

The Boston Garden

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

DESIGN DEVELOPMENT SUBMISSION TO **BOSTON REDEVELOPMENT AUTHORITY**

SEPTEMBER 29, 2015





FEEDBACK FROM PREVIOUS BCDC PRESENTATION

ARCHITECTURE

SHOW FURTHER REFINEMENT OF:

- 1.** CHAMPION'S ROW MEZZANINE/SECOND FLOOR CONFIGURATION
- 2.** CHAMPION'S ROW MEZZANINE/SECOND FLOOR UNDERSIDE EXPERIENCE
- 3.** WEST PODIUM ARCHITECTURE AND MATERIAL PALETTE

CHAMPIONS ROW
MEZZANINE CONFIGURATION

DRIVERS FOR MEZZANINE STRUCTURE DESIGN

1. PEDESTRIAN FLOW

LOGICAL AND ADEQUATE PATHS FOR COMMUTERS, EVENT GOERS, AND RETAIL PATRONS

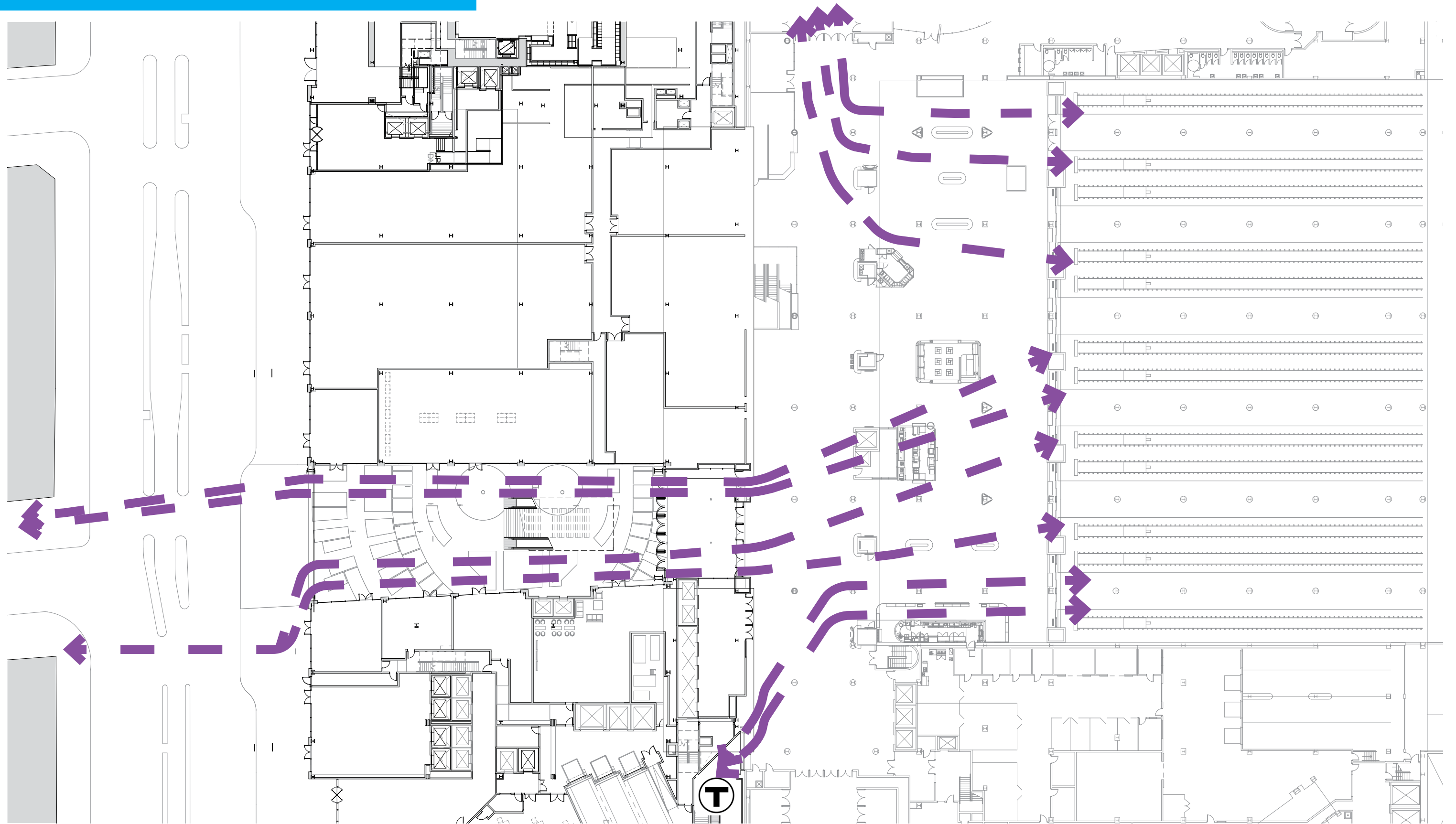
2. A PLACE ABOVE

PROVIDE A PLACE OF EVENT PROGRAMMING, RESPITE, MEETING, AND ENJOYMENT AWAY FROM PEDESTRIAN FLOW

3. VISIBILITY AND ACCESS TO RETAIL TENANTS

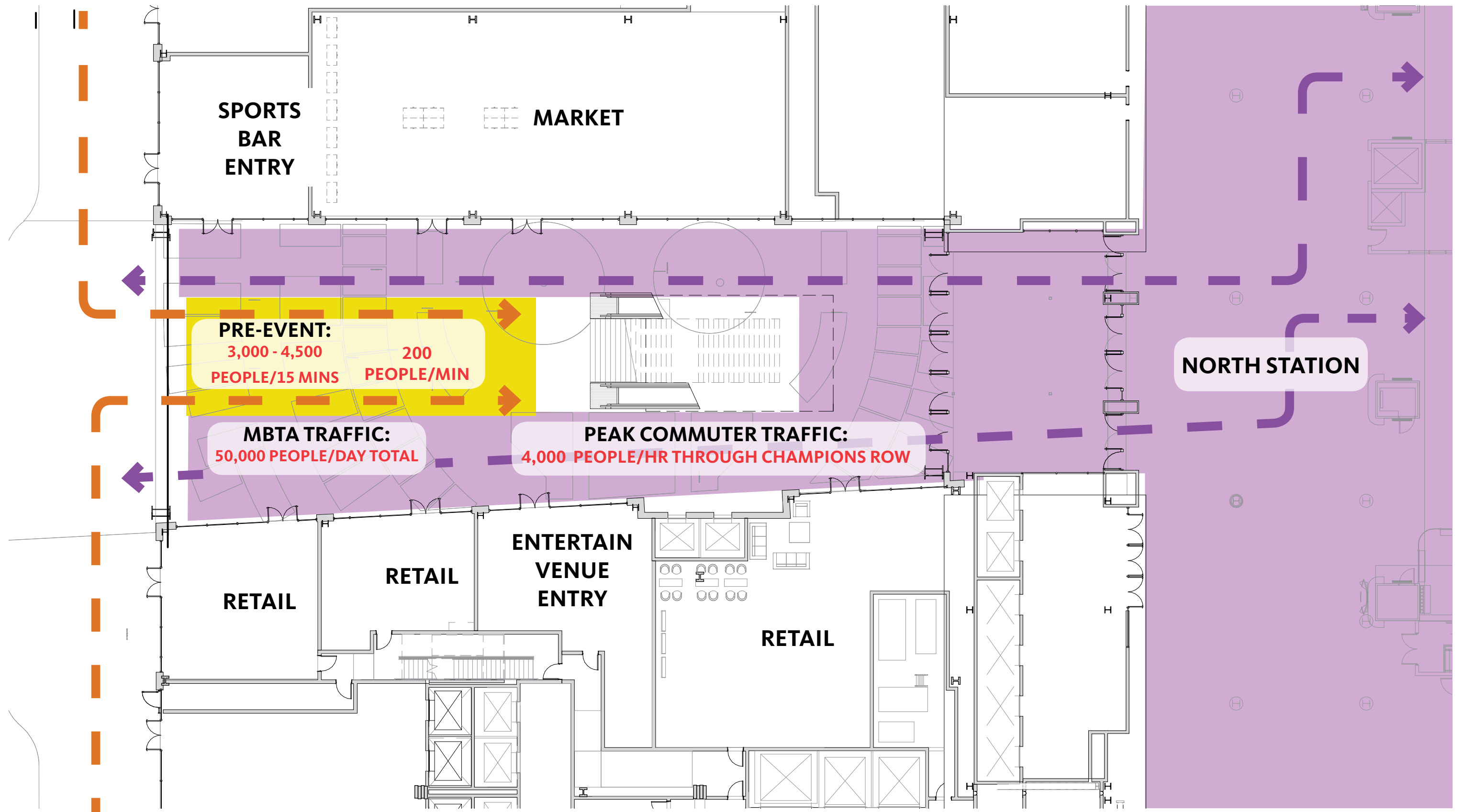
PROVIDE ADEQUATE VISIBILITY AND ACCESS TO TENANTS TO ENSURE VIBRANT AND INVITING ADJACENT SPACES

NORMAL DAY: COMMUTER



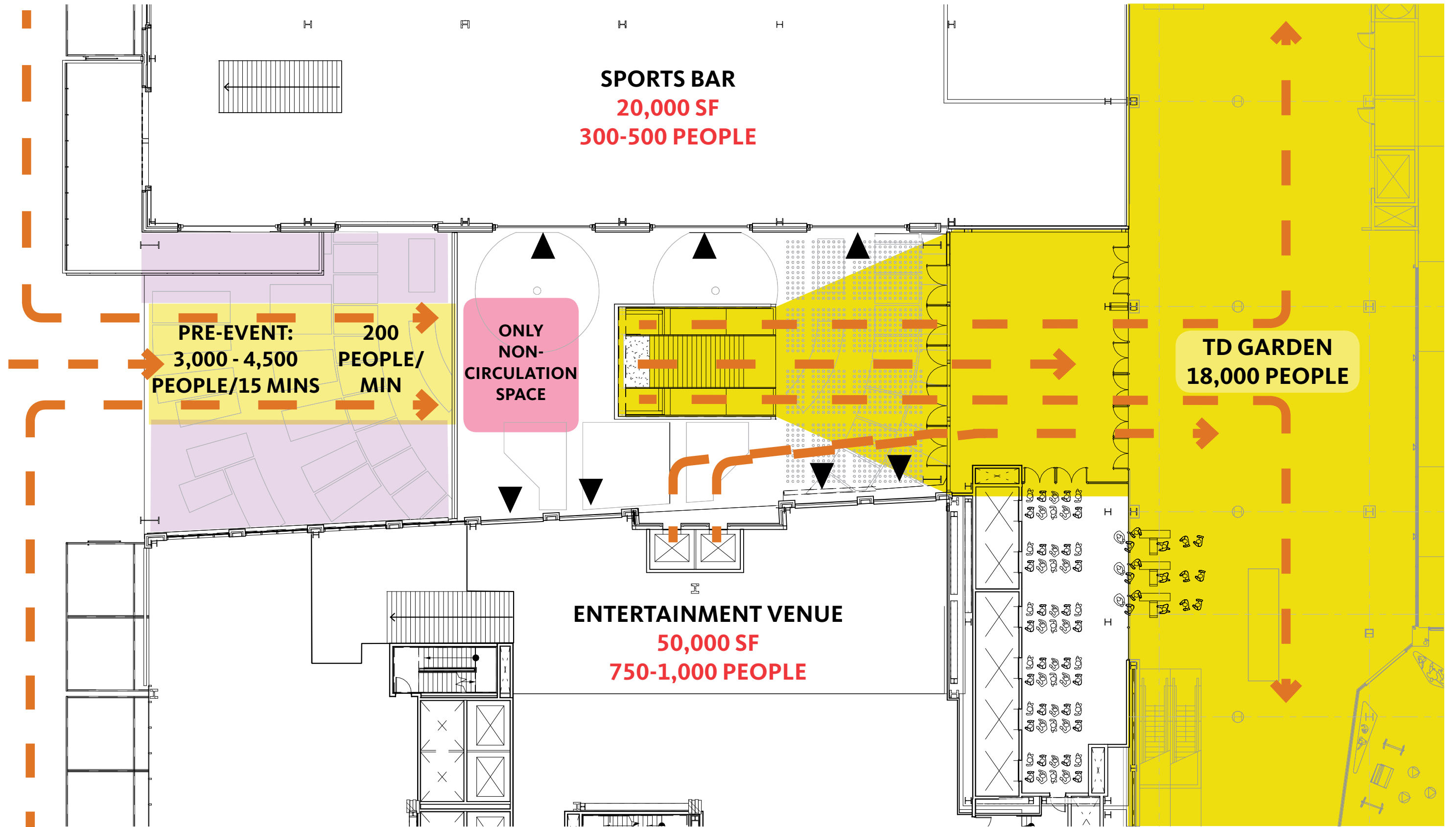
GROUND LEVEL PLAN

EVENT DAY: ENTRY



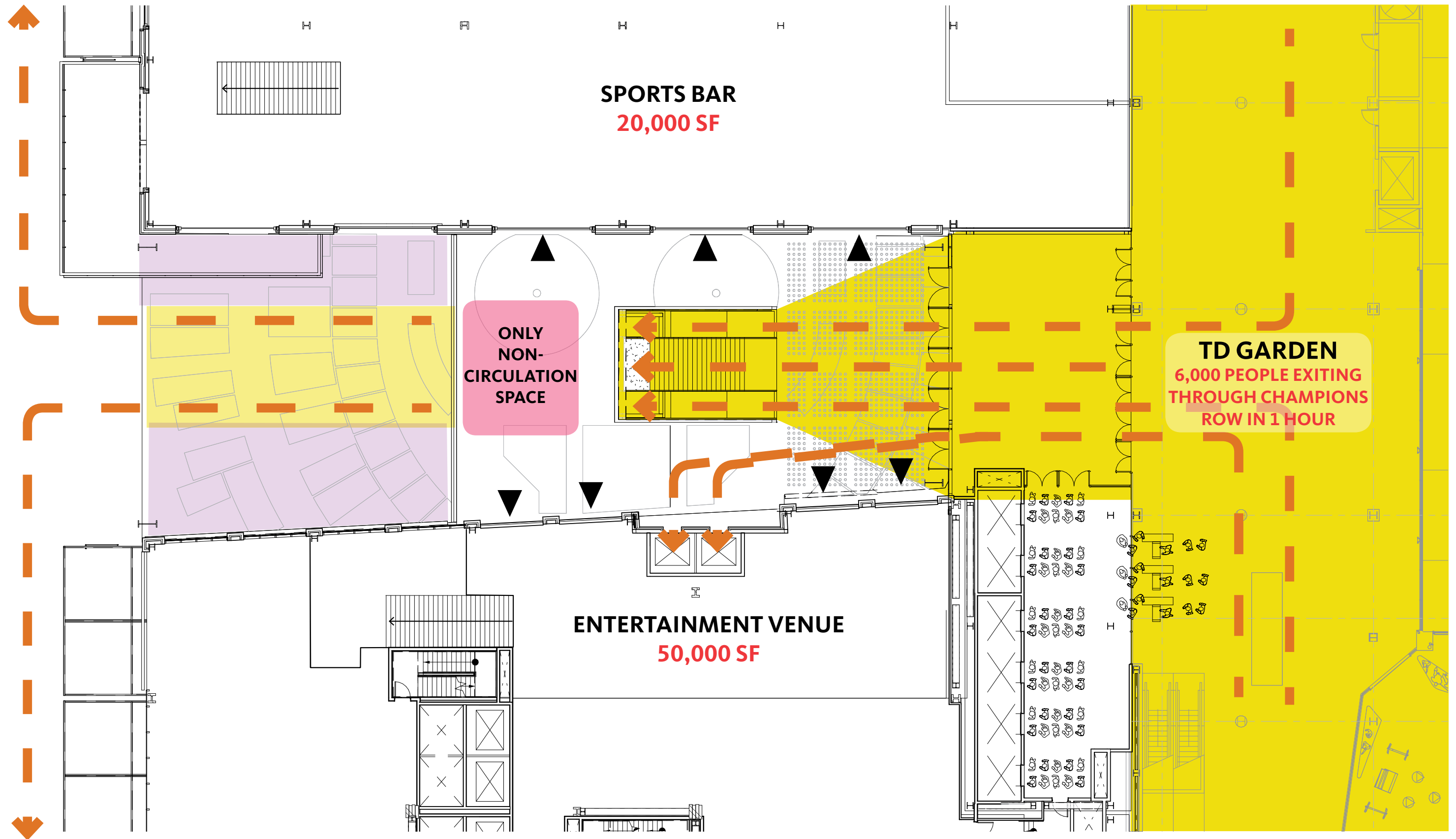
GROUND LEVEL PLAN

EVENT DAY: ENTRY



SECOND LEVEL PLAN

EVENT DAY: EXIT



TD GARDEN
6,000 PEOPLE EXITING
THROUGH CHAMPIONS
ROW IN 1 HOUR

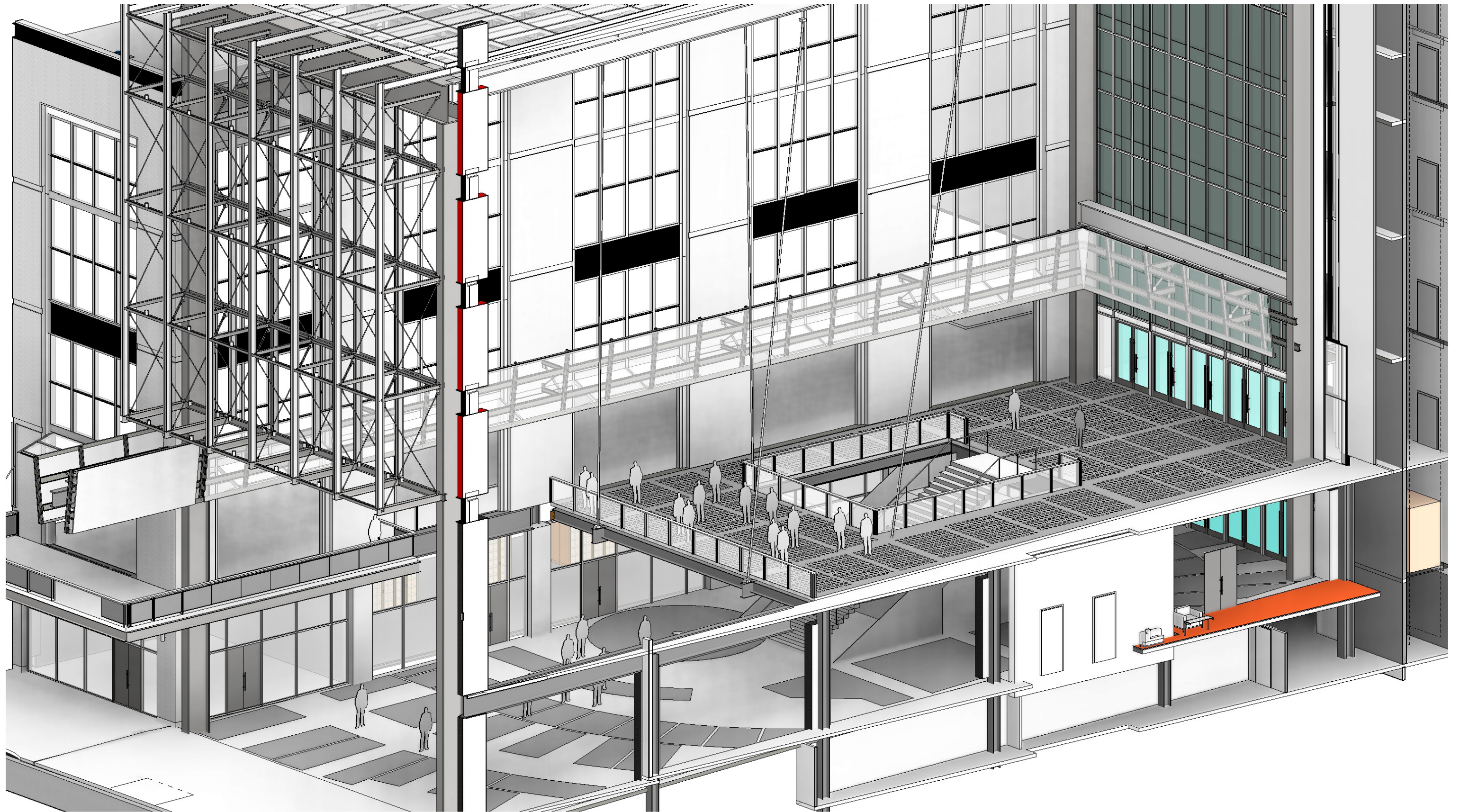
**ONLY
NON-
CIRCULATION
SPACE**

SPORTS BAR
20,000 SF

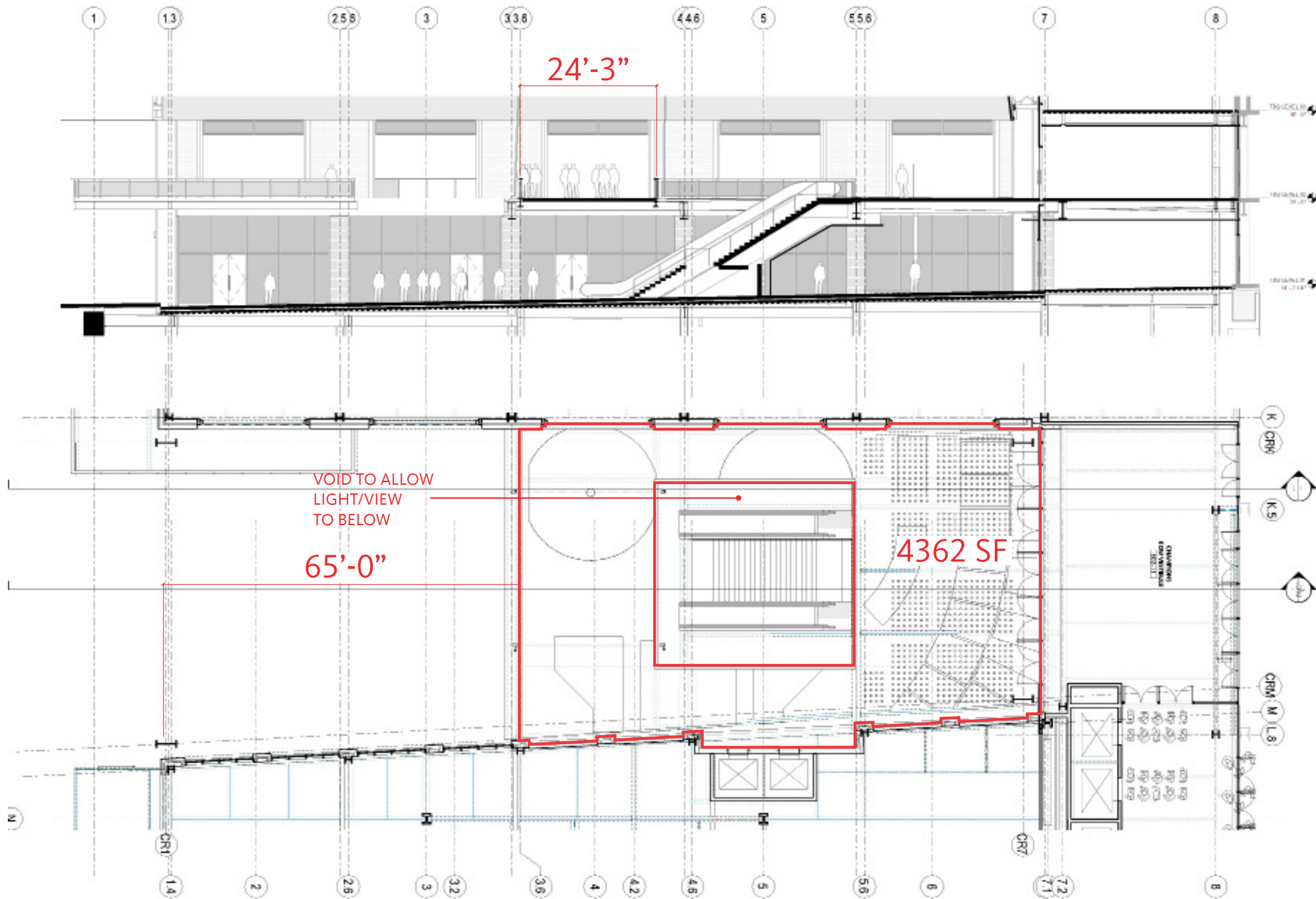
ENTERTAINMENT VENUE
50,000 SF

SECOND LEVEL PLAN

MEZZANINE CONFIGURATION: NEW BASE OPTION



MEZZANINE CONFIGURATION: NEW BASE OPTION



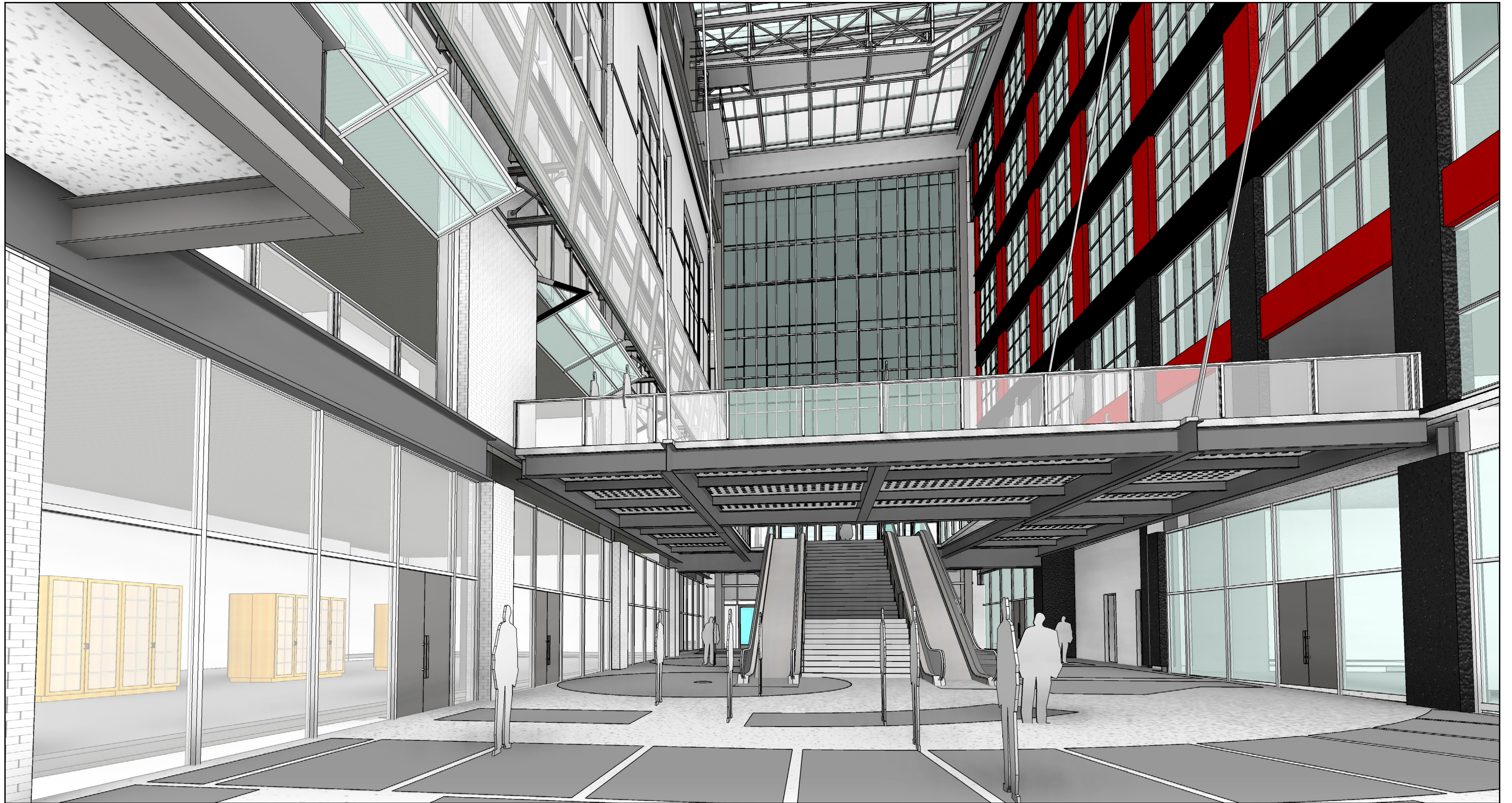
SATISFIES DRIVERS?

1. PEDESTRIAN FLOW
YES

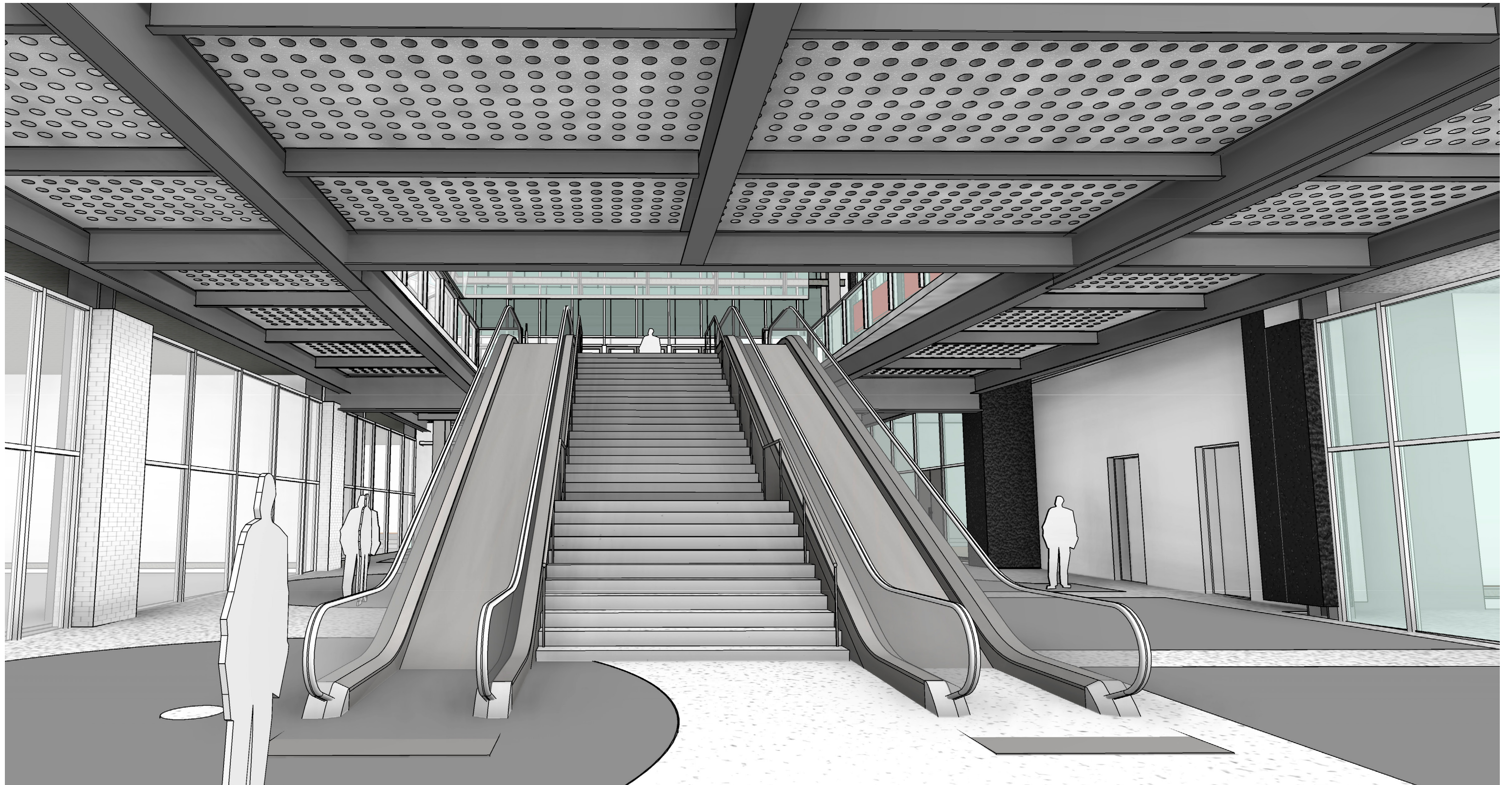
2. A PLACE ABOVE
YES

3. VISIBILITY AND ACCESS TO RETAIL TENANTS
YES

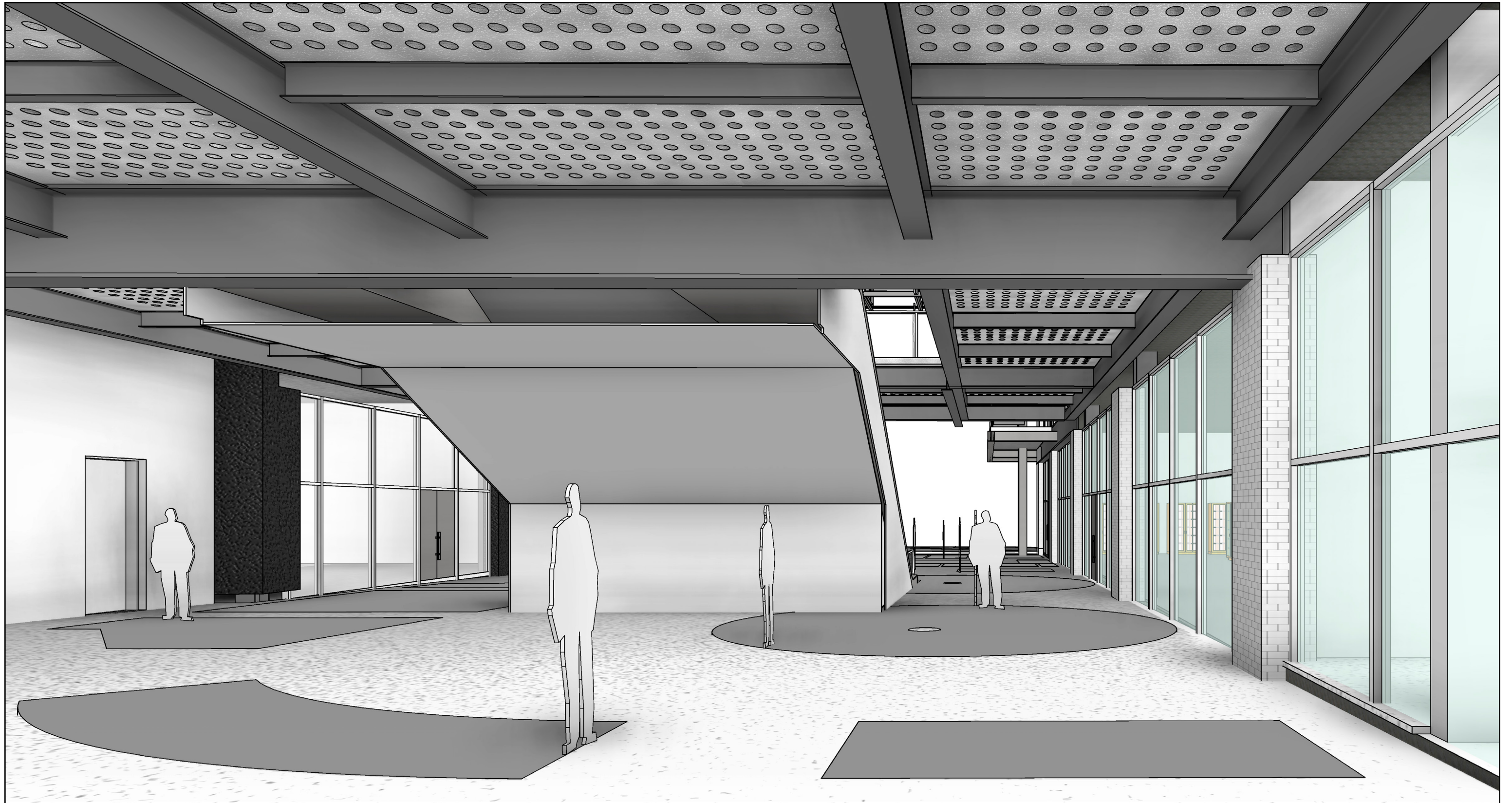
MEZZANINE CONFIGURATION: NEW BASE OPTION



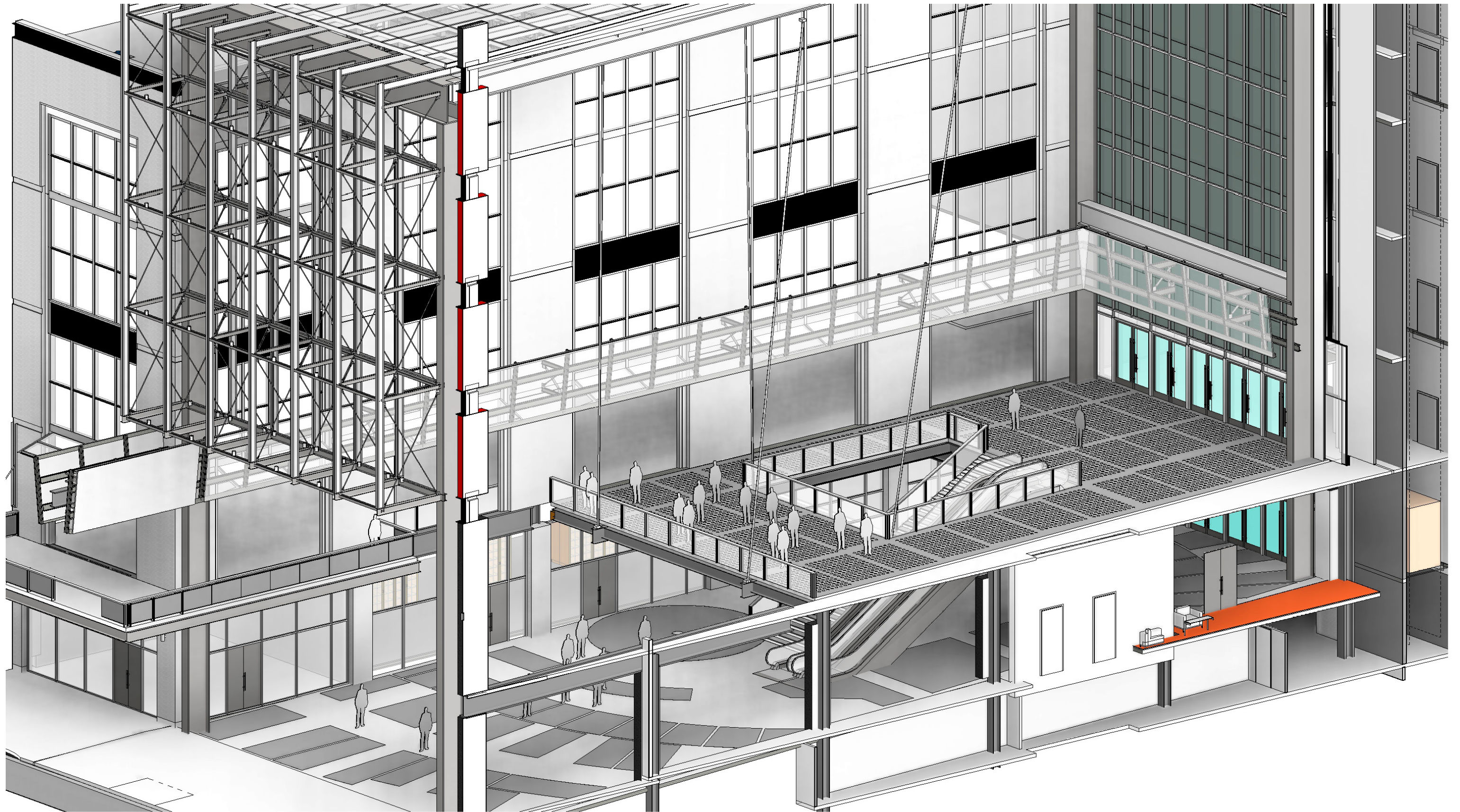
MEZZANINE CONFIGURATION: NEW BASE OPTION



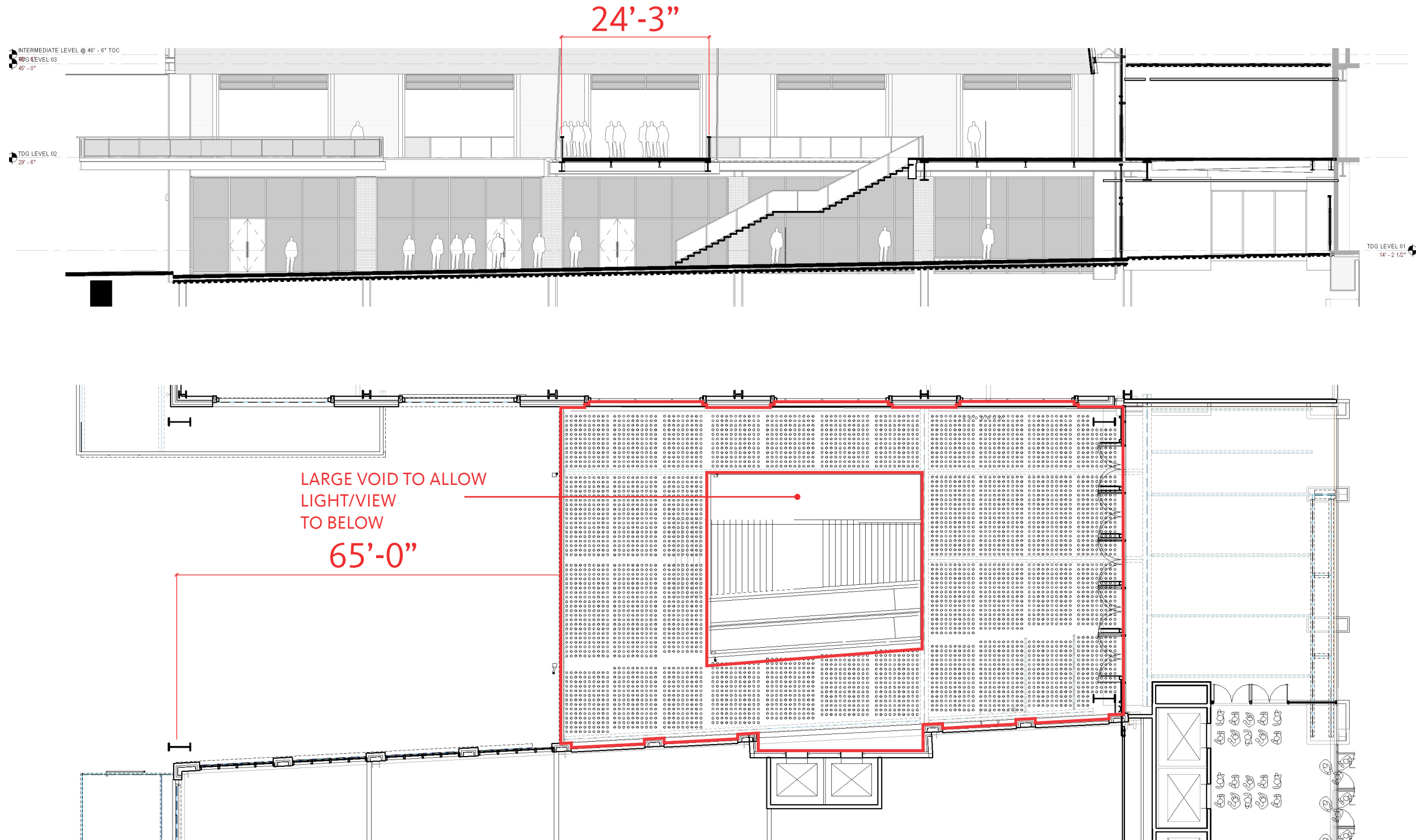
MEZZANINE CONFIGURATION: NEW BASE OPTION



ASYMMETRICAL STAIR / ESCALATOR



ASYMMETRICAL STAIR / ESCALATOR



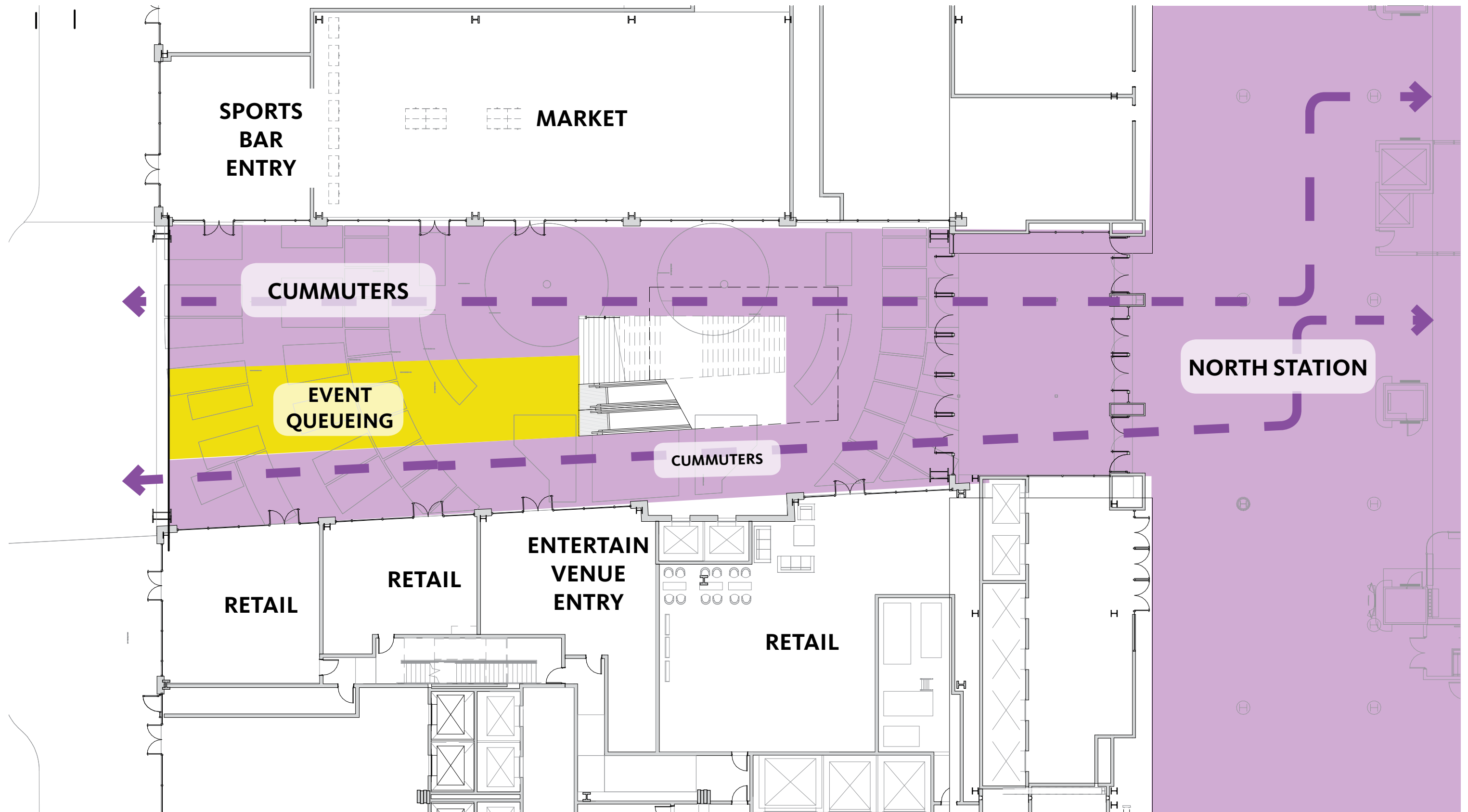
SATISFIES DRIVERS?

1. PEDESTRIAN FLOW
YES, FLOW IS BIASED ALONG WESTERN AXIS OF CHAMPIONS ROW, ALLOWING A VIEW PAST STAIR TO NORTH STATION

2. A PLACE ABOVE
YES

3. VISIBILITY AND ACCESS TO RETAIL TENANTS
YES, ALTHOUGH THERE IS GREATER SPACE AND VISIBILITY TO THE TENANTS ON THE WESTERN SIDE OF THE SPACE.

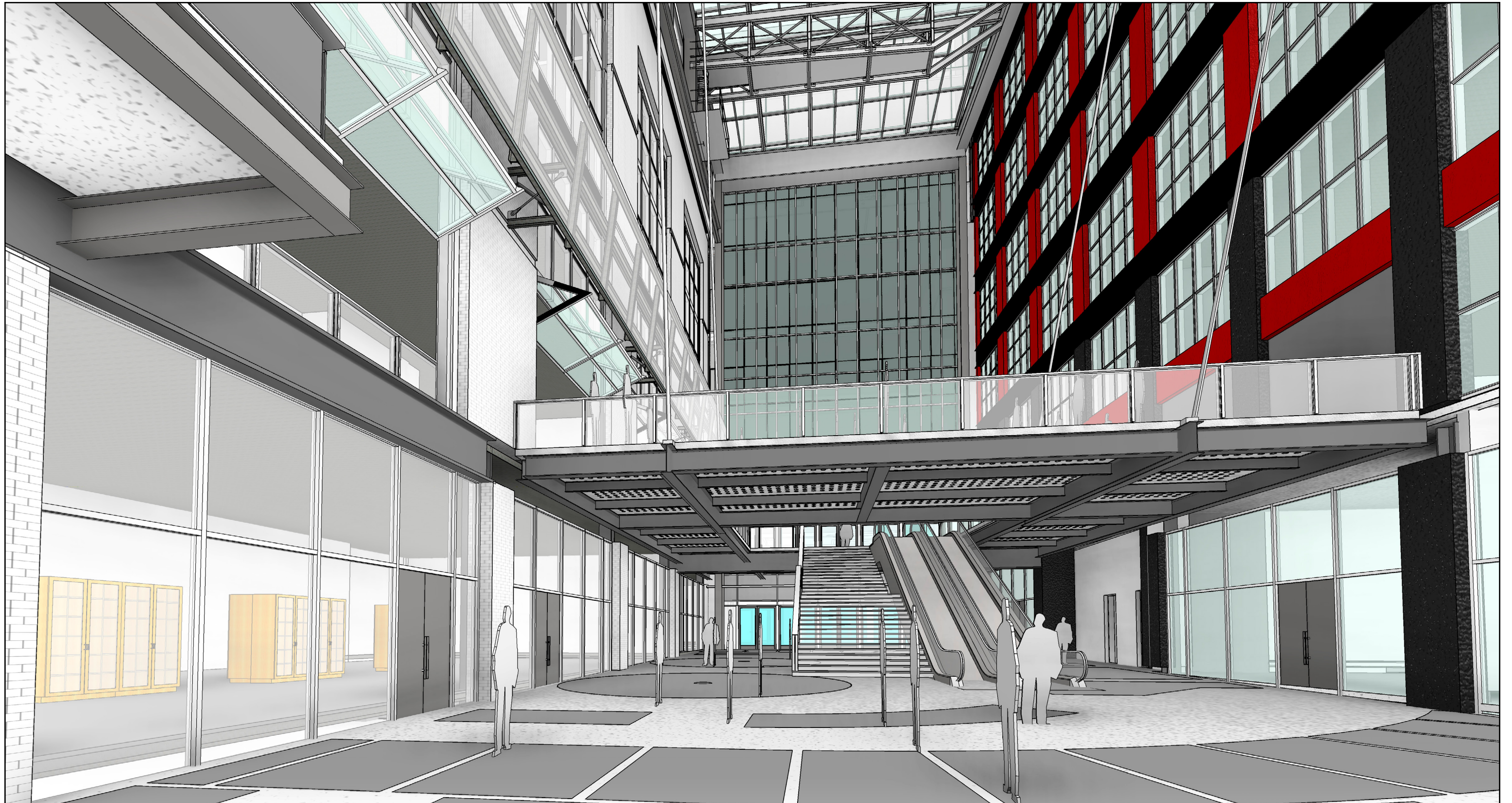
ASYMETRICAL STAIR / ESCALATOR: ENTRY



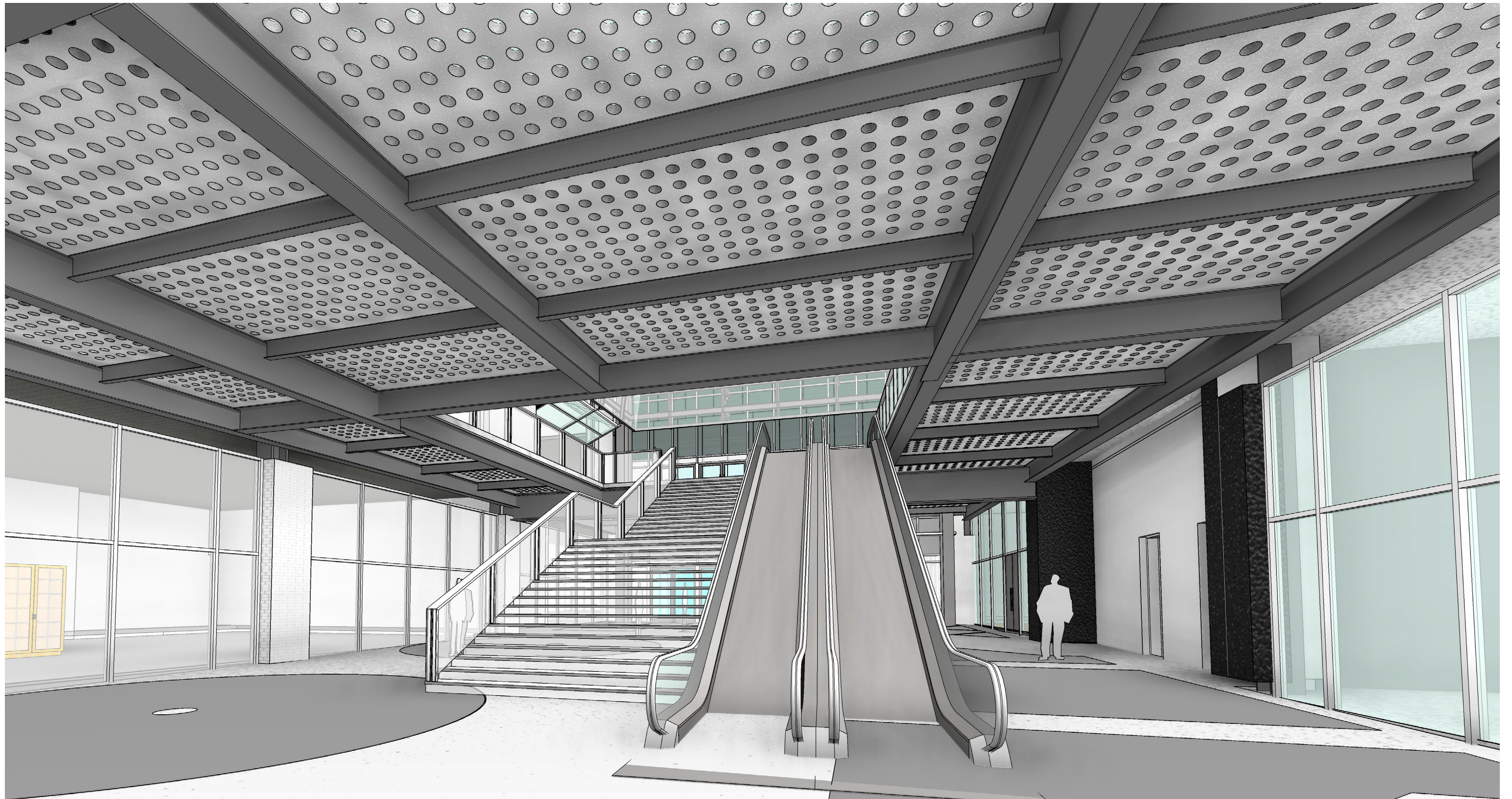
GROUND LEVEL PLAN

Boston Civic Design Commission September 22 2015

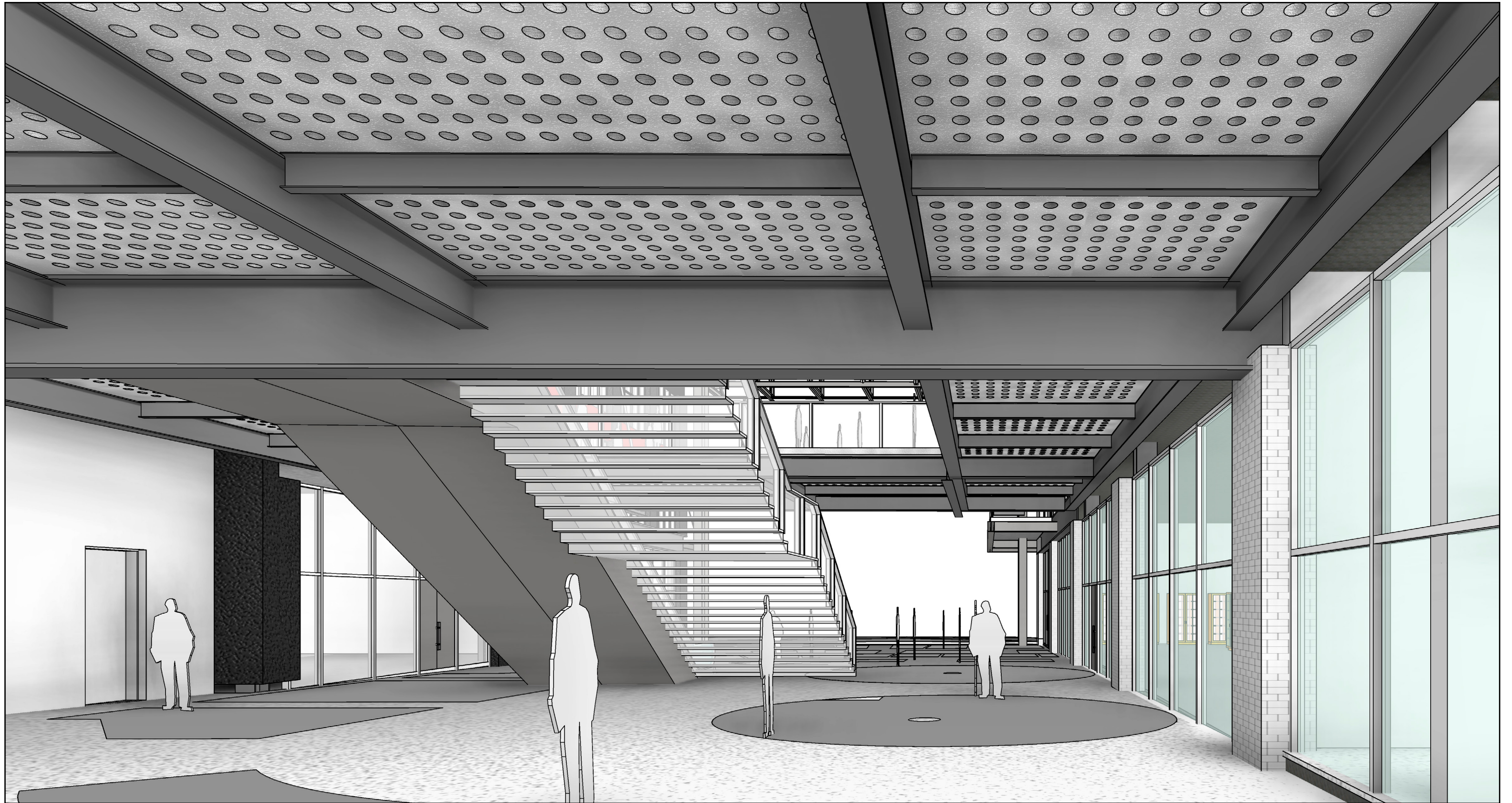
ASYMMETRICAL STAIR / ESCALATOR



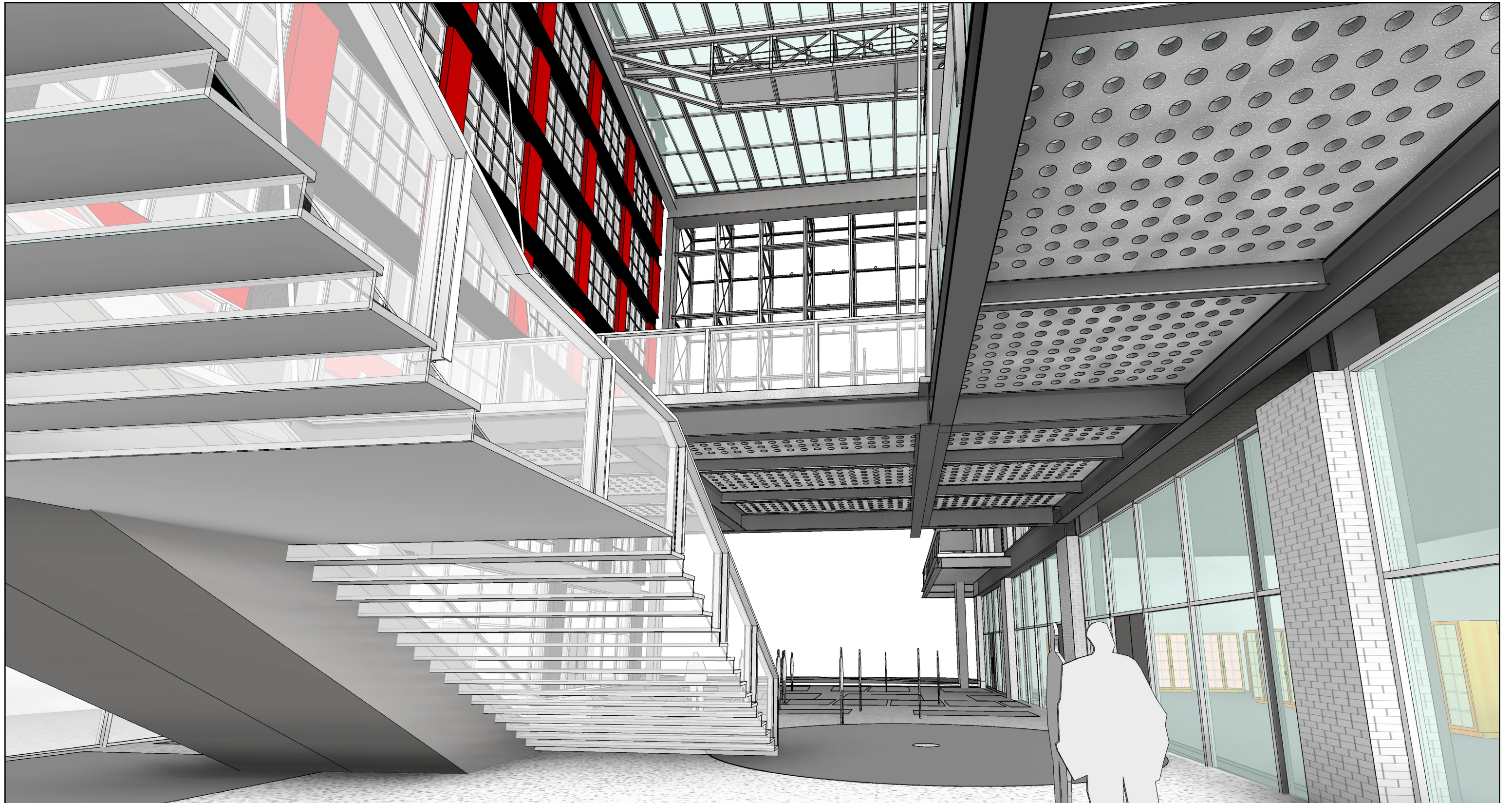
ASYMMETRICAL STAIR / ESCALATOR



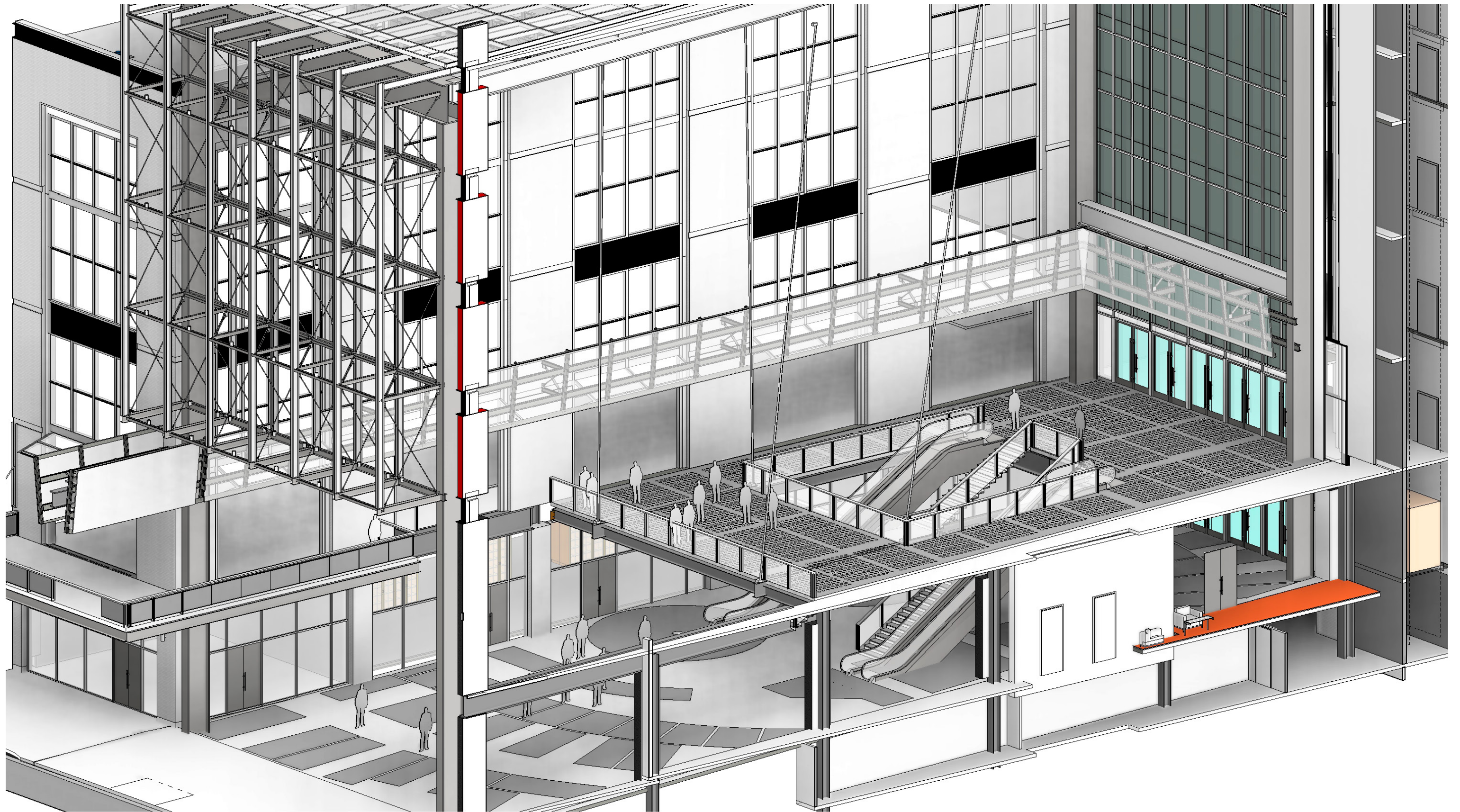
ASYMMETRICAL STAIR / ESCALATOR



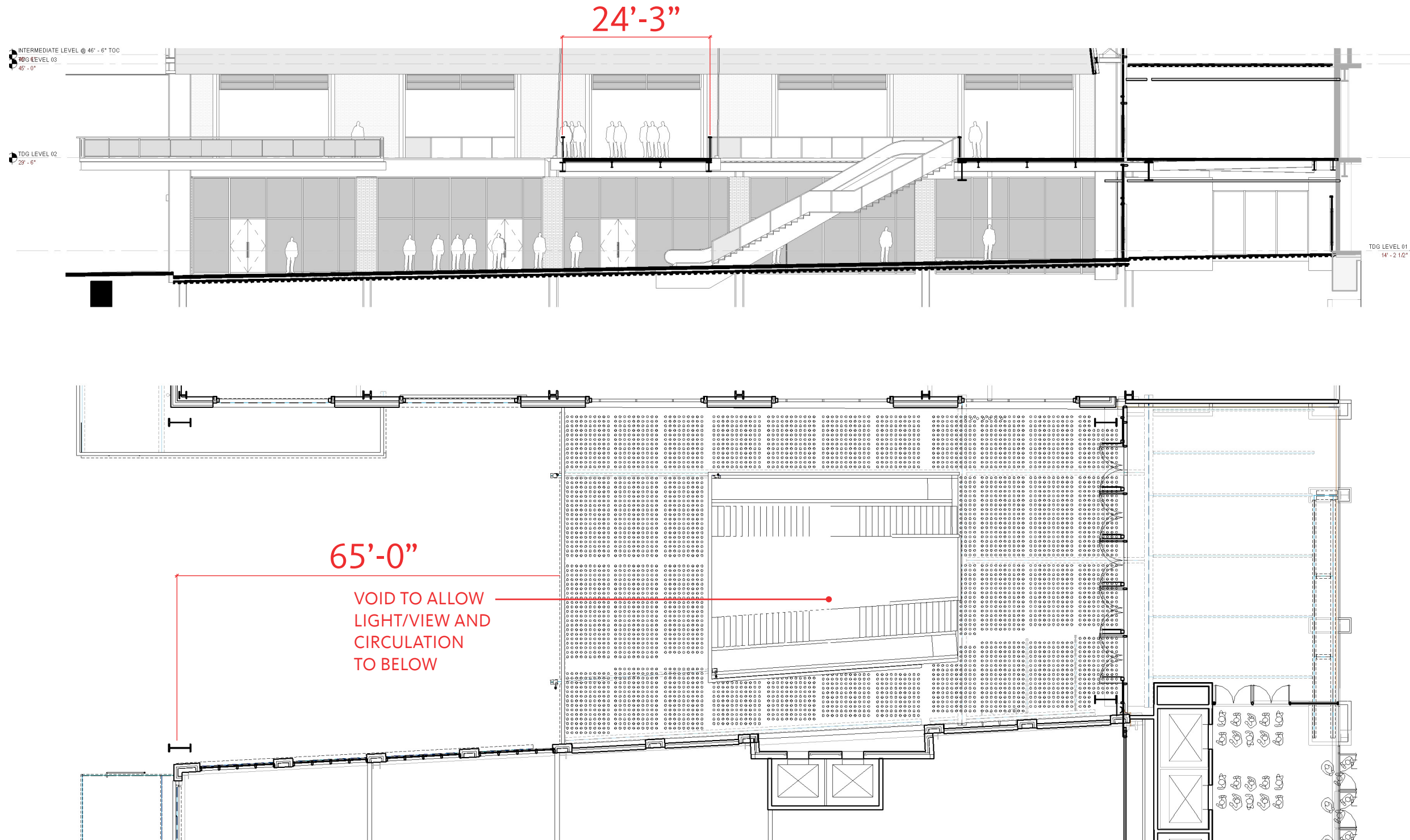
ASYMMETRICAL STAIR / ESCALATOR



SPLIT STAIR



SPLIT STAIR



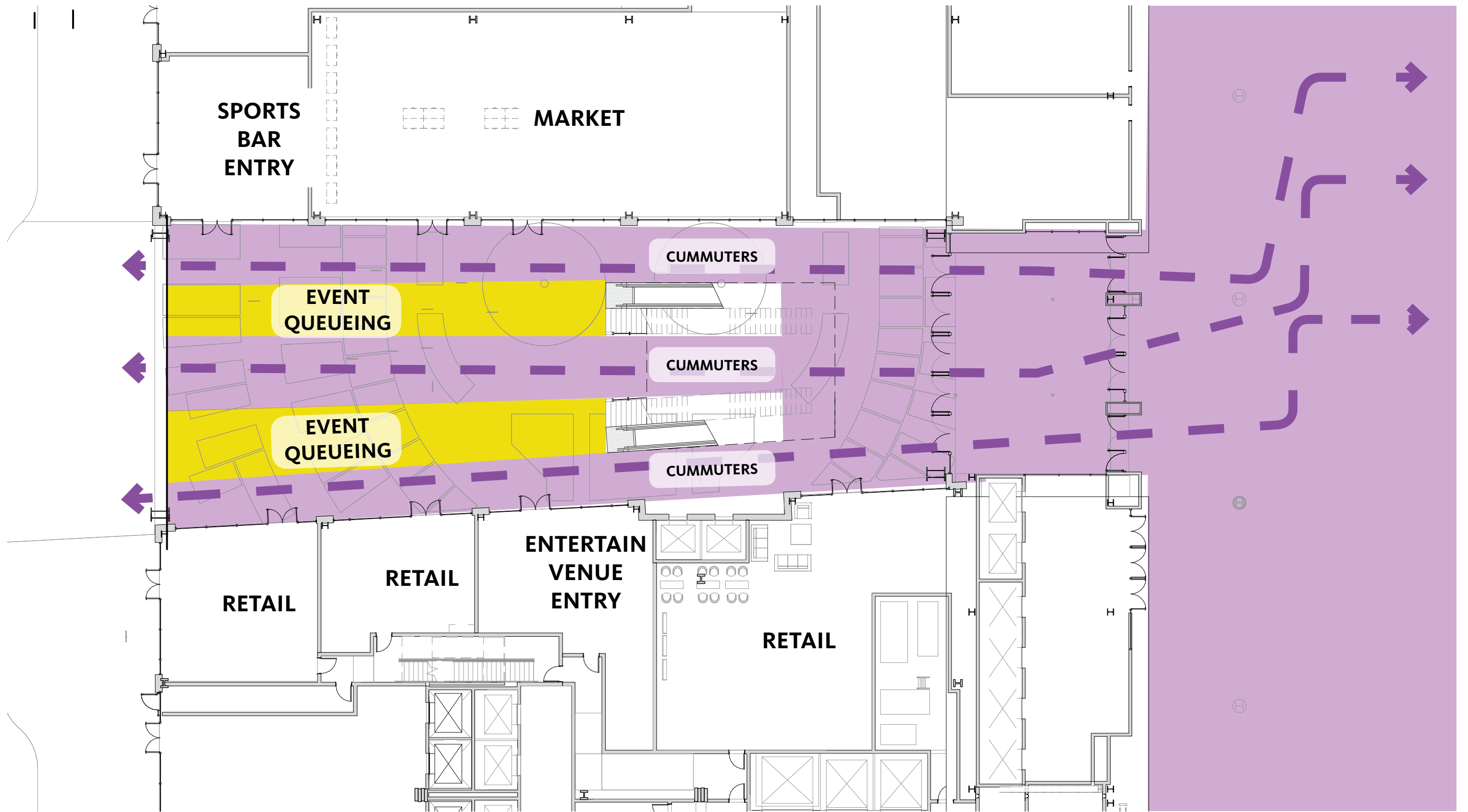
SATISFIES DRIVERS?

1. PEDESTRIAN FLOW
NO, FLOW IS PINCHED ON BOTH SIDES, AND QUEUEING AND CIRCULATION ARE CONFUSED AND DIFFICULT TO CONTROL IN THE CENTER.

2. A PLACE ABOVE
YES

3. VISIBILITY AND ACCESS TO RETAIL TENANTS
NO, BOTH SIDES OF THE SPACE ARE CONGESTED WITH CIRCULATION FLOW, AND THE ESCALATORS SO CLOSE TO THE SIDES BLOCK VISIBILITY.

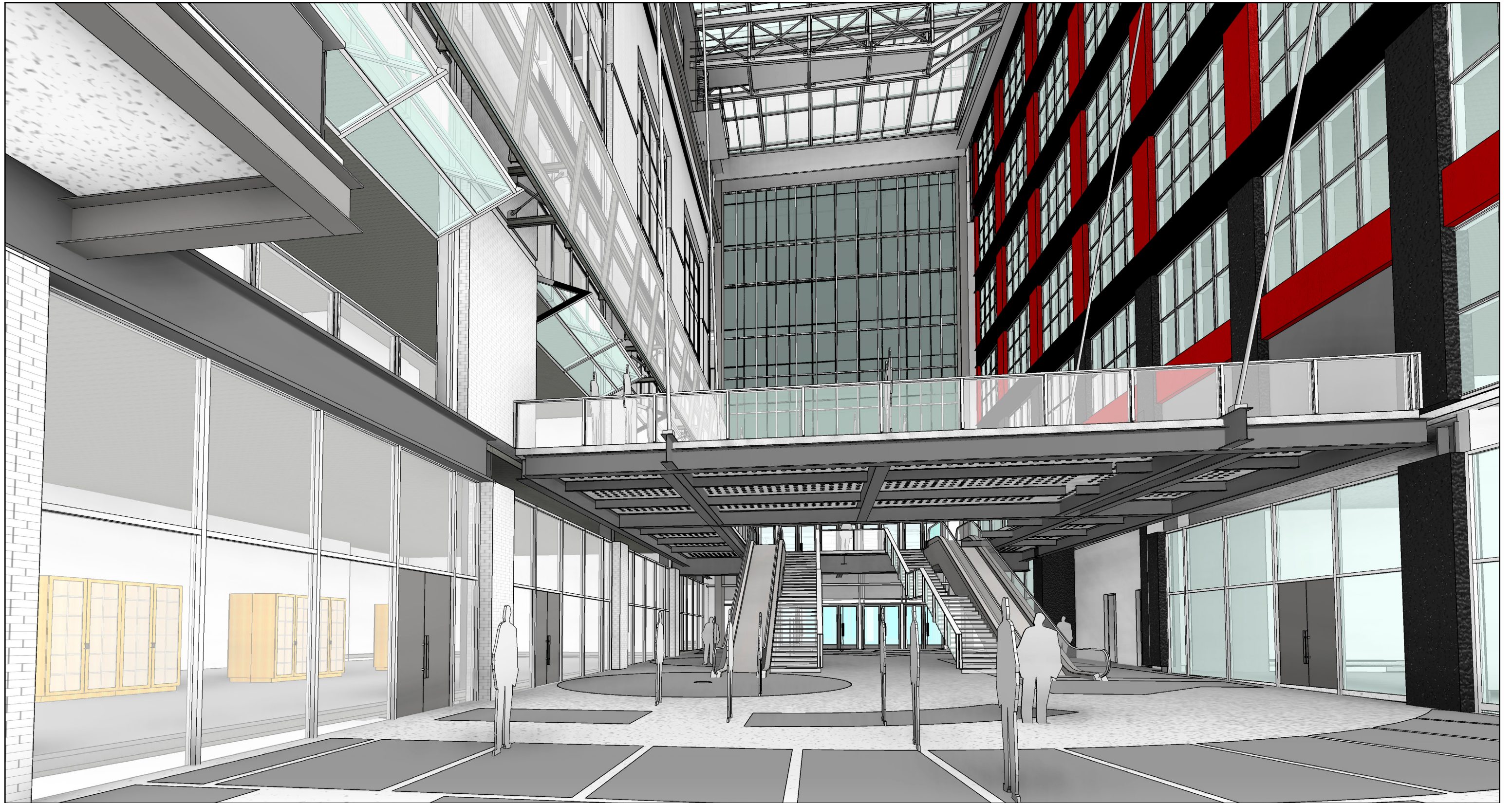
SPLIT STAIR: ENTRY



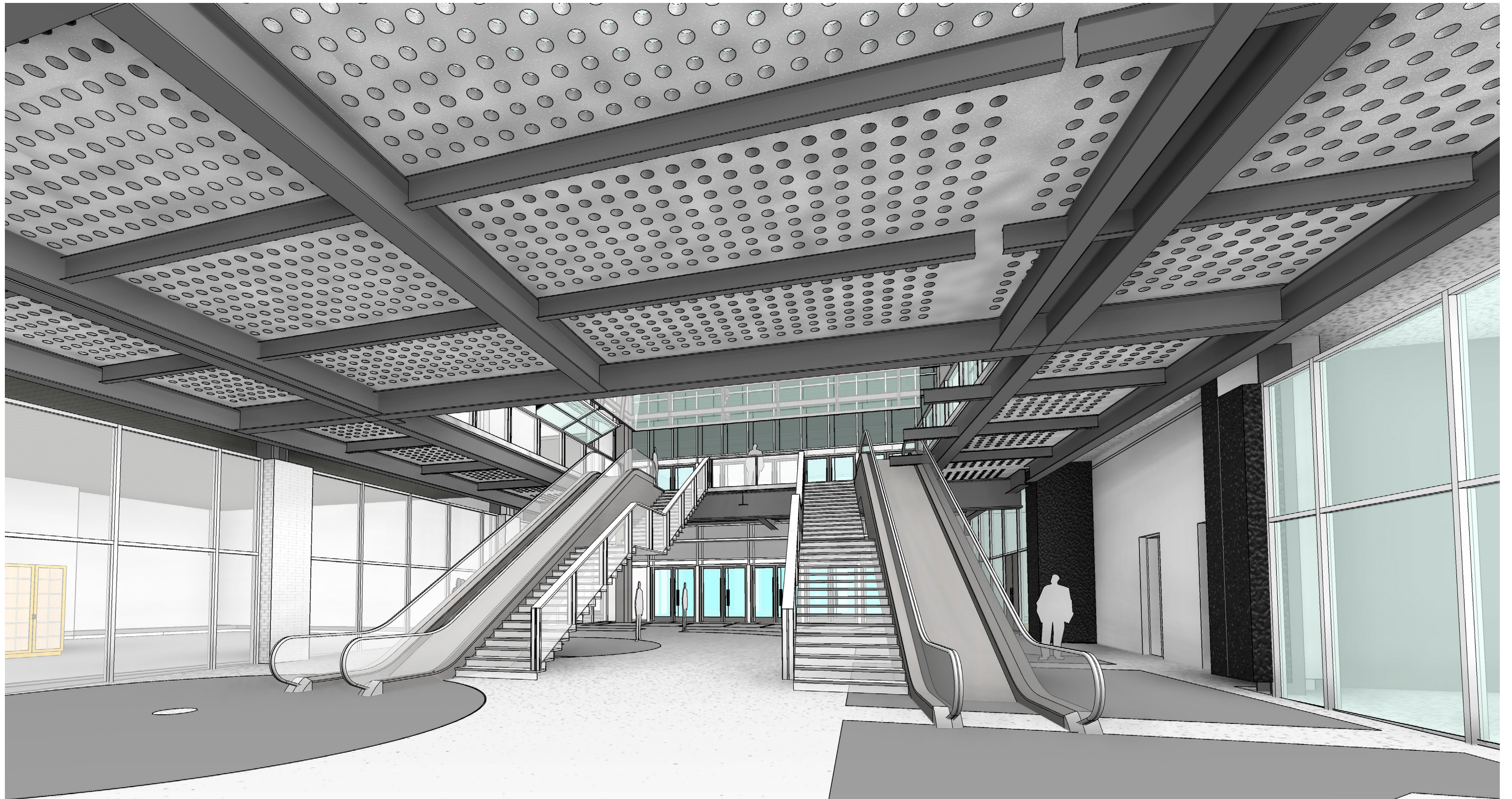
GROUND LEVEL PLAN

Boston Civic Design Commission September 22 2015

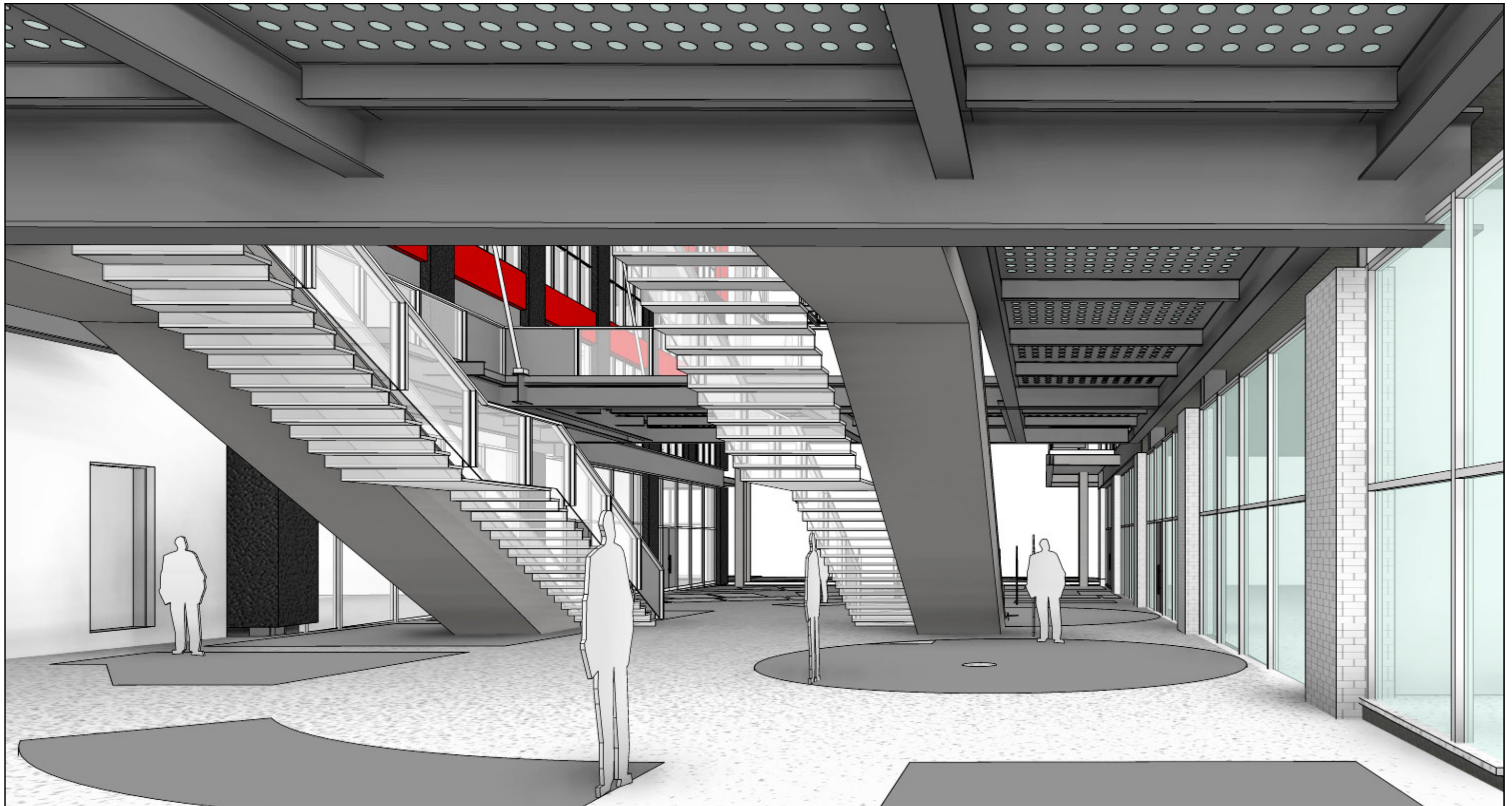
SPLIT STAIR



SPLIT STAIR

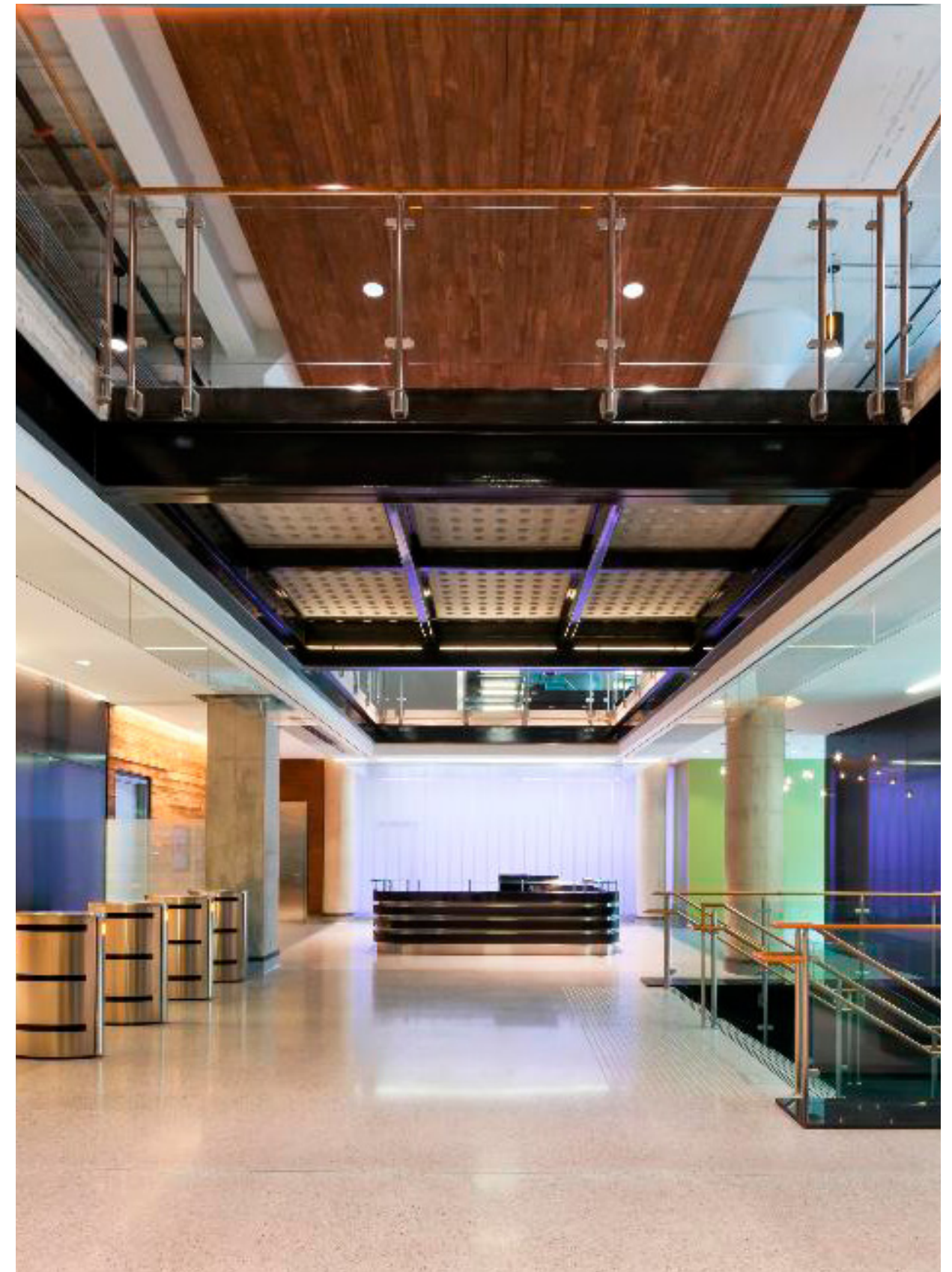


SPLIT STAIR



CHAMPIONS ROW
MEZZANINE CEILING DESIGN

BASE OPTION: CONCRETE PANEL WITH CIRCULAR GLASS BLOCK



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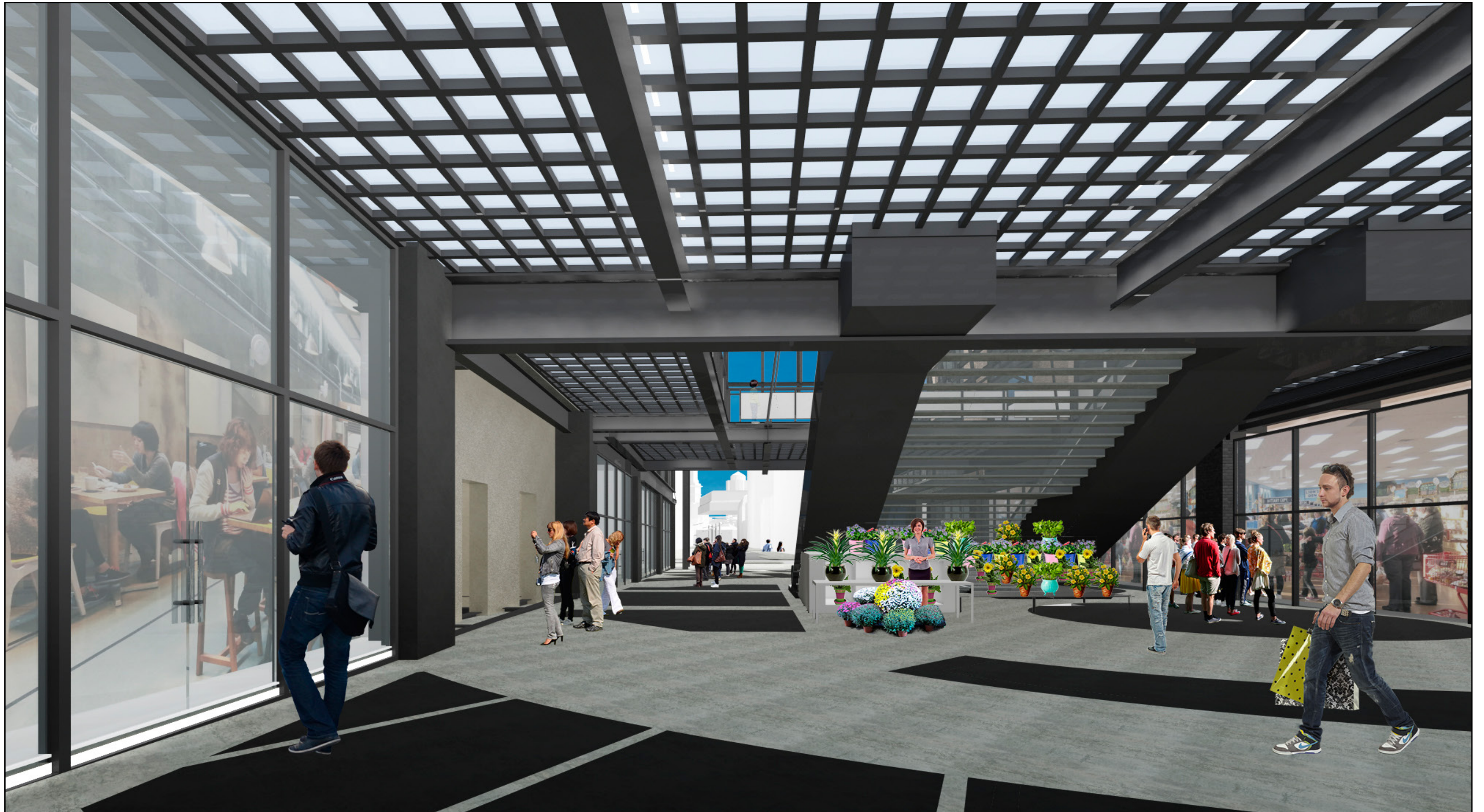
BASE OPTION: CONCRETE PANEL WITH CIRCULAR GLASS BLOCK



ALT OPTION: GLASS BLOCK IN STEEL FRAMING



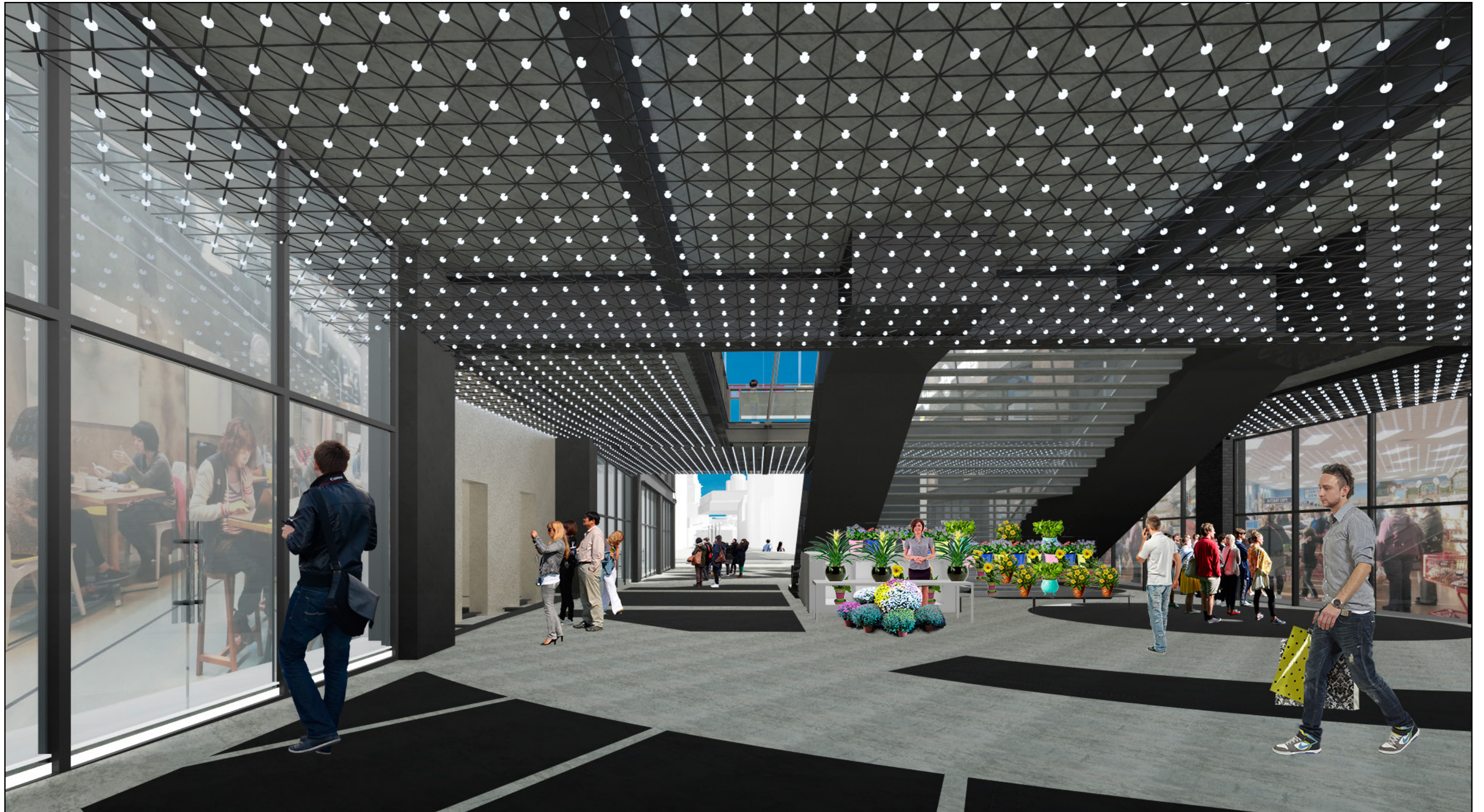
ALT OPTION: GLASS BLOCK IN STEEL FRAMING



ALT OPTION: SUSPENDED LED LIGHT GRID



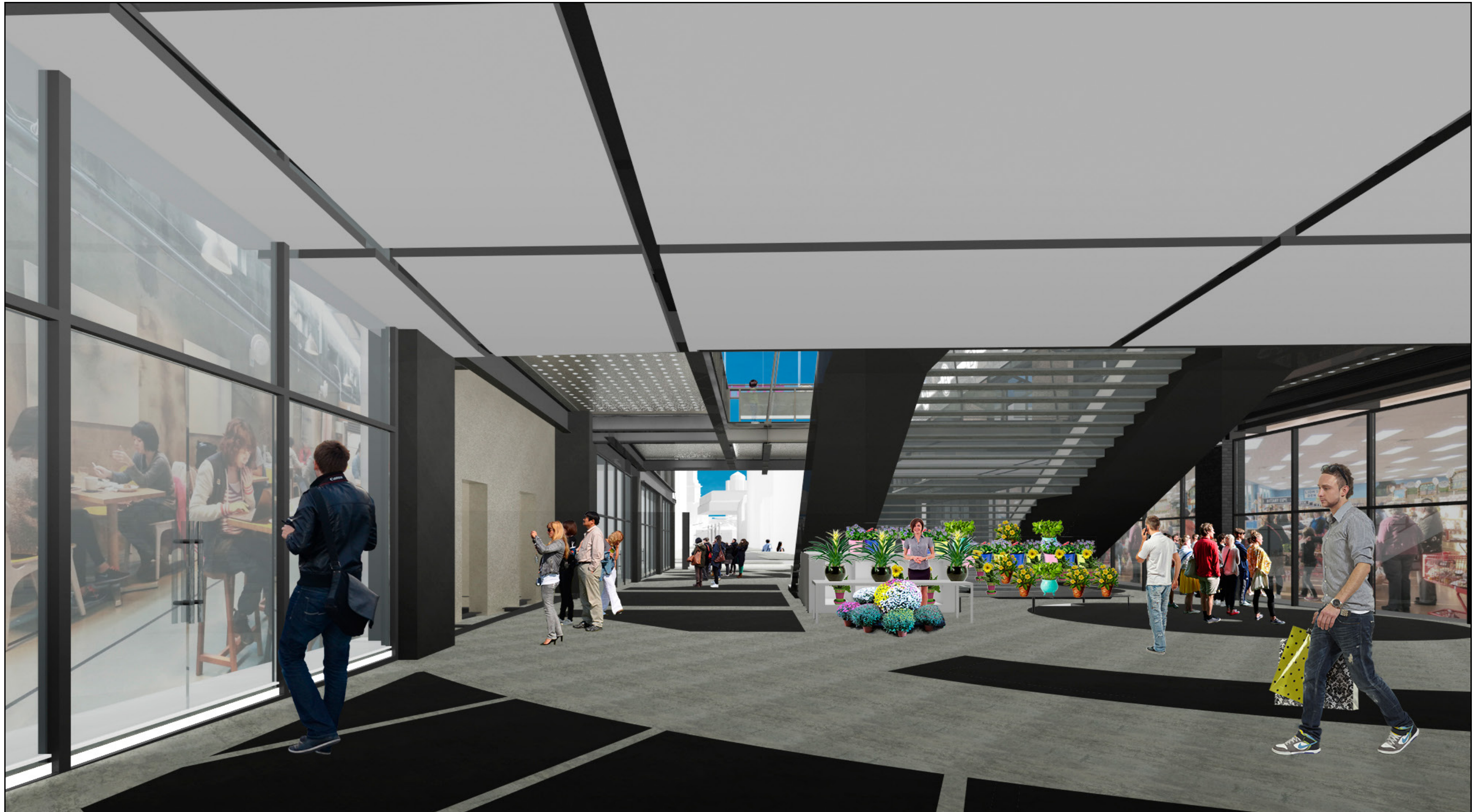
ALT OPTION: GLASS BLOCK IN STEEL FRAMING



ALT OPTION: FINISHED CEILING



ALT OPTION: FINISHED CEILING



WEST PODIUM
FACADE REFINEMENT



PODIUM UNIFYING ELEMENTS: EXPRESSIVE STRUCTURAL INTERVENTIONS

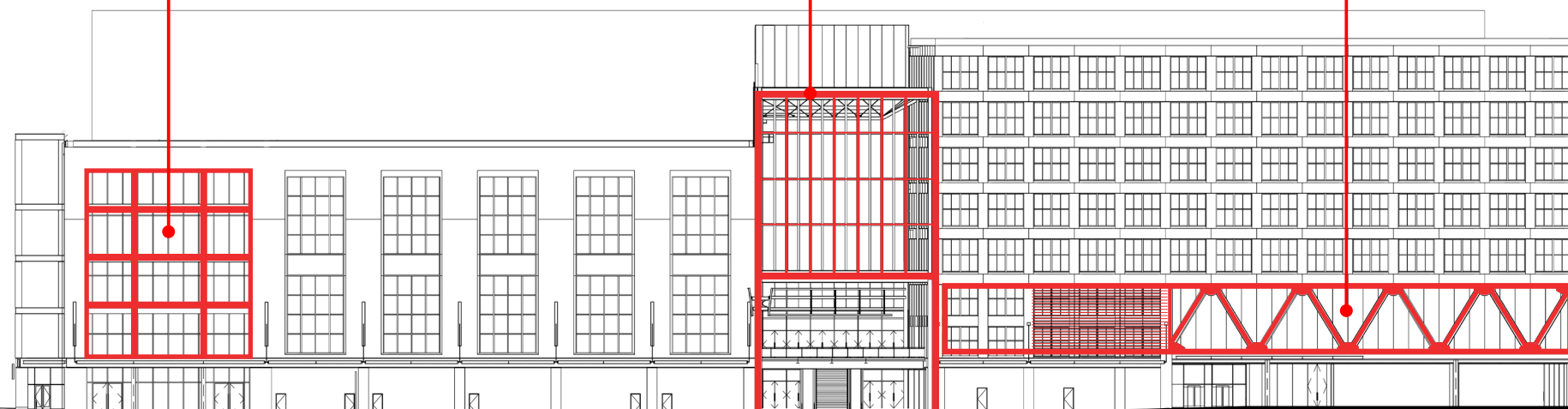


ARCLIGHT EXPOSED STRUCTURE

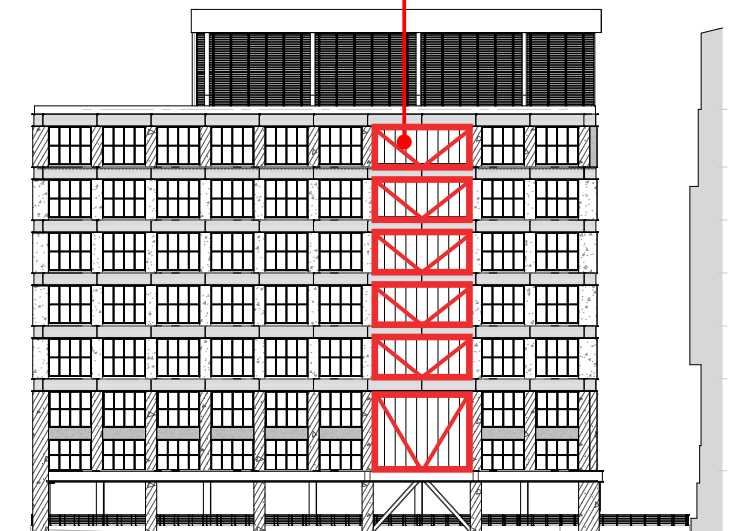
CHAMPION'S ROW
PORTAL + ROOF TRUSSES +
MEZZANINE + MARQUEE

ENTERTAINMENT VENUE
TRANSFER TRUSS, OVERHEAD DOOR,
OFFICE ENTRY SCREEN ELEMENT

ENTERTAINMENT VENUE
LATERAL BRACE (UNDER GLASS)

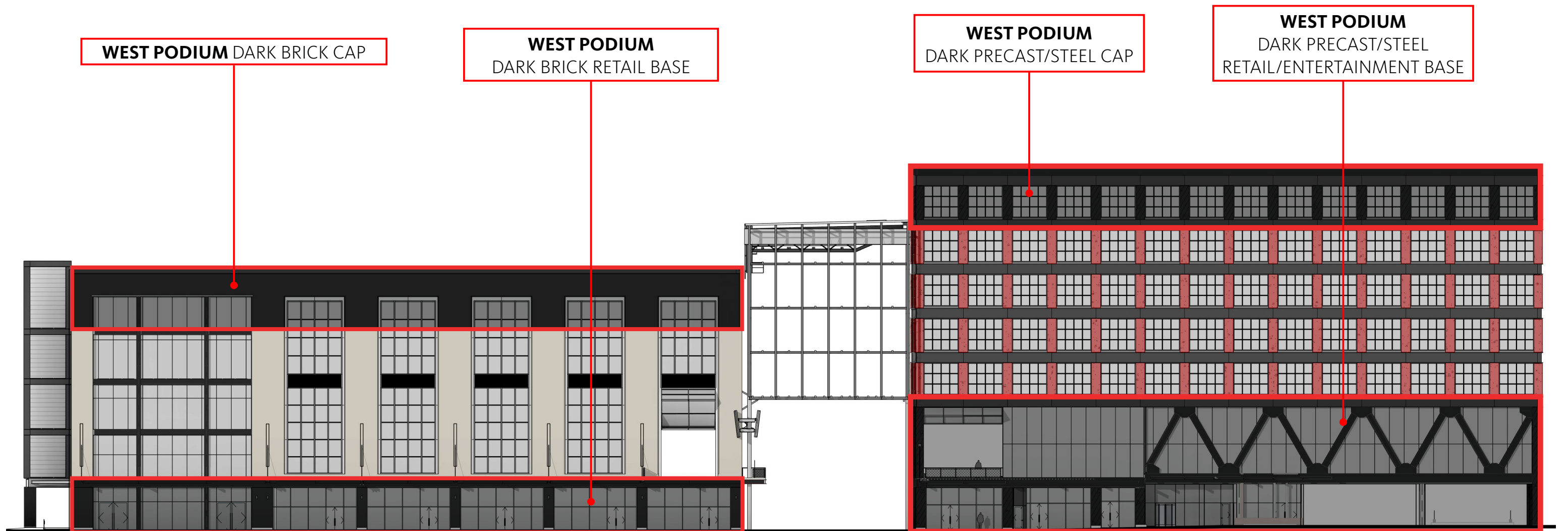


SOUTH ELEVATION



EAST ELEVATION

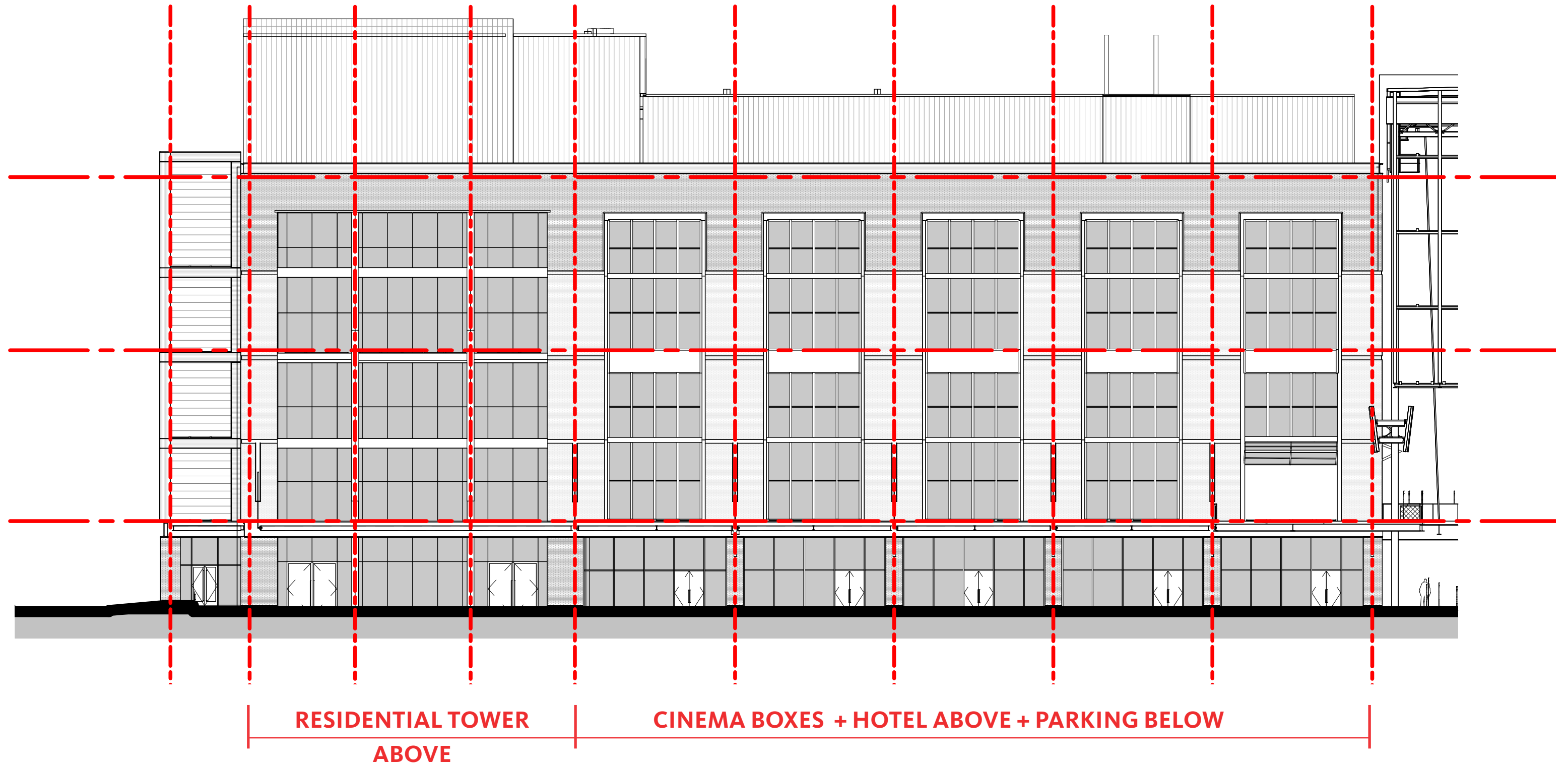
PODIUM UNIFYING ELEMENTS: DARK BASE AND TOP



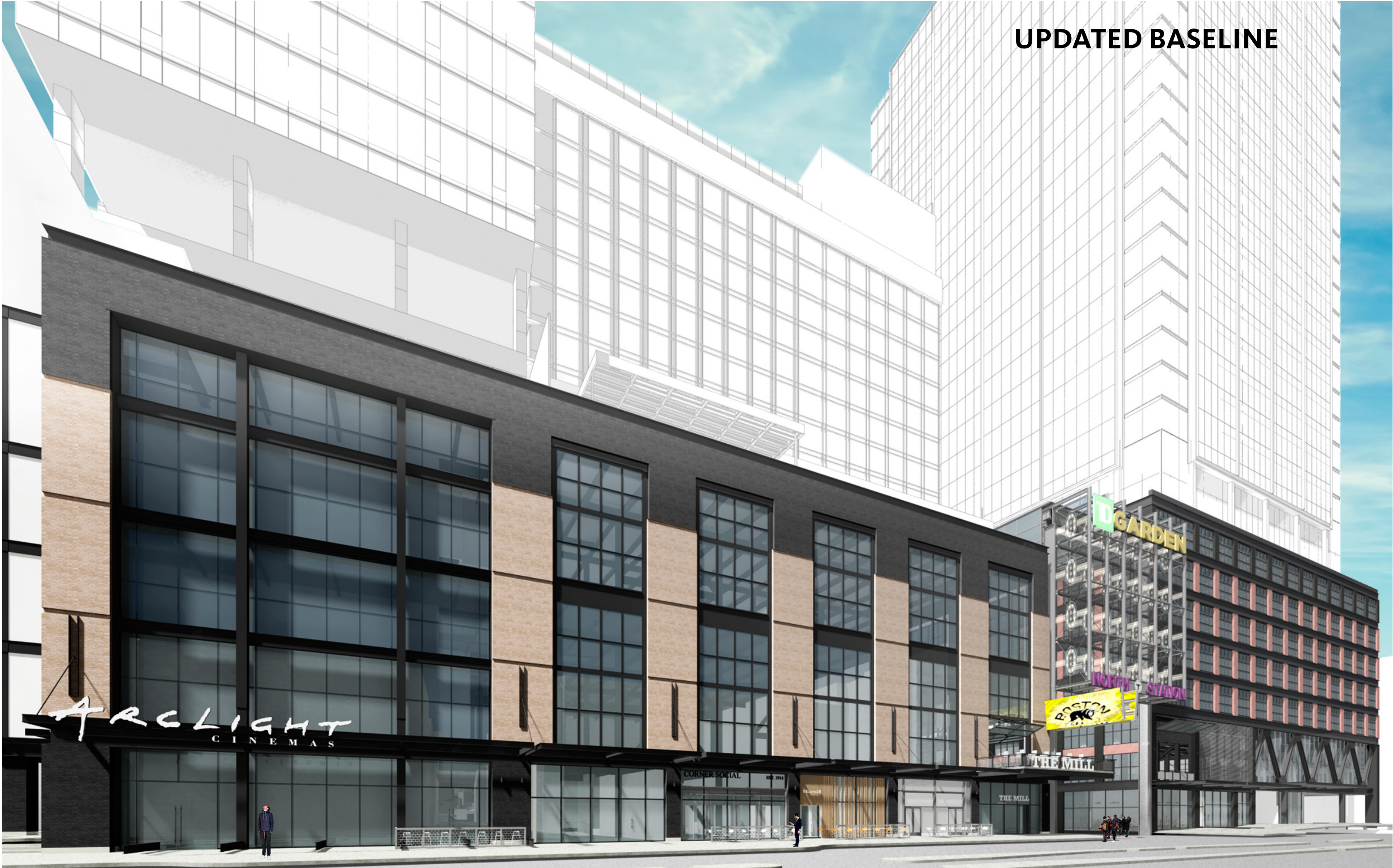
SOUTH ELEVATION

NON-REGULAR STRUCTURAL GRID

TO ACCOMODATE RESIDENTIAL TOWER AND CINEMA

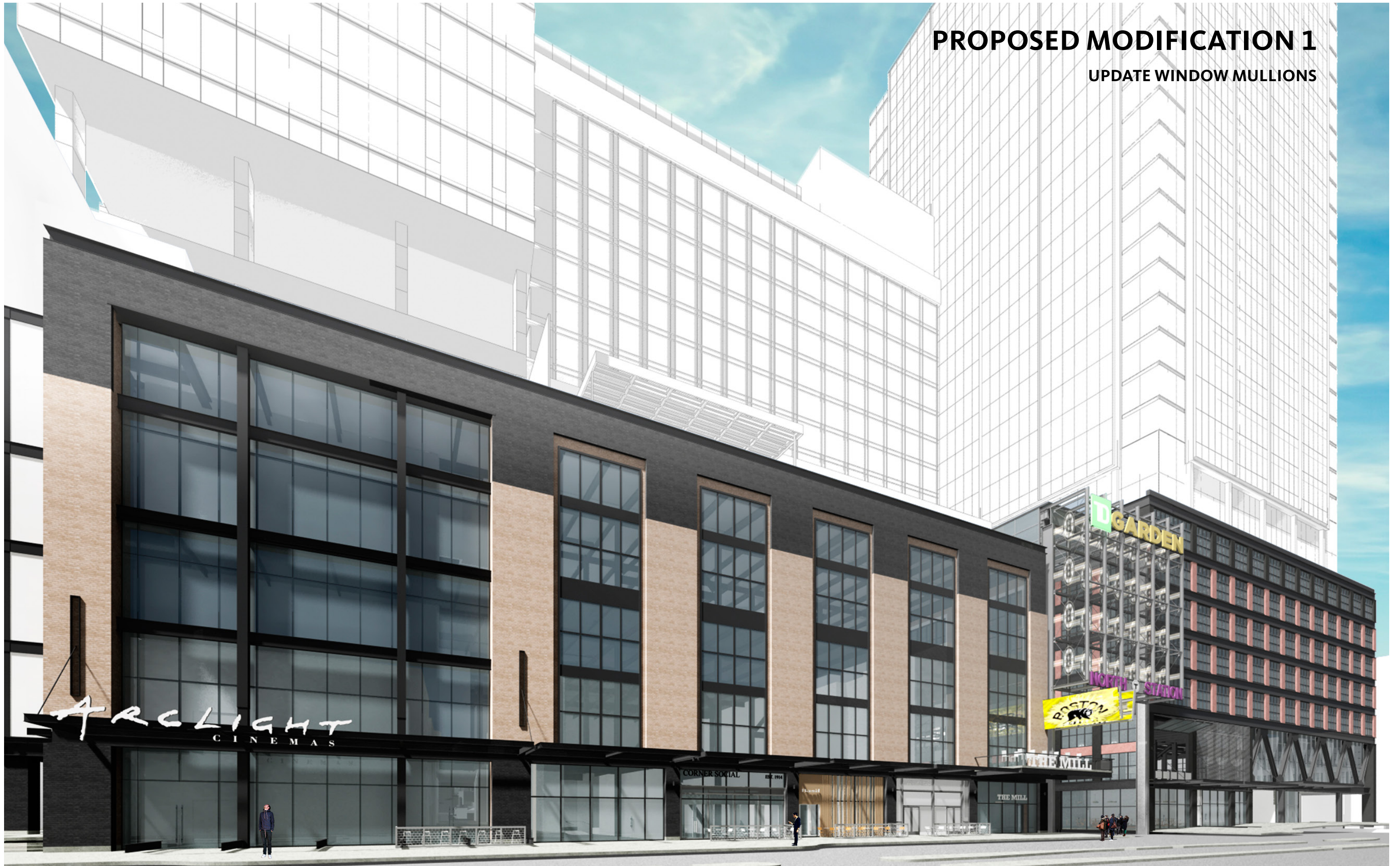


UPDATED BASELINE



PROPOSED MODIFICATION 1

UPDATE WINDOW MULLIONS



PROPOSED MODIFICATION 2

UPDATE WINDOW MULLIONS

DARK TEXTURED CAP



PROPOSED MODIFICATION 3

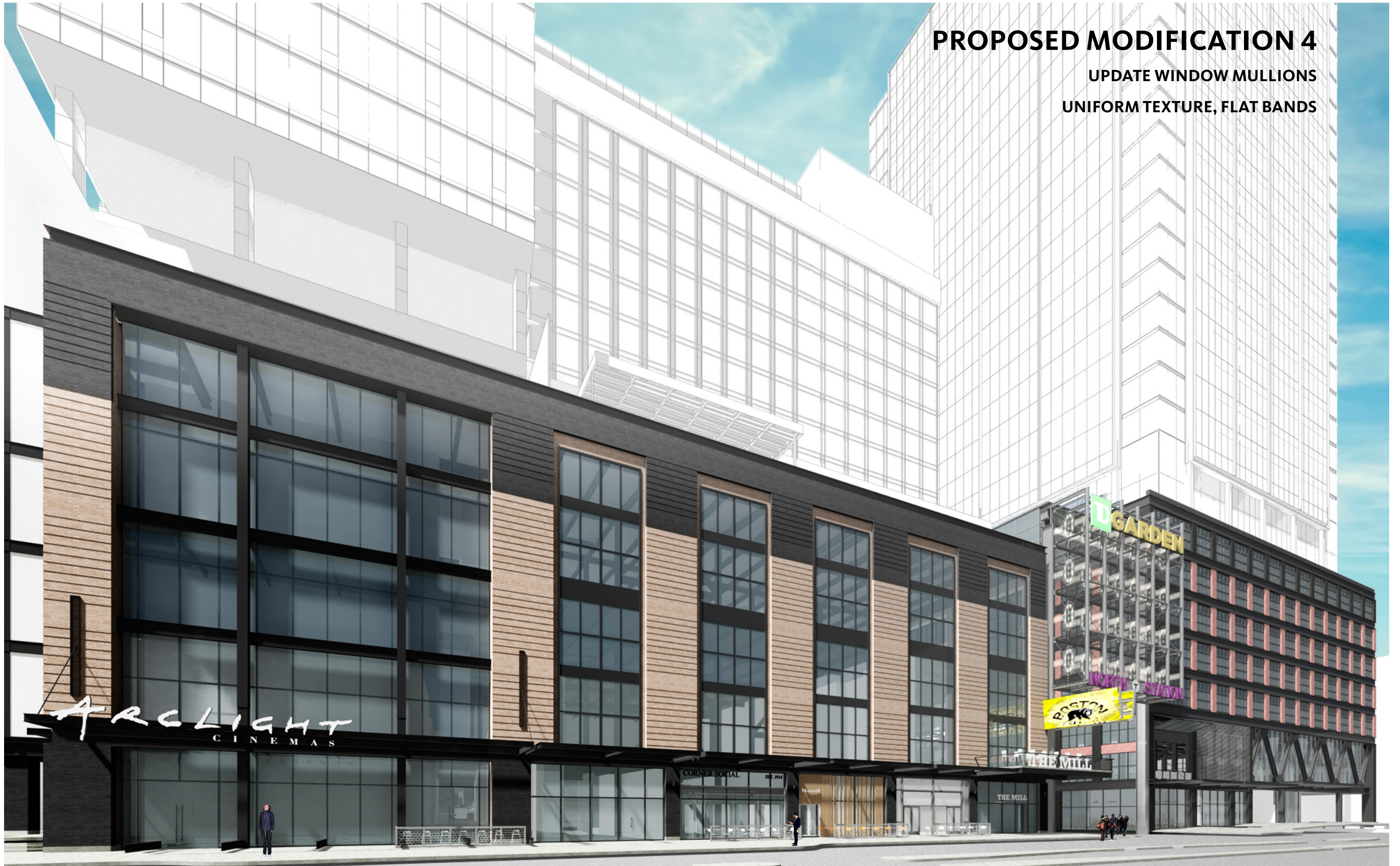
UPDATE WINDOW MULLIONS

TEXTURED BANDS



PROPOSED MODIFICATION 4

UPDATE WINDOW MULLIONS
UNIFORM TEXTURE, FLAT BANDS



REMOVE CINEMA LOBBY OPT 1
NOT RECOMMENDED
UNIFORM WINDOW MODULE ADJUSTED TO GRID SPACING



REMOVE CINEMA LOBBY OPT 1
NOT RECOMMENDED

SAME PIER SIZE MODULE
ADJUSTED WINDOW SIZING TO GRID SPACING

