

# Three Eighty Stuart Street

BOSTON CIVIC DESIGN COMMISSION DESIGN  
SUBMISSION 3 NOVEMBER 2015

SOM *John Hancock*  cbt

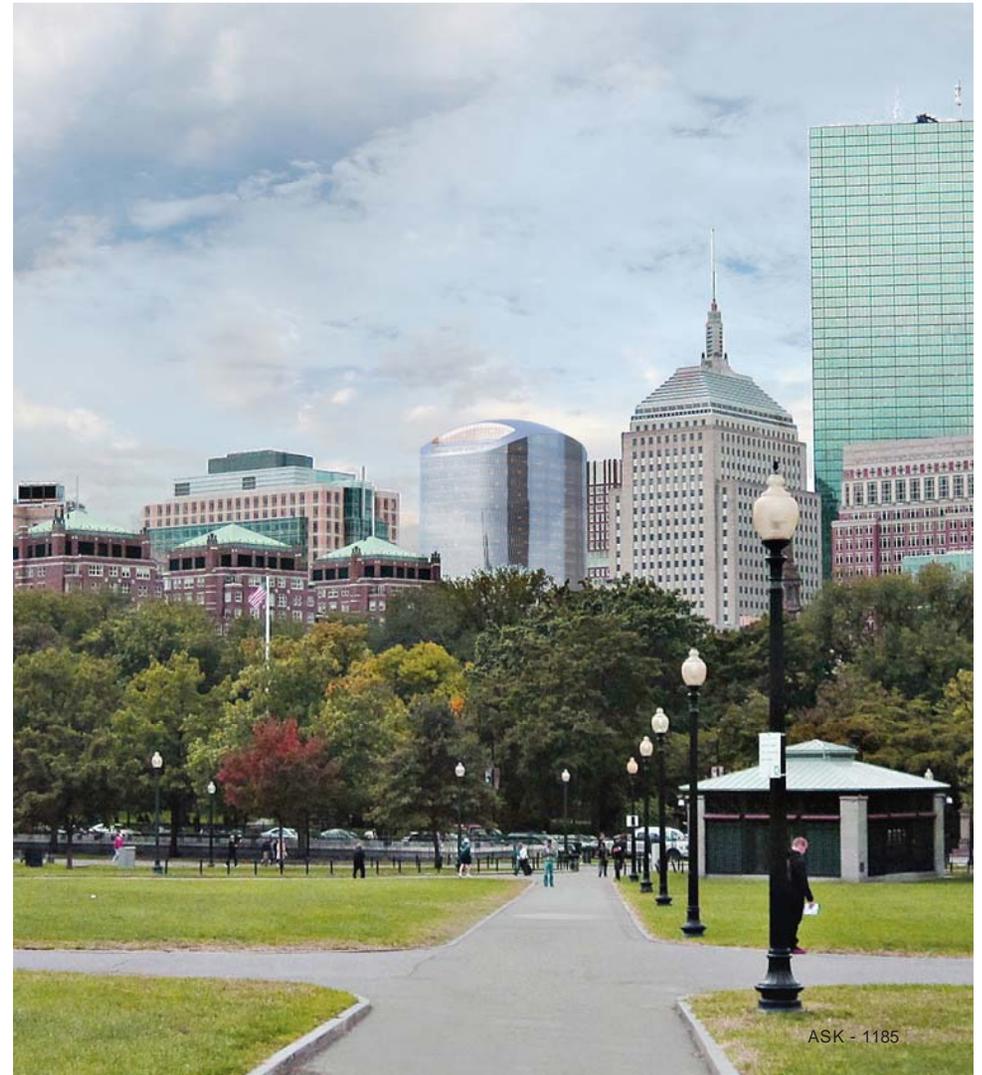
380 STUART STREET  
PROJECT  
STATEMENT

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
- Respect 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

THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP





380 STUART STREET  
Back Bay

Commonwealth Ave Mall

Lincoln Square

Copley Square

St. James Park

Stater Park

Stuart St Linear Park

Bay Village

THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1186

380 STUART STREET  
LOCATION ON STUART  
STREET



THREE EIGHTY STUART STREET  
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MASSING



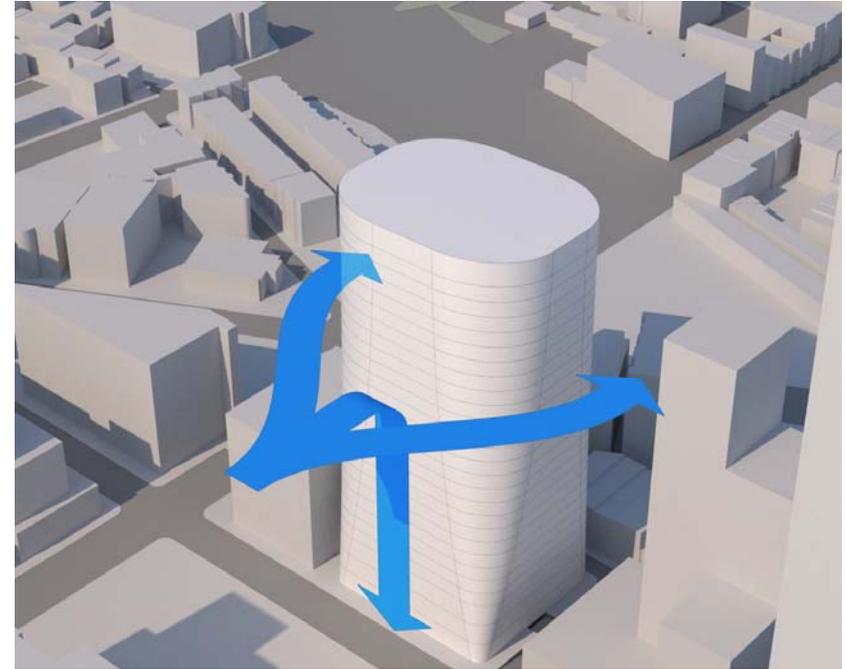
### BUILDING SHAPING STRATEGY CONTEXTUAL RESPONSE AT EAST AND WEST



- 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

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SKIDMORE, OWINGS & MERRILL  
LLP

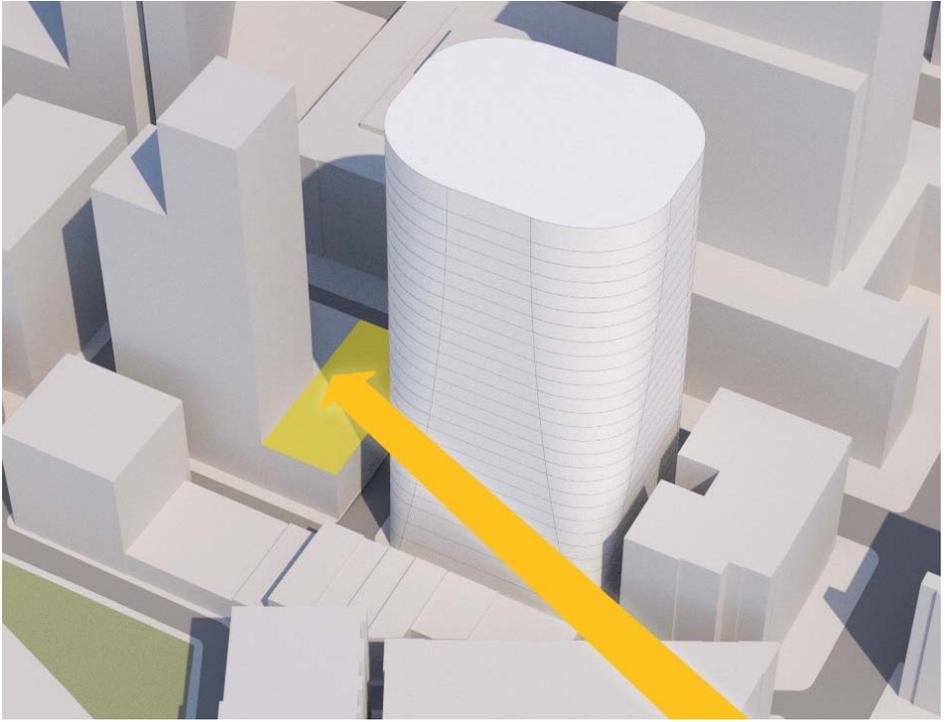
### BUILDING SHAPING STRATEGY WIND MITIGATION



- 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

ASK -  
1190

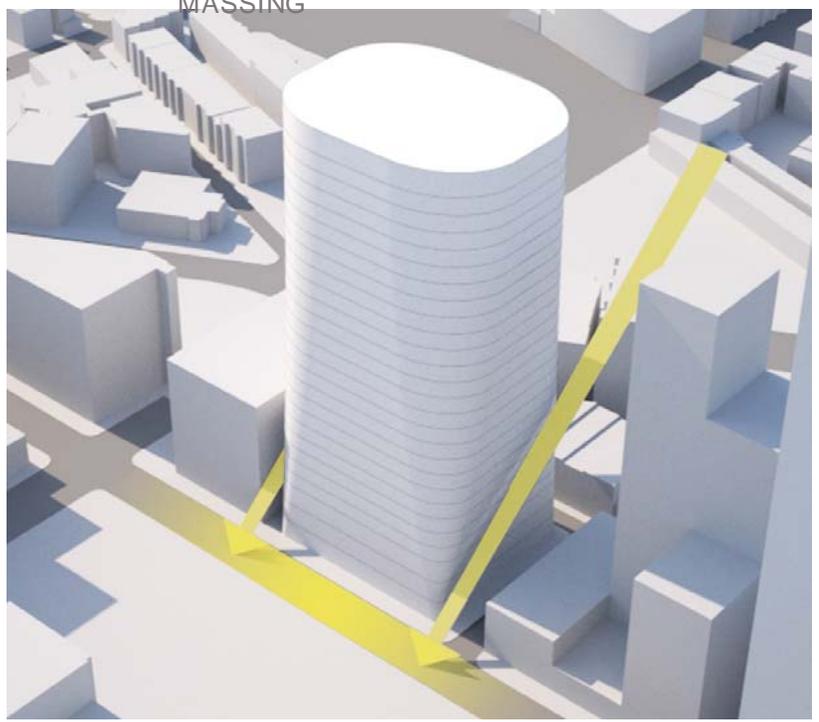
**BUILDING SHAPING STRATEGY**  
CLARENDON ROOF TERRACE SUNLIGHT ACCESS



- **Rounded corners provide increased access to southern sunlight from The Clarendon roof deck and Stuart Street**

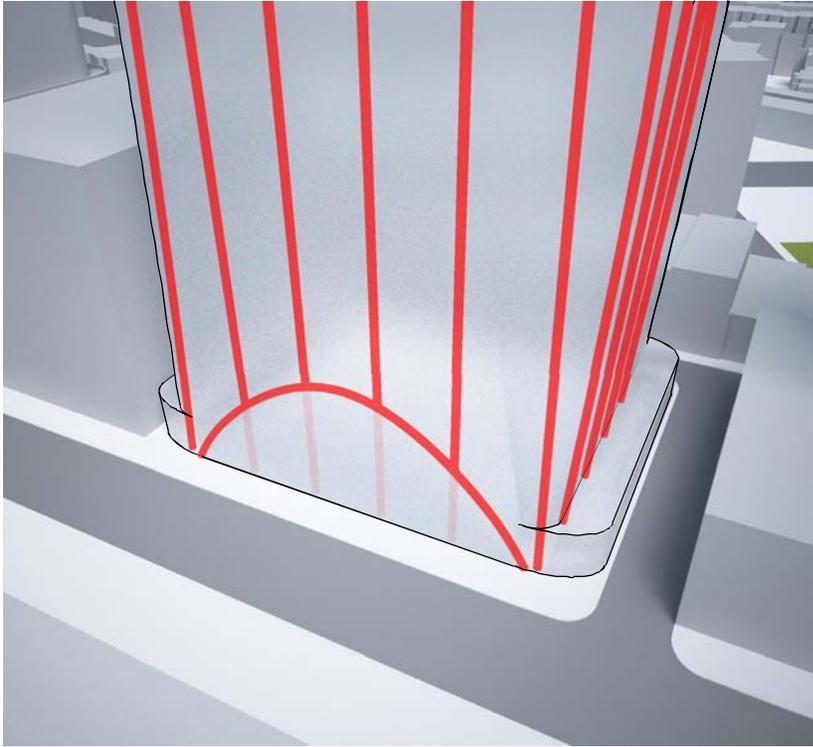
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LLP

**BUILDING SHAPING STRATEGY TAPERED MASSING**

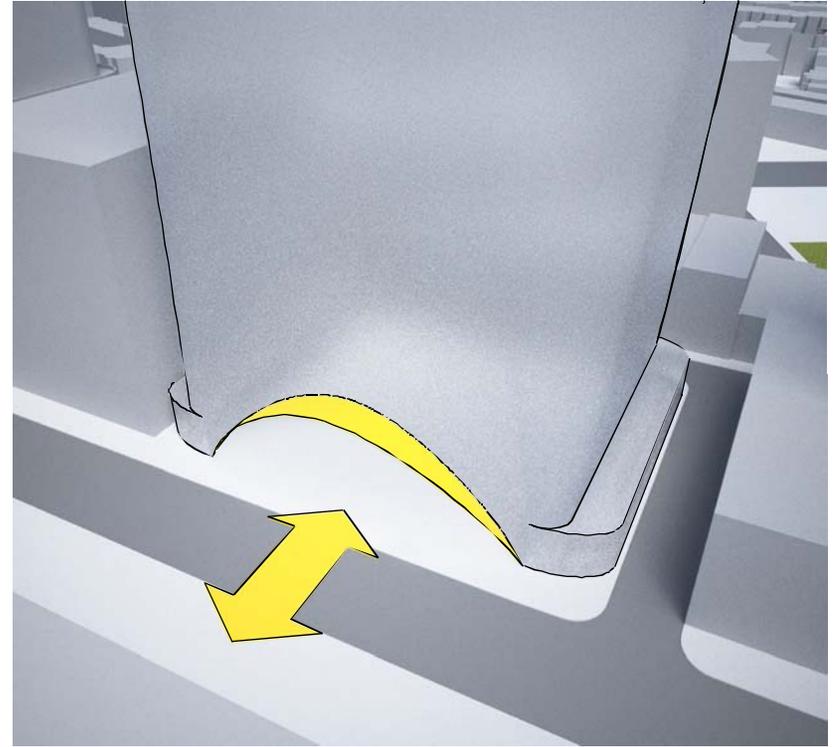


**Sunlight penetration at Stuart Street**  
**Building tapers at base**

GROUND PLANE  
STRATEGY OPEN LOBBY

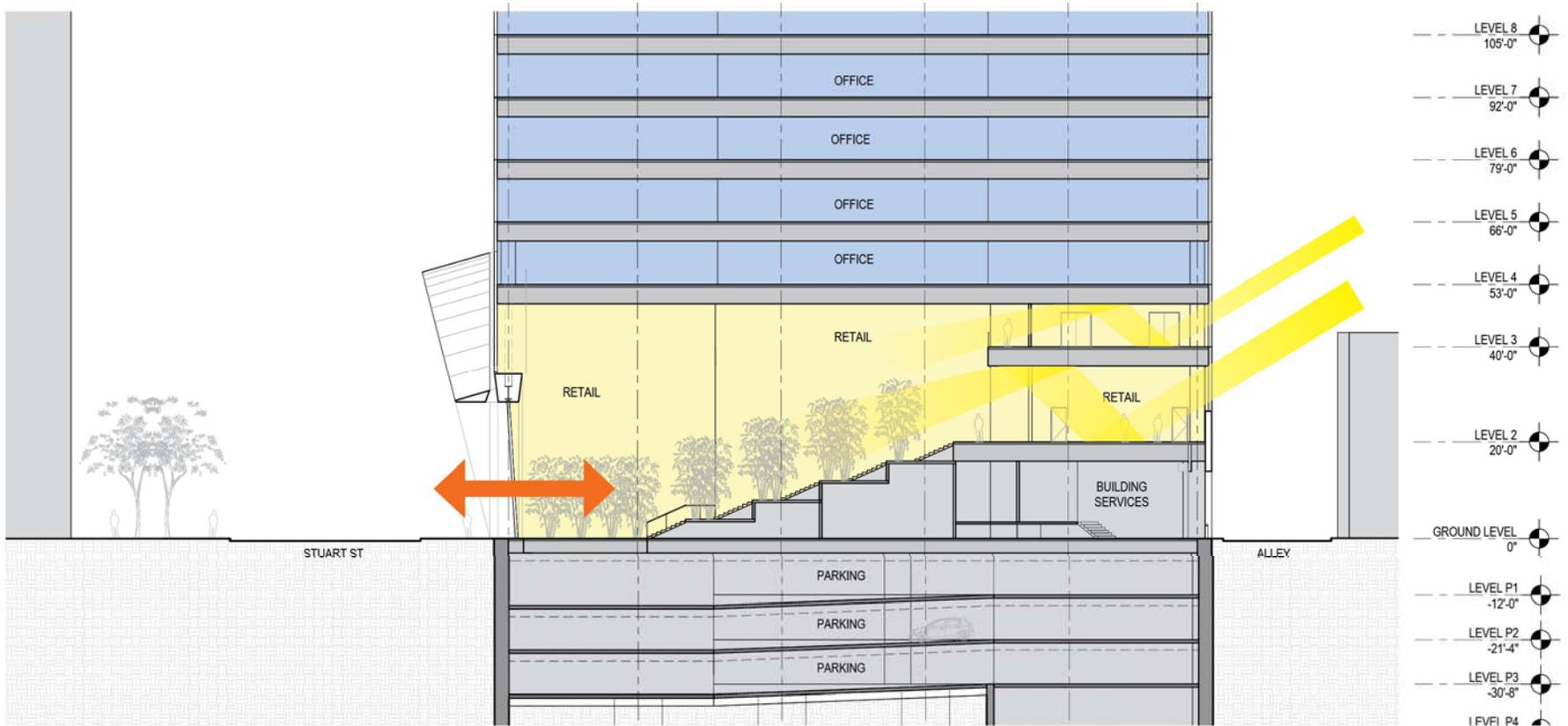


**Structural transfer at base of building**



**Lobby opens to Stuart Street**

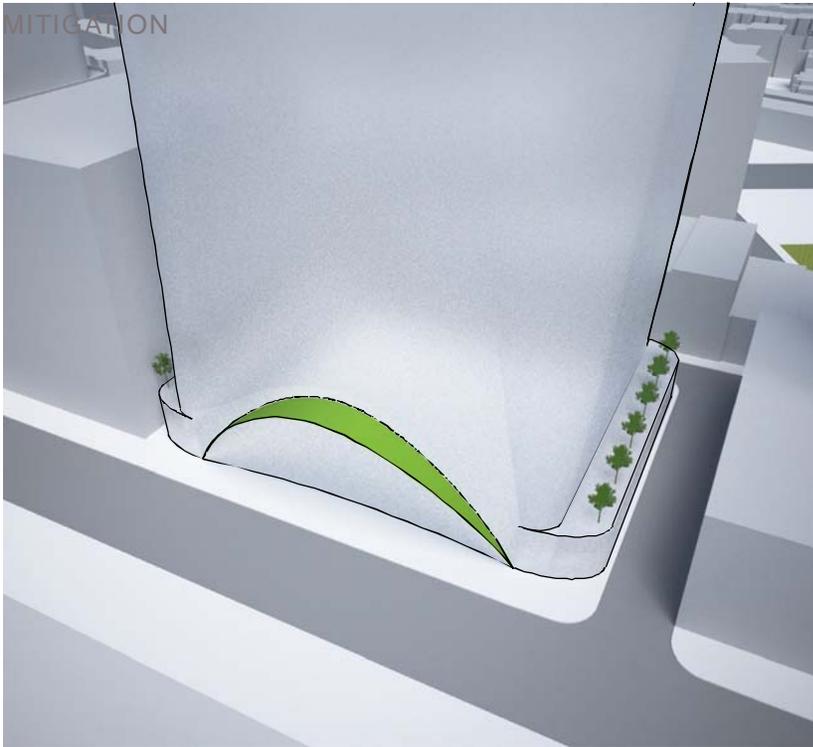
PODIUM  
N/S SECTION



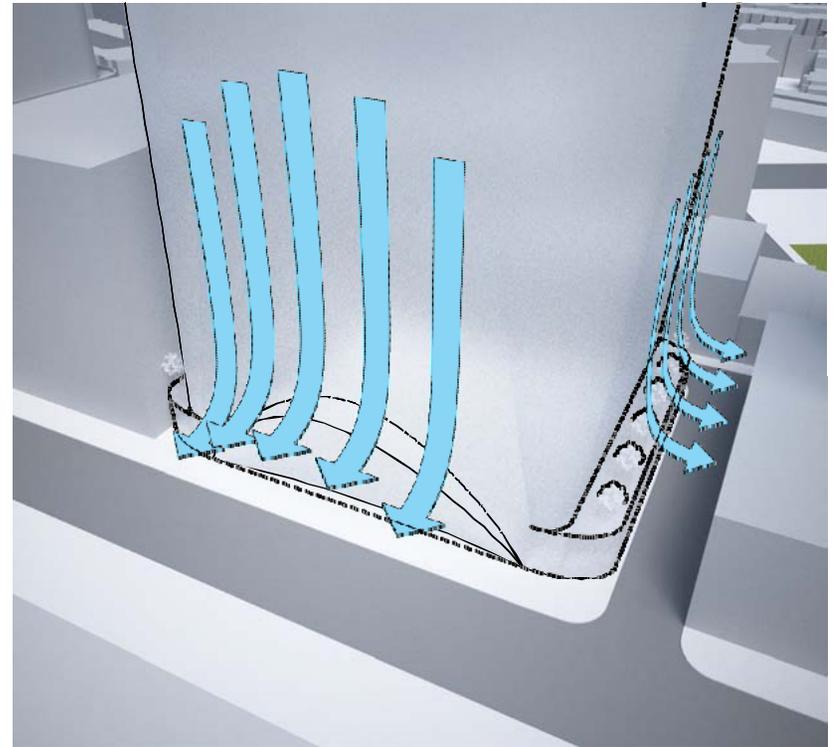
THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1198

GROUND PLANE  
STRATEGY PODIUM WIND  
MITIGATION



Canopy and trees break down building scale at the pedestrian level

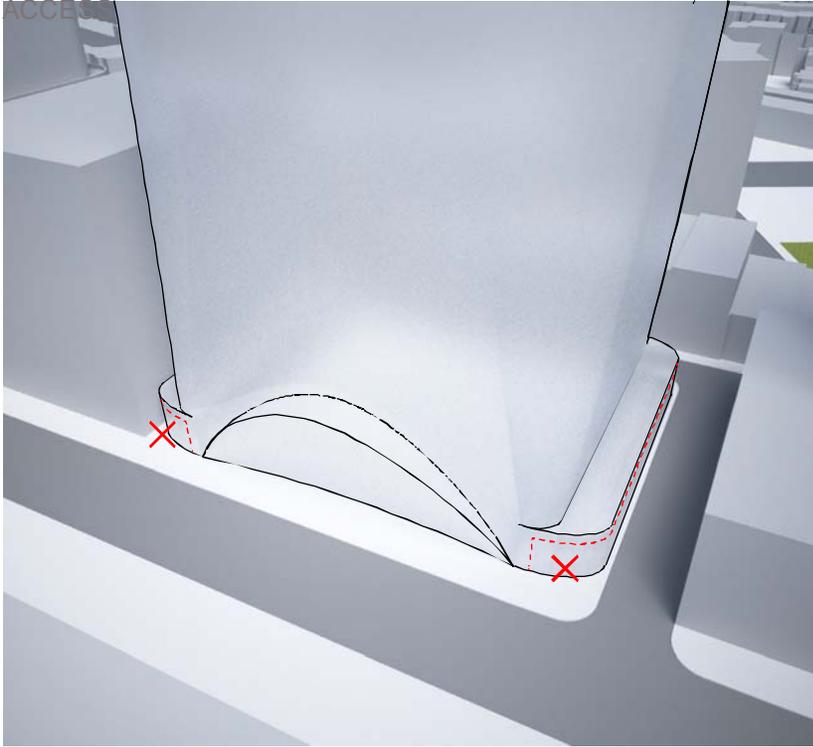


Canopy and trees provide wind mitigation

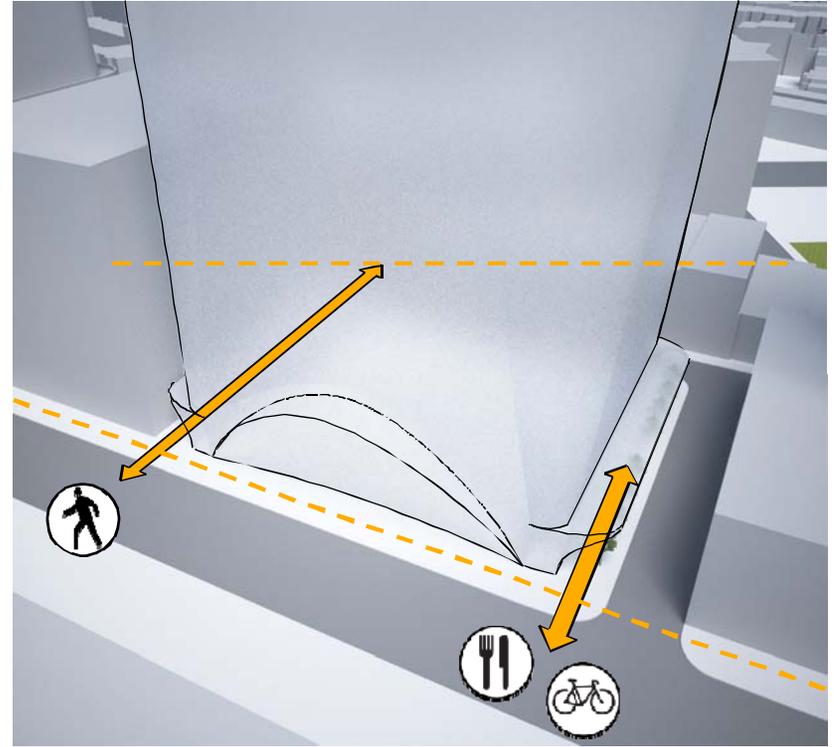
380 STUART STREET  
BCDC COMMISSION  
REQUESTS

- Evaluate hierarchy of public spaces on each side of the building
- Evaluate podium design to maximize utility of public spaces and public nature of the ground floor
- Show project in its context - both re: public spaces and as a skyline composition
- Embrace boldness of design

PODIUM  
SITE  
ACCESS



Open Portions of Podium to Exterior



Open Podium Allows Vehicle and Pedestrian Site Circulation

PREFERRED PODIUM  
STRATEGY ALLEY



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LLP



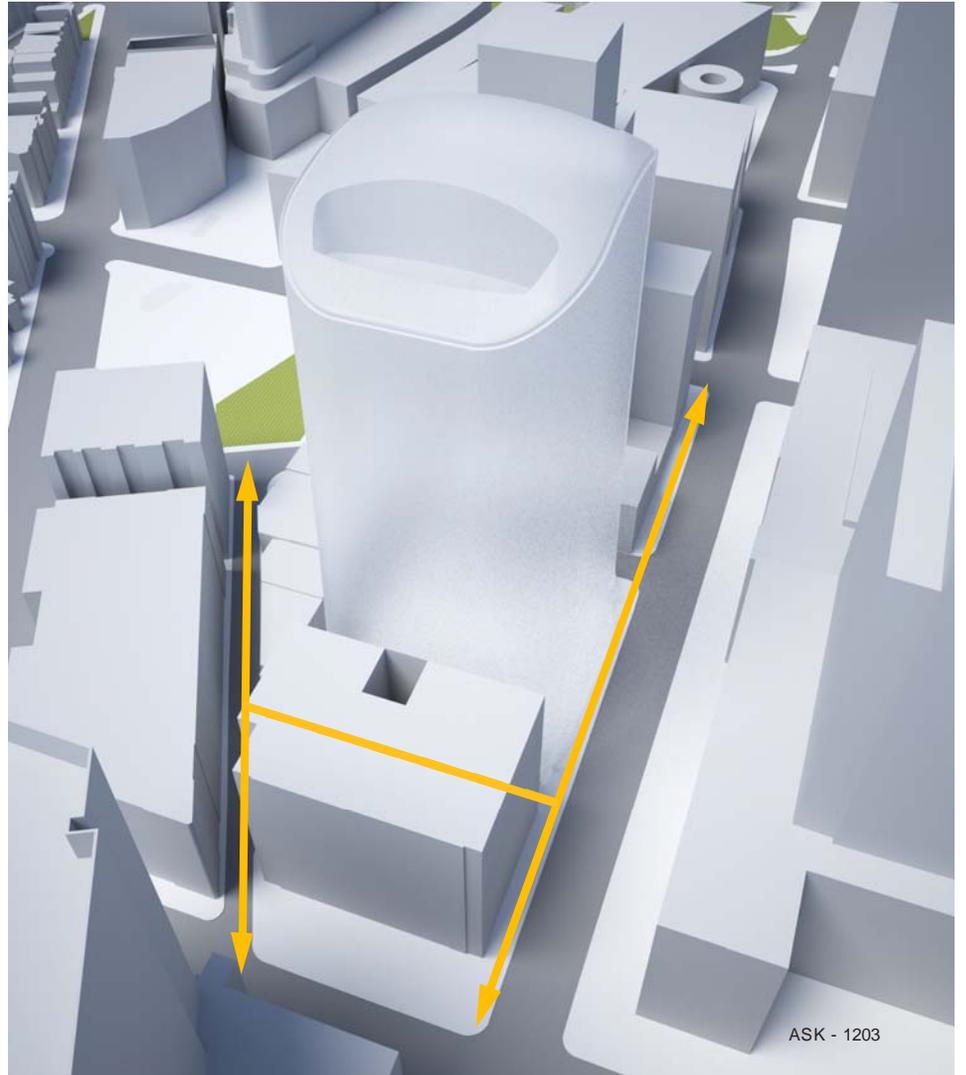
ASK - 1202



PODIUM  
THROUGH SITE  
LINK



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

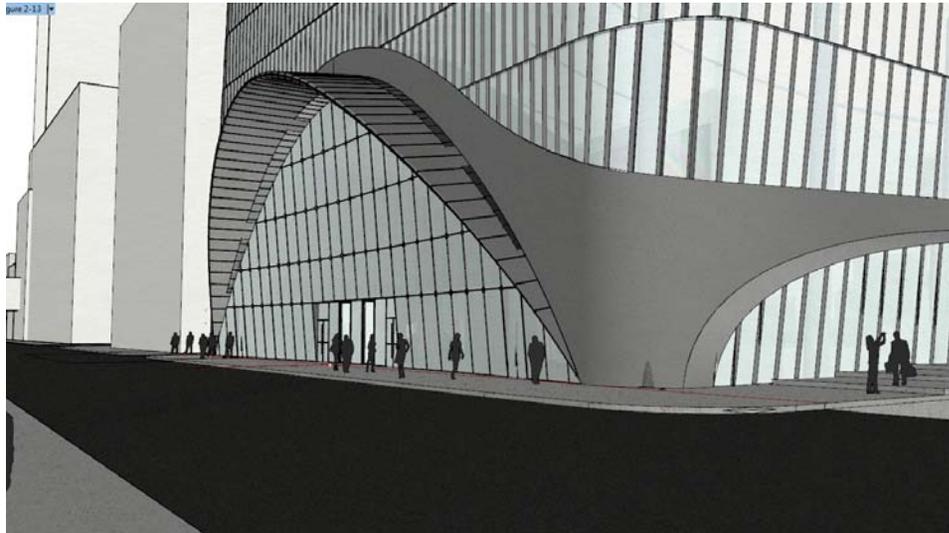


June 2-19

PODIUM  
ALTERNATE STUDIES - OPTION  
1



June 2-19

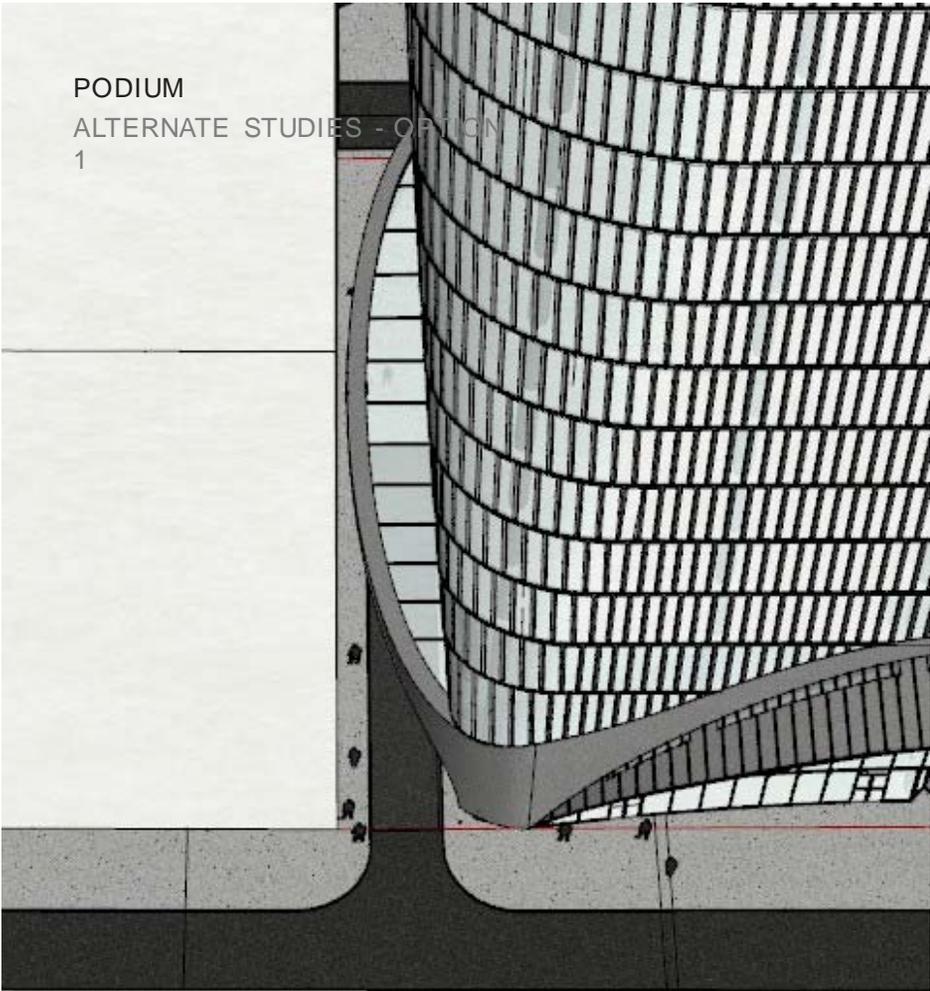


THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

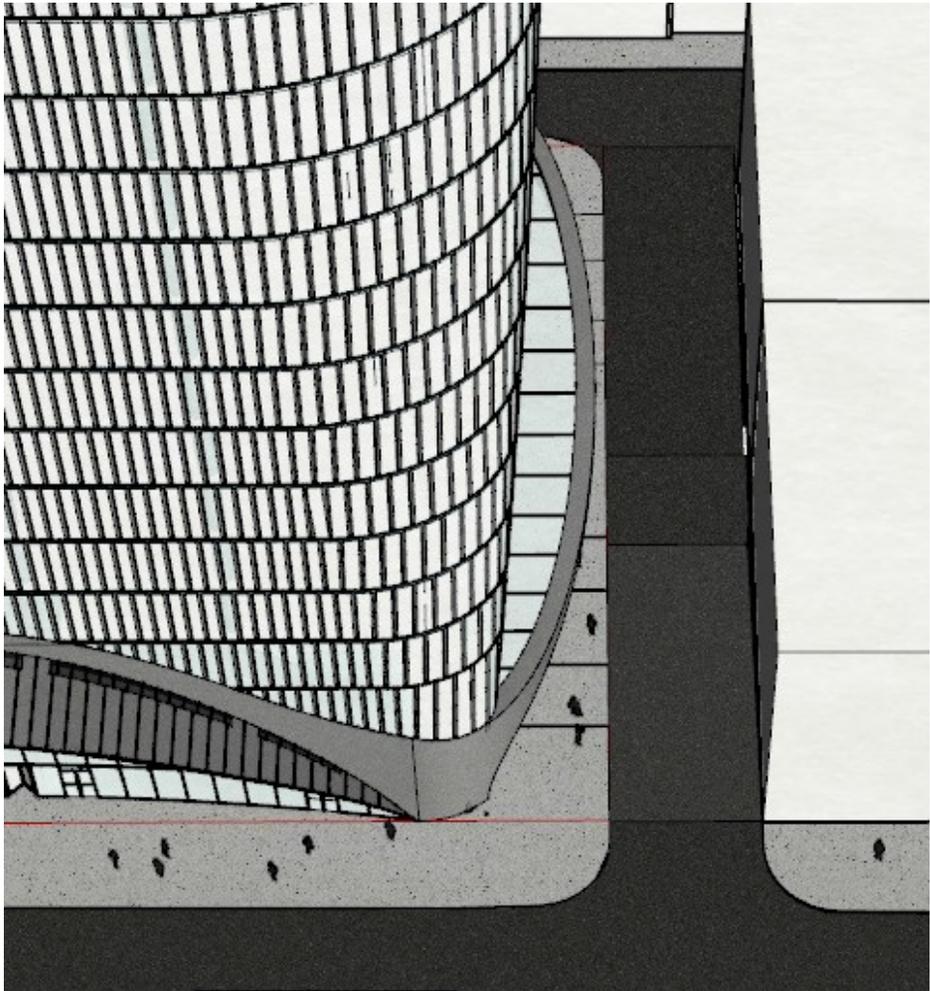


ASK - 1208

PODIUM  
ALTERNATE STUDIES - OPTION  
1



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP



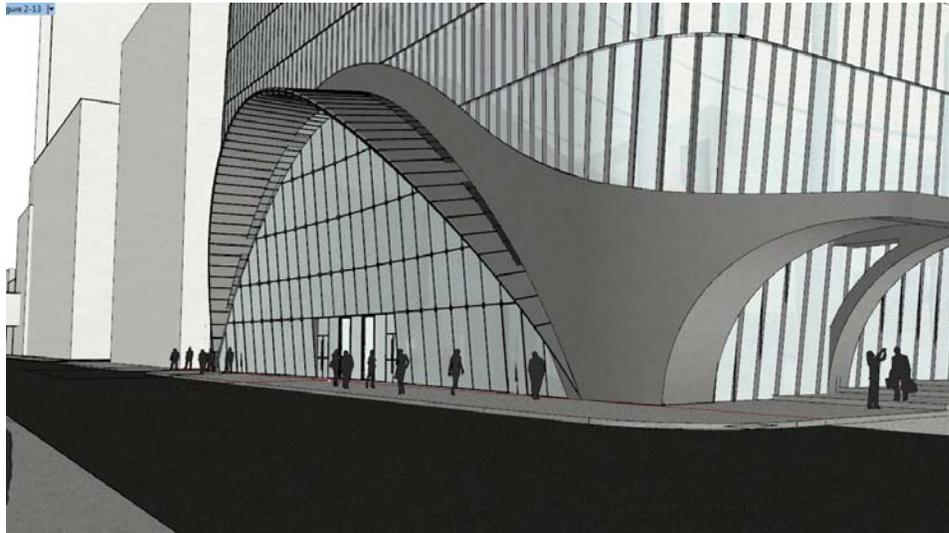
ASK - 1209

June 2-19

PODIUM  
ALTERNATE STUDIES - OPTION  
2



June 2-19

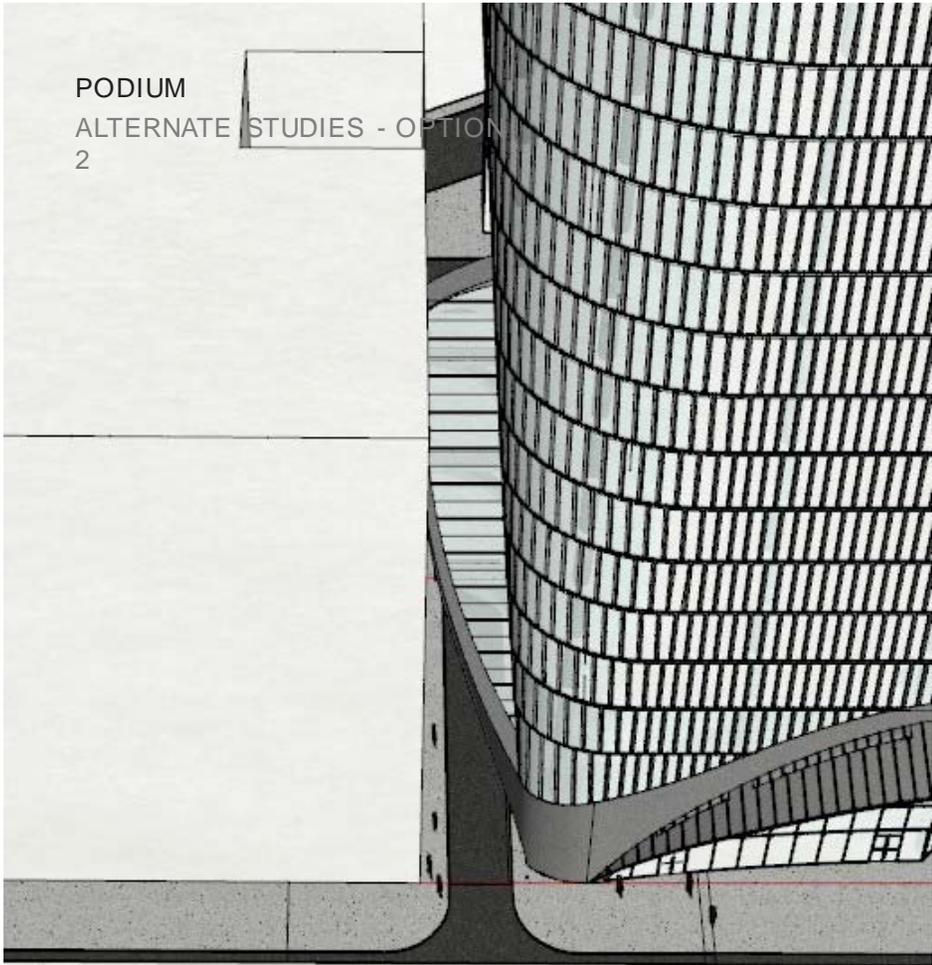


THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

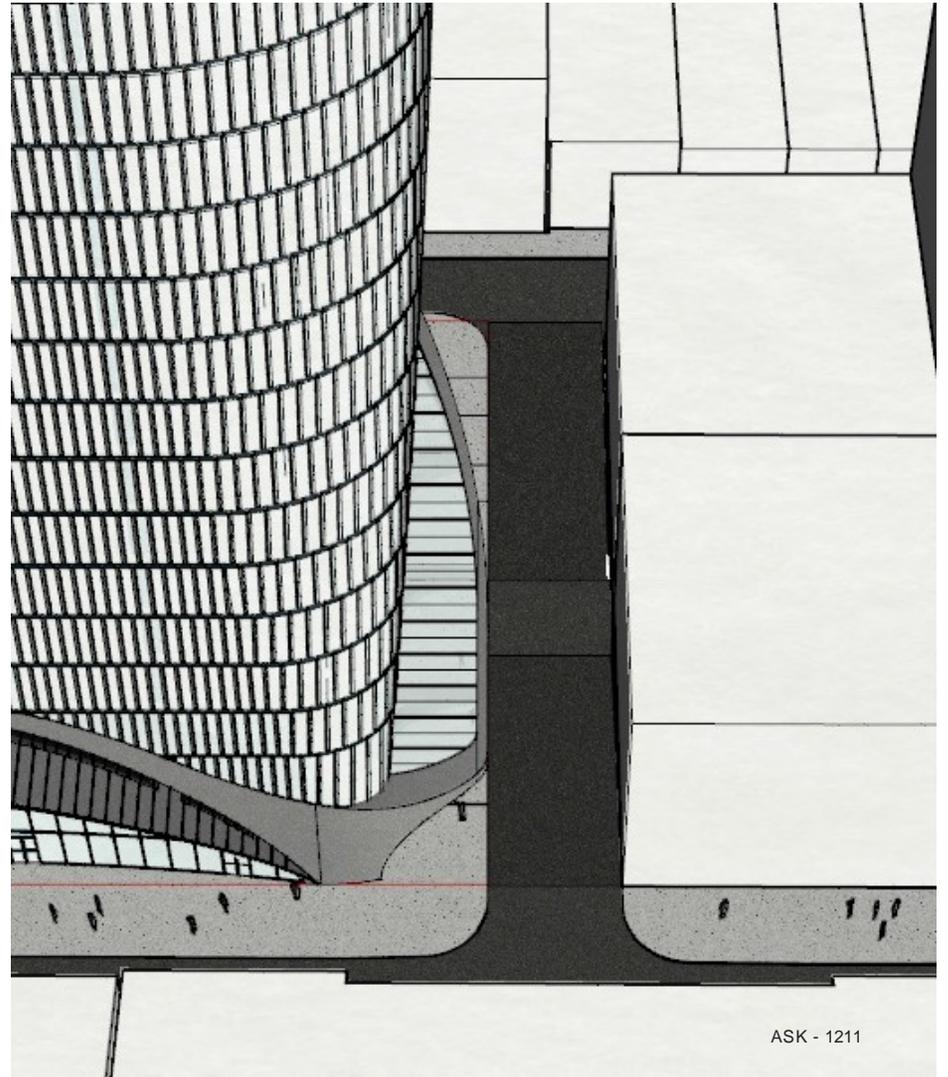


ASK - 1210

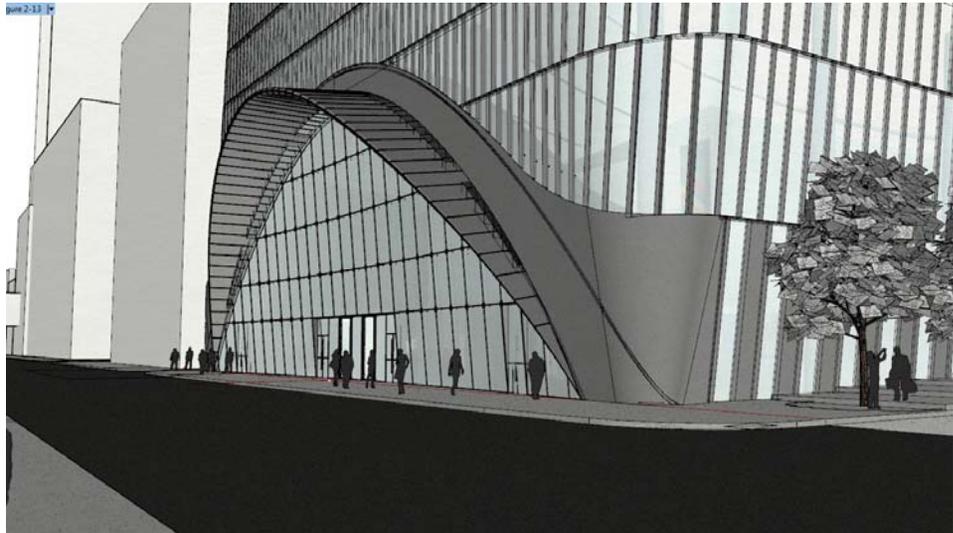
PODIUM  
ALTERNATE STUDIES - OPTION  
2

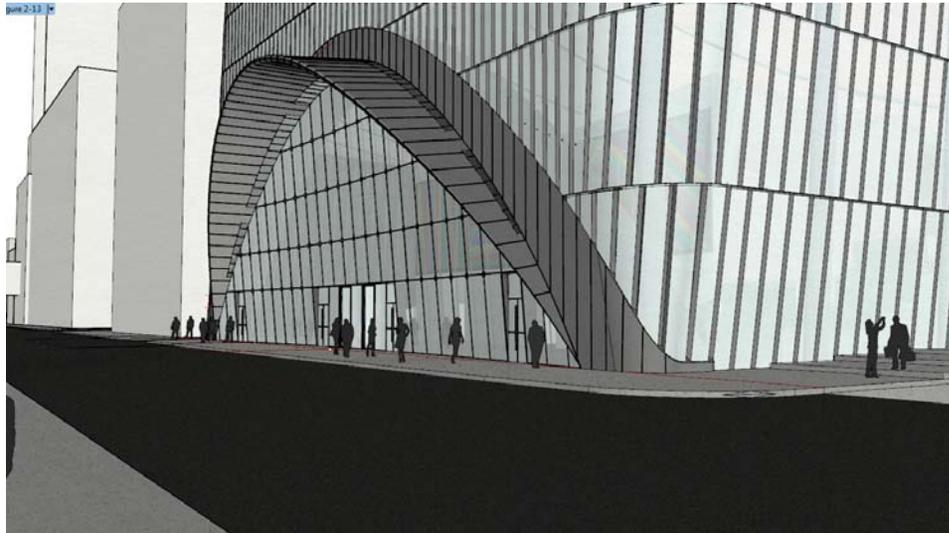


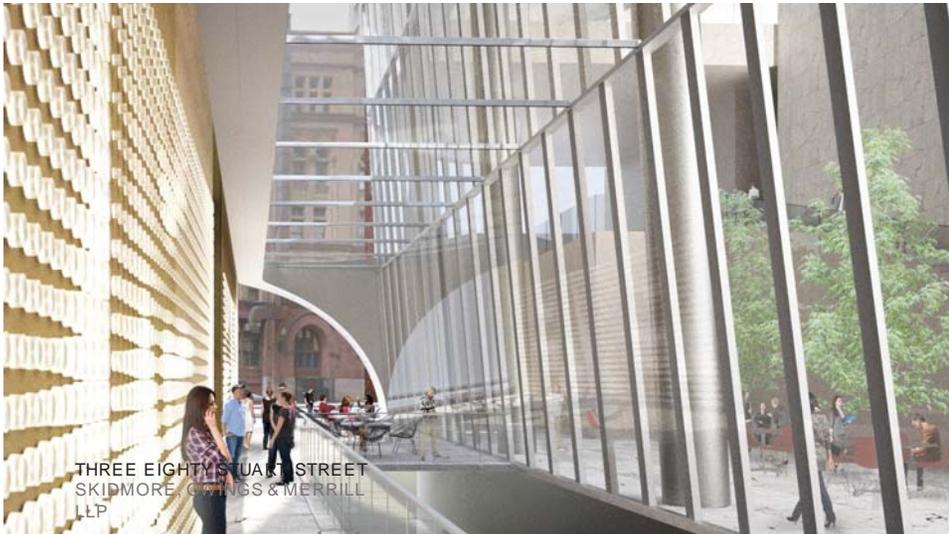
THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP



ASK - 1211







PODIUM  
PROPOSED  
SCHEME



THRE  
KIDMORE, OWINGS & MERRILL  
LLP

PODIUM  
PROPOSED  
SCHEME



THRE  
KIDMORE, OWINGS & MERRILL  
LLP

PODIUM  
THROUGH-SITE LINK  
COMPARISON





PODIUM  
PROPOSED  
SCHEME

LOEWS

THREE EIGHTY STUART STREET  
FRIDMORE, OWINGS & MERRILL  
LLP

ASK - 1218



PODIUM  
PROPOSED  
SCHEME



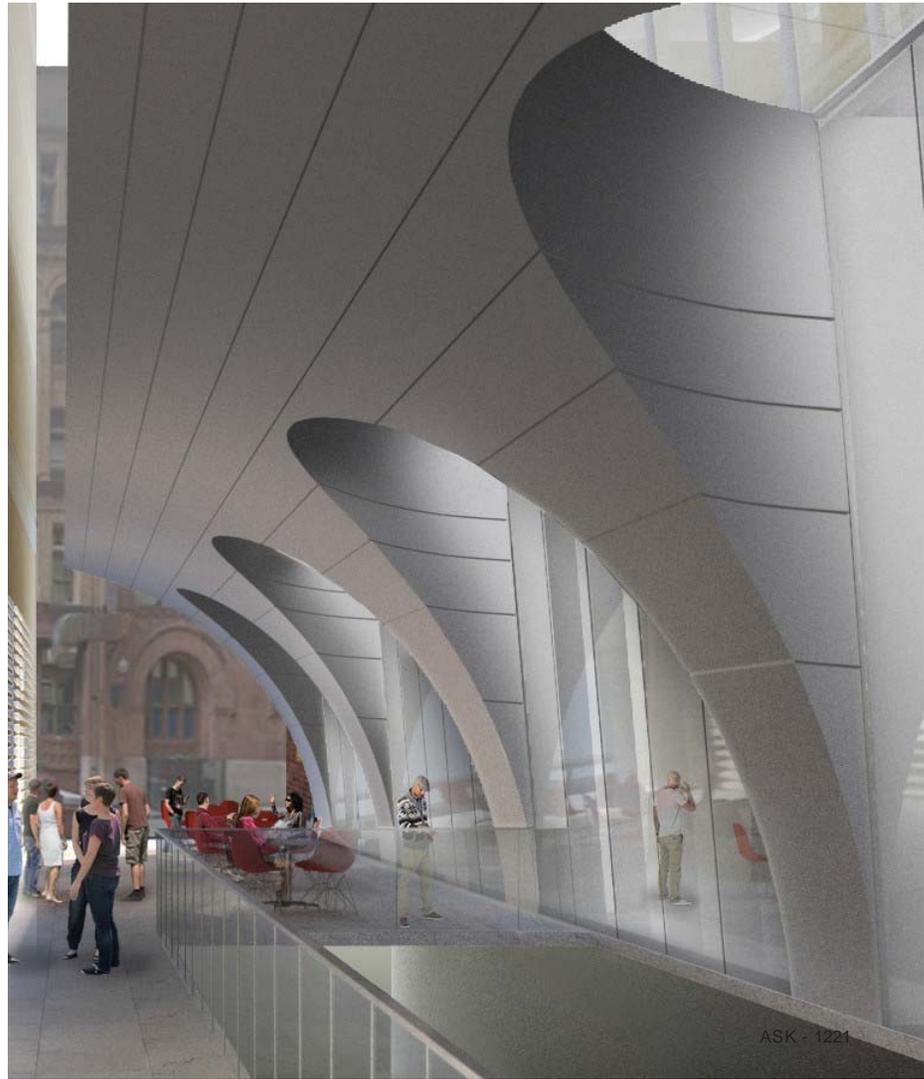
THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1220

PODIUM  
THROUGH-SITE LINK  
COMPARISON



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP



ASK - 1221

PODIUM  
PROPOSED  
SCHEME



THIRTY EIGHTH STREET  
STUART STREET  
SKIDMORE OWINGS & MERRILL  
LLP

ASK - 1222

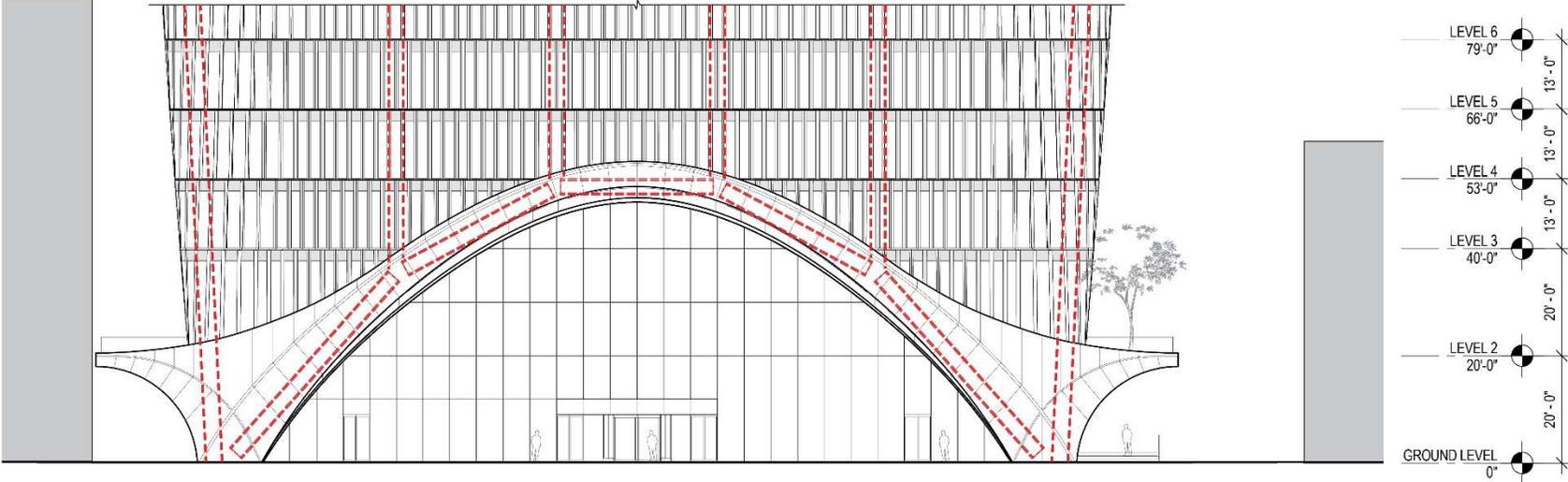
PODIUM  
CURRENT  
SCHEME



PODIUM  
CURRENT  
SCHEME



PODIUM  
NORTH  
ELEVATION



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

PODIUM  
CURRENT  
SCHEME



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1230



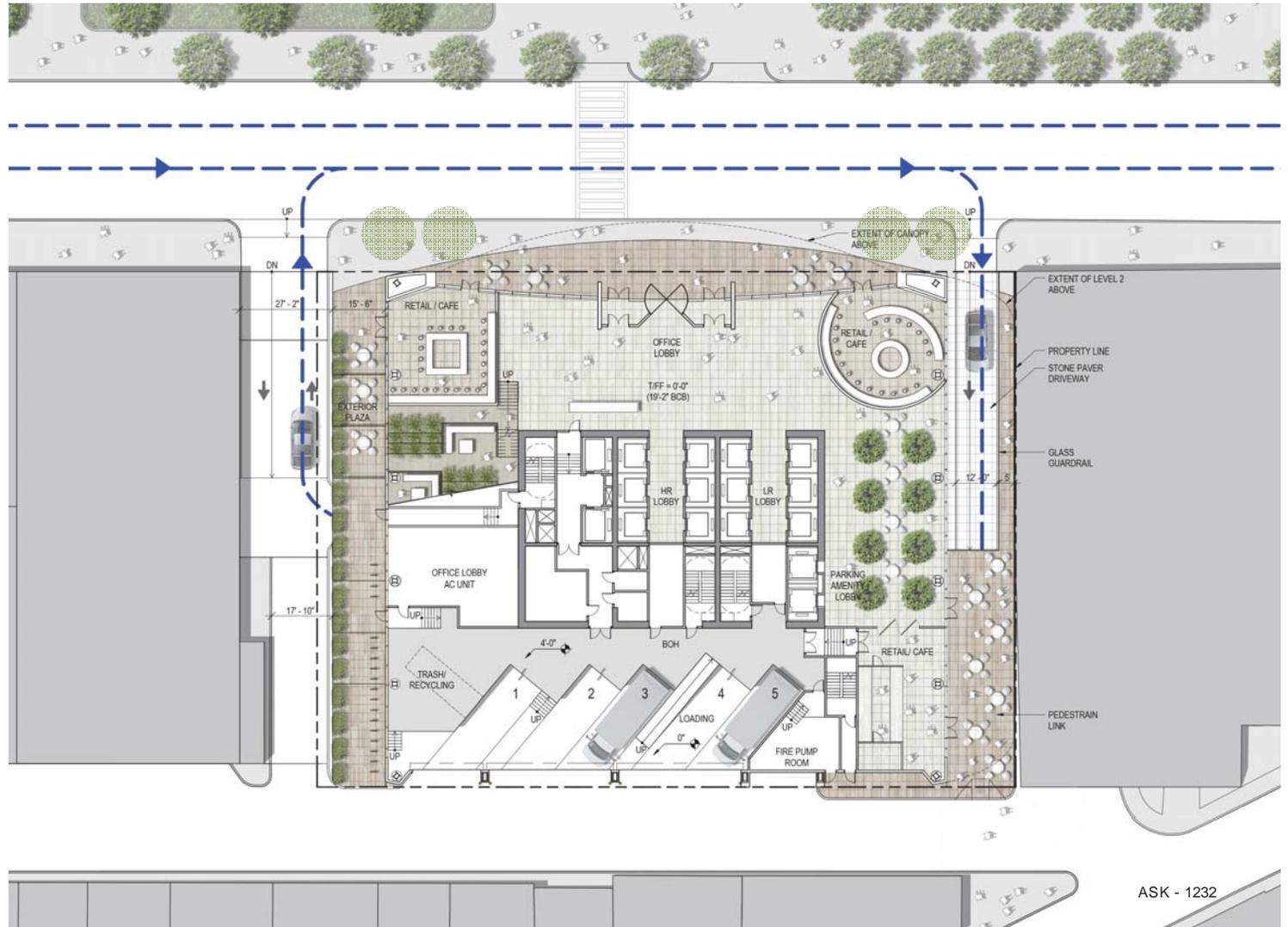
PODIUM  
LOBBY

Hancock

THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1231

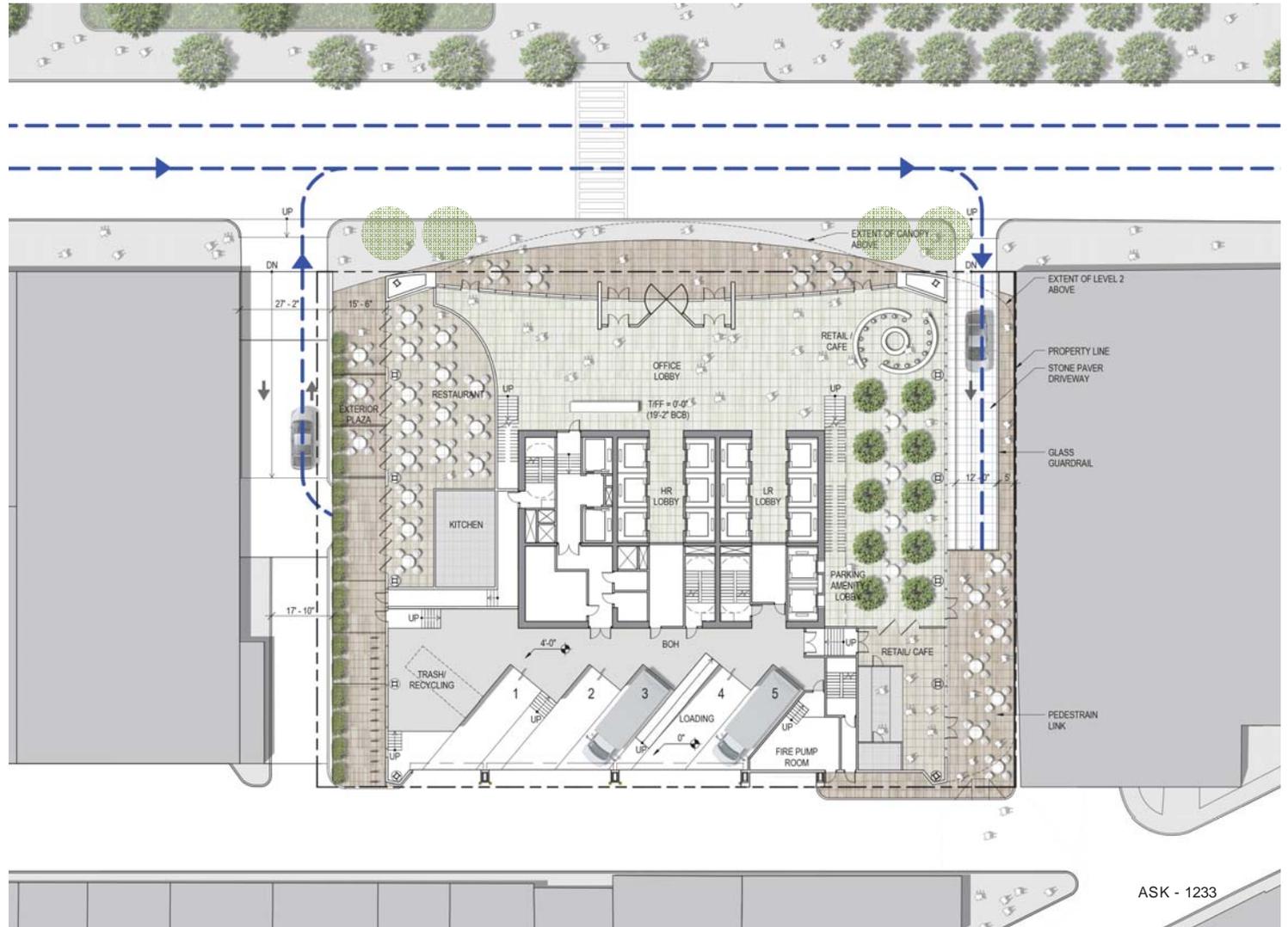
PODIUM  
 GROUND LEVEL  
 PLAN RETAIL ALT 1



THREE EIGHTY STUART STREET  
 SKIDMORE, OWINGS & MERRILL  
 LLP

ASK - 1232

PODIUM  
GROUND LEVEL  
PLAN RETAIL ALT 2



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1233

MASSING  
VIEW FROM BOSTON  
COMMON



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

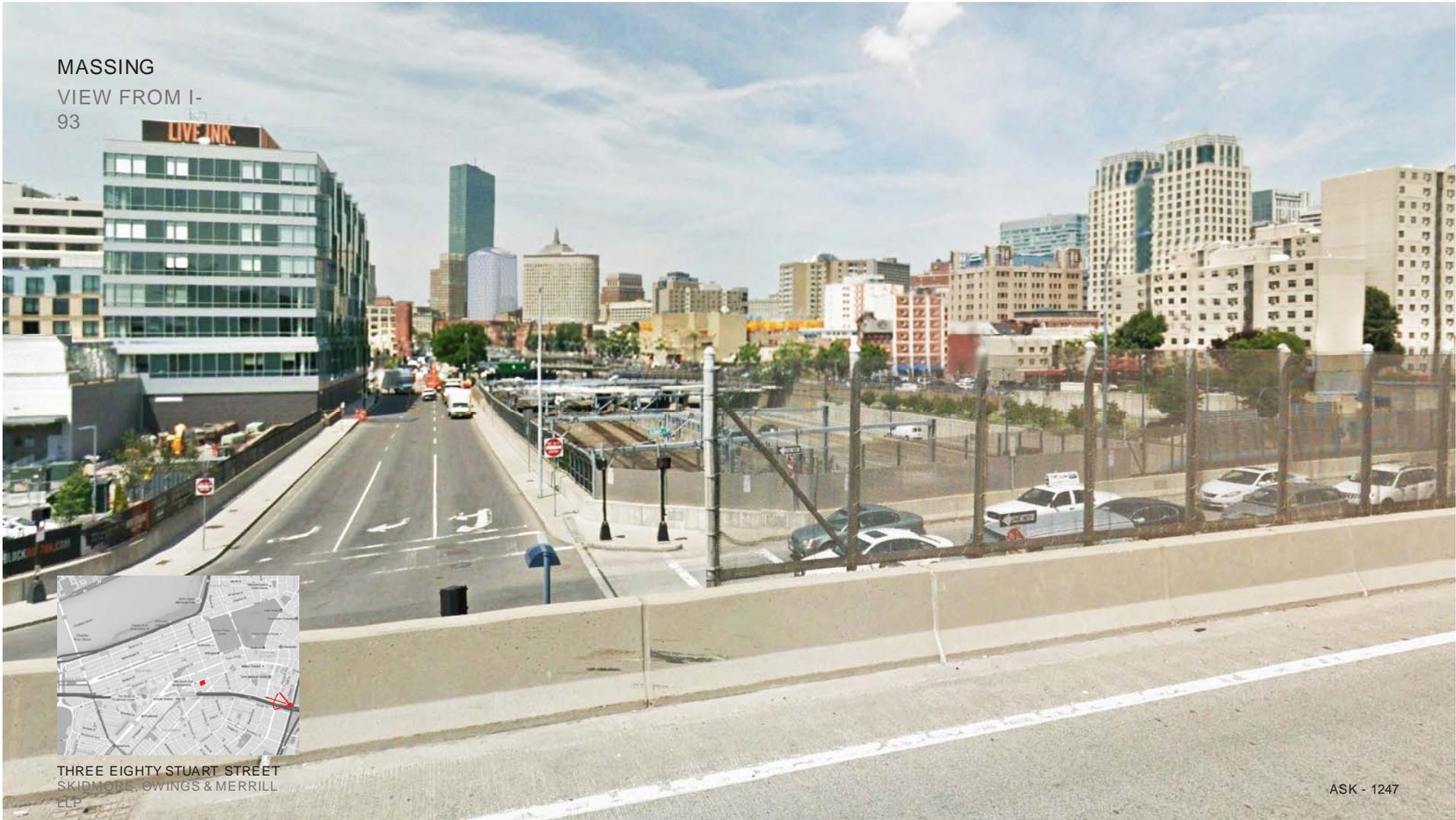
MASSING  
NIGHT VIEW FROM BOSTON  
COMMON



STATE STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK 1735

MASSING  
VIEW FROM I-  
93



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

MASSING  
VIEW FROM MEMORIAL  
DRIVE



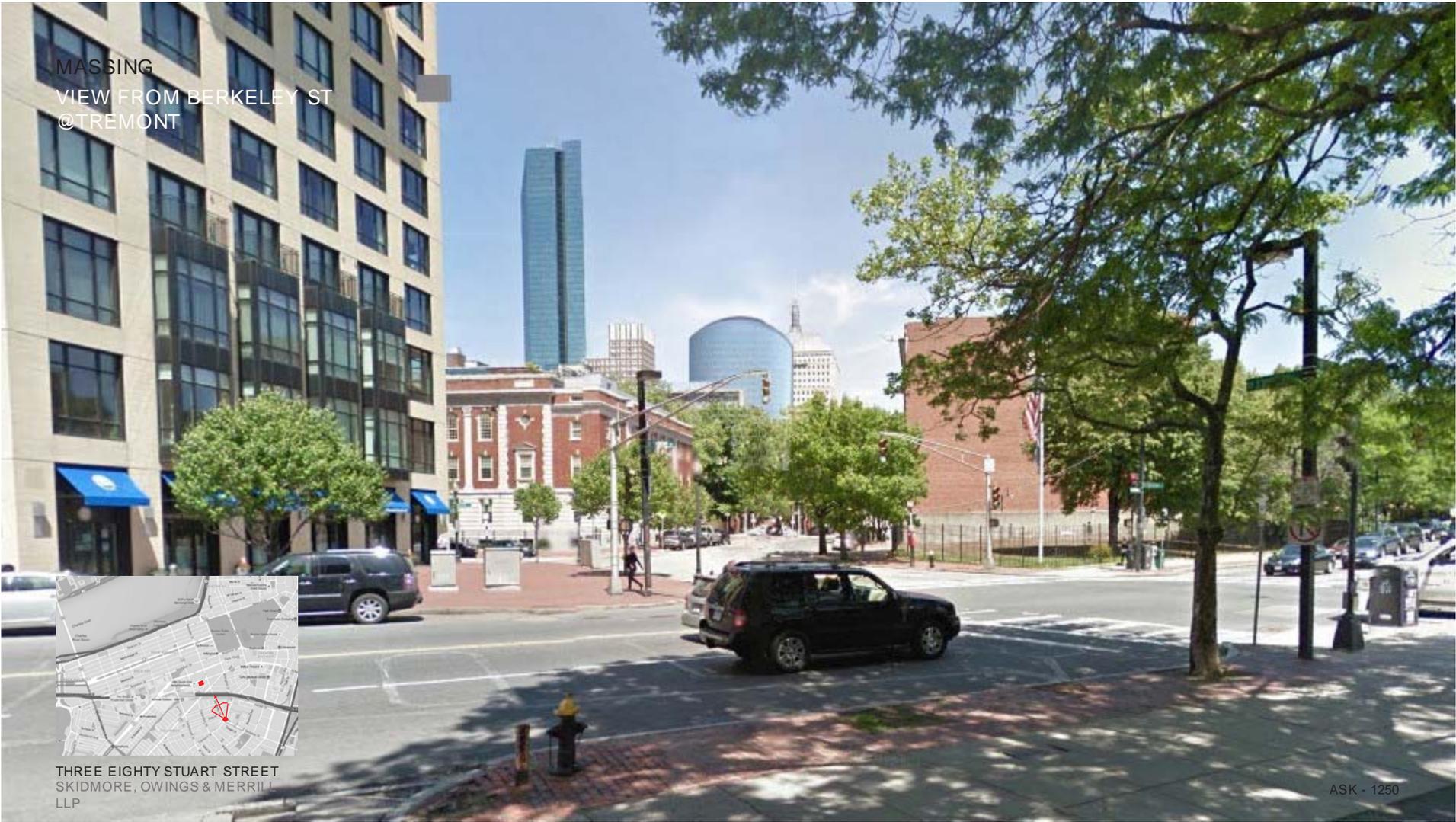
THREE EIGHTY STUART STREET  
MEMORIAL DRIVE  
LLP

MASSING  
VIEW FROM COLUMBUS AVE @ NEWTON  
ST



THIRTY EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

MASSING  
VIEW FROM BERKELEY ST  
@TREMONT



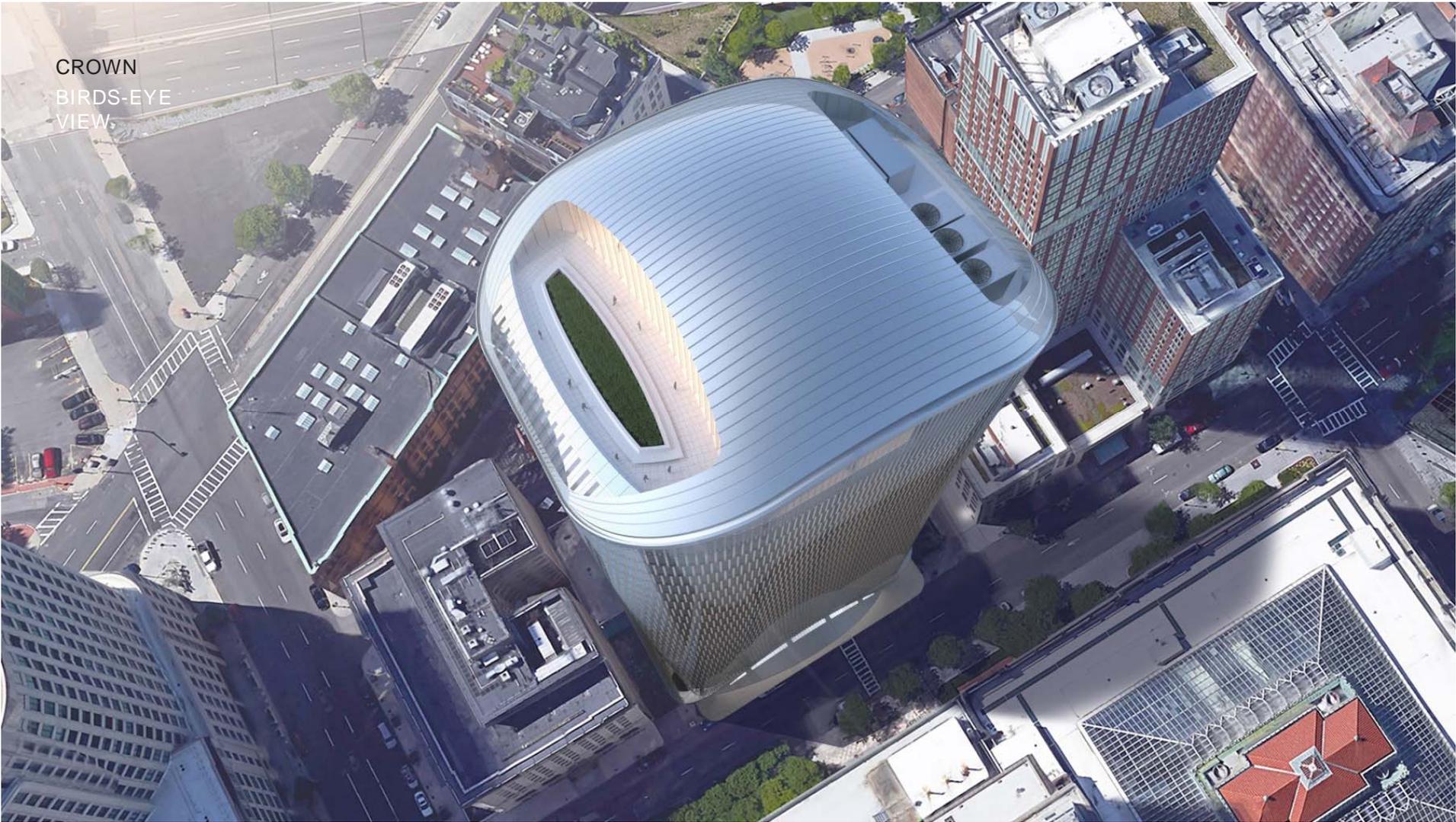
THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

MASSING  
VIEW FROM COPLEY  
SQUARE

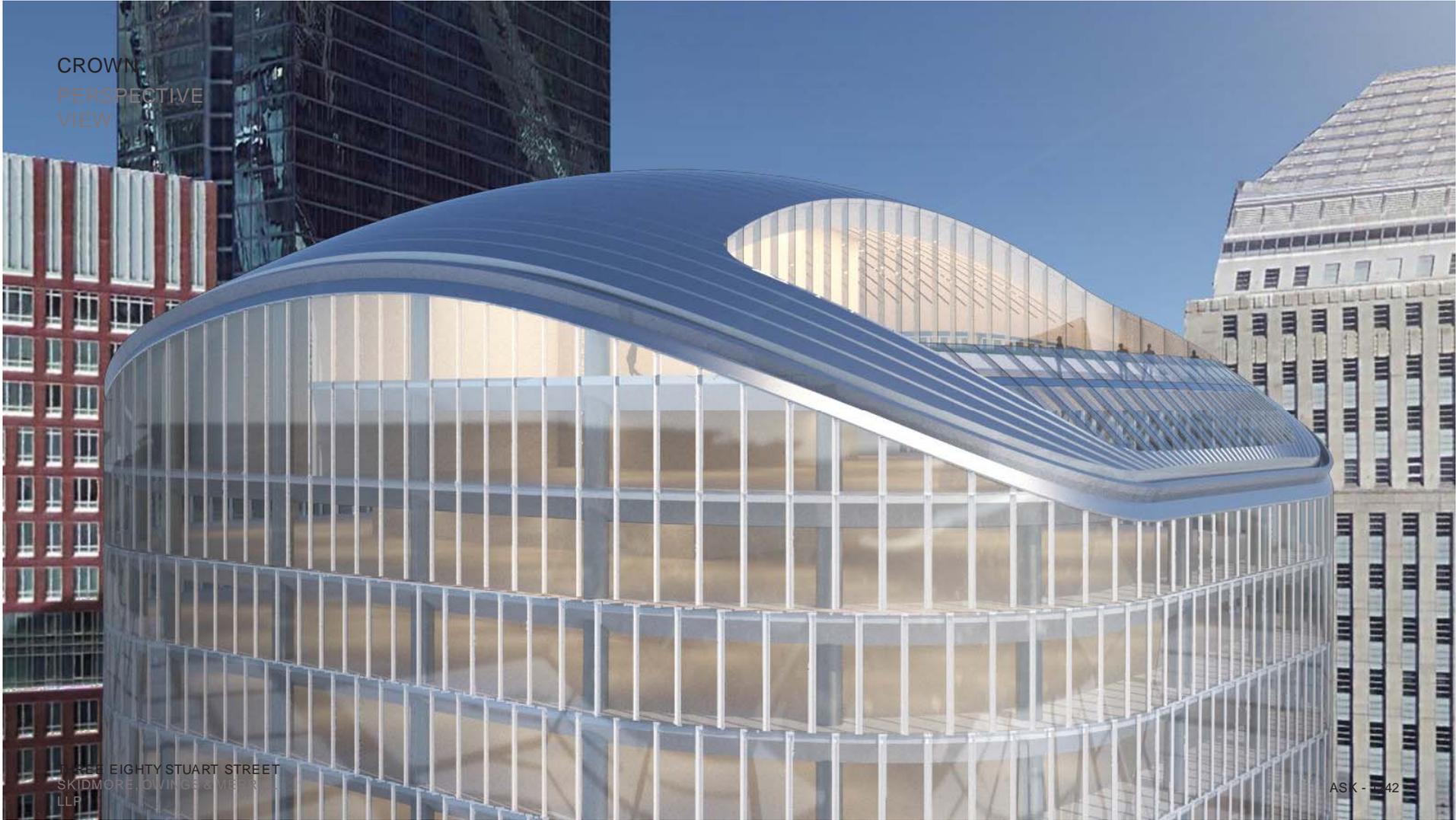


THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

CROWN  
BIRDS-EYE  
VIEW.



CROWN  
PERSPECTIVE  
VIEW



SEE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 1142

CROWN  
PERSPECTIVE  
VIEW



THREE EIGHTY STUART STREET  
SKIDMORE, OWINGS & MERRILL  
LLP

ASK - 12

# Three Eighty Stuart Street

SOM *John Hancock*  cbt