



125 LINCOLN STREET

COMMUNITY MEETING JUNE 26, 2019

Agenda

1. Meeting Objectives

- Article 80 Process
- Project Context
- Proposed Project and Public Benefits
- Feedback

2. Project Review Process

3. Oxford Properties Overview

4. Existing Conditions

5. Rationale and Project Vision

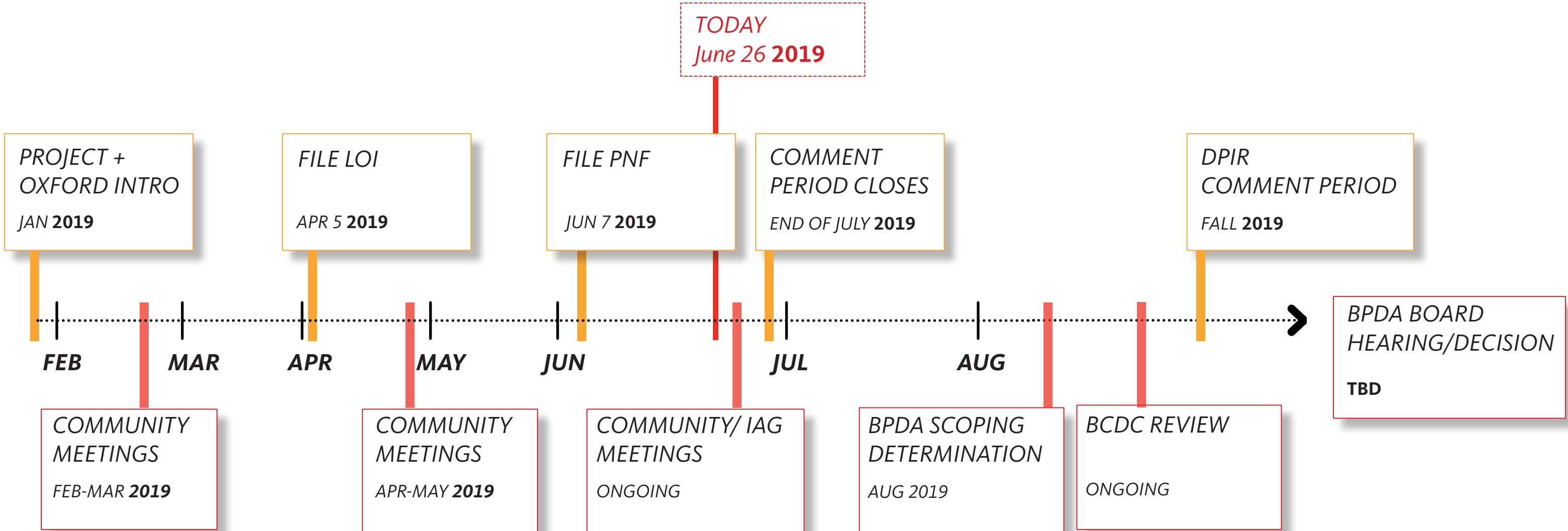
6. Design Overview

7. Sustainability and Environmental Strategies

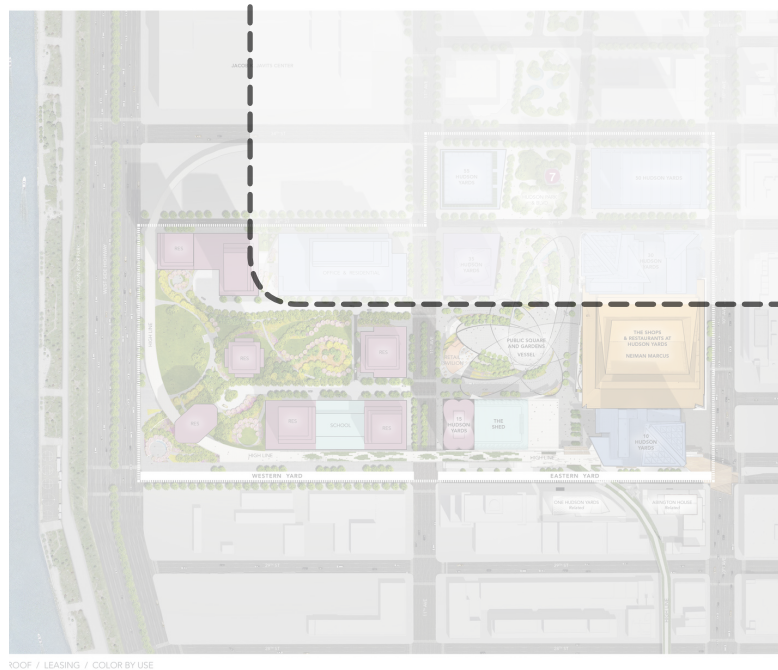
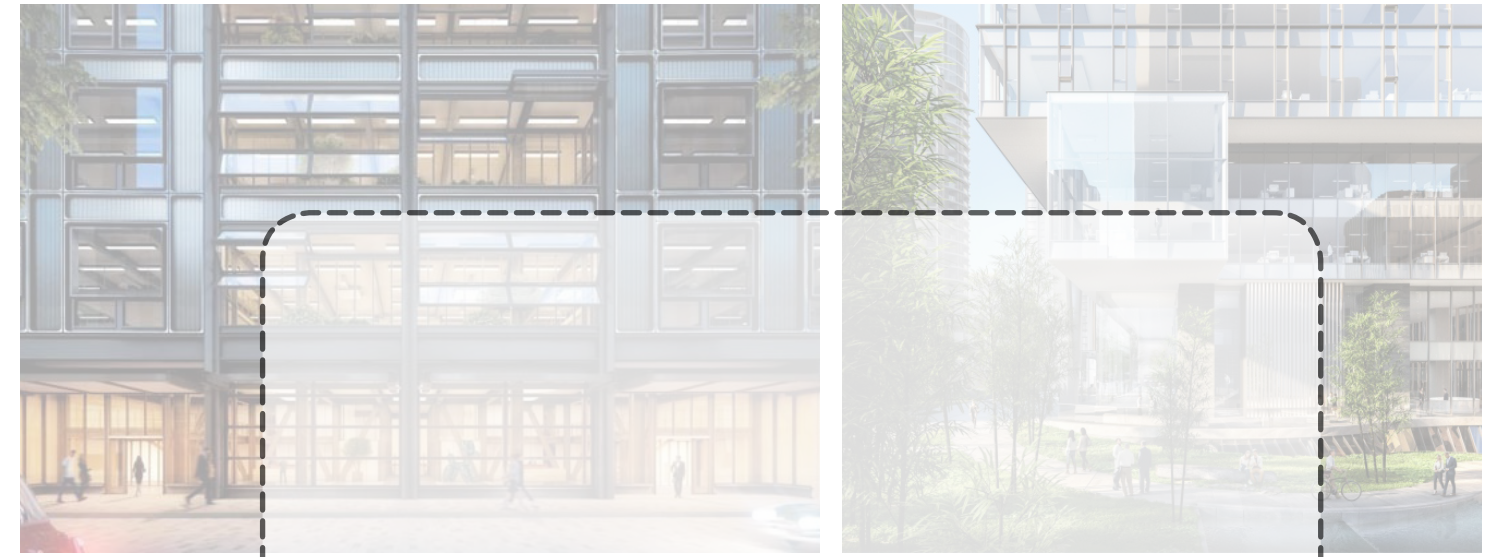
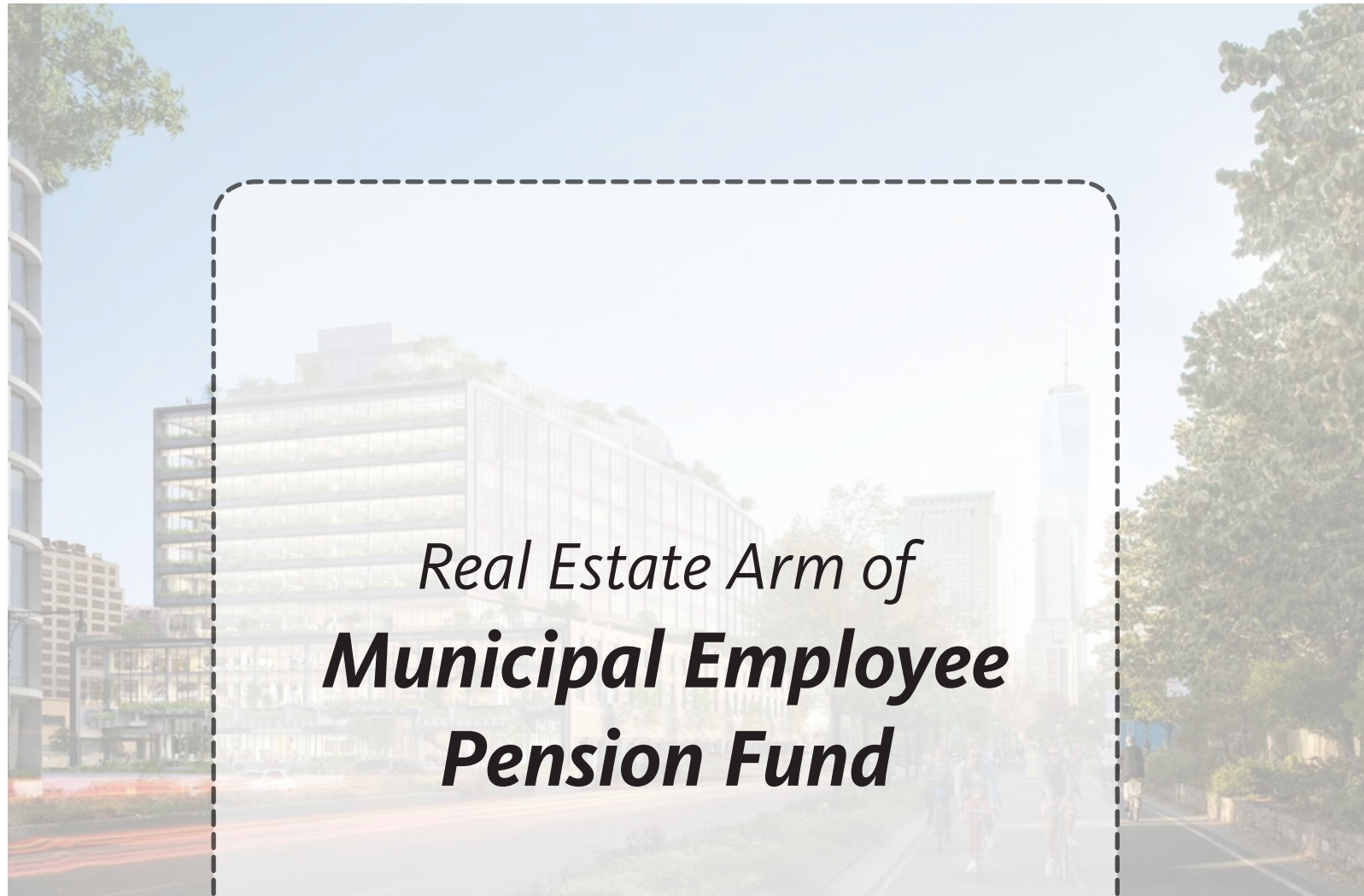
8. Transportation

9. Q & A

Project Review Process



Oxford Overview



Oxford Overview



Philosophy

Meaningfully Improve how people experience our buildings

ROOF / LEASING / COLOR BY USE

Oxford Overview



Principles

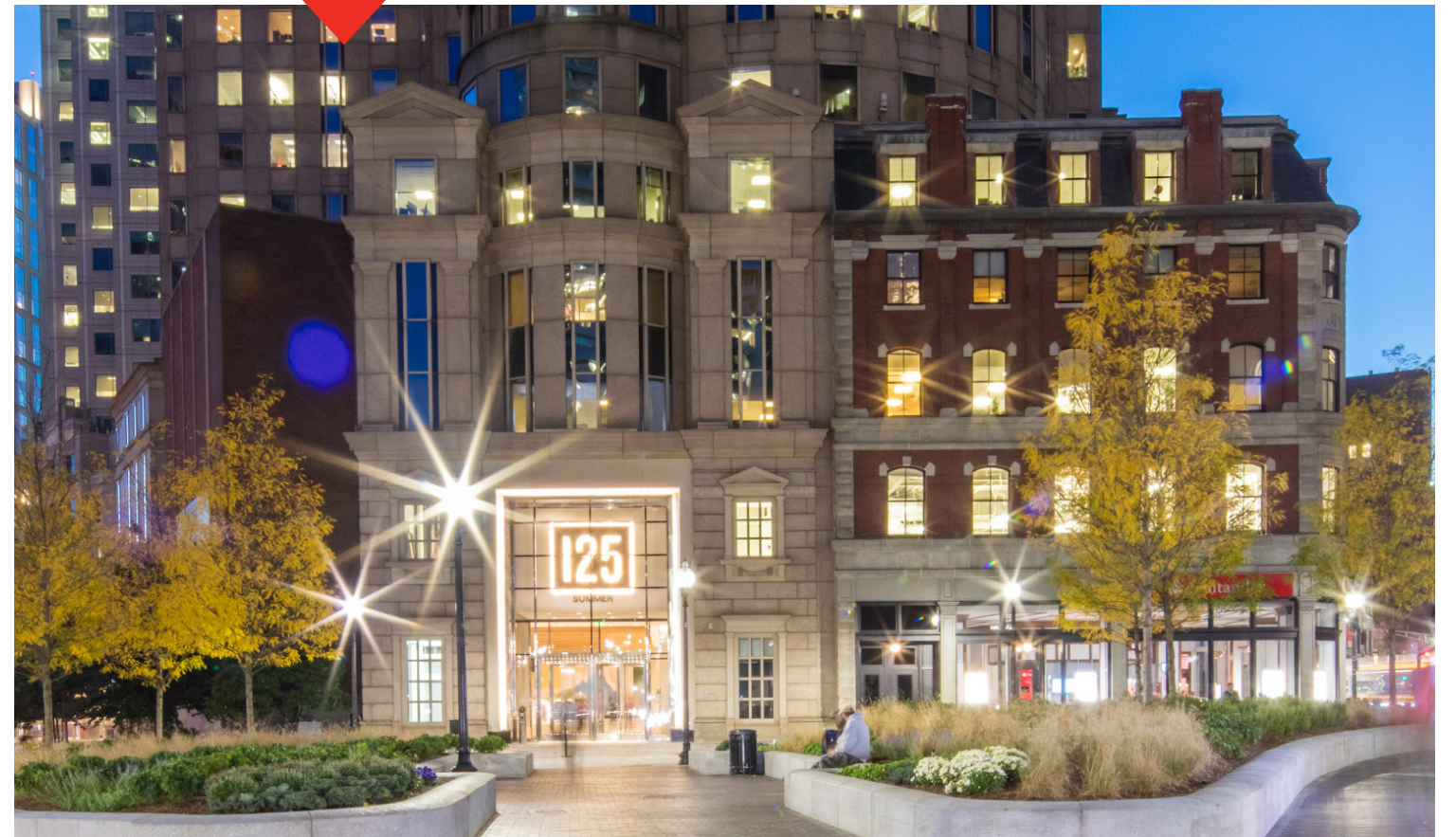
- Long Term
- Community Oriented
- Transformational Real Estate

ROOF / LEASING / COLOR BY USE

Oxford Overview

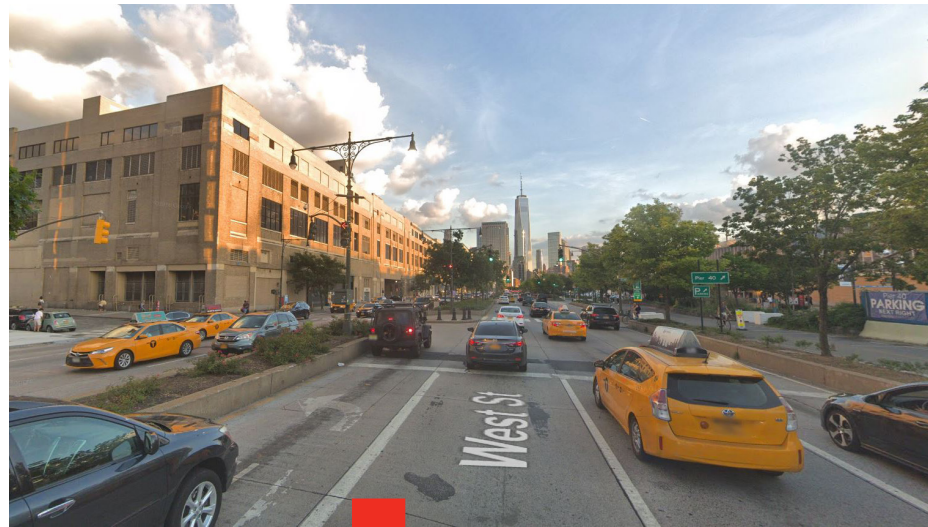


Lobby
125 Summer

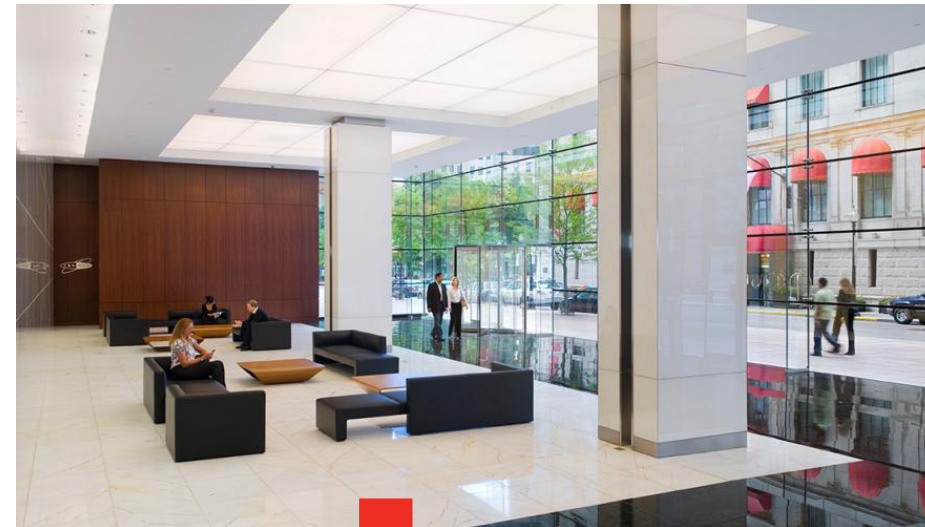


Building Entry and Plaza

Oxford Overview



550 Washington St, NY



225 Franklin St, Boston

Existing Conditions



Lincoln St. Looking South



Surface Road Looking South



1-92 Ramp Looking South

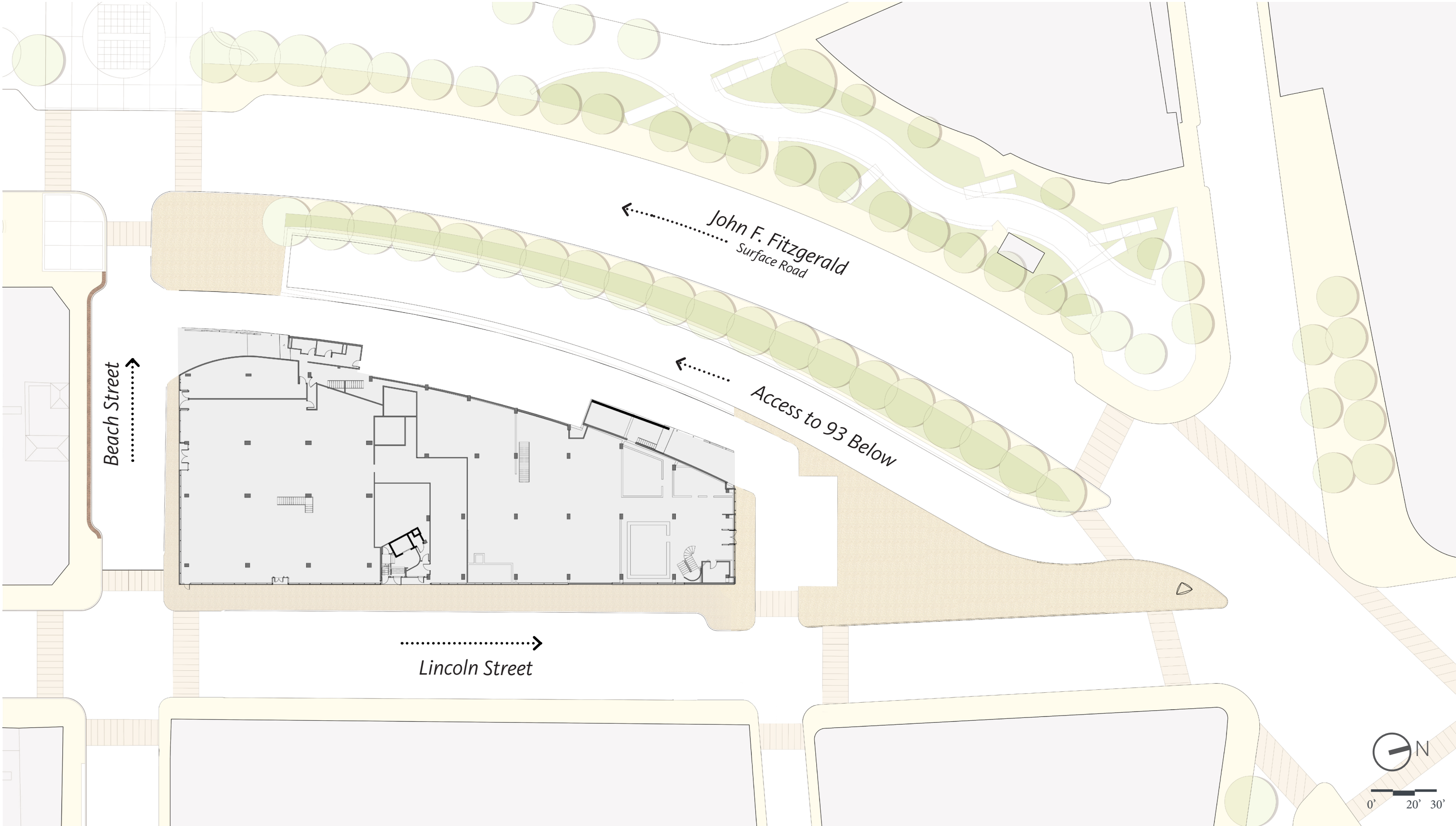


Lincoln St. Looking West



Beach St. Looking East

Existing Ground Floor Plan



Project Rationale

Proximity to Public Transit

Site Area: 27,985 SF

***Need for Modern Office**
within Downtown Core*

***Density** provides
Transformative Public Benefits*

SITE

Project Vision

City-Wide

Leather District

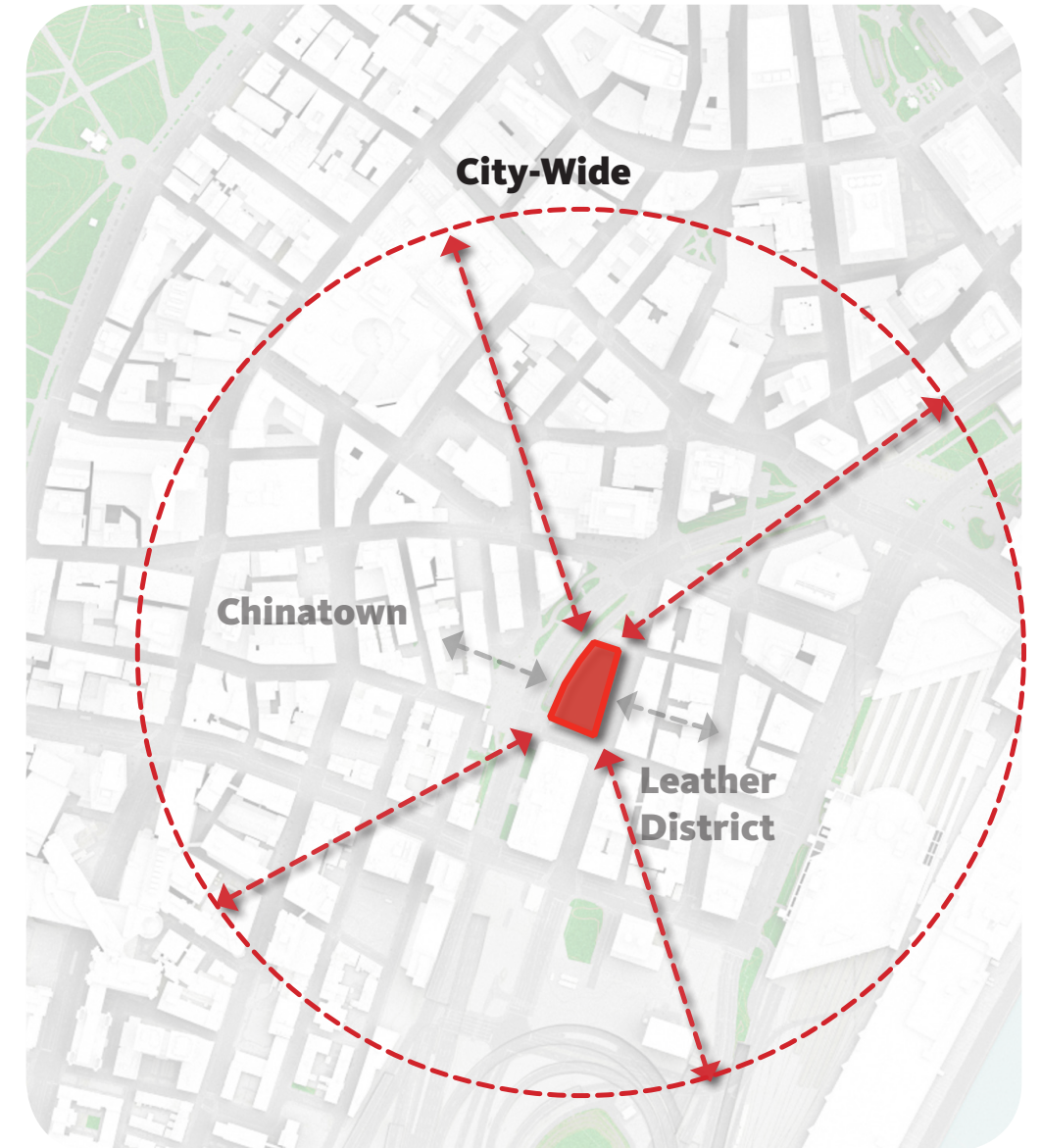
Chinatown



City of Boston

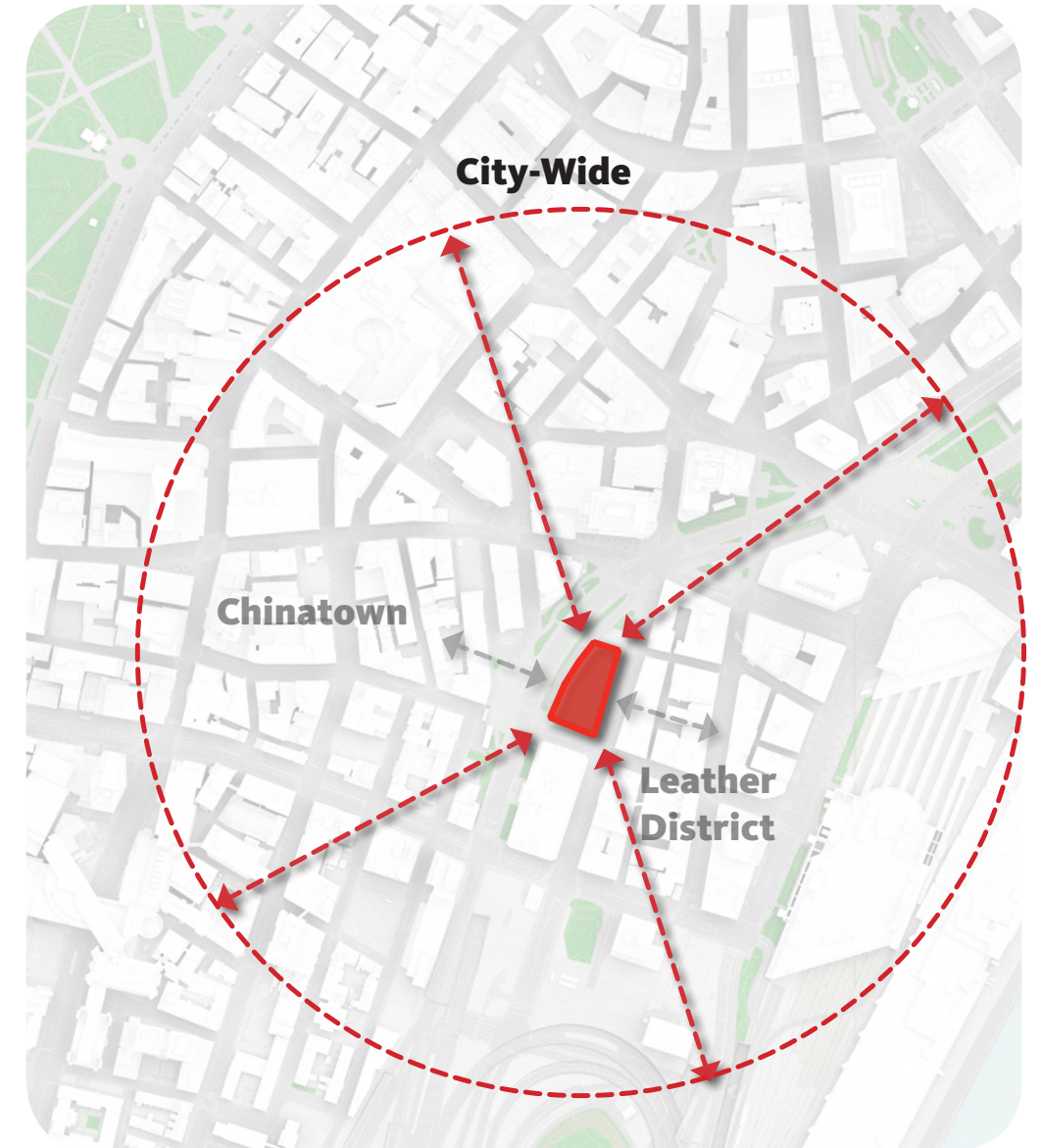
ADDITION OF
Accessible Modern Office Space

PROVIDE
*the City of Boston a Competitive
Option to Attract Business*



ADDRESS CHANGING NEEDS OF WORKPLACE

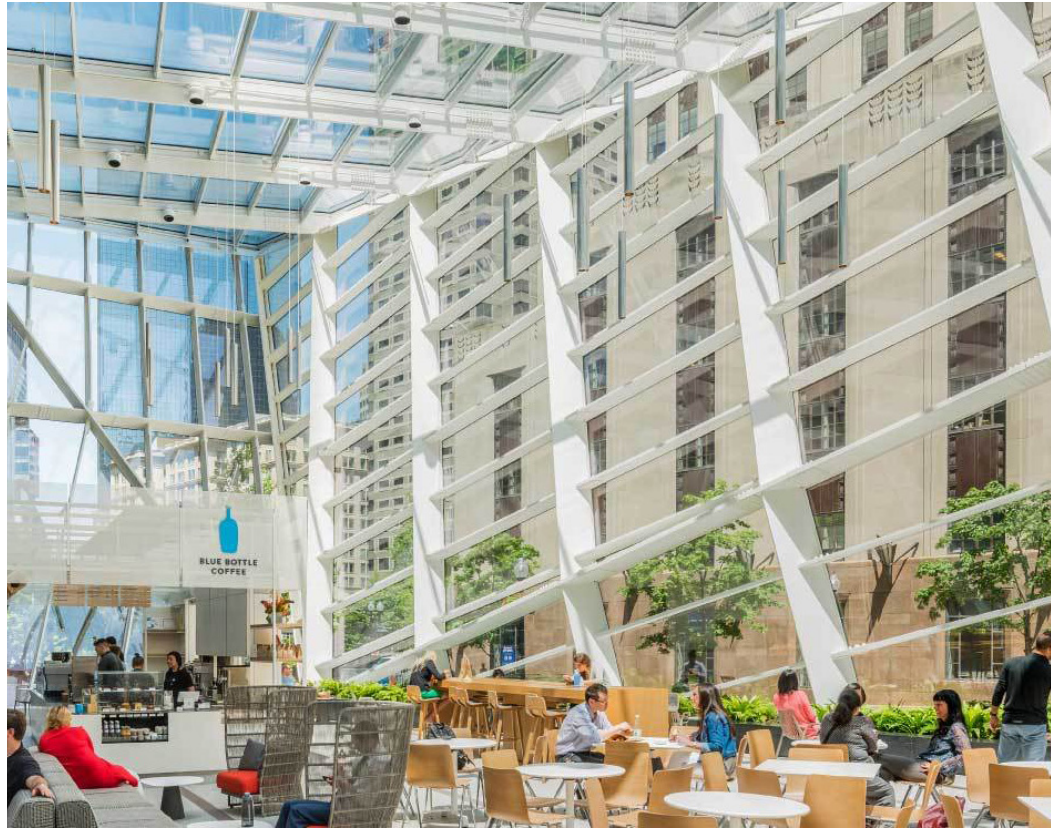
- *Transit Oriented*
- *Vibrant and Connected*
- *18 Hour Activation*



Today's Workplace



Smith Center, Cambridge



100 Fed, Boston



District hall, Boston



Cambridge Innovation Center (CIC), Boston



888 Brannan St, San Francisco



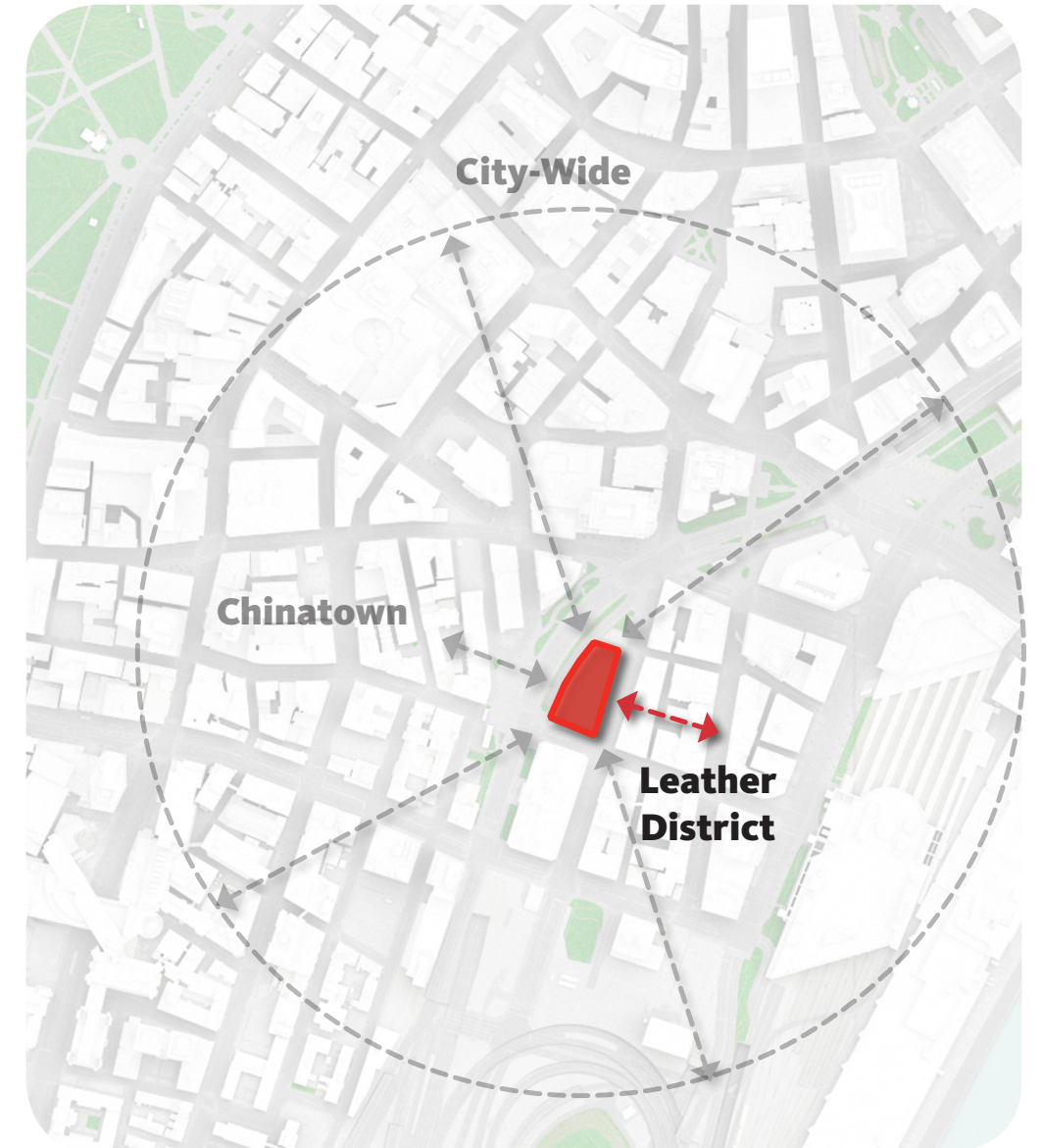
NCR, Atlanta

Leather District

ACTIVATE

-Remove Outdated and Unattractive Open Parking Garage

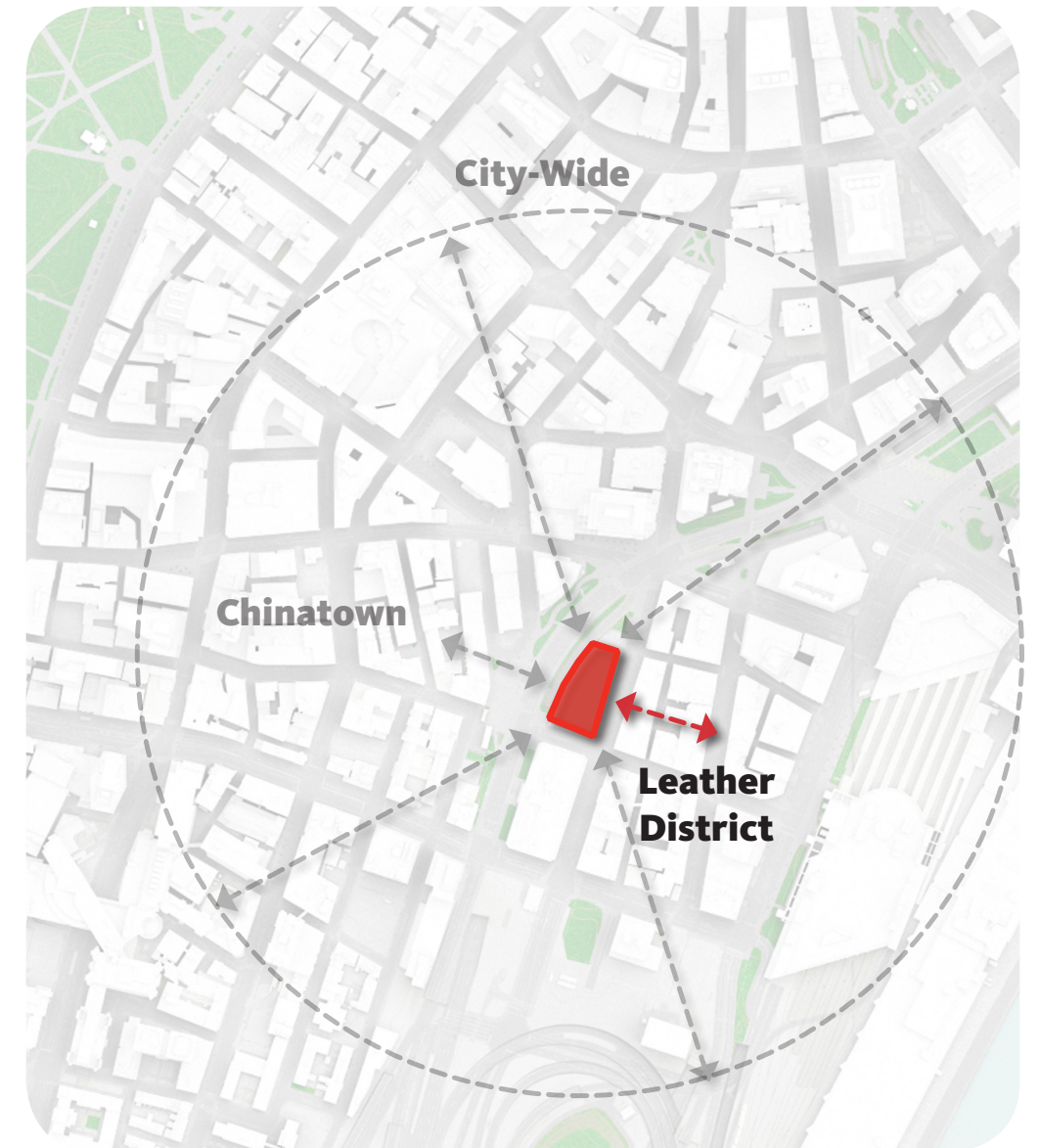
-Increase Street Activation by Vibrant 18 Hr Retail Offerings



Leather District

CONNECT

- *Improve Streets, Sidewalks & Crosswalks*
- *Create New Indoor & Outdoor Public Spaces*
- *Connect to Greenway*



Chinatown

CREATE

New Affordable Housing

MAINTAIN

Important Neighborhood Businesses

IMPROVE

Public Realm



125 Lincoln

Where a Rich, Historic Context meets the Modern City

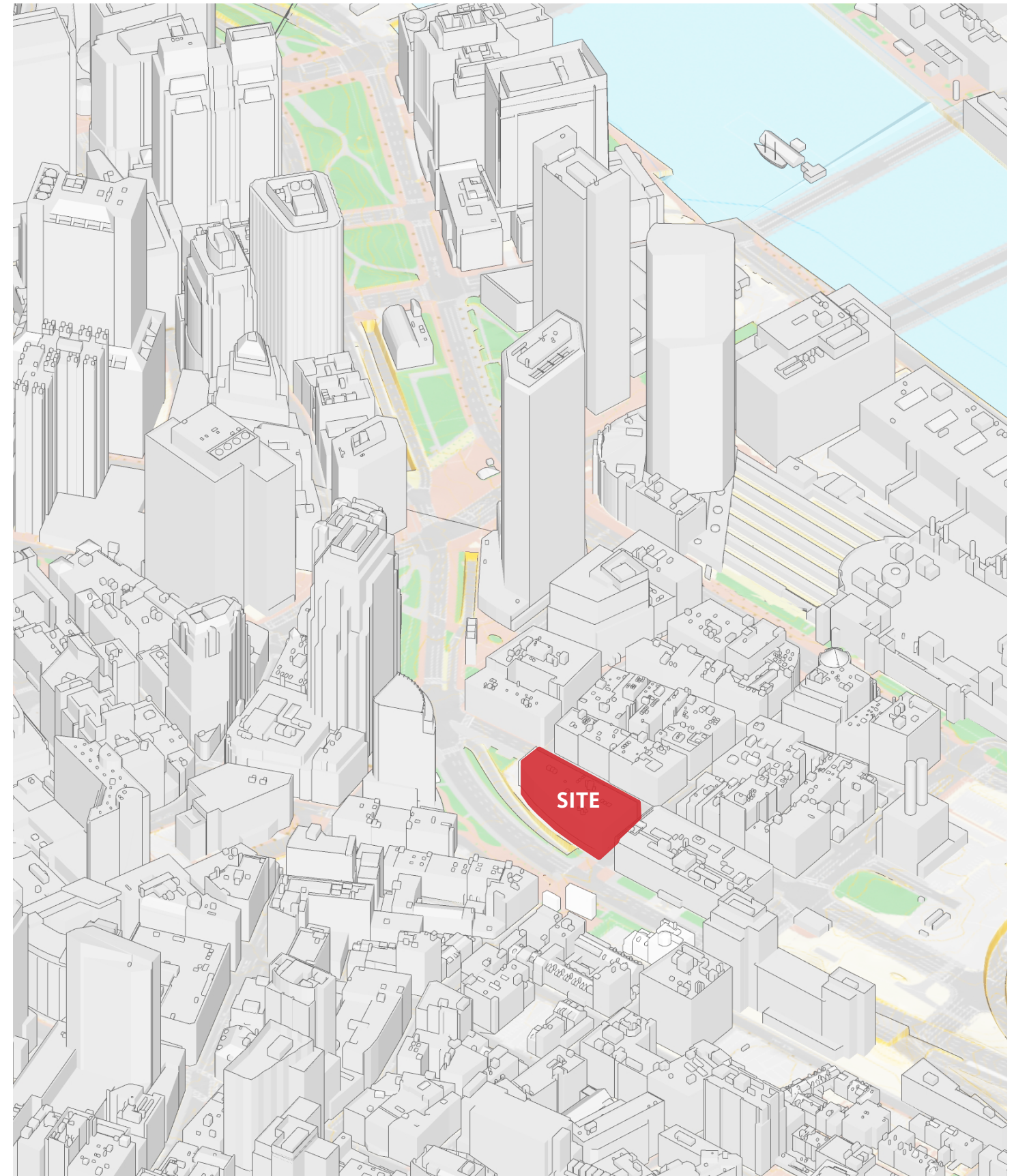
- *Celebrate the Intersection of Old and New.*
- *Represent the Evolution of the City of Boston.*

Compliment the City at Various Scales

- *Be Human Centric and Textured at Street.*
- *Act as a Gateway to and from Adjoining Neighborhoods.*
- *Be a Marker for the District on the City's Skyline.*

A Place that...

- *Enriches the Community*
- *Inspires its Occupants.*



Site Improvements



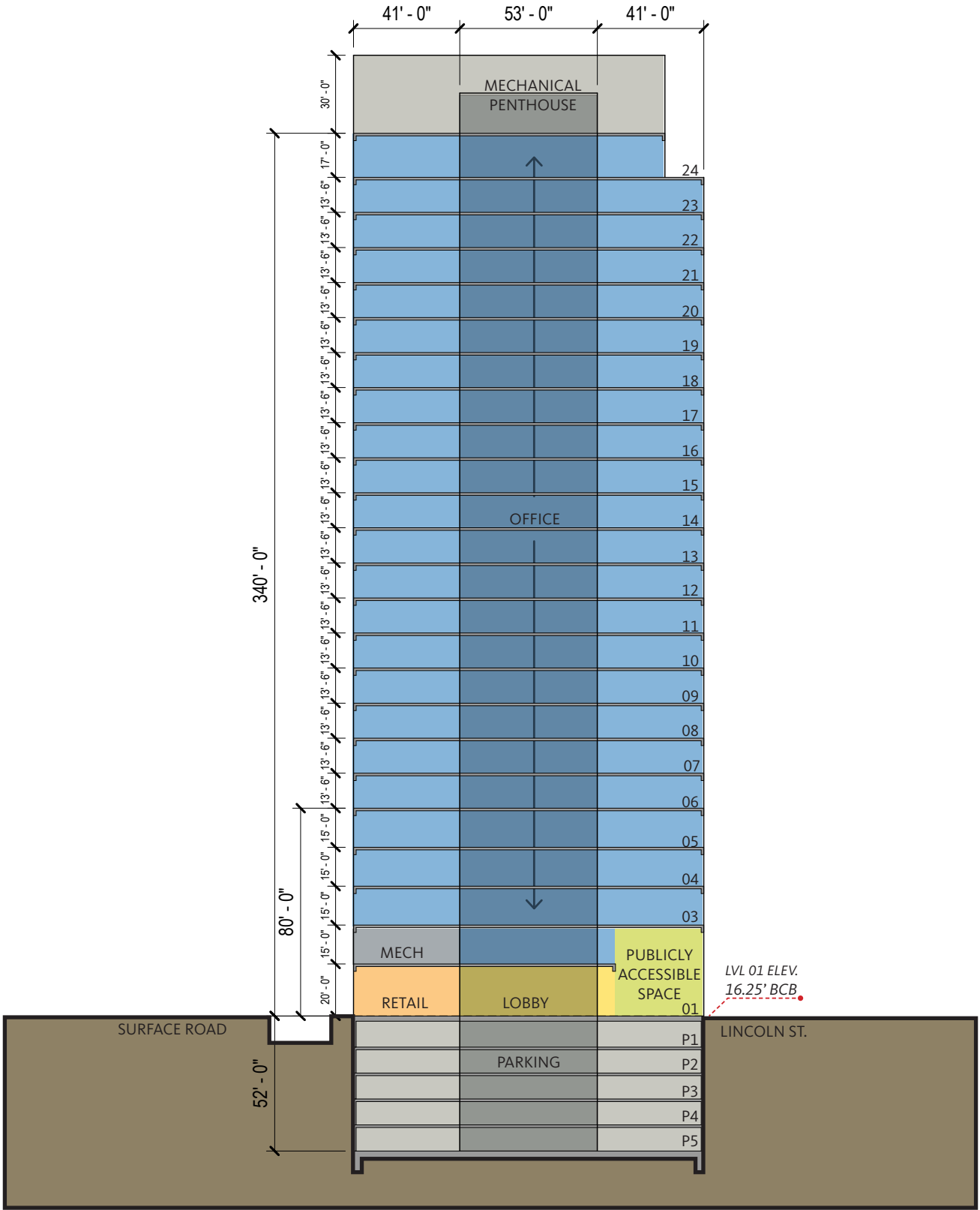
Site Area: 27,985 S.F.
Total Improved Site Area: 47,960 +/- S.F.
Public Park Area: 7,500 +/- S.F.

Site
27,985 S.F.

Total Improved Site
47,960 S.F.

Proposed Program

Schematic Section



PROGRAM DISTRIBUTION

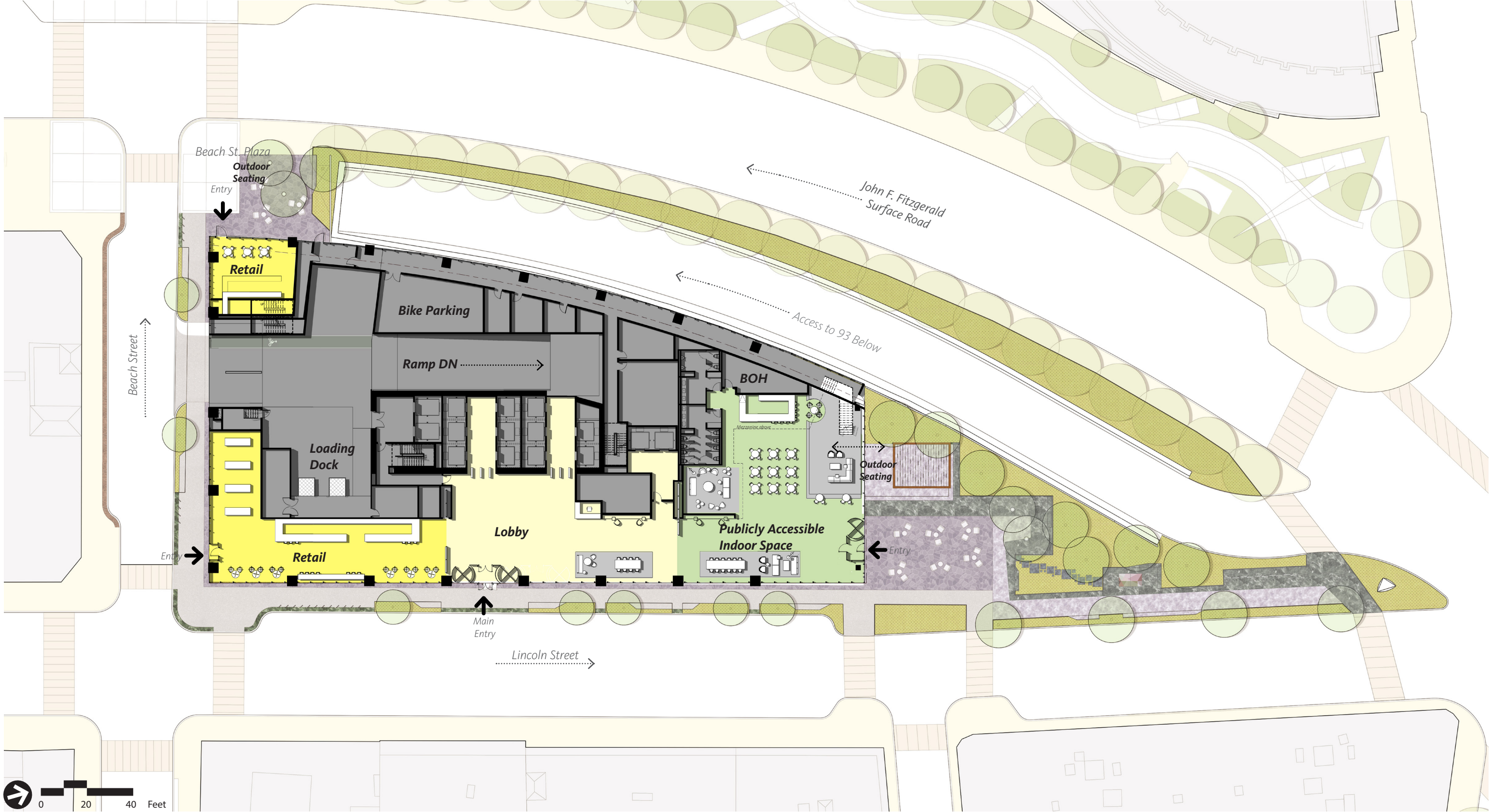
- **Office area** : 620,560 sqft
- **Retail area** : 4,100 sqft
- **Publicly accessible indoor space** : 7,500 sqft

BUILDING METRICS

- F.A.R** : 22.5
- Gross area** : 635,000 +/- sqft

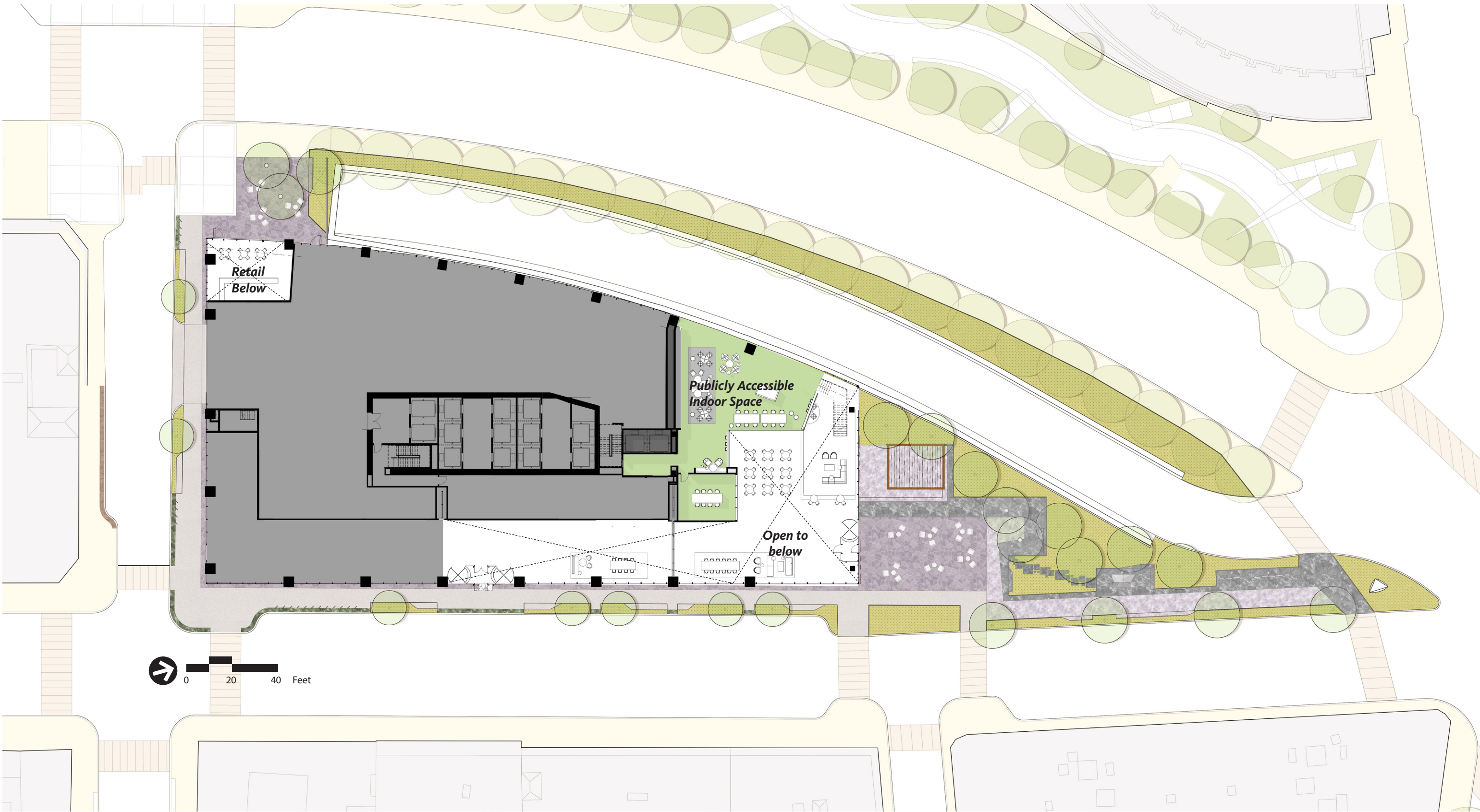
Proposed Ground Floor Plan

Public Realm

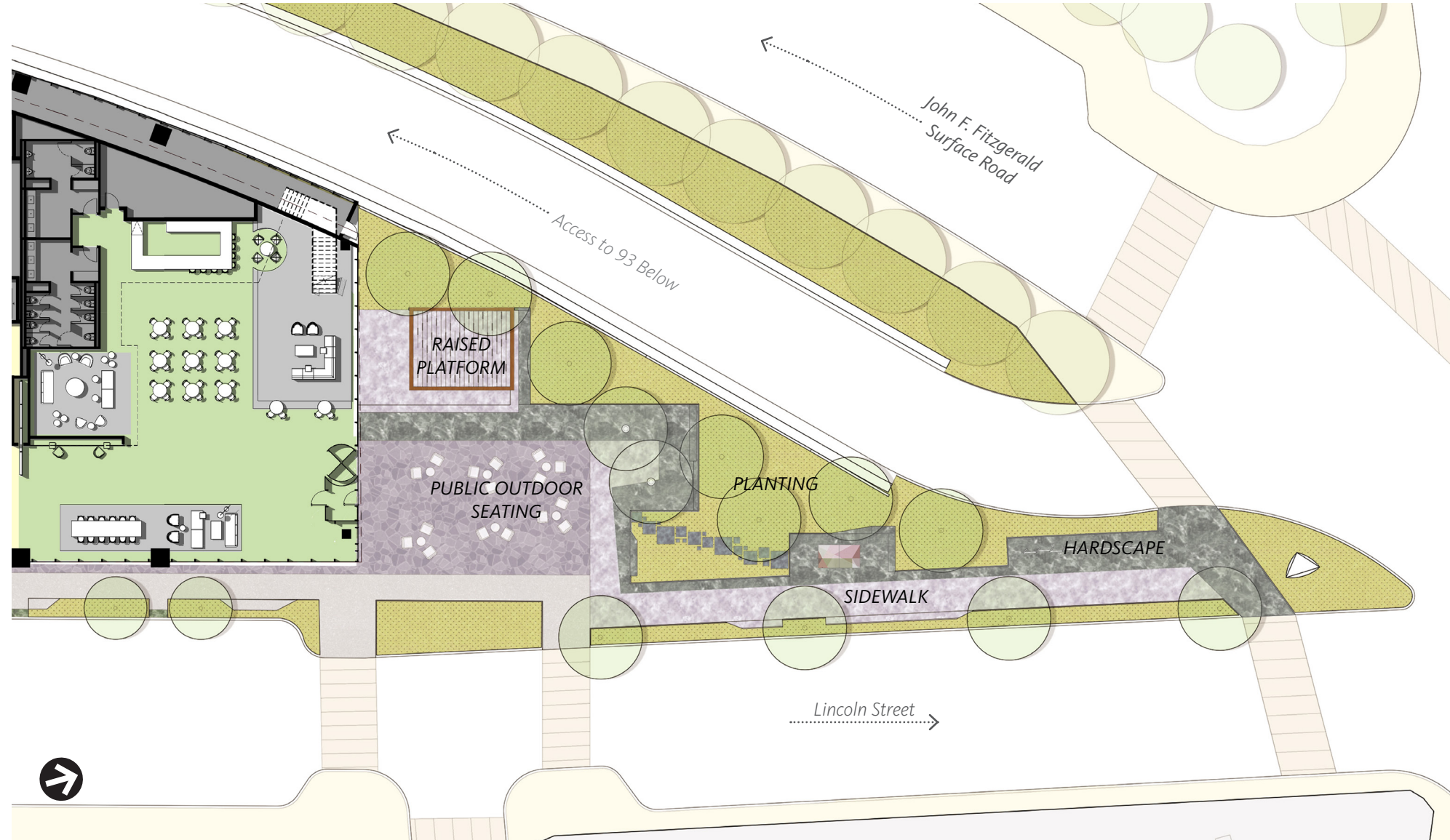


Mezzanine Level Plan

Public Realm



Landscape Design



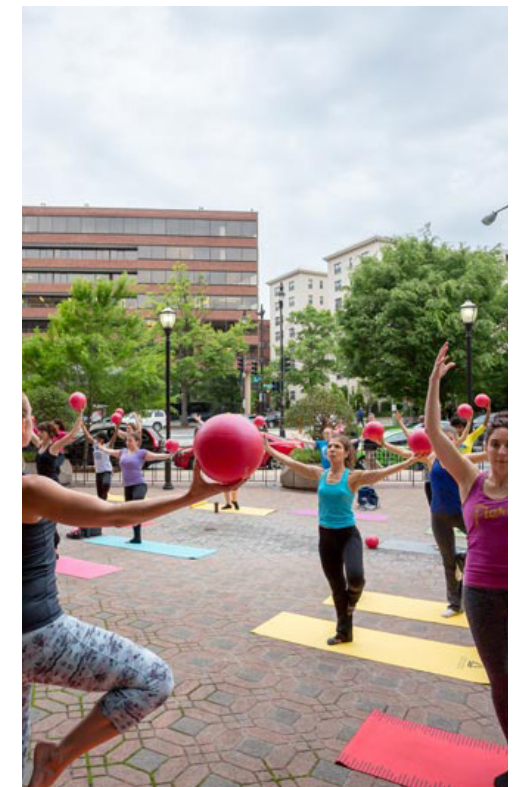
Movie Night/ Performance



Community Learning



Gala/ Event Night



Community Exercise



DISTRICT JUNCTION

1000
1000
1000

Perspective views

From Essex St. looking southeast



Perspective views
From Tufts St. looking west



Perspective views

From Beach St. looking northwest



Perspective views

From Chinatown Park looking east



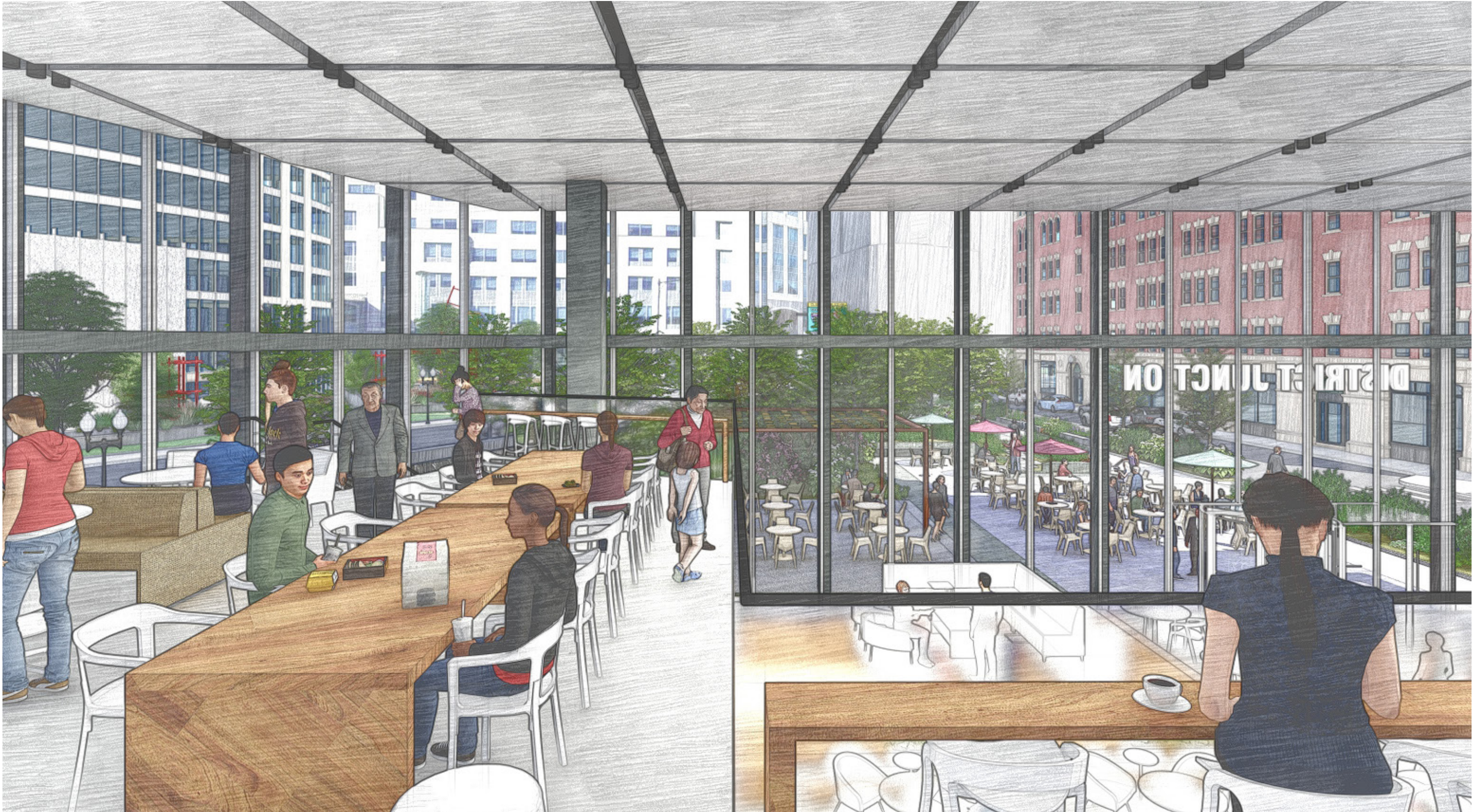
Perspective views

Interior View of Publicly Accessible Space



Perspective views

Looking towards Park from Publicly Accessible Mezzanine Level



Sustainability and Environmental Strategies

PERFORMATIVE GOALS

1. Minimum **LEEDv4Gold** certifiability for Core and Shell.
2. Exploring **WELL v2** Certification for Core and Shell.
3. Drive Down **Energy Use**
4. Acknowledge City and Oxford interest in:
 - **Net Zero** Feasibility Assessment
 - **Passive House** Strategies
 - **Carbon Neutrality** Strategies

FEATURES

1. **High efficiency** building systems.
2. Design for **active chilled beam** terminal units within tenant spaces.
4. **High performance** building envelope.
5. Parking for **carpools**, low-emitting/ fuel -efficient vehicles and electric vehicle **charging stations**.
6. Enclosed and secure long-term **bike storage** and short term **bike parking**.
7. **Deployable flood mitigation structures** for potential flooding during extreme storm events.
8. **Critical infrastructure** above ground floor.
9. Potential **community support** during long-term, extreme weather events.
10. **High floor-to-floor** at ground level.
11. Supplementing '**Blue Bike**' capacity in the Neighborhood.

Transportation Overview



Transportation Overview

Site Access Plan



Q & A

