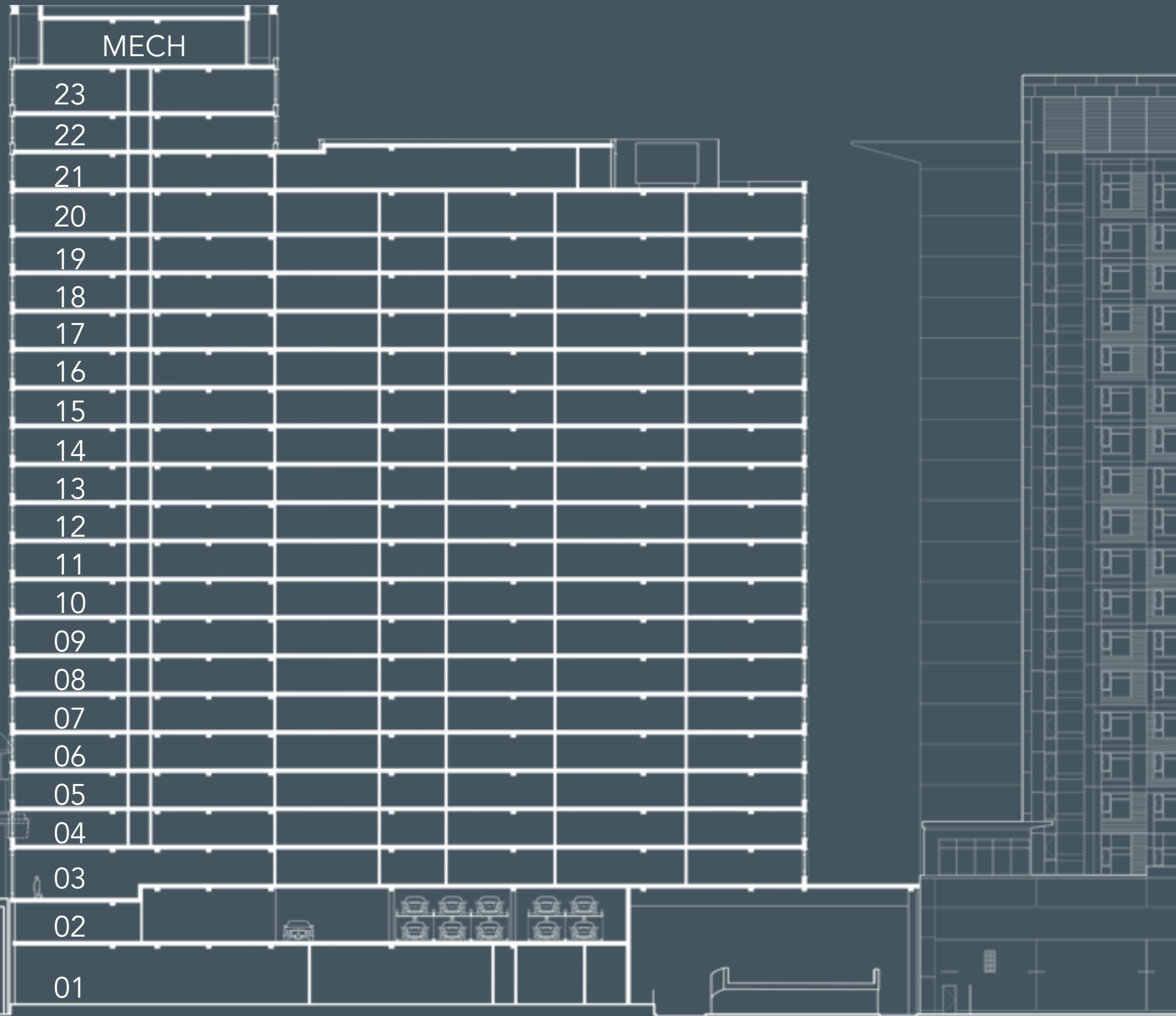


WATERSIDE PLACE 1B
BCDC PRESENTATION
2016.04.05



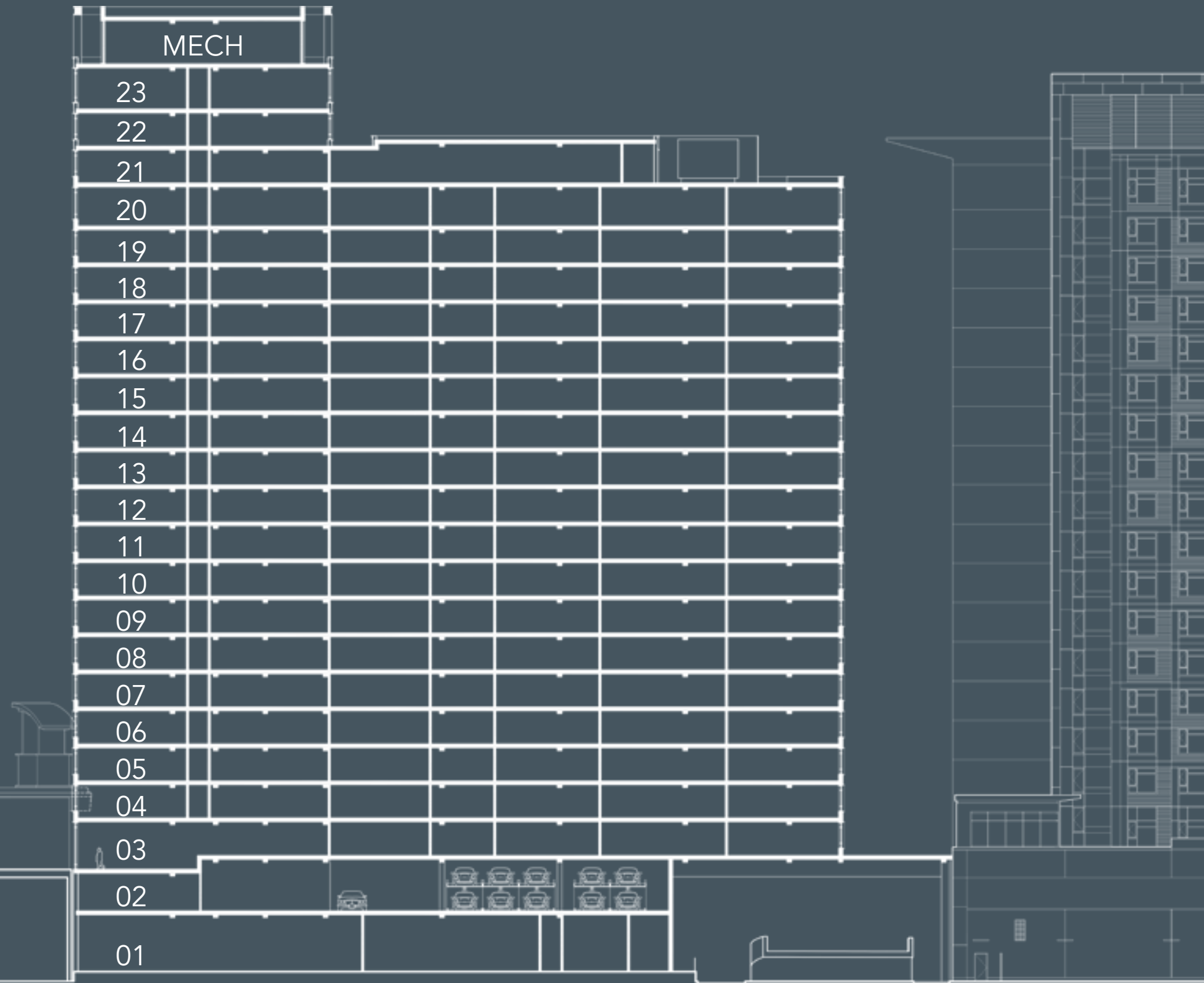
Area Summary

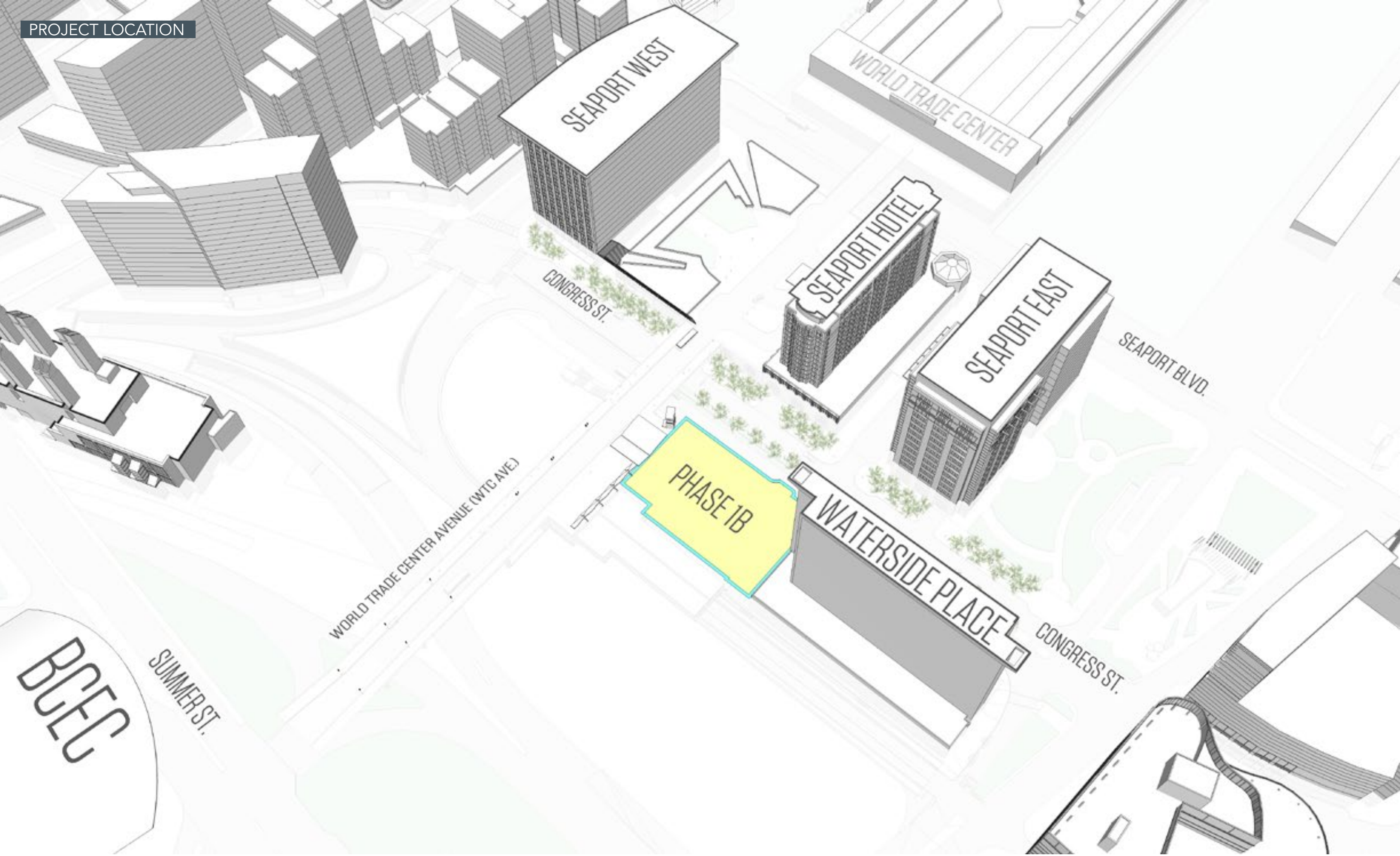
Level	Gross	Floor to Floor
01	16,461	17'-11"
02	23,495	14'-4"
03	14,917	9'-5"
.....		
04	14,917	9'-5"
05	15,465	9'-5"
06	15,465	9'-5"
07	15,465	9'-5"
08	15,465	9'-5"
09	15,465	9'-5"
10	15,465	9'-5"
11	15,465	9'-5"
12	15,465	9'-5"
13	15,465	9'-5"
14	15,465	9'-5"
15	15,465	9'-5"
16	15,465	9'-5"
17	15,465	9'-5"
18	15,465	9'-5"
19	15,465	9'-5"
20	15,465	10'-11"
.....		
21	10,350	9'-5"
22	7,270	9'-5"
23	7,270	11'-0"
Mech	2,652	12'-0"
Building Gross	344,772	248'-0" (to top of mech screen-wall)

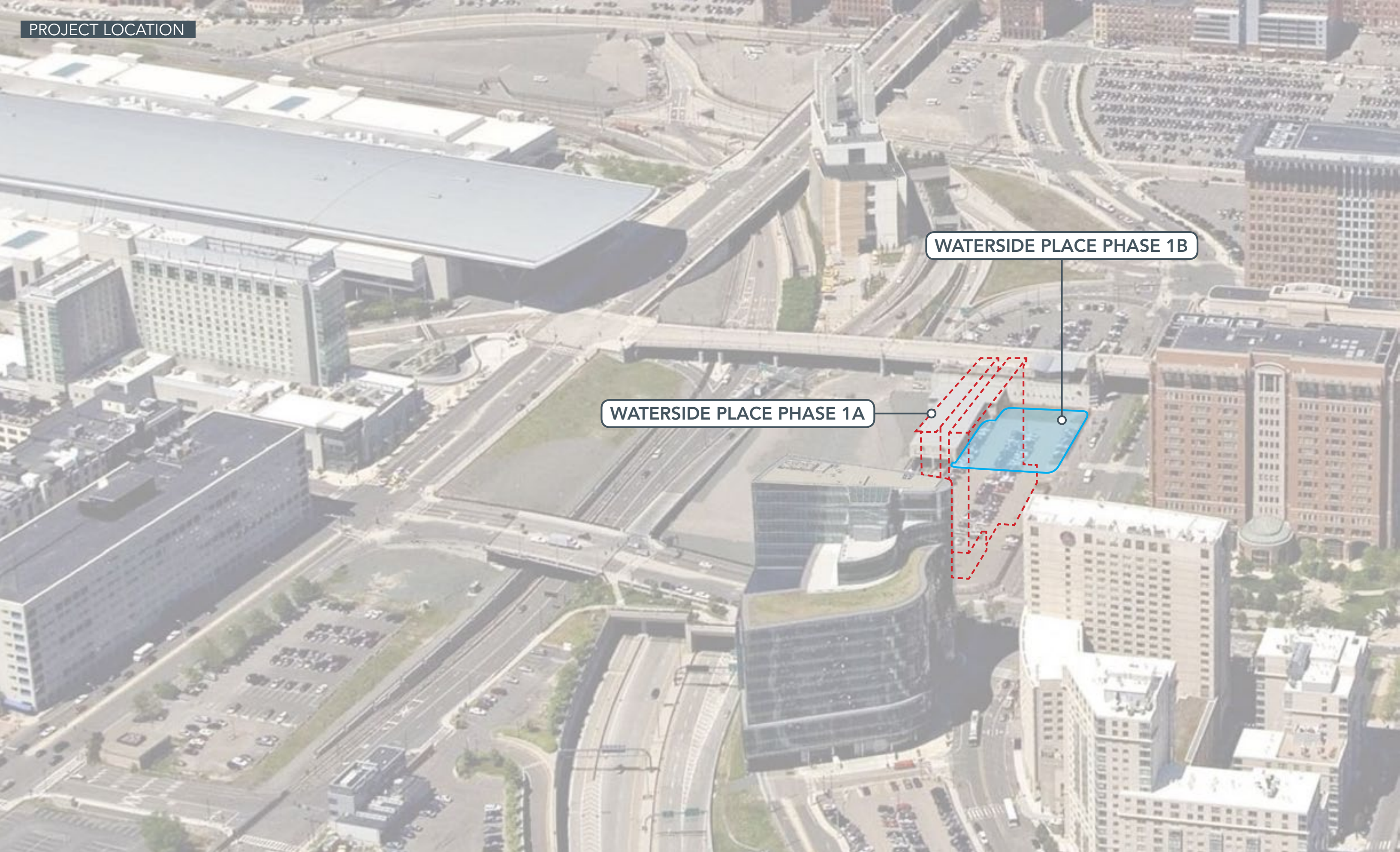


Fact Sheet

- Primary entry along Congress Street
- 312 residential units
- 84 parking spaces
- Secondary, residential lobby along World Trade Center Ave.
- 1,800 SF of ground floor retail
- Situated at the intersection of Congress Street and World Trade Center Avenue
- Ground plane to accommodate vehicular access to Massport's Seaport Transportation Center from Congress Street
- Floor-to-floor dimension at the ground floor will be 18'-0" to allow for an enhanced retail storefront experience with overhead canopies
- The building's entry will be given significance along Congress Street with a 2-story glass volume that will have a ceiling height of approximately 30'-0"
- Building amenities will include classrooms, shared workspace, a pet spa, a fitness center, outdoor roof terraces, and a sky lounge







WATERSIDE PLACE PHASE 1A

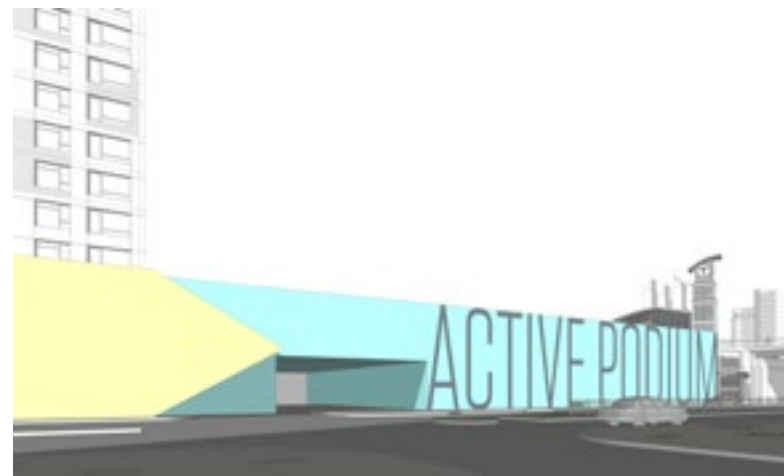
WATERSIDE PLACE PHASE 1B

EXISTING





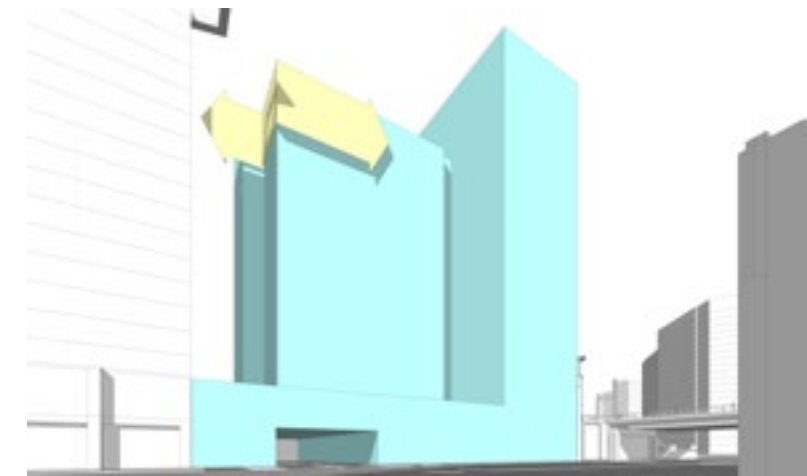
01 EXISTING



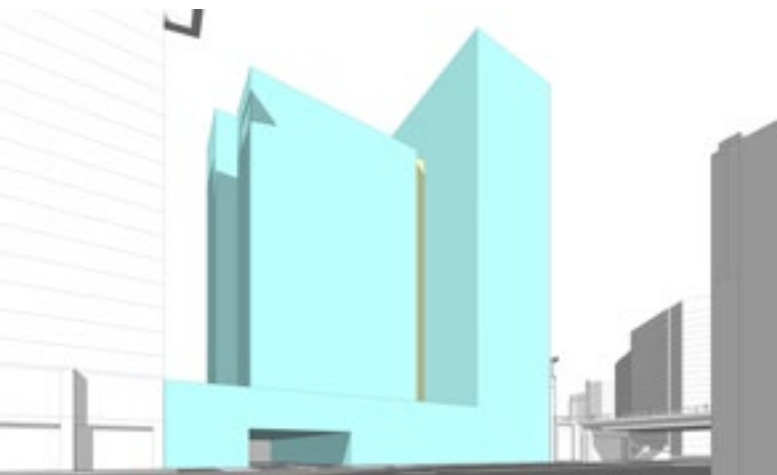
02 ACTIVE STREET EDGE



03 MASSING PLACEMENT



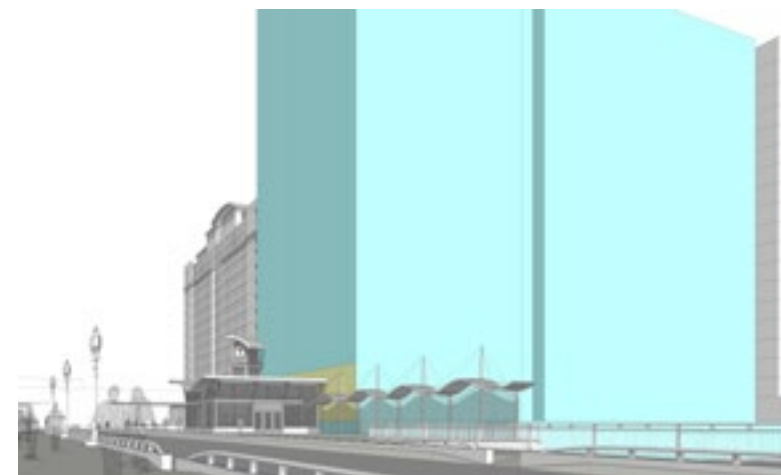
04 VIEW POTENTIAL



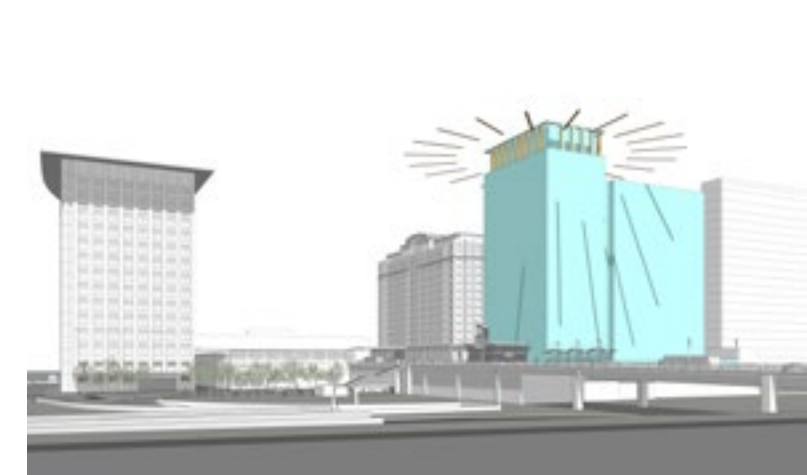
05 TOWER PROPORTION



06 VIADUCT RESPONSE



07 WTC. AVENUE PODIUM



08 URBAN MARKER







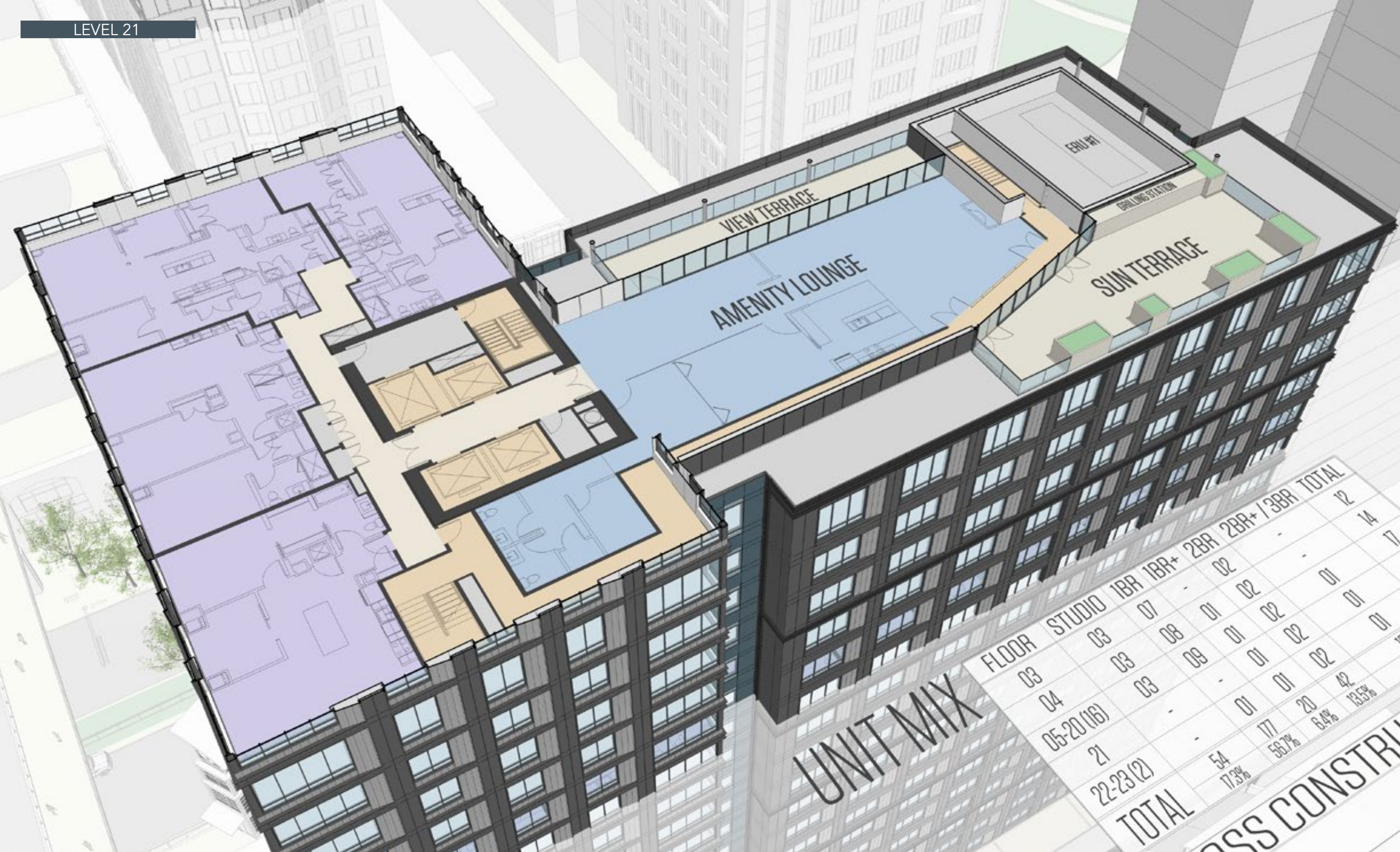




UNIT MIX

FLOOR	STUDIO	1BR	1BR+	2BR	2BR+ / 3BR	TOTAL
03	03	07	08	01	02	12
04	03	03	08	01	02	14
05-20 (16)	21	-	-	01	02	17
22-23 (2)	-	-	-	01	02	04
TOTAL	54	17	20	42	18	312
	17.3%	5.3%	6.4%	13.5%	5.8%	

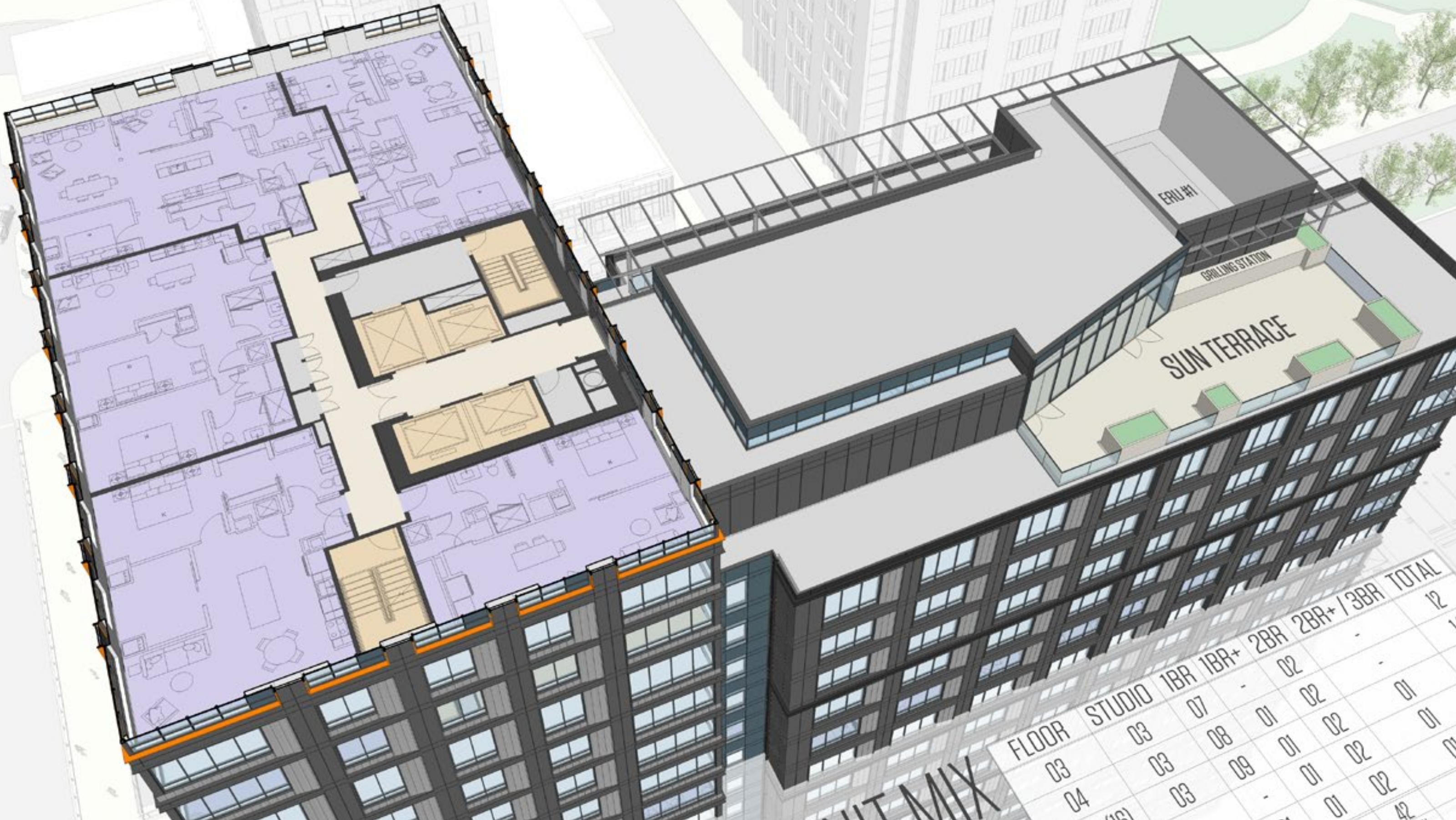
GROSS CONSTRUCTED AREA
344,722 FT²



UNIT MIX

FLOOR	STUDIO	1BR	1BR+	2BR	2BR+ / 3BR	TOTAL
03	03	07	01	02	12	
04	03	08	01	02	14	
05-20 (16)	03	09	01	02	17	
21	-	-	01	02	03	
22-23 (2)	-	-	01	02	03	
TOTAL	54	177	20	42	193	
	17.3%	56.7%	6.4%	13.5%		

CLASS CONSTRUCTION



FLOOR	STUDIO	1BR	1BR+	2BR	2BR+ / 3BR	TOTAL
03	03	07	-	02	-	12
04	03	08	01	02	01	14
(16)	03	09	01	02	01	16
21	01	01	02	02	01	07
						42





BOSTON WHARF



ENTRY



COMMONWEALTH WHARF



TEA PARTY



FORT POINT CHANNEL



PAINTED SIGN



ANCHOR



ICA

- INDUSTRIAL / DISTILLED
- DISTINCTION THROUGH DETAIL
 - SIMPLE ORGANIZATION
 - ELEGANCE IN CRAFTING OF DIFFERENT ELEMENTS
- RHYTHM, REPETITION
- QUALITY OF DETAIL



BRIDGE



ANDRZEJ PITYNSKI - THE PARTISANS





01 CONGRESS STREET - NORTH



02 CONGRESS STREET - SOUTH







