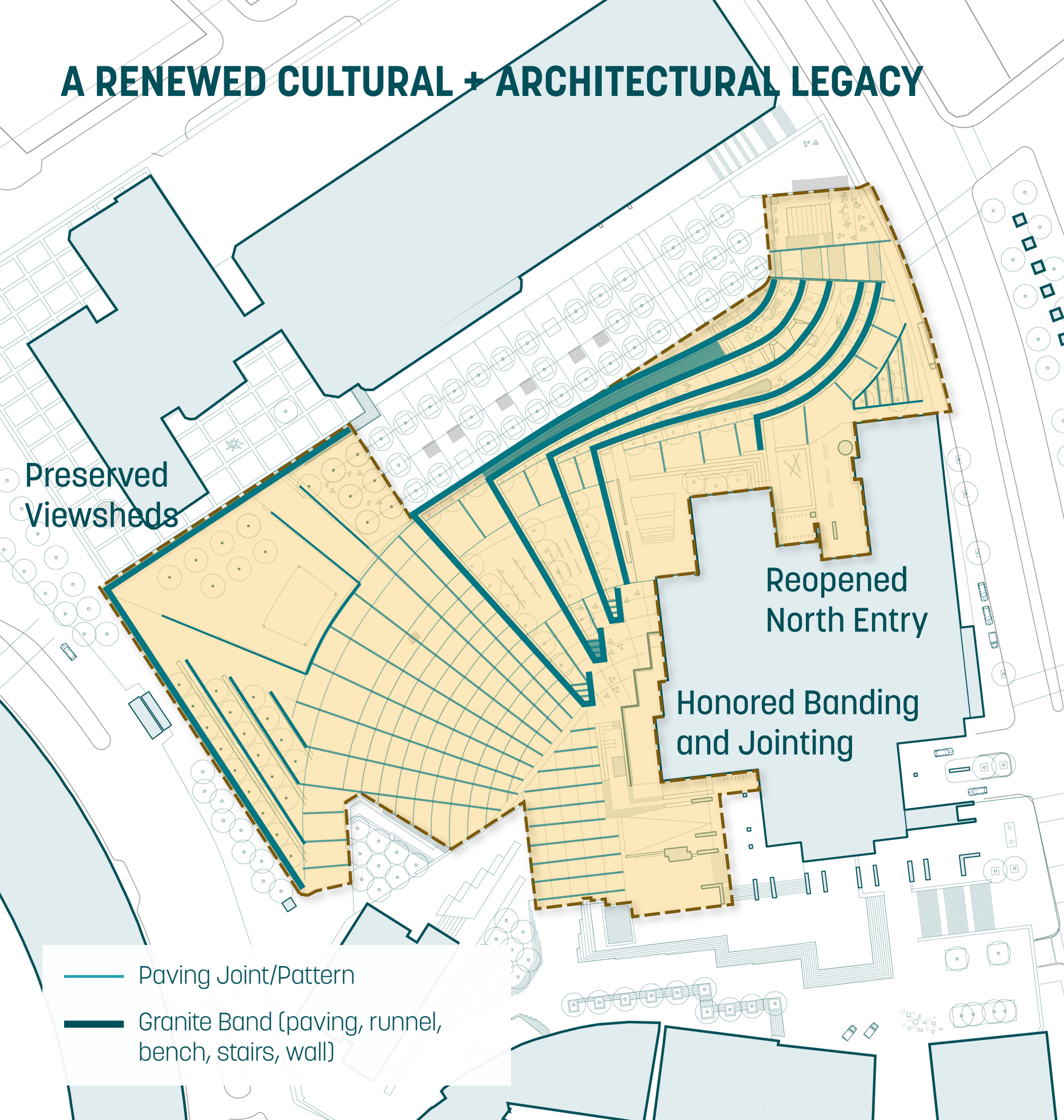


Granite Stair Treads in a Brick Field



Expansion Joints + Brick Pattering

A RENEWED CULTURAL + ARCHITECTURAL LEGACY



BY THE NUMBERS

50

years since Boston City Hall + Plaza first opened in 1968

18K

linear feet of granite stair treads honored and reimagined as a diversity of granite banding

5

New expressions of granite banding: paving band, runnel, bench, stairs or wall



PRESERVED VIEWS



HONORED BANDING



RECYCLED MATERIALS



RESPECTED ARCHITECTURE

A Reinvigorated Civic Heart of Boston



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Architectural
Legacy**



A Reinvigorated Civic Heart of Boston

Open House How-to



STEP 1

Get a passport filled with comment cards.

I like...

Join the conversation!
#CityHallPlaza
boston.gov/cityhallplaza

I wish/ I wonder...

Join the conversation!
#CityHallPlaza
boston.gov/cityhallplaza



STEP 2

Visit all four stations to provide your comments!

Get your passport stamped when you provide a complete comment card.



A Welcoming Front Yard for Civic Life



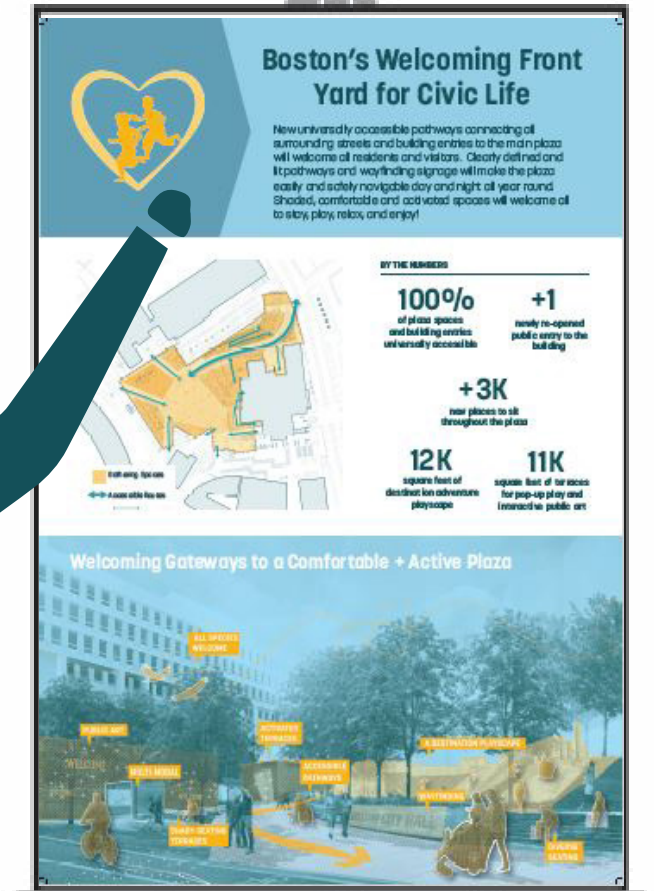
A Flexible + Accommodating Event Venue



A Model for Sustainability and Resilience



A Renewed Cultural + Architectural Legacy

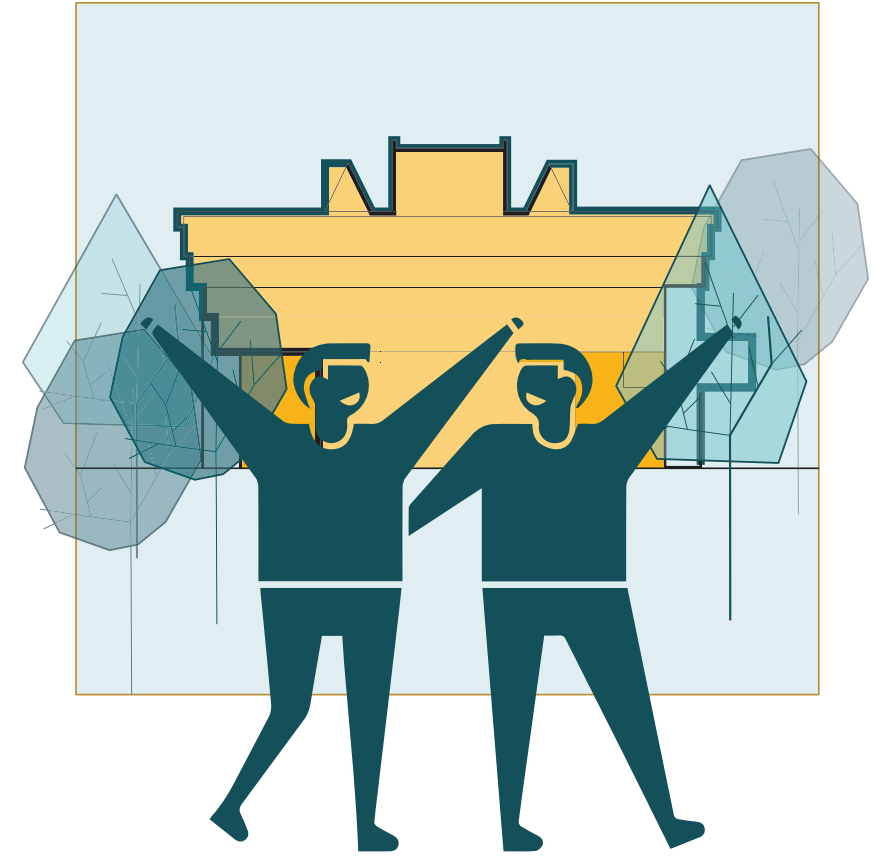


STEP 3

Share your experience!

Visit the panorama and selfie stations on the plaza. Post to social media. Take home your stamped passport.

Know someone who missed the meeting? Find out more and share feedback anytime at boston.gov/cityhallplaza





Thank you!