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

- PROJECT FOR PUBLIC SPACES HALL OF SHAME 2002

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

- BOSTON MAGAZINE 2016

Red Brick Tundra... Windswept Desert.

- BOSTON HERALD 2016

A failure...bleak, expansive, and shapeless.
Temporary Activations Have Improved the Plaza
PHYSICAL LIMITATIONS

- Deteriorating/Inadequate Infrastructure
- Accessibility
- Transparency
- Human scale + Comfort
- Wayfinding
- Limited loading on underground tunnels
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.
The Design Process

**MASTER PLAN**
2015-2017

**CONCEPT + SCHEMATIC DESIGN**
8 MONTHS
- Concept Alternatives
- Refined Conceptual Plan
- Phase 1 Plan

**DESIGN DOCUMENTATION**
10 MONTHS
- Design Development
- Construction Documentation

**CONSTRUCTION**
18-24 MONTHS

**Key Community Input to the Design Process**
- Public + Stakeholder Meetings
- Stakeholder Meetings
- Public Meetings
- Stakeholder Meetings
- Public Meetings

**We are here!**
- High Level Vision + Principles
- A Subset of the Concept
- Design Documentation
- Construction Documentation

**ENough Detail to Build the Project**
A plaza we can hang out in and play in!

A plaza that can host great events year round!

A universally accessible plaza + building

Improved loading capacity

An energy-efficient plaza

Integrated security + lighting

Amenities (food, restrooms, etc)

Shade and comfortable seating!

Demonstration stormwater features!

Better wayfinding

Honored legacy

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

### One Large Event Space
- Paved
- Accommodates 10K-12K
- Accommodates intensive programs like ice skating

### Multiple Smaller Gathering Spaces
- Including Activation of 4th Floor Terrace

### Human Comfort
- Shade
- Flexible seating in right-sized spaces

### Green Infrastructure
- Including stormwater demonstration

### Civic Pavilion +/or Stage
- Flexible, rentable facility
- 40x60’ covered stage
- Vehicular service access

### 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

### Play for all ages
- Areas for lawn games,
- Adventurous playscapes for children

### Food Provision
- Areas for food trucks
- Possible Cafe/Retail space
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

CITY HALL
(Future Cafe)
Main Entry
North Entry

CAMBRIDGE STREET
CONGRESS STREET
SEARS CRESCENT
ORIGINAL AERIAL VIEW FROM CENTER PLAZA
Boston’s Welcoming Front Yard for Civic Life

A UNIVERSEALLY ACCESSIBLE AND COMFORTABLE PLAZA, SUPPORTING A DIVERSITY OF SAFE ACTIVITIES, DAY AND NIGHT YEAR ROUND
BY THE NUMBERS

100% of plaza spaces and building entries universally accessible

+1 newly re-opened public entry to the building

+3,000 new places to sit throughout the plaza

12,000 square feet of destination adventure playscape

11,000 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
EXISTING VIEW FROM NORTH ENTRY TOWARDS GSA AND CONGRESS STREET
PROPOSED VIEW AT PLAYSCAPE ENTRANCE
EXISTING VIEW AT NORTH ENTRY
Boston’s Most Flexible and Accommodating Event Venue
SUPPORTING A DIVERSITY OF EVENT TYPES AND SIZES WITH ROBUST INFRASTRUCTURE
“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
- Increased Loading Capacity
- Multi-Use Elements
- Durable Surfacing
- Easy Vehicular Access
- Upgraded Utilities
EXISTING VIEW OF STEPS AND MBTA VENT STRUCTURE AT CONGRESS STREET
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

Infiltration Zone

Planting Area

Water Flow
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
- PERMEABLE PAVING SOAKS UP RAINWATER
- COOLING WATER FEATURES
- 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

- Trapezoid stairs
- Fanning Steps
- Staggered Steps
- Depressed Fountain

Granite Stair Treads in a Brick Field

Expansion Joints + Brick Patterning
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
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A Reinvigorated Civic Heart of Boston
Open House How-to
STEP 1

Get a passport filled with comment cards.
STEP 2

Visit all four stations to provide your comments!

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

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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!