

FAN PIER - PARCEL I
Boston, MA

Boston Civic Design Commission Design Submission
June 2013

Submitted To:

Boston Civic Design Commission / Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Submitted By:

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Fan Pier Overview

Fan Pier is a 3 Million square foot mixed-use development on the South Boston Waterfront. The 21 acre site when fully developed will comprise nine buildings including offices, lab/research, residential, hotel, and lifestyle retail as well as major public and civic/cultural facilities.

Approvals Granted/Work Completed

The following buildings and improvements have been completed thus far;

- ONE Marina Park Drive – (Building “F”) - Completed in January, 2008 – 500,000 SF; 18,000 SF of Retail, 482,000 SF of Office, and 175 spaces of below-grade Parking.
- Public Spaces – sidewalk and streets constructed with the first building include Fan Pier Boulevard, Marina Park Drive, Bond Drive and a new sidewalk and improvements on Northern Ave.
- ICA – The Institute of Contemporary Art – Open – continues to attract patrons and visitors from region and around the globe.
- Public Green – A major portion of the 2 acre Public Green was designed and constructed, and is open. It has been heavily used by the public since opening including passive and active uses.
- Harborwalk – Open – a 400’ portion of new Harborwalk was constructed in front of the new Public Green, connecting the ONE Marina Park Drive to the ICA, including benches, tables and chairs.
- Marina – Open – Constructed a 400’ portion of the Wave Attenuator adjacent to Boston Harbor as well as 600’ of the West Dock, several finger piers, Med-moorings, and moorings in the marina. New Transportation Dock being installed – June 2013.
- Louis Boston – Open – “Temporary” building constructed on Parcel “D” comprised of Retail, Restaurant with indoor and outdoor dining and a Beauty Salon.
- Parcel “A” – Approved/under construction/Opens in January 2014 - Lab Research building with Retail and below-grade Parking.
- Parcel “B” – Approved/under construction/Opens in January 2014 - Lab Research building with Retail and below-grade Parking.
- Parcel “C” – Residential building approved by BCDC/ BRA – Projected start of construction – Summer 2013.
- Fan Pier Park – Approved by BCDC/BRA – May 2013. Projected start of construction – Summer 2013.



Parcel I Overview

Parcel “I” is a proposed Mixed use office/hotel building designed within previous development approvals, including PDA zoning limits, master plan design guidelines, and in accordance with Chapter 91 requirements.

Building Program:

The proposed project consists of approximately 545,000 SF above grade building area, including 80% public accommodation areas at the ground floor and with 3 levels of below grade parking. This parking is shared and built under parcels H&I and the portion of Harbor Shore Drive between these parcels.

Building I uses include approximately 27,000 SF of retail, hotel and office lobbies at the ground floor, approximately 140 hotel rooms on floors 2-5 and offices on floors 6-18. Mechanical plant rooms occur at the top of the building. The proposed building height of 257’ at the top of the Penthouse complies with all permit requirements.

Architectural Development:

- In our development of the architectural expression of Parcel I we had many of the same goals addressed by the other Fan Pier buildings:
- Develop a design that addresses the way in which the building is seen at both the pedestrian scale and urban scale.
- Understand the building’s relationship to the ICA, the waterfront and to the Northern Avenue streetscape and how people move to, from, and through, the site. Support this with a physical and visual environment that creates an inviting movement of people.
- Develop a design that addresses the fact that these buildings have four “fronts”. That all sides of the building are visible, and will be actively used.
- Develop designs that transform the somewhat box-like proportions of the site into a series of transitioning masses that reinforce the visual movement through the site.
- Create designs that work as both a unique architectural expression as well as a good neighbor to the other buildings both within Fan Pier as well as the Waterfront neighborhood and City context.



Approach

In an effort to break apart the mass of the building, our original designs called for a series of angled and sloping vertical elements. These elements were separated by “notches” within the building façade and used mullions that alternated between a horizontal and a vertical emphasis. While successful as a building unto itself, it was discussed at a meeting with the BRA that this was a part that was employed at several of the other Fan Pier buildings. The BRA asked us to step back and look at a bigger idea for the building with its own big idea” while still remaining good neighbor to the ICA.

We went back and restudied the building with a broader approach. We identified 2 key factors about the project – a) Simplify the massing and the method for articulating this massing & b) Let this massing serve as a back drop so subtle articulation to create emphasis where required.

The result is a design that has a singular identity and a somewhat dual personality.

- At one moment the site is highly urban - sitting along Northern Avenue coming from downtown Boston it maintains the street wall that has been created by the Moakley Courthouse and the other buildings within the Fan Pier site. On its northern edge the building sits behind the ICA on the water’s edge and creates a dynamic profile as seen from the water. As a “mixed use” building the building must address the needs and identities required for all portions to be successful.
- The buildings form evokes the idea of two entwined masses. Each mass is treated with a different sheathing that embodies the larger context. On the south side the rugged, darker mass has a weighty urban feel. Fenestration gives this part of the building texture and scale that is part of a “city”. The detailing on the south façade also serves to announce that this is truly an office building with a primary entrance for all visitors.
- The northern façade which largely wraps around and embraces the dark mass to the south, provide a lightweight sheath for these facades which are focused towards the less intensive water, park, and museum environments. The dark glass, useful for sun control on the south side of the building gives way to the more transparent glass designed to take advantage of the broad views to the north and west.
- The southern mass is not completely swallowed by this “wrapper” – anchoring even the top of this building, the southern mass engages and lays its claim to the top of the building – so much so that it appears over the top of the northern mass. This element and the sharp angles that define the various wall planes meet at acute angles to pronounce their differences even further. The resulting beacon at the top of the building creates a wonderful penthouse complete with east and west facing terraces and a large meeting space overlooking the marina below.
- Overall the building is inset from both the East and West edges of the site, allowing for greater views of the harbor and serving to enhance the visibility of the ICA from the Northern Avenue corridor. This western edge includes a low-rise section, complete with rooftop terrace opportunities, which are angled to enhance visibility to the north. The scale of this low-rise element helps to transition the scale of the office building above with the ICA beyond.
- Public Spaces to be constructed with the building include new expanded sidewalks, small plaza areas and a new street - Harbor Shore Drive, as well as sidewalk improvements on Northern Avenue..



Fan Pier

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Site Plan









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View from Marina (NW Corner)

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