

Community Meeting

# Boston City Hall and Plaza Study

**Martin J. Walsh, Mayor**

City of Boston Property and Construction Management

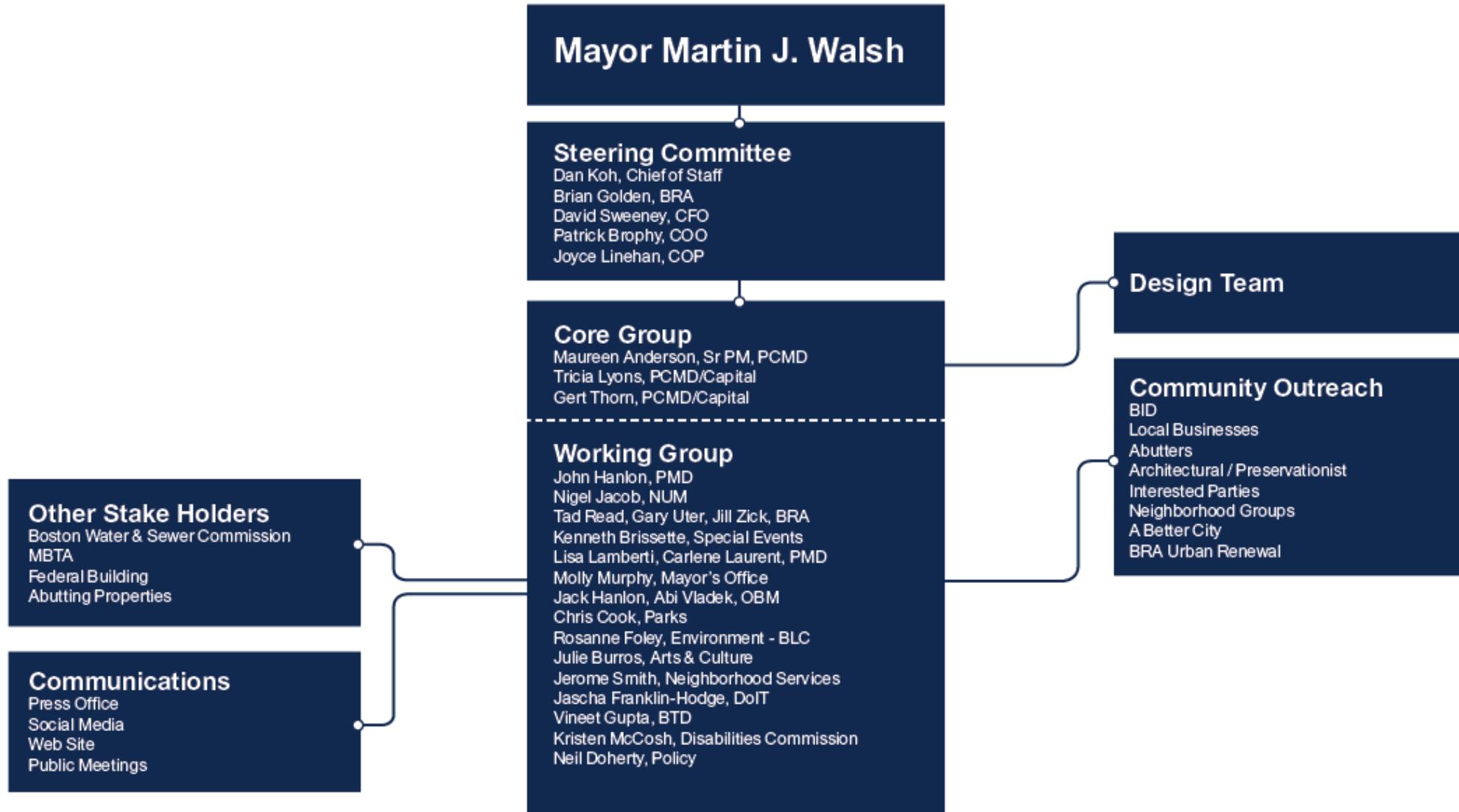
Utile, Inc. Architecture and Planning

December 3, 2015

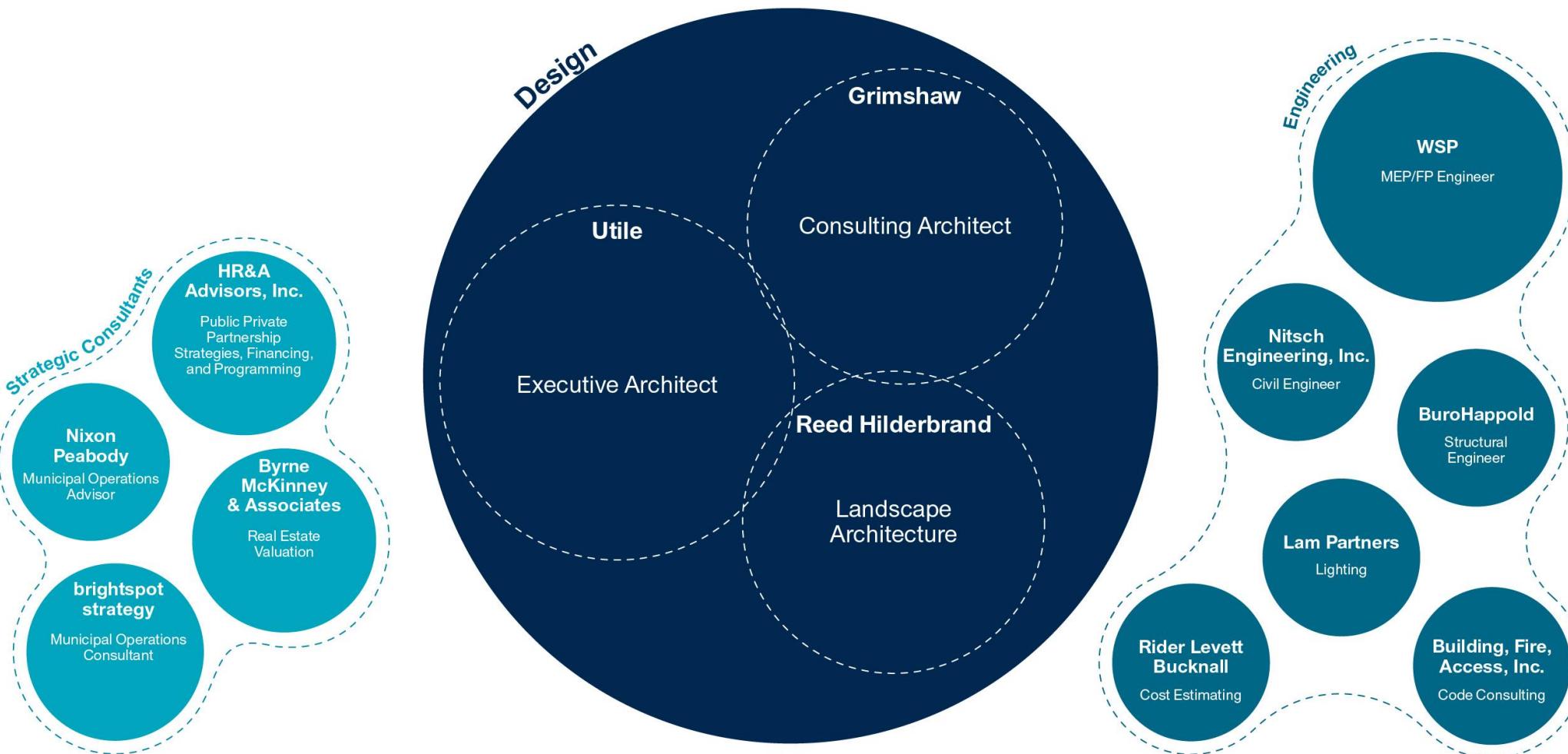
*"Re-imagine City Hall Plaza  
as the thriving, healthy,  
innovative space that it  
should be. It's time we showed  
real pride in our front yard."*

-Mayor Martin J. Walsh

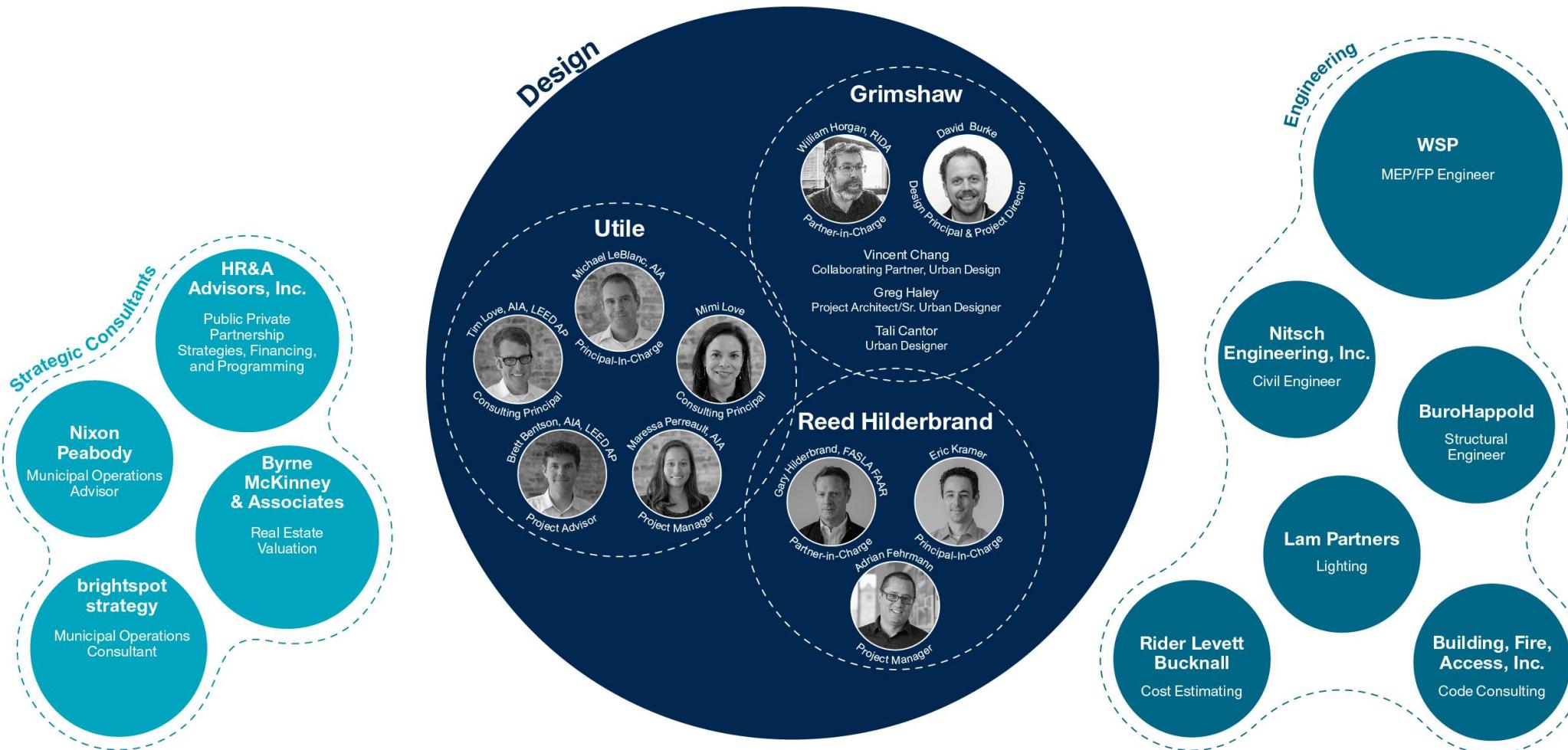
# Team



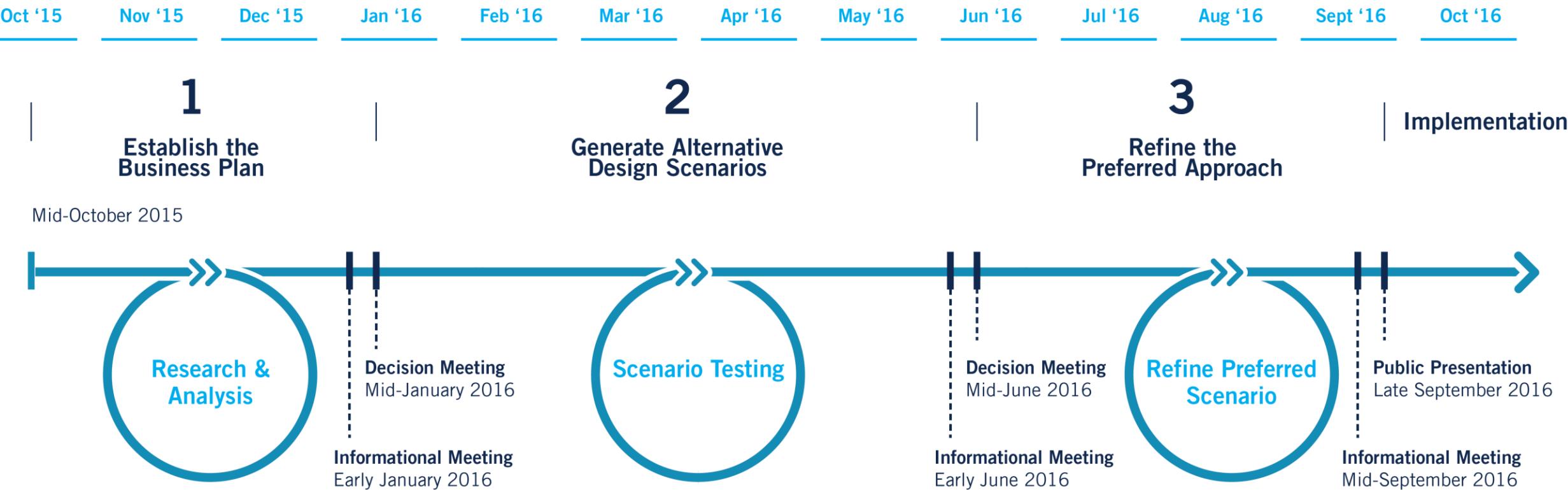
# Who We Are



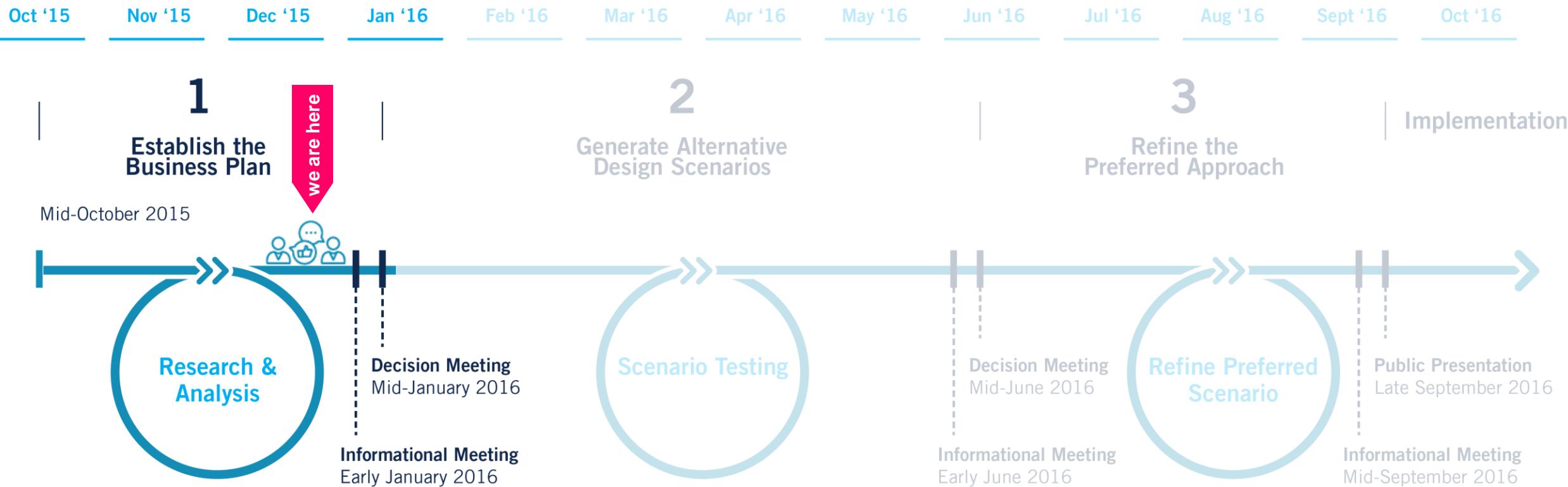
# Who We Are



# A One-Year, Three Phase Process



# Phase 1: Establish a Business Plan

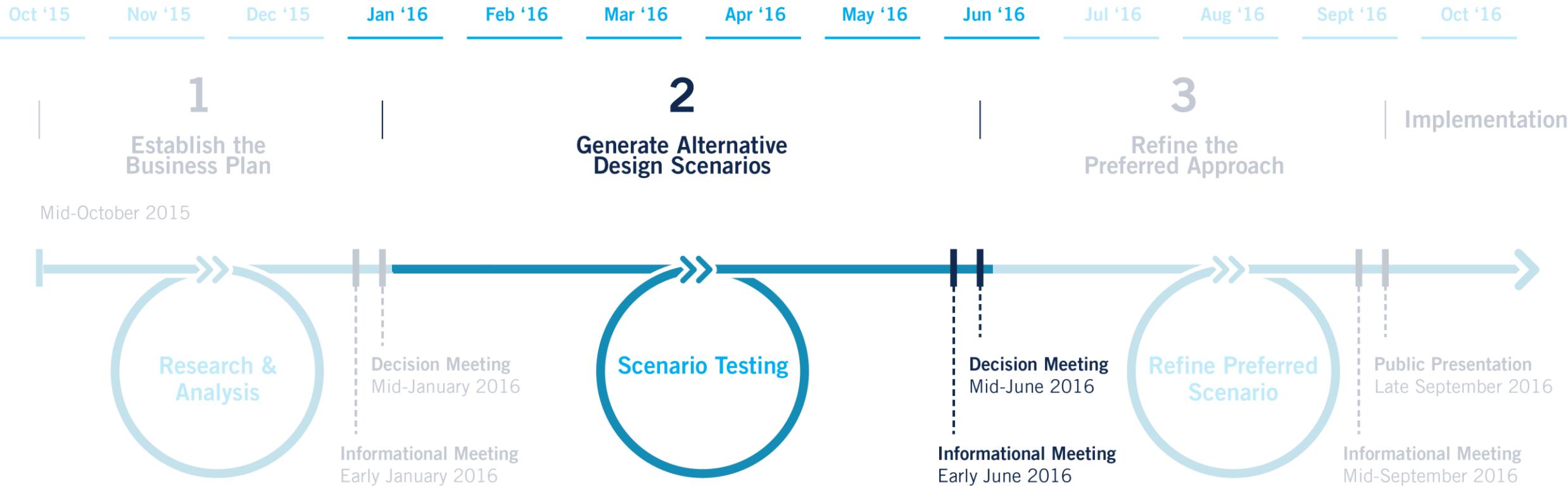


## Phase 1 Objectives

- Build awareness and excitement
- Analyze potential revenue sources and ambitions
- Programming and space planning
- Historic understanding and opportunities
- Existing conditions analysis



# Phase 2: Explore Alternative Scenarios

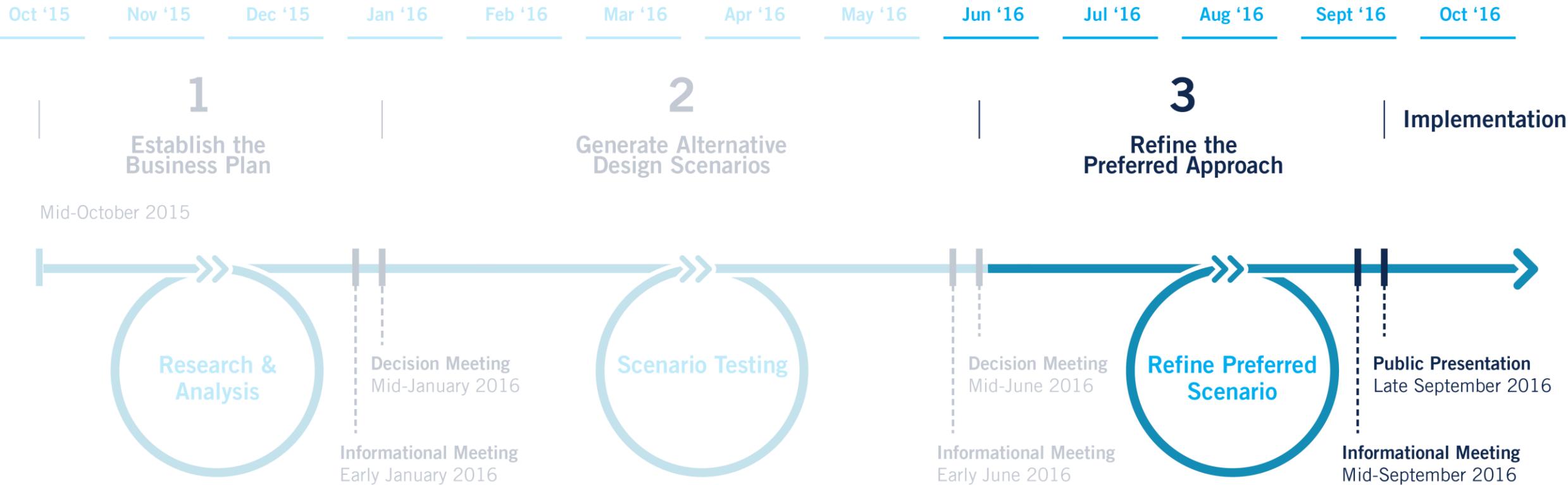


## Phase 2 Objectives

- Identify opportunities for City Hall and Plaza based on preferred revenue and programming scenarios and existing conditions developed in Phase 1
- Close the feedback loop on #cityhallplaza and RFI<sup>3</sup> public ideas campaigns
- Develop design options that identify how each scenario improves City services, meets historic preservation objectives, reflects community input, and corresponds to a specific business plan



# Phase 3: Refine the Preferred Approach



## Phase 3 Objectives

- After City leaders choose a preferred scheme, refine and elaborate the design proposal
- Develop an implementation plan, including financing and phasing
- Final meeting with stakeholder groups and public presentation of the recommended plan

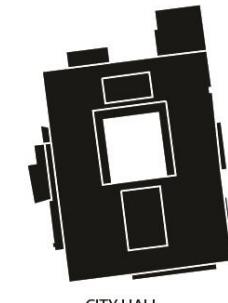
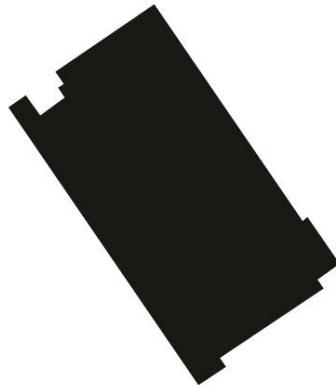


# Goals and Objectives

- 1 Create a welcoming, loved front yard and front door for constituents
- 2 Strengthen Government Center's capacity to be the **civic heart of the city**
- 3 Make City Hall and Court Street **a great place to work and improve services for the public**
- 4 Create an infrastructure that is **agile and sustainable**

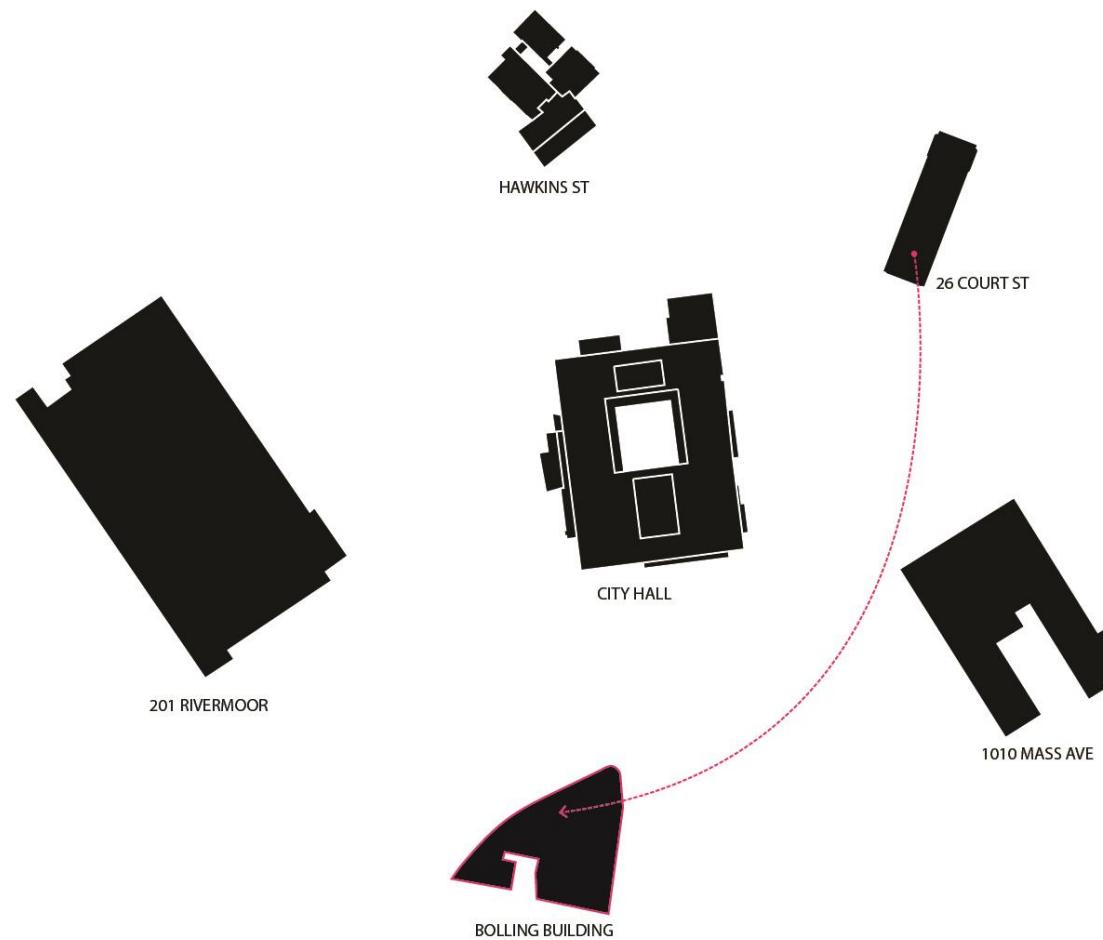
# Part 1 of the Business Plan: Campus Master Plan

**Testing metrics and analysis for  
determining the best future uses of City  
of Boston properties**



# Scenario Testing Example

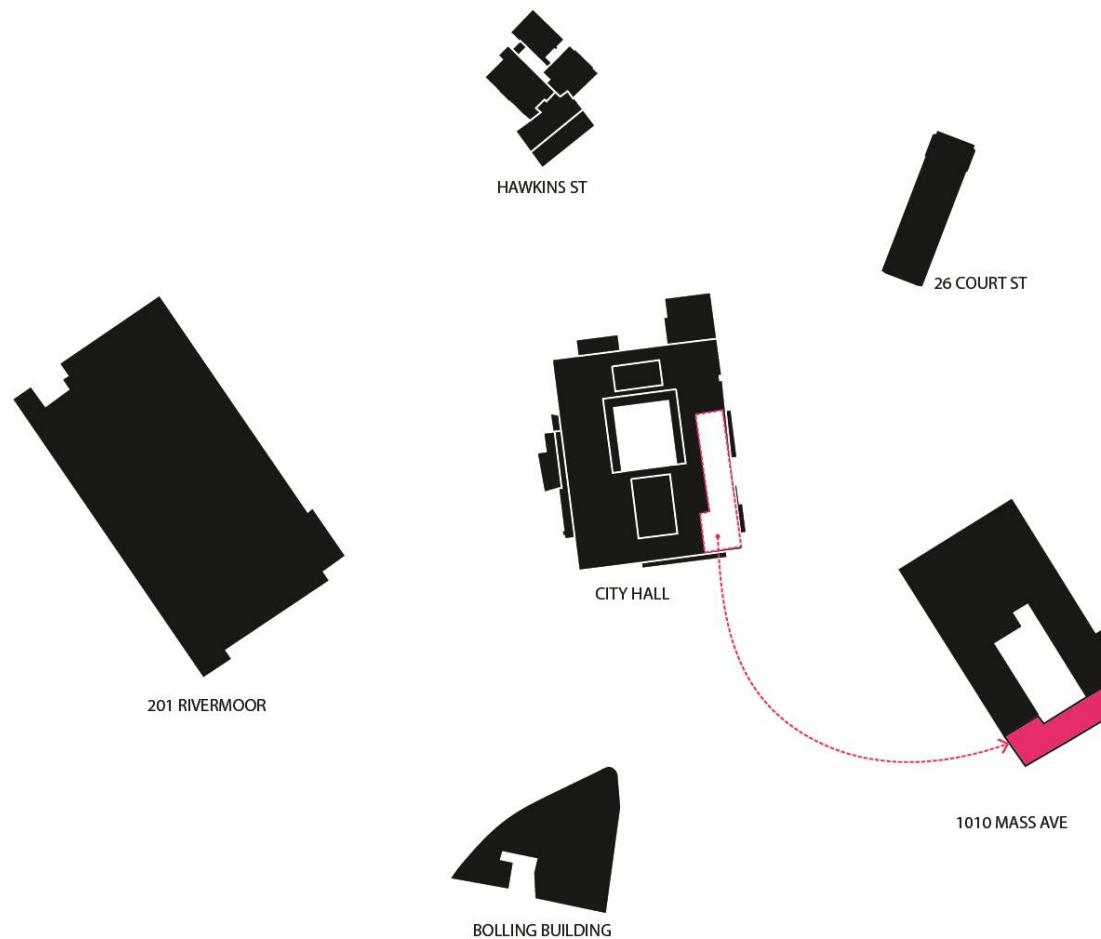
**Step 1** Boston Public Schools moves to  
Bolling Building



# Scenario Testing Example

**Step 1** Boston Public Schools moves to Bolling Building

**Step 2** Move vehicle-based customer services to 1010 Mass Ave?

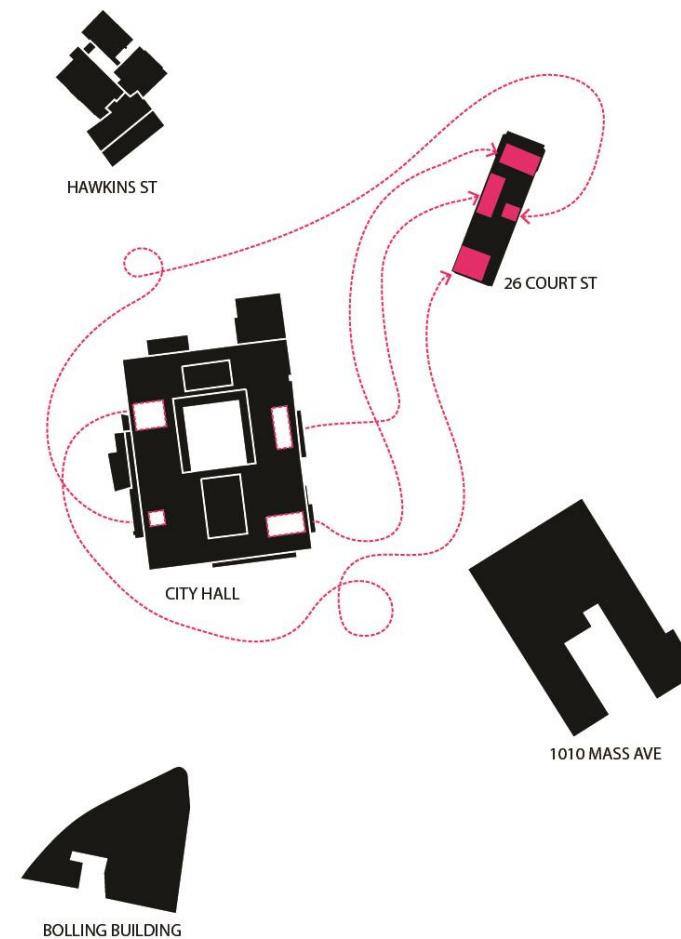
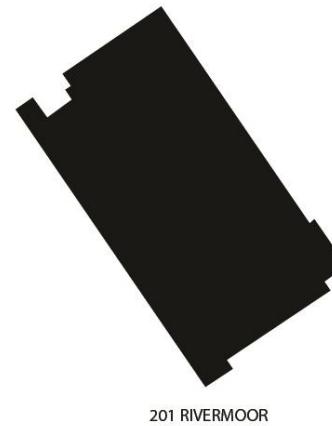


# Scenario Testing Example

**Step 1** Boston Public Schools moves to Bolling Building

**Step 2** Move vehicle-based customer services to 1010 Mass Ave?

**Step 3** Use 26 Court Street as swing space during City Hall renovation?



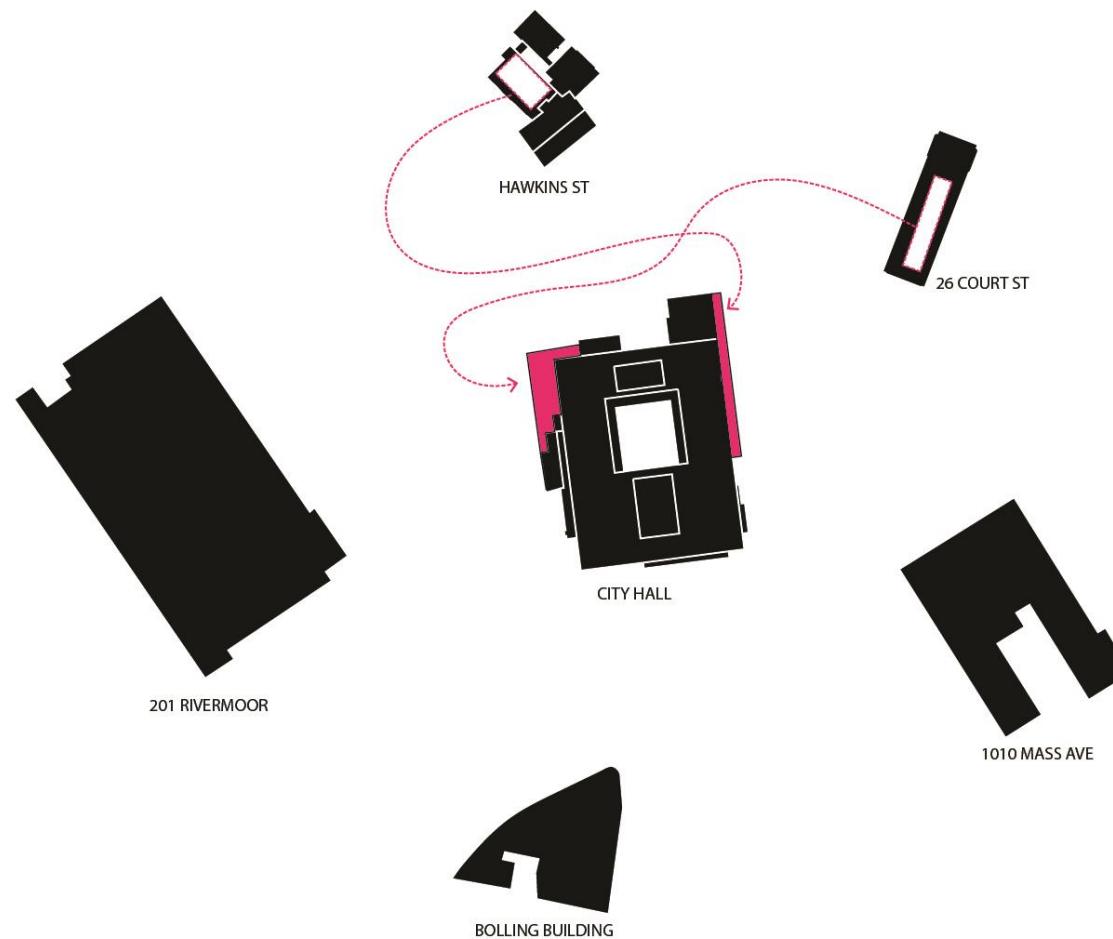
# Scenario Testing Example

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**Step 4** Plan for City departments to move from Hawkins and 26 Court into City Hall?



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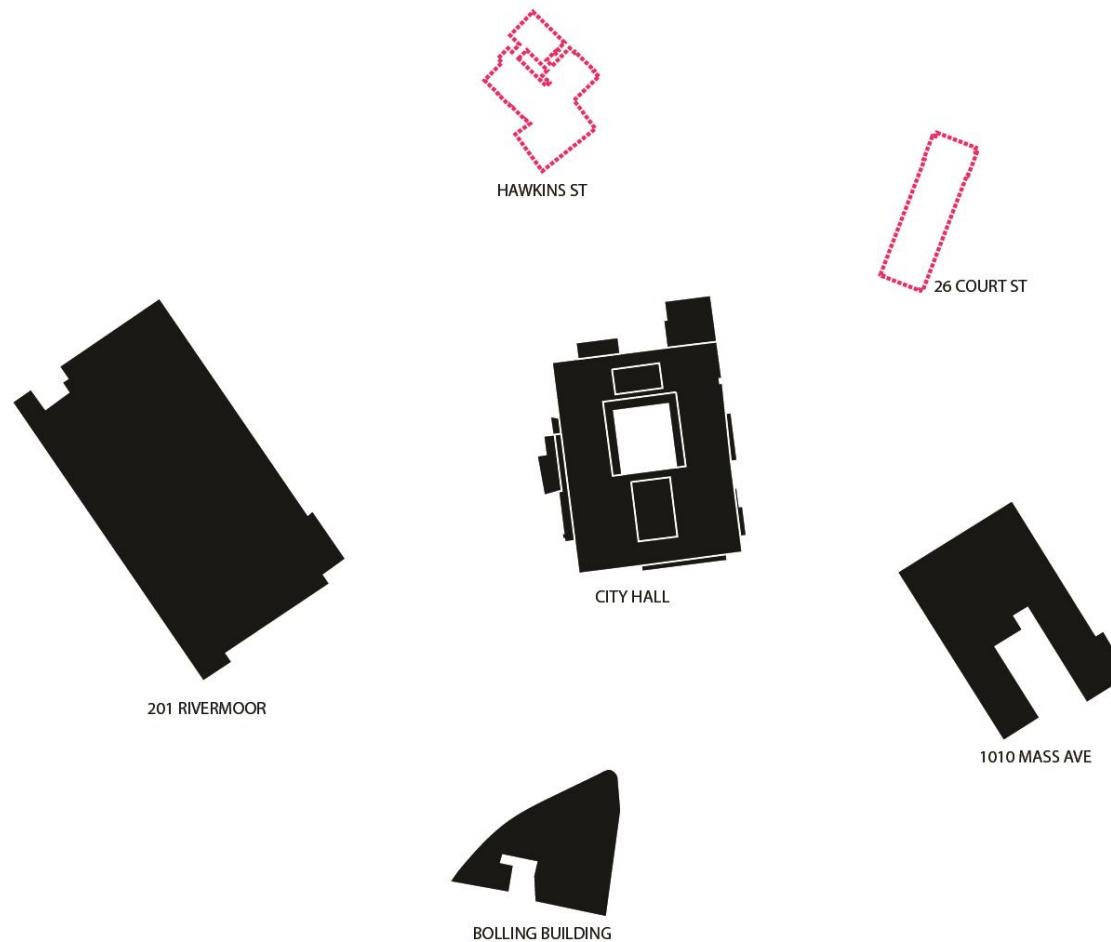
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**Step 5** Sell or rent Hawkins and 26 Court?



# Scenario Testing Example

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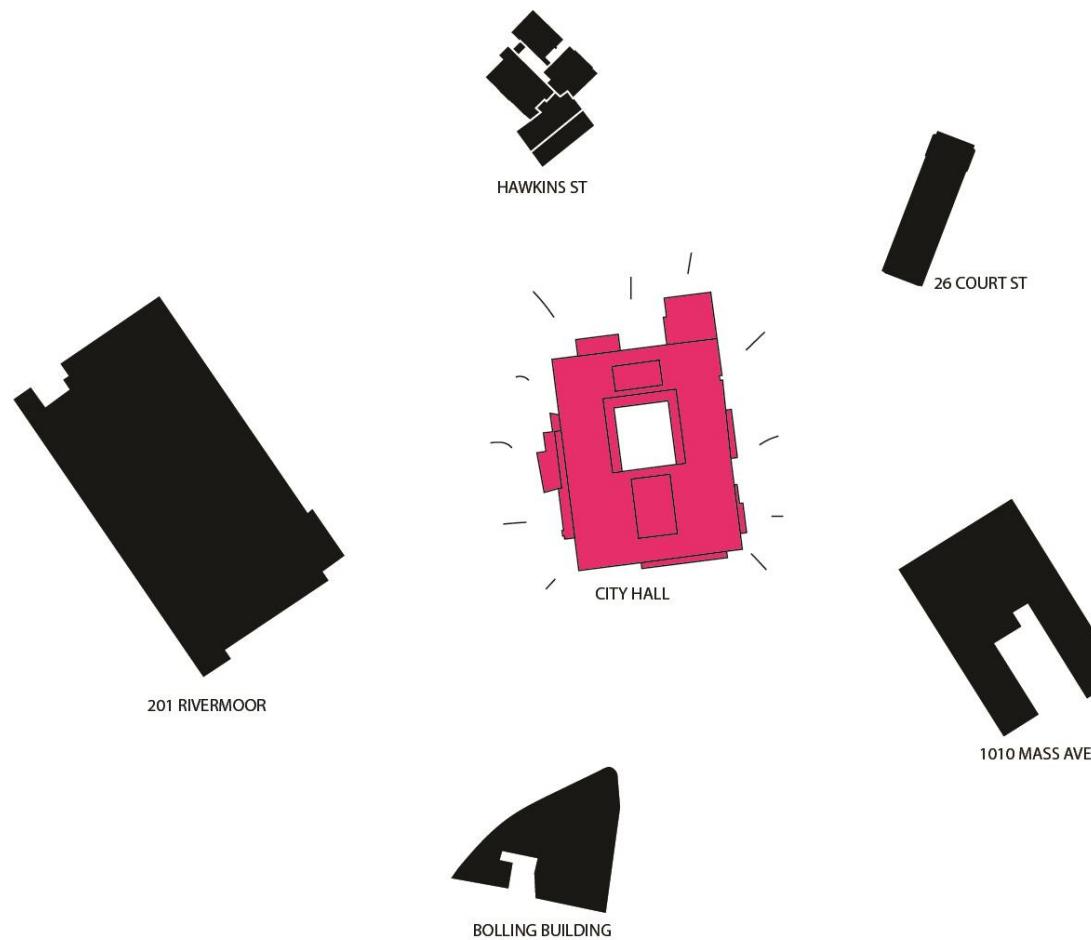
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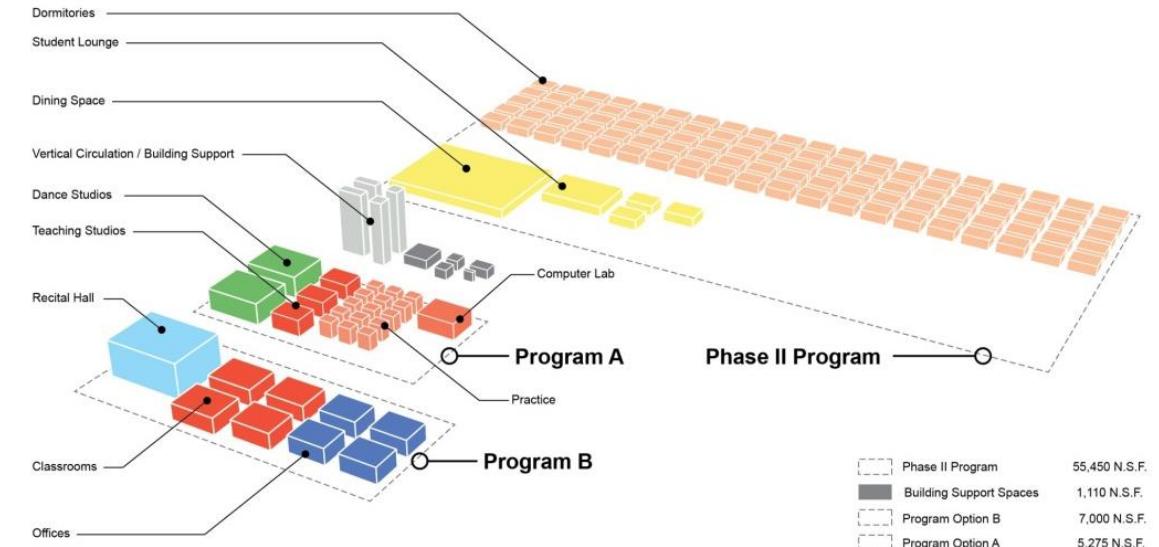
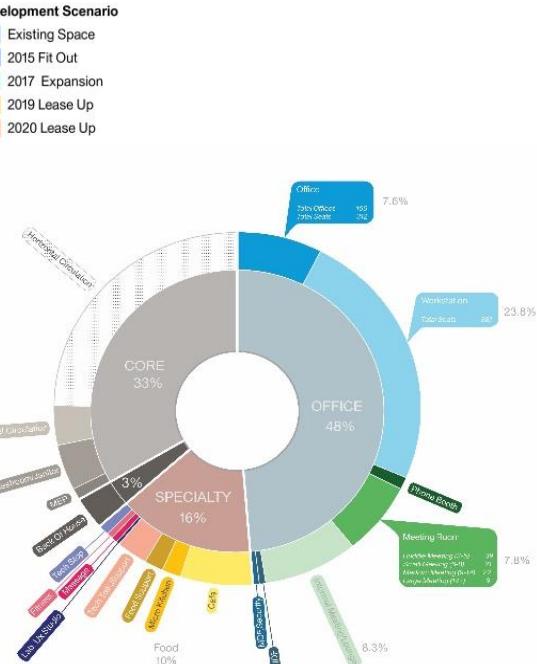
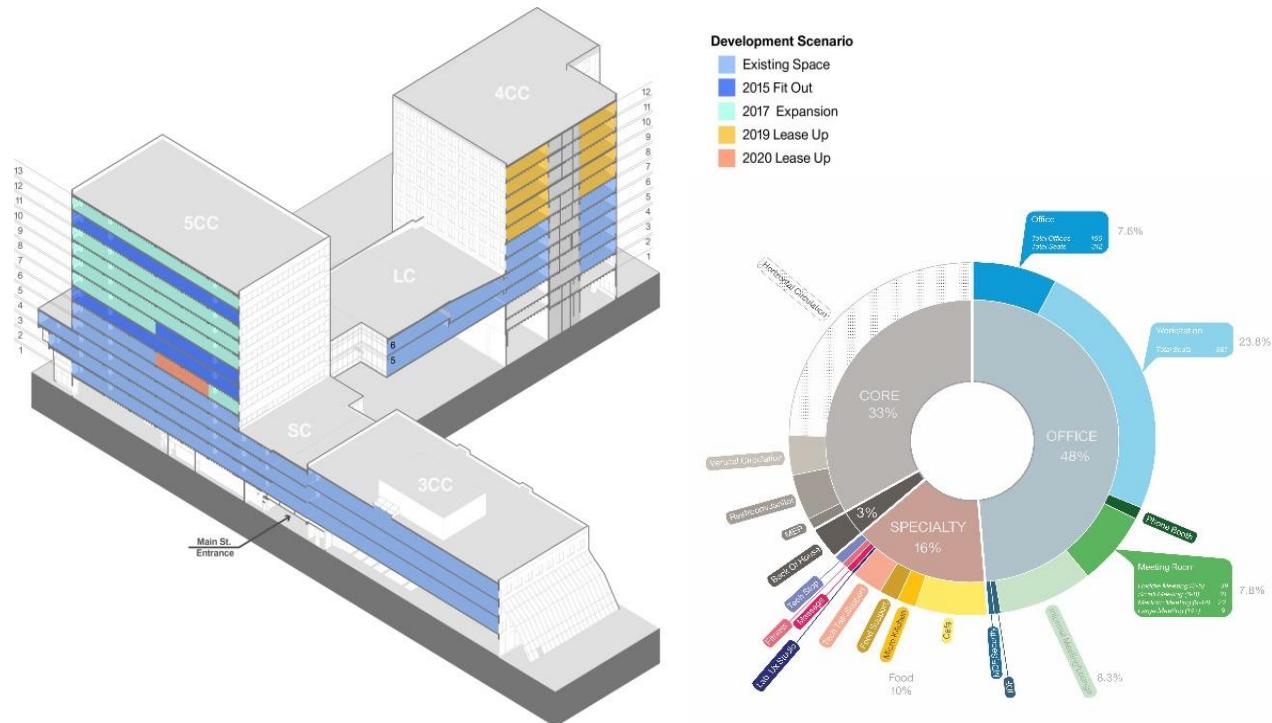
**Step 5** Sell or rent Hawkins and 26 Court?

**Step 6** Renovate City Hall



# Part 2 of the Business Plan: Organizational Programming

## Example of departmental planning



How does the building work for public and staff?

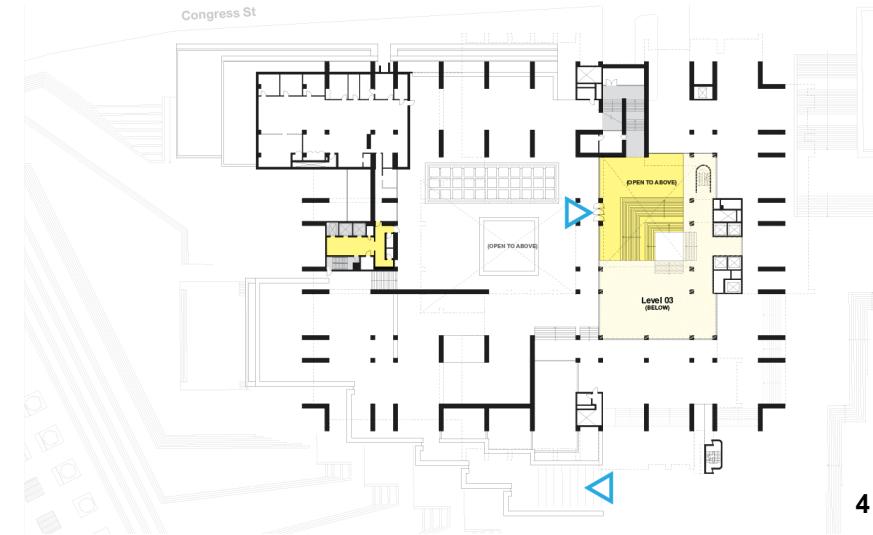
# Boston City Hall Programming Analysis

How does the building work for public and staff?

# Entry Points

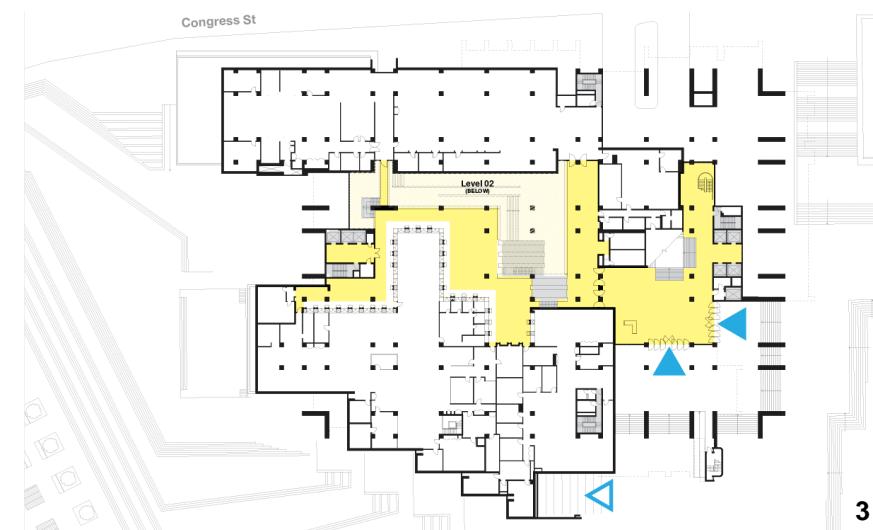
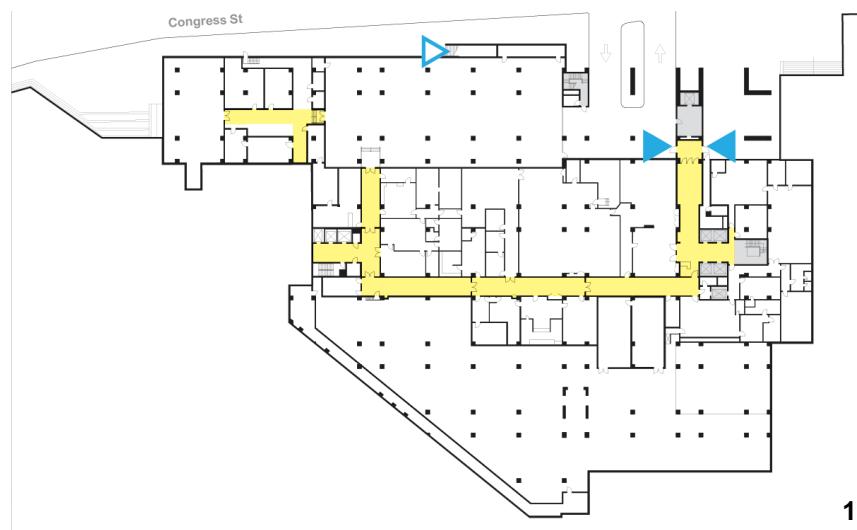
## Multiple Entrances

- Main entrance is on 3rd Floor from Plaza
- Secondary, after-hours entrance on 1st Floor from Congress Street



## Inaccessible and Closed Entrances

- North entrance on 2nd Floor is now exit-only
- Entrances to courtyard are blocked off



► Entrance

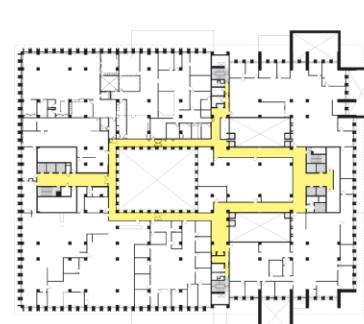
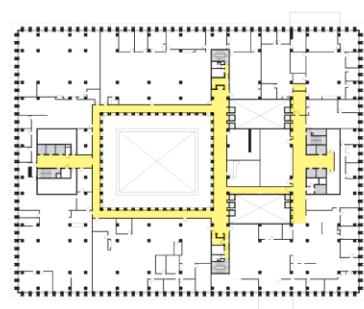
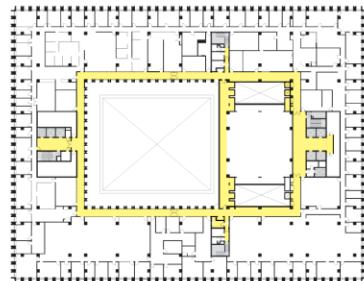
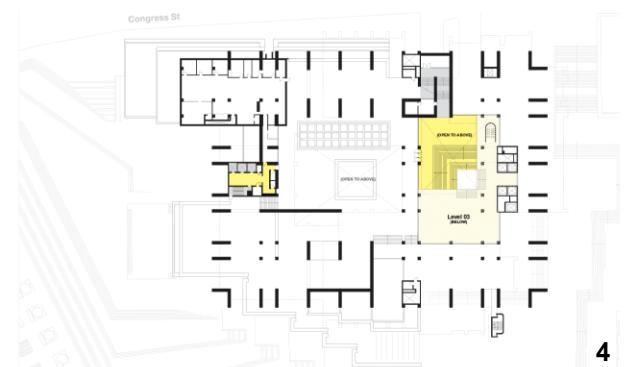
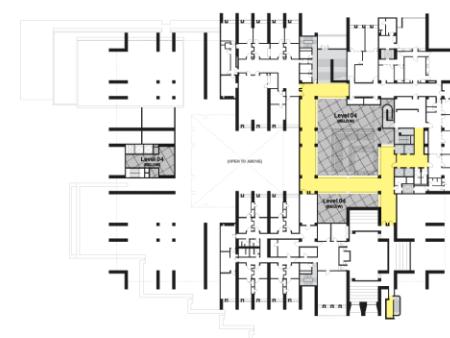
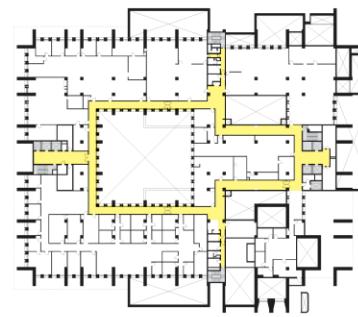
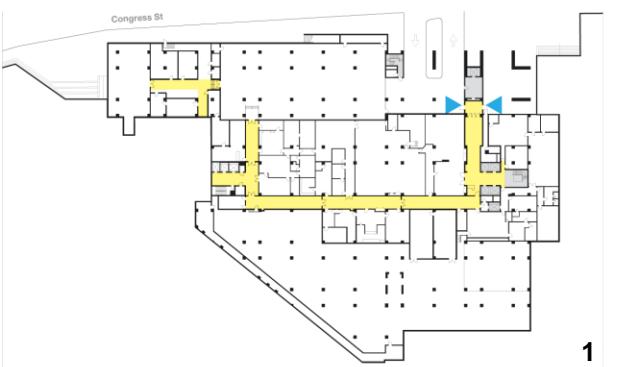
► Closed/Inaccessible entrance

How does the building work for public and staff?

# Circulation

## Inconsistent Circulation Patterns

- Circulation is unique on each and every floor
- The courtyard on the upper floors does not help orient the visitors
- Inconsistent wayfinding



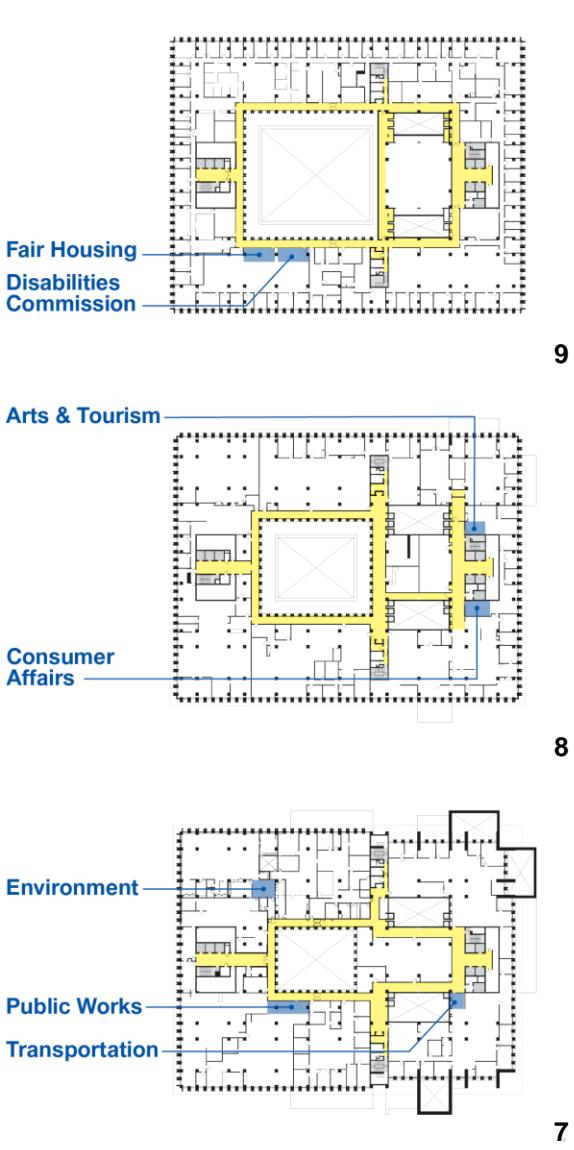
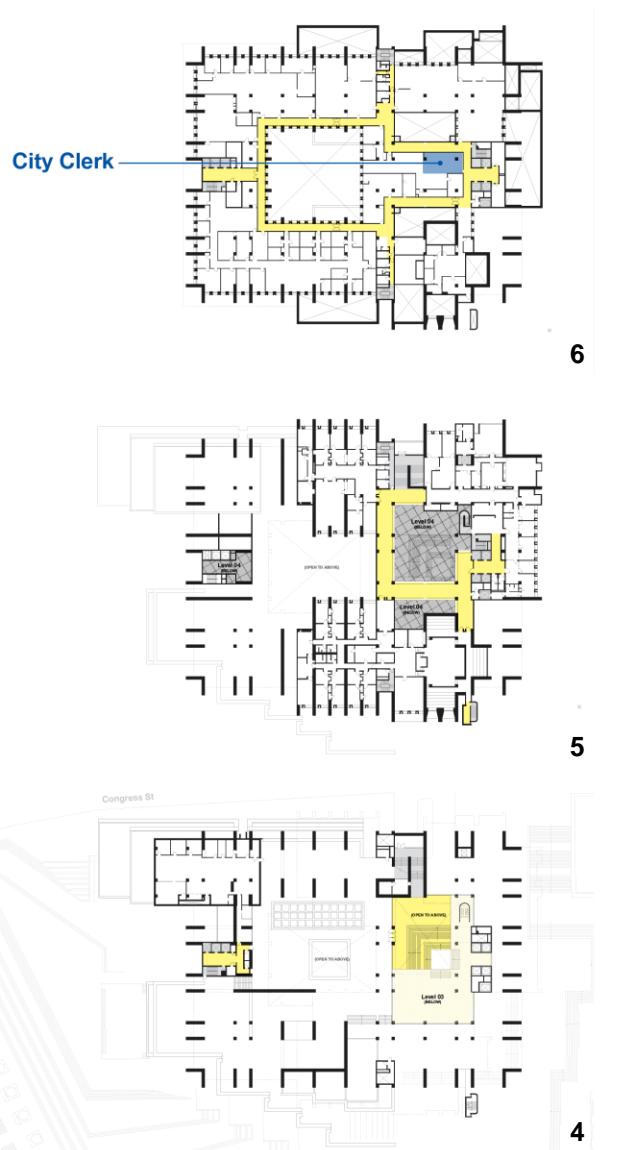
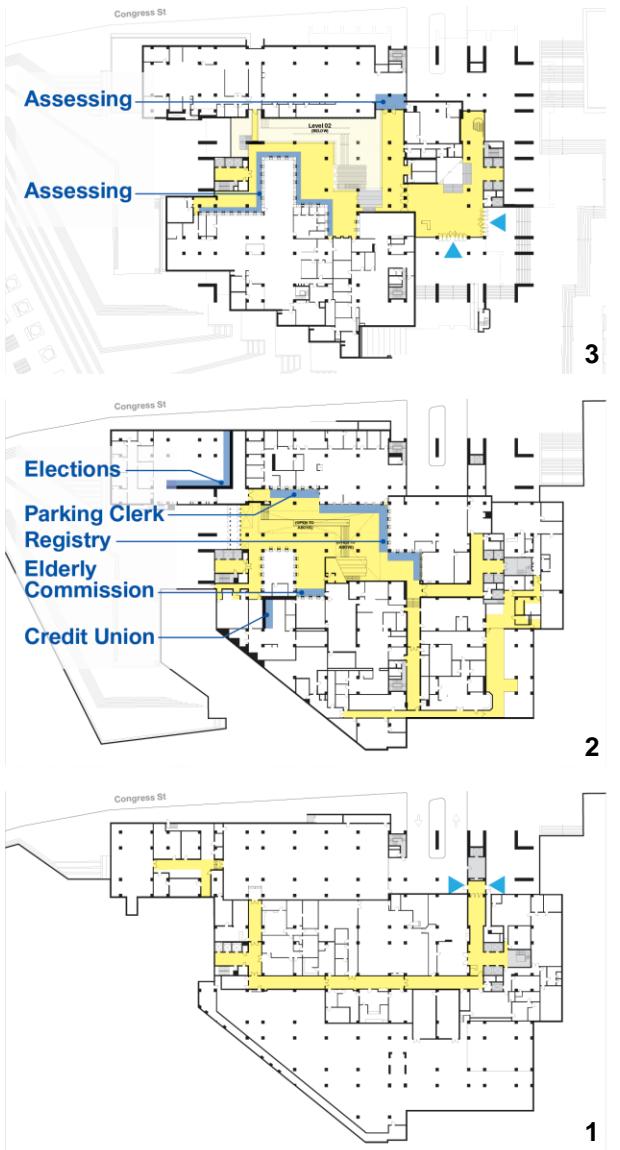
How does the building work for public and staff?

# Transactional Destinations

**Transactional activities are dispersed throughout**

**Public transactional activities occur on most floors**

**Transactional activities are imbedded within departments**

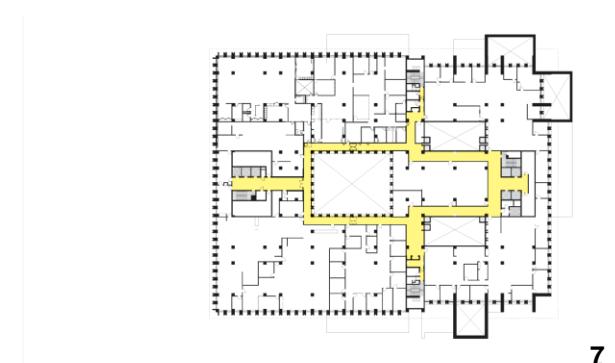
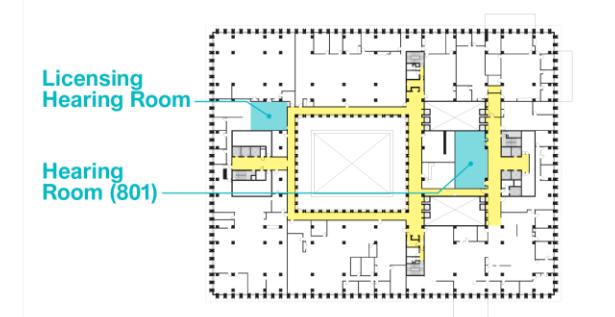
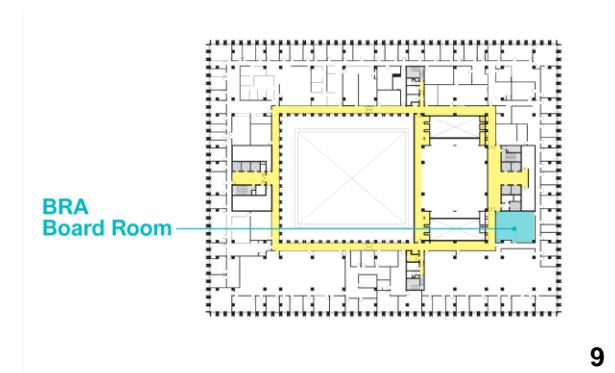
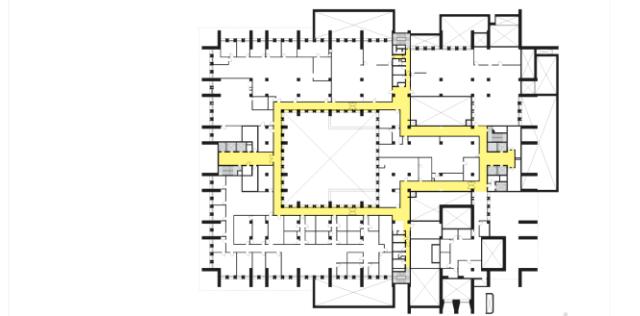
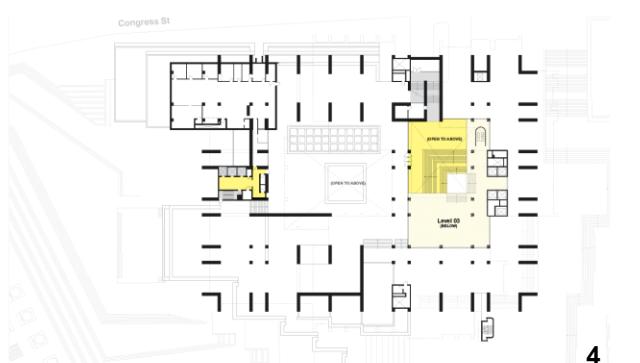
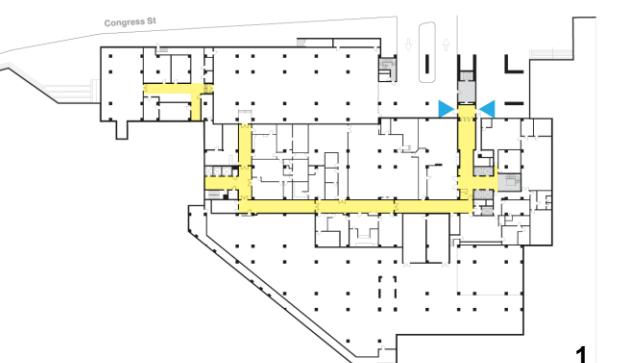


How does the building work for public and staff?

# Meeting Rooms

**Limited number of meeting rooms**

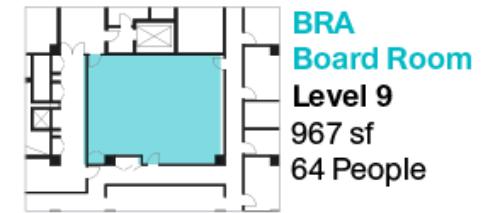
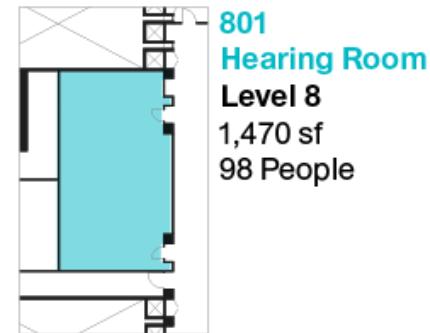
**Rooms are located on upper floors**



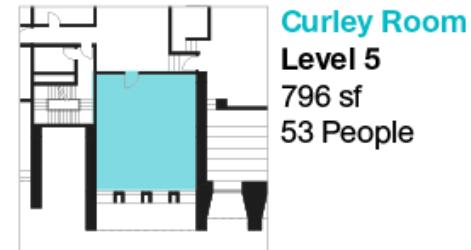
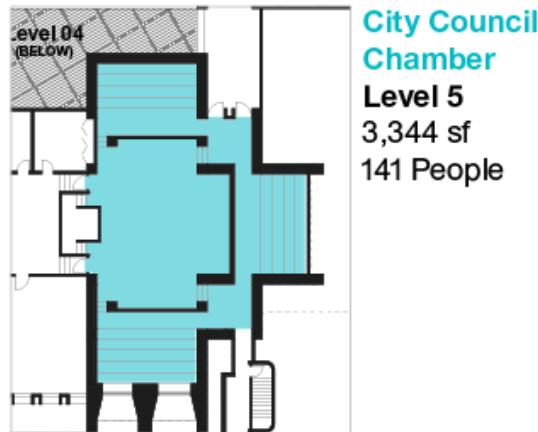
How does the building work for public and staff?

# Meeting Room Analysis

**Meeting rooms hold roughly the same number of people**



**There is no space for large assemblies**

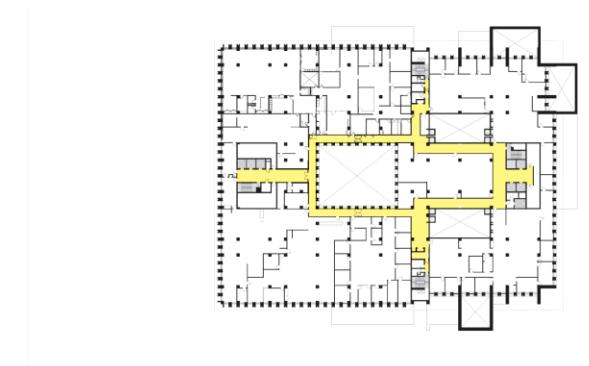
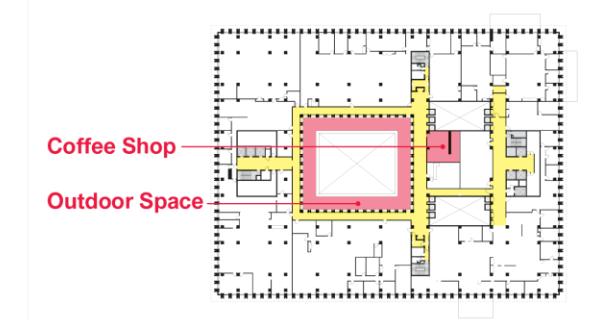
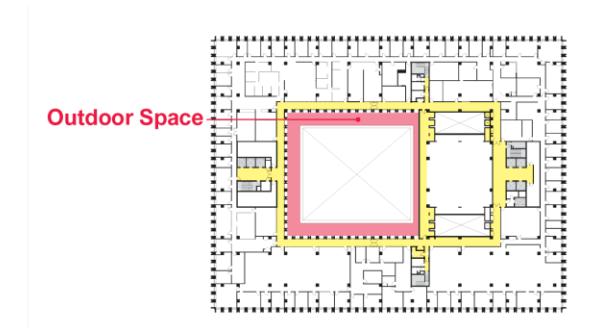
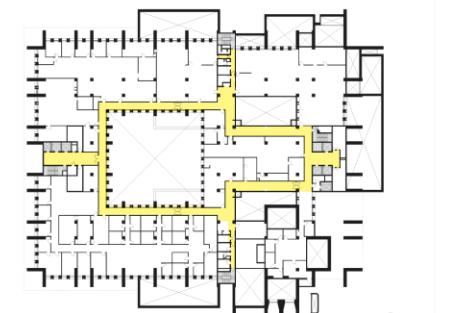
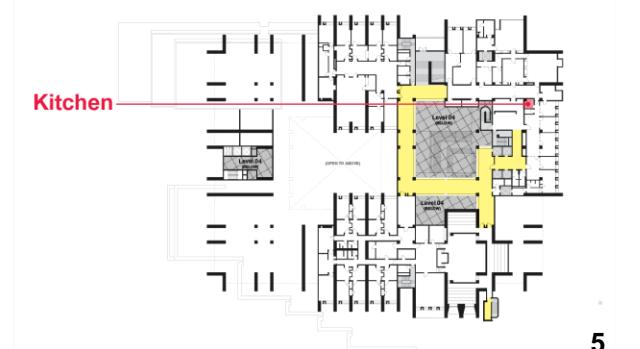
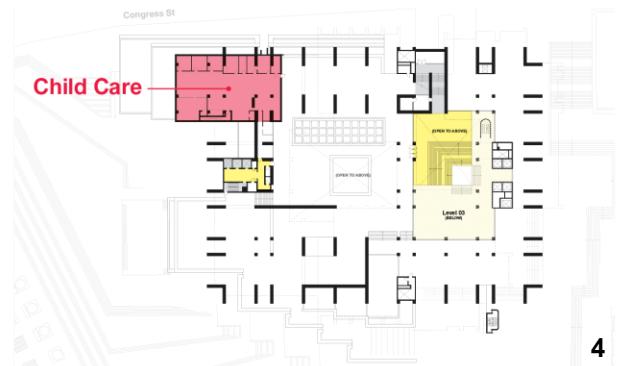
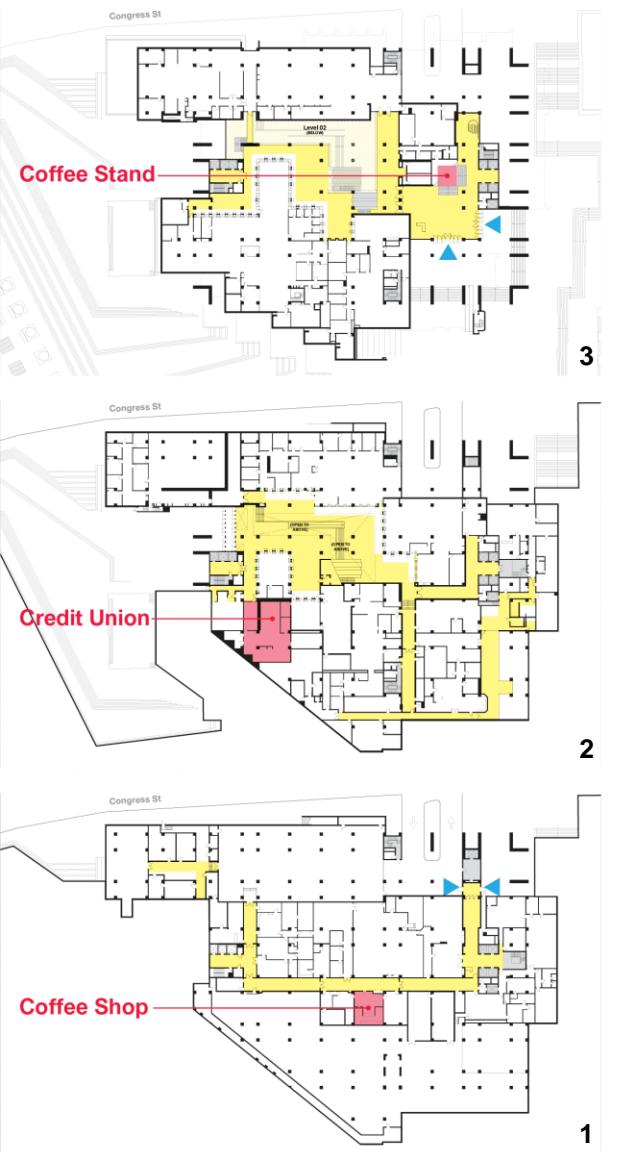


\* Space calculation assumes 15 sf/person

How does the building work for public and staff?

# Building Amenities

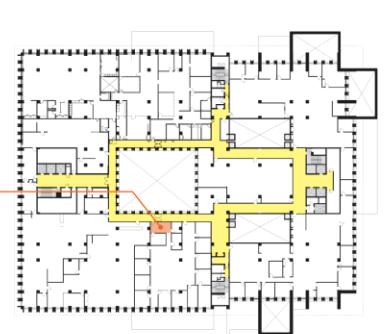
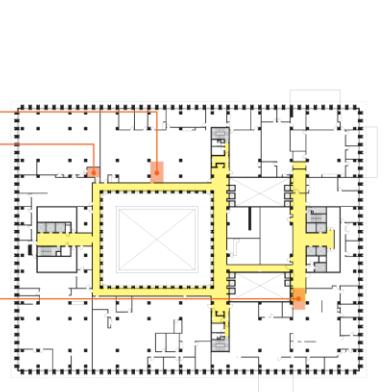
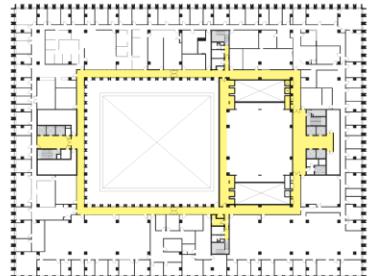
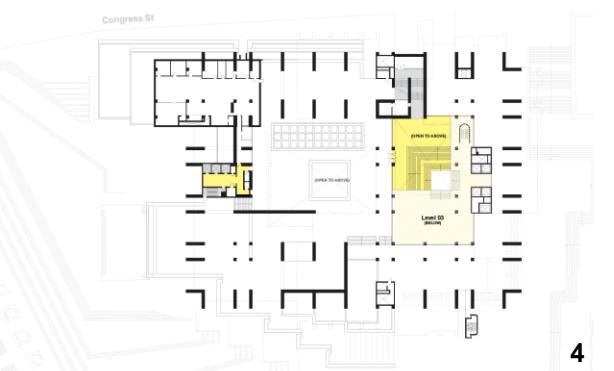
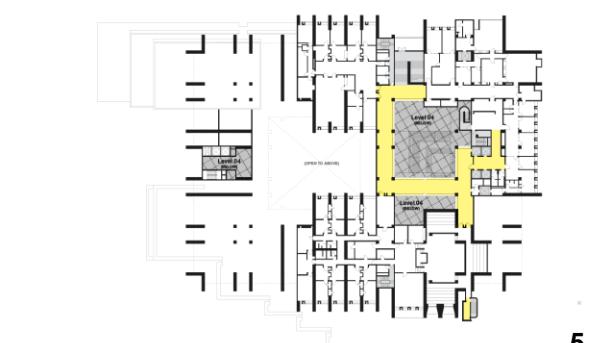
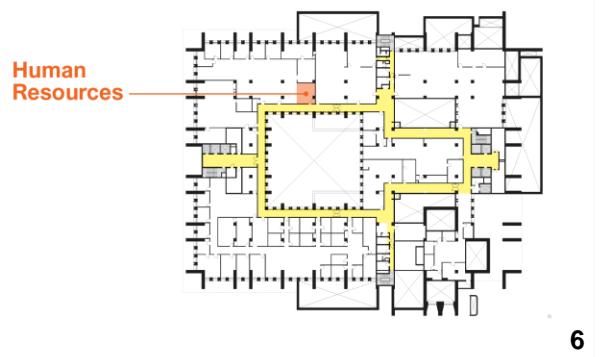
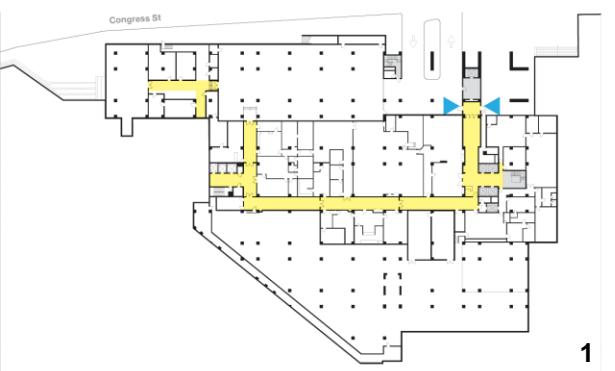
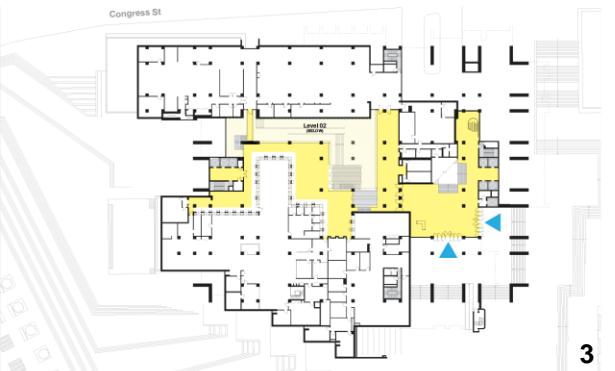
**Public amenities are dispersed throughout**



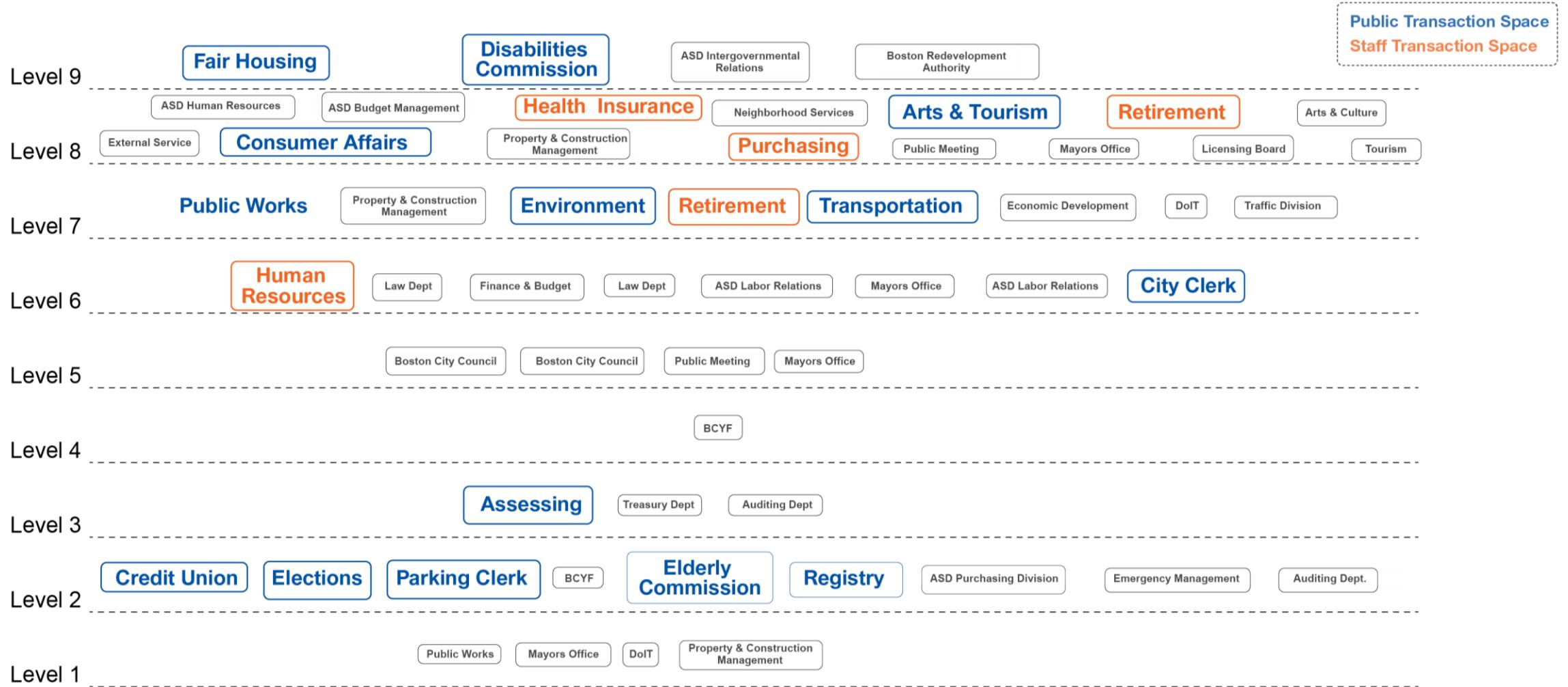
How does the building work for public and staff?

# City Staff Services

**City staff resources located over three floors**

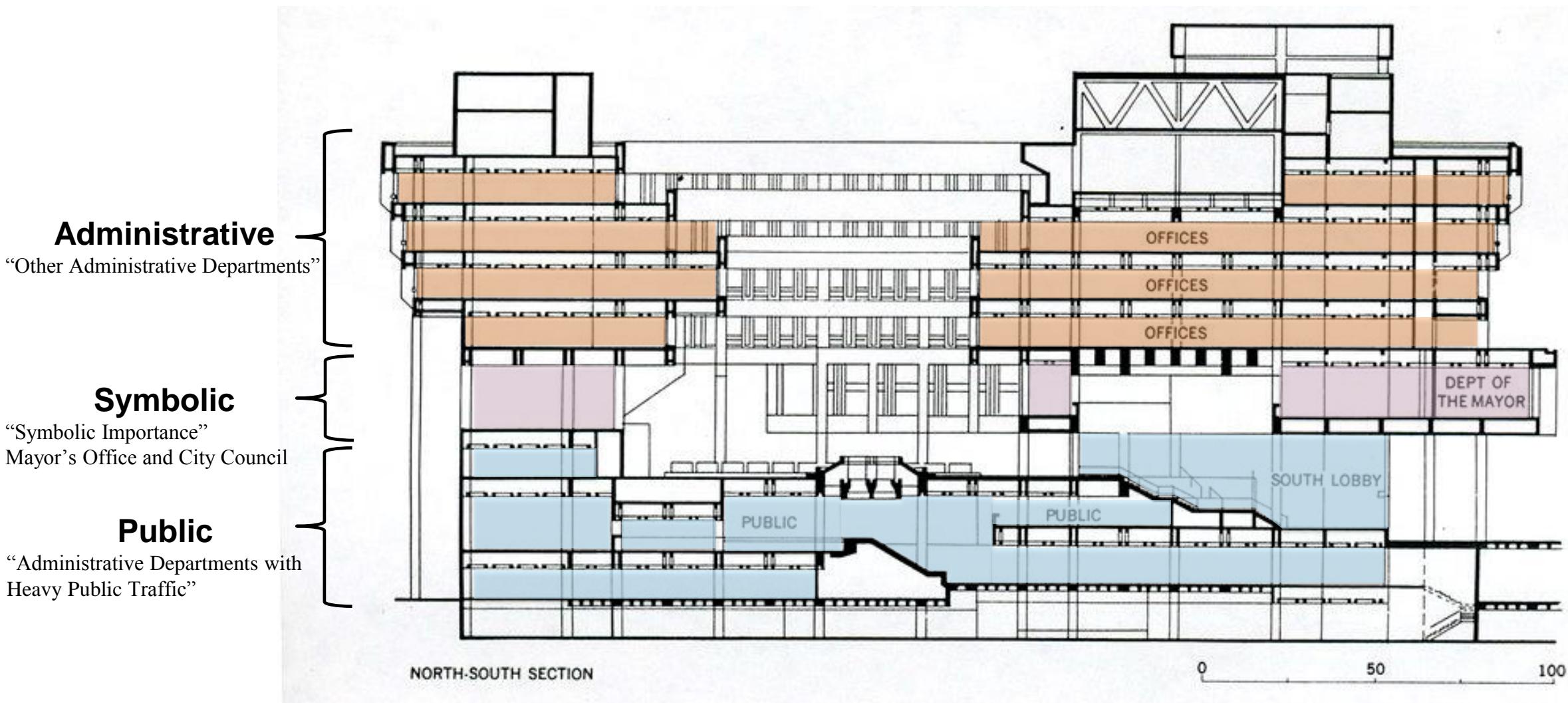


# Department Distribution



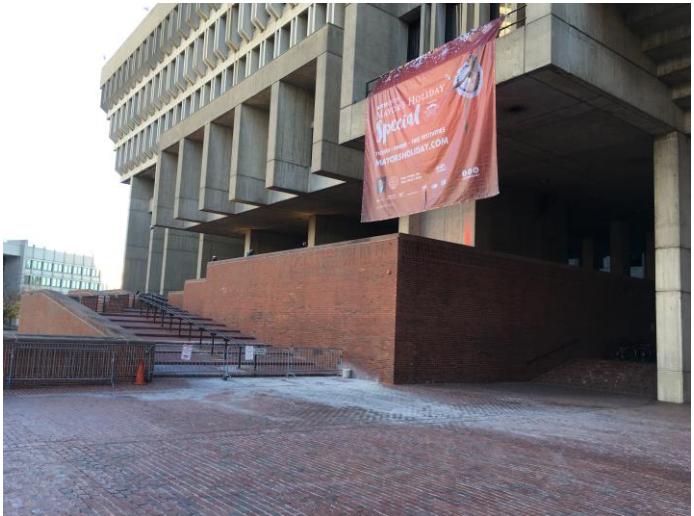
How did the building originally work?

# Original Building Diagram



How has the building adapted over time?

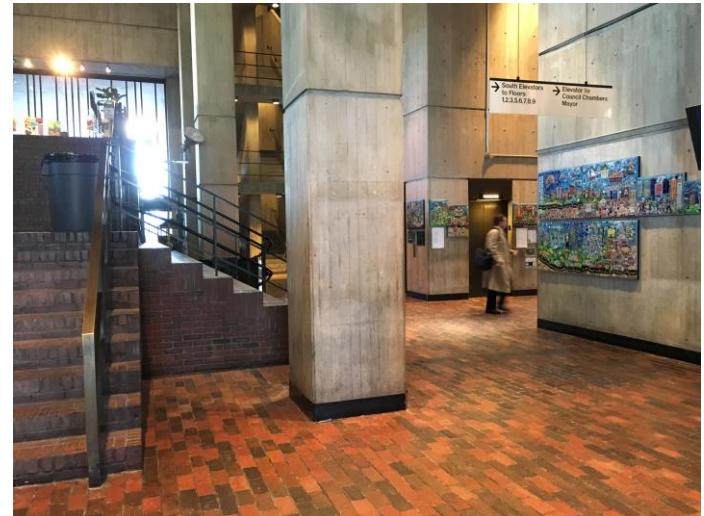
# Current Conditions



Closed entrance



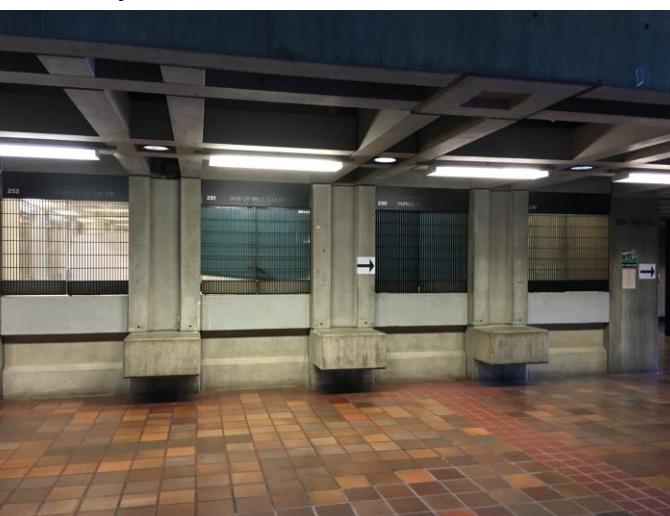
Security



Lobby



Office environment



Closed transaction windows



Visitor experience

How can we improve the visitor and staff experience?

# Programming Objectives

- 1 City hall should first welcome its citizens with other citizens**
- 2 The public should be welcomed and served by the city as a whole, not individual departments**
- 3 Inter-departmental collaboration is critical for delivering integrated services.**
- 4 The digital experience should deepen and extend the physical experience.**

City hall should welcome its citizens with other citizens

# Welcoming Entry

## Bolling Building

- Shared lobby open to visitors and retail spaces
- Unrestricted access at lower floors



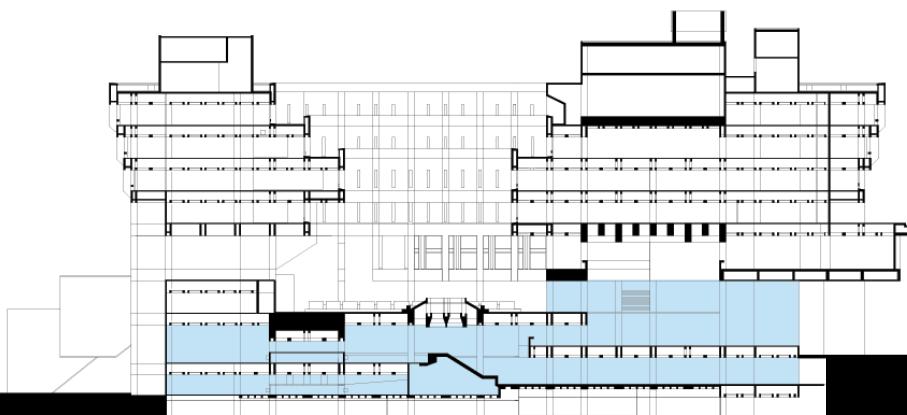
## Silver Spring, MD Civic Building

- Civic meeting space opens directly onto public plaza



The public should be served by the city as a whole

# Integrated Service Points



Citibank Concierge



Kenmore, WA City Hall



Apple Genius Bar

Inter-departmental collaboration is critical for delivering integrated services

# Energizing and Agile Office Spaces



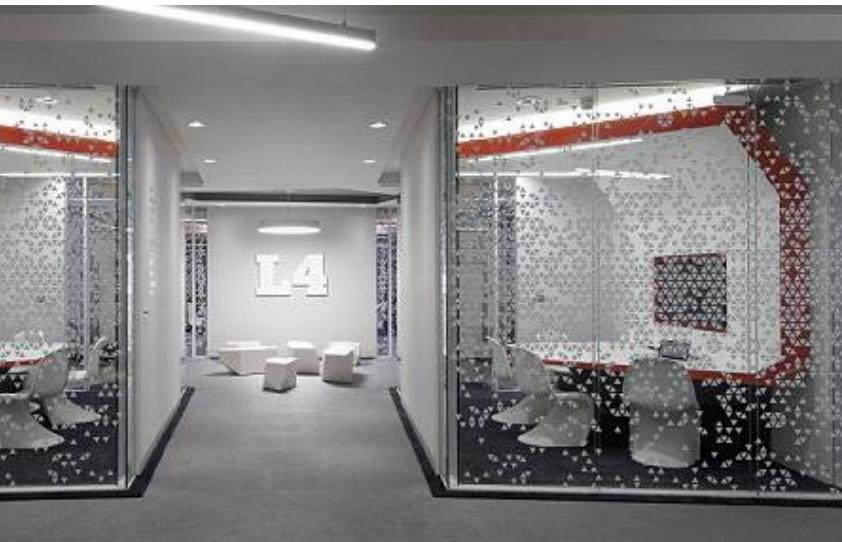
City of Vancouver  
Engineering Office



Macquarie  
One Shelley Street



Boston City Hall  
Environmental  
Department



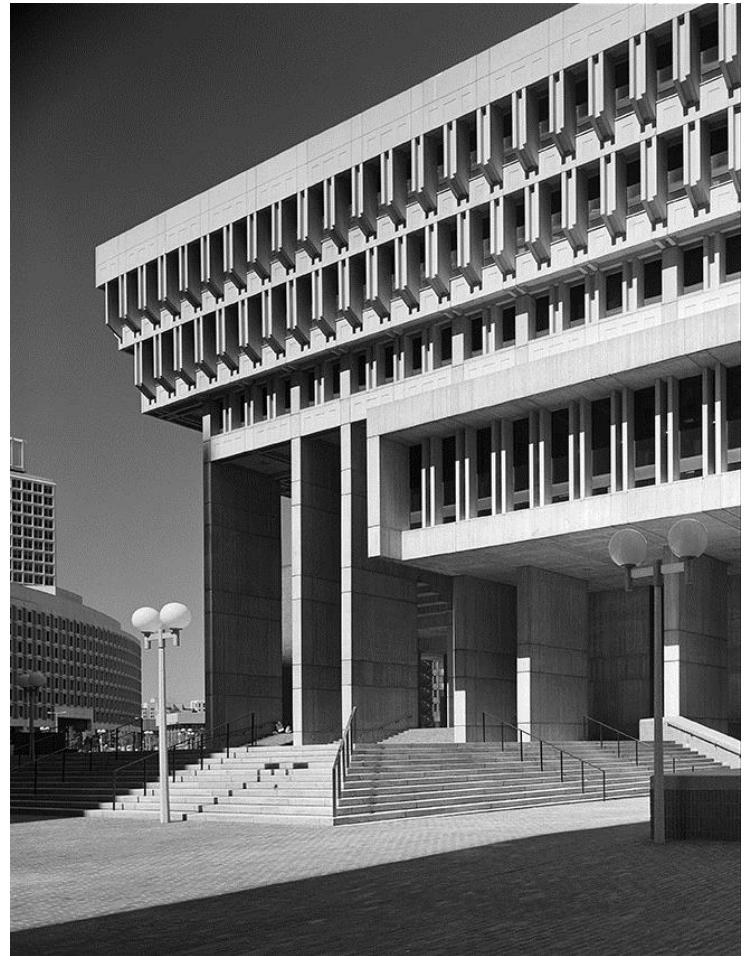
Google London

The digital experience should deepen and extend the physical experience

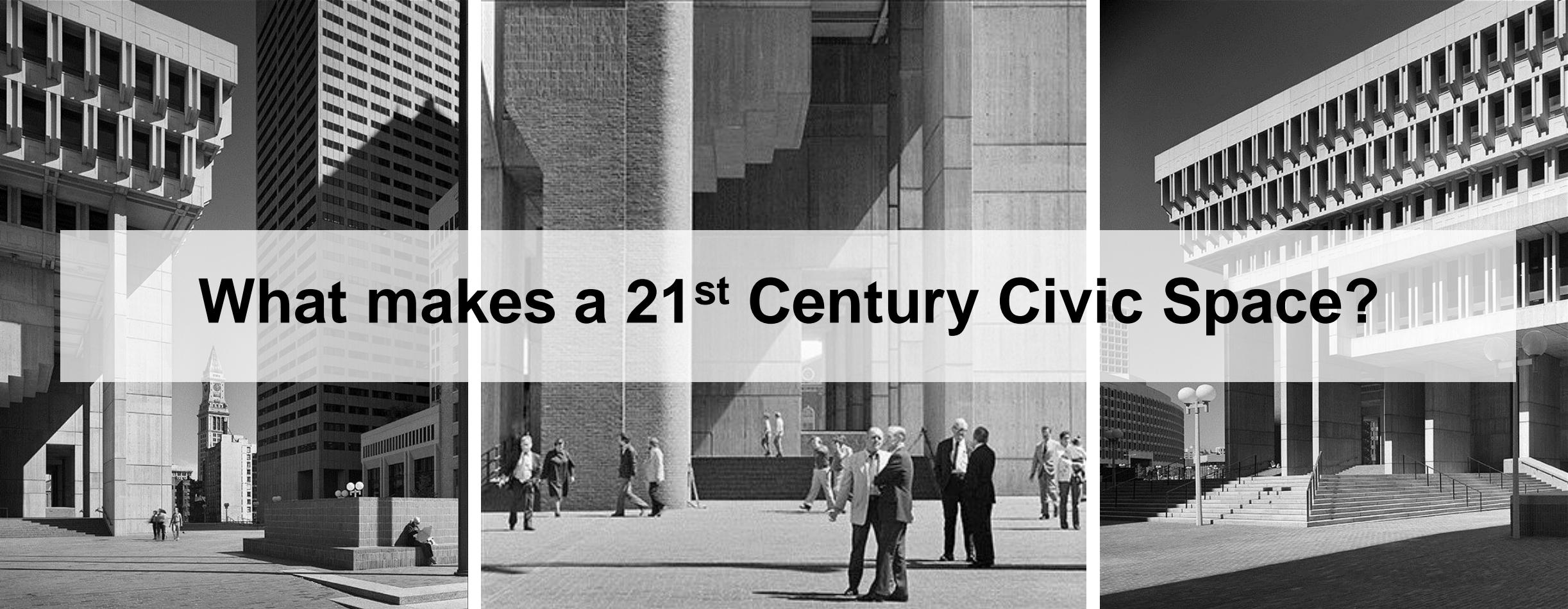
# Improving the Experience



# Civic Monument



# Civic Monument



**What makes a 21<sup>st</sup> Century Civic Space?**

# Original Plaza Precedent

## Plaza as city center

- Unlike Siena, Plaza lacks defined boundary and activation of edges



Piazza del Campo, Siena



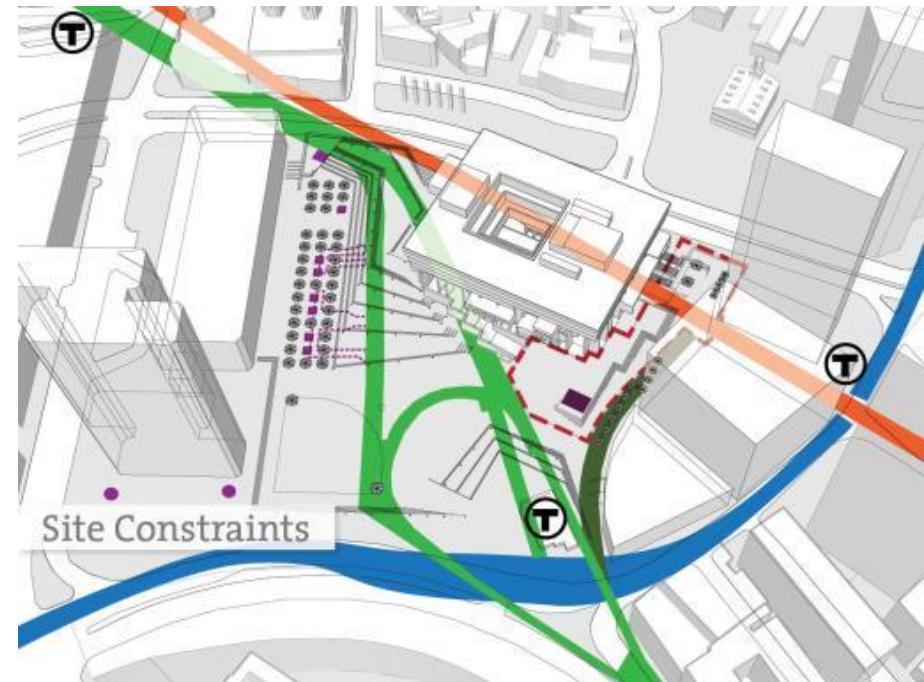
# Plaza Development Opportunities

## Subsurface conditions limit development opportunities

- Green Line Tunnels and turn-around
- Abandoned Cornhill Street Tunnel
- City Hall Parking Garage/28 State Loading Dock

## Don't start from scratch: understand the lessons of past studies

- The 1998 Trust for City Hall Plaza proposal unsuccessfully included a new private-use building on the Plaza
- The 2011 EPA Greening America's Capitals and 2013 BRA City Hall Plaza Study provide a detailed understanding of the technical challenges and potential opportunities



Utile and RHA, EPA Greening America's Capitals, 2011



Chan Krieger, Trust for City Hall Plaza, 1998

# Understanding the history and rituals of City Hall



# Recent City Campaigns

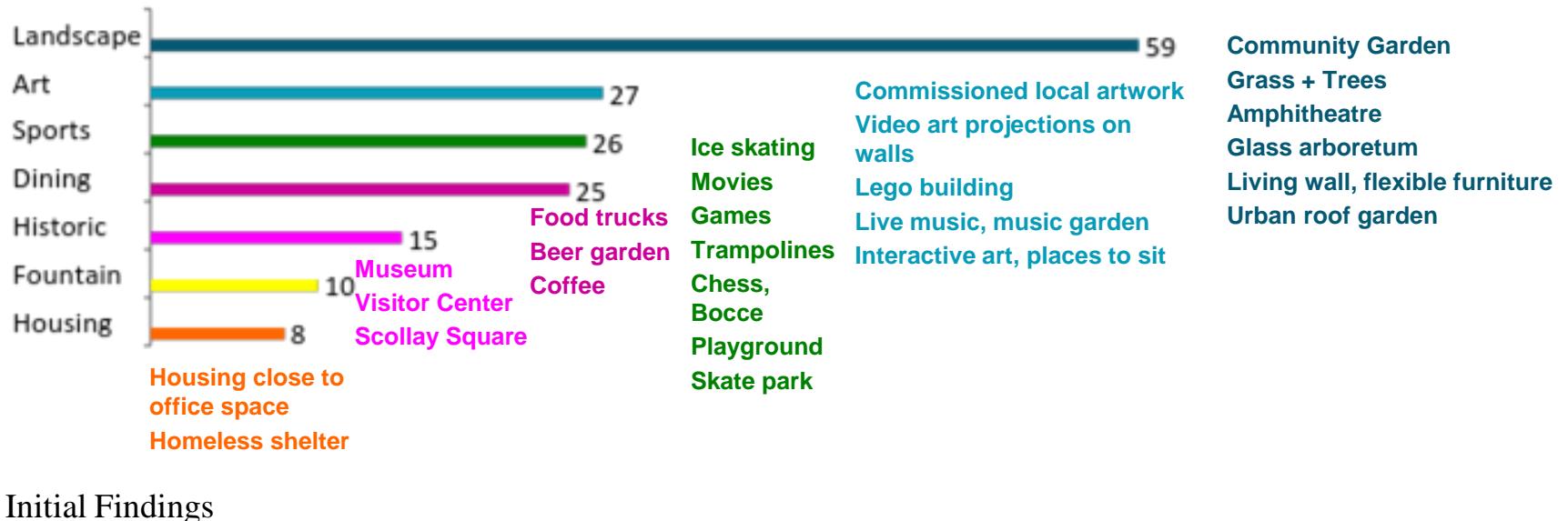
## Request for Ideas, Interest and Innovation (RFI<sup>3</sup>)

- March 2015

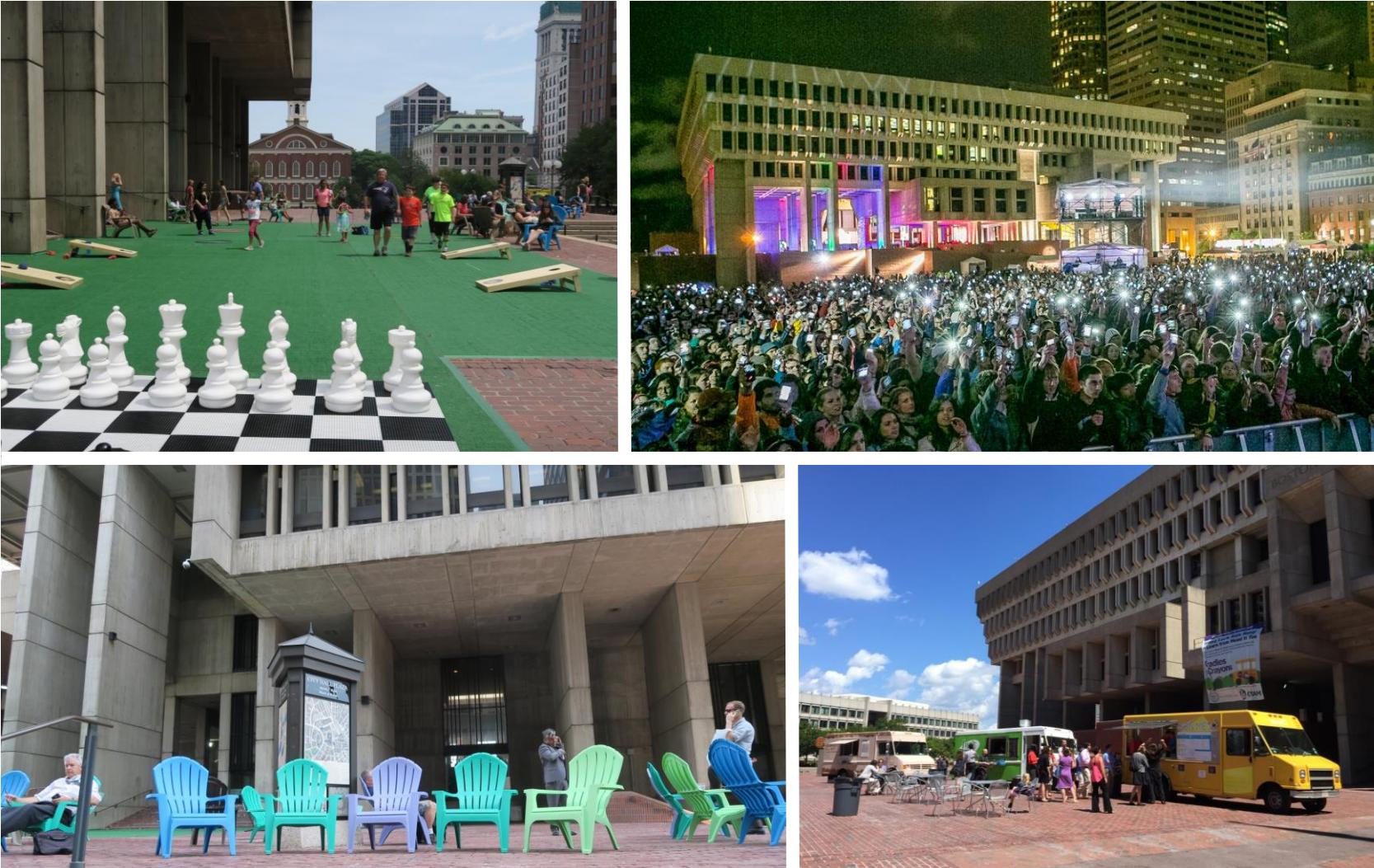
*“Mayor Walsh wants City Hall Plaza to be an inviting and attractive public forum that is robustly used by residents and visitors. It should contribute to the vitality of City Hall and the surrounding neighborhood. It should attract people to spend time on the Plaza relaxing, watching entertainment, participating in educational or cultural or athletic activities, enjoying their lunch, and just generally enjoying the Plaza. The Mayor welcomes any ideas that further these goals from leasing to designing to curating and any other public-private partnership.”*

## #cityhallplaza Twitter campaign

- Spring 2015
- 292 tweets



# Testing RFI Concepts



rethinkcityhall.org

# Rethink City Hall!

It's time to reinvigorate and enliven one of Boston's most perplexing buildings.

Mayor Martin J. Walsh invites all citizens, community groups, professional organizations, abutters and others to participate in an effort to make City Hall and its Plaza a more thriving, healthy and innovative space. Through this effort, stakeholders will come together to Rethink City Hall and imagine ways to transform it into a space that welcomes visitors, works for constituents, and inspires pride in its citizens.

Scroll to continue



# What are your aspirations for the study?

