

## HARBORVIEW

*Charlestown, Massachusetts*

*Client: JPI*



Elkus Manfredi Architects designed HarborView, a 400,000-square-foot residential building in Charlestown's historic Navy Yard. The building features 224 luxury units on 11 floors with ground level retail and two below-grade parking levels.

Evoking the traditional pier structures found throughout the neighborhood, HarborView consists of three residential wings that penetrate the main building and step up in height as they recede from the water. HarborView complements the existing historic structures in the Navy Yard while maintaining a contemporary architectural expression. The design combines rich textural details of brick and precast concrete with crisp modern lines of glass and metal. Elkus Manfredi designed the building to minimize the impact of its height and massing on the surrounding Navy Yard buildings and spaces, while maximizing allowable buildable area. Taking advantage of required stepped height restrictions, the building features roof terraces with panoramic views of Boston Harbor and the downtown skyline.

HarborView was permitted under the Massachusetts Chapter 91 waterways licensing program, which promotes public use of the Commonwealth's coastlines. The design incorporates a fully landscaped 1.5-acre public park that extends Boston's Harborwalk network, land-side access via public view corridors, and core-shell space for facilities of public accommodation.



