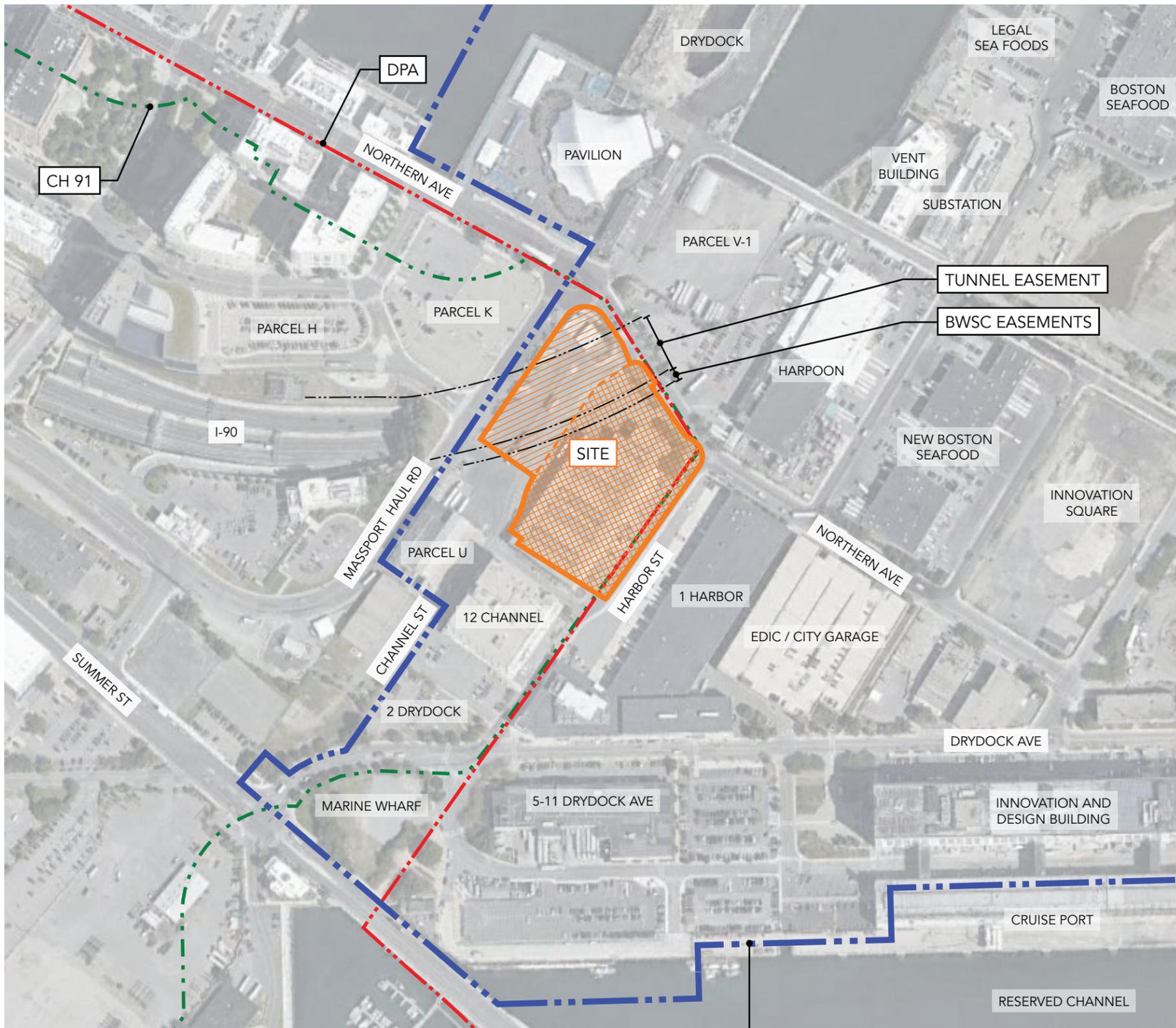


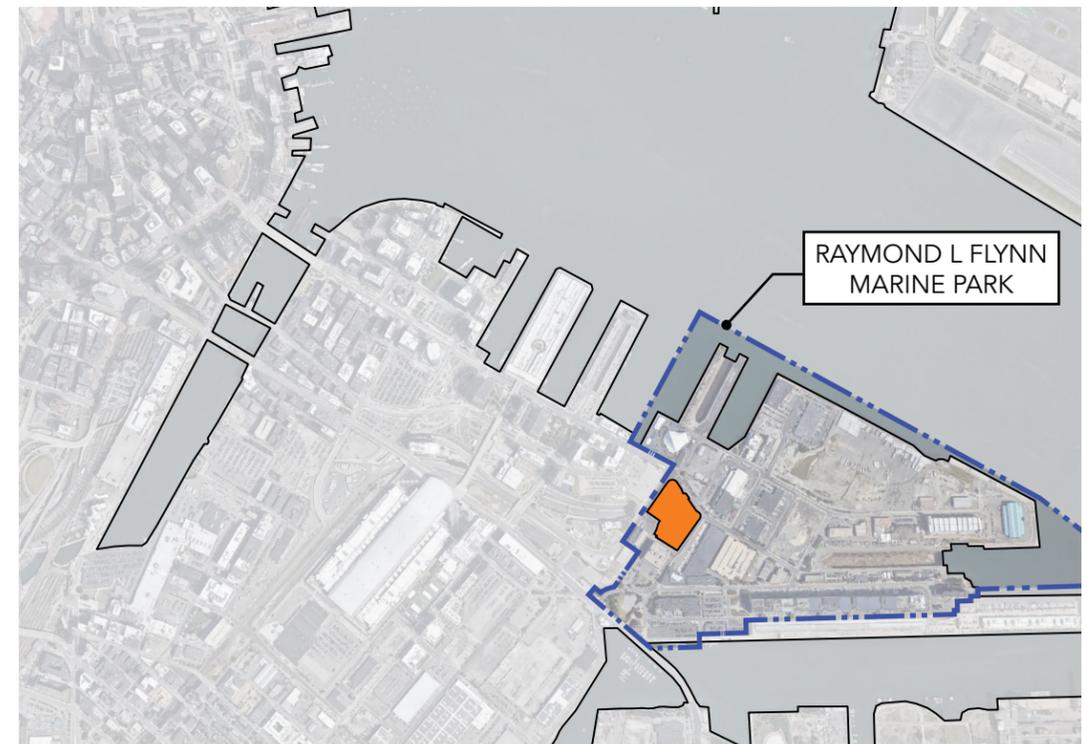
2 HARBOR STREET
BCDC MONTHLY MEETING PRESENTATION

JANUARY 14, 2020

HANDEL ARCHITECTS / STUDIO ENÉE / KLOPFER MARTIN
FOR
ICCNE LLC



CONTEXT MAP

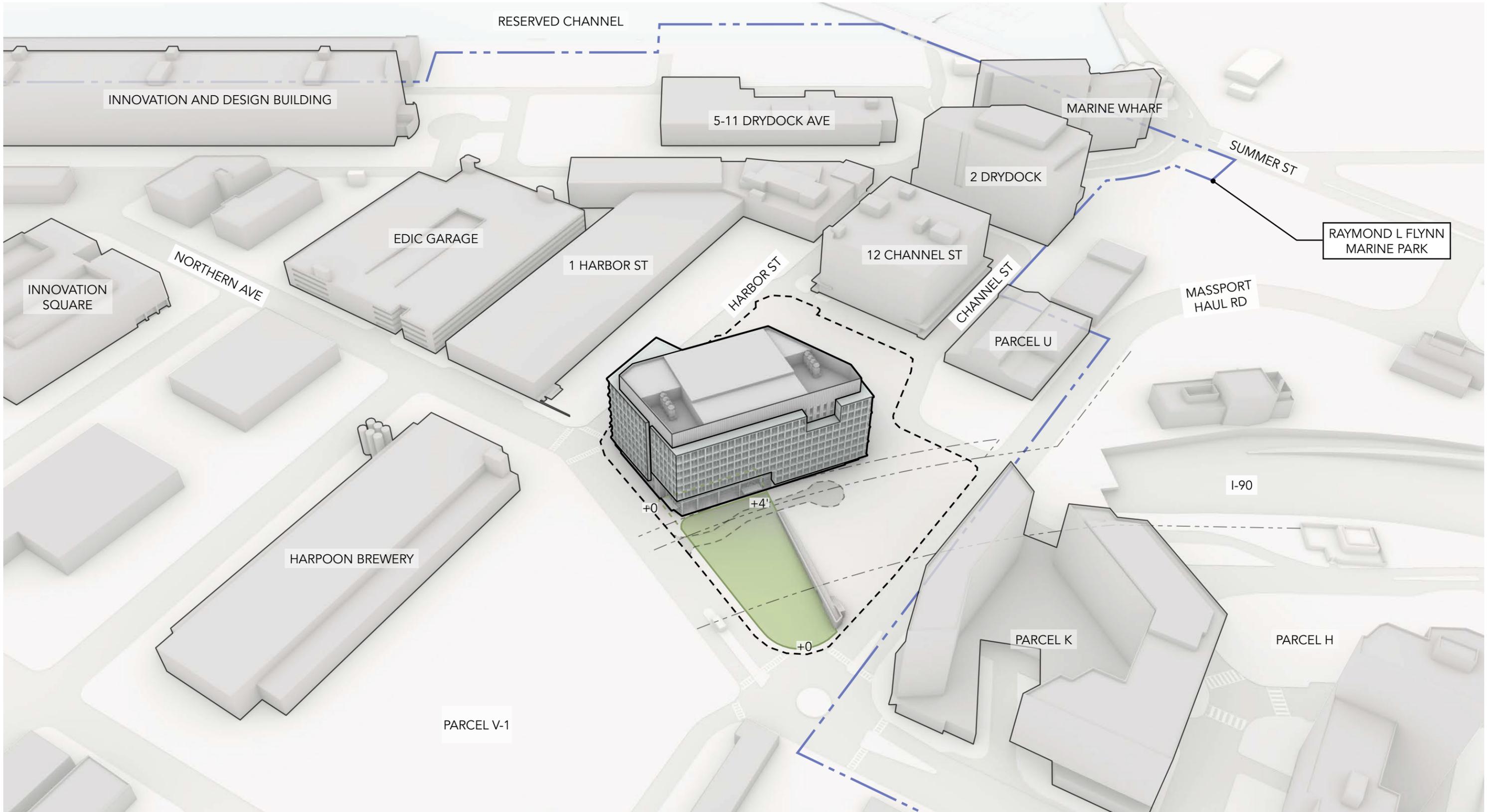


LOCATION MAP

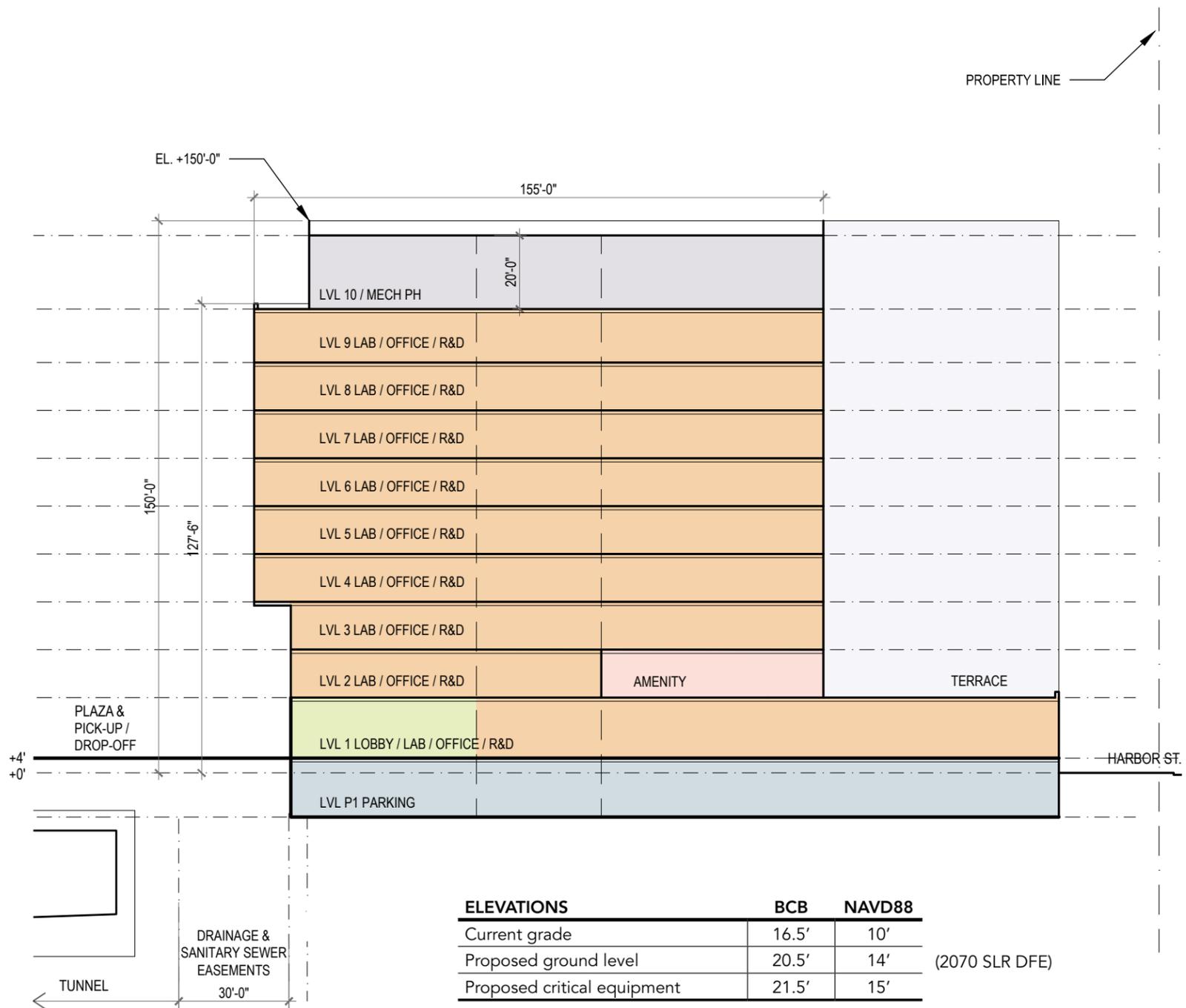
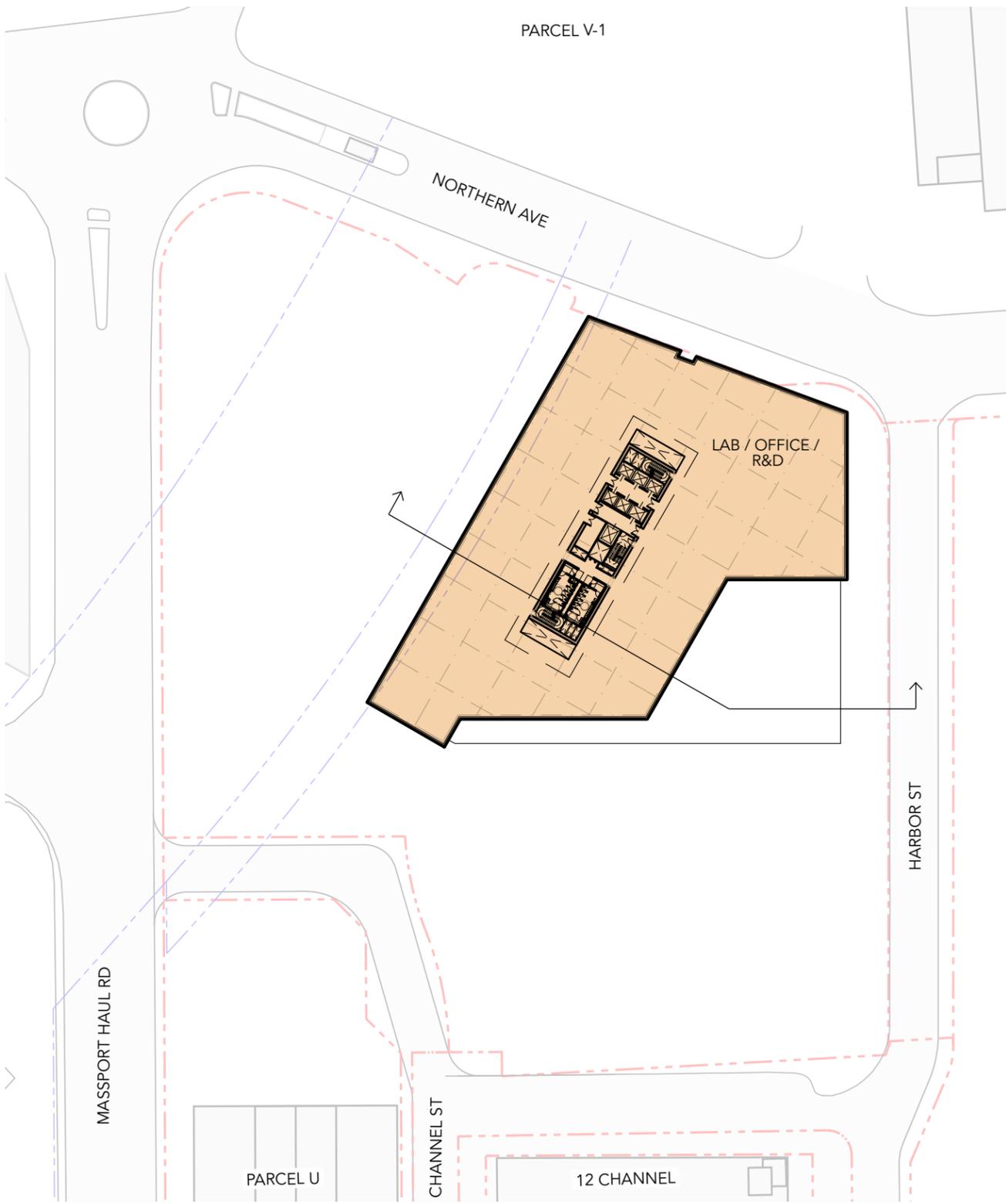


VIEW TOWARDS NORTH

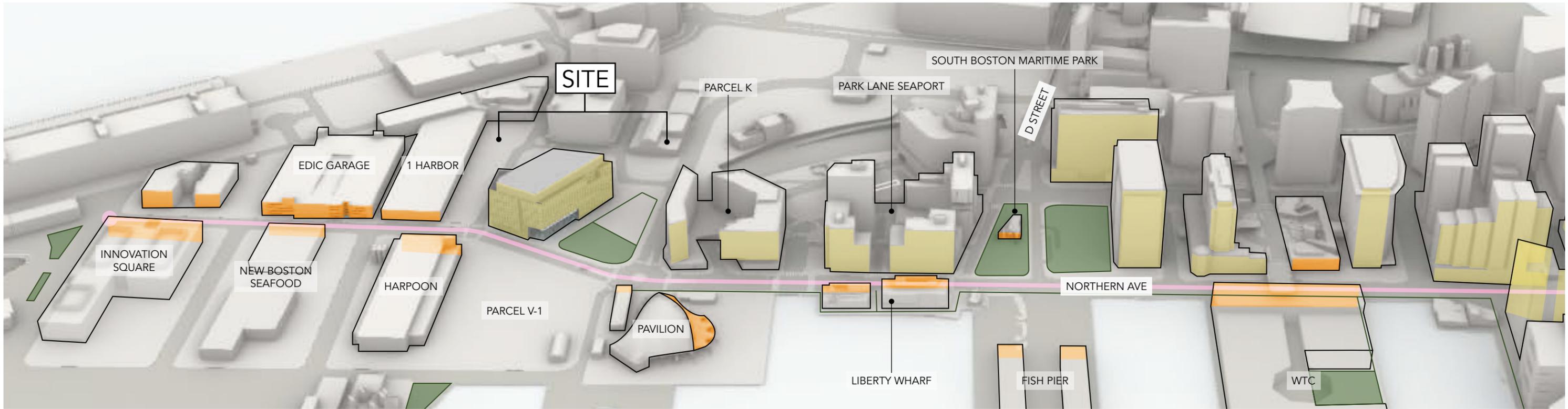
EASTERN SEAPORT & FLYNN MARINE PARK



PROPOSED PROJECT



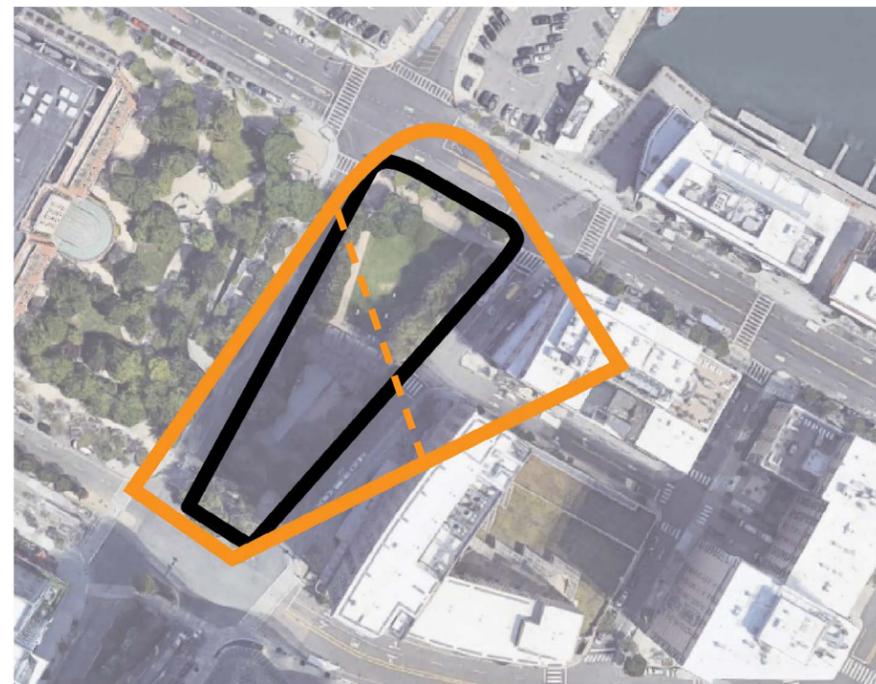
TYPICAL PLAN AND SECTION



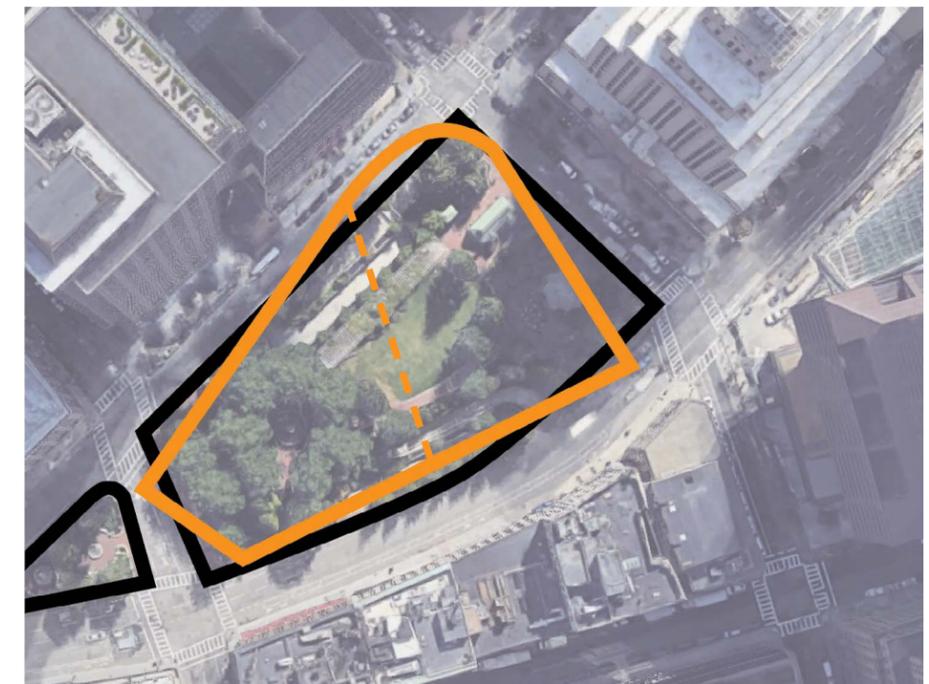
NORTHERN AVENUE SYNCOPATION



2 HARBOR STREET PLAZA
APPROX 1.5 AC TOTAL



SOUTH BOSTON MARITIME PARK



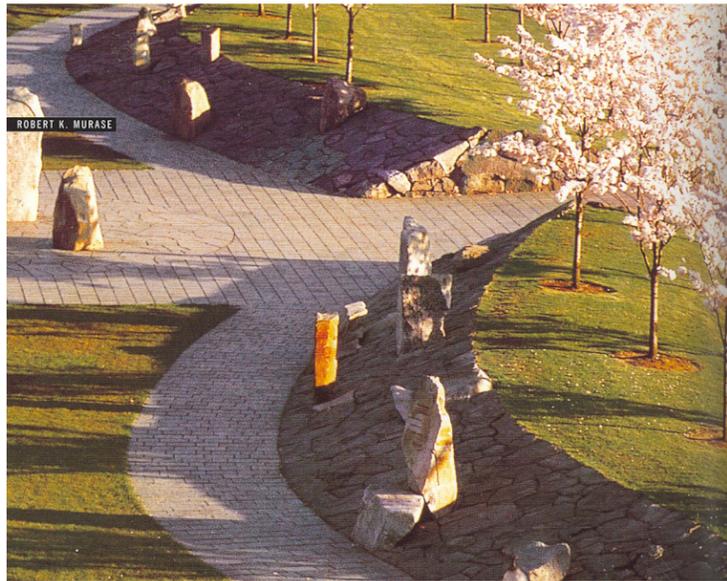
POST OFFICE SQUARE

URBAN CONTEXT & SCALE COMPARISON

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

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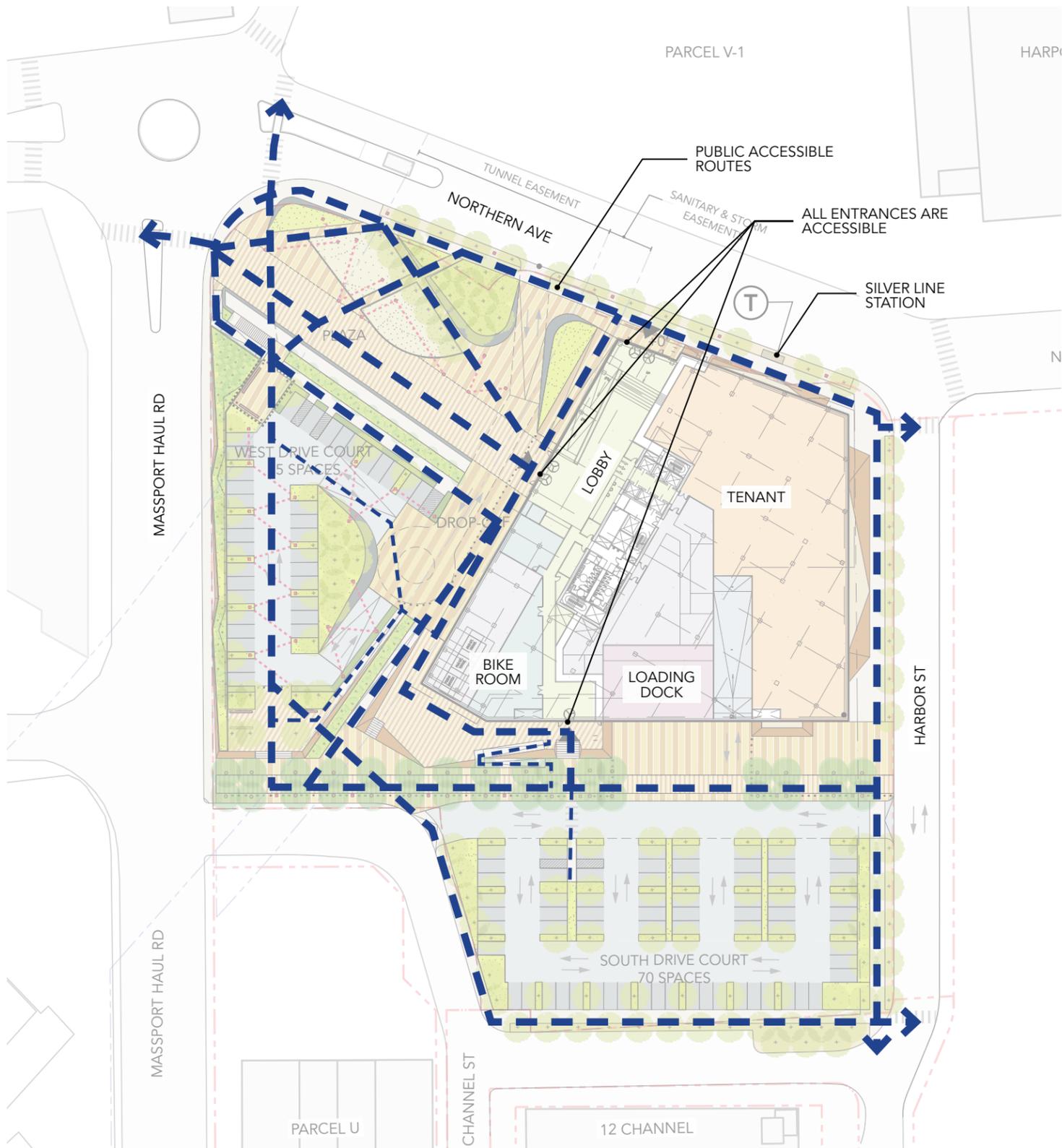
2 HARBOR STREET | 14 JANUARY 2020 | PAGE 5



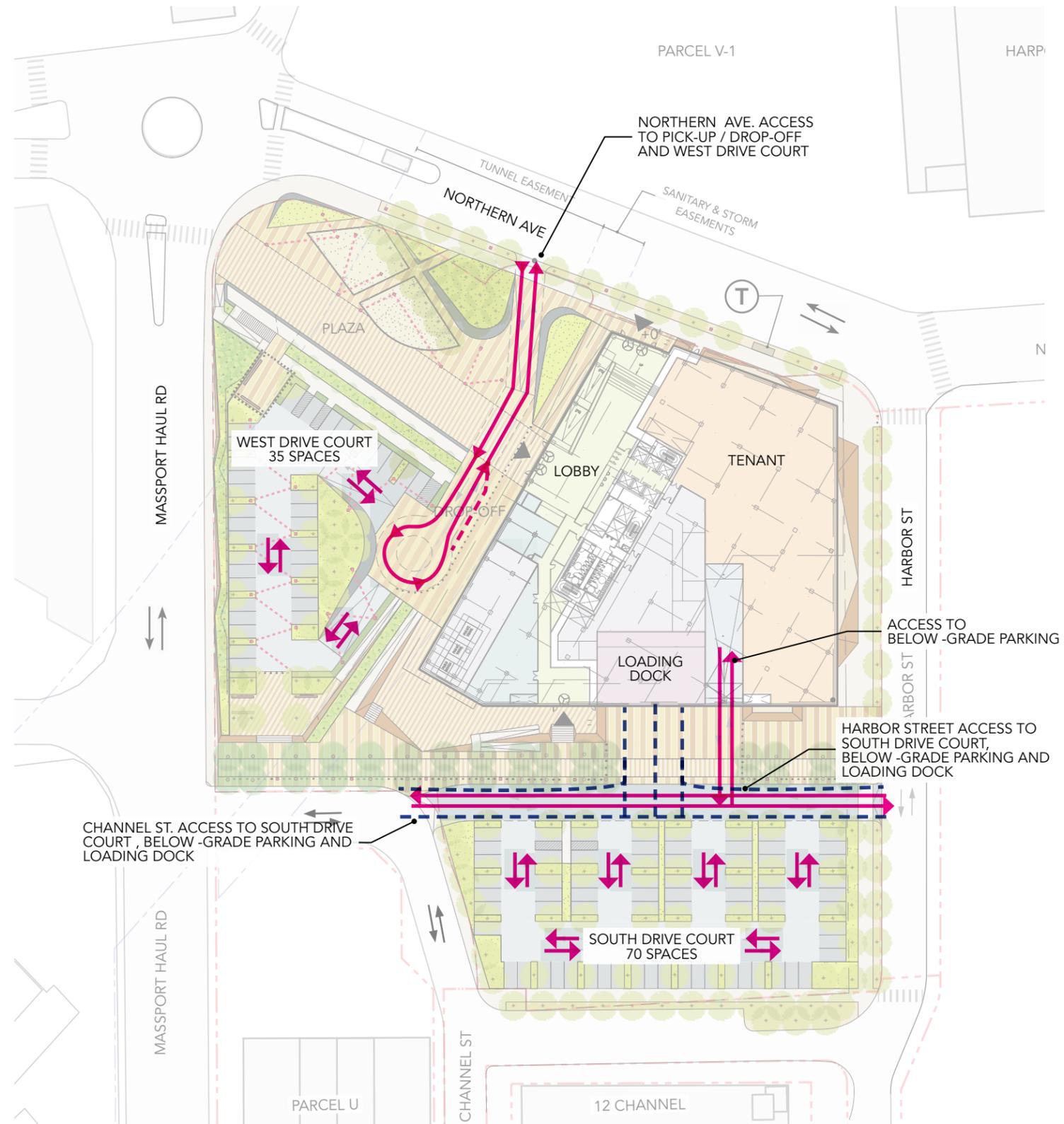
MULTI-PURPOSE OPEN SPACES



SITE PLAN & LANDSCAPE PRECEDENTS



PEDESTRIAN



VEHICULAR



PEDESTRIAN & VEHICULAR CIRCULATION



BIRD'S EYE VIEW FROM ABOVE NORTHERN AVE @ HAUL RD

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

HANDEL ARCHITECTS / STUDIO ENÉE / KMDG FOR ICNE LLC

2 HARBOR STREET | 14 JANUARY 2020 | PAGE 8



EYE LEVEL VIEW FROM NORTHERN AVE AT HAUL RD

ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

HANDEL ARCHITECTS / STUDIO ENÉE / KMDG FOR ICCNE LLC

2 HARBOR STREET | 14 JANUARY 2020 | PAGE 9

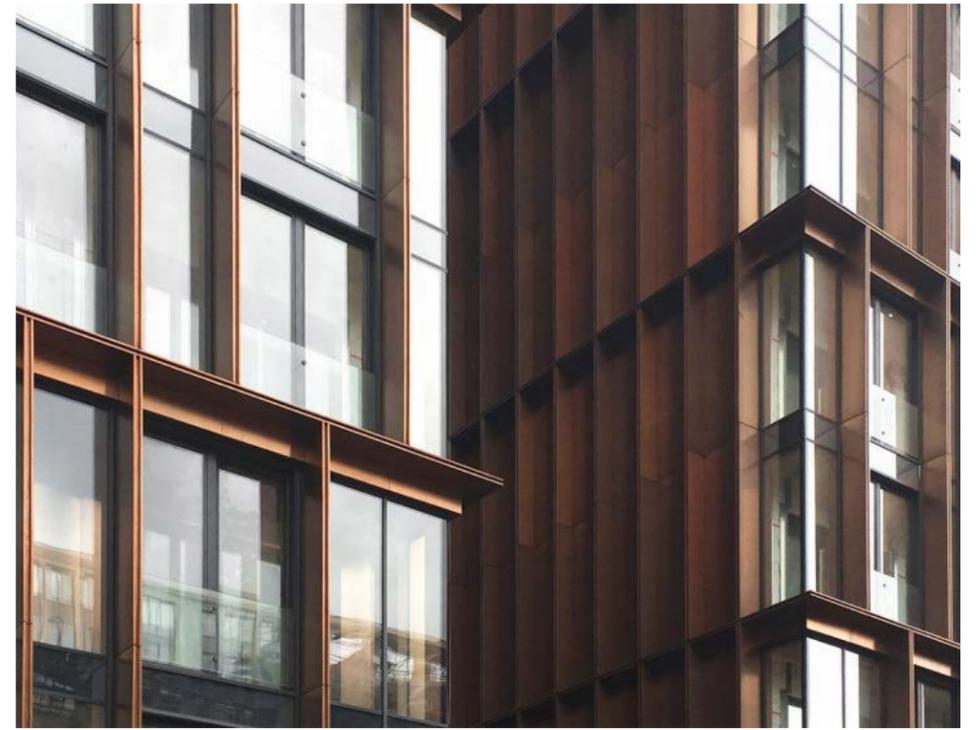
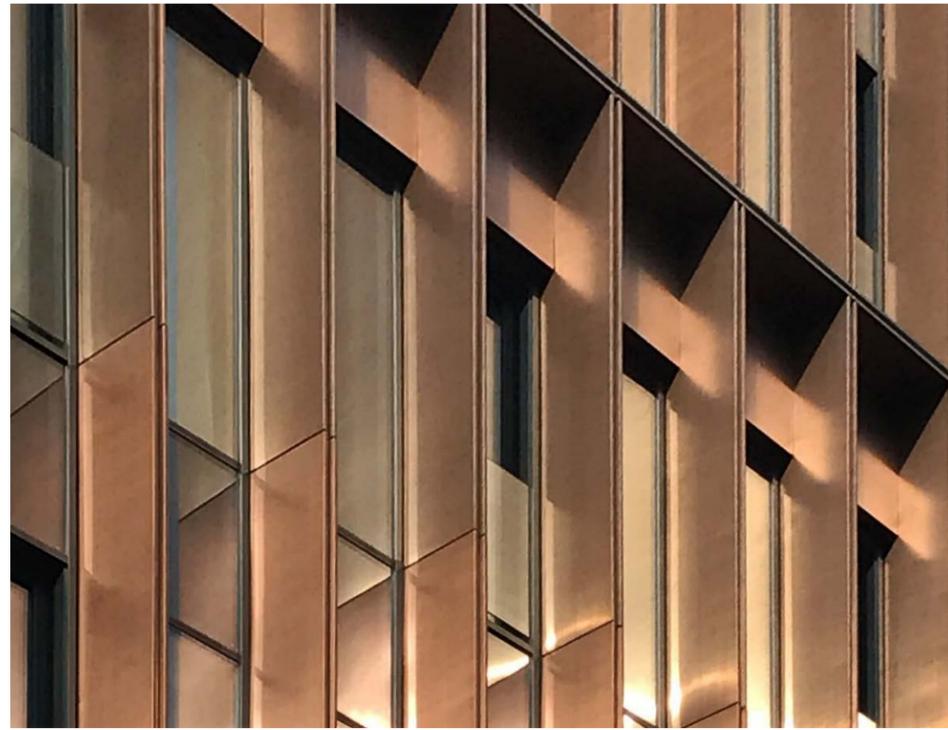
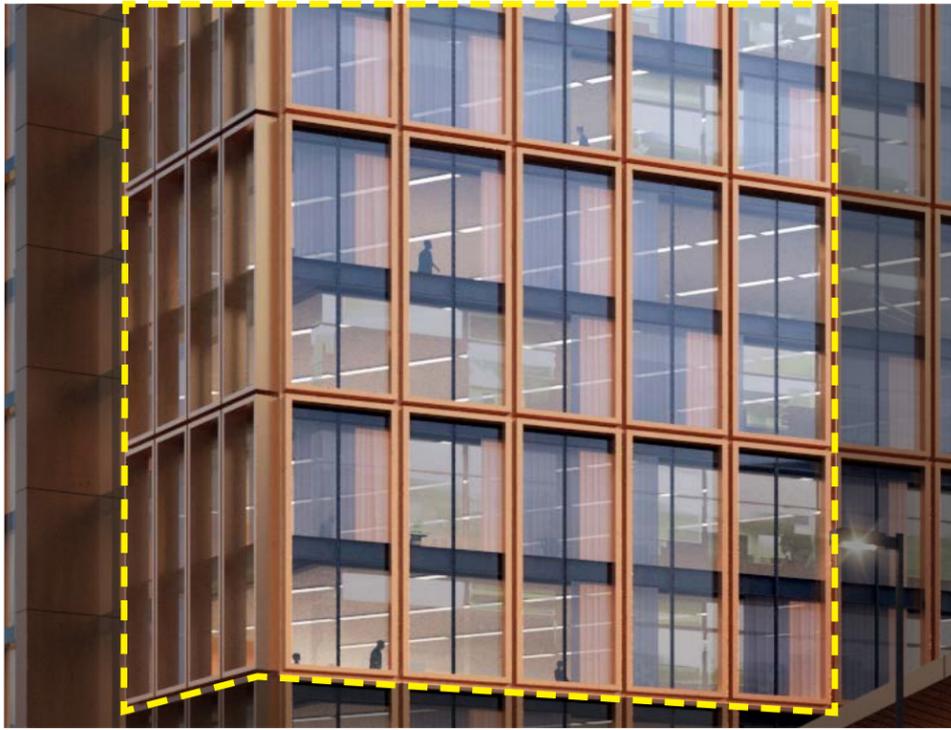


BIRD'S EYE VIEW TOWARDS BOSTON HARBOR

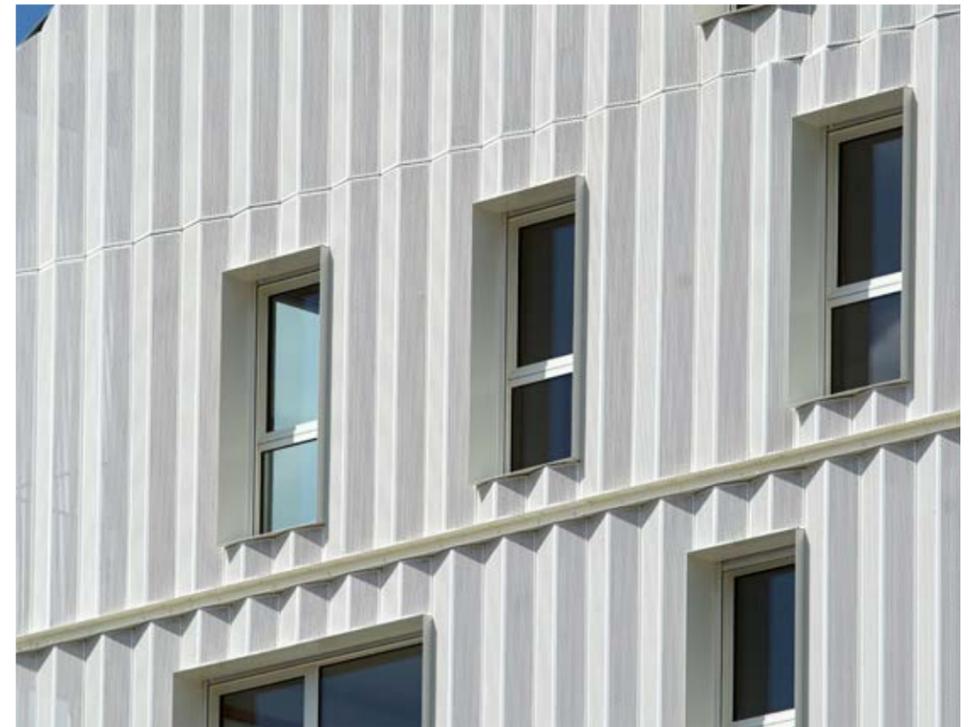
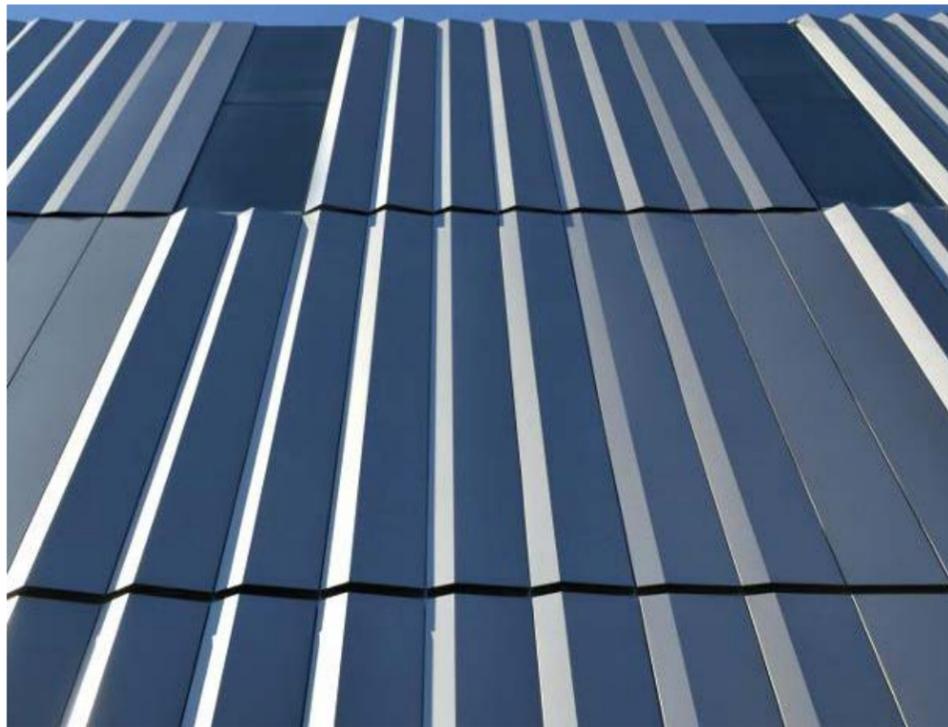
ALL FIGURES AND ILLUSTRATIONS APPROXIMATE

HANDEL ARCHITECTS / STUDIO ENÉE / KMDG FOR ICCNE LLC

2 HARBOR STREET | 14 JANUARY 2020 | PAGE 10



CURTAIN WALL TYPE 1 : ANODIZED ALUMINUM PANEL



CURTAIN WALL TYPE 2 : CORRUGATED METAL

BUILDING MATERIALITY

THANK YOU