

# Webinar

## The Next 50 Years: Boston City Hall Plaza

Date: January 25, 2022

00:00:00 --> 00:00:03: Boston, New England. I'd like to welcome you to this  
 00:00:03 --> 00:00:04: morning's program.  
 00:00:04 --> 00:00:07: As you can see, we're again using the zoom meeting  
 00:00:07 --> 00:00:08: format today,  
 00:00:08 --> 00:00:10: so please feel free to share your camera,  
 00:00:10 --> 00:00:12: but do stay muted unless you have a question for  
 00:00:12 --> 00:00:13: the speakers.  
 00:00:13 --> 00:00:16: We have a great discussion lined up for you today.  
 00:00:16 --> 00:00:18: If you'd like to submit a question for the speakers,  
 00:00:18 --> 00:00:21: please feel free to do so at anytime by sending  
 00:00:21 --> 00:00:24: me a direct message in the chat function and then  
 00:00:24 --> 00:00:26: when it's time for Q&A,  
 00:00:26 --> 00:00:28: I'll call on you to unmute yourself,  
 00:00:28 --> 00:00:31: share your screen and ask your question live.  
 00:00:31 --> 00:00:33: The recording of today's sessions,  
 00:00:33 --> 00:00:35: along with all programming across the UI platform,  
 00:00:35 --> 00:00:39: will be available to members in the coming weeks on  
 00:00:39 --> 00:00:42: the knowledge Finder platform at org.  
 00:00:42 --> 00:00:45: Now I'd like to thank the sponsor of today's program,  
 00:00:45 --> 00:00:51: Shawmut and employee owned organization focused on  
 00:00:51 --> 00:00:52: delivering exceptional client  
 00:00:51 --> 00:00:52: services.  
 00:00:52 --> 00:00:55: Thank you, Sean, met for your support here to kick  
 00:00:55 --> 00:00:58: us off and introduce our panel is Maddie Schmitz,  
 00:00:58 --> 00:01:00: of Nickerson, Mattie, take it away.  
 00:01:02 --> 00:01:05: Thanks Michelle. Hi everyone, I'm Maddie schmitz.  
 00:01:05 --> 00:01:07: I'm the associate director of real estate,  
 00:01:07 --> 00:01:11: public relations at Nickerson. I've actually had the privilege of  
 00:01:11 --> 00:01:14: working with Sasaki throughout this entire project on the PR

00:01:14 --> 00:01:14: side,  
00:01:14 --> 00:01:17: and I'm so excited to have the opportunity to introduce  
00:01:17 --> 00:01:20: our esteemed panelists for today's event.  
00:01:20 --> 00:01:22: First, I'd like to introduce Deon Irish,  
00:01:22 --> 00:01:24: who is the chief of operations for the City of  
00:01:24 --> 00:01:25: Boston.  
00:01:25 --> 00:01:28: He has over 2 decades of leadership experience in public  
00:01:28 --> 00:01:29: service.  
00:01:29 --> 00:01:30: Additionally, we have Mark Pasnik,  
00:01:30 --> 00:01:33: the founding principle of over under he.  
00:01:33 --> 00:01:36: In addition to being the founding principle of the architectural  
00:01:36 --> 00:01:37: firm,  
00:01:37 --> 00:01:40: he's also a professor of architecture at Wentworth University  
or  
00:01:40 --> 00:01:42: Institute of Technology,  
00:01:42 --> 00:01:45: and finally, I'd like to introduce Kate Tuck principle and  
00:01:45 --> 00:01:46: landscape architect at Sasaki.  
00:01:46 --> 00:01:50: Kate is a leader in Sasaki Civic and cultural practice.  
00:01:50 --> 00:01:52: Our focus is on the design of urban parks.  
00:01:52 --> 00:01:55: Plazas such as this one and water fronts.  
00:01:55 --> 00:01:57: She also has deep roots in the city of Boston.  
00:01:57 --> 00:02:00: As a former Boston Public High school teacher.  
00:02:00 --> 00:02:02: With that I will take it over to our panelists  
00:02:03 --> 00:02:03: to begin.  
00:02:08 --> 00:02:10: Sounds great, thanks so much Maddie.  
00:02:10 --> 00:02:12: I hope you all can see the screen now.  
00:02:12 --> 00:02:16: We're really thrilled to be here today to share a  
00:02:16 --> 00:02:20: project that's really deeply part of part of the city  
00:02:20 --> 00:02:21: fabric,  
00:02:21 --> 00:02:24: something that we've been excited to collaborate with.  
00:02:24 --> 00:02:26: The city of Boston on for over 4 years now,  
00:02:26 --> 00:02:30: and we'll all be able to enjoy this coming summer  
00:02:30 --> 00:02:31: together.  
00:02:31 --> 00:02:33: So, as Maddie said, my name is Kate took.  
00:02:33 --> 00:02:35: I'm a principal and landscape architect.  
00:02:35 --> 00:02:39: At Sasaki I'm joined today by Mark and Dion to  
00:02:39 --> 00:02:43: speak to a number of aspects of City Hall Plaza  
00:02:43 --> 00:02:44: history and background.  
00:02:44 --> 00:02:49: The design vision for this current phase of renovations that  
00:02:49 --> 00:02:53: are underway at the Plaza and then the programming  
operations  
00:02:53 --> 00:02:55: and management moving forward.  
00:02:55 --> 00:02:58: So how to bring this this investment into the future

00:02:58 --> 00:03:02: in a way that Bostonians can really celebrate for many  
00:03:02 --> 00:03:02: decades.  
00:03:02 --> 00:03:05: We'll leave plenty of time at the end for a  
00:03:05 --> 00:03:07: discussion and we hope that you will.  
00:03:07 --> 00:03:10: Submit your questions throughout the process of the  
presentation through  
00:03:10 --> 00:03:13: the chat function and we're really excited to hear your  
00:03:13 --> 00:03:16: thoughts and comments and be able to respond to those  
00:03:16 --> 00:03:20: questions. As Maddie said, we are a panel of three  
00:03:20 --> 00:03:21: today.  
00:03:21 --> 00:03:24: Both Mark and I have been part of the design  
00:03:24 --> 00:03:28: team Mark Consulting the design team on matters of  
architectural  
00:03:28 --> 00:03:32: history specifically related to government center in the  
building and  
00:03:32 --> 00:03:36: myself as part of the Sasaki design team,  
00:03:36 --> 00:03:39: Dion. Irish Chief Irish is representing the city's voice and  
00:03:39 --> 00:03:40: the city's perspective.  
00:03:40 --> 00:03:44: Today I want to note that we're representing a much,  
00:03:44 --> 00:03:47: much, much broader design team and City team,  
00:03:47 --> 00:03:51: as well as construction team that's been part of bringing  
00:03:51 --> 00:03:55: this project to fruition over the last several years.  
00:03:55 --> 00:03:59: It's really a hundreds of consultants and city staff members  
00:03:59 --> 00:04:02: who've had their hands on this project and have made  
00:04:02 --> 00:04:04: it what what you will be able to see and  
00:04:04 --> 00:04:07: enjoy in the future. And so we wanted to start  
00:04:07 --> 00:04:08: by acknowledging that.  
00:04:08 --> 00:04:12: That you know, deep bench of really talented professionals  
whose  
00:04:12 --> 00:04:15: voices have shaped this process.  
00:04:15 --> 00:04:19: Now, many of you all know and have experienced City  
00:04:19 --> 00:04:23: Hall and City Hall Plaza over the last five decades.  
00:04:23 --> 00:04:27: You know it to be 8 acres of brick with  
00:04:27 --> 00:04:32: many challenging stairs and grading conditions around.  
00:04:32 --> 00:04:37: A really monumental building that has defined Boston  
Architectural Center  
00:04:37 --> 00:04:38: for for many decades.  
00:04:38 --> 00:04:40: We're here today to give you a little bit of  
00:04:40 --> 00:04:41: a sense of the history.  
00:04:41 --> 00:04:44: Why this building has looked the way it has for  
00:04:44 --> 00:04:45: many years.  
00:04:45 --> 00:04:48: And what the vision is for bringing for bringing 21st  
00:04:48 --> 00:04:51: century amenities to the space at the heart of our

00:04:51 --> 00:04:51: city?

00:04:51 --> 00:04:53: So with that, I'll turn it over to Mark,

00:04:53 --> 00:04:55: who will share a little bit more about the history

00:04:55 --> 00:04:56: and background,

00:04:56 --> 00:04:58: and then we'll get into the the design,

00:04:58 --> 00:05:01: vision and how it will be managed and programmed moving

00:05:01 --> 00:05:02: forward,

00:05:02 --> 00:05:02: Mark.

00:05:03 --> 00:05:05: Thanks so much Kate, and I'm excited to be here

00:05:05 --> 00:05:07: and to talk about this site.

00:05:07 --> 00:05:09: It's it's something that I've spent a better part of

00:05:10 --> 00:05:12: almost two decades researching and focused on I've.

00:05:12 --> 00:05:14: I've spent a lot of time in our archives and

00:05:15 --> 00:05:17: speaking to some of the creators of the place,

00:05:17 --> 00:05:21: including Michael Mckinnell, one of the architects of the building

00:05:22 --> 00:05:23: and Harry Cobb,

00:05:23 --> 00:05:25: who is one of the master planners of the government

00:05:25 --> 00:05:25: center.

00:05:25 --> 00:05:28: So I have a a deep knowledge and I'm going

00:05:28 --> 00:05:31: to try to consolidate that into about 8 minutes or

00:05:31 --> 00:05:33: so of conversation.

00:05:33 --> 00:05:35: So there's a lot more I could tell you.

00:05:35 --> 00:05:38: I've taught whole semesters of classes on this topic,

00:05:38 --> 00:05:39: but today I'm going to try to compress it and

00:05:39 --> 00:05:40: actually set the scene.

00:05:40 --> 00:05:43: A bit of a story of City Hall Plaza as

00:05:43 --> 00:05:48: an effort of government investment that was attempting to catalyze

00:05:48 --> 00:05:50: the rejuvenation of the city.

00:05:50 --> 00:05:53: So there's government center was meant to be something that

00:05:54 --> 00:05:55: would transform Boston.

00:05:55 --> 00:05:58: Here you're seeing the 1965 master plan and it,

00:05:58 --> 00:06:01: I think, understand the Pazzi need to understand the context

00:06:01 --> 00:06:04: of government center itself and the realities of Boston in

00:06:04 --> 00:06:05: the era leading up.

00:06:05 --> 00:06:10: To it, it was a city in dire economic states.

00:06:10 --> 00:06:12: The Athens of America, as it was called,

00:06:12 --> 00:06:15: had become a city that was now quote dying on

00:06:15 --> 00:06:15: the vine,

00:06:15 --> 00:06:18: and it become as the Boston Globe called it a

00:06:18 --> 00:06:19: hopeless backwater.

00:06:19 --> 00:06:22: It was seeing, as you'll note in the in the  
00:06:22 --> 00:06:25: diagram and in this image of population decline,  
00:06:25 --> 00:06:27: that was rapid and fast,  
00:06:27 --> 00:06:30: and it ended up with the highest land tax in  
00:06:30 --> 00:06:31: the nation,  
00:06:31 --> 00:06:33: a lack of civic investment.  
00:06:33 --> 00:06:36: There was very little investment that was happening in  
several  
00:06:36 --> 00:06:36: decades.  
00:06:36 --> 00:06:42: Prior of really originating shortly after World War One,  
00:06:42 --> 00:06:46: in the next image, you'll see the 1964 aerial of  
00:06:46 --> 00:06:47: the city and fully 25%  
00:06:47 --> 00:06:51: of the city was considered in an urban renewal phase.  
00:06:51 --> 00:06:54: The other shocking thing, and you can see the amount  
00:06:54 --> 00:06:57: of transformation that's happening in the Senate city,  
00:06:57 --> 00:06:59: including a vast amount of demolition.  
00:06:59 --> 00:07:02: What we see is the West End and the government  
00:07:02 --> 00:07:03: center demolitions.  
00:07:03 --> 00:07:06: The other shocking thing I think you see here is  
00:07:06 --> 00:07:07: this is 1960.  
00:07:07 --> 00:07:10: Or and try to count how many tall buildings were  
00:07:10 --> 00:07:12: in Boston in 1964.  
00:07:12 --> 00:07:15: Really the custom House and you can see the Prudential  
00:07:15 --> 00:07:18: Center almost nothing else of any high P Old Hancock  
00:07:18 --> 00:07:19: as well,  
00:07:19 --> 00:07:22: but almost nothing else. Now put in your mind's eye  
00:07:22 --> 00:07:24: what New York would have been like in 1964 in  
00:07:24 --> 00:07:26: terms of tall buildings,  
00:07:26 --> 00:07:29: and you can imagine Boston really had suffered almost no  
00:07:29 --> 00:07:30: development,  
00:07:30 --> 00:07:32: and so in the next image,  
00:07:32 --> 00:07:35: we'll see that the New Boston is the kind of  
00:07:35 --> 00:07:37: vision that Collins brings.  
00:07:37 --> 00:07:41: But with Ed Logue of the BRA to transform the  
00:07:41 --> 00:07:44: city and rejuvenate its economy,  
00:07:44 --> 00:07:47: it was believed that through the investment of City,  
00:07:47 --> 00:07:50: state and municipal, a sorry city,  
00:07:50 --> 00:07:54: state and federal office buildings in this one site that  
00:07:54 --> 00:07:57: the part of the city could be remade that would  
00:07:57 --> 00:07:59: bring revitalization,  
00:07:59 --> 00:08:01: create jobs, spur new development,  
00:08:01 --> 00:08:04: and also in other ways symbolize an end to the

00:08:04 --> 00:08:08: corruption that had led to the impasse with little.

00:08:08 --> 00:08:10: Economic development in the city.

00:08:10 --> 00:08:14: Essentially, the government was seen as as corrupt and this

00:08:14 --> 00:08:17: process of of a New Boston and of a new

00:08:17 --> 00:08:22: kind of government was symbolized through the building itself.

00:08:22 --> 00:08:24: When we moved to the next image,

00:08:24 --> 00:08:28: Scully Square is you can see the transformation and how

00:08:28 --> 00:08:29: radical it was in,

00:08:29 --> 00:08:31: and perhaps how damaging it was at the same time.

00:08:31 --> 00:08:34: It's not a technique we would use today,

00:08:34 --> 00:08:37: but at the time it was seen that radical action

00:08:37 --> 00:08:39: had to happen in order to.

00:08:39 --> 00:08:43: Save Boston from these dark times.

00:08:43 --> 00:08:47: Historian Elizabeth Cohen's book is fascinating on Ed Logue.

00:08:47 --> 00:08:49: It describes Scully Square as an area of quote bars

00:08:50 --> 00:08:50: and nightclubs,

00:08:50 --> 00:08:53: burlesque theaters, and striptease joints,

00:08:53 --> 00:08:55: pawn shops and tattoo parlors,

00:08:55 --> 00:08:58: flop houses and amusement arcades.

00:08:58 --> 00:09:00: And she says that it was a destination for World

00:09:00 --> 00:09:02: War Two sailors on leave,

00:09:02 --> 00:09:05: but by 1960 it was barely making it for tourists,

00:09:05 --> 00:09:09: partying. Harvard students and local teens.

00:09:09 --> 00:09:12: It was deemed by a slum like conditions by the

00:09:12 --> 00:09:15: VRA and had logo which desired to replace it with

00:09:15 --> 00:09:18: a strategy that we wouldn't ever do today,

00:09:18 --> 00:09:22: but it was understood as needing urgent action to save

00:09:22 --> 00:09:23: Boston.

00:09:23 --> 00:09:26: I am Pei and Harry Cobb develop in the next

00:09:26 --> 00:09:26: slide.

00:09:26 --> 00:09:30: You'll see the government center master plan which called for

00:09:31 --> 00:09:34: a simplified St pattern eliminating 16 streets of the 22

00:09:35 --> 00:09:39: that existed to become three major and three minor streets.

00:09:39 --> 00:09:43: Placing City Hall as the keystone structure in this site

00:09:43 --> 00:09:47: and as a kind of element that would symbolize a

00:09:47 --> 00:09:51: new political order of the city and that it was

00:09:51 --> 00:09:53: a city again worth investing in.

00:09:53 --> 00:09:56: Cobb talks about how it was conceived,

00:09:56 --> 00:09:58: literally and symbolically as a civic gathering point.

00:09:58 --> 00:10:02: The closet, I mean at the heart of the Boston

00:10:02 --> 00:10:03: Peninsula,

00:10:03 --> 00:10:06: but the goals that he attempted to achieve the mixture  
00:10:06 --> 00:10:06: of life,  
00:10:06 --> 00:10:09: the daily civic gathering point,  
00:10:09 --> 00:10:13: we're not successful, and Cobb later wrote of in his  
00:10:13 --> 00:10:13: book,  
00:10:13 --> 00:10:15: which I edited for him,  
00:10:15 --> 00:10:18: that that this was a site where many of the  
00:10:18 --> 00:10:22: things that made it his successful project at the time  
00:10:22 --> 00:10:23: have also been.  
00:10:23 --> 00:10:26: The lingering problems that we faced with it today.  
00:10:26 --> 00:10:29: Two large sites because they were easier to develop,  
00:10:29 --> 00:10:31: but today they don't animate the place.  
00:10:31 --> 00:10:34: A single use of government functions today.  
00:10:34 --> 00:10:37: We don't have the kind of diversity after 5:00 o'clock  
00:10:37 --> 00:10:38: that we would want,  
00:10:38 --> 00:10:39: and so on and so forth.  
00:10:39 --> 00:10:42: So many of the things that made it a success  
00:10:42 --> 00:10:45: in the past have made it a failure today.  
00:10:45 --> 00:10:48: The completed project, as you see here did succeed,  
00:10:48 --> 00:10:52: though in many respects in rejuvenating the downtown and  
symbolizing  
00:10:52 --> 00:10:54: a new order of government and to,  
00:10:54 --> 00:10:57: uh, paying a little bit more attention than maybe the  
00:10:57 --> 00:11:01: West End did to some of the historical characteristics of  
00:11:01 --> 00:11:01: the site.  
00:11:01 --> 00:11:04: This year's Crescent and Faneuil Hall were all restored as  
00:11:04 --> 00:11:05: part of this,  
00:11:05 --> 00:11:08: and so it became a symbol of renewal of new  
00:11:08 --> 00:11:12: of a new political order and a new functioning at  
00:11:12 --> 00:11:12: the city.  
00:11:12 --> 00:11:15: It was modeled on the European plazas.  
00:11:15 --> 00:11:17: Of Siena and other places,  
00:11:17 --> 00:11:19: as you'll see in the next image,  
00:11:19 --> 00:11:22: using a hardscape Civic Spot Plaza,  
00:11:22 --> 00:11:24: we can see the aspiration is present here,  
00:11:24 --> 00:11:29: but many of the characteristics of these plazas surrounded  
by  
00:11:29 --> 00:11:32: smaller uses and cafes wasn't a part of the planning  
00:11:32 --> 00:11:36: for City Hall Plaza and the next slide you'll see  
00:11:36 --> 00:11:39: that geometries the brick becomes a kind of mound of  
00:11:39 --> 00:11:41: the building that passes through the building.  
00:11:41 --> 00:11:45: The brick surface creates a set of geometries and those

00:11:45 --> 00:11:46: stairs.

00:11:46 --> 00:11:49: That Kate was alluding to our part of the geometry

00:11:49 --> 00:11:50: of the building.

00:11:50 --> 00:11:53: Sort of spilling out into the Plaza and forming a

00:11:53 --> 00:11:57: continuous surface that was meant to be publicly engaging.

00:11:57 --> 00:11:59: And the next slide you'll see the plan of the

00:11:59 --> 00:12:01: building and the Plaza together.

00:12:01 --> 00:12:04: This is an early drawing from the archives where the

00:12:04 --> 00:12:07: Plaza is seen as continuous with the interior spaces of

00:12:07 --> 00:12:09: the building that the public was meant to be invited

00:12:09 --> 00:12:13: into the building and continue through it and even up

00:12:13 --> 00:12:14: the ramp way.

00:12:14 --> 00:12:16: The stepped ramps into the courtyard of the building and

00:12:16 --> 00:12:19: back down the other side so that you could enter

00:12:19 --> 00:12:22: the building with ever without ever entering a door was

00:12:22 --> 00:12:25: again that sense of wanting to engage the public through

00:12:25 --> 00:12:27: the public space as well as the building.

00:12:27 --> 00:12:32: As one kind of continuous condition.

00:12:32 --> 00:12:34: There are elements of the site which are now lost,

00:12:34 --> 00:12:37: including the fountain. OK, that was correct,

00:12:37 --> 00:12:41: the next one. And I think the Plaza went through

00:12:41 --> 00:12:43: decades of neglect,

00:12:43 --> 00:12:46: as did the building. And So what Ed?

00:12:46 --> 00:12:48: Logue at the time hailed as the Plaza is the

00:12:48 --> 00:12:49: centerpiece of the project,

00:12:49 --> 00:12:52: which has been widely hailed as one of the finest

00:12:52 --> 00:12:54: developments of this century.

00:12:54 --> 00:12:56: Anthony Utis, of the Globe,

00:12:56 --> 00:12:59: said one of the great public spaces rivaling even those

00:12:59 --> 00:13:01: of famed plazas and squares of Europe.

00:13:01 --> 00:13:03: These were the early signs of reaction.

00:13:03 --> 00:13:07: Later, the project for Public Space ranked it among its

00:13:07 --> 00:13:09: hall of shame and called it bleak,

00:13:09 --> 00:13:11: expansive, and shapeless. This barren,

00:13:11 --> 00:13:14: alienating place has little, if any activity,

00:13:14 --> 00:13:17: let alone a simple place to sit.

00:13:17 --> 00:13:21: I wanted to end my part of this with a

00:13:21 --> 00:13:22: kind of story,

00:13:22 --> 00:13:25: a different perspective from those who designed and planned the

00:13:25 --> 00:13:27: Plaza to that of Mayor John Collins,

00:13:27 --> 00:13:30: who is the visionary who brought logo as well as



00:13:30 --> 00:13:31: this project forward.

00:13:31 --> 00:13:34: You see here, seated in his wheelchair in this image

00:13:34 --> 00:13:38: by creating a nationwide independent competition for City Hall.

00:13:38 --> 00:13:42: He believed he was able to demonstrate that the political

00:13:42 --> 00:13:45: corruption of previous eras was part of Boston's history,

00:13:45 --> 00:13:48: not its 1960s era present.

00:13:48 --> 00:13:51: The next image, he's presided we can talk about how

00:13:51 --> 00:13:55: he presided over the groundbreaking ceremony in 1963.

00:13:55 --> 00:13:58: Collins put into words how he felt speaking from a

00:13:58 --> 00:14:01: podium draped with the phrase Boston,

00:14:01 --> 00:14:03: All American city. In that speech,

00:14:03 --> 00:14:08: Collins Term City Hall, a symbolic symbol of civic rebirth,

00:14:08 --> 00:14:11: saying next. We have dared to recreate the center of

00:14:11 --> 00:14:15: our city in a government center that has few equals

00:14:15 --> 00:14:17: in this country or abroad.

00:14:17 --> 00:14:20: For beauty of design and breadth of concept,

00:14:20 --> 00:14:23: we have dared to say that as Boston once was,

00:14:23 --> 00:14:25: so Boston will be again a city,

00:14:25 --> 00:14:30: prosperous, progressive and preeminent. It has been 59

00:14:30 --> 00:14:32: years since

00:14:30 --> 00:14:32: these statements.

00:14:32 --> 00:14:35: The building in Plaza were conceived to jumpstart Boston

00:14:35 --> 00:14:39: prosperity,

00:14:35 --> 00:14:39: strengthen its progressive outlook, and place Boston on the

00:14:39 --> 00:14:39: world

00:14:39 --> 00:14:39: stage.

00:14:39 --> 00:14:43: Yet again, it was remarkably effective in doing so,

00:14:43 --> 00:14:46: partly due to the success the city around the Plaza

00:14:46 --> 00:14:49: has been rejuvenated and has evolved so significantly,

00:14:49 --> 00:14:51: but the Plaza itself has,

00:14:51 --> 00:14:56: until now, essentially remained what it was in 1968.

00:14:56 --> 00:15:00: Next, how should we change it to meet the challenges

00:15:00 --> 00:15:02: of the 21st century?

00:15:02 --> 00:15:05: The context has changed dramatically with more density.

00:15:05 --> 00:15:08: Renewed sites like Quincy Market which you're seeing here

00:15:08 --> 00:15:11: in

00:15:08 --> 00:15:11: its original state when the building was new in Quincy,

00:15:11 --> 00:15:13: Market was in tatters today.

00:15:13 --> 00:15:18: Maybe Quincy Market feels completely rejuvenated in the

00:15:13 --> 00:15:18: building is

00:15:18 --> 00:15:19: 50 years old.

00:15:19 --> 00:15:24: Our larger culture has changed with a more inclusive society

00:15:24 --> 00:15:26: and a new concerns for security.

00:15:26 --> 00:15:31: Accessibility and resiliency. The process of changing the city itself

00:15:31 --> 00:15:34: has changed from the top down planning of the 1960s

00:15:34 --> 00:15:38: era and our sources for funding urban change have shifted

00:15:38 --> 00:15:41: radically. Government resources, especially federal funds,

00:15:41 --> 00:15:44: have diminished in our neoliberal times.

00:15:44 --> 00:15:48: Often cities are dependent on public private partnerships these days.

00:15:48 --> 00:15:53: How then, can the Cities Plaza better address these new

00:15:53 --> 00:15:54: contexts?

00:15:54 --> 00:15:57: And I'll just go through a very brief history in

00:15:57 --> 00:15:58: the next slide.

00:15:58 --> 00:16:00: You can see that the Plaza project grew out of

00:16:00 --> 00:16:03: several earlier initiatives by the Walsh administration.

00:16:03 --> 00:16:06: These began with what we would call tactical interventions,

00:16:06 --> 00:16:10: and smaller pilot projects to test the possibility of change

00:16:10 --> 00:16:11: to the Plaza.

00:16:11 --> 00:16:14: This led to a comprehensive master plan by UT Land

00:16:14 --> 00:16:17: Reed Hilderbrand that studied how the site could evolve to

00:16:17 --> 00:16:18: be more welcoming,

00:16:18 --> 00:16:23: accessible, inclusive and how it could better serve the public.

00:16:23 --> 00:16:26: A conservation management plan, funded in part by the

00:16:26 --> 00:16:29: Getty

00:16:29 --> 00:16:33: Foundation and the city which I was a part of,

00:16:33 --> 00:16:36: help dive deeper into the buildings needs for carefully

00:16:36 --> 00:16:41: managed

00:16:41 --> 00:16:44: change into the future given its importance as a pending

00:16:44 --> 00:16:46: landmark and an iconic work of concrete modernism

00:16:46 --> 00:16:50: recognized around

00:16:50 --> 00:16:53: the world. Several pilot projects were connected to the way

00:16:53 --> 00:16:57: the public experiences the building,

00:16:57 --> 00:17:00: including Utils upgrades, to the security apparatus in the

00:17:00 --> 00:17:03: labree

00:17:03 --> 00:17:04: that makes the relationship between the Plaza and the lobby

00:17:04 --> 00:17:08: more seamless as originally intended and expressed in the

00:17:08 --> 00:17:09: continuous

00:17:09 --> 00:17:12: brick ground plane. And lastly,

00:17:12 --> 00:17:15: the red lighting of the building allows it to shape

00:17:15 --> 00:17:18: our image of this.

00:17:18 --> 00:17:21: This area of the city with more responsive and engaging

00:17:21 --> 00:17:24: characteristics.

00:17:24 --> 00:17:27: The buildings features are put on dynamic display these

00:17:27 --> 00:17:30: efforts.

00:17:12 --> 00:17:16: They're stepping forward with a vision by the Walsh administration

00:17:16 --> 00:17:19: to quote show pride in our front yard,

00:17:19 --> 00:17:22: and now I'll pass the conversation on to Kate and

00:17:22 --> 00:17:24: to the on to discuss where the Plaza has gone

00:17:24 --> 00:17:25: since that time.

00:17:28 --> 00:17:31: Thanks so much Mark. It's always a pleasure to hear

00:17:31 --> 00:17:34: so much about how the how the government center and

00:17:34 --> 00:17:37: City Hall and City Hall Plaza took shape over many

00:17:37 --> 00:17:42: decades into a space that Bostonians have enjoyed and also

00:17:42 --> 00:17:46: reviled in many ways for many years.

00:17:46 --> 00:17:49: And so it's it's exciting to hear about the many

00:17:49 --> 00:17:52: things that the city has done over the past ten

00:17:52 --> 00:17:55: years and then this is really going to be a

00:17:55 --> 00:17:59: deeper dive into this first phase of implementation.

00:17:59 --> 00:18:01: For the Plaza and transformation for the Plaza,

00:18:01 --> 00:18:04: I think, as Mark noted,

00:18:04 --> 00:18:08: City Hall Plaza was imagined as a place to gather,

00:18:08 --> 00:18:11: and over 5 decades it really did function that way

00:18:11 --> 00:18:14: in a really beautiful in a beautiful way for many

00:18:14 --> 00:18:16: different kinds of events.

00:18:16 --> 00:18:20: This picture is taken in 1978 when the Queen of

00:18:20 --> 00:18:22: England visited and you know,

00:18:22 --> 00:18:27: 40,000 people gathered on the Plaza to celebrate her arrival

00:18:27 --> 00:18:28: in the city.

00:18:28 --> 00:18:30: This kind of event took place.

00:18:30 --> 00:18:33: Several times a year over over many decades,

00:18:33 --> 00:18:36: and when the Plaza was full of people in this

00:18:36 --> 00:18:36: way,

00:18:36 --> 00:18:38: it was a magical and vibrant place,

00:18:38 --> 00:18:41: a place to be right at the front steps of

00:18:41 --> 00:18:42: city government.

00:18:42 --> 00:18:46: But I think Bostonians also recognize that when the Plaza

00:18:46 --> 00:18:50: was not full of people it was a difficult place

00:18:50 --> 00:18:52: in the center of our city.

00:18:52 --> 00:18:56: It was eight acres of brick spanning 26 feet of

00:18:56 --> 00:19:00: grade change and in the winter it was cold.

00:19:00 --> 00:19:02: And windswept in the summer.

00:19:02 --> 00:19:04: It was hot and sunbaked.

00:19:04 --> 00:19:07: And many people here you can see the Boston Herald,

00:19:07 --> 00:19:12: Boston Magazine, the project for public Spaces really declared it

00:19:12 --> 00:19:15: a failure and a challenging place in the center of  
00:19:15 --> 00:19:16: our city.  
00:19:16 --> 00:19:20: And so. Mayor Walsh in 2015 shared that his his  
00:19:20 --> 00:19:25: vision was to Reimagine City Hall Plaza as a thriving,  
00:19:25 --> 00:19:29: healthy, innovative space and a front yard for the city  
00:19:29 --> 00:19:32: of Boston that we could all share pride in.  
00:19:32 --> 00:19:35: So this really kicked off a number of efforts,  
00:19:35 --> 00:19:38: some of which Mark has described.  
00:19:38 --> 00:19:41: The first was really the master plan which was led  
00:19:41 --> 00:19:44: by Reed Hildebrandt and Newtyle and allowed the city to  
00:19:44 --> 00:19:48: set high level vision and principles for for the long  
00:19:48 --> 00:19:51: term vision. For both the building and the Plaza.  
00:19:51 --> 00:19:54: Now, uh, a number of pilot projects came out of  
00:19:54 --> 00:19:57: that which really have helped bring certain aspects of the  
00:19:57 --> 00:20:00: building to the 21st century and made pieces of the  
00:20:00 --> 00:20:05: building, especially that front entry more welcoming and  
inclusive to  
00:20:05 --> 00:20:08: a wide variety of people who are coming to the  
00:20:08 --> 00:20:09: to City Hall.  
00:20:09 --> 00:20:13: And it was decided that a first phase of renovations  
00:20:13 --> 00:20:16: coming out of that master plan should really focus on  
00:20:16 --> 00:20:19: the Plaza as as the front yard of City Hall.  
00:20:19 --> 00:20:21: So the city hired Sasaki.  
00:20:21 --> 00:20:23: And a team of you know,  
00:20:23 --> 00:20:28: many subconsultants that I shared earlier to develop  
conceptual alternatives  
00:20:28 --> 00:20:31: to refine a conceptual plan and then to pull out  
00:20:31 --> 00:20:32: a phase.  
00:20:32 --> 00:20:35: A first phase of renovations for the Plaza that could  
00:20:35 --> 00:20:38: really define the city's investment in the city,  
00:20:38 --> 00:20:40: in the Plaza and bring forth some of the values  
00:20:41 --> 00:20:44: that the city wanted to put on display around sustainability  
00:20:44 --> 00:20:48: around accessibility and around creating a welcoming and  
inclusive space  
00:20:48 --> 00:20:52: for all kinds of celebrations and cultural events.  
00:20:52 --> 00:20:54: We then went into a design,  
00:20:54 --> 00:20:59: development and construction documentation phase broke  
ground in June 2020  
00:20:59 --> 00:21:02: and are in the sort of final stages of the  
00:21:02 --> 00:21:04: construction process,  
00:21:04 --> 00:21:07: hoping to cut a ribbon sometime early summer.  
00:21:07 --> 00:21:10: You can see down on the bottom of this process  
00:21:10 --> 00:21:13: that the process was not done in isolation,

00:21:13 --> 00:21:17: so Sasaki as the prime consultant was working really closely  
00:21:17 --> 00:21:21: with the city throughout to engage thousands of voices from  
00:21:21 --> 00:21:22: around the city.  
00:21:22 --> 00:21:27: Through public and stakeholder meetings that would really  
allow all  
00:21:27 --> 00:21:30: citizens to input on what kind of designs would be  
00:21:30 --> 00:21:31: most appropriate,  
00:21:31 --> 00:21:36: most inclusive and most welcoming to the city as a  
00:21:36 --> 00:21:36: whole.  
00:21:36 --> 00:21:39: So as I mentioned, thousands of voices were incorporated.  
00:21:39 --> 00:21:43: These images are all from an open house that took  
00:21:43 --> 00:21:46: place in June 2019 on the Plaza where we were  
00:21:46 --> 00:21:48: sharing with passersby.  
00:21:48 --> 00:21:51: Visions of the Future Plaza in VR goggles,  
00:21:51 --> 00:21:54: and had opportunities for people to engage with that and  
00:21:54 --> 00:21:56: then tell us what they thought you can see from  
00:21:56 --> 00:21:58: the image on the on the middle,  
00:21:58 --> 00:22:00: that it was. It was kind of a wow experience  
00:22:00 --> 00:22:02: for a lot of people to to be standing on  
00:22:02 --> 00:22:05: the Plaza that they knew and had been present in  
00:22:05 --> 00:22:06: the city for 50 years.  
00:22:06 --> 00:22:07: And to put on those.  
00:22:07 --> 00:22:10: VR goggles and see a future vision.  
00:22:10 --> 00:22:13: We also worked with the Mayor's Office of New Urban  
00:22:13 --> 00:22:16: Mechanics and other city departments to bring the message  
of  
00:22:16 --> 00:22:19: the plazas design to parts of the city all over  
00:22:19 --> 00:22:23: through a mobile sort of design interaction bus and we  
00:22:23 --> 00:22:28: had hundreds of stakeholder meetings with different interest  
groups throughout  
00:22:28 --> 00:22:29: the city.  
00:22:29 --> 00:22:33: Now you might imagine that with a project this high  
00:22:33 --> 00:22:37: profile that there are a lot of voices who have.  
00:22:37 --> 00:22:40: A deep passion for improving the Plaza,  
00:22:40 --> 00:22:42: and we heard from you know this is just a  
00:22:42 --> 00:22:45: sort of sampling of some of the folks that we  
00:22:45 --> 00:22:48: heard from some of the different constituents and ideas that  
00:22:48 --> 00:22:51: were represented. And some of those things that we heard  
00:22:51 --> 00:22:55: again and again from those voices universally accessible  
shade,  
00:22:55 --> 00:22:59: energy efficiency, a place to hang out in and a  
00:22:59 --> 00:23:01: place for great events.  
00:23:01 --> 00:23:03: As a design team, what we did is really try

00:23:03 --> 00:23:05: to distill all of that great public feedback.

00:23:05 --> 00:23:09: Those thousands of voices. Into four key guiding principles for

00:23:09 --> 00:23:10: the Plaza,

00:23:10 --> 00:23:13: so a reinvigorated civic heart to the city is a

00:23:13 --> 00:23:17: Plaza that would be a welcoming and civic front yard.

00:23:17 --> 00:23:21: So this captured everything we heard from the public about

00:23:21 --> 00:23:22: a place to be on a daily basis.

00:23:22 --> 00:23:26: A place to have a coffee with friends and neighbors

00:23:26 --> 00:23:29: to sit down and have lunch to just be comfortable

00:23:29 --> 00:23:32: to sit in the shade to have great seats and

00:23:32 --> 00:23:36: a social space that could really be welcoming at all

00:23:36 --> 00:23:38: times of year and day and night.

00:23:38 --> 00:23:42: A flexible and accommodating event venue really captured everything we

00:23:42 --> 00:23:44: heard from the community around,

00:23:44 --> 00:23:47: ensuring that the space could host big events that we

00:23:47 --> 00:23:50: know and love like pride for example.

00:23:50 --> 00:23:53: But also be a flexible and accommodating for the smaller

00:23:54 --> 00:23:54: events.

00:23:54 --> 00:23:57: So when, when small community groups want to have an

00:23:57 --> 00:24:00: event right at the heart of city government,

00:24:00 --> 00:24:01: they don't have to pay a big fee and they

00:24:02 --> 00:24:03: don't have to bring all their own equipment.

00:24:03 --> 00:24:07: But the infrastructure is right there to support that event

00:24:07 --> 00:24:08: and make it an easy.

00:24:08 --> 00:24:12: Easily accessible opportunity for for anyone in the city.

00:24:12 --> 00:24:17: A model for sustainability and resilience really captured everything we

00:24:17 --> 00:24:21: heard from the community around modeling the city's 21st century

00:24:21 --> 00:24:24: values and ensuring that it captured and dealt with storm

00:24:24 --> 00:24:27: water in a modern way that it provided shade and

00:24:27 --> 00:24:32: green infrastructure that was really modeling the best thinking for

00:24:32 --> 00:24:32: our city.

00:24:32 --> 00:24:36: And finally a renewed cultural and architectural legacy captured everything

00:24:36 --> 00:24:38: we heard from citizens,

00:24:38 --> 00:24:42: especially in the preservation community about framing great views to

00:24:42 --> 00:24:44: the building celebrating the legacy.

00:24:44 --> 00:24:47: Of City Hall in are in the center of our

00:24:47 --> 00:24:52: city and and providing better access to that amenity that  
00:24:52 --> 00:24:54: that many cherish.  
00:24:54 --> 00:24:57: Overlaid on top of those sort of values were very  
00:24:57 --> 00:25:00: a very specific set of program requirements that the city  
00:25:00 --> 00:25:03: had defined through the master plan and then refined with  
00:25:03 --> 00:25:06: us through the conceptual process.  
00:25:06 --> 00:25:08: So I won't go through all of these,  
00:25:08 --> 00:25:11: but I think it's important to note and Chief Irish  
00:25:11 --> 00:25:14: will speak a little bit more to this as he  
00:25:14 --> 00:25:18: gets into his points about rightsizing the event space.  
00:25:18 --> 00:25:20: So the city was interested in having a larger event  
00:25:20 --> 00:25:23: space that accommodated about 10 to 12,000 people.  
00:25:23 --> 00:25:27: As opposed to one huge space which was about 40,000  
00:25:27 --> 00:25:31: people previously and then multiple smaller gathering spaces  
that could  
00:25:31 --> 00:25:34: be rented and used for different kinds of events.  
00:25:34 --> 00:25:37: This other piece that was a real driver is the  
00:25:37 --> 00:25:39: safe and accessible connections,  
00:25:39 --> 00:25:42: so ensuring that that grade change the 26 feet of  
00:25:42 --> 00:25:46: vertical elevation change across the Plaza could be  
navigated by  
00:25:46 --> 00:25:48: people riding bikes,  
00:25:48 --> 00:25:52: pushing strollers, using wheelchairs with all different types of  
of  
00:25:52 --> 00:25:53: ability levels,  
00:25:53 --> 00:25:56: and that was an important part of a gesture of  
00:25:56 --> 00:25:56: inclusivity.  
00:25:56 --> 00:26:01: Making sure that the building entrances and the movement  
across  
00:26:01 --> 00:26:04: the Plaza would be accessible to all citizens.  
00:26:04 --> 00:26:06: So I'm going to take a moment here to give  
00:26:06 --> 00:26:09: you a site tour and we'll walk through it together.  
00:26:09 --> 00:26:11: And then we'll we'll look at some pictures and images  
00:26:11 --> 00:26:11: of what,  
00:26:11 --> 00:26:14: how that vision will land on site just to Orient  
00:26:14 --> 00:26:14: you.  
00:26:14 --> 00:26:16: Congress St is low down,  
00:26:16 --> 00:26:19: so you're about 26 feet lower on Congress St than  
00:26:19 --> 00:26:22: you are up here on Cambridge St.  
00:26:22 --> 00:26:25: This year is the existing MBTA head house that's been  
00:26:25 --> 00:26:27: rebuilt as a glasshead house.  
00:26:27 --> 00:26:29: This is the JFK building.  
00:26:29 --> 00:26:32: It's a federal office building designed by Gropius.

00:26:32 --> 00:26:34: Here's City Hall and then Sears Crescent.  
00:26:34 --> 00:26:40: Was the original is the original facade along Cornhill St  
00:26:40 --> 00:26:44: that was part of the original Scully Square.  
00:26:44 --> 00:26:48: So the Plaza renovations really are framed by one key  
00:26:48 --> 00:26:49: gesture,  
00:26:49 --> 00:26:51: which we call the Hanover walk,  
00:26:51 --> 00:26:54: and this is an accessible route which will bring pedestrians  
00:26:55 --> 00:26:57: from low down Congress St up to a main Plaza  
00:26:57 --> 00:26:59: that's been rightsized.  
00:26:59 --> 00:27:01: And then all the way up to Cambridge St.  
00:27:01 --> 00:27:04: There are other accessible routes which bring people down  
into  
00:27:04 --> 00:27:07: the main Plaza and new accessible route up into the  
00:27:07 --> 00:27:08: main entry,  
00:27:08 --> 00:27:11: so eliminating stairs that exists there and act as a  
00:27:11 --> 00:27:14: barrier to entry and providing that accessible route.  
00:27:14 --> 00:27:16: Right into the main entry.  
00:27:16 --> 00:27:19: The Plaza plant also allows for a new North entry  
00:27:19 --> 00:27:20: courtyard,  
00:27:20 --> 00:27:22: so this is an entry that has been closed since  
00:27:22 --> 00:27:26: 911 because there wasn't enough room for security  
infrastructure and  
00:27:26 --> 00:27:28: will now be reopened to the public in a way  
00:27:29 --> 00:27:32: that's consistent with the original vision of the building to  
00:27:32 --> 00:27:36: allow entry into that important transactional level of the  
building  
00:27:36 --> 00:27:39: so the Hanover walk will bring people to that North  
00:27:39 --> 00:27:41: entry court as you go up the Hanover walk,  
00:27:41 --> 00:27:44: you're going to go past two really important new resources  
00:27:44 --> 00:27:45: for the Plaza,  
00:27:45 --> 00:27:47: a civic pavilion which is an address.  
00:27:47 --> 00:27:49: For the city right on Congress St,  
00:27:49 --> 00:27:52: It provides sort of a a living room of sorts,  
00:27:52 --> 00:27:55: and we'll share a little bit of images about what  
00:27:55 --> 00:27:57: that will look like and how it will function.  
00:27:57 --> 00:27:59: A large adventure play scape which is going to be  
00:27:59 --> 00:28:02: an important destination for children and families,  
00:28:02 --> 00:28:05: and intergenerational play right on the Plaza,  
00:28:05 --> 00:28:09: a revitalized GSA Terrace, which is sort of the formal  
00:28:09 --> 00:28:10: grid of trees,  
00:28:10 --> 00:28:15: which acts as a foil to the Gropius building a  
00:28:15 --> 00:28:18: right sized Plaza and with terraces.  
00:28:18 --> 00:28:22: That are comfortable, shady places to sit surrounding that,



00:28:22 --> 00:28:24: and an upper Plaza which serves as an informal stage  
00:28:25 --> 00:28:27: for certain events on the main Plaza,  
00:28:27 --> 00:28:31: and also a really comfortable gathering space surrounded by  
plantings  
00:28:31 --> 00:28:32: in its own right.  
00:28:32 --> 00:28:35: So lots of opportunities to stay and play,  
00:28:35 --> 00:28:38: to have events, and also to be comfortable on a  
00:28:38 --> 00:28:39: daily basis.  
00:28:39 --> 00:28:42: So just just to compare before and after this is  
00:28:42 --> 00:28:45: that original aerial view from Center Plaza.  
00:28:45 --> 00:28:48: You can see that eight acres of brick and the  
00:28:48 --> 00:28:52: way that those granite steps really brought you down and  
00:28:52 --> 00:28:55: transitioned to the grade from the high up Cambridge St  
00:28:55 --> 00:28:58: down to the Low down Congress St.  
00:28:58 --> 00:29:02: The future vision is at first glance much greener than  
00:29:02 --> 00:29:04: the previous version,  
00:29:04 --> 00:29:06: and so this is reflective of the 21st century goals  
00:29:07 --> 00:29:07: of the city.  
00:29:07 --> 00:29:09: That Chief Irish will speak more to.  
00:29:09 --> 00:29:13: About really making sure that that the city is shady,  
00:29:13 --> 00:29:16: that it's providing that green infrastructure.  
00:29:16 --> 00:29:18: This Plaza is soaking up storm water.  
00:29:18 --> 00:29:21: You can see that the the main Plaza has been  
00:29:21 --> 00:29:23: rightsized for great events,  
00:29:23 --> 00:29:26: and that there's that accessible route which comes up to  
00:29:26 --> 00:29:27: the main Plaza.  
00:29:27 --> 00:29:30: I'm going to speed up just a little bit,  
00:29:30 --> 00:29:33: so this here is a diagram just showing the original  
00:29:33 --> 00:29:36: Plaza structure we worked carefully with Mark and his team  
00:29:36 --> 00:29:39: to ensure that the original gestures of the architects.  
00:29:39 --> 00:29:43: We're really honored, understood, and then reflected in the  
future  
00:29:43 --> 00:29:44: design.  
00:29:44 --> 00:29:45: So this field of brick,  
00:29:45 --> 00:29:50: the way that the granite stair treads work to really  
00:29:50 --> 00:29:54: define that radial geometry and then the mass in that  
00:29:54 --> 00:29:57: the form in that field was honored.  
00:29:57 --> 00:30:00: But by bringing a piece up the raised area of  
00:30:00 --> 00:30:03: the in the corner of the Plaza,  
00:30:03 --> 00:30:05: you can see the way that the jointing and the  
00:30:05 --> 00:30:08: granite banding is really honoring that original form,  
00:30:08 --> 00:30:10: and then on the north side of the Plaza.

00:30:10 --> 00:30:12: Yeah, there's a little more tolerance to change.  
00:30:12 --> 00:30:16: We're we're adding a little bit more whimsy to the  
00:30:16 --> 00:30:18: to the jointing patterns.  
00:30:18 --> 00:30:21: This diagram is just showing that point about accessibility  
and  
00:30:21 --> 00:30:23: Chief Irish will again sort of touch on this in  
00:30:24 --> 00:30:24: his presentation,  
00:30:24 --> 00:30:27: but it was really important to the city that everybody,  
00:30:27 --> 00:30:29: no matter their ability level,  
00:30:29 --> 00:30:31: be able to arrive at the Plaza and to the  
00:30:31 --> 00:30:34: building in the same way as their friends and neighbors.  
00:30:34 --> 00:30:37: So whether you're pushing a stroller or using a wheelchair  
00:30:37 --> 00:30:37: or walking,  
00:30:37 --> 00:30:41: you would be able to arrive in those main spaces  
00:30:41 --> 00:30:44: and be comfortable in those main spaces with friends and  
00:30:45 --> 00:30:45: neighbors.  
00:30:45 --> 00:30:48: So I'm gonna take you on a whirlwind tour,  
00:30:48 --> 00:30:50: and in each case I'm in each image I'm going  
00:30:50 --> 00:30:53: to show you what the Plaza looked like before and  
00:30:53 --> 00:30:55: then what that future vision is.  
00:30:55 --> 00:30:58: So from Congress St the the original Plaza had really  
00:30:59 --> 00:31:01: a wall of granite steps and it was very hard  
00:31:02 --> 00:31:05: to find the accessible route into the main Plaza and  
00:31:05 --> 00:31:07: very difficult to enter that.  
00:31:07 --> 00:31:10: So the future vision. Is this really welcoming Hanover Walk,  
00:31:10 --> 00:31:12: which is that universally accessible route,  
00:31:12 --> 00:31:15: which brings you past the new North entrance and up  
00:31:15 --> 00:31:16: into the main.  
00:31:16 --> 00:31:18: Plaza on your way by you pass a new adventure  
00:31:18 --> 00:31:21: play SCAPE which is a contextual partner to City Hall  
00:31:21 --> 00:31:24: and we'll describe that a little more in the future.  
00:31:24 --> 00:31:28: Turning slightly from that, you can see that again there's  
00:31:28 --> 00:31:31: that same wall of steps which used to be on  
00:31:31 --> 00:31:34: Congress St and this here is an MBTA vent structure  
00:31:34 --> 00:31:38: which had to stay based on the design of the  
00:31:38 --> 00:31:40: air flow into the MBTA.  
00:31:40 --> 00:31:42: The green line tunnels below the Plaza,  
00:31:42 --> 00:31:45: but we wanted to be able to provide some address  
00:31:45 --> 00:31:46: and some presents.  
00:31:46 --> 00:31:50: On Congress St. So the future vision that we're building  
00:31:50 --> 00:31:53: out has what we call the Civic pavilion sitting on  
00:31:53 --> 00:31:56: that Congress St Edge this is a civic living room

00:31:56 --> 00:31:59: for the city, a place where they will be able  
00:31:59 --> 00:32:02: to be events both within the building and above.  
00:32:02 --> 00:32:04: Contiguous with the Plaza above.  
00:32:04 --> 00:32:09: It also hosts restrooms and other infrastructure which will support  
00:32:09 --> 00:32:10: the Plaza.  
00:32:10 --> 00:32:12: Moving on up to Cambridge St so this is that  
00:32:12 --> 00:32:16: original view across that eight acres of brick and the  
00:32:16 --> 00:32:17: old capped fountain.  
00:32:17 --> 00:32:20: The future vision is an accessible entrance to the Plaza  
00:32:21 --> 00:32:21: at that corner,  
00:32:21 --> 00:32:25: so a universally sloped walkway which brings you down to  
00:32:25 --> 00:32:26: a main Plaza.  
00:32:26 --> 00:32:28: You can see the way it's been right sized,  
00:32:28 --> 00:32:31: and it has terraces and places to sit and be  
00:32:31 --> 00:32:33: on either side of it,  
00:32:33 --> 00:32:36: providing that shady space and shady place to kind of  
00:32:36 --> 00:32:37: meet and greet neighbors.  
00:32:37 --> 00:32:39: And you can see the way in which the plantings  
00:32:39 --> 00:32:41: are starting to frame the view.  
00:32:41 --> 00:32:43: Of the important West facade of the building,  
00:32:43 --> 00:32:48: this was a really important gesture to the architectural  
preservation  
00:32:48 --> 00:32:49: community.  
00:32:49 --> 00:32:52: From that same view, you can see that the vision  
00:32:52 --> 00:32:55: of the city is to ensure that there's winter activation,  
00:32:55 --> 00:32:59: so all of the Plaza has been designed to accommodate  
00:32:59 --> 00:33:02: loading of different kinds of events at all times of  
00:33:02 --> 00:33:05: year to ensure that the the plans for the city,  
00:33:05 --> 00:33:08: the plans that the city will make to activate this  
00:33:08 --> 00:33:11: space are are possible in a wide variety of flexible  
00:33:11 --> 00:33:15: configurations and Chief Irish will tell you more about that.  
00:33:15 --> 00:33:17: So coming down back towards the north part of the  
00:33:17 --> 00:33:17: building,  
00:33:17 --> 00:33:21: this is looking at that original slope of you can  
00:33:21 --> 00:33:25: see the high up GSA terrace here and then Congress  
00:33:25 --> 00:33:26: St which is low down.  
00:33:26 --> 00:33:29: It was really important to the city to provide a  
00:33:29 --> 00:33:33: space for children and families and intergenerational play  
right on  
00:33:33 --> 00:33:34: the Plaza.  
00:33:34 --> 00:33:36: So to be able to attract children and families to  
00:33:36 --> 00:33:41: provide a great outlet for an increasing residential population

downtown

00:33:41 --> 00:33:43: and to provide a contextual partner.

00:33:43 --> 00:33:45: So this isn't just any place Cape,

00:33:45 --> 00:33:49: but it's a place Cape that's showing off what our

00:33:49 --> 00:33:52: client team likes to call Kinder Brutalism.

00:33:52 --> 00:33:54: So taking the forms of brutalism,

00:33:54 --> 00:33:59: the materiality. Concrete and the precast concrete and really breaking

00:33:59 --> 00:33:59: it down.

00:33:59 --> 00:34:02: Having it fall down a hill in a playful way

00:34:02 --> 00:34:05: in a way that is going to attract children and

00:34:05 --> 00:34:09: families to this destination space to stay and play right

00:34:09 --> 00:34:11: at the heart of city government.

00:34:11 --> 00:34:14: So just coming back into the main part of the

00:34:14 --> 00:34:14: Plaza,

00:34:14 --> 00:34:17: this is the original view down those steps that were

00:34:17 --> 00:34:20: inaccessible and not a lot of places to be on

00:34:20 --> 00:34:21: this north side.

00:34:21 --> 00:34:24: The future vision is that accessible route we call Hanover

00:34:24 --> 00:34:25: Walk,

00:34:25 --> 00:34:28: but you can see the way in which the original

00:34:28 --> 00:34:31: steps and the original radial forms of the Plaza have

00:34:31 --> 00:34:35: been honored and brought forward in this granite banding,

00:34:35 --> 00:34:38: which comes across that main walk gesture.

00:34:38 --> 00:34:41: And then the ways in which there are many places.

00:34:41 --> 00:34:44: To stay and play and sit and be that might

00:34:44 --> 00:34:48: be activated by public art all along that route.

00:34:48 --> 00:34:51: I think it's worth noting and will show this a

00:34:51 --> 00:34:53: little bit in the construction update that there is a

00:34:53 --> 00:34:56: significant amount of public infrastructure.

00:34:56 --> 00:34:58: This is not a Greenfield site.

00:34:58 --> 00:35:01: This entire site sits on top of the oldest train

00:35:01 --> 00:35:01: tunnels.

00:35:01 --> 00:35:04: The oldest subway tunnels in the country.

00:35:04 --> 00:35:07: So these green line tunnels were built in 1898 over

00:35:07 --> 00:35:10: what are underneath what was then Hanover Street,

00:35:10 --> 00:35:13: and so there was a very delicate process in the

00:35:13 --> 00:35:14: construction,

00:35:14 --> 00:35:18: design and construction process of bridging over those

00:35:18 --> 00:35:22: tunnels.

00:35:18 --> 00:35:22: To ensure that the Plaza above could withstand trucks,

00:35:22 --> 00:35:26: fire trucks, other event and loading needs,

00:35:26 --> 00:35:32: but still be sensitive and safe for the tunnels below.

00:35:32 --> 00:35:34: So finally just coming around,  
00:35:34 --> 00:35:36: this is looking at the north entrance.  
00:35:36 --> 00:35:38: This again was a as an entrance to the building  
00:35:38 --> 00:35:42: that was closed after 911 because there wasn't significant.  
00:35:42 --> 00:35:46: There wasn't enough space to provide the security  
infrastructure which  
00:35:46 --> 00:35:50: was necessary following that event in our country and so  
00:35:50 --> 00:35:53: the space has been closed and but it was originally  
00:35:53 --> 00:35:56: meant to be an important entrance to this lower level  
00:35:56 --> 00:35:59: of the building where you can get your birth certificates  
00:35:59 --> 00:36:01: and your marriage certificates.  
00:36:01 --> 00:36:04: And so it was important to the city to reopen  
00:36:04 --> 00:36:05: that entrance.  
00:36:05 --> 00:36:08: What you see here is that the first phase of  
00:36:08 --> 00:36:11: renovation is just very subtly pulling that facade forward to  
00:36:12 --> 00:36:15: allow room for that security infrastructure and creating a civic  
00:36:15 --> 00:36:18: courtyard here. Framed by public art,  
00:36:18 --> 00:36:21: which would allow people to really use this as a  
00:36:21 --> 00:36:24: as a main entrance to the building.  
00:36:24 --> 00:36:26: So just coming around to the front,  
00:36:26 --> 00:36:28: you can see this was the existing view.  
00:36:28 --> 00:36:32: We had an inaccessible set of ramps and stairs to  
00:36:32 --> 00:36:34: the 4th floor terrace,  
00:36:34 --> 00:36:36: which is a really magical part of the building.  
00:36:36 --> 00:36:39: If you haven't been there before and then a set  
00:36:39 --> 00:36:43: of stairs across kind of blocking the main entrance of  
00:36:43 --> 00:36:46: the building with a ramp off to the side.  
00:36:46 --> 00:36:50: An important gesture of the design makes a universally  
accessible  
00:36:50 --> 00:36:50: entrance,  
00:36:50 --> 00:36:53: so you can see we've removed the stairs to the  
00:36:53 --> 00:36:57: main entrance and provided that universal accessibility right  
to that  
00:36:57 --> 00:37:00: front door and then also provided an accessible route up  
00:37:00 --> 00:37:02: to the 4th floor terrace and then out of it  
00:37:02 --> 00:37:03: as well,  
00:37:03 --> 00:37:06: which is an important egress route for the for the  
00:37:06 --> 00:37:06: building.  
00:37:07 --> 00:37:09: At the same time, we've created a sort of daily  
00:37:09 --> 00:37:10: hangout space,  
00:37:10 --> 00:37:12: a place to meet and greet right at the front  
00:37:12 --> 00:37:13: steps of the building.

00:37:13 --> 00:37:18: That same hangout space. His is transformed into what we  
00:37:18 --> 00:37:20: call speakers corner.  
00:37:20 --> 00:37:23: So when there are important civic announcements that need  
to  
00:37:23 --> 00:37:24: be made,  
00:37:24 --> 00:37:26: this is a place right at that front steps of  
00:37:26 --> 00:37:27: City Hall,  
00:37:27 --> 00:37:30: right under the ceremonial hoods of the building where the  
00:37:30 --> 00:37:34: mayor or other dignitaries can make important  
announcements,  
00:37:34 --> 00:37:37: but I think it's also important to note that we  
00:37:37 --> 00:37:40: also believe that this is a place that will be  
00:37:40 --> 00:37:43: used by any citizen to stand up and be able  
00:37:43 --> 00:37:46: to express their selves and their opinions.  
00:37:46 --> 00:37:50: Right, right there at the front steps of of municipal  
00:37:50 --> 00:37:51: government.  
00:37:51 --> 00:37:55: So just coming back to sort of those those key.  
00:37:55 --> 00:37:58: Guiding principles the goal was really to create a space  
00:37:58 --> 00:37:59: to be everyday,  
00:37:59 --> 00:38:00: a space that could host events,  
00:38:00 --> 00:38:04: well, a space that would model the city's values around  
00:38:04 --> 00:38:07: sustainability and a space that would both honor and restore  
00:38:07 --> 00:38:11: a cultural and architectural legacy right in the center of  
00:38:11 --> 00:38:14: our city. So very quickly I'm just going to take  
00:38:14 --> 00:38:18: you through what the Plaza looked like when construction  
began  
00:38:18 --> 00:38:21: with the 8 acres of brick and the and the  
00:38:21 --> 00:38:25: paved over fountain, the groundbreaking in June 2020.  
00:38:25 --> 00:38:27: So the very beginning of the pandemic,  
00:38:27 --> 00:38:31: really. This has been the process of construction,  
00:38:31 --> 00:38:34: so big picture the milestones that we're hitting with that  
00:38:35 --> 00:38:38: ribbon cutting at the end of the spring in 2022.  
00:38:38 --> 00:38:41: And just wanted to share a couple of these photos  
00:38:41 --> 00:38:44: which give you a sense of kind of what demolition  
00:38:44 --> 00:38:44: looked like.  
00:38:44 --> 00:38:47: So Mark shared that that fountain,  
00:38:47 --> 00:38:50: which had been under a concrete cap for the for  
00:38:50 --> 00:38:51: the last two decades,  
00:38:51 --> 00:38:54: was unearthed as part of the demolition process.  
00:38:54 --> 00:38:57: You can also see the tunnel starting to be unearthed  
00:38:57 --> 00:38:59: as part of the demolition process.  
00:38:59 --> 00:39:01: Here you can see all that Geo structural work,  
00:39:01 --> 00:39:05: so adding lightweight fill and starting to build bridges over

00:39:05 --> 00:39:08: some of the tunnels and then here in January 2022,  
00:39:08 --> 00:39:10: you can see that. Some of the finishes are starting  
00:39:10 --> 00:39:11: to be in progress.  
00:39:11 --> 00:39:13: You can see some of the brickwork.  
00:39:13 --> 00:39:16: Some of the granite and some of the site shapes  
00:39:16 --> 00:39:18: starting to take place.  
00:39:18 --> 00:39:19: And just looking at the north again,  
00:39:19 --> 00:39:23: you can see demolition of the stairs as they started  
00:39:23 --> 00:39:27: to be deconstructed at the beginning of the construction  
process.  
00:39:27 --> 00:39:30: That full demolition and starting to build the bridging over  
00:39:30 --> 00:39:31: the tunnel structures.  
00:39:31 --> 00:39:35: This is a really critical juncture where the civic pavilion  
00:39:35 --> 00:39:38: is going to sit where two tunnels come together so  
00:39:38 --> 00:39:42: that building is cantilevered over those and the entire place  
00:39:42 --> 00:39:44: Cape is built on top of those tunnels as well.  
00:39:44 --> 00:39:47: In this image here you can start to see the  
00:39:47 --> 00:39:48: Civic pavilion.  
00:39:48 --> 00:39:52: Building in its cantilevered form over those tunnels and then  
00:39:52 --> 00:39:55: also some of the forms of the place Cape starting  
00:39:55 --> 00:39:57: to go in and the the shape of the Hanover  
00:39:57 --> 00:39:59: walk as it starts to come up the hill.  
00:39:59 --> 00:40:03: So starting to see those finishes come come to fruition.  
00:40:03 --> 00:40:06: So I'm going to let Chief Irish give a little  
00:40:06 --> 00:40:09: bit of an overview of how this space will be  
00:40:09 --> 00:40:10: used moving forward.  
00:40:12 --> 00:40:16: Thanks Kate. I would also want to give a special  
00:40:16 --> 00:40:20: thank you to come to former Chief of Operations Pampa  
00:40:20 --> 00:40:23: Ruthie in Milwaukee from for their work on this and  
00:40:24 --> 00:40:28: also our public facilities department who works so closely  
with  
00:40:28 --> 00:40:31: with Schama and so many others to make to bring  
00:40:31 --> 00:40:33: this out project to life a Maryland.  
00:40:33 --> 00:40:36: Our team were very happy about the opportunity.  
00:40:36 --> 00:40:40: Very excited about the opportunity for this new era of  
00:40:40 --> 00:40:42: City Hall plans on how we can,  
00:40:42 --> 00:40:44: how fast it can be engaged with our residents our  
00:40:44 --> 00:40:44: business.  
00:40:44 --> 00:40:48: Community and our tourists. As you've learned,  
00:40:48 --> 00:40:51: the design creates new area to program in the public  
00:40:51 --> 00:40:54: art that support existing uses of the space as well  
00:40:54 --> 00:40:57: as new events and interventions that have variety of scales.  
00:40:57 --> 00:41:00: Using no opportunities, require new operating model,

00:41:00 --> 00:41:03: one that is proactive as well as reactive with respect  
00:41:03 --> 00:41:04: to programming.  
00:41:04 --> 00:41:07: We realized that we needed to re imagine what rental  
00:41:07 --> 00:41:10: and governance of the Plaza looks like to best implement  
00:41:10 --> 00:41:13: the vision and mission of this new civic states.  
00:41:13 --> 00:41:16: The physical renovation, on its own,  
00:41:16 --> 00:41:19: already realized that some parts of our mission for the  
00:41:19 --> 00:41:22: Plaza it's now in it will now be universally accessible.  
00:41:22 --> 00:41:26: Sustainable and resilient. Shade and comfortable seating.  
00:41:26 --> 00:41:29: The only thing that's going to be shady about City  
00:41:29 --> 00:41:30: Hall would be the Plaza.  
00:41:30 --> 00:41:35: Increased capacity for loading and plug and play amenities  
on  
00:41:35 --> 00:41:36: the Plaza.  
00:41:36 --> 00:41:40: Sixers restrooms. However, to fully realize the vision of the  
00:41:40 --> 00:41:45: Plaza program must be inclusive and diverse relative to who  
00:41:45 --> 00:41:46: uses it and why.  
00:41:46 --> 00:41:50: Our governance model is in new partnership between the  
operations  
00:41:50 --> 00:41:54: option culture and economic opportunity cabinets.  
00:41:54 --> 00:41:57: This will provide high level leadership and direction.  
00:41:57 --> 00:42:00: It's important to note that there are several other agencies  
00:42:00 --> 00:42:02: that play a significant role in Plaza programming,  
00:42:02 --> 00:42:05: such as our special events and Tourism Department.  
00:42:05 --> 00:42:08: Our property management department, our Parks  
Department,  
00:42:08 --> 00:42:12: and others. These agencies will continue to have a strong  
00:42:12 --> 00:42:14: role in Plaza programming going forward.  
00:42:14 --> 00:42:18: The operations arts and culture and economic covenants are  
will  
00:42:18 --> 00:42:20: be to ensure that we stay on track with our  
00:42:20 --> 00:42:21: vision,  
00:42:21 --> 00:42:26: elevate arts and culture while lifting small and local  
entrepreneurs.  
00:42:26 --> 00:42:28: With the assistance of Sasaki and other consultants,  
00:42:28 --> 00:42:31: we have examined best practices from cities around the  
United  
00:42:31 --> 00:42:33: States and around the globe,  
00:42:33 --> 00:42:35: crappy on how the program,  
00:42:35 --> 00:42:39: similar spaces, and from that we developed our vision  
statement  
00:42:39 --> 00:42:42: that you see on this slide and our next step  
00:42:42 --> 00:42:45: is to create a position called a Plaza Ambassador.  
00:42:45 --> 00:42:49: That concept of position would be someone who will work



00:42:49 --> 00:42:51: in close collaboration with the Chiefs,  
00:42:51 --> 00:42:55: will be forward facing us our representative to the Community  
00:42:55 --> 00:42:56: at large and internally.  
00:42:56 --> 00:42:59: The leaves on a link between all of our agencies  
00:42:59 --> 00:43:02: who will help the program in the Plaza.  
00:43:02 --> 00:43:05: All of our programming efforts will be guided by our  
00:43:05 --> 00:43:06: value statements.  
00:43:06 --> 00:43:09: We want to create fertile ground for spectrum of diverse  
00:43:09 --> 00:43:13: programming that reflects the many cultures and peoples of  
Boston.  
00:43:13 --> 00:43:17: We want to foster cultural and artistic expressions in line  
00:43:17 --> 00:43:21: with our equity goals and with our Boston creates cultural  
00:43:21 --> 00:43:21: planning.  
00:43:21 --> 00:43:25: Next slide. The new Plaza will be model of sustainability  
00:43:25 --> 00:43:28: resiliency in both infrastructure,  
00:43:28 --> 00:43:32: environment and practice. We are moving from a hard  
surface  
00:43:32 --> 00:43:36: heat island to the space that has 150 plus trees  
00:43:36 --> 00:43:40: and permeable surface that soaks up groundwater.  
00:43:40 --> 00:43:43: We will prioritize accessibility for all ages and abilities to  
00:43:43 --> 00:43:43: maintain.  
00:43:43 --> 00:43:48: A positive is now accessible from Congress St to Cambridge  
00:43:48 --> 00:43:48: St.  
00:43:48 --> 00:43:52: Will provide flexible and accommodating event venues that  
attract the  
00:43:52 --> 00:43:54: risk audiences this hit mentioned earlier.  
00:43:54 --> 00:43:56: It was important that we right sized the Plaza.  
00:43:56 --> 00:44:00: It was an expensive area that sort of begged and  
00:44:00 --> 00:44:04: attracted large events of 30 to 40,000 folks.  
00:44:04 --> 00:44:10: Great events, large concerts, victory celebrations for our  
many successful  
00:44:10 --> 00:44:11: sports teams,  
00:44:11 --> 00:44:14: circuses and fairs, those type of events.  
00:44:14 --> 00:44:17: But however we wanted the new plans to be more  
00:44:17 --> 00:44:19: flexible with more intimate spaces.  
00:44:19 --> 00:44:23: Capable of accommodating diverse uses simultaneously.  
00:44:23 --> 00:44:26: So we will use this space to inspire civic imagination  
00:44:26 --> 00:44:29: and experimentation with OP installations,  
00:44:29 --> 00:44:35: performances and programming. We're also looking to to  
incorporate economic  
00:44:35 --> 00:44:39: opportunities in the Plaza based on what we've learned.  
00:44:39 --> 00:44:43: We recently had a rotation of vendors who operated or  
00:44:43 --> 00:44:45: beer garden and Lisa,

00:44:45 --> 00:44:48: how that was successful as well as our winter village  
00:44:49 --> 00:44:51: that occurred a few years ago.  
00:44:51 --> 00:44:53: So we we have an idea for our new Chief  
00:44:53 --> 00:44:57: of economic Opportunity and inclusion already has an idea  
about  
00:44:57 --> 00:45:01: a village of small businesses that borrows from what's  
currently.  
00:45:01 --> 00:45:05: Occurring in the seaport, where we can construct similar  
entities  
00:45:06 --> 00:45:09: along the Plaza that house several small businesses on a  
00:45:09 --> 00:45:12: monthly or rotating schedule for a small fee.  
00:45:12 --> 00:45:16: Partnering with that already established incubator programs  
to like the  
00:45:16 --> 00:45:19: service opportunity not only to help entrepreneurs showcase  
and sell  
00:45:20 --> 00:45:21: their items to City Hall personnel,  
00:45:21 --> 00:45:26: local residents, and tourists, but also prepare them for larger  
00:45:26 --> 00:45:30: spaces and vacant commercial locations in the downtown  
area.  
00:45:30 --> 00:45:33: We're looking to continue a lot of the cultural events  
00:45:34 --> 00:45:37: that already occur on the Plaza and add more events  
00:45:37 --> 00:45:38: such as the Gospel Festival,  
00:45:38 --> 00:45:41: the annual Puerto Rican Festival,  
00:45:41 --> 00:45:46: the Caribbean Festival Breakfast, the Pride Festival.  
00:45:46 --> 00:45:48: I want to continue. I went to activations,  
00:45:48 --> 00:45:52: skating rinks and winter village and as Kate mentioned,  
00:45:52 --> 00:45:54: being the birth place of the American Revolution,  
00:45:54 --> 00:45:59: we thought it was important to add speakers corner which  
00:45:59 --> 00:46:02: is a space not only for the mayor,  
00:46:02 --> 00:46:04: elected officials, dignitaries to speak,  
00:46:04 --> 00:46:07: but it could be every residence pulpit.  
00:46:07 --> 00:46:12: Next slide. So for common things that have already worked,  
00:46:12 --> 00:46:14: I think we'll be able to be even better hosts  
00:46:14 --> 00:46:15: for those events,  
00:46:15 --> 00:46:18: such as our beer garden.  
00:46:18 --> 00:46:21: Last year we had a salsa night and that occurred  
00:46:21 --> 00:46:24: at the same time that we had a beer garden  
00:46:24 --> 00:46:28: active and that was proof in concept to show that  
00:46:28 --> 00:46:31: we can have two different events only a few feet  
00:46:31 --> 00:46:32: from each other,  
00:46:32 --> 00:46:36: yet still be coexisted and neither one,  
00:46:36 --> 00:46:38: so they interrupted the other.  
00:46:38 --> 00:46:43: The logging games that they were implemented at City Hall

00:46:43 --> 00:46:48: entrance is another example of a successful programming thing that

00:46:48 --> 00:46:49: we want to continue,

00:46:49 --> 00:46:52: and this it's been proven that the more things that

00:46:52 --> 00:46:54: we put on the Plaza,

00:46:54 --> 00:46:58: the more they utilize, the more they're engagement.

00:46:58 --> 00:47:02: Next time we're also very excited about our new living

00:47:02 --> 00:47:03: room.

00:47:03 --> 00:47:06: As Milwaukee mentioned, instead of the city,

00:47:06 --> 00:47:09: City Hall is the front yard of this.

00:47:09 --> 00:47:12: The civic pavilion? Would it be all new living room

00:47:12 --> 00:47:15: and it's a gathering space not only for City Hall,

00:47:15 --> 00:47:17: but be available for rental as well.

00:47:17 --> 00:47:21: It provides us with bathrooms that are outside of the

00:47:21 --> 00:47:24: City Hall building and I'm also excited about the roof

00:47:24 --> 00:47:26: deck that will be available as well.

00:47:26 --> 00:47:30: City Hall also now has a presence on Congress St

00:47:30 --> 00:47:31: which,

00:47:31 --> 00:47:33: when it was originally developed,

00:47:33 --> 00:47:36: it would sort of had back turned to a large

00:47:36 --> 00:47:37: degree on Congress St.

00:47:37 --> 00:47:41: Now we have an address on Congress St and with

00:47:41 --> 00:47:45: the reopening of the north entrance we we think you'll

00:47:45 --> 00:47:46: be will reinvade.

00:47:49 --> 00:47:53: So that part of the building and not only can

00:47:53 --> 00:47:56: you go through that entrance to,

00:47:56 --> 00:47:58: you know, get married, get your marriage certificate.

00:47:58 --> 00:48:00: You can also go to the register to vote and

00:48:00 --> 00:48:02: with the advent of early voting,

00:48:02 --> 00:48:06: that is the location that we've identified to be the

00:48:06 --> 00:48:08: entrance to our early voting location.

00:48:08 --> 00:48:14: So this project also maintains our commitment to our garden

00:48:14 --> 00:48:15: of hope.

00:48:15 --> 00:48:18: That is a long term space that we lease just

00:48:18 --> 00:48:22: above the pavilion that is a memorial for victims of

00:48:22 --> 00:48:23: of cancer.

00:48:23 --> 00:48:27: It's comprised of memorial tiles and it's a respectful,

00:48:27 --> 00:48:31: reflective and quiet space that would now be even more

00:48:31 --> 00:48:34: accessible with the renovated Plaza.

00:48:34 --> 00:48:38: Next slide. And our playground.

00:48:38 --> 00:48:42: As Keith mentioned, it's gonna set an attraction.

00:48:42 --> 00:48:45: Do have a growing downtown population,

00:48:45 --> 00:48:49: a population downtown and West West End has grown by  
00:48:49 --> 00:48:50: 8.9%  
00:48:50 --> 00:48:52: over the past five years,  
00:48:52 --> 00:48:55: and the number of housing units in the downtown Winston  
00:48:55 --> 00:48:56: area has grown in 18%  
00:48:56 --> 00:48:58: over the last five years.  
00:48:58 --> 00:49:01: But this not only meets the need for having a  
00:49:01 --> 00:49:03: pot in the downtown area,  
00:49:03 --> 00:49:06: we think that the unique amenities of this pop would  
00:49:06 --> 00:49:08: be an attraction.  
00:49:08 --> 00:49:11: For our residents, all all all over the city,  
00:49:11 --> 00:49:13: who, when they built the City Hall,  
00:49:13 --> 00:49:16: maybe just to visit the park or or maybe the  
00:49:16 --> 00:49:19: register the boat that they will also take advantage of  
00:49:19 --> 00:49:23: of this beautiful move pop with the interaction interactive  
water  
00:49:23 --> 00:49:31: feature. And last but not least,  
00:49:31 --> 00:49:34: in looking forward to taking questions and having some type  
00:49:34 --> 00:49:38: of some dialogue is maintaining because we understand and  
realize  
00:49:38 --> 00:49:40: that we are not going to be able to maintain  
00:49:40 --> 00:49:43: the plastic in the scene we've done in the past.  
00:49:43 --> 00:49:46: We are already investing and how we would maintain the  
00:49:47 --> 00:49:48: Plaza going forward.  
00:49:48 --> 00:49:52: We will be in our budget FY23 budget presentation will  
00:49:52 --> 00:49:57: be asking for additional investments to men will be actually  
00:49:57 --> 00:50:00: asking for additional investments in.  
00:50:00 --> 00:50:05: Staffing in the right type of equipment while understanding  
that  
00:50:05 --> 00:50:09: the new Plaza with 150 plus trees we we won't  
00:50:09 --> 00:50:12: be able to use salt and sand the way we  
00:50:12 --> 00:50:15: used to be, we have to have the right equipment  
00:50:15 --> 00:50:19: and the right approach to maintaining the Plaza we will  
00:50:19 --> 00:50:23: be having a developing a manual that's very detailed to  
00:50:23 --> 00:50:26: make sure our staff are trained and intake and you  
00:50:26 --> 00:50:30: know all the right measures to winterize the pleasure.  
00:50:30 --> 00:50:33: Plaza and get the right equipment to support it going  
00:50:34 --> 00:50:34: forward,  
00:50:34 --> 00:50:38: so there's a not only a great commitment on the  
00:50:38 --> 00:50:39: city's Part 2.  
00:50:39 --> 00:50:41: How would program the pleasant going forward,  
00:50:41 --> 00:50:44: but to maintain so that it's there for all to  
00:50:44 --> 00:50:47: benefit from from many years to come.

00:50:47 --> 00:50:50: Out in the open now and look forward to Q&A.

00:50:52 --> 00:50:55: Thank you very much. It's really fabulous overview.

00:50:55 --> 00:50:58: Those history photos always get me no matter how many

00:50:58 --> 00:50:59: times I see them.

00:50:59 --> 00:51:01: We have a number of questions,

00:51:01 --> 00:51:04: so I'm going to ask both the questioner and our

00:51:04 --> 00:51:07: panel to be as brief as possible just so we

00:51:07 --> 00:51:09: can get through as many as we can.

00:51:09 --> 00:51:11: We're going to start with Tom Palmer,

00:51:11 --> 00:51:13: Tom if you want to unmute and share your video,

00:51:13 --> 00:51:15: you can ask your question to our panel.

00:51:22 --> 00:51:28: OK. Tom, alright, so let's go ahead to Rebecca Rebecca

00:51:28 --> 00:51:28: Lee.

00:51:28 --> 00:51:29: Are you still on the line?

00:51:29 --> 00:51:31: Would you like to ask your question?

00:51:31 --> 00:51:33: Sure, could I ask? One of the panelists just give

00:51:33 --> 00:51:36: us an update on the landmarking of City Hall.

00:51:39 --> 00:51:40: Well, I could address that.

00:51:40 --> 00:51:43: So we went through a conservation management plan

00:51:43 --> 00:51:45: process with

00:51:43 --> 00:51:45: the city and with the Getty Foundation to develop a

00:51:46 --> 00:51:47: conservation management plan,

00:51:47 --> 00:51:50: which really is a document like preservation guidelines that

00:51:51 --> 00:51:52: controls

00:51:51 --> 00:51:52: the future development of the city.

00:51:52 --> 00:51:54: Which city has signed on to.

00:51:54 --> 00:51:57: It's not the same as.

00:51:57 --> 00:51:58: In what you're talking about,

00:51:58 --> 00:52:01: landmarking, but it is a pending landmark.

00:52:01 --> 00:52:04: I'd have to refer you probably to that department to

00:52:04 --> 00:52:07: determine where they are in that process.

00:52:07 --> 00:52:09: It's gone through, but it's never been approved as a

00:52:09 --> 00:52:10: landmark.

00:52:10 --> 00:52:11: I do think it's ready.

00:52:11 --> 00:52:15: Personally, I think it's time it's hit its 50 year

00:52:15 --> 00:52:16: anniversary,

00:52:16 --> 00:52:19: which is one of the typical thresholds.

00:52:19 --> 00:52:22: That such status required so it it,

00:52:22 --> 00:52:25: it could very easily be something that this happens with.

00:52:26 --> 00:52:29: I'll just add Mark that the project did go through

00:52:29 --> 00:52:33: review for them from the Boston Landmarks Commission,

00:52:33 --> 00:52:35: just like a landmark project would have.

00:52:35 --> 00:52:39: Oh, and Rebecca, just to also clarify any changes to  
00:52:39 --> 00:52:40: the exterior,  
00:52:40 --> 00:52:43: the building, and the lobby of the building are already  
00:52:43 --> 00:52:47: under the landmarking process because it is ending  
landmark.

00:52:47 --> 00:52:50: That's a sort of agreement that's been drafted so much  
00:52:50 --> 00:52:53: of the building is is protected like it's a landmark  
00:52:53 --> 00:52:54: already,  
00:52:54 --> 00:52:55: but it doesn't have that status yet.  
00:52:55 --> 00:52:57: It's called depending landmark. So  
00:52:57 --> 00:53:00: do we know whether the current mayor supports the  
landmarking  
of City Hall?

00:53:00 --> 00:53:01: I do not know the answer to that question.  
00:53:02 --> 00:53:04: I don't know if Chief Irish could weigh in,  
00:53:04 --> 00:53:06: although she is the first mayor that I know of  
00:53:06 --> 00:53:09: that ran with support and calling the building beautiful.  
00:53:09 --> 00:53:12: So I would imagine maybe she would consider it.  
00:53:12 --> 00:53:15: I don't. I don't know for sure though.  
00:53:15 --> 00:53:17: It's a good question to ask,  
00:53:19 --> 00:53:20: I think.  
00:53:20 --> 00:53:20: Yeah, I'll confirm, but I'm inclined to say yes.  
00:53:22 --> 00:53:24: Thank you both, great. Thanks so much Rebecca.  
00:53:27 --> 00:53:31: Our next question is from Ann Marie Luebano Ann Marie.  
00:53:31 --> 00:53:35: If you want to ask your question to the panel,  
00:53:35 --> 00:53:36: thank you. Sure, thank you for the presentation.  
00:53:36 --> 00:53:40: It's  
00:53:40 --> 00:53:41: really fascinating to better to to not only see the  
00:53:41 --> 00:53:44: updates to the the Plaza,  
00:53:44 --> 00:53:46: but to better understand its story.  
00:53:46 --> 00:53:48: My question has to  
00:53:48 --> 00:53:50: do with this story of how the the building  
00:53:50 --> 00:53:52: and the redevelopment came to be.  
00:53:52 --> 00:53:54: I really appreciate the work that Mark has done to  
00:53:54 --> 00:53:56: both uncover and tell the story,  
00:53:56 --> 00:53:58: and I'm wondering if anything is being done to communicate  
00:53:58 --> 00:54:02: that to  
00:54:02 --> 00:54:03: the public as part of the ongoing renovations  
00:54:03 --> 00:54:05: of the building and the Plaza,  
00:54:05 --> 00:54:07: particularly relationship to the role of planning in the city.  
00:54:07 --> 00:54:10: Well, that's an interesting question.  
00:54:14 --> 00:54:15: I think I've been trying to do that for years  
00:54:15 --> 00:54:18: now with some of these presentations.  
00:54:18 --> 00:54:20:

00:54:20 --> 00:54:23: Is there a permanent way that it's happening?  
00:54:23 --> 00:54:26: Well, I think that there's the potential for it to  
00:54:26 --> 00:54:26: happen.  
00:54:26 --> 00:54:30: My firm has been working with Sasaki on interpretive content  
00:54:30 --> 00:54:34: for the Plaza that will be including if you notice  
00:54:34 --> 00:54:36: at the end of the presentation,  
00:54:36 --> 00:54:39: the north entrance has a kind of infrastructural wall that  
00:54:39 --> 00:54:43: includes the possibility of rotating exhibitions and material  
like that.  
00:54:43 --> 00:54:47: So I I think that there's opportunity for this to  
00:54:47 --> 00:54:50: enter into the future of of the place.  
00:54:50 --> 00:54:52: Kate. I don't know if you want away and I'm  
00:54:52 --> 00:54:53: anything from that end.  
00:54:54 --> 00:54:56: I I think it's a really interesting question.  
00:54:56 --> 00:54:57: I and I would note that you know,  
00:54:57 --> 00:55:00: Mark Mark has written several books on the on the  
00:55:00 --> 00:55:00: topic,  
00:55:00 --> 00:55:02: so there there is sort of a,  
00:55:02 --> 00:55:05: you know plenty of history out there to be consumed.  
00:55:05 --> 00:55:09: We have been working closely with the city on the  
00:55:09 --> 00:55:11: on the content for.  
00:55:11 --> 00:55:15: The interpretive elements, and I think you know there are.  
00:55:15 --> 00:55:18: There's a lot of desire on the part of the  
00:55:18 --> 00:55:21: city to have the content really reflect the 21st century  
00:55:21 --> 00:55:25: values around inclusion and to look forward at the diverse  
00:55:25 --> 00:55:29: makeup of the city and celebrate the many.  
00:55:29 --> 00:55:31: The many citizens that make up Boston.  
00:55:31 --> 00:55:35: So the interpretive content is really focused on that forward  
00:55:35 --> 00:55:38: look rather than looking at the past.  
00:55:38 --> 00:55:41: But I think there are many opportunities to provide.  
00:55:41 --> 00:55:44: Links and to use the rotating content that could be  
00:55:44 --> 00:55:47: on those art panels to provide some of that historic  
00:55:47 --> 00:55:50: context for the everyday citizen at the Plaza.  
00:55:52 --> 00:55:52: I  
00:55:52 --> 00:55:54: did want to add one small thing which is,  
00:55:54 --> 00:55:56: I think that this project is actually living in the  
00:55:57 --> 00:55:59: footsteps of the original aspirations of the project,  
00:55:59 --> 00:56:01: but answering them in a way that the original project  
00:56:01 --> 00:56:02: didn't,  
00:56:02 --> 00:56:04: which is bringing more life to the center of the  
00:56:04 --> 00:56:04: city,  
00:56:04 --> 00:56:08: using civic investment to benefit the public life.

00:56:08 --> 00:56:10: I mean, it is a little bit of an antidote  
00:56:10 --> 00:56:13: to all the neoliberalist work that's happening across our city  
00:56:13 --> 00:56:13: where,  
00:56:13 --> 00:56:15: you know, developer, has to do a Plaza for the  
00:56:15 --> 00:56:15: city.  
00:56:15 --> 00:56:18: This is a case where the city is doing something  
00:56:18 --> 00:56:19: for its own people,  
00:56:19 --> 00:56:22: and I think it's really a great model that builds  
00:56:22 --> 00:56:24: on what I think we're the best values of that.  
00:56:24 --> 00:56:28: Earlier time period and perhaps overcome some of the  
shortcomings  
00:56:28 --> 00:56:30: of that time period as well.  
00:56:30 --> 00:56:33: So I'm excited about this as a model for civic  
00:56:33 --> 00:56:33: life.  
00:56:36 --> 00:56:39: Alright, thank you. I think we have time for one  
00:56:39 --> 00:56:39: more question,  
00:56:39 --> 00:56:41: Tom Tinlin, if you want to unmute you can ask  
00:56:41 --> 00:56:43: your question to the panel.  
00:56:44 --> 00:56:45: Good morning everybody. First of all,  
00:56:45 --> 00:56:49: congratulations. You know I worked in that building for 25  
00:56:49 --> 00:56:52: years and it was really something it's to get in  
00:56:52 --> 00:56:53: and out of.  
00:56:53 --> 00:56:55: But one of the probably for you,  
00:56:55 --> 00:56:58: Chief Irish. You know when we when we do this,  
00:56:58 --> 00:57:00: obviously we want to preserve the investment right?  
00:57:00 --> 00:57:02: And there's a ton of open space,  
00:57:02 --> 00:57:03: 24/7 accessibility,  
00:57:04 --> 00:57:06: and I know it's a delicate balance about making sure  
00:57:06 --> 00:57:09: it isn't open community space with making sure.  
00:57:09 --> 00:57:11: Maybe some people respect it as such,  
00:57:12 --> 00:57:13: so I just didn't know.  
00:57:13 --> 00:57:16: It will it always be 24/7 if you thought about  
00:57:16 --> 00:57:19: you know how you're gonna secure it so bad people  
00:57:19 --> 00:57:19: don't do.  
00:57:19 --> 00:57:22: Don't do bad things and then area where you want  
00:57:22 --> 00:57:25: to be so welcoming in a in a true civic  
00:57:25 --> 00:57:27: space. I know that might be a little bit of  
00:57:27 --> 00:57:28: a a hot potato,  
00:57:28 --> 00:57:31: but you would just hate to to go through this  
00:57:31 --> 00:57:33: exercise and see if be you know it was a  
00:57:34 --> 00:57:34: grand  
00:57:34 --> 00:57:36: vendor at one time and turned into something else



00:57:36 --> 00:57:39: and you know it would be really unfortunate if we  
00:57:39 --> 00:57:40: didn't plan ahead for that.  
00:57:40 --> 00:57:43: But again, congratulations all. No,  
00:57:43 --> 00:57:45: no, thanks for that question Tommy.  
00:57:45 --> 00:57:47: That's a great question and that's something that is top  
00:57:48 --> 00:57:48: of mind.  
00:57:48 --> 00:57:51: But it's also been top of mind incorporated in in  
00:57:51 --> 00:57:53: every phase of the project so you know,  
00:57:53 --> 00:57:58: security and maintenance are embedded in this and and  
we're  
00:57:58 --> 00:58:00: investing in that as well.  
00:58:00 --> 00:58:03: We want to make it as accessible as we can.  
00:58:03 --> 00:58:05: As for as long as we can,  
00:58:05 --> 00:58:07: but it's something that we're posting monetary because we  
do  
00:58:07 --> 00:58:10: want to make sure that we're also providing accessibility and  
00:58:10 --> 00:58:13: balancing that with preserving the the investment as well.  
00:58:17 --> 00:58:20: Alright, well I want to thank our panelists.  
00:58:20 --> 00:58:24: This was such an amazing overview of the project and  
00:58:24 --> 00:58:28: hopefully we can see you again when the project opens  
00:58:28 --> 00:58:31: and do a tour of the site with our members.  
00:58:31 --> 00:58:34: We did a great tour last June at Bulfinch Crossing  
00:58:35 --> 00:58:37: and got to see this project from afar from many  
00:58:38 --> 00:58:38: floors above.  
00:58:38 --> 00:58:41: And there was a lot of work going on so  
00:58:41 --> 00:58:43: it will be great to see this once it's open  
00:58:43 --> 00:58:46: and the workers and residents and citizens can enjoy.  
00:58:46 --> 00:58:49: This space, as it was intended,  
00:58:49 --> 00:58:52: just a quick couple of quick programming notes if you  
00:58:52 --> 00:58:55: want to check the.org calendar,  
00:58:55 --> 00:58:58: we have some upcoming national as well as local events.  
00:58:58 --> 00:59:01: The Resilience Summit kicks off this week and there's some  
00:59:01 --> 00:59:04: great programming at the national level as well,  
00:59:04 --> 00:59:07: and take a look at our website for upcoming February  
00:59:07 --> 00:59:08: member lunch.  
00:59:08 --> 00:59:12: We have a wild G get together skating evening in  
00:59:12 --> 00:59:12: February,  
00:59:12 --> 00:59:15: as well as some other events upcoming and I also  
00:59:15 --> 00:59:17: wanted to mention to everyone.  
00:59:17 --> 00:59:21: We really support. We really appreciate your support and  
your  
00:59:21 --> 00:59:24: membership and I'm going to put in the chat a  
00:59:24 --> 00:59:26: link to our 2022 sponsorship brochure.

00:59:26 --> 00:59:29: So if your firm is not a current sponsor and  
00:59:29 --> 00:59:32: would like to help support you Boston and it's work,  
00:59:32 --> 00:59:34: you can find information there also.  
00:59:34 --> 00:59:36: Happy to connect with anyone one on one.  
00:59:36 --> 00:59:40: If you have questions. Thanks again to today's sponsor  
chaumet  
00:59:40 --> 00:59:41: into our fabulous panel.  
00:59:41 --> 00:59:45: Again, thanks for the work that you're doing and keeping  
00:59:45 --> 00:59:47: Boston to be a thriving place and the city.  
00:59:47 --> 00:59:50: Center to really be that Civic Center that we all  
00:59:50 --> 00:59:50: look for.  
00:59:50 --> 00:59:53: So thanks for everyone for attending and we'll see you  
00:59:53 --> 00:59:54: around soon.  
00:59:54 --> 00:59:54: Take care.

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