

WSQ

BCDC
03/20/2018

ISSUES

BUILDING MASSING
EXPRESSION OF VERTICALITY
PRESENCE OF GREAT HALL
SKYLINE IDENTITY

BCDC
03/20/2018

MASSING COMPARISON



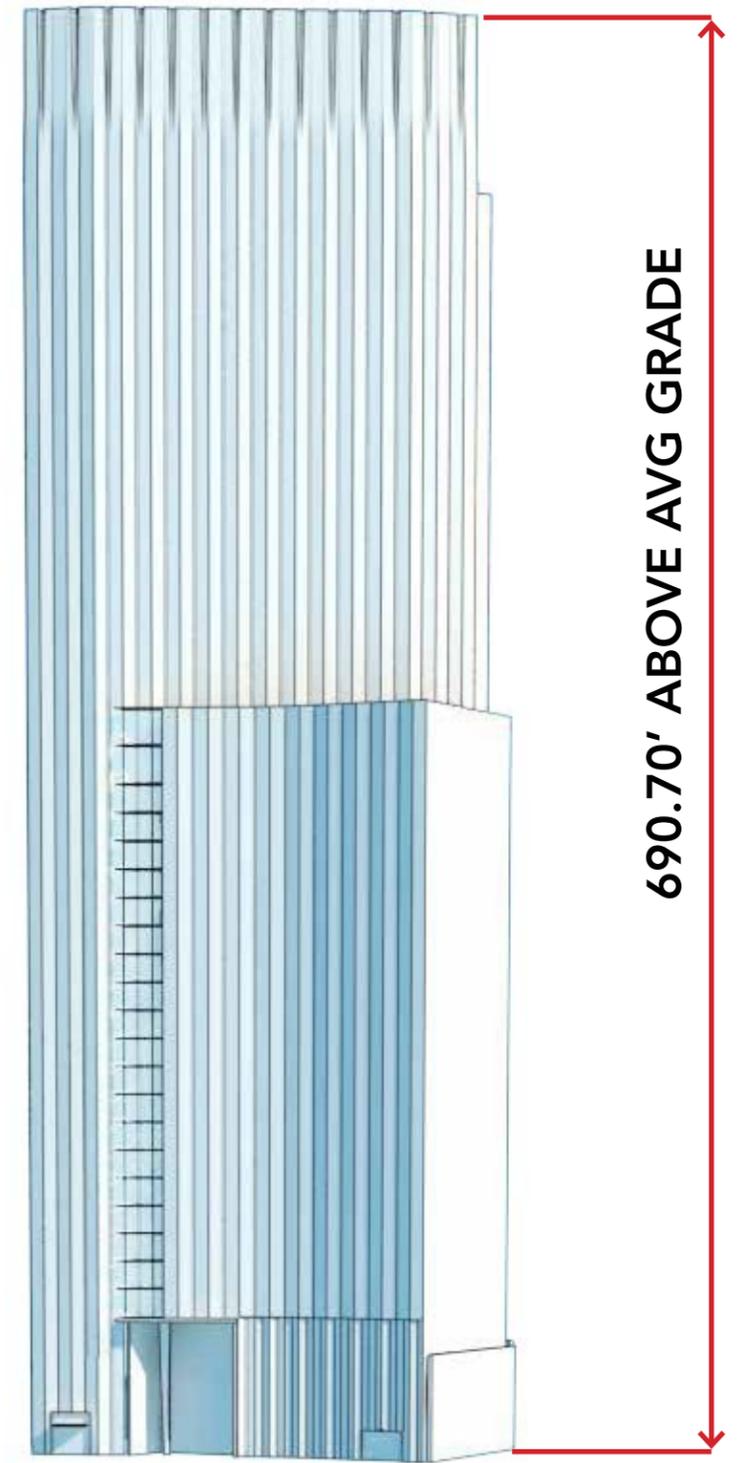
760' ABOVE AVG GRADE

**PNF
(NOV. 2016)**



690.70' ABOVE AVG GRADE

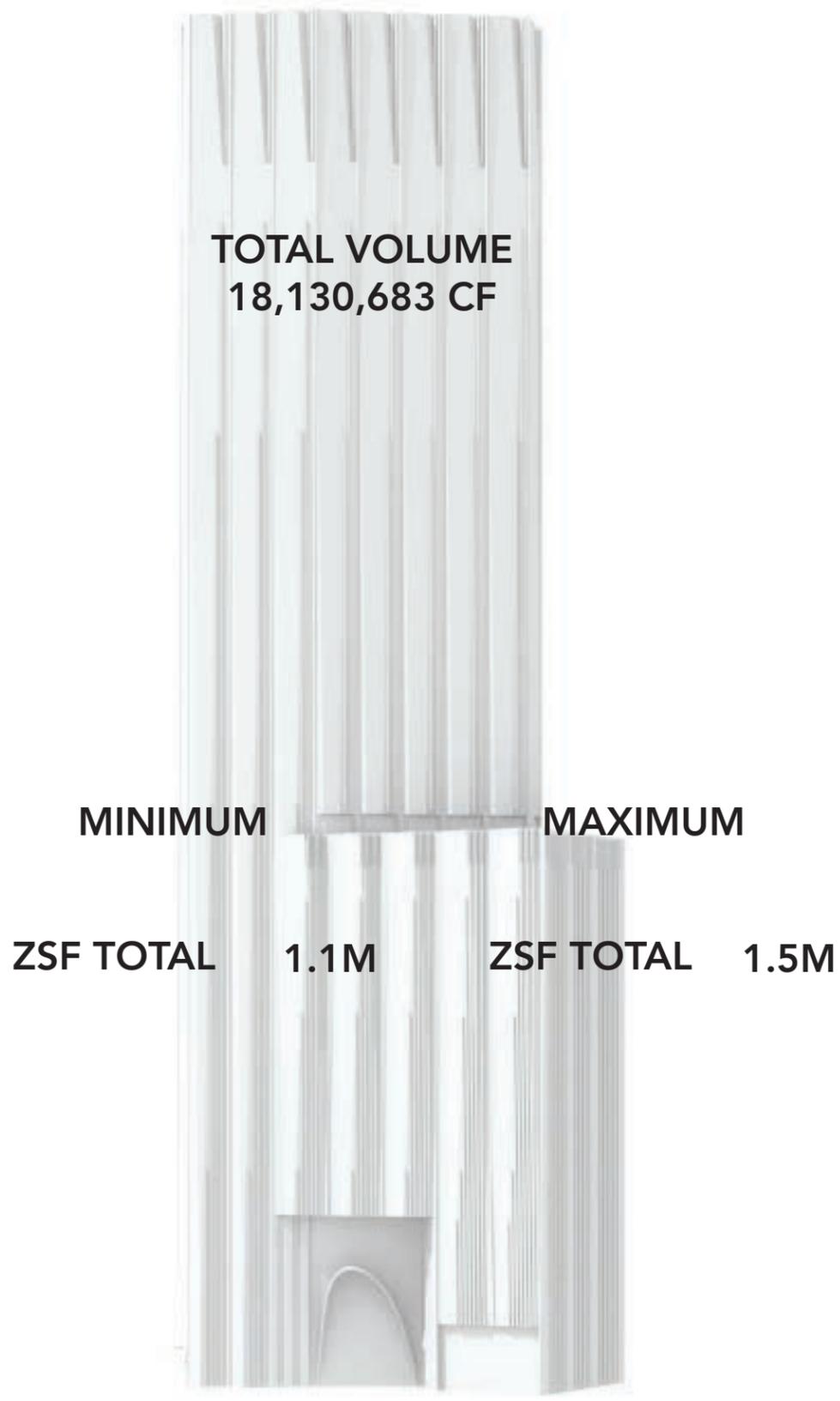
**DPIP
(FEB. 2018)**



690.70' ABOVE AVG GRADE

**CURRENT
(MAR. 2018)**

VOLUMES / AREAS



TOTAL VOLUME
18,130,683 CF

MINIMUM

MAXIMUM

ZSF TOTAL 1.1M

ZSF TOTAL 1.5M

PNF
(NOV. 2016)

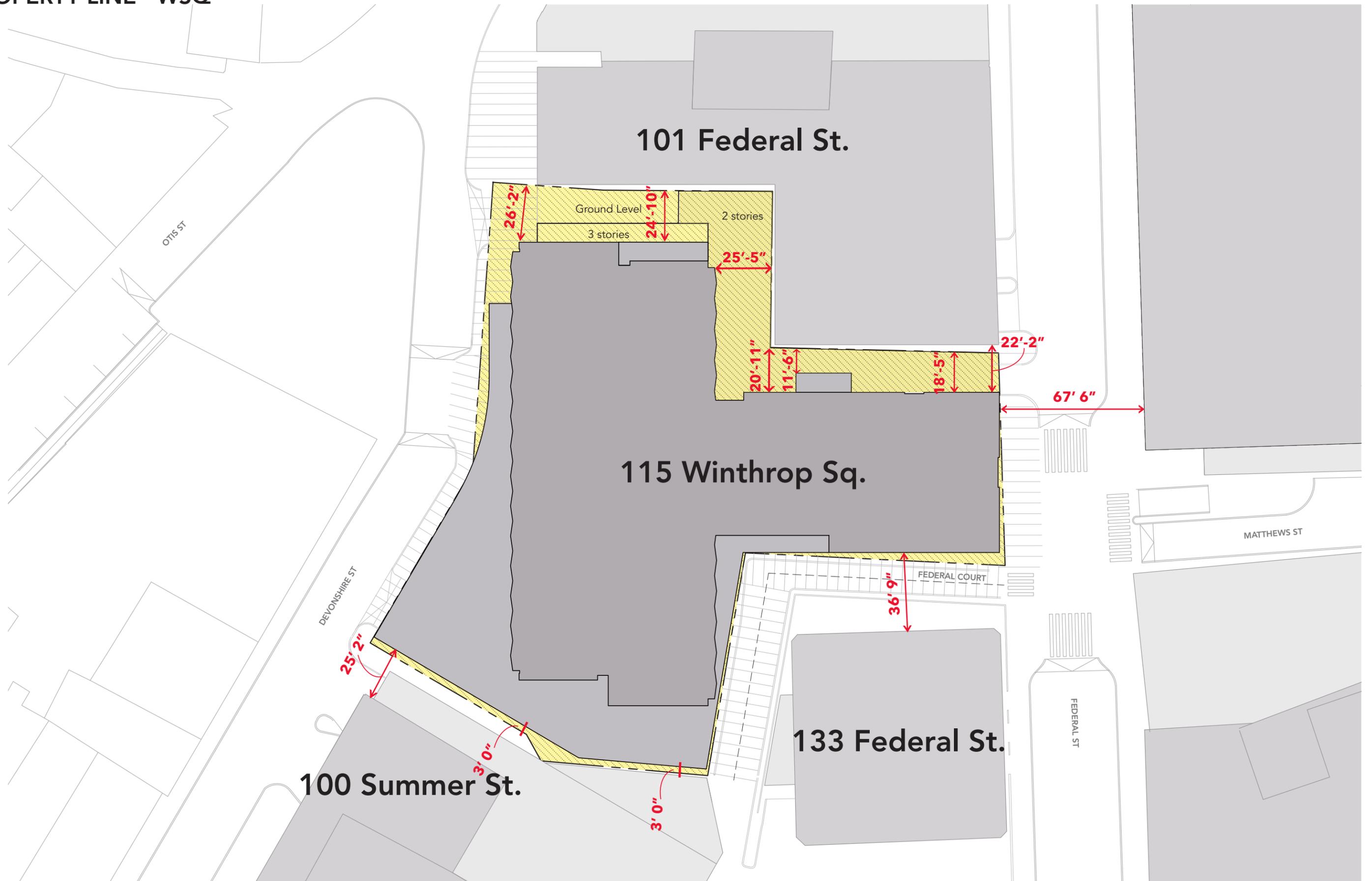


TOTAL VOLUME
22,849,000 CF

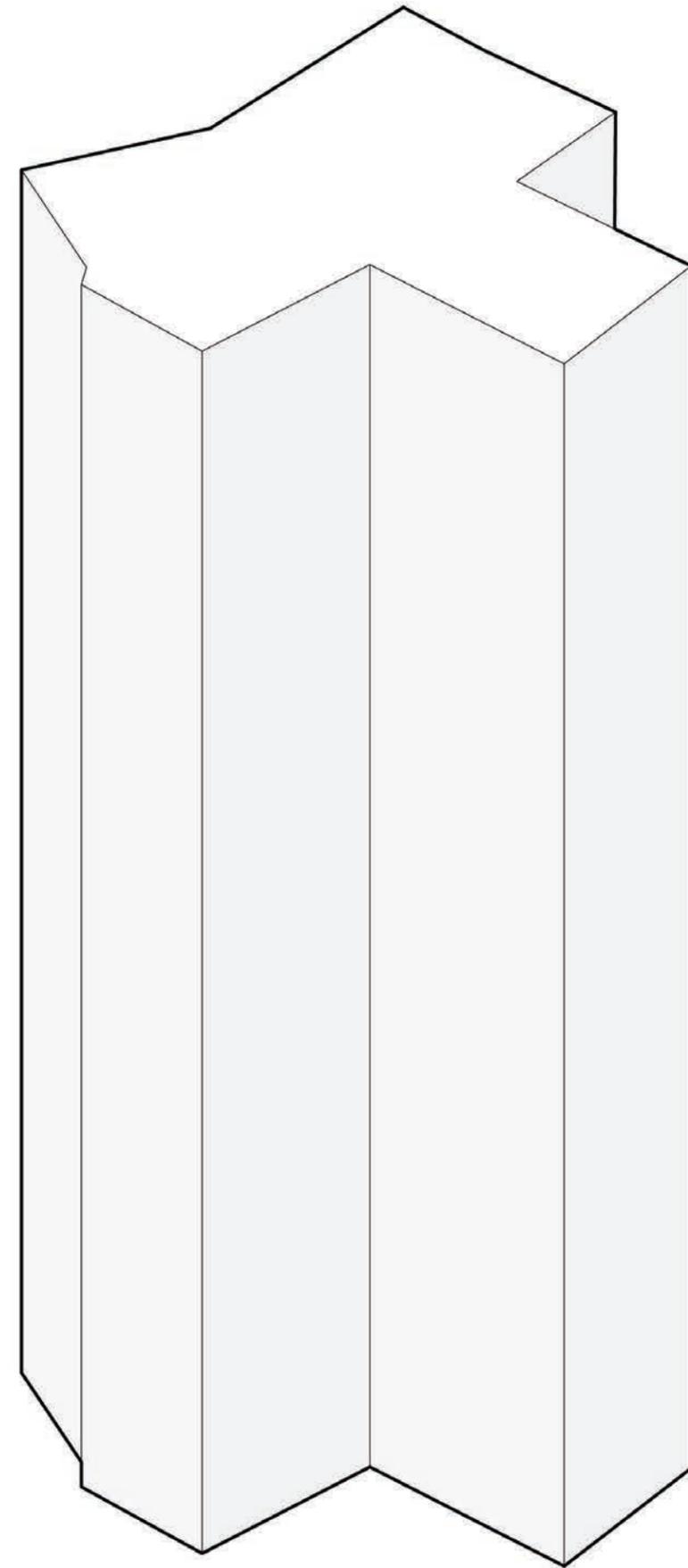
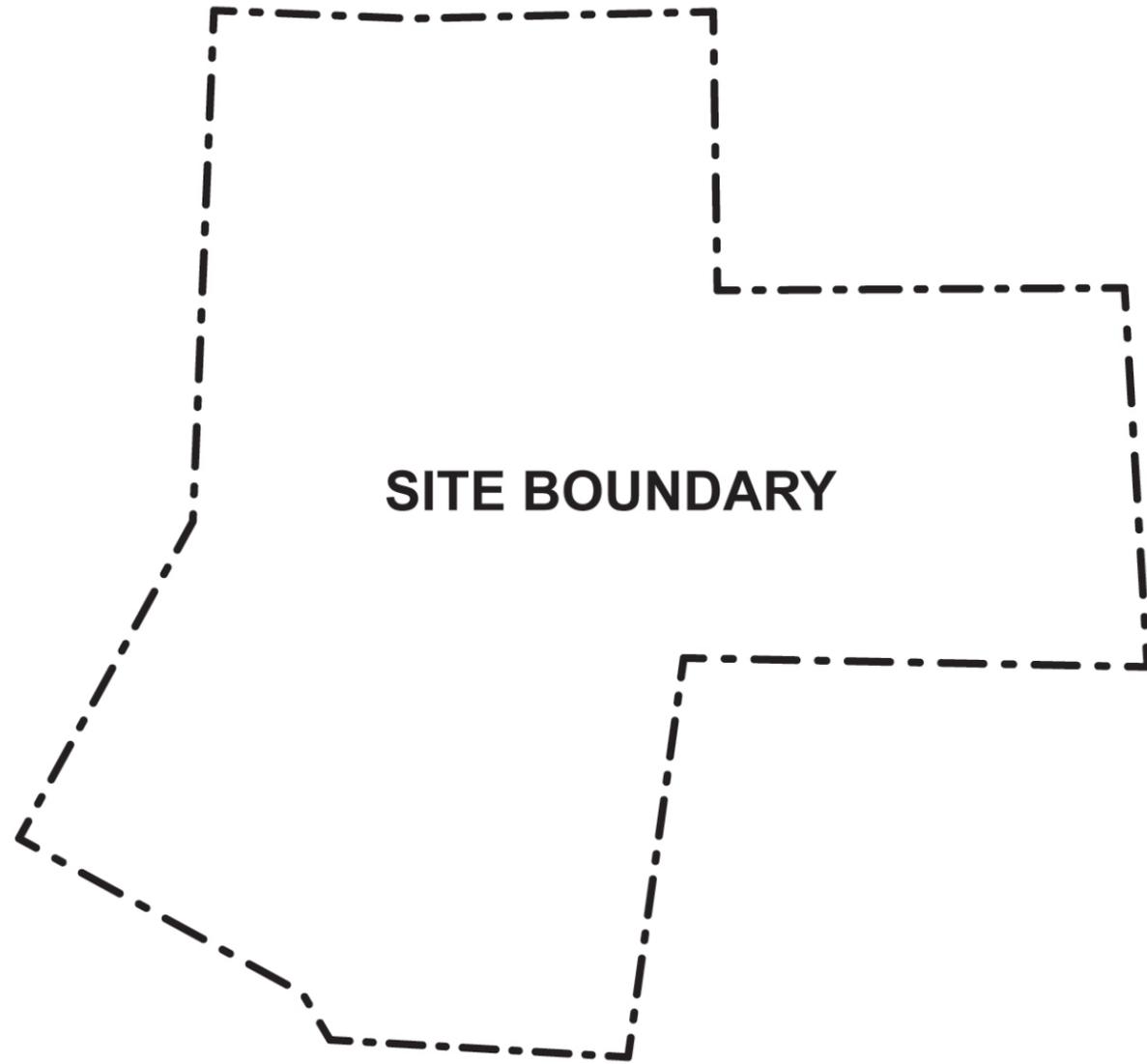
VOULME
INCREASES
22% FROM PNF

ZSF TOTAL 1,607,457

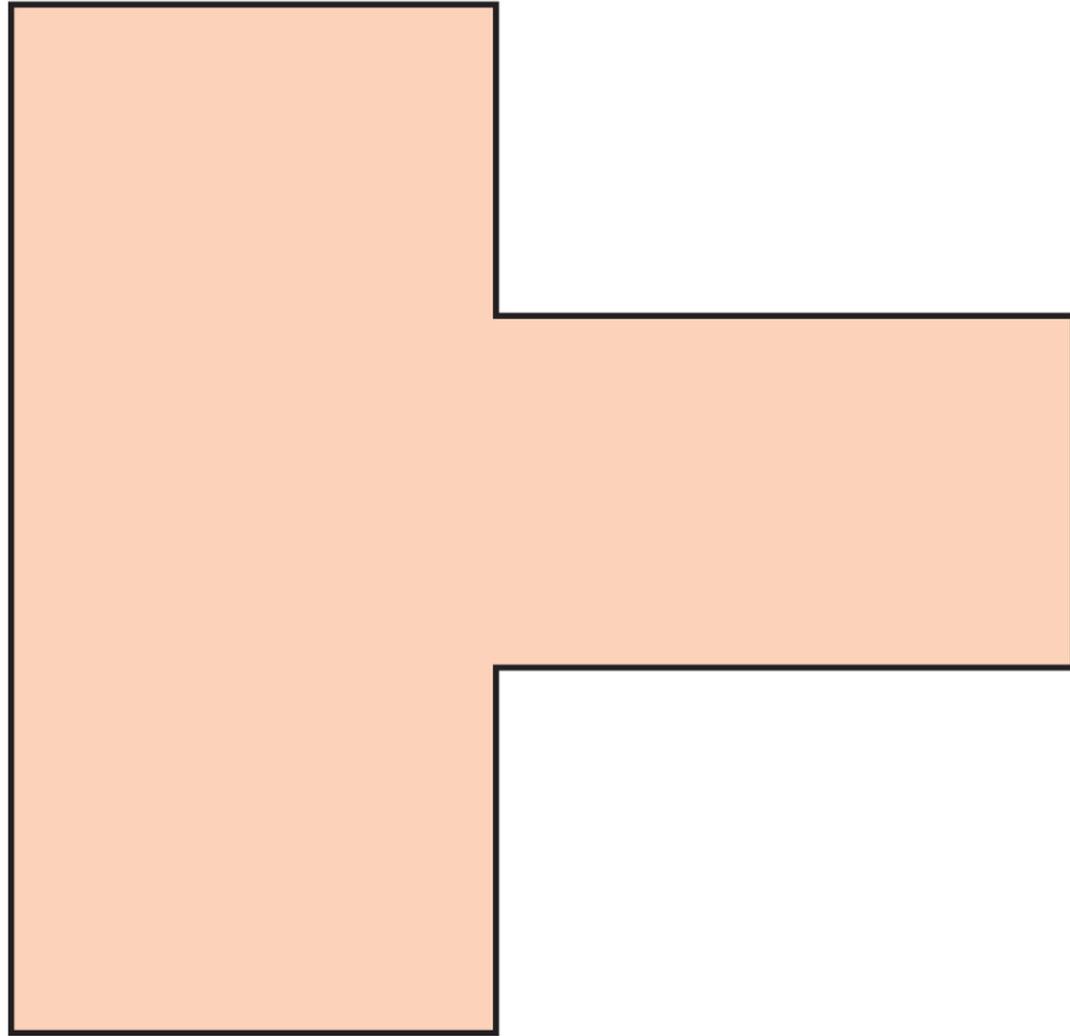
CURRENT
(FEB. 2018)



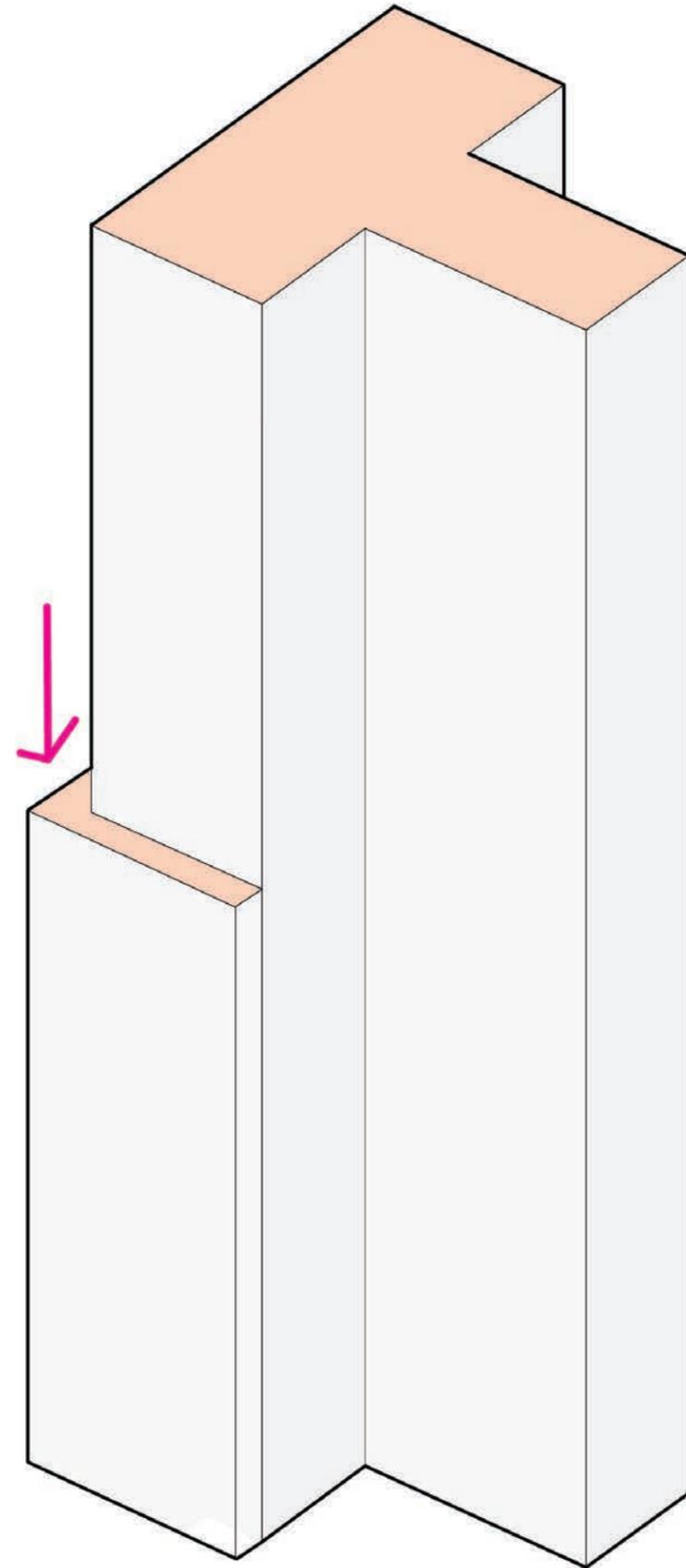
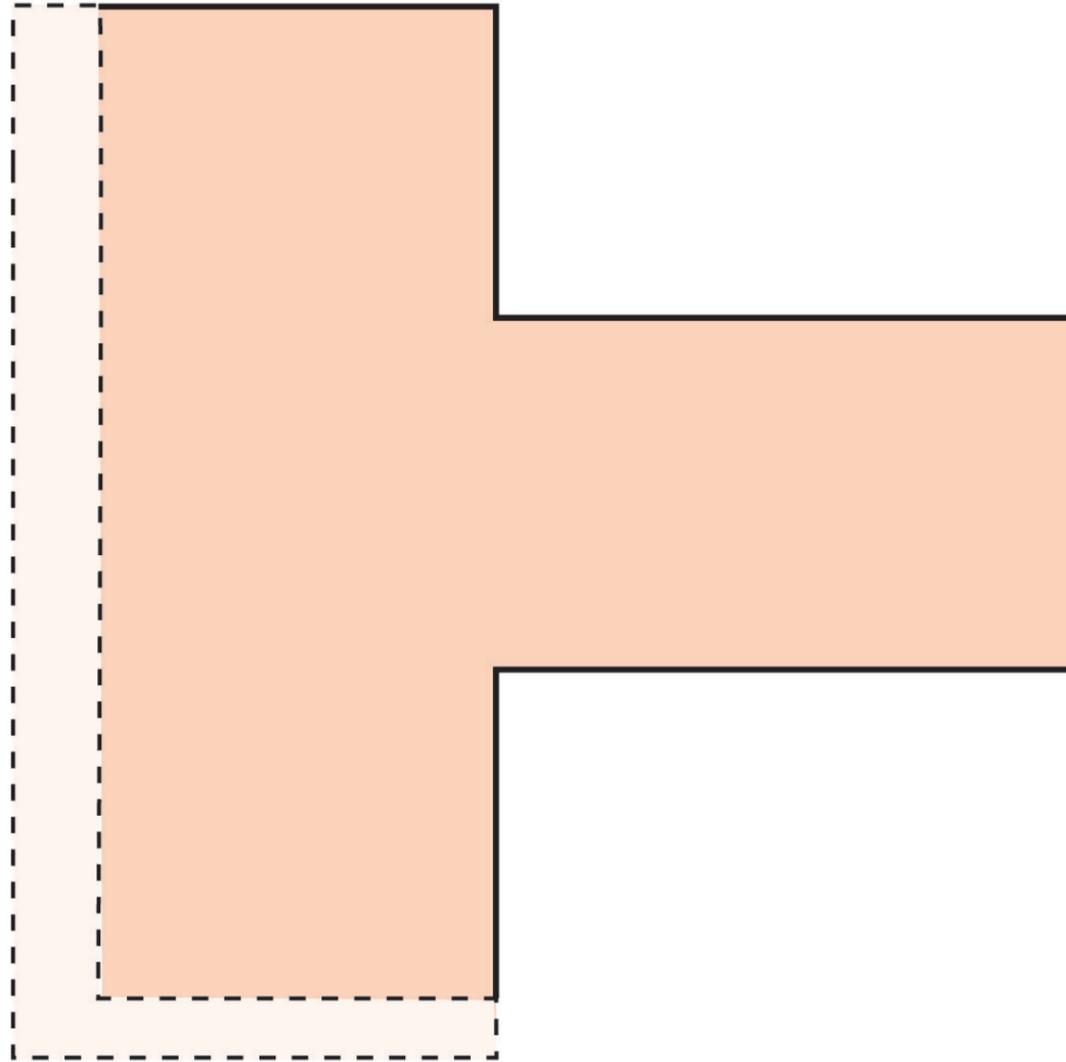
MASSING DIAGRAM



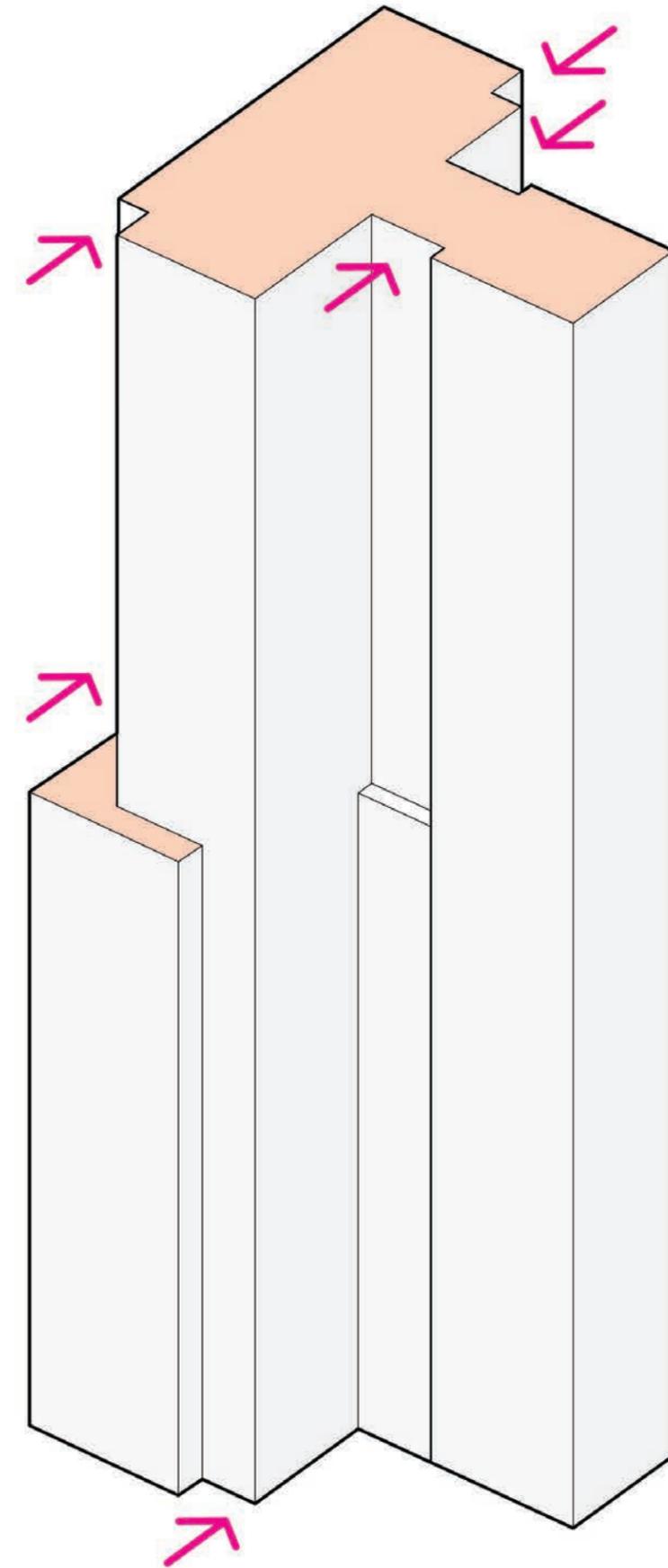
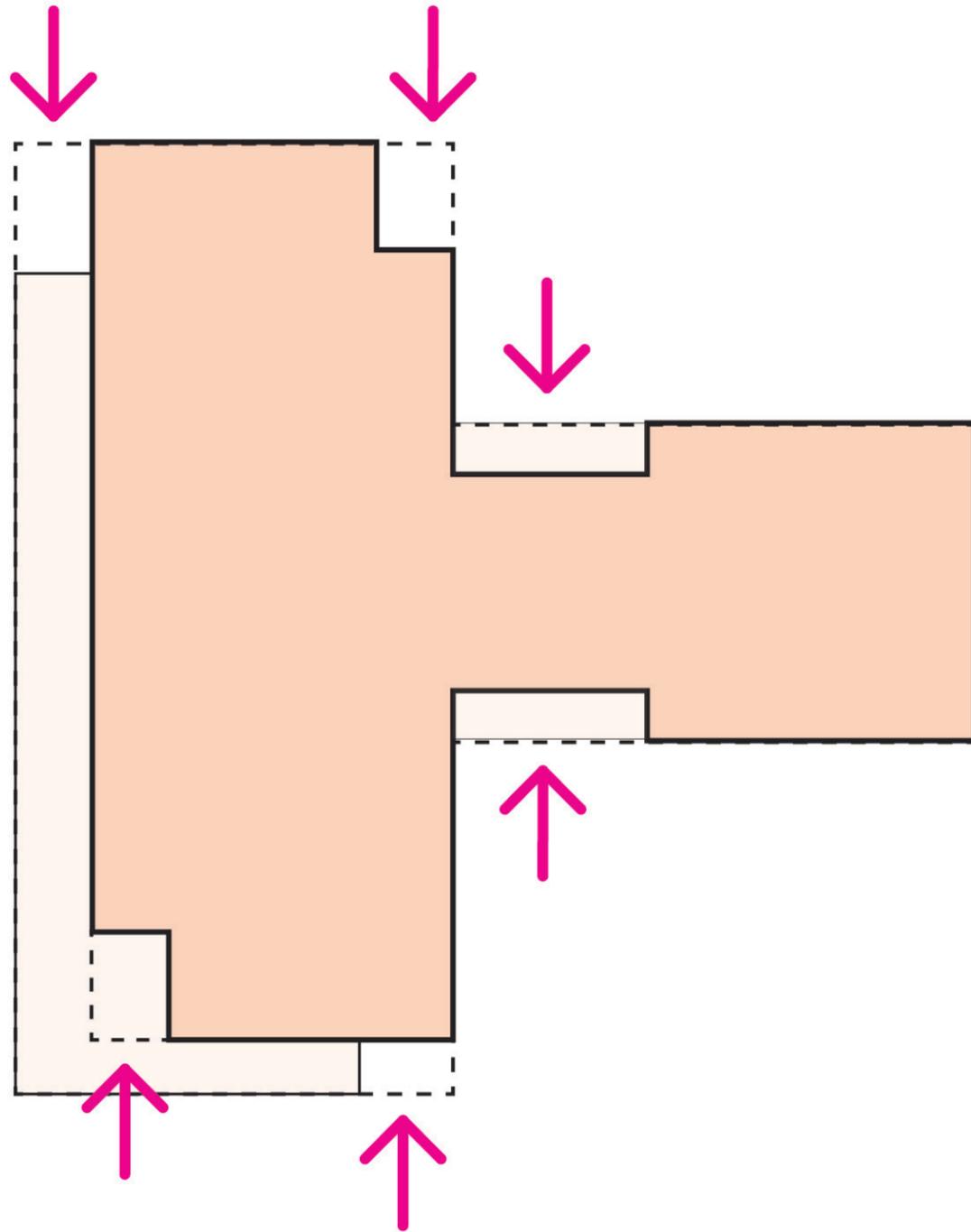
MASSING DIAGRAM - BLOCK



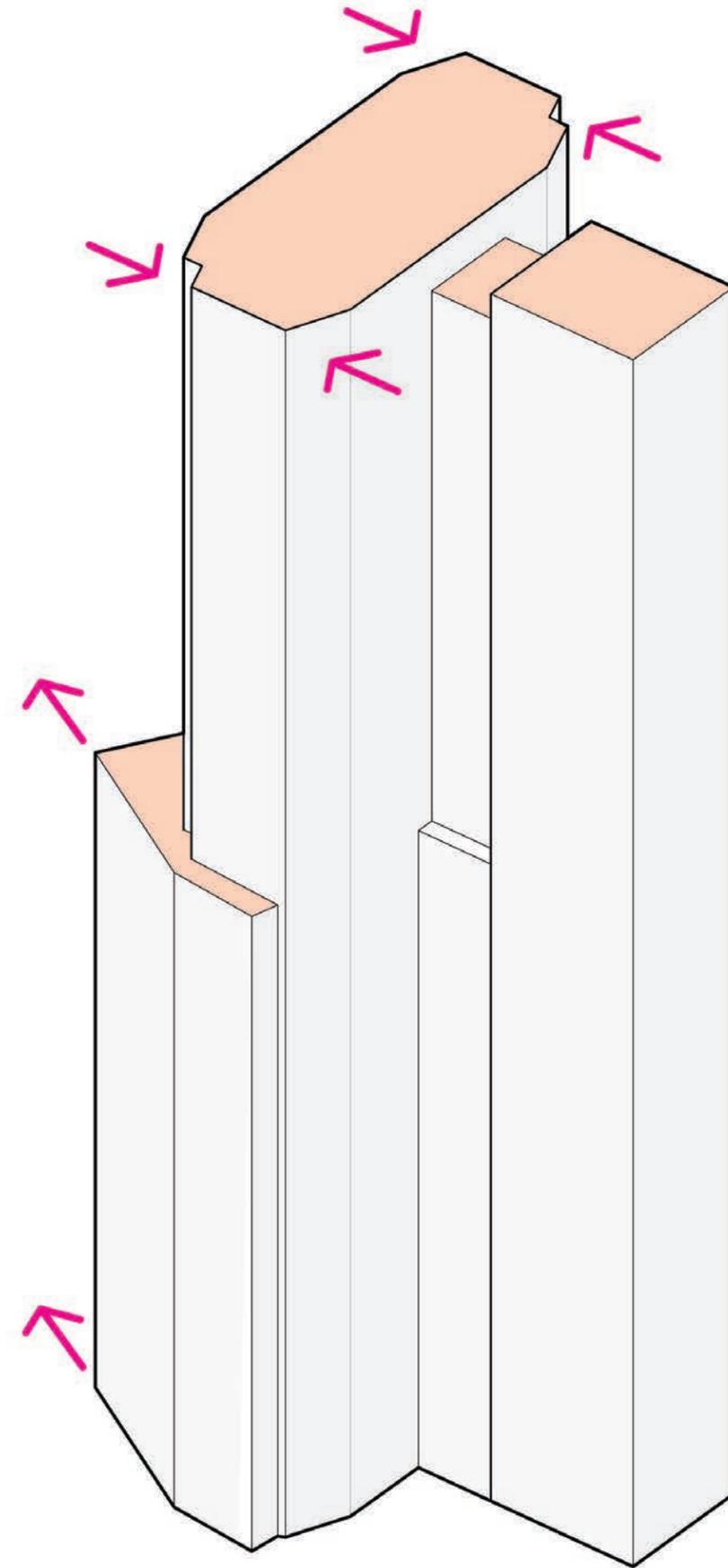
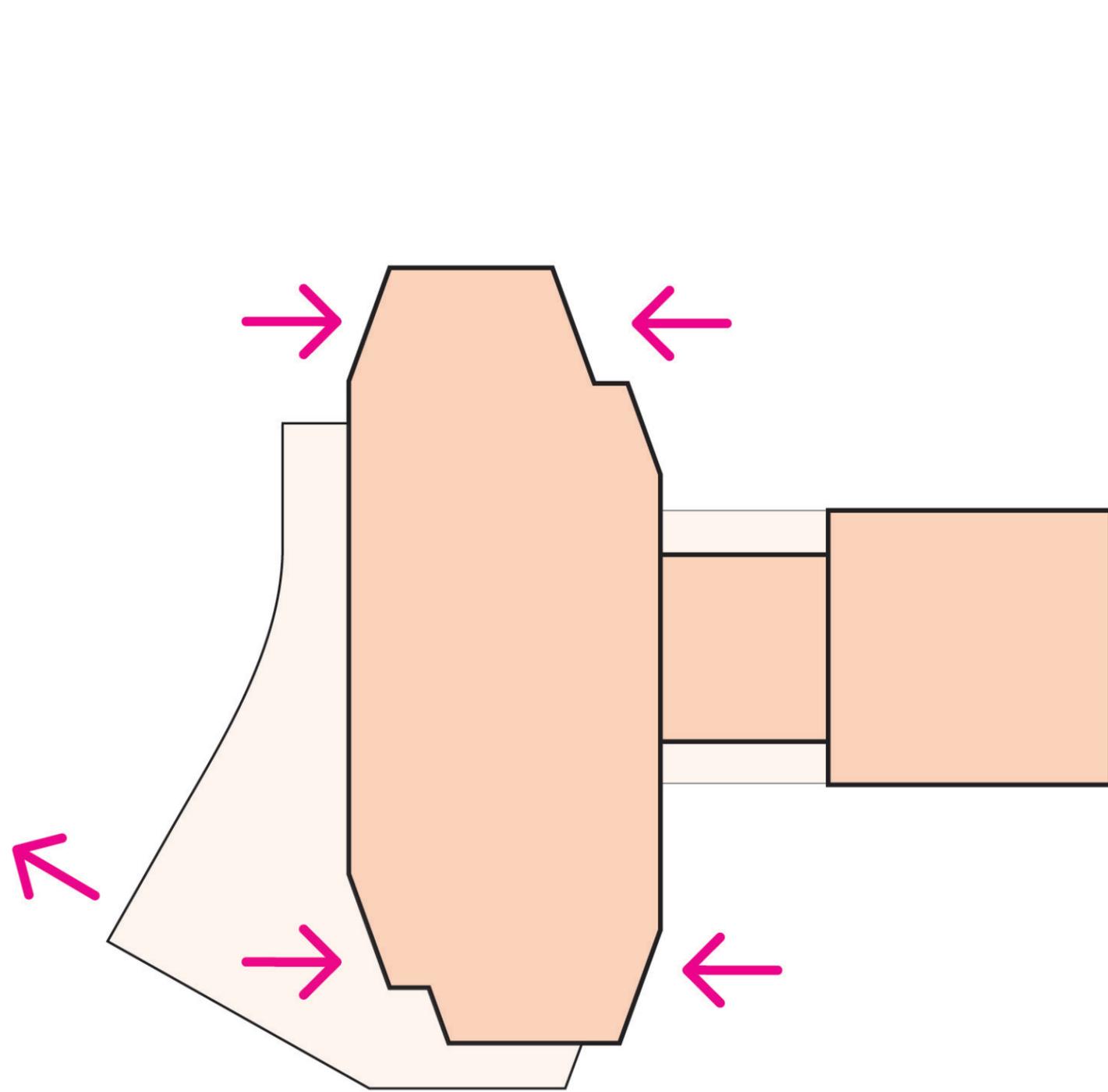
MASSING DIAGRAM - TOWER / PODIUM



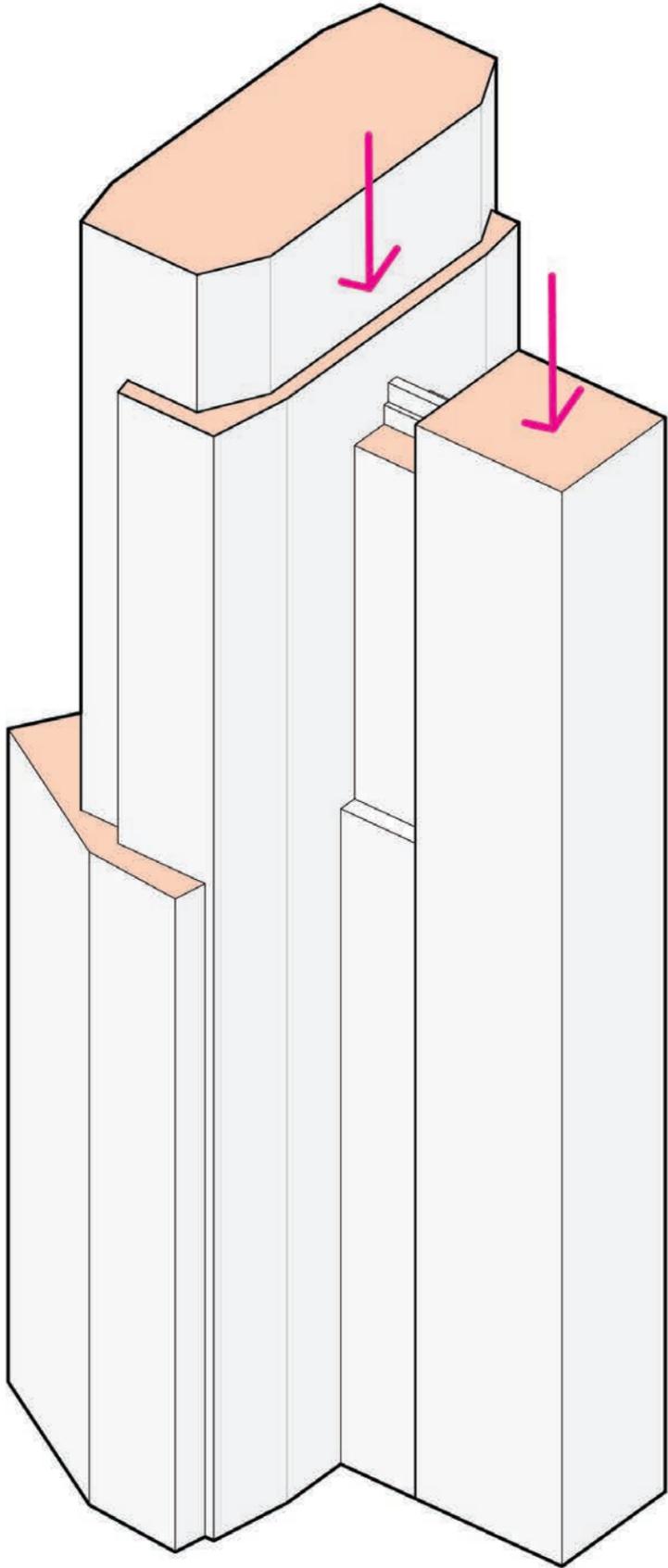
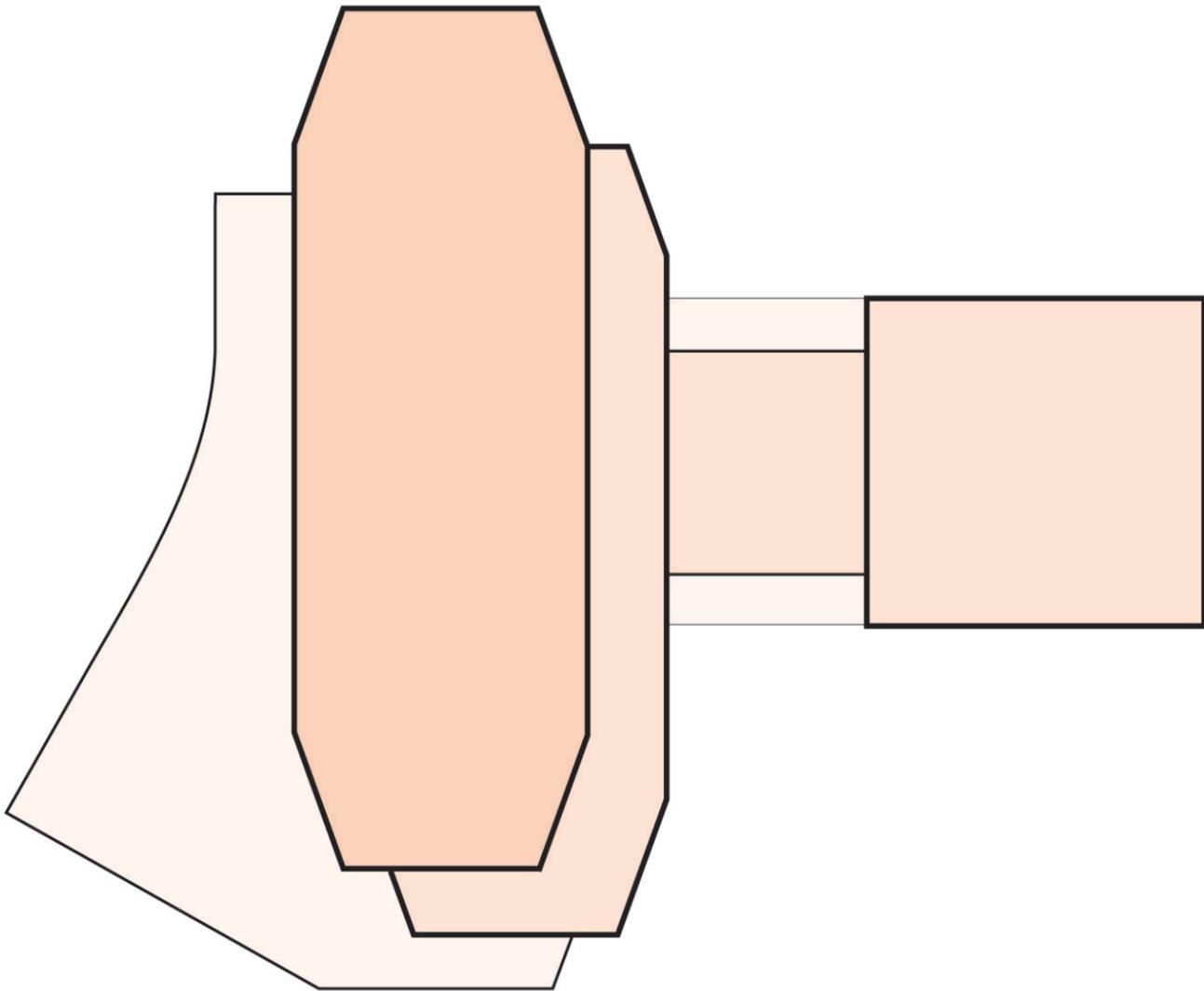
MASSING DIAGRAM - CARVE



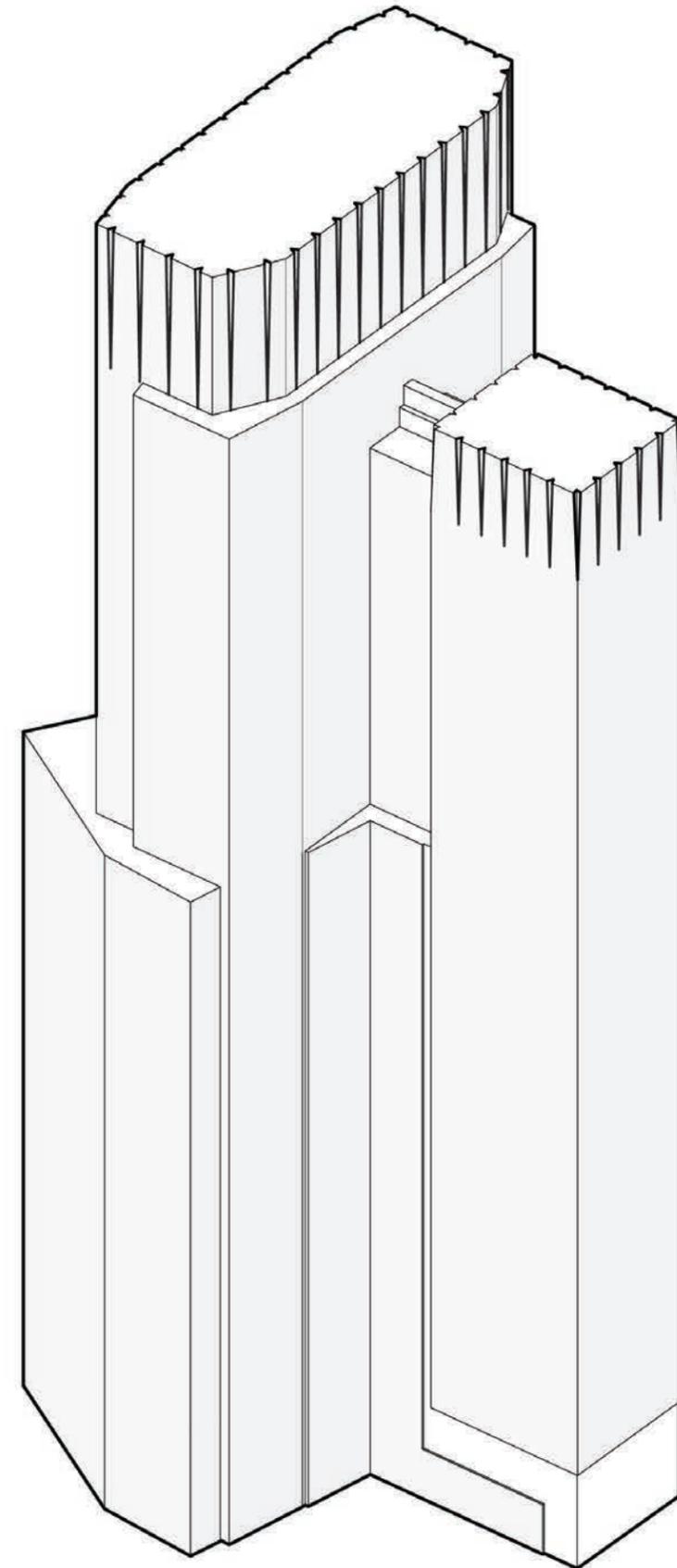
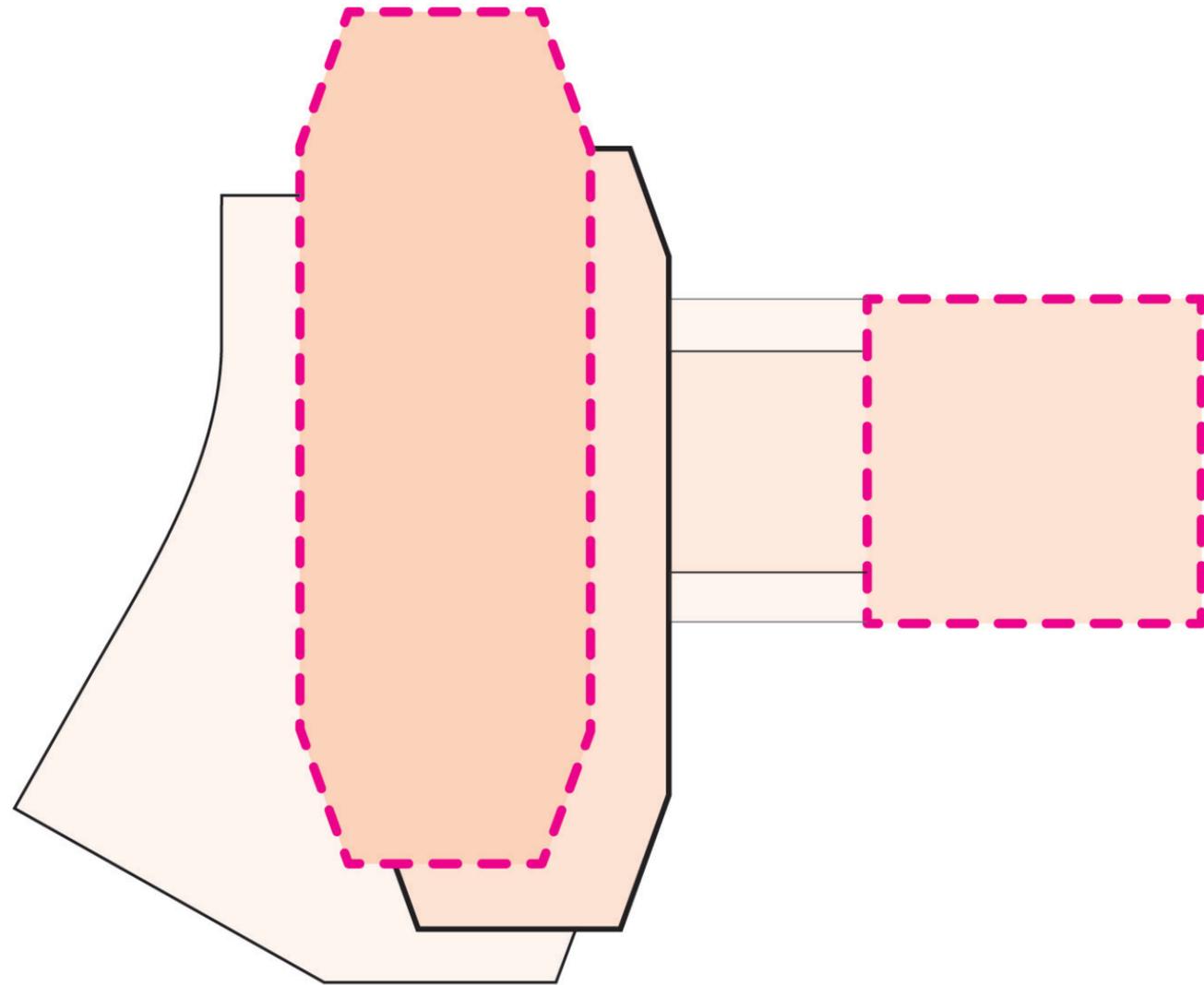
MASSING DIAGRAM - SHAPE



MASSING DIAGRAM - SHEAR



MASSING DIAGRAM - ARTICULATE



INSPIRATION

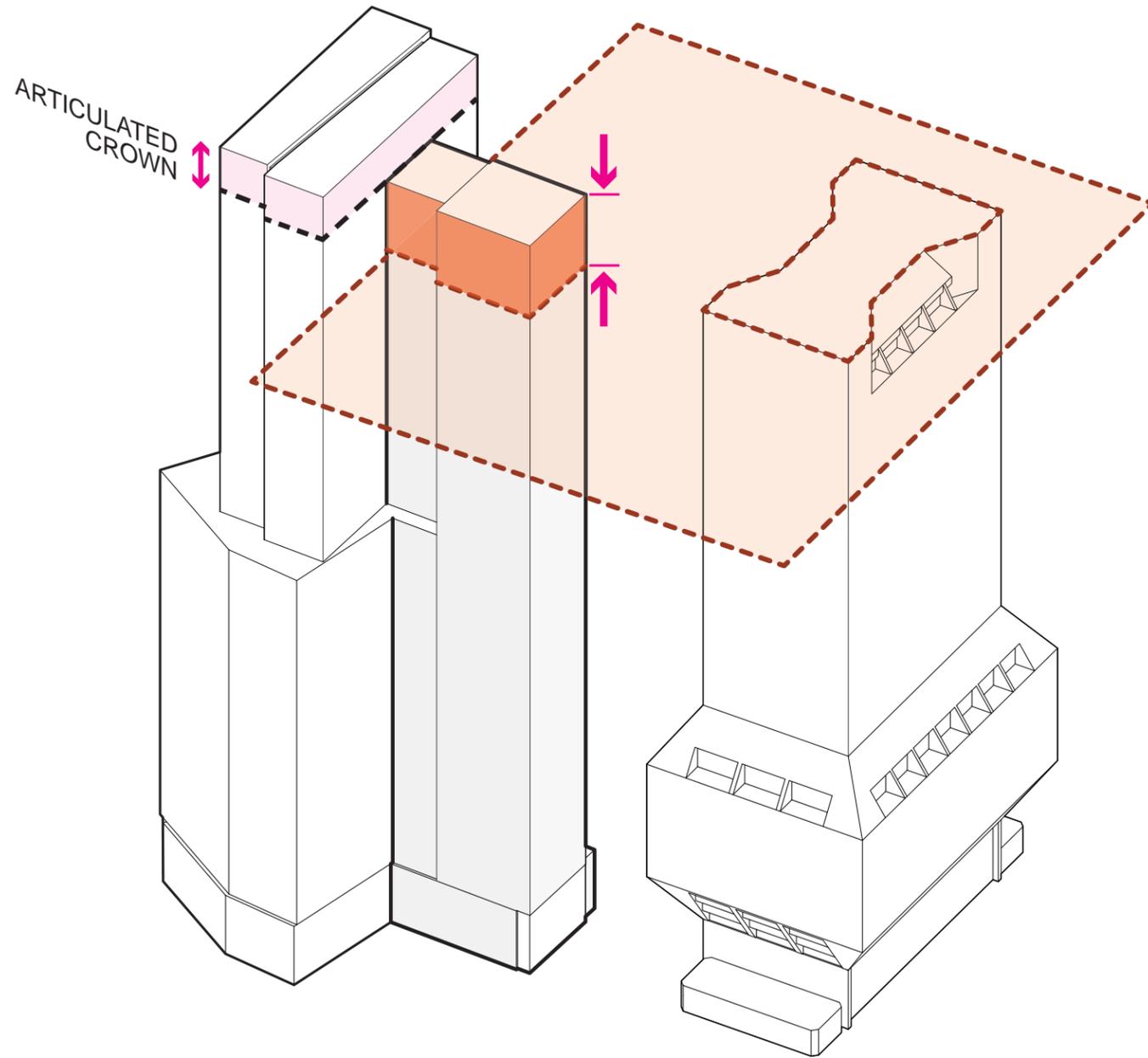
Art Deco Buildings Near WSQ



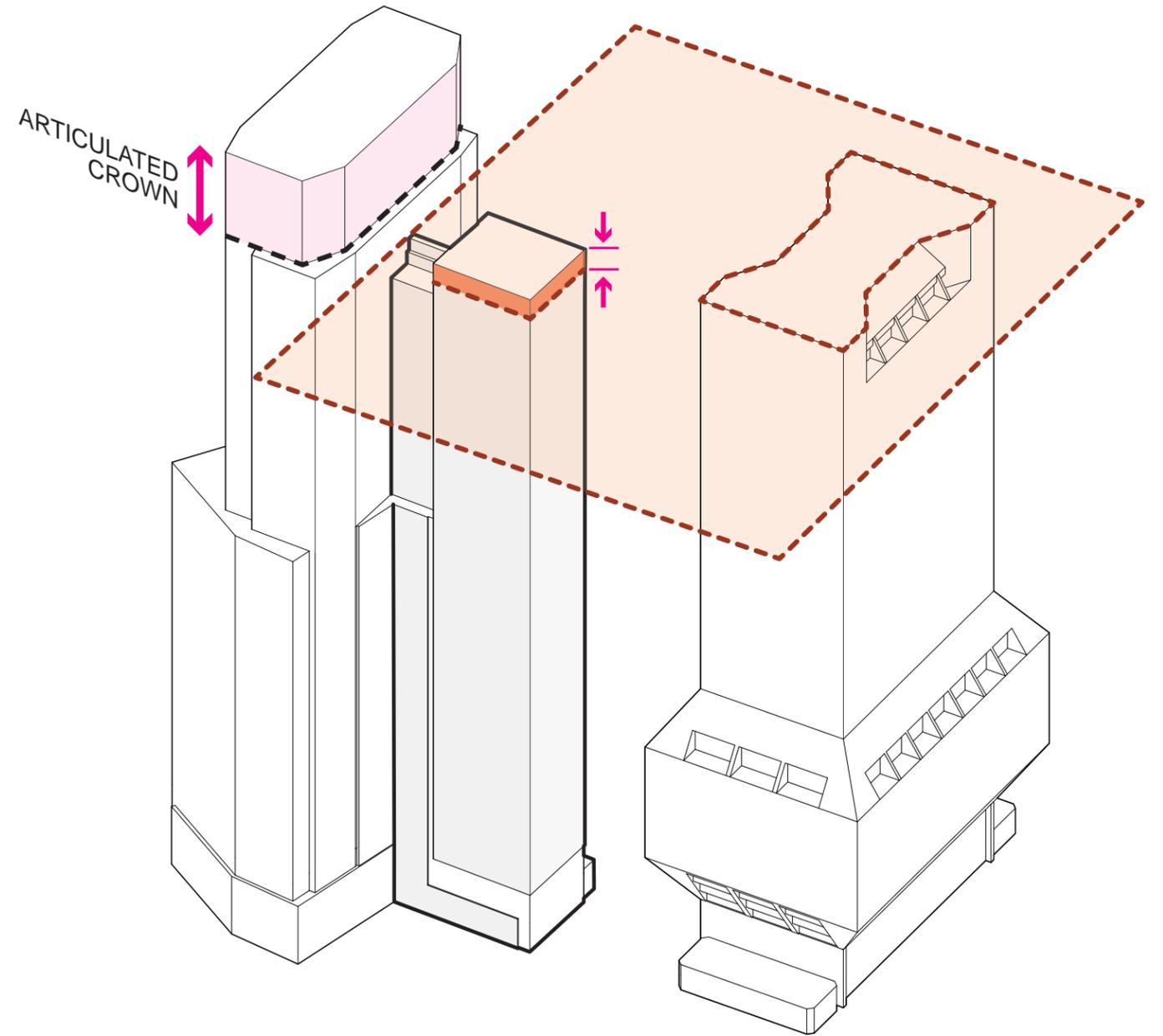
1. McCormack Federal Building 1932-1934
2. St. Thomas More Oratory 1935
3. Second National Bank 1929
4. New England Telephone Headquarters 1947
5. United Shoe Machinery Corporation Building 1928
6. Western Union Building 1930



EAST TOWER HEIGHT DIFFERENTIATION

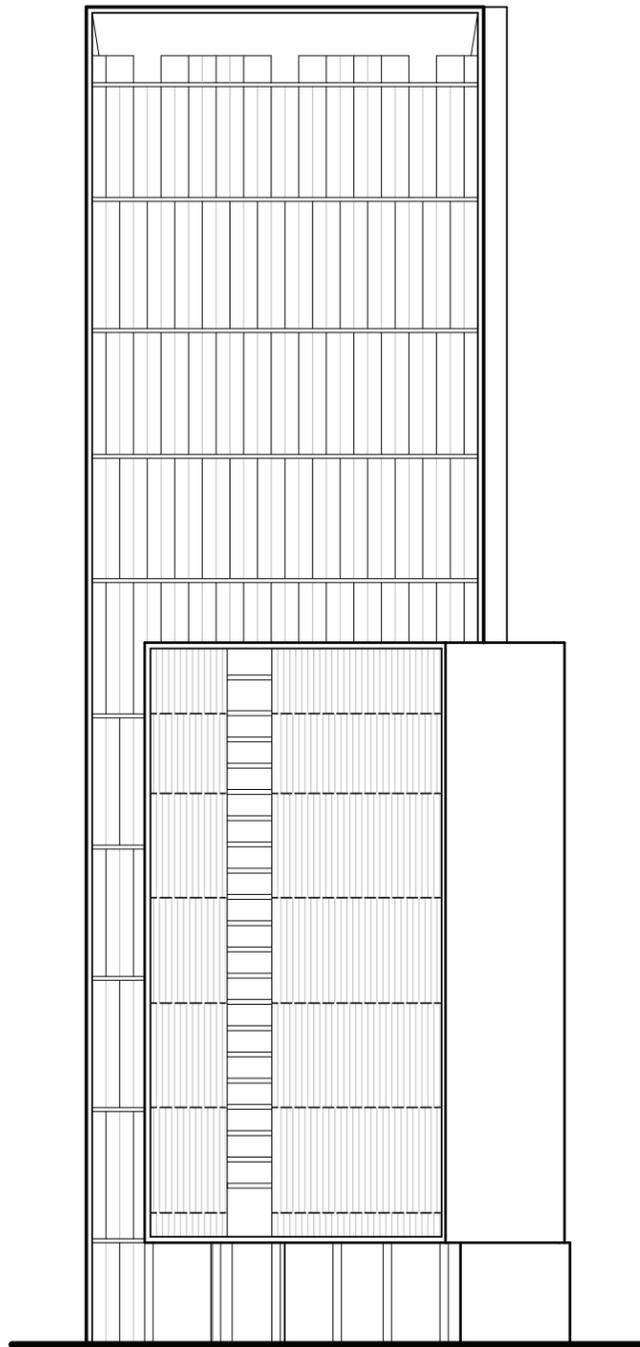


DPIP

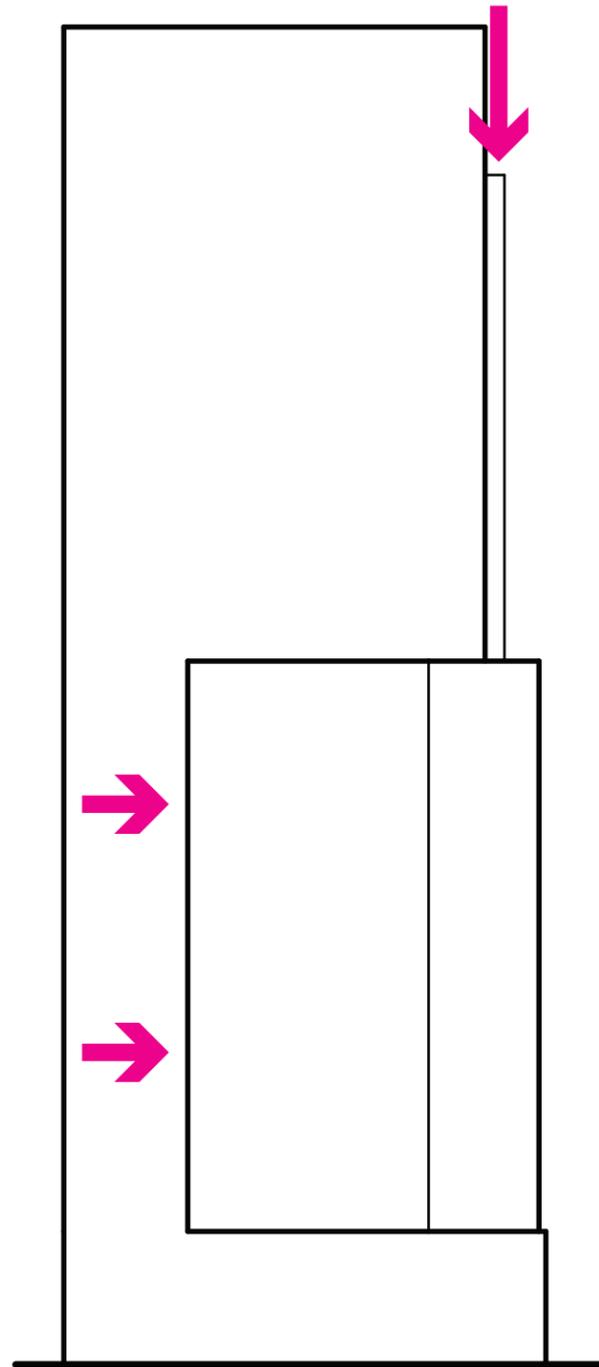


CURRENT

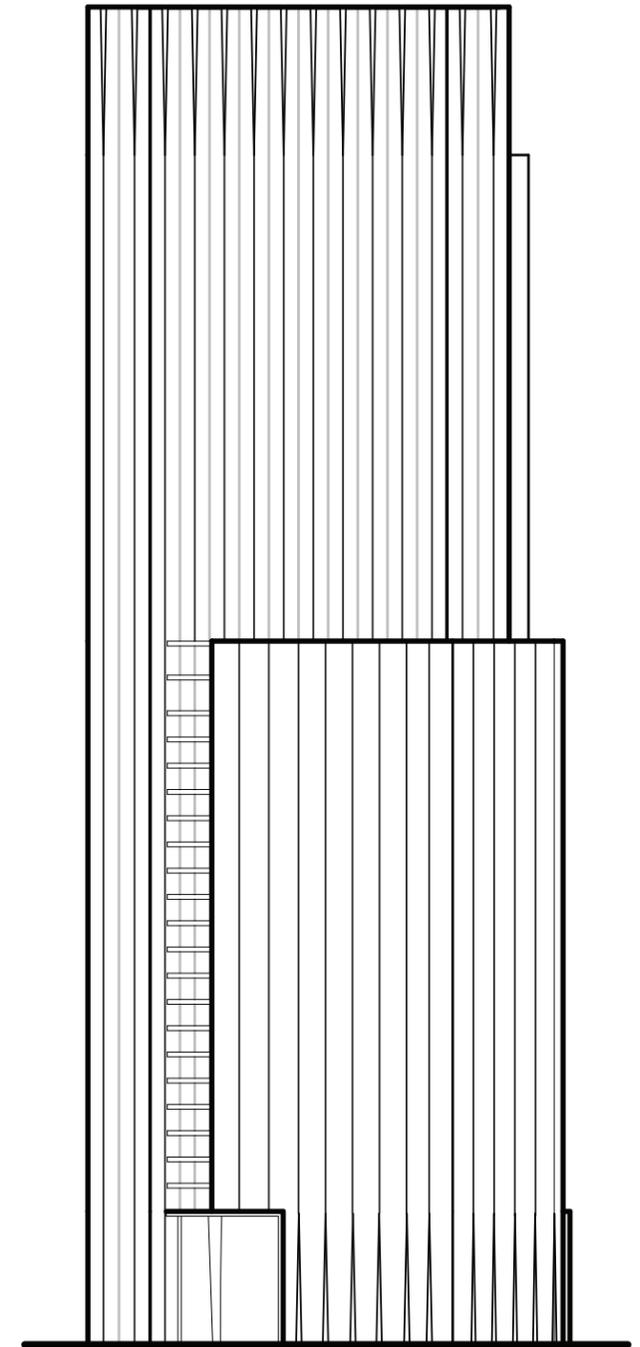
EXPRESSION OF VERTICALITY



DPIR

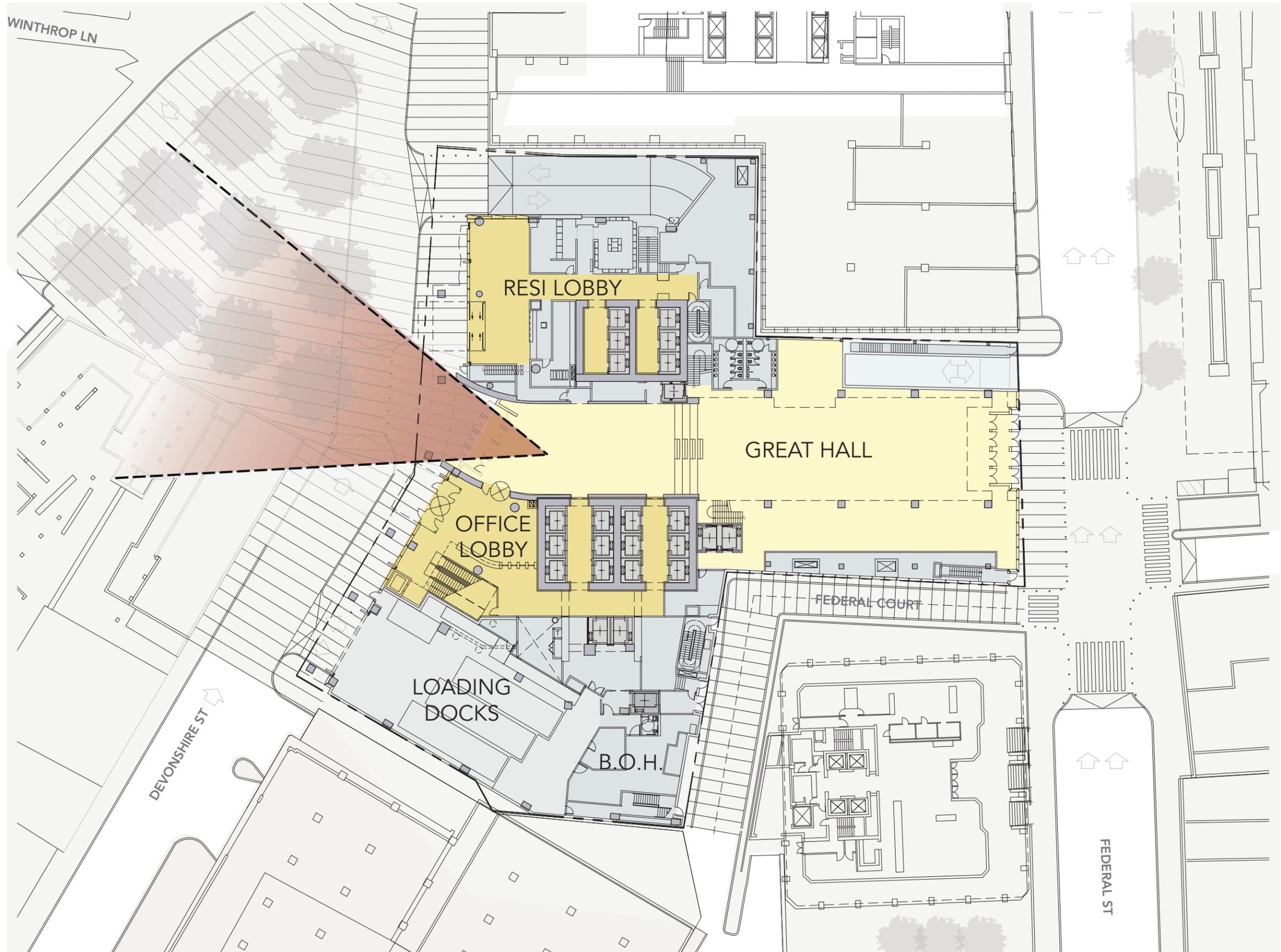


SHAPE

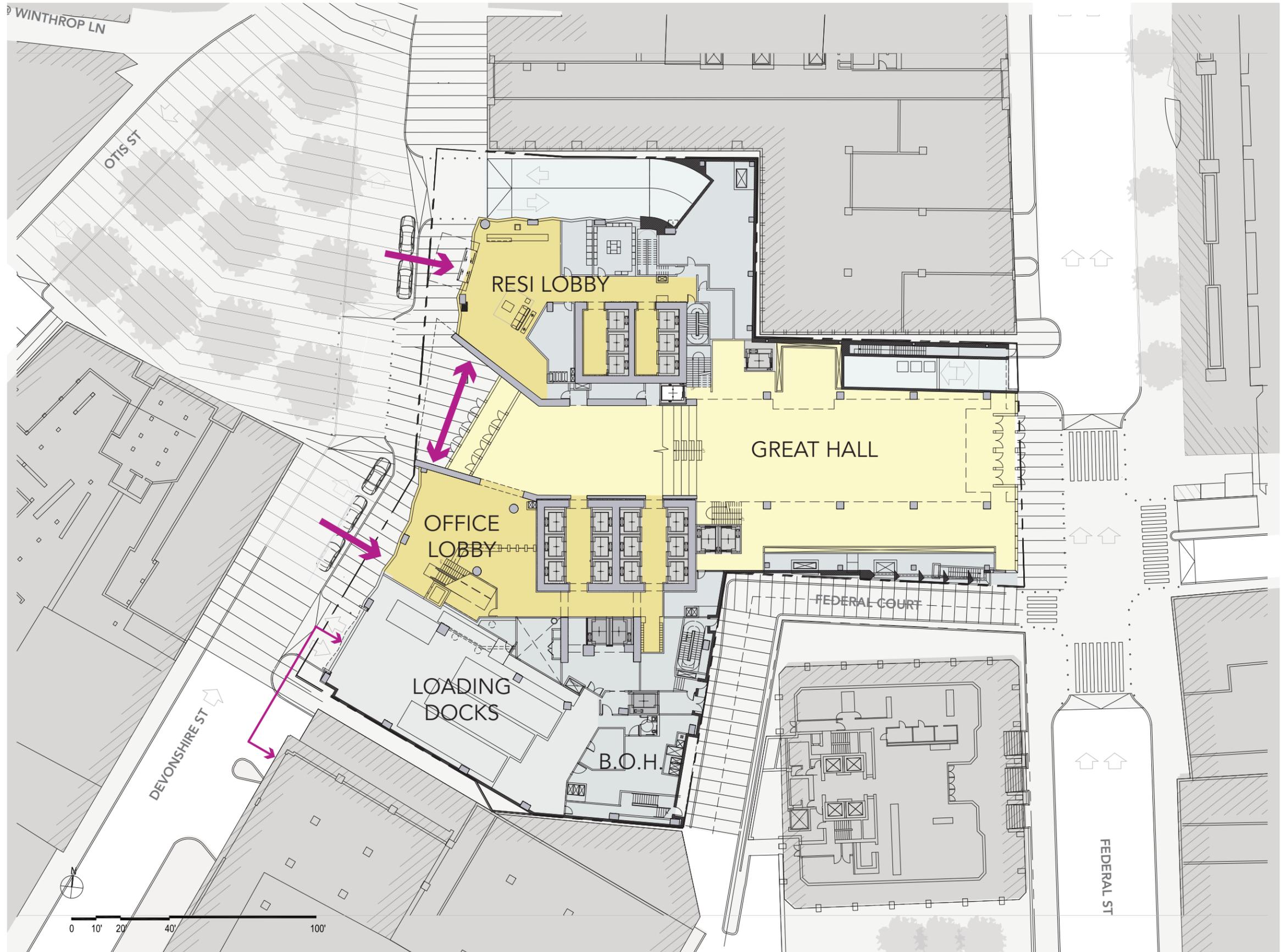


CURRENT

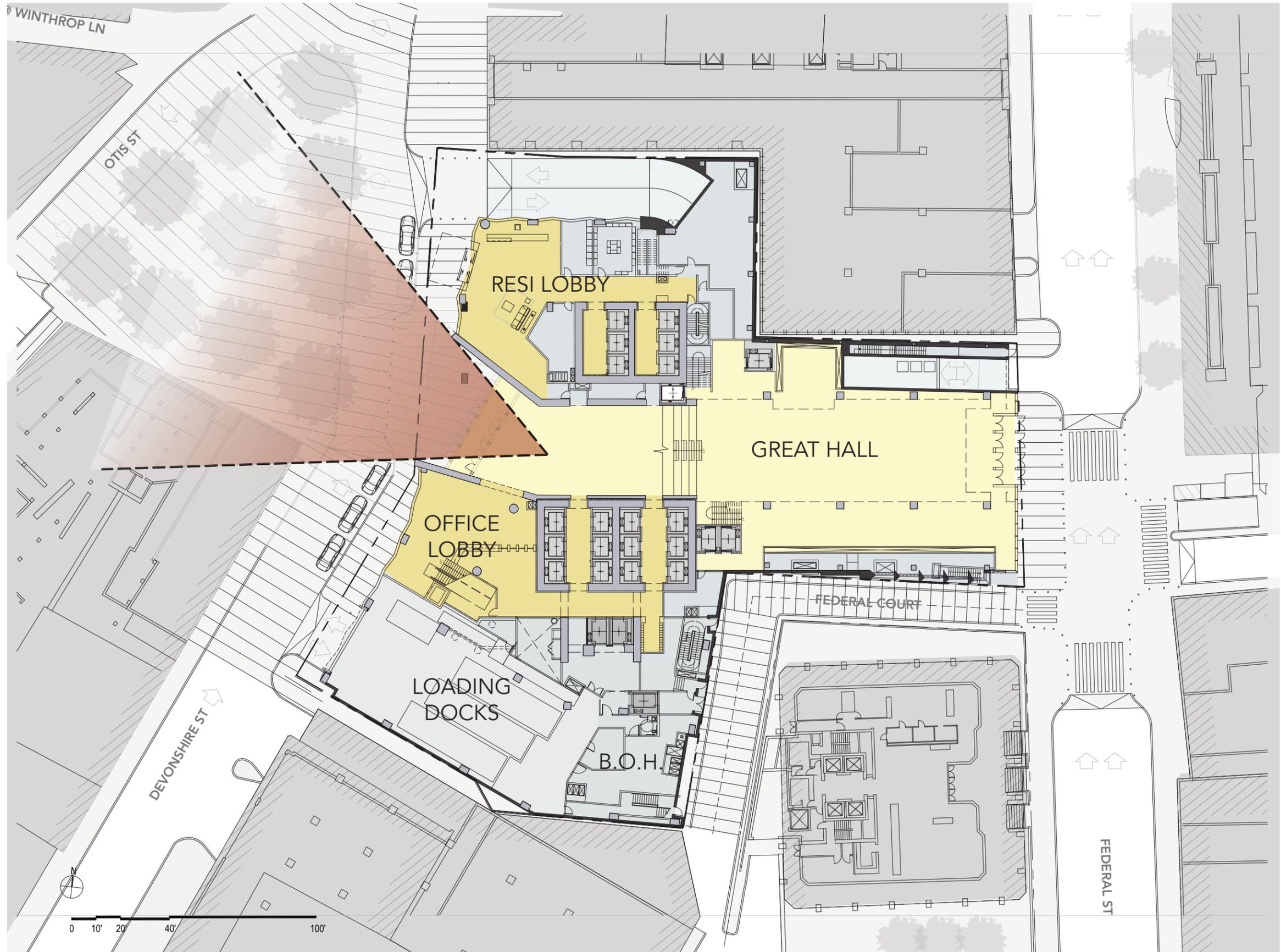
GREAT HALL PRESENCE



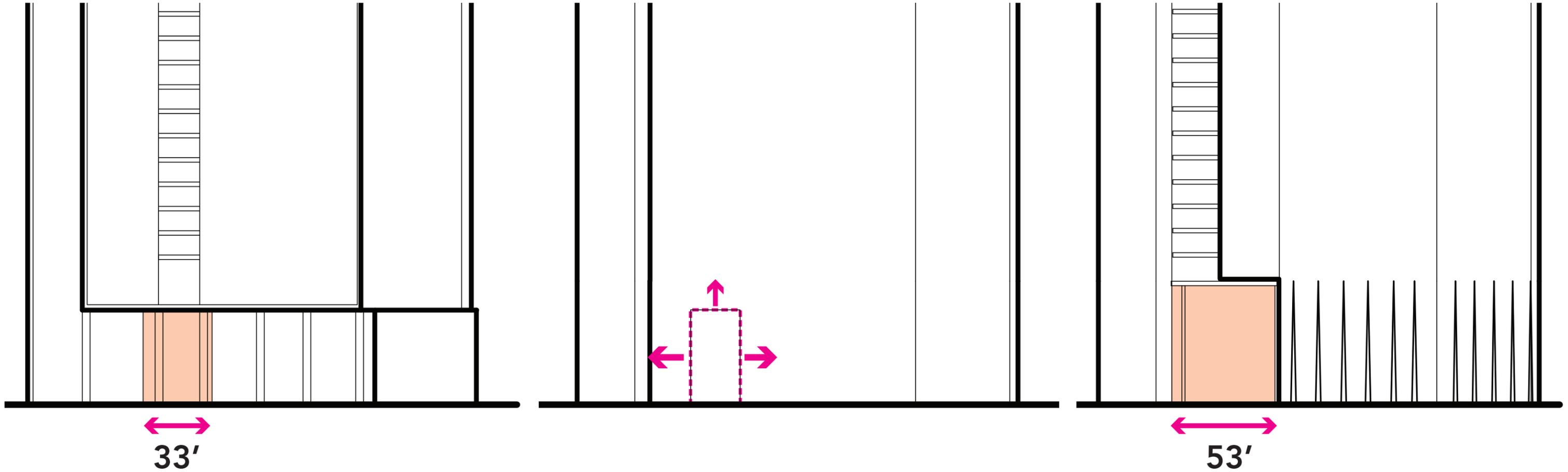
GREAT HALL PRESENCE



GREAT HALL PRESENCE



GREAT HALL ENTRANCE SCALE

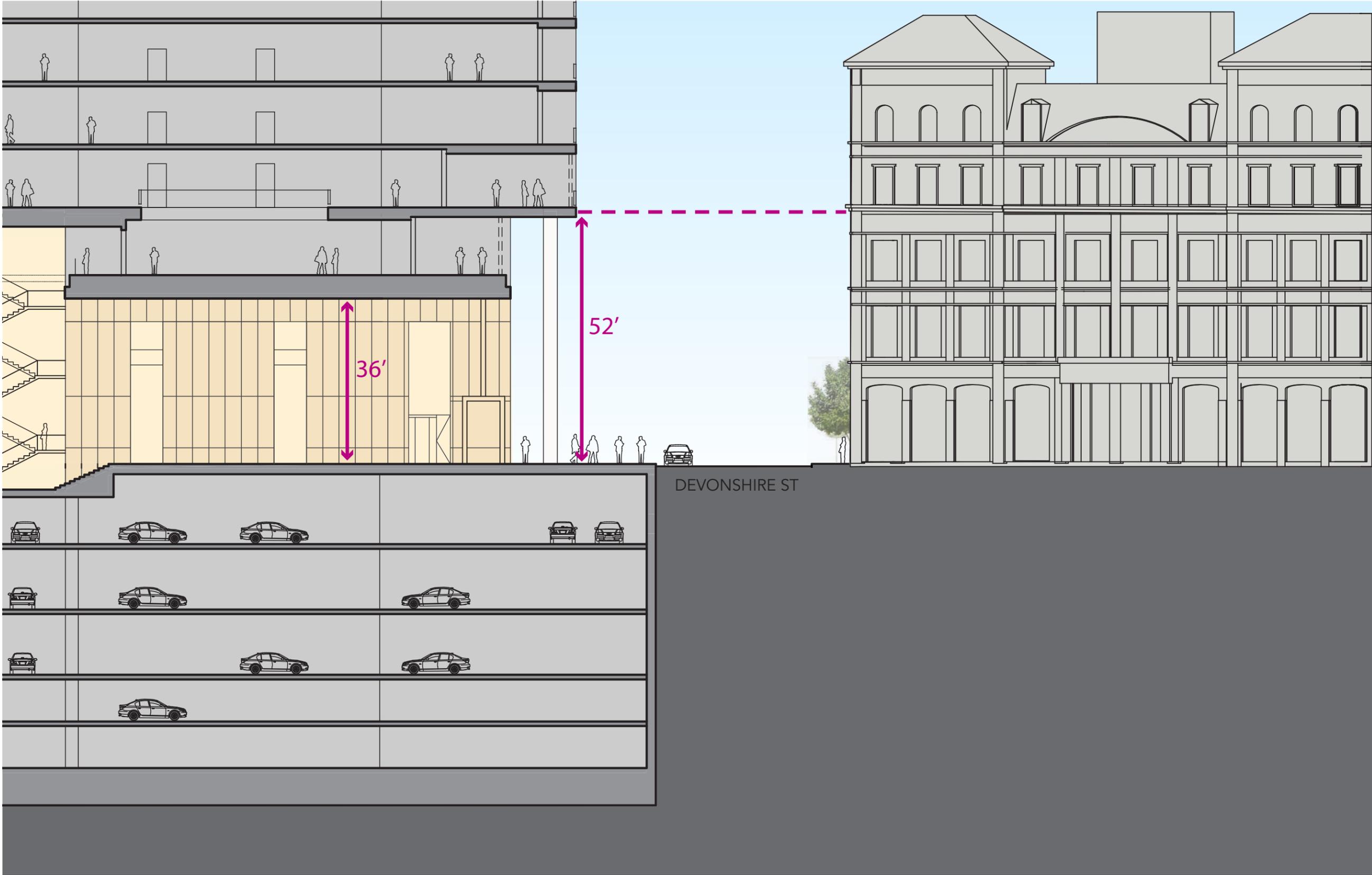


DPIR

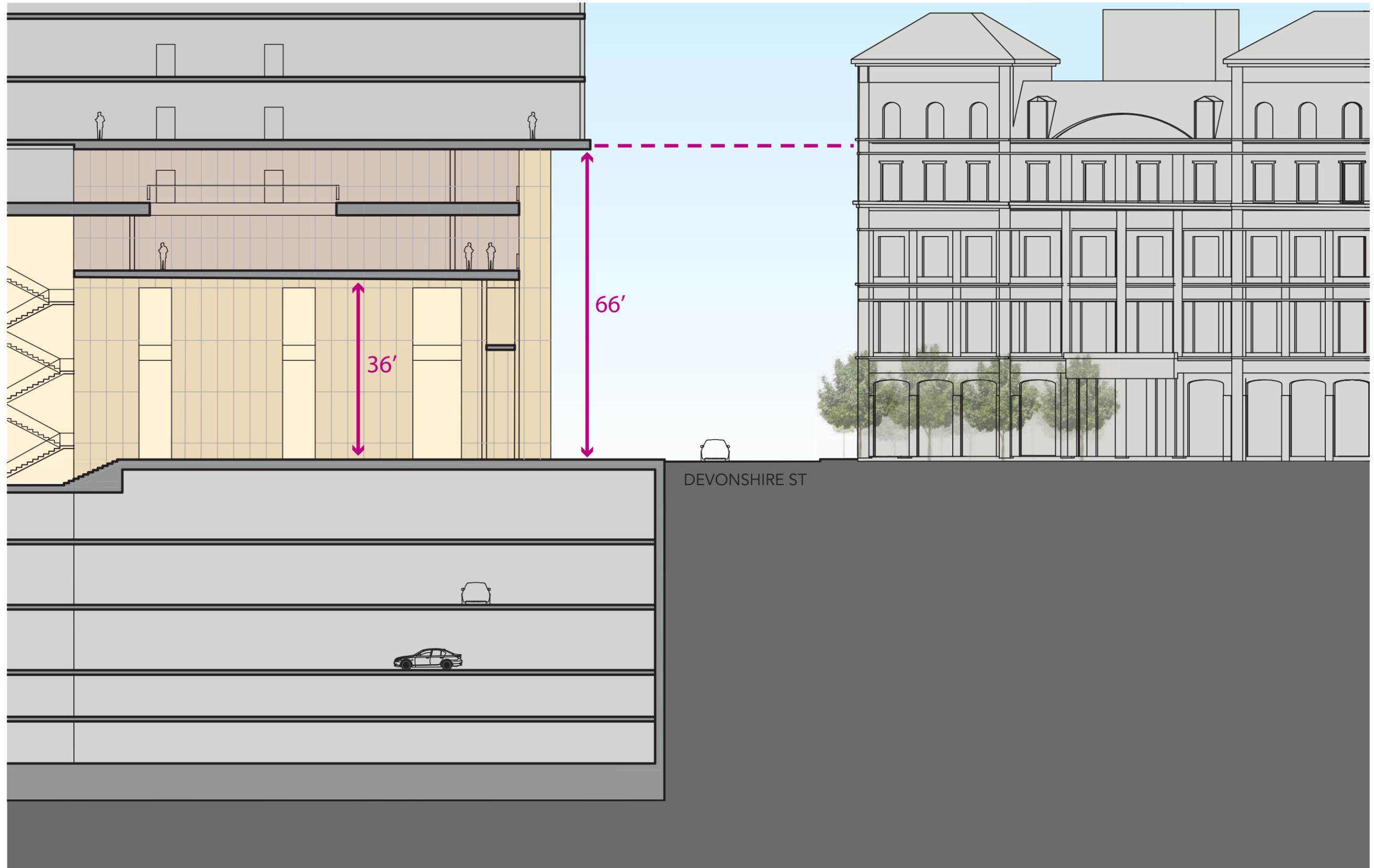
EXPAND / SIMPLIFY

CURRENT

GREAT HALL SECTION - DPIR



GREAT HALL SECTION - CURRENT



WEST ENTRANCE - NORTH WEST VIEW



DPIP

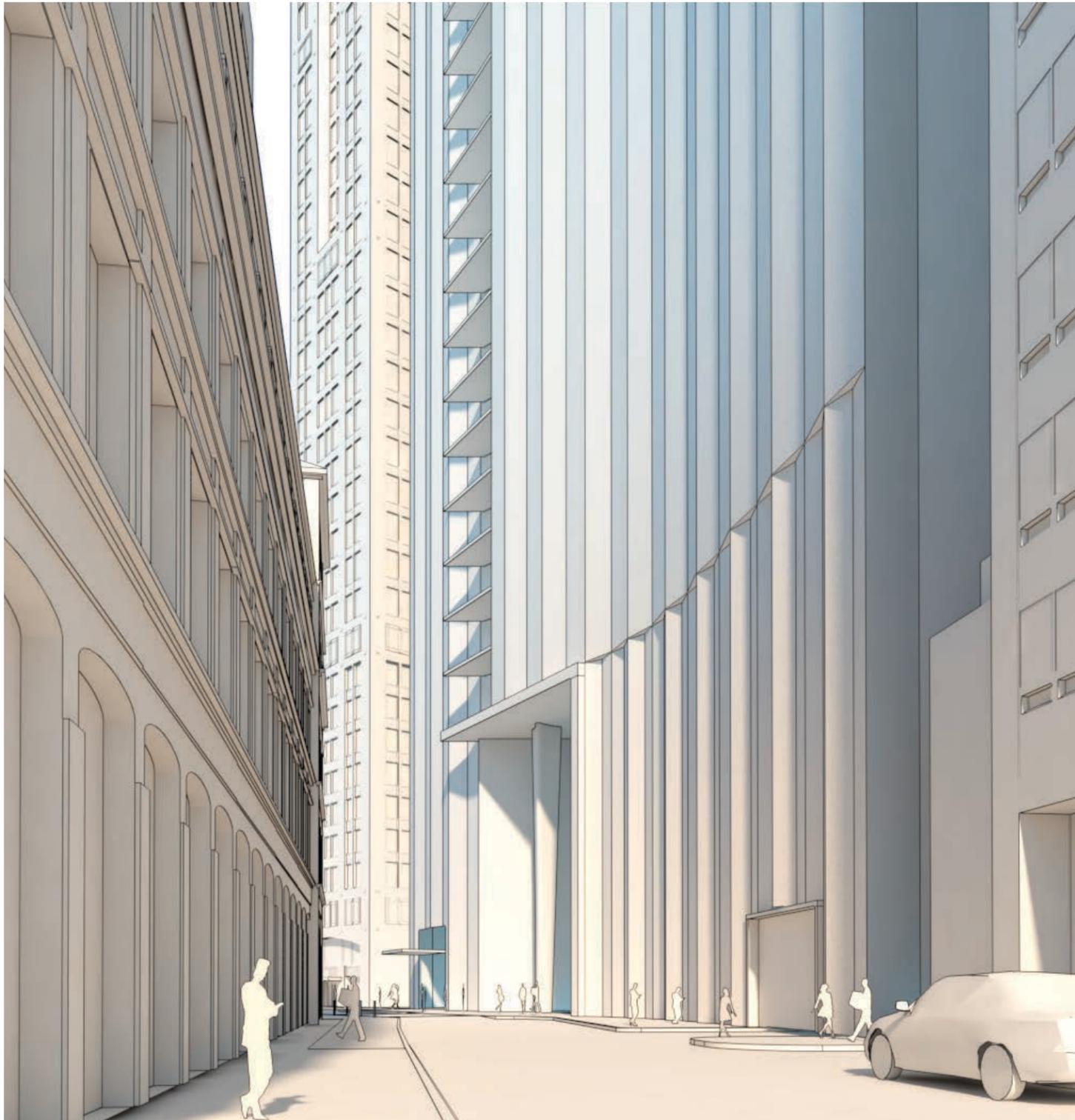


CURRENT

WEST ENTRANCE - SOUTH WEST VIEW

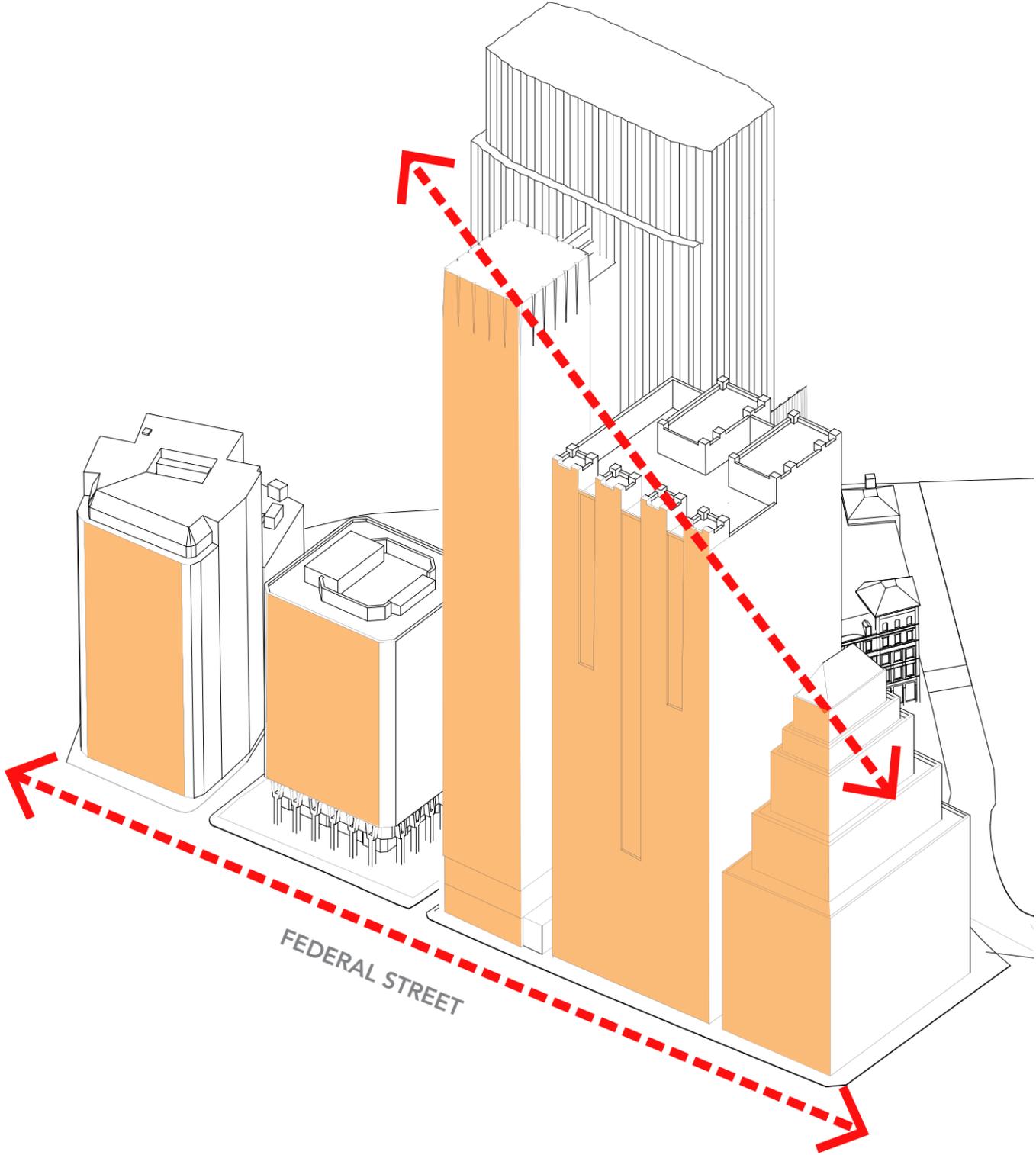
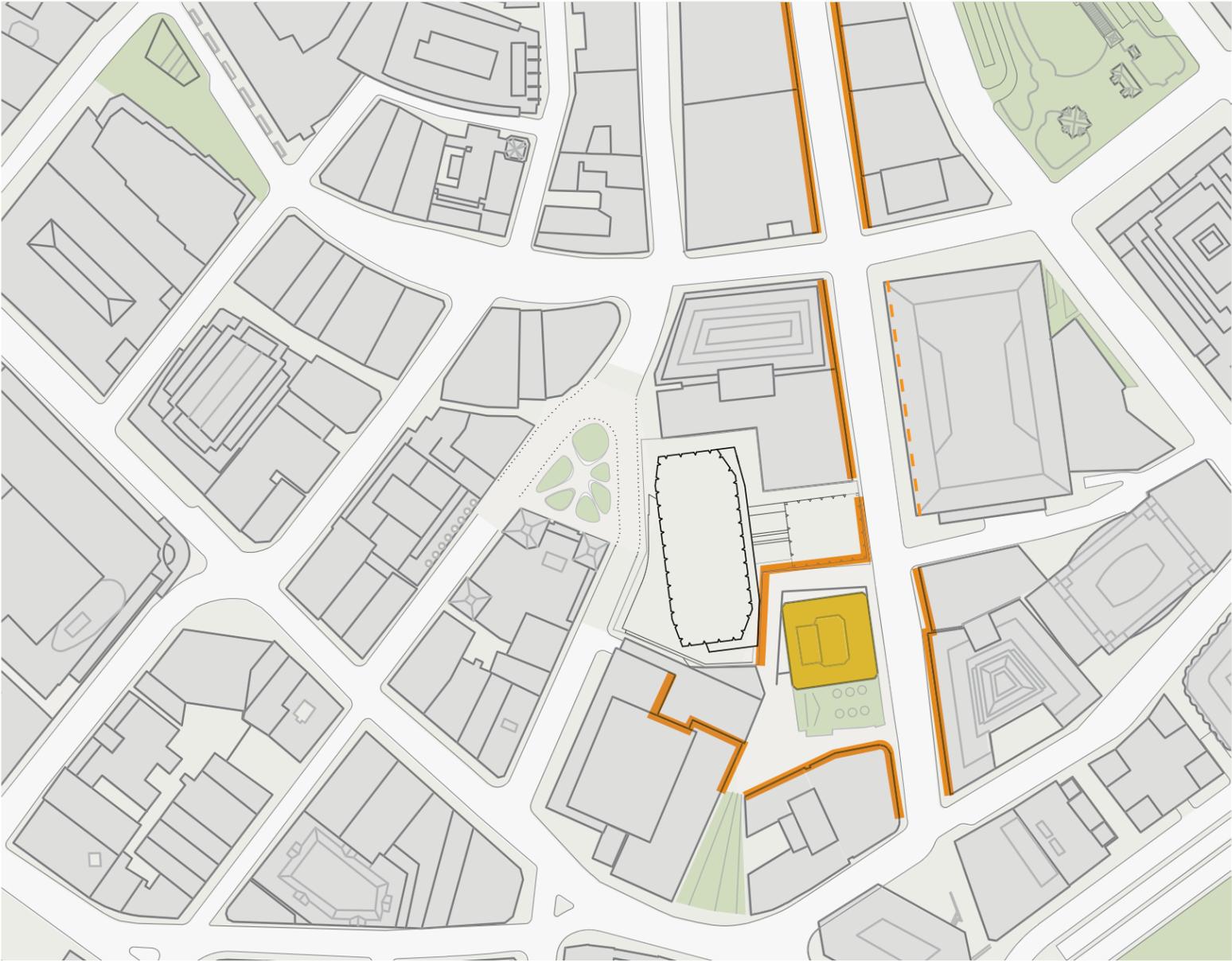


DPIR

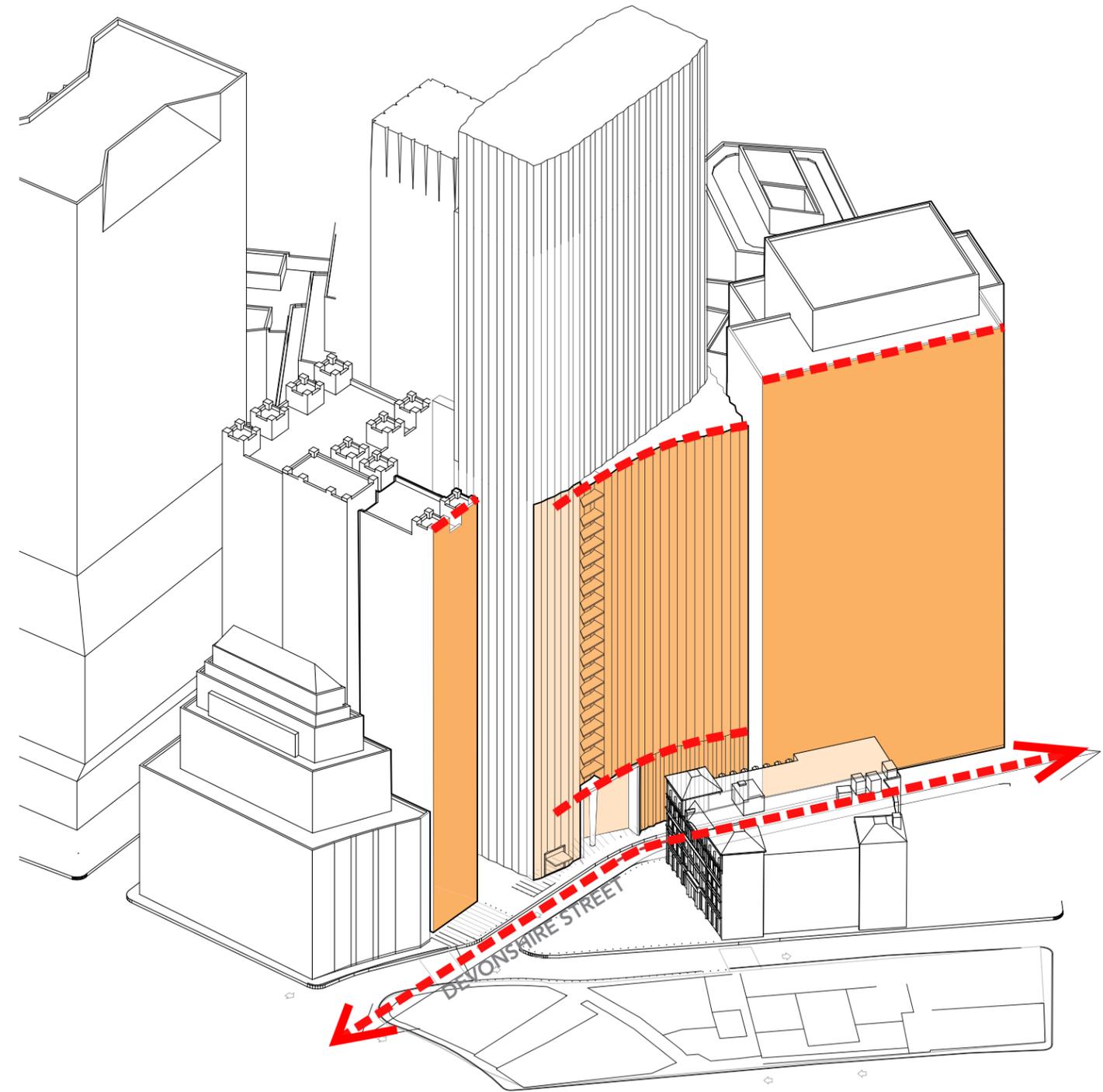
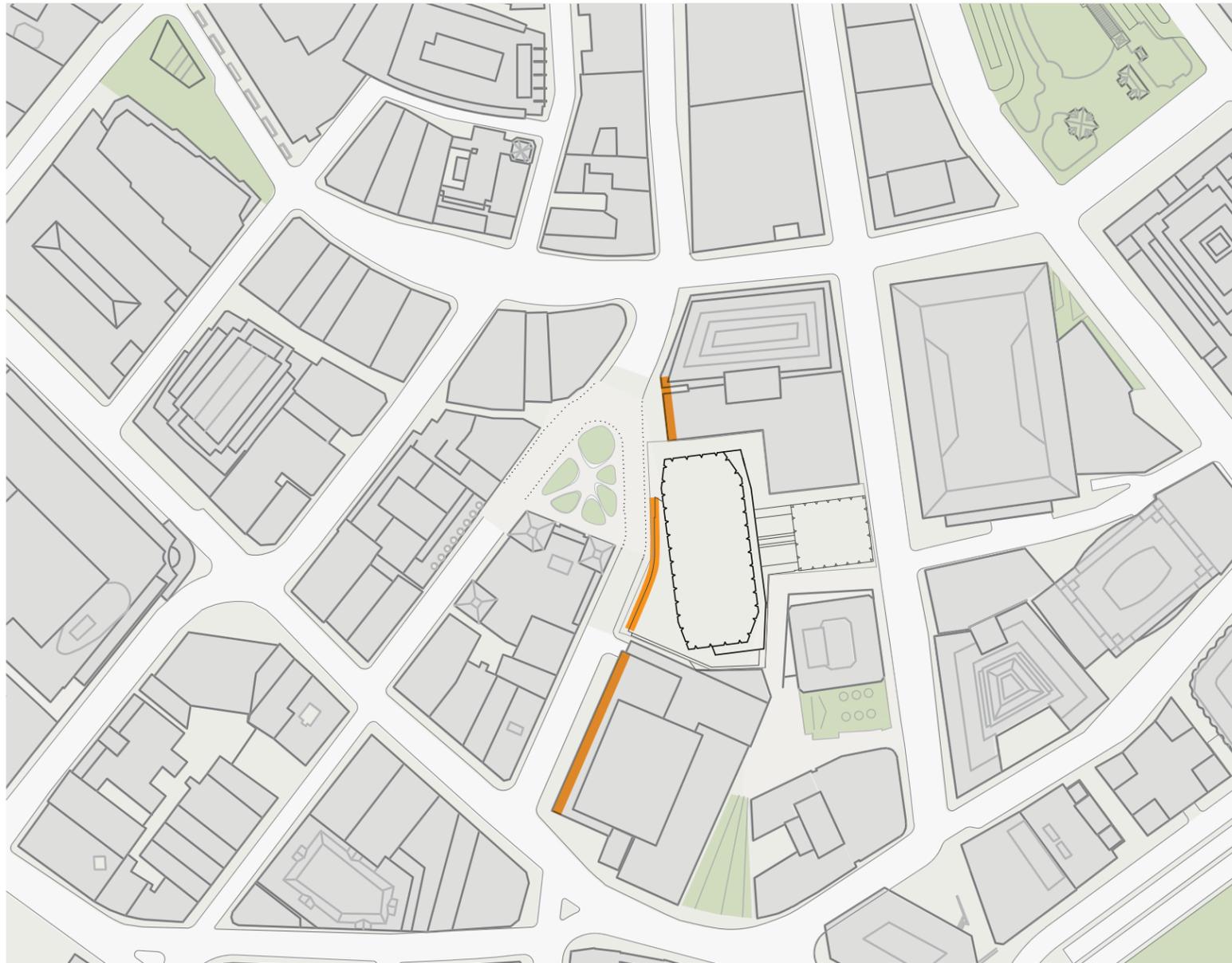


CURRENT

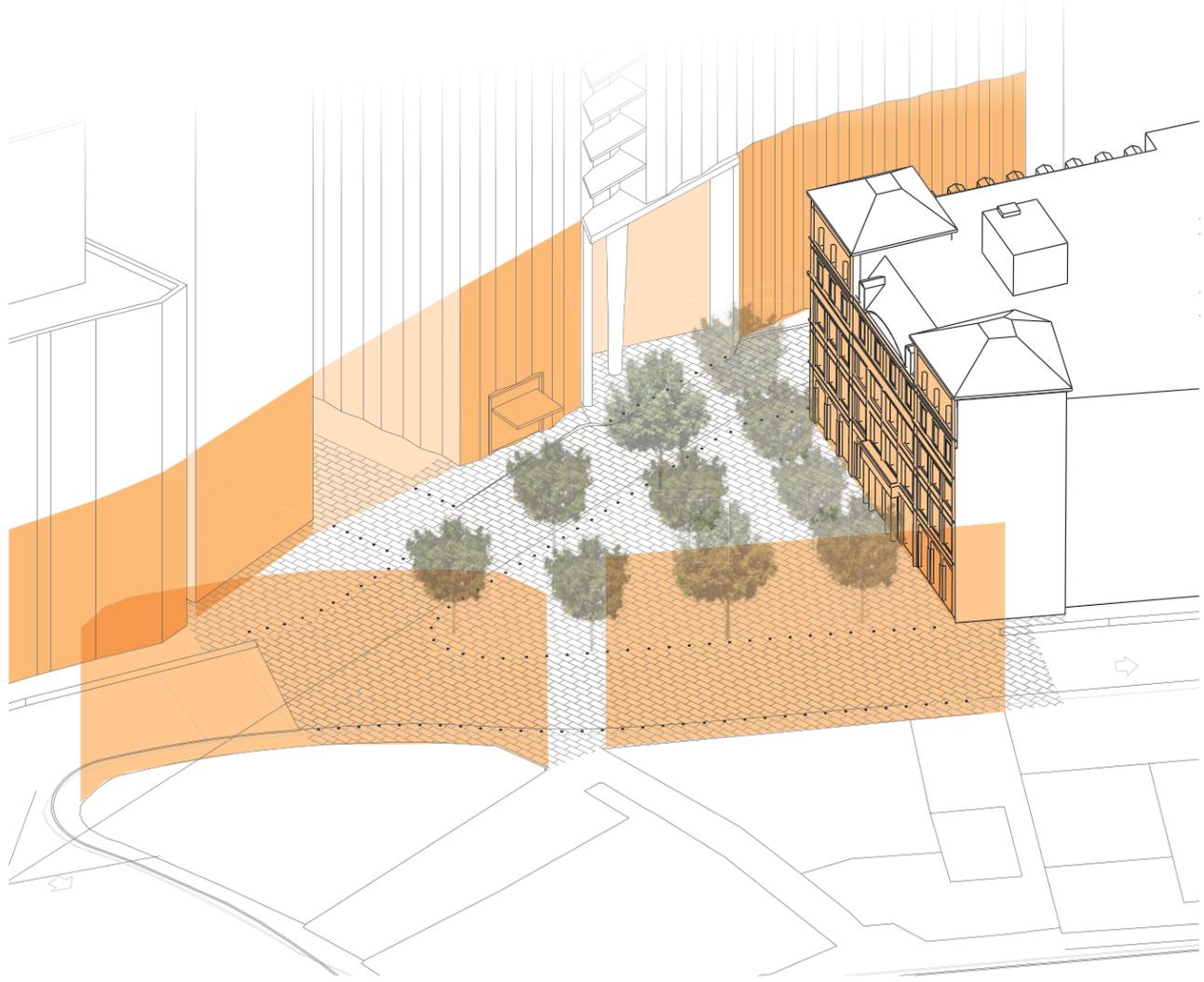
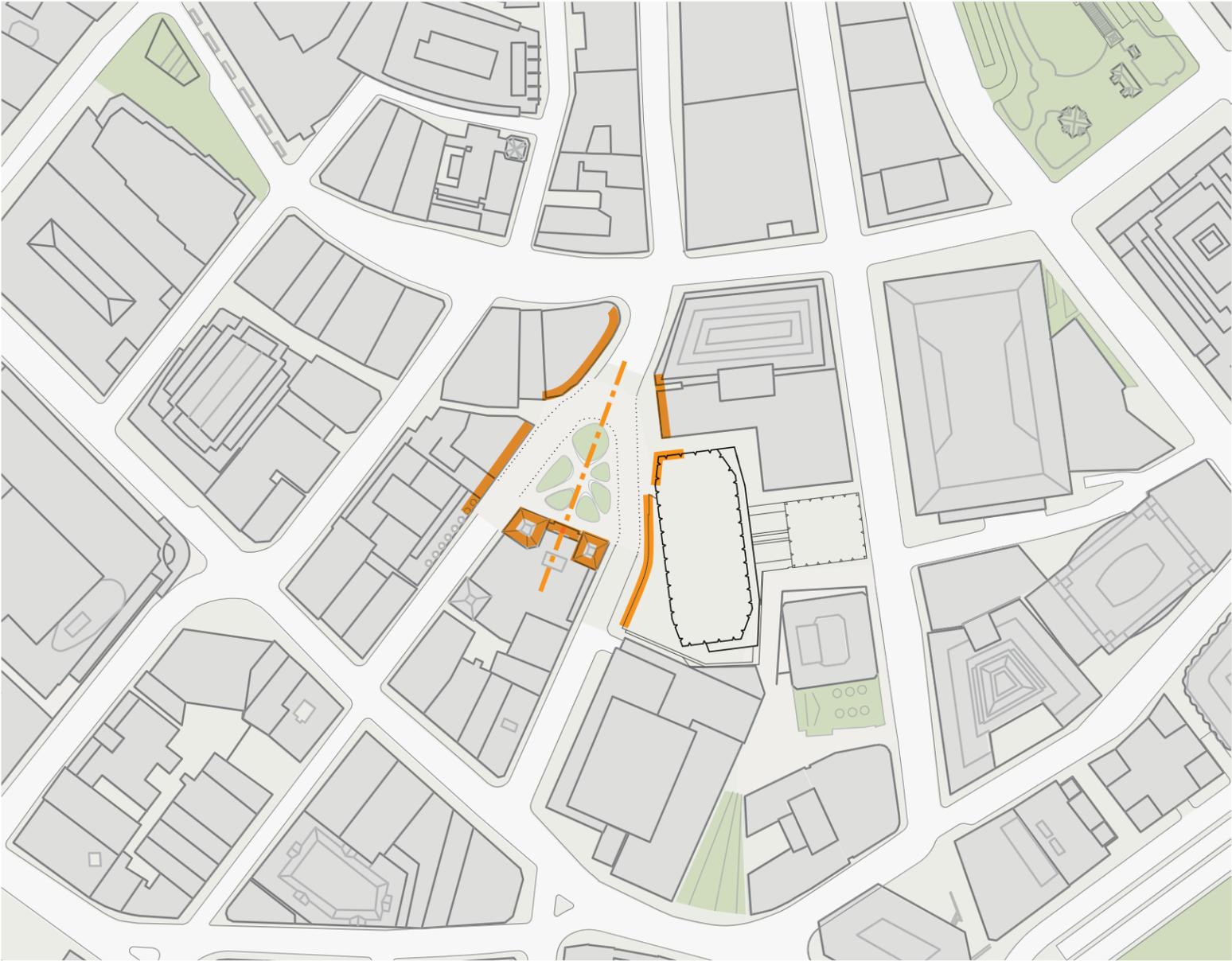
RECONSTITUTING FEDERAL STREET



FRAMING URBAN SPACE - DEVONSHIRE STREET



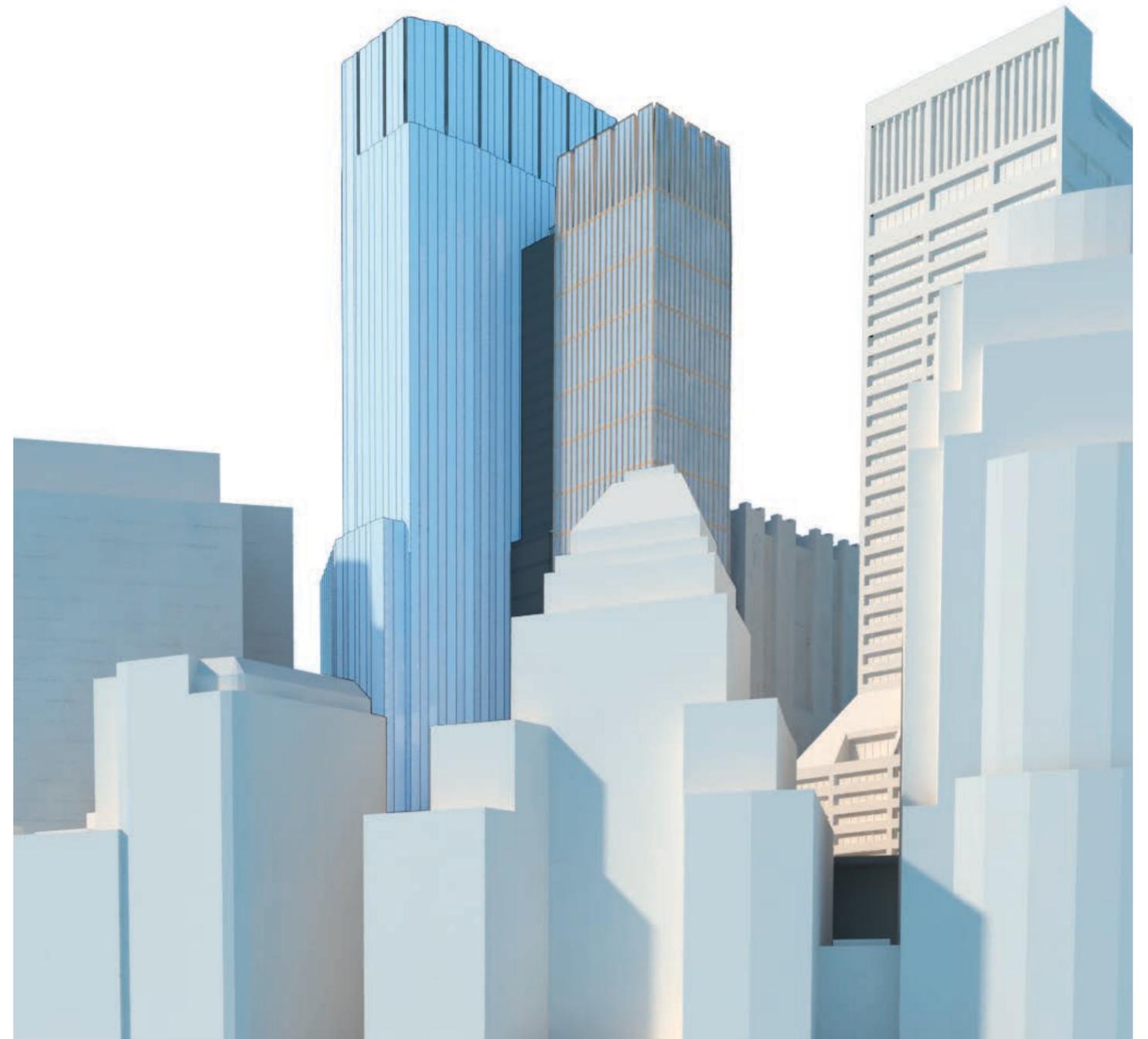
REBUILDING THE OUTDOOR ROOM - WINTHROP SQUARE



SKYLINE IDENTITY



DPIR



CURRENT

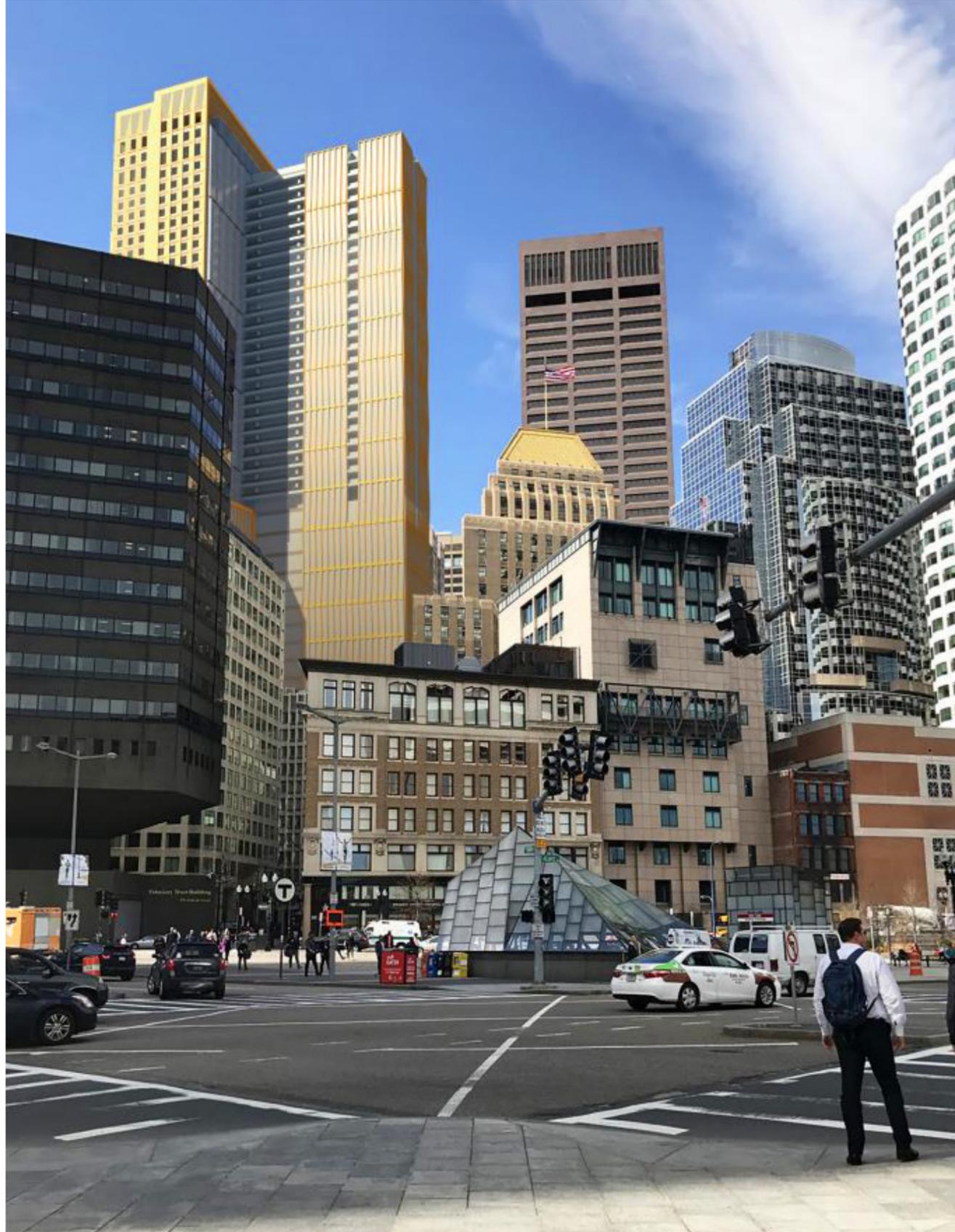
SKYLINE IDENTITY



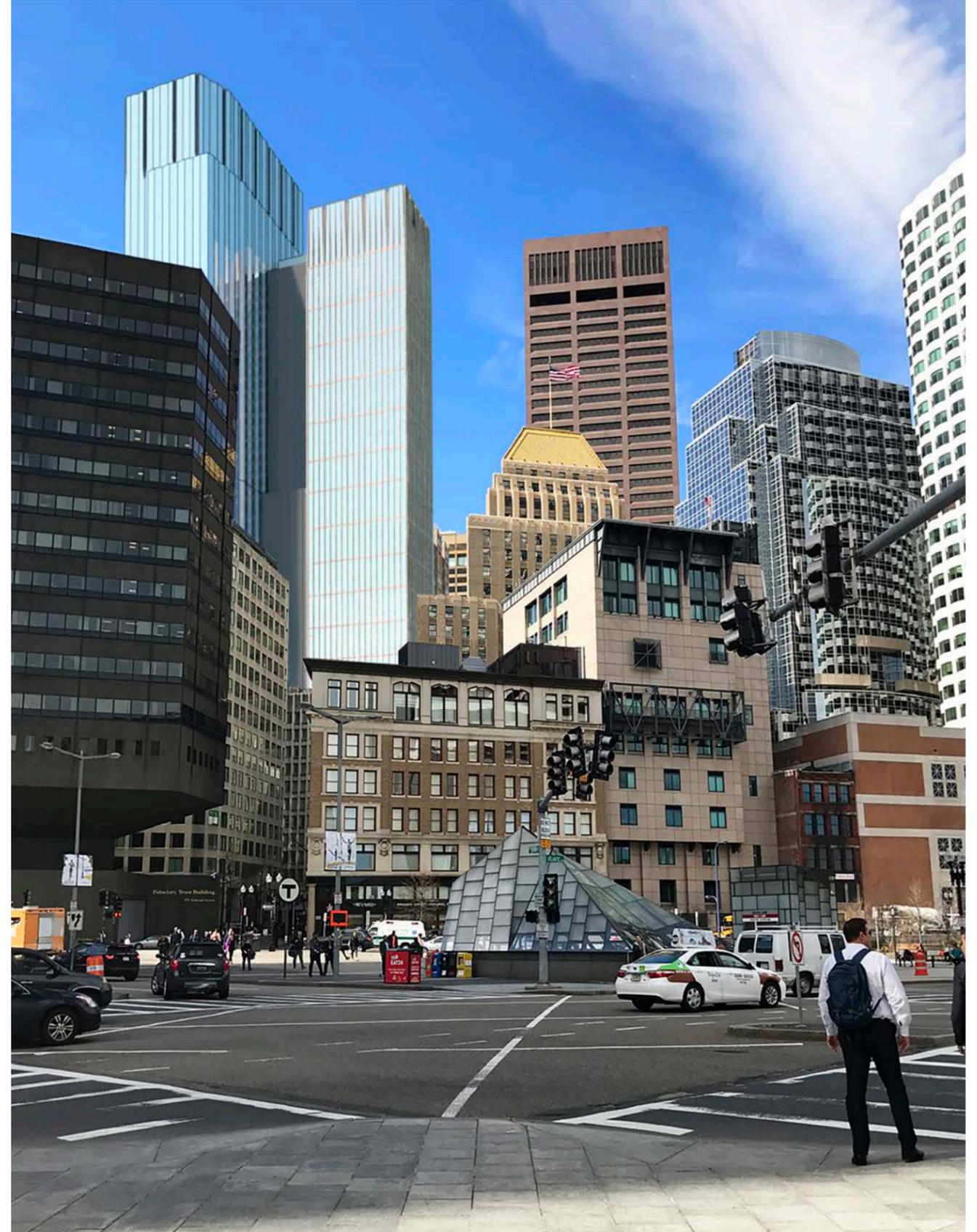
DPIR

CURRENT

VIEW FROM SOUTH STATION @ ATLANTIC AVE & SUMMER ST INTERSECTION



DPIP



CURRENT

VIEW FROM BOSTON COMMON & BREWER FOUNTAIN



DPIR



CURRENT

VIEW FROM SOUTH END @ I-93 NORTH



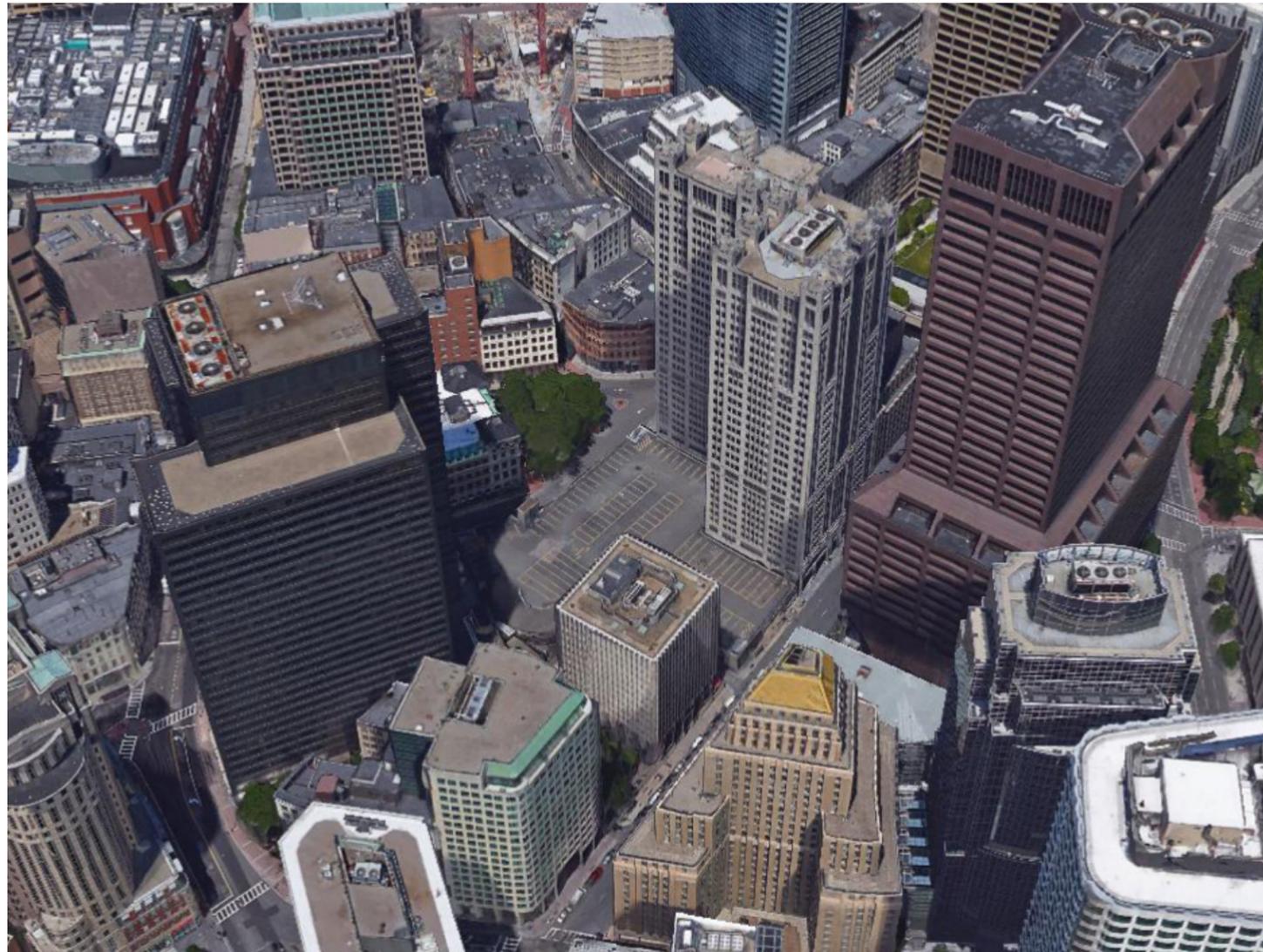
DPIR



CURRENT

WINTHROP SQUARE

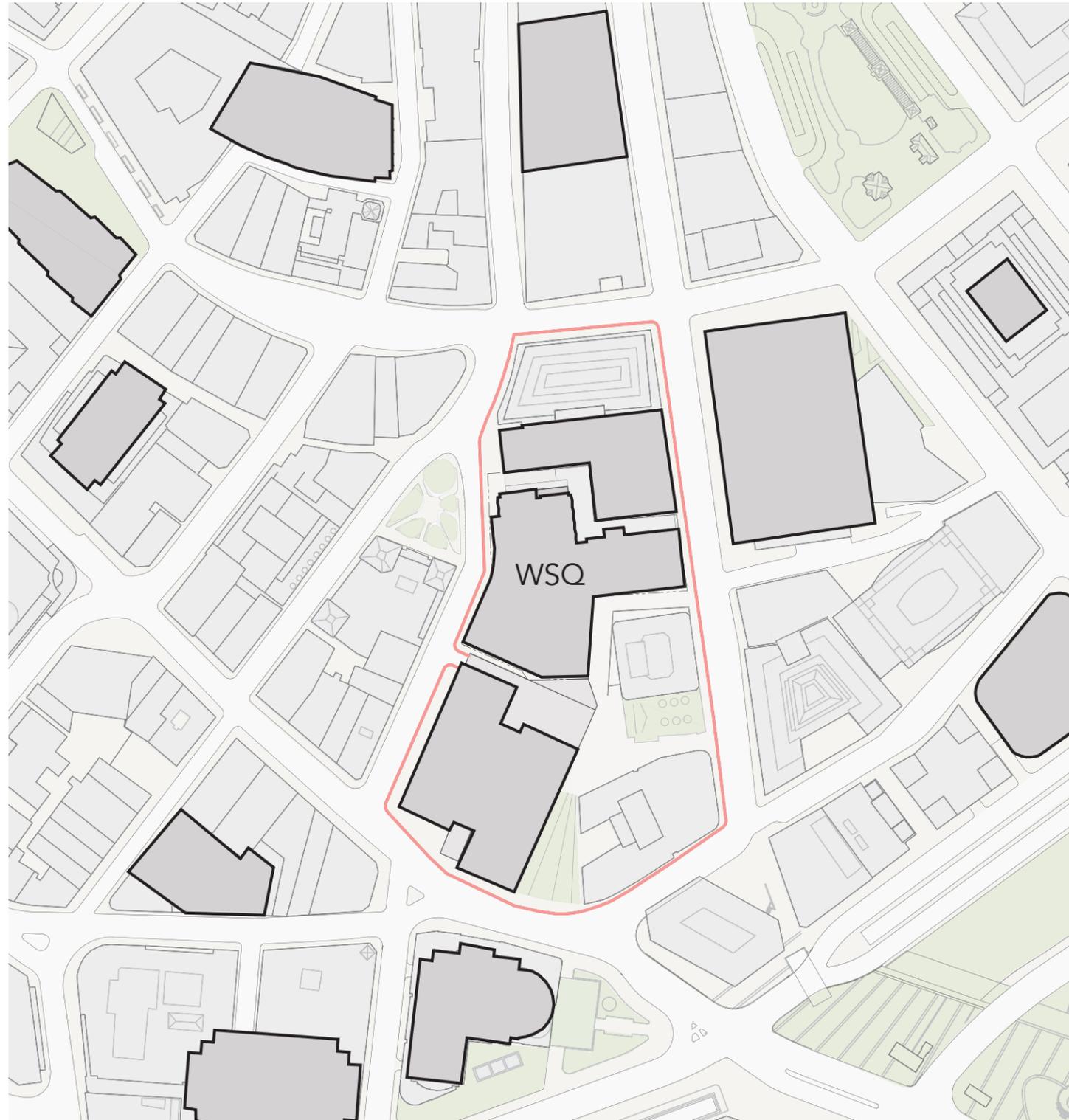
BLOCK	ADDRESS	STORIES	ADJACENCY TYPE	LOT AREA	BUILDING AREA	FAR SITE	BLOCK AREA	BLOCK BUILDING AREA	FAR BLOCK
F: Winthrop Sq (Devonshire/Franklin/Federal/High/Summer)									
	220 Devonshire			24,153	283,708	11.75			
	Milton Pl			9,995	179,910	18.00			
	2 14 High St			13,173	116,823	8.87			
	100 Summer			61,477	1,303,391	21.20			
	101 Federal			19,883	679,000	34.15			
	133 Federal			20,157	120,000	5.95			
	115 Winthrop			47,738	1,592,000	33.35			
							196,576	4,274,832	21.75



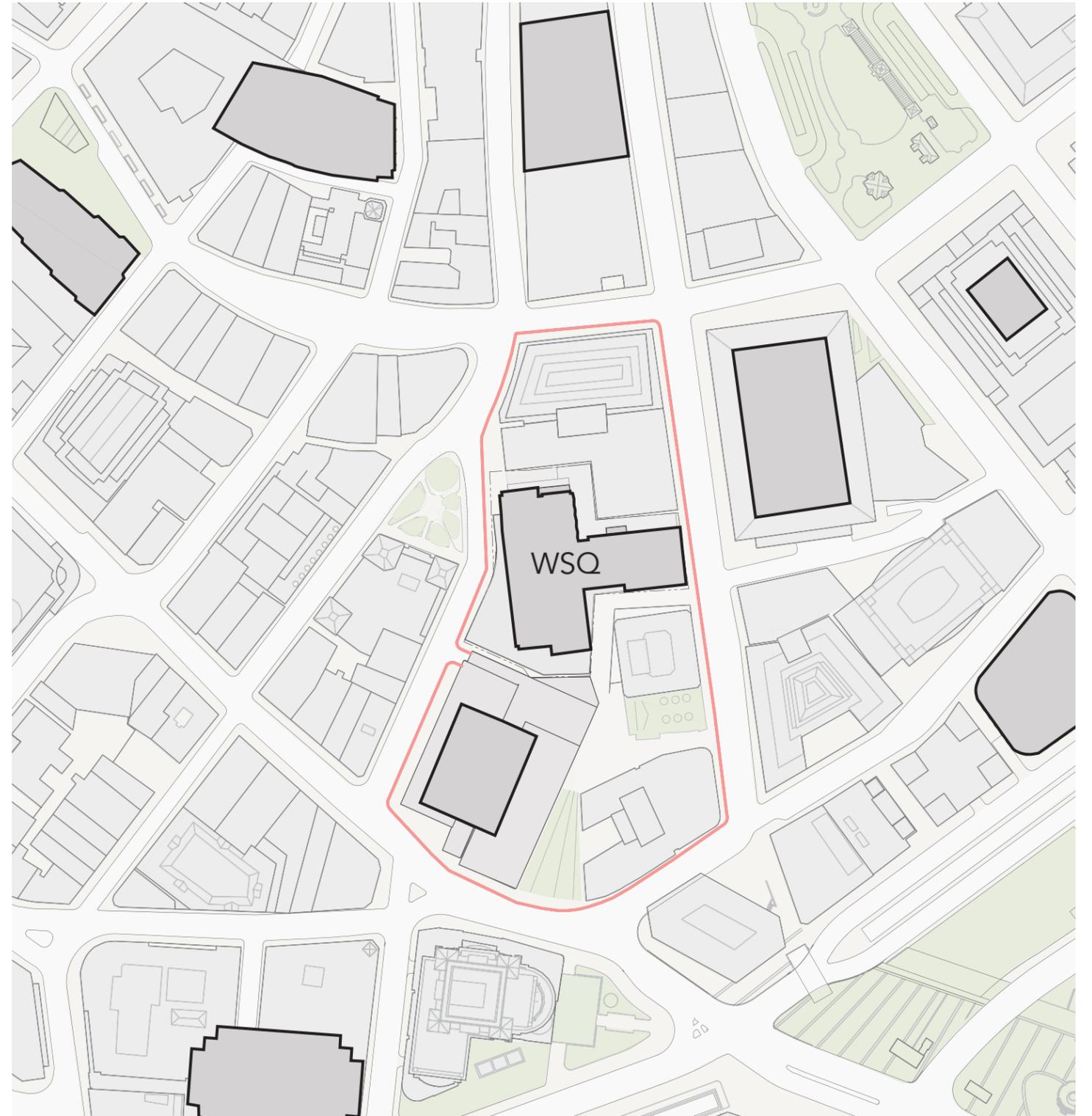
*All figures approximate
 **All areas from City of Boston assessor database

WINTHROP BLOCK

MID-RISE SEPARATION (+250) AT OFFICE LVL.



HIGH-RISE SEPARATION (+400) AT RESIDENTIAL LVL.



*All figures approximate

HANDEL ARCHITECTS



GROUND LANDSCAPE



D/R/E/A/M COLLABORATIVE

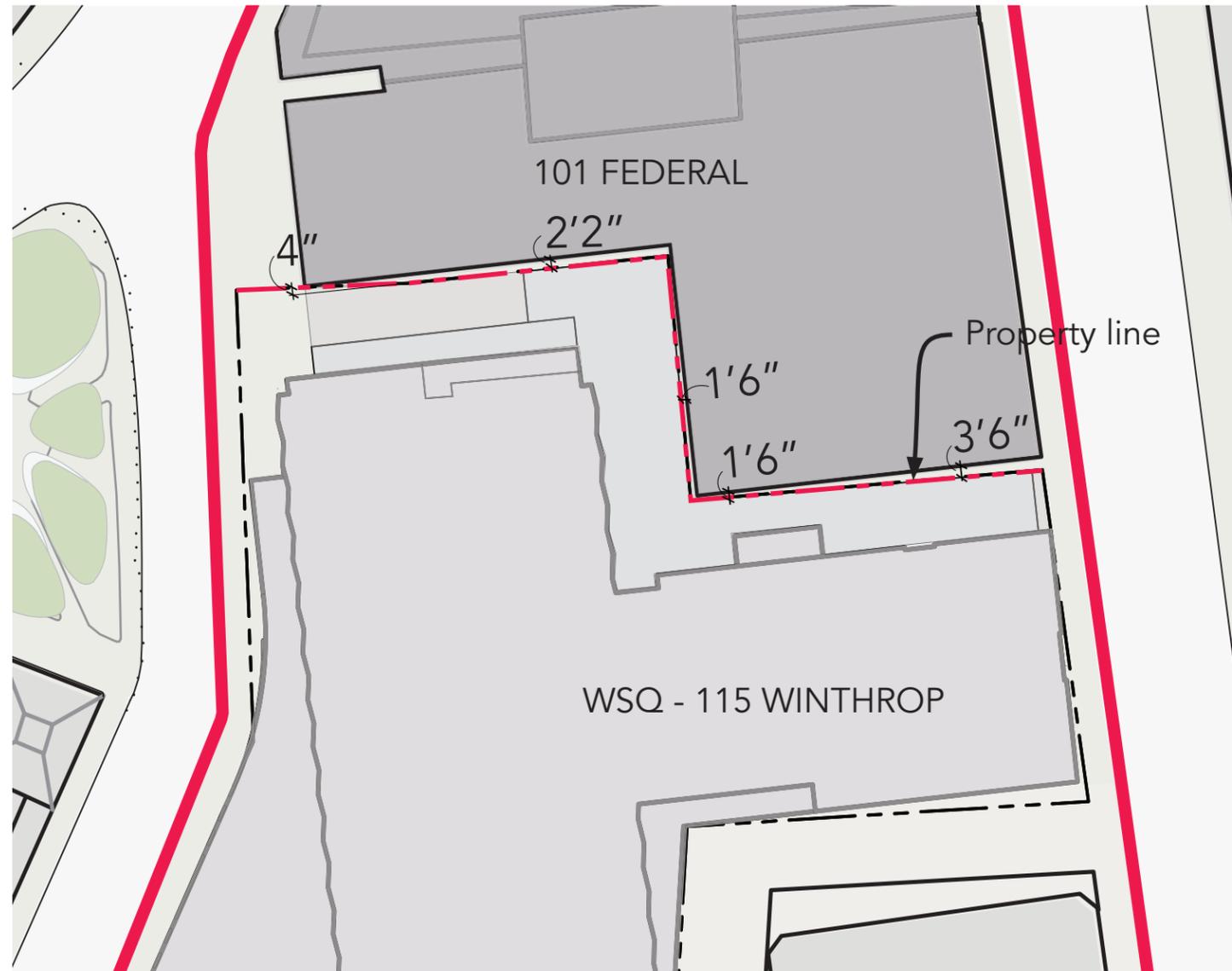


VHB

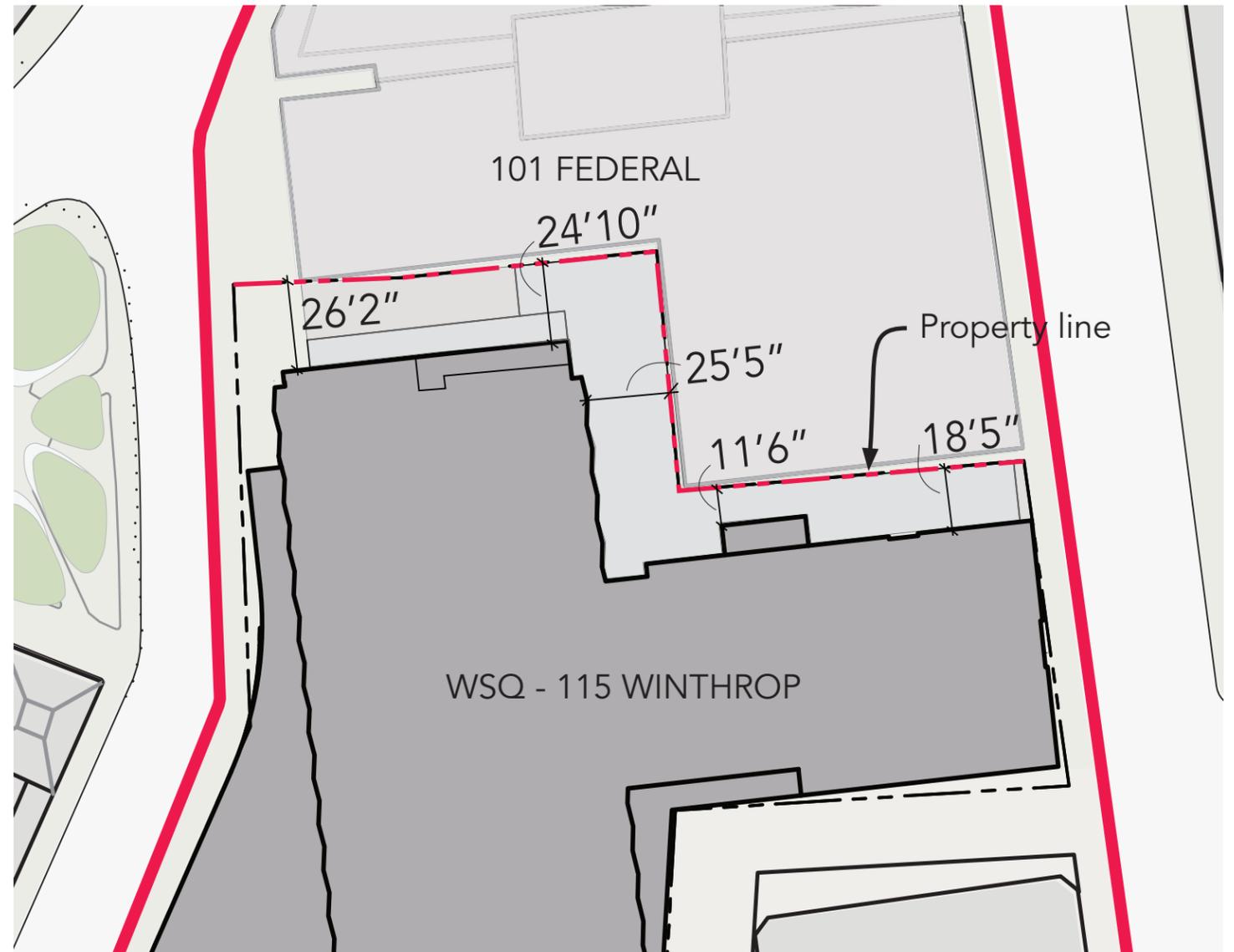
02.06.18

115 WINTHROP & 101 FEDERAL RESPECTIVE LOT LINE SETBACKS

101 FEDERAL FROM PROPERTY LINE



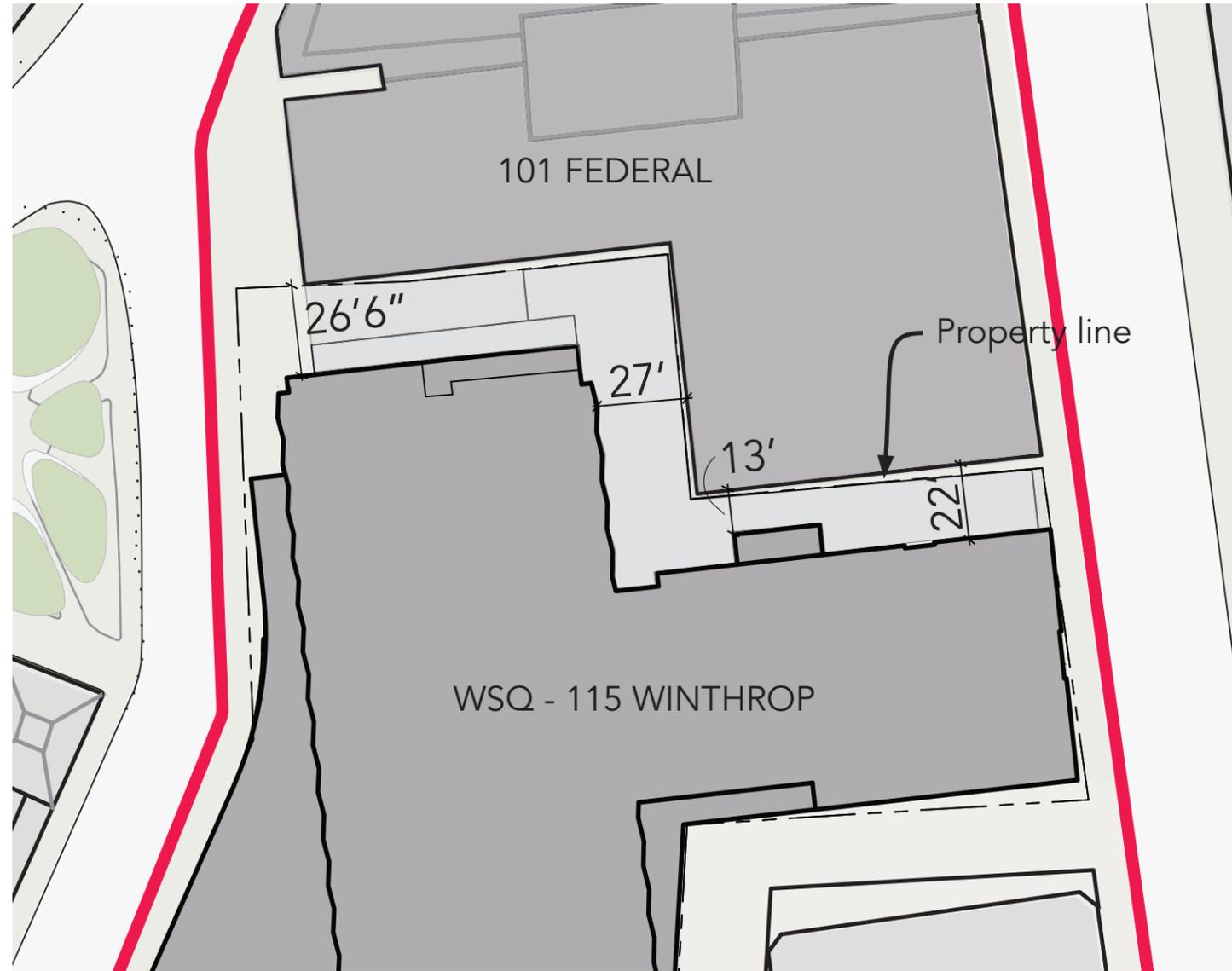
115 WINTHROP FROM PROPERTY LINE



*All figures approximate

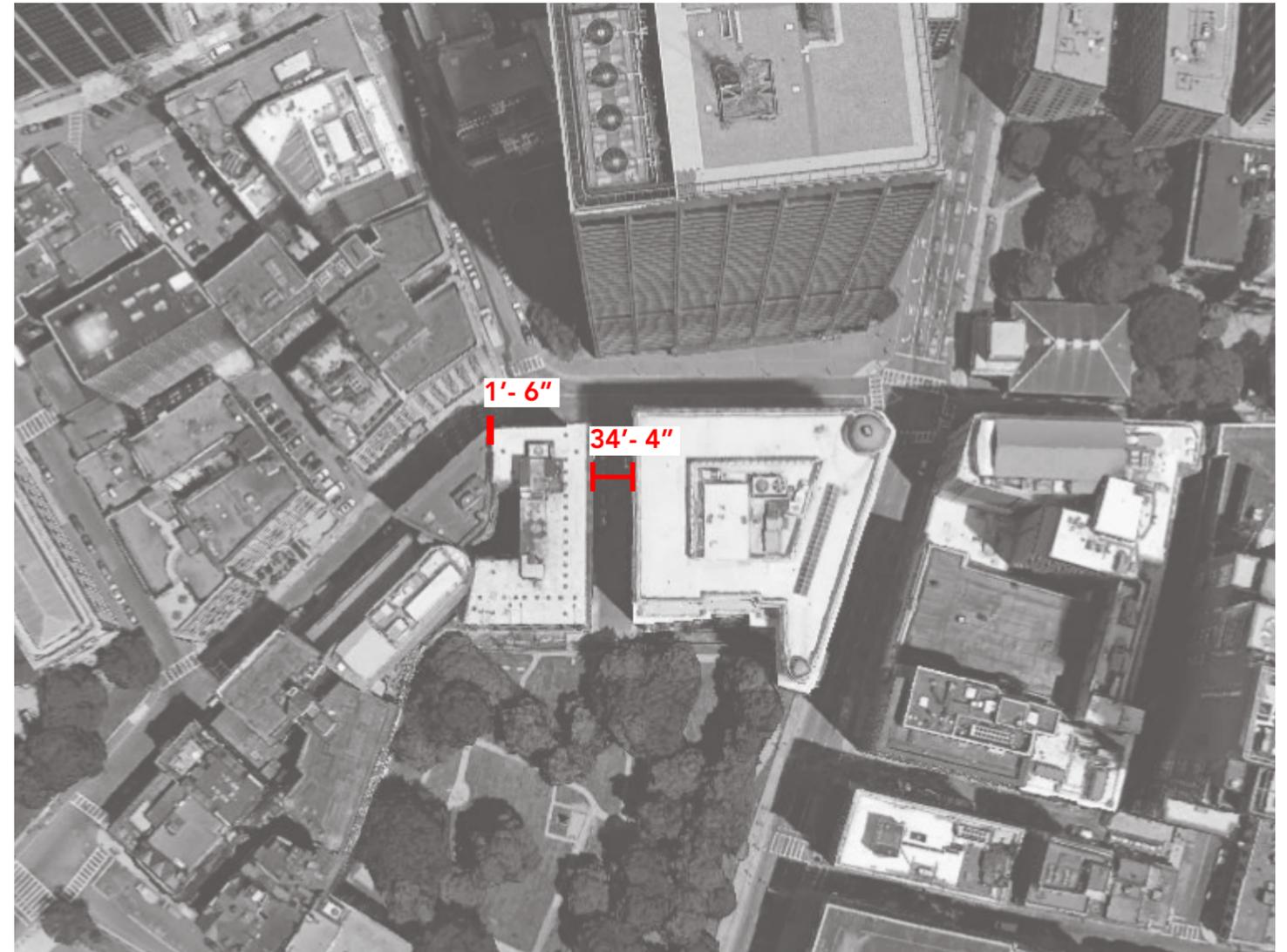
115 WINTHROP & 101 FEDERAL RESPECTIVE LOT LINE SETBACKS

PROPOSED DISTANCE BETWEEN 101 FEDERAL AND 115 WINTHROP



*All figures approximate

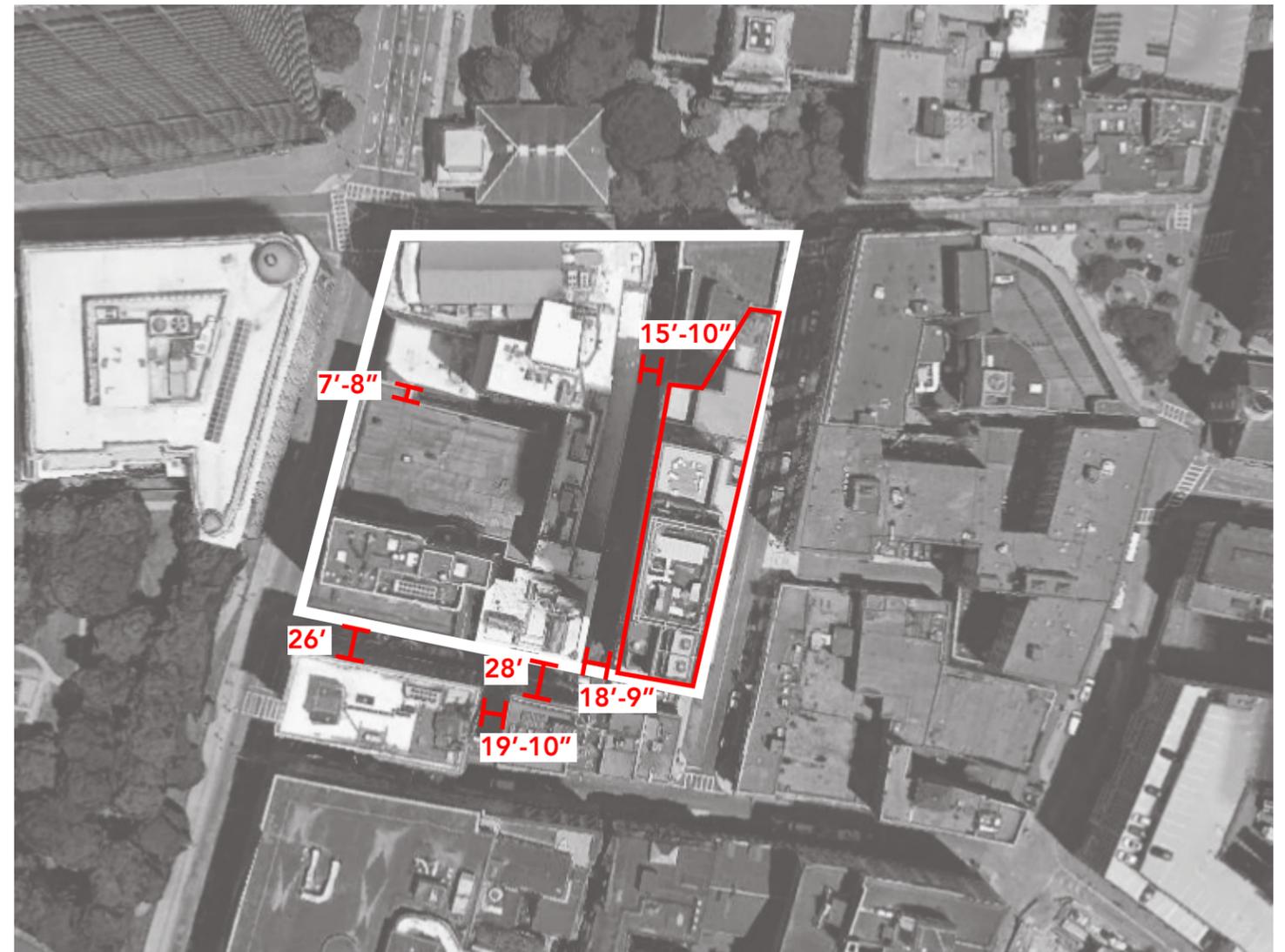
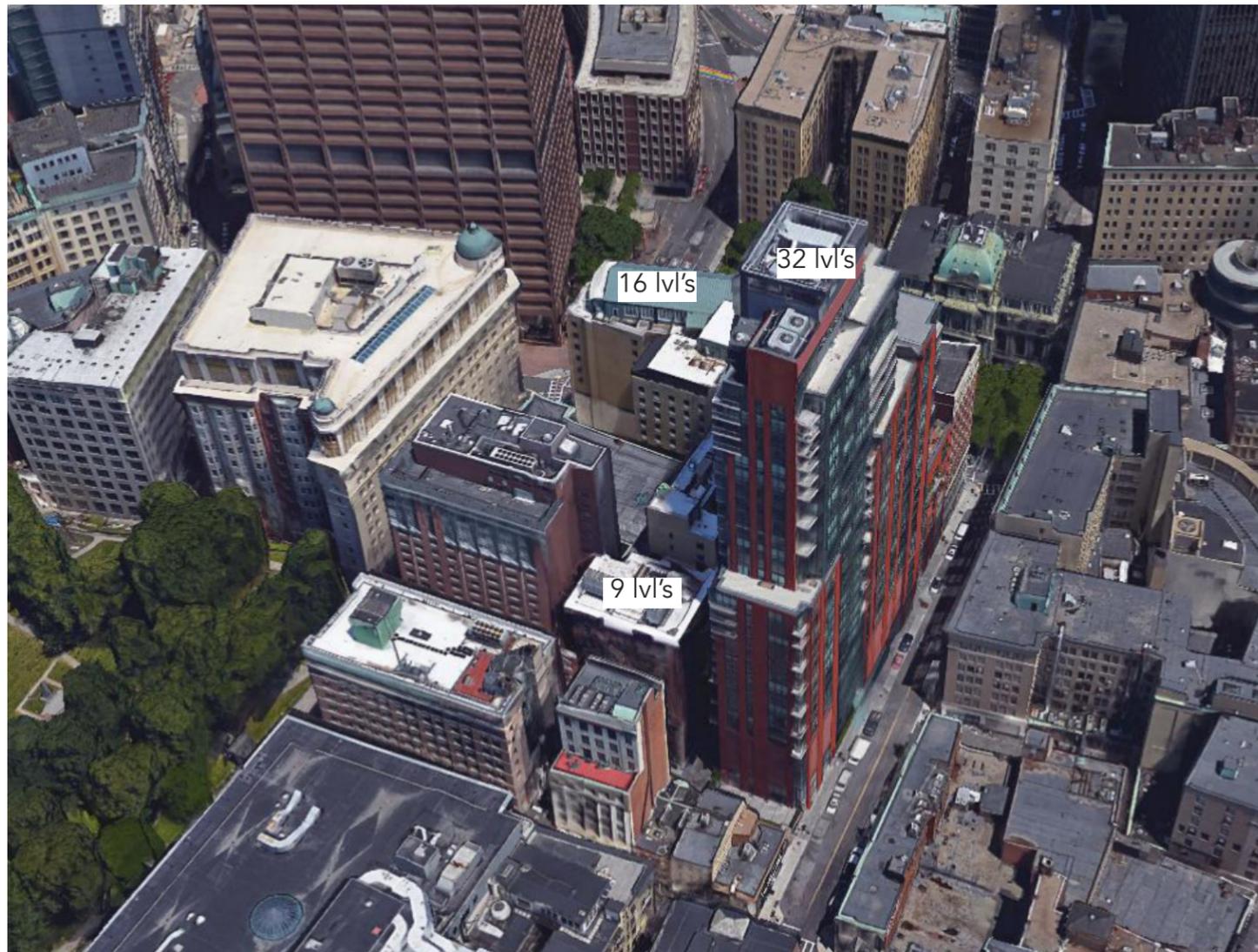
6 - 8 Beacon Street



*All figures approximate
**All areas from City of Boston assessor database
***All dimensions from BPDA city cad plan

45 Province / Omni Parker Block

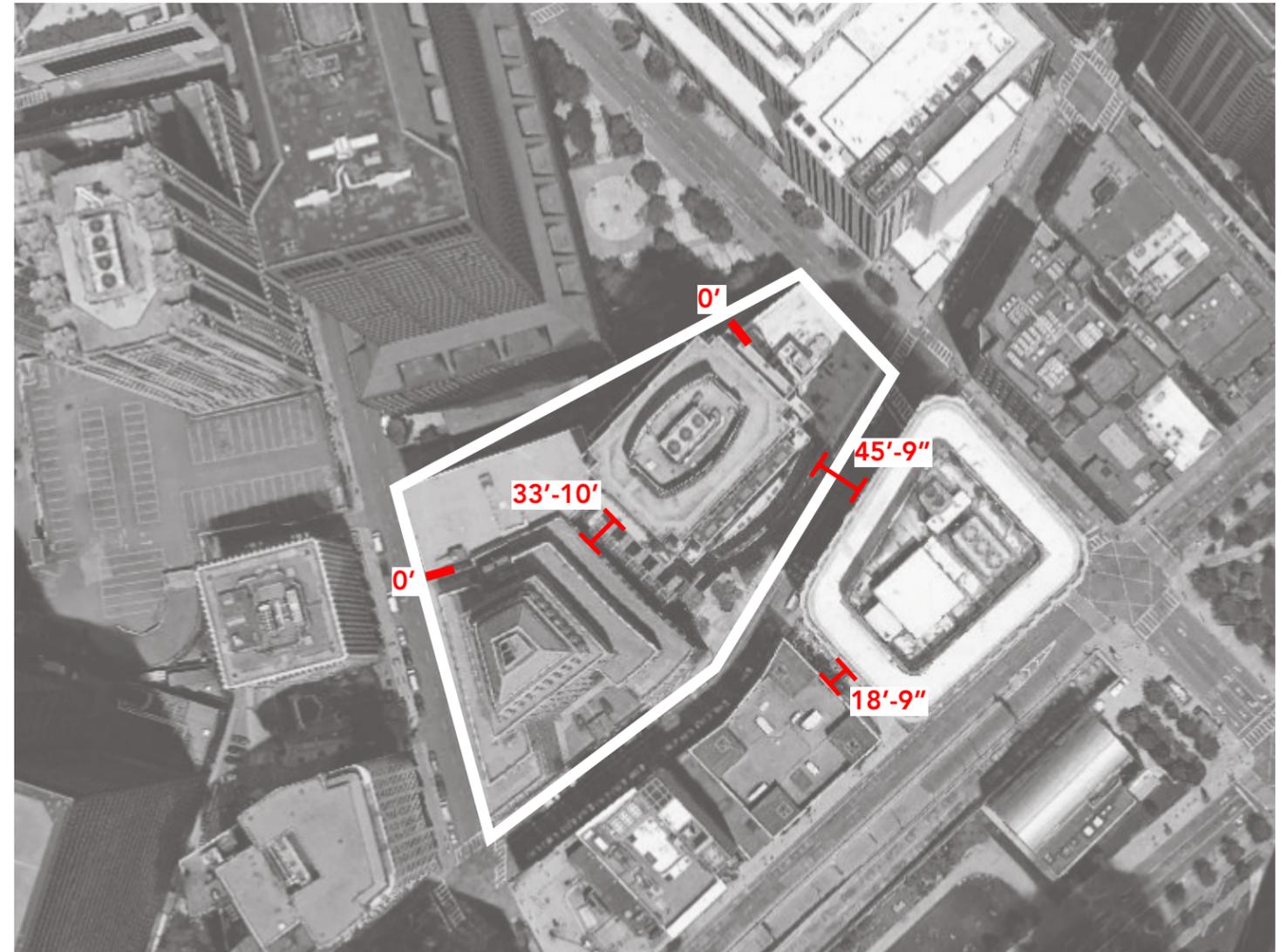
BLOCK	ADDRESS	STORIES	ADJACENCY TYPE	LOT AREA	BUILDING AREA	FAR SITE	BLOCK AREA	BLOCK BUILDING AREA	FAR BLOCK
45 Province / Omni Parker Block									
	60-70 Tremont St - Omni Parker			26,852	282,625	10.53			
	88-78 Tremont St			12,948	88,969	6.87			
	90 Tremont St			6,972	129,200	18.53			
	45 Province St	32		13,881	274,849	19.80			
	42-52 School St			5,605	54,924	9.80			
							66,258	830,567	12.54



*All figures approximate
 **All areas from City of Boston assessor database
 ***All dimensions from BPDA city cad plan

160 Federal / 100 High Block

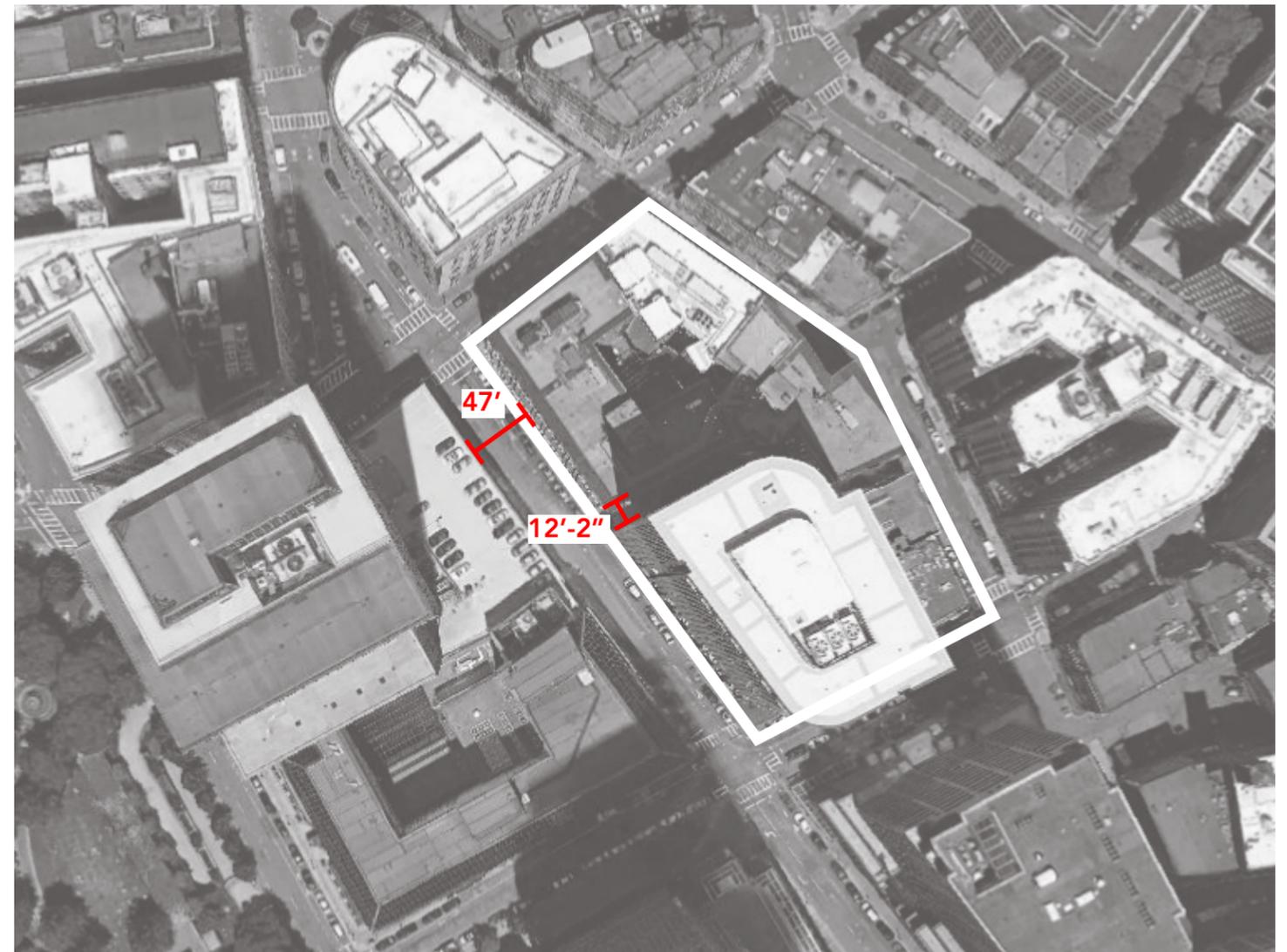
BLOCK	ADDRESS	STORIES	ADJACENCY TYPE	LOT AREA	BUILDING AREA	FAR SITE	BLOCK AREA	BLOCK BUILDING AREA	FAR BLOCK
160 Federal / 100 High Block									
	160 Federal St			29,169	320,580	10.99			
	150 Federal St			39,077	551,954	14.12			
	209-217 Congress			7,192	78,881	10.97			
							75,438	951,415	12.61



*All figures approximate
 **All areas from City of Boston assessor database
 ***All dimensions from BPDA city cad plan

260 Franklin Block

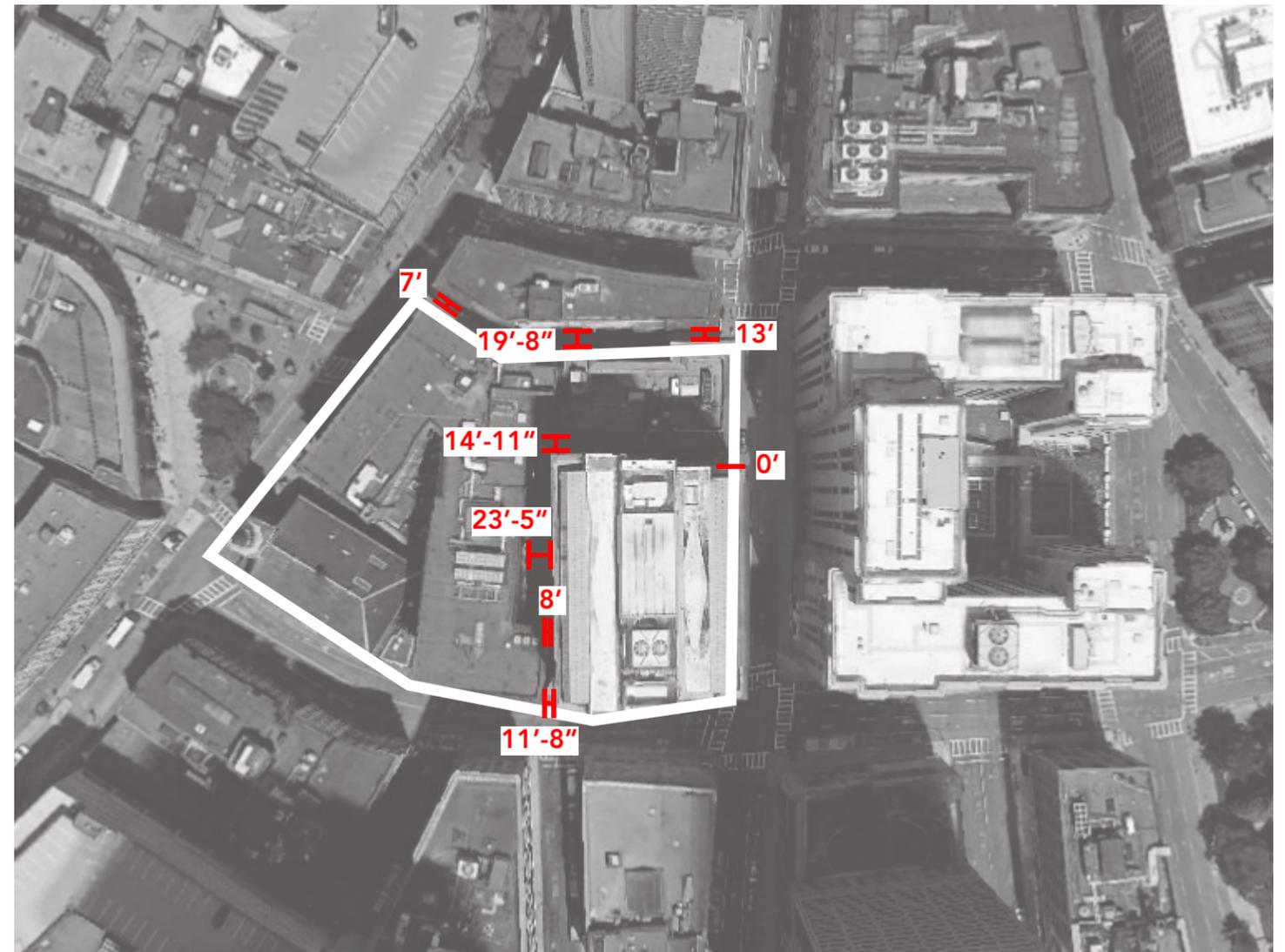
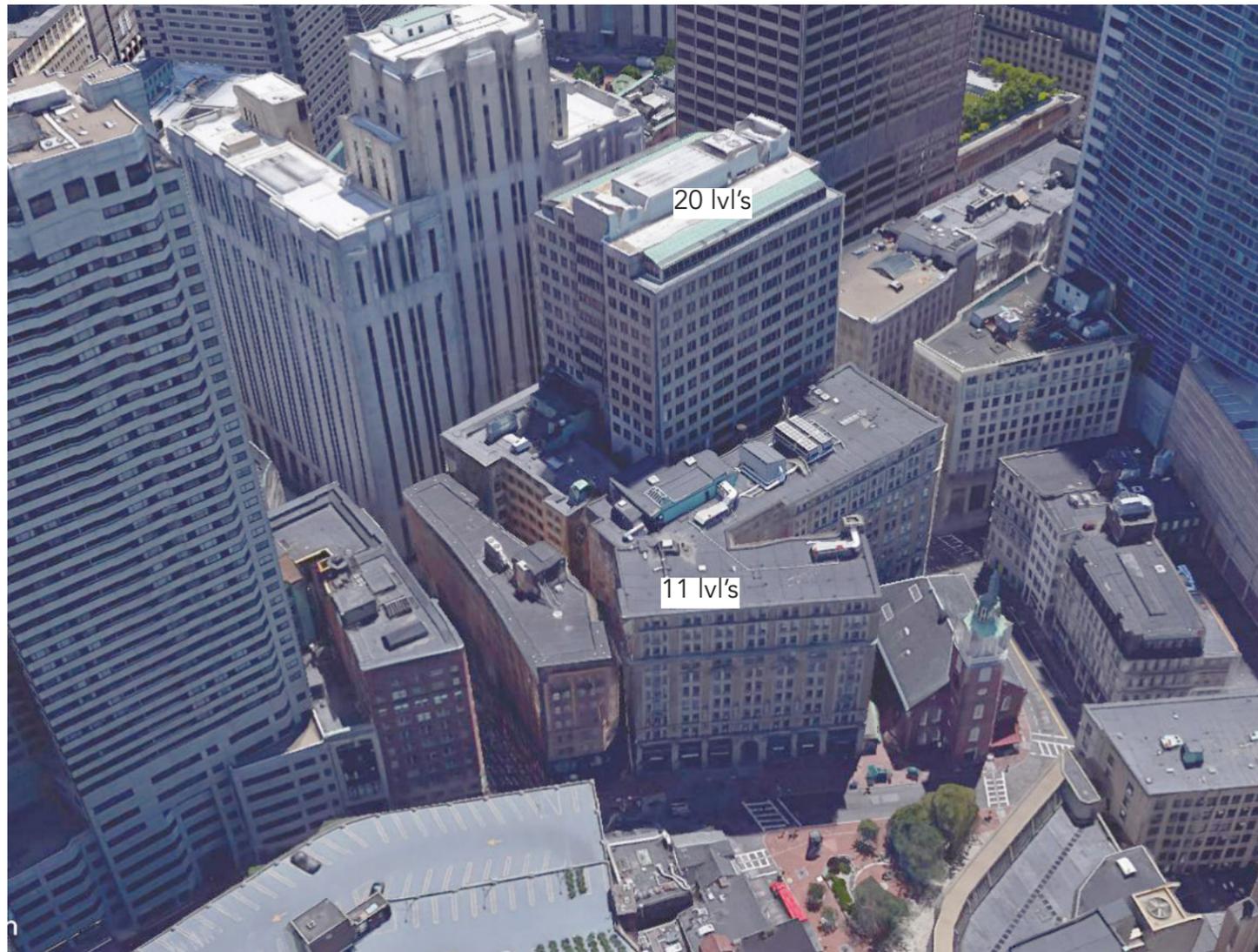
BLOCK	ADDRESS	STORIES	ADJACENCY TYPE	LOT AREA	BUILDING AREA	FAR SITE	BLOCK AREA	BLOCK BUILDING AREA	FAR BLOCK
260 Franklin Block									
	147-149 Milk St			5,398	51,630	9.56			
	6-10 Oliver St	11 lvl's		25,476	233,763	9.18			
	260 Franklin St	22 lvl's		17,812	413,650	23.22			
	67 Battery March			3,502	20,592	5.88			
	55-61 Battery March			2,931	17,208	5.87			
							55,119	736,843	13.37



*All figures approximate
 **All areas from City of Boston assessor database
 ***All dimensions from BPDA city cad plan

50 Milk / 294 Washington Block

BLOCK	ADDRESS	STORIES	ADJACENCY TYPE	LOT AREA	BUILDING AREA	FAR SITE	BLOCK AREA	BLOCK BUILDING AREA	FAR BLOCK
50 Milk / 294 Washington Block									
	2 Milk St			8,329	6,715	0.81			
	50 Milk St	20 lvl's		18,575	282,200	15.19			
	105-111 Devonshire St			7,016	65,340	9.31			
	280-300 Washington St	11 lvl's		24,700	225,294	9.12			
							58,620	579,549	9.89



*All figures approximate
 **All areas from City of Boston assessor database
 ***All dimensions from BPDA city cad plan

