



Midwood

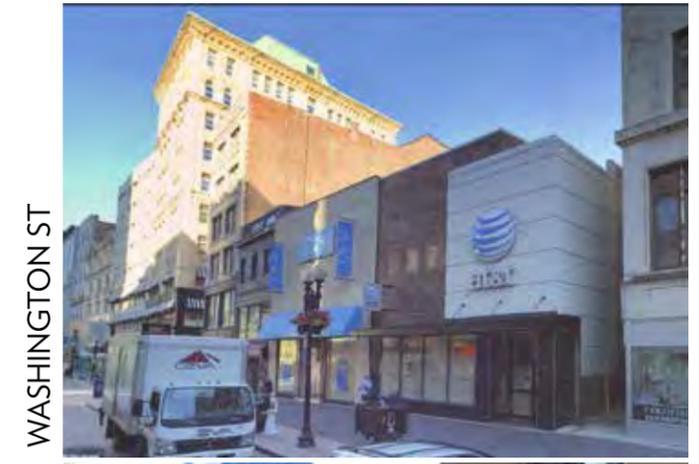
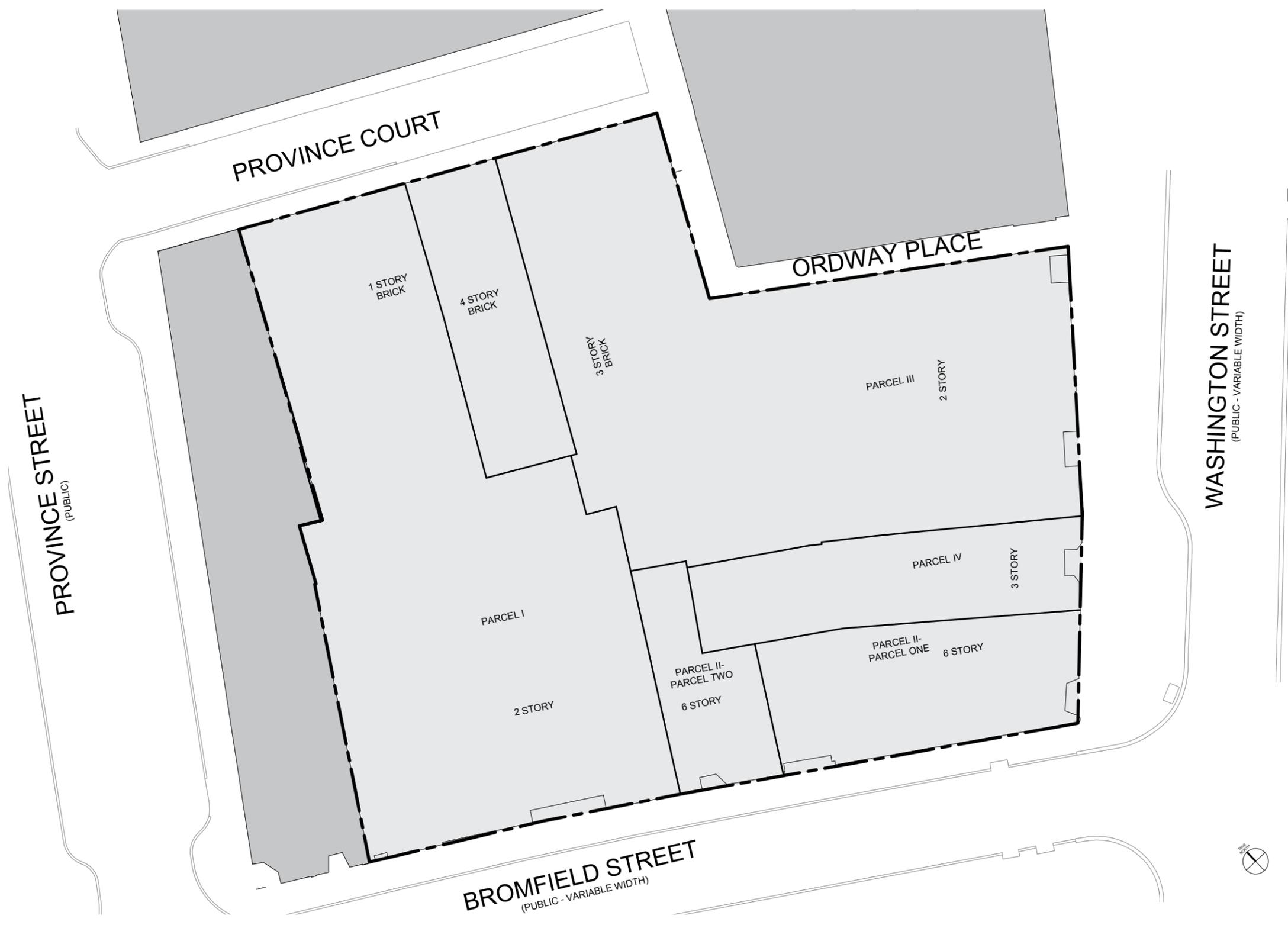
ADRIAN SMITH + GORDON GILL
ARCHITECTURE

March 29, 2016

SITE OVERVIEW



EXISTING CONDITIONS



PROJECT STATISTICS & PROGRAM

Project Lot Size	23,768 sf
Zoning District	Midtown Cultural District
Total Project Area (SF)	+/- 605,000
# Rental Units	+/- 300
# Affordable Units	+/- 54
# Condo Units	+/- 119
# Total Units	+/- 419
Retail Area (SF)	+/- 30,000
# Residential Parking Spaces	+/- 235
# Public Parking Spaces	0
# Bike Parking	+/- 420
Zoning Height	683'-0"
# of Stories Above Grade	59

RESIDENTIAL - CONDO

MEP

AMENITY

RESIDENTIAL - RENTAL

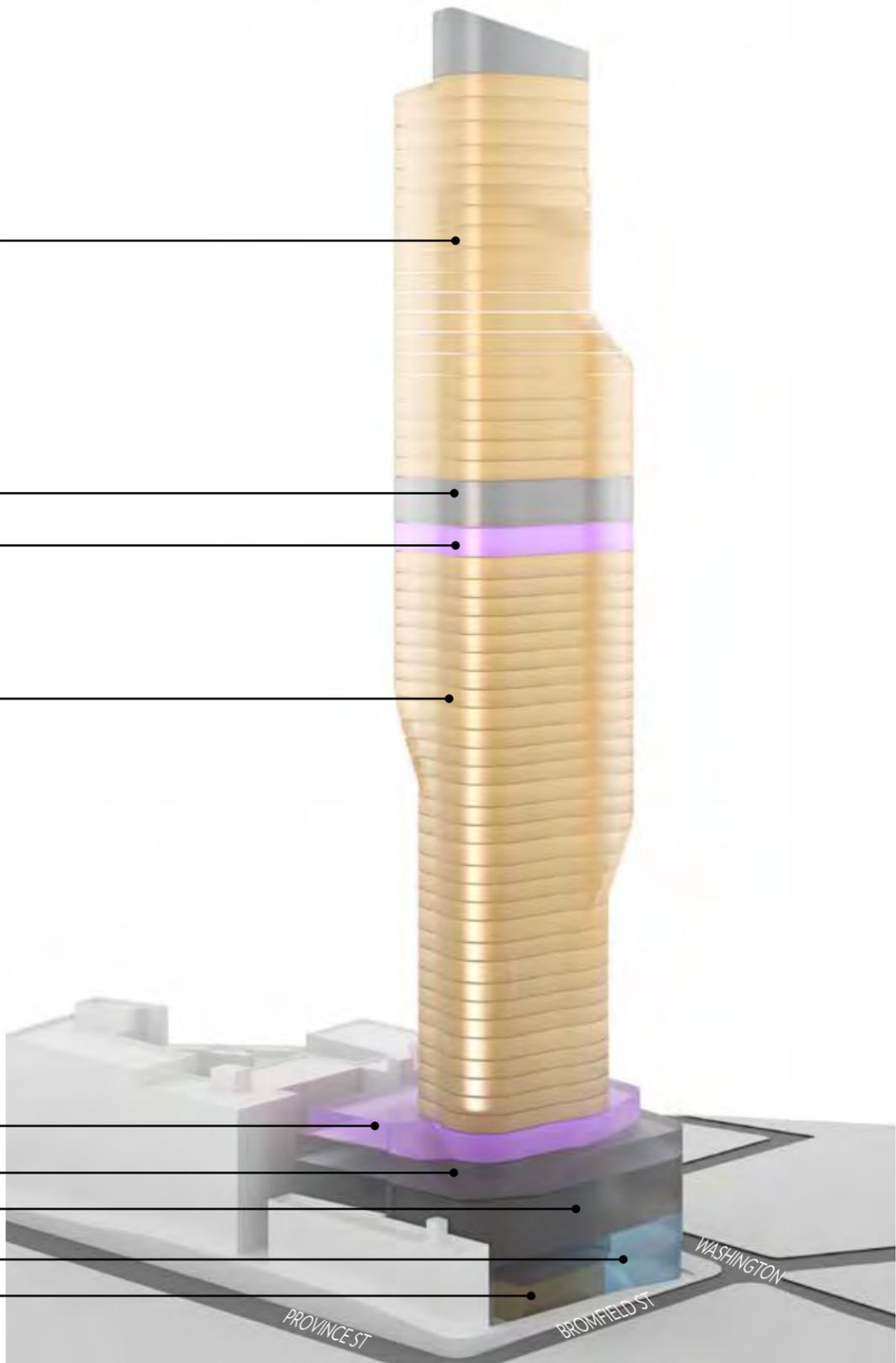
AMENITY

MEP

PARKING

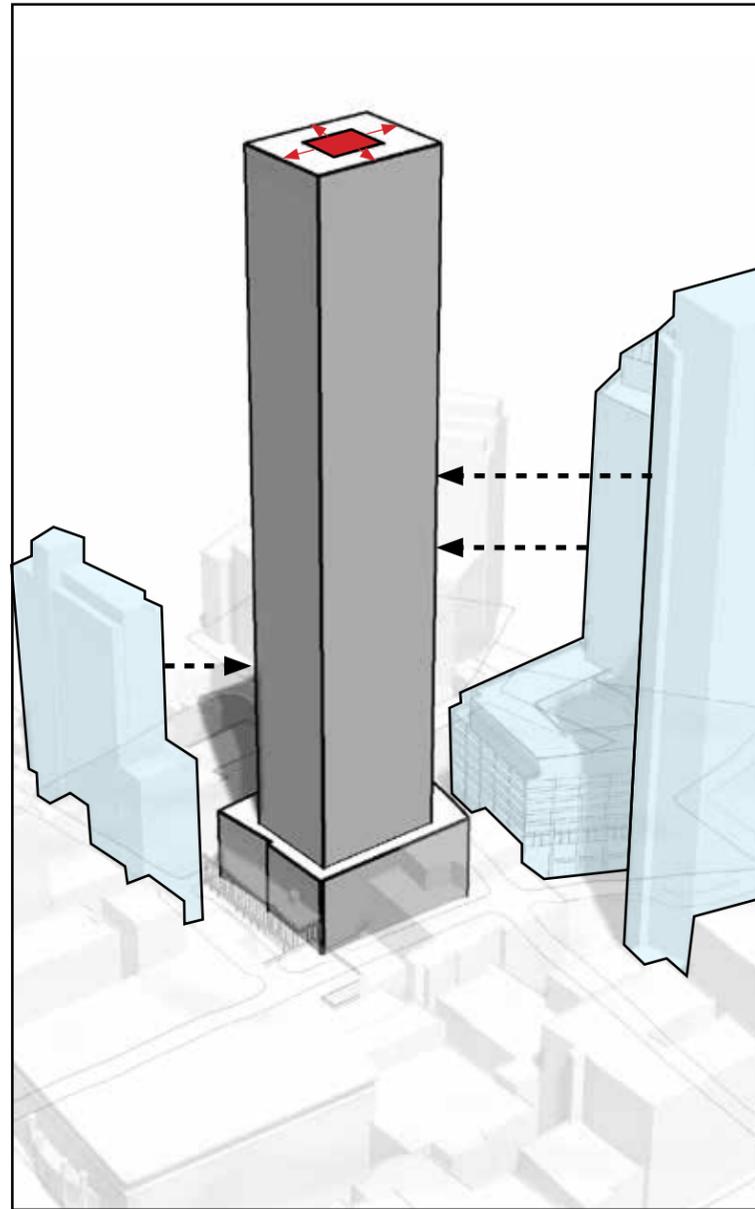
RETAIL

RESIDENTIAL LOBBIES



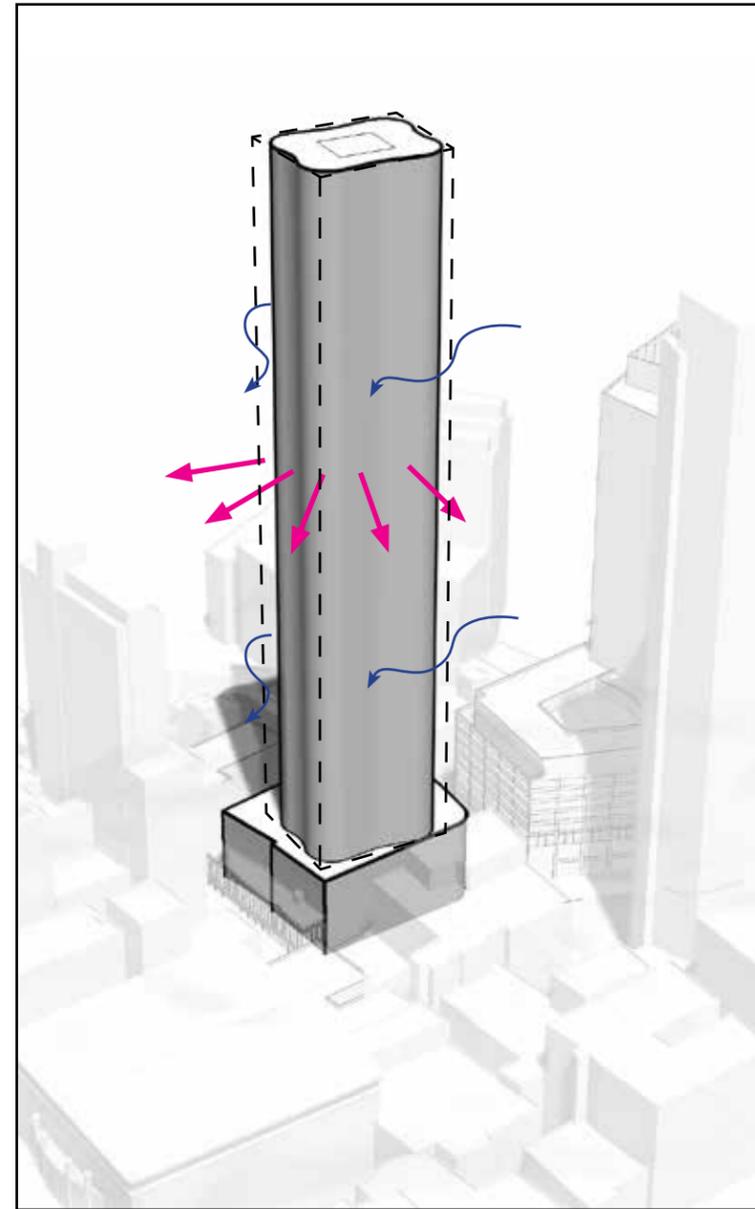
MASSING PRINCIPLES

EXTRUSION WITH LEASABLE SPAN



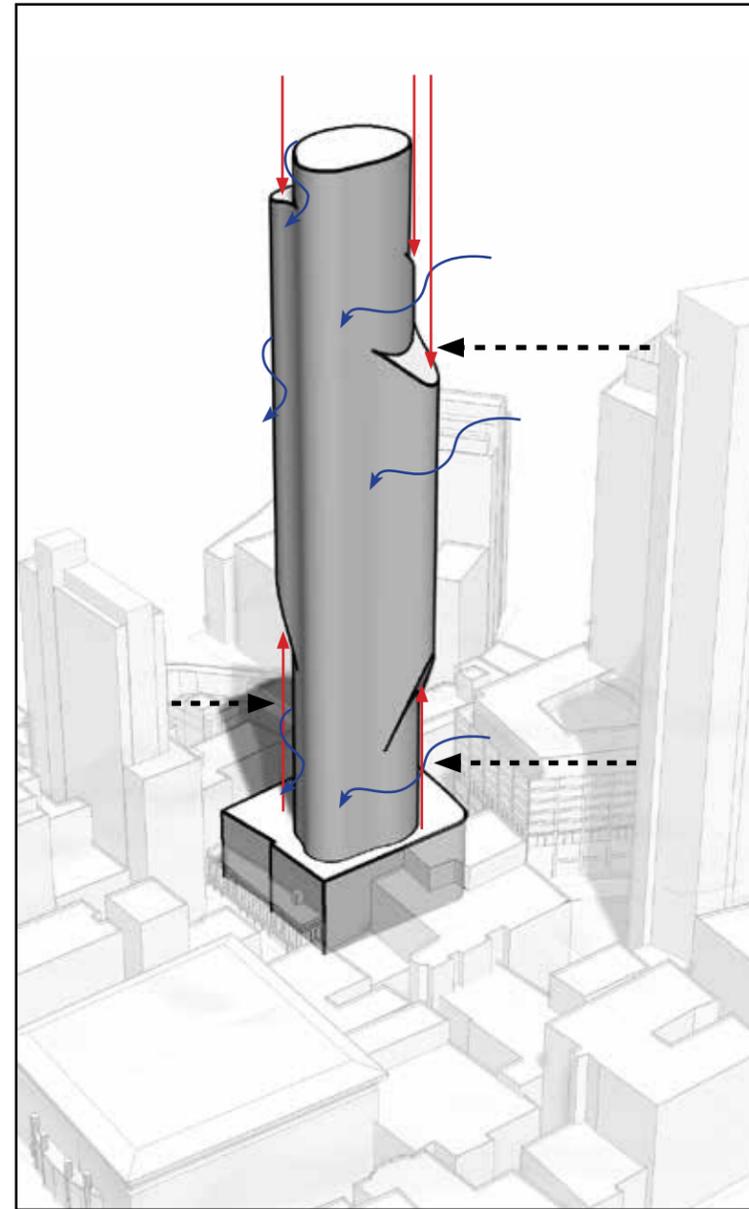
- Position to maximize distance from other high-rise buildings
- Create functional and efficient floorplan dimensions

SOFTEN AND OPTIMIZE ORIENTATION



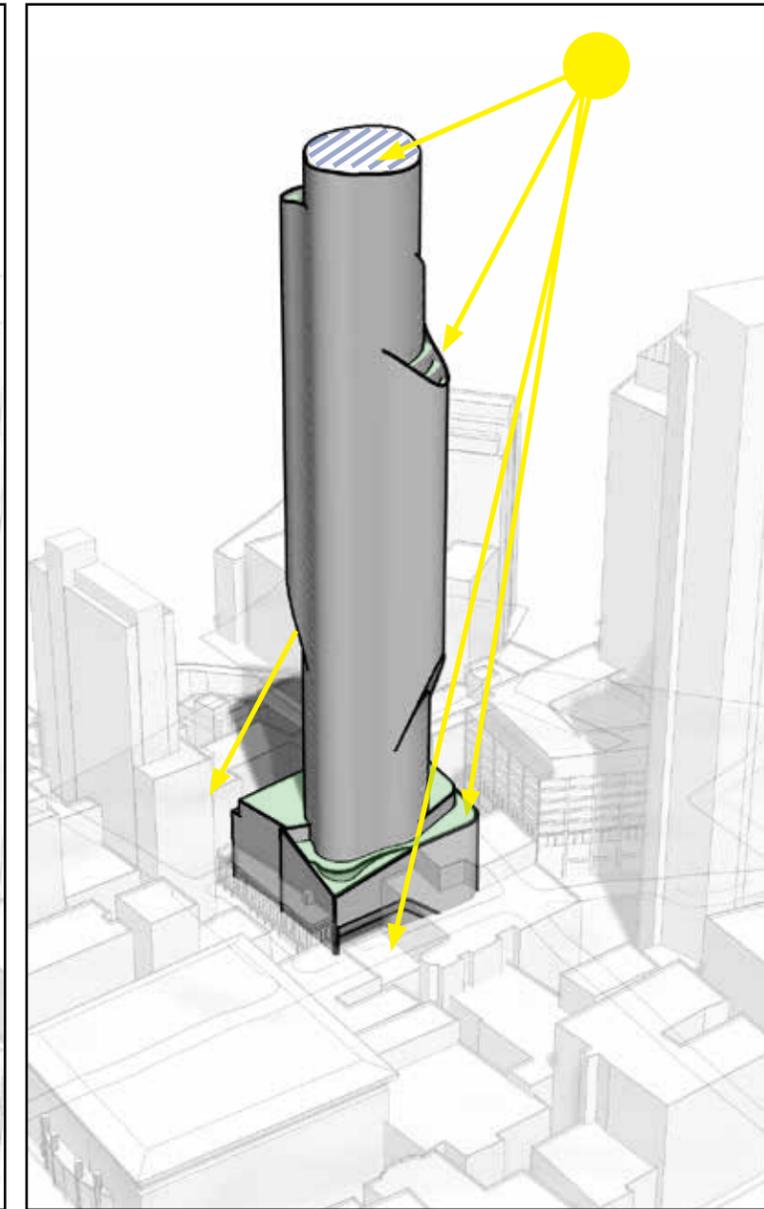
- Optimize rotation for passive thermal performance
- Maximize views toward Boston Common
- Fillet corners for decreased impact of wind loads on structure
- Further increase separation from adjacent context

CARVE MASSING



- Confuses wind for improved structural performance and pedestrian comfort
- Massing registers with datum on the mid and high-rise urban scales
- Maximizes separation to adjacent structures while minimizing potential cross views
- Provides visual and iconic interest to and from tower

SOLAR AMENITY AND PERFORMANCE



- Lower cuts provide increased solar and view corridor access to the public way and podium outdoor amenity spaces.
- Upper cuts provide private terraces for residents
- Southern angled rooftop provides potential for solar collection

DOWNTOWN BOSTON SKYLINE

SKYLINE

- Roof shape works with Millennium tower to emphasize the skyline profile, softly changing angles to transition from left-to-right and up-to-down
- Softness distinguishes the tower from more rectilinear geometry in the skyline, yet connects with the city through use of warm material and scaled articulations



BUILDING UPON THE LOGIC OF BOSTON'S SKYLINE



① Following the placement pattern of taller buildings in the city

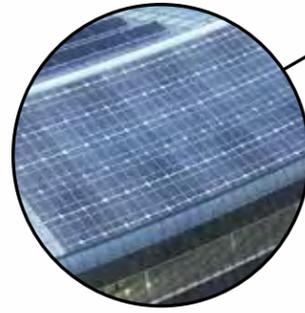
② Fits within the context of already established height in downtown Boston

③ Reinforces and holds the pivot point or "elbow" defined by Boston Common and Granary Burying Ground

SITEWIDE SUSTAINABILITY STRATEGIES

REDUCED CO2 EMISSIONS

- Potential rooftop renewable energy installation
- Domestic hot water preheat from heat recovery chillers



REDUCED EMBODIED CARBON

- Up to 30% cement replacement used in high early-strength concrete, including slag cement and fly ash
- Up to 70% slag cement and fly ash in typical structural concrete



WATER MANAGEMENT

- Rooftop landscaping for rainwater infiltration
- Onsite rainwater storage tank collects rainwater to reuse for plant irrigation
- Condensate recovery, storage and reuse



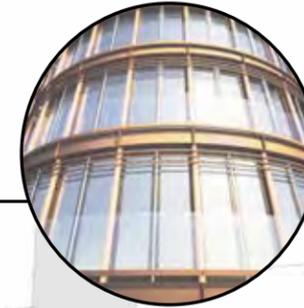
BICYCLE TRANSPORTATION

- Onsite bike storage room with 1 storage space per residential unit
- 4 Hubway bike share stations located within a 5-minute walk of the Project Site



HIGH PERFORMANCE FACADE

- High performance argon insulated glass with triple silver coating and thermally broken mullions
- Operable windows supplied for all rooms along facade
- Brise Soleil on southern facade



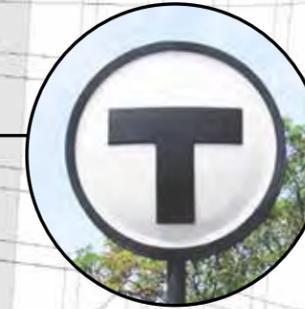
RESIDENTIAL LED LIGHTING

- 0.5 W/sf residential LPD
- Amenity, MEP, and public restroom facilities equipped with occupancy sensors
- Lobby and amenity spaces equipped with daylight photo sensors



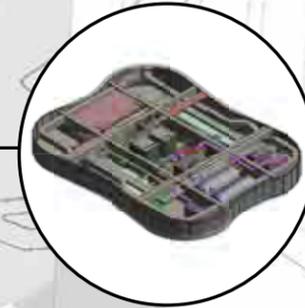
PUBLIC TRANSPORTATION NETWORK

- 4 MBTA subway stations within a 5-minute walk of the Project Site
- 7 Local bus route stops within a 5-minute walk of the Project Site
- 10 Express bus route stops within a 5-minute walk of the Project Site



HIGH EFFICIENCY HVAC EQUIPMENT

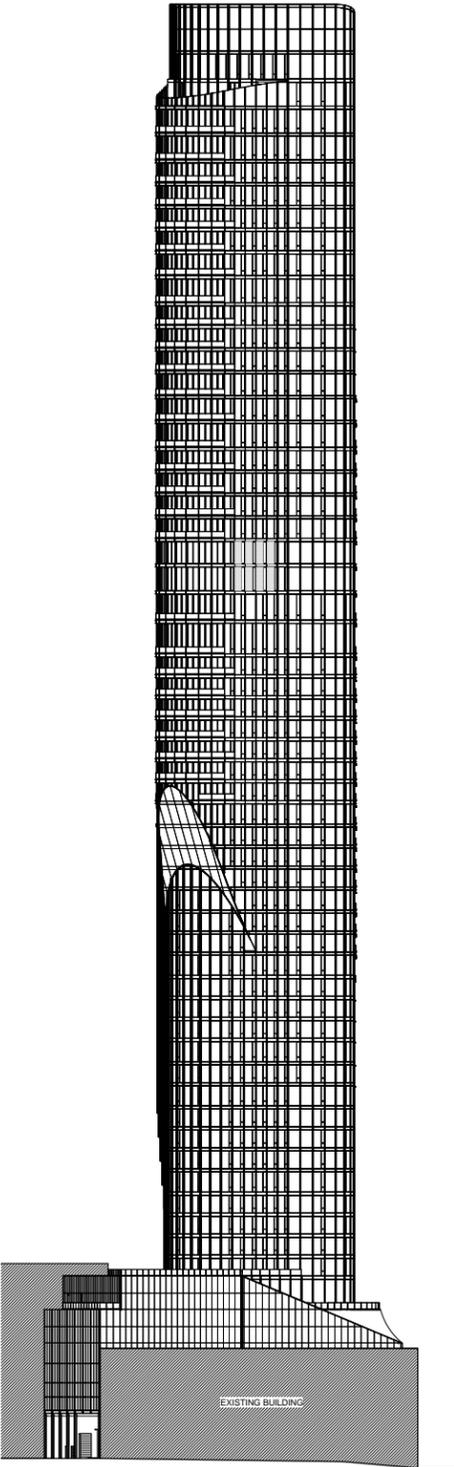
- Part load centrifugal chiller & high efficiency boiler
- Residential FCUs with Digital motors
- Waterside economizer with condenser water for CHW
- Heat recovery chillers for use with DHW



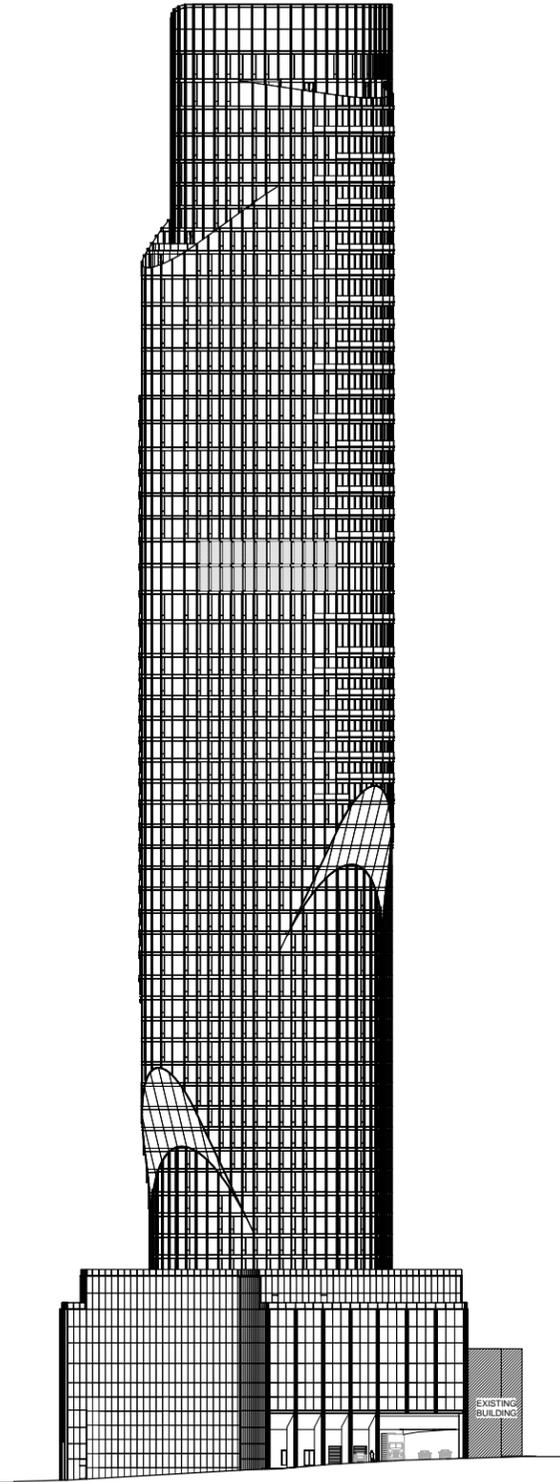
TARGETING LEED GOLD CERTIFIABLE



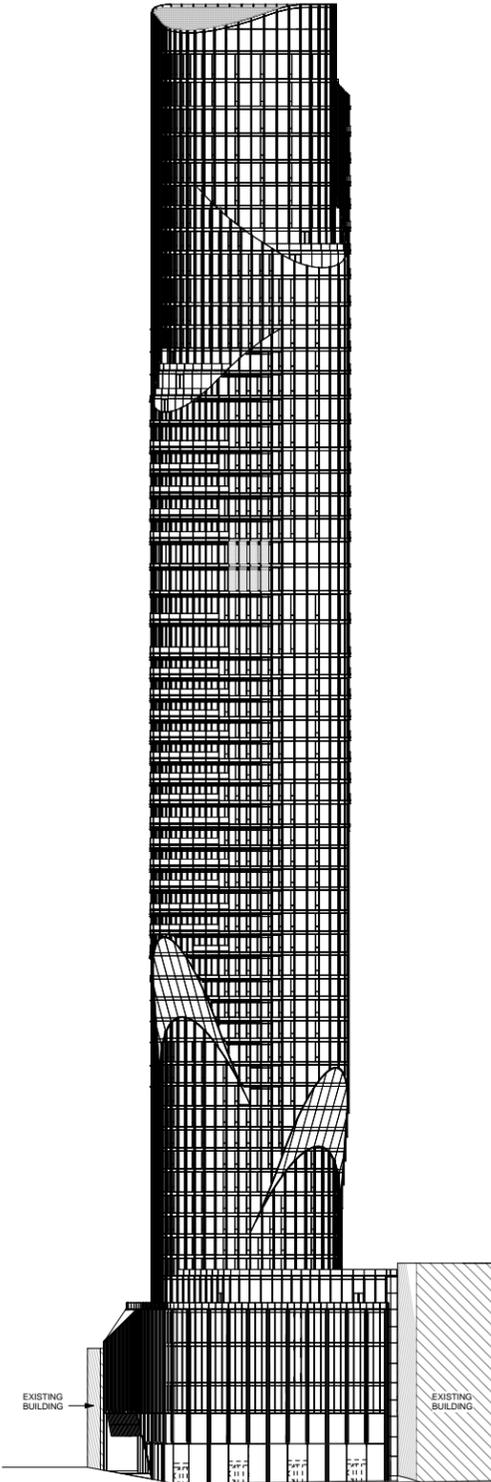
OVERALL ELEVATIONS



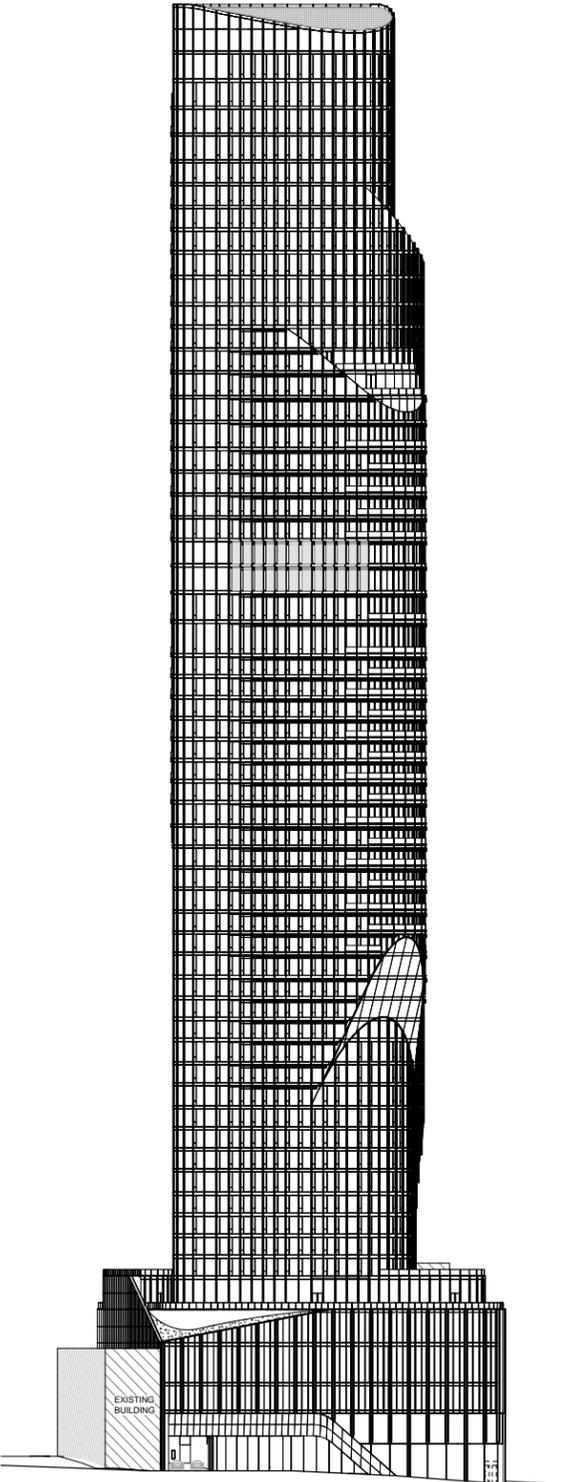
WEST ELEVATION



NORTH ELEVATION

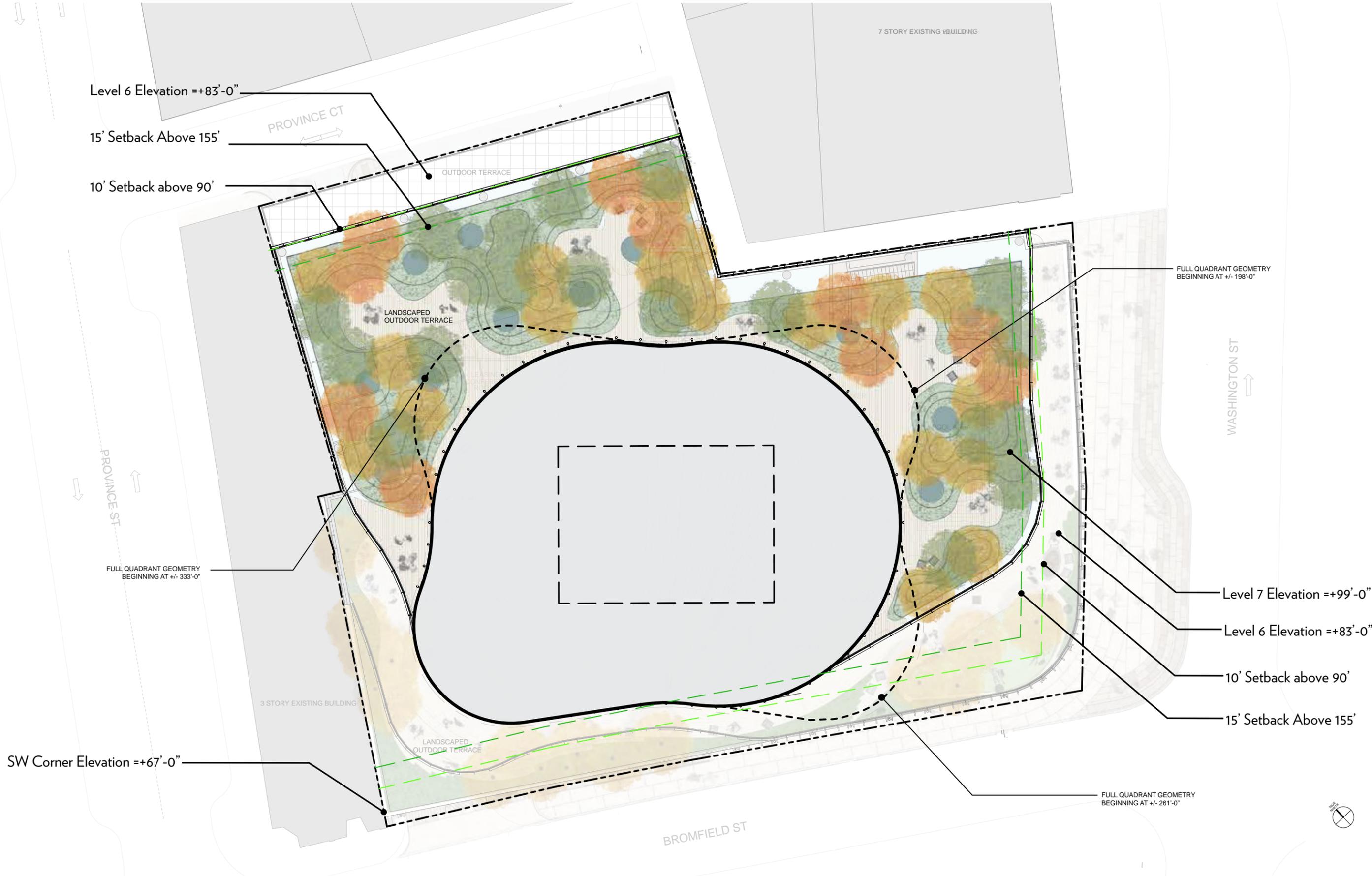


EAST ELEVATION

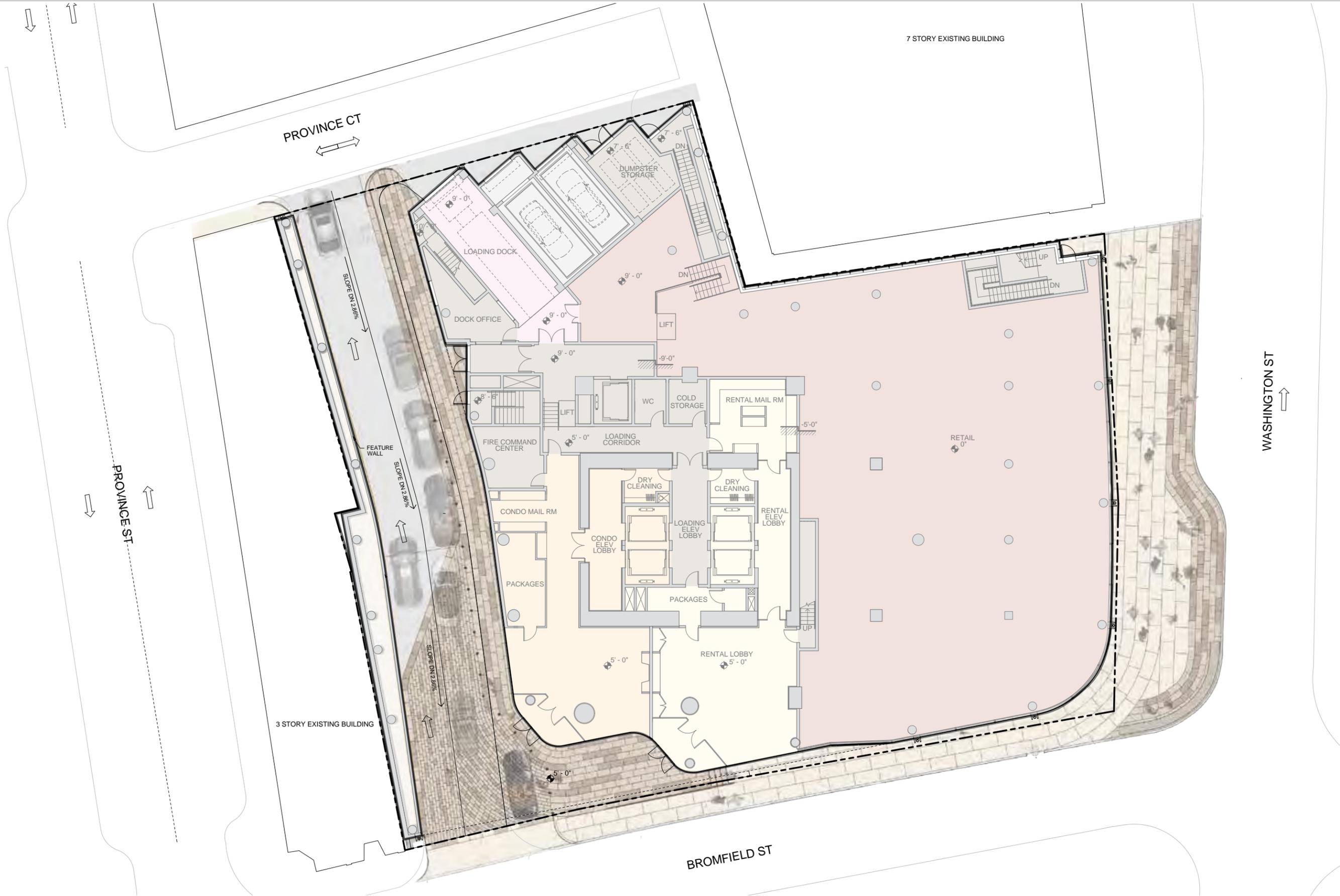


SOUTH ELEVATION

PODIUM ROOF PLAN & ZONING SETBACKS



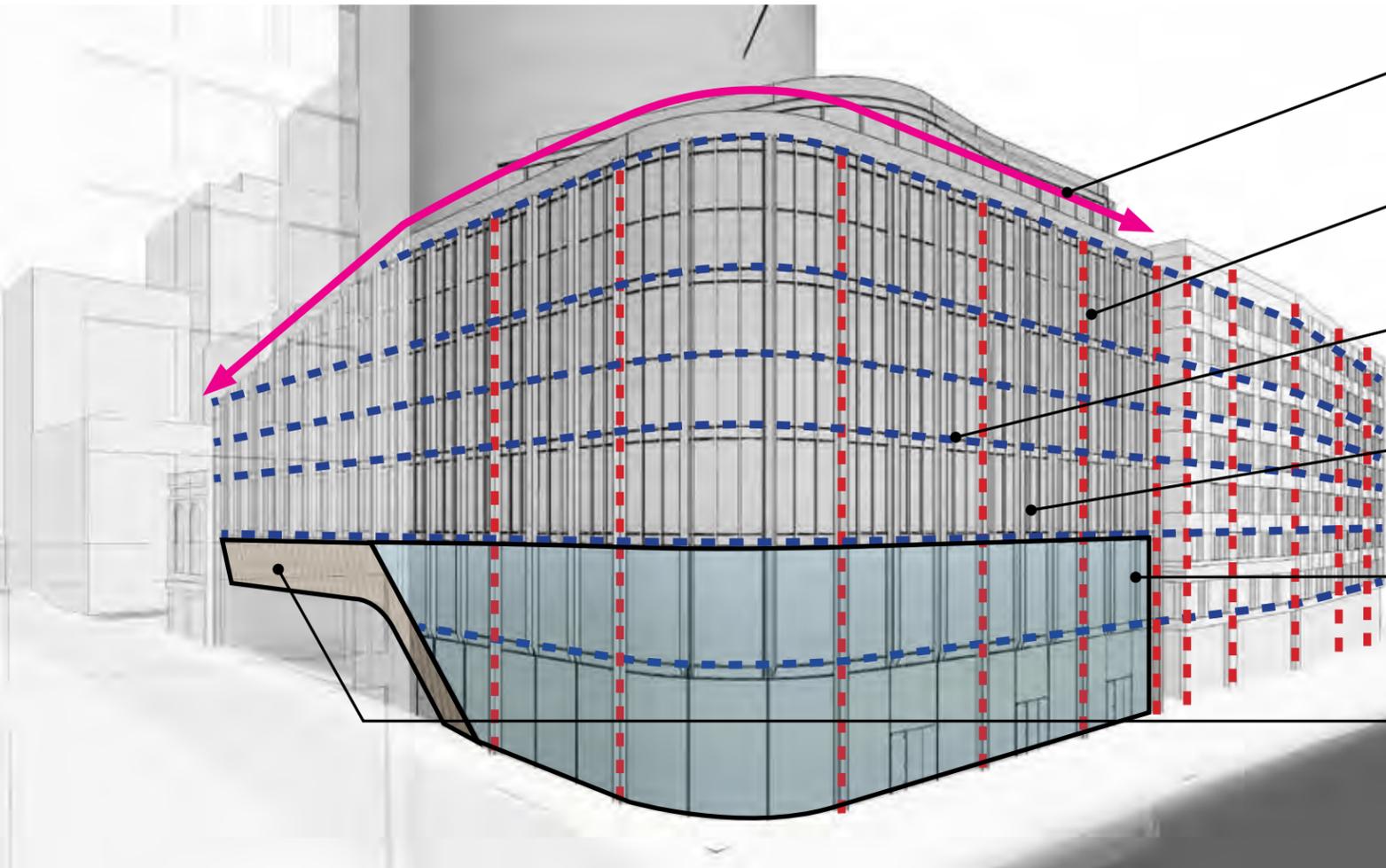
GROUND FLOOR PLAN



PASSAGE FEATURE WALL



PODIUM CONCEPTS



Transitions between scales of adjacent buildings

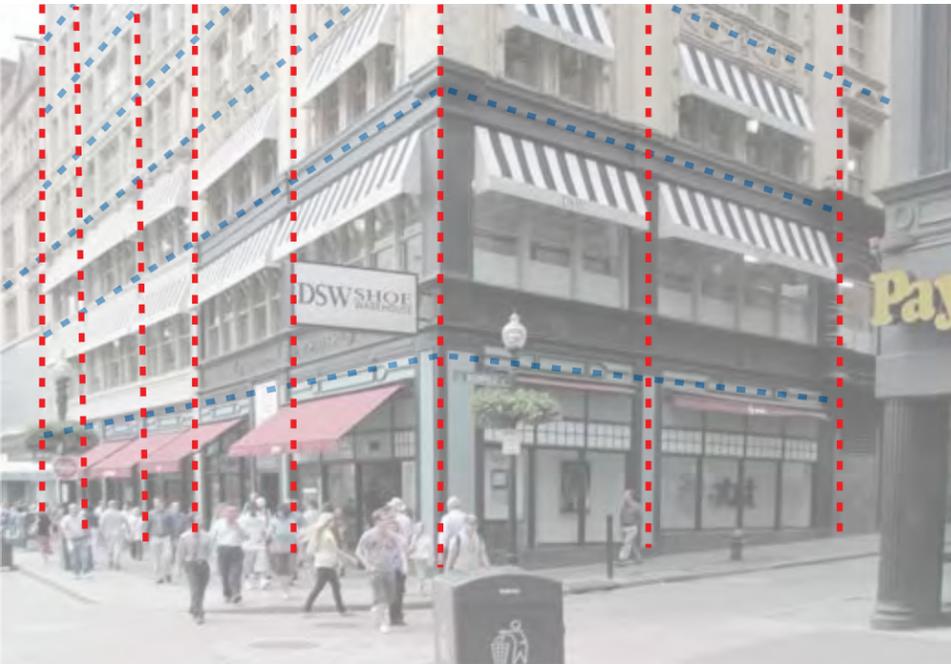
Integrates rhythm of the retail bay

Acknowledges scale and continuity of regulating lines

Breaks down scale emblematic of contextual punched windows

Continues contextual articulation of ground floor retail and transitional second floor retail

Distinguishes residential from retail program



INTEGRATING CONTEXTUAL SCALE, RHYTHM, AND REGULATING LINES



RESPONDING TO MATERIALITY AND TEXTURE



ADOPTING 2-STORY RETAIL/COMMERCIAL DATUM



Existing



Proposed



Existing



Proposed



Existing

ADRIAN SMITH+GORDON GILL ARCHITECTURE

Proposed

View from Memorial Drive

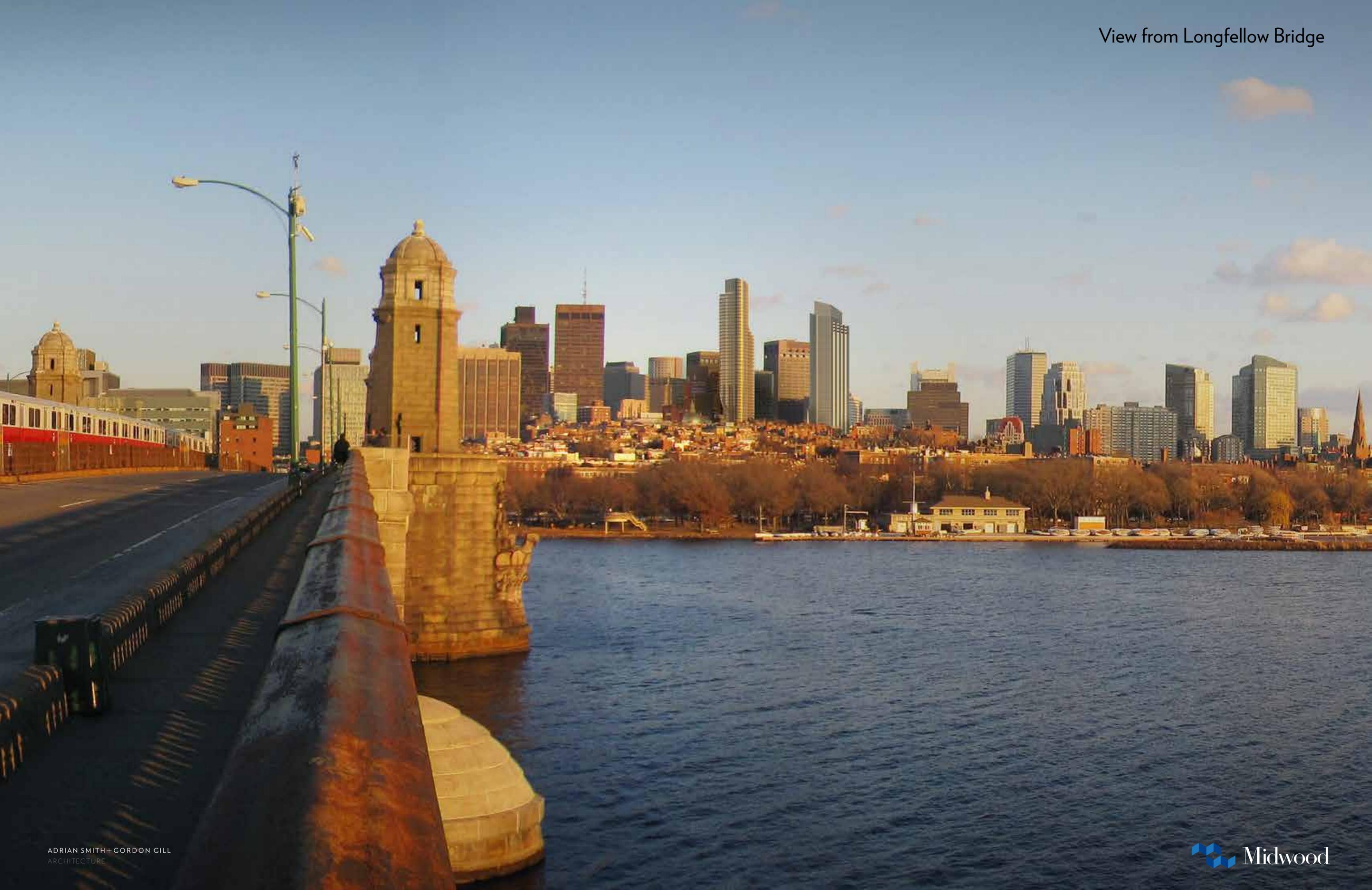


Ariel View of Downtown + Back Bay





















Midwood

ADRIAN SMITH+GORDON GILL
ARCHITECTURE