<table>
<thead>
<tr>
<th>Project Lot Size</th>
<th>23,768 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>Midtown Cultural District</td>
</tr>
<tr>
<td>Total Project Area (SF)</td>
<td>+/- 605,000</td>
</tr>
<tr>
<td># Rental Units</td>
<td>+/- 300</td>
</tr>
<tr>
<td># Affordable Units</td>
<td>+/- 54</td>
</tr>
<tr>
<td># Condo Units</td>
<td>+/- 119</td>
</tr>
<tr>
<td># Total Units</td>
<td>+/- 419</td>
</tr>
<tr>
<td>Retail Area (SF)</td>
<td>+/- 30,000</td>
</tr>
<tr>
<td># Residential Parking Spaces</td>
<td>+/- 235</td>
</tr>
<tr>
<td># Public Parking Spaces</td>
<td>0</td>
</tr>
<tr>
<td># Bike Parking</td>
<td>+/- 420</td>
</tr>
<tr>
<td>Zoning Height</td>
<td>683'-0&quot;</td>
</tr>
<tr>
<td># of Stories Above Grade</td>
<td>59</td>
</tr>
</tbody>
</table>

**Diagram:**
- **RESIDENTIAL - CONDO**
- **MEP**
- **AMENITY**
- **RESIDENTIAL - RENTAL**
- **AMENITY**
- **MEP**
- **PARKING**
- **RETAIL**
- **RESIDENTIAL LOBBIES**
MASSING PRINCIPLES

EXTRUSION WITH LEASABLE SPAN

- Position to maximize distance from other high-rise buildings
- Create functional and efficient floorplan dimensions

SOFTEN AND OPTIMIZE ORIENTATION

- Optimize rotation for passive thermal performance
- Maximize views toward Boston Common
- Fillet corners for decreased impact of wind loads on structure
- Further increase separation from adjacent context

CARVE MASSING

- Confuses wind for improved structural performance and pedestrian comfort
- Massing registers with datum on the mid and high-rise urban scales
- Maximizes and separation to adjacent structures while minimizing potential cross views
- Provides visual and iconic interest to and from tower

SOLAR AMENITY AND PERFORMANCE

- Lower cuts provide increased solar and view corridor access to the public way and podium outdoor amenity spaces.
- Upper cuts provide private terraces for residents
- Southern angled rooftop provides potential for solar collection
BUILDING UPON THE LOGIC OF BOSTON’S SKYLINE

1. Following the placement pattern of taller buildings in the city
2. Fits within the context of already established height in downtown Boston
3. Reinforces and holds the pivot point or “elbow” defined by Boston Common and Granary Burying Ground

SKYLINE
- Roof shape works with Millennium tower to emphasize the skyline profile, softly changing angles to transition from left-to-right and up-to-down
- Softness distinguishes the tower from more rectilinear geometry in the skyline, yet connects with the city through use of warm material and scaled articulations

BUILDING UPON THE LOGIC OF BOSTON’S SKYLINE

Low Rise
Mid Rise
High Rise
SITEWIDE SUSTAINABILITY STRATEGIES

REDUCED CO2 EMISSIONS
- Potential rooftop renewable energy installation
- Domestic hot water preheat from heat recovery chillers

REDUCED EMBODIED CARBON
- Up to 30% cement replacement used in high early-strength concrete, including slag cement and fly ash
- Up to 70% slag cement and fly ash in typical structural concrete

WATER MANAGEMENT
- Rooftop landscaping for rainwater infiltration
- Onsite rainwater storage tank collects rainwater to reuse for plant irrigation
- Condensate recovery, storage and reuse

BICYCLE TRANSPORTATION
- Onsite bike storage room with 1 storage space per residential unit
- 4 Hubway bike share stations located within a 5-minute walk of the Project Site

TARGETING LEED GOLD CERTIFIABLE

HIGH PERFORMANCE FACADE
- High performance argon insulated glass with triple silver coating and thermally broken mullions
- Operable windows supplied for all rooms along facade
- Brise Soleil on southern facade

RESIDENTIAL LED LIGHTING
- 0.5 W/sf residential LPD
- Amenity, MEP, and public restroom facilities equipped with occupancy sensors
- Lobby and amenity spaces equipped with daylight photo sensors

PUBLIC TRANSPORTATION NETWORK
- 4 MBTA subway stations within a 5-minute walk of the Project Site
- 7 Local bus route stops within a 5-minute walk of the Project Site
- 10 Express bus route stops within a 5-minute walk of the Project Site

HIGH EFFICIENCY HVAC EQUIPMENT
- Part load centrifugal chiller & high efficiency boiler
- Residential FCUs with Digital motors
- Waterside economizer with condenser water for CHW
- Heat recovery chillers for use with DHW

REduced embodied carbon
- Up to 30% cement replacement used in high early-strength concrete, including slag cement and fly ash
- Up to 70% slag cement and fly ash in typical structural concrete

High efficiency HVAC equipment
- Part load centrifugal chiller & high efficiency boiler
- Residential FCUs with Digital motors
- Waterside economizer with condenser water for CHW
- Heat recovery chillers for use with DHW

Targeting LEED Gold certifiable
PASSAGE FEATURE WALL
PODIUM CONCEPTS

INTEGRATING CONTEXTUAL SCALE, RHYTHM, AND REGULATING LINES

Responding to materiality and texture

Adopting 2-story retail/commercial datum

Transitions between scales of adjacent buildings
Integrates rhythm of the retail bay
Acknowledges scale and continuity of regulating lines
Breaks down scale emblematic of contextual punched windows
Continues contextual articulation of ground floor retail and transitional second floor retail
Distinguishes residential from retail program
BUILDING IMAGERY

Existing

View from Washington St.

Proposed