



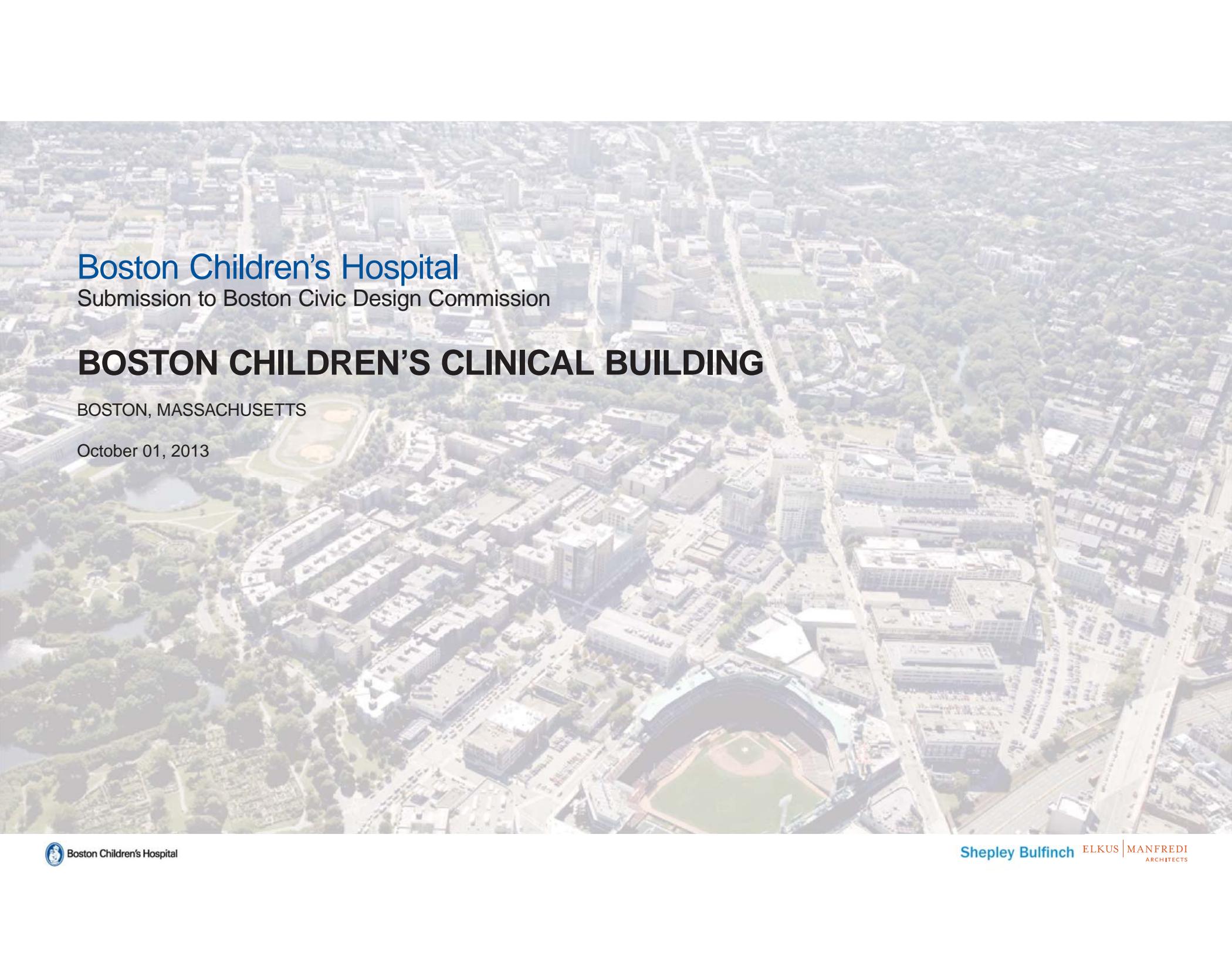
Boston Children's Hospital

Submission to Boston Civic Design Commission

PROPOSED IMP PROJECTS

- BOSTON CHILDREN'S CLINICAL BUILDING
- 819 BEACON STREET

October 01, 2013



Boston Children's Hospital
Submission to Boston Civic Design Commission

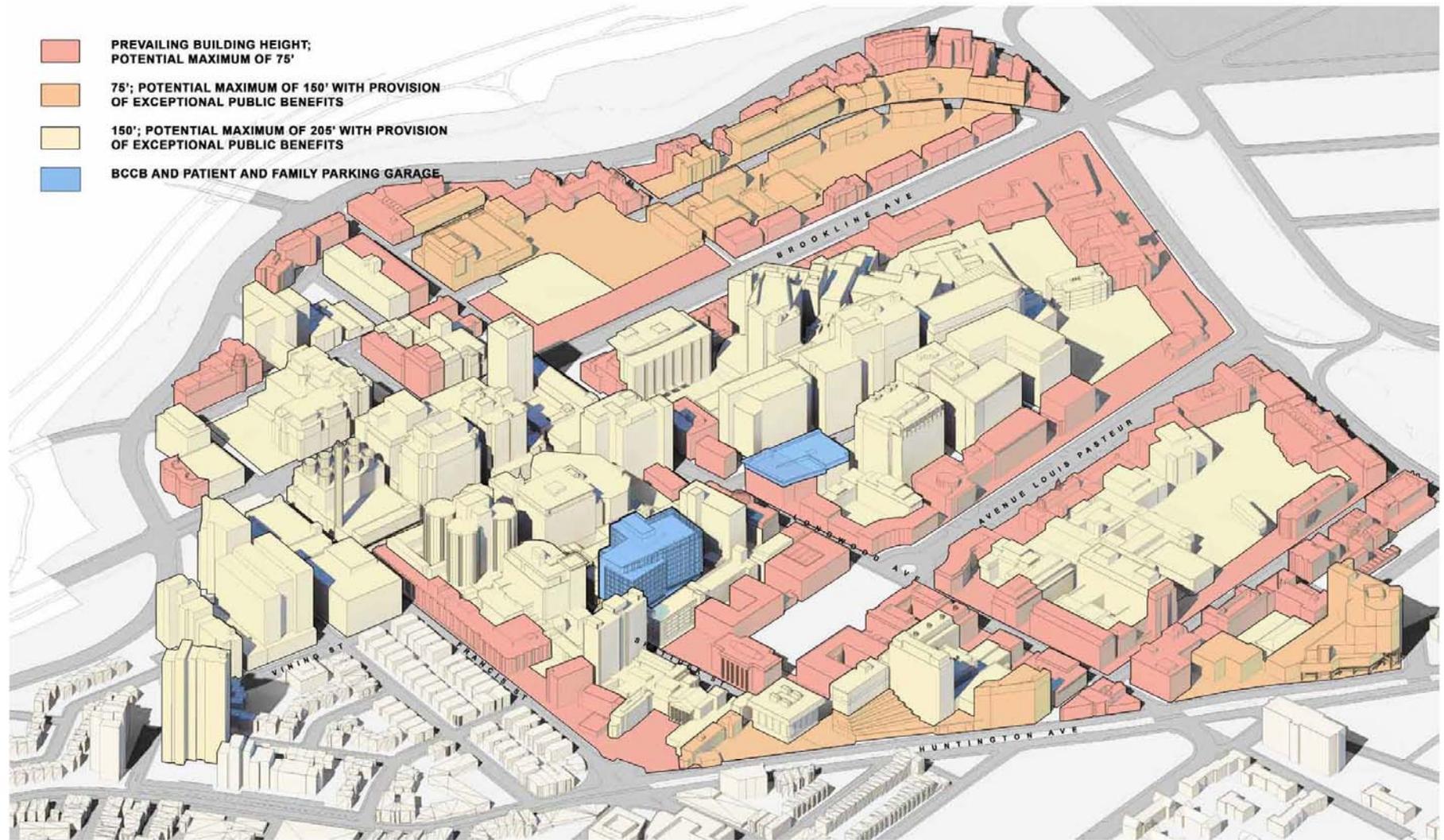
BOSTON CHILDREN'S CLINICAL BUILDING

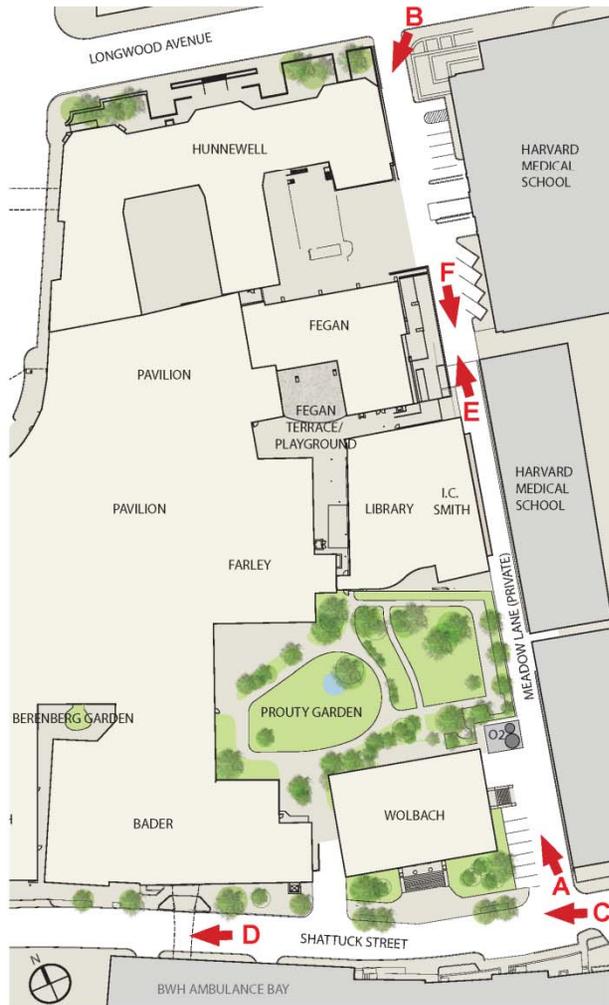
BOSTON, MASSACHUSETTS

October 01, 2013



Aerial View with LMA Interim Guidelines





View Location Map



View A



View D



View B



View E



View C

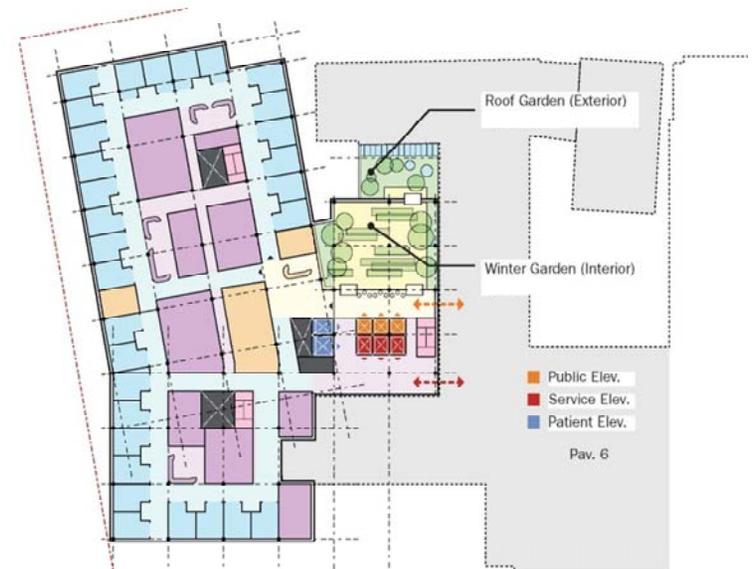


View F





Floor Plan Level. 12: Sanctuary & Meditation Space



Floor Plan Level. 6 (7 & 8 Sim): Typical 30 Bed Unit



Floor Plan Level. 9 (10 & 11 Sim.): Typical 30 Bed Unit



Floor Plan Level. 3: Operating / Procedure Platform

Proposed CCB Green Spaces Location & Size

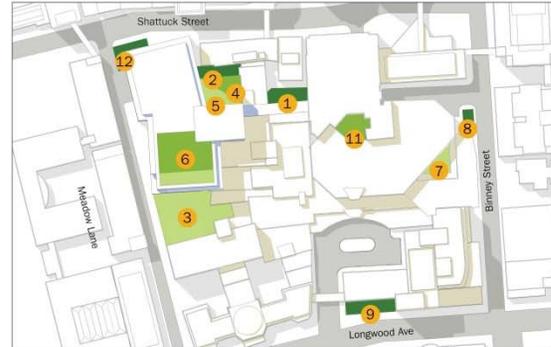
CCB Green Spaces Accessibility & Usability Goals

All Seasons	●	Winter garden provides all season use for patient & family.
Variety of Garden Types	●	Promote different uses and provide users with options.
Direct Access From Patient Floor	●	Some of the green spaces plan to be directly accessed from patient floor providing ease of use.
Centrally Located & Distributed on Campus	●	Multiple locations throughout campus provide opportunity for more us.
Zones of Privacy	●	Ability to be used separately for family patient staff.
Integration of Patient & Family Amenities	●	The new spaces provide the potential to increase multiple amenities / program (end of life, meditation, etc).

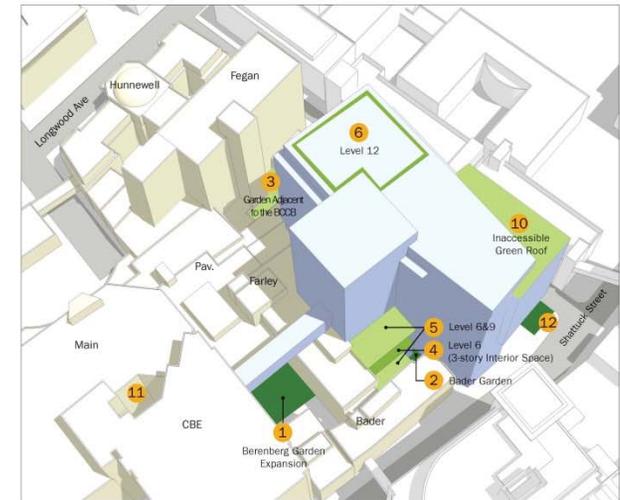
Goal Feasibility

● Meet	● Good
● Neutral	● Moderate
● Does Not Meet	● Poor

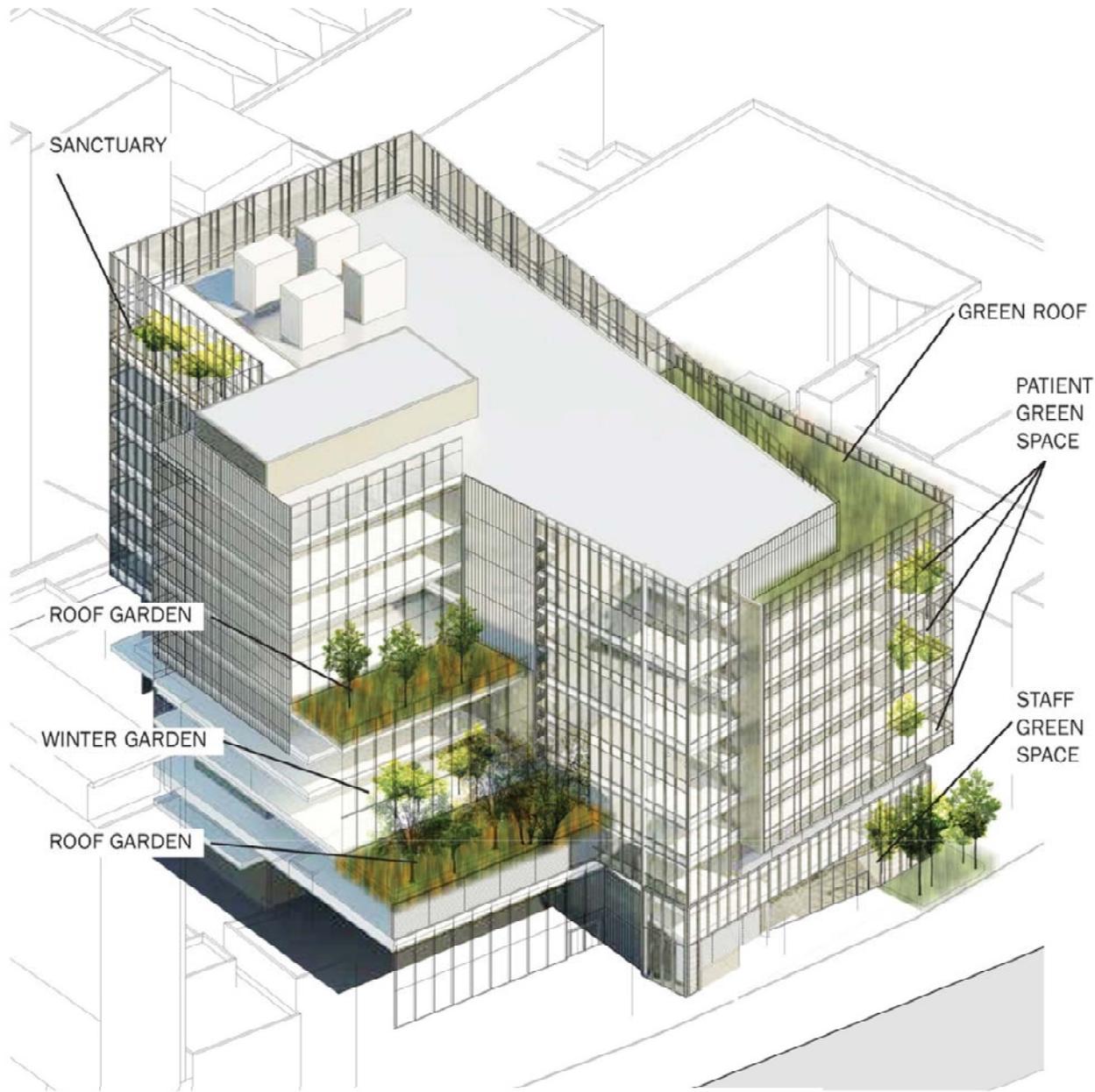
Plan View of Gardens Location



Aerial View Showing Final Build Out



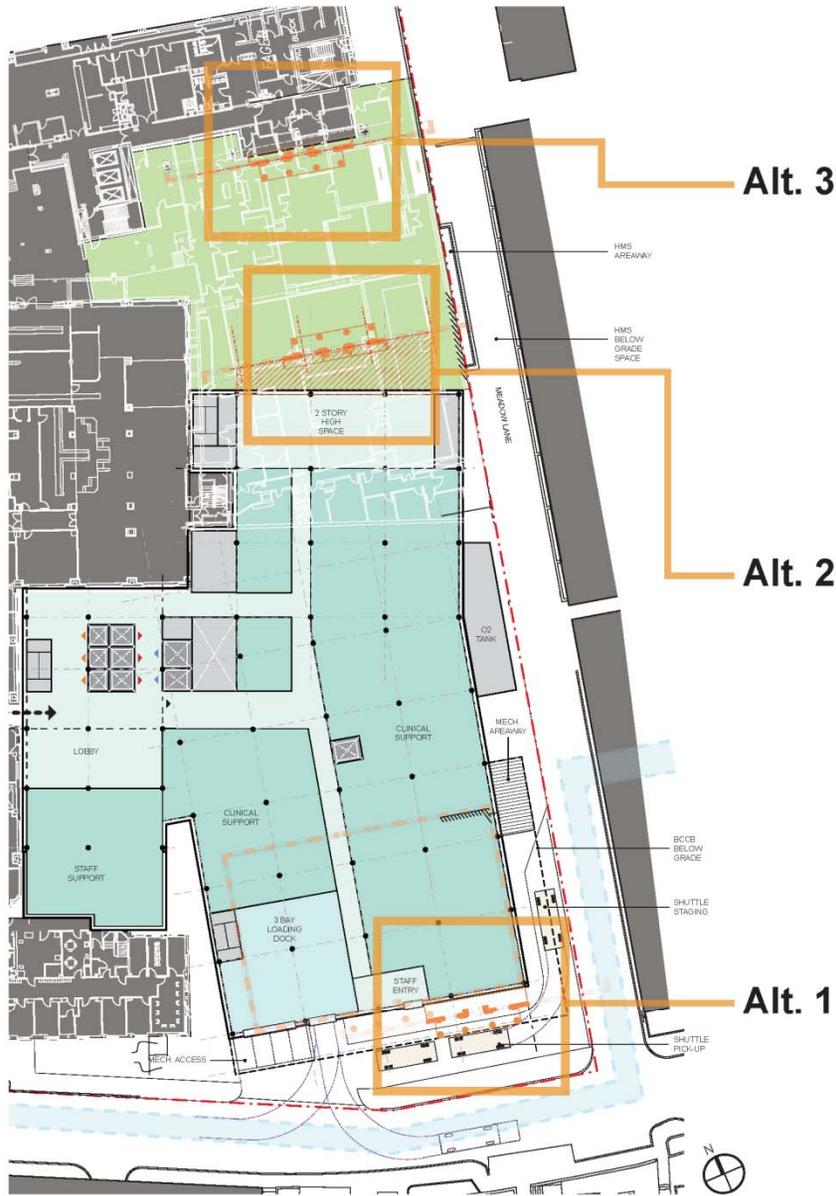
Key	Name	Type	Access from Patient Floor	Existing SF	New or Enhanced SF
	Prouty Garden	At Grade Garden	✗	23,220 sf	
1	Berenberg Garden Expansion	At Grade Garden	✗	1,270 sf	2,500 sf
2	Bader Garden	At Grade Garden	✓		800 sf
3	Garden Adjacent to the BCCB (Include Play Gym Spaces)	Indoor Garden	✗	7,570 sf	13,500 sf
4	CCB Level 6 Wintergarden	Indoor Garden	✓		3,000 sf
5	CCB Level 6 & 9 Roof Garden	Roof Terrace	✓		5,200 sf
6	CCB Level 12 (sanctuary interior space)	Indoor Garden	✓		6,000 sf
7	Binney Courtyard (exterior roof terrace)	Roof Terrace	✓		800 sf
8	Binney Pocket Park	At Grade Garden	✗		400 sf
9	Perlmutter Garden	At Grade Garden	✗	800 sf	800 sf
12	Shattuck St. Green Space	At Grade Garden	✗		1,000 sf
13	Patient Unit Green Space	At Grade Garden	✓		1,800 sf
				32,860 sf	35,800 sf
10	CCB Penthouse Inaccessible Green Roof	Roof Terrace	✗		3,000 sf
11	Main Building Level 6 Inaccessible Green Roof	Roof Terrace	✗		2,400 sf
					+2,940 sf







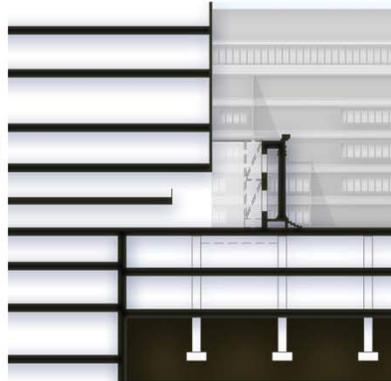




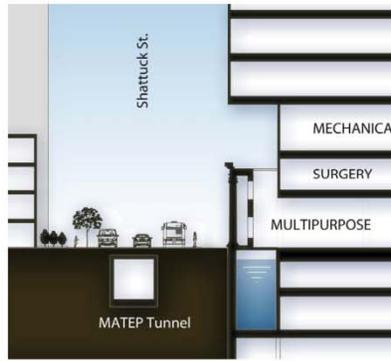
Site Plan



Alt. 3



Alt. 2



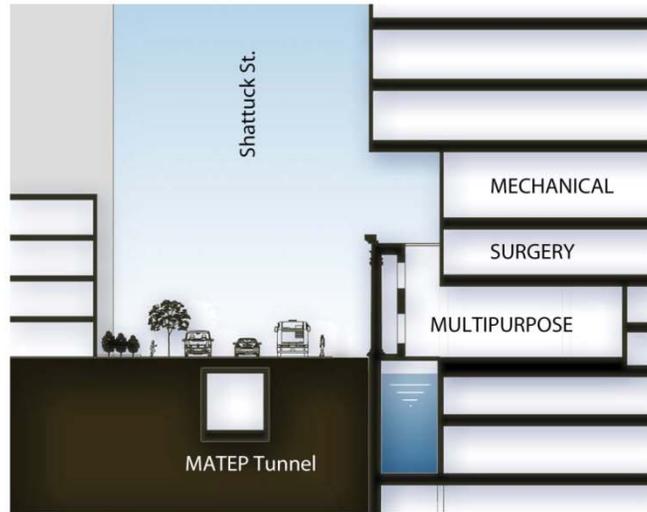
Alt. 1



Perspective



Enlarged Plan at Shattuck Street



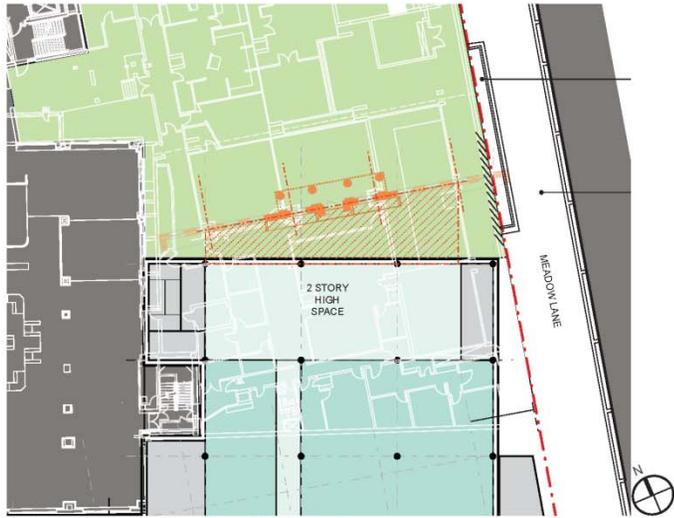
Section at Shattuck Street



Interior View Of Multipurpose Space



Perspective from Shattuck Street



Enlarged Plan at Building & Green Space



Section at North Facade / Green Space



Interior View Of Cafe Space



Perspective from Green Space



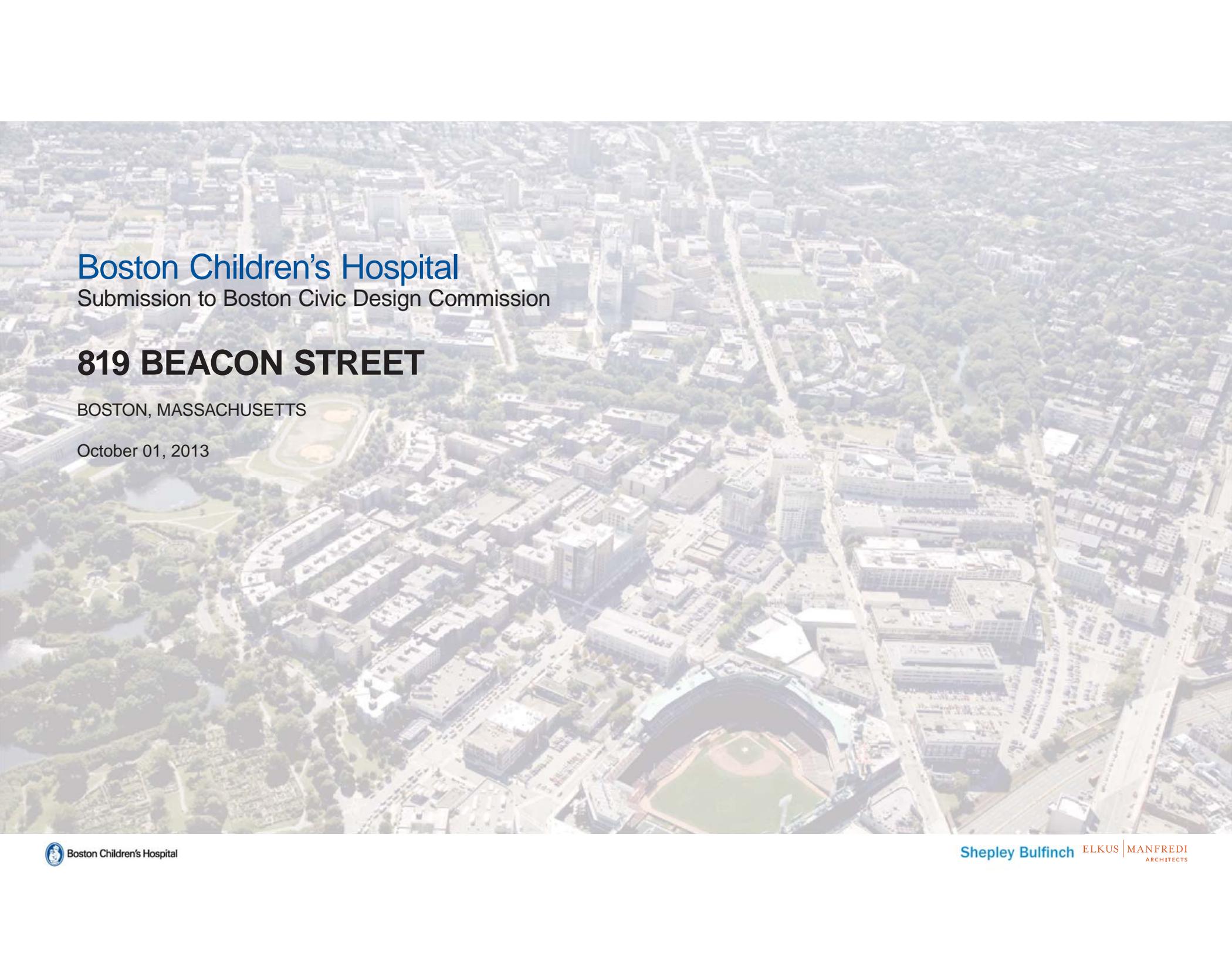
Enlarged Plan at Fegan Building & Green Space



Section at Fegan Facade / Green Space



Perspective from Green Space

An aerial photograph of Boston, Massachusetts, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is slightly faded to allow text to be overlaid. In the foreground, a baseball stadium is visible. The text is positioned in the upper left quadrant.

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819 BEACON STREET

BOSTON, MASSACHUSETTS

October 01, 2013



APPROVED FENWAY CENTER
BUILDING THREE
27 STORIES

APPROVED FENWAY CENTER
BUILDING TWO
13 STORIES

BOSTON UNIVERSITY
11 STORIES + 1 MECH

BOSTON UNIVERSITY
10 STORIES + 1 MECH

APPROVED FENWAY CENTER
BUILDING FOUR
7 STORIES

BOSTON UNIVERSITY
10 STORIES + 2 MECH

BOSTON UNIVERSITY
2012 IMP SITE EE
11 STORIES + 1 MECH

MODIFIED 819
BEACON STREET
8 STORIES

GATEWAY DEVELOPMENT AREA
OVERLAY DISTRICT
135' ALLOWABLE HEIGHT

FENWAY TRIANGLE
DEVELOPMENT

1330 BOYLSTON ST
14 STORIES + 1 MECH.

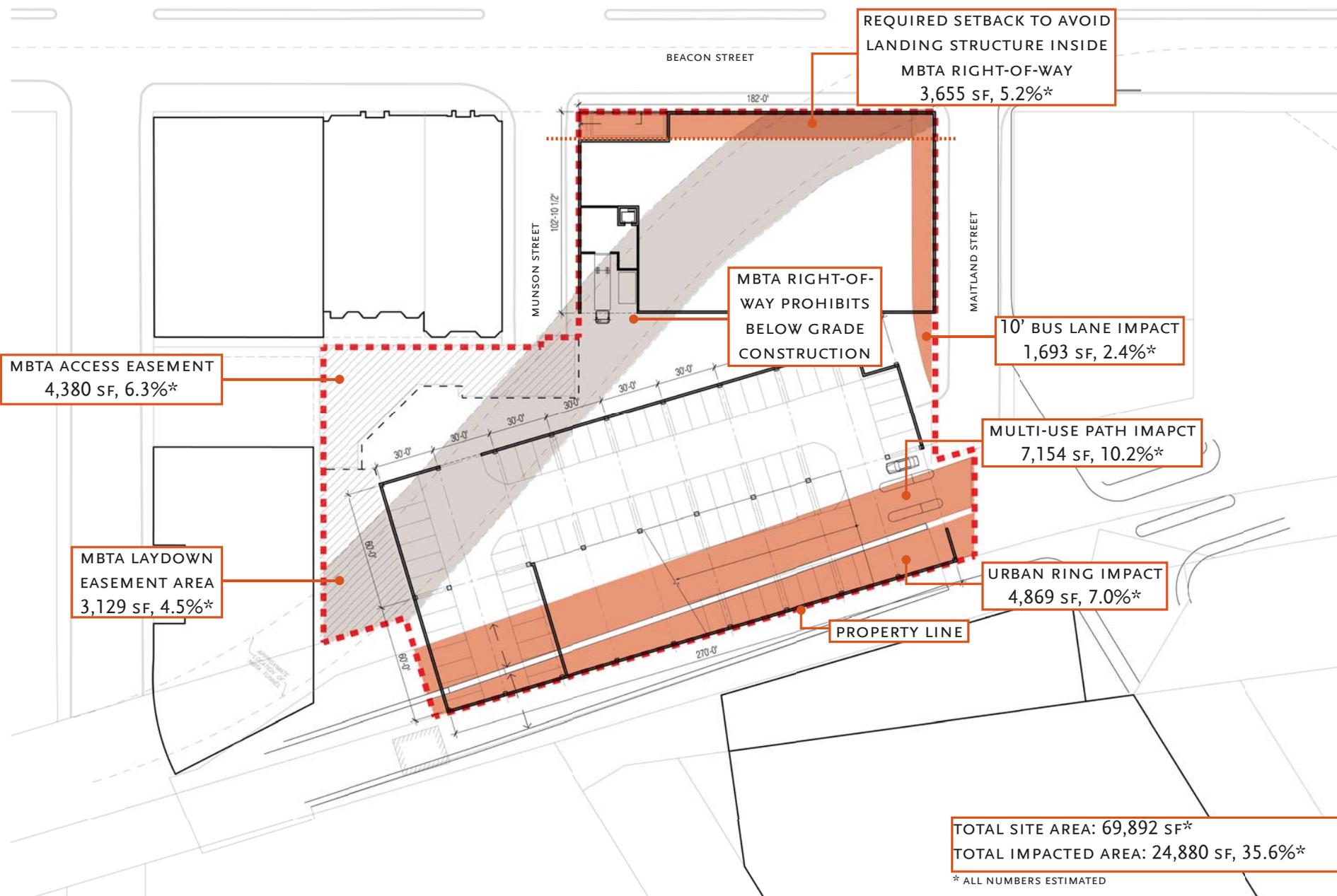
APPROVED
1325 BOYLSTON ST
12 STORIES + 1 MECH.

TRIOLOGY
17 STORIES + 1 MECH.

MASSACHUSETTS TURNPIKE

BEACON STREET

BROOKLINE AVE



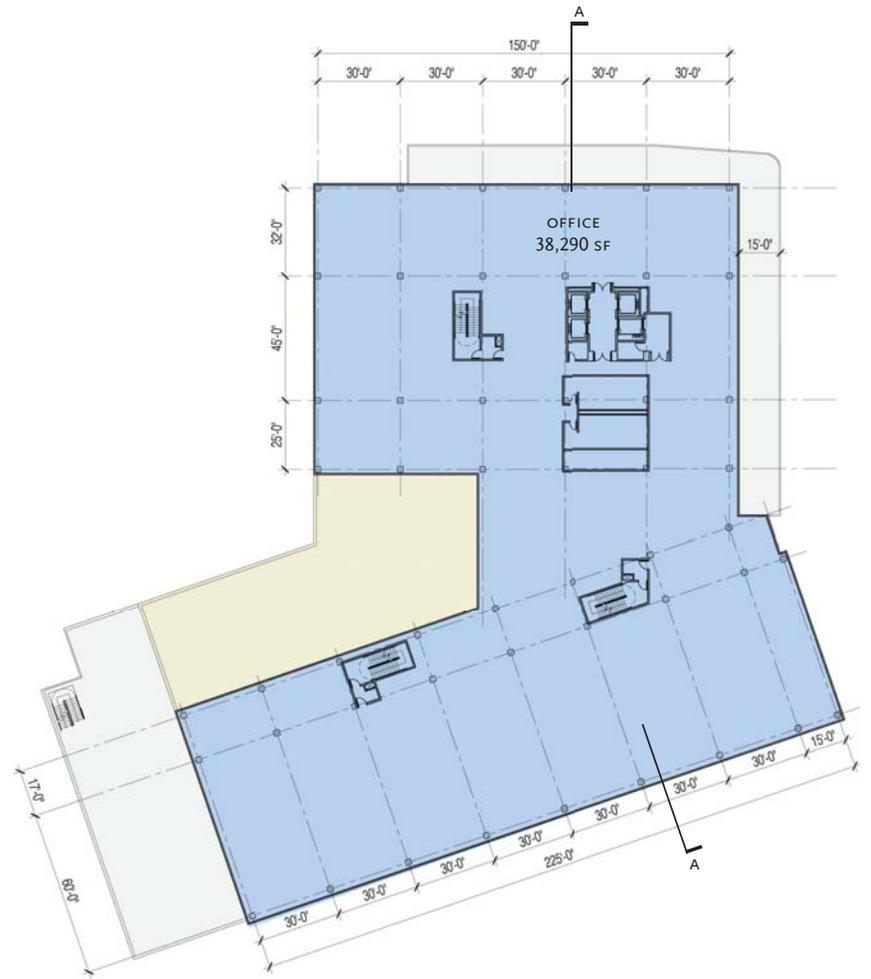


DEVELOPMENT SUMMARIES		
	PNF PROPOSAL	MODIFIED 819 PROJECT
GROSS FLOOR AREA (AS DETERMINED BY BOSTON ZONING CODE, INCLUSIVE OF ABOVE-GRADE PARKING SPACES)	424,130 SF (INCLUDING 526 ABOVE-GRADE PARKING SPACES)	423,095 SF (INCLUDING 432 ABOVE-GRADE PARKING SPACES, EXCLUDING 5,860 SF ROOF TERRACE)
FLOORS (ABOVE GRADE)	10 STORIES	8 STORIES
HEIGHT TO TOP OF HIGHEST OCCUPIABLE FLOOR AS MEASURED FROM GRADE (AS DETERMINED BY THE BOSTON ZONING CODE)	142 FEET TO THE TOP OF THE HIGHEST OCCUPIABLE STORY 158 FEET TO THE TOP OF THE MECHANICAL FLOOR (WHICH IS LESS THAN 1/3 OF THE ROOF AREA)	116 FEET TO THE TOP OF THE HIGHEST OCCUPIABLE STORY 132 FEET TO THE TOP OF THE MECHANICAL FLOOR (WHICH IS LESS THAN 1/3 OF THE ROOF AREA)
USES	OFFICE RETAIL PARKING	OFFICE RETAIL PARKING
	202,430 SF 8,740 SF 212,960 SF (INCLUDING ABOVE-GRADE PARKING SPACES)	236,360 SF 9,480 SF 177,255 SF (INCLUDING ABOVE-GRADE PARKING SPACES)
PARKING	277 NET NEW SPACES INCLUDED WITHIN THE 526 SPACE PARKING GARAGE ON SIX LEVELS	183 NET NEW SPACES INCLUDED WITHIN THE 432 SPACE PARKING GARAGE ON FIVE LEVELS



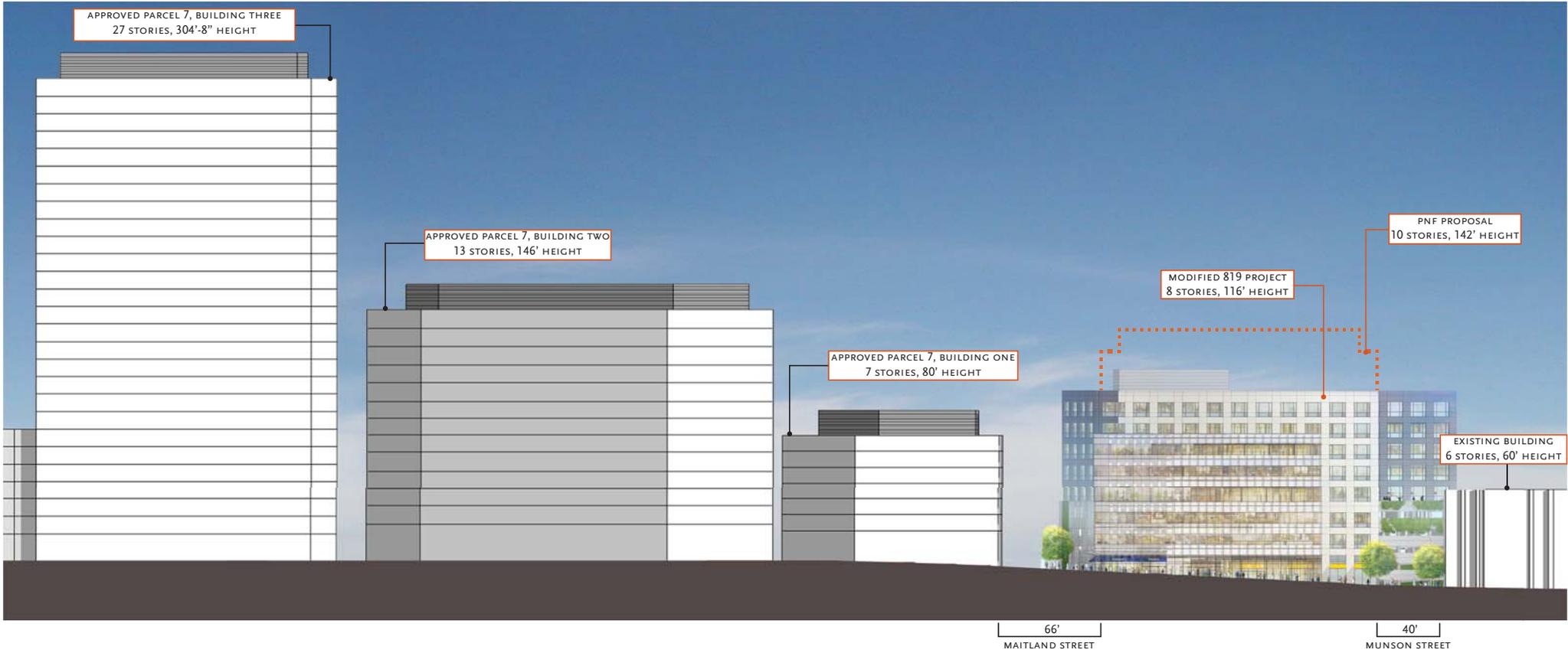


LEVEL +75', +88', +101'



LEVEL +114', +127'







EAST ELEVATION - MAITLAND STREET



NORTH ELEVATION - BEACON STREET



WEST ELEVATION - MUNSON STREET



SOUTH ELEVATION





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