Design Provisions

- **900K SF**: Maximum area & volume
- **10.5M CU FT**: OPEN SPACE
- **30% North**, **10% South**, **10% East**: 50% in total
- **500ft**: HEIGHT LIMITS
- **600ft**: SINGLE TOWER
- **585ft**: OCCUPANCY

### 2014 vs 2020

<table>
<thead>
<tr>
<th></th>
<th>2014 Previous</th>
<th>2020 Current</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>19,810 sf</td>
<td>28,673 sf</td>
<td>↑</td>
</tr>
<tr>
<td>Office</td>
<td>700,000 sf</td>
<td>535,000 sf</td>
<td>↓</td>
</tr>
<tr>
<td>Hotel</td>
<td>250-300 keys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Units</td>
<td>120 units</td>
<td>200 units</td>
<td>↑</td>
</tr>
<tr>
<td>Retail</td>
<td>3 Levels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>1400 spaces</td>
<td>1100 spaces</td>
<td>↓</td>
</tr>
<tr>
<td>Total Square Feet</td>
<td>1.3M</td>
<td>865,000 sf</td>
<td>↓</td>
</tr>
</tbody>
</table>

**Current**

- **OCTOBER 23rd OCCUPANCY**
  - North 10%
  - South 10%
  - East 50%
  - South 10%

**VS**

- **1HR SHADOW SEAWARD OF LONG WHARF MARRIOTT**
  - November 23rd
Design Process

1. 50% OPEN TO SKY (28,073 SF)
   - 30% to the North
   - 10% to the South
   - 10% to the East

2. MODIFYING BULK TO USE

3. TAPER & UNIFY

4. SOFTEN THE CORNERS

5. ENHANCING VERTICALITY

6. RELAXING THE GEOMETRY BY STAGGERING VERTICALLY

7. STAGGERING LATERALLY

8. SPECIAL EXPRESSION

RESI OFFICE
900K SF
10.5M CU FT
Ground Level Plan

Legend:
- Office lobby
- Residential lobby
- Retail / public amenity
- Public pedestrian circulation
- Vehicular circulation
- Residential parking access
- Commercial / public parking access
- Loading access

Areas:
- BCB +17
- BCB +21
- 30% OPEN SPACE
- 10% OPEN SPACE

Streets:
- Atlantic Avenue
- Milk Street
- East India Row
- Central Street
- State Street
- John Fitzgerald Kennedy Surface Rd

Sites:
- Rose Kennedy Greenway
- Christopher Columbus Park
- State Street
- Rowe’s Wharf
- Old Atlantic Avenue
- Old Long Wharf
- Old Wharf

Locations:
- Office lobby
- Residential lobby
- Retail / public amenity
- Public pedestrian circulation
- Vehicular circulation
- Residential parking access
- Commercial / public parking access
- Loading access
Public Realm Influencers

CITY: ORTHOGONAL  HARBOR: ORGANIC

HARBOR SQUARE

LINEAR  GATHERING

HARD EDGE  SOFT EDGE

1842  1899  1996  2019 CLIMATE READY BOSTON
Greenway to Blueway
movable cafe seating

ATLANTIC garage entrance

ATLANTIC AVENUE

8% ADA ramp

8% ADA ramp at curvilinear steps

sloped walk and curvilinear steps

elevate grade from 17' to 21' for resiliency

8% ADA ramp at curvilinear steps

public art opportunities

property line

existing seawall

overlook cantilevered deck

organic
New England rocky tidal ledges

EAST INDIA garage entrance

flush residential dropoff

orthogonal
city edge

MILK STREET

PROPOSED TOWER

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

---

HEATING & COOLING

1. COGENERATION & HOT WATER PLANT
2. CHILLED WATER PLANT
3. HIGH EFFICIENCY ACTIVE CHILLED BEAM
4. WATER COOLED VRF SYSTEM
5. HIGH EFFICIENCY COOLING TOWERS
6. HEAT RECOVERY
   Water from office to residential

---

GENERATION

1. EMERGENCY GENERATOR
2. SOLAR PHOTOVOLTAIC GENERATION

---

VENTILATION

1. OFFICE VENTILATION ENERGY RECOVERY
2. RESIDENTIAL VENTILATION ENERGY RECOVERY
Stepped Form & Program

**Office**
- 22 floors
- 538,000 SF

**Retail**
- 2 floors
- 42,000 SF

**Residential**
- 18 floors
- 284,600 SF (200 units)

**Total**
- 864,600 SF
Elevations

- Harbor East
- East India Row South
- Atlantic West
- Milk North
Height Continuity
Grand Gestures
Elevation Along Waterfront

Buildings Along Water

Buildings Beyond

Greenway

South Station Tower (future)
Fed Reserve Bank
Atlantic Wharf
Intercon Hotel
Independence Wharf
Rowes Wharf
HARBORS TOWERS RESIDENCES
Pinnacle Central Wharf
125 High Street
Keystone Building

ONE INTERNATIONAL PLACE
TWO INTERNATIONAL PLACE

CUSTOM HOUSE TOWER
60 STATE STREET

ONE BOSTON PLACE

Long Wharf Marriott

Bullfinch Crossing (future)