

Harbor Garage Redevelopment

BPDA Public Meeting

Agenda

1. Welcoming remarks (10 Minutes)

Ebony DaRosa, Project Manager, Boston Planning & Development Agency

2. Presentation of the Harbor Garage Redevelopment proposal (45 Minutes)

Rob Caridad, Project Manager, The Chiofaro Company

3. Public Q&A/comments (45 Minutes)

4. Closing Remarks (10 Minutes)

BPDA's COVID-19 Response

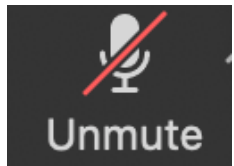
- When Mayor Walsh declared a public health emergency in mid-March, the BPDA paused the public review process for all development projects and planning initiatives. The BPDA has postponed all BPDA-hosted in-person public meetings regarding Article 80 development projects and planning studies until further notice.
- After months of work by an interagency working group and with support from local community groups and elected officials, the BPDA has begun resuming public meetings virtually for Article 80 development projects. The interagency working group consisted of City and BPDA employees across departments, and it met regularly to develop best practices and test appropriate digital tools to host wide-ranging, engaging, and inclusive conversations with communities.

Meeting Format

- Presentation of project proposal
- Q&A/Comments from the public
- During the presentation, all microphones will be muted.
- Once the presentation is over, you can raise your hand and we will take your questions orally in the order that hands were raised. You can also submit comments on the project page via the BPDA website or directly to me at ebony.darosa@boston.gov.

Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



Mute/unmute (you will remain muted until a host gives you access)



Turn video on/off (your video will remain off until a host gives you access)



Raise hand to ask for audio/video permission at the end of presentation

Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all.
- The host will mute all participants during the presentation to avoid background noise. Please be respectful of each other's time.
- We ask that participants limit their questions so that all may participate in the discussion.
- You can always set up a conversation with Ebony DaRosa, Project Manager, ebony.darosa@boston.gov for further discussion.

Meeting Recording

At the request of community members, the BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. The recording will include the presentation, and public comments afterwards. Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

T H E
PINNACLE
C E N T R A L W H A R F

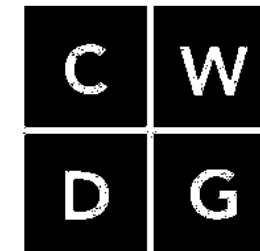
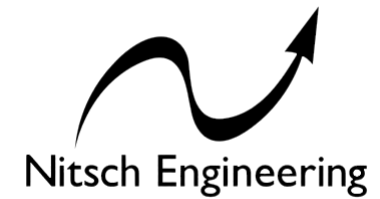


KPF
1

T H E
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C E N T R A L W H A R F



KPF



PROJECT ELEMENTS

Tower Design & Program

KPF

Open Space/Public Realm & Activation

Copley Wolff & Graffito

Climate Resiliency/ Sustainability

KPF & Cosentini

Transportation & Circulation

Howard Stein Hudson

TOWER DESIGN & PROGRAM

KPF

2009

KPF Kohn Pedersen Fox Architects
All Rights Reserved 2009



2014



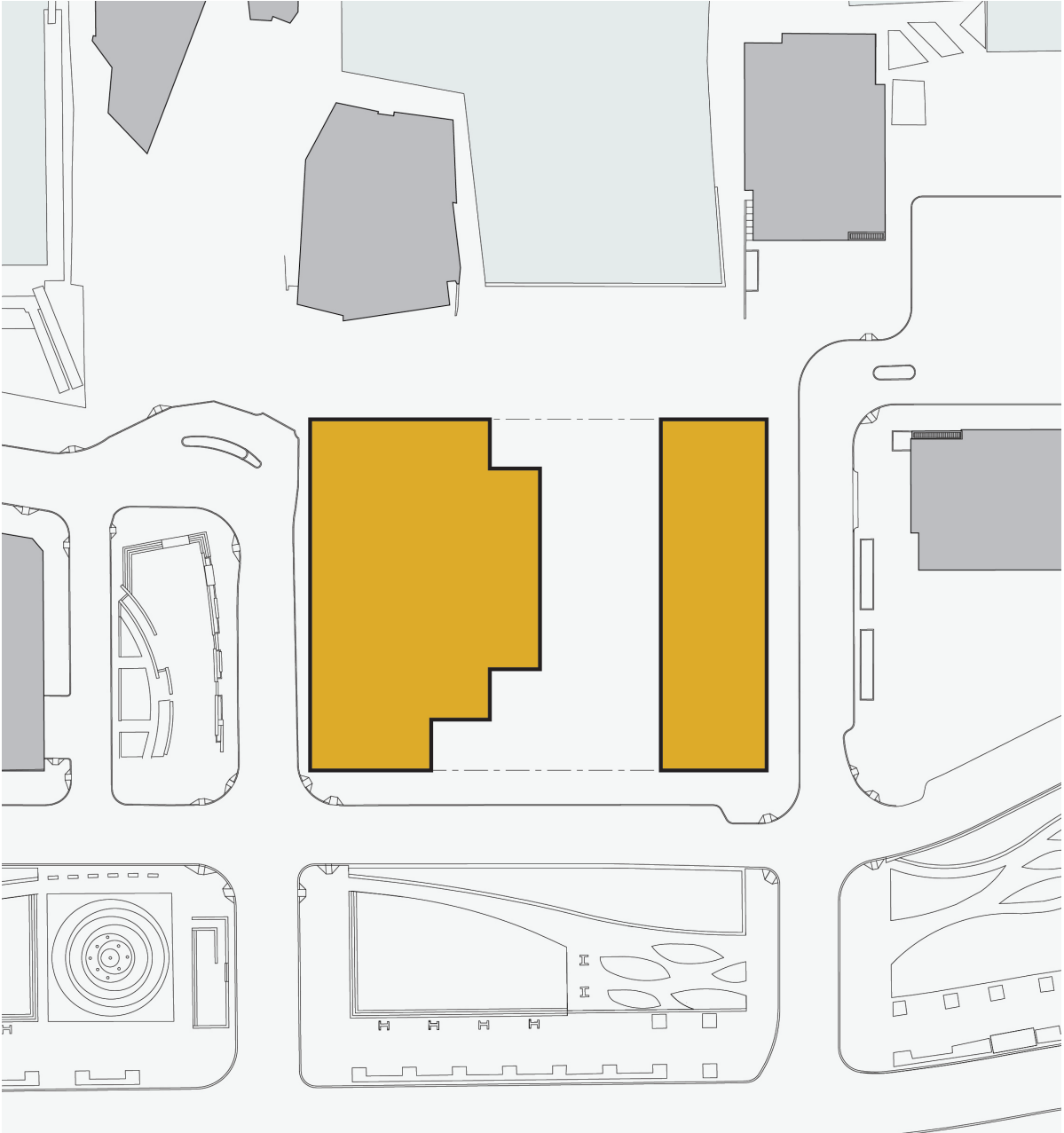
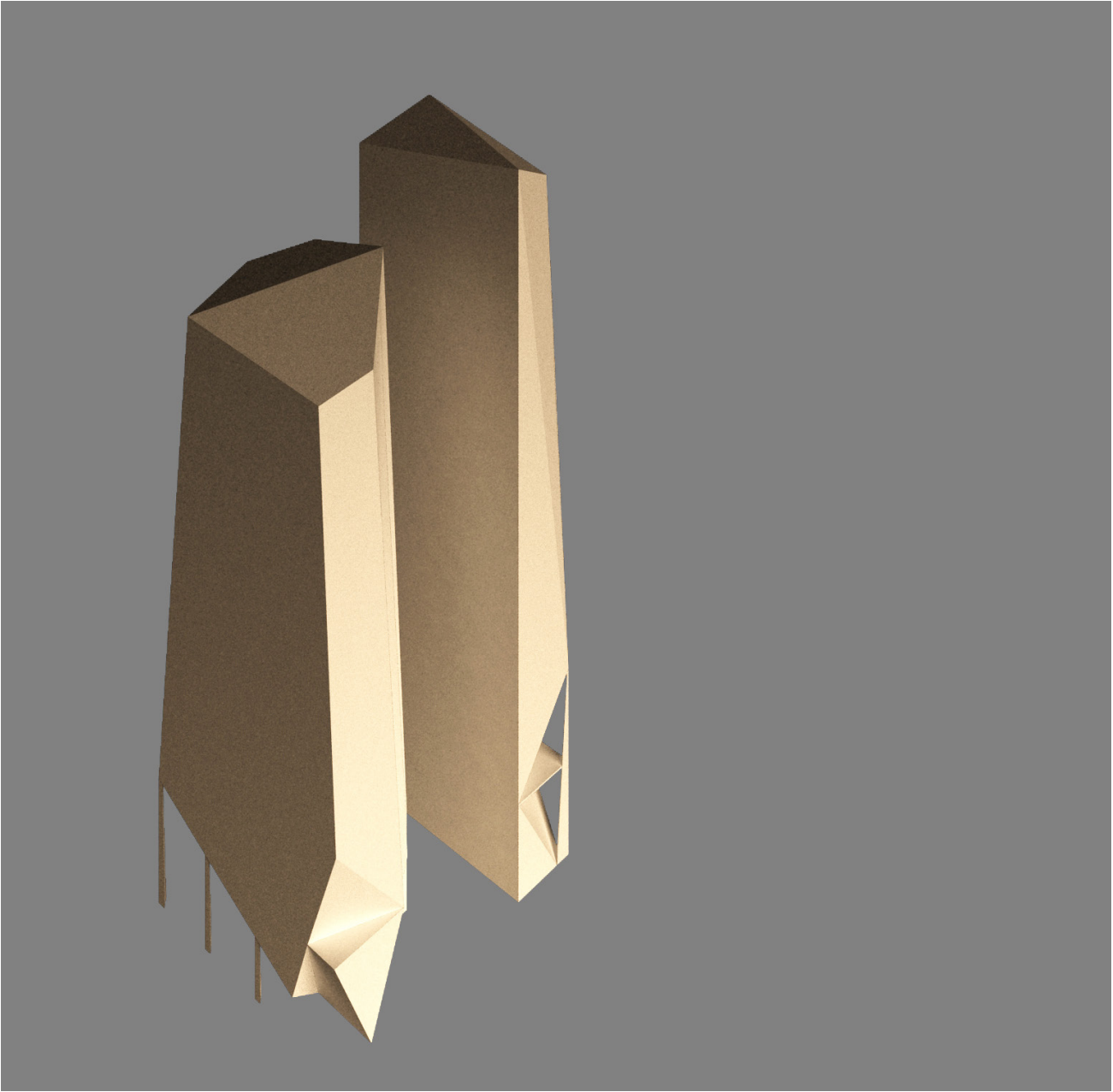
2020



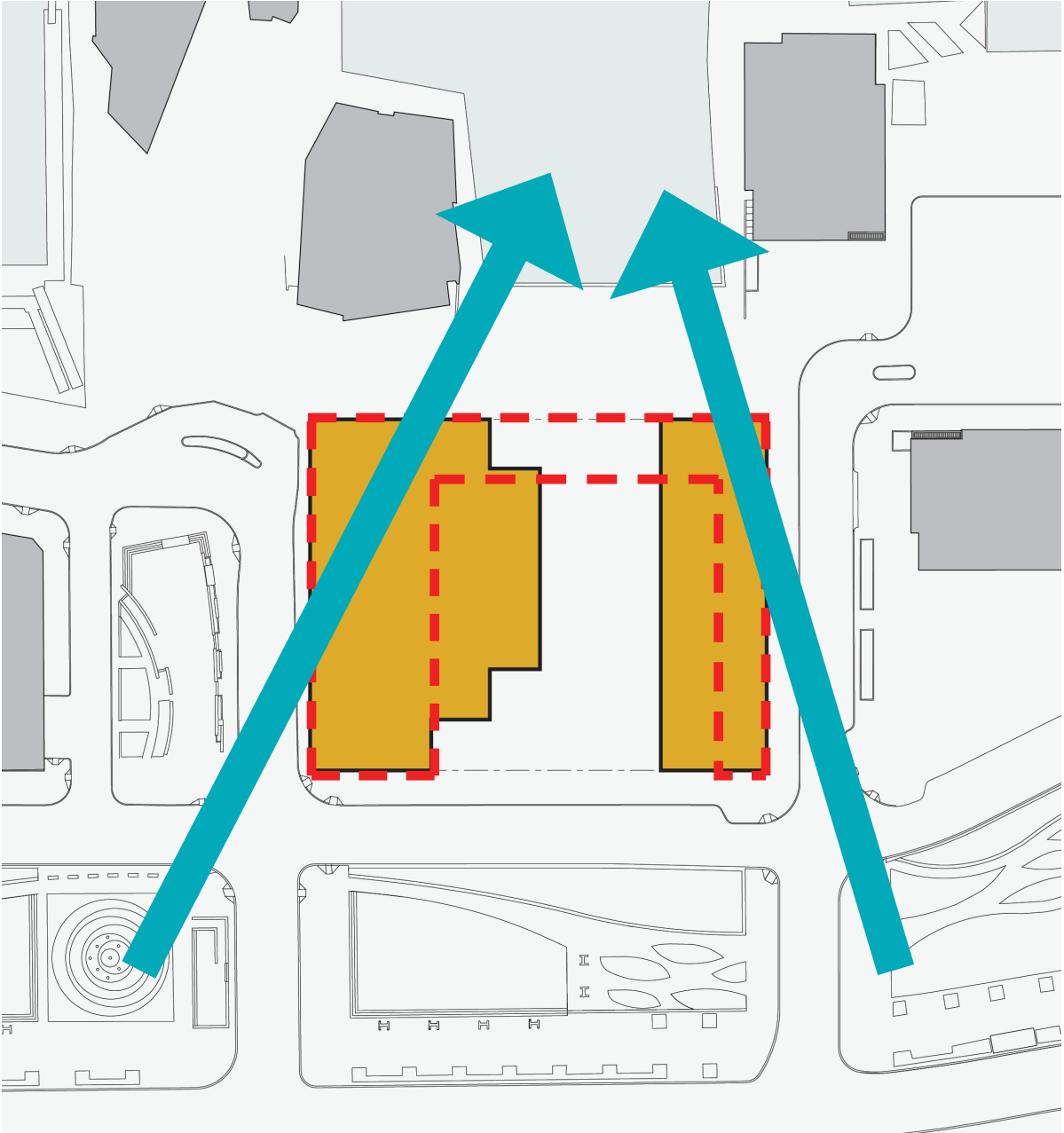
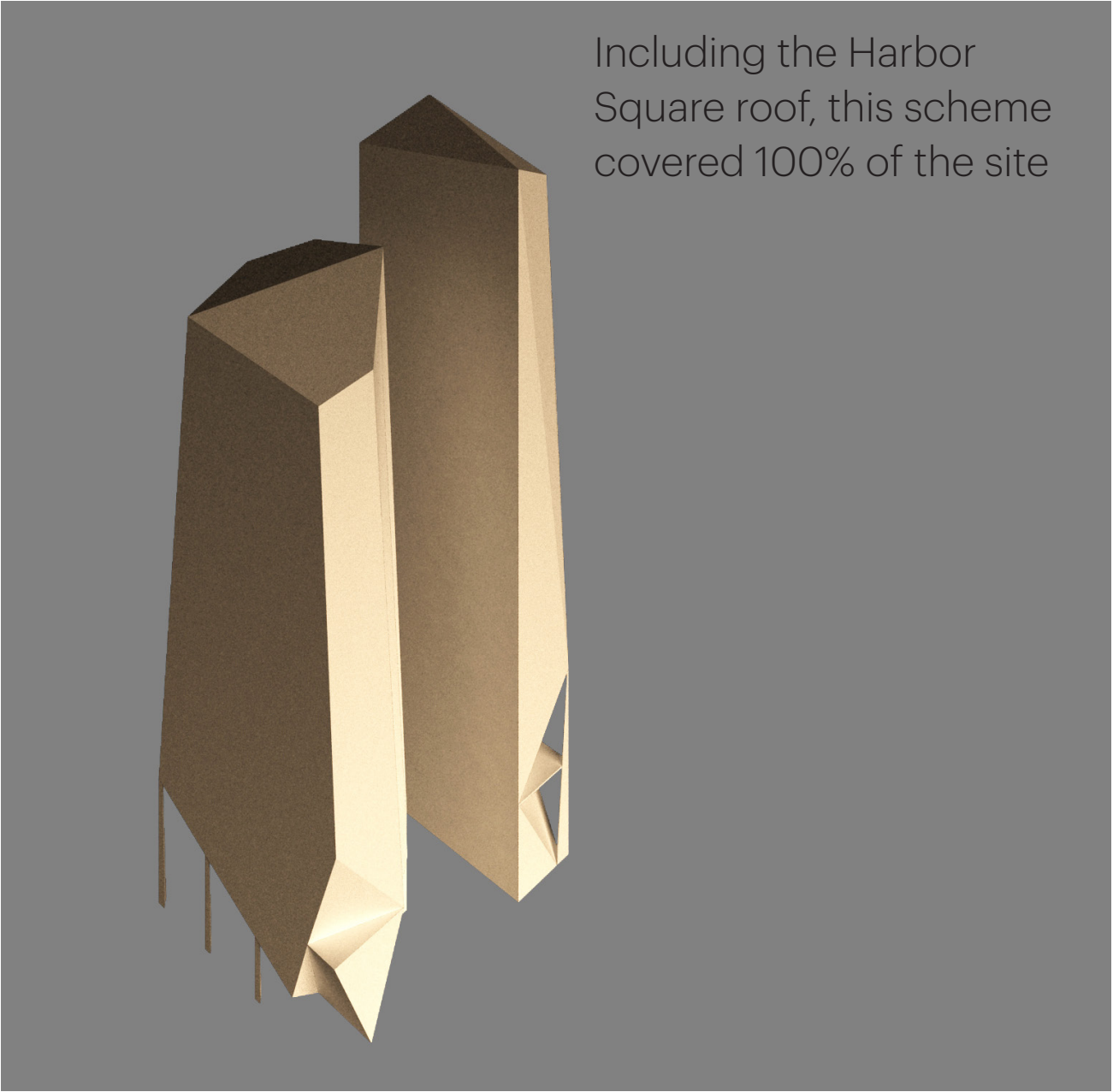
Massing Progression



Two Tower Scheme

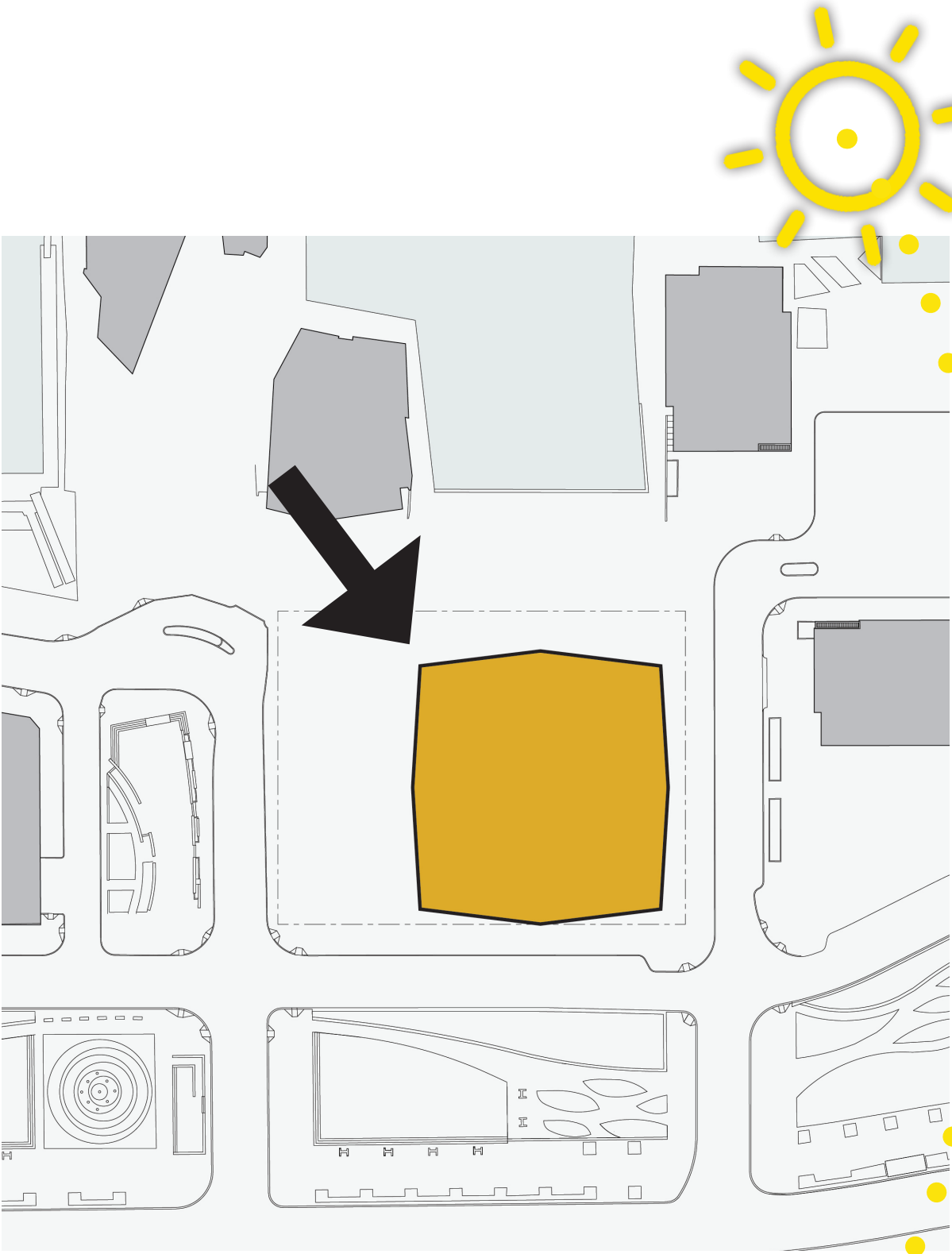
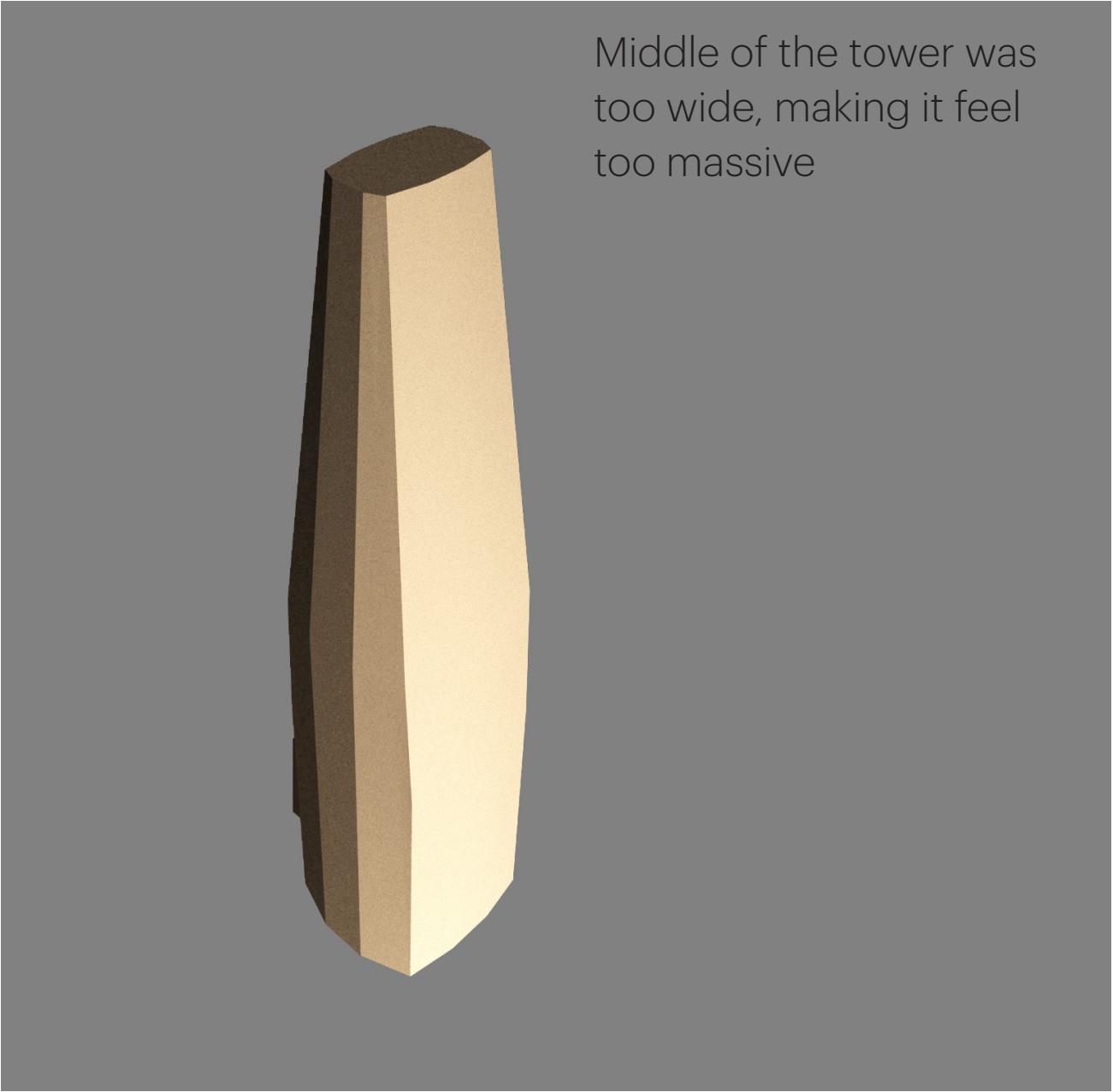


Two Tower Scheme



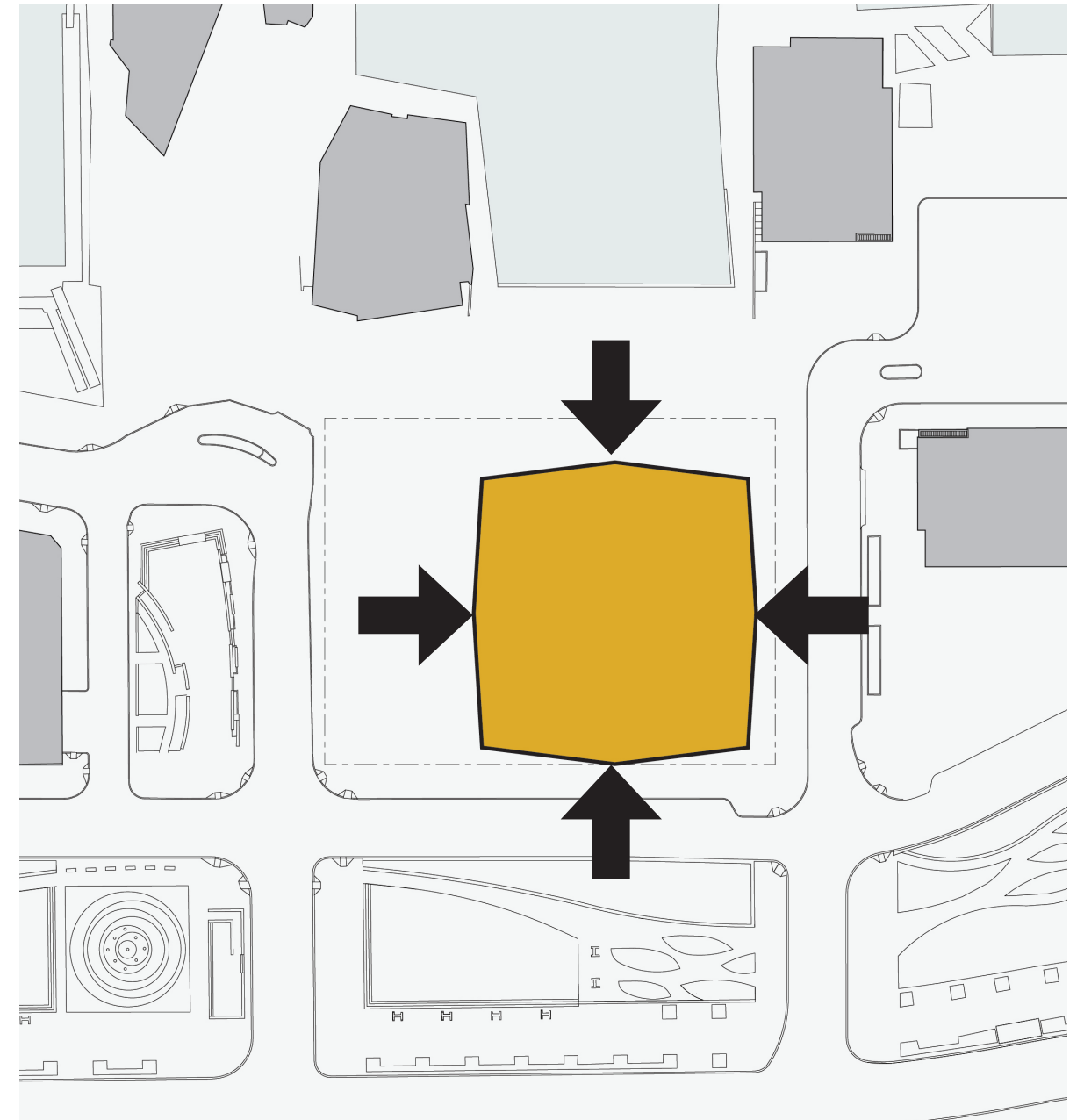
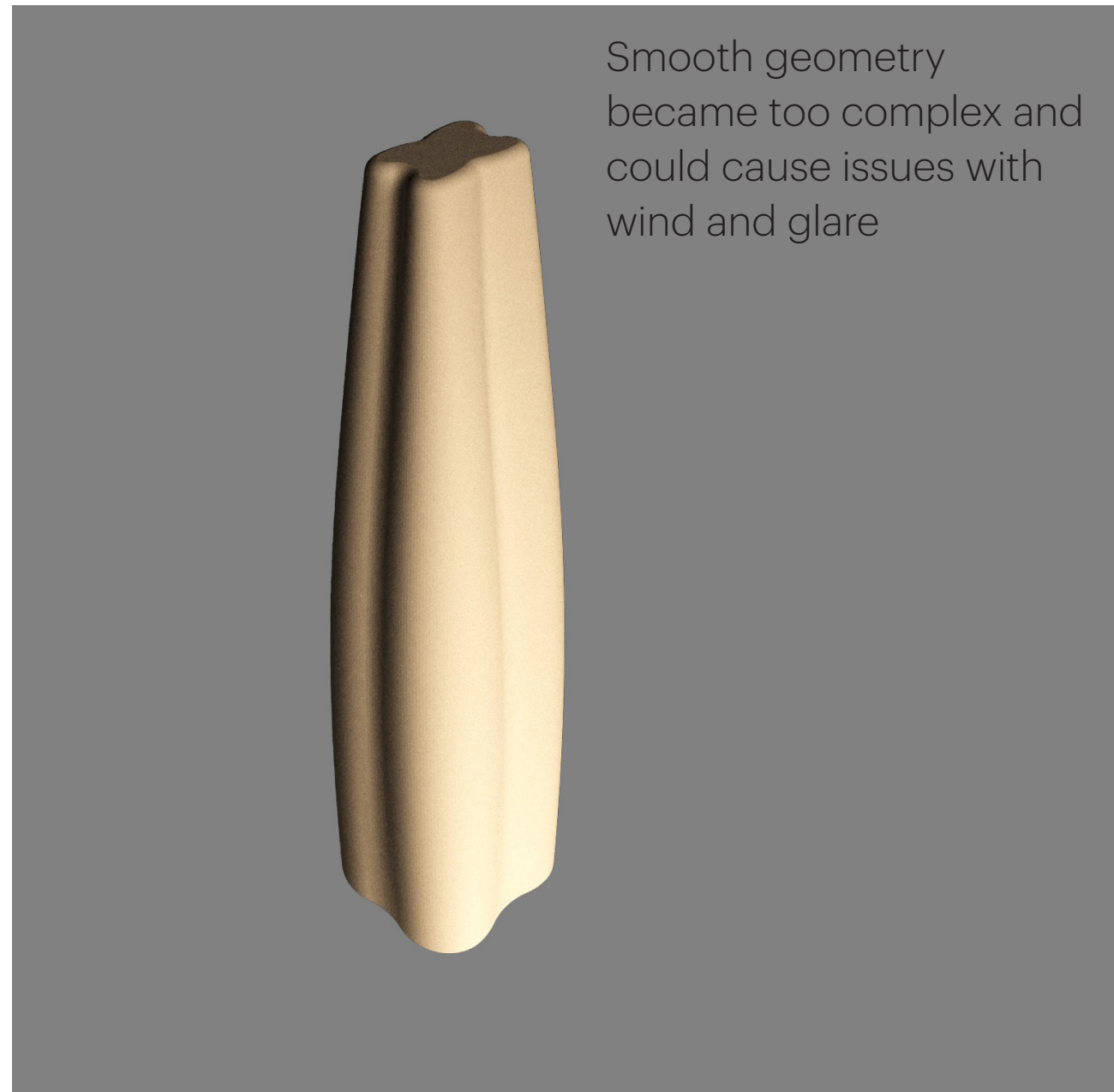
50% OPEN TO SKY (28,673 SF)
30% to the North
10% to the South
10% to the East

Single Tower



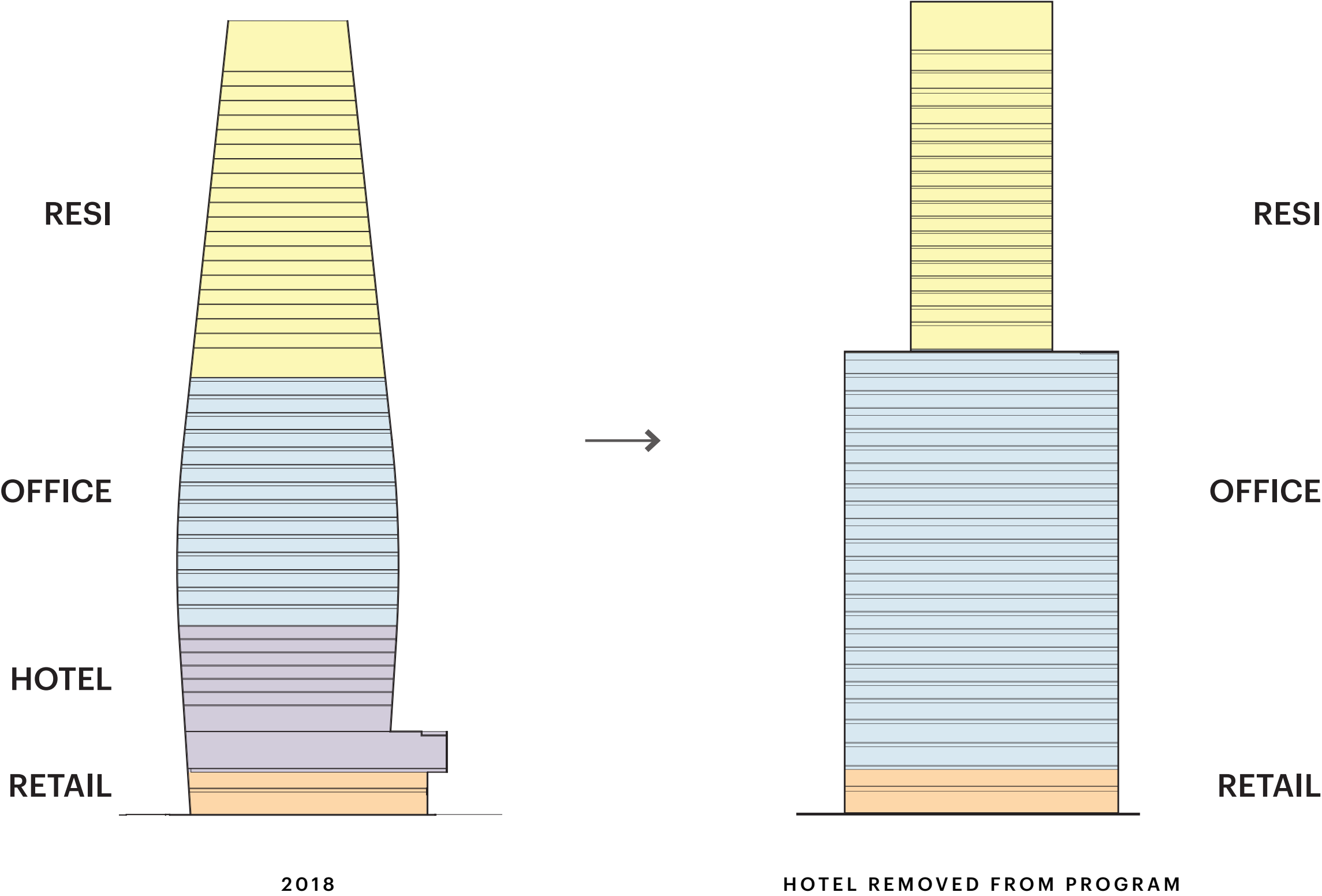
Tower pushed south on site to enable Blueway and mitigate shadow impacts on Long Wharf.

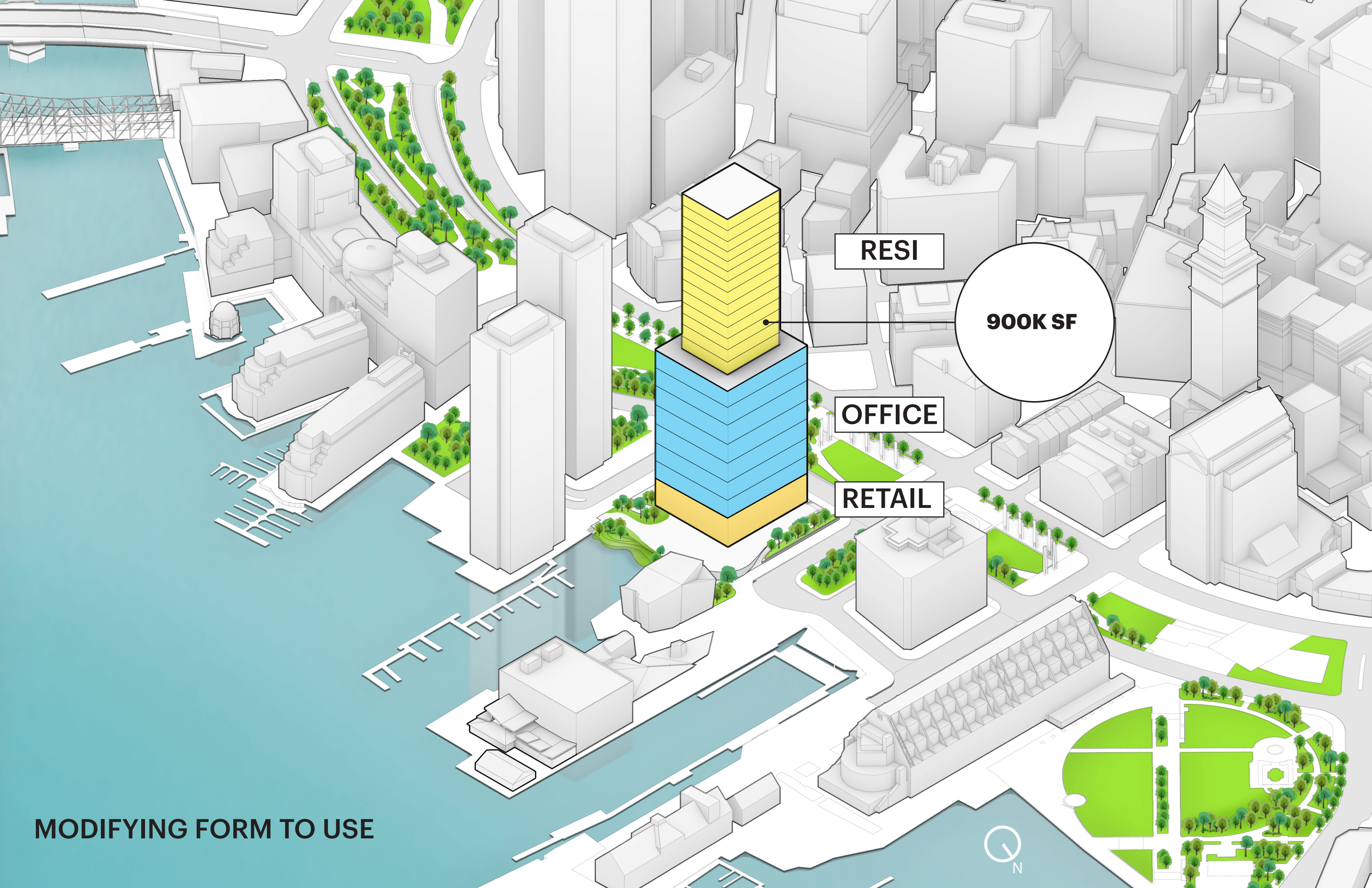
Single Tower



Further tower articulation to achieve more slender appearance from the water

Form responds to change in program





RESI

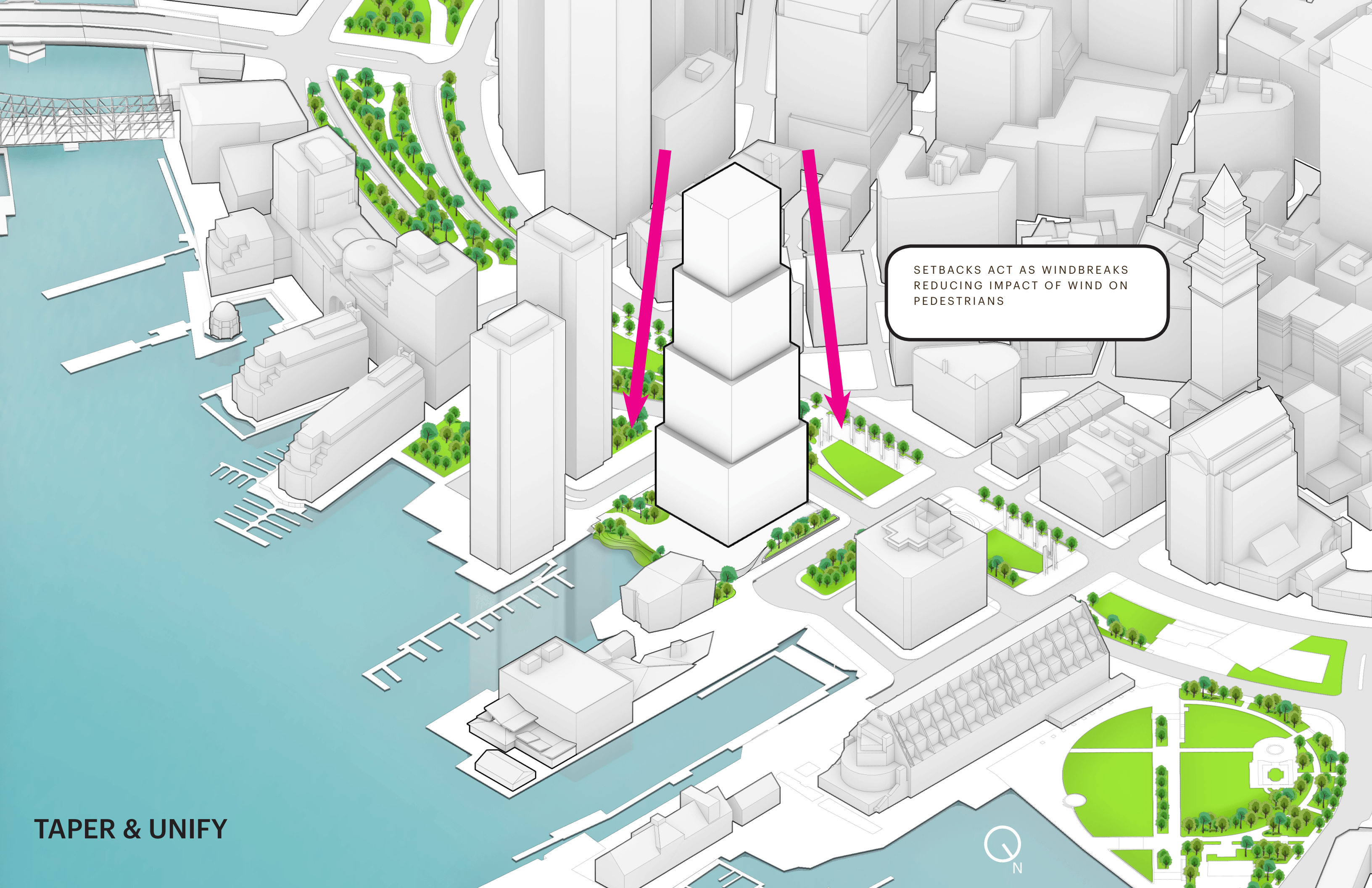
900K SF

OFFICE

RETAIL

MODIFYING FORM TO USE





SETBACKS ACT AS WINDBREAKS
REDUCING IMPACT OF WIND ON
PEDESTRIANS

TAPER & UNIFY

600 FT

RESI

18 FLOORS

360 FT

OFFICE

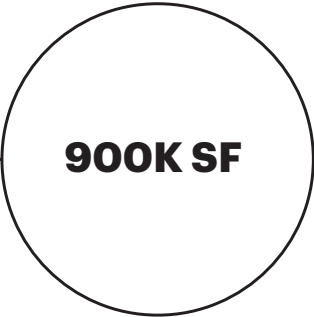
22 FLOORS

41 FT

RETAIL

2 FLOORS

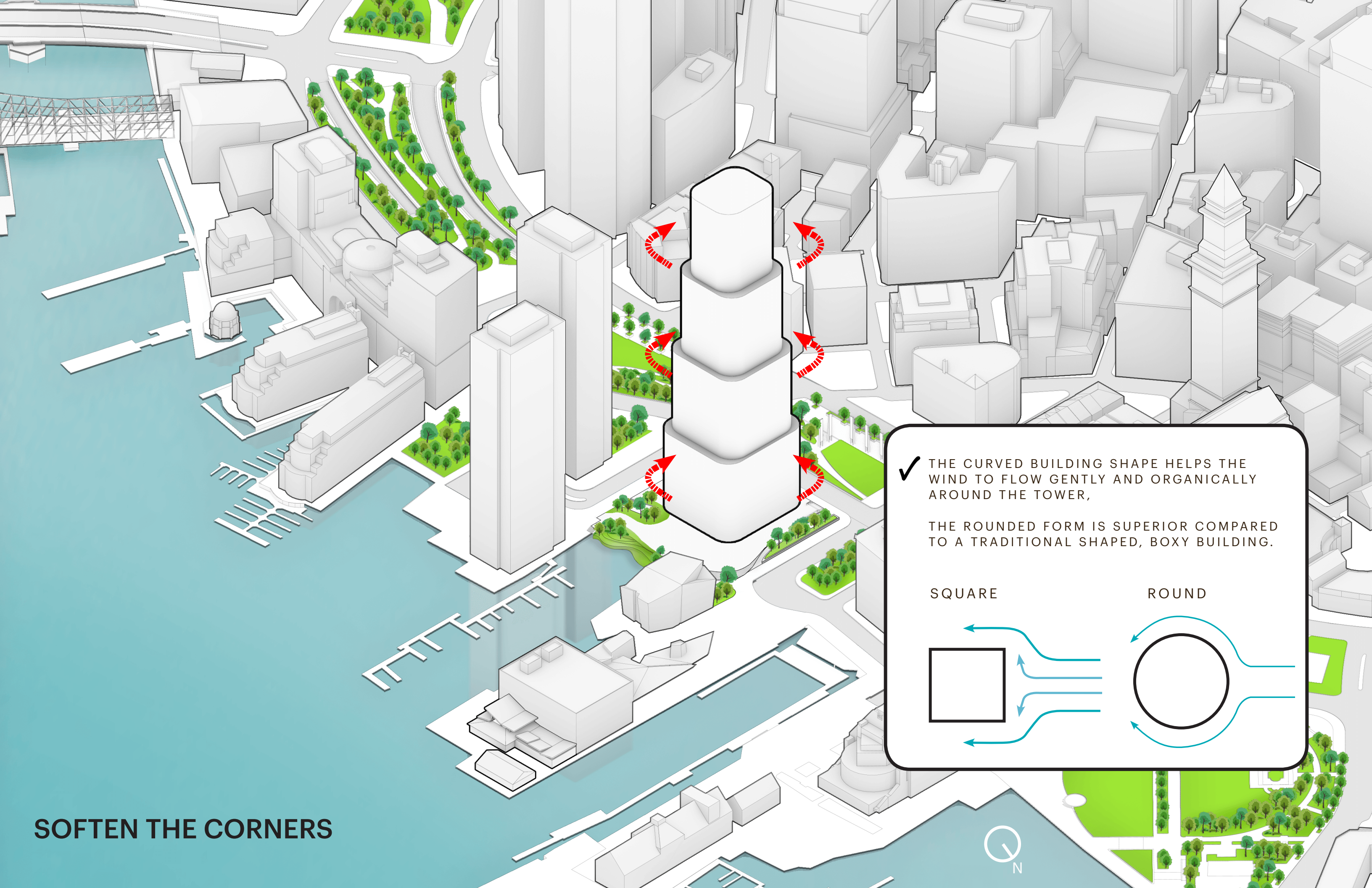
284,600 SF
200 UNITS



538,000 SF

42,000 SF

TOTAL
864,600 SF



✓ THE CURVED BUILDING SHAPE HELPS THE WIND TO FLOW GENTLY AND ORGANICALLY AROUND THE TOWER,

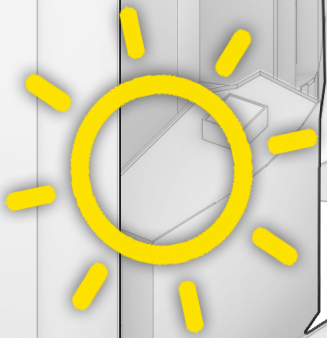
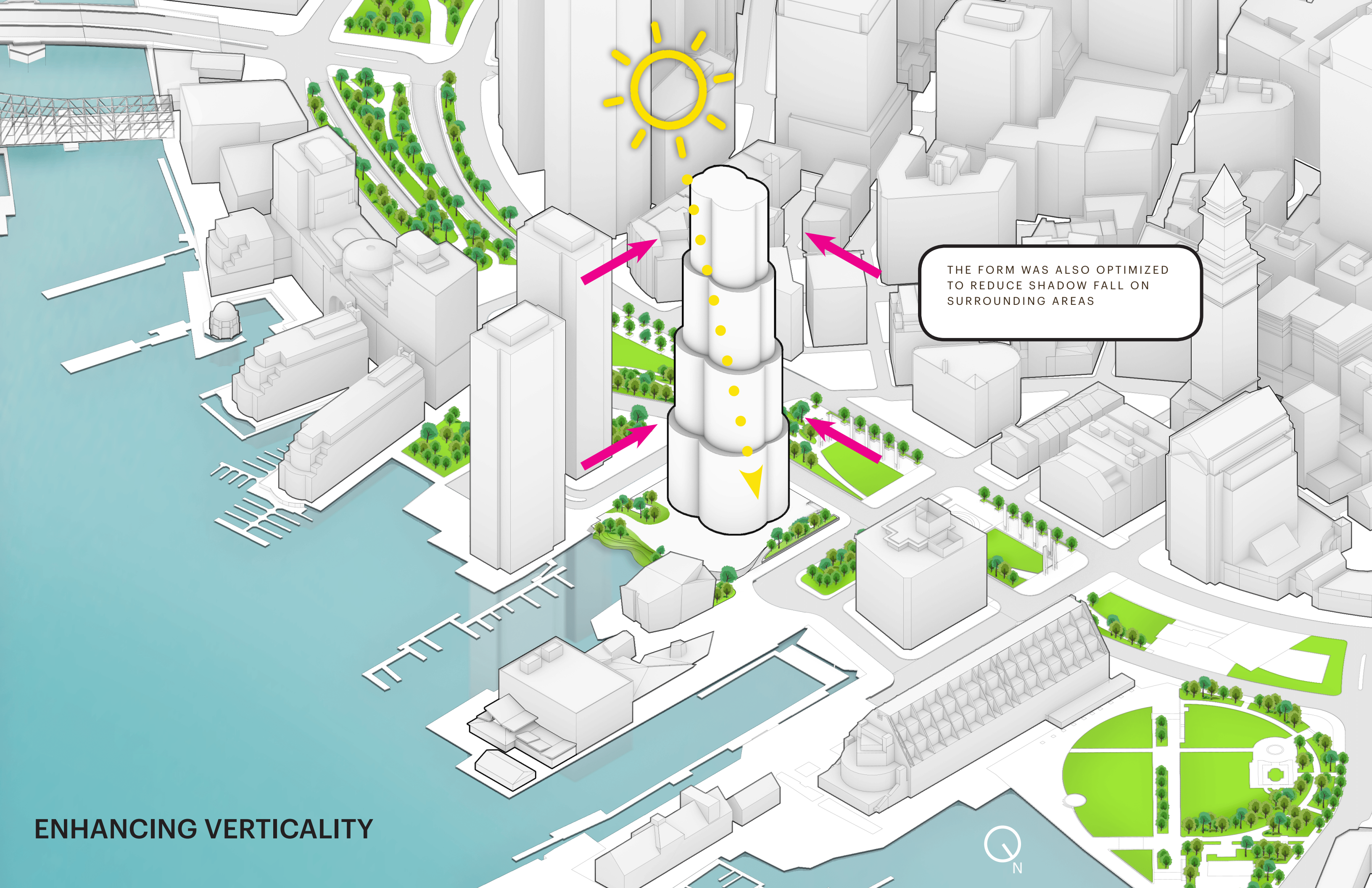
THE ROUNDED FORM IS SUPERIOR COMPARED TO A TRADITIONAL SHAPED, BOXY BUILDING.

SQUARE

ROUND

The diagram illustrates the difference in wind flow between a square and a round building. On the left, a square building is shown with four straight blue arrows representing wind flow hitting its flat sides and reflecting back. On the right, a round building is shown with four curved blue arrows representing wind flow that smoothly curves around its rounded corners. This visualizes how a rounded form allows for more organic and gentler wind flow compared to a traditional square building.

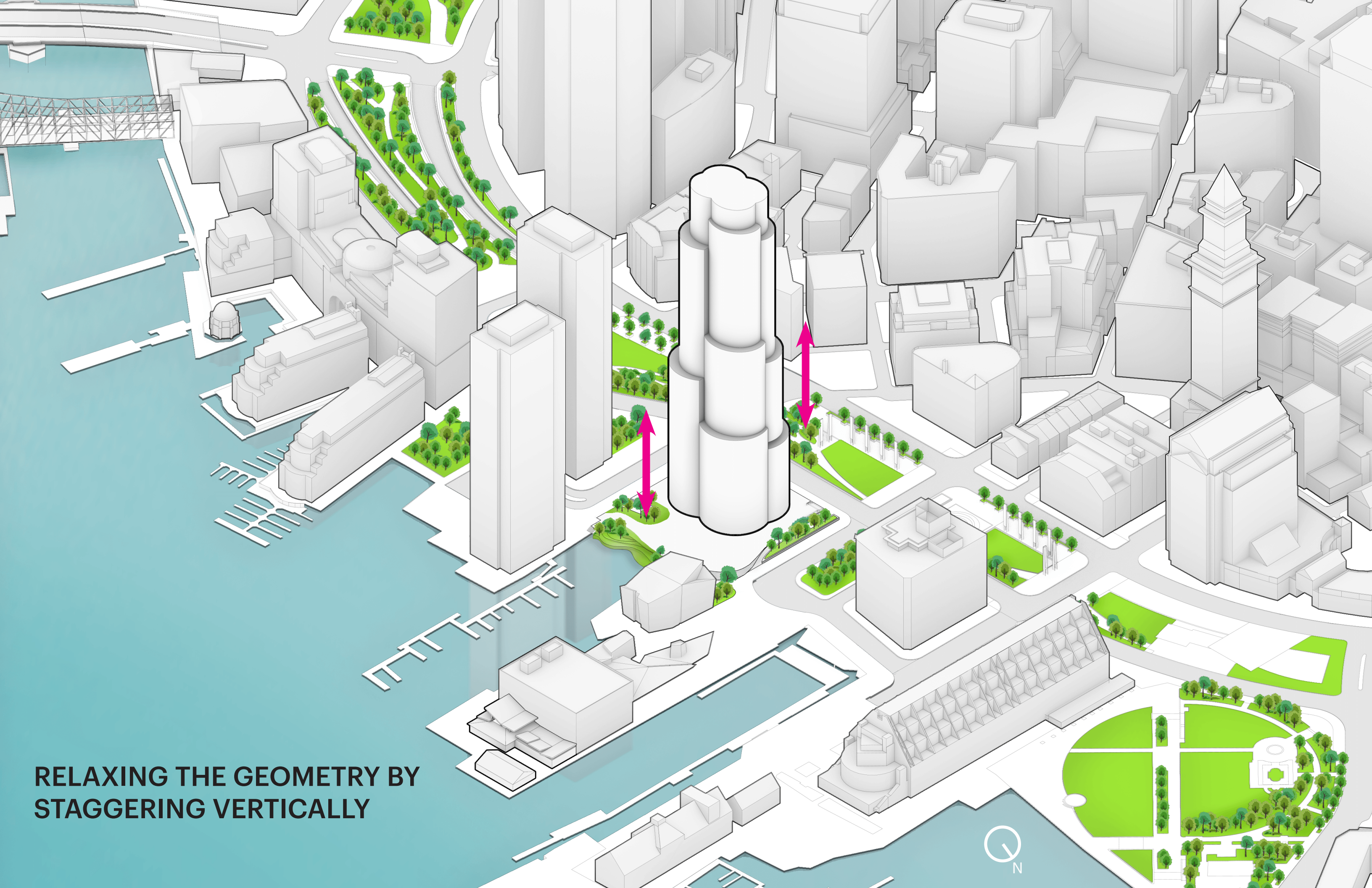
SOFTEN THE CORNERS



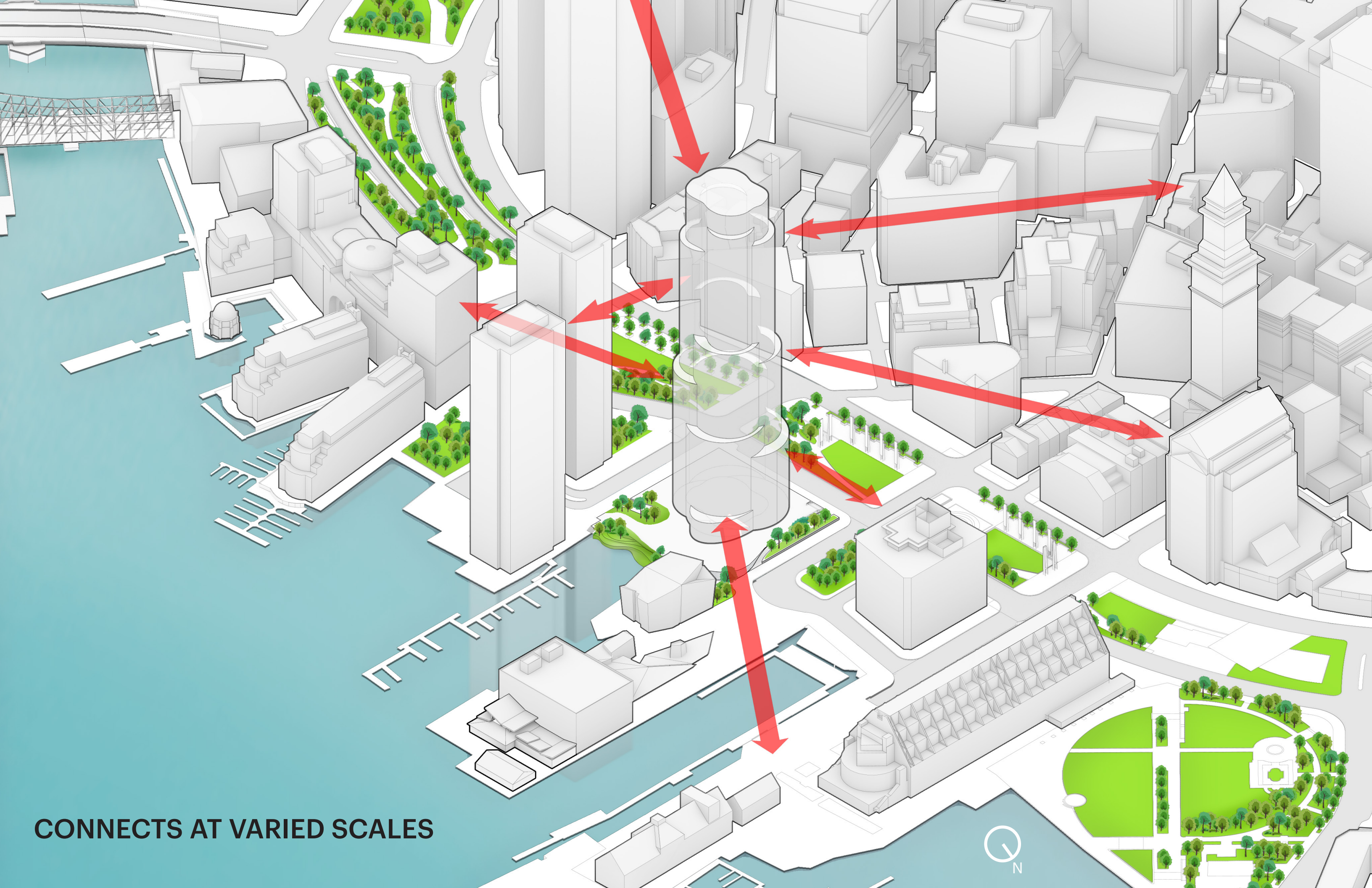
THE FORM WAS ALSO OPTIMIZED
TO REDUCE SHADOW FALL ON
SURROUNDING AREAS

ENHANCING VERTICALITY





**RELAXING THE GEOMETRY BY
STAGGERING VERTICALLY**



CONNECTS AT VARIED SCALES



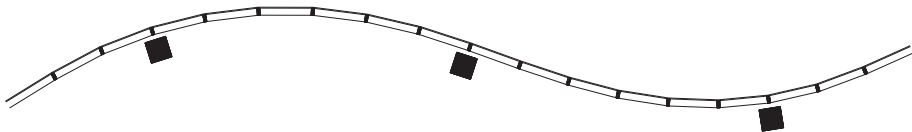
VERTICAL ARTICULATION

Vertical Expression

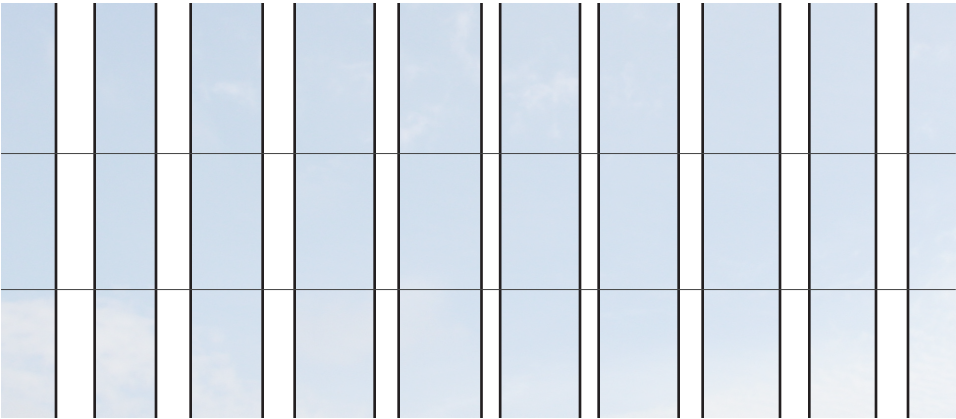
- ✓ VERTICAL SOLIDITY BREAKS UP THE FACADE AND COMPLEMENTS THE FORM
- ✓ SHINGLED PIERS ALLOW FOR LARGER SPANS OF UNOBSTRUCTED GLASS, AND PROVIDE DEDICATED SPACE FOR THERMAL INSULATION



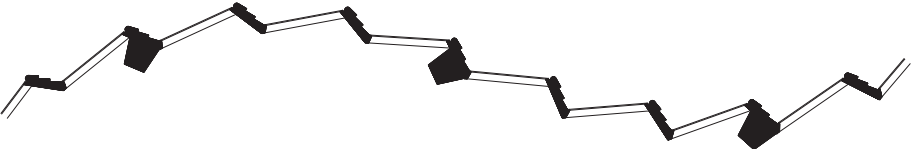
ELEVATION



PLAN



ELEVATION

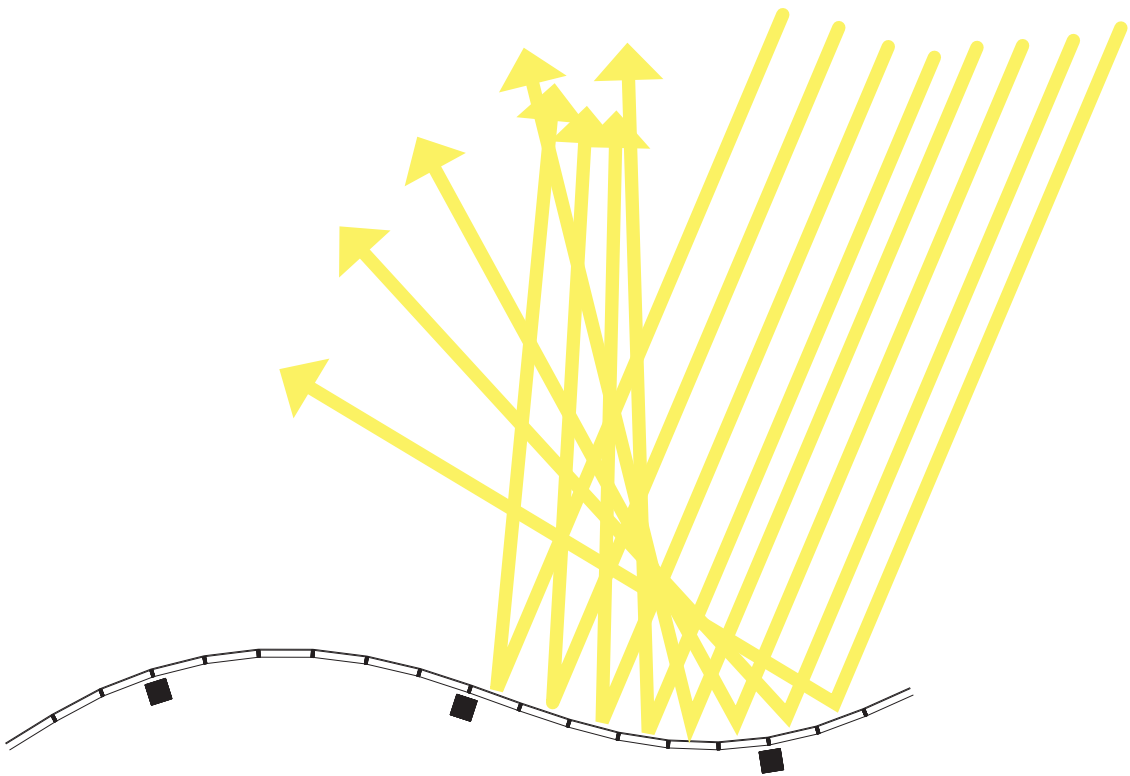


PLAN

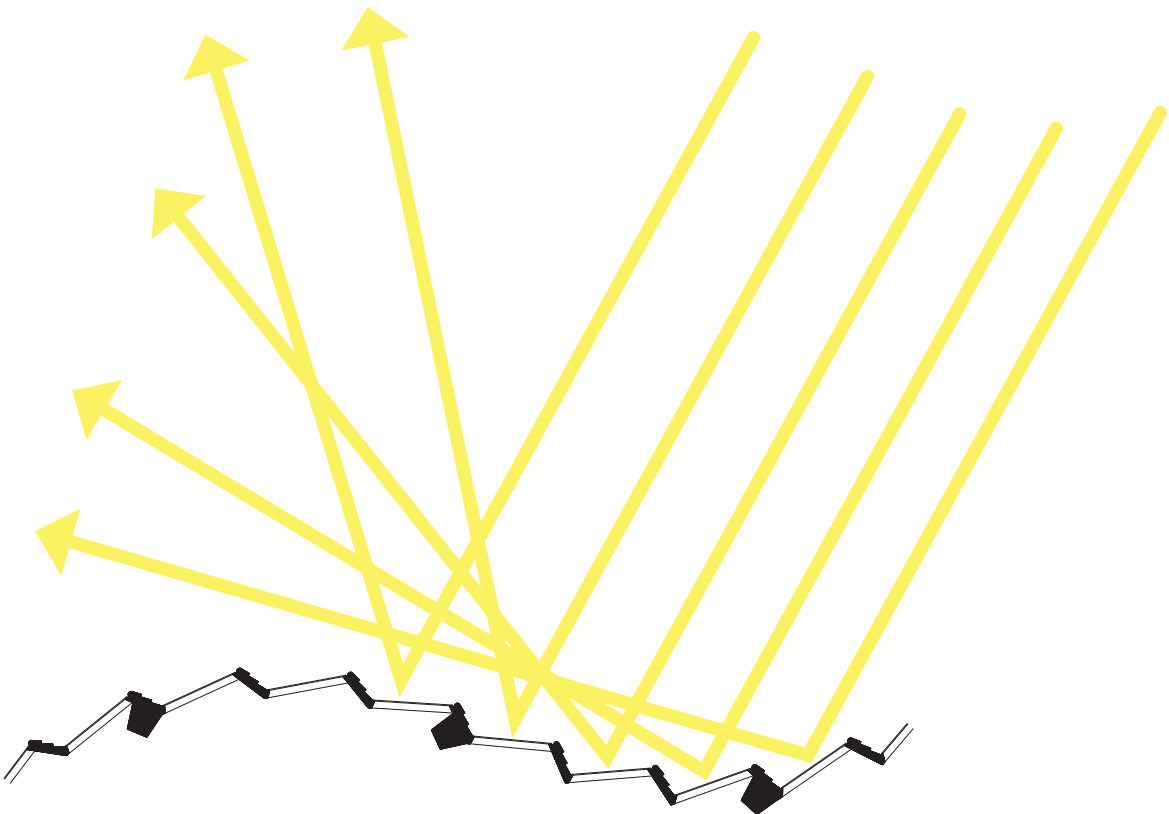
Glare



FOLDED FACADE PANELS DISPERSES
LIGHT GLARE REFRACTIONS, WHILE A
SMOOTH SURFACE FOCUS LIGHT GLARE
IN CONCENTRATED AREAS



PLAN



PLAN

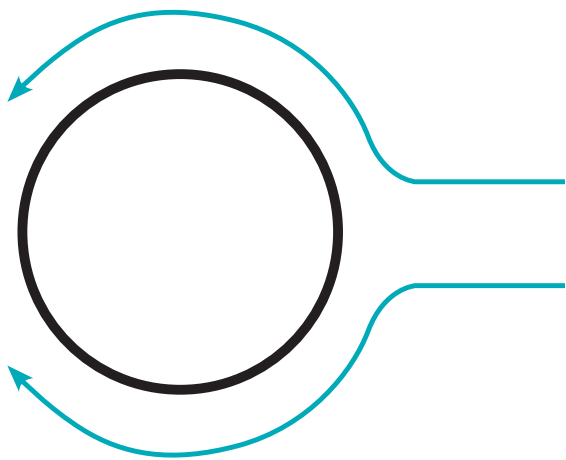
Wind

✓ AN INCREASE OF SURFACE ROUGHNESS ENHANCES THE AERODYNAMIC CHARACTERISTICS OF THE FORM

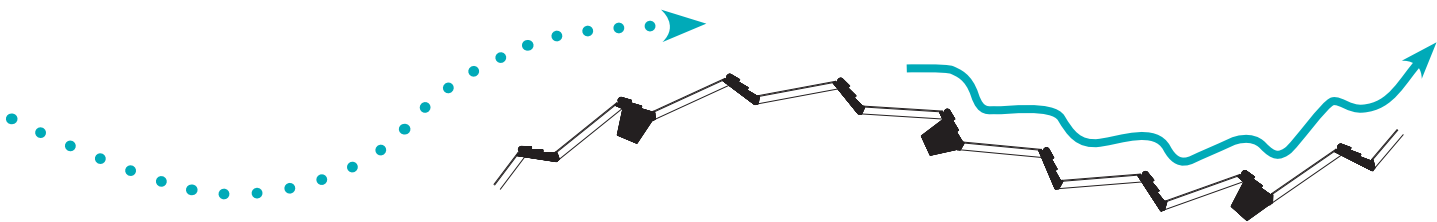
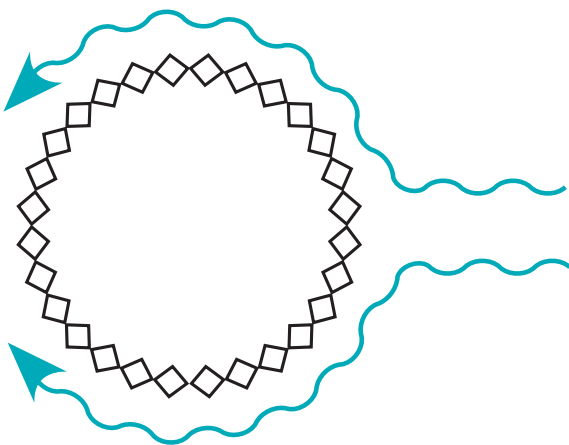
✓ FOLDED FACADE CREATES SMALL POCKETS OF TURBULENCE WHICH ENCOURAGE THE AIR TO “STICK” TO THE FORM AND DELAY SEPARATION.

✓ THIS GIVES THE BUILDING A NARROWER WIND WAKE VORTEX, AND LESS DRAG

ROUND

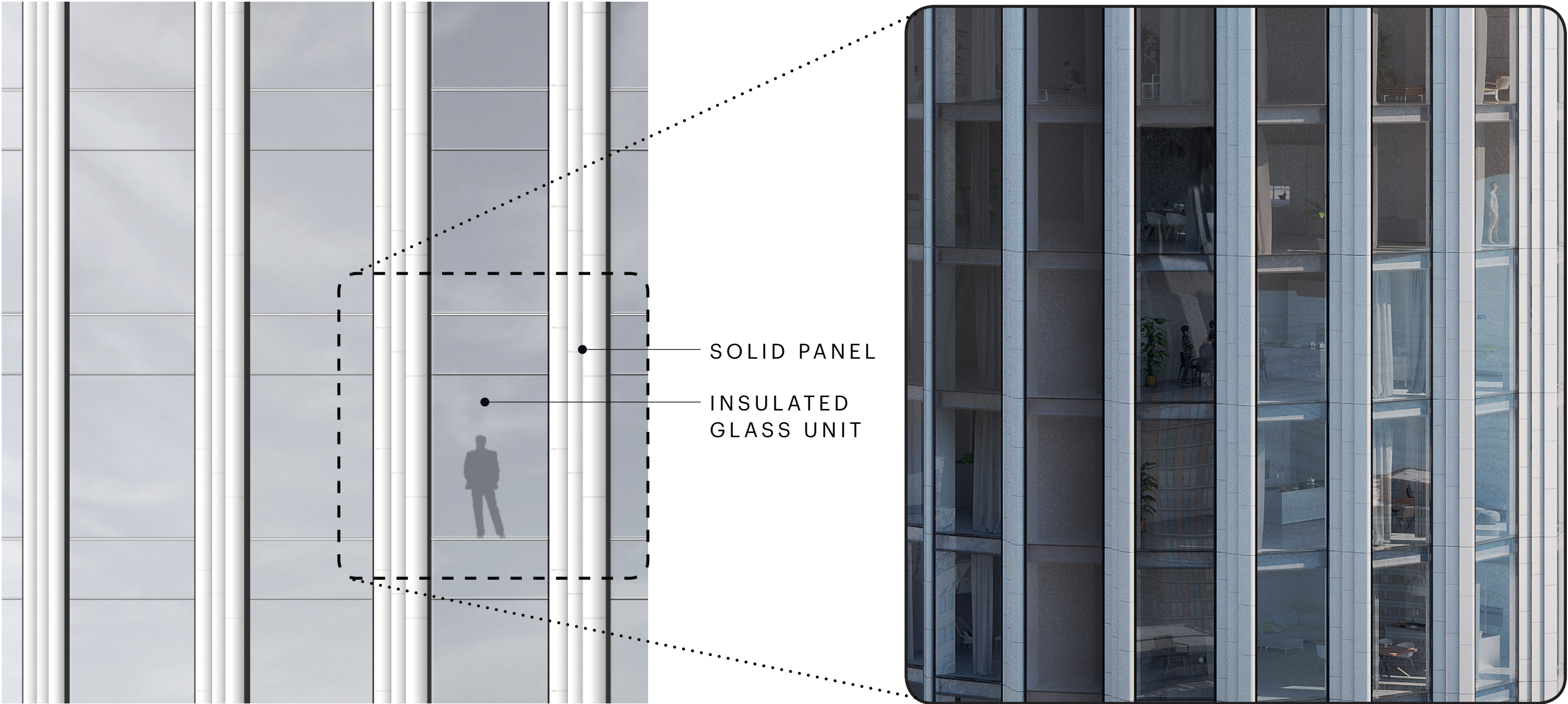


TEXTURED

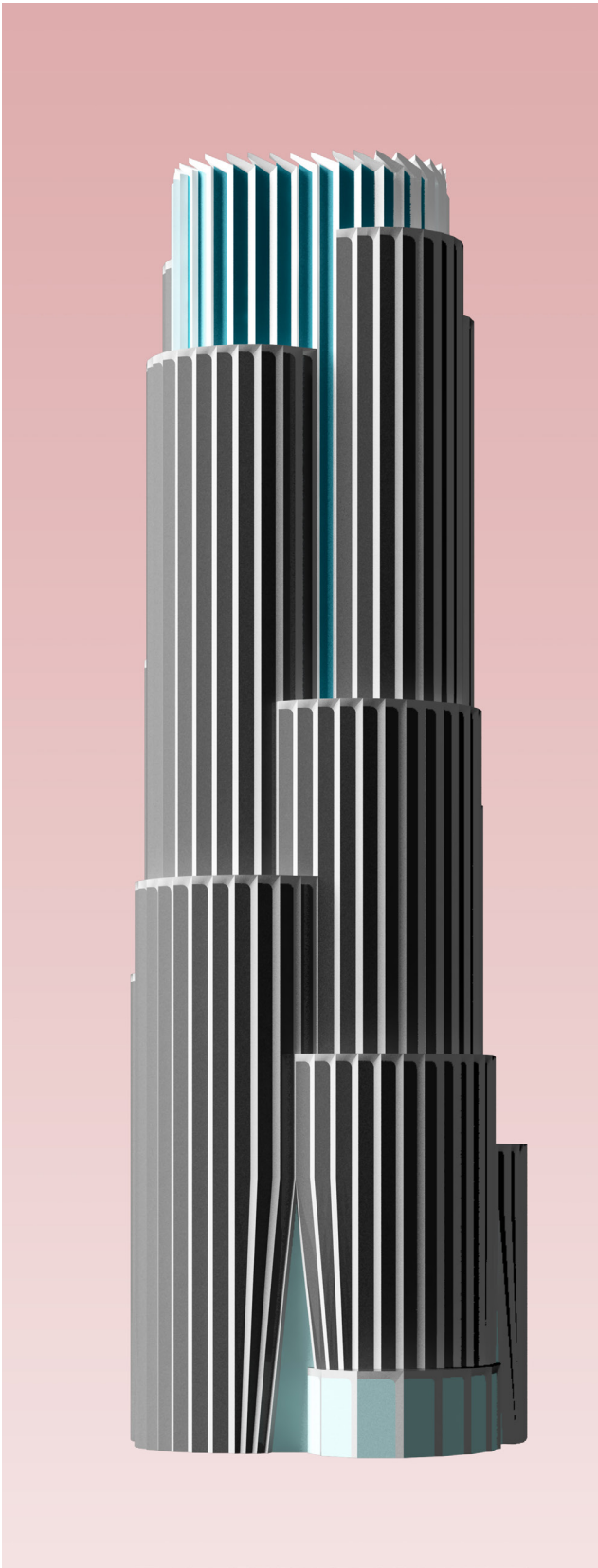


PLAN

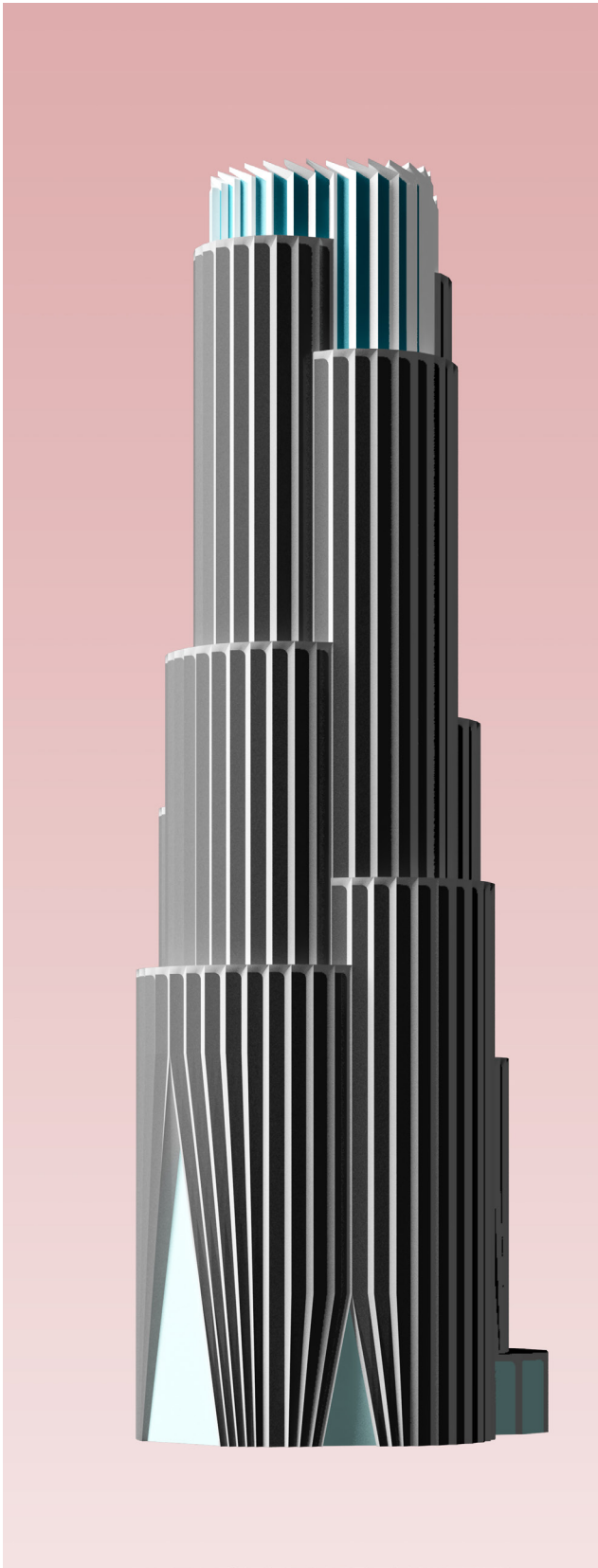
Facade



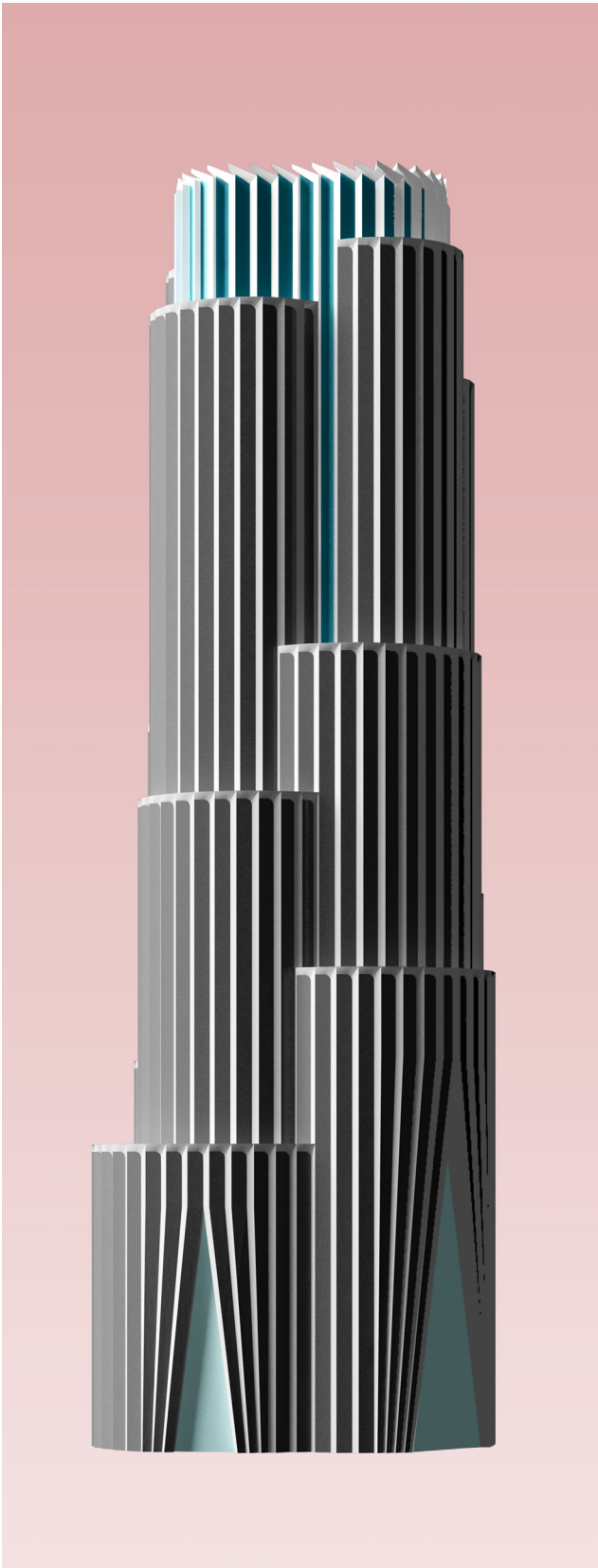
Elevations



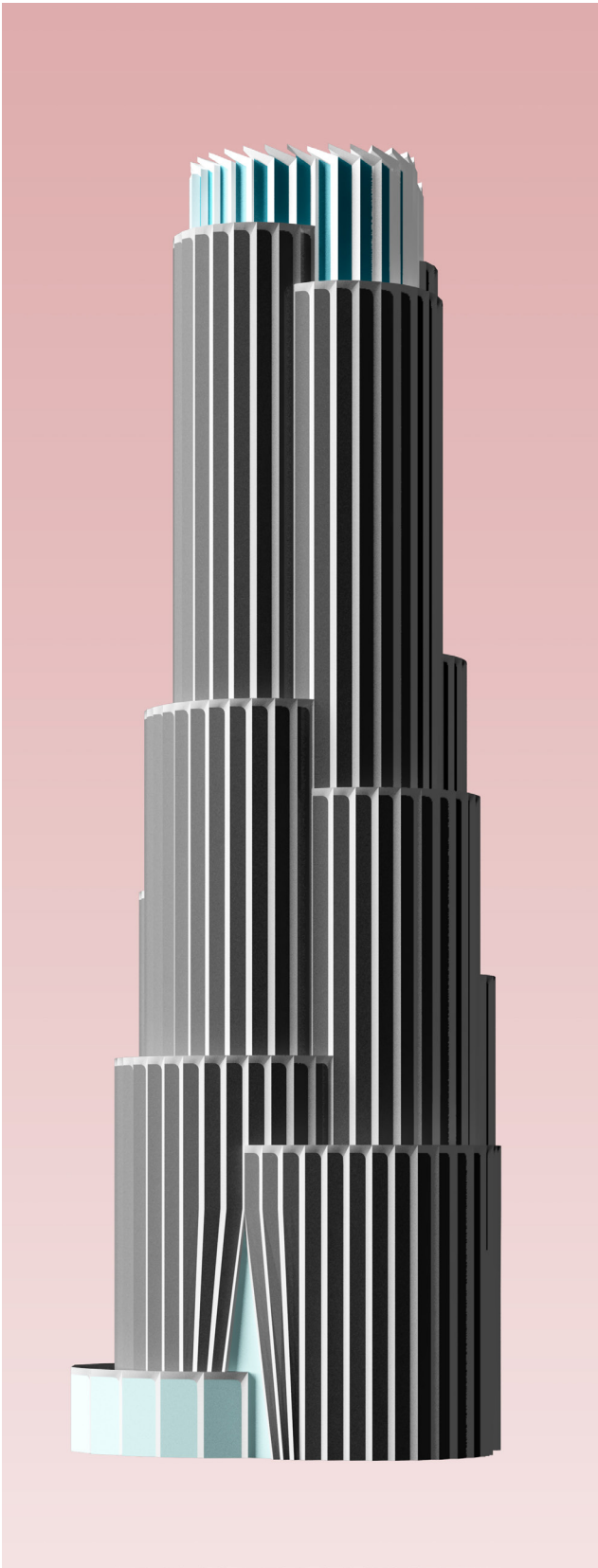
HARBOR
EAST



EAST INDIA ROW
SOUTH



ATLANTIC
WEST



MILK
NORTH

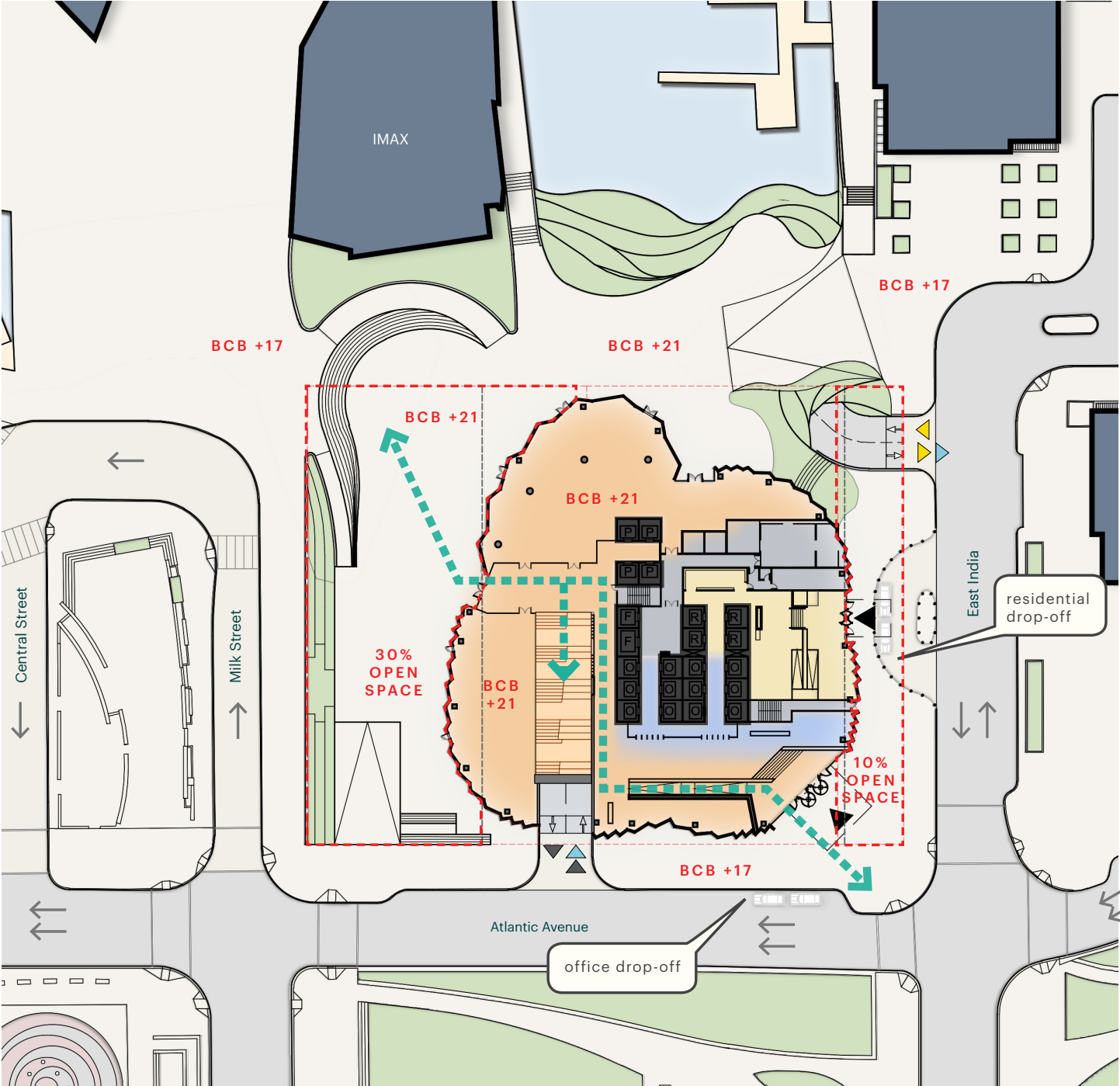
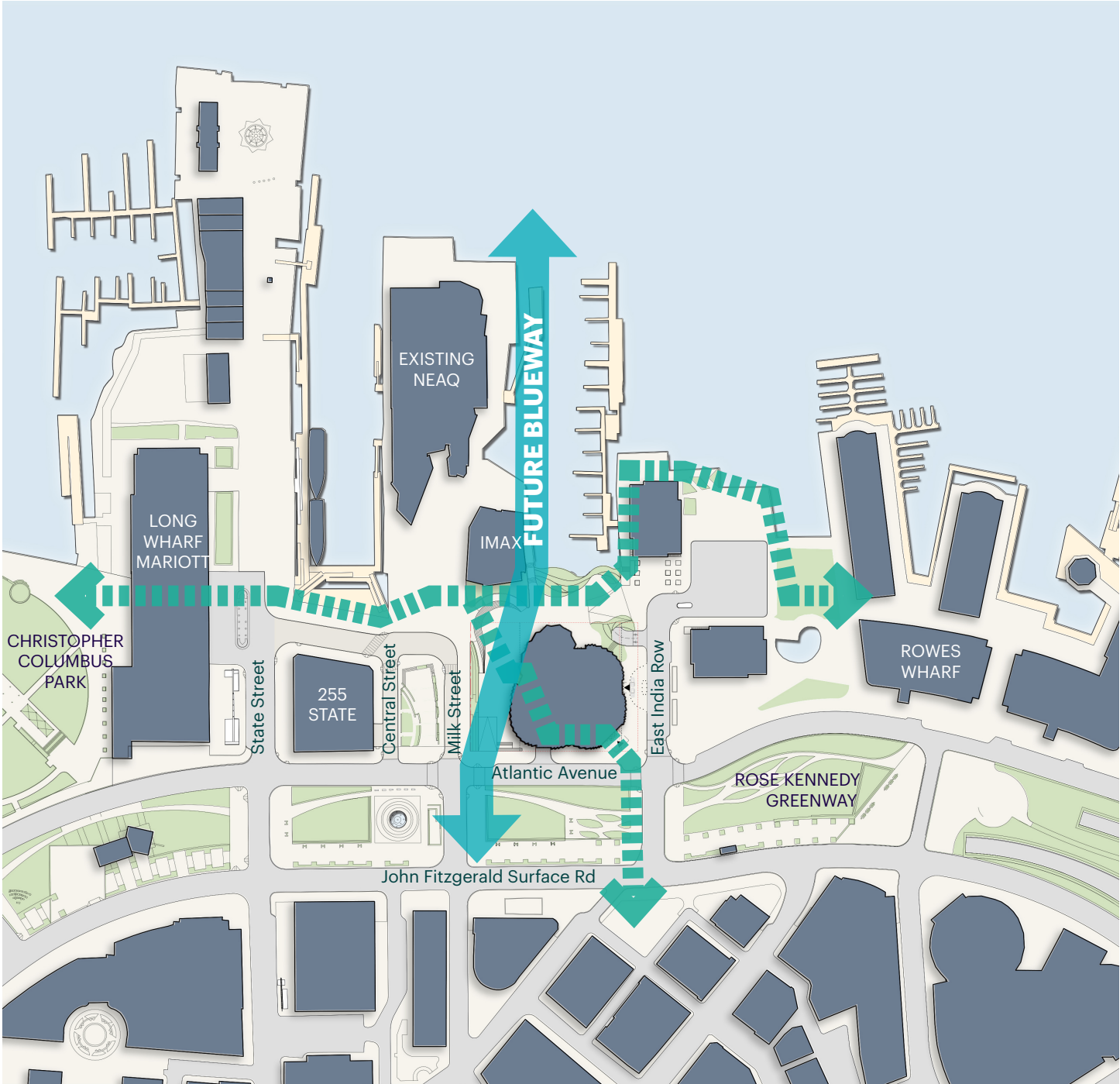
Grand Gestures







Ground Level Plan



office lobby

residential lobby

retail / public amenity

Legend:

public pedestrian circulation

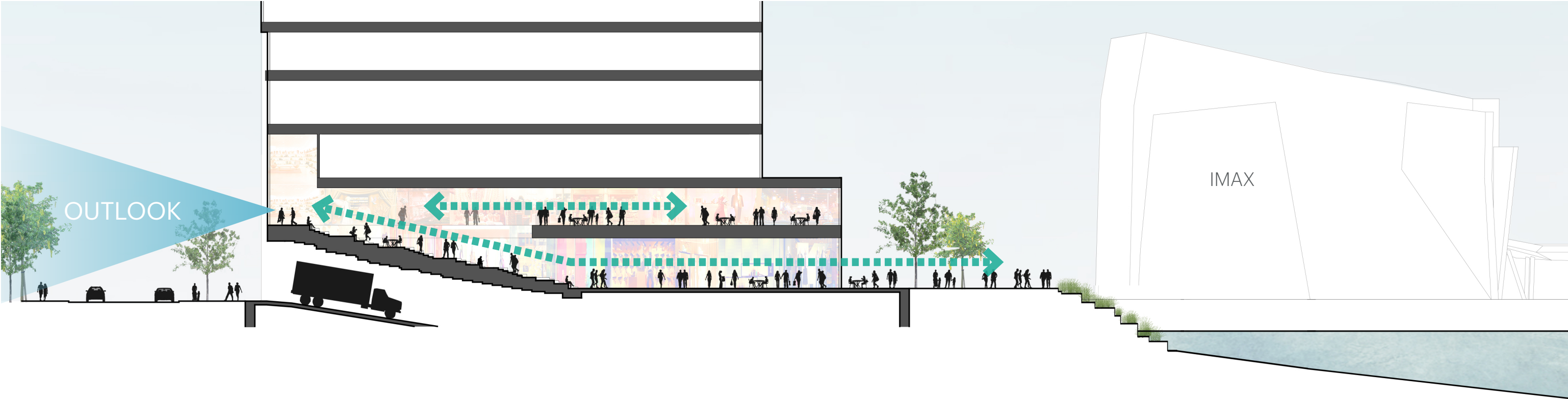
vehicular circulation

residential parking access

commercial / public parking access

loading access

Public Seating & Steps Above Garage Entry Ramp





bageriet
ROSTERIE

FRESH

aka



OPEN SPACE/ PUBLIC REALM & ACTIVATION



GRAFFITO *sp*

Concept Plan

GREENWAY TO BLUEWAY



THE BLUEWAY



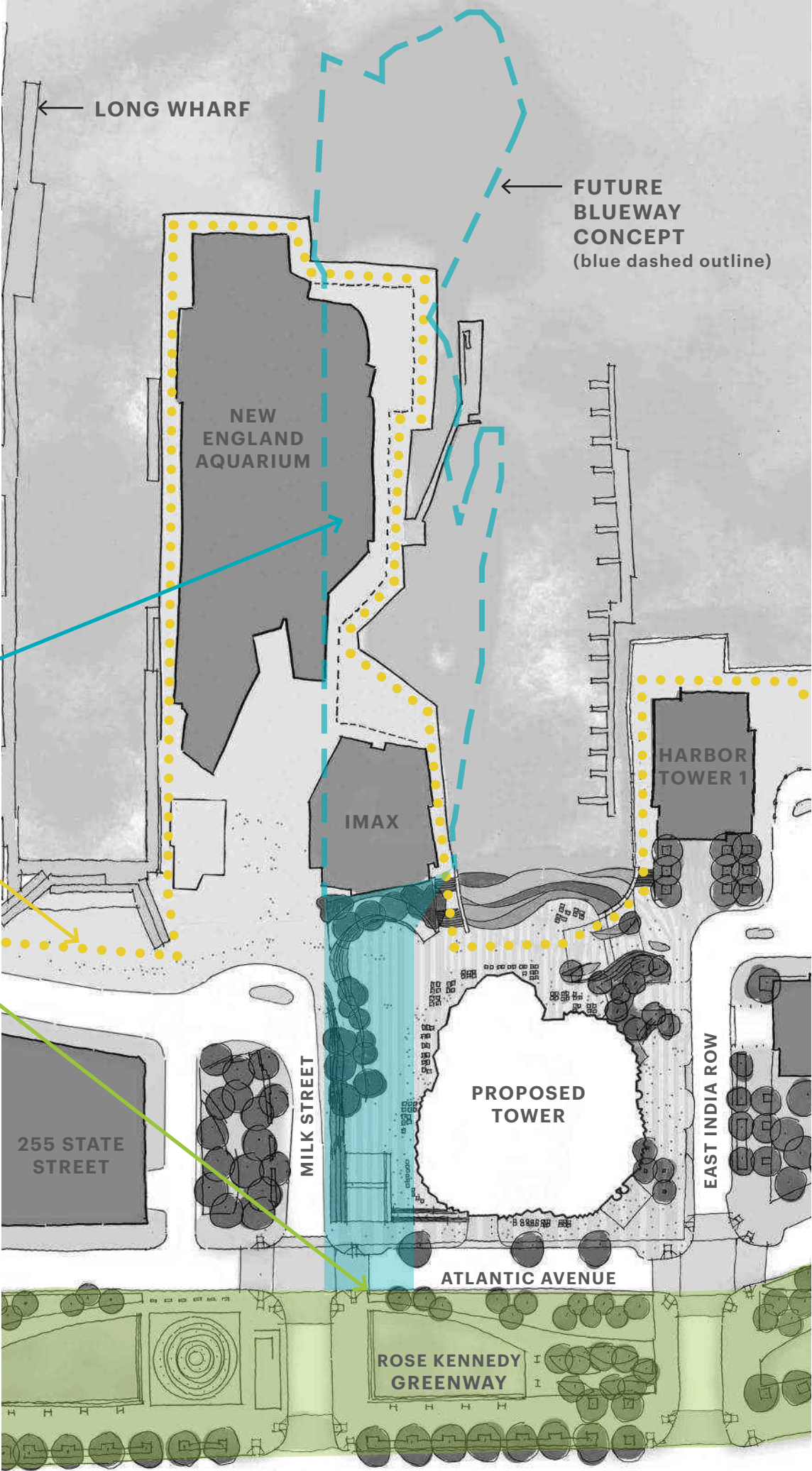
MARTIN'S PLAYGROUND



BLUEWAY

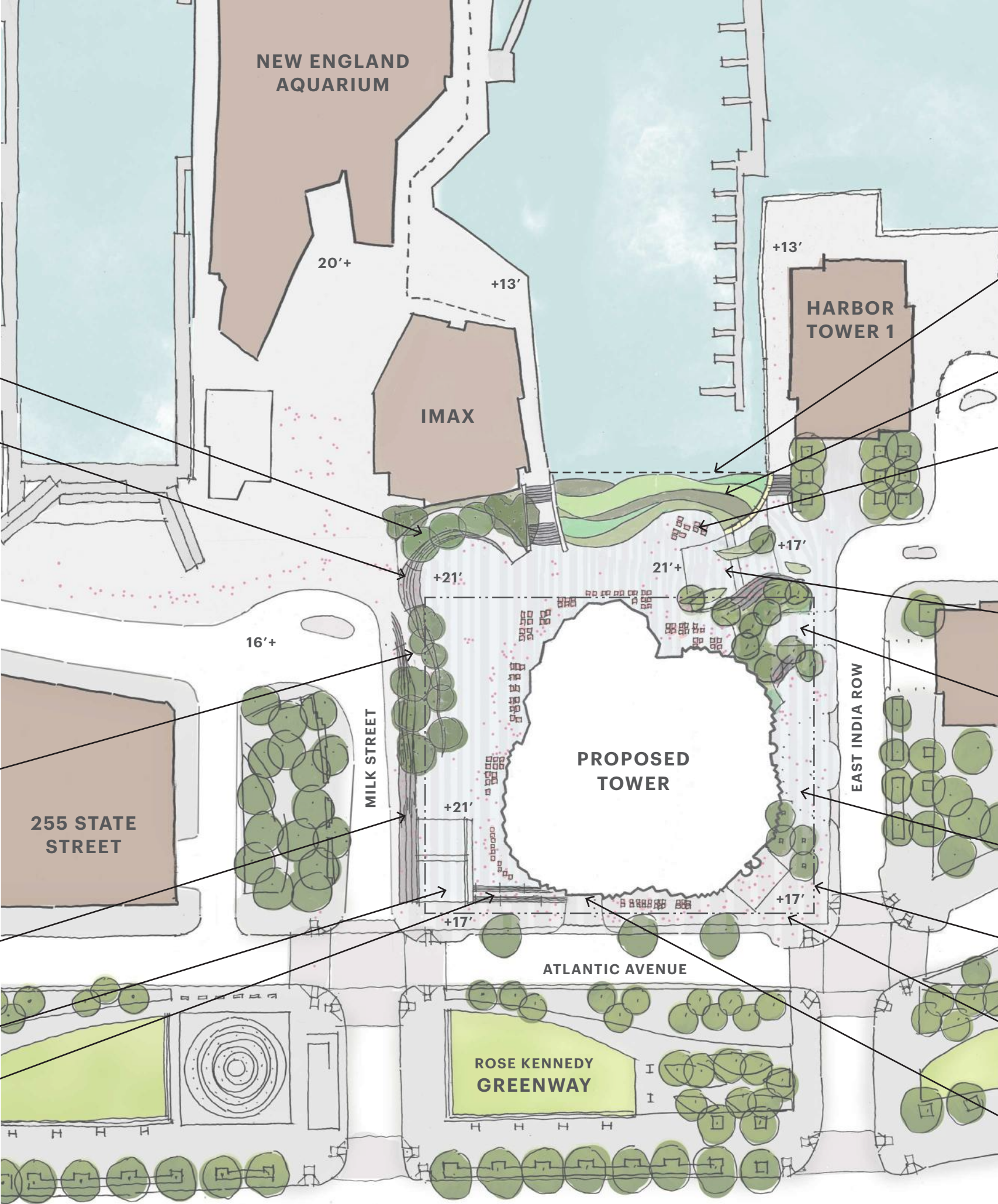
HARBORWALK

GREENWAY



Site Plan

EXISTING NEAQ



5% sloped walk and curvilinear steps

elevate grade from 17' to 21' for resiliency

8% ADA ramp at curvilinear steps

public art opportunities

8% ADA ramp

monumental stairs

existing seawall

harbor side
natural geometries

overlook
cantilevered deck

8% ADA ramp

EAST INDIA
garage entrance

flush
residential dropoff

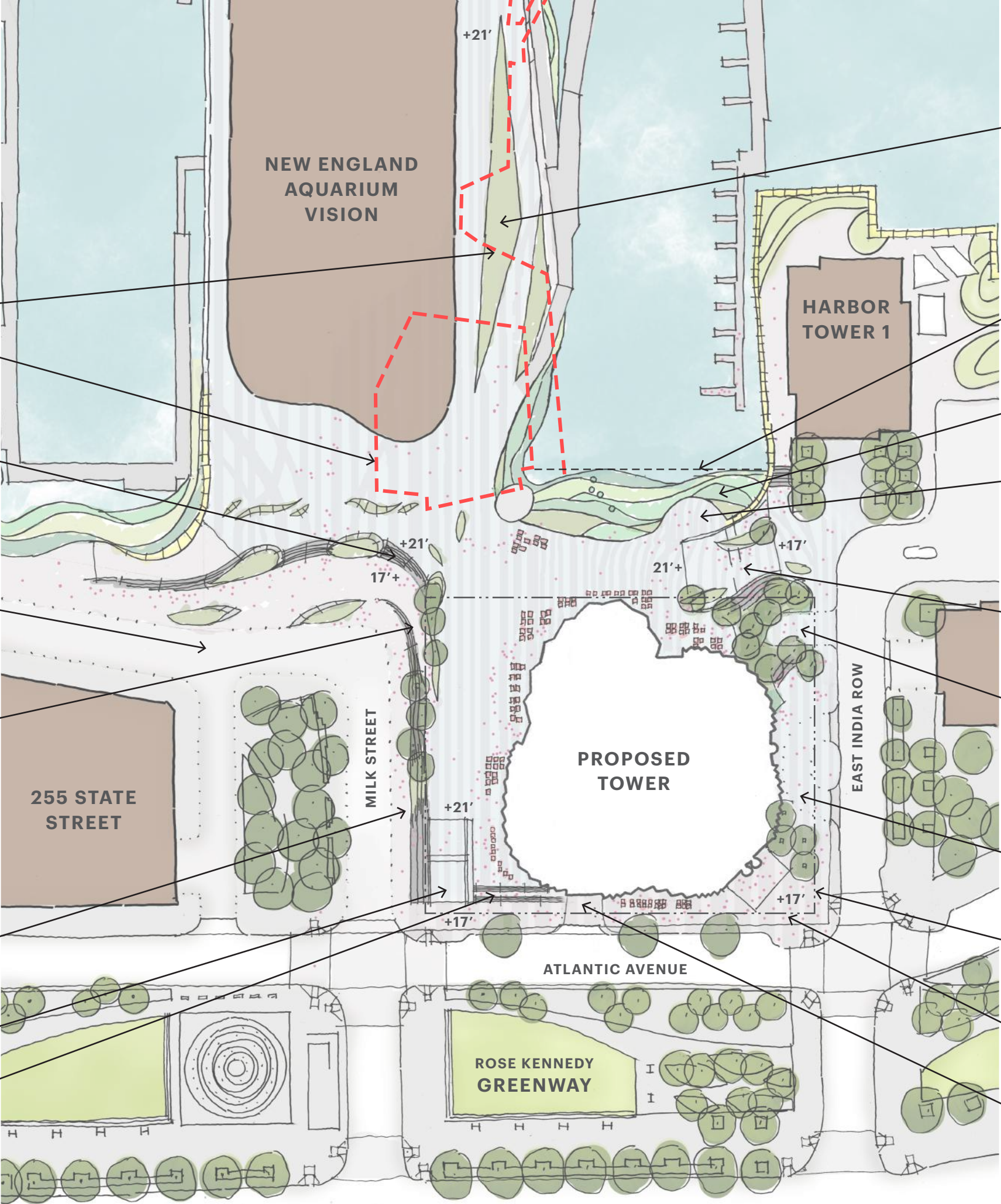
property line

city side
urban geometries

ATLANTIC garage/
loading entrance

Site Plan

NEAQ MASTER PLAN (FUTURE)



existing IMAX and
CENTRAL WHARF edge
(red dashed line)

elevate grade from
17' to 21' for resiliency

OLD ATLANTIC
and MILK as
flush streetscapes

8% ADA ramp at
curvilinear steps

public art
opportunities

8% ADA ramp

monumental stairs

extend BLUEWAY
to GREENWAY

existing seawall

harbor side
natural geometries

overlook
cantilevered deck

8% ADA ramp

EAST INDIA
garage entrance

flush
residential dropoff

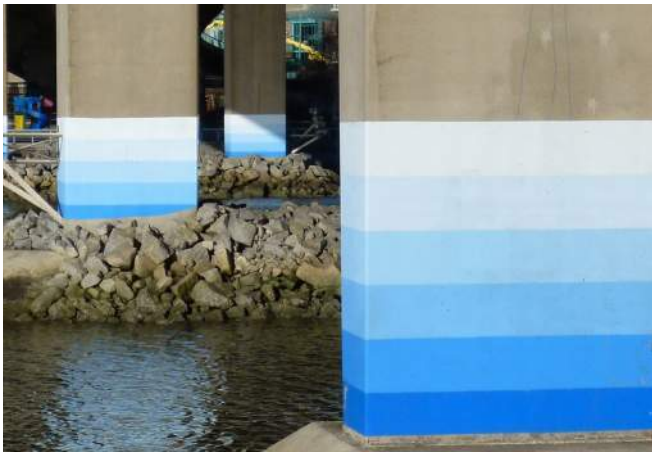
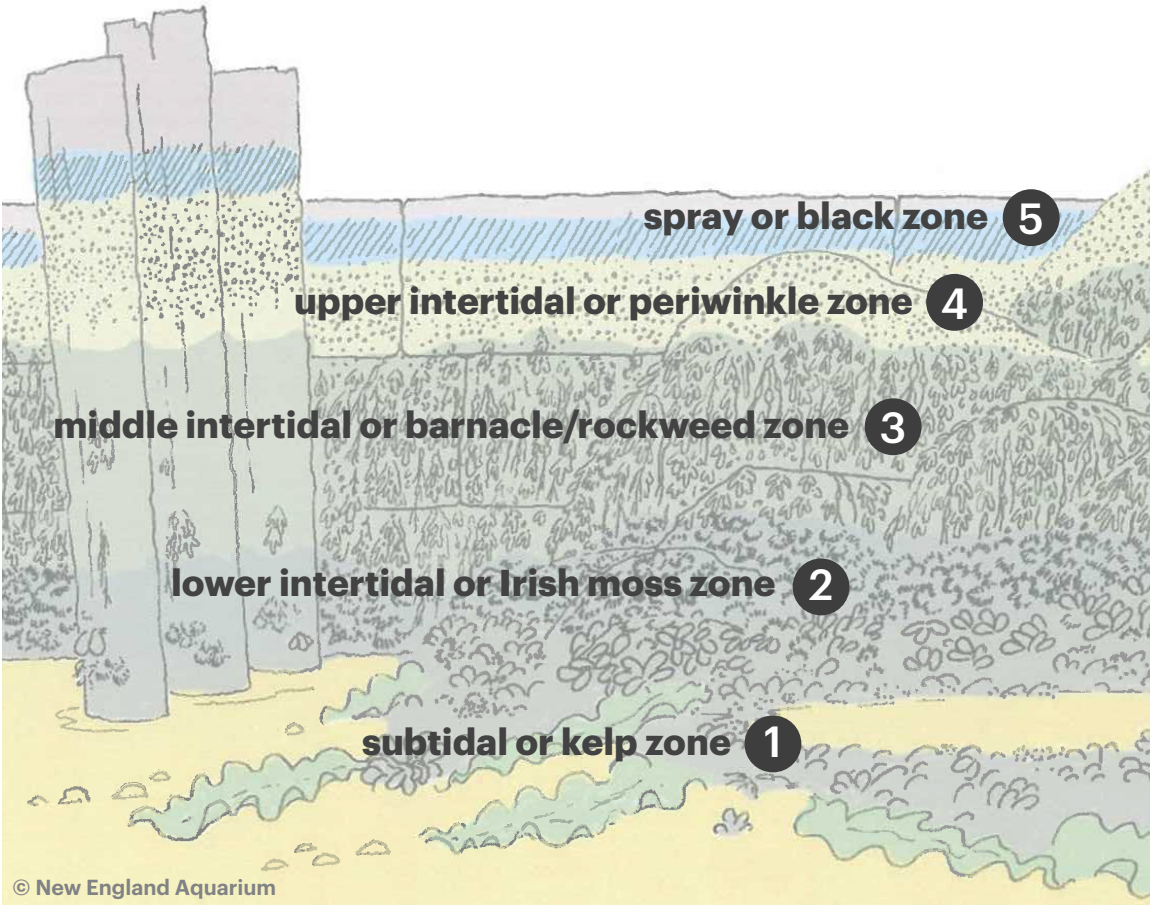
property line

city side
urban geometries

ATLANTIC garage/
loading entrance



New England Rocky Intertidal Zone



— KEY PRIORITIES FOR RETAIL + ACTIVATION, INSIDE AND OUT

- **An Equity + Inclusion Lens:** Take concrete steps to create spaces that are welcoming and inclusive to people of all backgrounds from all parts of Boston
- **Leverage Community Partnerships:** Work with a range of trusted community partners from across the city to occupy and activate spaces
- **Never a Dull Moment:** Select retail and program partners committed to bringing energy and activity to indoor and outdoor space all throughout the day, week, and year



CLIMATE RESILIENCY/ SUSTAINABILITY

KPF

Cosentini
A TETRA TECH COMPANY

Path to carbon neutrality by 2050

80%

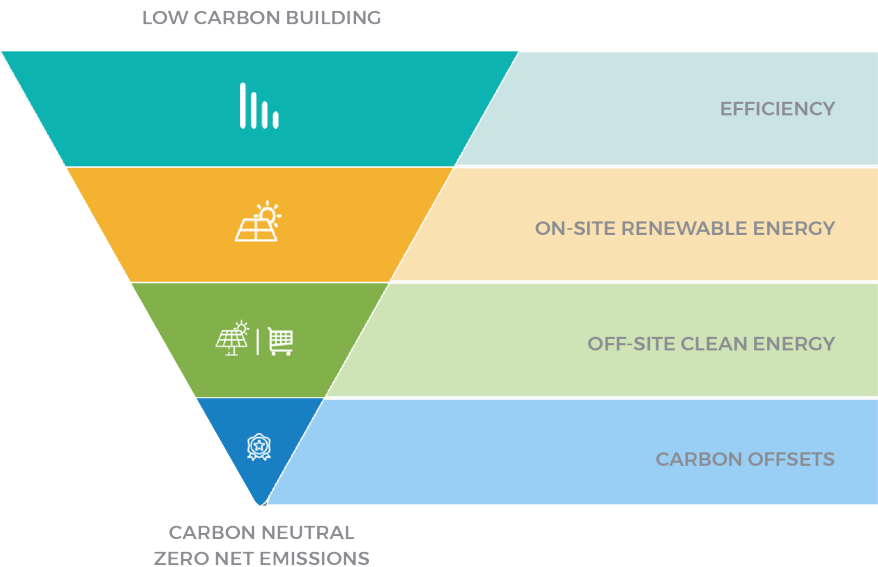


Emissions Reduction
by 2050

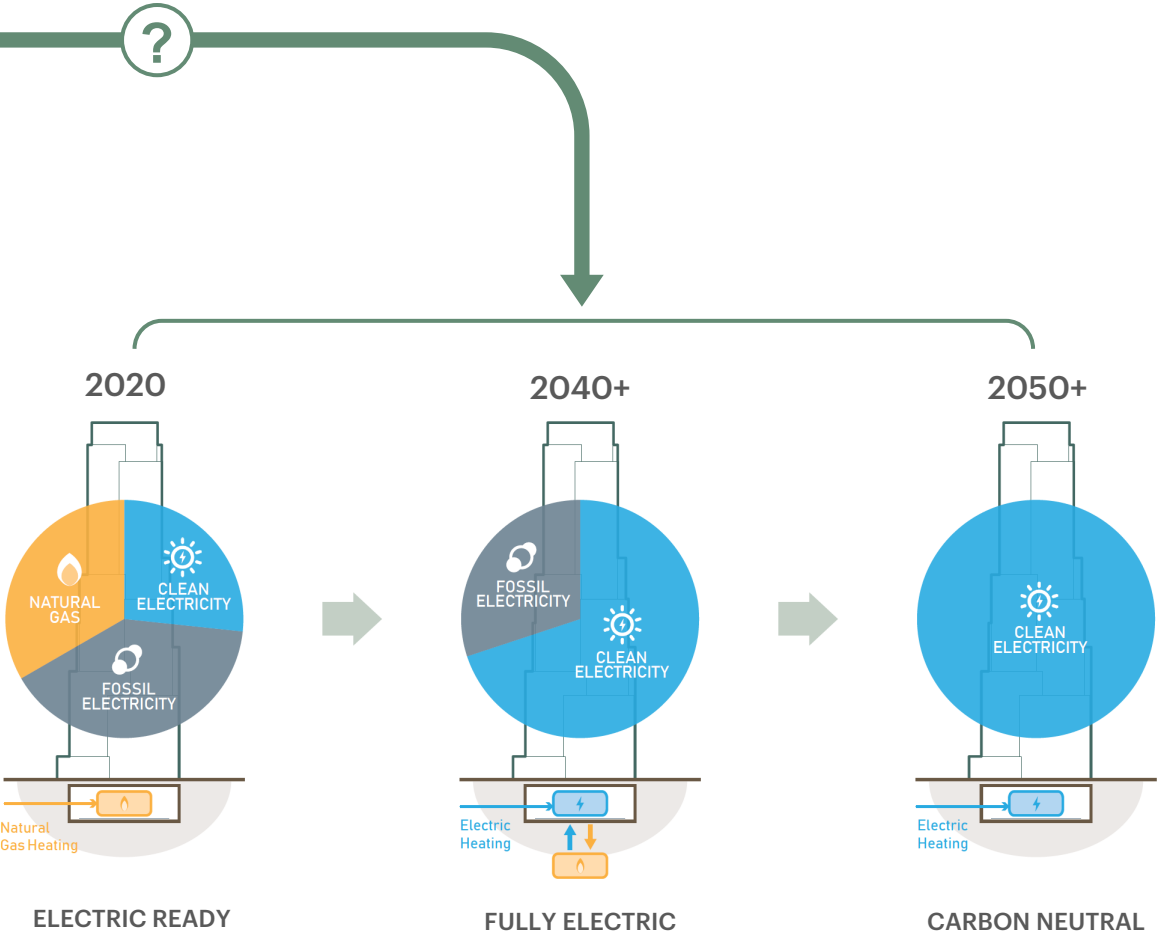
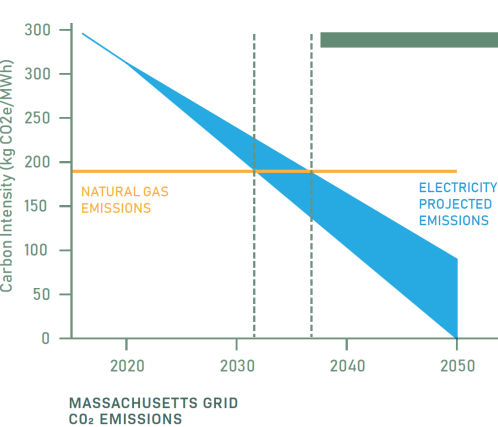
100%



Carbon Neutral
by 2050



Path to carbon neutrality by 2050



Integrated vertical thermal district

WATER & WASTE

- 1 Storm Water Storage
- 2 Storm Water Reuse
- 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

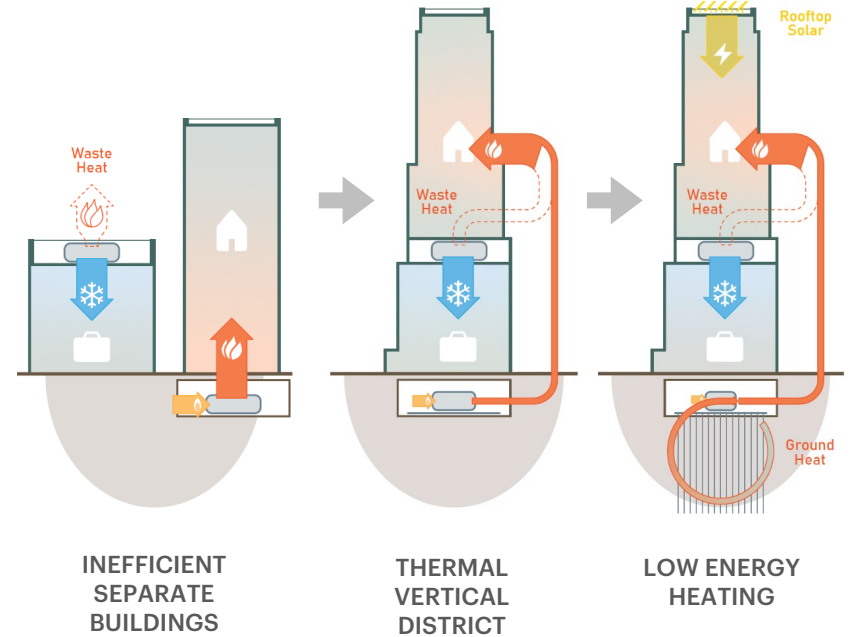
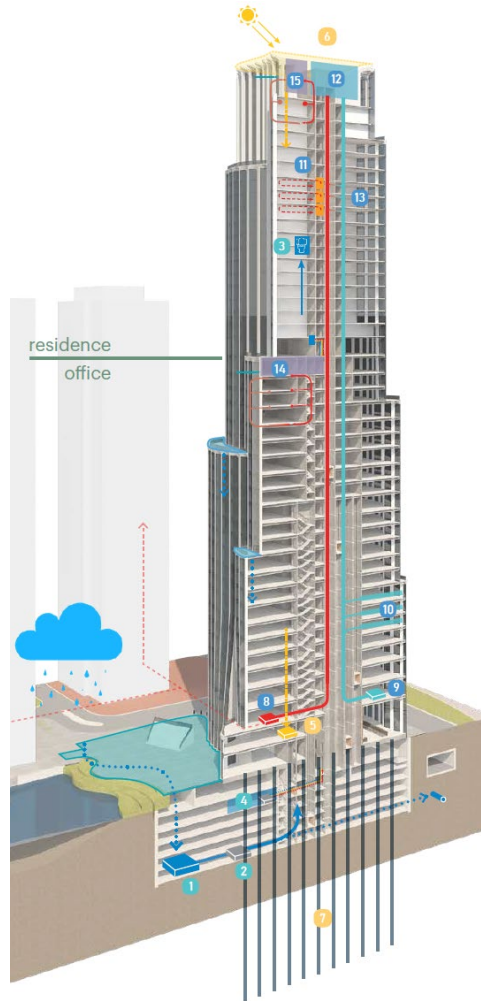
- 5 Emergency Generator/Storage
- 6 Roof Solar PV
- 7 Water Sourced Heat Pumps

HEATING & COOLING

- 8 Gas Boiler/COGEN Hot Water Plant
- 9 Chilled Water Plant
- 10 High Efficiency Active Chilled Beam
- 11 Water Cooled VRF System
- 12 High Performance Cooling Towers
- 13 Heat Recovery between Uses

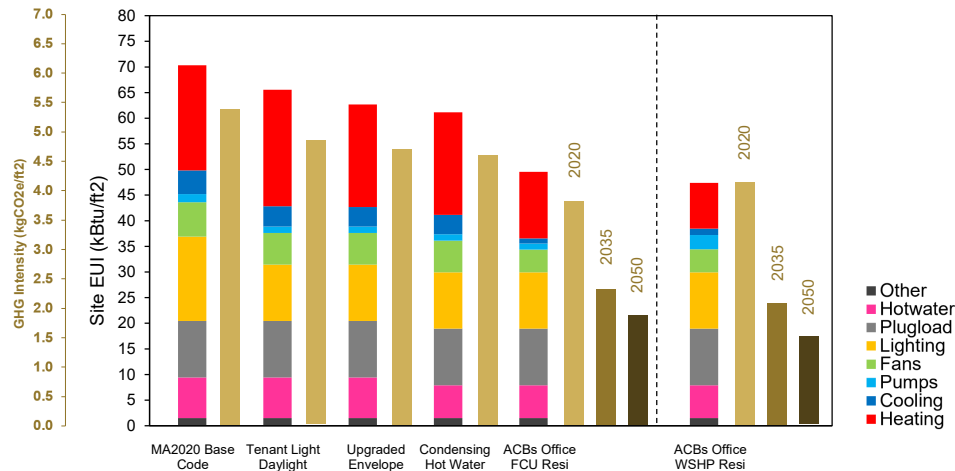
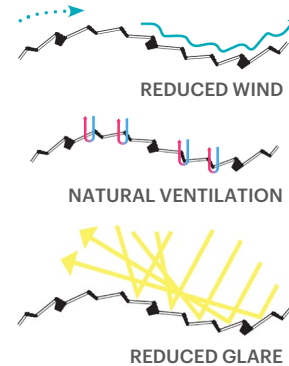
VENTILATION

- 14 Office Ventilation Energy Recovery
- 15 Residential Ventilation Energy Recovery



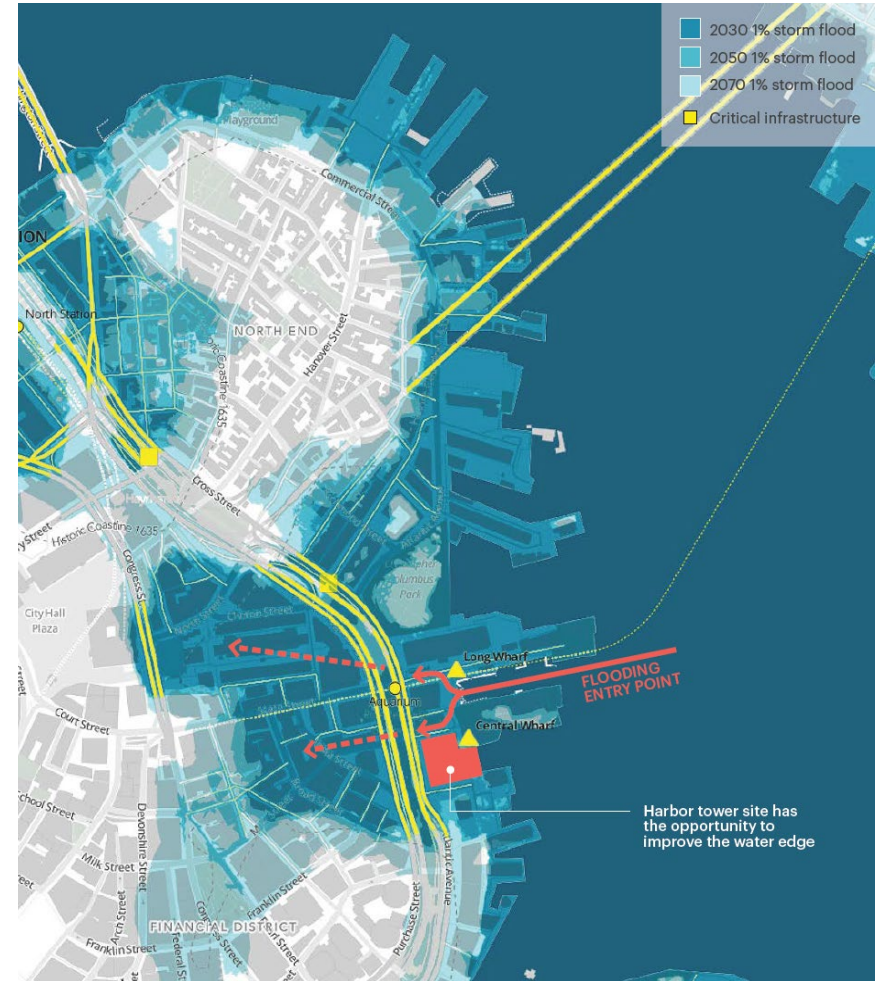
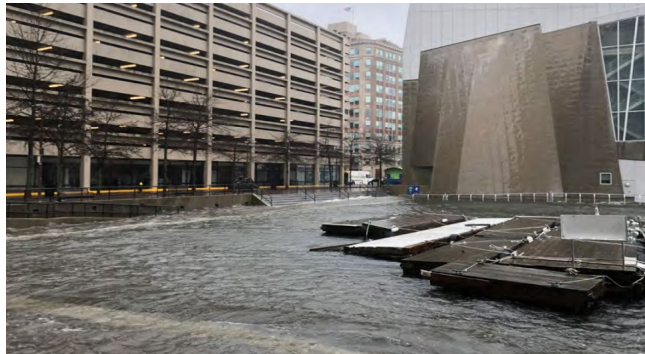
Integrated energy efficiency

- Electric ready, with heating systems supported by gas boilers
- Vertical heat recovery district, and heat recovery within in building use
- Possible PV roof and storage
- <50% glazing and high performance
- Expected energy use of < 50 kBtu/ft2



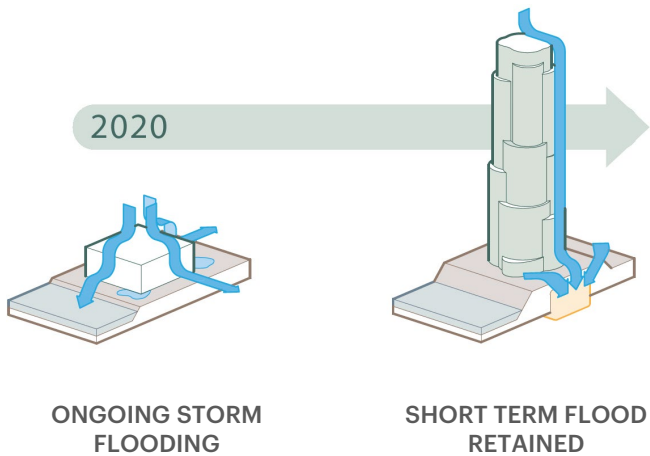
Waterfront resilience challenges

- Sea level and tide related flooding expected to add over 21" by 2050 and 40" by 2070
- Ongoing tidal and stormwater flooding exacerbated by impervious surfaces

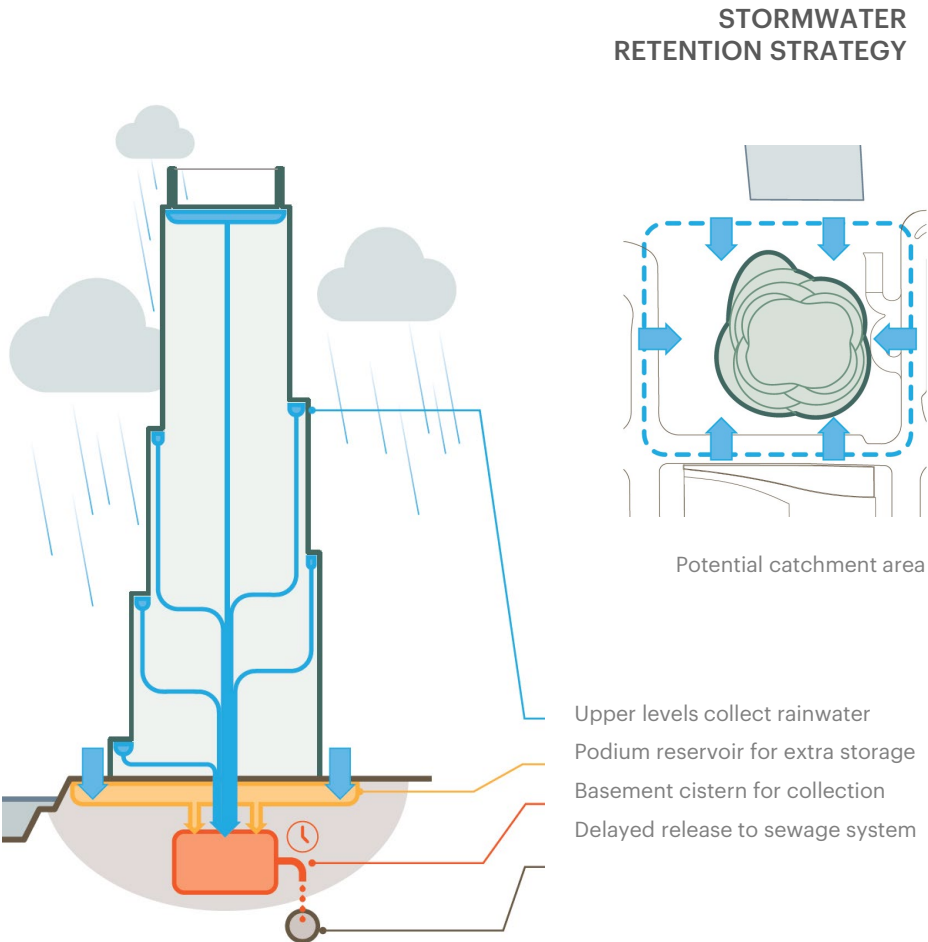


Future storm flood scenarios Downtown Boston
Source: Climate Ready Boston (CRB) 2019

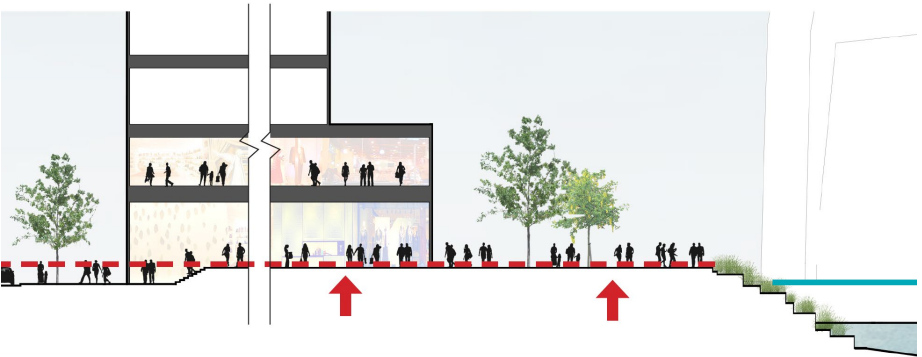
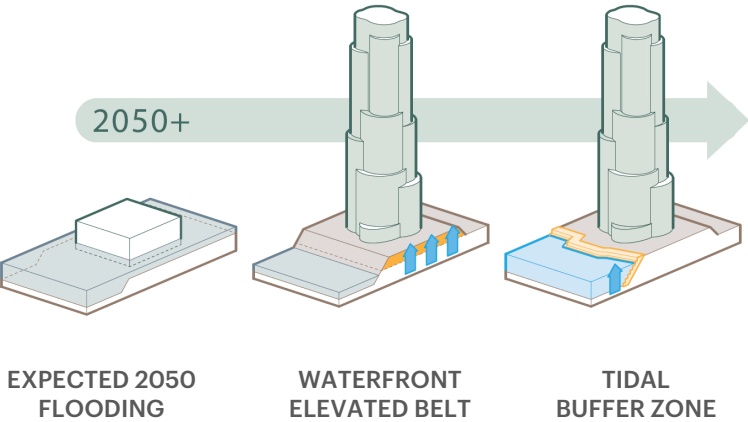
Stormwater flood mitigation



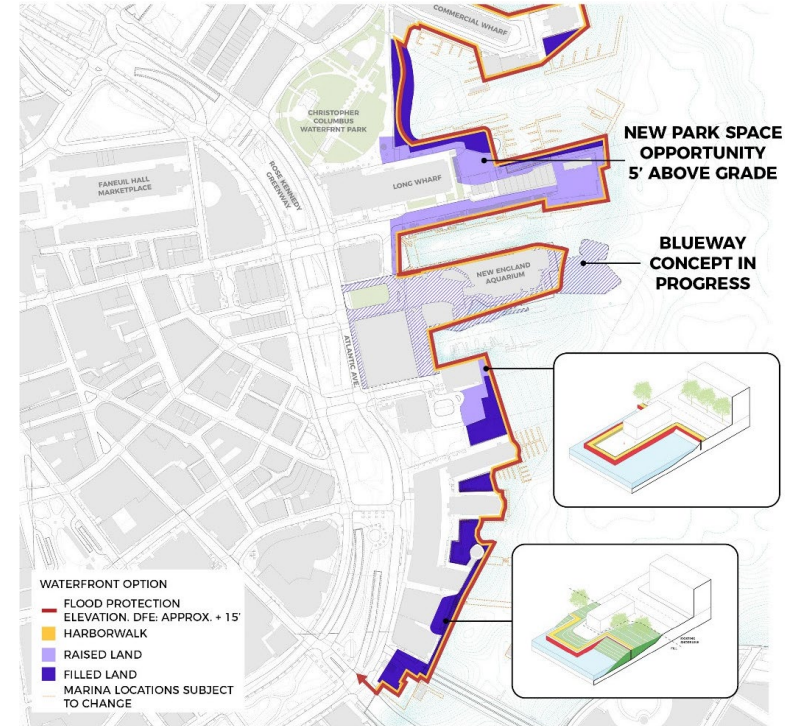
- Parking site exacerbates storm flooding today
- Pinnacle roof and podium strategy will control majority of runoff during storms
- Planted areas and underground retention contribute to control strategy



First step for a district solution



First step for a district solution



Climate Ready Boston proposed waterfront strategy
Source: Climate Ready Boston (CRB) 2020

TRANSPORTATION & CIRCULATION



HOWARD STEIN HUDSON



ROCK GARAGE

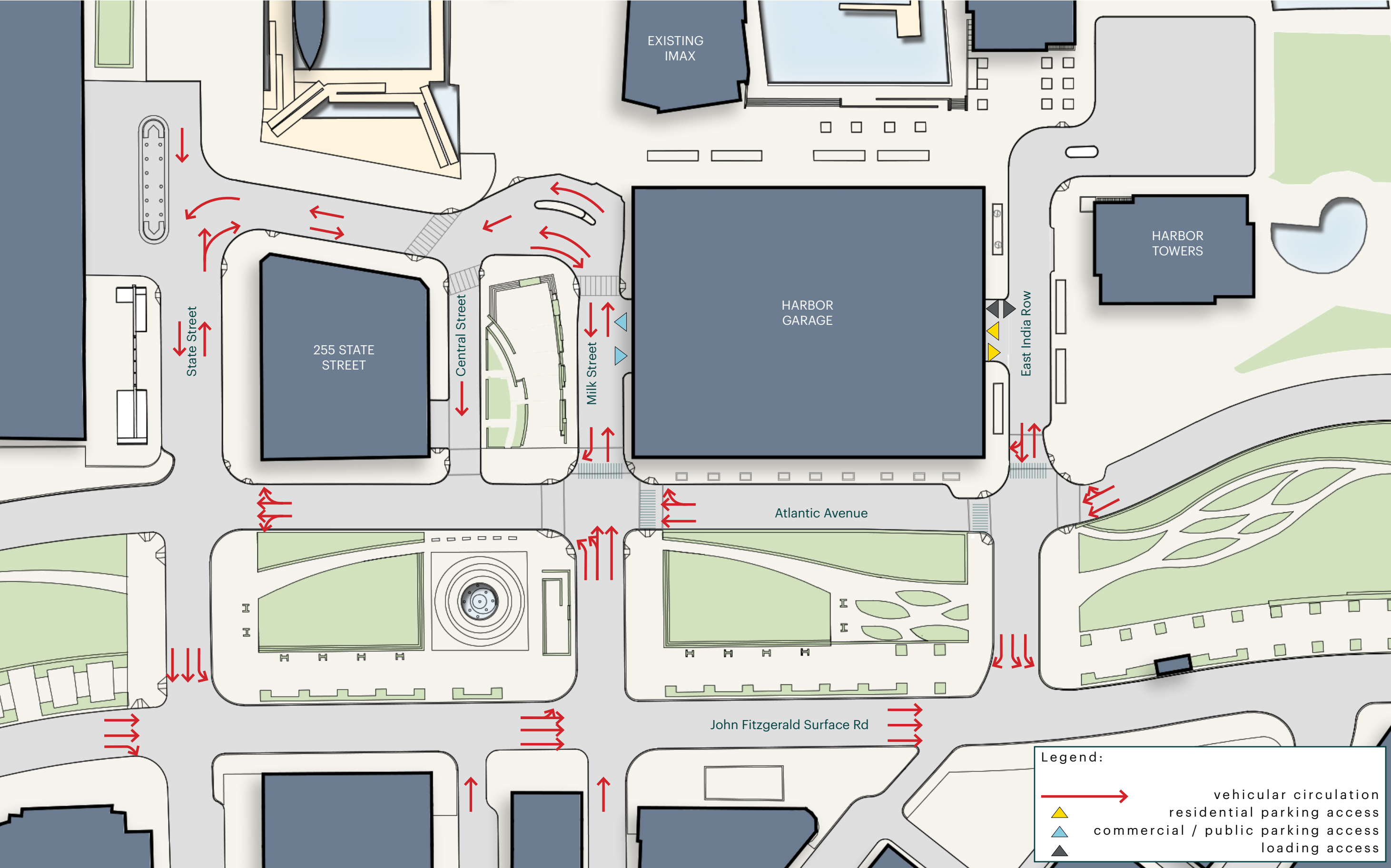
EXIT ONLY

PARKING ENTRANCE

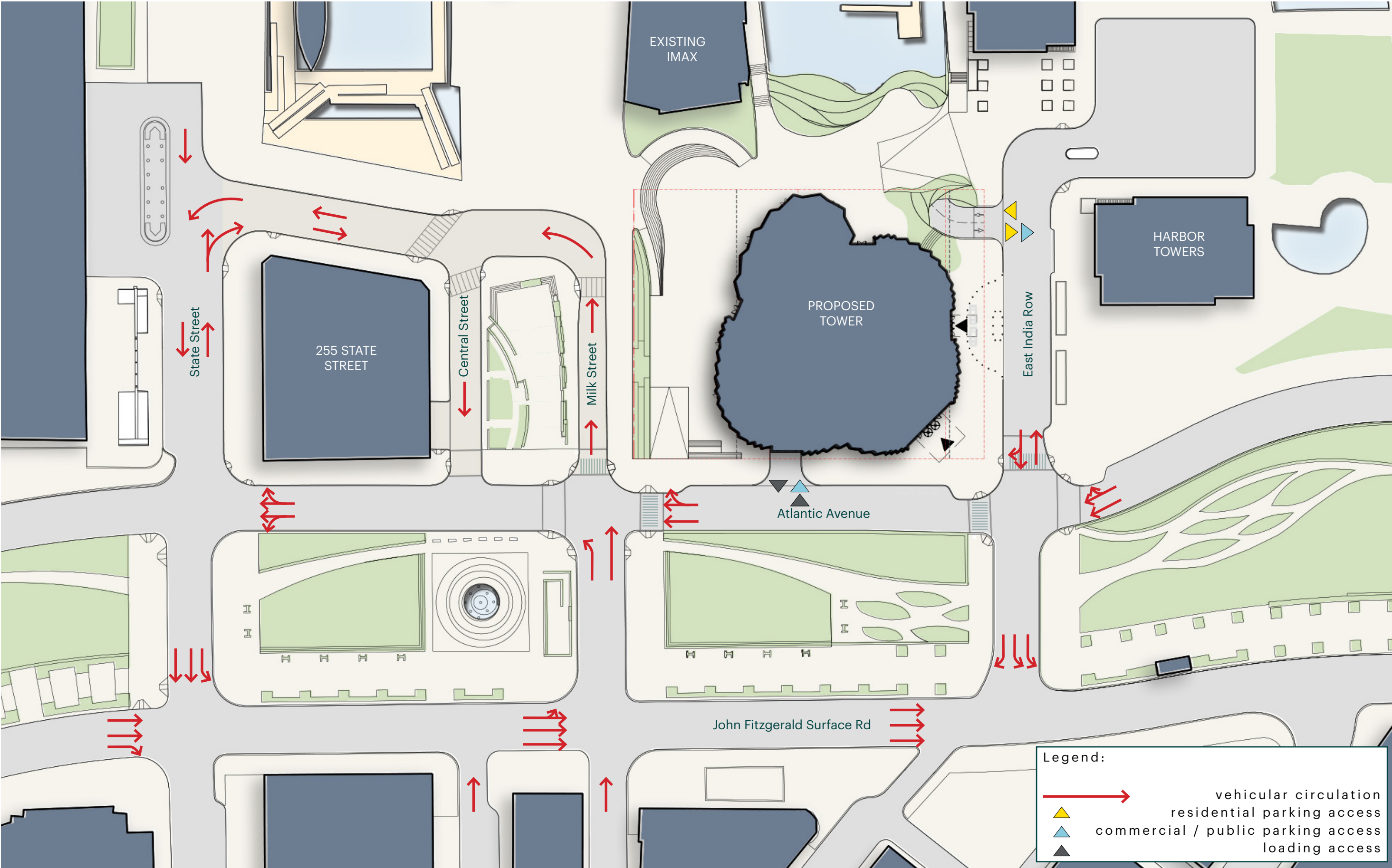
←P

←P

Existing Vehicular Circulation

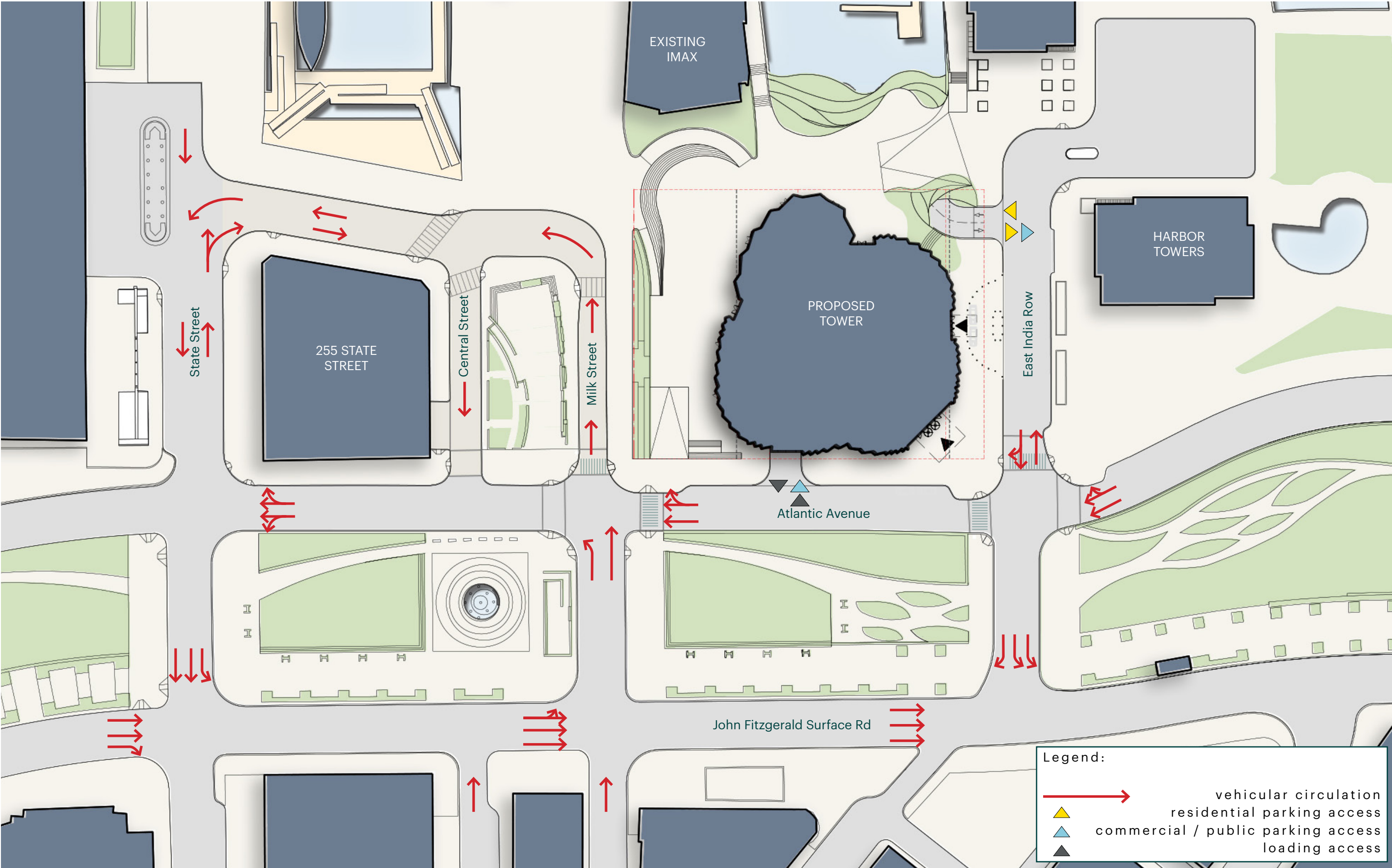


Proposed Vehicular Circulation





Proposed Vehicular Circulation



Pinnacle Uses Parking Demand

Land Use	Size	Max BTD Parking Ratio Guidelines	Proposed Project Parking Ratios	Proposed Project Parking Demand
Office	538,000 sf	0.40 per 1,000 sf	0.25 per 1,000 sf	135 spaces
Residential	200 units	0.50 – 1.0 per unit	0.75 per unit	150 spaces
Retail ¹	48,000 sf	0.40 per 1,000 sf	0.25 per 1,000 sf	12 spaces
Total Project Parking Demand				297 spaces

1 Retail parkers are assumed to use available public parking.

Area Uses Parking Demand

Land Use		Weekday	Weeknight	Weekend
Harbor Towers		300 spaces	300 spaces	300 spaces
NE Aquarium ¹		250 spaces	500 spaces	500 spaces
Total Project Parking Demand		550 spaces	800 spaces	800 spaces

1 As per the Municipal Harbor Plan.

T H E
PINNACLE
C E N T R A L W H A R F

