



The South Station Air Rights Development Project is a three-phase project consisting of a 49-story office tower as phase I, a residential and hotel component as phase II, and a nine-story office building as phase III. All components are designed to sit above the South Station Transportation Center in Boston, Massachusetts. Phase I of the project is designed to complement the historical and architectural context of existing structures while minimizing the impact of development on the surrounding neighborhood.

The 1.2 million-square-foot phase I office tower was LEED CSv2.0 pre-certified at the Silver level based on the submission of documented plans to satisfy green performance and systems requirements. Upon building completion in 2011, and pending final documentation and review, the South Station office tower is poised to become Boston's first LEED for Core and Shell-certified, high-rise office building. Sustainable features and energy data are as follows:

- **Design encourages the use of mass transportation by capitalizing on the site's proximity to several alternative modes of public transportation served by South Station.**
- **Roof designed to minimize contribution to urban heat island effect.**
- **Energy efficient curtain wall.**
- **Energy efficient HVAC systems designed to achieve higher indoor air quality by providing a higher proportion of outside air than other Boston office buildings.**
- **Use of construction materials that contain minimal VOCs in order to enhance the indoor air quality.**
- **Extensive water conservation measures.**
- **Energy Use Intensity (EUI) = 187.9 kBtu/sf/yr**
- **Percent CO2 reduction = 45%**
- **ENERGY STAR design rating = 90**
- **Energy Savings = 152,587,263.2 kBtu per year***
- **CO₂ Savings = 6,100.3 tons CO₂ per year***
- **Energy Cost / Square Foot = \$1.45 per year**

* Annual savings compared to an average building with EPA rating of 50.



BOSTON SOUTH STATION
Pelli Clarke Pelli Architects

PROJECT
South Station Air Rights Development

LOCATION
Boston, Massachusetts

CLIENT
Hines Interests Limited Partnership

DESIGN ARCHITECT
Pelli Clarke Pelli Architects

ARCHITECT OF RECORD
Kendall Heaton Associates