

PROGRAM

- 313 RESIDENTIAL UNITS ON 6 LEVELS
- RETAIL CORNER ON CHAMPFER STREET
- LOBBY ON MILLWRIGHT N. LOOP
- BUILDING HEIGHT AT 65'/45'/35'
- 10' SETBACK ON GROUND LEVEL FOR NORTH, EAST AND WEST PROVIDES PRIVATE PATIO SPACE FOR GROUND FLOOR UNITS
- AMENITY CENTER WITH SURROUNDING OUTDOOR OPEN SPACE
- AMENITY ROOF DECK ON LEVEL 4
- 439 PARKING SPACES ON 5 LEVEL PARKING STRUCTURE



CREATING A **DYNAMIC** DEVELOPMENT THROUGH **POROSITY** AND ENGAGEMENT AT DIFFERENT LEVELS.



INCREASING UNIT VALUE & ENHANCING THE **VIEWS**

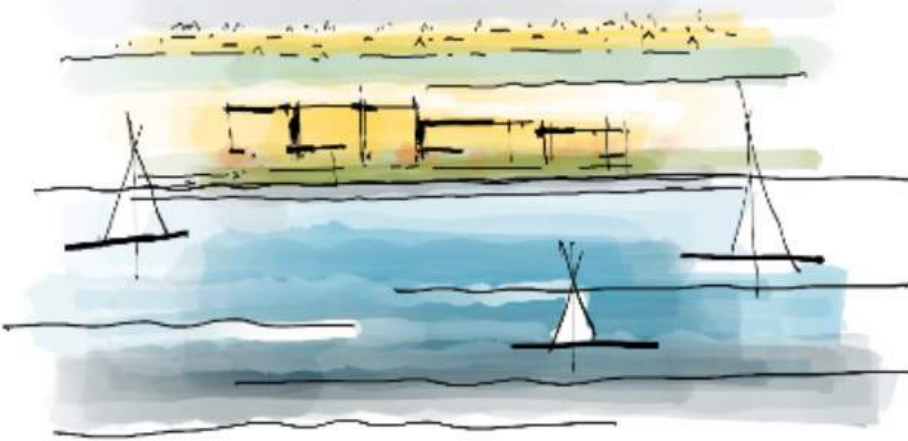


ACTIVATING THE GROUND LEVEL AND CREATING **COMMUNITY** LIVING WITH ACCESSIBILITY AND WALK-ABILITY



HONORING THE **HISTORIC** TYPOLOGY BY EXPRESSING THE MILL TO **MARITIME** DICHOTOMY IN A MODERN WAY THROUGH MATERIALITY AND ARCHITECTURE LANGUAGE.

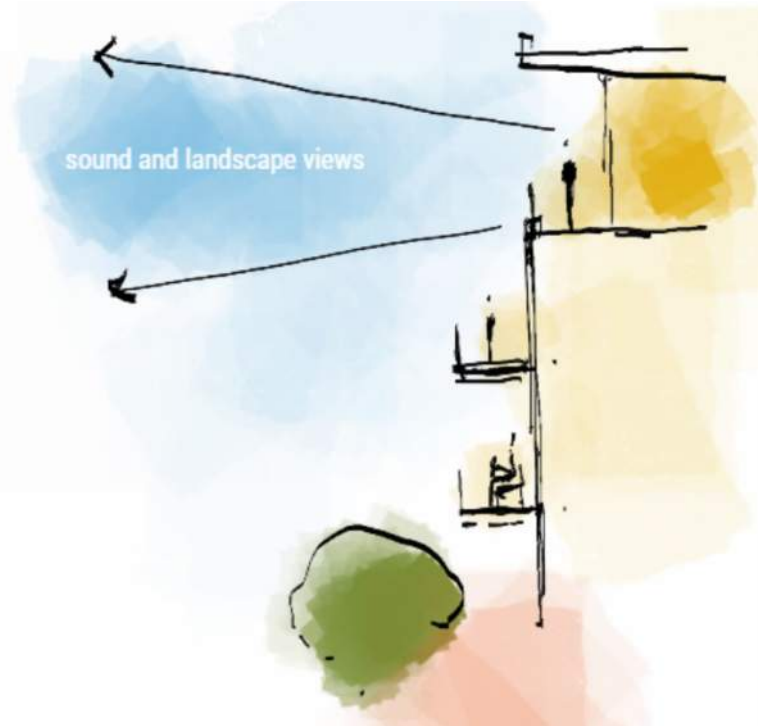
THE PORT OF EVERETT



THE HISTORIC MILLS AESTHETIC MIXED WITH MARITIME MATERIALS

THE SITE PLAN CAN INTRODUCE MORE VARIETY AND DYNAMISM THAT LOOKS TOWARDS WATERFRONTS OF THE FUTURE.

THE MASTER PLAN CAN LEVERAGE MORE OF THE SOUND VIEWS, ENGAGING THE OPEN PLAZA WITH THE MARINA PROMENADE.



ENGAGEMENTS AT DIFFERENT LEVELS



THE SITE STORY



VILLAGE VERNACULAR



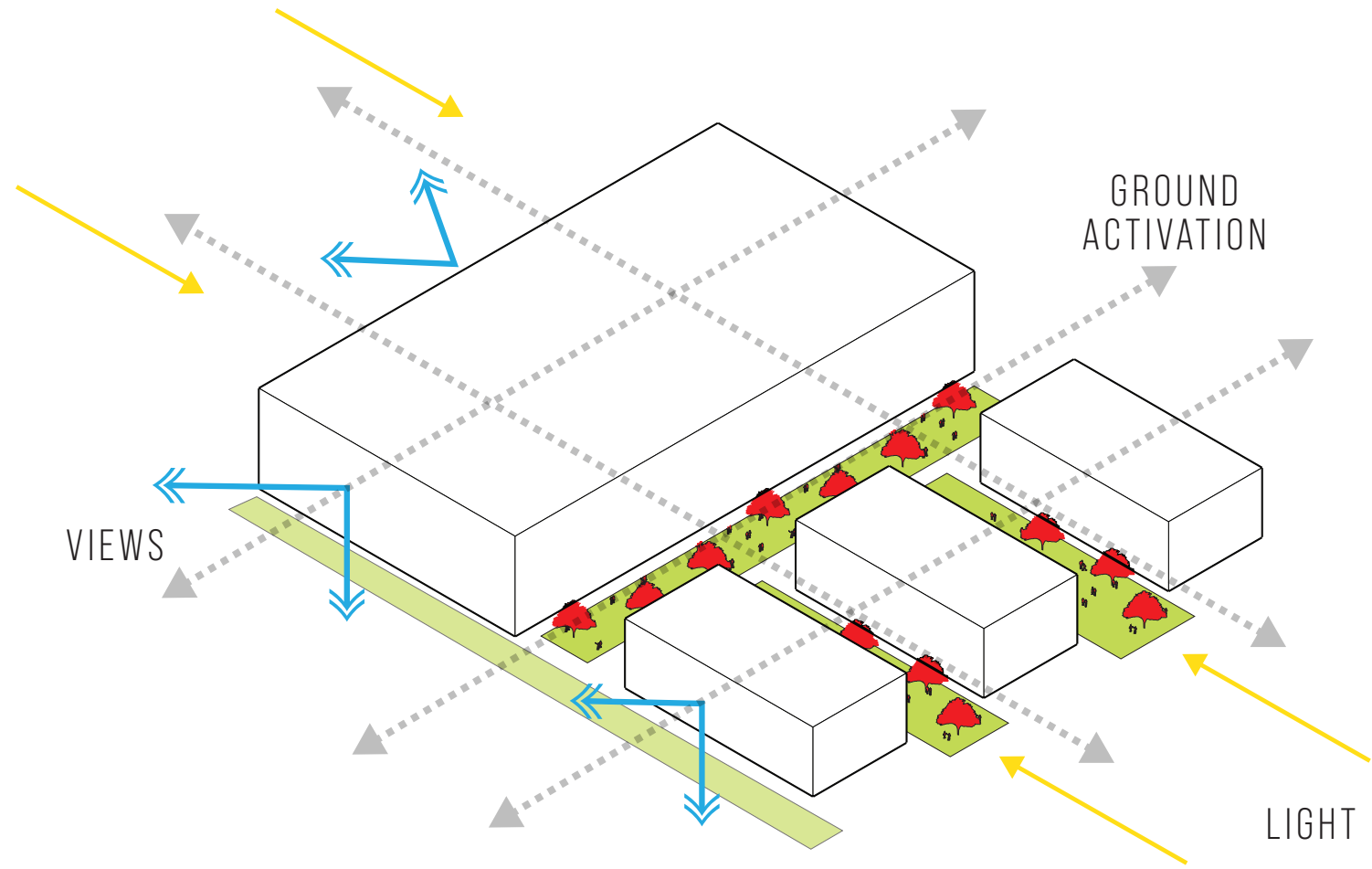
SCALE AND CHARACTER CAN CREATE AN EXPRESSIVE FABRIC.



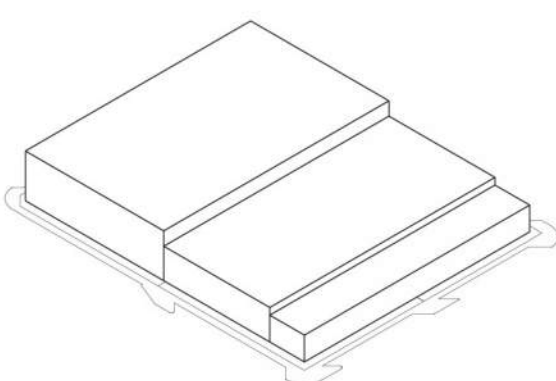
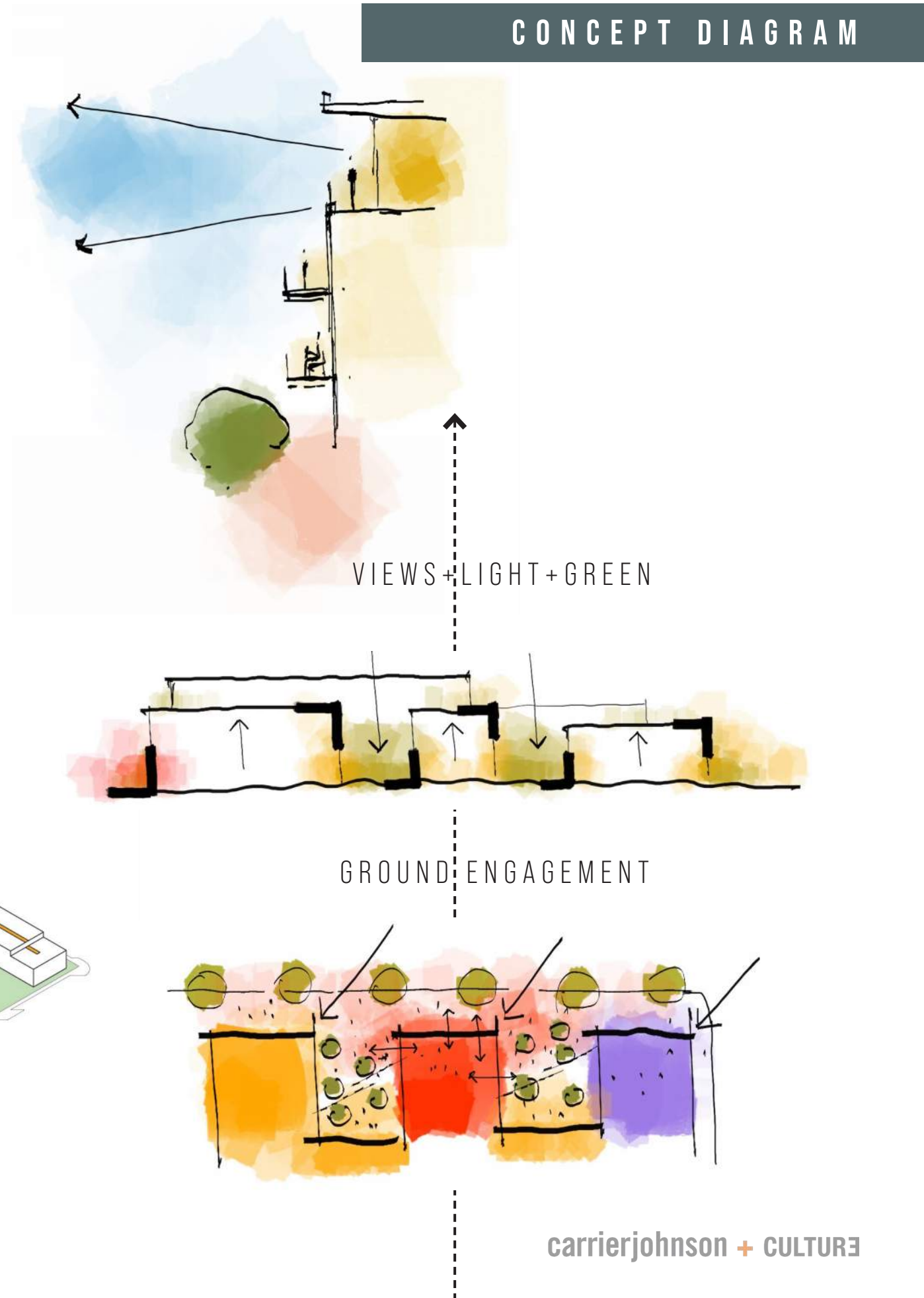
THE PLACE MAKING WITH RETAIL THAT HONORS THE PAST WHILE EXPRESSING THE FUTURE.

THE SITE GOING FROM LUMBER MILL INDUSTRY, TO MARINE VILLAGE, TO MARITIME HEAVY INDUSTRY PORT WITH MARINA OF THE YEAR CONSISTING OF YACHT CLUBS, ART AND MUSIC.

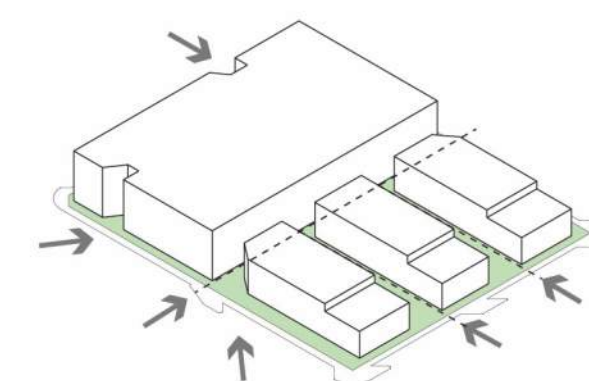
THE PORT OF EVERETT



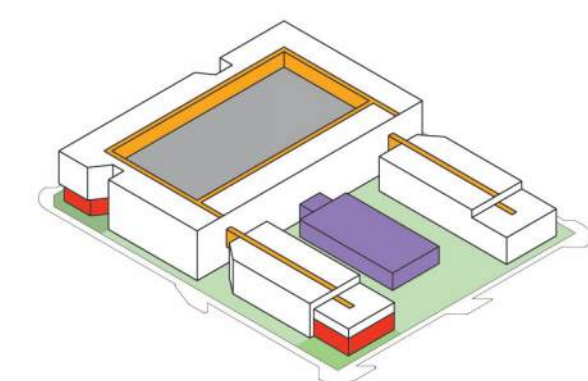
CONCEPT DIAGRAM



MAXIMUM VOLUME



POROSITY



PROGRAM

MARINA

TIMBERMAN VISTA

FUTURE RETAIL

FUTURE RETAIL

PARKING LOT

EXISTING WHISKEY BAR

FUTURE PARKING

FUTURE PARKING

FUTURE PATH/PARK

Millwright Loop North

RETAIL PLAZA

PARKING

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE OFFICE

Champer Woohert

Weaver Street

AMENITY CENTER

ROOF DECK

PARKING LOT

RETAIL PLAZA

Millwright Loop South

PARKING LOT

PARKING LOT

PARKING LOT

CHAMPFER VISTA

FERRY TERMINAL

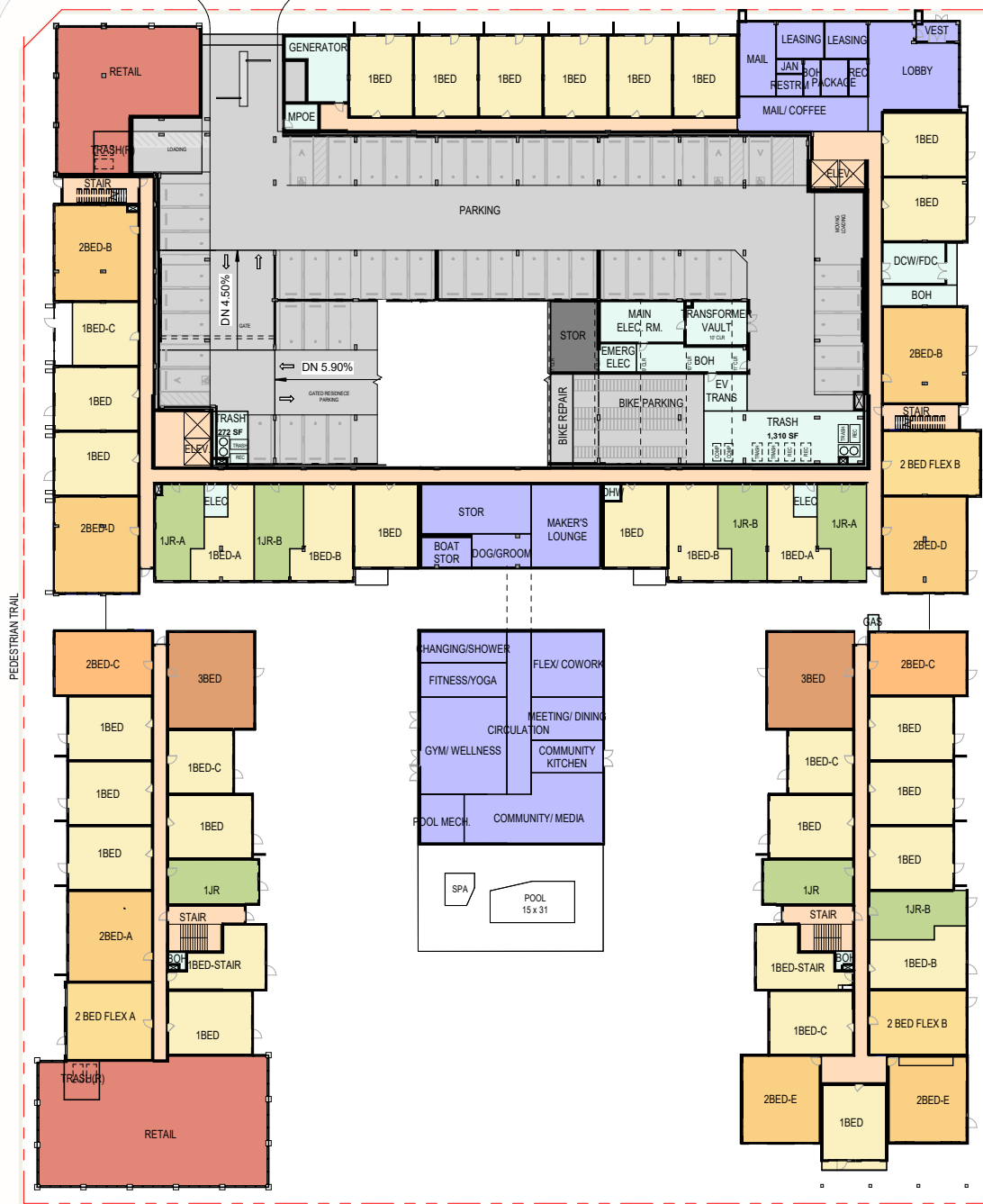
BOAT STORAGE

MARINA

THE PORT OF EVERETT

MILLWRIGHT LOOP NORTH

CHAMPER WOONERF



MILLWRIGHT LOOP SOUTH

WEAVER STREET

LEVEL 1

FLOOR PLANS



LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



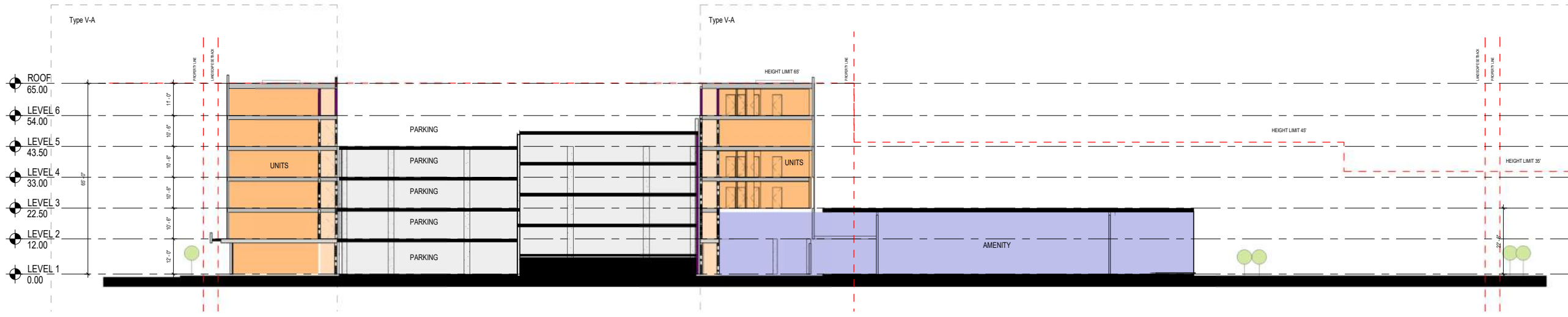
LEVEL 6

PORT OF EVERETT

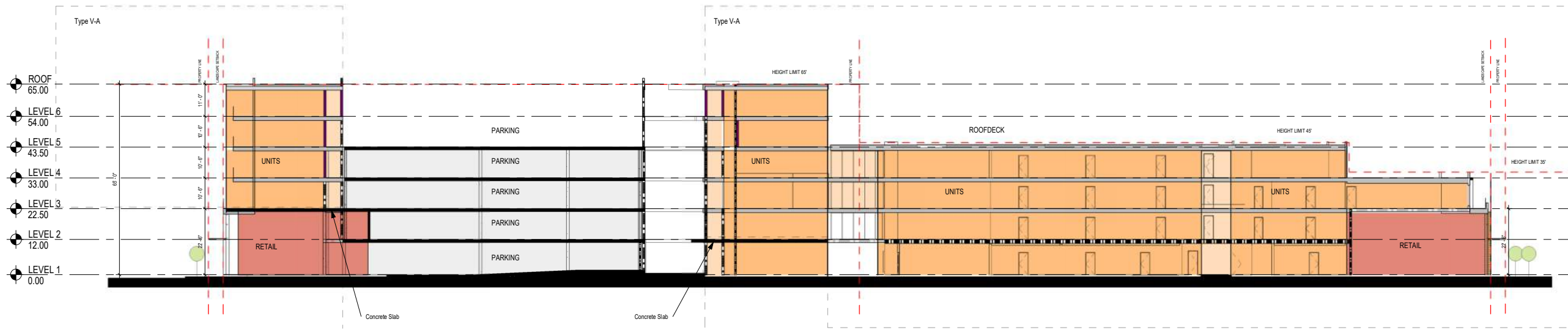
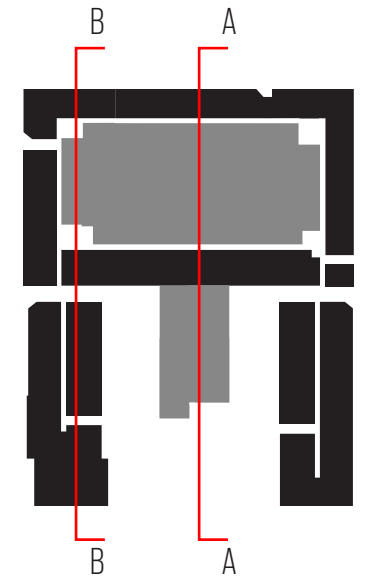
building area and program calculation sheet

11/13/2023

Level	Program	Gross Area / Total		Residential						Unit Mix					TOTAL
		Gross Area	total	stalls	lobby/leasing/amenity	BOH	Core/Corridor	Net Rentable	Efficiency	Jr 1b	1b	2b-c	2b	3b	
L01			99,759 sf												
	stand alone amenity	7,880 sf													
	commercial	5,939													
	residential	58,986 sf			2,870 sf	5,462 sf	7,786	42,868	73%	7	33	2	10	2	54
	parking	26,954 sf		82											
	Open space(Public)	12,000 sf													
	Open space(Private)	36,500 sf													
L02			90,853 sf												
	residential	59,642 sf				1,139	9,178	49,325	83%	6	33	2	17	2	60
	parking	31,211 sf		87											
L03			97,536 sf												
	residential	66,625 sf				1,089	9,671	55,865	84%	6	35	2	22	2	67
	parking	30,911 sf		89											
L04			91,394 sf												
	residential	60,419 sf				1,179	9,198	50,042	83%	5	32	2	19	2	60
	parking	30,975 sf		89											
L05			68,504 sf												
	residential	37,529 sf				999	6,553	29,977	80%	5	18	0	13	0	36
	parking	30,975 sf		89											
L06			44,884 sf												
	residential	39,257 sf				3,230	6,050	29,977	76%	5	18	0	13	0	36
	parking	5,627 sf		-											
Roof															
Total			492,930 sf	436				258,054 sf		34	169	8	94	8	313



SECTION A



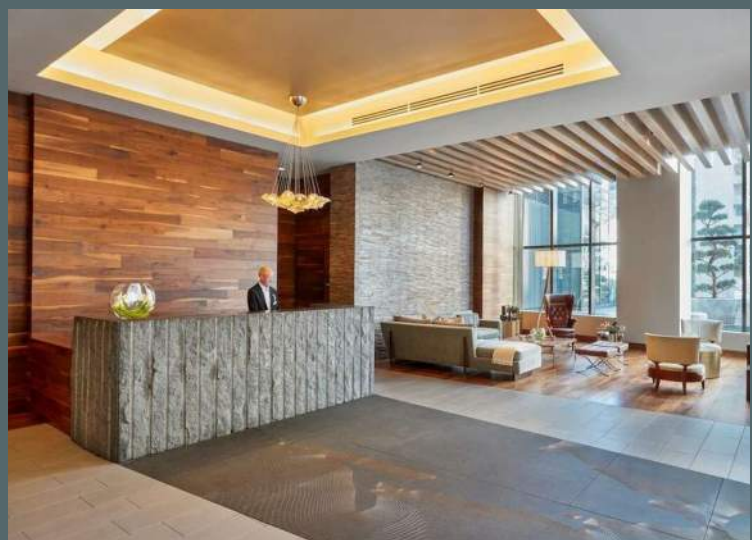
SECTION B











- Lobby with Leasing office / Mail & package room
- Club Lounge with seating, cooking, games and entertainment areas
- Work Lounge with Conference room / Co-Working / Library
- Indoor Fitness / Gym
- Outdoor Spa / Sauna / Workout Space
- Bike storage and repair / Maker space
- Tenant Storage / Kayak & Paddleboard Storage
- Outdoor Patios and Roof Deck with landscaping, seating areas, grills, fire-pits
- Community Garden
- Pet Centered Amenities / Dog spa & Dog walk

