



11-21 BROMFIELD

PROJECT VISION

To create an innovative mixed-use development that respects the character of Downtown and the Ladder Blocks while providing opportunities for growth and the continued economic development of the district.

KEY FEATURES

- High Quality Design
 - Carefully stitched into the existing urban fabric
 - Health and wellness
 - Technology Forward / Smart Building
- Sustainability
 - LEED Platinum Target
 - Zero Carbon Target
- Public Realm Improvement at Bromfield and Washington Streets
 - Focused on the Pedestrian Experience
 - Character of Bromfield Street



ADRIAN SMITH+GORDON GILL
ARCHITECTURE

ARROWSTREET

mikyong kim design

SITE OVERVIEW



11-21 BROMFIELD

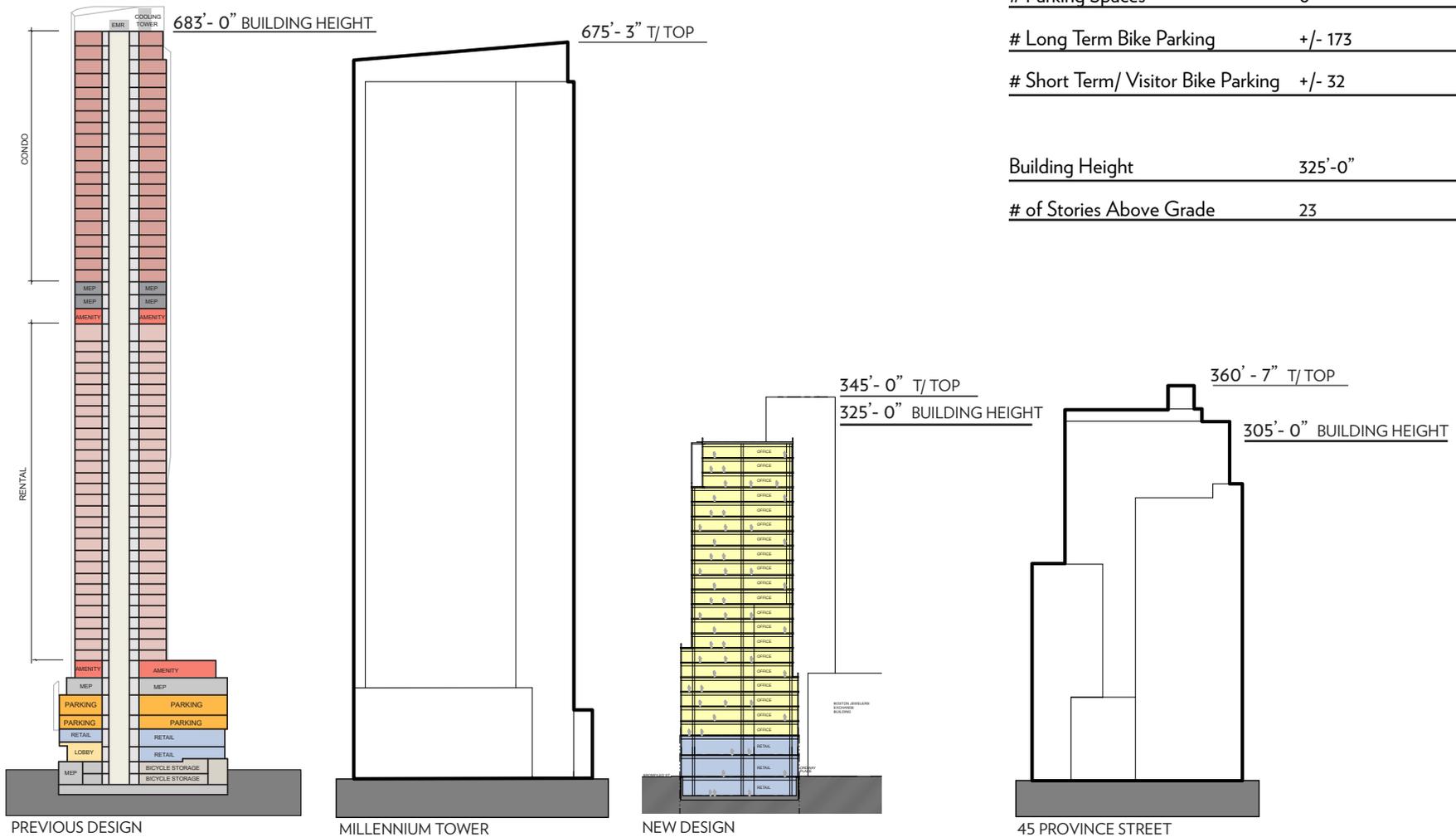
DESIGN COMPARISON

Project Lot Size	23,744 sf
Zoning District	Midtown Cultural District, General Area
Total Project Area (SF)	+/- 441,000

Retail Area (SF)	+/- 59,000
Office Area (SF)	+/- 382,000

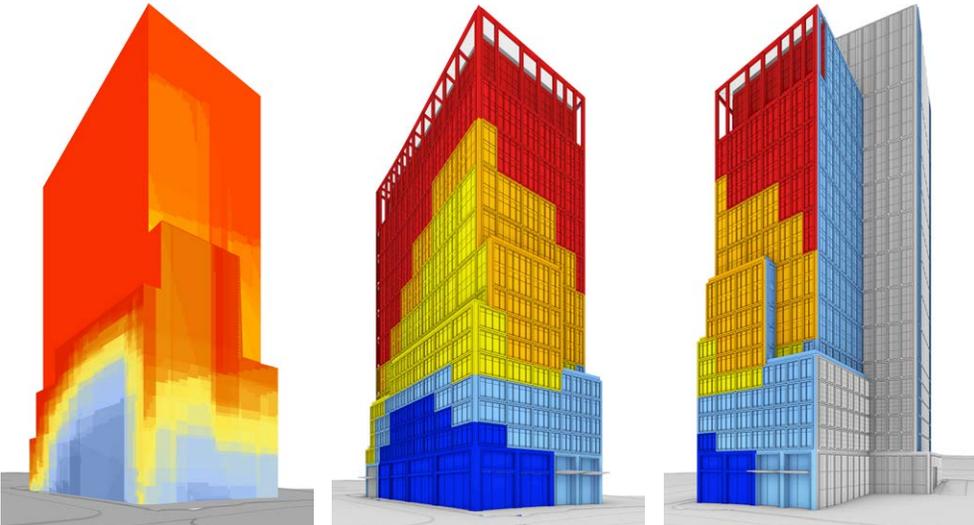
# Parking Spaces	0
# Long Term Bike Parking	+/- 173
# Short Term/ Visitor Bike Parking	+/- 32

Building Height	325'-0"
# of Stories Above Grade	23



BUILDING HEIGHT SOURCE: BPDA CITYWIDE 3D MODEL
<http://www.bostonplans.org/3d-data-maps/3d-smart-model/citywide-3d-model>

CONTEXTUAL STUDIES



ENVIRONMENTAL CONTEXTUAL RESPONSE

■ FULL SHADE NO FIN
 ■ PARTIAL SUN PARTIAL DEPTH FIN
 ■ FULL SUN FULL DEPTH FIN



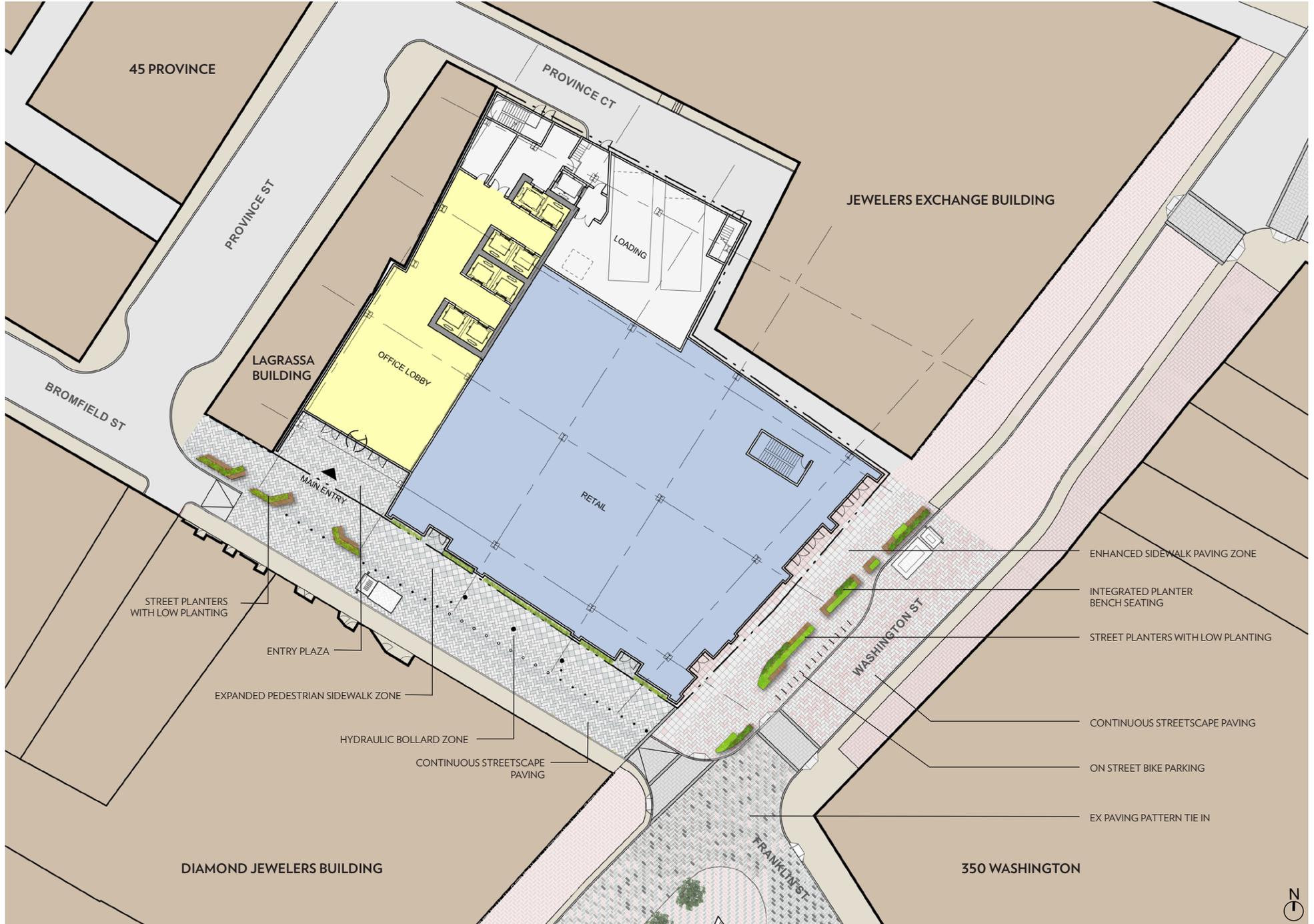
URBAN CONTEXTUAL RESPONSE

03.02.2021

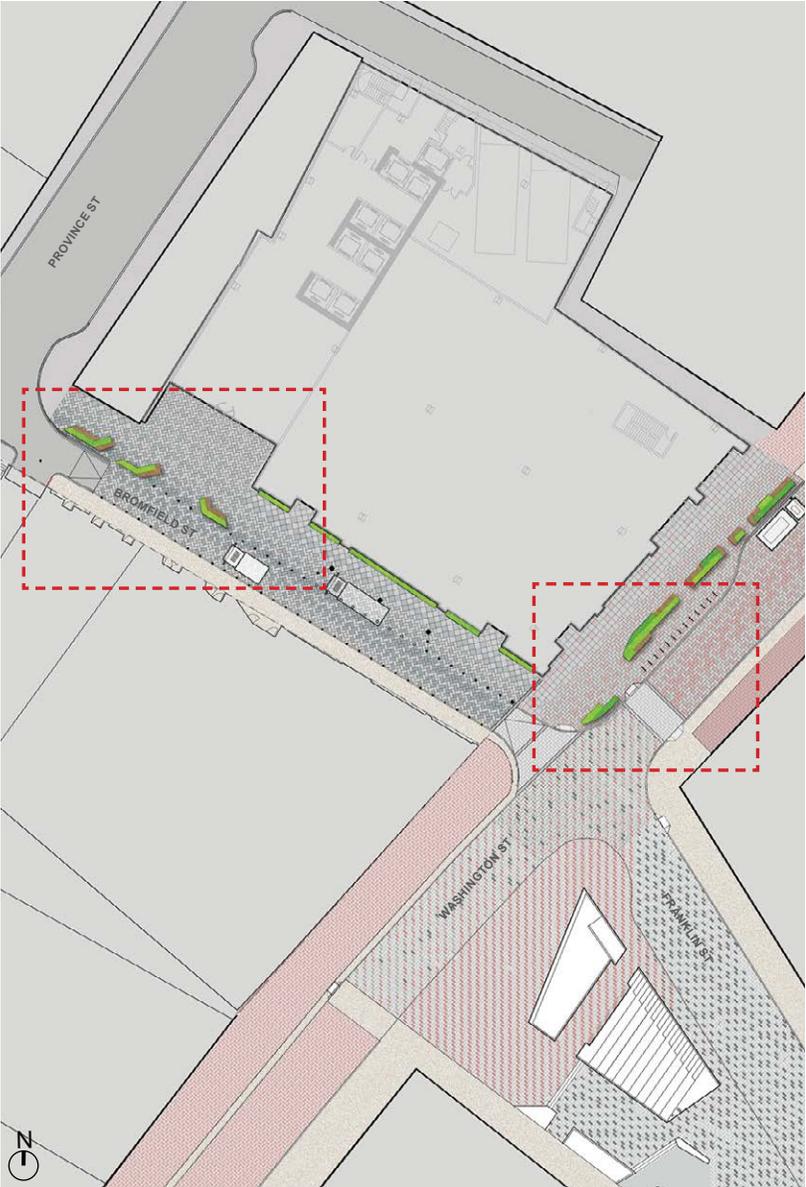




GROUND LEVEL PLAN



DETAILED SITE PLAN



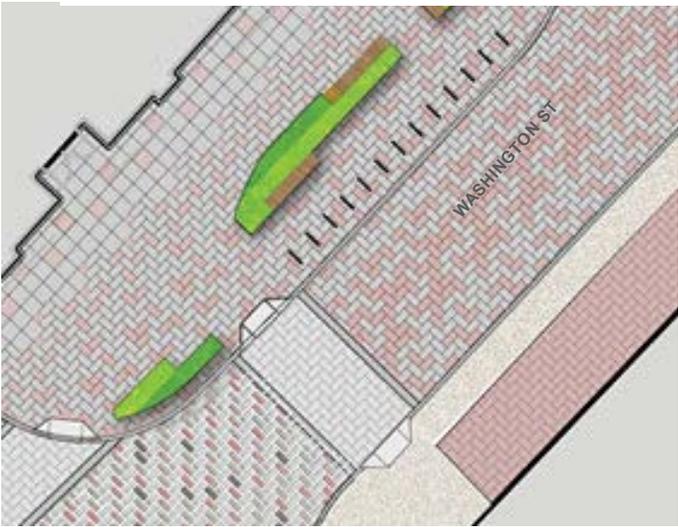
DETAIL PLAN



BROMFIELD ST DETAIL PLAN



DOWNTOWN CROSSING
HÖWELER AND YOON



WASHINGTON STREET DETAIL PLAN







DSW
DESIGNER SHOE WAREHOUSE