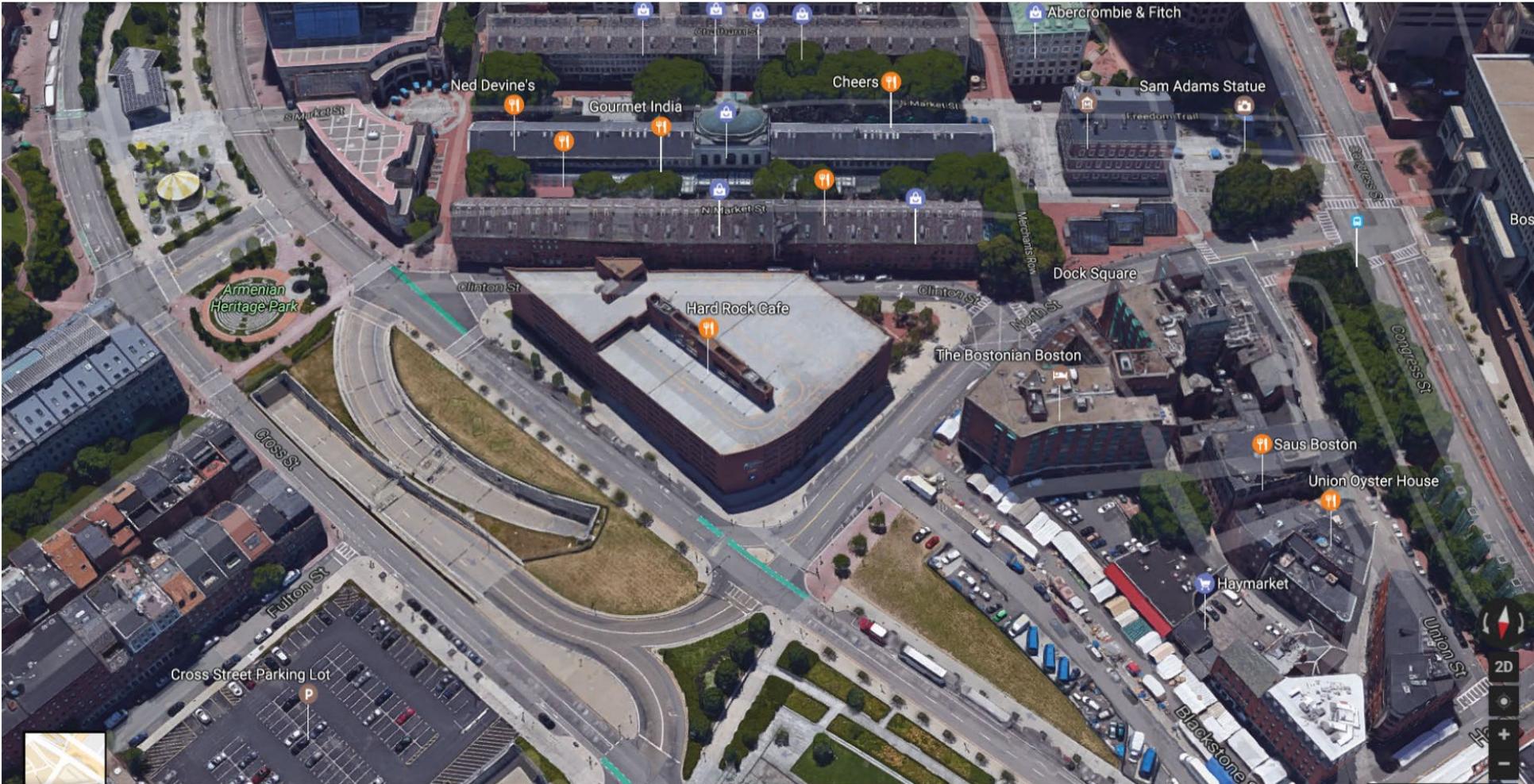


Dock Square BCDC Meeting

March 05, 2019

- The transformation of the 1970's Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway.
 - New pedestrian streetscape experiences
 - New Retail engaging the Greenway



Armenian Heritage Park

Ned Devine's

Gourmet India

Cheers

Dock Square

Hard Rock Cafe

The Bostonian Boston

Sam Adams Statue

Saus Boston

Union Oyster House

Cross Street Parking Lot

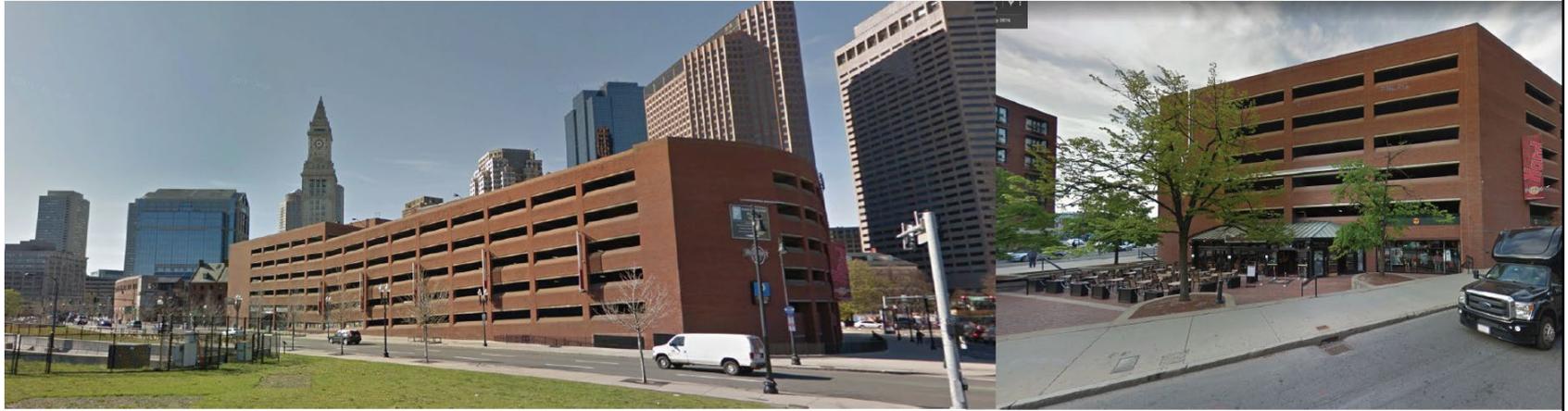
Haymarket

Abercrombie & Fitch

2D

+

-





1 Opportunity to create a "gateway" at corner of North St and Surface Rd and to enhance North St. with planting and seating.



2 Existing site wall holding back grade along North Street.



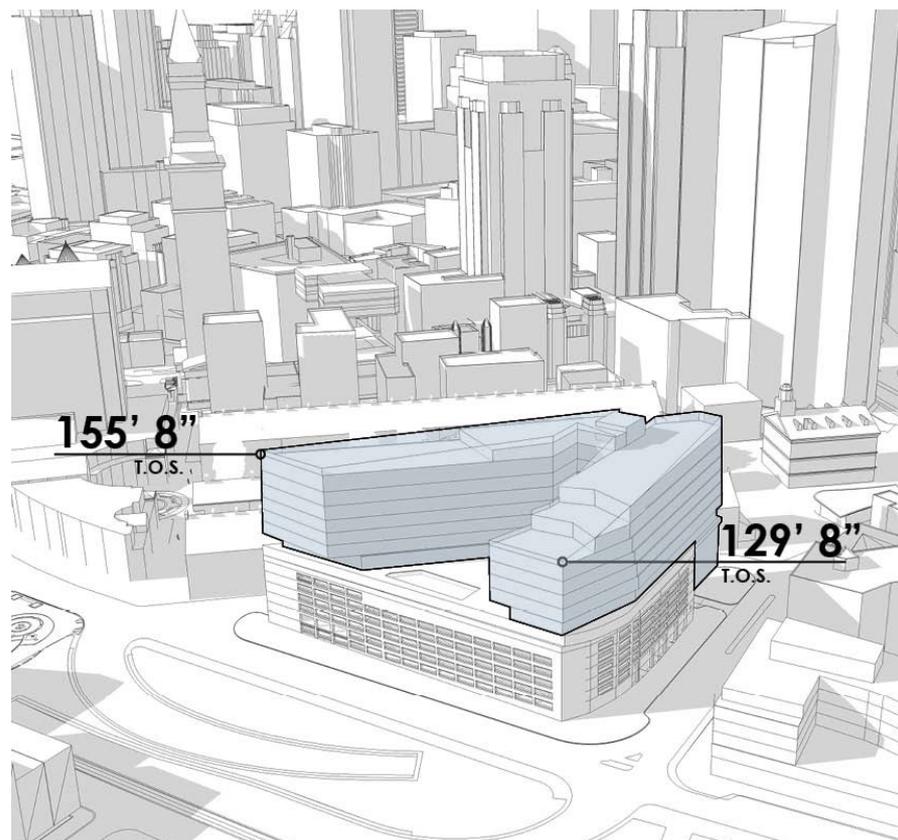
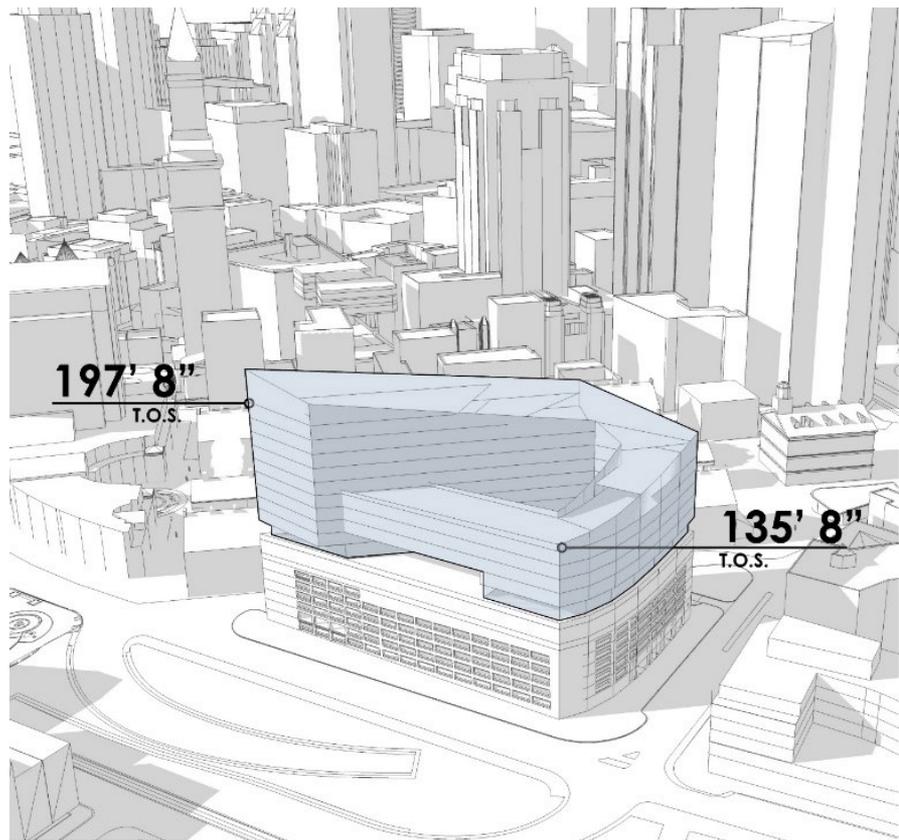
3 Clinton St. is barren and lacks green space and pedestrian amenities.



4 Surface Rd is a swath of concrete, often used as an active loading zone for tour buses.

Before and After

- Building height lowered from 197'-8" to 160'-0"



I. Project Improvements and Updates:

- Reduced height & Massing
- Removed vehicle drop-off under building
- Focused on public spaces and activation at 'nose' of the building
- Improved streetscape experience and added retail along Greenway
- Refined balance and connections between top and bottom of building language

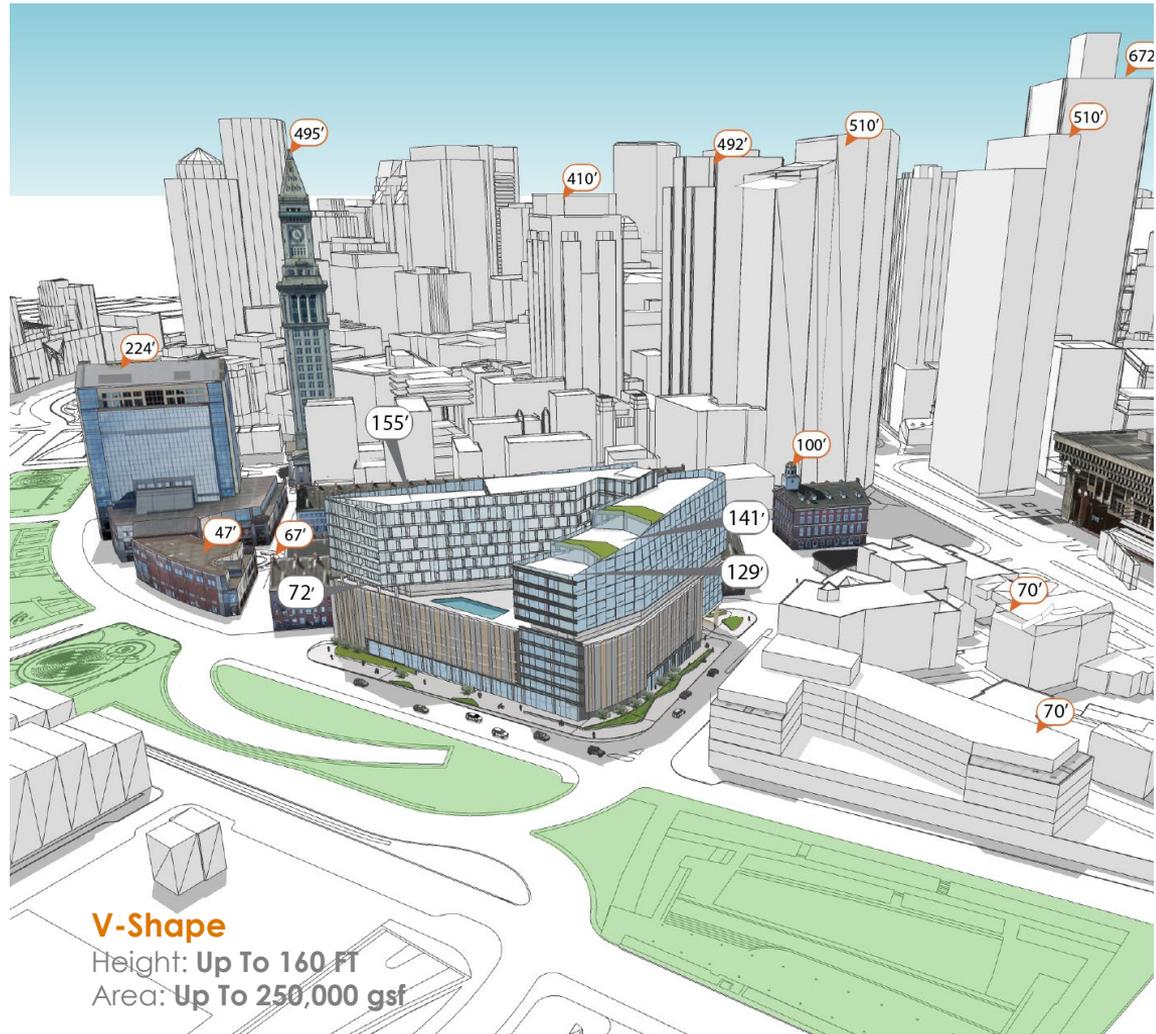
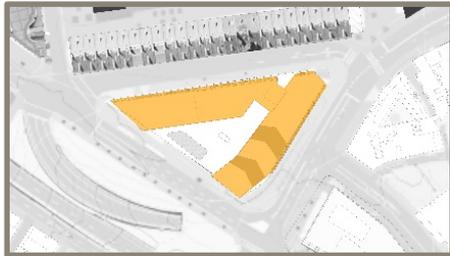
Total: 520,000 GSF

Residential : 250,000 GSF

Unit Count: Up To 250

Parking: Up To 650 spaces

Total Height: Up To 160'

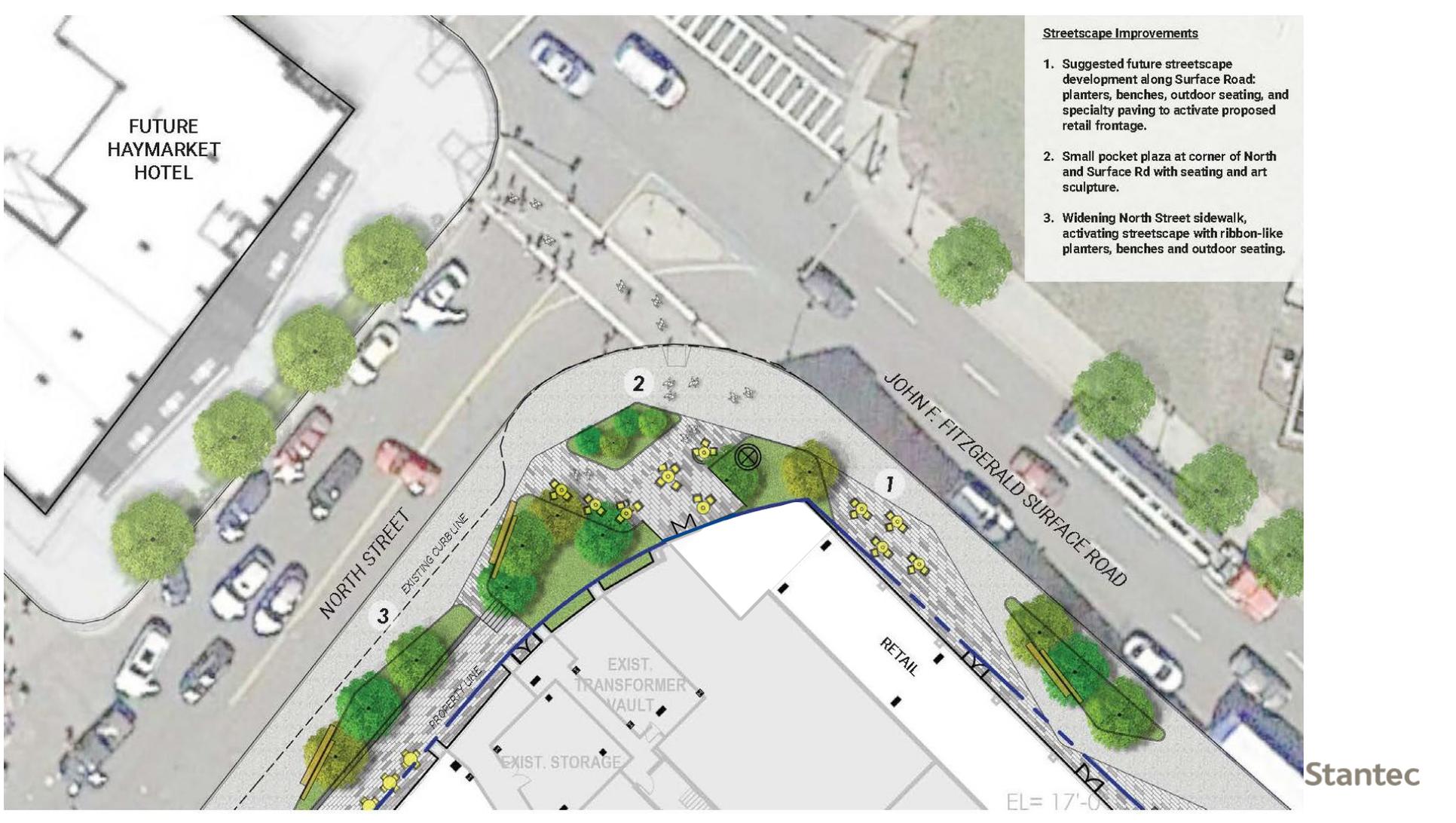






Streetscape Improvements

- 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.



FUTURE
HAYMARKET
HOTEL

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

EXIST. TRANSFORMER VAULT
EXIST. STORAGE

RETAIL

EL= 17'-0"



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.







Previous
Design



Current
Design



DOCK SQUARE



Thank You

