

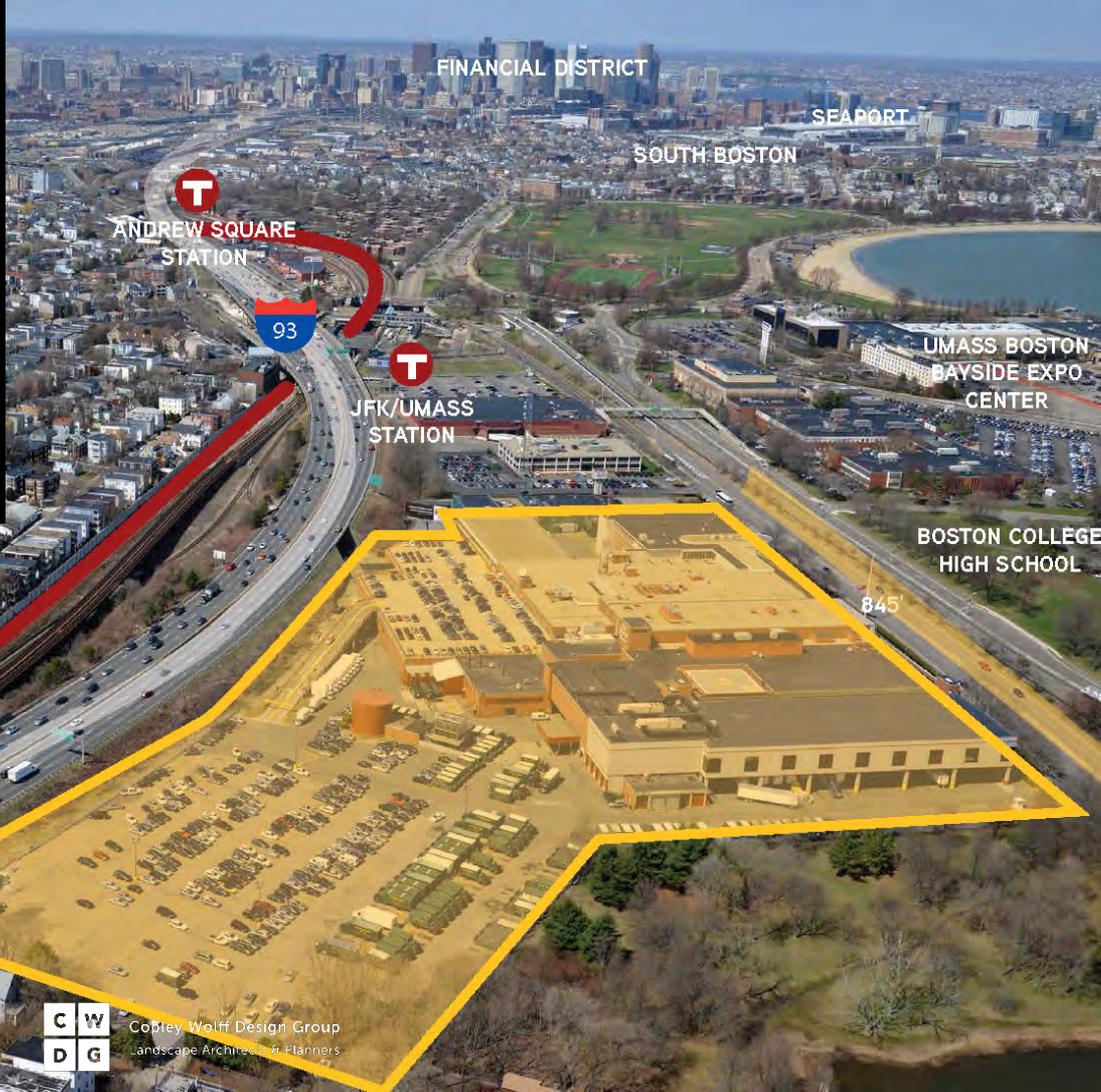
COLLABORATE.  
CREATE.  
INNOVATE.

Welcome to The BEAT, Boston's most exciting new community of business leaders, researchers, thinkers and dreamers. Be in sync with like-minded people all working together in an environment built for success, and feel the pulse of where industry, technology and discovery are heading.



# AERIAL VIEW

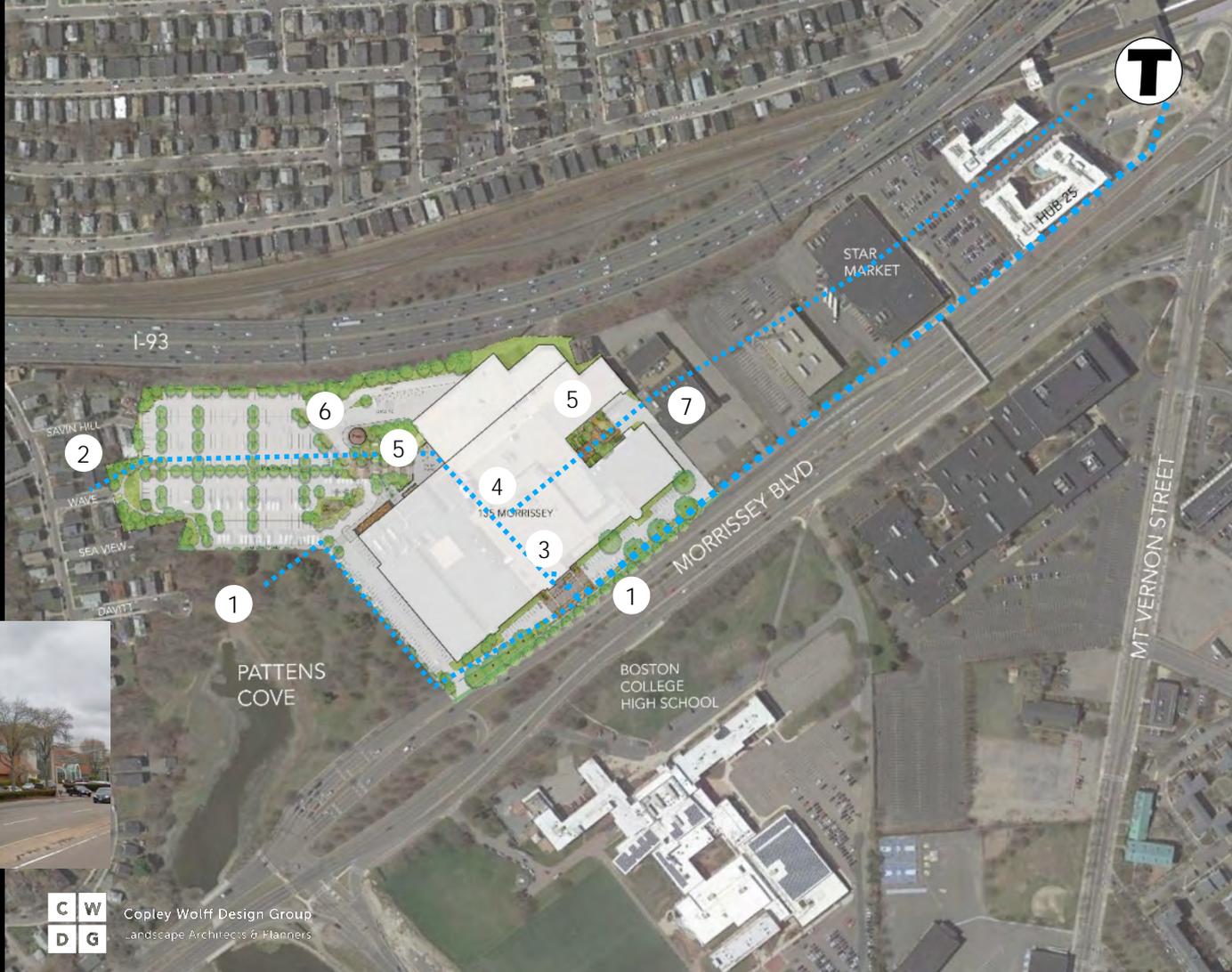
The site is 16.6 acres and spans between Morrissey Boulevard and I-93, within close proximity to the JFK/UMASS red line subway station. Pattens Cove Park and the Savin Hill neighborhood are along its southern border. The complex is a compilation of buildings constructed between 1957 and 2004 for the Boston Globe.



# URBAN REALM

The new owners are proposing many site improvements, including but not limited to the following:

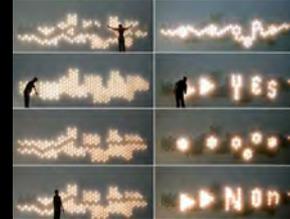
1. Multi-use trail along Morrissey Boulevard & Pattens Cove Park
2. Landscape buffer to neighbors
3. Enhanced front elevation & plaza for food trucks
4. Interior pathways open to the public during business hours
5. New green spaces with outdoor seating, lighting, rain gardens
6. Public art on the water tank
7. Provision for passage through from Columbia Point Master Plan



# GOALS

The ownership & design team are looking to achieve the following:

- Connect to the neighborhood around and through the site
- Introduce contemporary & sustainable ways of working, playing, commuting, and collaborating
- Respect & enhance the Bauhaus qualities of the original structures
- Reference the site's history as print offices & production
- Activate the sides & the roof of the structures





# THE (heart) BEAT

The Boston Globe press room, a multi-story space, will be reimagined as a humming communal space for all of the tenants in the building and the public. Visitors and tenants can enjoy:

1. Food - the Press Café) and a Food Hall with a variety of vendors
2. Lounge seating and work tables at multiple levels
3. Bike parking
4. Stairs prioritized over elevators, to promote healthy movement
5. Visible work space of innovative entrepreneurs
6. Fitness
7. Amphitheater with screen for company presentations, new business launches, etc.





# Transformation

The rear of the building was strictly a service and parking zone – now it will become a sunny, active landscaped open space.

Functions that will enliven it include:

1. Company gatherings
2. Lawn games
3. Food trucks on the plaza
4. Outdoor seating for the Brewery and the Food Hall
5. Yoga and other fitness classes
6. Public art on the water tank.

Since this part of the building didn't lack original architectural value, the design team has added a gray brick element to the composition, as well as larger windows and new graphics.





**135**  
MORRISSEY

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Since 1958

- 59 years of employment for upwards of 3,000 people.
- 26 Pulitzer Prizes
- A small city: Barbershop, tailor, dry cleaning service, medical department, credit union, 24-hour cafeteria.

