A twelve-story NetZero Energy and Net Zero Water (proposed) mixed-use tower is located in the Bay Village neighborhood adjacent to Boston’s Theater District. The site consists of multiple setback ends and building scales. Full height for a line standing buildings with full exposure for each facade. Extreme shadow studies were completed during the early design phases. Community concern about the design involves a building opening at “Yard’s” past allows natural light to flood across the site on all sides. Due to the varied building footprint, the envelope was levered to create additional cupped surface areas for scale. PRB seeks a sense of place and its associated identity to the environment. Nearly 80% of energy is generated on site and the remainder supplemented through Green Certified off-site renewable energy sources in order to achieve Net Zero Energy NZEB: D as defined by the National Renewable Energy Laboratory. The project is a flagship mixed-use building and a new standard for sustainability, and work life balance with projected WELL Gold certification.

Tremont Tunnel:
- This project feature proposes the re-use of an abandoned MBTA train tunnel as a new public way to connect the site and enhance the local environment.

Innovations:
- Integrative design: integrate beauty and design as a celebration of place and local architecture.
- Integrative Design:
  - Rediscovery & reuse of historic Boston transit system
  - Historical portal once again as a city amenity that promotes wellness for the neighborhood.

- Economic benefits:
  - Designated space is made available to the public at no cost that is at least 2,000 SF.
  - Public cafe & gallery
  - Community access & engagement:
    - Community space
    - Access to nature:
      - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Design strategies, programs and policies:

- Environmental conditions:
  - Mitigation of acoustical comfort parameters.

- Energy & atmosphere:
  - Renewable energy: Net Zero energy.
  - Efficiency: Energy efficiency.
  - Water:
    - 10% of water usage is recaptured and reused.
    - Water quality consistency:
      - Site planning & selection:
        - 100 transit score, 98 walk score and 70 bike score.
  - Nourishment:
    - Dispensers treated by filters & UV disinfection system.

- Movement:
  - Enhanced daylight access:
    - Spaces provided access to natural light.
  - Stair switching

- Living Futures:
  - Support thermal environment:
    - Mitigation of thermal comfort among all building users through strategies of environmental conditions.
  - Active living & wellness:
    - 25% of building amenities are available to the public at no cost.
  - Mental Health:
    - 10% of building amenities are available to the public at no cost.

- Materiality:
  - Local food environment:
    - Local food environment:
      - Material ingredients of thermal comfort among all building users through strategies of environmental conditions.
  - Local: 25% of building amenities are available to the public at no cost.

- Equity, Beauty & Place:
  - Access to Boston Common & public transit.
  - Access to nature:
    - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Building elements & features:
  - Landscape features and inclusion of historic portals again as a city amenity that promotes wellness for the neighborhood.

- Achievements:
  - 90% of building amenities are available to the public at no cost.
  - 10% of building amenities are available to the public at no cost.

- Health & Well-being:
  - Support thermal environment:
    - Mitigation of thermal comfort among all building users through strategies of environmental conditions.
  - Active living & wellness:
    - 25% of building amenities are available to the public at no cost.
  - Mental Health:
    - 10% of building amenities are available to the public at no cost.

- Climate Change:
  - Implement site assessment & cleanup:
    - Undertake site testing, remediation and redevelopment prior to construction.
  - Adequate wall construction:
    - Dwelling unit partitions meet minimum STC-50 rating between corridors & bedrooms.

- Community:
  - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Agriculture:
  - Rainwater harvesting:
    - Stormwater runoff and the use of rainwater harvesting:
      - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Natural Light:
  - Total building water usage:
    - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Visual Comfort:
  - Energy & atmosphere:
    - 25% of exterior project site consists of landscaped grounds, 70% natural elements and is within 1,000 ft of the project.

- Innovation:
  - Integrative design:
    - Integrative design:
      - Rediscovery & reuse of historic Boston transit system
      - Historical portal once again as a city amenity that promotes wellness for the neighborhood.

- Sustainability:
  - WELL Building:
    - 93 / 110 projected points.
    - 81/100 projected points.

- Energy:
  - Energy & atmosphere:
    - Energy efficiency:
      - Energy & atmosphere:

- Water:
  - Nourishment:
    - Dispensers treated by filters & UV disinfection system.

- Environment:
  - Climatic:
    - Climate & comfort:
      - 93 / 110 projected points.
    - 81/100 projected points.
Located atop Chelsea’s iconic Powder Horn Hill, the Community Living Center is a long-term care facility for Massachusetts’ veterans that creates a dramatic new urban landmark capped by its solar canopy and reaching outward to frame the horizon. Designed to harness panoramic views of downtown Boston and the harbor, the transformative new facility will have 164 private rooms organized around shared community spaces and surrounded by generous courtyards.

The net zero hospital uses a performance-based approach to the building and systems design resulting in a building that is designed to use 63% less energy than a typical facility utilizing geothermal heating and cooling, extensive natural ventilation and a 0.7 megawatt rooftop-mounted solar array to meet state and federal fossil fuel reduction targets.
Akamai Technologies, one of the world’s leading companies in the Content Delivery Network field, is rethinking their global headquarters in Cambridge, Massachusetts. In the fall of 2019 they are moving from six different buildings to their new headquarters in Kendall Square to continue to capitalize on the fastest growing tech hub in the country.

Akamai’s vision for their new headquarters is a singular and integrated campus in a sustainable environment tailored to the health and wellness of their employees. The new 19-story, 480,000-square-foot design strategically organizes all collaborative spaces around a continuous path throughout the entire building, encouraging movement throughout the space and both planned encounters and serendipitous interactions. The path, a mile-long experience affectionately referred to as the “Aka-mile,” begins in the warm and welcoming lobby at street level. The Aka-mile arranges many of Akamai’s customer service programs around the first few client reception floors, taking the visitor along a journey of exploration and education around services Akamai offers, and how it has become a leader in the tech industry.

The path to the upper floors for the staff workplaces expresses Akamai’s goals and vision around sustainability, and dovetails with the principles of the WELL Building Standard. Akamai has a serious commitment to the health and wellness of their employees. With an rich and robust series of policies to support employee wellness, Akamai was excited to provide leadership around this new standard, and to seek Gold level certification. In addition Akamai has implemented a number of key sustainability features to support the landlord’s effort to developing the base building to meet LEED Core and Shell at the Gold level.

Many of the public spaces along the Aka-mile include amenities central to WELL certification. The path weaves its way through interconnecting stairs, through double-height meeting spaces, coffee or juice bars providing healthy nourishment, brainstorming and innovation spaces for meetings of the mind, spaces that support a community of knowledge sharing and invention. Quiet, isolated libraries offer a respite, and living rooms throughout the path allow employees the opportunity to take in a change of scenery. Mega Bytes—a combination food network and activity node—draws people to the top floors of the building, offering the best views of Cambridge and Boston to all employees.

Sasaki’s design unites all of Akamai, encouraging their productivity, wellness, innovation, and creativity and aspiring to new heights.

Akamai Technologies
Global Headquarters
Cambridge, Massachusetts

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