

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

Excellence in Design. A Model for Climate Resiliency. Activated, Accessible & Inclusive.

The Pinnacle at Central Wharf aims to replace a block-long parking garage with an iconic waterfront landmark featuring significant new open space in the heart of the urban core, a distinctive building design, and leading-edge resiliency efforts.



Program

A single 600-foot mixed-use tower replacing the existing seven-story parking garage, totaling 865,000 sf and consisting of:

- 200 residential units;
- 538,000 sf of state-of-the-art office space;
- 42,000 sf of publicly accessible amenities, including retail, restaurant and other uses to activate the streetscape and harbor's edge

**“This is Boston’s ‘front door to the world,’ where the city touches the water.”
The development team, led by The Chiofaro Company, is dedicated to creating
a welcoming and inclusive project along Boston’s waterfront.**

Public Benefits

The Pinnacle at Central Wharf includes a number of community based benefits including:

- Over 28,000 sf of new public open space (representing 50% of the site)
- 30% of the Project site dedicated to enabling the New England Aquarium’s proposed Blueway vision
- \$10 Million contribution toward New England Aquarium resiliency improvements associated with the Blueway (largest monetary offset in the history of the Massachusetts municipal harbor planning program)
- Expansive new view corridors + pedestrian access to the harbor's edge
- 7 day/4 season activation via mixed-use programming
- New public amenities to activate the streetscape, the surrounding open space and the entire neighborhood.
- Reimagination & activation of the adjacent Harborwalk
- \$300,000 toward the design and engineering of a signature park and water transportation hub at existing Long Wharf parking lot
- Substantial investment in the City of Boston’s Inclusionary Development Program
- Over \$5.2 Million in housing and jobs linkage funding

Climate Resiliency

In recognition of the new realities of climate change, The Pinnacle at Central Wharf contemplates the following measures:

- 4 ft elevation of project site & public Harborwalk – the first such project on the Downtown Waterfront and the initial link of the district-wide sea level rise protective network envisioned by *Climate Ready Boston (CRB)*
- Living shoreline on behalf of our neighbors, which will act as both a sea level rise buffer, and an educational tool focused on New England tidelands
- Storm water management system incorporating onsite rainwater storage and ground level surface retention, exceeding the City-mandated runoff control capacity
- Neighboring site engagement and integration within the joint district resiliency strategy outlined by *CRB*
- Electric-ready systems for transition to carbon neutrality
- Passive survivability during extreme weather events or blackouts achieved through emergency power generation
- Urban heat island reduction and extreme heat adaptation, through a combination of high albedo pavement and roof materials and vegetated shading canopy

Additional Considerations

- Guaranteed parking for New England Aquarium patrons, through construction and afterward, in modern, flood-resistant garage (250 spaces M-F, 9-6; 500 spaces at all other times)
- \$30 Million financial backstop to protect the New England Aquarium against potential construction period revenue losses
- Removal of all garage and project-related traffic from Central Wharf
- Expansive new visibility to New England Aquarium campus
- Highly activated and amenitized interior spaces concentrated along Central Wharf and the Harborwalk
- Removal of block-long barrier of existing garage
- Significant new revenue streams to the City and State through value capture (e.g., real estate taxes, Greenway BID contributions, annual income taxes realized by new jobs created and bonding capacity)
- Projected job creation of over 2,000 during construction and 3,000 in the completed project

Stay in Touch

The filing of the Project Notification Form (PNF) represents the culmination of 10+ years of planning and input from a wide range of stakeholders.

The filing also signifies commencement of the city's Article 80 development review process, which will analyze the details of the project's design, engineering, environmental impacts, and public benefits.

Please share your feedback on the project and follow us through this process.

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