

100 CAMBRIDGE STREET

Boston, Massachusetts

Client: MassDevelopment



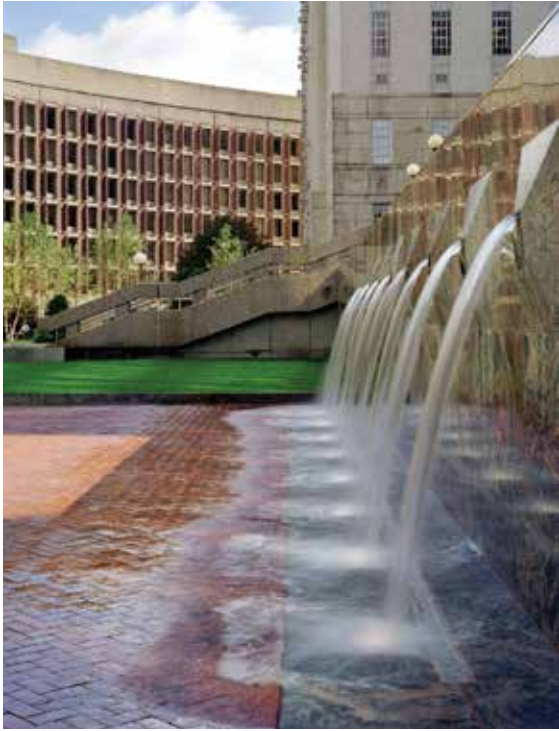
AWARDS

AWARD OF EXCELLENCE FINALIST
URBAN LAND INSTITUTE, 2006

THE OFFICE BUILDING OF THE YEAR
BOMA BOSTON, 2005

The Massachusetts Legislature invited development proposals to rehabilitate the defunct 22-story Leverett P. Saltonstall State Office Building. Partnering with MassDevelopment, Elkus Manfredi Architects' winning design solution created a signature mixed-use development and achieved far more than the project's original scope through incorporation of private sector components that carry much of the project cost.

Elkus Manfredi wrapped the Saltonstall Building on three sides with a five-story, pedestrian-scaled streetscape of mixed uses that transformed the forbidding plaza into a vibrant new neighborhood of residences, retail, office, and open space. Formerly occupied by a solitary office tower surrounded by vacant plazas, this historic Beacon Hill site has been enlivened and extended to its original edges along Bowdoin and Cambridge Streets. The repositioned office building itself presents two distinct images and addresses, seamlessly combining very different public and private identities and functions. Two parks — the Garden of Peace, dedicated to victims of violence, and Saltonstall Plaza, honoring a legacy of public service — are strategically placed to offer respite and recreation while solving functional access challenges. Permanent public art installations engage and uplift users of the building and public areas.





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