



FRIENDS
OF
POST OFFICE
SQUARE, INC.

50 FEDERAL STREET
BOSTON, MA 02110

TEL: 617-423-1500
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PARK AND GARAGE AT POST OFFICE SQUARE

FACT SHEET

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:	Friends of Post Office Square formed 1983 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 FRIENDS OF POST OFFICE SQUARE:	Norman B. Leventhal, Chairman William L. Brown Gerhard M. Freche John P. Hamill Martin J. Hoek Edward C. Johnson 3d William F. McCall, Jr. Thomas O. Pyle Edwin N. Sidman James V. Young Richard D. Hill, Director Emeritus
STAFF FRIENDS OF POST OFFICE SQUARE:	Robert M. Weinberg, President Paul O. McGinn, Vice President/General Manager Robert B. Anthonyson, Project Manager
MAYOR'S 1987 PARK PROGRAM/DESIGN REVIEW COMMITTEE:	Norman B. Leventhal, Chairman, The Beacon Companies Sere Clark, Staff Director, New England Telephone John P. Connolly, Mayor's Development Advisor, City of Boston Joan E. Goody, Partner, Goody, Clancy & Associates Elizabeth Harris, Owner, Liz Harris Gallery Yu Sing Jung, President, Jung/Brannen Associates Charlotte Kahn, Former Director, Boston Urban Gardeners Justine Liff, Director of Planning and Development, Boston Parks and Recreation Bart 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 Halvorson Company, Inc. of Boston with Ellenzweig Associates, Inc. of Cambridge
PARK ARTISTS:	Howard Ben Tré, Providence, RI—fountain sculptures Richard Duca, Gloucester, MA—ornamental fence and drain grates Ross Miller, Boston, MA—trellis lighting
LANDSCAPING:	Schumacher Landscaping, Inc. of South Natick
MASTER PLANNING CONSULTANT:	Skidmore, Owings & Merrill
CAFE IN THE PARK OPERATOR:	Milk Street Cafe
GARAGE DESIGNER:	Parsons Brinckerhoff Quade & Douglas, Inc. of Boston with Ellenzweig Associates, Inc. of Cambridge; LeMessurier Consultants, Inc. of Cambridge; Cosentini Associates of Cambridge.
GENERAL CONTRACTOR, PARK AND GARAGE::	J.F. White Contracting Company
GARAGE OPERATOR:	Standard Parking Corporation
OPERATIONS CONSULTANT:	Standard Parking Corporation
PARKING CONSULTANT:	Allan Davis Associates, Inc.
SECURITY CONSULTANT:	Schiff & Associates, Inc.
PARKING EQUIPMENT:	Eidams's Parking & Access Control Amano 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 Merit 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/sculptures 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 a 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)

<u>Organization</u>	<u>Key Person</u>	<u>Telephone</u>
• <u>Public Agencies</u>		
<u>Boston Redevelopment Authority</u>	<u>Shirley M. Muirhead, A.S.L.A.</u>	<u>617-722-4300</u>
• <u>Developer</u> <u>Friends of Post Office Square</u>	<u>Robert M. Weinberg</u>	<u>617-423-1500</u>
• <u>Professional consultants:</u>		
<u>Architect</u> <u>Ellenzweig Associates, Inc.</u>	<u>Harry C. Ellenzweig, A.I.A.</u>	<u>617-491-5575</u>
<u>Landscape architect</u> <u>The Halvorson Company, Inc.</u>	<u>Craig C. Halvorson, Landscape Arch.</u>	<u>617-536-0308</u>
<u>Urban designer</u>		
<u>Planner</u> <u>Skidmore, Owings, & Merrill</u>	<u>Karen B. Alschuler</u>	<u>415-546-0400</u>
<u>Lawyer</u> <u>Palmer & Dodge</u>	<u>John E. Rattigan, Jr., Esq.</u>	<u>617-573-0100</u>
<u>Other Engineer:</u> <u>Parsons Brinckerhoff Quade & Douglas</u>	<u>Morris Levy</u>	<u>617-426-7330</u>
• <u>Community group(s)</u>		
<u>Boston GreenSpace Alliance</u>	<u>Mark S. Primack</u>	<u>617-426-7980</u>
• <u>Sponsor</u> <u>Norman B. Leventhal</u>	<u>NA</u>	<u>617-330-1400</u>

Please indicate how you learned of the Rudy Bruner Award in Urban Excellence.

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