

ADD Inc

BRA Public Meeting Regarding the 319 A Street Rear Project

Boston Convention and Exhibition Center
Room 102 A

November 23, 2009

The Archon Group / Goldman Properties



Tonight's Agenda:

Introduction

Project Information

Design Approach

Questions & Answers



Introduction

- Project History
- Development Approach





Project Information

New residential construction

232 rental Units, 259,000 sf

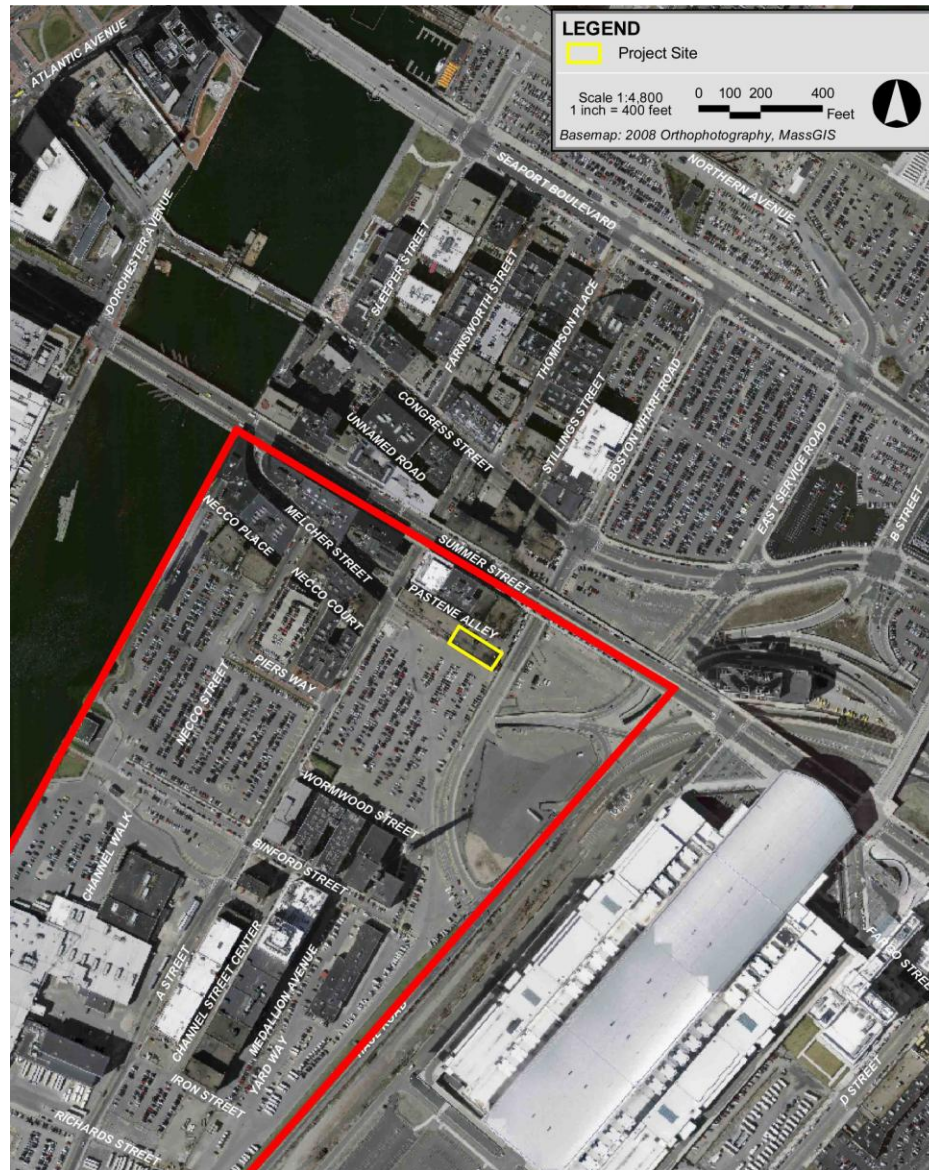
98 Car Structured Parking, 56,00sf

315,000 GSF (259,000 Resid + 56,000 Garage)

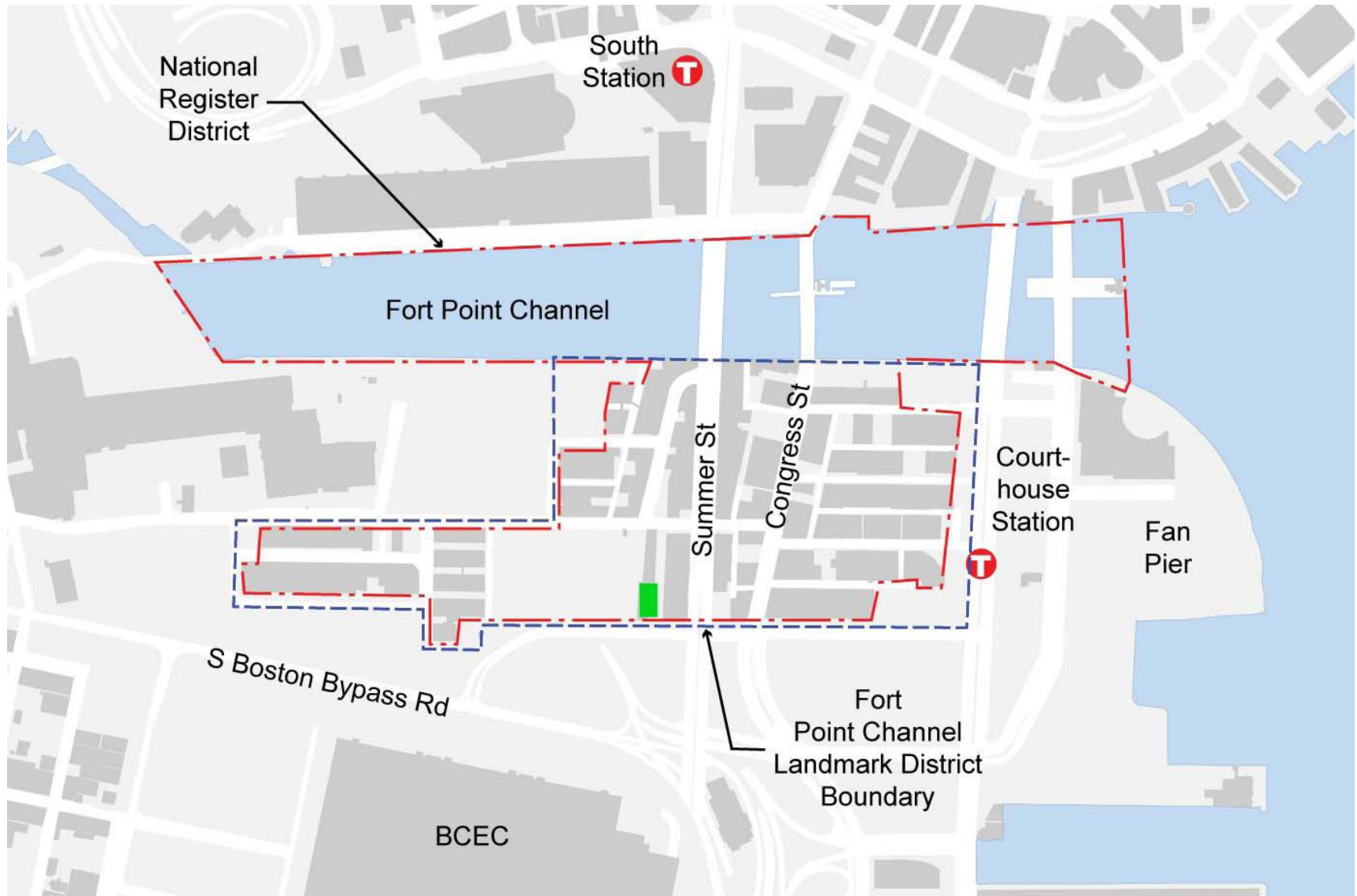
25 Stories- (20 Resid./4 Garage/1Lobby)

Pastene Alley connection to West Service

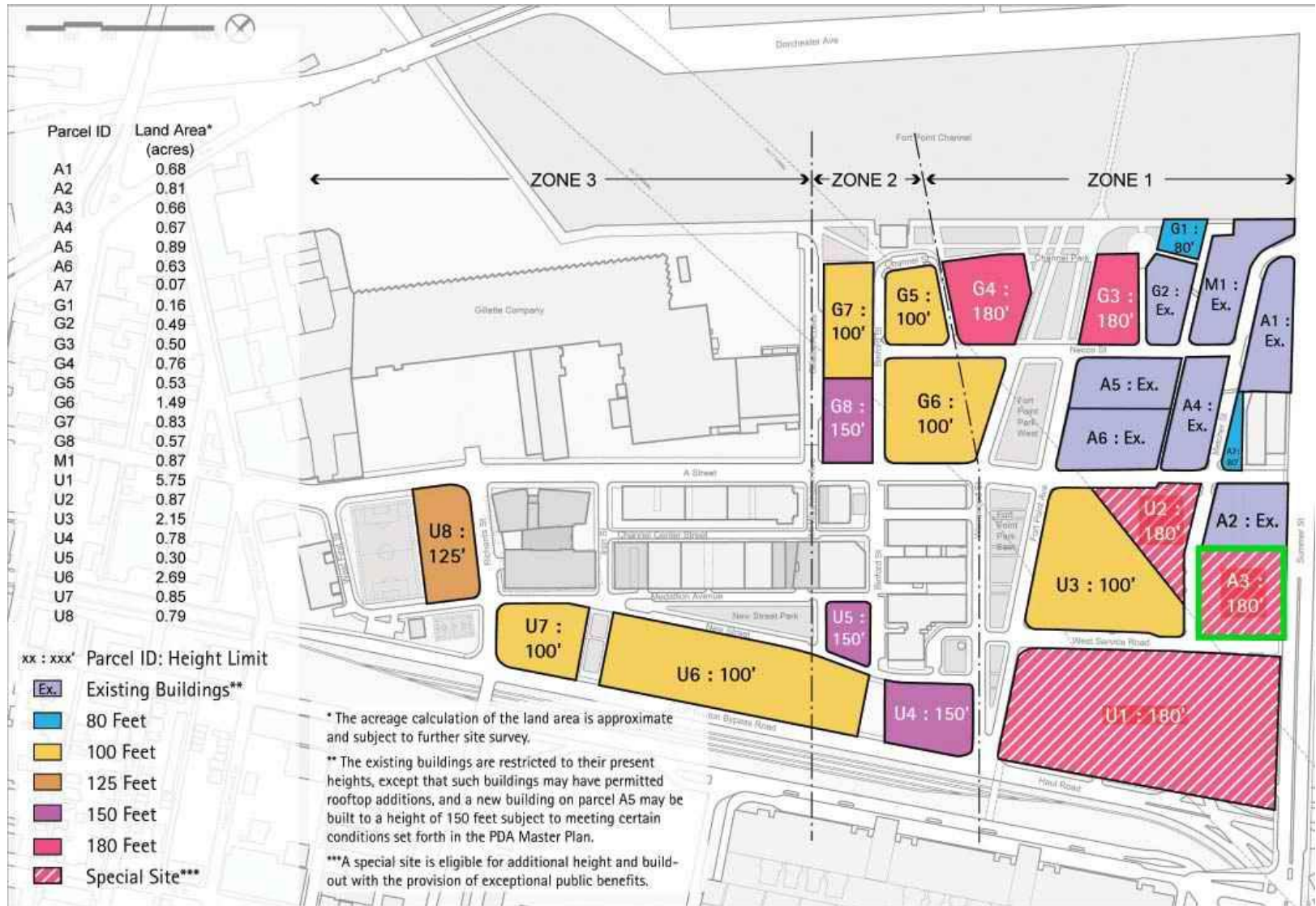
Site Location in 100 Acres PDA



Aerial Photo



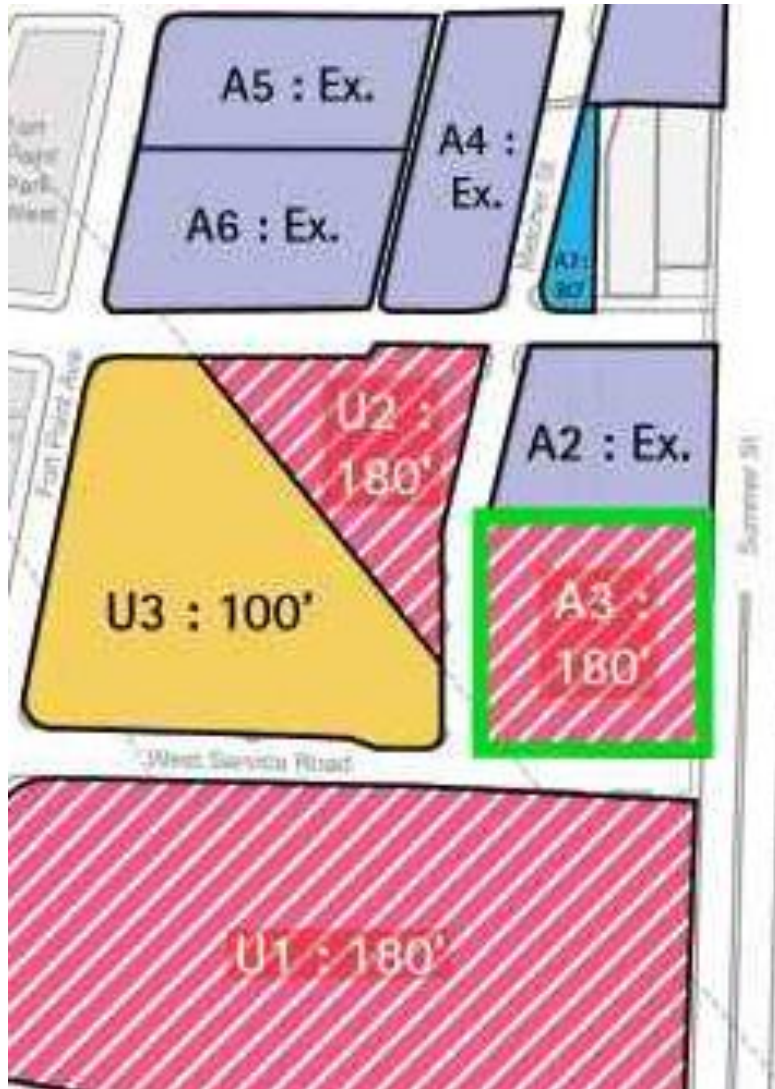
100 Acres Plan- Fort Point Channel Landmarks
District



BRA 100 Acres Height Map

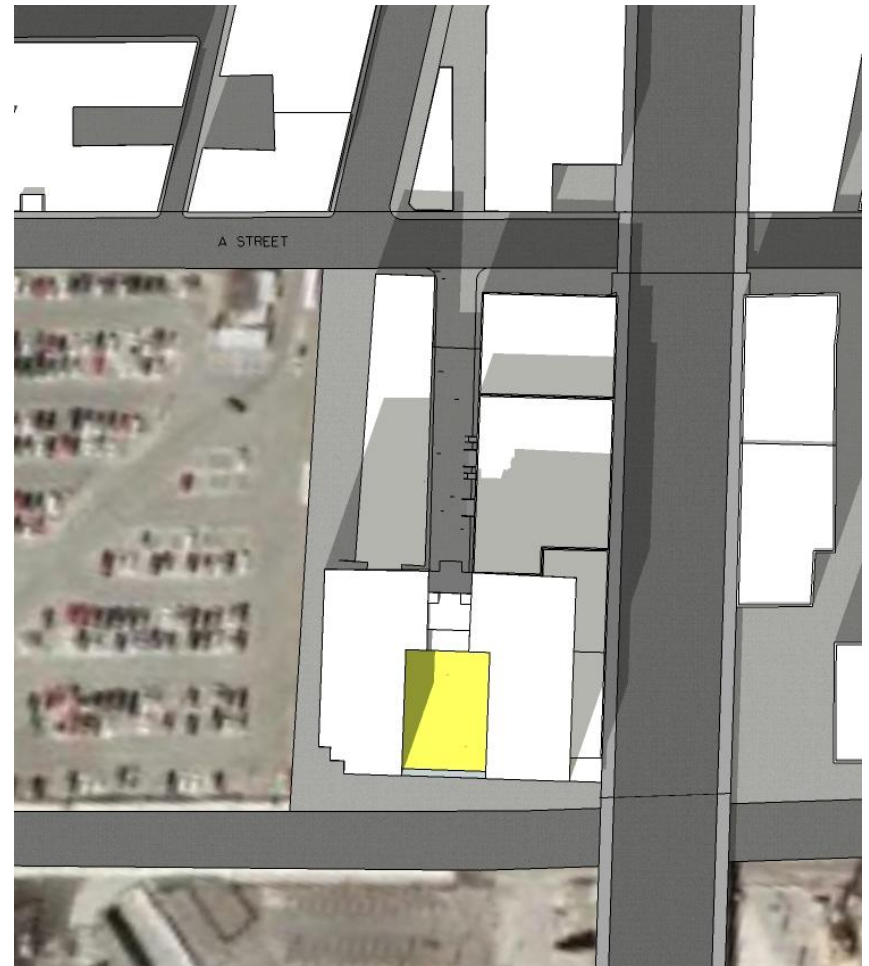


100 Acres Plan





100 Acres Axonometric

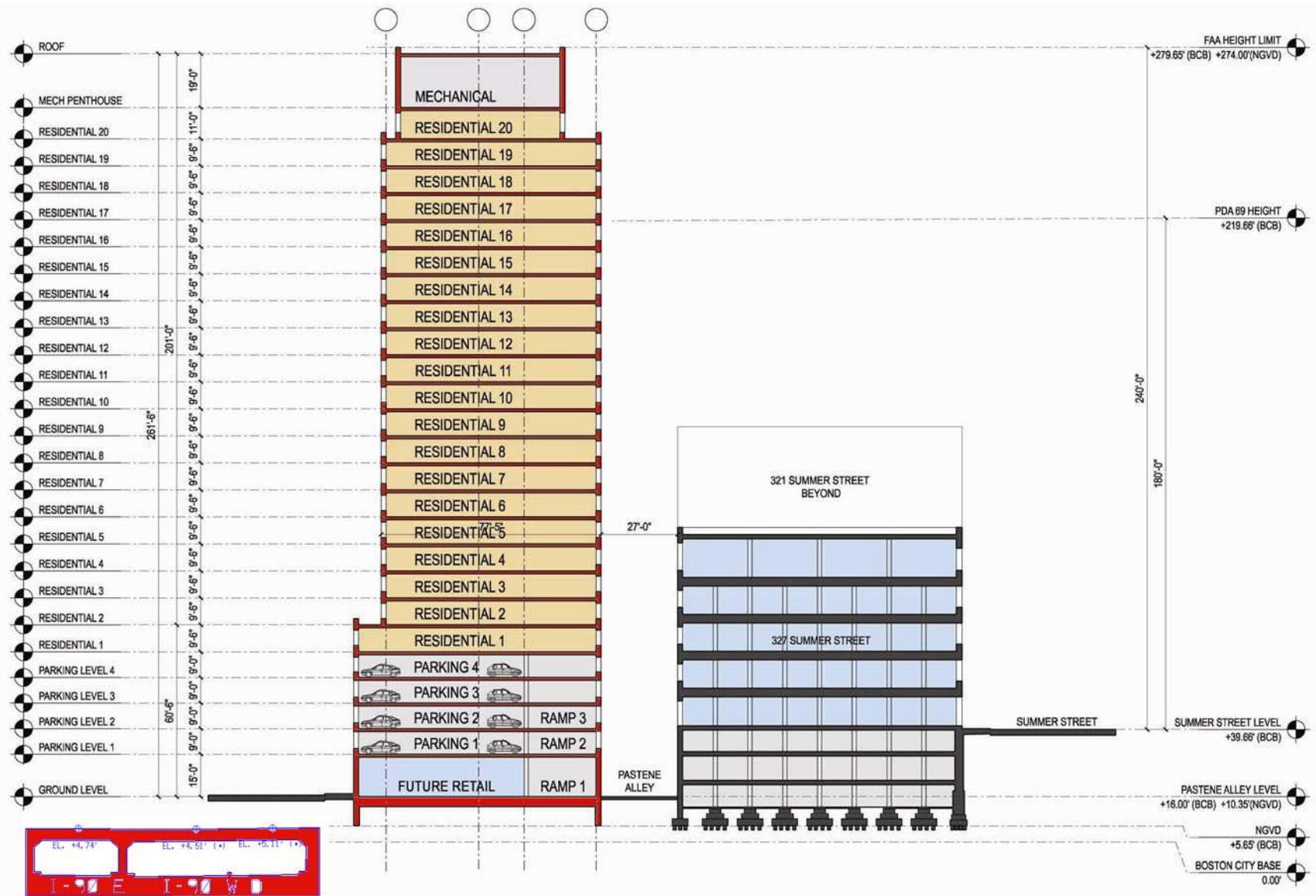


Previous Massing Scheme



Previous Massing Scheme

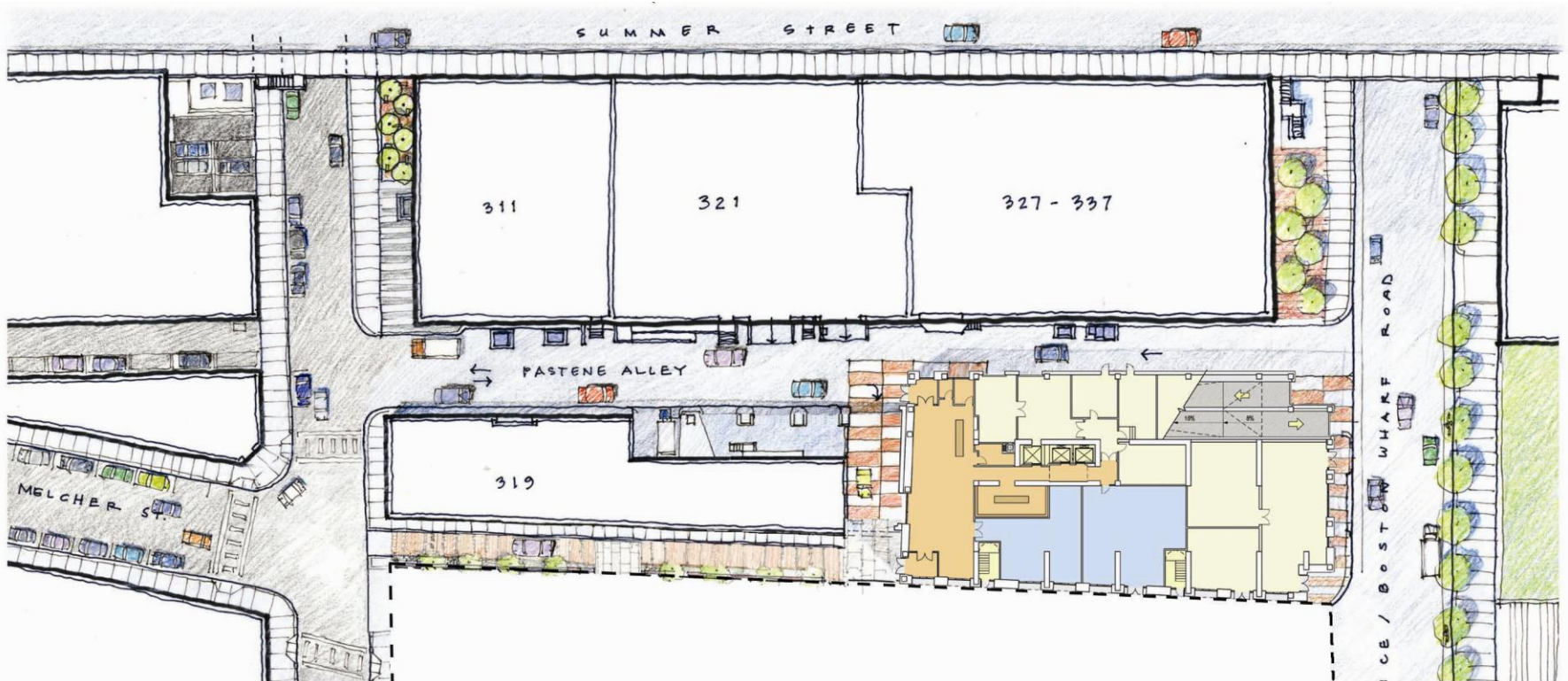




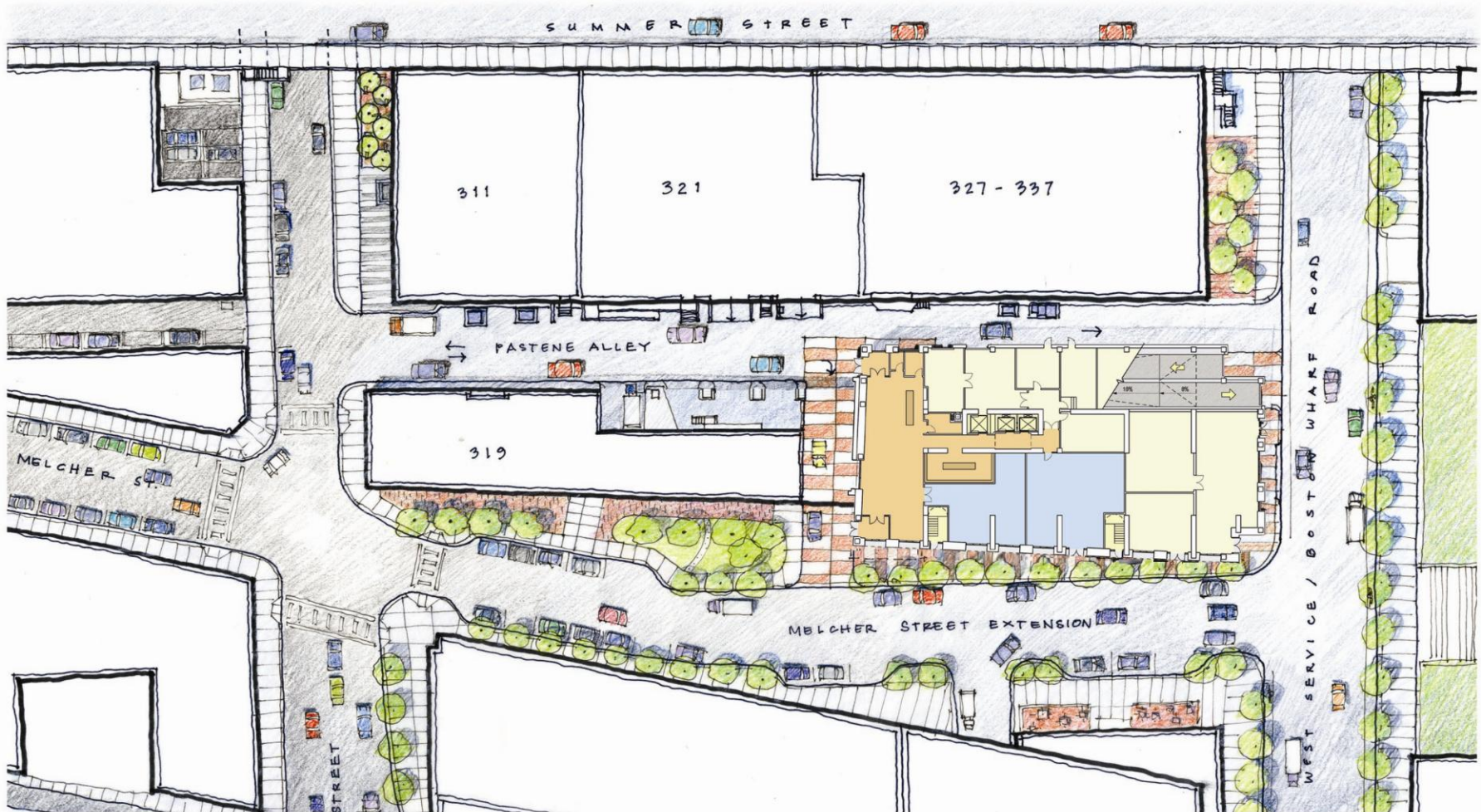
Building Section



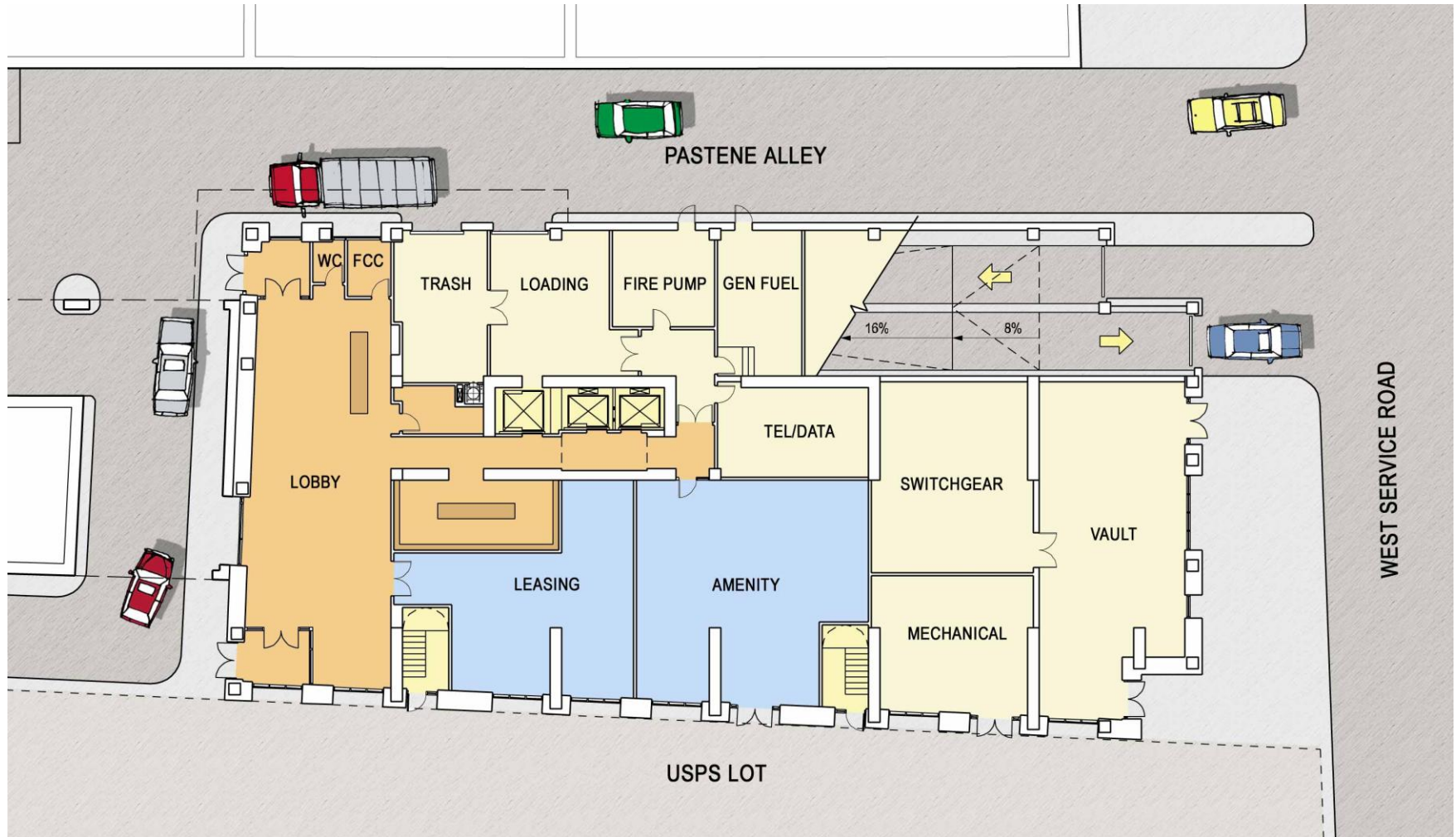
Existing Conditions Plan



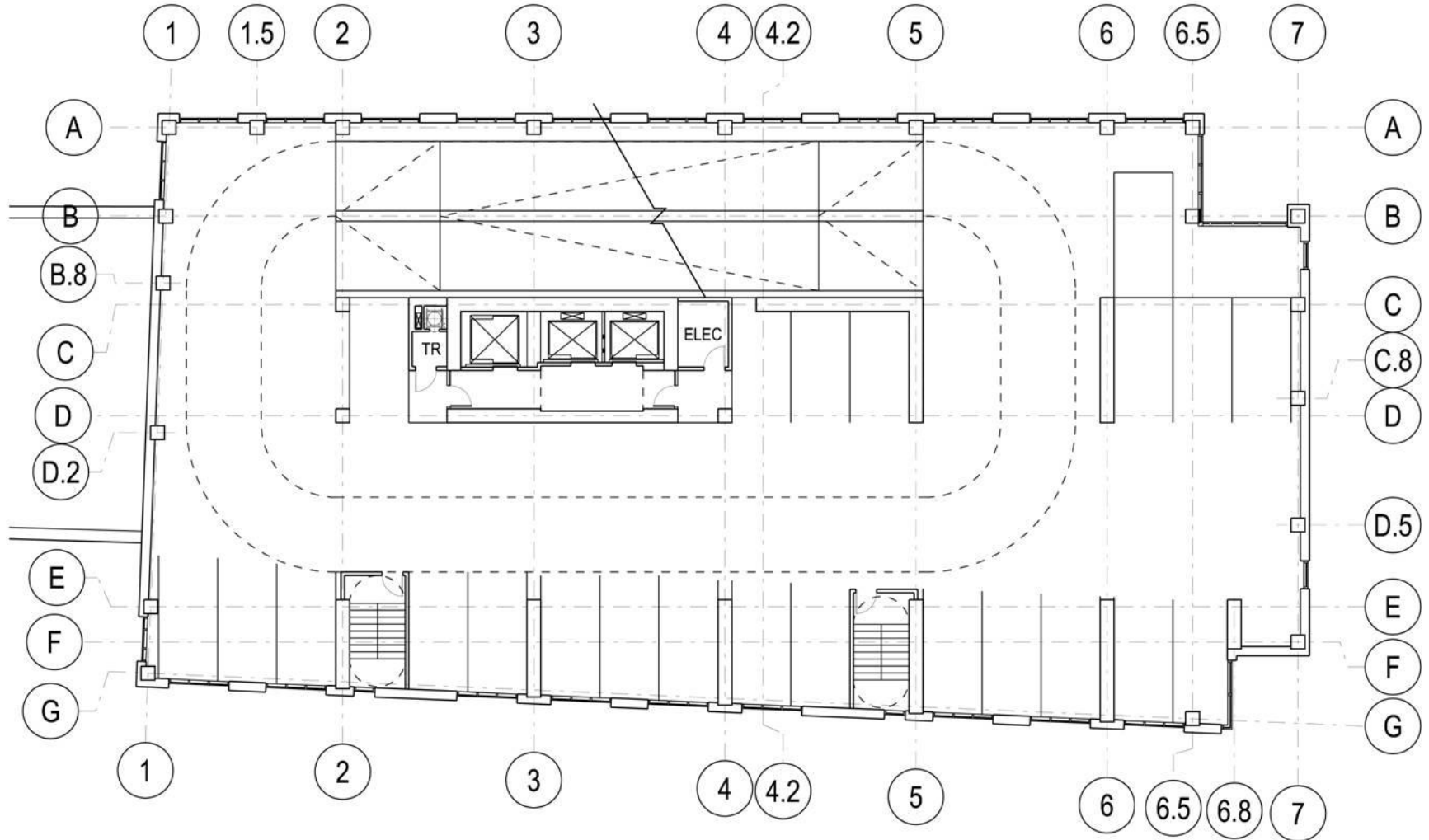
Proposed Site Plan: Interim Condition



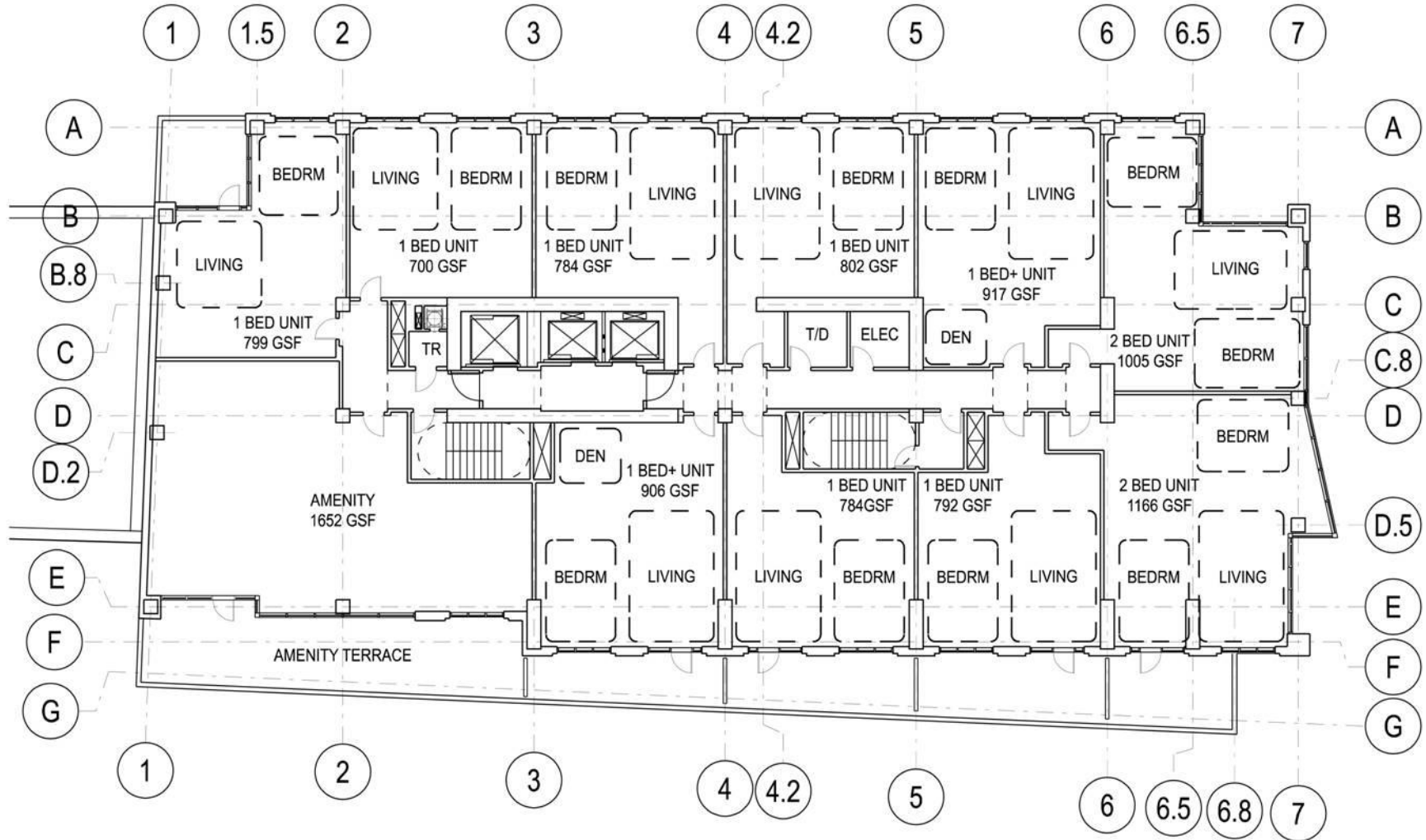
Proposed Future Site Plan



Ground Floor Plan



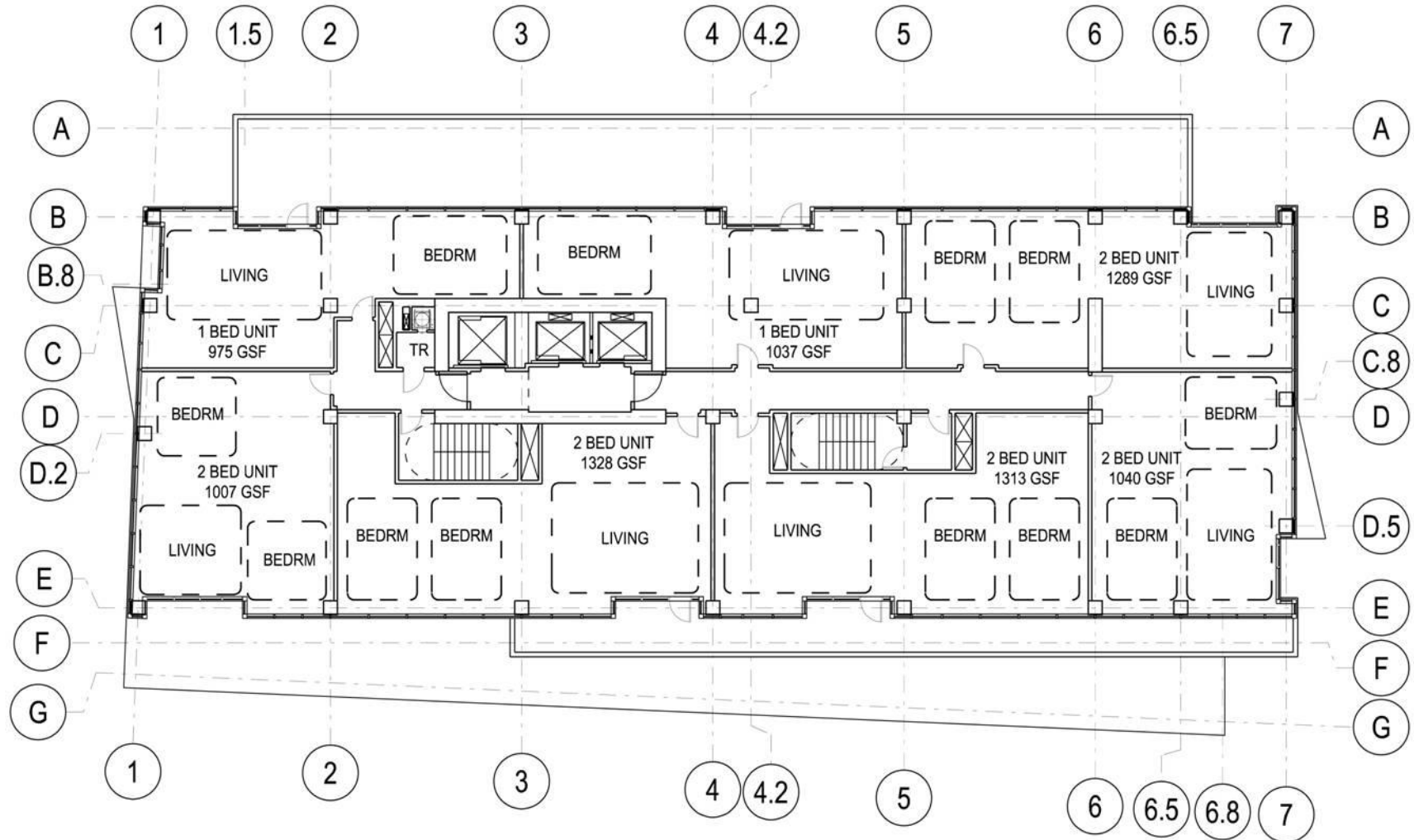
P1 – P3 Parking Plans (Levels 2-4)



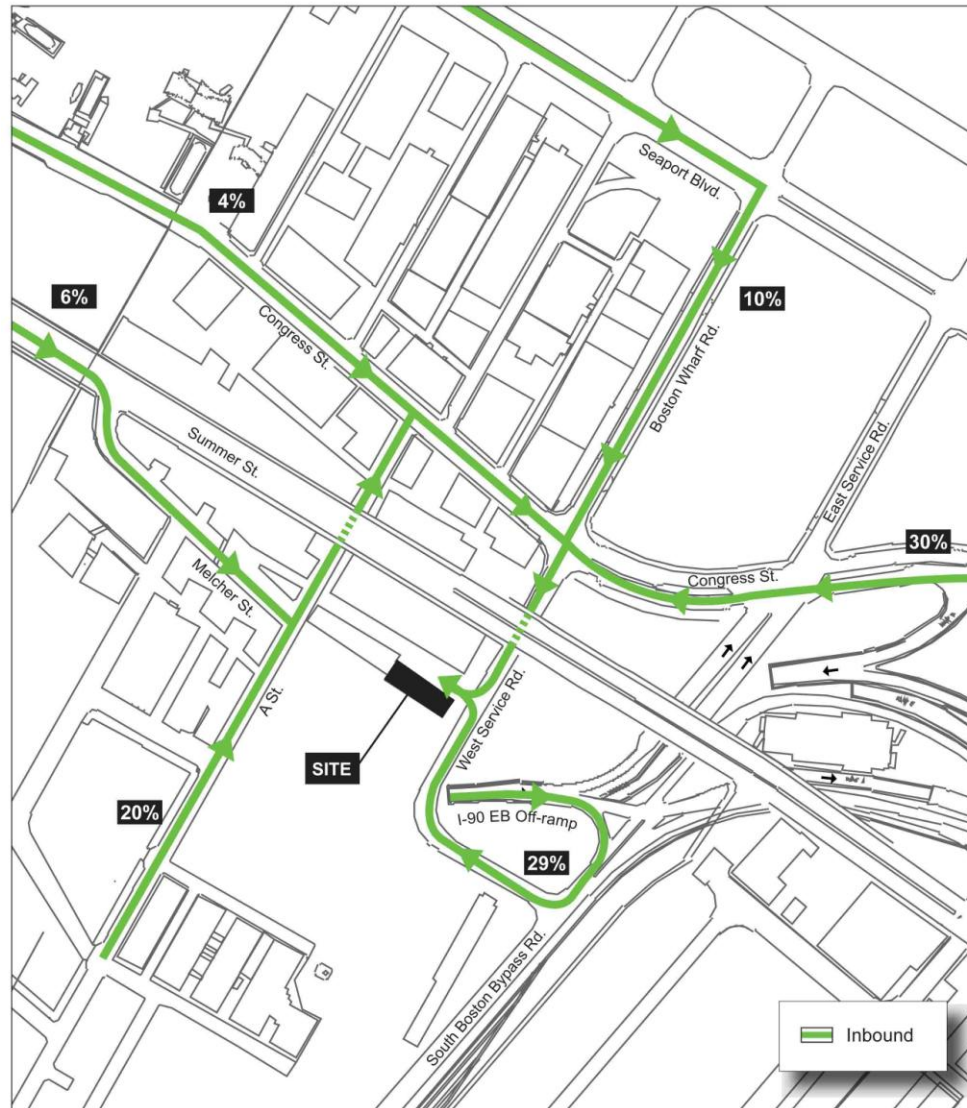
Residential Floor Plan 2 (Level 7)



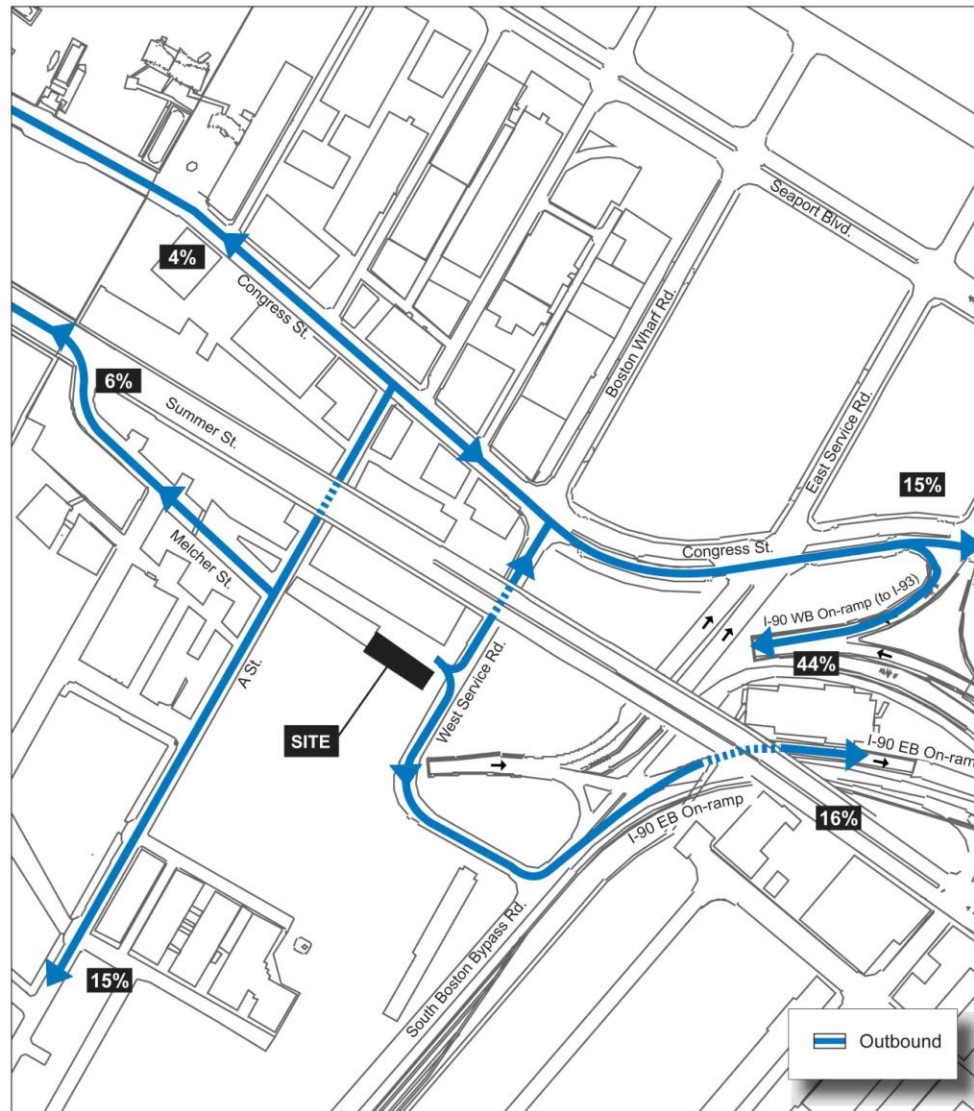
Residential Floor Plans 4-19 (Levels 9-24)



Residential Floor Plan 20 (Level 25)



Entering Vehicle Trip Distribution



Exiting Vehicle Trip Distribution



Public Benefits

Exceptional Public Benefits

Under the PDA Master Plan, certain parcels, including Parcel A3, are eligible for height beyond 180 feet if they include exceptional public benefits, which are defined as significant contributions to one or more of the following objectives:

- Increasing the city's housing supply
- Expanding the city's economic base
- Enhancing the environment through public realm improvements or green design
- Strengthening transportation infrastructure
- Mitigating development impacts

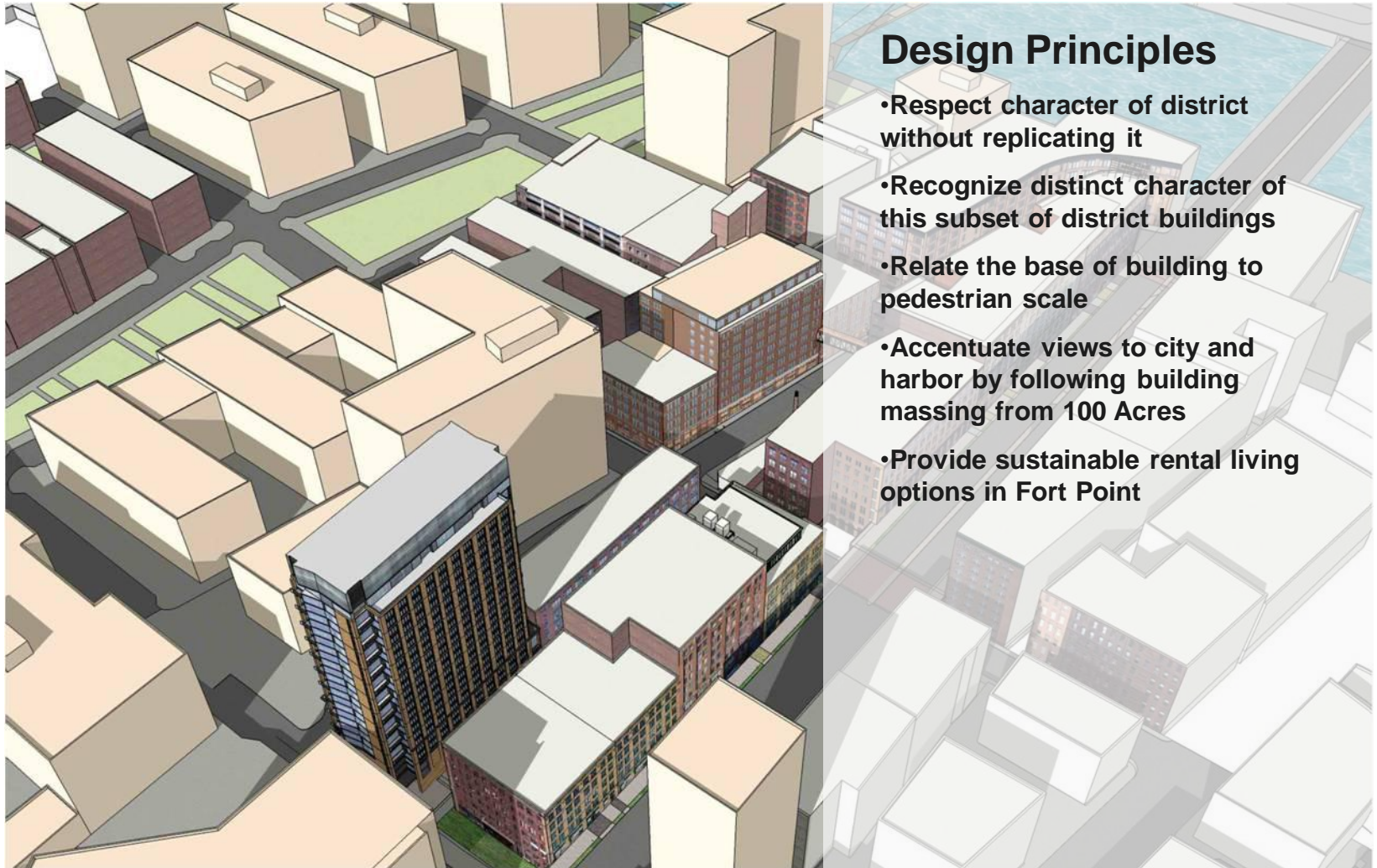
319 Rear Project will:

- Increase the city's housing supply by providing an additional 232 new rental units in the district. (72 more than the 160 units @ 180')
- Contribute \$2.6 million total to the 100 Acre PDA Open Space, Public Realm and Infrastructure sinking fund. (\$900,000 more than @ 180')
- Provide \$490,000 every year in property taxes(\$163,000 more than @ 180')
- Implement a LEED Certified green residential rental project
- Exceed the City's Guidelines by providing 15% up to 20% on-site affordable units

or

- Donate 327 Summer Street for the creation of affordable live/work space





Design Principles

- Respect character of district without replicating it
- Recognize distinct character of this subset of district buildings
- Relate the base of building to pedestrian scale
- Accentuate views to city and harbor by following building massing from 100 Acres
- Provide sustainable rental living options in Fort Point



319 A Street Rear

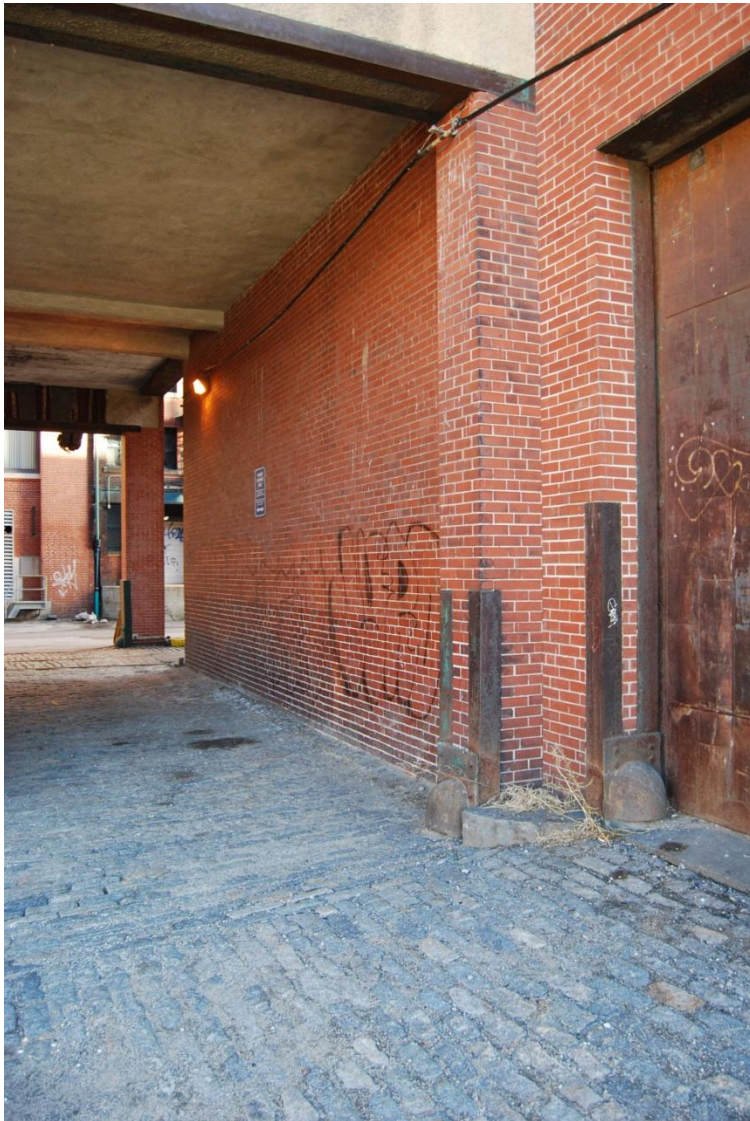


319 A Street



327-337 Summer Street





319 A Street Underpass



319 A Street



311 Summer Street























Questions & Answers