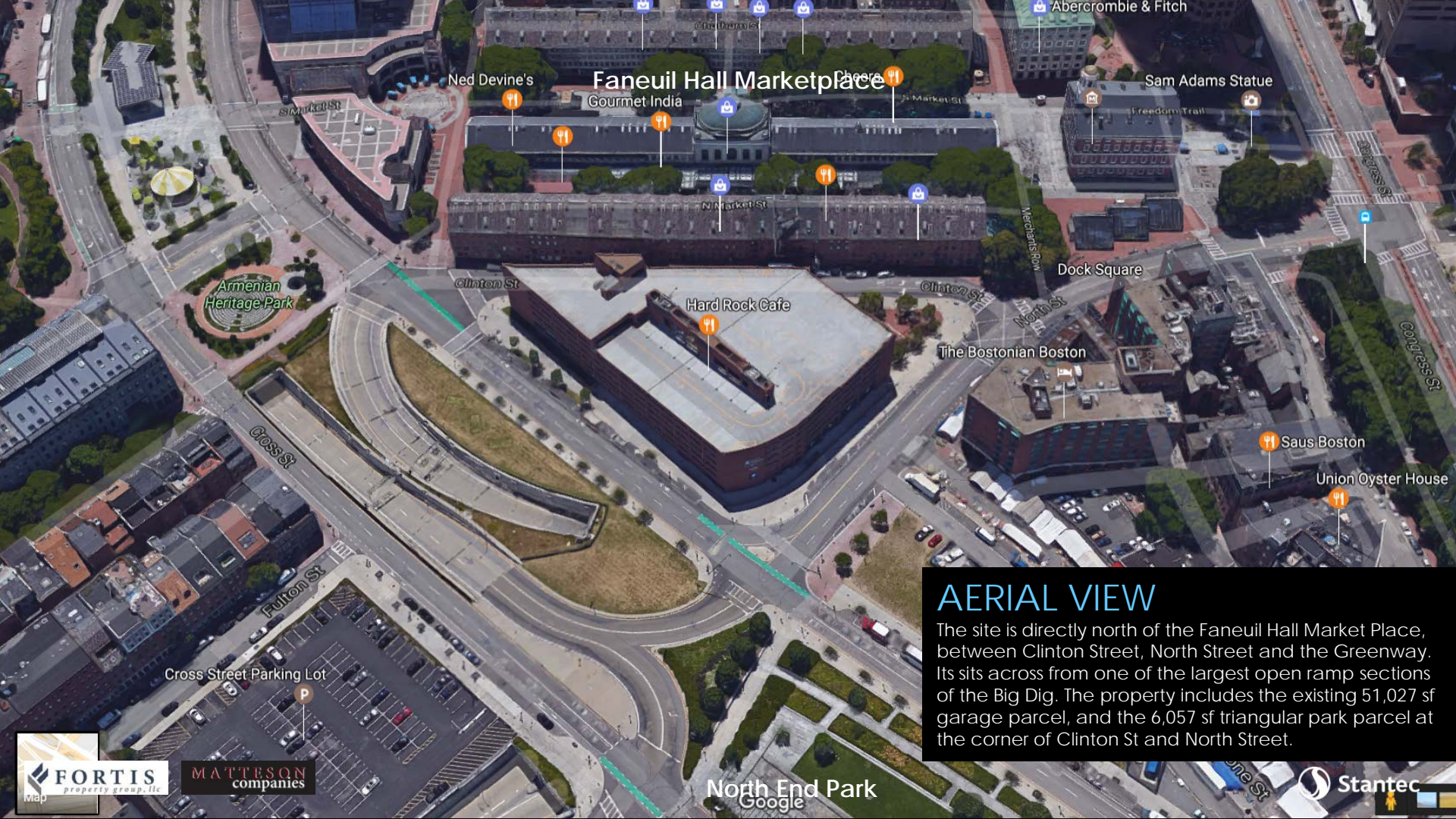


1 Dock Square



The transformation of the 1970's Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway. It will create new pedestrian streetscape experiences and open spaces more in keeping with the spirit of the Greenway while providing 190 new home-ownership units and rooftop gardens and terraces.





Faneuil Hall Market Place

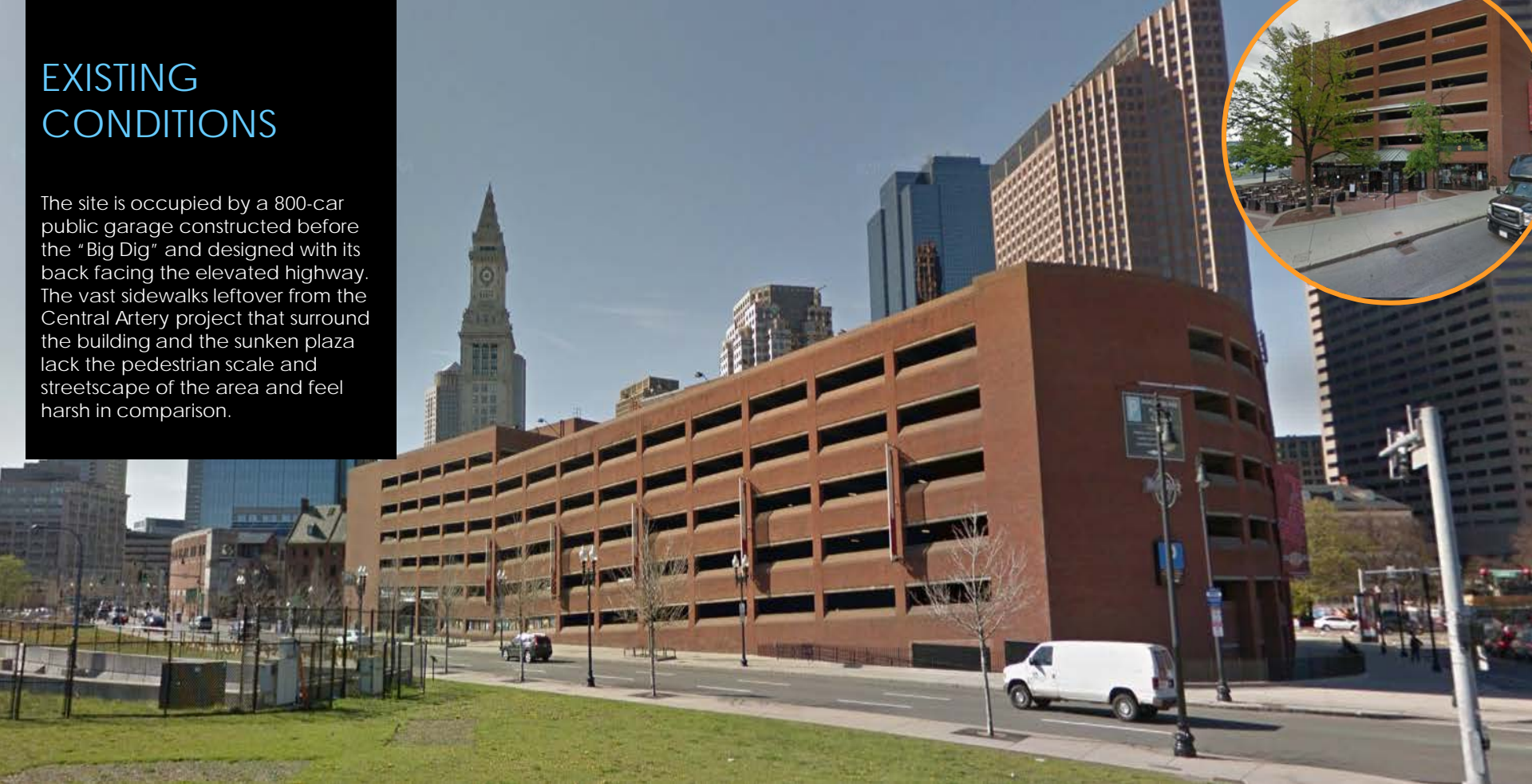
AERIAL VIEW

The site is directly north of the Faneuil Hall Market Place, between Clinton Street, North Street and the Greenway. Its sits across from one of the largest open ramp sections of the Big Dig. The property includes the existing 51,027 sf garage parcel, and the 6,057 sf triangular park parcel at the corner of Clinton St and North Street.



EXISTING CONDITIONS

The site is occupied by a 800-car public garage constructed before the "Big Dig" and designed with its back facing the elevated highway. The vast sidewalks leftover from the Central Artery project that surround the building and the sunken plaza lack the pedestrian scale and streetscape of the area and feel harsh in comparison.



PUBLIC REALM

The new owners are proposing many improvements around the site, including but not limited to the following:

1. Rich landscaping and seating areas along North Street and Surface Road more in keeping with the experiences of the Greenway.
2. A new corner park and drop-off area for the restaurant and residences to replace the sunken plaza
3. Activated edges and public displays along Clinton Street
4. Completely redesigned garage façade in keeping with the quality of the residential project and the surrounding buildings.
5. Greenroofs and rooftop terraces to reduce solar heat gain.
6. Sensitive building massing to reduce shadow impact on the North End park



DESIGN GOALS

In addition to transforming a faceless service structure into a new contributing building on the Greenway, the team is hoping to achieve the following:

- Create a new iconic residential building sensitive to shadow, wind and views.
- Improve connections to the neighborhood around the site.
- Raise the triangular plaza out of future floodplains and create a new park suitable for seating, gathering, and programmatic activities.
- Improve the pedestrian experience along Surface Rd, Clinton and North Streets using street furniture, paving and plantings.
- Transform the existing garage with new materials, design and lighting.



MASSING

The stepped 'nautilus' form of the building evolved from a series of studies that explored shadow impact on the North End Park and visual impact on Faneuil Hall and the Customs House tower.

Strategies:

- Avoid singular towers
- Push mass down towards Haymarket to reduce shadow on North End park.
- Place highest massing on Greenway farthest away from Faneuil Hall and lower scale buildings
- Slope facades back above garage to reduce bulk and create view corridors to Customs Tower
- Break up longer façade facing Quincy Market into two elements with balcony stack.

March/Sept 12pm



PARKING COUNT

Level 1 :	33 Spaces
Level 2 :	70 Spaces
Level 3 :	109 Spaces
Level 4 :	102 Spaces
Level 5 :	102 Spaces
Level 6 :	110 Spaces
Level 7 :	90 Spaces
Level 7 Stackers :	66 Spaces
TOTAL :	616 Spaces
W/Stackers :	682 Spaces
AVG SF/Space :	398 SF/Space

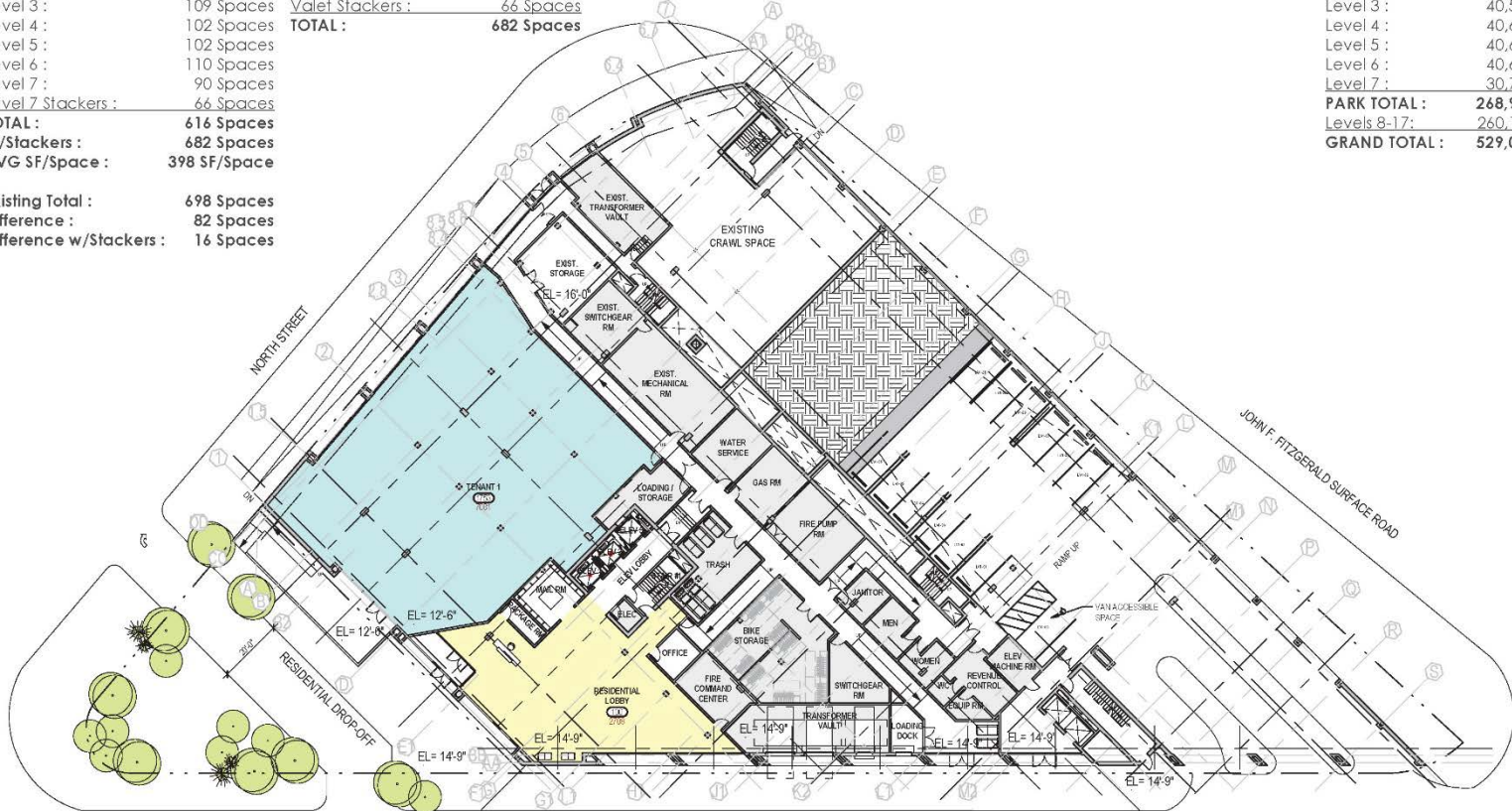
Existing Total :	698 Spaces
Difference :	82 Spaces
Difference w/Stackers :	16 Spaces

SPACE TYPE COUNT

Self Park :	402 Spaces
Valet :	140 Spaces
Valet Stackers :	66 Spaces
TOTAL :	682 Spaces

GROSS BUILDING AREA

Level 1 :	42,222.01 GSF
Level 2 :	33,526.30 GSF
Level 3 :	40,594.43 GSF
Level 4 :	40,600.80 GSF
Level 5 :	40,600.80 GSF
Level 6 :	40,600.80 GSF
Level 7 :	30,760.06 GSF
PARK TOTAL :	268,902.88 GSF
Levels 8-17 :	260,190.45 GSF
GRAND TOTAL :	529,093.33 GSF



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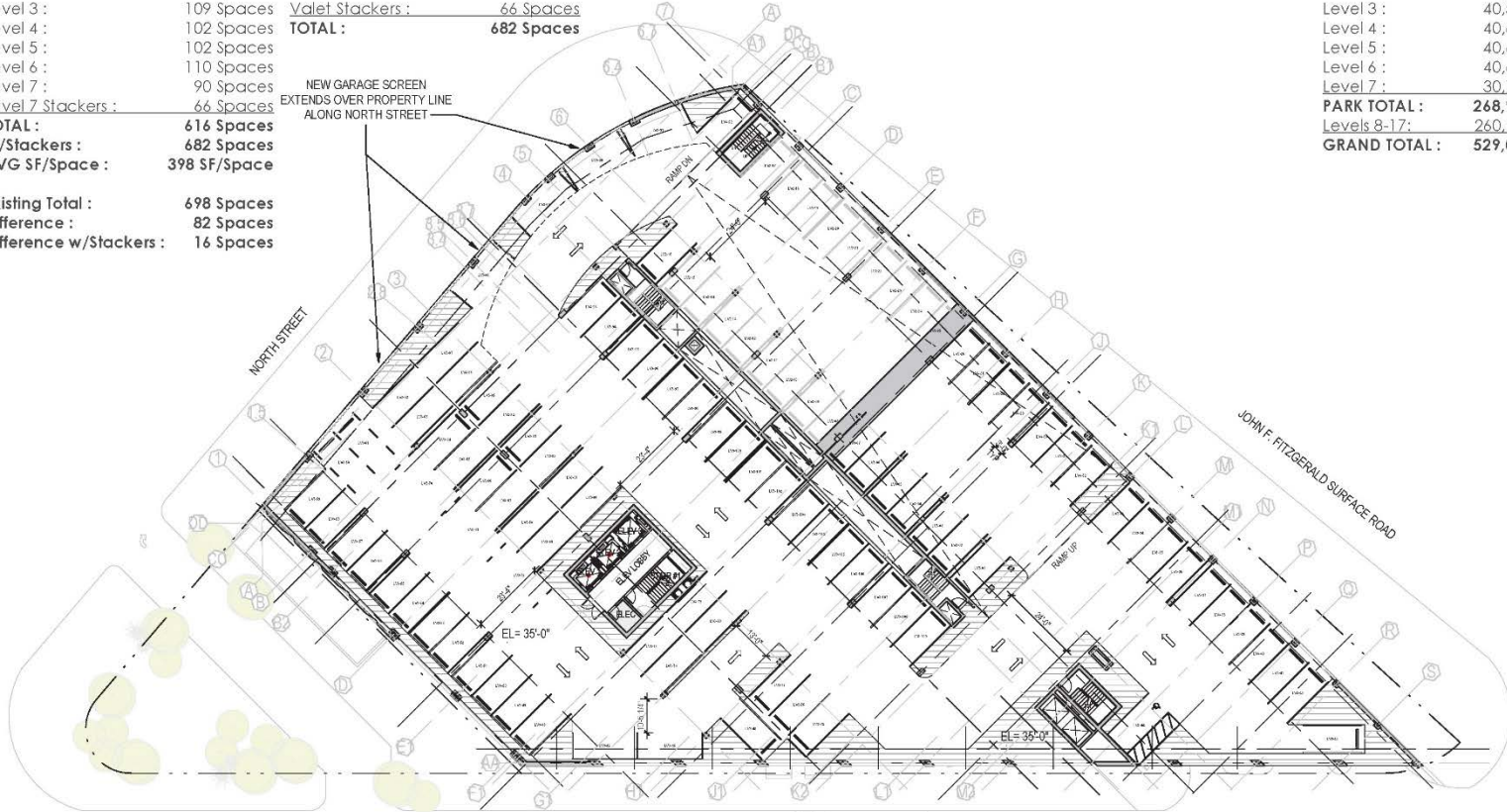
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UNIT MIX

Studio :	17 Units (09%)
1 Bedroom :	69 Units (36%)
1 Bedroom + :	43 Units (22%)
2 Bedroom :	47 Units (25%)
3 Bedroom :	12 Units (06%)
4 Bedroom :	04 Units (02%)
TOTAL :	192 Units
AVG GSF / Unit :	1,355 GSF/Unit
AVG NSF / Unit :	1,164 NSF/Unit

NET RENTABLE AREA

Levels 1-7 :	11,849.47 NSF
Level 8 :	23,086.13 NSF
Level 9 :	25,138.24 NSF
Level 10 :	30,460.44 NSF
Level 11 :	29,182.92 NSF
Level 12 :	29,847.43 NSF
Level 13 :	23,335.16 NSF
Level 14 :	20,440.14 NSF
Level 15 :	17,140.45 NSF
Level 16 :	13,318.36 NSF
Level 17 :	11,448.92 NSF
RESI TOTAL :	228,000.04 NSF
GRAND TOTAL :	568,149.94 NSF

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Level 12 :	34,561.50 GSF
Level 13 :	27,275.40 GSF
Level 14 :	23,780.45 GSF
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