

STAGE 1

MEETING 1

Saturday, Feb. 3, 2018

GROUP 1

als

Bert

1) What's reasonable profit?

Lease?

2) Fill MP gaps?

Link project to MP, etc

Vision

Other complementary activities

3) Follow MP (goals)

4) ~~Question value of MCI, Bldg.~~

5) Can't be everything to all
unfair burden
be realistic - narrow down

6) Accept givens

Look for opportunities

ideas

Bert 1

2

Faneuil Hall public space
Year around - no \$9 coffee

Buildings to 70 year era

Replicate x street buildings

Quiet places to sit

Children-friendly
playground - ~ Vail



a place to go
not all bars

~~Benefit~~ Affordable housing
not just city income

No Grand Canyon -



public views

are public ownership

don't crowd corner - park

Green space

Faneuil Hall interior

Winter consideration

gathering space

10) Real retail on street-services Bertl

11) Affordable housing
studio space

12) European style plazas

open with views

street design

farmer's mkt.

kid events

Not hotel, housing
center for innovative
business

13) Hard surface vital plaza

14) Consider process

Moving too fast?

This process is great

Get it right

Save ship view

15) Include parking - subsurface/off-site

Broader transportation
access - transport system

16) Link to related projects underway
complementary

17) Artistic vision for future
Functional art

18) Under 30 housing/work space
Car free
Impacts on broader city

Bert 1
4

19) Tie to broader transport
considerations

20) Design concept - all ~~elements~~ elements
plaza, view play area, key corner,
parking project with church
adapt surface parking

What else?

Bert

5.

1) Art school

Museum

Artist live/work/display

2) Sustainability center - Eco municipality

1
12
8
13
9

Plaza
design

2
3

Architecture
Design

4
7

Human
Scale

15
16

Best
Grouping 6

Connectivity
Beyond site
Systems
Overall

Innovative use
10
11
15
5

GROUP 2

Goals

Agree w/ #1

(1)

Robin/Diane

- Affordable retail space
- Inform public - ~~the~~ cost to residents?
 - economic implications need to be clearer / developer - full cost?
 - Shared cost?
- Define high quality urban design

Improve Goals
communication
agree w/ mixed use

Flexibility of achieving
financially responsible

-
- Site a vibrant part of downtown
 - people use it all yr. long
 - Views from building - maintain for public for locals, not just tourists
 - Solar panels to meet city goals
 - Change color of walls, murals
 - visual vibrancy

②

Vibrancy (Cont)

- Site can be both destination
••••• & connector / thru way to other areas

Commercial Alley

→ Chapel

- yr. round use -
post office?
food court
mixed use -

- art gallery
••••• public market

Other buildings - windows
that open / natural light
public eating / hanging
out

- Kids friendly
water features
climbing
adult swings



Vibrancy (cont)

- - public transportation stop
- parking / shared cars / bikes / charging stations
- light into middle of building to open to other uses
- - 1st floor (street floor) should be inviting - activities & arch. features.
- - open space for street vendors / musicians
- (mini-market Sq.) Bow & Penhallow to offer affordable yr. round food options
- Some floors for office space
- Residential for use at night (affordable rental) micro-apartments w. shared ^{units} space
- - enclosed gardens / glass structures for indoors w. outdoor feel
- food for people who live downtown
- Pharmacy
- hardware

Vibrancy (cont)

④

Robin/Disne

- ^{cooperative} place to pick up ordered goods.

- site should support local residents

- ~~place to pick up~~ tourists, rents,

- Shuttle bus around the downtown

- Consider transportation as a vital link

• • • • • mixed-use - multiple

residential - different configurations/costs

• • • trees, water fountains, pools

• winter farmers market

no hotels

some hotels

view

• • • Site should reduce need for parking + cars

great spot for waiting for public transportation

• • • - New construction - variety of building styles



Robin/Diane

Ideas for design team

- - Keep communication open bet. public, city & developer
- - Keep land use bds. part of the process
- - Variety of building styles
- What is city's economic need from this project?
(taxes, rent, profit for city)
- - innovative design for new building(s)
 - remove as much of the brick walls as possible
 - paint brick walls
- Avoid negatively impact ~~the~~^{on} surrounding streets esp. Bow, Pen hallow

GROUP 3

THEMES

~~Green / public access~~ →

~~hard scape~~

- public art

- No hotel

Be assertive
& creative with
the GSA

- Public access → indoor + outdoor AND Multiple
pts of entry

- open space - green, hard, etc, → indoor/outdoor

- broad diversity of use - commercial, resid,
parks, NPOs

- access to roof & its views w/ descriptions of
local/regl points of interest

- enclosed winter garden/atrium

- Inclusive - serves all ages & socioeconomic
levels

GOALS

- Fairly balanced
- Unique opp'y to do something for citizenry
- Pres, use + \$ - appropriate
- Interface of Bow St critical - activation of that side must happen
- Use for citizens here + who will come

USE

3-1

- green space - fantastic, not just regular park w/art,
- ✓ — Public space
 - ↳ that leads into retail
- ✓ — public access + use of roof
- Winter → impact on open space, roof access
- Use that speaks to what was demolished
- Not currently interactive w/comm - make more open & accessible & interactive
- Roof — walk around area that points out various ^{historic} points/places from diff views
- MB Reminds of Boston City Hall — BCH is surrounded by open space w/a variety of uses
- Look Boston - great ex of use of open space + art
 - public
 - places for ppl to convene + parking underground

USE

3 → (2)

- Open space - not nec'y a park
 - plaza w/ green + hardscape
- roof walkway - incl regional pts of interest
Ex: (Mt. Aggie) Ex: Tbp of Hancock Bldg in Boston of how city evolved
- Mix of commercial & non-luxury residential
- roof top use should not be exclusive or expensive
 - roof use - families
 - can we do "musical chairs" w/ other city props -
only Ex: Discover Ports → McIntyre & repurpose DPC
- if you can't change outside of bldg, need other elements to make it more welcoming - ^{Ex} Landscapes, lighting, uses
- Bow St pkg area - dense development; return to a sense of what was there - not another park
Usable only a few mos a yr
- Open space could be btwn MB & Bow St dev't

USE

3 - ③

- Post Office stays somewhere in the bldg - RFP incl 5k sq retail post office use
 - ↳ has enhanced social engagement of Pops
- Connection to St John's - physical link/pathway
- Provisions made for public art - not just visual but performing
- 12 mo farmers' mkt / local market
- Strong feeling for more green space
- No hotel
- residential use - variety of price points
- public assembly - meeting space, conference, educ
 - ↳ multi-purpose
- enclosed atrium space ~ winter garden
- if you can't remove walls, cut single & make human-scale, able to sit on

USE

3-

①

- space is transitional in a # of ways, both indoor/outdoor + ^{in its} use
- goal of energy efficiency : alignment with other city goals
- goal of water use + retention - consideration of how we responsibly handle water
- city is able to challenge natl park "can't's" if it offers something better
- Interior of bldg as flexible as possible in regard to light + heat
- Amphitheatre - available for use by kids, adults, seating - not huge
- Opportunity for affordable space → residential and commercial
- transportation hub

OTHER CONSIDERATIONS 3 ~~PARKING LOT~~

- Consider - views @ diff levels of the bldg : see what that engenders
- Necessary to have a few Ports residents be a permanent part of this process throughout
↳ start to finish
- be as assertive & creative as we can be with GSA
- how will financial viability be defined & determined? What is "reasonable"?
- access to site from all sides : multiple points of access
- does the project qualify for the 1% for art?

GROUP 4

REPORT OUT

SG ⑤

MINDFULNESS!

- 1) ACCESSIBLE TO ALL
 - economically
 - ADA
 - social / welcoming
 - residents, esp.
- 2) clearer linkage to 2025 Master Plan
- ↓
- 3) HISTORIC PERSPECTIVE / ENVIRONMENTAL IMPACT
- 4) INTEGRATE SPACE TO SURROUNDING AREA / COMMUNITY EVERYDAY SERVICES / BUSINESSES (affordable retail)
- 5) MOVE CITY HALL TO MCINTYRE + MAKE THIS AFFORDABLE HOUSING
- 6) DON'T MESS IT UP! OPPORTUNITY!

REACTIONS? (A)

Sf (1)

GROUP
4

got the right goals

big picture goals

economically
accessible

integration not separation

Public
Space

BROAD goals - not specific
enough. too much room
for interpretation.

Plymouth
is lacking
a lot -
no drug
store,
hardware
store

add: environmental/innovative

USE in future

CONNECT!

with rest of
community

add: historical perspective

not too high concept - respect historic

? LINK TO 2025 MP?

ADA
accessible
to all

Rooftop rest.

provide parking

price pp.

what uses? - offices lacking

equal access - \$,

open to all!

- CITY OF THE OPEN DOOR
COD
- geared toward residents, not tourists/visitors
- residents feel "shut out" of DT
- open/public space YEAR ROUND
- opp. in colder weather
- Keep P.O. there - brings ppl. Downtown
! together
- encourage walking, walkable
- affordable for ppl. to live in town
not luxury apartments per original RFP
- M.P. ind. goal of small, affordable
units
- open space protected around bldg.
- Stay w/in zoning, ^{add} form-based
no variances? special exemption
- stay w/in existing Scale
- street/path - ~~is~~ through acreage
not a wall of bldgs
- pedestrian access, maybe vehicle too
- not forced to walk around site.
- Entire parcel to remain public/municipal
move city hall? Boston's city hall
plaza.

- no commercial use at all
- downtown too expensive for WFH / affordable housing
- Make police station
- Court St. will offer ~68 WFH units so may not need more housing @ McIntyre
- Balance between revenue / ~~if~~ public use not all or non commercial
- \$\$\$ to rehab / remediation est. 4-6 mil.
- place for older residents — gathering / rec. opportunities
- outdoor seating, outdoor space open for entertainment + gathering (less formal than a "venue")
- fountain / water feature / wading fountain
- fire pit • PUBLIC ART!
- city has done good job creating open space e.g. African burial ground
- HISTORIC — preserve history
- 2 Levels of parking — plaza use on top is an opportunity
- roof space — desire to see view roof common space, but not only common space

- affordable housing - lack, losing vibrancy
- live school downtown

Q.B.!

- NOT DISRUPT DOWNTOWN FOR 3 YEARS

Q.C.

- everything needs to be approved
- NOT MESS IT UP!

- It has to work there in the long haul

- not a big \$ maker for the city
tax revenue will not be significant

- NEED MORE PUBLIC ED. - a lot of misinformation
- positive / hope / good opp. → not adversarial
- nancy create video on website for visual / listener type learners
- direct project link easy to find on website

QB additions

- walking exp. ~~like~~ like greenway
- already a greenway in process
- affordable retail

GROUP 5

GROUP 5

② PRIORITIES FOR EACH QUESTION

A

①

Best interest of the residents
(the community) ~~not~~ local future residents

② The developer needs to make a profit - we need to know what they need/want to get out of the deal (financially)

(B)

See Group 5 flip chart
page
Final 2 priorities for B

(C)

① Incorporate more partners
into the process

② No Hotel - Public (Local Resident)
Space Not Transient Space

INTRO
TO
PROCESS
PAGE 2

#5

A. YOUR REACTIONS TO
CITY'S GOALS? 15

B. "VIBRANT PART OF
THE DOWNTOWN"
WHAT WILL IT TAKE TO
ACHIEVE THIS GOAL? 30

C. WHAT ELSE 15

D. PRIORITIZE TOP 2
FROM EACH

11:10

page 1
CITY GOALS

- Generally support
- All Equally Impt
 - Design + Use
 - Economic Dev
 - ← Fiscally prudent
- Basically CORRECT
- FUTURE GENERATIONS -
FISCALLY PRUDENT
NO BURDEN
- LEAVE ROOM FOR INTERPRETATION
 - > ARTS / \$ BENEFIT
- MIX OF USES + hope to stay
{ex affordable housing}

A. P2 - TRAFFIC CONGESTION
5 + 10 minute walk - Consideration of size + mass of Bow Street
~~Buried~~

GROUP 5
P2

Best interest of city - & how it impacts

→ The community residents
\$ PRUDENT - NOT COST TO CITY
Future Residents city not not huge profit

WORKER HOUSING AFFORDABLES
MY use - also BUSINESS

Fiscally prudent / qualified partner
~~city doesn't get~~
What is partner bringing to table RE PROFITS + TAX REVENUE
TRUST IS created -

EDUCATE ↑ What will developer want/need
get out of it - ? They want to do it for free

~~Topic~~

~~B~~

①

GROUP 5

guide
book

Final

2
Priorities
for QUESTION

B

COMMUNITY

ACCESSIBILITY, FLOW,
PEDESTRIAN, YEAR ROUND
(INDOOR + OUTDOOR) OPEN
SPACE, MIXED USE (
utilitarian retail - food halls,
winter refuge, pharmacy / groceries, etc)
Community (local residents +
creating community)

② Aesthetically Beautiful - slope,
individual character bldgs, -
sustainable, incentive for flow -
~~parking~~ keep cars away (use
existing parking)

- B p 2
- 1st Floor GROUP 4
- + ~~CLIM~~ ALL-WEATHER-WINDOW.
 - OPEN SPACE - 1 INDOORS
 - Descending slope down ~~West~~ ~~East~~ ^{SOUTH → NORTH}
 - Open Space may be on new build Mc → Po

- 1ST FLOOR ACCESSIBLE TO PUBLIC FOR MOST OF IT
- NO PORTWALK - DIVERSITY
- OF RETAIL/FOOD ^{FOOD} TRUCKS -
- PEDESTRIAN FRIENDLY
- WALLS ? Getting rid of west wing

MAYBE

- PASS THRU RE-INSTATED
- PEDESTRIAN - LINDEN STREET
- FLOW OF PEOPLE
- THINGS TO DO, PLACES TO BE,
- PUBLIC ACCESS POINTS
- ~~Unit office floor space~~

B.

GROUP 5
p3

GENERAL USES

QUALITY
TEXTURE NOT
DESIGN

- MIX DEMOGRAPHICS - THE DRAWS
AGE-DIVERSITY-SOCIO-
ECONOMIC
IF PUBLIC SPACE

- WINTER OPEN SPACE-
+ (TORONTO) INDOORS OPEN
SPACE

+ { BNG INDOORS } OUT DOOR
SPACE NOT ^{OK} IN WINTER

- SUSTAINABILITY-
permaculture-design-
environmentally appropriate
water/air quality - food sources - etc.
landscaping

P3 B

GROUP 5
P95

DIVERSITY - 1st FLOOR

- small grocery
- pharmacy

B - dry cleaners
↑

NOT NECESSARILY DESTINATION

LOCATION - ~~BE~~ PASS THRU
COULD BE

LOCATION -

ATTRACT LOCALS,

INDOOR SPACE -

Galley

SAFETY AT NIGHT -

NOT JUST OFFICE SPACE -

Lit + busy with people

PARL

B4 PARKING - (uses)

GROUP 5
pg 7

NOT OBTRUSIVE

design that encourages walking ~~how~~ how to keep traffic out of that area

5-10 year Plan -
self parking cars

* DROP OFF - City wide
Valet ^{space} (kids etc.)

Parking for residents

Underground is expensive

→ green, islands, trees -

wherever parking

Places for city residents
to park

Handicapped

- MINIMAL SURFACE PARKING

- INTERNAL PARKING - LIFTS

REGULAR TRANSPORT FROM NEW
GARAGE

B p5

GROUP 5
p76

~~B~~ USERS - What's missing in city?
4 - Residents living downtown
- Residents not tourists
(majority)

- WORKERS

- TOURISTS

DO NOT NEED -

Restaurants, Hotels, Boutiques,

WE NEED -

FOOD SHOPPING & pharmacy,
drug stores

- smaller scale hardware

businesses - affordable rents

- Mixed income housing

Don't overdo office space

~~BAR~~

BIKE SPACES

C. Other?

- Incorporate more partners into the process -
ex: other landscapers

P5 21

Conservation Commission

ENVIRONMENTAL CONTAMINATION
DEVELOPER PAYS?

- ? for Developer - what do they
want/need to get out of
this ?? Financial, Contamination

~~stay open minded~~
~~NO~~
~~NO HOTEL~~

IF NEEDED, CONFINE TO

IF → TINY
CHARLESTON

~~McINTYRE BUDG - lower price point~~

PUBLIC SPACE NOT TRANSIENT
SPACE

(2)

GROUP 6

Lack of connection between
goal 1 & restrictions - Federal

Next use same level of use
in bldg. to ~~generate traffic~~
draw people downtown

Keep commercial use downtown
rather than residential

Affordable housing

Less parking needed for
commercial than residential

6
Cooper
page 1

~~Definition of~~
What are economic goals
Redevelopment

Revenue neutral

g O& it maintenance required

Revenue generator

Tax breaks as incentives

→ indirect through stimulus
~~general~~

earmarked for
preservation

group 6
Cooper
page 2

Costs not passed to taxpayer
due to environmental
remediation

Developer has to benefit
pays lease + tax
Cannot resell but can sublease

Long term lease helps
bank financing

Housing portion could involve
PHA or ~~city~~ contractors
manager

group 6 Cooper page 3

Vibrancy - no more metal detectors

mixed use of upper floors

Study to make it civic center
with City offices moved there
rather than lease it

Lease out the balance

not
supported
by
group

Flexible use as time
passes - resiliency

Foster community

Arcade and penthouse entrance
could be community space

Group 6
couper
page 4

Back

~~2nd added deck~~

not seen
and ugly

2nd parking deck ↙

2 levels parking

Not too high blocking view

Green space on top
~~out~~

Public space doesn't have to be
'green'

Plaza - like Rome or Barcelona

Vertical garden
hydroponic

Group 6
Cooper
page 5

How do you get a developer
interested if we mandate
open space

Sponsorships

Open space usable in winter
Hansover Germany
retractable atrium

For the residents

Residences on Bow St kids
~~as the~~

the parking inside

Lawn on D St
by convention center

is an example to follow

Group 6
Cooper
page 6

What are we willing to give up
in order to make it profitable
to the developer/lease holder?

6
Cooper
page
7

Keep it don't lease it
put city offices there ~~Red Cross etc~~

Sell hospital will to pay for it
new police station elsewhere

~~Circular~~ Circular bar on top
for Harold to drink

Rotates so he can see all
views, Glass