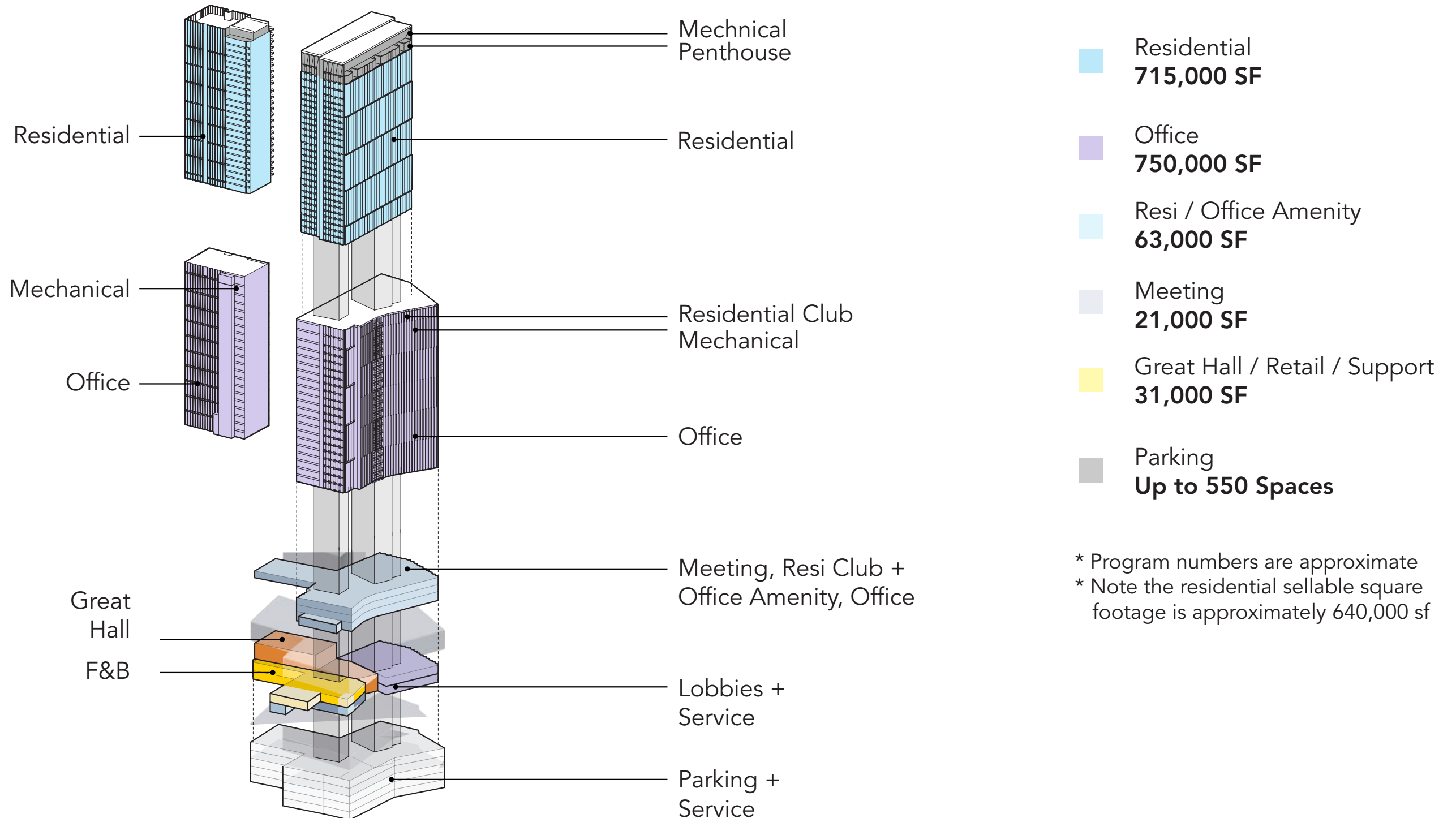


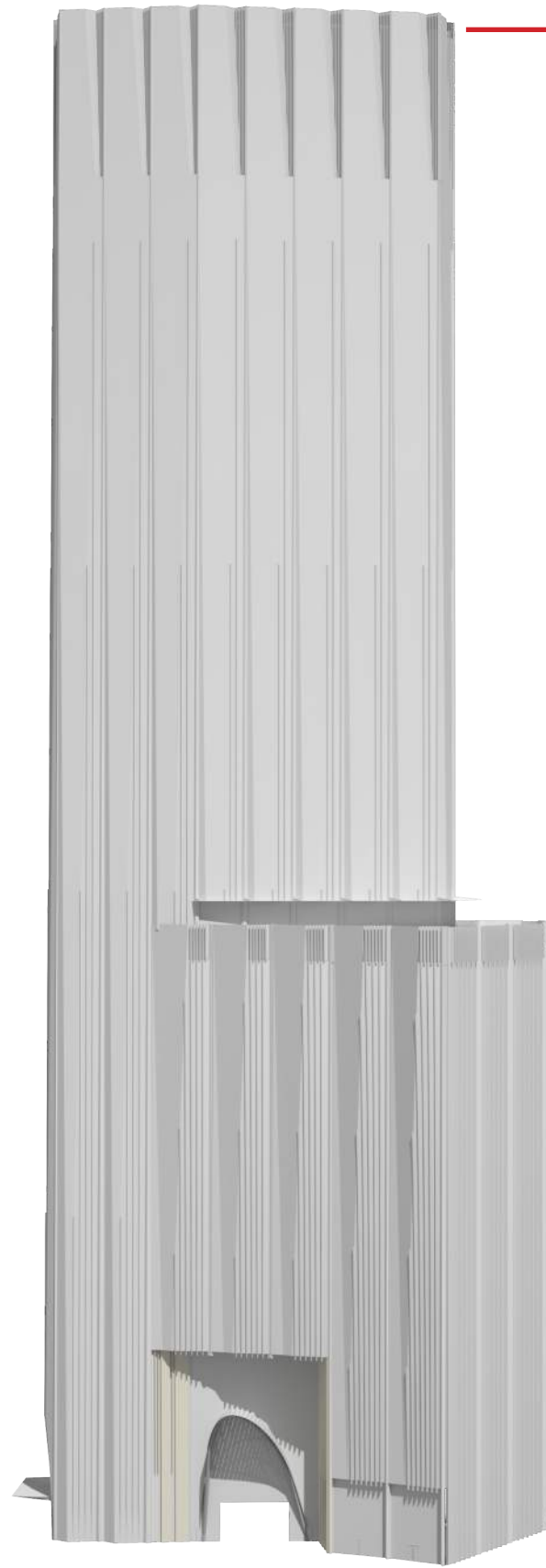
WSQ

BCDC
02/06/2018

PROGRAM DIAGRAM



MASSING COMPARISON



760' AVG GRADE
778.79' NAVD 1988
785.25' BCB

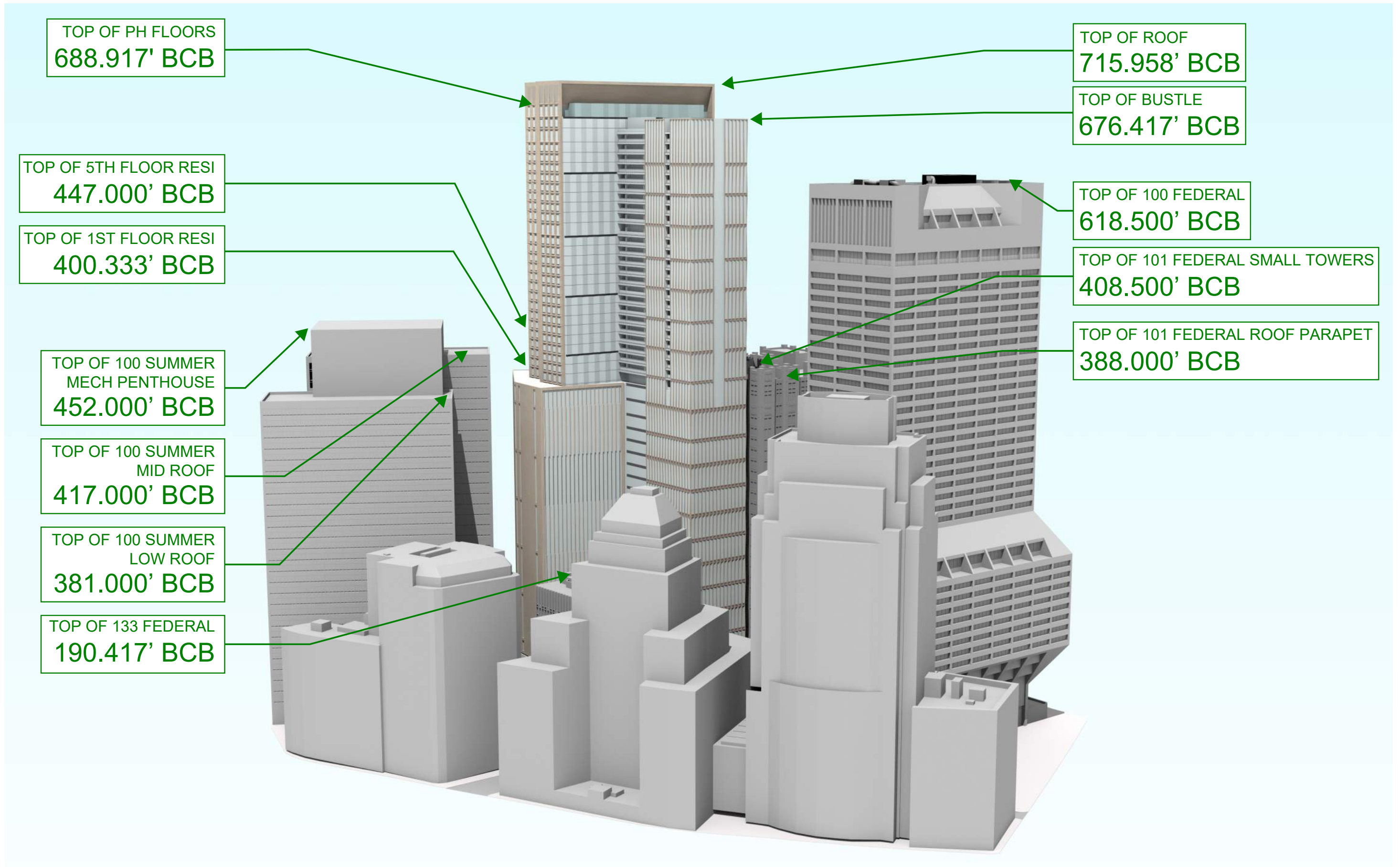
INITIAL DESIGN



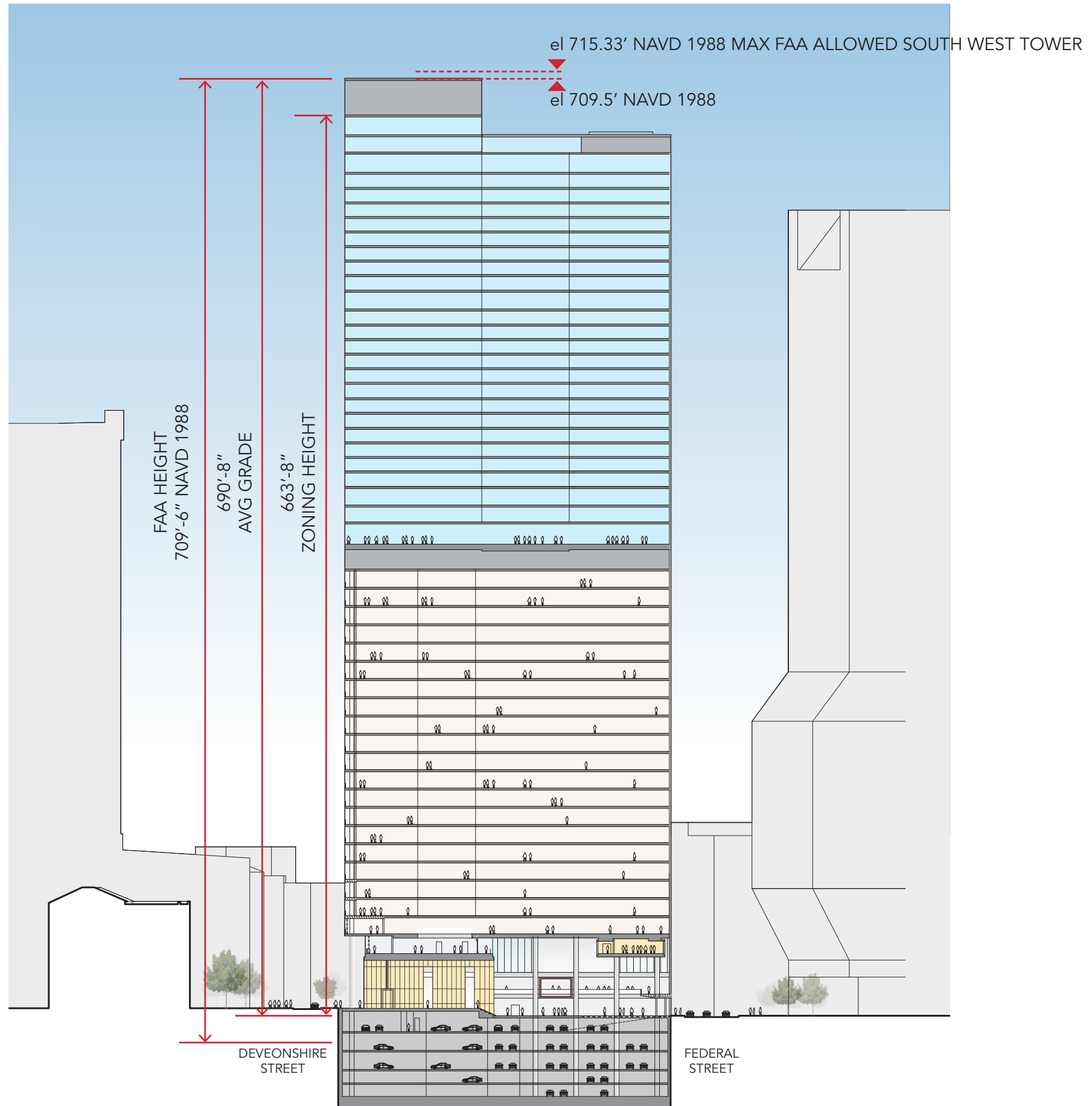
690.70' AVG GRADE
709.5' NAVD 1988
715.96' BCB

CURRENT PROPOSAL

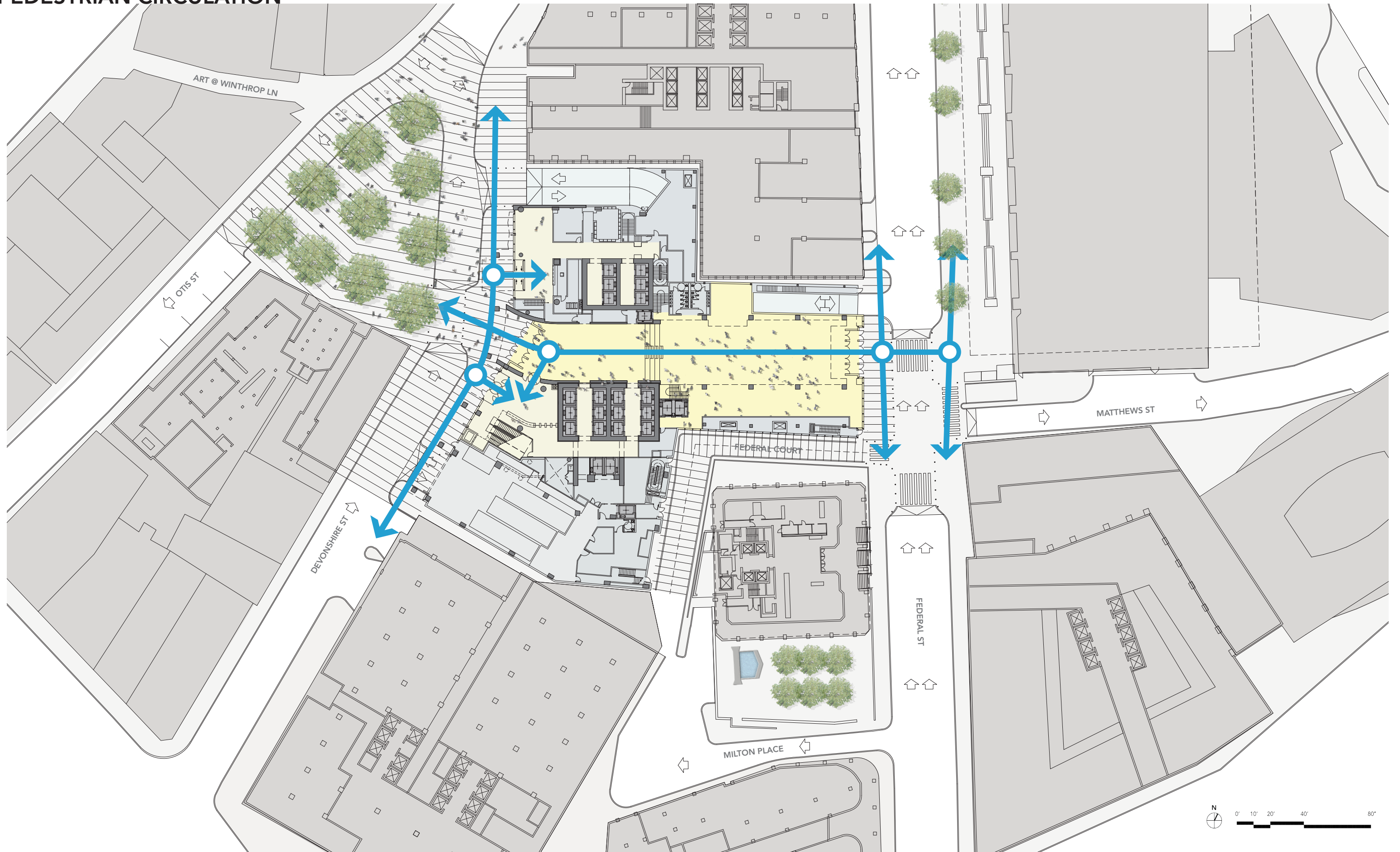
BUILDING HEIGHTS



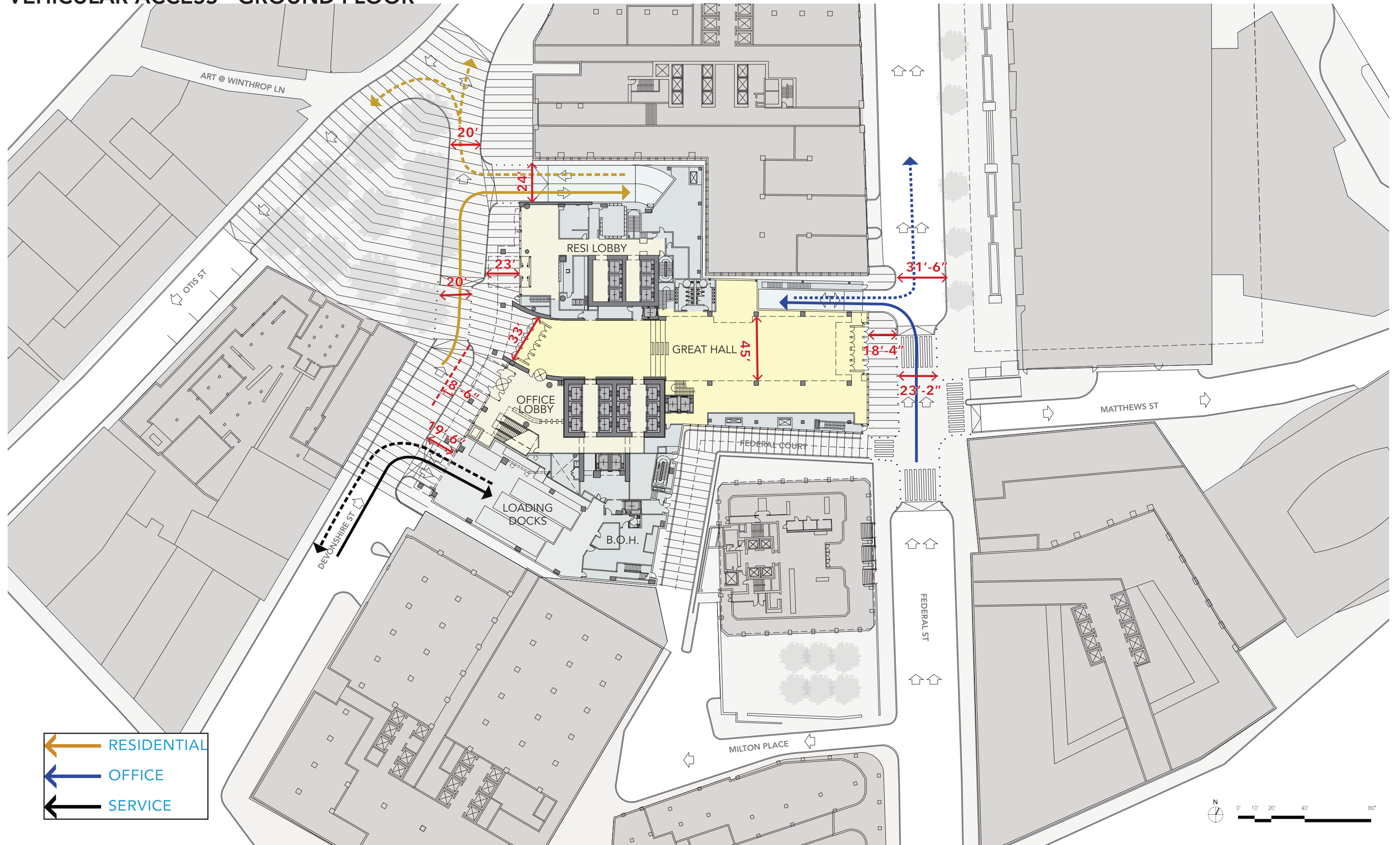
BUILDING SECTION



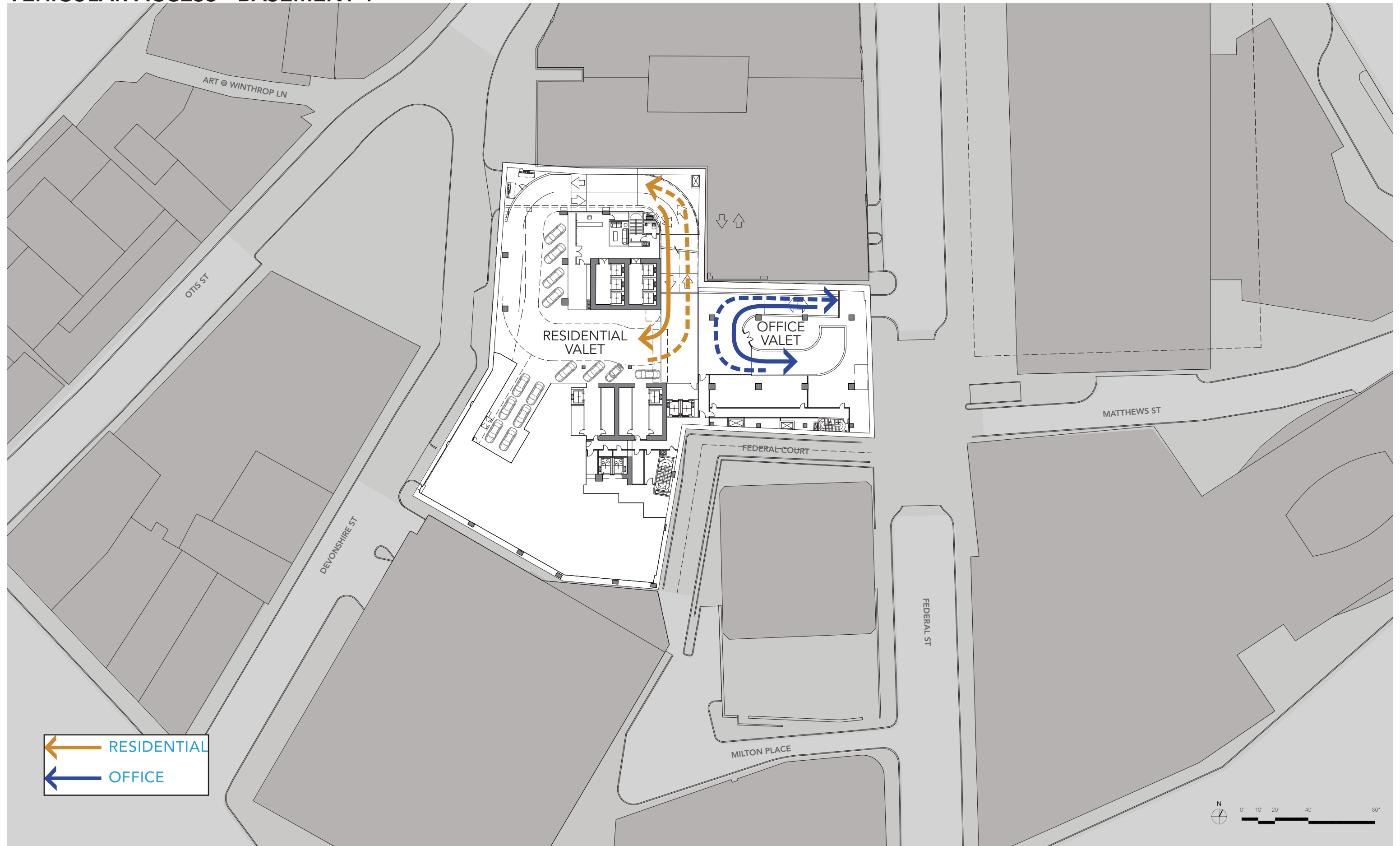
PEDESTRIAN CIRCULATION



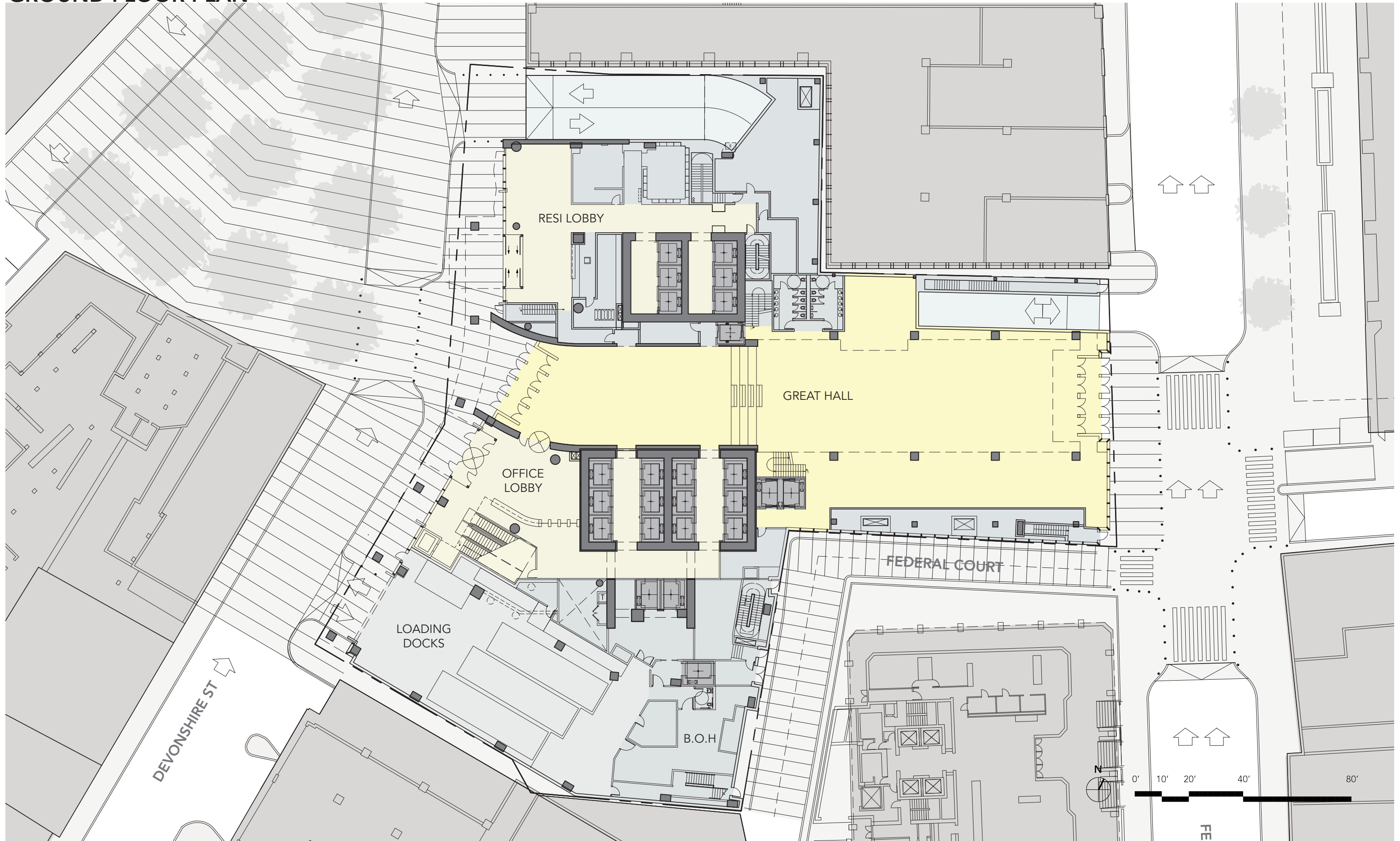
VEHICULAR ACCESS - GROUND FLOOR



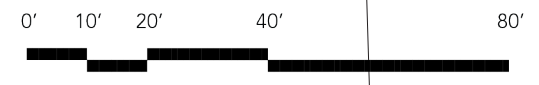
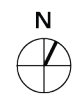
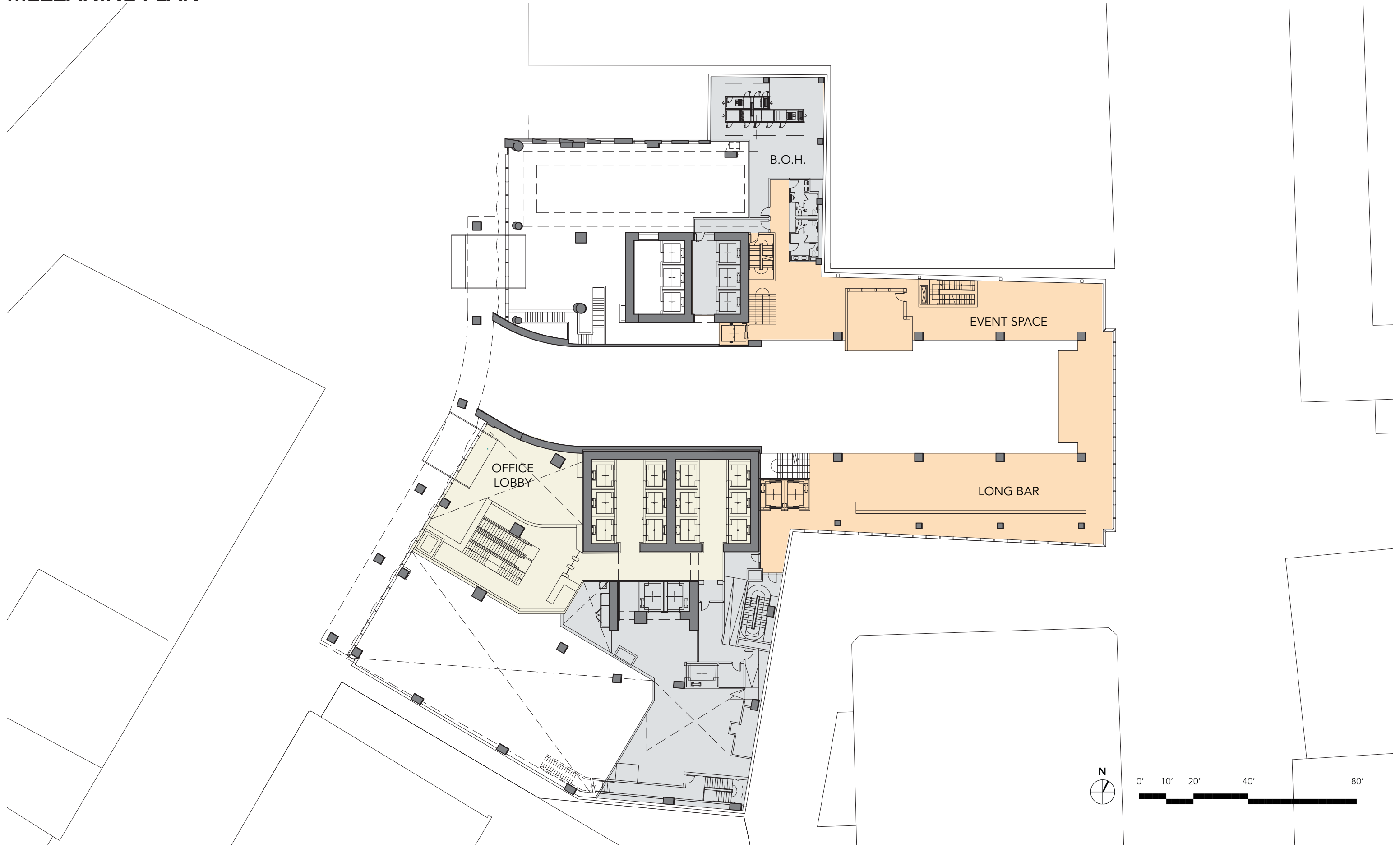
VEHICULAR ACCESS - BASEMENT 1



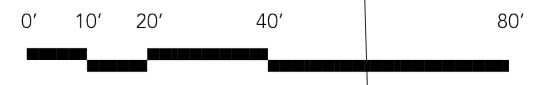
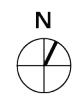
GROUND FLOOR PLAN



MEZZANINE PLAN



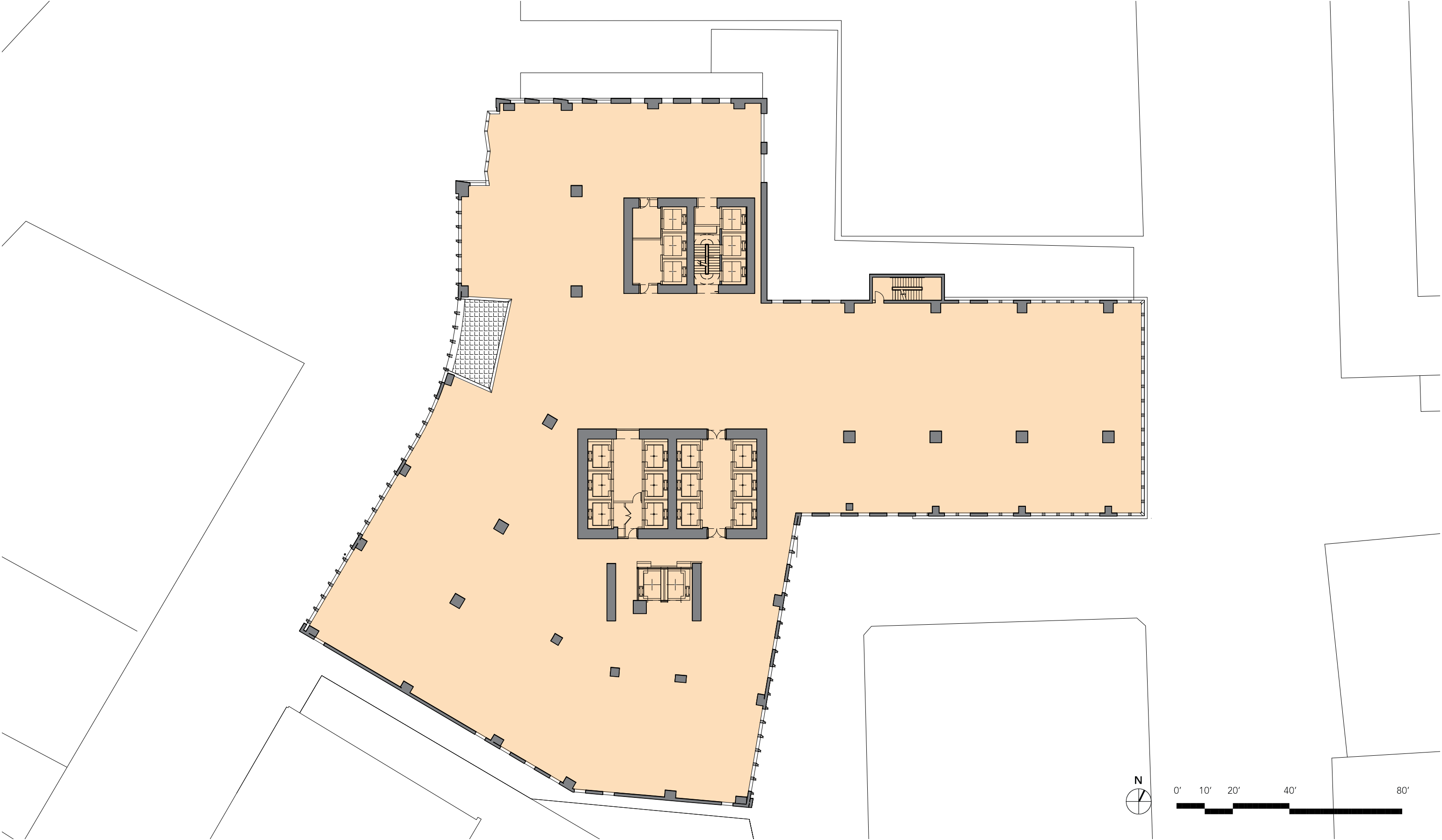
LEVEL 2 PLAN



LEVEL 3 PLAN



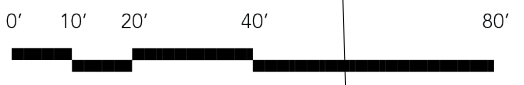
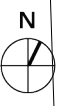
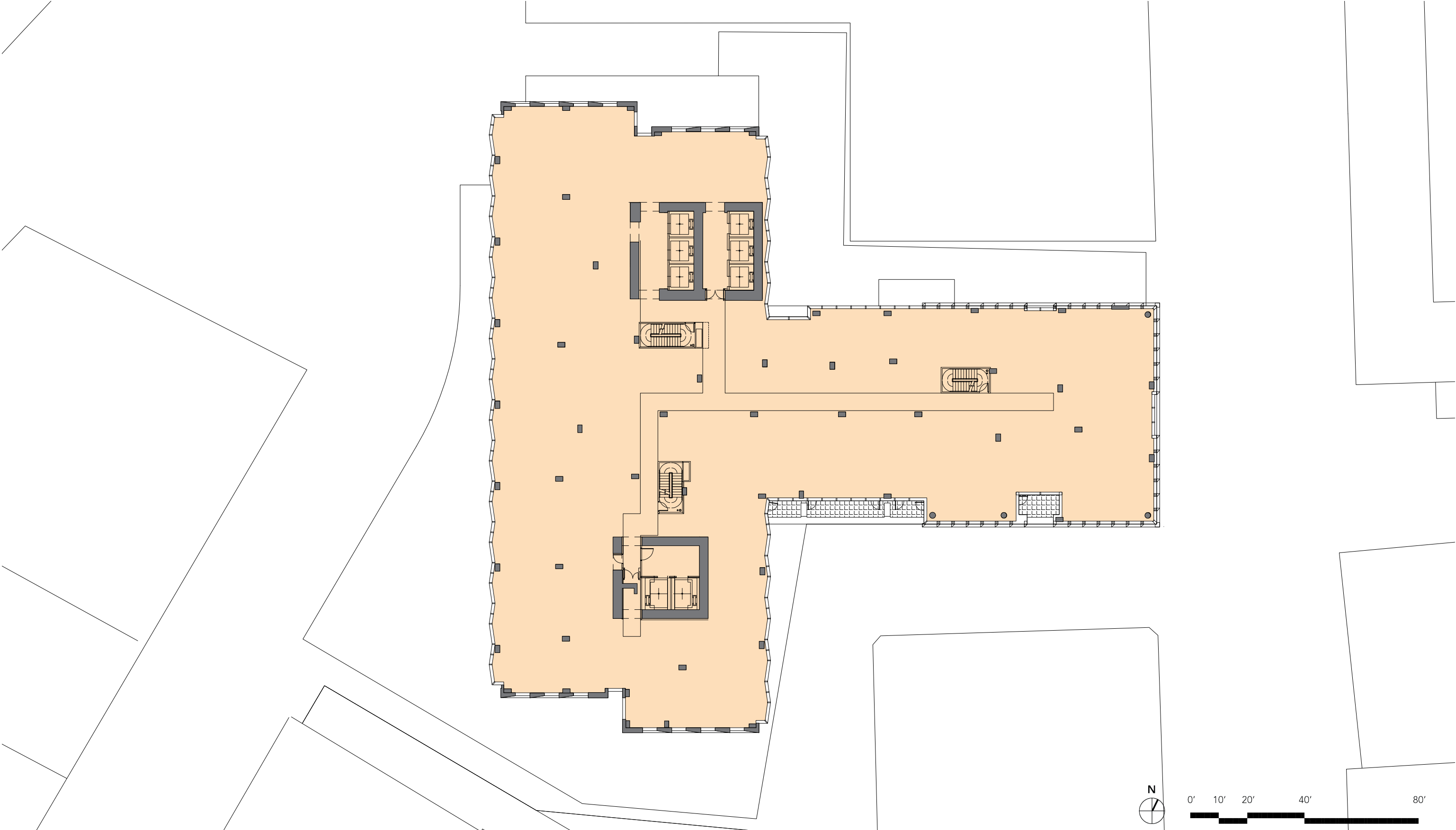
TYPICAL OFFICE PLAN



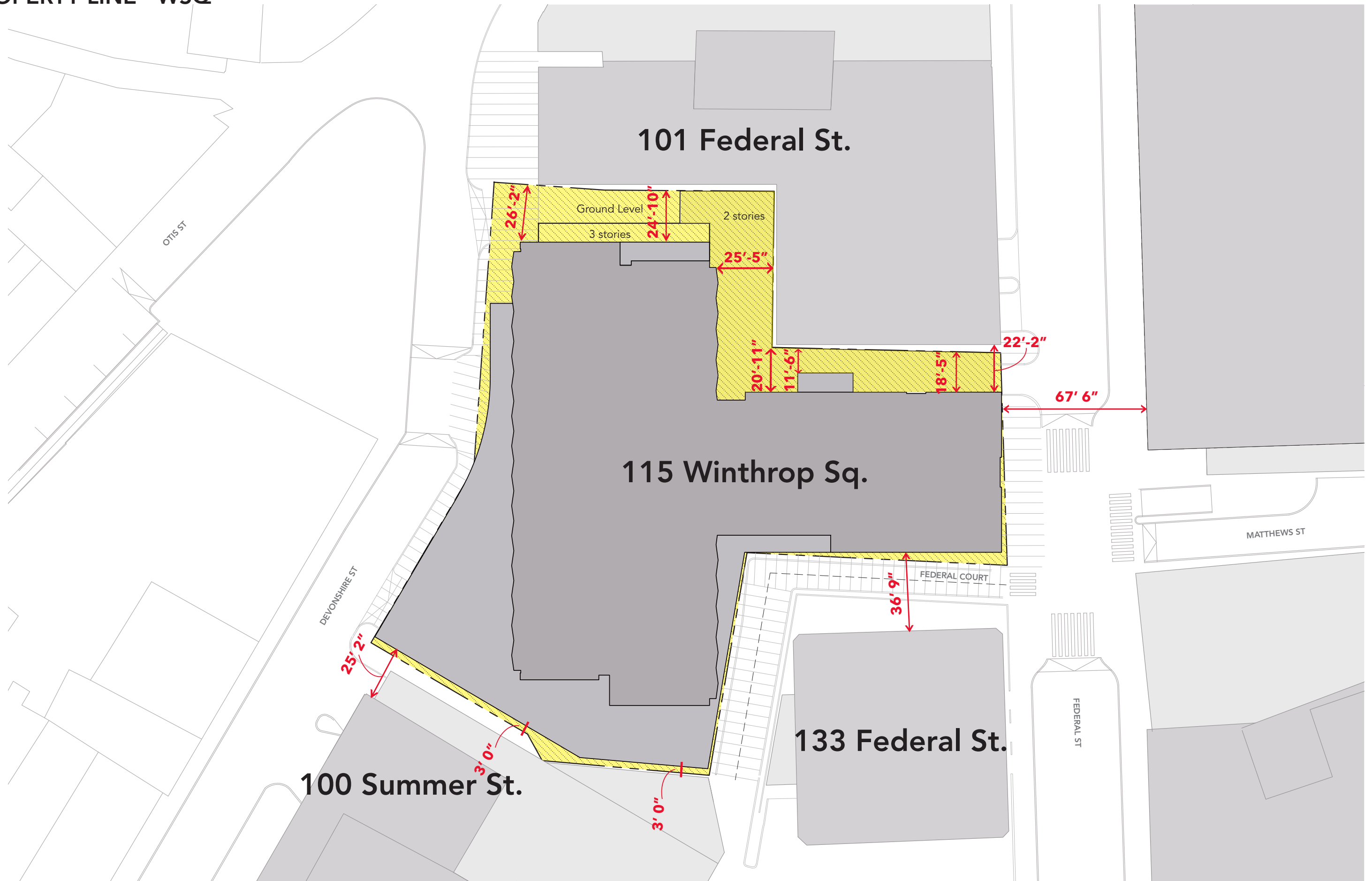
HANDEL ARCHITECTS • GROUND LANDSCAPE • D/R/E/A/M COLLABORATIVE • VHB

02.06.18

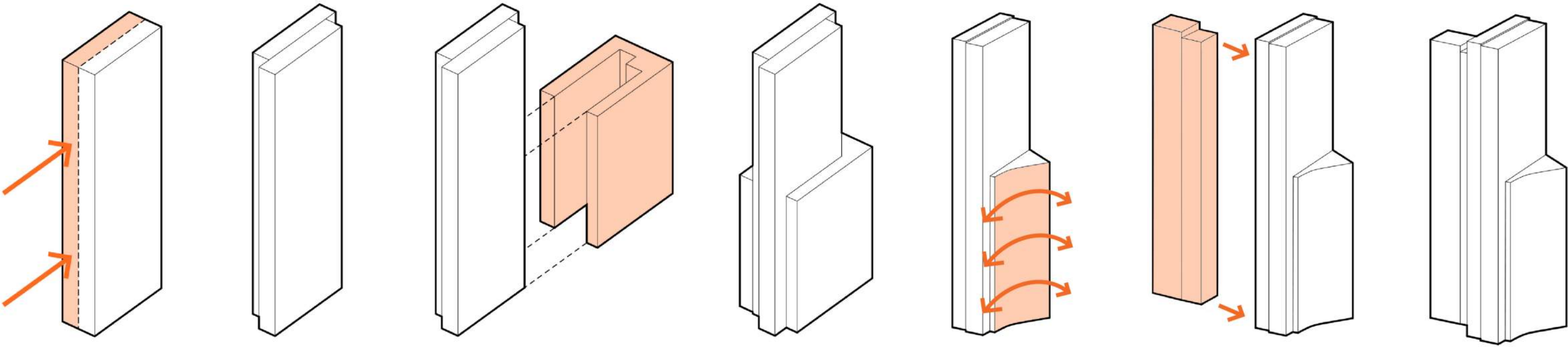
TYPICAL RESIDENTIAL PLAN



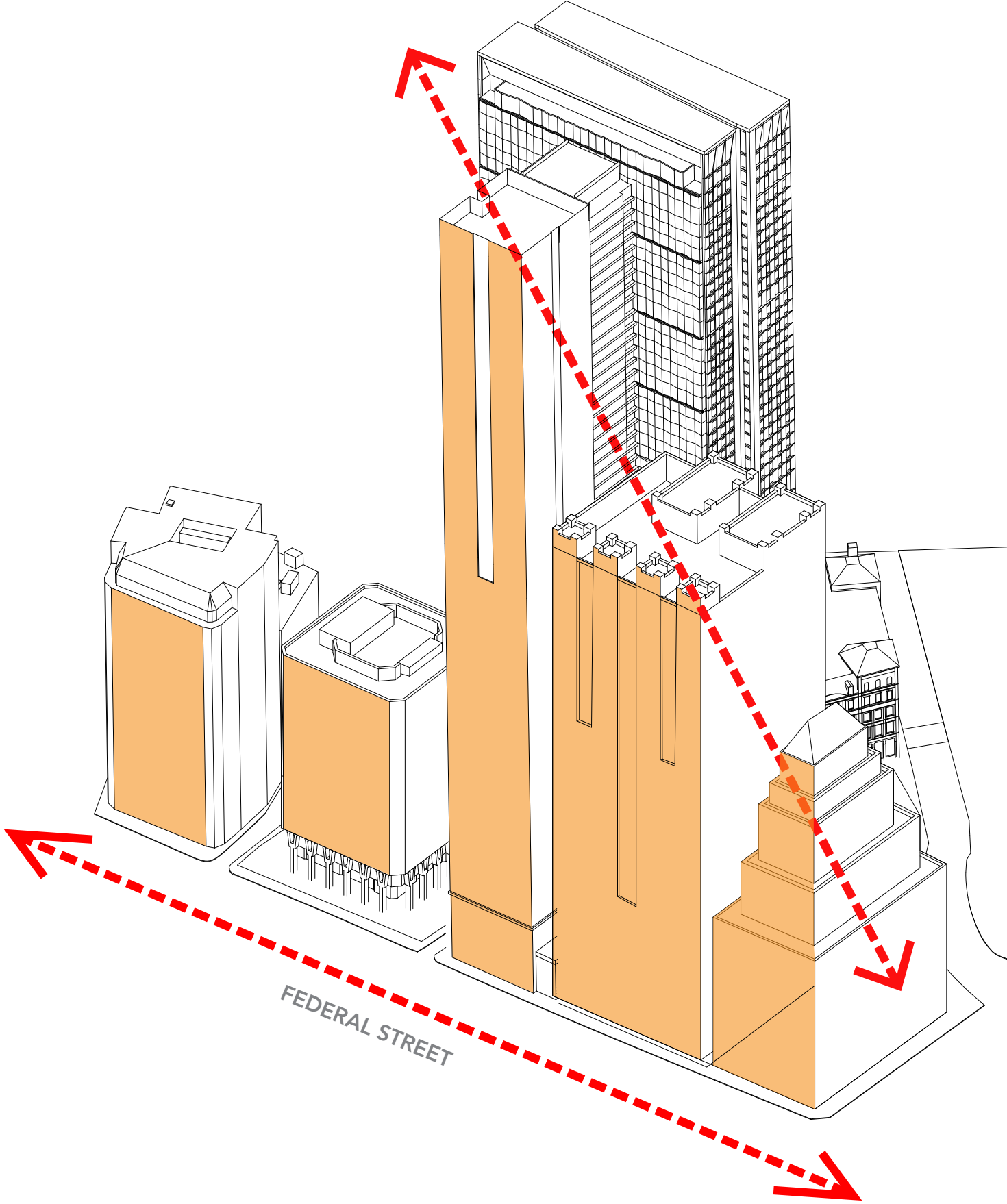
PROPERTY LINE - WSQ



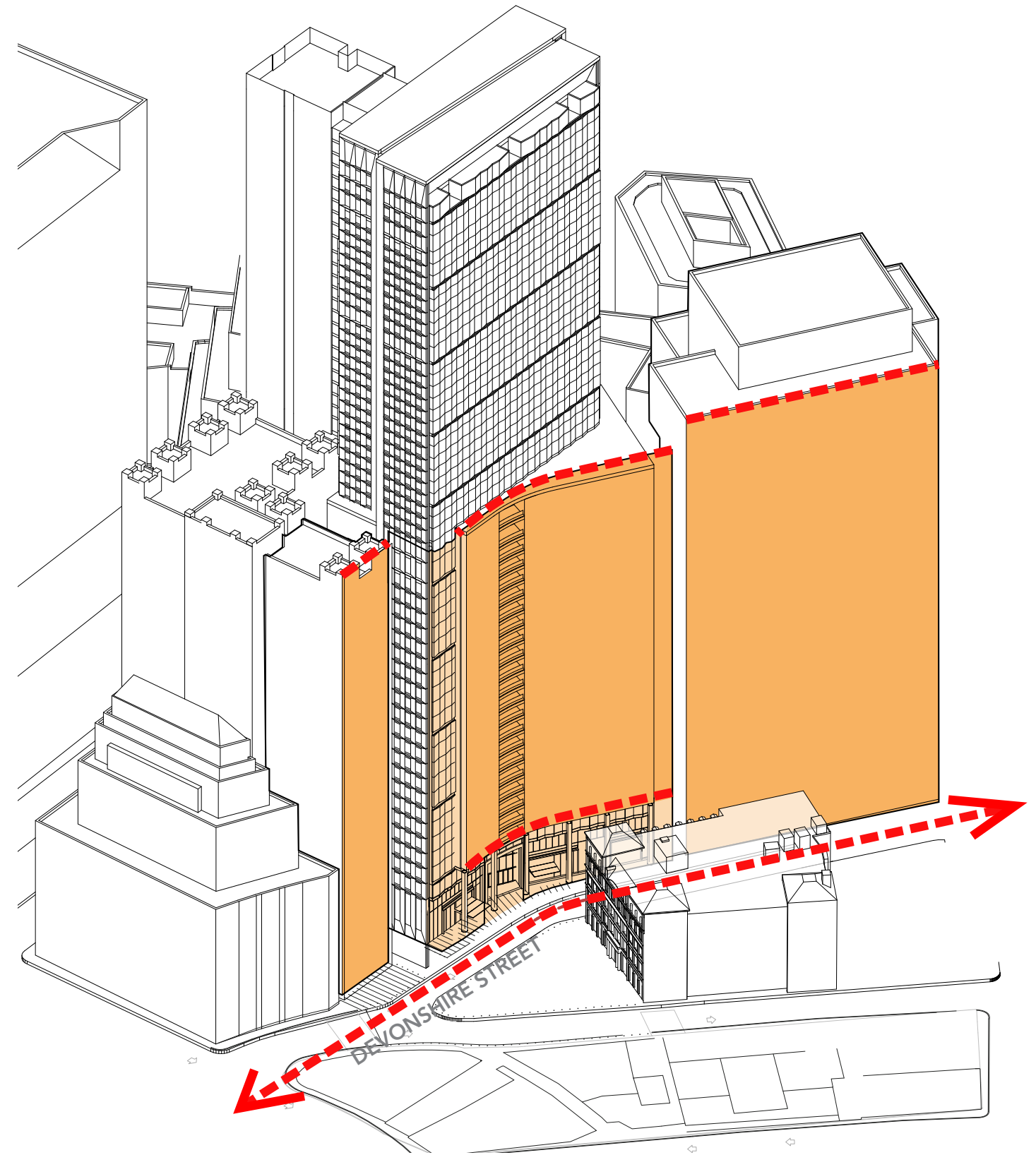
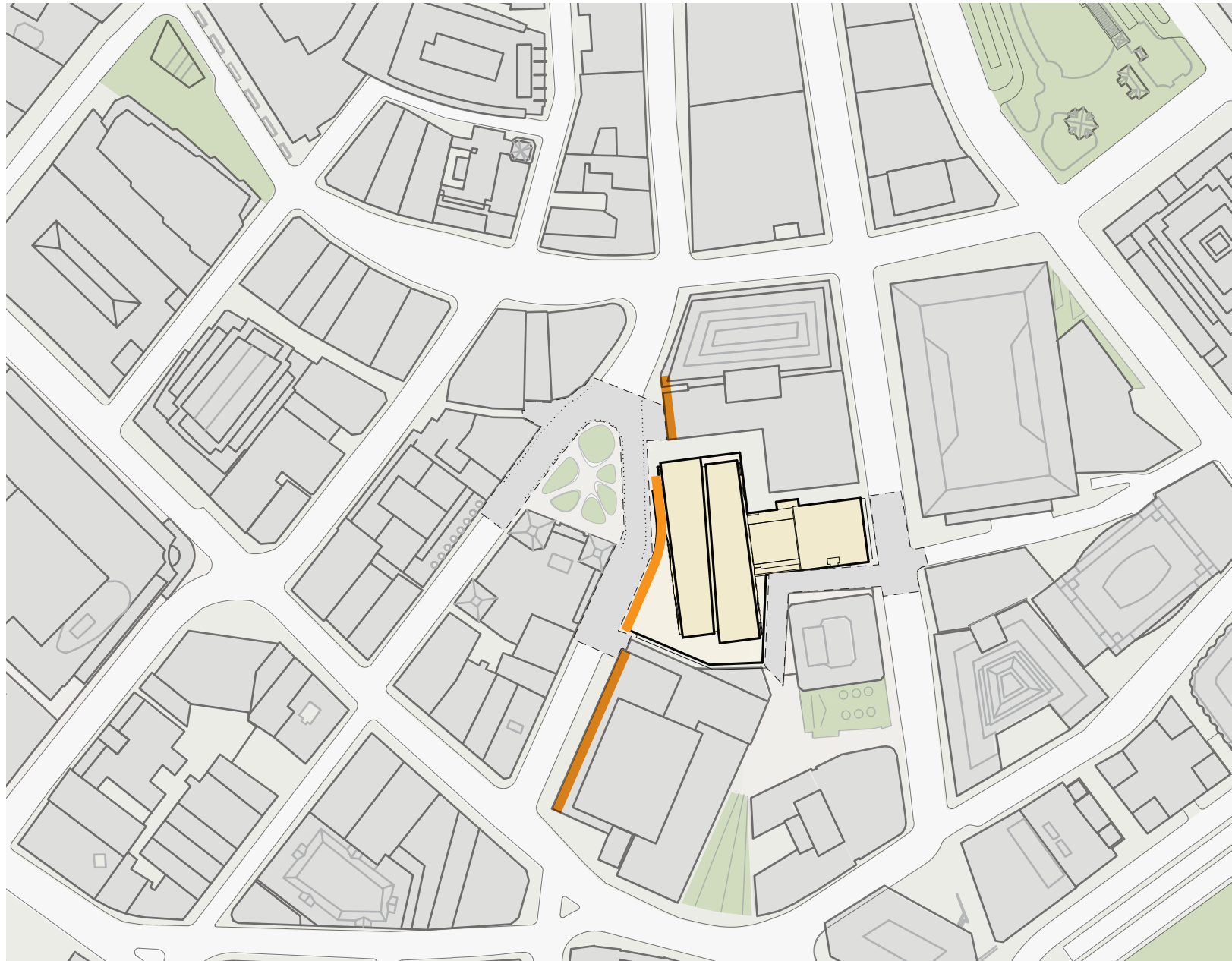
TOWER MASSING DIAGRAM



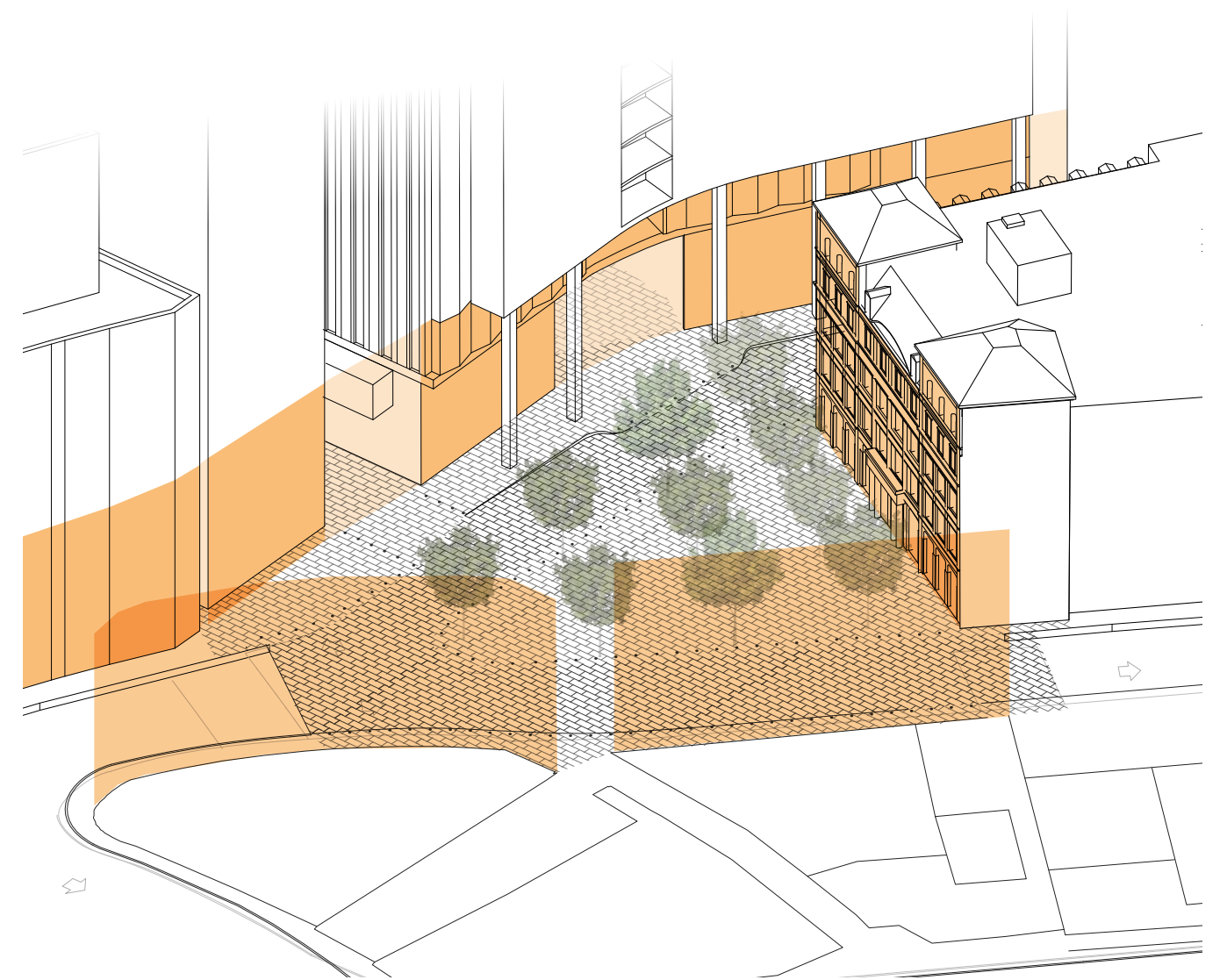
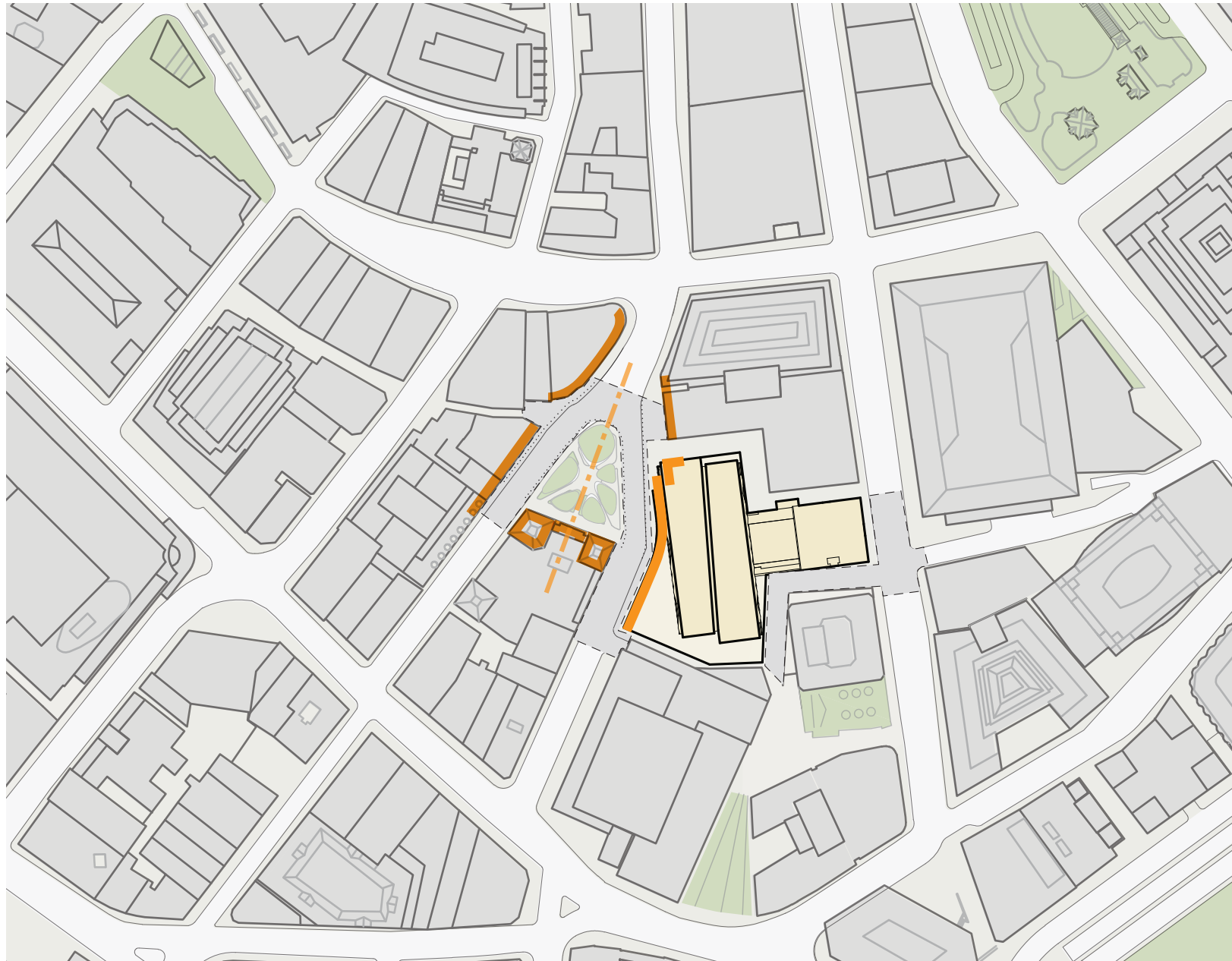
RECONSTITUTING FEDERAL STREET



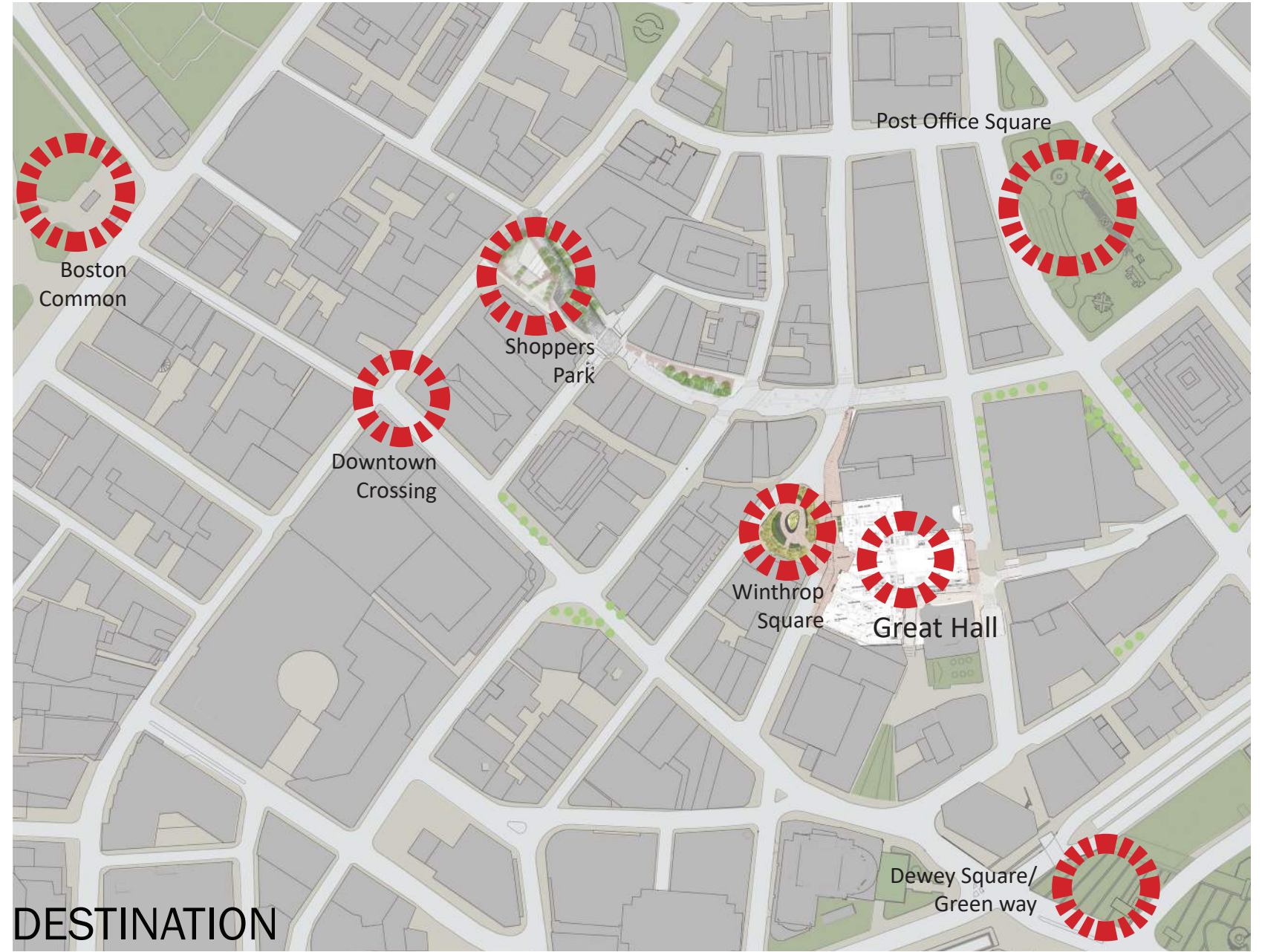
FRAMING URBAN SPACE - DEVONSHIRE STREET



REBUILDING THE OUTDOOR ROOM - WINTHROP SQUARE



ENHANCING PEDESTRIAN EXPERIENCE



Post Office Square



Shopper's Parks

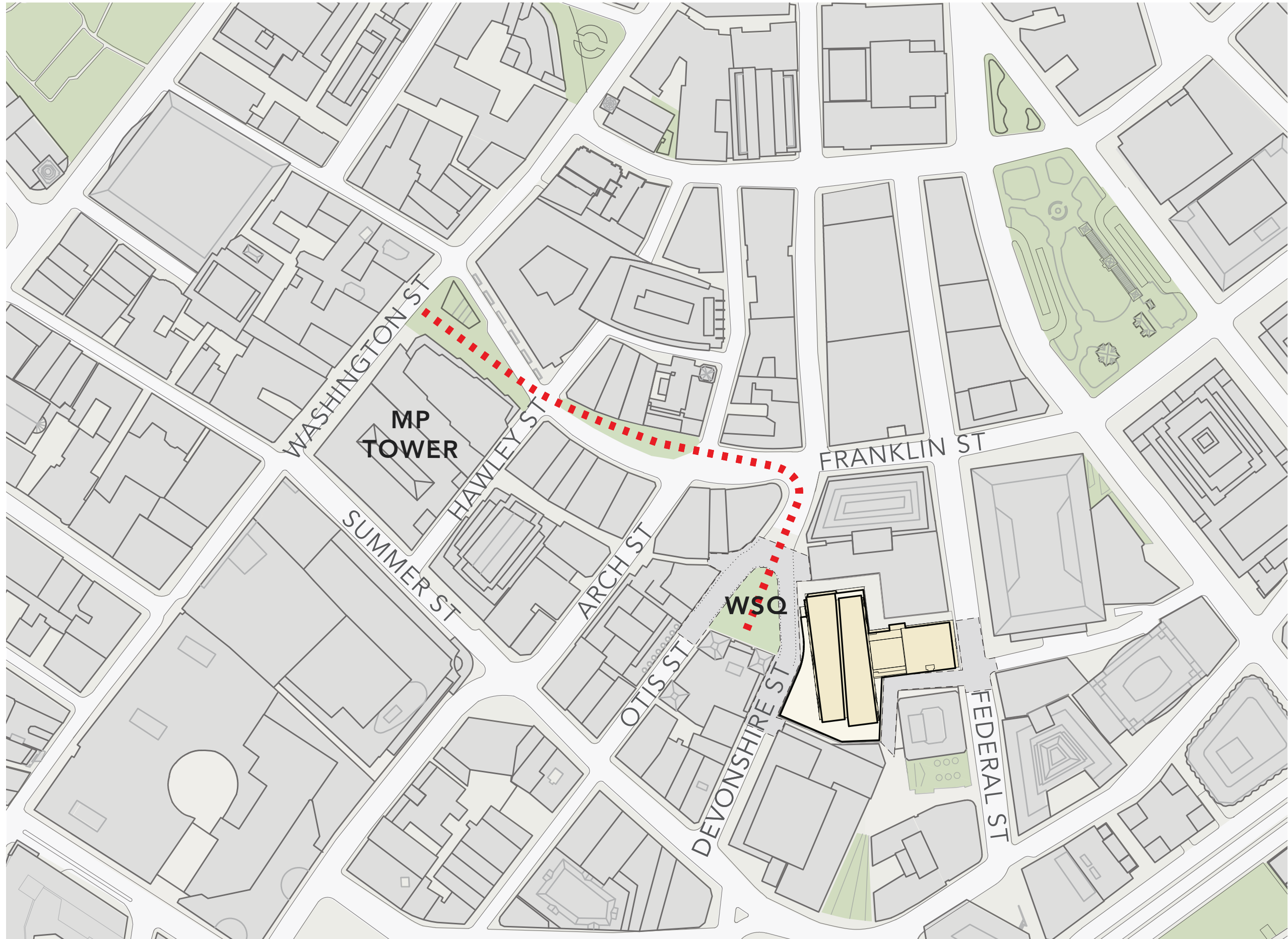


Dewey Square



Boston Garden

FRANKLIN STREET CONTINUITY



WINTHROP SQUARE EXISTING CONDITION



BOSTON SQUARES AND PARKS



Boston Common



Christian Science Center



Boston City Hall Plaza



Shopper's Park

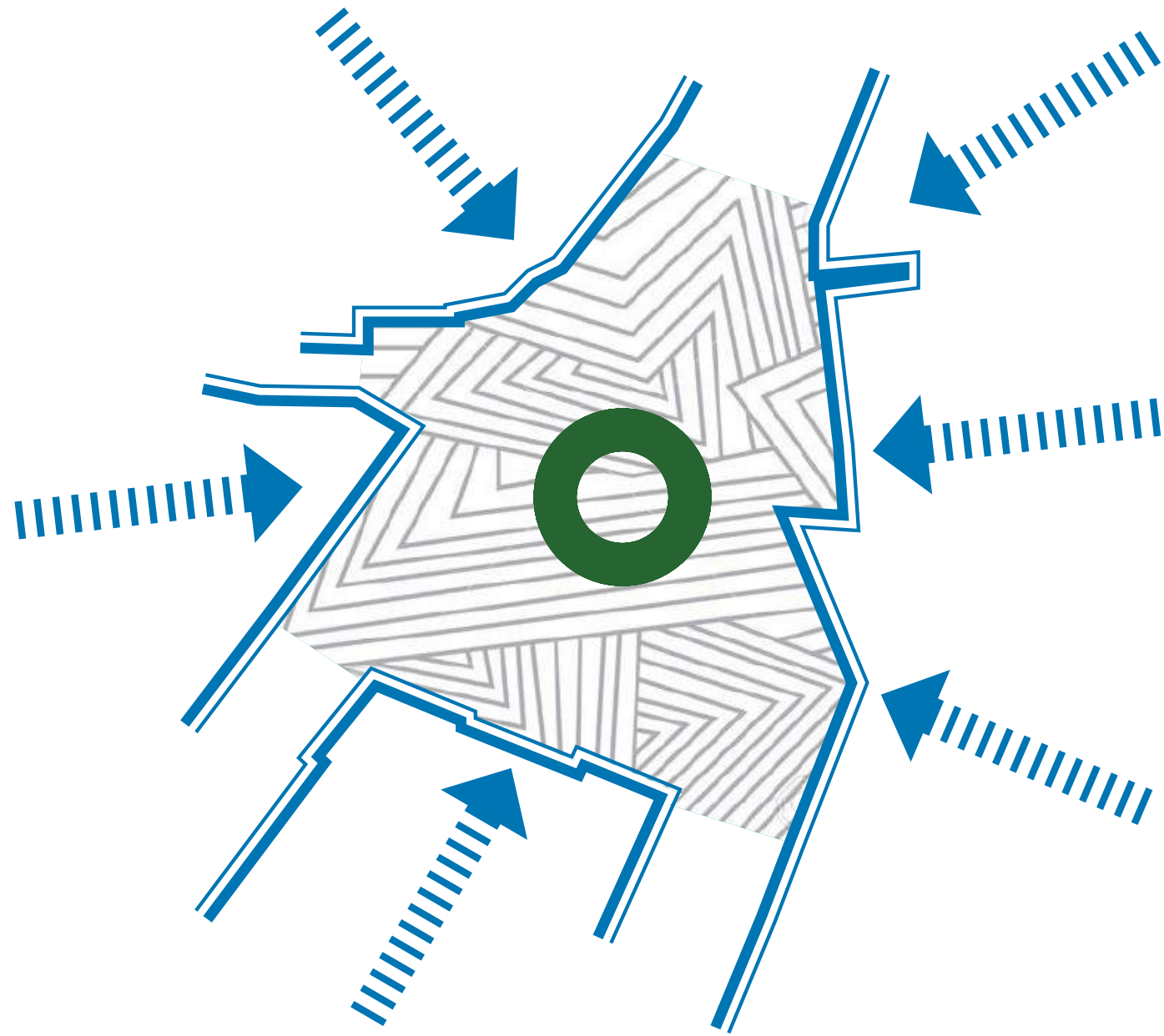


Post Office Square



Faneuil Hall

WINTHROP SQUARE AS AN URBAN ROOM



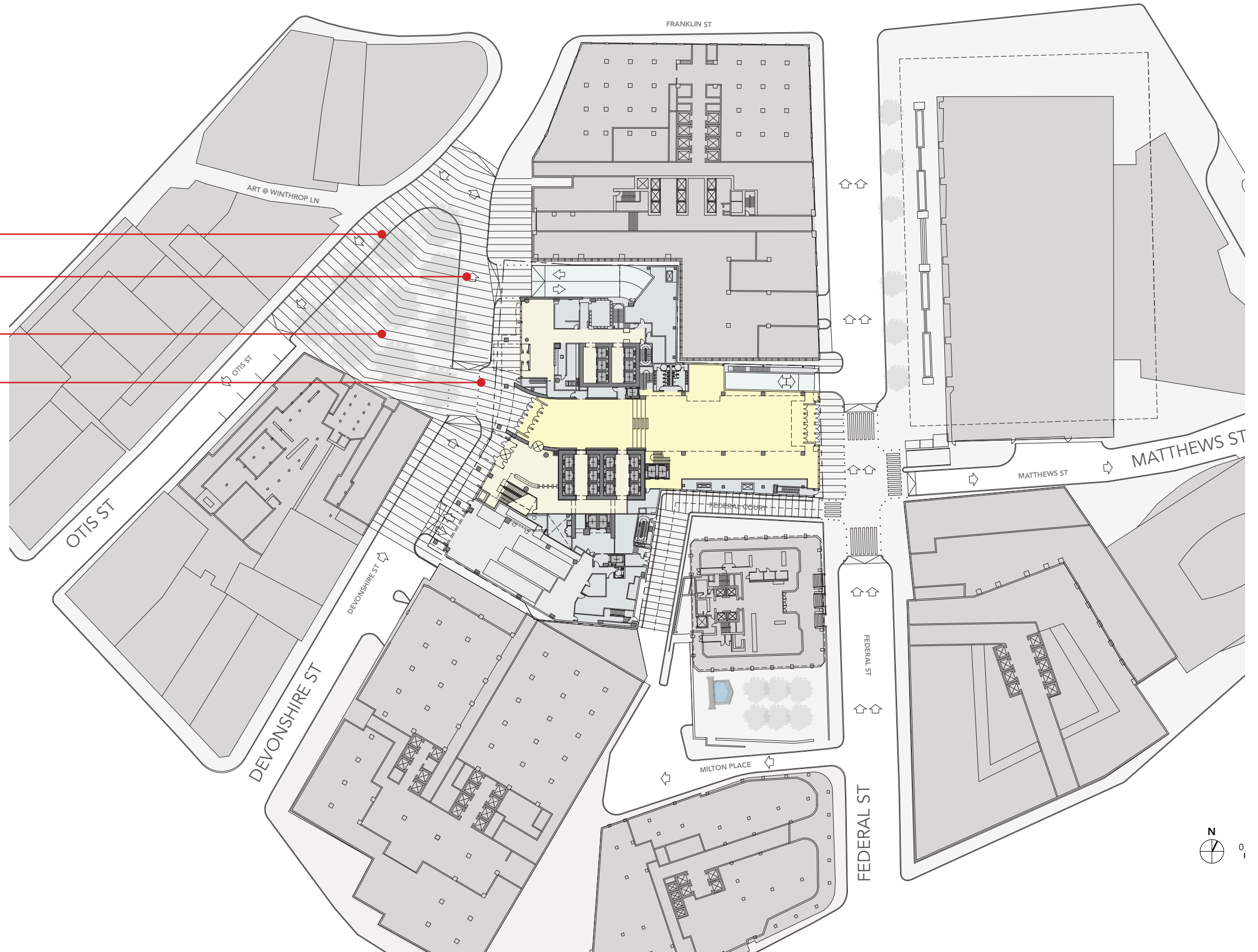
LANDSCAPE STRATEGIES

Life Span of Urban Trees

Urban Room / Shared Street

Table Top the Square

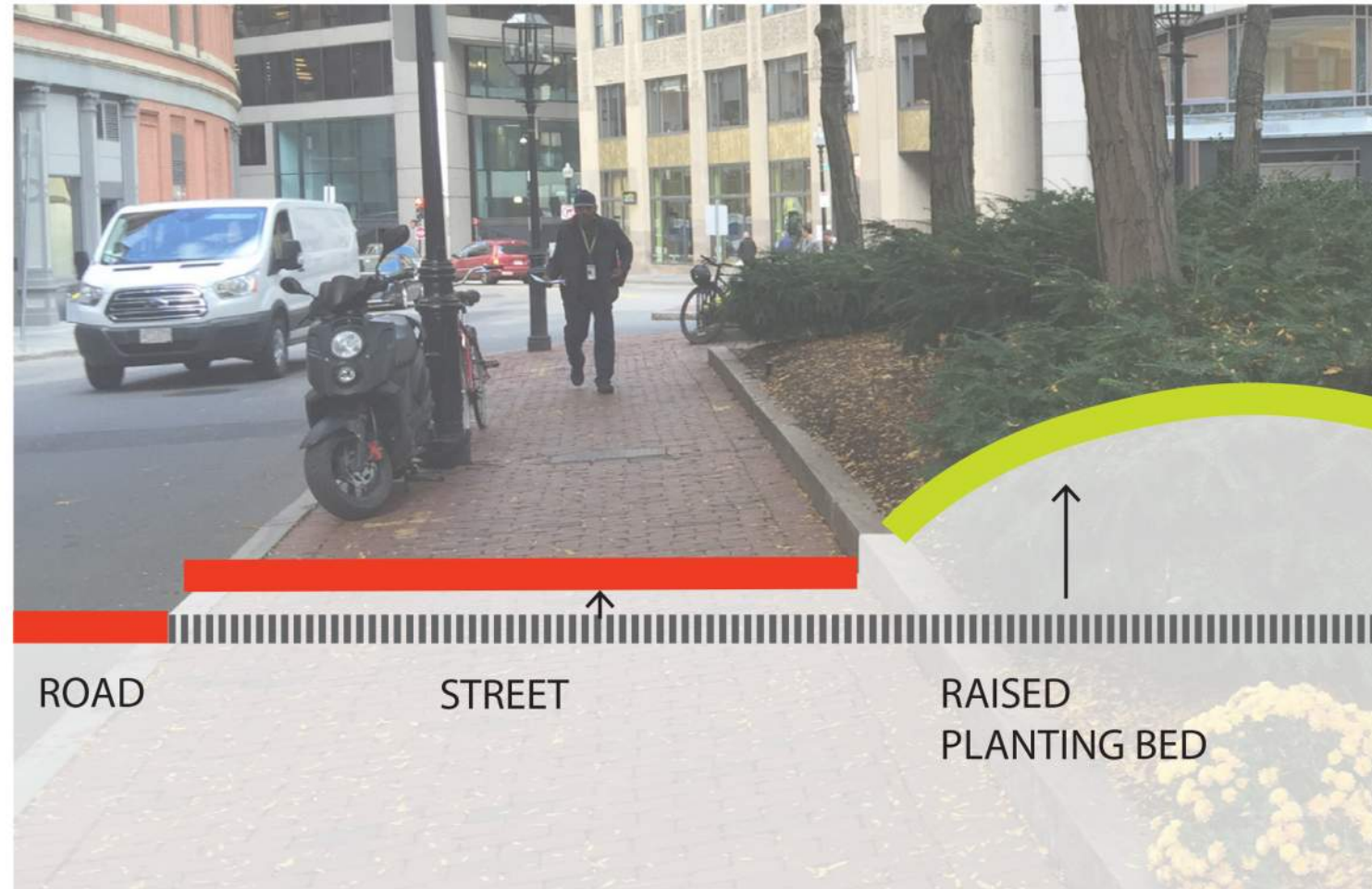
Bollards for Pedestrian Safety



WINTHROP SQUARE AS SHARED STREET



GRADING STRATEGY



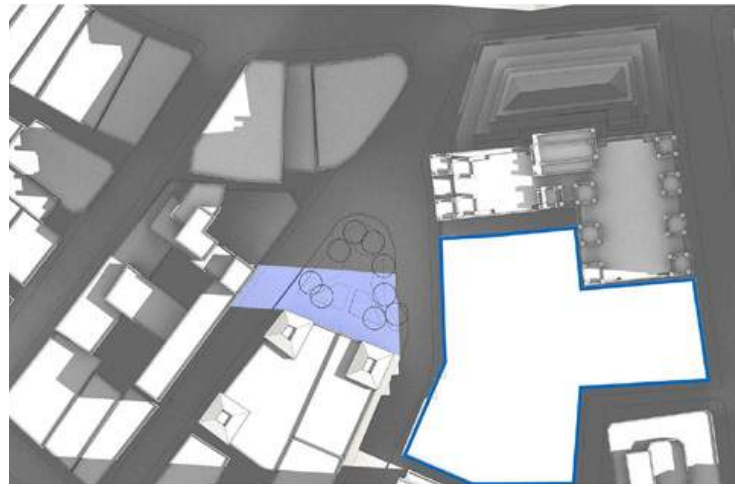
Now



Future

SHADE STUDIES

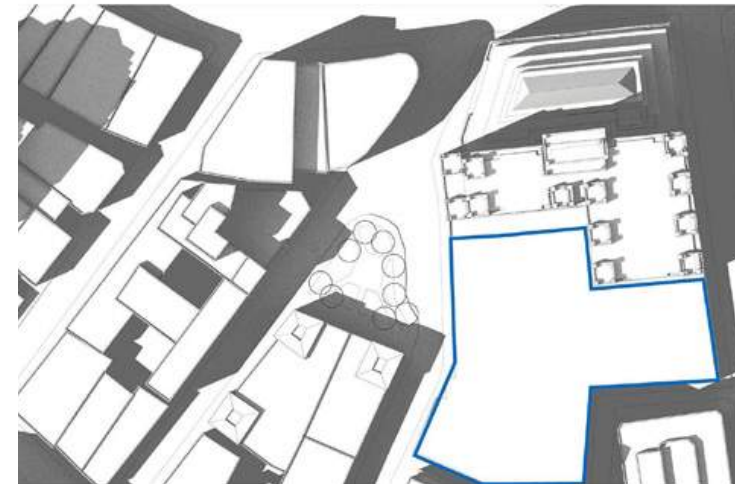
Preliminary Snapshot of Net New Shadow on Winthrop Sq



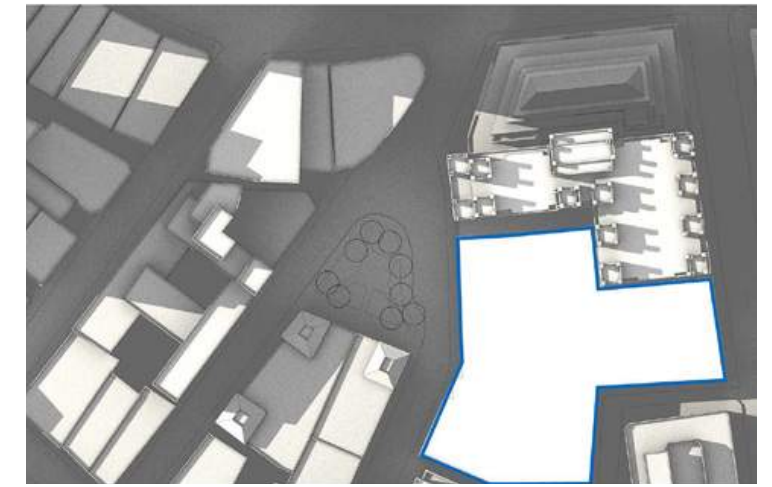
June 21 - 9 am



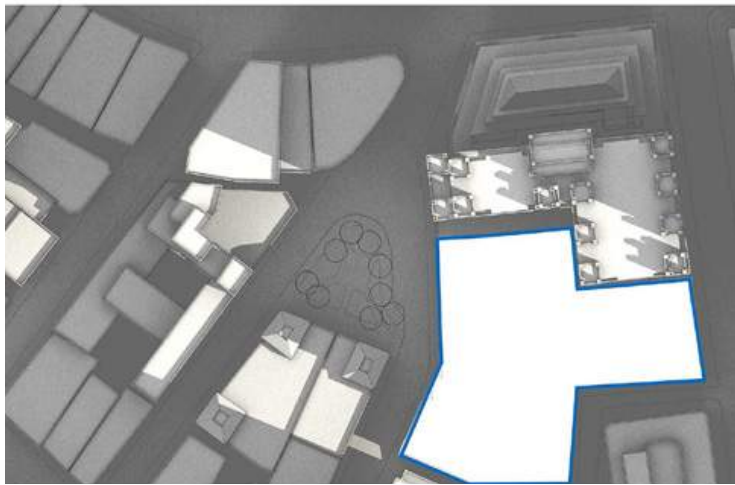
June 21 - 12 pm



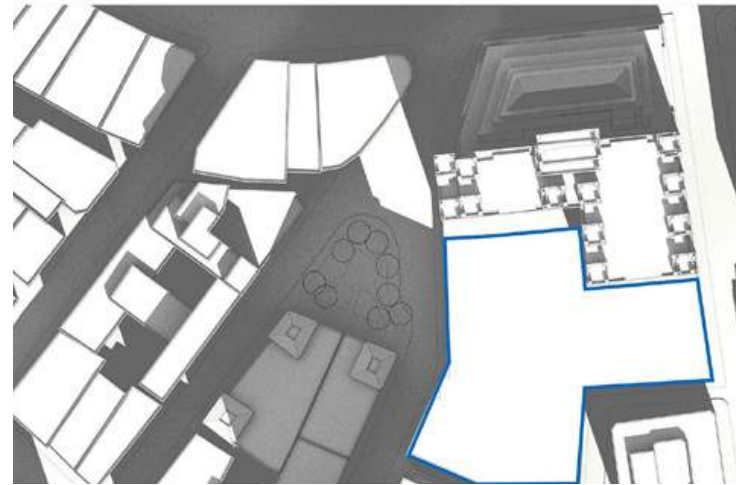
June 21 - 3 pm



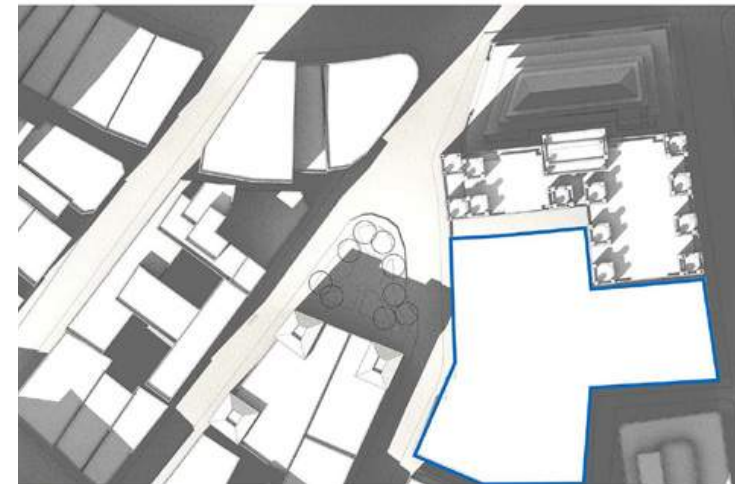
June 21 - 6 pm



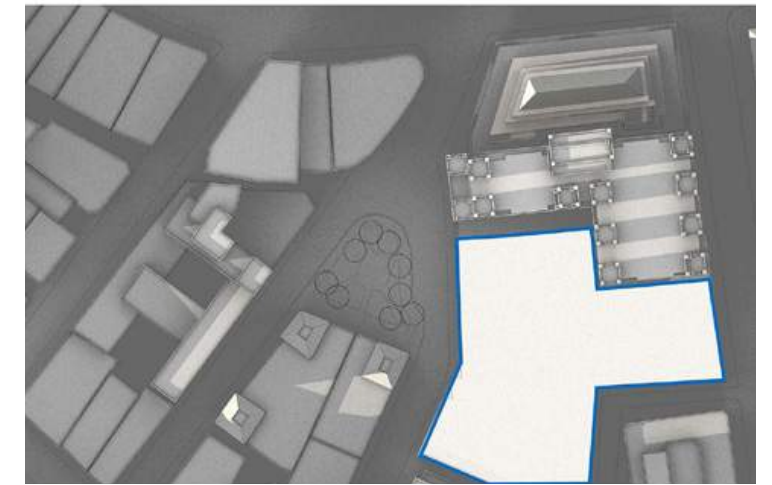
March 21 - 9 am



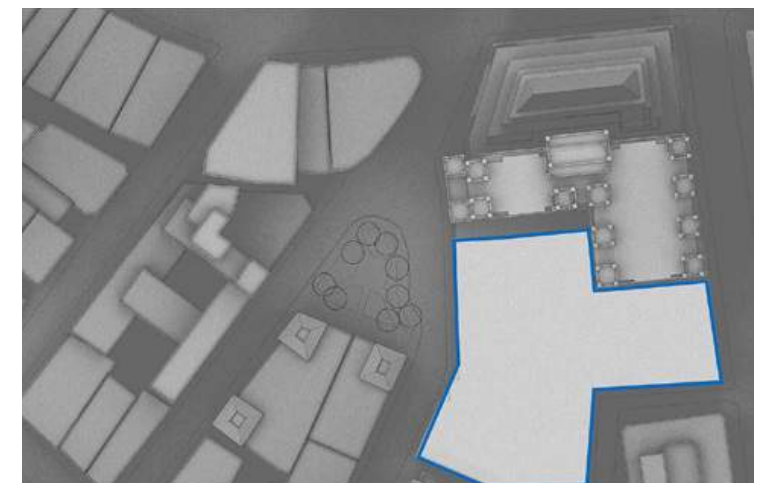
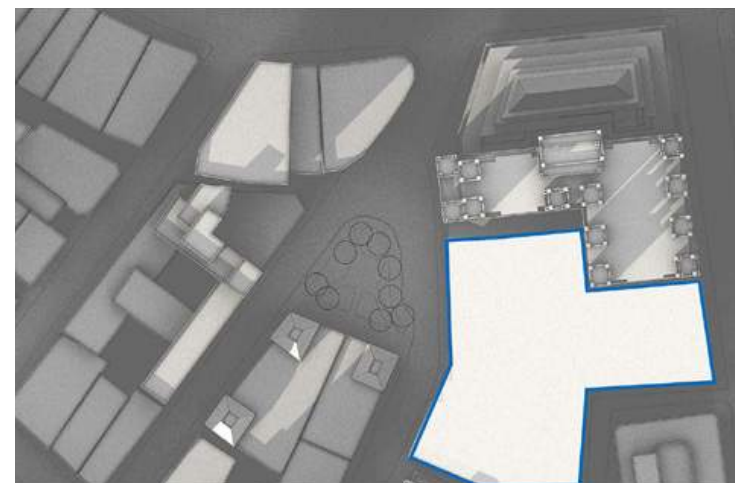
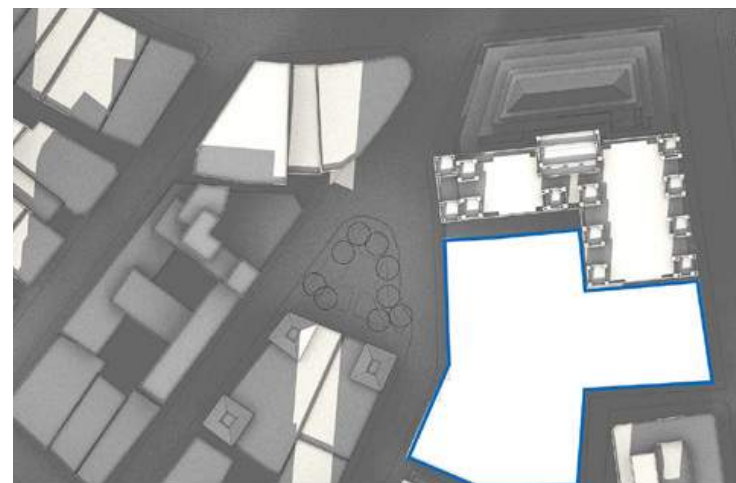
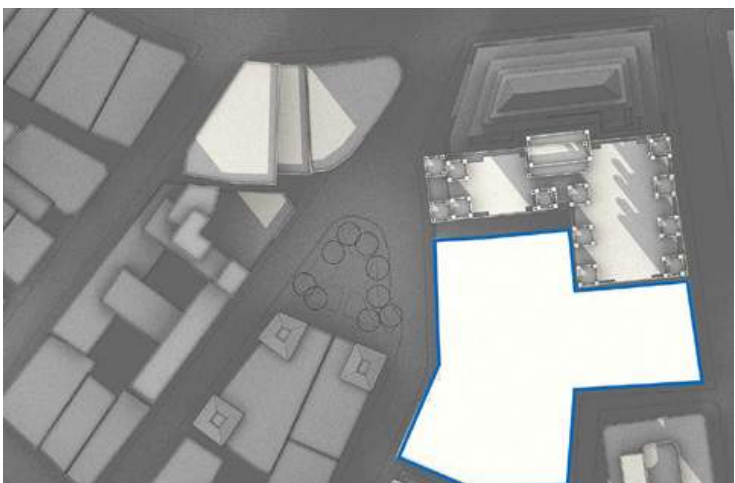
March 21 - 12 pm



March 21 - 3 pm



March 21 - 6 pm



WINTHROP LANDSCAPE CONCEPT

RIPPLE

A ripple, the pattern created by a raindrop hitting a body of water, is the concept for this scheme. An active and dynamic pool of water is the pulse of this plaza. It will be designed to create visual and acoustical interest throughout the day and throughout the year. The sound of moving water will echo across the square. In the winter months, the space could be transformed into an ice rink. Change in elevation is achieved through subtly tilting the plane of the plaza. The shape of the pool undulates outward, repeating the rippled form in the paving. The ground plane emerges at varying levels to frame planting beds and create seating. Lighting will be used to highlight the walls and paths. These nested linear elements create an elegant and contemplative atmosphere that can be enjoyed by individuals or groups of people.

Flowering understory trees frame the central plaza while large canopy trees provide an edge. Ripples will be repeated within the planting beds through the color and height of the groundcover.



Art Opportunities
Bold sculptural pieces, like the work of Anish Kapoor, could emerge from the water.



Winter Ice Rink



INSPIRATION

Art Deco Buildings Around WSQ



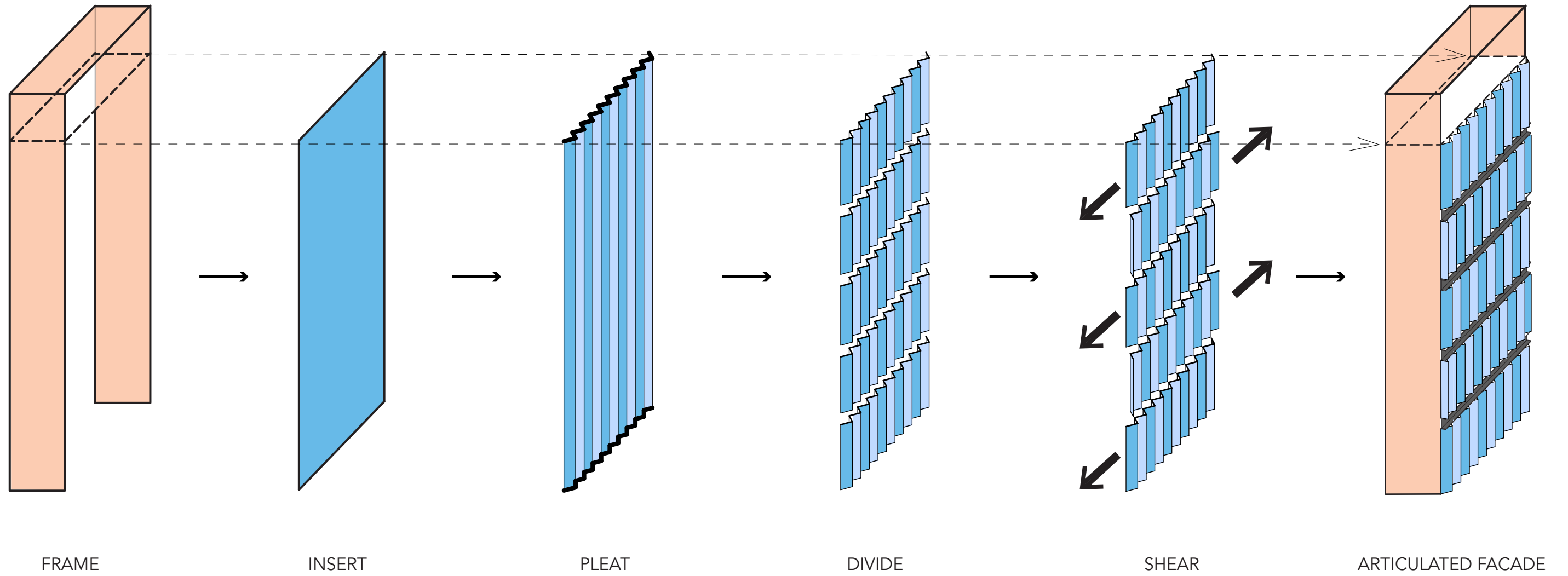


LALIQUE

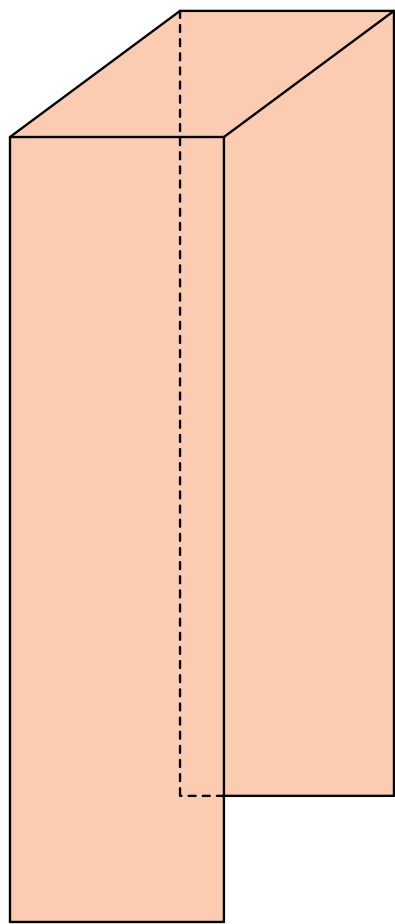


REVERE SILVERSMITHS

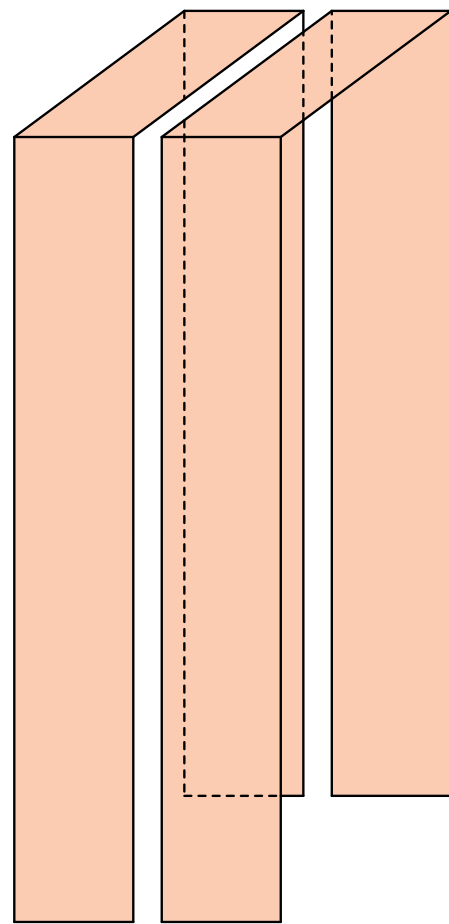
CHEVRON FACADE DIAGRAM



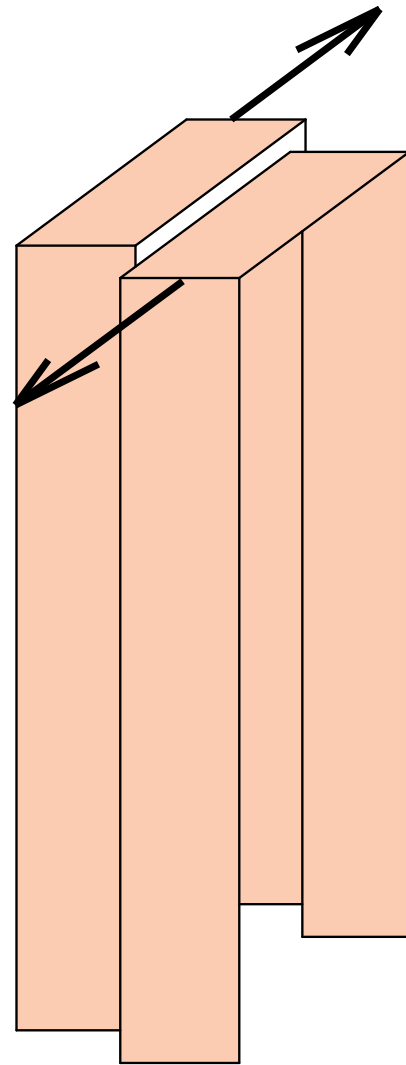
FRAME FACADE DIAGRAM



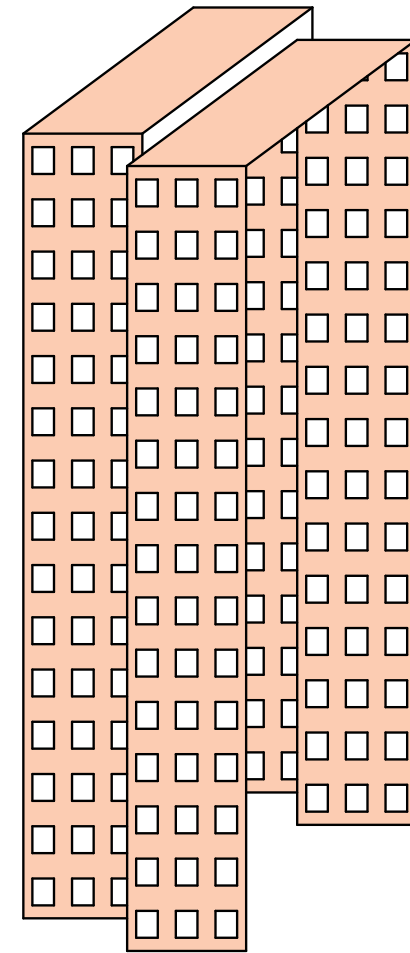
FRAME



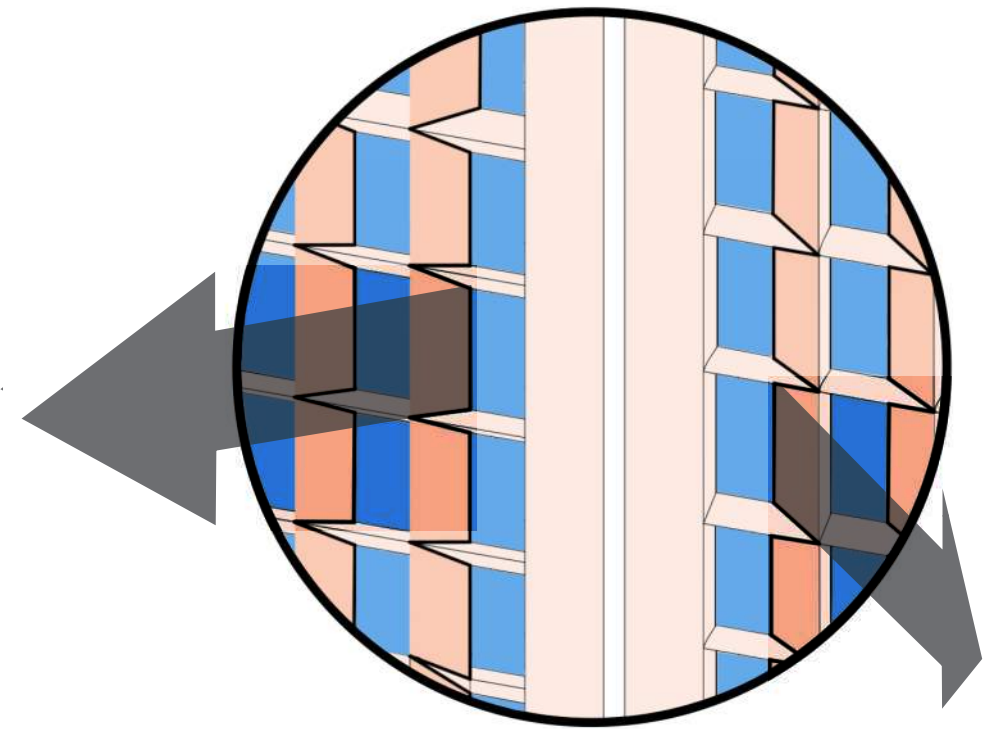
SPLIT



SHEAR

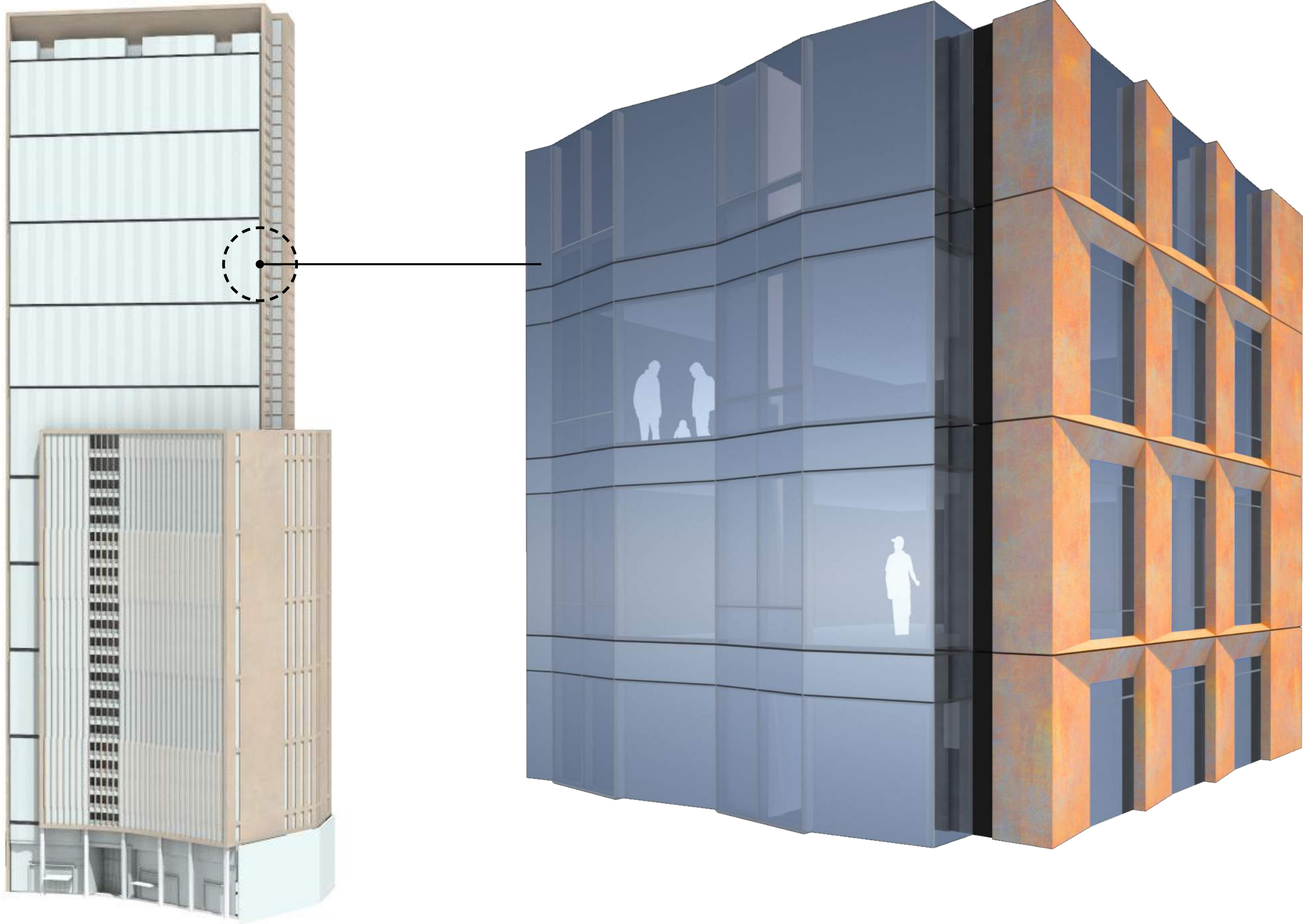


PERFORATE



VIEW ORIENTATION

WEST TOWER FACADE - RESIDENTIAL



WEST TOWER FACADE - OFFICE



EAST TOWER FACADE



ELEVATION



WEST

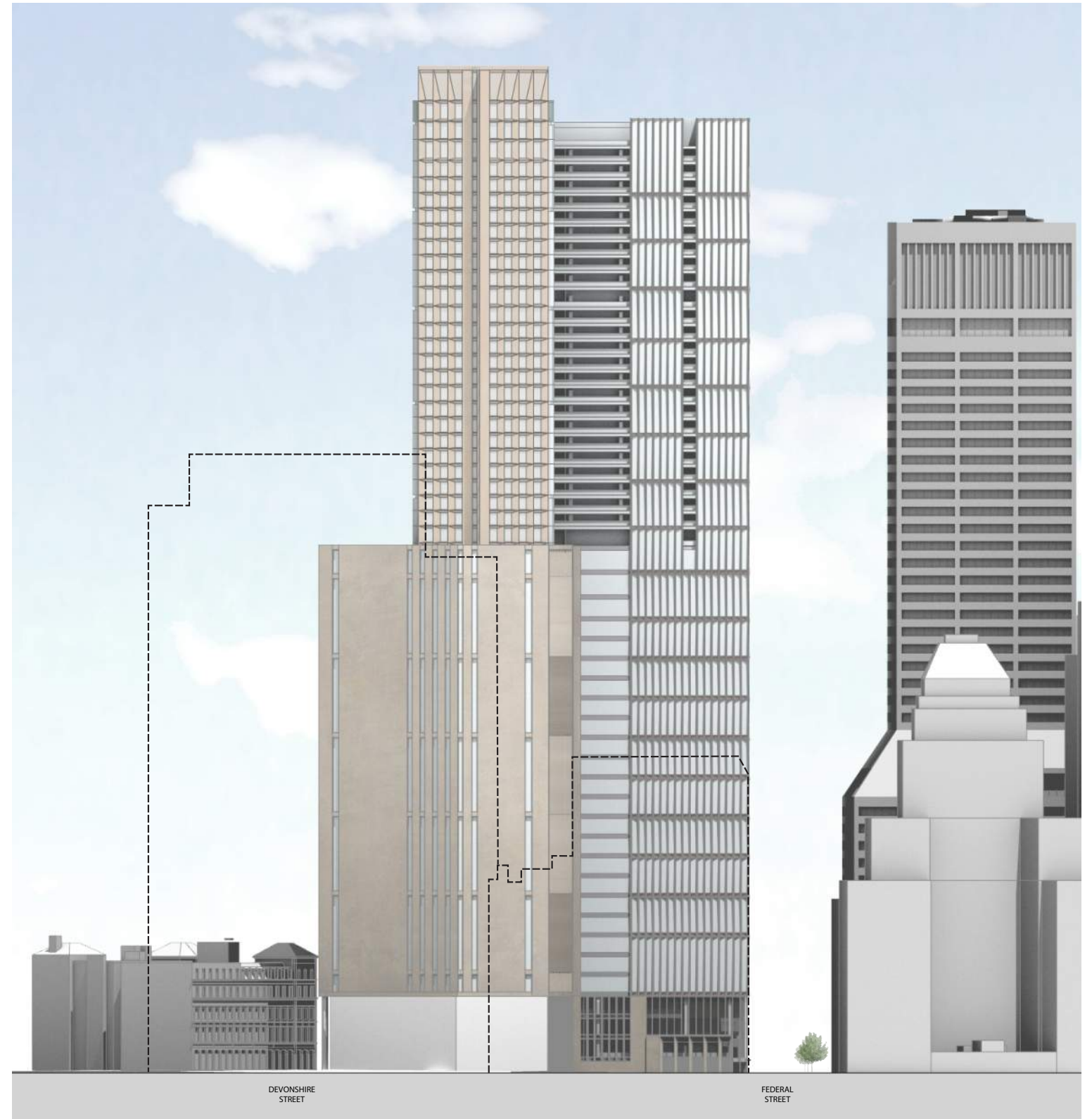


NORTH

ELEVATION



EAST



SOUTH

OVERVIEW / GREAT HALL



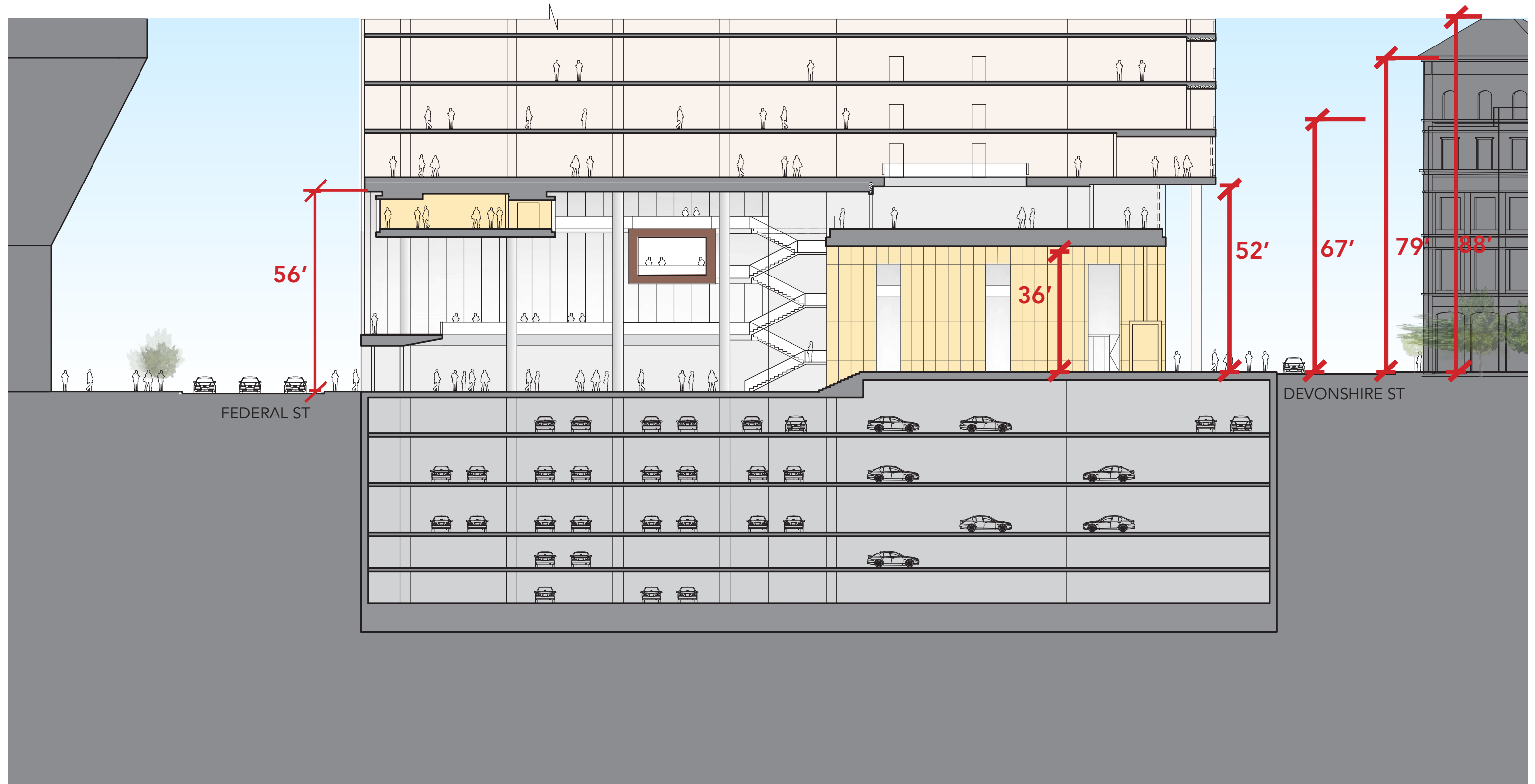
WEST ENTRANCE



EAST ENTRANCE



PODIUM ON WINTHROP



FEDERAL ST

DEVONSHIRE ST

56'

36'

52'

67'

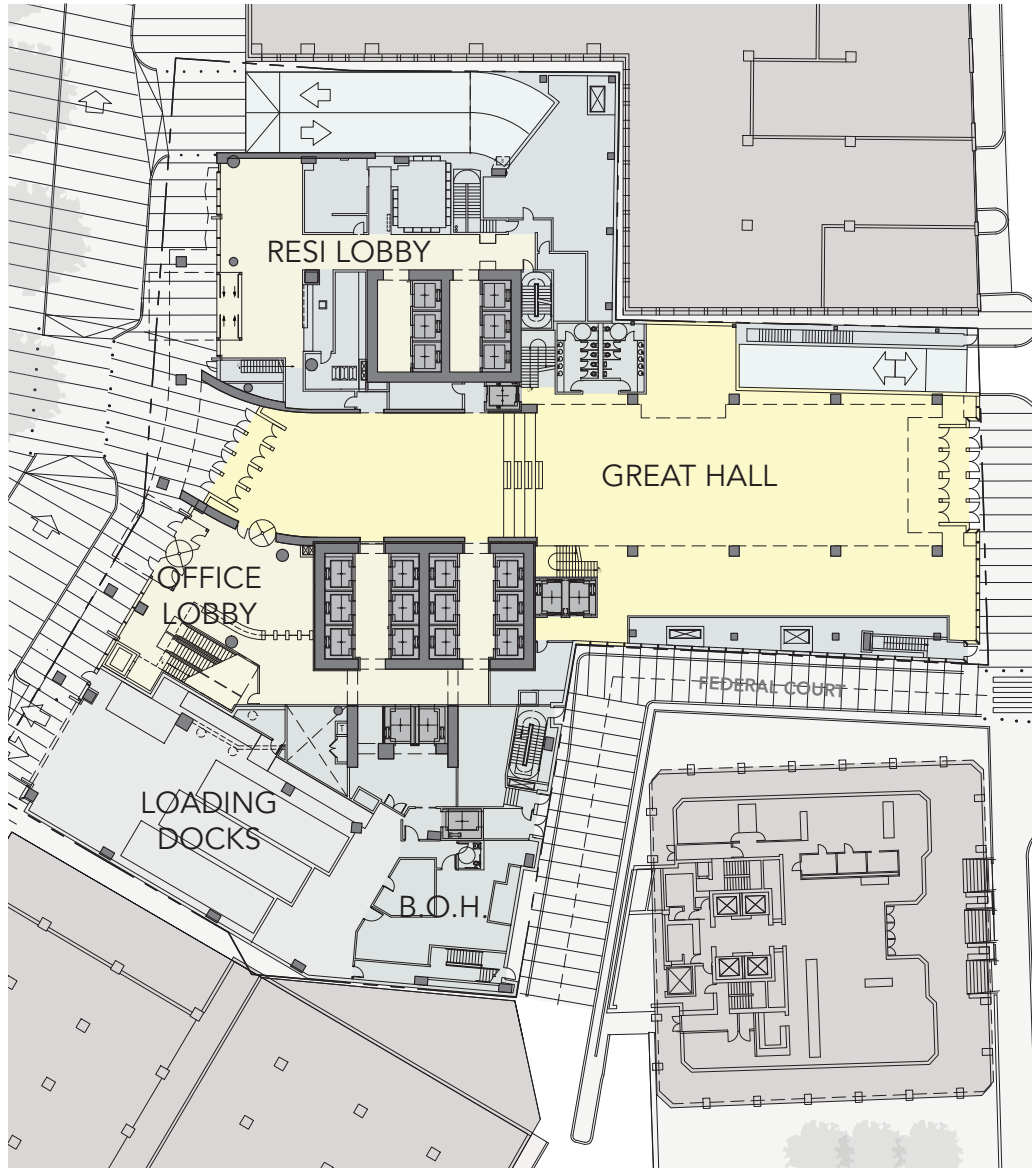
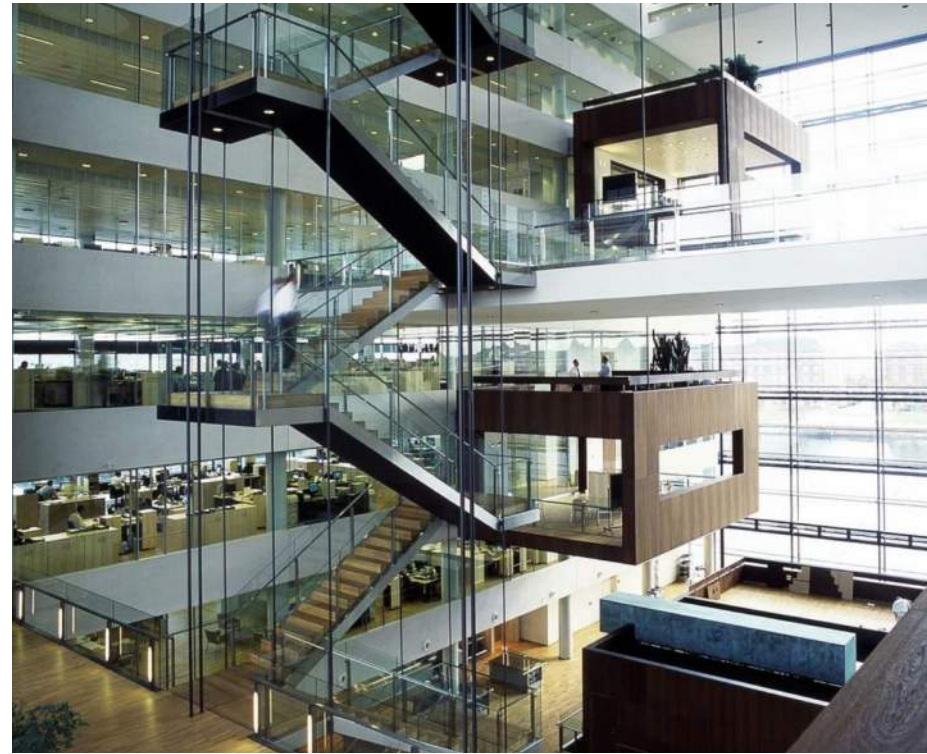
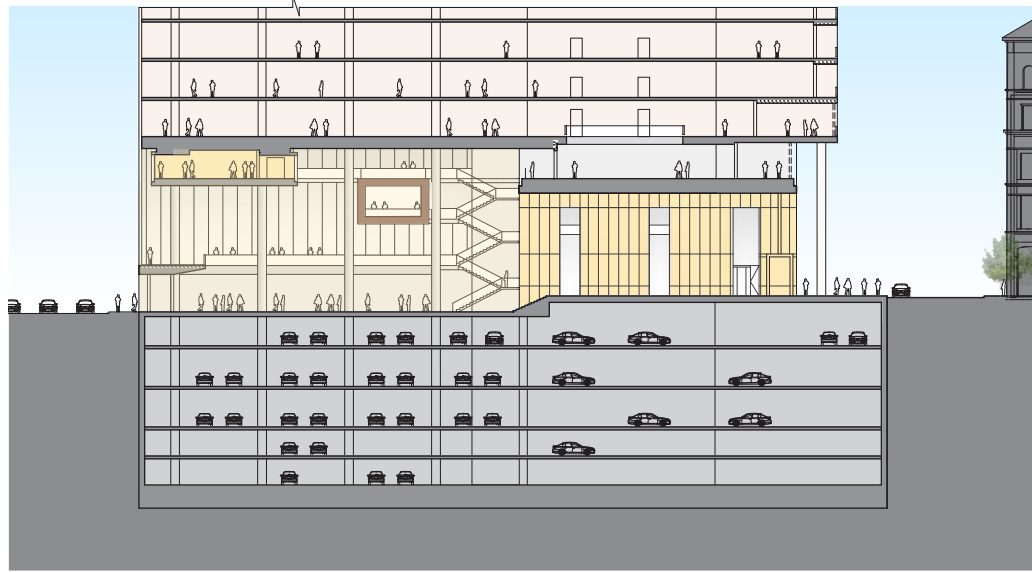
79'

88'

PODIUM ON WINTHROP



GREAT HALL INSPIRATION



FOOD HALL



BANQUET



FITNESS EVENT



RUNWAY SHOW



PUBLIC LECTURE



MEDIA EVENT



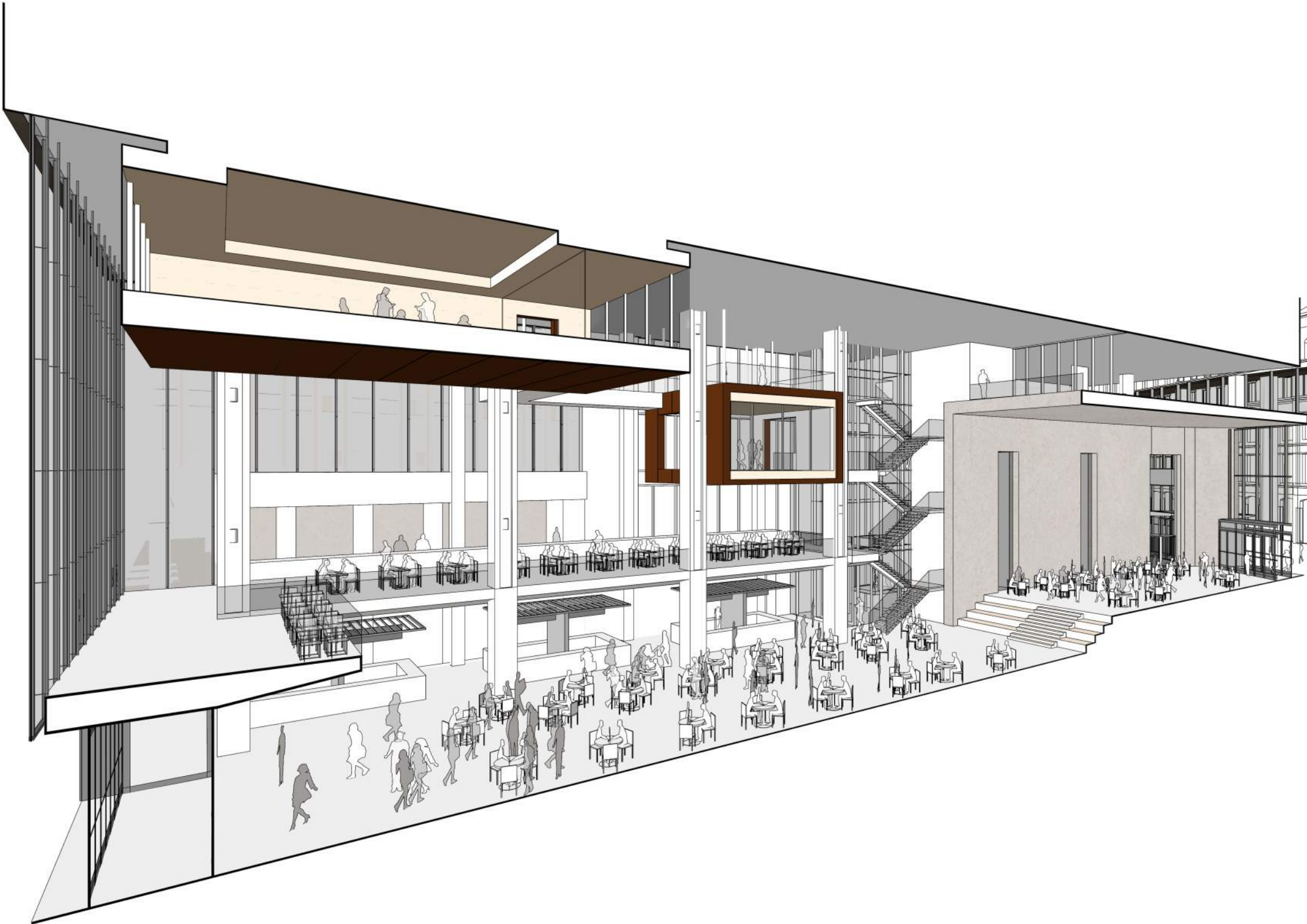
EXHIBITION



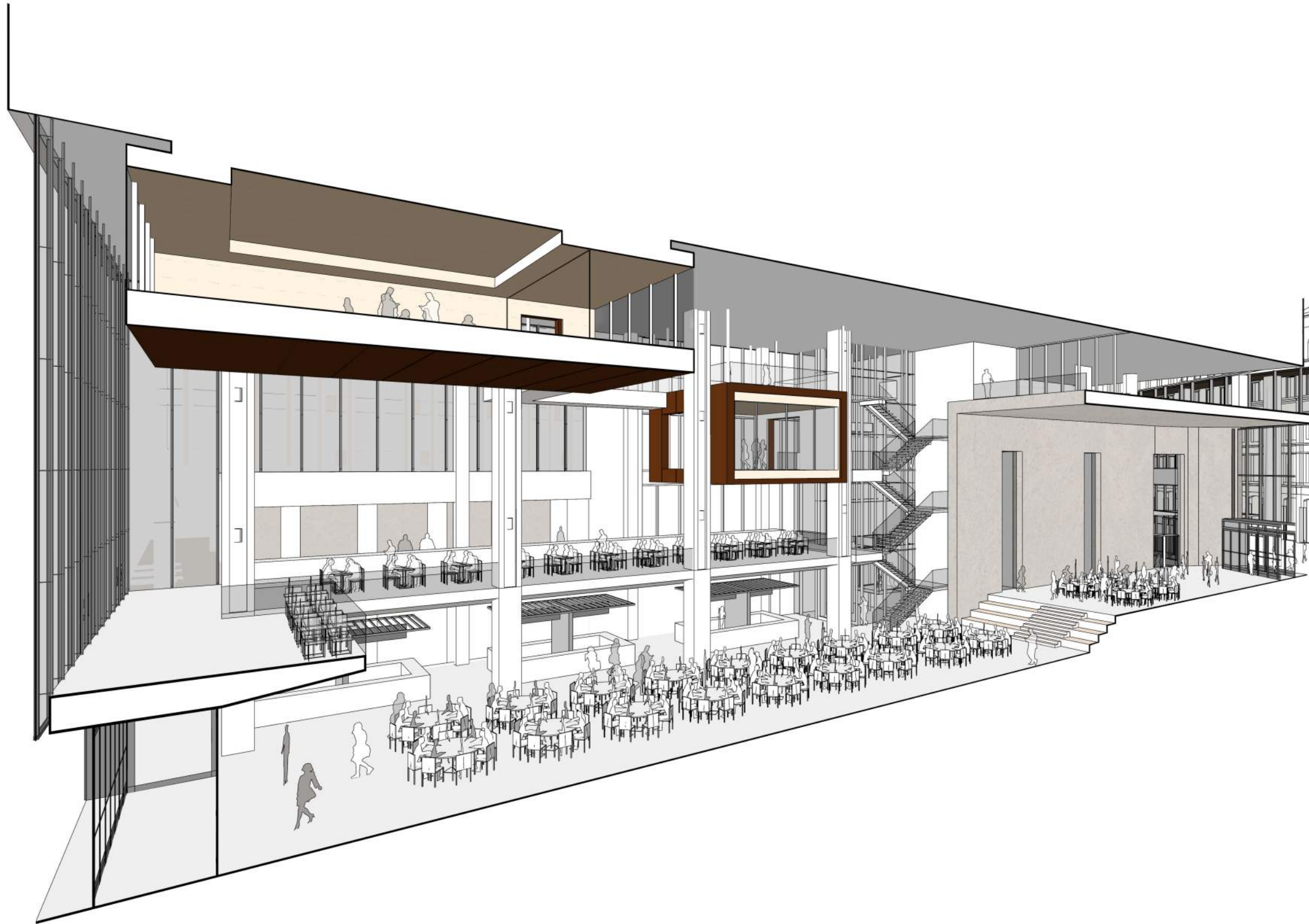
CONCERT



FOOD HALL



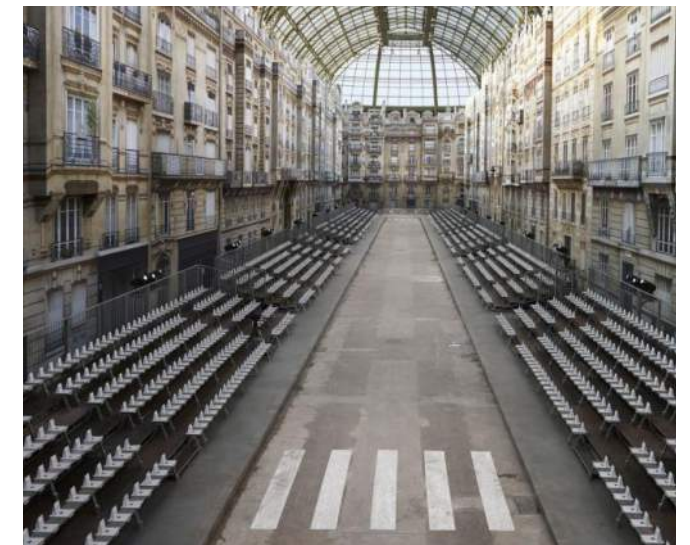
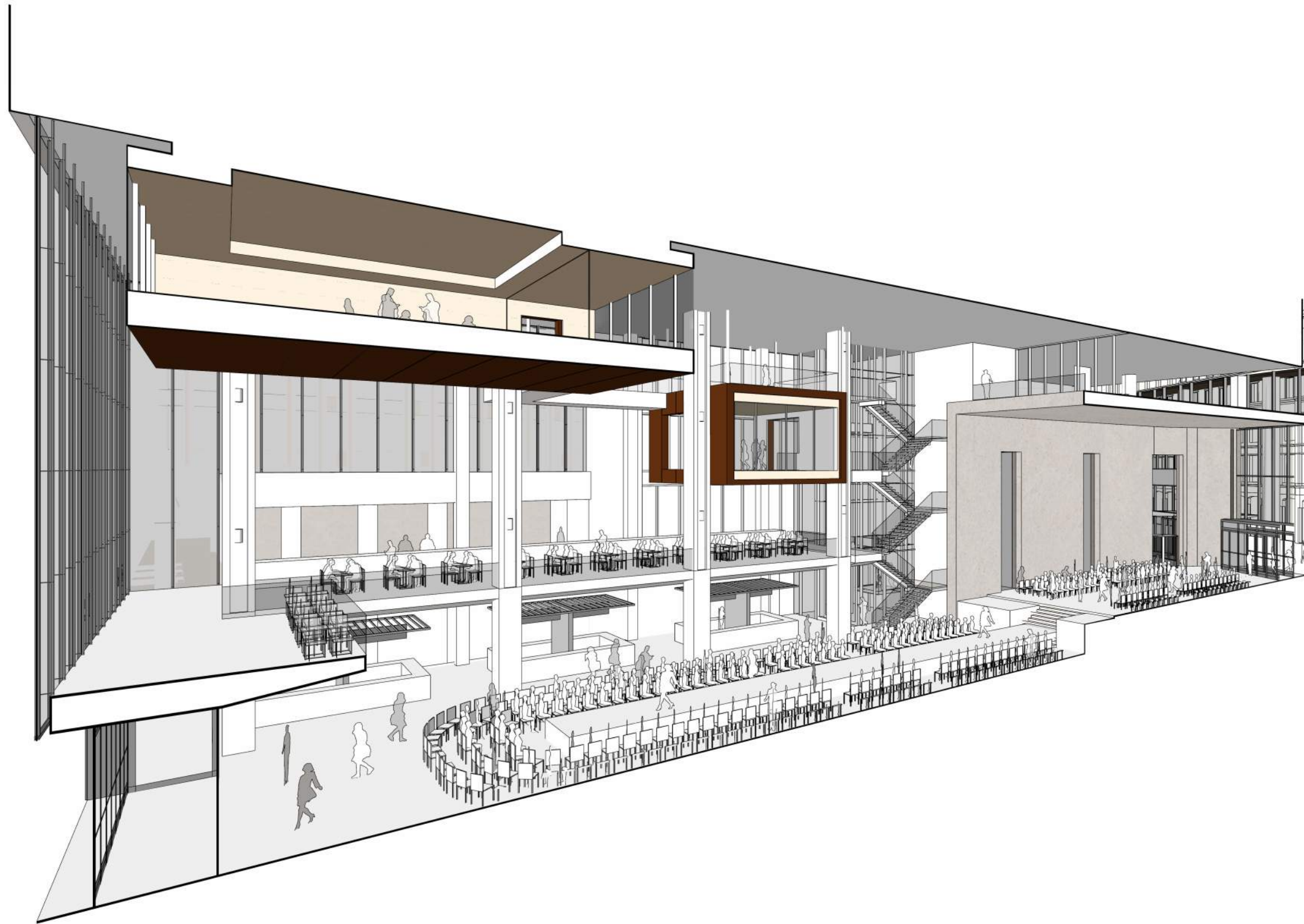
BANQUET



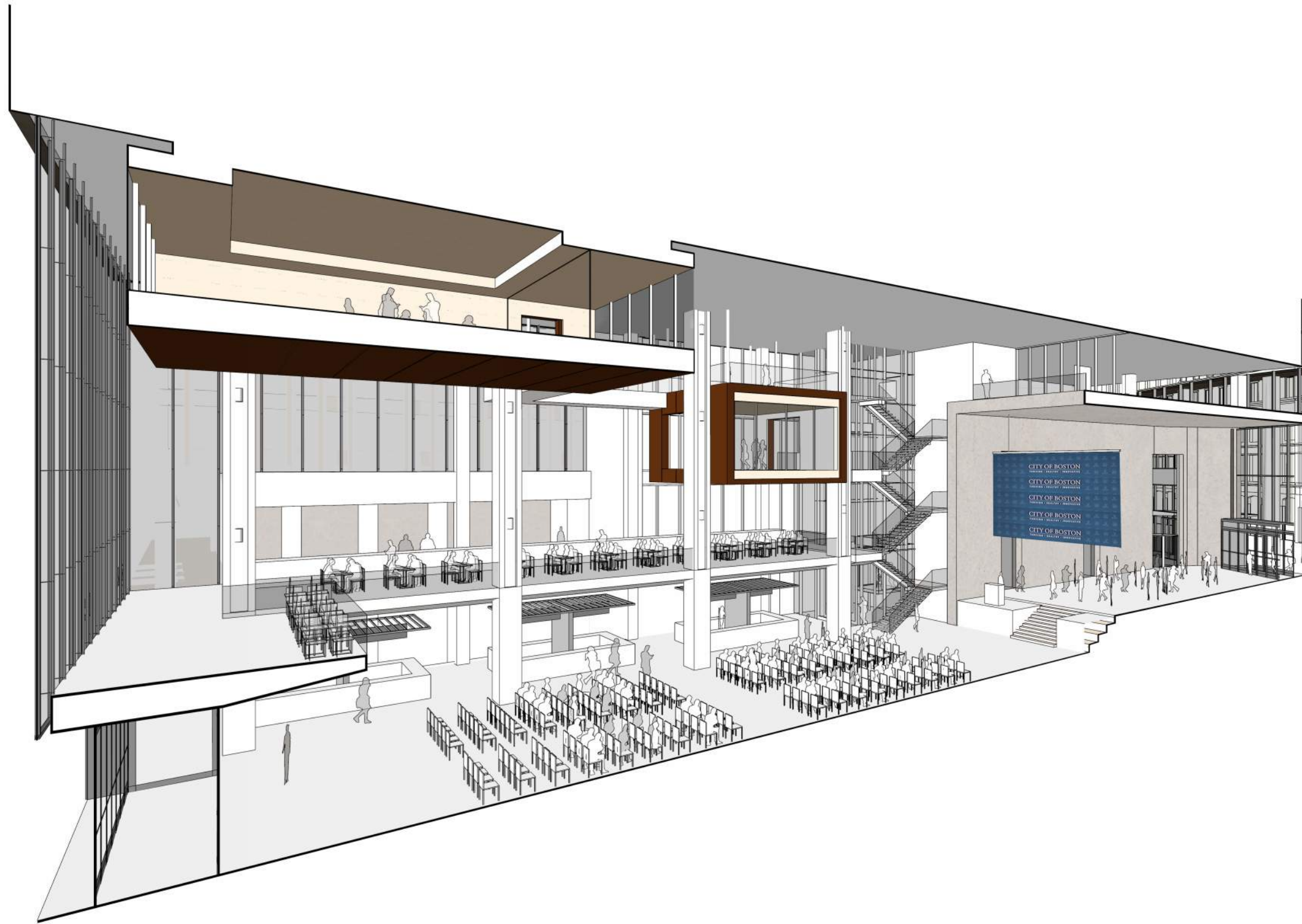
FITNESS EVENT



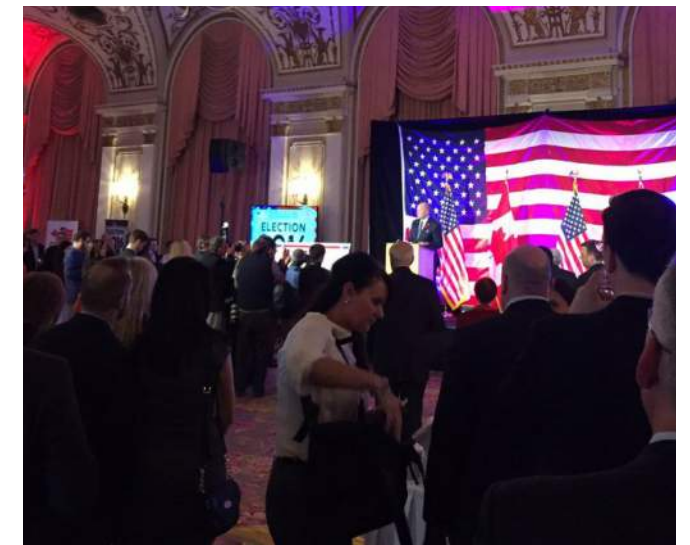
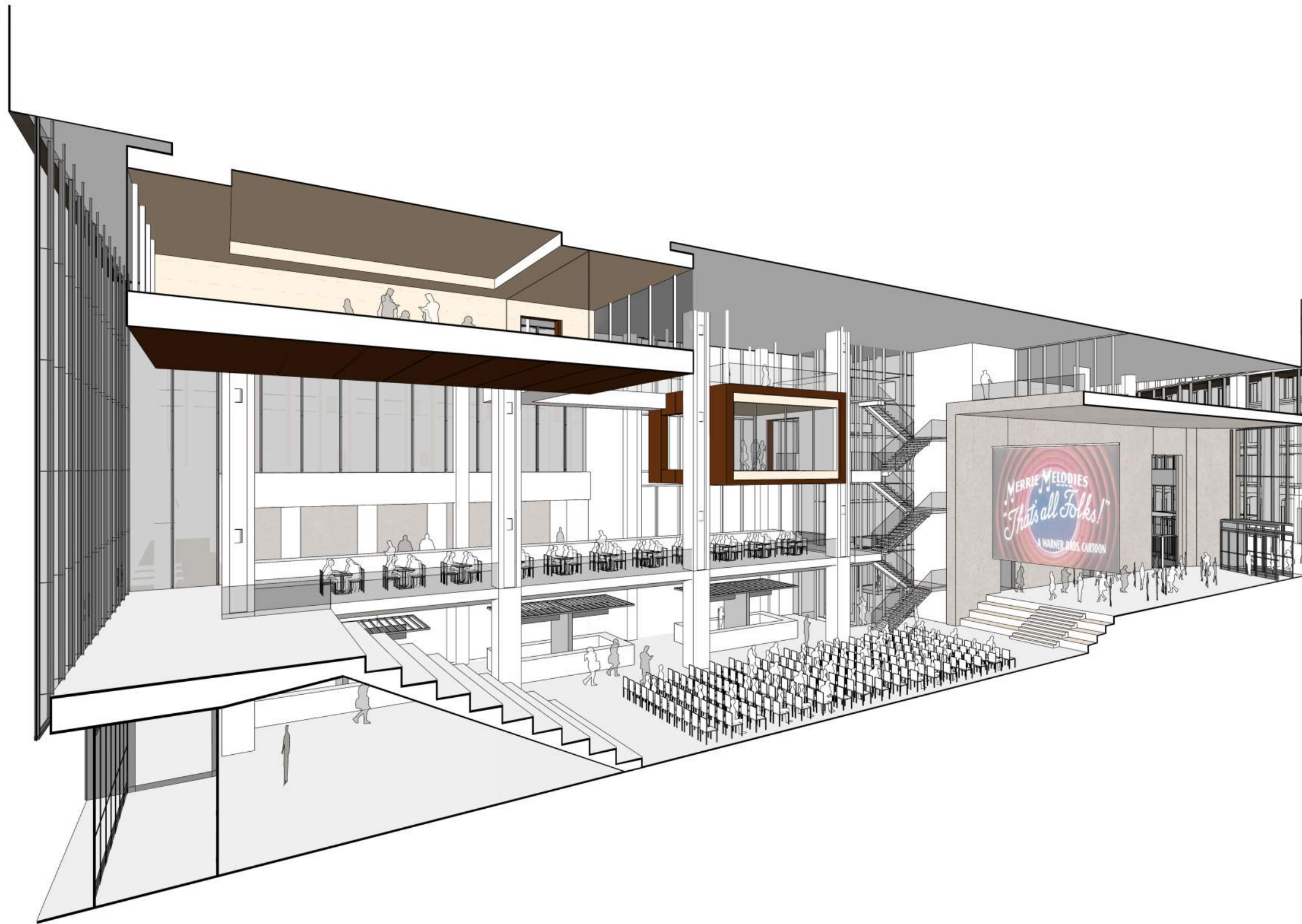
RUNWAY SHOW



PUBLIC LECTURE



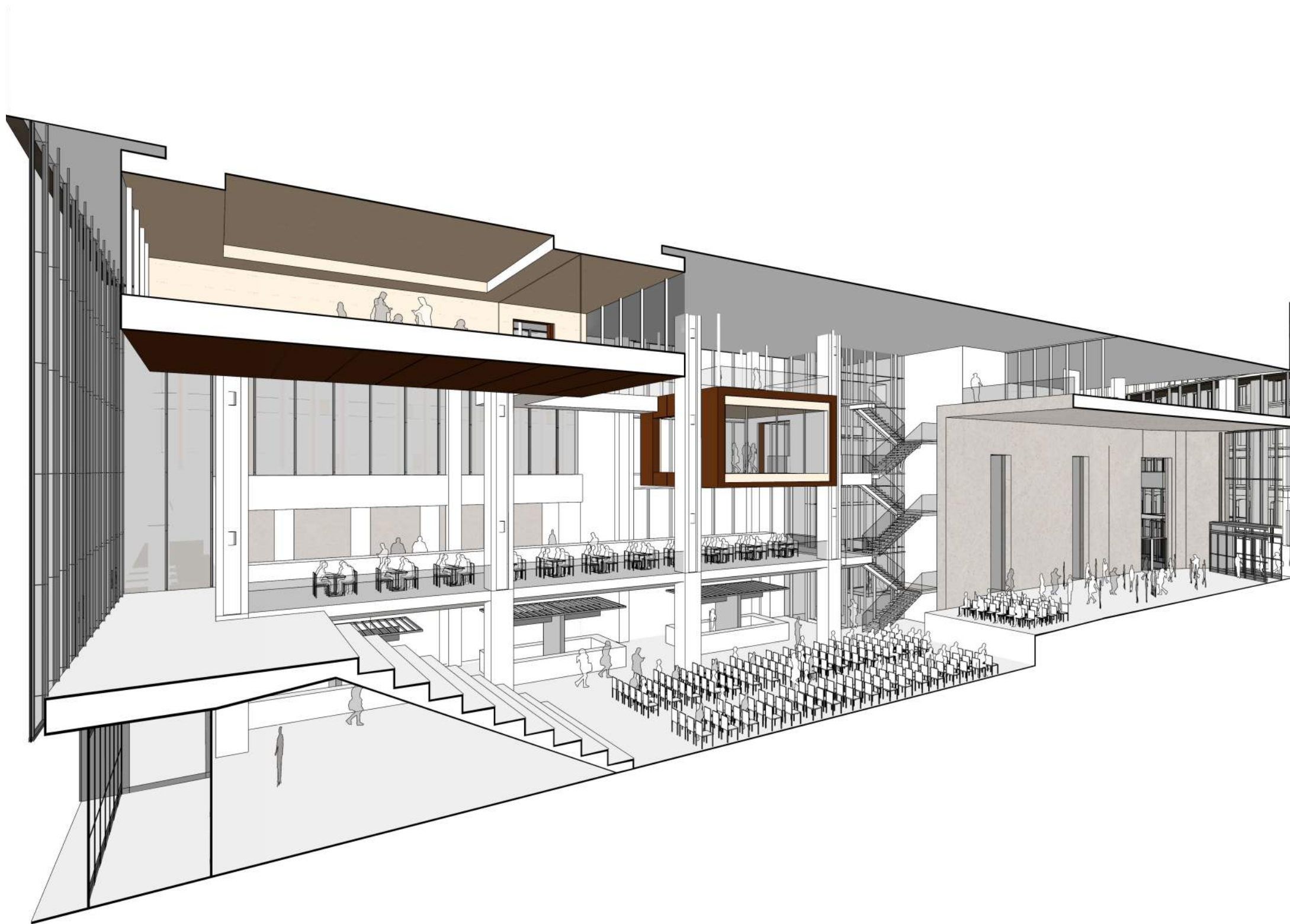
MEDIA EVENT



EXHIBITION



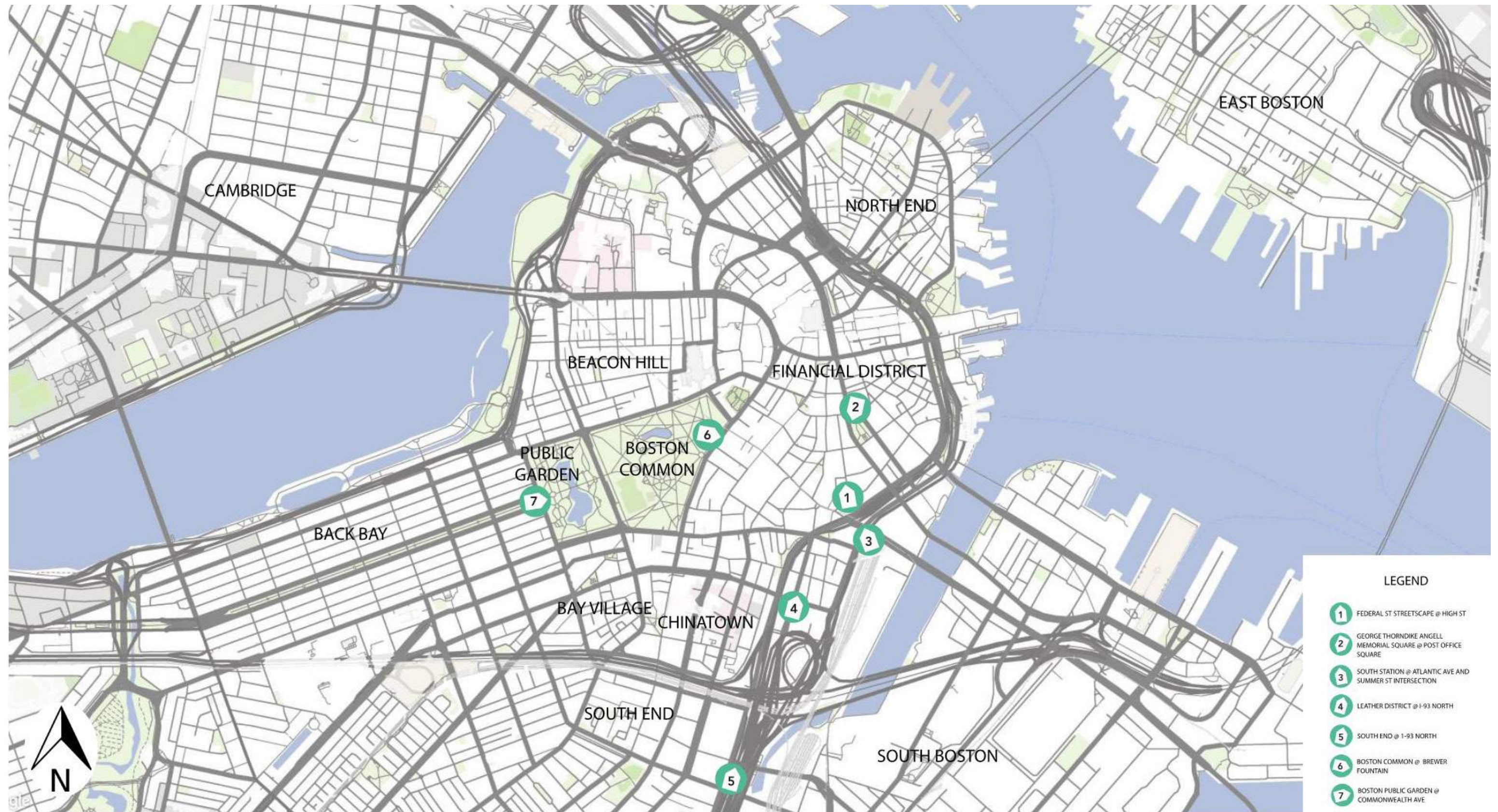
CONCERT



GREAT HALL - INTERIOR



SKYLINE VIEWS

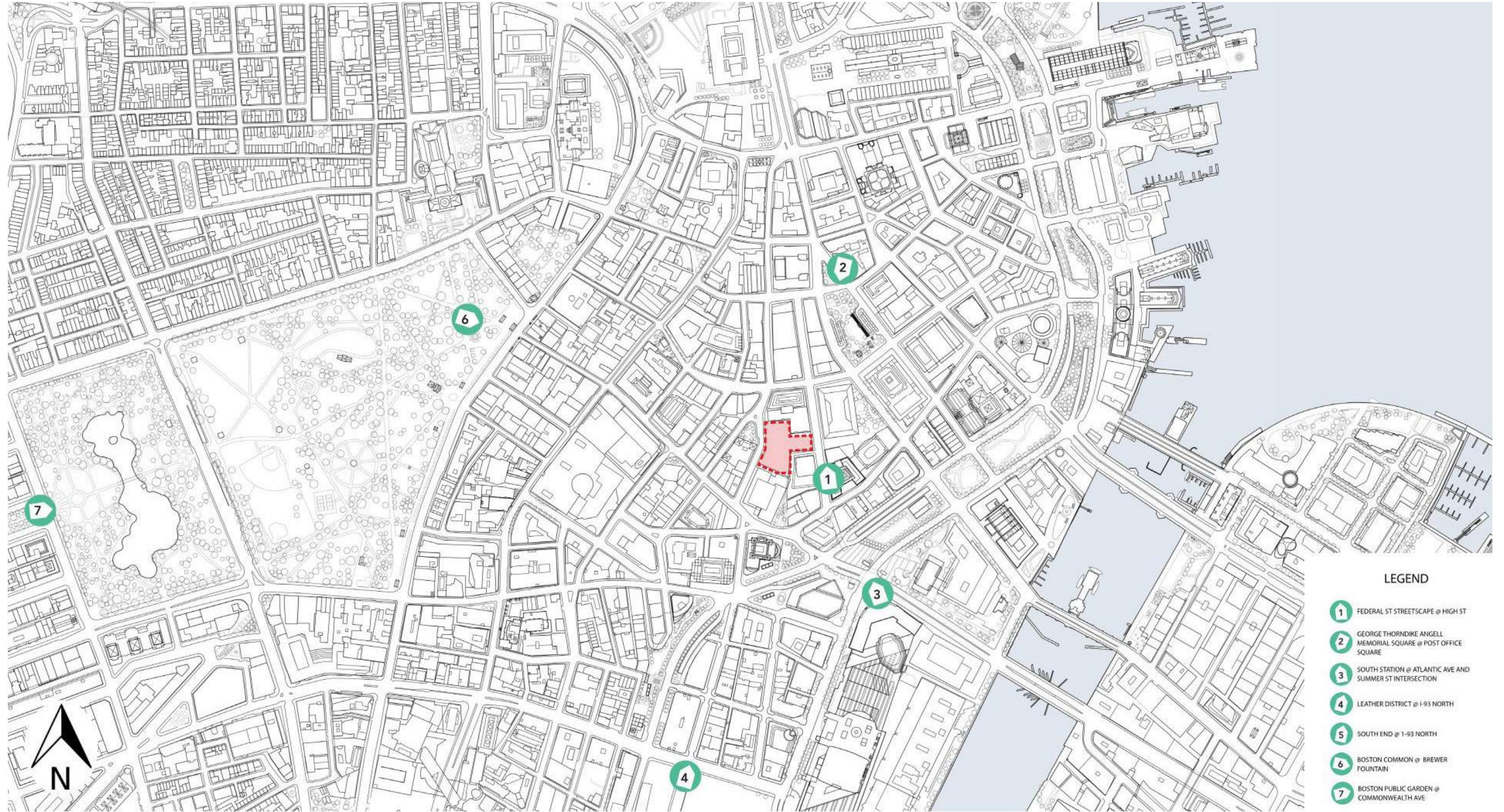


LEGEND

- 1 FEDERAL ST STREETSCAPE @ HIGH ST
- 2 GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE
- 3 SOUTH STATION @ ATLANTIC AVE AND SUMMER ST INTERSECTION
- 4 LEATHER DISTRICT @ I-93 NORTH
- 5 SOUTH END @ I-93 NORTH
- 6 BOSTON COMMON @ BREWER FOUNTAIN
- 7 BOSTON PUBLIC GARDEN @ COMMONWEALTH AVE

VIEW KEY MAP

SKYLINE VIEWS



LEGEND

- 1 FEDERAL ST STREETScape @ HIGH ST
- 2 GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE
- 3 SOUTH STATION @ ATLANTIC AVE AND SUMMER ST INTERSECTION
- 4 LEATHER DISTRICT @ I-93 NORTH
- 5 SOUTH END @ I-93 NORTH
- 6 BOSTON COMMON @ BREWER FOUNTAIN
- 7 BOSTON PUBLIC GARDEN @ COMMONWEALTH AVE

ENLARGED VIEW KEY MAP

SKYLINE VIEWS

VIEW 1



EXISTING



PROJECT: 115 WINTHROP SQUARE

SKYLINE VIEWS

VIEW 3



EXISTING



PROJECT: 115 WINTHROP SQUARE

SKYLINE VIEWS

VIEW 4



EXISTING



PROJECT: 115 WINTHROP SQUARE

SKYLINE VIEWS

VIEW 5



EXISTING



PROJECT: 115 WINTHROP SQUARE

SKYLINE VIEWS

VIEW 6



EXISTING



PROJECT: 115 WINTHROP SQUARE

SKYLINE VIEWS

VIEW 7



EXISTING

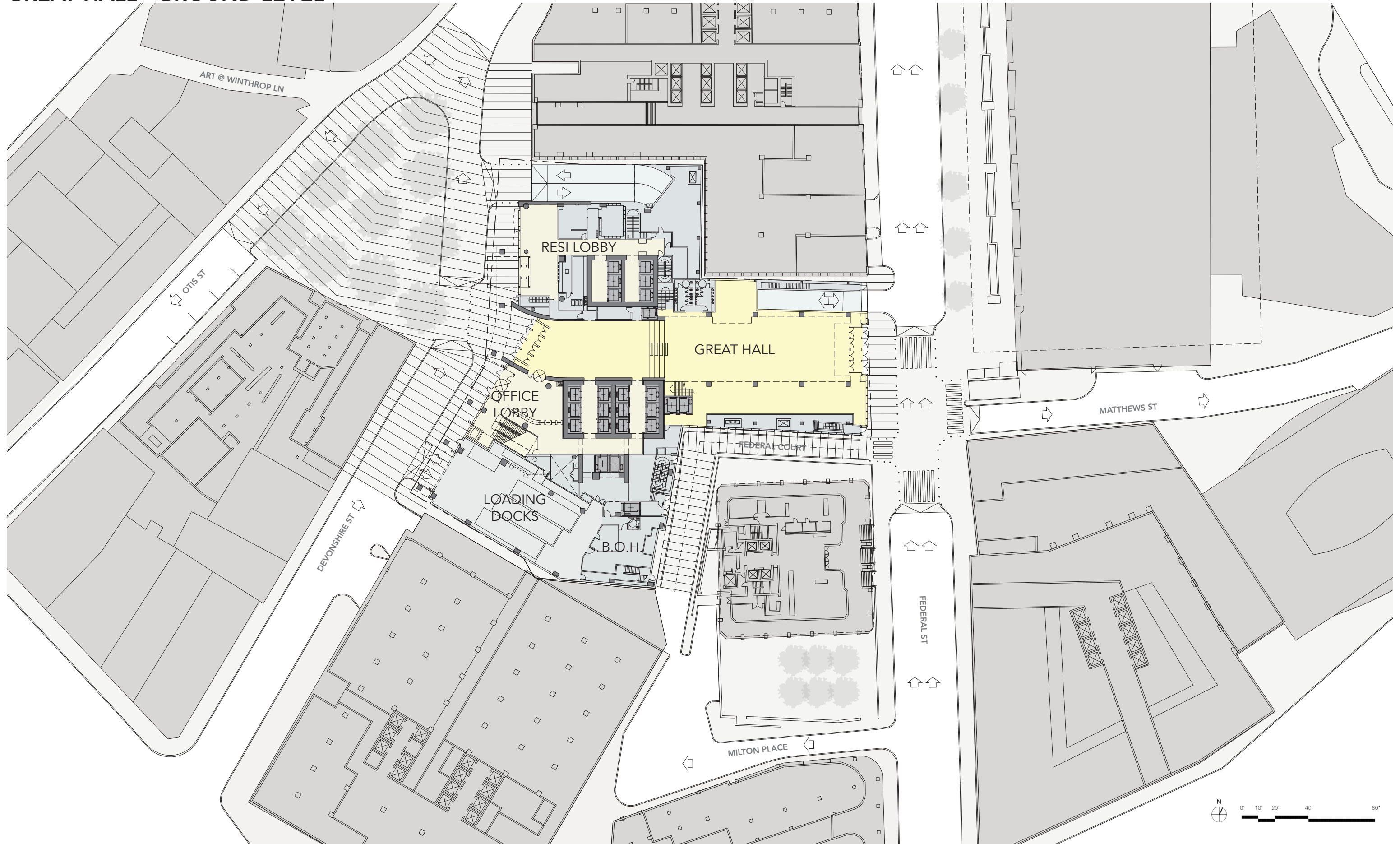


PROJECT: 115 WINTHROP SQUARE

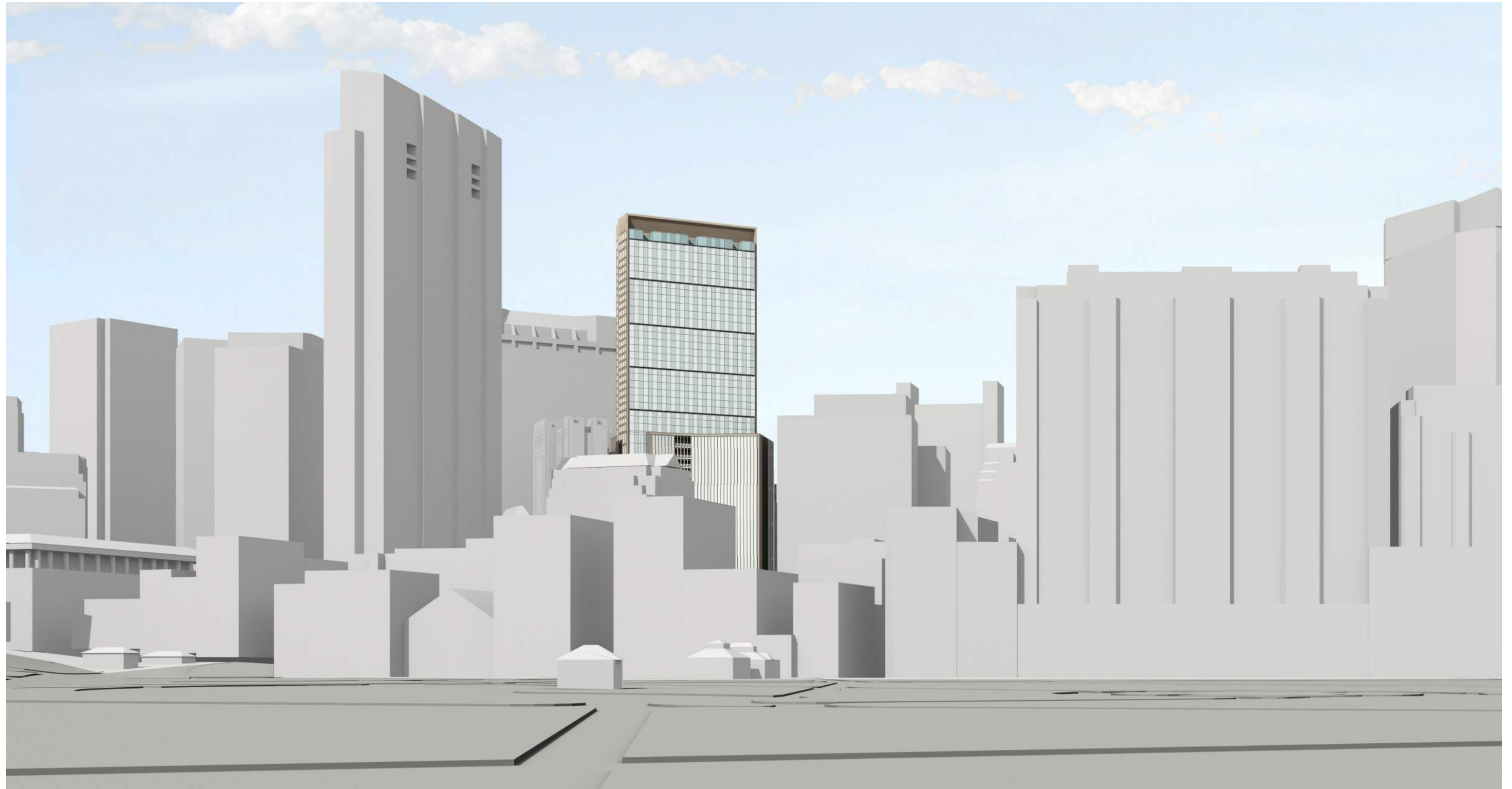
AERIAL VIEW



GREAT HALL - GROUND LEVEL



OVERVIEW - FROM BOSTON COMMON



PODIUM ON WINTHROP

