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
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

PREVIOUS DESIGN
MILLENIUM TOWER
NEW DESIGN
45 PROVINCET STREET
CONTEXTUAL STUDIES

ENVIRONMENTAL CONTEXTUAL RESPONSE

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

URBAN CONTEXTUAL RESPONSE

03.02.2021
DETAIL PLAN

BROMFIELD ST DETAIL PLAN

WASHINGTON STREET DETAIL PLAN

DOWNTOWN CROSSING HÖWELER AND YOON

mikyoung kim design

03.02.2021