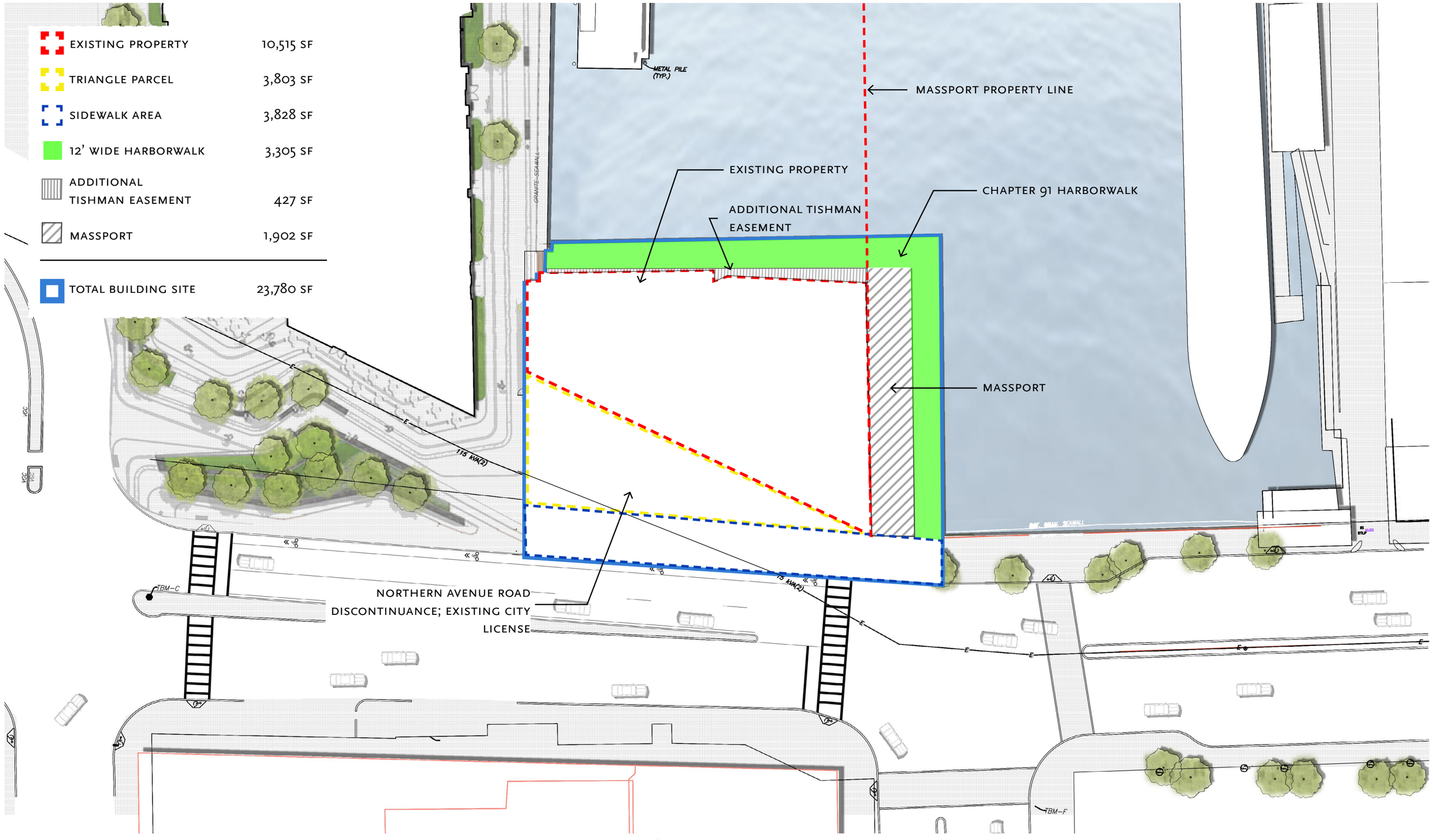
150 SEAPORT BOULEVARD

MARCH 16 : MUNICIPAL HARBOR PLAN ADVISORY COMMITTEE MEETING

EXISTING PROPERTY	10,515 SF
TRIANGLE PARCEL	3,803 SF
SIDEWALK AREA	3,828 SF
12' WIDE HARBORWALK	3,305 SF
ADDITIONAL TISHMAN EASEMENT	427 SF
MASSPORT	1,902 SF
TOTAL BUILDING SITE	23,780 SF



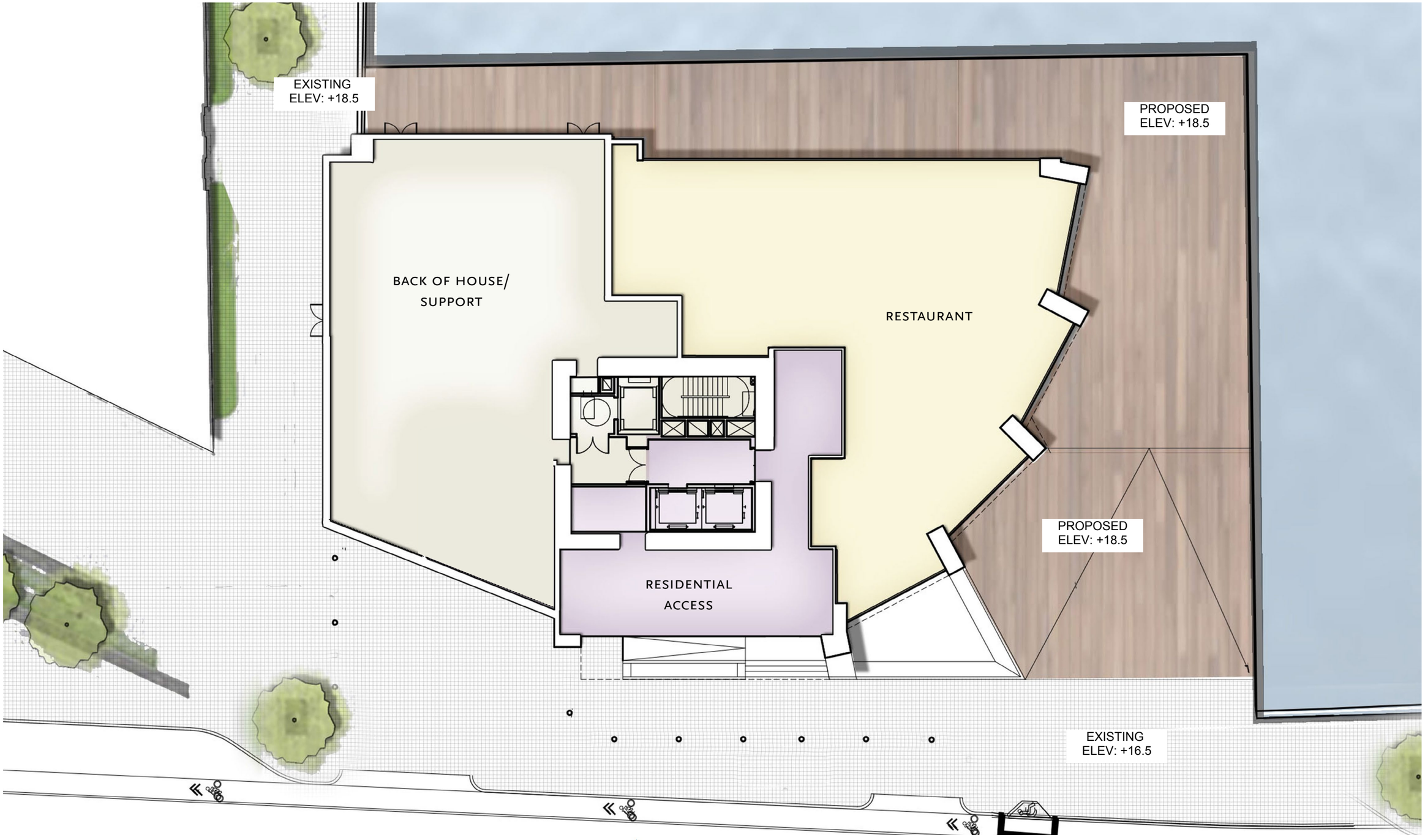
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

SITE DIAGRAM

ELKUS MANFREDI ARCHITECTS



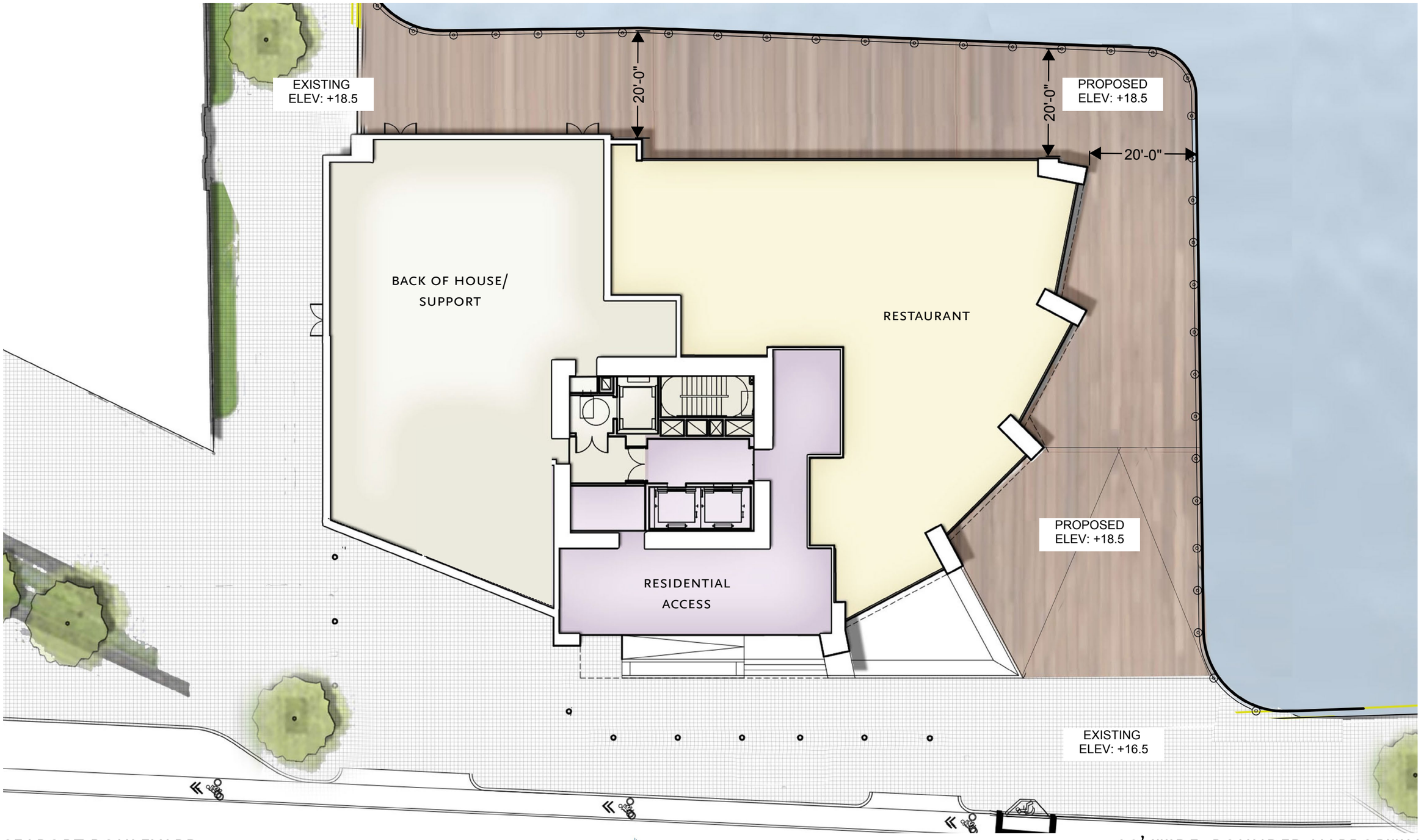
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

LICENSED HARBORWALK

ELKUS MANFREDI ARCHITECTS



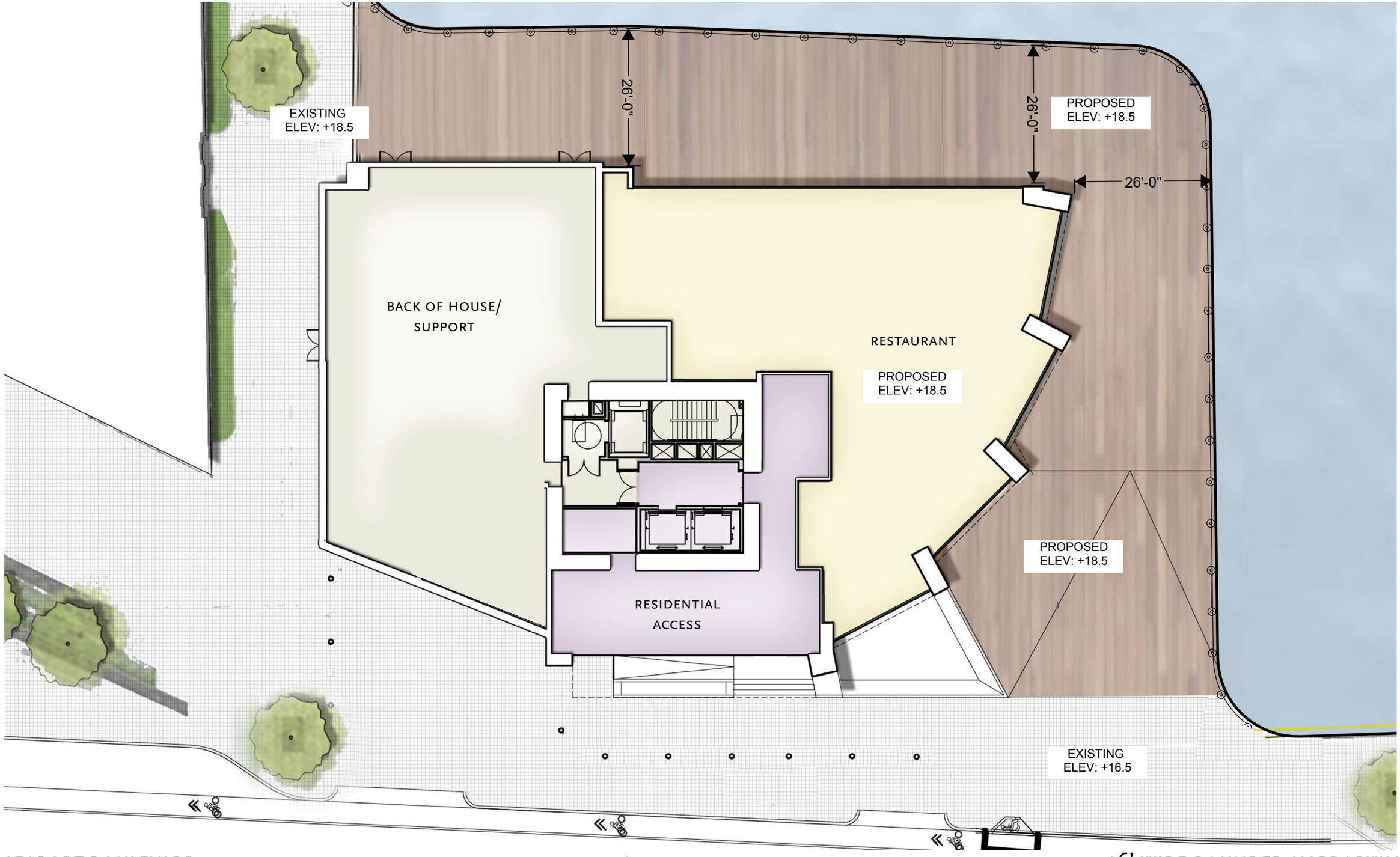
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

20' WIDE ROUNDED HARBORWALK

ELKUS MANFREDI ARCHITECTS



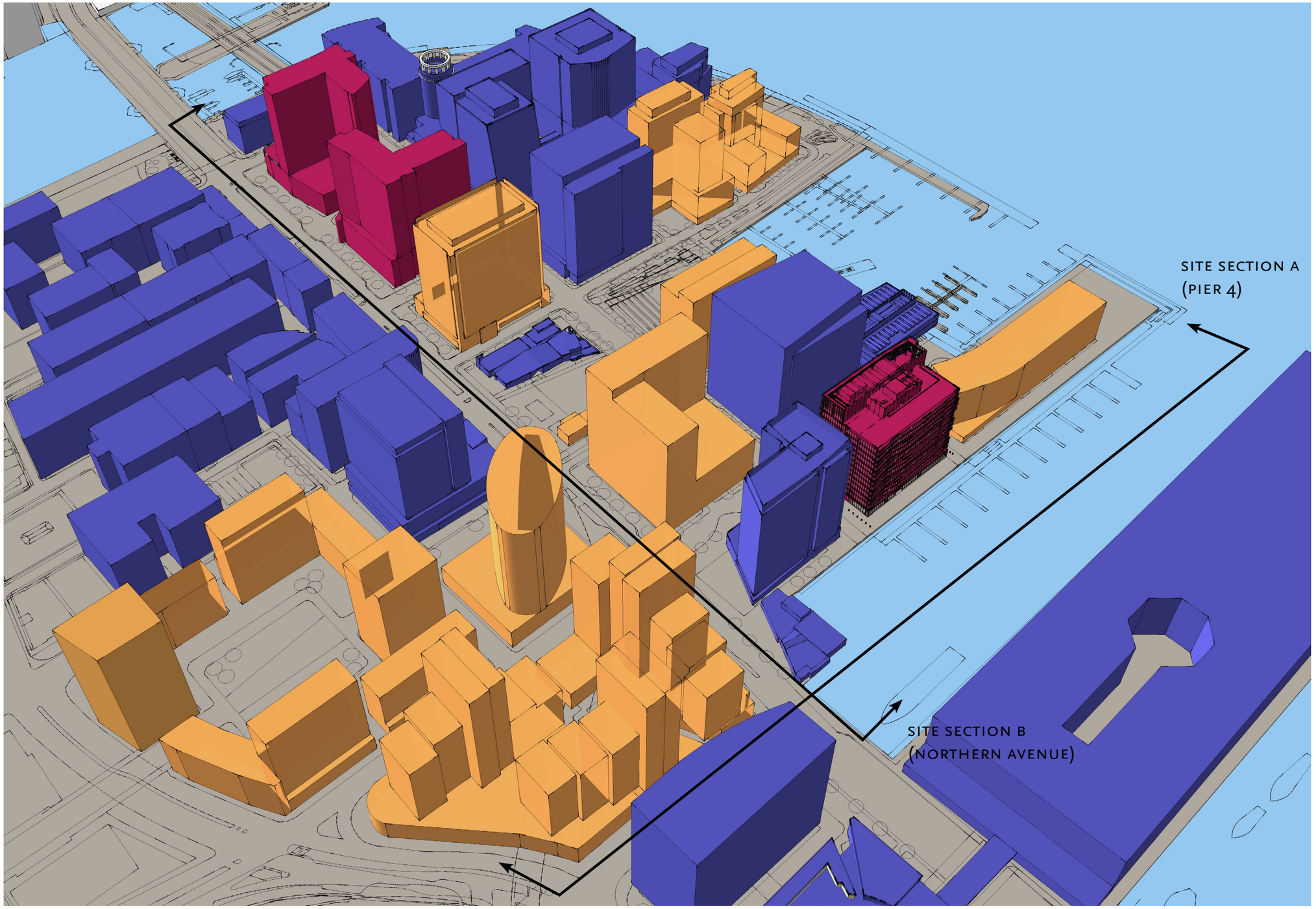
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

26' WIDE ROUNDED HARBORWALK

ELKUS MANFREDI ARCHITECTS



EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

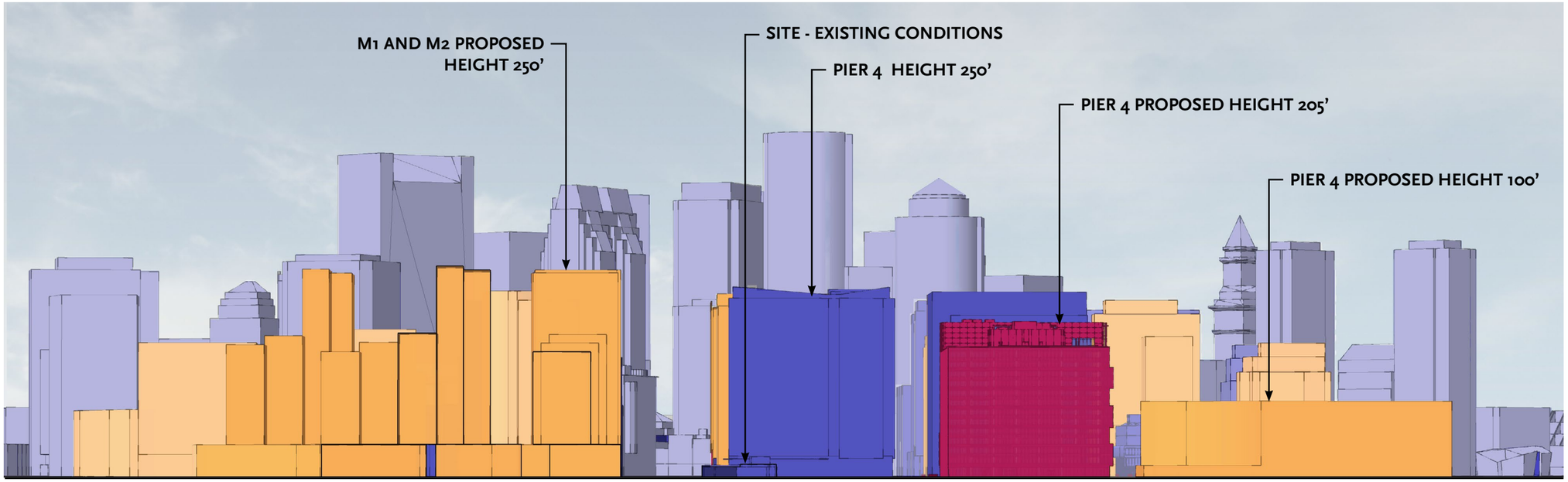
150 SEAPORT BOULEVARD

Boston, Massachusetts

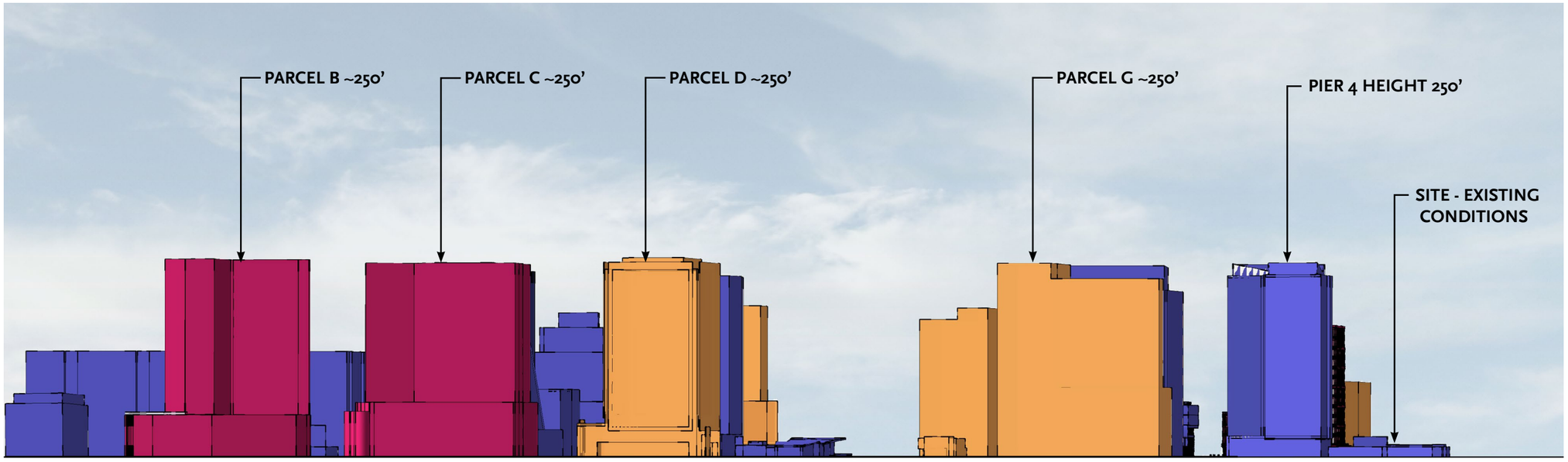
CRONIN HOLDINGS LLC.

BUILDING HEIGHT STUDY : EXISTING BUILDING

ELKUS MANFREDI ARCHITECTS



SITE SECTION A (PIER 4)



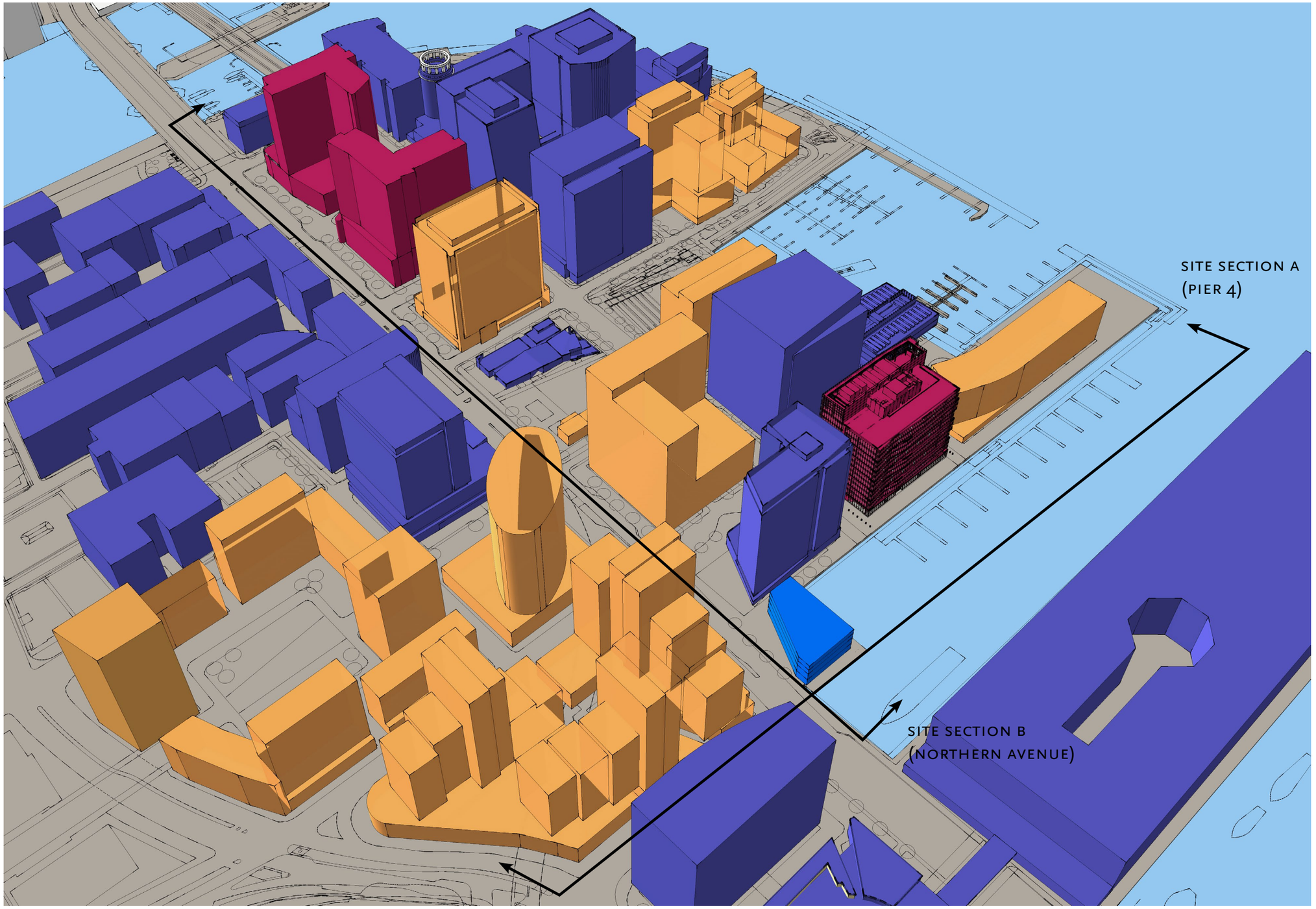
SITE SECTION B (NORTHERN AVENUE)

EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

MARCH 16, 2016



EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

CHAPTER 91 COMPLIANT BUILDING 55'

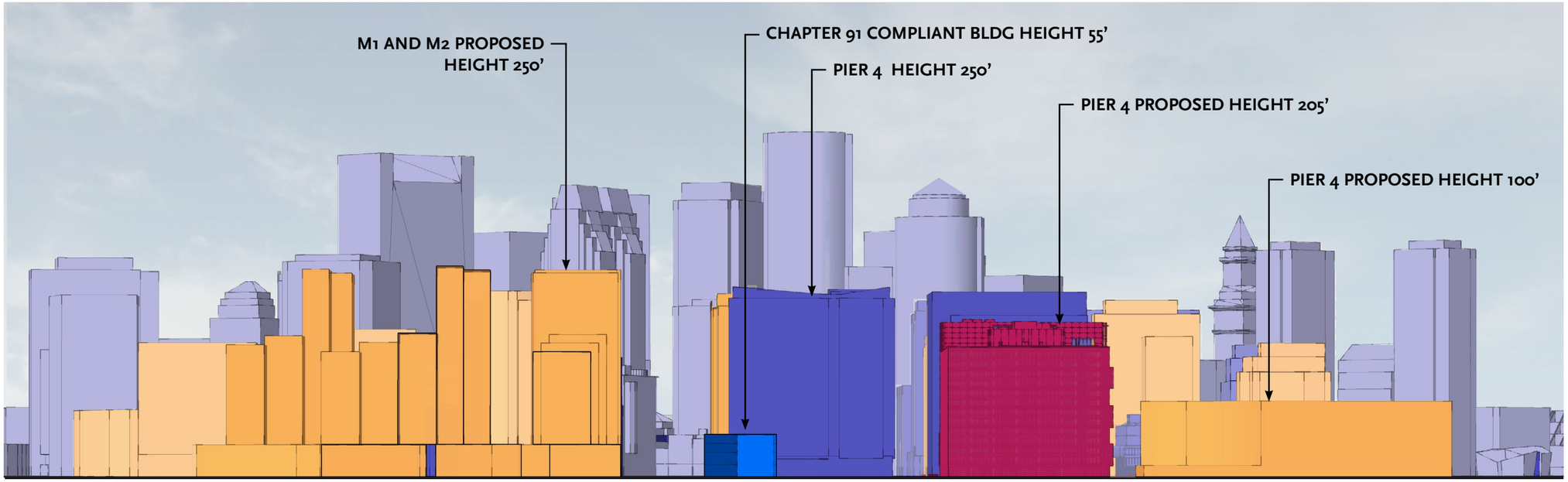
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

BUILDING HEIGHT STUDY : CHAPTER 91 COMPLIANT BUILDING 55 FEET

ELKUS MANFREDI ARCHITECTS



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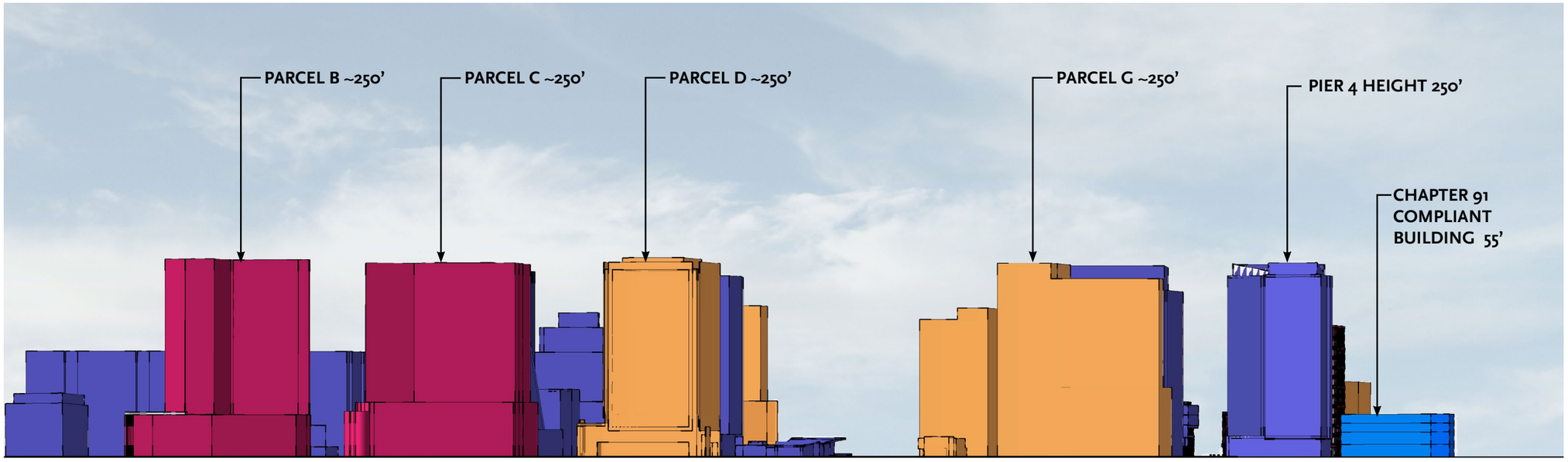


SITE SECTION B (NORTHERN AVENUE)

EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

CHAPTER 91 COMPLIANT BUILDING 55'

150 SEAPORT BOULEVARD

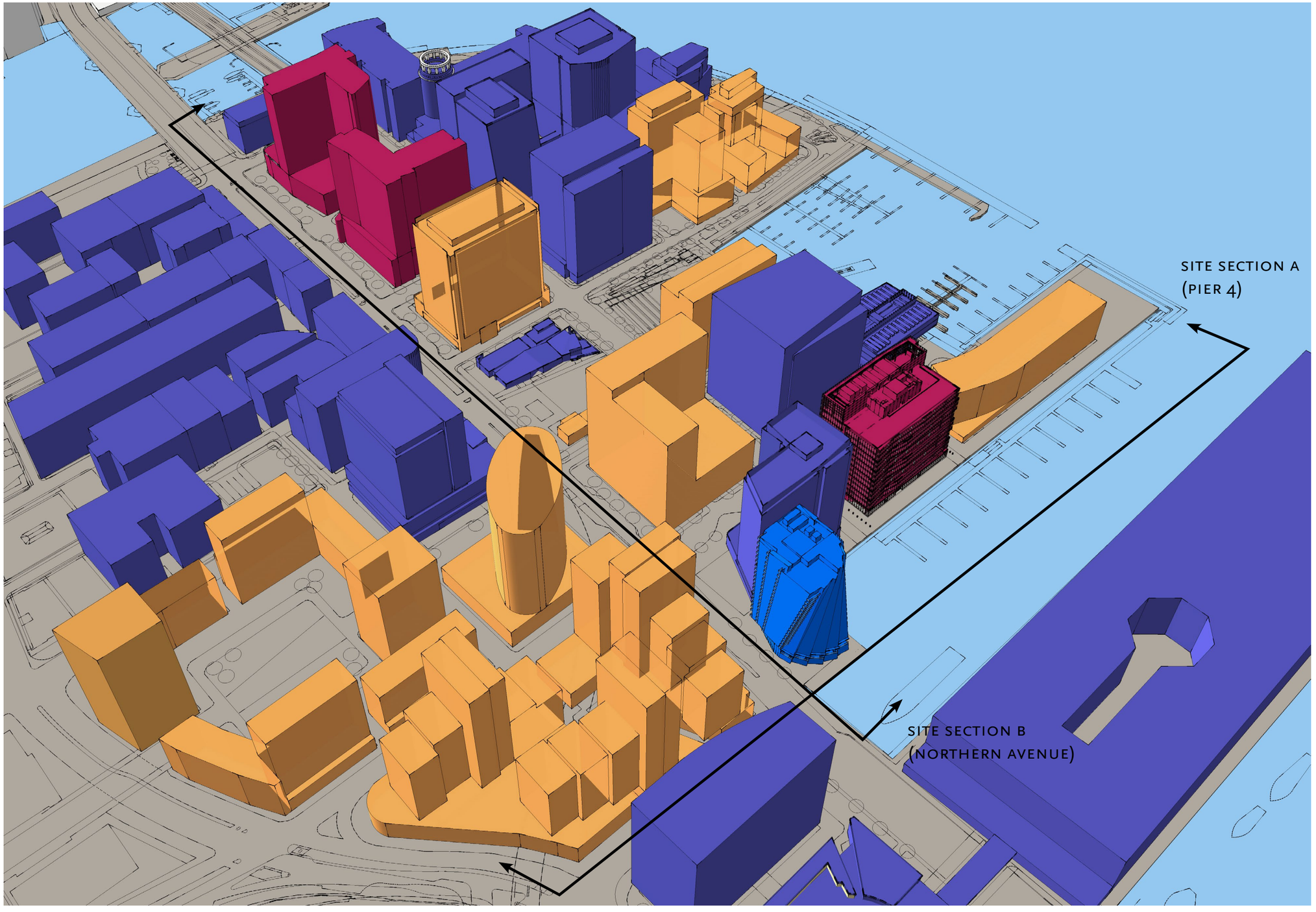
Boston, Massachusetts

CRONIN HOLDINGS LLC.

BUILDING HEIGHT STUDY : CHAPTER 91 COMPLIANT BUILDING 55 FEET

ELKUS MANFREDI ARCHITECTS

MARCH 16, 2016



EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

PROPOSED BUILDING HEIGHT 250'

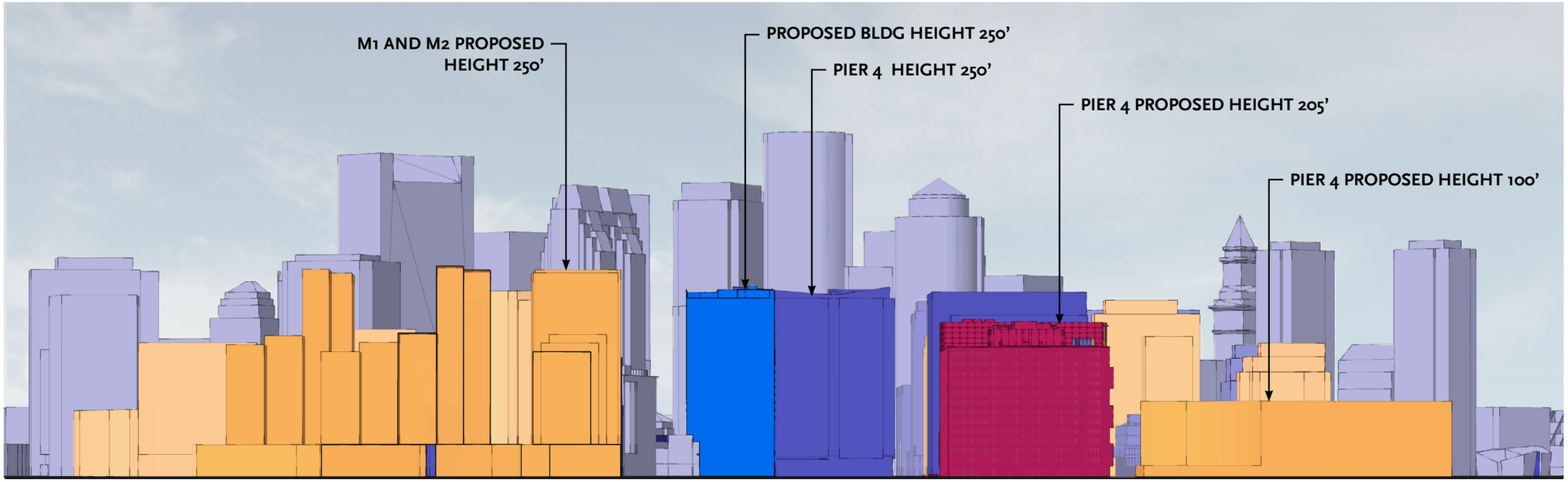
150 SEAPORT BOULEVARD

Boston, Massachusetts

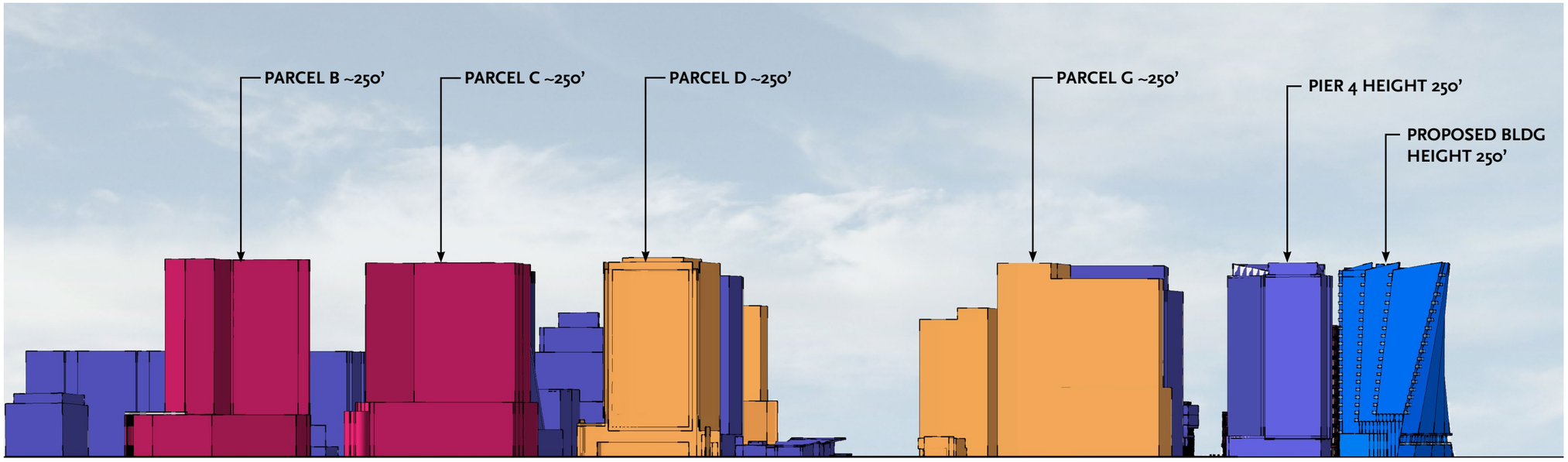
CRONIN HOLDINGS LLC.

BUILDING HEIGHT STUDY : PROPOSED BUILDING 250 FEET

ELKUS MANFREDI ARCHITECTS



SITE SECTION A (PIER 4)



SITE SECTION B (NORTHERN AVENUE)

EXISTING

UNDER CONSTRUCTION

APPROVED PROJECTS, AND BUILDING MASSINGS IN SEAPORT MASTERPLAN

PROPOSED BUILDING HEIGHT 250'

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

BUILDING HEIGHT STUDY : PROPOSED BUILDING 250 FEET

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

LANDSCAPE PLAN

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

BIRDS EYE VIEW

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

VIEW FROM SEAPORT BOULEVARD TOWARDS THE HARBOR

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

VIEW DOWN SEAPORT BOULEVARD TOWARDS DOWNTOWN

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

VIEW DOWN THE HARBORWALK TOWARDS COMMONWEALTH PIER

ELKUS MANFREDI ARCHITECTS

150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

VIEW BETWEEN 100 PIER 4 AND 150 SEAPORT

ELKUS MANFREDI ARCHITECTS

WIND ANALYSIS

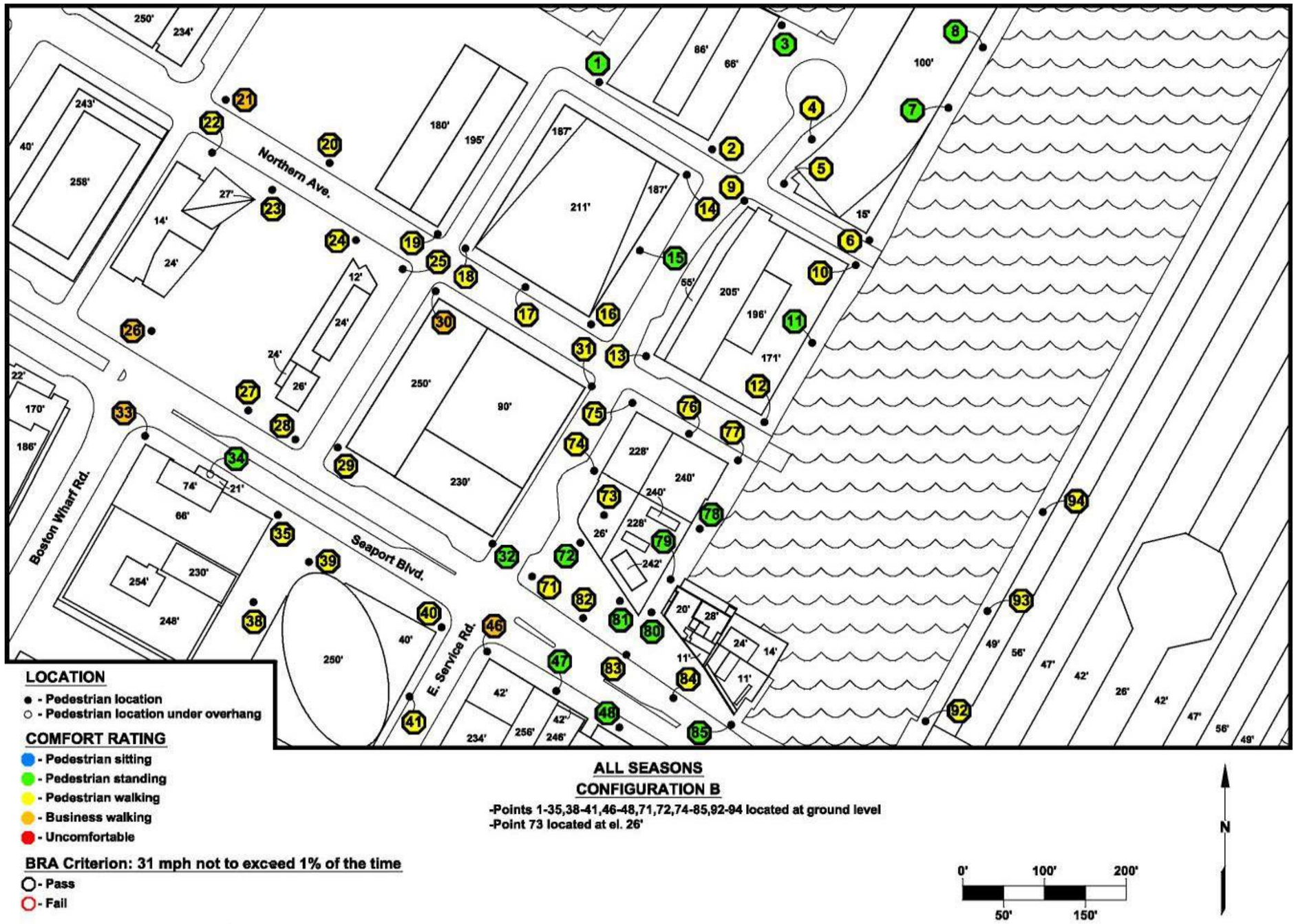
THE STUDY MODELED GROUND LEVEL WIND CONDITIONS AT 101 LOCATIONS

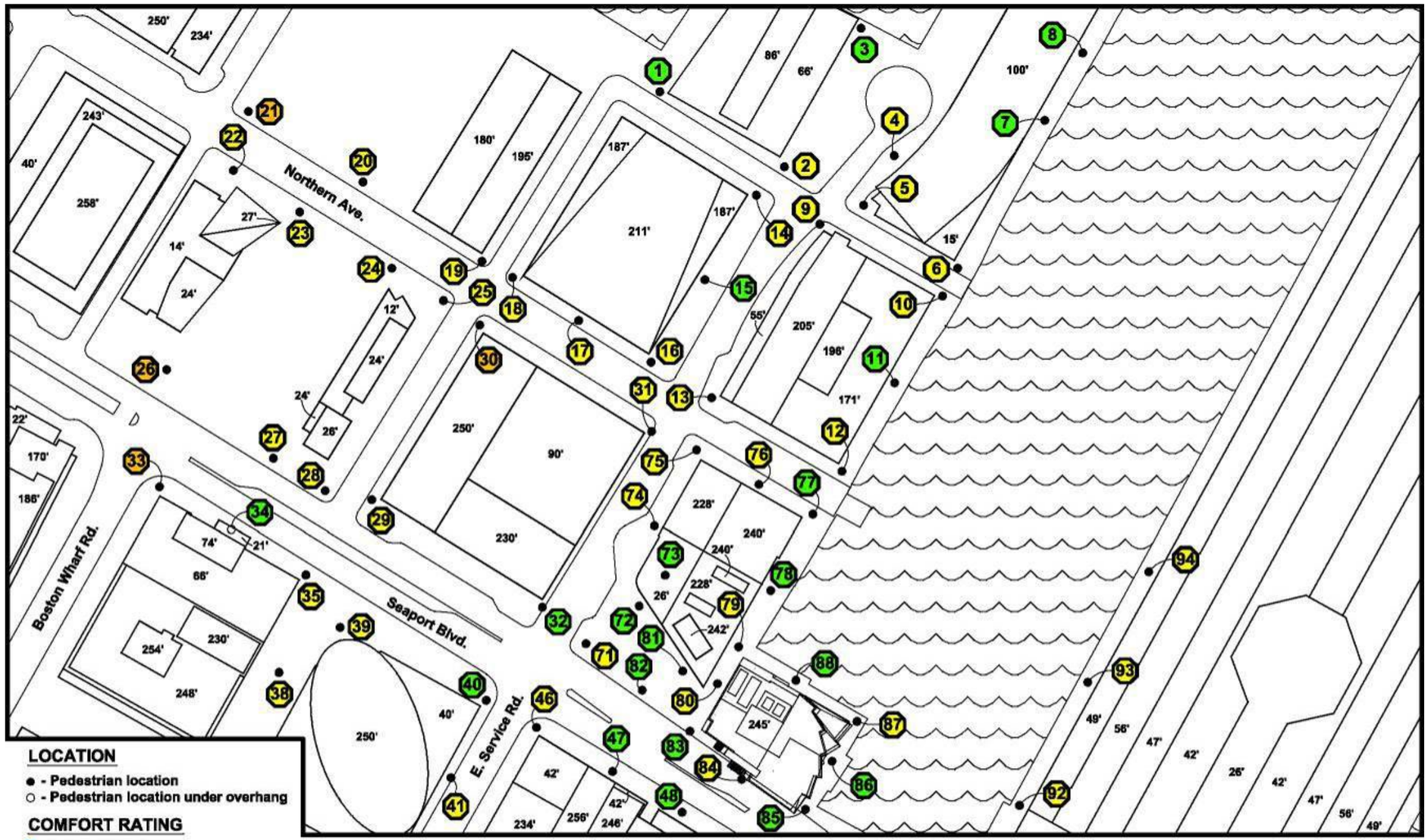
ALL 101 LOCATIONS MEET THE BRA CRITERIA ON AN ANNUAL BASIS

97% OF THE LOCATIONS IMPROVED OR REMAINED THE SAME WITH THE PROPOSED PROJECT

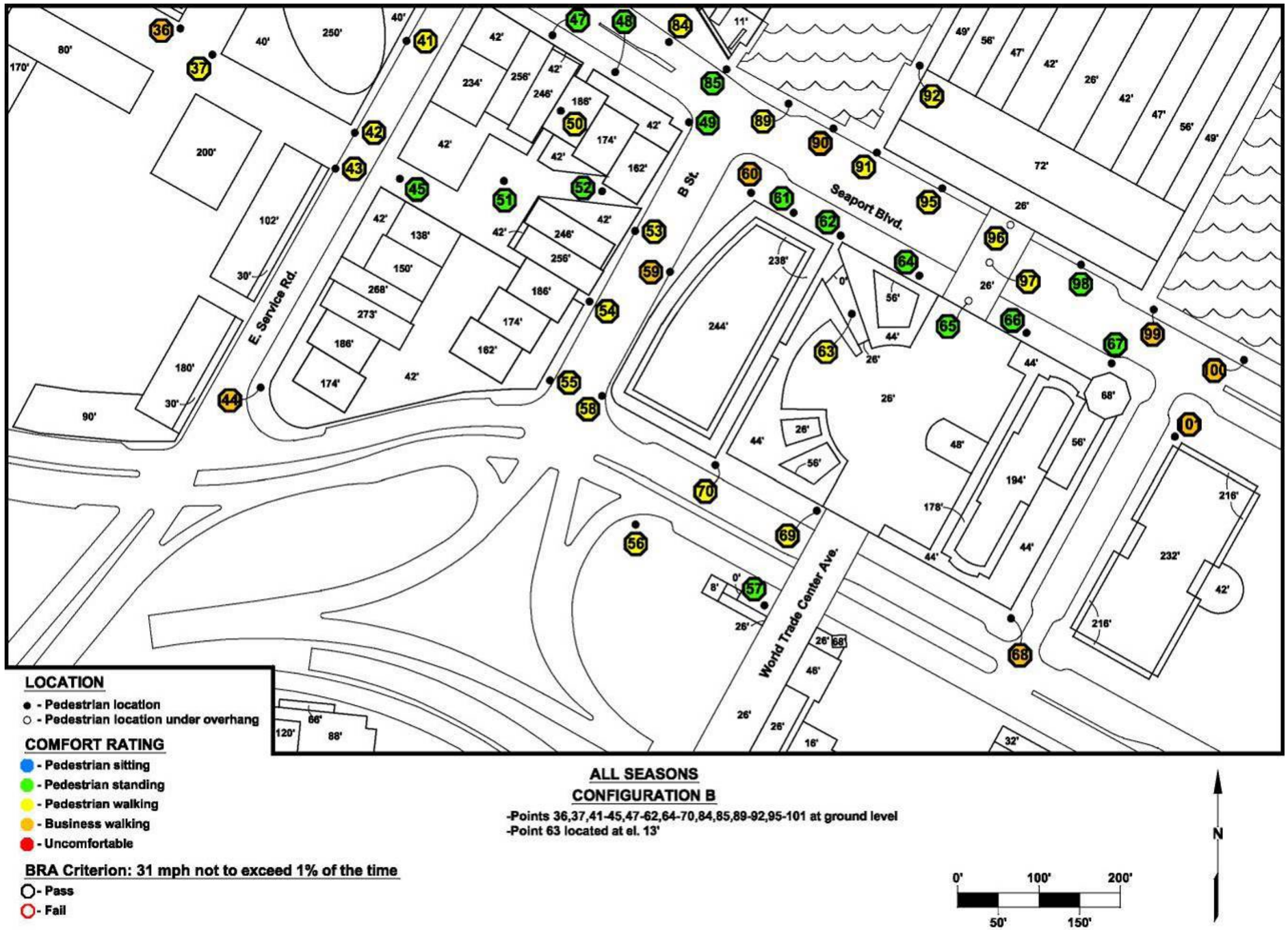
MITIGATION MEASURES SUCH AS CANOPIES, WIND SCREENS, AND LANDSCAPING WILL BE INCLUDED TO ALLEVIATE WIND GUSTS IN 3 LOCATIONS DURING THE SPRING, FALL, AND WINTER SEASONS.

NO BUILD


Northern Ave.
Seaport Blvd.
Boston Wharf Rd.
E. Service Rd.
LOCATION
- Pedestrian location
- Pedestrian location under overhang
COMFORT RATING
- Pedestrian sitting
- Pedestrian standing
- Pedestrian walking
- Business walking
- Uncomfortable
BRA Criterion: 31 mph not to exceed 1% of the time
- Pass
- Fail
ALL SEASONS
CONFIGURATION B
-Points 1-35,38-41,46-48,71,72,74-85,92-94 located at ground level
-Point 73 located at el. 26'
0'
100'
200'
50'
150'
N


Northern Ave.
Seaport Blvd.
Boston Wharf Rd.
E. Service Rd.
LOCATION
- Pedestrian location
- Pedestrian location under overhang
COMFORT RATING
- Pedestrian sitting
- Pedestrian standing
- Pedestrian walking
- Business walking
- Uncomfortable
BRA Criterion: 31 mph not to exceed 1% of the time
- Pass
- Fail
ALL SEASONS
CONFIGURATION C
-Points 1-35,38-41,46-48,71,72,74-88,92-94 located at ground level
-Point 73 located at el. 26'
0'
50'
100'
150'
200'
N

NO BUILD



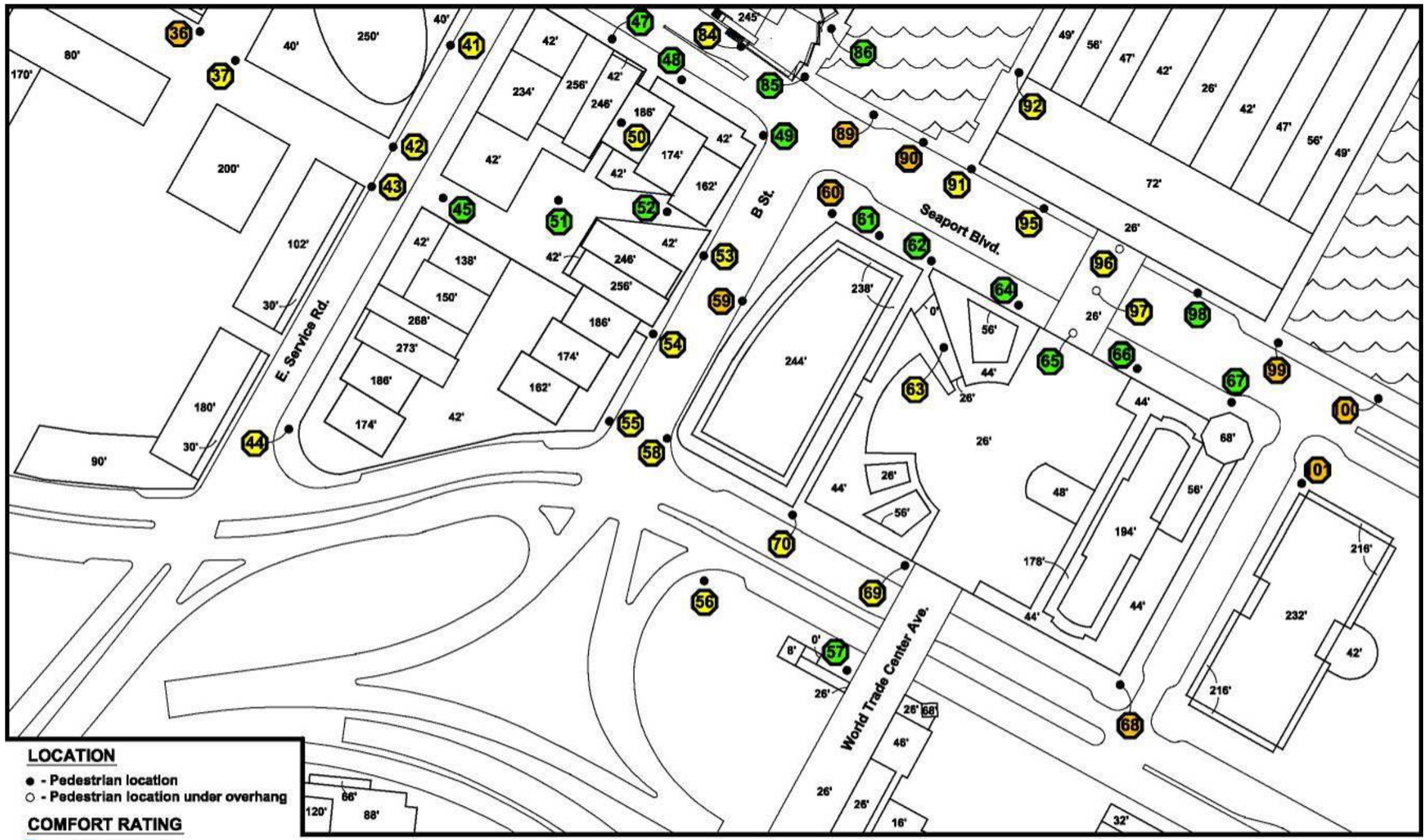
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

NO BUILD

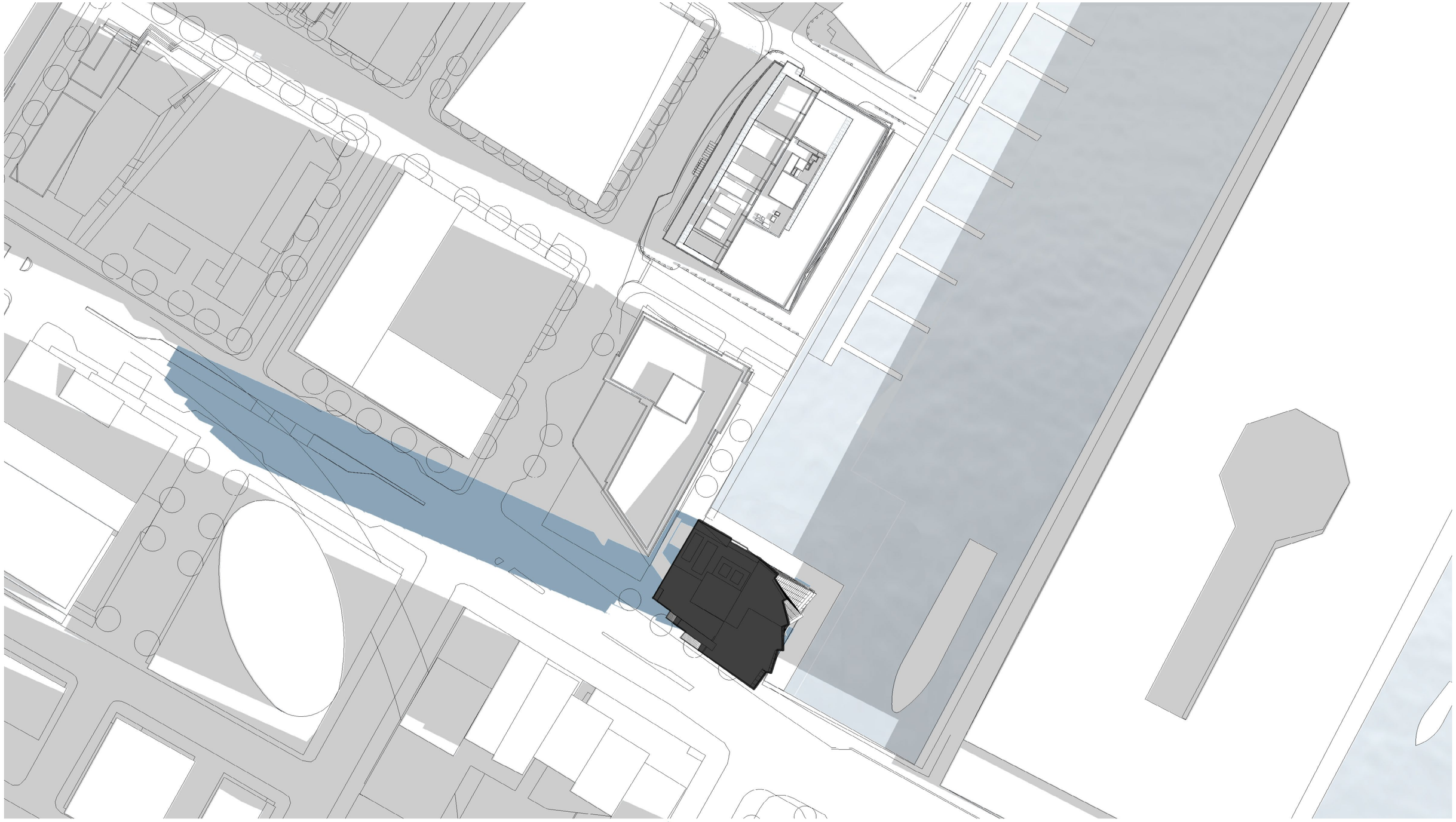
ELKUS MANFREDI ARCHITECTS


Seaport Blvd.
E. Service Rd.
B St.
World Trade Center Ave.
LOCATION
- Pedestrian location
- Pedestrian location under overhang
COMFORT RATING
- Pedestrian sitting
- Pedestrian standing
- Pedestrian walking
- Business walking
- Uncomfortable
BRA Criterion: 31 mph not to exceed 1% of the time
- Pass
- Fail
ALL SEASONS
CONFIGURATION C
-Points 36,37,41-45,47-62,64-70,84,85,86,89-92,95-101 at ground level
-Point 63 located at el. 13'
0'
100'
200'
50'
150'
N

150 SEAPORT BOULEVARD

MARCH 16 : MUNICIPAL HARBOR PLAN ADVISORY COMMITTEE MEETING

MARCH 21 : 0900

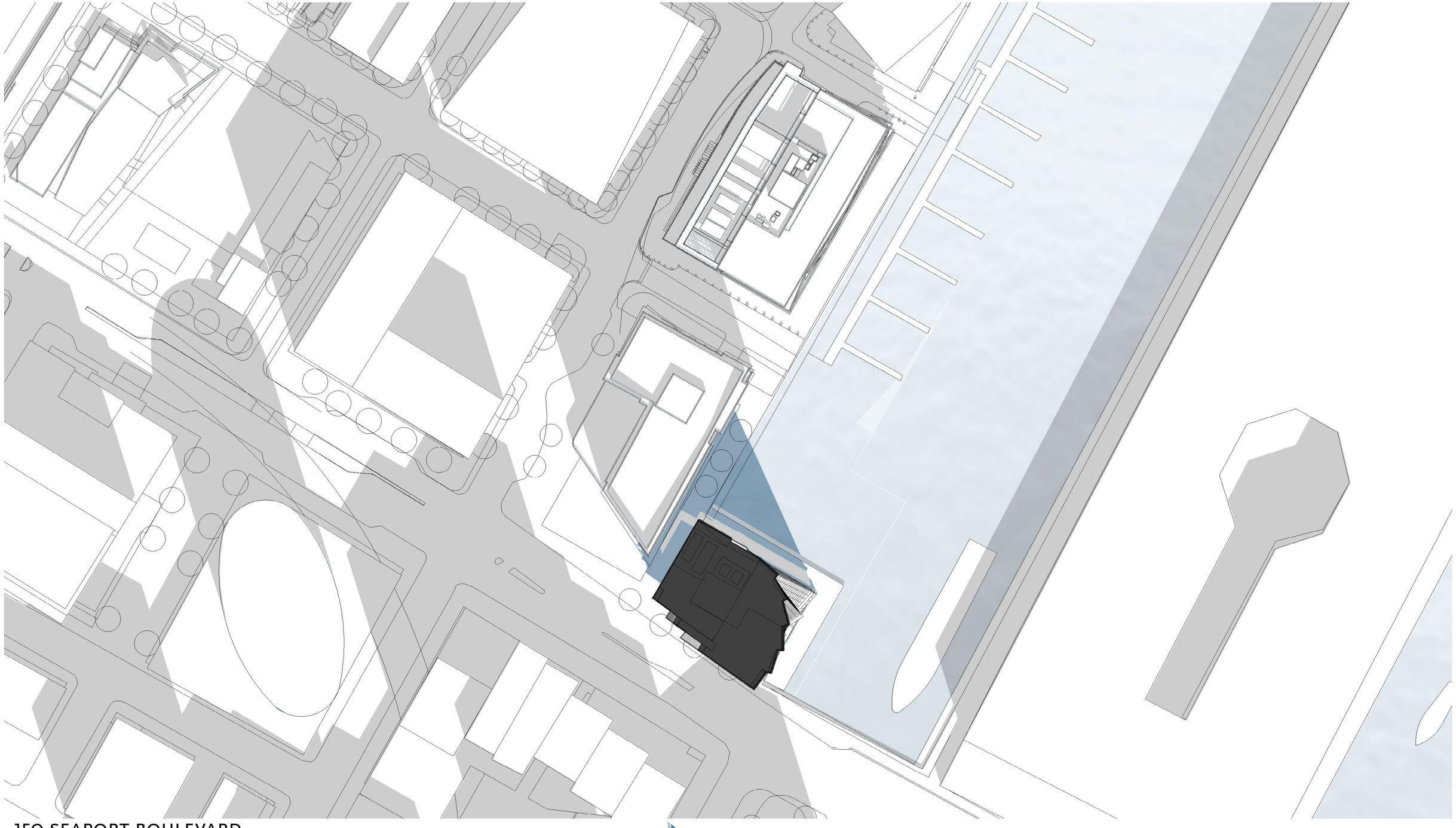


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

MARCH 21 : 1200



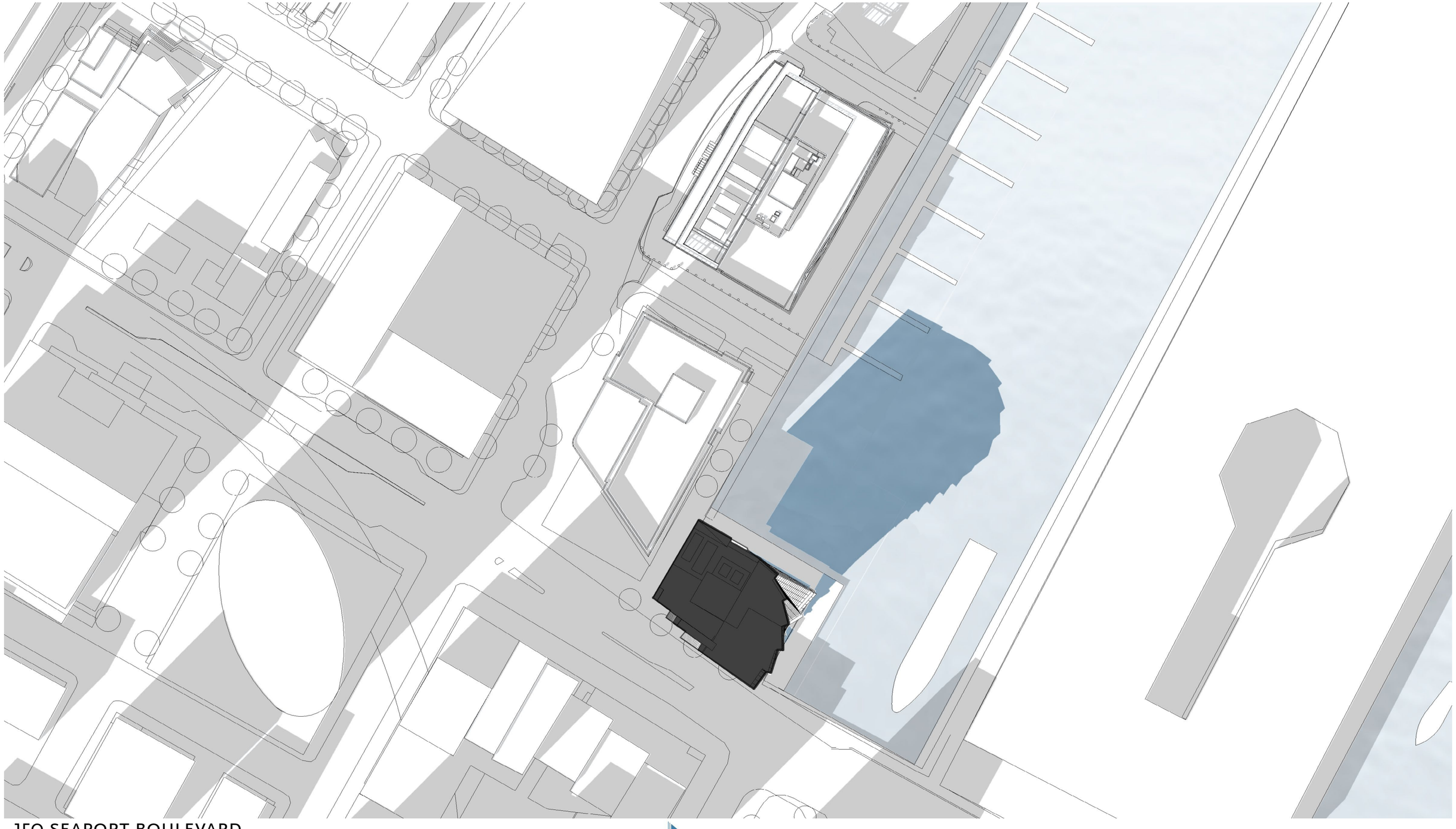
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

ELKUS MANFREDI ARCHITECTS

MARCH 21 : 1500

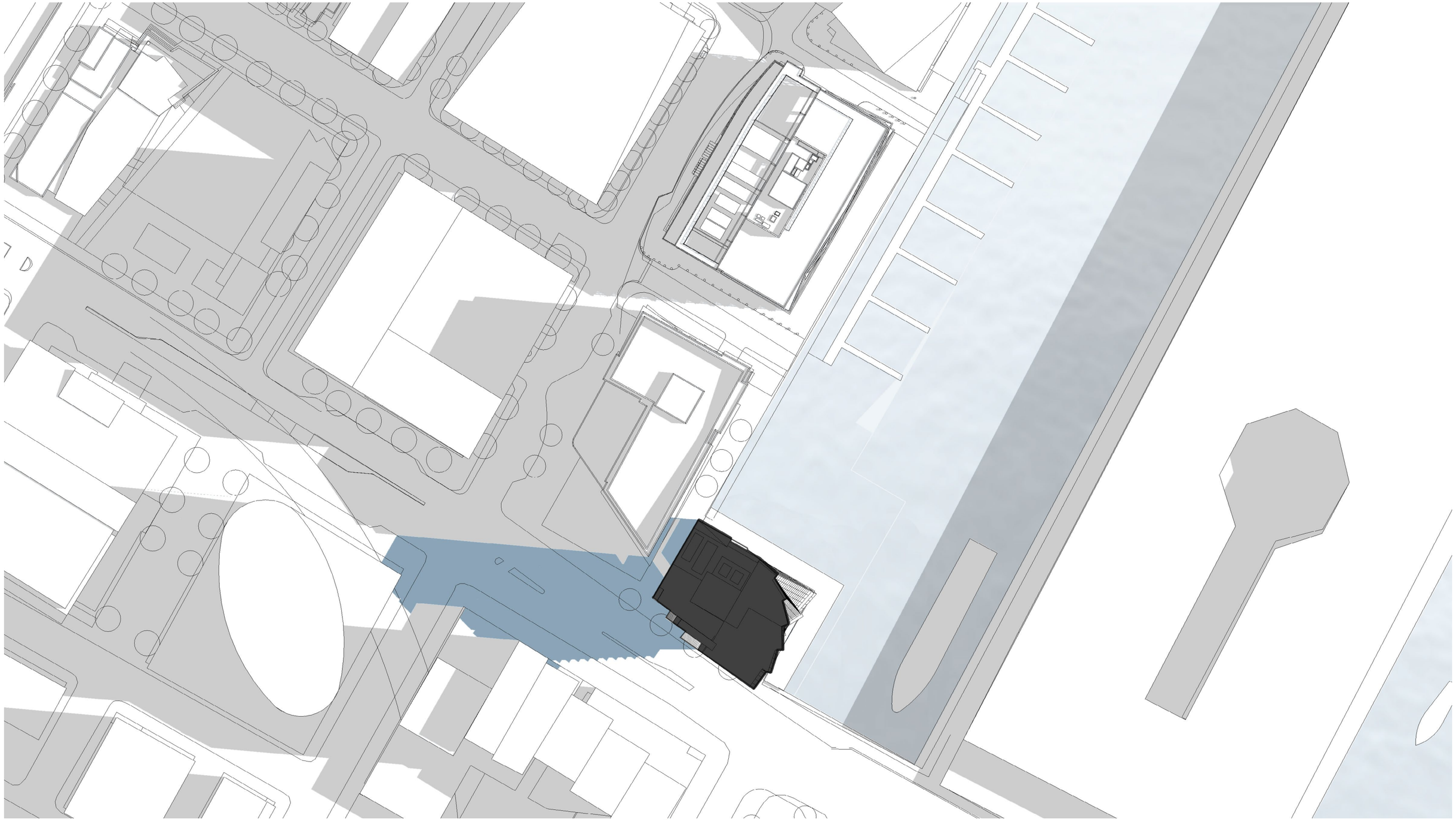


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

JUNE 21 : 0900

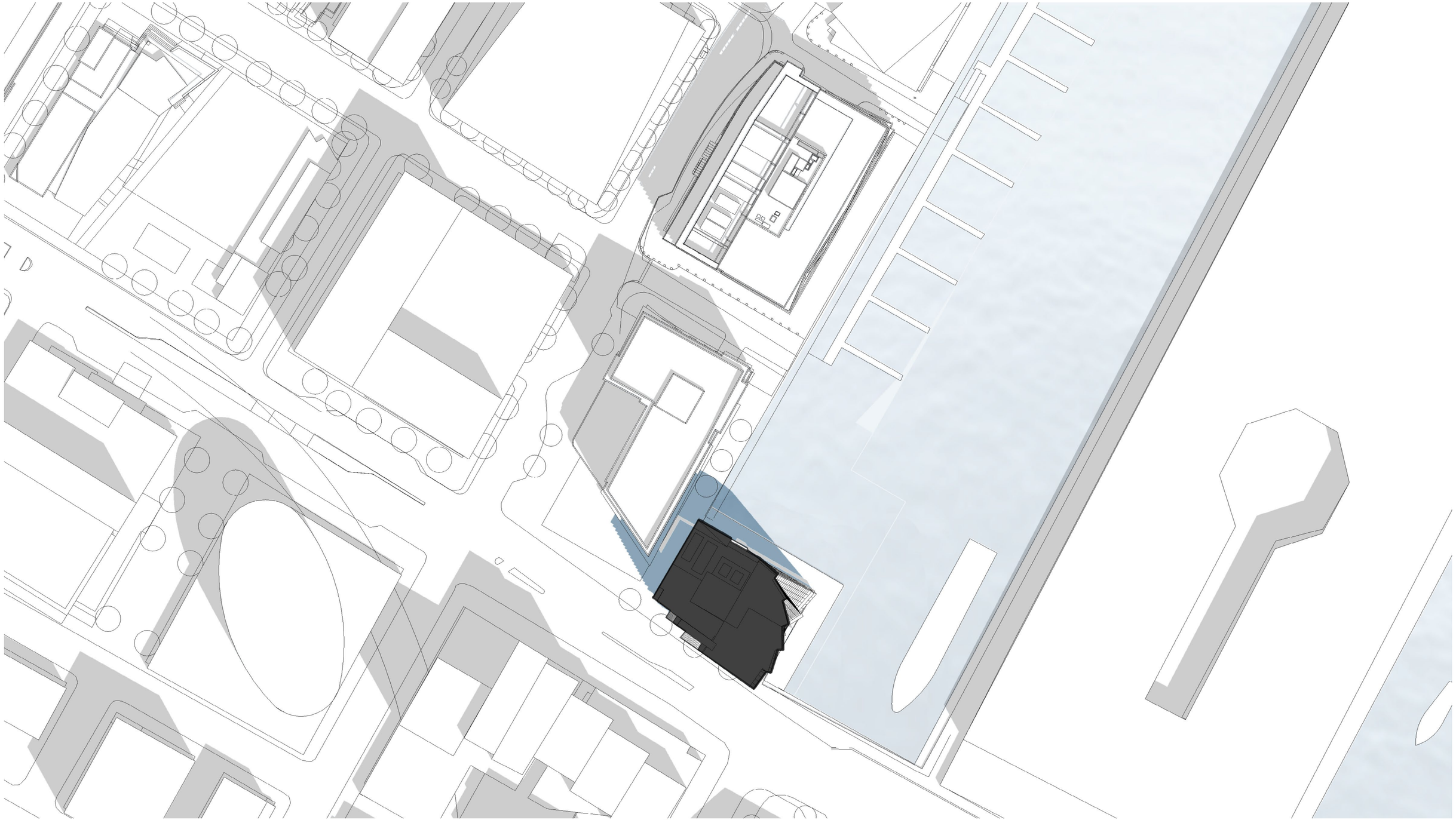


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

JUNE 21 : 1200

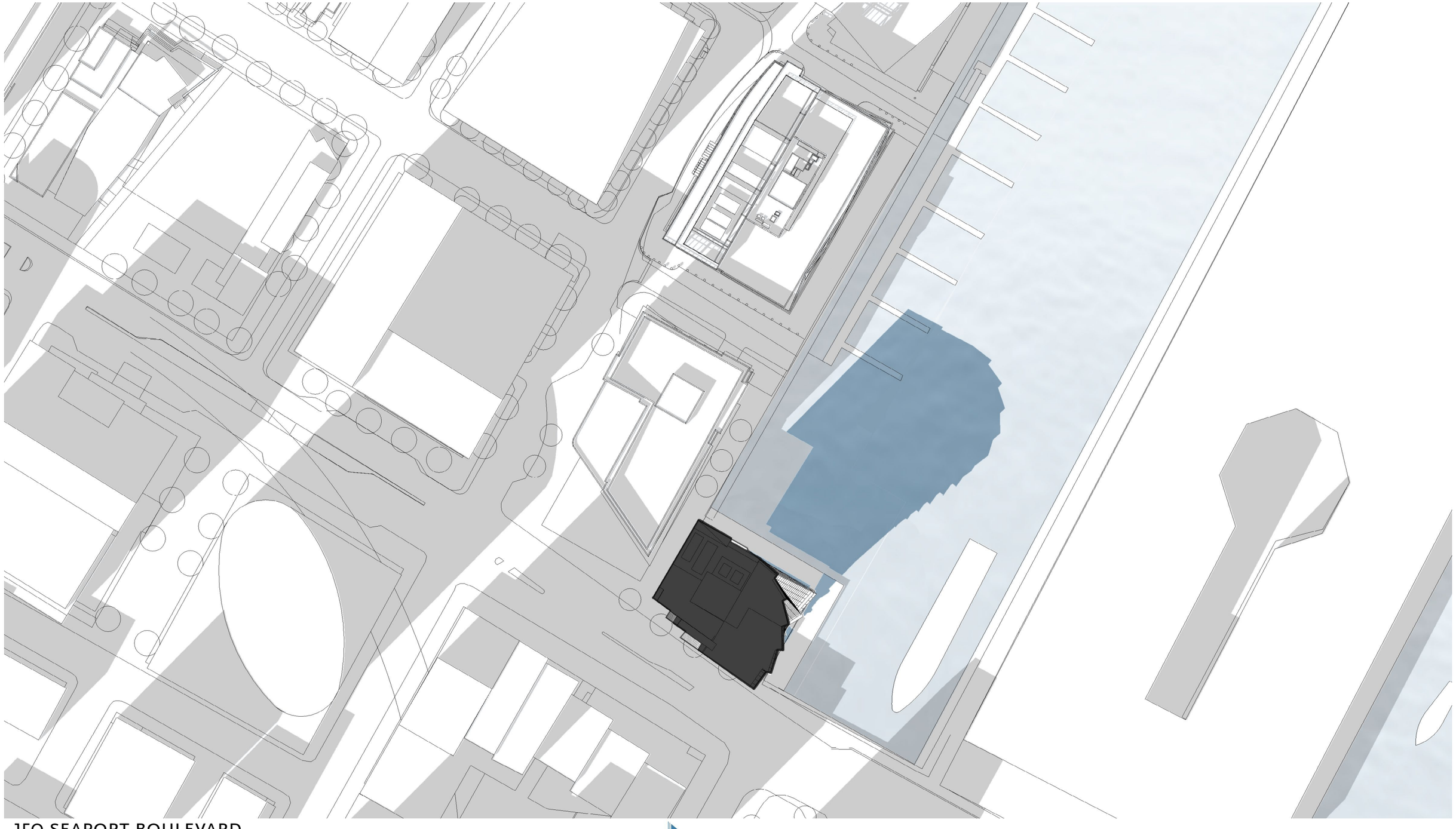


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

JUNE 21 : 1500

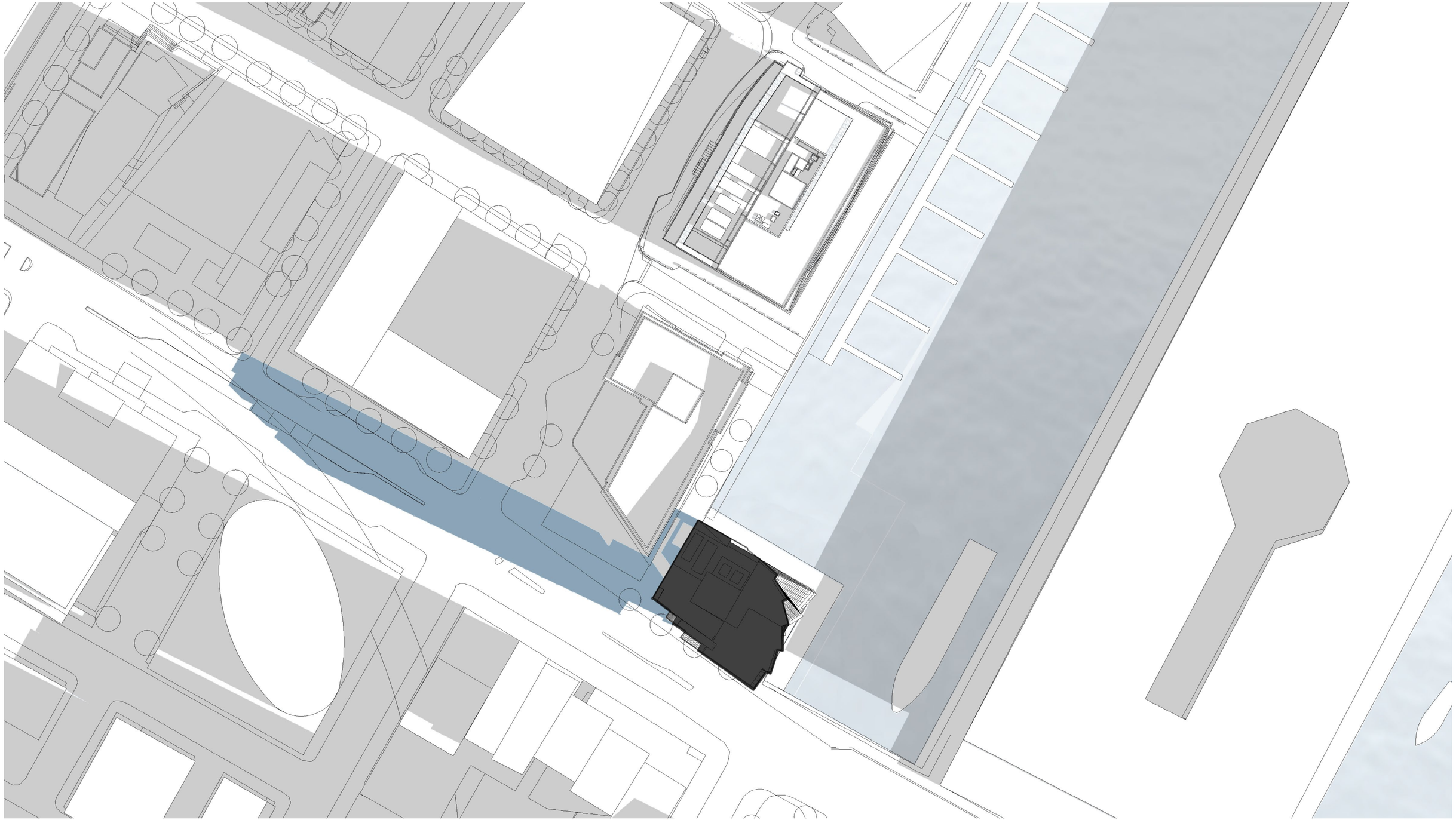


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

SEPTEMBER 21 : 0900

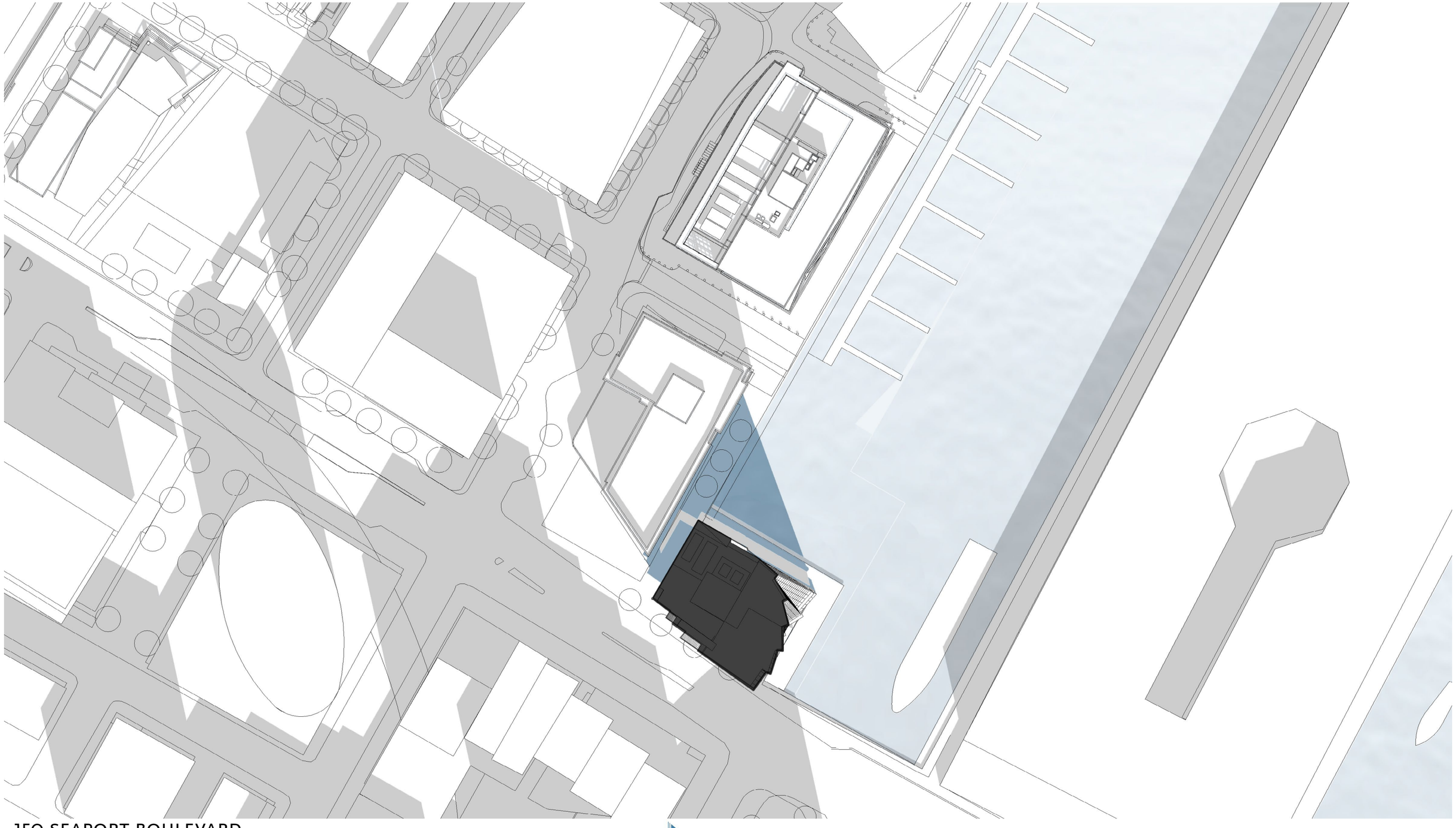


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

SEPTEMBER 21 : 1200



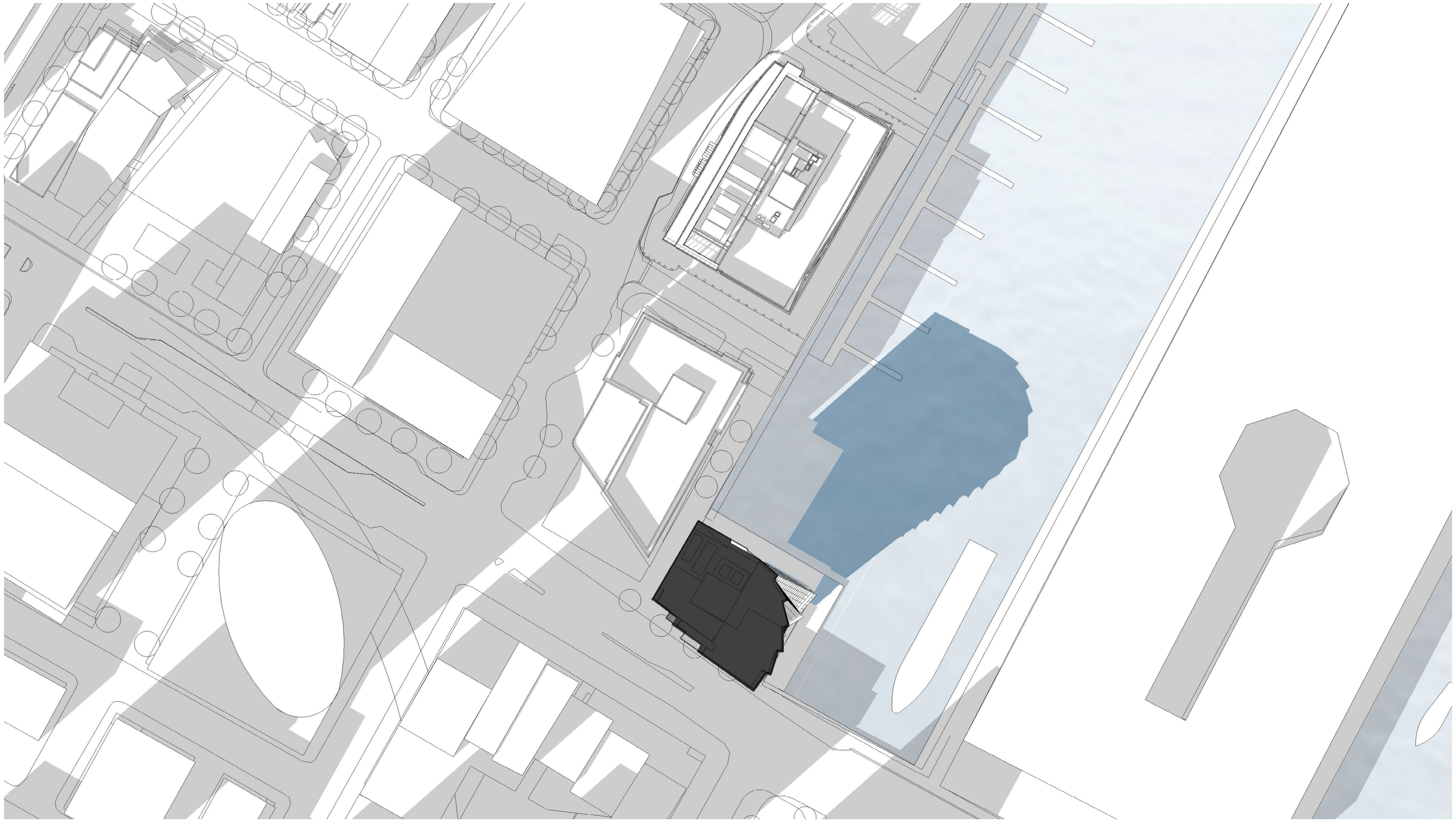
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

ELKUS MANFREDI ARCHITECTS

SEPTEMBER 21 : 1500



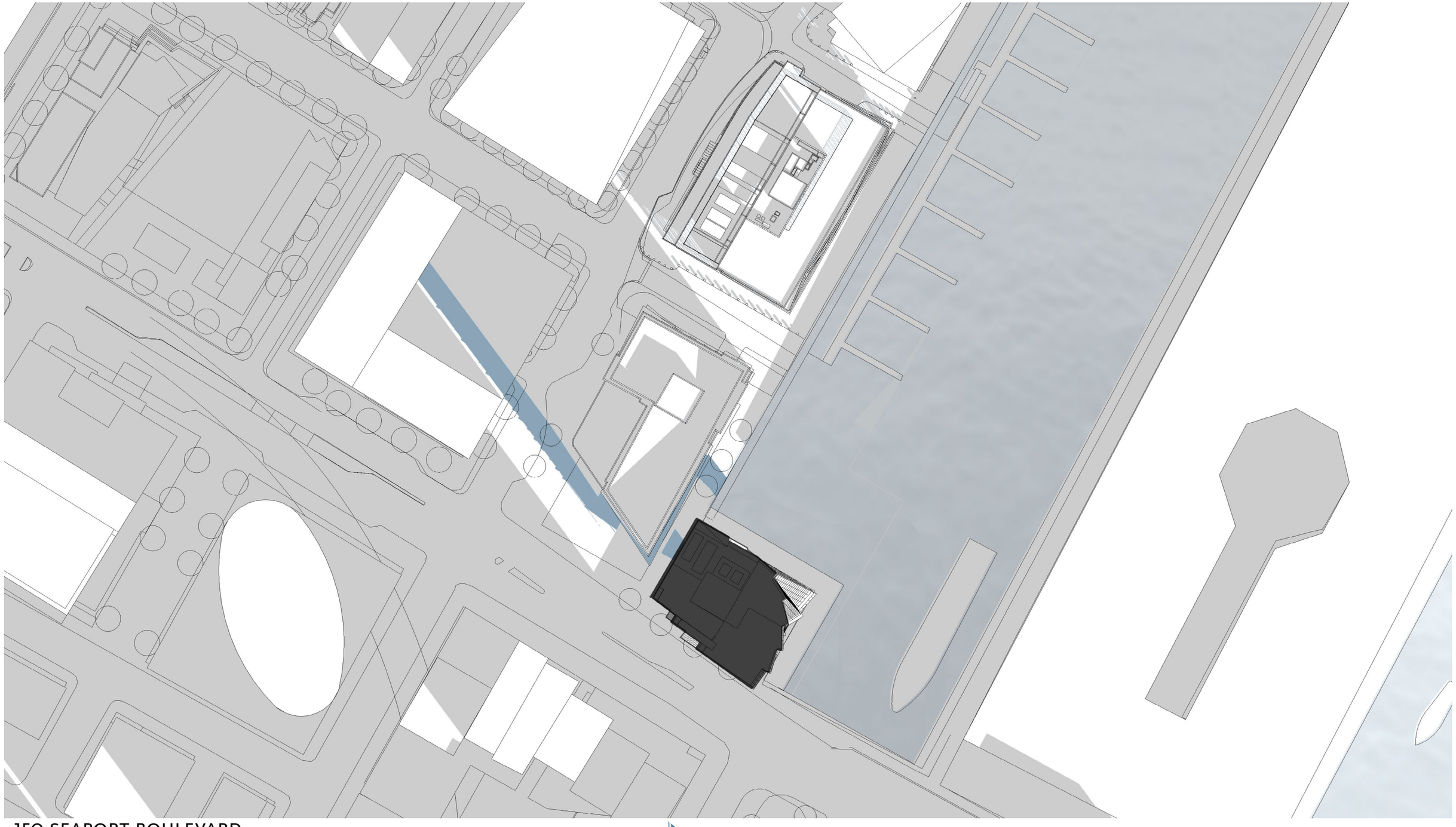
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

ELKUS MANFREDI ARCHITECTS

DECEMBER 21 : 0900

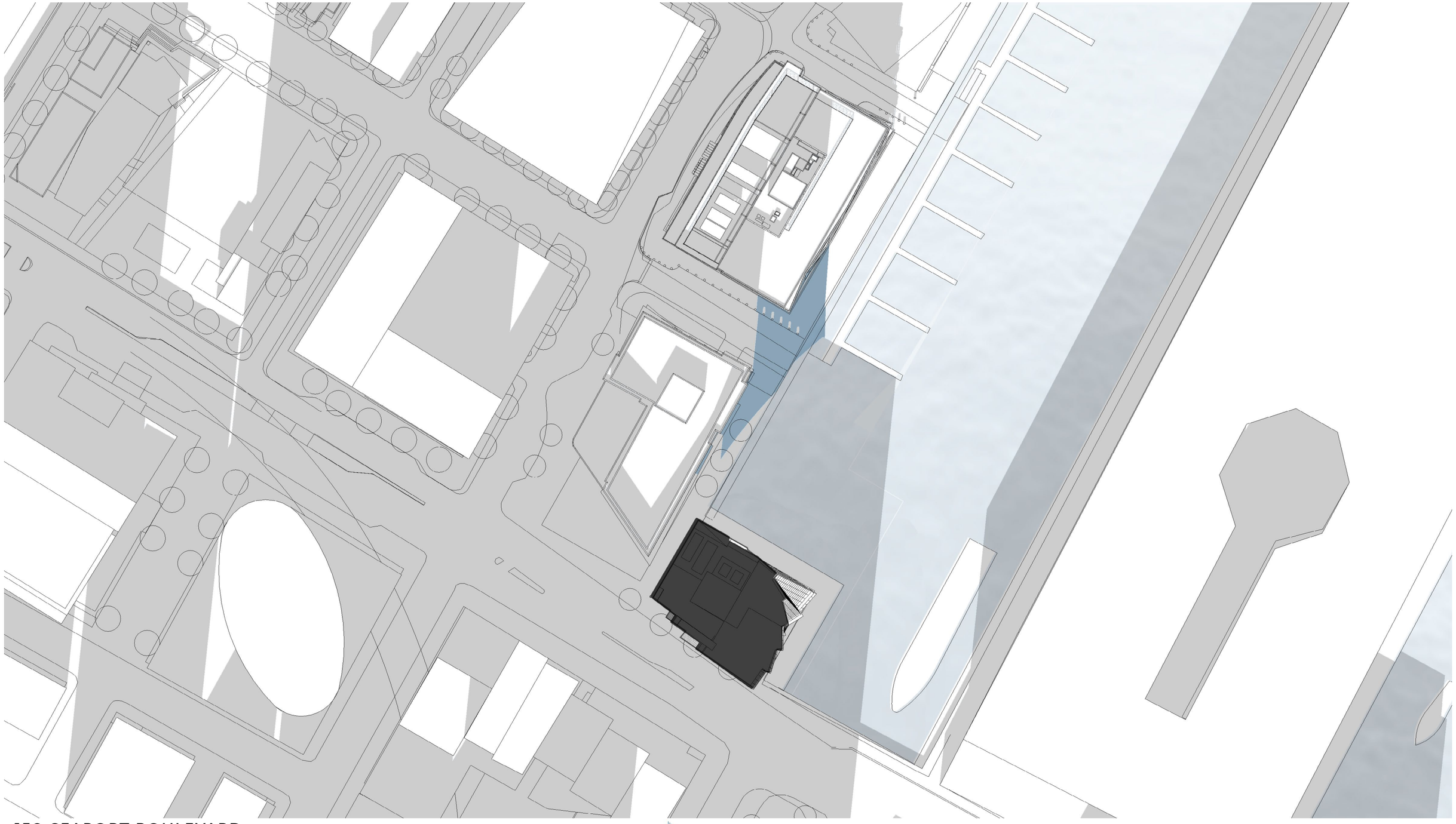


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

DECEMBER 21 : 1200

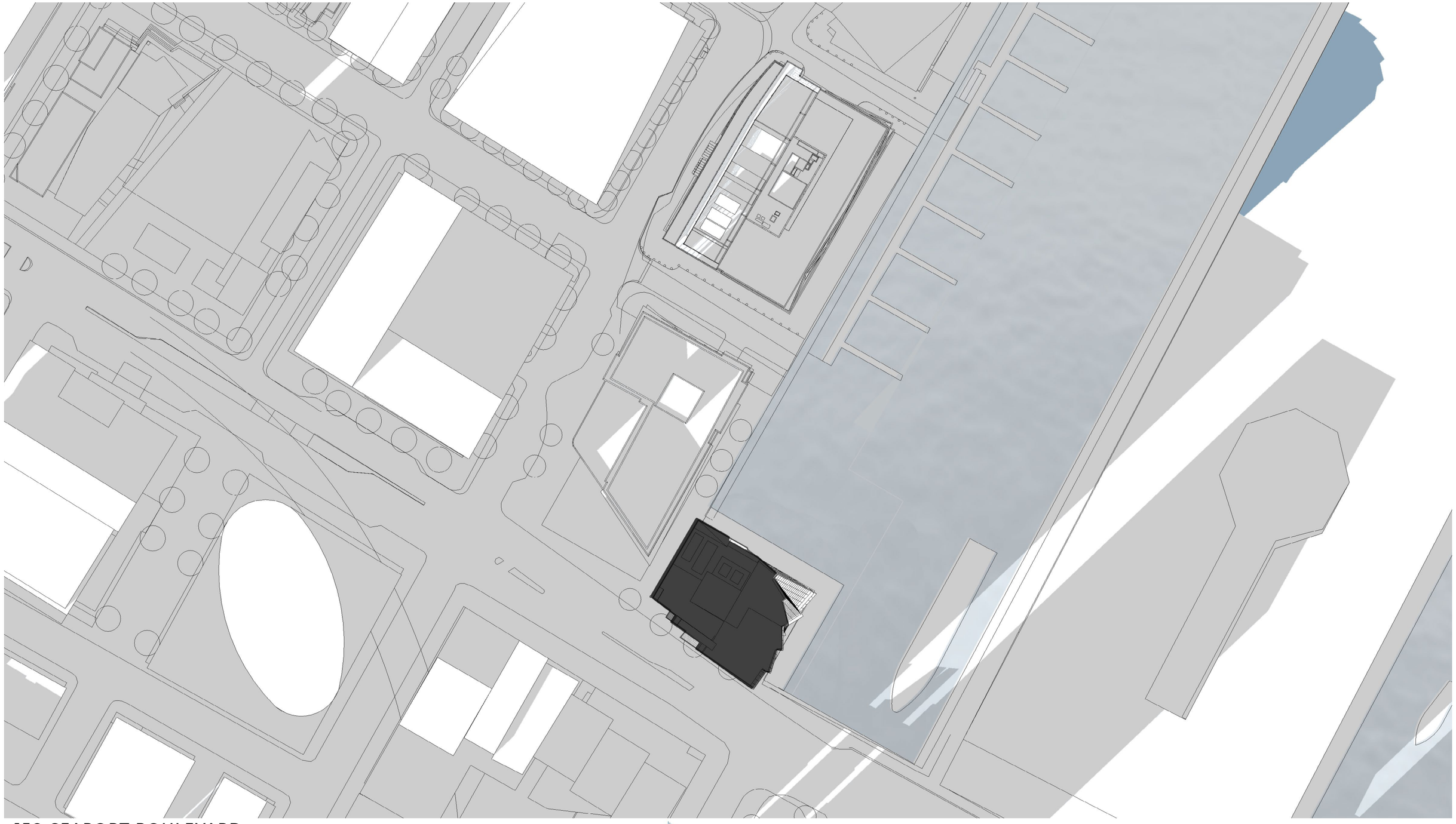


150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

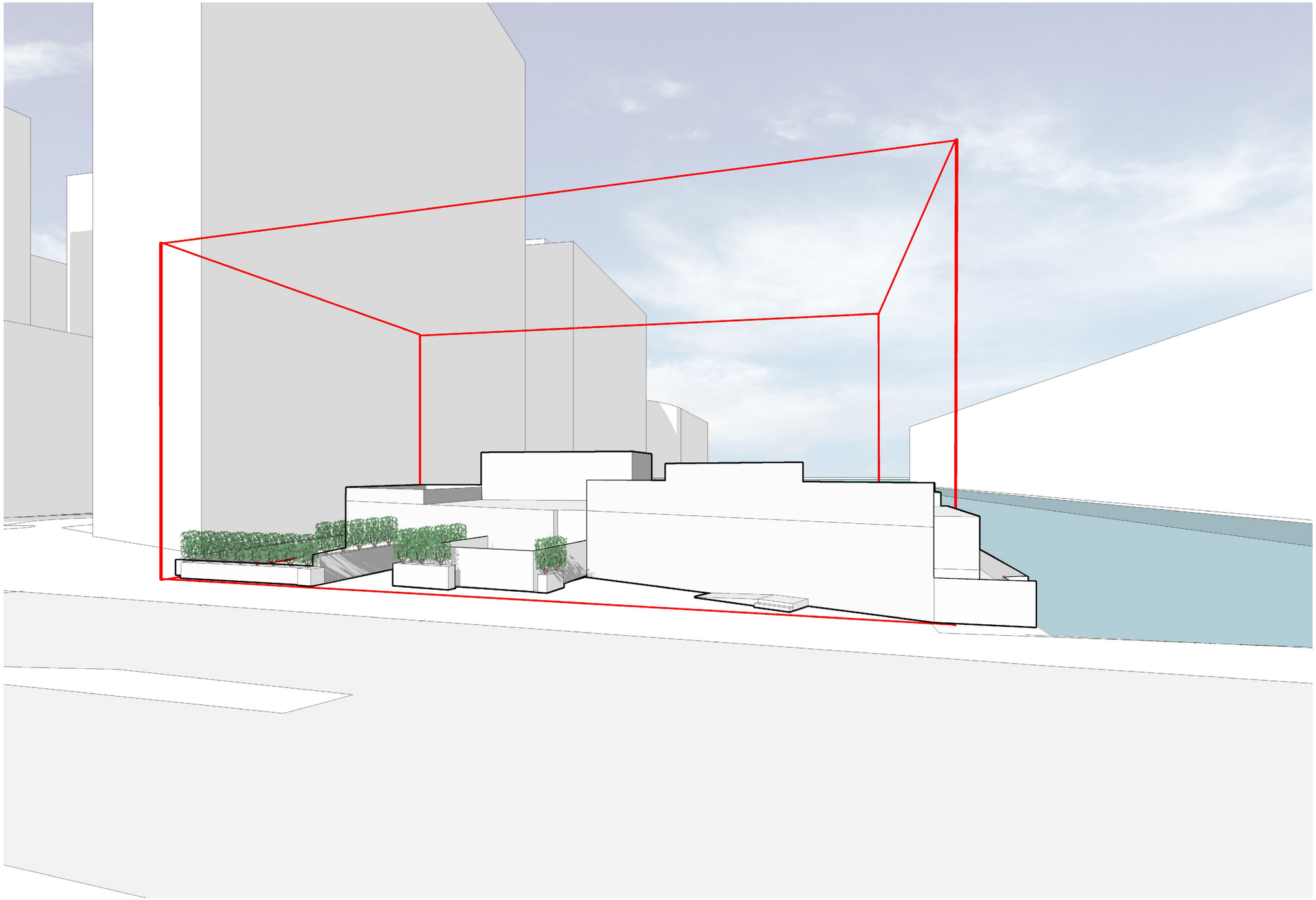
DECEMBER 21 : 1500



150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.



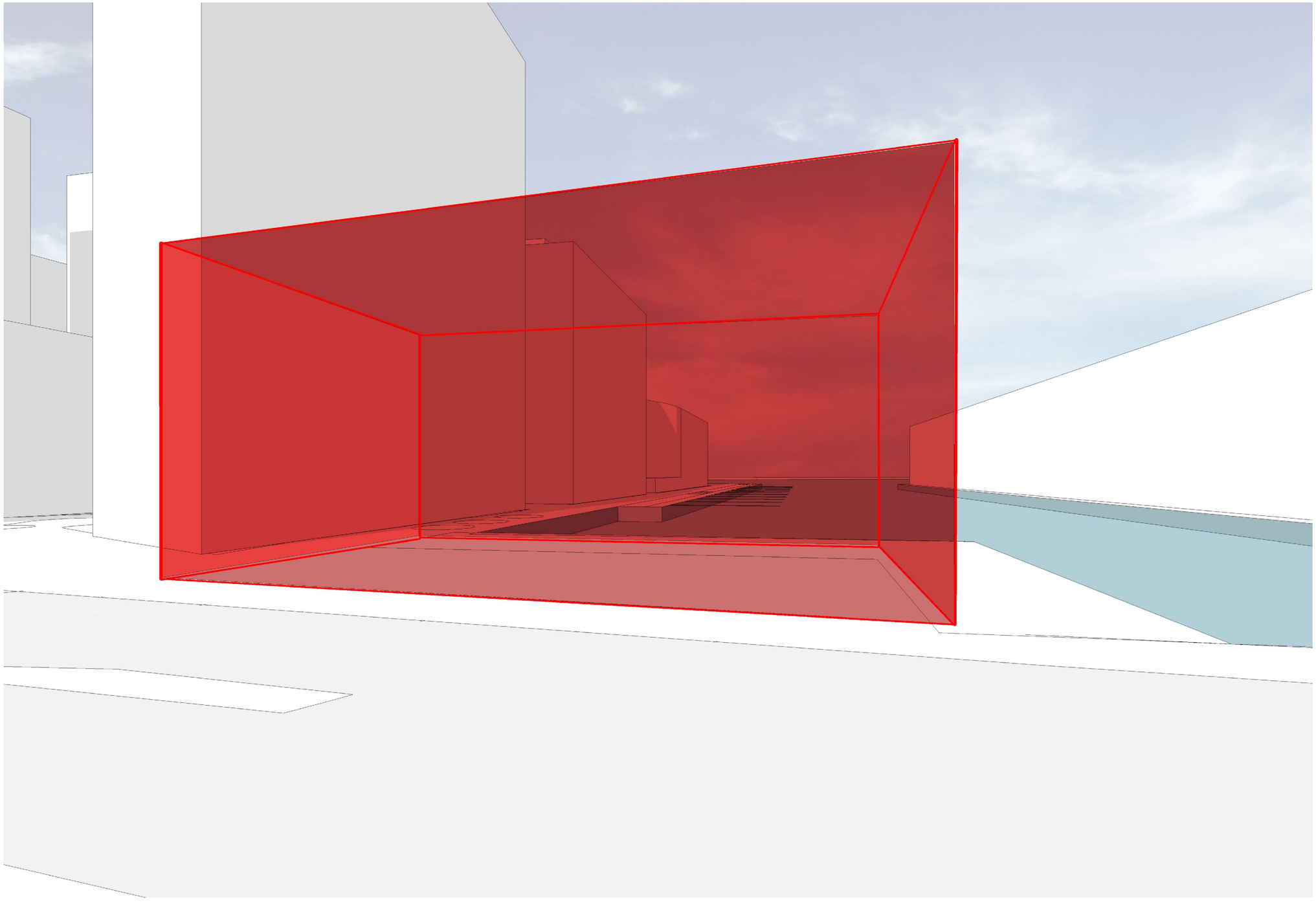
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

EXISTING CONDITION

ELKUS MANFREDI ARCHITECTS



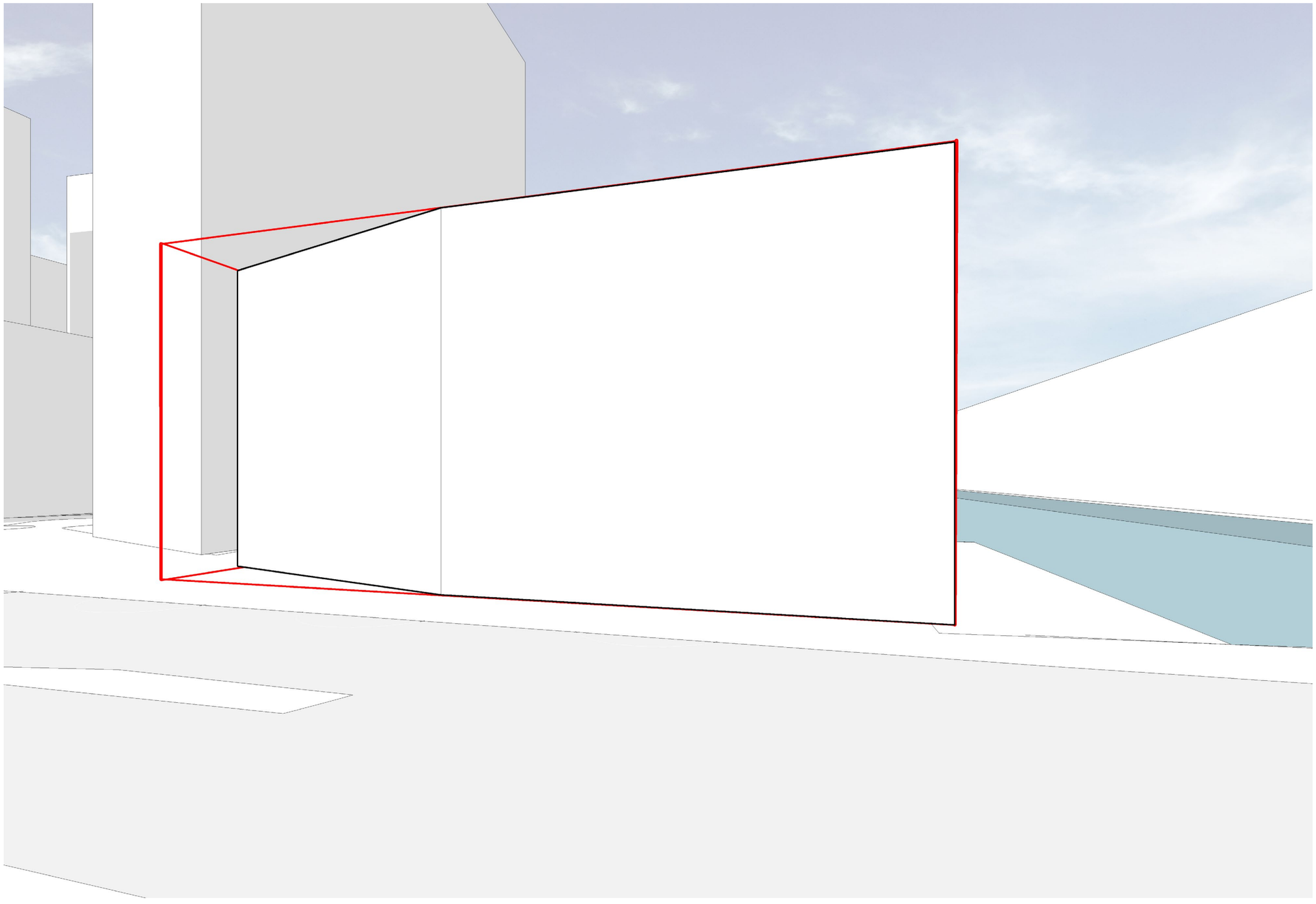
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

PROPERTY AREA

ELKUS MANFREDI ARCHITECTS



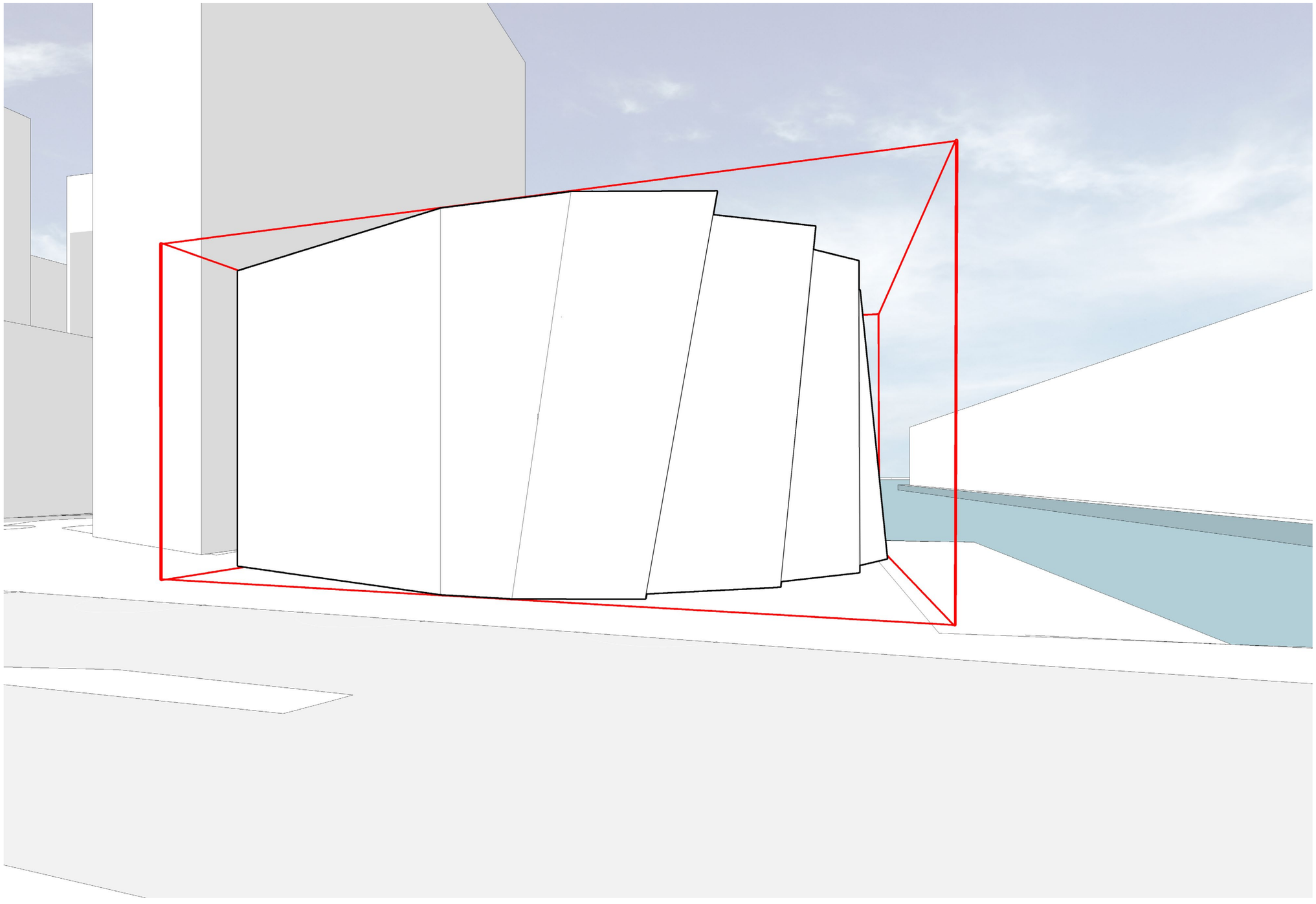
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

UTILITY SETBACK

ELKUS MANFREDI ARCHITECTS



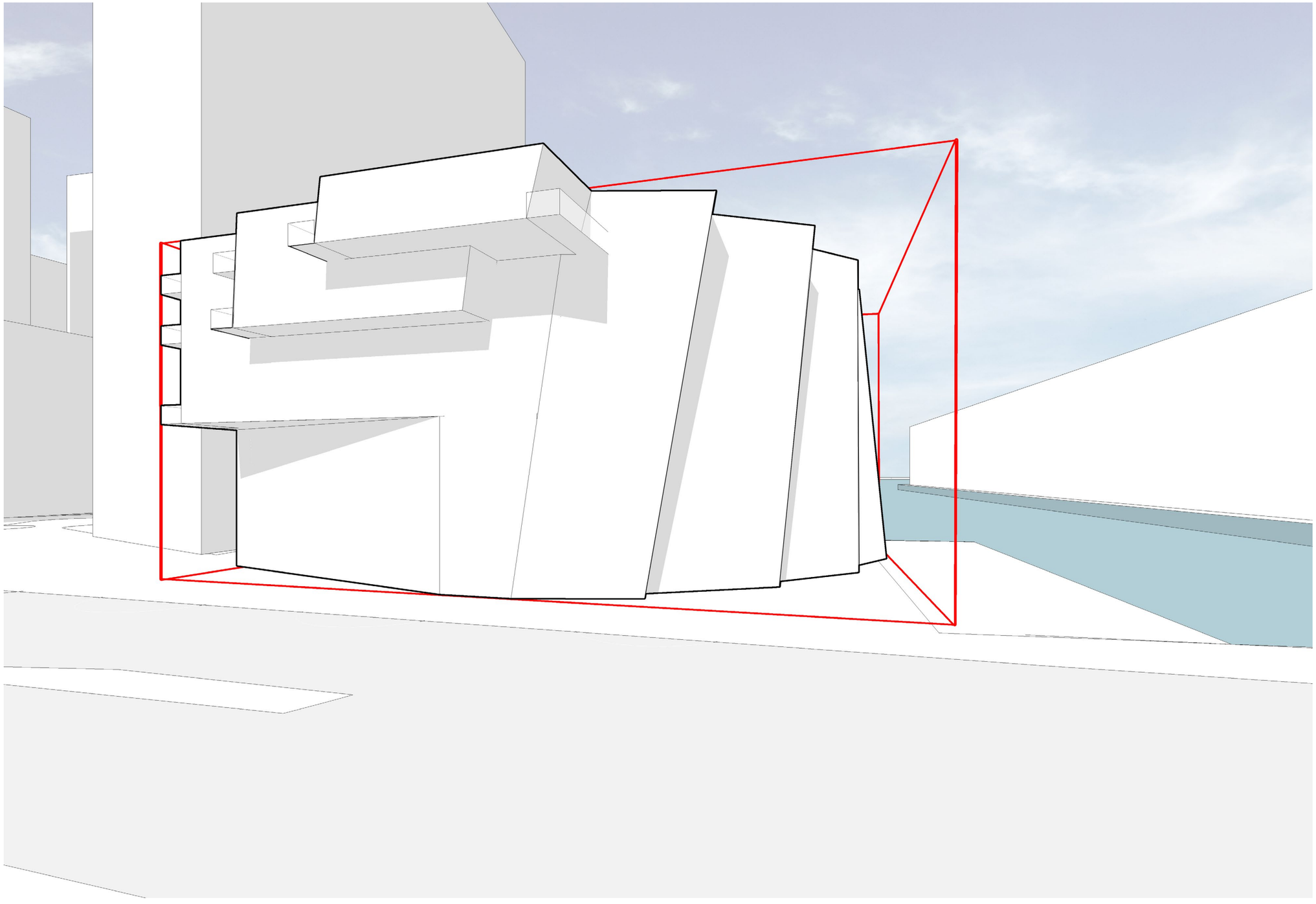
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

EXTERIOR PUBLIC SPACE AND VIEW CREATION

ELKUS MANFREDI ARCHITECTS



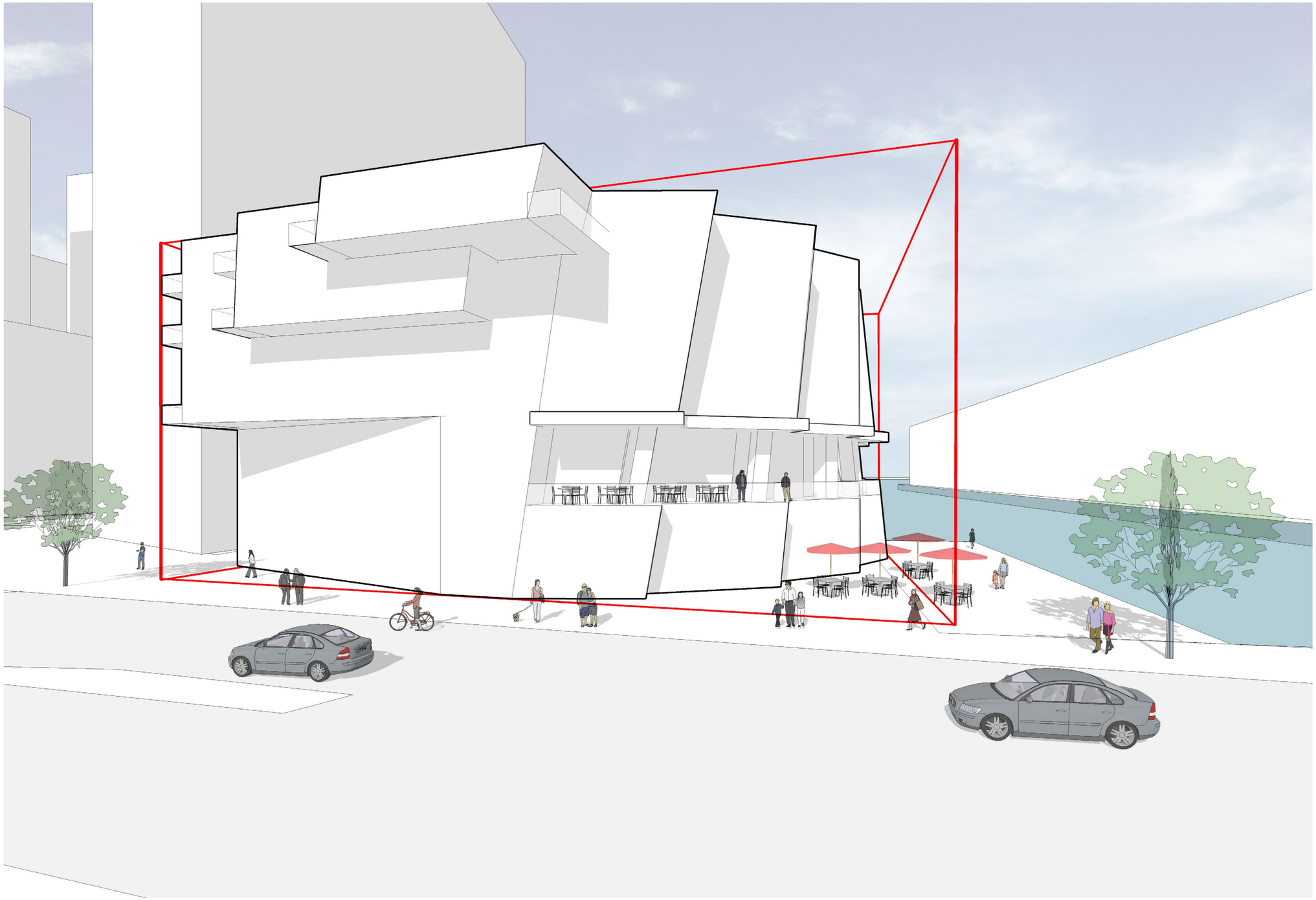
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

PUBLIC REALM ENHANCEMENTS

ELKUS MANFREDI ARCHITECTS



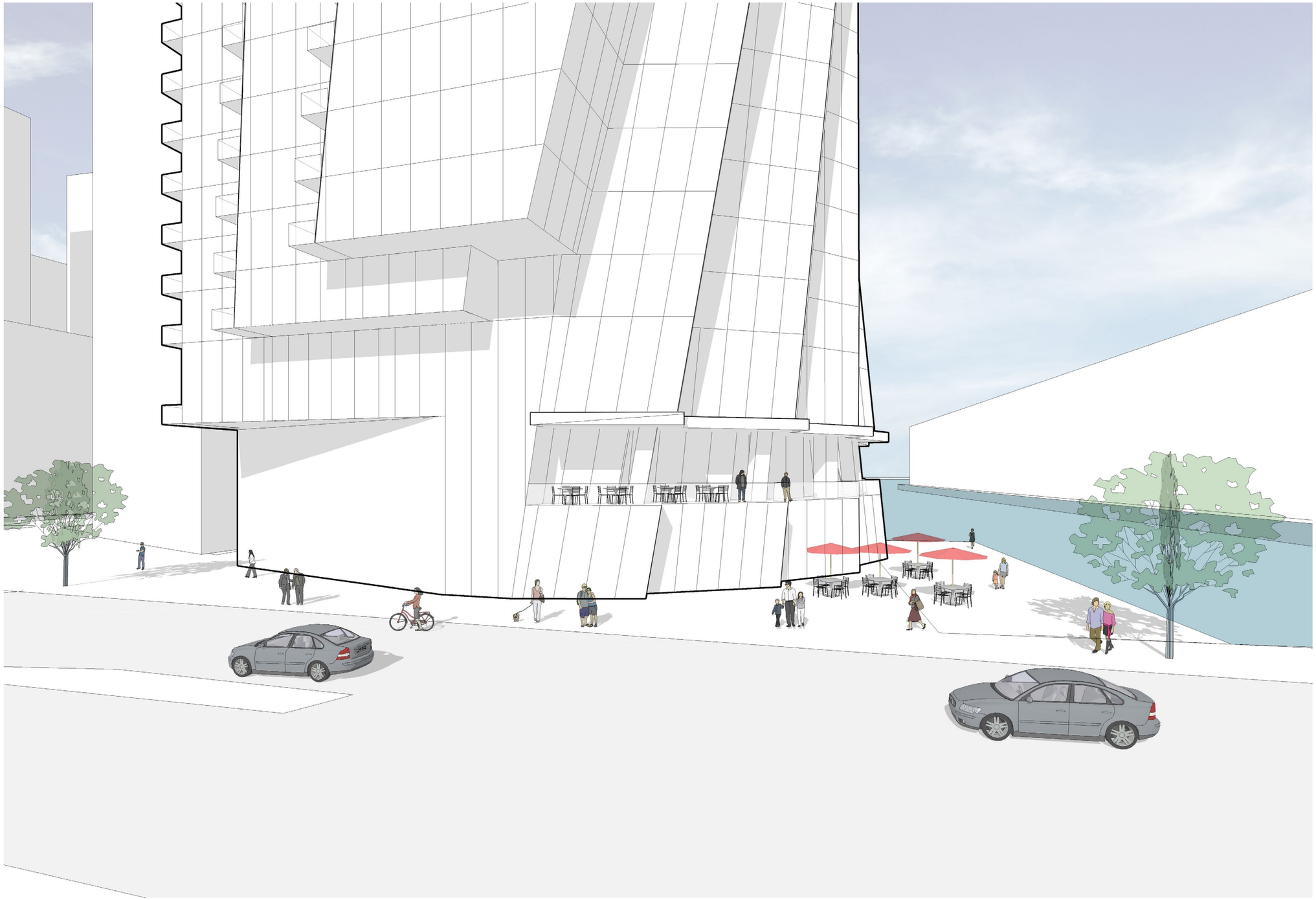
150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

GROUND AND SECOND LEVEL ACTIVATION

ELKUS MANFREDI ARCHITECTS



150 SEAPORT BOULEVARD

Boston, Massachusetts

CRONIN HOLDINGS LLC.

BUILDING BASE PERSPECTIVE

ELKUS MANFREDI ARCHITECTS