Parcel 2
Concept Plan Review

19 July 2023

Site Plan & Public Realm

2. The extensive ground floor transparency is promising and well-placed to activate the public realm. However, it is critical that the programs identified for the residential amenity spaces provide sufficient activation. It will be important that those programs are further defined as the design progresses, especially for the program facing South Water Street.
SEE NEW IMAGES.

3. The landscape strategy is promising but not fully resolved, which is to be expected at this stage of the project.
SEE NEW IMAGES.

4. There are some accessibility details that need to be worked out as the public realm design advances. The primary curved accessible route to the plaza podium level would benefit from having some of the retaining wall carved away to improve its visibility and encourage intuitive navigation. The accessible route to the cafe space at the corner of James Street and South Water Street as well as the arcade that rises above it needs to be clarified.
SEE NEW IMAGES.

5. The corner plaza at James Street and South Water Street should be further studied to determine if a cafe is the most effective program to activate the space.
SEE NEW IMAGES.

Massing & Building Expression

4. The spatial definition of the corner plaza at James Street and South Water Street should be strengthened in order to hold the corner with more strength and confidence. The current scheme is overly deferential to the rear facade of the historic building.
SEE NEW IMAGES

5. The kink of the gray building volumes facing the courtyard and along South Main may be an example of where there is one move too many.
MIGHT BE SIMPLIFIED AS THE DESIGN IS DEVELOPED FURTHER.

Facade Design

2. The strength of the underlying facade logic needs to be carried to the few remaining large unresolved or underdeveloped facades (e.g., the monolithic rear facade of the five-story mass facing the river should be broken down or articulated in some way).
THIS WILL BE DEVELOPED FURTHER IN THE NEAR FUTURE.

3. The piers would benefit from a more unified resolution at the top of the building. This could, for example, be addressed through a unified cornice line.
I DO NOT AGREE WITH THIS.

4. The asymmetrical bays and wood-paneled fenestration is engaging and promising, but the pattern of fenestration could be deployed in a more intentional way as the unit floor plans are developed.
AGREED, AND THIS WILL BE DEVELOPED FURTHER IN THE NEAR FUTURE.

5. The bay window approach is most effective when the bay stops shy of the top floor allowing for a stronger, more unified approach to the top of the building.
WE WILL STUDY THIS

6. The James Street facades would benefit from a slightly simpler and more unified approach.
SEE NEW IMAGES. THIS WILL CONTINUE TO EVOLVE.

Facade Design

3. The piers would benefit from a more unified resolution at the top of the building. This could, for example, be addressed through a unified cornice line.

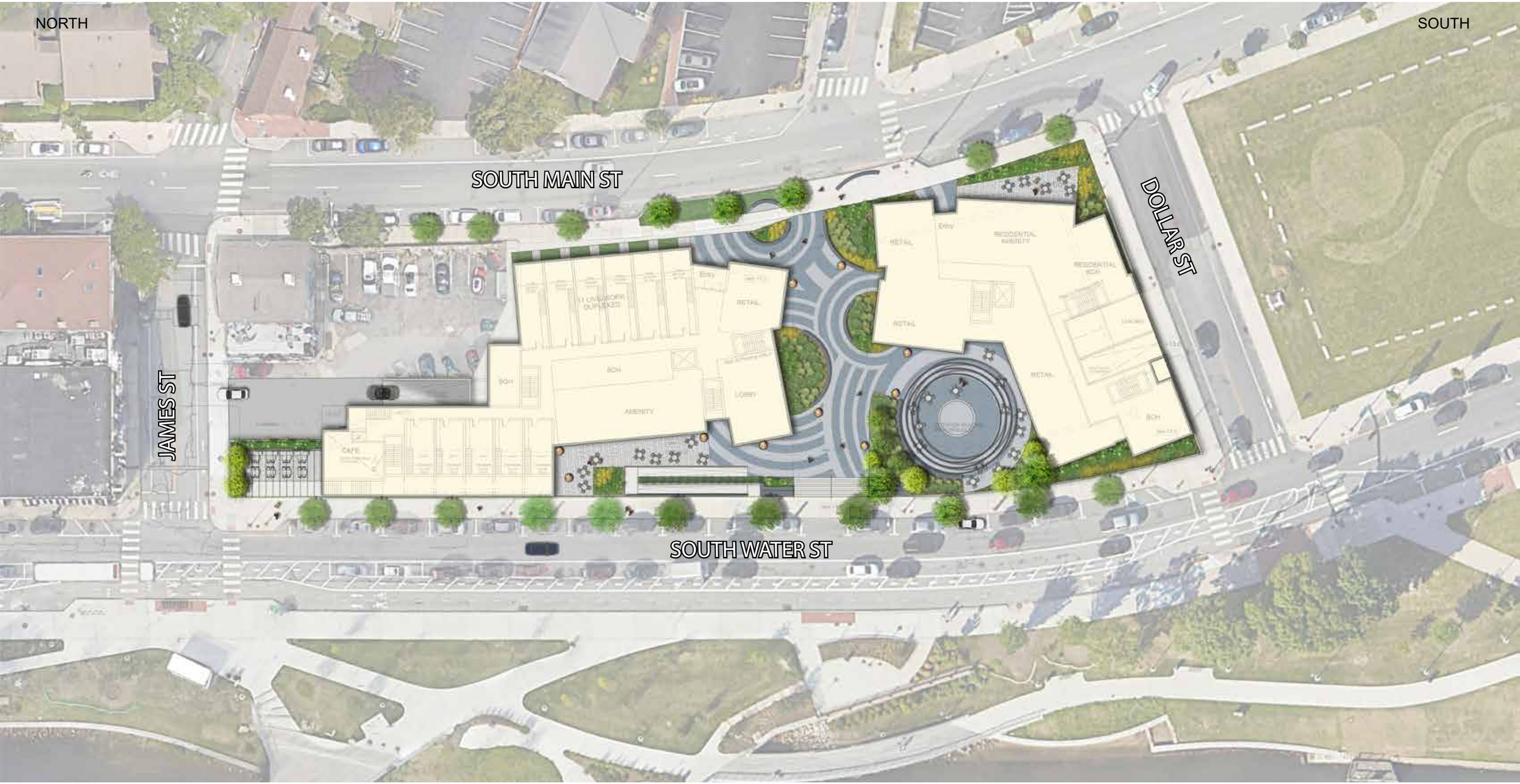
See this building precedent (on the right) with pier expression extending to the top of the building. There is some articulation at the roofline, but not an overhanging cornice.

In the case of some newer buildings, cornices can sometimes appear to be forced, superficial add-ons.

CURRENT PROPOSAL: Site Plan within larger context

CURRENT PROPOSAL: Concept Landscape Plan

-landscape architect has updated accessible ramp, developed planting/landscaping strategy



CURRENT PROPOSAL: Concept Landscape Plan

-landscape architect has updated accessible ramp, developed planting/landscaping strategy

CURRENT PROPOSAL: Programs on South Water St Terrace

-Residential amenity space will be lounge space with adjoining terrace AND a small retail space

RESIDENTIAL LOUNGE

CURRENT PROPOSAL: Programs on South Water St Terrace

-Residential amenity space will be lounge space with adjoining terrace AND a small retail space

RETAIL SPACE

CURRENT PROPOSAL: Concept Landscape Plan

-define garden areas in front of live/work units; develop areas for bike parking

CURRENT PROPOSAL: Concept Landscape Plan

-define garden areas in front of live/work units; develop areas for bike parking

CURRENT PROPOSAL: Concept Landscape Plan

-collaborating with landscape architect to develop the corner cafe terrace. Rear wall separates drop-off area/driveway; planter with hedge and overhead trellis further define this space.

CURRENT PROPOSAL: Massing & Building Expression

-piers are extended to the ground, extra volume added to address proportion

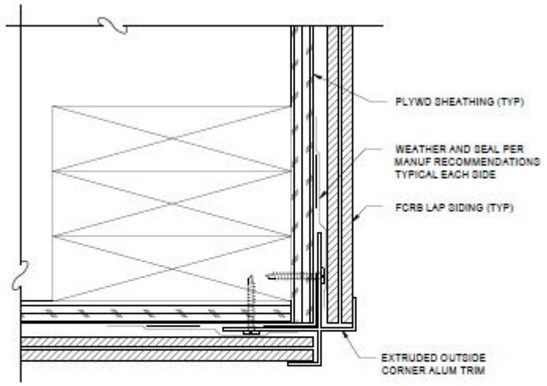
Earlier Scheme

CURRENT PROPOSAL: Massing & Building Expression

-simplify the James St elevations. We will continue to refine.

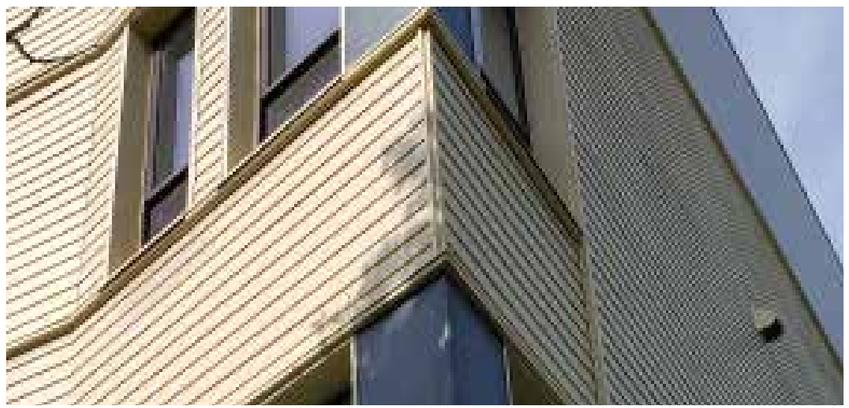
CURRENT PROPOSAL: Facade Design

-precedent for joint at terra cotta shingles



1 / A4.02 EXTERIOR SIDING: DETAIL
SCALE: 6"=1'-0"

We propose to use a two L-shaped pieces of aluminum trim- in essence which form an "X" at the corners. The terra cotta shingles will butt directly into the corner joint. We will then paint the trim to match the shingle color. We used this system at our Parcel U project in Jamaica Plain (with fibercement panels.)

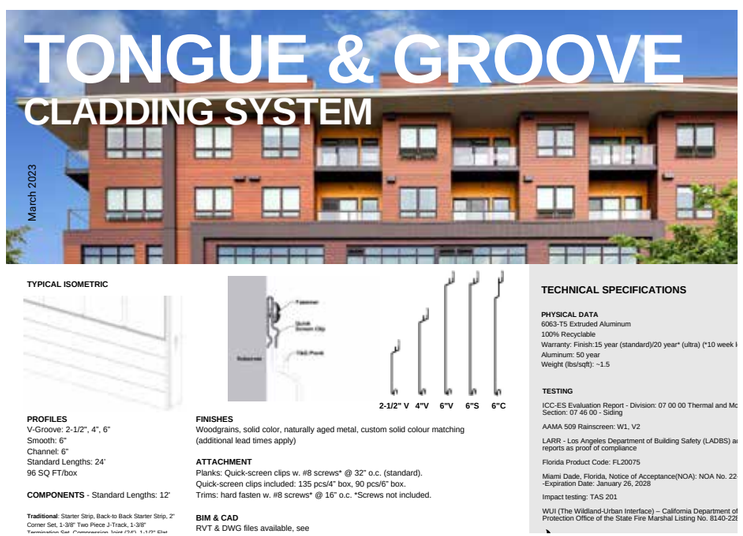


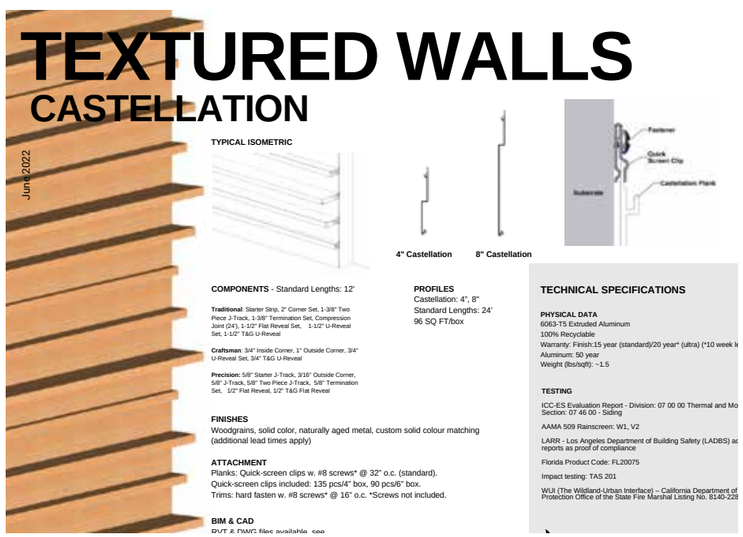
CURRENT PROPOSAL: Facade Design

-simplified exterior cladding expression using terra cotta shingles and "wood-look" metal panel system

Current Proposal- Terra Cotta shingles with wood-look infill metal panel. Metal panel system has an integral vertical wood-look metal

Earlier Proposal- slightly more involved infill detail.



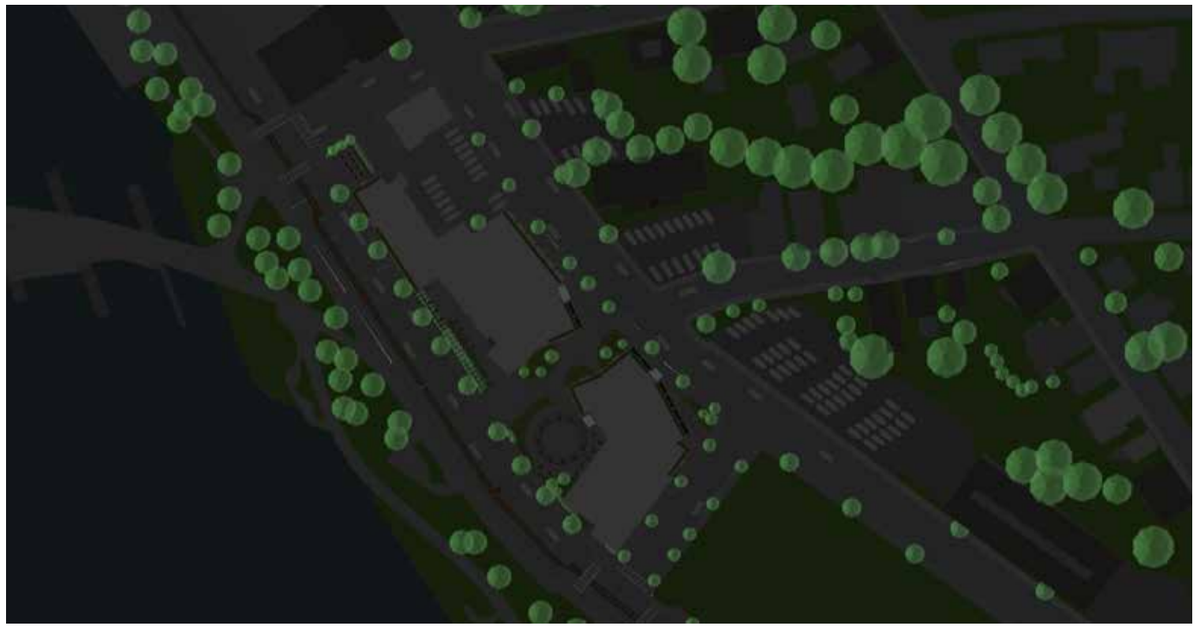


Shadow Studies: March 21- Vernal Equinox

9: 00 AM- Morning

12: 00 PM- Noon

3: 00 PM- Afternoon



6: 00 PM- Evening

Shadow Studies: June 21- Summer Solstice

9: 00 AM- Morning

12: 00 PM- Noon

3: 00 PM- Afternoon

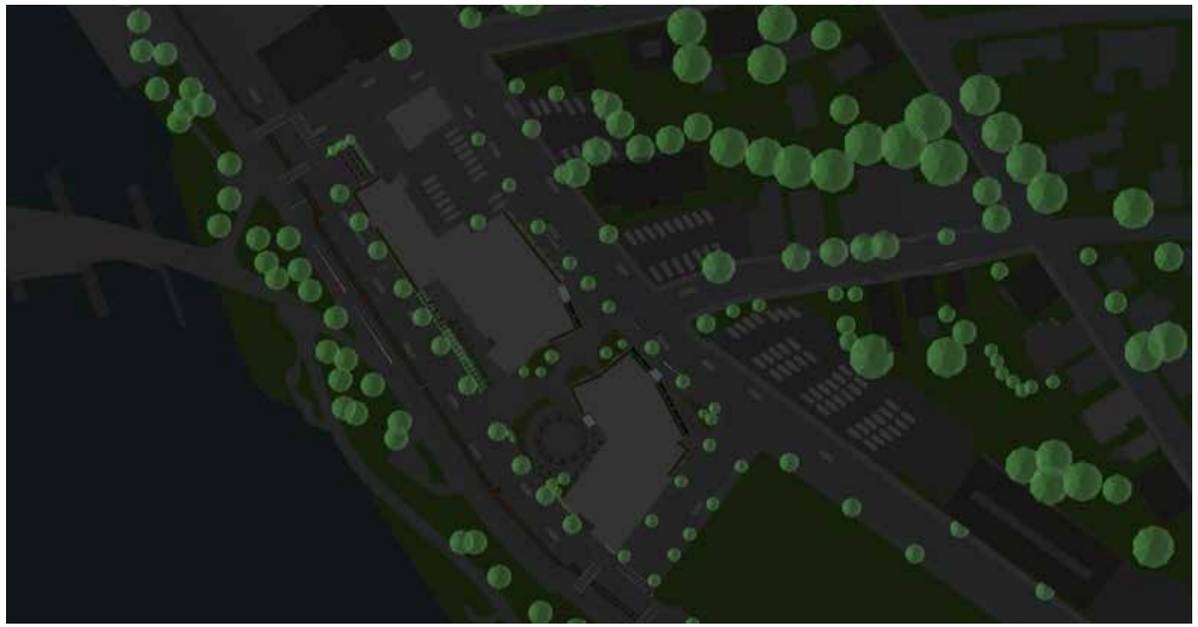
6: 00 PM- Evening

Shadow Studies: September 21- Autumnal Equinox

9: 00 AM- Morning

12: 00 PM- Noon

3: 00 PM- Afternoon



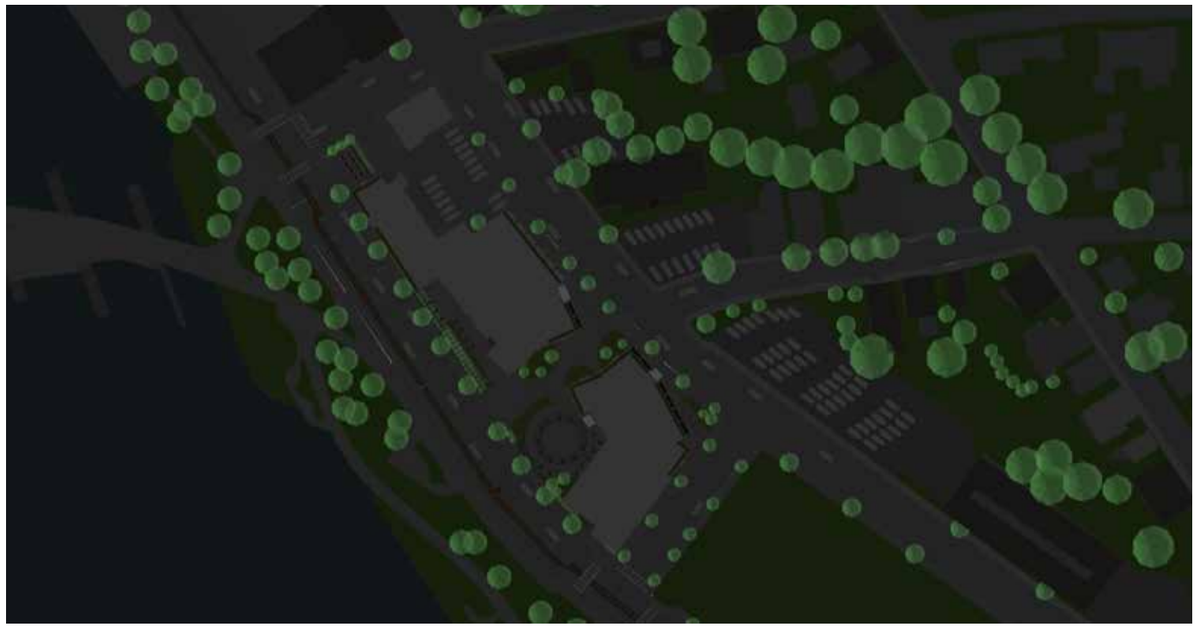
6: 00 PM- Evening

Shadow Studies: December 21- Winter Solstice

9: 00 AM- Morning

12: 00 PM- Noon

3: 00 PM- Afternoon



6: 00 PM- Evening