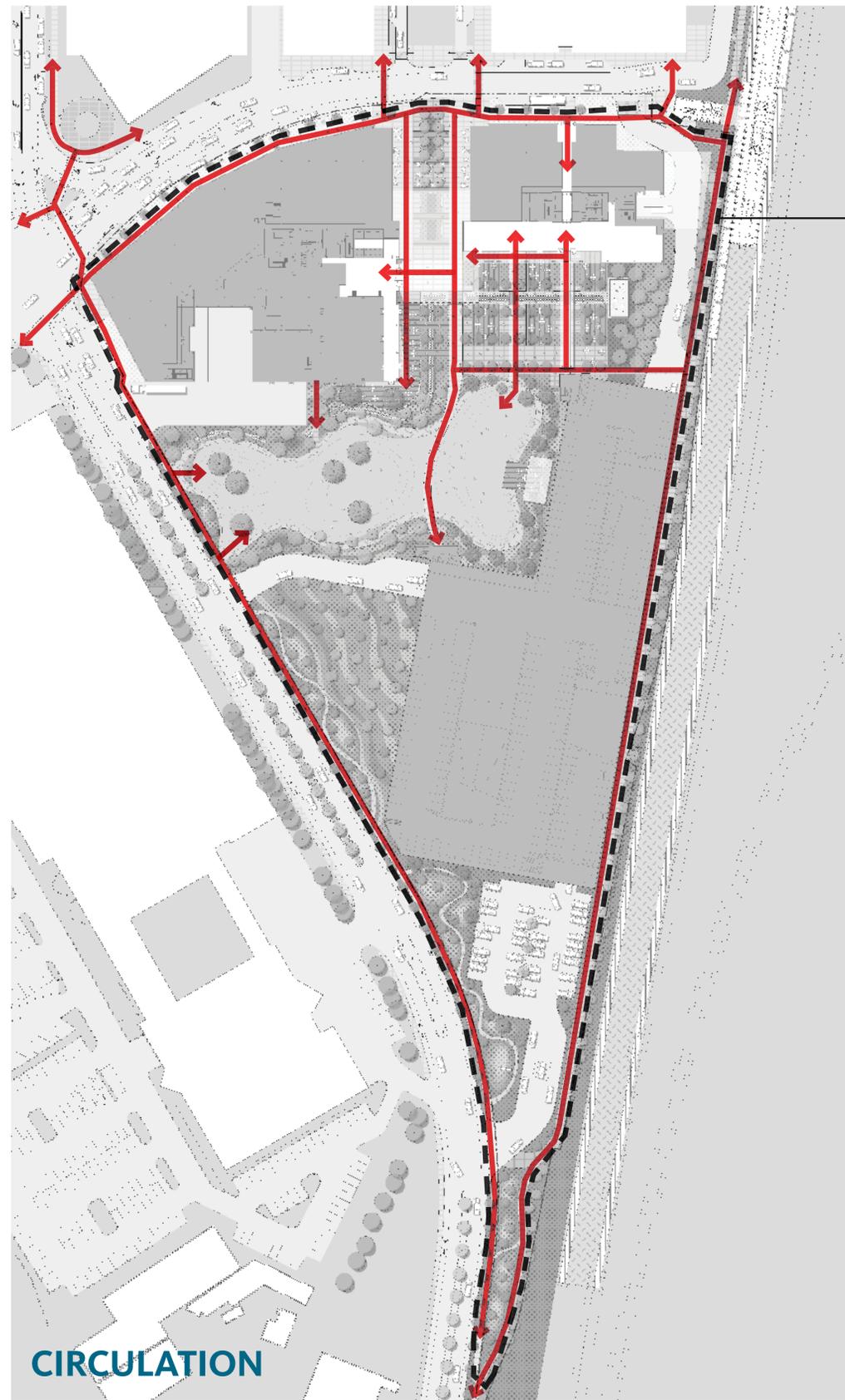


Illustrative Site Plan



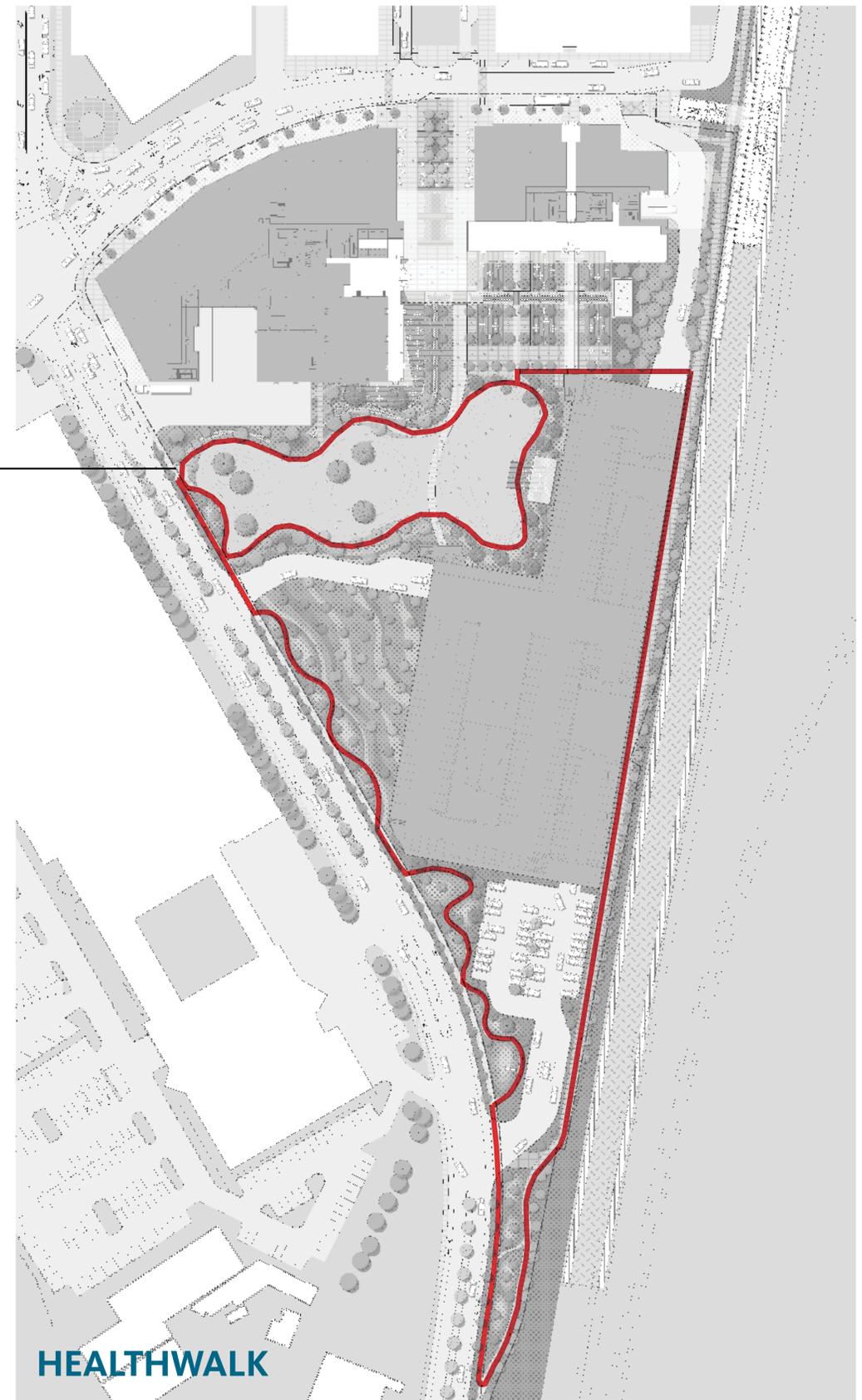
Site Plan | Connectivity



CIRCULATION

**PEDESTRIAN PATH:
PERIMETER- 3,500 LF**

**FITNESS PATH:
TOTAL- 3700 LF
.7 MILES**



HEALTHWALK

Design Guidelines | Parcel 11A - Office

MACRO DESIGN:

Building Orientation: The building's long axis is oriented East-West to achieve the best solar exposure for the building occupants and to maximize the scale of outdoor spaces.

Massing: The overall massing is broken down in scale by shifting the volumes and generating two smaller volumes attached to a common 'central spine'. This composition is further enhanced by the differentiation of colors and materials between the parts.

Urban response: the building's massing and façade articulation respond to diverse urban conditions by: recognition of the central axis with the location of internal common amenities that will reflect the internal activities; the

building short ends will create iconic elements at key view points along Grand Union Boulevard and from Assembly Row

Connectivity: the Partners campus is conceived as an integral part of the open space network at Assembly Row, with a river park on the north and the Partners Park bookending the southern portion of the main axis. Pedestrian flow through the campus is allowed via a series of open spaces of diverse character: informal park/garden and a formal grove/garden.

Wayfinding: vehicular, pedestrian and bicycle access in and out of the site is clearly demarcated and zoned to minimize overlap and conflicts. Access to the garage is via three entry

points, distant from one another. The shared use path is extended along the eastern edge facing the T tracks and garage to connect with the existing pathway. The main green and open spaces are connected with ample walkways to promote an active lifestyle within the campus, while allowing public engagement.

Scale: Maximize the activation of edges with

OTHER ELEMENTS:

program for people on most sides. A 1-2 storey podium will create a human scaled street frontage while minimizing the height perception of the office from the sidewalks.

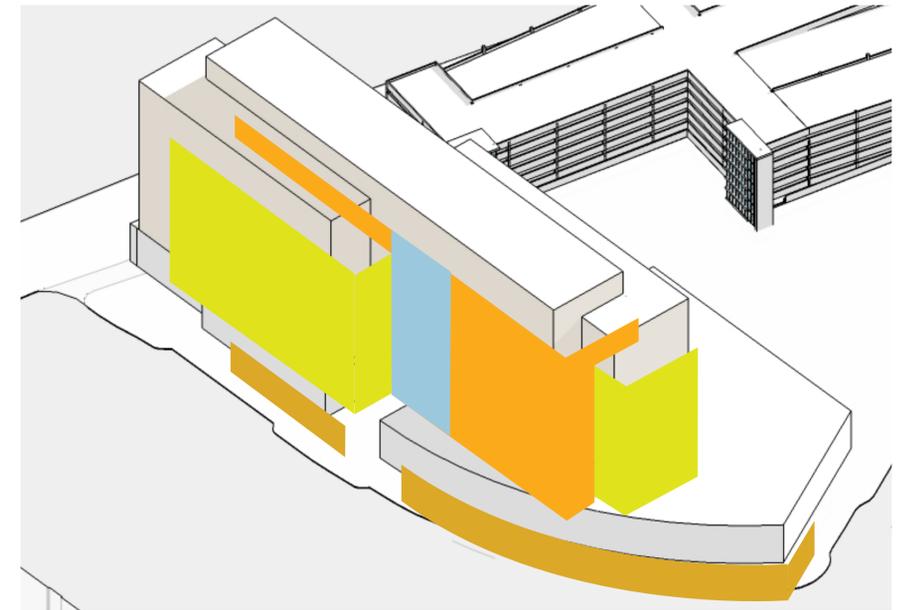
-Portal and forecourt act as terminus to Assembly Row and a gateway to Partners Park and garden

-Major areas of activity are expressed on the facade such as the central connector located on axis with Assembly Row

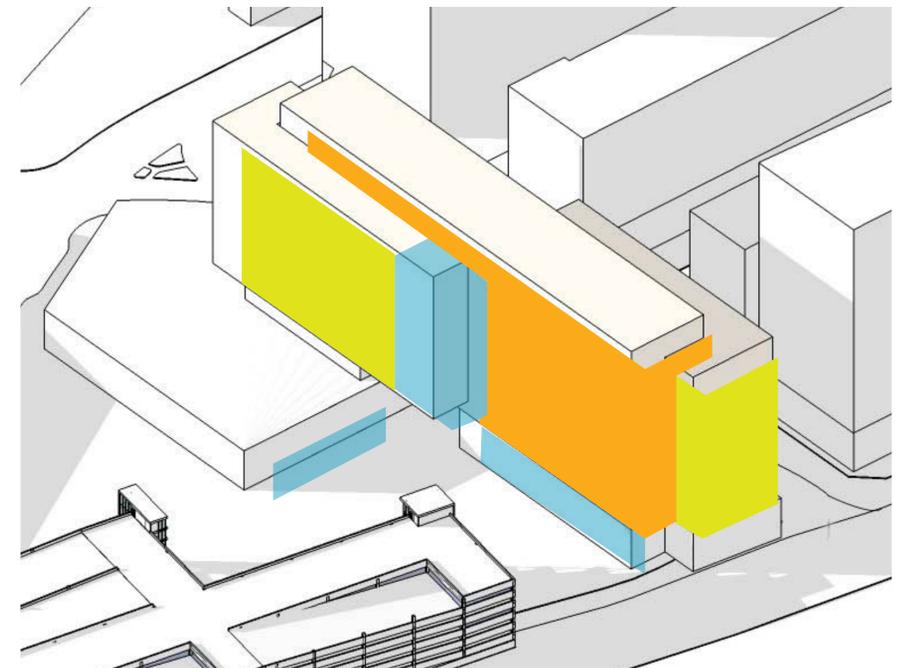
-Primary facade with vertical grouping of floors diminishes scale of building mass

-Service access is obscured from main pedestrian routes and access points

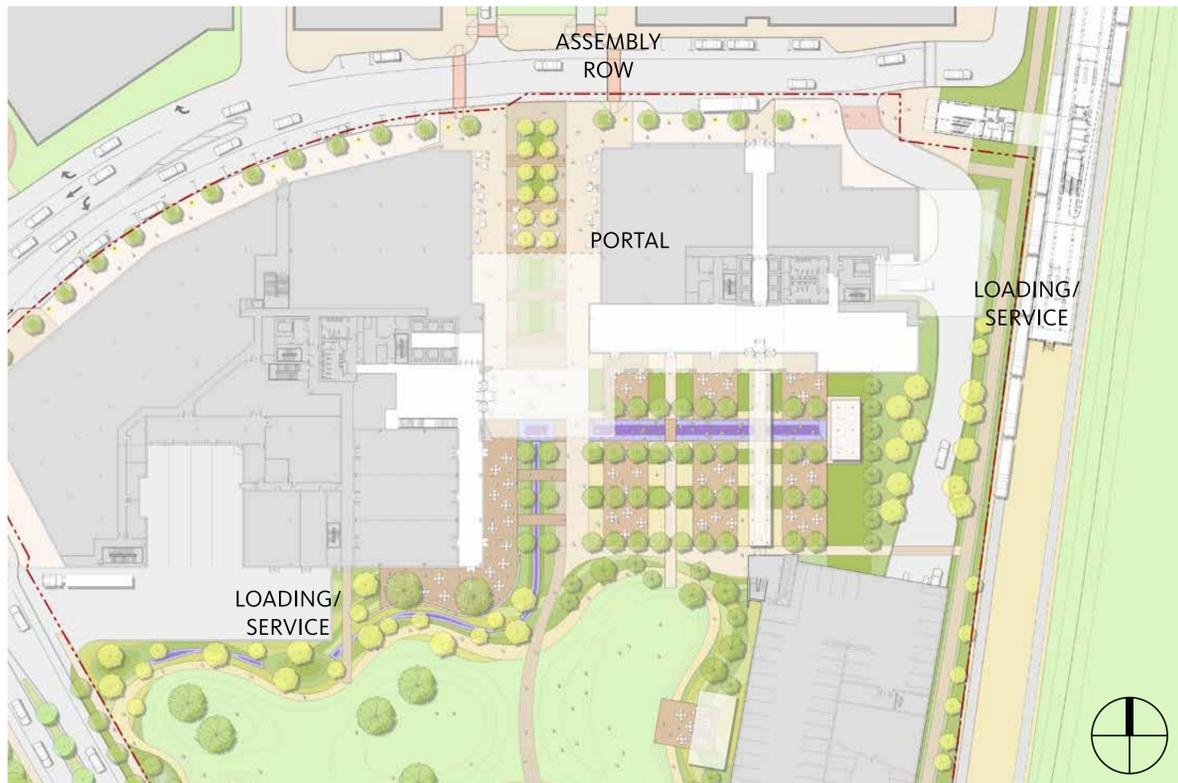
-  -PORTAL/GATEWAY AREA OF ACTIVITY
-  -PRIMARY FACADES
-  RETAIL PODIUM



NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SITE PLAN

Aerial View from NW



View from Northwest



View from Orange Line Headhouse



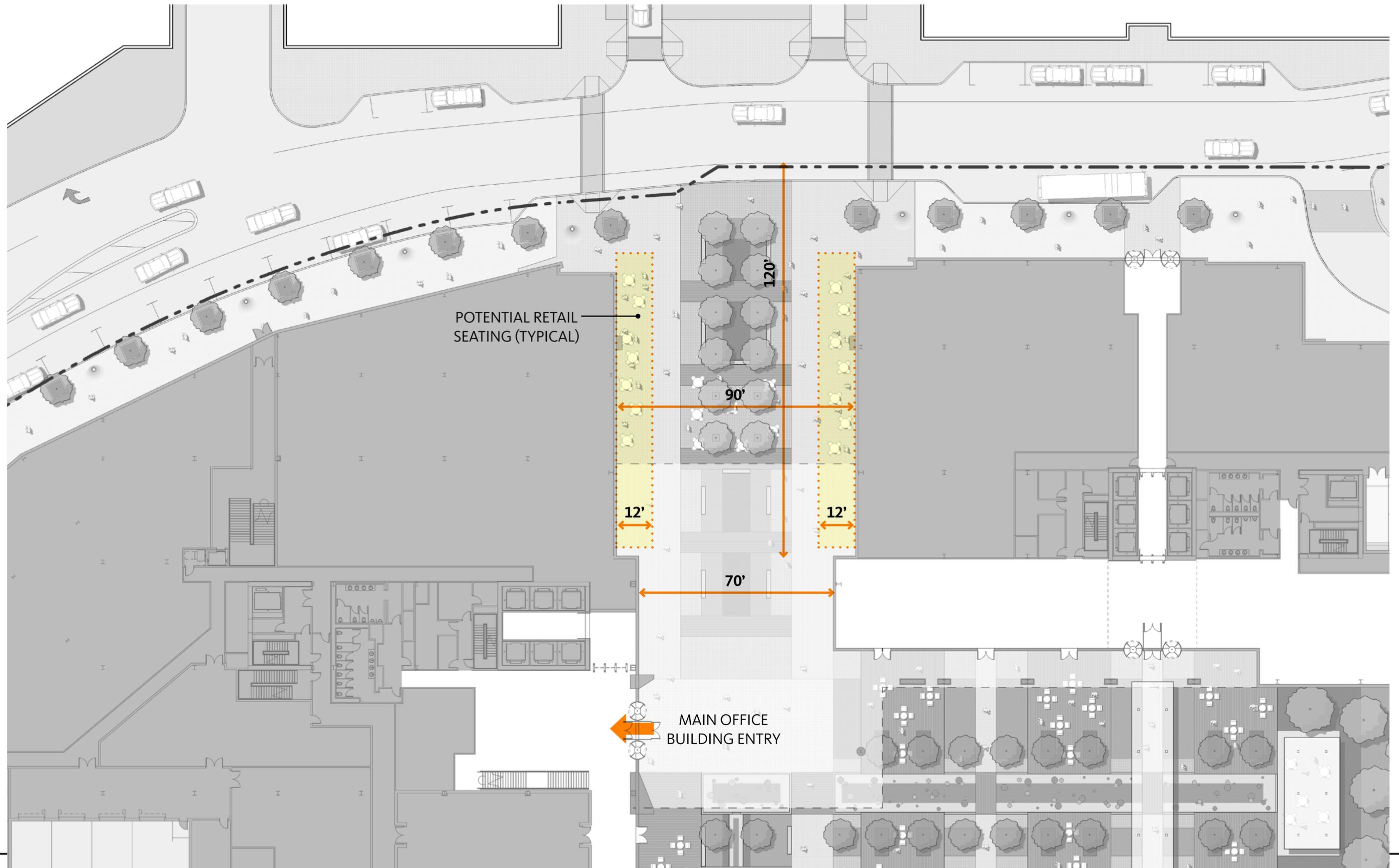
Green Promenade | Entry Portal



LEGEND

- A. RETAIL OUTDOOR SPACE
- B. RETAIL CORRIDOR
- C. ENTRY PLAZA
- D. ASSEMBLY STATION SOUTH
- E. DENOTED CROSSWALK
- F. VEHICULAR DRIVE
- G. ASSEMBLY AREA
- H. SEAT WALL

Green Promenade | Entry Portal



Conceptual Building Section



Entry Portal



Park and Building from the South Approach



View from Orange Line



Park and Building from the South Approach



Design Guidelines | Parcel 11A - Garage

KEY DESIGN ELEMENTS:

- GARAGE ARCHITECTURE AS BACKDROP TO BUILDING AND LANDSCAPE DESIGN
- MINIMIZE SCALE PERCEPTION AND OVERALL MASSING
- PROVIDE SENSE OF SECURITY AND SAFETY THROUGHOUT
- VERTICAL CIRCULATION ELEMENTS EXPRESSED AS ICONIC ELEMENTS FOR WAYFINDING AND SECURITY
- CAREFUL LANDSCAPE SCREENING TO REDUCE SCALE AND CREATE FOREGROUND FOR GARAGE



ICONIC/LANDMARK COMPONENT



SELECT SCREENING ELEMENTS



LANDSCAPE SCREENING



LANDSCAPE SCREENING



ICONIC/LANDMARK COMPONENT
STAIRS & IMPORTANT CORNERS. PREDOMINANTLY GLASS



DOMINANT FACADE ARTICULATION
FULL HEIGHT TREATMENT OF FACADES SEEN FROM ASSEMBLY ROW, PARK, AND OFFICES.
MIXTURE OF PRECAST AND SCREENING ELEMENTS



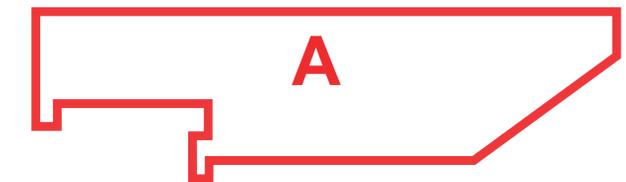
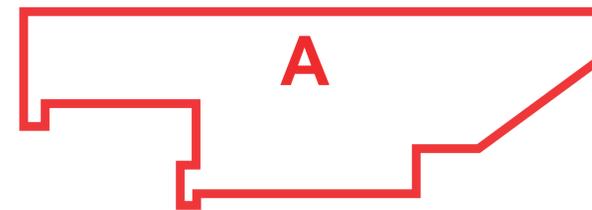
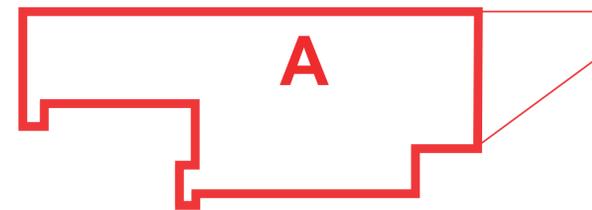
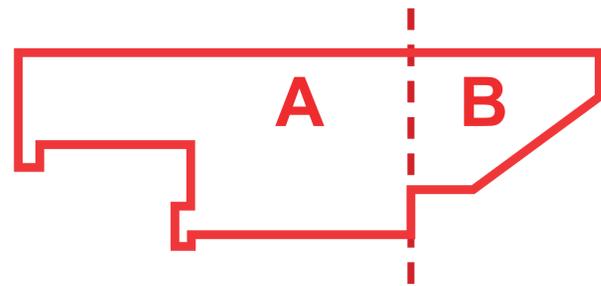
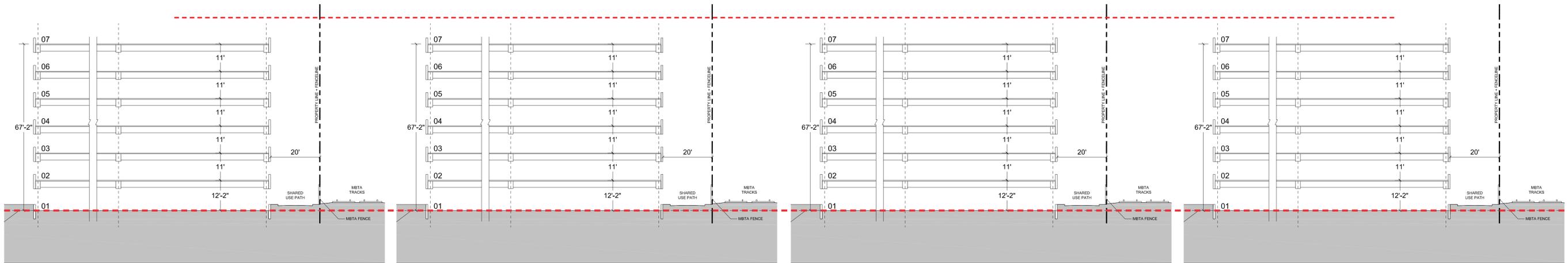
BASE ARTICULATION
LOWER LEVEL TREATMENT FOR SECURITY, AND SCALE PERCEPTION. SELECT AREAS OF SCREENING ELEMENTS AT UPPER LEVELS ADDRESSING VIEWS FROM ORANGE LINE.
MIXTURE OF PRECAST AND SCREENING ELEMENTS



SITE PLAN



Garage Stacking: 4 (out of 7) Options



- 1**
- 7 Levels Above Grade
 - 2 Phases
 - Low Rise Garage (No Sprinklers)
 - Limited Excavation
 - Total of 4 ramps

- 5**
- 7 Levels Above Grade
 - Single Phase
 - Low Rise Garage (No Sprinklers)
 - Limited Excavation
 - Total of 4 ramps

- 6**
- 7 Levels Above Grade
 - Single Phase
 - Low Rise Garage (No Sprinklers)
 - Limited Excavation
 - Total of 4 ramps

- 7**
- 7 Levels Above Grade
 - Single Phase
 - Low Rise Garage (No Sprinklers)
 - Limited Excavation
 - Total of 3 ramps

Garage: Option 7

PHASE A GARAGE

SURFACE = 0

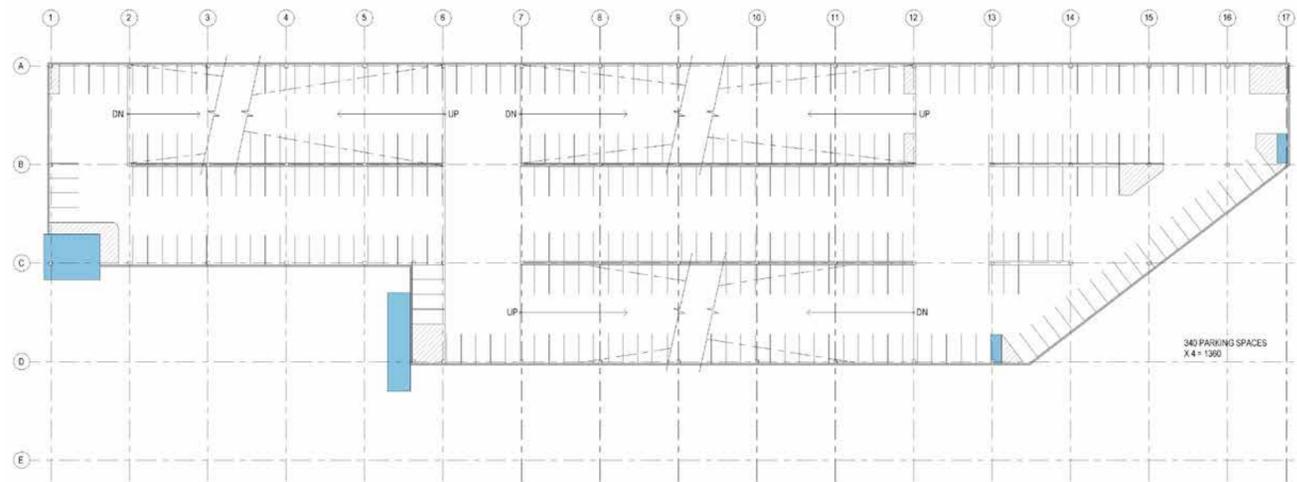
ENTRY LEVEL 1 = 261

LEVEL 2 = 307

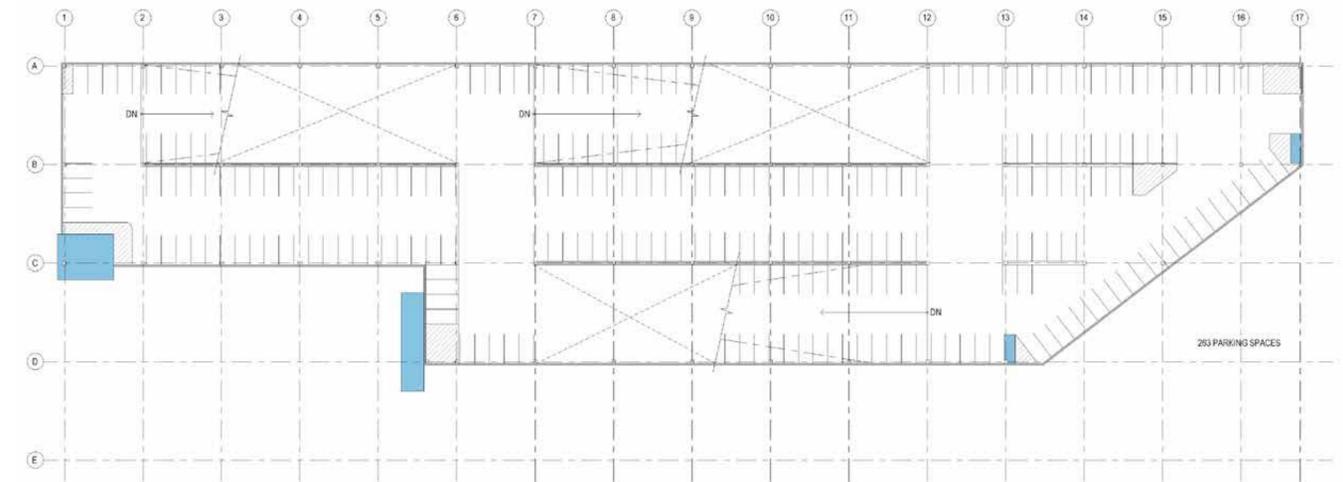
LEVEL 7 = 263

LEVELS 3 TO 6 = $340 \times 4 = 1,360$

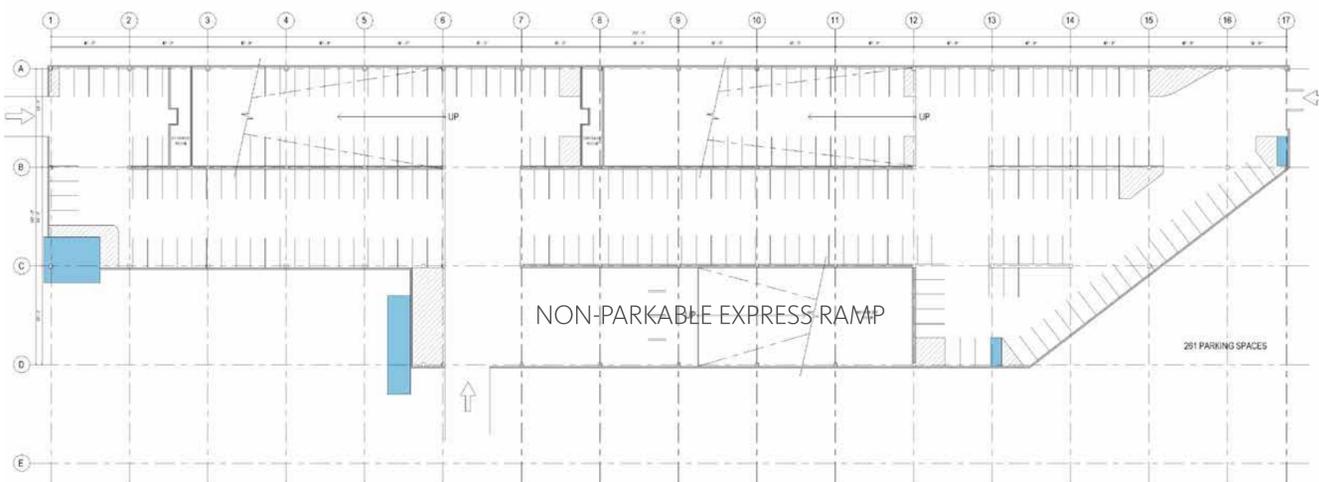
TOTAL = 2,191 CARS



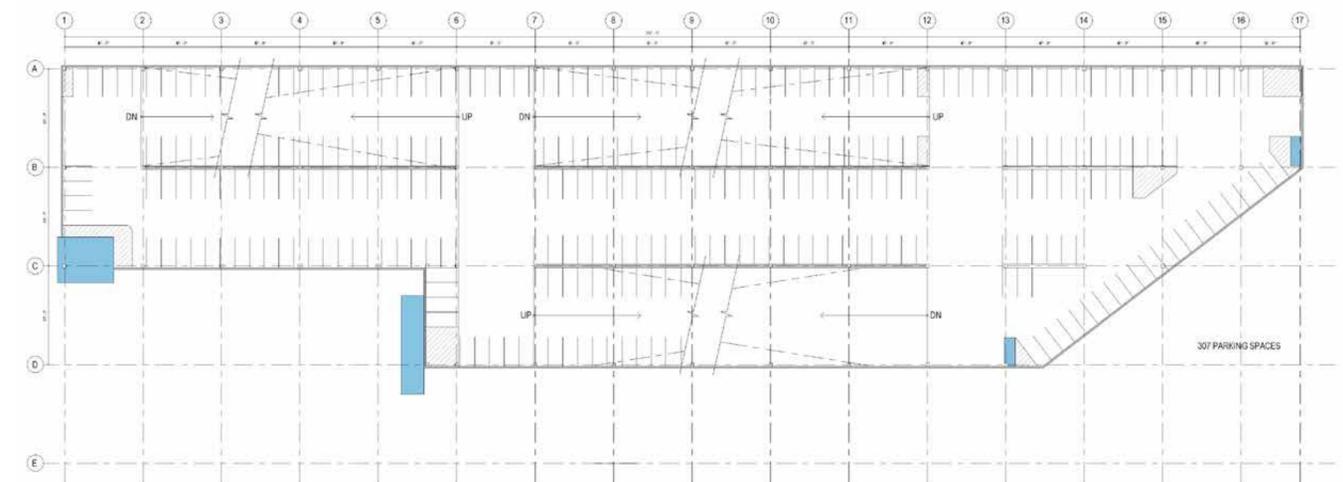
THIRD TO SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

The South Approach Sequence -1



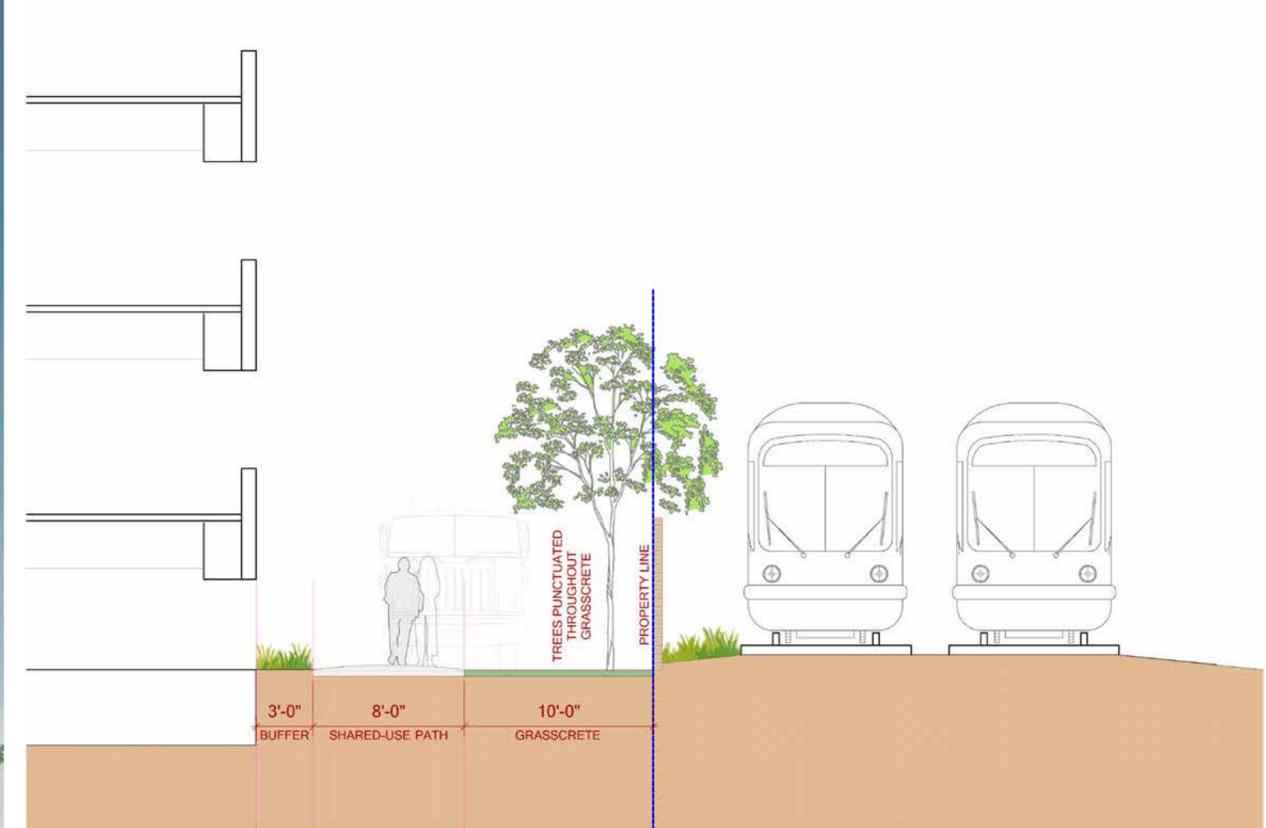
The South Approach Sequence - 2



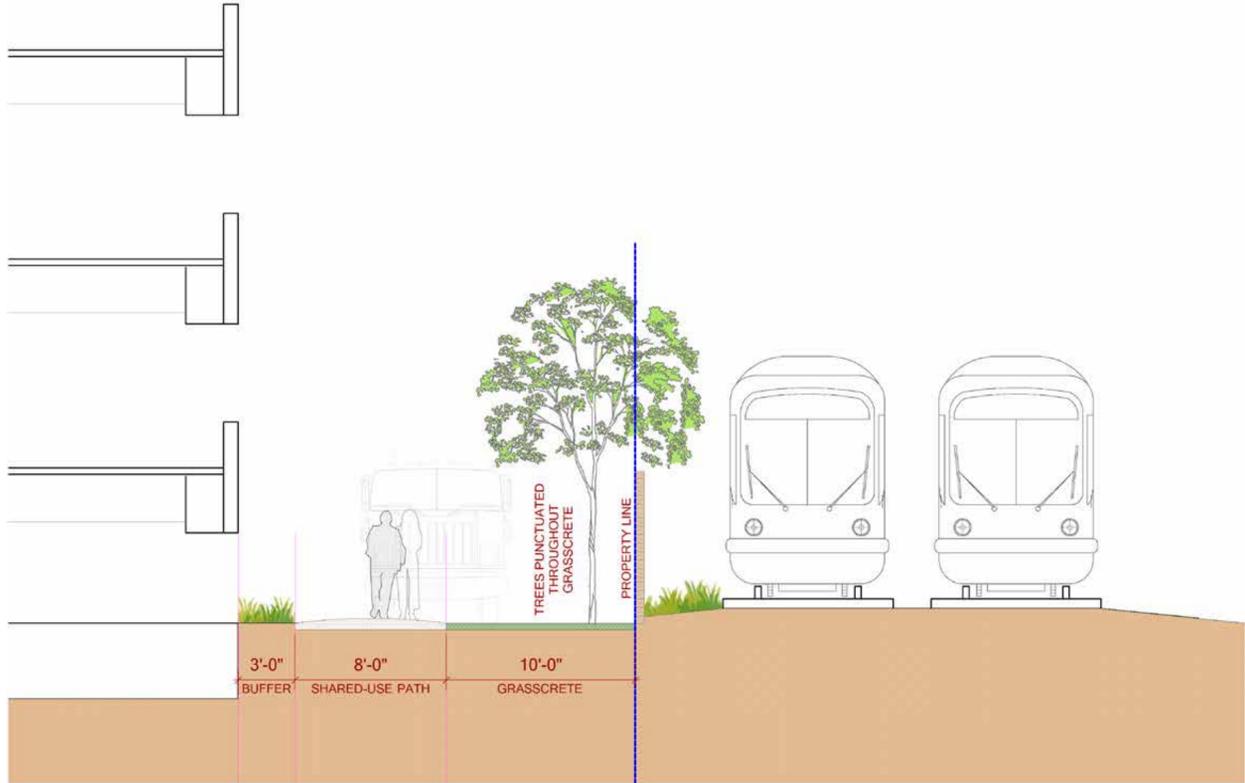
The South Approach Sequence - 3



Shared Use Path Center



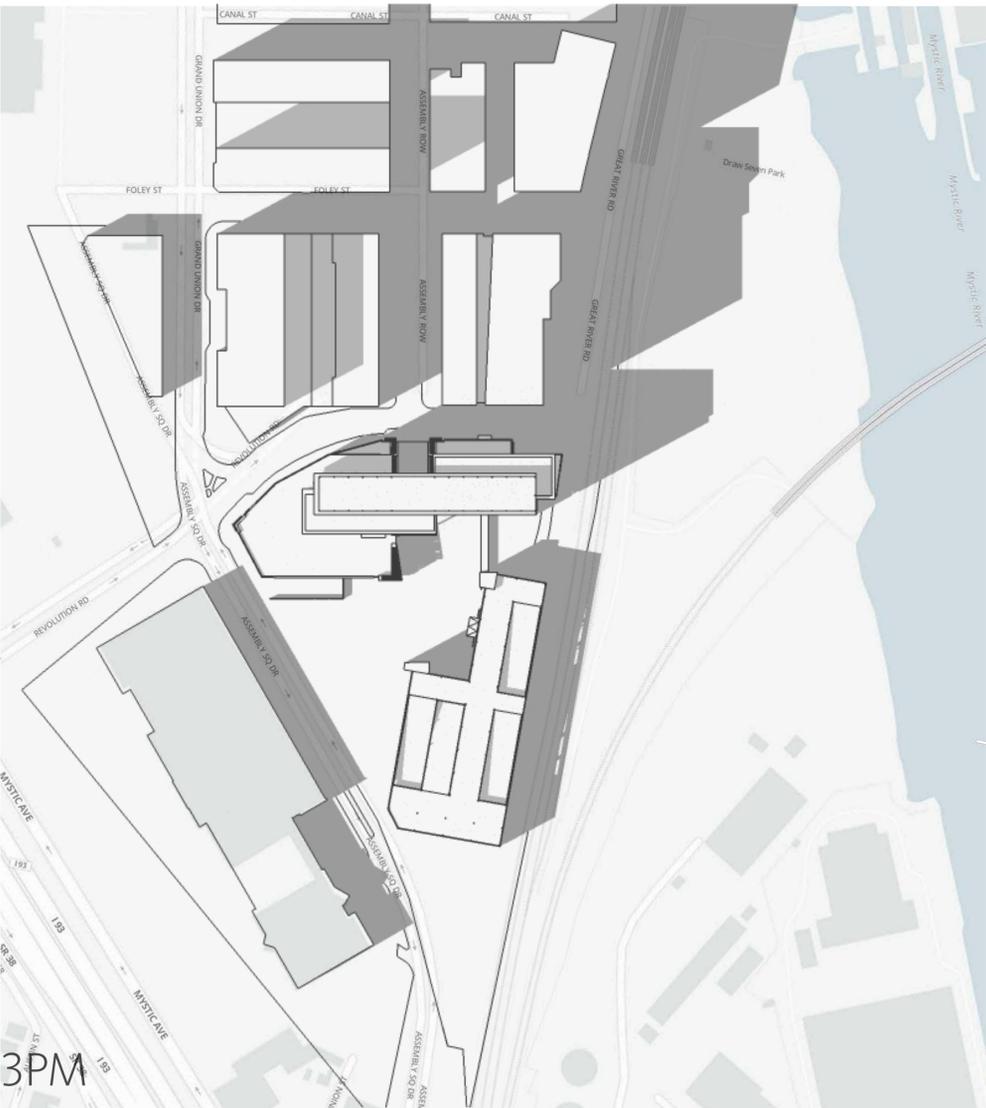
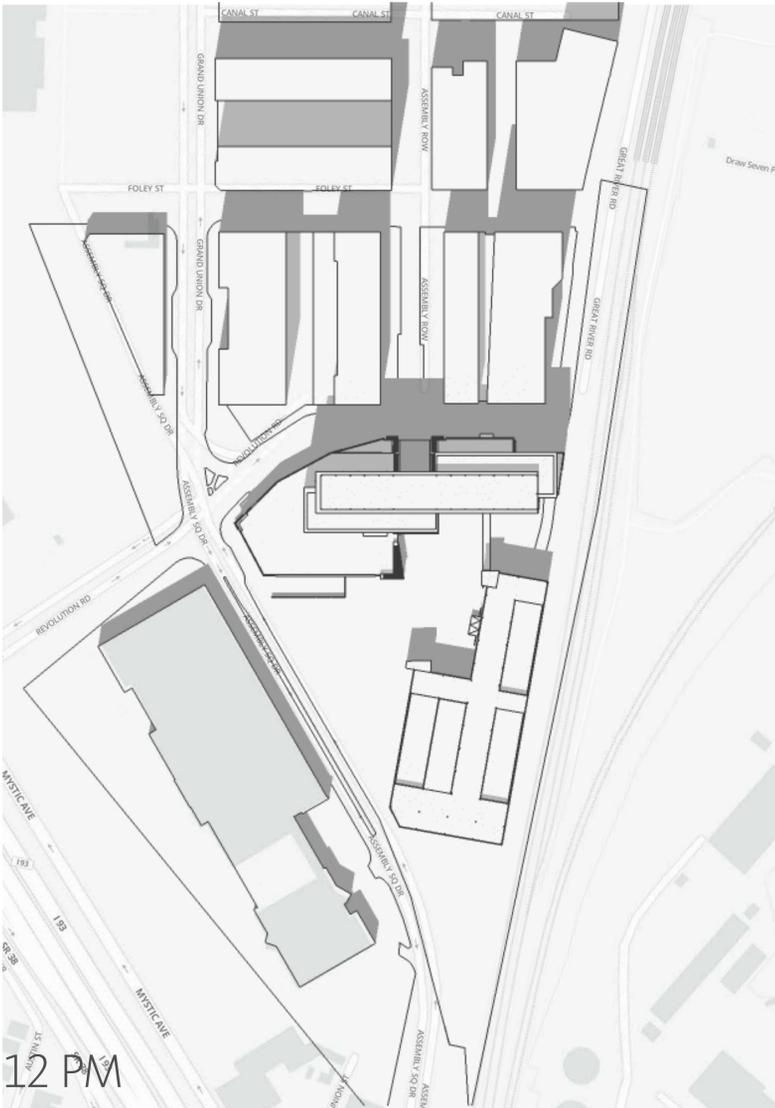
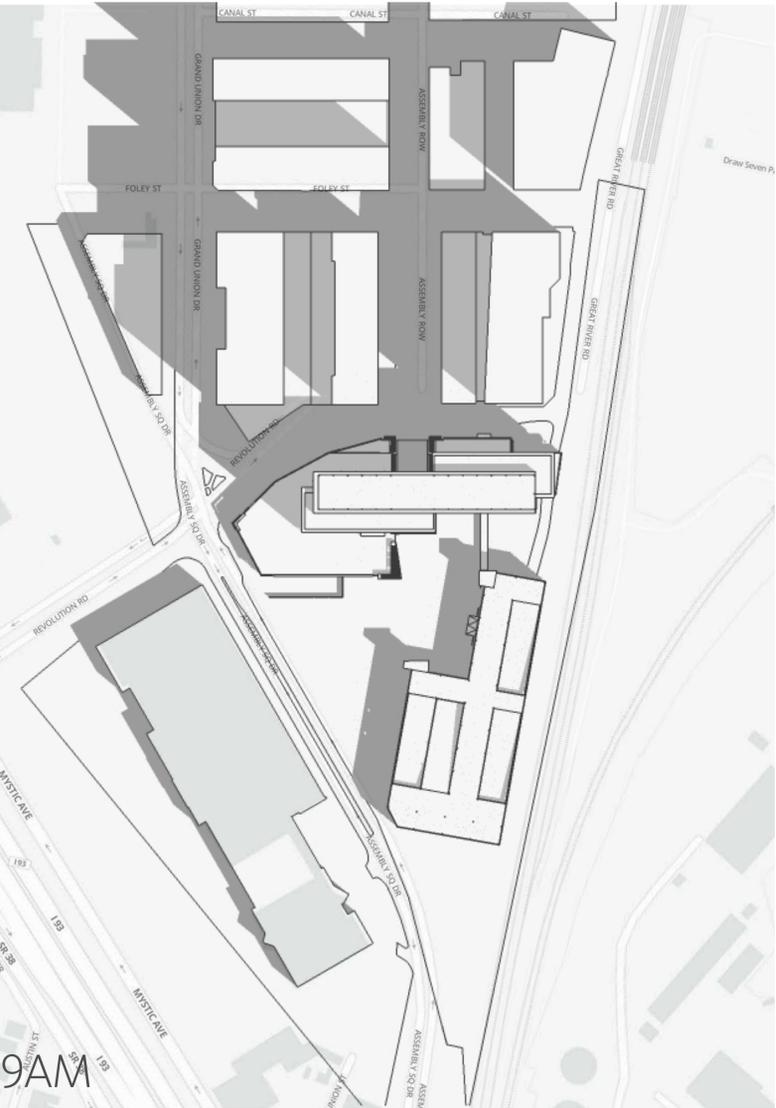
Shared Use Path South



Garage and Shared Use Path from Train Platform

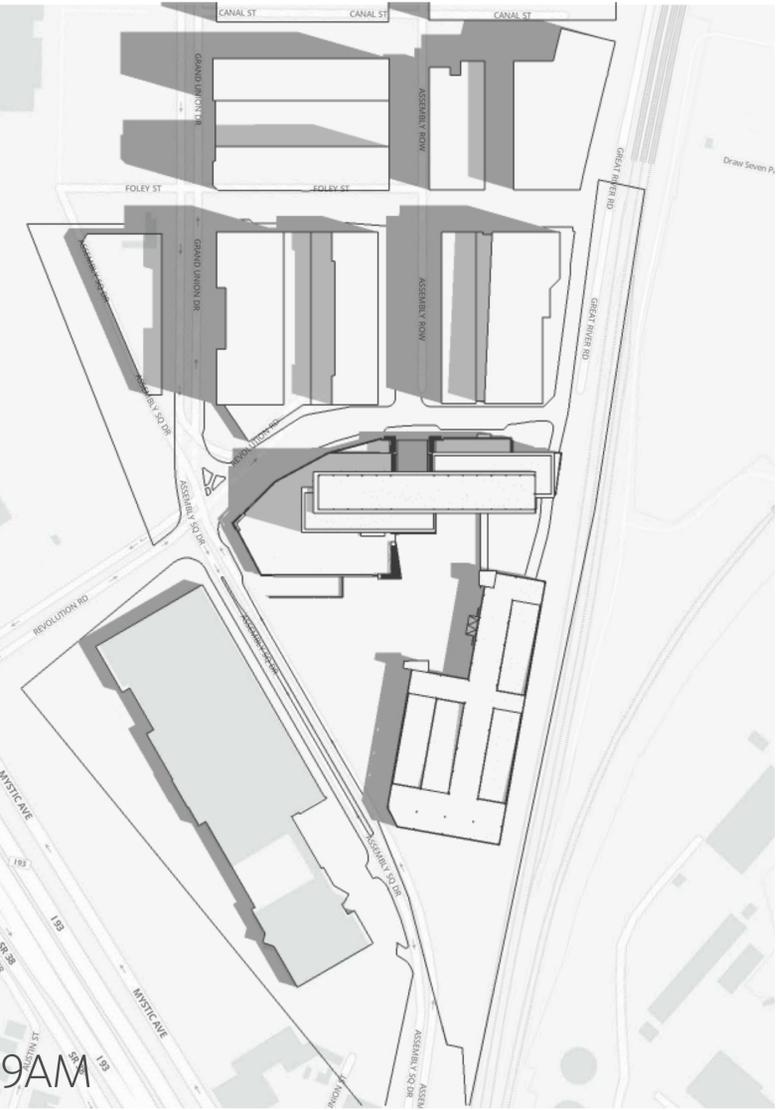


Shadow Studies_March



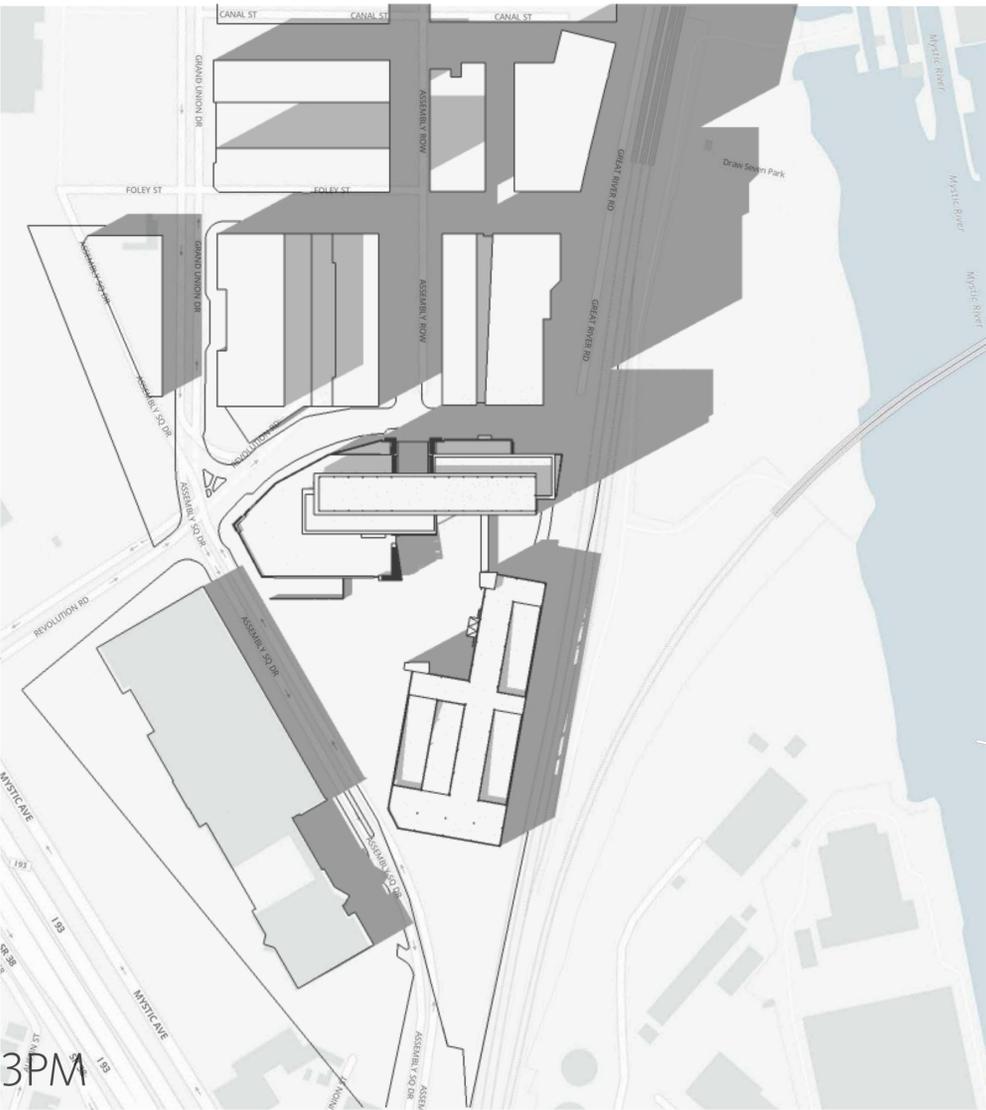
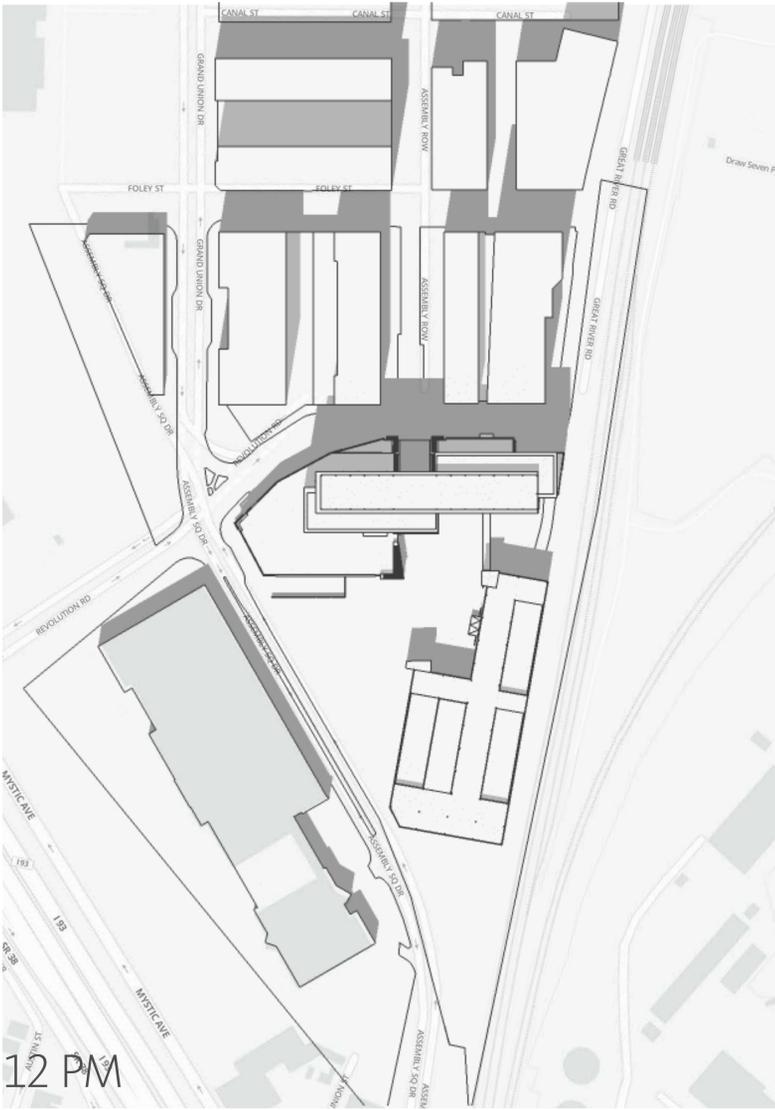
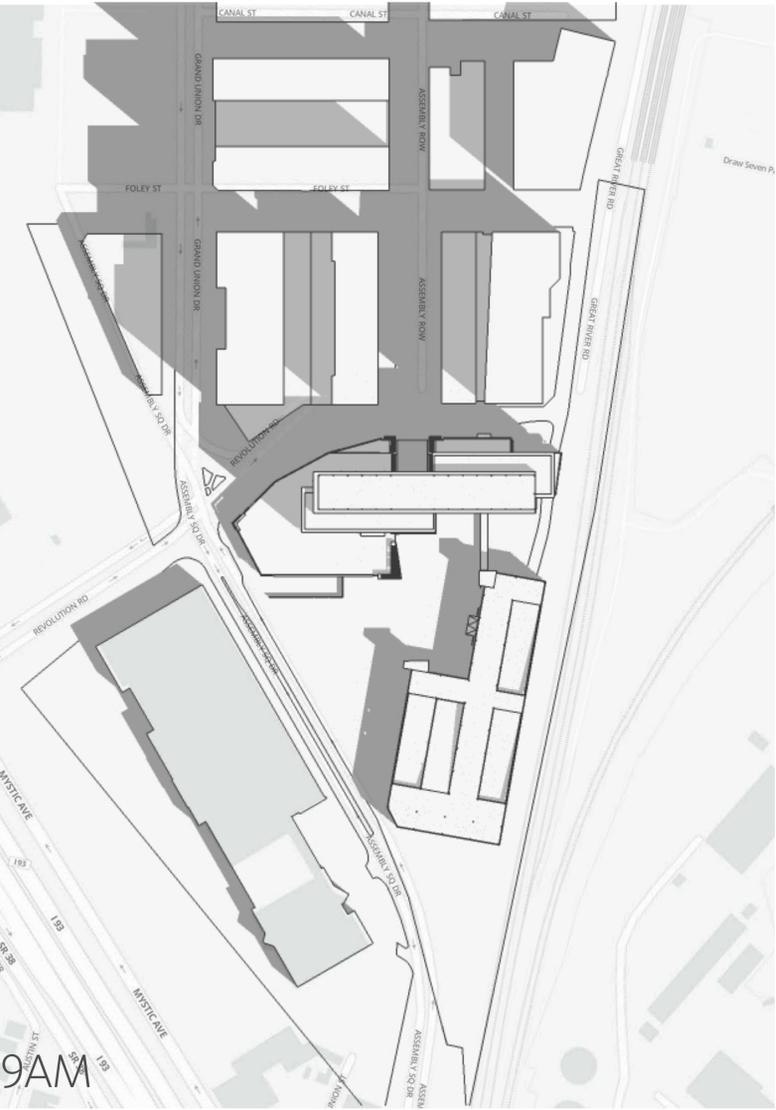
March 21st

Shadow Studies_June



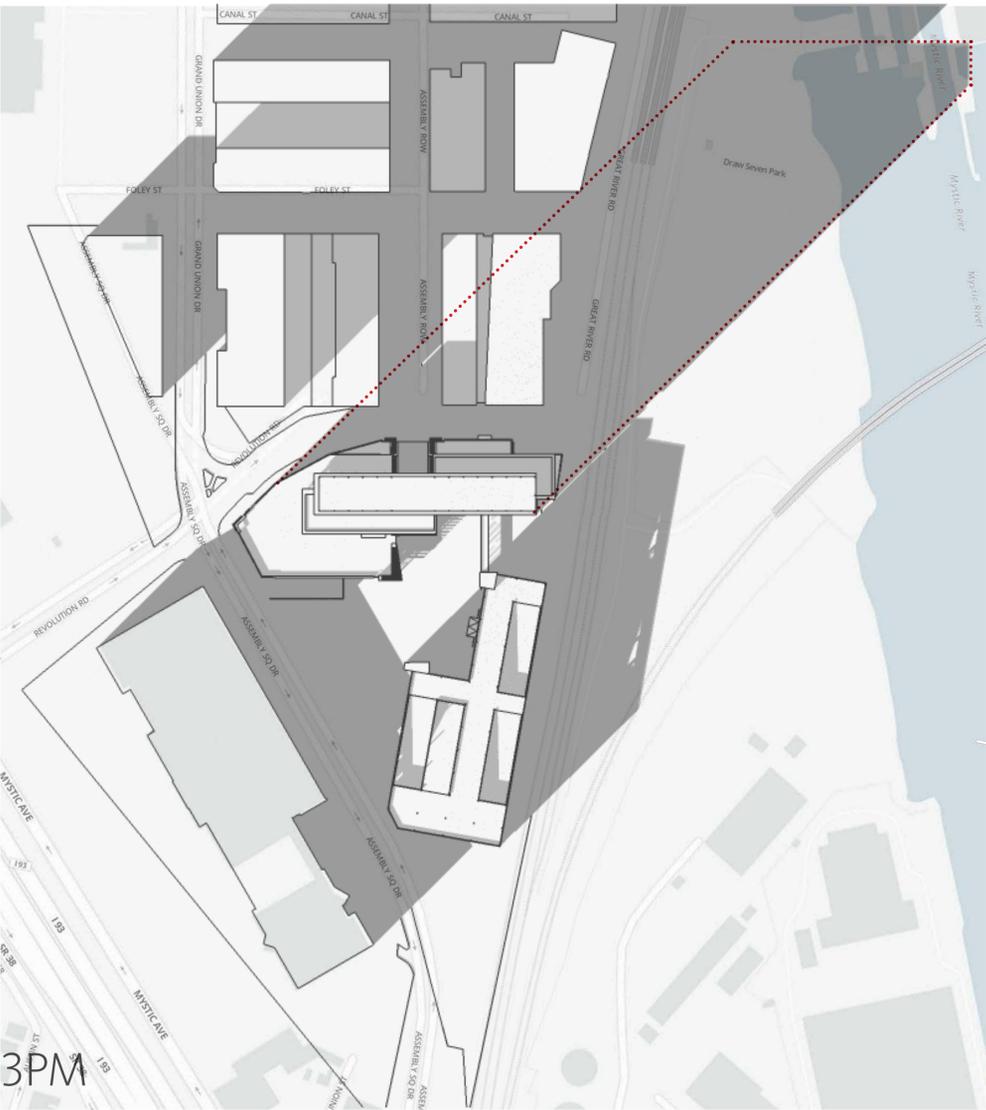
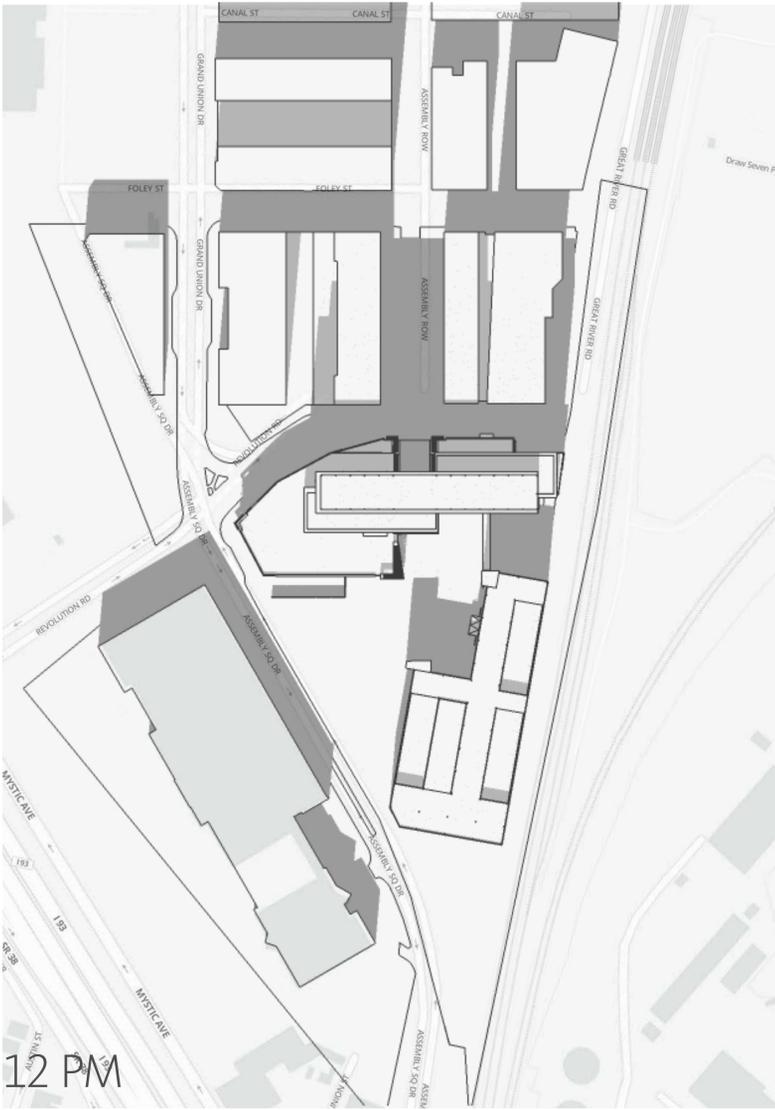
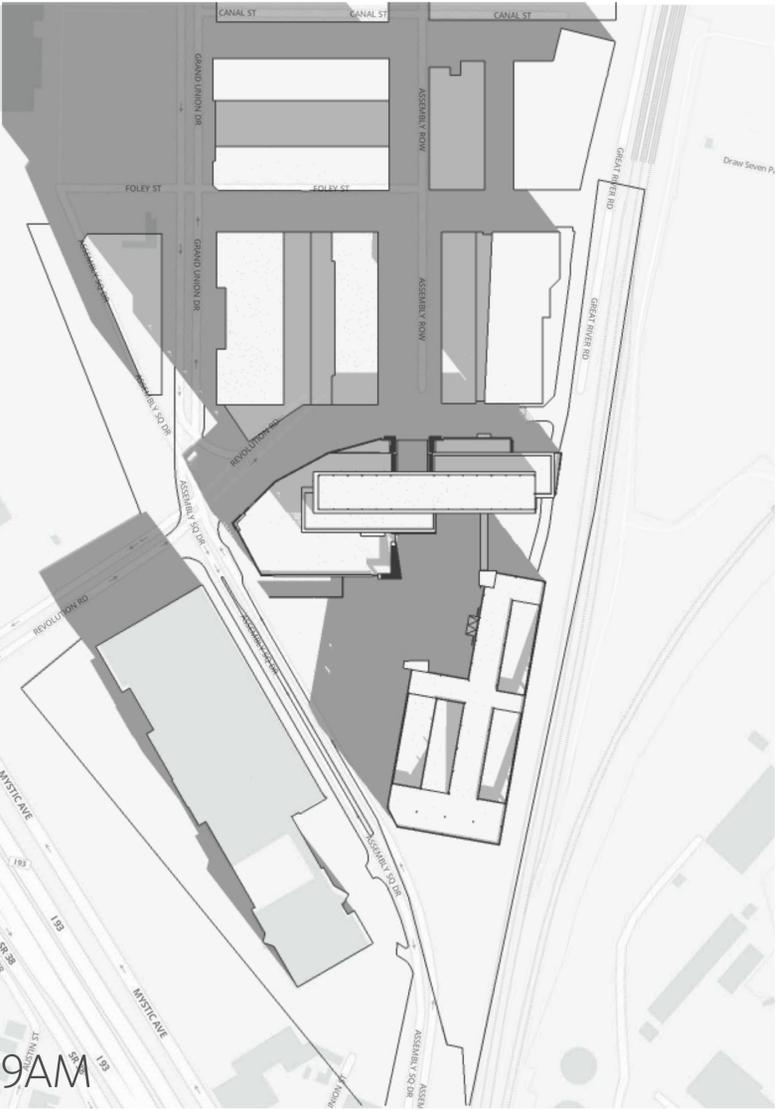
June 21st

Shadow Studies_September



September 21st

Shadow Studies_December



December 21st

Selected Previous Site Plan Studies



1/13/14



2/19/14



3/5/14



3/7/14



Selected Previous Site Plan Studies

3/19/14



3/7/14



3/5/14



2/19/14



2/14/14



1/13/14



2/3/14

