



GREENWAY

BID

A BETTER CITY

2021 ANNUAL MEETING

SEPT 15, 2021



STEVE FABER

BID BOARD CHAIR

RICK DIMINO

BID EXECUTIVE DIRECTOR

A photograph of a city skyline with several tall skyscrapers under a blue sky with scattered white clouds. In the foreground, there are trees with light green foliage and streetlights. A large orange rectangular box is overlaid on the right side of the image.

TRINA CHILDS

BID CLERK

APPROVAL OF 2020 ANNUAL MEETING MINUTES

BOARD NOMINATIONS



JIM TIERNEY

CHAIR BID NOMINATING COMMITTEE

BID BOARD NOMINEES

Name	BID Property	Region
Steve Faber	The Beverly / Courtyard Marriott	North Region
Ron Druker	2+24 Edinboro Street	At-Large
Jess Hughes	125 High Street	Central Region
Steven Wright	Federal Reserve Bank of Boston	South Region

- Steve and Ron would serve on the BID Board for a new three-year term
- Jess would serve as replacement for David Wilkinson, for the term through 2023.
- Steven would serve as a replacement for Marques Benton, for the term through 2022.

BID BOARD

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



JACK CLARK

BID TREASURER

TREASURER'S REPORT

PRELIMINARY FY21 FINANCIAL RESULTS

	Approved FY21 Budget	Preliminary FY21 Actual	Variance	% Change
BID Assessment	1,780,576	1,799,000	18,424	1.00%
Conservancy Transfer	1,500,000	1,500,000	0	0.00%
BID Management	178,866	164,228	-14,638	-8.20%
Total Spending	1,678,866	1,664,228	-14,638	-0.10%
Remaining BID Funds	101,710	134,772	33,062	32.50%

PRELIMINARY SURPLUS

	Preliminary FY21 Actual
FY21 Remaining BID Funds	134,772
Plus FY20 Allowable Surplus	149,963
Total Surplus	284,735
Allowable Surplus (9% of approved budget)	151,098
Amount to be Credited on 1-1-22 bills	133,637
Credit as % of Assessment	7.40%

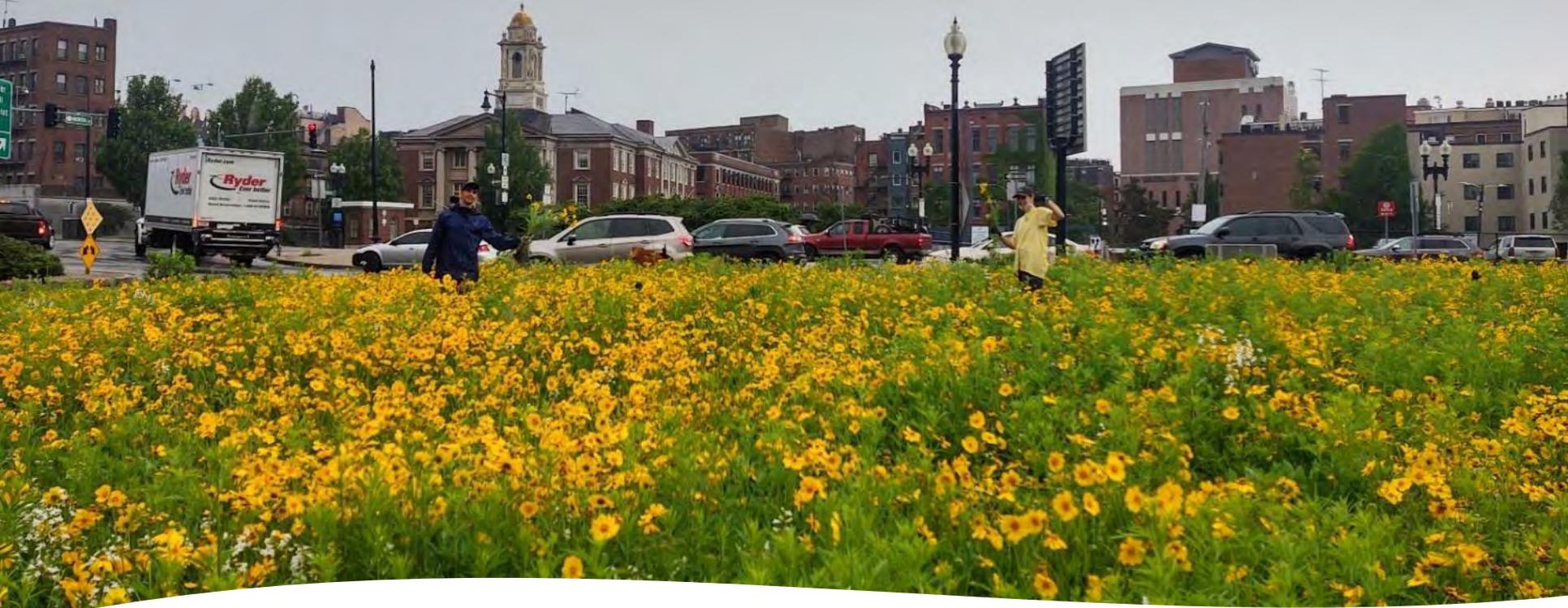
BID ENHANCEMENTS UPDATE



BID ENHANCEMENT PROJECTS

The BID approved four enhancement projects in last year:

- \$ 200k for capital-related items in Conservancy's budget
- \$ 72k for Chin Park safety improvements
- \$ 95k for Greenway Activation efforts
- \$ 130k for Parcel 2 park construction



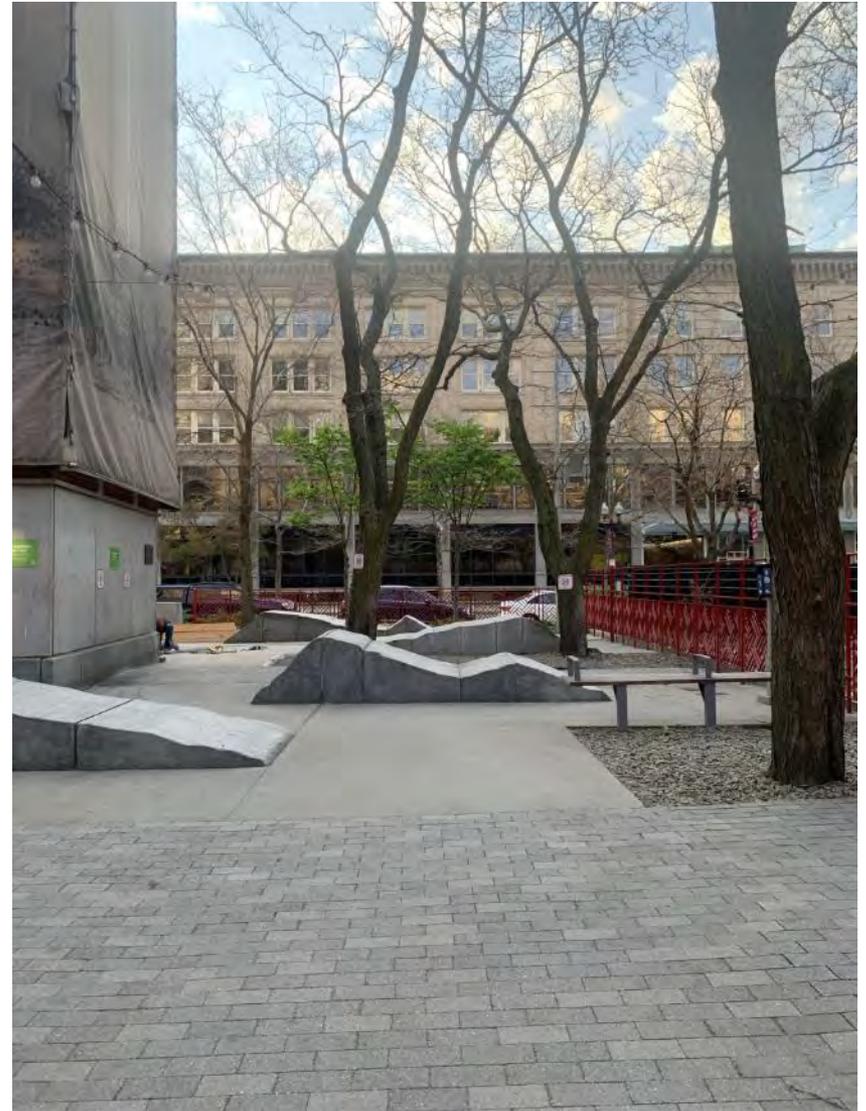
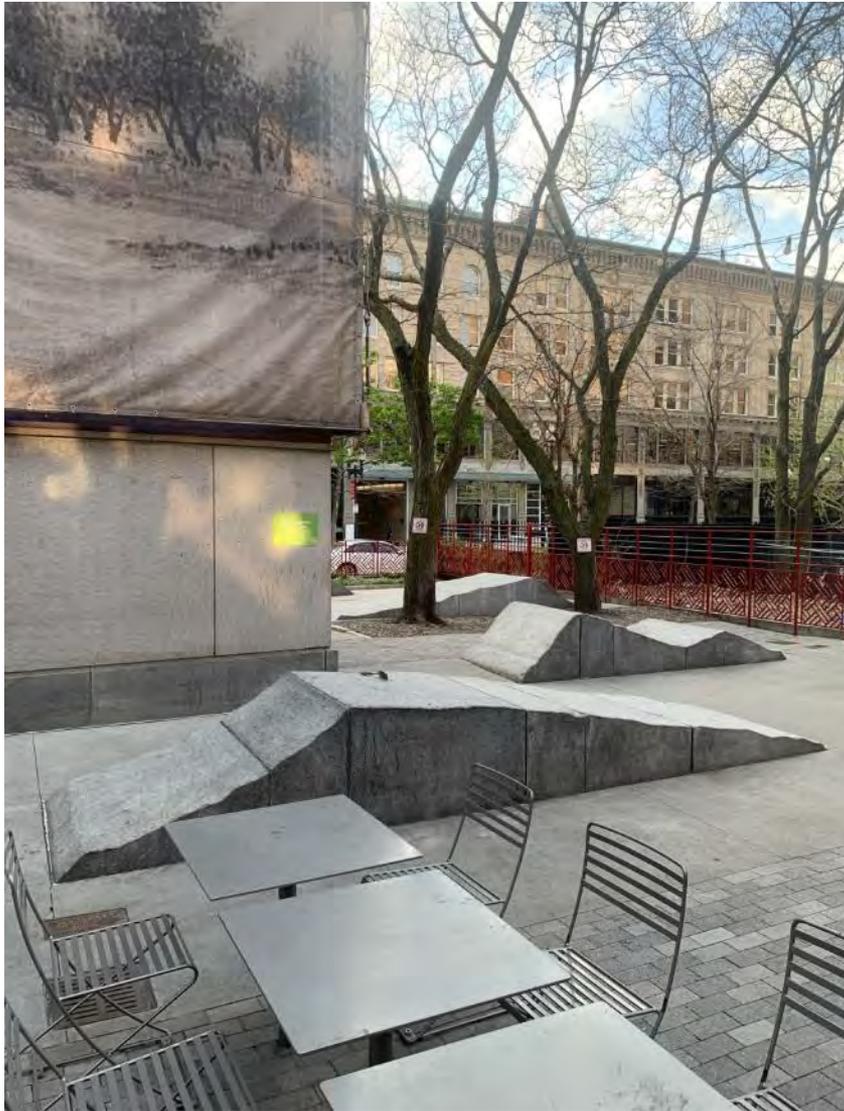
BID SUPPORT FOR CAPITAL-ITEMS

BID Funds are being used for fountain maintenance, horticulture and planting needs, and repairs throughout the entire district



CHIN PARK IMPROVEMENTS

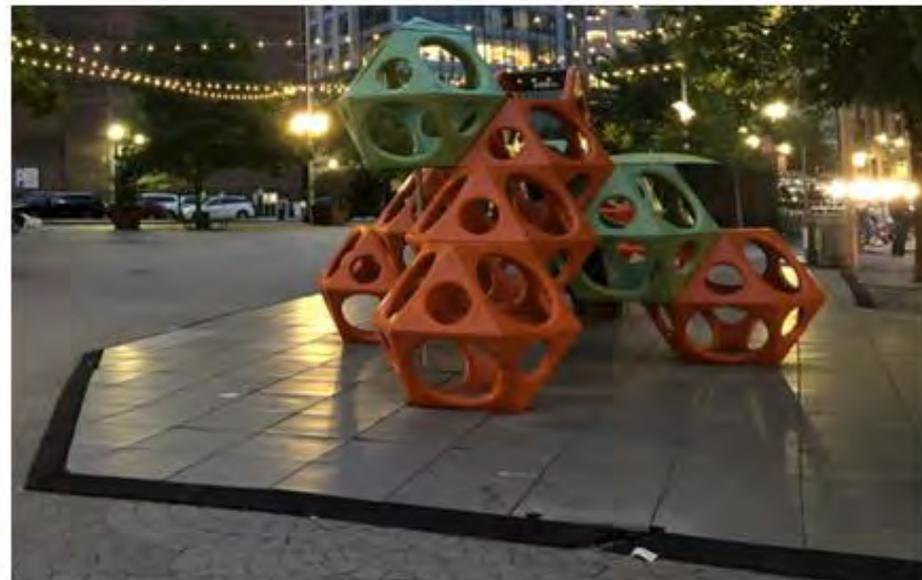
REMOVAL OF GRANITE HILLS



REMOVAL OF GRANITE HILLS



REPAIRS TO PLAYCUBE SURFACE



PLAYCUBE SURFACE



GREENWAY ACTIVATION EFFORT

With all your favorites and over 90 new activities, take your time exploring The Greenway this year!

(re)discover The Greenway

Tuesday Tunes

Free concerts every Tuesday

Lunchtime performances at Dewey Square

curated by *MicroDiscsCITY*, mid-August through October, 12-1p

Youth Music & Movement sessions at the Rings Fountain
by Boston Music Project, August, 4-5p

Wandering Wednesdays

Explore all 1.5 miles of The Greenway with performances that move every week.

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Takeout Thursdays

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Lunchtime performances at Dewey Square

by Berklee College of Music students, mid-August through October, 12-1p

After work performances at Chin Park play sessions

curated by Pho Arts Center, August, 5-6p

Evening movies at Dewey Square

9/30, 10/7, 10/14, 10/21



For more information and specific artists, visit
roskennedygreenway.org/rediscover

Funding and support for this program are provided by abutting property owners who serve as members of the Greenway Business Improvement District (BID). The Greenway BID plays an essential role in supporting an appealing, accessible, and vibrant experience for all that visit The Greenway to gather, play, unwind, and explore.

GREENWAY ACTIVATION EFFORT





CITY WINERY



PARCEL 2



PARCEL 2



PARCEL 2



NORTH MEADOW ON THE GREENWAY

CHINATOWN LIGHTING



BID ENHANCEMENT FUND

\$183k is uncommitted in the fund

- Expect to collect additional \$500k this year
- Enhancement Committee meeting is planned in the next 3 weeks

Greenway BID Annual Meeting

September 15, 2021



GREENWAY BUSINESS IMPROVEMENT DISTRICT

1	88 North Washington Street
2	The Beverly
3	The Victor
4	One Canal
5	Government Center Garage
6	Greenway Park Retail
7	Haymarket Garage
8	Fulton Street parking lot
9	Haymarket Hotel
10	Dock Square Garage
11	Mercantile Wharf
12	Faneuil Hall Marketplace
13	Marketplace Center - Retail
14	Marketplace Center - Office
15	Marriott Long Wharf Hotel
16	255 State Street
17	New England Aquarium
18	Harbor Garage
19	The Grain Exchange
20	19 - 21 Custom House Street
21	55 India Street
22	Boulevard on the Greenway
23	200 High Street
24	Rowes Wharf
25	International Place
26	400 Atlantic Avenue
27	US Coast Guard
28	125 High Street
29	Hook Lobster
30	Independence Wharf
31	169 -175 Purchase Street
32	Peabody Office Furniture
33	InterContinental Hotel & Garage
34	99 High Street
35	Atlantic Wharf
36	51 - 53 High Street
37	265 Purchase Street
38	Federal Reserve Bank of Boston
39	Boston Fiduciary Trust Building
40	125 Summer Street
41	State Street Bank Building
42	One Financial Center
43	South Station
44	2+24 Edinboro Street
45	The Radian
46	South Station Air Rights
47	125 Lincoln Street
48	179 Lincoln Street
49	One Greenway
50	185 Kneeland Street / SouthGate Development





Capital Enhancements FY 21/22





The Rose Kennedy Greenway

Climate Change Vulnerability Assessment
& Asset Management Plan

December 31, 2020

Prepared by Kleinfelder Northeast, Inc.
One Beacon Street, Boston, MA



Rose Kennedy Greenway State of Good Repair

Summary of Findings

Rose Kennedy Greenway State of Good Repair

Summary of Findings

PREPARED FOR

Greenway Conservancy
185 Kneeland Street
Boston, MA 02111

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

SEPTEMBER 2020



North Meadow on The Greenway



North Meadow on The Greenway

Site Plan



ASK +
Unknown
Studio

North Meadow on The Greenway





North Meadow on The Greenway



Timeline

Summer 2021 Fundraising + Contracting

Fall 2021 Commence Construction

Winter 2021 Winter Shut Down

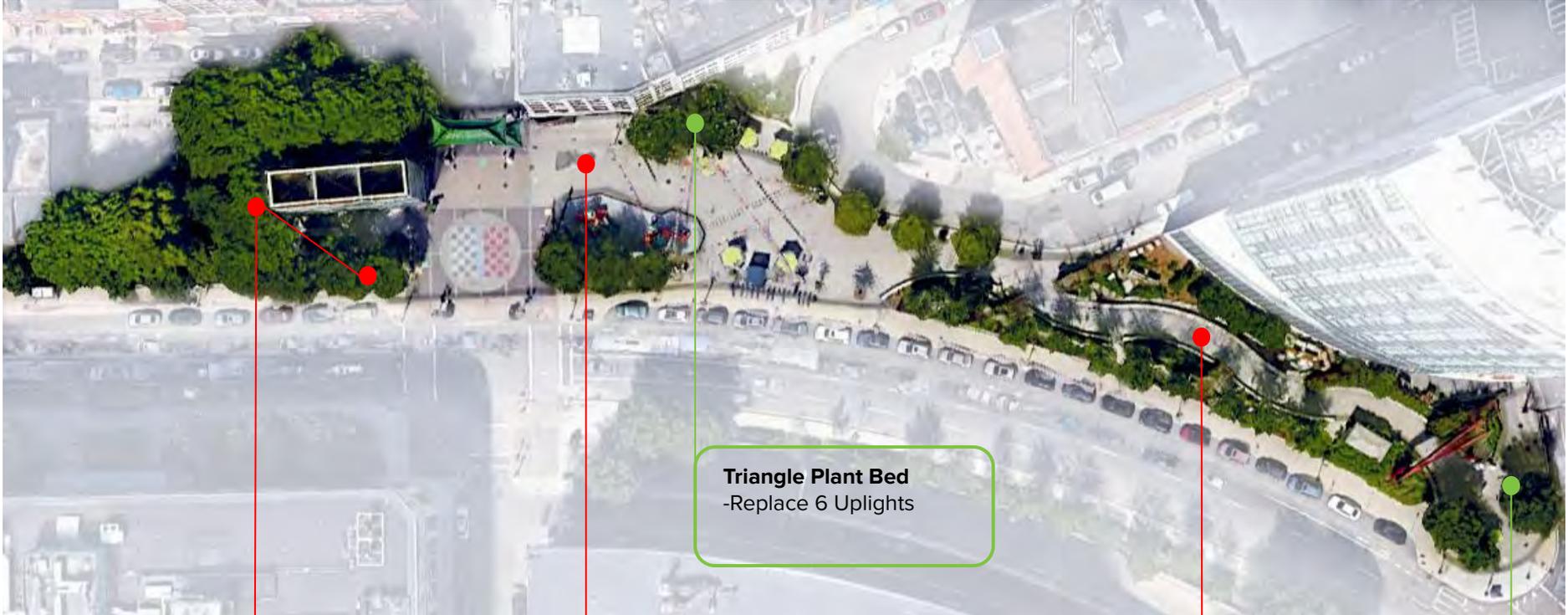
Spring 2022 Final Planting



Chin Park Lighting Project



Current lighting projects moving forward



Mary Soo Hoo Park
-Catenary Lights

Plaza
-Light Poles

Serpentine Path
-Light Poles

Essex St. Corner
-Sail Strip Lights

Triangle Plant Bed
-Replace 6 Uplights

-  Chin Park Lighting Budget
-  MassDOT Capital Budget



Serpentine Path: add 5 pole lights

5 pedestrian pole lights will be installed along the eastern edge of the path and provide ample illumination for pedestrian safety at night.



Proposed Path Lighting



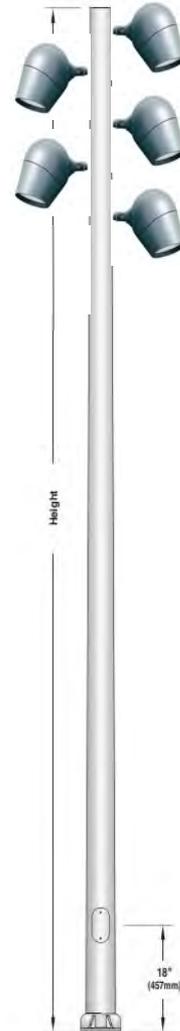
The design of the post top lights is purposefully simple so as not to detract from the Asian-inspired elements that grace the Serpentine Path: the fan-shaped pavers in the ground, the fountain, the red bamboo cages, and the horticulture.

Central Plaza: replace current fixtures with 8 new pole lights



Currently, the only permanent lighting in the 12,000 sq. ft. central plaza is around its perimeter, where 8 poles are mounted with 2 lights each. The lights are directed UP onto diffusers that are supposed to reflect the light onto the area below. In actuality, this system fails to provide ample illumination.

In addition, the poles on which the lights are mounted are not engineered to support a permanent suspended lighting system over the plaza.



The Conservancy will replace each light pole with a heavy-duty tapered aluminum pole that is able to bear the load of a canopy of catenary lights over the central plaza.

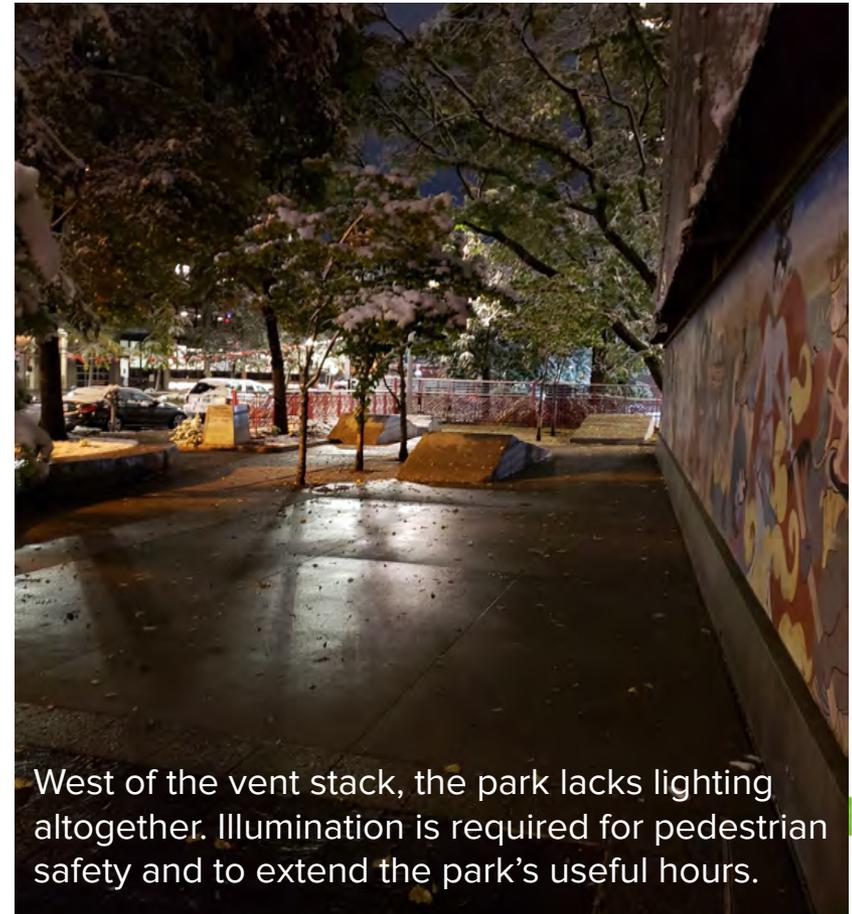
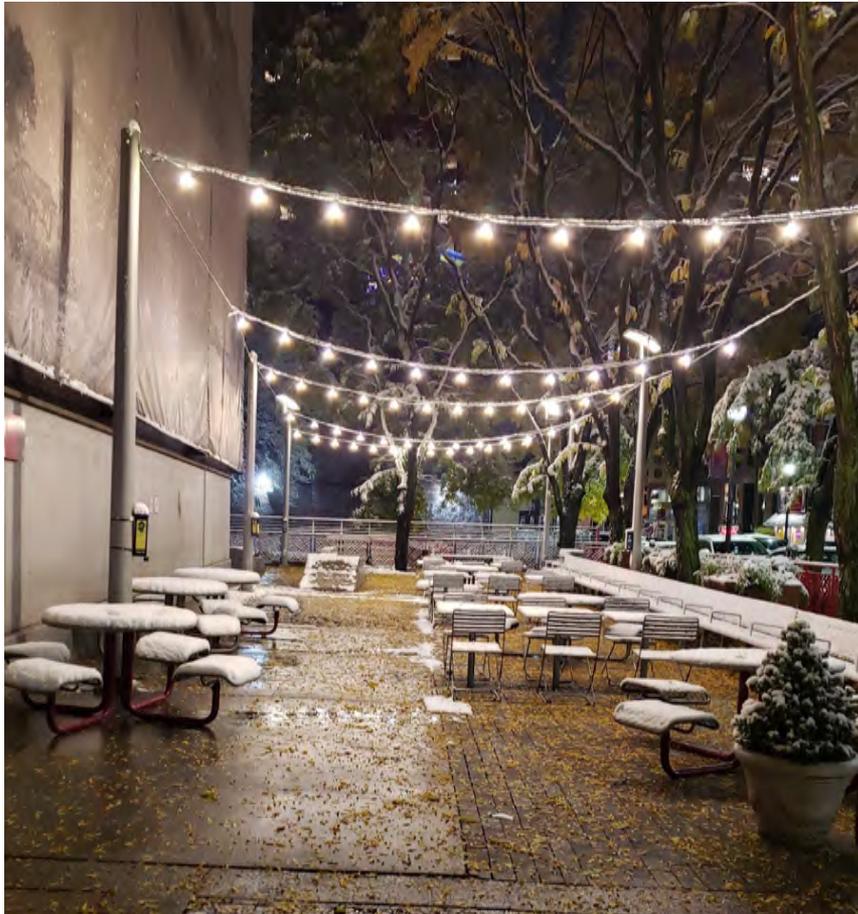
Each pole will be mounted with 5 directional energy efficient LED lights that will provide ample, even illumination.

Rendering of proposed pole lighting



Mary Soo Hoo Park: add poles and catenary lights

East of the vent stack, the park includes catenary lighting that is durable, energy-efficient and provides safety and ambiance.



West of the vent stack, the park lacks lighting altogether. Illumination is required for pedestrian safety and to extend the park's useful hours.

Timeline

Summer 2021 Fundraising + Contracting

Late Fall 2021 Commence Construction

Winter 2021 Winter Shut Down

Spring 2022 Construction/ Final Planting



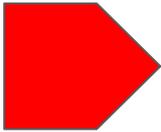
MassDOT Capital

Scope of Work



Fix & upgrade Sampan light at Essex

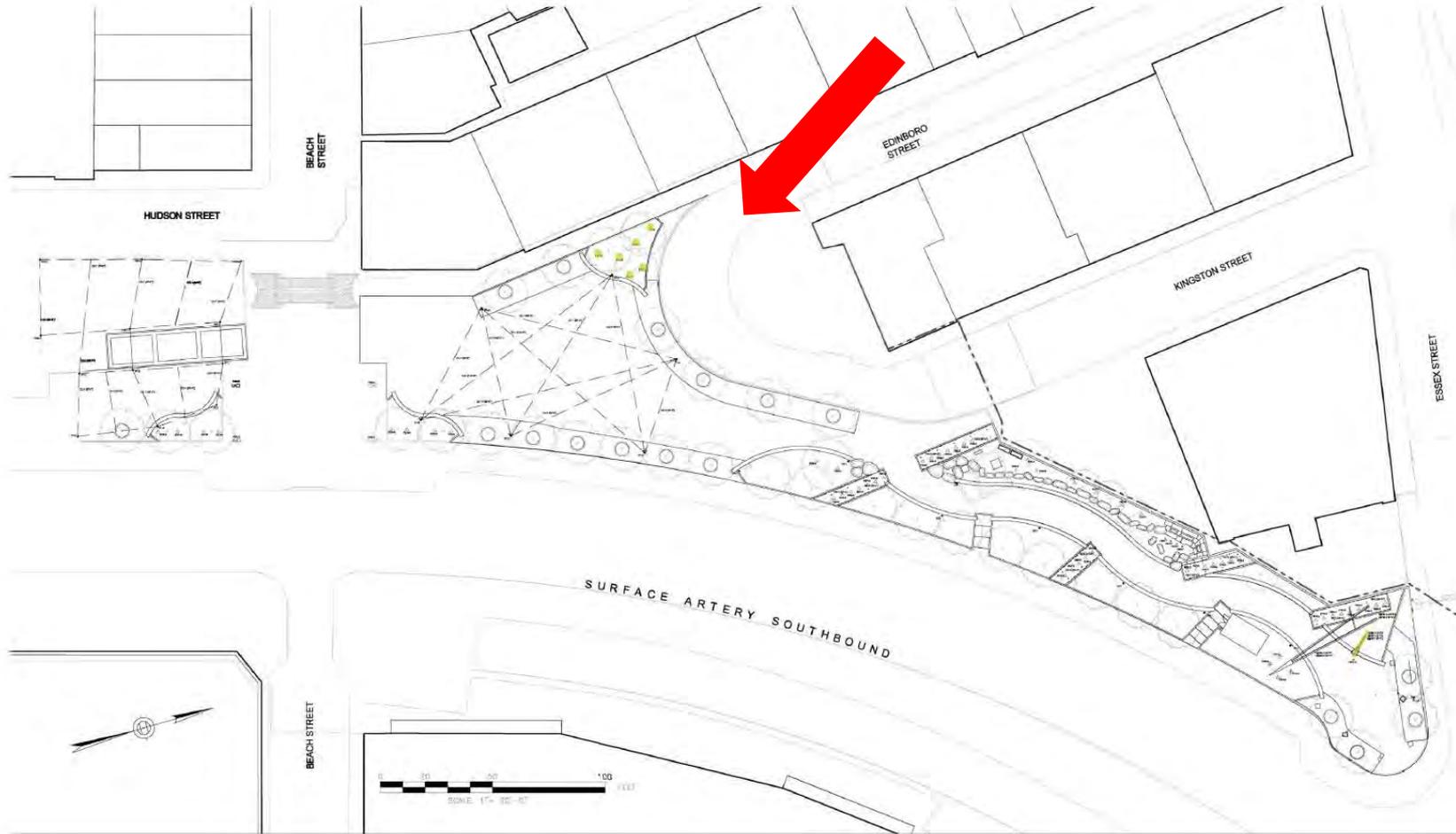
Current conditions



Repaired & upgraded



Triangle Bed Uplight Replacements



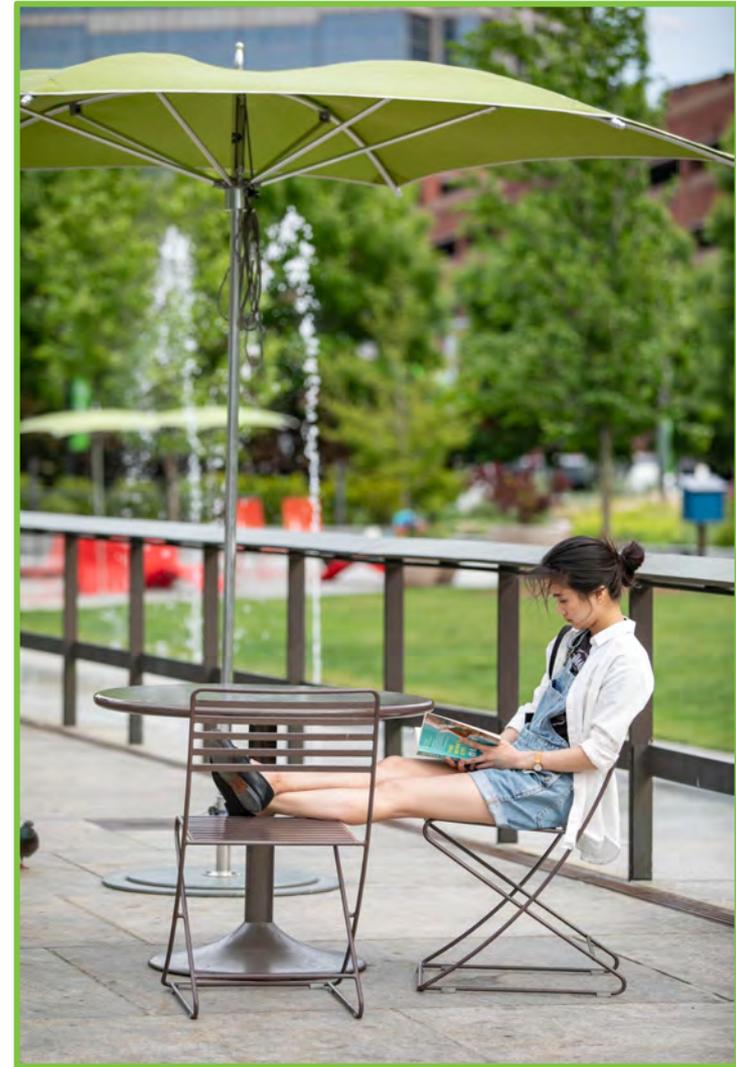
Replace non-functional uplights



Tables, Chairs, and Umbrellas



Tables, chairs, and umbrellas



Public Art Program Update



Rediscover The Greenway

50+ **NEW** programs through '21 summer and fall along The Greenway
for residents, workers, and visitors!





Tuesday Tunes

(re)discover
The Greenway

**THE
GREEN
WAY**



**GREENWAY
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**GREENWAY
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**THE
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WAY**





Wandering Wednesdays

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The Greenway

THE GREENWAY



**GREENWAY
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**GREENWAY
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THE GREENWAY





Takeout Thursdays

(re)discover
The Greenway

THE
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WAY



GREENWAY
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GREENWAY
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THE
GREEN
WAY



With all your favorites and over 50 new concerts, performances, and movies, take your time exploring The Greenway this year!

(re)discover The Greenway

Live Music

Rediscover The Greenway with weekly lunchtime performances from talented local artists, mid-August through October.

TUE curated by
12-1p **AfroDesiaCity**

THU curated by
12-1p **Berklee College of Music**

And coming this fall, our first ever Dewey Square movie series!

SEP 30 **OCT 7** **OCT 14** **OCT 21**

**THE
GREEN
WAY**



For more information and specific artists, visit rosekennedygreenway.org/rediscover

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Lion Dances

(re)discover
The Greenway

**THE
GREEN
WAY**



**GREENWAY
BID**
A BETTER CITY



**GREENWAY
BID**
A BETTER CITY

**THE
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Celebrate Chinatown! Please join us for Lion Dances starting at the Chinatown Gate.

重振華埠 醒獅賀福

旨在驅除新冠病毒, 回復昔日繁榮!

Dates: 7/31, 8/7, 8/14, 8/21,

日期: 8/28, 9/4, 9/11

Time 時間: 12:00pm 中午12點

Location 地點: 波士頓唐人街牌坊
Boston Chinatown Gate

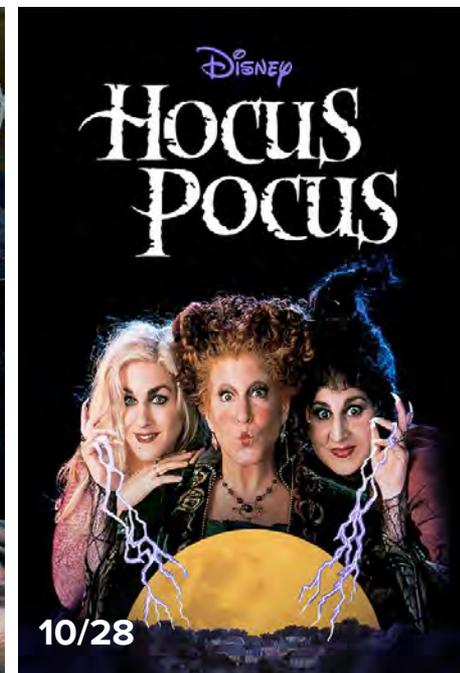
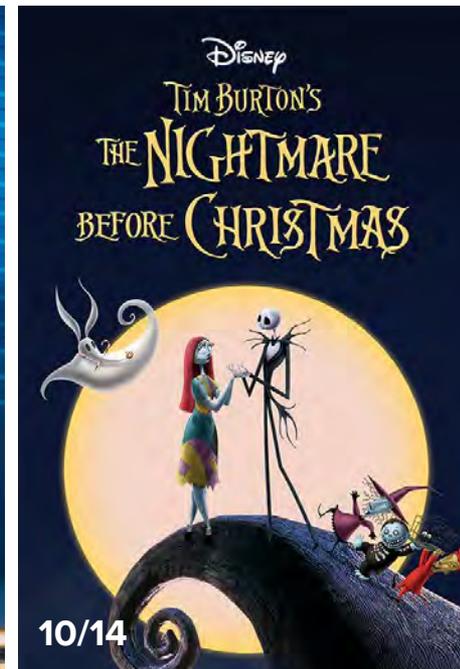


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该项目的资金和支持由毗邻绿道的业主们提供。他们都是绿道营商改善区(简称 BID)的成员。正是绿道BID所发挥的重要作用使得所有来这里聚会, 玩耍, 放松或探索的人都体验到了绿道的魅力, 通达和活力



Fall Movie Series





Updates:

Earned Income is outperforming '21 budget

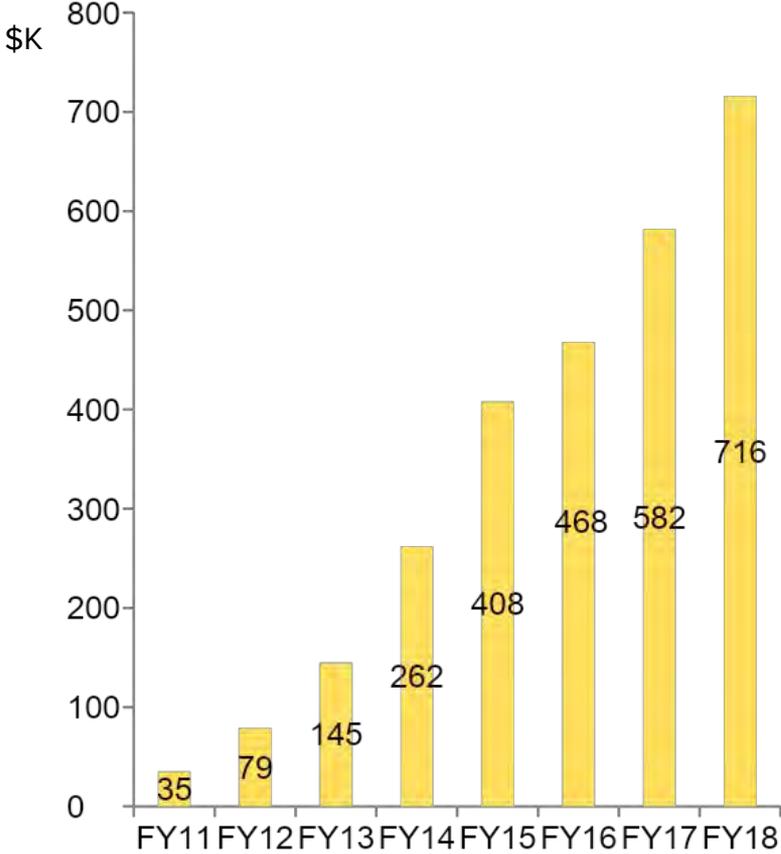
Major EI Source	'21 Forecast	'21 Budget	Impact
Food Vending Income	80,654	57,520	23,134
Carousel	249,195*	54,375	194,820
Drinkeries	129,500	78,750	50,750
Total Impact			+269K

**Net after new Carousel operating costs*

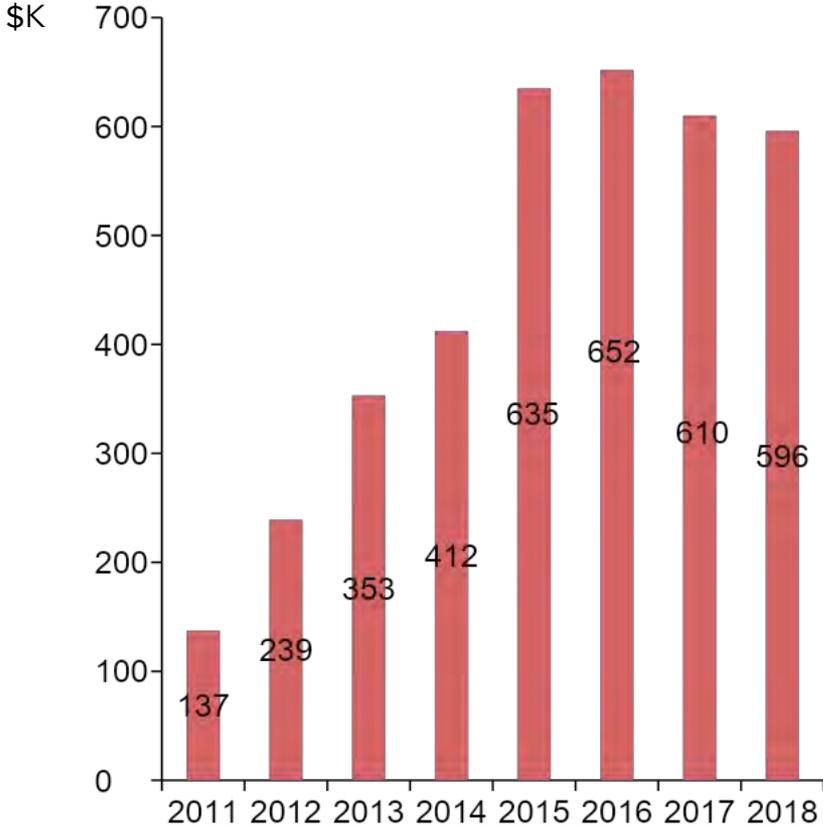


The Conservancy food truck program is both a significant draw and a meaningful source of revenue

Revenue



Patrons





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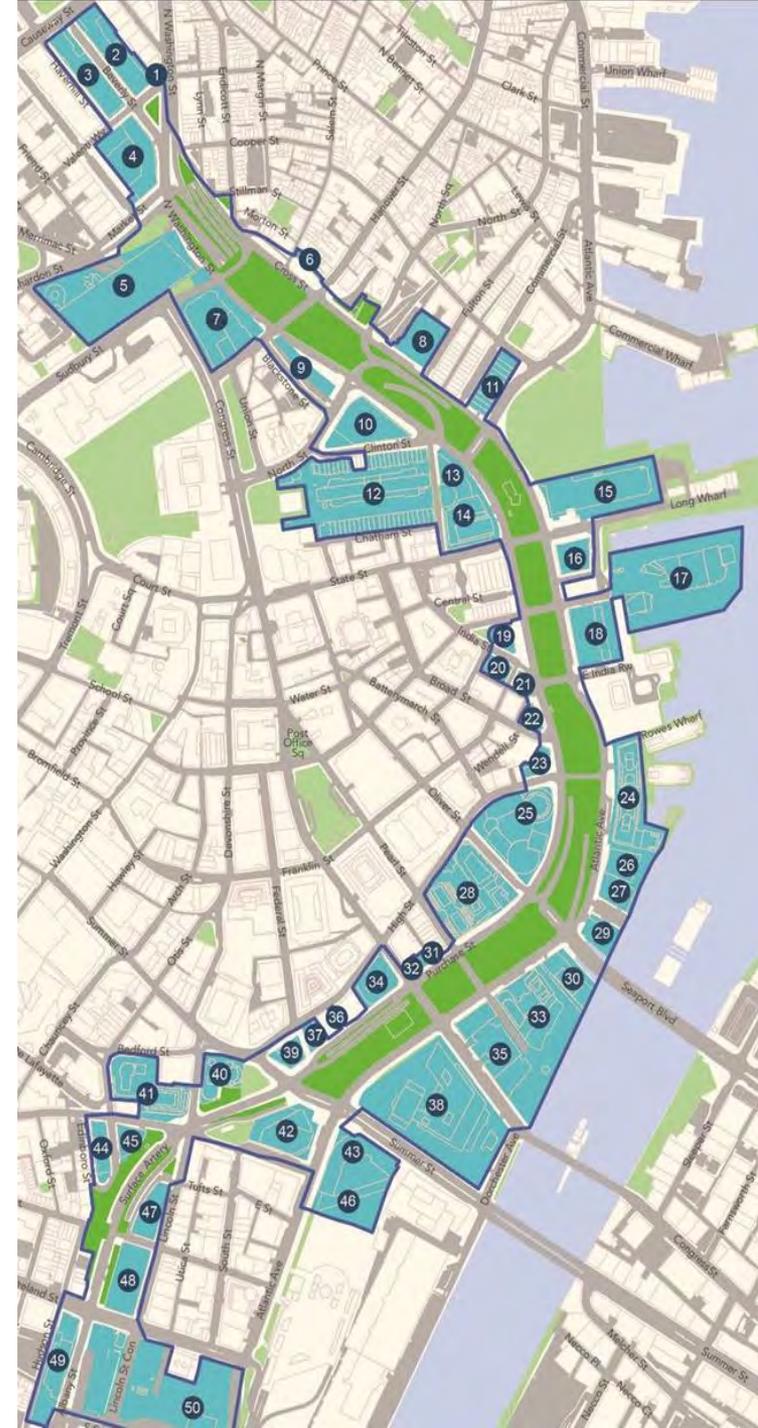
THANK YOU!

Greenway Business Improvement
District



Greenway BID needs to be extended by February 4, 2023

- BID staff and Board are planning for this effort now and will update the members on the process, including notice of renewal meetings for properties
- We must also renew agreements with MassDOT & City of Boston that secure public sector funds for the park.



THANK YOU

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TD GARDEN

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OUTFRONT


HUNGER HURTS.
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