

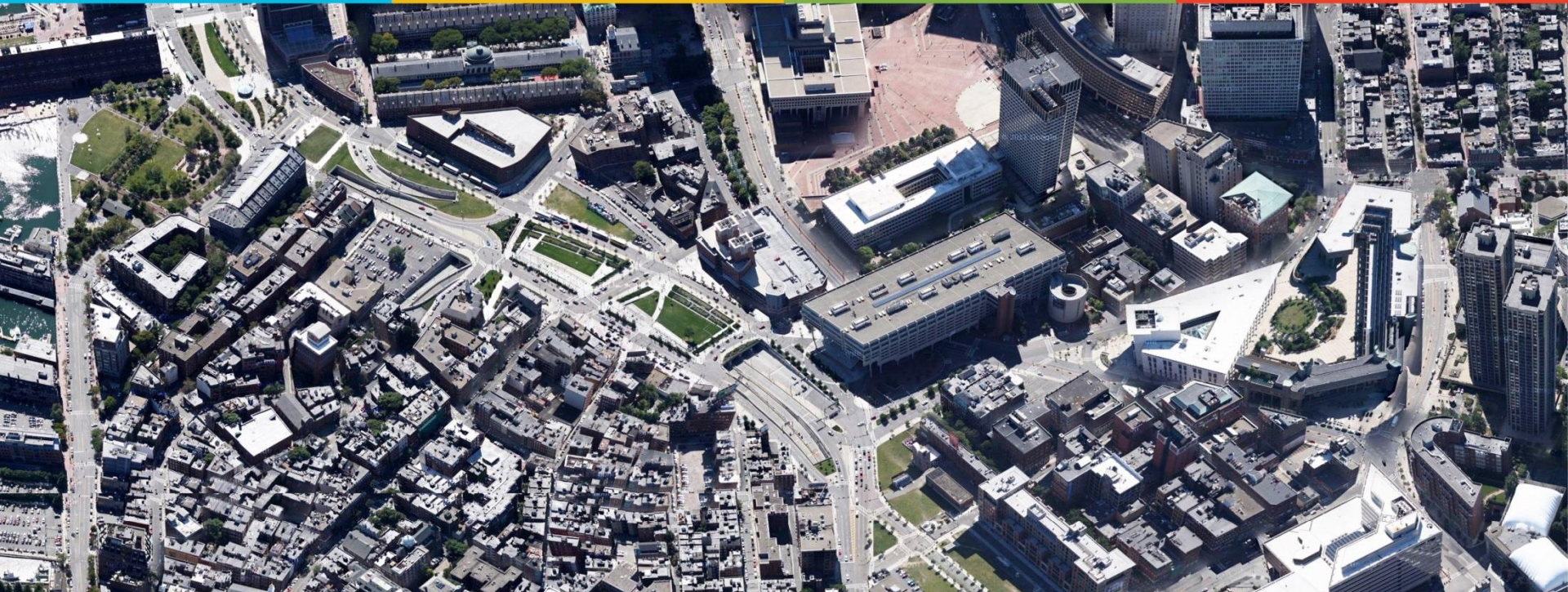
GOVERNMENT CENTER GARAGE REDEVELOPMENT

WPB₁ RESIDENTIAL | WPB₂ OFFICE

BCDC MEETING - DECEMBER 2015

 **National**
REAL ESTATE ADVISORS

THE
HYM
INVESTMENT GROUP, LLC

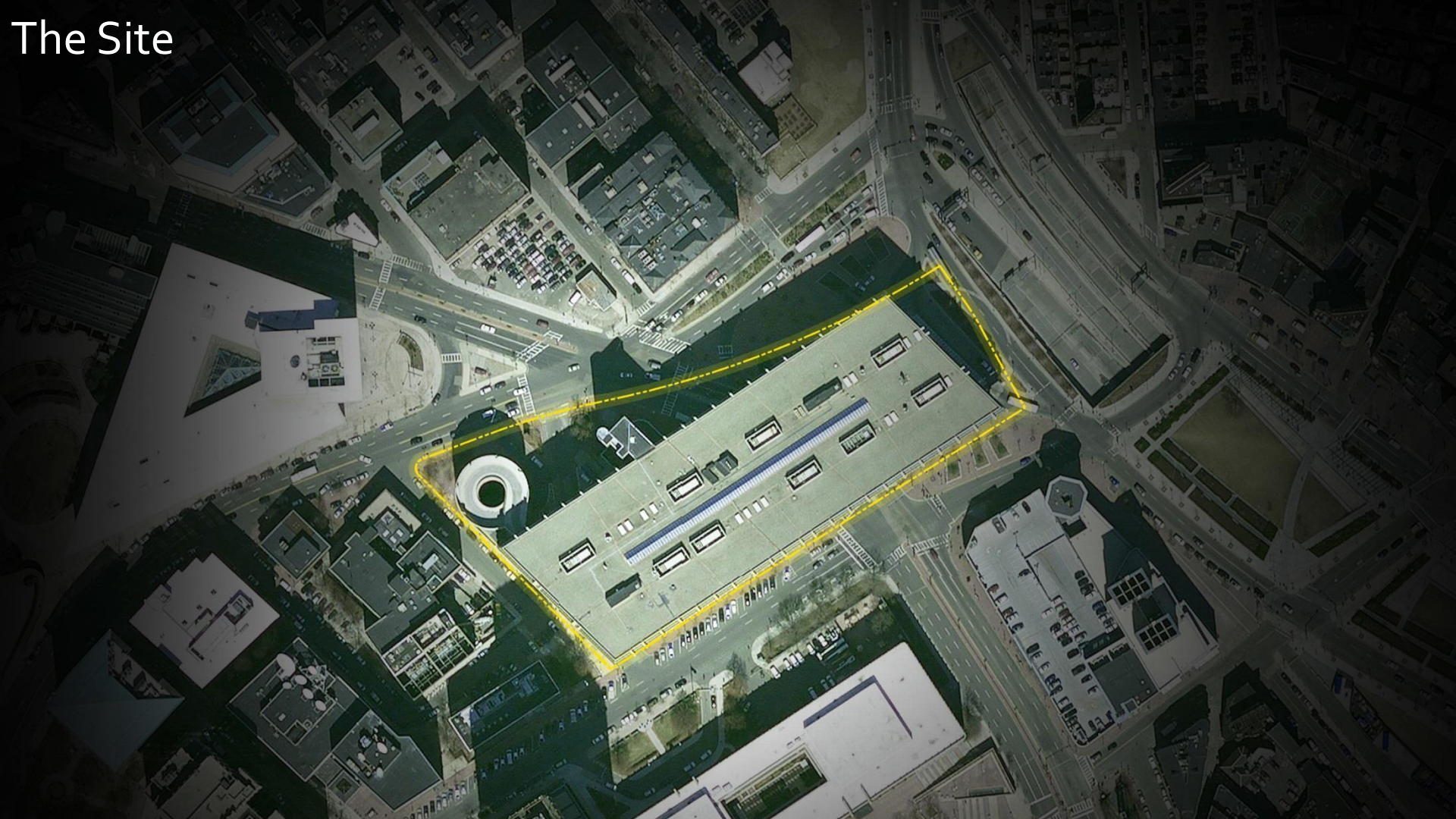




PDA Plan Recap

- Project Site Overview
- Project Phasing
- Public Process Review
- Project Massing / Height Evolution
- Project Goals vs. Existing Site Challenges

The Site



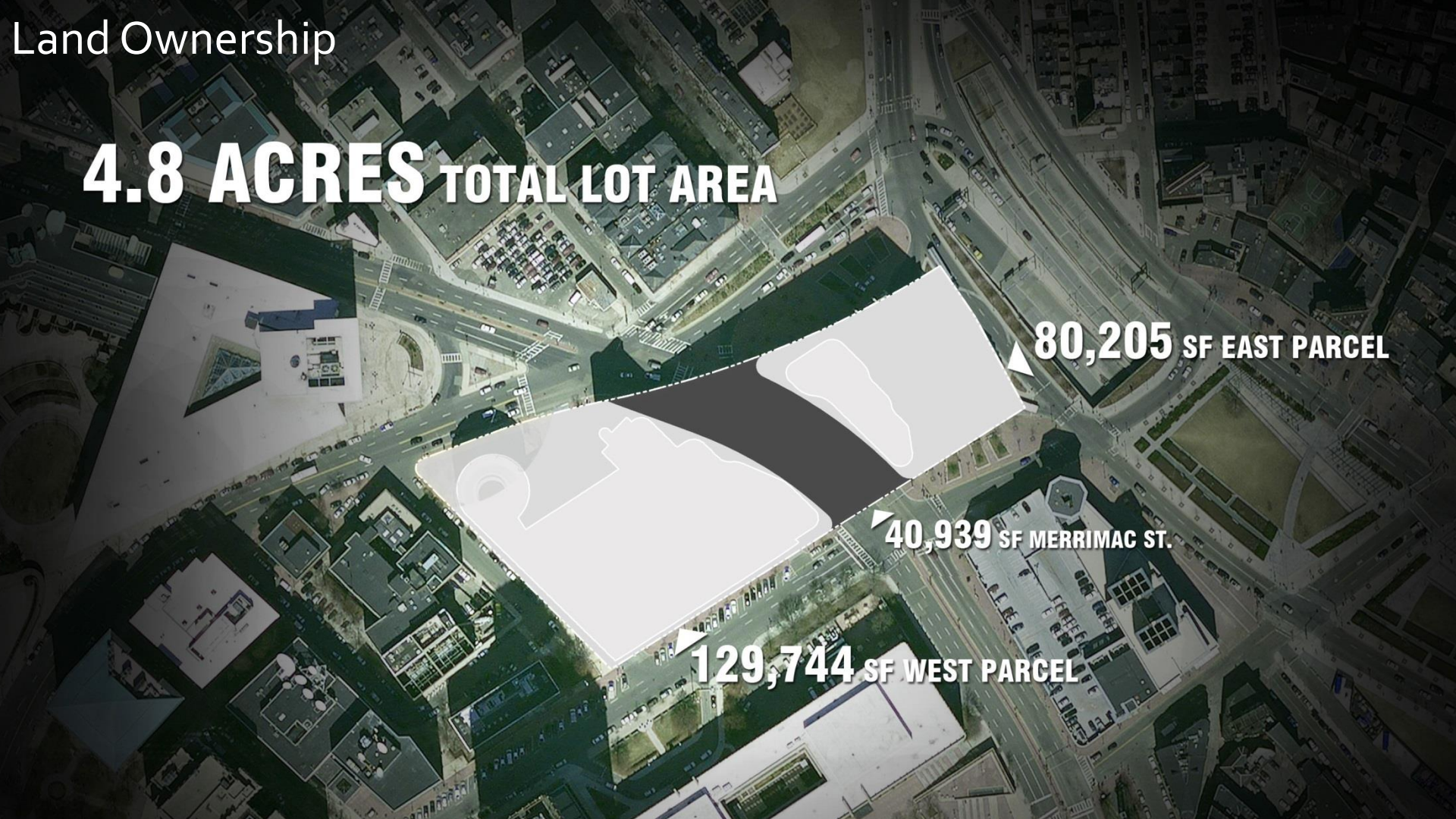
Land Ownership

4.8 ACRES TOTAL LOT AREA

80,205 SF EAST PARCEL

40,939 SF MERRIMAC ST.

129,744 SF WEST PARCEL



Approved Redevelopment Phasing

RESIDENTIAL



OFFICE



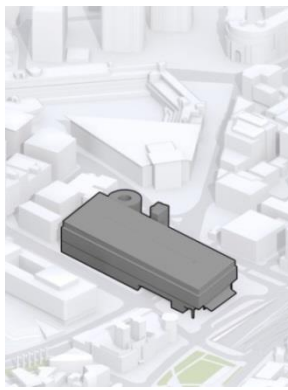
RETAIL



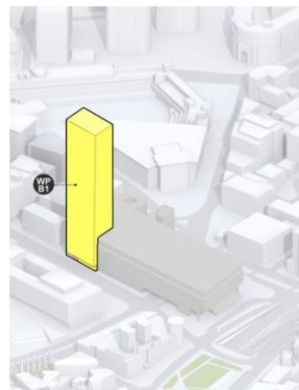
HOTEL



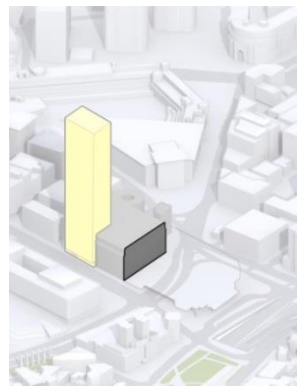
EXISTING GARAGE



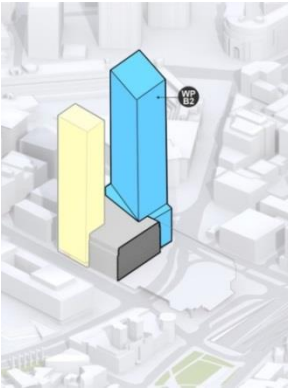
PHASE 0



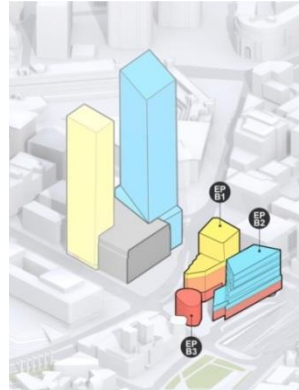
PHASE 1



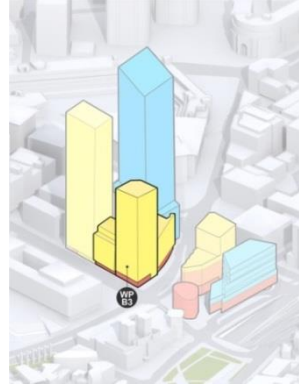
PHASE 2A



PHASE 2B



PHASE 3A



PHASE 3B

Approved Height / GSF

Building Component	Building Height	PDA Development (GSF)
WP-B1	480'	543,300
WP-B2	528'	1,014,000
WP-B3	299'	342,500
EP-B1	157'	221,500
EP-B2	152'	163,800
EP-B3	60'	25,000
GSF (Excluding Parking)		2,310,100
Parking Spaces		APPROX. 1,159
Total GSF (Including Parking)		APPROX. 2,900,000

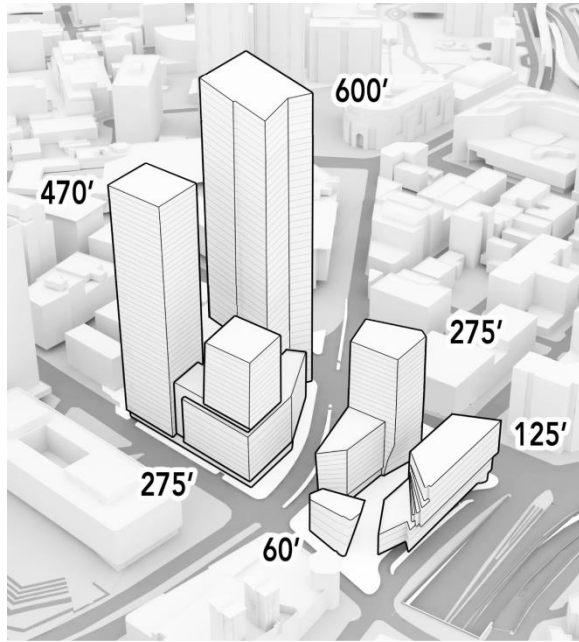
Public Process Timeline



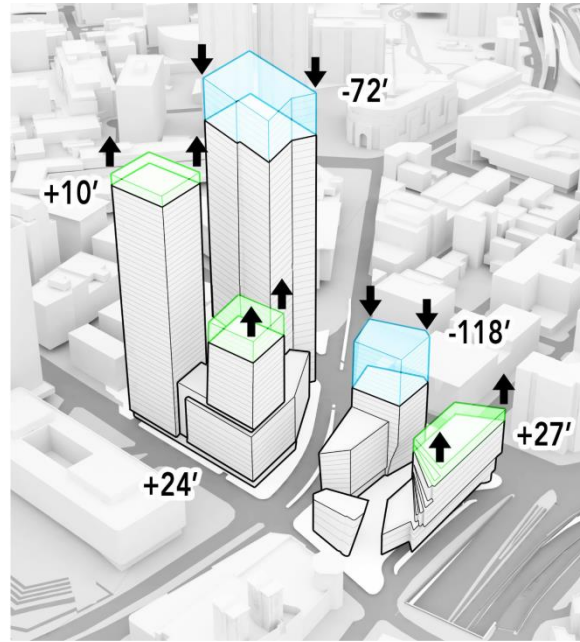
OVER 50 PUBLIC
OUTREACH MEETINGS



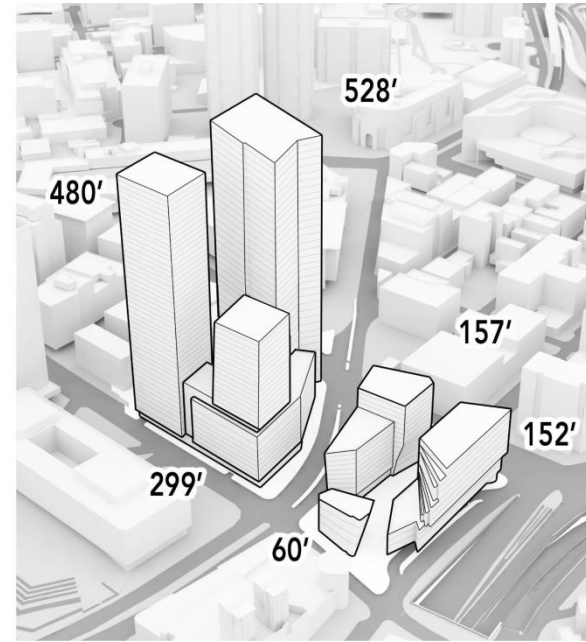
Massing Evolution in Response to Community and BRA Meetings



PNF Massing

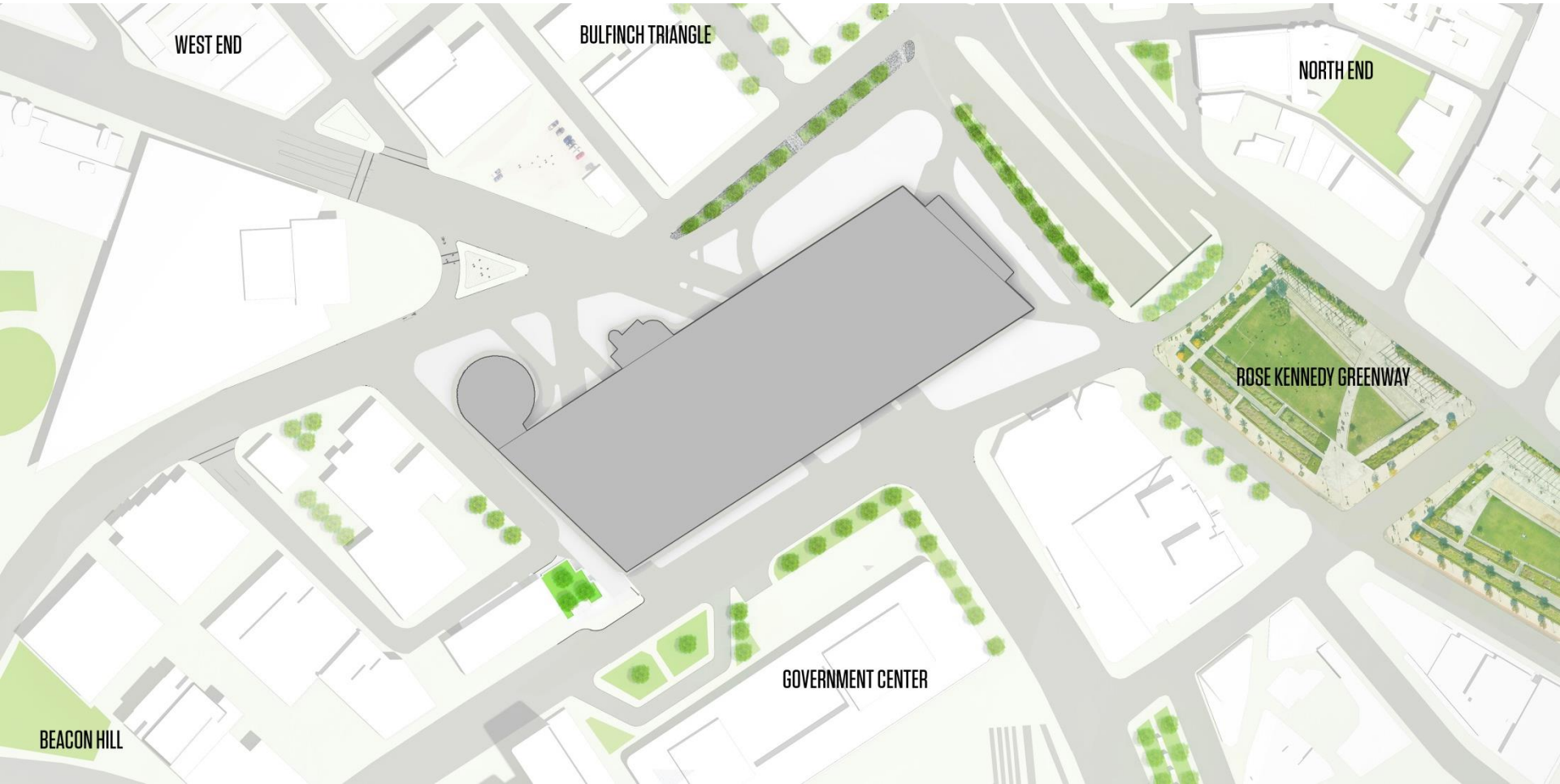


Response to BRA / Public Comments

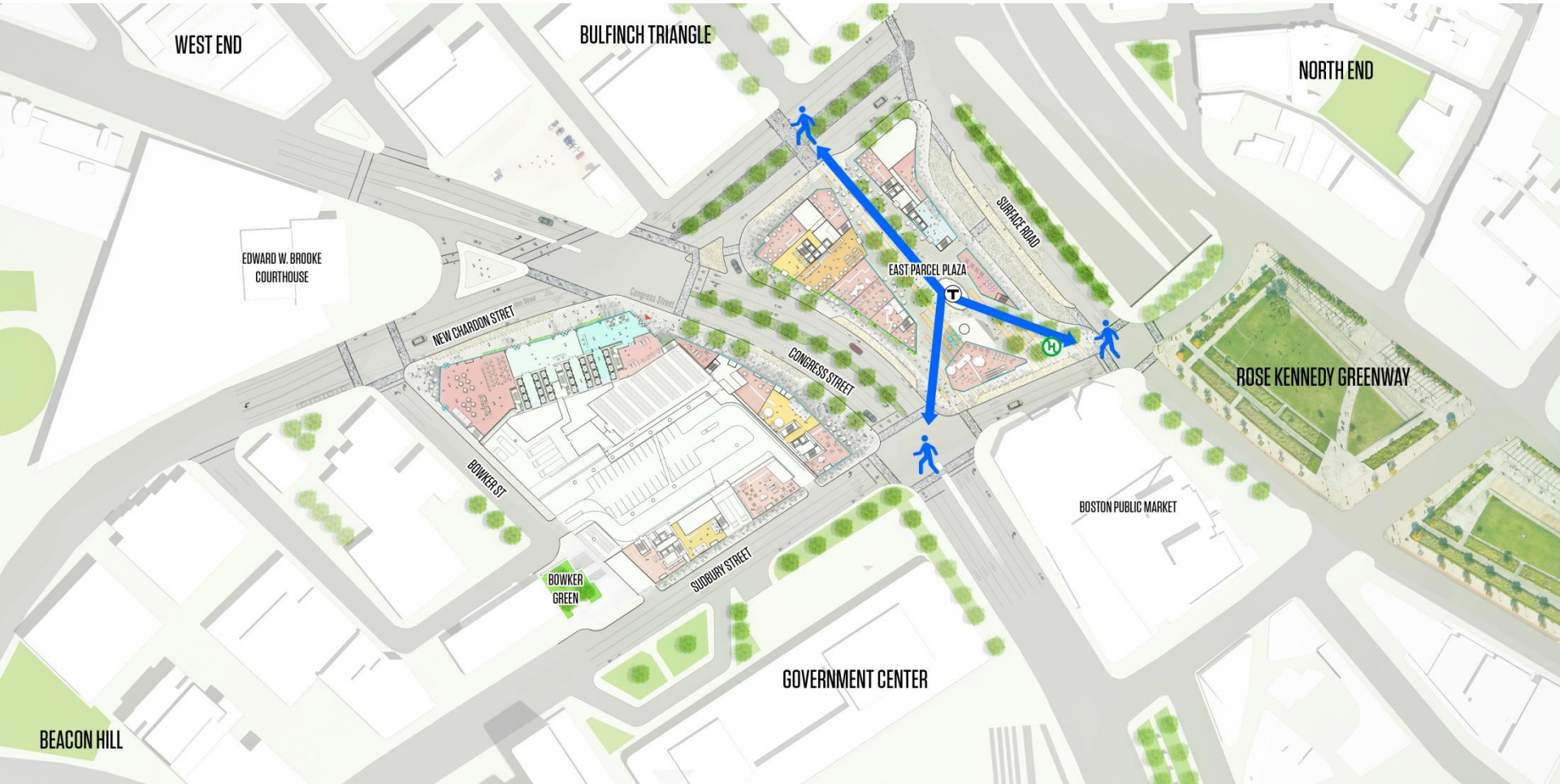


Approved PDA / DPIR Massing

Existing Garage



Project Goal: Create Two Pedestrian Scale Parcels



Existing Vistas – A Lack of Urban Connectivity



View from Merrimac Street



View from Congress Street

Existing Vistas – A Lack of Urban Connectivity

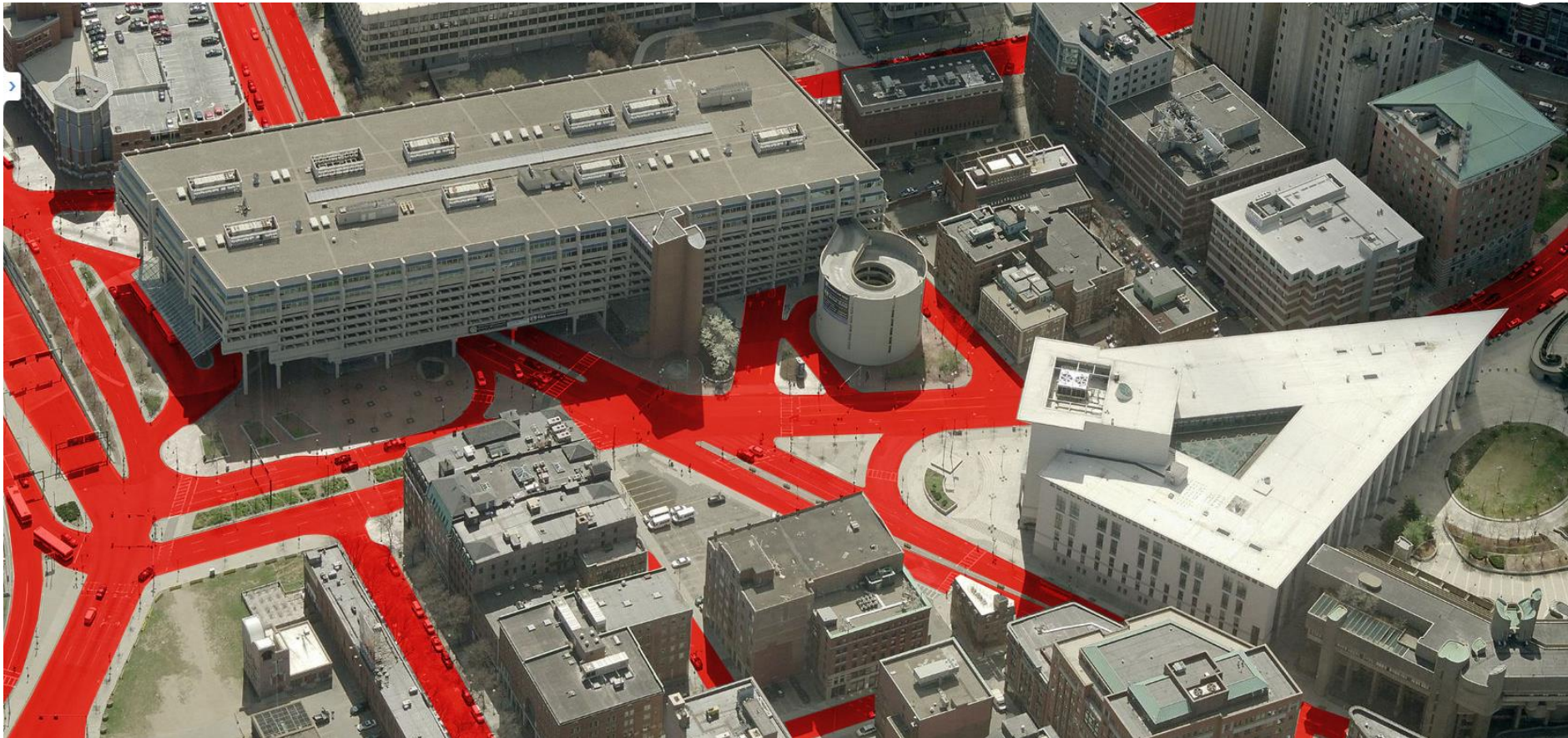


View from Sudbury Street



View from Canal Street Extension

Major Pedestrian Safety Problems



Project Goal: Open Congress Street to Daylight



Before



After

Project Goal: Activate Sudbury Street



Before



After

Project Goal: Connect to East Parcel Plaza

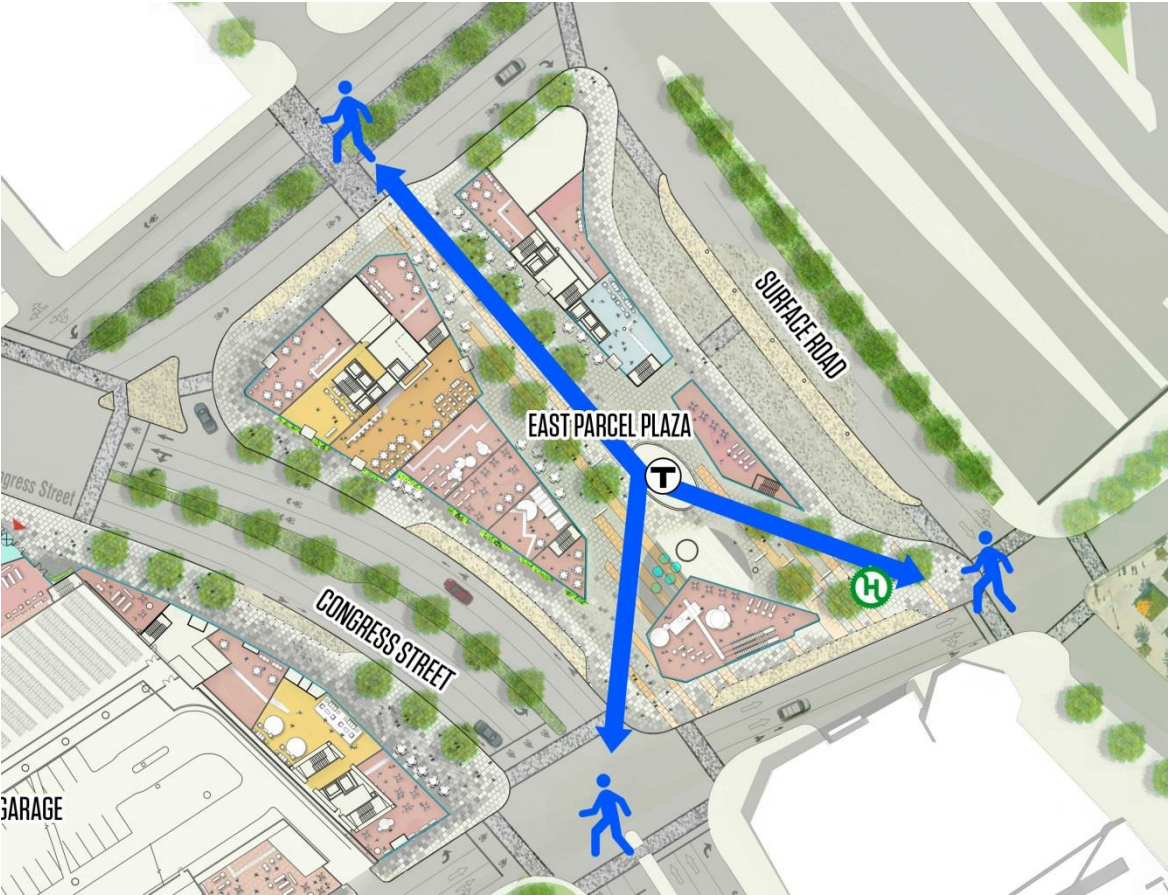



Before



After


East Parcel Plaza





WP-B1 Residential

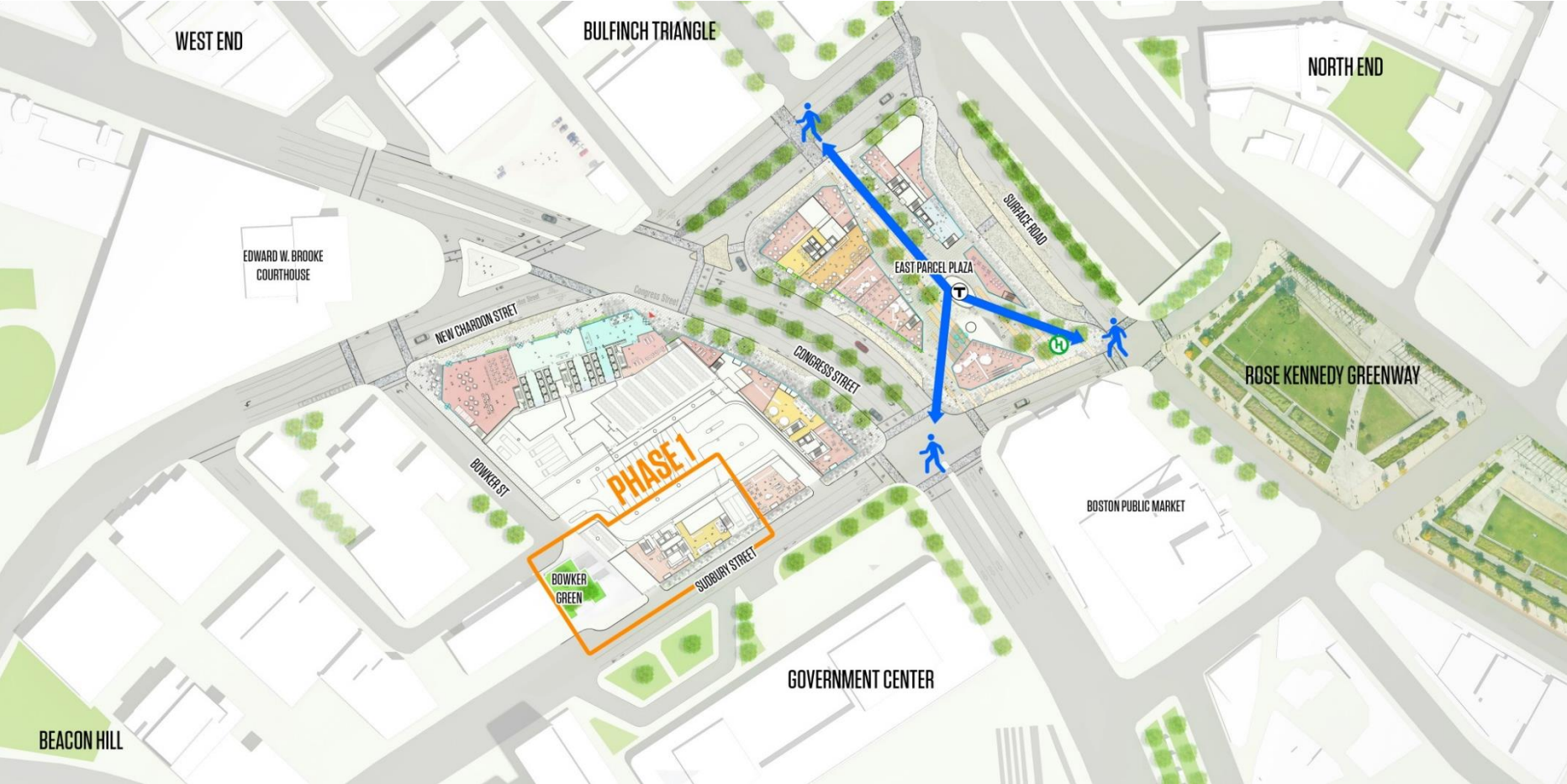
- Massing Evolution
- Design Evolution (Fenestration, Color, Etc.)
- Elevations / Sections
- Renderings / Perspectives
- Landscape & Streetscape



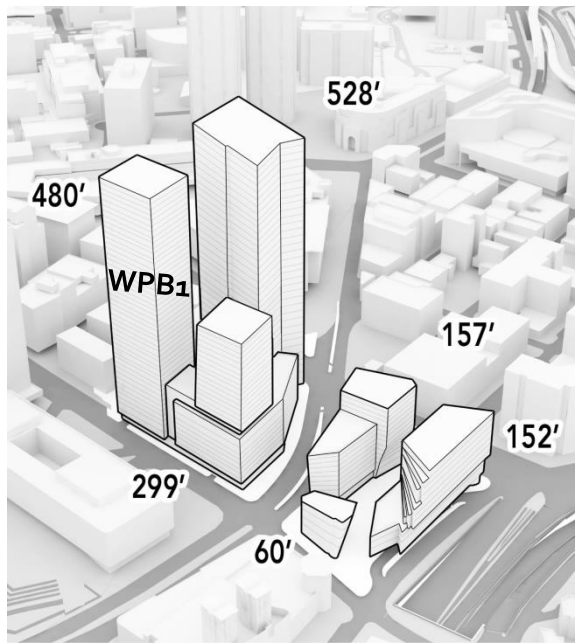
WP-B1 Residential

- Massing Evolution
- Design Evolution (Fenestration, Color, Etc.)

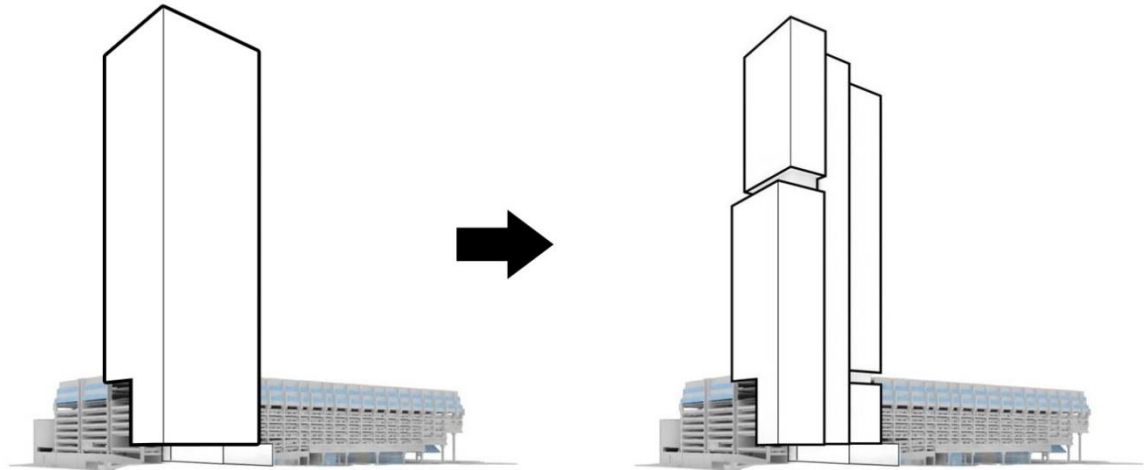
WPB1 – Site Plan



WPB1 Massing Evolution



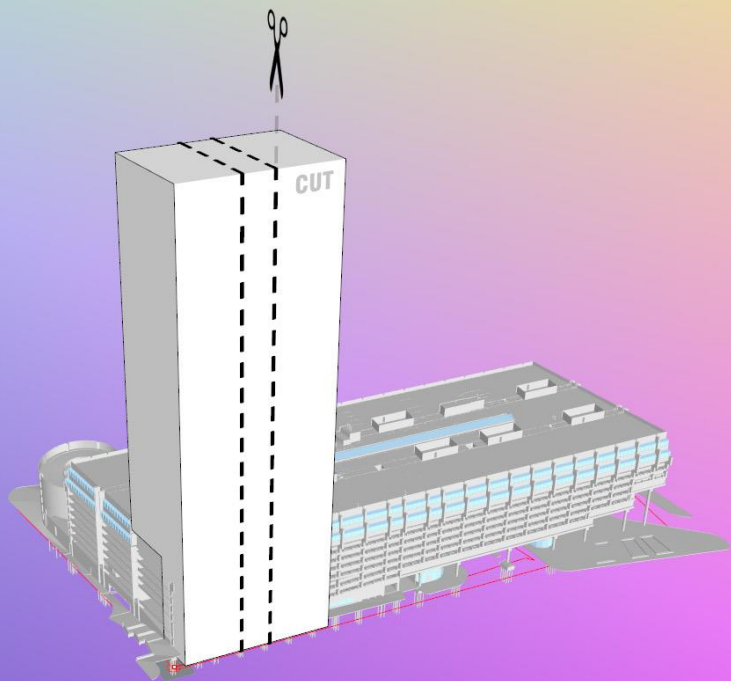
Approved PDA / DPIR Massing



Massing Articulation / Scaling

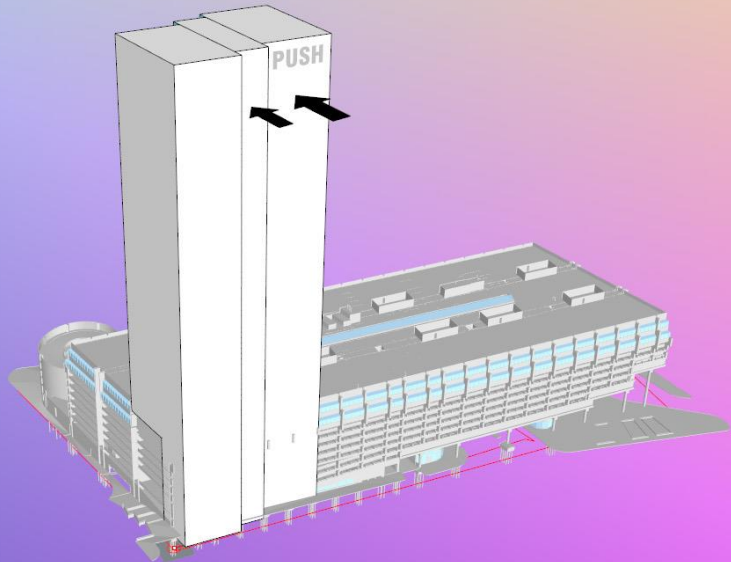
WPB1 Massing Evolution

_08C_HEAT MAP_WPB2



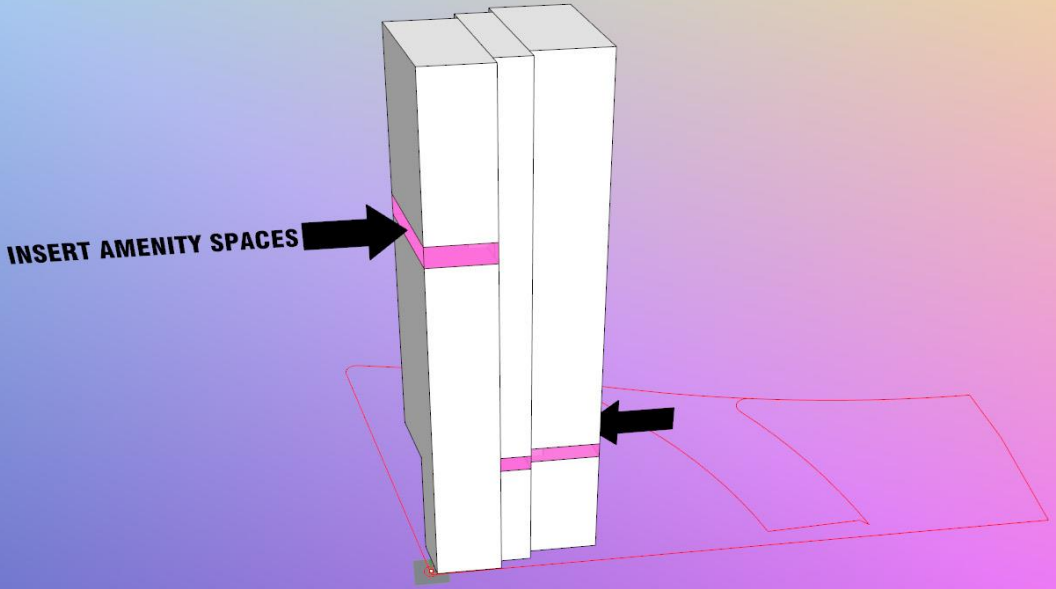
WPB1 Massing Evolution

_08C_HEAT MAP_WPB2



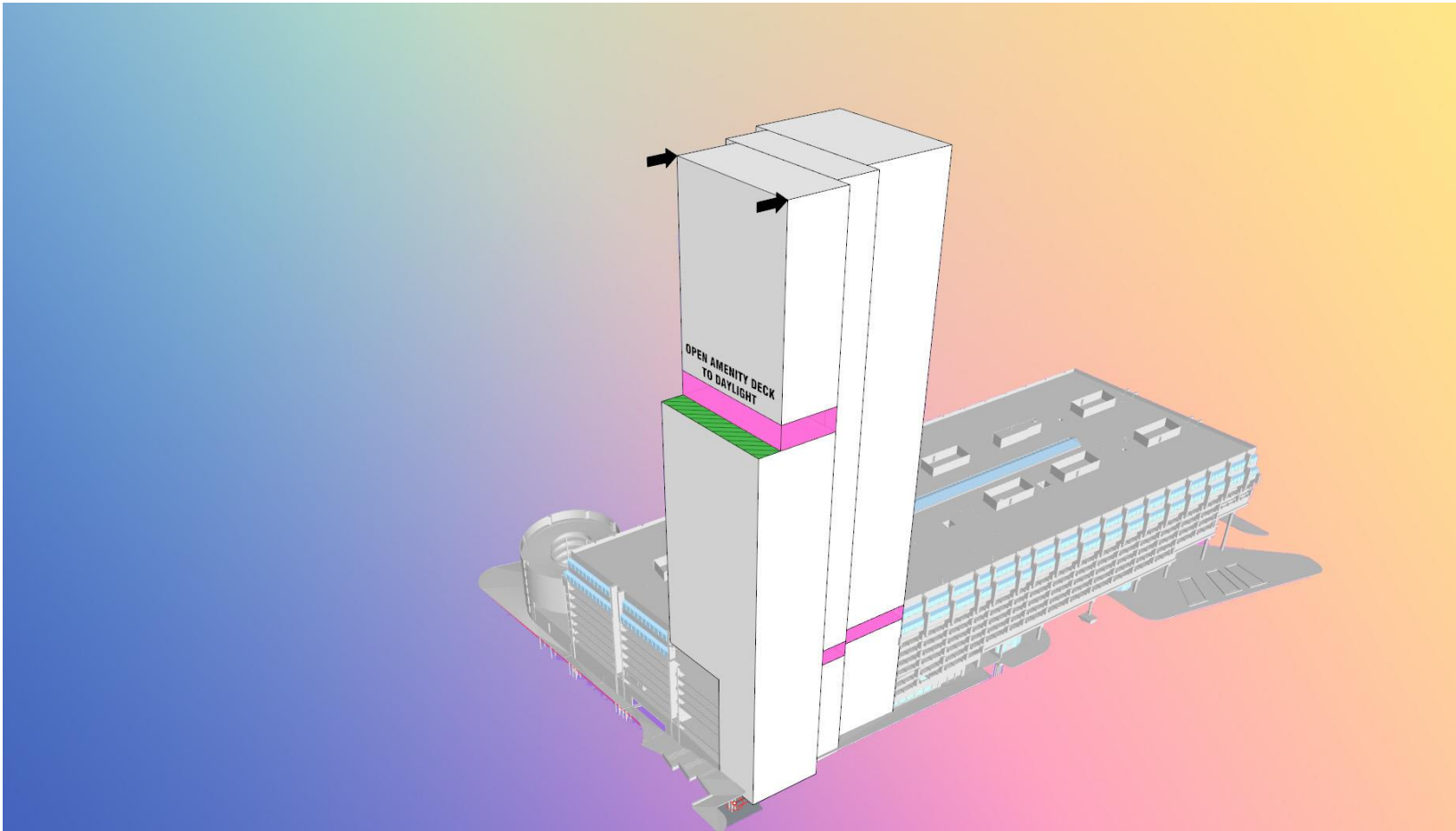
WPB₁ Massing Evolution

_10_INSERT-AMENITY ▾



6.

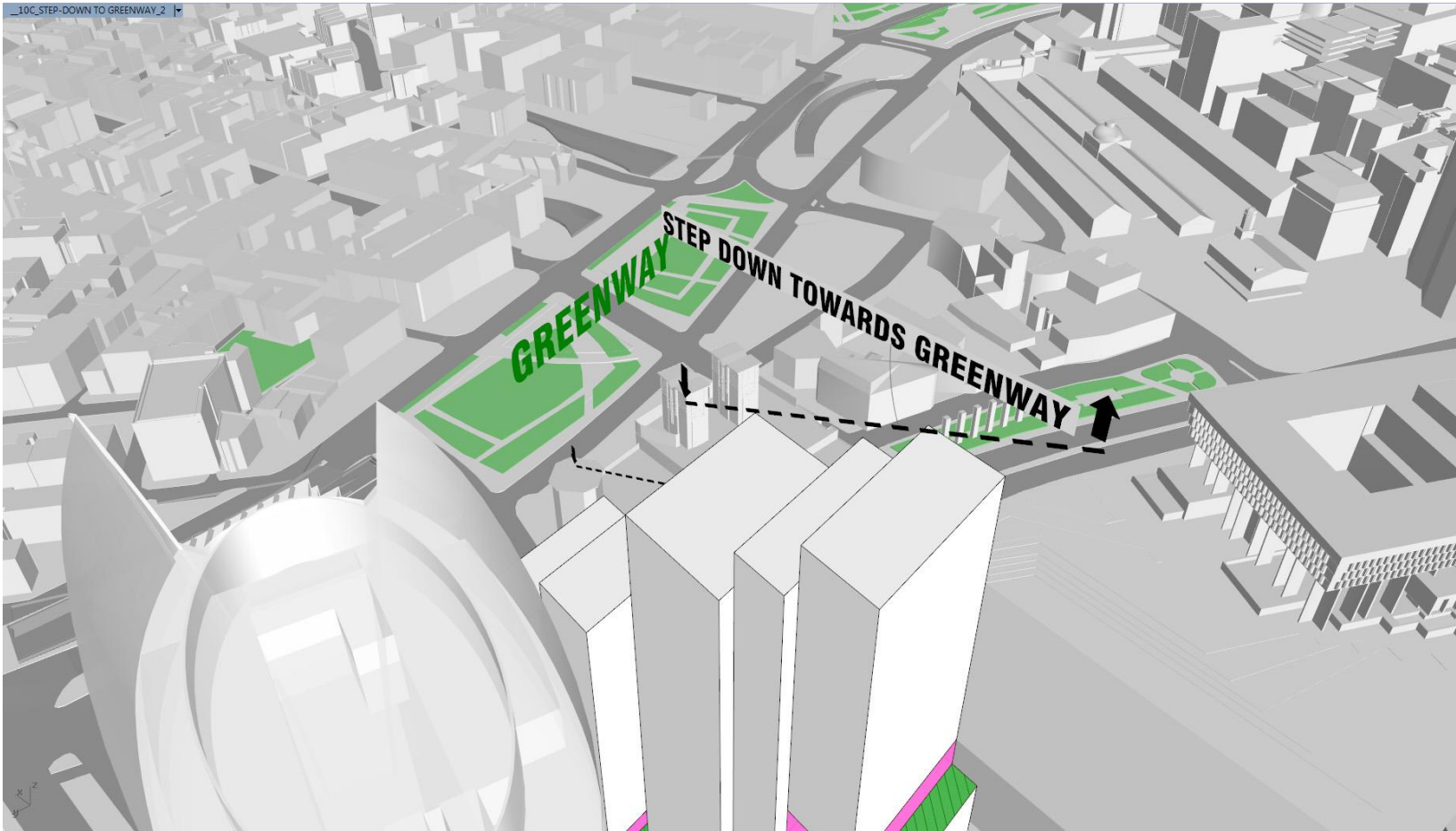
WPB1 Massing Evolution



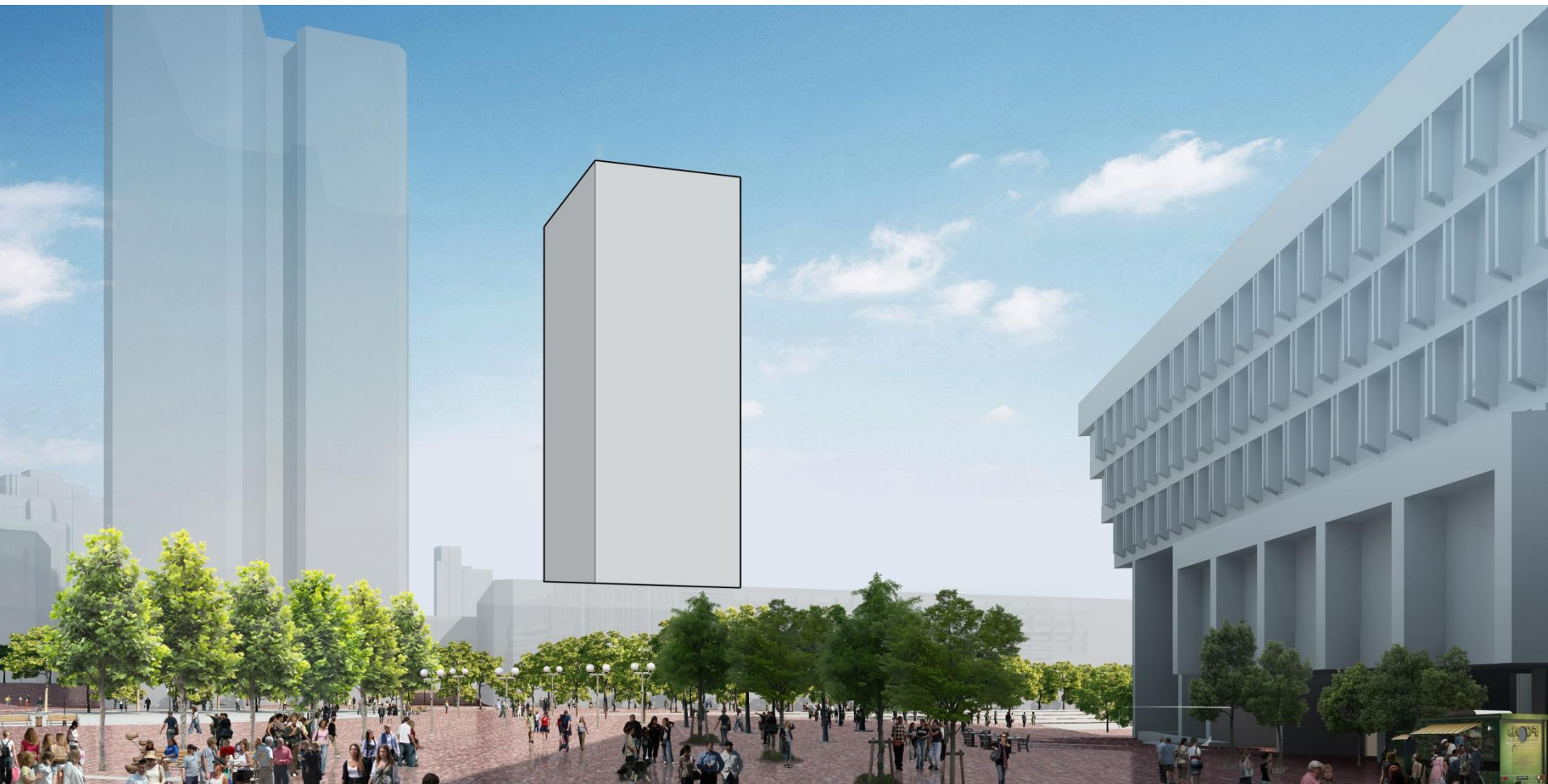
WPB1 Massing Evolution



WPB1 Massing Evolution



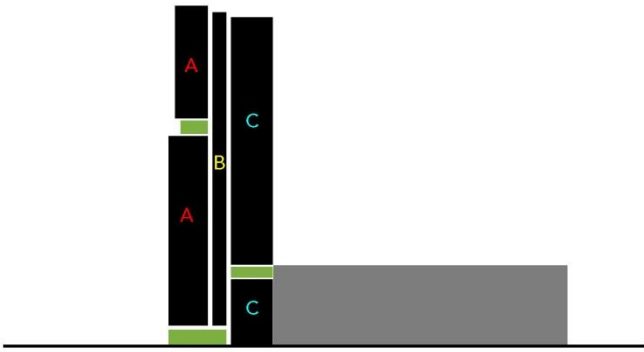
WPB1 Massing Evolution



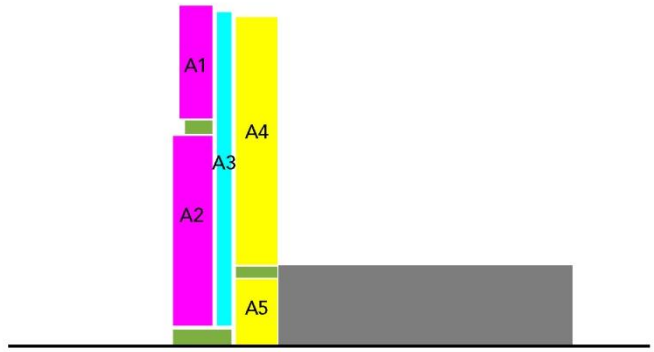
WPB1 Massing Evolution



WPB₁ Fenestration Exploration



System Differentiation



Color Differentiation

WPB₁ View from Sudbury Street



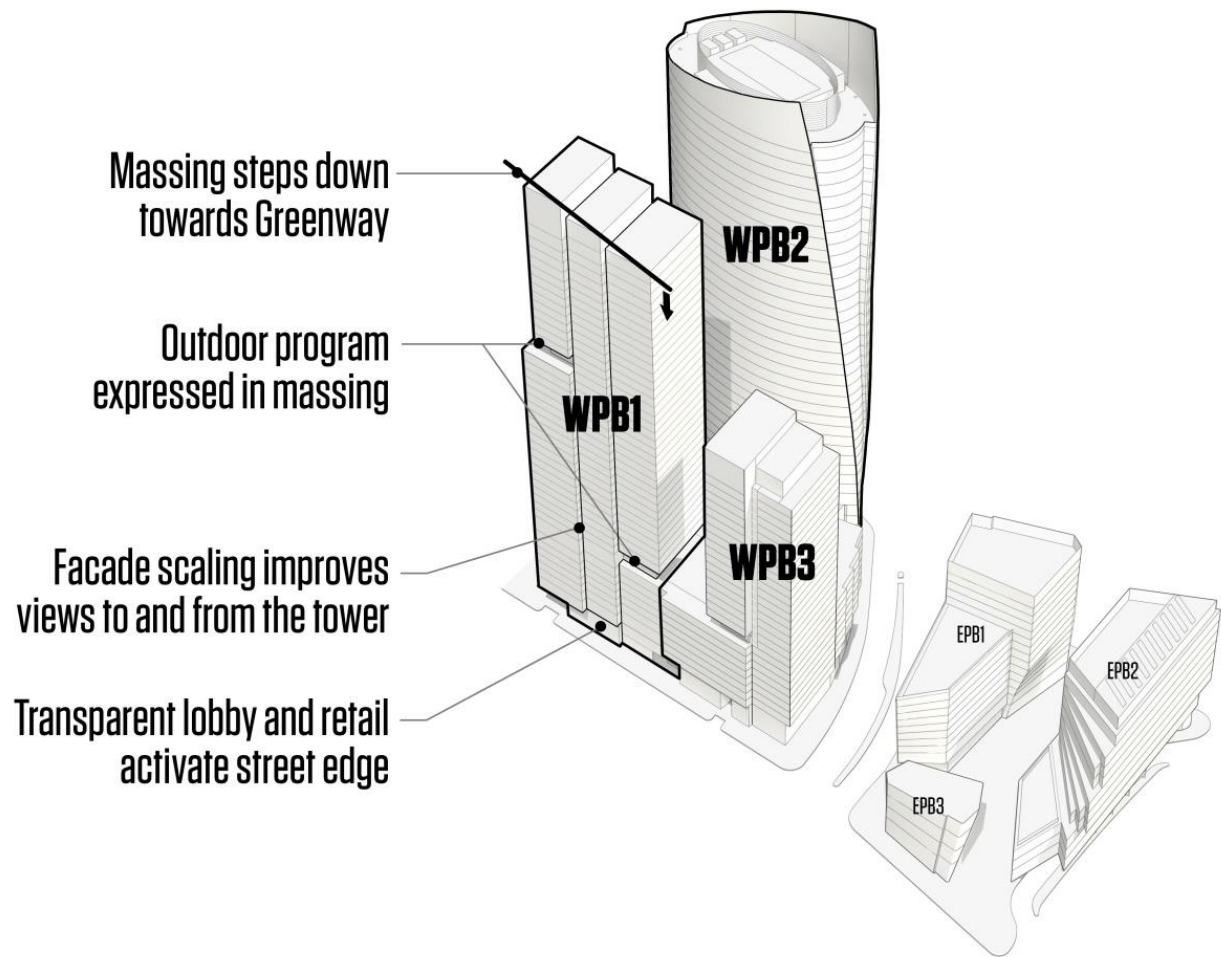
WPB₁ View from Sudbury Street – Façade Design and Proportions



WPB₁ View from Sudbury Street – Street Level and Public Realm




WPB1 Massing Summary



CURRENT DESIGN

HEIGHT	480'
UNITS	486
GSF	548,575
MAX FLOOR PLATE	UPPER 12,500 LOWER 14,100

Note: GSF includes 1,300 SF of ground floor retail



WP-B1 Residential

- Elevations / Sections
- Renderings / Perspectives

WPB1 – South Elevation & West Elevation



South Elevation



West Elevation

WPB1 – North Elevation & East Elevation

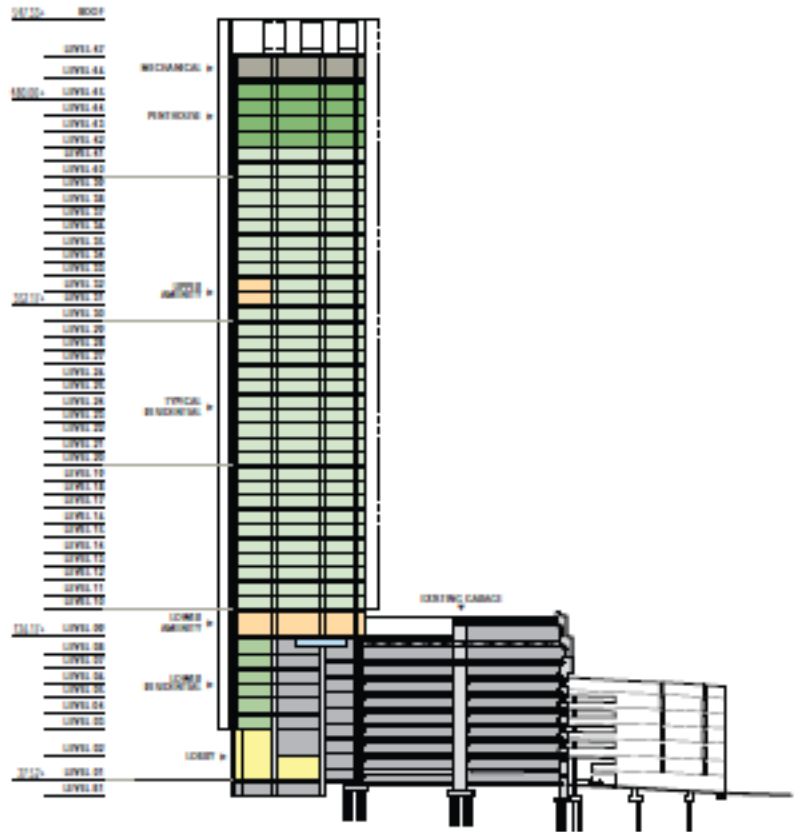


North Elevation

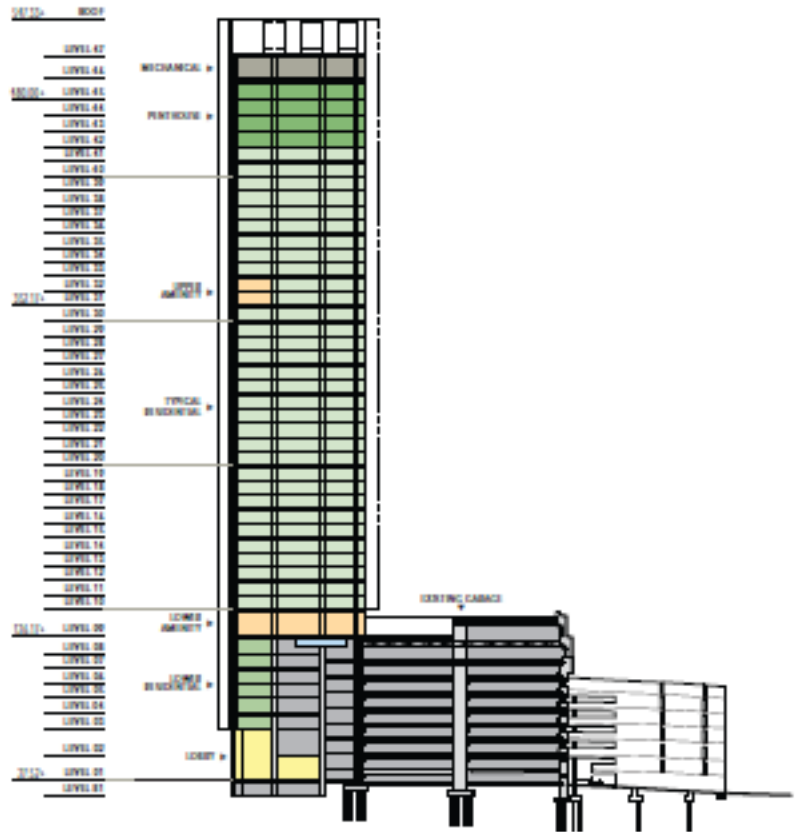


East Elevation

WPB1 – North / South Section



WPB1 – North / South Section




WPB1 – View From City Hall Plaza



WPB1 – Rendering of Residential Tower Along Boston Skyline

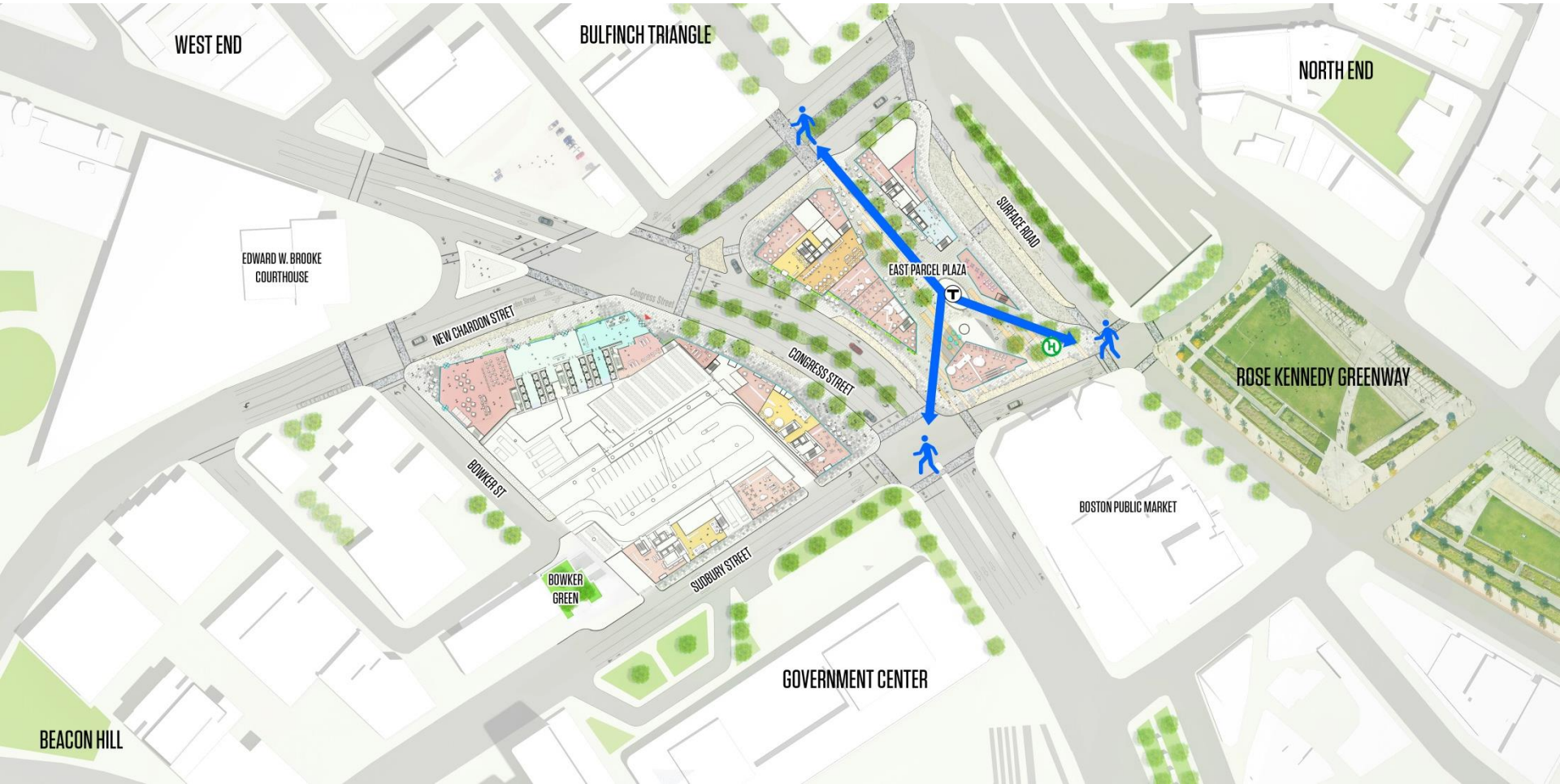


An aerial photograph of a dense urban area, likely a city center, showing a mix of high-rise buildings and lower-rise structures. A prominent yellow rectangular overlay is positioned on the left side of the image, containing the text 'WP-B1 Residential'.

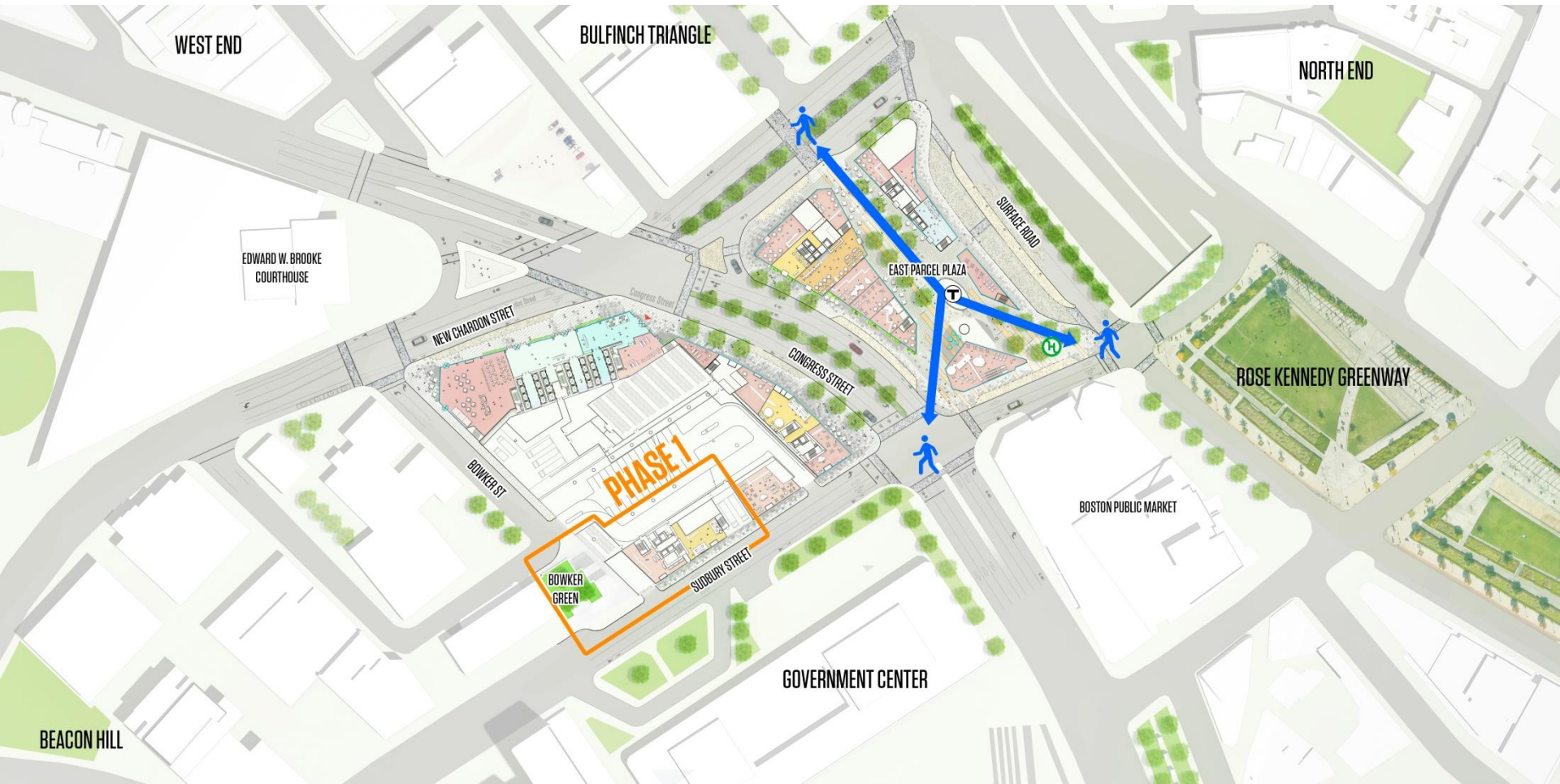
WP-B1 Residential

- Landscape & Streetscape

Landscape / Streetscape – Public Realm Plan



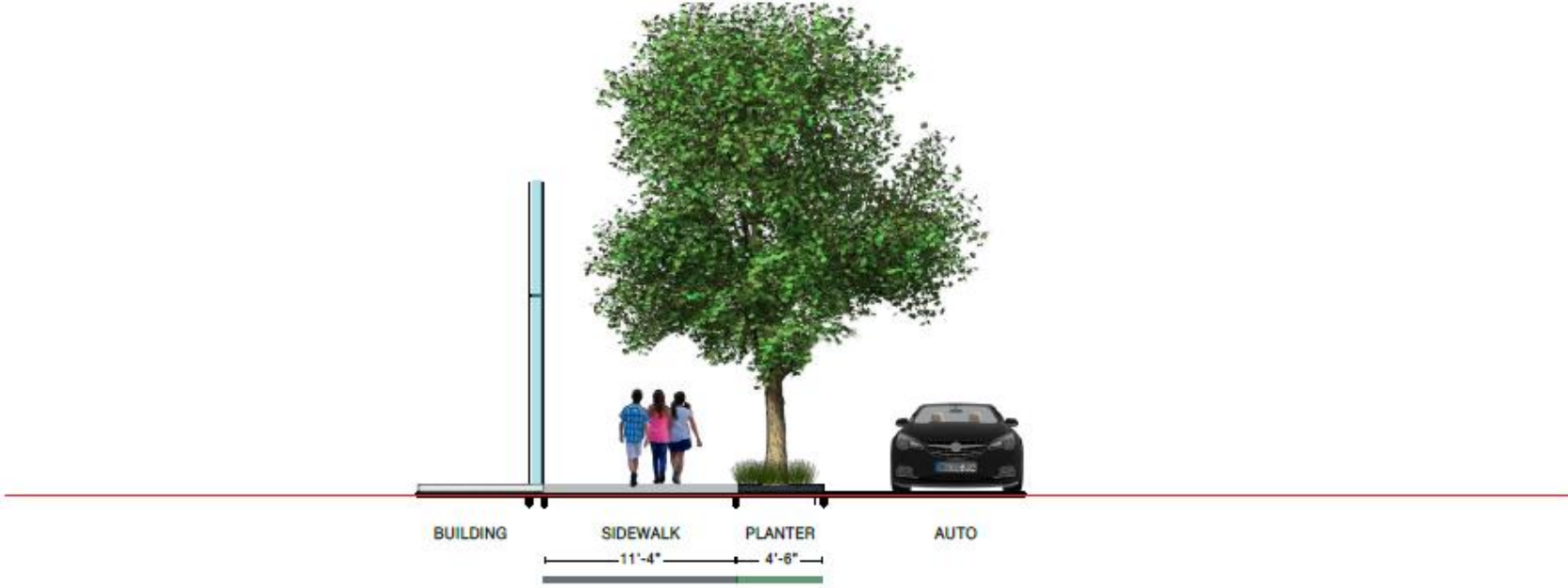
Project Site Plan – Phase 1 Outlined



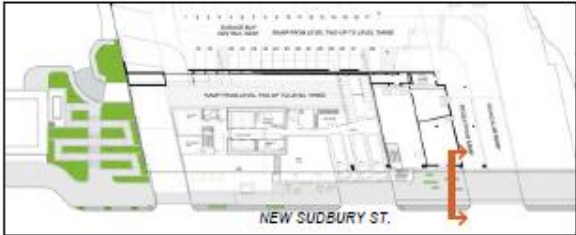
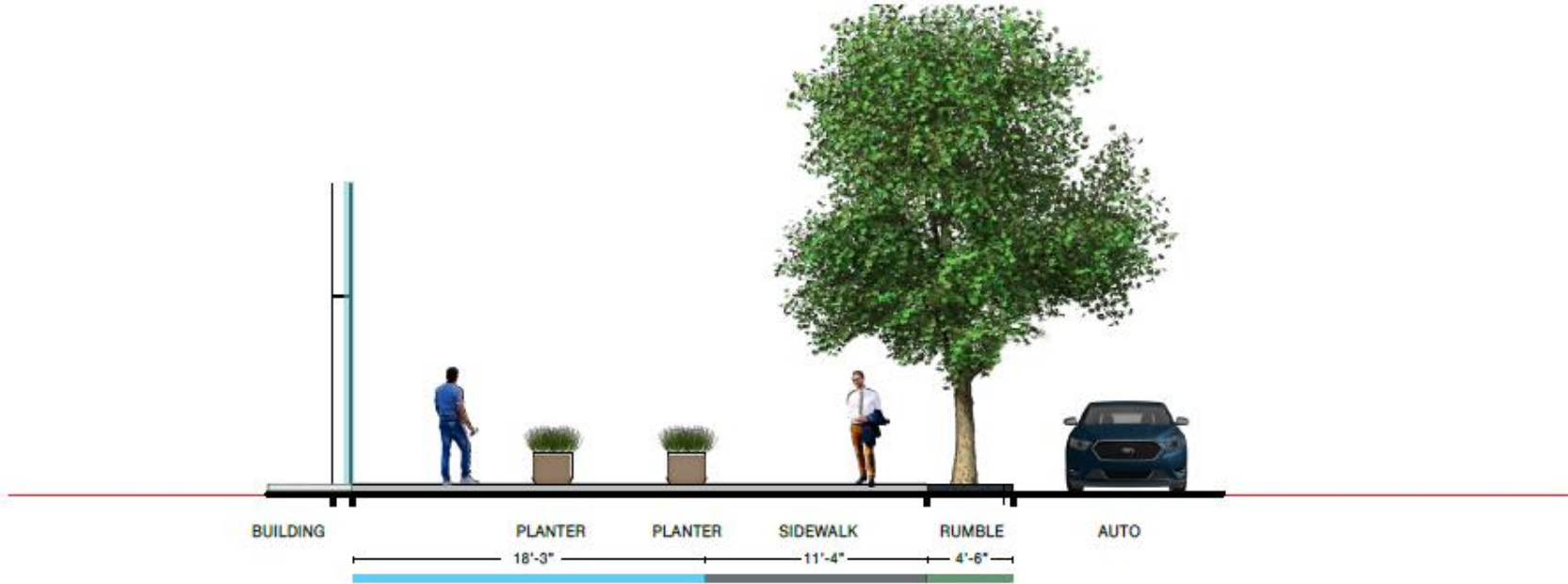
WPB1: Ground Floor Plan



WPB1 Section – New Sudbury Streetscape #1




WPB1 Section – New Sudbury Streetscape #2



WPB₁ Section Through Bowker Pedestrian Connector





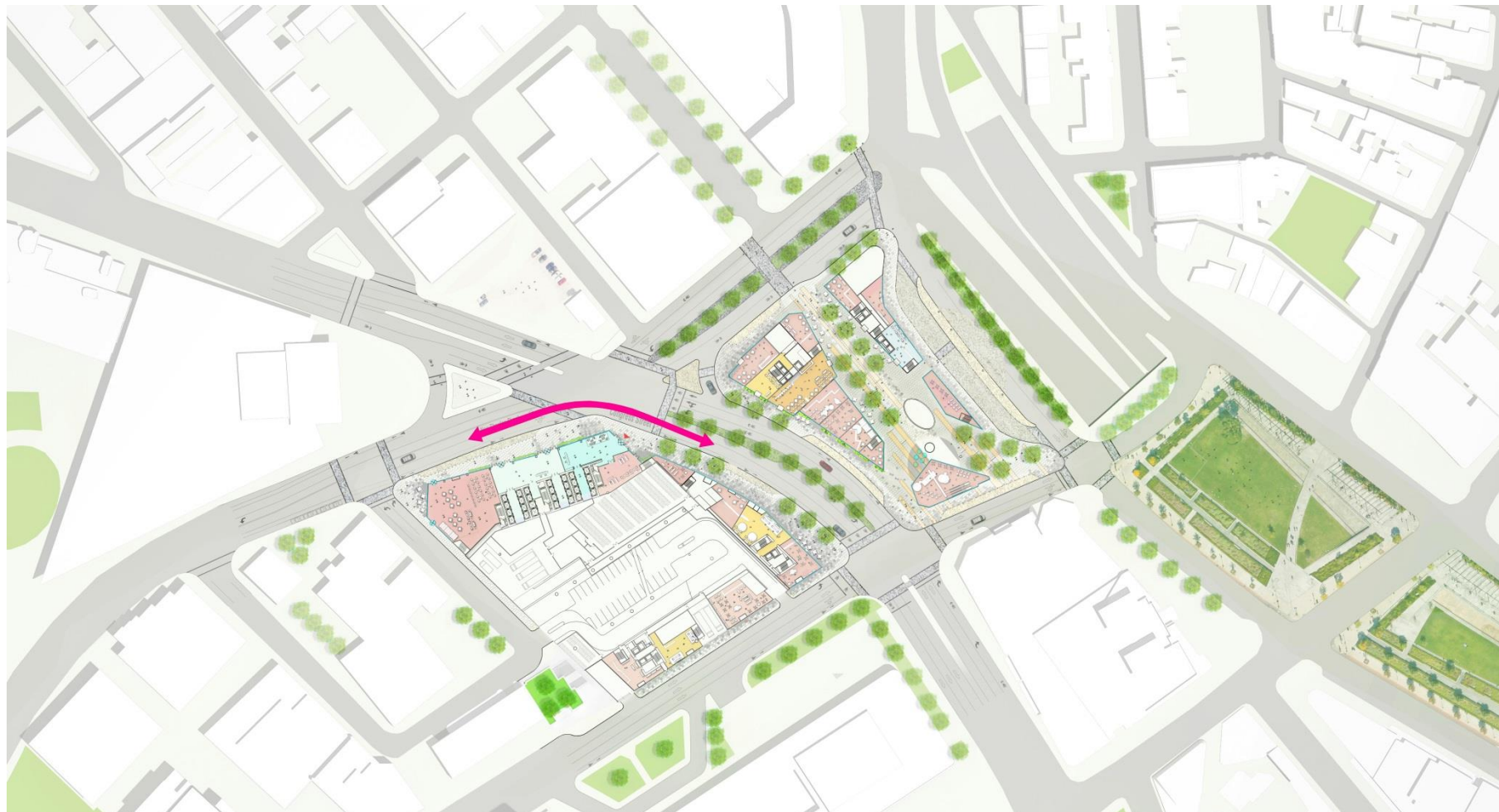
WP-B2 Office

- Massing & Design Evolution
- Elevations / Sections
- Renderings / Perspectives

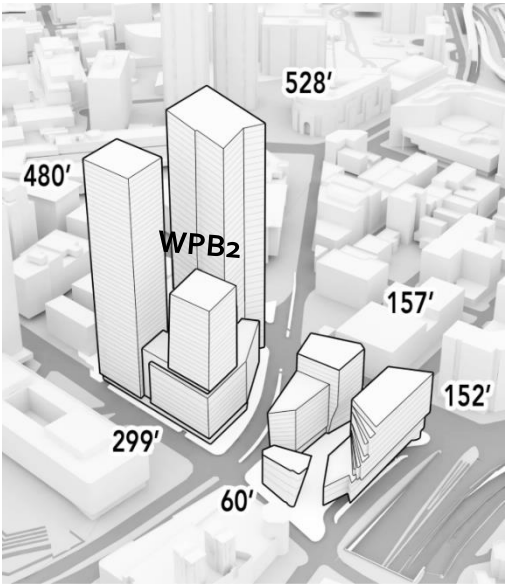
Project Site Plan – WPB2 (Phase 2) Outlined



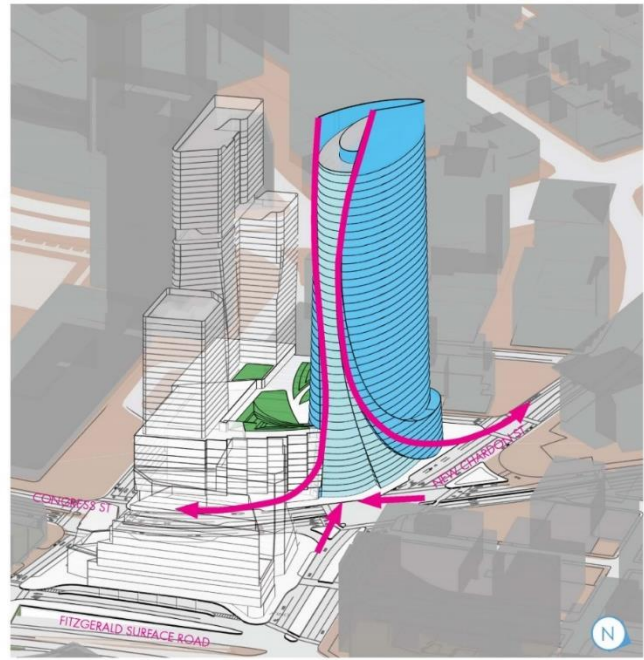
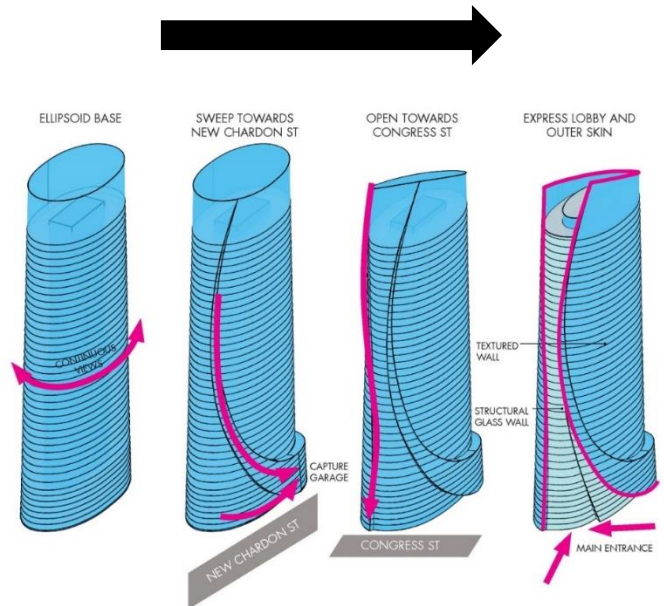
WPB2 – Civic Gesture



WPB2 Massing Evolution



Approved PDA Massing



Massing Articulation & Scaling





WP-B2 Office

- Elevations / Sections

WPB2 – West Elevation & East Elevation



West Elevation



East Elevation

WPB2 – North Elevation & South Elevation

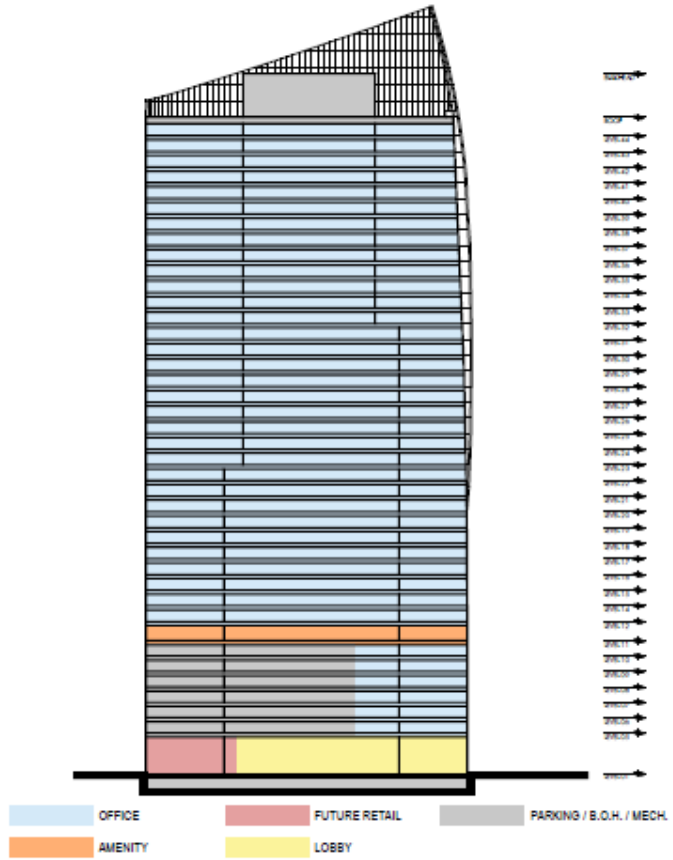


North Elevation

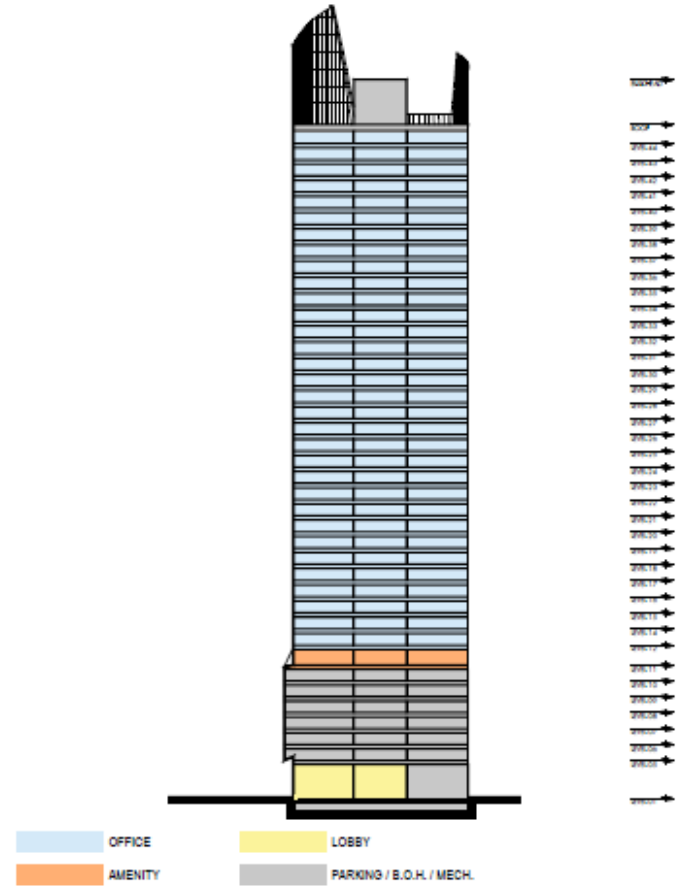


South Elevation

WPB2 – North & East Sections



North Section



East Section

An aerial photograph of a dense urban area, likely downtown New York City, showing a mix of skyscrapers and older buildings. A blue semi-transparent rectangular box is overlaid on the left side of the image, containing white text. To the right of this box, a grey semi-transparent rectangular box contains a bulleted list. The background image shows a mix of architectural styles, including modern glass-fronted towers and older brick buildings, with some green spaces and streets visible.

WP-B2 Office

- Renderings & Perspectives
- Landscape & Streetscape

WPB2 Public Realm Plan



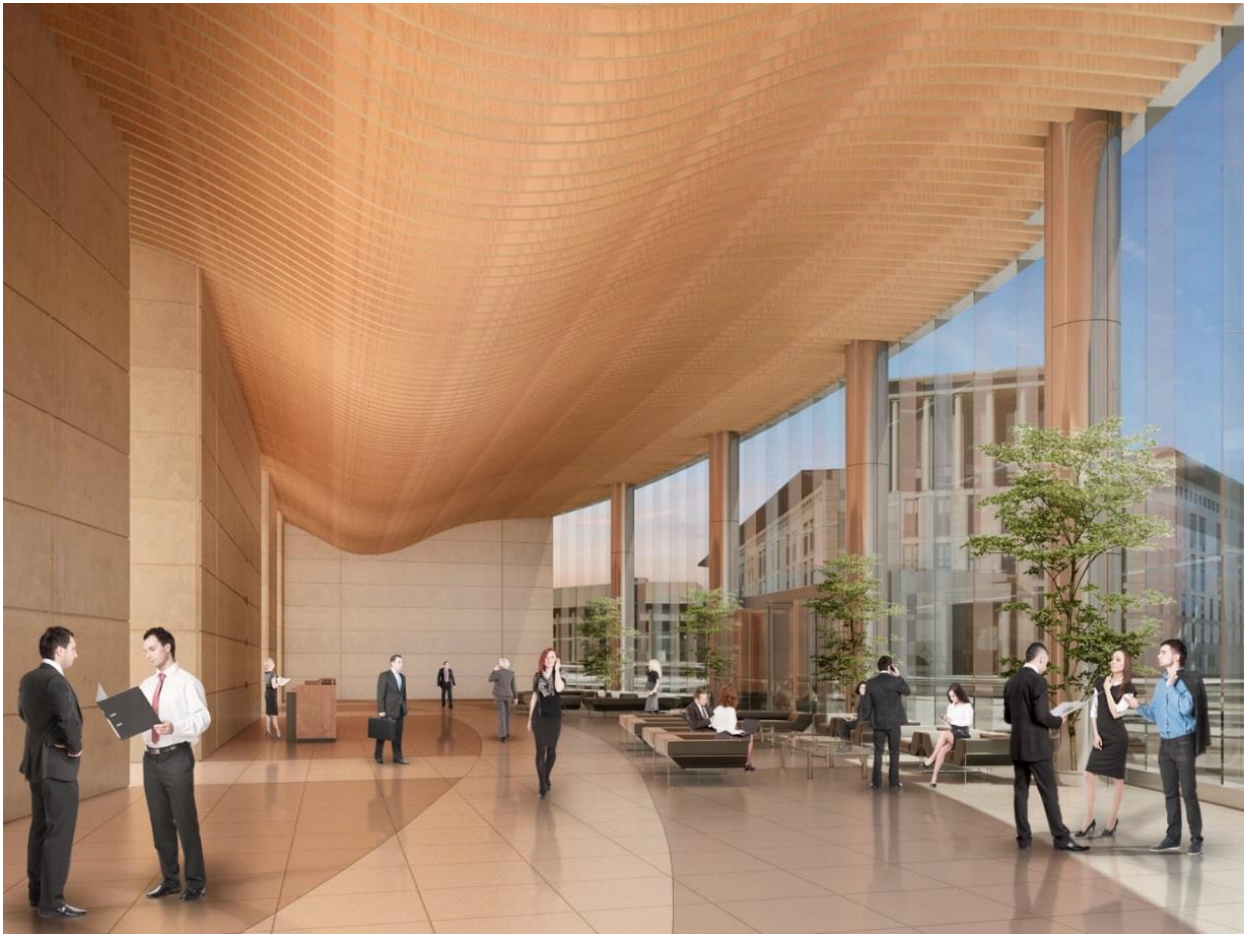
WPB2 – Public Realm Sketches



WPB2 – Public Realm Sketches



WPB2 Images – Interior Lobby



WPB2 Images – Day and Dusk Renderings



CURRENT DESIGN

HEIGHT	528'
APPROVED AREA GSF	1,012,000
MAX FLOOR PLATE GSF	UPPER 28,000
	LOWER 28,700

Note: GSF includes 10,800 SF of ground floor retail

WPB2 – Rendering Along Boston Skyline (Includes WPB1)



GOVERNMENT CENTER GARAGE REDEVELOPMENT

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