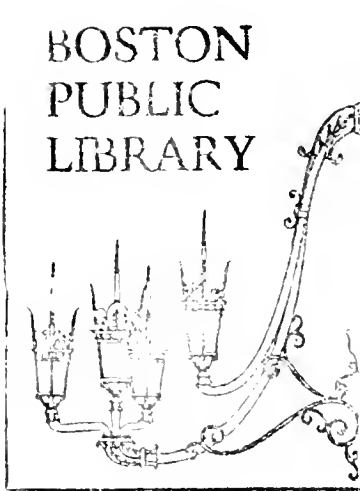


GOVDOC

77-1-4

15-37

BOSTON
PUBLIC
LIBRARY



BRIA

1988

BOSTON PUBLIC LIBRARY

Northern Downtown Districts Study

Bulfinch Triangle

Government Center

State Street

Faneuil Hall Marketplace

Northern Downtown Districts Study

Table of Contents

I Bulfinch Triangle

- A. Infill Guidelines
- B. Guidelines for Rooftop Additions
- C. Public Space Improvements

II State Street/Faneuil Hall Marketplace

III Government Center

A. Introduction

- description of assets, problems, and opportunities
- historic development
- district typology

B. Improving the Effectiveness of Land Usage

- Plazas and open spaces needing improvement
- potential Infill sites

- New User Populations

- Publicly Owned land

- Primary Uses - Government Buildings

- Historic

- City

- State and Regional

- Federal

- Ground Floor Commercial Activity

- Wide Urban Renewal Streets

- potential sidewalk widening and pedestrian improvements

- Internal Circulation

- User origins-destinations/major pedestrian corridors

- commuters

- public seeking government services

- tourists

C. Improving District Structure and Identify

- District Identity

- symbols and memorable images

- approach and arrival

- visual sequences

- District Form and Character

- District Structure and Identity

- Organizing Elements

D. Unity and Identity for City Hall Plaza

Liberty Promenade
City Hall Plaza Improvements

E. Government Center-Place in the City

Downtown Context
Major Street Connectors
 Tremont/Cambridge Street
 Washington Street
 Congress Street and Atlantic Avenue
Symbol of City
Symbol of State
National History

Study Area Features			
City Hall	Districts	Topography - Terraces defined by major N-S streets	State House
City Hall Plaza			Old State Hse
Walk to the Sea	Historic Origins - Districts shaped by hills and infill	Cross-section 1700s	State Street
Washington Mall			Cross-section Today
Dock Square	Historic Street Pattern	Government Buildings - History 1600-1700s 1800s 1960s	Blackstone Block
Quincy Market			Bulfinch Triangle

Place in the City		
Central City	Tremont/Cambridge Street Connector	Symbol of City
District Typology		
Building Typology	Washington Street Connector	Symbol of State
Transportation		
Focal Points	South Station/North Station Connectors via Congress St and Atlantic Ave	National History
Open Space		

The development of Government Center in the 1960s signalled the beginning of an era of pride and prosperity for Boston. It was intended as the symbol and inspiration for the renewed city.

The Government Center Plan combined preservation of Boston's historic shrines - Faneuil Hall and the Old State House - with a grand civic design. City, regional, state, and federal agencies demonstrated unprecedented cooperation in carrying out the master plan. The new district now houses administrative offices and public services for the various levels of government, complementary commercial buildings, and the seats of government for the city, county, and commonwealth. City Hall Plaza provides a huge central space for community celebrations and demonstrations and is the focus and emblem of Government Center.





As part of the Downtown interim planning and rezoning process, the Government Center District Study seeks to carry the Government Center Plan to the next level of refinement in order to attain the level of activity and importance in city life originally envisioned. The study identifies opportunities for three areas of improvement:

- 1) increased effectiveness of land usage for governmental, commercial, and residential uses, for public open spaces, and for streets and walkways.
- 2) reinforcement of the district's structure and identity; enhancement of how the district is experienced and envisioned through its sequences of spaces and landmarks, its commemorative symbols, and its public amenities;
- 3) special attention to the activity and pedestrian-oriented features of City Hall Plaza and Congress Street, including programming to enliven the area on a daily basis and for special community events, as well as a coordinated public art program to honor historic and contemporary figures and events which have been dedicated to liberty and human rights.

Government Buildings - History



1600s

Town House with Bay Colony and Town Meeting Rooms above marketstalls sited prominently at the crest of a hill in the middle of the town square which was located at the intersection of King (State) Street and the High Street (Washington St.)

1700s

Second Town House (Old State House) built in 1712
Faneuil Hall built in 1740 provided town meeting hall above markets



1800s

New State House built on Beacon Hill 1795

City Hall built on School Street 1862

early 1900s

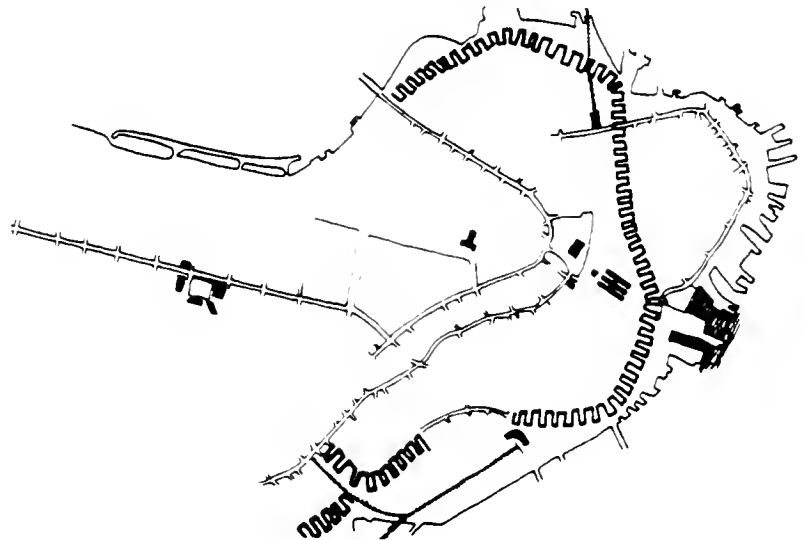
County and Federal Court Buildings built

1960s-70s

Government Center Urban Renewal Plan

new City Hall and Plaza

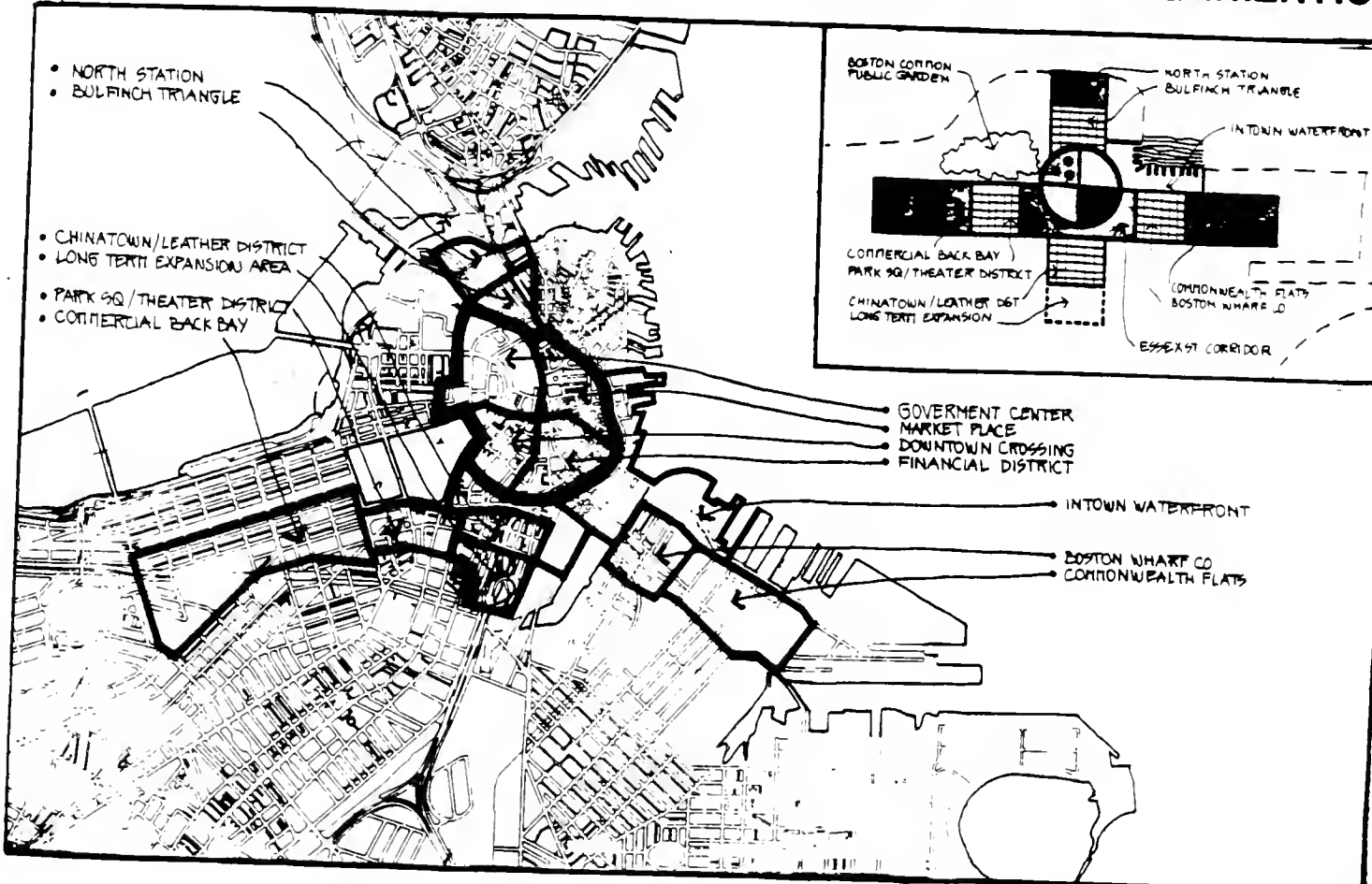
State and Federal office buildings



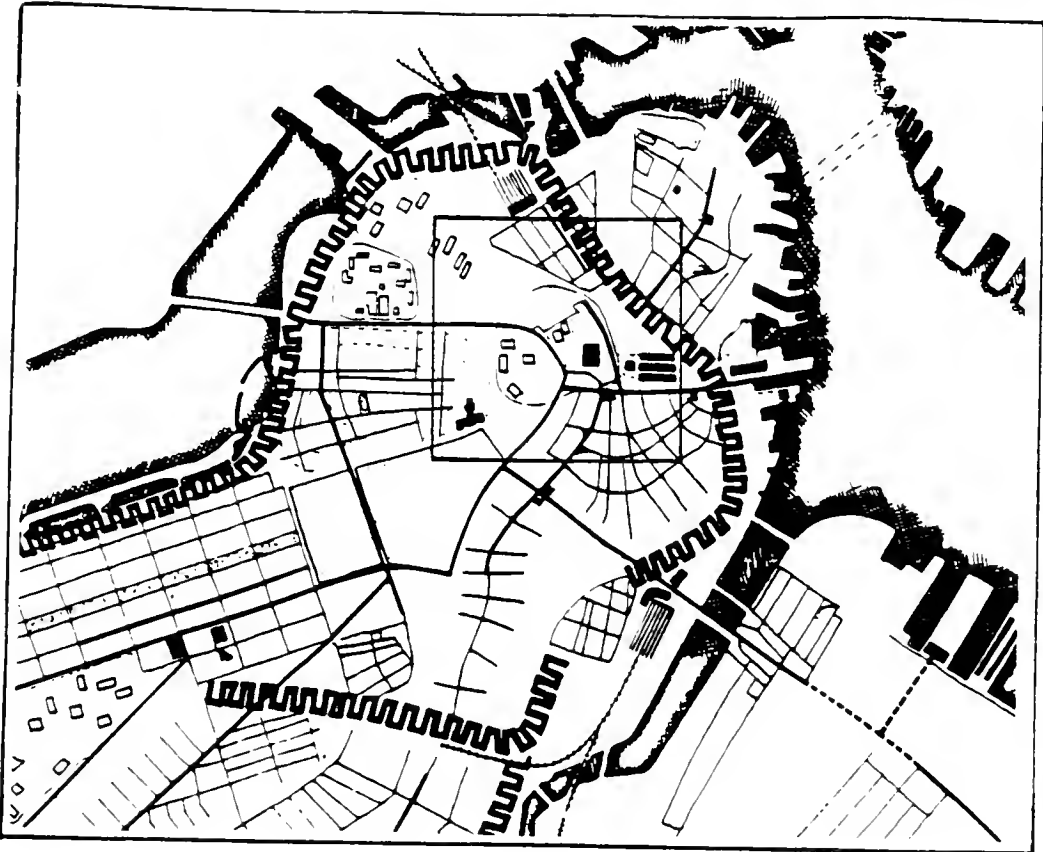
CENTRAL CITY ORGANIZATION













EXISTING AREAS

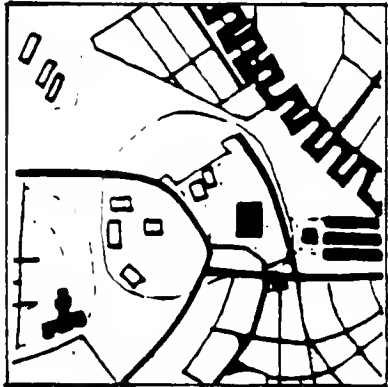
CONCEPTUAL ORGANIZATION



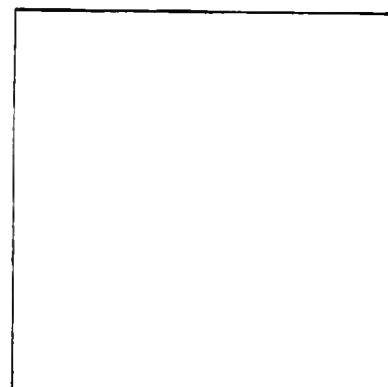
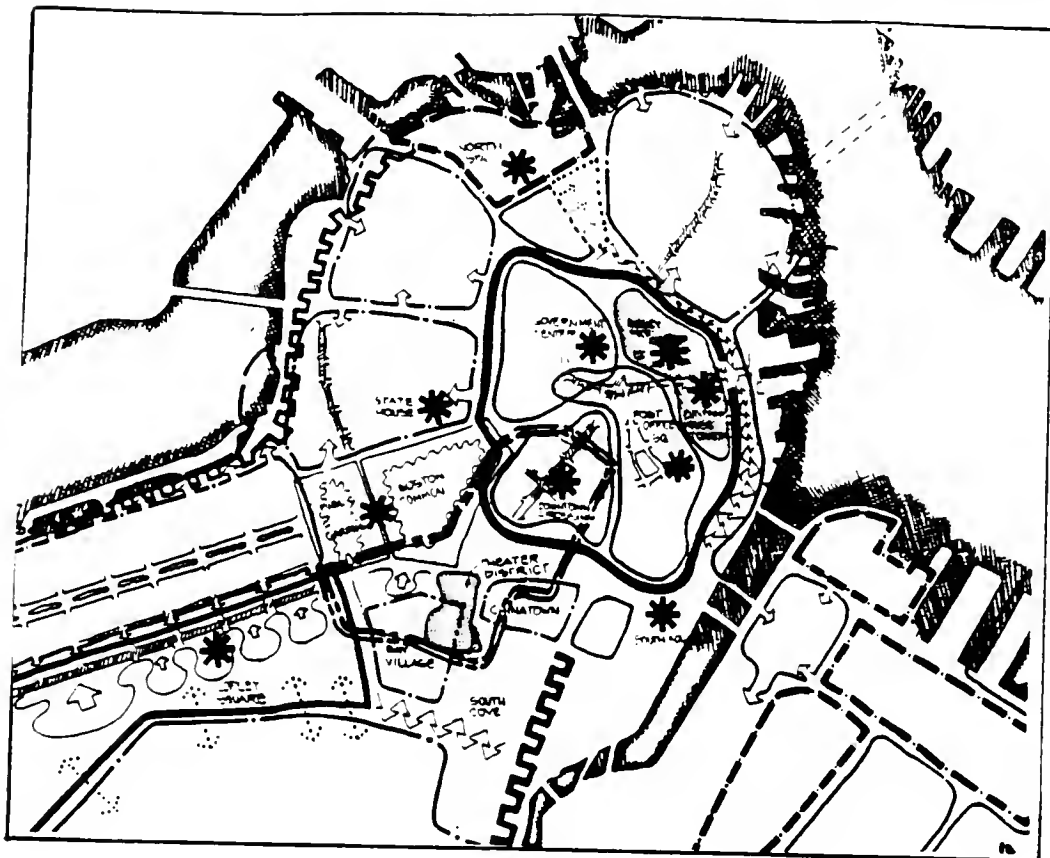
DISTRICT TYPOLOGY



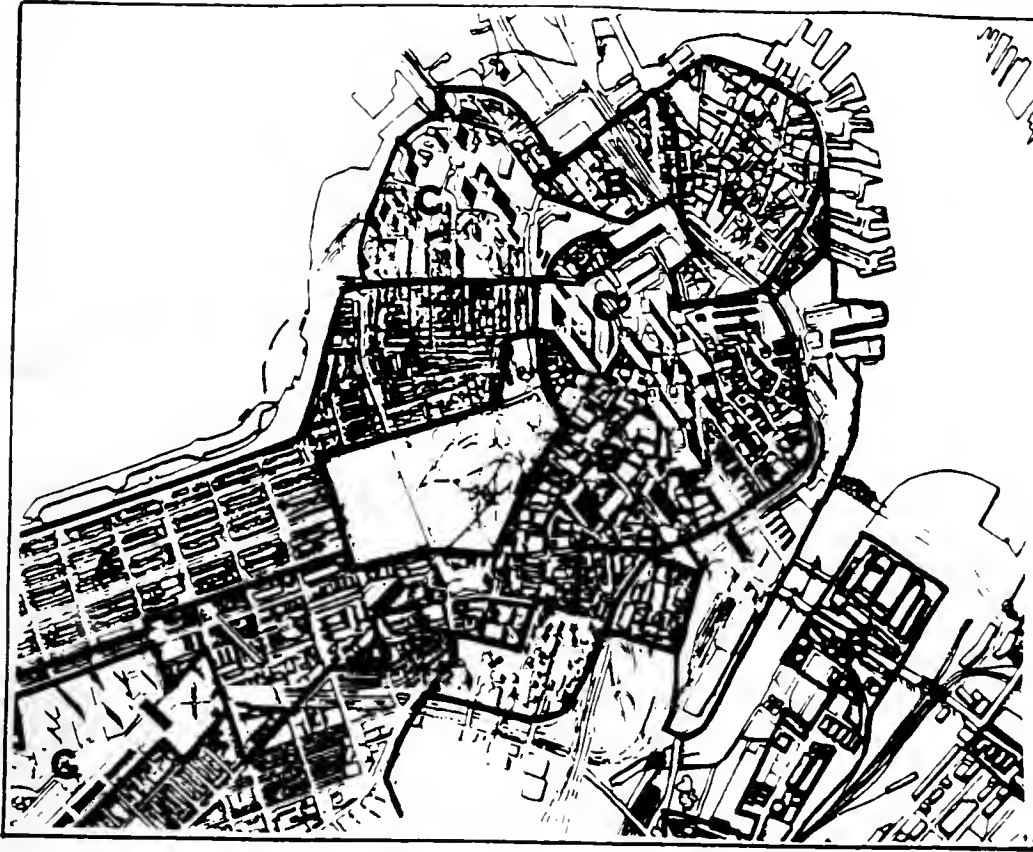
-  BARRIERS
-  LANDMARKS OF CITY WIDE SIGNIFICANCE
-  PARKS AND SQUARES
-  SUPER BLOCK
-  TOWERS IN SPACE
-  RECTANGULAR GRID
-  RADIAL GRID
-  SPINE
-  DISTORTED GRID
-  OFF ANGLED GRID
-  INTENTIONAL VARIATION IN GRID
-  MAIN STREET WITHIN DISTRICT



FUNCTIONAL ELEMENTS



BUILDING TYPOLOGY



19th CENTURY RESIDENTIAL



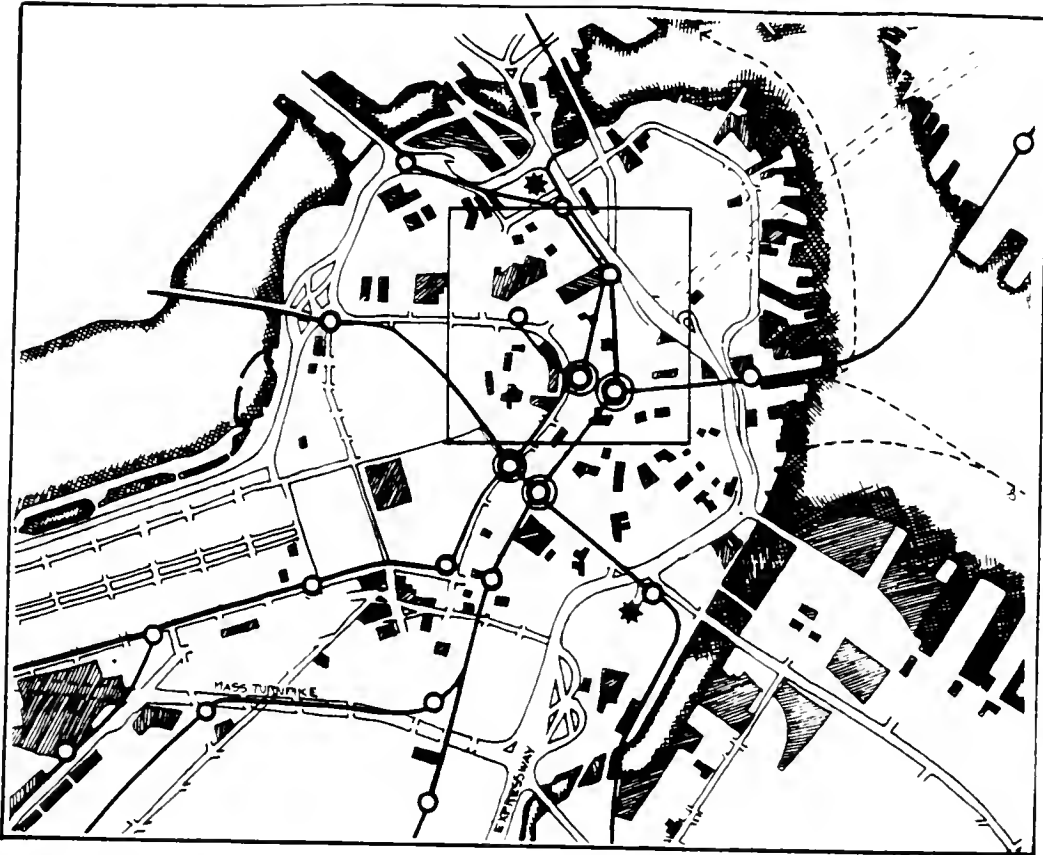
19th CENTURY
COMMERCIAL BUILDINGS







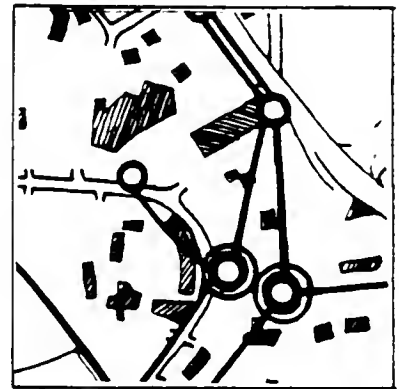
20th CENTURY HIGH RISE
& BLOCK BUILDING



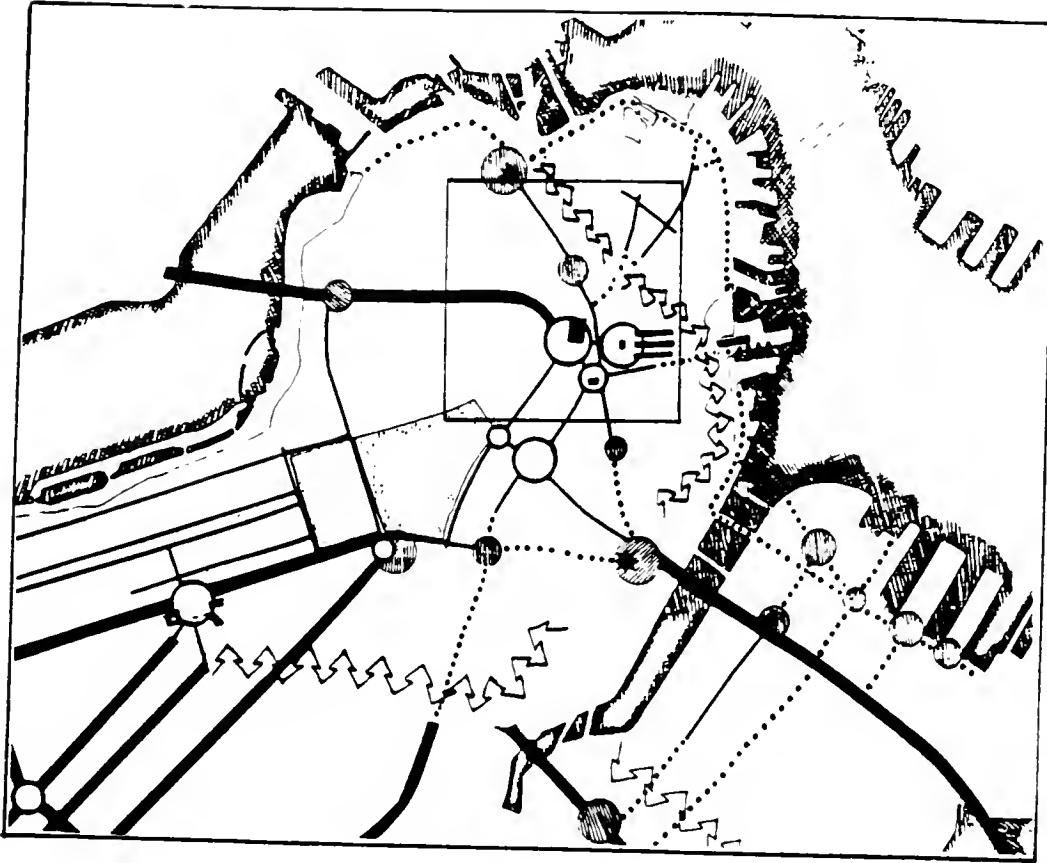
ACCESS AND CIRCULATION








-  MAIN ACCESS ROADS
-  PARKING AREAS
-  SUBWAY ROUTES AND STATIONS
-  MAJOR TRANSPORTATION TERMINAL






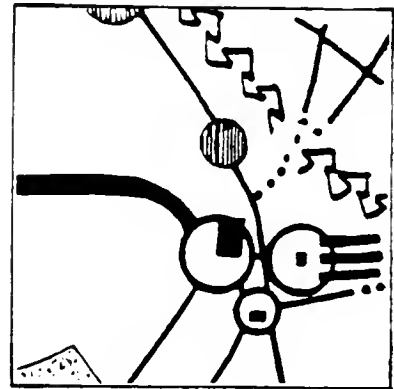
NODES AND CONNECTORS



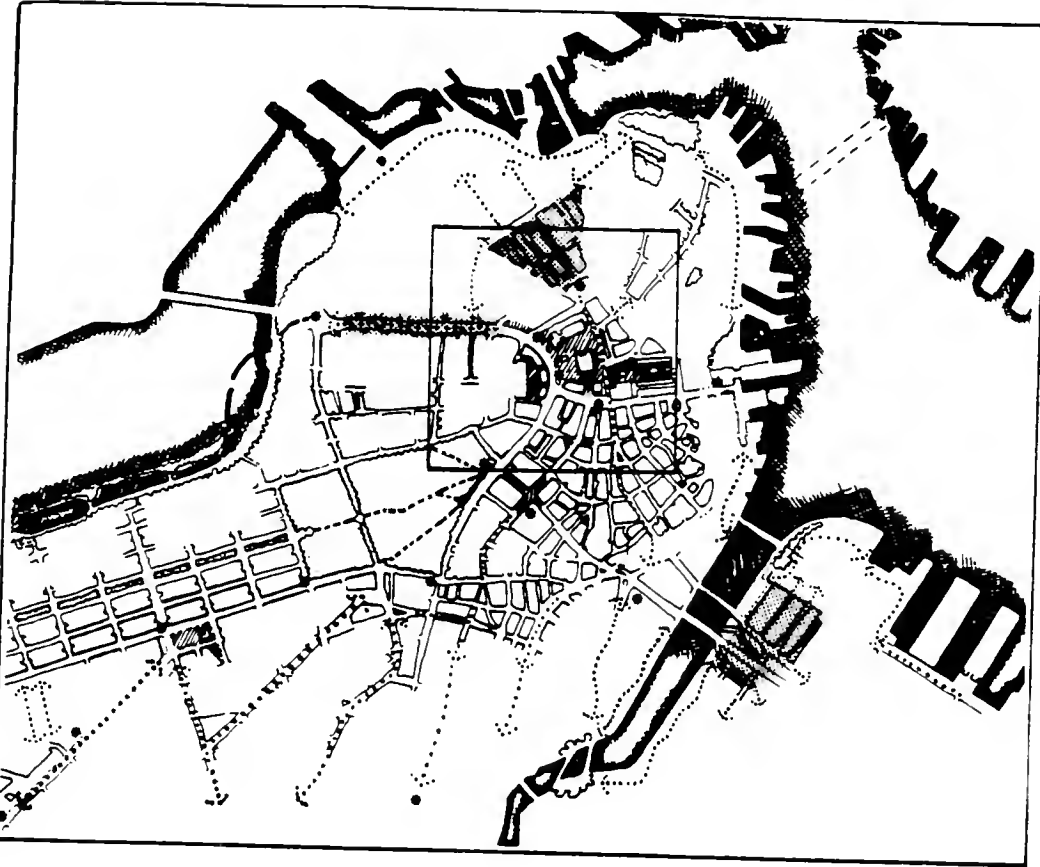
-  PARADISE
-  MAJOR INTER-DISTRICT CONNECTORS
-  INTRA-DISTRICT CONNECTORS
-  EXISTING NODES
-  TRAIN STATION, BUS TERMINAL

POTENTIAL

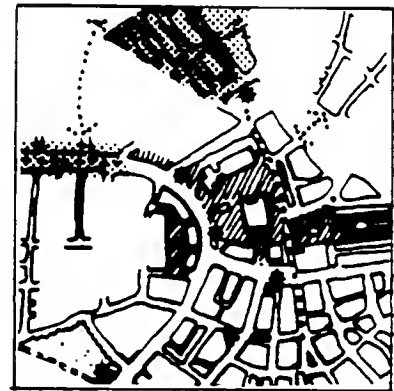
-  POTENTIAL CONNECTOR
-  POTENTIAL NODES
-  TRANSITION/CONNECTOR AREA



PEDESTRIAN/OPEN SPACE



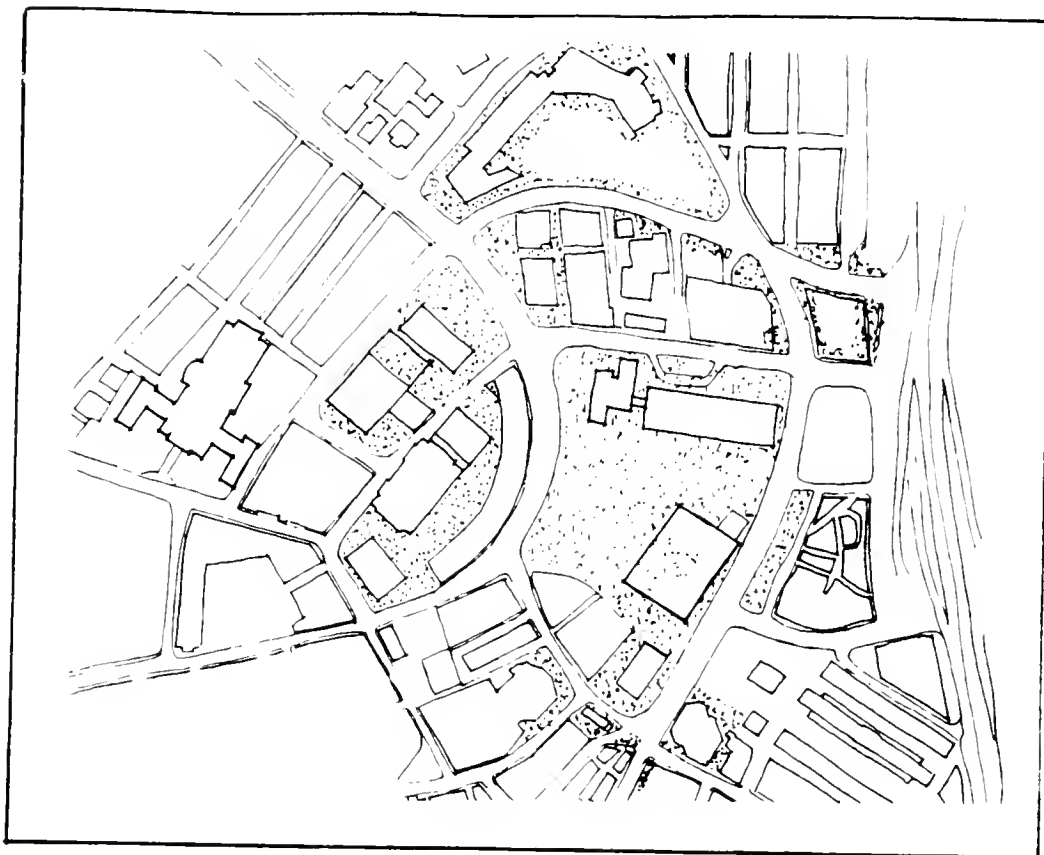
- ||| MAJOR PEDESTRIAN LINKS
- ||| MAJOR PEDESTRIAN SPACE
- ||||| HIGH-INTENSITY PEDESTRIAN SURFACES
- ||||| PARK / GREEN SPACE
- 'T'- STATION
- POTENTIAL**
- IMPROVED/EXTENDED PEDESTRIAN LINK
- ||||| POTENTIAL PEDESTRIAN-AREA



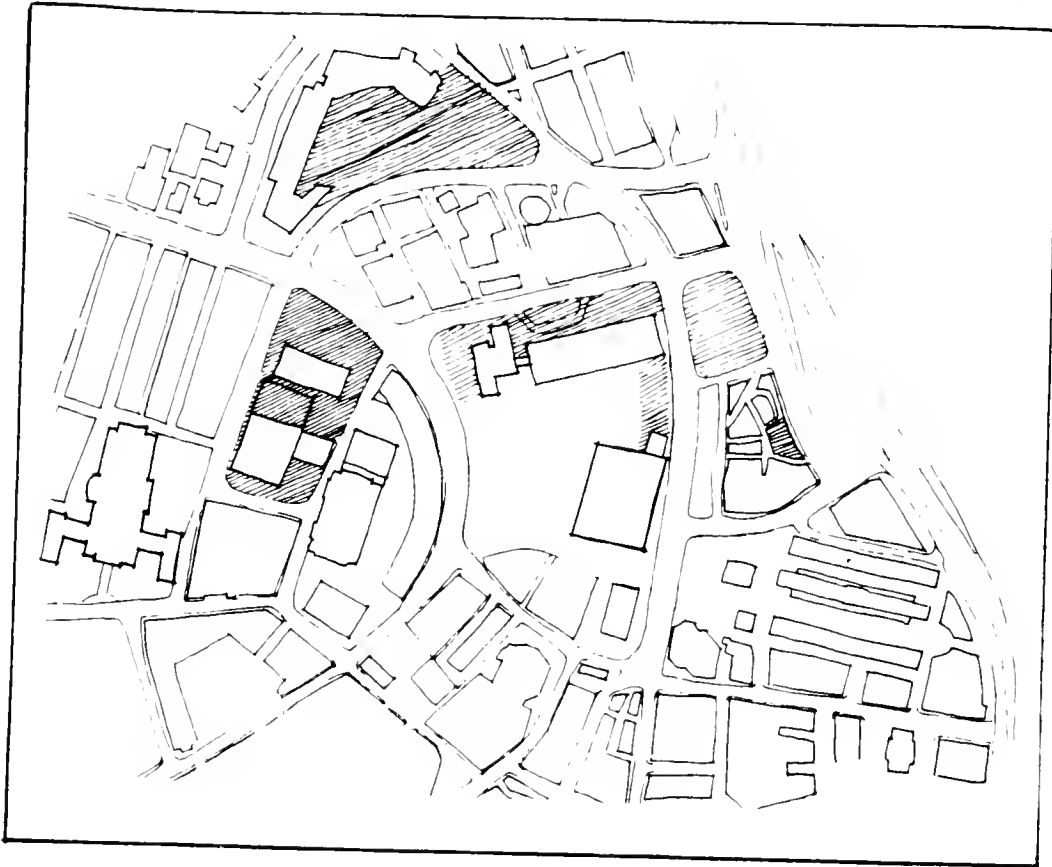
Infill Issues						
Bulfinch Triangle						
Rooftop Additions						
Tower Plazas						
St. Level Activity						
Public Land						
Widen Sidewalks						

Pedestrian Circulation						
Primary Uses						
Major Desire Lines						
Freedom Trail						
MBTA/Parking						
Bldg Entries						
District Entries						

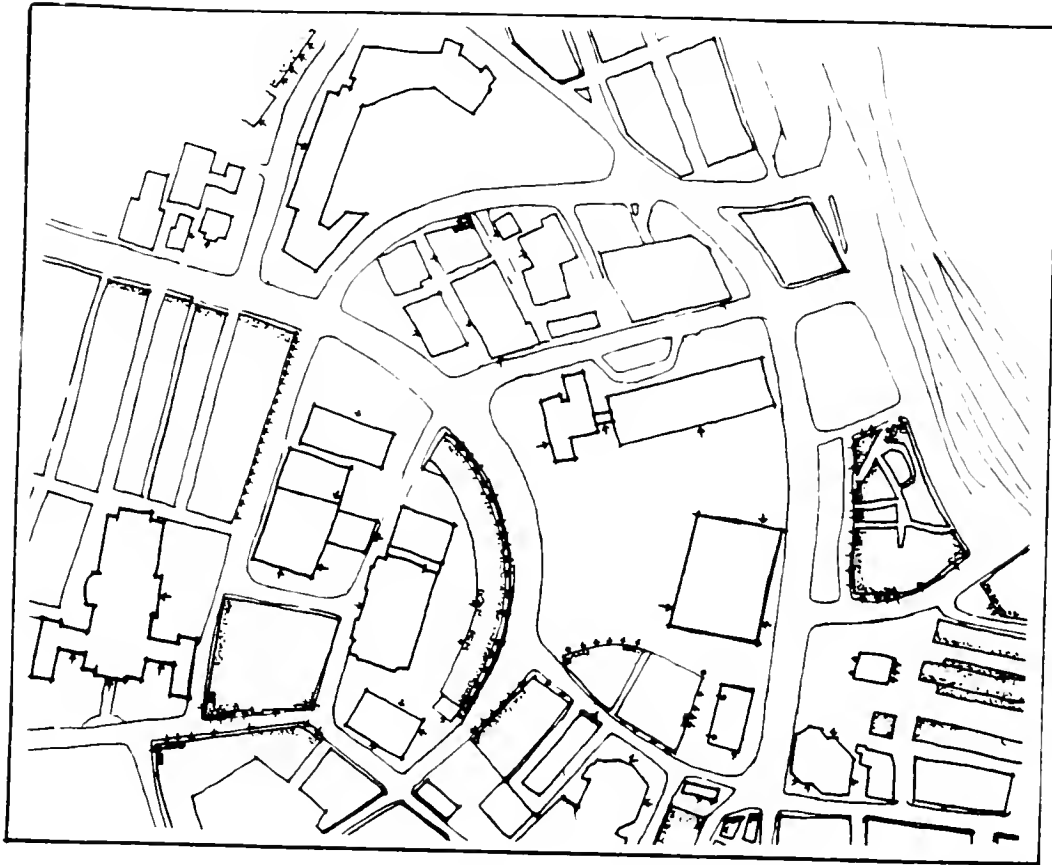
Plazas and Open Spaces Needing Improvement



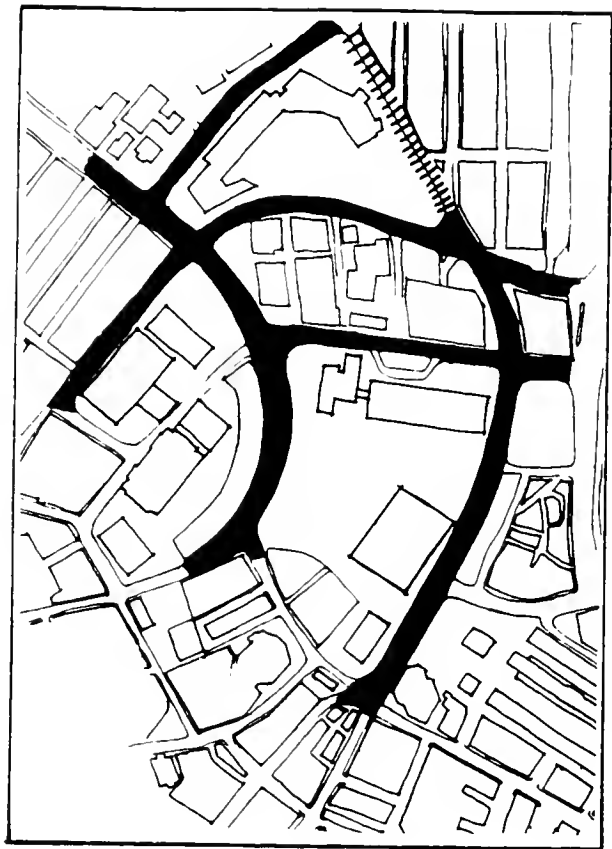
Potential Infill Sites



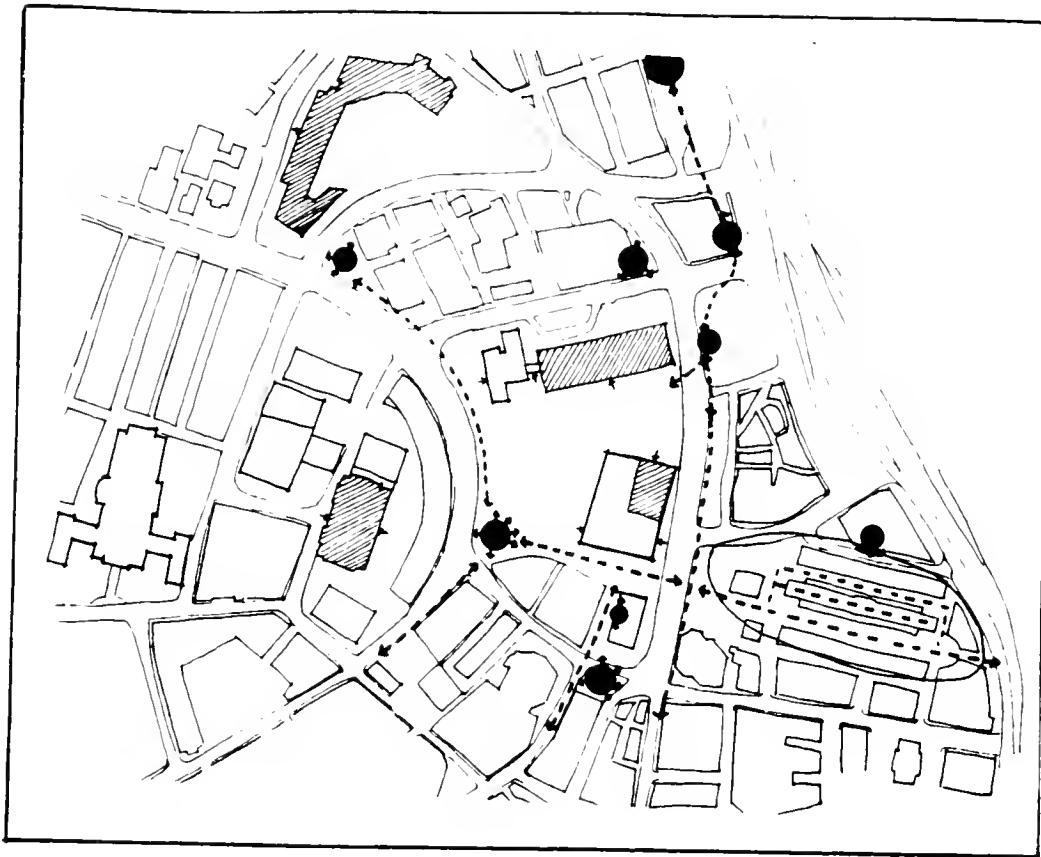
Ground Floor Commercial Activity

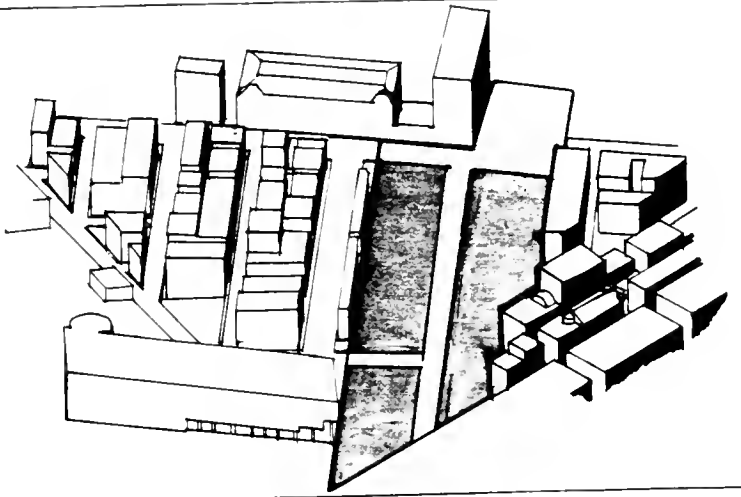


Wide Urban Renewal Streets



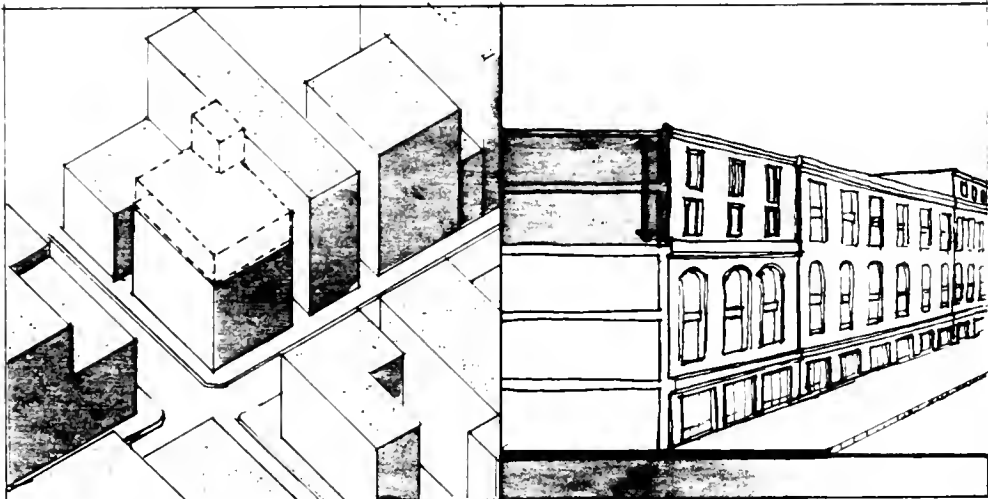
Internal Circulation





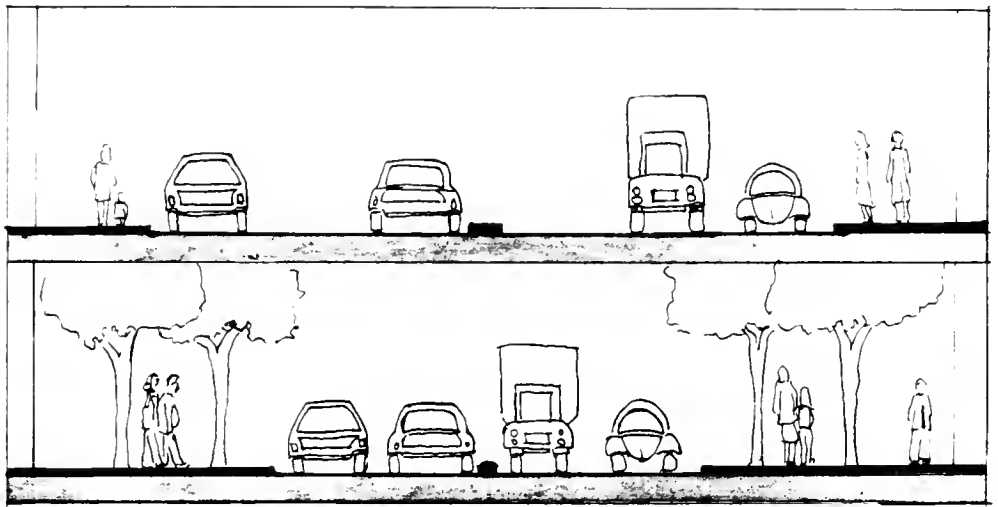
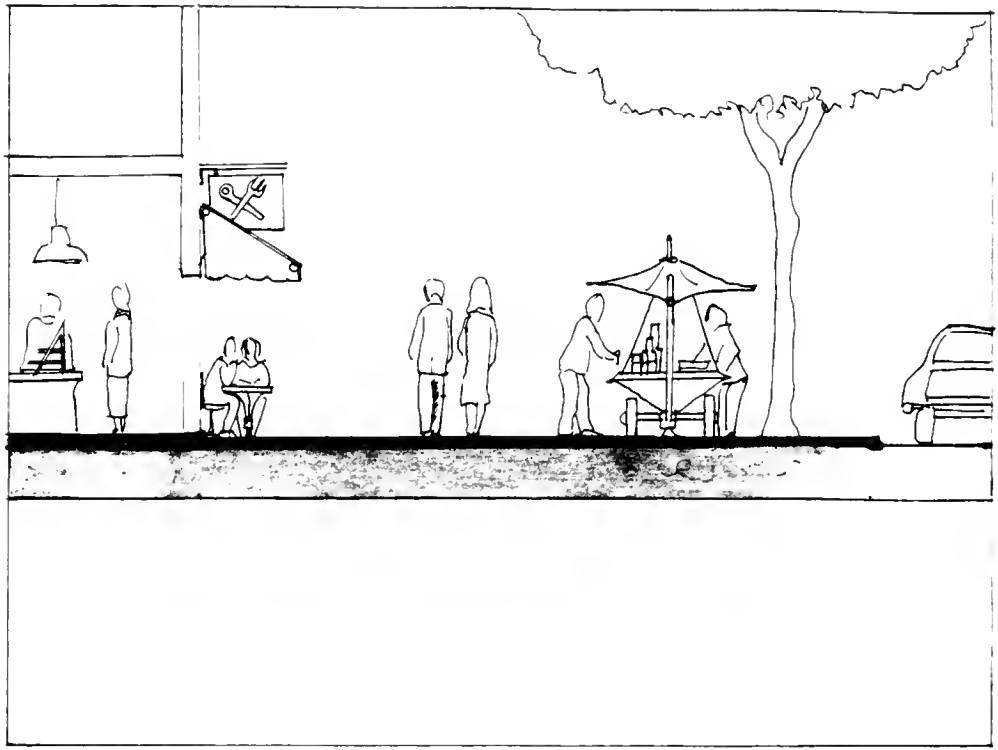
Bulfinch Triangle

Restoration through Infill

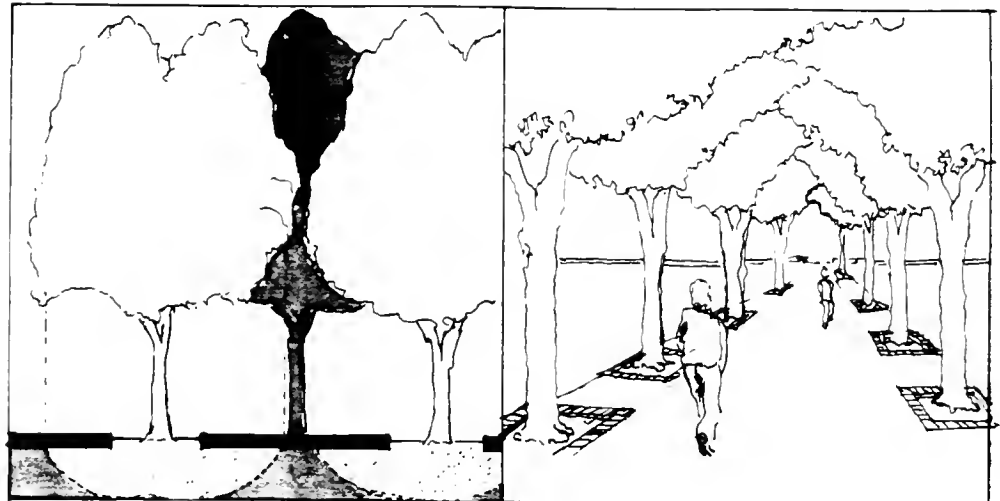


Bulfinch Triangle

Rooftop Additions

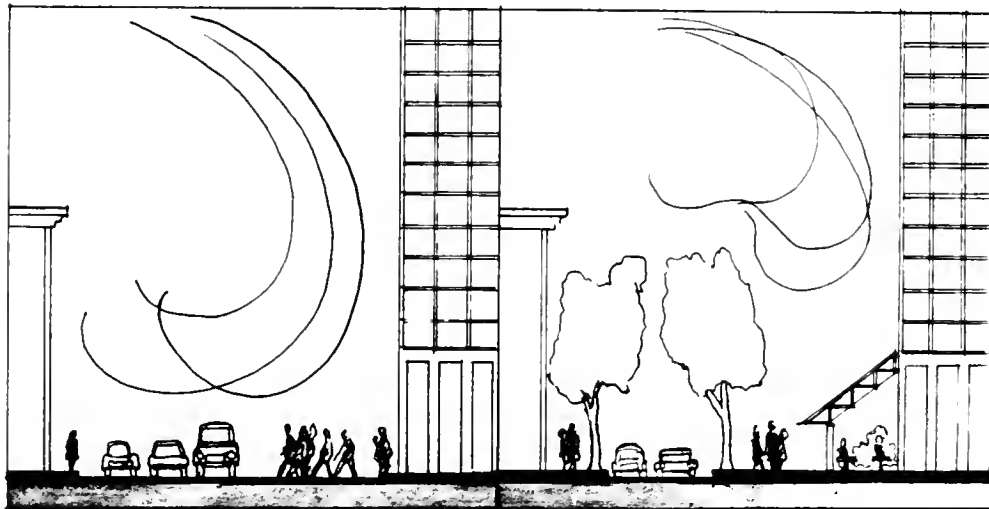


Expand Sidewalks
on overly wide
renewal streets



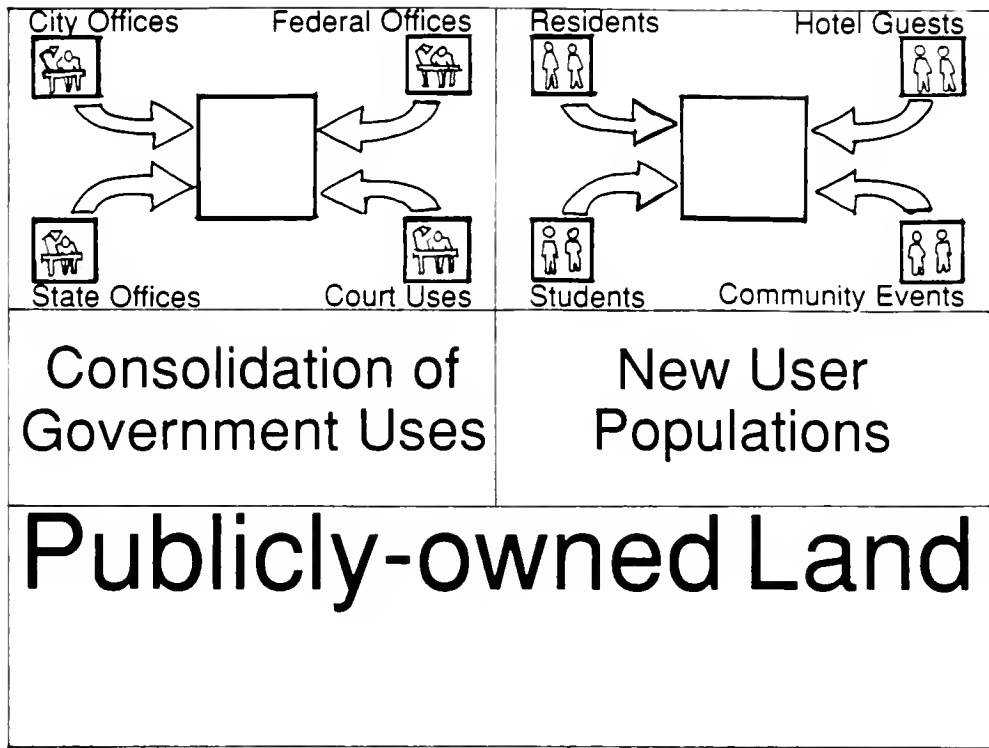
London Plane Trees

with adequate tree pits
and irrigation system



Tower Plazas

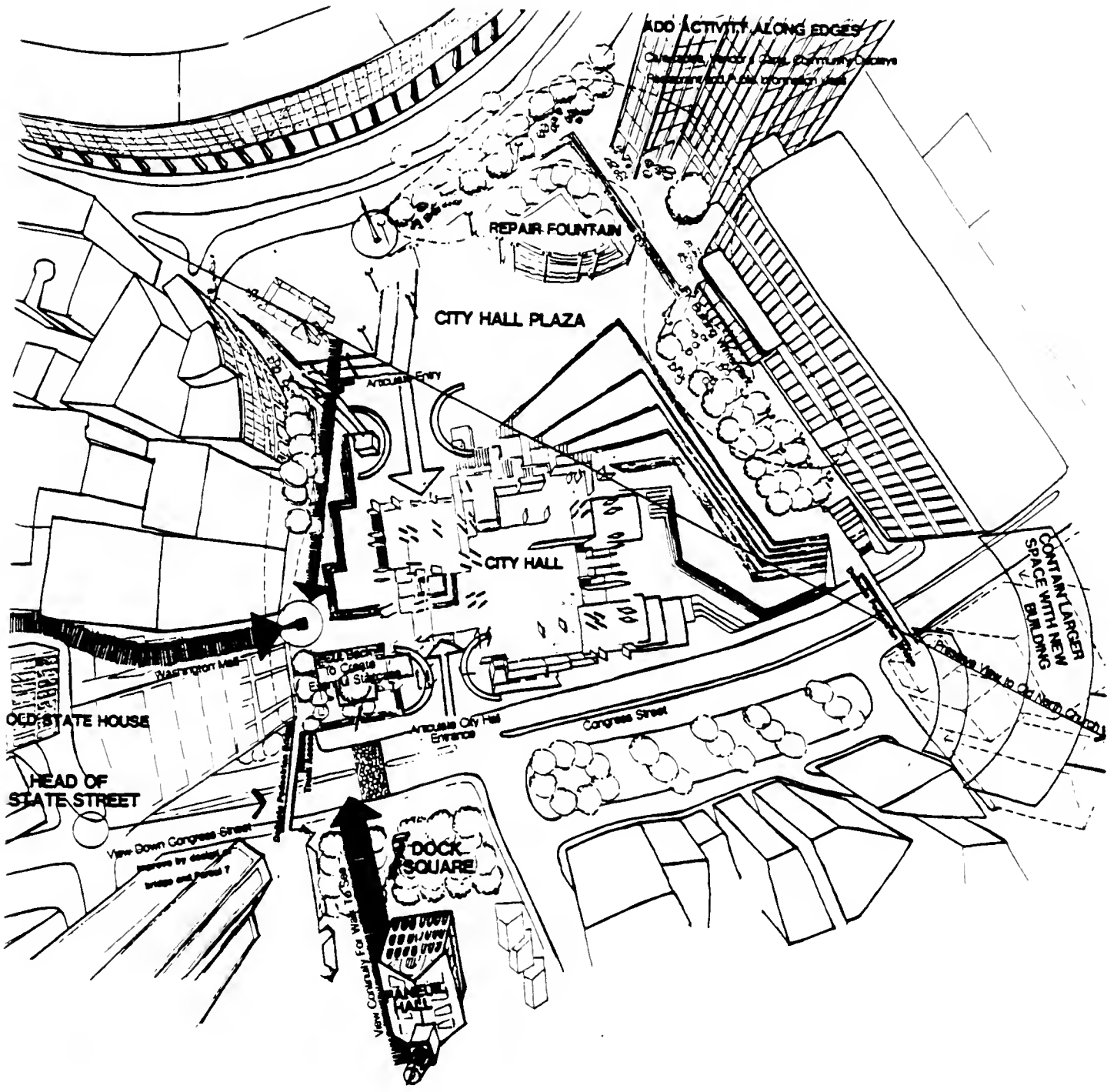
Public Space Improvements
and Low Building Additions



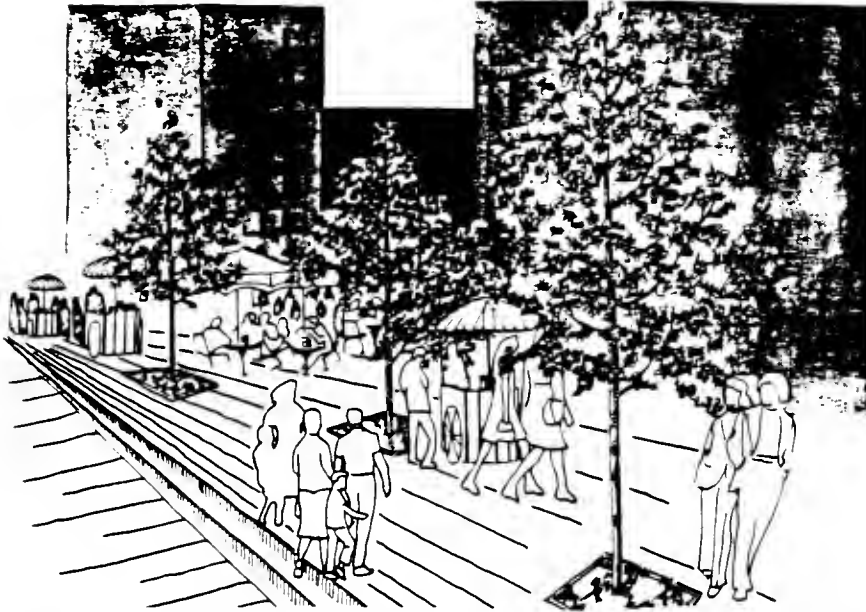
City Hall Plaza			
London Plane Trees			Fountain Area
Vertical Features			Amphitheater
Public Art Plan			Dock Square
Sign System			City Hall Entry
	Conceptual Analysis	Illustrative Design	
Programmed Events			City Hall Atrium
Vendor's Carts			Washington Mall

Focal Points			
	State Street	Pemberton Square	
	Haymarket Square	Bowdoin Square	

GOVERNMENT CENTER

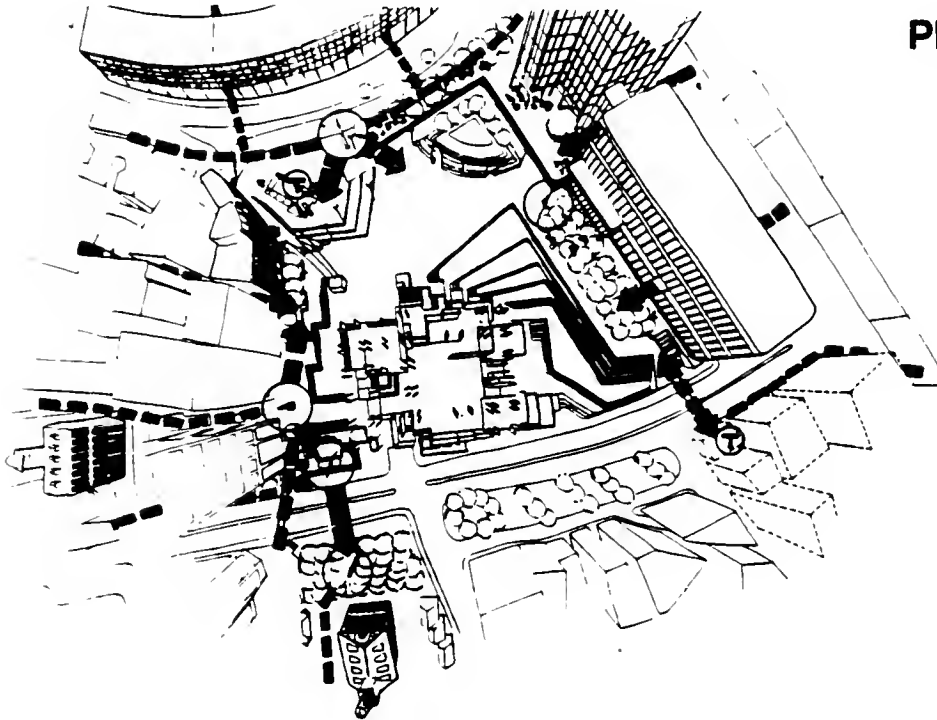


PUBLIC ACTIVITY



Issue: How to enliven the plaza on a day-to-day basis while preserving space for large events and sense of grandness.

Opportunity: Add restaurants and public information uses in base of buildings; utilize cafe tables, vendor's carts, and moveable canopies and encourage performers and outdoor community displays.

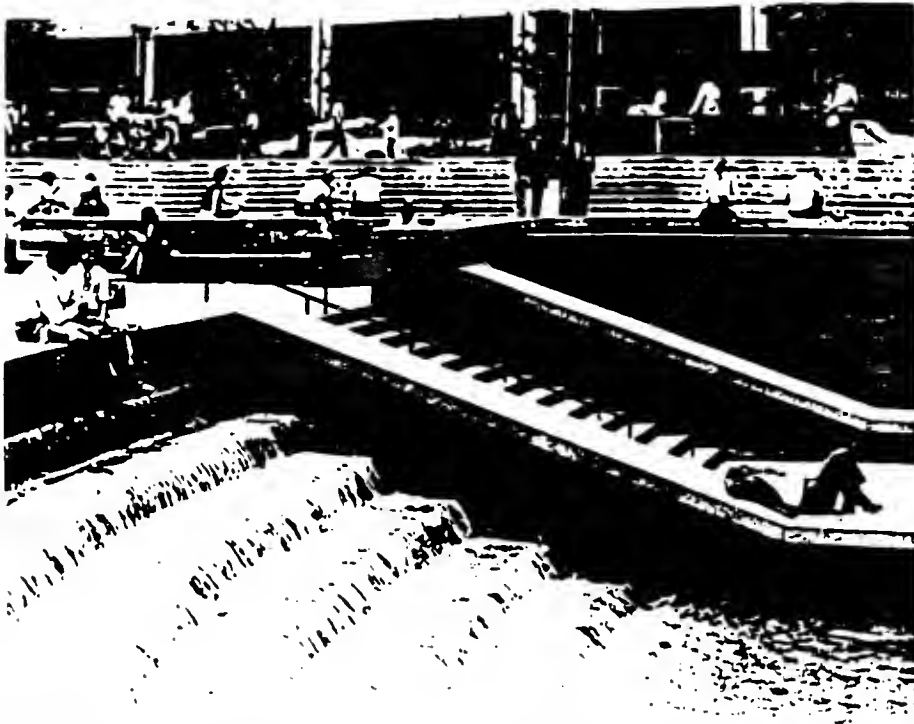


PEDESTRIAN CONNECTIONS

Issue: Pedestrian connections are sometimes unclear.

Opportunity: Improve connections through streetscape improvements, visual markers, and new through-block passageways.

FOUNTAIN



Issue: The fountain has not been turned on due to costly maintenance and repair.

Opportunity: Analyze feasibility of installing a new simplified fountain system or redesigning this feature.

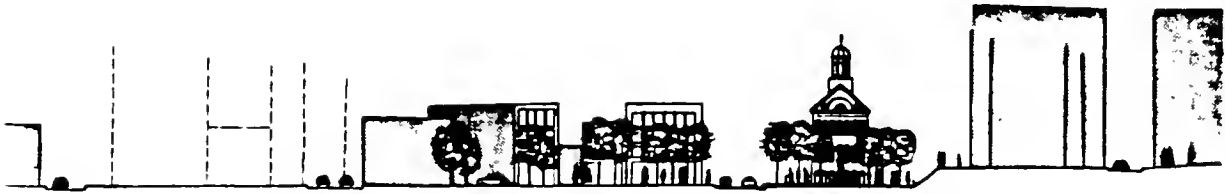


SPECIAL FEATURES

Issue: Plaza features can create special identity and a Bostonian character.

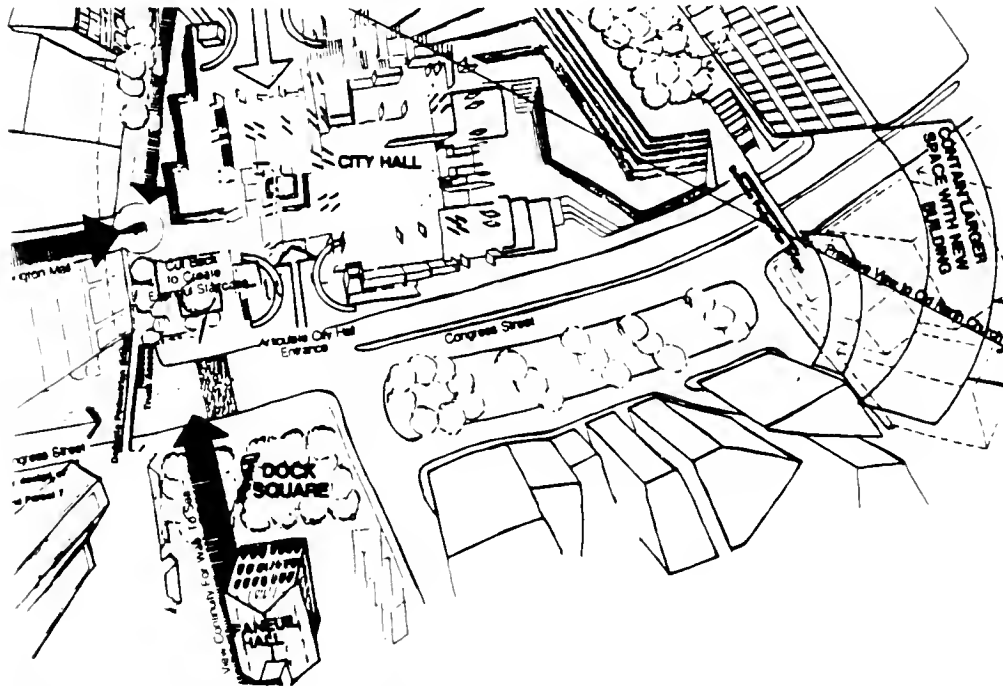
Opportunity: Improve T station, replace lighting fixtures, selectively add monuments and statues.

CONTAINMENT AND CONNECTIONS



Issue: Some views successfully contain and connect while others do not.

Opportunity: Preserve existing views and through development of Parcel 7 help contain City Hall Plaza and Dock Square while preserving view to Old North Church.

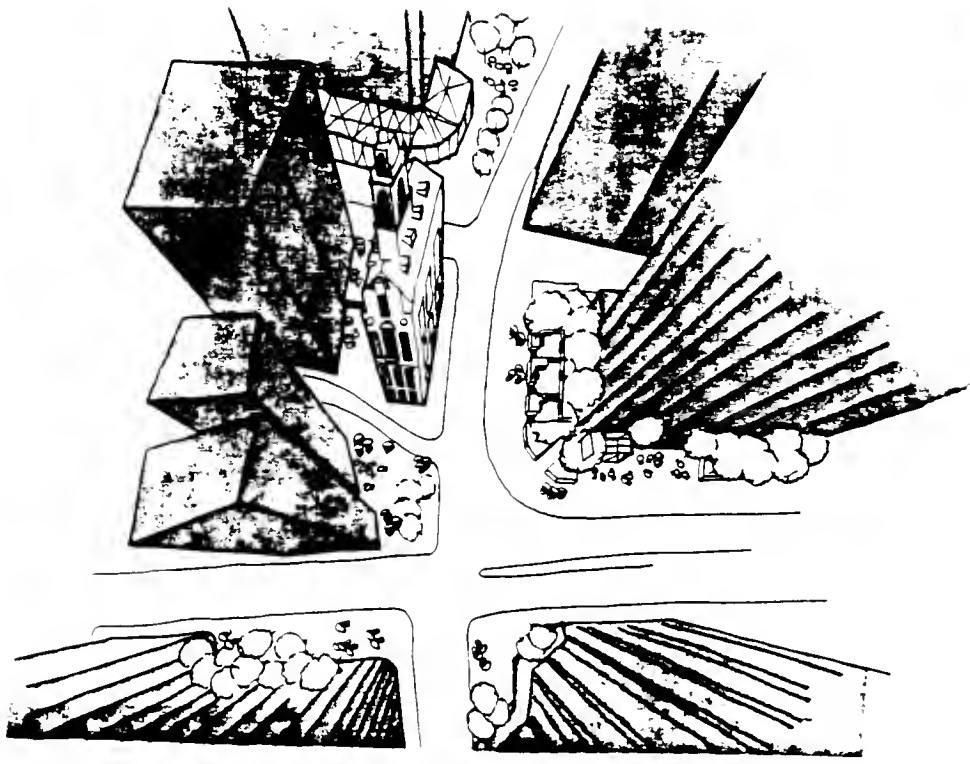


CONGRESS STREET

Issue: Congress Street disrupts scale, closure, and pedestrian activity while the entry to City Hall seems like a back door.

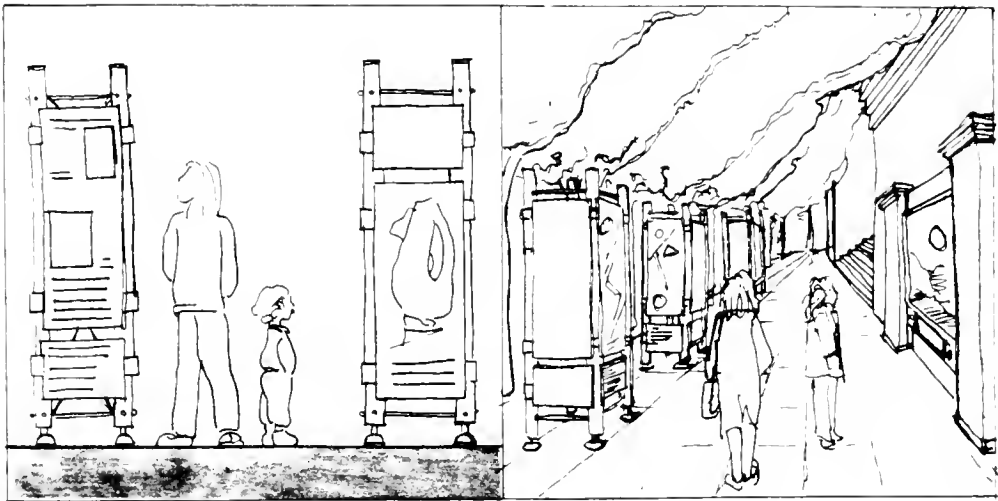
Opportunity: Redesign eastern edges of City Hall Plaza to improve image, activity, and pedestrian flow.

HEAD OF STATE STREET



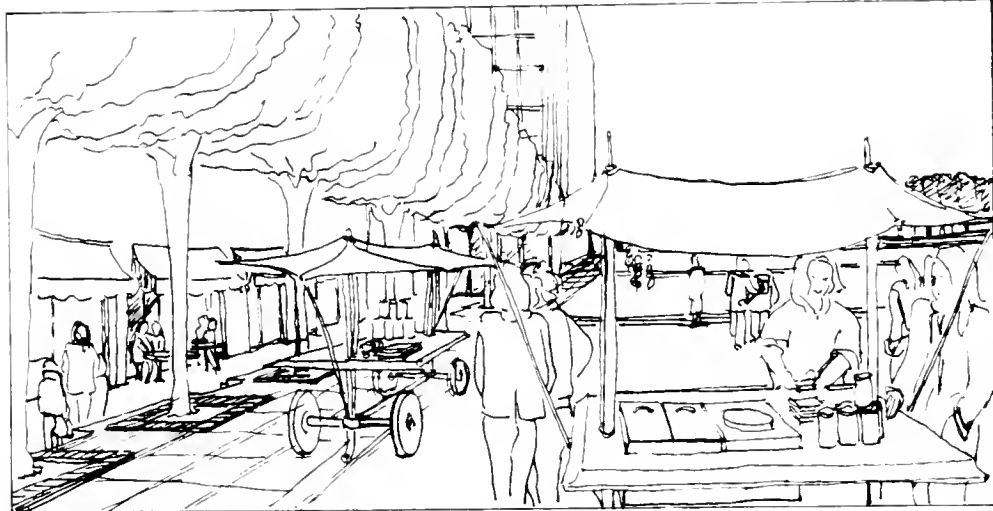
Issue: Boston's original town square has eroded as a special place in the city.

Opportunity: Redesign underutilized pedestrian space and extend sidewalks at Devonshire Street.



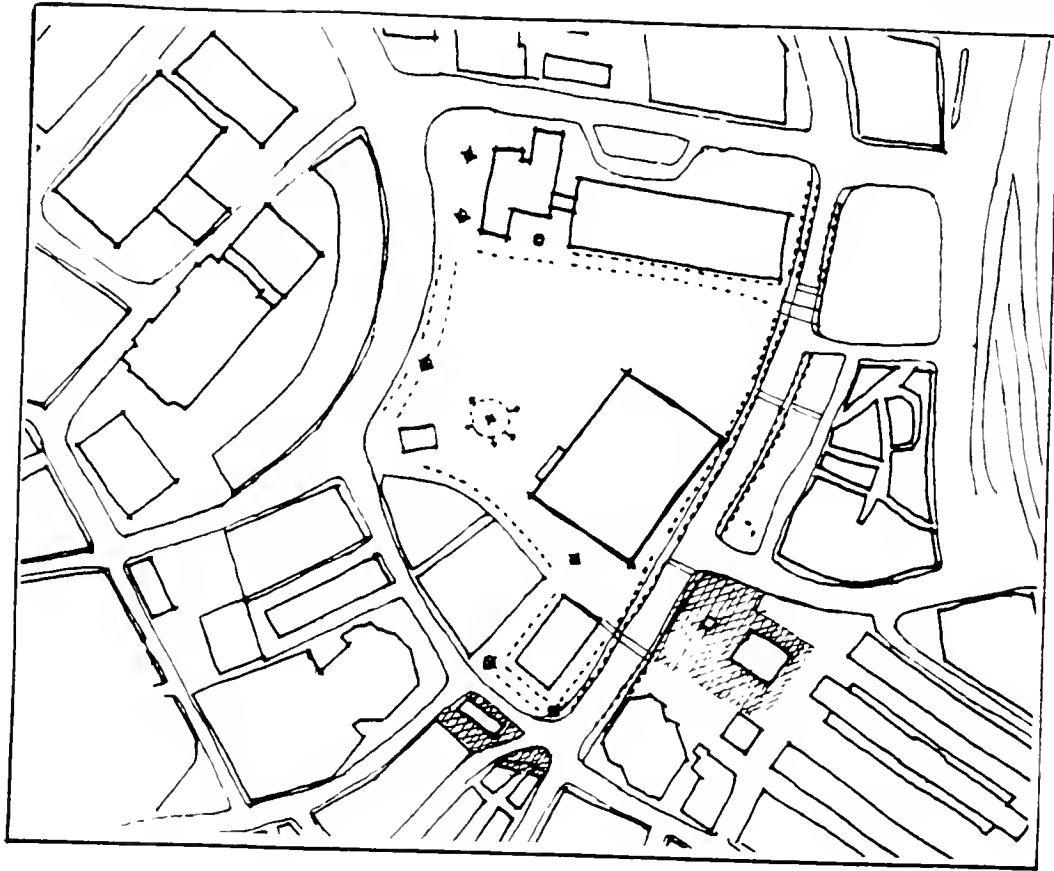
Public Art Plan

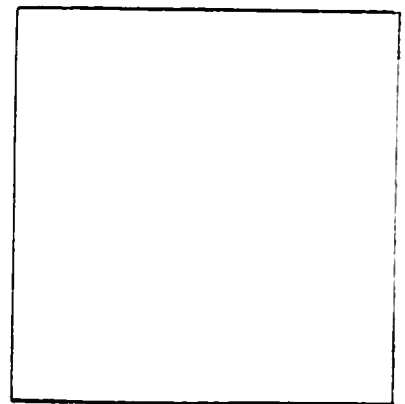
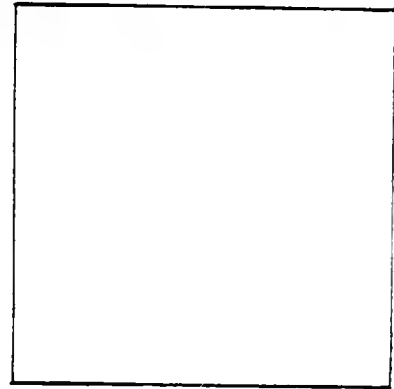
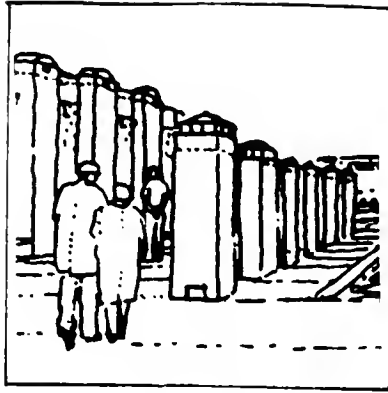
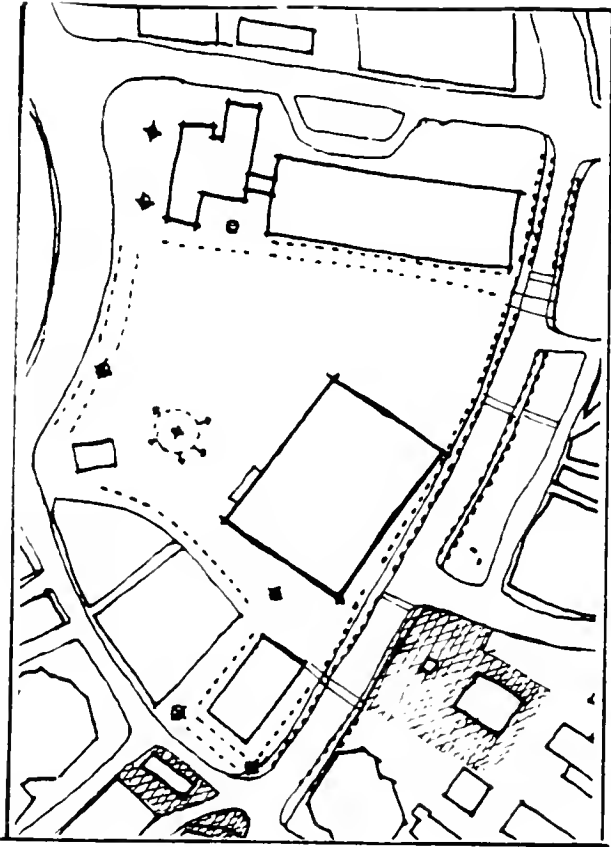
commemorating liberty
and human rights

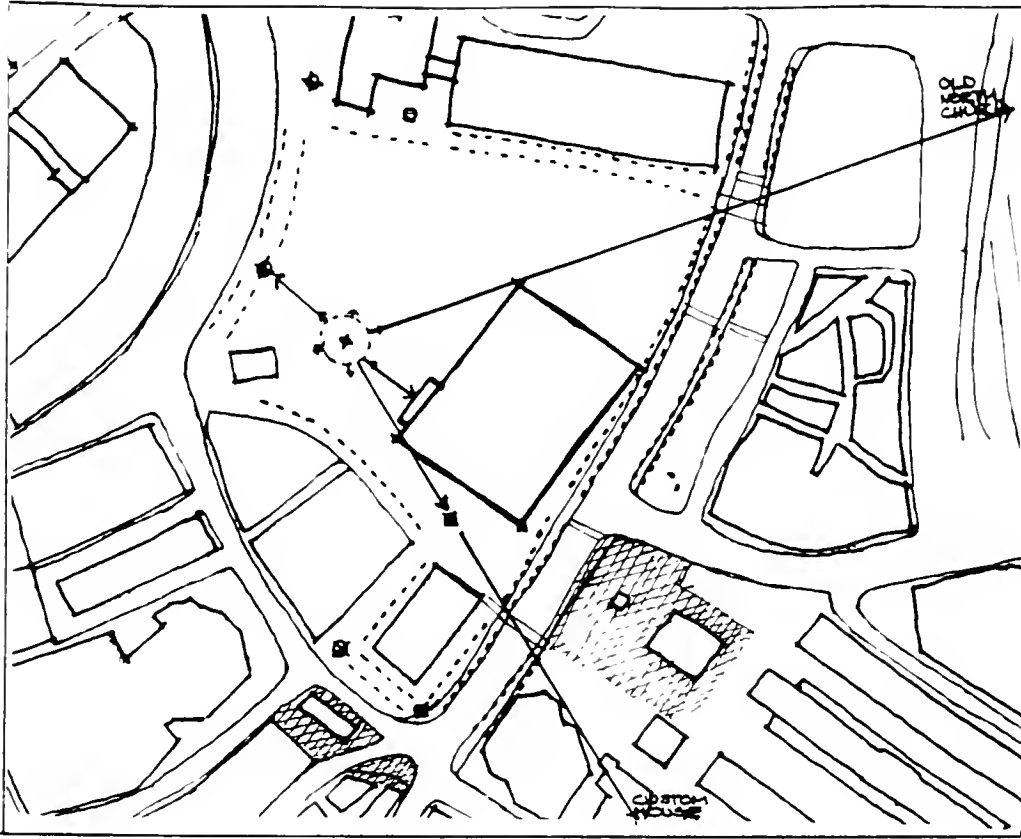


Vendor's Carts

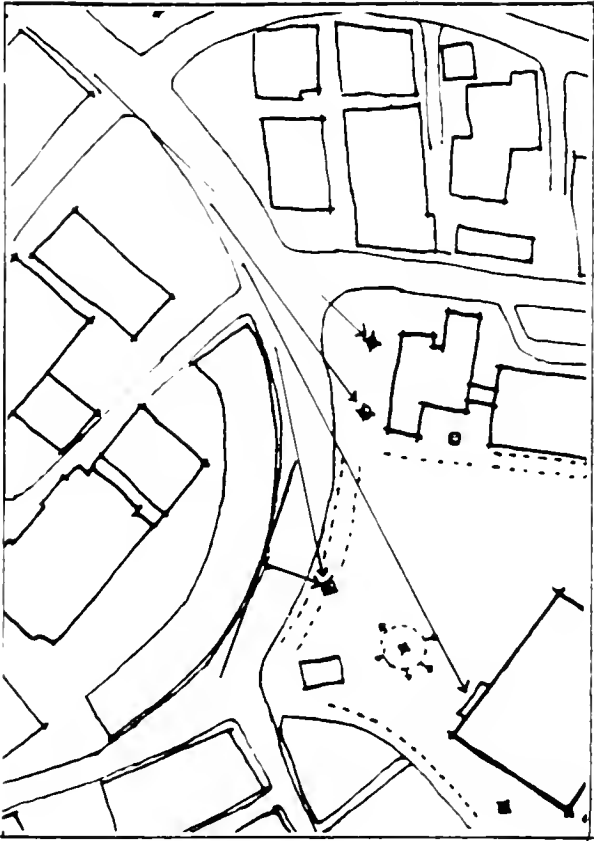
Liberty Promenade

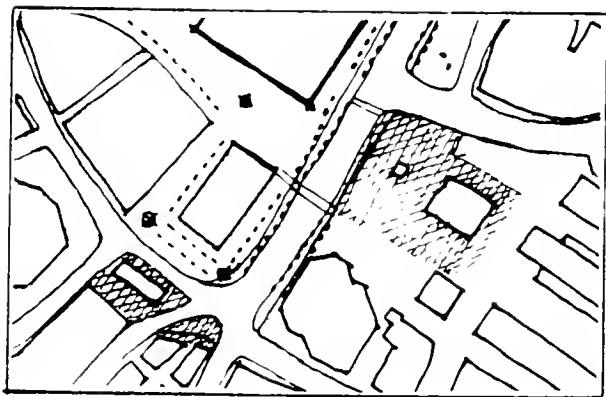






Focal Points/ Pivot Points





CBD
B65R
1989
NORTHERN DOWNTOWN
DISTRICT STUDY



BOSTON PUBLIC LIBRARY



3 9999 06315 442 9

