ULI 2012 Fall Meeting
October 16-19, 2012
Denver, Co

High-End Waterfront Development

Atlantic Wharf
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Project Overview

- Location
- Mixed Use Development
- Timeline
- Sustainability

Project Challenges

- Historic Restoration
- Activation of Public Spaces
Location – Boston, Massachusetts

- Back Bay
- North End
- Financial District
- Waterfront District
- Innovation District/Seaport
**Location Map – Waterfront District**

**Daytime Population Within 1/2 Mile**
150,000

**Average Household Income Within 1/2 Mile**
$99,913

**Residential**
Existing Units: 2,610
Proposed Units: 5,235

**Office/Daytime Population**
43.8M SF Office Space Within 1/2 Mile: 150,000 People
5.1M SF Office Space in Seaport

**Hotels**
Existing Rooms: 5,277
Proposed Rooms: 2,645

**Traffic**

**Tourism - Annual**
- Faneuil Hall: 20M Annual Visitors
- Boston Harbor Cruises: 2M Annual Visitors
- New England Aquarium: 1.3M Annual Visitors
- Tea Party Ships: 400,000 Annual Visitors
- Children’s Museum: 550,000 Annual Visitors
- Boston Convention & Exhibition Center: 600,000 Annual Visitors

**Pedestrian - Daily**
- Downtown Crossing: 230,000 People Per Day
- South Station: 140,000 People Per Day

**Vehicular - Daily - Atlantic Avenue & Congress Street**
30,000 Vehicles Per Day
Project Team

- CBT Architects – Architect
- McNamara/Salvia – Structural Engineer
- TMP Consulting Engineers – Mech/Elec/Plumb/FP
- Haley & Aldrich – Geotechnical/Environmental
- Vanasse, Hangen, Brustlin – Survey/Permitting
- Building Conservation Associates – Historic Restoration
- The Cavan Group – Telecomm/Security
- Hughes Associates – Code
- Howard, Stein, Hudson – Traffic
- Vanderweil – LEED
- Halvorson Design Partnership – Landscape
- Roll Barresi – Graphics/Signage
- Lauricella & Associates – Cultural Programming
- Kessler McGuiness – Accessibility
- MacRostie Historic Advisors – Tax Credits
- Goulston & Storrs – Legal
- John Moriarty Associates – General Contractor
Project Overview – Uses

USES
- Tower
- Waterfront Building
- Retail
- Residential
Project Overview - Uses
Waterfront Office – 290 Congress Street
The Lofts at Atlantic Wharf

Atlantic Avenue

Congress Street

Boston Properties
Project Timeline

2007
- March 30, 2007: Acquisition
- September 2007: Demo Completed
- October 2007: BRA Board Approves Design Changes
- November 2007: Initial Residential Offering
- December 2007: Initial Residential Offering
- January 2008: “Real” Construction Commences

2008
- February 2008: Faxed and Residential Sale Process Offers Too Low – HOLD
- March 2008: Initial Residential Offering
- April 2008: Wellington Lease Signed
- July 2008: Building Permit Issued
- June 2008: 100% CBs

2009
- February 2009: DEP Approves Weiner Mod #2 Use Change in Graphic Arts/Teaching Building
- April 2009: DEP Approves Weiner Mod #3 Use Change in Graphic Arts/Teaching Building
- May – October 2009: Studied 5 use options for the residential component, apartment use was the “winner”
- October 2009: Construction Loan Commitment

2010
- February 2010: Schematic Design package of Residential Interiors
- April 2010: Bid Historic Tax Credits for sale
- May 2010: Design Development package of Residential Interiors
- September 2010: Wellington Lease Signed
- November 2010: Wellington Trust Lease Signed

2011
- June 2011: Payette Occupies
- August-November 2011: Retail Opens
- November 2011: Present

2011
- November 2011: Commencement Occupies
- October 2011: Trade Opens
- July 2011: The Lofts at Atlantic Wharf Open (30% Leased)
- December 2010: Received Building Permit for Residential Interiors
- October 2010: Re-named “The Lofts at Atlantic Wharf”
- December 2010: Leased Lease Signed

S & P 500 Index
- March 30, 2007 = 1420
- November 28, 2011 = 1192
- 5 Year Peak 1,565
- 5 Year Low 676 (-50% from Peak)
Harvesting gold from rain

Atlantic Wharf Building
How the rainwater harvest system works:

1. Rainwater is collected on the roof at 71 drainage points or retained by the green part of the roof.

2. From the collection points, the water is carried through a pipeline system totaling over a half mile to a water tank that can store 40,000 gallons.

3. The water is cleansed of environmental pollutants through an automatic filtration system.

4. The filtered water is pumped to the building's cooling tower system. From the roof, the water is chilled, then pumped to co-elevator air handlers.

WATER SAVINGS
The green roof and the rainwater harvest system will save over 12.5 million gallons per year, which is the equivalent of 19 Olympic swimming pools.

DUAL SYSTEM
While the half-acre green roof captures rainwater, a system of vegetated trays retains water while reducing the heat-island effect common to office building roofs.

SOURCE: Boston Properties
HISTORIC RESTORATION
Russia Building

Graphic Arts Building

Tufts Building

“Soda Fountains, Print Setters and Deviled Ham”
Demolition of Graphic Arts and Tufts
Demolition of Graphic Arts and Tufts
Congress Street Façade Restoration Complete
ACTIVATION OF PUBLIC SPACES
Public Spaces – Waterfront Square / 290 Congress Street
Fort Point Room