

The MARK

99 Summer Street, East Boston

RESILIENCY
SLR, Living Shoreline

SUSTAINABILITY
Green Building

Team:
Developer: The Davis Companies
Architect: CUBE 3 Studio
Landscape Architect: Copley Wolff Design Group
MEP & FP Engineer: AKF Group
LEED Consultant: New Ecology

Status: Design Phase



Rethinking the design and construction of buildings in response to climate change is a critical task that architects of this era need to undertake. By pursuing both mitigation and resiliency strategies, designers can minimize carbon emissions and bolster a site's infrastructure so that projects better endure the evolution of our climate. If we do not adapt our built environment to our evolving climate we do so at the cost of our future wellbeing

- CUBE 3 Studio

The MARK Aerial View





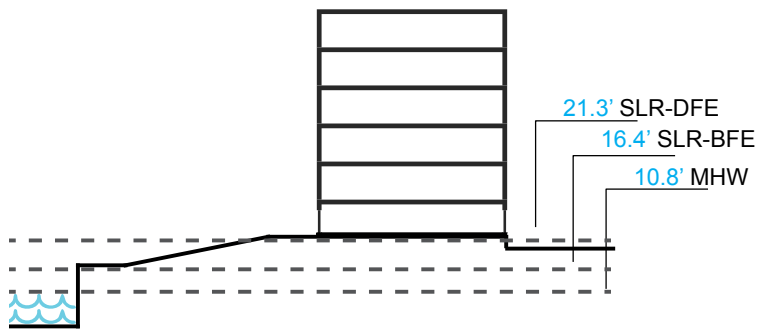
Harbor walk active access

Sea Level Rise

The site and ground floor of the building will be raised 1' above the Sea Level Rise - Base Flood Elevation (SLR-BFE) to 19.5' Boston City Base (BCB). Wet floodproofing measures meeting the American Society of Civil Engineers 24-05 Flood Resistant Design and Construction standards have been incorporated into the below grade parking garage. Strategies include concrete foundation walls with engineered floodwater openings and an underground storm water management system. To further resist sea level rise and reduce flood risk, an elevated bulkhead structure will be constructed to stabilize the shoreline.

Living Shoreline

The project transforms a vacant degraded urban waterfront site, currently inaccessible to the public, into a mixed-use development with multiple public amenities. A 15' wide public walkway along the waterfront edge of the site completes the East Boston Harborwalk, finally connecting the 240' linear gap remaining between The Eddy and Piers Park. To establish a passive recreational environment, the Harborwalk includes a variety of public open spaces adorned with lighting, seating, and bike racks. Plantings and shade canopies offer moments of reprieve from the sun while optimizing the available waterfront views.



Green Building

LEED v4 for BD+C New Construction - Silver certification
Point: 55

Efficient heating and cooling systems, light colored reflective roofing materials, water use reduction strategies, and electric car charging stations are some of the many sustainable features integrated into the project. Native plantings and a variety of open spaces further reduce adverse building impacts while encouraging interaction with the environment. A landscaped courtyard, accessible and open to the public, and a communal shared work space will provide the required Facilities of Public Accommodation.



Cross Section from Harborwalk to Street