

The Hub on Causeway

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

PRESENTATION TO BOSTON CIVIC DESIGN COMMISSION

02 FEBRUARY 2016



The Hub on Causeway

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

RESIDENTIAL TOWER

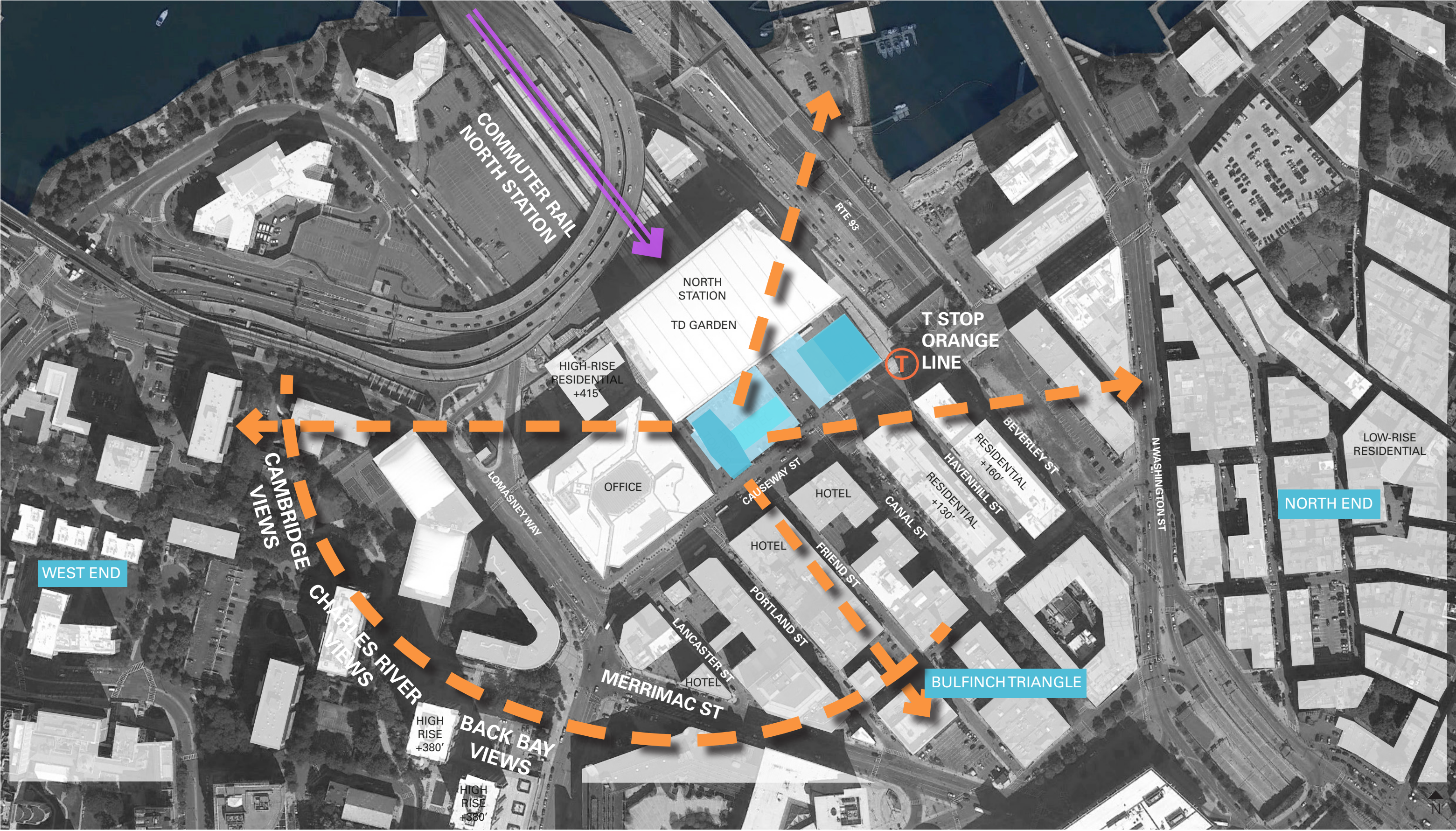
02 FEBRUARY 2016



RESIDENTIAL REFINEMENTS

1. STUDIED THE PATTERN OF THE FACADE.
2. RESOLVED THE PATTERN OF THE FACADE AROUND THE BUILDING.
3. INTRODUCED LESS REFLECTIVE GLASS ON THE NORTH SIDE TO REINFORCE THE PATTERN OF THE FACADE.

SITE ANALYSIS VIEW DIAGRAMS



SITE ANALYSIS VIEWS 400'

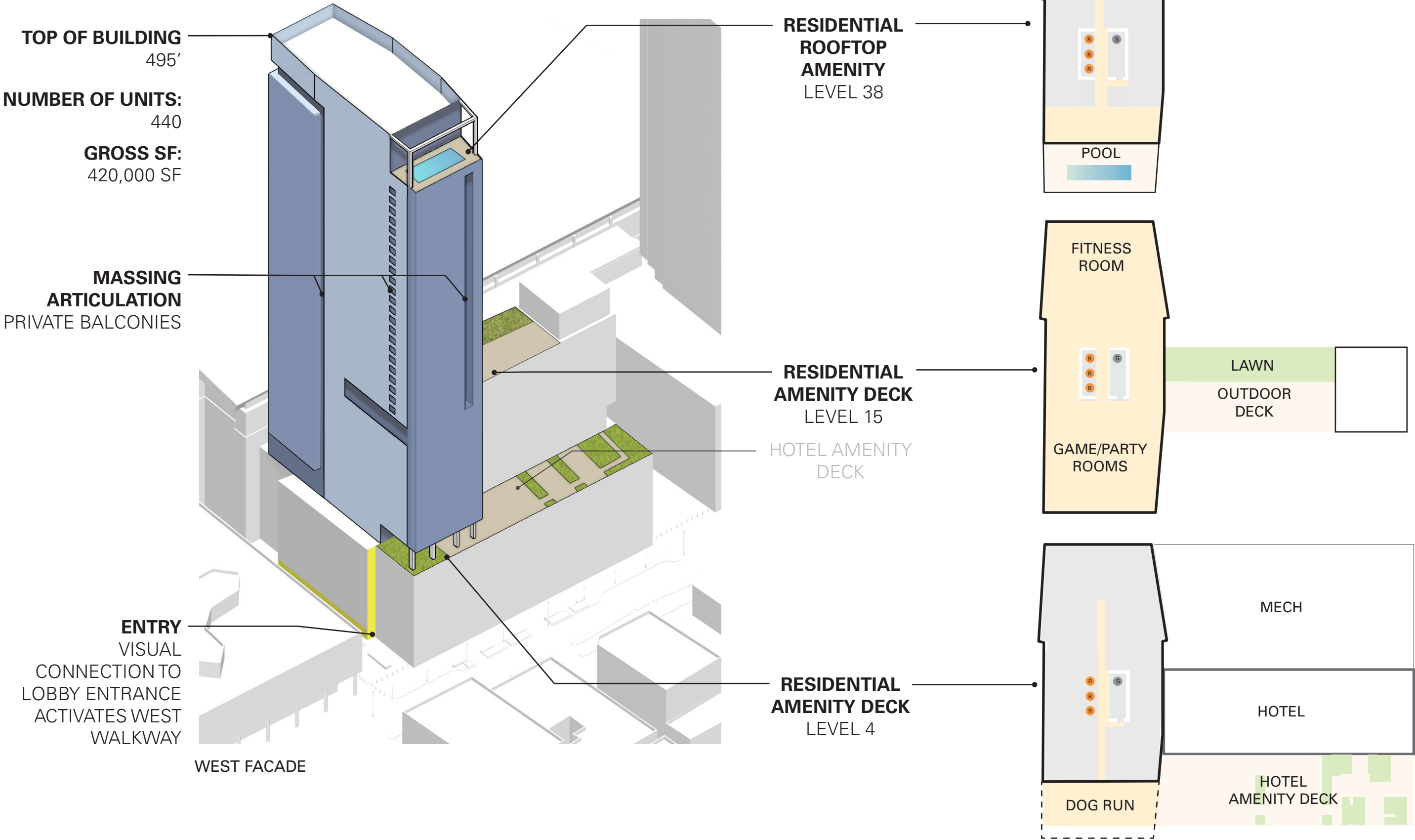


PANORAMIC VIEW LOOKING SOUTH

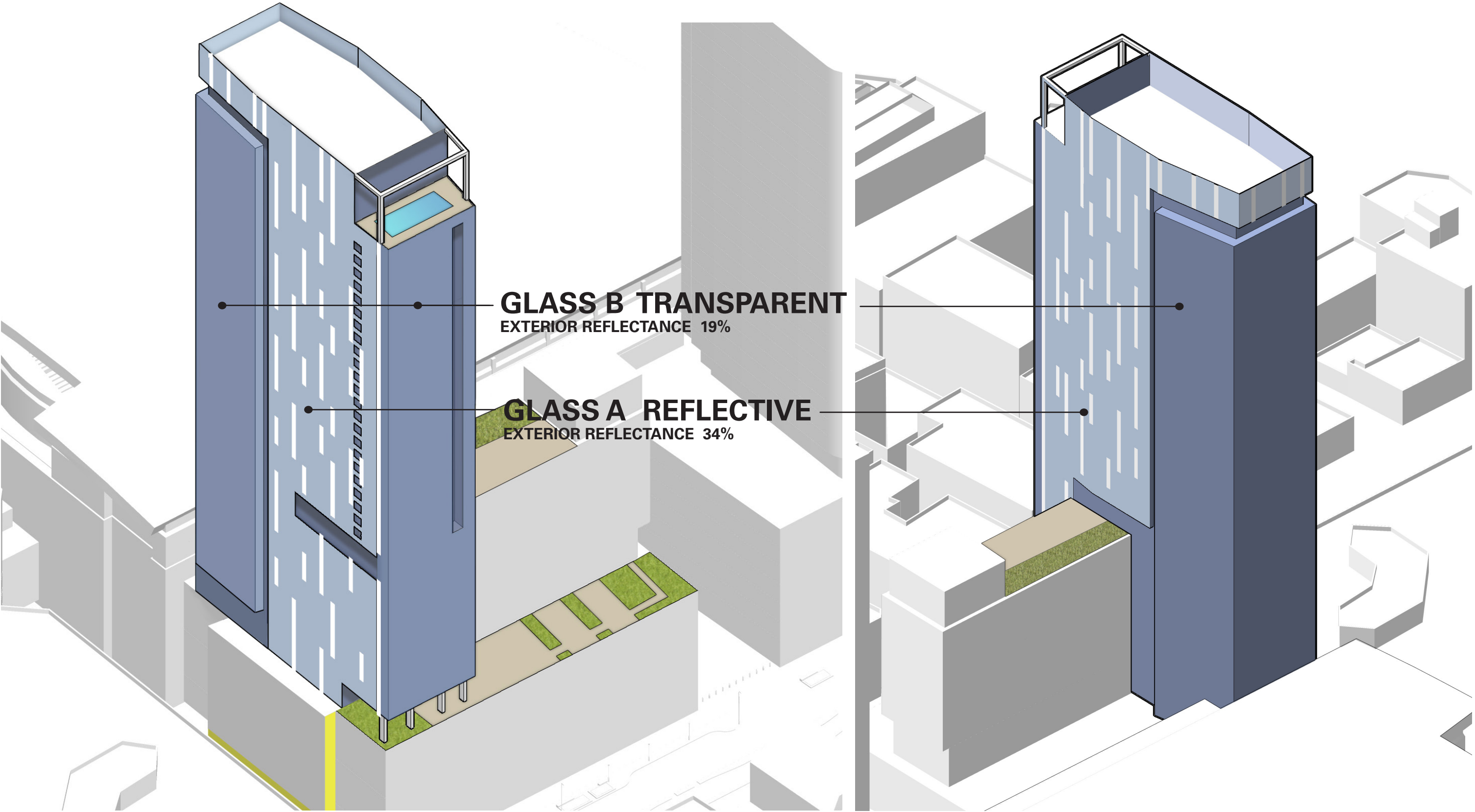


PANORAMIC VIEW LOOKING NORTH

DESIGN FROM THE INSIDE OUT MASSING / AMENITIES



FACADE PATTERN & TOWER MASSING



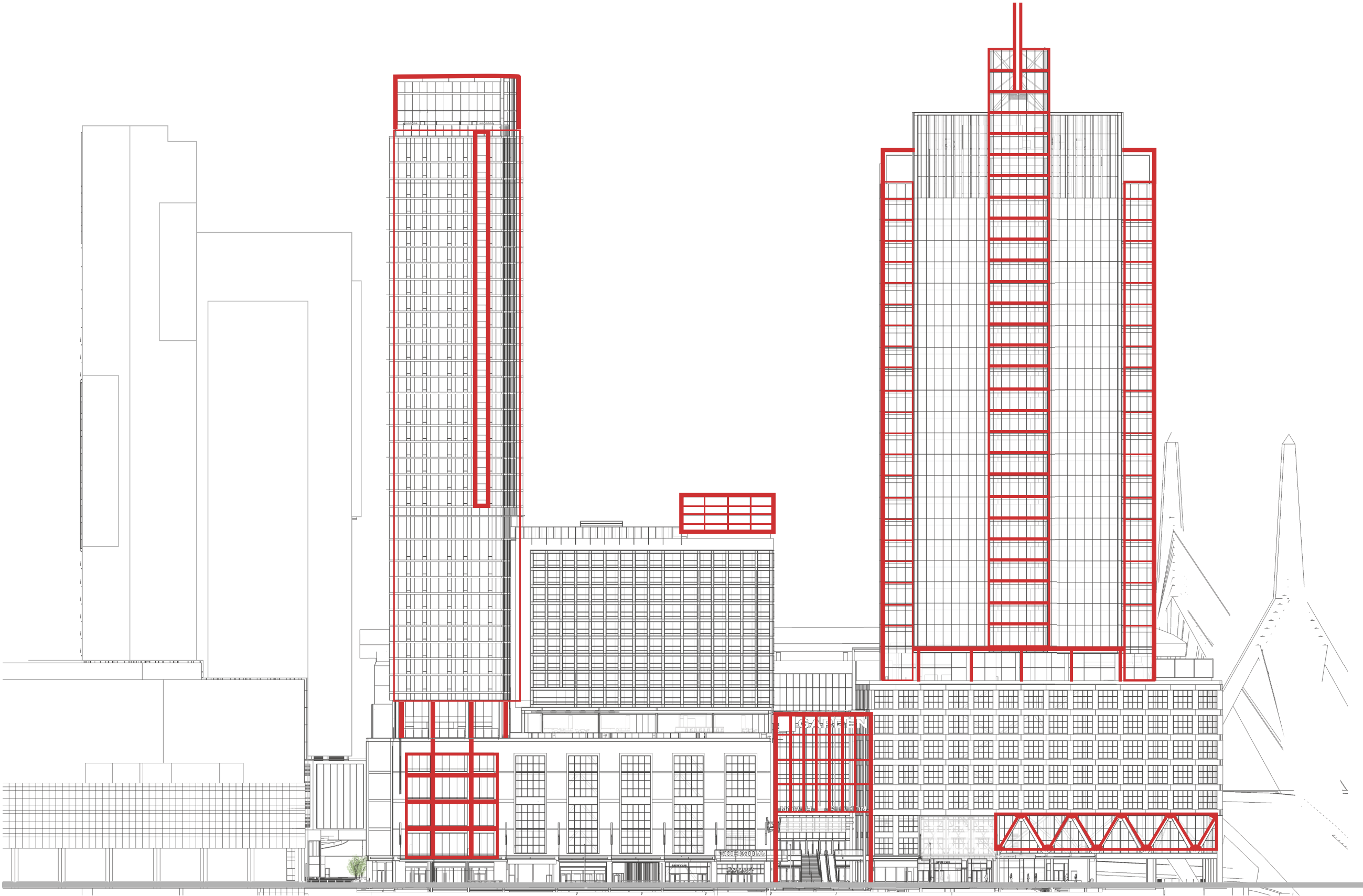
VIEW LOOKING NORTHEAST

VIEW LOOKING SOUTHWEST

RESIDENTIAL VIEW LOOKING NORTH EAST



UNIFYING ELEMENTS ARTICULATION





RESIDENTIAL VIEW NORTH EAST AERIAL

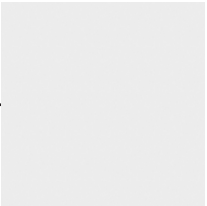
01.19.2016



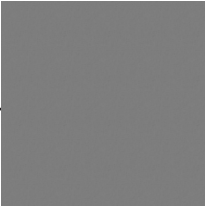
PROPOSED



METAL PANEL PAINT COLORS

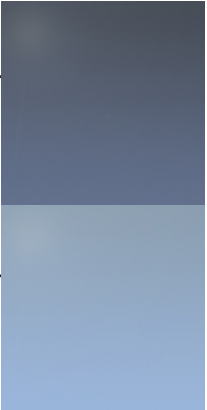


PPG - SUNLIGHT SILVER
LIGHT ACCENT COLOR



PPG - SILVERSTORM
DARK ACCENT COLOR

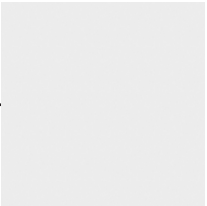
GLAZING COLOR /TYPE



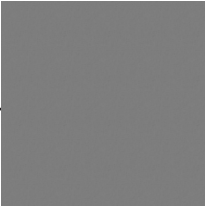
GLASS B
VIRACON - VE1-42
SOUTH ELEVATION / AMENITY

GLASS A
VIRACON - VRE1-46
FIELD CONDITION

METAL PANEL PAINT COLORS

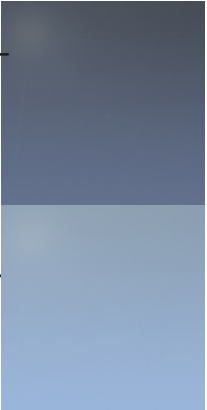


PPG - SUNLIGHT SILVER
LIGHT ACCENT COLOR



PPG - SILVERSTORM
DARK ACCENT COLOR

GLAZING COLOR /TYPE



GLASS B
VIRACON - VE1-42
SOUTH ELEVATION / AMENITY

GLASS A
VIRACON - VRE1-46
FIELD CONDITION

GLASSTYPES PALETTE #1 EXAMPLES



STATE & LAKE CHICAGO, IL



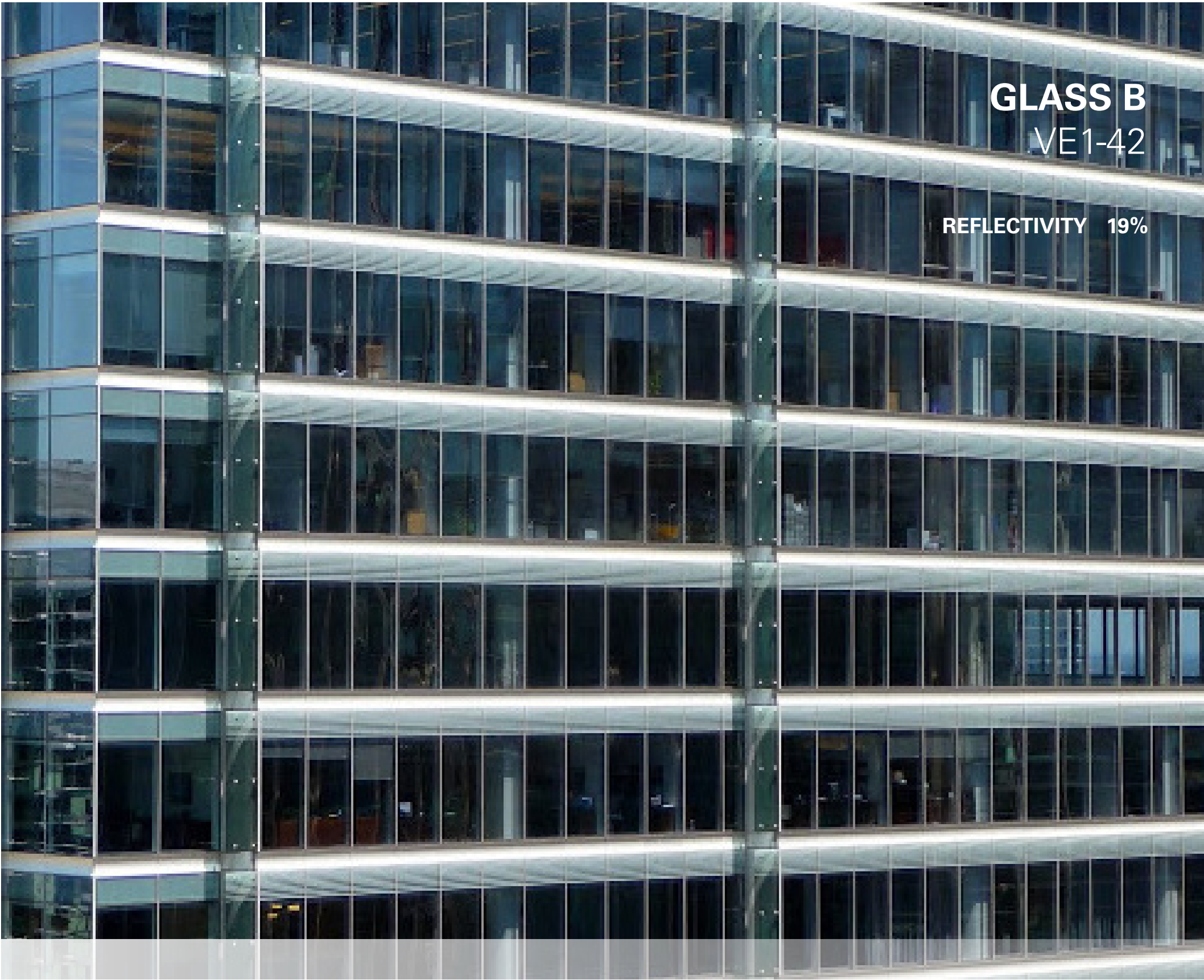
GLASS A
VRE1-46

REFLECTIVITY 34%

GLASSTYPES PALETTE #1 EXAMPLES



MESIROW FINANCIAL CHICAGO, IL



GLASS B
VE1-42

REFLECTIVITY 19%

VIEW FROM BRIDGE LOOKING SOUTH

01.19.2016



PROPOSED



VIEW FROM BRIDGE LOOKING SOUTH

01.19.2016



PROPOSED



RESIDENTIAL VIEW LOOKING WEST

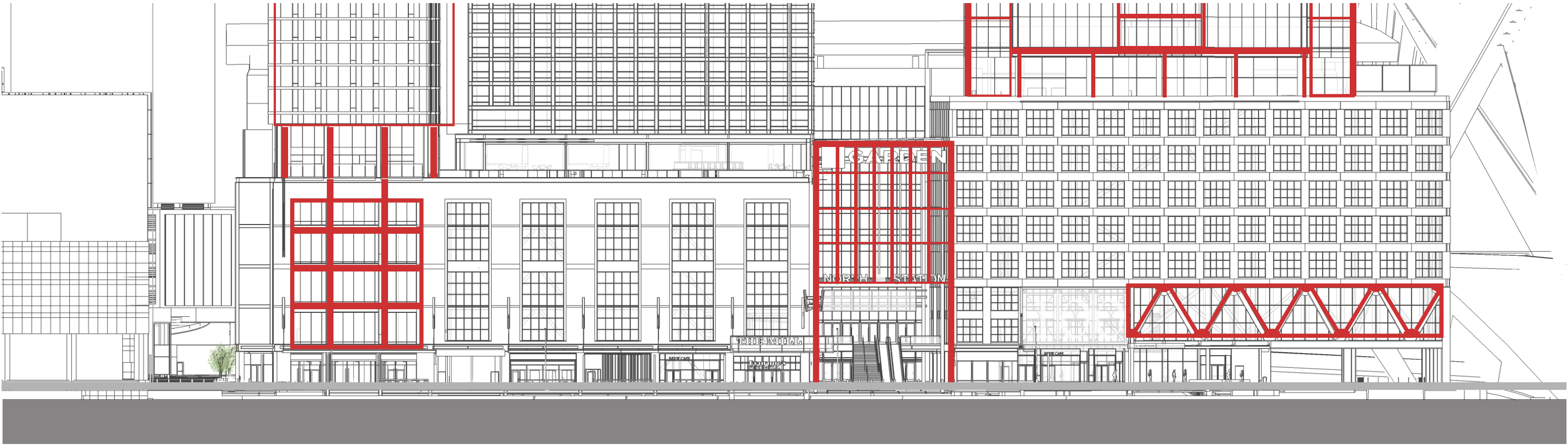
01.19.2016



PROPOSED



UNIFYING ELEMENTS ARTICULATION



RESIDENTIAL TOWER INTEGRATED WITH PODIUM

PROPOSED



The Hub on Causeway

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

HOTEL

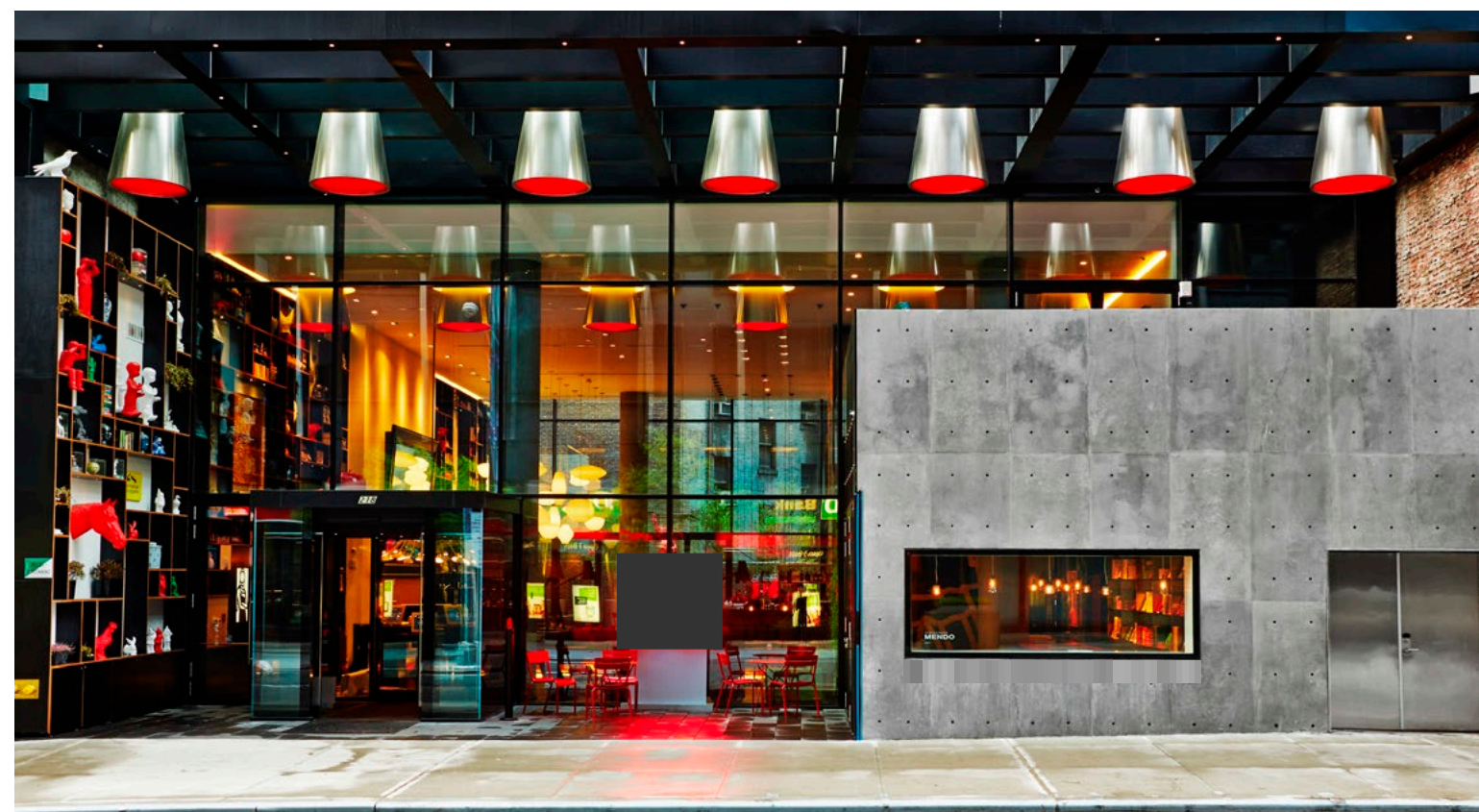
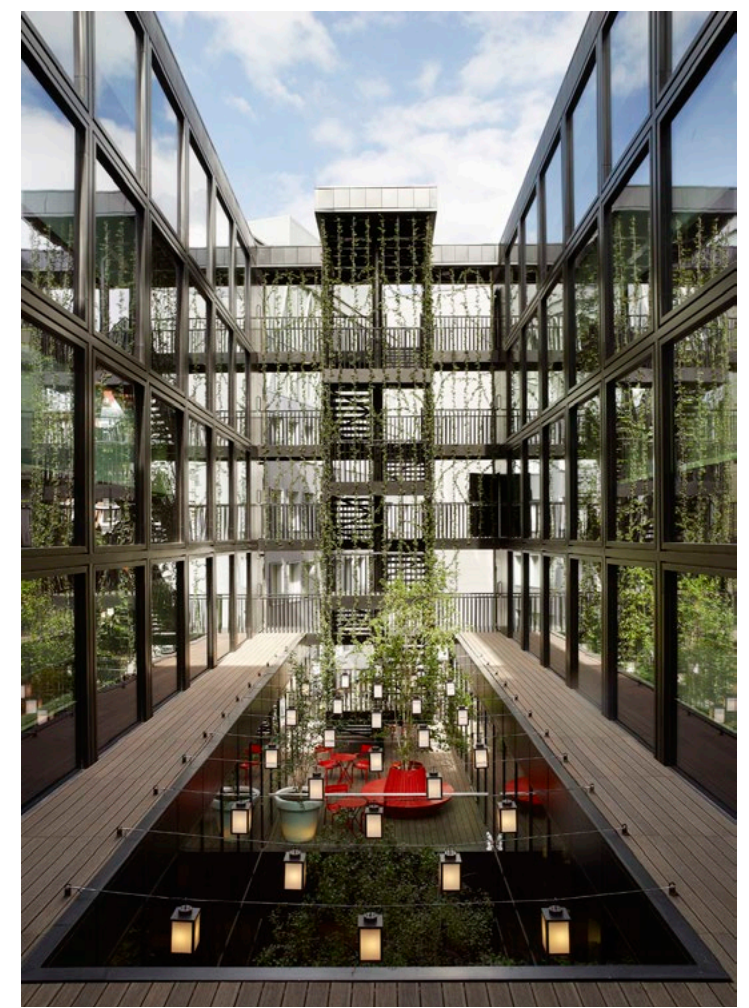
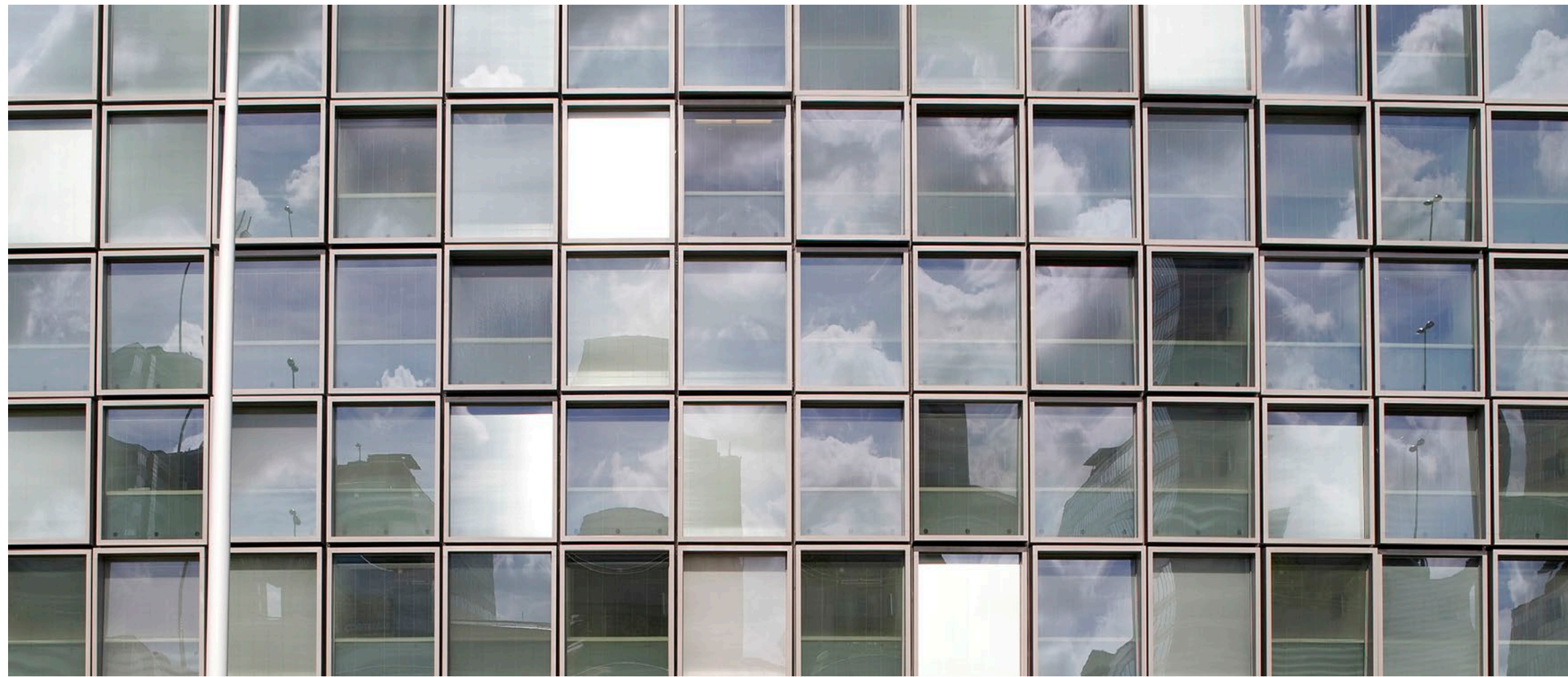
02 FEBRUARY 2016



















The Hub on Causeway

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

OFFICE TOWER

02 FEBRUARY 2016



WHERE WE WERE



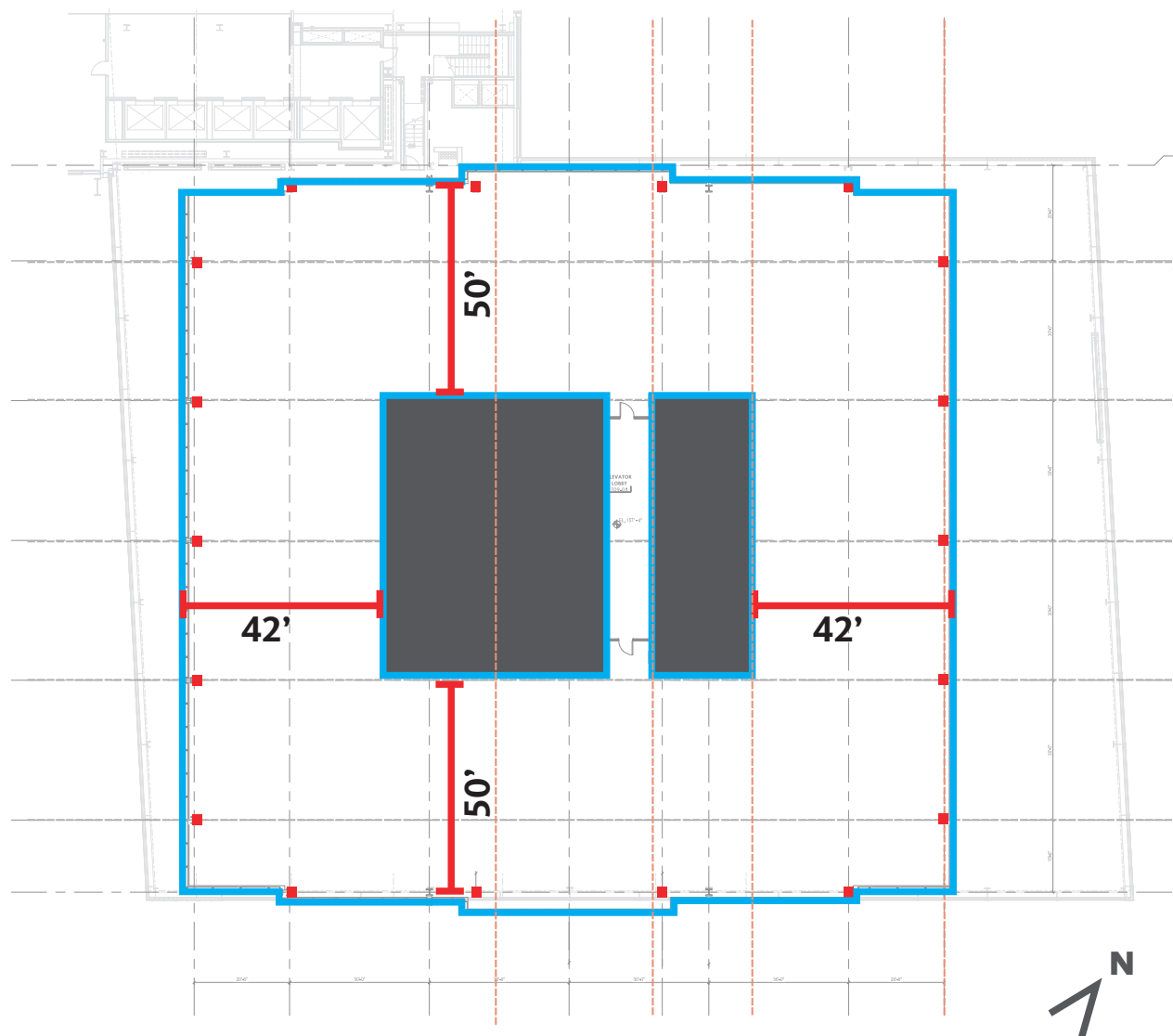
UPDATES BCDC

- 1 SITE RESPONSIVE**
INFORMED BY PLACE
- 2 PROPORTIONS**
STRIVING TO BE TALLER
- 3 CONTEXT**
CONSIDER THE COMPLEX
- 4 IDENTITY**
MODERN MACHINE

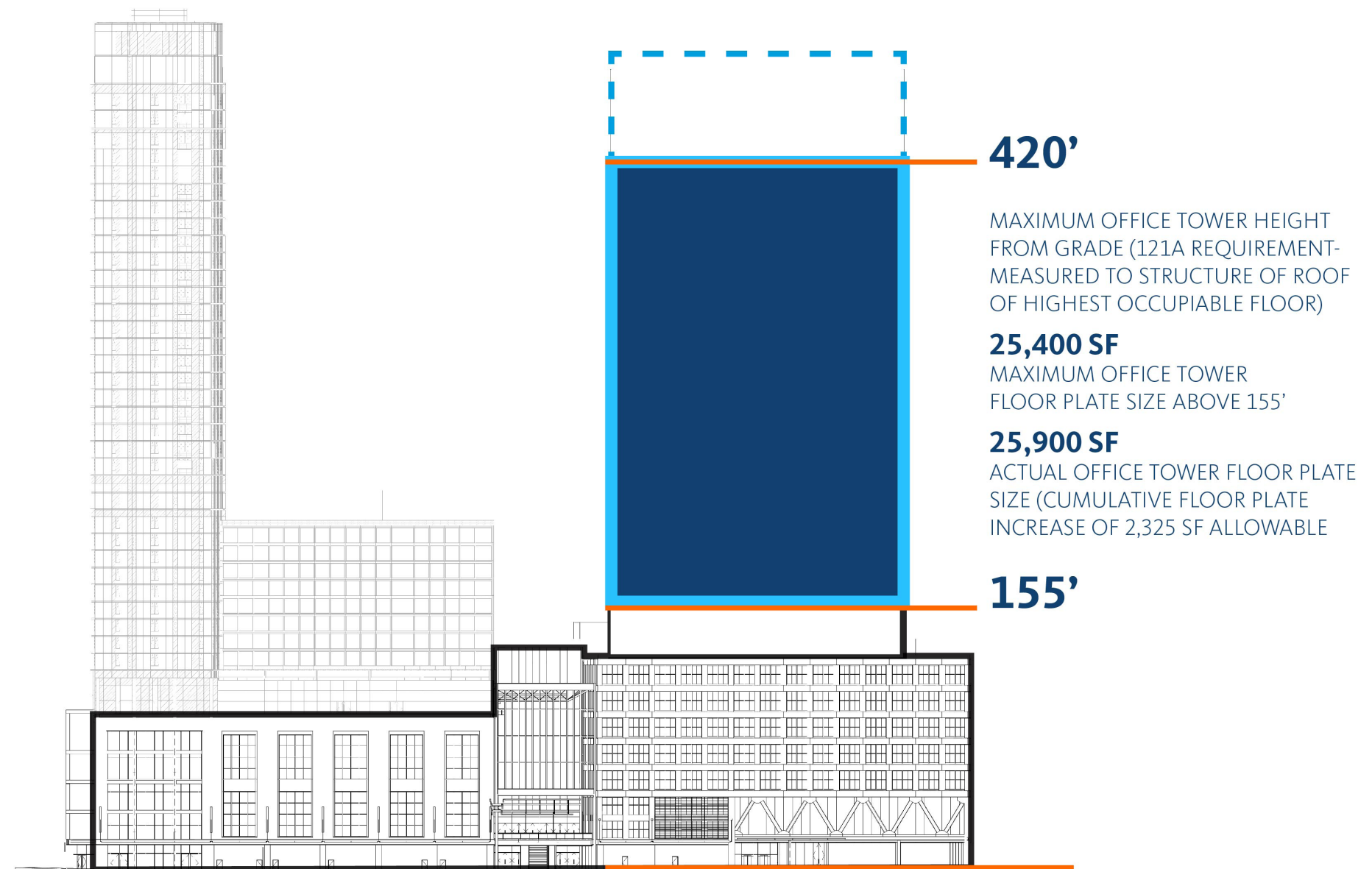
PARAMETERS

COLUMNS CORE AND FOUNDATION LOADS SET BY PODIUM STRUCTURE

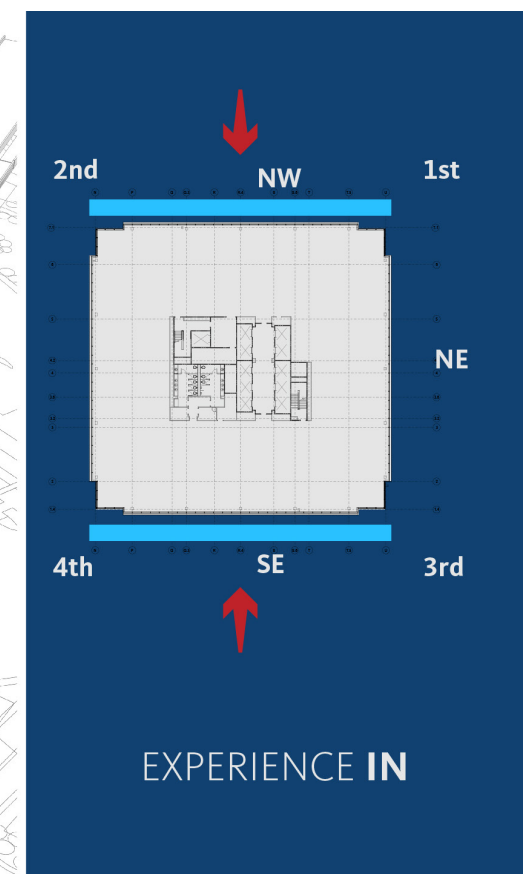
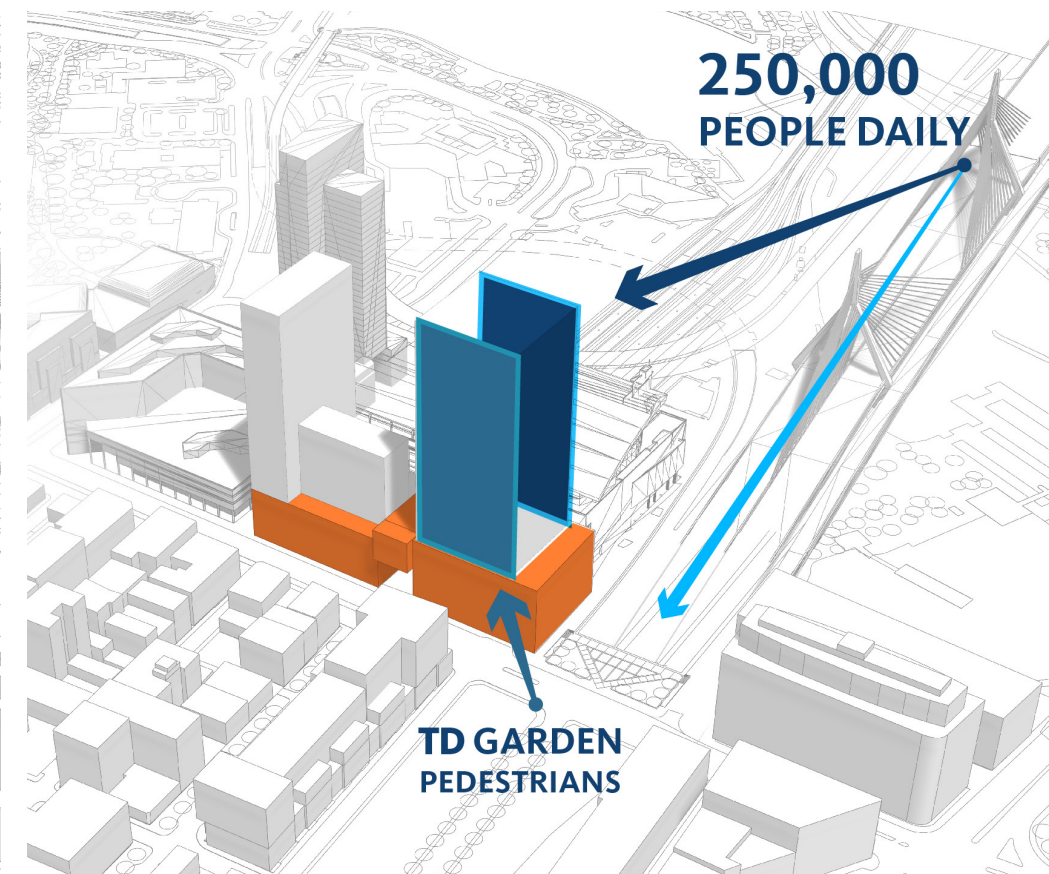
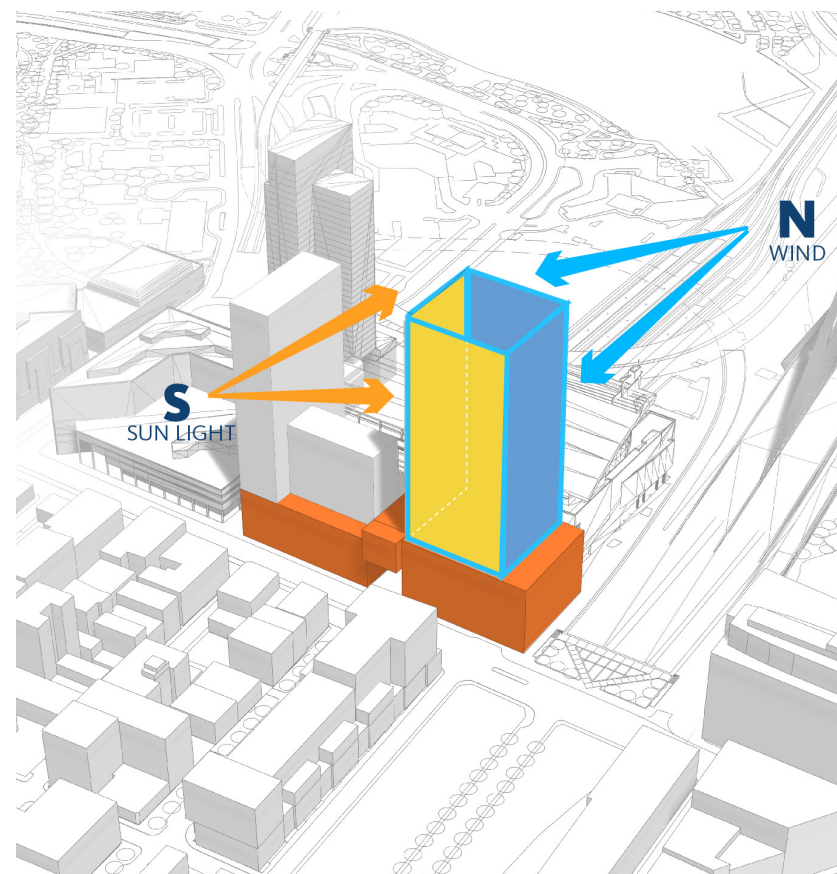
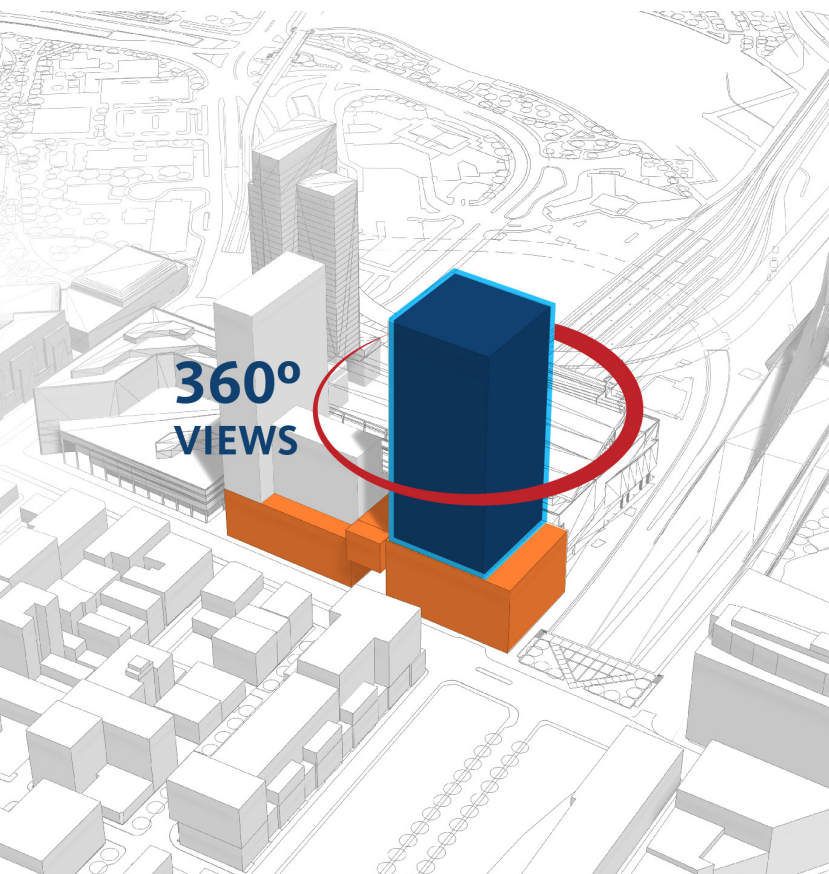
1. HIGHEST OCCUPIABLE FLOOR HEIGHT: 420'
2. TOTAL GSF / RSF
3. ENCLOSED PENTHOUSE (MAX 1/3 OF AREA OF FLOOR BELOW)
4. LEED PLATINUM



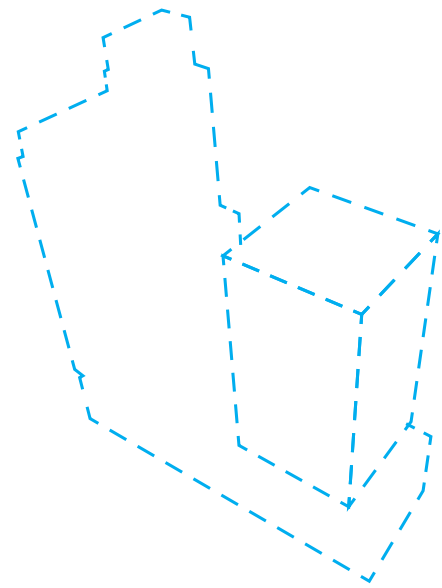
LANDING POINTS LOCKED DUE TO LANDING ON ORANGE AND GREEN TUNNELS



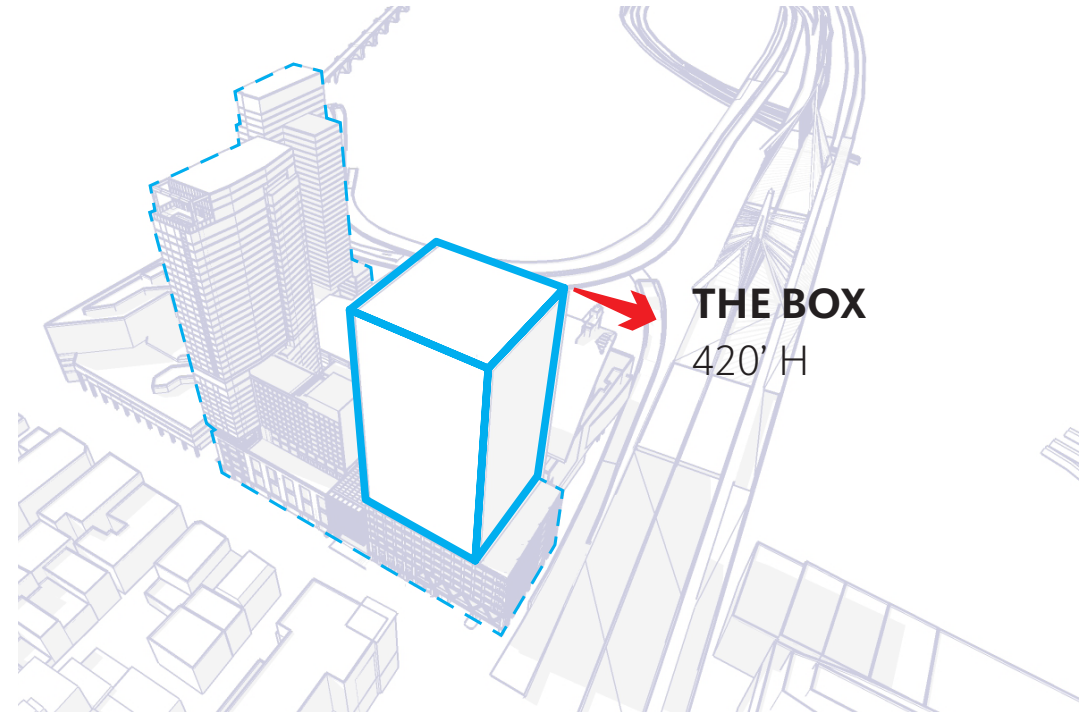
SITE RESPONSIVE



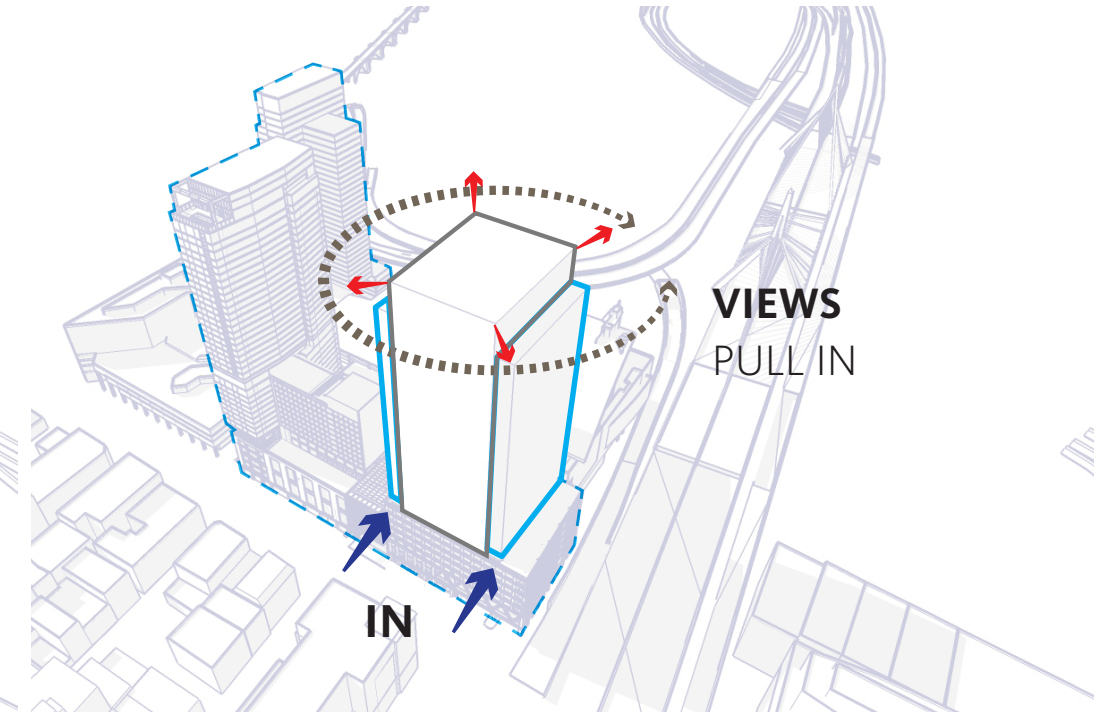
PROPORTIONS



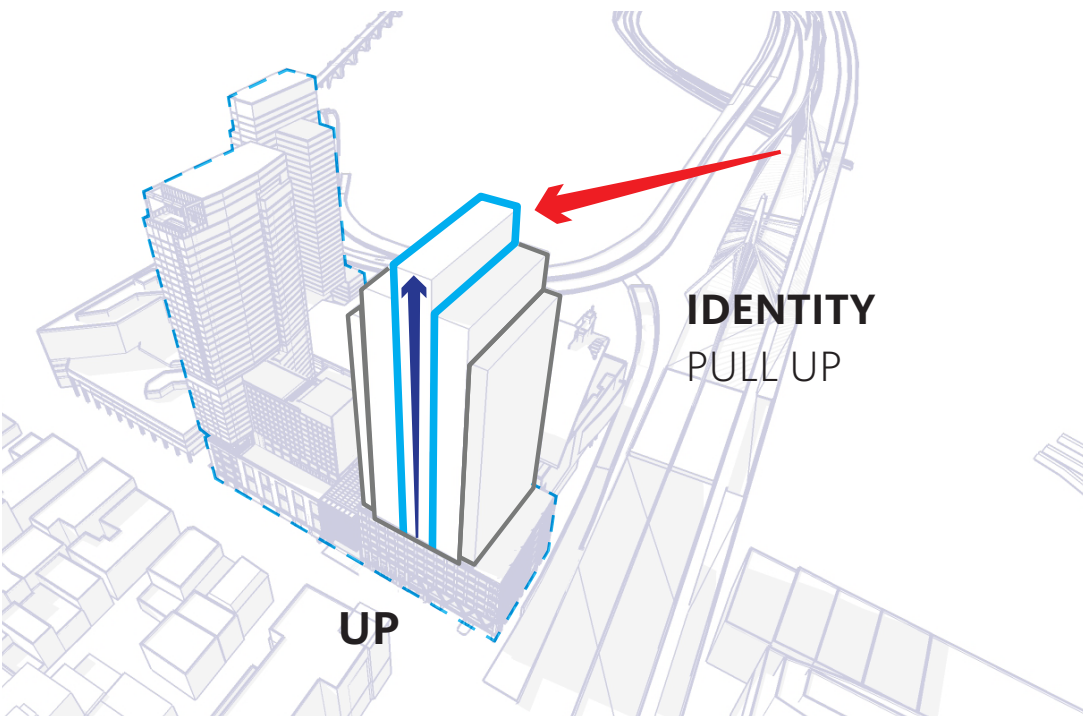
THE HUB
CUSEWAY



THE BOX
420' H

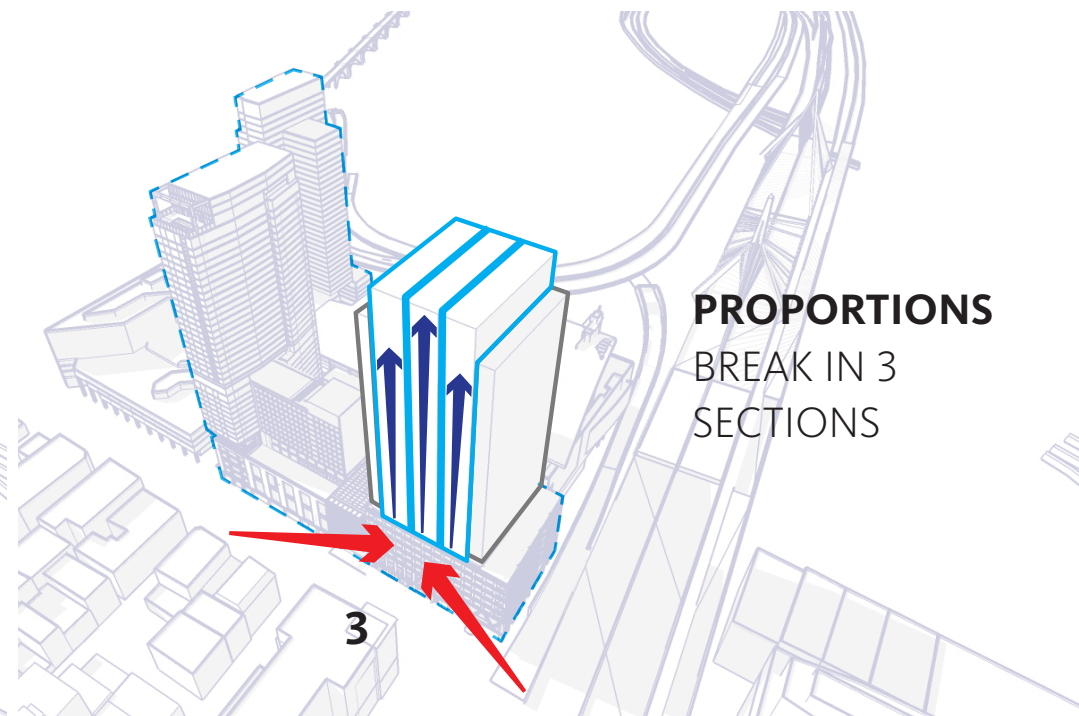


VIEWS
PULL IN



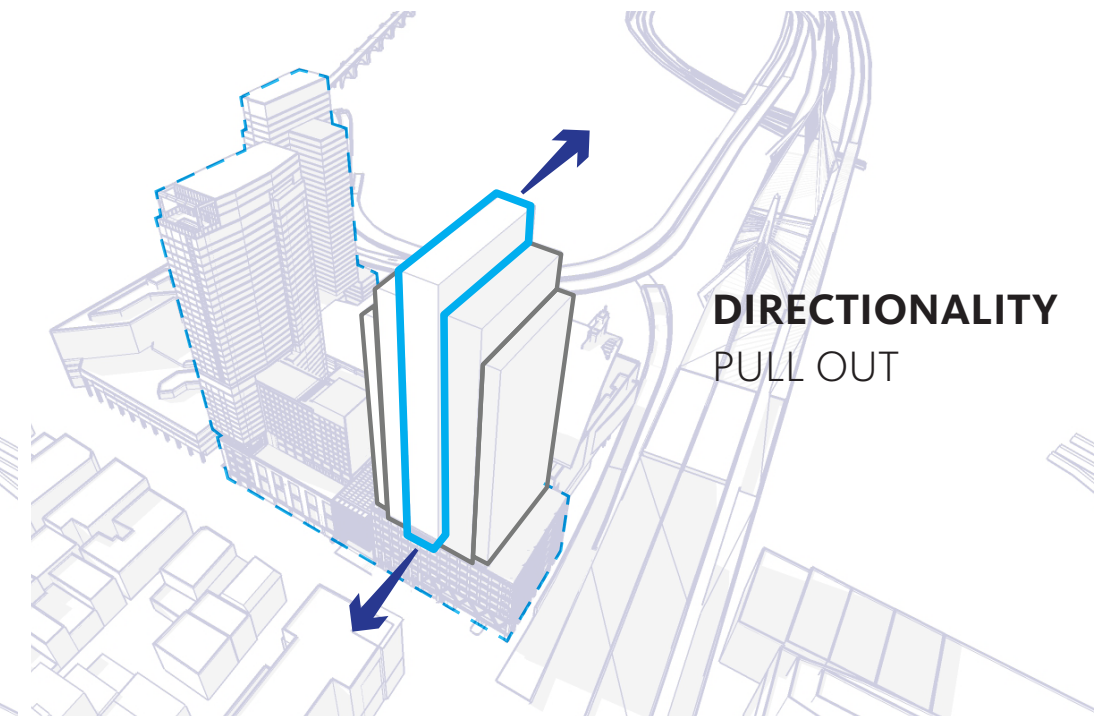
IDENTITY
PULL UP

UP



PROPORTIONS
BREAK IN 3
SECTIONS

3



DIRECTIONALITY
PULL OUT

CONTEXT SKYLINE



CONTEXT URBAN FABRIC



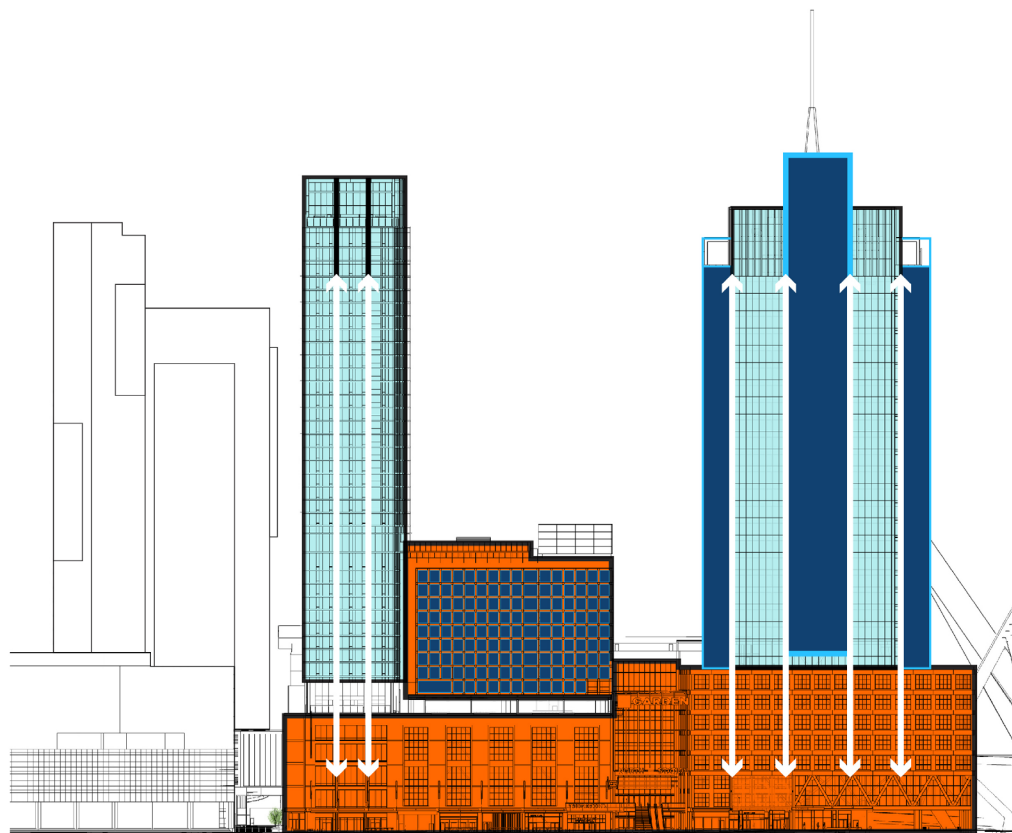
CONTEXT PHASE 1



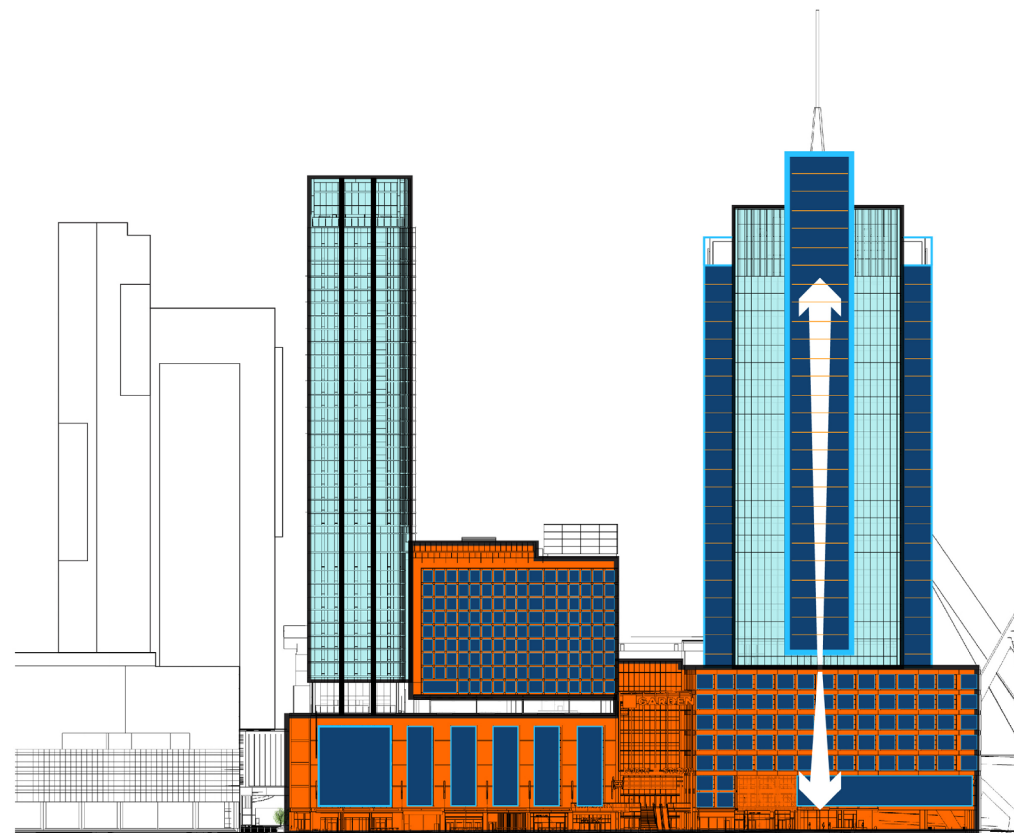
CONTEXT PHASE 2



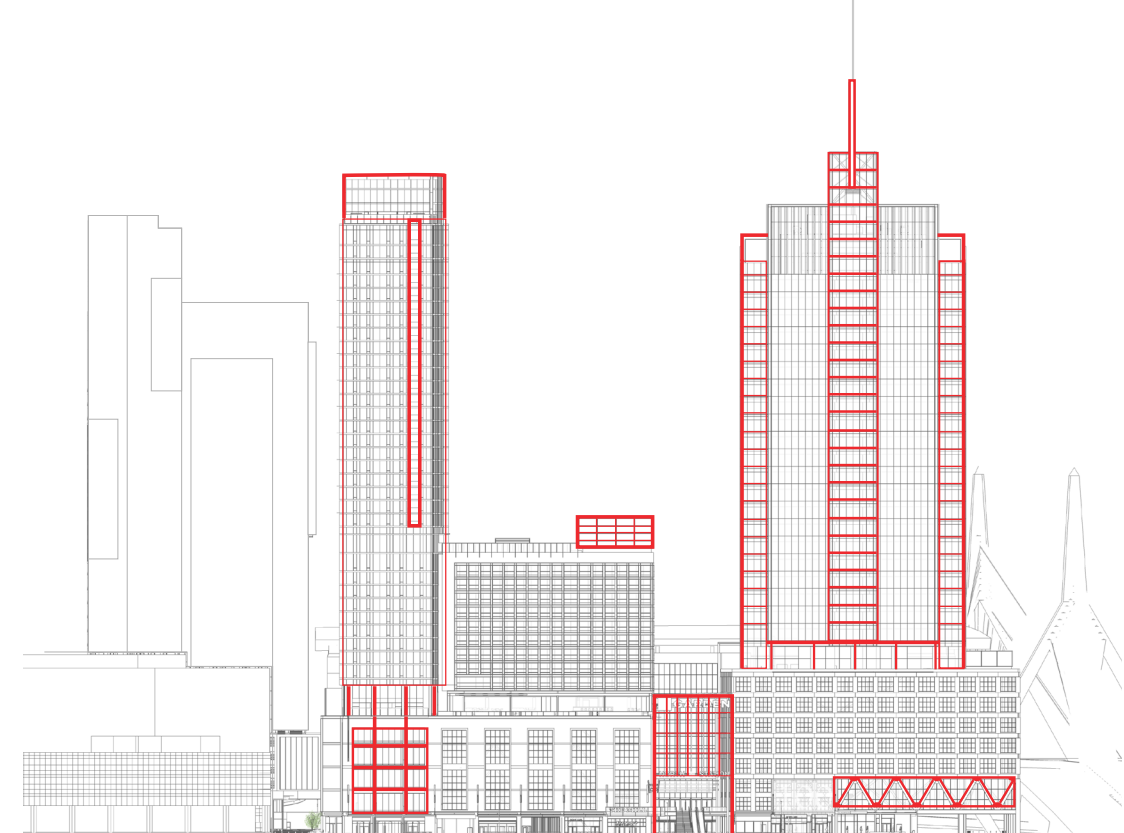
CONTEXT HUB ON CAUSEWAY



GRID

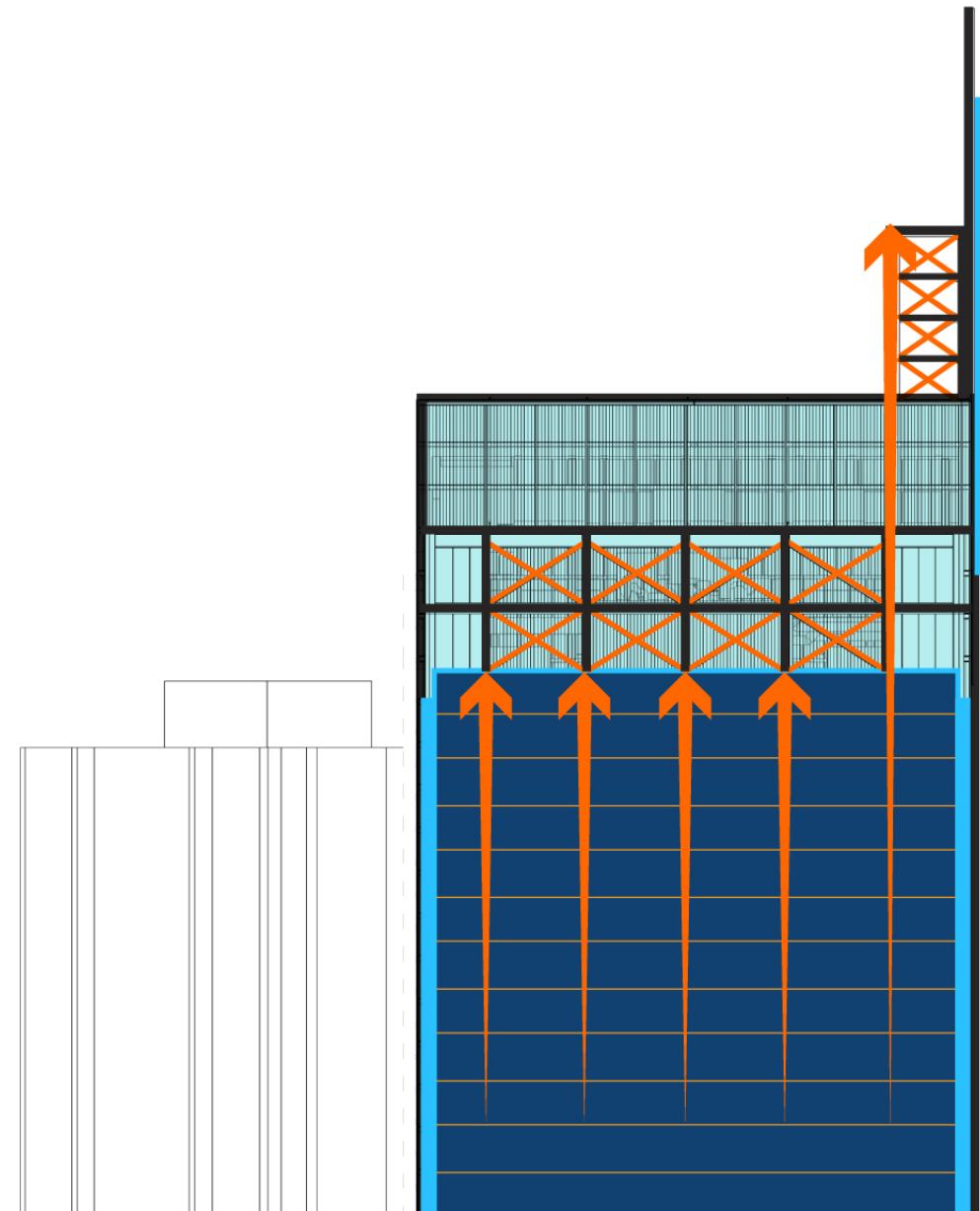
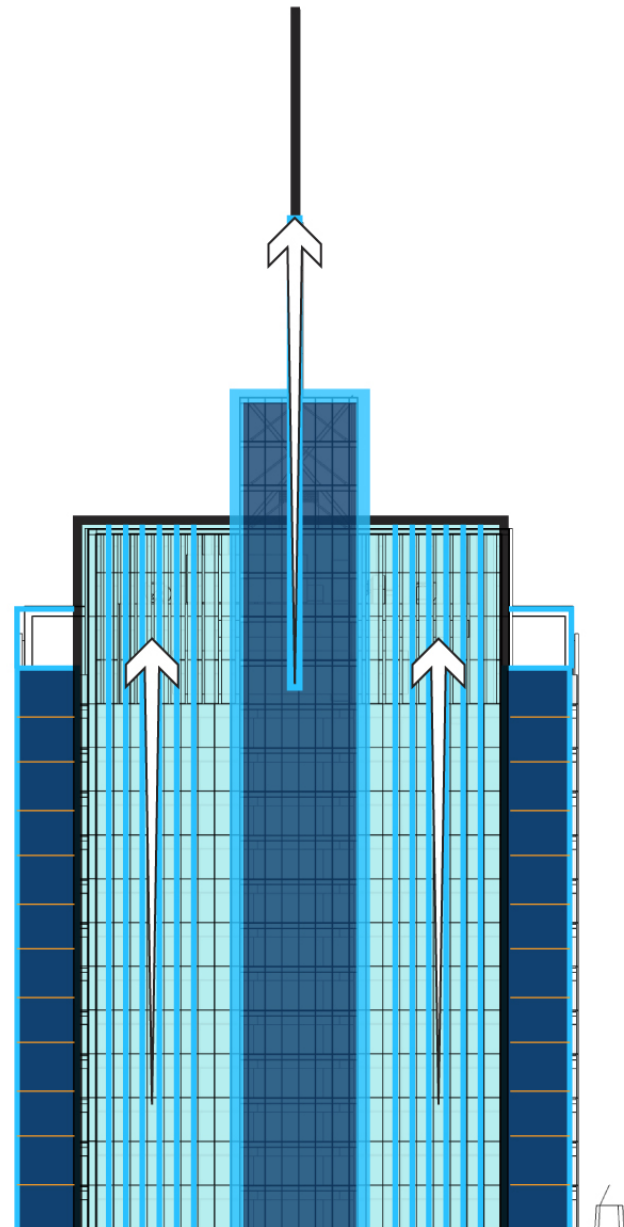


MATERIALITY



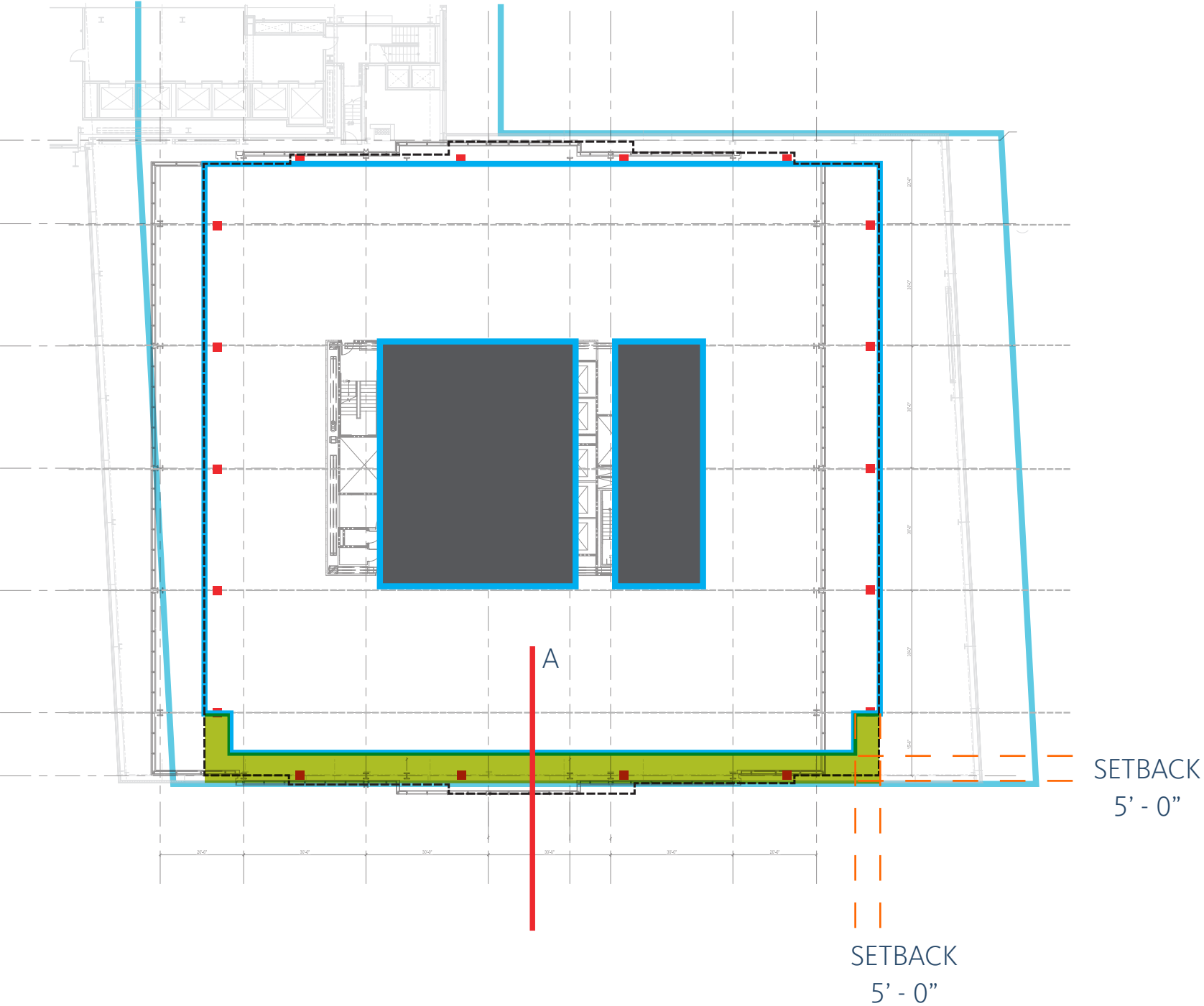
INTERVENTIONS

SPIRE INTEGRATION

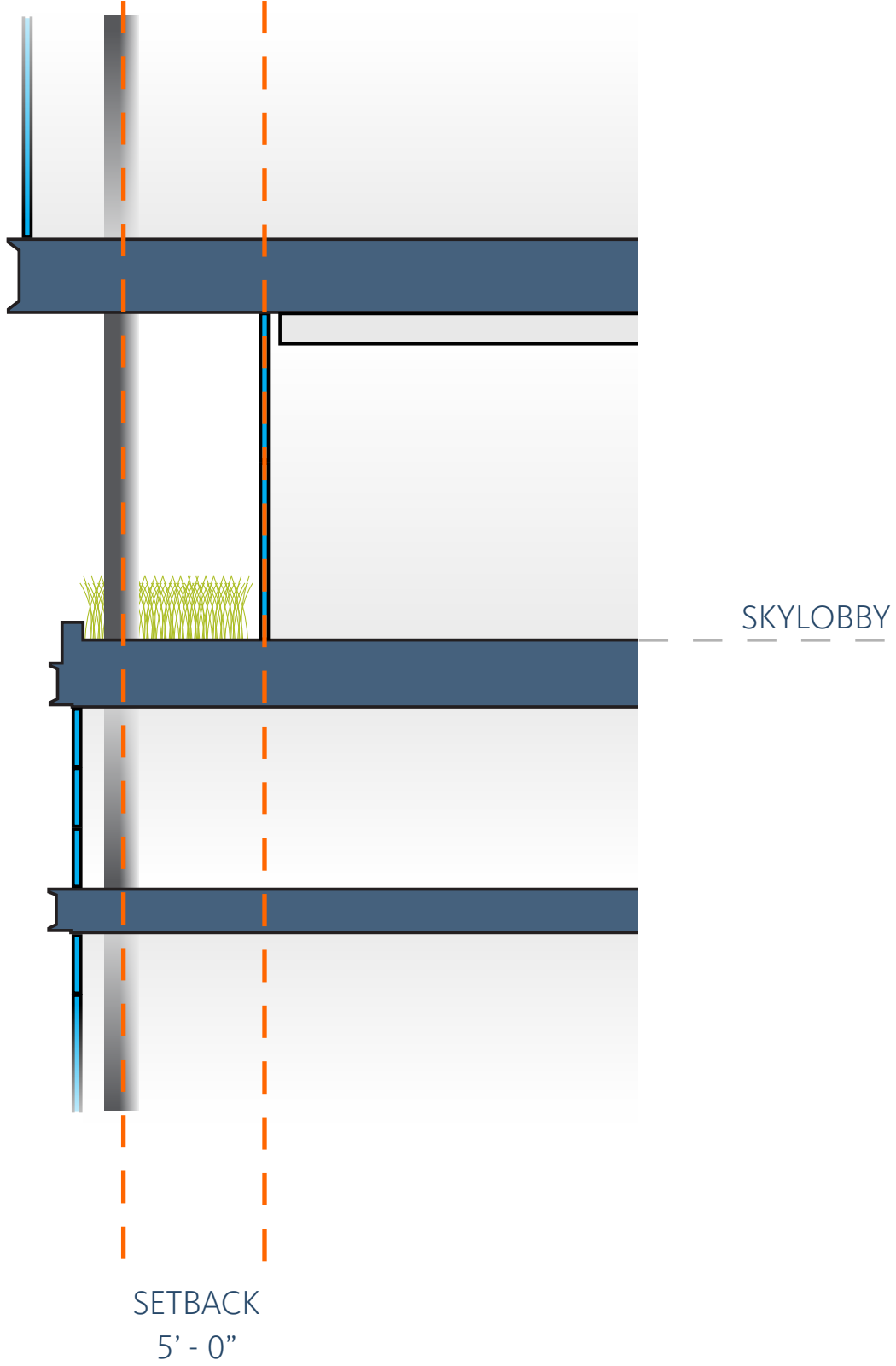


SKYLINE PRESENCE

SKY LOBBY AT PODIUM



SECTION A





D GARDEN

SKYLOBBY ON CAUSEWAY STREET

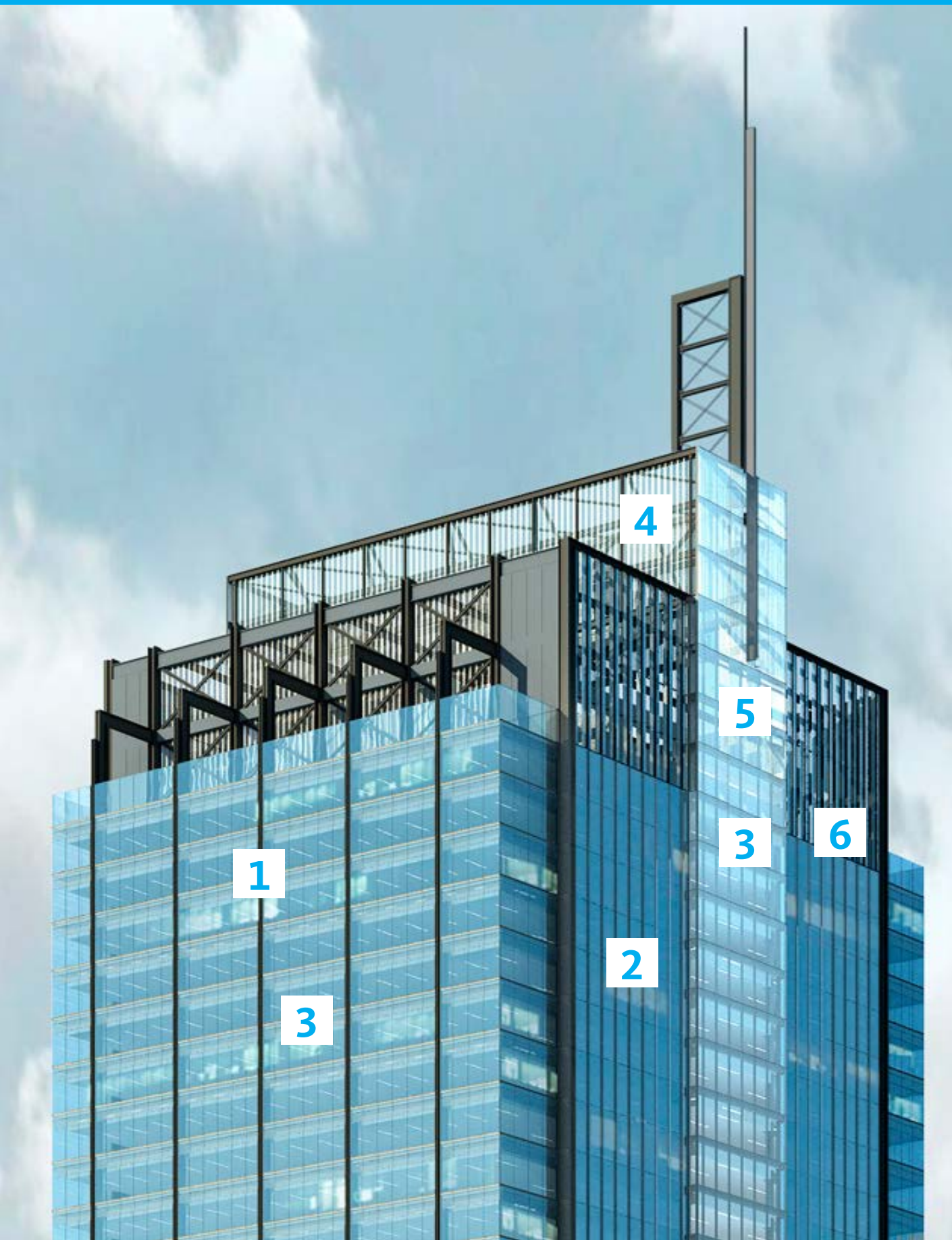


GARDEN

SKY LOBBY ON CAUSEWAY STREET



IDENTITY BODY



IDENTITY BODY



1

GUARDIAN

SUNGUARD AG 50
CLEAR GLASS

2

GUARDIAN

SUNGUARD AG 50
CRYSTAL GRAY GLASS

3

GUARDIAN

SUPER NEUTRAL 68
CLEAR GLASS

4

GUARDIAN

SUPER NEUTRAL 68
CLEAR GLASS
GRADIENT FRIT



THE HUB VIEW ON CANAL STREET



THE HUB ON CAUSEWAY STREET



THE HUB ON ROOF TOP



THE HUB ON CHARLESTOWN BRIDGE



THE HUB ON ZAKIM BRIDGE