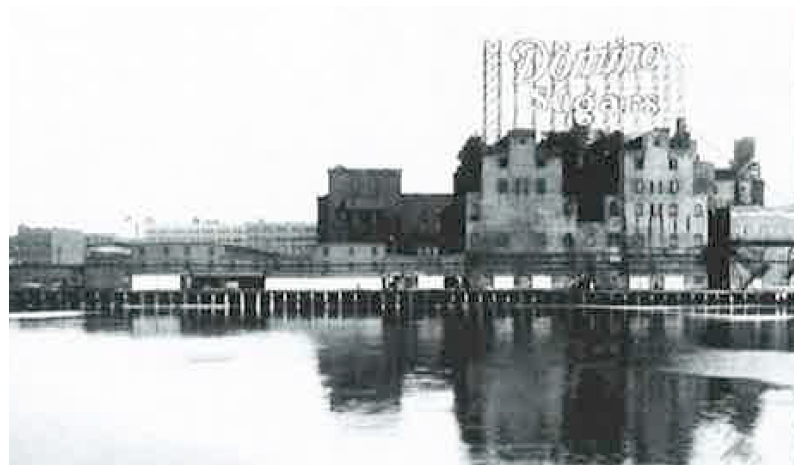
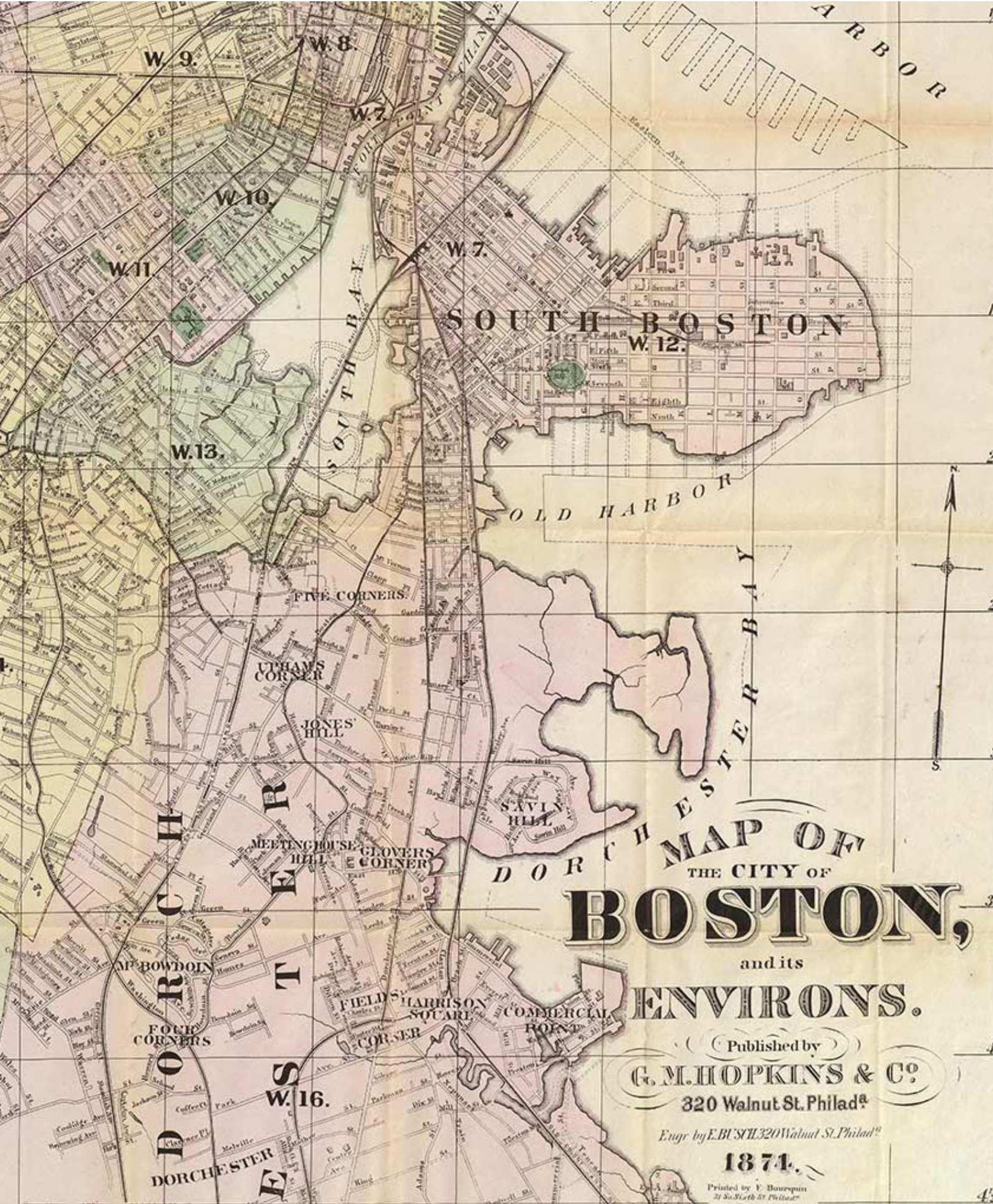


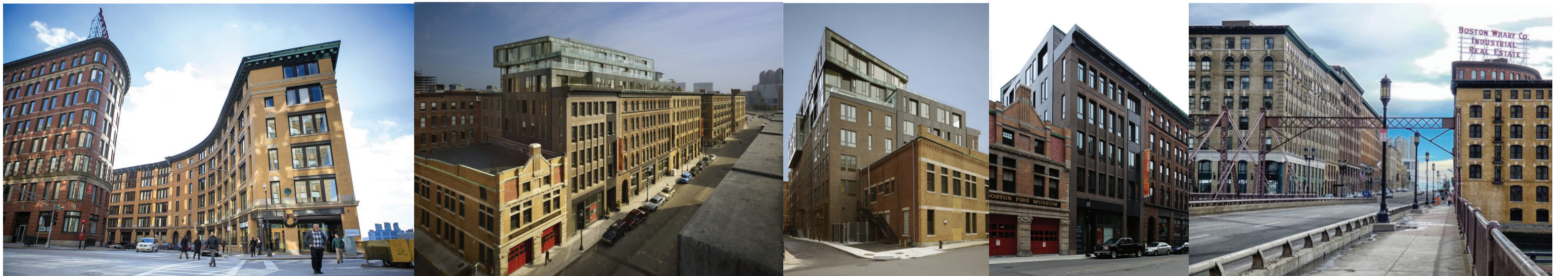
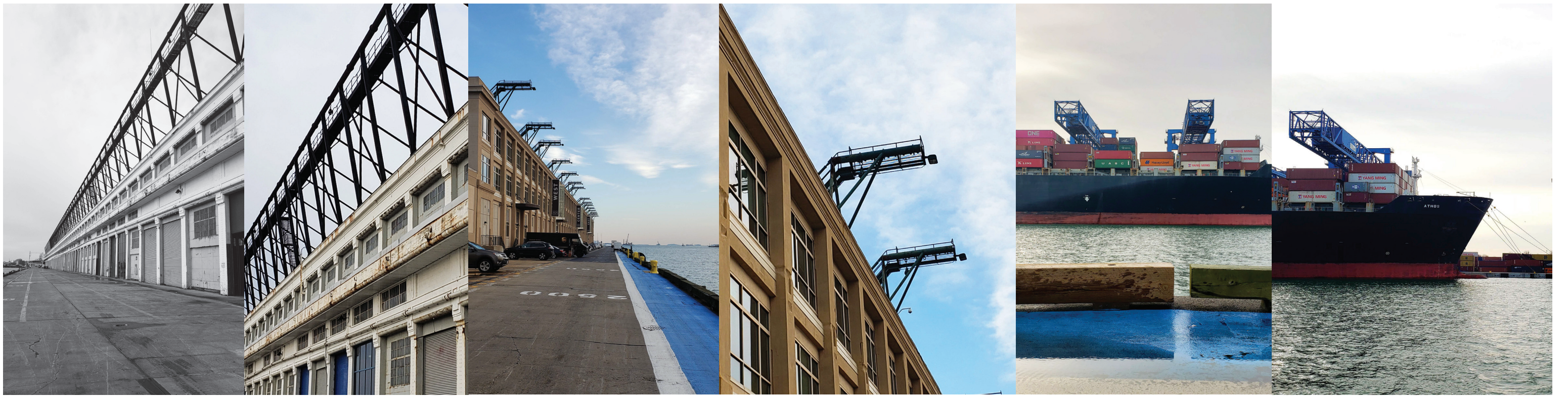
# 15 Necco St

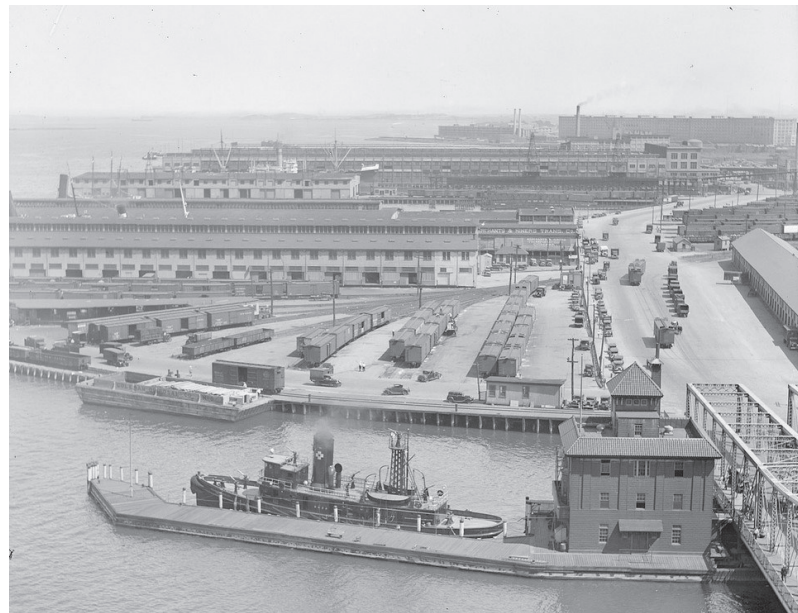
PUBLIC MEETING

JANUARY 6, 2019







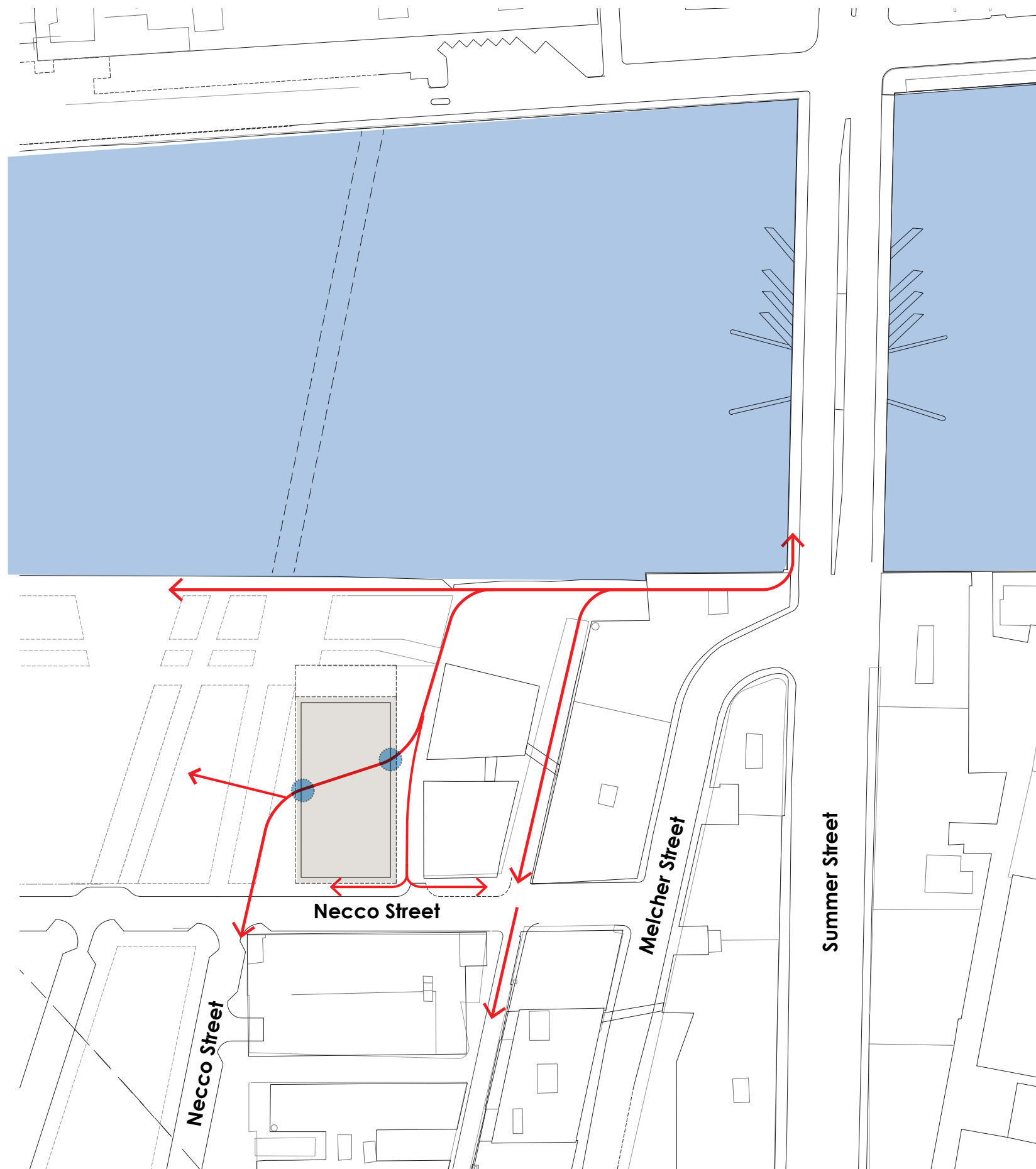


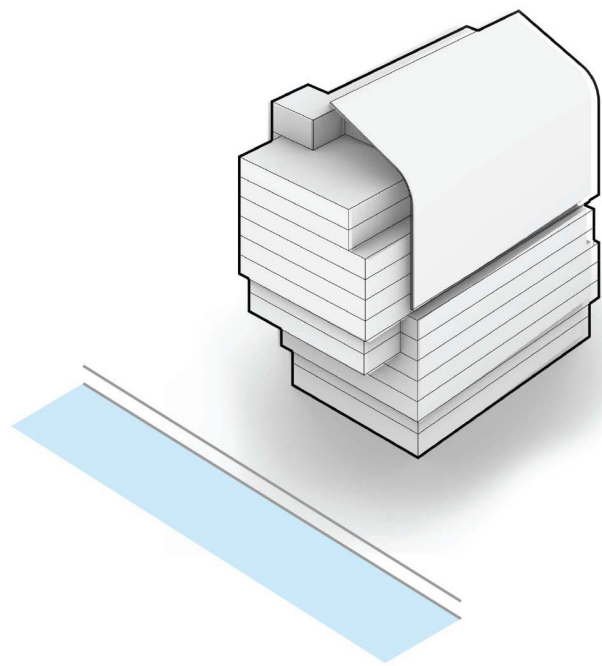
## Design Guidelines From MHP and 100 Acres

- Architecturally take cues from the surrounding Historic district to create a harmonious addition to the existing neighborhood.
- Ensures compatibility of new development with the existing historic character of the built environment
- Encourage new construction and in-fill development that respects and enhances the unique character and fabric of the neighborhood, while allowing for contemporary expression of the urban heritage of the historic Fort Point district
- Provides contemporary and inventive interpretations of the warehouse typology
- Protect and enhance the unique character of public view corridors, parks, open space and streetscapes (street layout)

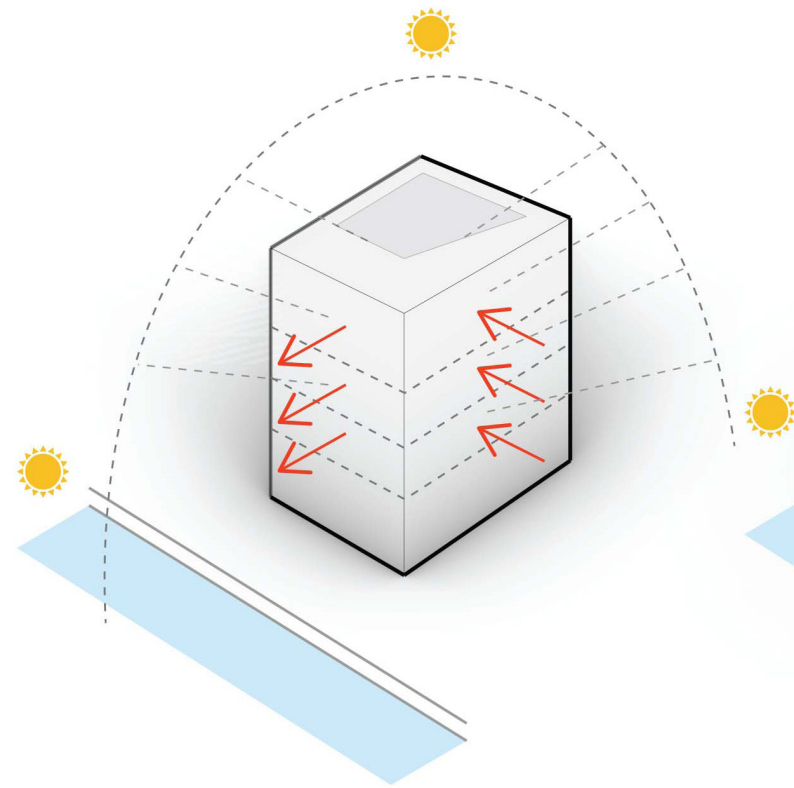
# Connect

- Provides stronger connectivity to water
- Makes Necco Street the primary arrival experience
- Creates active public space as the edge for the future 100 acre park
- Connects Summer Street to the 100 Acre Plan
- Increases public accessibility and public porosity
- Acknowledges existing street network and integrates with neighborhood

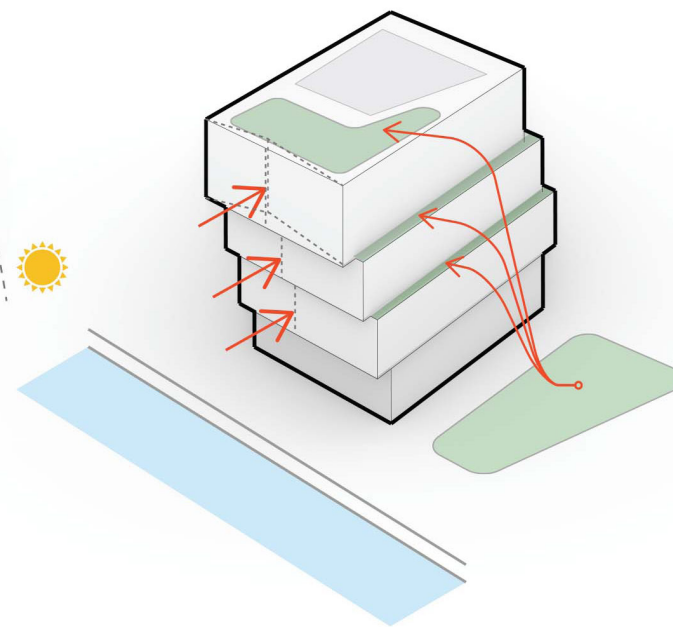




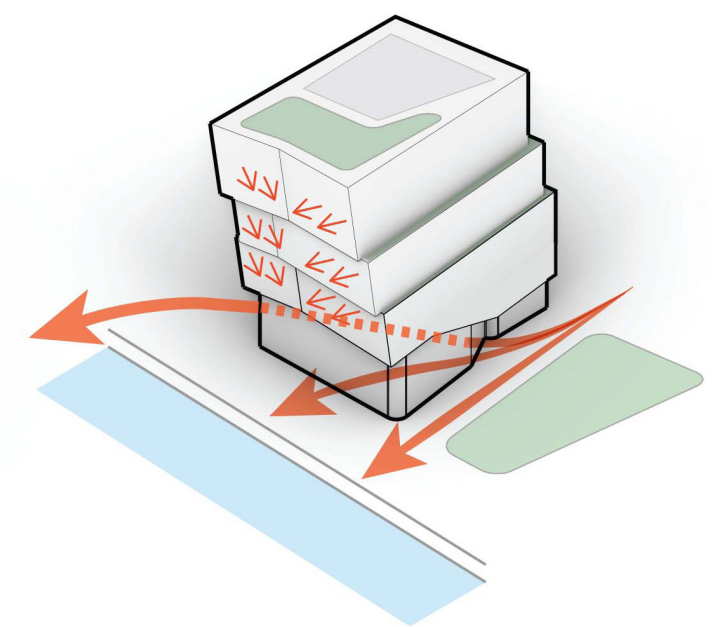
• Previous massing



• Base Massing



• Breaking Base Massing  
• Creating outdoor open space

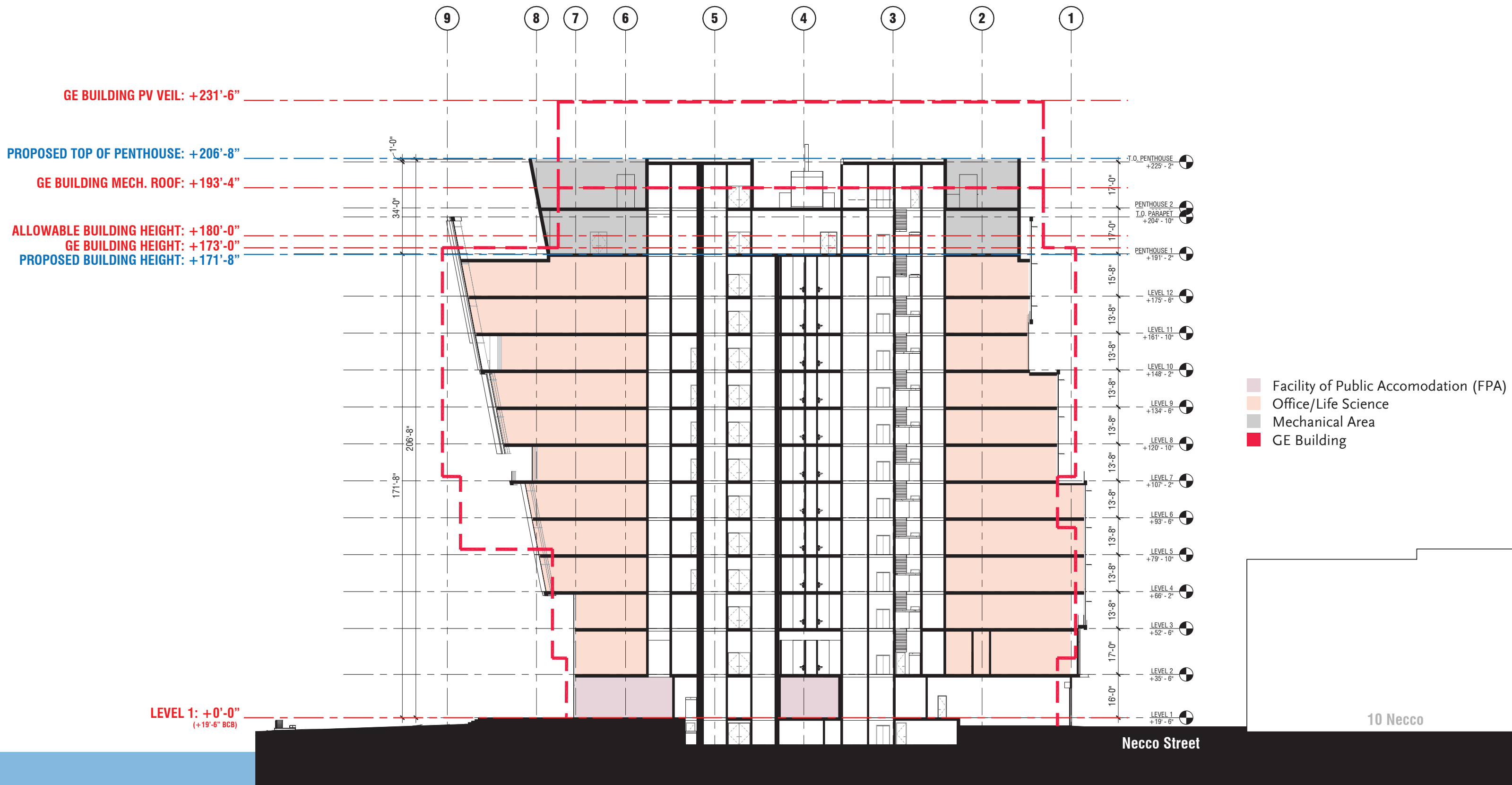


• Views  
• Gesture to the Channel  
• Building Porosity









- Facility of Public Accommodation (FPA)
- Office/Life Science
- Mechanical Area
- GE Building









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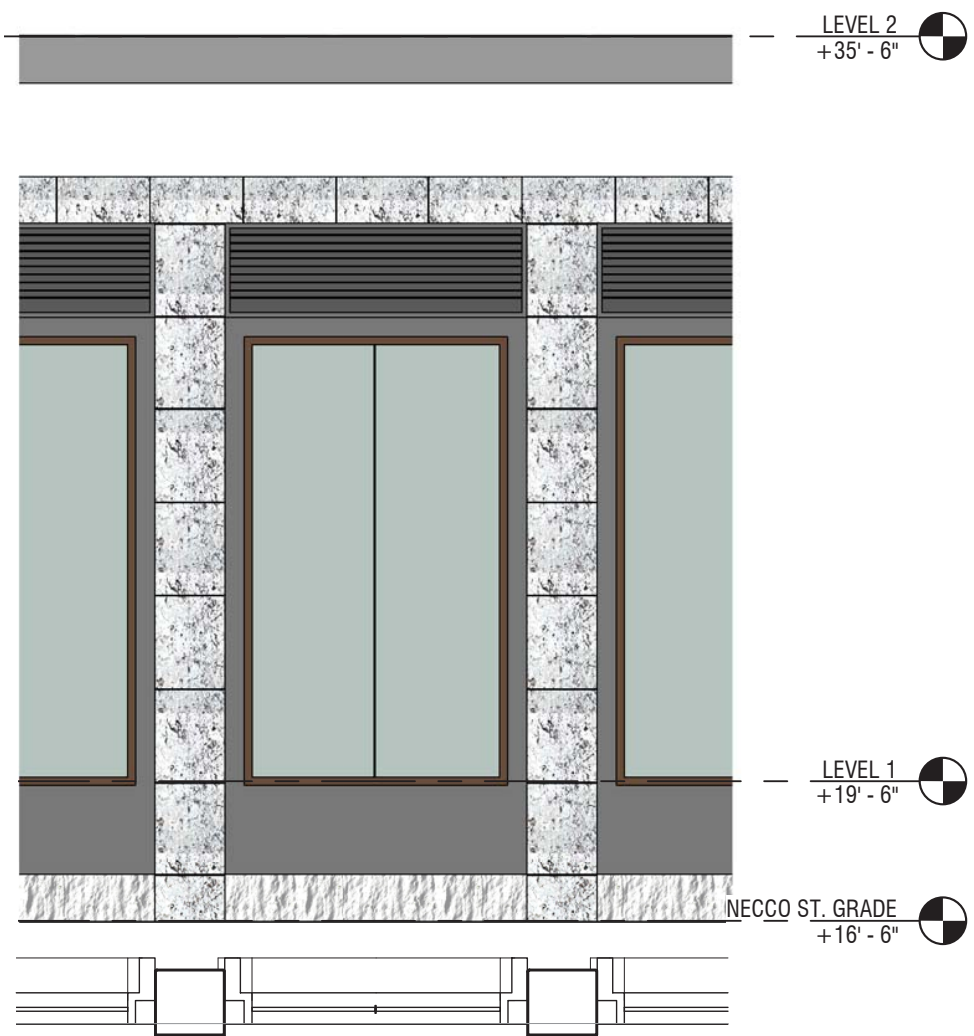
THE BRASSERIE

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**ENLARGED EAST ELEVATION AND PLAN**



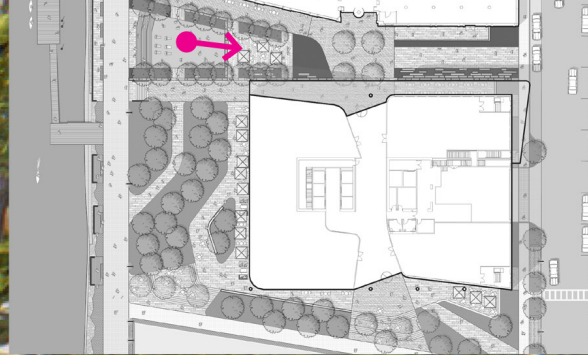
**EXTERIOR PERSPECTIVE**

















# 15 Necco St

PUBLIC MEETING