

WSQ
115 FEDERAL STREET

BCDC
05/01/2018



INSPIRATION



REVERE SILVERSMITHS



LALIQUE

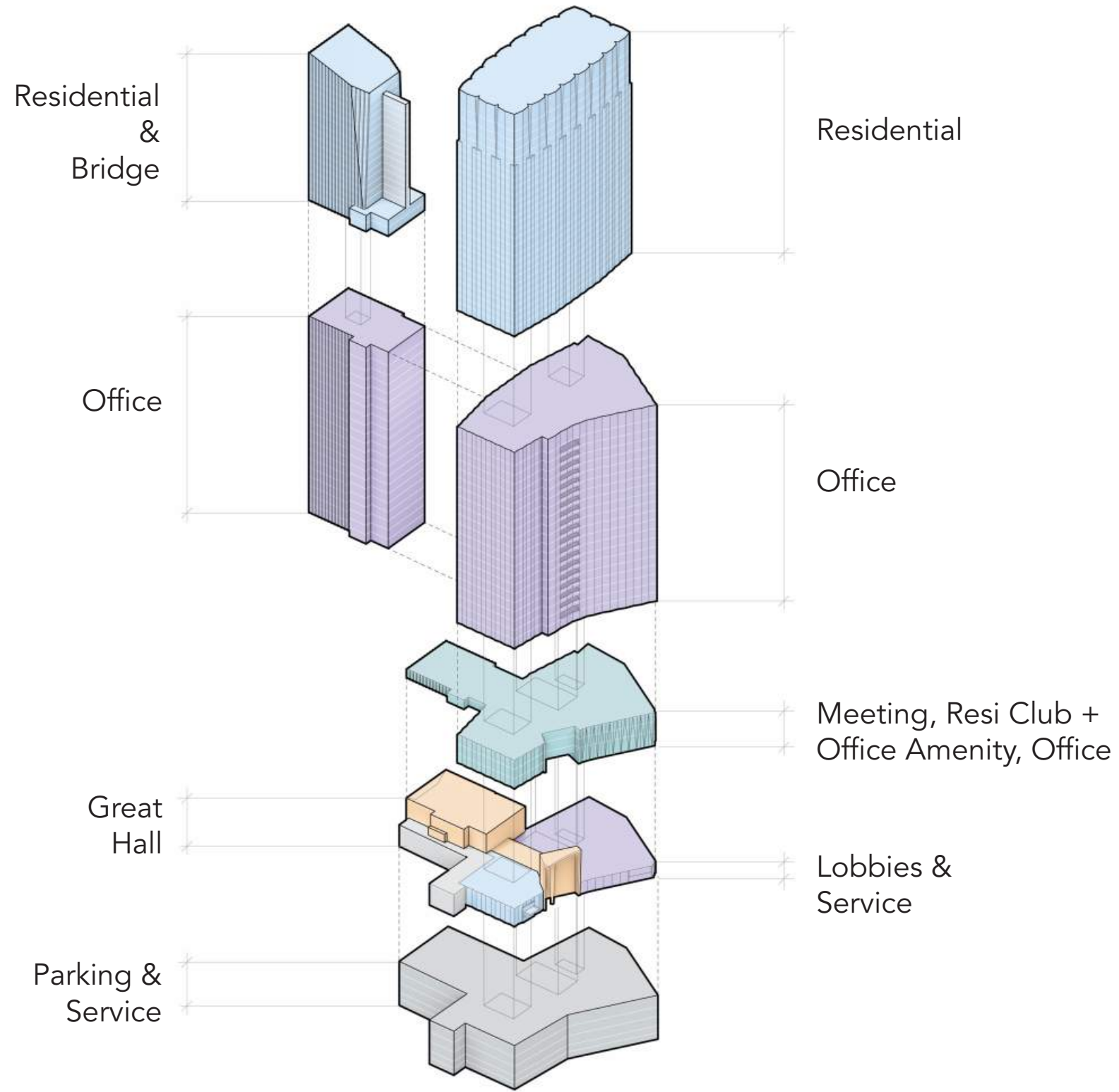


ART DECO



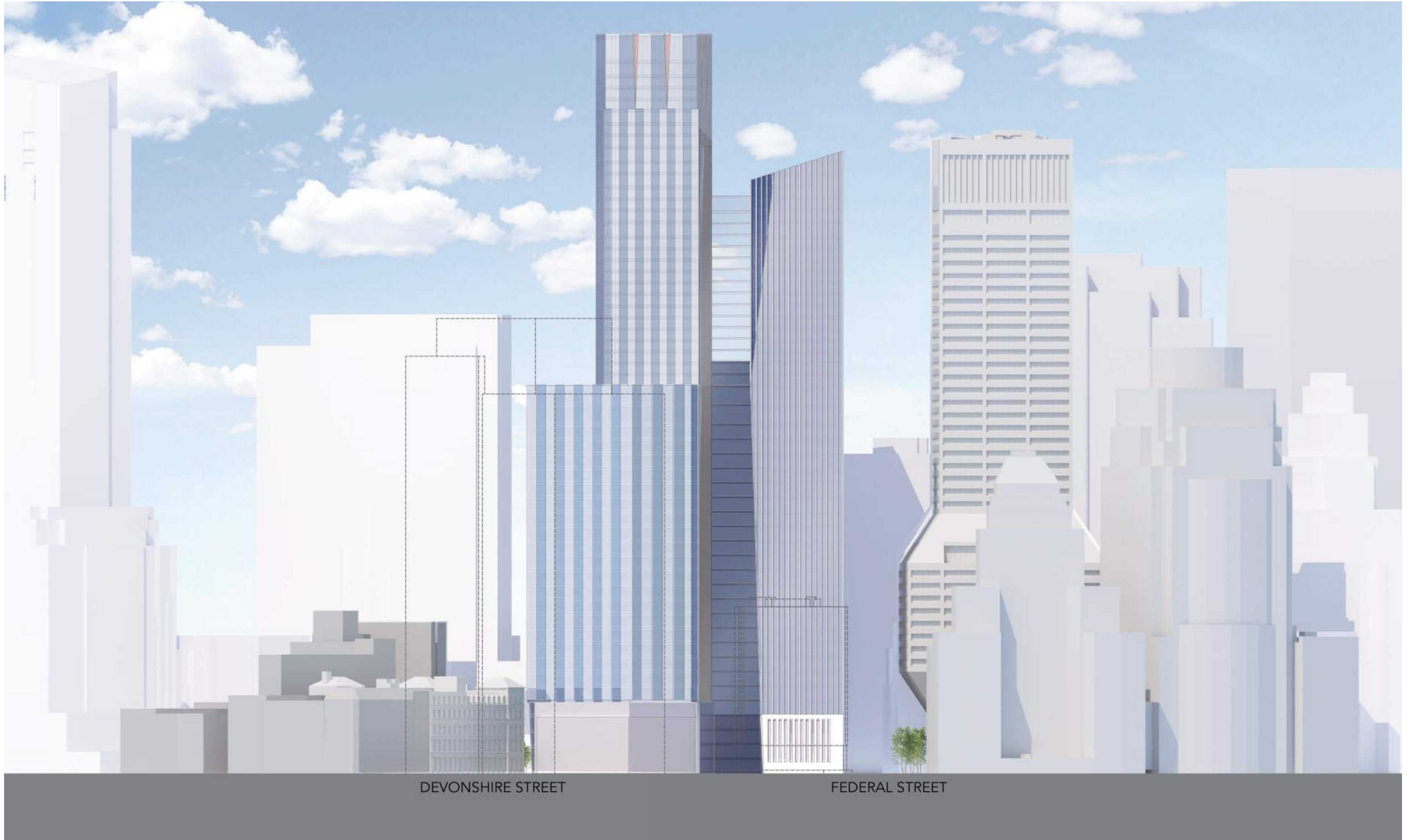


PROGRAM DIAGRAM



1,560,000 gross zoning SF

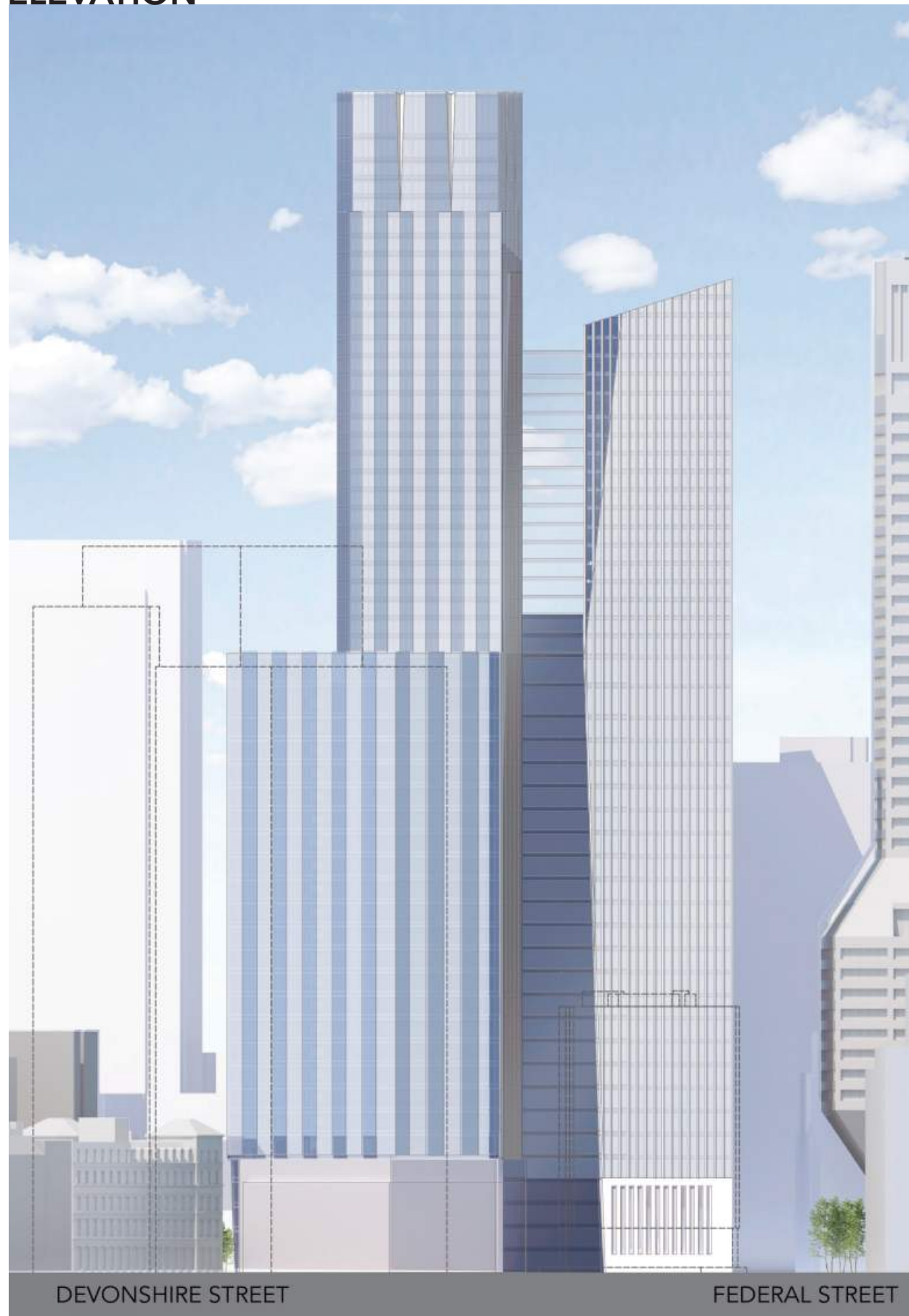
SOUTH ELEVATION



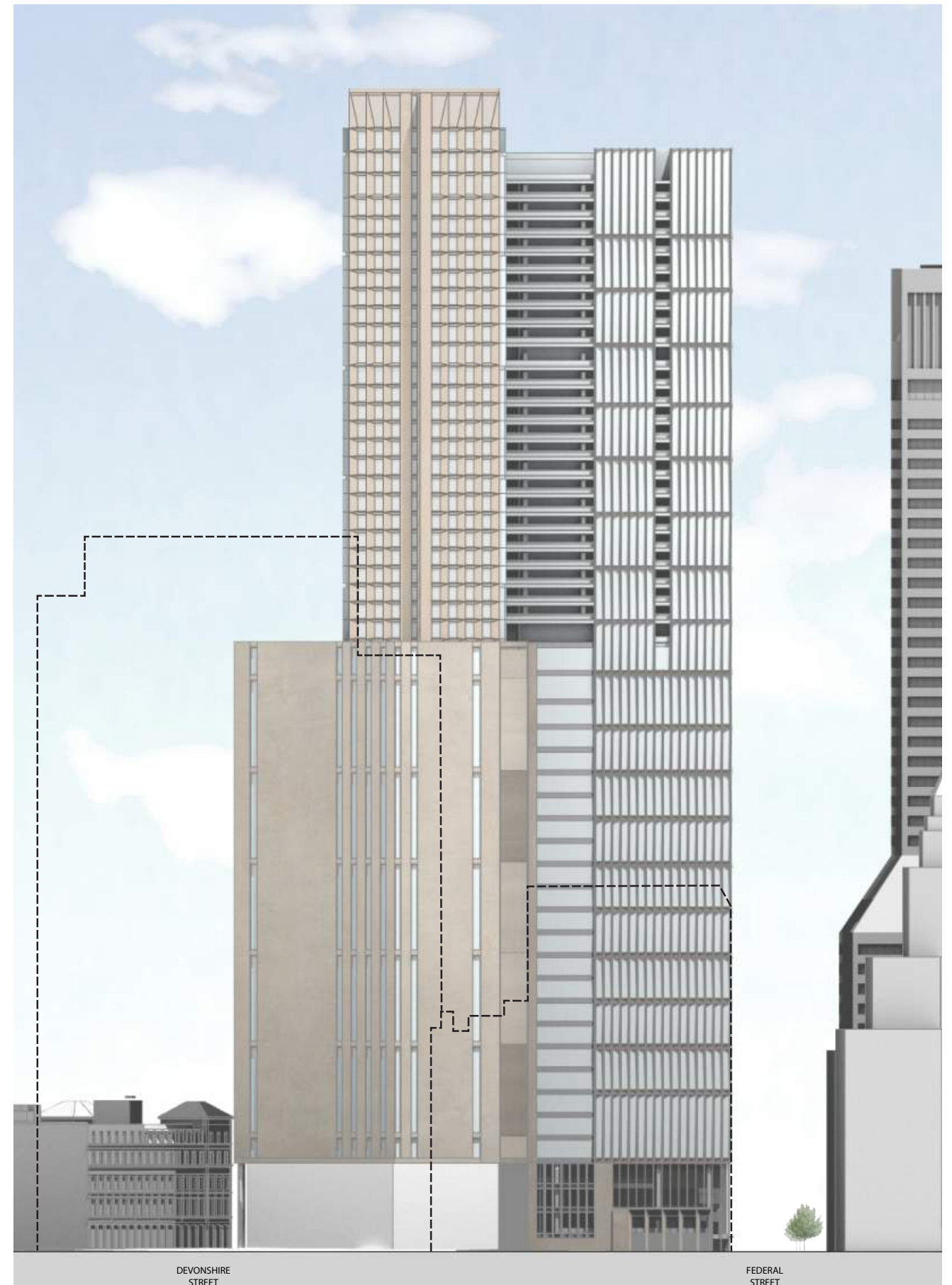
DEVONSHIRE STREET

FEDERAL STREET

SOUTH ELEVATION

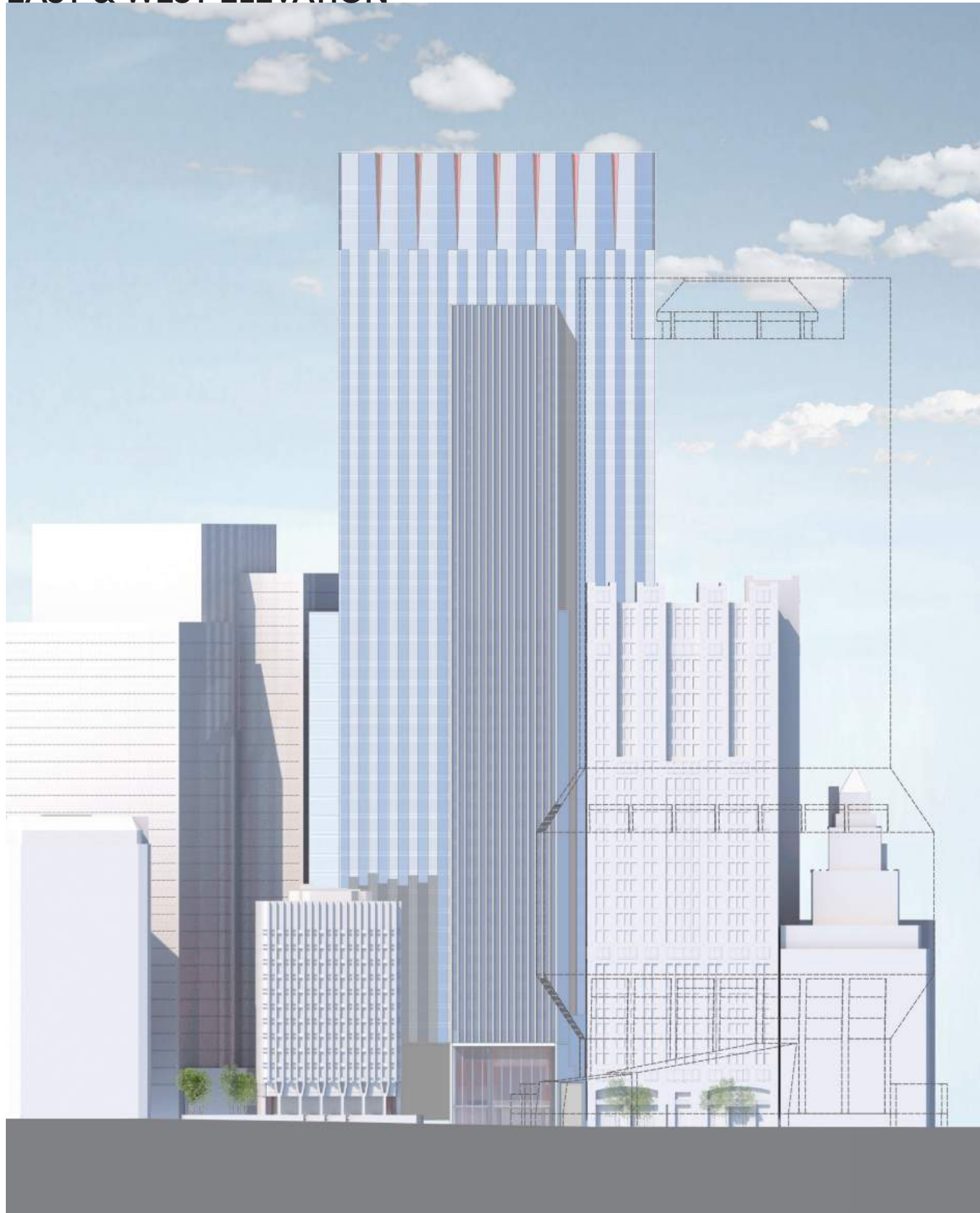


PROPOSED

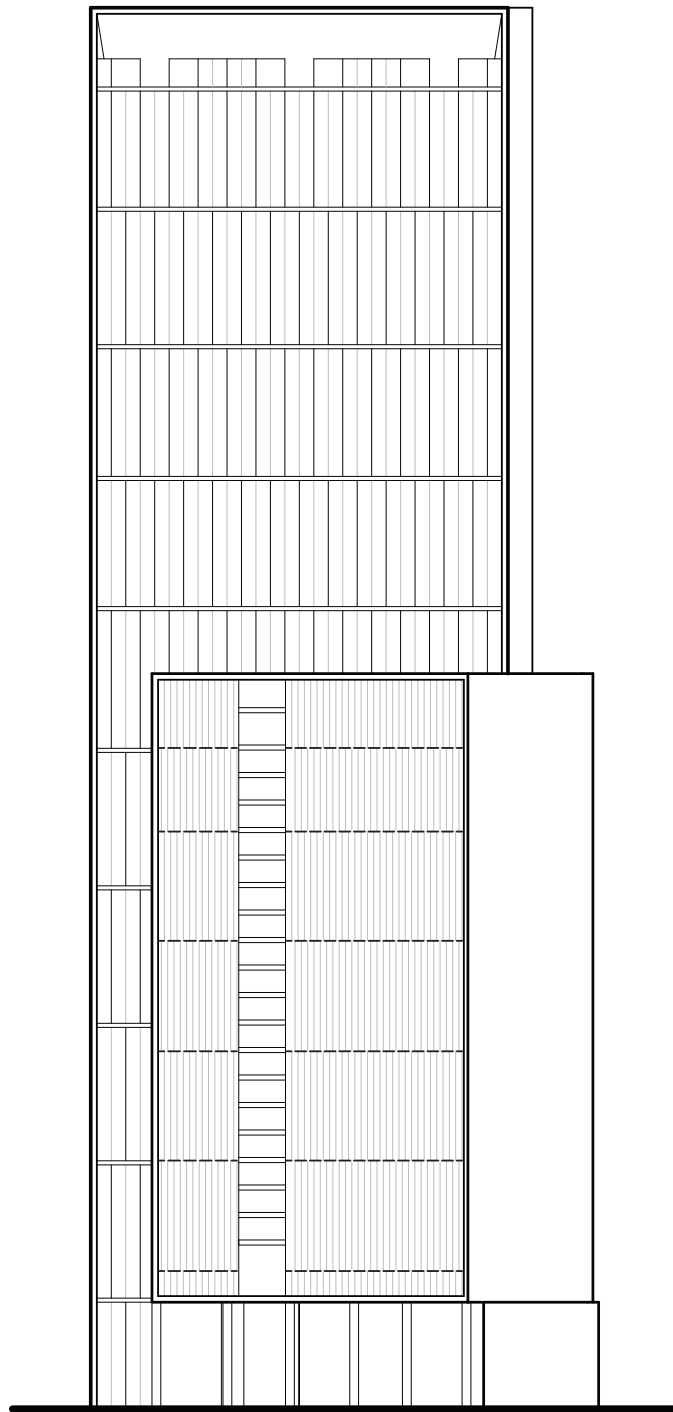


DPIR

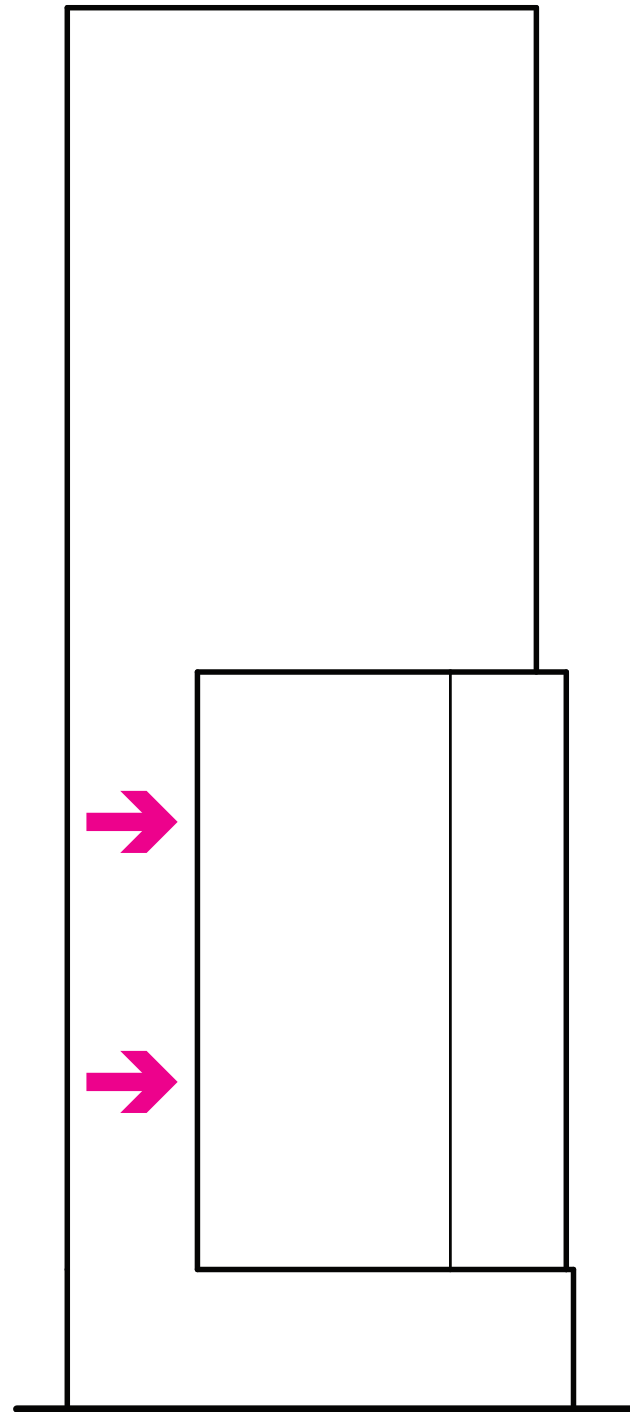
EAST & WEST ELEVATION



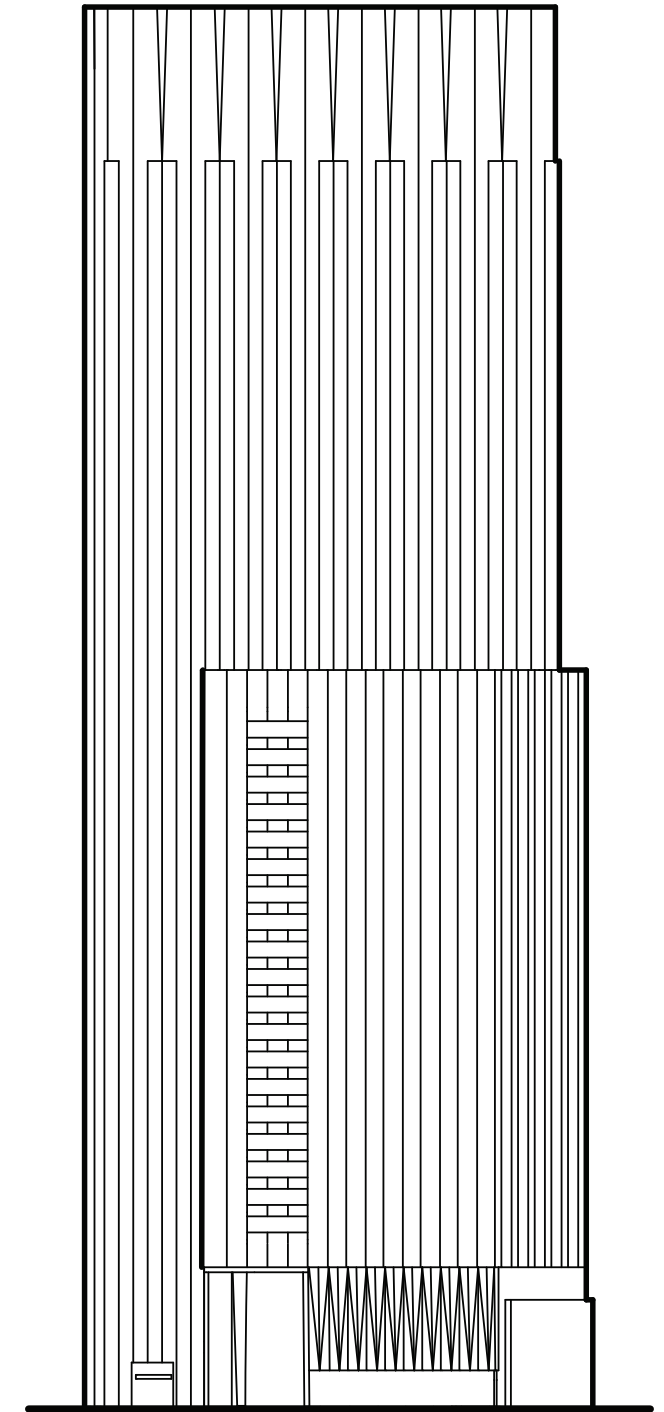
EXPRESSION OF VERTICALITY



DPIR

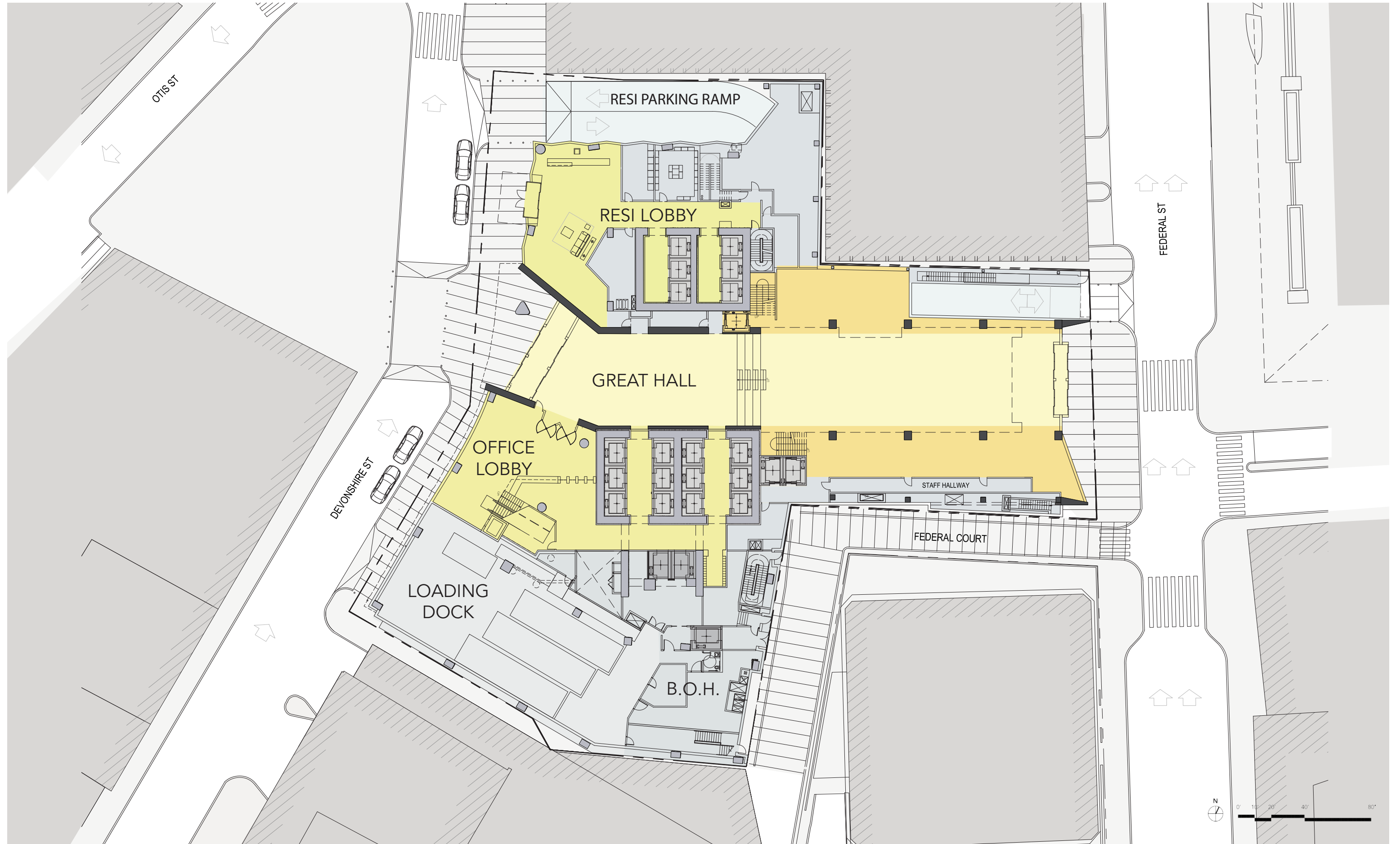


SHAPE



PROPOSED

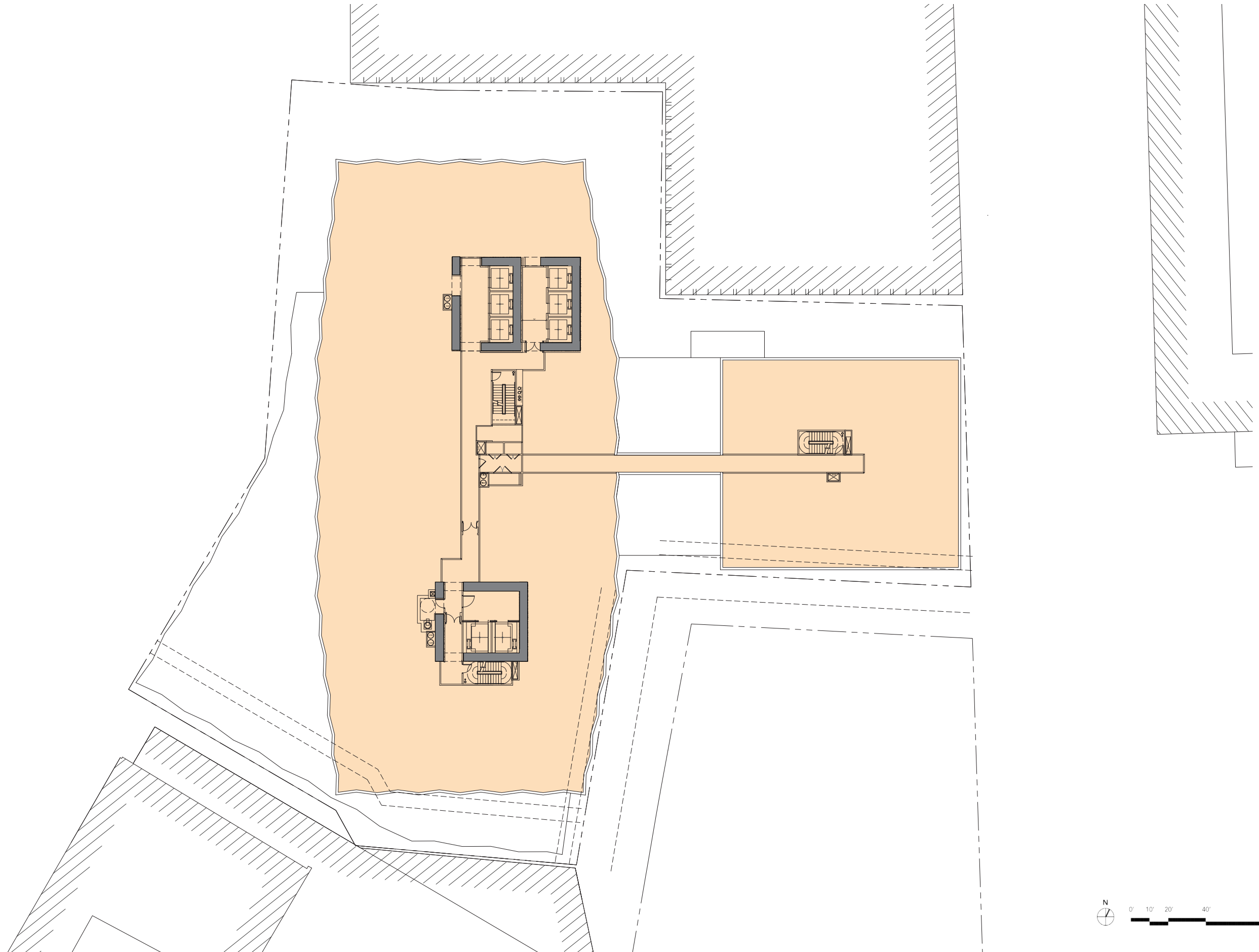
GROUND FLOOR PLAN



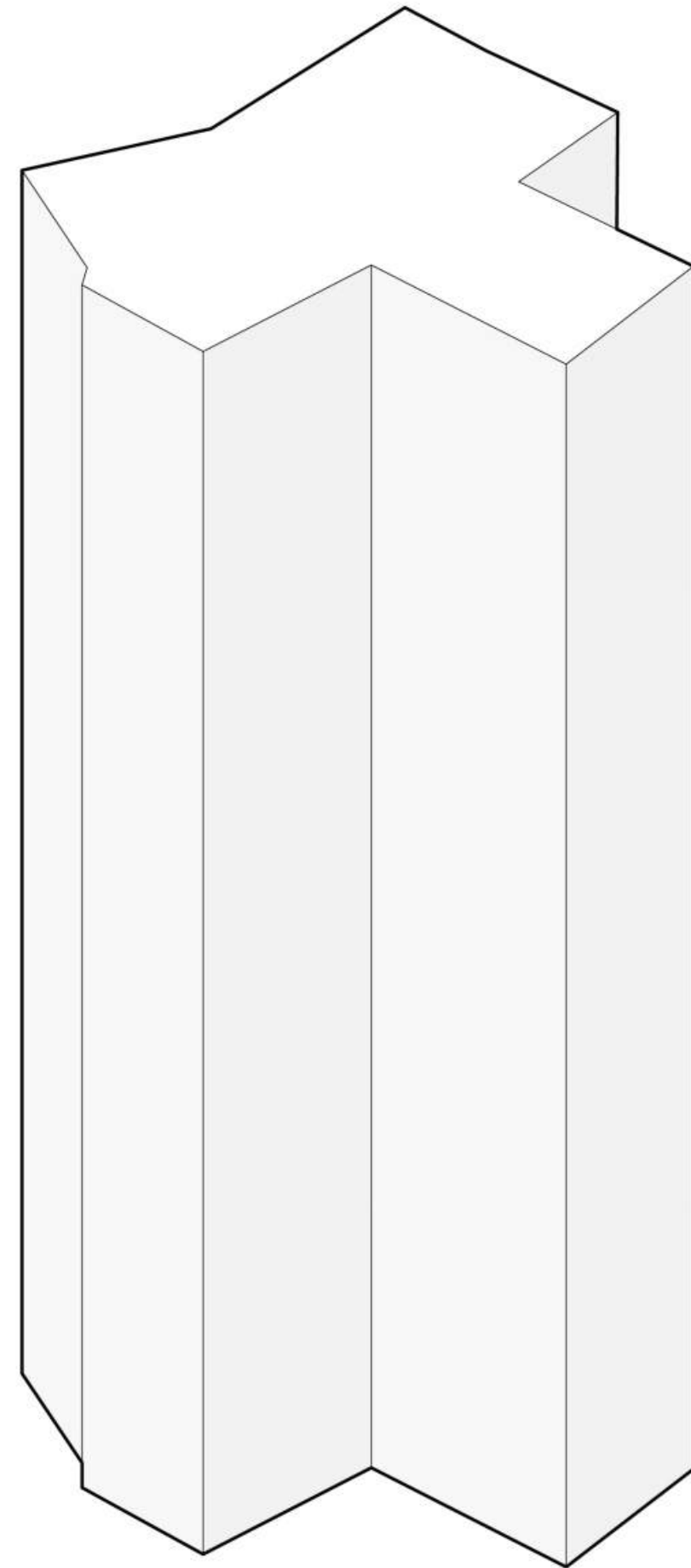
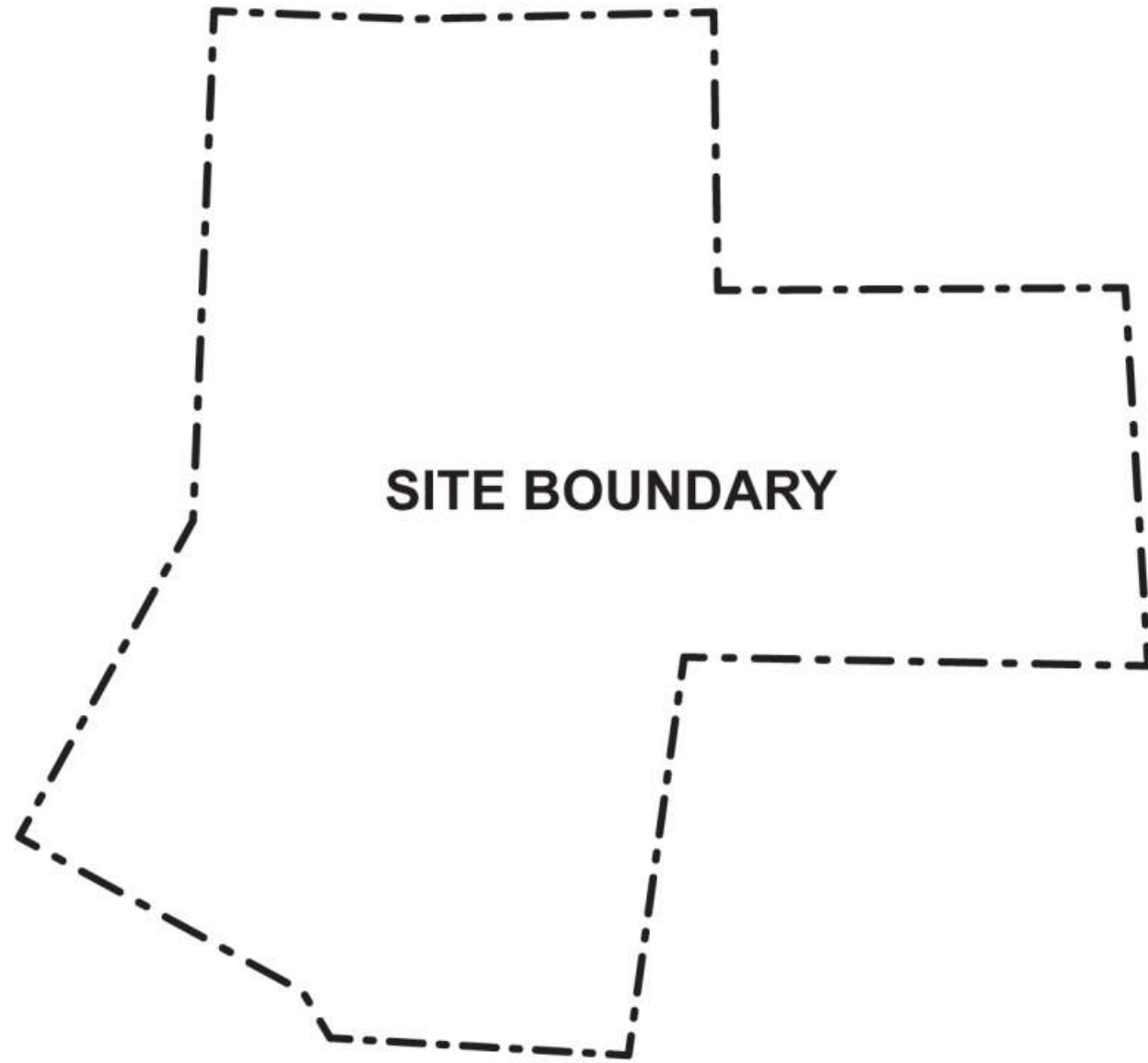
TYPICAL OFFICE PLAN - LOW TIER



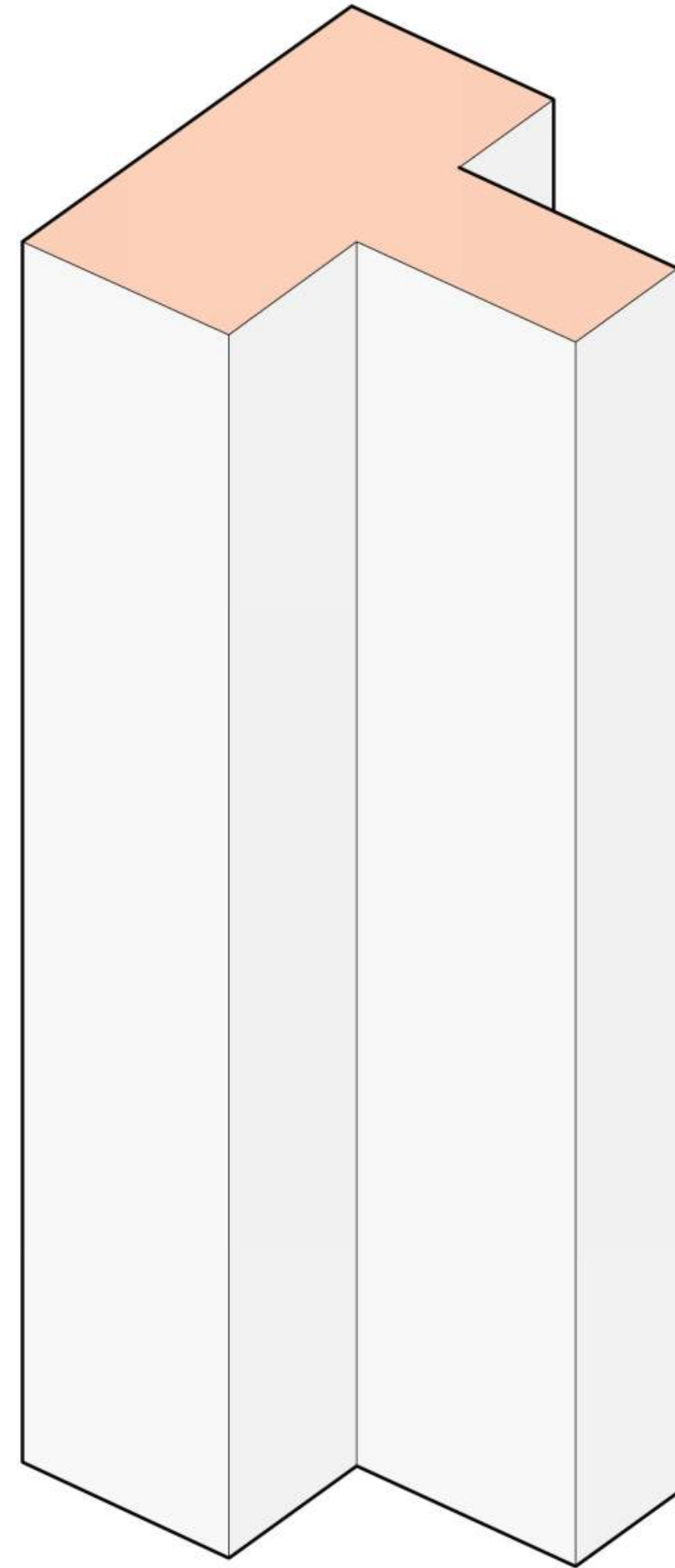
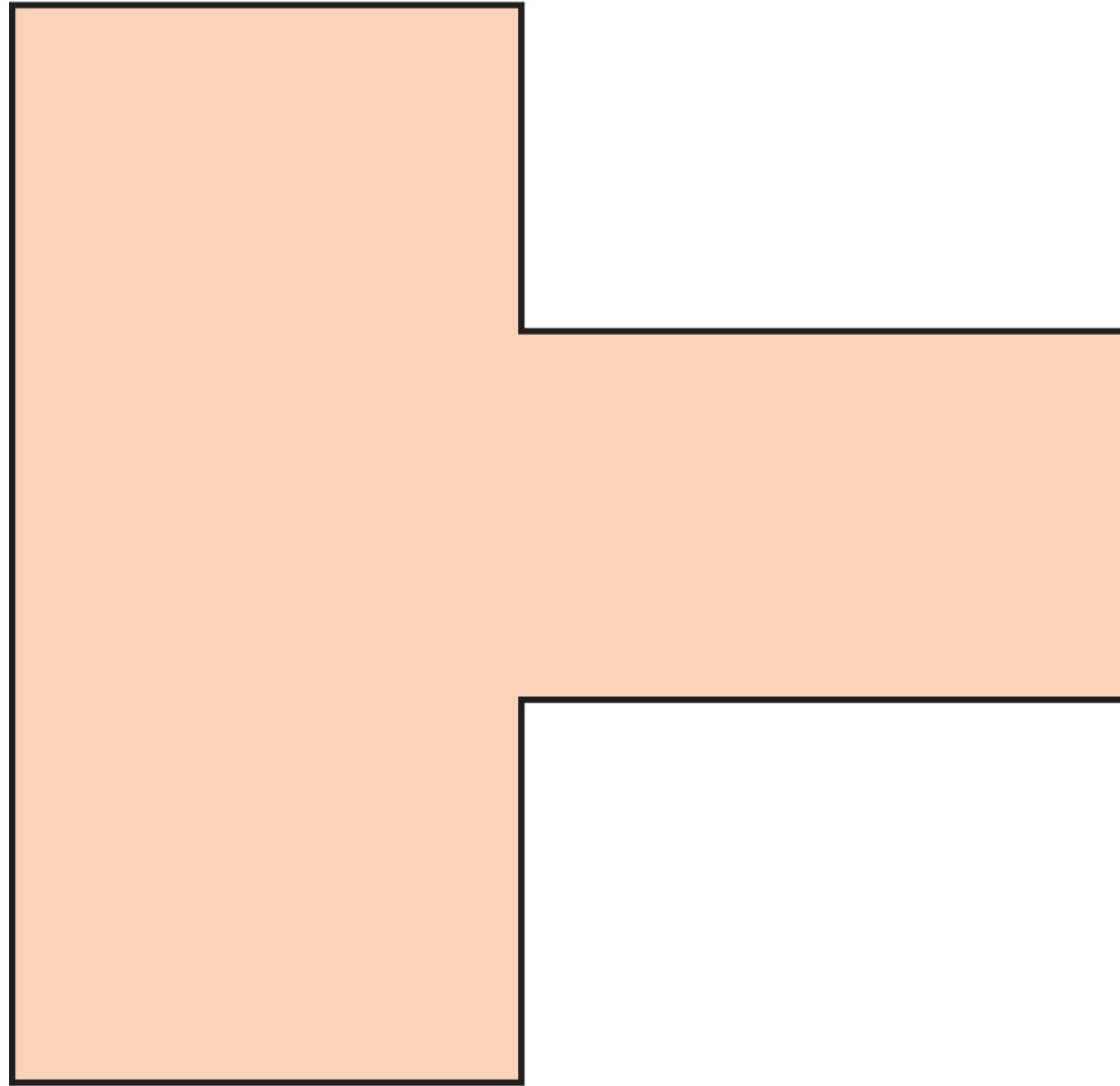
TYPICAL RESIDENTIAL FLOOR PLAN - HIGH TIER



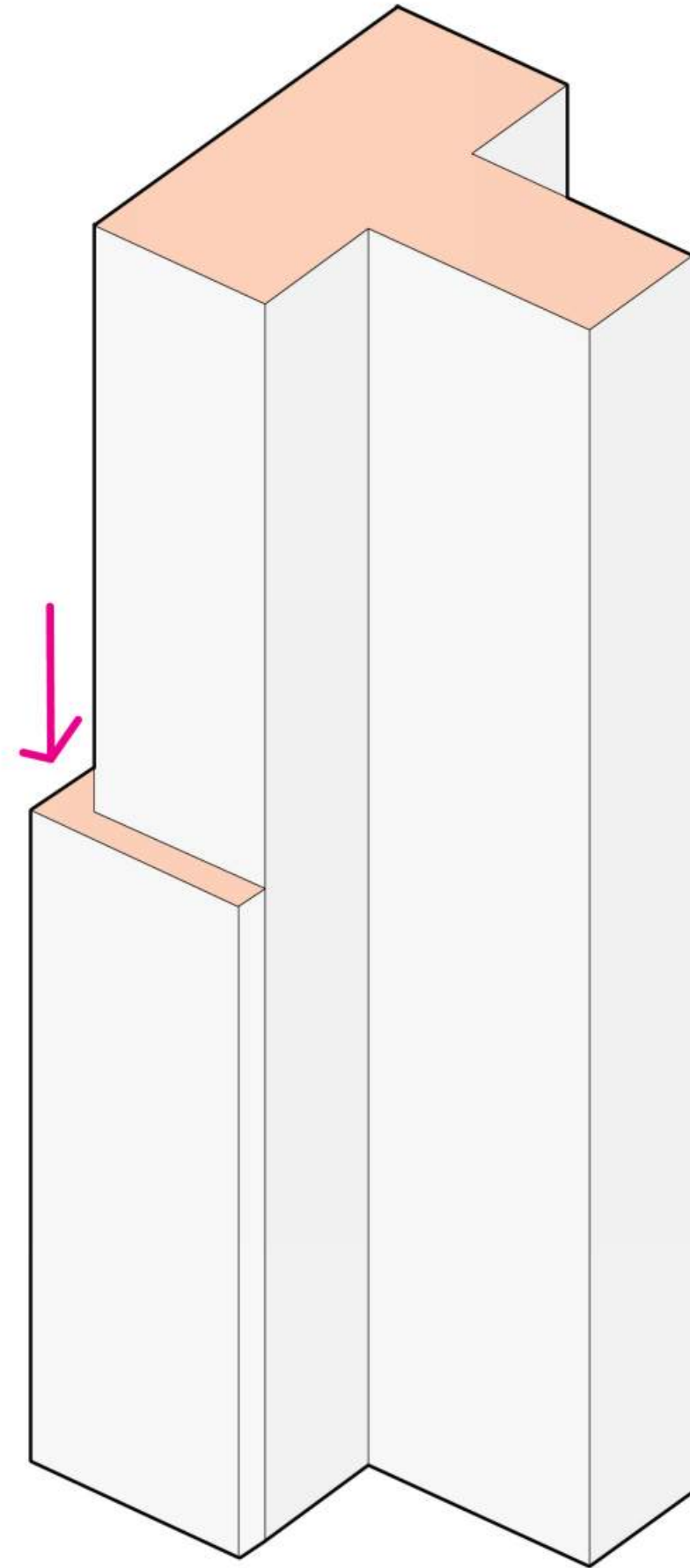
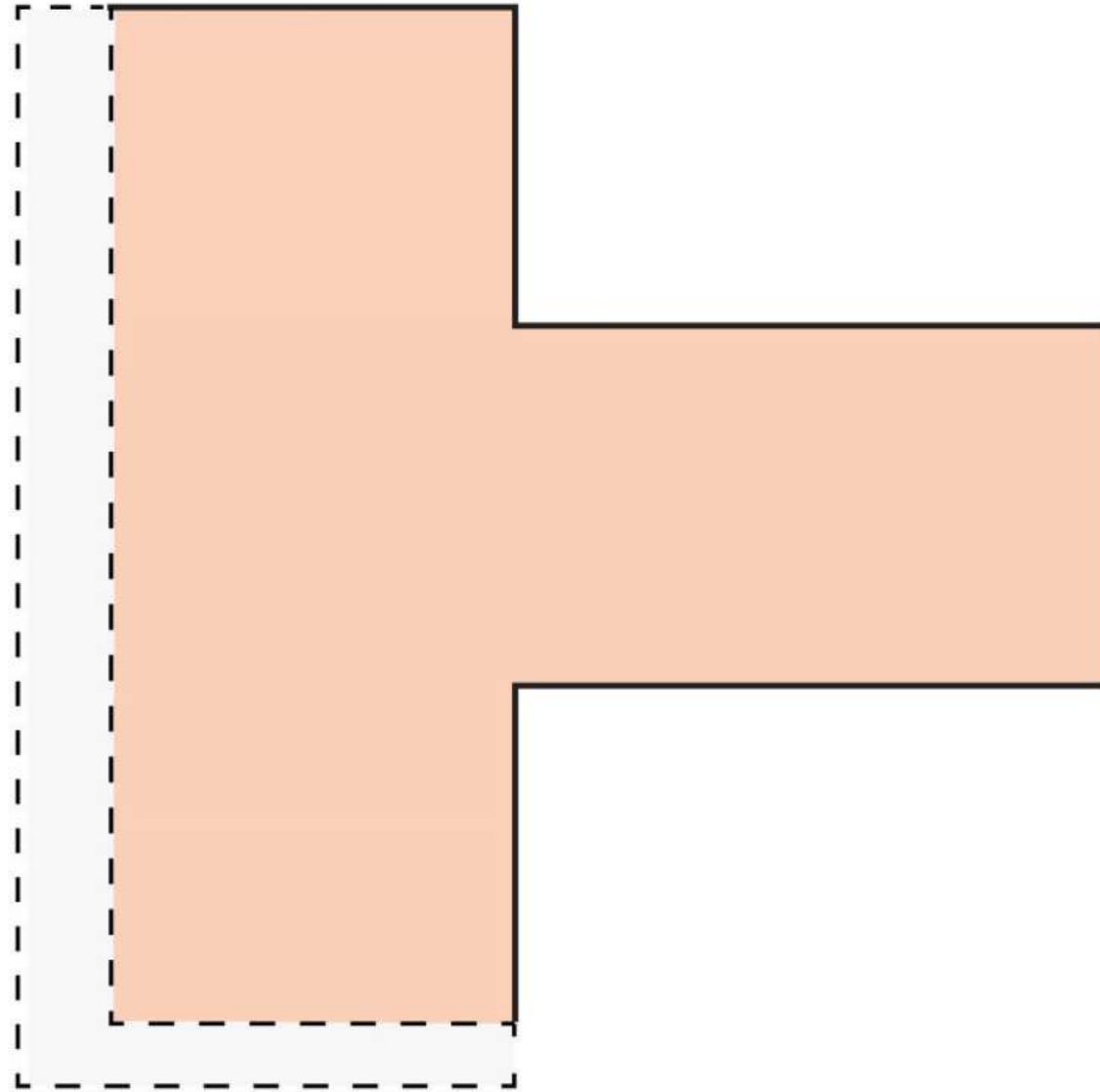
MASSING DIAGRAM



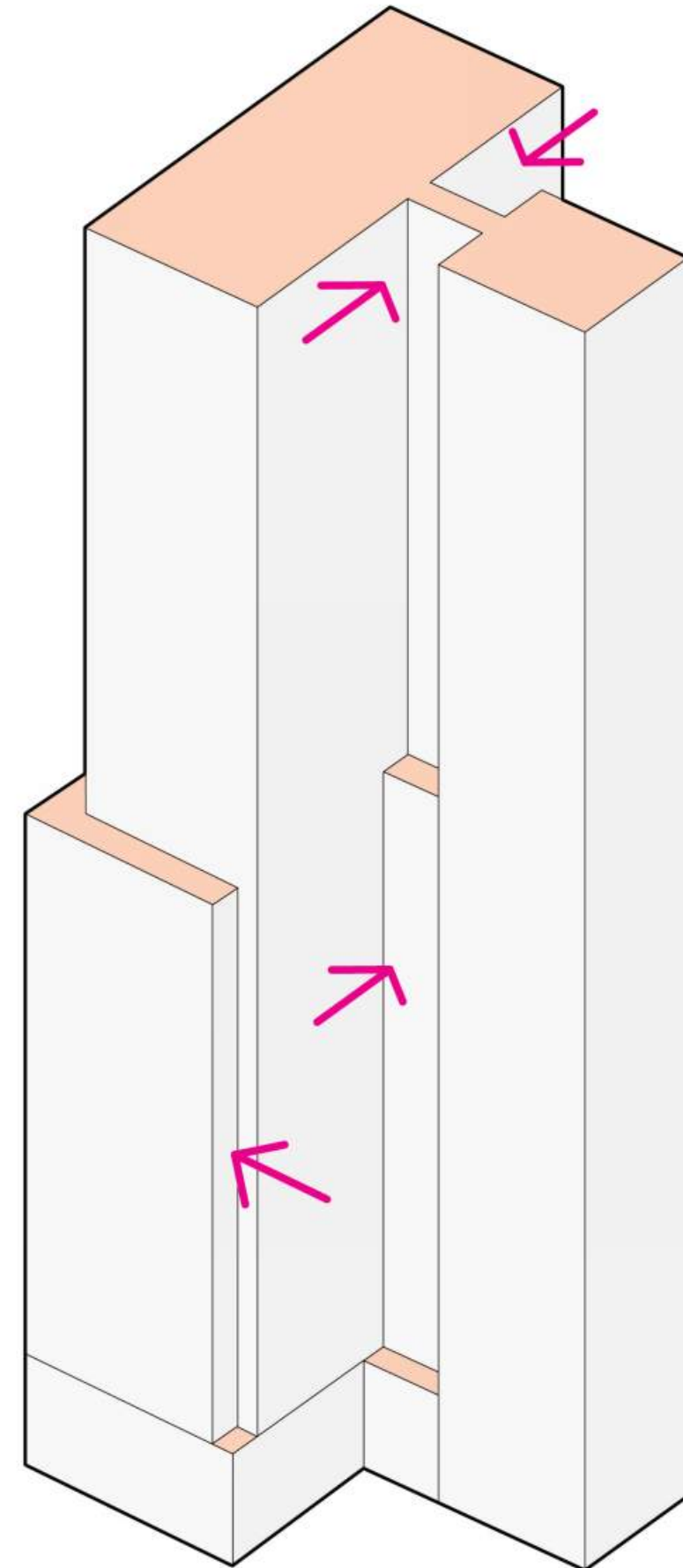
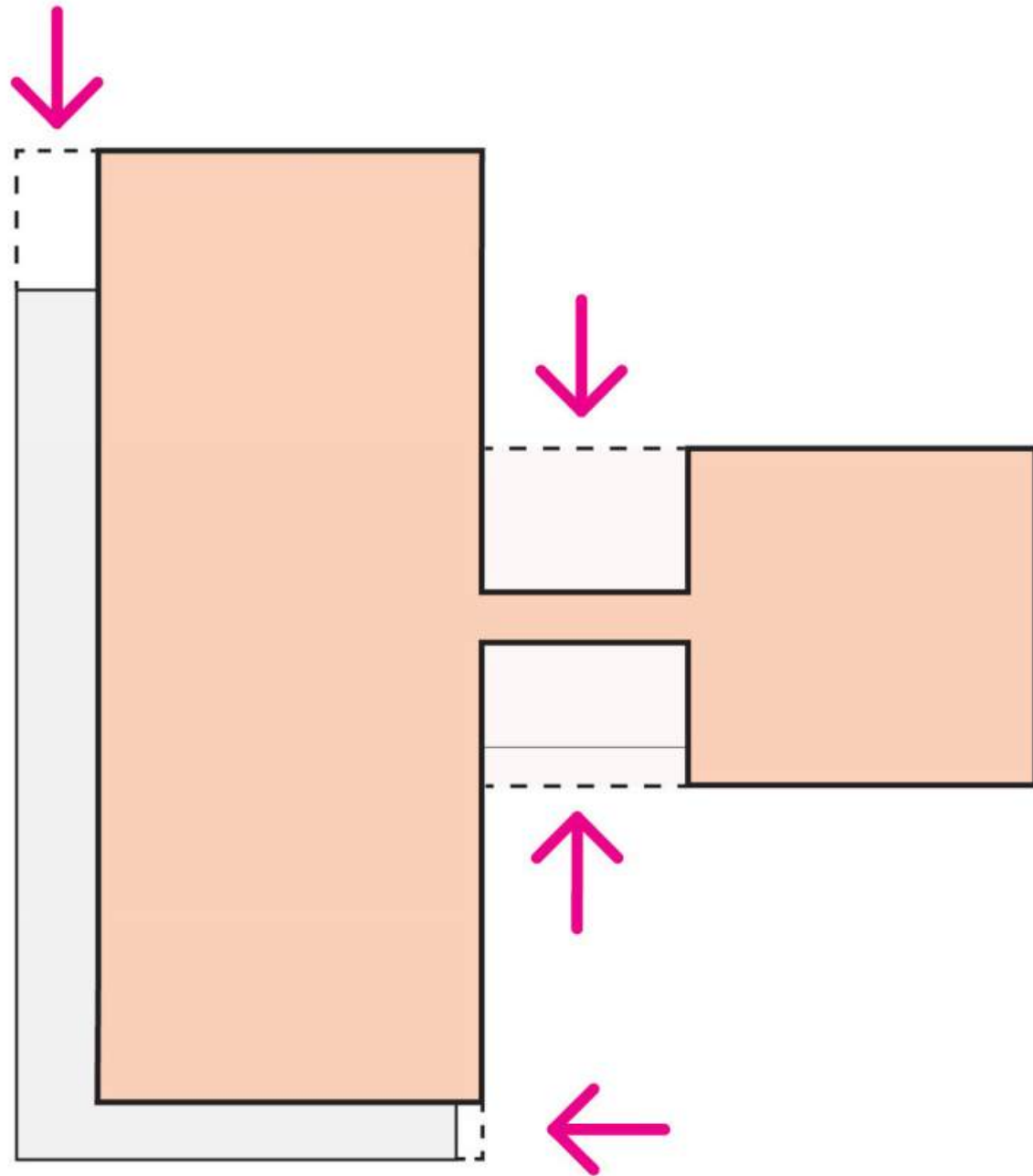
MASSING DIAGRAM - BLOCK



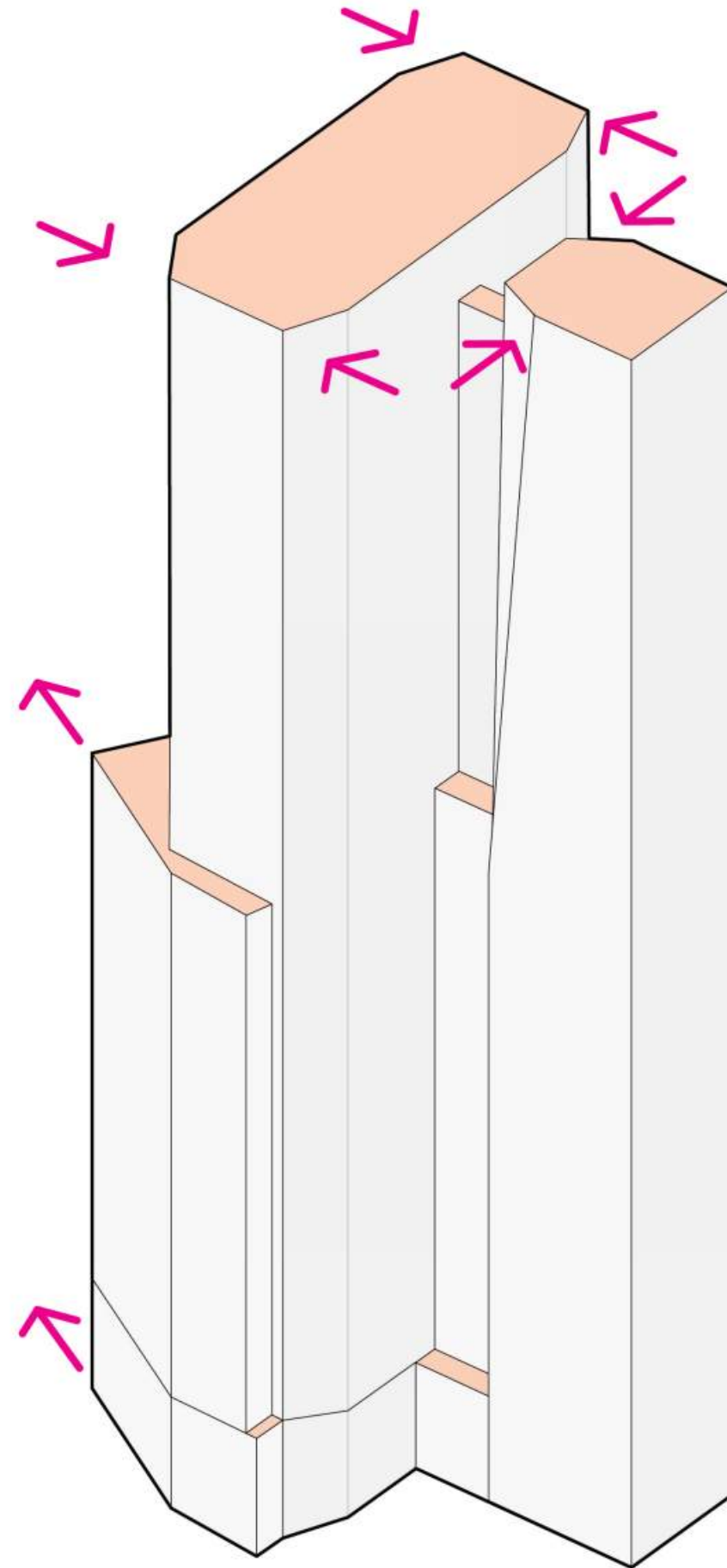
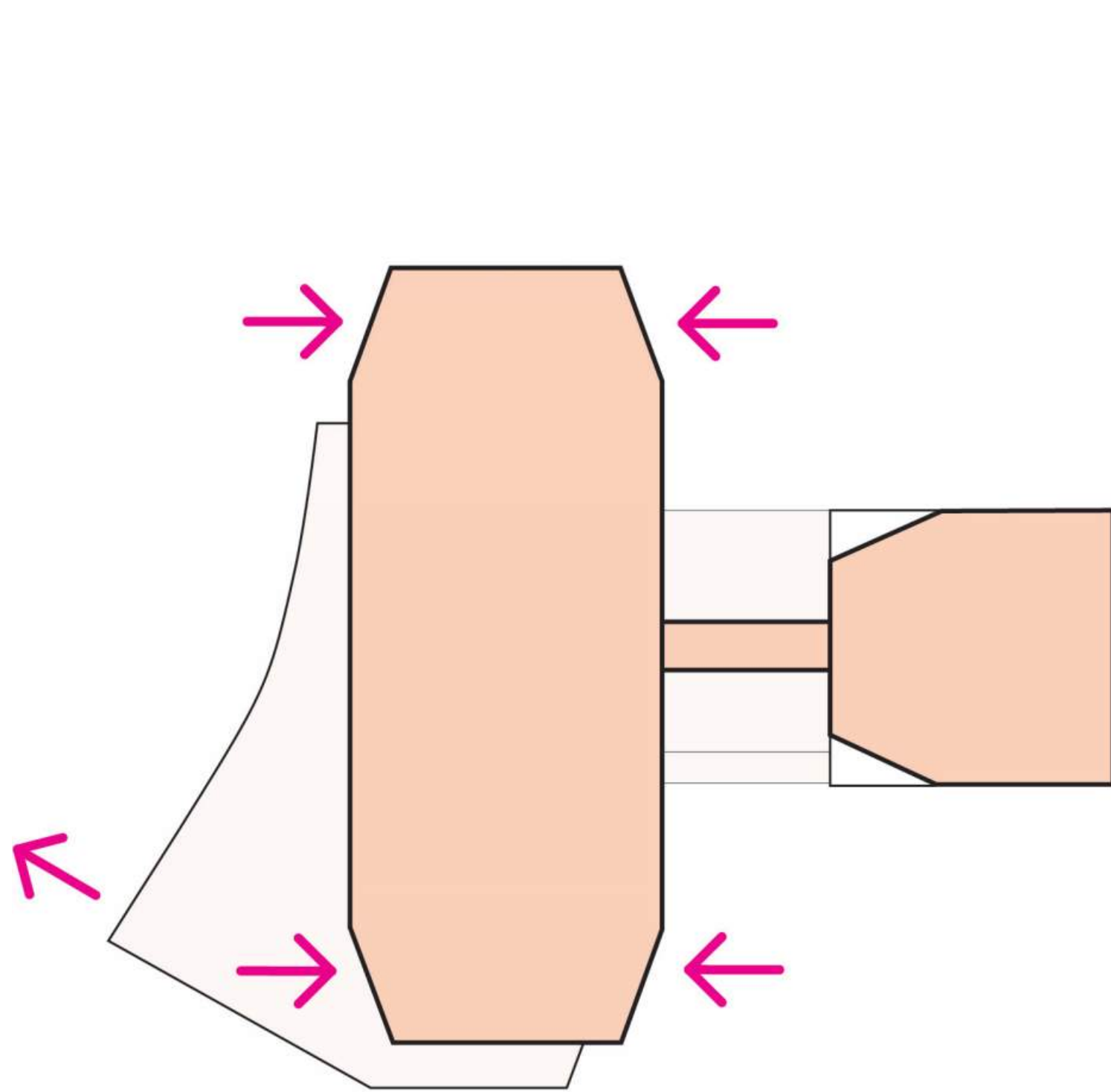
MASSING DIAGRAM - TOWER / PODIUM



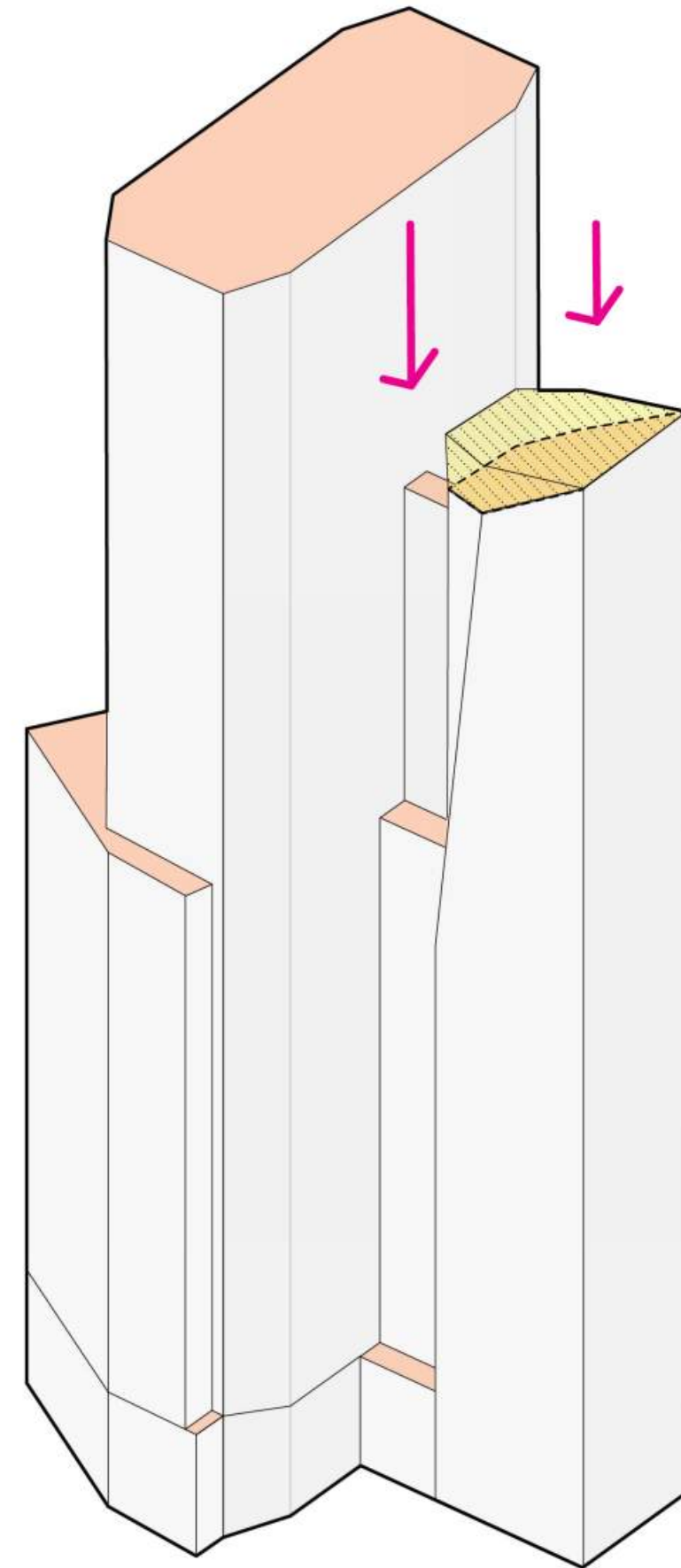
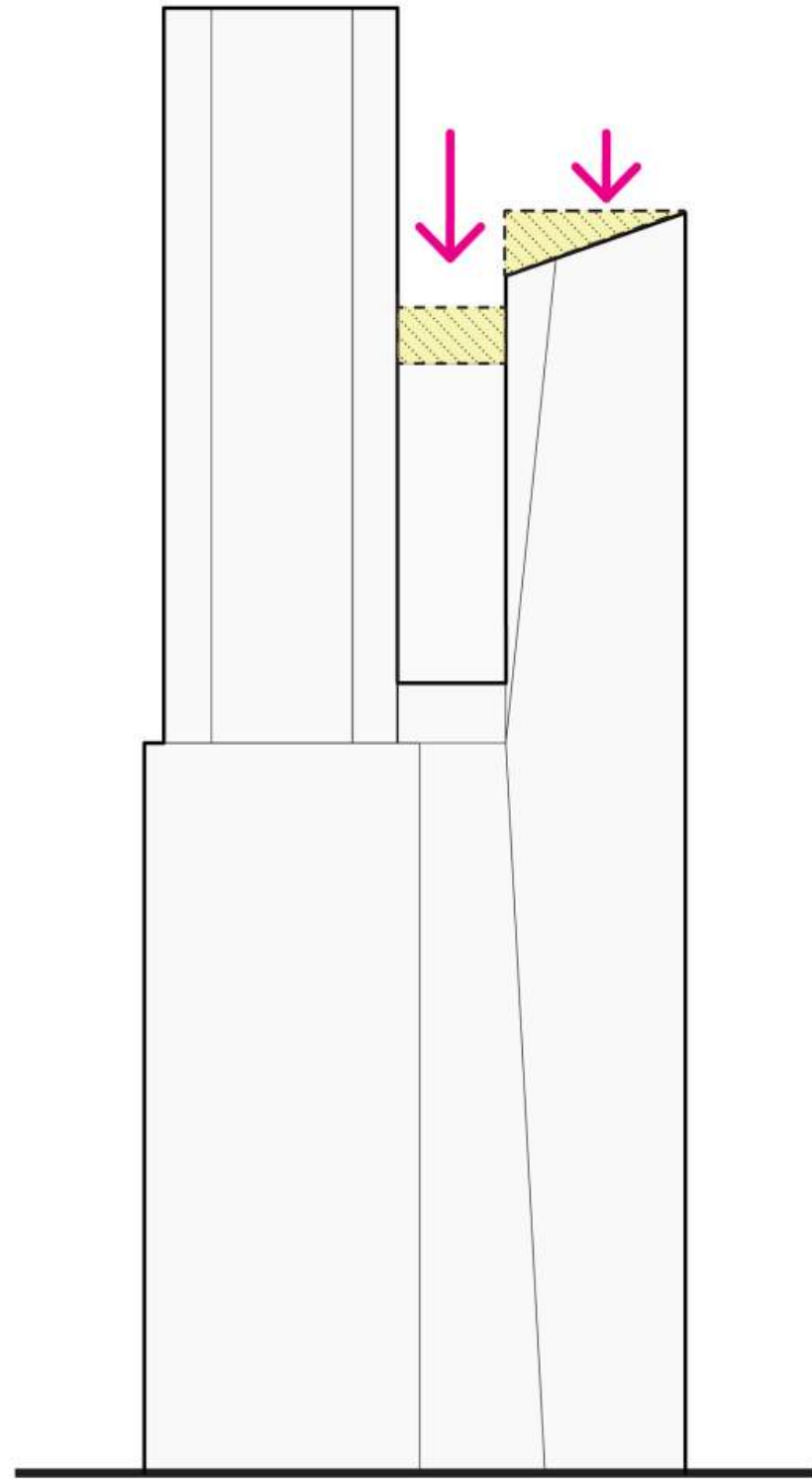
MASSING DIAGRAM - CARVE



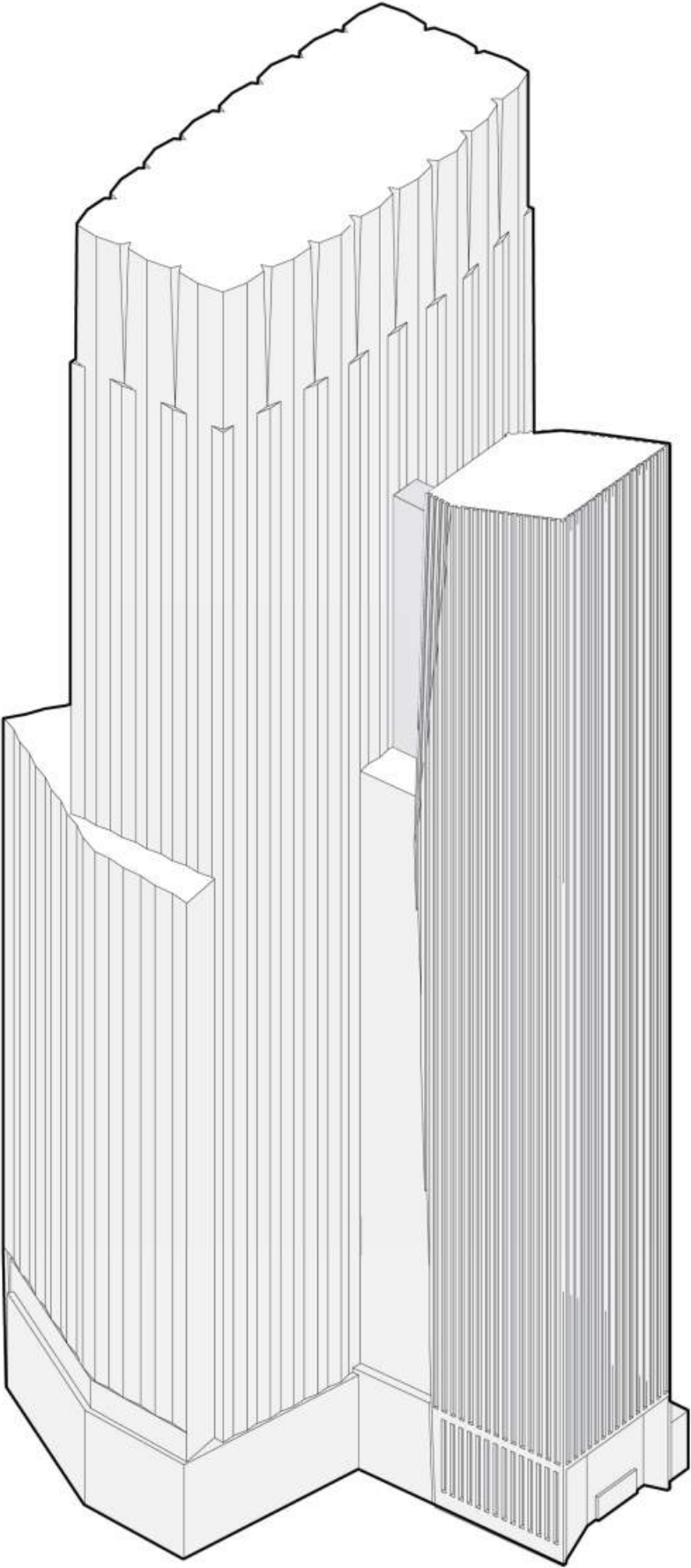
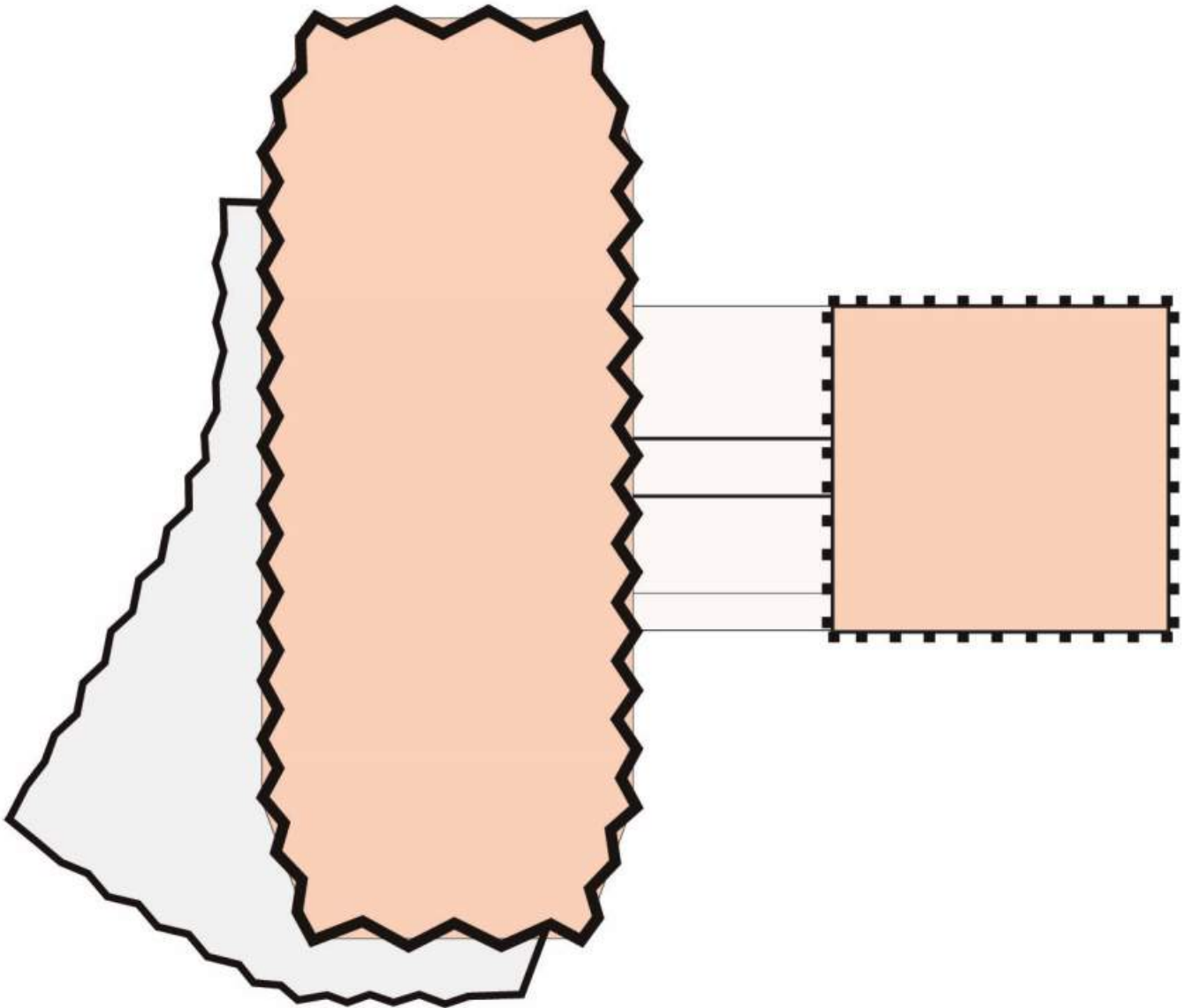
MASSING DIAGRAM - SHAPE



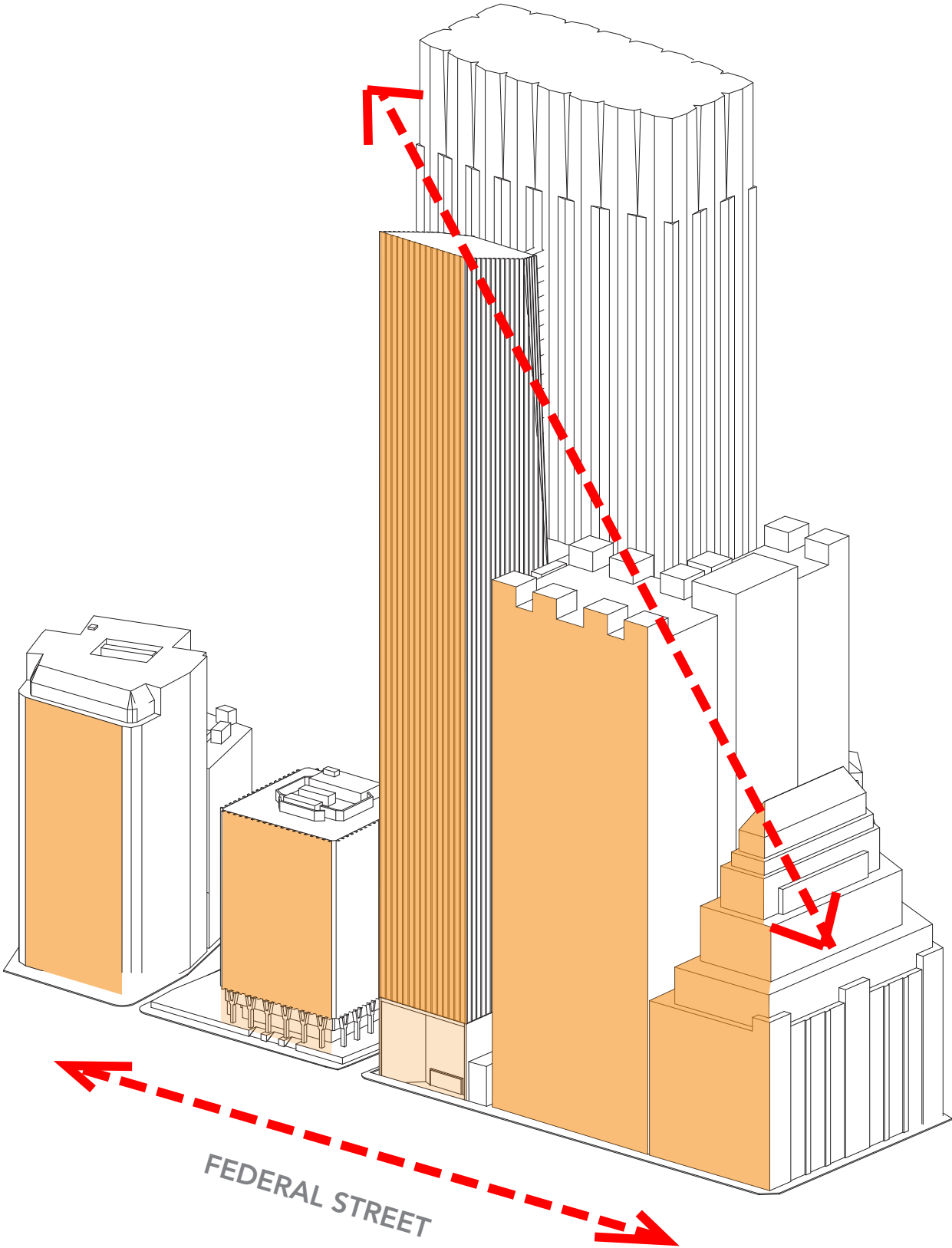
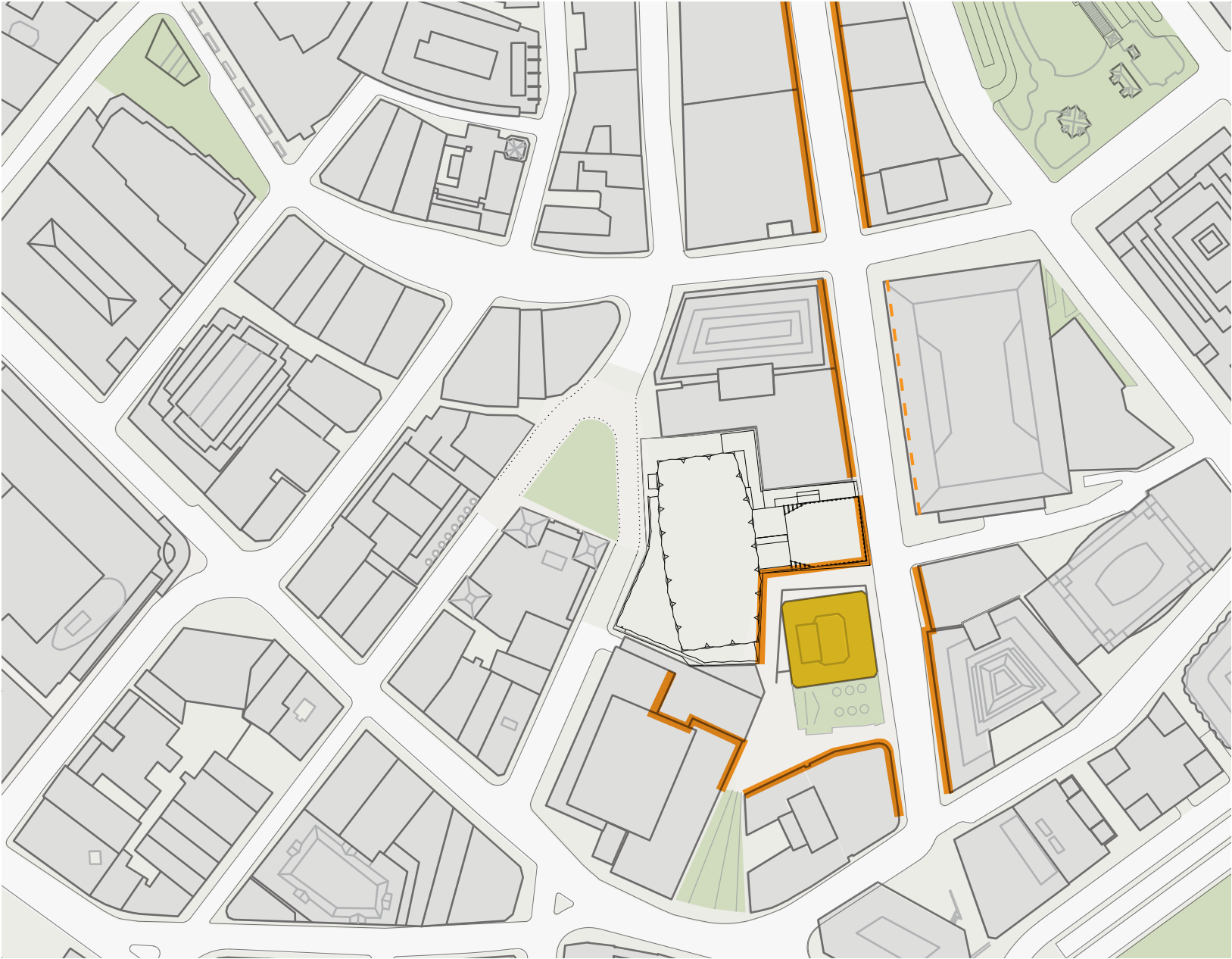
MASSING DIAGRAM - SHEAR



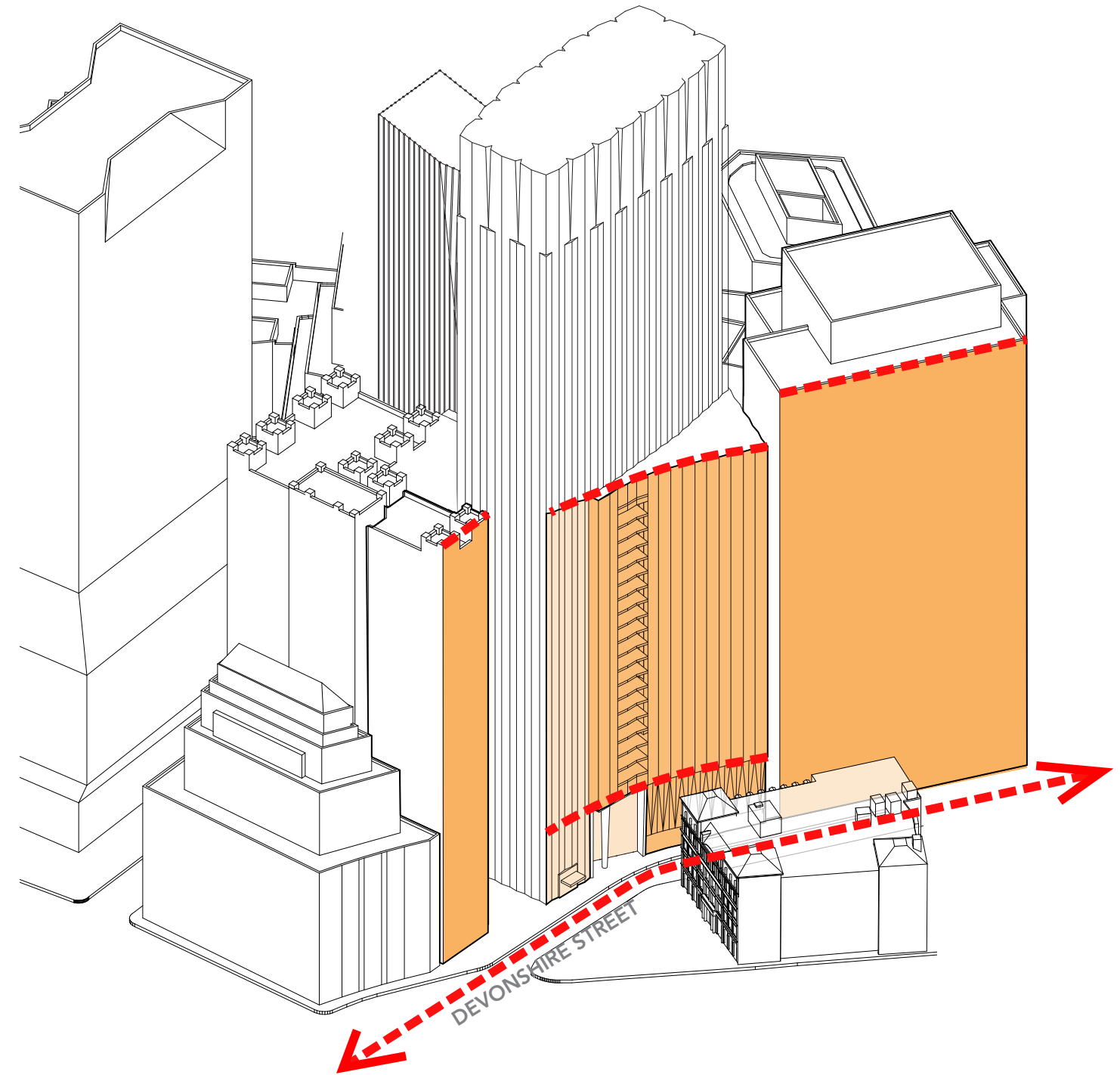
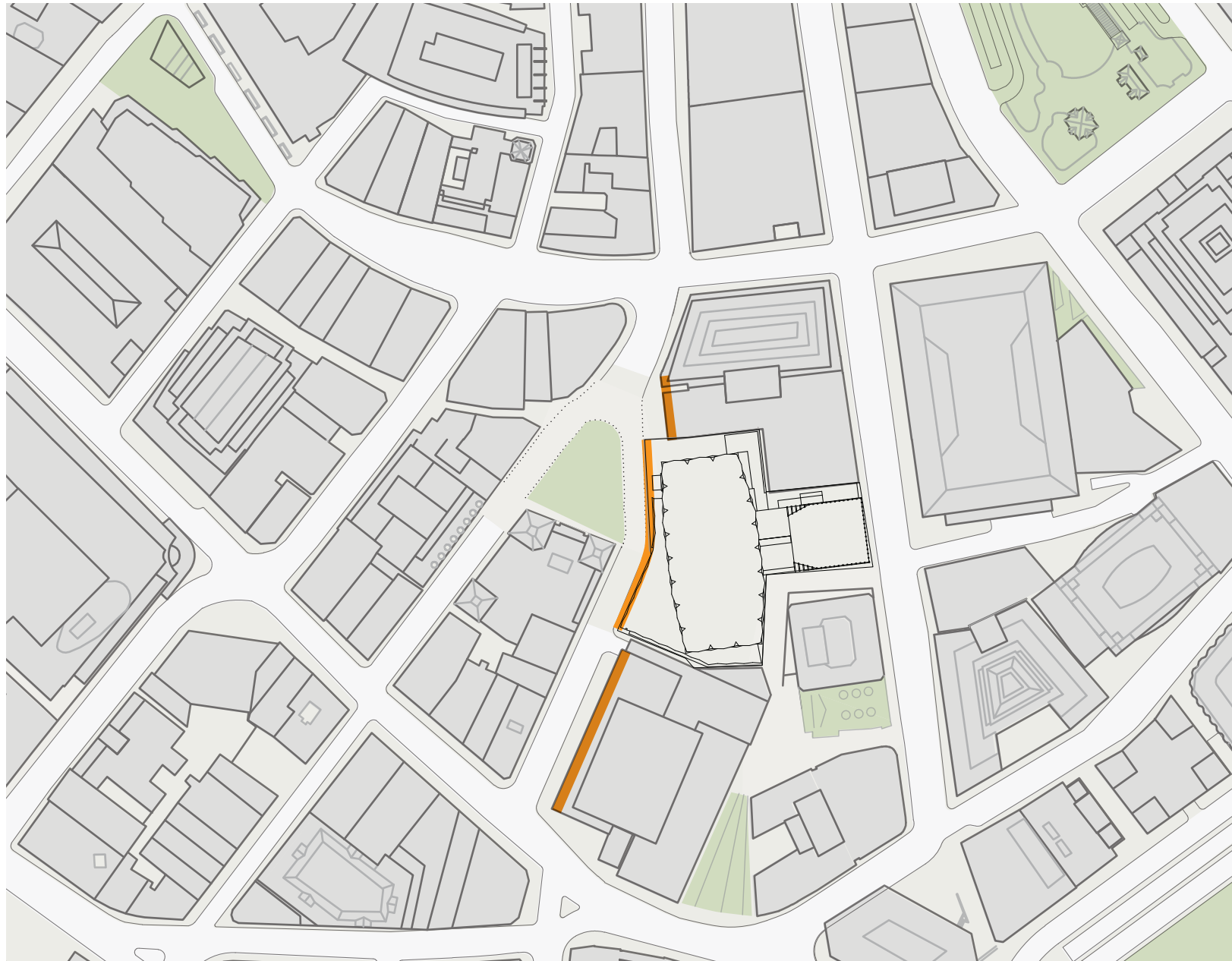
MASSING DIAGRAM - ARTICULATE



RECONSTITUTING FEDERAL STREET



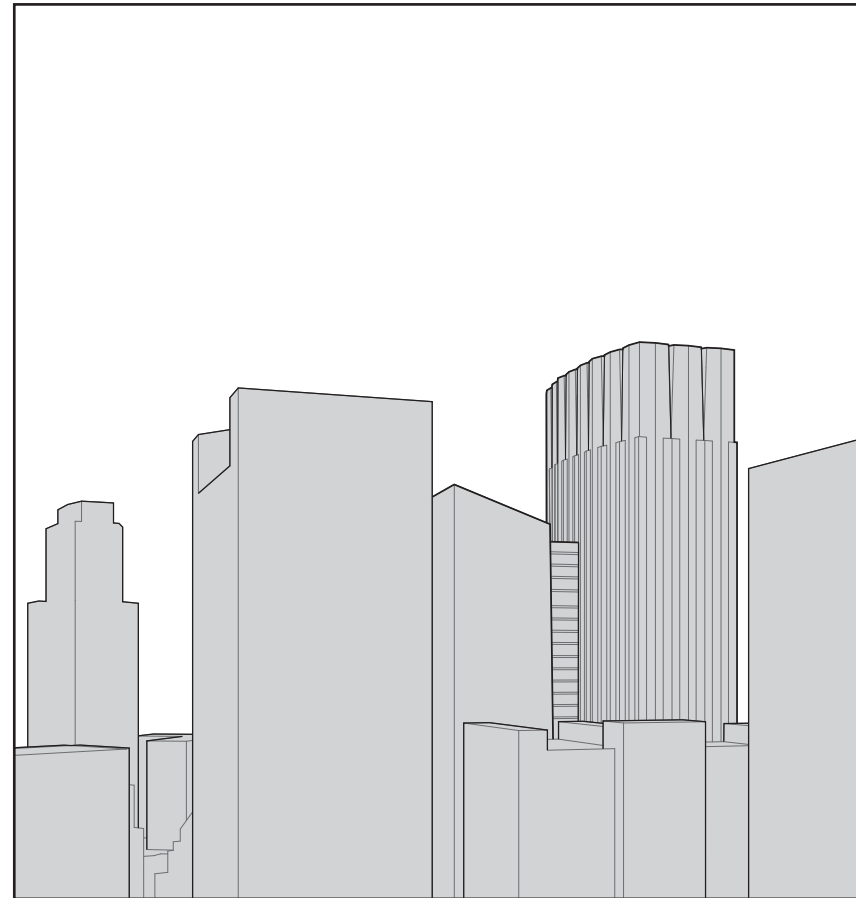
FRAMING URBAN SPACE - DEVONSHIRE STREET



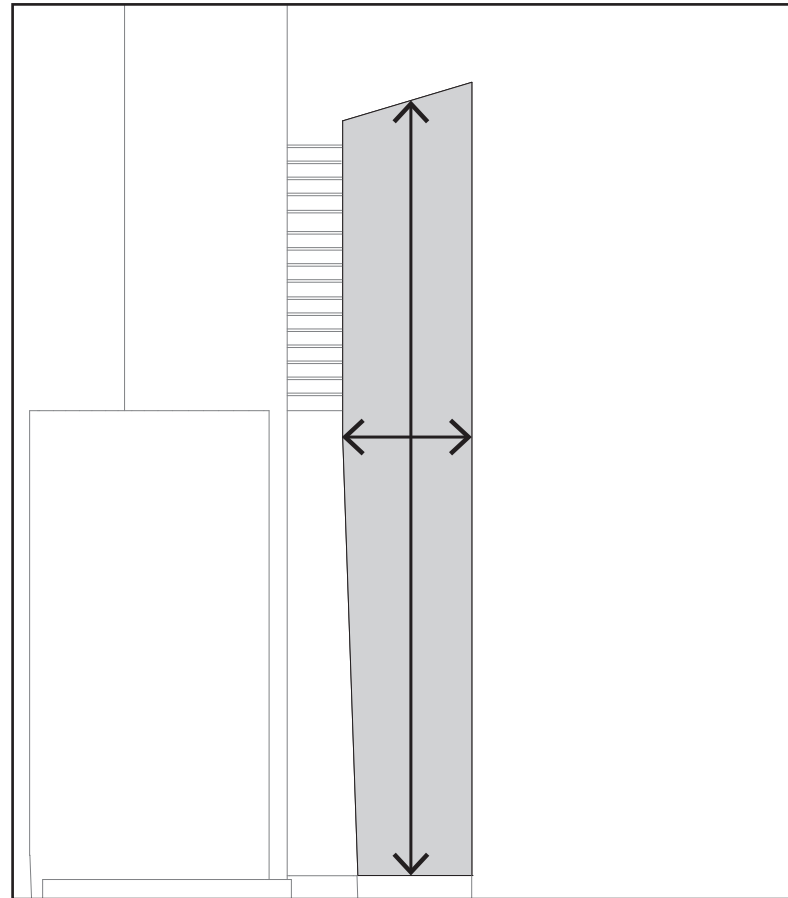
REBUILDING THE OUTDOOR ROOM - WINTHROP SQUARE



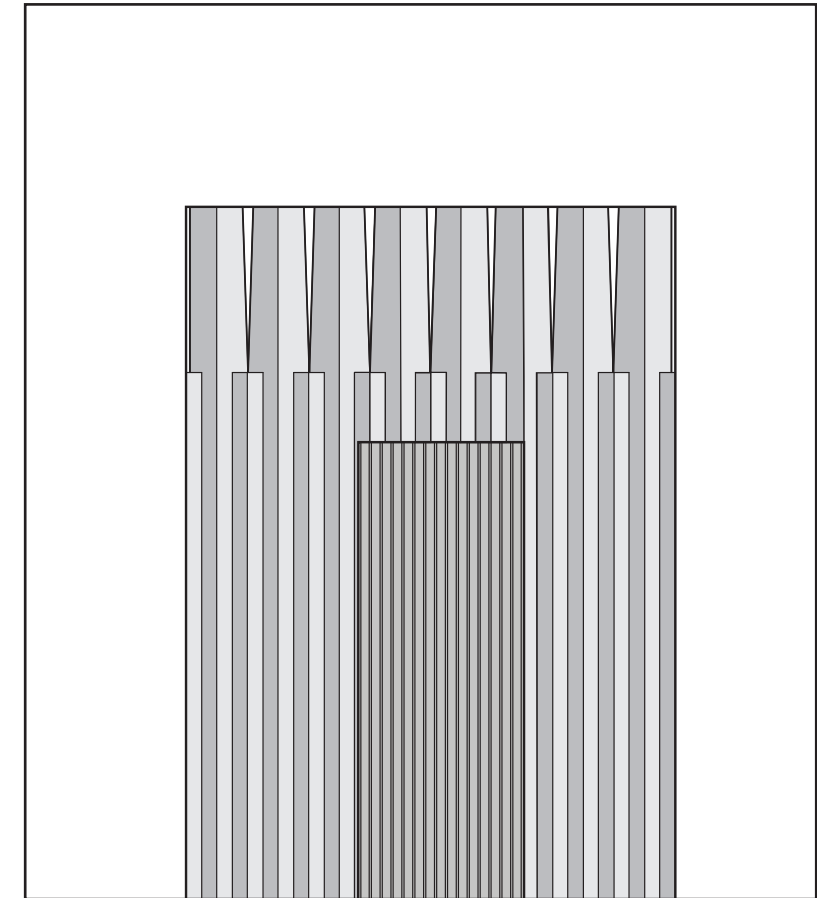
MASSING DEVELOPMENT



HIERARCHY
WITHIN THE VICINITY

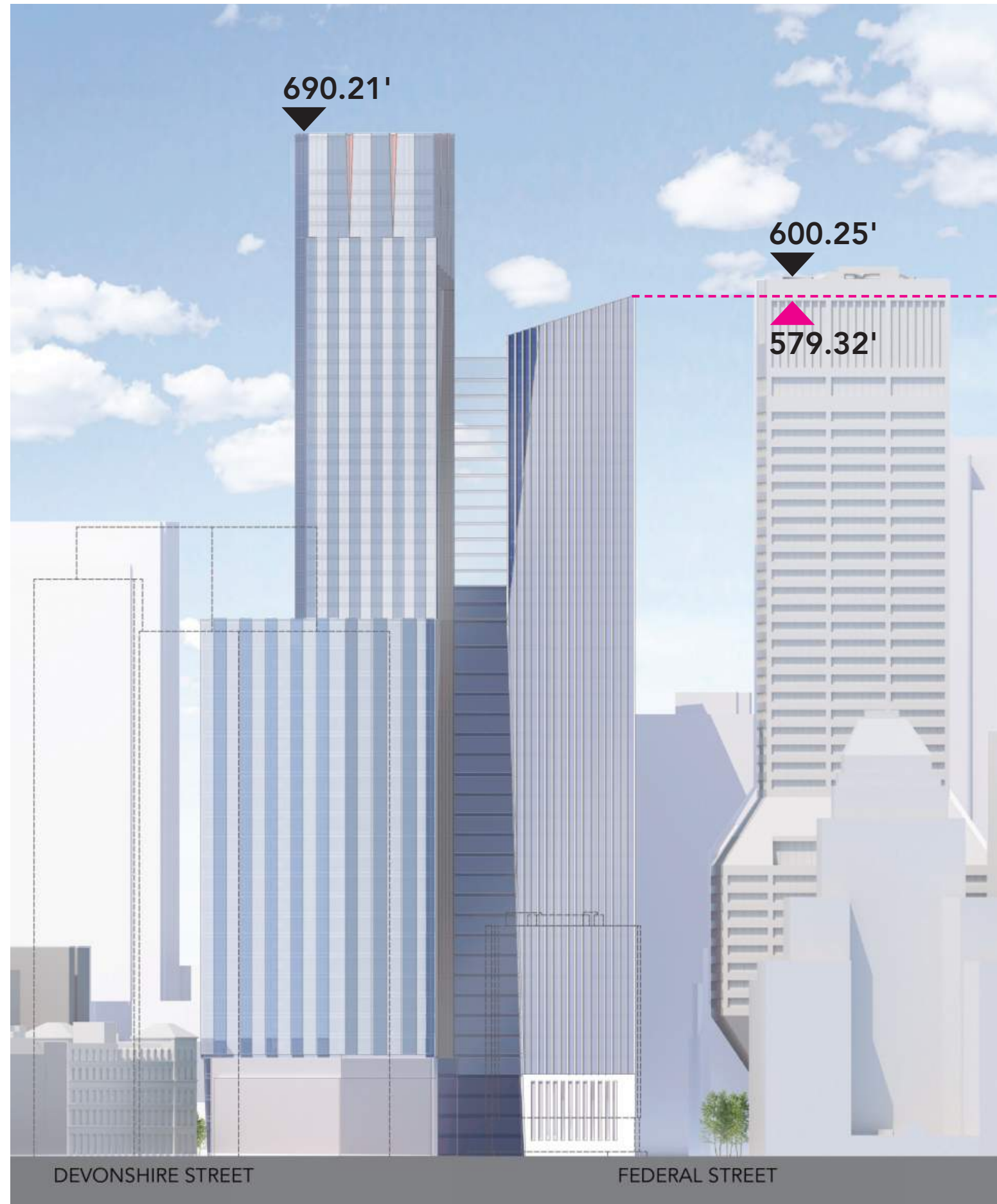


PROPORTION
OF EAST TOWER

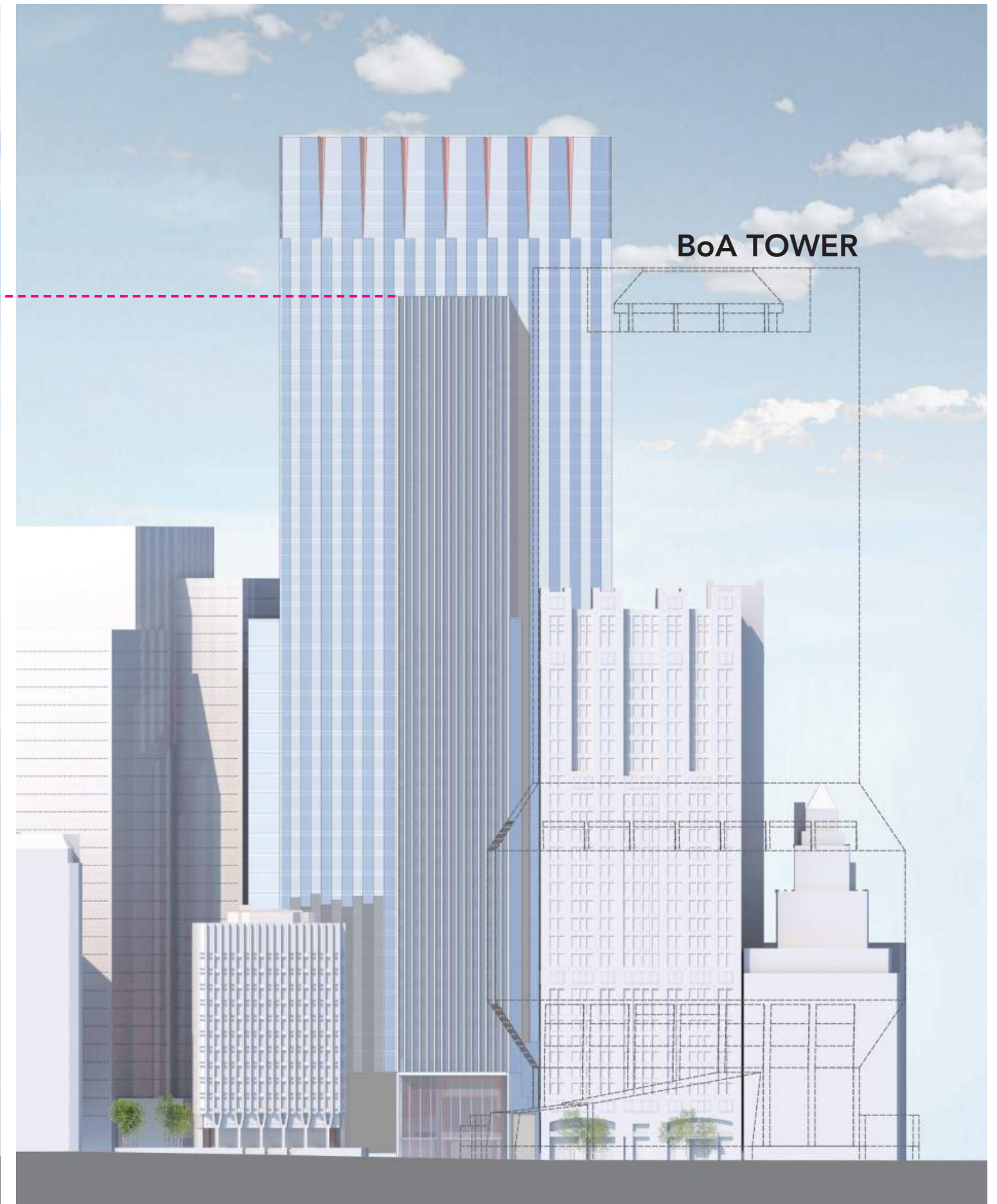


DISTINCT CONTRAST
BETWEEN TOWERS

HIERARCHY

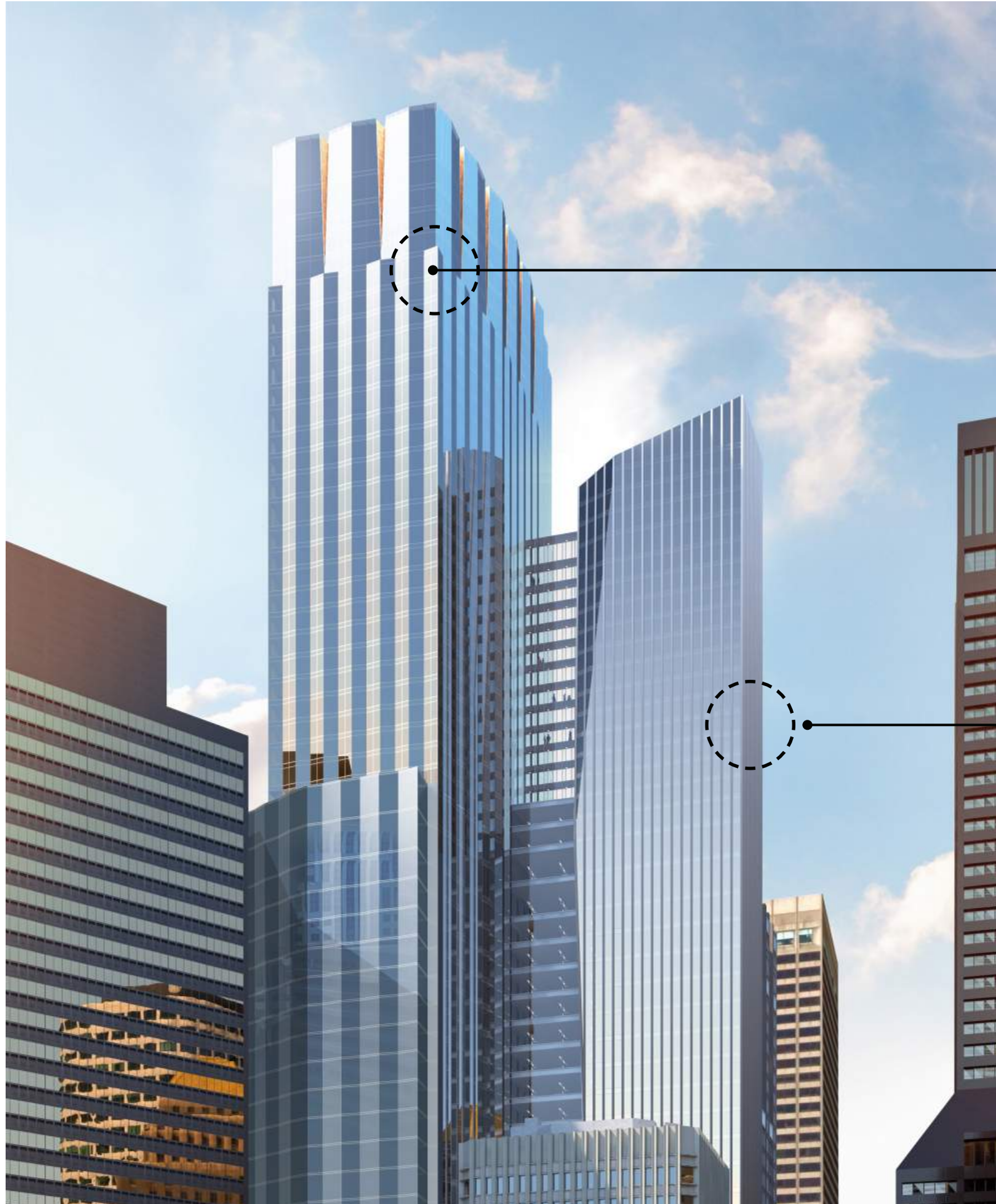


SOUTH ELEVATION
ALL ELAVATIONS AT "ABOVE AVERAGE GRADE"



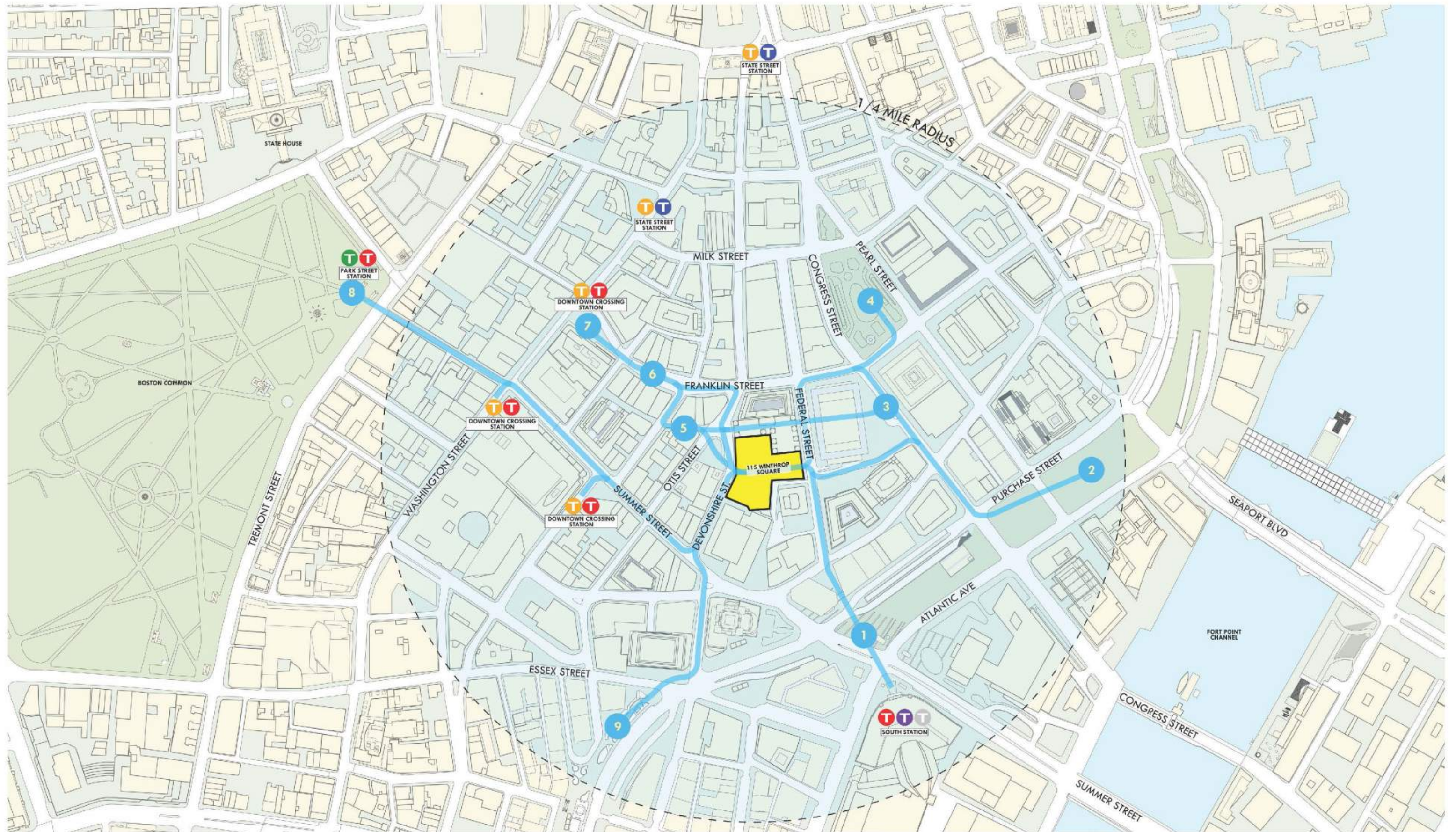
EAST ELEVATION

CONTRAST - COLOR / MATERIAL



PUBLIC REALM

PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIONS

VIEW 1
South Station Plaza
(Dewey Square)



VIEW 2
Rose Fitzgerald
Kennedy Greenway



VIEW 3
100 Federal Street



VIEW 4
Post Office Square
(Norman B. Leventhal Park)



VIEW 5
Winthrop Lane



VIEW 6
Tontine Crescent
(Franklin Street)



VIEW 7
Shopper's Plaza



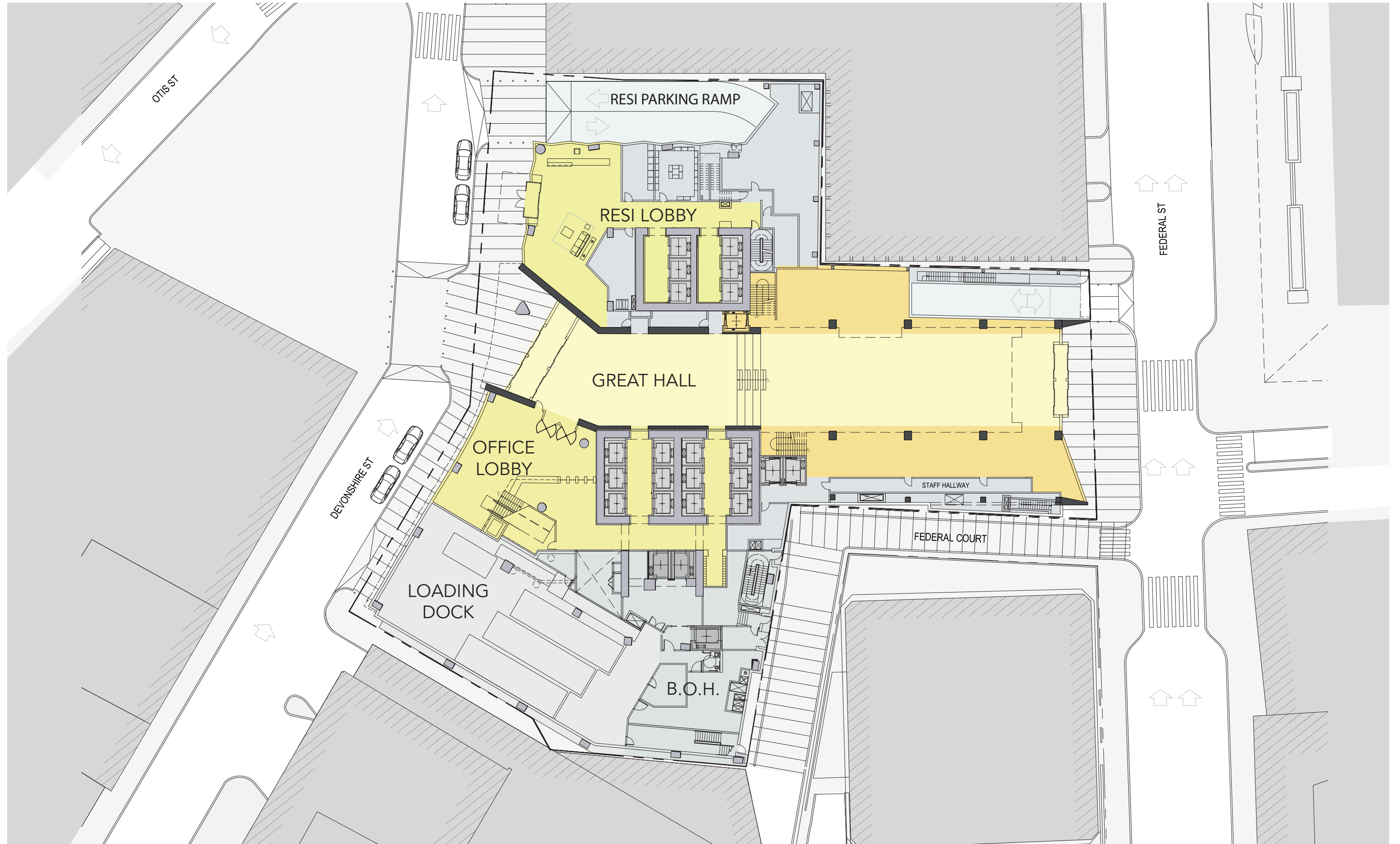
VIEW 8
Boston Common
(Brewer Fountain)



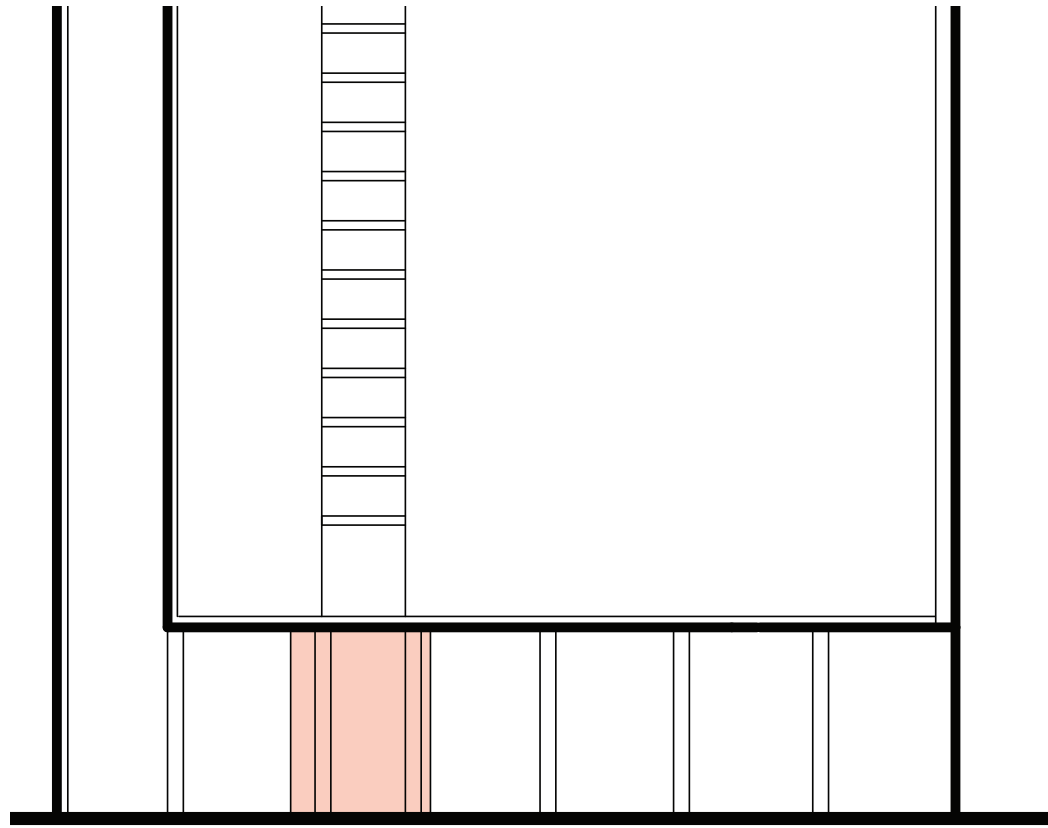
VIEW 9
Chinatown Park



GROUND

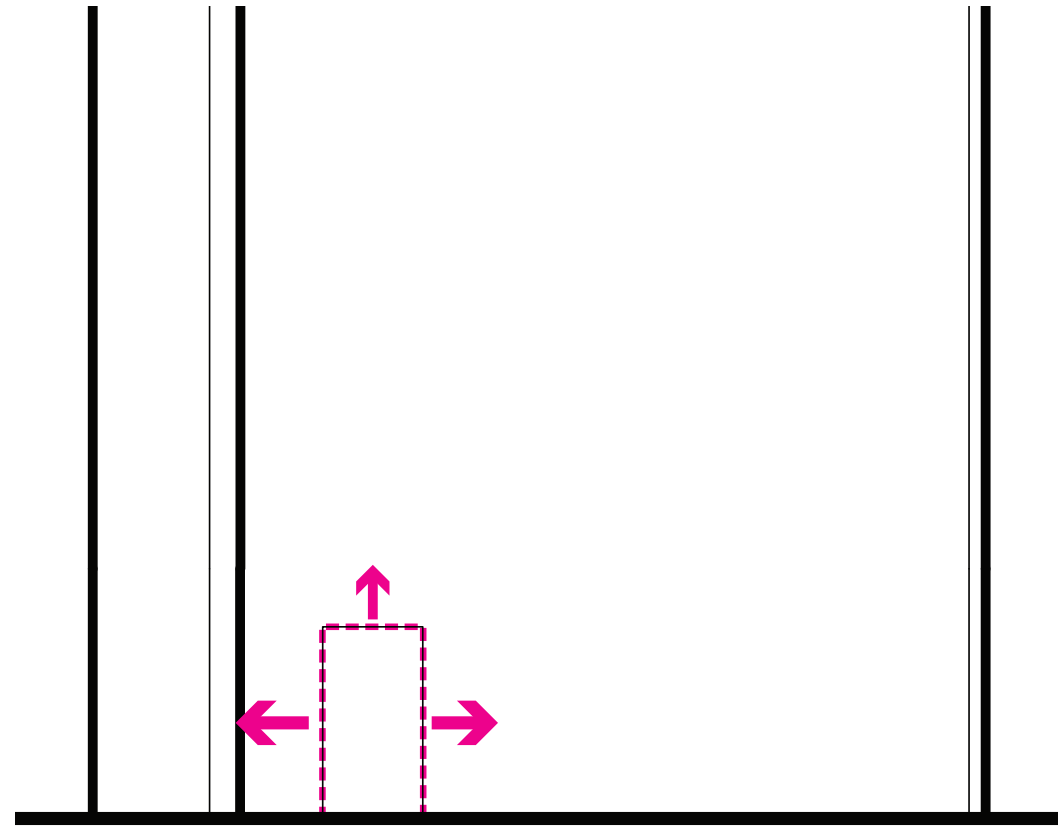


GREAT HALL ENTRANCE SCALE

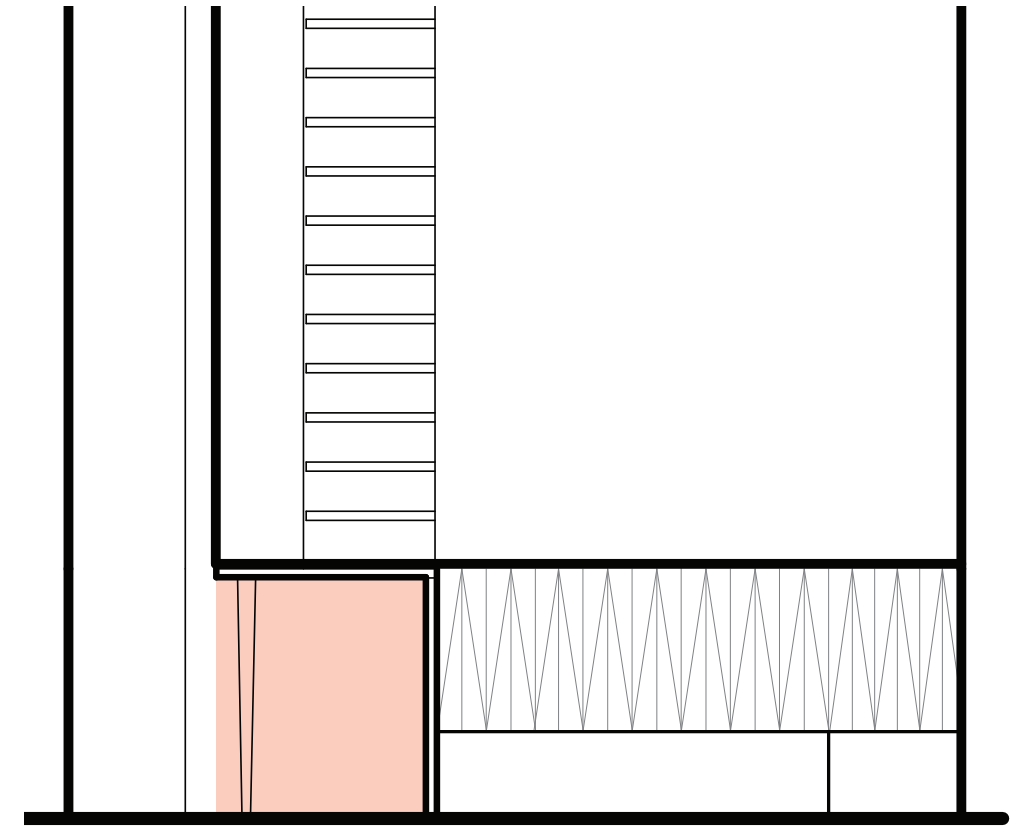


33'

DPIP



EXPAND / SIMPLIFY



53'

PROPOSED

WEST ENTRANCE - PROPOSED - WINTHROP SQUARE VIEW



WEST ENTRANCE



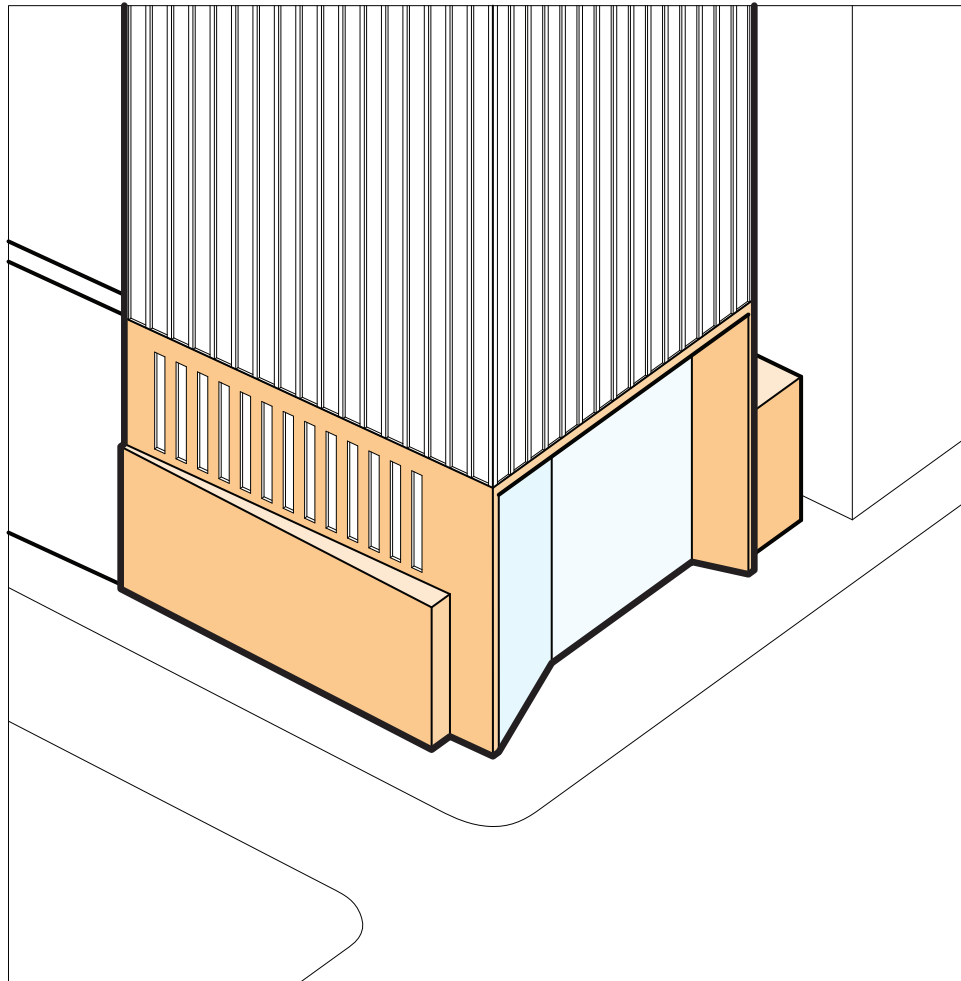
WEST ENTRANCE



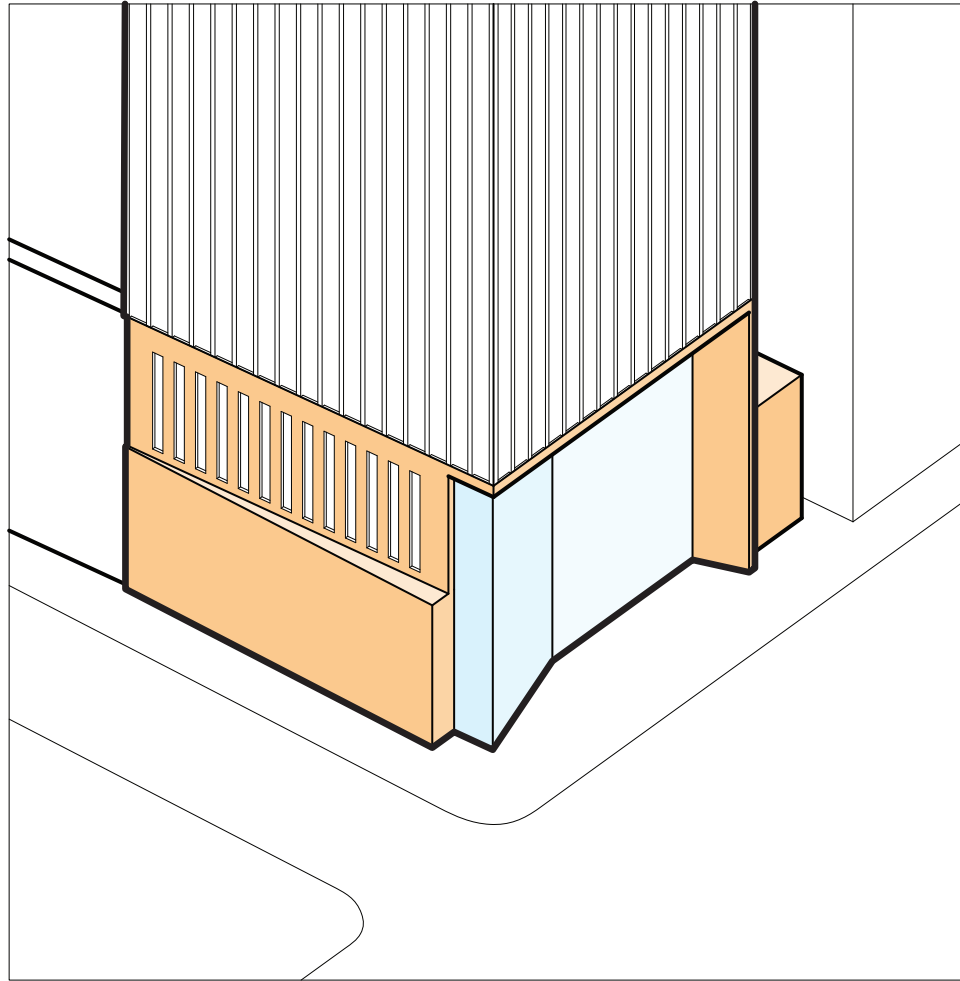
WEST ENTRANCE - LOADING DOCK CONCEPT



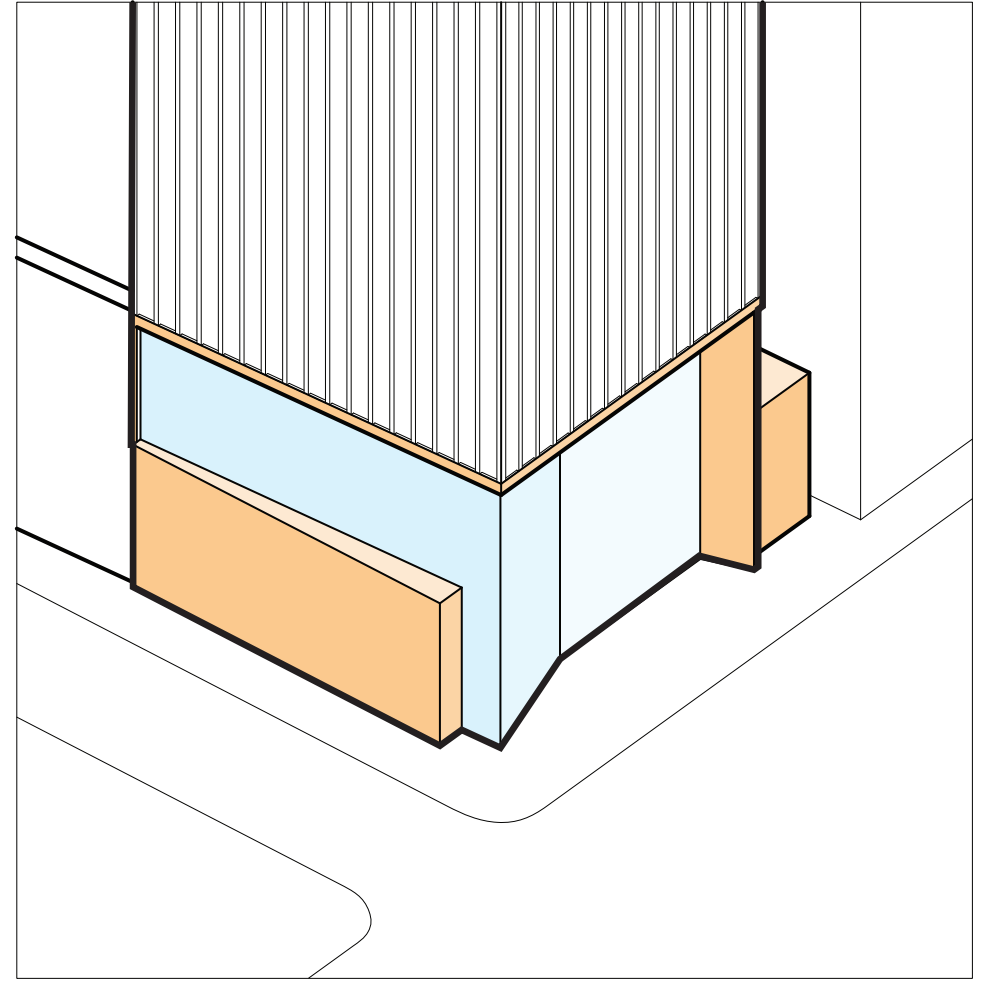
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2



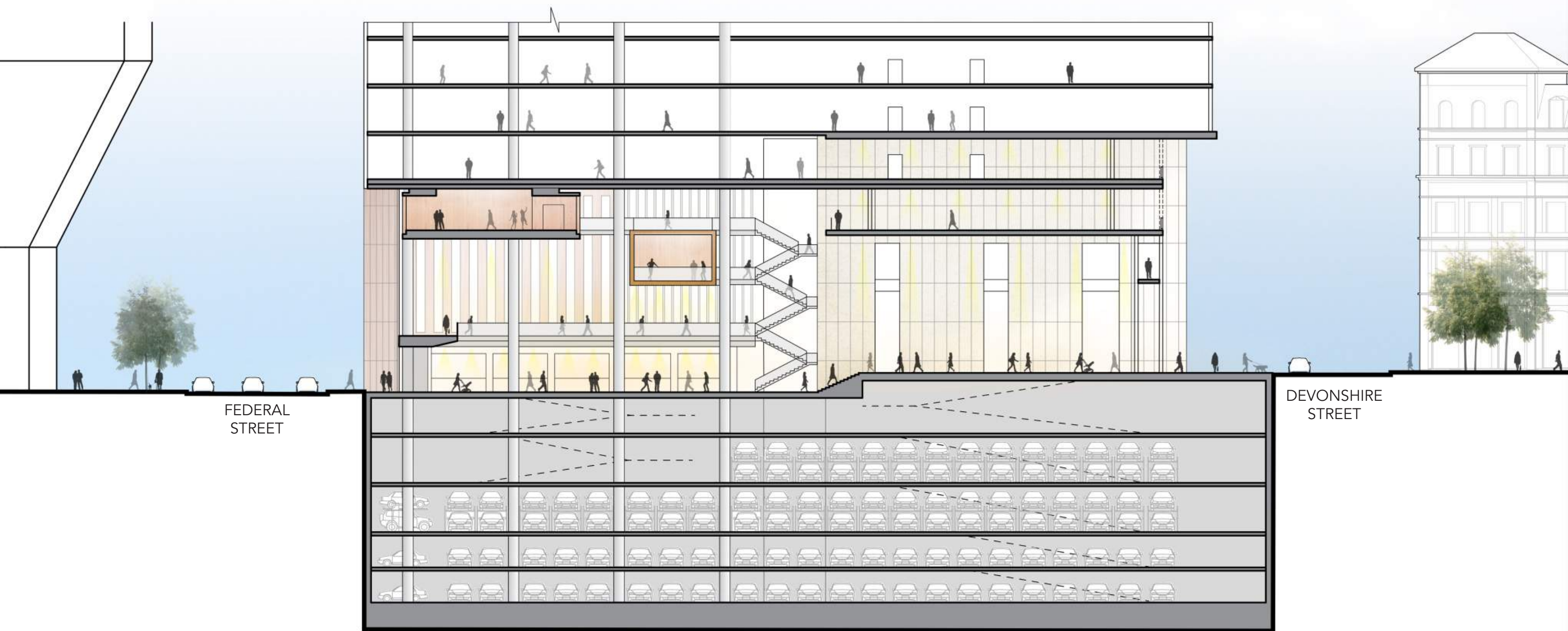
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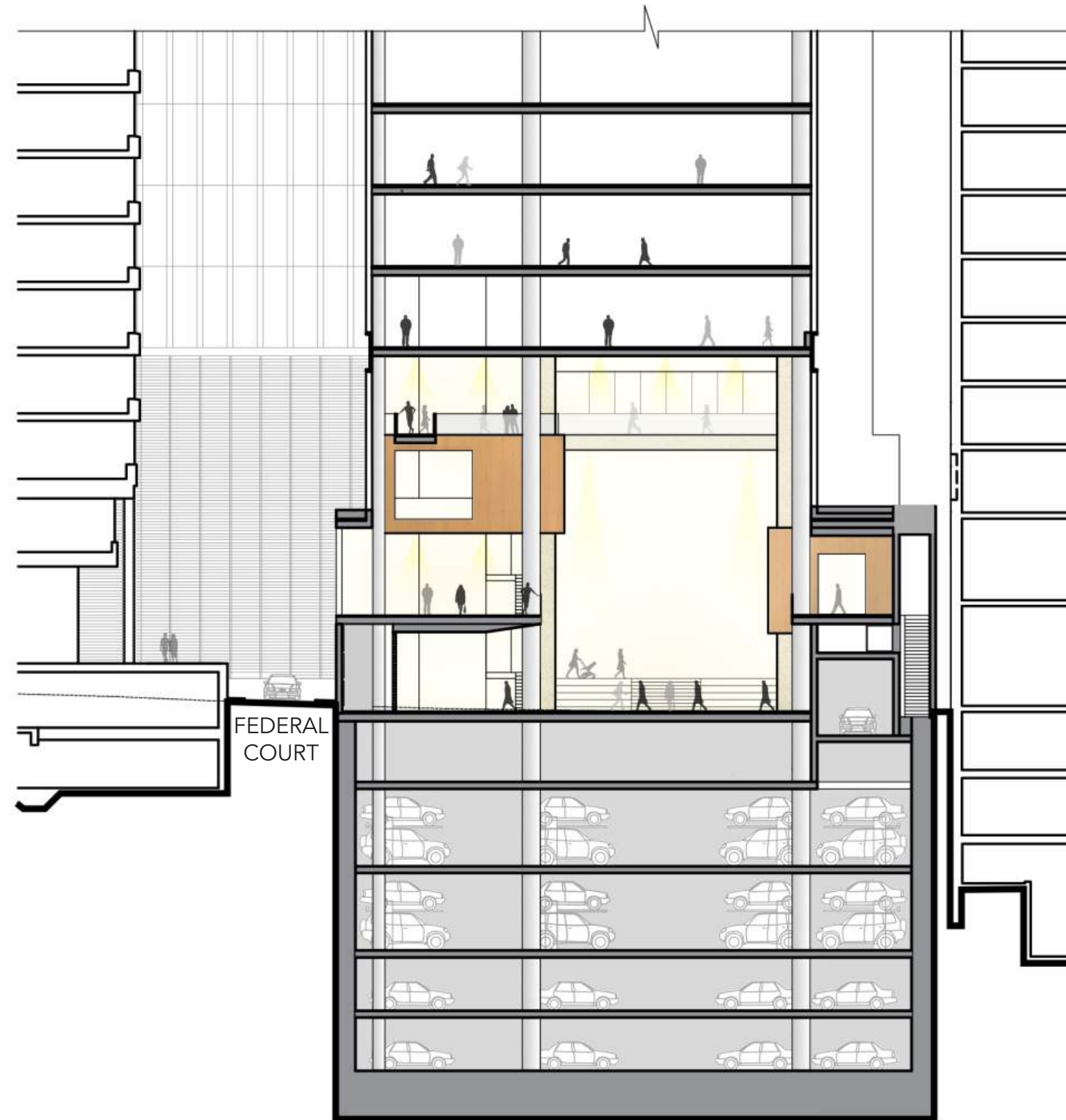
EAST ENTRANCE - PROPOSED - SOUTH EAST VIEW



GREAT HALL SECTION



GREAT HALL SECTION







LANDSCAPE REVIEW

CLAIMING SPACE FOR PEDESTRIANS



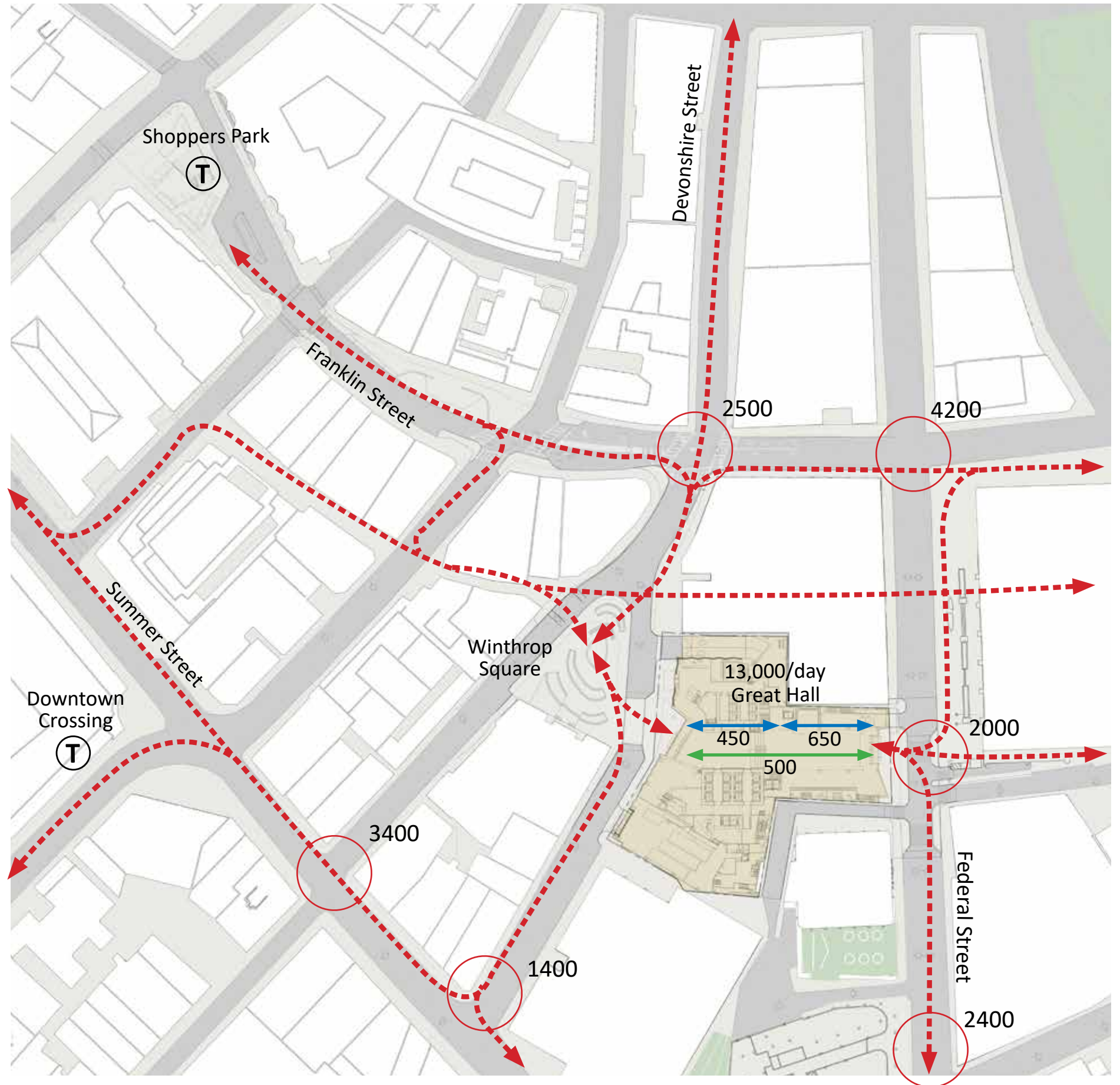
①	Franklin Street Expansion:	7,500 sf
②	Winthrop Square Expansion:	3,800 sf
③	Federal Street Expansion:	2,600 sf
	Total Expansion:	13,900 sf




-  Proposed Expansion
-  Pedestrian Realm

GREENING THE DOWNTOWN



MAKING PEDESTRIAN CONNECTIONS



-  New building occupants entering or existing.
-  Existing downtown pedestrians attracted to Great Hall.
-  Peak hourly pedestrian crossing movements at intersection.

FRANKLIN STREET/ TONTINE CRESCENT: PROPOSED WIDENING

Shoppers Park

Canopy trees

Sculptural Seatwall

Movable Tables and Chairs

Nancy Sculpture



FRANKLIN STREET/ TONTINE CRESCENT





ONE WINTHROP SQUARE: PRESENT DAY

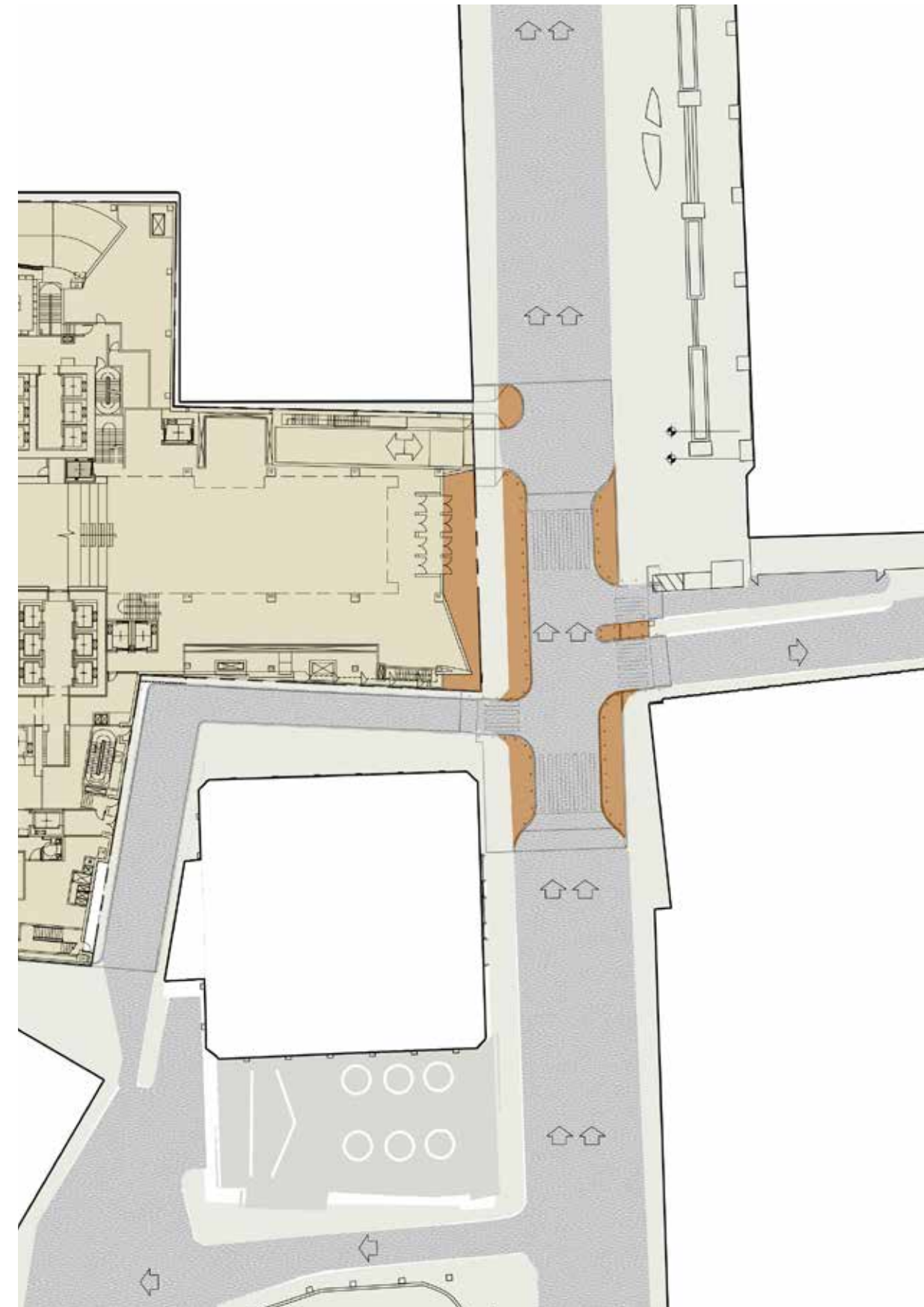




WINTHROP SQUARE: EXPANDED PEDESTRIAN REALM



-  Proposed Expansion
-  Pedestrian Realm

FEDERAL STREET: EXPANDED PEDESTRIAN REALM



-  Proposed Expansion
-  Pedestrian Realm

WINTHROP SQUARE: RIPPLE PLAN

Street trees

Granite paving

Water Feature

Flowering understory trees

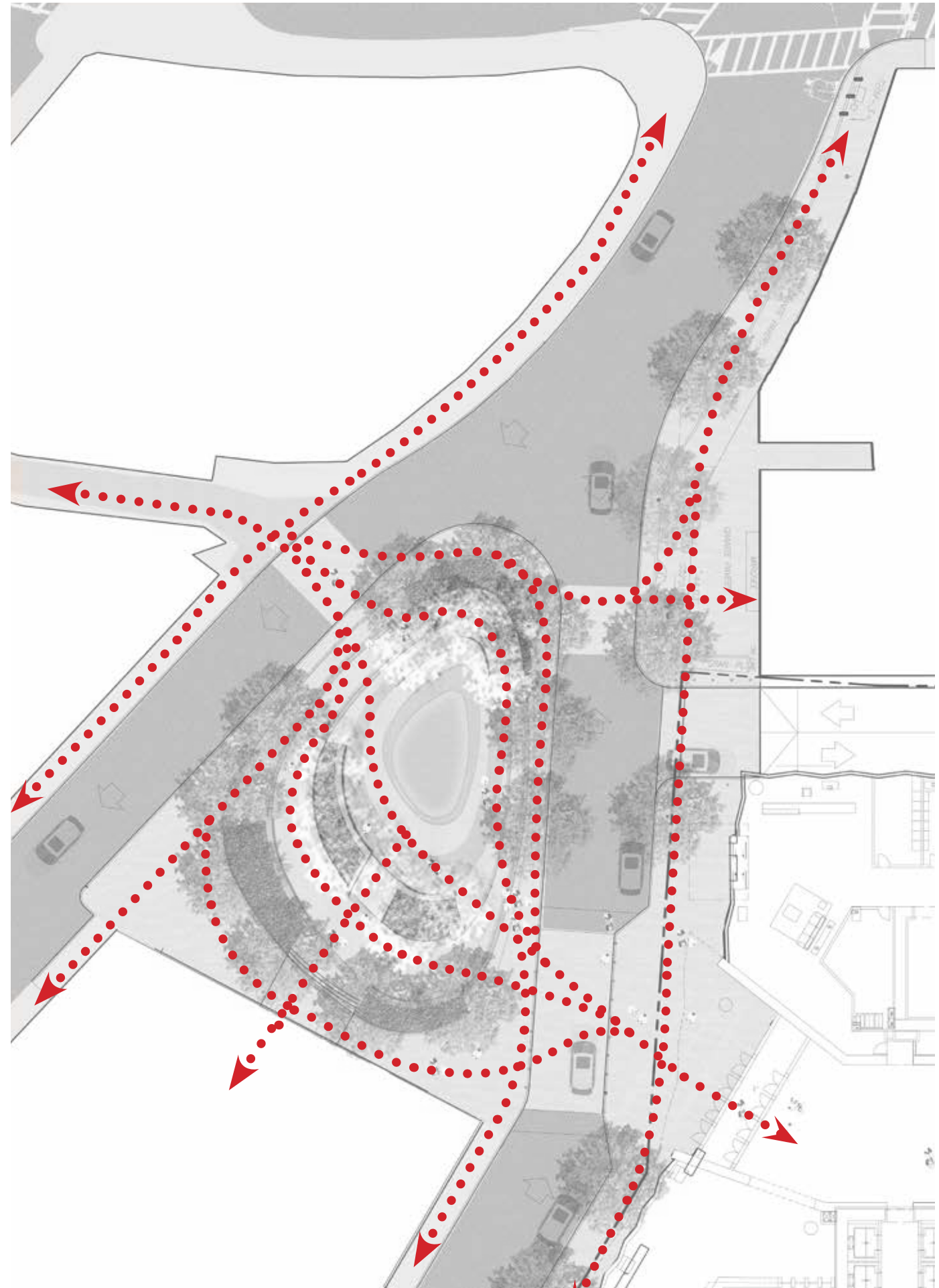
Sculptural benches

Canopy trees

Pedestrian connection to 115 Winthrop



PEDESTRIAN FLOW



URBAN ROOM: FRAMING HISTORICAL BUILDINGS

① Wigglesworth Building
Address : 20 Winthrop Square



② Strong W.L. & Co. Bldg.
Address : 85 Franklin Street



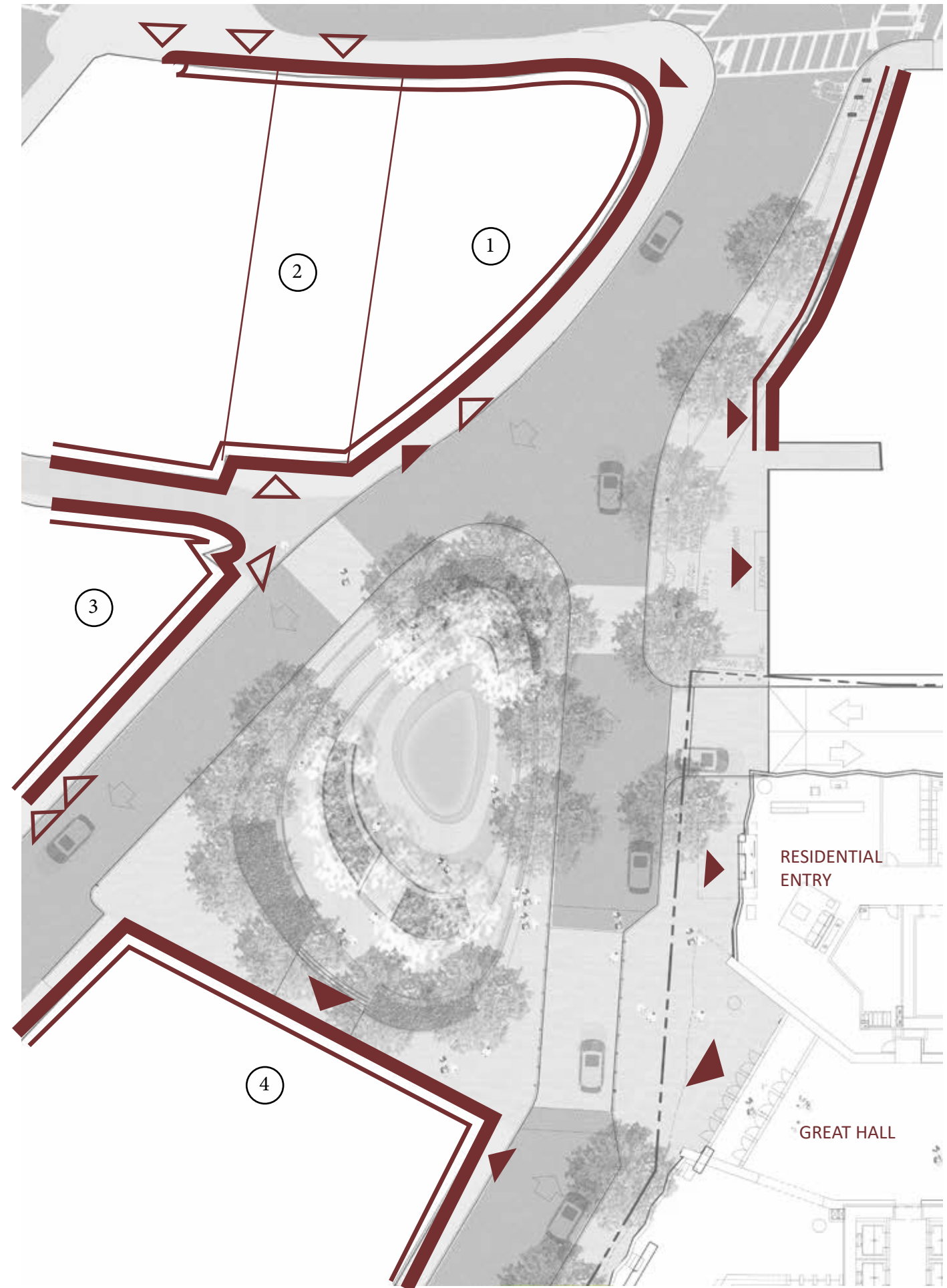
③ 1-11 Otis Street
Address: 1-11 Otis Street



④ Beebe, James M. - Weld, William F. Bldg.
Address: 1-5 Winthrop Square



-  Accessible Entry
-  Stepped Entry



SEATING



VEGETATION

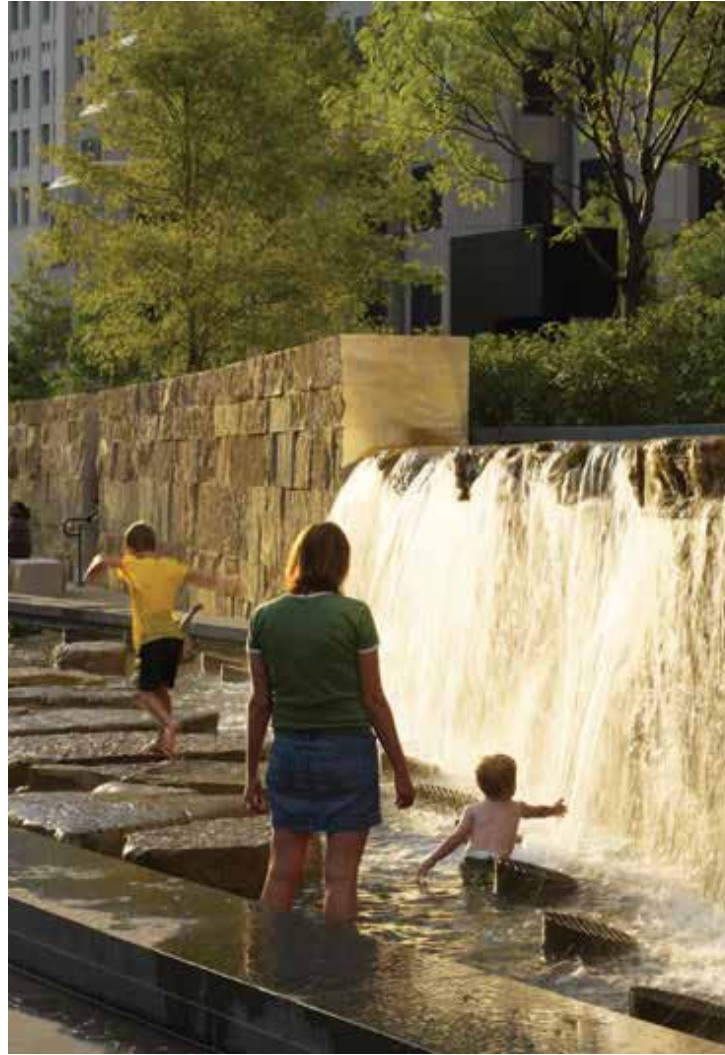








WATER FEATURE



LIGHTING









VIEW FROM GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE

EXISTING



PROPOSED

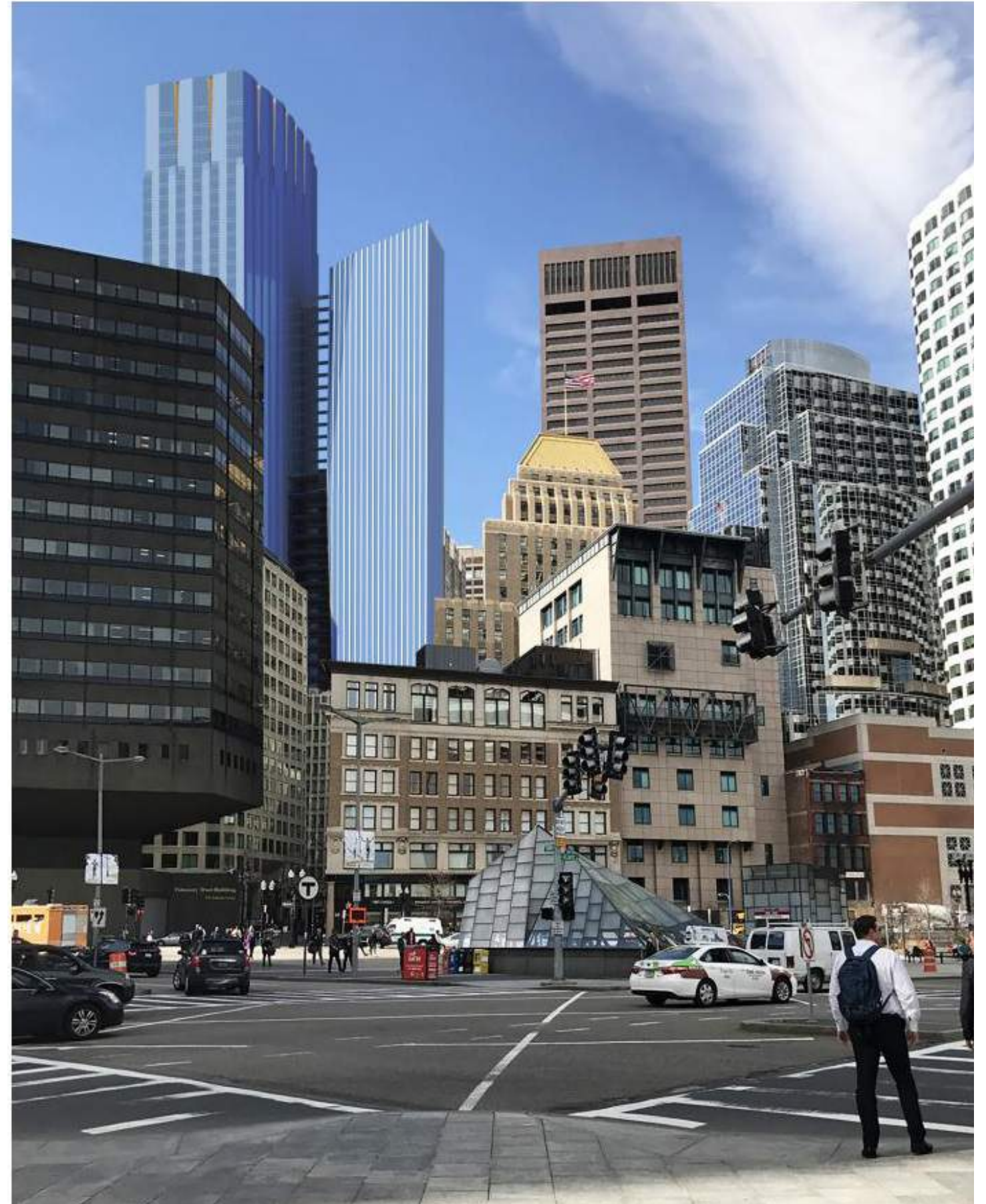


VIEW FROM SOUTH STATION @ ATLANTIC AVE & SUMMER ST INTERSECTION

EXISTING



PROPOSED



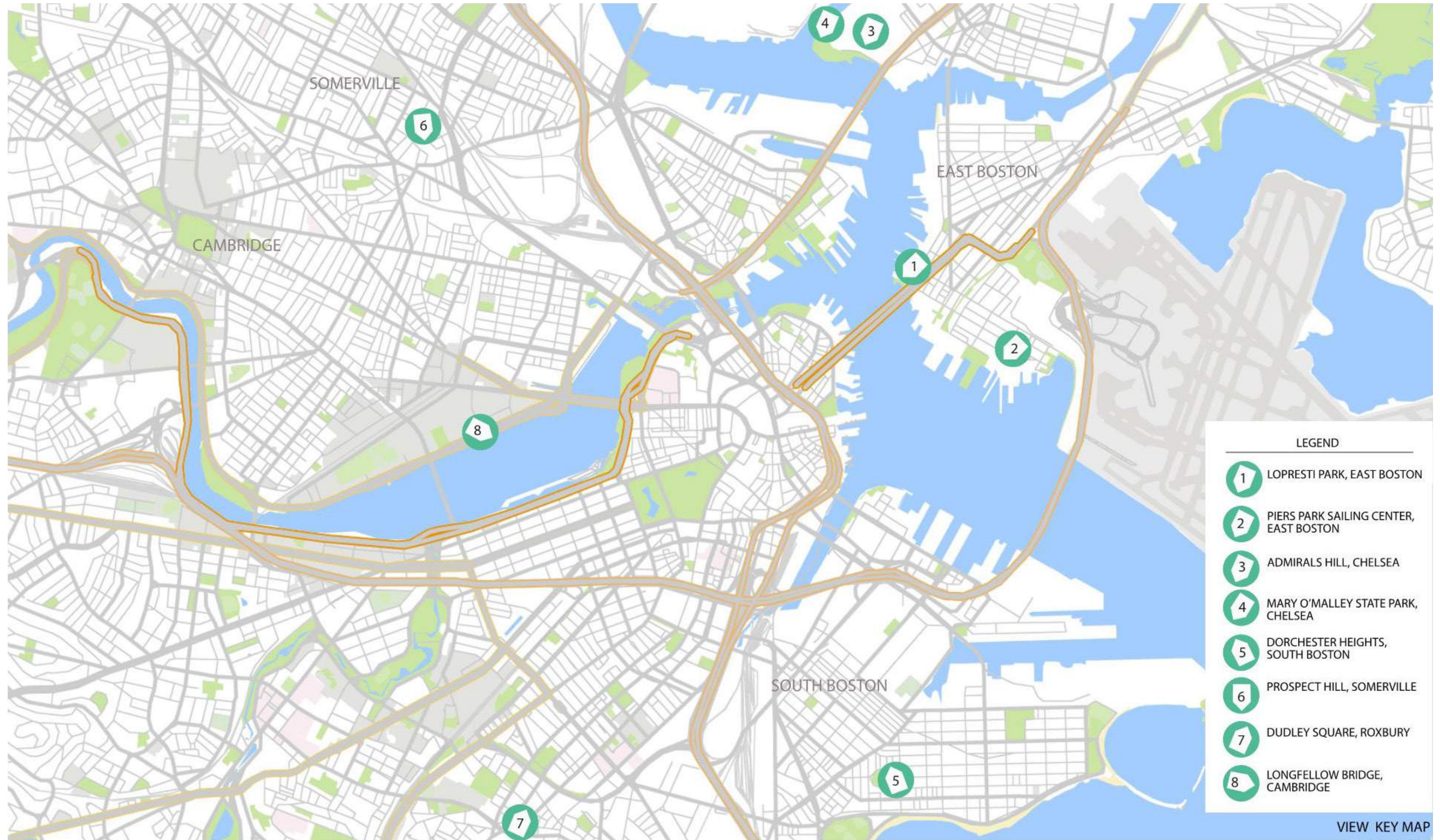
EXISTING



PROPOSED



VIEW KEY MAP



VIEW KEY MAP

EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



VIEW FROM BOSTON COMMON @ BREWER FOUNTAIN

EXISTING



PROPOSED





TOWER LIGHTING



TOWER LIGHTING

