DESCRIPTION: The Park and Garage at Post Office Square is a 1.7 acre public park at street level and a 1,400 car, seven-level underground garage.

LOCATION: Post Office Square is in the center of Boston's financial district and is bounded by Milk, Congress, Franklin and Pearl Streets.

PROJECT MILESTONES:
- Construction Start: October 1, 1988
- Project Completion: Garage - October 1, 1990
- Park - Summer 1992

COST: $80 Million

OWNER/DEVELOPER:
The Park and Garage at Post Office Square is a public/private venture of friends of Post Office Square, Inc. and the City of Boston.

Friends of Post Office Square, Inc. is a civic corporation made up of 20 Boston firms and individuals who together contributed $1 million to launch the project.

All proceeds from the garage development will be distributed to the City of Boston and its Park Trust Fund for the maintenance of the city’s neighborhood parks.

BOARD OF DIRECTORS

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STAFF

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- Robert B. Anthoumoust, Project Manager

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- Yu SIng Jung, President, Jang/Scannan Associates
- Charlotte Kube, Former Director, Boston Urban Gardeners
- Justin Litt, Director of Planning and Development, Boston Parks and Recreation
- Bert J. Mitchell, Equity Marketing Manager, The Community Builders
- Edwin B. Morris, III, Former Executive Vice President, Bank of Boston
- Shirley M. Muirhead, Director of Landscape Design, Boston Redevelopment Authority

PARK DESIGNER:
The Haveron Company, Inc. of Boston with Biermeyer Associates, Inc. of Cambridge

PARK ARTISTS:
- Howard Ben Tram, Providence, RI-fountain sculpturalists
- Richard Dux, Gloucester, MA-ornamental iron and drain grates
- Ross Miller, Boston, MA-trellis lighting

LANDSCAPING:
Schenck Landscape, Inc. of South Natick

MASTER PLANNING CONSULTANT:
Skidmore, Owings & Merrill

CAPE IN THE PARK OPERATOR:
Milk Street Cafe

GARAGE DESIGNER:
Parsons Bredfield Quade & Douglas, Inc. of Boston with Biermeyer Associates, Inc. of Cambridge LeMessurier Consultants, Inc. of Cambridge Coenehe Associates of Cambridge

GENERAL CONTRACTOR,
PARK AND GARAGE:
JF White Contracting Company

GARAGE OPERATOR:
Standard Parking Corporation

OPERATIONS CONSULTANT:
Standard Parking Corporation

PARING CONSULTANT:
Alban Davis Associates, Inc.

SECURITY CONSULTANT:
Schiff & Associates, Inc.

PARING EQUIPMENT:
Bidemi’s Parking and Access Control

ANAMOS ELECTRONICS OF AMERICA, INC.

PROJECT AWARDS:
- 1991 Award for Outstanding Professional Design Excellence – American Consulting Engineers Council
- Design Award 1991 American Institute of Architects New England Regional Council
- 1991 Preservation Award – Boston Preservation Alliance
- 1992 Awards of Excellence in Parking Design Award of Plant – Institute of Municipal Parking Congress
ABSTRACT

Project Name: PARK AT POST OFFICE SQUARE

Location: BOSTON, MASSACHUSETTS

1. Describe briefly the project's design and implementation.

For many years, Boston's Financial District was dominated by an aging and unsightly parking structure in the center of Post Office Square. In 1983, a group of Boston business and civic leaders formed Friends of Post Office Square and developed a plan to replace the decrepit parking structure with a combination public park and underground parking facility.

The project was structured as a unique public/private partnership between the City of Boston and Friends of Post Office Square. In 1987, the group acquired the site through a negotiated settlement with the City of Boston and the garage operator. Construction began in 1988, and the garage was opened for business on October 1, 1990. The Park at Post Office Square was opened to the public in the spring of 1991 and the fountain/landscapes were completed in the summer of 1992.

Almost overnight, the 1.7 acre park has become a Boston landmark. It has won several design awards, but most importantly it has won the hearts of Bostonians. For its many users it has become a very special retreat from the density and stress of the city. It is an inviting space, passive in character and rich with the abundance of nature.

2. What local urban issues did this project address? What were its goals? Were there issues that, in your judgement, might have been addressed but were not?

The primary goal of the Post Office Square project was to provide much needed public green space in downtown Boston while providing a convenient and expanded underground parking facility.

Throughout the planning and design process many ideas were proposed that were not consistent with this principle goal. However, through a very thorough project planning/programming process (please refer to the Report of the Mayor's Park Program Committee under tab 8), we were able to achieve this goal and provide our designers with a clear programmatic direction and the opportunity to focus on excellent design.

The end product of this disciplined process is a park that is consistent with its program. It is a public space that makes sense to its users, because the design is integrated and coherent and not distracted by uses or activities that were not part of the program.

3. Describe the financing of the project. Do you think it could be replicated?

The project was entirely privately financed. The $80 million project was funded with $1,000,000 of initial shareholder contributions to Friends of Post Office Square, an offering of preferred stock that raised $29 million, and debt financing of $50 million. All profits from the project will be distributed to the City, a portion of which will be dedicated to the maintenance of other neighborhood parks. Once the capital costs of the project have been repaid, ownership of the park and garage will revert to the City.

Ongoing maintenance of the Park is provided by Friends of Post Office Square and funded from the proceeds of the garage.

It is unlikely that this exact financing scheme could be replicated at another site. However, certain elements of it, including the linkage of a public space to a revenue producing facility, could be used in other projects.

4. Why does the project merit the Rudy Bruner Award for Excellence in the Urban Environment?

Today, Post Office Square is indeed the center of Boston's Financial District.

The award winning Park at Post Office has become Boston's newest landmark. It is a success from all perspectives. For office workers, visitors, and shoppers, it is an inviting refuge from the city's hustle. It represents excellence in planning, design and management. And, it provides a living example of what the public and private sectors can do in partnership to make meaningful and lasting improvements that serve the public.

The seven-story, below ground garage provides 1400 conveniently located parking spaces. The design and amenities within the garage have set a new national standard for first class parking facilities.
PROJECT PROFILE

Project Name  Park at Post Office Square  Location  Boston, Massachusetts

Owner  Friends of Post Office Square Inc.

Project Use(s)  Public park and underground parking garage

Project Size  Park = 1.7 acres  Garage = 1,400 spaces  Total Development Cost  $80 million

Annual Operating Budget (if appropriate)  1992: $2.9 million

Date Initiated  1983  Percent Completed, Dec. 30, 1992  100%

Projected Completion Date (if appropriate)  Garage complete: October 1990  Park Complete: Summer 1992

(Attach, if you wish, a list of relevant project dates)

Application submitted by:

Name  Paul O. McGinn

Title  Vice President

Organization  Friends of Post Office Square, Inc.

Address  50 Federal Street, Boston, MA 02110

Telephone  (617)423-1500

Key Participants (attach an additional sheet if needed)

<table>
<thead>
<tr>
<th>Organization</th>
<th>Key Person</th>
<th>Telephone</th>
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<tr>
<td>Public Agencies</td>
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<tr>
<td>Boston Redevelopment Authority</td>
<td>Shirley M. Muirhead, A.S.L.A.</td>
<td>617-722-4300</td>
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<td>Developer</td>
<td>Friends of Post Office Square</td>
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<td>Professional consultants:</td>
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<tr>
<td>Architect</td>
<td>Ellenzweig Associates, Inc.</td>
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<td>Harry C. Ellenzweig, A.IA</td>
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<td>617-491-5575</td>
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<tr>
<td>Landscape architect</td>
<td>The Halvorson Company, Inc.</td>
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<td>Craig C. Halvorson, Landscape Arch.</td>
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<td>617-536-0308</td>
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<td>Urban designer</td>
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<td>Planner</td>
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<td>Karen B. Alscherler</td>
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<td>Lawyer</td>
<td>Palmer &amp; Dodge</td>
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<td>John E. Rattigan, Jr., Esq.</td>
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<td>617-573-0100</td>
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<td>Other Engineer:</td>
<td>Parsons Brinckerhoff Quade &amp; Douglas</td>
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<td>Morris Levy</td>
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<td>617-426-7330</td>
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<td>Community group(s)</td>
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<tr>
<td>Sponsor</td>
<td>Norman B. Leventhal</td>
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<tr>
<td>Boston GreenSpace Alliance</td>
<td>Mark S. Primack</td>
<td>617-426-7980</td>
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