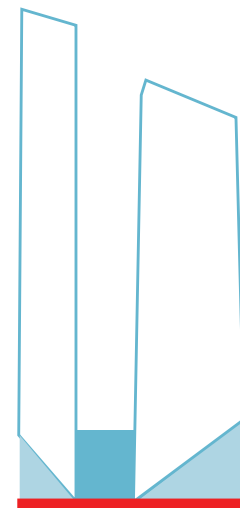
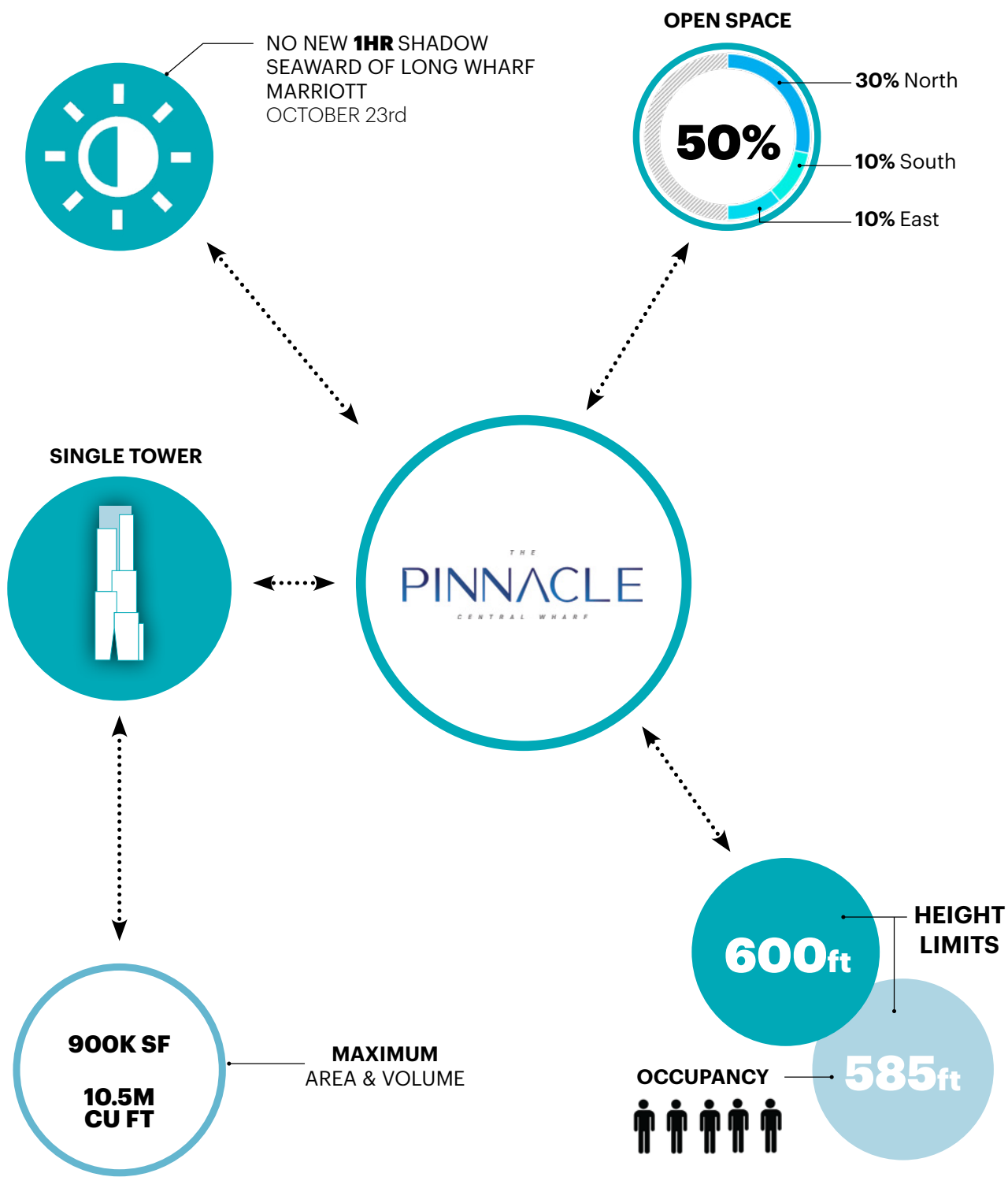


# Design Provisions



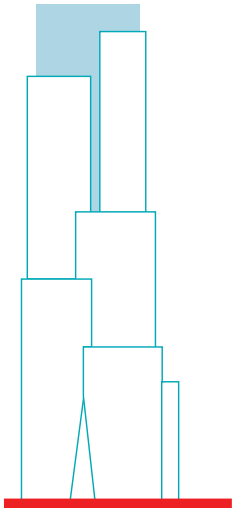
**2014**

Previous

Open Space	19,810 sf
Office	700,000 sf
Hotel	250-300 keys
Residential Units	120 units
Retail	3 Levels
Parking	1400 spaces

Total Square Feet 1.3M

**VS**



**2020**

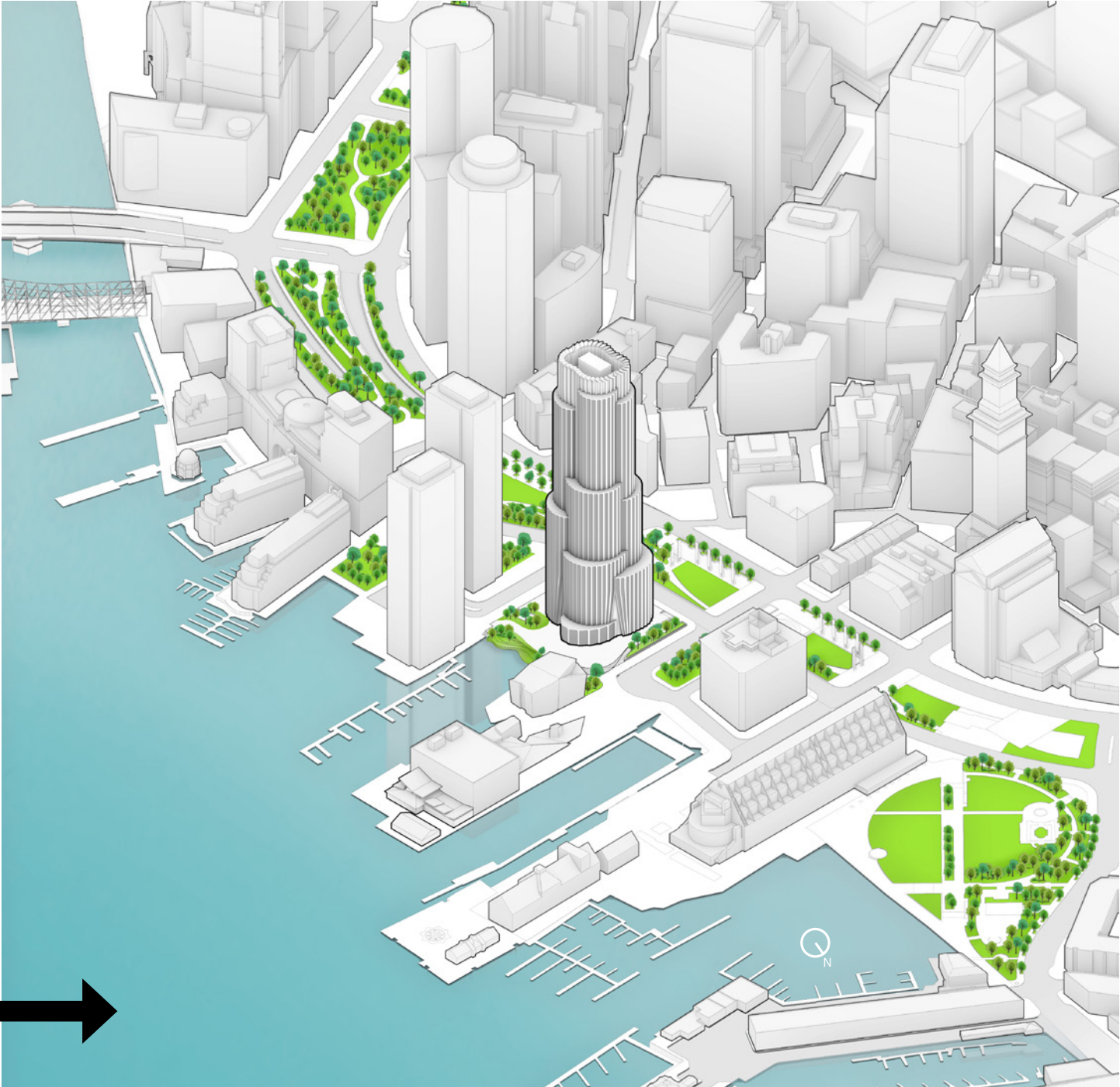
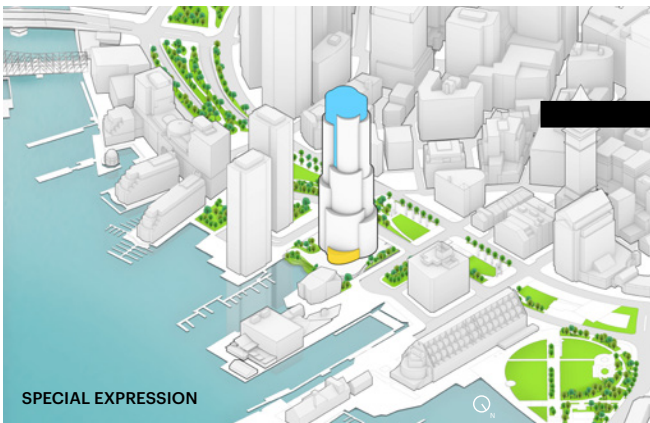
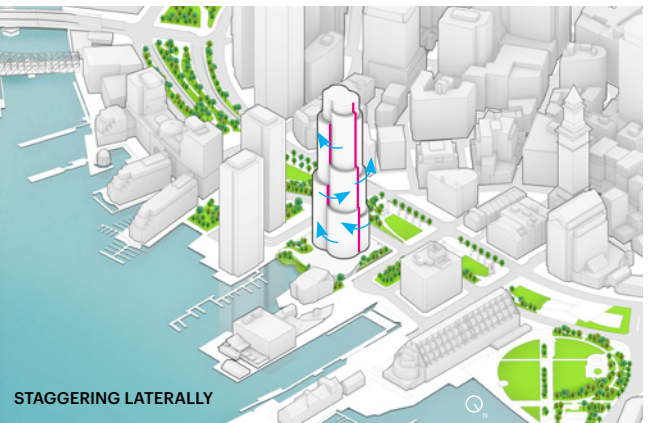
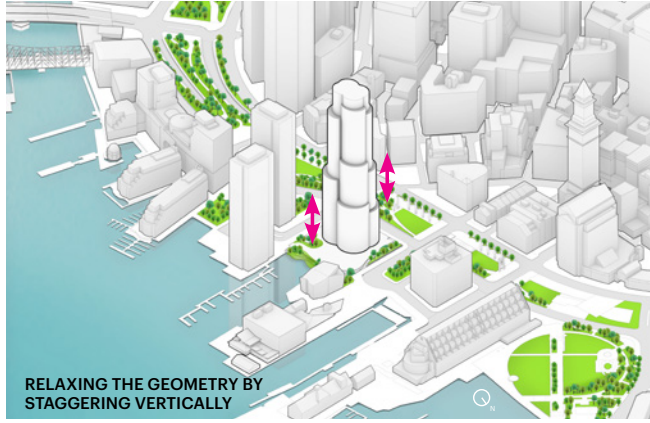
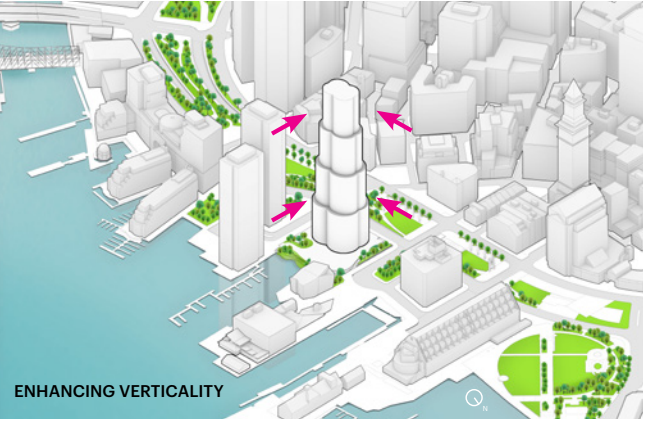
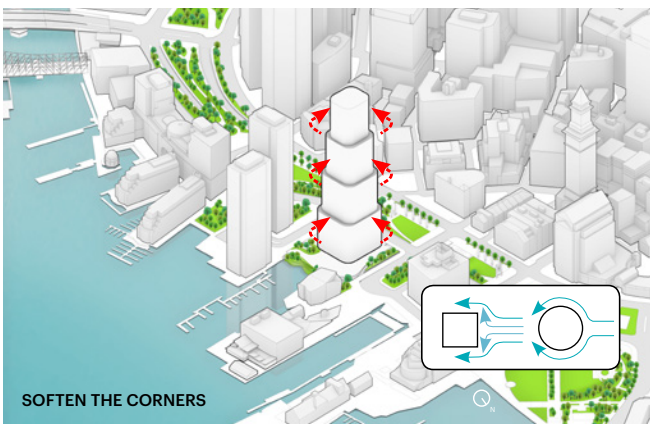
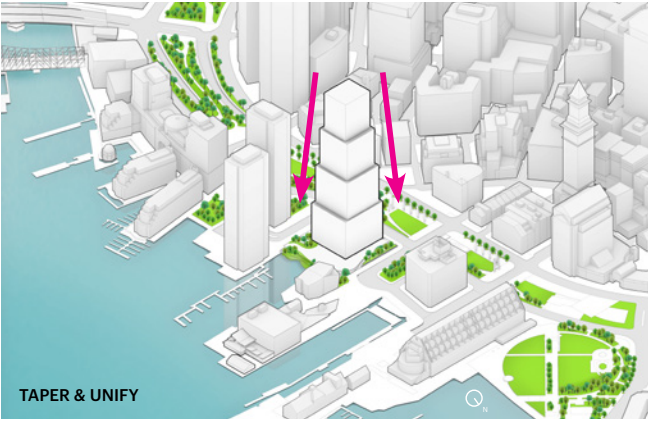
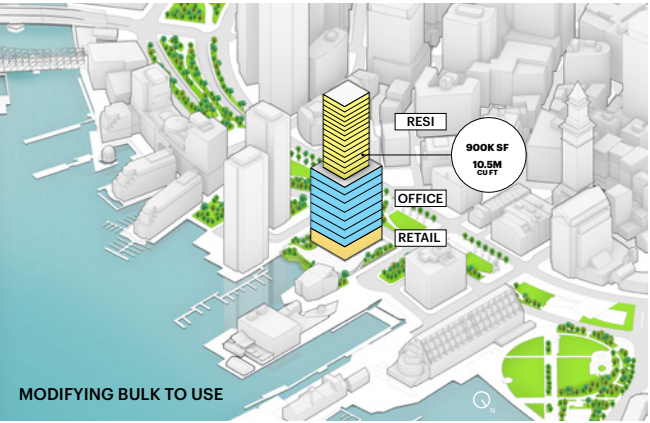
Current

Open Space	28,673 sf	↑
Office	535,000 sf	↓
Residential Units	200 units	↑
Retail	2 Levels	↓
Parking	1100 spaces	↓

Total Square Feet 865,000 sf ↓

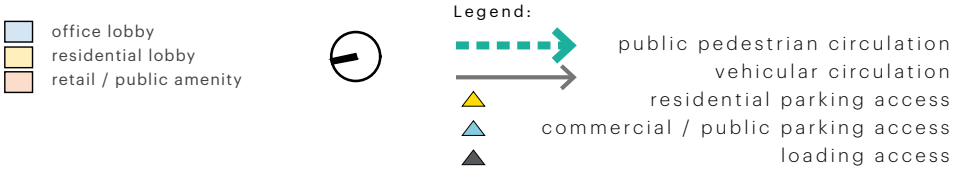
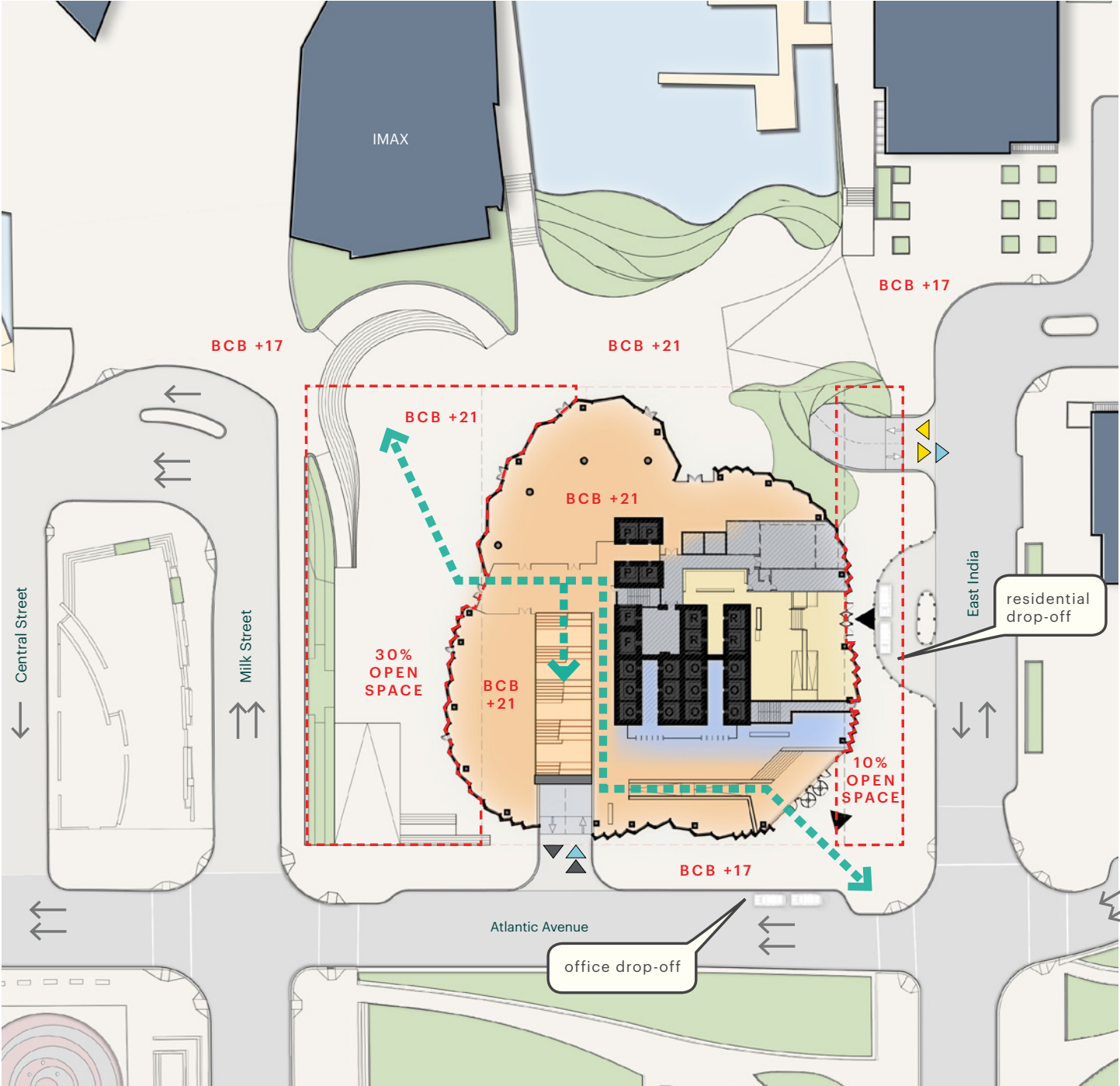
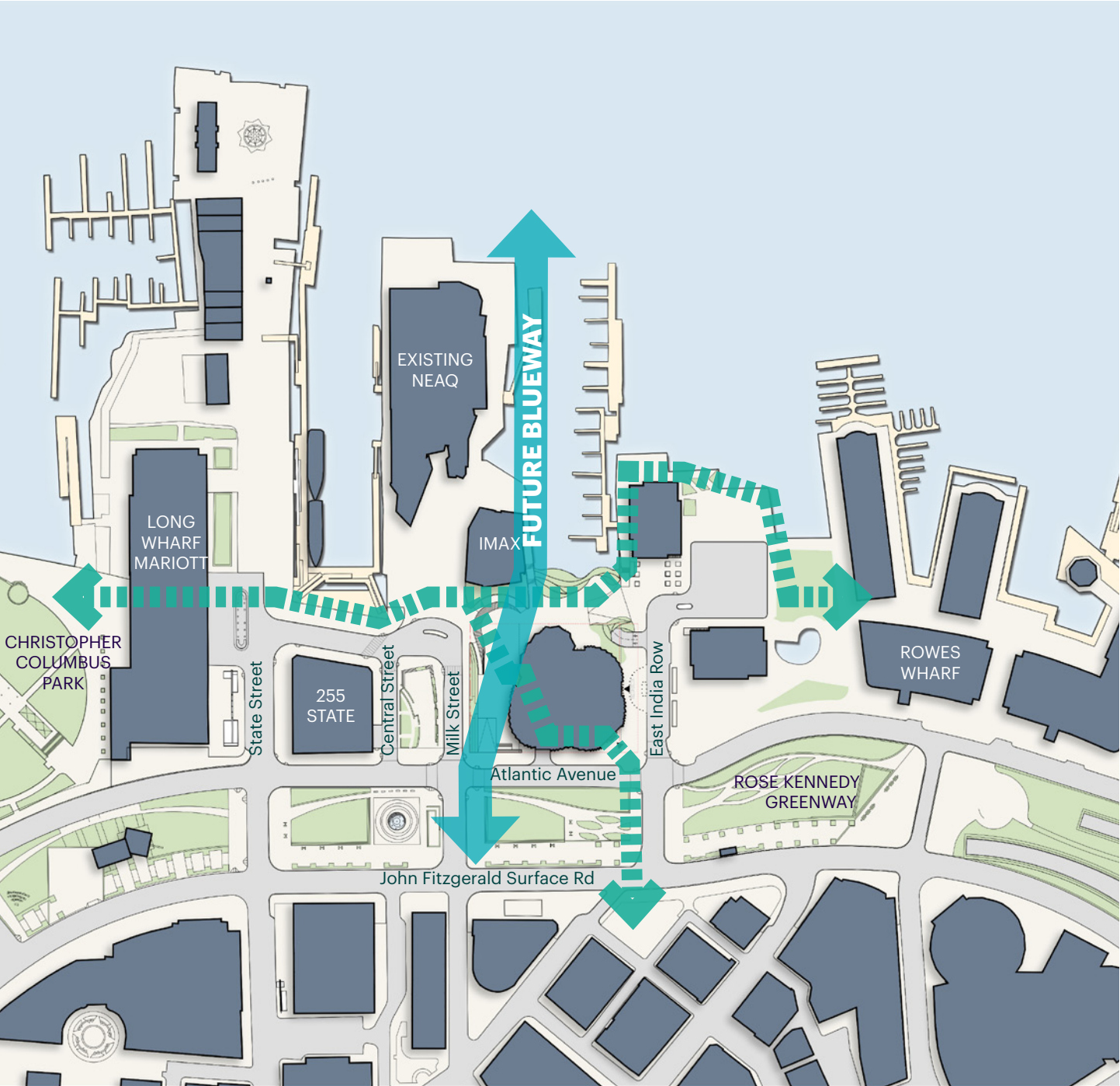


# Design Process



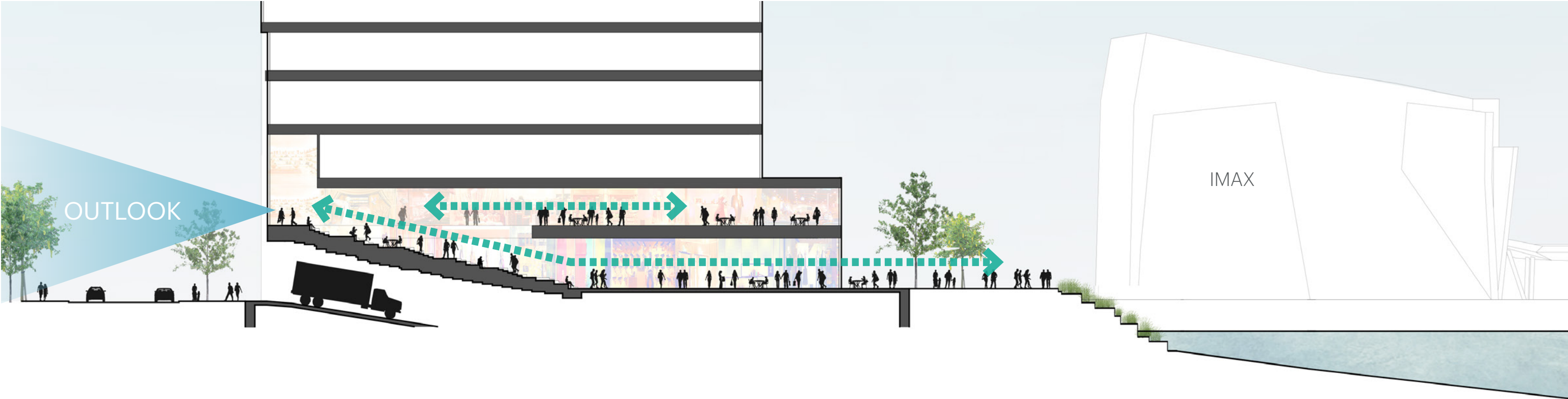


# Ground Level Plan



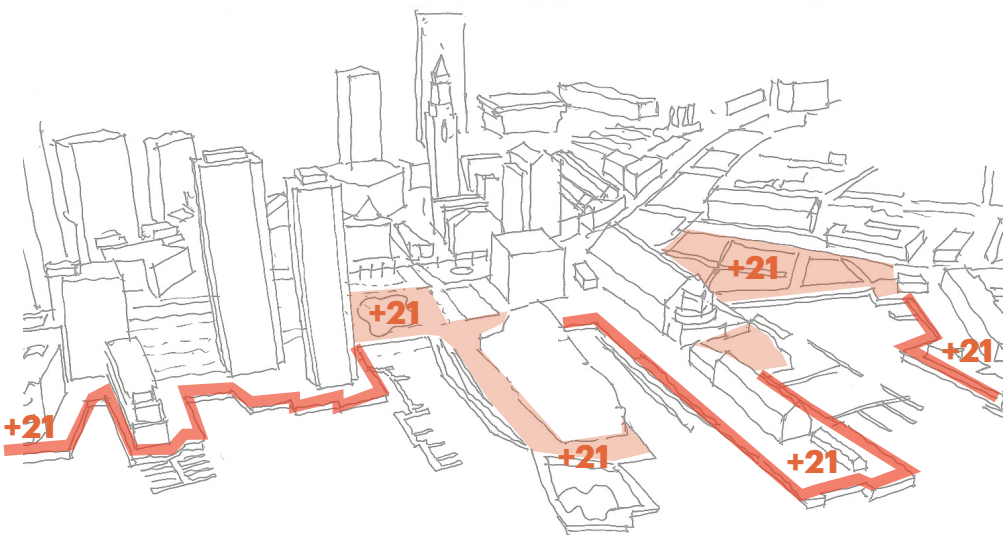
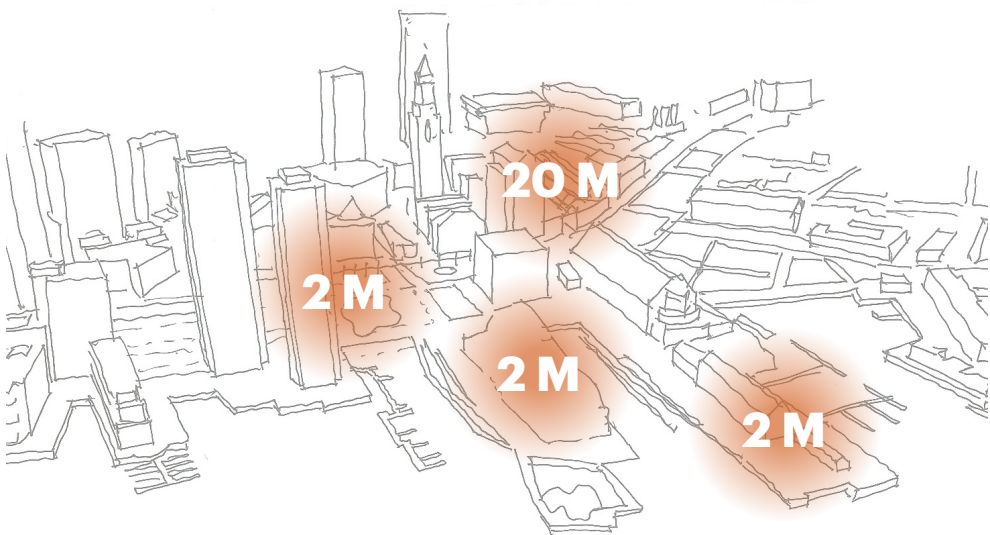
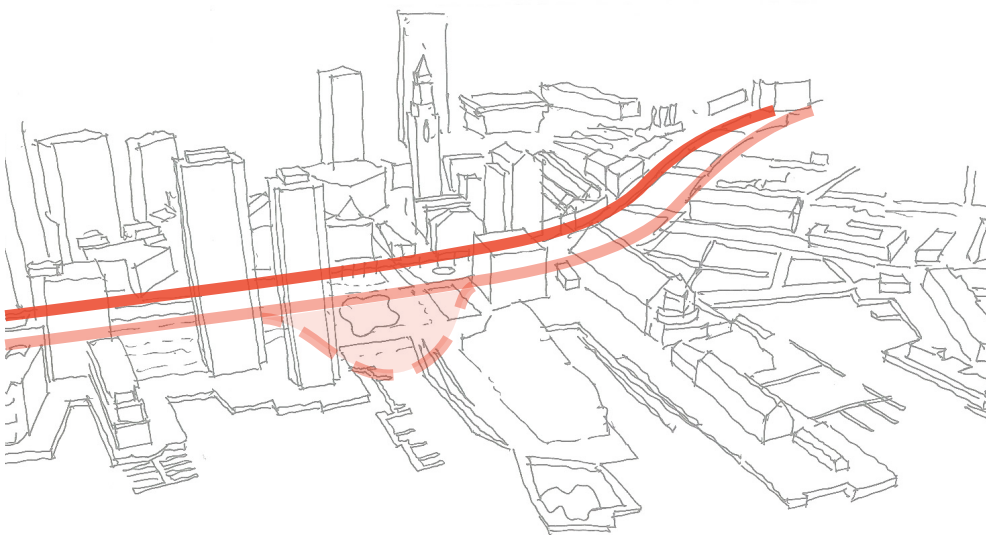
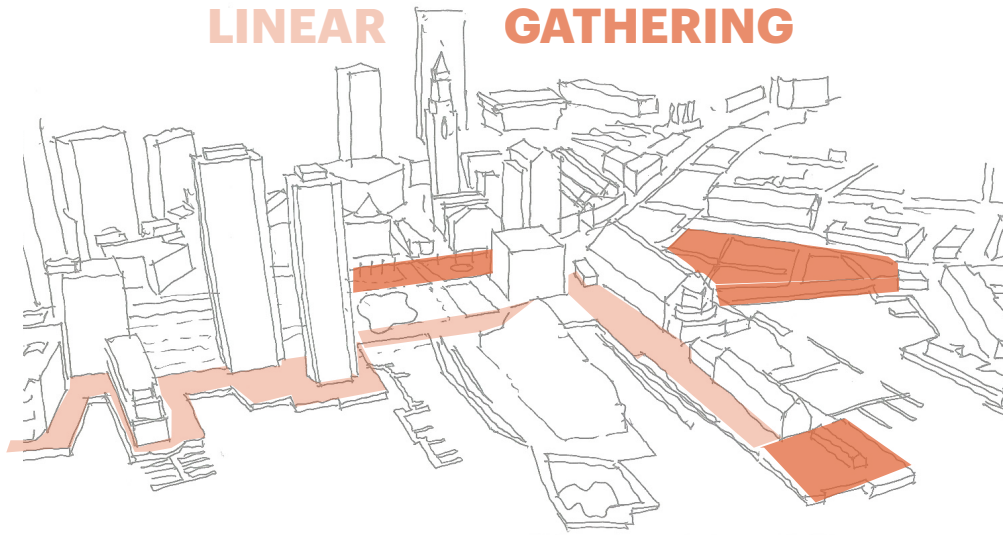
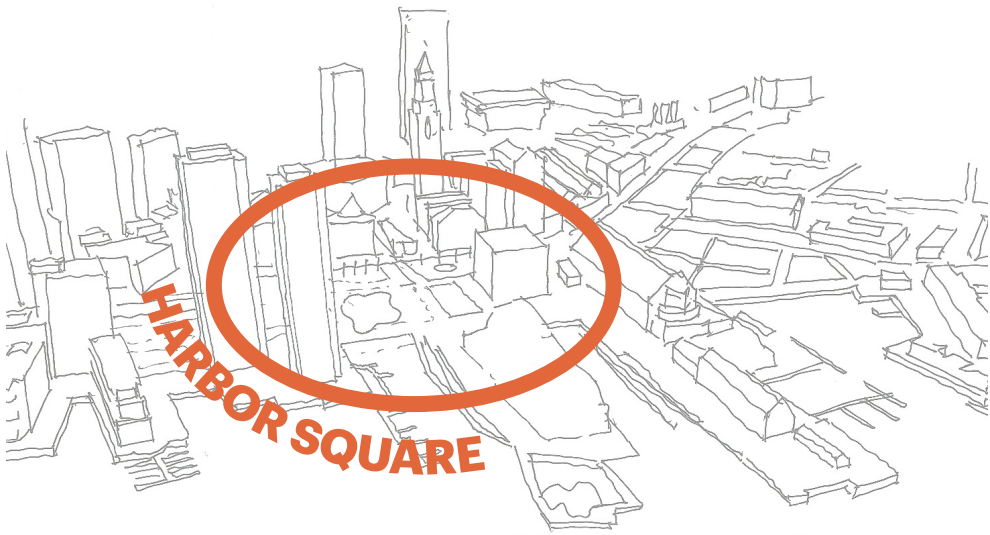


# Public Seating & Steps Above Garage Entry Ramp



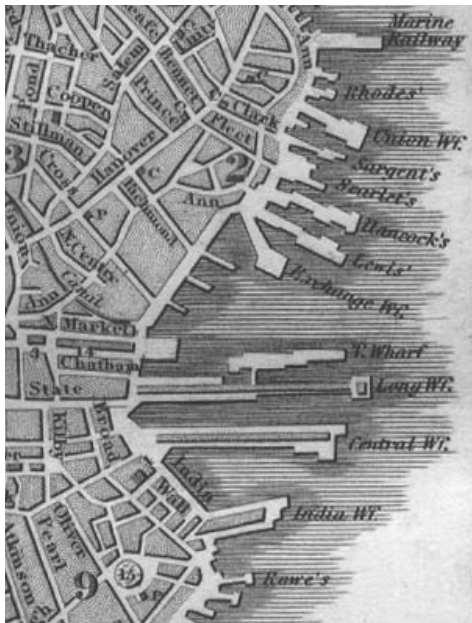


# Public Realm Influencers



CITY: ORTHOGONAL HARBOR: ORGANIC

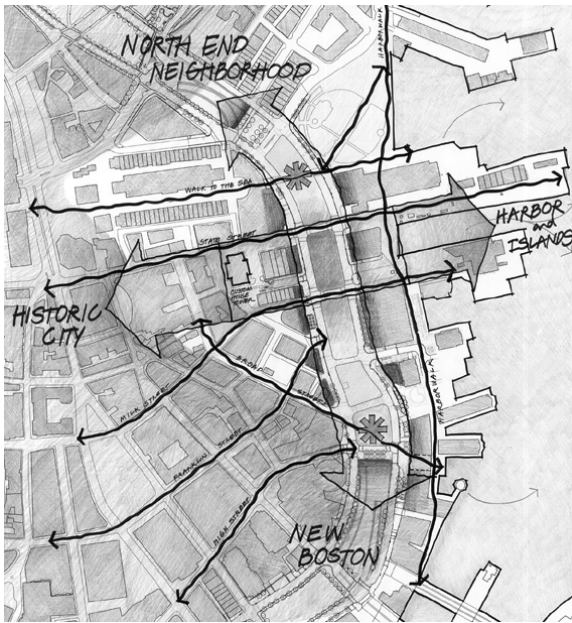
HARD EDGE SOFT EDGE



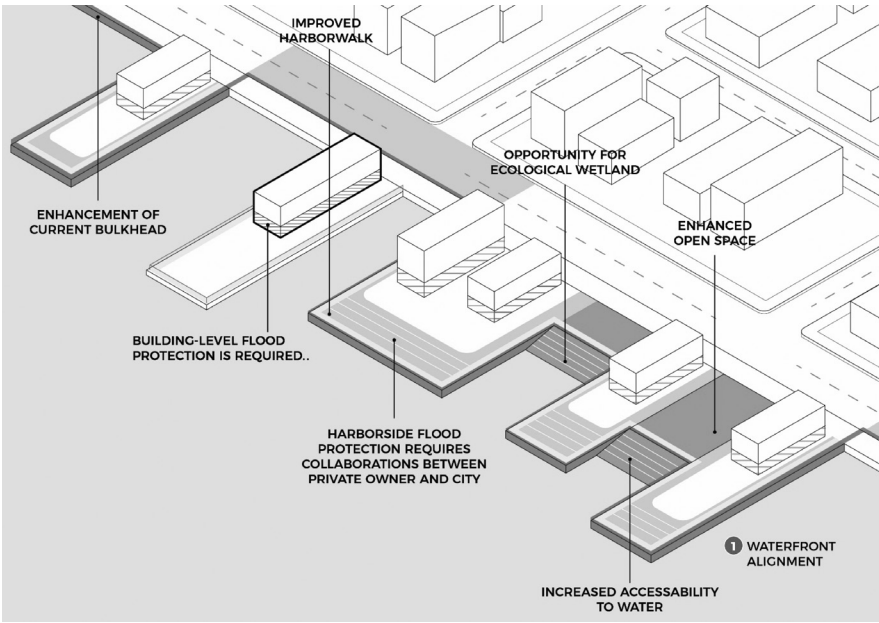
1842



1899



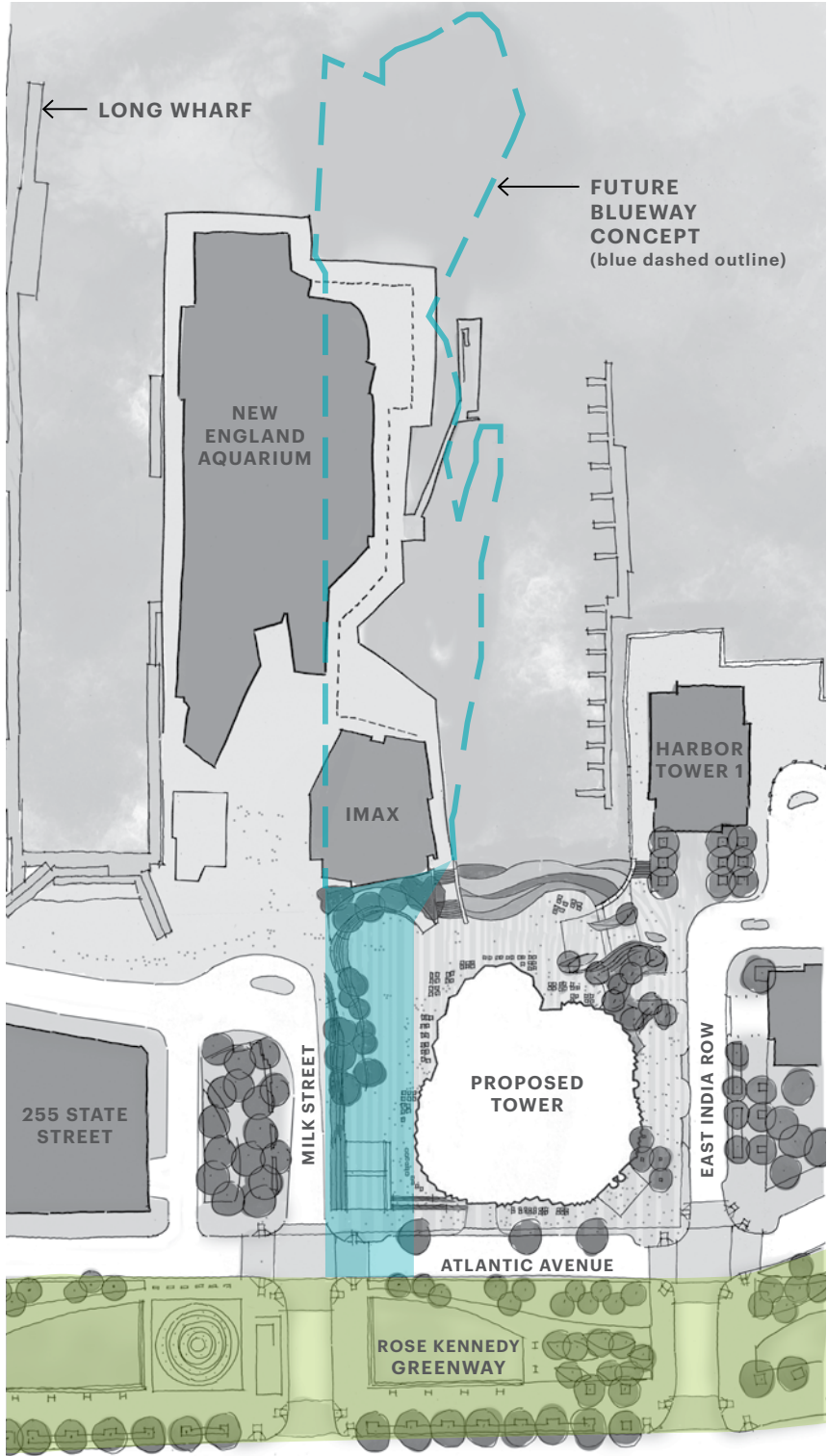
1996



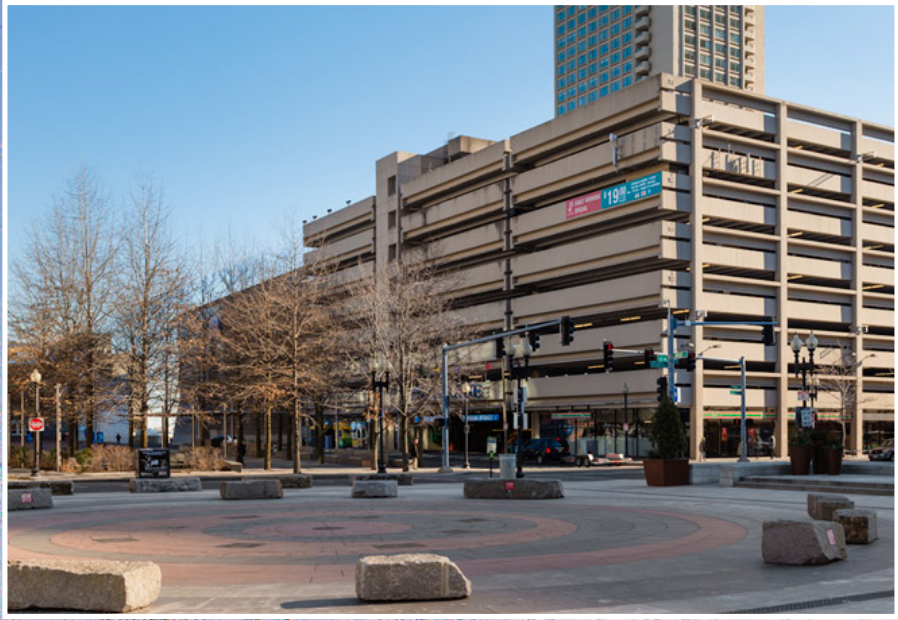
2019 CLIMATE READY BOSTON



# Greenway to Blueway

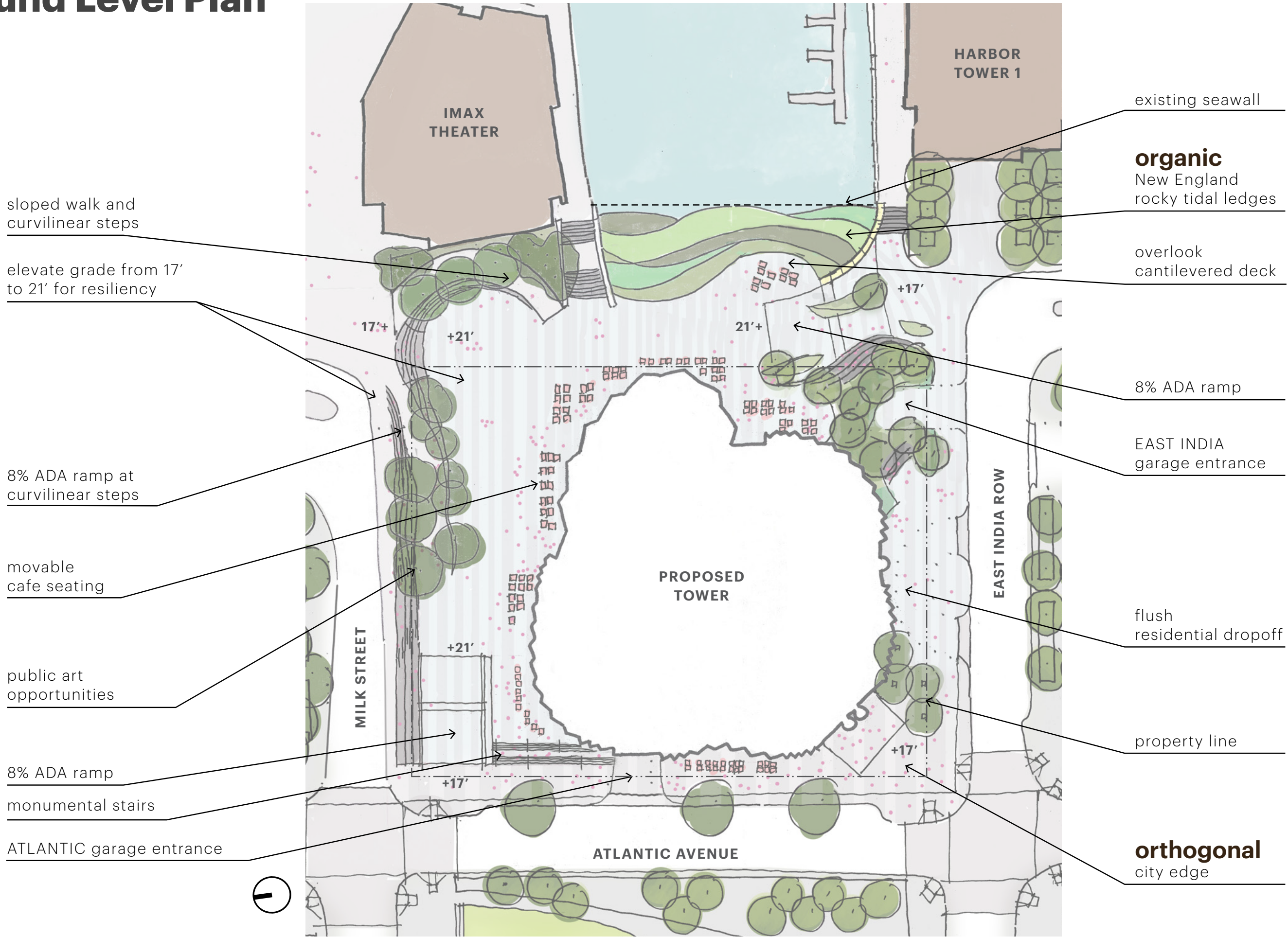






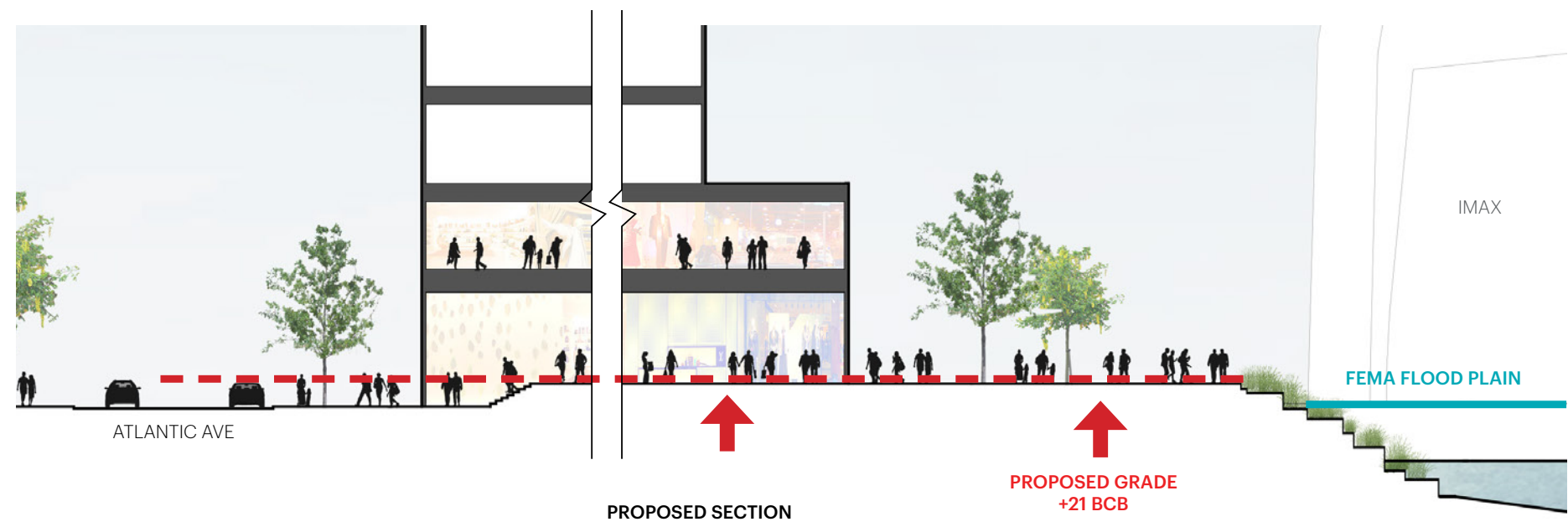
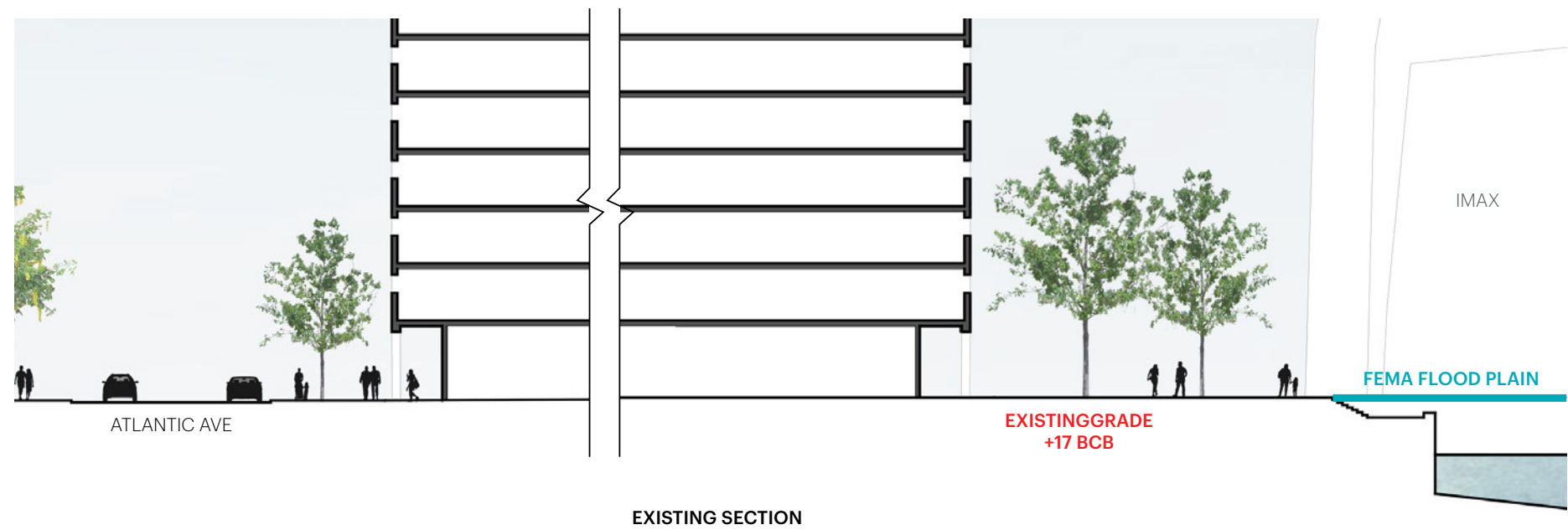


# Ground Level Plan





# Site Flooding





# Harbor Edge: Rocky Intertidal Ecosystem

coastal upland



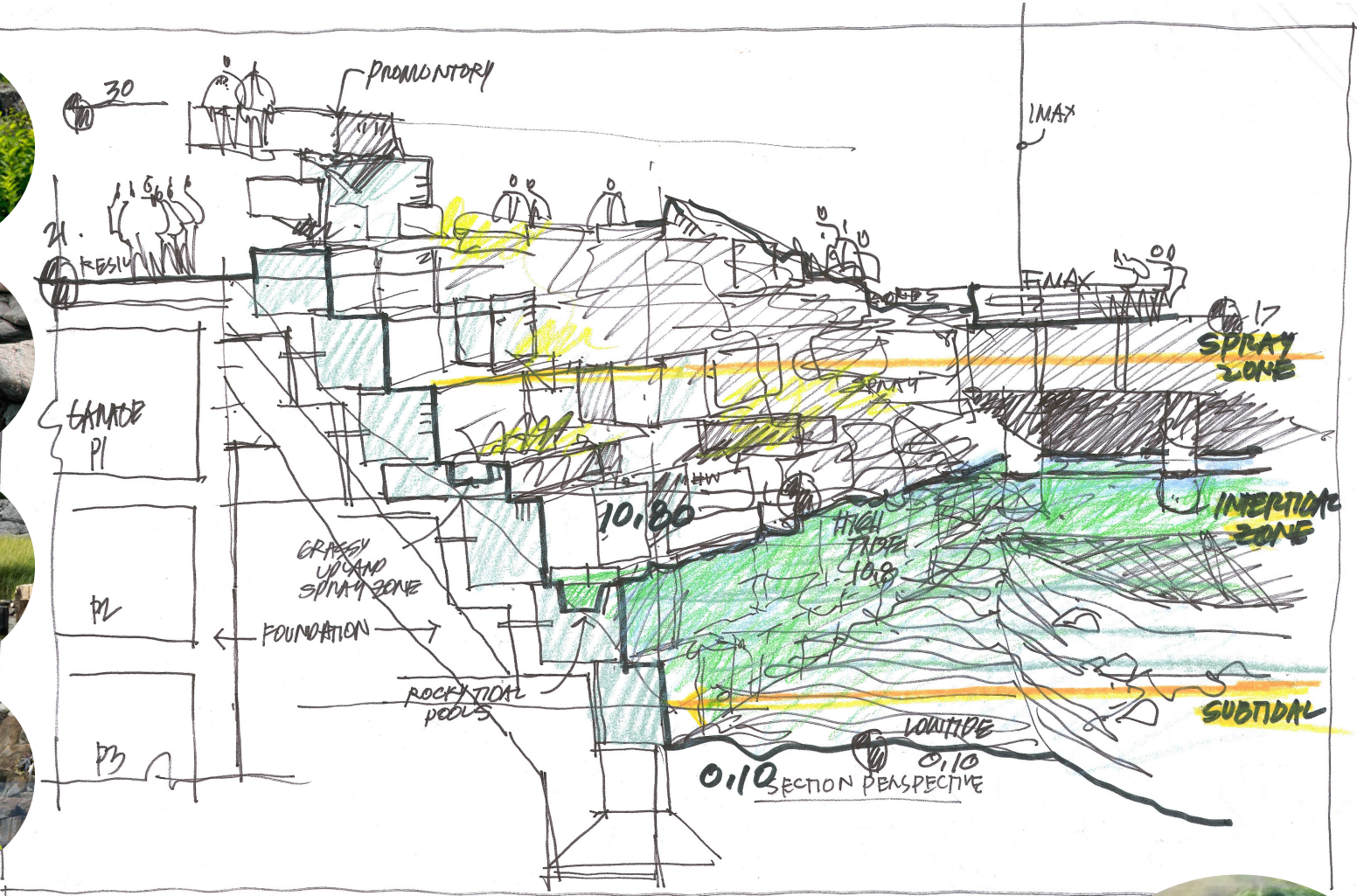
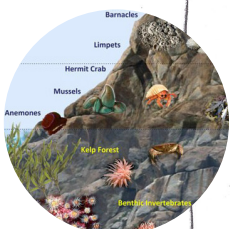
spray zone



intertidal zone



subtidal zone



mimic natural rock tide pools to increase local biodiversity



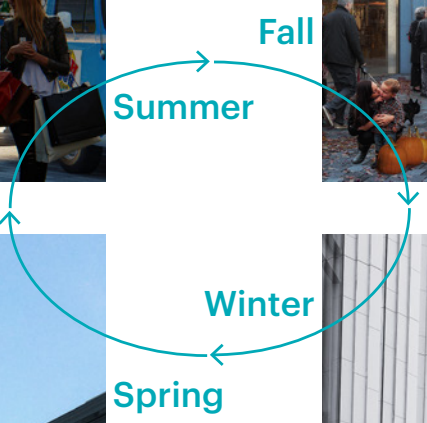
interpretive elements for environmental education





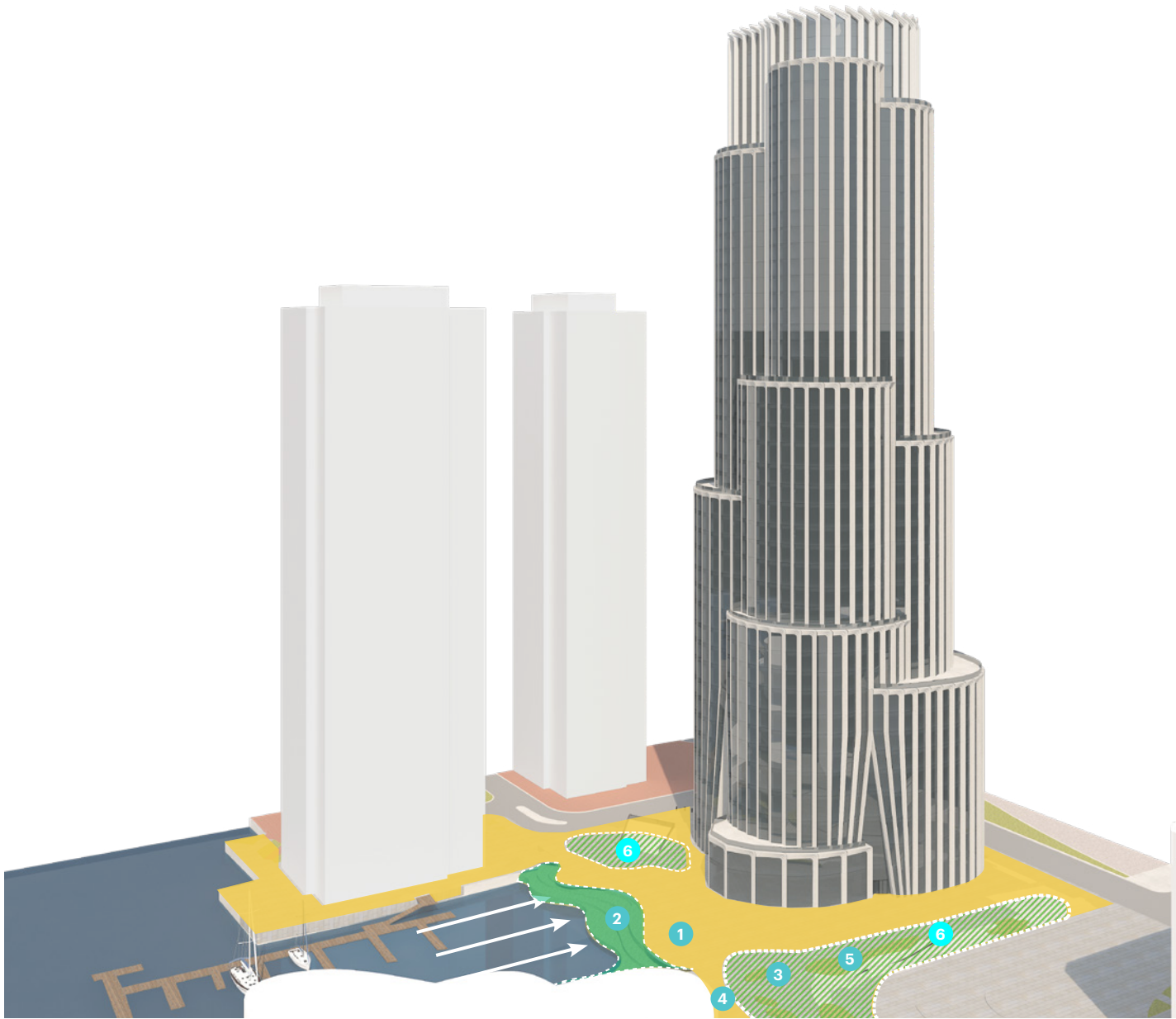


# Four Season Programming

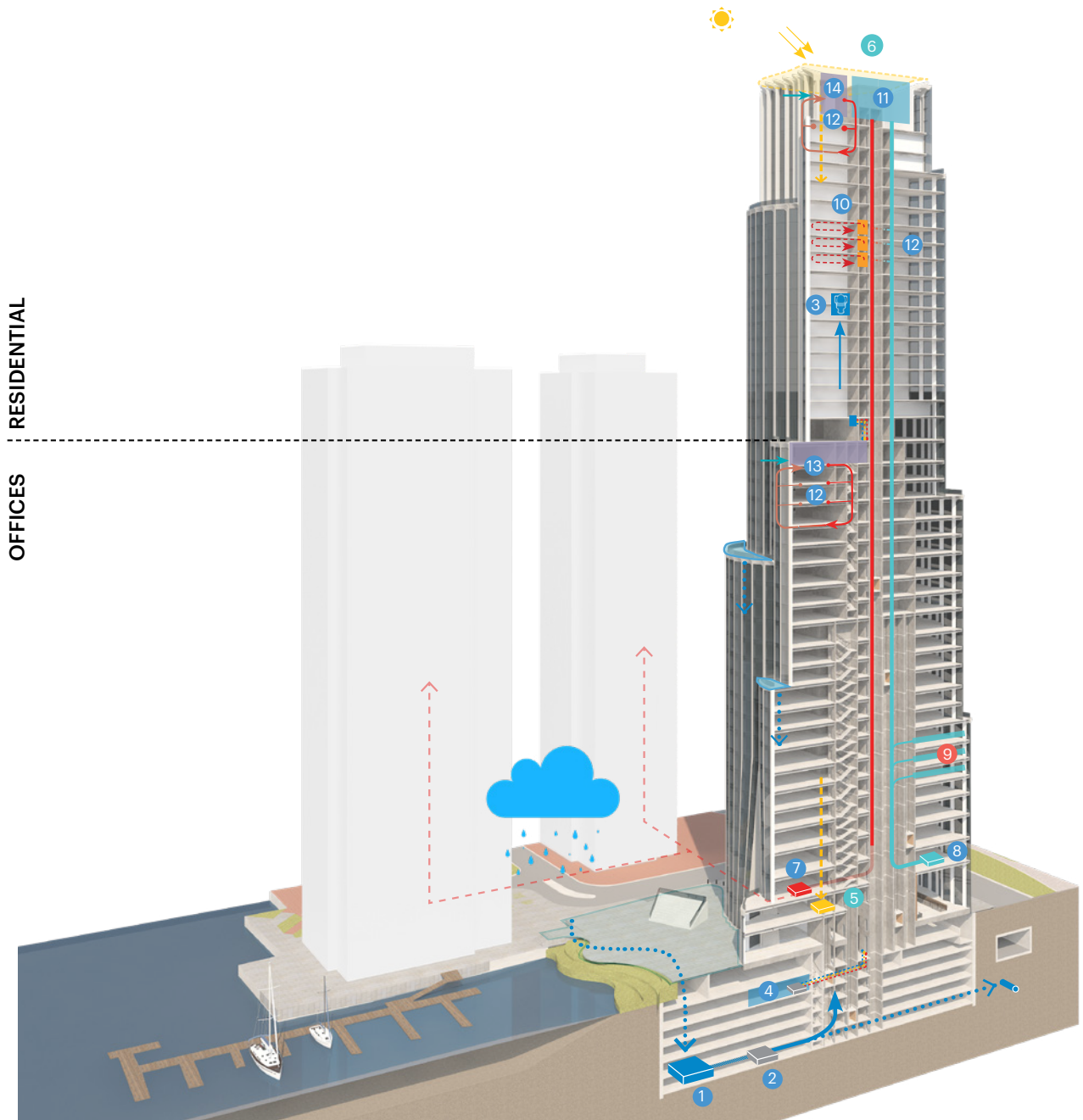




# Resiliency & Sustainability Measures



- 1 ELEVATED SITE**  
FOR FLOOD PROTECTION, ALSO IMPROVING ACCESS TO THE WATERFRONT AND INTEGRATING WITHIN LARGER DOWNTOWN PUBLIC SPACE NETWORK
- 2 HARBOR TIDAL EDGE**  
TO CREATE A BUFFER FOR PEAK STORM TIDE FLOODING
- 3 STORM WATER MANAGEMENT SYSTEM**  
INCORPORATING ON-SITE RAINWATER STORAGE AND GROUND LEVEL SURFACE RETENTION, EXCEEDING THE RUNOFF CONTROL CAPACITY DEFINED BY THE CITY
- 4 NEIGHBORING SITES ENGAGEMENT**  
INTEGRATION WITHIN THE JOINT DISTRICT RESILIENCY STRATEGY OUTLINED BY CLIMATE READY BOSTON
- 5 PASSIVE SURVIVABILITY**  
INTEGRATION WITHIN THE JOINT DISTRICT RESILIENCY STRATEGY OUTLINED BY CLIMATE READY BOSTON
- 6 URBAN HEAT ISLAND REDUCTION**  
EXTREME HEAT ADAPTATION, THROUGH A COMBINATION OF HIGH ALBEDO PAVEMENT AND FLOOR MATERIALS AND VEGETATED SHADED CANOPY.



## WATER & WASTE

- 1 STORM WATER STORAGE**
- 2 STORM WATER TREATMENT**
- 3 WATER USE EFFICIENCY**  
GREY WATER TREATMENT PLANT FOR REUSE  
LOW FLOW FIXTURES  
LOW IRRIGATION LANDSCAPE
- 4 WASTE MANAGEMENT**  
COLLECTION CHUTES  
RECYCLING CENTER & COMPACTOR

## GENERATION

- 5 EMERGENCY GENERATOR**
- 6 SOLAR PHOTOVOLTAIC GENERATION**

## HEATING & COOLING

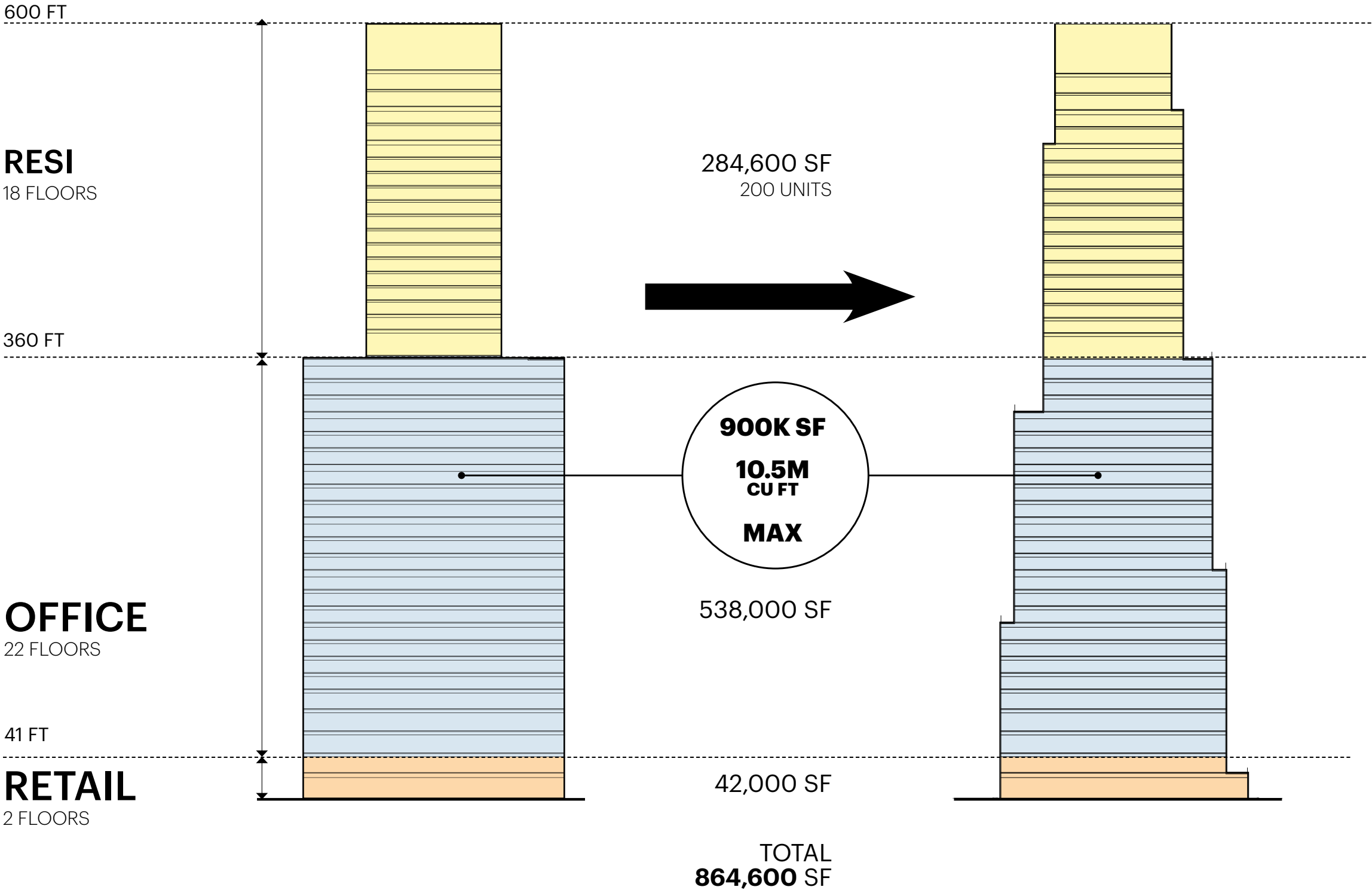
- 7 COGENERATION & HOT WATER PLANT**
- 8 CHILLED WATER PLANT**
- 9 HIGH EFFICIENCY ACTIVE CHILLED BEAM**
- 10 WATER COOLED VRF SYSTEM**
- 11 HIGH EFFICIENCY COOLING TOWERS**
- 12 HEAT RECOVERY**  
WATER FROM OFFICE TO RESIDENTIAL

## VENTILATION

- 13 OFFICE VENTILATION ENERGY RECOVERY**
- 14 RESIDENTIAL VENTILATION ENERGY RECOVERY**

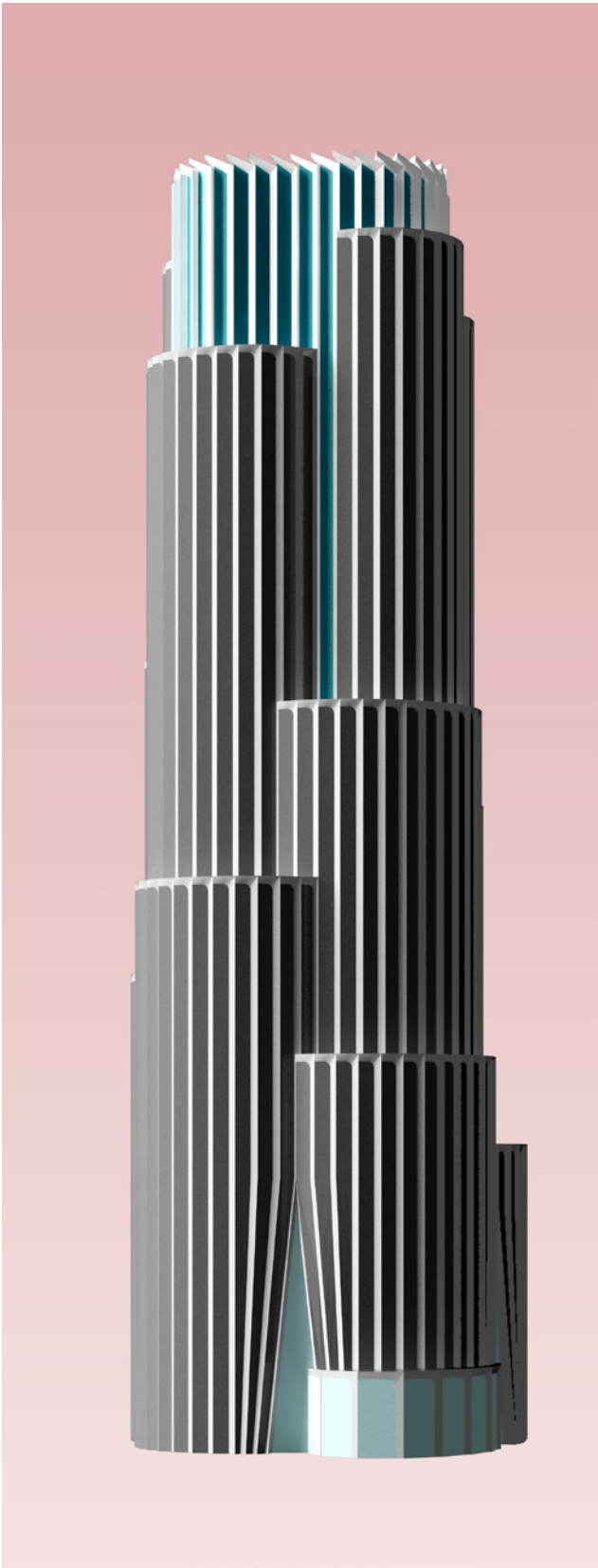


# Stepped Form & Program

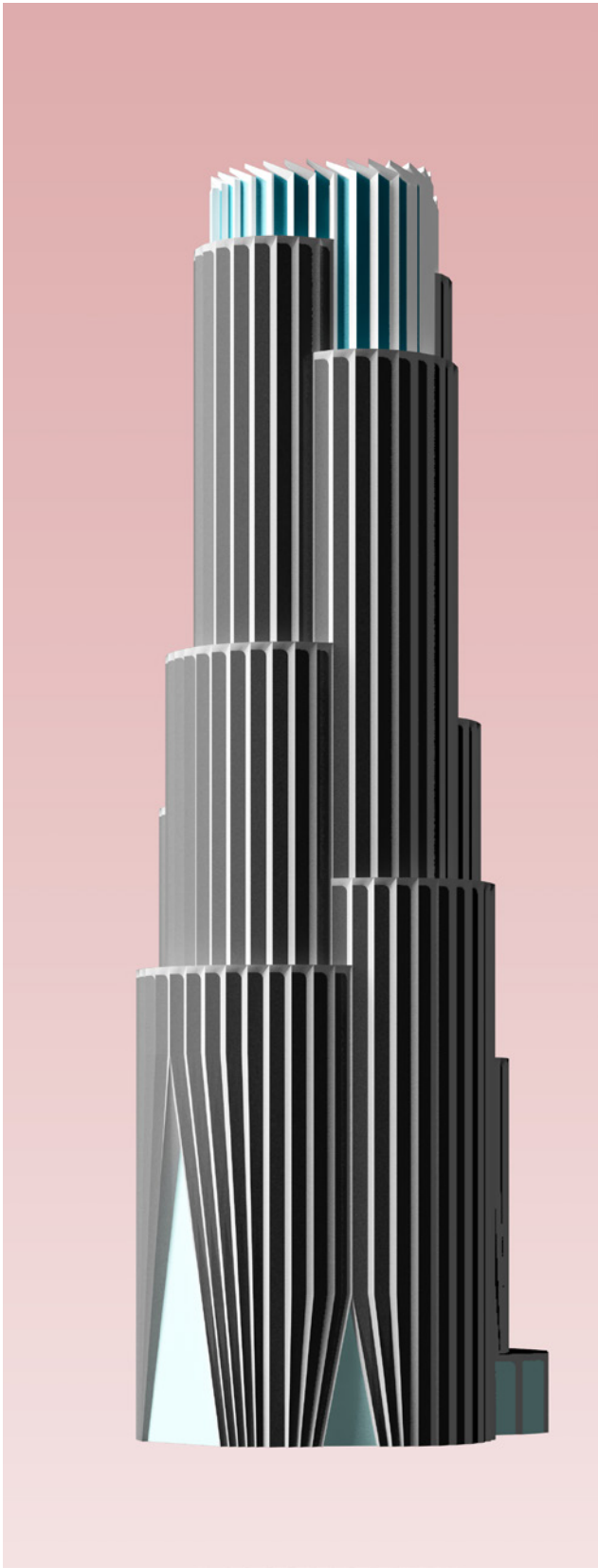




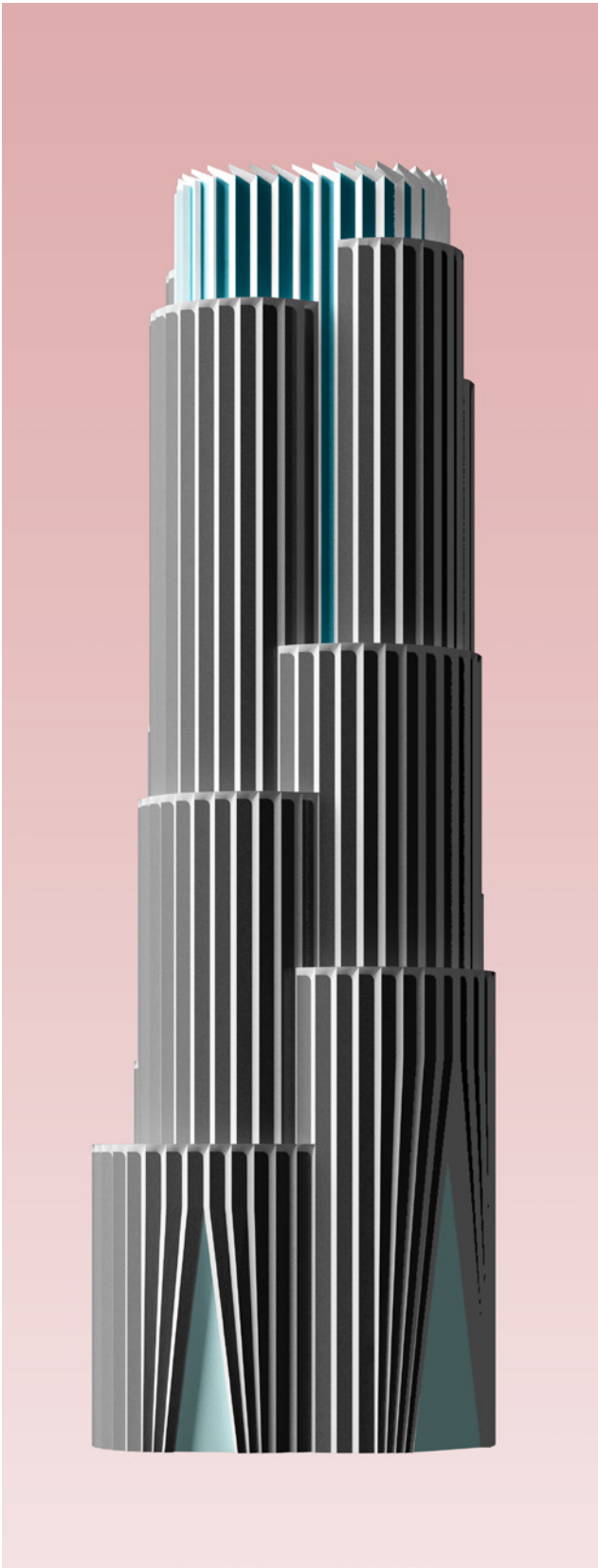
# Elevations



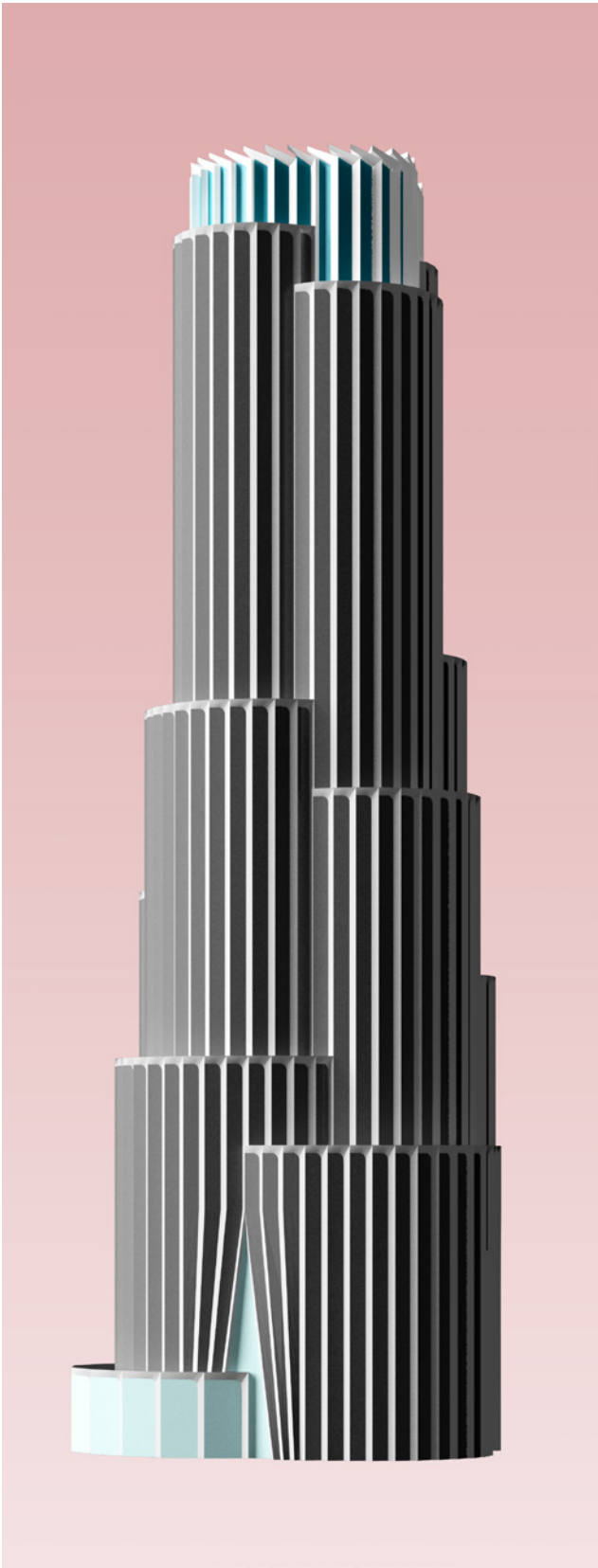
**HARBOR**  
EAST



**EAST INDIA ROW**  
SOUTH



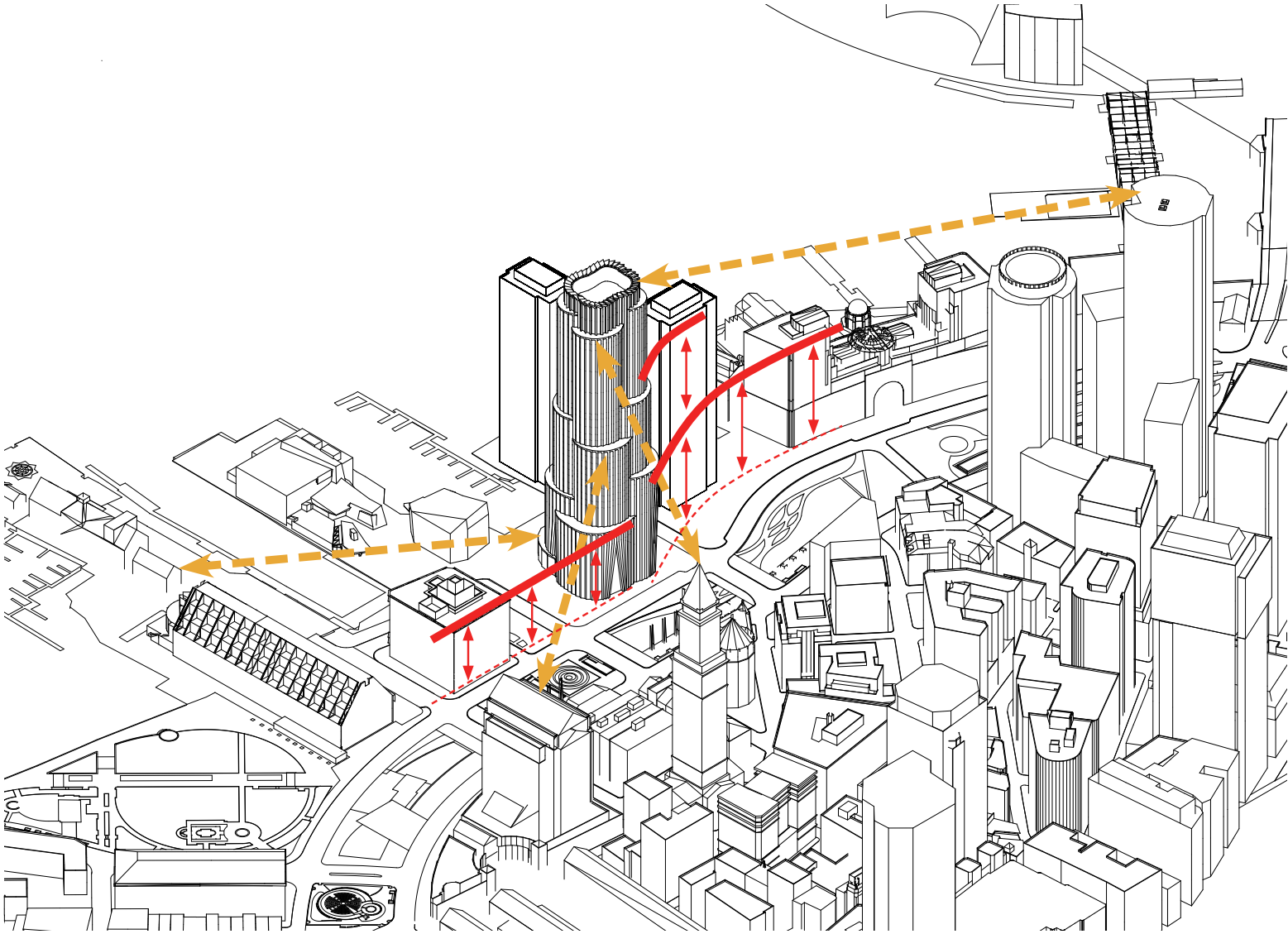
**ATLANTIC**  
WEST



**MILK**  
NORTH



# Height Continuity





# Grand Gestures









# Elevation Along Waterfront

