

Front Bay

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The North Avenue Bridge in Boston exemplifies the current discourse relative to infrastructure and urbanism. One which is pertinent to both the academy and the profession. Built in 1908, the utility of this structure has slowly deteriorated over the course of 100+ years. In 2015, the U.S. Coastguard notified the Army Corps of Engineers that its existing structural condition presented a public safety concern. This prompted the city to explore ideas that would improve mobility, currently the bridge links downtown with the quickly developing Fort Point Channel neighborhood, honor its history and create a destination. Our proposal, instead of concentrating on only the bridge, suggests that the entire waterway, the “Cut”, be infilled and that a new vibrant neighborhood be built in its place – Front Bay. This development typology is relevant to the morphology of Boston’s historical growth patterns where over the course of centuries successive rings of infill have allowed the city to grow. 29 blocks with over 5,000,000 square feet of housing and commercial space on 58 acres of land will knit together Downtown with Fort Point Channel. Where there was once an antiquated waterway, will now be a thriving neighborhood with a distinct character of its own. Because this neighborhood will be developed by the city, it will not have the same financial constraints as if it were privately developed. It will be

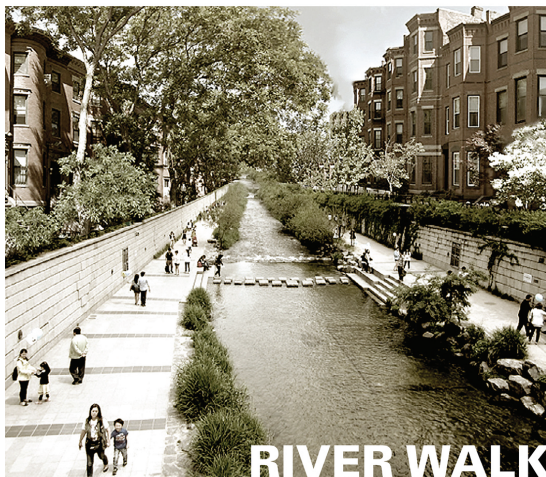
economically feasible to develop it with a fabric similar to that of Back Bay where tree-lined streets lined by 4-5 story walk-up buildings work in concert to create a walkable environment. Just as Back Bay has Comm Ave, a linear natural park in an urban setting, Front Bay will have its own linear Park – a one-mile long river walk that recalls the watery history of the site, provides a place for leisure and creates an engineering amenity that addresses storm water issues and rising sea levels. Additionally, this development will tie together the harbor walk that rings the shore of the city. This new 575’ Harbor Promenade will include outdoor seating adjacent to commercial space for events and other public activities and provide a new home for the Boston Tea Party Ship, giving it a prominent site on the harbor. This new development will provide much needed workforce housing which aligns with the needs and goal of the city to bring 8000+ people into the heart of the city, while addressing hydrological concerns of a changing global condition. Why build a bridge when you could build a neighborhood?

FRONT BAY

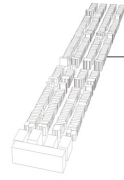
Why Build a Bridge when you can Build a Neighborhood?



HARBOR PROMENADE



RIVER WALK



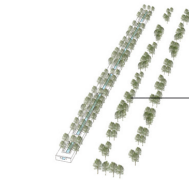
2,000+ UNITS of Housing

While maintaining the scale and character of Back Bay, much needed work force housing is introduced into the heart of downtown Boston. The scale of this fabric (similar to Back Bay) is preferable to the current building trends in Fort Point Channel. These new residential units align with the housing goals and needs of the city and bring 8,000+ people into the heart of the city.

3,000,000 SqFt Work Force Housing
500,000 SqFt Commercial

RIVER WALK

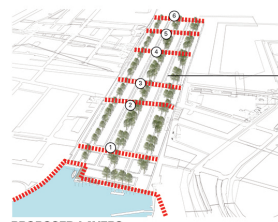
This mile long river walk recalls the history of the site - revealing its once watery nature. Not only does it provide a place for leisure, it is also an engineered amenity that addresses storm water issues and rising sea levels. Like Commonwealth Ave. it is a natural spine in an urban context.



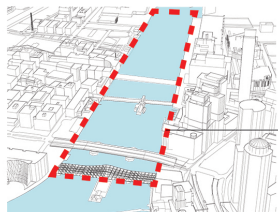
29 BLOCKS

Because the land is created by the city, the economic feasibility to develop a scale of buildings similar to Back Bay is possible. This network of six streets will become the active connective tissue that weaves together downtown and Fort Point Channel - while maintaining a vibrant character of its own.

575' Harbor Promenade connects the existing Harbor Walk while engaging intimately with the water. This area will include outdoor seating and overflow spaces for the adjacent commercial buildings as well as benches and stages for public engagement and activity. The Boston Tea Party Ship will be relocated here, giving it a prominent site on the harbor.



PROPOSED LAYERS



EXISTING CONDITION

58 ACRES of Reclaimed Land

In keeping with the morphological development patterns of Boston, our proposal is to fill the "cut". This antiquated body of water separates downtown from the actively developing Fort Point Channel. Our proposal is consistent with the historical development patterns of Boston where the shoreline of the city has been evolving over time to address the changing needs and values of the city.

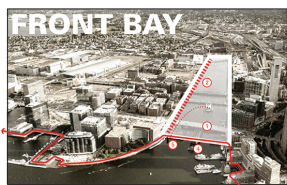
1,800,000 Cubic Yards of Fill

60,000

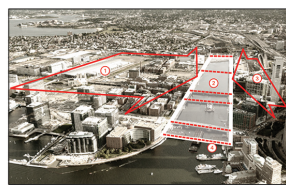
A New Neighborhood



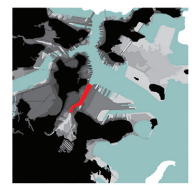
PROPOSED URBAN MASTERPLANNING



KEY
1. Proposed fill
2. Proposed Riverwalk
3. Reclaimed Harborwalk
4. Harbor Promenade
5. Relocated Boston Tea Party Ship



KEY
1. Fort Point Channel
2. Proposed fill
3. Downtown
4. Connection Streets



Morphological Map of Boston

1630 Original Land
1795
1852
1880
1916
1950
19th Century Excavation
2016 FRONT BAY