



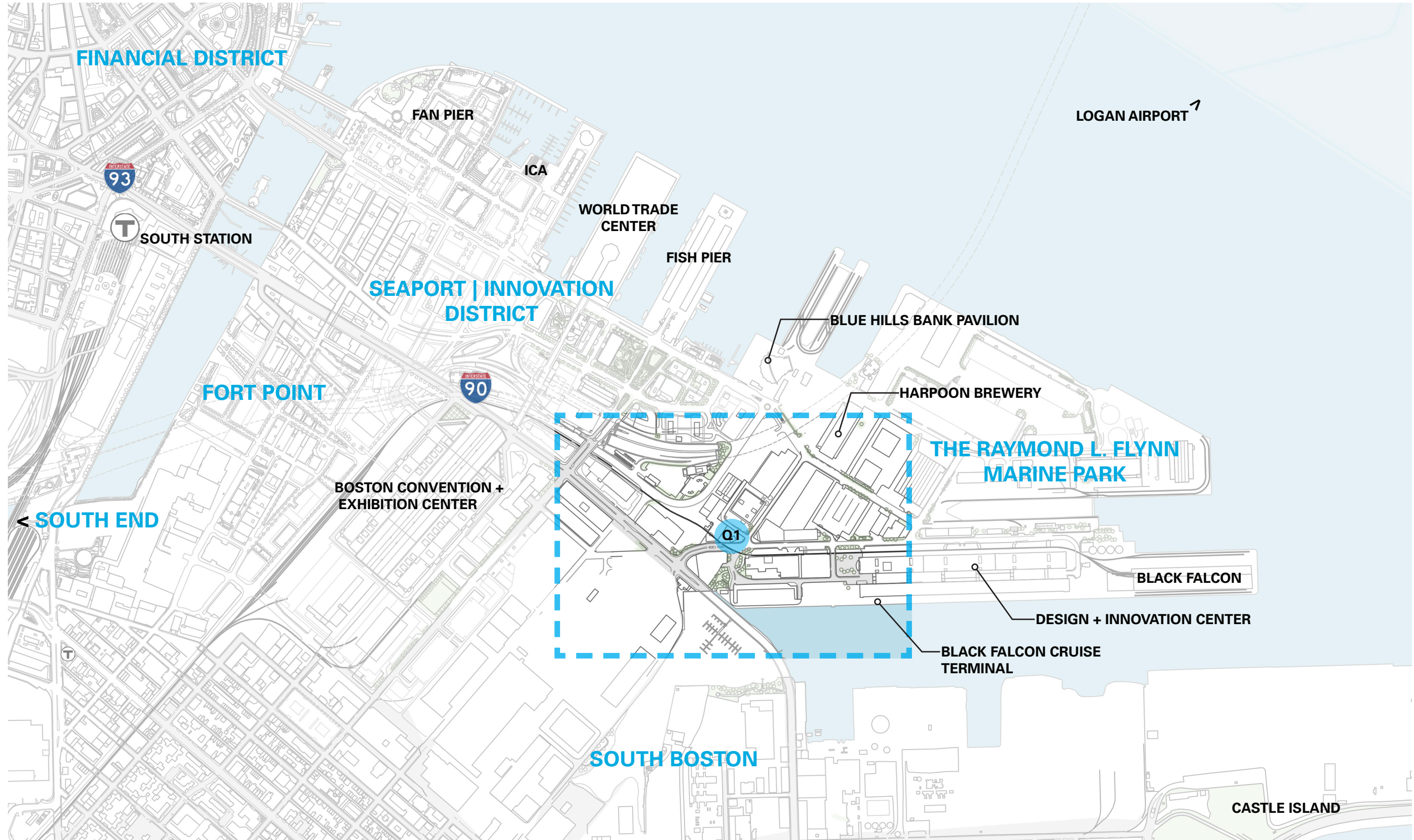
Parcel Q1

Boston, Massachusetts

SKANSKA 

August 17, 2016

CONTEXT



VISION

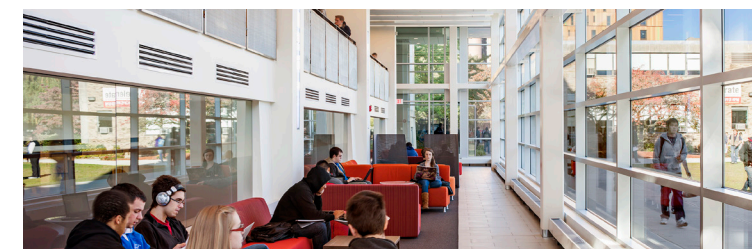
Skanska envisions Parcel Q1 as new commercial office space that compliments the creative energy of the Innovation and Design Center and builds off the momentum of the Seaport District.

This project celebrates the opportunity to:

- Establish the drydock district as **boston's next great hub** for inventive and forward-thinking companies
- Create a **new gateway** to the drydock district and further establish a vibrant sense of place for the neighborhood
- Create state-of-the-art space which offers a **modern interpretation** of the neighborhood's rich industrial history
- Provide **flexible office space** which offers abundant natural light and open work environments to create an atmosphere where inventive and creative companies can succeed
- Provide **open outdoor space** that celebrates the relationship to the waterfront as well as the edgy and industrial vernacular of the drydock district
- **Enhance the public realm** and offer an active sense of place attractive to the innovative and creative tenants that will define the drydock district



OUTDOOR COLLABORATION



NATURE-BASED DESIGN

CREATIVE COMPANIES



COLOR + TEXTURE



AIR + LIGHT



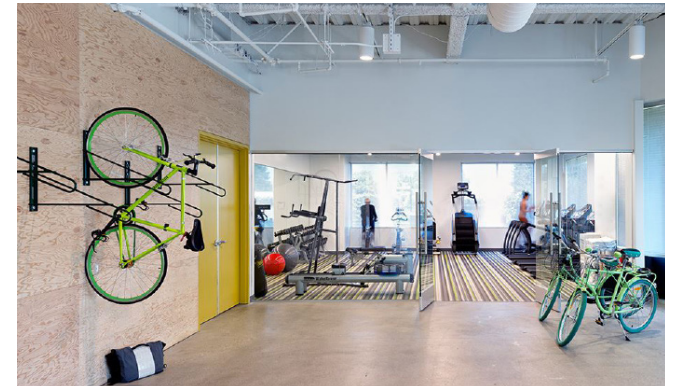
VISION



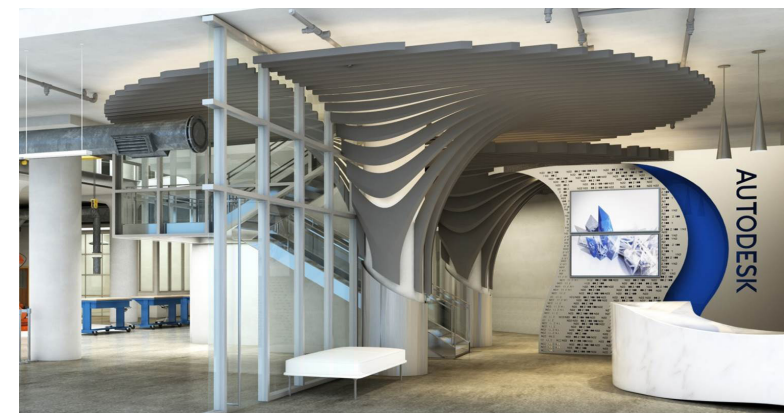
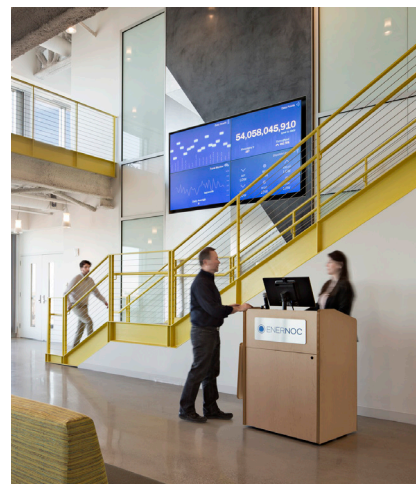
VIBRANT | SENSE OF PLACE



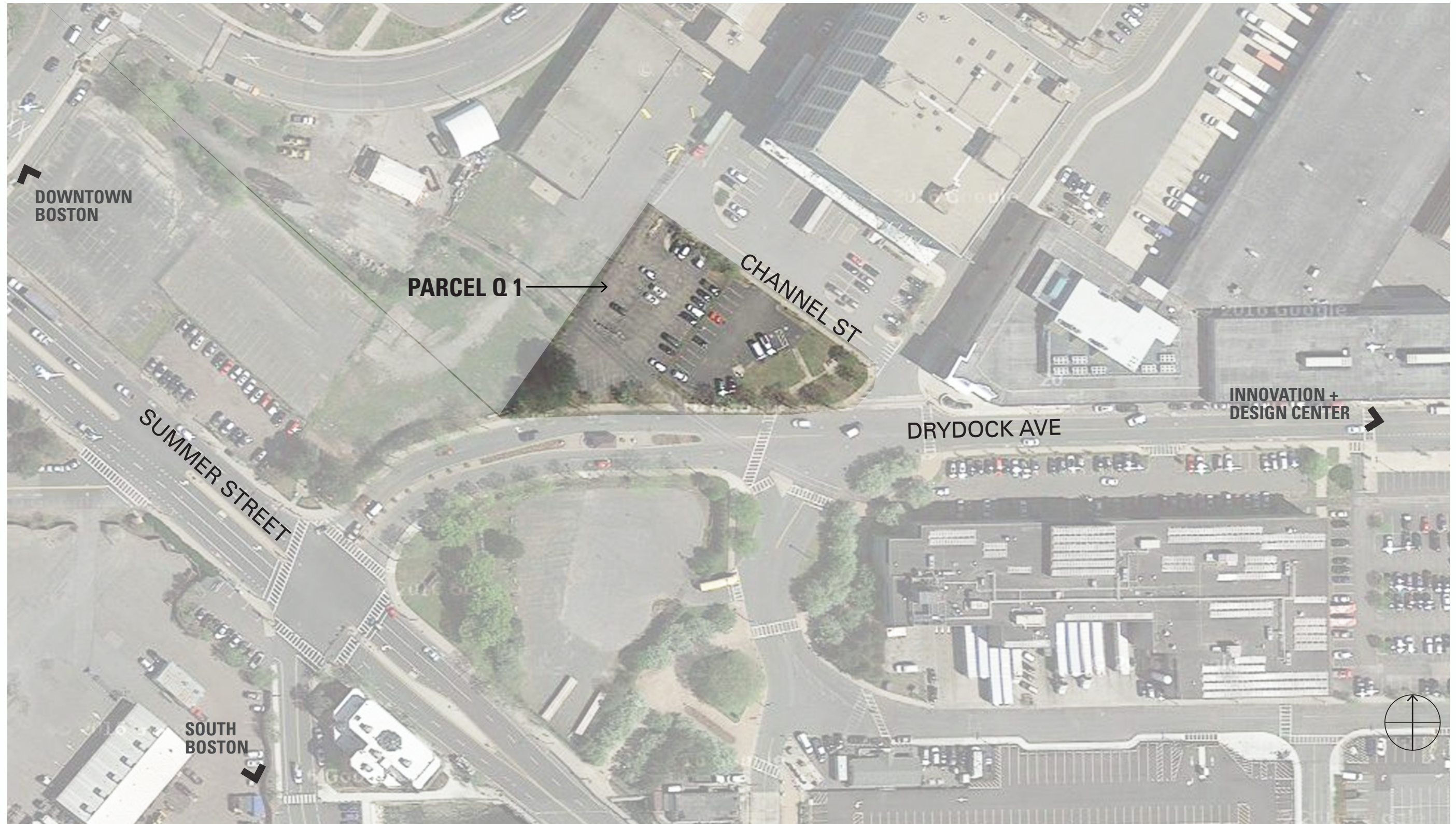
STATE OF THE ART SPACE | ATTRACT INNOVATIVE AND CREATIVE TENANTS



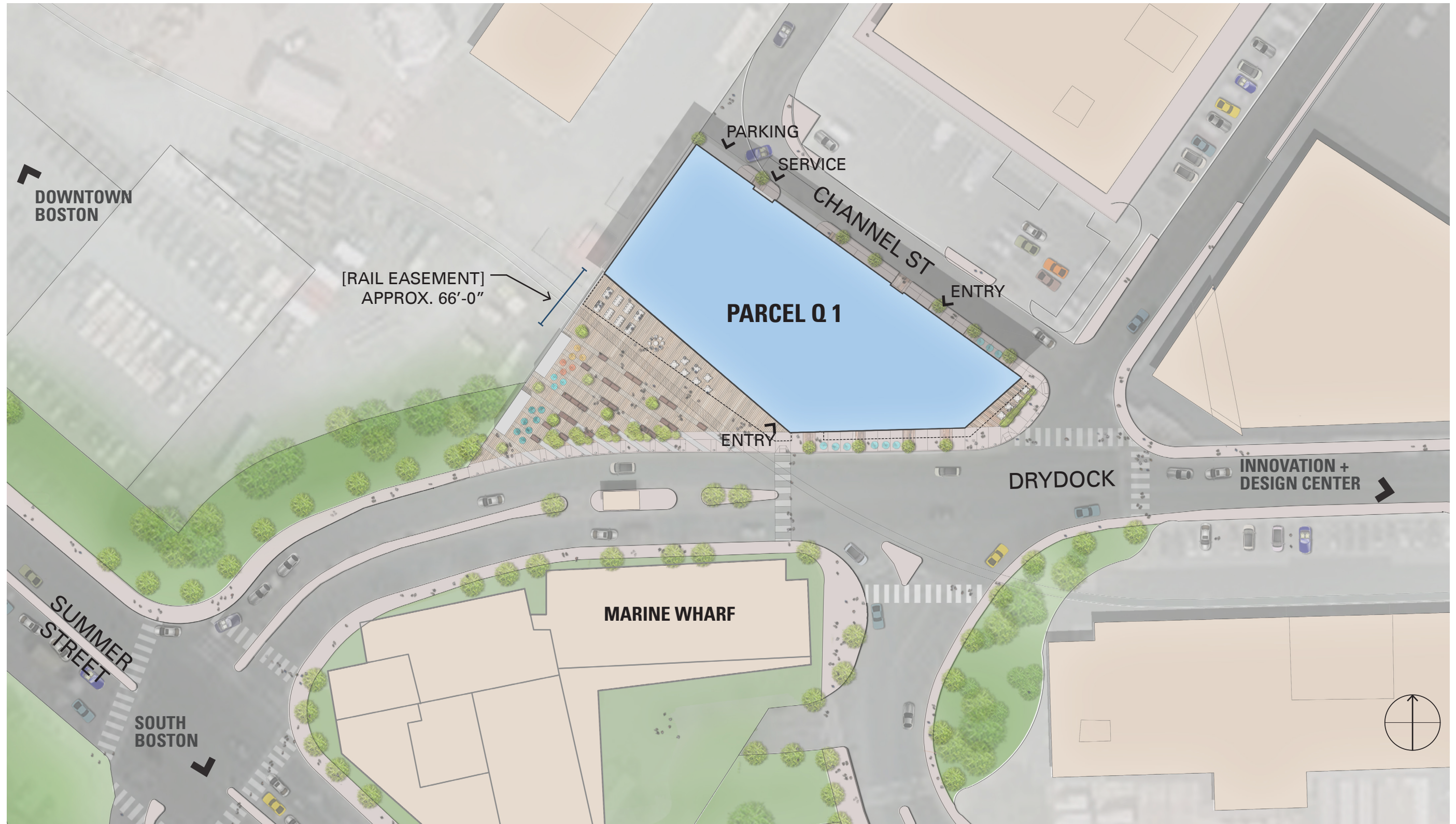
GATEWAY TO DRYDOCK



EXISTING



SITE PLAN



CONTEXT



CONTEXT



CONTEXT



CONTEXT



CONTEXT



CONTEXT



CONTEXT: MARINE WHARF



[HARBINGER DEVELOPMENT]

PARCEL Q1: SKANSKA | SGA | 08.17.16

VIEW FROM DRYDOCK AVENUE [07.07.2016]



ELEVATION | EAST



ELEVATION | SOUTH



ELEVATION | WEST



ELEVATION | NORTH



VIEW FROM DRYDOCK AVENUE



VIEW FROM DRYDOCK AVENUE [07.07.2016]



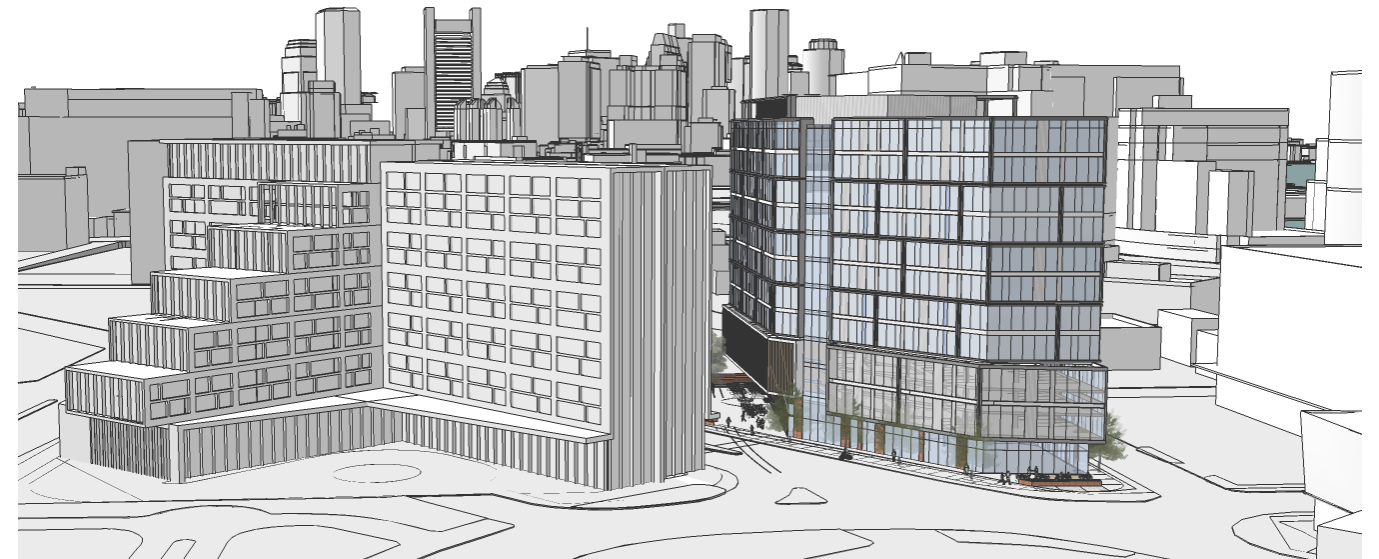
VIEW FROM DRYDOCK AVENUE



MASSING



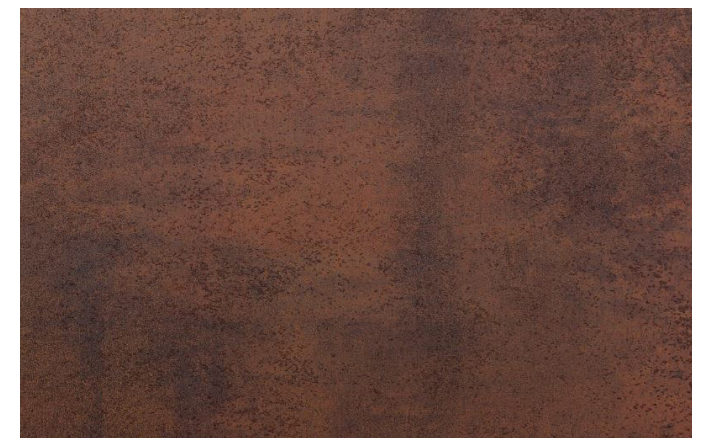
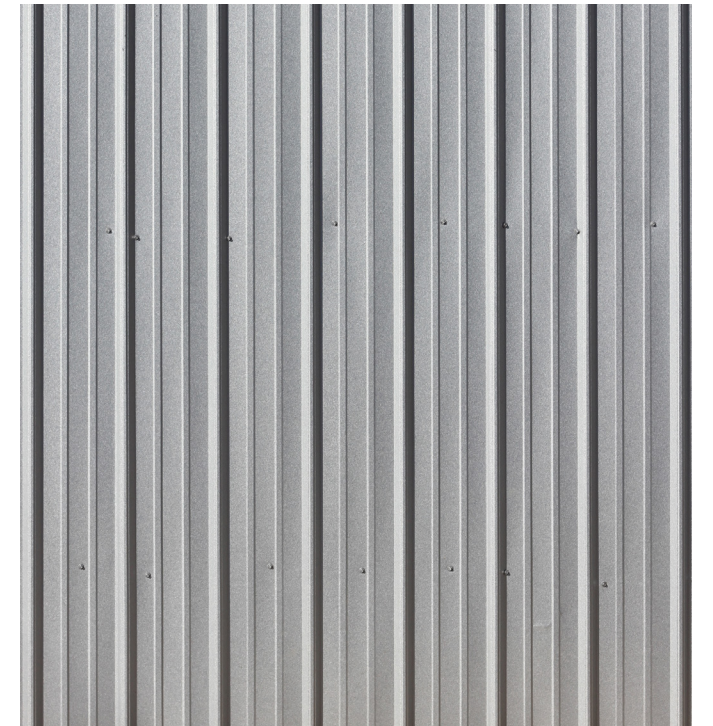
VIEW FROM BDC



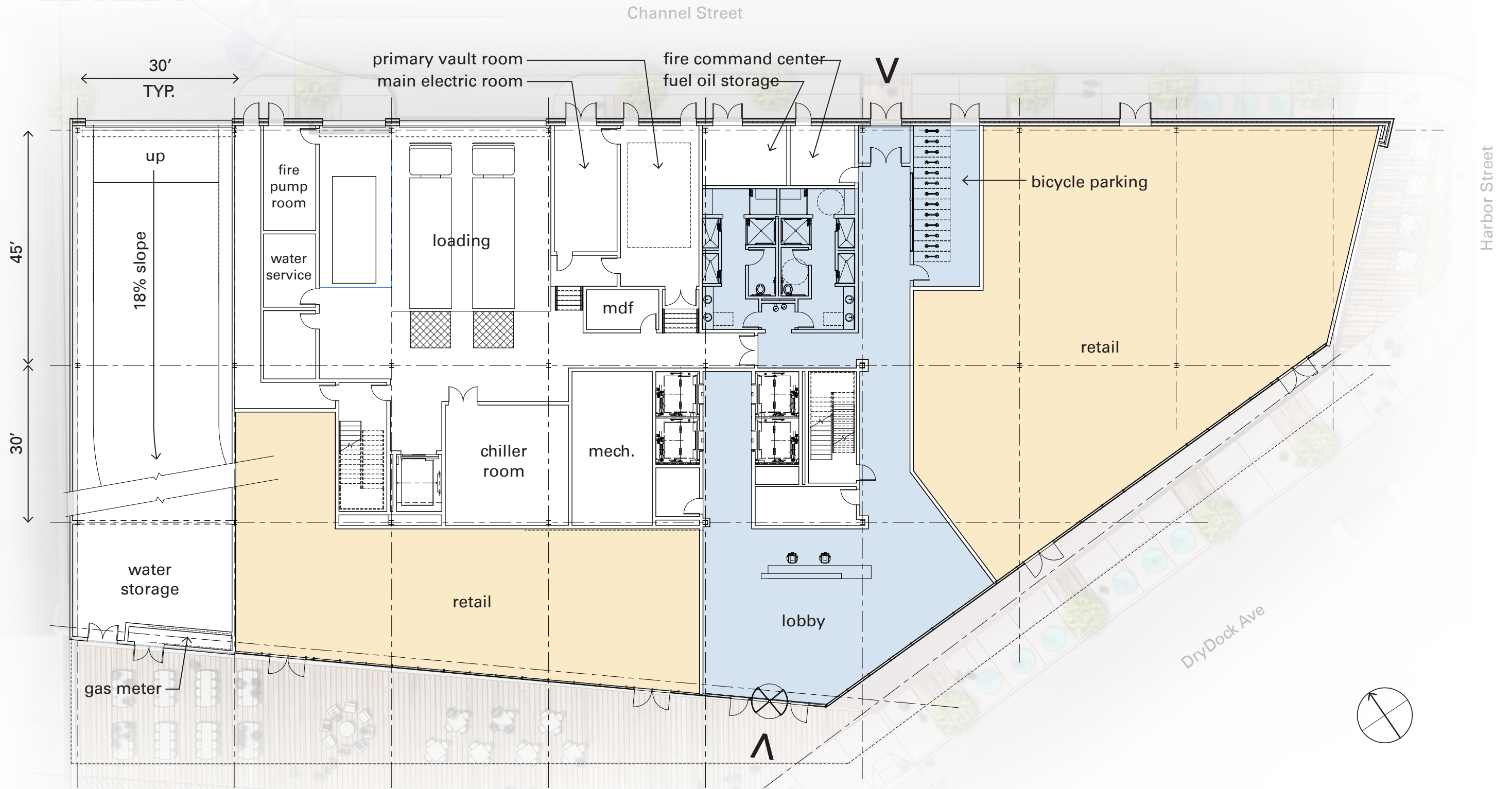
VIEW OF CHANNEL STREET FACADE



MATERIALS



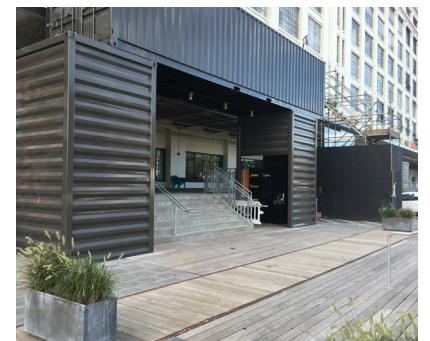
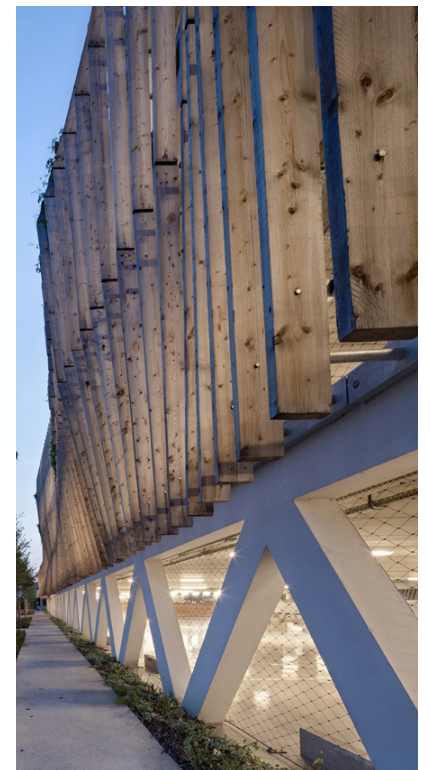
LEVEL 1



STREETSCAPE



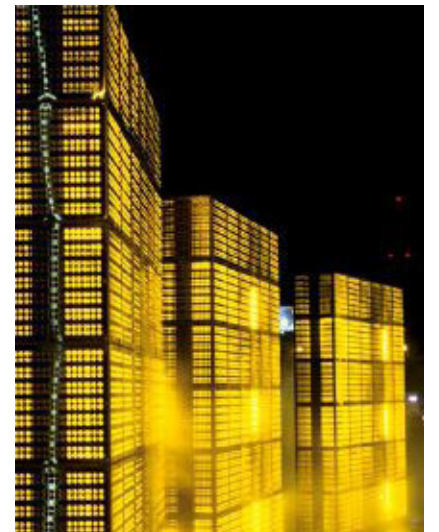
STREETSCAPE



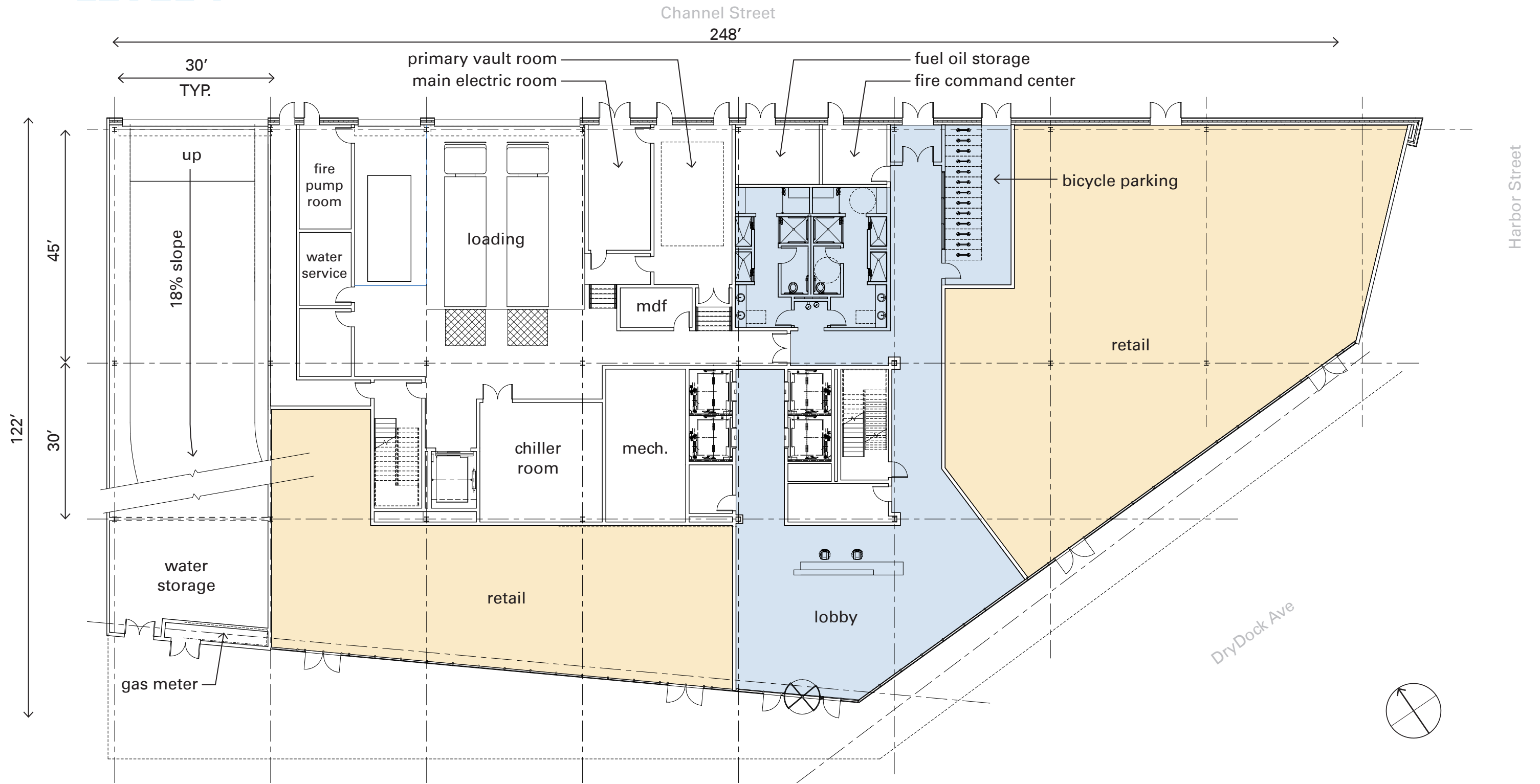
LANDSCAPE PLAN



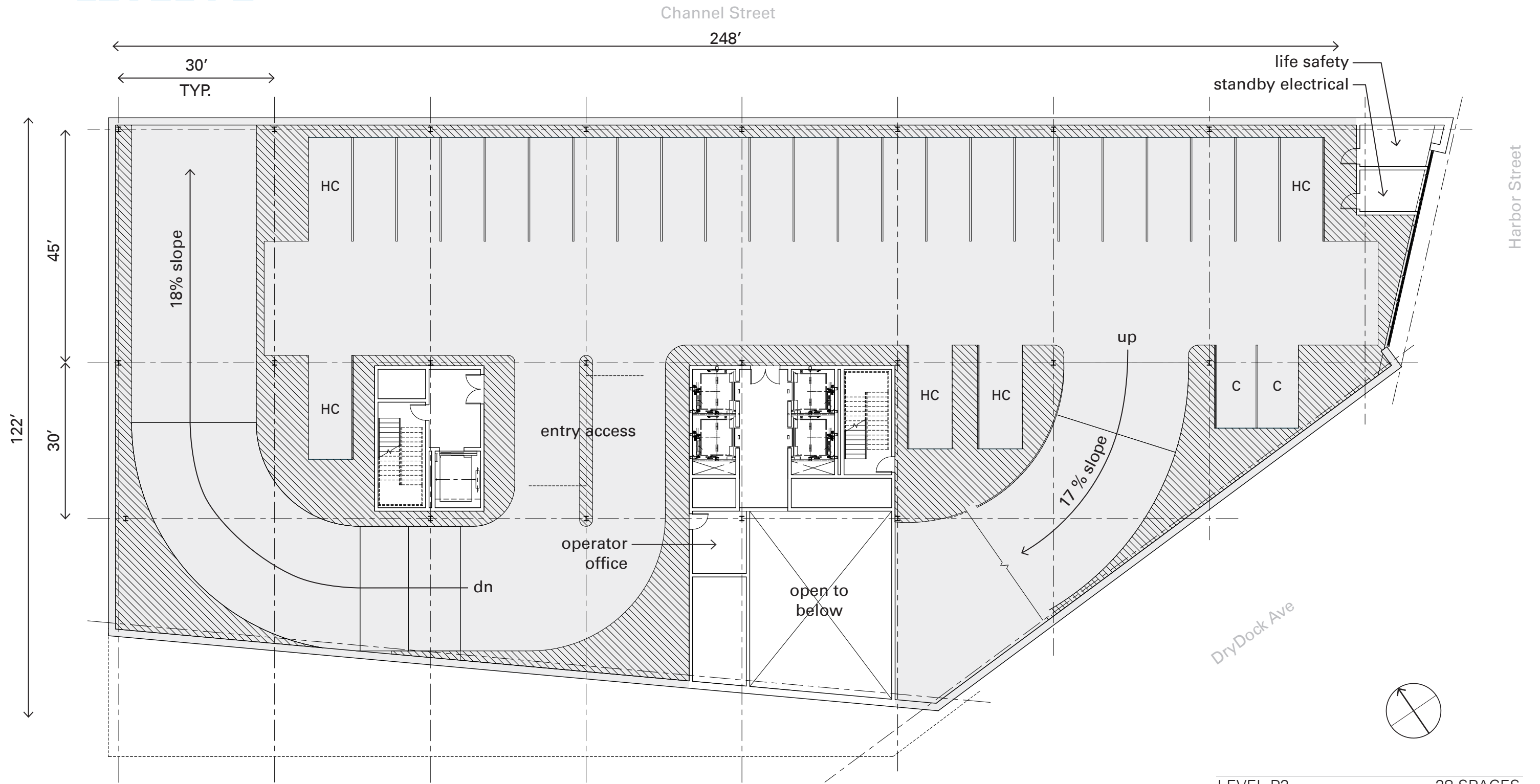
LANDSCAPE PRECEDENTS



LEVEL 1

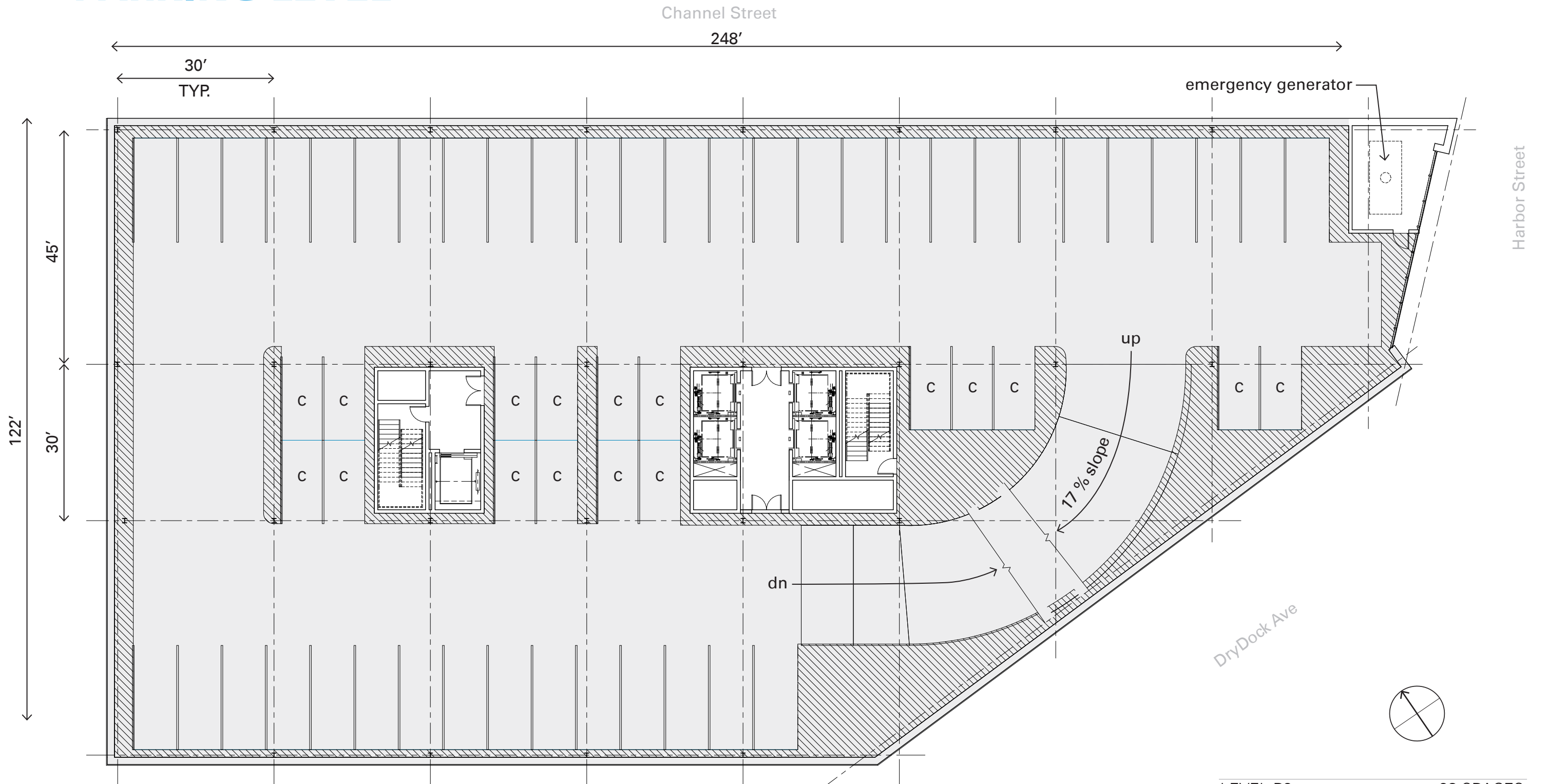


LEVEL P2



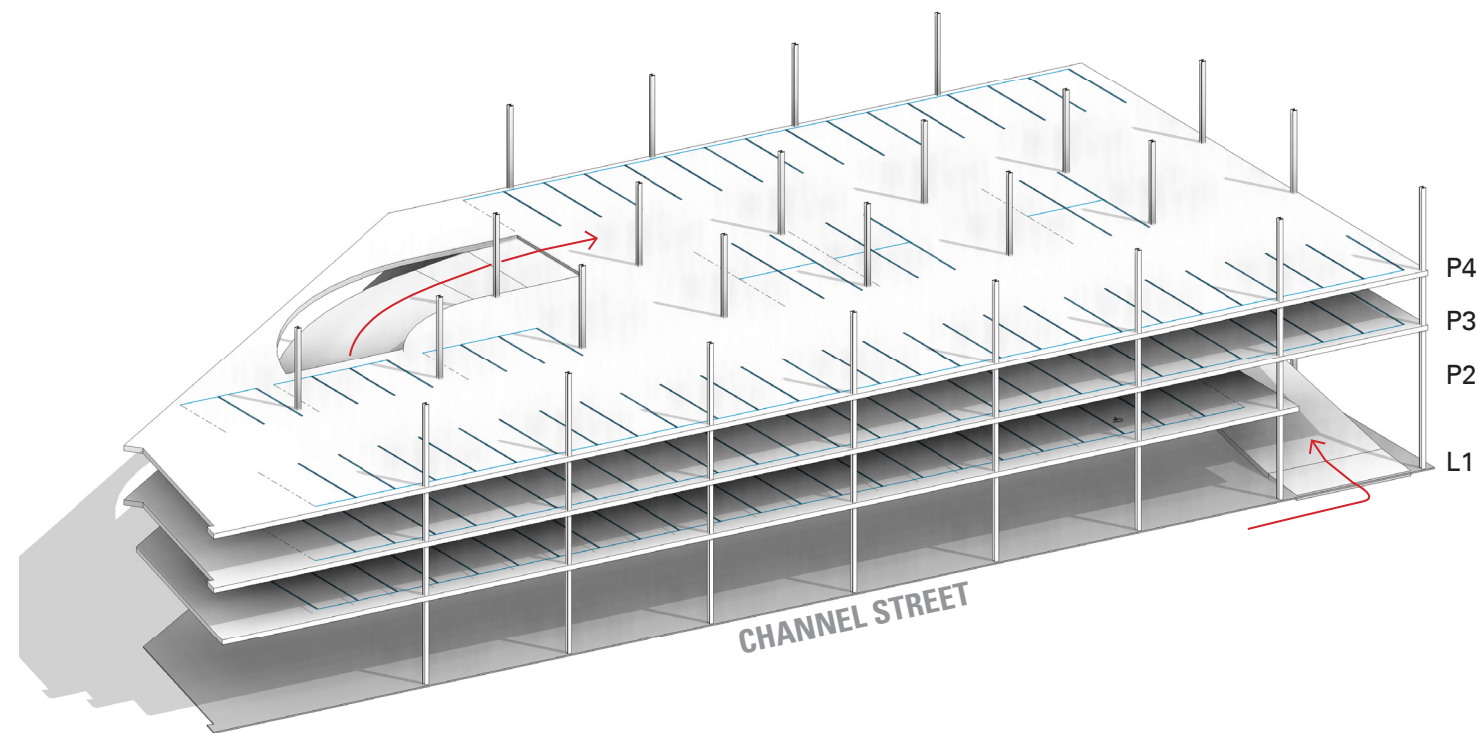
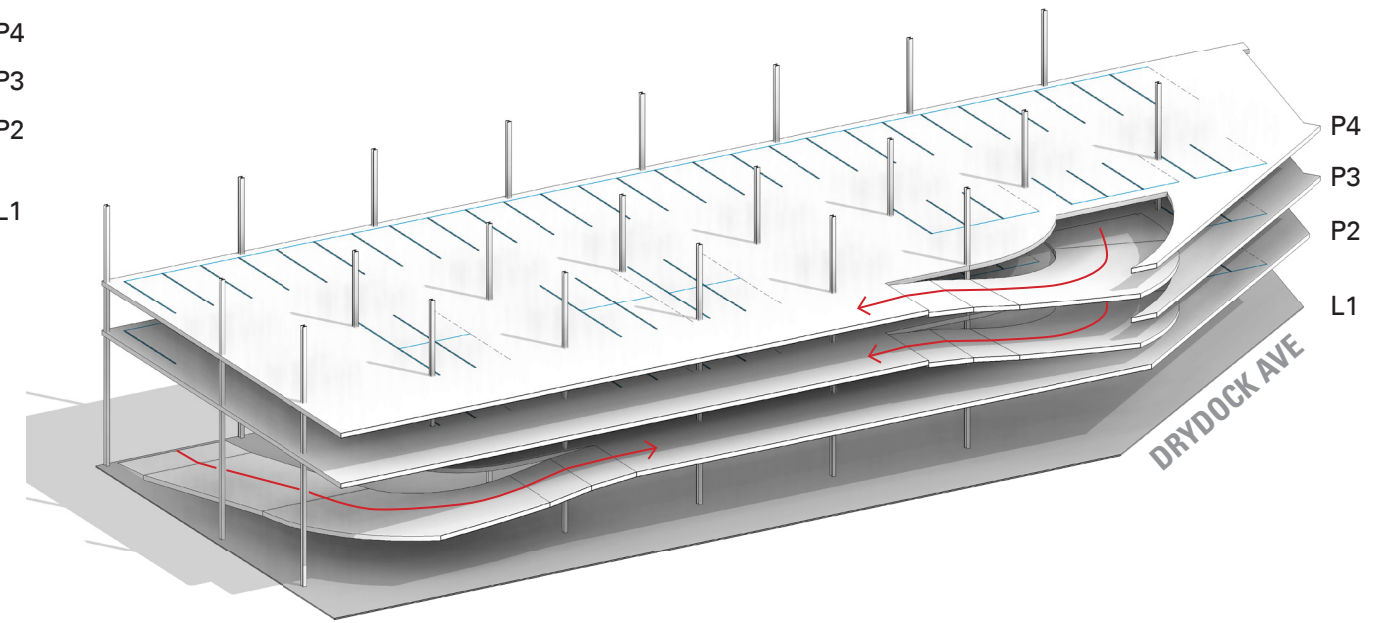
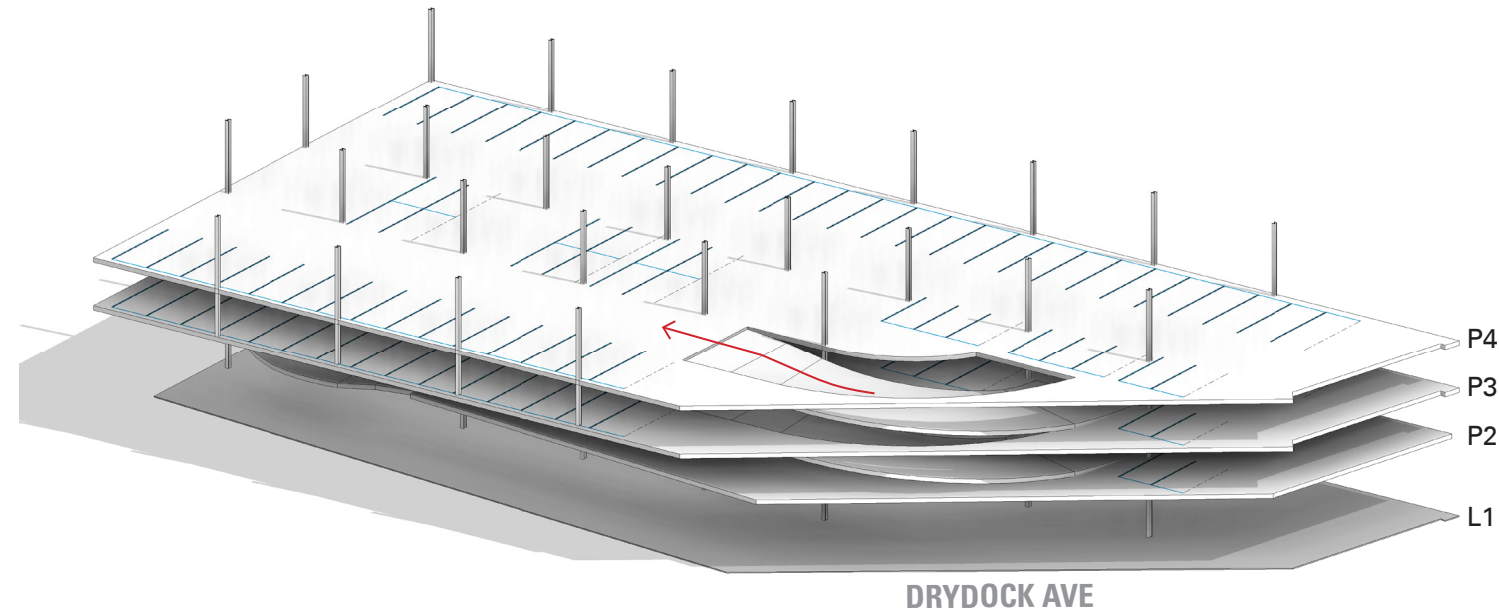
LEVEL P2	28 SPACES
LEVEL P3	59 SPACES
LEVEL P4	62 SPACES
TOTAL PARKING	149 SPACES

PARKING LEVEL



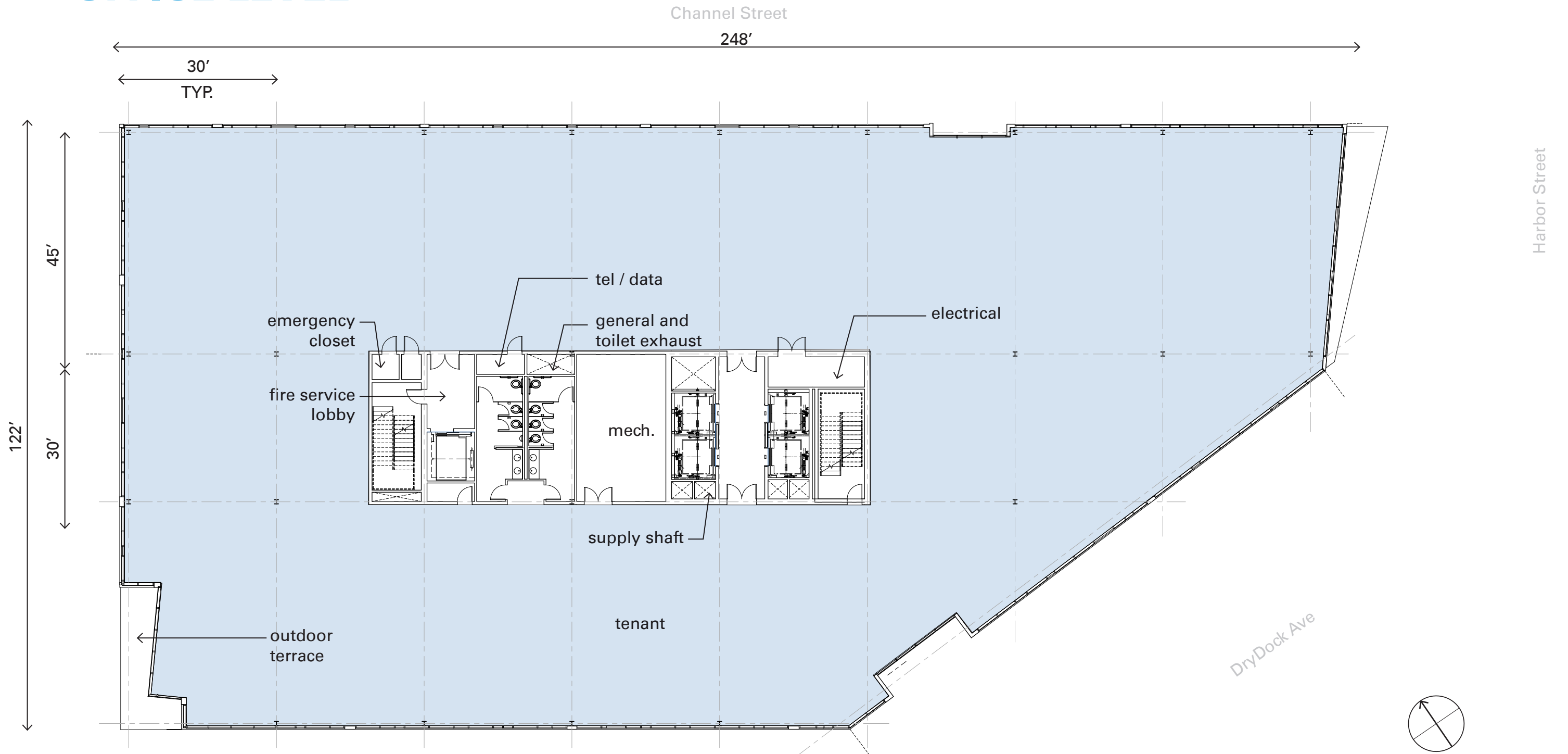
LEVEL P2	28 SPACES
LEVEL P3	59 SPACES
LEVEL P4	62 SPACES
TOTAL PARKING	149 SPACES

PARKING DIAGRAMS

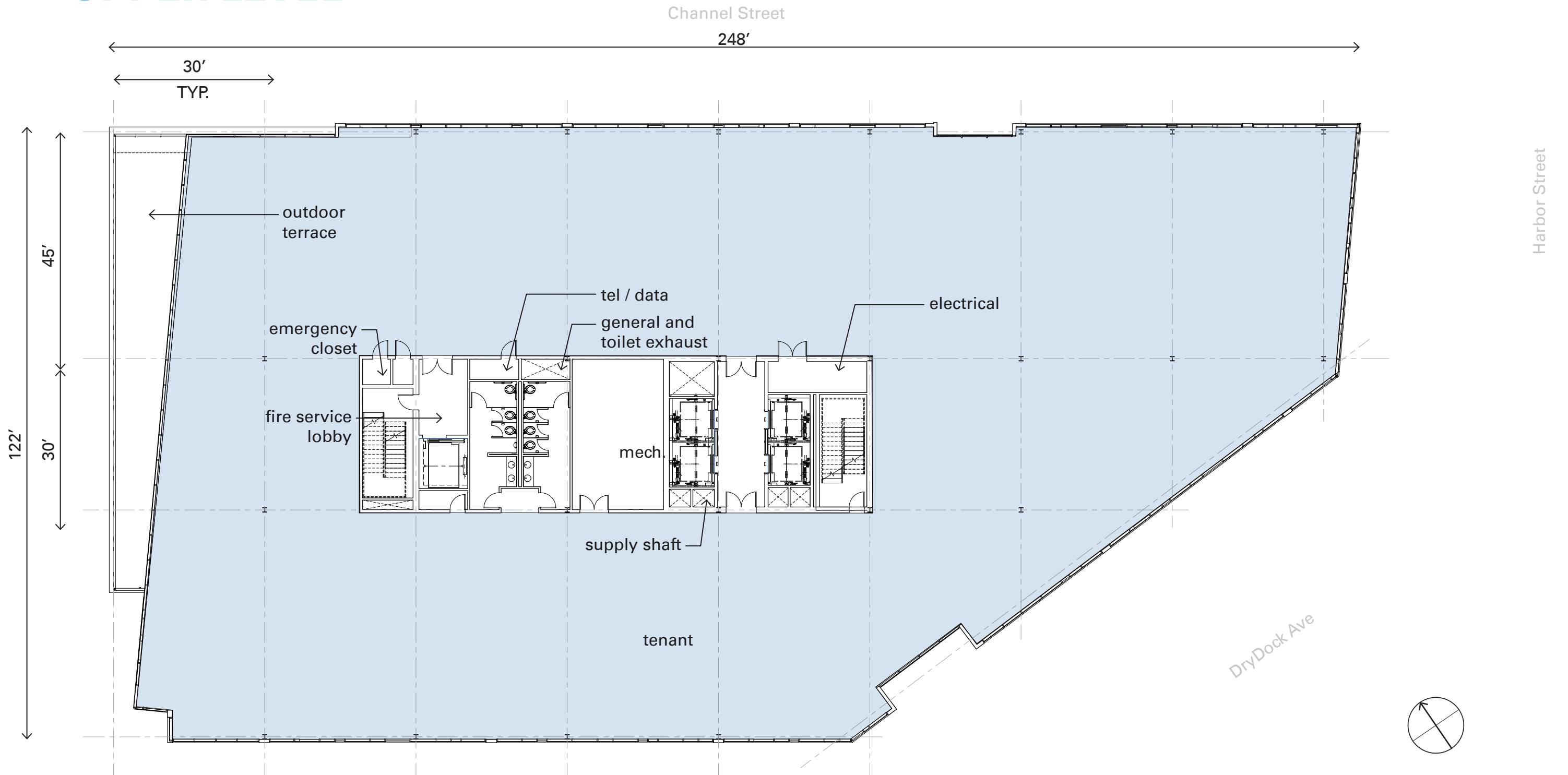


LEVEL P2	28 SPACES
LEVEL P3	59 SPACES
LEVEL P4	62 SPACES
TOTAL PARKING	149 SPACES

OFFICE LEVEL



UPPER LEVEL



ROOF LEVEL

