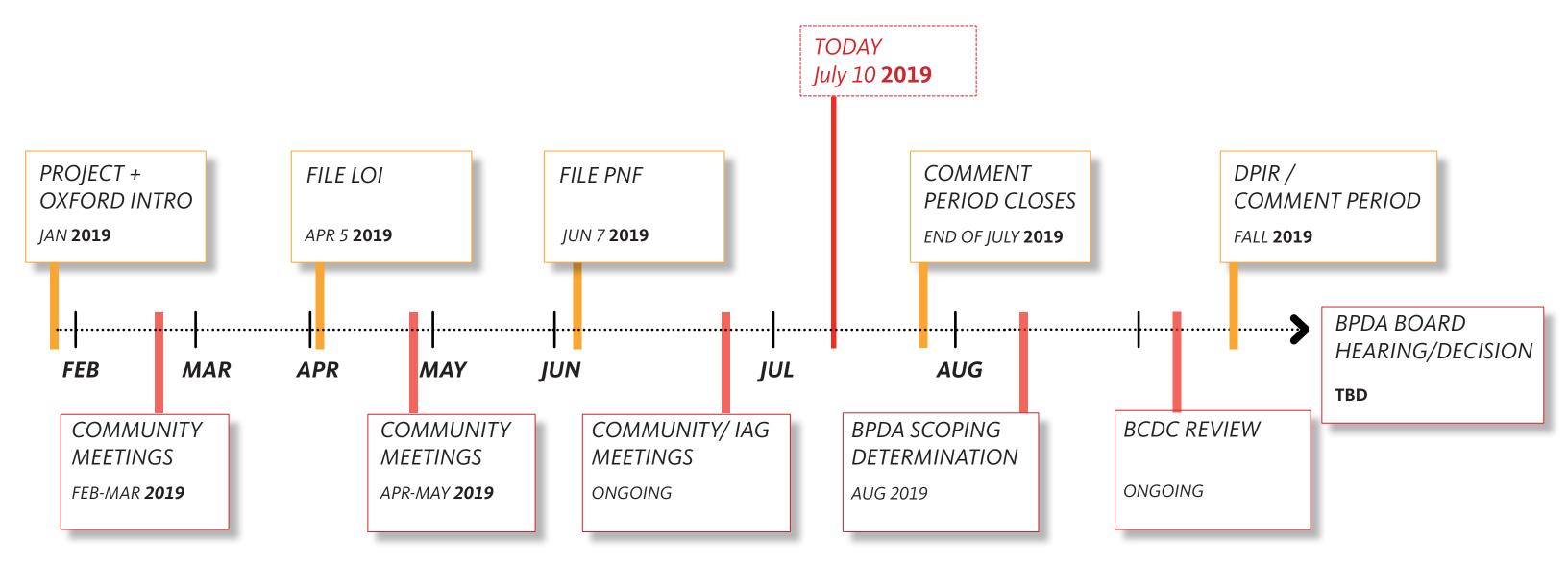
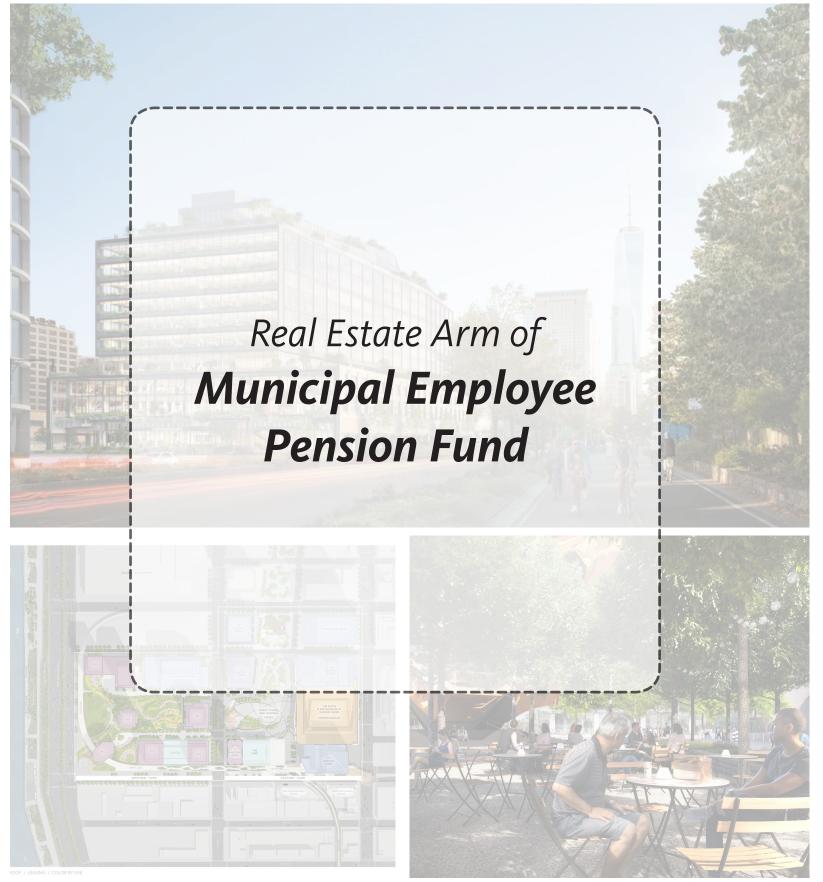


# Agenda 1. Meeting Objectives -Project Context -Proposed Project and Public Benefits -Feedback 2. Project Review Process 3. Oxford Properties Overview 4. Existing Conditions 5. Rationale and Project Vision 6. Design Overview 7. Comments/Concerns to Date 8. Q & A OXFORD Gensler **125** Lincoln | 07/10/19

## **Project Review Process**

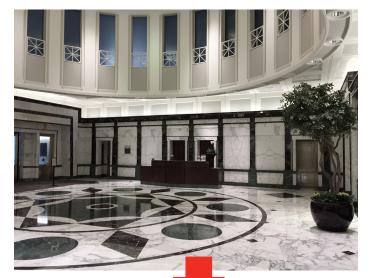




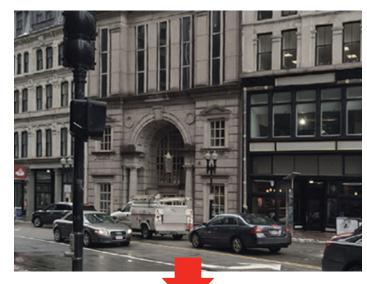














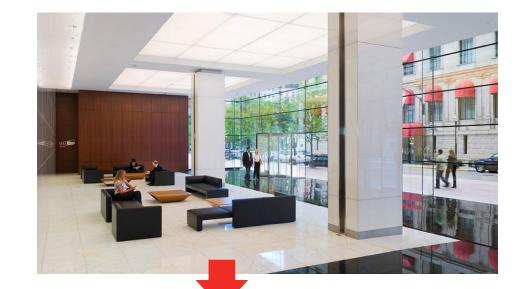
Building Entry and Plaza

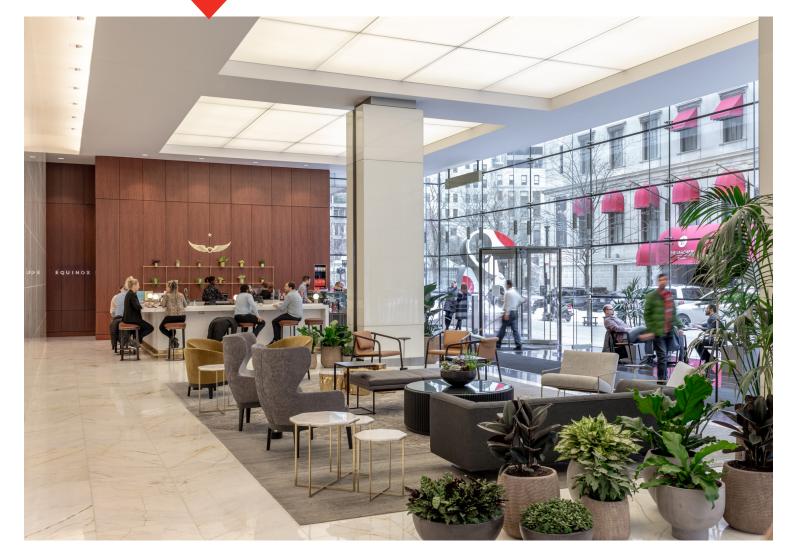
Lobby

125 Summer









550 Washington St, NY

225 Franklin St, Boston

# **Existing Conditions**



Lincoln St. Looking South



1-92 Ramp Looking South



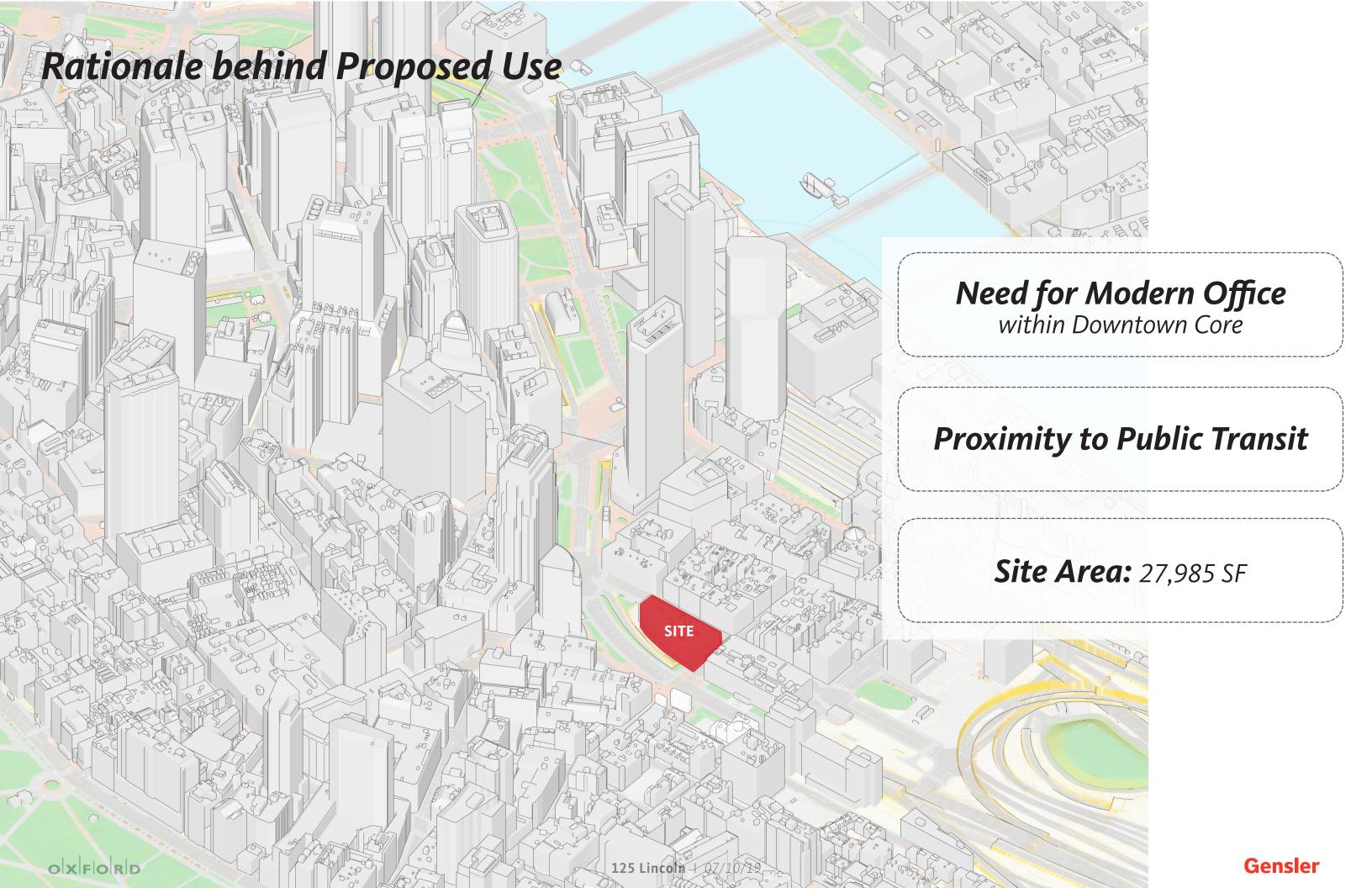
Surface Road Looking South



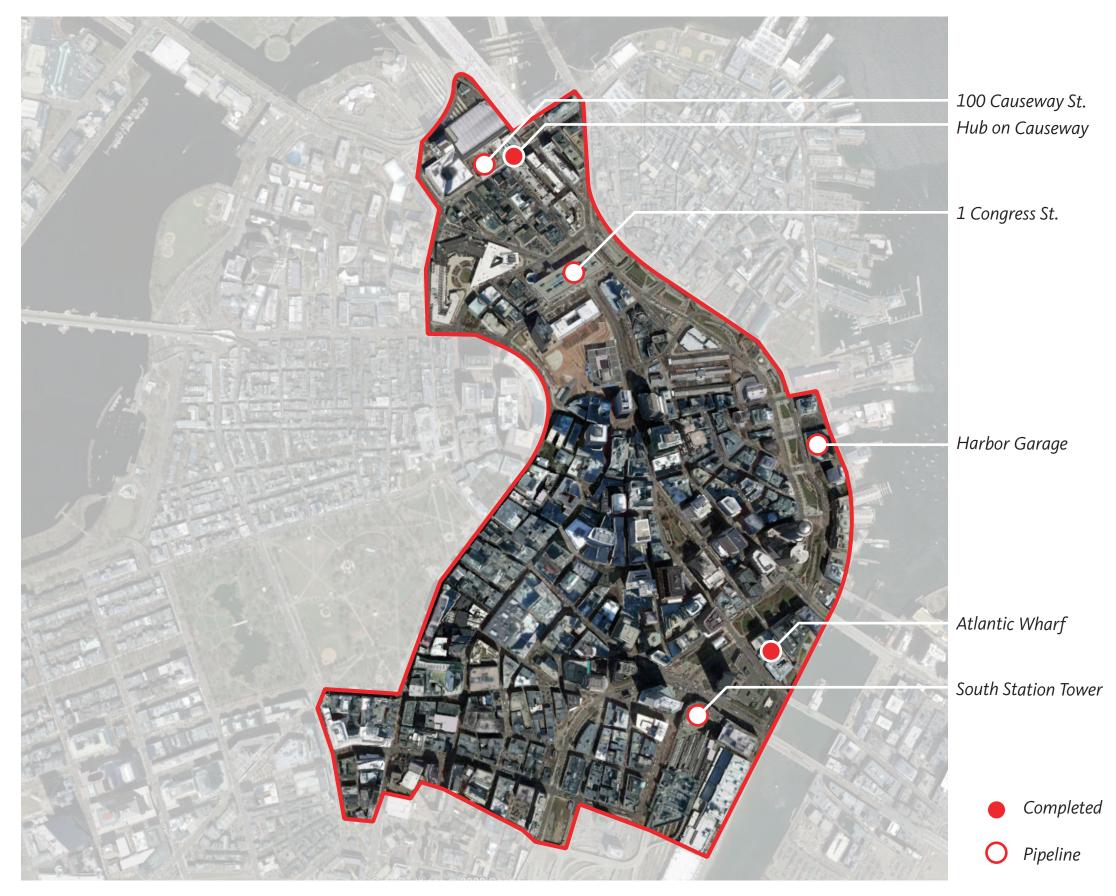
Lincoln St. Looking West



Beach St. Looking East



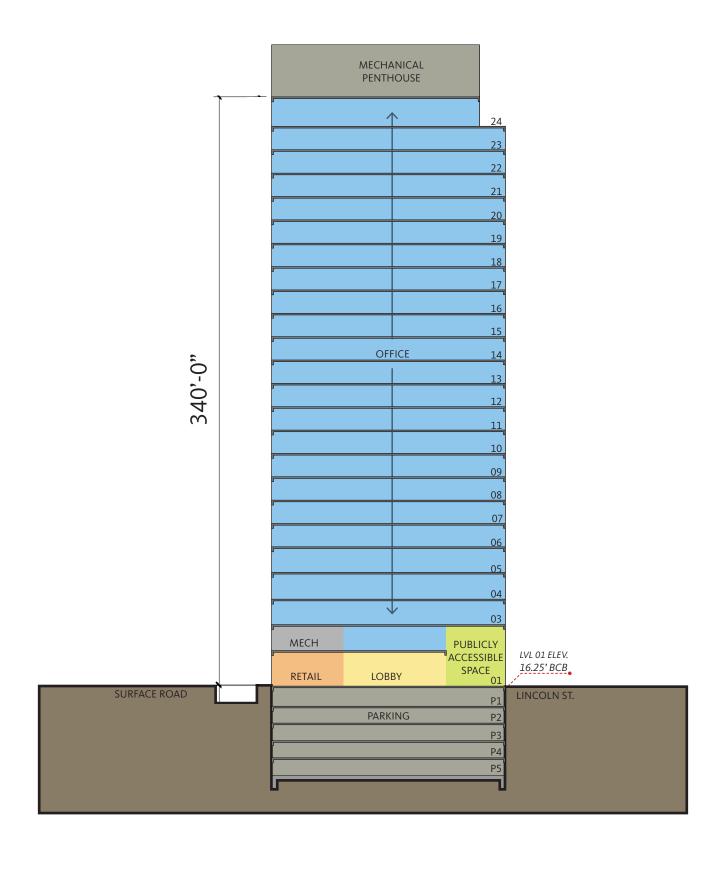
# New/Permitted Office Construction over 300,000SF since 2009



# **Transportation Overview**



# **Proposed Program**Schematic Section



### PROGRAM DISTRIBUTION

**Office area** : 620,560 sqft

**Retail area** : 4,100 sqft

Publicly accessible

**indoor space**: 7,500 sqft

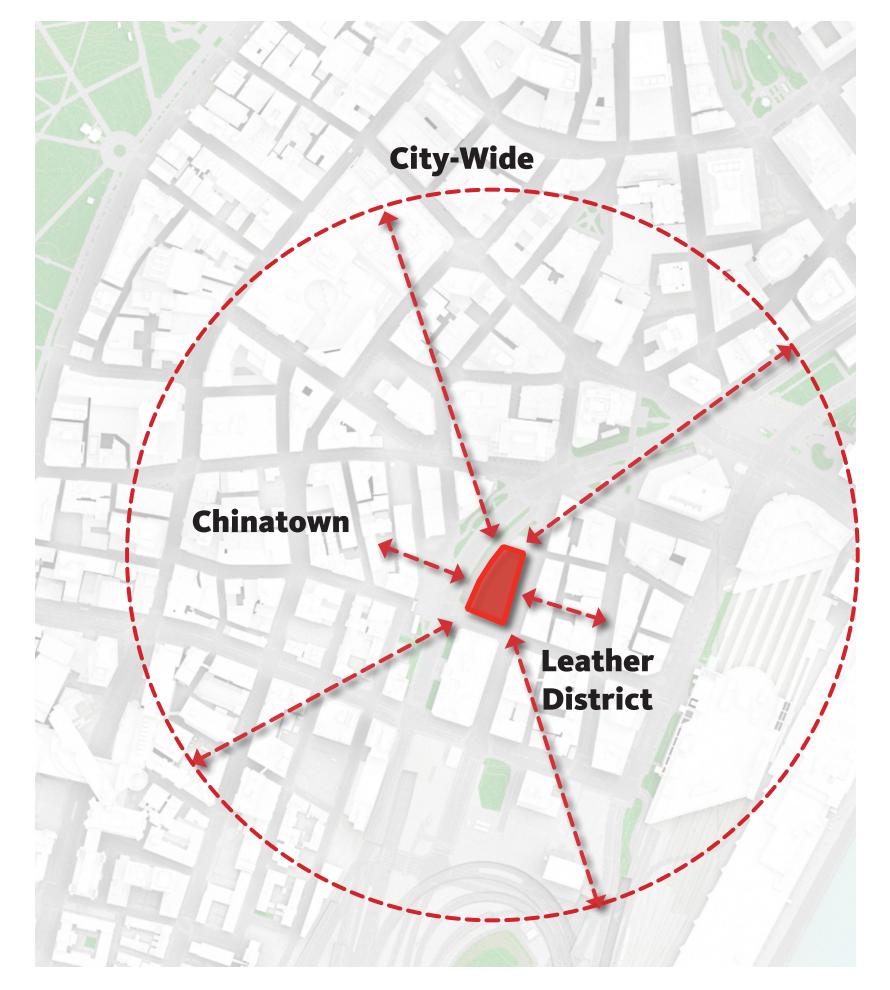
### **BUILDING METRICS**

F.A.R : 22.5

: 635,000 +/- sqft **Gross area** 

# **Project Vision**

City
+
Neighborhood benefits



CITY	NEIGHBORHOOD	
\$ 4.6M in housing linkage payments and \$900,000 in jobs linkage payment	Contribute to the creation of 40 to 50 affordable units at 79 Essex	Retail activation of the street.  New publicly accessible indoor and outdoor space.  Improved public realm (parks, wider sidewalks, lighting, trees)
\$ 8.5M in new tax revenue	Potential for banquet/ restaurant space and /or markets	Commitment that new retail and ground floor spaces will be activated after 5pm
Over 3,000 permanent jobs	Potential to relocate existing business back into the new building	Reduce vehicular curb cut from 44' to 26' along Beach street
375 construction jobs	Replacement of outdated garage	All loading/trash activity off the street, internal to the building

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### 79 Essex - overview

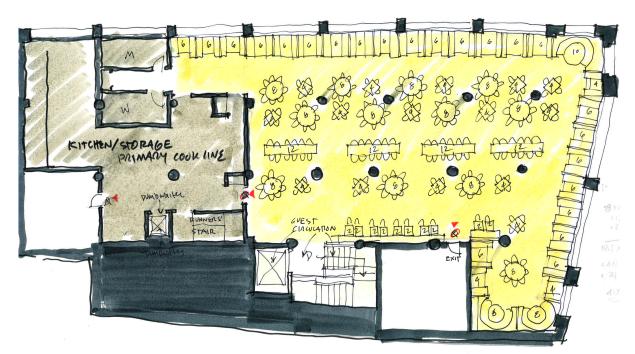
- Coner of Essex Street and Oxford Street
- ~ 65,000 GSF
- 8 stories plus basement
- ~ 7,750 *SF Floorplate*



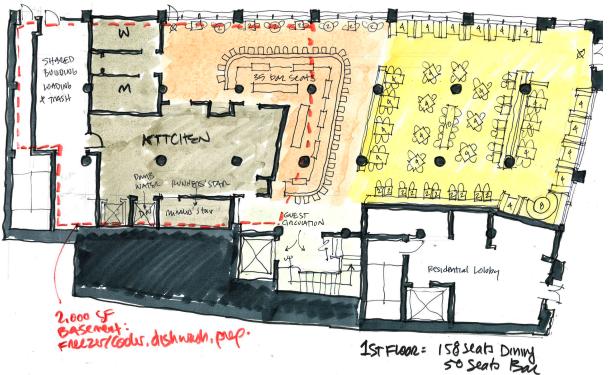
## **Building - Overview**

# Top of Parapet El. Eighth Floor Ceiling Eighth Floor Sixth Floor Cig. Sixth Floor El. Fifth Floor Clg. Fourth Floor Clg. Fourth Floor Third Floor Clg. Third Floor Second Floor ACT Clg. Second Floor

15K to 18K of Neighborhood Commercial on two floors



2nd Floon: & 60 Seah + Kitchen & toolets



## **Building - Overview**

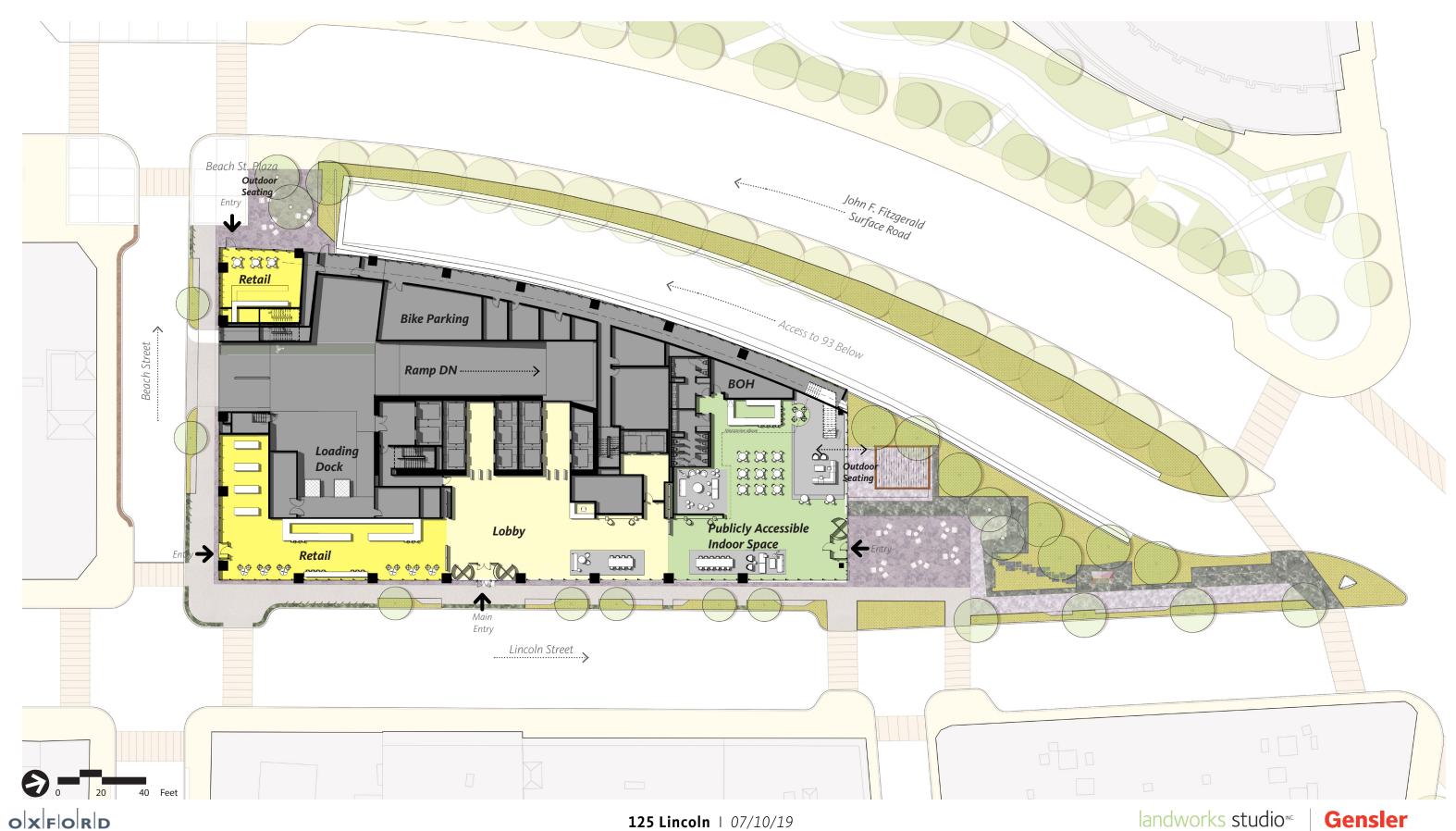


# Potential Public Benefits / Site Improvements

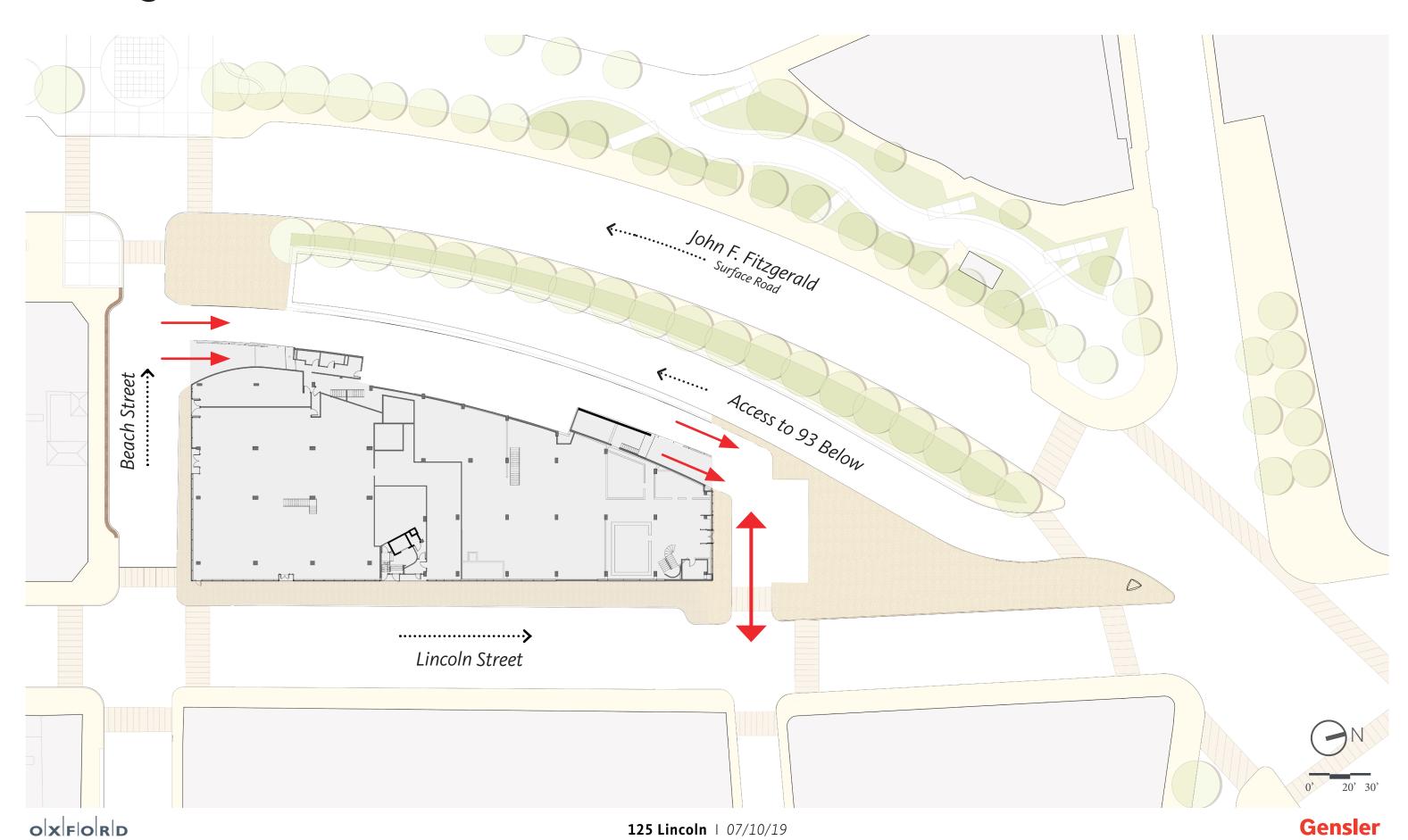


# Potential Public Benefits / Proposed Ground Floor Plan

Public Realm



# **Existing Ground Floor Plan**



# Potential Public Benefits / Public indoor & outdoor space

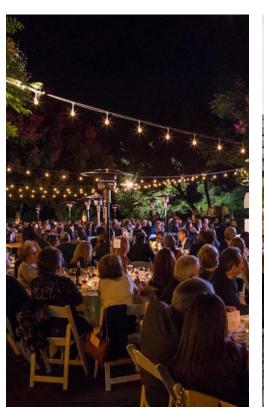






Movie Night/ Performance

Community Learning





Gala/ Event Night

Community Exercise







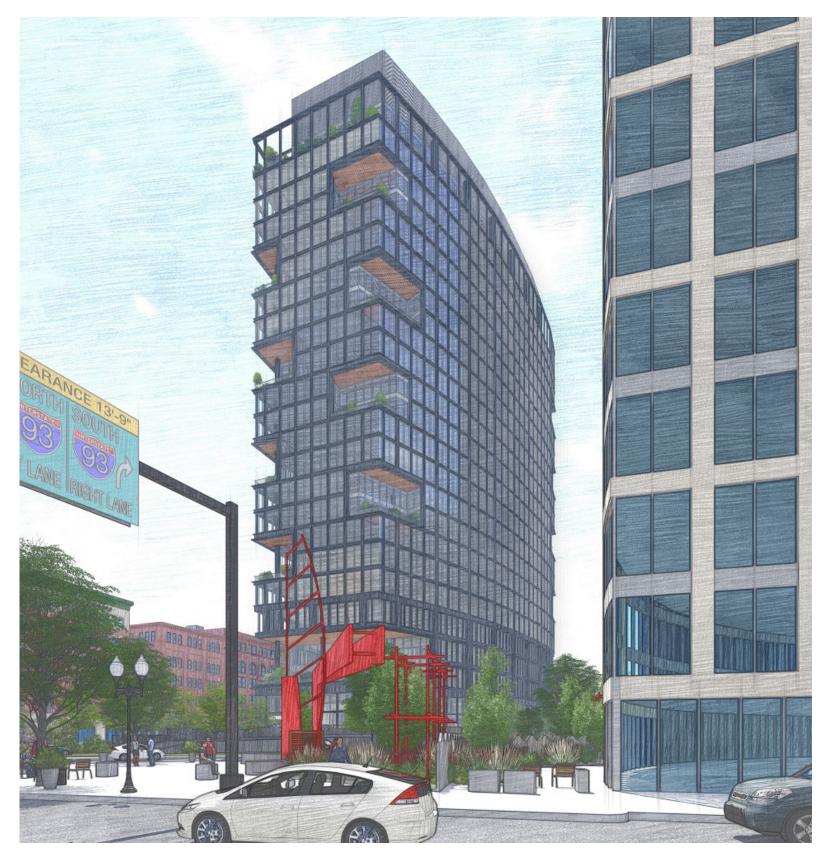
**Perspective views**Interior View of Publicly Accessible Space



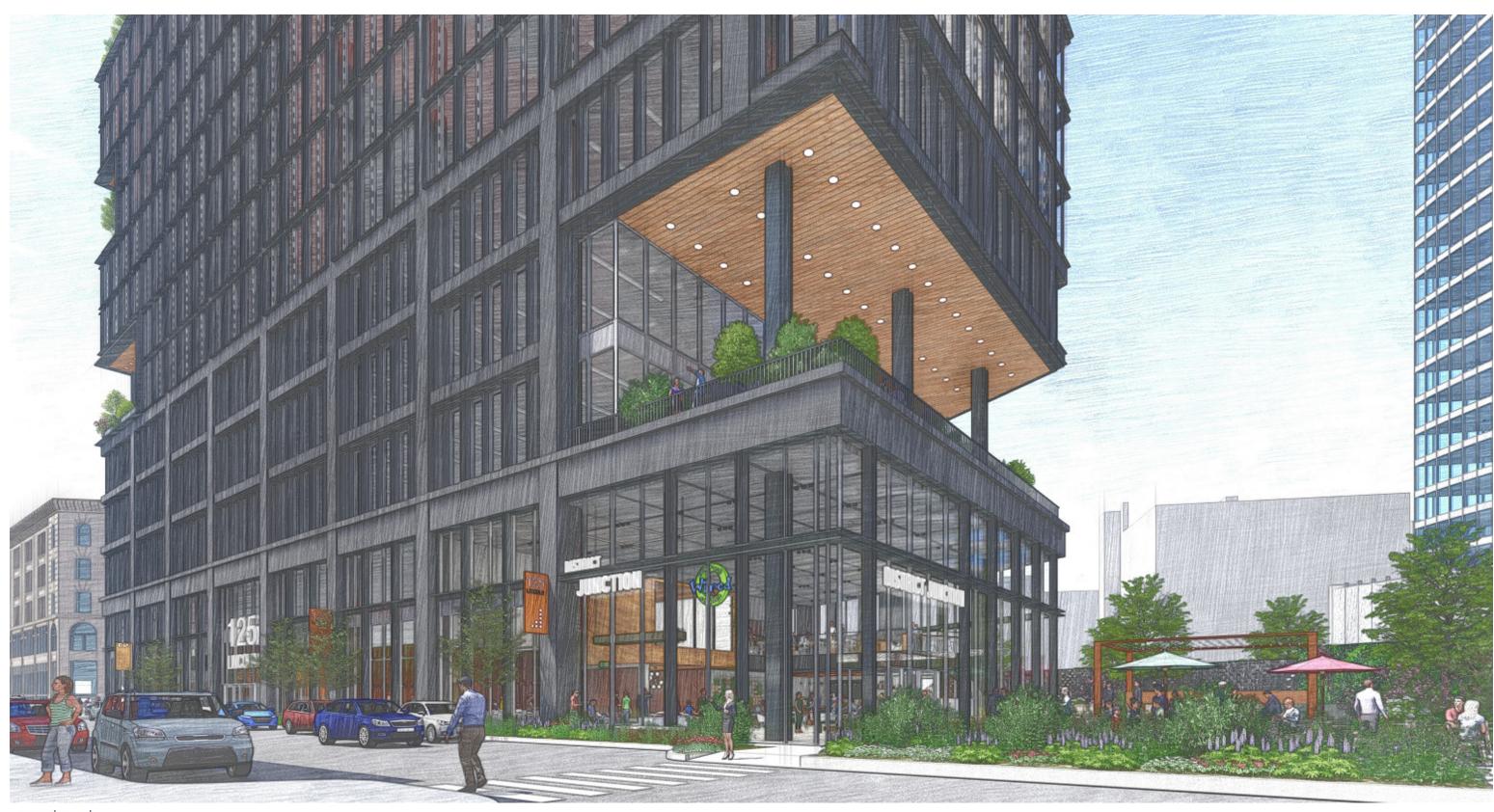
**Perspective views**Looking towards Park from Publicly Accessible Mezzanine Level



**Perspective views**From Essex St. looking southeast



**Perspective views**From Tufts St. looking west



**Perspective views**From Beach St. looking northwest



**Perspective views** From Chinatown Park looking east



## Sustainability and Environmental Strategies

## PERFORMATIVE GOALS

- 1. Minimum **LEEDv4Gold** certifiability for Core and Shell.
- 2. Exploring **WELL v2** Certification for Core and Shell.
- 3. Drive Down **Energy Use**
- 4. Acknowledge City and Oxford interest in:
  - **Net Zero** Feasibility Assessment
  - **Passive House** Strategies
  - **Carbon Neutrality** Strategies

## **FEATURES**

- 1. **High efficiency** building systems.
- 2. Design for active chilled beam terminal units within tenant spaces.
- 4. **High performance** building envelope.
- 5. Parking for **carpools**, low-emitting/fuel -efficient vehicles and electric vehicle **charging stations**.
- 6. Enclosed and secure long-term **bike storage** and short term **bike parking**.
- 7. **Deployable flood mitigation structures** for potential flooding during extreme storm events.
- 8. **Critical infrastructure** above ground floor.
- 9. Potential **community support** during long-term, extreme weather events.
- 10. High floor-to-floor at ground level.
- 11. Supplementing 'Blue Bike' capacity in the Neighborhood.

## **Comments/ Concerns to Date**

- Height zoning
- Massing Set backs
- Shadow
- Wind
- Parking
- Office vs. Residential
- Additional influx of office workers; Traffic impacts
- Construction impacts Light pollution and noise
- Ground floor uses should be an amenity to the neighborhood
- Importance of neighborhood retail
  - Banquet/ Function space
  - Grocery
  - Neighborhood jobs