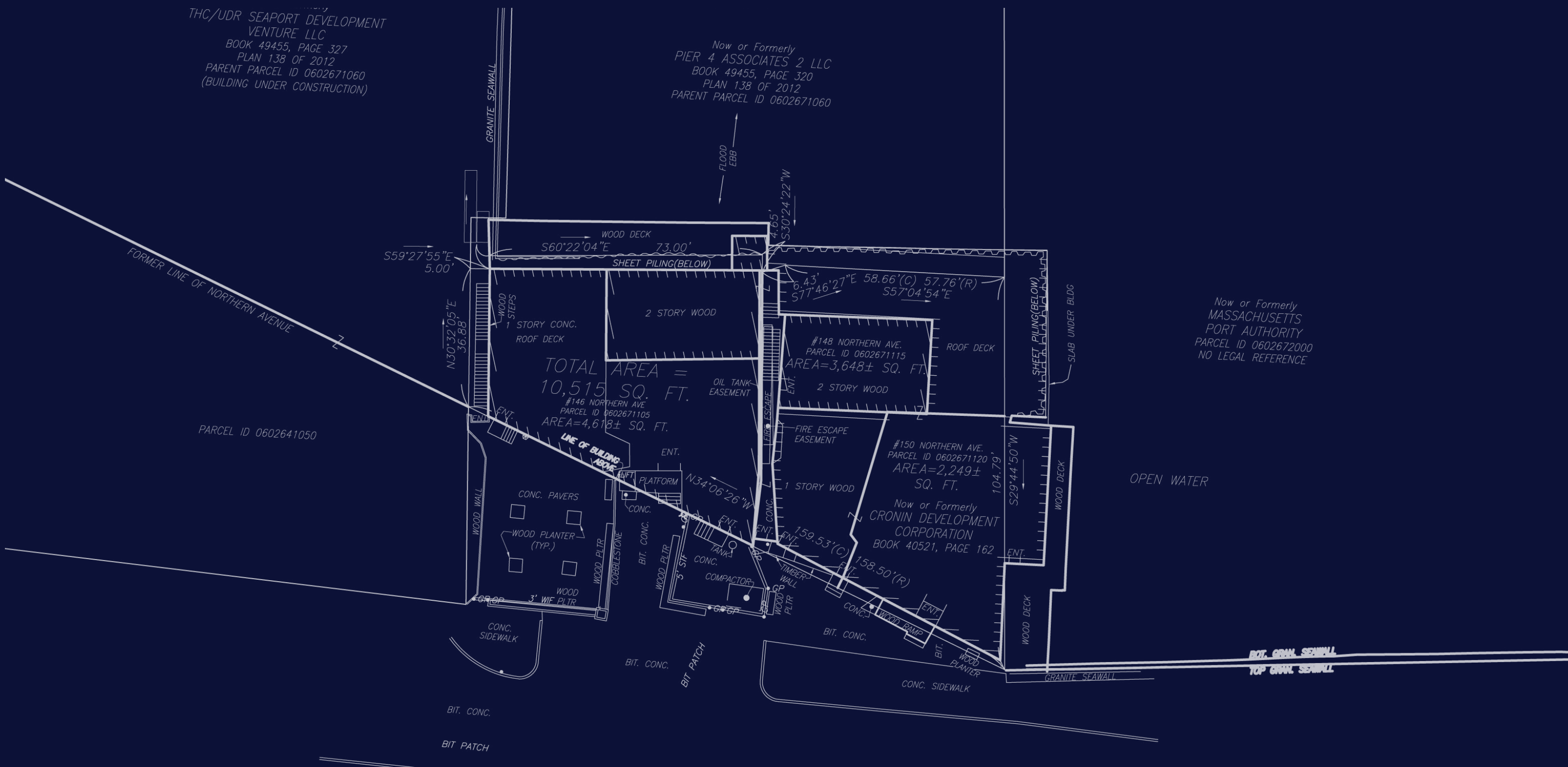


THC/UDR SEAPORT DEVELOPMENT
VENTURE LLC
BOOK 49455, PAGE 327
PLAN 138 OF 2012
PARENT PARCEL ID 0602671060
(BUILDING UNDER CONSTRUCTION)

Now or Formerly
PIER 4 ASSOCIATES 2 LLC
BOOK 49455, PAGE 320
PLAN 138 OF 2012
PARENT PARCEL ID 0602671060

Now or Formerly
MASSACHUSETTS
PORT AUTHORITY
PARCEL ID 0602672000
NO LEGAL REFERENCE



150 SEAPORT BOULEVARD

APRIL 19, 2016 : PUBLIC MEETING

PUBLIC BENEFITS

PROVIDE A MIXED-USE ENVIRONMENT BY CREATING RESIDENTIAL AND CIVIC USES

IMPROVE THE PEDESTRIAN ENVIRONMENT BY COMPLETING AND ENHANCING THE STREETScape ALONG SEAPORT BOULEVARD

COMPLETE THE BOSTON HARBORWALK AND PROVIDE DIRECT ACCESS TO BOSTON HARBOR

CREATE A DISTINCTIVE ARCHITECTURAL DESIGN

ADVANCE SUSTAINABLE DESIGN

PROMOTE BOSTON'S AFFORDABLE HOUSING OBJECTIVES

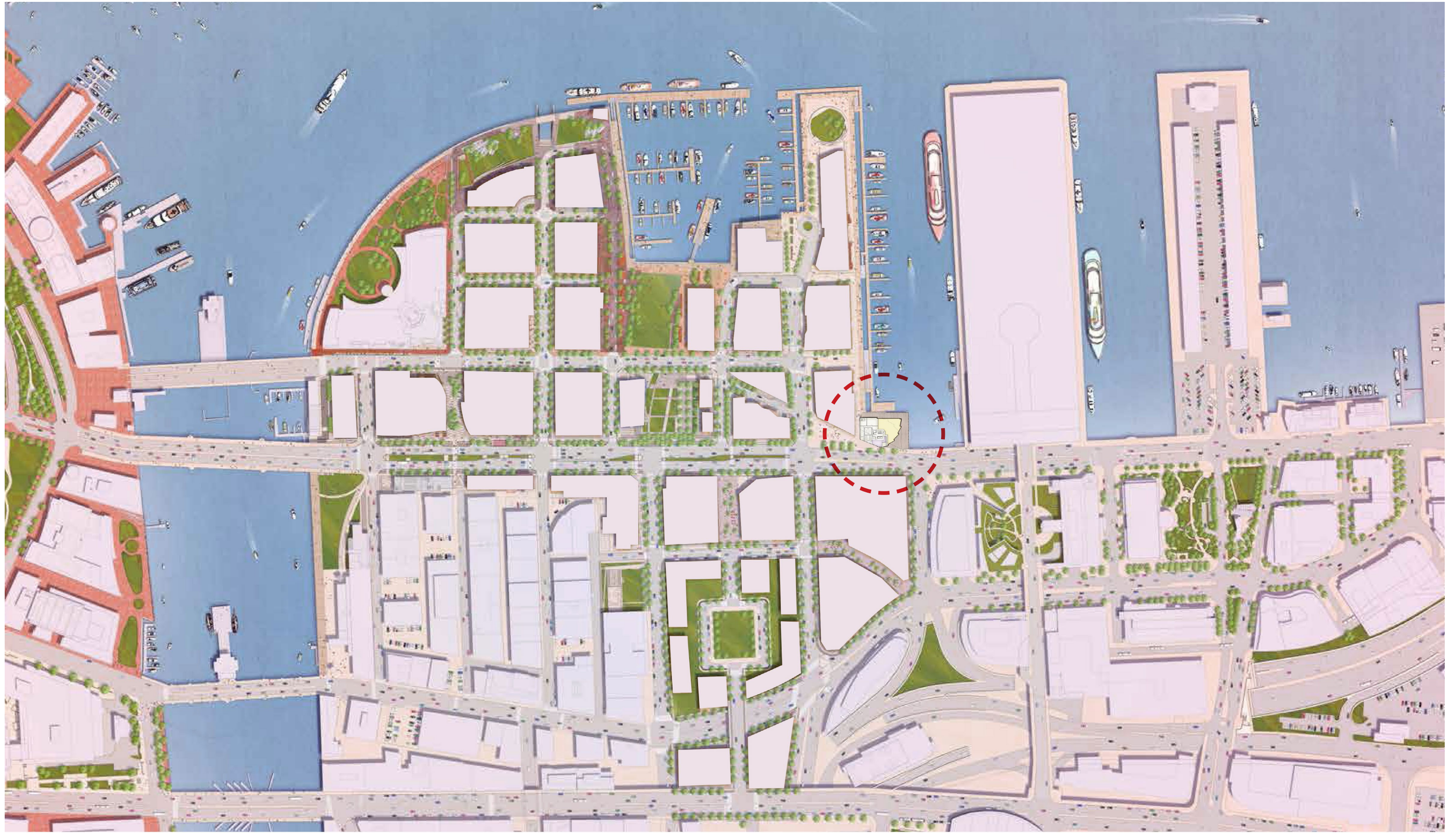
INCREASE EMPLOYMENT OPPORTUNITIES

ENHANCE PROPERTY TAX REVENUE

PROMOTE TRANSIT-ORIENTED DEVELOPMENT

ADVANCE SMART GROWTH PRINCIPLES

SITE



SITE



150 SEAPORT BOULEVARD
Boston, MA

EXISTING SITE ~~BH&K CONCEPT~~
APRIL 19, 2016

ELKUS | MANFREDI
ARCHITECTS



SITE

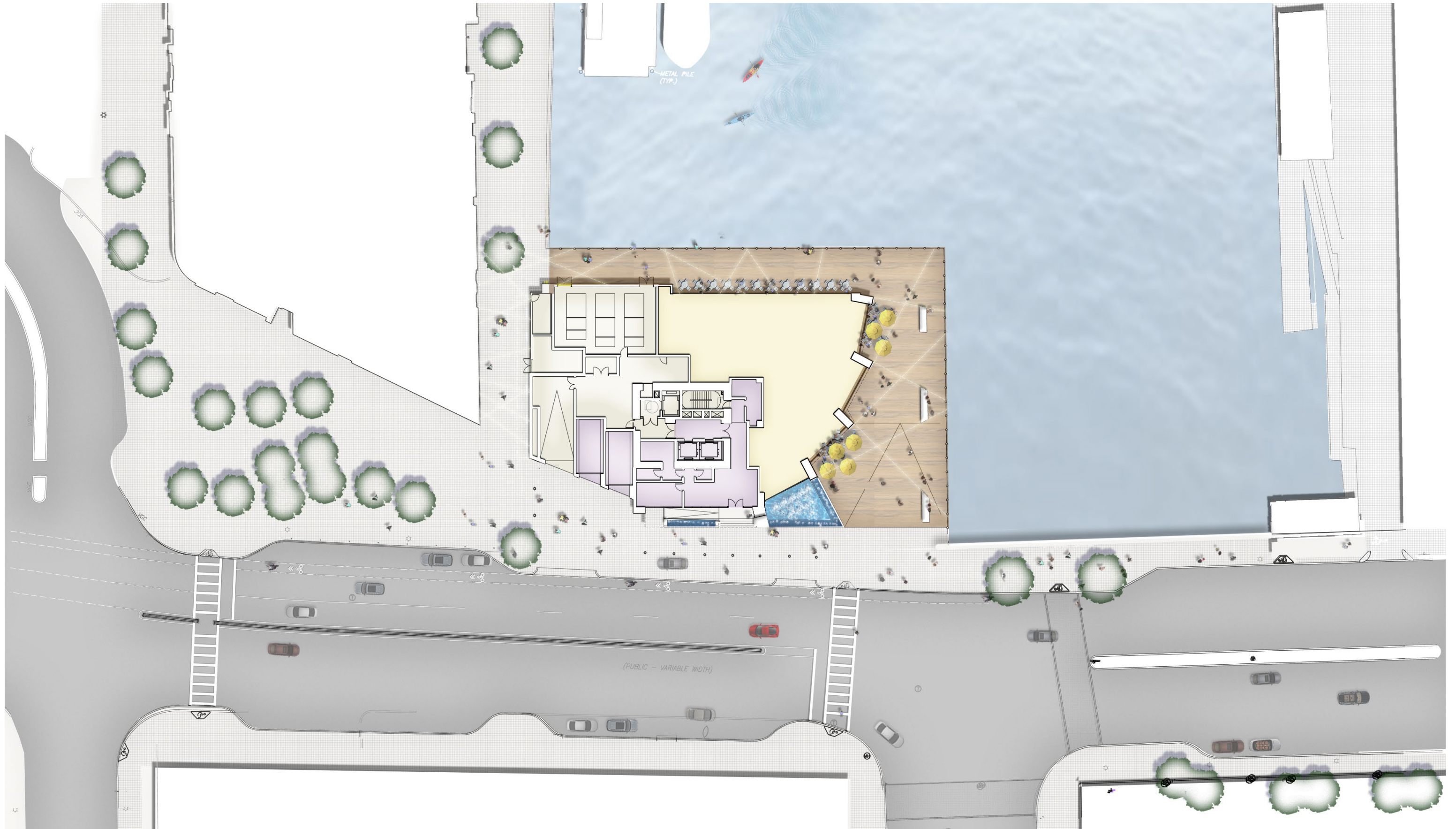


150 SEAPORT BOULEVARD
Boston, MA

EXISTING SITE PHOTOGRAPH
APRIL 19, 2016

ELKUS | MANFREDI
ARCHITECTS

SITE



BUILDING DESIGN



BUILDING DESIGN

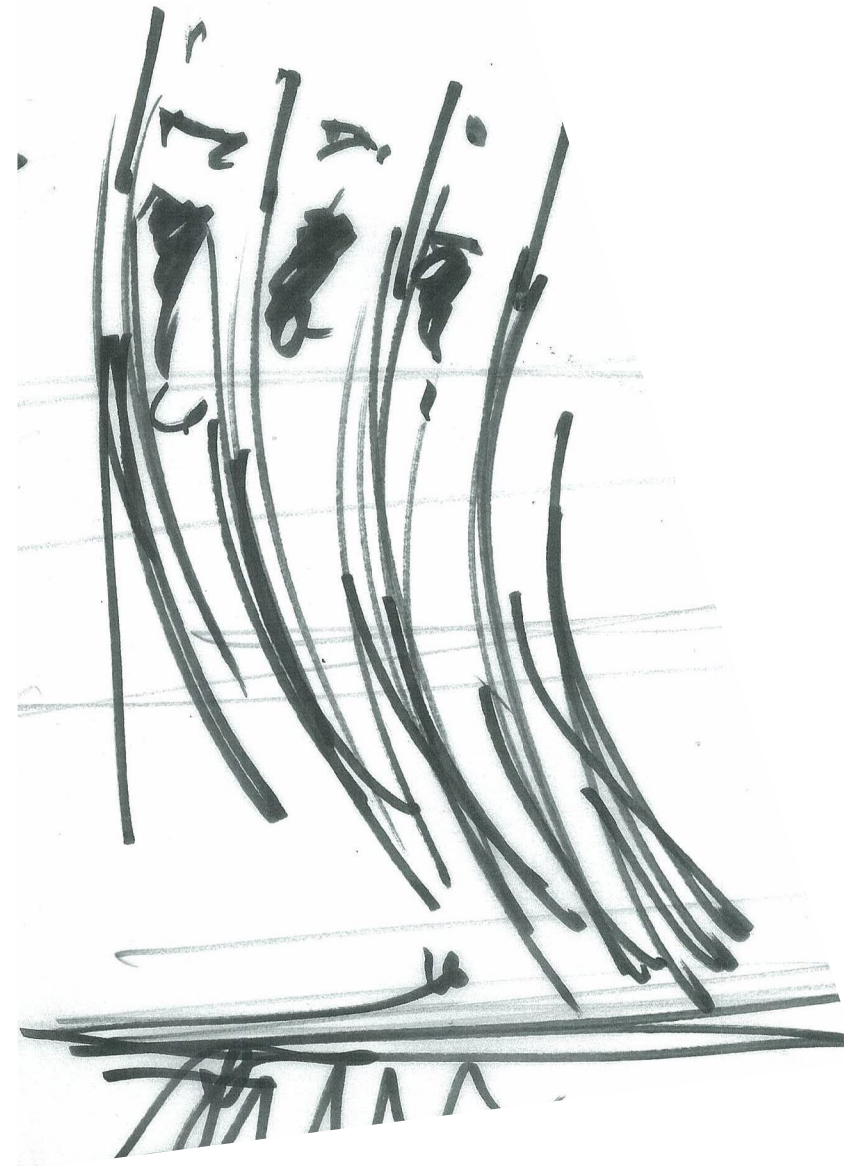
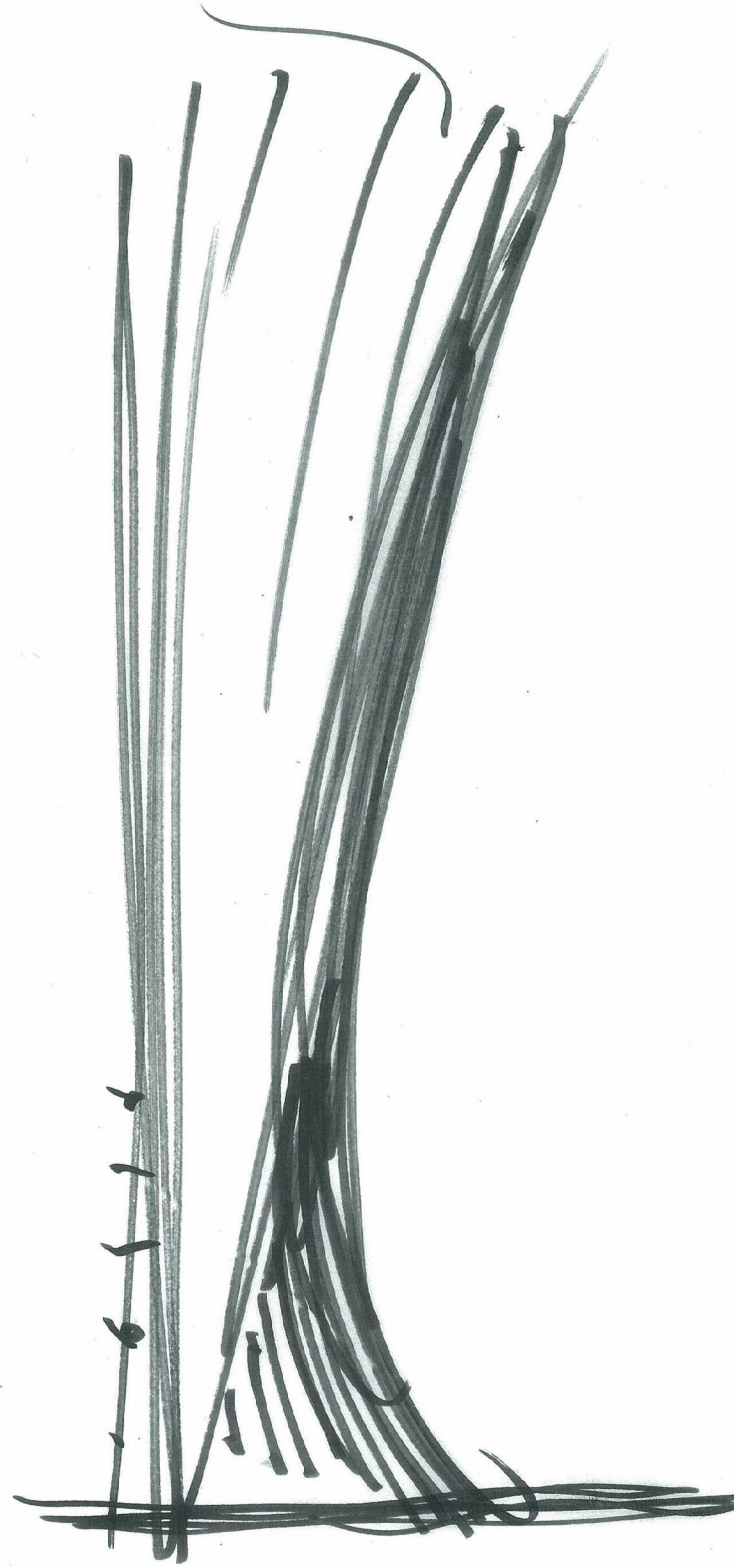


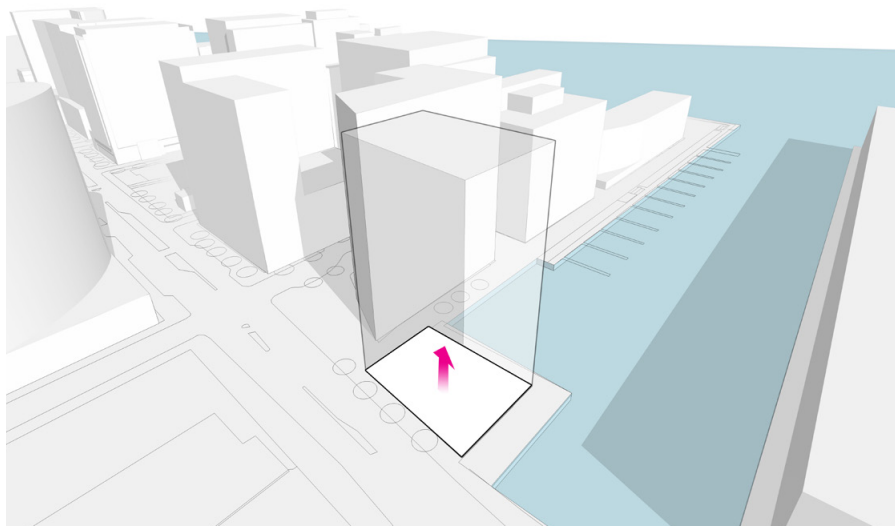
150 SEAPORT BOULEVARD
Boston, MA

INSPIRATION
APRIL 19, 2016

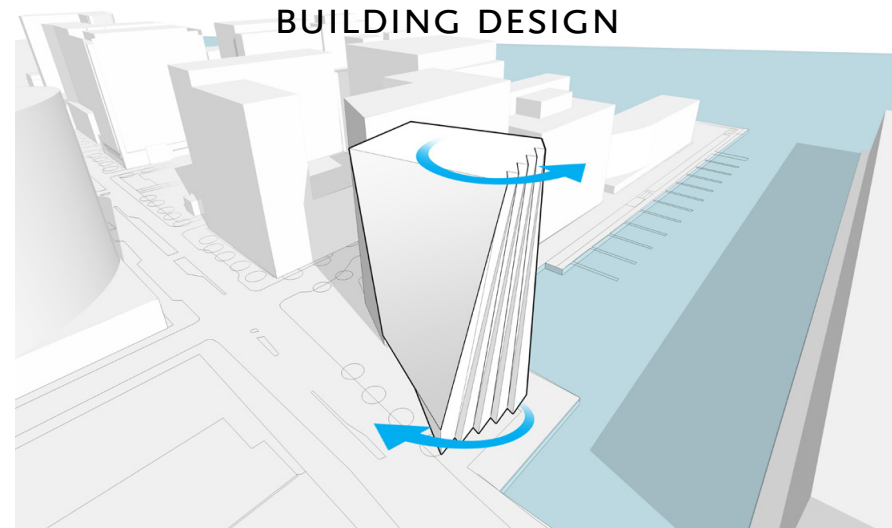
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ARCHITECTS





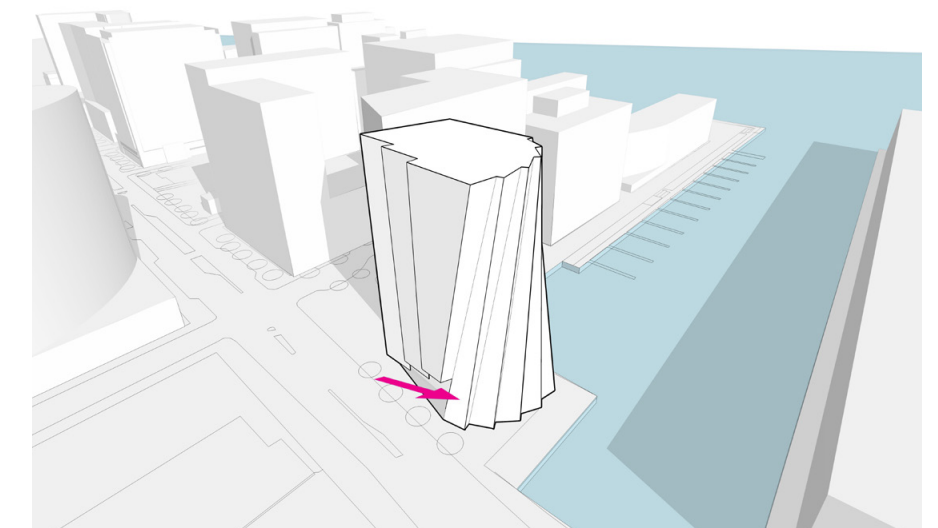


SITE FOOTPRINT & BUILDING ENVELOPE

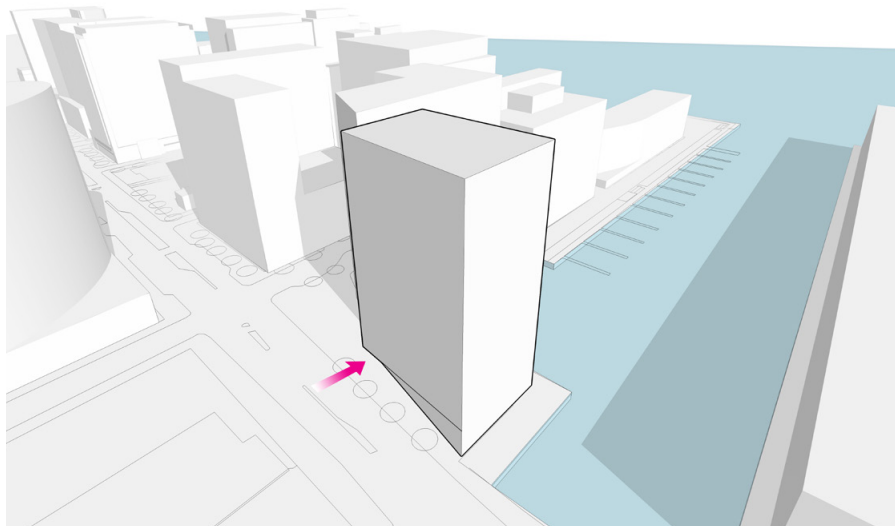


BUILDING DESIGN

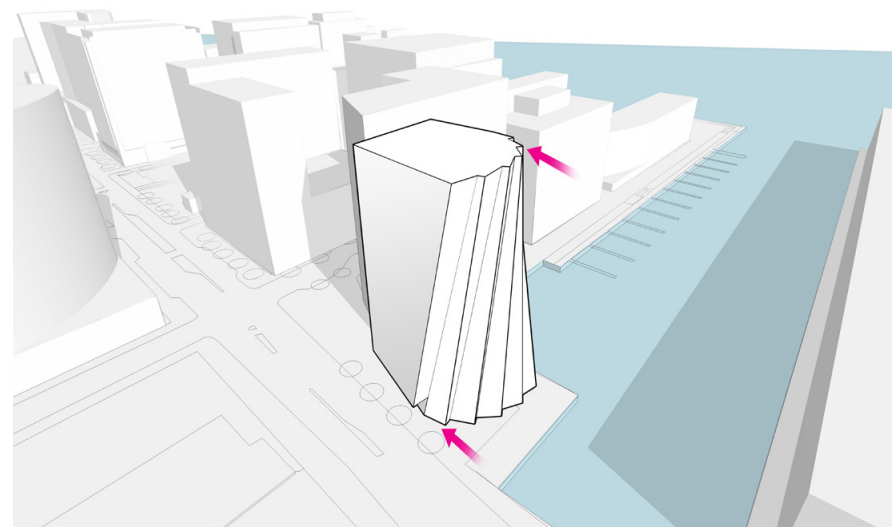
DYNAMIC MODELING



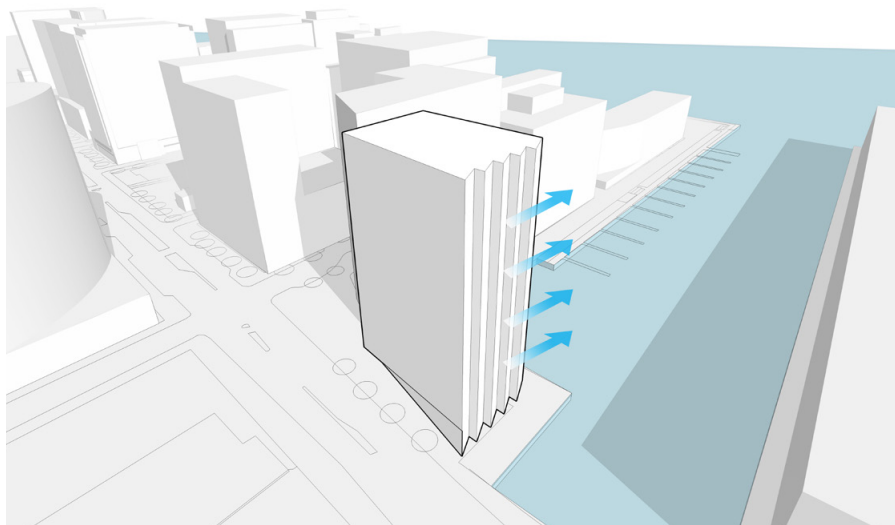
URBAN REALM EXPANSION



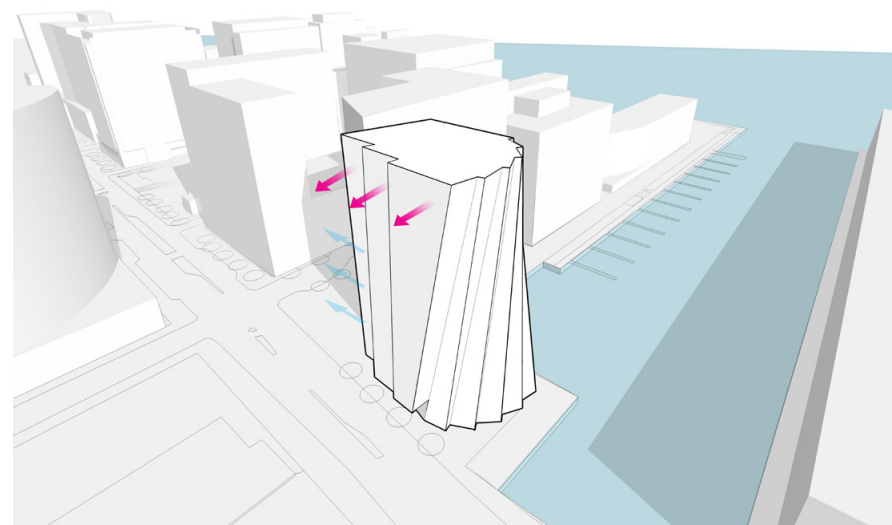
UTILITY EASEMENT



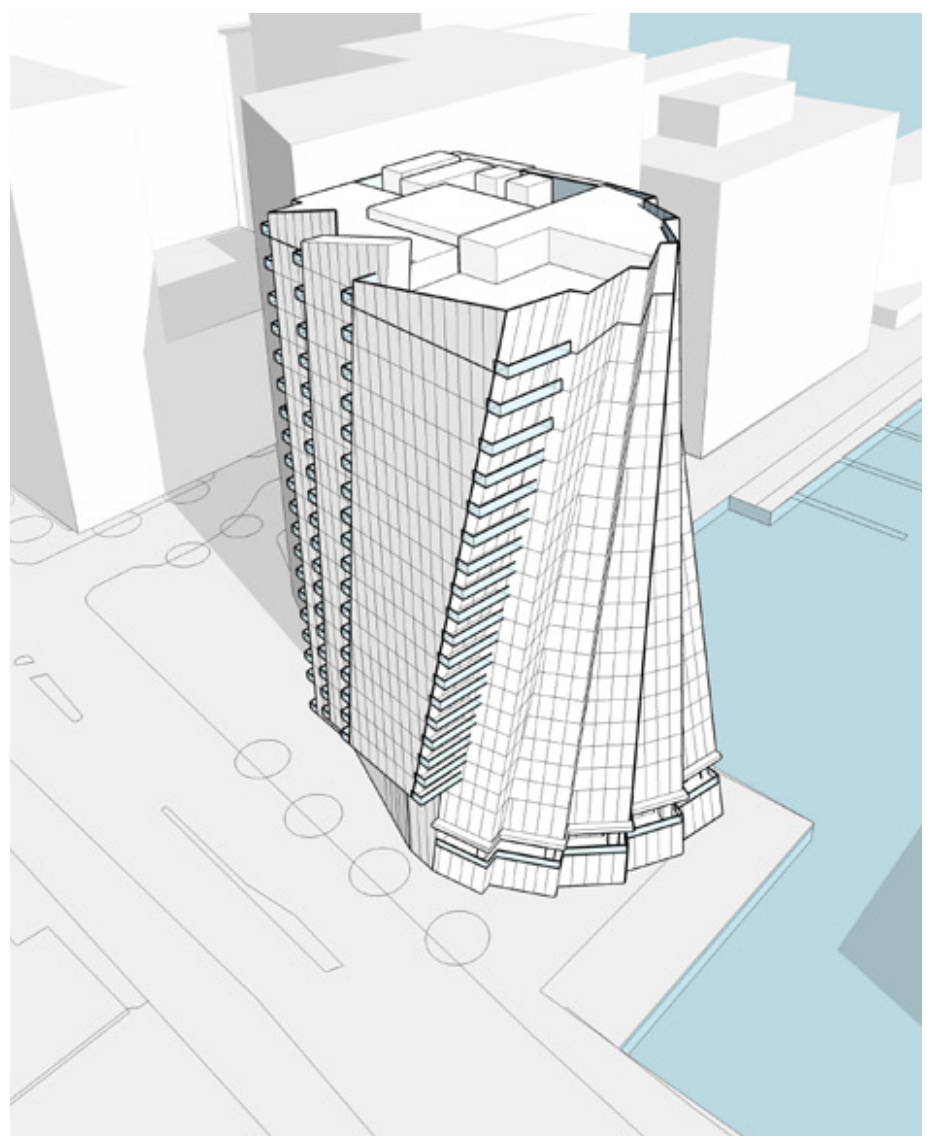
OPEN SPACE AND VIEW CREATION



VIEW OPTIMIZATION



TERRACE EXPANSION



FINAL BUILDING FORM

BUILDING DESIGN



150 SEAPORT BOULEVARD
Boston, MA

VIEW FROM B STREET
APRIL 19, 2016

ELKUS | MANFREDI
ARCHITECTS

BUILDING DESIGN



150 SEAPORT BOULEVARD
Boston, MA

VIEW LOOKING NORTH DOWN SEAPORT BOULEVARD
APRIL 19, 2016

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ARCHITECTS

BUILDING DESIGN



150 SEAPORT BOULEVARD
Boston, MA

NIGHT VIEW FROM THE HARBOR
APRIL 19, 2016

ELKUS | MANFREDI
ARCHITECTS

BUILDING DESIGN



150 SEAPORT BOULEVARD
Boston, MA

VIEW LOOKING EAST ALONG SEAPORT BOULEVARD
APRIL 19, 2016

ELKUS | MANFREDI
ARCHITECTS

BUILDING DESIGN

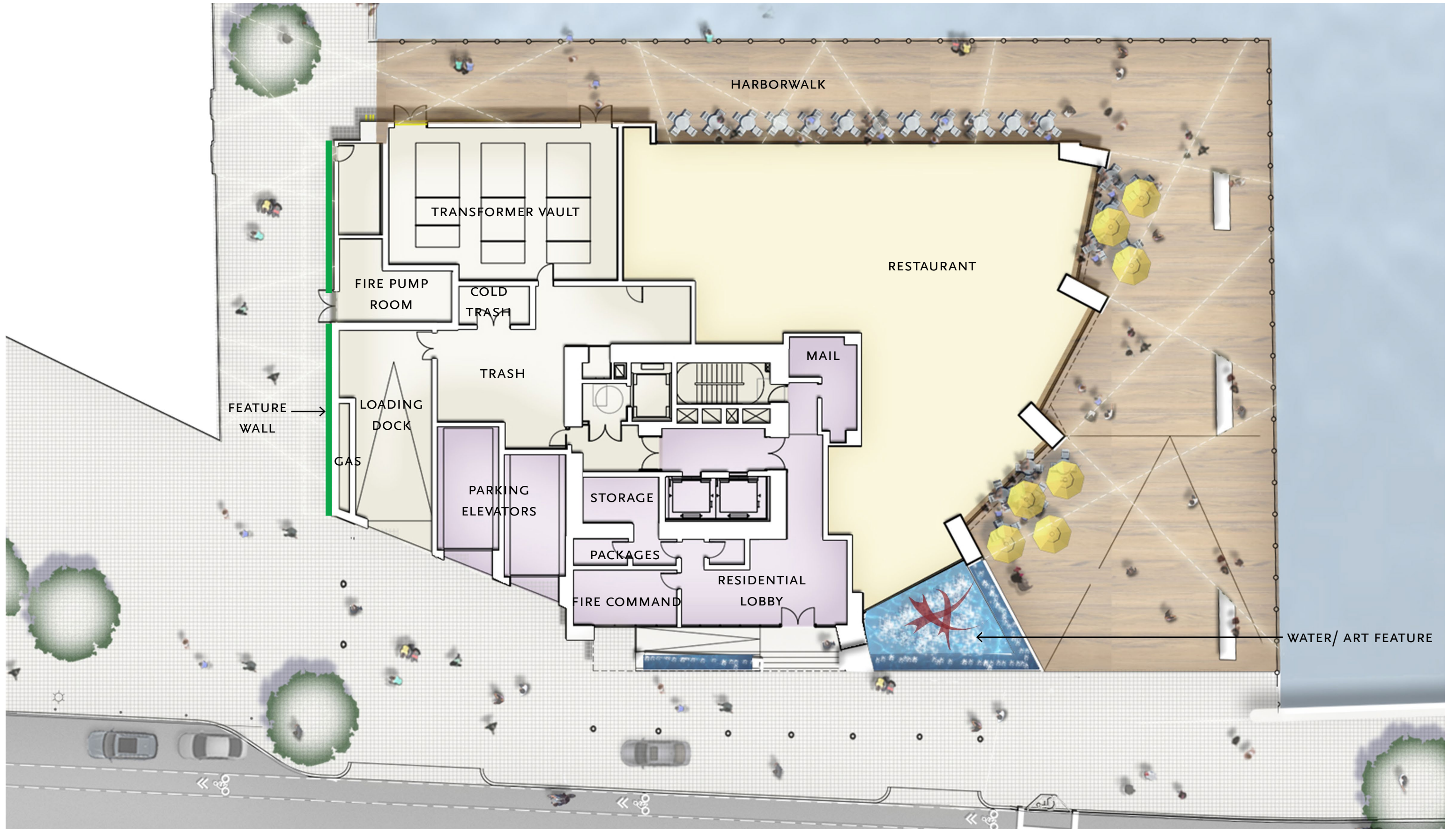


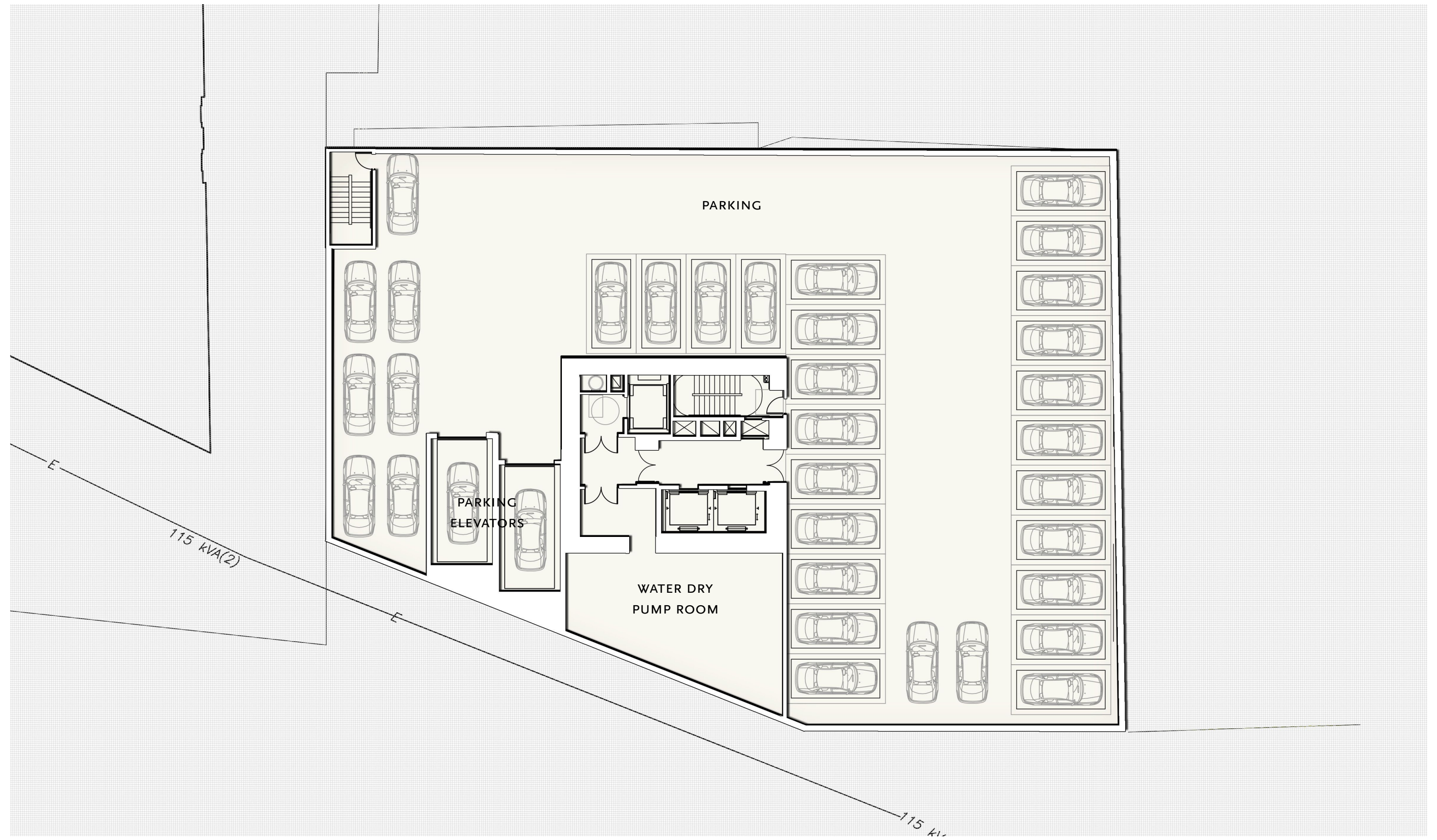
150 SEAPORT BOULEVARD
Boston, MA

ENLARGED VIEW OF GROUND FLOOR OPEN SPACE LOOKING WEST
APRIL 19, 2016

ELKUS | MANFREDI
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BUILDING DESIGN

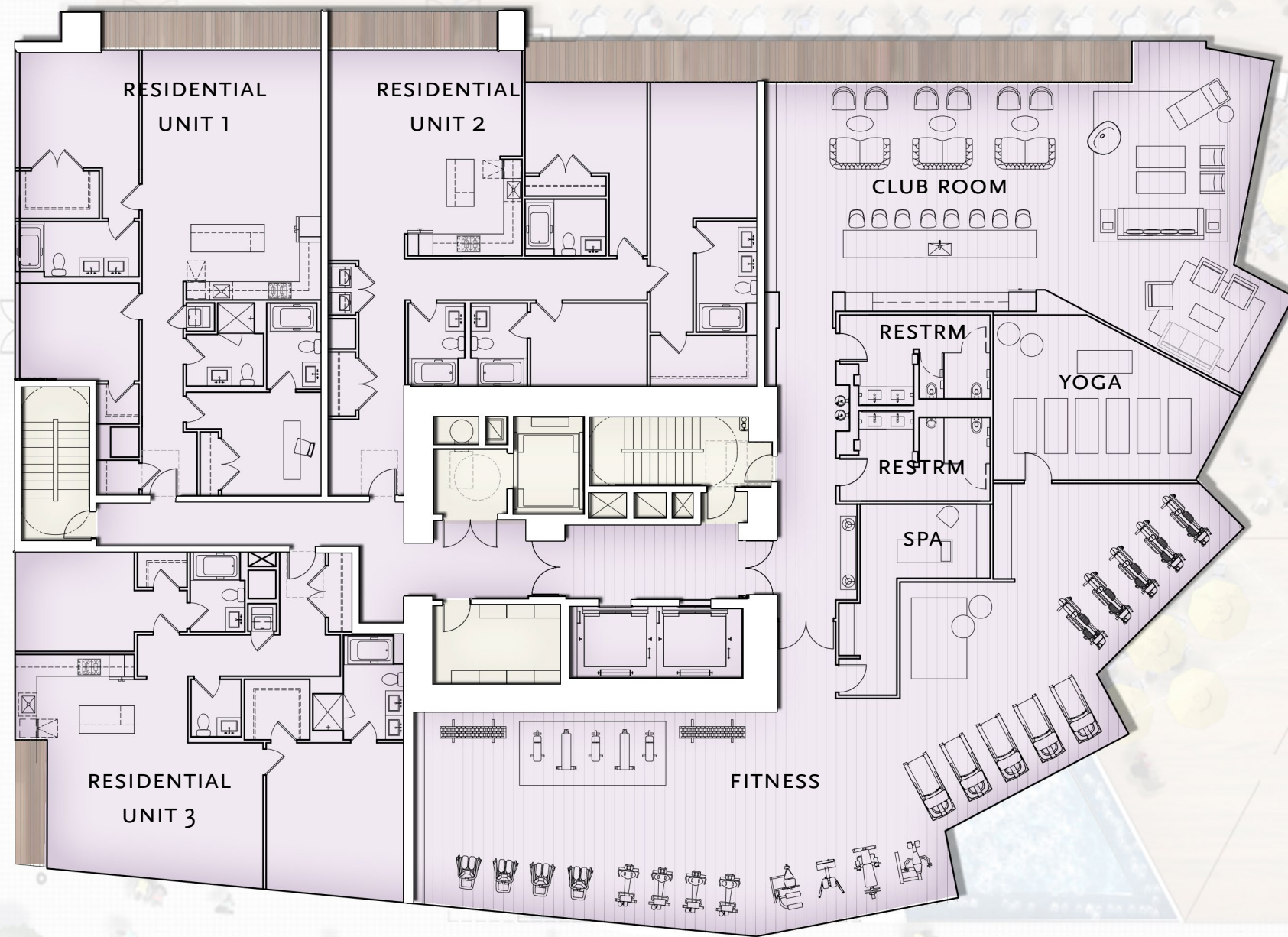




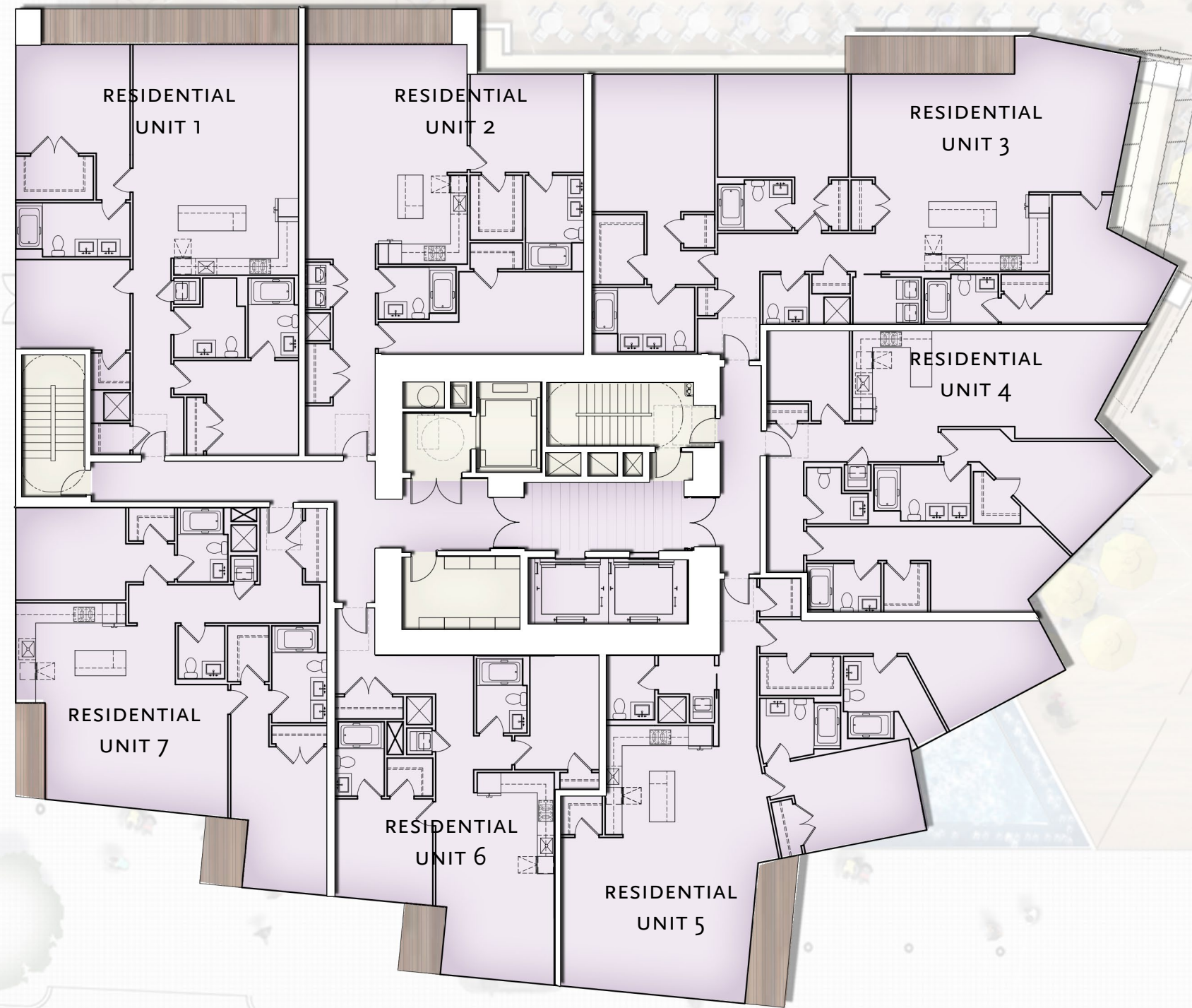
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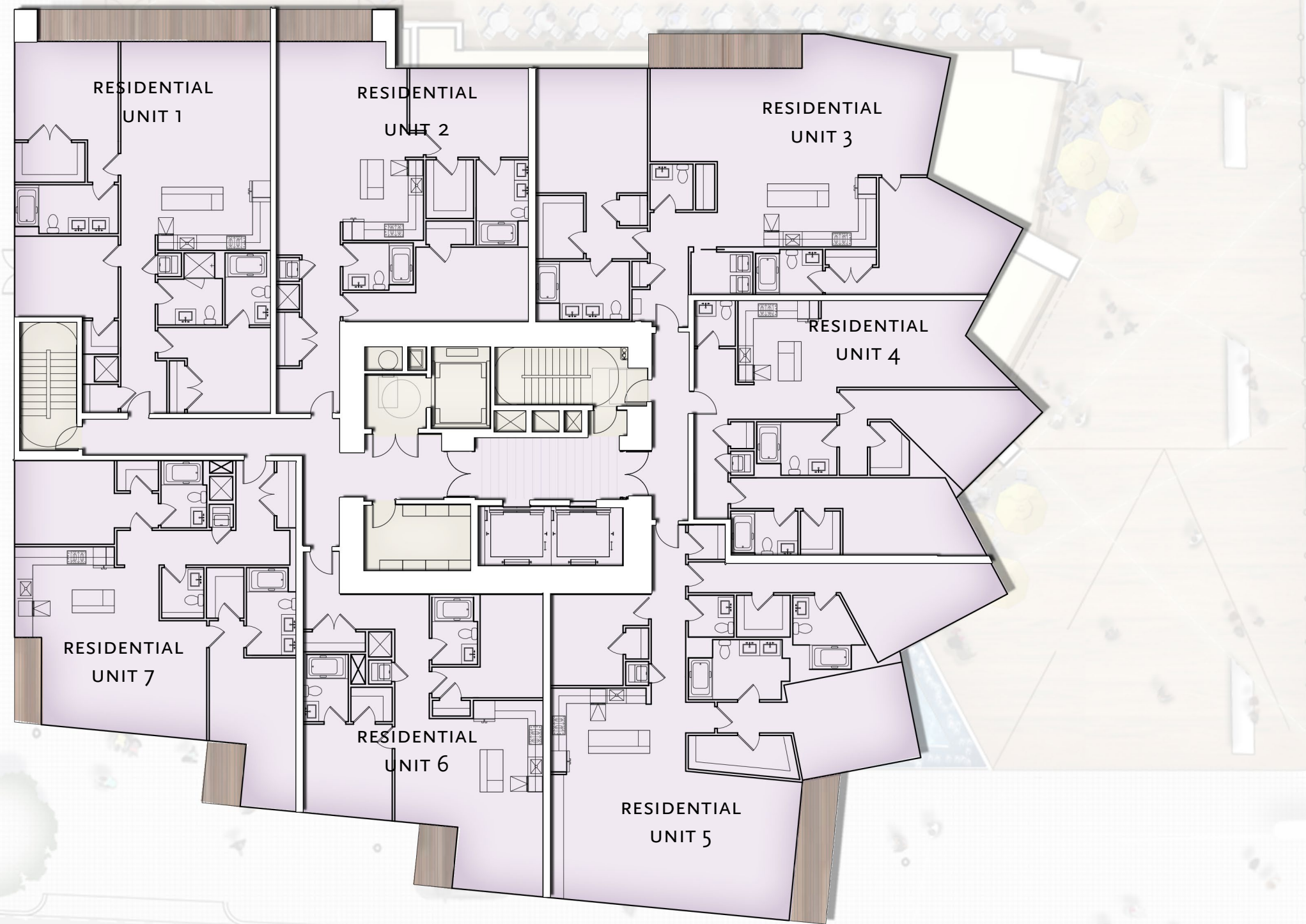
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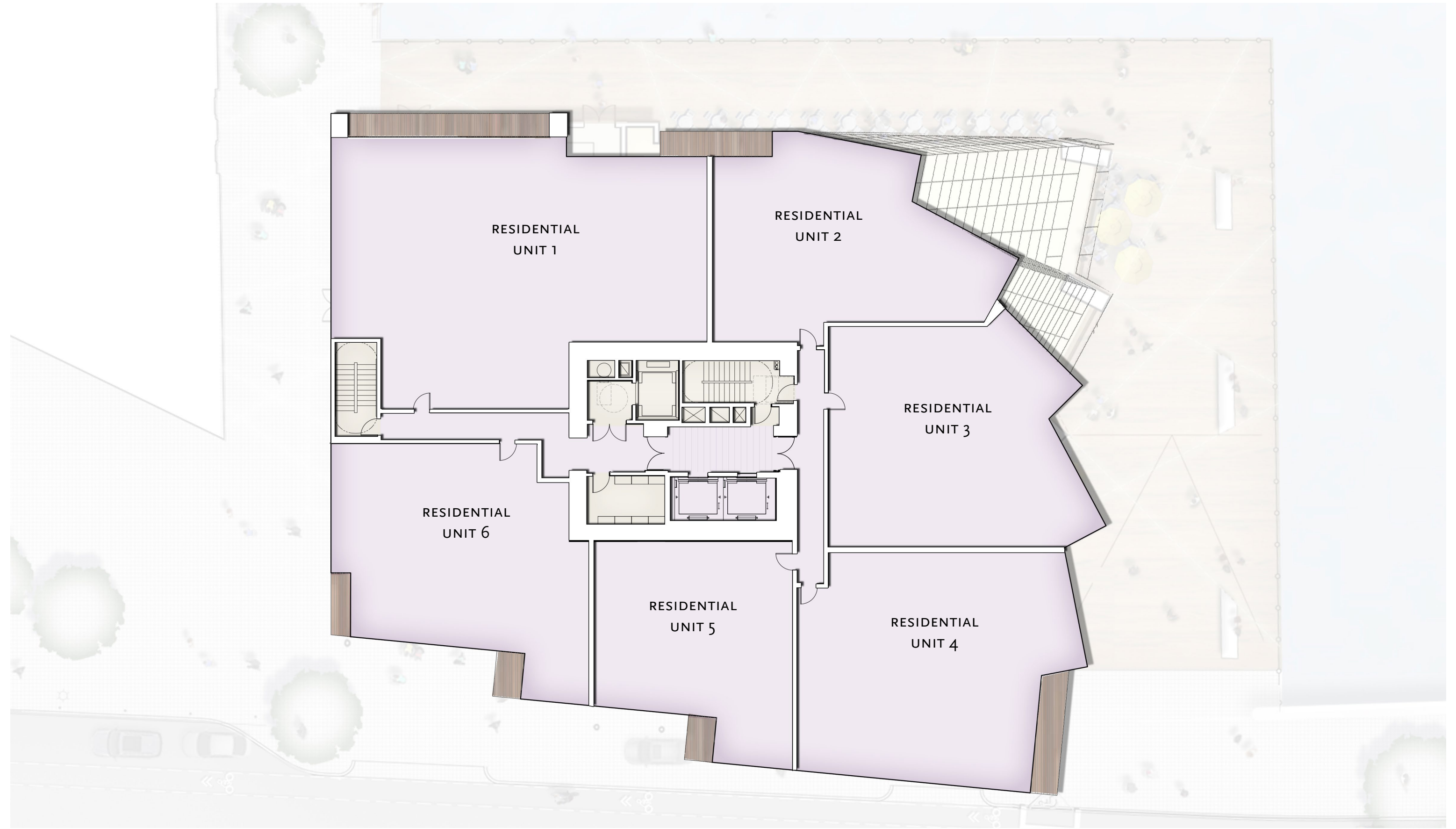
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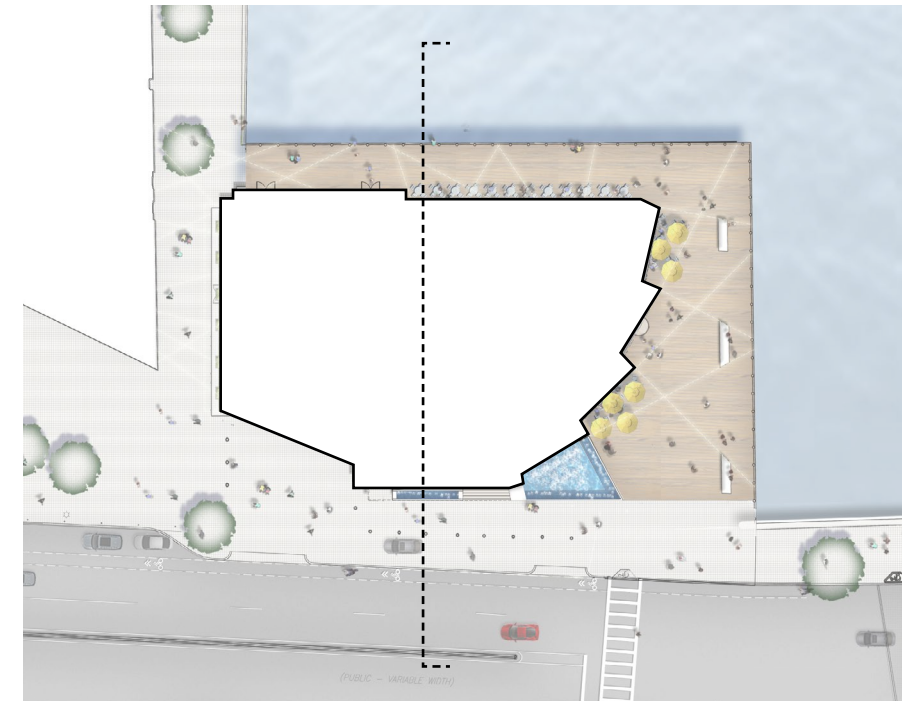
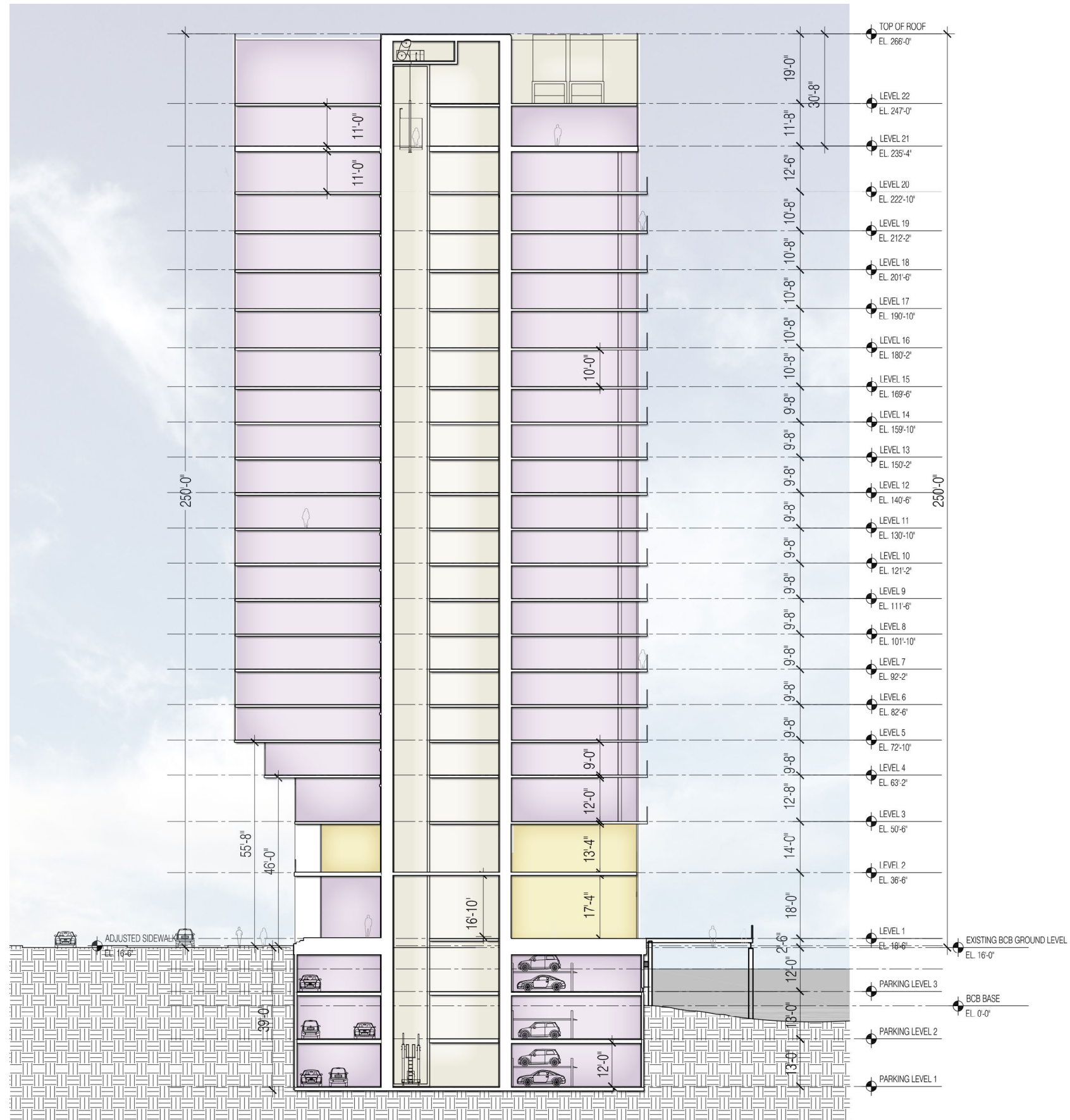
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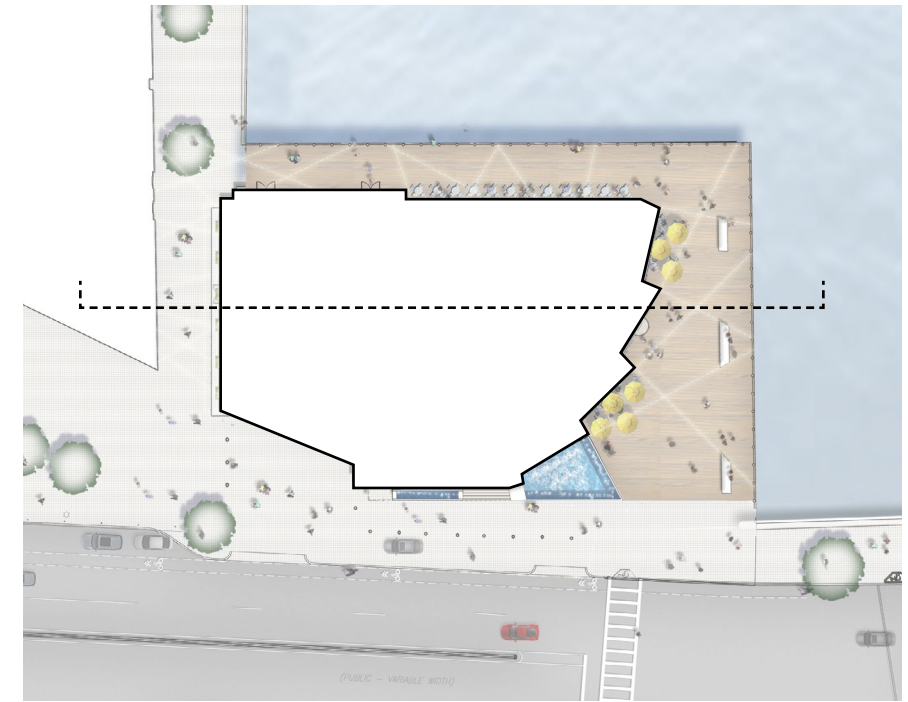
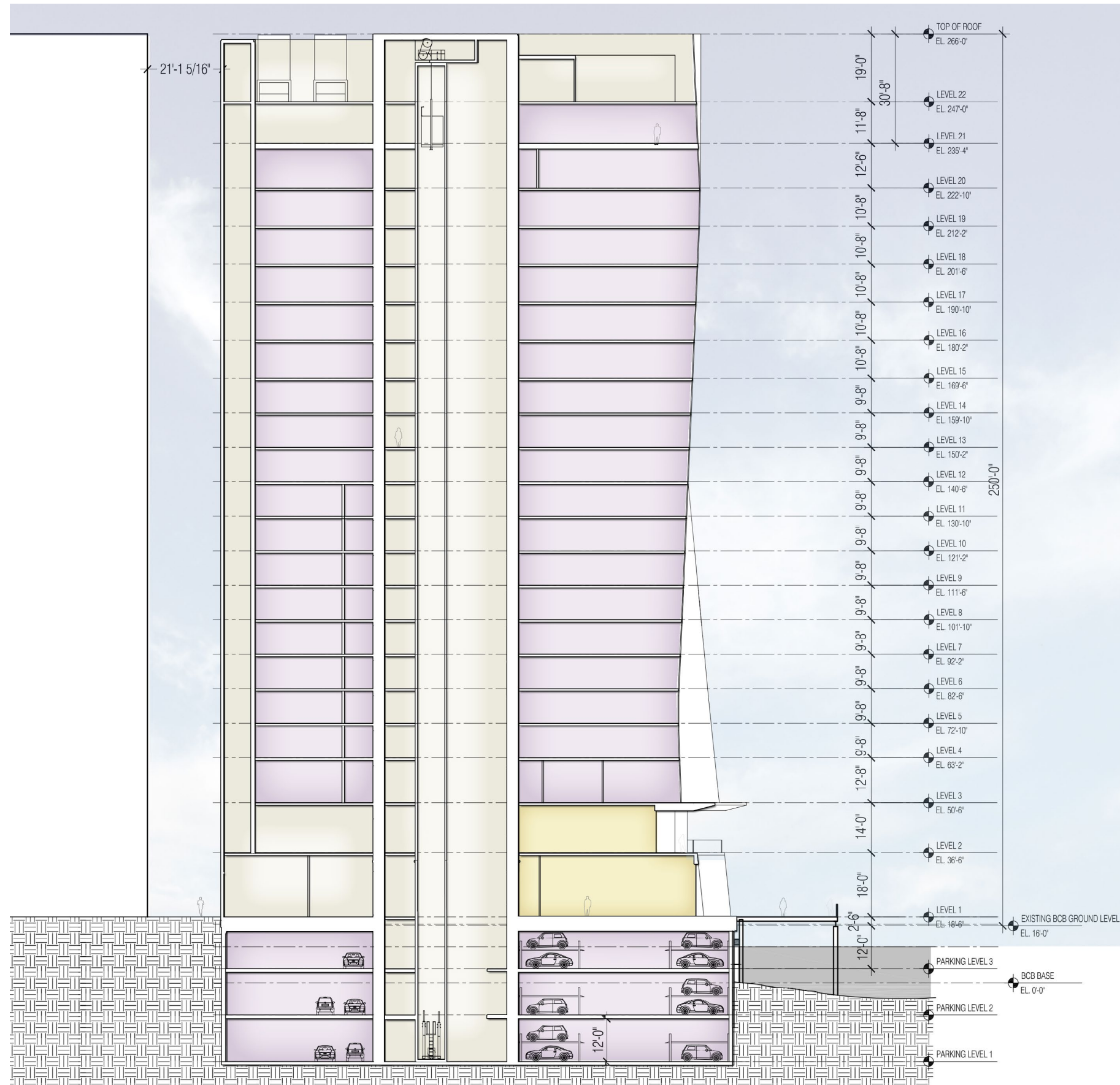
BUILDING DESIGN



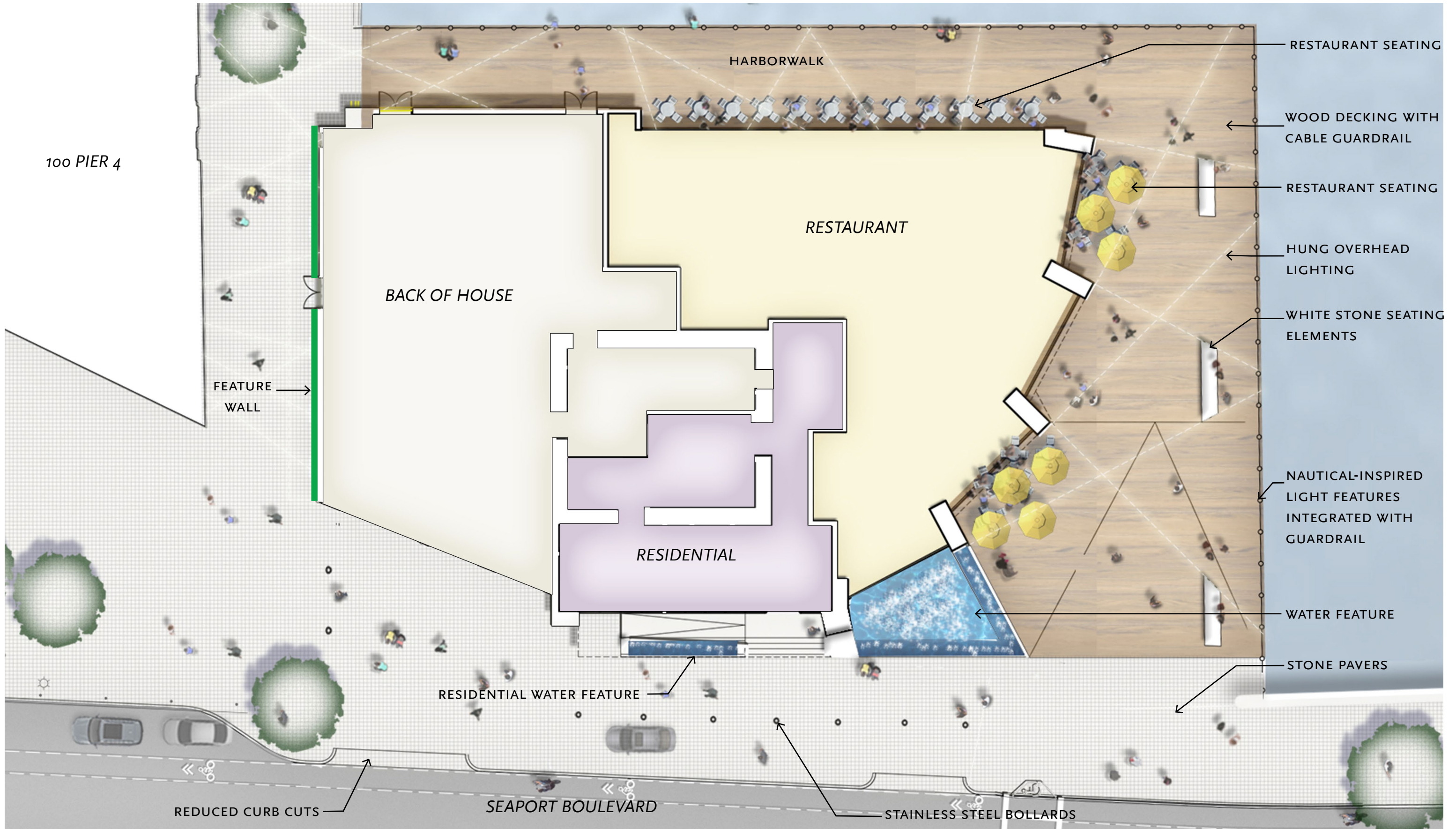
BUILDING DESIGN



BUILDING DESIGN



SITE IMPROVEMENTS



SITE IMPROVEMENTS



SITE IMPROVEMENTS

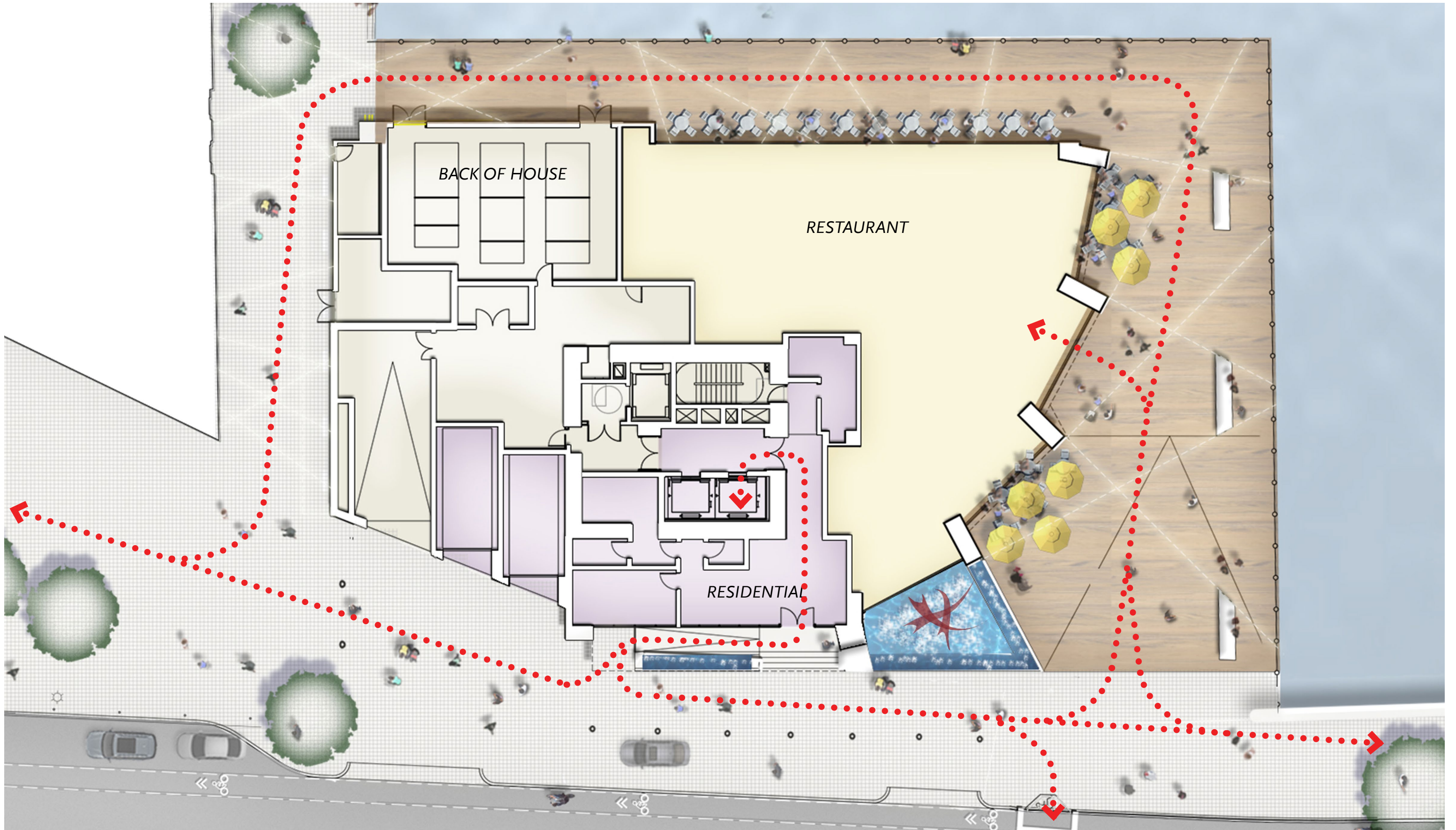


150 SEAPORT BOULEVARD
Boston, MA

ENLARGED VIEW OF HARBORWALK LOOKING SOUTH
APRIL 19, 2016

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SITE IMPROVEMENTS



SITE IMPROVEMENTS



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150 SEAPORT BOULEVARD
Boston, MA

BIRD'S EYE VIEW
APRIL 19, 2016

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SITE IMPROVEMENTS



150 SEAPORT BOULEVARD
Boston, MA

VIEW FROM SEAPORT BOULEVARD TOWARDS THE HARBOR
APRIL 19, 2016

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ARCHITECTS

SITE IMPROVEMENTS



SITE IMPROVEMENTS



SITE IMPROVEMENTS





LEED 2009 for New Construction and Major Renovations

Project Checklist

150 Seaport Boulevard

#####

18 4 4 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 3 3 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

7 5 25 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
3	2	16	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
	1	2	Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

6 2 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
2			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

10 4 1 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit 1.1	Regional Priority: Specific Credit	1
	1		Credit 1.2	Regional Priority: Specific Credit	1
	1		Credit 1.3	Regional Priority: Specific Credit	1
	1		Credit 1.4	Regional Priority: Specific Credit	1

51 22 39 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

RESILIENCY - ADDRESSING SEA LEVEL RISE

SITE DESIGN MEASURES

- PAVING AND LANDSCAPING DESIGNED FOR SHORT-TERM FLOODING

BUILDING RESILIENCY

- 18' FIRST FLOOR HEIGHT TO ALLOW FOR FUTURE MODIFICATION TO GROUND FLOOR
- BASE BUILDING STRUCTURE AND BELOW GRADE GARAGE DESIGNED WITH SALTWATER RESISTANT MATERIALS
- PRIMARY STRUCTURAL SLAB AT GROUND LEVEL DESIGNED TO SUPPORT FUTURE RAISED ENTRY ELEVATION
- ALL CRITICAL MEP/FP SYSTEMS INSTALLED ABOVE THE FEMA FLOOD ELEVATION
- ELECTRICAL TRANSFORMERS ON WATERPROOF ELEVATED PLATFORMS
- INTEGRATED FLOOD GATES TO BE PROVIDED AT GARAGE ENTRANCE
- ELEVATOR MACHINE ROOMS TO BE LOCATED ABOVE FLOOD LEVELS
- EMERGENCY GENERATOR LOCATED ON ROOF TO PROTECT CRITICAL SYSTEMS DURING STORM EVENTS

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

WIND



LOCATION

- - Pedestrian location
- - Pedestrian location under overhang

COMFORT RATING

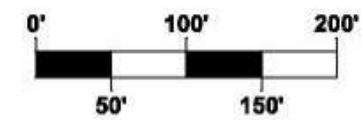
- - Pedestrian sitting
- - Pedestrian standing
- - Pedestrian walking
- - Business walking
- - Uncomfortable

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'





LOCATION

- - Pedestrian location
- - Pedestrian location under overhang

COMFORT RATING

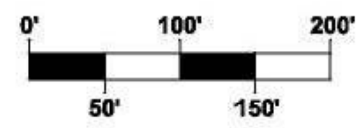
- - Pedestrian sitting
- - Pedestrian standing
- - Pedestrian walking
- - Business walking
- - Uncomfortable

BRA Criterion: 31 mph not to exceed 1% of the time

- - Pass
- - Fail

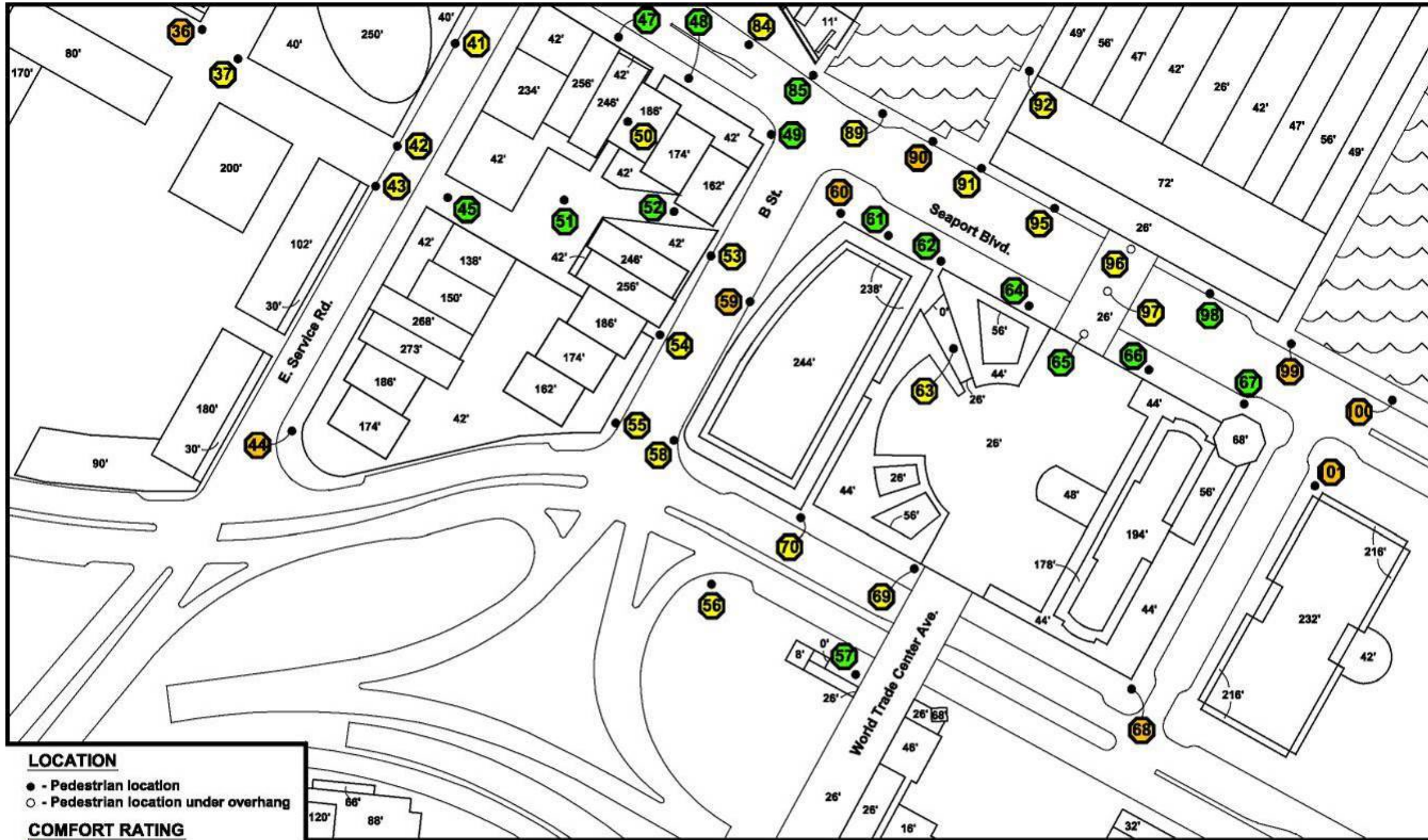
**ALL SEASONS
CONFIGURATION C**

- Points 1-35,38-41,46-48,71,72,74-88,92-94 located at ground level
- Point 73 located at el. 26'



NO BUILD

WIND



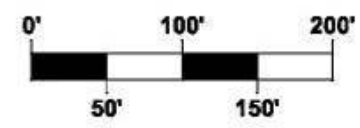
LOCATION
 ● - Pedestrian location
 ○ - Pedestrian location under overhang

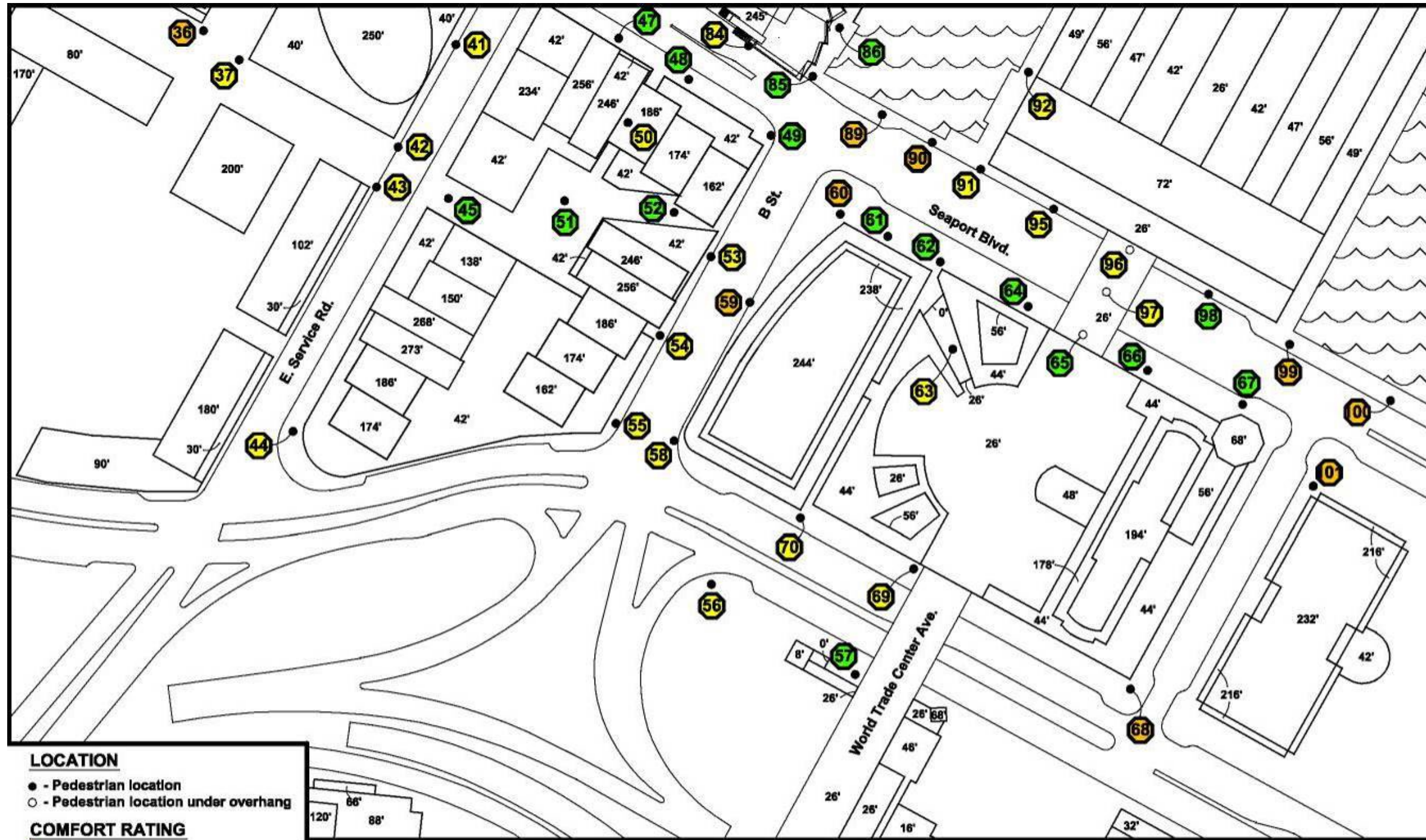
COMFORT RATING
 ● - Pedestrian sitting
 ● - Pedestrian standing
 ● - Pedestrian walking
 ● - Business walking
 ● - Uncomfortable

BRA Criterion: 31 mph not to exceed 1% of the time
 ○ - Pass
 ○ - Fail

**ALL SEASONS
 CONFIGURATION B**

-Points 36,37,41-45,47-62,64-70,84,85,89-92,95-101 at ground level
 -Point 63 located at el. 13'





LOCATION

- - Pedestrian location
- - Pedestrian location under overhang

COMFORT RATING

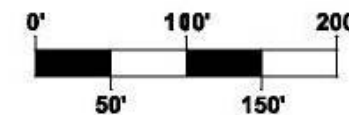
- - Pedestrian sitting
- - Pedestrian standing
- - Pedestrian walking
- - Business walking
- - Uncomfortable

BRA Criterion: 31 mph not to exceed 1% of the time

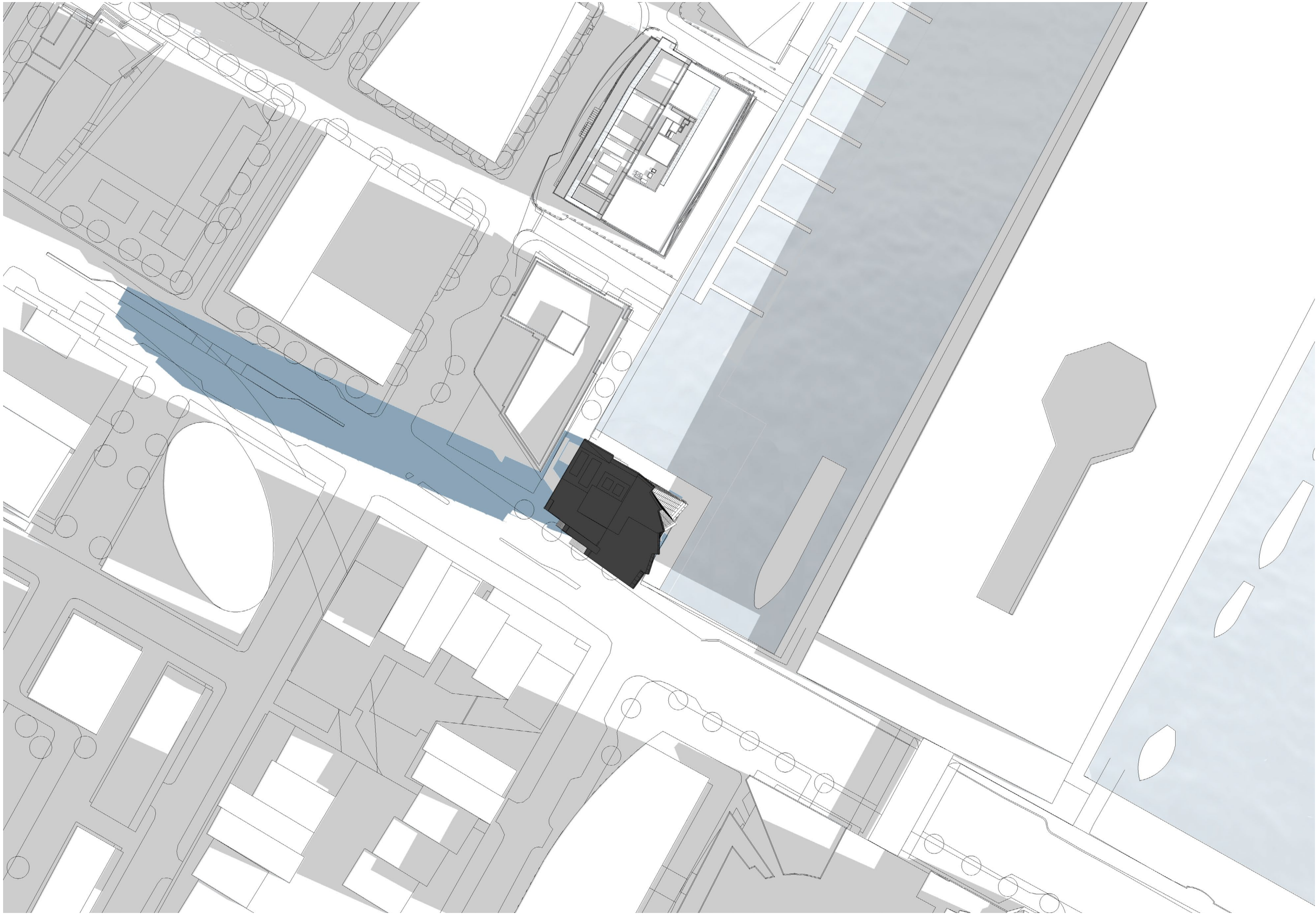
- - Pass
- - Fail

**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'



SHADOW

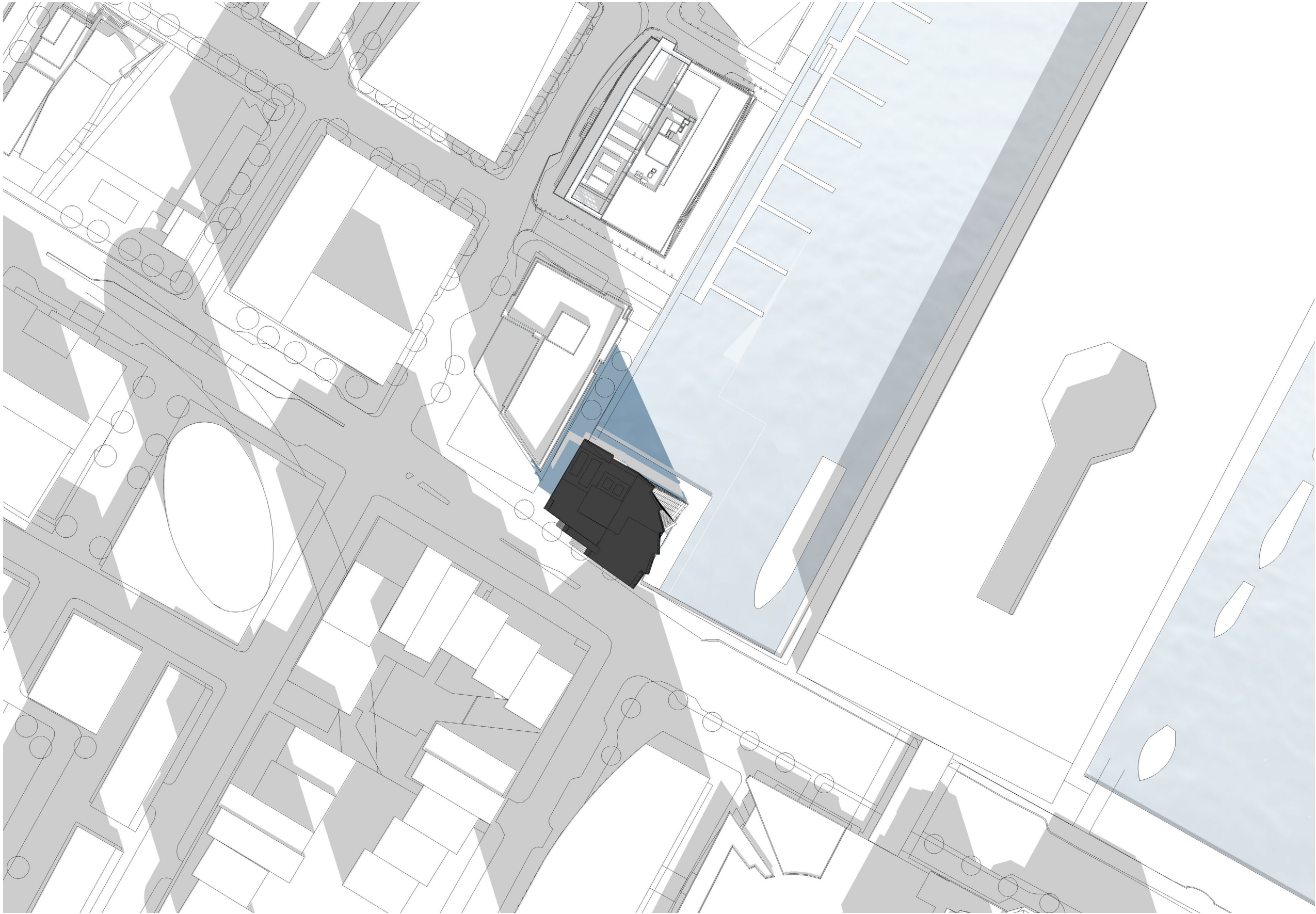


MARCH 21
0900

EXISTING SHADOW 

NEW SHADOW 

SHADOW

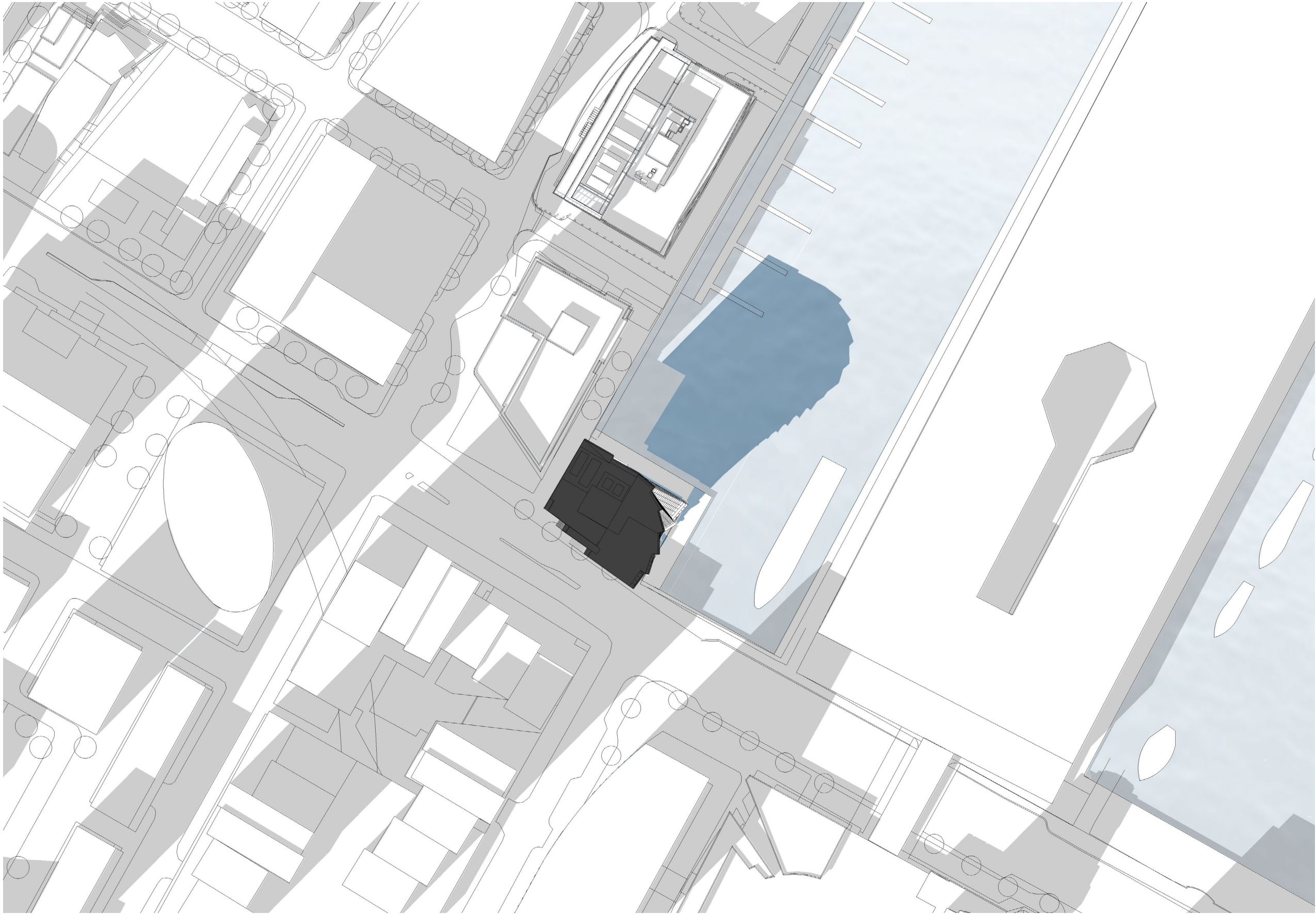


MARCH 21
1200

EXISTING SHADOW 

NEW SHADOW 

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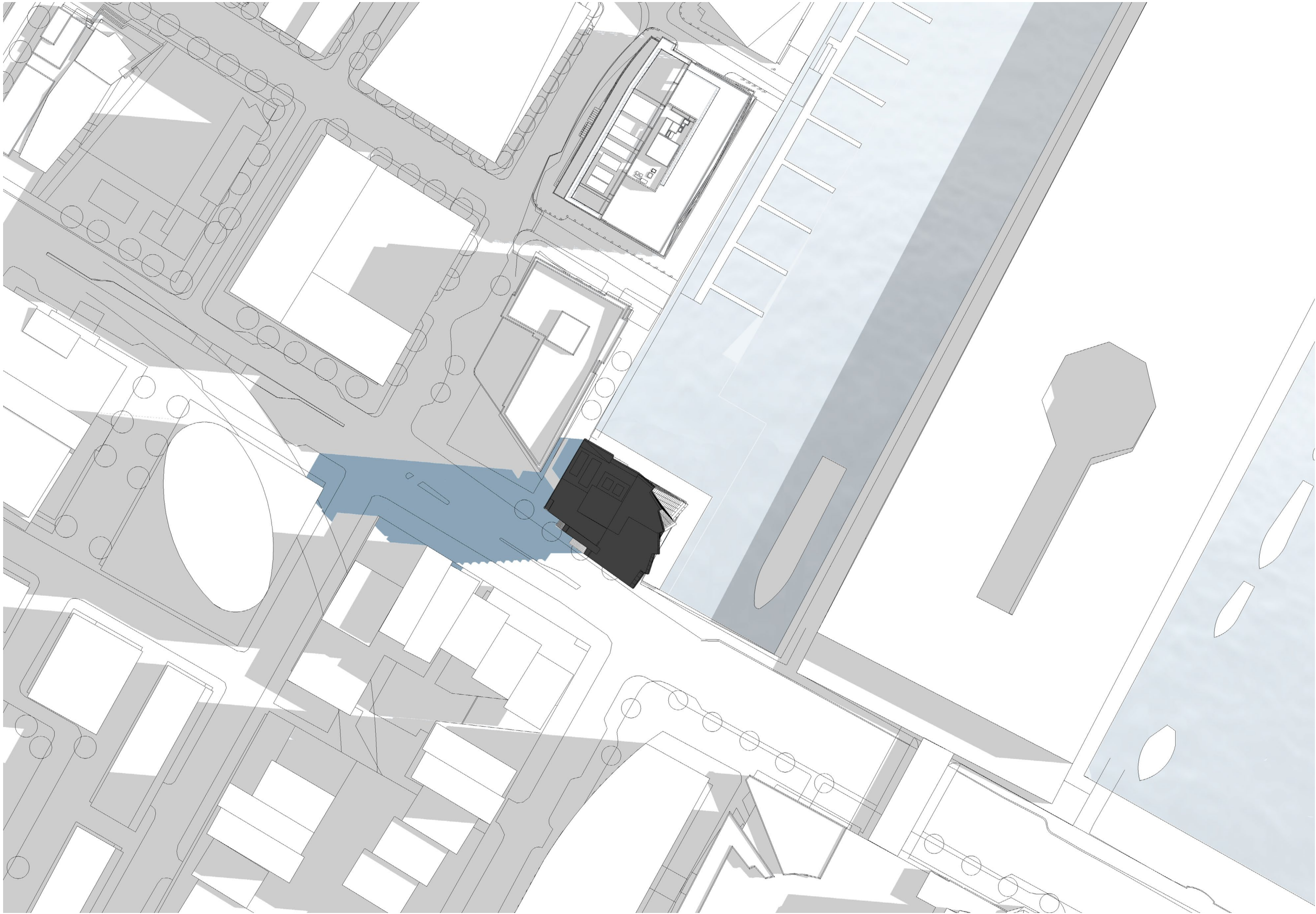


MARCH 21
1500

EXISTING SHADOW 

NEW SHADOW 

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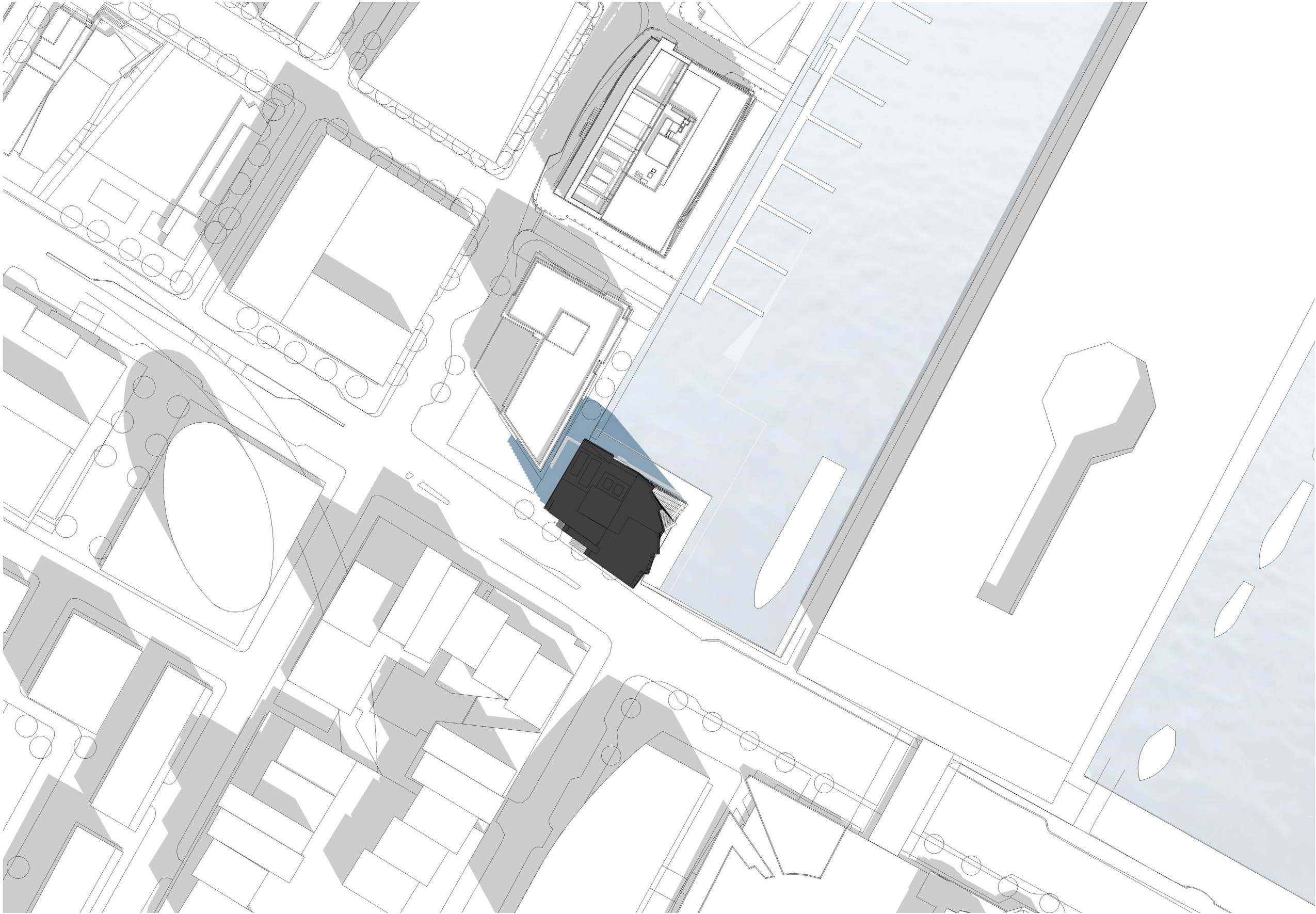


JUNE 21
0900

EXISTING SHADOW 

NEW SHADOW 

SHADOW

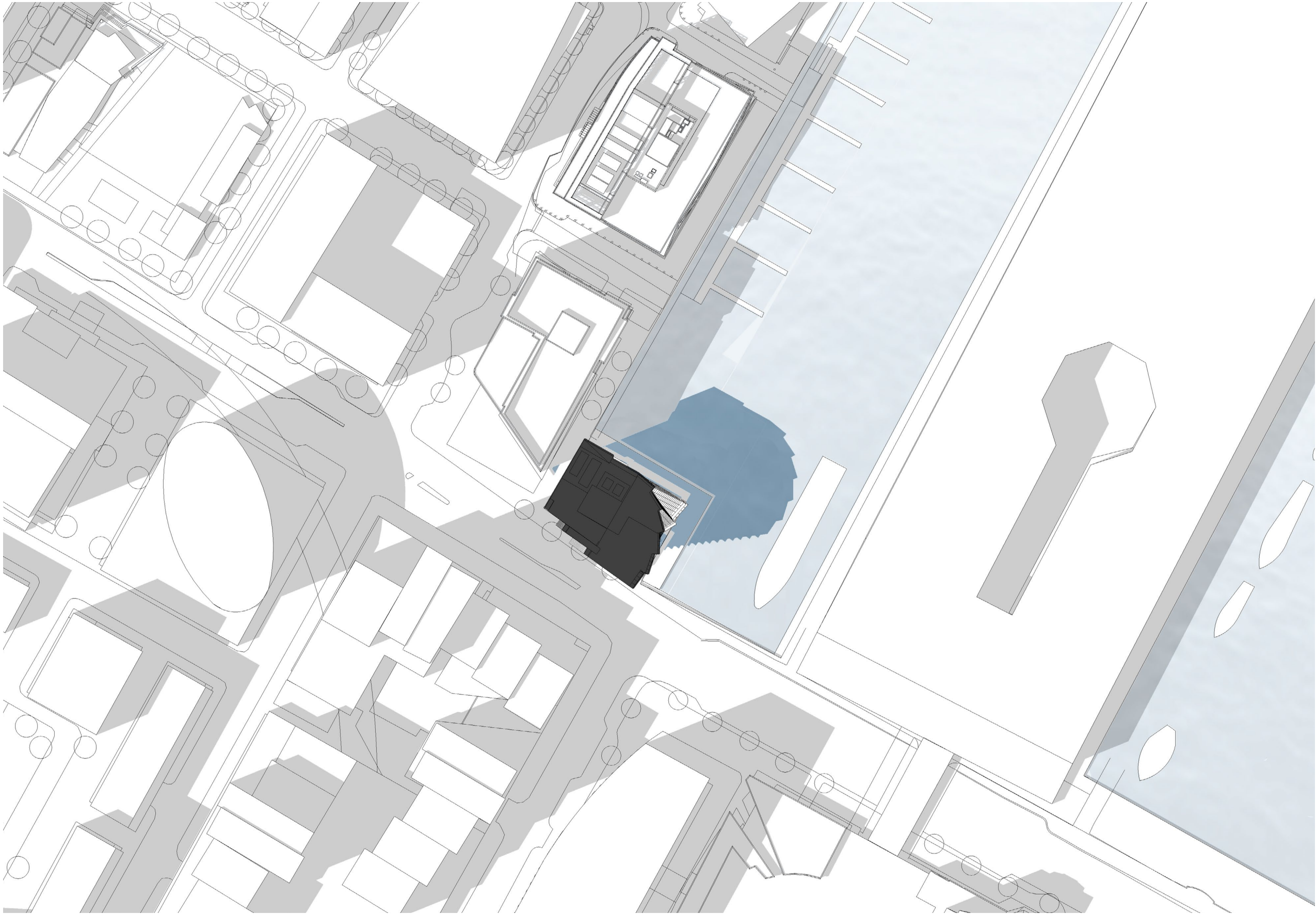


JUNE 21
1200

EXISTING SHADOW 

NEW SHADOW 

SHADOW

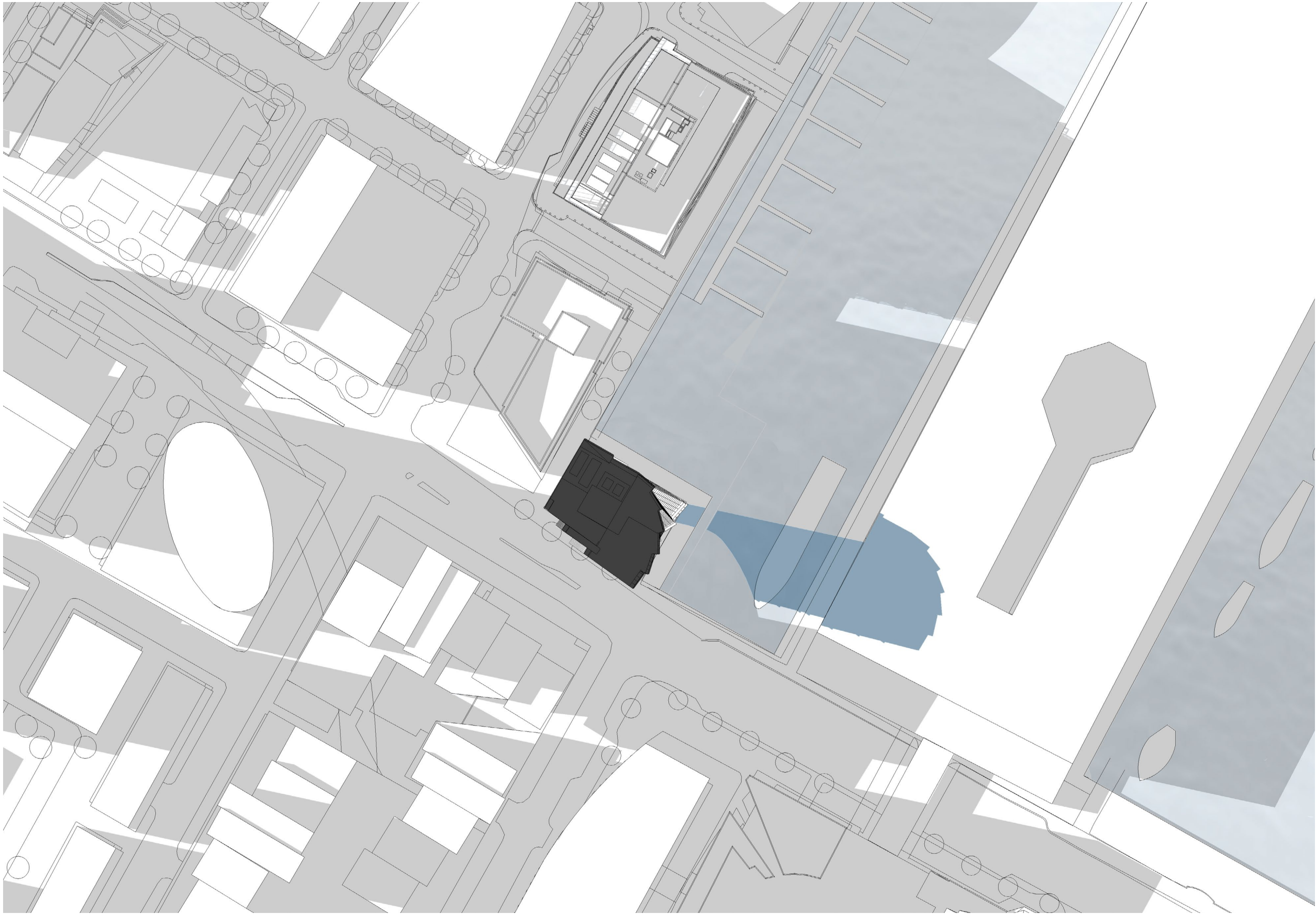


JUNE 21
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EXISTING SHADOW 

NEW SHADOW 

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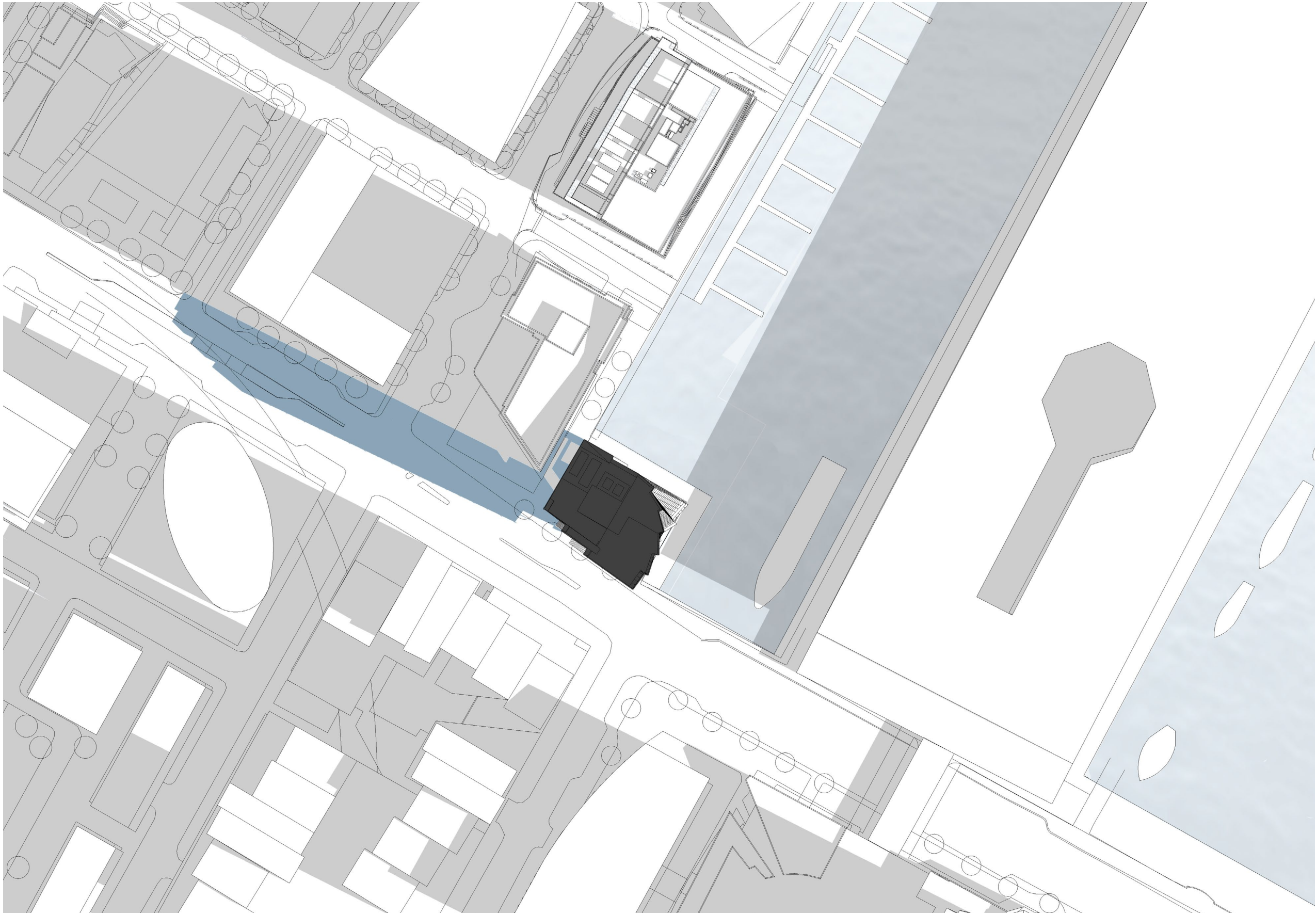


JUNE 21
1800

EXISTING SHADOW 

NEW SHADOW 

SHADOW

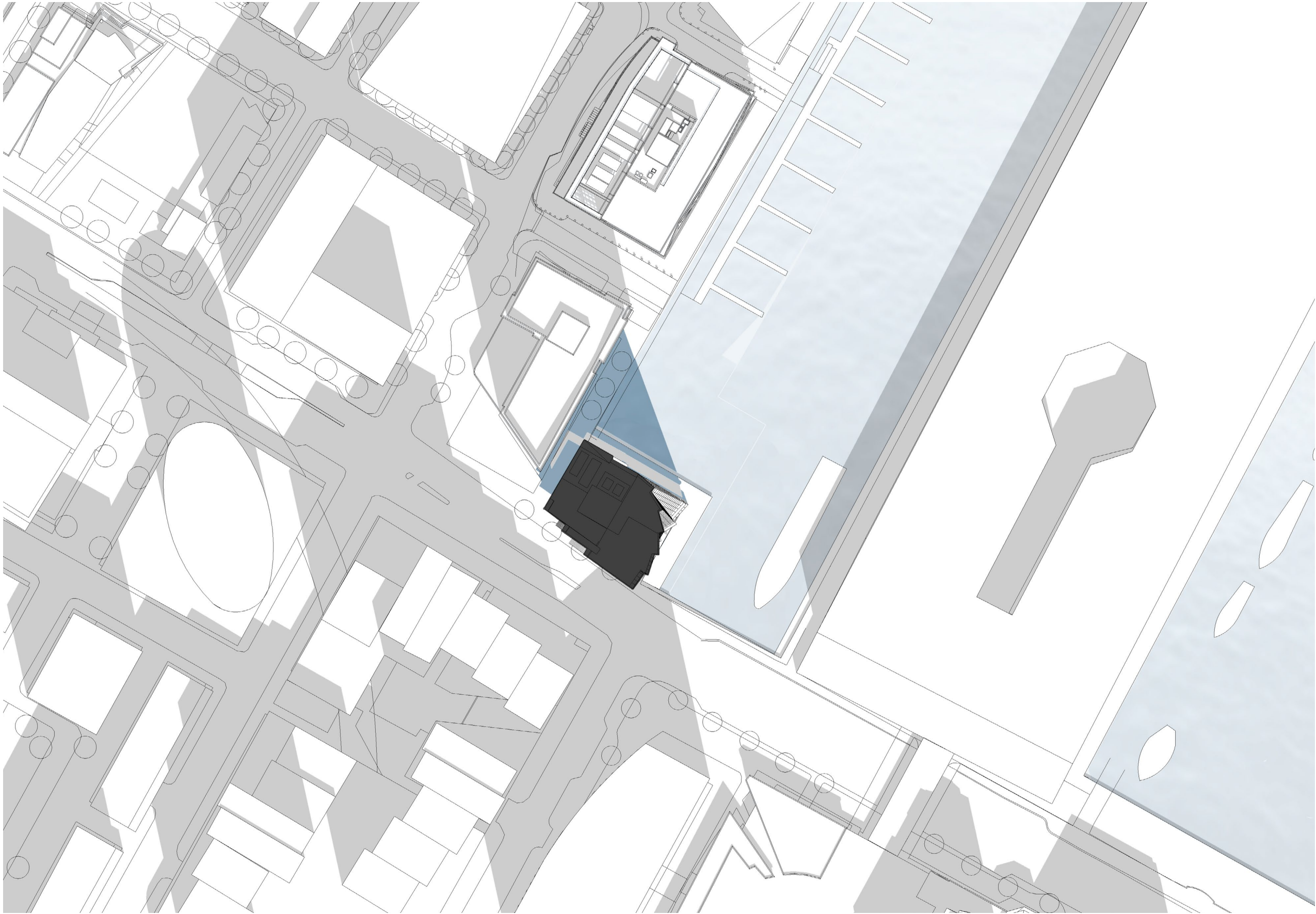


SEPTEMBER 21
0900

EXISTING SHADOW 

NEW SHADOW 

SHADOW

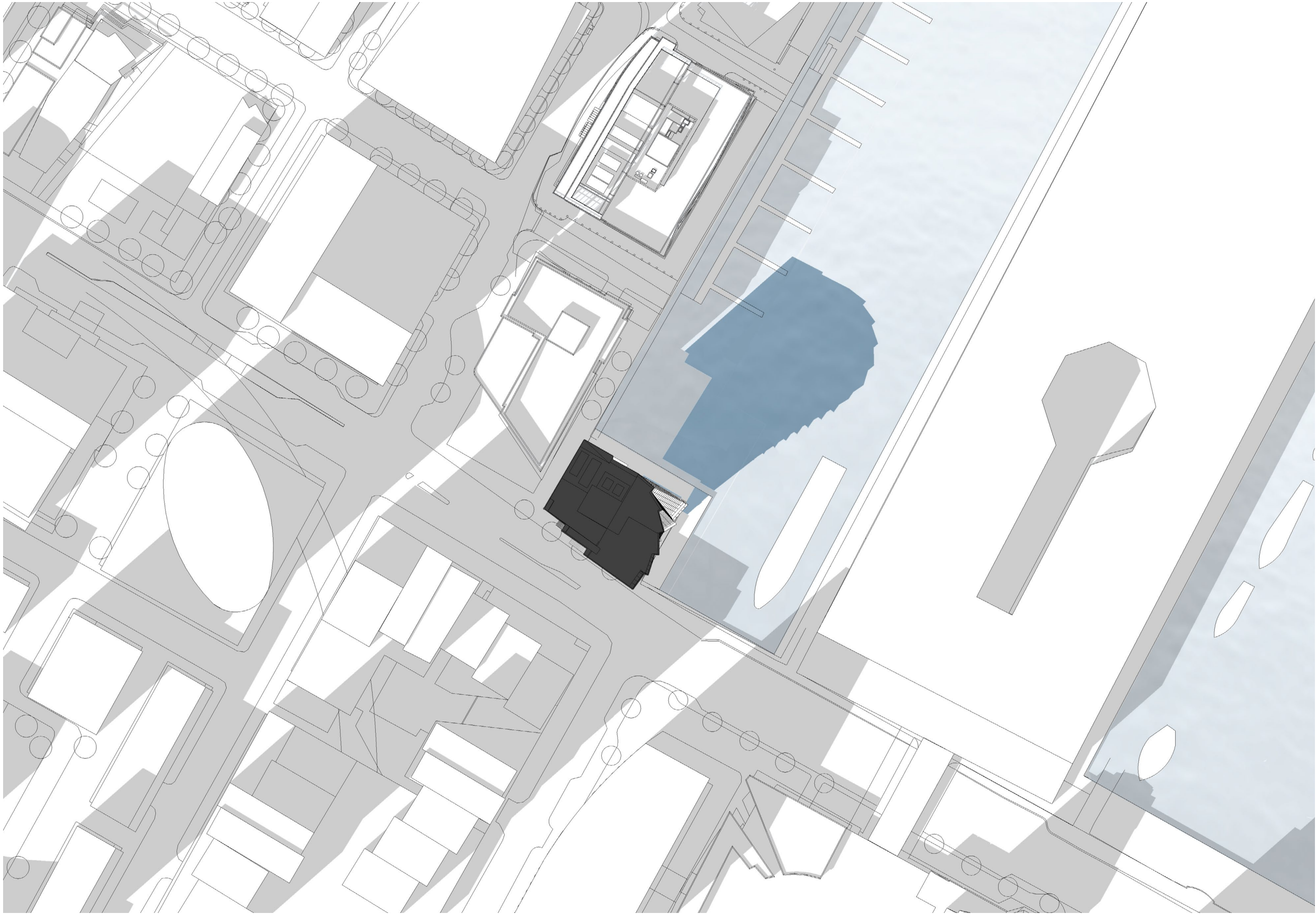


SEPTEMBER 21
1200

EXISTING SHADOW 

NEW SHADOW 

SHADOW

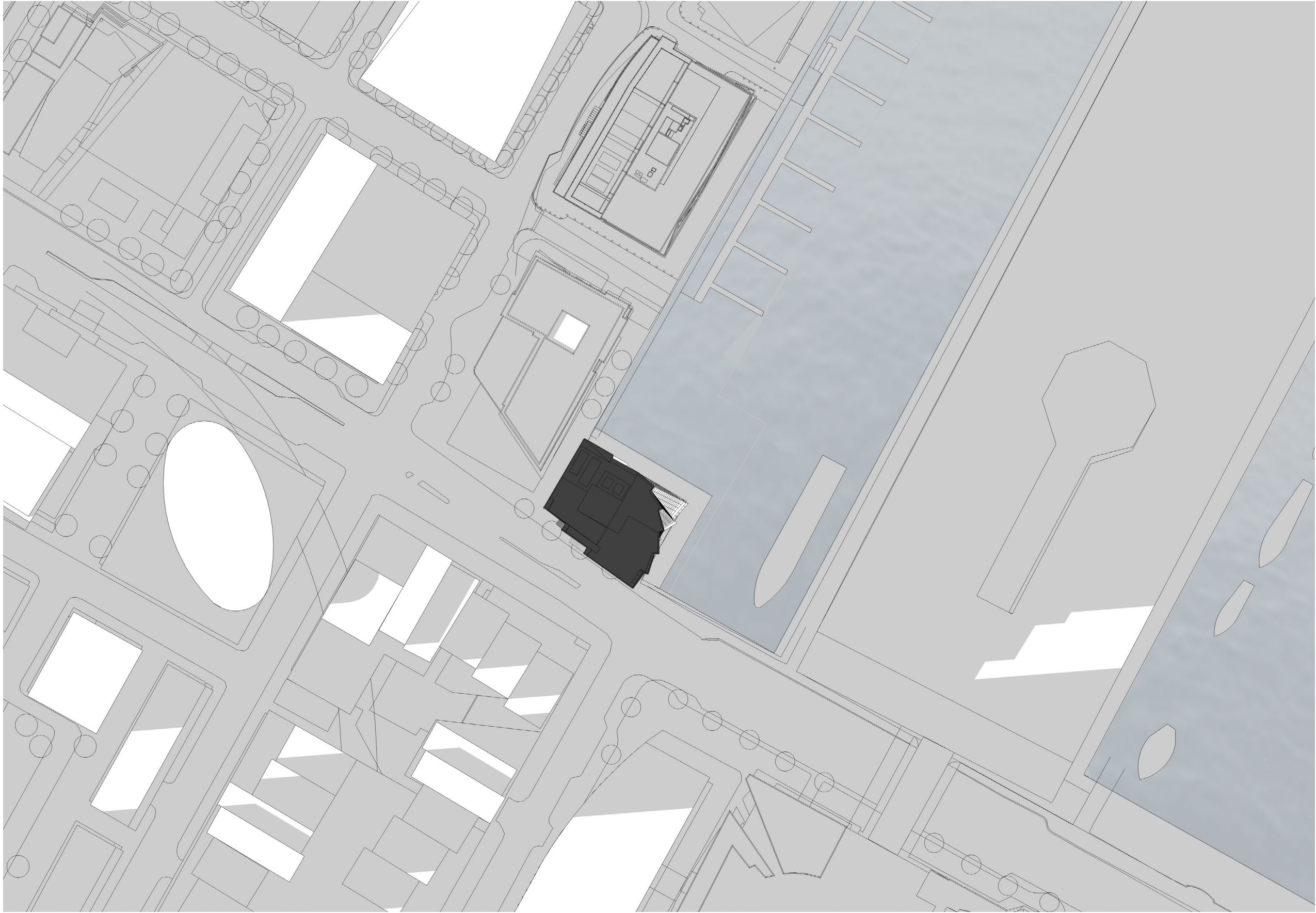


SEPTEMBER 21
1500

EXISTING SHADOW 

NEW SHADOW 

SHADOW

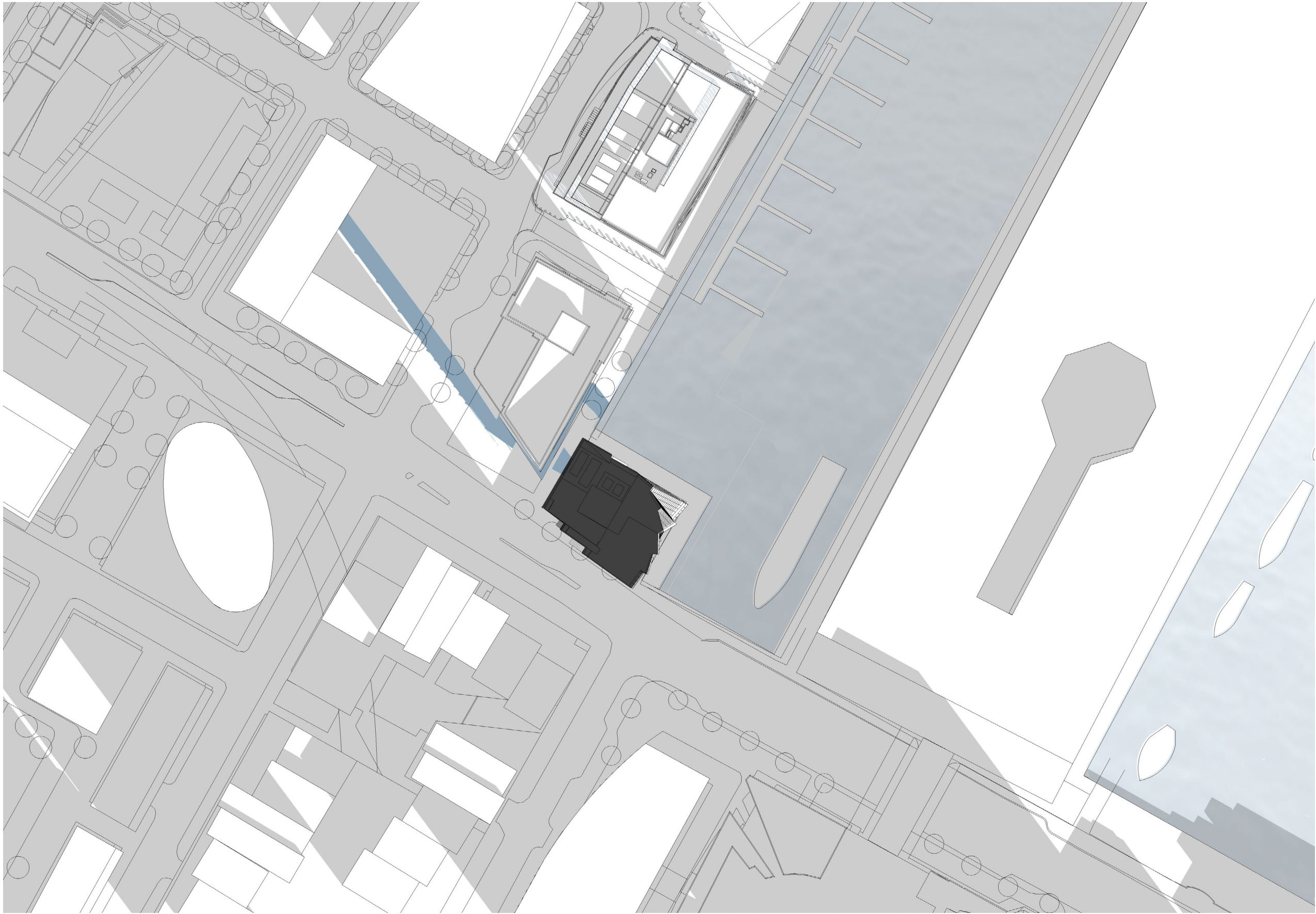


SEPTEMBER 21
1800

EXISTING SHADOW 

NEW SHADOW 

SHADOW

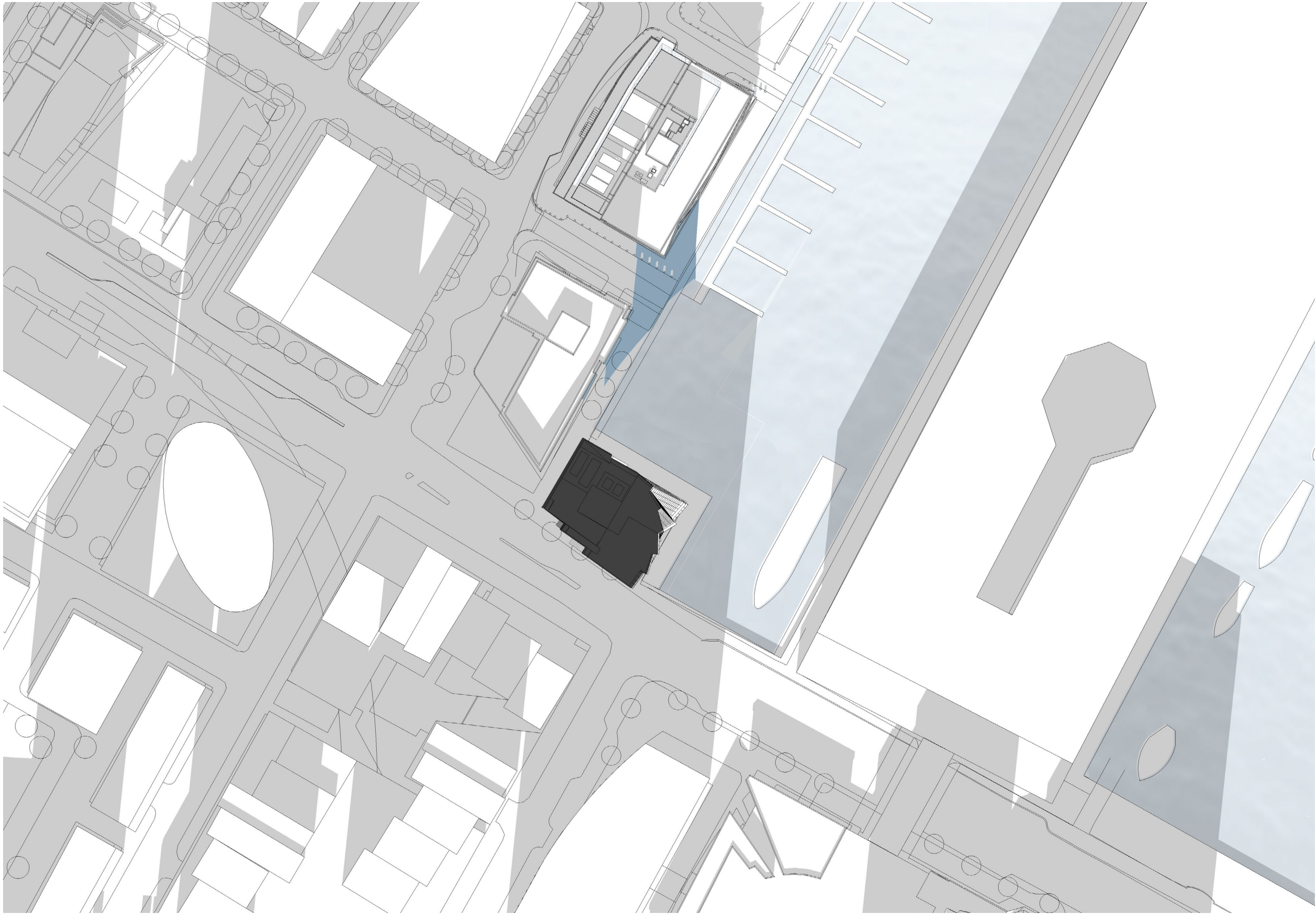


DECEMBER 21
0900

EXISTING SHADOW 

NEW SHADOW 

SHADOW

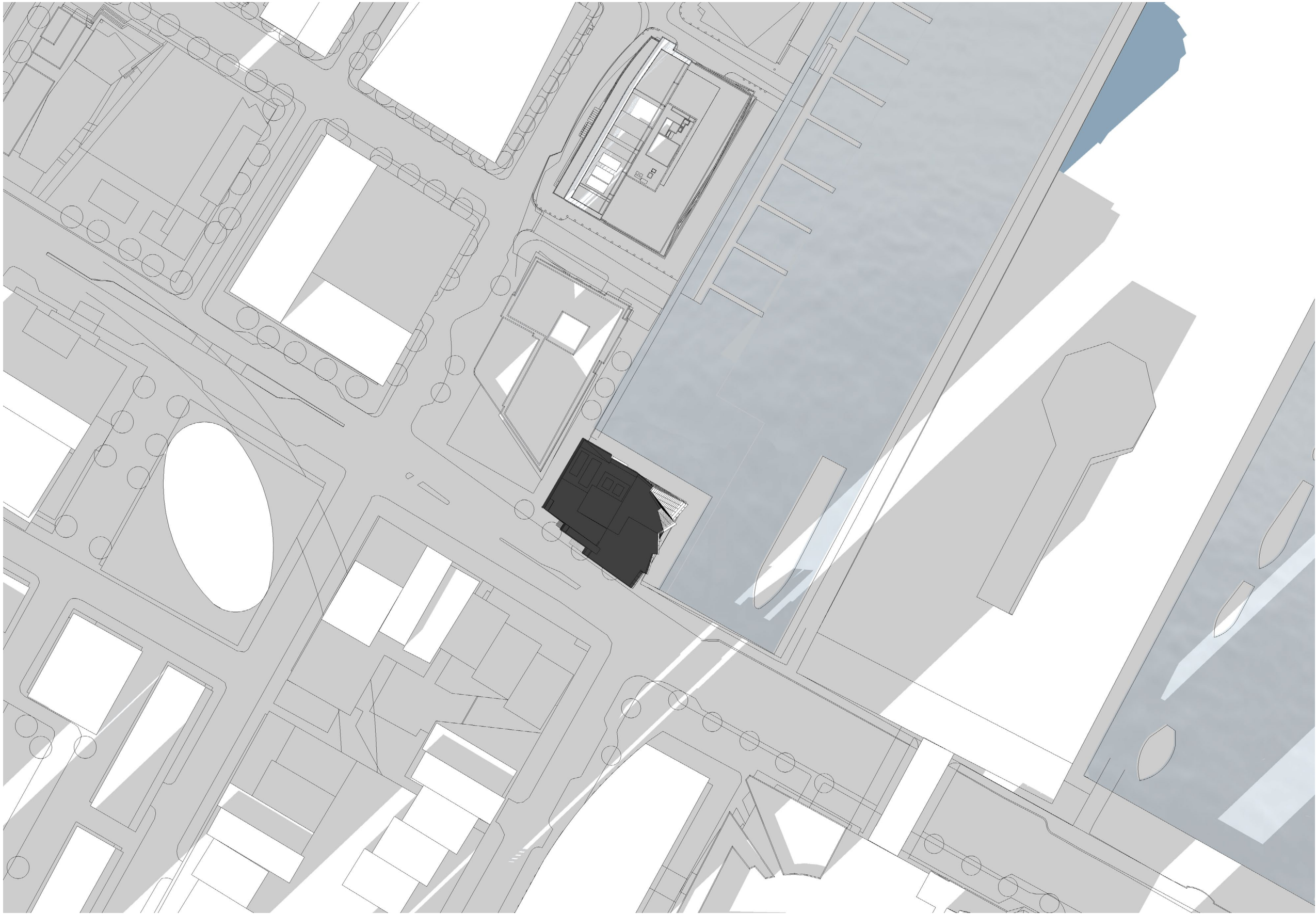


DECEMBER 21
1200

EXISTING SHADOW 

NEW SHADOW 

SHADOW



DECEMBER 21
1500

EXISTING SHADOW 

NEW SHADOW 

TRANSPORTATION GOALS REFLECTED IN PROJECT DESIGN

ACCOMMODATE THE DEVELOPMENT WITH MINIMAL NEIGHBORHOOD TRAFFIC IMPACTS

ENHANCE PEDESTRIAN PATHWAYS

IMPROVE PEDESTRIAN AND VEHICLE SAFETY

ANALYSIS SUMMARY

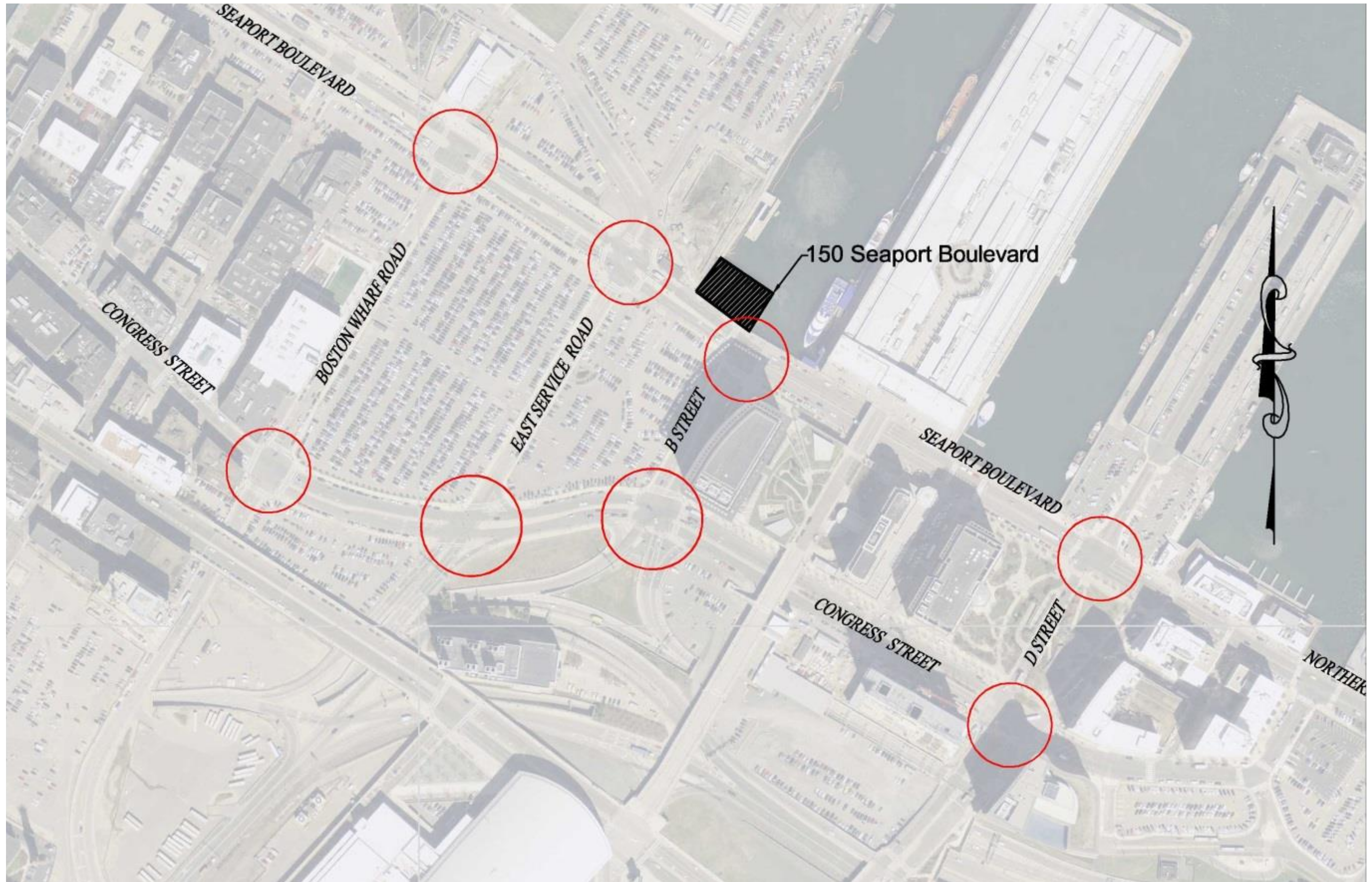
COMPREHENSIVE TRANSPORTATION STUDY PER BTD GUIDELINES

EXISTING CONDITIONS, NO-BUILD (2021) CONDITIONS, AND BUILD (2021) CONDITIONS ANALYZED

TRAFFIC, PARKING, TRANSIT, PEDESTRIAN, AND BICYCLE MODES REVIEWED

EIGHT INTERSECTION EVALUATED FOR TRAFFIC IMPACTS

TRAFFIC



PROJECT TRIP GENERATION AND OPERATIONS

PROXIMITY TO NUMEROUS PUBLIC TRANSIT OPTIONS AS WELL AS PEDESTRIAN AND BICYCLE NETWORKS RESULTS IN A HIGH TRANSIT/ WALK SHARE

VEHICULAR TRIPS: 485 DAILY

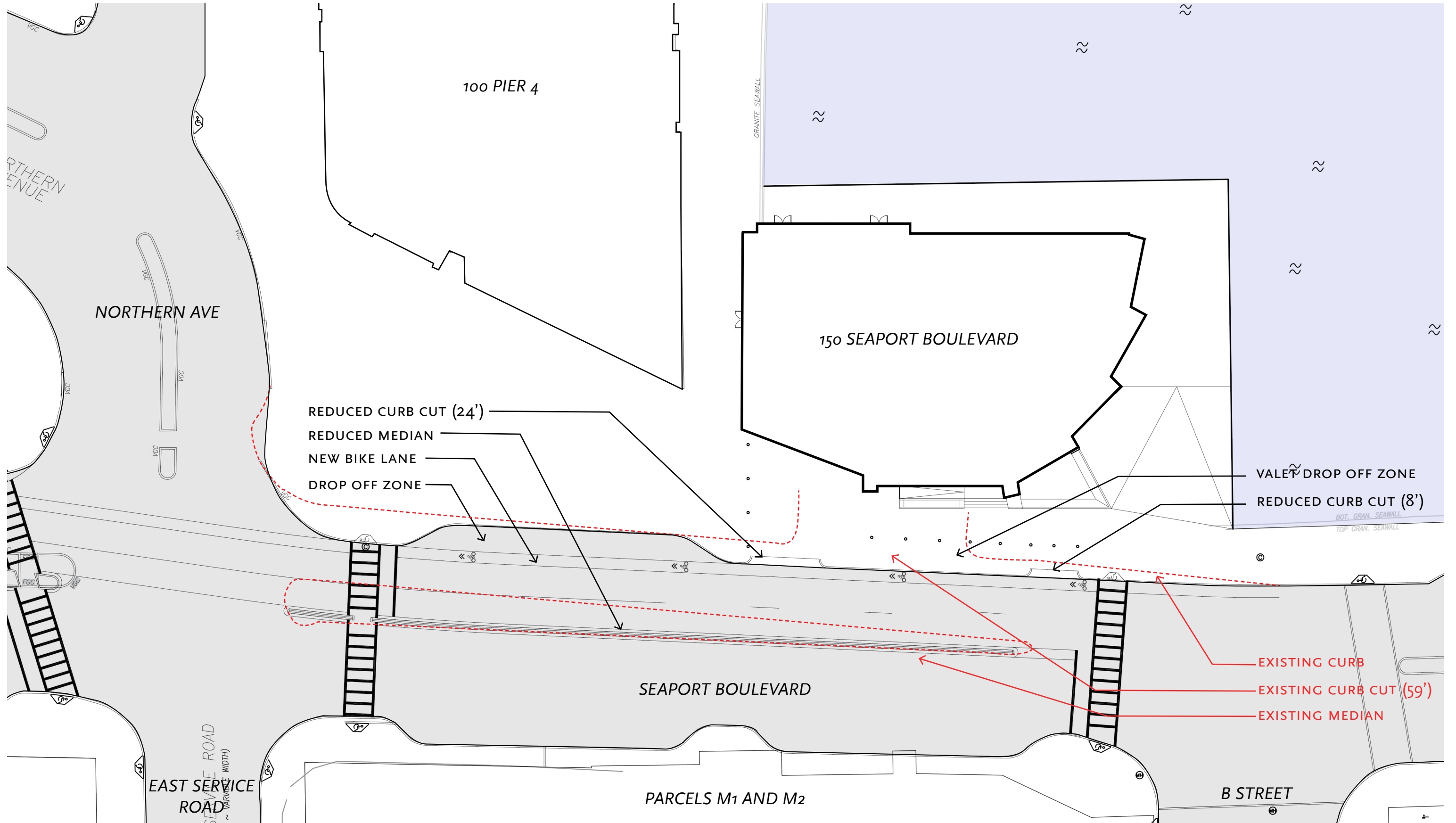
AUTO SHARE: ONLY 26% OF DAILY RESIDENTIAL TRIPS
ONLY 39% OF DAILY RETAIL TRIPS

NO SIGNIFICANT DEGRADATION OF L.O.S. AT STUDY AREA INTERSECTION WITH PROJECT TRIPS.

PROJECT PARKING

3 LEVELS BELOW GRADE PARKING - 179 SPACES

TRAFFIC



DEMAND MANAGEMENT

PROVIDE PUBLIC TRANSPORTATION INFORMATION TO RESIDENTS

PROVIDE INFORMATION REGARDING BICYCLE COMMUTING AND AREA BICYCLE AND PEDESTRIAN FACILITIES

PROVIDE SHORT TERM AND LONG TERM BICYCLE PARKING

PROVIDE ELECTRIC VEHICLE CHARGING STATIONS WITHIN THE PARKING GARAGE