

## RESILIENT LINKAGES/Team Design Process

**NBBJ** is committed to city life and urban revitalization, believing that the well-being of contemporary American society depends on the health and prosperity of its cities and the quality of the public realm. We are intent on creating provocative urban districts with a unique sense of place, advance the quality and health of the developed and natural environments, and enhance community and culture through design. We applied these principles to Boston Living with Water and committed to a process focused on collaboration, pragmatism and ultimately providing a detailed, flexible district framework plan with the policies to make it all happen.

As planners, we always rely on the contributions of a team of expert collaborators, chosen to address the unique challenges and opportunities of a project. During BLwW, we were joined by the landscape architecture firm **Ground**, a hydrogeologist from **Haley & Aldrich**, ecologists from the **Charles River Watershed Association** and sustainability consultants from **Atelier Ten** and **Kleinfelder**.

We set out to transcend the limitations of a competition of ideas to imagine a pragmatic approach to the redevelopment of the 100 Acre District on Boston's Fort Point Channel. Our mutual goal was to design a district that will be livable, sustainable, beautiful and – most importantly – buildable. We haven't limited ourselves to today's methods for achieving these goals, but have envisioned future possibilities rooted in technologies emerging now, but sure to advance over the timeframe of the district's development.

The district will encompass all of the qualities of great neighborhoods – density, walkability, ample services, amenities and open space. However, those are not enough. To make the district viable in the long term we imagined systems that promote sustainability and resiliency to be integrated directly into all aspects of development. Our team of experts coupled their knowledge of energy harvesting systems, processing water and mitigating the damage from extreme climate events with unfettered imaginings of advancing technologies such as solar roads, district-portioned cisterns fed by phytoremediated stormwater, and capturing the heat from Gillette's wastewater to jumpstart energy production for the district. Our plan is multipurpose down to the buildings themselves, which will provide energy, green space, retreat from rising sea levels and proximity to the advantages of a thriving urban district.

We charged ourselves with joining these leaps of imagination to the necessity of implementation. The bottom line is a plan's line in the sand. We linked incentives to the perceived challenges of building here now as well as in the future. At every turn we asked ourselves, why would a developer build this and how can the City inspire them to adopt new modes of building? Planners are often called upon to adapt policy to our plans, and, as demonstrated with our approach to emerging technologies, our policy solutions expand existing requirements, such as Chapter 91, to respond to the anticipated challenges of climate change. We also envisioned incentives that would support a successful proforma for a building in the 100 Acre District. These measures will satisfy the development community even as they meet the heightened expectations of the Resilient Linkages plan.