

99 A Street

BOSTON, MA

BCDC DESIGN REVIEW SUBCOMMITTEE

JULY 16, 2019

ANCHOR↓LINE
PARTNERS


ALEXANDRIA.

ELKUS | MANFREDI
ARCHITECTS

MAY 2019 BCDC COMMENTS:

- **HEIGHT AND MASSING CONSIDERATION**

SHEERNESS OF 3RD STREET ELEVATION

CONSIDER STREET SECTION OF 3RD STREET IN ITS ENTIRETY

- **PROJECT IS A “TRANSITION BUILDING”**

BUILDING MASSING SHOULD NEGOTIATE THE TRANSITION OF THE DISTRICTS

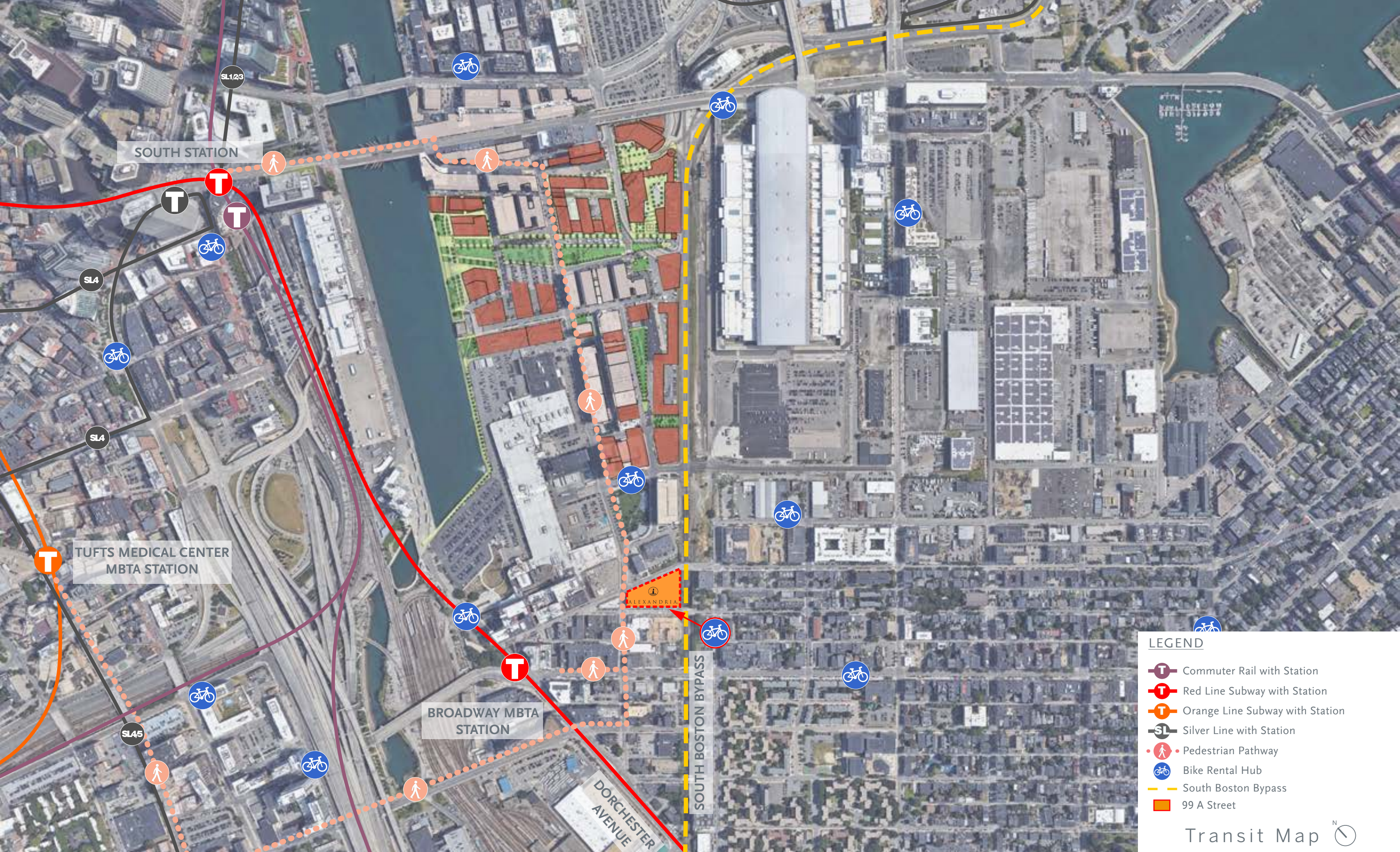
- **GROUND FLOOR ACTIVATION**

EXPLORE THROUGH BLOCK LOBBY FROM 2ND TO 3RD

EXPLORE BUILDING LOBBY IN ALTERNATIVE LOCATIONS (MAYBE 3RD STREET)

EXPLORE PUBLIC REALM ALONG HAUL ROAD

ACTIVATE MAXIMUM FRONTAGE ALONG 3RD STREET AT GRADE.

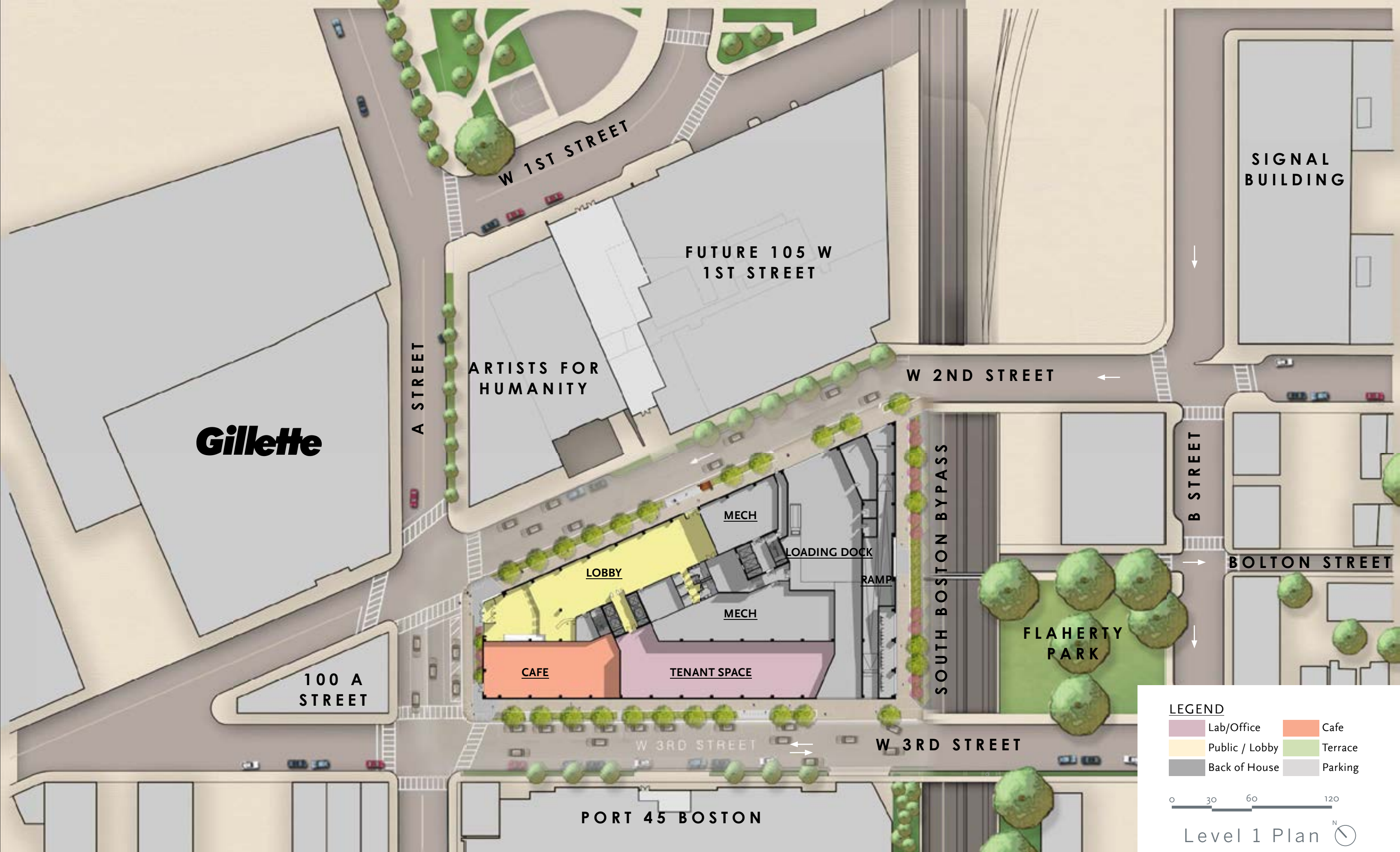


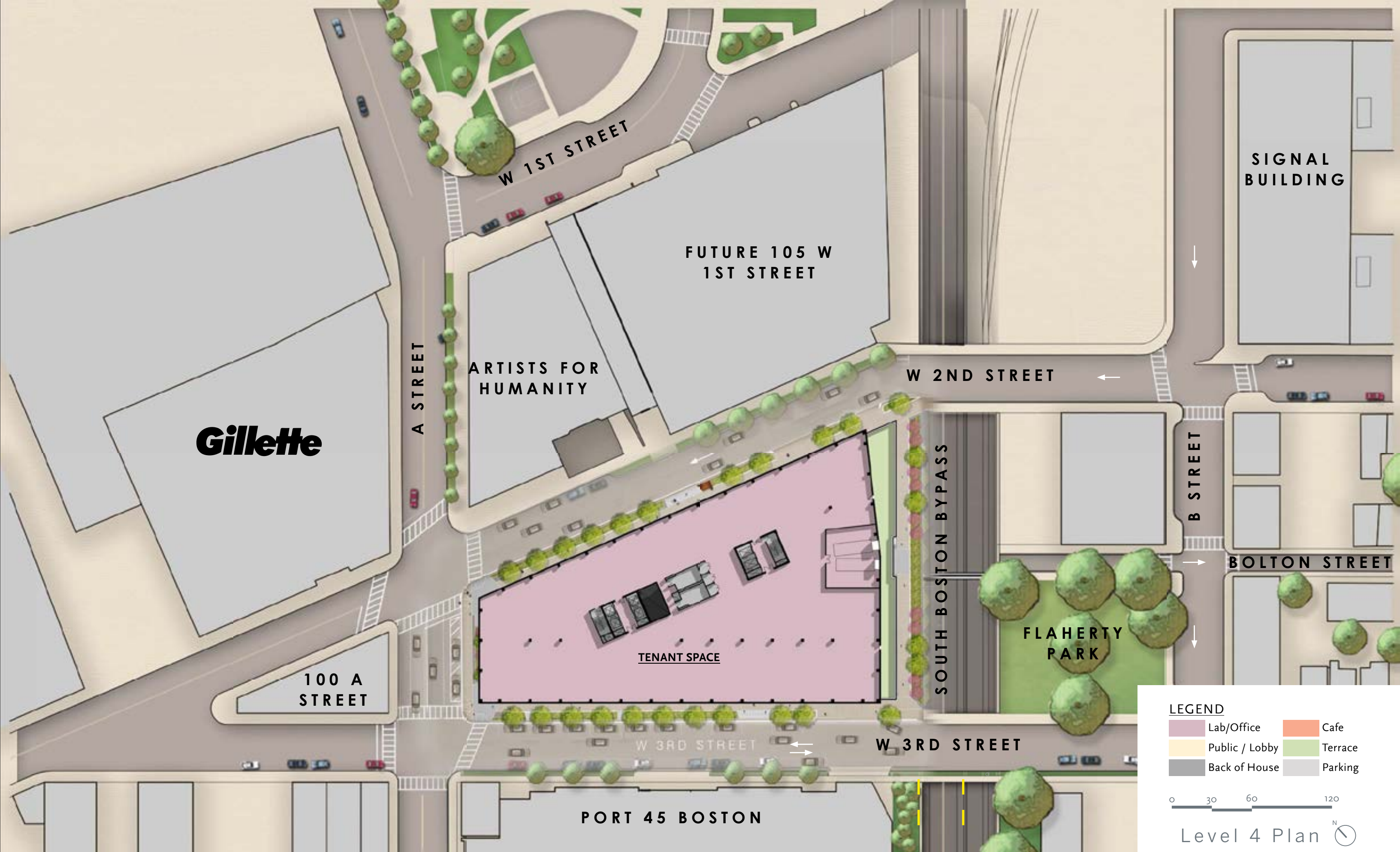
LEGEND

- Commuter Rail with Station
- Red Line Subway with Station
- Orange Line Subway with Station
- Silver Line with Station
- Pedestrian Pathway
- Bike Rental Hub
- South Boston Bypass
- 99 A Street

Transit Map

99 A Street





Gillette

ARTISTS FOR HUMANITY

FUTURE 105 W 1ST STREET

SIGNAL BUILDING

100 A STREET

TENANT SPACE

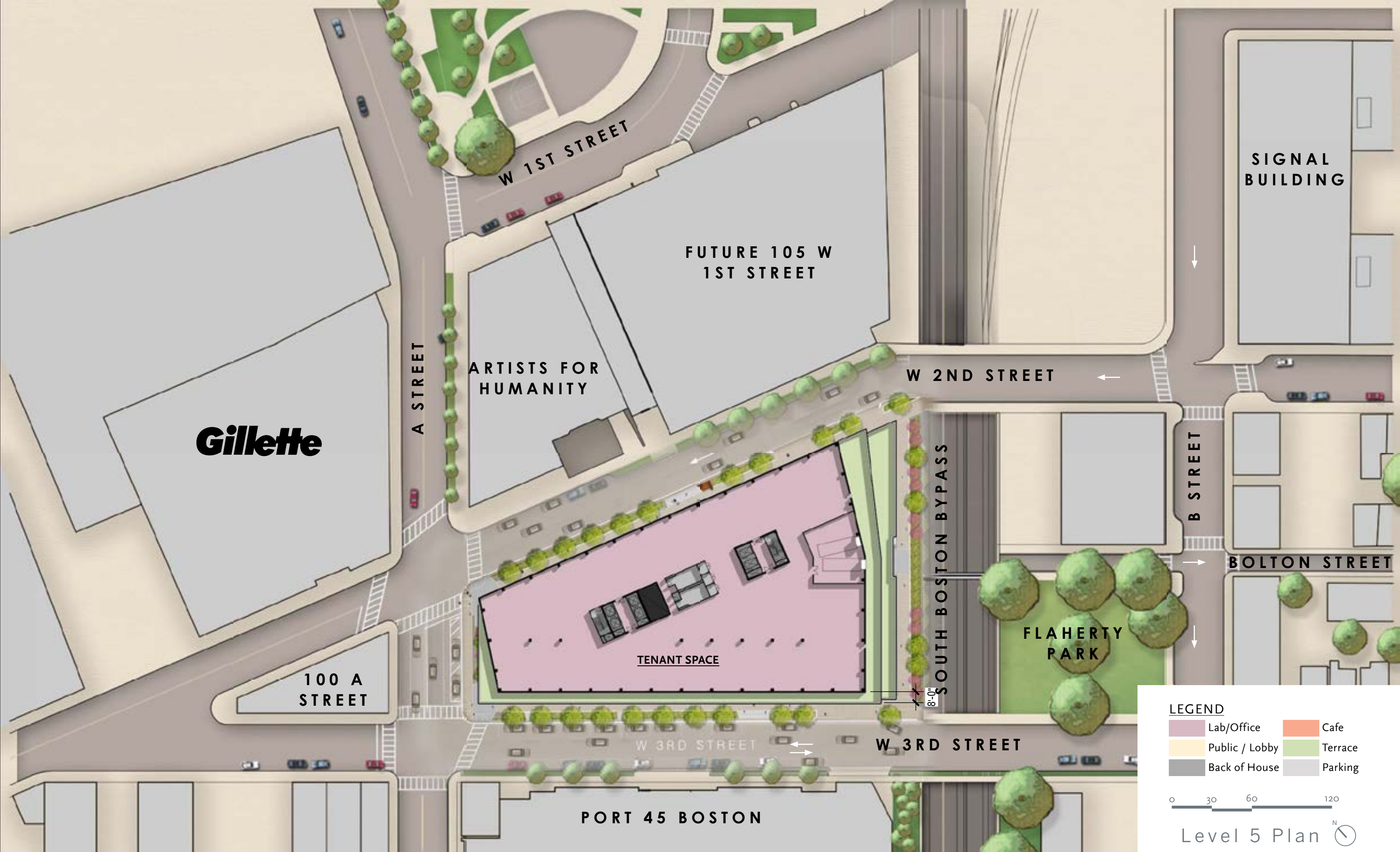
FLAHERTY PARK

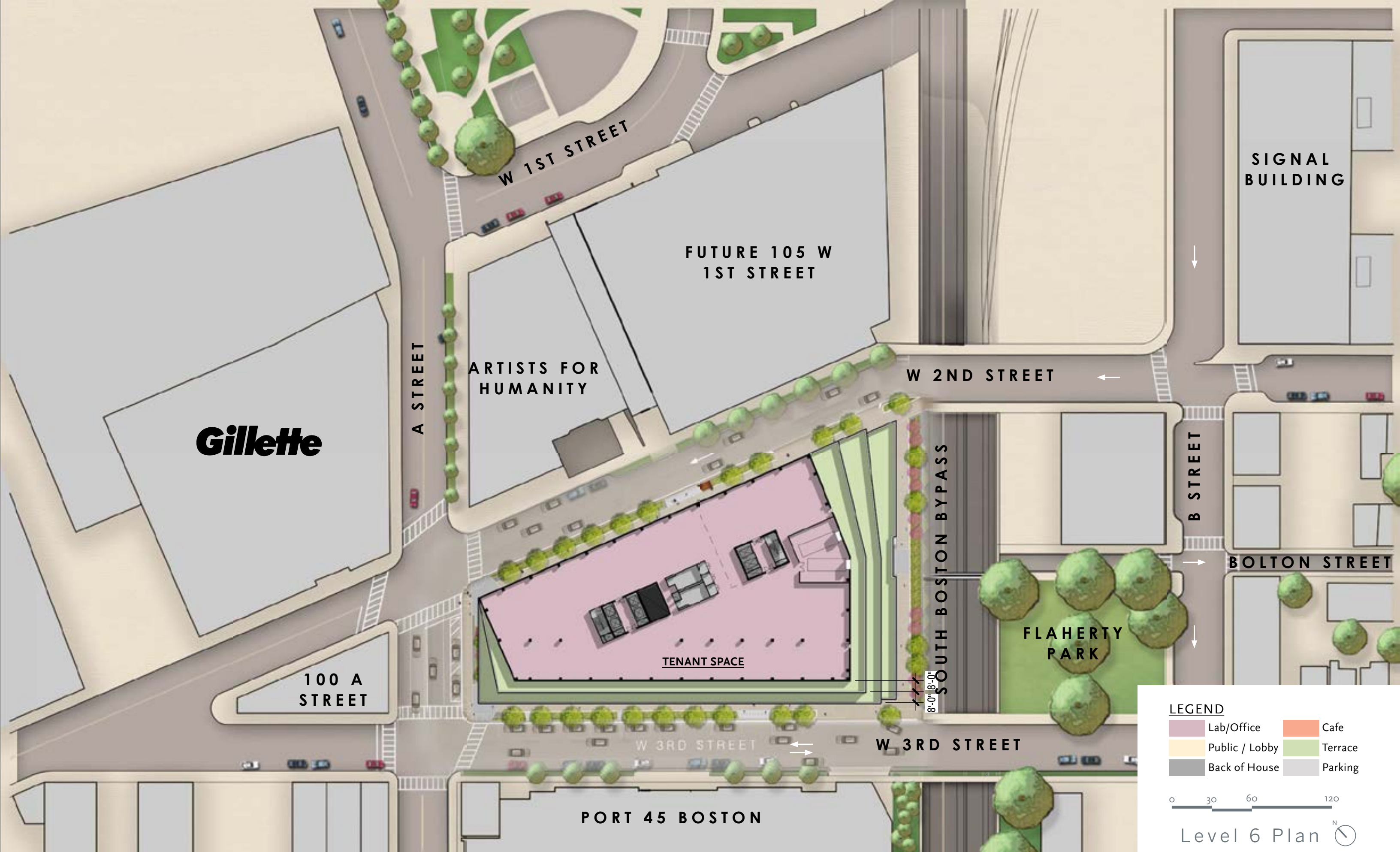
PORT 45 BOSTON

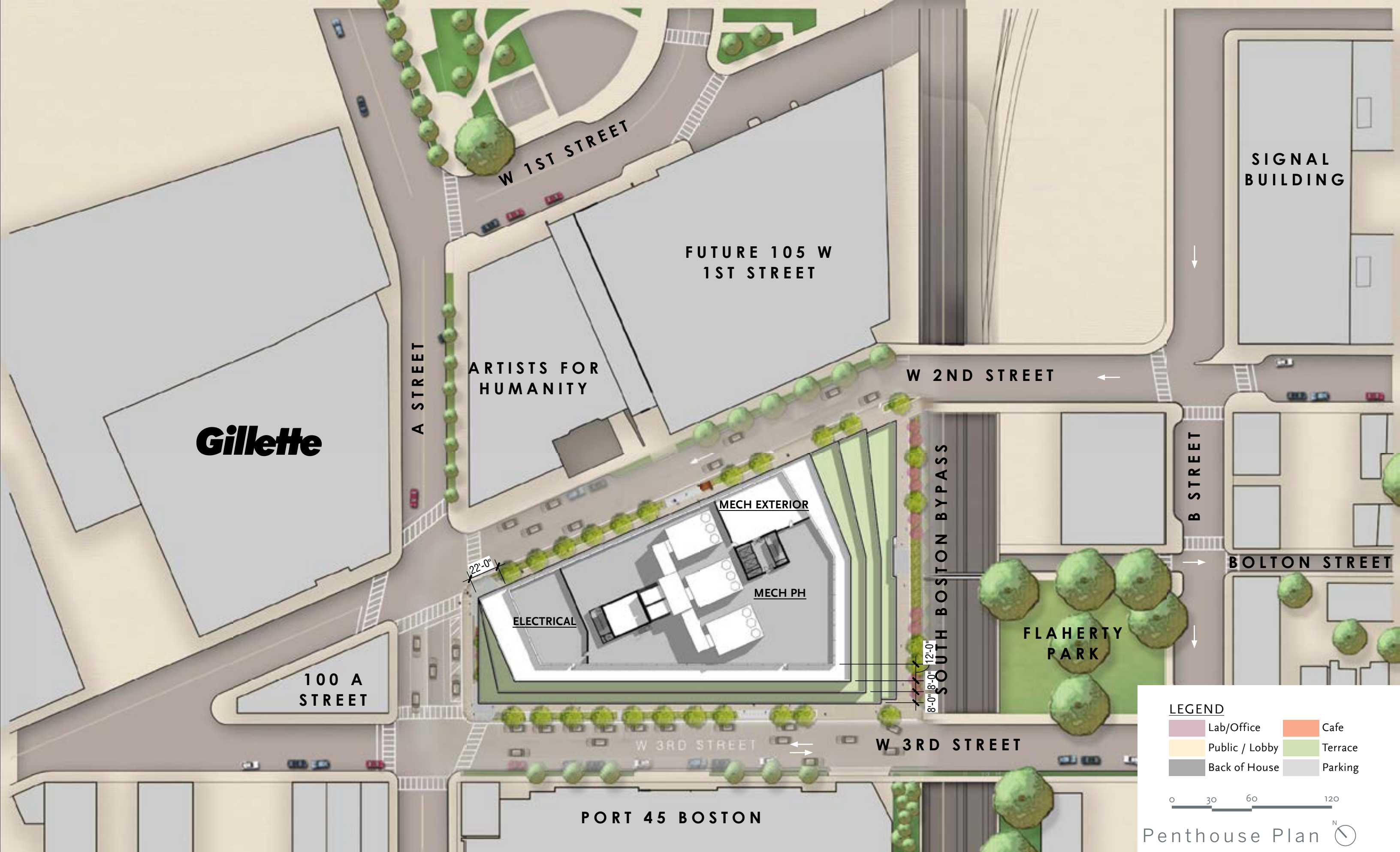
- LEGEND**
- Lab/Office
 - Cafe
 - Public / Lobby
 - Terrace
 - Back of House
 - Parking

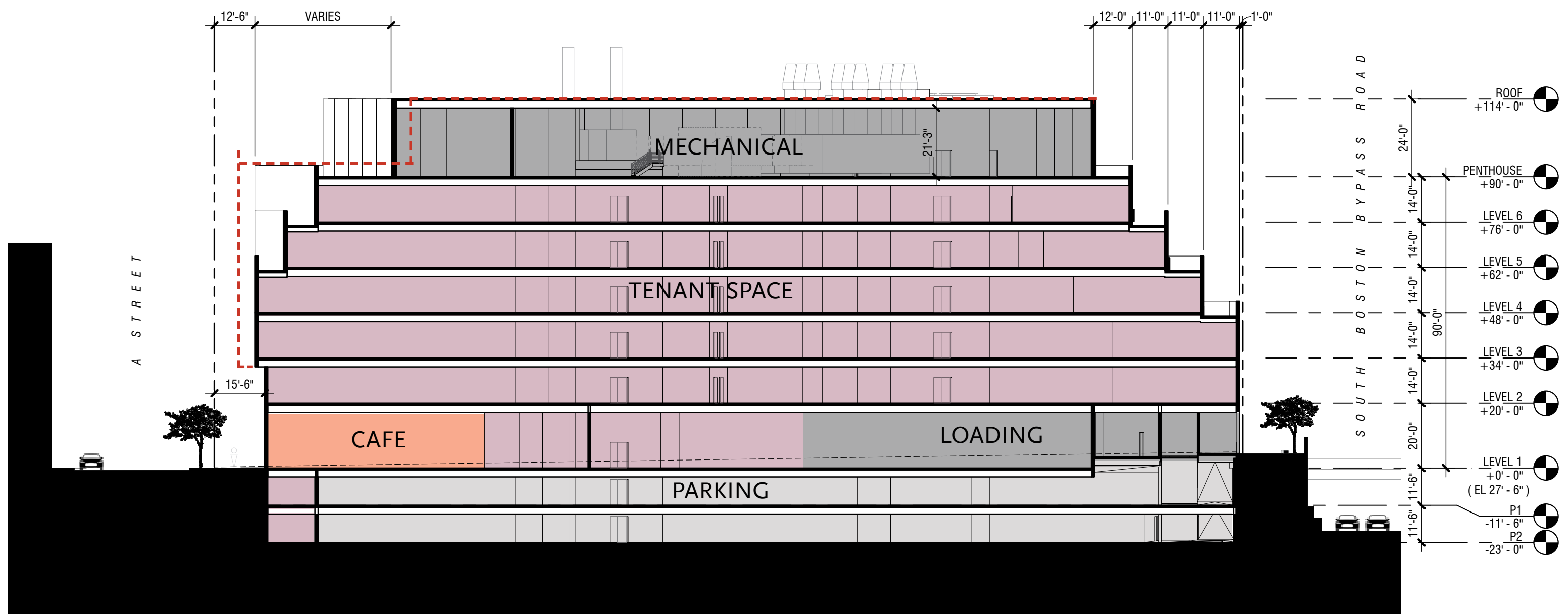
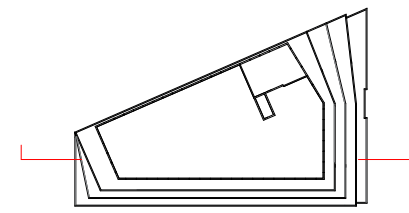
0 30 60 120

Level 4 Plan



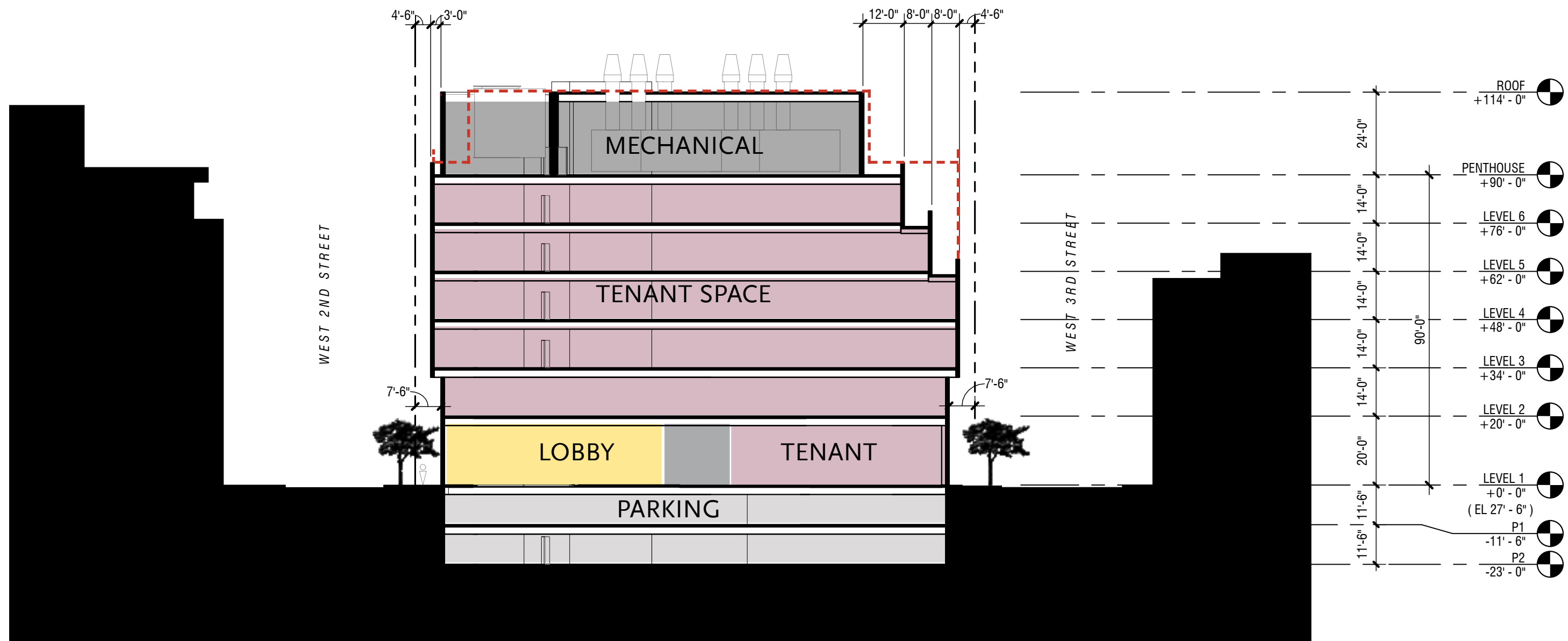
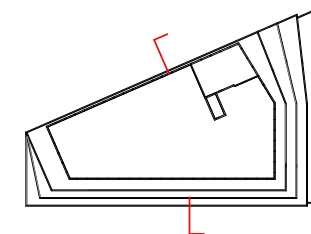






*Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".

Section A



*Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".

Section B



West Third Street View Looking East

99 A Street



MAY 2019

ELKUS MANFREDI ARCHITECTS



JULY 2019

ELKUS MANFREDI ARCHITECTS

West Third Street View Looking East

99 A Street

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MAY 2019

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JULY 2019

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A Street View Looking South

99 A Street

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MAY 2019



JULY 2019

West Third Street View Looking West

99 A Street

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West Third Street Aerial View

99 A Street

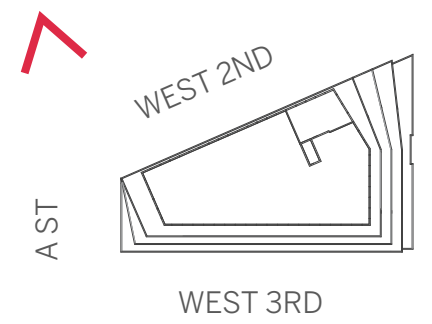
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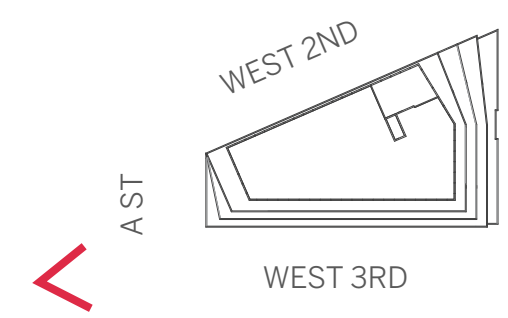
West Third Street View Looking West

99 A Street

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A Street View Looking South



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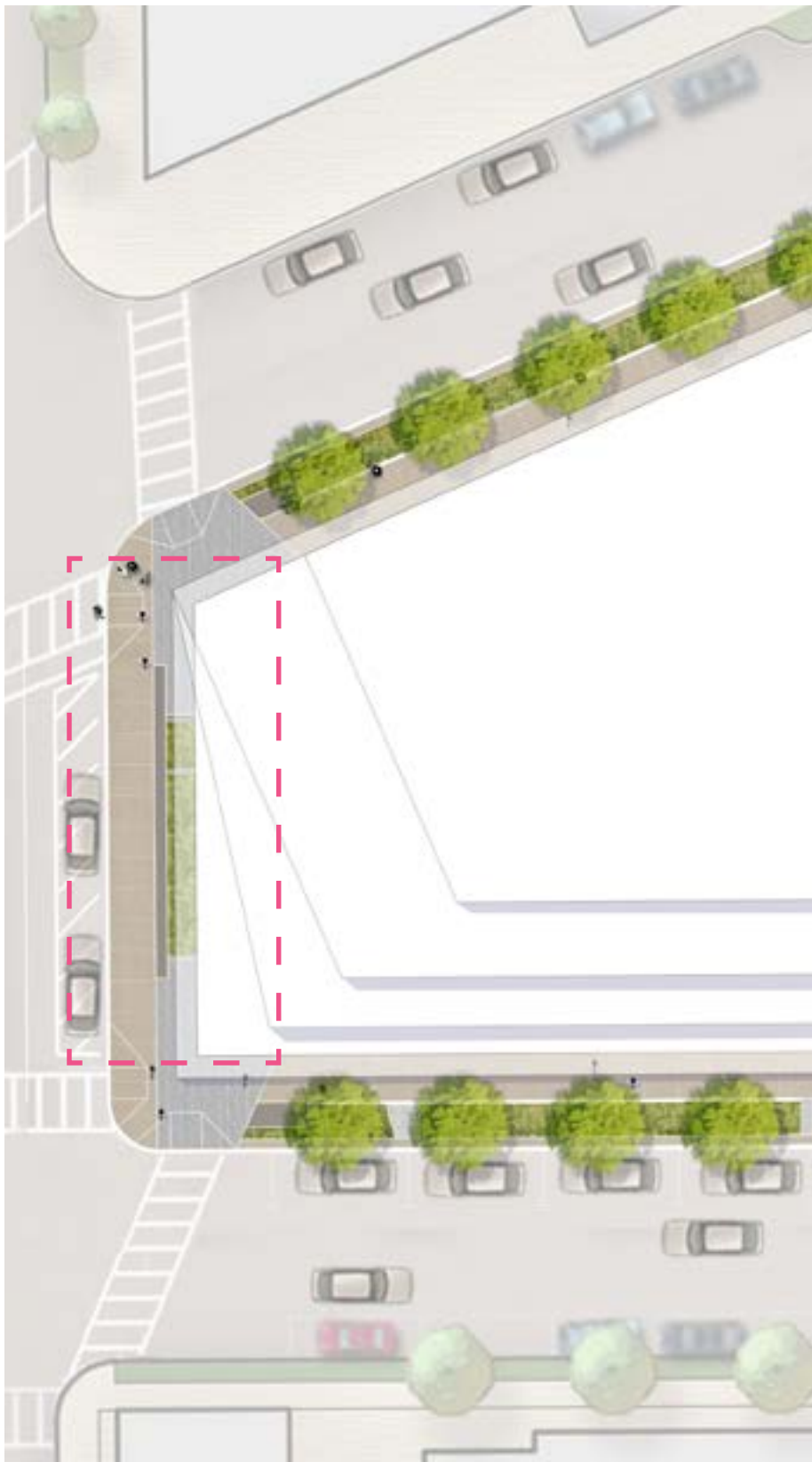
West Third Street View Looking East



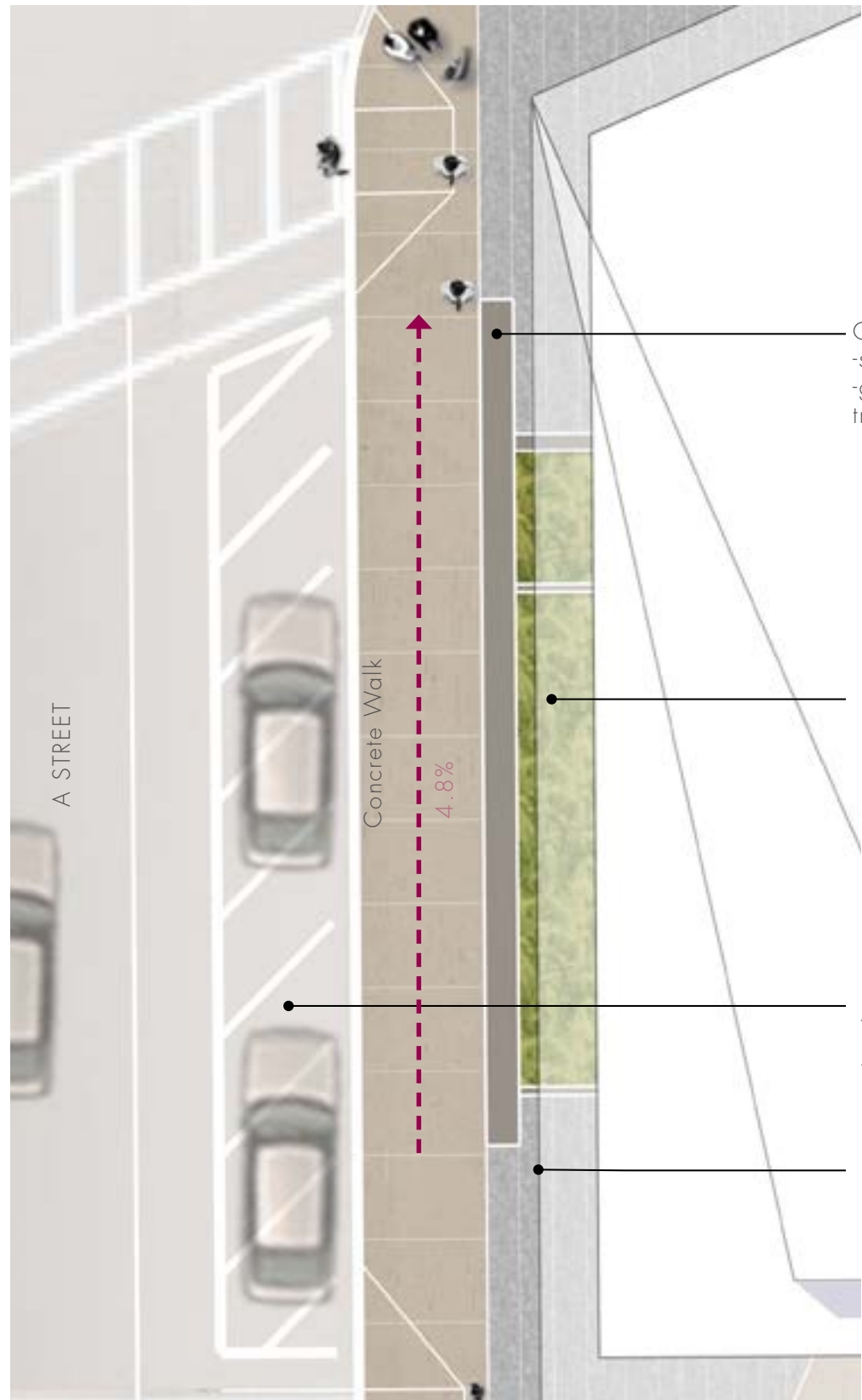
Landscape Study | Concept



Landscape Study | Site Plan



Overall Plan



Enlargement Plan



Granite Wall:
-seating
-grade transition

Planting

Ride-Share /
Taxi Drop-Off
Zone

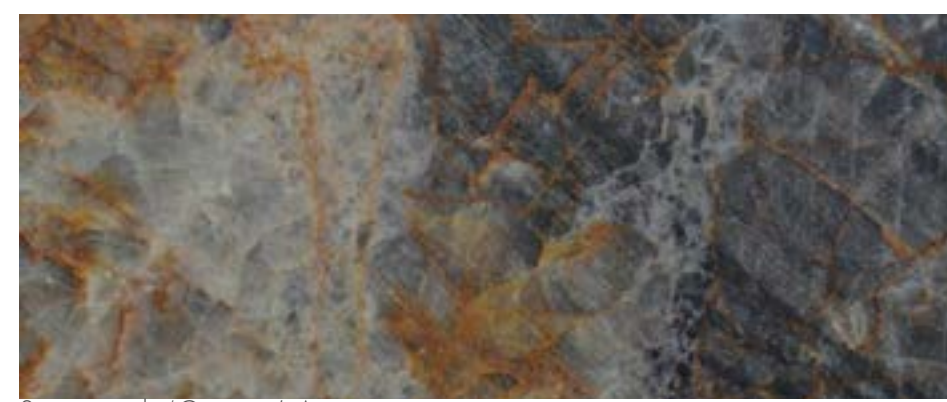
Enhanced
Paving



Grade Transition Solution



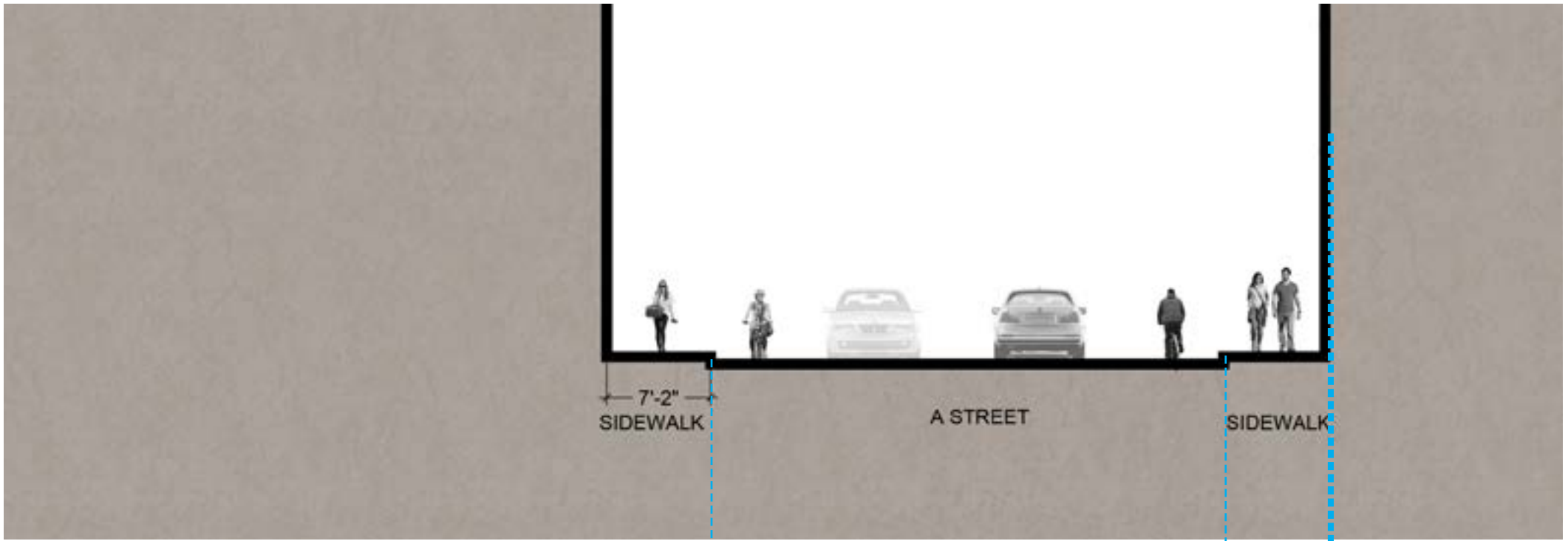
Planter



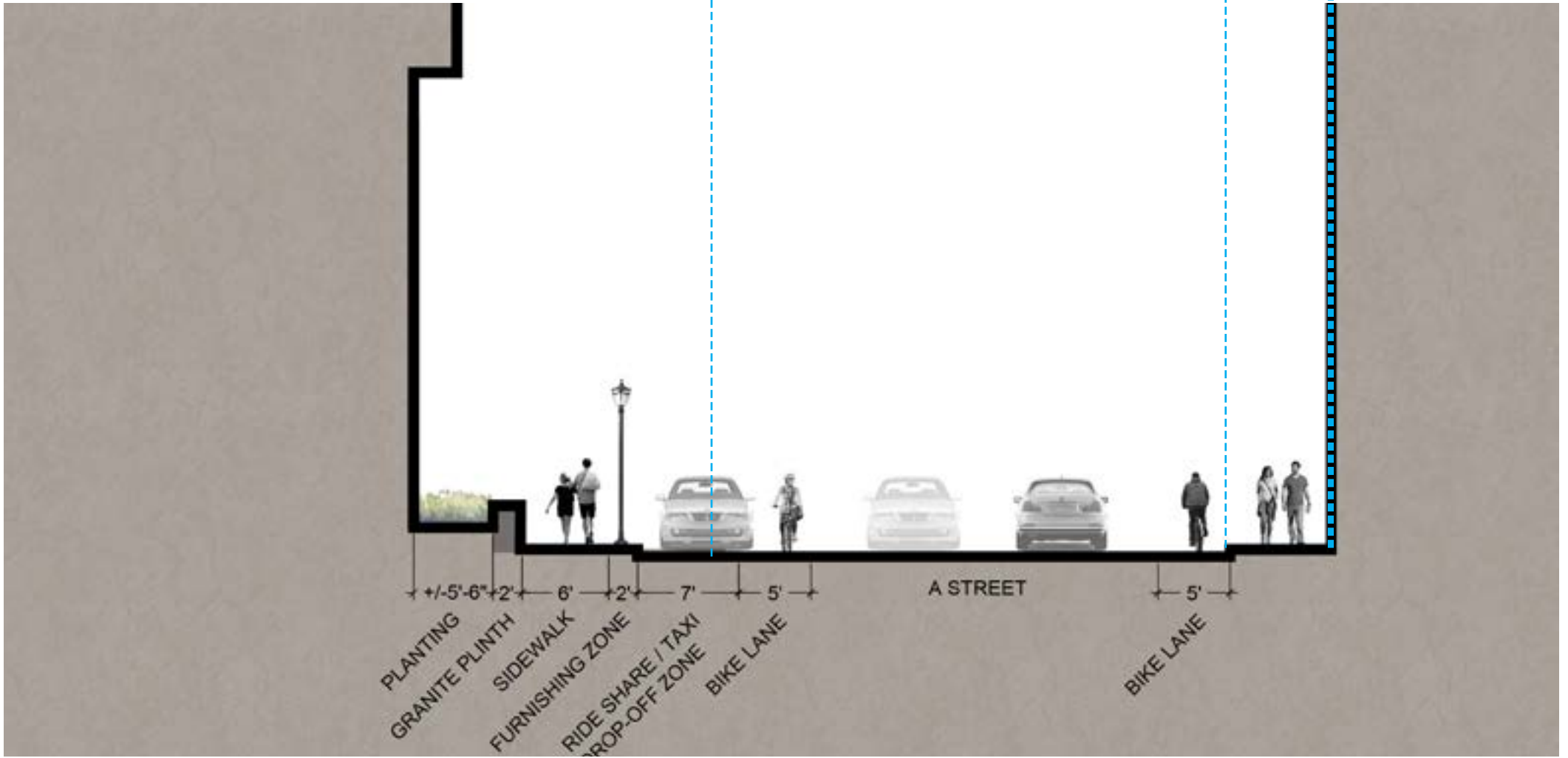
Stone with 'Copper' Accent

A Street Enlargement

EXISTING



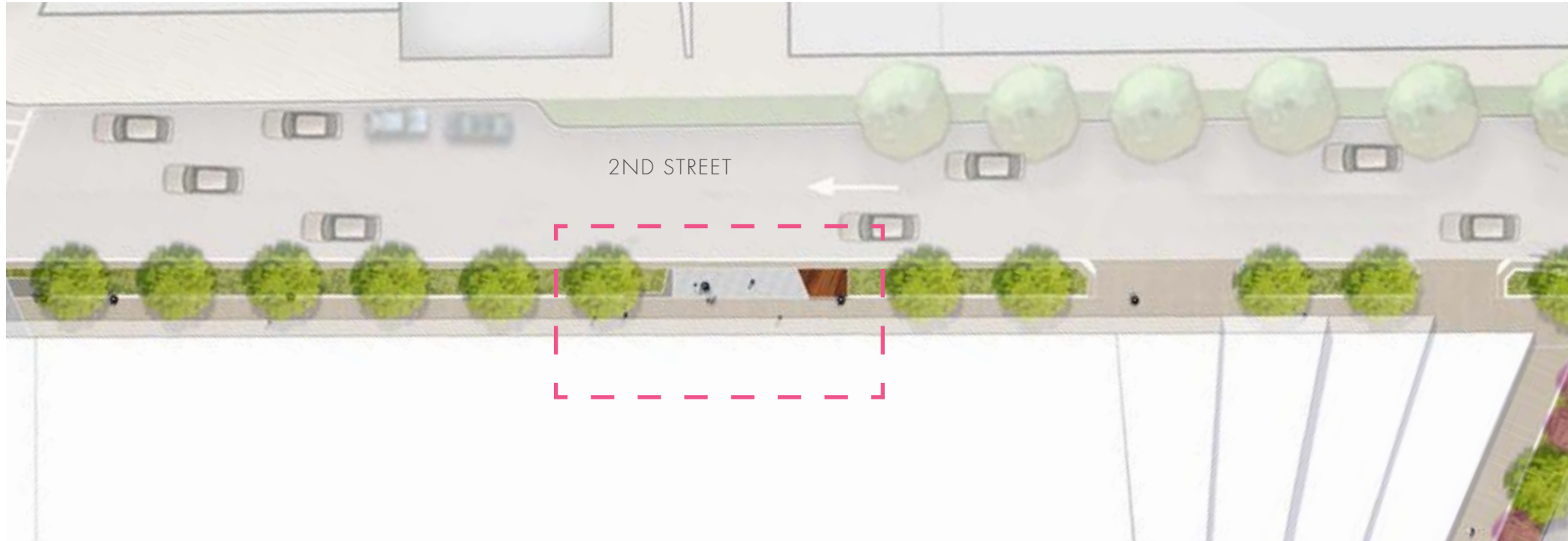
PROPOSED



A Street Enhancements



Second Street Node Enlargement

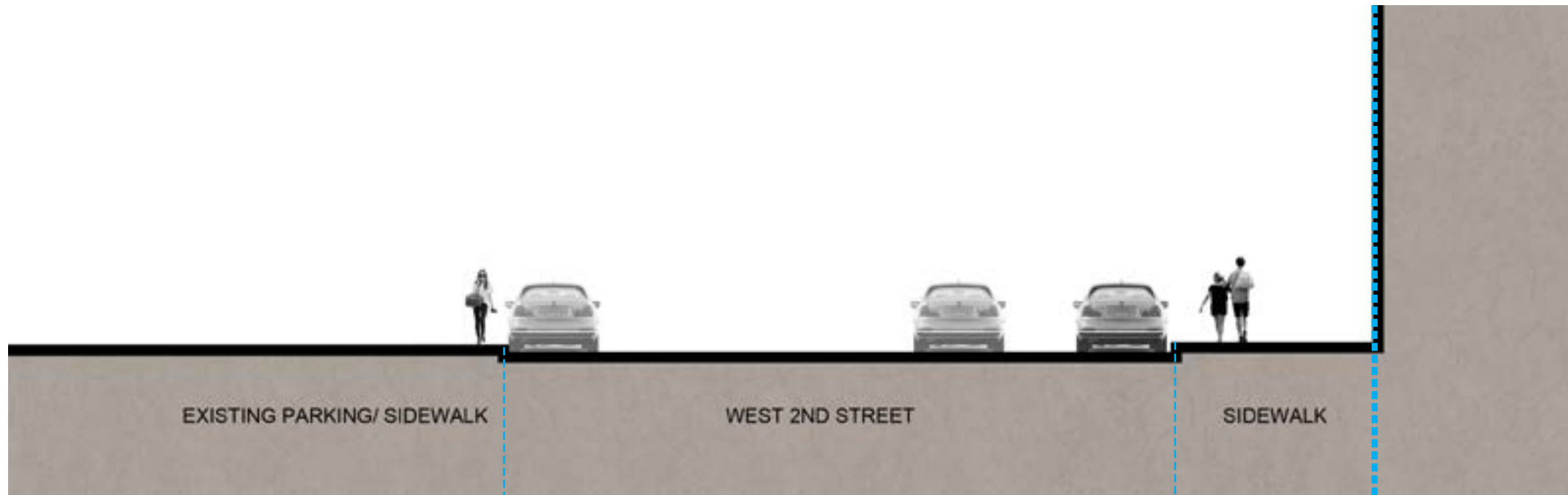


Overall Plan



West Second Street Enlargement

EXISTING



PROPOSED



West Second Street Enhancements



Third Street Enlargement

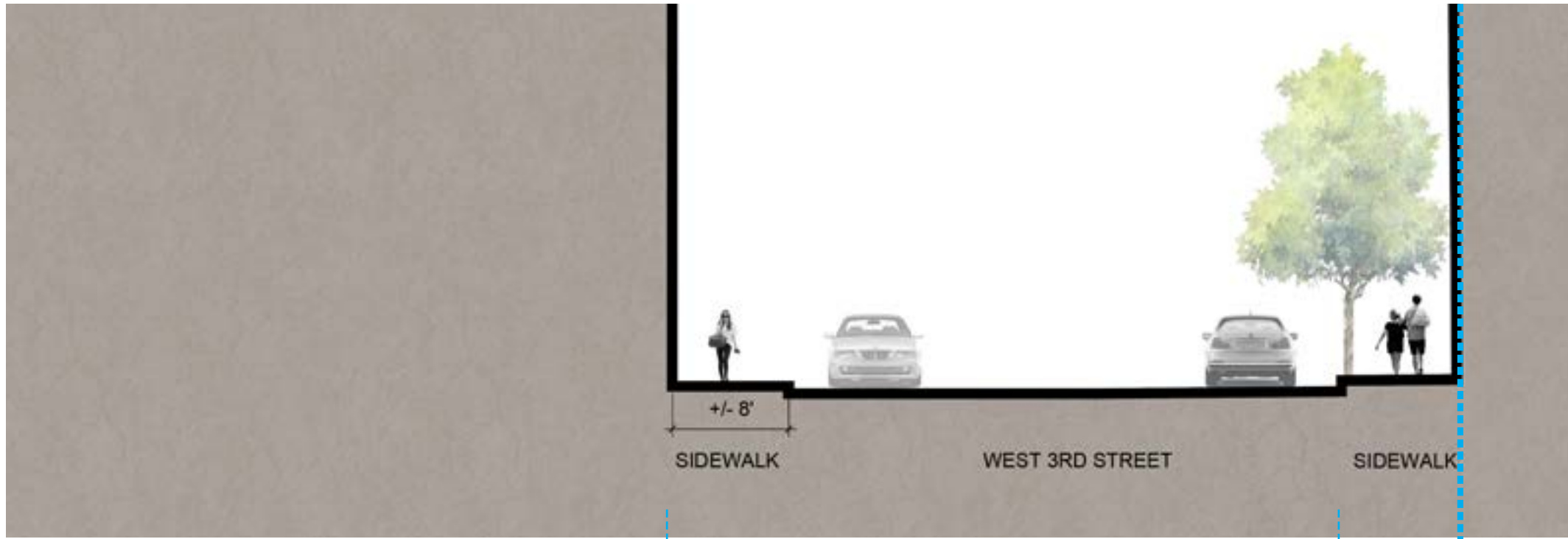


Overall Plan



West Third Street Enlargement

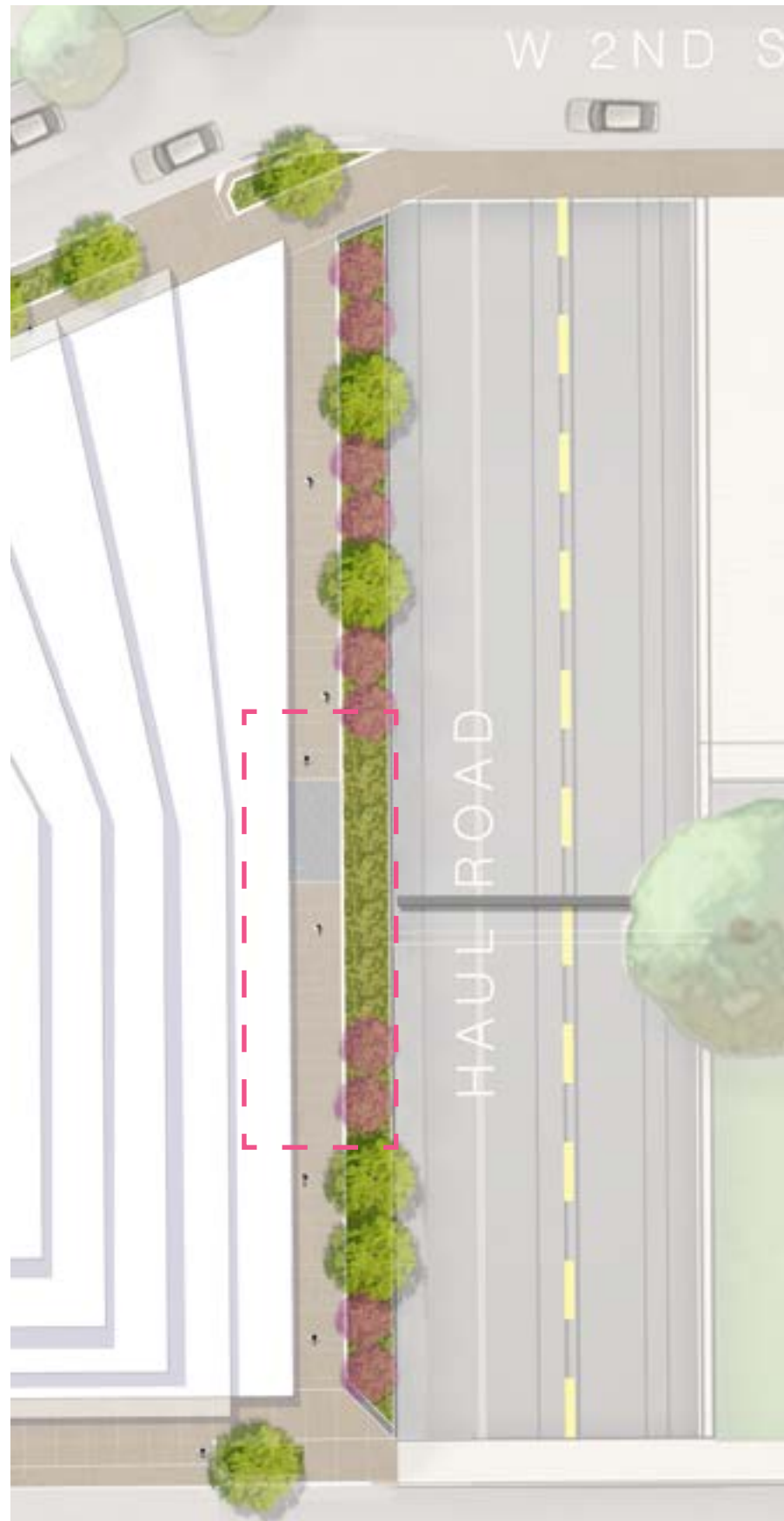
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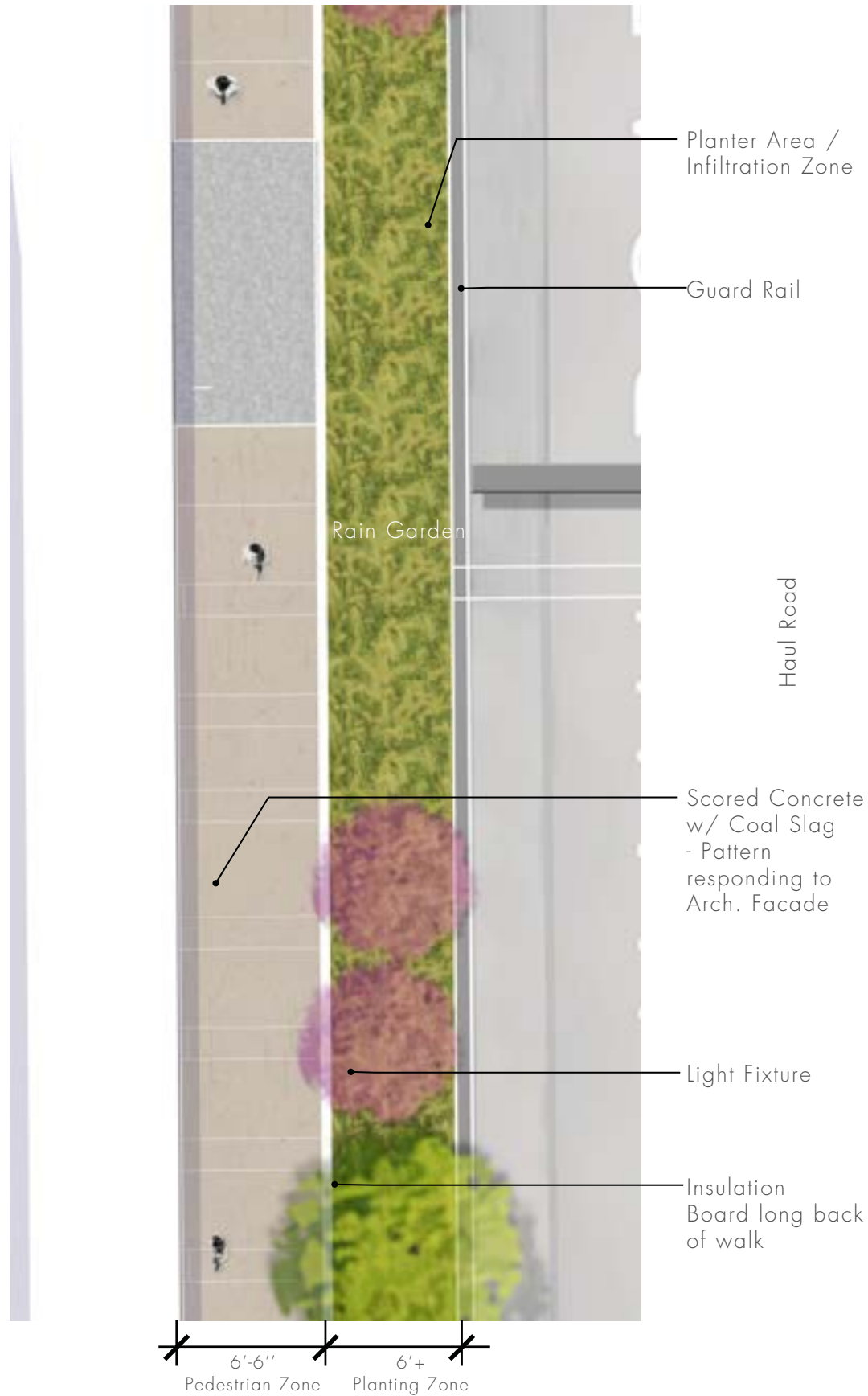
PROPOSED



West Third Street Enhancements



Overall Plan



99 Promenade Enlargement



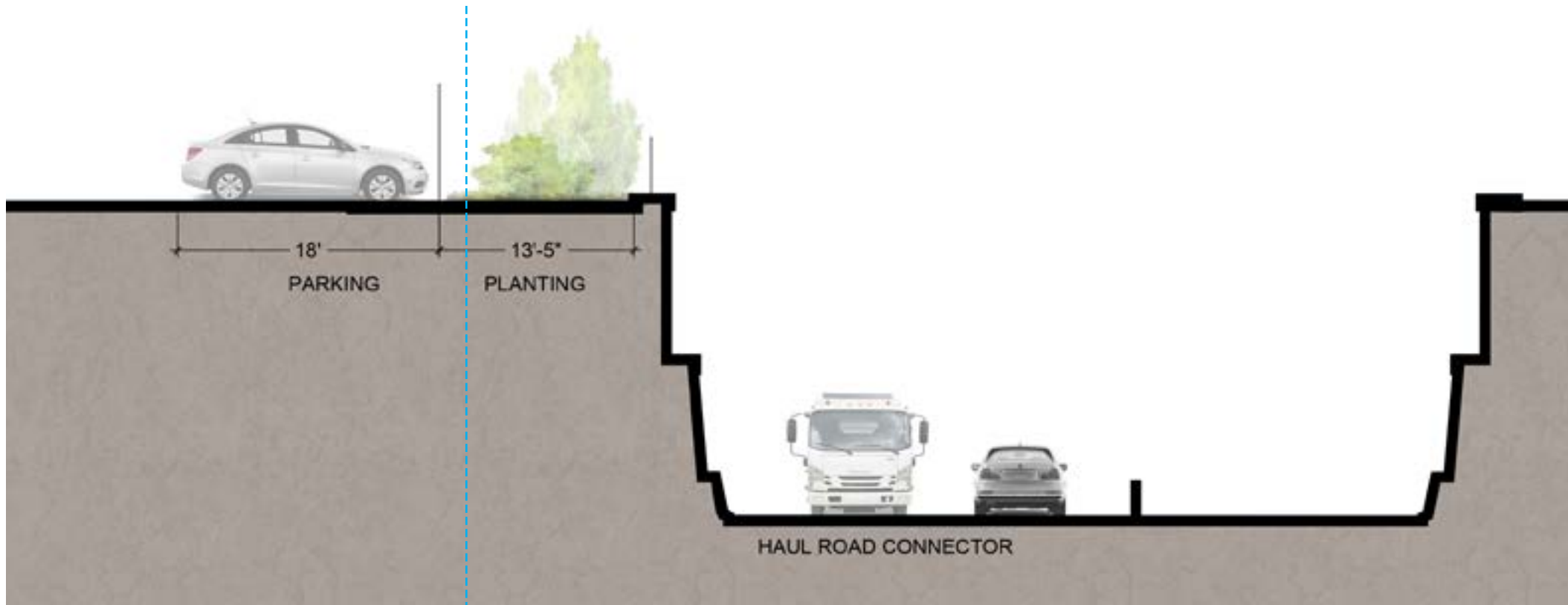
Rain Garden



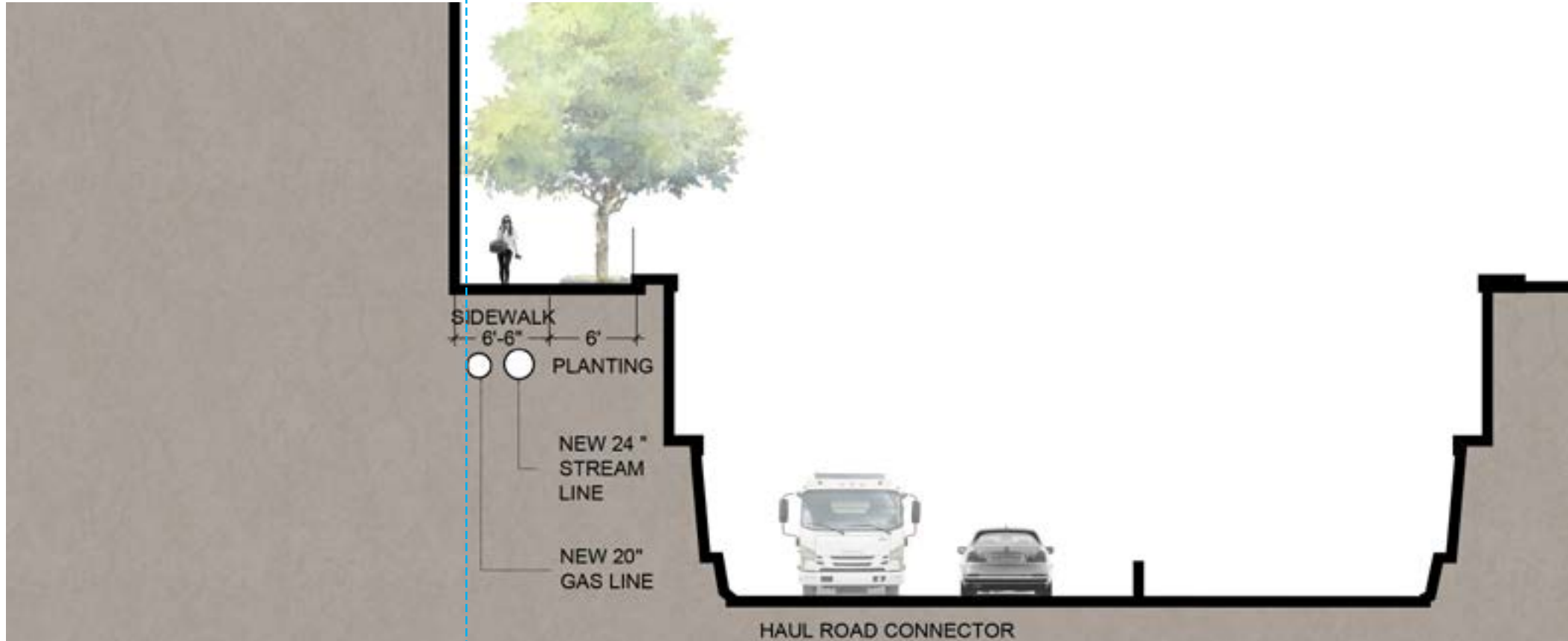
Concrete Pattern Inspiration

Promenade Enlargement

EXISTING



PROPOSED



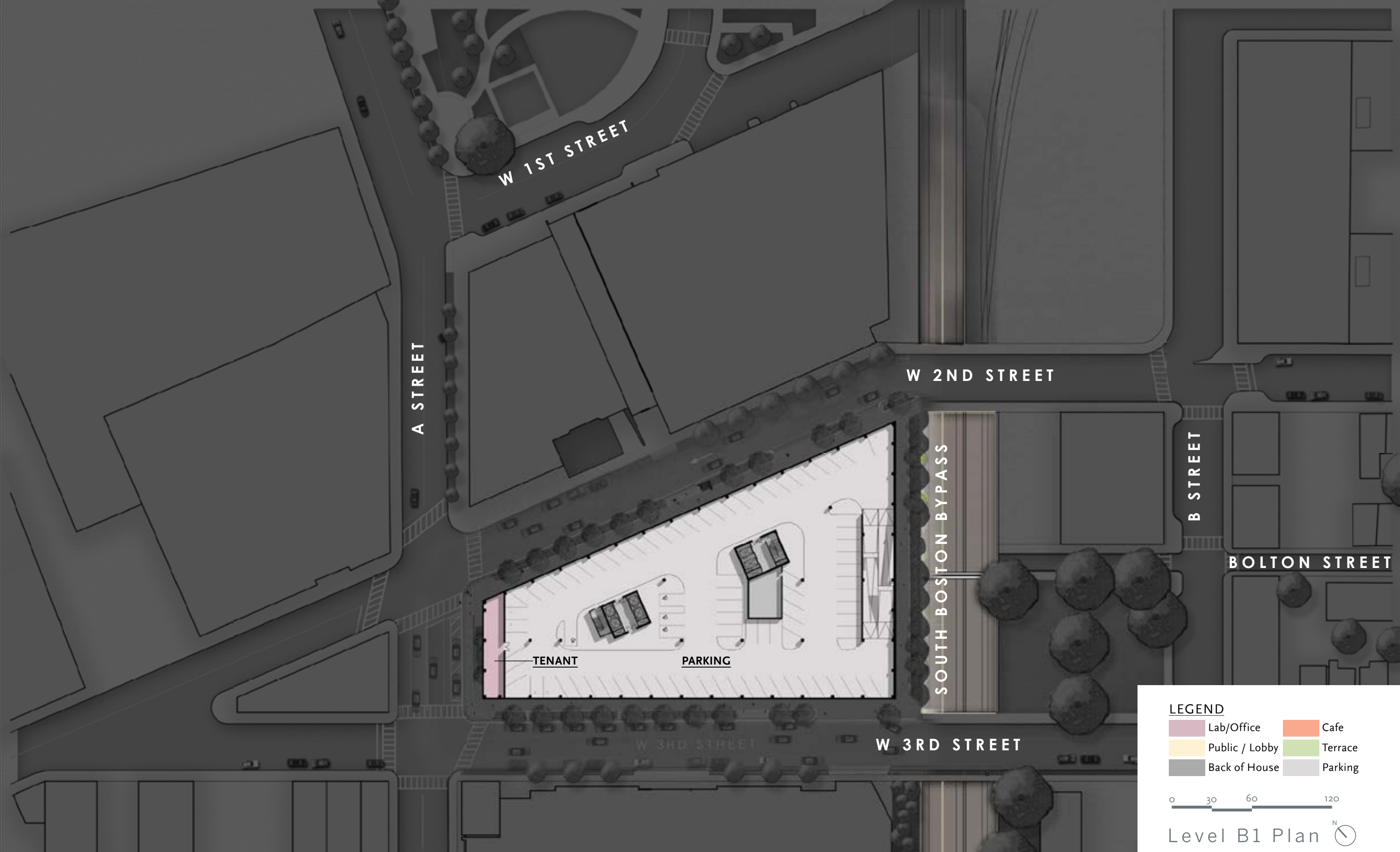
South Boston Bypass Connector Enhancements

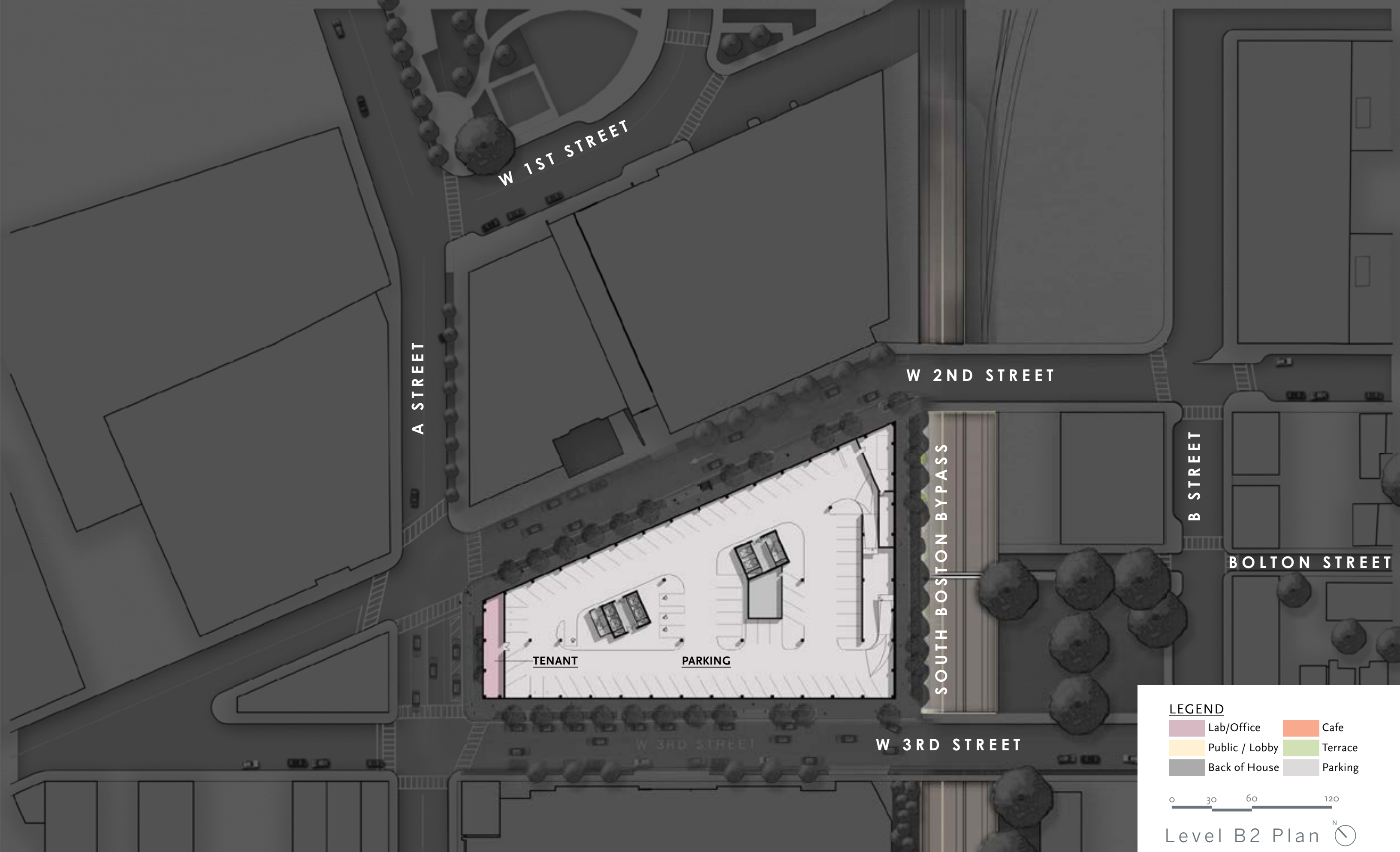
APPENDIX

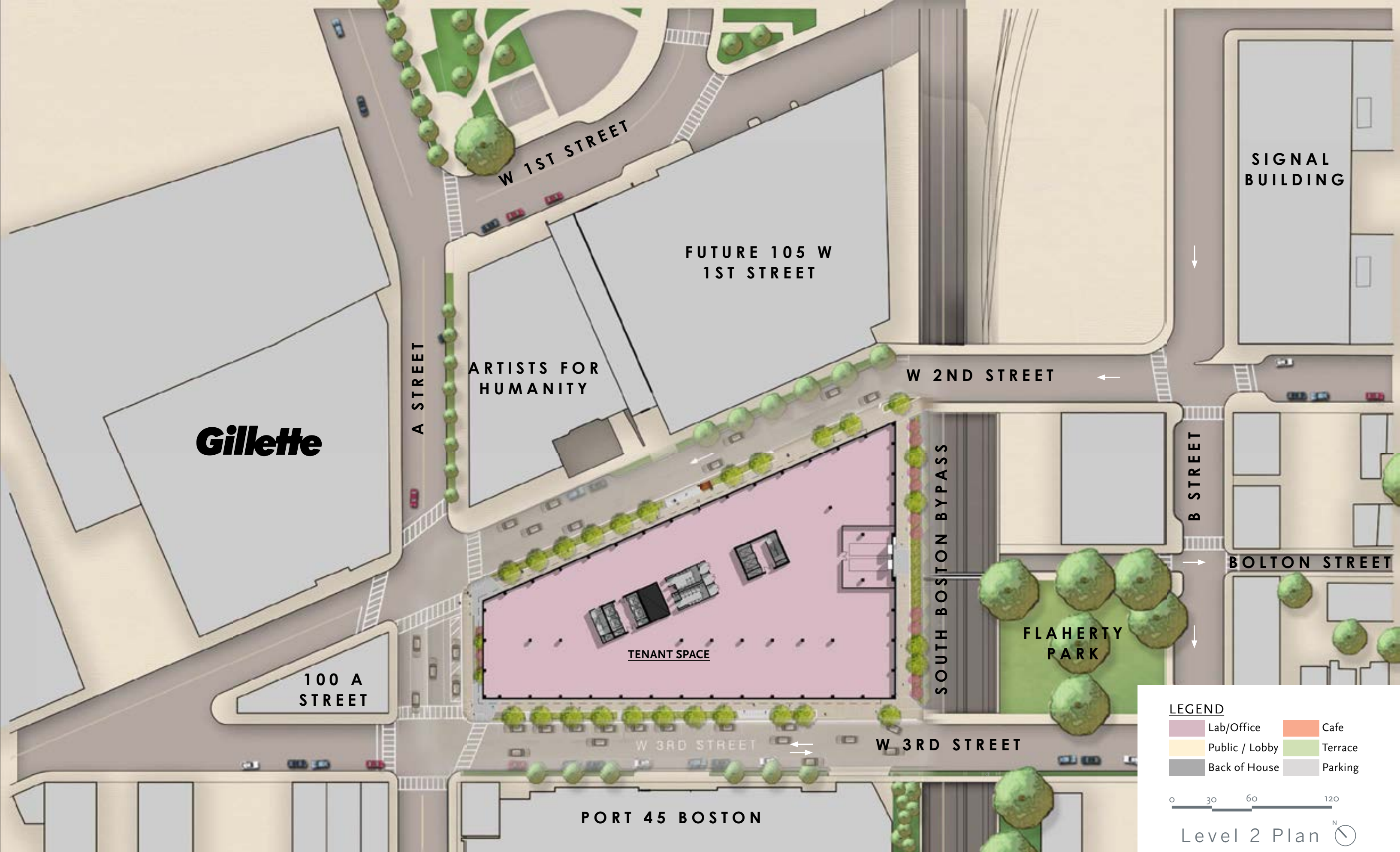
ANCHOR↓LINE
PARTNERS

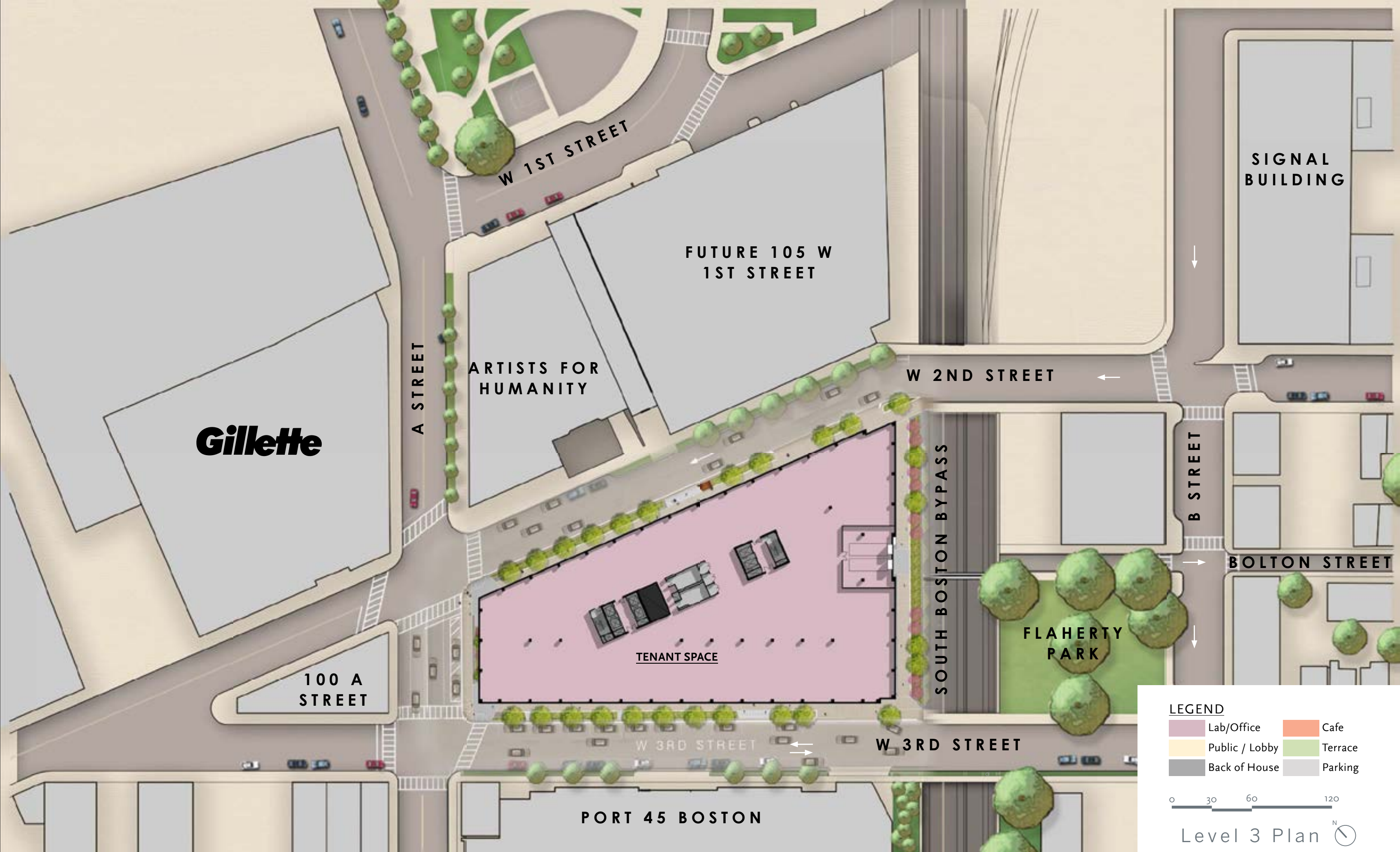

ALEXANDRIA.

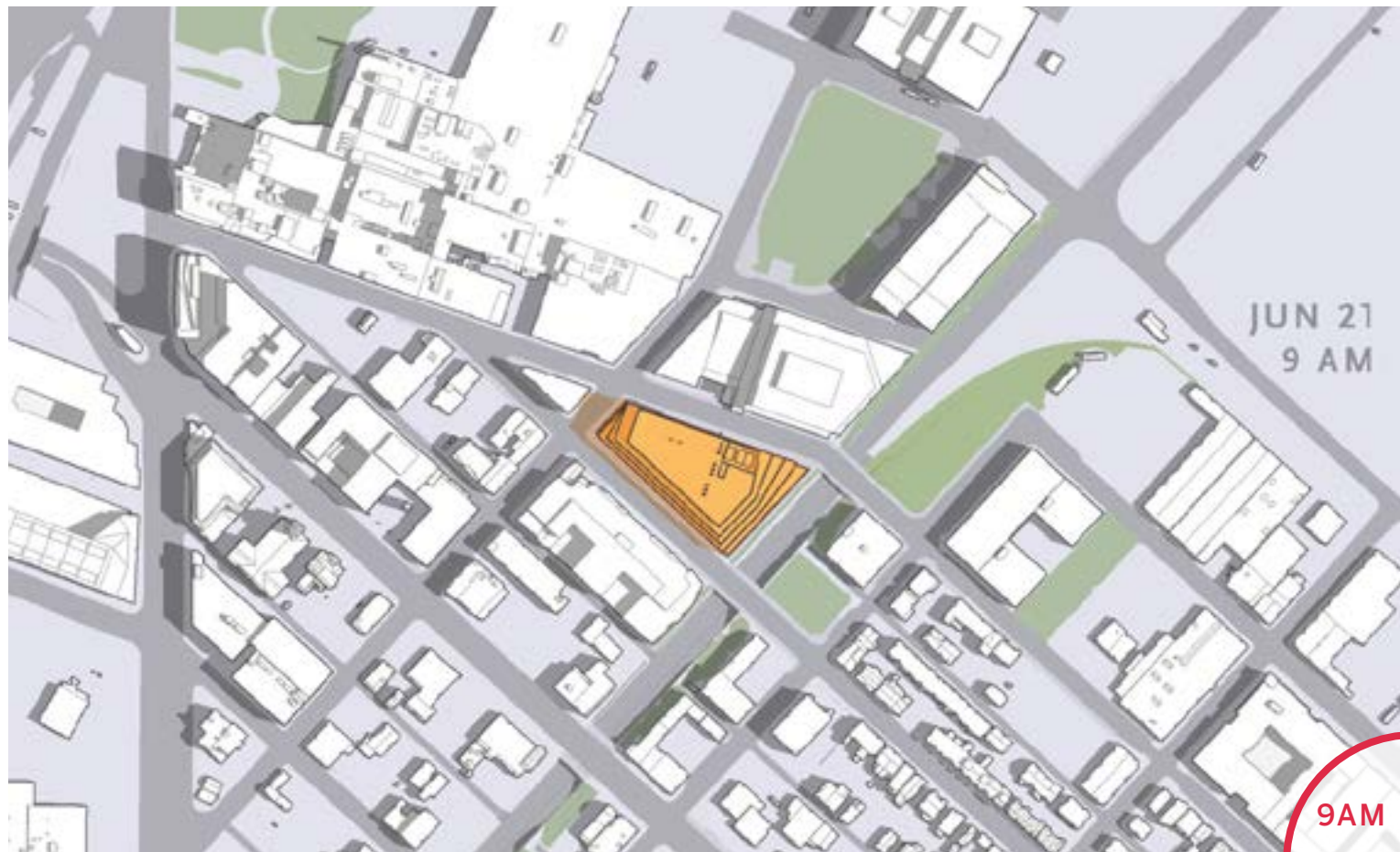
ELKUS | MANFREDI
ARCHITECTS











JUN 21
9 AM



JUN 21
12 PM



JUN 21
6 PM

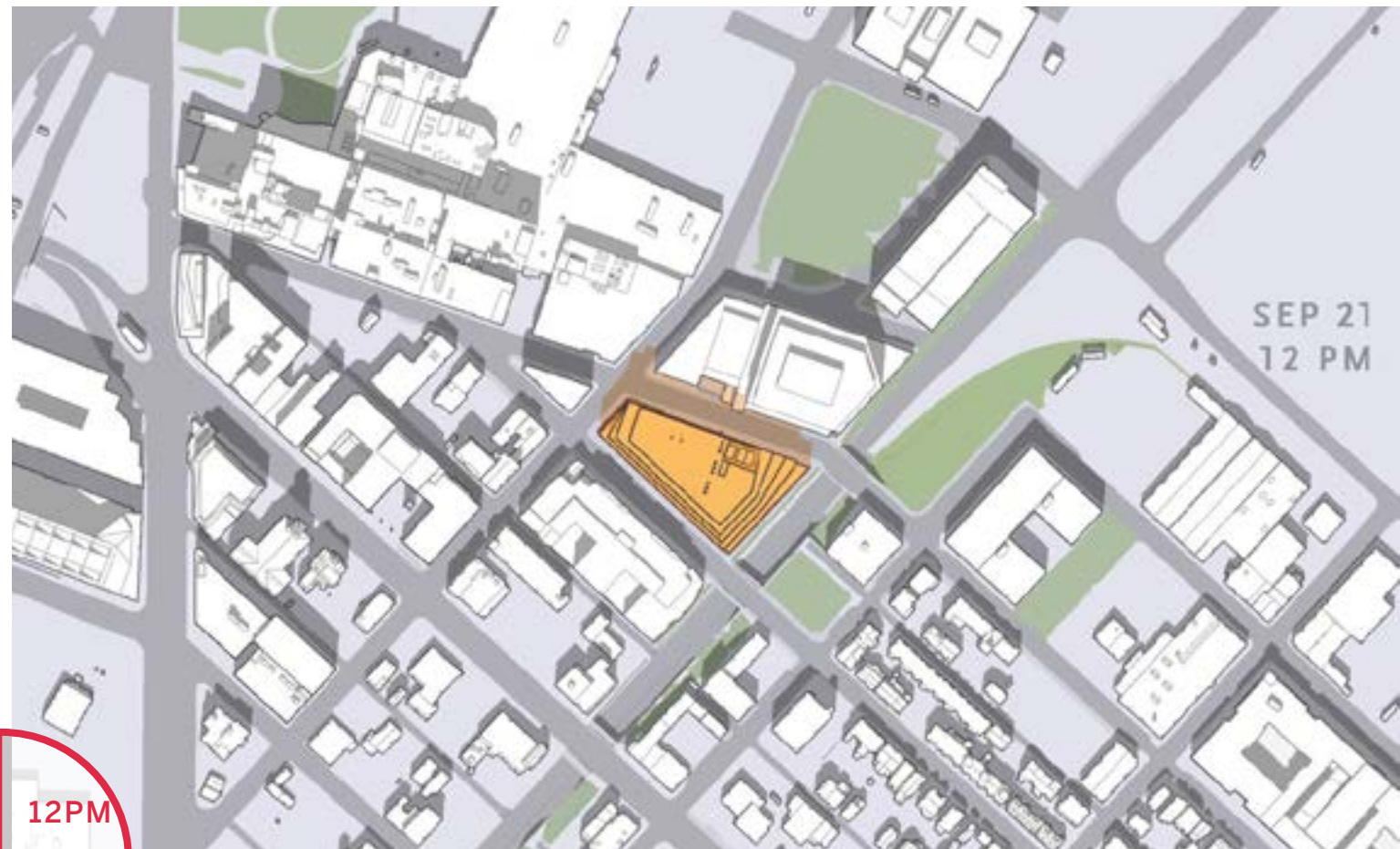


JUN 21
3 PM

Shadow Study | Summer Solstice | June 21



SEP 21
9 AM



SEP 21
12 PM

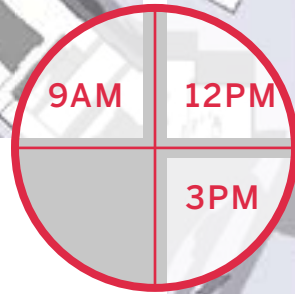


SEP 21
5 PM



SEP 21
3 PM

Shadow Study | Autumn Equinox | September 21



Shadow Study | Winter Solstice | December 21