

Three Eighty Stuart Street

BOSTON CIVIC DESIGN COMMISSION
SUBMISSION PACKAGE
SEPTEMBER 2015

John Hancock

Colliers
INTERNATIONAL

cbt

SOM

JOHN HANCOCK

A MEANINGFUL COMMITMENT TO BOSTON

Boston's skyline is constantly evolving, but the unique spirit of the city is unchanging. For 153 years John Hancock has stood for integrity, commitment, and excellence— just like our hometown.

From our humble beginnings in 1862, John Hancock remains proud to call Boston home. Our civic ties are stronger than ever. From our 30 year sponsorship of the Boston Marathon to our 8th year offering the MLK Summer Scholars program to 600+ Boston teens, we invest heavily in our city to ensure that our hometown remains a vibrant city of innovation, strength, and resilience for generations to come.

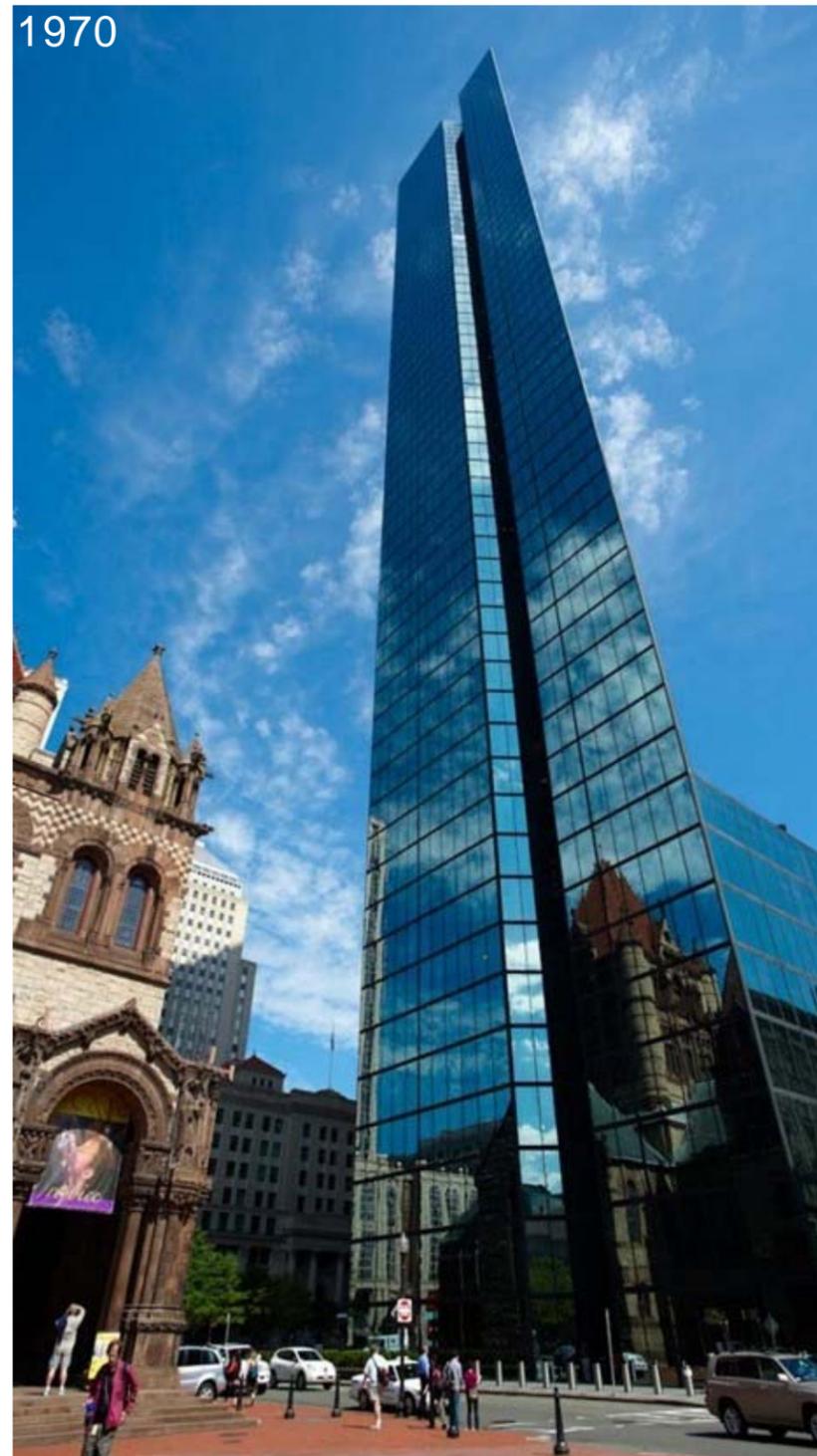


JOHN HANCOCK

A MEANINGFUL COMMITMENT TO BOSTON

Over the past 10 years, John Hancock has invested well over \$300 million in its Boston properties to upgrade, enhance, and reshape our buildings to meet the needs of our business and the well being of our employees.

Our development plans for 380 Stuart Street are an extension of our meaningful financial commitments in the City of Boston.



380 STUART STREET PROJECT STATEMENT

The 380 Stuart Street office tower is a building about Boston. Its proposed design celebrates the city by generating a sense of place within the Back Bay neighborhood, providing a functional, efficient working environment, and introducing long-term energy efficiency opportunities that reduce environmental impact. The tower emphasizes simplicity, efficiency, amenities, and high performance. In this way, it makes central the interests of the neighborhood and the city at large, creating a better current and future Boston.

Design goals:

- Expand and enhance the public realm with thoughtfully designed public space and a through block connection
- Create a welcoming streetscape with active ground floor uses
- Resepect and respond to the site's unique urban context
- Provide a new symbol of leadership and innovation through bold design
- Design and foster a sustainable building and community



380 STUART
STREET LOCATION

BACK BAY
EAST

BOSTON
PUBLIC
GARDEN

BOSTON
COMMON

COMMONWEALTH AVENUE MALL

THEATRE
DISTRICT

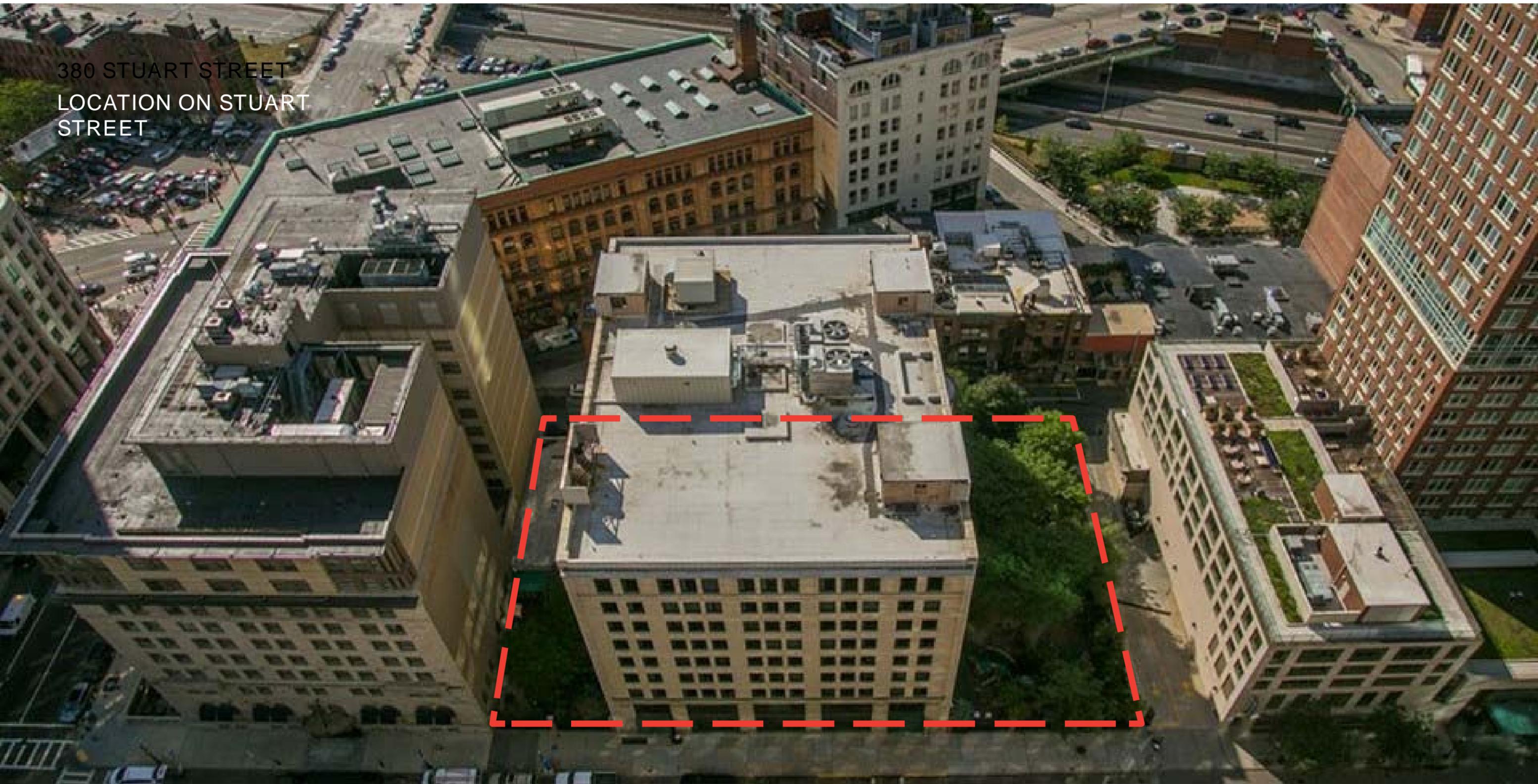
BACK BAY

PROJECT
SITE

BAY
VILLAGE

SOUTH END

380 STUART STREET
LOCATION ON STUART
STREET



THREE EIGHTY STUART STREET
SKIDMORE, OWINGS & MERRILL
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ASK - 884

380 STUART STREET

PROJECT HIGHLIGHTS AND TEAM

- **Gross Floor Area:** 625,000+/- SF
- **Height:** 388' / 26 stories of office space
- **Parking:** 4 levels / 175+/- spaces
- **FAR:** 20.5
- **Development Cost:** \$350 million+/-
- **Potential Pedestrian Connector across Stuart Street
(no review or approvals sought)**
- **Owner:** John Hancock
- **Architect:** Skidmore Owings Merrill & CBT
- **Project Manager:** Colliers
- **Legal Counsel:** Goulston & Storrs

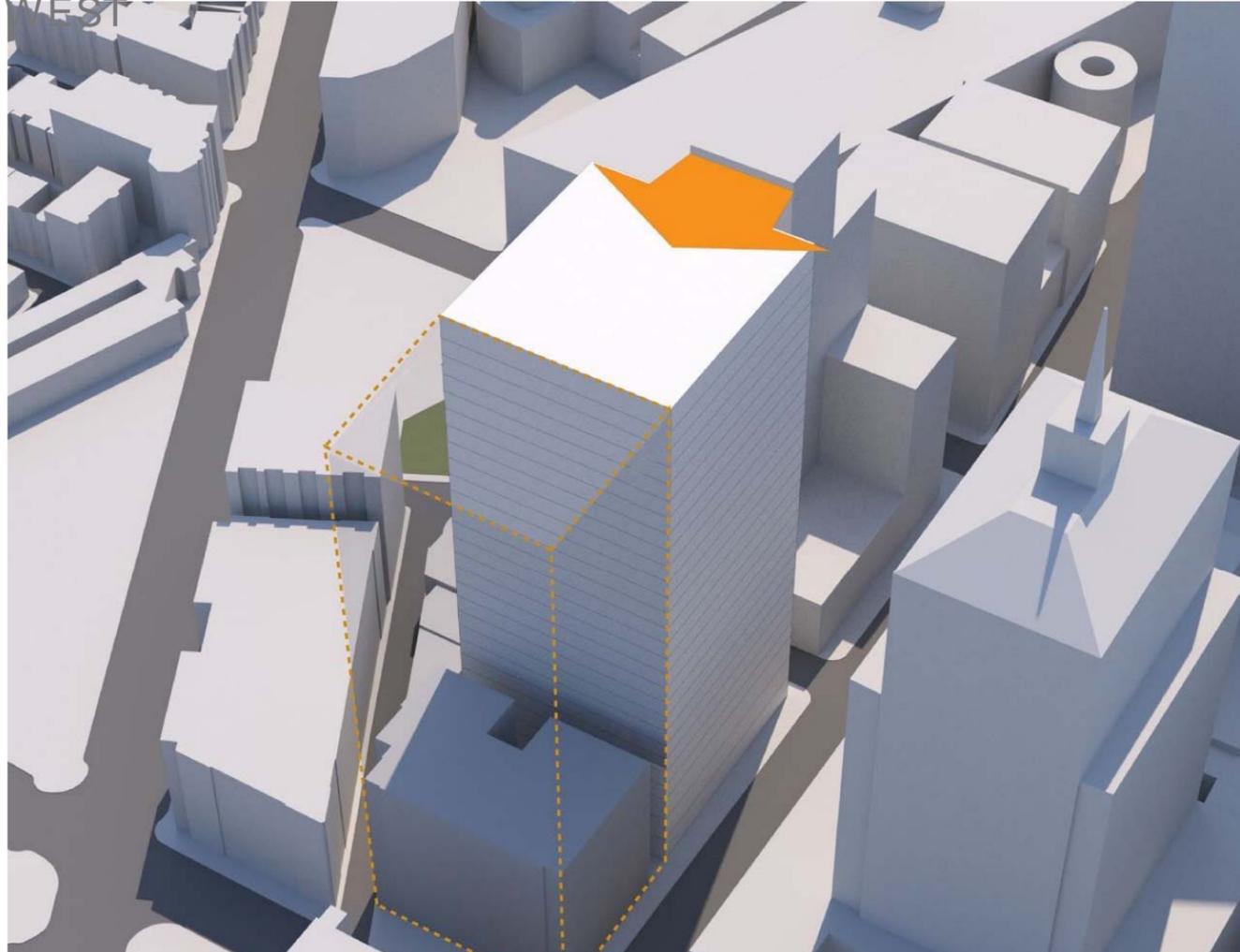
MASSING



BUILDING SHAPING STRATEGY

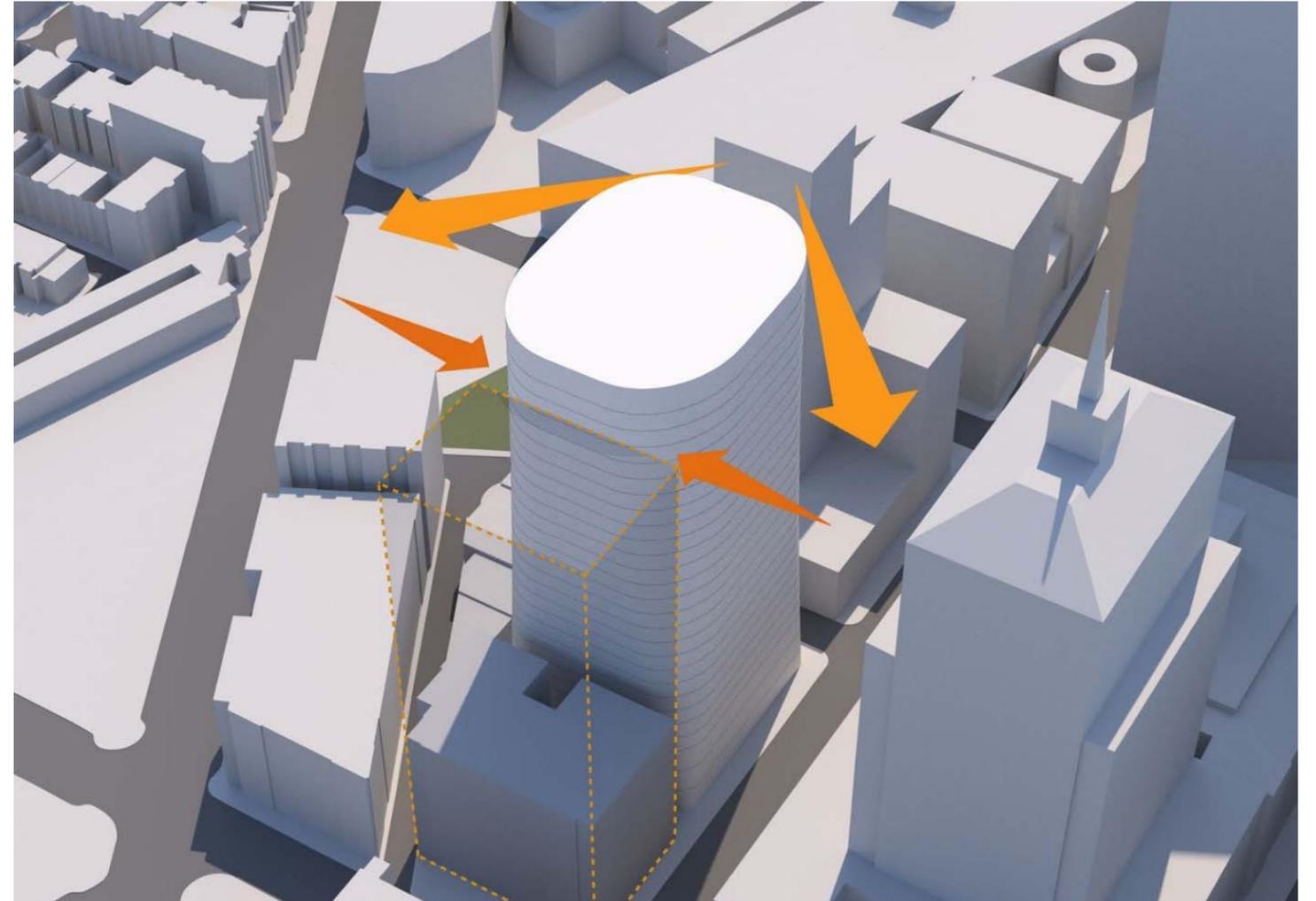
CONTEXTUAL RESPONSE AT EAST AND

WEST



- No provision for sight lines from the upper floors of The Clarendon
- No provision for access to daylight and views in the event of future high-rise development to the east

Four corners squared scheme



- Building shaped to accommodate sight lines from upper floors of The Clarendon
- Building shaped to maintain access to daylight and views in the event of future high-rise development to the east

Current scheme

BUILDING SHAPING STRATEGY
CONTEXTUAL RESPONSE AT EAST AND
WEST

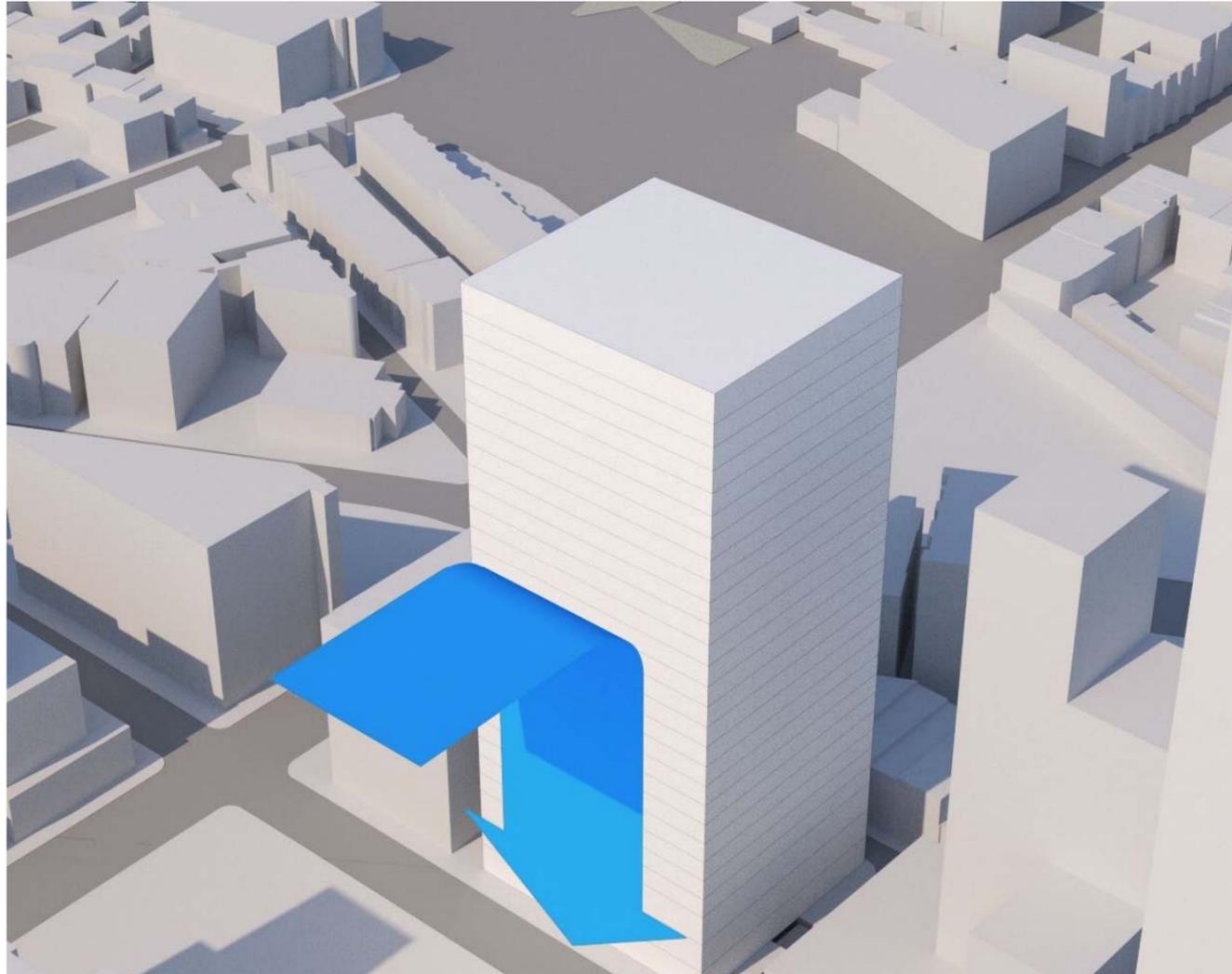


Four corners squared scheme



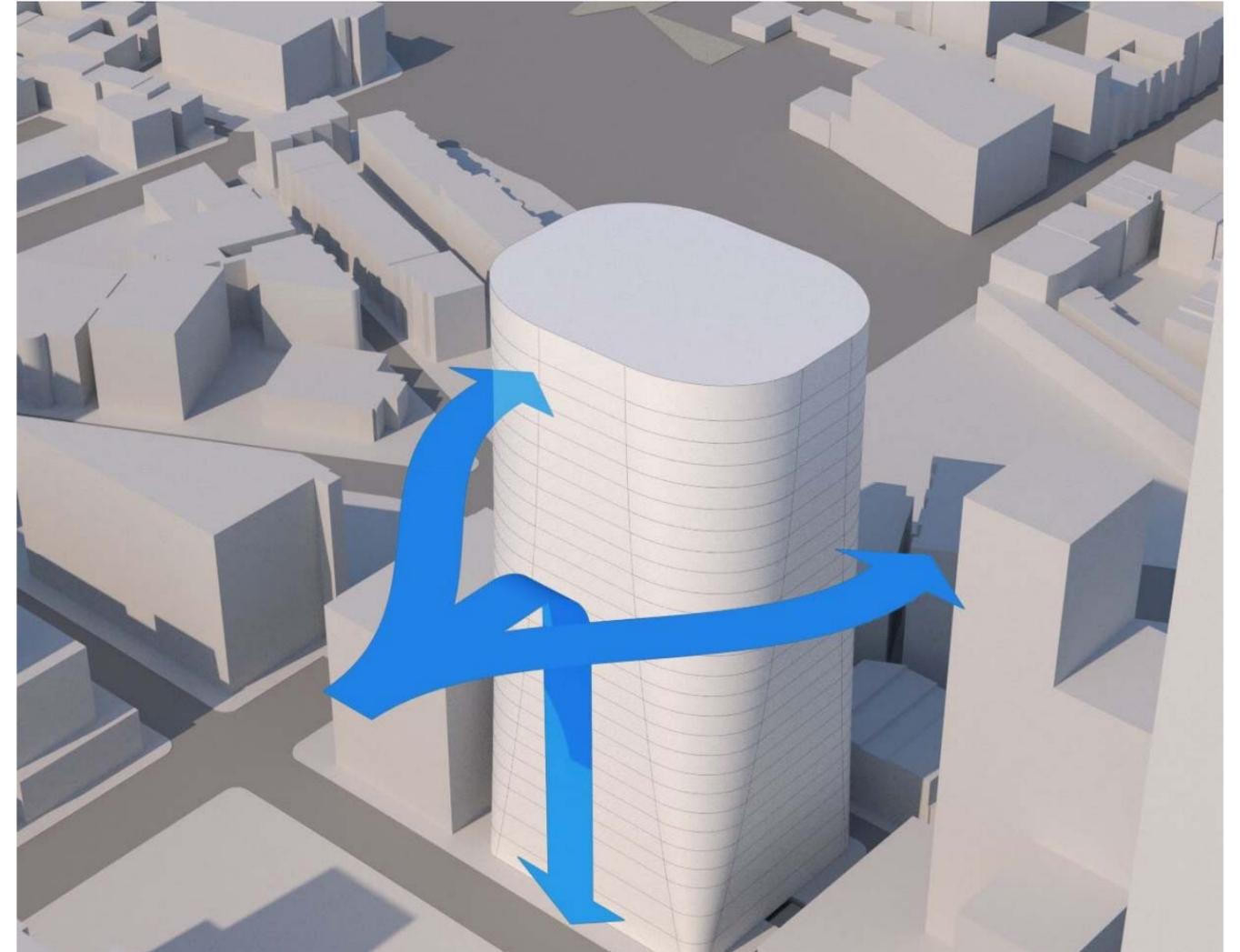
Current scheme

BUILDING SHAPING STRATEGY WIND MITIGATION



- Rectangular shape directs wind toward ground level

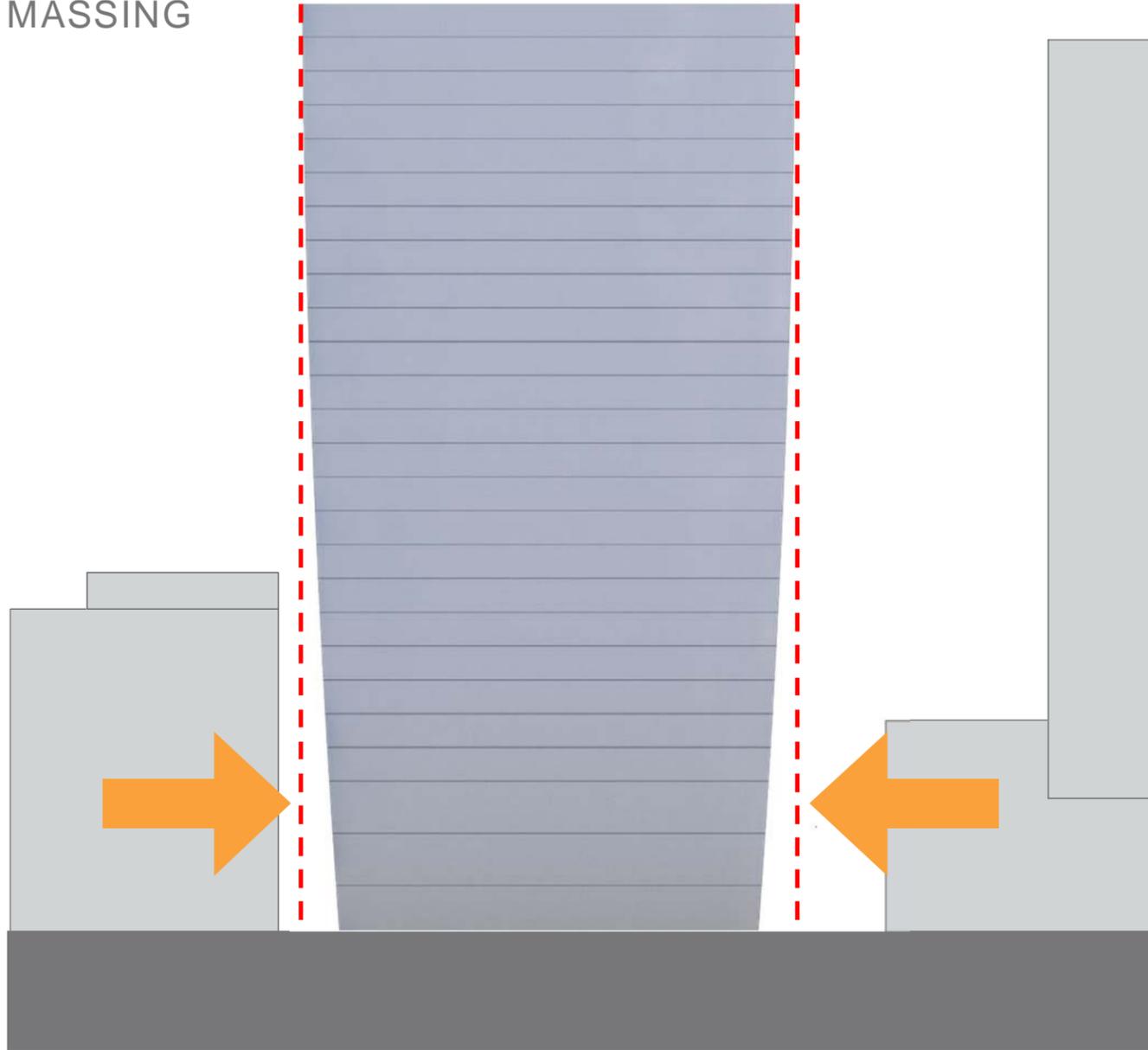
Four corners squared scheme



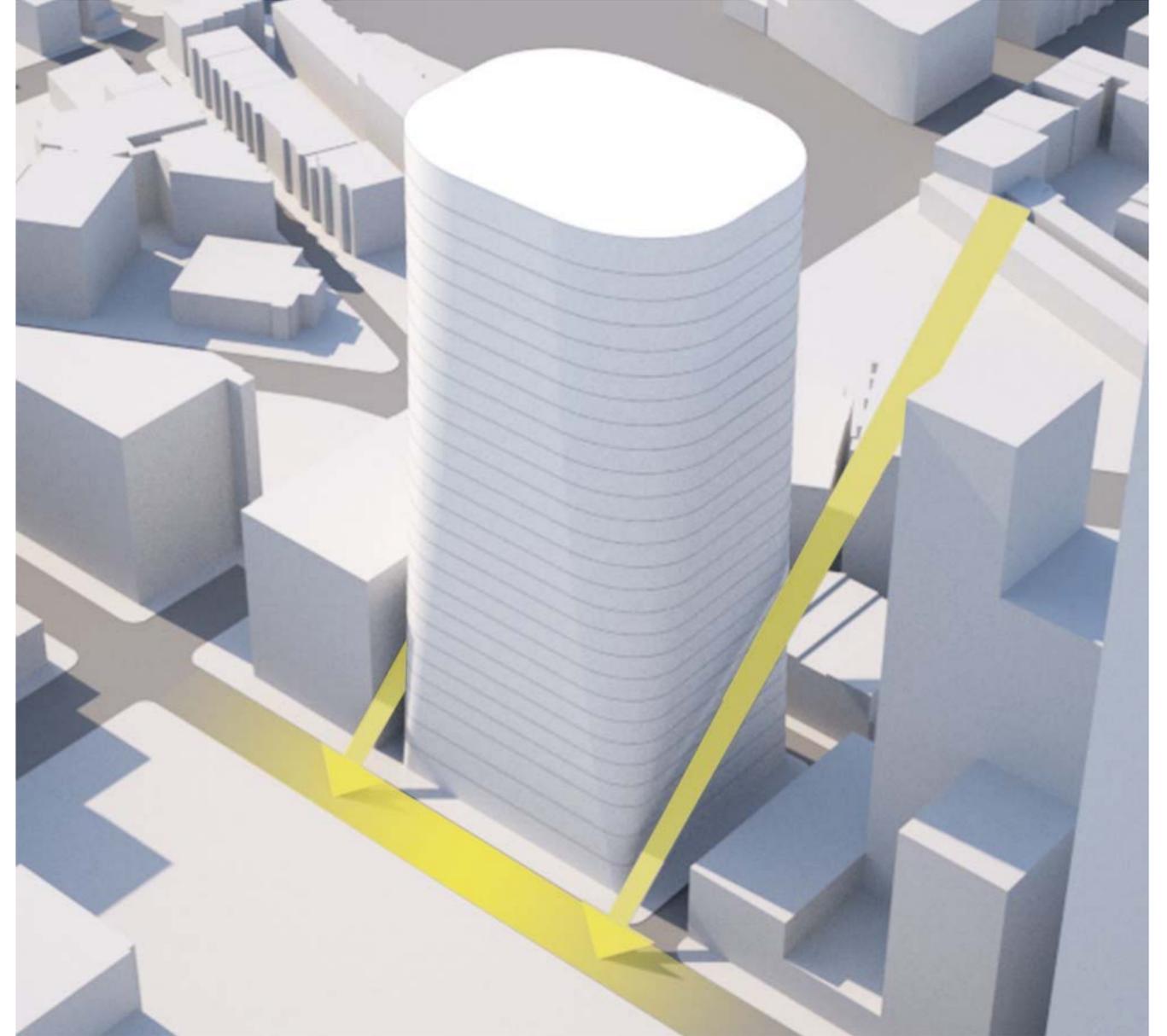
- Rounded corners allows more wind to flow around the building resulting in decreased wind down wash
- Rounded corners allows for potential mitigation in cladding loads

Current scheme

BUILDING SHAPING
STRATEGY TAPERED
MASSING



Building tapers at base

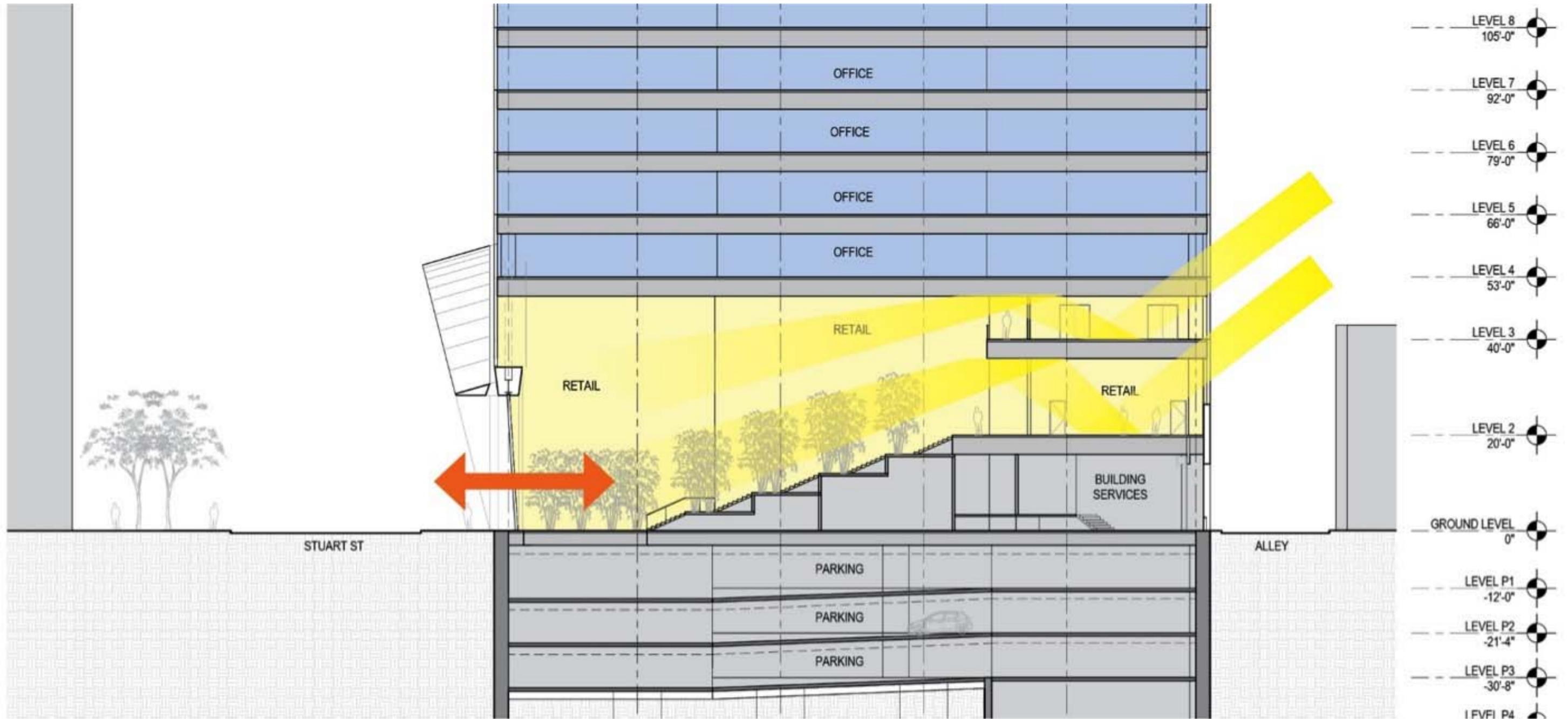


Sunlight penetration at Stuart Street

PODIUM



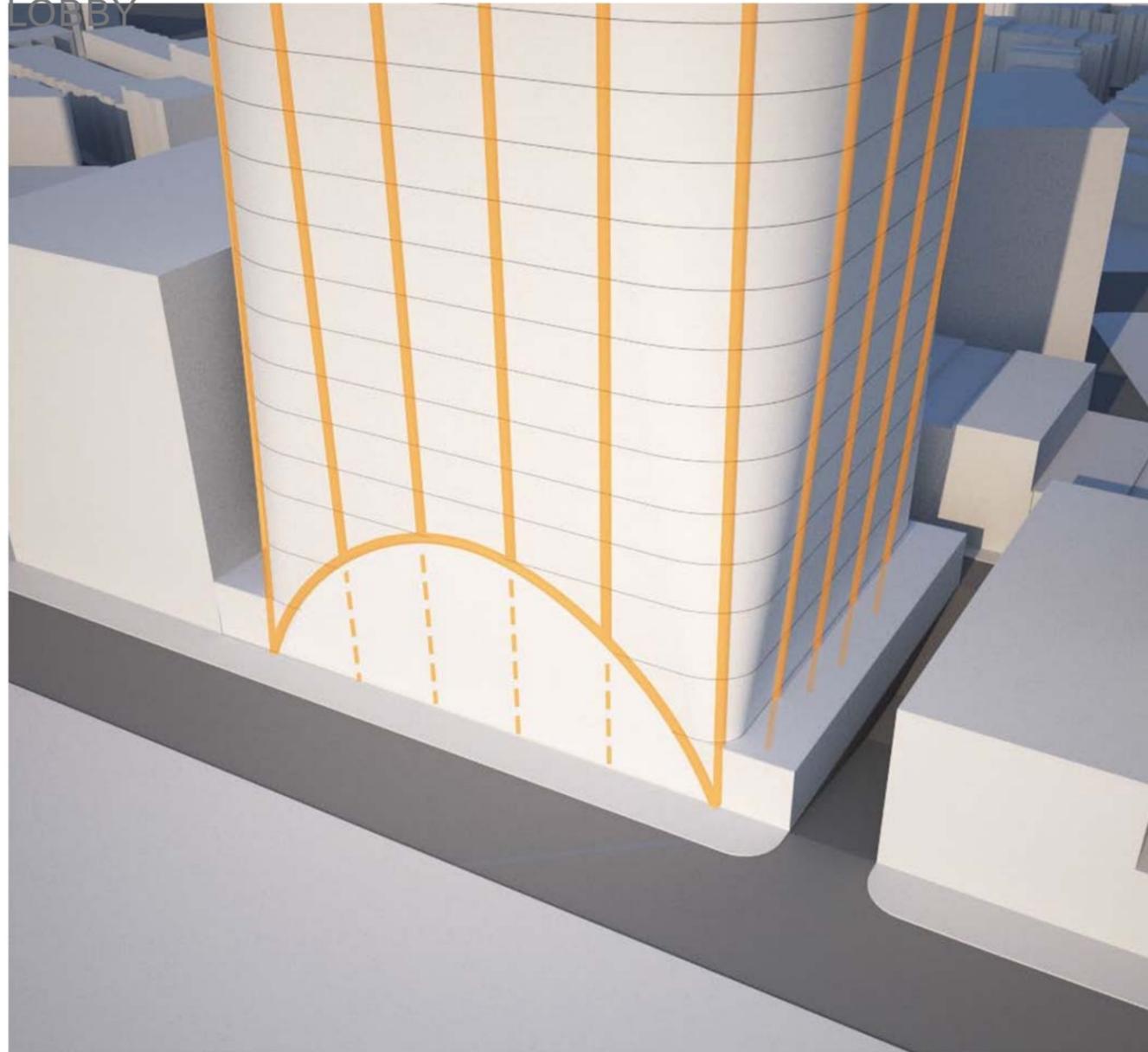
PODIUM
N/S SECTION



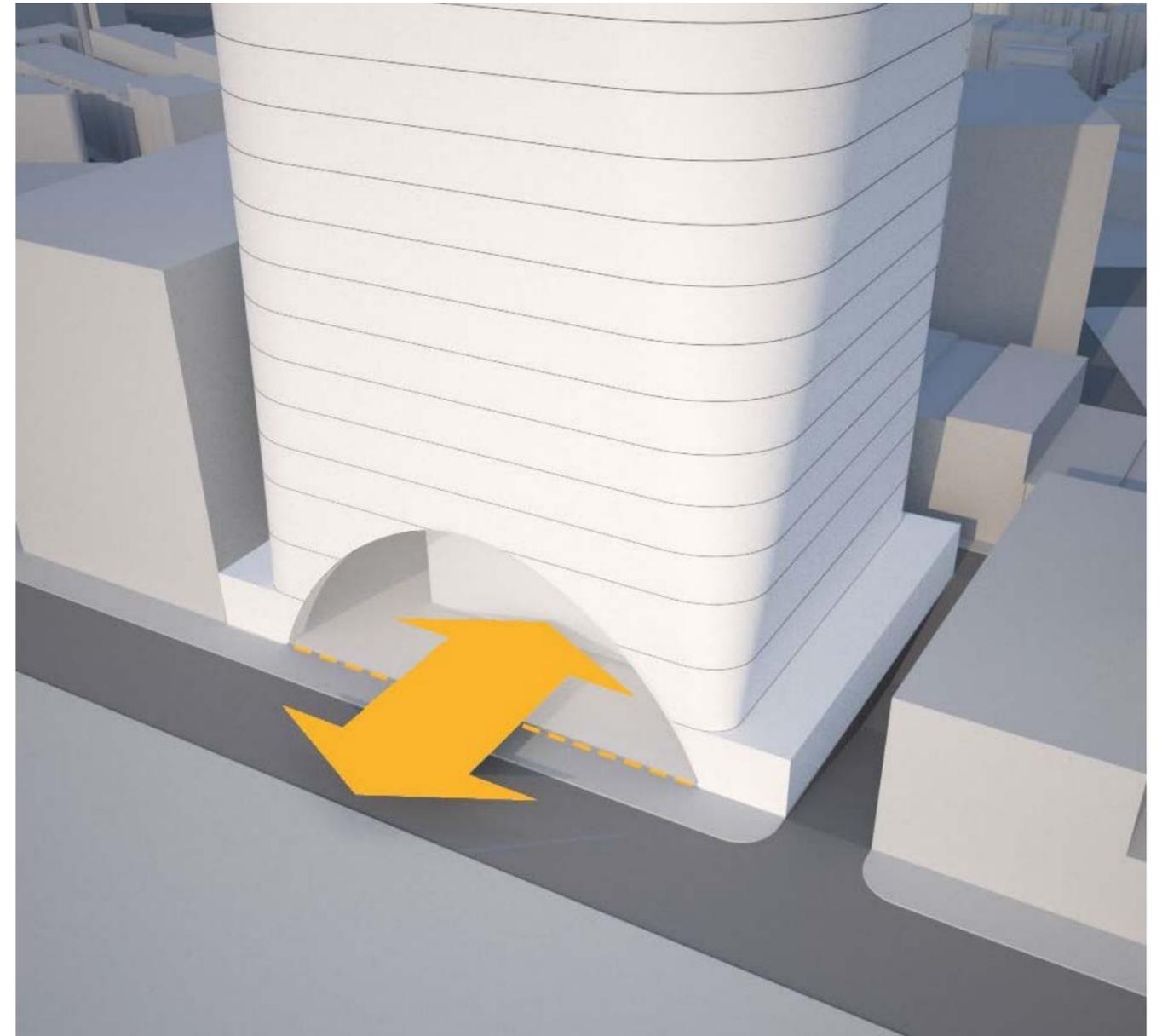
PODIUM

OPEN

LOBBY



Structural transfer at base of building



Lobby opens to Stuart Street

PODIUM
VIEW FROM STUART
STREET



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PODIUM
LOBBY



THREE EIGHTY STUART STREET
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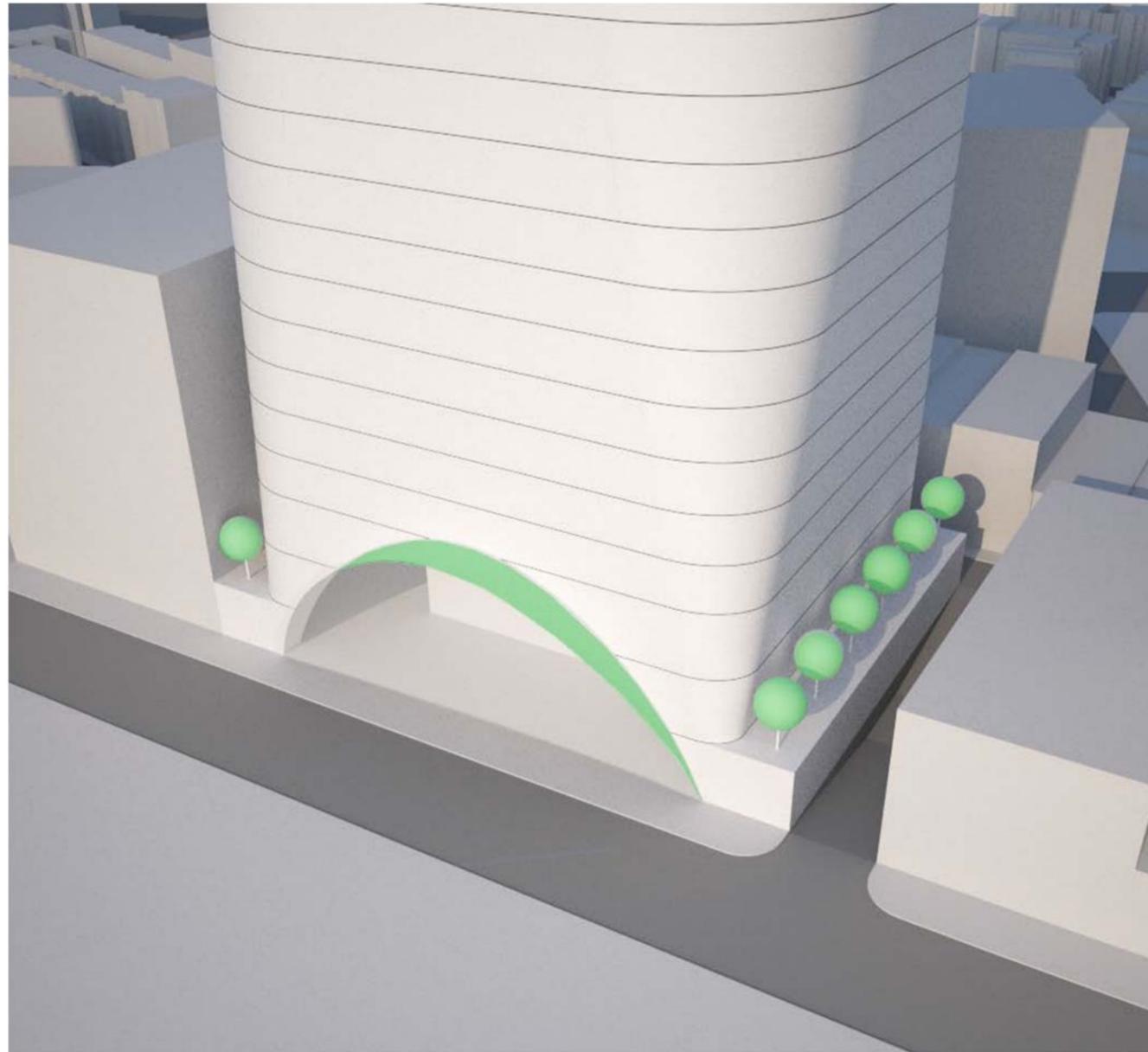
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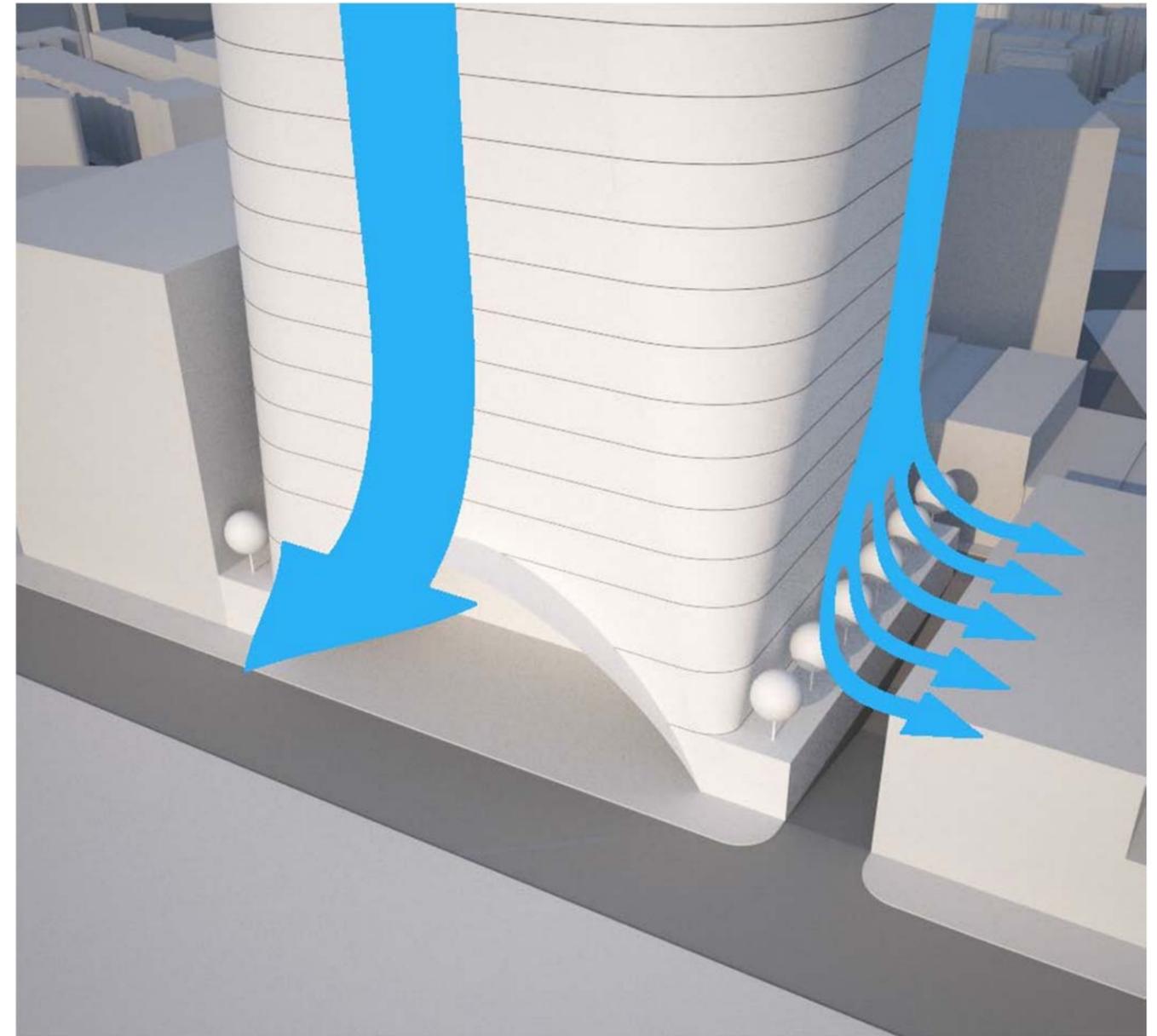
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PODIUM
WIND MITIGATION



Canopy and trees break down building scale at the pedestrian level



Canopy and trees provide wind mitigation

PODIUM
EASTERLY VIEW FROM STUART
STREET



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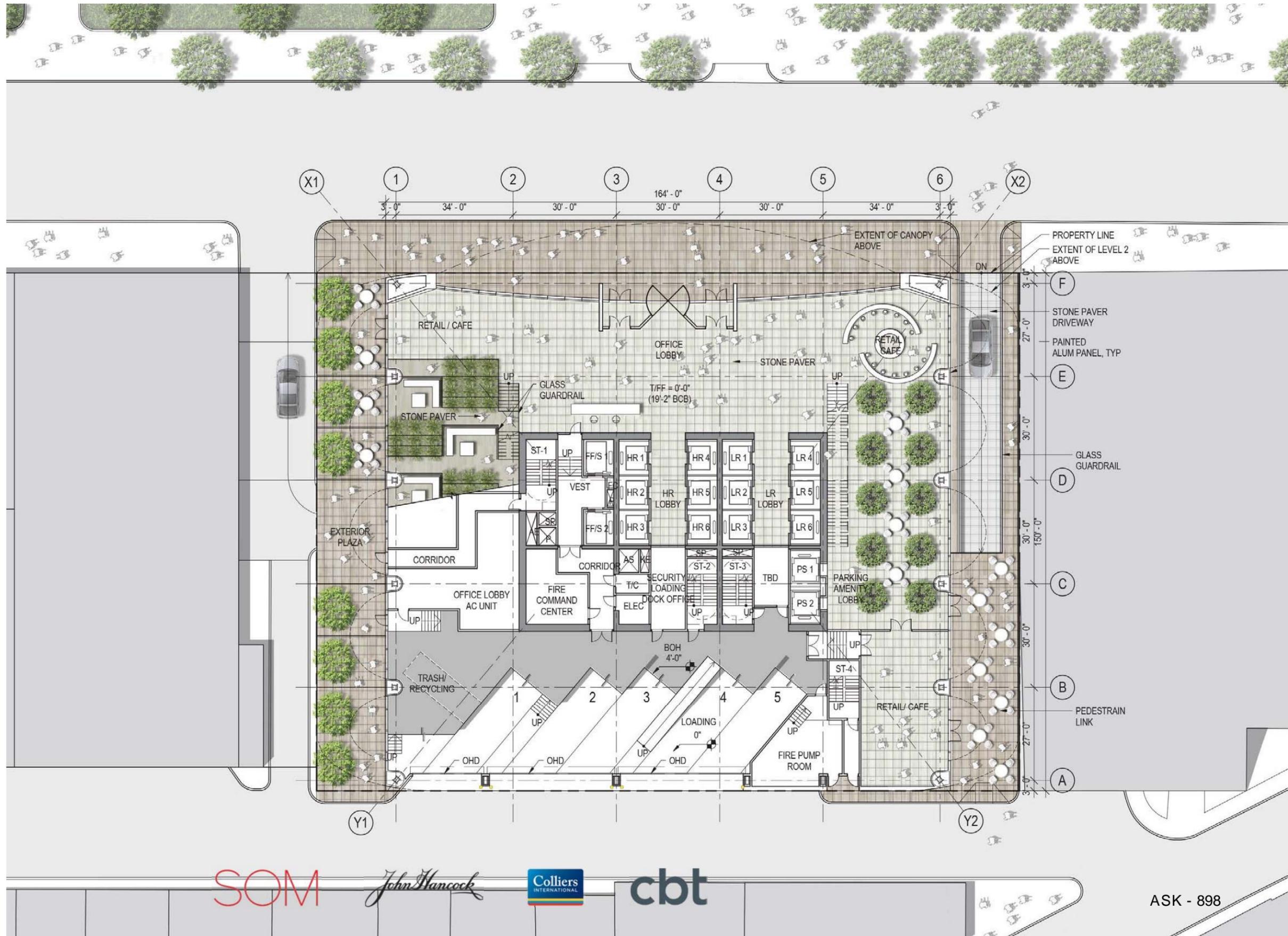
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PODIUM
GROUND LEVEL
PLAN



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ASK - 898

PODIUM
THROUGH SITE
LINK

LOEWS



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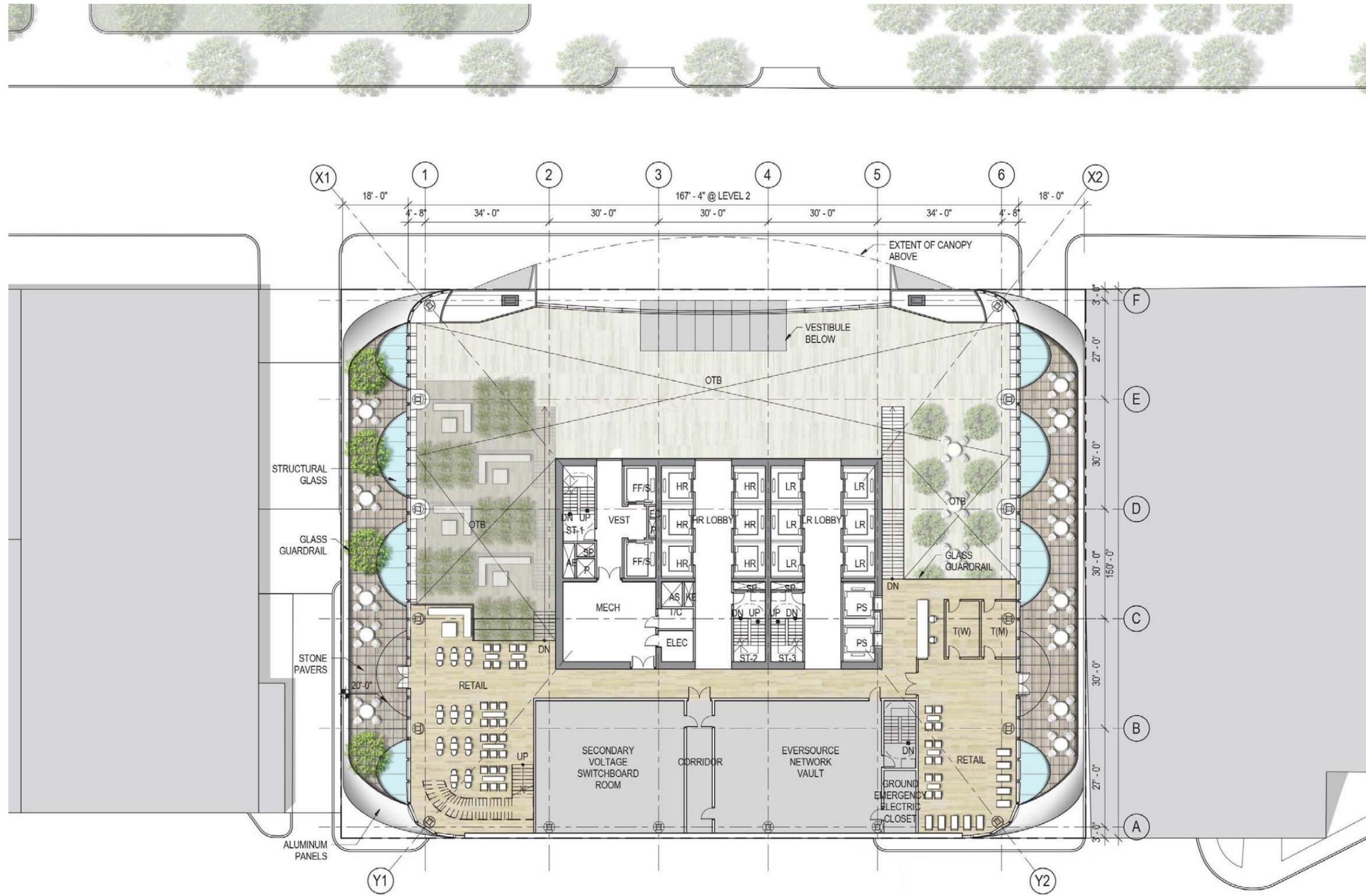
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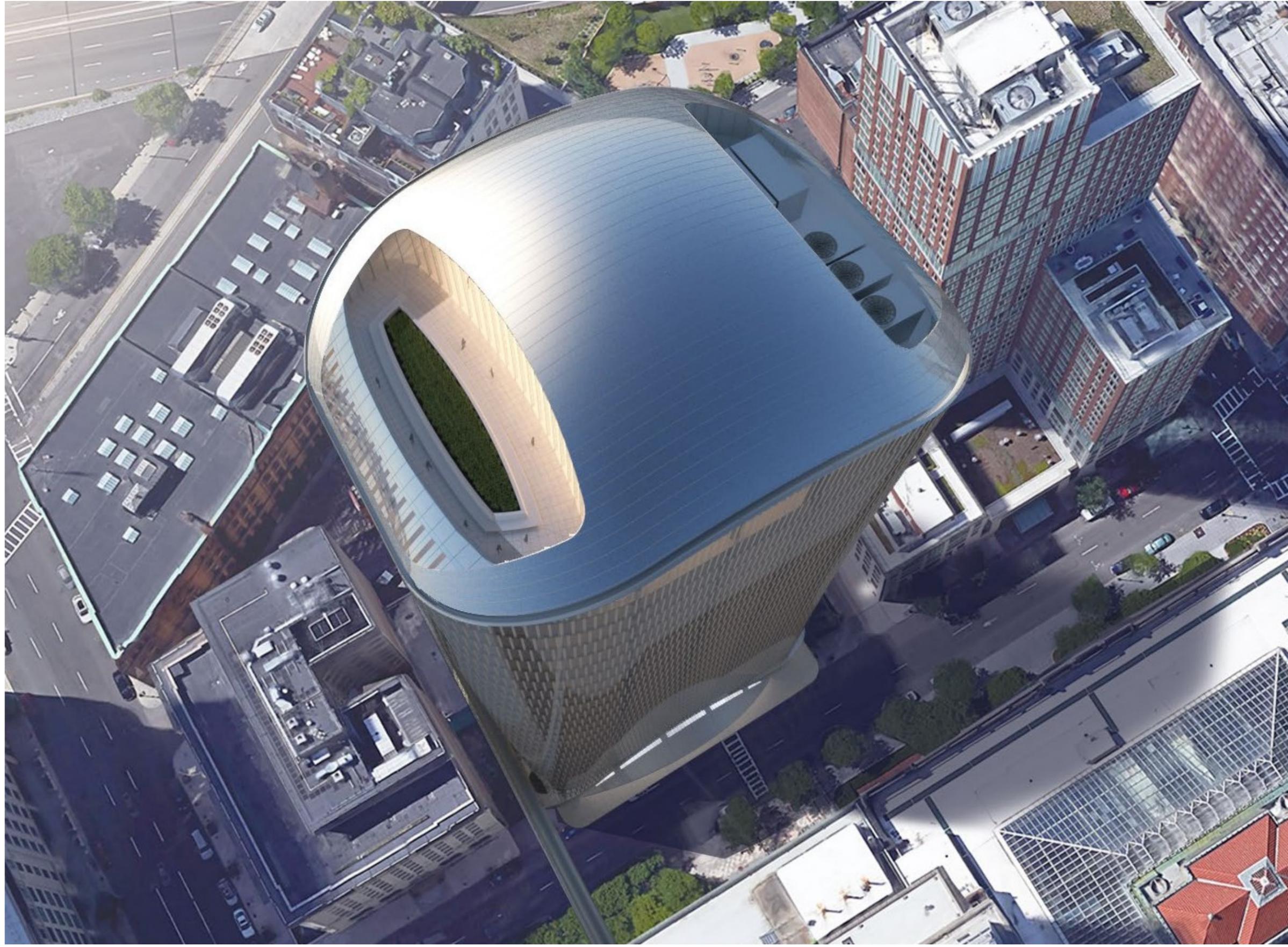
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ASK - 899

PODIUM
LEVEL 2
PLAN



TOWER



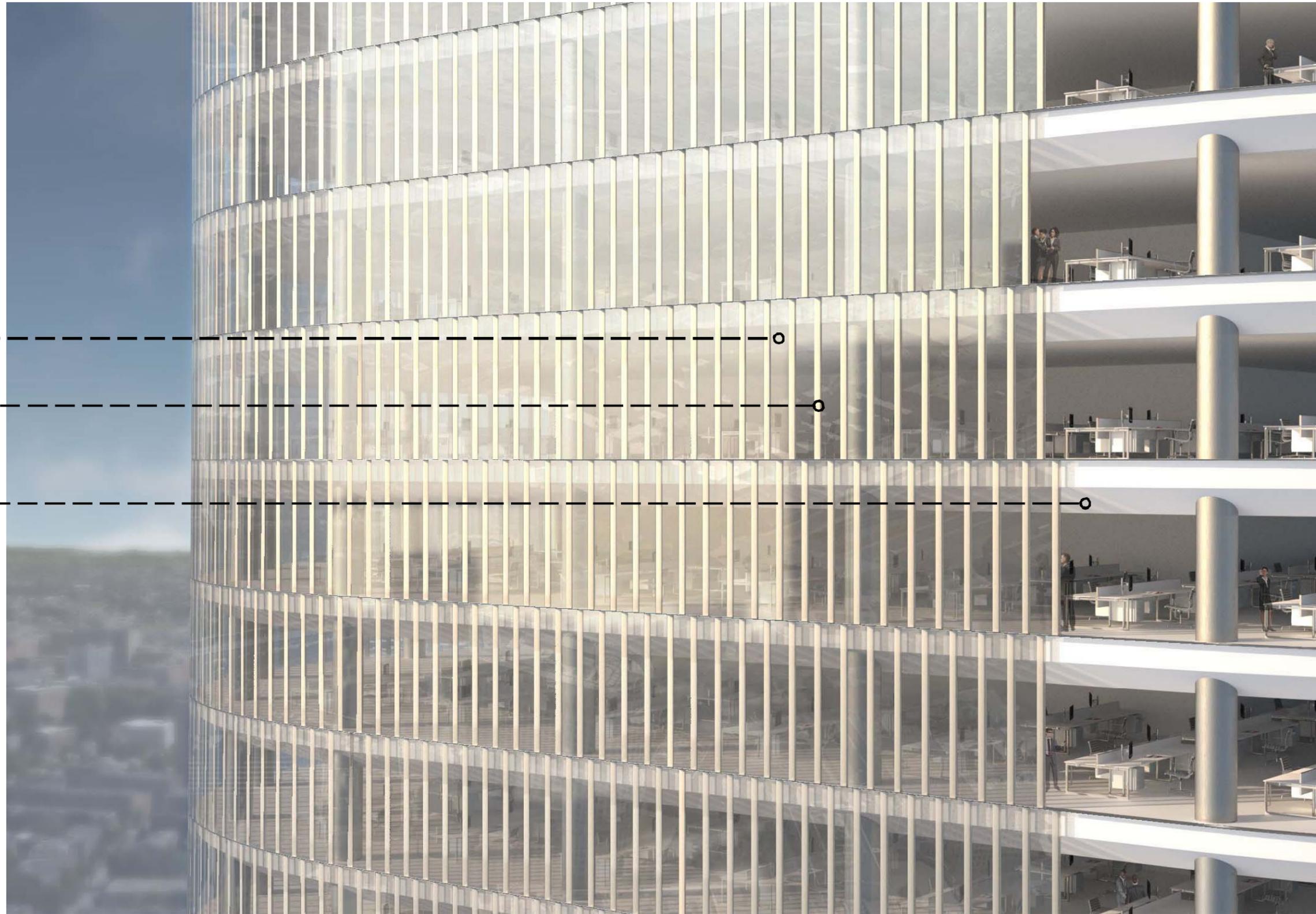
EXTERIOR WALL
PERSPECTIVE
SECTION

High Performance Envelope:

Triple glazing

Insulated panels reduce total
amount of glass

Raked soffit for increased
daylight harvesting



EXTERIOR WALL
PERSPECTIVE
VIEW

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ASK - 903

CROWN
PERSPECTIVE
VIEW



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ASK - 904

MASSING
VIEW FROM BOSTON
COMMON



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ASK - 905