



776 SUMMER STREET

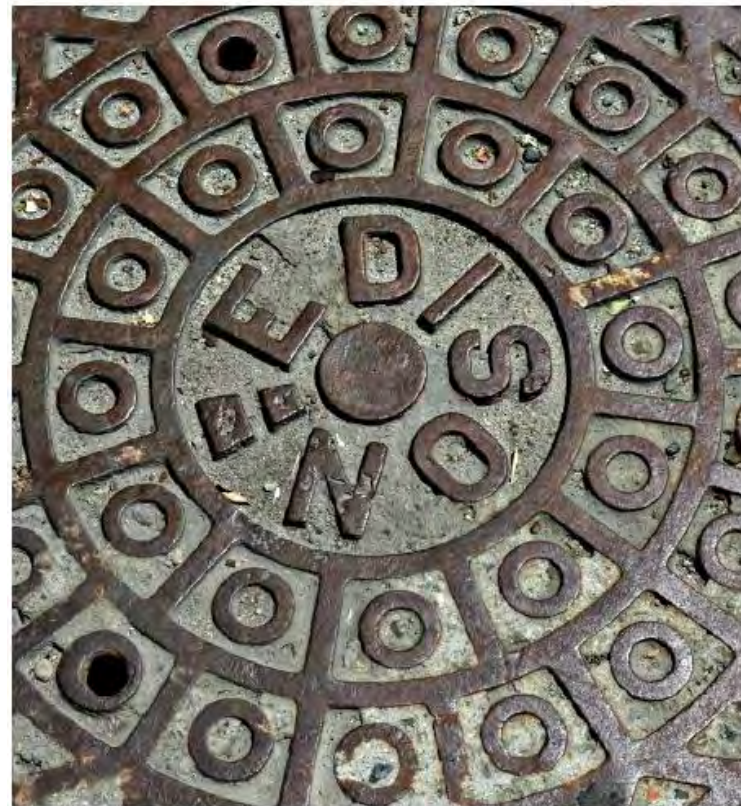
BCDC Meeting

July 09, 2019

Agenda

1. Site Overview & Planning Context
2. Public Realm, Open Space & Resiliency
3. District Character & Urban Design

Q & A

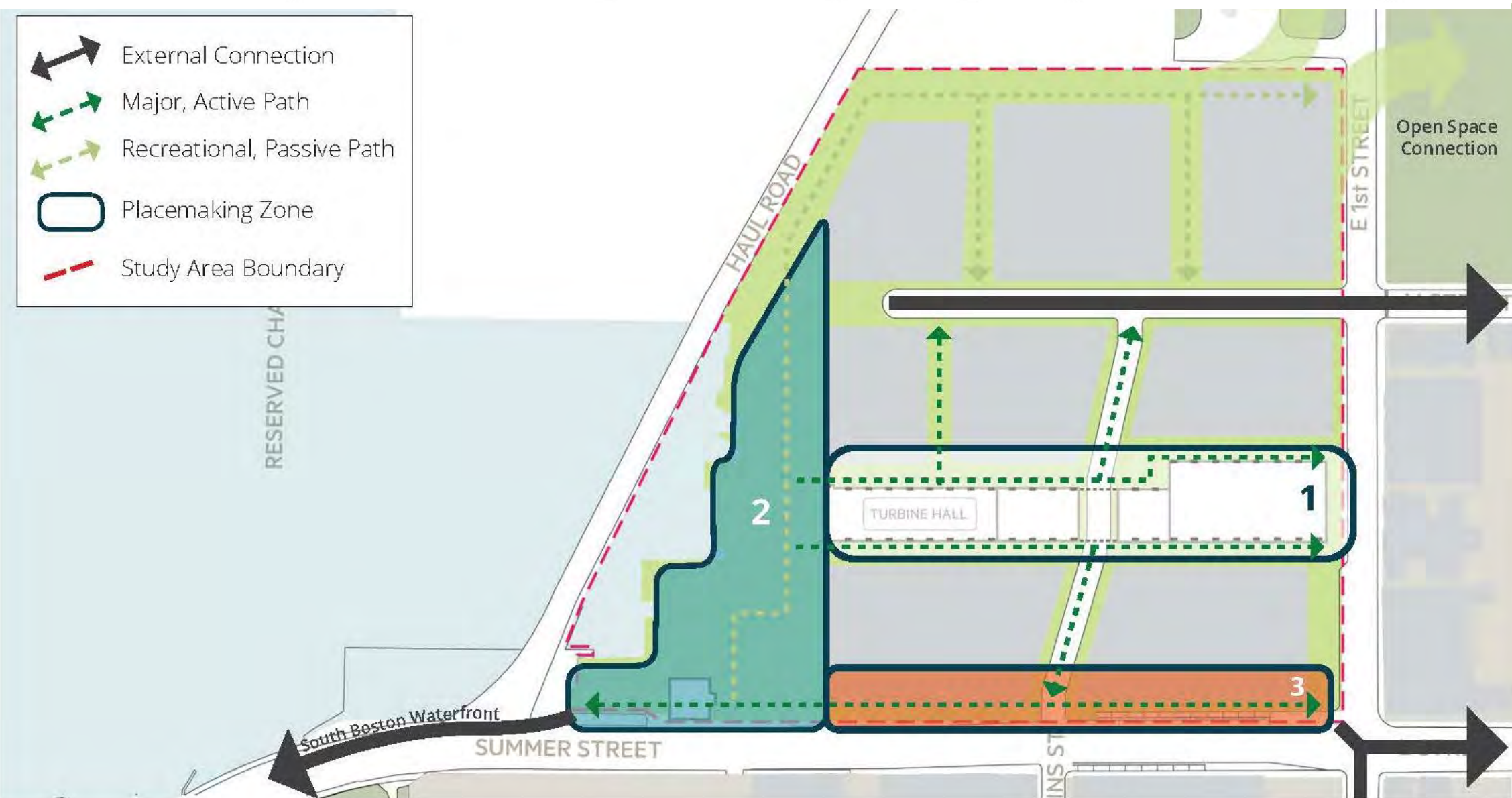


Existing Conditions

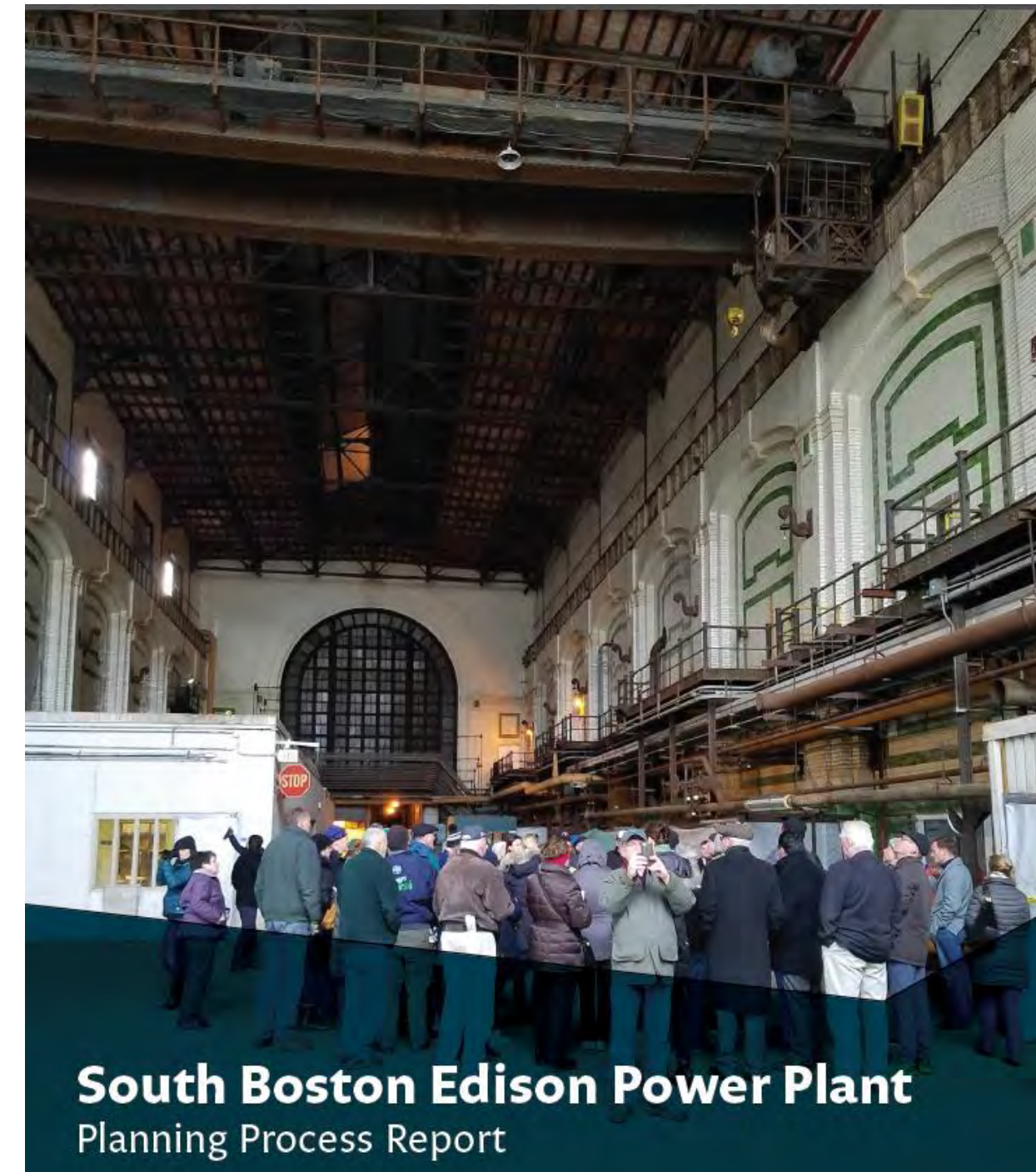


BPDA Planning Process Report - 2017

Illustrative Graphic Summarizing Community Dialogue Input - Placemaking



- 1 Turbine Hall Marketplace**
 Arts & Industrial Focal Point
 - Pop-up retail and art exhibits
 - Small-scale 21st century industrial (microbrewery, maker-space)
 - Theater
 - Open seating and dining areas
 - Specialty Food (butcher, bakery)
- 2 Waterfront Activation Zone**
 Complementary Outdoor Arts
 - Outdoor market
 - Outdoor gallery and sculpture
 - Outdoor theater, open seating
 - Active and passive recreation
- 3 Summer St Commercial Row**
 Active Retail on Neighborhood Edge
 - Grocery store
 - Retail complementing arts & industrial character

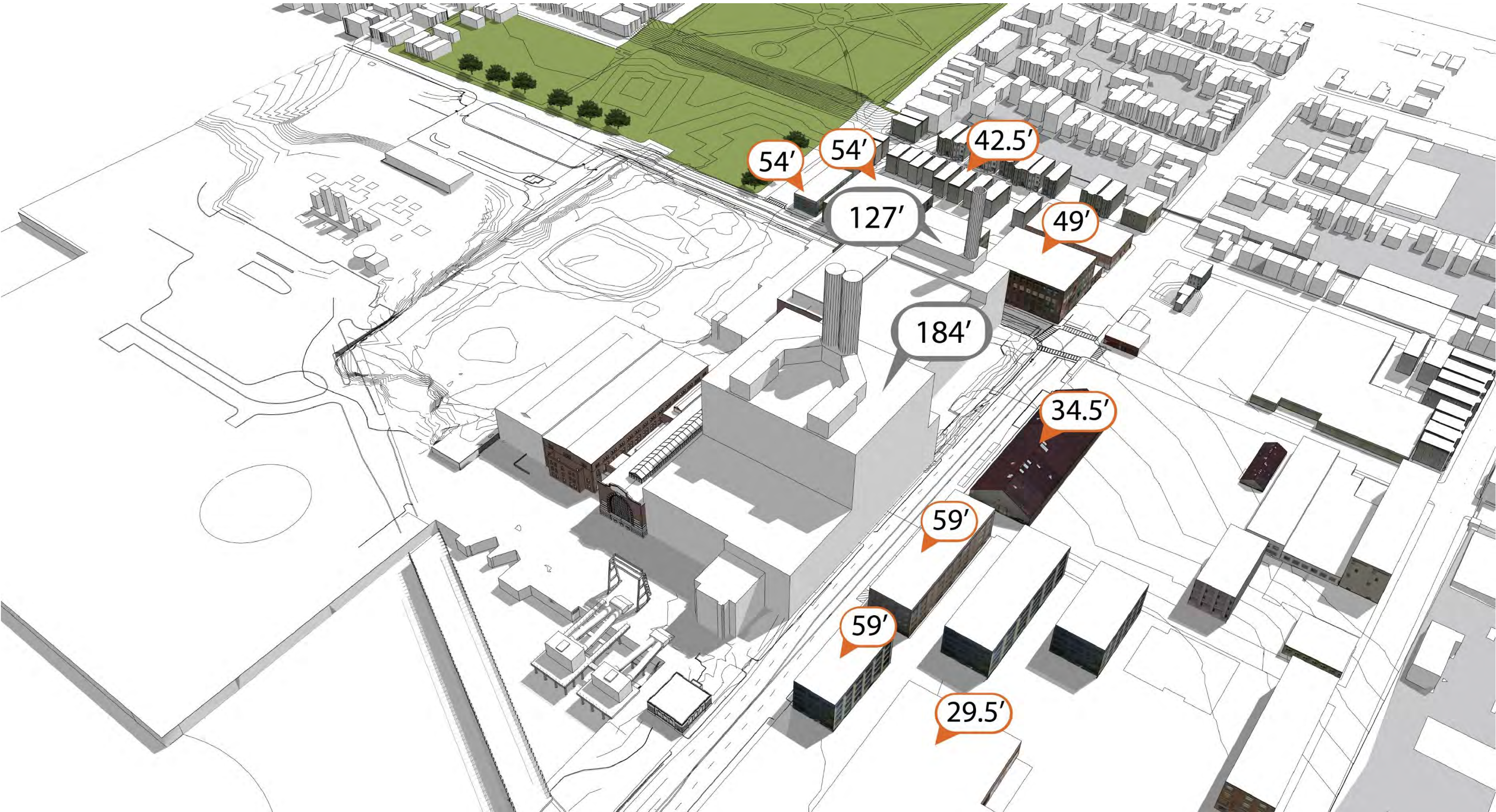


boston planning & development agency

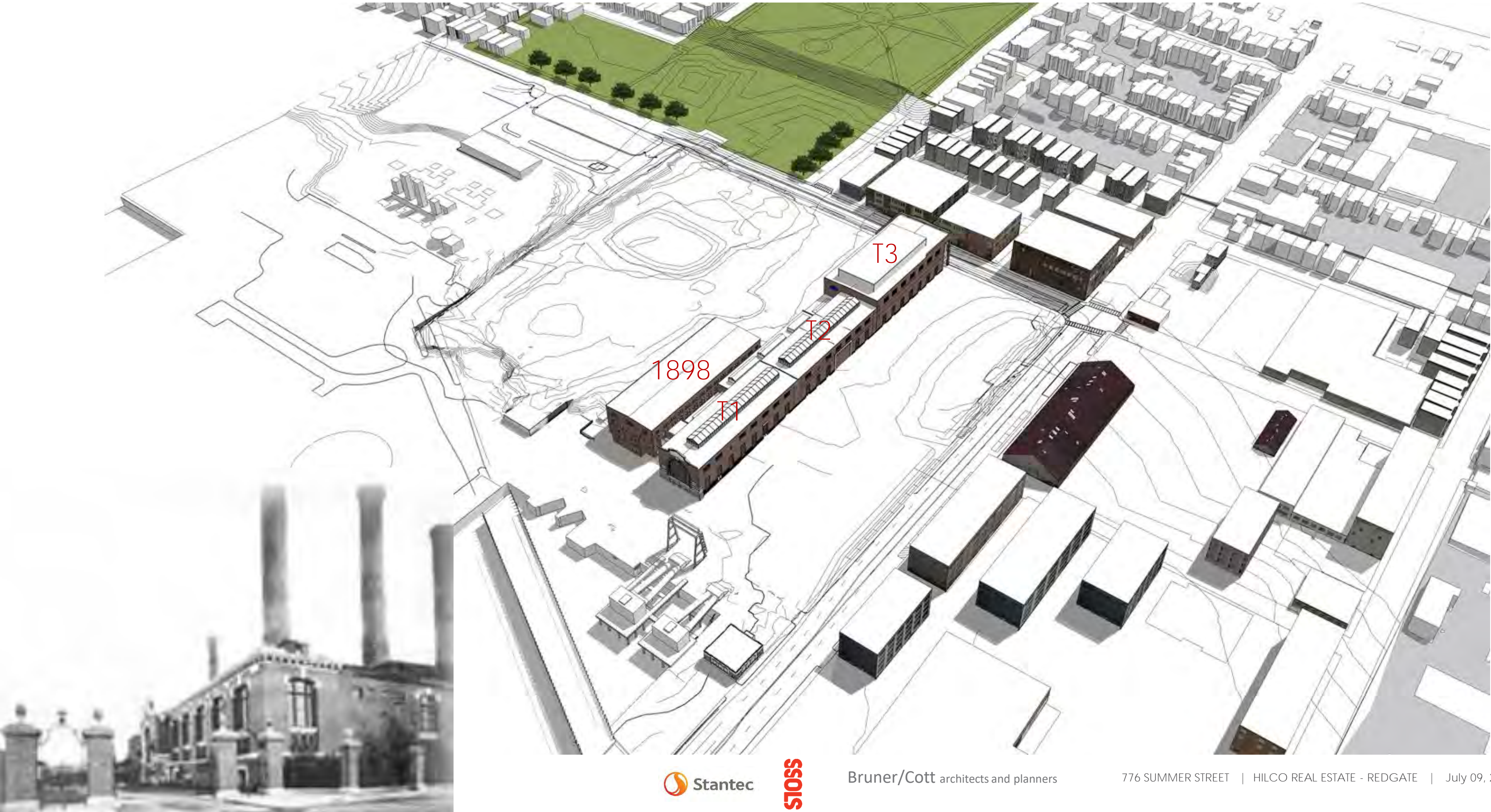
Illustrative Graphic Summarizing Community Dialogue Input - Mobility & Access



Existing Conditions

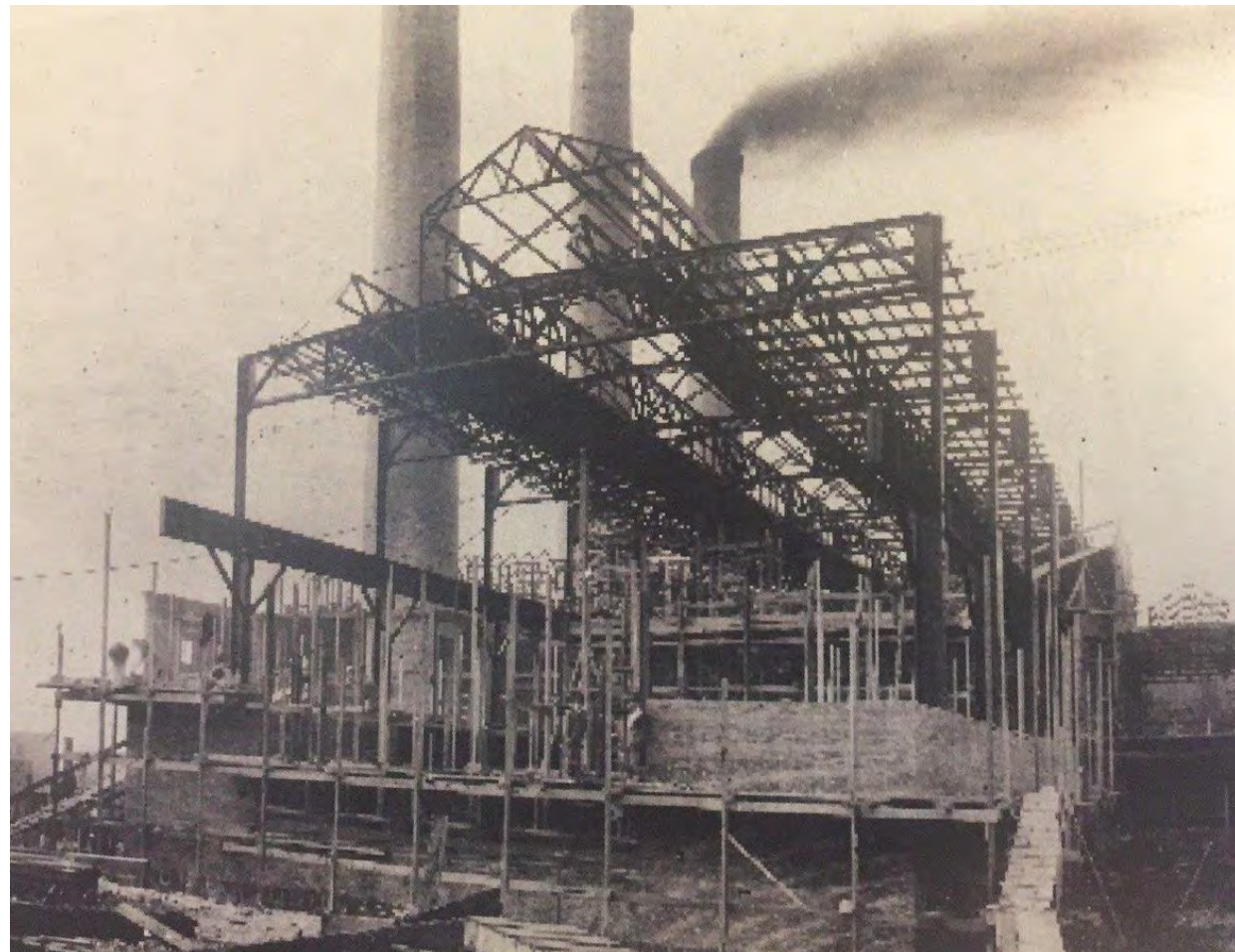


Turbine Hall Preservation



Turbine Hall Preservation

- Four great turbine halls formed the heart of the extended power plant.
- They stand grand in dimension and beautifully finished in a Classical style
- The four turbine halls are the most architecturally significant structures on the project site.
- They stand today in sharp contrast to the faceless metal skinned behemoths that rose beside them in the 1960's.



Turbine Hall Precedents

- The Turbine buildings spacious interiors are lit by a rooftop monitor skylight and clad in white and green glazed tile.
- The interior volume remains open, but all power generation equipment has been removed except for one surviving vertical turbo-generator.
- The turbine will be on display in an exhibit space in the Turbine Hall to educate the public about the history of the site.

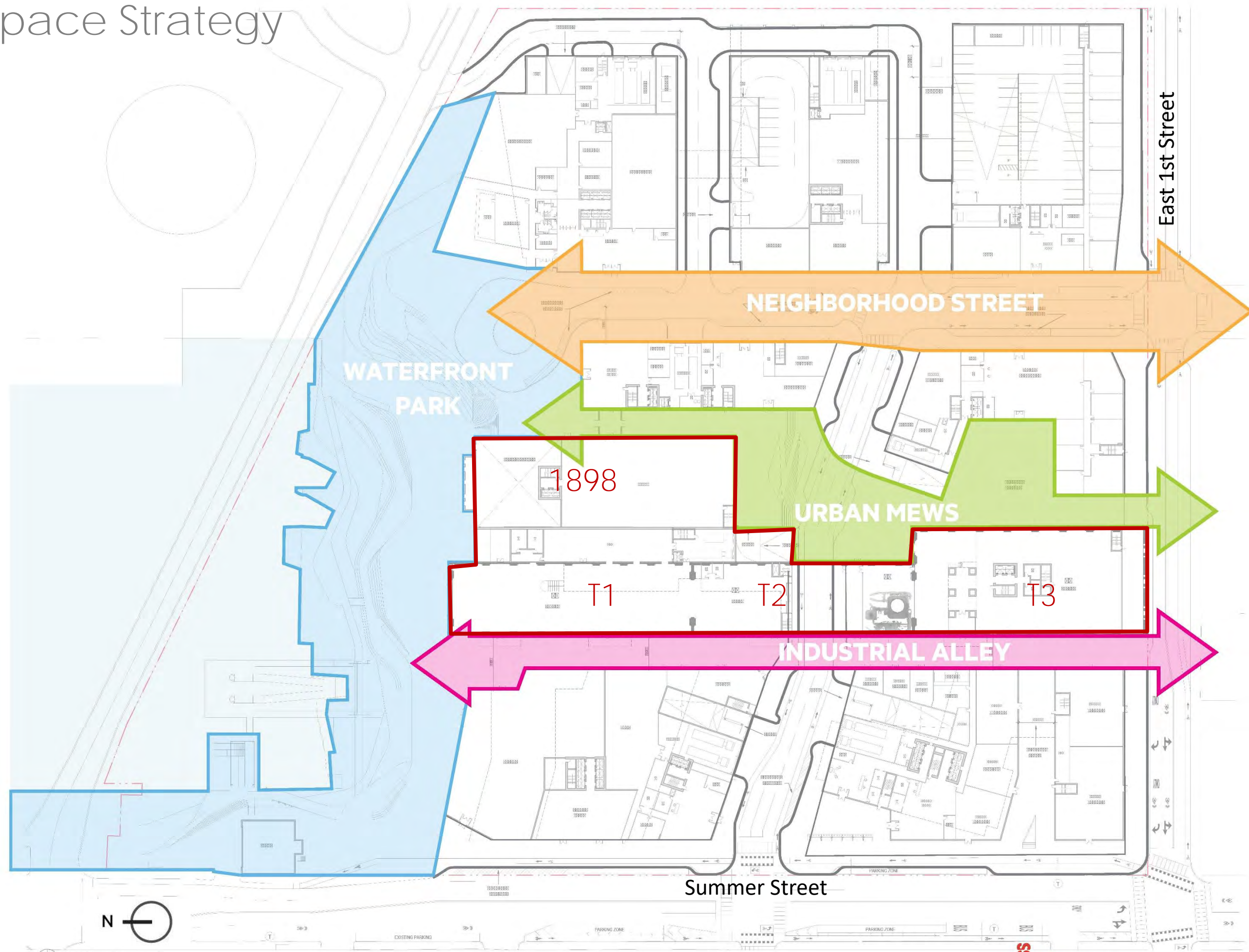
Precedent Imagery



Open Space Strategy



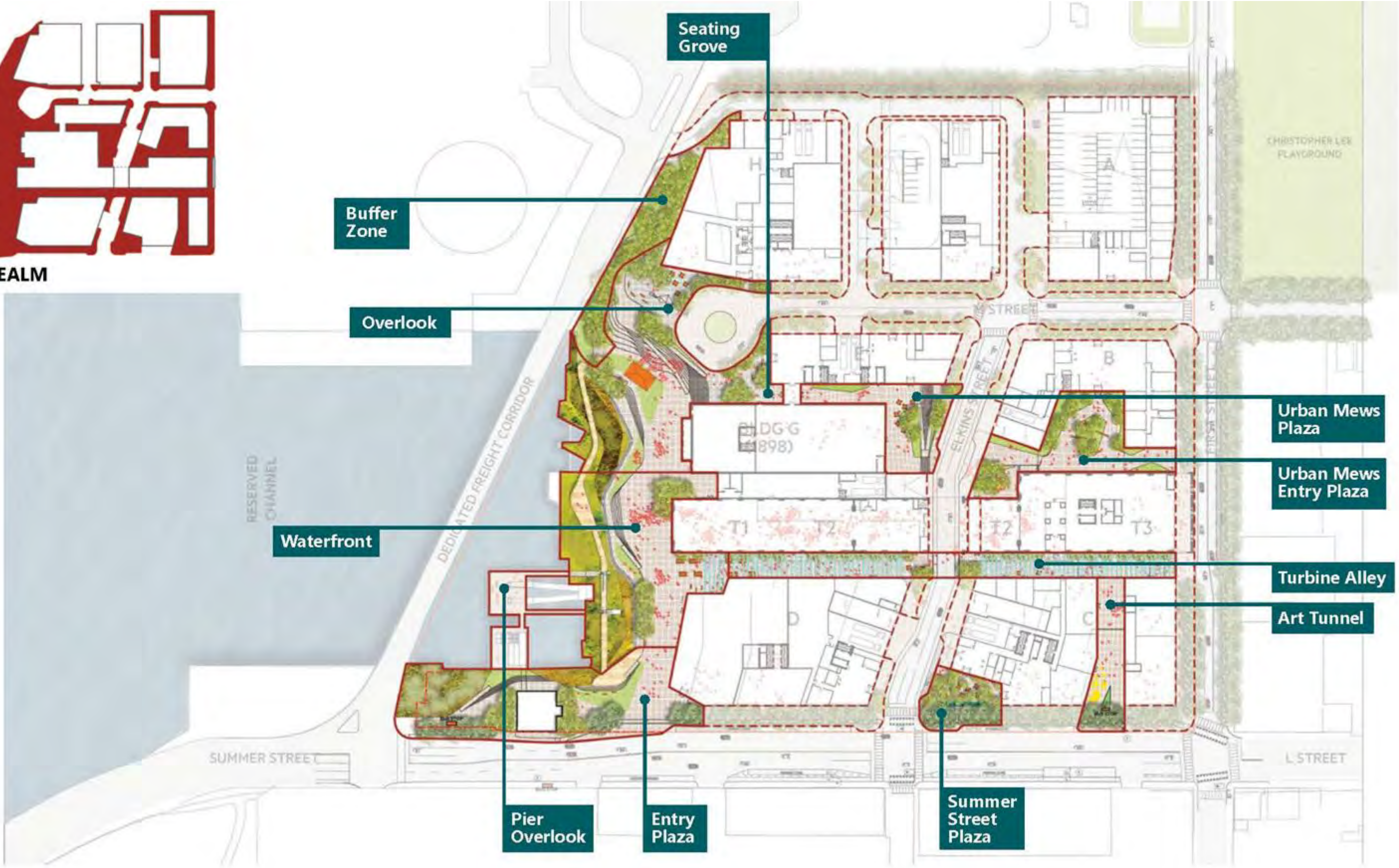
Open Space Strategy

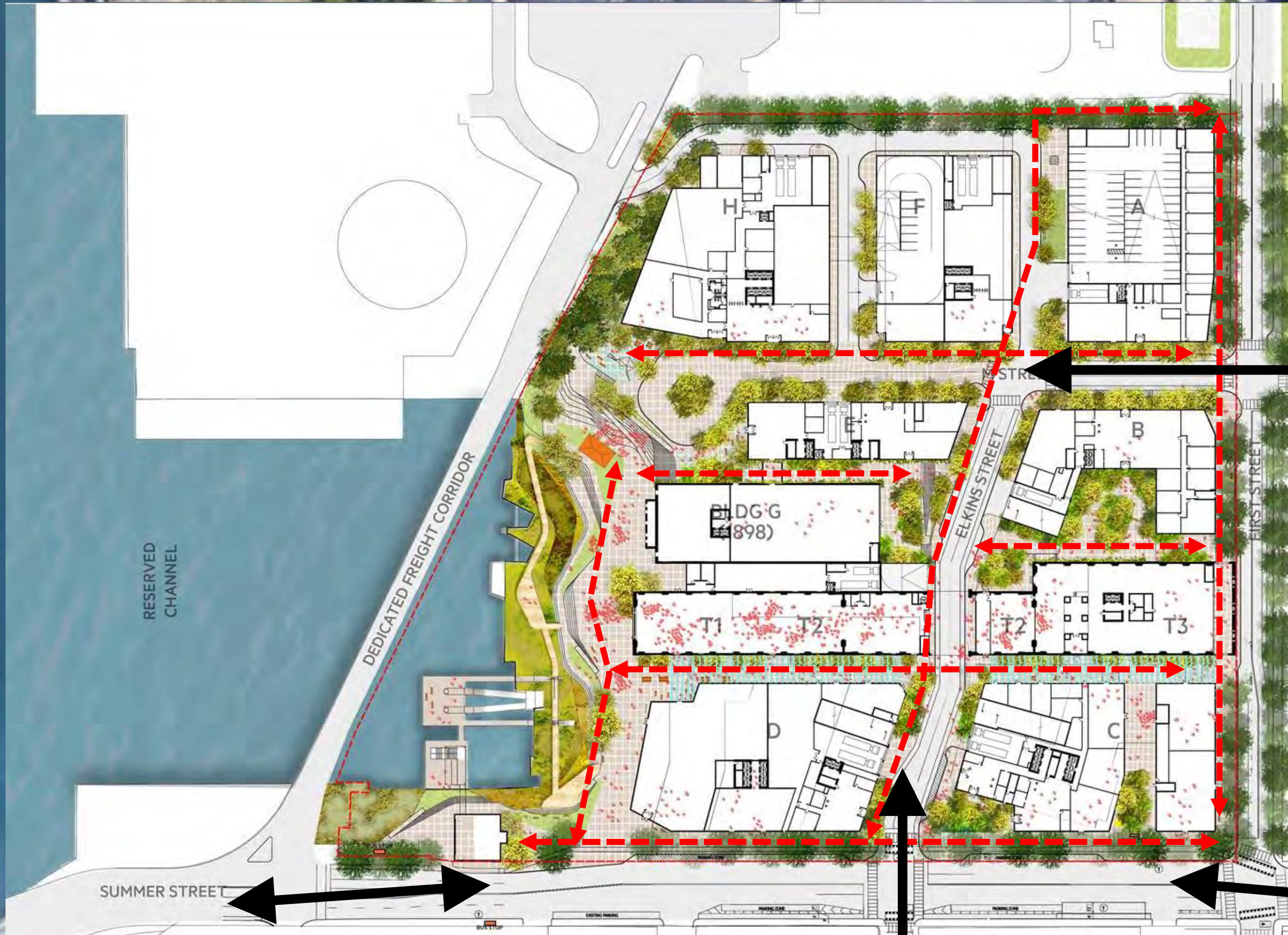


PUBLIC OPEN SPACES PLAN



PUBLIC REALM





CONNECTIONS TO SITE
PEDESTRIAN CIRCULATION

FULL BUILD SITE PLAN

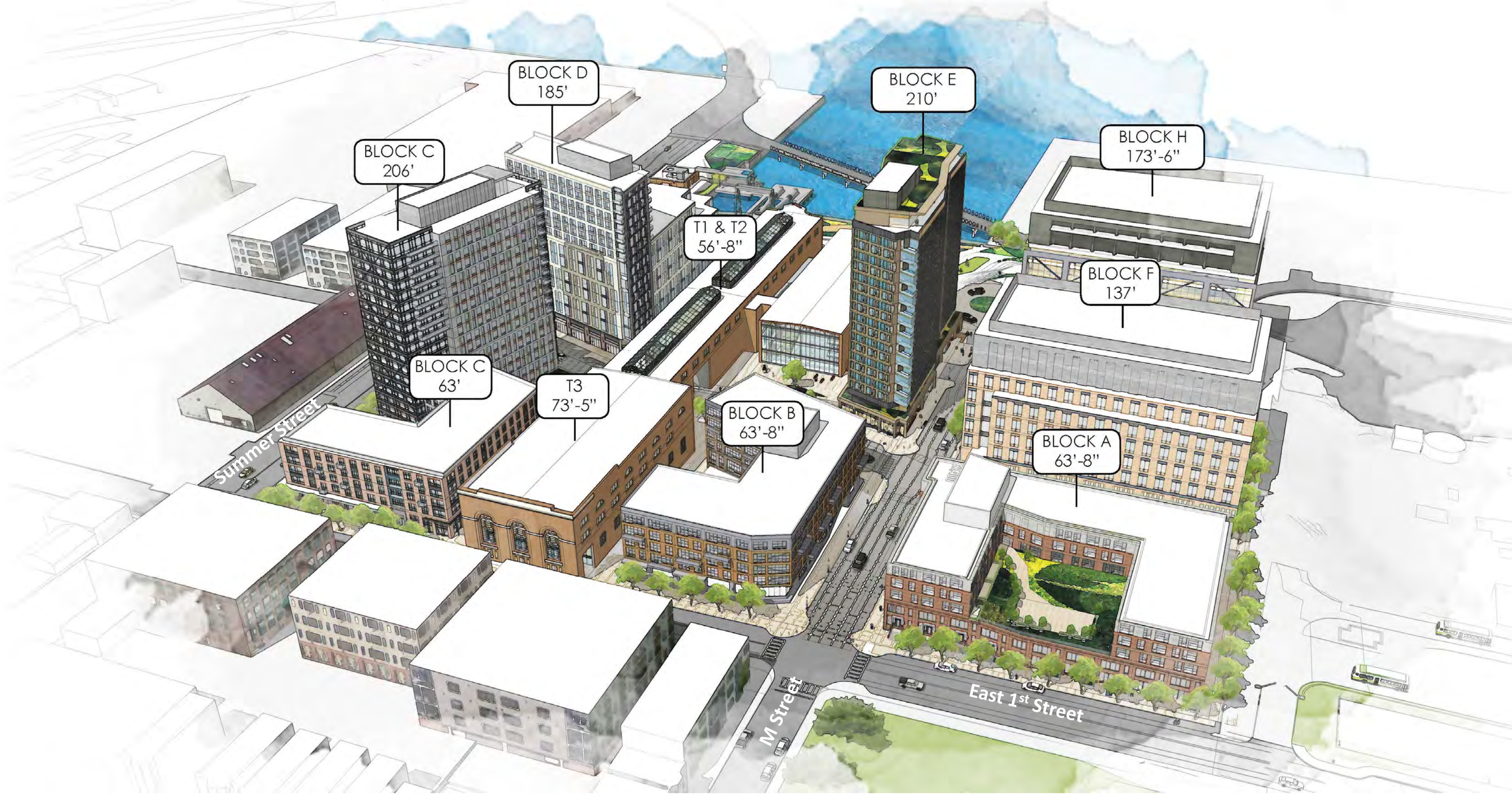
- HOTEL
- RETAIL
- RESIDENTIAL
- OFFICE
- CIVIC/ CULTURAL
- RESEARCH & DEVELOPMENT

TOTALS:
750 Residential Units
330,090 SF Office
344 Hotel Keys
81,220 SF Retail
469,810 SF Research & Development

1.78M PROJECT GSF



FULL BUILD SITE PLAN





View looking West / Waterfront Park



View looking East / Waterfront Park



COASTAL FLOOD PROTECTION DESIGN ELEVATION (+21.46)
BOSTON CITY 2070 SEA LEVEL RISE (+19.46)
FEMA 100-YEAR FLOOD ELEVATION (+18.46)
2050 SEA LEVEL RISE (+17.87)
MEAN HIGHER HIGH WATER

MEAN LOWER LOW WATER

Maximum High Tide: 2018



\$50'S

Sea Level Rise: 2030



\$50LS

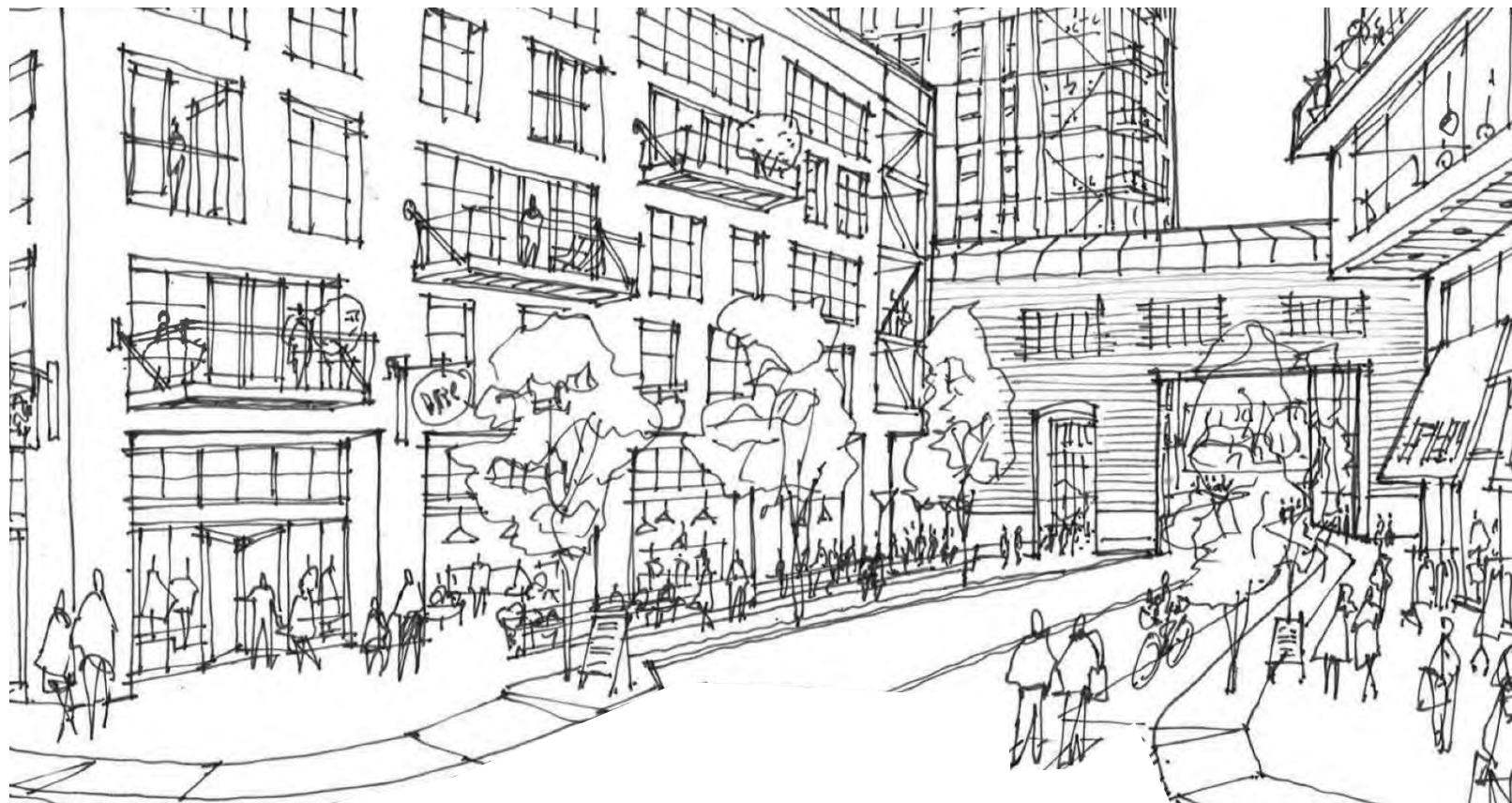
Sea Level Rise: 2050



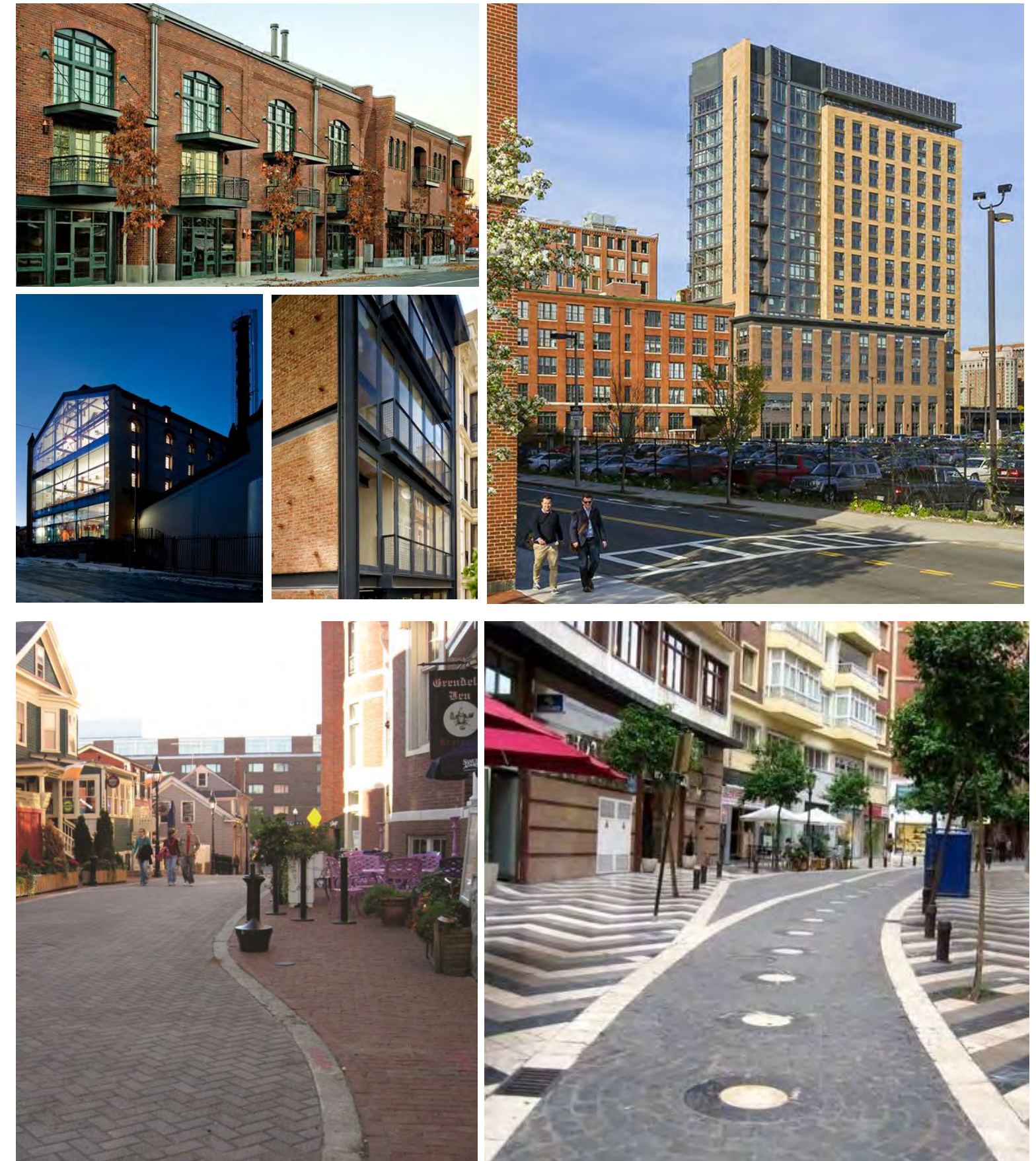
\$50M

Streetscape & Building Character

- Pedestrian focused streets with pavers
- Tree-lined sidewalks.
- New Parks and outdoor terraces, piazzas.
- Children's play areas and outdoor gathering zones
- Buildings with warm materials, brick masonry and industrial details.
- Strong retail bases to encourage movement in and around the site.
- Various scale shops and restaurants.



Precedent Imagery



Art & Expression

Art installations at different scales and locations:

- Pedestrian Passages with colorful murals or sculptures
- Turbine Hall large scale installations
- Children's play areas and outdoor gathering zones



Signage & Lighting

- Expressive signage and lighting to draw people into pedestrian passages and streets
- Soft edges facing the neighborhood
- Playful lighting elements for safe passage at night



East 1st St (BEFORE)



East 1st St (AFTER)



East 1st St (BEFORE)



East 1st St (AFTER)



M St (BEFORE)



M St (AFTER)



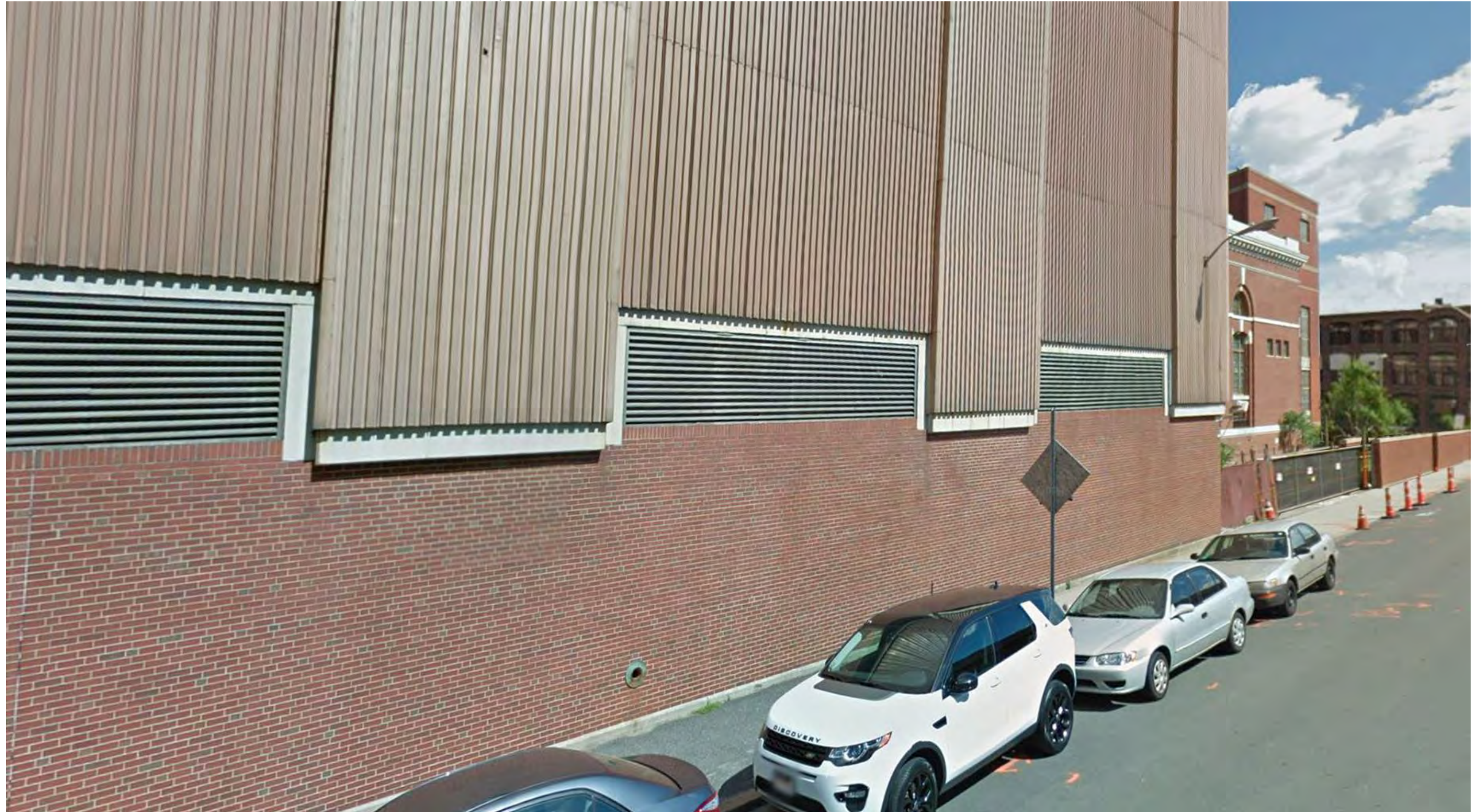
Summer/ East 1st St (BEFORE)



Summer/ East 1st St (AFTER)



Summer/ Elkins St (BEFORE)



Summer/ Elkins St (AFTER)



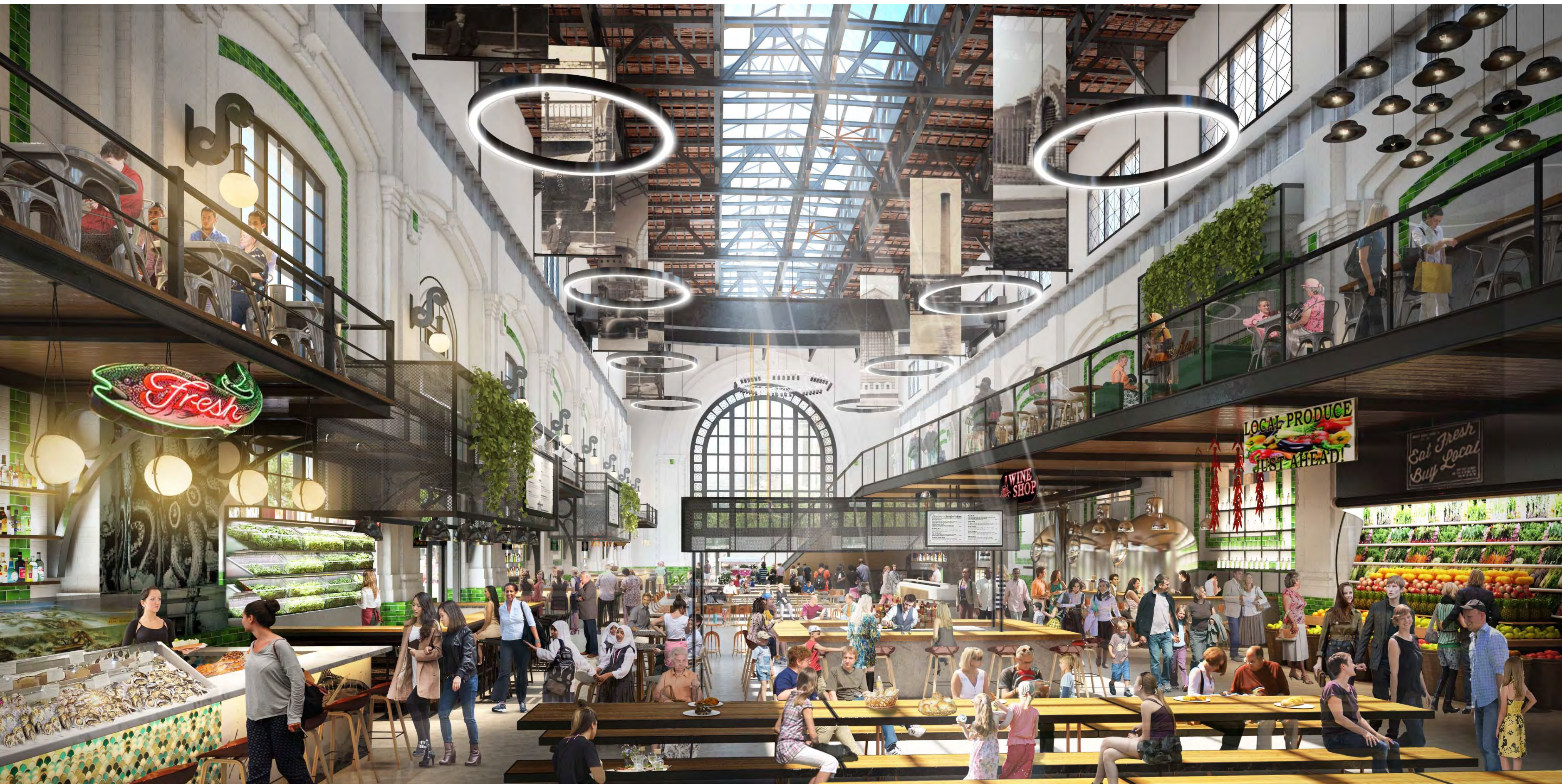
Summer/ East 1St (BEFORE)



Summer/ East 1St (AFTER)













THANK YOU

