

ZEPHYR ARCHITECTS

# Parcel F1

**Location**

Boston, MA

**Use**

Commercial Mixed Use

**Size**

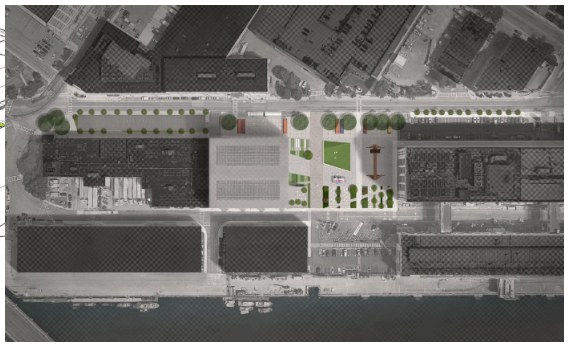
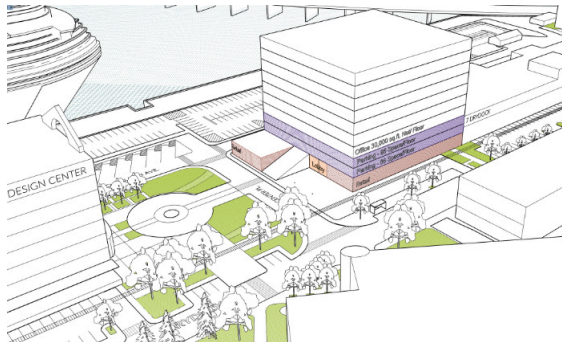
350,000 sq.ft.

**Cost**

200 Million

**Constraints**

Complex Mixed Use  
Management



F1 is a visionary mixed-use development located in Boston's Raymond L. Flynn Marine Industrial Park, uniquely blending retail spaces, high-tech laboratories, and marine industrial uses within a shared facility. Drawing inspiration from the simple industrial forms of the past, the architecture re-imagines these elements to reflect a future where experimental technology and industry converge. This approach respects the site's industrial heritage while projecting a forward-thinking vision, aligning with the park's Master Plan to illustrate how current development trends can drive toward an even greater future.

Enveloped by a new public plaza designed to facilitate interaction among occupants, visitors, and the community, F1 enhances connectivity with integrated amenities and transit options, contributing to the vibrancy of the Marine Park. The design embraces human-centered planning principles, balancing the functional requirements of machinery and equipment with the needs of human occupants. By integrating parking, industrial use, and retail integration, F1 demonstrates a progressive approach to urban development, setting a model for future projects in similar urban contexts while contributing to Boston's evolving architectural narrative.