

MAYOR THOMAS M. MENINO PARK

APPLICATION FOR THE RUDY
BRUNER AWARD FOR URBAN
EXCELLENCE

APPLICANT:
**Spurr, Weston & Sampson's
Design Studio**

Submitted to the Bruner Foundation
December 9, 2014

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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Signature _____ Date _____

**2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE**



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. **Approximately 500 words.**

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) **Approximately 500 words.**

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? **Approximately 500 words.**

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? **Approximately 500 words.**

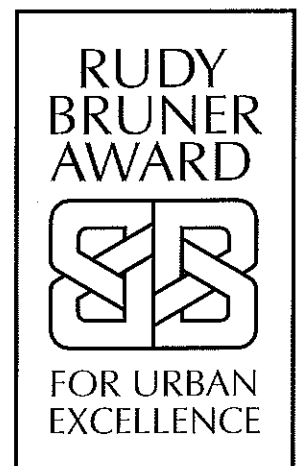
PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. **Approximately 400 words.**

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. **Approximately 400 words.**

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? **Approximately 400 words.**

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE

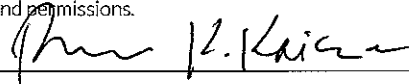


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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Rebecca Kaiser	Title	Chief of Staff
Organization	Spaulding Rehabilitation Hospital	Telephone	(617) 952-5881
Address	300 First Avenue	City/State/ZIP	Charlestown, MA 02129
Fax ()		E-mail	rkkaiser@partners.org

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Signature		Date	December 9, 2014
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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

Spaulding Rehabilitation Hospital is the direct neighbor to the Thomas M. Menino Park and playground. During the months leading up to our move and opening in the Charlestown Navy Yard in April 2013, then-Mayor Menino became committed to using the abutting waterfront parcel to Spaulding for a fully accessible playground for the children of Boston. Spaulding participated in the planning process, helped to facilitate the collaboration with the neighboring community, and offered clinical expertise through our pediatric and occupational therapists during the design process.

We were honored to be so integrated in the process, which helped to ensure that the aesthetics and design of the park blended seamlessly with the landscaping and features of our hospital and area features. Additionally, Spaulding's work and experience through the process of designing a "universally accessible" hospital and surrounding campus was perfectly timed to be leveraged into the playground design process.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

Spaulding and the neighboring community were focused on ensuring a safe and accessible place for our patients and families, while balancing the desire to maximize access to the beautiful waterfront for all of Boston. The desire to finish the project in a timely and efficient way, yet not harm the final quality and design of the project was also very top of mind during the planning process.

The project team worked closely with our Spaulding pediatric therapists and design consultants to offer real-time feedback on design and equipment decisions throughout the project. We felt our feedback was valued and developed a trusting relationship with the architects to have an end product beyond what we could have expected.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Yes, this project has made the community a much better place for the neighboring residents, area workforce, children and parents with disabilities throughout the city and region, and Spaulding patients and visitors.

While the stated goals of the project focused in part on ensuring children with disabilities could fully play and experience all aspects of a playground, we have observed several other benefits over the past year not as deliberately planned for.

First, parents or grandparents with disabilities – whether recovering from a stroke, a joint replacement or permanently disabled and requiring the use of a wheelchair or prosthetic devices – have enjoyed the freedom of full accessibility of the playground with their young ones. Many former patients continue to return for months following their discharge knowing that they can safely enjoy an accessible playground with their able-bodied children.

In addition, throughout the broader community, neighboring residential children and area daycare and pre-school children are regular users of the playground. This has provided the children and their caregivers with exposure to people with disabilities in an every day, normal setting of play. The area children have come to be "experts" on maneuvering the various playground equipment and assisting playmates with disabilities on how to access the merry-go-round or wheelchair accessible swings. The disability awareness and acceptance that has been facilitated by equalizing access of a playground is profound and has an extraordinary public service of teaching acceptance of all people regardless of differences.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

This project was a strong collaboration with the City of Boston, Weston and Sampson and the area community. Spaulding was proud to participate in the project. The team was strong and focused on the mission at hand of providing a high quality project on a set budget and timeline. The only thing that would have made the process better would have been more time which was simply not an option. Given the extraordinary result of this park and playground, we feel even more time would not have substantially changed the final result or quality.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

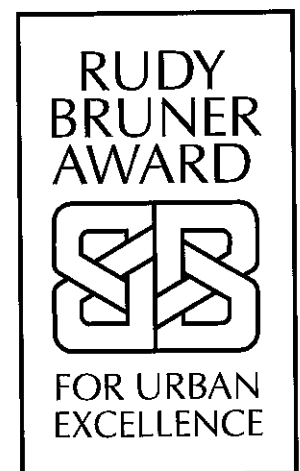
PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE

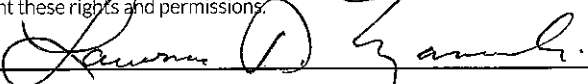


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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Mr. Lawrence Mammoli	Title	Director of Engineering and Facilities Management
Organization	Boston Redevelopment Authority	Telephone (617)	918-6221
Address	22 Drydock Avenue, Suite 201	City/State/ZIP	Boston, MA 02210
Fax ()		E-mail	larry.mammoli@boston.gov

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Signature  Date 12/9/2014

1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

The Boston Redevelopment Authority (BRA) was the property owner and director of the conversion of a former dry dock pier into Boston's first fully inclusive park and playground. As Mayor Thomas M. Menino was completing his 20 year tenure of leadership in the City of Boston he wanted to see a few key projects completed before the end of his term, this park was one of them. Mayor Menino tasked the BRA with the oversight, funding, and complete management of this project with a firm date of completion of November 2013.

The project was launched in early April of 2013 which created a highly compressed schedule for all that needed to be done: consultant procurement, soil testing, remediation, design, permitting, MGL Ch. 30 public bidding, and construction. The BRA commissioned Weston & Sampson as the lead consultant to direct the remediation and landscape architecture efforts. Daily coordination and project oversight was critical to maintain momentum and hold the course of an expedited time line.

Throughout the project the BRA needed to remain immersed in the on-the-ground details as well as coordinate with representatives of the Mayor's Office and assist with fund raising efforts. The BRA project team developed the idea of a fund raising book that would illustrate the key components of the proposed park and assign dollar values that would be pitched to potential funders. This effort yielded private donations that went directly to the construction of Boston's newest waterfront park.

The BRA and the City worked with Spaulding Rehabilitation Hospital which had just opened the doors to its new facility on an adjacent parcel of land. In addition to providing meeting space throughout the process, Spaulding committed to supporting the long-term daily maintenance of the park through an agreement with Boston Parks and Recreation Department.

Once the lowest responsible bidder was confirmed, the BRA had a daily onsite presence throughout construction and close coordination with the resident engineer, construction supervisor and owner of MacKay Construction. Throughout construction the balance of time, money and quality was a consistent challenge and the BRA team directed the value engineering process to ensure a successful outcome.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

There were several stakeholder groups involved in this project. They were:

- Charlestown Neighborhood Council - a long-standing, articulate organization of volunteer community activists who participate in regular meetings, review proposed developments, and address issues that affect the residents of Charlestown.
- Charlestown Residents - public meetings were advertised to residents who live within the general area of the park and attended in good numbers to the outreach events.
- Spaulding Rehabilitation Hospital - this preeminent institution for rehabilitation along with Partner's Healthcare chose Charlestown as the location for their new hospital, opened days after the Boston Marathon bombings and provided care for most of the survivors of this tragedy including the many who lost limbs.
- City of Boston Parks & Recreation Department - ultimately the park will be turned over to the ownership of the Parks Department for operations and maintenance.
- Weston & Sampson - the consulting firm for the project.
- MacKay Construction - the general contractor for the project.

Each of these groups were excited about the project and had their own agenda for what should happen on this parcel. As the developer, the BRA was responsible for managing expectations of each of these groups and leading the project to a successful and timely completion. Trade-offs and compromises were inherent to this process; some of those trade-offs were:

1. Contaminated soils were identified during the initial site assessment. Remediation efforts were carried out efficiently to ensure a clean site before the construction of the park began. This process was coordinated closely through the design process as not to delay the progress of the project.
2. Through the course of construction various design features were modified in order to accommodate the ability for these features to be manufactured locally which allowed for expedited delivery and installation.
3. The community included a splash pad feature on their wish list but due to the exposed nature of the site and the exposure to the harbor's prevailing winds, this feature was converted into a water table that allowed for tactile interaction with the water without over spray.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

The initial design money was funded by the BRA through the Mayor's Office of Budget Management. Construction funding also came from the Mayor's Office of Budget Management. This money was further supported through the substantial fund raising efforts of the BRA and Mayor's Office. Through the development of a fund raising book that illustrated various park elements and associated funding levels Liberty Mutual donated \$1,000,000 and The Highland Foundation donated \$250,000 towards the construction of this important open space. These two major donors cited the important mission of the place as the reason they felt compelled to participate. Additional funding was raised through donations by other supporting organizations.

Innovative funding came through the long-term maintenance and day to day operations of the park. Spaulding Rehabilitation Hospital opened the doors to its new facility just days after the Boston Marathon bombings and quickly was front and center in the media coverage of the survivors stories. The BRA and Mayor's Office worked with Spaulding to develop a Maintenance Agreement in which Spaulding took ownership over day to day maintenance and basic operations of the site with the City of Boston Parks Department handling larger repairs to site furnishings and play equipment. This financing resulted from Spaulding's mission which includes raising awareness for the need for inclusive design for people with disabilities of all ages. The connection between Spaulding's mission and the universal inclusivity of this park was made possible by Mayor Menino himself who was not only a patient but a visitor of the new facility. Upon looking out the window of the top floor Menino asked David Storto, the president of the hospital, "What are you going to do with that land out there?". Storto replied, "Well, it belongs to the BRA, so you tell me." Menino immediately identified the parcel as the ideal location for "a park for handicapped kids", and through the community outreach the design evolved into a master plan that serves people of all ages and abilities who live in Charlestown and the City of Boston as a whole.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

The most successful aspects of the project include:

- Creating an inclusive waterfront park for people of all ages and abilities to enjoy.
- Extending the important ability to offer therapy from the inside to the outside of Spaulding Hospital with public access.
- Giving timely tribute to a man that gave his life to the City of Boston and made such substantial positive change.
- Leveraging public/private partnerships that not only helped fund construction but will support the ongoing maintenance and upkeep of this important place.

The least successful aspects of the project are less easy to identify. So many partners came together and sacrificed to make this project work. If pressed to name at least one challenge, it would likely be the time line. In order to accomplish projects within the public sector rigorous procurement guidelines must be followed. This is often a lengthy process. However under the leadership of the Mayor and his staff they were able to coordinate multiple departments for review, approval, and permitting to get the project built before winter set in. As mentioned above, the mayor was an out-patient for rehabilitation at Spaulding during this project. He and his staff were able to help on a daily basis to keep the project moving forward and reach substantial completion in the face of seasonal construction scheduling pressures. Despite the fast-pace, the project team agrees that to have provided his honor with the opportunity to give something great to the people of Boston and serve a population that is often compromised in the urban realm, was worth the challenge.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. **Approximately 400 words.**

2. Describe the most important social and programmatic functions of the design. **Approximately 400 words.**

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. **Approximately 400 words.**

4. Describe the ways in which the design relates to its urban context. **Approximately 400 words.**



C H E L S E A

L I T T L E M Y S T I C
C H A N N E L

tobin memorial bridge

chelsea st

3rd ave

16th st

1st ave

SPAULDING
REHABILITATION
FACILITY

PROJECT
SITE

C H A R L E S T O W N

13th st

shipway place

9th st

N A V Y

Y A R D

B O S T O N

I N N E R

H A R B O R

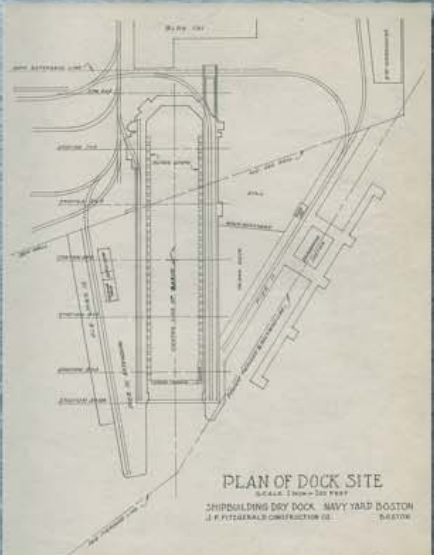
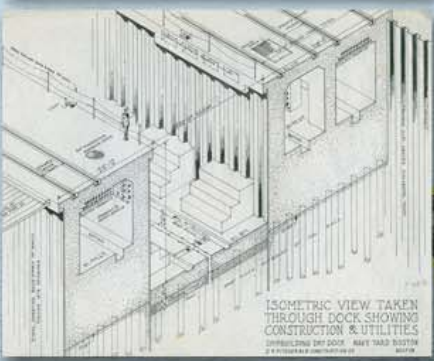
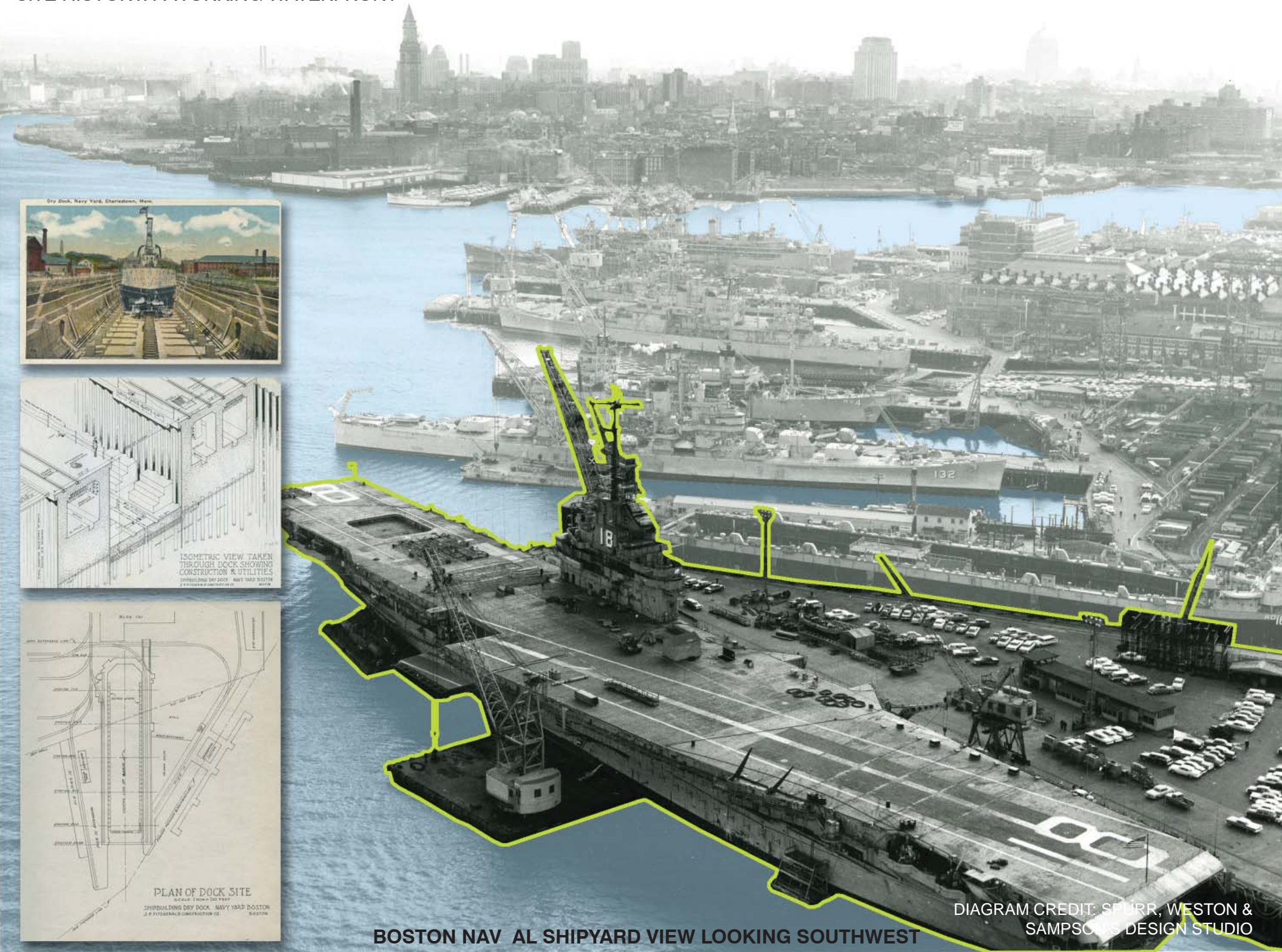
VIEWS OF
DOWNTOWN
BOSTON



EXISTING CONDITIONS PLAN

DIAGRAM CREDIT: SPURR, WESTON &
SAMPSON'S DESIGN STUDIO

SITE HISTORY: A WORKING WATERFRONT



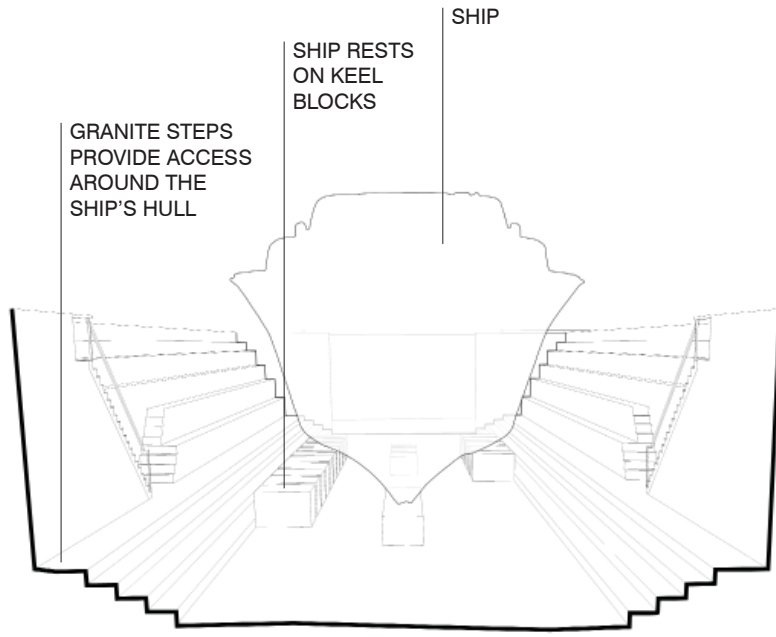
BOSTON NAVAL SHIPYARD VIEW LOOKING SOUTHWEST

DIAGRAM CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO

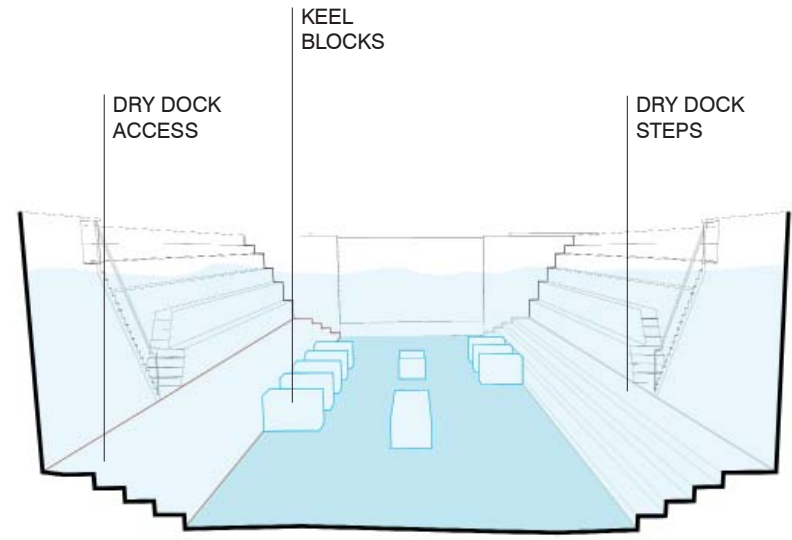




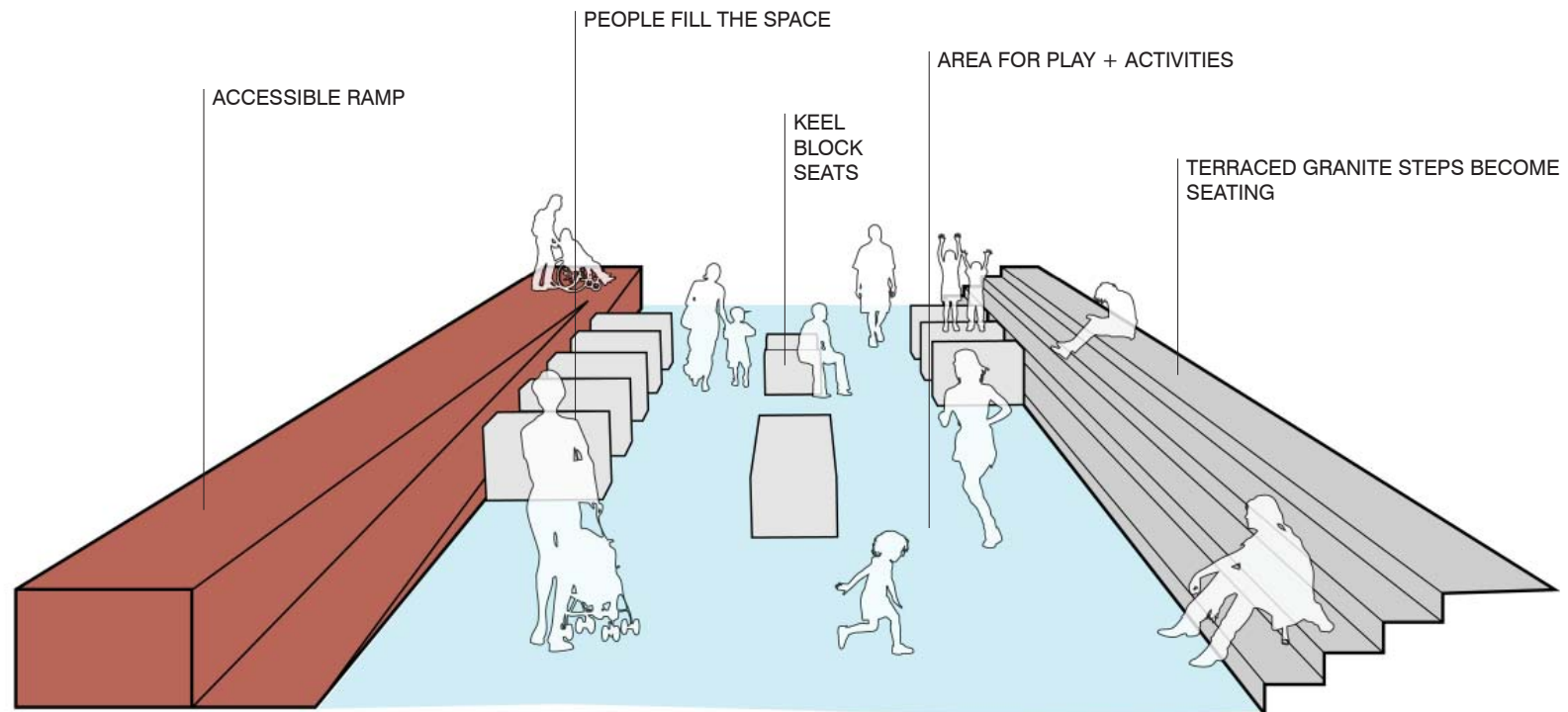
SPALDING
HOSPITAL



DRY DOCK USED FOR SHIP REPAIR

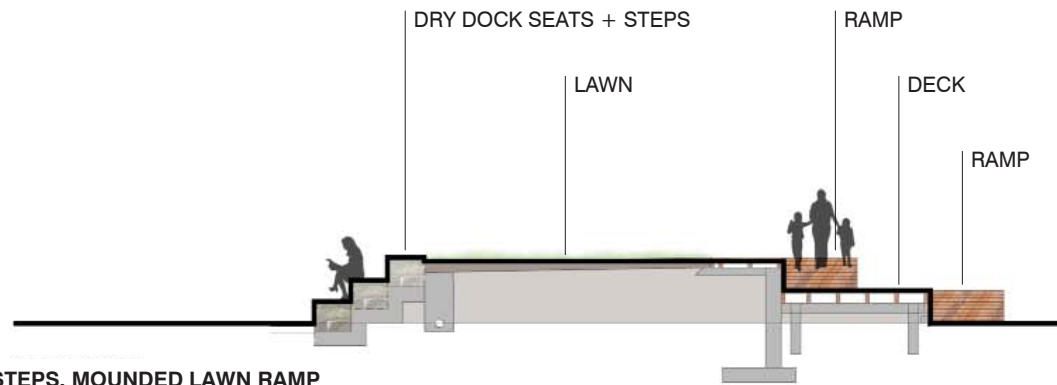


WATER FILLS THE DRY DOCK WHEN NOT IN USE

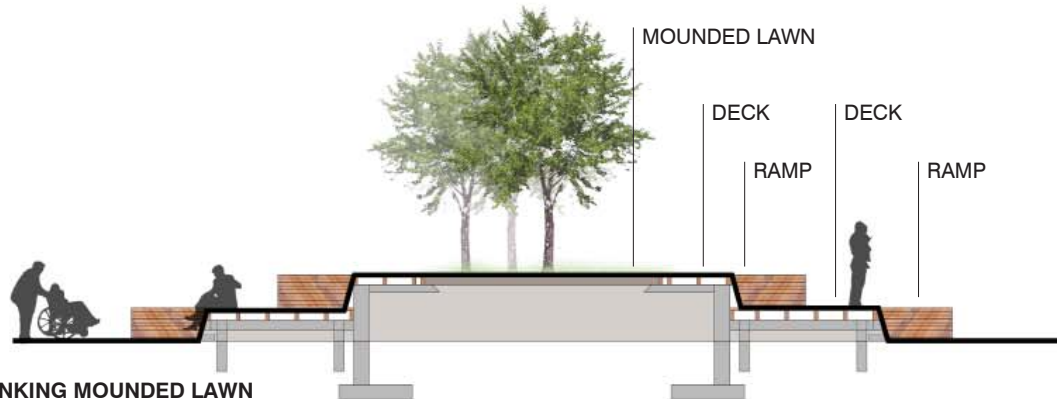


DESIGN CONCEPT INSPIRED BY DRY DOCK STRUCTURE

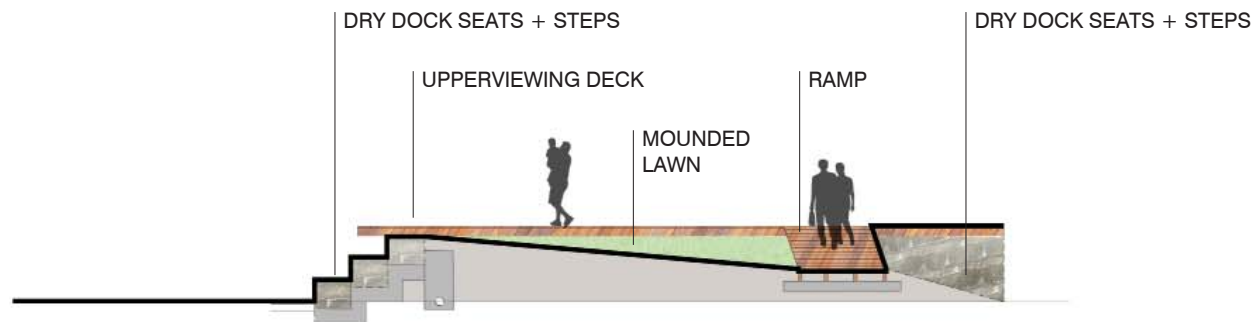
DIAGRAM CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



SECTION THROUGH GRANITE STEPS, MOUNDED LAWN RAMP



SECTION THROUGH RAMP FLANKING MOUNDED LAWN



SECTION THROUGH VIEWING PLATFORM



MOUNDED LAWN

FUTURE AREA FOR FARMERS MARKET

UPPER VIEWING DECK

OPEN LAWN

RAMP

CHILDREN'S PLAYGROUND

KEEL
BLOCKS

DRY DOCK SEATS & STEPS

MOUNDED LAWN

DRY DOCK NO. 5

SITTING GROVE

HARBORWALK CONNECTION

SPAULDING
REHABILITATION
HOSPITAL

PREFERRED PLAN

DIAGRAM CREDIT: SPURR, WESTON
& SAMPSON'S DESIGN STUDIO



DIAGRAM CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO

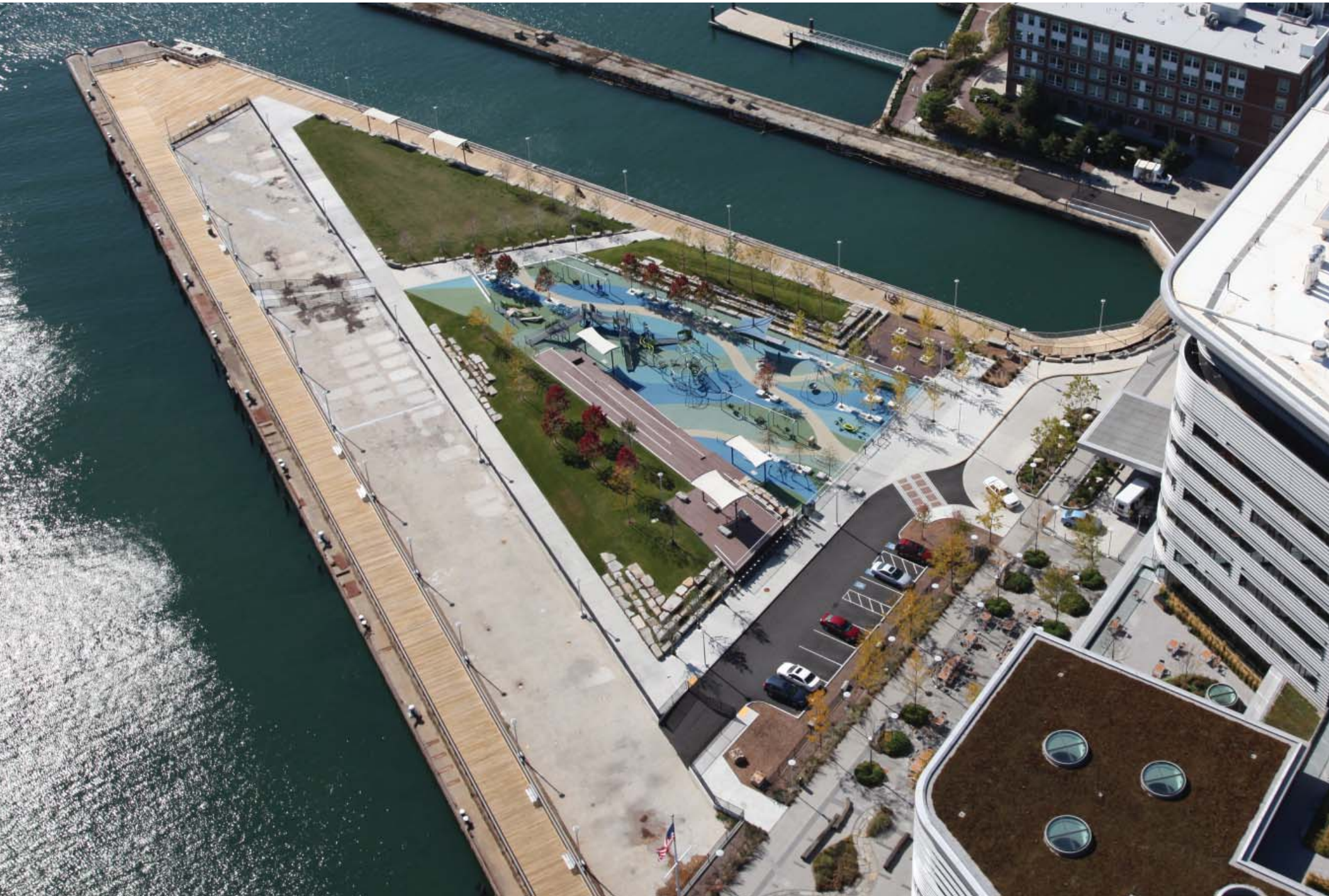


IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: SPURR, WESTON &
SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: SPURR, WESTON &
SAMPSON'S DESIGN STUDIO





IMAGE CREDIT: SPURR, WESTON &
SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



IMAGE CREDIT: LANDSCAPE STRUCTURES, INC.





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IMAGE CREDIT: LANDSCAPE STRUCTURES, INC.





IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO



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IMAGE CREDIT: SPURR, WESTON & SAMPSON'S DESIGN STUDIO

NANCY GERTNER ON LOCKING UP KIDS FOR LIFE * DISTRACTED DRIVING'S REAL DANGER * MBTA ETIQUETTE

THE BOSTON GLOBE JANUARY 19, 2014

Globe Magazine

BEST OF THE NEW

OUR FAVORITE FOOD FINDS, FUN THINGS TO DO,
STANDOUT SHOPS, AND CAPTIVATING PEOPLE AND IDEAS

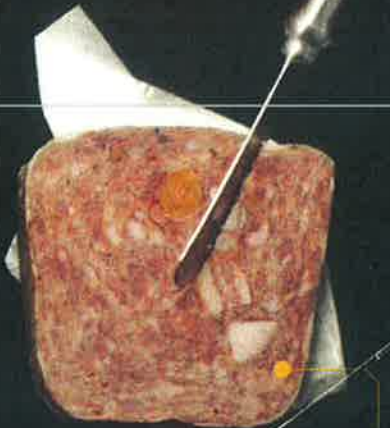
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HONOREES

BRIGHTON
FISH COMPANY
BRIGHTON

MA-FRANCE
LEXINGTON

COMMONWEALTH
CAMBRIDGE



FILL YOUR PANTRY IN STYLE
RARE CHEESES, SMALL-BATCH BEERS,
PERFECT LOBSTER, AND MORE PAGE 19

BEE'S KNEES
SUPPLY COMPANY
BOSTON

TRILLIUM
BREWING COMPANY
BOSTON

BEST of the NEW

merry-go-round is fun for all.

→ THE TIFFANY & CO. FOUNDATION GROVE, ROSE KENNEDY GREENWAY, BOSTON, ROSEKENNEDYGREENWAY.ORG/CAROUSEL

Hit Wicket

Greater Boston has more than its share of sports bars from which to cheer on the Sox, Pats, B's, and C's. Now, thanks to Hit Wicket, cricket fans have a place to get their fix while noshing on dishes inspired by the cuisine of cricket-playing nations (think Aussie meat pie, South African bunny chow, and Jamaican jerk wings). In addition to screening cricket and other global matches, Hit Wicket hosts a Tuesday night trivia and weekend brunch.

→ 1172 CAMBRIDGE STREET, CAMBRIDGE, 617-945-9259, HITWICKETBAR.COM

Hopsters Brew & Boards

Launched "to create craft awareness," according to owner Lee Cooper, Hopsters is a make-your-own beer establishment in Newton Corner. Patrons brew on commercial equipment with staff help, selecting from 30 recipes. While your beer boils you can snack on "boards" of cheese and house-made charcuterie; there's also a bar with 20 local craft beers on tap. In two weeks, you return to bottle your beer and take it home.

→ 292 CENTRE STREET, NEWTON, 617-916-0752, HOPSTERS.NET

BROOKLYN BOULDERS

This Somerville climbing gym offers bouldering, top roping, and lead climbing, with introductory classes available for all three styles and routes designed for all abilities. Bouldering, a.k.a. climbing without ropes, is among the most beginner-friendly, with no certification requirement, 15- to 22-foot-tall walls, and thick pads to cushion falls. Open until midnight seven days a week, there's plenty of time to learn the ropes.

→ 12A TYLER STREET, SOMERVILLE, 617-623-6700, BKBS.BROOKLYNBOULDERS.COM

CLIMBCLUB

Turning workplaces into workout centers, ClimbClub participants scale stairs of Boston office buildings (you must work at one of 15 select locations). Sessions take place several times per week. The Brigham and Women's Hospital-backed initiative aims to increase heart disease awareness.

→ 855-932-5462, GIVING.BRIGHAMANDWOMENS.ORG/CLIMBCORPS

EQUINOX CHESTNUT HILL

Ballet-inspired barre workouts take a different turn with these classes at Equinox. Incorporating yoga, strength and resistance training, as well as ballet, Figure 4 classes target the thighs, arms, abdominals, and glute muscles with beat-driven, choreographed workouts that would put any dancer

EXTREMELY focused EXERCISES



through her paces.

→ 200 BOYLSTON STREET, CHESTNUT HILL, 617-531-7077, EQUINOX.COM/CLUBS/CHESTNUTHILL

FLYWHEEL

This stadium-seating cycling studio first opened in Manhattan in 2010, and it's a chic workout. Ride to a playlist designed by an in-house DJ and track your resistance, speed, and exerted energy on tricked-out bikes. Low lighting means no one has to see you sweat.

→ 800 BOYLSTON STREET, BOSTON, 617-300-0388, BOSTON.FLYWHEELSPORTS.COM

IRON BODY STUDIOS

The oddly shaped kettlebell (at left), a training tool often described as a cannonball with a handle, figures prominently in hourlong workouts that follow the Russian Hardstyle method. But don't expect a *Rocky IV* montage at this Needham gym; instead you'll find exercise sequences that engage all muscle groups.

→ 67 FOURTH AVENUE, NEEDHAM, 703-582-7050, IRONBODYSTUDIOS.COM

OLYMPIA FENCING CENTER

Former Romanian national team fencer Daniel Hondor likens wielding an epee to playing "chess at 100 miles per hour." That's largely why his Cambridge club specializes in teaching use of the weapon, a modern version of the dueling sword, to all comers. The sport is easy to learn but hard to master. Students range from 5 to 66.

→ 127 SMITH PLACE, CAMBRIDGE, 617-945-9448, OLYMPIAFENCING-CENTER.COM

Laugh Boston

Owned by the team behind Improv Asylum, Laugh Boston is no dive. Rather, the 6,000-square-foot 300-seat space is an ideal date spot; you could even bring your parents. Filling the hole



for a mid-size stand-up comedy venue and located at the Westin Boston

Waterfront Hotel, it features local and national acts, along with decent fare (like portobello flatbread and waffle fries with chili), beer, wine, and signature cocktails (like the

That's What She Said).

→ WESTIN BOSTON WATERFRONT HOTEL, 425 SUMMER STREET, BOSTON, 617-725-2844, LAUGHBOSTON.COM

Mayor Thomas M. Menino Park

Adjacent to the new LEED gold-certified Spaulding Rehabilitation Hospital in

Charlestown, this \$4 million space is the city's first universally inclusive playground. That means it's fun and fully accessible for all kids, whatever their physical abilities. There are 60 pieces of accessible play equipment in all, including a carousel that can accommodate wheelchairs, four slides, swings, and a

climbing area.

→ SPAULDING REHABILITATION HOSPITAL, 300 FIRST AVENUE, CHARLESTOWN, CITYOFBOSTON.GOV/PARKS



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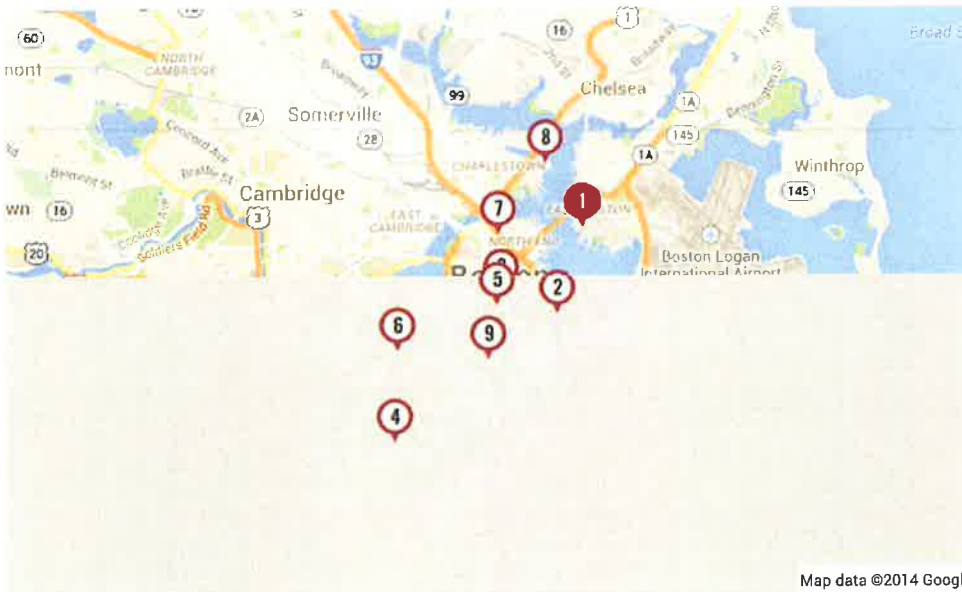
Boston Mayor Tom Menino's Greatest Real Estate Hits

Thursday, October 30, 2014, by Tom Acitelli



Few individuals in the last half-century or thereabouts have so indelibly affected the everyday streetscape and built environment of Boston than Tom Menino. The city's longest-serving mayor, who left office at the start of 2014 after 20 years, died today at age 71 from cancer. From the Seaport to Roxbury to Southie to the South End, here are projects and efforts that Menino pushed that will last longer than all of us (as for the Boston Redevelopment Authority he built up, it's hard to say).

- 1 DALTON STREET
- CURBED MAPS
- DUDLEY SQUARE
- EAST BOSTON WATERFRONT
- HAS MAP
- INNOVATION DISTRICT
- MAYOR THOMAS M. MENINO PARK
- MILLENNIUM TOWER
- TD GARDEN TOWERS
- THE DOWNTOWN BID
- THOMAS MENINO
- TOM MENINO DEATH
- TOM MENINO DIES



Map data ©2014 Google

Mayor Tom Menino's Greatest Real Estate Hits



East Boston Waterfront

In late 2011, Mayor Menino announced an ambitious plan to jumpstart nearly \$600 million in development along the East Boston waterfront, development that could create up to 1,800 housing units and that would be partly dependent on beefed-up water transit. Part of it, the 176-unit Portside at Pier One, is under construction.

29 Marginal Street, Boston, MA
02128



Innovation District

It's almost impossible to overstate the effect this Menino-made district has had on the city's economic-development psyche. It doesn't really exist as a definable neighborhood, but the Innovation District has come to represent all that is forward-looking in Boston's commercial growth. It's tech and biotech and micro-apartments and Seaport Square, oh my!

Summer Street, Boston, MA



Millennium Tower

Woah, Nellie! What will be Boston's tallest residential tower was once a gaping hole in the ground, something that never ceased to be a stone in Menino's shoe. The hole was left by Jersey developer Vornado Realty, who in mid-2008, ceased development of a 39-story tower to replace the old Filene's building. It's not entirely clear what happened, but Vornado, after being relentlessly criticized for inaction by the mayor, tucked tail in early 2011, and cleared the way for Ritz-Carlton developer Millennium Partners to step in. Like it or not, the tower will likely forever change luxury pricing in downtown Boston as well as the expectation of buyers in the area.

426 Washington Street, Boston, MA
02108



Dudley Square

Menino hailed from Hyde Park, a neighborhood far from the glitz and glam of Back Bay et al. Which helps explain his dedication to building up neighborhoods from the street. The rehab of the Ferdinand Building in Dudley Square into a modern office complex for the city schools' HQ is a prime example of this. The Ferdinand redo is expected to jumpstart other development in surrounding Roxbury.

Washington Street & Dudley Street,
Boston, MA 02119



The Downtown BID

Menino championed the idea of a Downtown Boston Business Improvement District as far back as the mid-1990s, seeing the plan die in the state Legislature time and again. The BID, covering 34 blocks and 35 million square feet of office space, finally launched in 2011. Part of its charge, which will be particularly felt in Downtown Crossing, is to foment a sort of 24-7 vibe for the area, the kind of place people would both like to work and live.

Summer Street & Chauncy Street,
Boston, MA 02110



1 Dalton Street

The tower on Christian Science Plaza, approved in the waning days of Menino's administration, will be 699 feet, making it not only by far the tallest residential tower in Boston but the third-tallest overall, behind office giants the Pru and the John Hancock. It will include 211 hotel rooms on the first 20 floors and 180 condos over the rest of the 60 stories. And! Those rooms and residences shall be managed by the Four Seasons. Like the Millennium Tower, it will surely change the perception of the possible in downtown Boston.

1 Dalton Street, Boston, MA 02115



TD Garden Towers

Menino provided millions in tax breaks to move this forest of buildings along. It's the sort of large-scale, transformative project he seemed to relish, especially in the last years of his administration. The \$950 million complex around TD Garden will include three towers, the tallest reaching 600 feet. The buildings will contain a 306-room hotel; 668,000 square feet of offices; almost 500 residences; and retail, including a Star Market.

150 Causeway Street, Boston, MA
02114



Mayor Thomas M. Menino Park

This particular park, which is accessible for children and adults with physical challenges, opened in late 2013, as Menino was ending his epic mayoralty. Named after the mayor, who recuperated from earlier illnesses at a neighboring rehabilitation center, the park is also one of many he championed. He was also, it should be remembered, a fan of parklets.

300 1st Avenue, Charlestown, MA
02129



The 'Upper' South End

Several large-scale residential projects are going up in the South End's northeastern corner, near where I-90 meets I-93: the Ink Block, Sepia Boston, Troy Boston (pictured), 600 Harrison Avenue, 345 Harrison Avenue and more, including attendant streetscape improvements such as dog parks and Whole Foods! The project(s) speak to Menino's almost fanatical pace of promotion when it came to new development.

275 Albany Street, Boston, MA 02118

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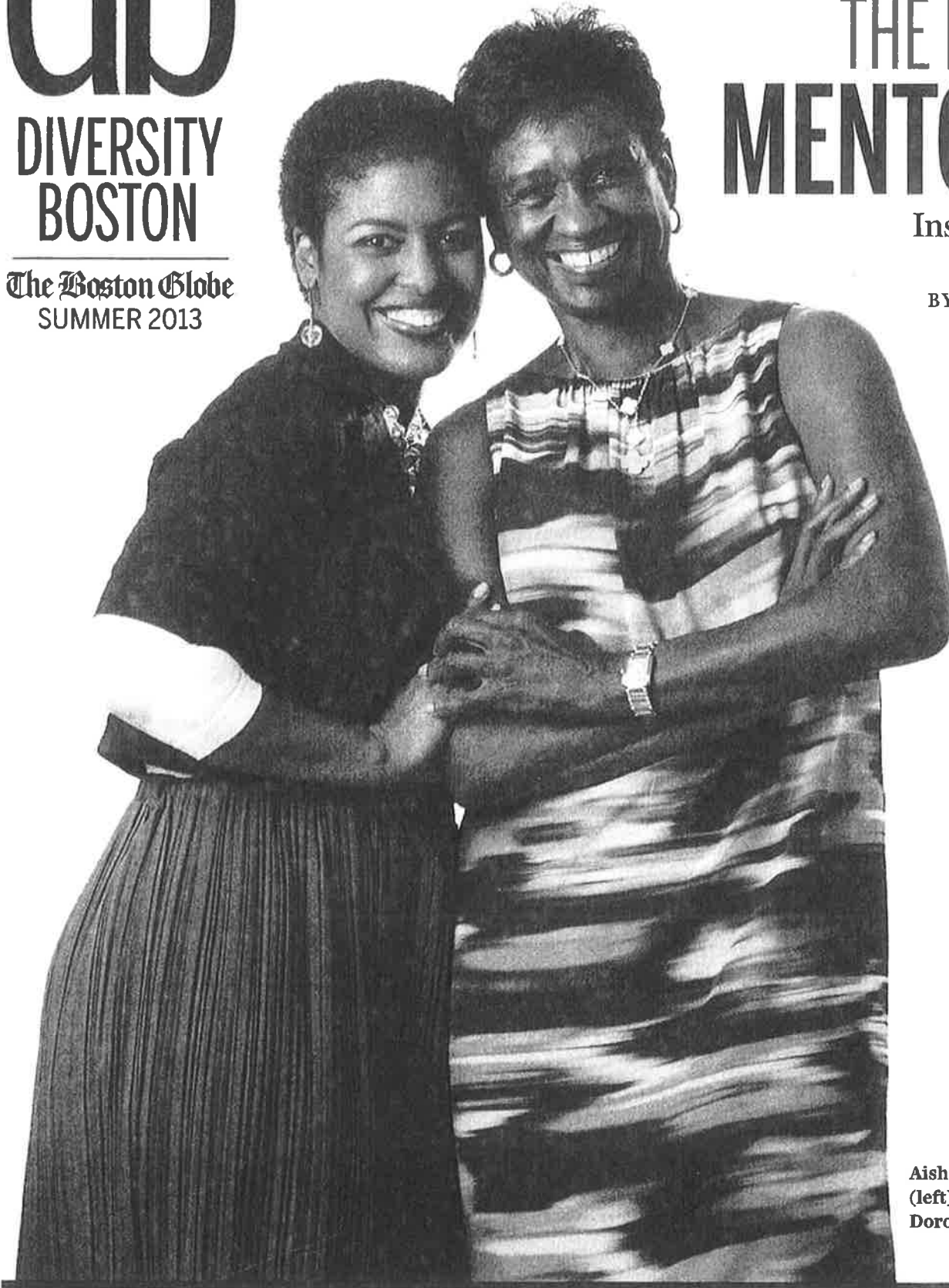
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The Boston Globe
SUMMER 2013

THE POWER OF MENTORING

Inside six successful
partnerships

BY CINDY ATOJI KEENE



**Aisha Francis-Samuel
(left) and her mentor
Dorothy Terrell**

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{Innovation}

IN CHARLESTOWN, IT'S ALL INCLUSIVE

Waterfront site will house a \$1.6m playground where children of all abilities can romp side by side.



WENDY MAEDA/GLOBE STAFF

Mayor Thomas M. Menino, who revealed plans for the playground in May, said it will give "all of our people, not just some of our people, the access they deserve."

BY LAURA CRIMALDI

A waterfront slice of Charlestown located next to the new Spaulding Rehabilitation Hospital is being transformed into a \$1.6 million playground that will allow children with disabilities to play alongside other children without anyone knowing the difference.

Plans for the playground call for what is known as inclusive design, an approach to building spaces that all people can access and experience the same way regardless of age or disability. That means no separate accommodations for people who are handicapped.

"You wouldn't have to choose to go to an accessible playground which may not have all the features that a typical child would want," says Kristen McCosh, Boston's commissioner for persons with disabilities. Rather, the plans "incorporate the accessible components into a typical playground so that a family could play together," McCosh says.

The playground is slated to be built on a 286,875-square-foot lot with views of downtown Boston adjacent to the new Spaulding building, which opened in April. A number of people who

were injured in the Boston Marathon bombings on April 15 have been treated at Spaulding's new location.

Equipment being considered for the playground includes integrated swings and a carousel. The carousel has two slots for participants in wheelchairs to ride alongside others, says playground designer Cheri Ruane, who works for Boston-based Spurr, the design studio of engineering consulting firm Weston & Sampson. The swings will also be integrated to combine belted swings, infant buckets, and wheelchair swings, Ruane says.

"No matter who's out there, they could find two swings next to each other that would work," she says.

A poured-in-place rubberized safety surfacing will be used to make it easy to get around the playground, Ruane says. The playground will also be close to an accessible outdoor recreation area for adults and children run by Spaulding.

McCosh says the idea for the playground came from Mayor Thomas M. Menino, who spent three weeks at Spaulding's previous location at the end of last year as he convalesced from a long hospital stay. When Menino announced plans for the playground at the construction site in May, he was using crutches after undergoing surgery to repair a fracture in his lower leg.

In a statement, Menino said the playground represents the best that Boston has to offer, "the beautiful waterfront, proximity to national treasures, and world class hospitals. But most importantly, it gives all of our people, not just some of our people, the access they deserve to this very special area and a play space that ev-



This integrated carousel that may be a part of the

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WENDY MAEDA/GLOBE STAFF

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people, not just some of our
people, the access they de-
serve to this very special ar-
ea and a play space that ev-

ery young child can enjoy.”

The city already has some
outdoor play areas with ele-
ments that accommodate
disabled users. Harambee
Park in Dorchester was de-
signed to be accessible for
kids of all abilities. Also in

The plans
‘incorporate the
accessible
components into
a typical play-
ground so that a
family can play
together.’

KRISTEN MCCOSH,
Disability commissioner

Dorchester, the Dr. William
W. Henderson Inclusion Ele-
mentary School, where stu-
dents with disabilities learn
alongside nondisabled peers,
recently completed a wheel-
chair-accessible sensory gar-
den, McCosh says.

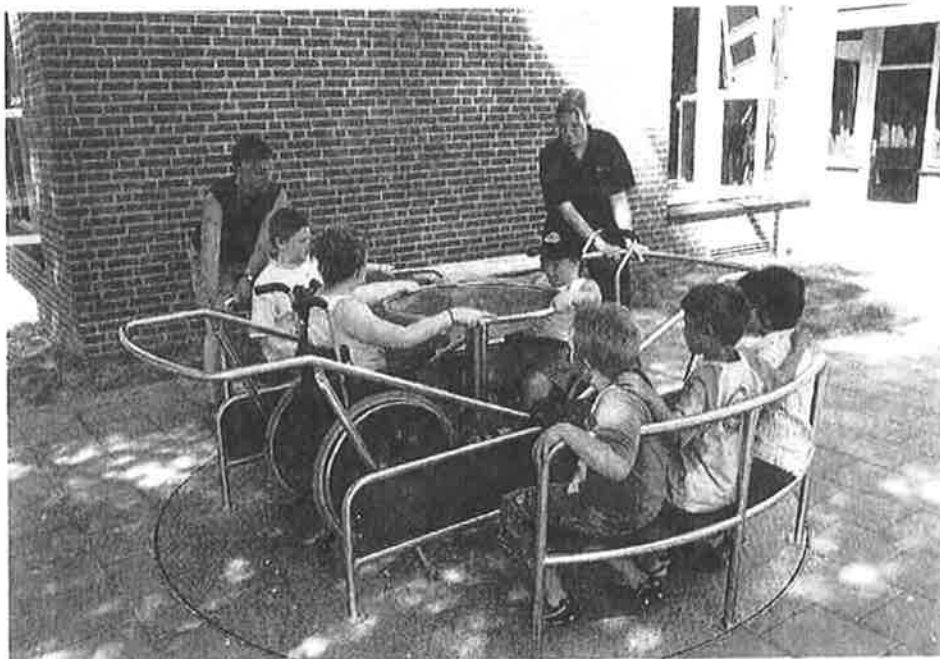
Demand for accessible,
outdoor play areas in the city
is growing. Dianne Lescins-
kas, who has a child enrolled

at the Harbor Pilot Middle
School, is trying to get an ac-
cessible play area, including
a sensory garden and out-
door classroom, built at the
Dorchester school. Like
Henderson, the Harbor
school is inclusive, and such
a play area would give chil-
dren a break from sitting in
the classroom and provide
outdoor learning opportuni-
ties, Lescinskas says.

“The ultimate goal is to
make this school playground
accessible for all children
not just for children with
special needs,” says Lescins-
kas, a Savin Hill resident.

Oz Mondejar, Spauld-
ing’s senior vice president of
mission and advocacy, says
the new playground outside
the hospital will be a place
where children will attain
milestones, like doing some-
thing independently for the
first time. “When you get a
chance to play, you get a
chance to think about being
strong, your future, and your
role in it,” he says.

*Laura Crimaldi is a
Boston.com producer. She
can be reached at laura.
crimaldi@boston.com.
Follow her on Twitter
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GORIC

This integrated carousel, with space for wheelchairs, is just one piece of equipment
that may be a part of the new, inclusive playground in Charlestown.

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The Scene In And Around Boston...

By Hilda M. Morrill

December 06, 2013



New Menino Park at Navy Yard



Left to right: David Long, Mayor Thomas M. Menino and David Storto (Photo by Isabel Leon)

Mayor Thomas M. Menino is congratulated by Liberty Mutual Chairman and CEO David Long, left, and David Storto, right, President of Partners Continuing Care and the Spaulding

Rehabilitation Network, at the official opening of the \$4 million "Mayor Thomas M. Menino Park" at the Charlestown Navy Yard on November 4.

The park includes "universally designed" equipment for children of all abilities with equipment and features suited to young people with physical challenges.

The project includes 63 pieces of accessible play equipment contained in a 15,000 square foot rubber playground area, complete with ADA accessible paths and gathering spaces, surrounded by a new 23,000 square foot boardwalk to the waterfront that is also handicap accessible.

Liberty Mutual Insurance provided the cornerstone donation of \$1 million for the creation and construction of the playground.

Financial support also came from the City of Boston Capital Budget, the Highland Street Foundation, the Goldberg Foundation, Blue Cross Blue Shield, Herb Chambers, Subaru of New England, and Kavanagh Advisors.

In addition to state of the art playground equipment accessible to

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children of all abilities, the playground also includes benches, tables, trees, bike racks, fencing, signage, irrigation, lighting, and connection to the Harborwalk linear path system.

More than 400 granite blocks were used for construction, some sourced from the original seawall on site. Timbers used for seating were once intended for use as masts during Drydock 5's shipbuilding era.

Congratulations and Best Wishes! For more information about the Boston Parks and Recreation Department, visit www.cityofboston.gov/parks.

International Celebration at Franklin Park

The Boston Parks and Recreation Department and the Mayor's Office of New Bostonians will be hosting Mayor Thomas M. Menino's second annual "International Celebration" at the Franklin Park Golf Clubhouse on Saturday, December 14, from 10 a.m. to 12 noon.

Mayor Menino invites residents of all ages to explore a world of cultures, traditions, and fun at this free holiday celebration.

Participants will enjoy festive music and entertainment including a traditional Chinese New Year Lion Cub Dance, a performance by OrigiNation, children's games from throughout the world, take-home arts and craft projects, a taste of delicious ethnic treats, a classic holiday movie, and a special visit from Santa Claus.

Families will be invited to celebrate various cultures by playing games from around the globe. Participatory activities will include a piñata, dreidels, and a wooden block game with the intriguing syllabary of the Chinese and Hebrew languages.

An additional game of blocks features 28 commonly found words in six languages: Spanish, simple Mandarin, French, German, Latin, and English. Children will be also be encouraged to unlock their creative minds by playing the Scheherazade storytelling game using images on 120 small tiles.

Refreshments will include coffee and hot chocolate provided by New England Coffee and cookies from Great Taste Bakery of Chinatown. Free parking is available at the clubhouse parking lot located at One Circuit Drive in Franklin Park. By MBTA, take the Orange Line to Forest Hills and the #16 bus.

For further information, call the Boston Parks and Recreation Department at 617-635-4505.

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Since its inception in 1958, the Boston Youth Symphony Orchestras, formerly known as the Greater Boston Youth Symphony Orchestras, has expanded beyond its original single orchestra and launched many new artistic initiatives.

Today BYSO serves nearly 500 young musicians from throughout New England, and is recognized as one of the finest youth orchestras in the country.

On Sunday, December 15, their Intensive Community Program (ICP) celebrates 15 years with a free concert. ICP is a rigorous string instrument training program that brings quality classical music instruction to underrepresented communities.

The free annual family event begins at 3 p.m. and will include holiday favorites along with a special sing-a-long. All the fun takes place at the Roxbury Community College Media Arts Building, 1234 Columbus Ave., Roxbury.

For more information, call 617-353-3348 or visit www.bysoweb.org.

Enjoy!

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CHARLESTOWN

New playground holds promise of inclusion

Posted by boston.com

January 2, 2014 12:08 PM

Photo by Kelsey Luing

Two months after its opening next to Spaulding Rehabilitation Center in Charlestown, Boston's newest handicapped-accessible playground is enticing patients and residents alike with its carousel, four slides – and the promise of inclusion.

The park, named after outgoing Mayor Thomas M. Menino, boasts a universal design that incorporates activities meant to appeal to both disabled and non-disabled children.

Denise McPherson, whose 8-year-old daughter, Emma, spent two months at Spaulding following a sudden stroke, said the playground's healing properties were "indescribable." She said it helped Emma to cope with her transformation from a fully mobile child to one who could barely walk or talk.

"I can't even describe what the playground has meant to us," she said. "Our experience has been amazing."

McPherson said Emma and her three siblings have spent countless hours on the playground, without any complaints of boredom. The park offered them joy and laughter during a particularly trying time.

"She's able to feel normal again – to interact with her peers and not show any differences," McPherson said. "She can swing right next to someone else who is not handicapped and not have to worry about her limitations."

Emma, an avid swimmer, was hospitalized in September. When the playground opened on Nov. 4, Spaulding's child life specialist, Kim Murnane, integrated time there into her physical therapy routines.

"It's so healing for these patients and families because it's teaching them that, yes, they may be faced with a new injury or illness, but they're still able to participate in these regular life activities," she said.

Murnane said the inclusive design has made the playground a symbol of hope and optimism. "It incorporates everybody of any ability, which is very, very amazing," she said.

Seth Racine, a Charlestown resident, said part of the draw of the playground is that it brings all types of people together.

"It's the kind of a place you can bring a 9-month old, you can bring a 3-year old, you can bring a 12-year old – and you can sit back and relax and have a great time with the family," he said.

Racine, a father of two young children, said the playground is a welcome addition to the neighborhood. "I think it's a perfect location and well designed," he said.

Built on a 286,800-square-foot lot overlooking downtown Boston, the \$4 million playground took five months to complete. Funding was provided by a variety of sources, including the city of Boston and Liberty Mutual Insurance. Blue Cross Blue Shield, the Goldberg Foundation, Herb Chambers, the Highland Street Foundation, Kavanagh Advisors and Subaru of New England also made contributions.

Menino, who served as Boston's mayor for two decades, is a former patient of Spaulding and was the catalyst for the playground. Spaulding opened its current residence in April of this year. Prior to construction, the Boston Redevelopment Authority-owned space had been vacant for 30 years.

"[The lot] was considered for a few developments, including an aquarium and a high-rise condominium complex, but neither actually moved forward," said Cheri Ruane, the landscape architect who designed and oversaw construction of the park. Ruane led a team of architects and engineers from Spurr, the Boston-based design division of Weston & Sampson.

"We didn't want handicapped children to feel as if they were relegated to some distant corner of a playground where the special-needs equipment is," she said.

The park includes over 60 pieces of inclusive play equipment, a 15,000-square-foot rubber play area, and American with Disabilities Act-accessible paths and gathering spaces. There is a climbing area, a seesaw, multiple slides and a swing set.

Ruane said the park's carousel, which can accommodate disabled and non-disabled riders in tandem, has been especially popular.

"We found children in mobility-assisted devices lack opportunity to experience spinning and rocking," she said. "We wanted to give them that experience."

According to Ruane, there has been increased demand for handicapped-accessible playgrounds in recent years. Thomas M. Menino Park joins over 20 accessible playgrounds in Massachusetts alone.

Other handicapped-accessible parks in Boston include the Dorothy Curran Playground and Harambee Park Boundless Playground in Dorchester and Mission Hill Playground in Roxbury. While not the first of its kind, Ruane views the playground as a model for other public spaces that push the boundaries on what it means to be inclusive.

"It takes a little more thinking and it hasn't necessarily been intuitive, but I definitely see (Menino Park) as a precedent-setter for other public open spaces," she said.

This article was reported and written under the supervision of Northeastern University journalism instructor Lisa Chedekel, as part of collaboration between The Boston Globe and Northeastern.
