



**GREENWAY BID  
MEMBER MEETING**

**SEPT 19, 2019**



**STEVE FABER**

# ENHANCEMENT COMMITTEE UPDATE



**New park coming!**

Send your ideas to the Boston Planning & Development Agency:

**@BostonPlans #GreenwayP2**



**FALL 2018**



FALL 2018

DO NOT  
ENTER

TOW REPUBLIC

FOR BOSTO

VIS  
N

STARK



FALL 2018

WAY



JULY 2019



**JULY 2019**



**AUGUST 2019**



**AUGUST 2019**





# CHINATOWN LIGHTING





# CONSERVANCY LIGHTING



A wide-angle photograph of a modern urban park. In the foreground, a lush green lawn is visible. To the left, a series of water fountains with multiple jets of water are active. Behind the fountains, there is a covered walkway with a dark metal frame and several green umbrellas. In the background, there are various city buildings, including a tall, modern glass skyscraper and a brick building. The sky is filled with soft, white clouds, suggesting a late afternoon or early morning setting. A few people are scattered throughout the park, some sitting on a bench and others walking. A stroller is visible on the right side of the lawn.

**ANDREA TERIO**

# BID SURVEY





# Greenway BID Stakeholder Survey Results

A Better City | Denterlein | September 19, 2019



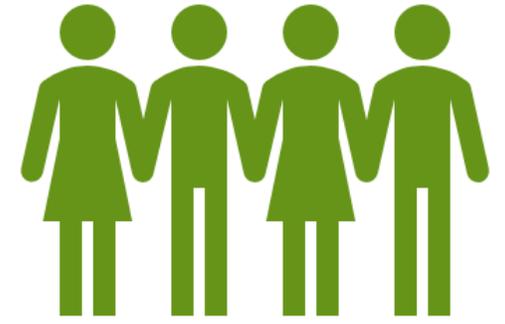
# Survey Goals

- #1** Gain a better understanding of how often and for what purposes Greenway BID stakeholders engage with The Greenway
- #2** Establish a benchmark of how Greenway BID stakeholders view the parks outside their properties as well as the park system overall
- #3** Inform use of future enhancement decisions.

# Greenway BID Survey Stakeholders



Property Managers



Tenants



BID Members

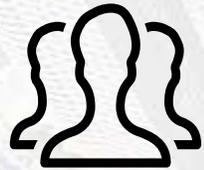
# Survey Outreach Strategy



Engage each stakeholder group with tailored messaging



Use online survey collection tool to share, collect, and analyze response data



Encourage participation of stakeholders via email, phone, and other individual follow ups

# Survey Questions

- 1 Please enter your name
- 2 Please select your property from the options below
- 3 Please check off your role and if you live within walking distance to The Greenway
- 4 How often do you generally visit The Greenway?
- 5 When do you generally visit The Greenway?
- 6 Why do you generally visit The Greenway? Check all that apply.
- 7 Why do you generally visit The Greenway? Check all that apply.
- 8 How interested are you in The Greenway overall? (e.g., programming, activities, and general park preservation and upkeep)
- 9 What type of enhancement(s) do you feel would improve The Greenway as an important and valued public space for Bostonians and visitors? (Feel free to add any additional details, such as a potential location/space for the enhancement.)

# Responses Received



Over 80 enhancement ideas



North, Central, and South regions represented



156 individual responses



BID Members, Property Managers, and Tenants represented



19 Greenway BID properties

# Great Marks for The Greenway

- Respondents were asked to rate cleanliness, horticulture, programming, and safety of The Greenway both immediately adjacent to their property and of The Greenway as a whole
- We found that respondents rated the following as *excellent or above average*.
  - 93% for Cleanliness
  - 83% for Horticulture
  - 70% for Programming
  - 80% for Safety

# Insights

10%

of respondents live within walking distance to The Greenway

80%

of respondents engage with The Greenway while eating lunch, taking breaks from the office, and during their commutes

72%

of respondents are either extremely or very interested in The Greenway overall

Most respondents gave higher marks to The Greenway overall than the parks closest to their properties

# Next Steps

- Complete the Greenway asset inventory and condition assessment to provide the quantitative side to our baseline survey
- Develop, with the Conservancy, an action item list from the surveys to inform Enhancement Funds decisions



# THANK YOU

Katherine Adam, Vice President, Denterlein

[kadam@denterlein.com](mailto:kadam@denterlein.com) | 3 Post Office Square #701





# FY19 FINANCIALS



**DIRECTORS VOTE**

# BID BOARD NOMINEES

Name	BID Property	Region
Jenny Morse	Faneuil Hall	North Region
Marques Benton	Federal Reserve Bank of Boston	South Region
Trina Childs	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large

# BID BOARD

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Jenny Morse	Faneuil Hall	North Region
Marques Benton	Federal Reserve Bank of Boston	South Region
Trina Childs	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large
Steve Faber	The Beverly / Courtyard Marriott	North Region
David Wilkinson	125 High Street	Central Region
Don Chiofaro Jr	Harbor Garage & International Place	Central Region
Jack Clark	225 State Street	At-Large
Ron Druker	2+24 Edinboro Street	At-Large



**CLIMATE READY BOSTON**

# CLIMATE READY DOWNTOWN AND NORTH END

**IB**

**STOSS**

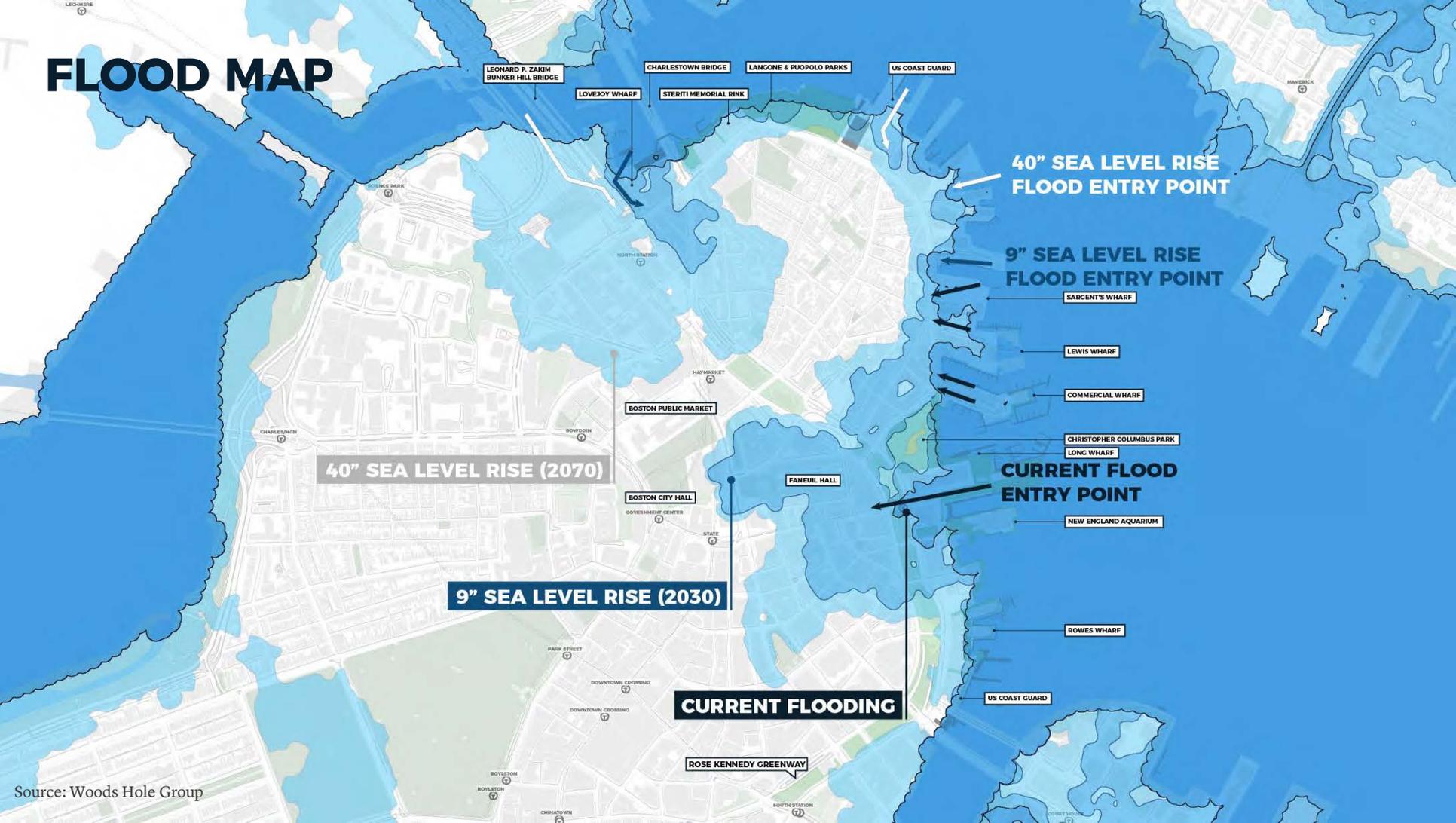
**one architecture**  
new york city amsterdam



**ARCADIS**



# FLOOD MAP



LEONARD P. ZAKIM  
BUNKER HILL BRIDGE

CHARLESTOWN BRIDGE

LANCONE & PUOPOLO PARKS

US COAST GUARD

LOVEJOY WHARF

STERITI MEMORIAL RINK

40" SEA LEVEL RISE  
FLOOD ENTRY POINT

9" SEA LEVEL RISE  
FLOOD ENTRY POINT

SARGENT'S WHARF

LEWIS WHARF

COMMERCIAL WHARF

CHRISTOPHER COLUMBUS PARK

LONG WHARF

CURRENT FLOOD  
ENTRY POINT

NEW ENGLAND AQUARIUM

ROWS WHARF

US COAST GUARD

40" SEA LEVEL RISE (2070)

9" SEA LEVEL RISE (2030)

CURRENT FLOODING

BOSTON PUBLIC MARKET

FANEUIL HALL

BOSTON CITY HALL

GOVERNMENT CENTER

ROSE KENNEDY GREENWAY

PARK STREET

DOWNTOWN CROSSING

DOWNTOWN CROSSING

BOYLSTON

BOYLSTON

CHINATOWN

SOUTH STATION

CHARLESBACH

GOVERNMENT CENTER

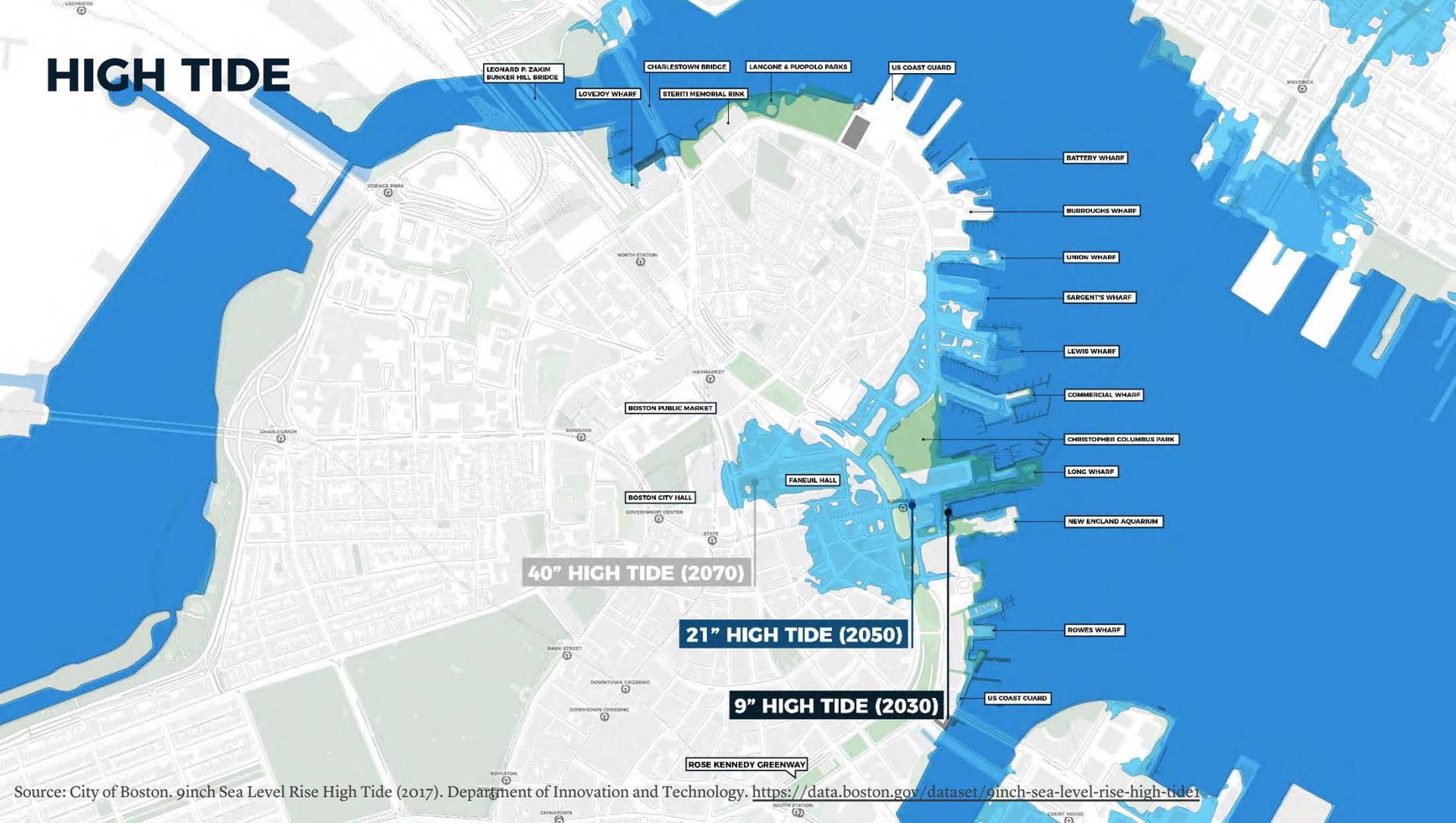
NORTH END

HAYMARKET

BOWDOIN

HAVERBICK

# HIGH TIDE



40" HIGH TIDE (2070)

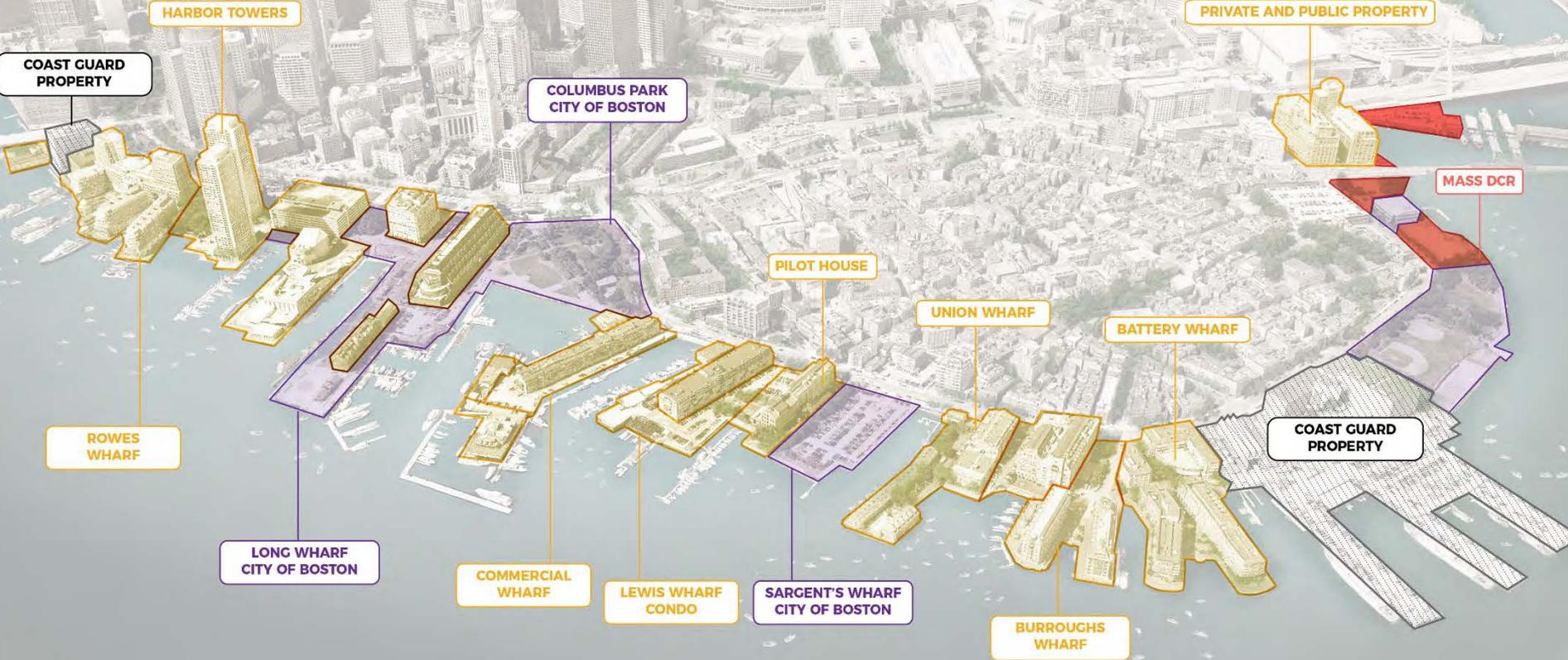
21" HIGH TIDE (2050)

9" HIGH TIDE (2030)

Source: City of Boston. 9inch Sea Level Rise High Tide (2017). Department of Innovation and Technology. <https://data.boston.gov/dataset/9inch-sea-level-rise-high-tide1>

# OWNERSHIP CONDITIONS

- PRIVATE PROPERTY
- CITY OF BOSTON
- COMMONWEALTH OF MASSACHUSETTS



# SUBSURFACE CONDITIONS

**STRUCTURAL CAPACITY**  
issues with additional weight  
over tunnel

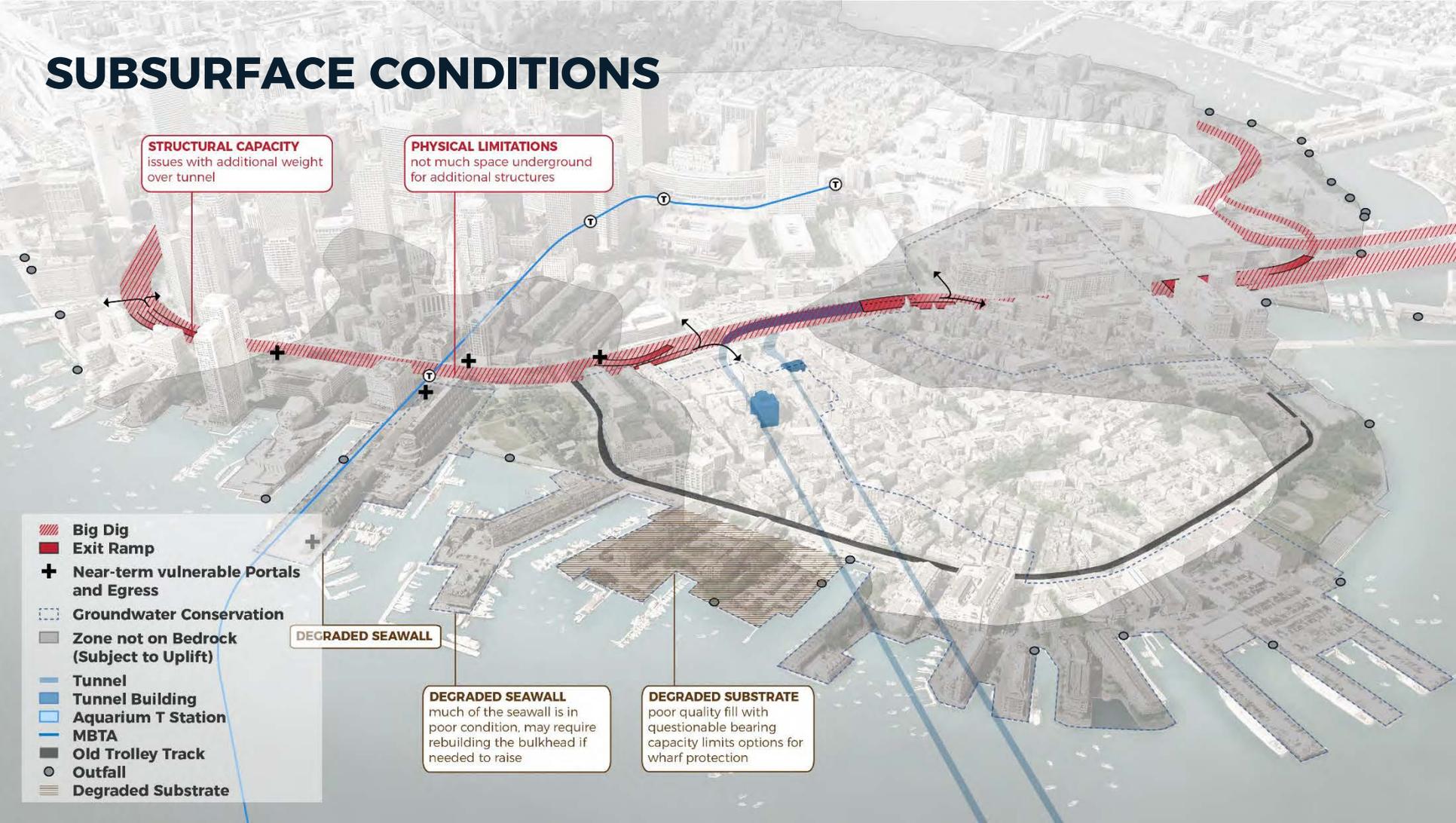
**PHYSICAL LIMITATIONS**  
not much space underground  
for additional structures

- Big Dig
- Exit Ramp
- Near-term vulnerable Portals and Egress
- Groundwater Conservation
- Zone not on Bedrock (Subject to Uplift)
- Tunnel
- Tunnel Building
- Aquarium T Station
- MBTA
- Old Trolley Track
- Outfall
- Degraded Substrate

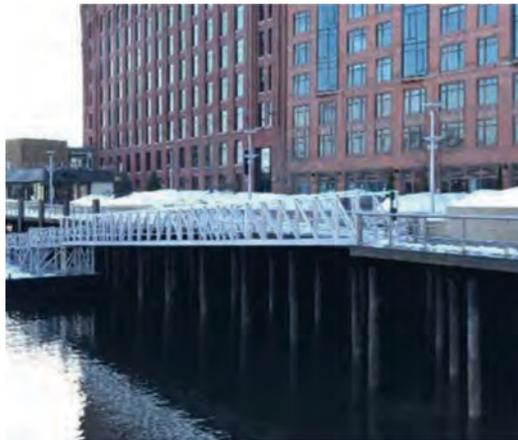
**DEGRADED SEAWALL**

**DEGRADED SEAWALL**  
much of the seawall is in poor condition, may require rebuilding the bulkhead if needed to raise

**DEGRADED SUBSTRATE**  
poor quality fill with questionable bearing capacity limits options for wharf protection

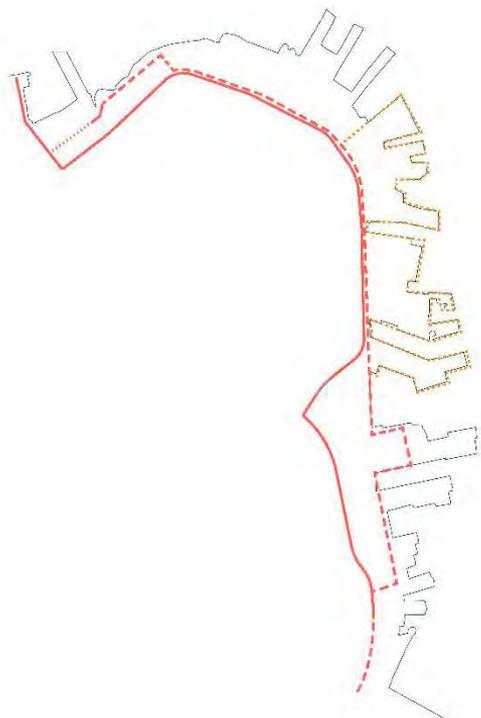


# BULKHEAD CONDITIONS



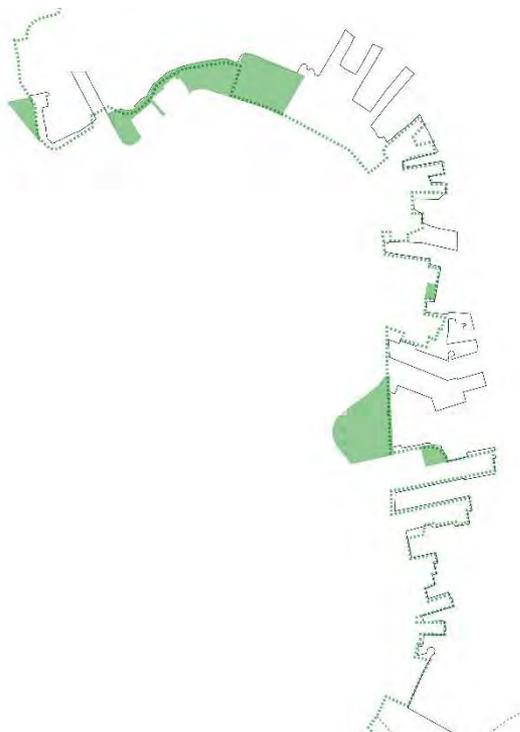
# **FLOOD PROTECTION SCENARIOS**

# FLOOD PROTECTION TOOLKIT



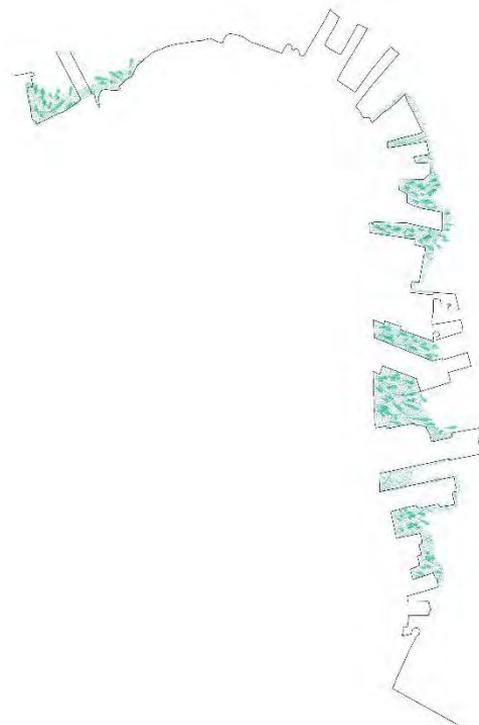
## SPINE

*Raised roads, Harborwalk, bulkheads*



## OPEN SPACES

*Parks, Harborwalk*



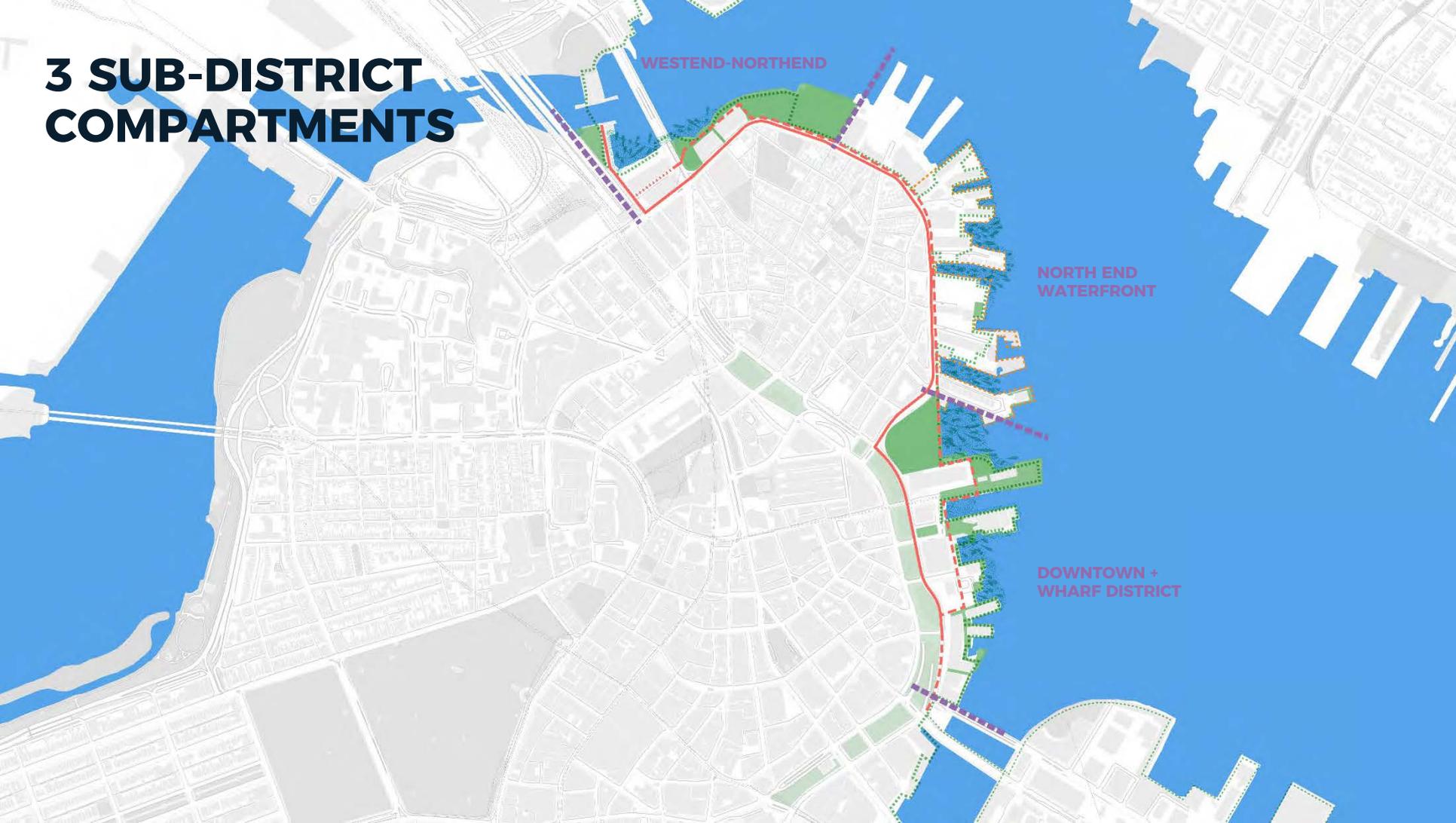
## OUTBOARD ELEMENTS

*Fill, living breakwaters, coastal marshes, floating wetlands*

# CONCEPTUAL ALIGNMENT



# 3 SUB-DISTRICT COMPARTMENTS



WESTEND-NORTHEND

NORTH END  
WATERFRONT

DOWNTOWN +  
WHARF DISTRICT

# DOWNTOWN + WHARF DISTRICT

PROPERTY  
OWNERSHIP



CITY/STATE LAND

PRIVATE LAND



**Christopher Columbus Waterfront Park**



**Long Wharf**

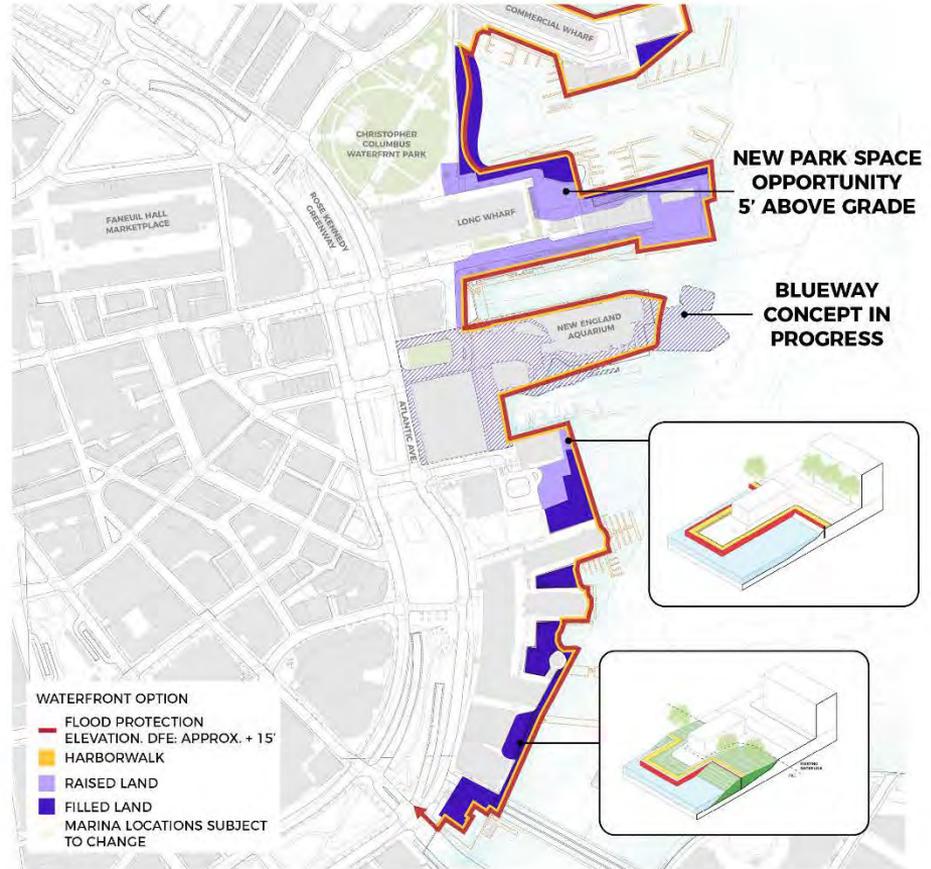
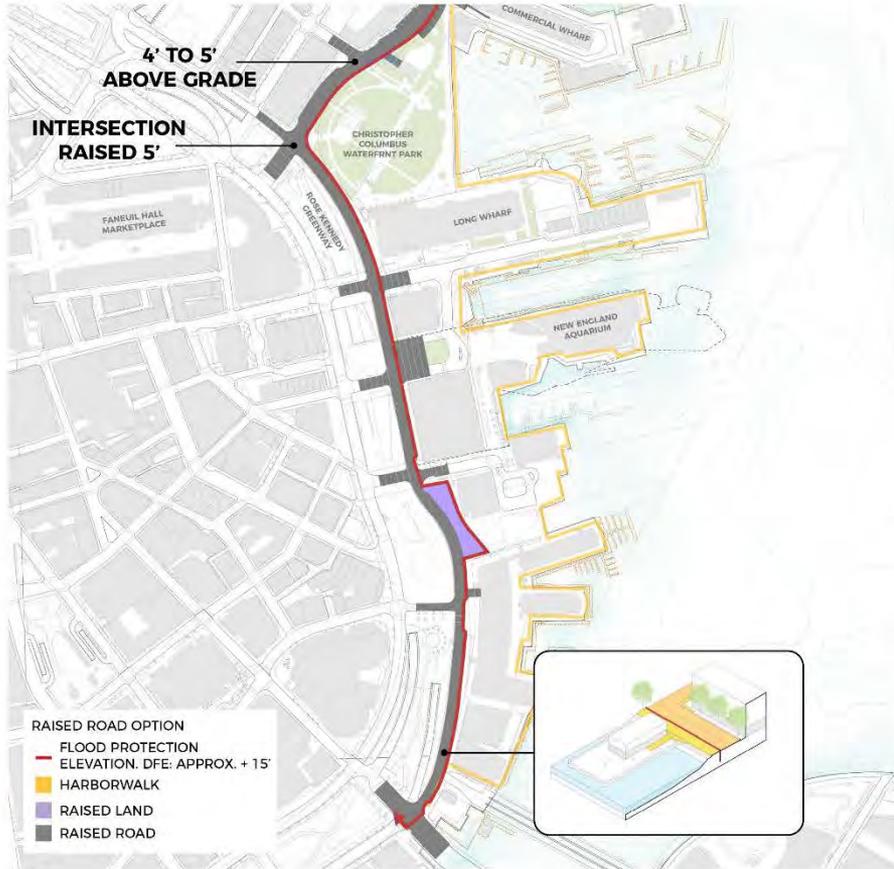


**New England Aquarium**

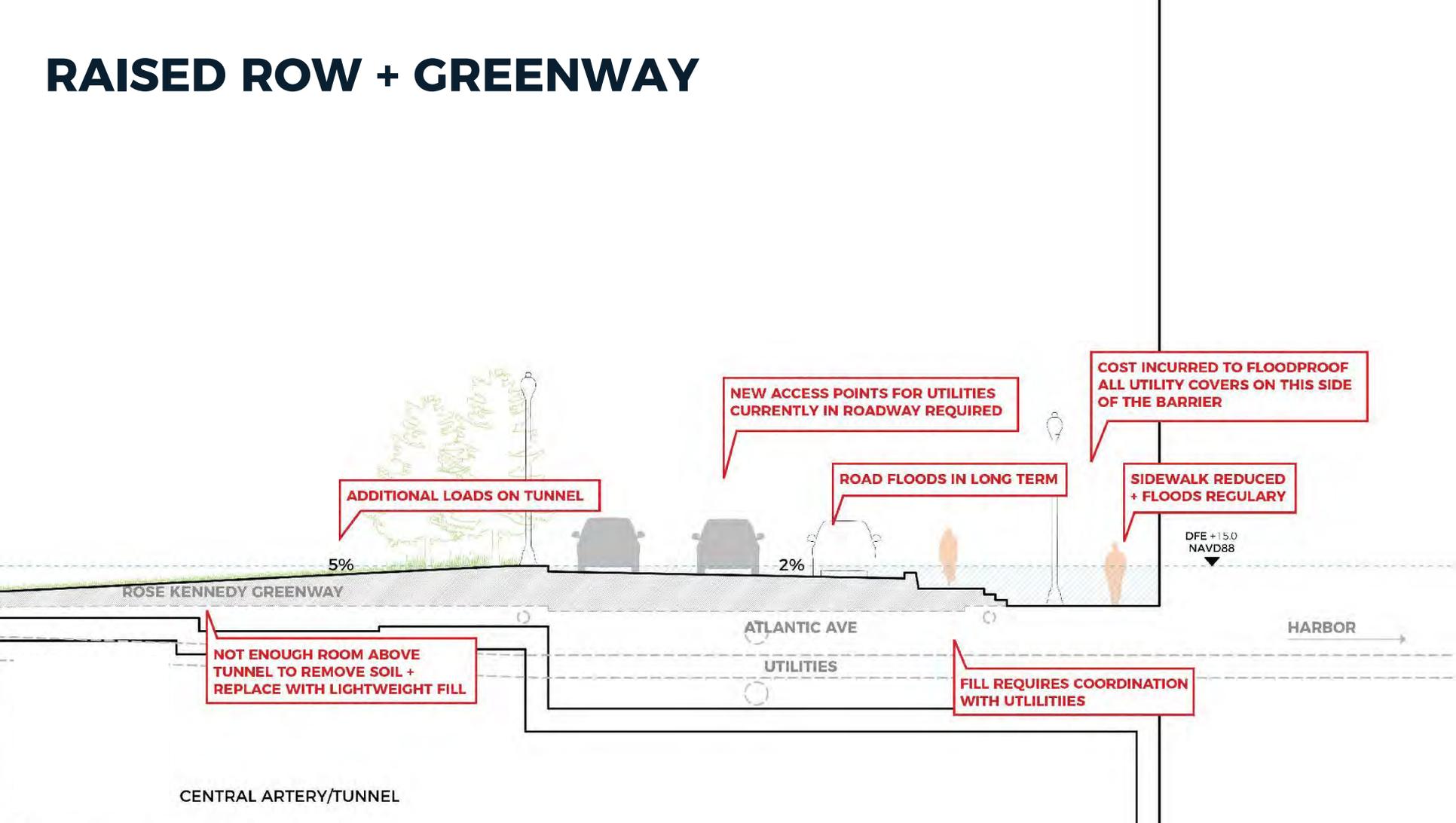


**Harborwalk**

# DOWNTOWN + WHARF DISTRICT



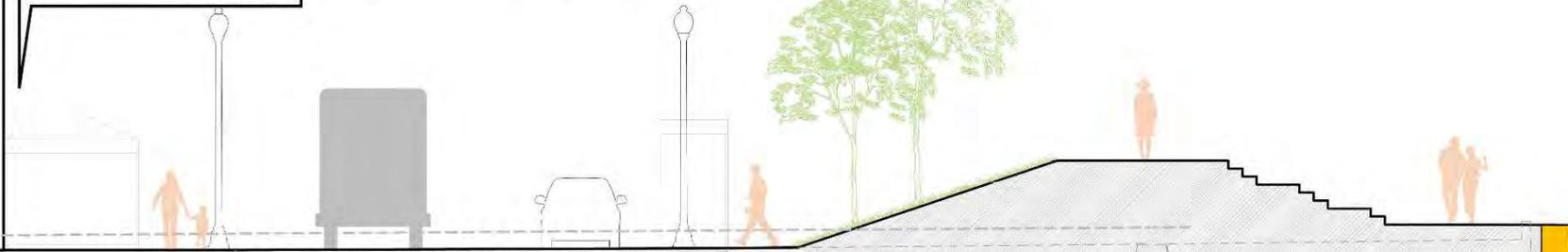
# RAISED ROW + GREENWAY



CENTRAL ARTERY/TUNNEL



POTENTIAL TO RAISE ROAD UP TO INTERIOR FLOOR HEIGHT, APPROXIMATELY 1'



DFE +15 NAVD88



+8.10 2070 MHHW

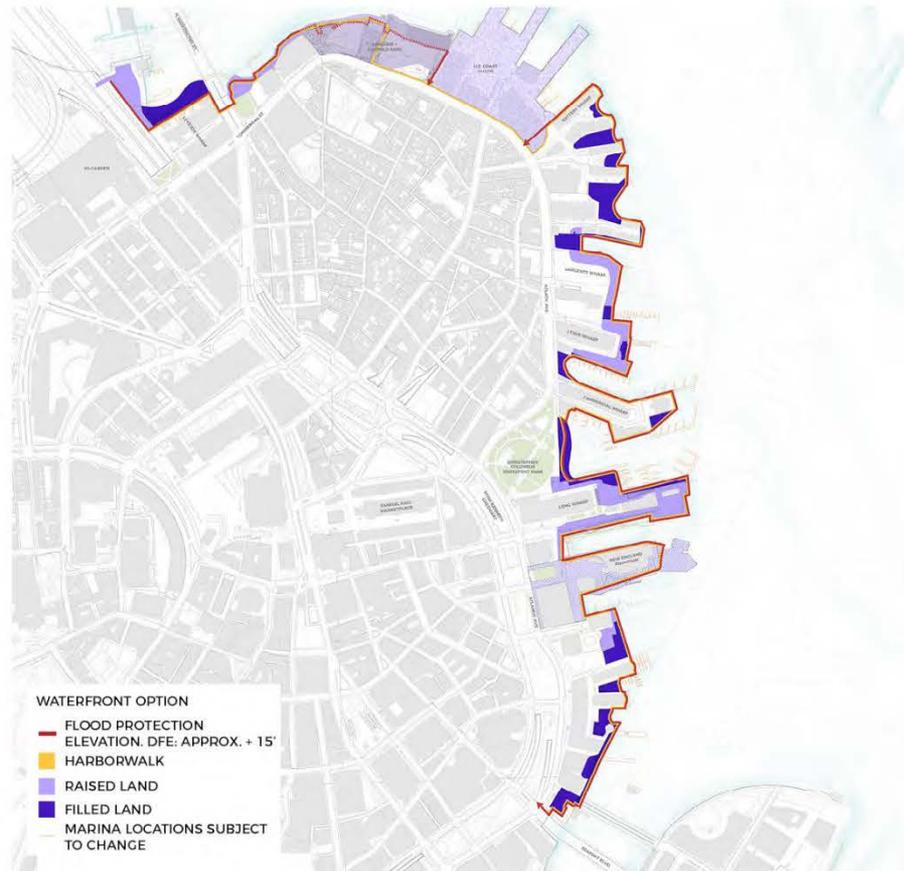
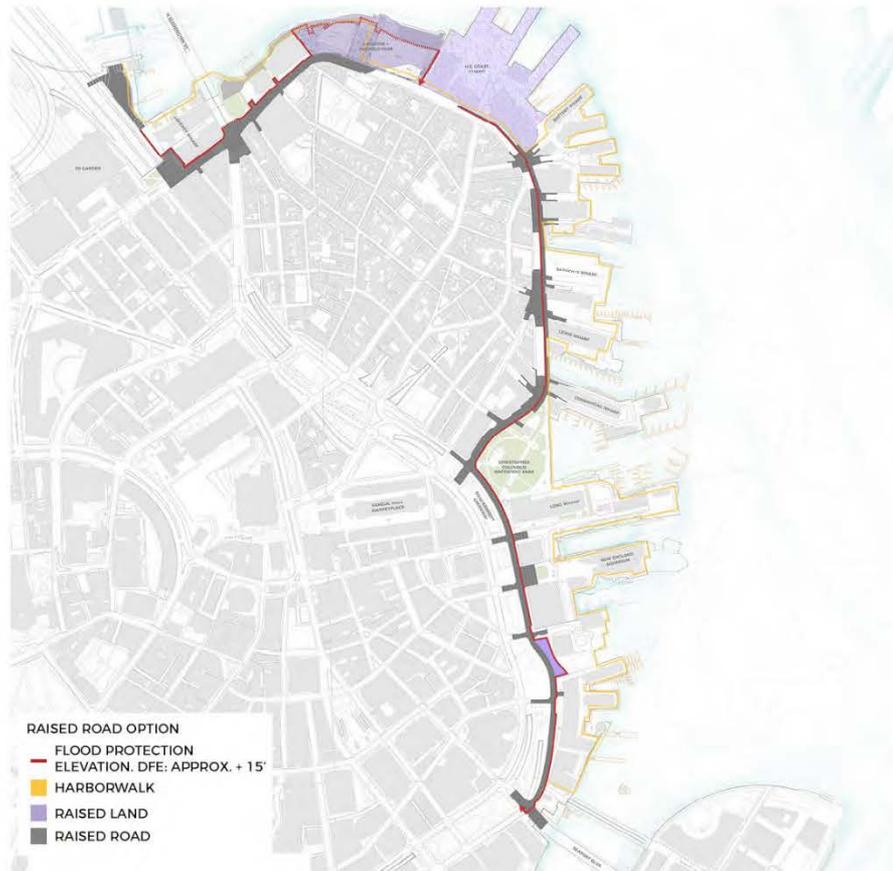
+4.77 CURRENT MHHW

REBUILD PIERS

DOCKS NEED TO BE RECONFIGURED

EXACT LOCATION OF BULKHEAD UNKNOWN

# 1 IF BY LAND, 2 IF BY SEA

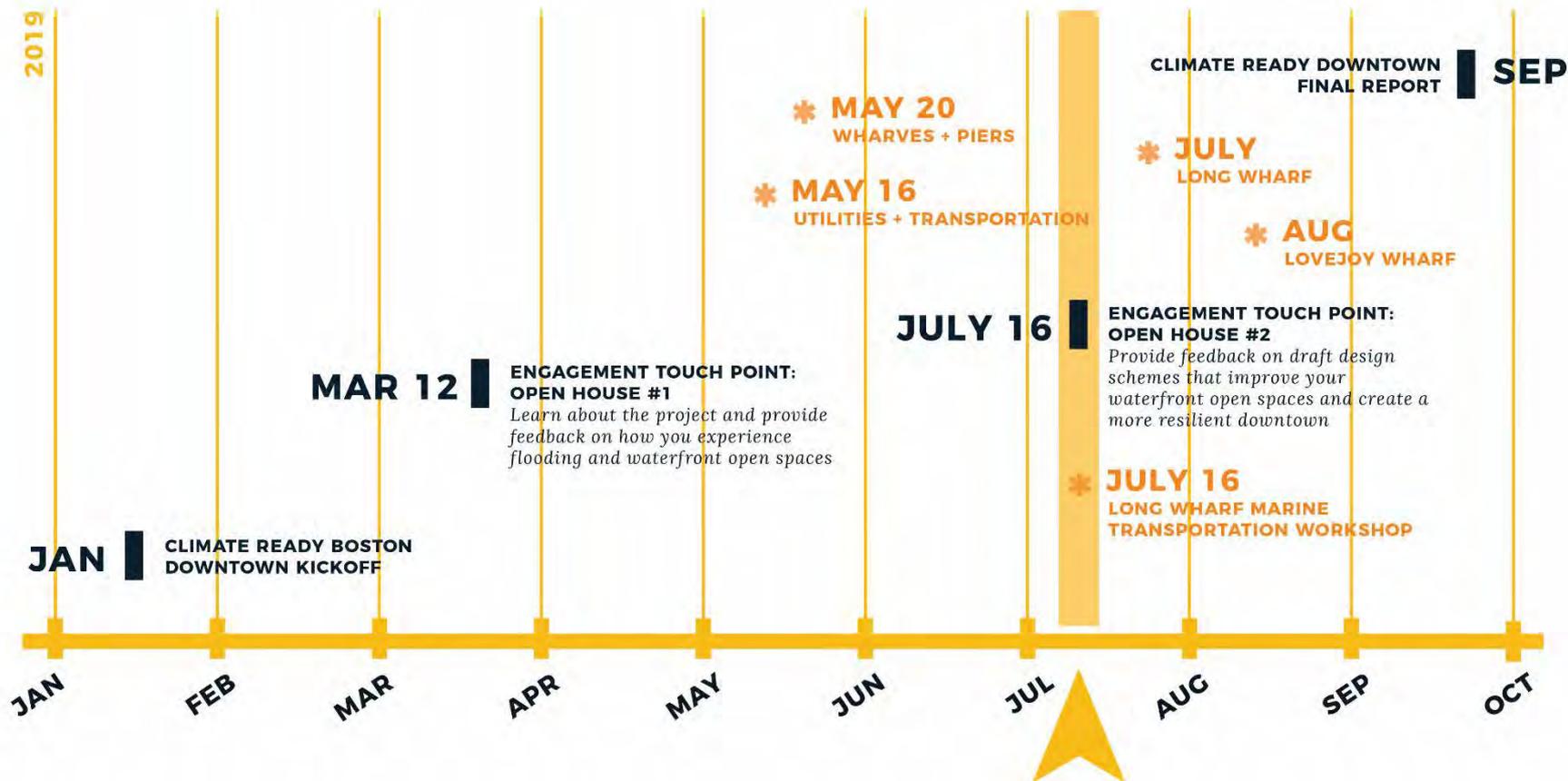


# IMMEDIATE RISK REQUIRES EARLY ACTION

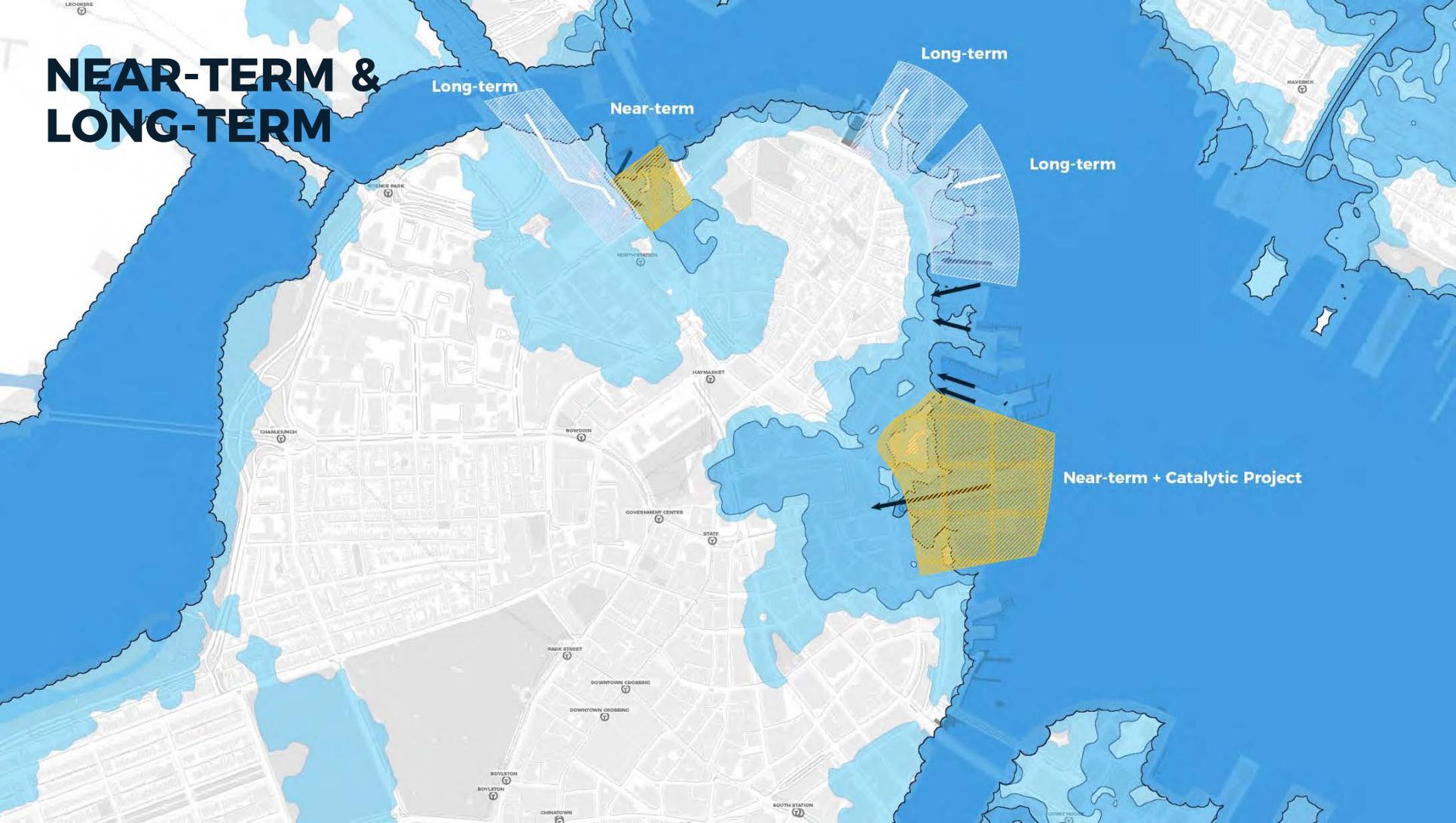


# CLIMATE READY DOWNTOWN AND NORTH END

\* FOCUS GROUP MEETINGS



# NEAR-TERM & LONG-TERM



NEW  
**LYMONADE**  
SWEET. SWEET. SWEET.

REDFIN  
1%  
Listing Fee

WHOLE  
FOODS  
MARKET

**THANK YOU**

