

REDEVELOPMENT OF THE GOVERNMENT CENTER GARAGE

WP-B1 RESIDENTIAL HIGH RISE TOWER



**Design Overview – Boston Civic Design Commission
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National
REAL ESTATE ADVISORS

THE
HYM
INVESTMENT GROUP, LLC

WP-B1 Residential High Rise Design Overview

One Congress Redevelopment – Phase 1 (“WP-B1” or “Phase 1”), is a 486-unit, 480’ tall for-rent residential tower, which consists of approximately 548,000 GSF (including approximately 1,300 SF of ground-floor retail along New Sudbury Street). WP-B1 will rise out of the southeast corner of the existing government center garage and will require the dismantling and removal of a portion of the garage “T’s.” Expected to have best-in-class amenities of any residential building in Boston, WPB1 will also provide residents with almost 360-degree views including downtown Boston, Boston Harbor, the Greenway, the North End and Old North Church, the Custom House, Beacon Hill, the Charles River, Back Bay, and the Zakim Bridge.

From an urban design perspective, WP-B1 will use a variety of different design techniques to break down the building’s massing. To emphasize the building’s verticality, it will be subdivided into several different vertical blocks. These scalable blocks will shift slightly back and forth to create a more interesting and sculptural form.

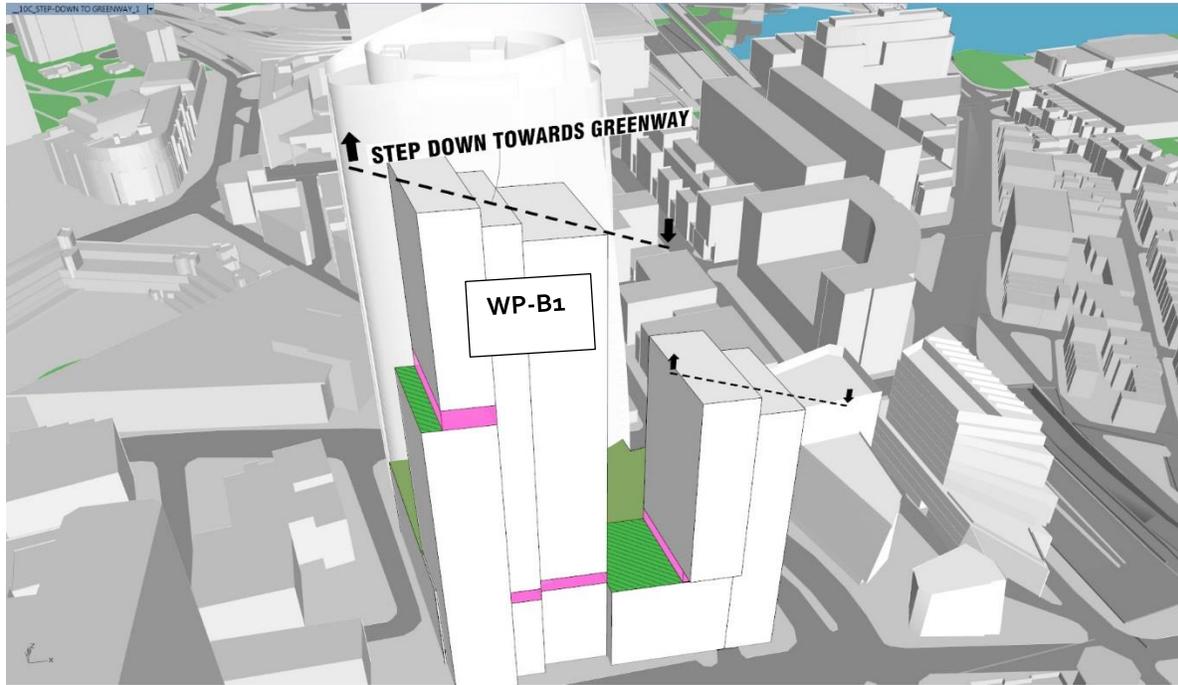


These different blocks will also step down in height as they near the Greenway in order to preserve daylight in the park and to mediate the differences in density from one side of the park to the other.

This design decision will reinforce the building’s massing, create a distinct profile and make a significant contribution to the city skyline.

Additionally, the building’s penthouse and screens will be integrated into the façade to discreetly cover its mechanical systems from the view of a passerby on the street or anyone in nearby buildings, and will emphasize the building’s graceful verticality.

To further highlight the WP-B1's verticality and varied massing, design includes separated tenant-amenity spaces to activate the building in the air as shown below in pink.



WP-B1 also pulls back from the sidewalk at the ground plane, as opposed to hanging over the public way as it was initially contemplated during the PDA Plan approval process. The result of this decision is the creation of a more open and active streetscape at the ground level as well as the opportunity for an outdoor café on New Sudbury Street, adding depth and diversity to the area as shown on the right.



Additionally, the existing staircase at Bowker Street and New Sudbury Street is expected to be improved in order to create a better pedestrian connection in the area.



Project Summary Information

- Height: 480'
- Number of Units: 486
- Current Unit Mix: Please see table below

<u>Unit Type</u>	<u># of Units</u>	<u>% of Units</u>
Studio	112	23%
1 Bed	157	32%
1 Bed + Den	69	14%
2 Bed	61	13%
2 Bed + Den	51	11%
3 Bed	36	7%
Total	486	100%

- Gross Square Footage: 548,575 GSF
- Floor Plate: Range from 12,500 SF on upper floors and 14,100 SF on lower floors
- Ground Floor Retail: Approximately 1,300 SF ground floor retail along New Sudbury Street.
- LEED Rating: Targeting LEED Gold
- Parking: Assumed to be .3/unit for rental apartments
- Bicycle Storage: Over 500 spaces will be provided with WPB1 (residents / public); These spaces will be replaced by the larger 850 bicycle parking facility built during WP-B2 office tower phase

