



99 A STREET

Boston, MA

Boston Civic Design Commission

May 7, 2019

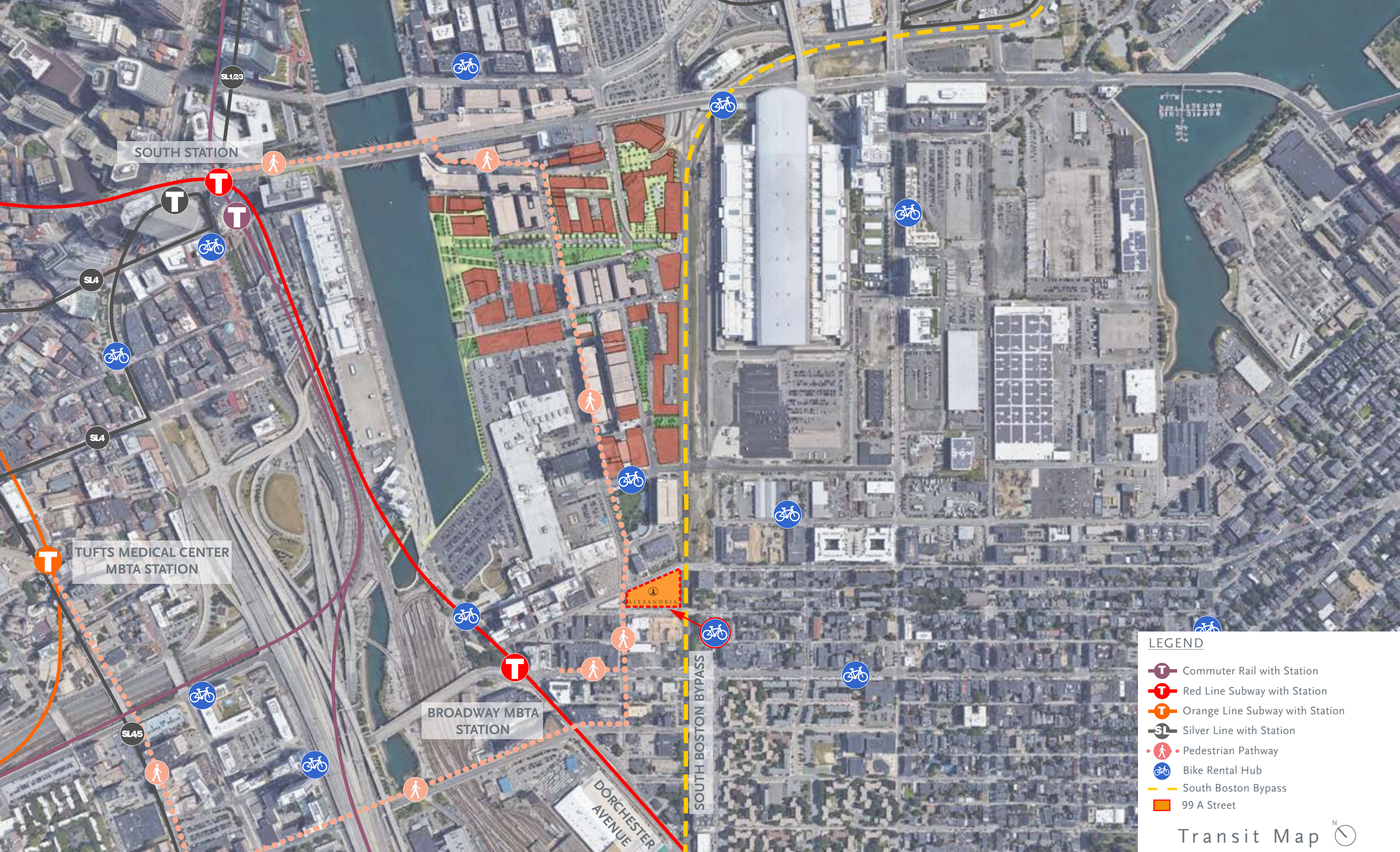
ANCHORLINE
PARTNERS



ALEXANDRIA

ELKUS | MANFREDI
ARCHITECTS

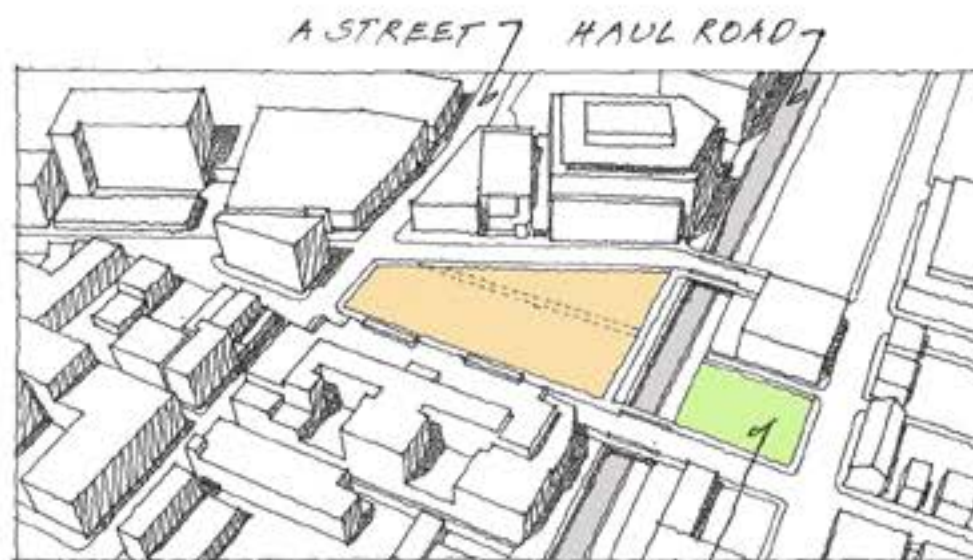
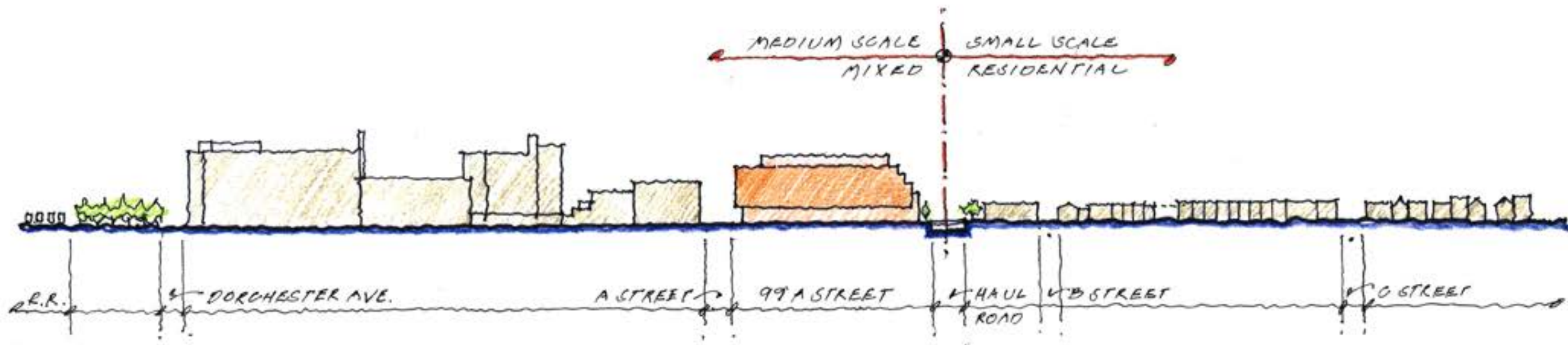
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- LEGEND**
- Commuter Rail with Station
 - Red Line Subway with Station
 - Orange Line Subway with Station
 - Silver Line with Station
 - Pedestrian Pathway
 - Bike Rental Hub
 - South Boston Bypass
 - 99 A Street

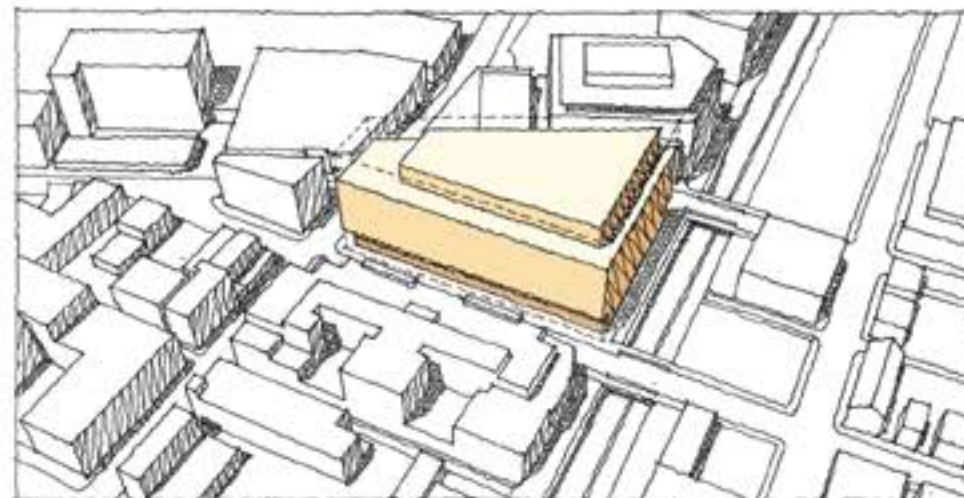
Transit Map

99 A STREET

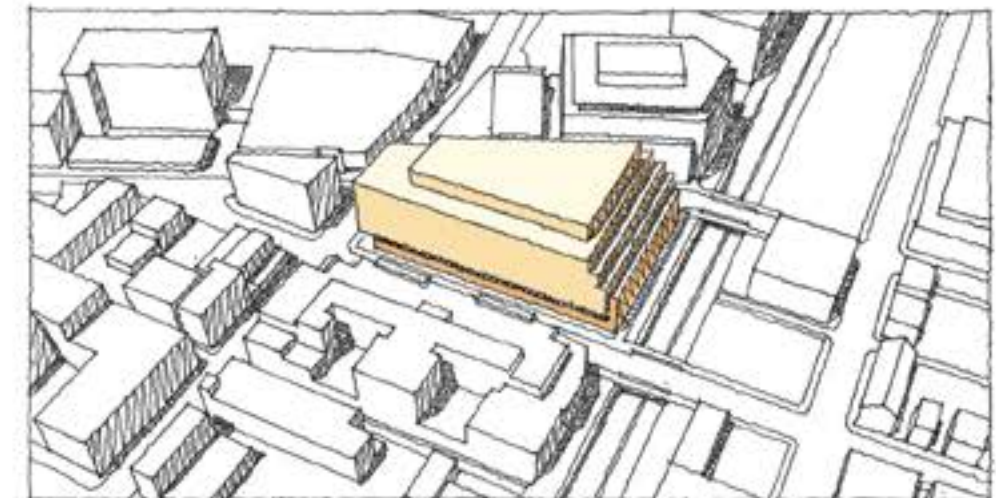


1. SITE

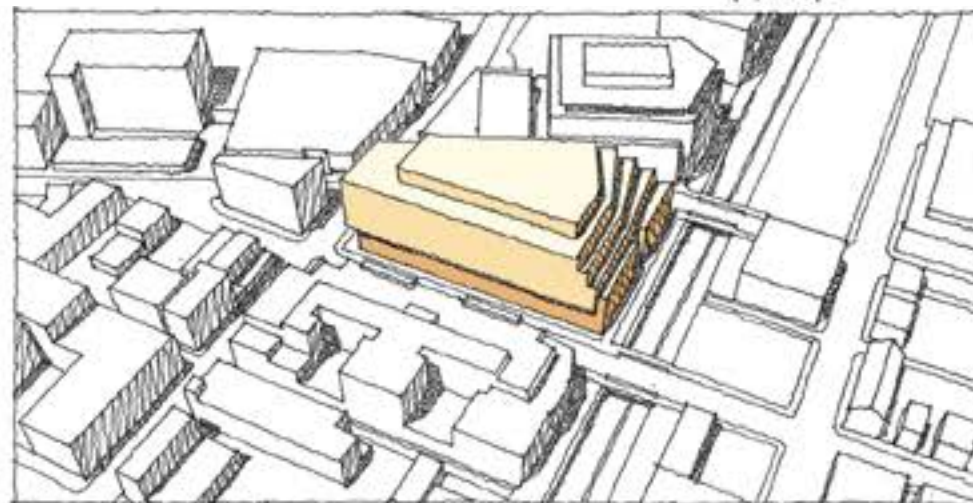
FLAHERTY
PARK



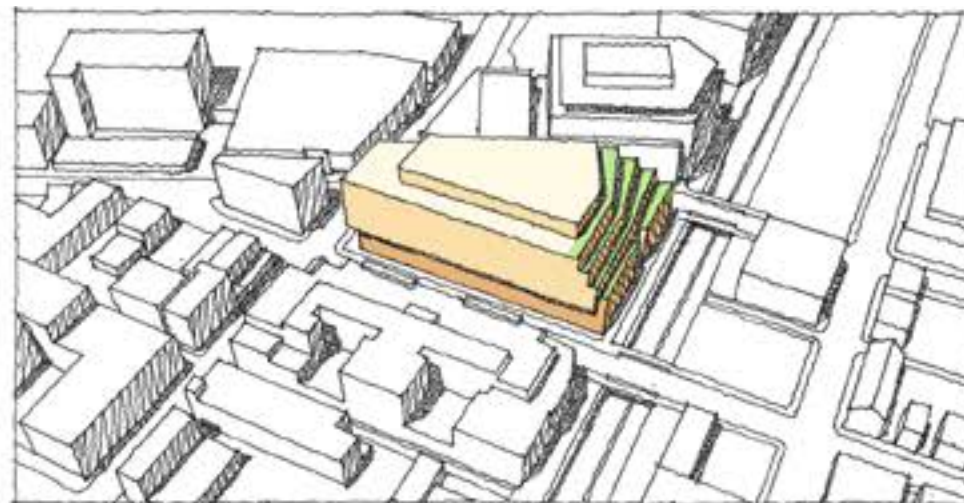
2. STREET AND PENTHOUSE SETBACKS



3. GET BACKS TOWARDS RESIDENTIAL NEIGHBORHOOD



4. ADJUSTMENT TO SECOND STREET

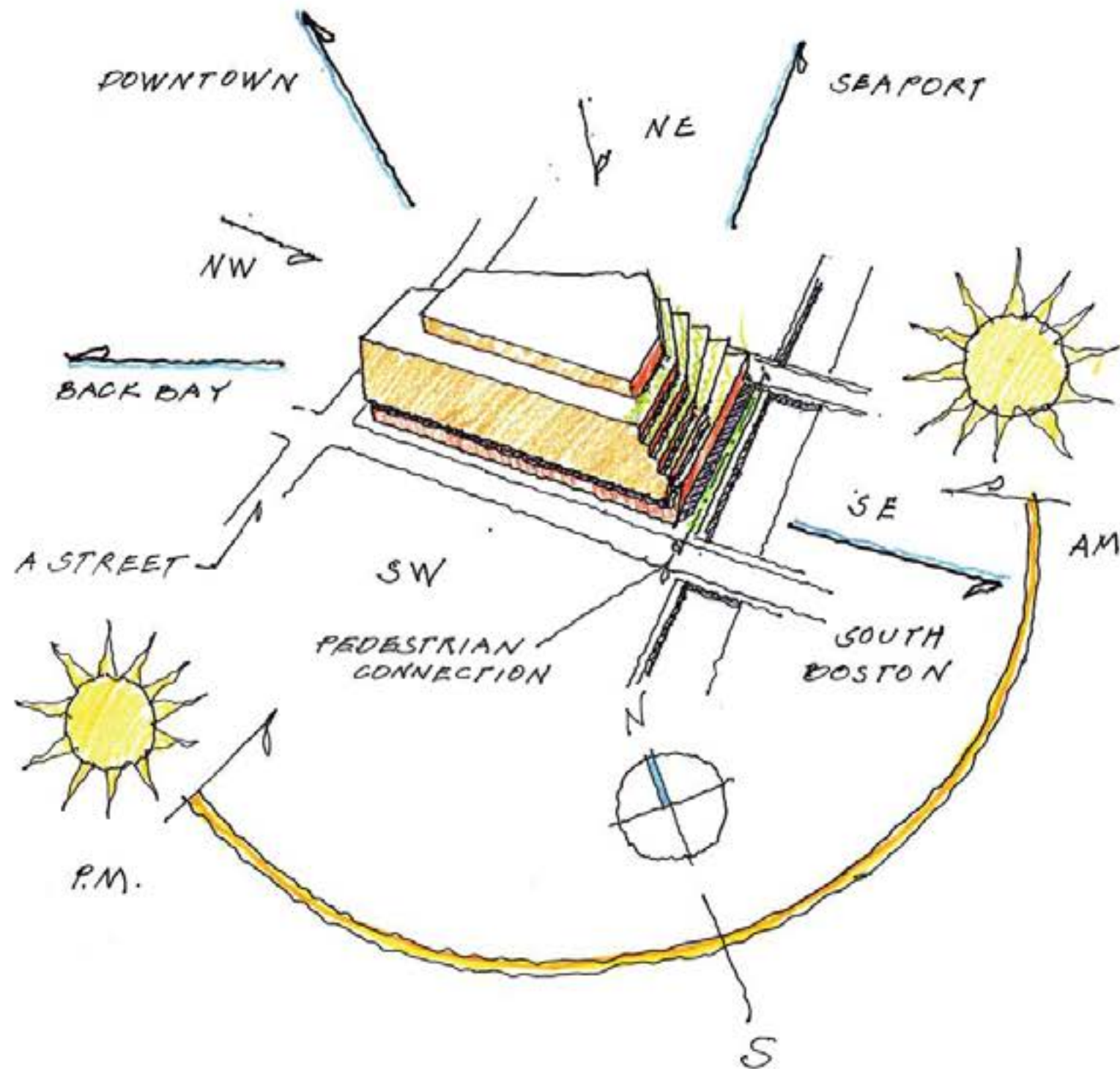


5. GREEN ROOFS

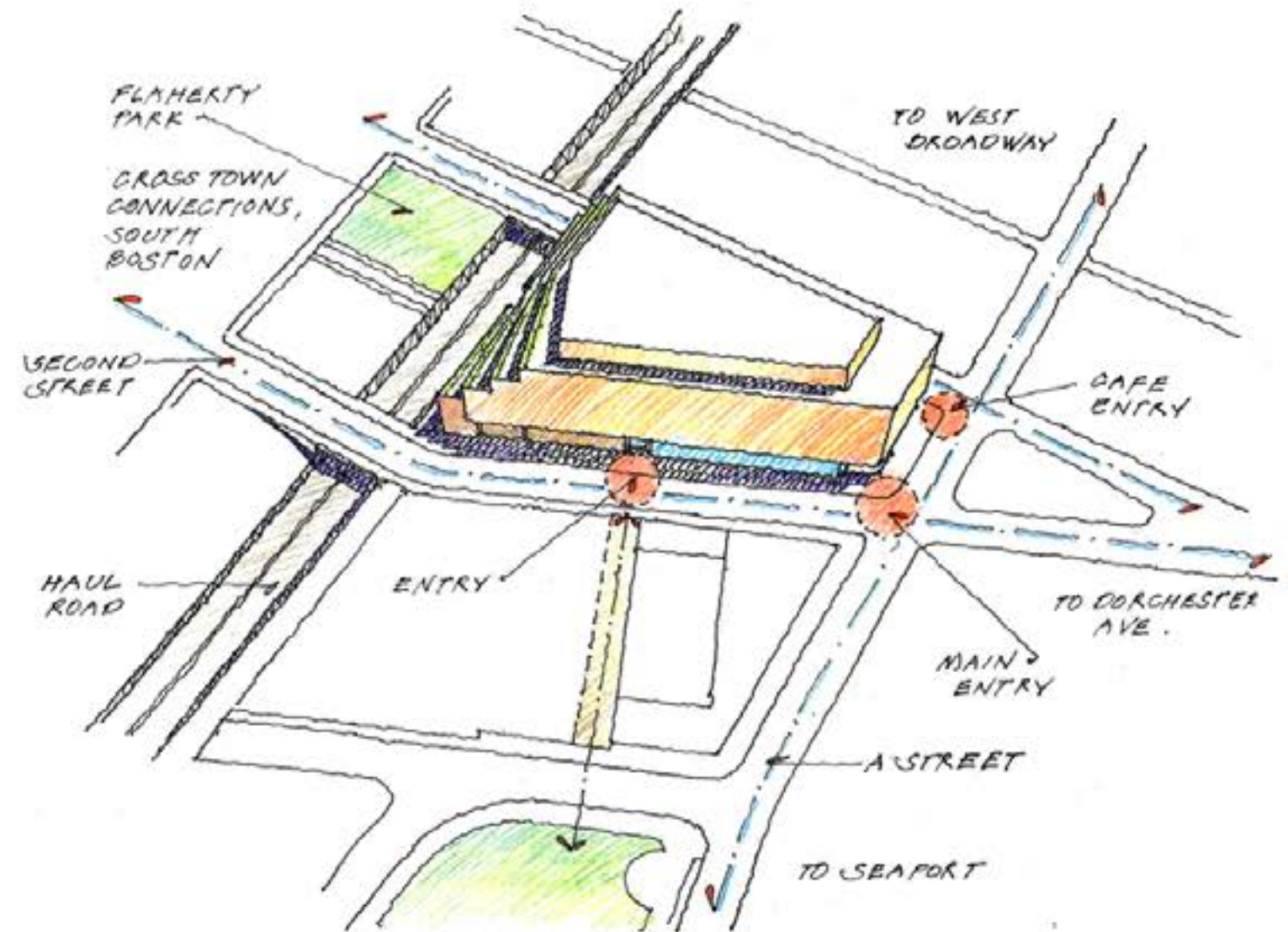


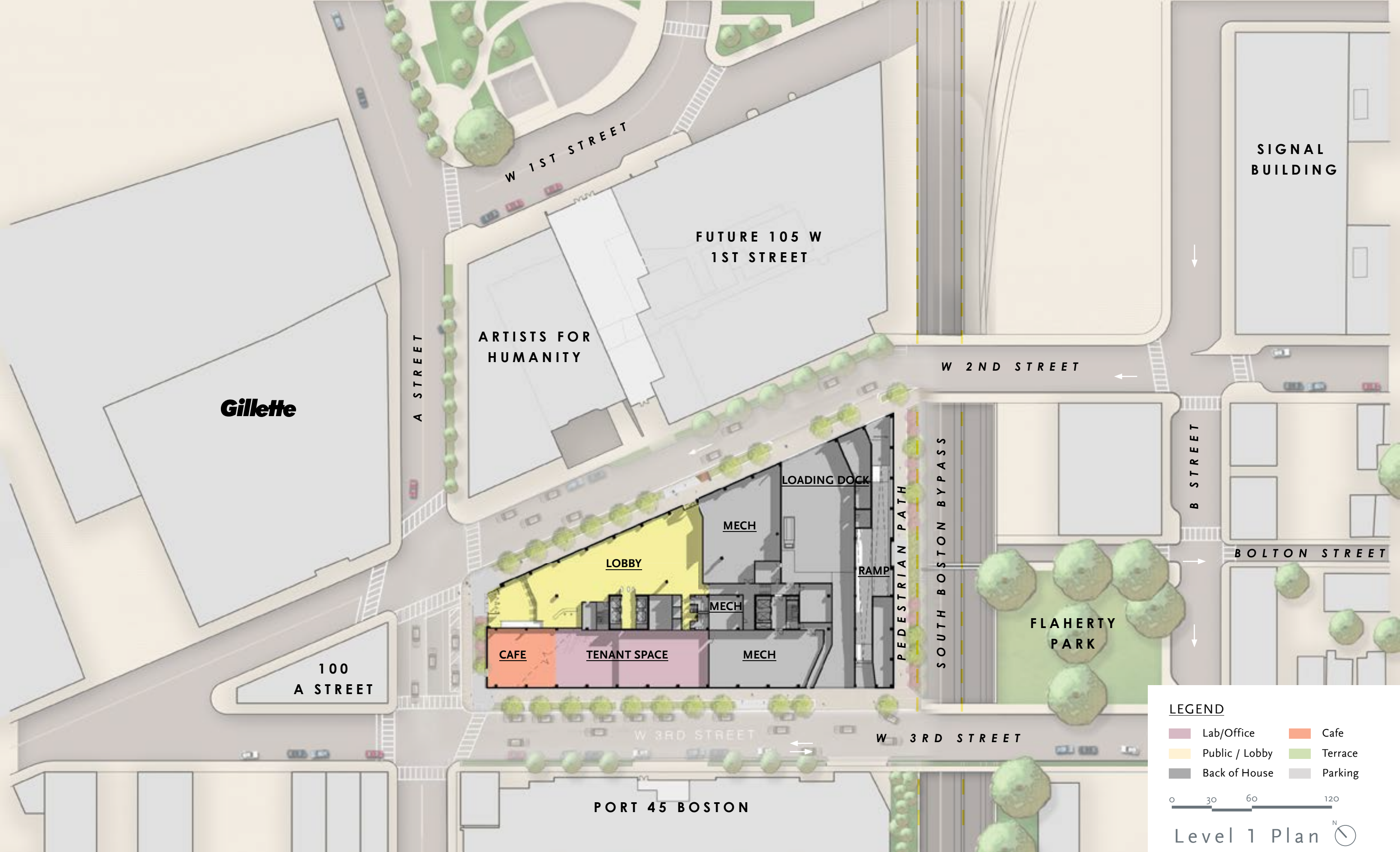
6. GREEN BUFFER TO HAUL ROAD.

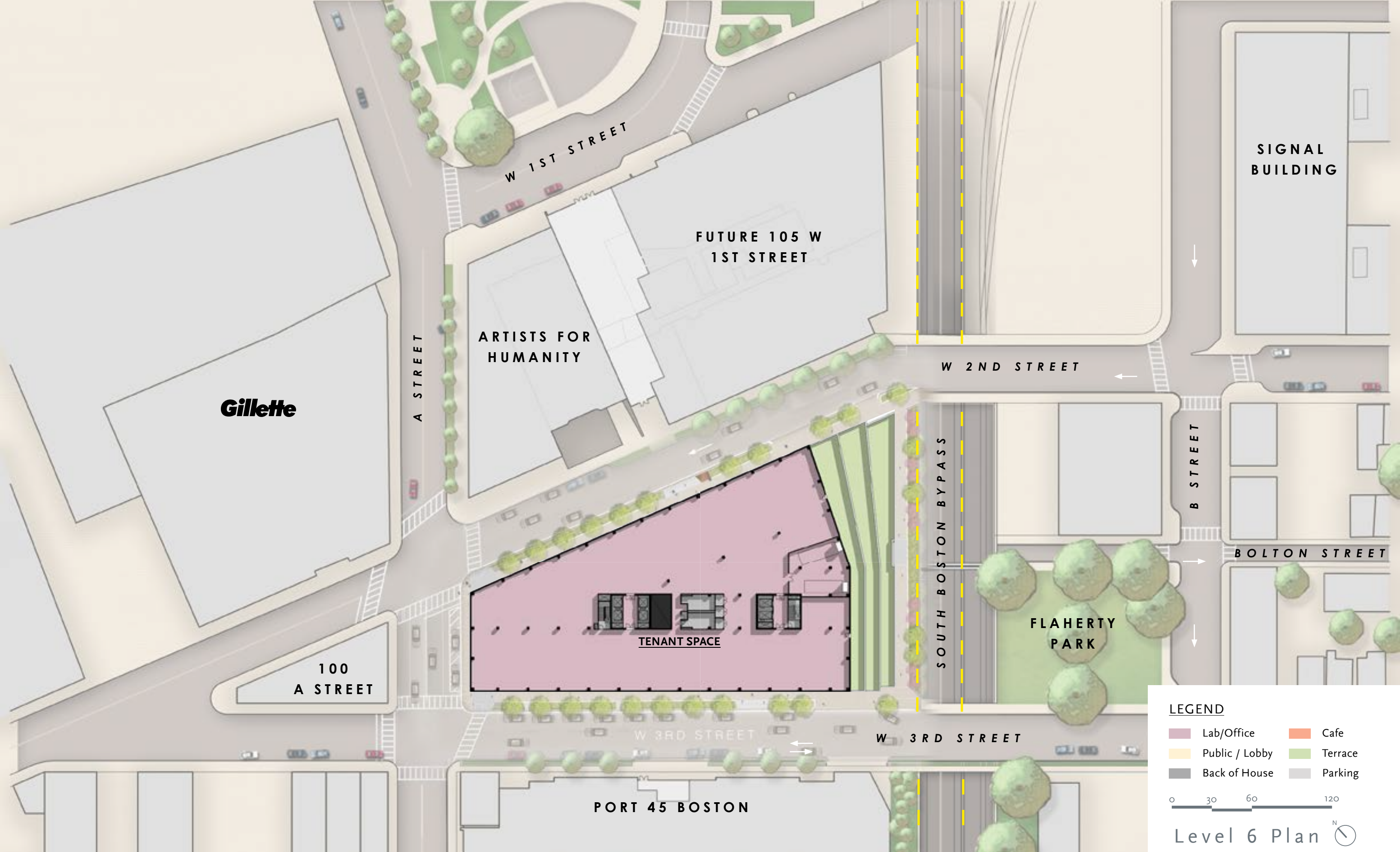
A. DEVELOP A FACADE SYSTEM THAT CAN ADAPT TO THE DIFFERENT EXPOSURES AROUND THE BUILDING, VIEW OPPORTUNITIES, PROGRAM, ... AND REFLECTS 11' LAB MODULE.



B. LOCATE ENTRIES LOGICALLY AND STRATEGICALLY, RECOGNIZING IMPORTANT LOCAL CONNECTIONS AND ADJACENCIES.









A Street View



West Third Street View



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West Third Street Aerial View

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ANCHOR LINE PARTNERS | ALEXANDRIA | ELKUS MANFREDI ARCHITECTS | MAY 7, 2019



Precedent Materials



Seating elements, permeable paving, and infiltration plant zones



Transformation into a pedestrian connector with large linear infiltration planting area



Stone seating wall which assists with grade transition

Landscape Design | Concept