

POWER HOUSE CNY

BUILDING 108

Response to Request for Proposals
Design Submission



Submitted to:

Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development
Agency

Room 910
Boston City Hall
One City Hall Square
Boston, MA 02201

Submitted by:

POWER HOUSE PARTNERS

With

Conroy Development Company
Bruner/Cott Architects
Lee Kennedy Co. Inc.
Dain, Torpy, Le Ray, Wiest & Garner,
P.C.

January 22, 2020

DESIGN NARRATIVE

The Team invested considerable effort and thought into ensuring that the proposed building added to the unique urban landscape that is the Charlestown Navy Yard. The Project Site is located directly adjacent to the Ropewalk, arguably the most historically significant structure in the Navy Yard, and across the street from Building 150, a relatively recent addition designed to complement the historic buildings in the HMA. Special care was taken to have the design complement the existing structures, evoke the Site's industrial and maritime past, and be a forward-looking building with sustainability in mind.

As designed, the building is contained within the volume of the existing structure. This volume allows for sufficient floor area, preserves the street wall and continuous façade along Third Avenue, and creates an interesting and sheltered courtyard between the Ropewalk and the rebuilt Building 108. The Team has not prepared a shadow study for this response, but no significant new shadows are expected from this design.

Materials are also in compliance with the guidelines and keeping with the historic setting and support the intention of complying with Secretary of Interiors Guidelines for compatible new construction. We imagine it being compatible in massing, scale, materials, solid to void ratios and color ranges. It would be detailed in a high-quality way that avoids duplication or imitation. To that end, brick with punched windows will be used along the Third Avenue street wall continues the façade largely created by Building 107. New ways of expressing ornament such as corbelled vaults and decorative panels will add to the character of the building as will stone water tables and bands. The connector remains as a transition between the two buildings. Openings will be modified to draw pedestrians through to a proposed open space. Along Ninth Street, the materials transition to seamed metal panels that recall the existing structure and the nearby Chain Forge Building. The tall windows with arched tops found throughout the Navy Yard are repeated here as well.

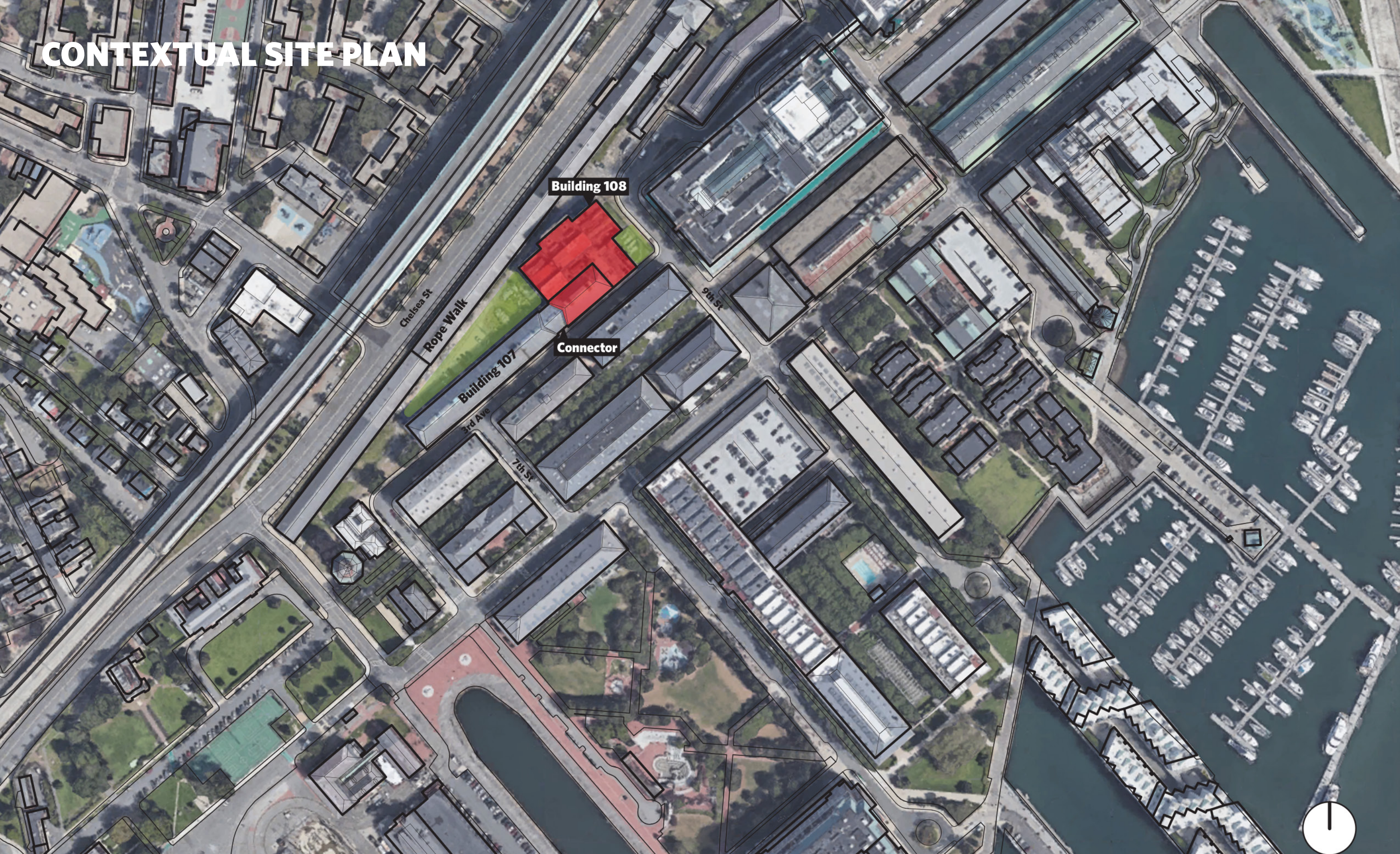
The project will comply with Article 37 and will strive for at least LEED Gold. The Team is addressing a major source of Greenhouse Gas emissions by not providing parking and encouraging tenants and visitors to take advantage of nearby bus and ferry routes. To the extent that parking is required, the Building 199 garage is nearby.

The lack of parking also eliminates garage entrances and/or at-grade parking, allowing an active ground floor, providing amenities to the residents and workers in the Navy Yard. The design calls for the retail to be split between restaurant and grocery store space, but this space can further adjusted or sub-divided to meet market demand. The growing residential population in the Navy Yard and Charlestown is increasing demand for these amenities and services.

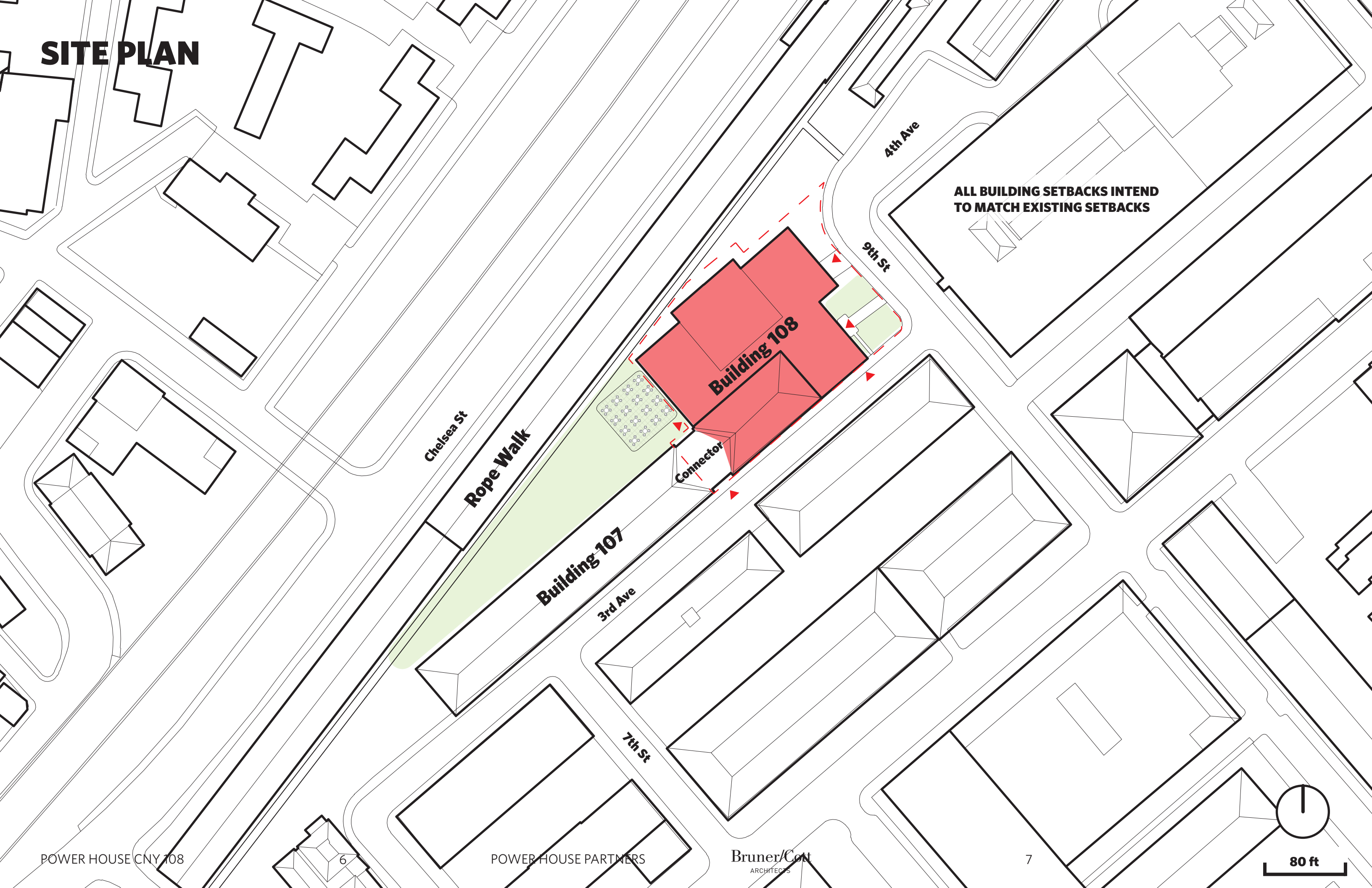
The space between the Ropewalk and Building 108 is an opportunity for special activation and landscaping. An outdoor patio can integrate into the improvements made by the redevelopment of the Ropewalk and can provide outdoor seating to be used by the restaurant(s), workers in the building, and Navy Yard residents.



CONTEXTUAL SITE PLAN



SITE PLAN



ALL BUILDING SETBACKS INTEND TO MATCH EXISTING SETBACKS

Chelsea St

Rope Walk

Building 107

3rd Ave

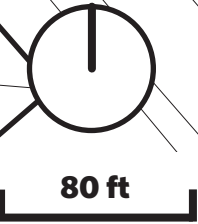
7th St

Connector

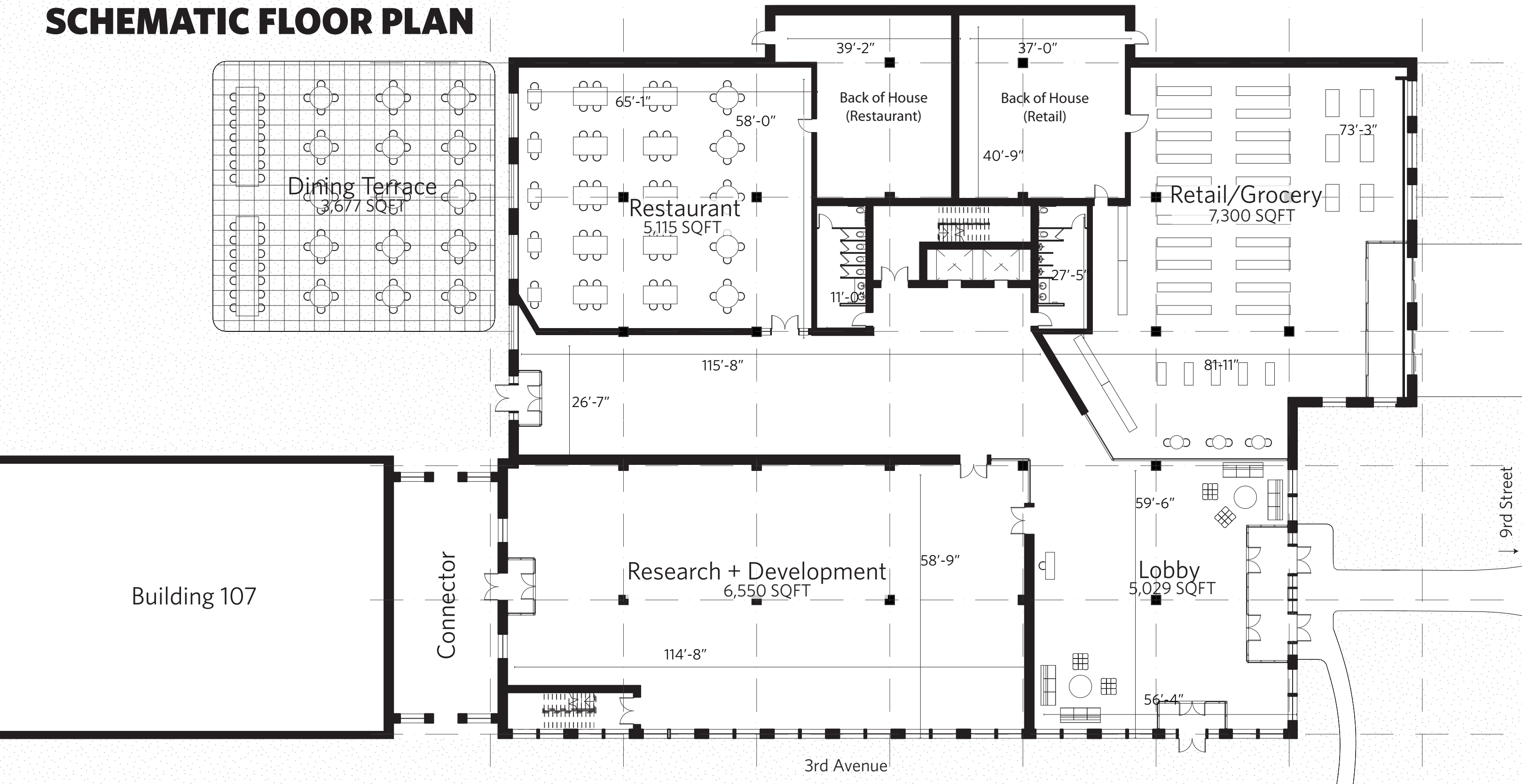
Building 108

4th Ave

9th St



SCHEMATIC FLOOR PLAN

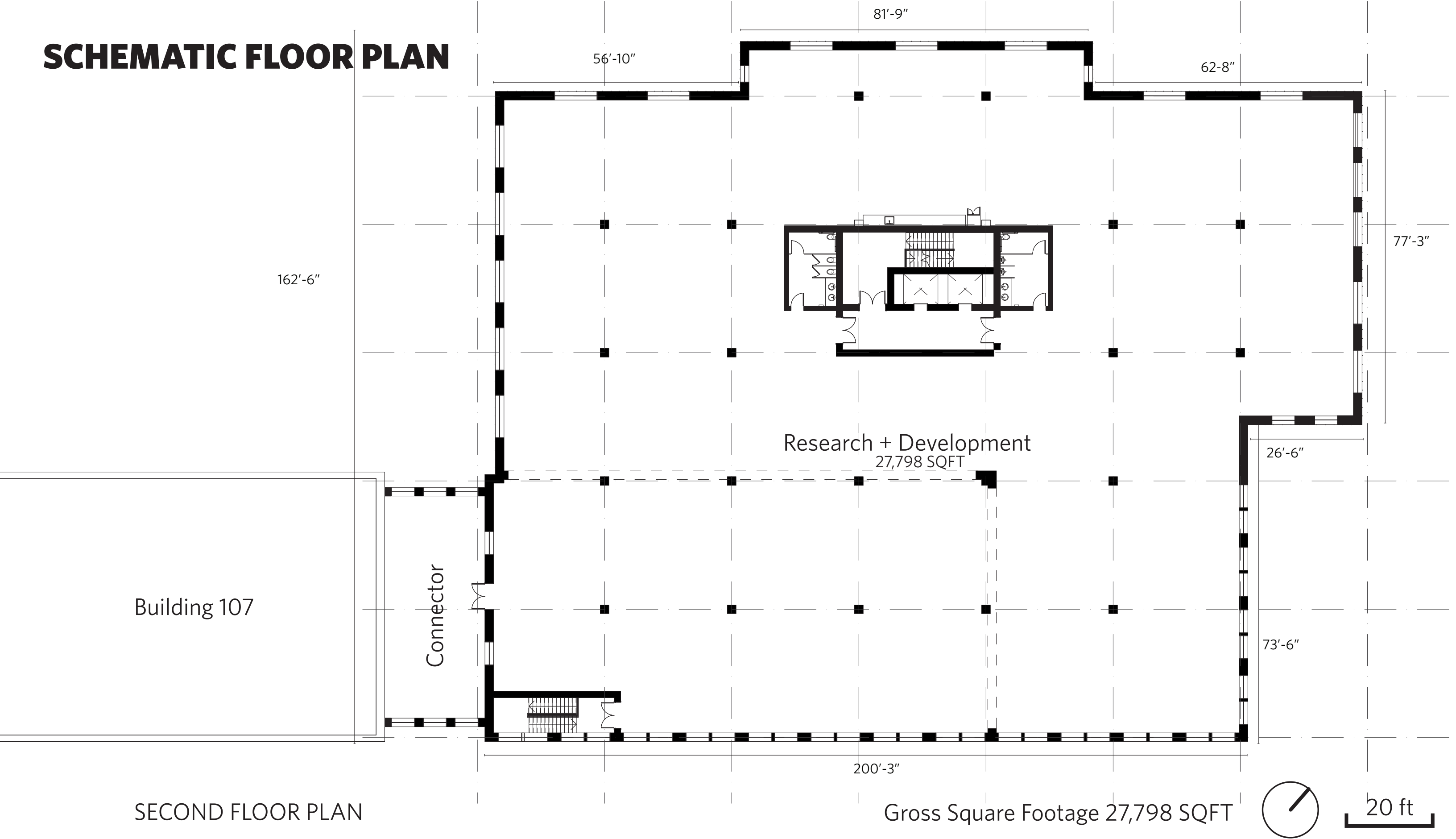


GROUND FLOOR PLAN

Gross Square Footage 27,798 SQFT



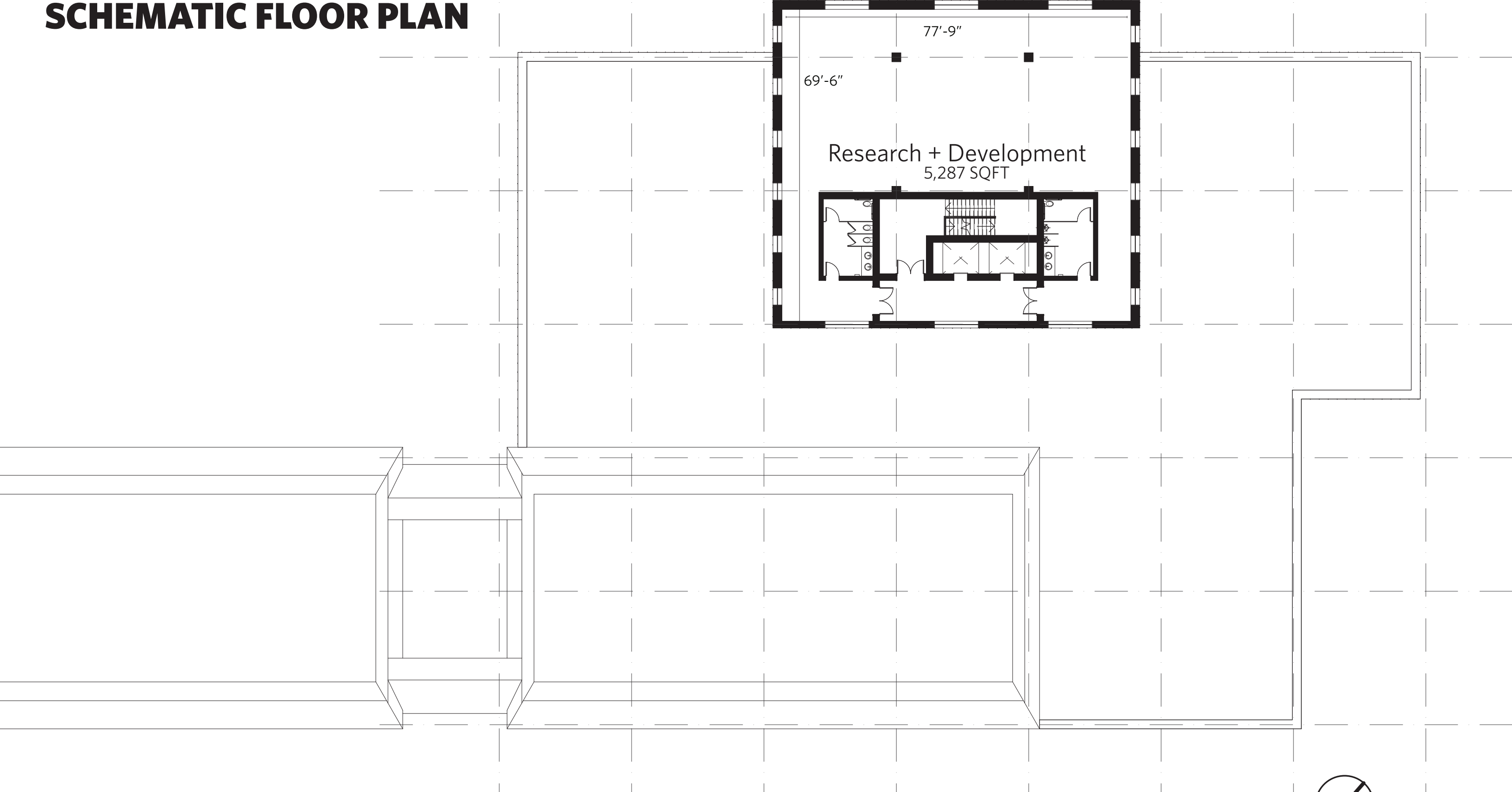
SCHEMATIC FLOOR PLAN



SECOND FLOOR PLAN

Gross Square Footage 27,798 SQFT

SCHEMATIC FLOOR PLAN



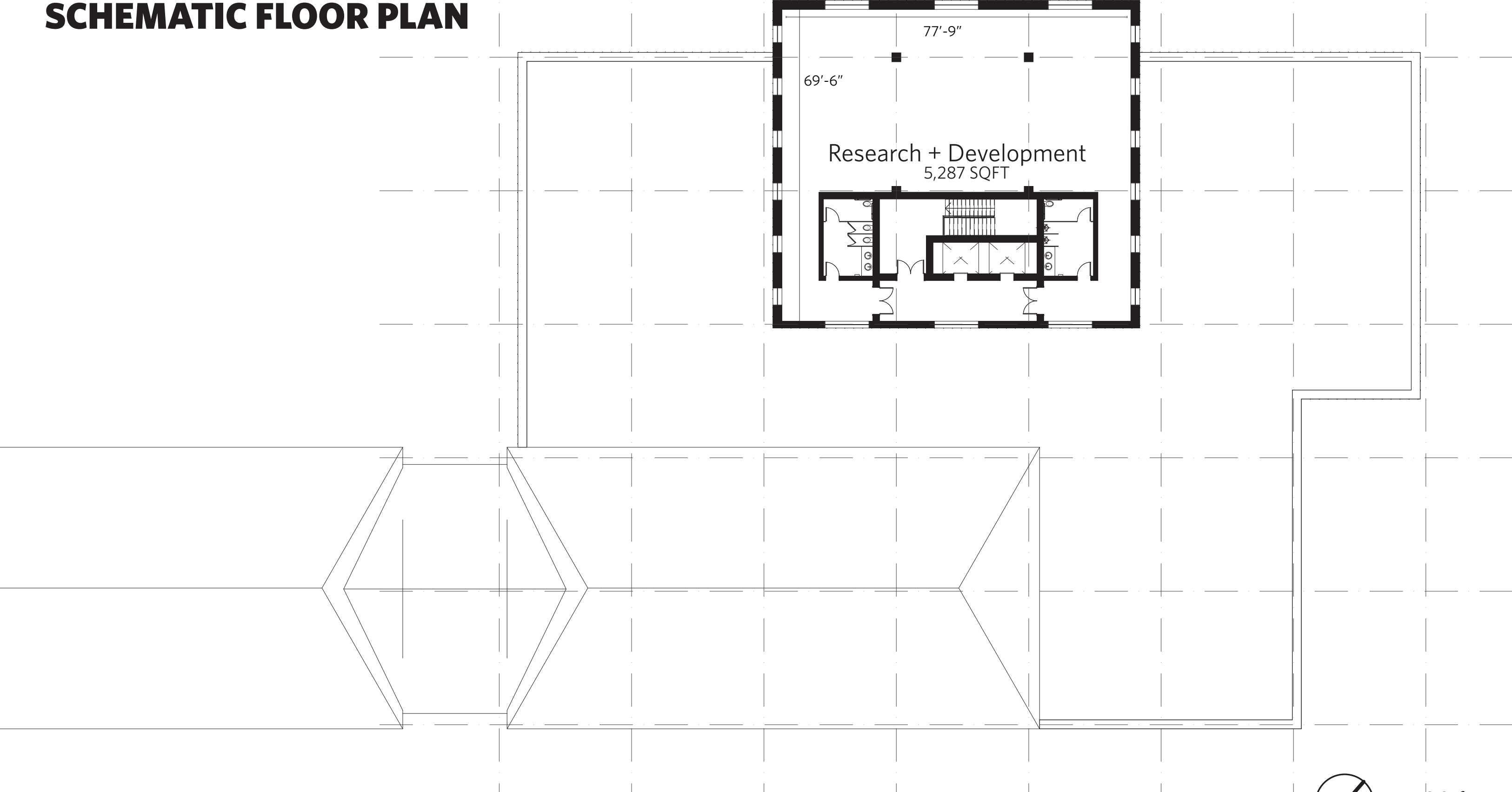
THIRD FLOOR PLAN

Gross Square Footage 5,287 SQFT



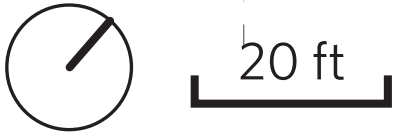
20 ft

SCHEMATIC FLOOR PLAN

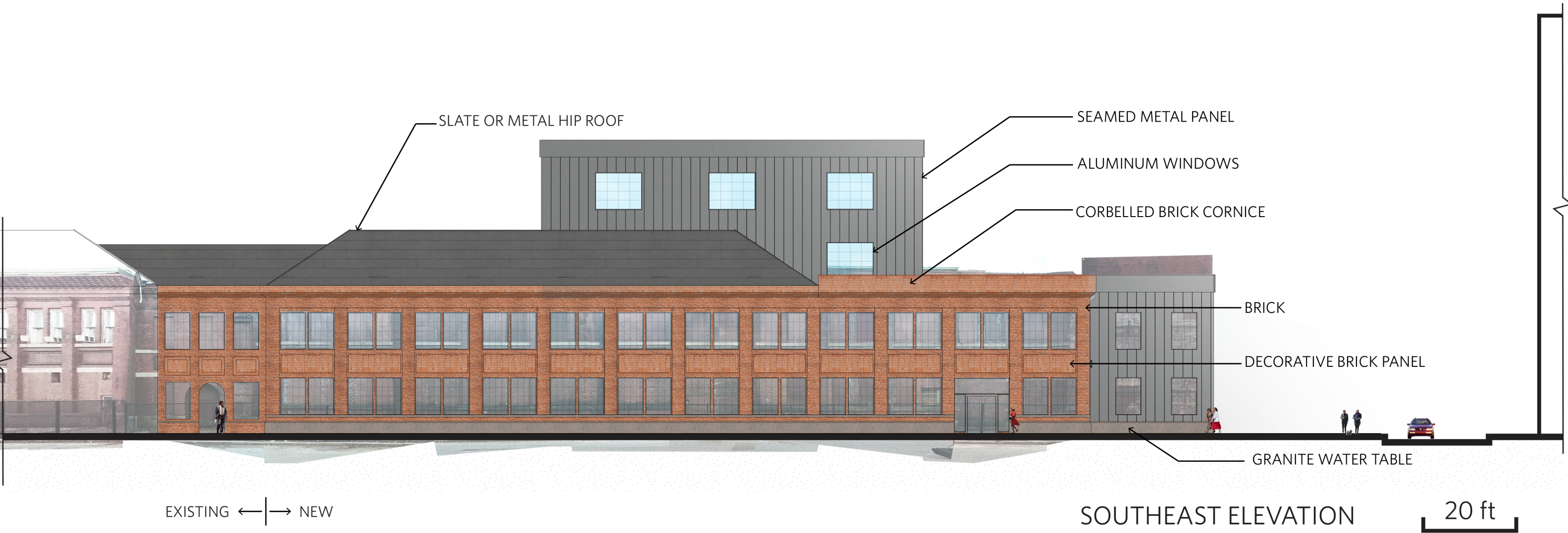


FOURTH FLOOR PLAN

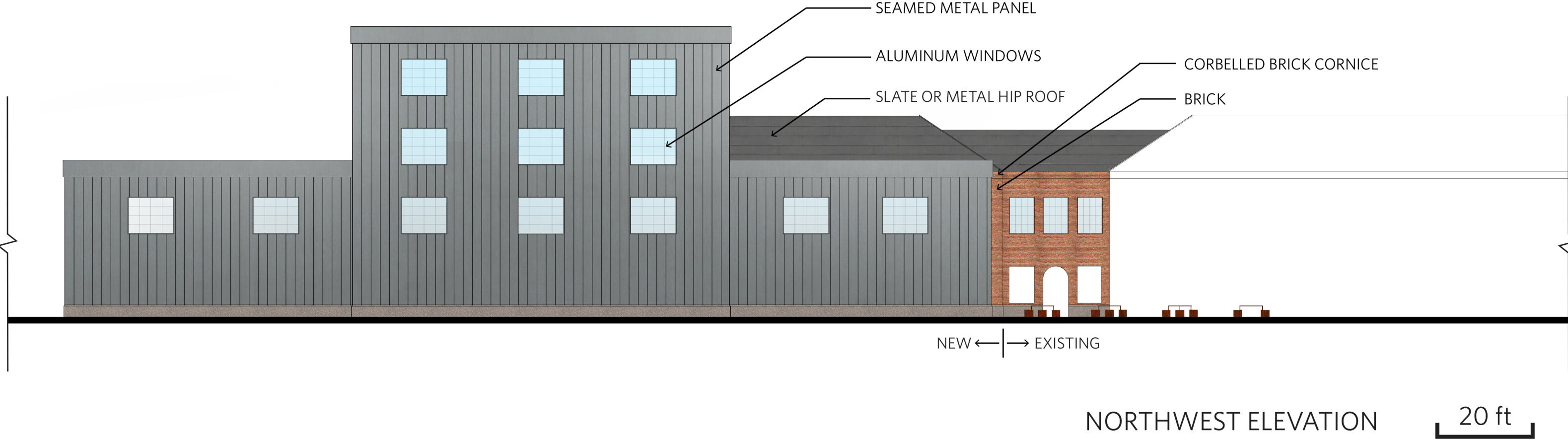
Gross Square Footage 5,287 SQFT



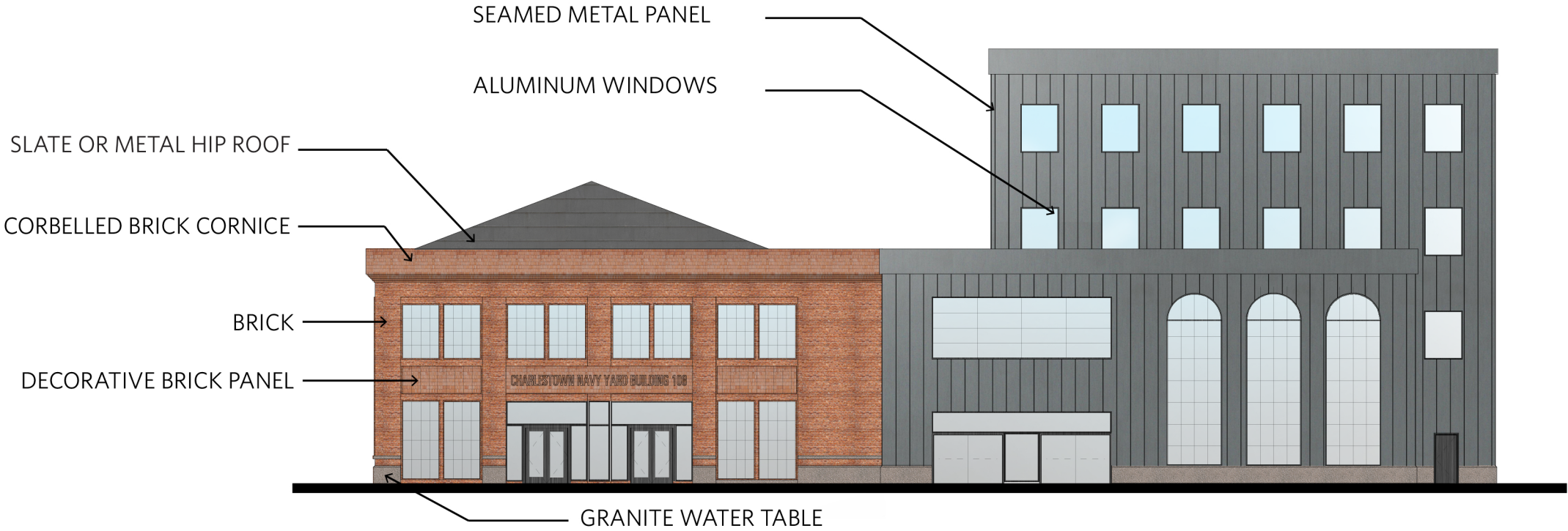
BUILDING & STREET ELEVATION



BUILDING & STREET ELEVATION



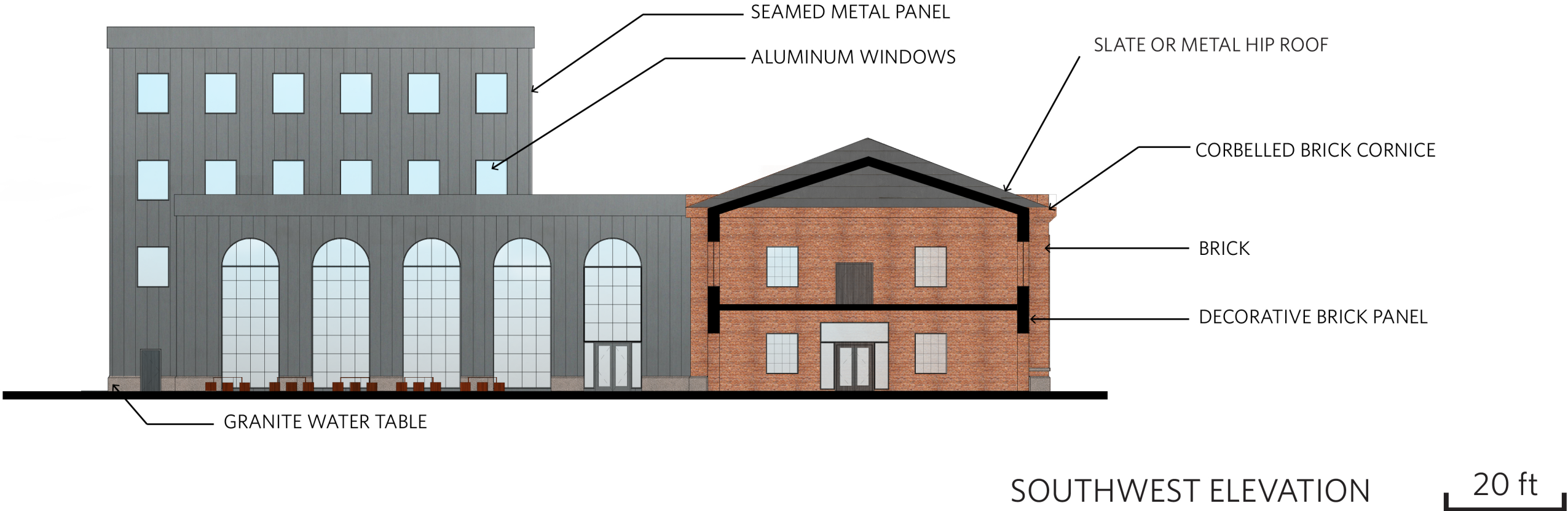
BUILDING & STREET ELEVATION



NORTHEAST ELEVATION

20 ft

BUILDING & STREET ELEVATION



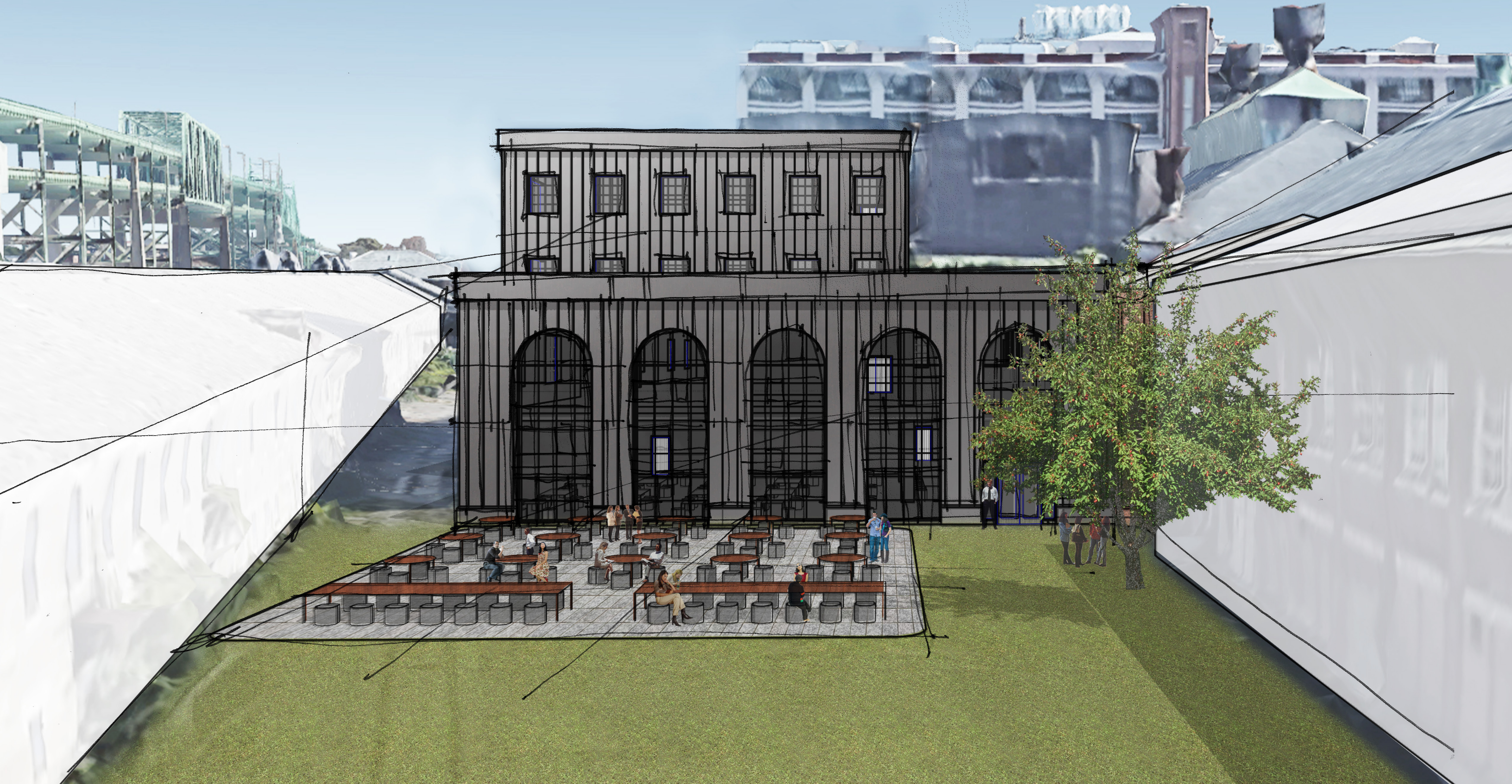
PERSPECTIVE



PERSPECTIVE



PERSPECTIVE

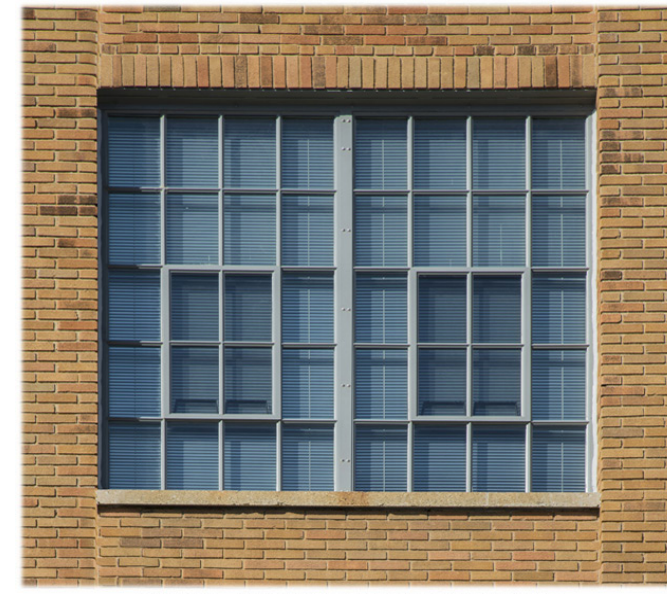


MATERIALS

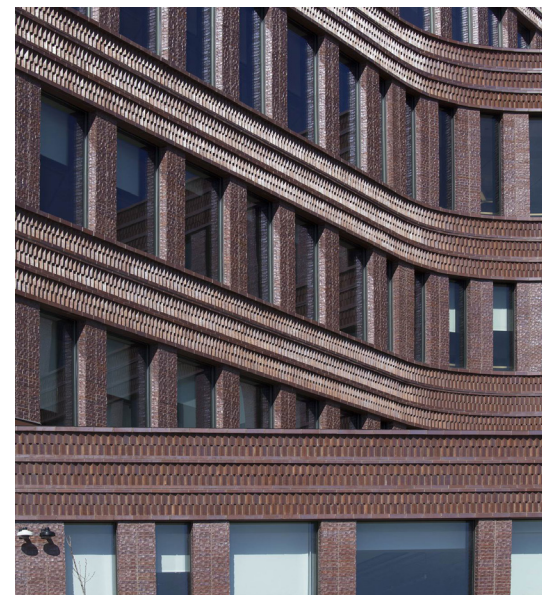
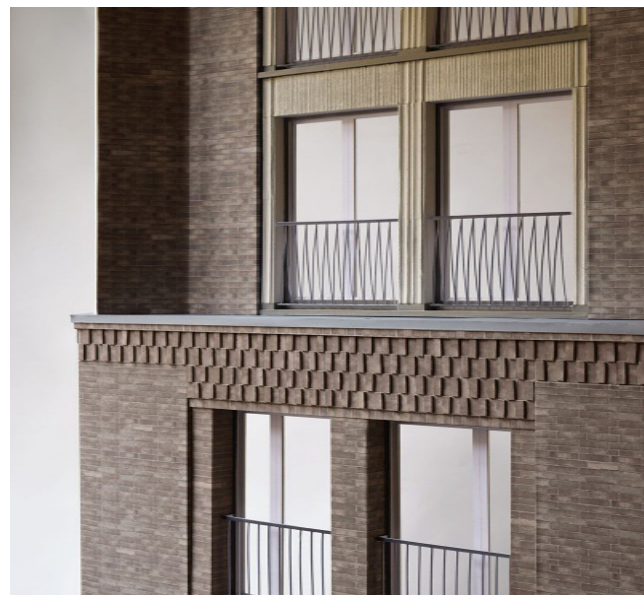
Seamed Metal Facade



Aluminum Windows



Brick Cornice and Detailing



Decorative Brick Panels

