

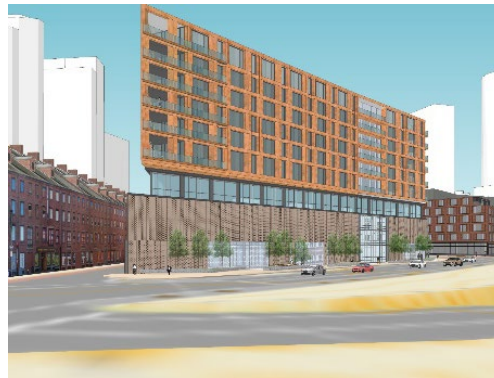
# Dock Square BCDC Meeting

June 4, 2019



## May 28, 2019 Sub Committee Comments:

- Façade character much improved
- Pull retail out and study Column @ North and Clinton corner
- Mitigate lighting from garage at night
- Activate both sides of residential lobby
- Improve openings along greenway retail façade
- Study plaza space dimensions and programing
- Show how Landscape materials fit within context of neighborhood parks





# HISTORICAL PHOTOS



Aerial 1920s

# HISTORICAL PHOTOS



1920 - 32 Dock Square



1920 Elm Street

# HISTORICAL PHOTOS



1975 Faneuil Hall/ Dock Square

MASS-80 Faneuil Hall is called the "Cradle of Liberty" because it was the scene of mass meetings during the pre-Revolutionary period. Its first floor remains a market - the original use and purpose of the building.

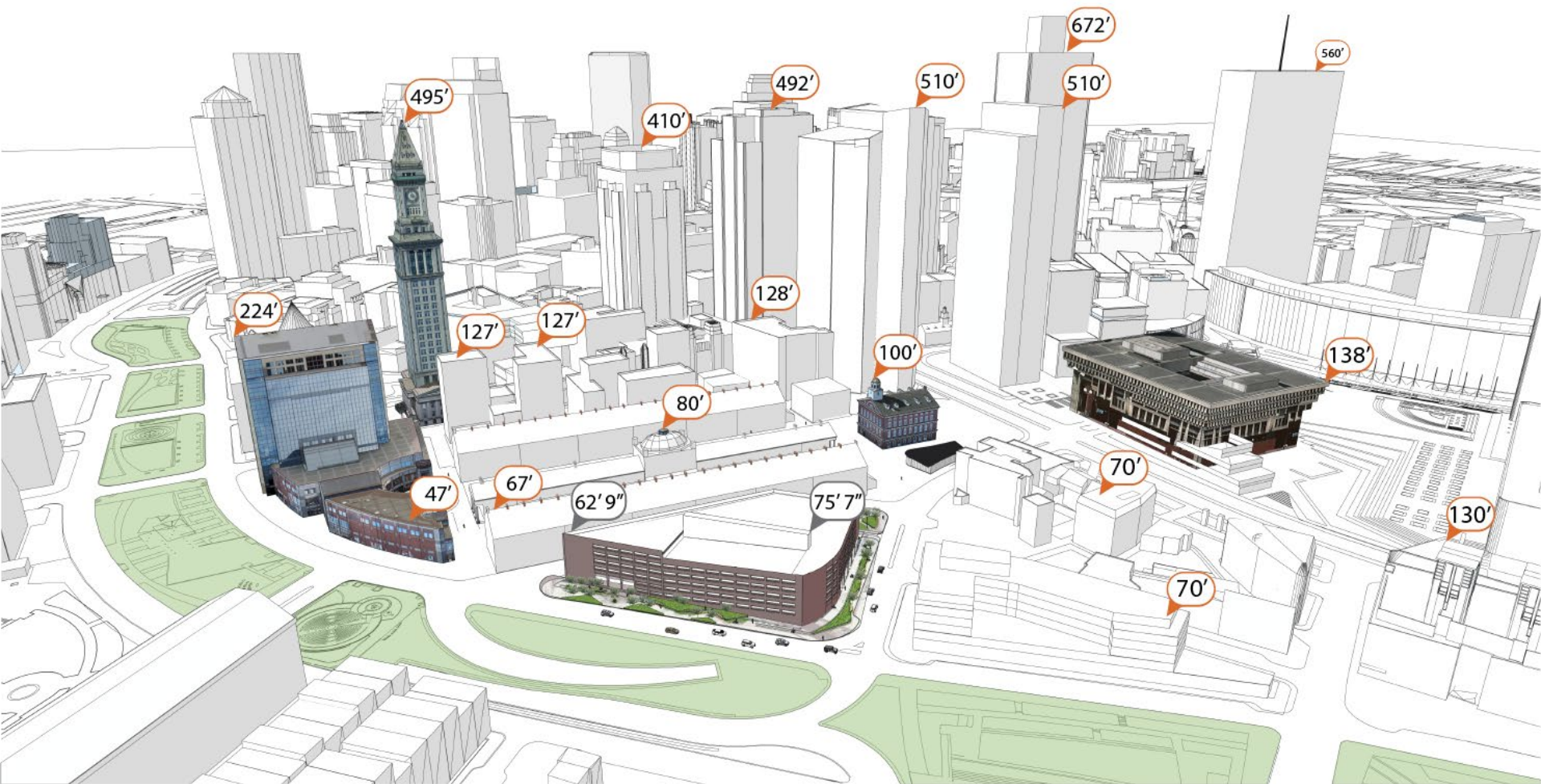


# HISTORICAL PHOTOS



1980's Elevated

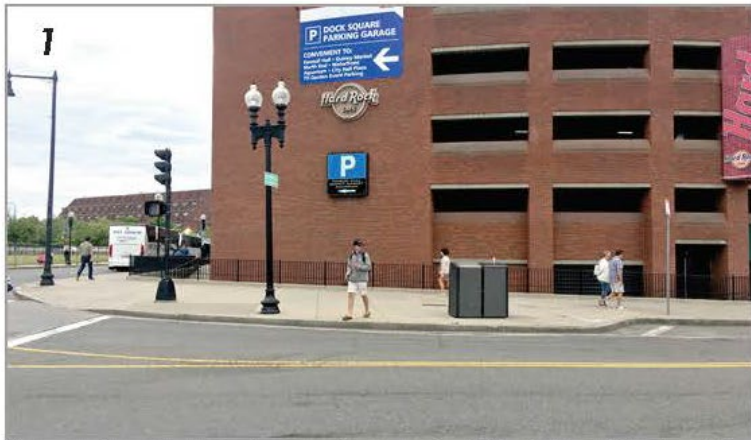












1 Opportunity to create a "gateway" at corner of North St and Surface Rd and to enhance North St. with planting and seating.



2 Existing site wall holding back grade along North Street.

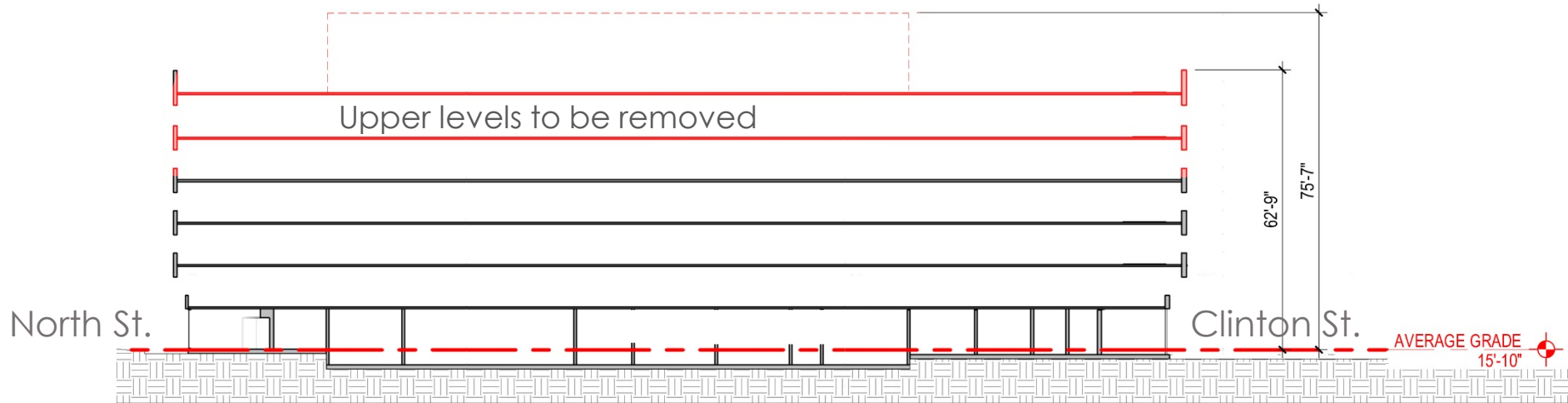


3 Clinton St. is barren and lacks green space and pedestrian amenities.



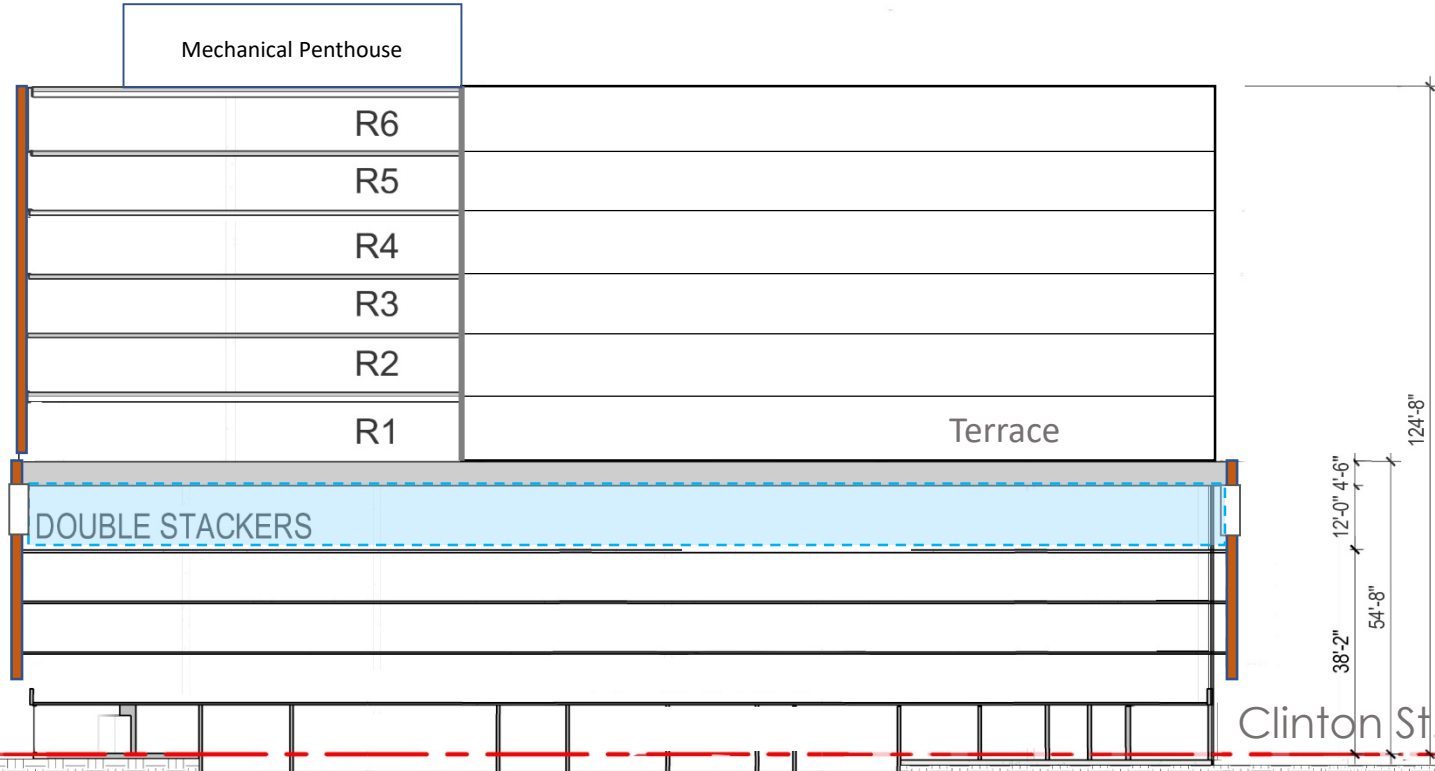
4 Surface Rd is a swath of concrete, often used as an active loading zone for tour buses.

# Existing Garage



HEIGHT @ **124'-8"**

- Reduced floor to floor height, reduced triple stackers to double stackers.
- Double Stacker floor convertible to future office, etc
- Opened courtyard to Quincy Market side
- Masonry on North and Greenway to relate to Blackstone block
- 450 Total Spaces



AVERAGE GRADE  
15'-10"



## Façade Surface



Pearlescent  
Interior



Shell Exterior



# Concept Imagery

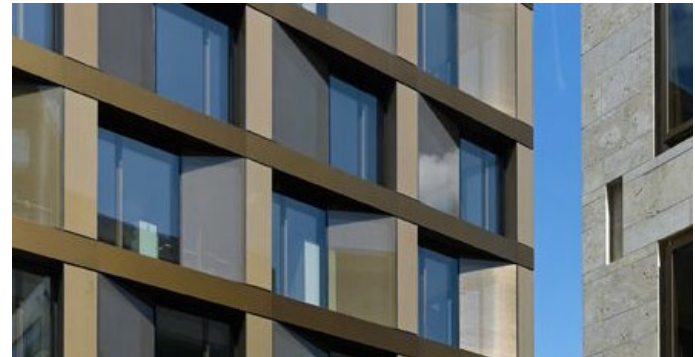


Pearlescent  
Interior



Shell Exterior

Textured  
Elegant  
Warm



# Façade Surface



Pearlescent  
Interior

Smooth  
Refined  
Iridescent



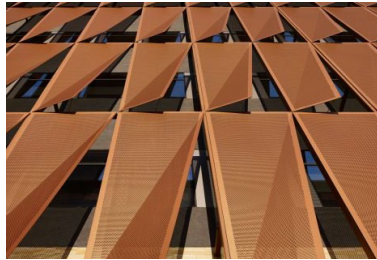
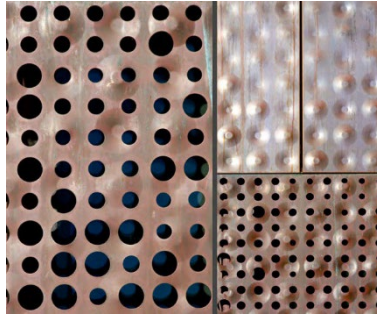
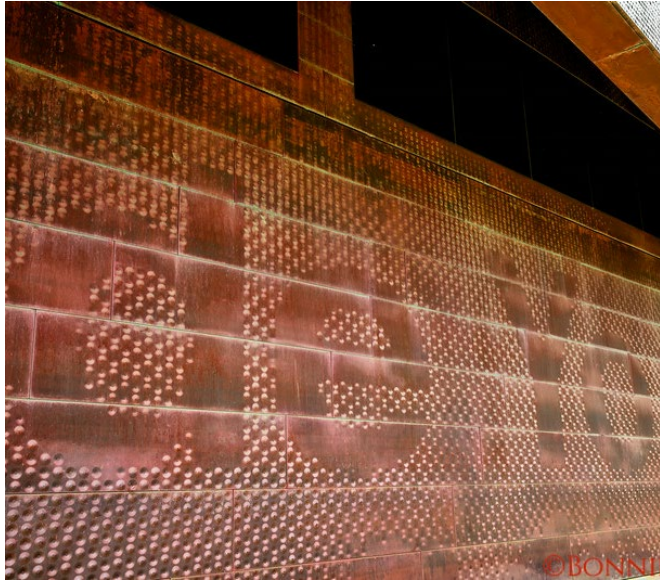
Shell Exterior





# Garage Screen

Patterned  
Subtle  
Sheer





## Exterior Façade Studies





























































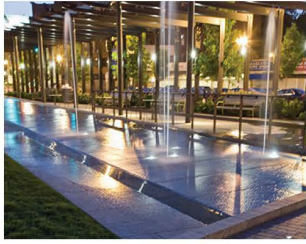






# Public Realm/Landscape

# Landscape Materials Context



NORTH END PARK | low granite fountain, granite paving and planter walls, wood bench tops, lush planting



ARMENIAN HERITAGE PARK | granite paving bands, tan brick, stone water feature/sculpture, ornamental grasses



FANEUIL HALL AND QUINCY MARKET | granite slabs, red and black mixed brick paving, cobble stone



# Landscape Materials Precedents







**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 benches, moveable seating, and art sculpture.
3. Widening North Street sidewalk, activating streetscape with ribbon-like planters, benches and outdoor seating.
4. Residential drop-off (co-planar) along North St.
5. New plaza with scultural planters, a water feature, and specialty paving.
6. Improved Clinton St. streetscape with raised planters.





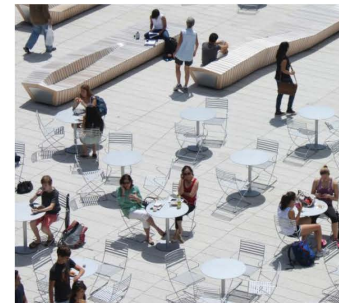
#### Streetscape Improvements

1. Sculptural planters with bench seating and integrated lighting.
2. Water feature with an integrated plant bed acts as focal point.
3. Vibrant, colorful light columns encircle the water feature, adding a vertical element to the site.
4. Specialty paving highlights retail and plaza zones. Paving and planting palette will reflect materiality of nearby existing landmarks and parks.

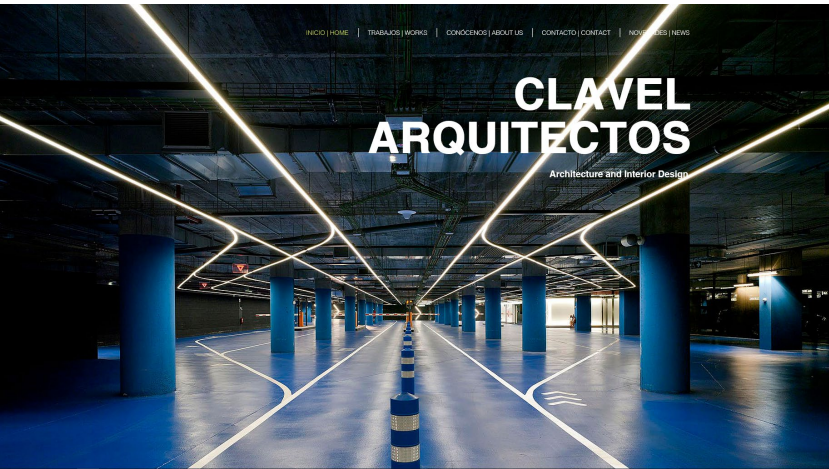






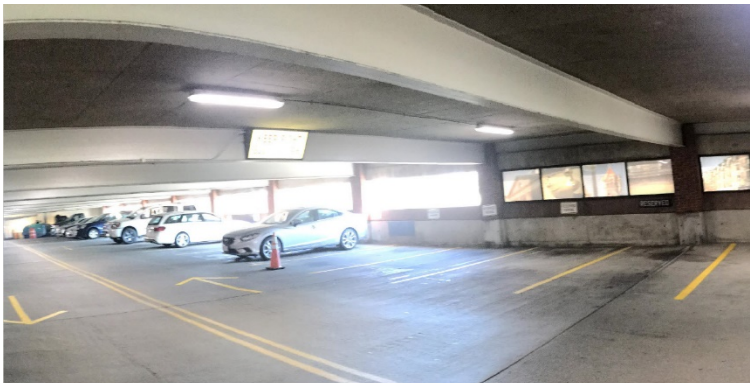


# Garage Lighting Concepts





# Garage Lighting Concepts



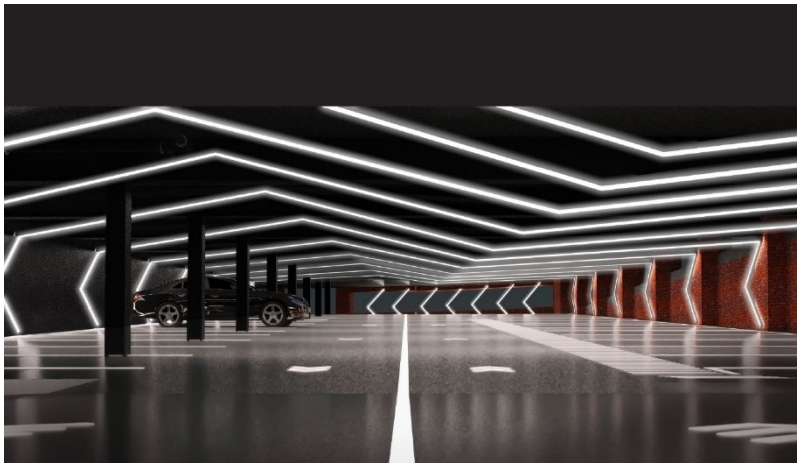
Before: current state

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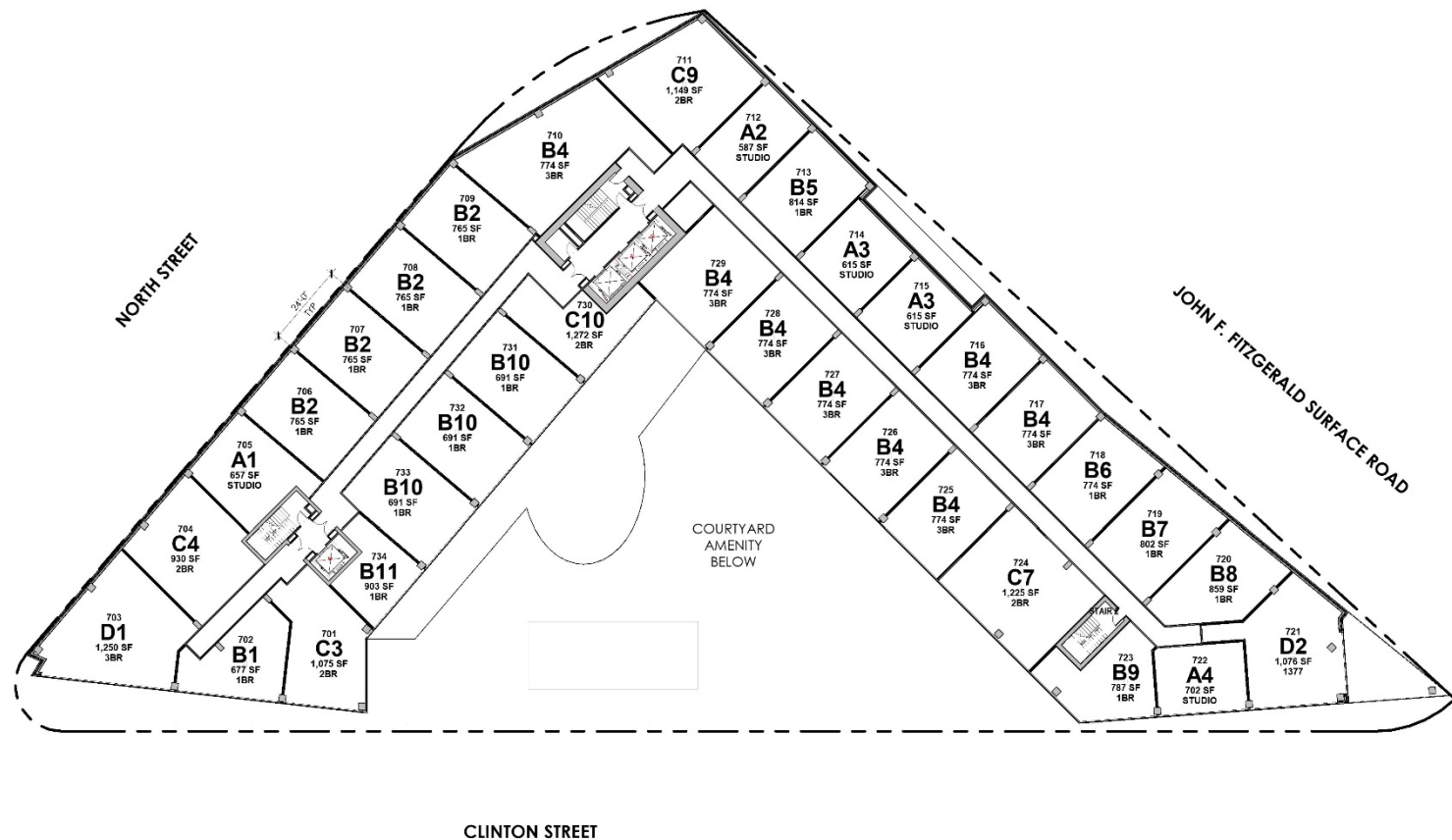
ELEVATOR HUB  
P1-P4 Levels (Option 2)

# Typical Lower Resi Level





# Upper Residential Levels



# Street Views





View from Hanover St







View from Hanover St







View from Hanover St/Cross St





View from Hanover St/Cross St





View from Greenway





View from Greenway





View from Greenway





View from Greenway



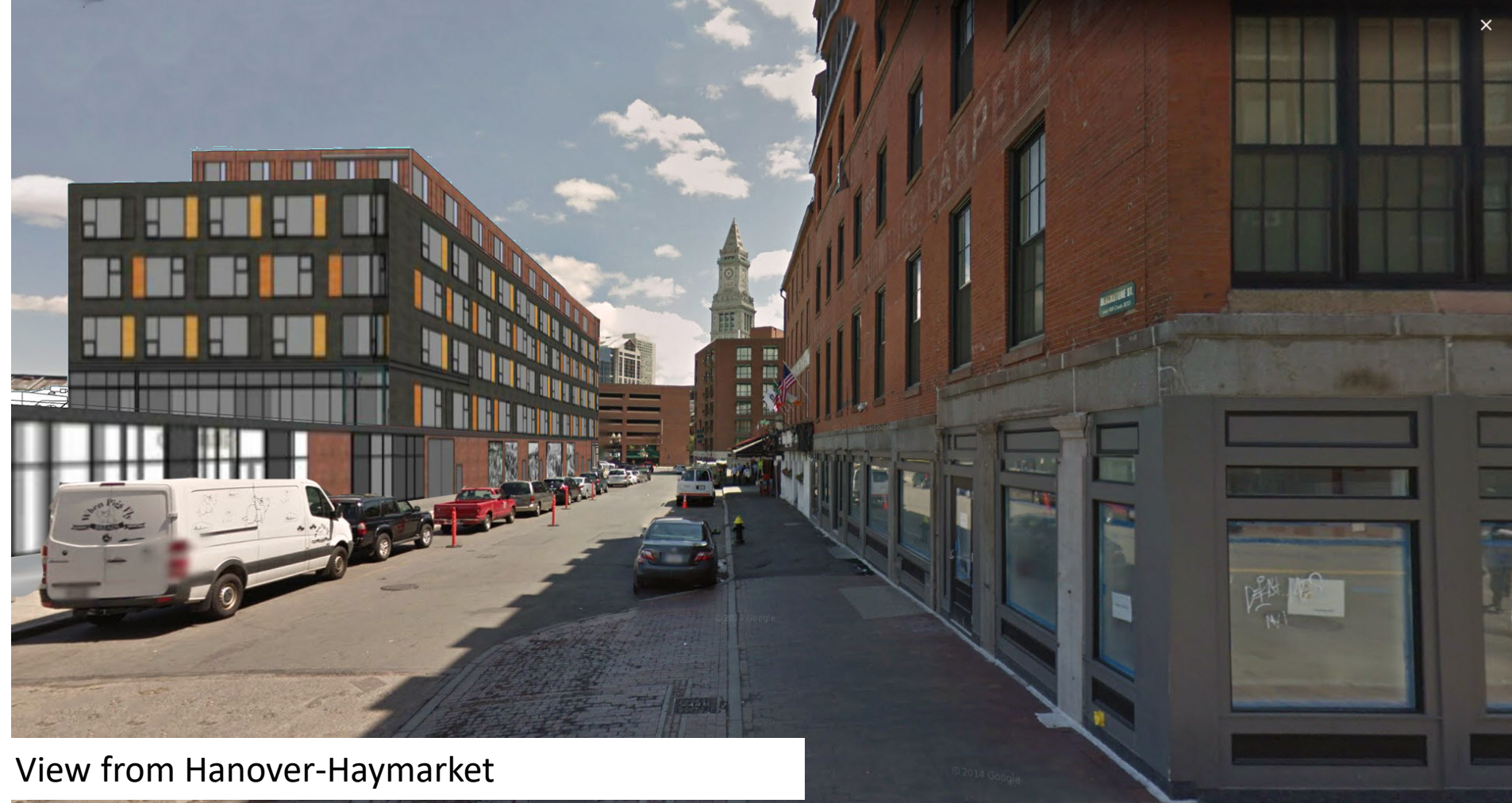


View from Greenway

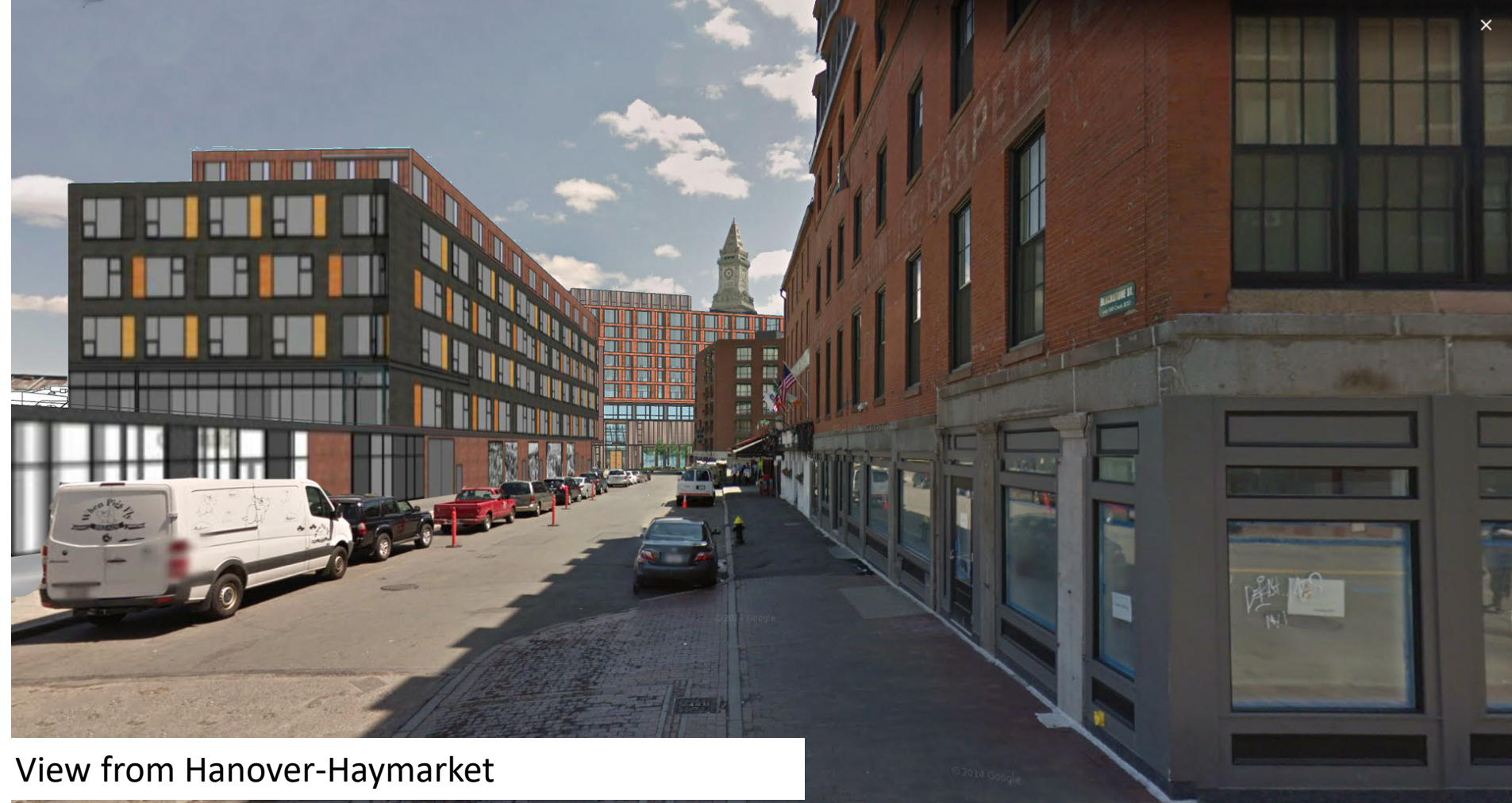


View from Greenway





View from Hanover-Haymarket



View from Hanover-Haymarket



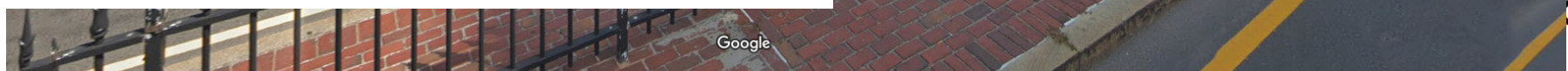


View from Congress





View from Congress







View from Congress





View from Congress





View from City Hall





View from City Hall





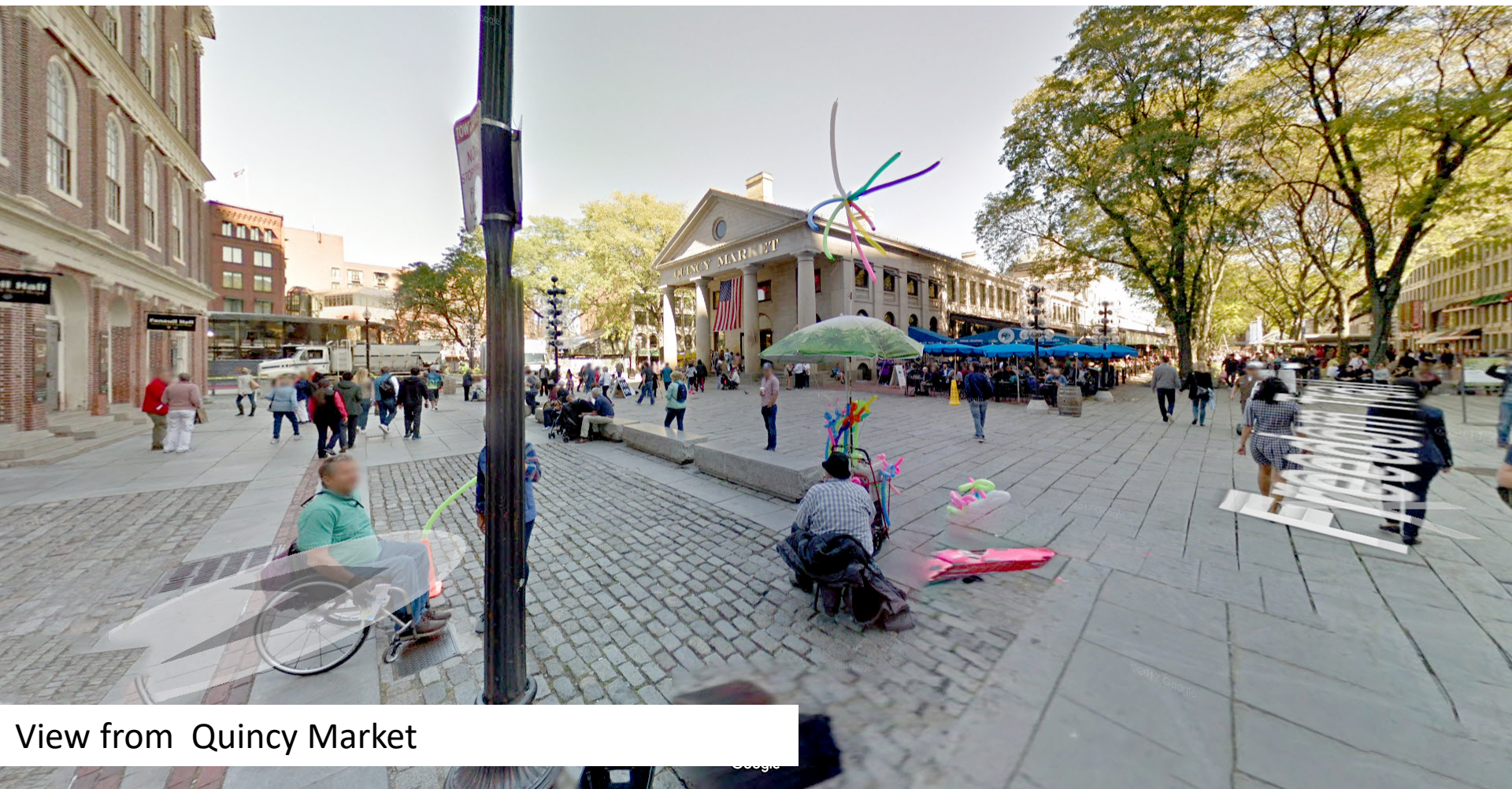
View from Quincy Market





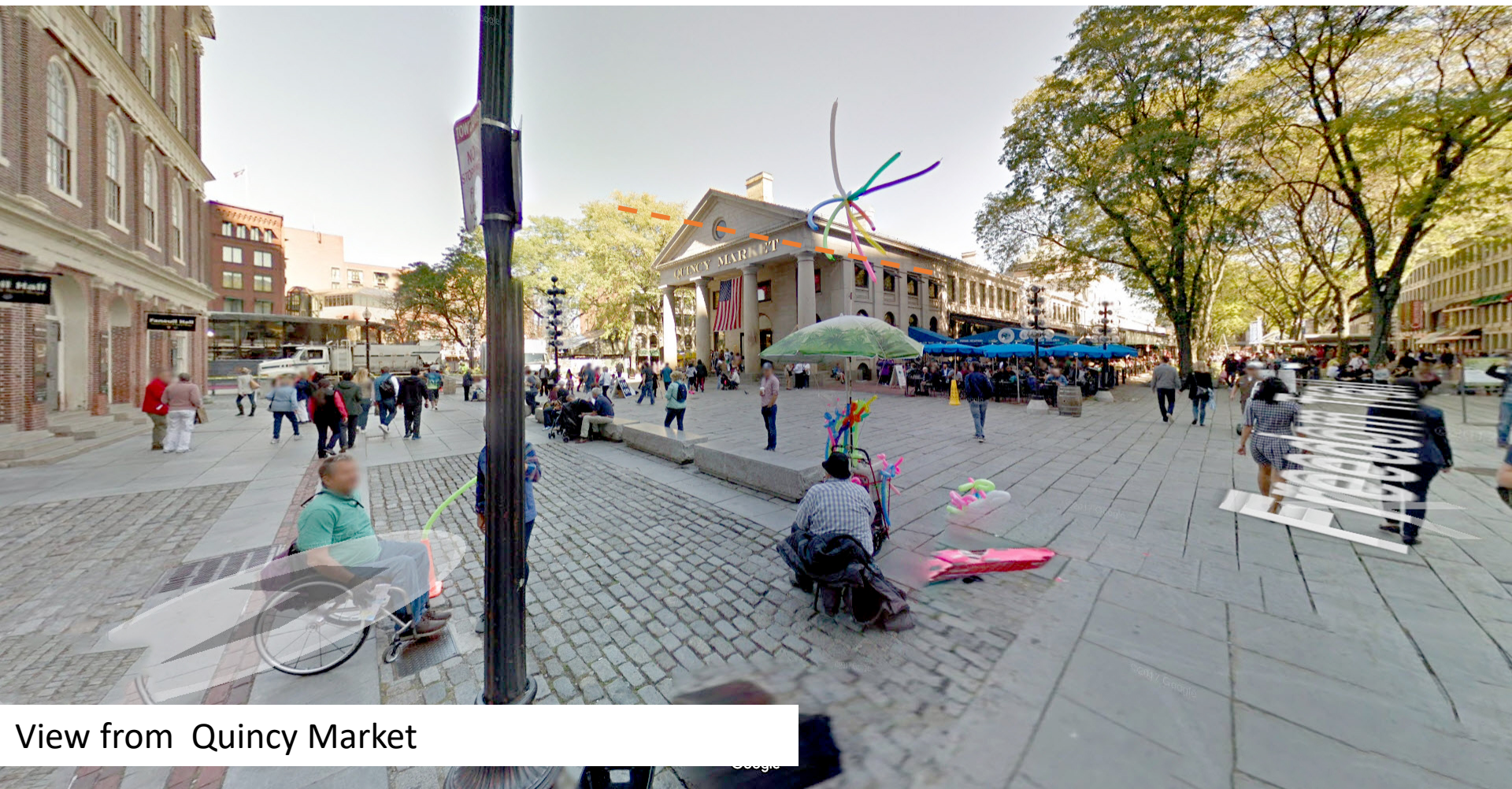
View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market





View from Quincy Market



View from Quincy Market





View from Quincy Market

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