

15 Necco St

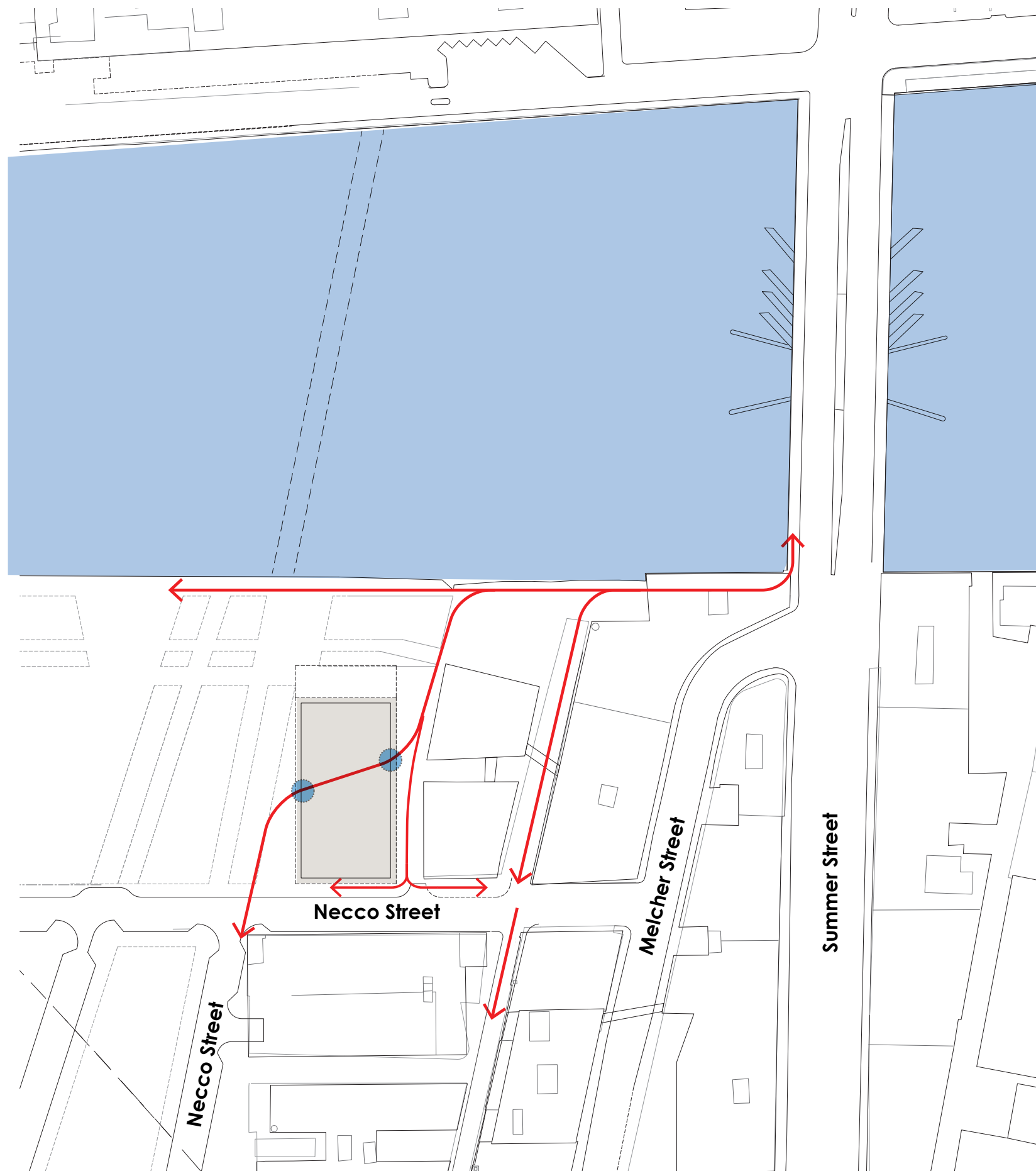
BOSTON CIVIC DESIGN COMMISSION

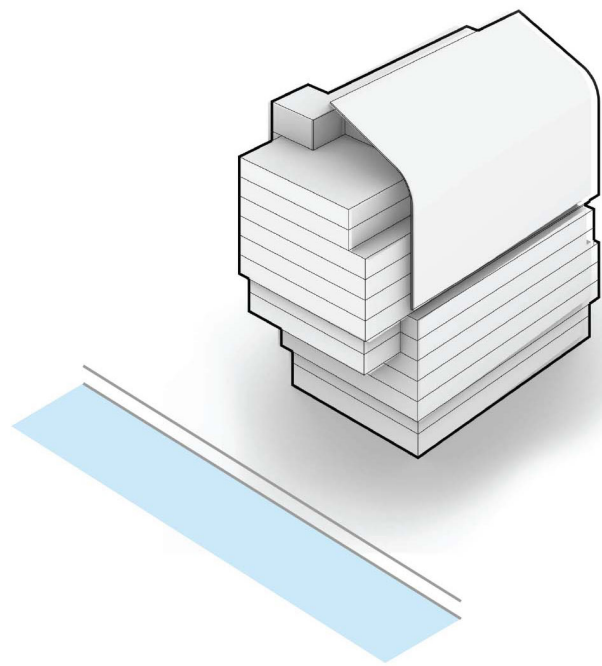
DECEMBER 3, 2019



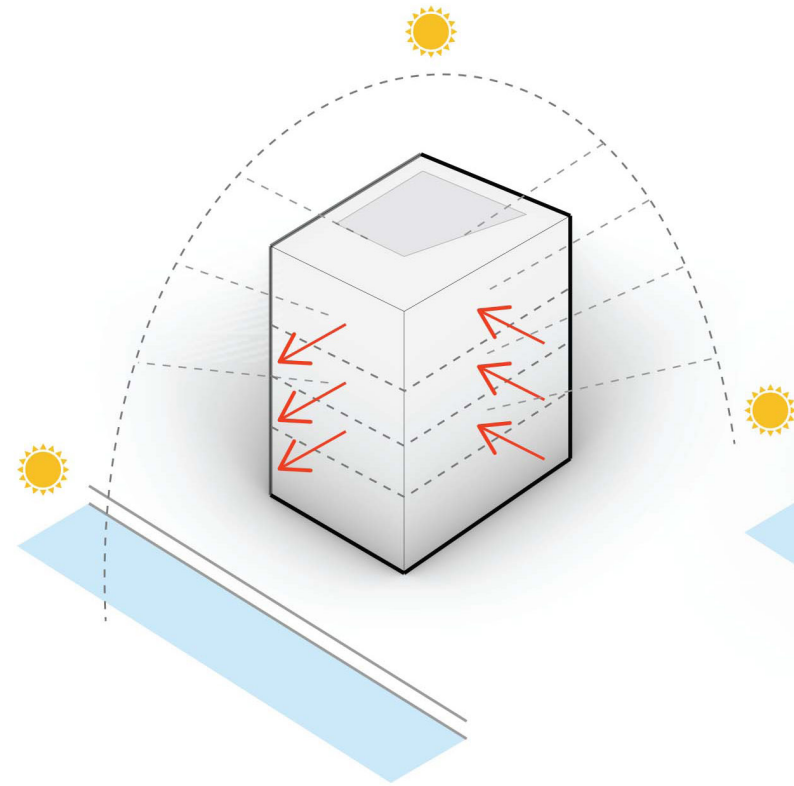
Connect

- Provides stronger connectivity to water
- Makes Necco Street the primary arrival experience
- Creates active public space as the edge for the future 100 acre park
- Connects Summer Street to the 100 Acre Plan
- Increases public accessibility and public porosity
- Acknowledges existing street network and integrates with neighborhood

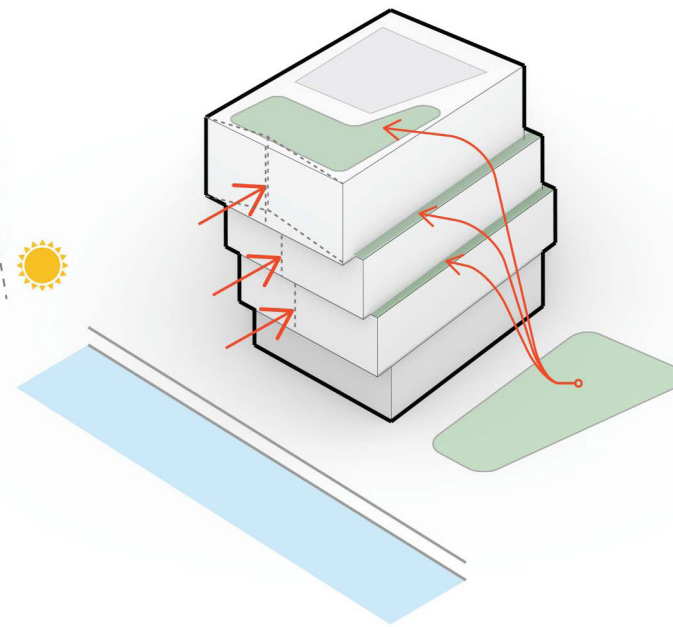




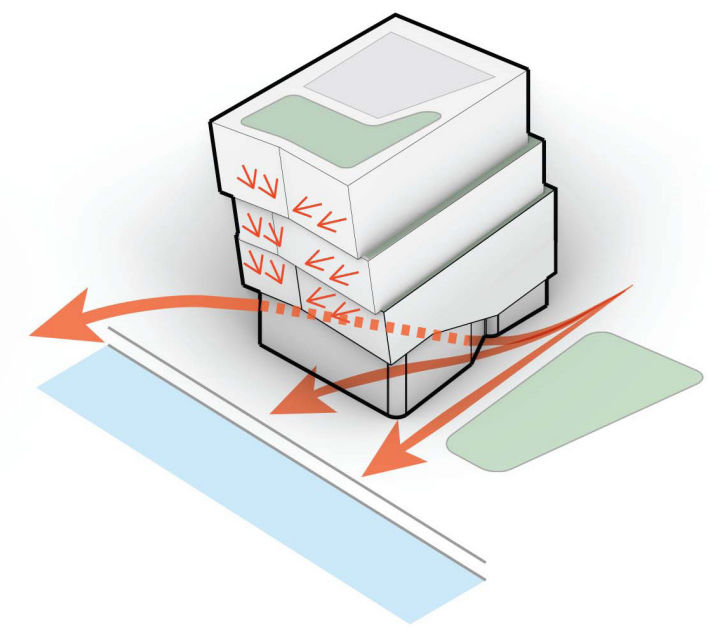
• Previous massing



• Base Massing

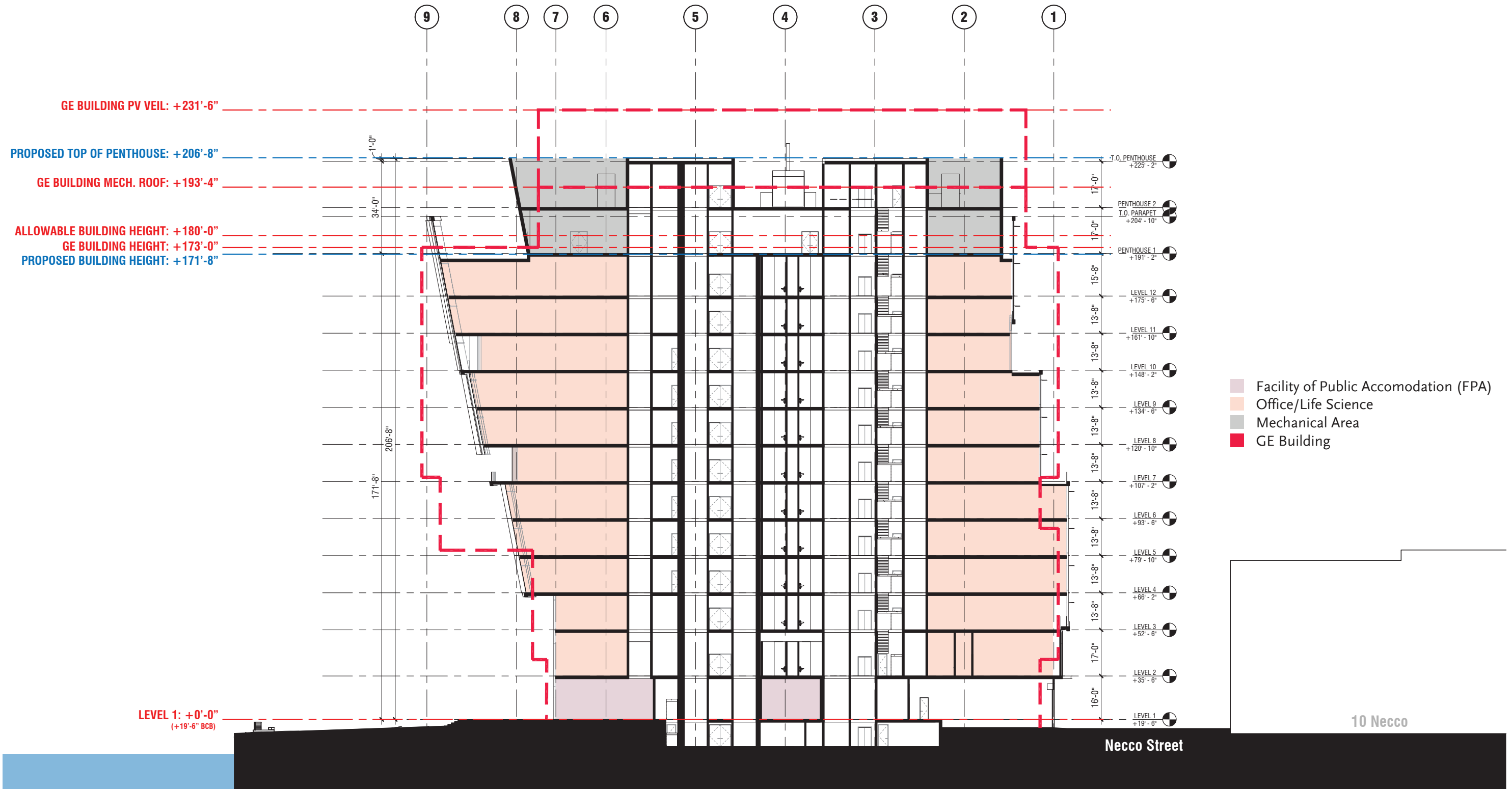


• Breaking Base Massing
• Creating outdoor open space



• Views
• Gesture to the Channel
• Building Porosity









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