

# RESILIENT MOAKLEY PARK VISION

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**McConnell Park (2022)**  
**\$7.1 million renovation**

- Athletic field renovation, play lot and passive spaces
- Regrading to address SLR
- Granite block barrier wall as flood protection
- Stormwater retention and infiltration infrastructure in parking lot islands



**Langone Park & Puopolo Playground (2020)**  
**\$14.36 million capital funding, \$2 million private and public grants**

- Elevated harborwalk, secondary seawall
- Raised grade
- Stormwater management and retention
- Baseball and multi-use field, bocce courts



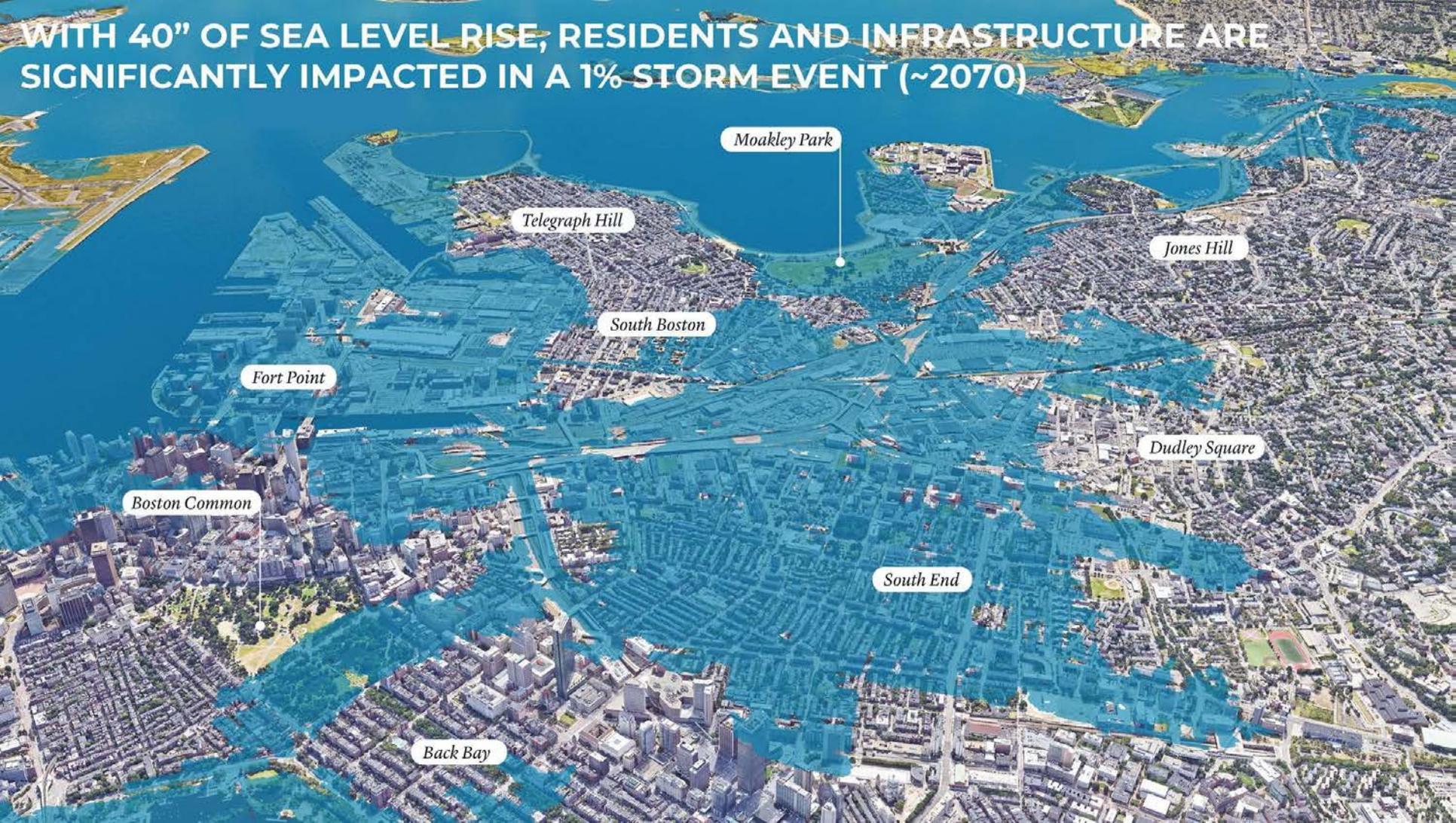
**Martin's Park (2019)**  
**\$7 million construction**

- Fully accessible park adjacent to Boston Children's Museum, named in honor of Martin W. Richard, youngest victim of the Boston Marathon bombings
- Raised sections
- Mini piles and vegetation to prevent erosion
- Vegetation beds with salt-tolerant species

# EXISTING STORMWATER FLOODING



# WITH 40" OF SEA LEVEL RISE, RESIDENTS AND INFRASTRUCTURE ARE SIGNIFICANTLY IMPACTED IN A 1% STORM EVENT (~2070)



Moakley Park

Telegraph Hill

Jones Hill

South Boston

Fort Point

Boston Common

Dudley Square

South End

Back Bay

# SCHEMATIC PLAN



FLOOD MANAGEMENT ALIGNMENT (22' BCB)

IMPROVED RECREATIONAL FIELDS

OLD HARBOR OVERLOOK  
PICNIC / BBQ

GREEN INFRASTRUCTURE

SPECIES BIODIVERSITY

WATERFRONT PLAZA AND AMPHITHEATER  
EVENTS / FOOD TRUCKS / FARMERS MARKET / ICE SKATING

DOUBLED TREE CANOPY

LOWER BARRIER (19.5' BCB)

RESTROOMS

IMPROVED PLAY AREAS

GARDEN GATEWAY  
COMMUNITY GARDEN

COMMUNITY HUB

ENTRY PLAZA  
EVENTS / FOOD TRUCKS /  
FARMERS MARKET

# RESILIENCY + THE ENVIRONMENT

COASTAL LANDSCAPE



SAUNDERS ARENA

9" SLR + 1% STORM

21" SLR + 1% STORM

ADVENTURE PLAY

OLD HARBOR OVERLOOK

40" SLR + 1% STORM

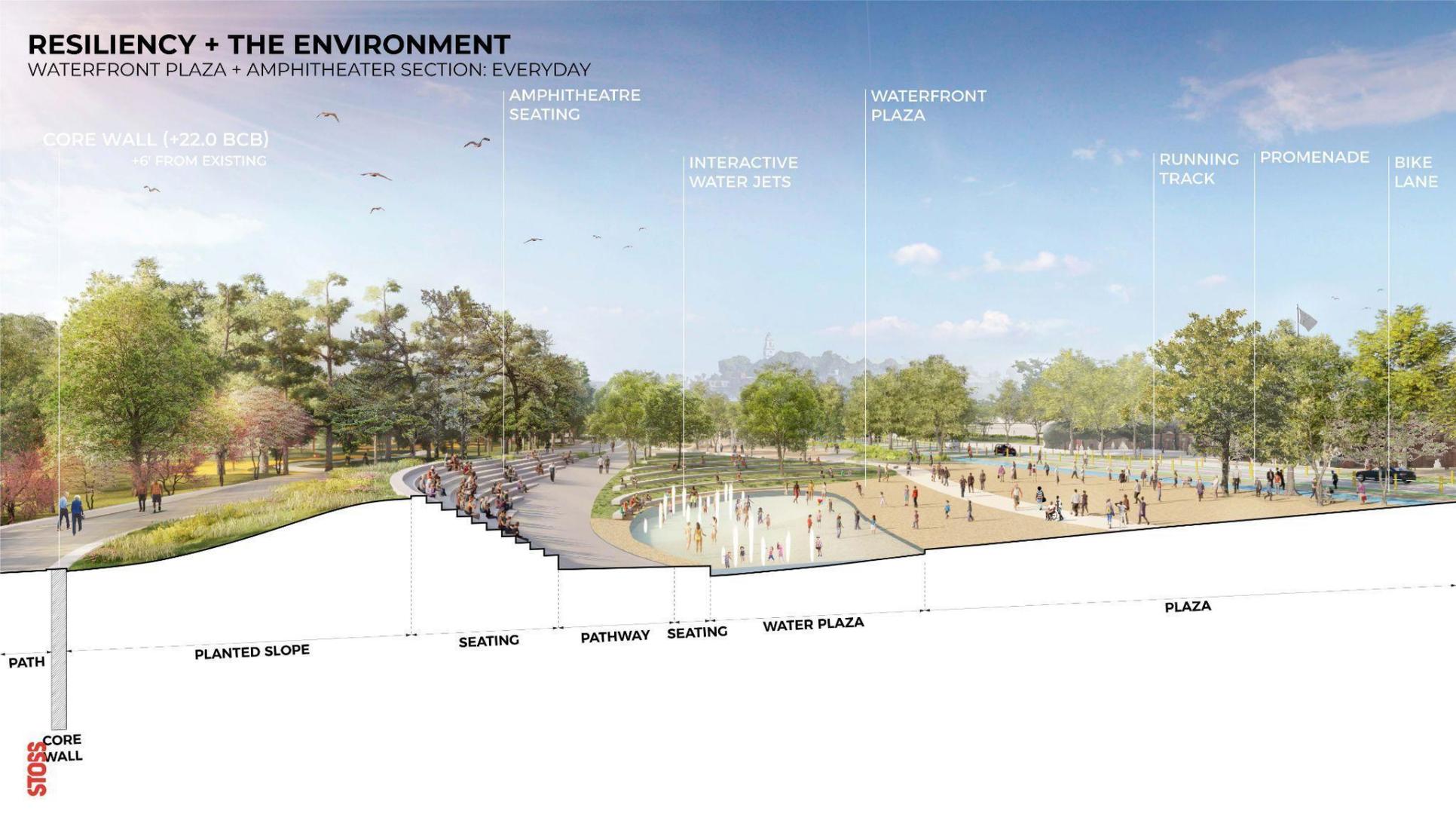
COASTAL FLOOD ALIGNMENT

MULTIUSE FIELDS

BABE RUTH FIELD

# RESILIENCY + THE ENVIRONMENT

WATERFRONT PLAZA + AMPHITHEATER SECTION: EVERYDAY



CORE WALL (+22.0 BCB)  
+6' FROM EXISTING

AMPHITHEATRE  
SEATING

INTERACTIVE  
WATER JETS

WATERFRONT  
PLAZA

RUNNING  
TRACK

PROMENADE

BIKE  
LANE

PATH

PLANTED SLOPE

SEATING

PATHWAY

SEATING

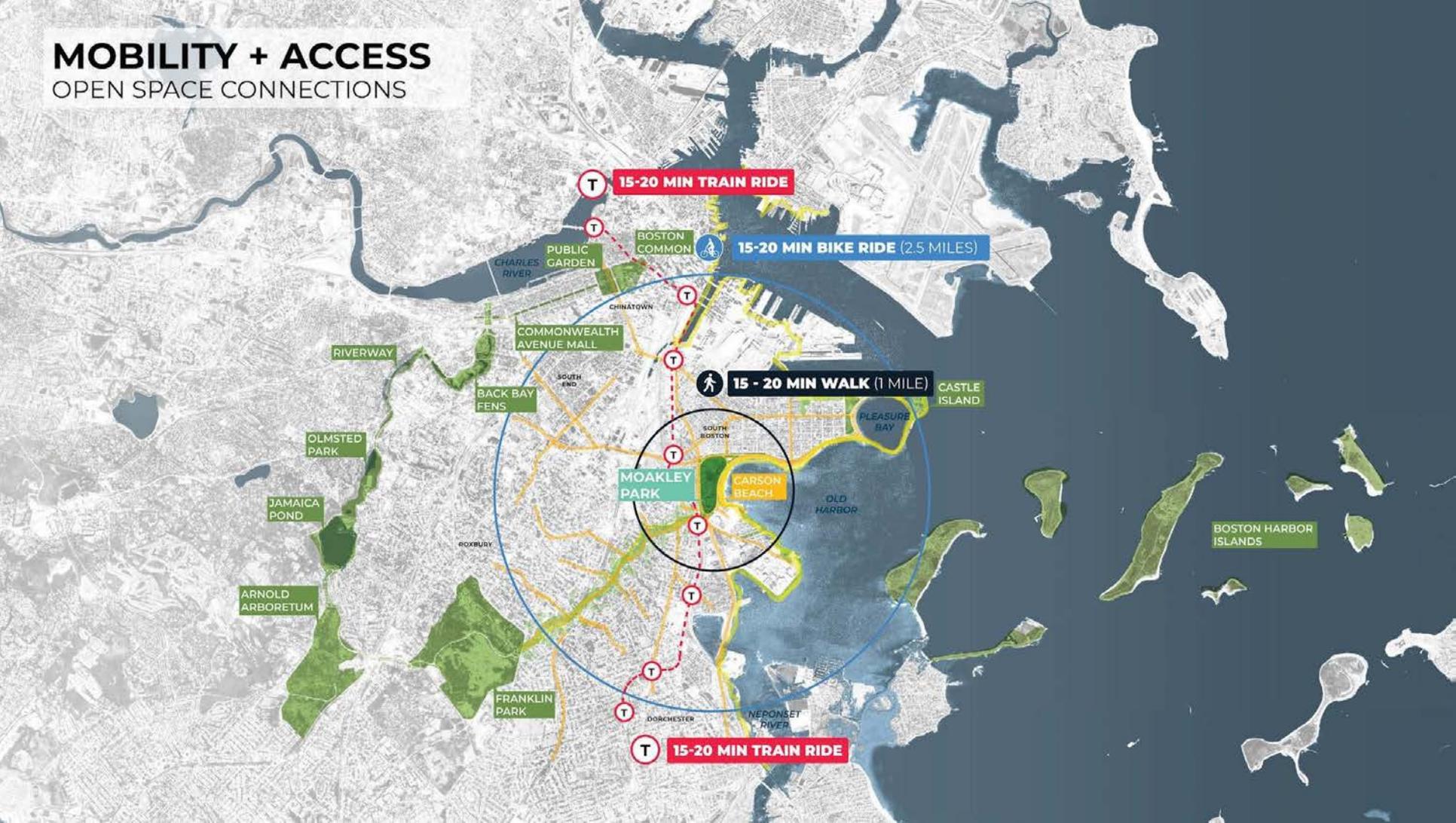
WATER PLAZA

PLAZA

STOSS  
CORE  
WALL

# MOBILITY + ACCESS

## OPEN SPACE CONNECTIONS

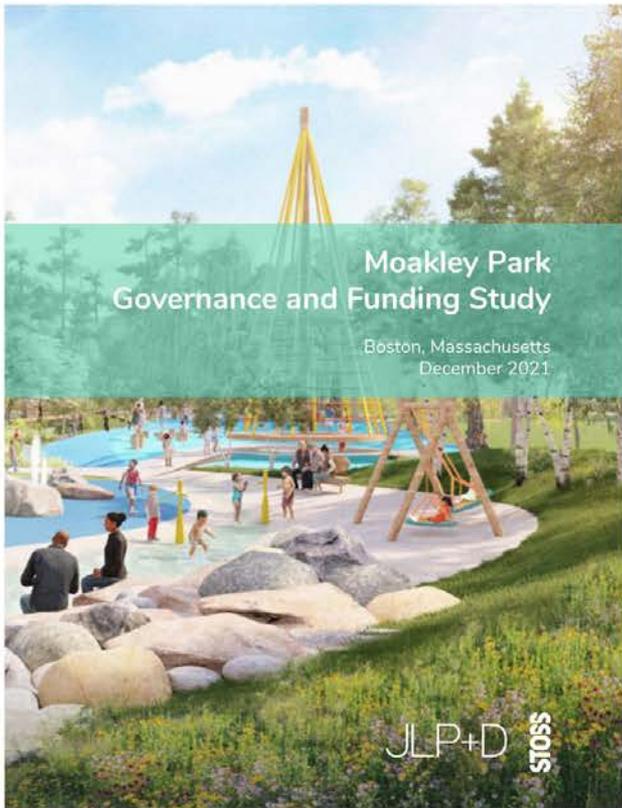


# MOAKLEY PARK'S CHANGING CONTEXT



# MOAKLEY GOVERNANCE

MANAGEMENT AND CARE



## Moakley Park Governance and Funding Study

Boston, MA | 2021

### Spectrum of Park Governance



Model

- 1 City-led governance of Moakley Park with support from a nonprofit organization
- 2 Shared governance responsibility between the City and an active nonprofit organization
- 3 Nonprofit organization-led governance with continued City involvement



#### Rose F. Kennedy Greenway

Size (in Acres): 17 Acres  
 Ownership Entity: Public  
 Former Entity: Greenway Conservancy & BID  
 Public

**Rose Kennedy Greenway Conservancy**  
 Entity Type: Nonprofit (501-c-3)  
 Entity Founded: 2004  
 Park Created: 2007  
 Total Revenue: \$3.9 Million (2019)  
 Operating (2020): \$5.6 Million  
 Estimated (2020): \$30.2 Billion (including BID)  
 Cost to Build: 0M  
 Annual Visitors: 1.3 Million  
 Board Members: 21  
 Social Members: 34  
 Volunteers: 41

Park Management: City of Boston, Greenway Conservancy, BID  
 Public



#### Emerald Necklace

Size (in Acres): 1,100 Acres  
 Ownership Entity: City of Boston & Town of Braintree, MA, State of Massachusetts  
 Public  
 Former Entity: Emerald Necklace Conservancy  
 Public

**Emerald Necklace Conservancy**  
 Entity Type: Nonprofit (501-c-3)  
 Entity Founded: 1998  
 Park Created: 1919  
 Total Revenue (2019): \$2.2 Million  
 Operating (2019): \$2 Million  
 Cost to Build: \$260 Million  
 Annual Visitors: 1 Million  
 Board Members: 20  
 Social Members: 27  
 Volunteers: 37

Park Management: State of Massachusetts, City of Boston, Town of Braintree, Conservancy  
 Public

MOAKLEY CONTEXT



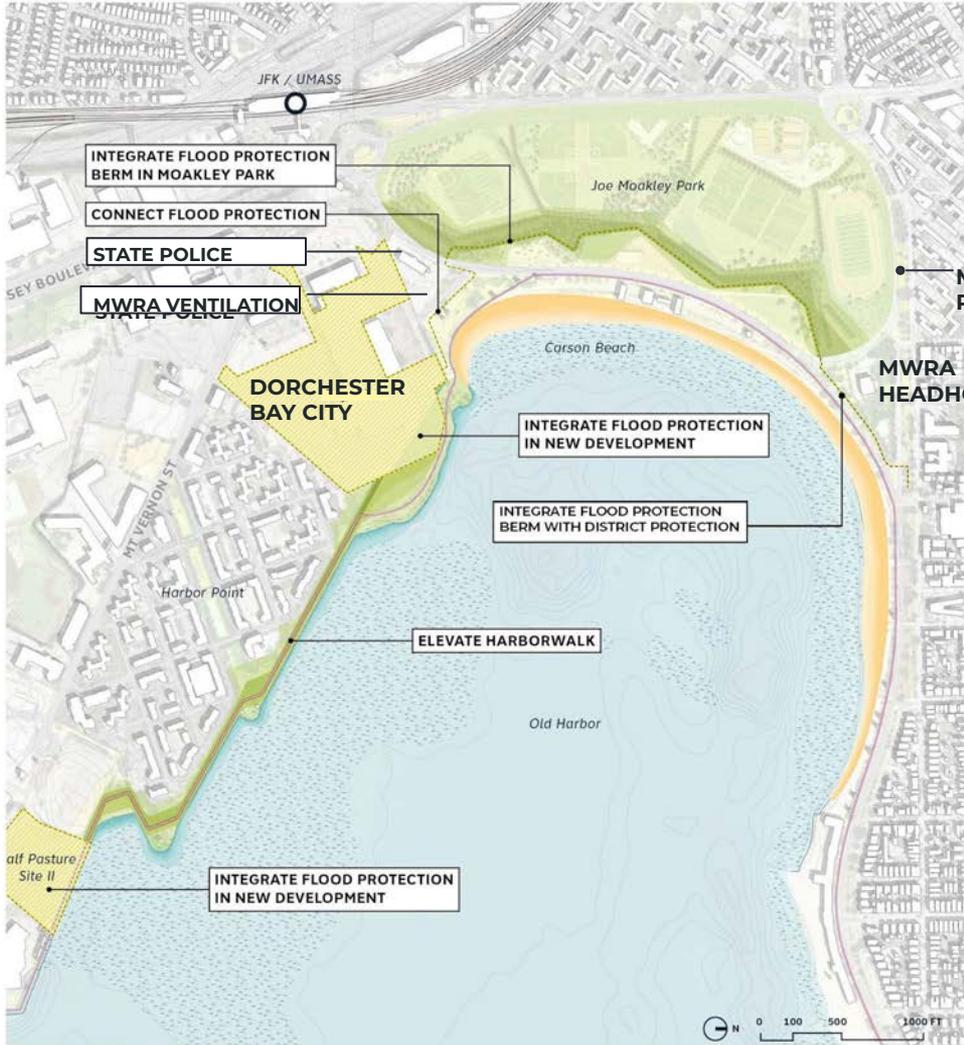
NOW....



Dorchester Bay City...



# DISTRICT LEVEL PROTECTION



# SOUTHERN OFF-SITE ALIGNMENT



MVRA VENTILATION

STATE POLICE

MOAKLEY PRIMARY BERM

21.5'

DBC DCR CONNECTOR

MWRA CSO TUNNEL

19'

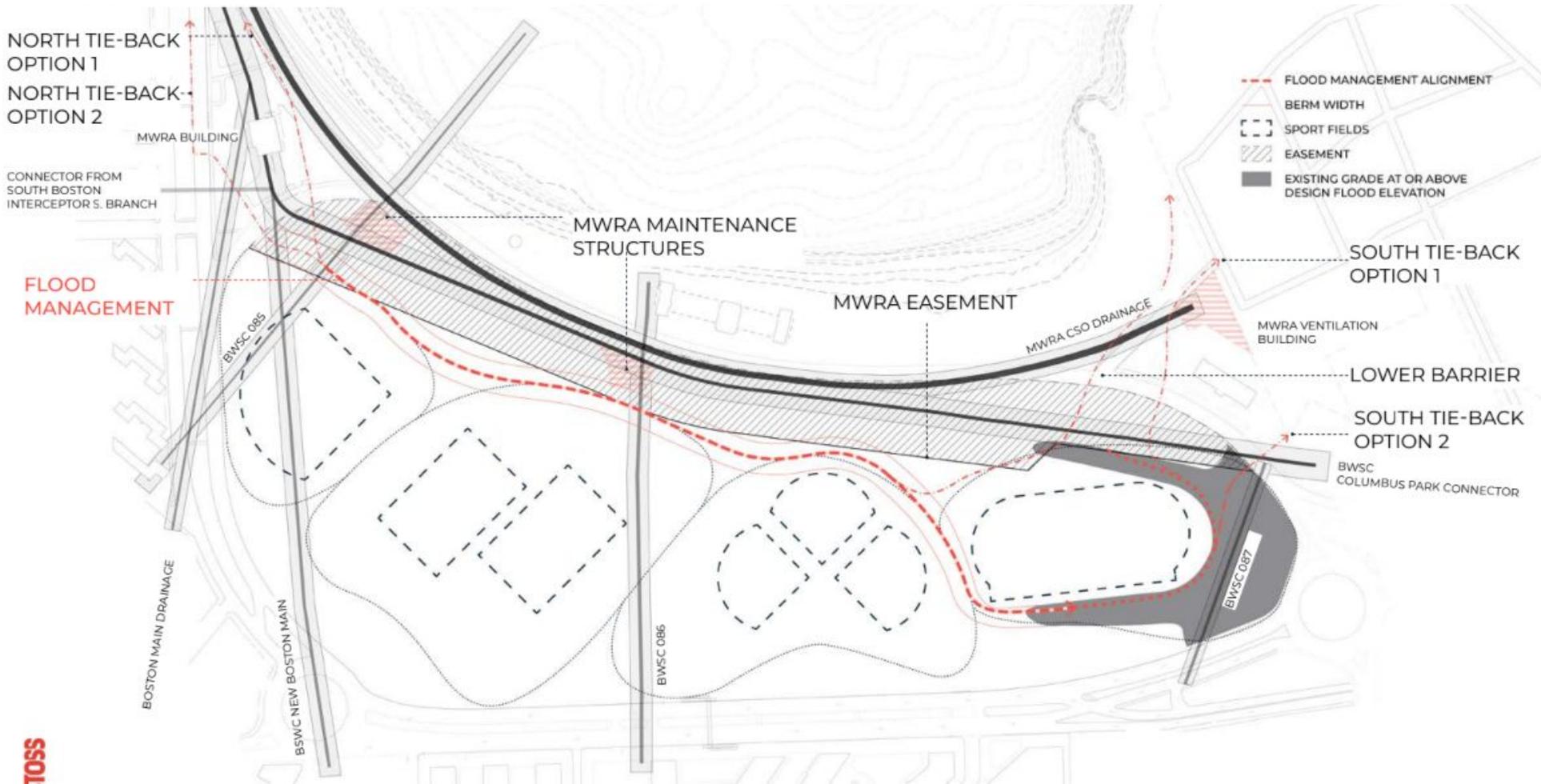
22'

22'

MWRA COLUMBIA PARK CONNECTOR

19'

# RESILIENT MOAKLEY PARK CONNECTORS PROJECT



# THANK YOU

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# APPENDIX

# MOAKLEY PARK

## SITE PLAN



O+M BUILDING  
+ RESTROOMS

OLD HARBOR  
OVERLOOK /  
BBQ + PICNIC

WATERFRONT PLAZA +  
AMPHITHEATER

ADVENTURE  
PLAYGROUND

BEACH FRONT  
FLEX FIELD

FLOOD MANAGEMENT  
ALIGNMENT

PARKING

COMMUNITY PLAZA

COASTAL LANDSCAPE  
+ NATURE PATHS

SUNSET SLOPE

CARSON BEACH

COOLING STATION + RESTROOMS

PARKING

SKATE PLAZA

COLUMBIA ROAD

DAY BOULEVARD

BASEBALL  
FIELD

SOCCER +  
MULTI-USE FIELDS

SOFTBALL  
FIELD

BASEBALL  
FIELD

SAUNDERS ARENA

STREET HOCKEY +  
TERRACED SEATING

WATER PLAY

BASKETBALL

TENNIS +  
PICKLEBALL

LITTLE LEAGUE  
FIELD

K-CIRCLE

CITY EDGE: TREE-LINED COMMUNITY PATH + RUNNING TRACK + STORMWATER

PREBLE  
CIRCLE

OLD COLONY AVE

PLAYGROUND

PARKING

SPORTS HQ

CONCESSIONS  
+ RESTROOMS

PARKING

PLAY PLAZA

ENTRY GROVE

NORTH ENTRY  
PLAZA

RESILIENCY  
HUB

GARDEN GATEWAY

BASKETBALL +  
FITNESS CLUSTER

INFO CENTER

STOSS

MARY ELLEN  
MCCORMACK

# RESILIENCY + THE ENVIRONMENT

WATERFRONT PLAZA + AMPHITHEATER SECTION: 40" SLR + 1% STORM

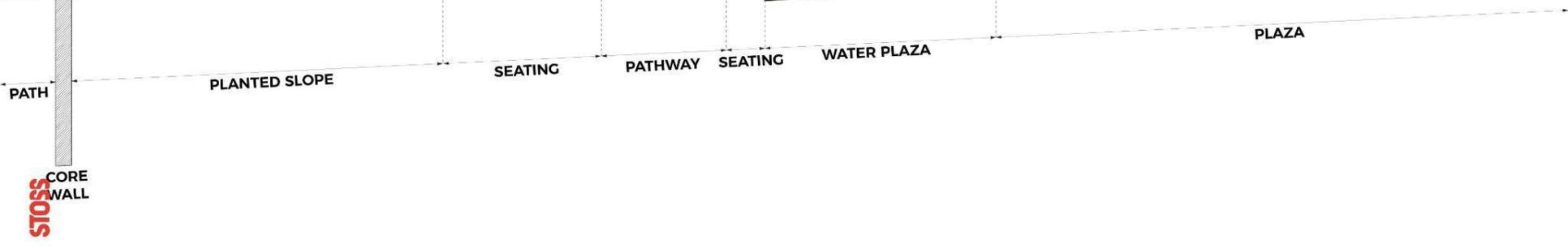
CORE WALL (+22.0 BCB)  
+6' FROM EXISTING

40" SLR + 1% STORM  
(+20.6 BCB)

21" SLR + 1% STORM  
(+18.9 BCB)

9" SLR + 1% STORM  
(+17.1 BCB)

20.6 BCB  
(+18.9 BCB)



# RECREATION + PLAY

MULTI-FUNCTIONAL STADIUM



PLAY PLAZA



COASTAL FLOOD ALIGNMENT

SLOPED LAWN +  
SLEDDING HILL

40" SLR +  
1% STORM

STADIUM SEATING



COASTAL MARSH

PLANTED SLOPE

OVERLOOK

SLOPED LAWN &  
SLEDDING HILL

PATH

TRACK

MULTIUSE FIELD

TRACK

# PUBLIC HEALTH + COMMUNITY

GARDEN GATEWAY + COMMUNITY GARDENS



JOE MOAKLEY PARK

STOSS

# ADVENTURE PLAY



# PHASE 1 DESIGN

## OVERALL SITE



# PHASE 1



# COST SHARE STRATEGY

## PARK IMPROVEMENT DISTRICT



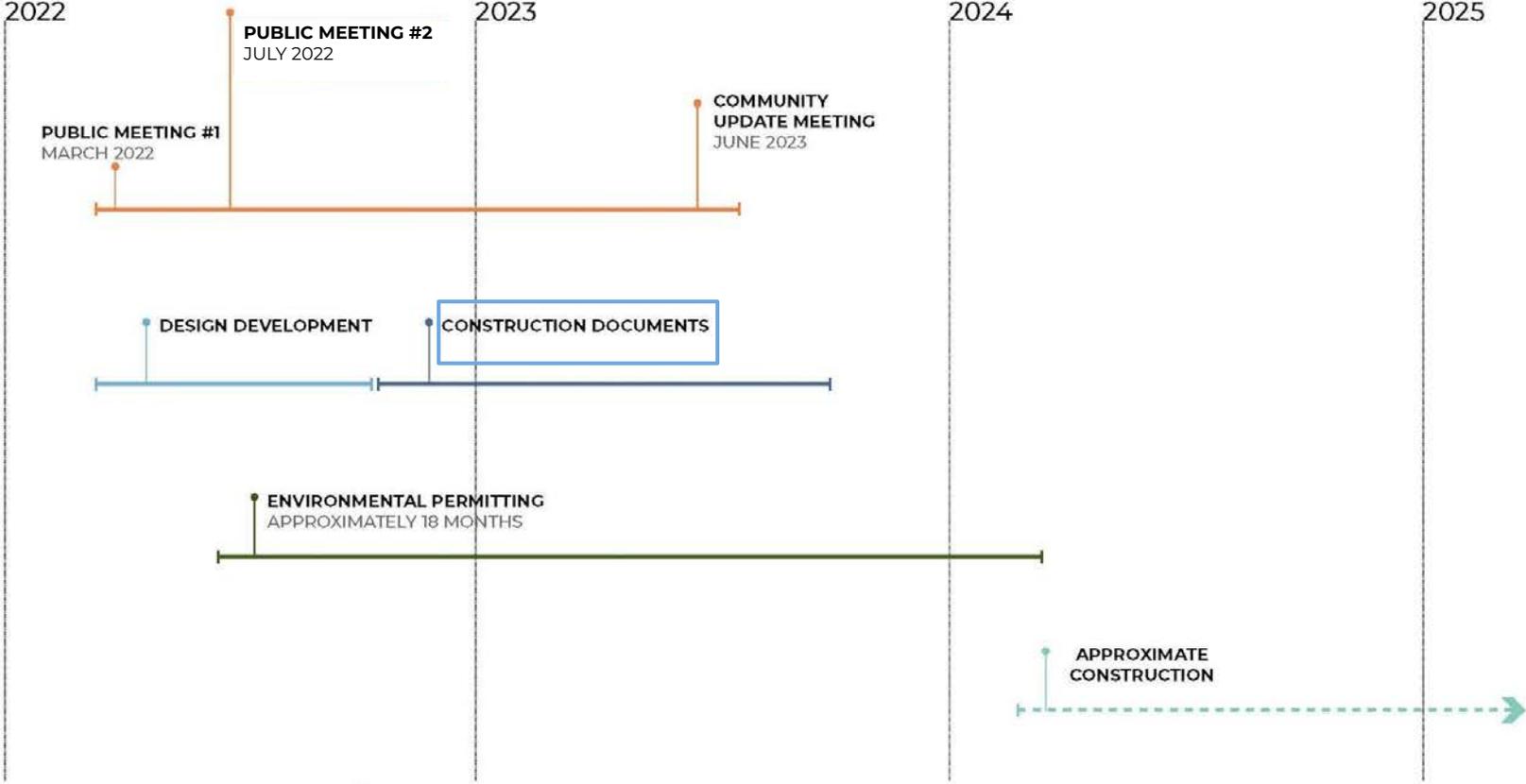
### PROTECTION BY LANDOWNER

Realizing revenue potential will require designing a new value capture mechanism.

Owner	Land Use	Total Land Area SF	% of Land Protected 2070, 10% Event
City (Boston)	Tax-exempt	11,819,117	20%
Commonwealth (MA)	Tax-exempt	10,456,097	9%
Boston Housing Authority <i>Mary Ellen McCormack</i>	Tax-exempt	1,255,893	28%
MBTA	Tax-exempt	857,606	11%
UMass Building Authority	Tax-exempt	745,934	6%
Morrissey Holding	Commercial	846,556	38%
"Old Colony Revitalization" <i>Old Colony - Beacon Communities</i>	Tax-exempt (121A)	230,425	45%
Bayside Holding	Commercial	317,520	12%
Boston Teacher's Union	Commercial	108,841	7%
≤ 3 unit Residential	Residential	173,350	44%

HR&A Advisors, Inc.

# PROJECT TIMELINE



# MOAKLEY PARK PROJECTED SPENDING

PROJECT	COST	
<b>PHASE 1</b>		
Design ( <i>in current Capital budget</i> )	\$	3,200,000
Construction administration	\$	1,500,000
Construction	\$	47,000,000
<b>Phase 1 total Capital cost (<i>unfunded</i>)</b>	<b>\$</b>	<b>51,700,000</b>
Phase 1 Operating + Programming ( <i>unfunded</i> )	\$	900,000
<b>FULL BUILD (<i>includes Phase 1</i>)</b>		
Design	\$	25,000,000
Construction	\$	250,000,000
<b>Full build total Capital cost</b>	<b>\$</b>	<b>275,000,000</b>
Annual Operating + Programming	\$	4,600,000

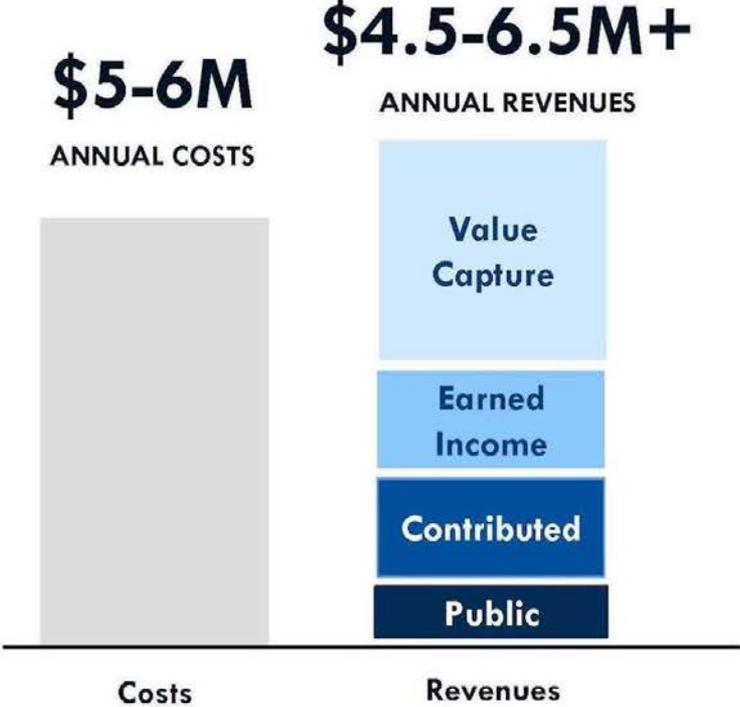


**MOAKLEY PARK**  
OPERATIONS + MAINTENANCE

**PHASED ANNUAL O+M COSTS 2024-2034\*:**

- 2025: \$900,000
- 2026: \$1,295,000
- 2030: \$2,945,000
- 2034: \$4,670,000

*\*does not include escalation costs*

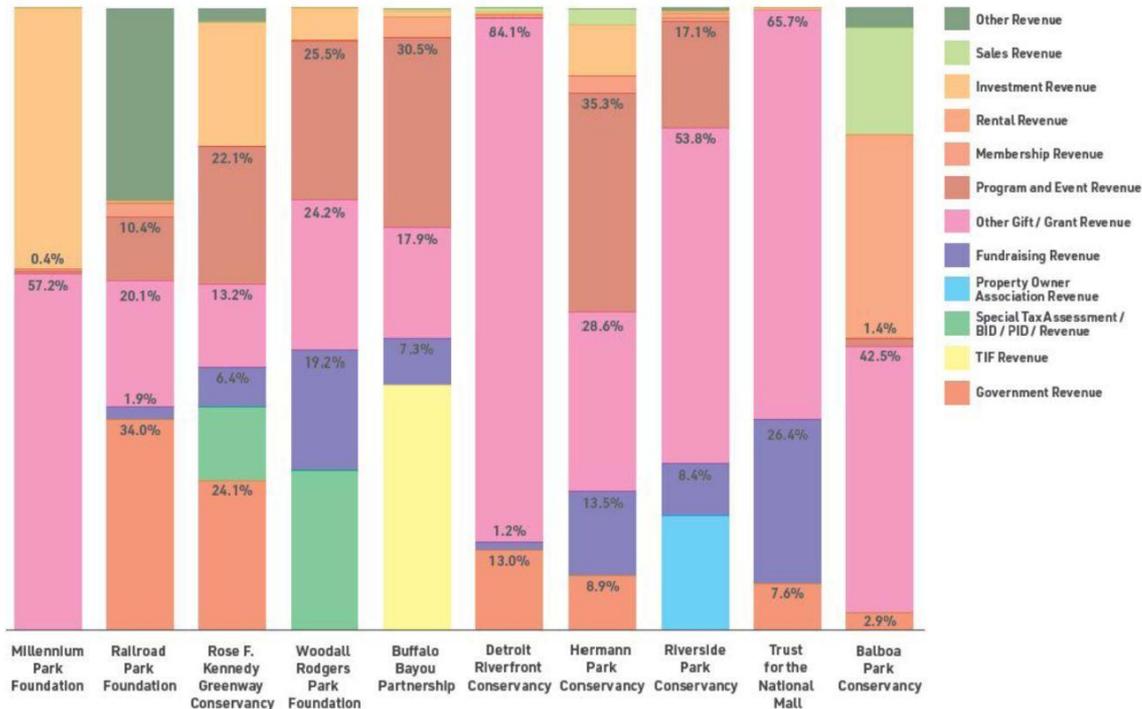


# MOAKLEY PARK

## FUNDING MECHANISMS

- Value capture
  - Developer contributed
  - PID, TIF
- Earned income/ Revenue generation
  - On-site parking structure
  - Destination rental facility/ cafe
  - Events
- Contributed income
  - Philanthropic funding for capital costs
  - Public-private partnerships
    - BHN
    - UMASS
- Public funding
  - COB Capital and Operating funding
  - Federal Funding
- Other?

# Sources of Funding for Parks Organizations Nationwide



# FUTURE DEVELOPMENT

MOAKLEY PARK VICINITY

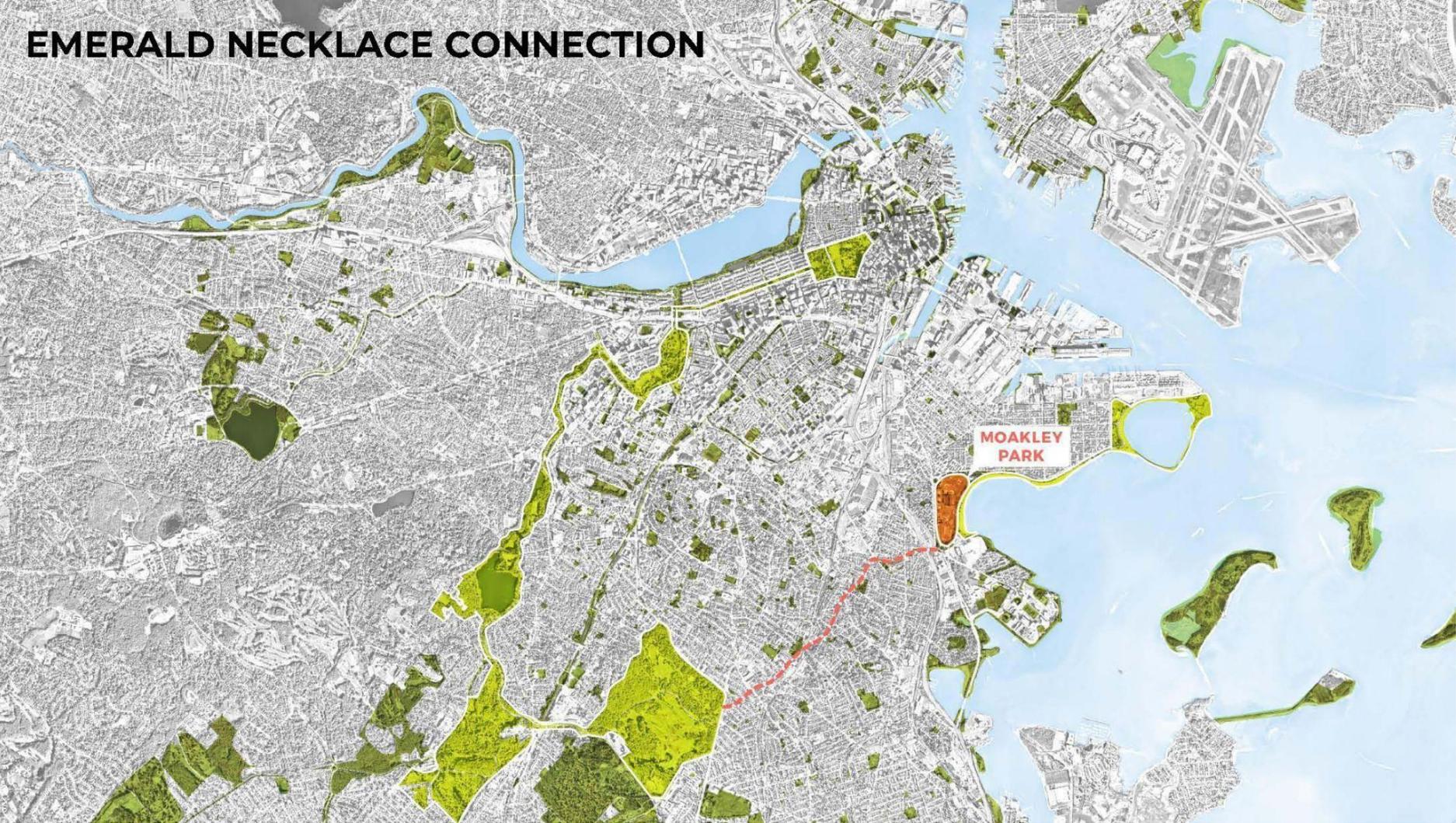
Estimated Completion	Project Name/ Location	Description
2032 -2035	L Street Station 776 Summer Street <sup>2</sup>	Approx. 960,000 sf of office/research and development space; 120,000 sf of hotel space; 80,000 sf of retail space; 610,000 sf of residential space in up to 636 dwelling units; 10,000 sf of civic/cultural space; and 1,214 parking
2027	Washington Village 235 Old Colony Avenue	Approx. 82ksf of retail space, 746 residential units, and 663 parking spaces. Estimated completion date is 2027.
2027	On the DOT 501 Dorchester Avenue	Approx. 1,489 residential units, 672 hotel keys, 3,559ksf of office space, 743ksf of lab space, and 416ksf of retail space. Estimated completion date is 2027.
Unknown	78 Willow Court <sup>3</sup>	Approx. 198,047gross sf development in 3 buildings with approx. 227 residential units and unknown size of commercial space.
2025	Jan Karski Way 15 Enterprise Street	400 residential units, 18ksf of retail space, 285 parking
2025 Partial	McCormack Housing 190 Monsignor O'Callaghan Way	3,000 total housing units (1,000 replacement units plus 2,000 new middle/market rate).
No	Boston Teachers Union 180 Mt. Vernon Street	52,469 sf building ; 308 parking spaces
Yes	University Place Residences 150 Mt. Vernon Street	184 residential units ; 83 parking spaces
2035	Columbia Point Master Plan MBTA Site 151 Mt. Vernon Street	230 residential units and 7,500 sf of retail space.
2035	Bayside Expo Mixed-Use Development 200 Mt. Vernon Street AND 2 Morrissey Blvd/Santander Site	Approx. 5.9 million gross square feet total - 3.5 million on UMBA property & 2.4 million at 2 Morrissey Blvd - with approx.. 1,460,000 sq ft (1,740 residential units), 4,006,000 sq ft office, R&D, life sciences, and 155ksf of retail space.
2027	Bayside Hotel 236 Mt. Vernon Street	63,000 sf
2024 Partial	Columbia Point Master Plan Synergy Site 45 -75 Morrissey Boulevard	1.3 million sf ft.
2020	The BEAT 135 Morrissey Boulevard	Approx. 360ksf of office space, 300ksf light industrial space, 10ksf retail space, and 100-seat restaurant and a micro craft brewery.
Possible Partial	UMass Boston 25 Year Plan (Phase I)	Master plan anticipates enrollment increases over the next 25 years and identifies two new on-campus residential halls, two new parking structures, and five additional institutional facilities.

## POTENTIAL PID VALUE INCREMENT

1/4-mile radius

Development Type	Parcels	Total Assessed Value <small>Assumes Buildout of New Development Sites<sup>1</sup></small>	Park Premium <small>0 - 1/4 mi.</small>	Net New Total Assessed Value	Net Annual Tax Benefit	Net New Property Tax <sup>2</sup> <small>30-year PV</small>
Existing	1,223	\$1.04 B	1%	\$6 M	\$89 K	\$1 M
Taxable New Development <sup>3</sup>	3	\$2.13 B	10-15%	\$119 - 178 M	\$2.5 - \$3.8 M	\$35 - 53 M
<i>Bayside</i>		\$1.05 B		\$59 - 88 M	\$1.5 - \$2.2 M	\$20 - 30 M
<i>Morrissey Blvd</i>		\$668 M		\$37 - 56 M	\$929 K - \$1.4 M	\$13 - 19 M
<i>B. Teachers Union</i>		\$107 M		\$6 - 8 M	\$148 - 223 K	\$2 - 3 M
<b>TOTAL<sup>for</sup></b>		<b>\$2.86 B</b>		<b>\$125 - 184 M</b>	<b>\$2.6 - 3.9 M</b>	<b>\$36 - 54M</b>

# EMERALD NECKLACE CONNECTION





 ARES

**ACCORDIA  
PARTNERS**

**OLIN**

 Stantec

**D/R/E/A/M COLLABORATIVE**  
ARCHITECTURE | REAL ESTATE DEVELOPMENT

# CAPITAL VS. OPERATING BUDGETS

BPRD is responsible for maintaining 217 parks and a range of other facilities

From 2020 to 2022, BPRD **operating budget decreased by 1.6%**, with a 5.7% YOY increase projected for 2023. Meanwhile the **capital budget increased 35.9%** from 2020 to 2022 with an additional 30% YOY increase projected for 2023

BPRD Funding 2020 - 2023 (projected)

