

# GREENWAY

# BID

A BETTER CITY



2023 MEMBER MEETING

NOV 8, 2023





**RICK DIMINO**

**BID EXECUTIVE DIRECTOR**

**STEVE FABER**

**BID BOARD CHAIR**

**WELCOME & OVERVIEW**



# MISSION OF THE BID

- **Ensure Greenway Remains a First-Class Park (by assisting the Conservancy)**
- **Support an Attractive Experience in District for Workers, Residents, and Visitors**
- **Enhance and Improve the Parks Throughout District**



# **TODAY'S MEETING AGENDA**

- **Hear from BID Board Officers**
- **Vote for the BID Board of Directors**
- **Discuss the BID Enhancement Committee & possible new projects**
- **Hear from the Greenway Conservancy on upcoming activities and public art**
- **Discuss any ideas or concerns from members**



A photograph of a city park with trees in the foreground and several tall skyscrapers in the background under a clear blue sky. A red crane is visible behind one of the buildings. In the foreground, there is a black lamppost with two white globe lights and a green directional sign pointing left. To the right, a traffic light pole has a red light and a pedestrian crossing sign showing a red hand. A green bench is visible in the park area.

**NATE HAMILTON**

**BID CLERK**

**APPROVAL OF NOV 16, 2022 MEETING MINUTES**





**JIM TIERNEY**

**CHAIR OF NOMINATING COMMITTEE**

**NOMINATING COMMITTEE REPORT**



# NOMINEES FOR BID BOARD

Name	BID Property	Region
Jess Hughes	125 High Street	Central Region
Don Chiofaro Jr	Harbor Garage & International Place	Central Region
Jack Clark	225 State Street	At-Large

Names shown are recommended by BID Board and would serve through Fall 2026

# BID BOARD MEMBERS

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



A photograph of a city street scene. In the foreground, there's a sidewalk with a black lamppost and a trash can. A low stone wall separates the sidewalk from a garden area. The garden has trees with yellow and orange autumn leaves. In the background, there's a tall building and a blue sky with white clouds. A person is walking on the sidewalk, and a car is partially visible on the right. There are traffic signs and a pedestrian crossing signal on the right side of the street.

# JACK CLARK

## BID TREASURER

# TREASURER'S REPORT



# FY23 FINANCIAL RESULTS

	FY23 Budget	Preliminary FY23 Actual	Variance from Budget
BID Assessment	1,834,937	1,947,263	112,326
Less Property Owner Refund		4,118	
Less Prior Year Excess Revenue Credit	6,008	6,144	136
Net BID Assessment	1,828,929	1,937,001	108,072
Conservancy Transfer			
Operations and Maintenance	1,000,000	1,000,000	-
Enhancements	500,000	500,000	-
<b>BID Management</b>			
BID Manager	59,410	59,410	0
Consulting Support - Management	45,000	40,200	(4,800)
Admin Support	20,280	20,280	(0)
Communications	36,000	36,000	-
Legal Expenses	5,000	12,000	7,000
Audit and Accounting	25,945	27,287	1,342
Insurance	5,364	3,556	(1,808)
Board Meeting Expenses	3,000	1,051	(1,949)
<b>Total BID Management</b>	<b>200,000</b>	<b>199,784</b>	<b>(216)</b>
Remaining BID Funds	128,929	237,217	

- Budget approved in May 2022
- Assessment collections \$112K over budget – small increase in assessed values and new properties coming online
- 100% compliance – no non-payment or accounts receivable
- BID Management on budget
- Successfully completed financial audit and required IRS filing



# FY24 BUDGET

- Budget approved in April 2023
- Small increase (\$56K) in assessment collections projected at this point
- 3.4% reduction to BID Management budget

	FY23 Actual	FY24 Budget
BID Assessment	1,947,263	2,003,219
Less Property Owner Refund	4,118	
Less Prior Year Excess Revenue Credit	6,144	-
Plus Assessment Accounts Receivable		
Net BID Assessment	1,937,001	2,003,219
Conservancy Transfer		
Operations and Maintenance	1,000,000	1,100,000
Enhancements	500,000	500,000
<b>BID Management</b>		
BID Manager	59,410	62,381
Consulting Support - Management	40,200	35,000
Admin Support	20,280	21,294
Communications	36,000	36,000
Legal Expenses	12,000	5,000
Audit and Accounting	27,287	27,780
Insurance	3,556	4,000
Board Meeting Expenses	1,051	1,500
<b>Total BID Management</b>	<b>199,784</b>	<b>192,955</b>
Remaining BID Funds	237,217	210,264

# CHRIS COOK & AUDREY LOPEZ





# 2024 Greenway Activation:

Supporting Boston's Economic and Social Vibrancy

Presented to the Greenway BID





## Attractions

- TD Garden
- North End
- Boston Public Market
- Faneuil Hall
- City Hall Plaza
- New England Aquarium
- Boston Children's Museum
- Boston Tea Party Ships & Museum
- Downtown Crossing
- Chinatown
- Freedom Trail
- Duck Tours

**5 Minute Walk**

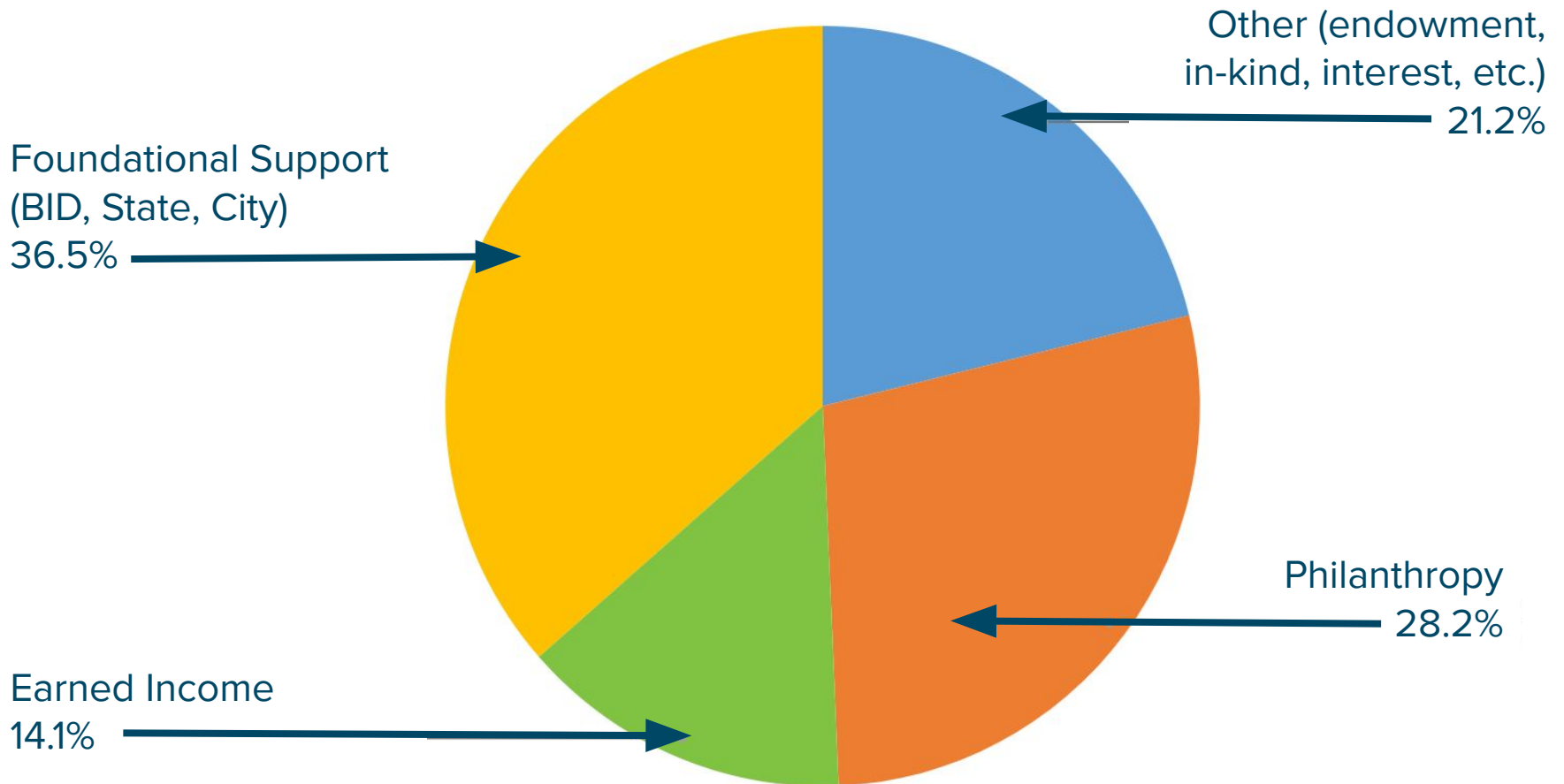
## Hotels

- Hotel Indigo Boston Garden
- Onyx Boston Downtown
- Canopy by Hilton
- The Bostonian
- Bricco Suites
- Harborside Inn
- Boston Marriott Long Wharf
- Hilton Boston Downtown
- Boston Harbor Hotel
- Intercontinental
- Envoy Hotel
- YOTEL
- Hyatt Regency
- The Ritz Carlton
- Moxy



# Conservancy Revenue Sources (2023 Mid-Year Budget \$7.2M)

*Pre-pandemic, earned income provided 25% of the Conservancy's annual operating budget; with slow return-to-work, we must rely more heavily on other sources.*



# Winter Programming

Providing shoulder season and nighttime activation





# Winter Lights 2023





# Winter Lights 2024: *a series of solar-powered “hatchlings,” presented by Studio HHH, a local woman-owned and operated business*



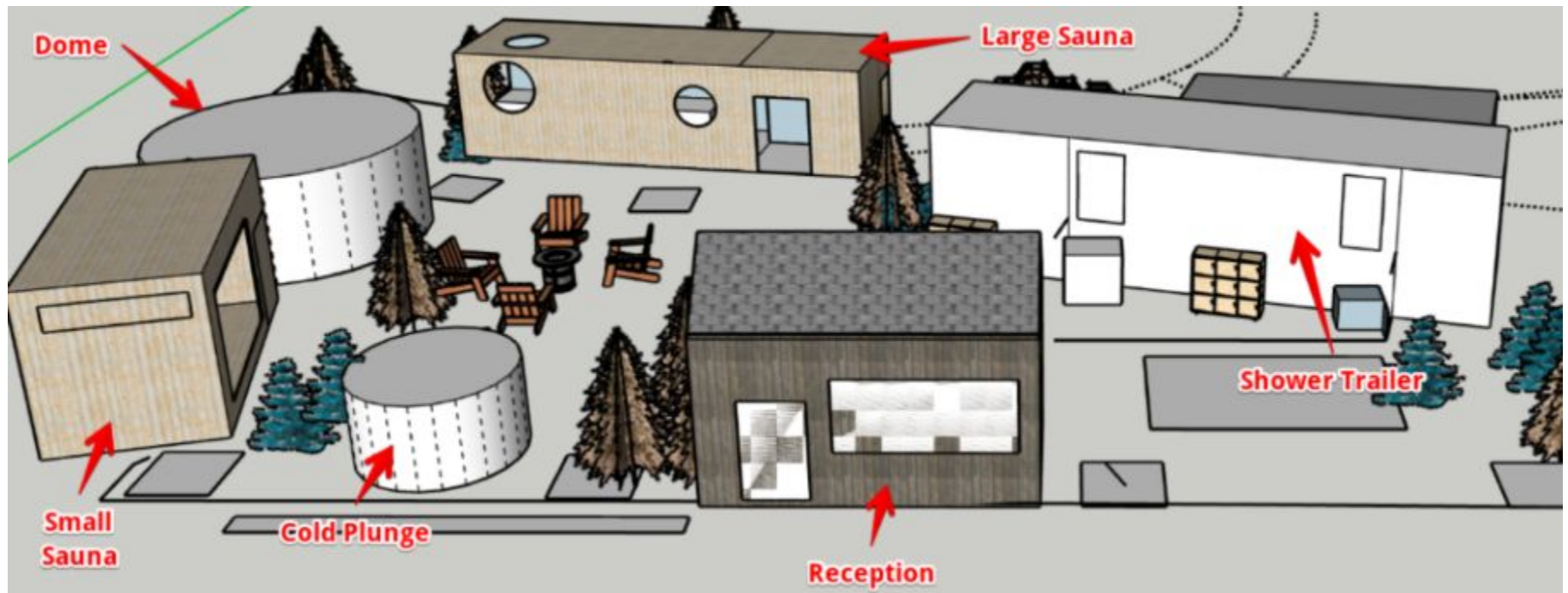
*Artistic renderings*





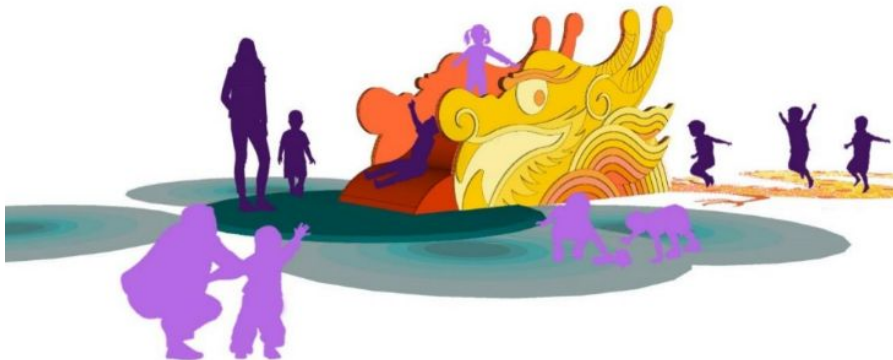
# Sauna Village 2024:

*A pop-up social and therapeutic wellness experience*

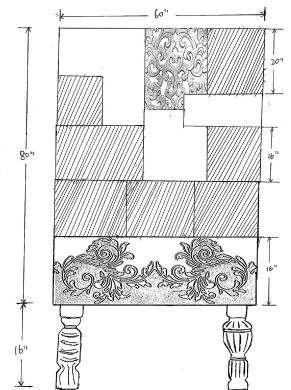


# Lunar New Year in Chinatown:

*Community-driven and culturally-relevant public art and programming celebrating the Year of the Dragon, starting February 2024*



The two lower images are artist renderings of the interactive Year of the Dragon public art installations coming to Chin Park in 2024: left, artist Ponnapa Prakkamakul right, artist Zhidong Zhang





# Public Programming

Showcasing Boston's diverse communities and cultures



# Public Programming 2023: *hundreds of events, thousands of visitors*





# Public Programming 2024: *providing authentic cultural experiences*



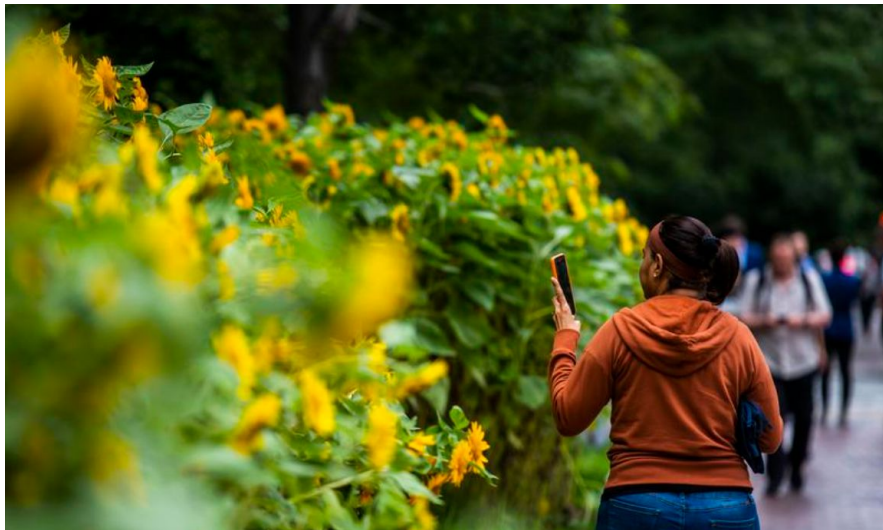
# Public Art

Reflecting, amplifying, and celebrating the diversity  
of Boston's residents and visitors.



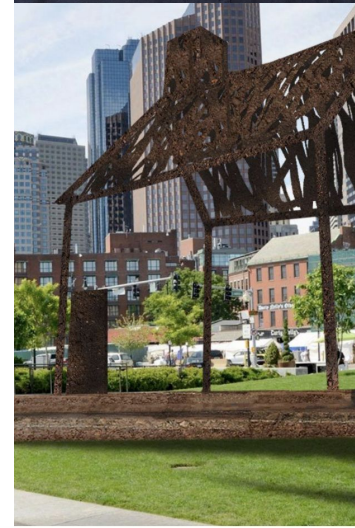
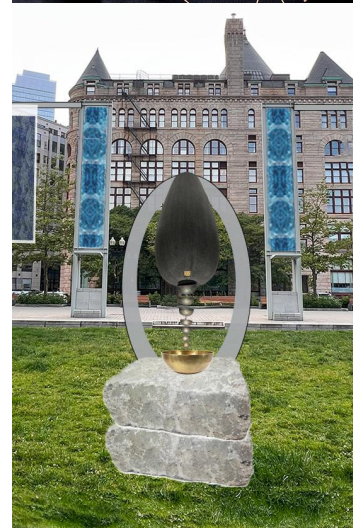


# Public Art 2023: *cultivating spaces of care, belonging, and joy*





# Public Art 2024: *meet the lead artists*





# Year of the Dragon, 2024 | [Ponnappa Prakkamakul](#)

Architect and designer Ponnappa Prakkamakul was selected as the winner of The Greenway's 2023 Year of the Dragon Open Call RFQ by a jury of artists, community members, and youth from Boston's Chinatown.



Photo by Katarika Bartel, courtesy of the artist

*Sampan* (Summer 2019)

CNC Plywood with laser cut engraved and spray paint on asphalt  
10'x10' (including painted chess board on asphalt)

舢舨

CNC 膠合板，激光切割雕刻，瀝青噴漆  
10' x 10' (包括塗在瀝青上的棋盤)

# *Year of the Dragon, 2024* | Ponnappa Prakkamakul

Prakkamakul's project will take the form of a dragon slide and vinyl mural, co-designed by the artist and community members, to be installed in Chin Park from February 2024 through January 2025.



An **interactive** dragon sculpture that invites passerby to enegage with and create a playful moment that **spark joy and hope to bring people together**

一個**互動**龍雕塑，邀請路人參與並創造一個有趣的時刻，**激發歡樂並希望將人們聚集在一起。**

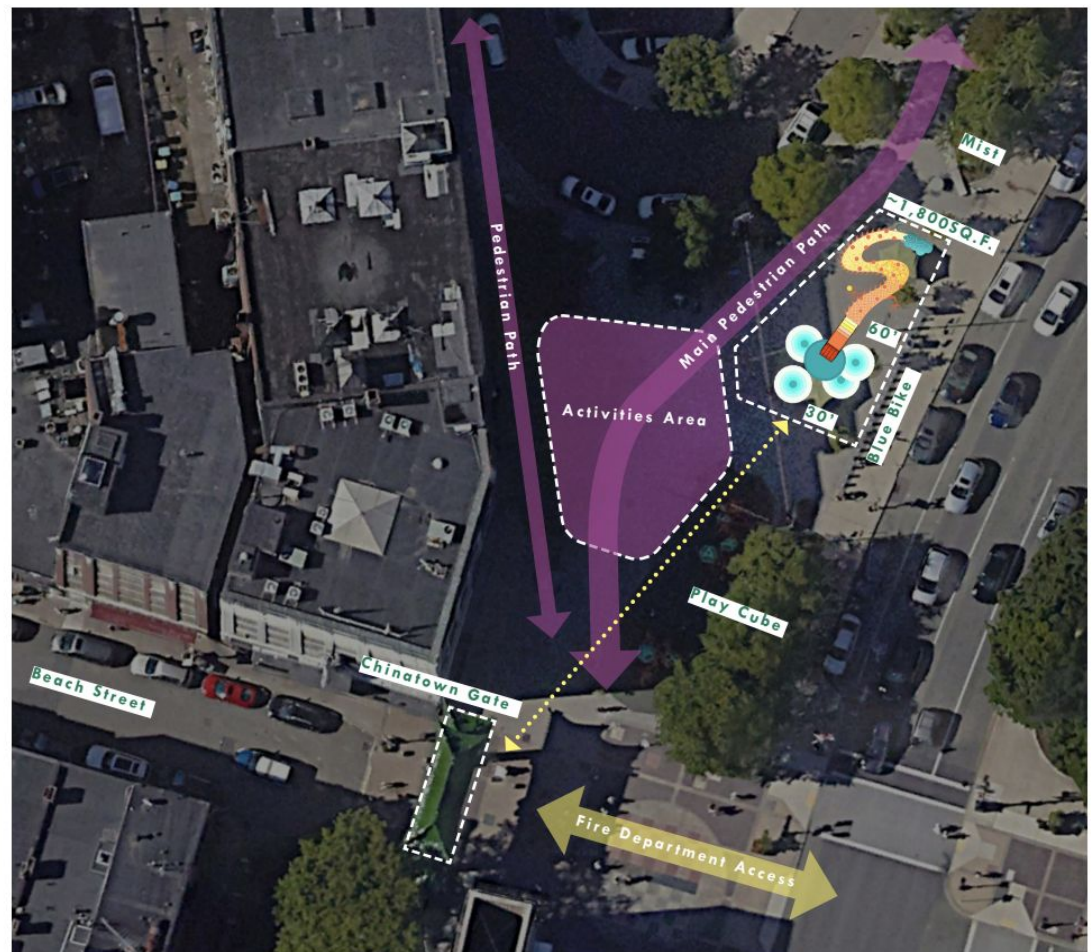
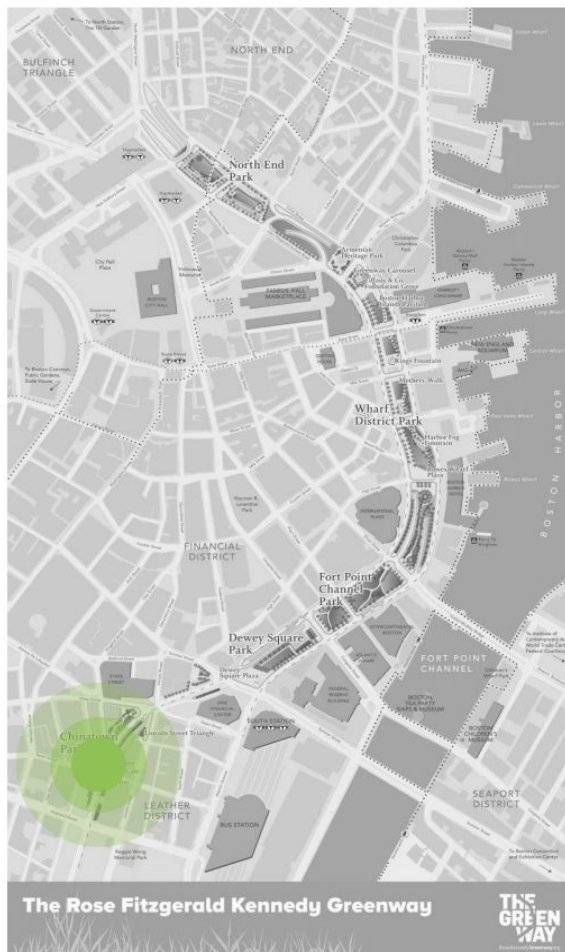


# Year of the Dragon, 2024 | Ponnapa Prakkamakul

Inspired by the similarity between The Greenway's linearity and the form of a dragon, the dragon artwork's "body and tail" will stretch almost 60 feet throughout the park, visually connecting two other interactive elements of the park: a water mister and existing play structures.

## Layout at Chin Park

陳園佈局





## Year of the Dragon, 2024 | [Zhidong Zhang](#)

Artist and photographer Zhidong Zhang was selected as the runner-up for The Greenway's 2023 Year of the Dragon Open Call RFQ by a jury of artists, community members, and youth from Boston's Chinatown.

Their project was so innovative that we decided to fully commission this artwork as well for 2024. We're especially excited by the dialogue created between Prakkamakul's and Zhang's distinct approaches to the concept and imagery of the dragon zodiac animal.





# *Year of the Dragon, 2024 | Zhidong Zhang*

Zhang's concept draws upon exoticized and formulaic "Asian" dragon tattoo imagery found online, but reinterprets these images in new ways and unexpected materials. In this way, Zhang's work encourages viewers to engage with this imagery from more critical perspectives.



Examples of temporary dragon tattoos (sourced online)

# *Year of the Dragon, 2024* | Zhidong Zhang

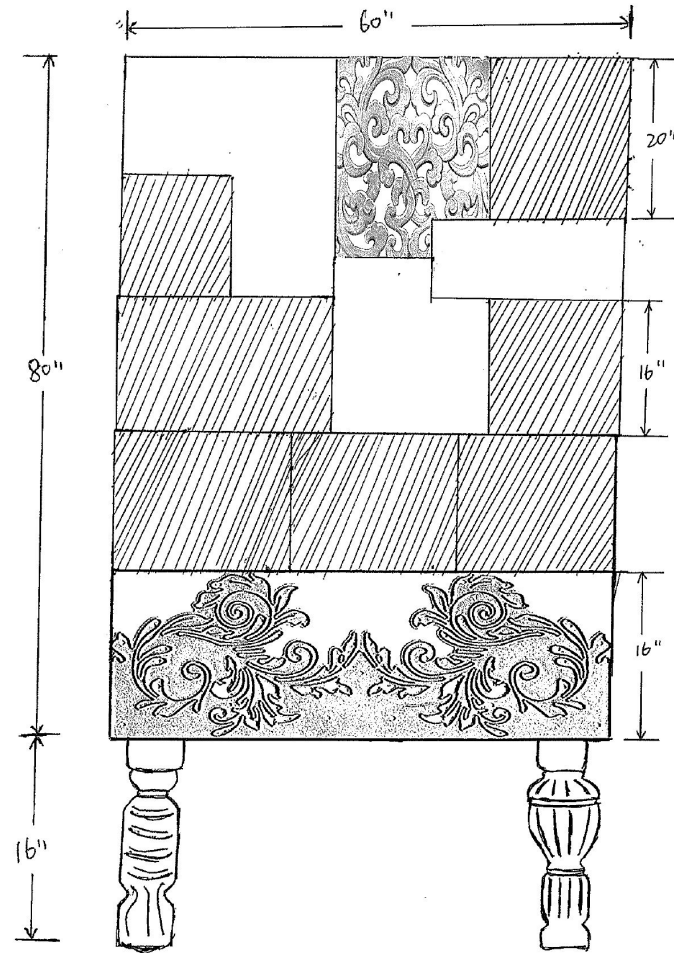
Zhang experimented with an innovative process of tattooing dragon imagery onto latex balloons, then taking studio-based still life portraits of each creation. These images will be featured on a series of light boxes, stacked upon each other in the form of a shelving unit from the artist's childhood home.





# *Year of the Dragon, 2024* | Zhidong Zhang

Situated in the living room of their childhood home, the shelving unit is used by the artist's family to hold objects meaningful to their family history and identity. Similarly, the artist will invite community members to leave small objects of importance –offerings– on the open shelves of the outdoor sculpture, perched in between the light boxes featuring their photography.



zz

## Going to Ground, 2024 | [LaRissa Rogers](#)

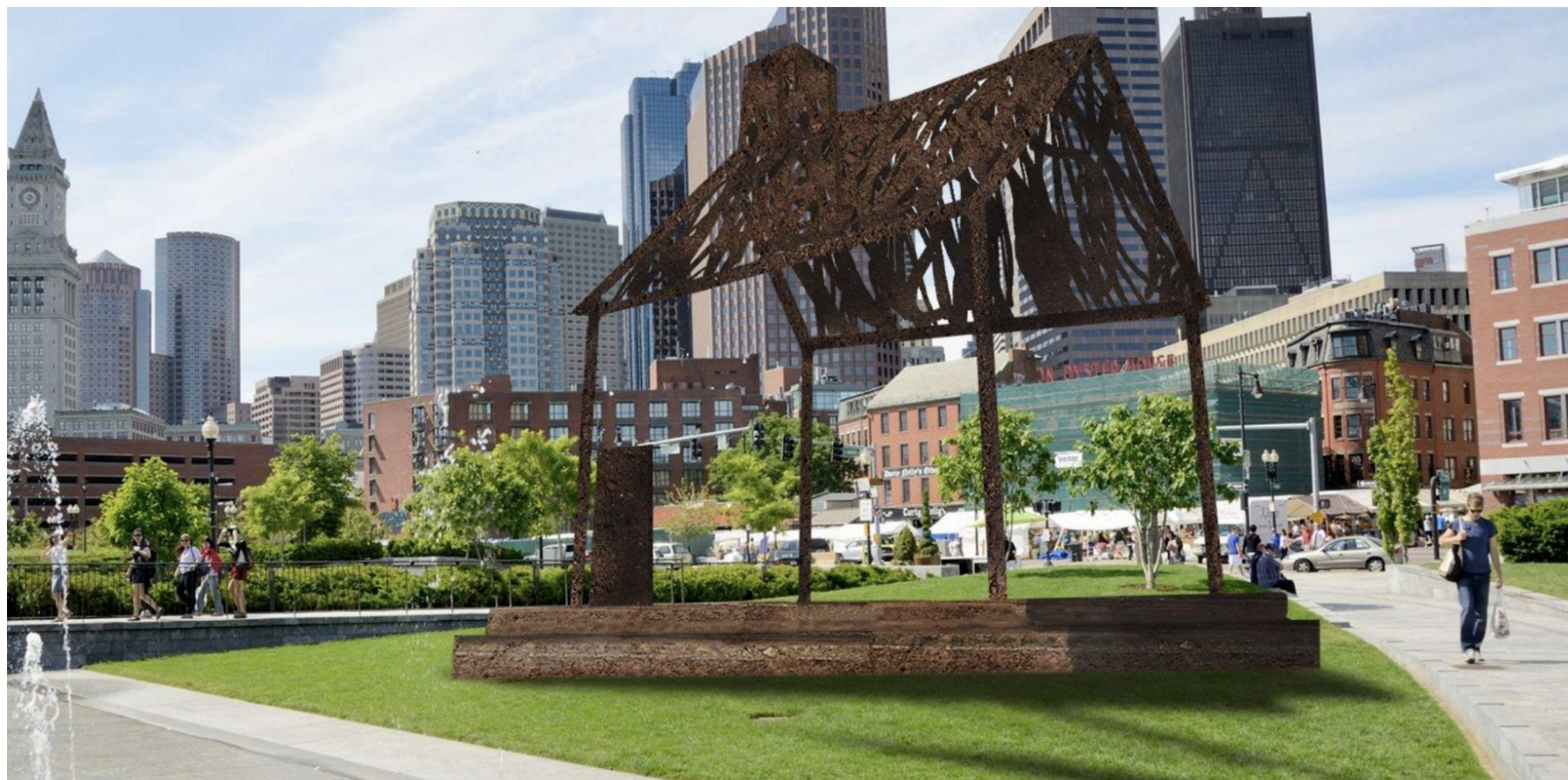
In July 2024, artist LaRissa Rogers will install a large scale adobe and steel structure inspired by the history of Zipporah Potter Atkins, the first Black woman in Boston to buy a home and own land in 1670. Potter Atkin's home rested on a site now cared for by the Greenway: Cross & Hanover Streets in the North End.





## *Going to Ground, 2024* | LaRissa Rogers

*Going to Ground's* footprint will be the same scale as Potter Atkins' original home. The top layer of adobe bricks will be fabricated on-site at The Greenway by the artist via durational performances using soil from the surrounding areas. The "scarification" pattern of the roof –which creates only partial shelter from the sun and rain– touches upon the precarity of current-day homeownership for Black and Brown communities in Boston and across the US. It also references the scar-like form and history of The Greenway itself, a park built over and upon the painful displacement of communities of color during the "Big Dig" construction project.





# Going to Ground, 2024 | LaRissa Rogers

*Going to Ground* will also include the commissioning of a site-specific performance series from LA-based artist [Jackie Amezcua](#) (committed), Austin-based artist [Zalika Azim](#) (committed) and local dance companies [UnBound Bodies Collective](#) or [Jean Appalon Expressions](#) (prospective partners).





# SONG / LAND / SEA, 2024 | [Lani Asunción](#)

A site-specific water clock sculpture, installation, and performance on the Greenway by artist Lani Asunción will be installed from May 2024 – April 2025. Their project reflects upon the role of settler colonialism in our current-day environmental crises, with a focus on sea level rise and its predicted impact to downtown Boston.





# SONG / LAND / SEA, 2024 | Lani Asunción

During a recent residency, Asunción developed imagery to use in their Greenway project (left image). In addition, they carried out extensive research on water clocks. These devices allow the measurement and marking of time via water and gravity, and were used in multiple cultures across the world for thousands of years up through the late 1800s.





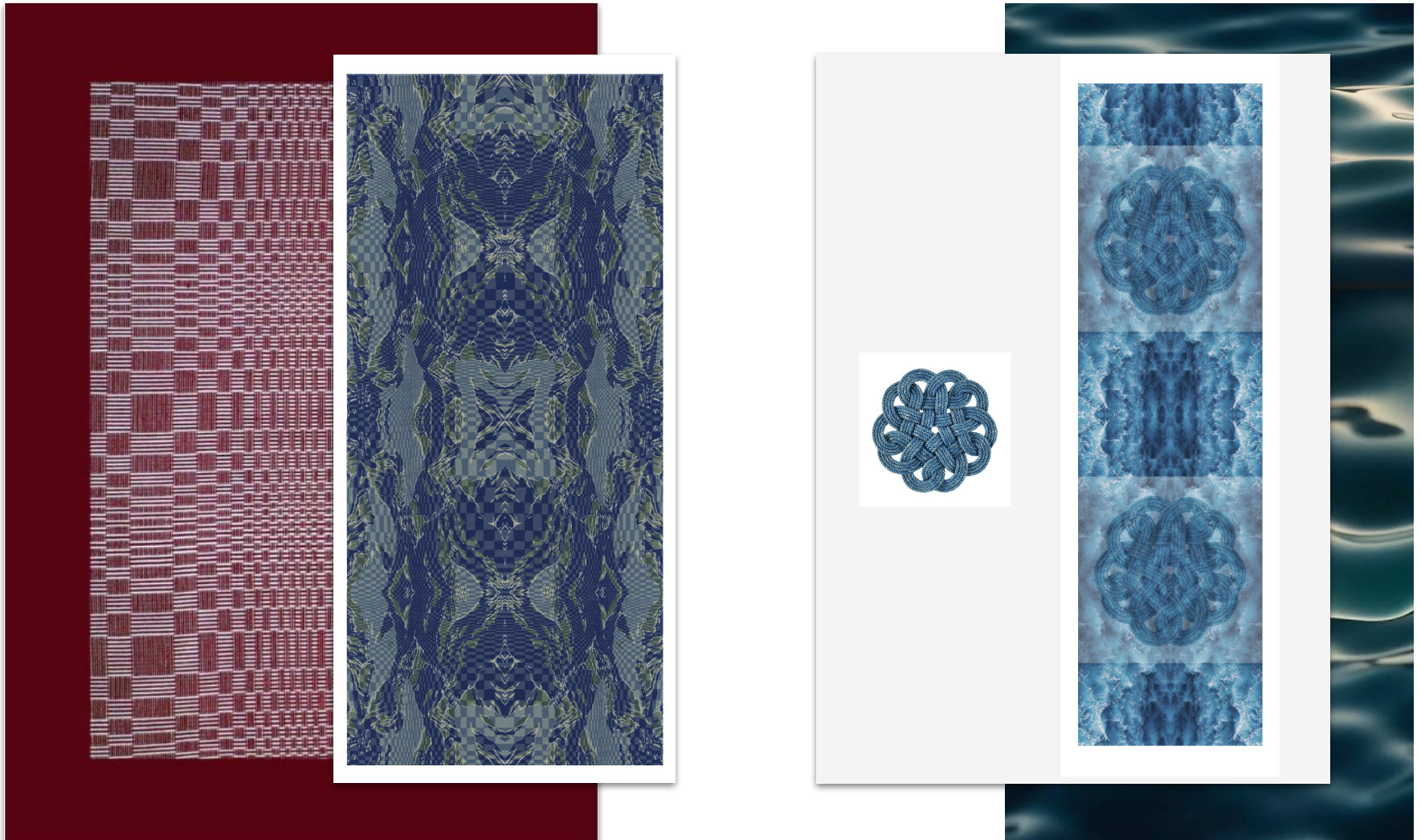
# SONG / LAND / SEA, 2024 | Lani Asunción





# SONG / LAND / SEA, 2024 | Lani Asunción

The patterns featured on the banners and vinyl installations are inspired by photography of the ocean from the artist's birthplace in Hawai'i, along with Binakol, a specific pattern found in traditional Filipino weavings, also inspired by the waves of the sea.

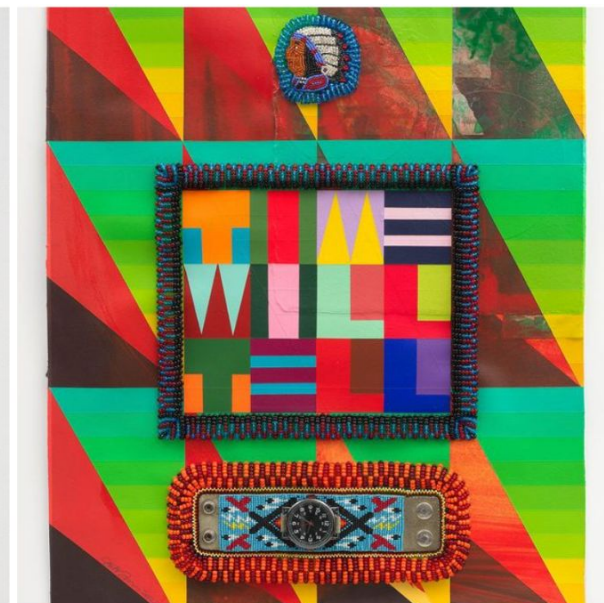




# Greenway Mural, 2024 | Jeffrey Gibson x Mass MoCA



In partnership with Mass MoCA's Chief Curator, The Greenway will commission Choctaw and Cherokee artist Jeffrey Gibson for The Greenway's Dewey Square Mural in 2024. The mural and related programming will be in connection and dialogue with Gibson's upcoming exhibition at Mass MoCA, opening in October 2024.

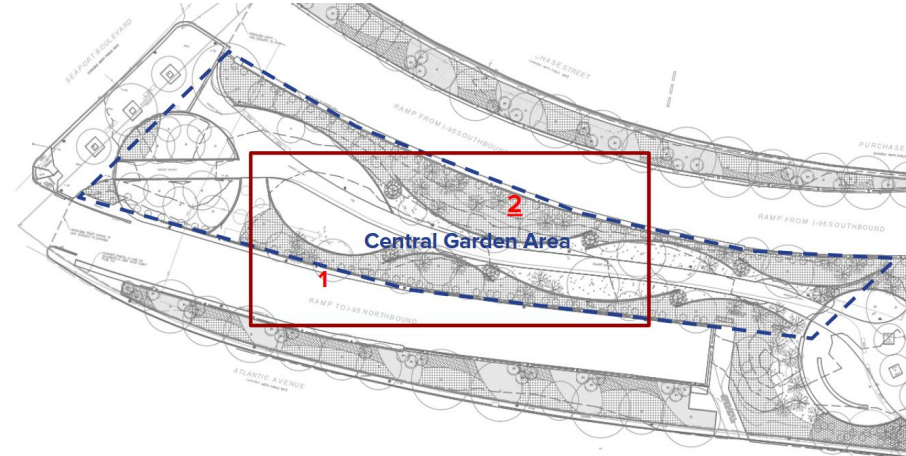


# Special Projects





# Special Projects



# Thank You





# ENHANCEMENTS DISCUSSION





# NORTH REGION PROJECTS





# CENTRAL REGION PROJECTS





# SOUTH REGION PROJECTS





# CORRIDOR-WIDE PROJECTS



**2021 OPERATING  
BUDGET SUPPORT**

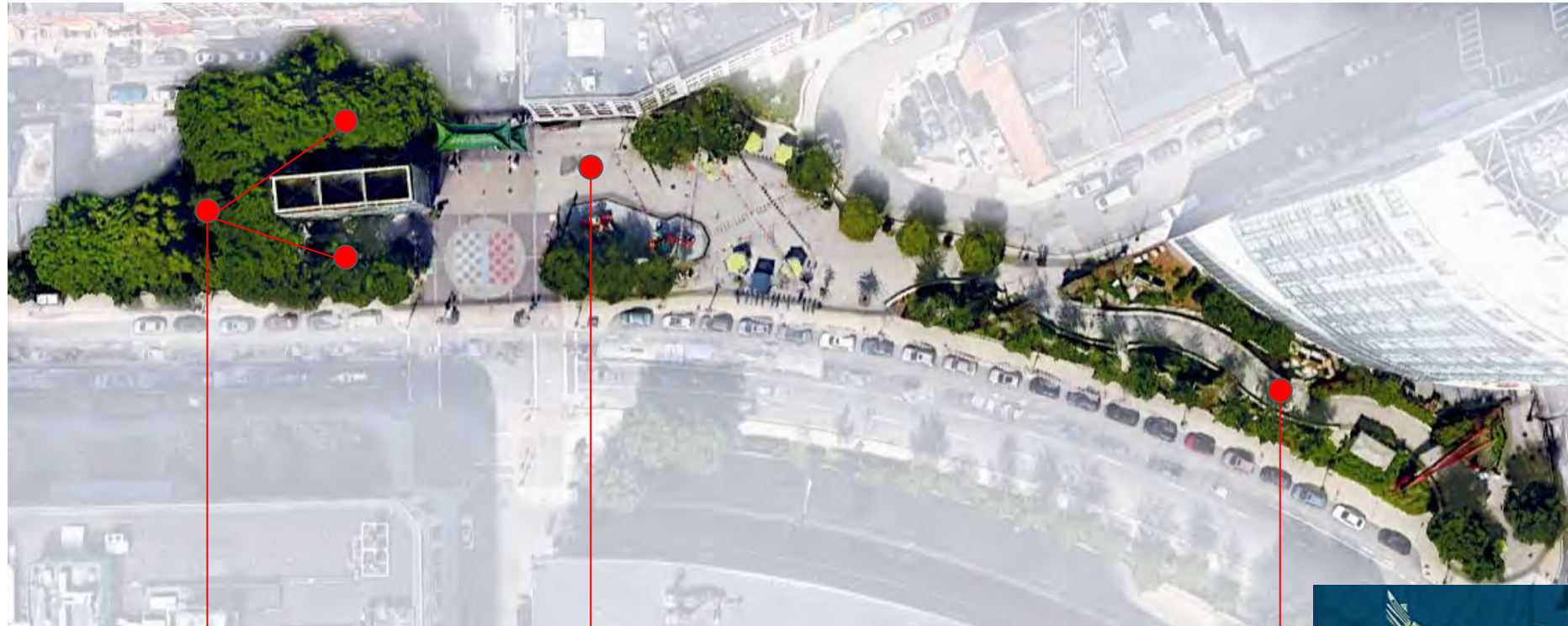
# Chin Park Lighting Project





# Overview of Chin Park

Chin Park honors Auntie Kay and Uncle Frank Chin - longtime advocates for Boston's Chinatown. The Chins improved the quality of life for the neighborhood's AAPI communities with their passion for public service.



## Mary Soo Hoo Park

- Tables and chairs used by community elders
- Shaded area
- Very active

## Central Plaza

- Festivals, events
- Play Cubes
- Very active

## Serpentine Path

- Waterfall Fountain
- Bamboo cages
- Horticultural buffer to street



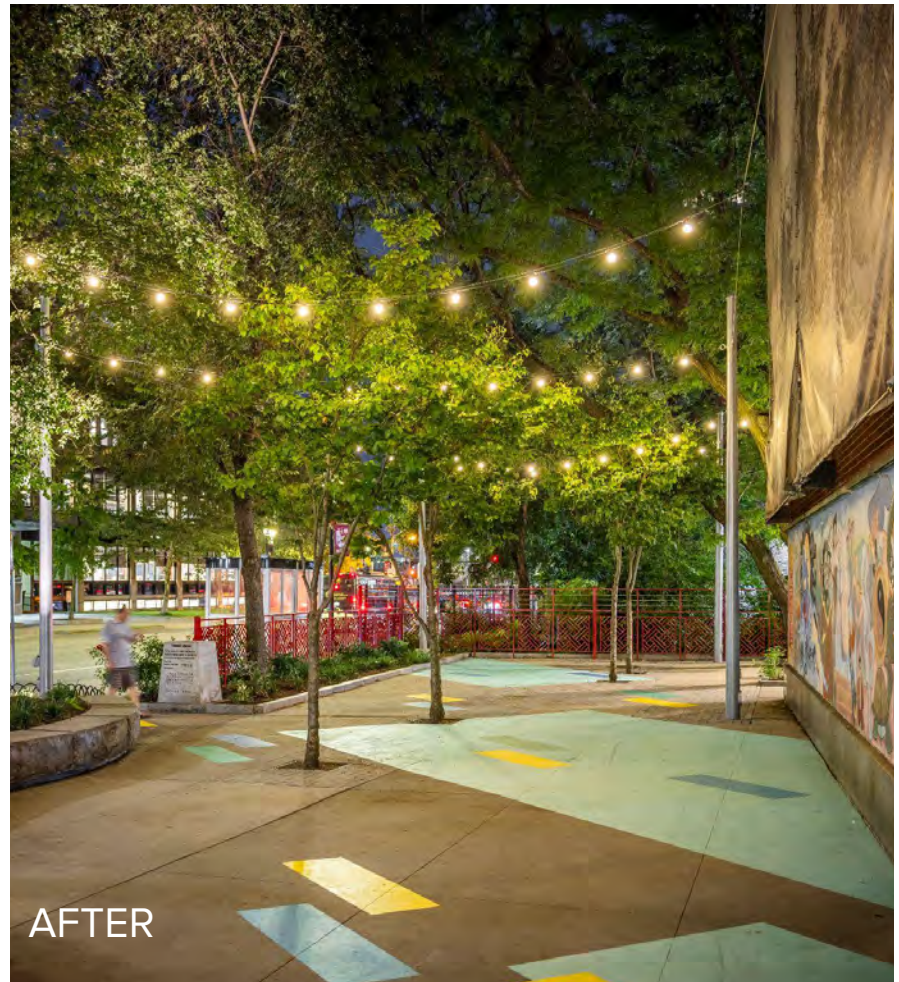




On the east side of Mary Soo Hoo Park, the project added support poles and installed new catenary lights.



BEFORE



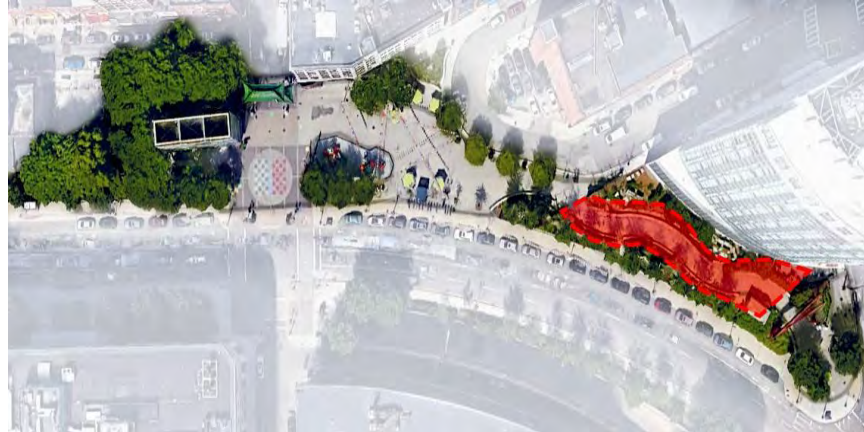
AFTER



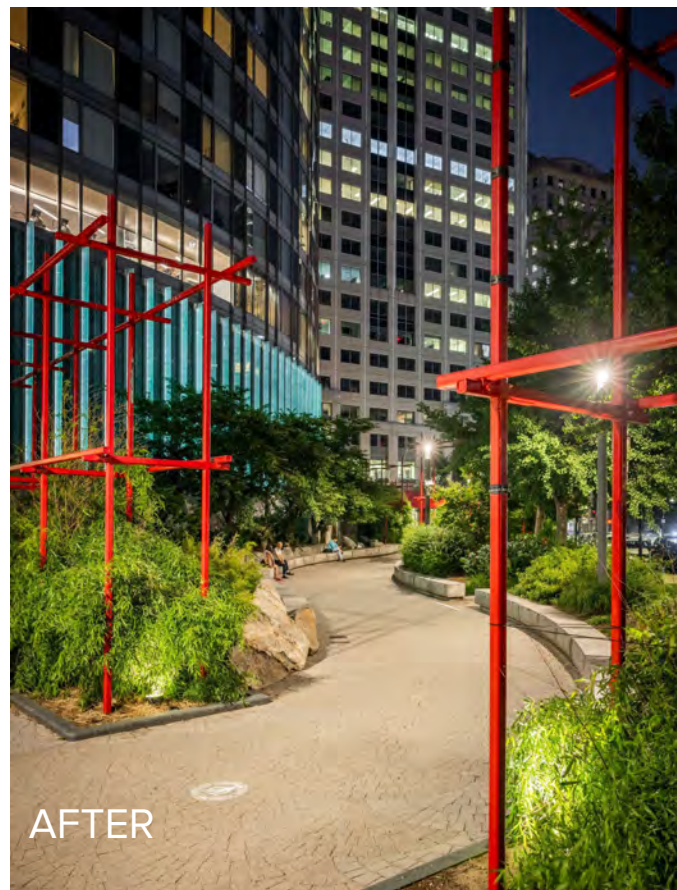
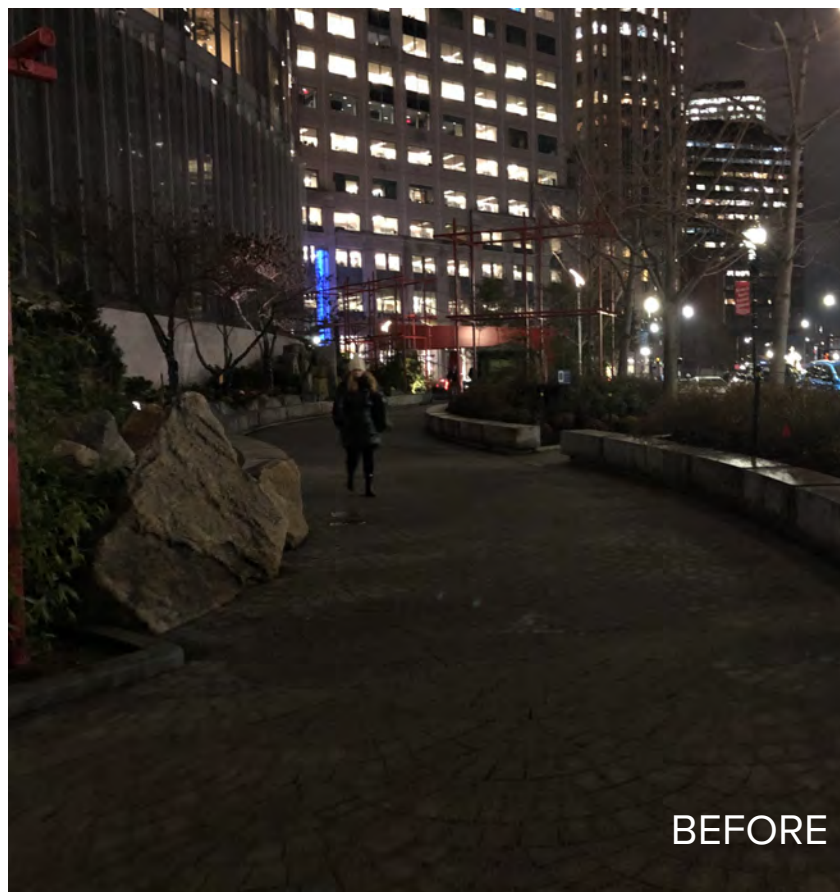


In the Central Plaza, the project replaced the original light poles with more durable and effective ones, added a new light pole for a total of 8, and strung new catenary lights.





Along the Serpentine Path, the project added 7 new pole-top lights.





The Chin Park Lighting Project successfully met its goals to:

- **ENHANCE PUBLIC SAFETY** by illuminating dark areas, thus discouraging negative uses,
- **EXTEND THE PARK'S USEFUL HOURS** by providing efficient and ample illumination over community gathering areas,
- **INCREASE ENERGY EFFICIENCY** by replacing existing lights with LEDs, and
- **ILLUMINATE THE PARK'S FEATURES AND SHOWCASE ASIAN CULTURE** by installing lighting that highlights Chin Park's Asian-inspired architecture, horticulture, performance spaces, and public art.

















# Thank You!



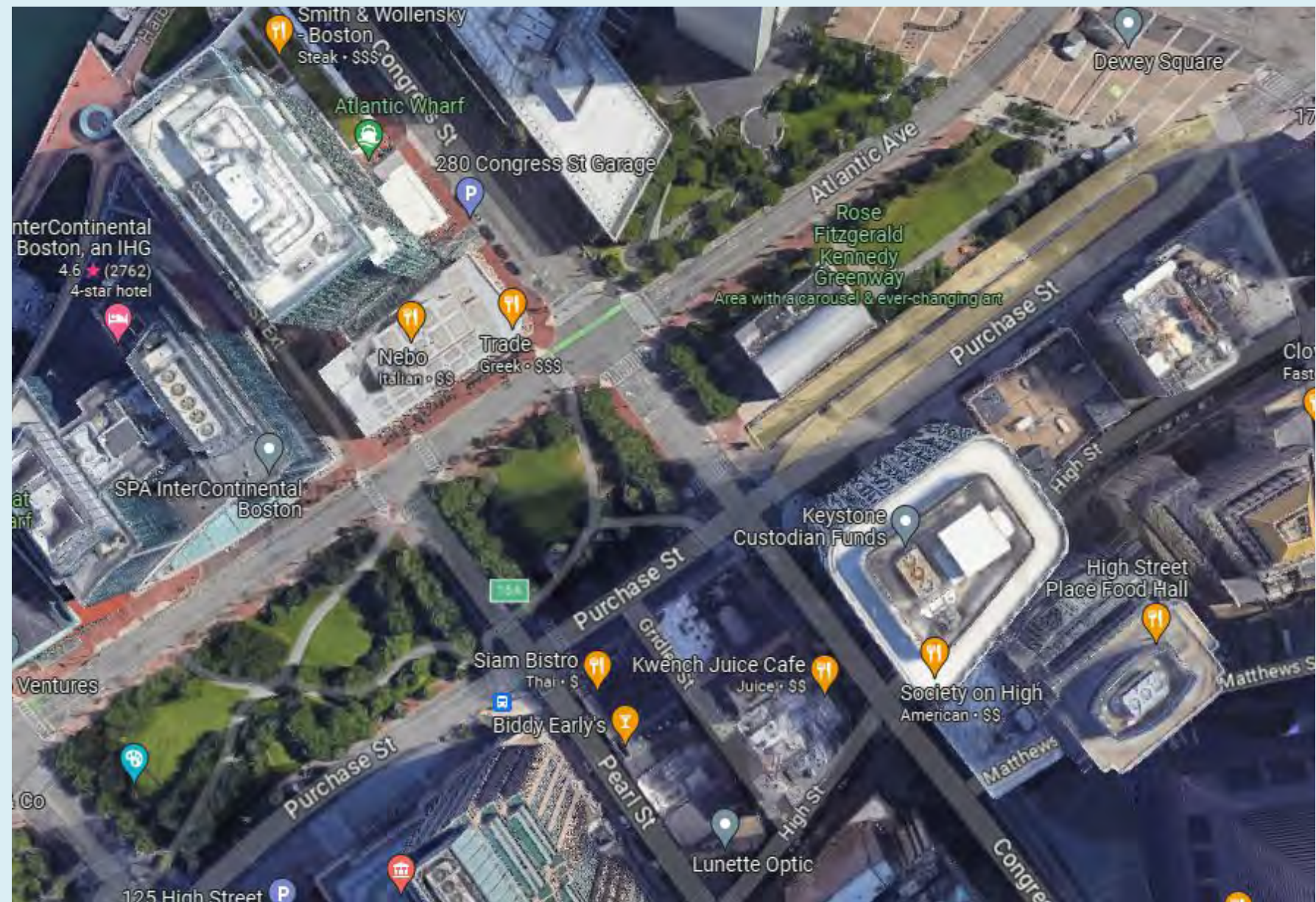
**Photo credits:** All “after” photos by Chris Rucinski. All other photos by Greenway Conservancy staff.

# NEW LIGHTING & PATHWAYS



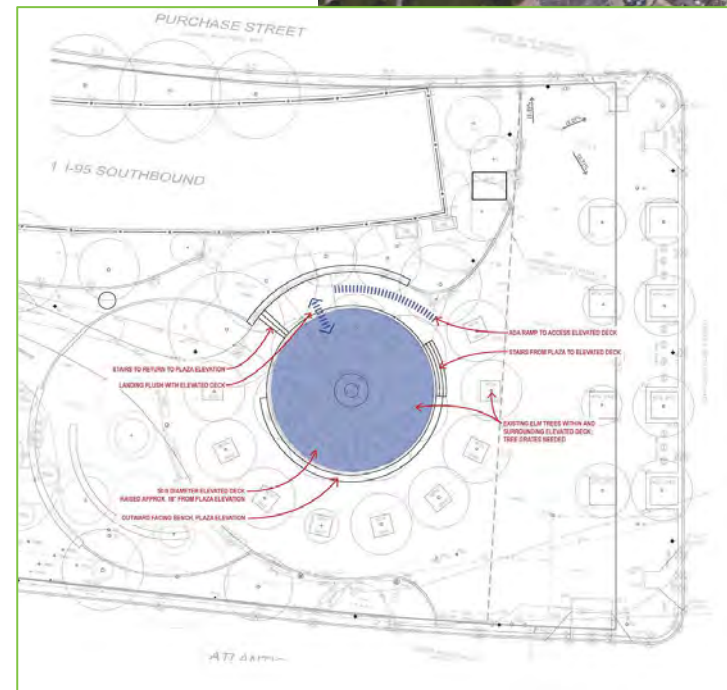


# NEW LIGHTING & PATHWAYS



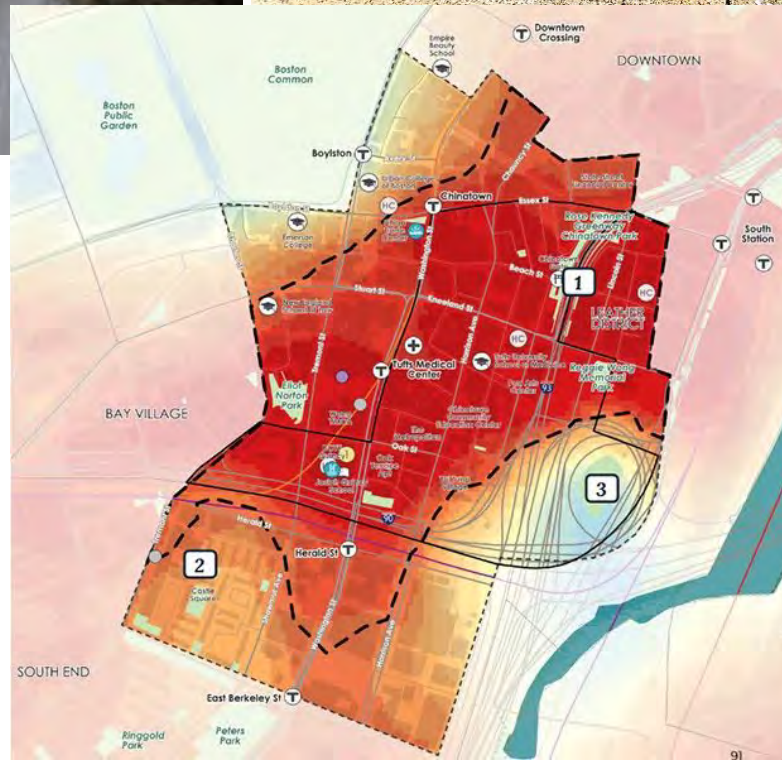


# P18 Garden





# Chin Park











# LEATHER DISTRICT PARK

# **FUTURE OF ENHANCEMENT COMMITTEE**

- **BID is looking to relaunch membership of Enhancement Committee**
- **2 meetings each year to develop regular schedule of approving funds**
- **Ron Druker agreed to continue as co-chair**



# **ENHANCEMENT COMMITTEE**

**Committee shall:**

- **Review proposed uses of enhancement funds**
- **Propose equitable allocations of enhancement projects throughout the North Region, Central Region, and the South Region**
- **Expected annual budget of \$500k**

# **Guidance From BID Management Plan:**

**Physical Enhancement. Implementing and supporting a physical enhancement program that enhances the Greenway's assets, including its design and functional excellence, at the highest standard reasonably achievable and creates a sense of place and uniformity throughout the BID District, which program may include: Greenway-branded banners and decorations, trash receptacles, plantings, signage, street furniture, and lighting; upgrading landscaping and plantings, banners and decorations, and other furniture or improvements in and around the Greenway and other public areas; and coordinating beautification activities in the BID District.**



An aerial photograph of the Boston skyline. In the background, several tall skyscrapers are visible under a clear blue sky. The middle ground is dominated by a large teal rectangular banner with the text "QUESTIONS & COMMENTS" in white. Below the banner, the foreground shows a mix of urban architecture, including red brick buildings and modern glass-fronted structures. A park area with trees displaying autumn foliage is visible. In the lower center, a billboard on a rooftop reads "I HATE BOSTON." with "RENEE RAPP" and "SHOW ANIMALS" in smaller text below it. A highway with cars is visible in the bottom right corner.

# QUESTIONS & COMMENTS

I HATE BOSTON.

RENEE RAPP  
SHOW ANIMALS





**THANK YOU**