

REDEVELOPMENT OF THE GOVERNMENT CENTER GARAGE

WP-B₂ OFFICE HIGH RISE TOWER



**Design Overview – Boston Civic Design Commission
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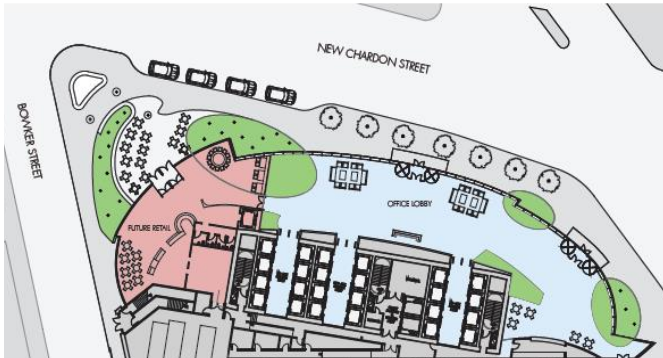
WP-B2 Office Tower Design Overview

One Congress Redevelopment – Phase 2 (“WP-B2”) is a 528’-tall, 1,012,000 GSF office tower located at the intersection of several important Boston districts. This convergence of multiple street grids demands a building that faces the city in all directions. The proposed office building design gracefully addresses these conditions, resulting in a distinctive building that will appear to change in form when seen from different vantage points around the city. Juxtaposed to the rectilinear towers of the city skyline, the new office tower’s sweeping form will be a new icon for Boston.

WP-B2’s curved plan and slender form allow for views, light, and air to flow freely between the different portions of the development as well as maintaining the open character of the overlapping neighborhoods. The curved façade and asymmetrical form is combined with two flowing curved edges or swoops that help lessen the building’s height while elegantly placing it at the Project Site. The building will be especially striking when lit at night as the graceful curves of the inner shell softly glow on the horizon.



WP-B2 will have lobby entrances on New Chardon Street and Merrimac/Congress Street and will be a visible point within the greater network of adjacent streets.



West of the office lobby at the corner of Bowker and New Chardon Streets a new ground level retail space(s) is proposed – likely a restaurant featuring an outdoor-seating element – which will create a vibrant public realm environment with an active pedestrian experience.

To further enhance the ground floor streetscape, the office tower's transparent lobby, which will curve around onto Merrimac/Congress Street will feature a dramatic presentation wall designed to

potentially allow for a work of art that can be seen from outside and will invite passers-by inside to smaller, built-in retail kiosks located inside the lobby. A preliminary perspective is shown on the right.



The proposed design intentionally differs from that of the proposed WP-B1 residential tower in order to create a more interesting skyline and urban experience of downtown Boston. This differentiation also creates an opportunity for the two buildings to engage in an architectural conversation. This differentiation supports the intent of the approved PDA design criteria to encourage the incremental development and planning of this new urban neighborhood. It also diminishes the perception of the Proposed Project as part of a “super block” development.

Project Summary Information

- Height: 528'
- Gross Square Footage: 1,012,000 GSF
- Floor Plate: Average 27,500 GSF
- Ground Floor Retail: Approximately 10,800 SF ground floor retail at New Chardon Street
- LEED Rating: Targeting LEED Gold
- Parking: Assumed to be .4/ 1,000 GSF office space
- Bicycle Storage: 850-bicycle space facility will be built as part of WP-B2 and will serve all of the project components