



DOT BLOCK: BCDC UPDATE

SUBCOMMITTEE MEETING | FEBRUARY 26, 2019

Samuels
Associates &
WINTERGOLD, LLC





What We Heard Feb 5th, 2019 Committee Hearing Landscape / Transportation

- 'The central plaza will be your front door address. How will you define the space so its uses are clear?'
- 'How could the central plaza pedestrian areas better connect to the other open spaces?'
- 'Urban green is a great improvement over 2016 open space. How do you see the space being used?'
- 'Did the Hancock / Pleasant intersection change from 2016 at BTD's request?'

What We Heard Feb 5th, 2019 Committee Hearing

Architecture / Urban Design

- 'The 6 story massing is too close to edge as it turns towards Greenmount Street. Would the team consider pushing that volume further back from the street?'
- 'Can the team review previous Greenmount St design in the context of current design?'
- 'Material palate leans too uniform throughout the site. Consider more variety + color.'
- 'Dot Ave facades need clarity as a gateway to the project. Think about how facades face the street, included considering future context.'
- 'How will be project be visible contextually? Can we see it from Meeting House Hill?'



What We Heard Feb 19th, 2019 Subcommittee Meeting

- 'Further study central plaza drive intersection. Including traffic concerns and paving.'
- 'Is there a way to get more publically accessible space on the urban green?'
- Provide more information on Dot Ave facade details and materials.



ARCHITECTURAL DESIGN UPDATE

AERIAL VIEW BEFORE MATERIAL PALETTE



AERIAL VIEW **UPDATED** MATERIAL PALETTE



EAST FACADES **BEFORE** DOT AVE FACADE STUDY



EAST FACADES **BEFORE** DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **UPDATED** DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **UPDATED**

DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **UPDATED**

DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **UPDATED**

DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **UPDATED**

DOT AVE FACADE STUDY



AERIAL VIEW **UPDATED**



GLOVERS CORNER VIEW **UPDATED**

DOT AVE FACADE STUDY



HANCOCK MID-BLOCK VIEW BEFORE MATERIAL PALETTE



HANCOCK MID-BLOCK VIEW **UPDATED**

MATERIAL PALETTE

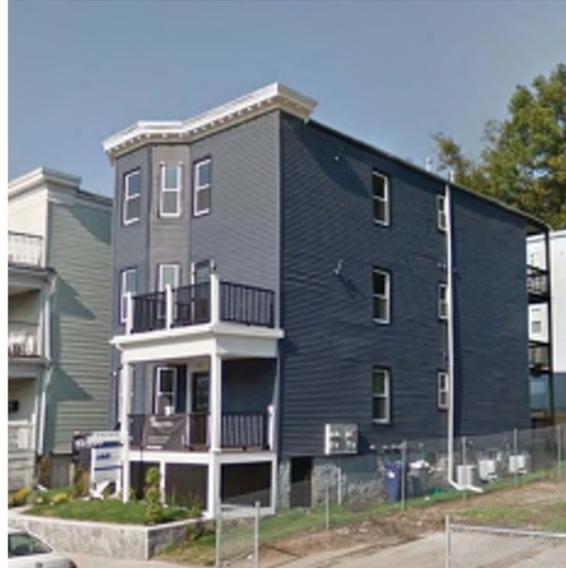


HANCOCK MID-BLOCK VIEW **UPDATED**

MATERIAL PALETTE



LOCAL RESIDENTIAL COLORS MATERIAL PALETTE



BLUE-GRAY



COLONIAL RED



SEA-GREEN



LIGHT GREY



DEEP RED



SEA-BLUE



NATURAL WOOD SIDING



BRICK

PLEASANT STREET VIEW BEFORE MATERIAL PALETTE



PLEASANT STREET VIEW **UPDATED**

MATERIAL PALETTE



PLEASANT STREET VIEW **UPDATED**

MATERIAL PALETTE



GREENMOUNT STREET VIEW BEFORE MATERIAL PALETTE

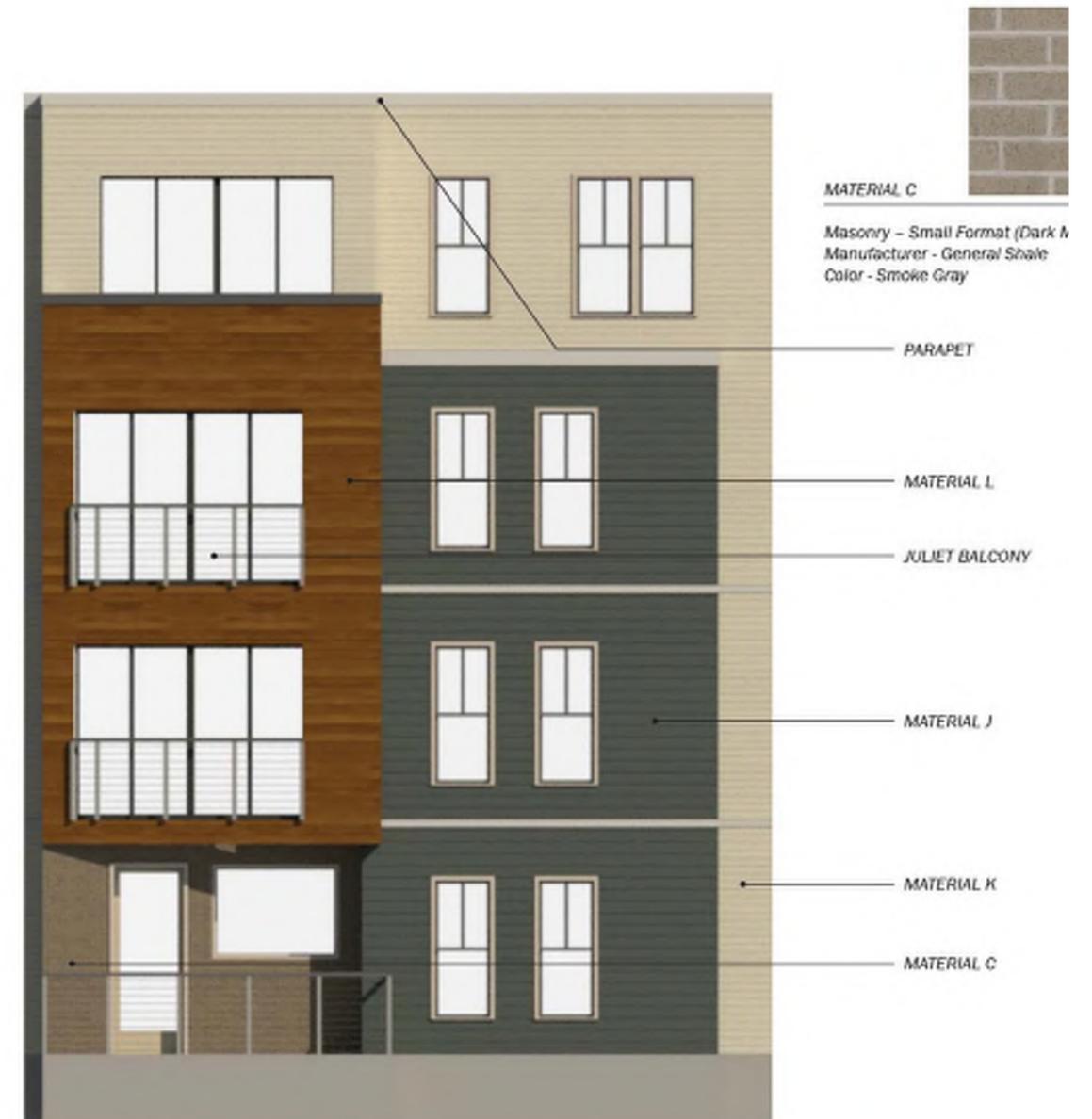


GREENMOUNT STREET VIEW **UPDATED**

MATERIAL PALETTE



GREENMOUNT 2016 COMPARISON MATERIAL PALETTE



GREENMOUNT STREET VIEW **UPDATED**

MATERIAL PALETTE



DOT NORTH INTERIOR MID-BLOCK **BEFORE** MATERIAL PALETTE



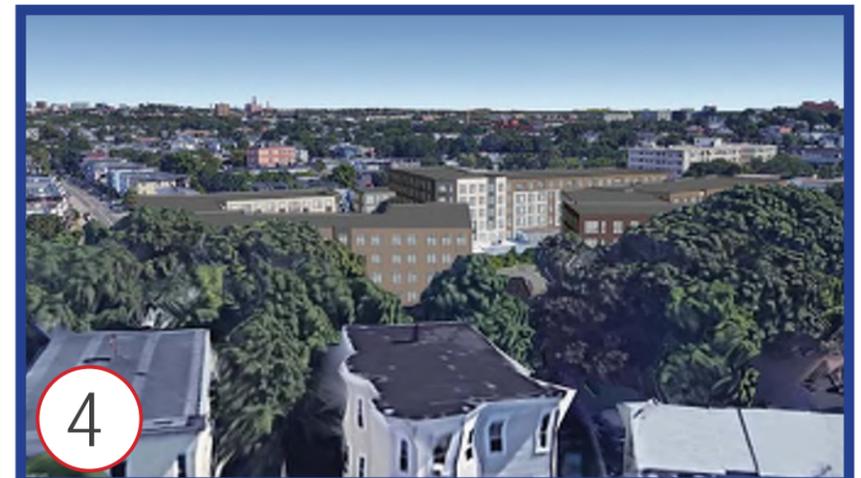
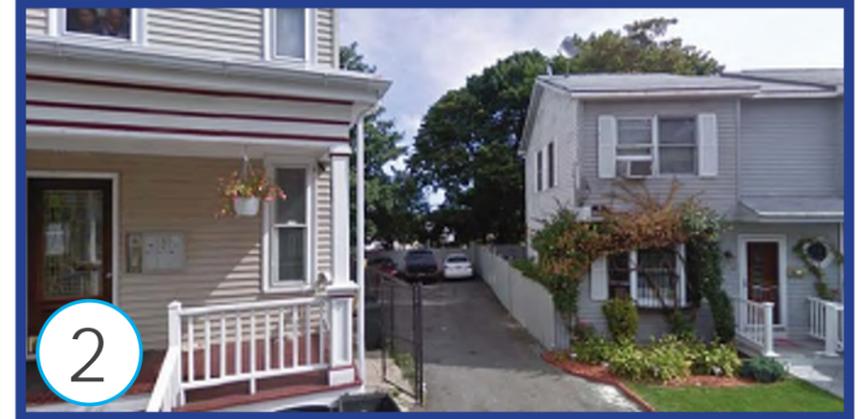
DOT NORTH INTERIOR MID-BLOCK **UPDATED** MATERIAL PALETTE



AERIAL VIEW **UPDATED** MATERIAL PALETTE



MEETINGHOUSE HILL CONTEXT VIEWS



LANDSCAPE DESIGN UPDATE

SITE PLAN



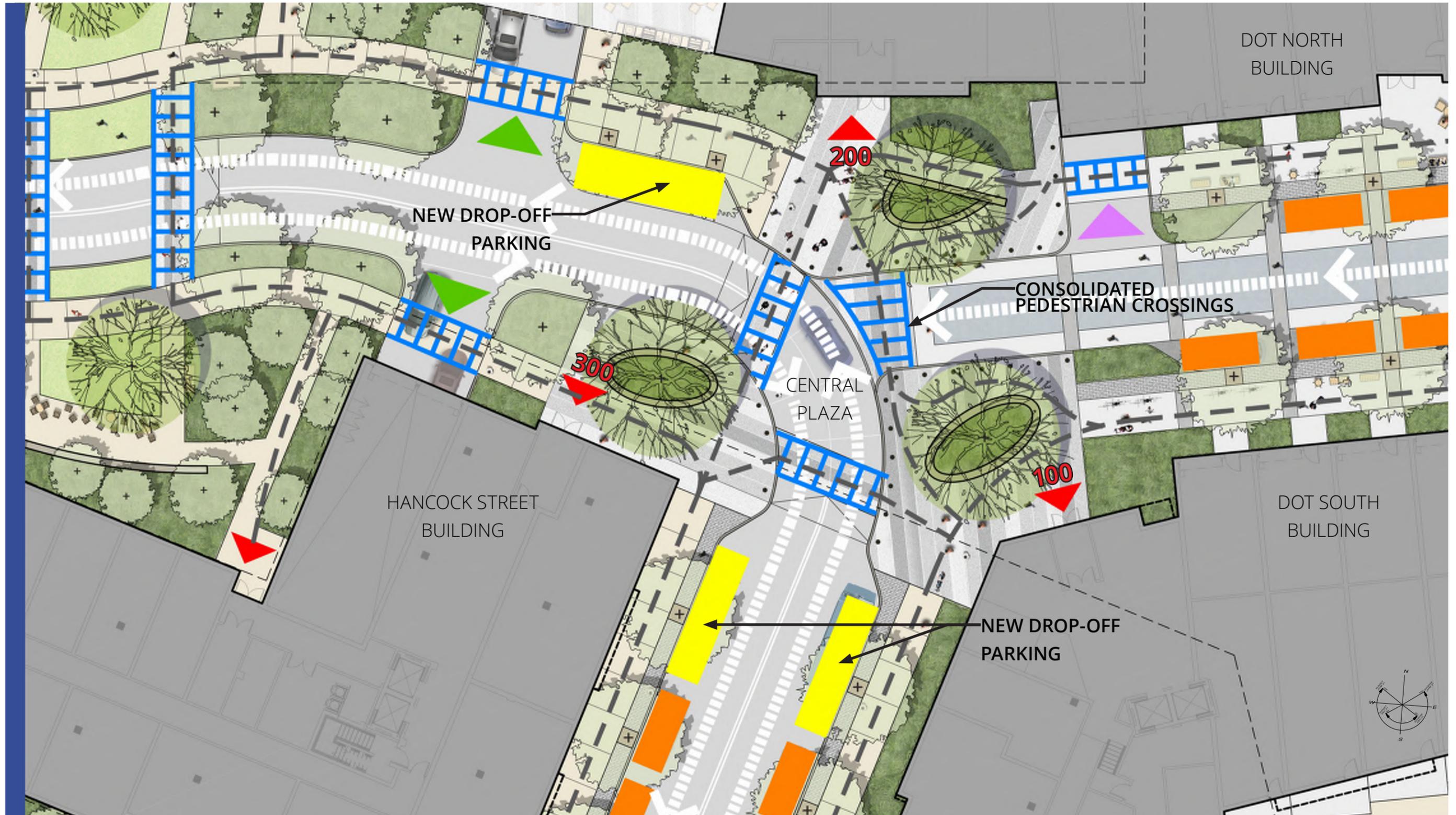
SITE PLAN CENTRAL PLAZA

BEFORE (2/19/2019)



SITE PLAN CENTRAL PLAZA

BEFORE (2/19/2019)



SITE PLAN CENTRAL PLAZA

AFTER



SITE PLAN CENTRAL PLAZA

AFTER



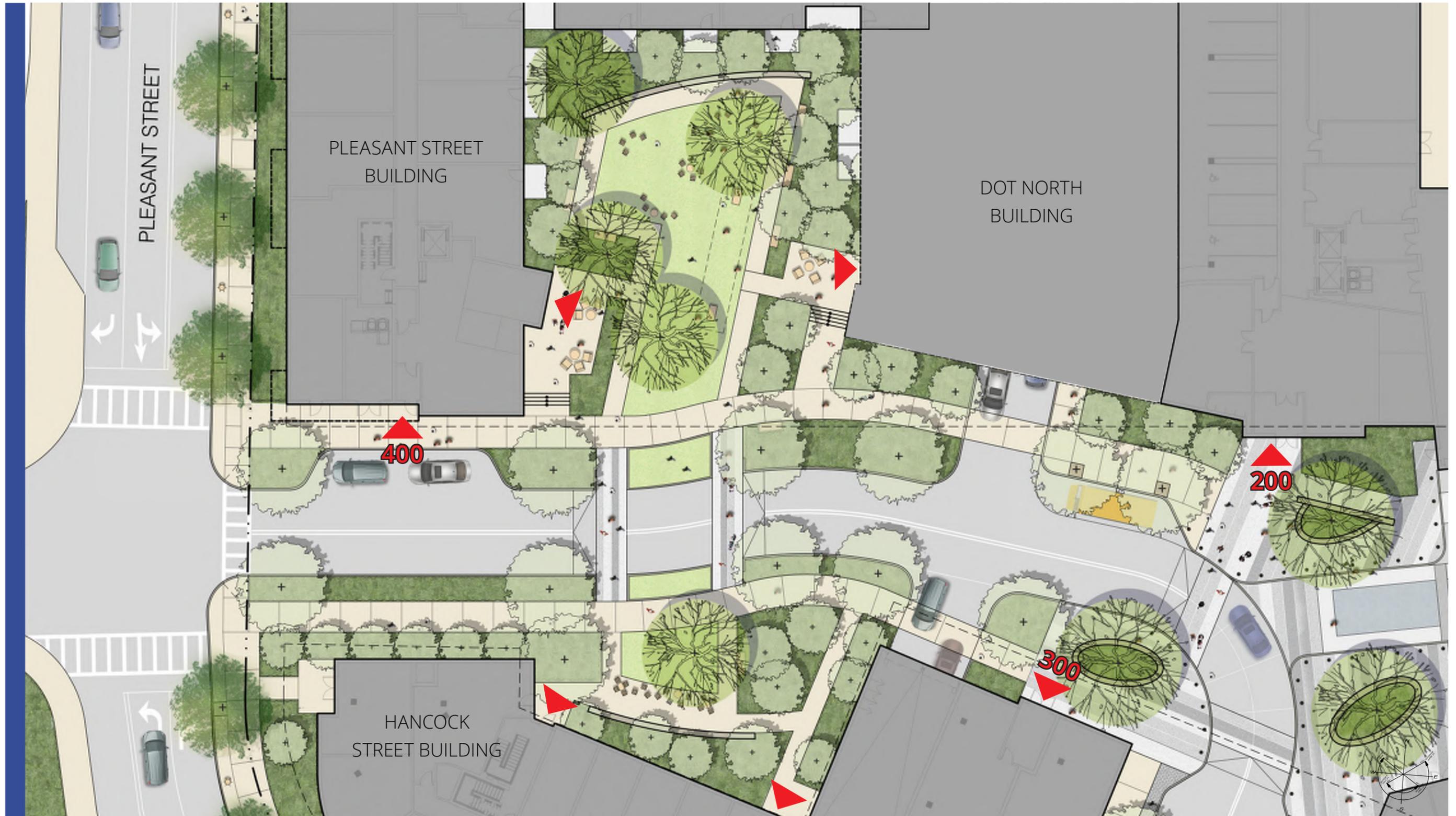
PERSPECTIVES CENTRAL PLAZA

2/19/2019



SITE PLAN
URBAN GREEN

BEFORE (2/19/2019)



SITE PLAN

URBAN GREEN

AFTER



PERSPECTIVES

URBAN GREEN



PERSPECTIVES

URBAN GREEN



PERSPECTIVES

URBAN GREEN

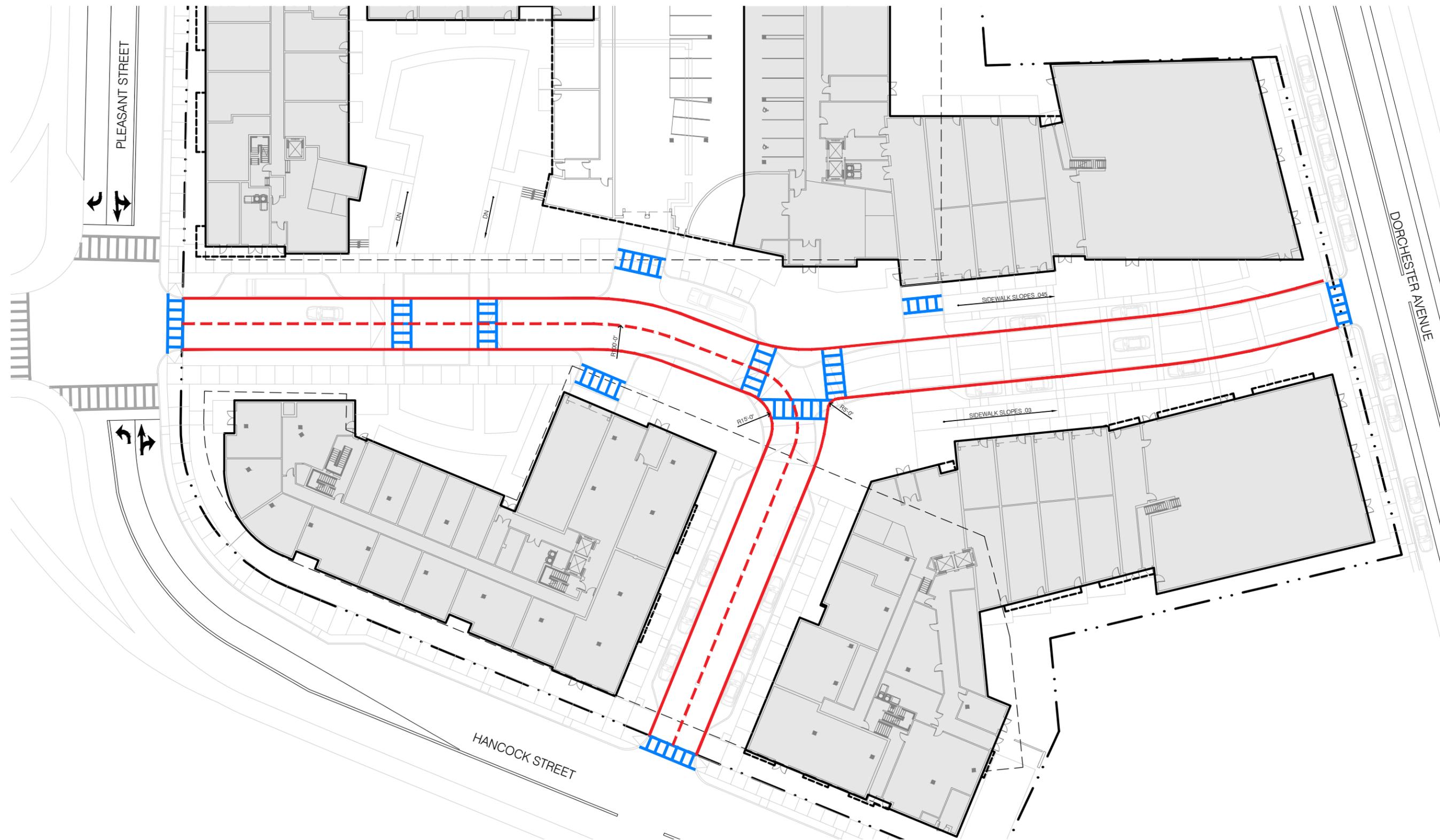




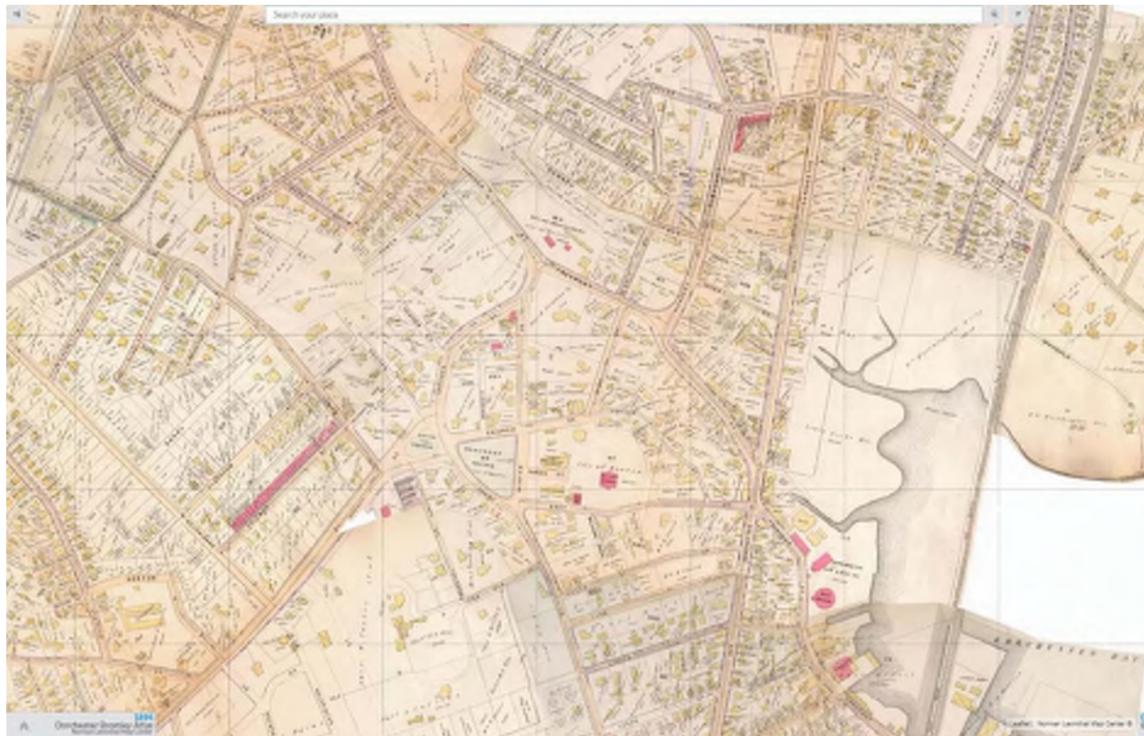
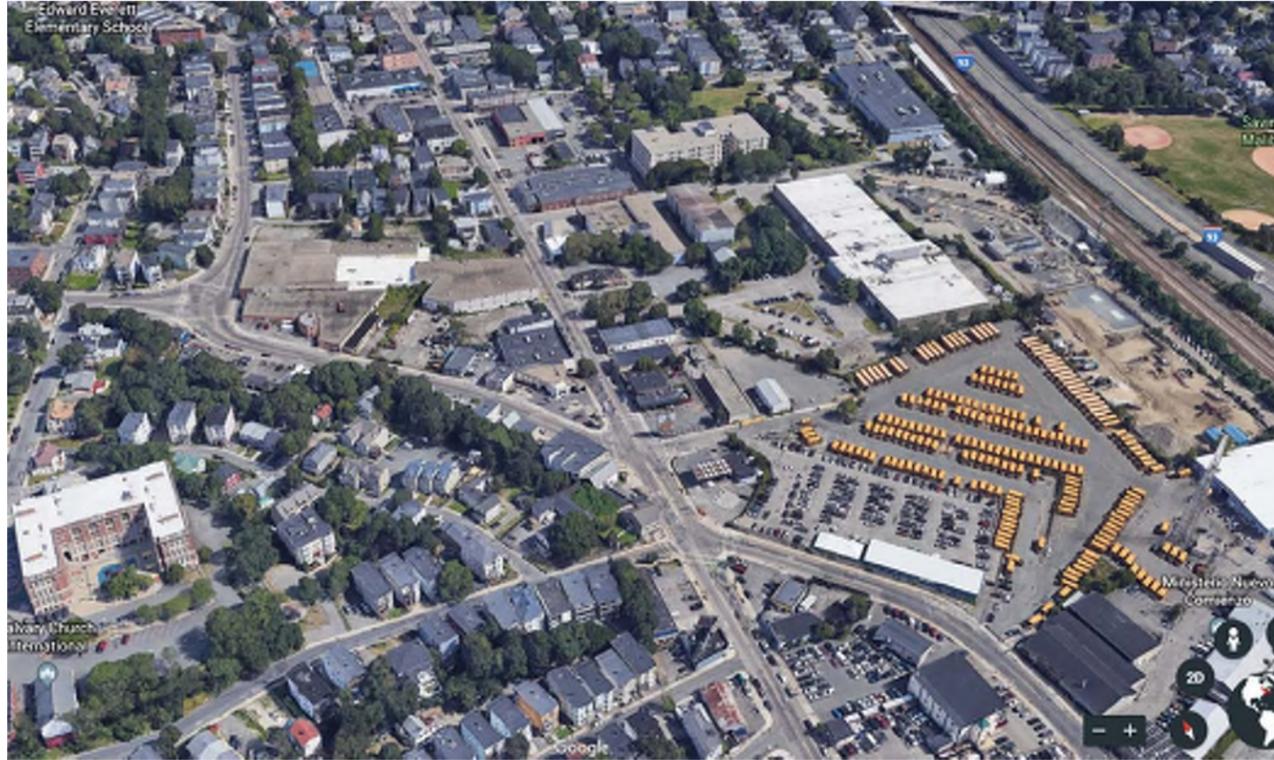
QUESTIONS

CIRCULATION STUDY

SITE DRIVES



STREET VIEW FROM NORTH **UPDATED** DOT AVE FACADE STUDY



AERIAL VIEW BEFORE GREENMOUNT STUDY



AERIAL VIEW **UPDATED** GREENMOUNT STUDY



STREET LEVEL VIEW BEFORE GREENMOUNT STUDY



STREET LEVEL VIEW **UPDATED** GREENMOUNT STUDY



EAST FACADES **BEFORE** DOT AVE FACADE STUDY



STREET VIEW FROM SOUTH BEFORE DOT AVE FACADE STUDY



STREET VIEW FROM NORTH BEFORE DOT AVE FACADE STUDY



STREET VIEW FROM NORTH **BEFORE** DOT AVE FACADE STUDY



STREET VIEW FROM NORTH CONTEXT **BEFORE** DOT AVE FACADE STUDY



GLOVERS CORNER VIEW CONTEXT BEFORE DOT AVE FACADE STUDY



STREET VIEW FROM NORTH BEFORE DOT AVE FACADE STUDY

