

An aerial photograph of a city skyline, likely Boston, with a blue overlay. The text "Fan Pier" is in white and "PARCEL E" is in light blue.

Fan Pier

PARCEL E

Boston Civic Design Commission | June 5, 2018

THE FALLON COMPANY • ELKUS MANFREDI ARCHITECTS

Fan Pier Parcel E

BOSTON CIVIC DESIGN COMMISSION DESIGN SUBMISSION

June, 2018

SUBMITTED TO: BOSTON CIVIC DESIGN COMMISSION / BOSTON
One City Hall Plaza
Boston, MA 02201

SUBMITTED BY: THE FALLON COMPANY
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Boston, MA 02110

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FAN PIER OVERVIEW

Summary

Fan Pier is a 3 million square foot mixed-use development on the South Boston Waterfront. The 21 acre site, when fully developed, will comprise nine buildings including residences, offices, lab/research, retail and major public and civic/cultural amenities.

Project/Parcel Status

- **ICA – Institute of Contemporary Art – Completed in 2006.** 66,000 SF of Cultural Space. Continues to attract thousands of visitors from the region and around the globe.
- **Public Green – Completed in January 2010.** A major portion of the 2 acre Public Green was opened and gets constant year-round use with passive and active uses including the Extreme Racing Series, Red Bull Cliff Diving, family day events, etc.
- **Public Spaces – OPEN** - Completed from January 2008 to April 2018 – Over 2,500 Lineal Feet of Sidewalks, Streets and Infrastructure constructed including over 100 new street trees, bike racks, benches, a Hubway station, etc.
- **Parcel F – ONE Marina Park Drive – Completed in January 2010.** Approximately 495,000 SF of Office space occupied by a variety of Tenants including Fish & Richardson, Enernoc and MassMutual with 18,000 SF of ground floor Retail including Strega and Empire.
- **Harborwalk – Completed from 2008 to 2018.** 1,500 Lineal feet of new Harborwalk constructed and heavily used by the Public, featuring direct harbor access.
- **Parcel A – 50 Northern Avenue – Completed in January 2014.** Approximately 490,000 SF of Lab/Office/Research occupied by Vertex Pharmaceuticals, 22,000 SF of ground floor Retail including Bright Horizons, Starbucks, Committee, Leader Bank and BGood.
- **Parcel B – 11 Fan Pier Boulevard – Completed in January 2014.** Approximately 435,000 SF of Lab/Office/Research occupied by Vertex Pharmaceuticals, including 4,500 SF of Cultural space occupied by Boston Community Boat Builders and 17,500 SF of Retail including Babbo and Core Power Yoga.
- **Fan Pier Water Transportation Dock – OPEN.** New water transportation dock completed in January 2014 as part of the Public Amenities for Fan Pier. This new dock was initially home to the Fan Pier “Cultural Connector” which provided water transportation to the ICA, Children’s Museum and Aquarium. It currently services ferries from Winthrop and Quincy. It will also be the designated stop for the commuter ferry service to/from South Boston to North Station.
- **Marina – OPEN.** Constructed a 600’ Publicly Accessible Wave Attenuator on Boston Harbor as well as 600 feet of the West Dock, a taxi landing dock, several finger piers, med-moorings and moorings in the Marina which currently house approximately 50 boats of varying types and sizes annually.
- **Parcel C – 22 Liberty Drive – Completed in November 2015.** Approximately 228,000 SF, including 108 Residential Units and 13,500 SF of Retail including Mastro’s, Lola 42 and Salon Mario Russo.
- **Parcel D – 50 Liberty Drive – Completed in April 2018.** Approximately 252,000 SF, including 120 Residential Units, 12,166 SF of Cultural Space and 15,000 SF of Retail.
- **Parcel I – 100 Northern Avenue – Completed in March 2016.** Approximately 500,000 SF of Office, with Goodwin as the anchor office Tenant, and 16,000 SF of Retail including Sorelle, Wagamama and Honey Grows.
- **Parcel H – Two Harbor Shore Drive – Completed in March 2016.** Below grade garage completed with temporary “Recreation Park” in use at grade with lawn games available to the Public.
- **Fan Pier Park – Phase 1 completed in November 2015, Balance of Park completed in April 2018.** Major waterfront park with numerous public amenities including Children’s Play area, terraced seating areas overlooking Boston Harbor, lush lawn and garden areas, new Tidal Pool, Fire Feature, Landscape Terraces, and new Pavilion building with public bathrooms, showers, café and overlook roof with great views of the City and the Harbor.



PARCEL E OVERVIEW

Parcel E - 10 Fan Pier Boulevard - is a proposed commercial office building designed within previous development approvals, including PDA zoning limits, the BPDA approved massing envelope, master plan design guidelines, and in accordance with Chapter 91 requirements.

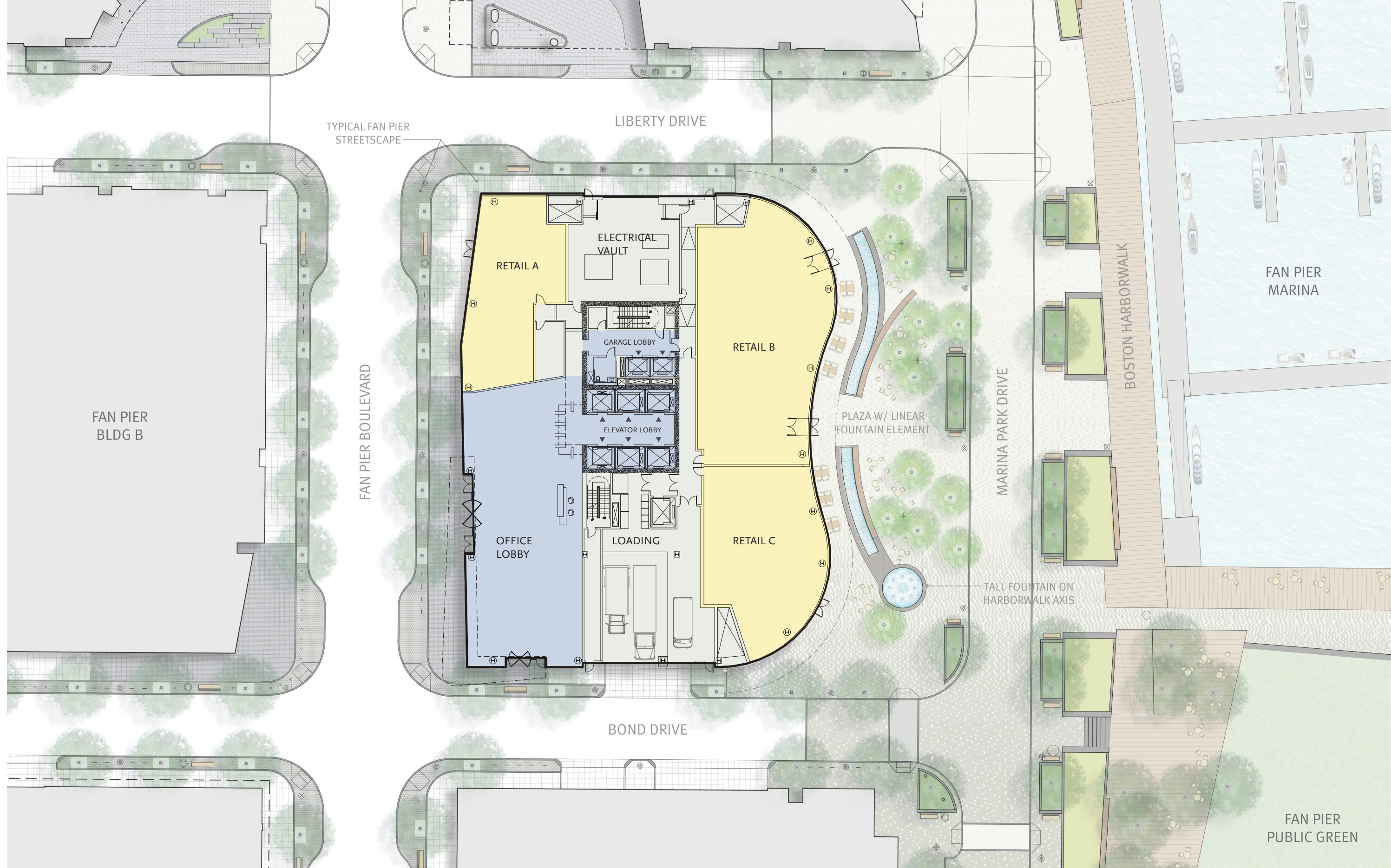
The proposed project consists of approximately 315,000 SF above grade building area, including 80% public accommodation areas at the ground floor and with 3 levels of below grade parking containing approximately 225 spaces. Building uses include approximately 10,000 SF of retail at the ground floor, with electrical transformer and switchgear equipment located on the 1st and 2nd floors above the design flood level. Office floors are located on levels 2 thru 16, with exterior terraces at the 13th floor and at roof level. A mechanical penthouse occurs at the top of the building. The proposed building height of 220’ at the main roof complies with all permit requirements.

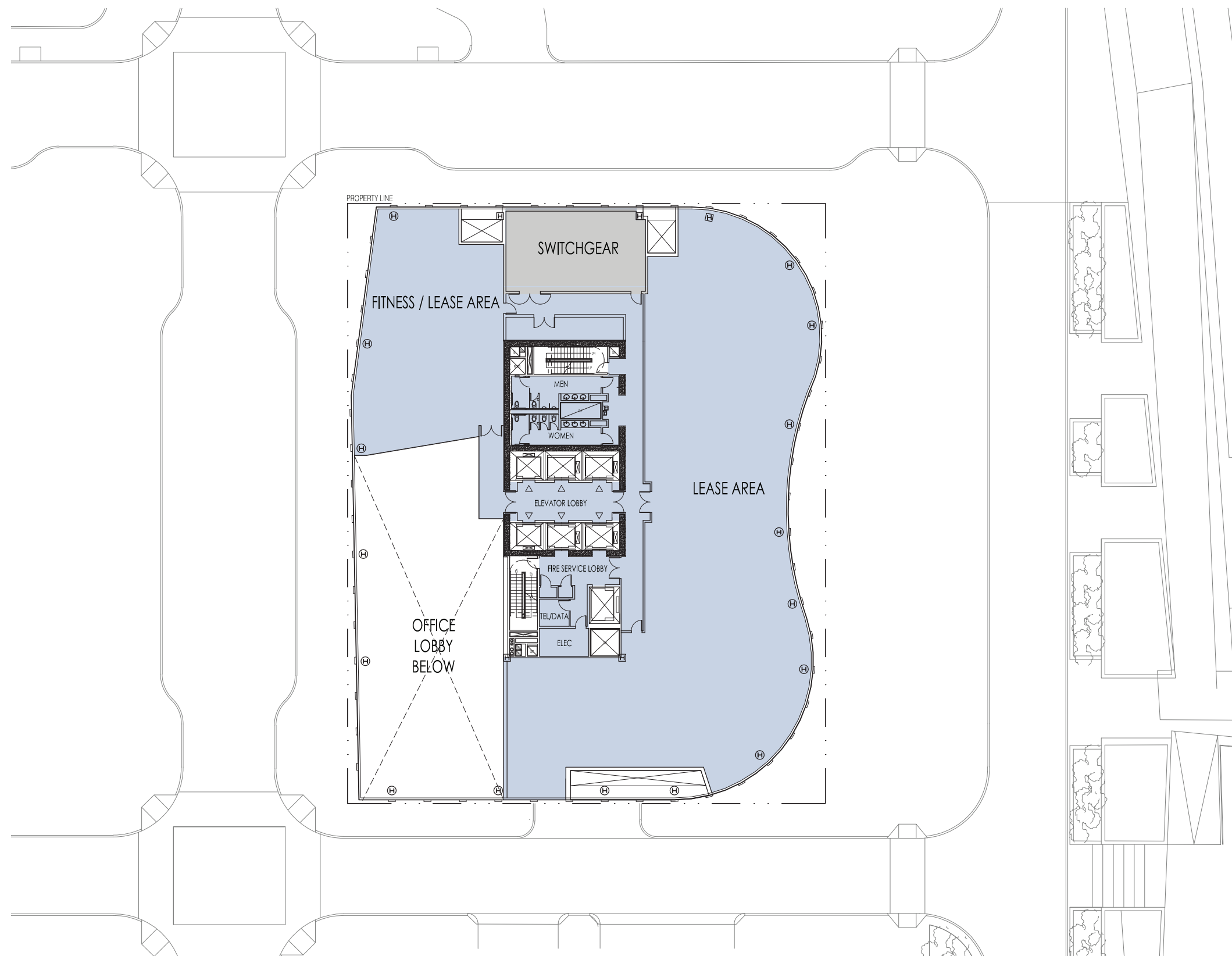
A one story street wall base expression, containing retail storefronts, entries and signage canopies is proposed, with the office lobby expressed as a two story volume at the south west corner, with distinct entries at Fan Pier Boulevard and Bond Drive. The tower massing will be organized to maximize light and views for pedestrian sidewalk and plaza realms and for building occupants, with predominant North and East views to the harbor and marina, with city, airport and island views beyond. Facing the marina, the tower massing expresses itself with sinuous curvilinear volumes, with steps in the massing at the top 4 floors and again at the rooftop penthouse level. At the west, the massing is faceted with subtle angular shifts. The tower will be clad in unitized curtain wall, with faceted metal cladding and vision glass. The articulation of the curtain wall will enhance a sense of movement of the curvilinear forms, accentuating subtle shifts in reflection, light and shadow akin to the shimmering play of sunlight on water.

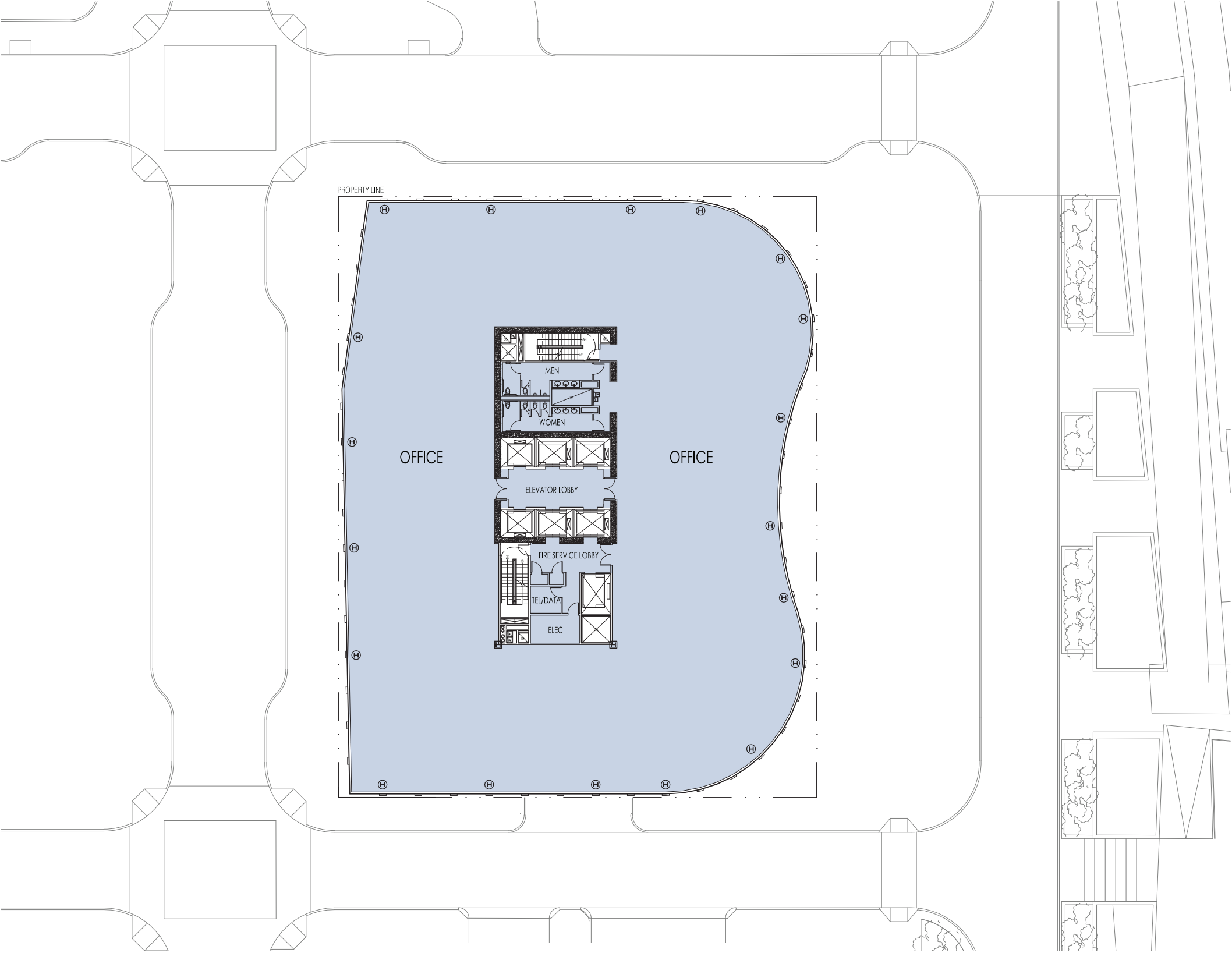
Public Spaces to be constructed with the building include a 5,900 SF exterior plaza space fronting the Marina along Marina Park Drive, new sidewalks on Bond Drive, Fan Pier Boulevard and Liberty Drive, as well as street and sidewalk improvements on Marina Park Drive. The plaza will include flexible hardscape areas with dining opportunities as well as general public seating, augmented tree plantings and a modulating water feature for visual focus and public engagement.

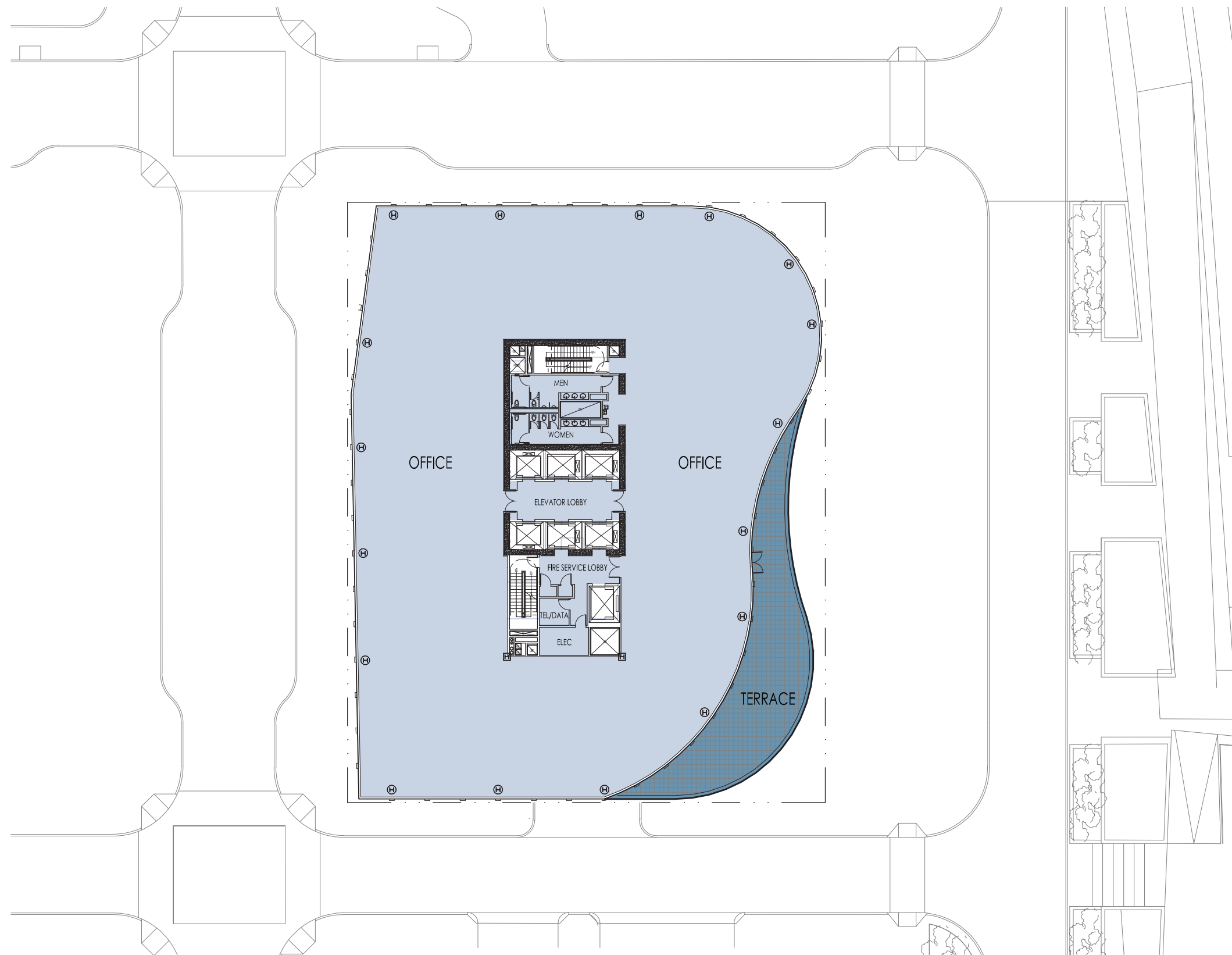
Projected start of construction is May 2019.

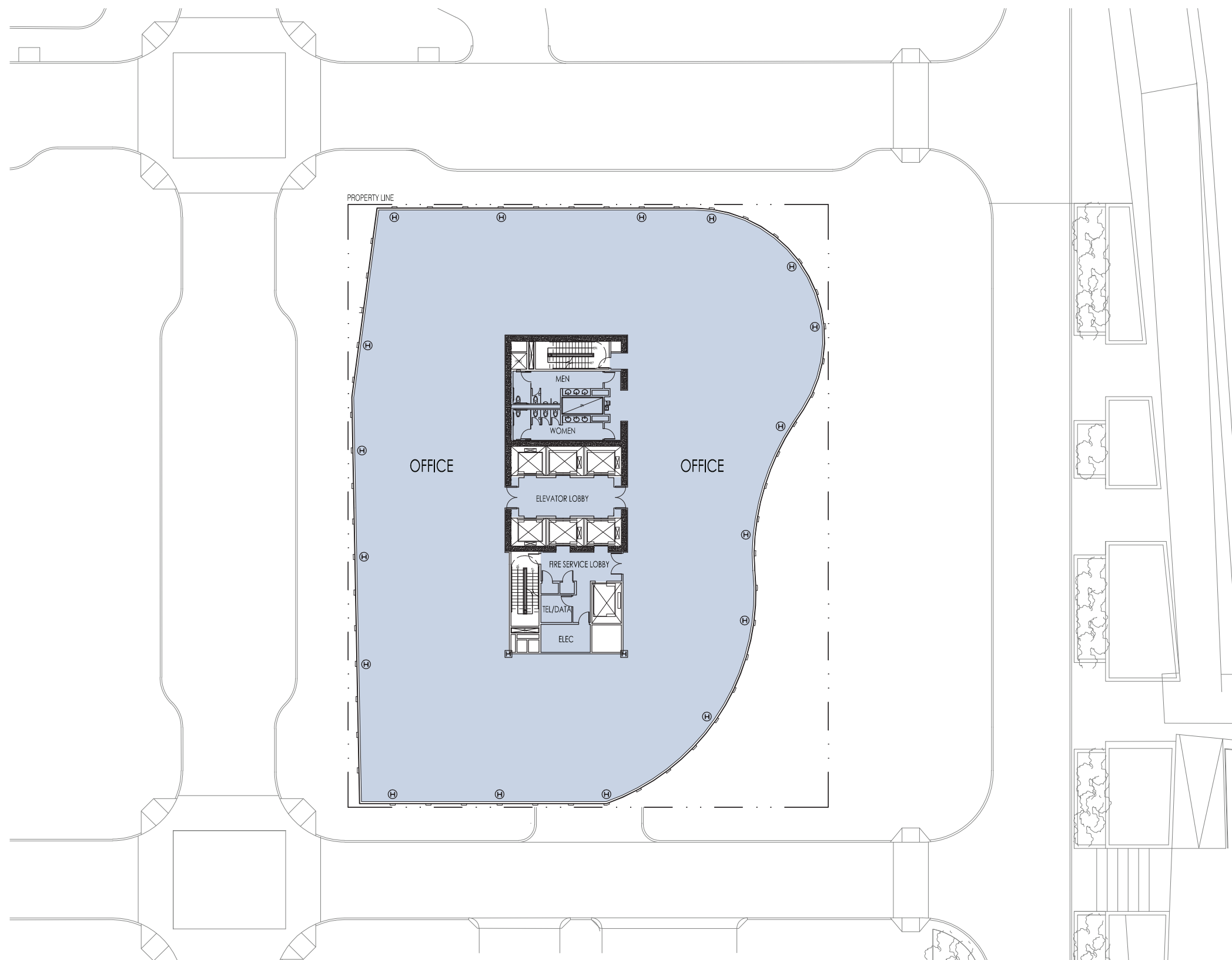


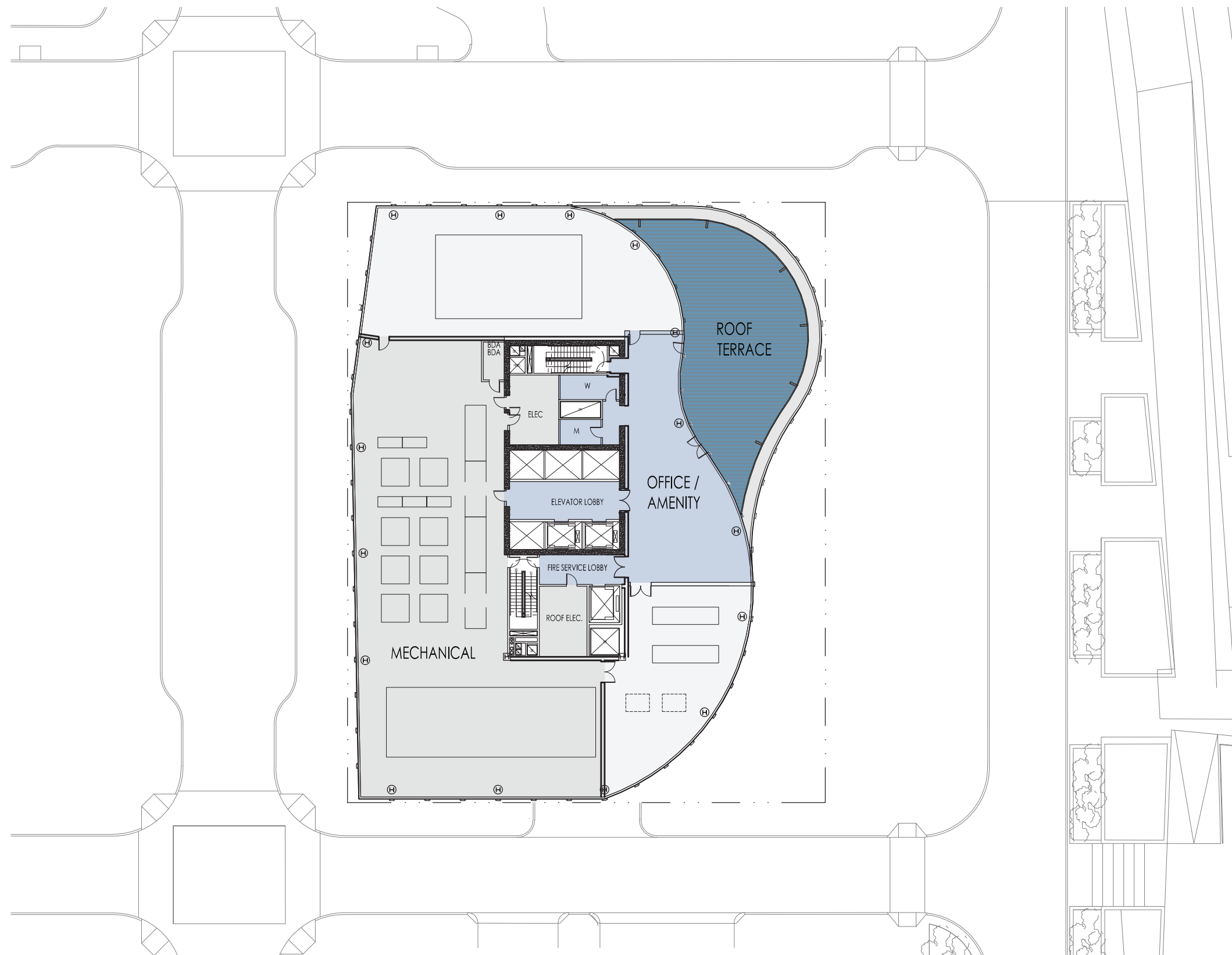


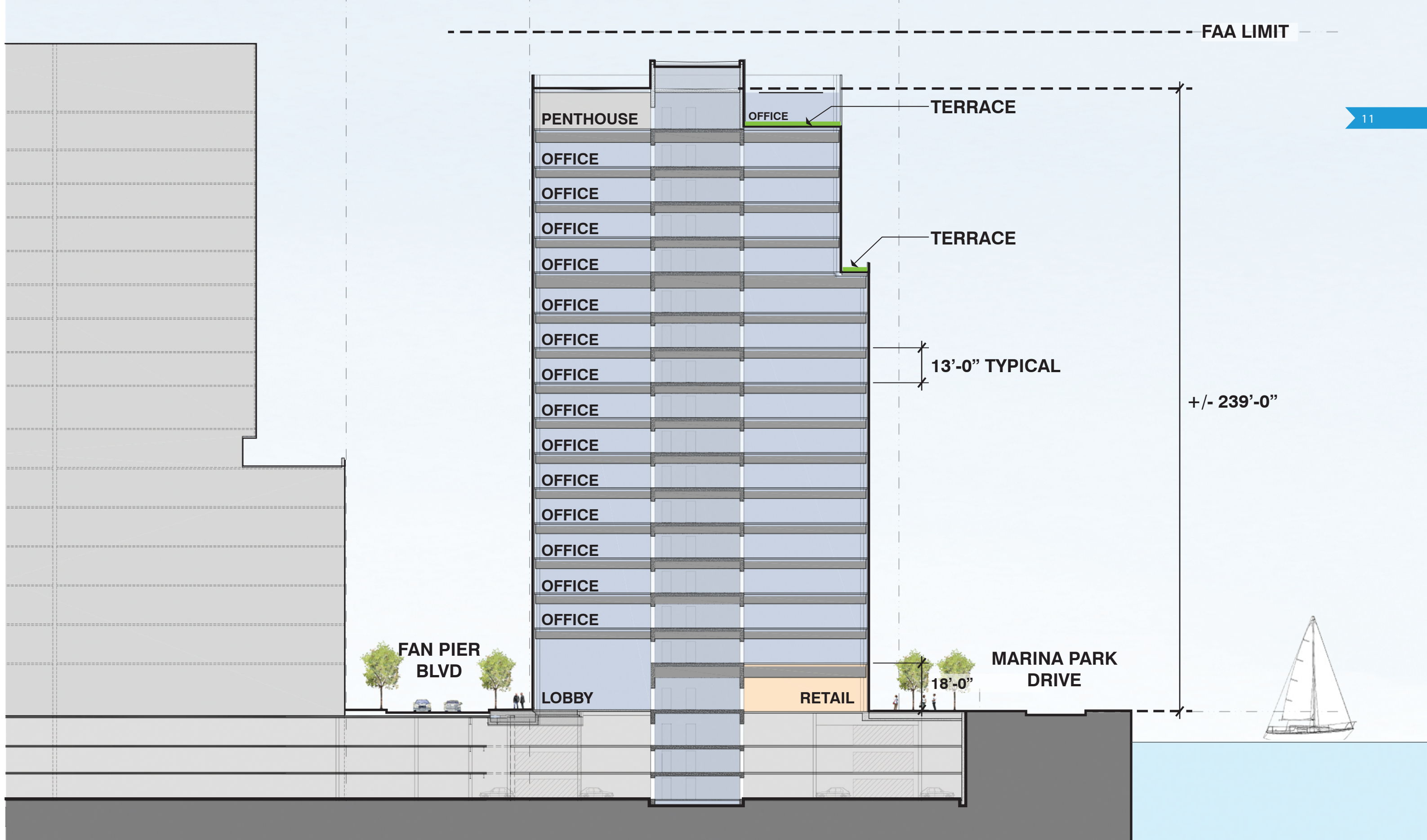


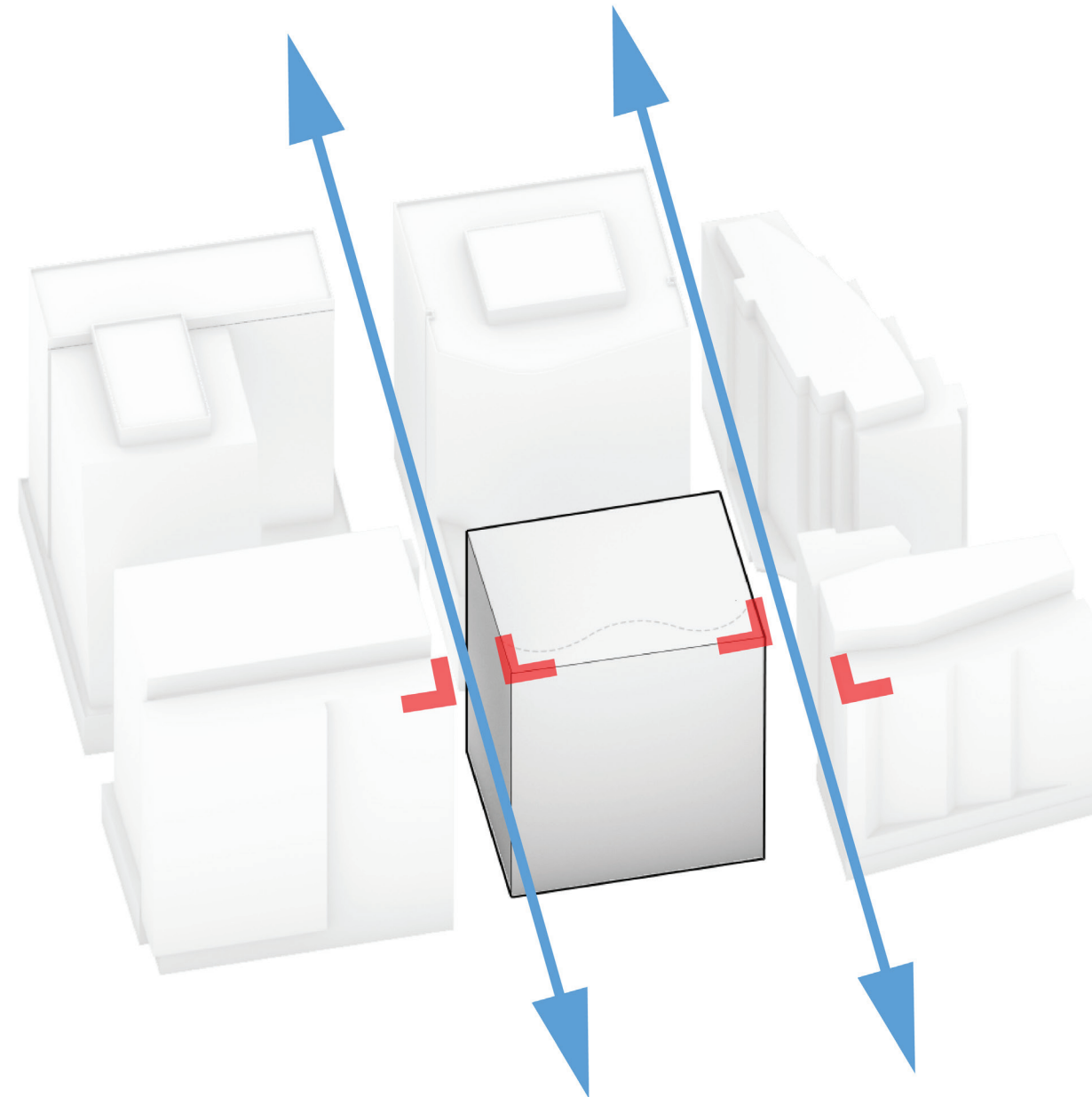




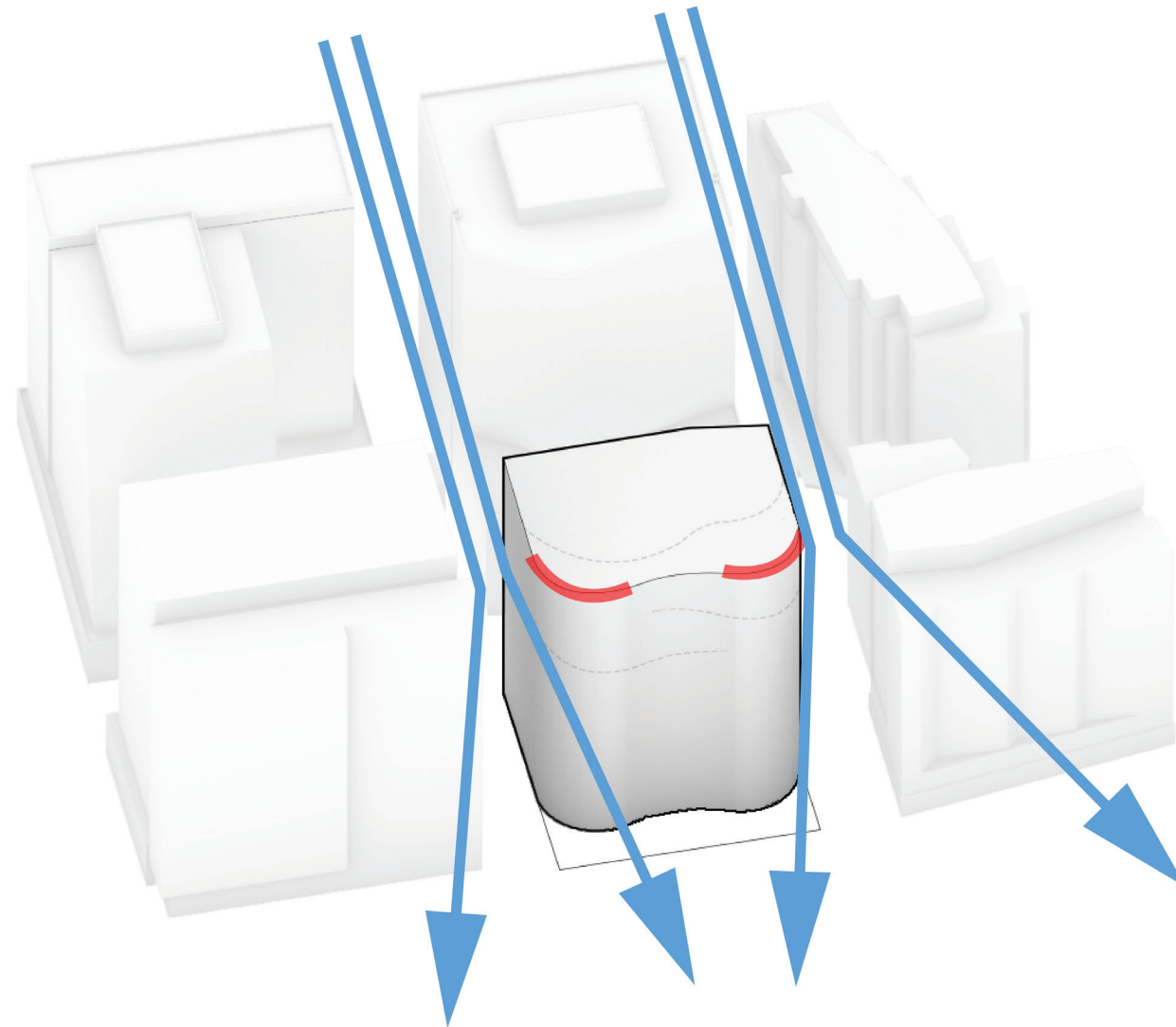








Edges and View Corridors



Open View Corridors and Create Open Air Relief



Establish Setbacks

















FAN PIER PARCEL E



Public Realm



FAN PIER PARCEL E

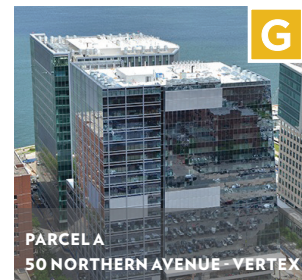


Public Realm



Parcel E Sustainability

Project to pursue minimum LEED v4 Gold Certification Rating



1

ENERGY PERFORMANCE OPTIMIZATION

2

INDOOR AND OUTDOOR WATER USE CONSERVATION

3

HEALTHY INDOOR ENVIRONMENTAL QUALITY

4

SUSTAINABLE SITE DEVELOPMENT

5

DENSITY, DIVERSE USES AND QUALITY TRANSIT ACCESS

6

INTEGRATIVE PROCESS

Parcel E Resiliency

Approach consistent with Fan Pier Masterplan principles and strategies

1 CRITICAL BUILDING INFRASTRUCTURE

Hardening - Primary electrical infrastructure above design flood elevation

Redundancy - Electrical generator back up of critical life safety systems

Flexibility - Manual override for building controls and systems

2 SEA LEVEL RISE AND STORM SURGE

Integrated approach to storm water management

Primary Barrier - Elevated site grades and integrated landscape barrier elements

Secondary Barrier - Raised sill up to design flood elevation

Tertiary Barrier - Deployable barrier system (Aqua Fence) for perimeter control

3 DURABLE BUILDING CONSTRUCTION

Hurricane resistant glazing

Flood survivable ground floor interior finishes

Cross-trained emergency preparedness - Staff in all Fan Pier Buildings



