



171 TREMONT

BOSTON, MA

IMPACT ADVISORY GROUP 5/19/16



171 Tremont will continue the transformation of Downtown Crossing into a revitalized neighborhood where all Bostonians can live, work, and play.

171 TREMONT

MISSION STATEMENT

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LOCATION PLAN

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WEST ELEVATION - FROM TREMONT ST.



WEST + SOUTH ELEVATIONS



NORTH + WEST ELEVATIONS



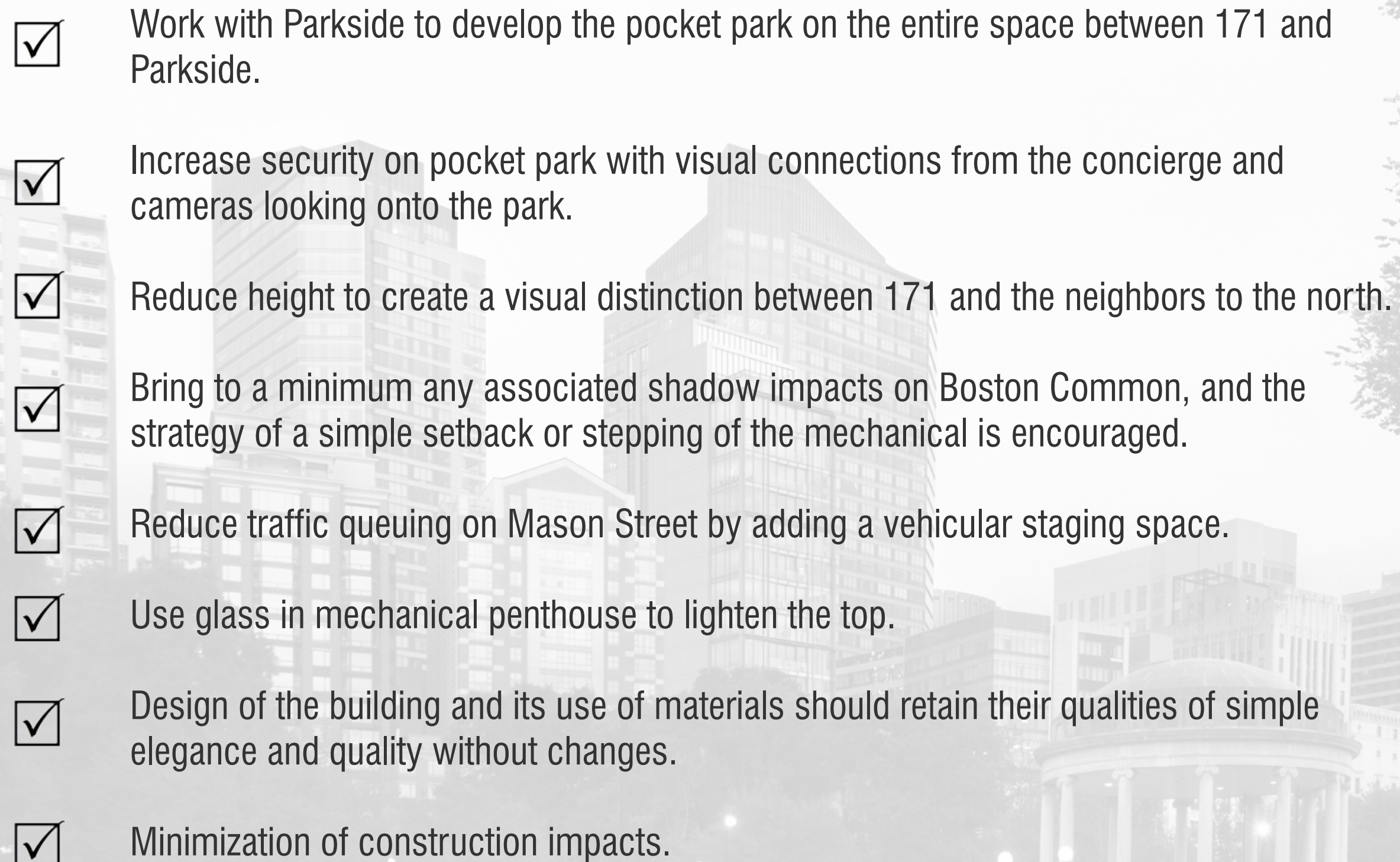
SOUTH + EAST ELEVATIONS - FROM AVERY STREET

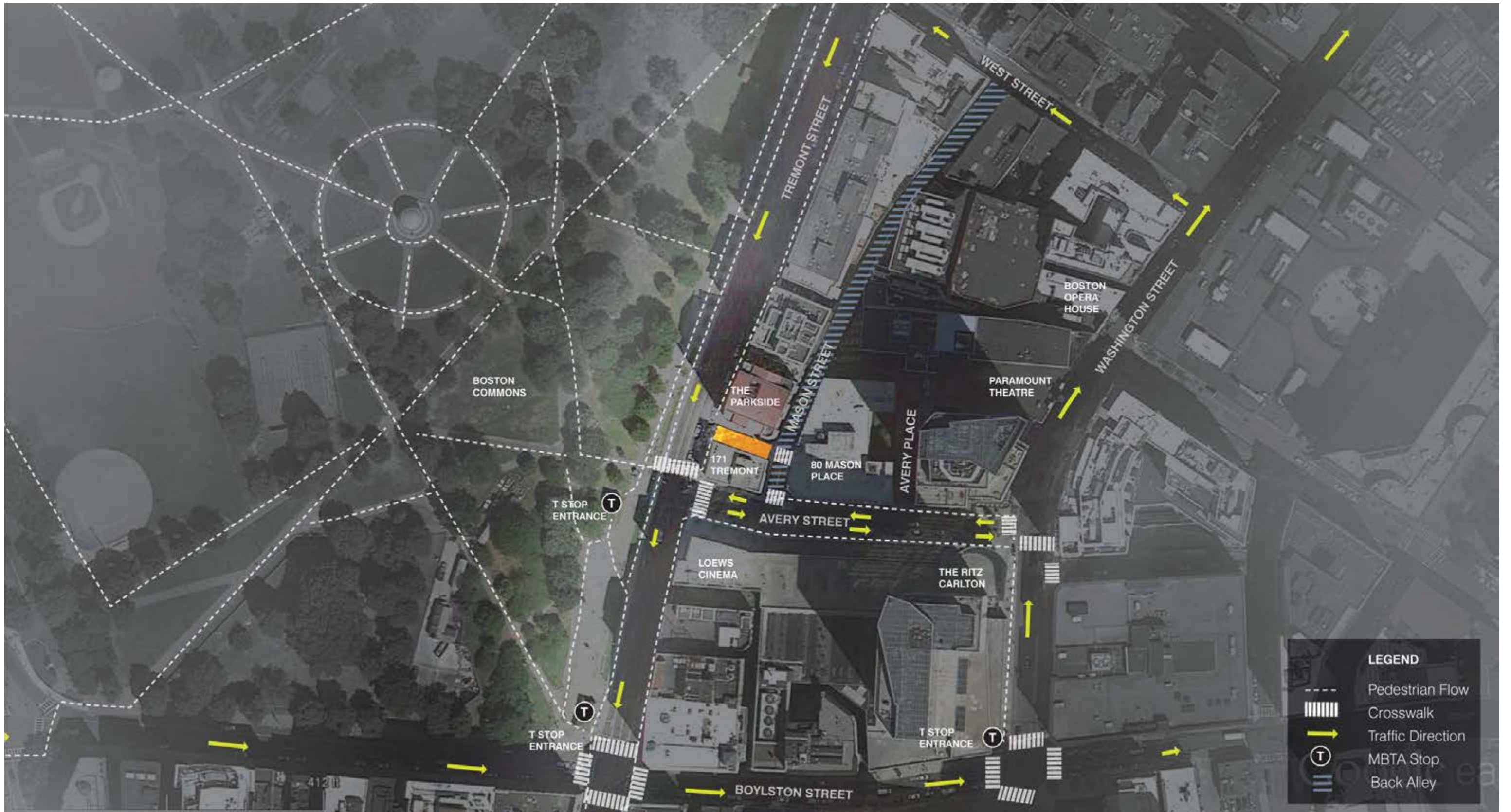
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EXISTING BUILDING

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- 
- ☑ Work with Parkside to develop the pocket park on the entire space between 171 and Parkside.
 - ☑ Increase security on pocket park with visual connections from the concierge and cameras looking onto the park.
 - ☑ Reduce height to create a visual distinction between 171 and the neighbors to the north.
 - ☑ Bring to a minimum any associated shadow impacts on Boston Common, and the strategy of a simple setback or stepping of the mechanical is encouraged.
 - ☑ Reduce traffic queuing on Mason Street by adding a vehicular staging space.
 - ☑ Use glass in mechanical penthouse to lighten the top.
 - ☑ Design of the building and its use of materials should retain their qualities of simple elegance and quality without changes.
 - ☑ Minimization of construction impacts.

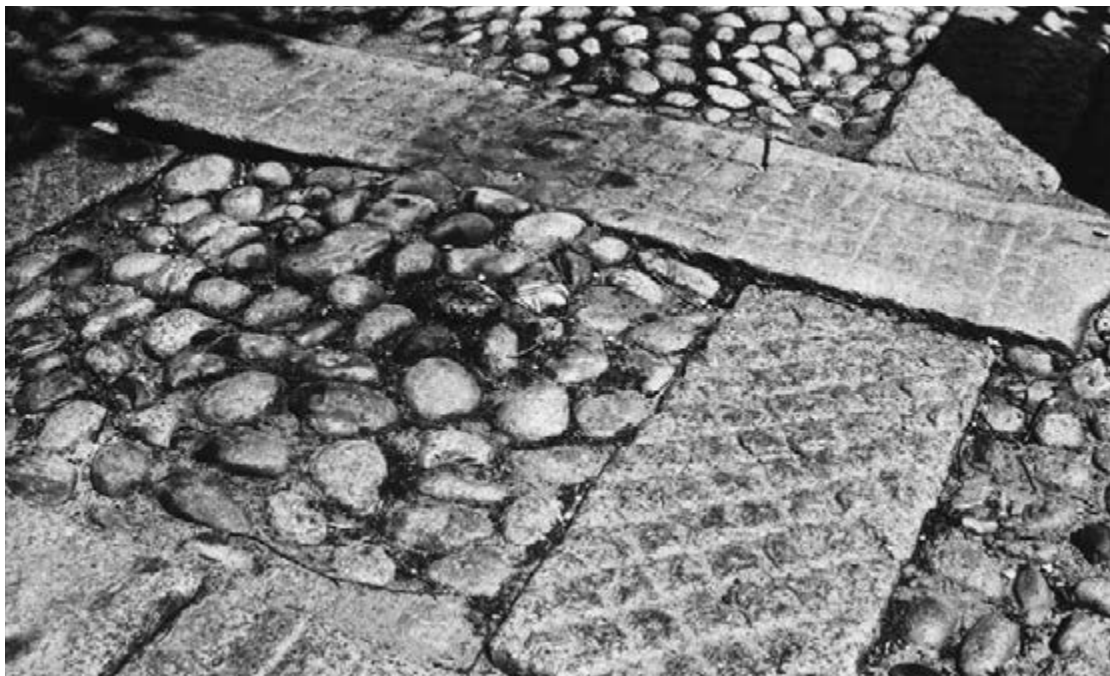


mikyung kim design

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PLAZA SITE DIAGRAM

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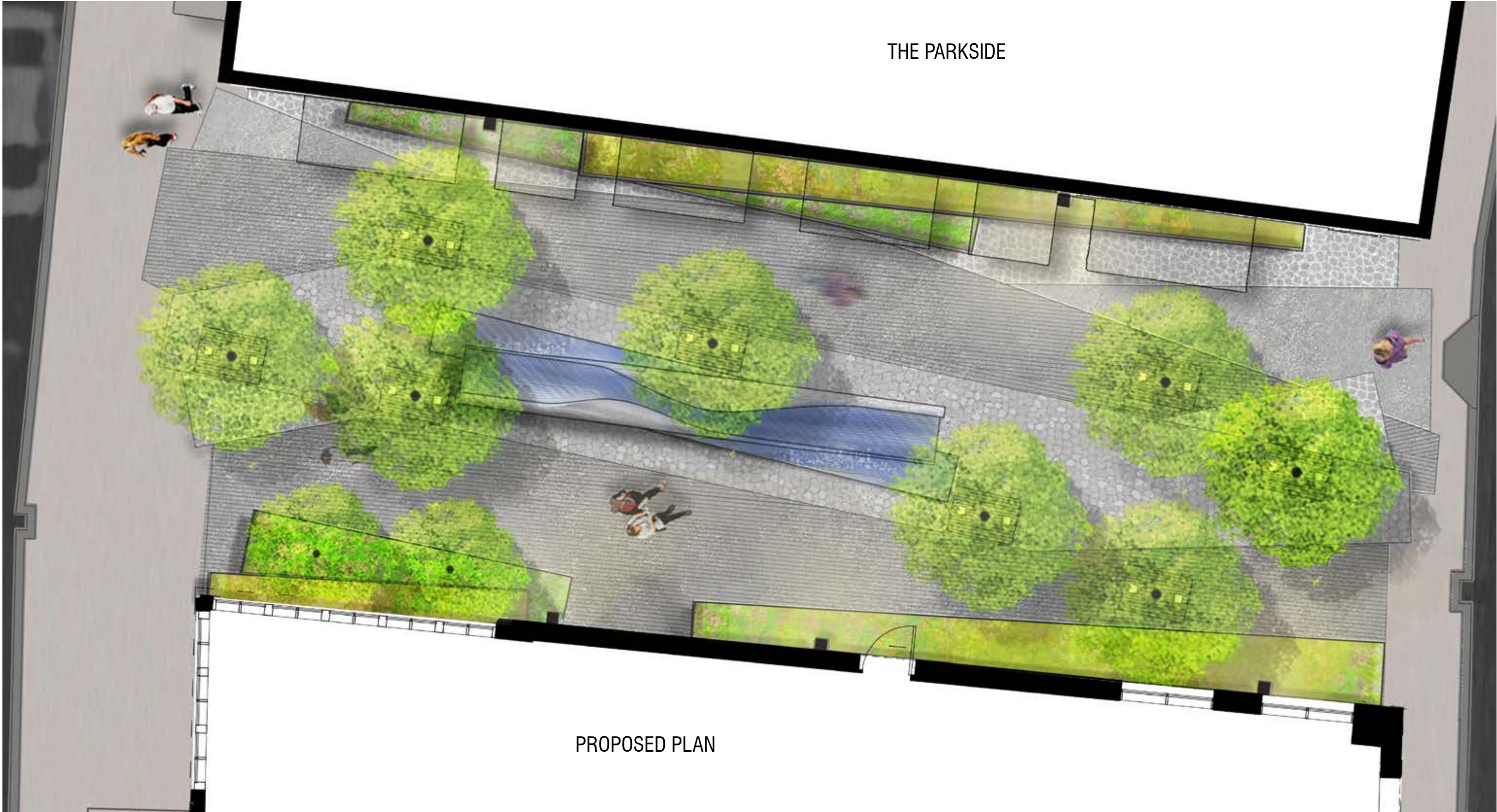
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PLAZA PRECEDENT IMAGES

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THE PARKSIDE



PROPOSED PLAN

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PLAZA PERSPECTIVE

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PLAZA VIEW FROM MASON STREET

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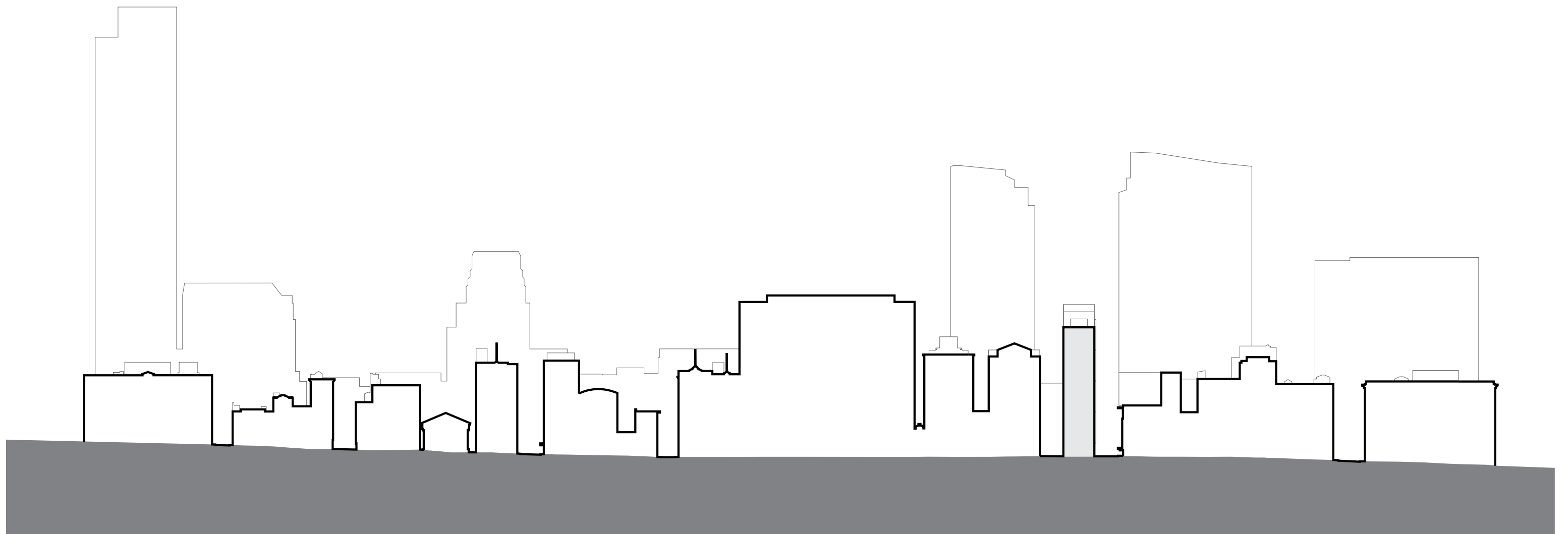
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PLAZA VIEW FROM MASON STREET

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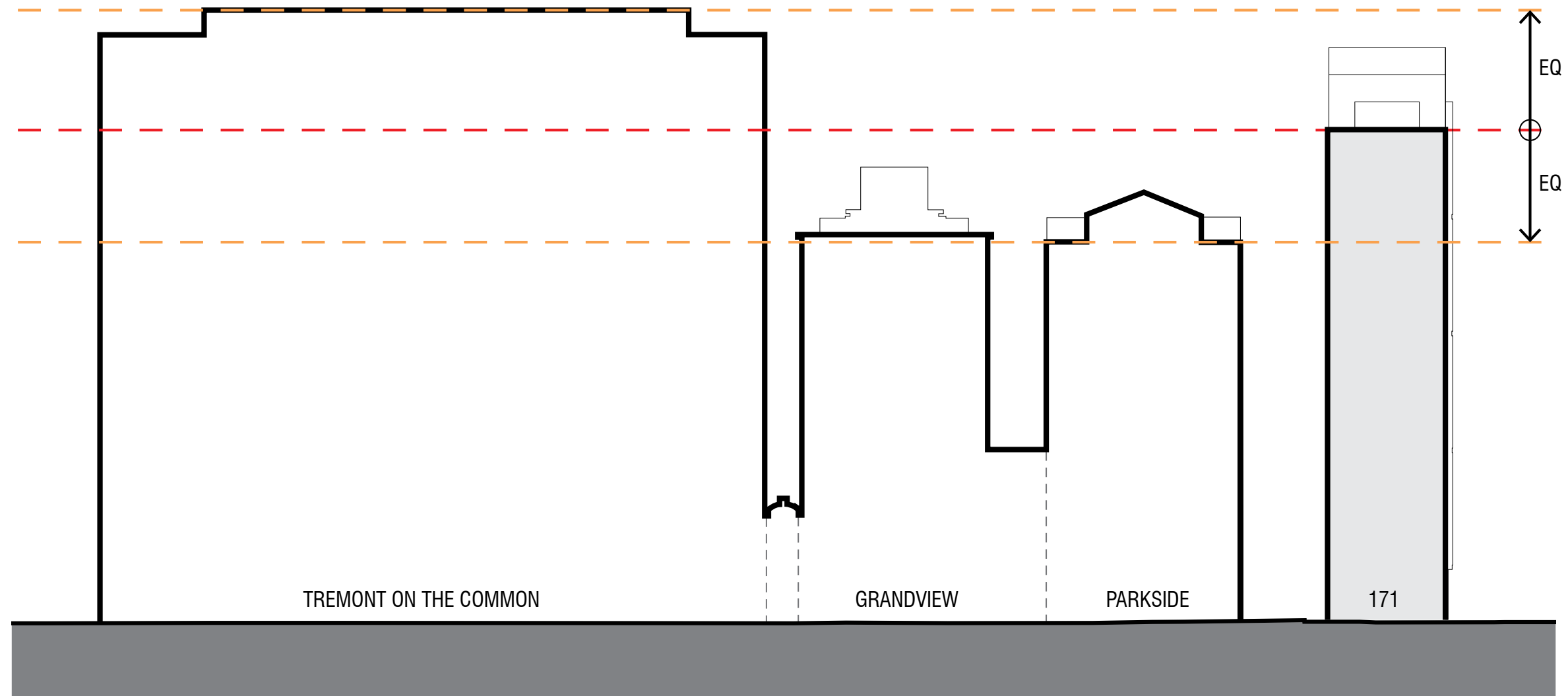


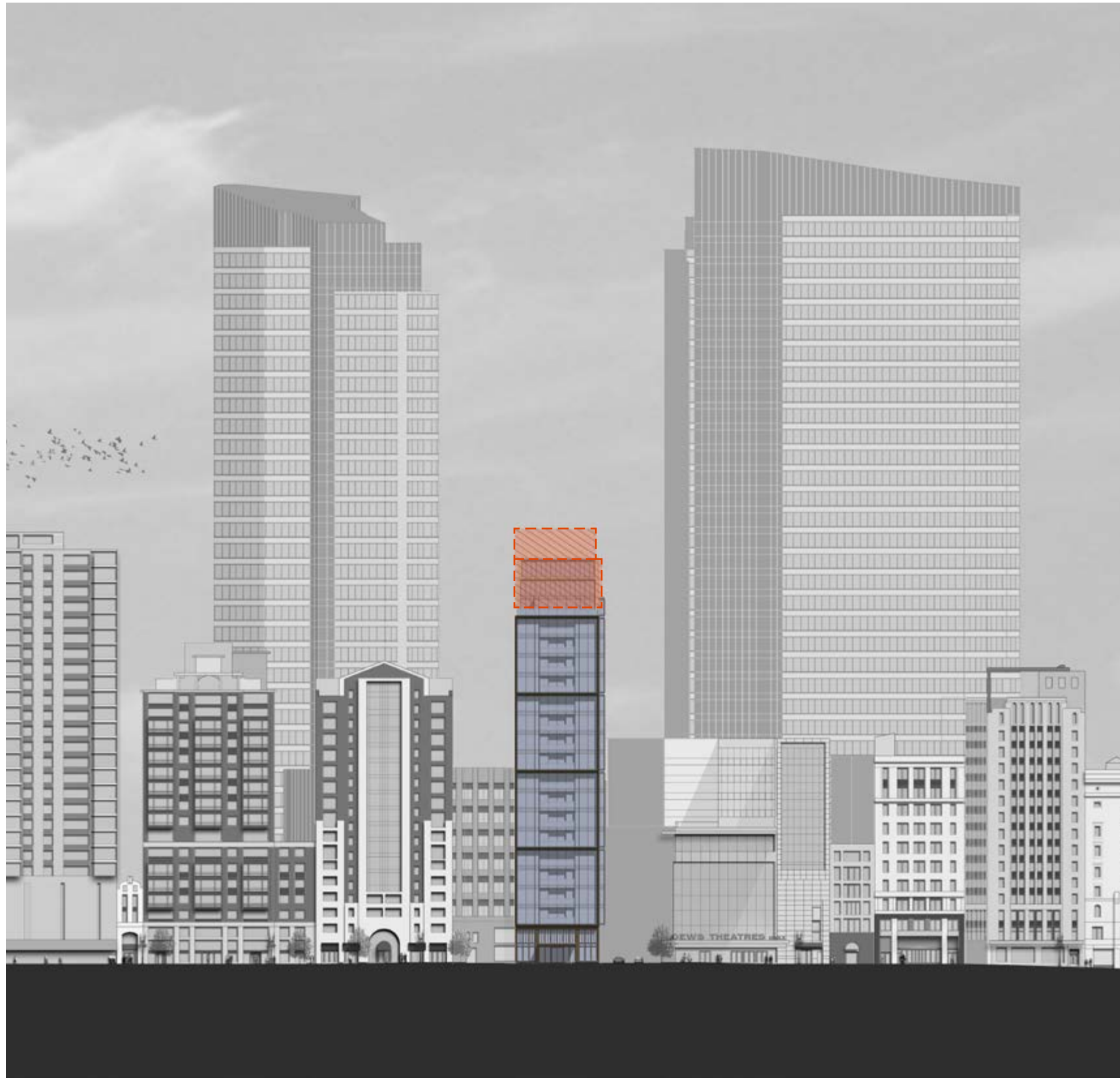
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TREMONT STREET - VARIED BUILDING HEIGHTS

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WEST ELEVATION - TREMONT STREET



SOUTH ELEVATION - AVERY STREET

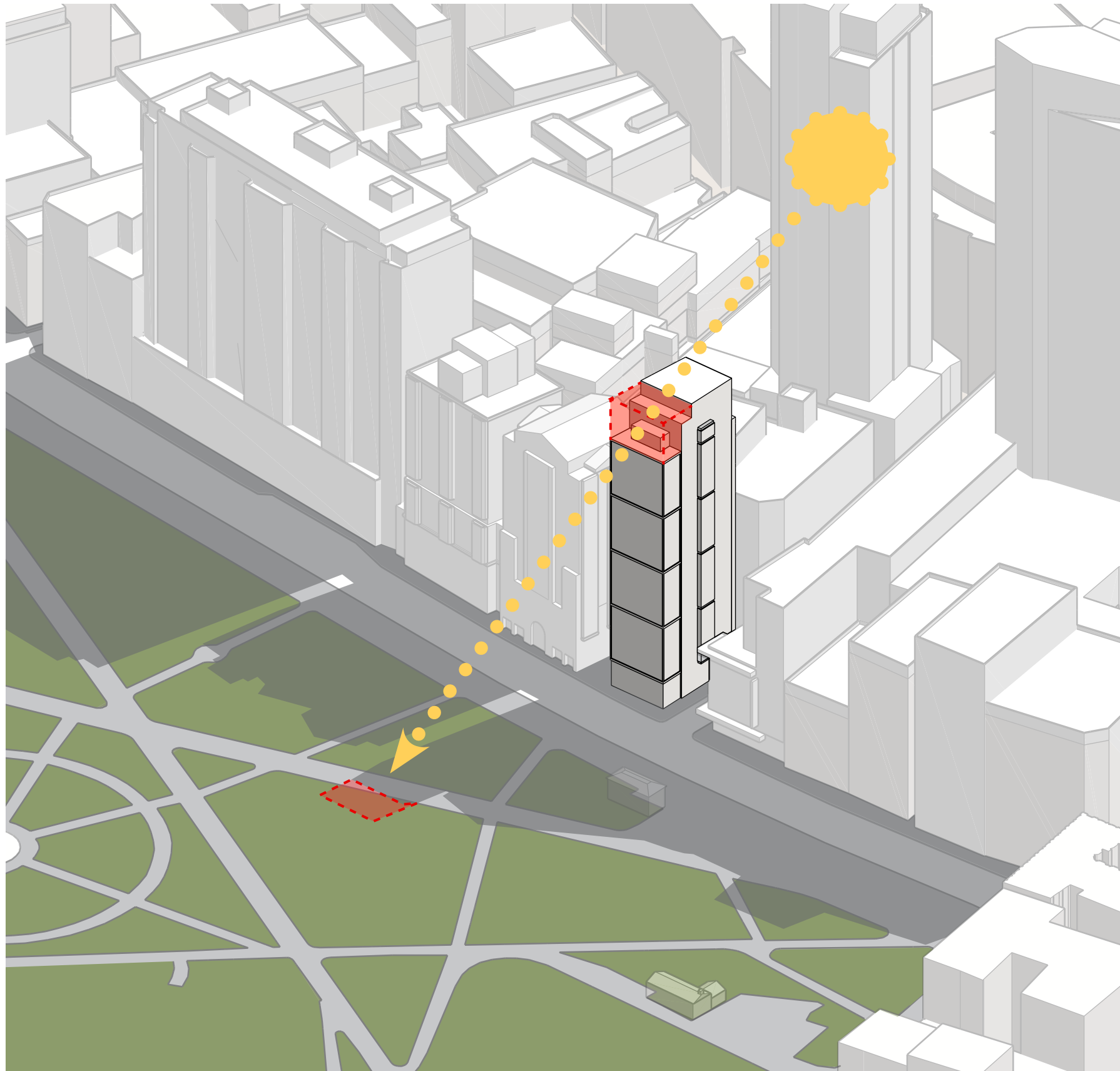
ZONING HEIGHT
 PREVIOUS : 237'-0"
 CURRENT : 212'-2"

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HEIGHT / MASSING REDUCTION FROM PREVIOUS DESIGN

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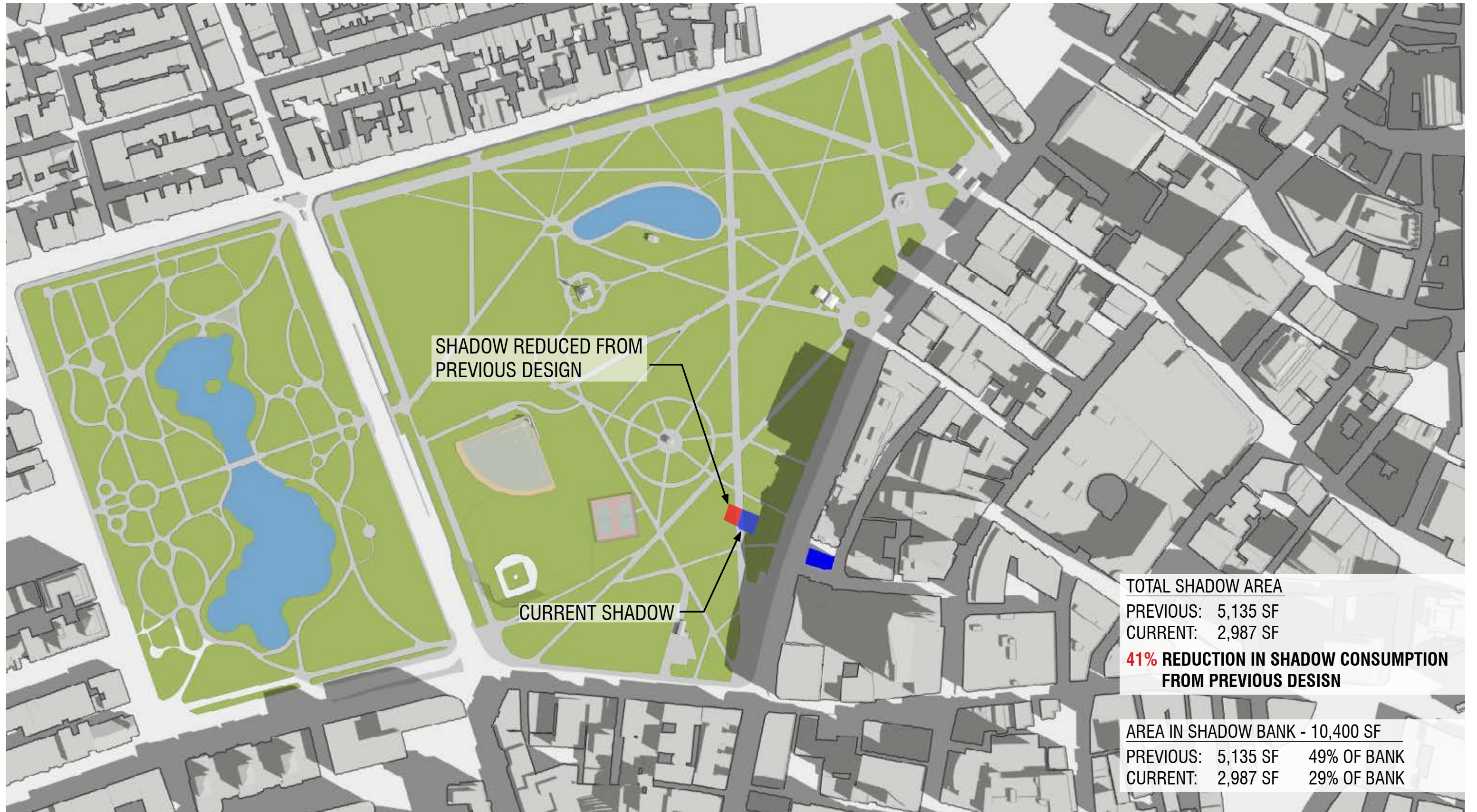
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STEPPED TOP SHADOW REDUCTION DIAGRAM

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AUGUST 19 - 10:00AM
SHADOW IMPACT REDUCTION FROM PREVIOUS DESIGN

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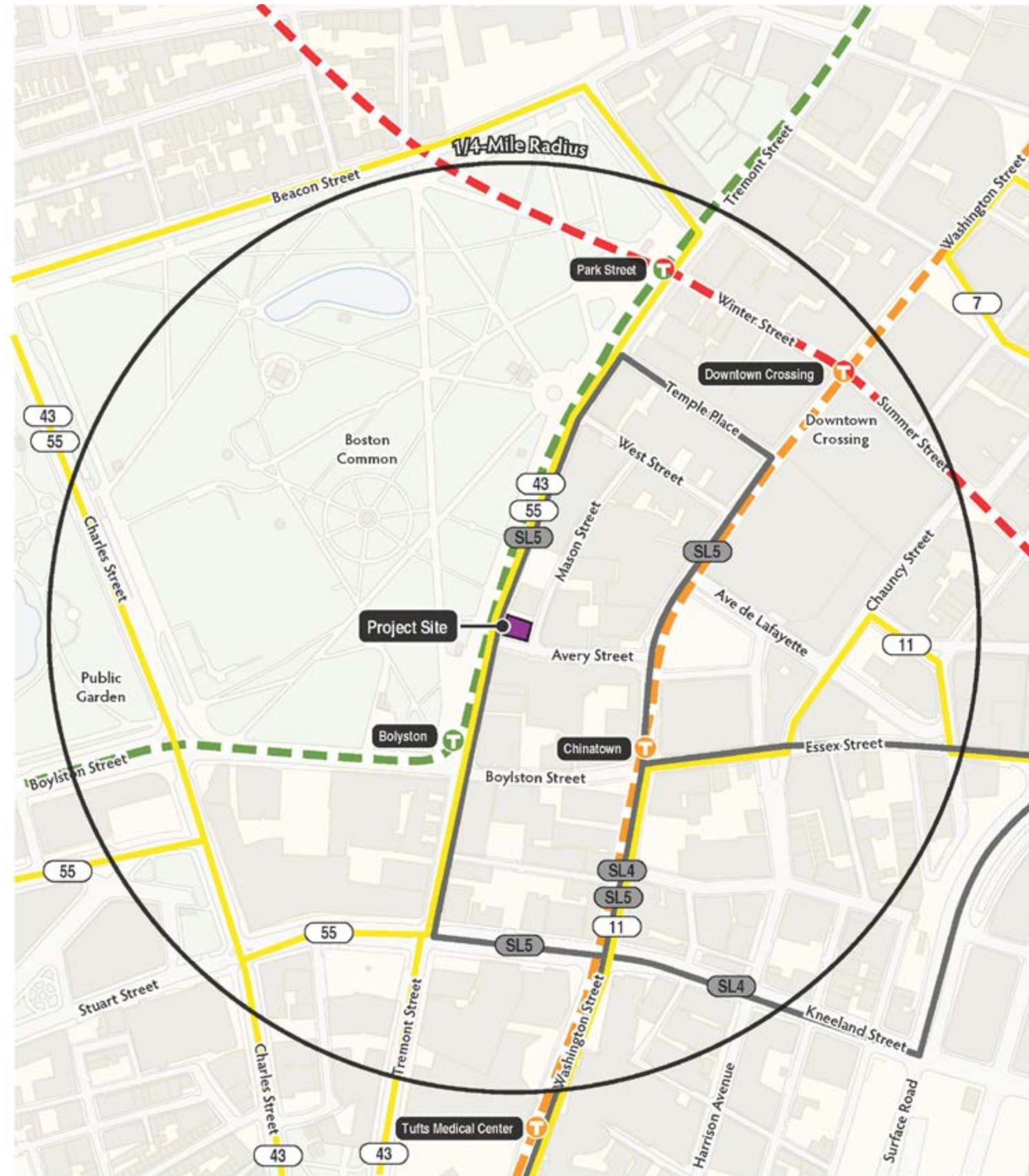
Project Mode Split

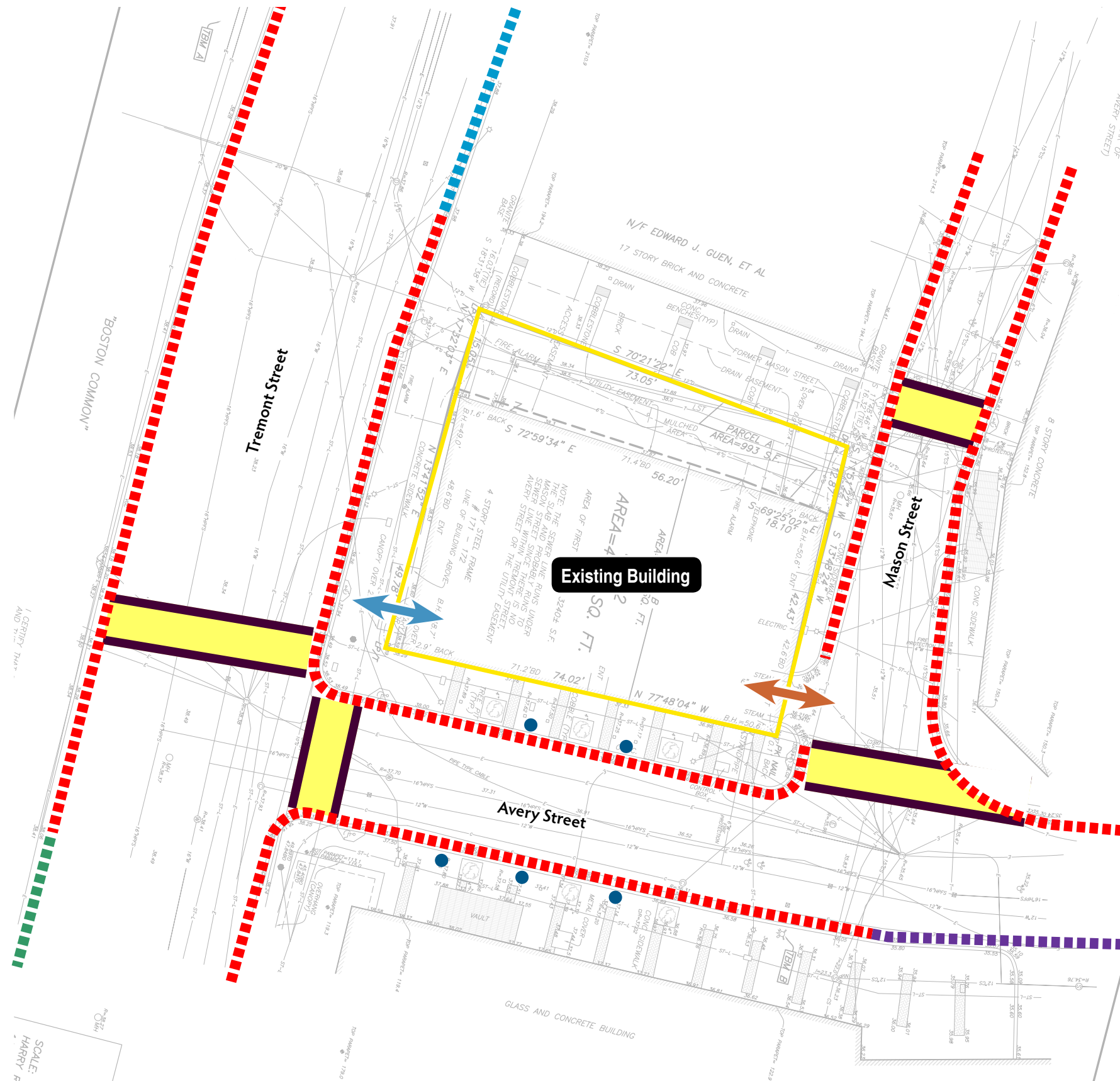
Mode	
Automobile	28%
Transit	30%
Walk/Bike/Other	42%









Source: BTD Area 2 Daily Mode Share Data

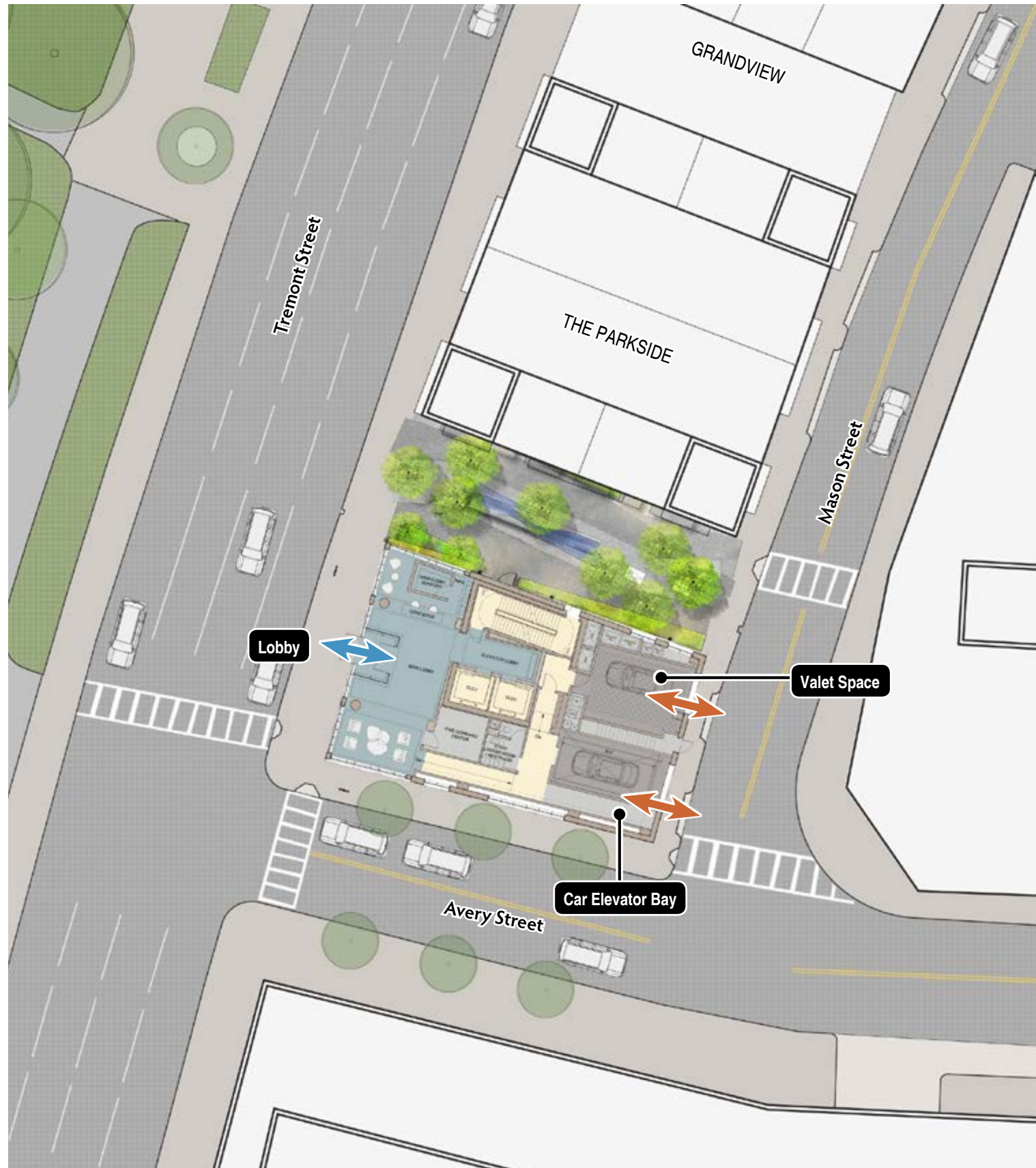
Project Trip Generation by Mode

	Person Trips	Transit Trips	Walk/ Bicycle/ Other Trips	Trips by Vehicle	AVO	Vehicle Trips
Morning Peak Hour						
In	3	1	1	1	1.09	1
Out	9	3	4	3	1.09	2
Total	12	4	5	4		3
Evening Peak Hour						
In	8	2	3	2	1.09	2
Out	5	1	2	1	1.09	1
Total	13	3	5	3		3
Weekday Daily						
In	60	18	25	17	1.09	15
Out	60	18	25	17	1.09	15
Total	120	36	50	34		30



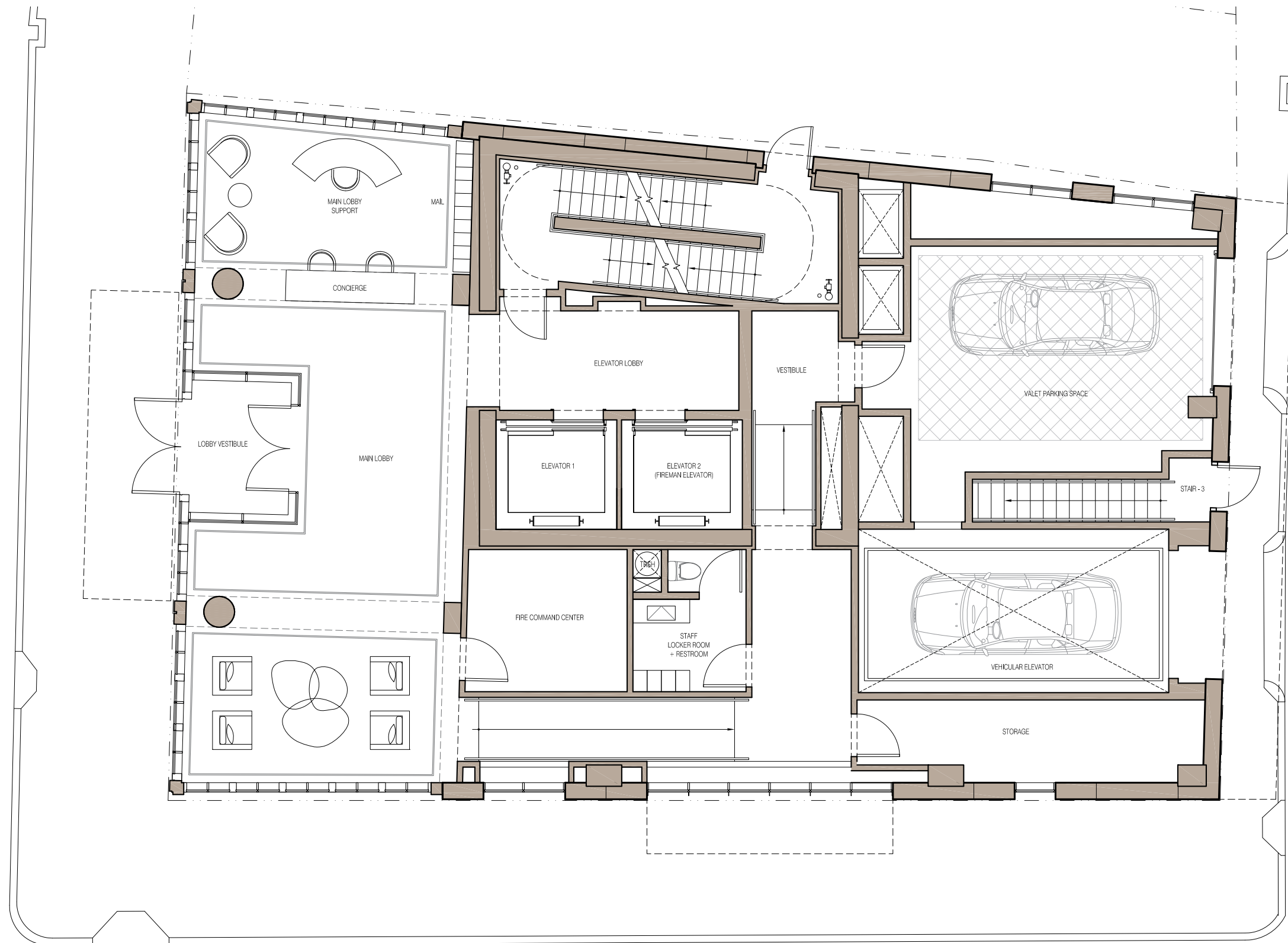


-  No Stopping Anytime
-  No Stopping 7am-7pm
No Parking 7am-7pm, Except Sundays
-  Bus Stop
-  Valet Parking Only
-  Pedestrian Access
-  Loading Access
-  Crosswalks
-  Bike Rack



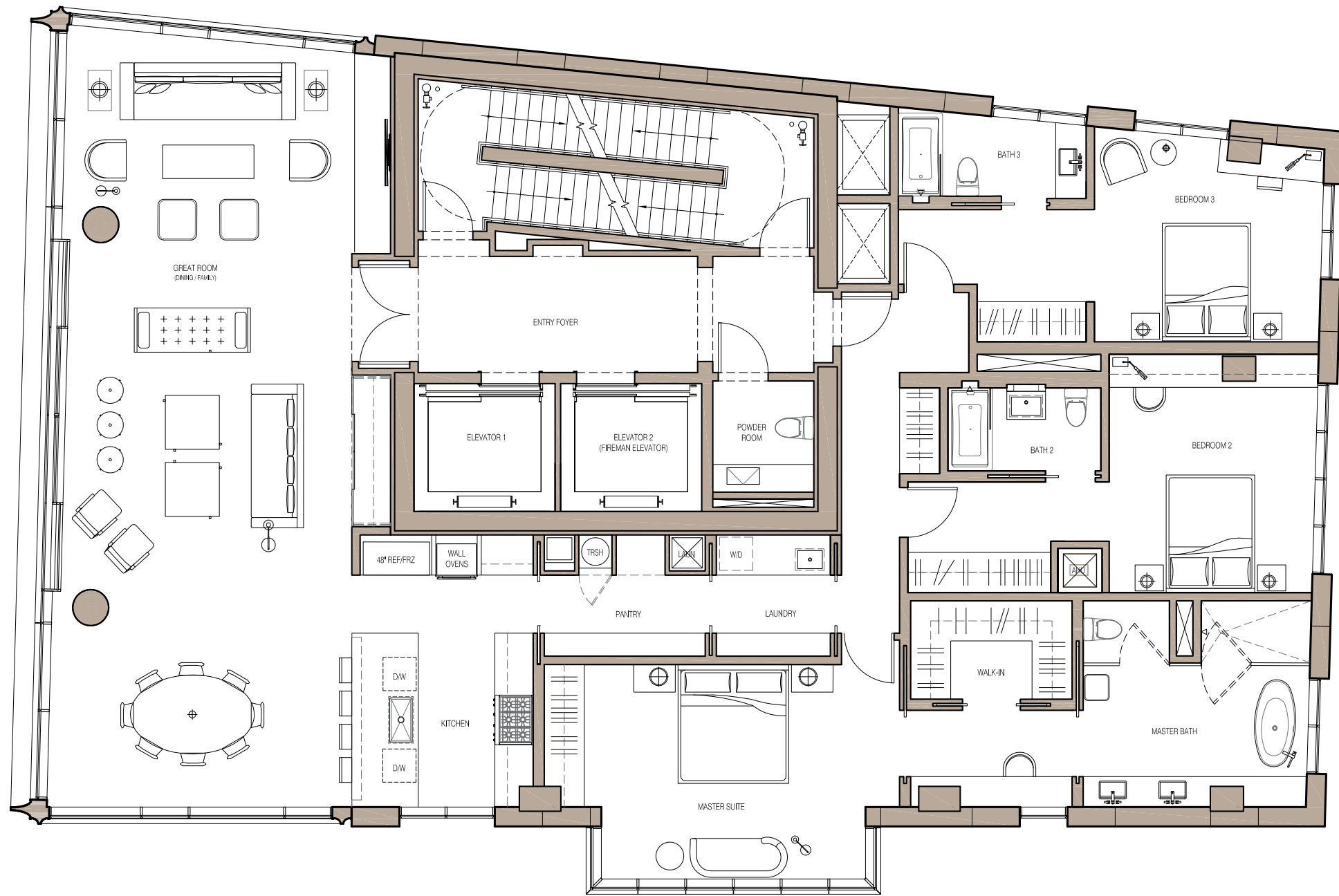


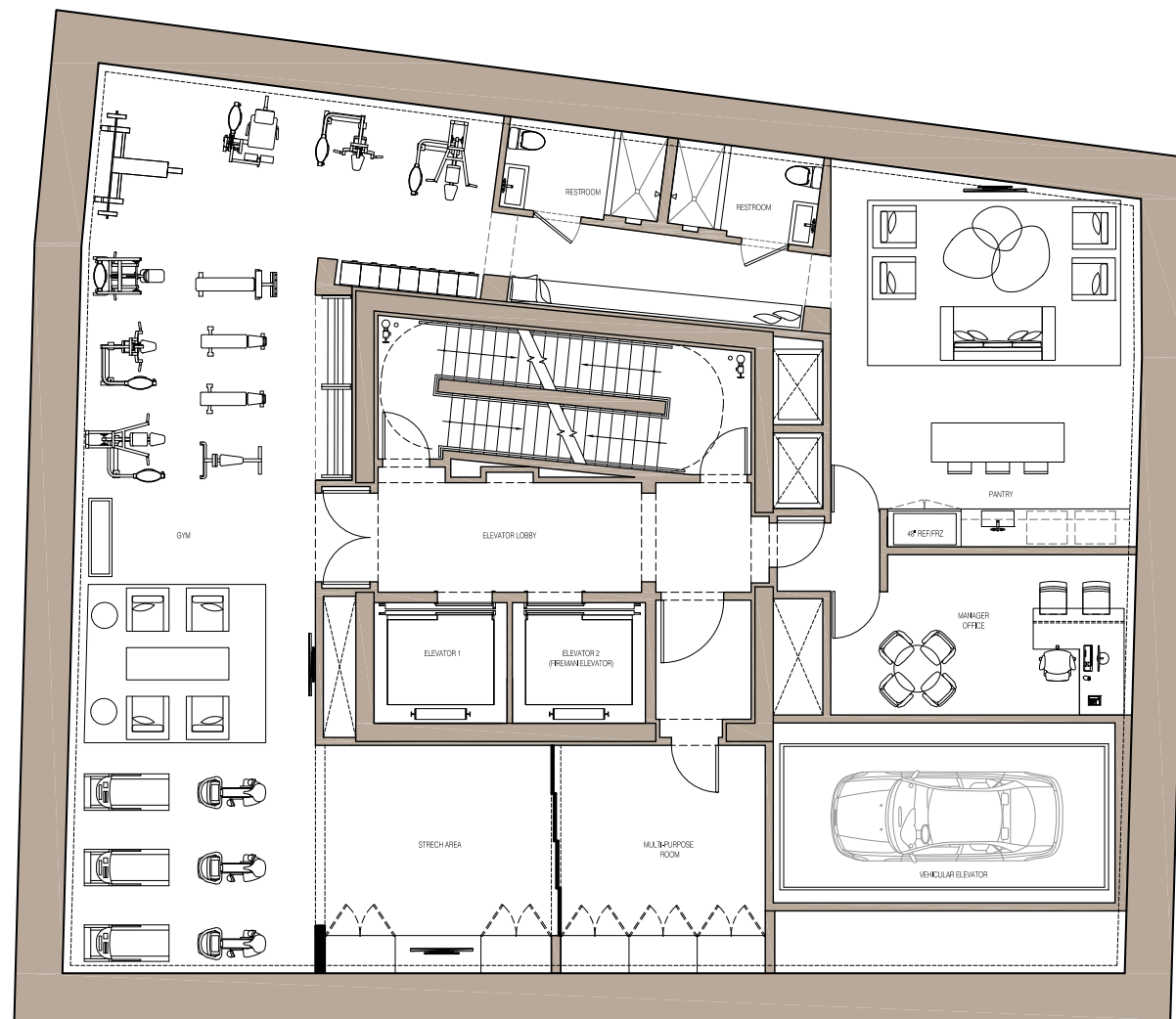
TREMONT STREET



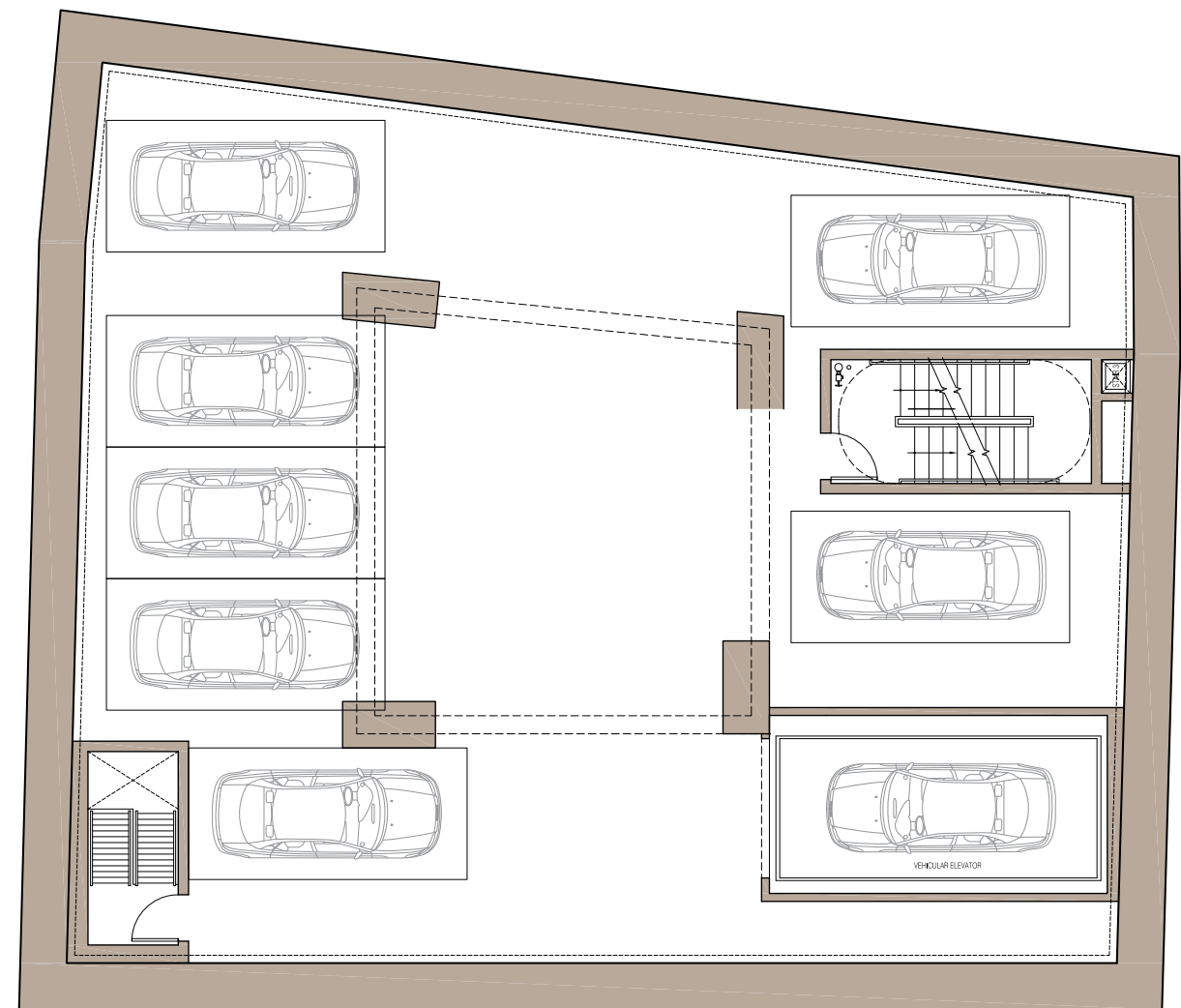
MASON STREET

AVERY STREET





TYPICAL AMENITY LEVEL



TYPICAL PARKING LEVEL



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VIEW FROM BOSTON COMMON

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AERIAL VIEW OF TREMONT STREET

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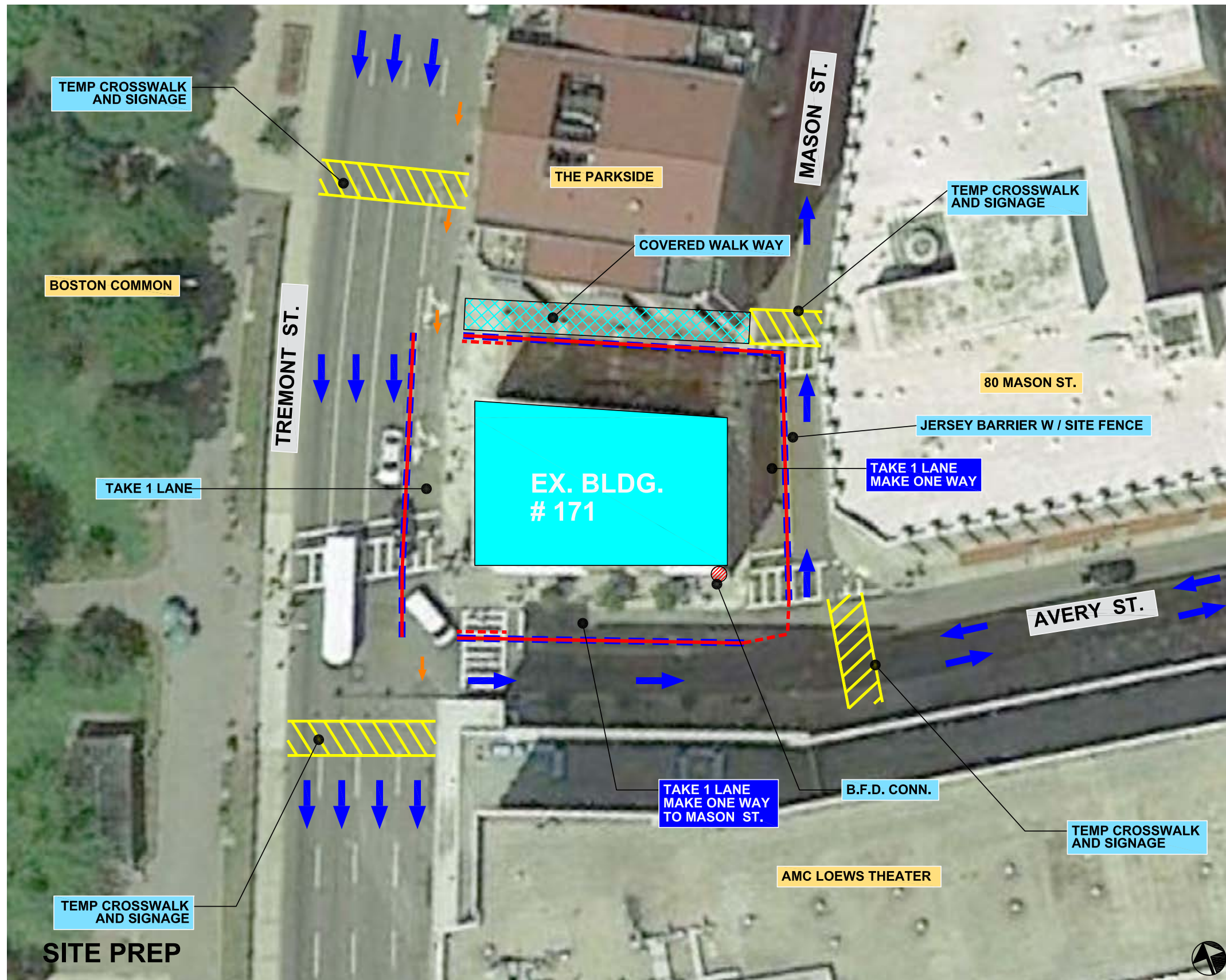


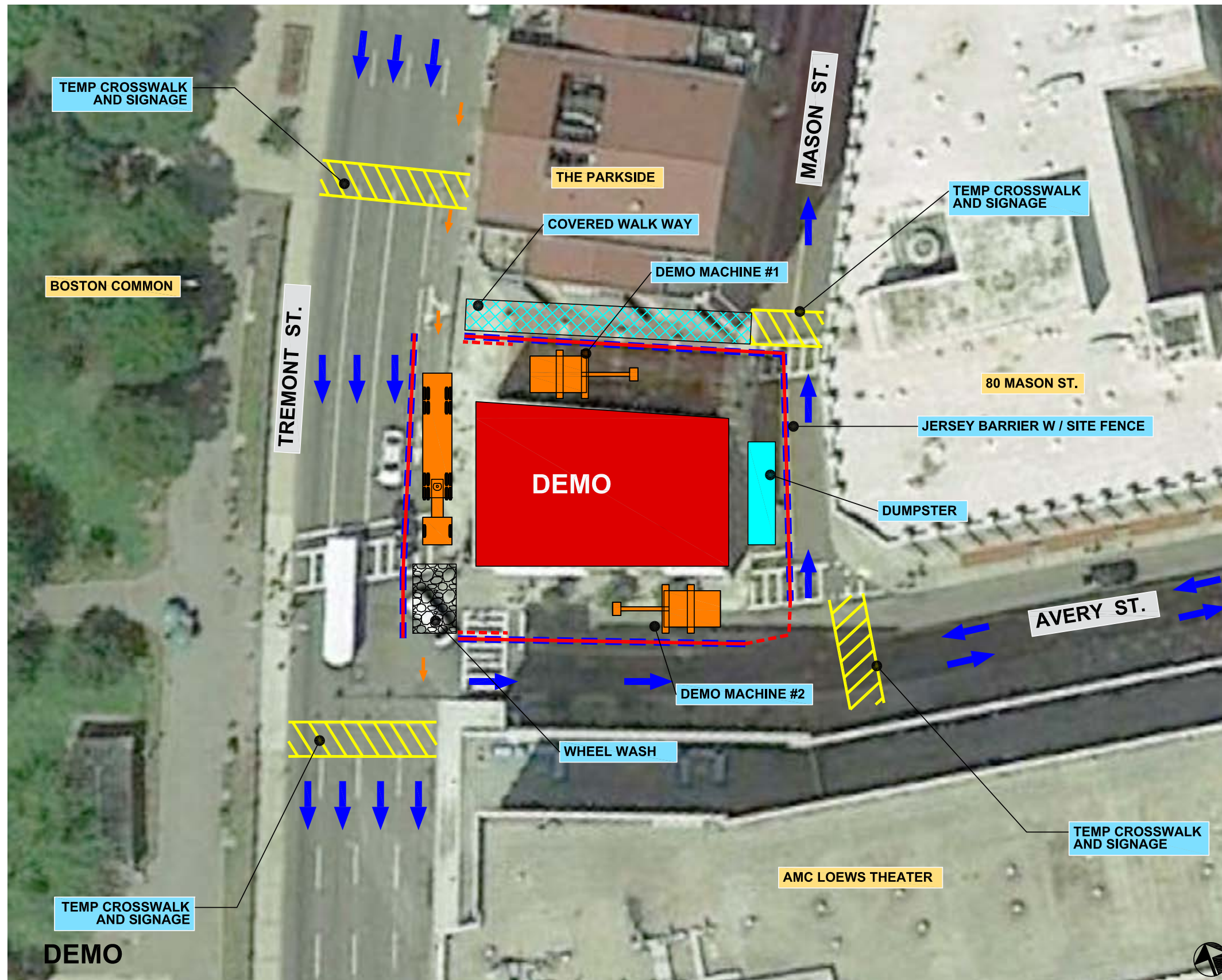
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VIEW OF ENTRANCE FROM BOSTON COMMON

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QUESTIONS? COMMENTS.