

SASAKI

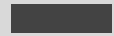
An architectural rendering of the Boston City Hall Plaza restoration project. The image shows a large, modern building with a distinctive facade of vertical fins. In the foreground, there is a landscaped plaza with trees, walkways, and a few people walking. The background features other city buildings under a clear sky. The entire image has a teal color overlay.

Boston City Hall Plaza + Restoration 4th Floor Terrace + South Plaza Overview

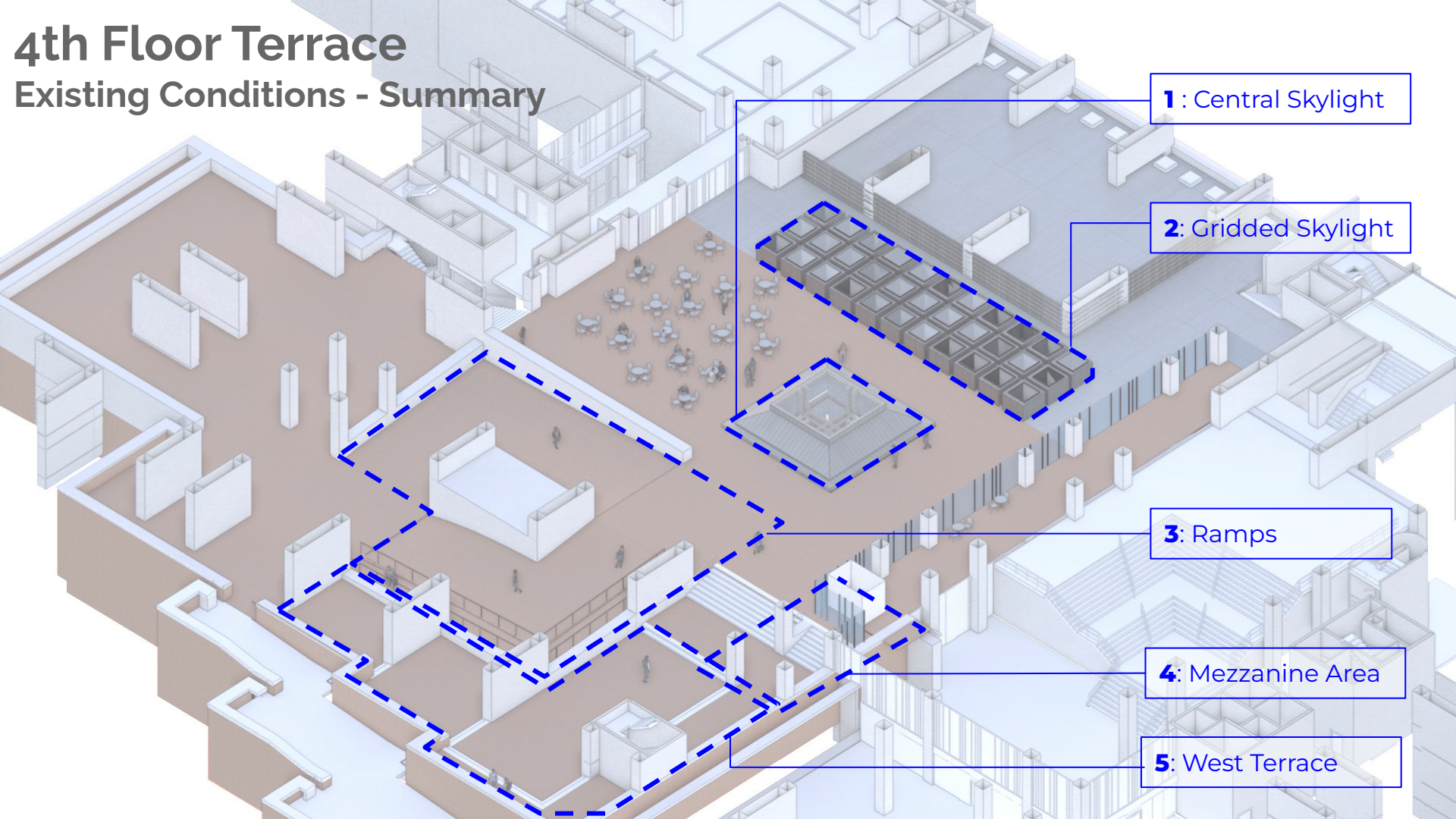
Phase 02 - Landmarks Advisory Meeting
27 May 2025

Agenda

- 4th Floor Terrace - Overview
- 4th Floor Terrace - Key Impact Areas
 - 1 : Central Skylight
 - 2 : Gridded Skylight
 - 3: Ramps
 - 4: Mezzanine Area
 - 5: West Terrace
- South PLaza - Overview



4th Floor Terrace - Overview



4th Floor Terrace

Existing Conditions - Summary

1 : Central Skylight

2: Gridded Skylight

3: Ramps

4: Mezzanine Area

5: West Terrace

4th Floor Terrace

Existing Conditions > Proposed Conditions

1: Central Skylight

Rehabilitation and improvement of existing central skylight to repair existing leaking and water damage, remove lead-coated copper, improve light access, and improve maintenance access

2: Gridded Skylight

Rehabilitation and improvement of existing gridded skylight to repair existing leaking and water damage, remove lead-coated copper, improve light access, and improve maintenance access

3: Ramps

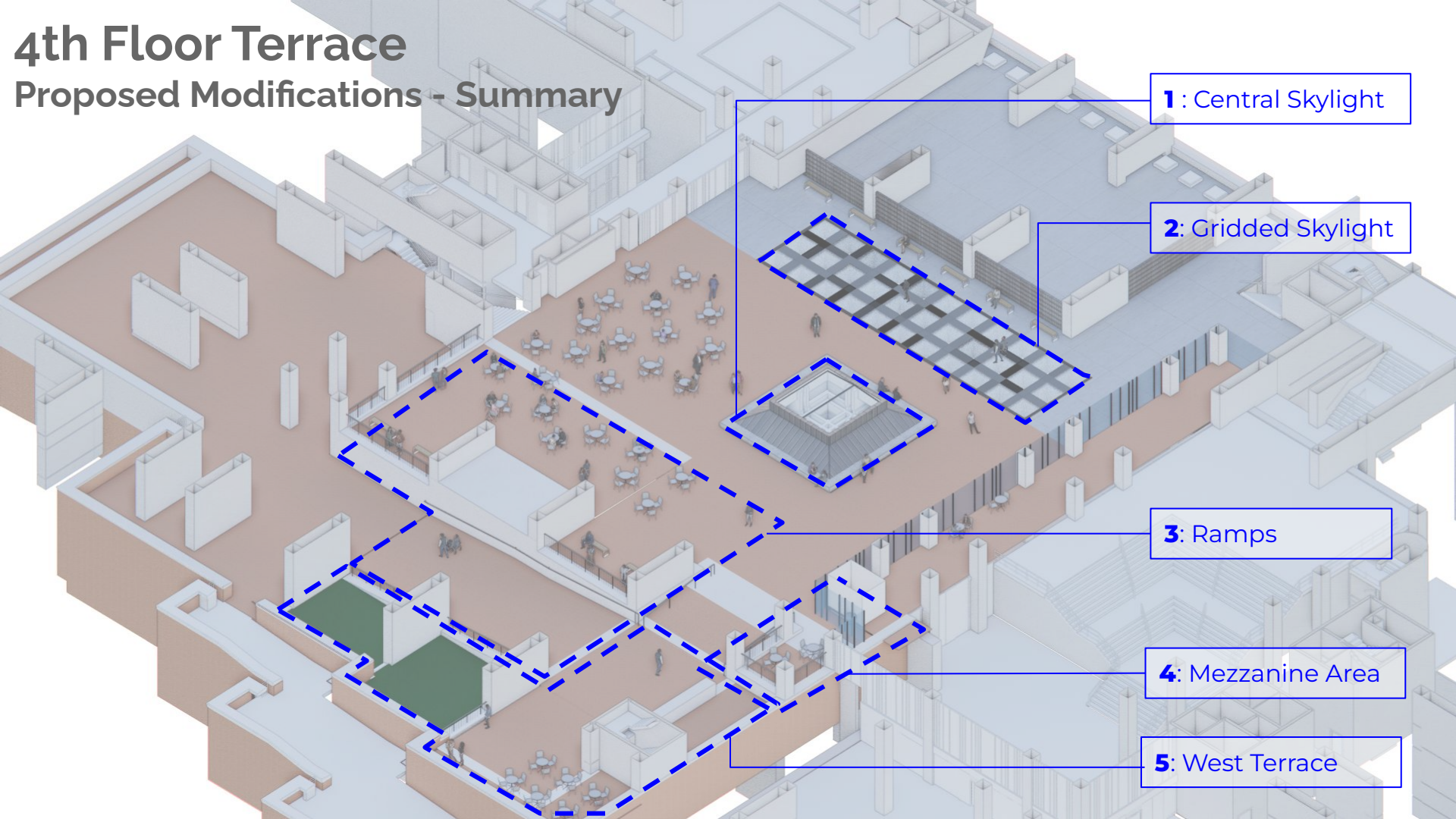
Modifications of both existing ramps to remove hazardous sloping conditions, improve accessibility, improve safety, and create more program spaces

4: Mezzanine Area

Modifications to stairs and terrace based on work associated with Four Stop Mezzanine project.

5: West Terrace

Rehabilitation and improvement of west terrace area to repair existing leaking and water damage, improve accessibility, and create more program spaces



4th Floor Terrace

Proposed Modifications - Summary

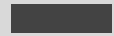
1: Central Skylight

2: Gridded Skylight

3: Ramps

4: Mezzanine Area

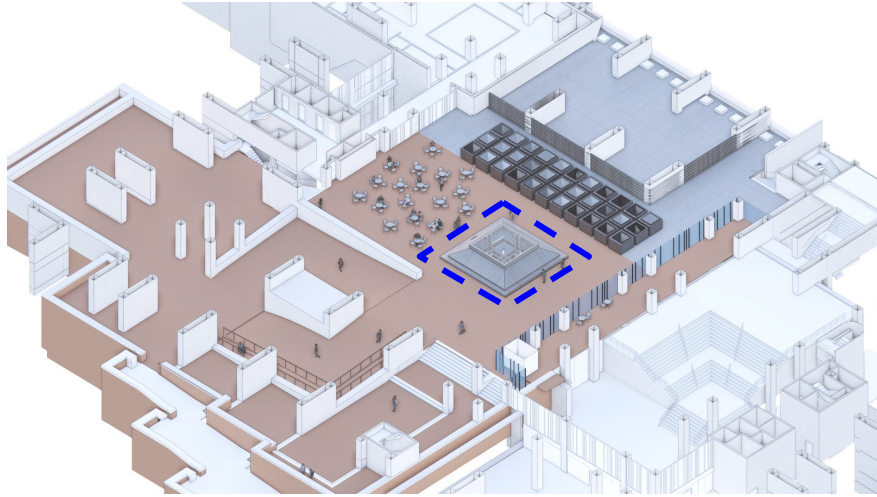
5: West Terrace



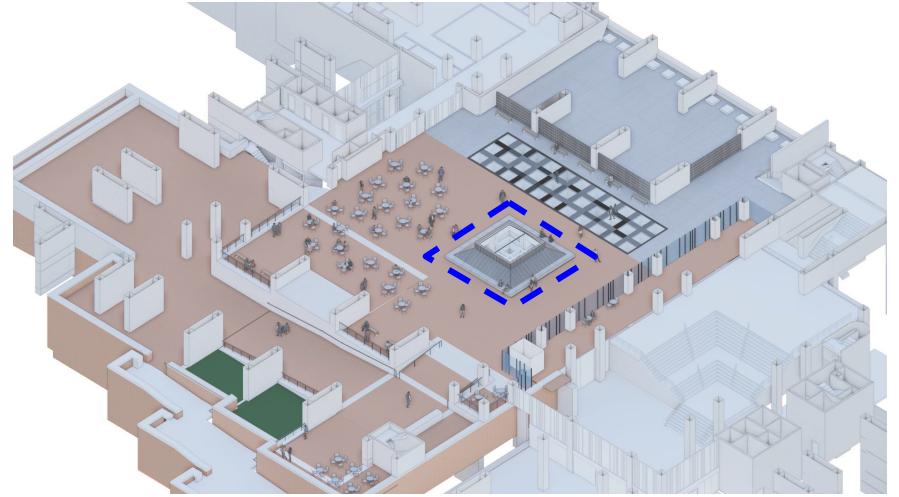
4th Floor Terrace - Impact Areas

1: Central Skylight

Existing Condition + Proposed Modification



Existing



Proposed

1: Central Skylight

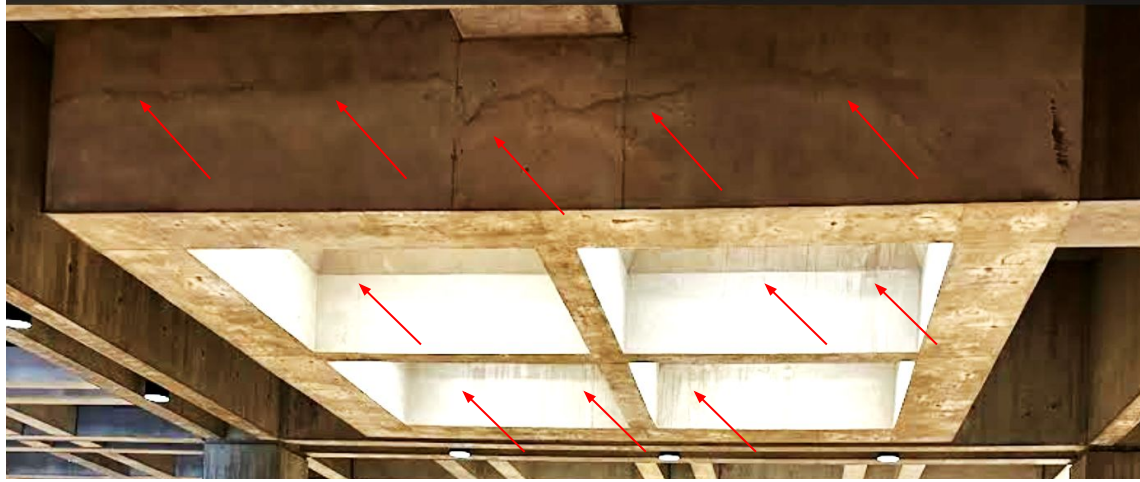
Existing Conditions Photos



1: Central Skylight

Existing Issues

- Photo illustrates extensive areas of water penetration and damage at outer edge of skylight frame and inner light-wells
- Video stills indicate active water infiltration during a storm event with water cascading down through inner troughs



1: Central Skylight

View from south



Existing Conditions



Proposed Conditions

1: Central Skylight

View from mezzanine



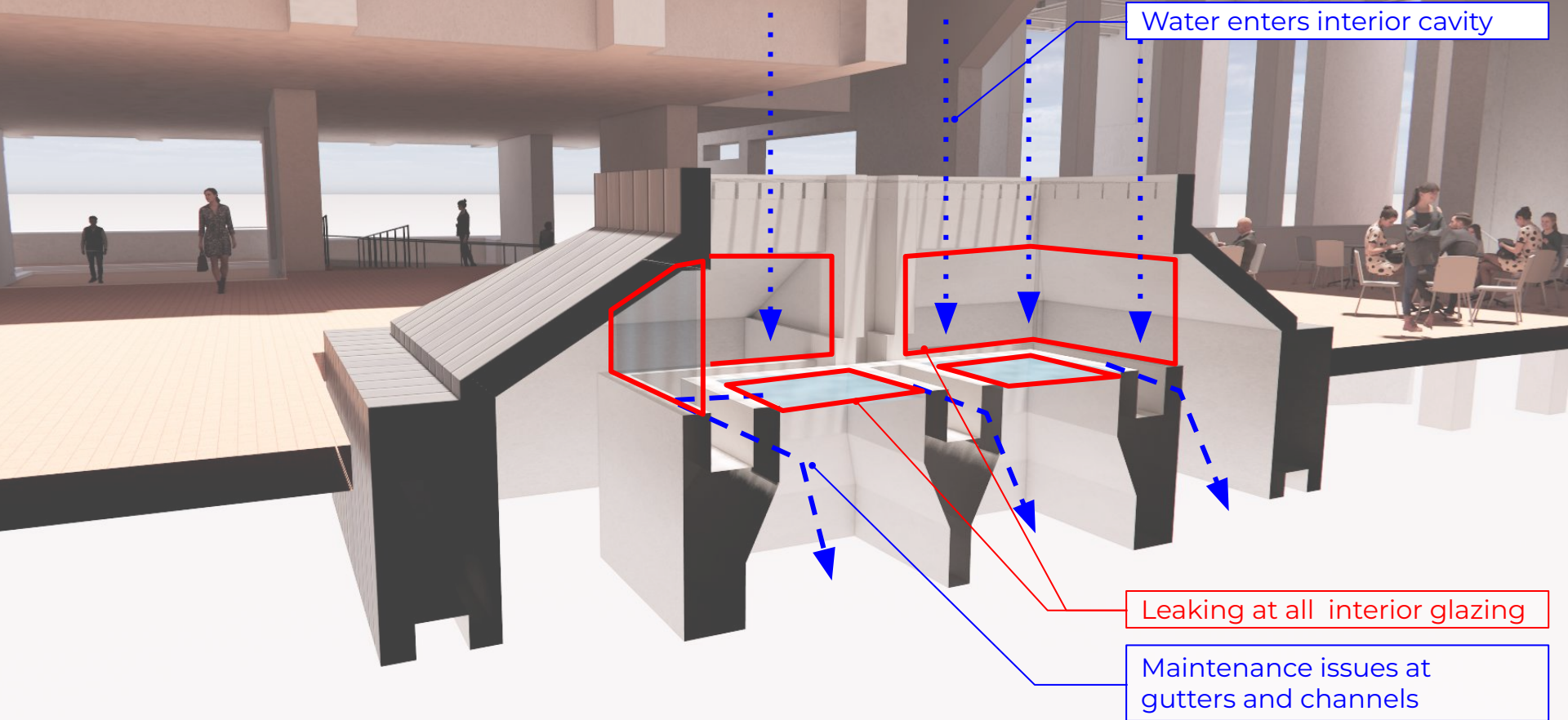
Existing Conditions



Proposed Conditions

1: Central Skylight

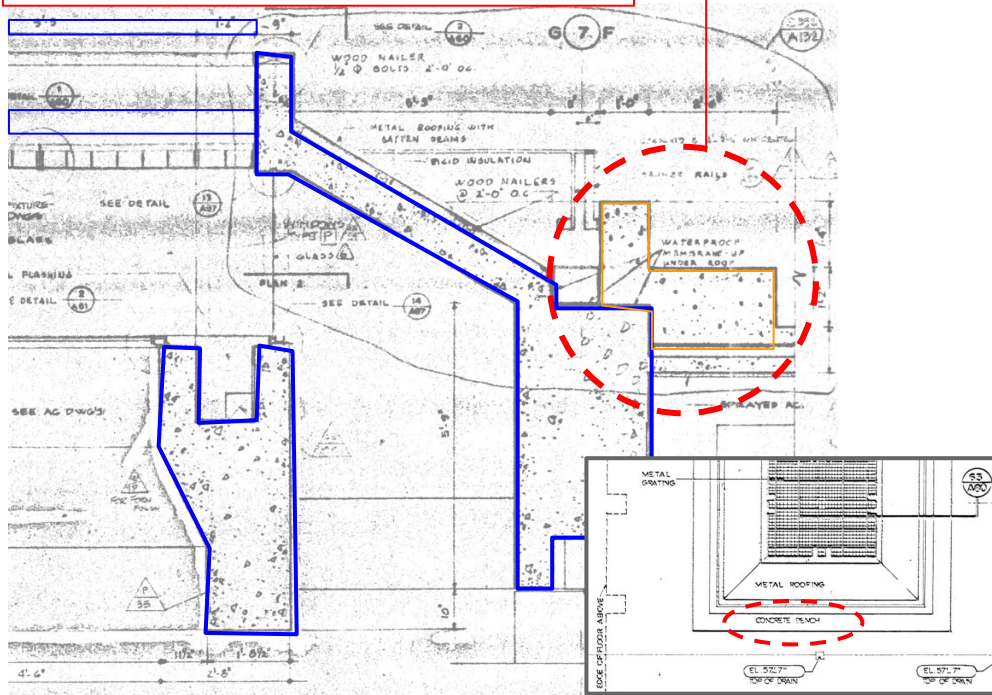
Existing Section - Annotated



1: Central Skylight

Existing Design Intent - Bench

Original intent for concrete bench

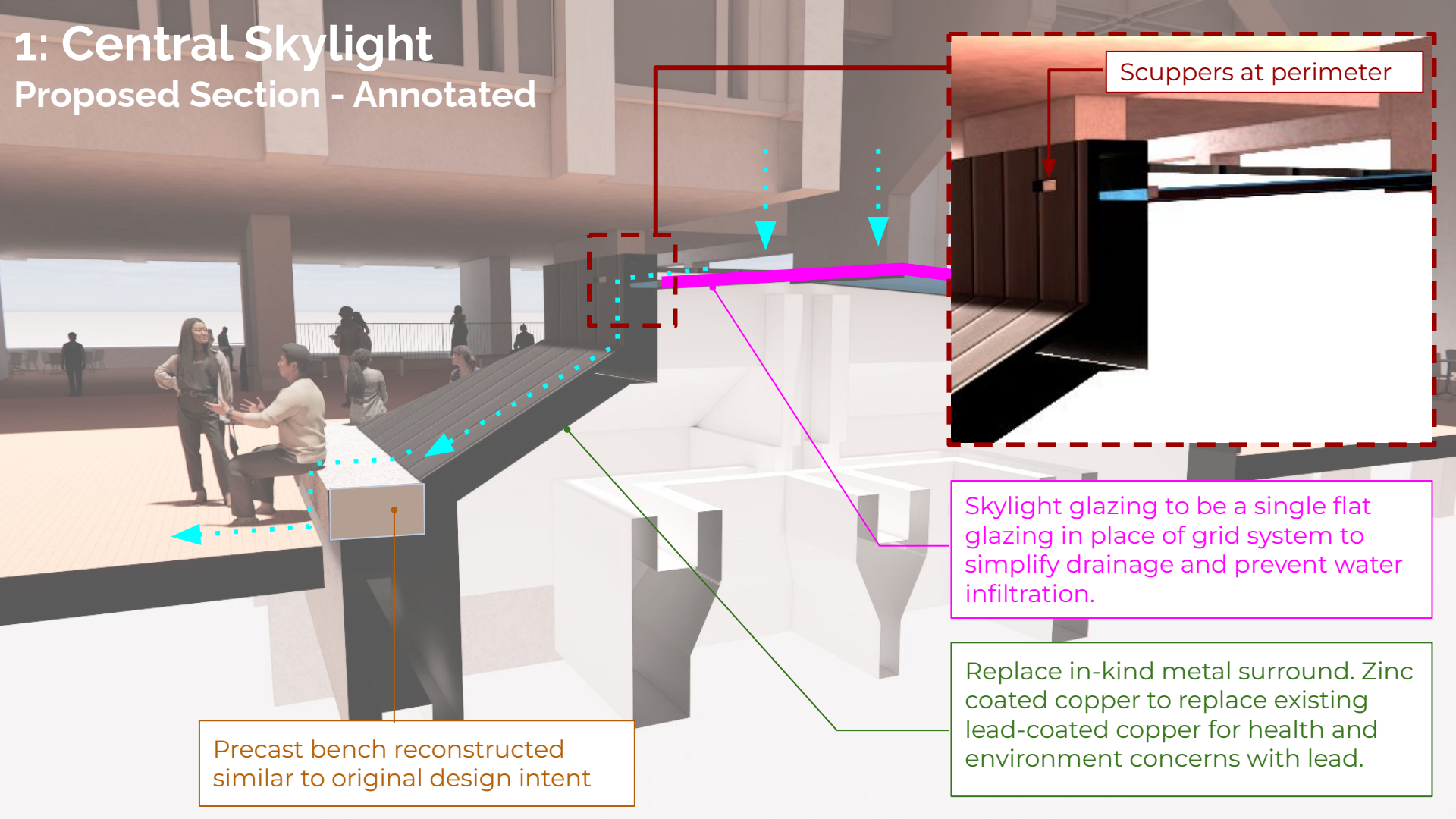


Original 1964 Documents - Section / Plan



1: Central Skylight

Proposed Section - Annotated



Scuppers at perimeter

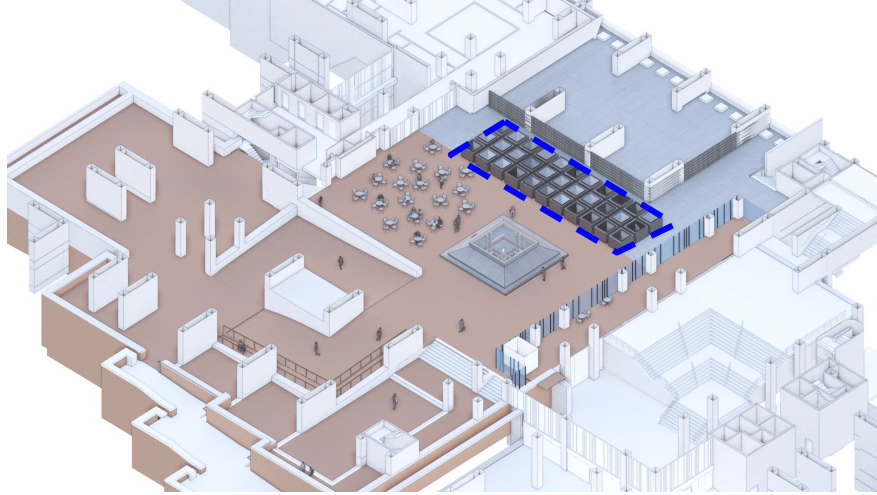
Skylight glazing to be a single flat glazing in place of grid system to simplify drainage and prevent water infiltration.

Replace in-kind metal surround. Zinc coated copper to replace existing lead-coated copper for health and environment concerns with lead.

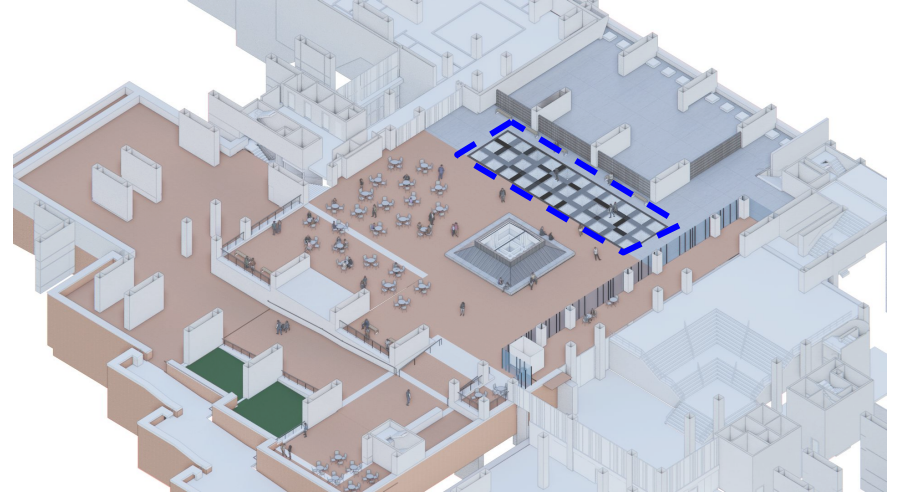
Precast bench reconstructed similar to original design intent

2: Gridded Skylight

Existing Condition + Proposed Modification



Existing



Proposed

2: Gridded Skylight

Existing Condition Photos



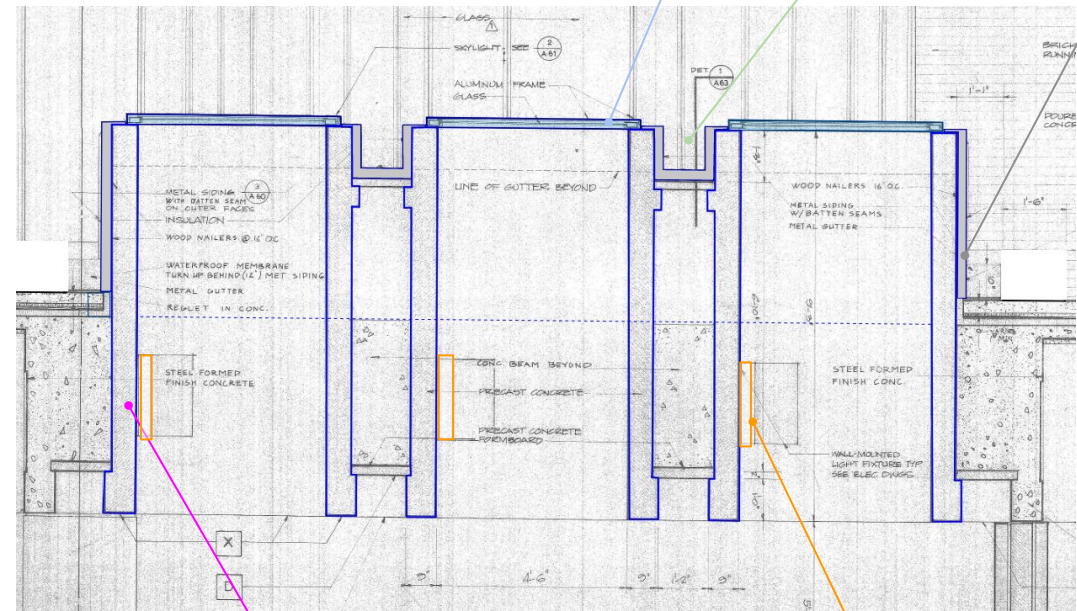
2: Gridded Skylight

Existing Issues

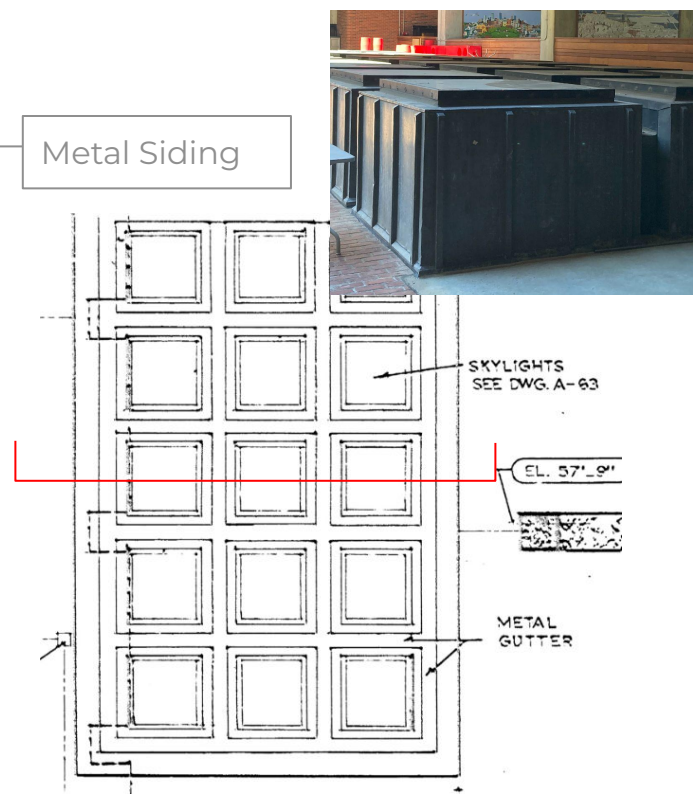
- Extensive areas of water penetration and damage particularly at outer perimeter of gridded skylights
- Staining and water damage visible at most inner and outer edges of individual light-well precast elements



2: Gridded Skylight Module Lightwell Original



Original 1964 Documents - Section



Original 1964 Documents - Plan

2: Gridded Skylight Module Lightwell Original

Flat Walkable Skylight

- Improves original intent of interior daylighting.
- Addresses water infiltration

Removal of precast and cladding

- Eliminates potential climbing and trip hazards
- Provides more space for circulation and visibility



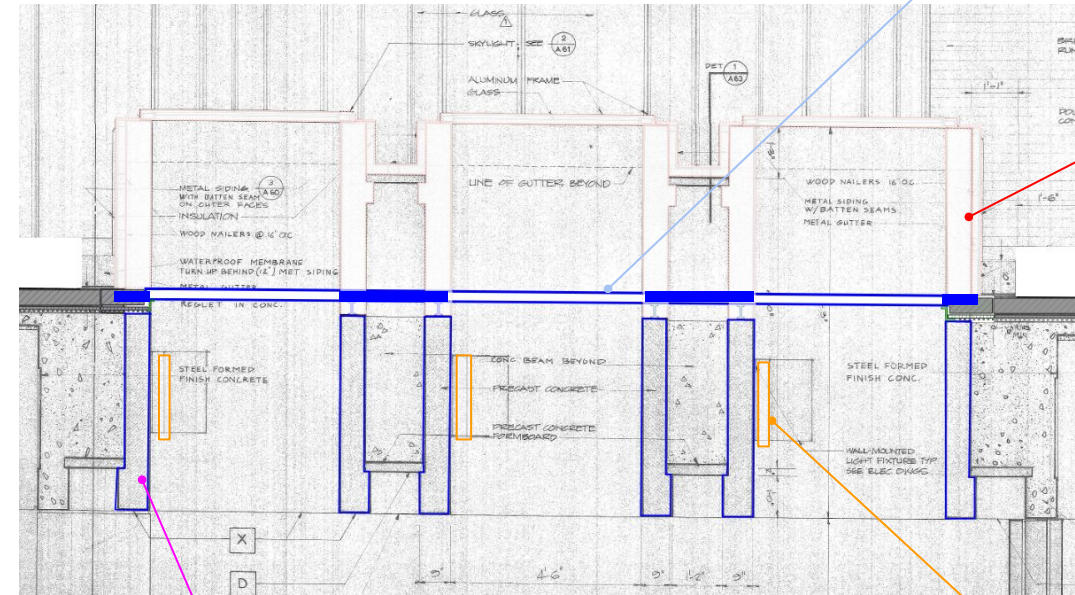
Light Fixture

- Original design intent to be restored

Precast tubes

- Interior ceiling & skylight design intent maintained

Modified Skylight - Section



2: Gridded Skylight

Proposed Conditions from Interior



Existing View from 2nd Floor Lobby



Proposed View from 2nd Floor Lobby

2: Gridded Skylight

View from 5th Floor



Existing Conditions



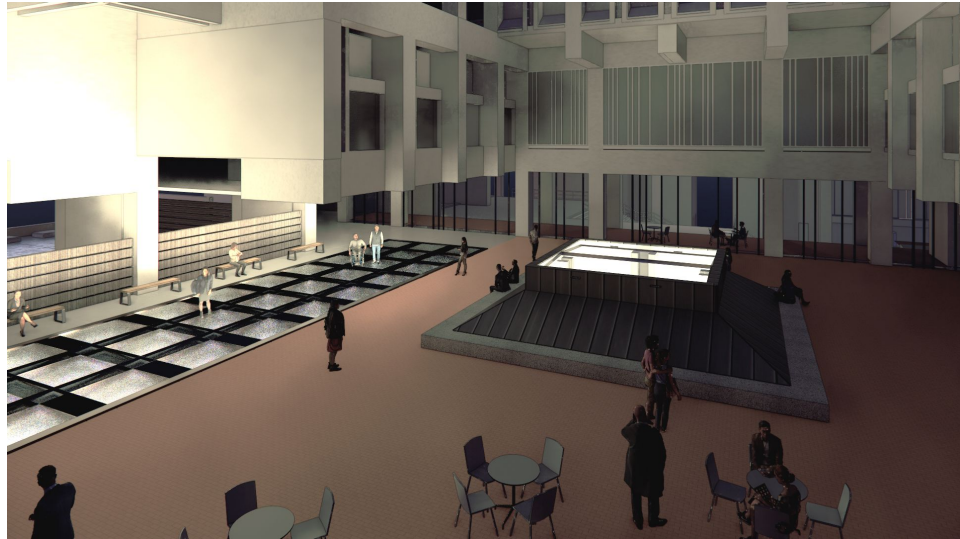
Proposed Conditions

2: Gridded Skylight

View from 5th Floor



Existing Conditions



Proposed Conditions

2: Gridded Skylight

View from southeast corner



Existing Conditions



Proposed Conditions

2: Gridded Skylight

View from southwest corner



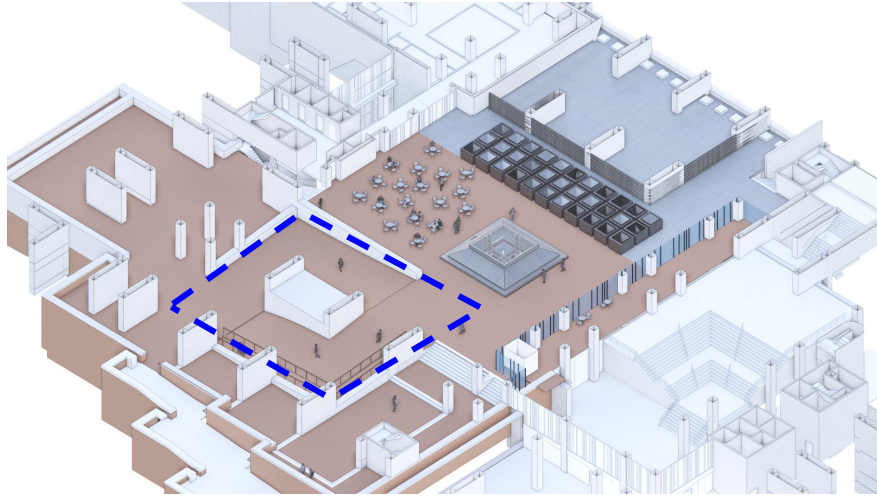
Existing Conditions



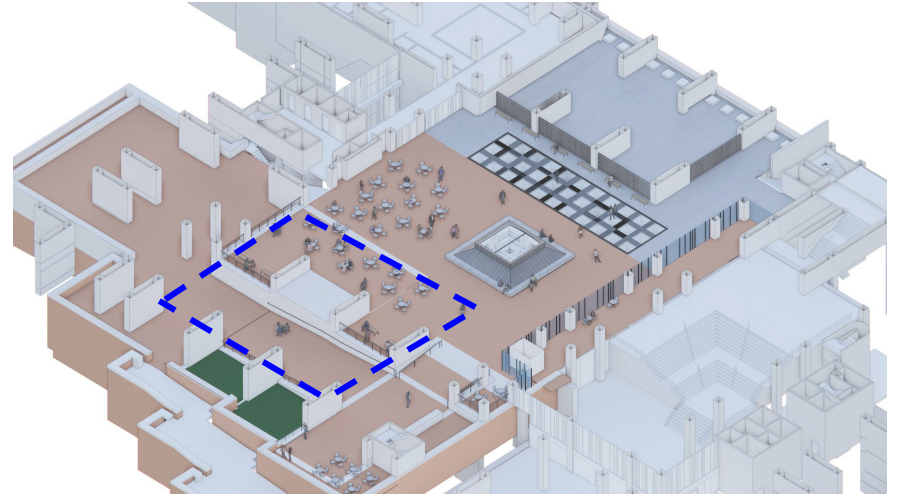
Proposed Conditions

3: Ramps

Existing Condition + Proposed Modification



Existing



Proposed

3: Ramps

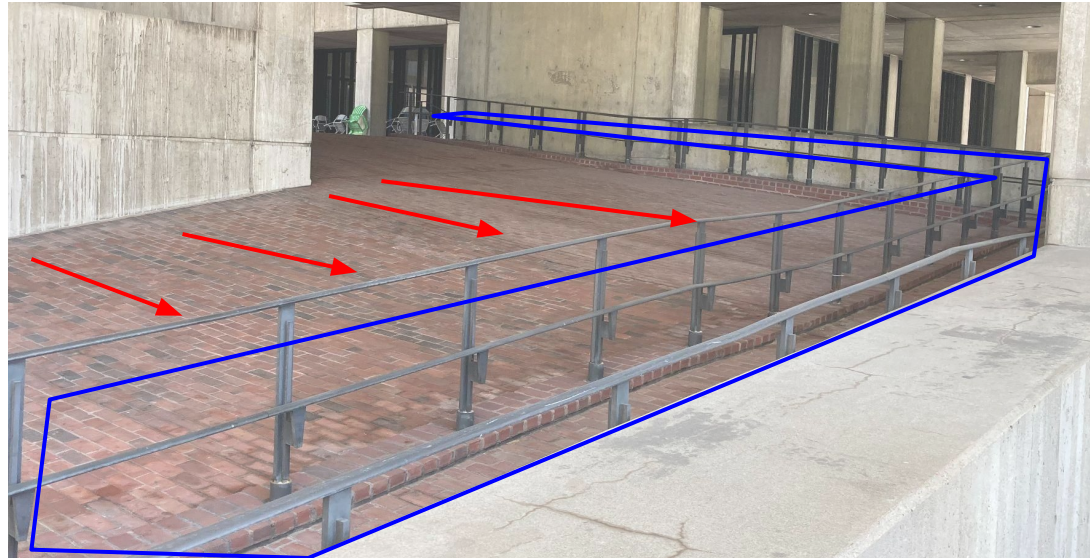
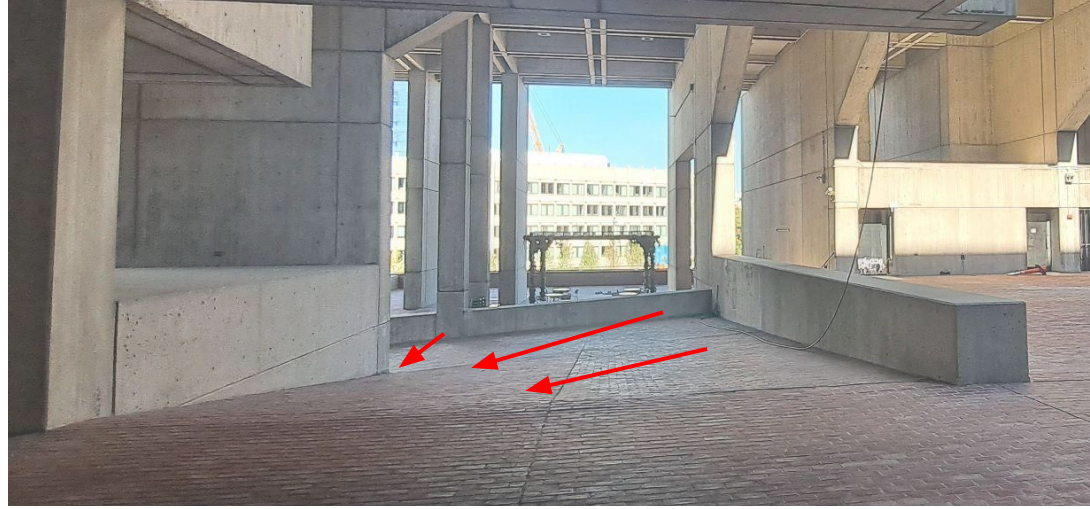
Existing Conditions Photos



3: Ramps

Existing Conditions Issues

- Existing cross slopes of existing ramps significantly exceed ADA requirements and create hazardous conditions for all people (slipping, challenging)
- Existing wheelchair ramp is non-conforming requiring modification and update but not feasible within existing conditions



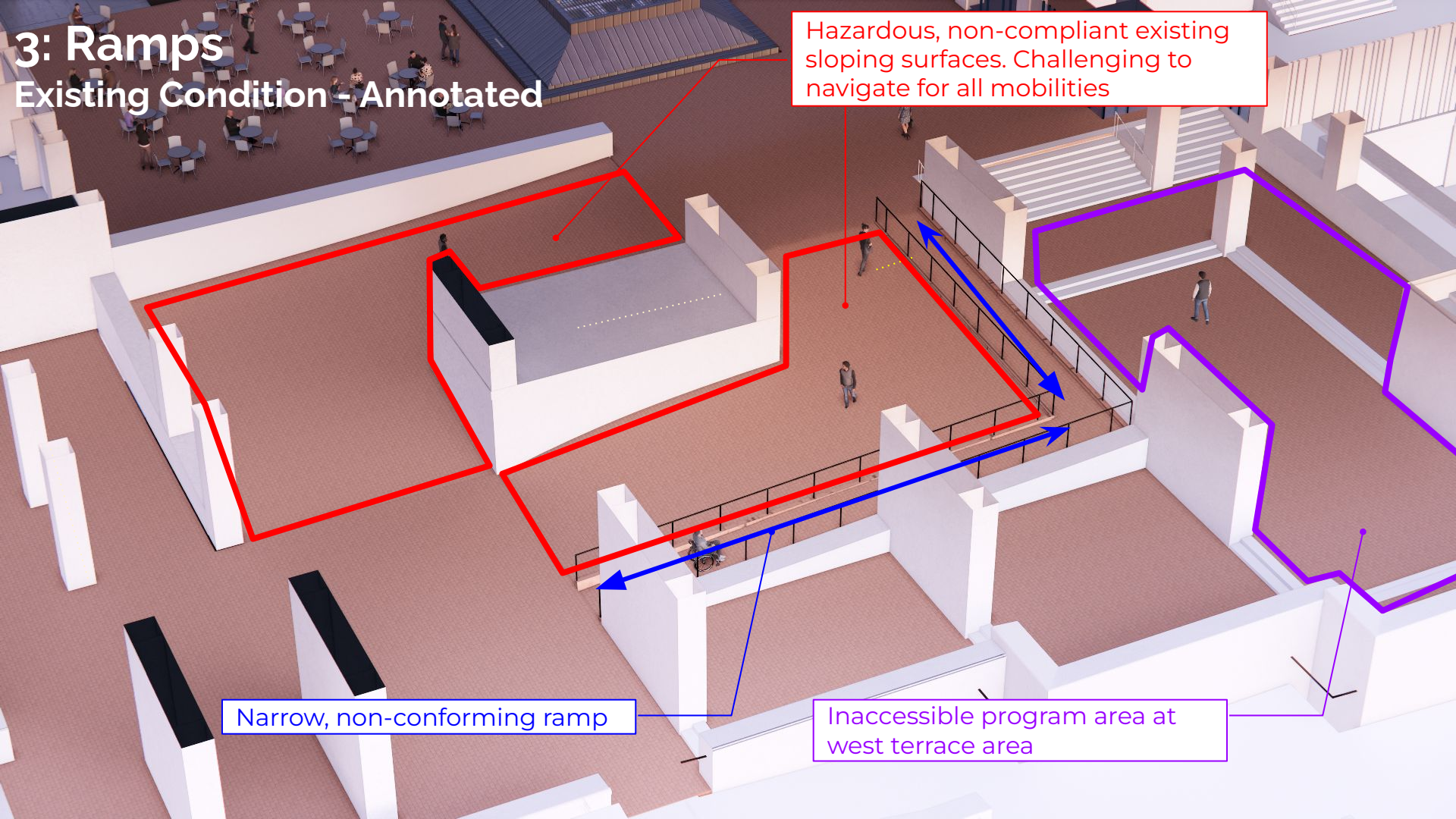
3: Ramps

Existing Condition - Annotated

Hazardous, non-compliant existing sloping surfaces. Challenging to navigate for all mobilities

Narrow, non-conforming ramp

Inaccessible program area at west terrace area



3: Ramps

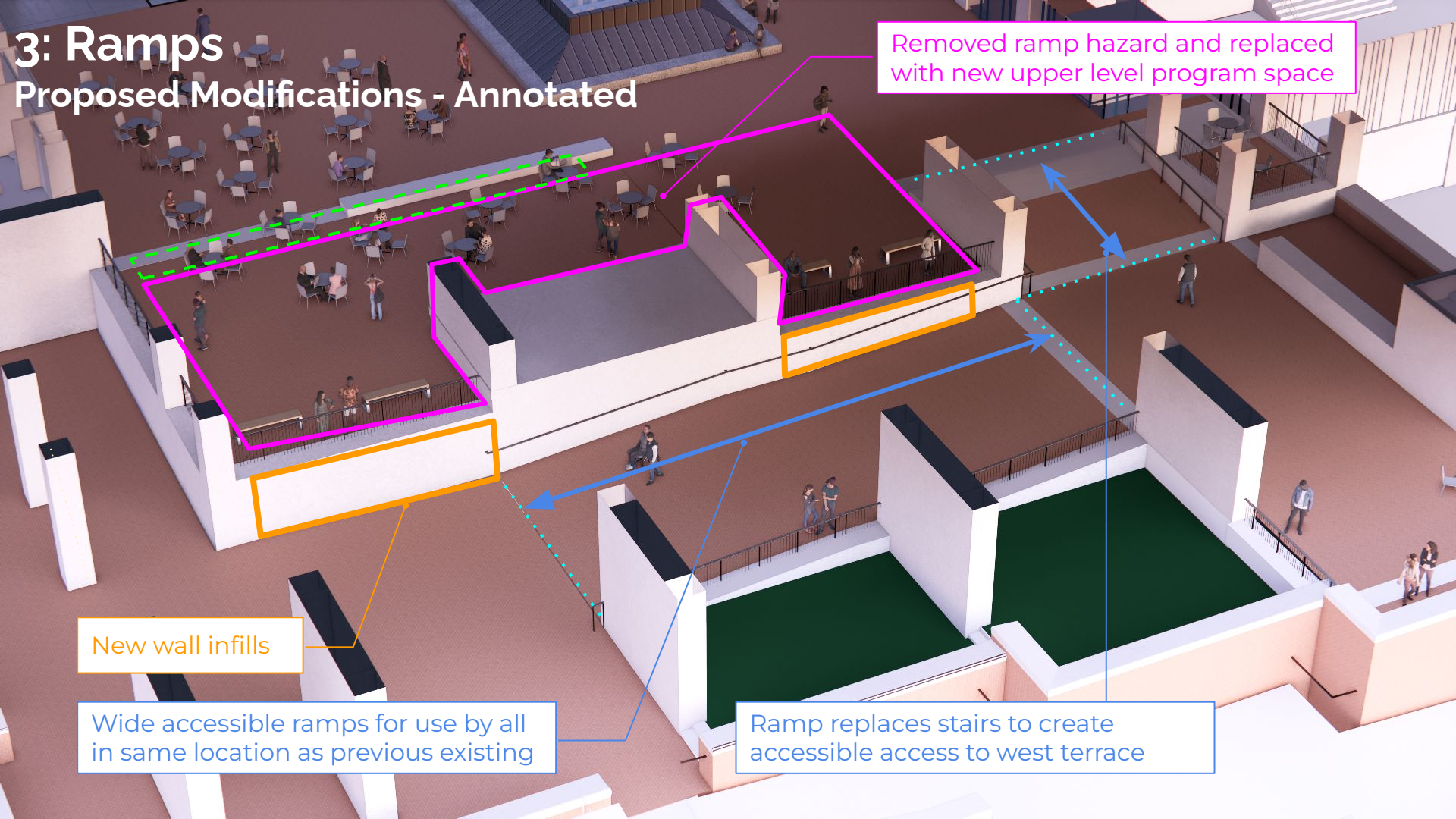
Proposed Modifications - Annotated

Removed ramp hazard and replaced with new upper level program space

New wall infills

Wide accessible ramps for use by all in same location as previous existing

Ramp replaces stairs to create accessible access to west terrace



3: Ramps

View from lower terrace



Existing Conditions



Proposed Conditions

3: Ramps

View from atop ramps



Existing Conditions



Proposed Conditions

3: Ramps

View towards old Ramp



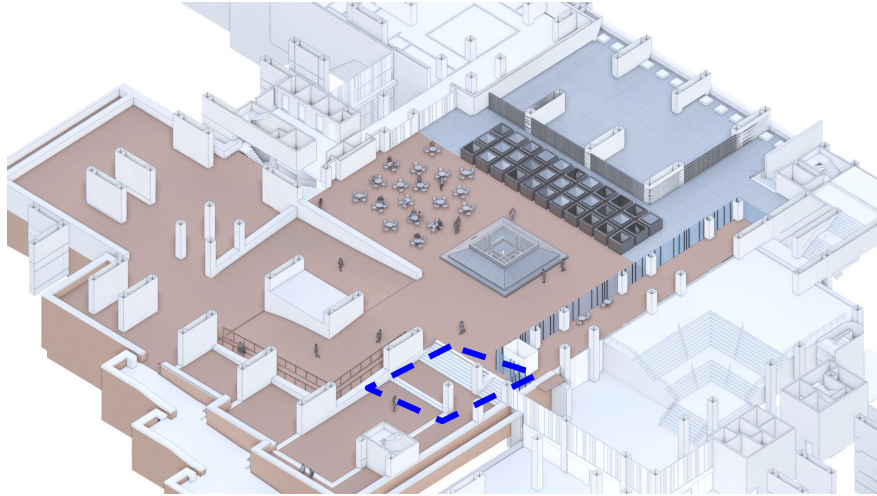
Flush Paving to Reference Old Barrier Wall



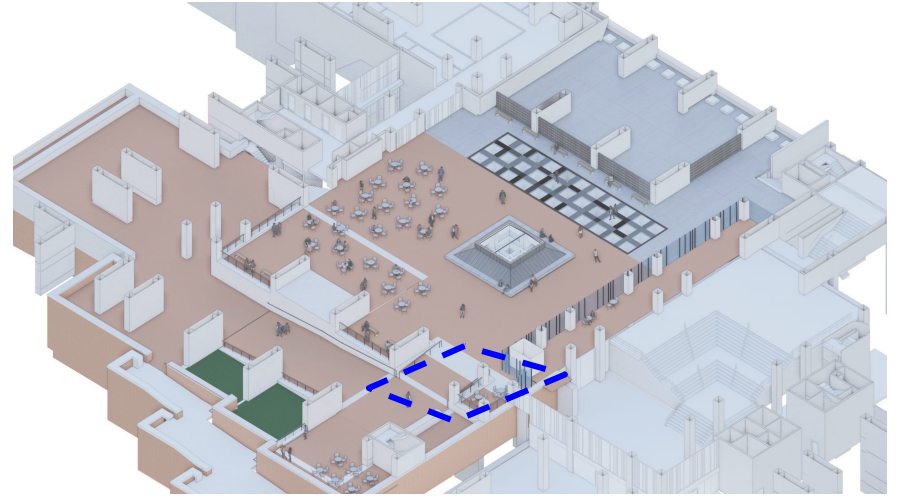
Reconstructed Bench to Reference Old Barrier Wall

4: Mezzanine Area

Existing Condition + Proposed Modification



Existing



Proposed

4: Mezzanine Area

Existing Photos



4: Mezzanine Area

Existing Issues

- New Mezzanine project at top of existing stairs precludes access
- Existing Steps would lead to inaccessible lower space

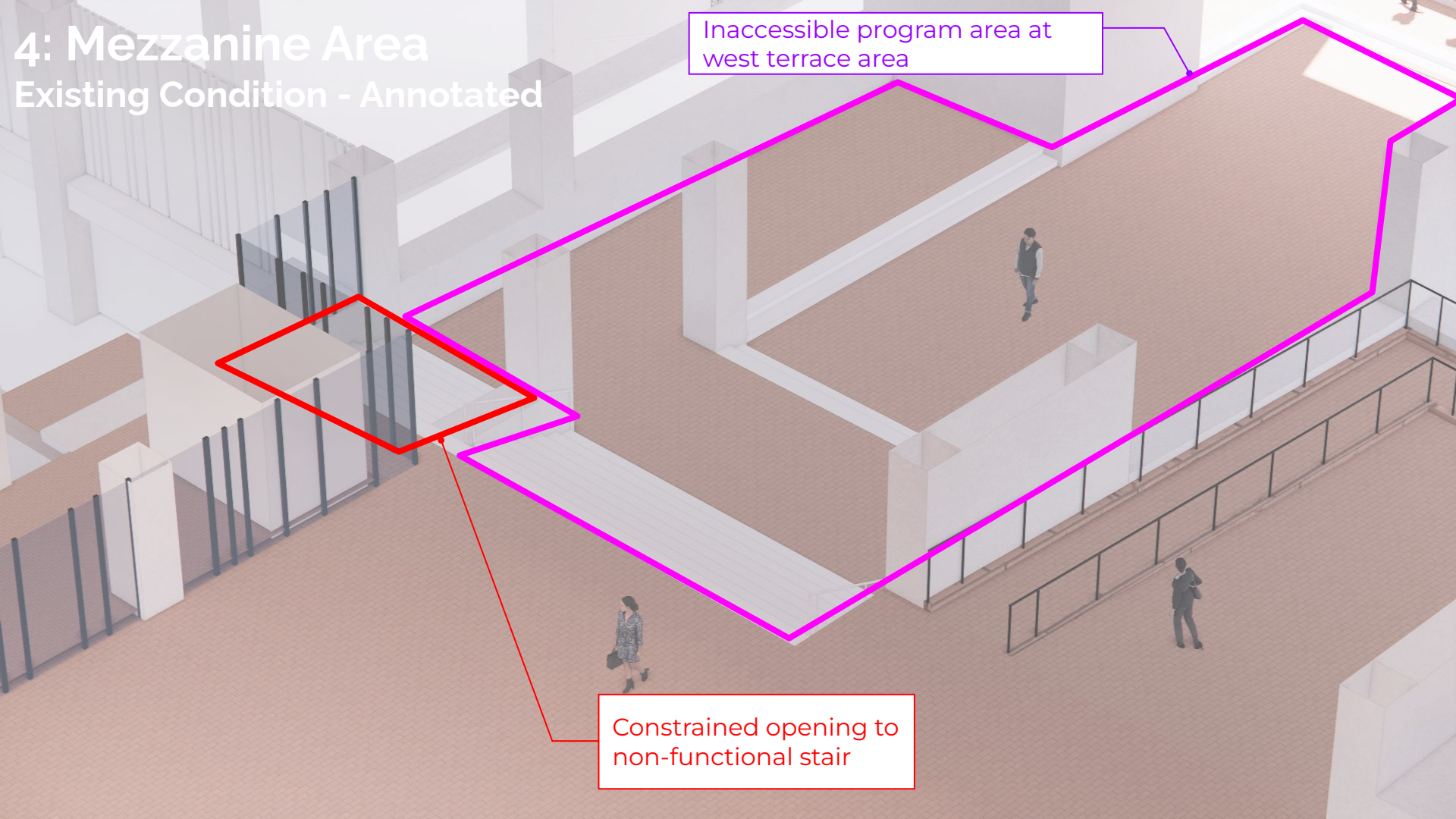


4: Mezzanine Area

Existing Condition - Annotated

Inaccessible program area at west terrace area

Constrained opening to non-functional stair



4: Mezzanine Area

Proposed Modification

New upper level program space with improved access



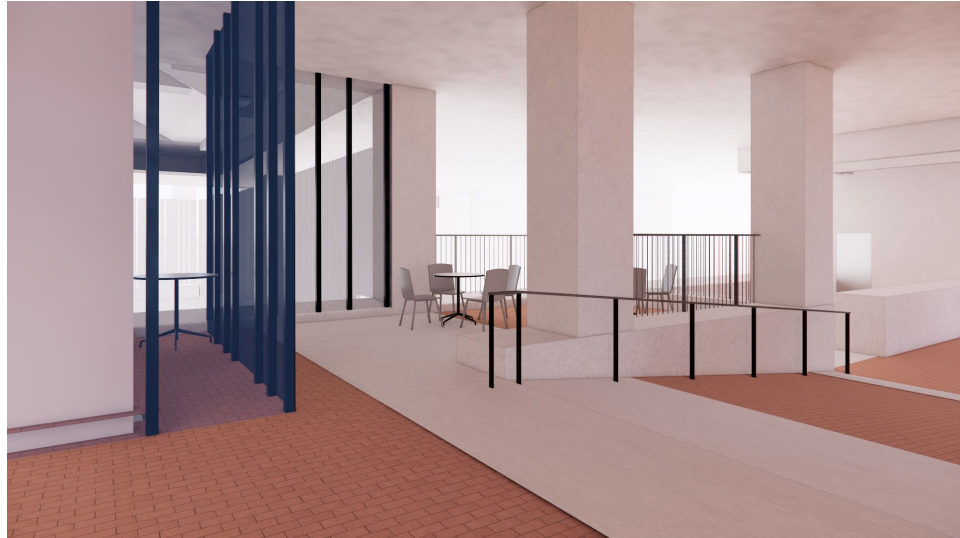
Fully accessible west terrace areas, Maintains original spatial intent

4: Mezzanine Area

View towards lower area



Existing Conditions



Proposed Conditions

4: Mezzanine Area

View to Upper Terrace



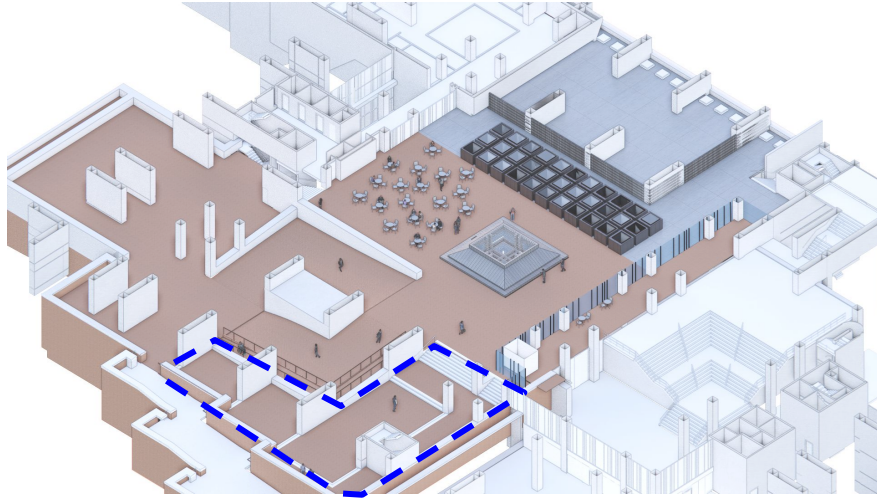
Existing Conditions



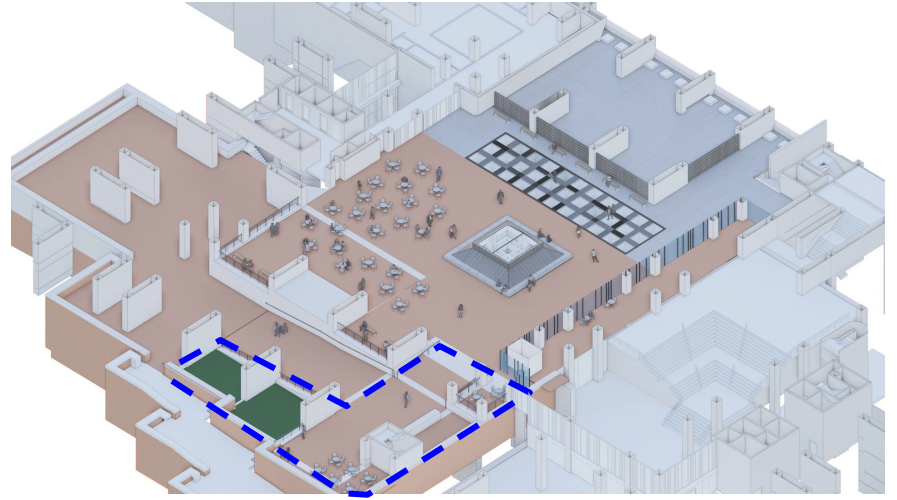
Proposed Conditions

5: West Terrace

Existing Condition + Proposed Modification



Existing



Proposed

5: West Terrace

Existing Photos

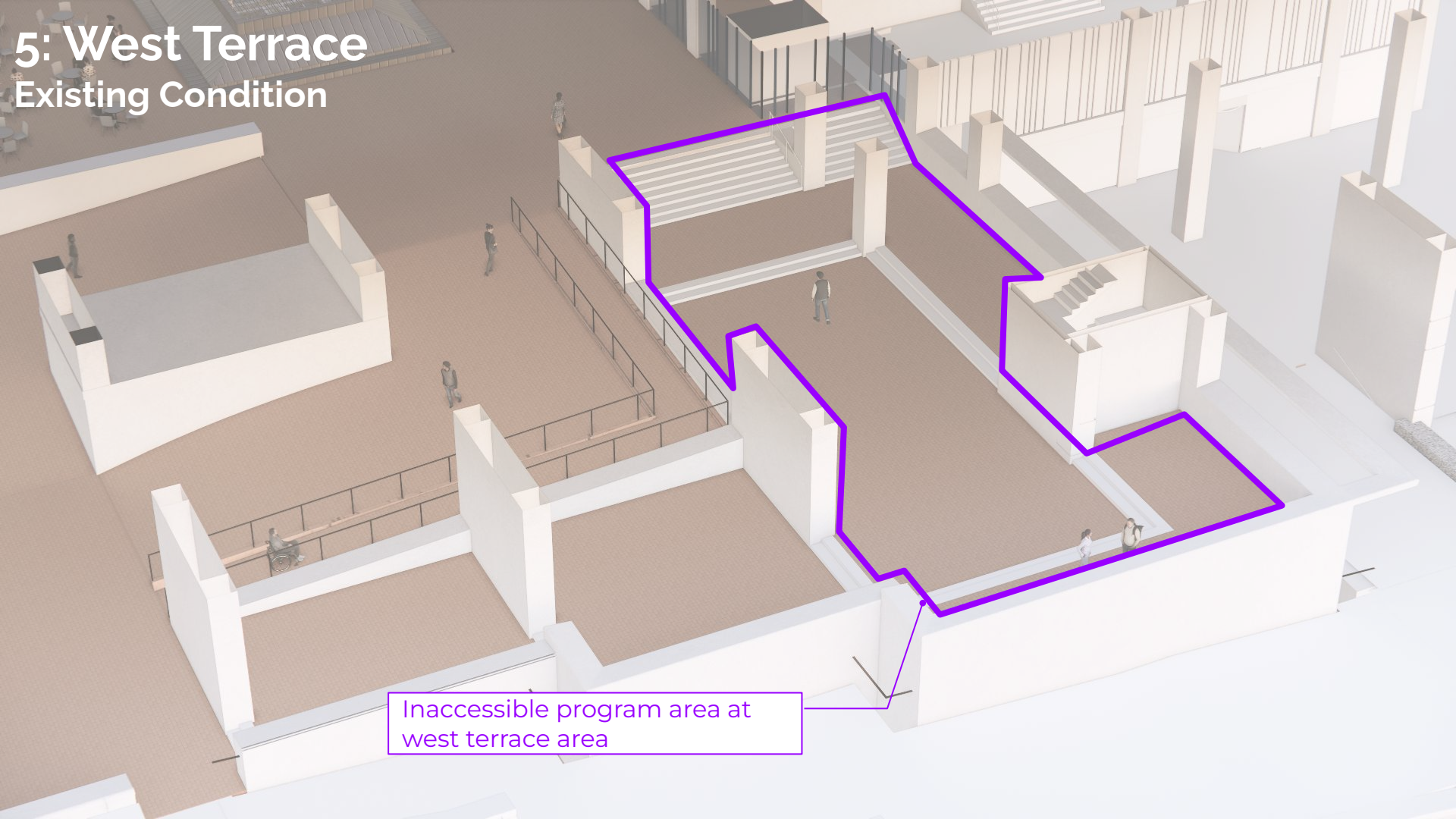


5: West Terrace

Existing Issues

- Significant leakage and roof drainage blockages over Treasury Department area
- Water damages within office spaces below 4th Floor

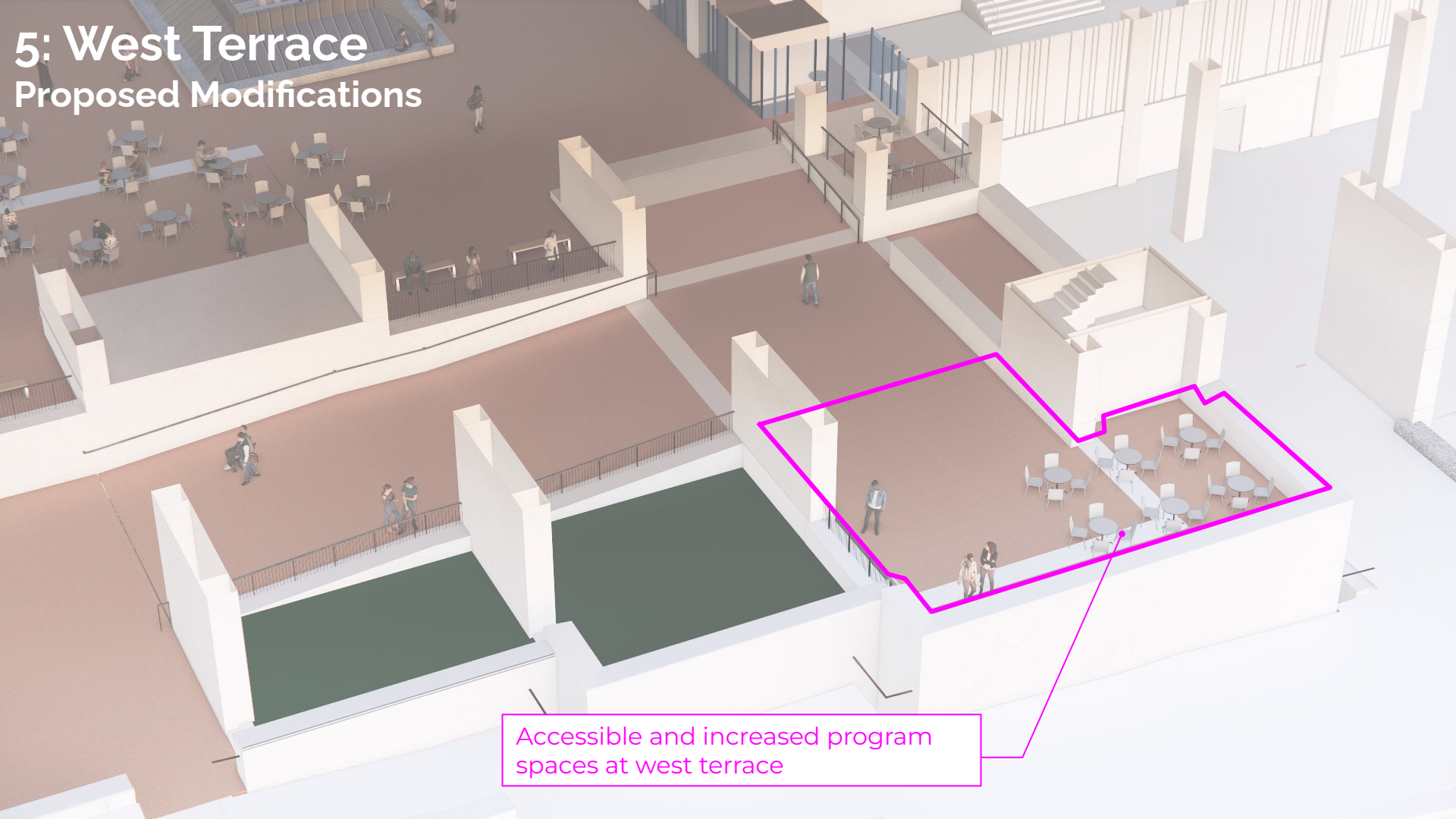




5: West Terrace

Existing Condition

Inaccessible program area at
west terrace area



5: West Terrace

Proposed Modifications

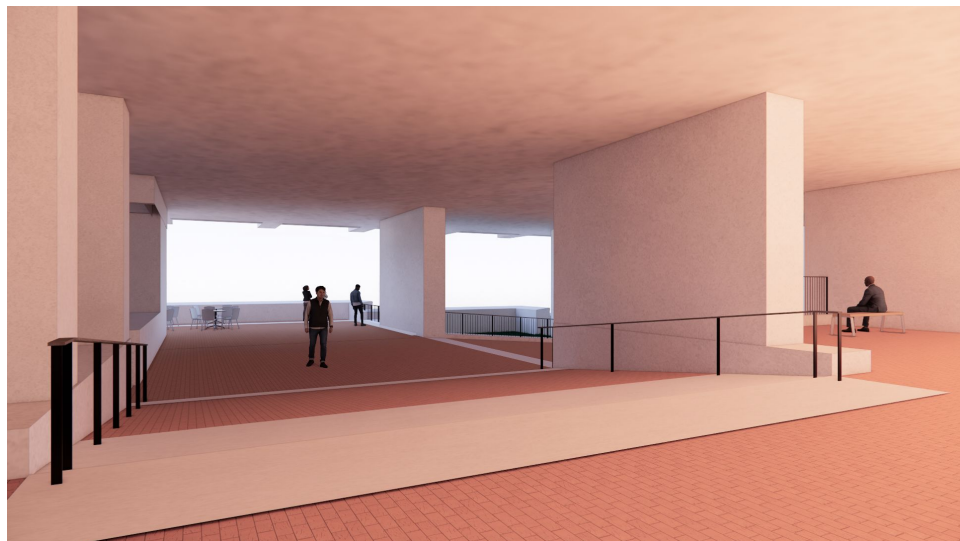
Accessible and increased program spaces at west terrace

5: West Terrace

View towards west terrace



Existing Conditions



Proposed Conditions

5: West Terrace

View from edge of west terrace



Existing Conditions

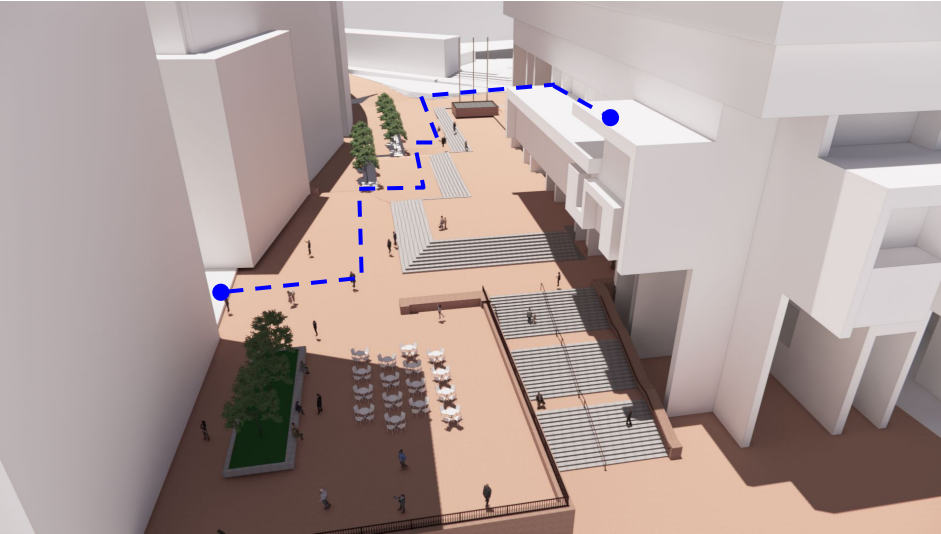


Proposed Conditions



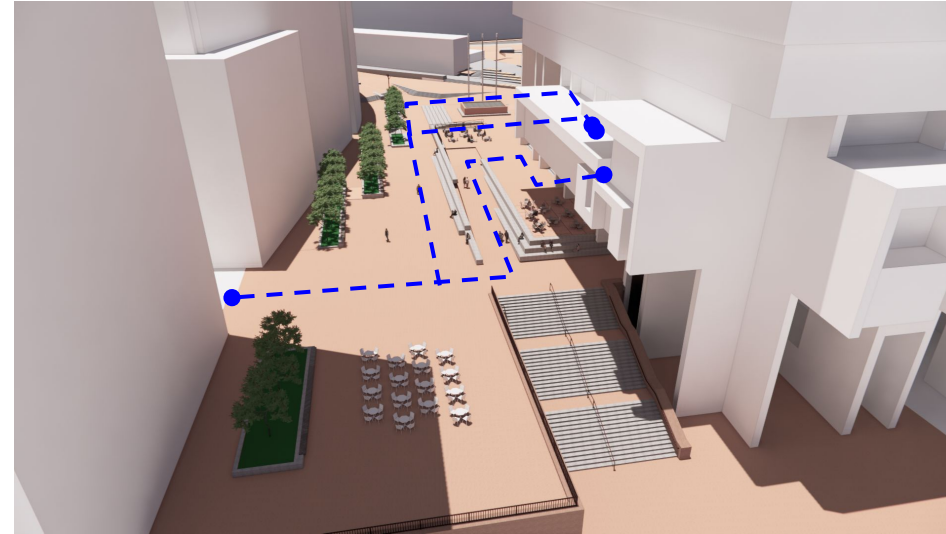
South Plaza Overview

South Plaza



Existing Conditions

ADA/Stroller Route to Main Entrance: **730 ft**



Proposed Conditions

ADA/Stroller Route to Main Entrance: **360 ft**
(approx -180 sec or **-3 min less time**)

South Plaza

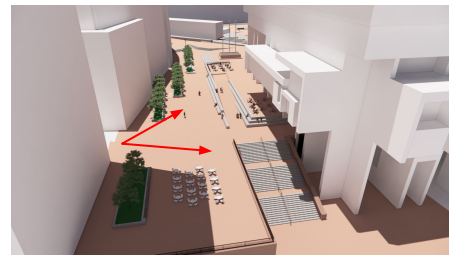


Existing Conditions



Proposed Conditions

South Plaza

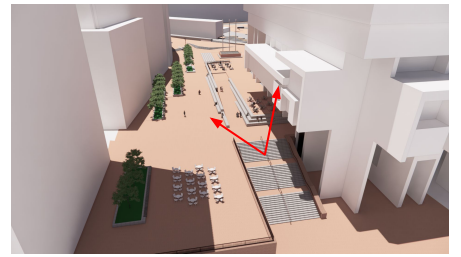


Existing Conditions



Proposed Conditions

South Plaza

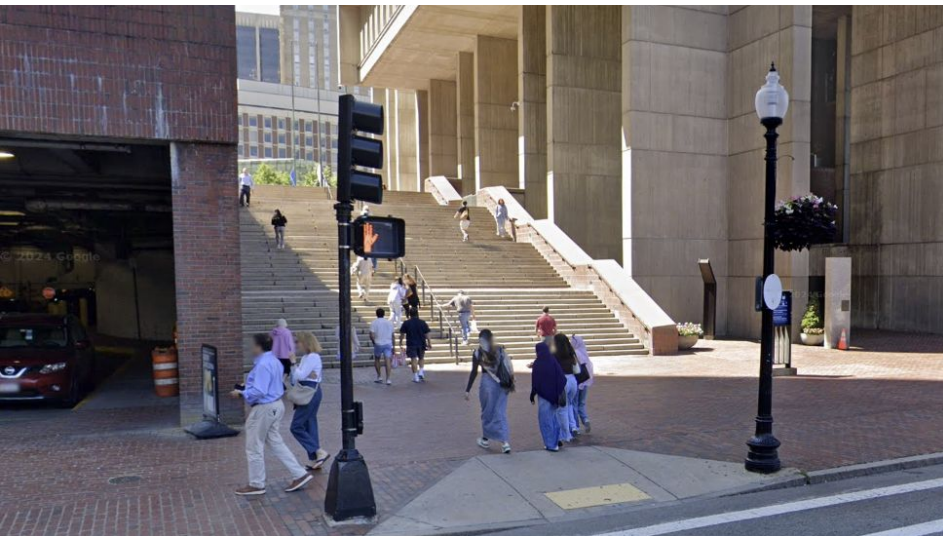
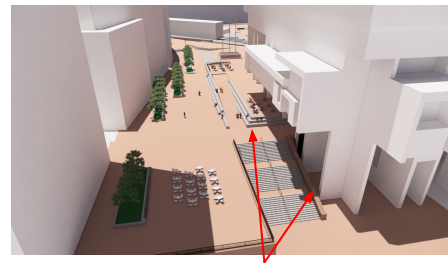


Existing Conditions

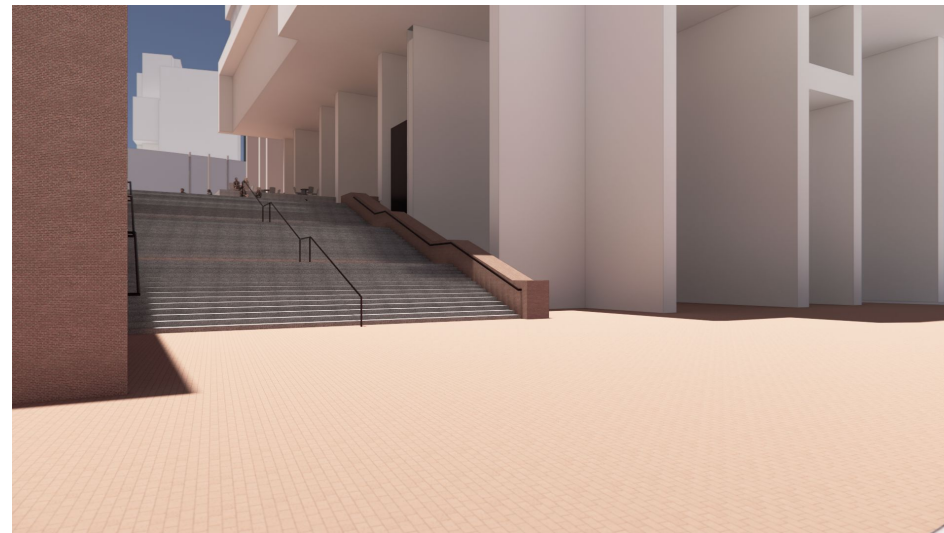


Proposed Conditions

South Plaza



Existing Conditions



Proposed Conditions