

# MCINTYRE PROJECT

OCT 11TH, 2018

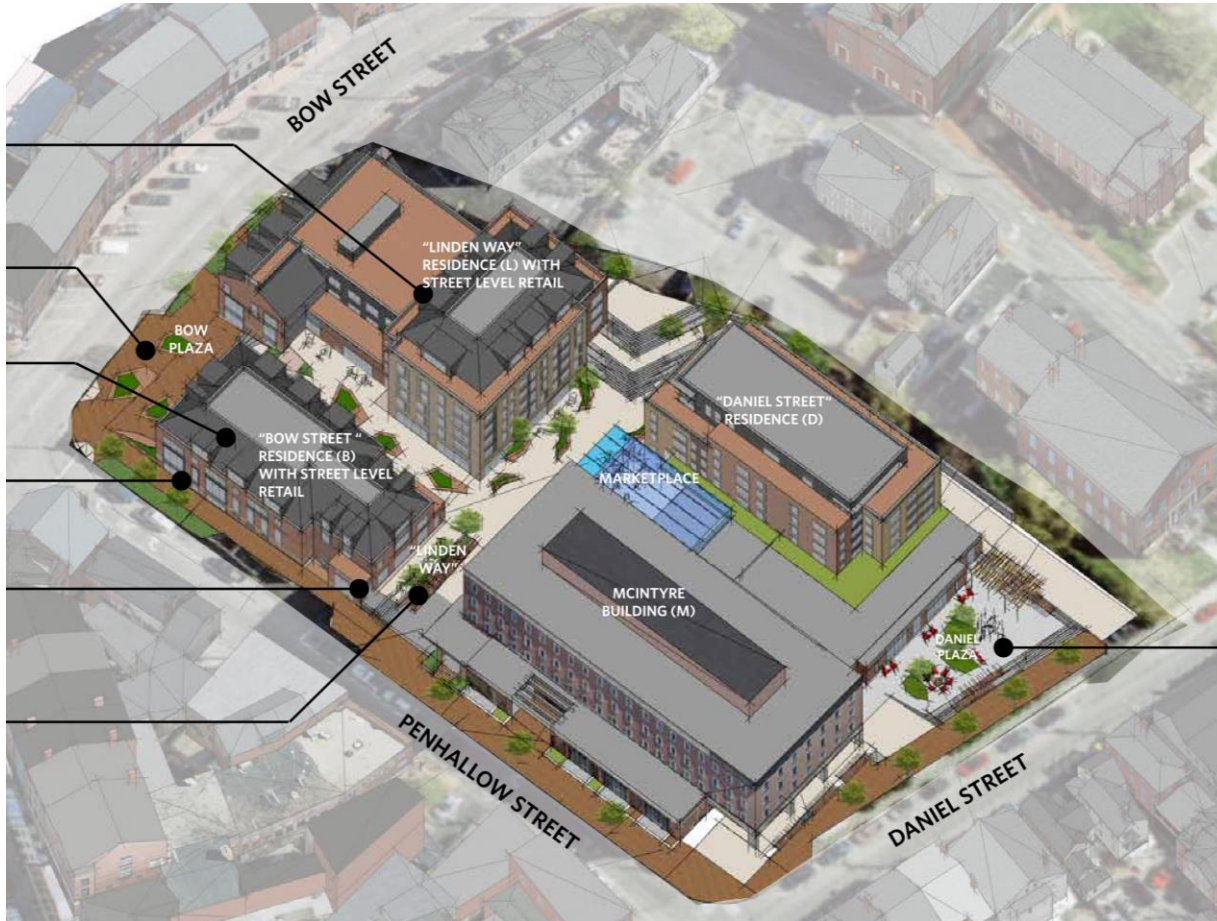




# McIntyre Project MASSING

MAY 22<sup>ND</sup> PRESENTATION TO HDC

SEPT 18<sup>TH</sup> PRESENTATION TO STEERING COMMITTEE





# McIntyre Project

## SITE PLAN & PUBLIC REALM

SEPT 18<sup>TH</sup> PRESENTATION TO STEERING COMMITTEE

OCT 11<sup>TH</sup> PRESENTATION TO STEERING COMMITTEE



# McIntyre Project

## SITE AND PUBLIC REALM

May 22nd

Sept 18th

### Outdoor Space

Walkways	12,000 SF		12,600 SF	
Public Plaza Spaces	26,000 SF		25,700 SF	
Public Roof Deck	1,000 SF		0 SF	
Outdoor Retail Seating	2,000 SF		2,000 SF	
<b>Outdoor Public Realm</b>	<b>41,000 SF</b>		<b>40,300 SF</b>	

\*

Open Space	41,000 SF	45%	40,300 SF	44%
Built Floor Area	50,500 SF	55%	51,200 SF	56%
<b>Total Site Area</b>	<b>91,500 SF</b>		<b>91,500 SF</b>	

44% of site

56% of site

### Indoor Space

Leasable Space	2,000 SF		2,000 SF	
Seating and Event Area	5,500 SF		3,750 SF	
<b>Indoor Public Realm</b>	<b>7,500 SF</b>		<b>5,750 SF</b>	

\*

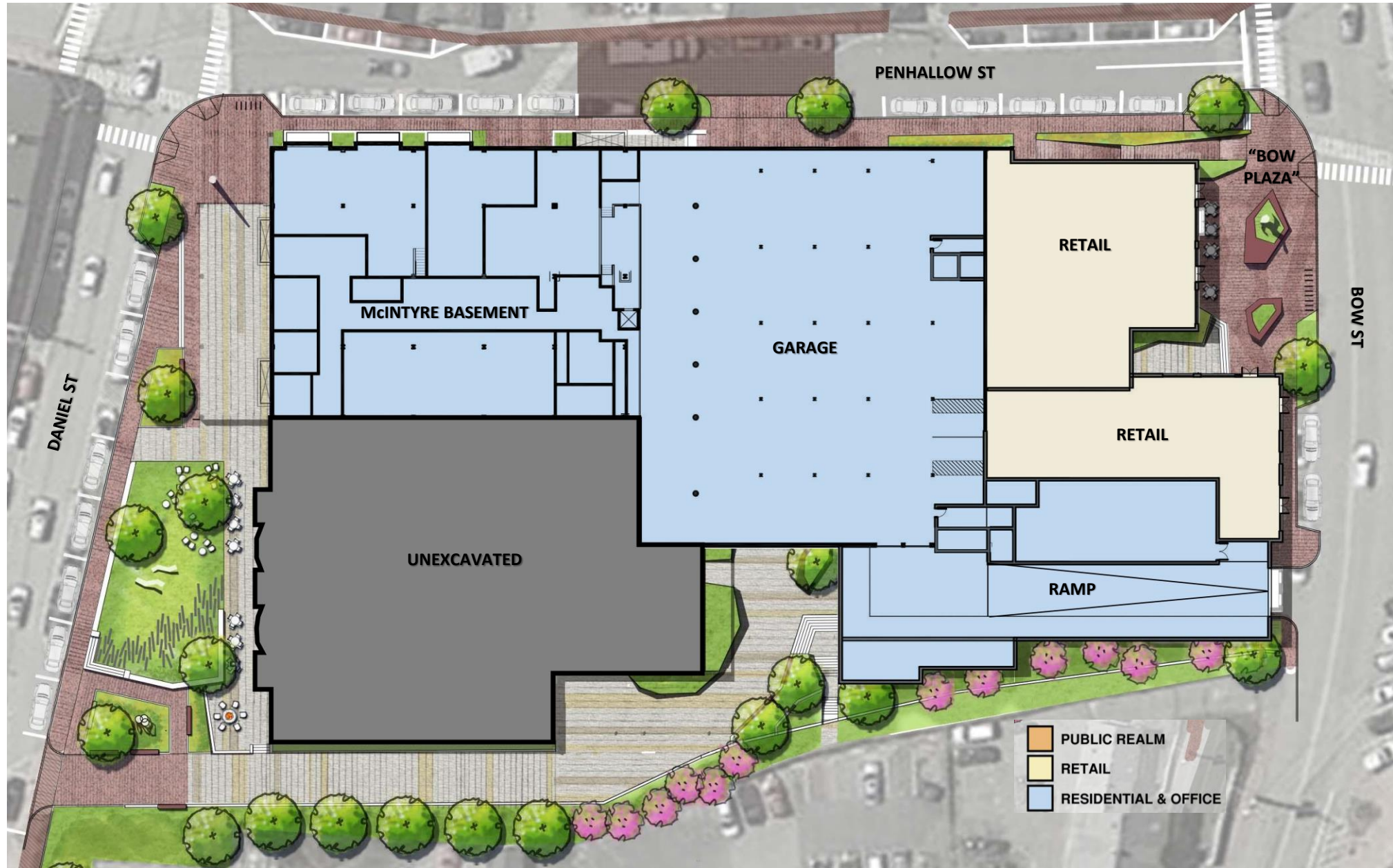
accommodates 250 people (15SF/person)

\*SF is approximate at this time



# McIntyre Project

## SITE PLAN – ELEVATION 20 (BOW STREET)





# McIntyre Project

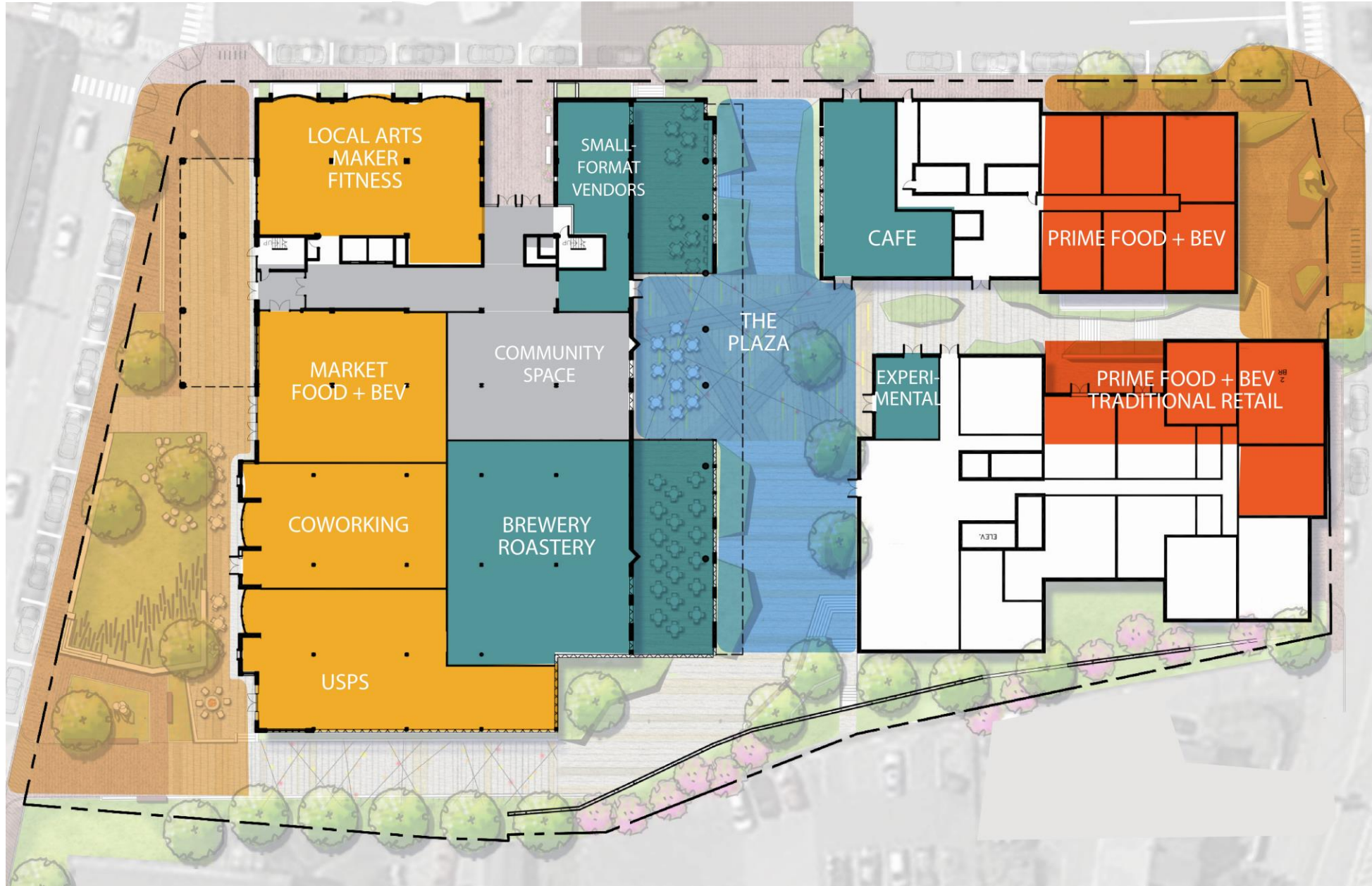
## SITE PLAN - ELEVATION 31 (DANIEL STREET)





# McIntyre Project

## GROUND FLOOR USES





# McIntyre Project

## GROUND FLOOR USES

### LOCAL ARTS + MAKER



### SHORT-TERM VENDORS



### EXPERIMENTAL



### TRADITIONAL RETAIL





# McIntyre Project

## DANIEL PLAZA

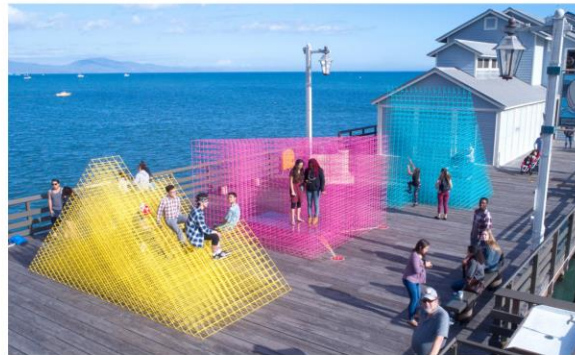




# McIntyre Project

## GROUND FLOOR USES

### DANIEL PLAZA





# McIntyre Project BOW PLAZA



BOW STREET

40'  
BOW PLAZA

BUILDING





# McIntyre Project

## GROUND FLOOR USES

### BOW PLAZA

◀ plaza condition | sidewalk condition ▶





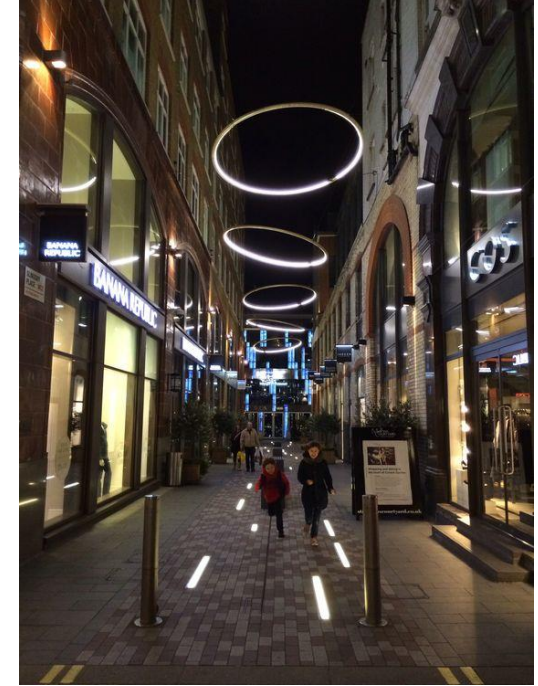
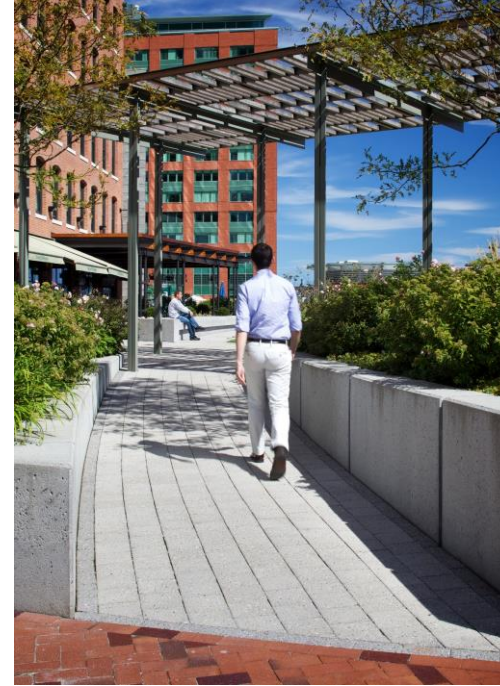
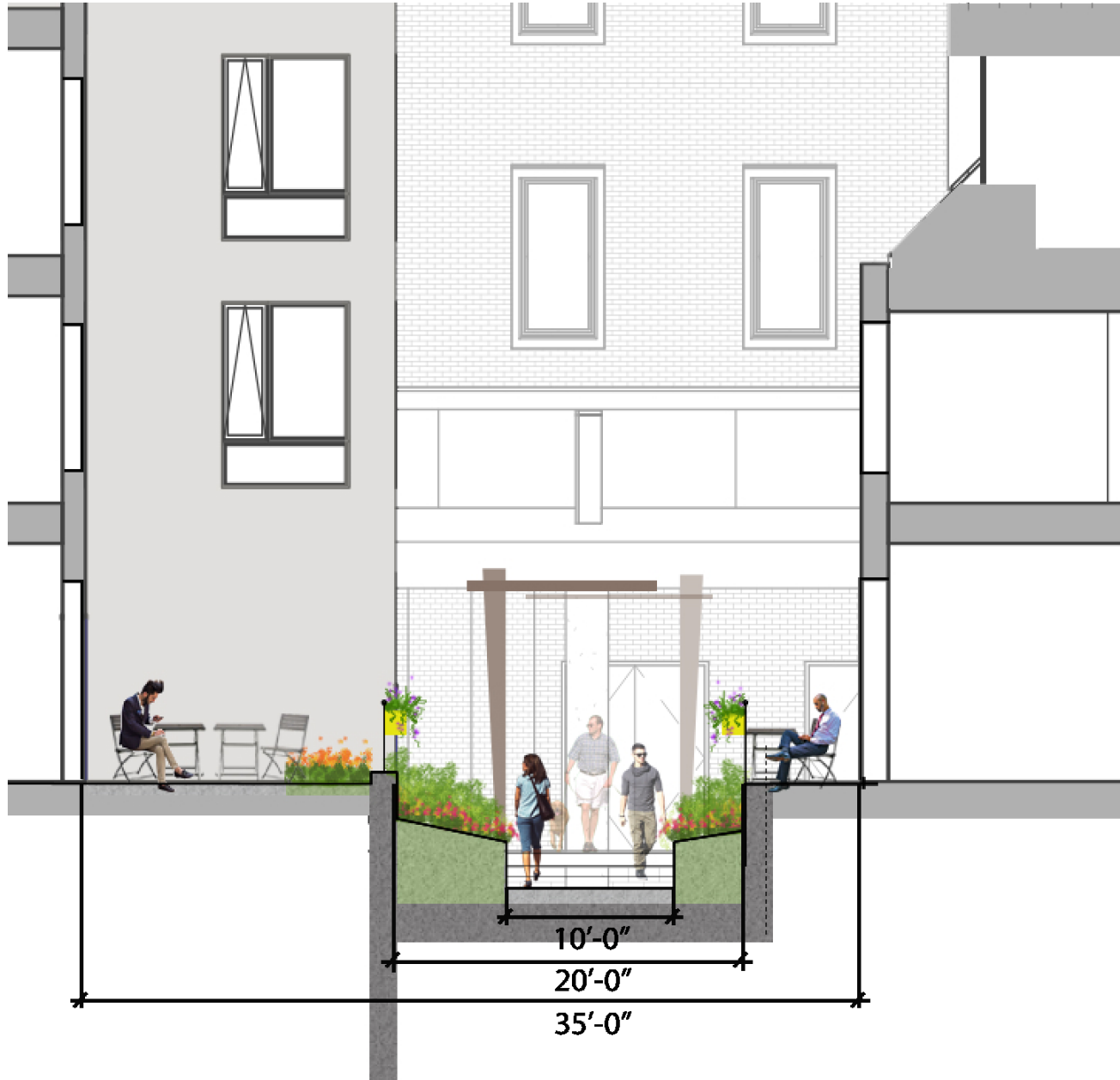
# McIntyre Project BOW PLAZA





# McIntyre Project

## THE PASSAGE





# McIntyre Project THE PASSAGE

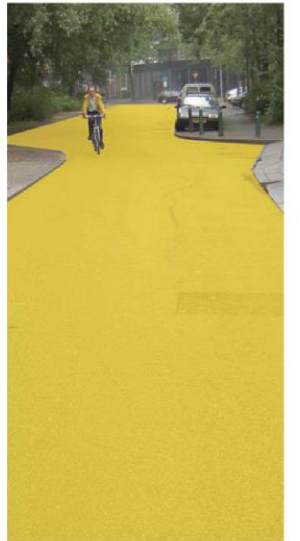
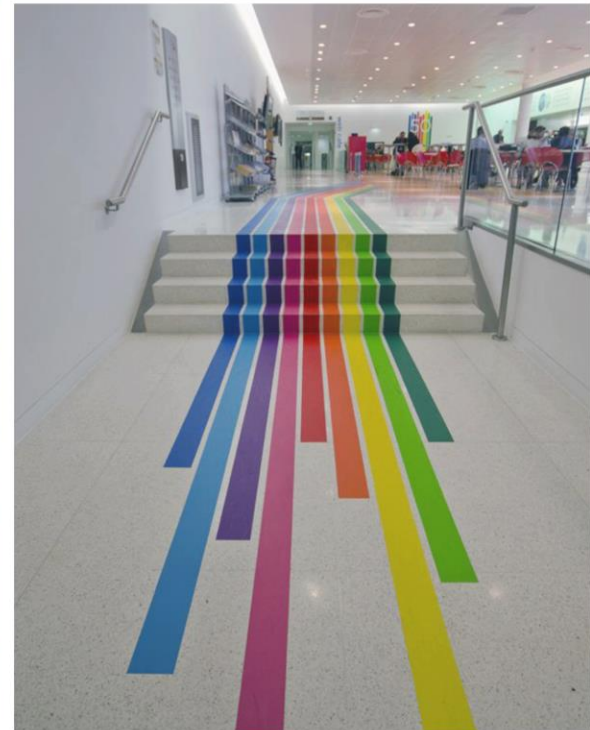




# McIntyre Project

## GROUND FLOOR USES

### THE PLAZA





# McIntyre Project

## THE PLAZA





# McIntyre Project

## GROUND FLOOR USES

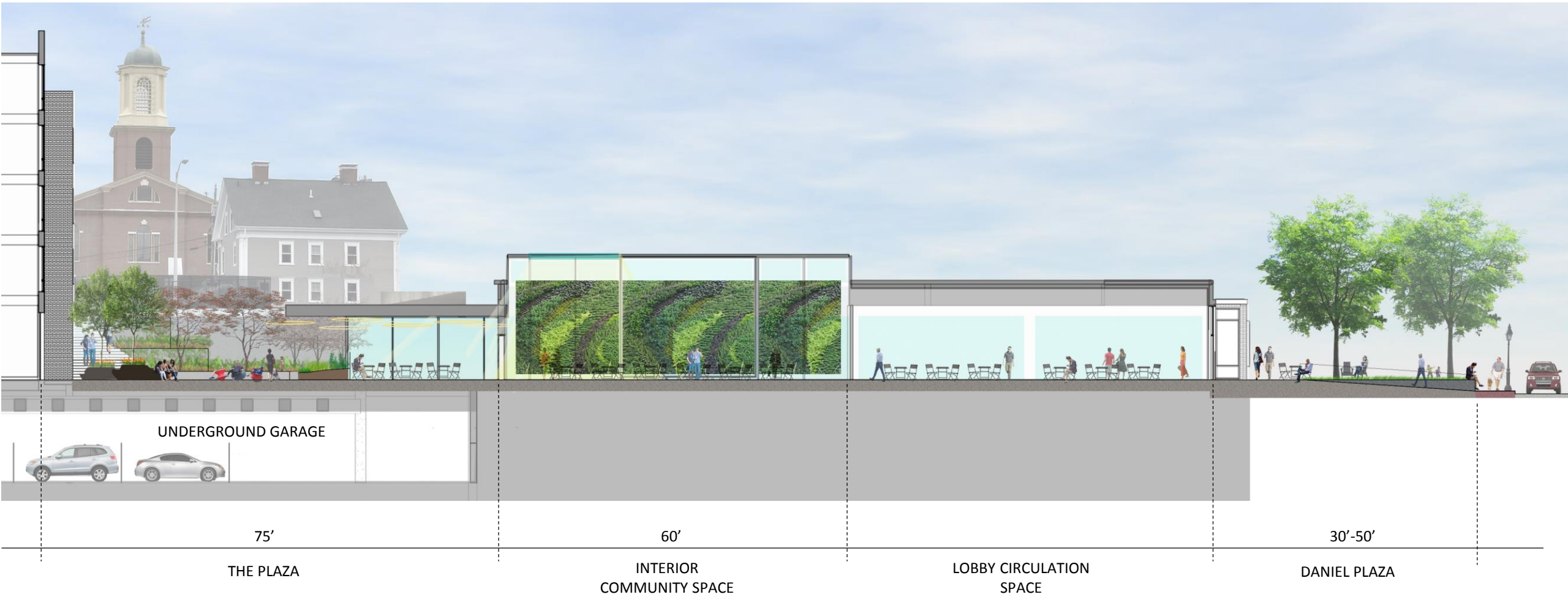
### COMMUNITY SPACE





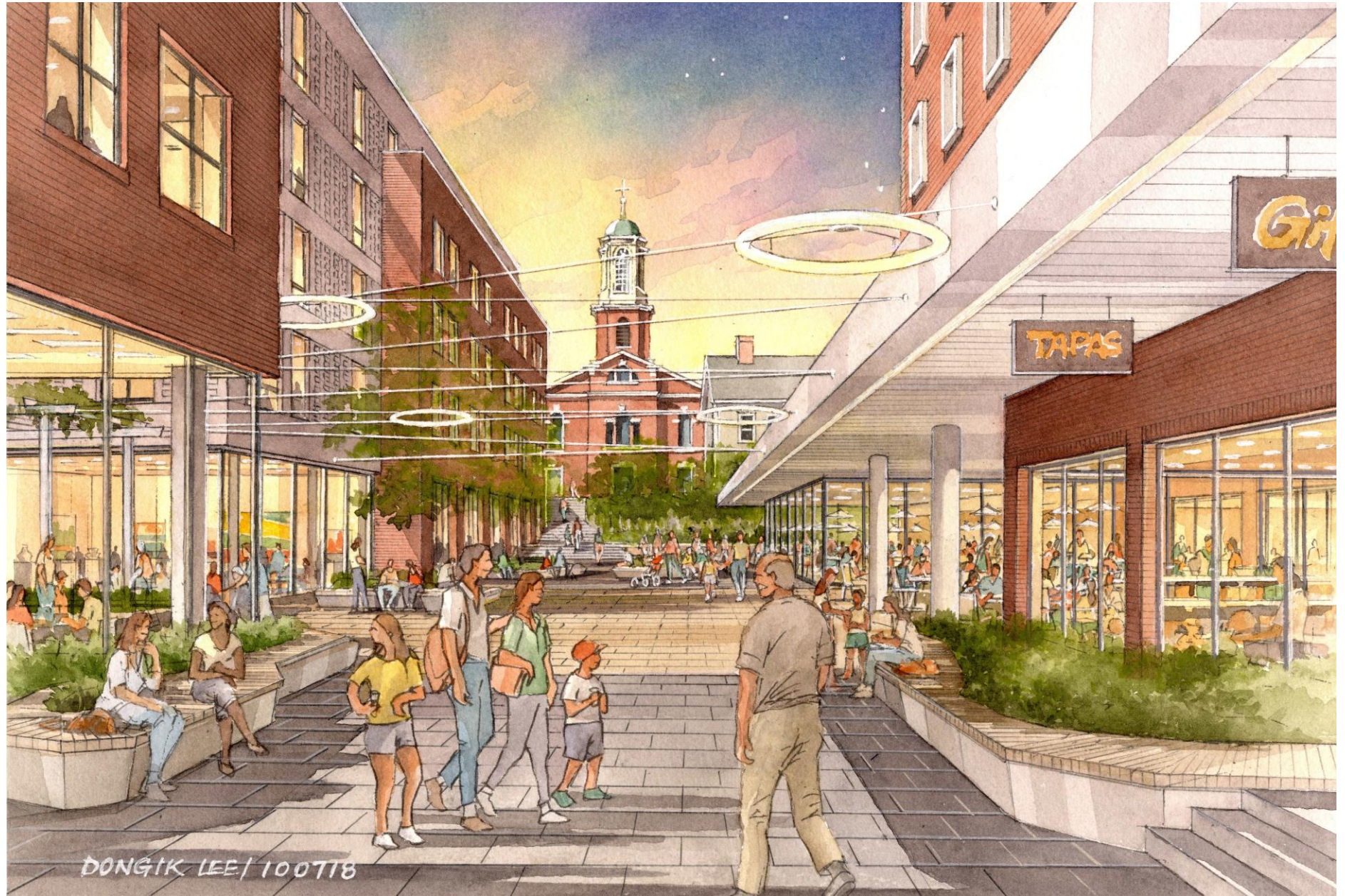
# McIntyre Project

## COMMUNITY SPACE





# McIntyre Project THE PLAZA



DONGIK LEE / 100T18



An aerial photograph of a coastal town, likely Portland, Maine. The image shows a large body of water on the left, a suspension bridge in the background, and a dense urban area with various buildings, including a prominent multi-story brick building in the foreground. The sky is clear and blue.

# Facilitated Q&A