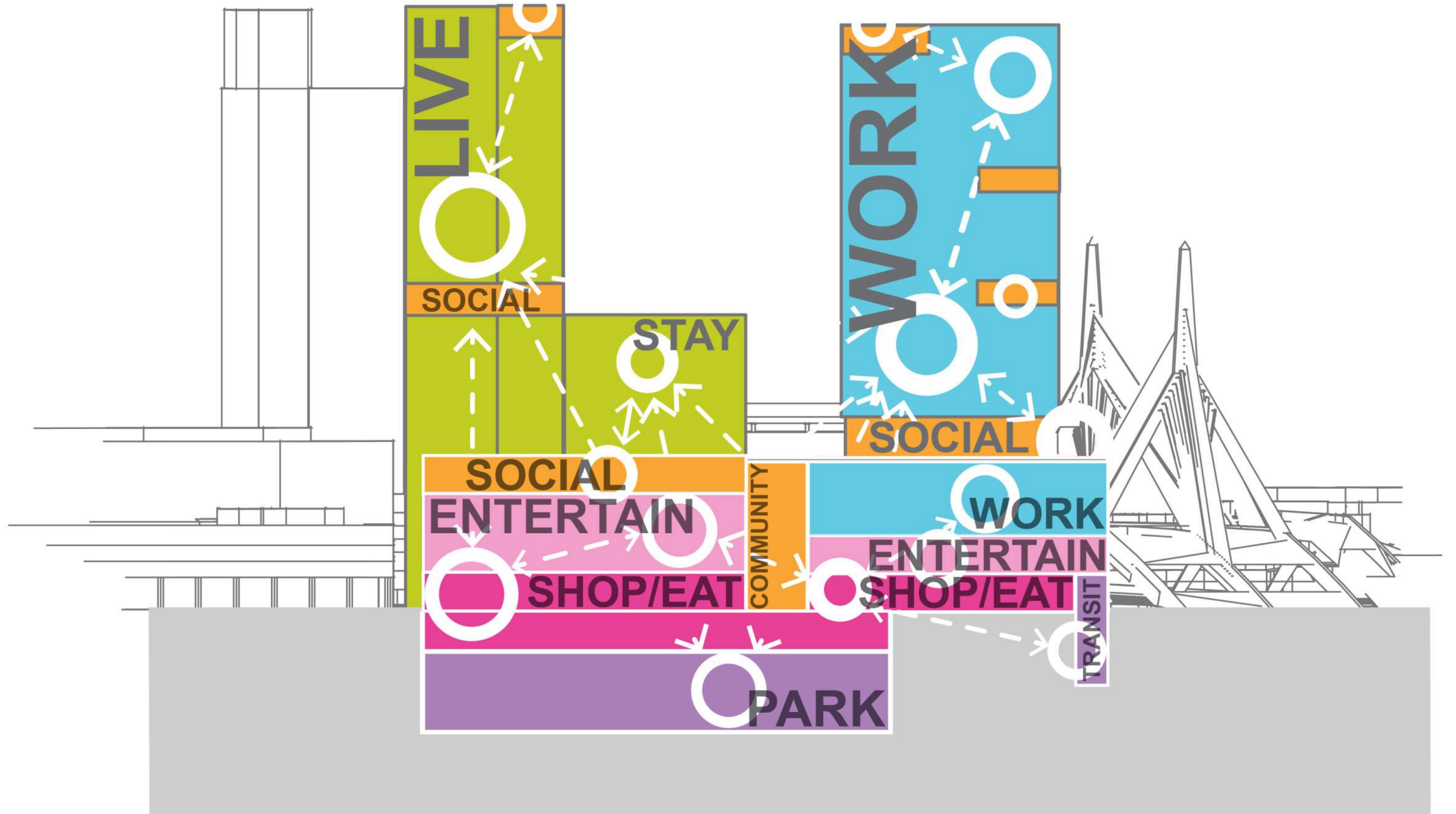


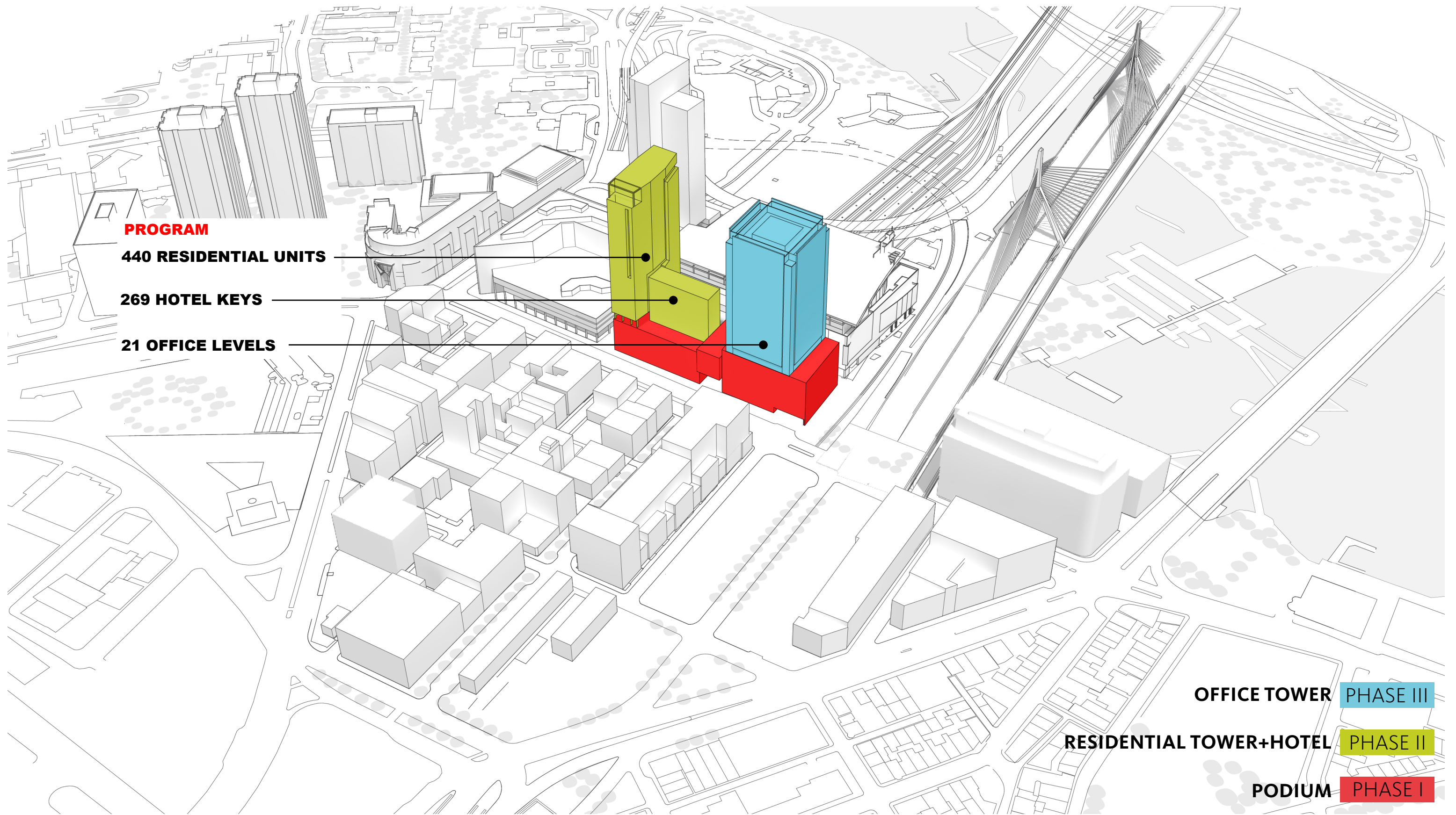
The Boston Garden

BOSTON PROPERTIES AND DELAWARE NORTH COMPANIES

DESIGN DEVELOPMENT SUBMISSION TO **BOSTON REDEVELOPMENT AUTHORITY**

OCTOBER 1, 2015





PROGRAM

440 RESIDENTIAL UNITS

269 HOTEL KEYS

21 OFFICE LEVELS

OFFICE TOWER PHASE III

RESIDENTIAL TOWER+HOTEL PHASE II

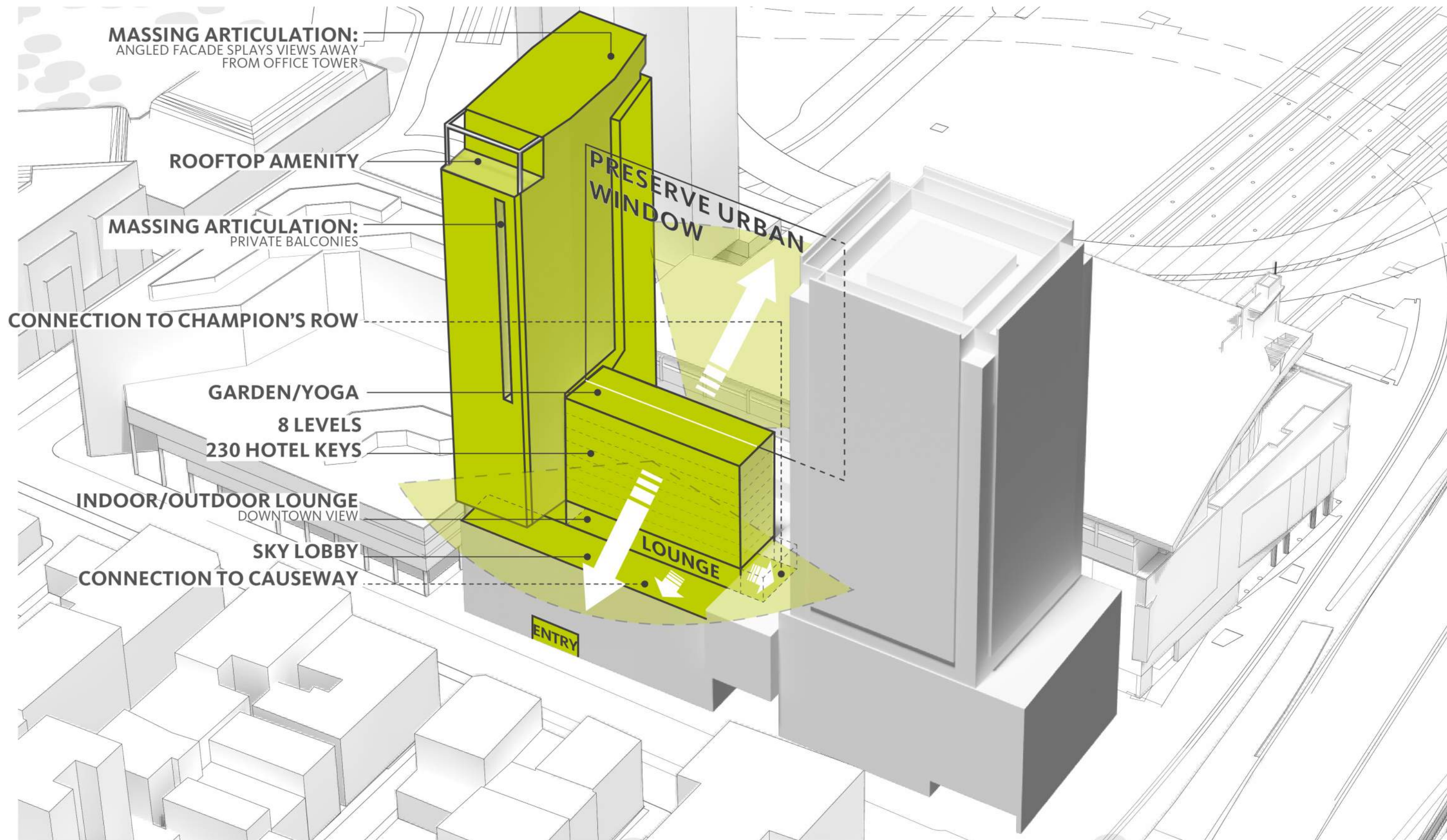
PODIUM PHASE I

PROJECT PHASES

August 24 2015

RESIDENTIAL TOWER

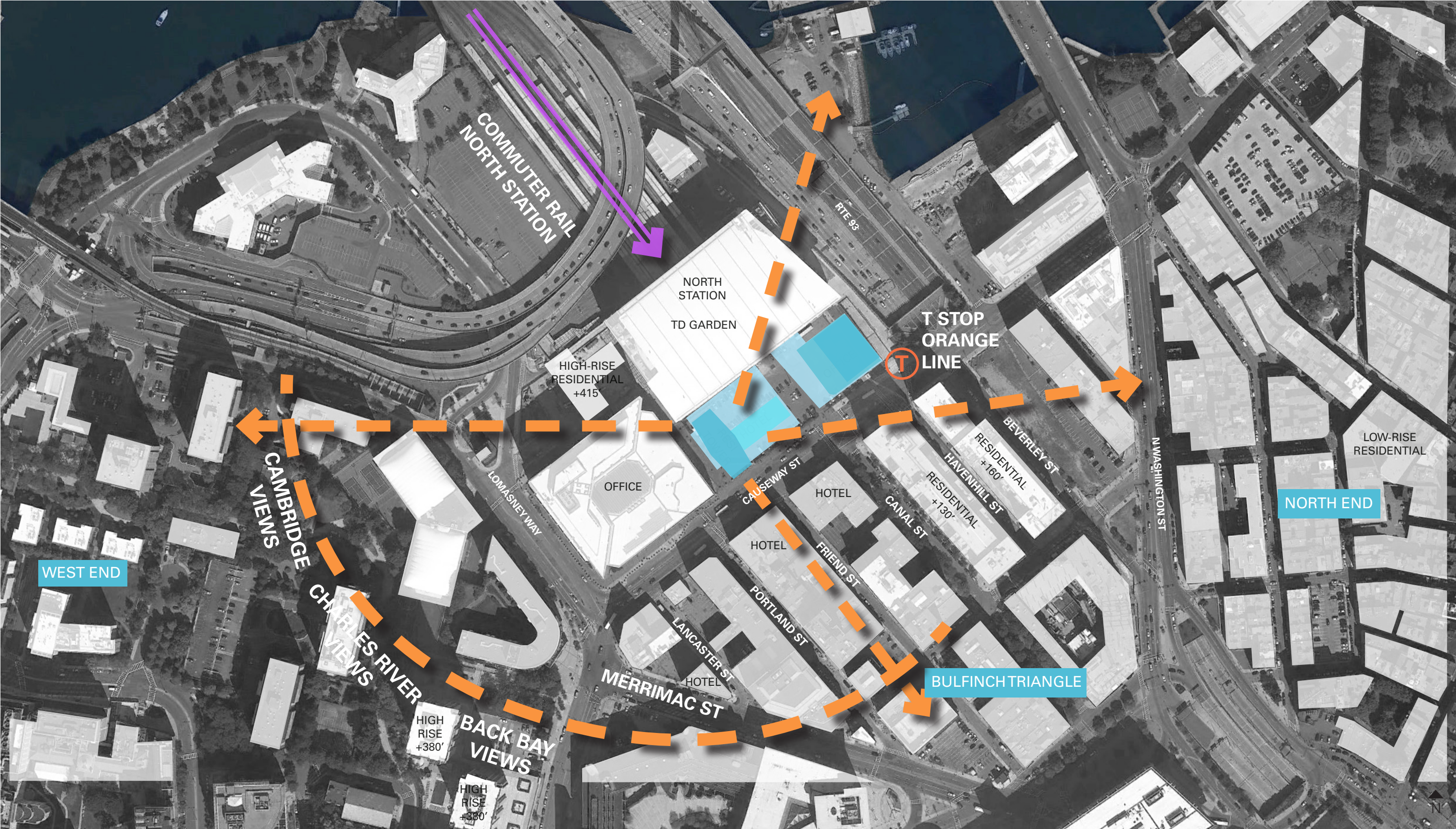
PHASE II



RESIDENTIAL TOWER + HOTEL

July 28 2015

SITE ANALYSIS VIEW DIAGRAMS



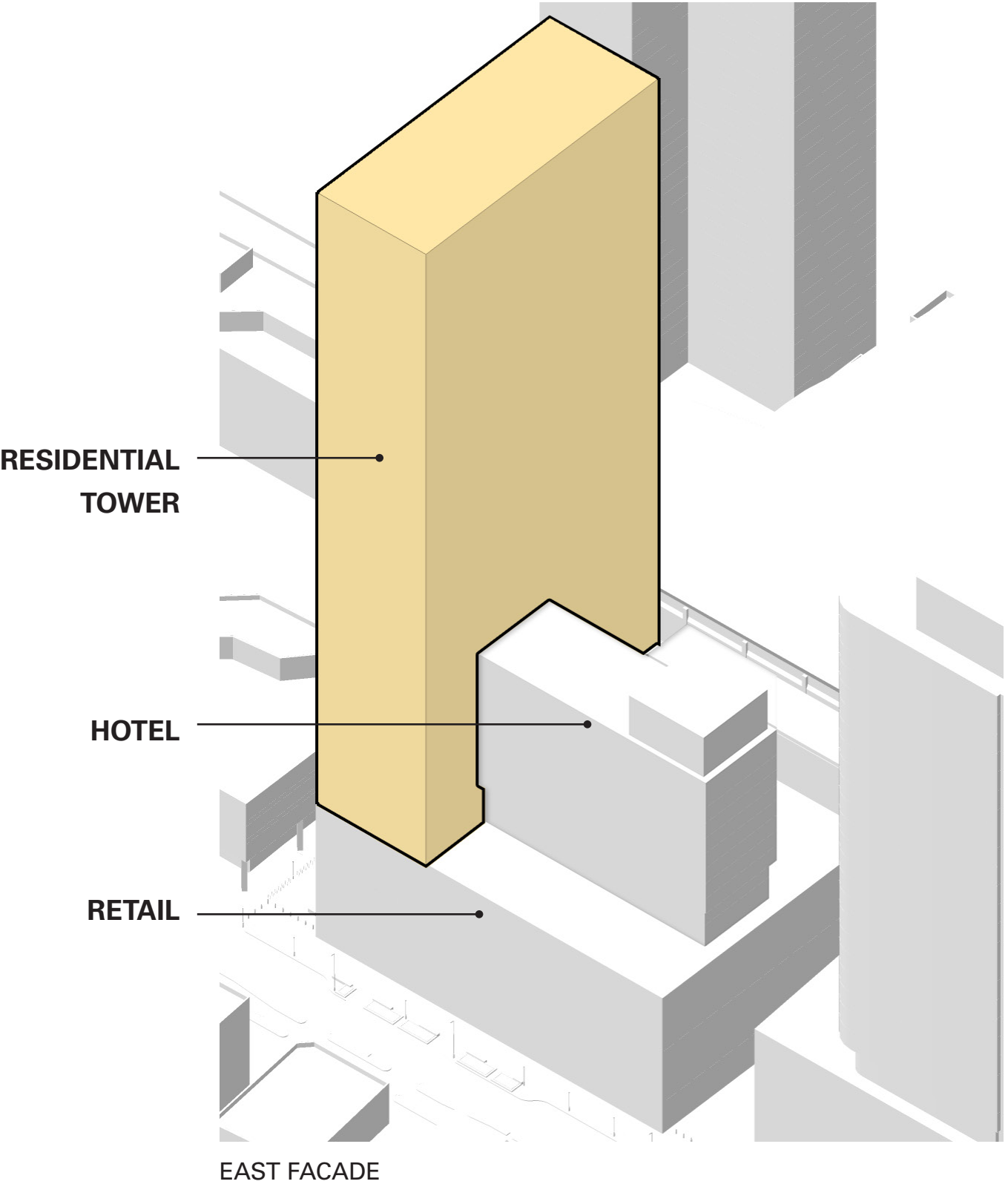
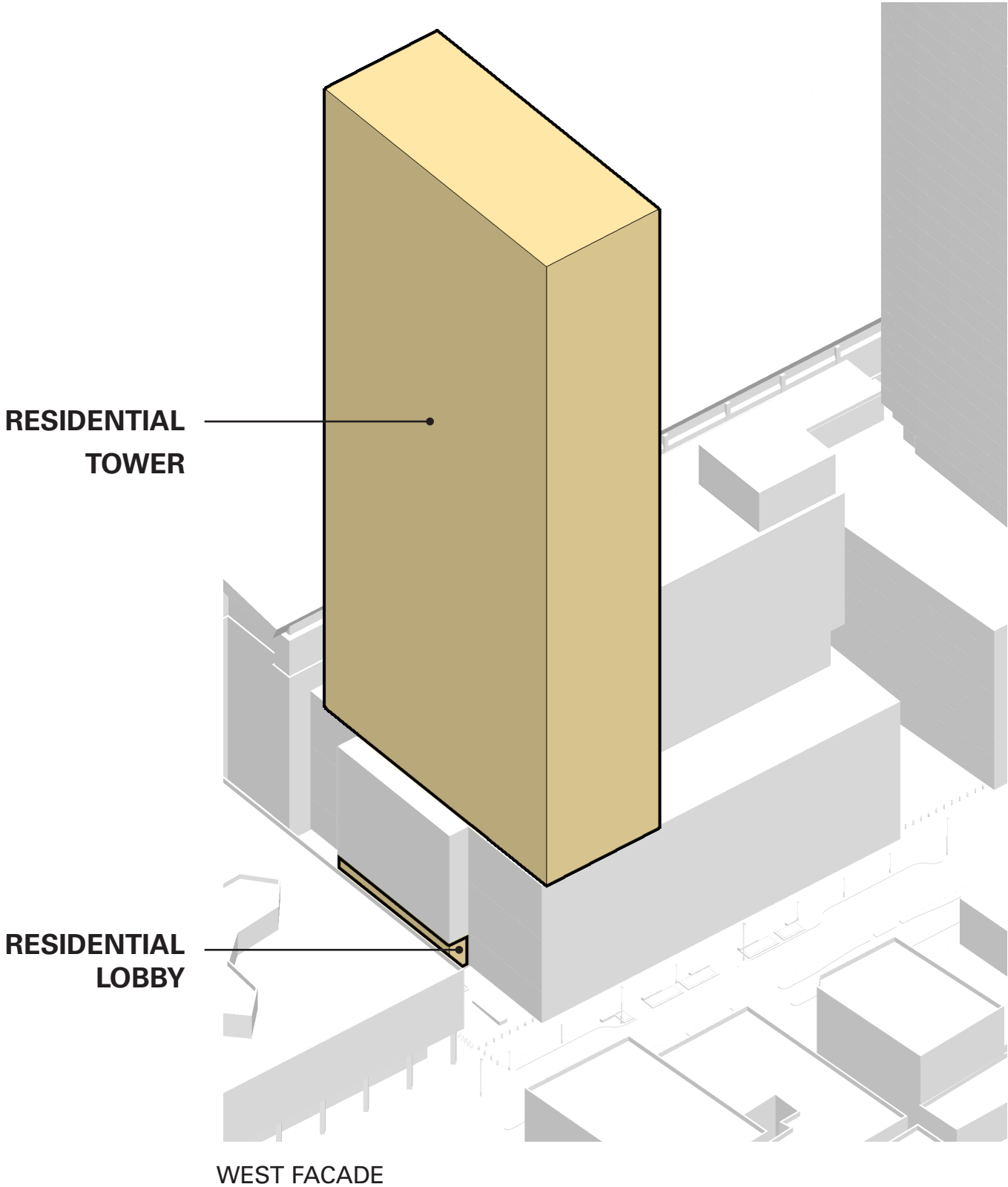
SITE ANALYSIS VIEWS 400'

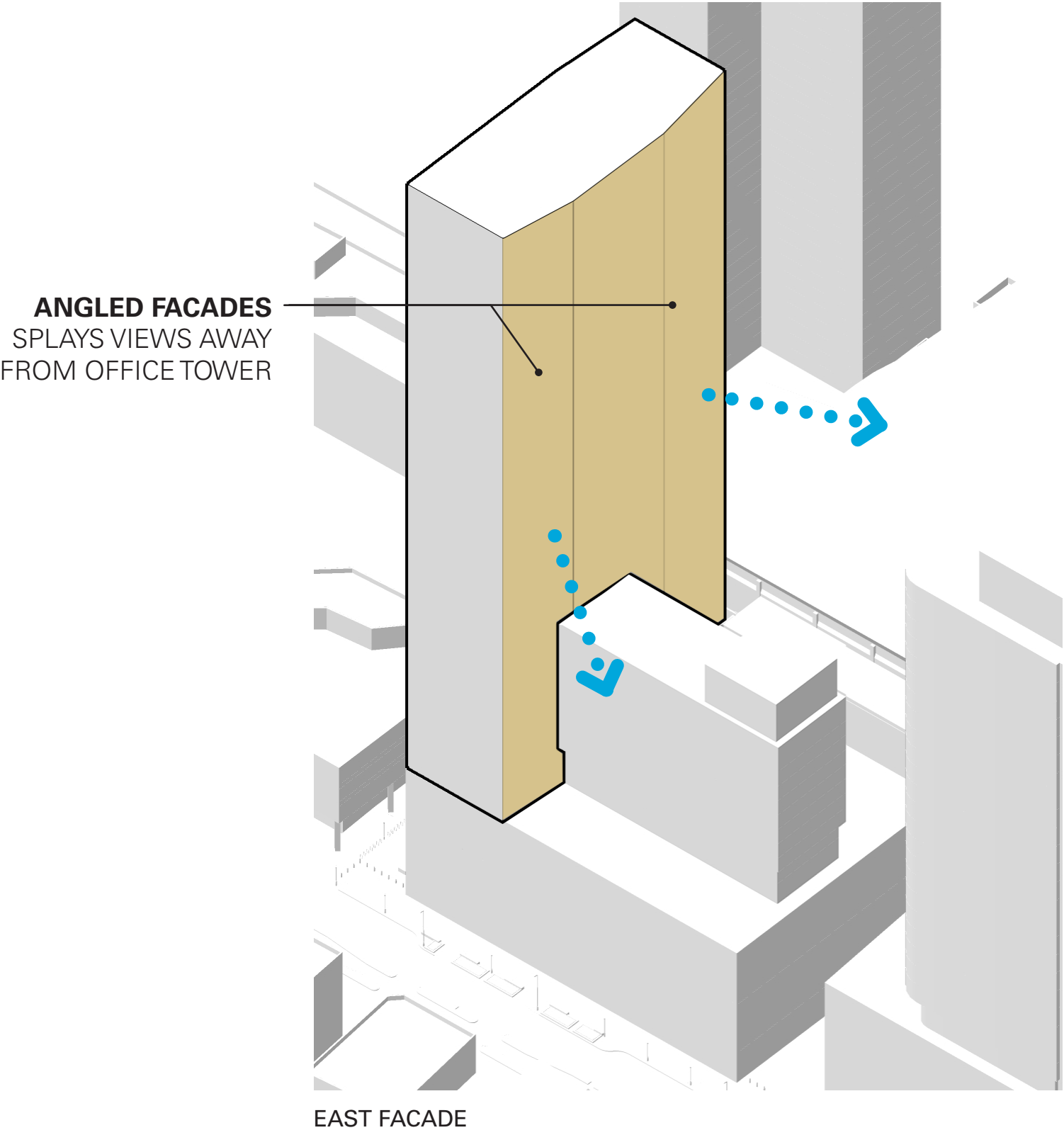
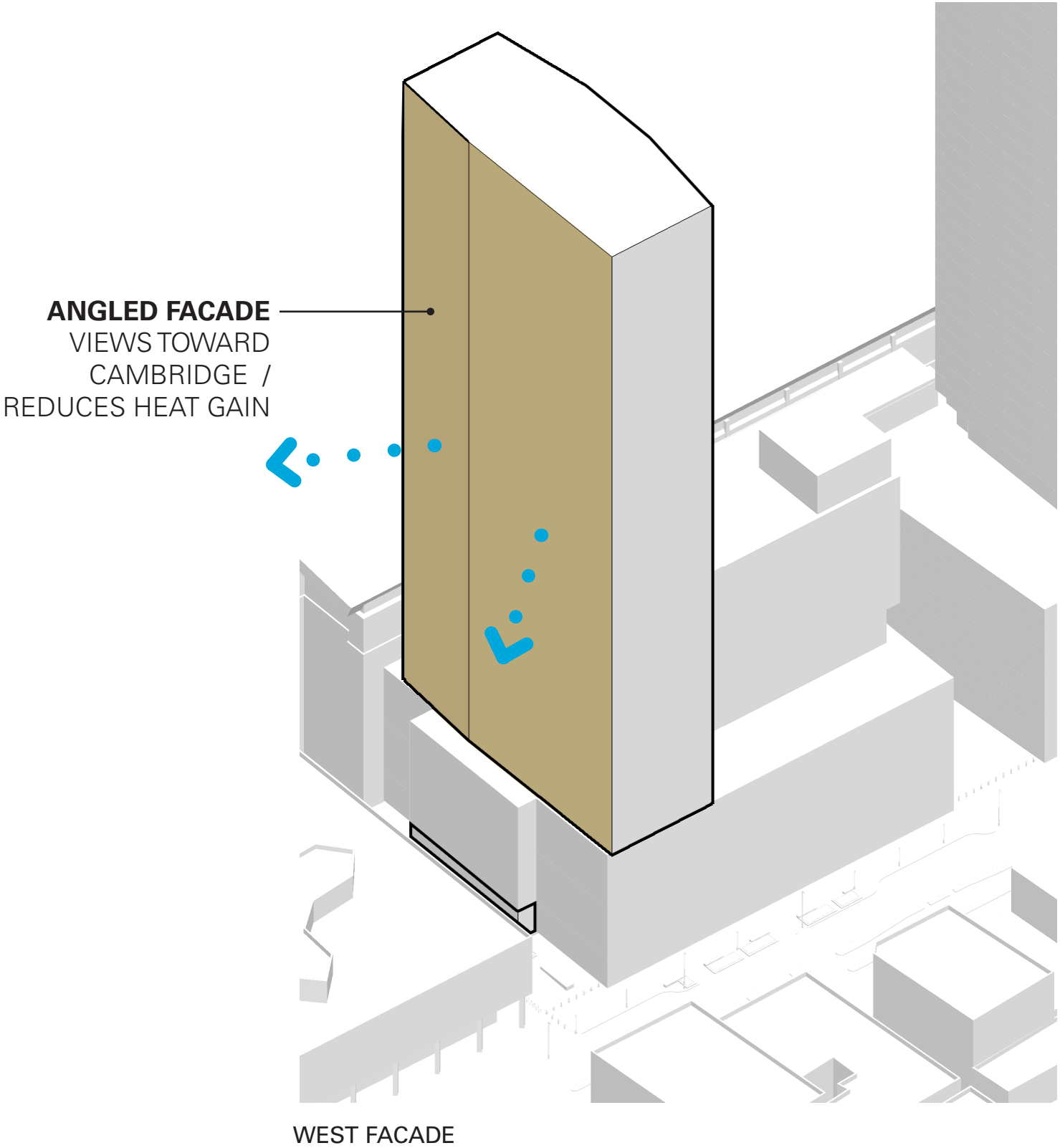


PANORAMIC VIEW LOOKING SOUTH

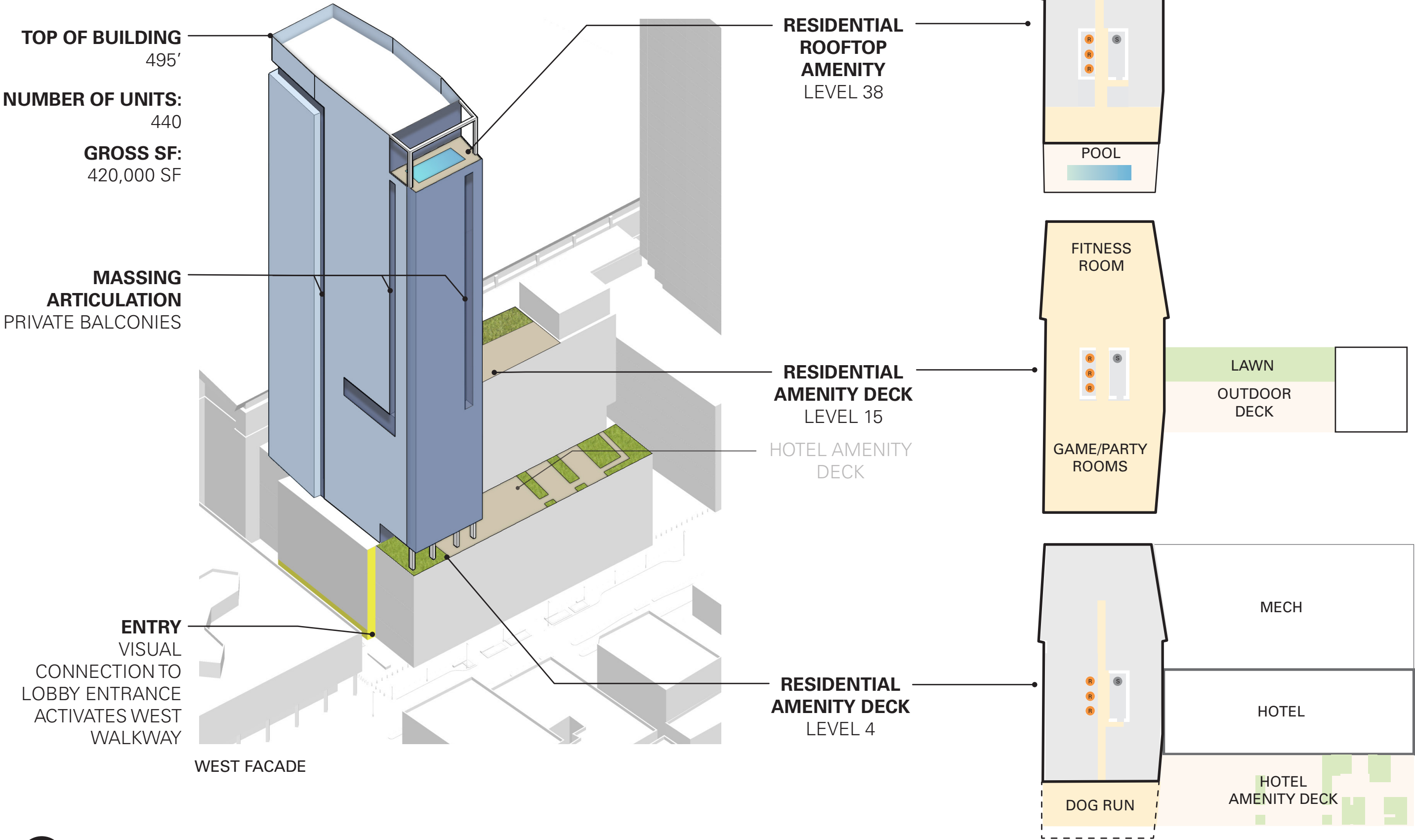


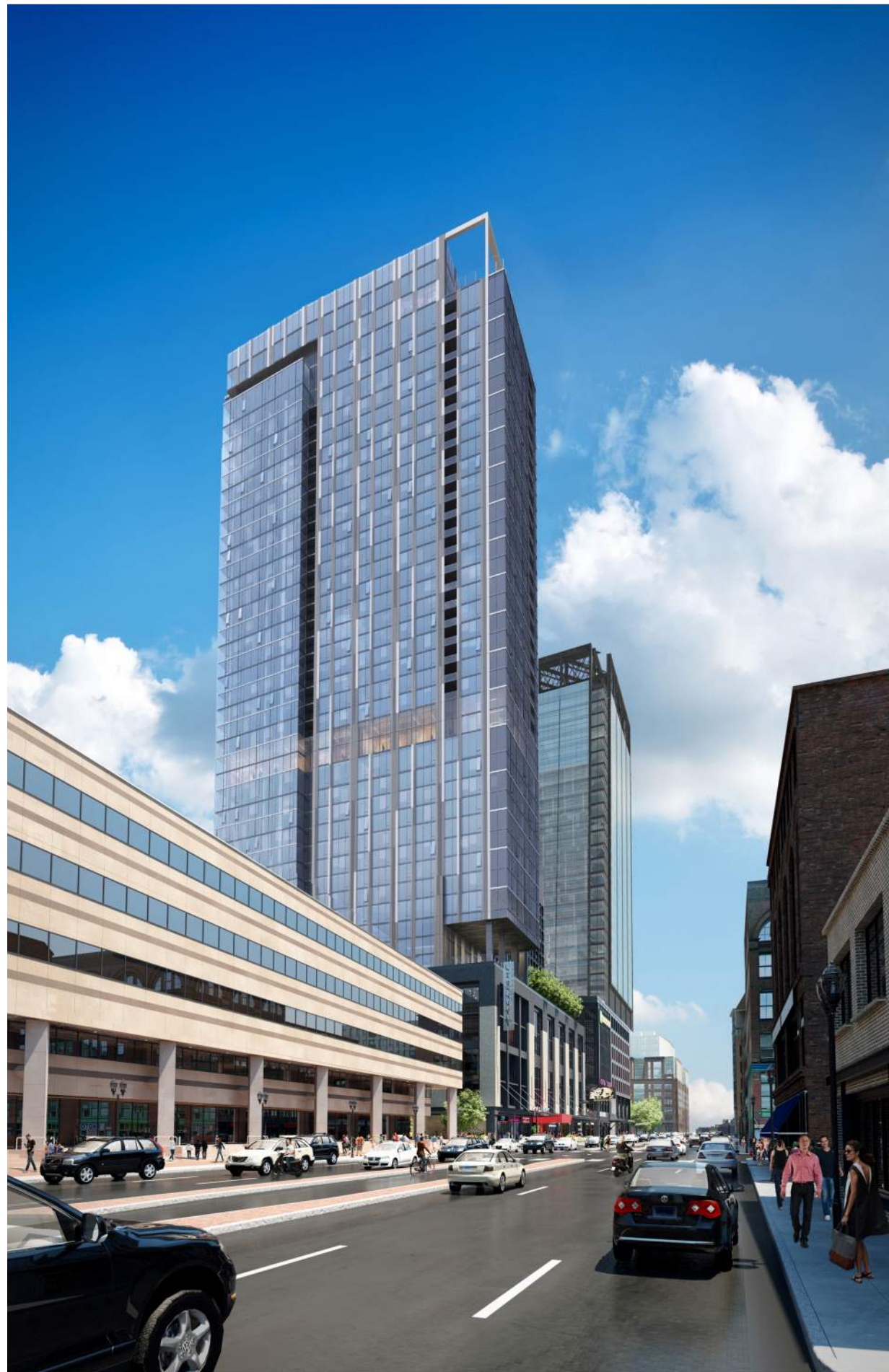
PANORAMIC VIEW LOOKING NORTH

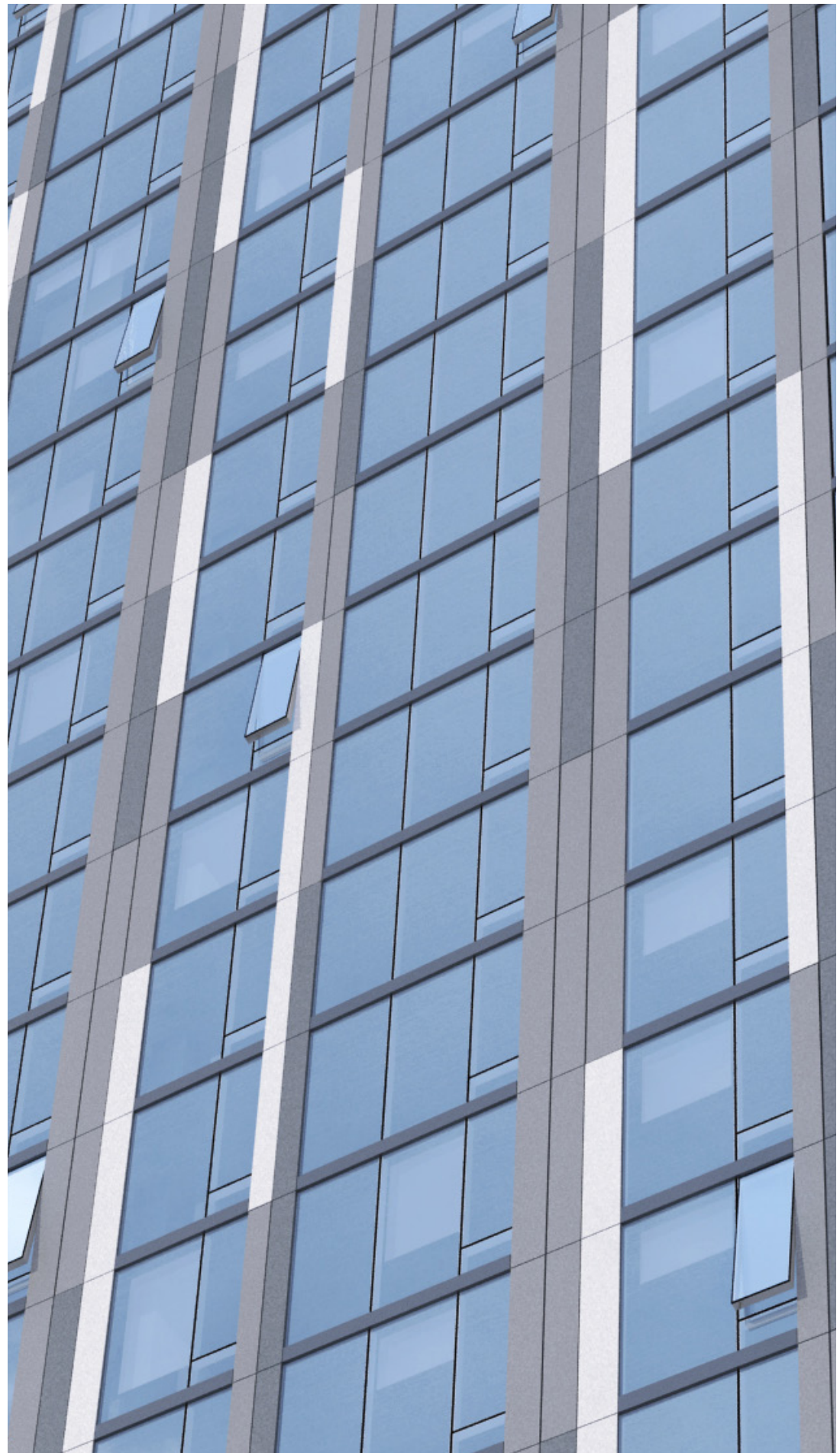




DESIGN FROM THE INSIDE OUT MASSING / AMENITIES






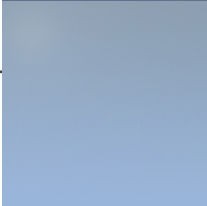




METAL PANEL PAINT COLORS

	PPG - SUNLIGHT SILVER LIGHT ACCENT COLOR & ALTERNATING SLAB EDGE
	PPG - SILVER GREY FIELD COLOR
	PPG - PEWTER DARK ACCENT COLOR
	PPG - SILVER STORM SLAB EDGE COVER / COLUMN COVER AT WOOF DECK / PICKET BALCONY RAILINGS

GLAZING COLOR /TYPE

	VIRACON - VE1-42 SOUTH ELEVATION / ACCENT BALCONIES / AMENITY
	VIRACON - VRE1-59 FIELD CONDITION



BOSTON GARDEN RESIDENTIAL WINDOW WALL & METAL PANEL EXAMPLES



BOSTON GARDEN RESIDENTIAL VIEW FROM NORTH



BOSTON GARDEN RESIDENTIAL VIEW FROM BRIDGE









HOTEL

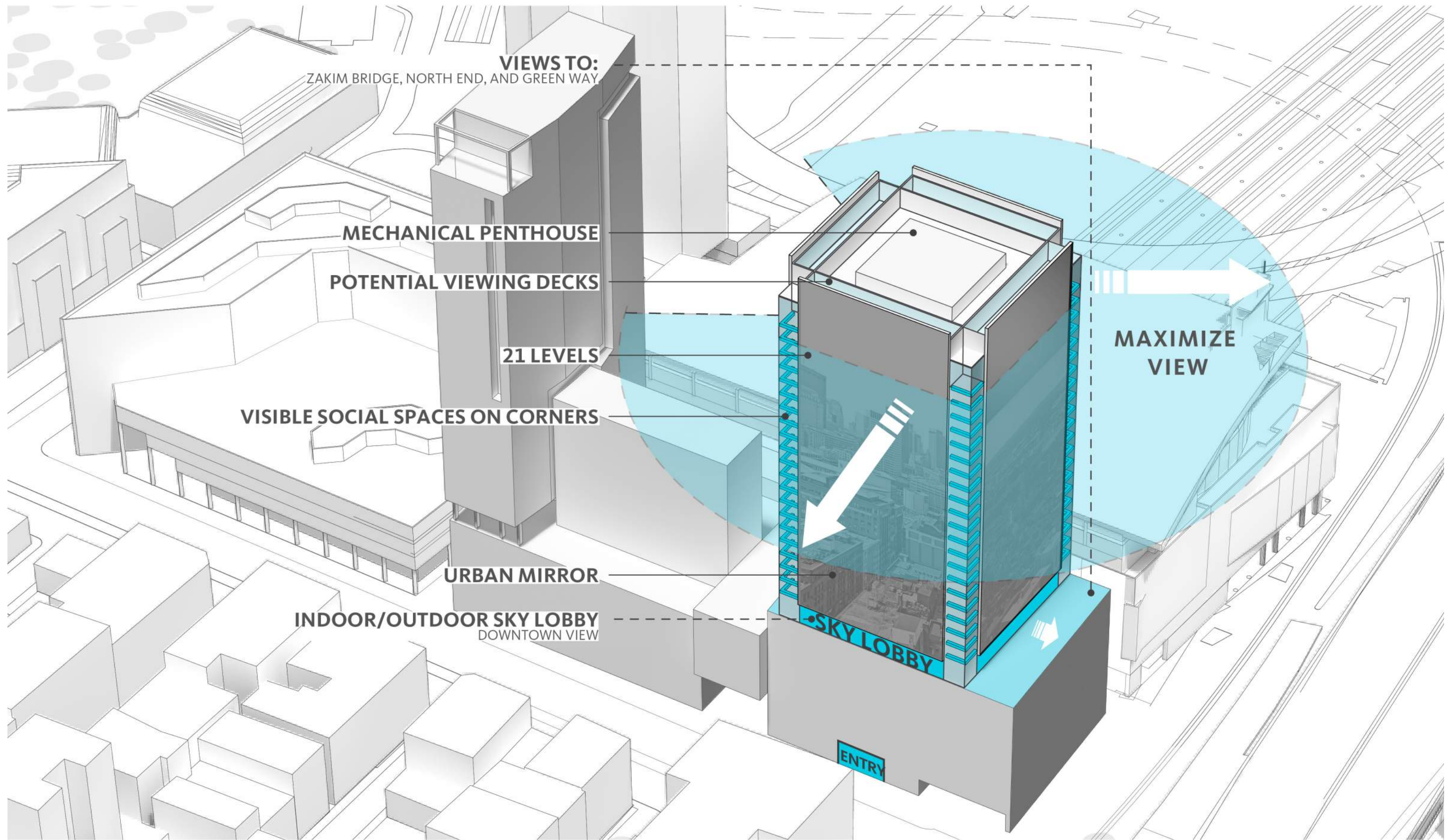
PHASE II





OFFICE TOWER

PHASE III



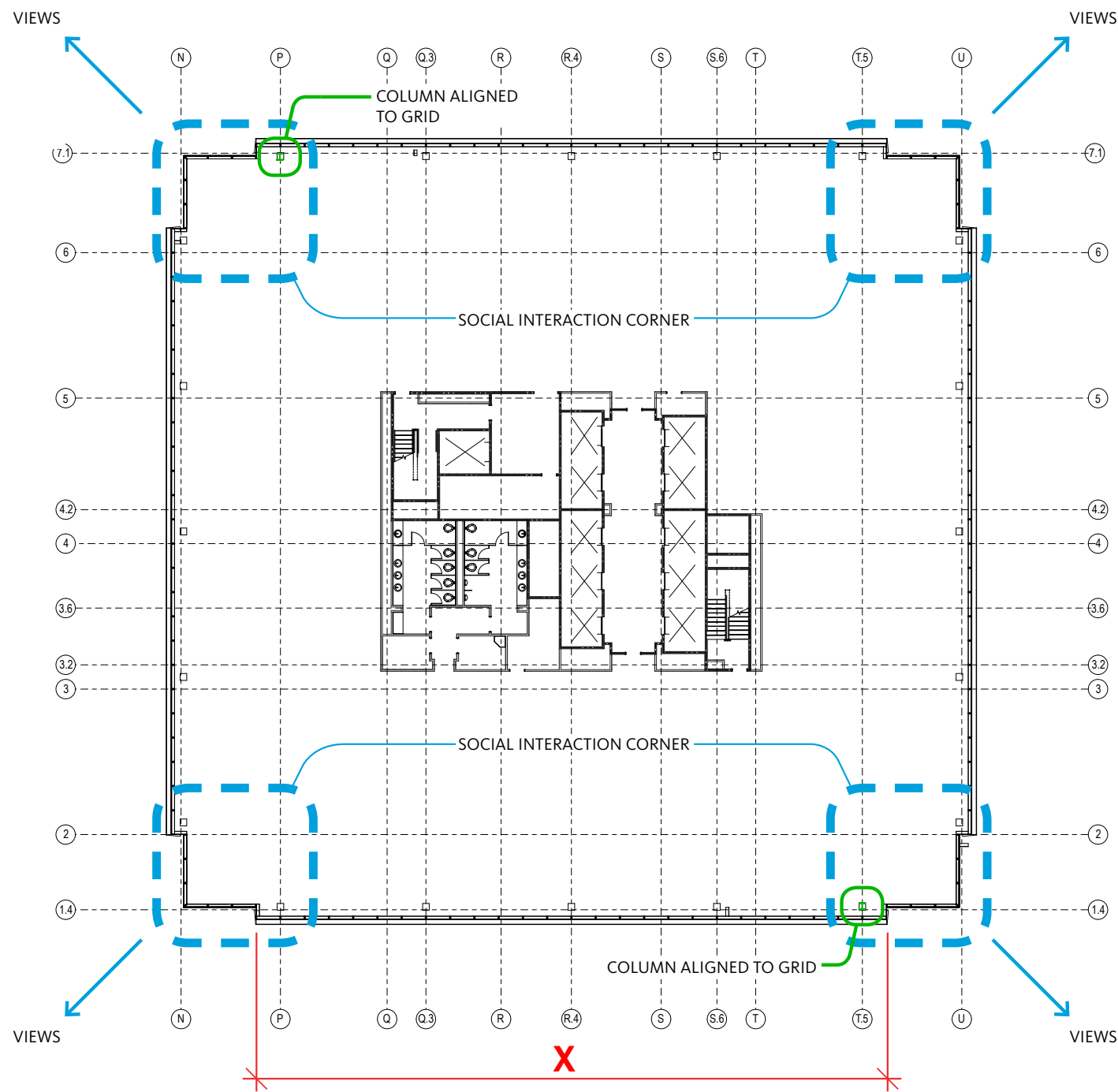
OFFICE TOWER

July 28 2015

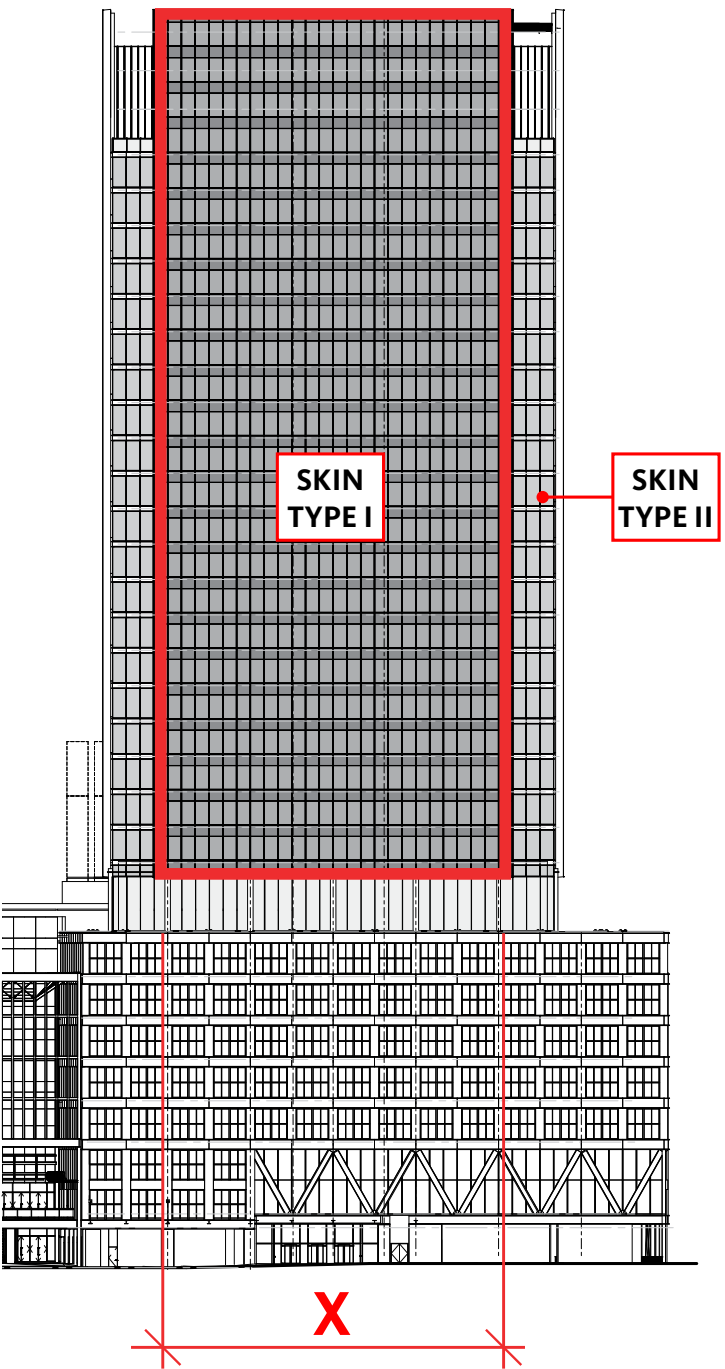
TOWER PLANNING CONCEPT

DESIGN PREREQUISITES:

- 1. EFFICIENT PLAN
- 2. COST RESPONSIVE
- 3. CONTEXTUALLY RESPONSIVE
- 4. LEED PLATINUM



TYPICAL OFFICE PLAN
NORTH



SOUTH ELEVATION

TARGET TENANT

TAMI COMPANY / MILLENIAL EMPLOYEE

- TECH / CREATIVE / DIGITAL MEDIA
- VALUE SOCIAL INTERACTION
- THRIVE IN RAW / ECLECTIC ENVIRONMENTS
- MAINTAIN WORK/LIFE BALANCE



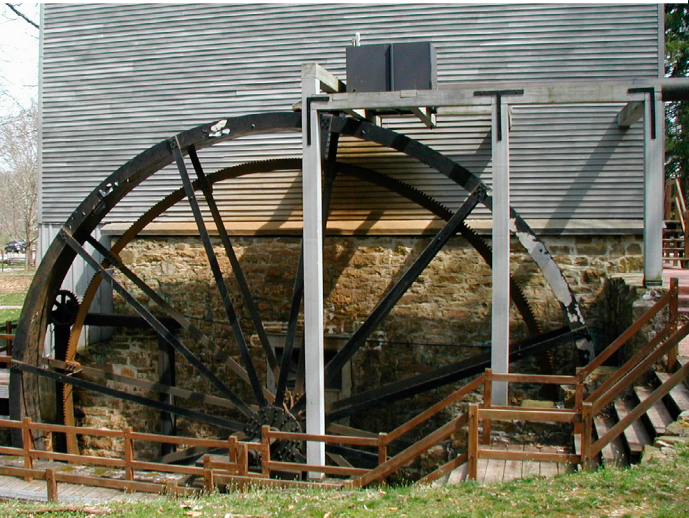
ARCHITECTURAL INSPIRATION

BOSTON WORKFORCE HERITAGE

- GRITTY / FUNCTIONAL EXPRESSION
- SHIPPING / SHIP-BUILDING
- RAILYARDS / TRAIN INFRASTRUCTURE
- MANUFACTURING / MILL BUILDINGS

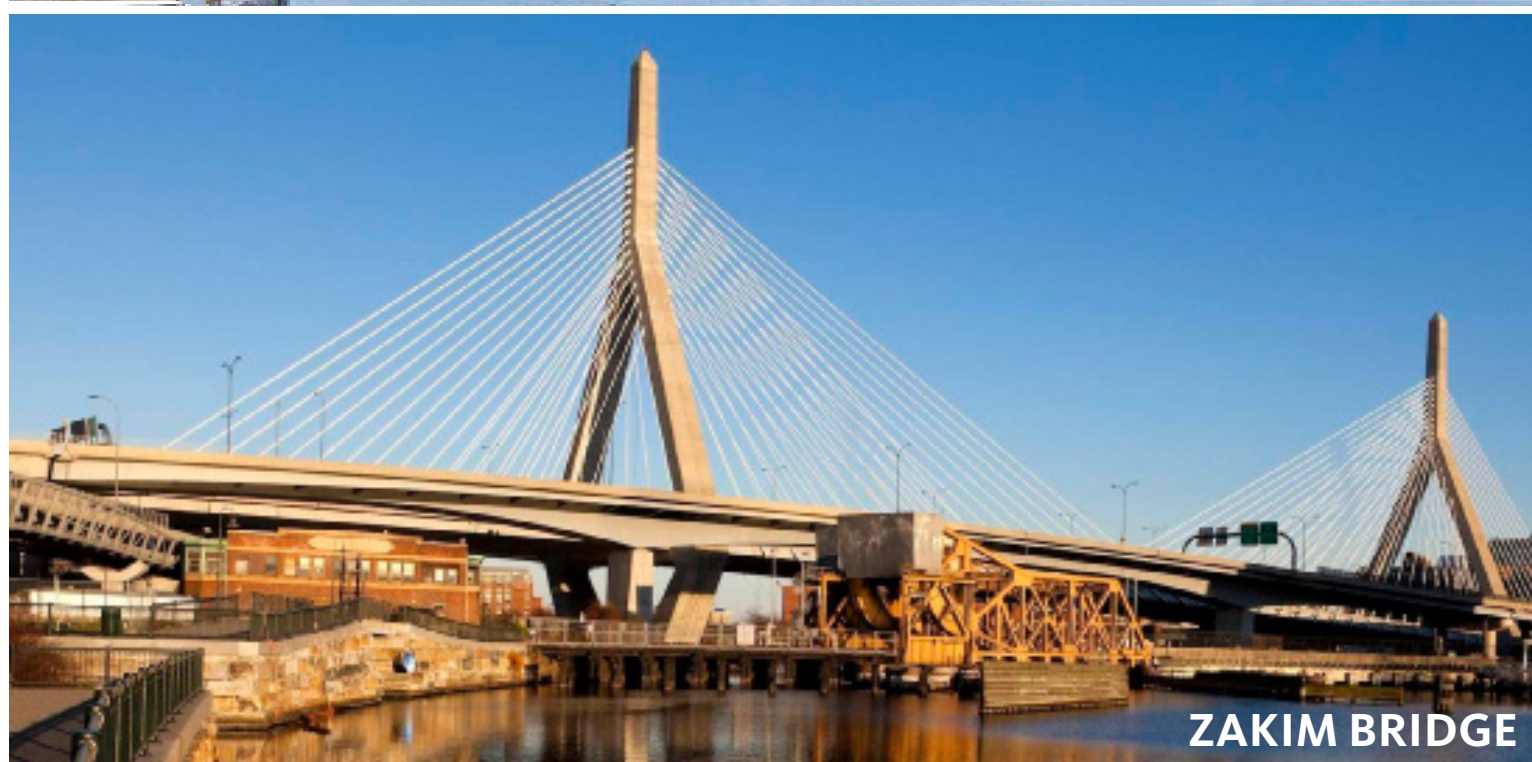


ARCHITECTURAL INSPIRATION



OLD AND NEW: A FUNCTIONAL AESTHETIC

ARCHITECTURAL INSPIRATION



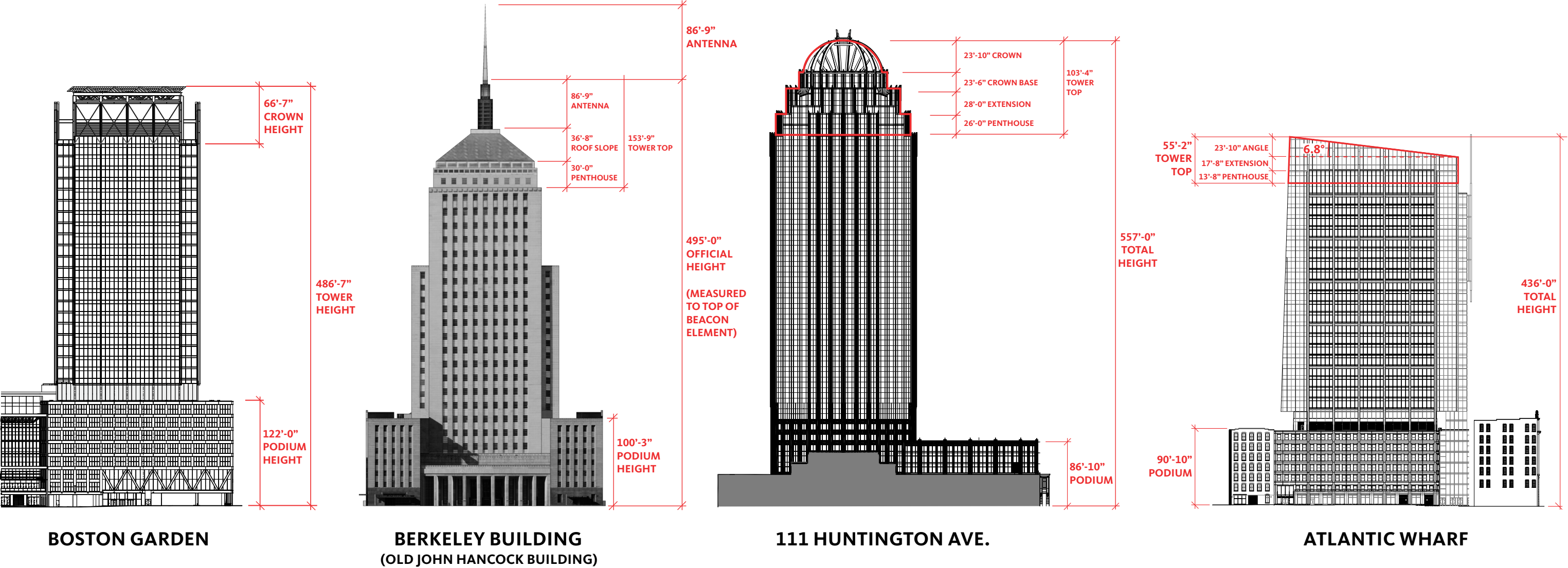
OLD AND NEW: A FUNCTIONAL AESTHETIC

ARCHITECTURAL INSPIRATION



INFRASTRUCTURE AS ARCHITECTURE

TOWER TOP ANALYSIS



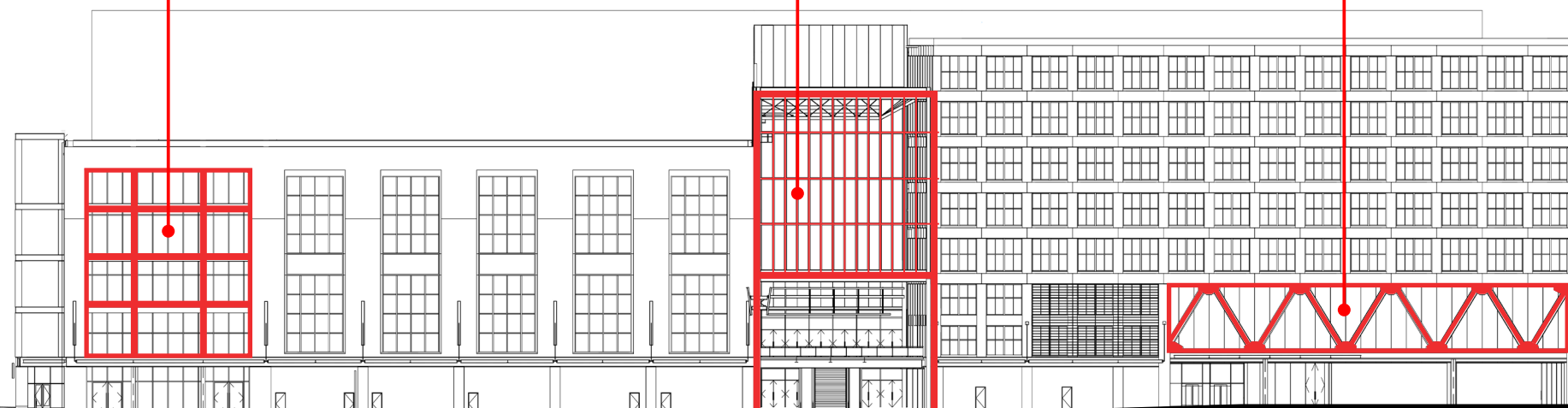
PODIUM UNIFYING ELEMENTS



ARCLIGHT EXPOSED STRUCTURE

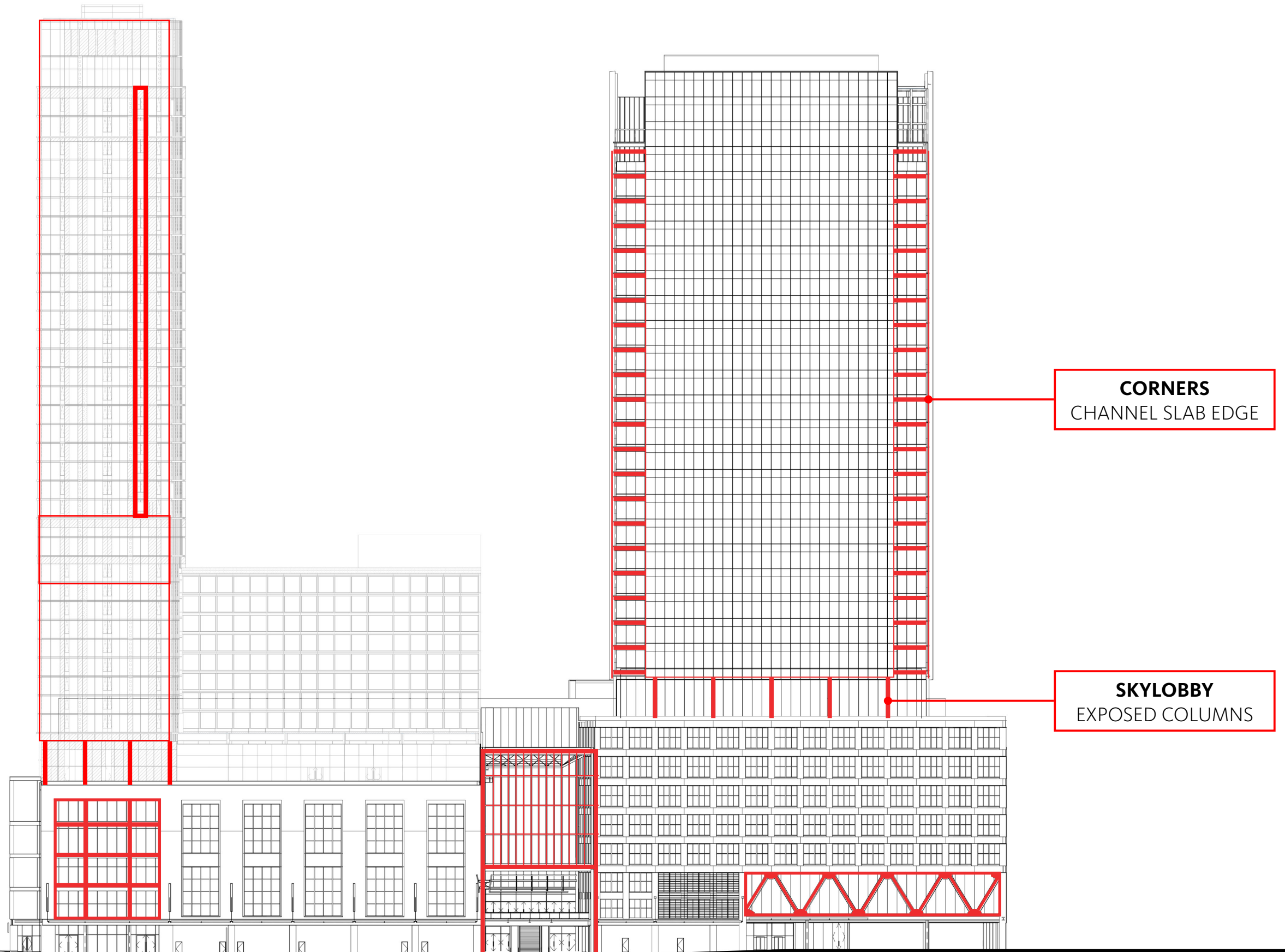
CHAMPION'S ROW
PORTAL + ROOF TRUSSES +
MEZZANINE + MARQUEE

ENTERTAINMENT
TRANSFER TRUSS



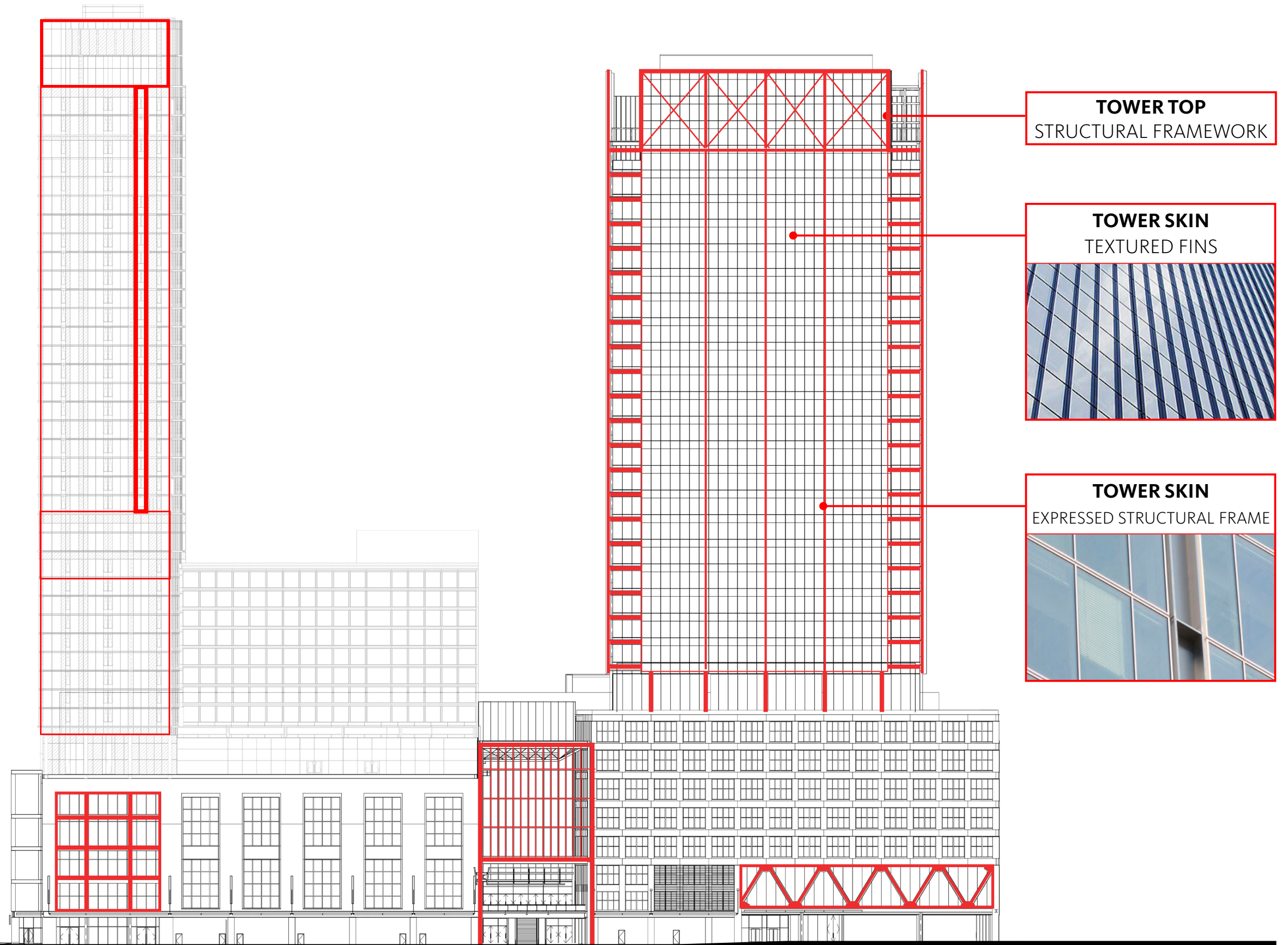
UNIFYING ELEMENTS EXPOSED STRUCTURE

TOWER UNIFYING ELEMENTS



UNIFYING ELEMENTS EXPOSED STRUCTURE

TOWER
TOP AND
FACADE



UNIFYING ELEMENTS EXPOSED STRUCTURE

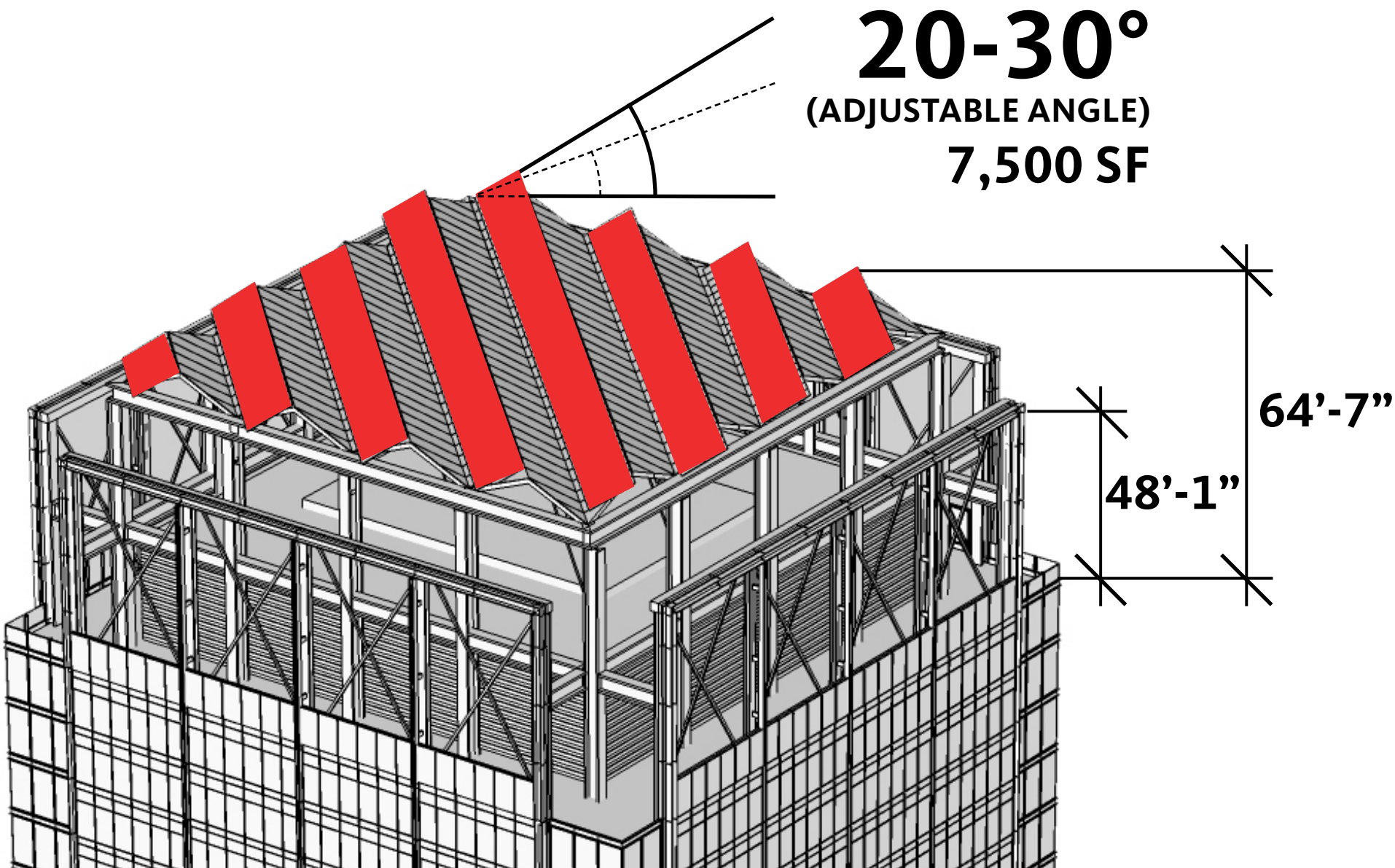
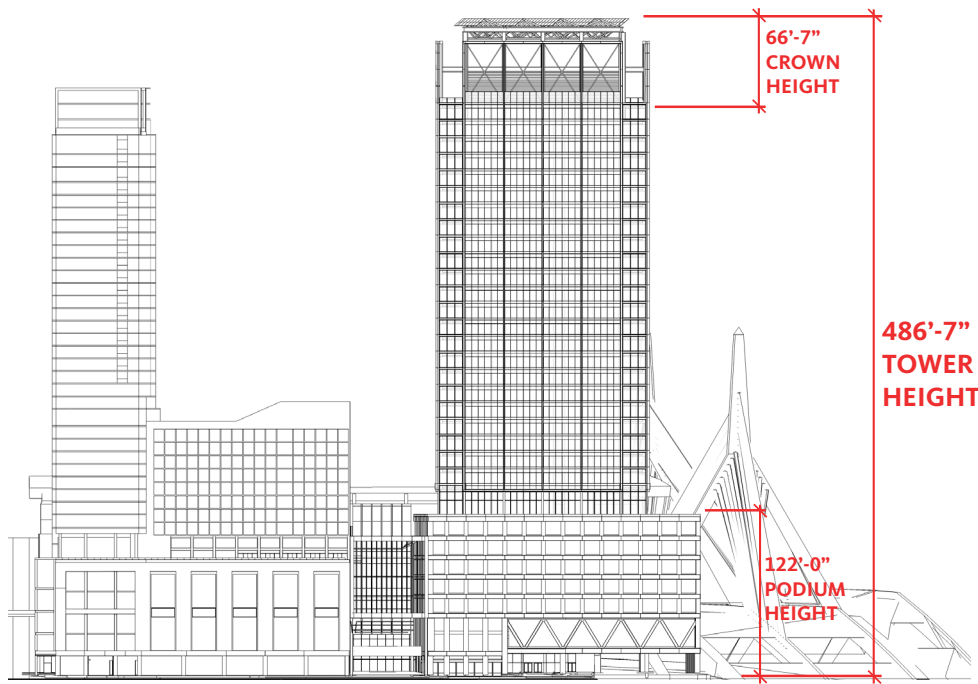
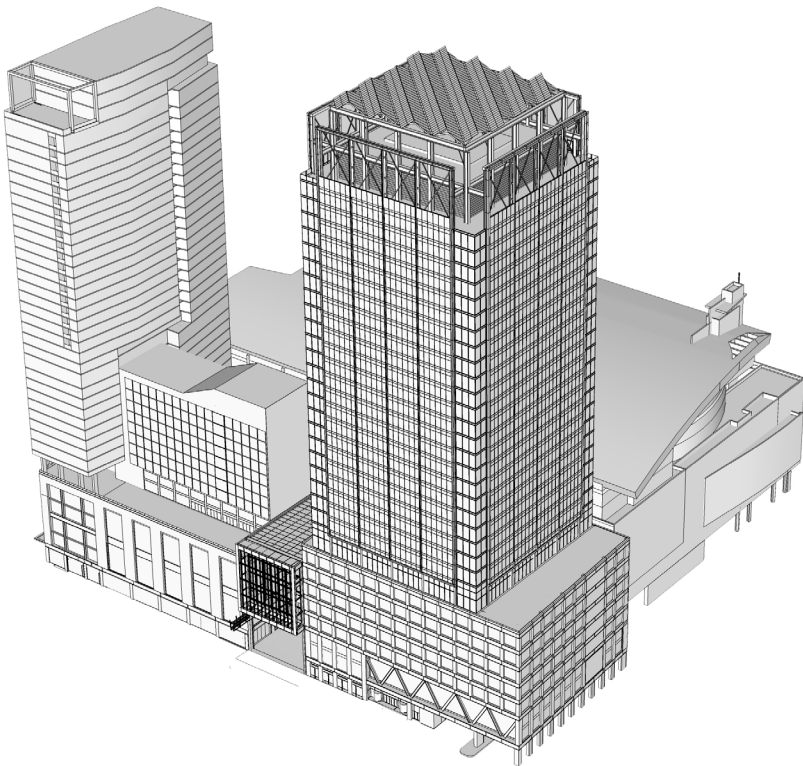
TO EARN **LEED CREDIT EAc2:**

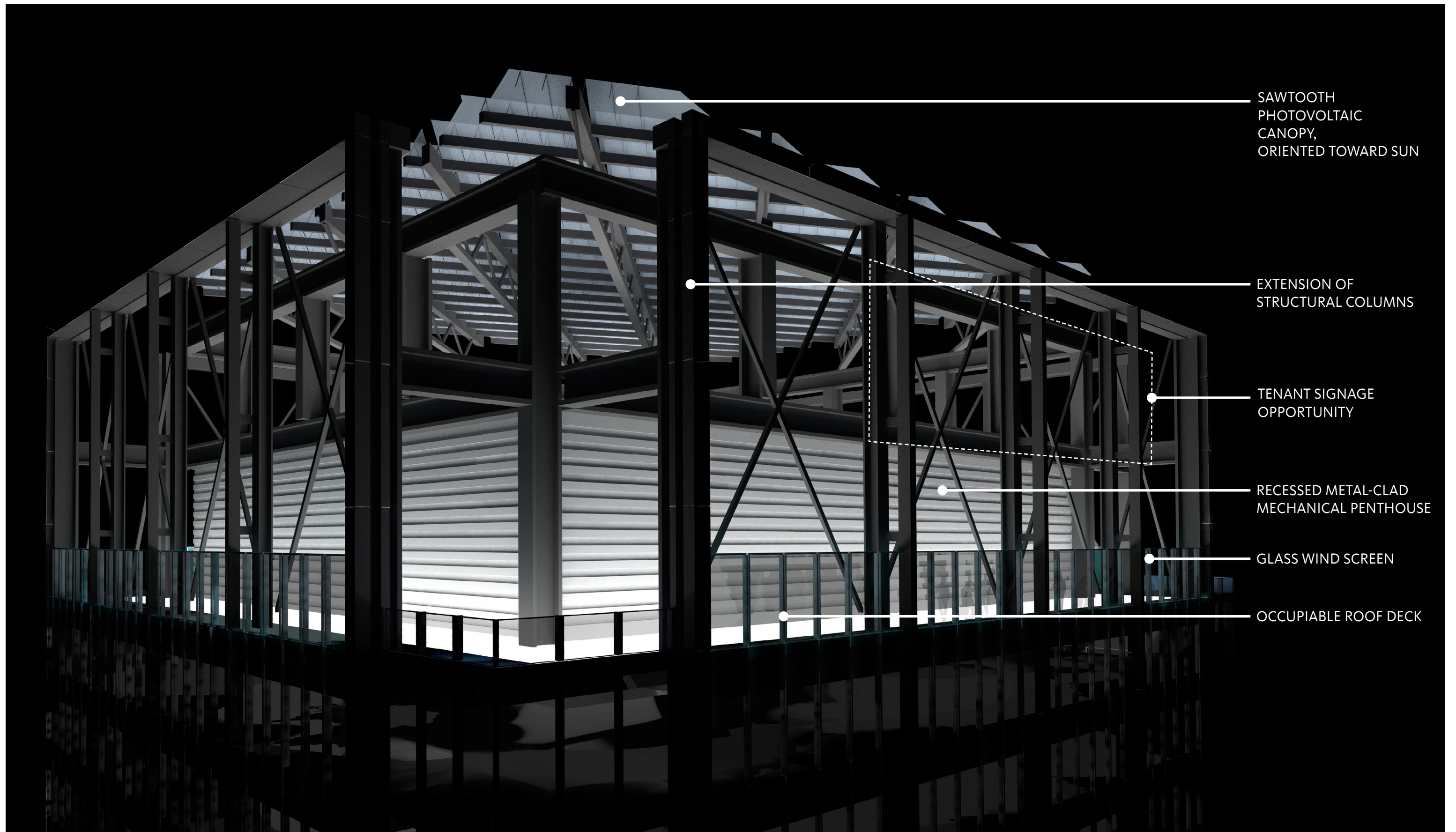
1% OF TOTAL ENERGY PRODUCTION

MUST BE PROVIDED BY RENEWABLES. ACCORDING TO FEBRUARY 2015
REPORT FROM THE GREEN ENGINEER, THIS EQUATES TO APPROXIMATELY:

7500 SF OF OPTIMALLY ORIENTED SOLAR PANELS

TOWER TOP INDUSTRIAL CROWN





SAWTOOTH
PHOTOVOLTAIC
CANOPY,
ORIENTED TOWARD SUN

EXTENSION OF
STRUCTURAL COLUMNS

TENANT SIGNAGE
OPPORTUNITY

RECESSED METAL-CLAD
MECHANICAL PENTHOUSE

GLASS WIND SCREEN

OCCUPIABLE ROOF DECK

BASE DESIGN: INDUSTRIAL CROWN

Presentation to Boston Redevelopment Committee | September 29 2015



COLORED CROWN LIGHTING

Presentation to Boston Redevelopment Committee | September 29 2015



BASE DESIGN INDUSTRIAL CROWN

Presentation to Boston Redevelopment Committee | September 29 2015



BASE DESIGN INDUSTRIAL CROWN

Presentation to Boston Redevelopment Committee | September 29 2015



VIEW FROM SOUTHEAST: PHASE III

July 28 2015



VIEW FROM SOUTHEAST: PHASE III

August 24 2015



AERIAL FROM DOWNTOWN BOSTON