This student study & proposal features the reclamation of approx. 100,000 square feet of space in Boston City Hall, energy savings of approx. $1 million per year (in 1997 dollars) and projected a 7 year ROI (w/revenue from the new real estate).

In addition to green strategies, the proposal includes a rooftop restaurant, conference facilities and on Congress St. an arcade with retail that goes up into the atrium. Transforming the fortress nature of the building and developing the potential of a revitalized plaza will return a role of stewardship to this New Green City Center of Boston. Now is the time for integrating time-tested principles of Adaptive Reuse and Green Design to provide a new model for the hub of Boston & New England.
### Design Team Zone #I, Levels 1-3 of Building

1. Maintain a sense of a solid base and a grounded quality to the building, while making it more transparent and open.
2. Provide an integration of the building with Congress St and the building's proximity to Faneuil Hall, the market place, the Blackstone Block and the Holocaust Memorial and park.
3. Provide easy access and clearly defined entries.
4. Provide efficient circulation and optimization of space, access to all mechanical, parking and serviceable spaces.
5. Assure a hierarchical separation of all entries and circulation paths based on typology of space (i.e. public, semi-public, private, restricted access).

### Design Team Zone #II, Levels 3-4 of Building

1. Maintain the sense of grandeur of the building while striving to achieve a more friendly and personable attractiveness.
2. Enlarge floor openings in the atrium to increase day lighting on lower floors.
3. Develop a hierarchy and functional characterization of the four separate entries that differentiate them while integrating them with the building.
4. Maintain the quality of the mid-section of the building that appears to float between the brick base of the plaza and the upper floors/architrave of the building.

### Design Team Zone #III, Levels 7-9 of Building, Roof and Upper Balconies

1. Provide a cap to the building that enhances and completes the existing design of the building as the object or sculpture that it is.
2. Provide spaces that include the elevated public plaza for the city, in area it is about 20% of what is being redesigned on the ground level.
3. Provide for a seamless integration of technology and design here where it is most visible. Think of this area as stage, constantly in view from all sides.
4. Develop a hierarchy of orientation with regard to neighboring context, the program, the micro climate, and the sea to the sea.

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**Materials and Methods in Sustainable Design**

**Sustainable Redevelopment of City Hall**

**Wentworth Institute of Technology Fall 1997**

**Instructors:** Franziska Amacher, Henry MacLean, & Ambrose Spencer

**Students:** Angel Basselot, Victor Caminos, Angela Chan, Michael Collard, Matthew Cordone, Thomas Fancher, Thomas Imondi, Brain Laroche, Michelle Little, Tricia McMillian, Russell Moore, Corey Papadopoli, Kelley Parker, Verne-Marie Valdepenes
Programmatic Tools Design Zone 1, Levels 1-3 of Site and Building

1. Design relocated car parking for City Hall into existing re-configured mechanical space.
2. Design new shops on Congress St. and connections to Plaza.
3. Design new office space and Sustainability Center.
4. Connect North entry to Plaza & Congress St. entry w/ new circulation concourse amenities, & new direct connection to the T.
5. Design connection to upper levels 3 & 4 from ticket booth area on 2nd floor (integrate w/ Design Team III).
6. Design location of new Entry for an elevated lobby and exterior mounted elevator to connect to the fourth and roof levels of the building on the East facade (integrate w/ Design Team III).
7. Design Water and Landscape issues up against and into the building at these lower levels w/ new bicycle parking.
8. Design recycling facility; collection, separation, access and composting (integrate w/ Design Teams II & III).
9. Verify sq. ft. and cubic ft. take-off for envelope and ventilation teams.

New Green City Center for Boston
New Green City Center for Boston

Boston City Hall Schematic Section “A” Looking South
Wentworth Institute Study, 1997, H. MacLean, AIA

Ongoing Studies 2004-2008
Henry MacLean AIA, Franziska Amacher AIA, LEED AP, Ambrose Spencer
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Design Team Zone #1 Levels 1-4 of Building
Programmatic Tasks
1. Design the connection and integration of the exterior limited access elevator(s) (overlap w/T zone II & III)
2. Design the promenade for viewing the City
3. Design roof gardens that are both open air, seasonal and integrated into the atrium.
4. Design greenhouses that are integrated into the HVAC and nutrient cycling of the building.
5. Provide water features that are integrated into the HVAC and hydro-cycling of the building.
6. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
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9. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
10. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
11. Verify sq. ft. and cubic ft. take-off for envelope and ventilation teams.

Design Team Zone #2 Levels 5-9 of Building
Programmatic Tasks
1. Design the connection and integration of the exterior limited access elevator(s) (overlap w/T zone II & III)
2. Design the promenade for viewing the City
3. Design roof gardens that are both open air, seasonal and integrated into the atrium.
4. Design greenhouses that are integrated into the HVAC and nutrient cycling of the building.
5. Provide water features that are integrated into the HVAC and hydro-cycling of the building.
6. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
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10. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
11. Verify sq. ft. and cubic ft. take-off for envelope and ventilation teams.

Design Team Zone #3 Levels 3-4 of Building
Programmatic Tasks
1. New Entry to Plaza
2. New Connection to Main Entry
3. New Entry from Bridge
4. Placement and construction of new Window wall
Envelope and reconfiguration of existing enclosed spaces.
5. Design demonstration and gathering places with exhibit wall for ongoing public expression, opinion and exhibitions.
6. Cafe area and small retail shops, with information /orientation, welcoming center connected to the new subway access point.
7. Vertical connection to subways, stair through to roof. (overlap w/Design Team III)
8. Public sustainable Learning Center
9. Design Water and Landscape issues up against and into the building at these lower levels w/ new bicycle parking.
10. Vertical connection to subways, stair through to roof.
11. Verify sq. ft. and cubic ft. take-off for envelope and ventilation teams.

Design Team Zone #4 Levels 5-9 of Building
Programmatic Tasks
1. Design the connection and integration of the exterior limited access elevator(s) (overlap w/T zone II & III)
2. Design the promenade for viewing the City
3. Design roof gardens that are both open air, seasonal and integrated into the atrium.
4. Design greenhouses that are integrated into the HVAC and nutrient cycling of the building.
5. Provide water features that are integrated into the HVAC and hydro-cycling of the building.
6. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
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10. Provide retail spaces that are integrated into the HVAC and hydro-cycling of the building.
11. Verify sq. ft. and cubic ft. take-off for envelope and ventilation teams.