The transformation of the 1970’s Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway.

• New pedestrian streetscape experiences
• Open spaces in keeping with the spirit of the Greenway
• 195 new home-ownership units
EXISTING CONDITIONS

• 698-car public garage
• back facing the elevated highway.
• vast sidewalks
• sunken plaza
• streetscape feels harsh
EXISTING CONDITIONS

• Busy Commercial street
DESIGN GOALS

• **Sensitive** to shadow, wind and views.
• **Raise** the triangular plaza
• **Improve** Surface Rd, Clinton and North Streets
• **Transform** the existing garage with new materials, design and lighting.
The stepped ‘nautilus’ form of the building evolved from a series of studies that explored shadow impact on the North End Park and visual impact on Faneuil Hall and the Customs House tower.

Strategies:

- Avoid singular towers
- Push mass down towards Haymarket to reduce shadow on North End park.
- Place highest massing on Greenway farthest away from Faneuil Hall and lower scale buildings
- Slope facades back above garage to reduce bulk and create view corridors to Customs Tower
- Break up longer façade facing Quincy Market into two elements with balcony stack.
The stepped ‘nautilus’ form of the building evolved from a series of studies that explored shadow impact on the North End Park and visual impact on Faneuil Hall and the Customs House tower.

Strategies:

- Avoid singular towers
- Push mass down towards Haymarket to reduce shadow on North End park.
- Place highest massing on Greenway farthest away from Faneuil Hall and lower scale buildings
- Slope facades back above garage to reduce bulk and create view corridors to Customs Tower
- Break up longer façade facing Quincy Market into two elements with balcony stack.
LEVEL 8 RESIDENTIAL
LEVEL 13 RESIDENTIAL
PRECEDENTS
concept | SCULPTURAL
PLAZA

sculptural planters | plan

Key
1 - At Grade Dining
2 - Restaurant Access
3 - Water Wall
4 - Sculptural Planters w/ Light Columns
PLAZA

sculptural planters
VIEW FROM QUINCY MARKET
VIEW FROM QUINCY MARKET
VIEW AT TRIANGULAR PLAZA