

The background of the entire page is a complex, white line-art drawing on a light gray background. It depicts a series of overlapping, curved architectural elements, possibly representing a modern building's facade or a series of steps. The lines are thin and create a sense of depth and movement.

212 STUART STREET

BCDC
PRESENTATION
01.03.2017

TRANSOM REAL ESTATE

HÖWELER + YOON ARCHITECTURE

SASAKI ASSOCIATES

FACT SHEET :

212-222 STUART STREET
17-19 SHAWMUT STREET

| | |
|-----------------------|---------------|
| SITE AREA: | 7,712 sf |
| GROSS FLOOR AREA: | 146,000 sf |
| PROPOSED USE: | |
| RESIDENTIAL | 143,000 sf |
| RETAIL | 3,000 sf |
| BOSTON ZONING HEIGHT: | 199 ft |
| RENTAL UNITS: | 131 +/- |
| PROPOSED PARKING: | |
| AUTO: | 50 (OFF-SITE) |
| BICYCLE: | 131 |

DEVELOPMENT:

 **TRANSOM**

DESIGN ARCHITECT:


Höweler+Yoon Architecture

EXECUTIVE + LANDSCAPE ARCHITECT:

SASAKI



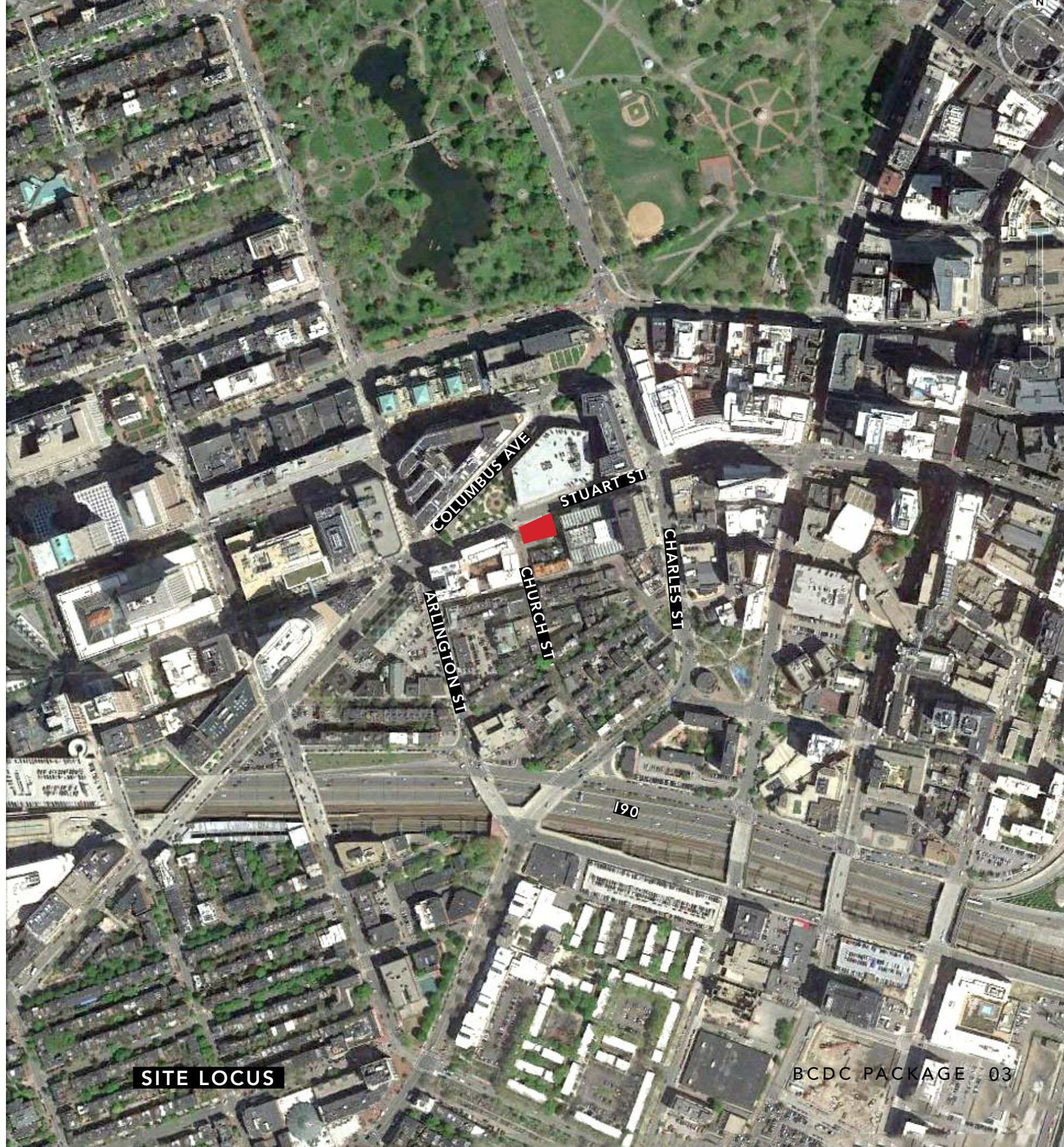
BOSTON NEIGHBORHOODS



HIGH SPINE

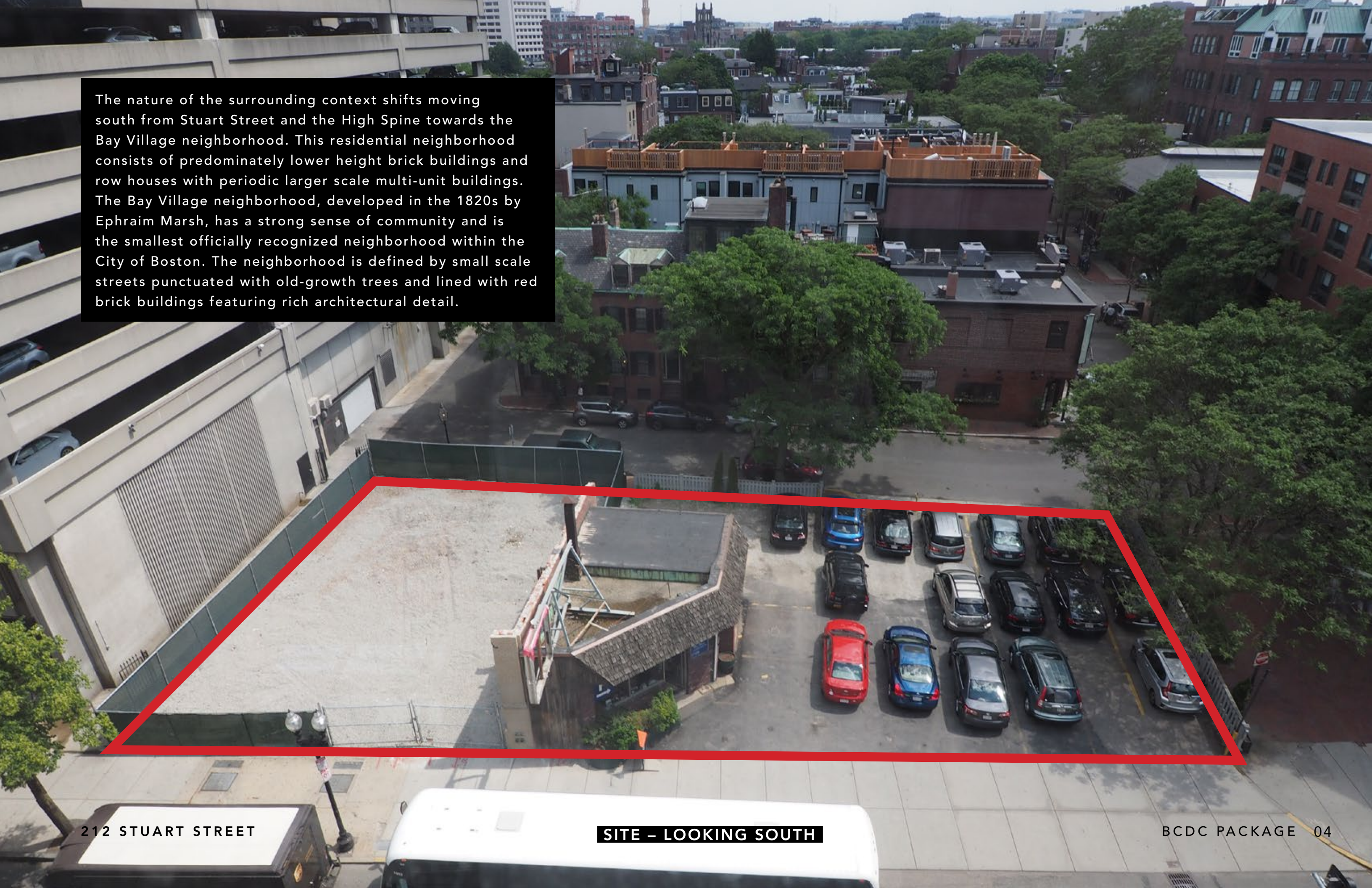
The proposed Project is located along the northernmost edge of the Bay Village neighborhood across Stuart Street from the Midtown Cultural District, with close proximity to the Chinatown neighborhood to the east and the Back Bay neighborhood to the west. The site's location fronting Stuart Street positions it within the "High Spine" of Boston, an area of increased development linking Copley Square to the downtown Financial District.

212 STUART STREET



SITE LOCUS

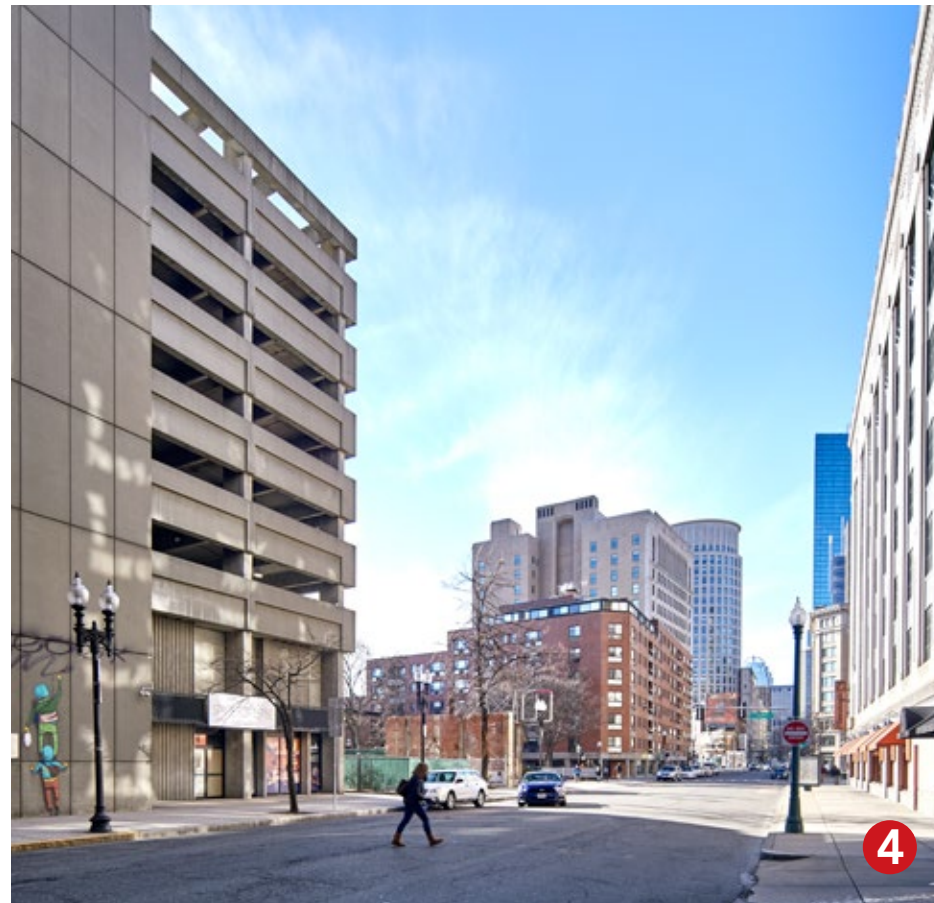
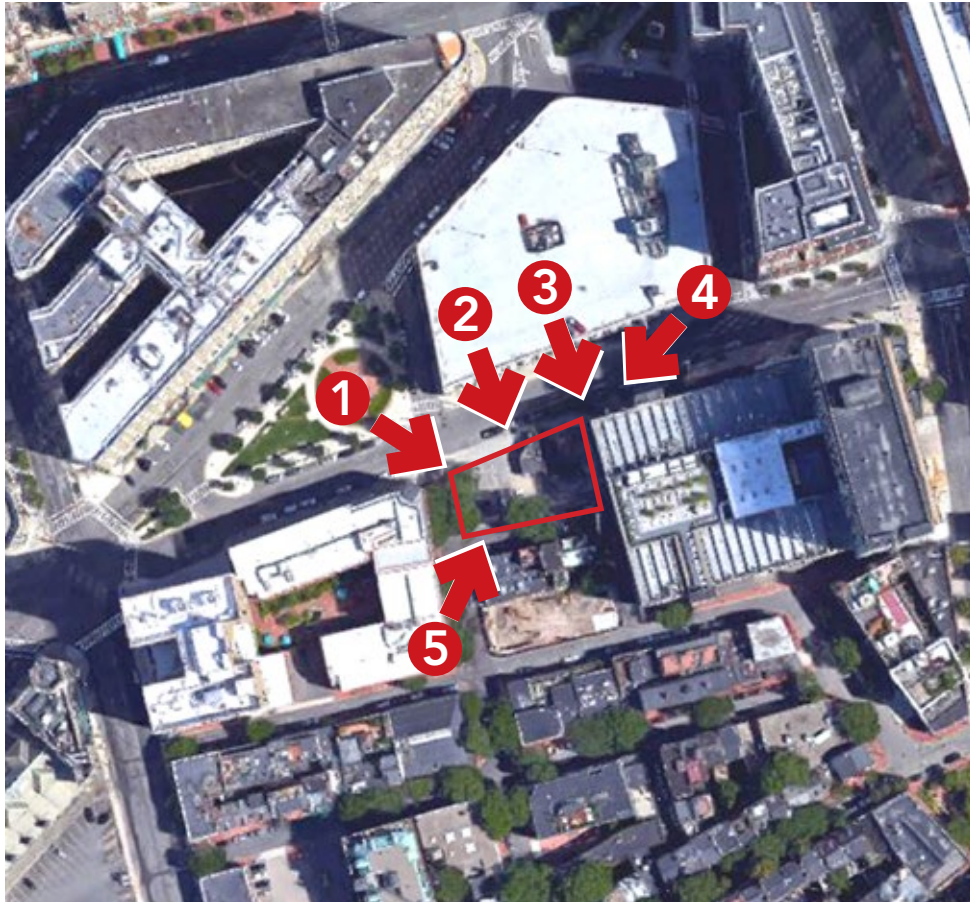
The nature of the surrounding context shifts moving south from Stuart Street and the High Spine towards the Bay Village neighborhood. This residential neighborhood consists of predominately lower height brick buildings and row houses with periodic larger scale multi-unit buildings. The Bay Village neighborhood, developed in the 1820s by Ephraim Marsh, has a strong sense of community and is the smallest officially recognized neighborhood within the City of Boston. The neighborhood is defined by small scale streets punctuated with old-growth trees and lined with red brick buildings featuring rich architectural detail.



212 STUART STREET

SITE – LOOKING SOUTH

BCDC PACKAGE 04



212 STUART STREET

SITE VIEWS



BERKELEY BUILDING: 495'

LIBERTY MUTUAL: 303'

380 STUART: 336'

333 STUART: 250'

PARK PLAZA: 170'

1 CHARLES ST: 190'

THE ARLINGTON: 167'

PROPOSAL: 199'

REVERE: 226'

W HOTEL: 276'

240 TREMONT: 272'

AVA: 360'

TUFTS: 233'

260 : 152'

MARRIOTT: 152'

TUFTS: 220'

212 STUART STREET

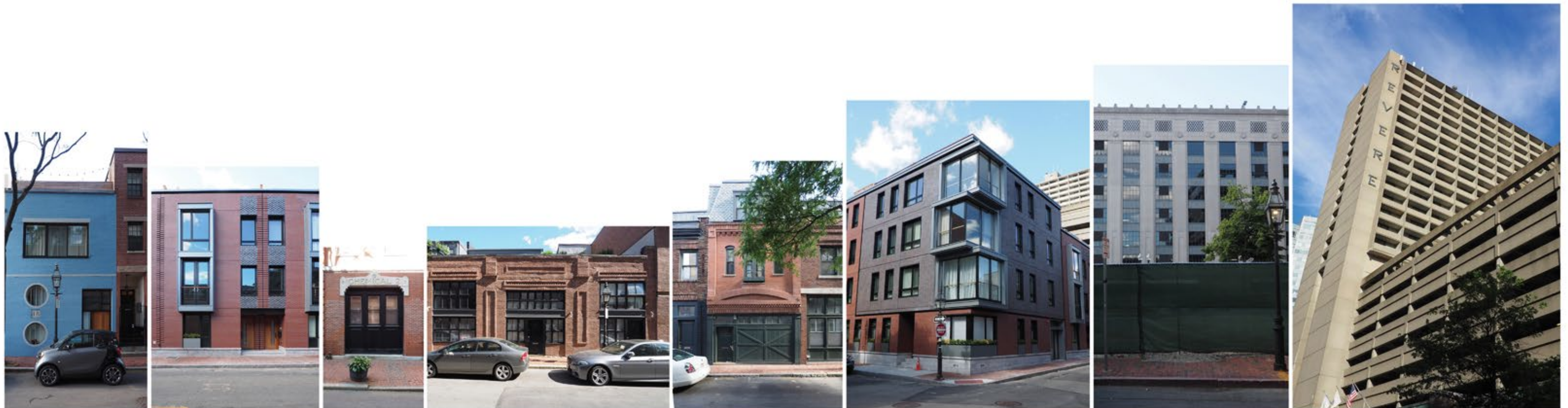
HIGH SPINE

BCDC PACKAGE 06



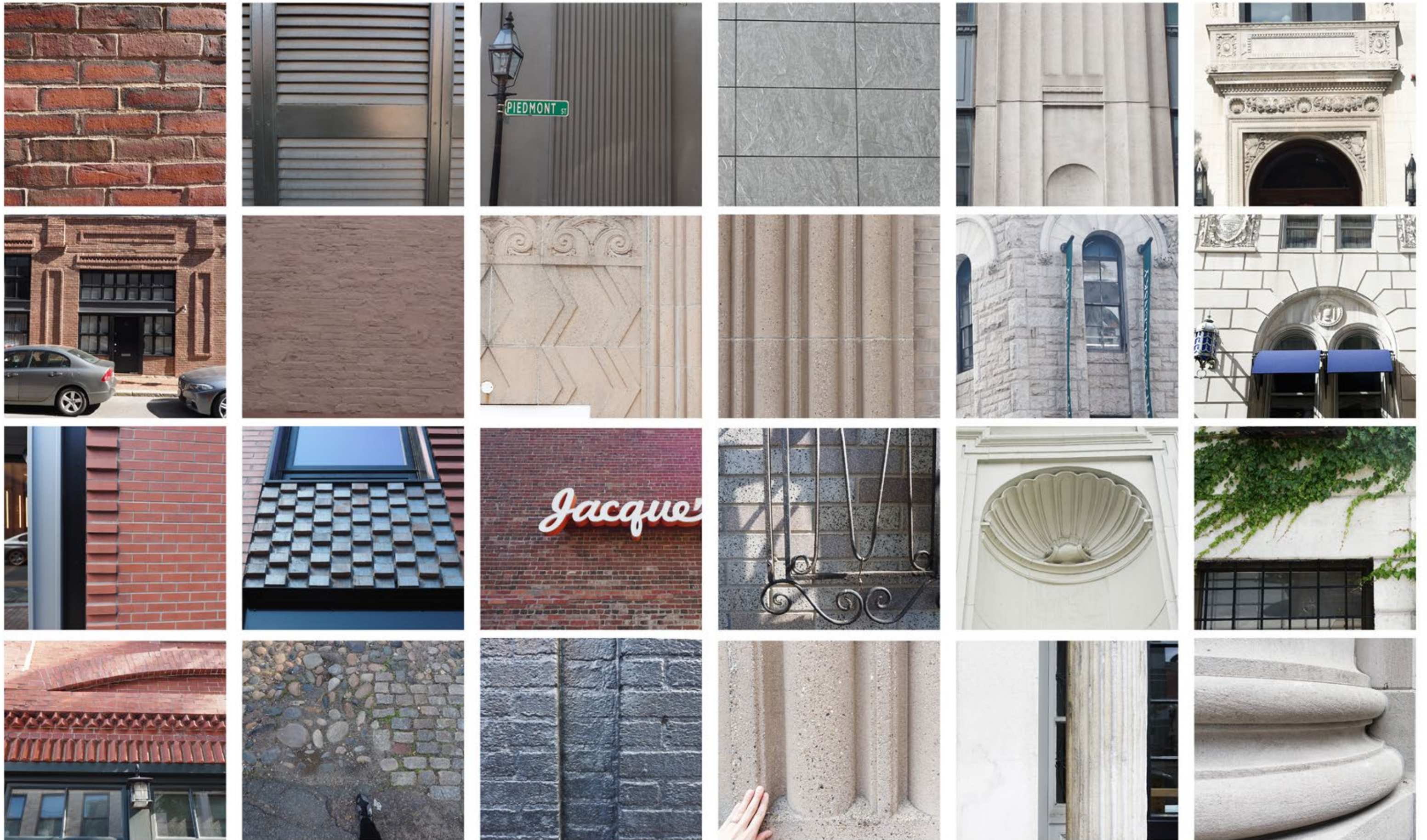
212 STUART STREET

HIGH SPINE



212 STUART STREET

CONTEXT TEXTURE



212 STUART STREET

CONTEXT TEXTURE

STATLER PARK

STUART ST.

PEDESTRIAN WALKWAY

SOUTH COVE PLAZA

PARKING OFFICE

VACANT LOT

REVERE HOTEL PARKING

PARKING 20 SPACES

SHAWMUT ST.

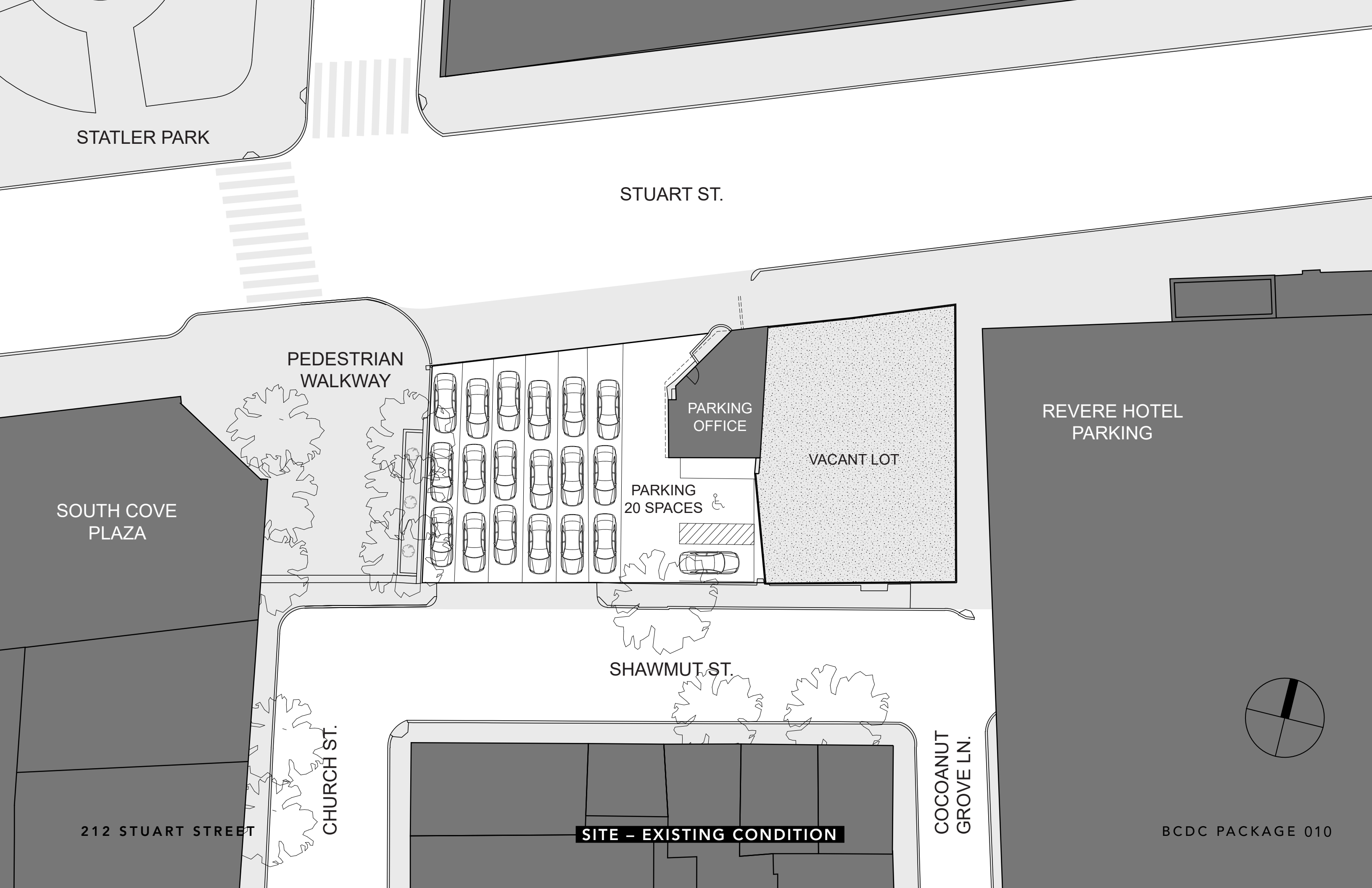
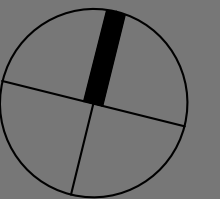
212 STUART STREET

CHURCH ST.

COCOANUT GROVE LN.

SITE - EXISTING CONDITION

BCDC PACKAGE 010



STATLER PARK

STUART ST.

PEDESTRIAN
WALKWAY

SOUTH COVE
PLAZA

PROJECT SITE
7,712 sf

REVERE HOTEL
PARKING

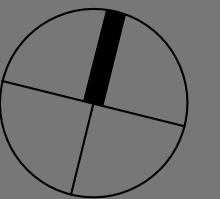
SHAWMUT ST.

212 STUART STREET

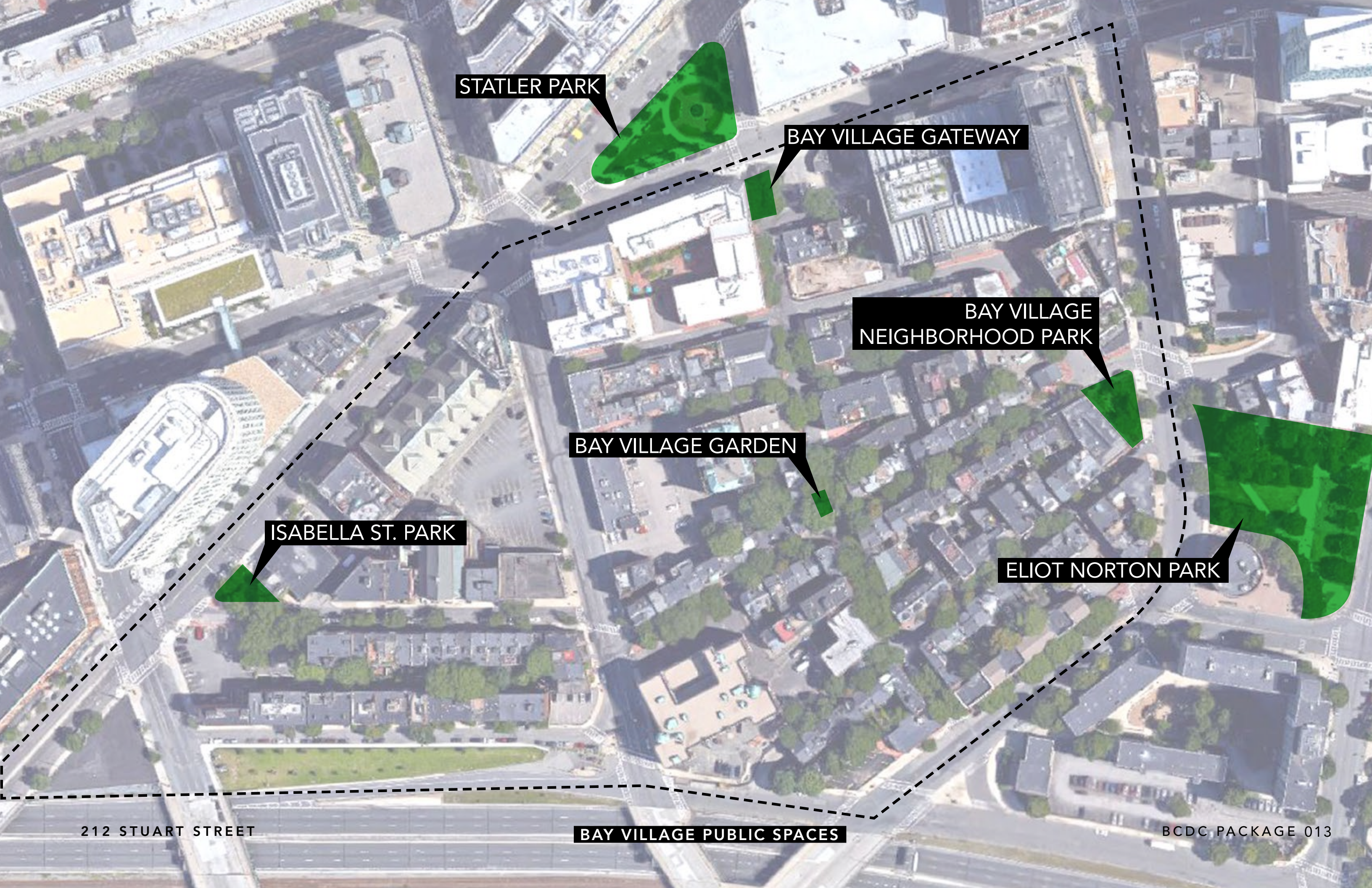
CHURCH ST.

SITE AREA

COCOANUT
GROVE LN.



PUBLIC SPACE STRATEGIES



STATLER PARK

BAY VILLAGE GATEWAY

BAY VILLAGE NEIGHBORHOOD PARK

BAY VILLAGE GARDEN

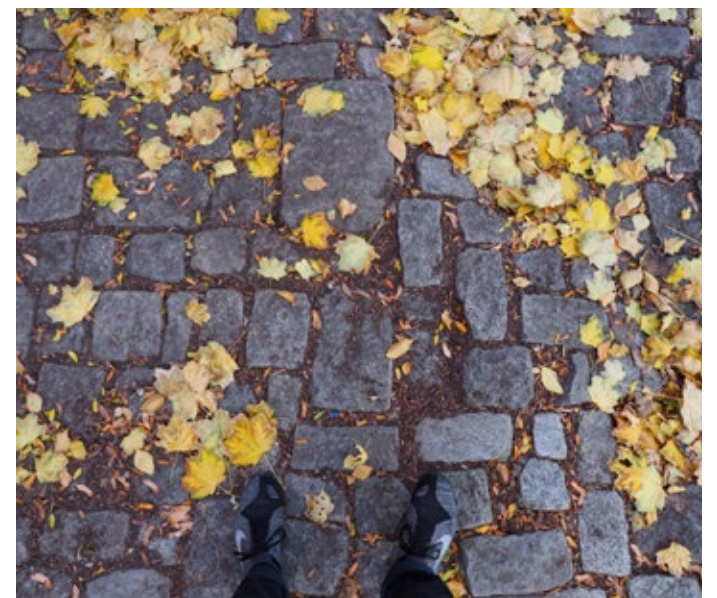
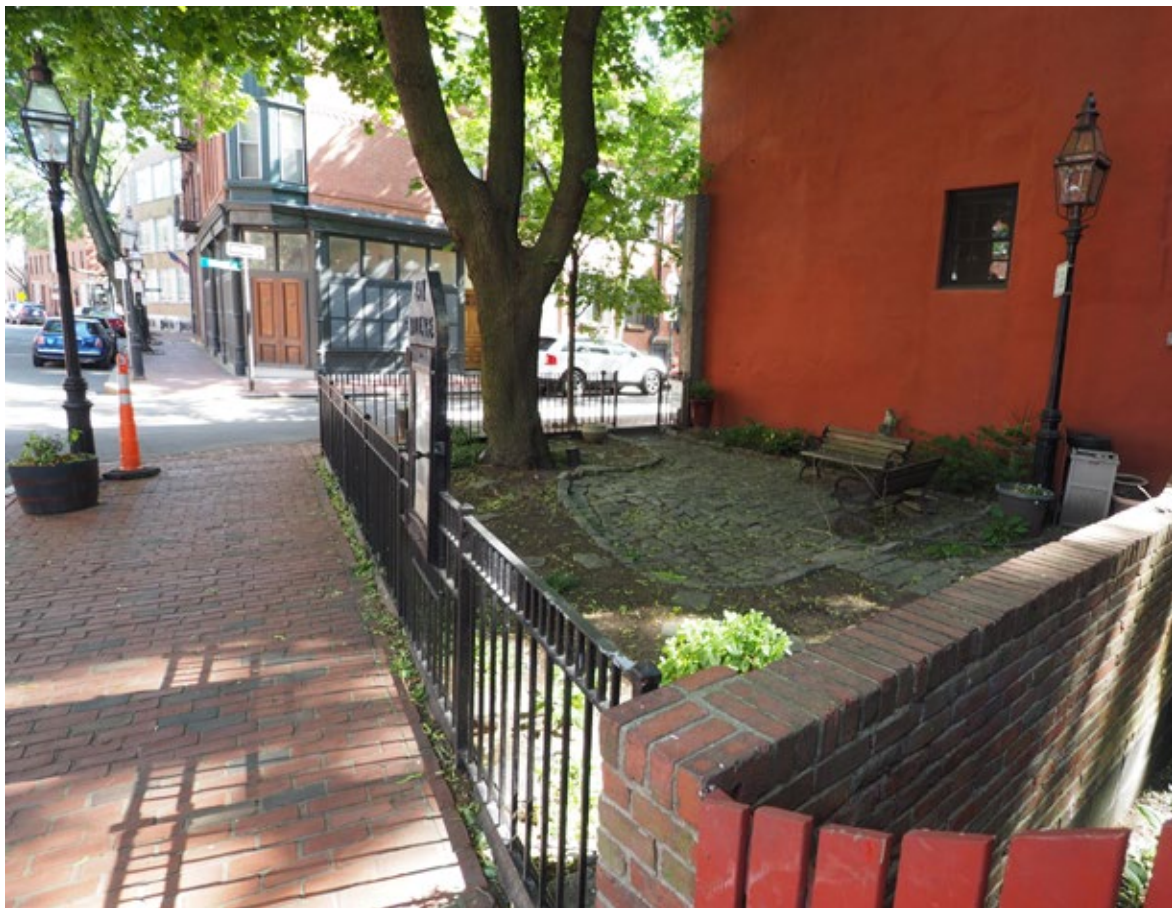
ISABELLA ST. PARK

ELIOT NORTON PARK

212 STUART STREET

BAY VILLAGE PUBLIC SPACES

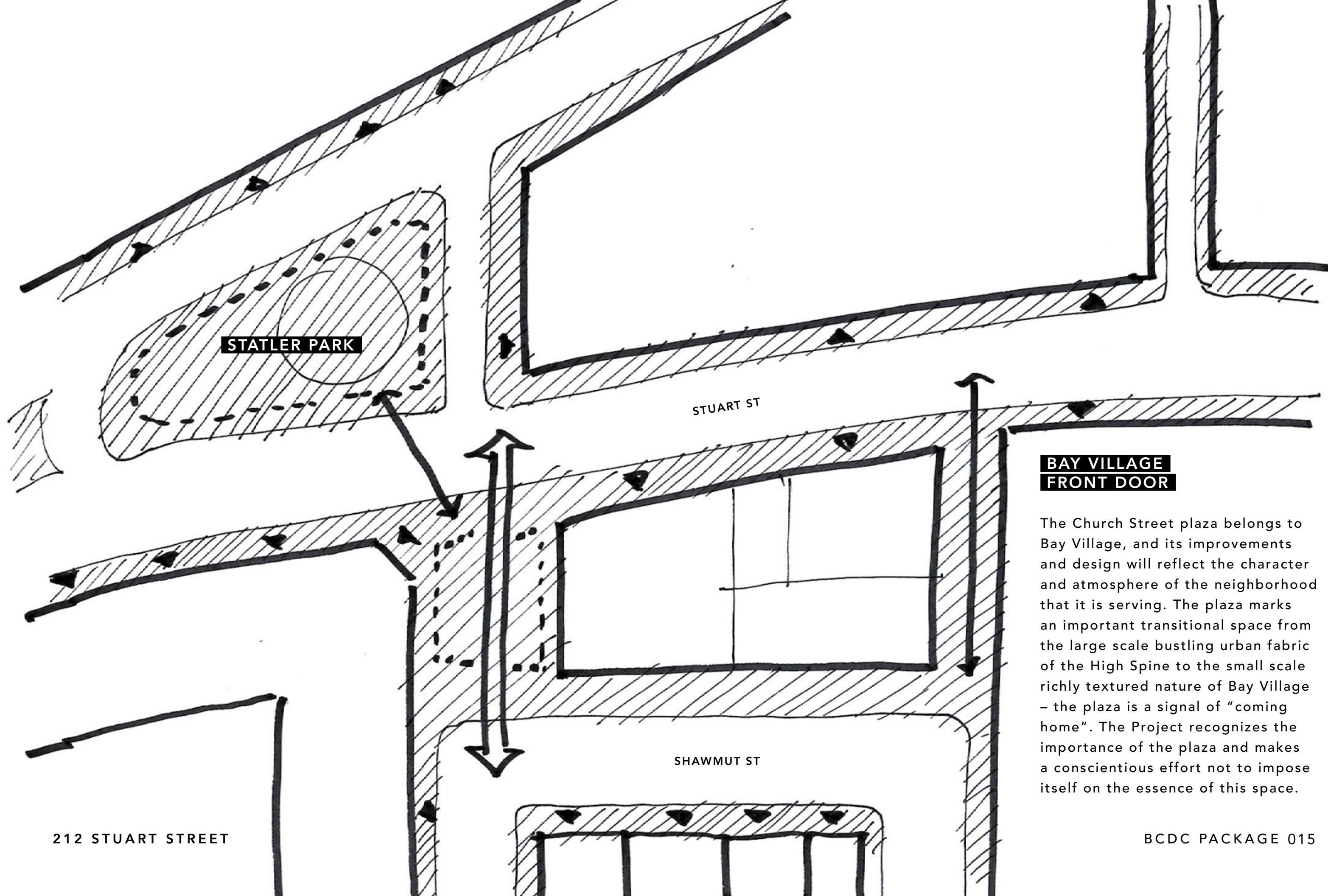
BCDC PACKAGE 013



212 STUART STREET

BAY VILLAGE PUBLIC SPACES

BCDC PACKAGE 014



STATLER PARK

STUART ST

**BAY VILLAGE
FRONT DOOR**

The Church Street plaza belongs to Bay Village, and its improvements and design will reflect the character and atmosphere of the neighborhood that it is serving. The plaza marks an important transitional space from the large scale bustling urban fabric of the High Spine to the small scale richly textured nature of Bay Village – the plaza is a signal of “coming home”. The Project recognizes the importance of the plaza and makes a conscientious effort not to impose itself on the essence of this space.

212 STUART STREET

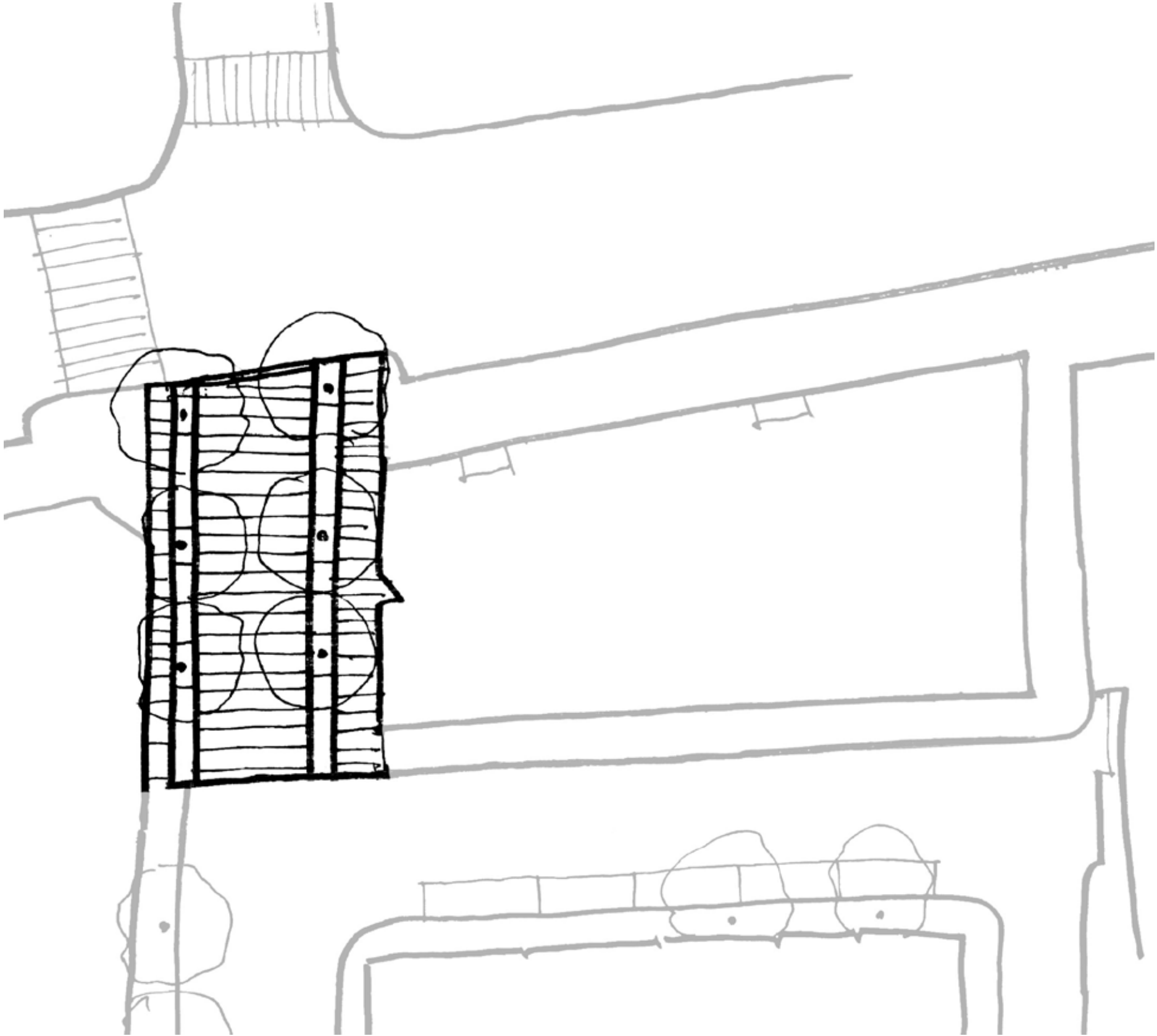
SHAWMUT ST

BCDC PACKAGE 015



VERDANT GATEWAY

The salient characteristic of the existing Church Street plaza is the lush overhead canopy of flanking Honey Locust trees. This condition will be maintained and enhanced with the improvements to the plaza, allowing the trees to form a subtle gateway to the neighborhood. Improvements will be made to the underfoot experience through a richly textured paving pattern that references the cobblestone and brick paving of the various pocket parks located within Bay Village. Permeable pavers will further add to the texture of the plaza, while helping to mitigate the effects of stormwater runoff. The plaza also maintains a width to serve as emergency vehicle access to the neighborhood.

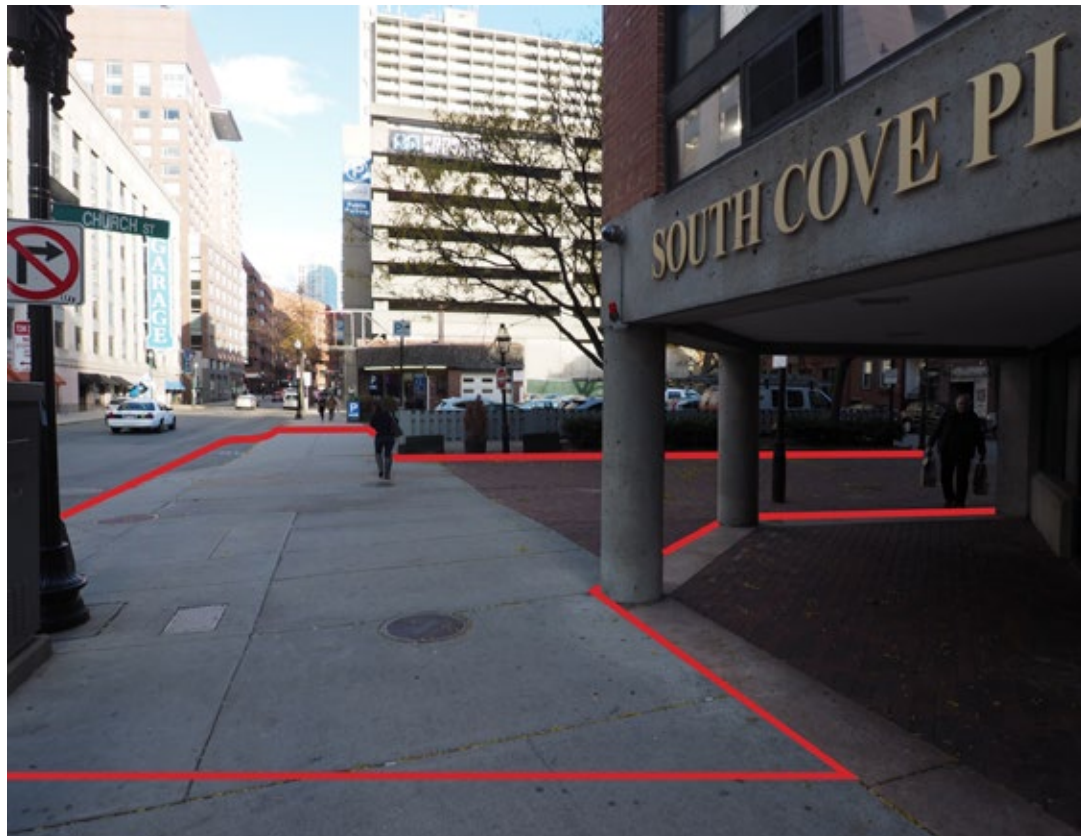




212 STUART STREET

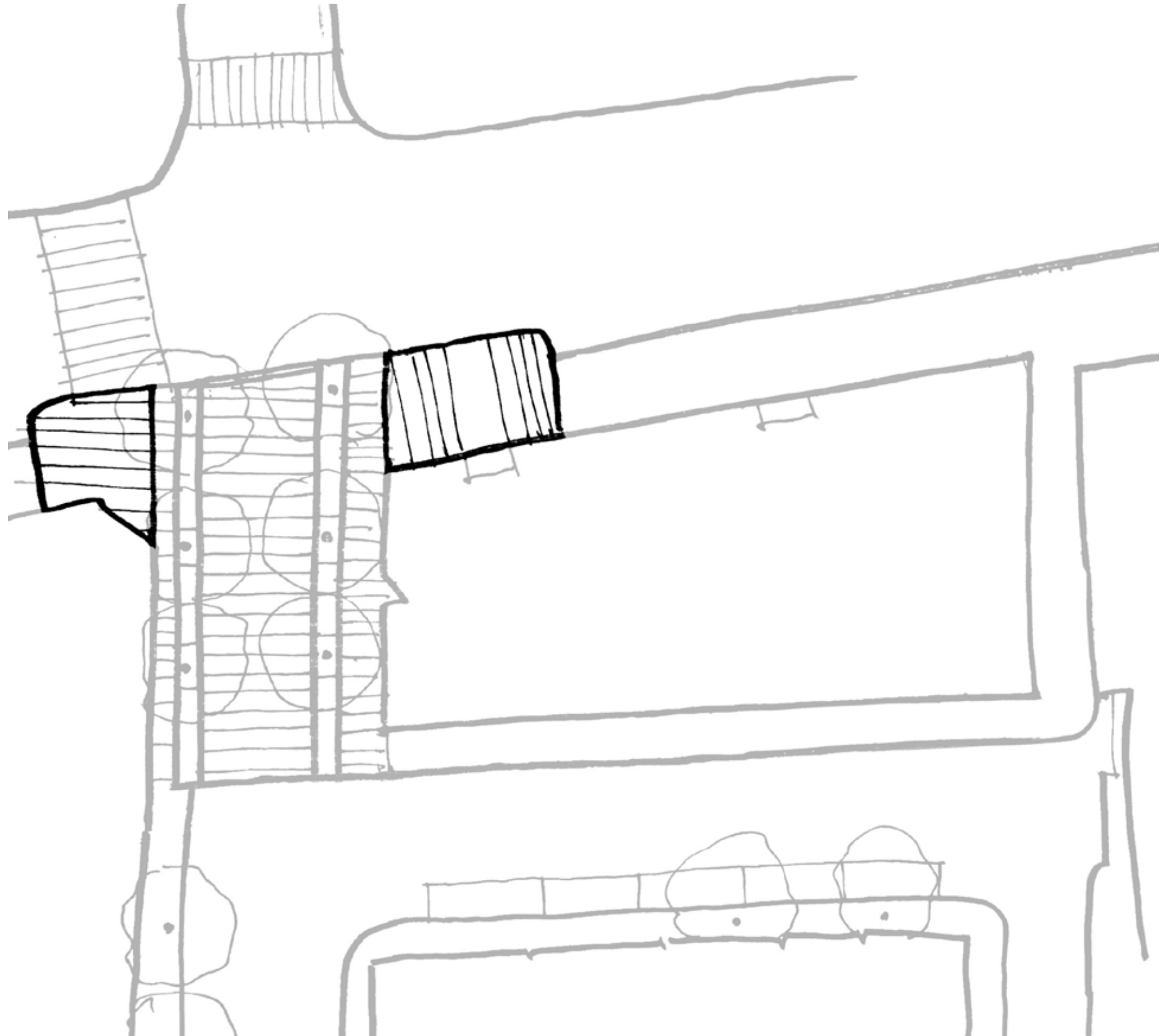
CHURCH ST PLAZA – LOOKING SOUTH

BCDC PACKAGE 017



AUGMENTED PLAZA ENTRANCE

Moving north through the Church Street plaza, the public realm improvements will fan out as it meets the Stuart Street sidewalk to establish a larger catchment area for the entrance to the plaza. Portions of the sidewalk to the west and east will be improved to mark the plaza as a unique moment within the pedestrian experience of Stuart Street. This moment of visual interest will help to soften and integrate the experience of the Church Street plaza with the adjacent context.





212 STUART STREET

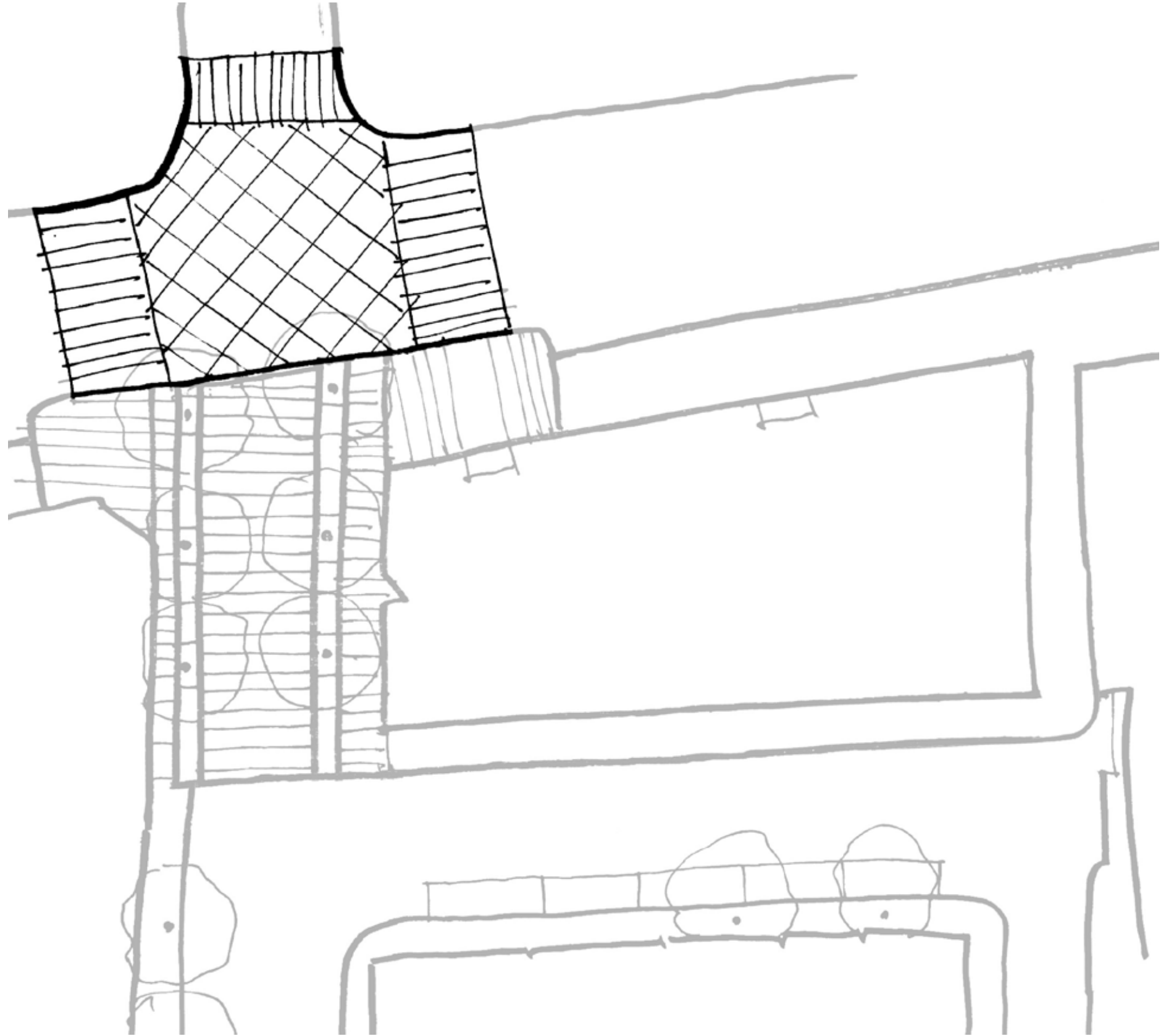
STUART ST SIDEWALK – LOOKING EAST

BCDC PACKAGE 019



EXPANDED PEDESTRIAN CROSSING

The intersection of the Church Street plaza and Stuart Street offers a unique opportunity to transform territory once associated only with the car, to that of also the pedestrian. The surface patterning of the plaza will be extended into Stuart Street to provide an expanded pedestrian crossing. Because the one-way traffic flows of Stuart Street and Church Street north of Stuart Street is completely stopped by the corresponding signal, pedestrians will be able to cross Stuart Street along a number of varying routes within the newly defined area. The improved roadway surface will serve as a visual and tactile cue to passing cars that an increased level of pedestrian activity occurs in the area and will also serve as an enhanced visual cue identifying the gateway to Bay Village.





212 STUART STREET

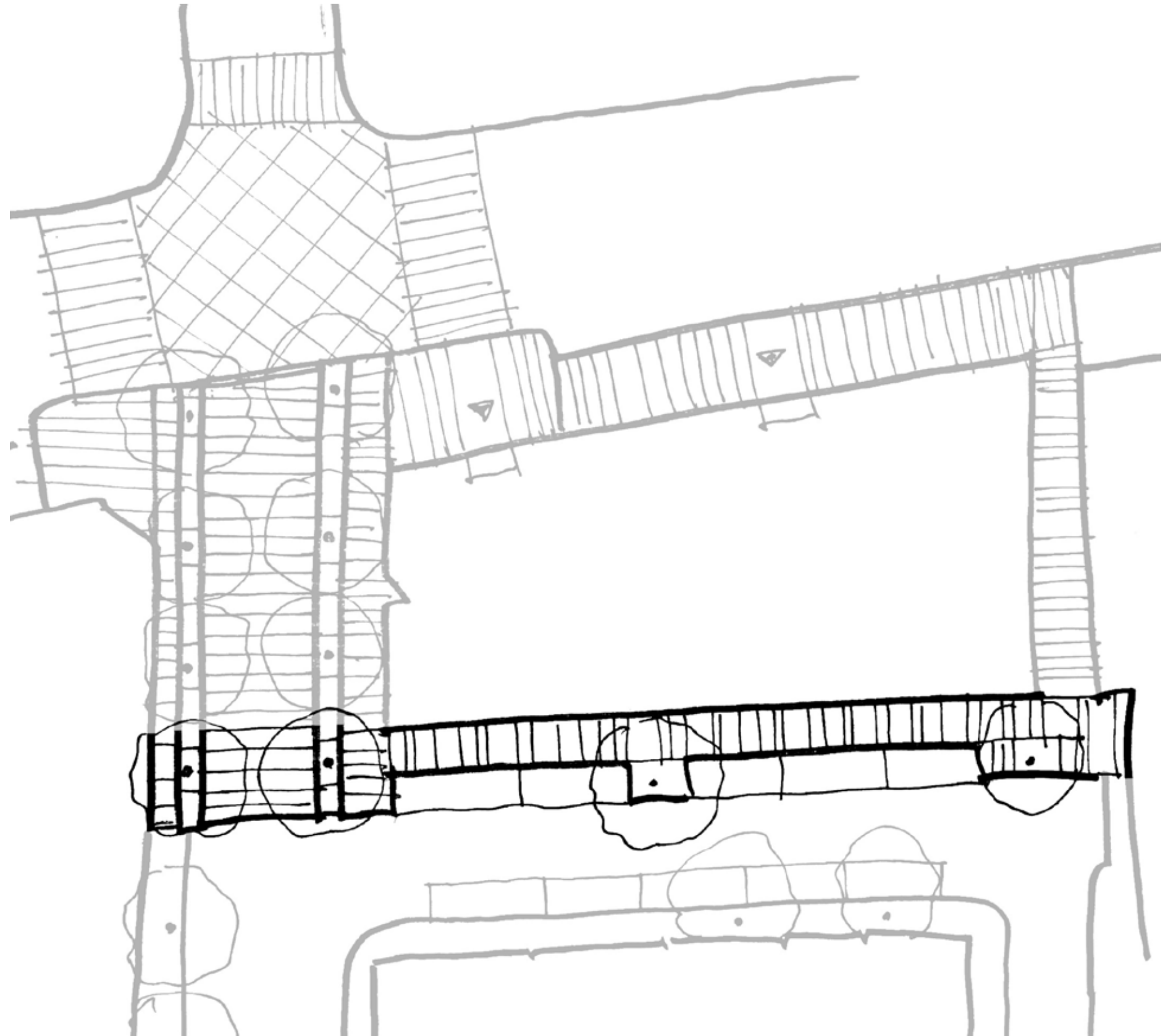
CHURCH ST AND STUART ST – LOOKING SOUTH

BCDC PACKAGE 021



ANIMATED SHAWMUT ST EDGE

The northern edge of Shawmut Street to the south of the plaza contains latent area that will be reclaimed by the site improvements, thus adding to the effective length of the plaza. The proposal is to reconfigure an otherwise underutilized and banal portion of the site for pedestrian benefit. Farther west along Shawmut Street, parallel street parking will be maintained and adds an additional two parking spaces for use by Bay Village residents and will be visually broken by a series of new trees.





212 STUART STREET

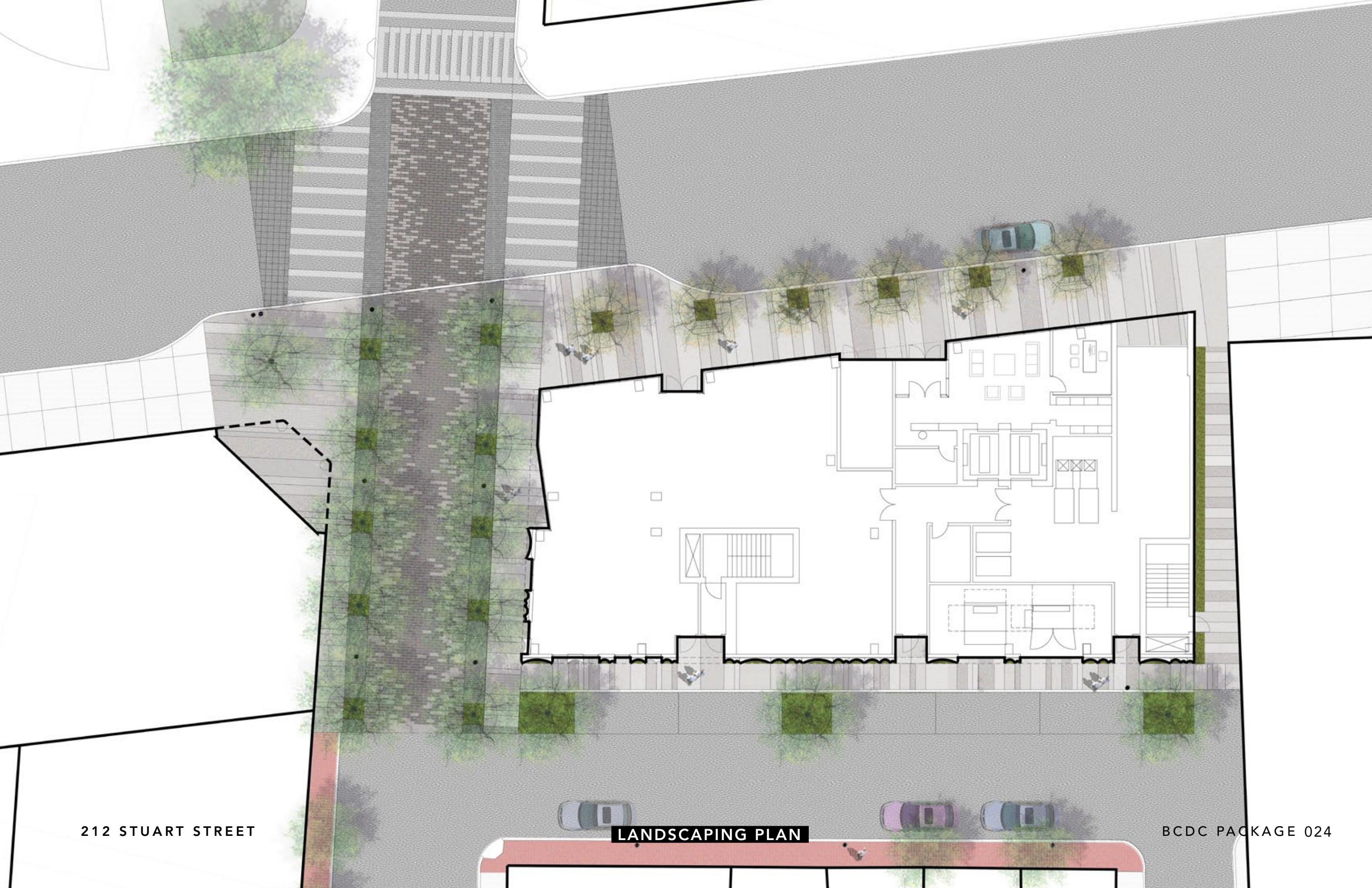
CHURCH ST AND PIEDMONT ST – LOOKING NORTHEAST

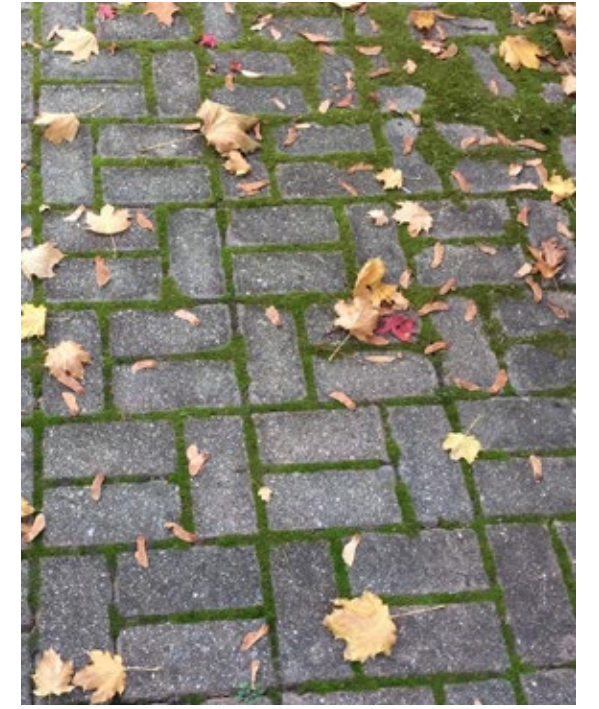
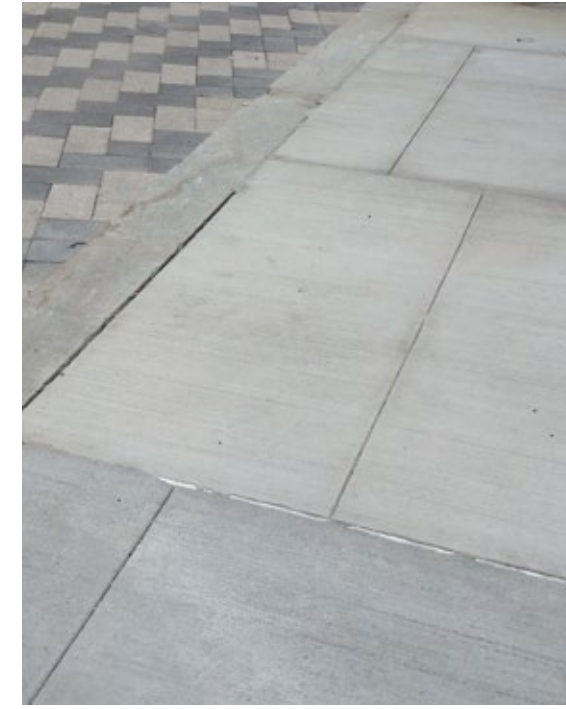
BCDC PACKAGE 023

212 STUART STREET

LANDSCAPING PLAN

BCDC PACKAGE 024

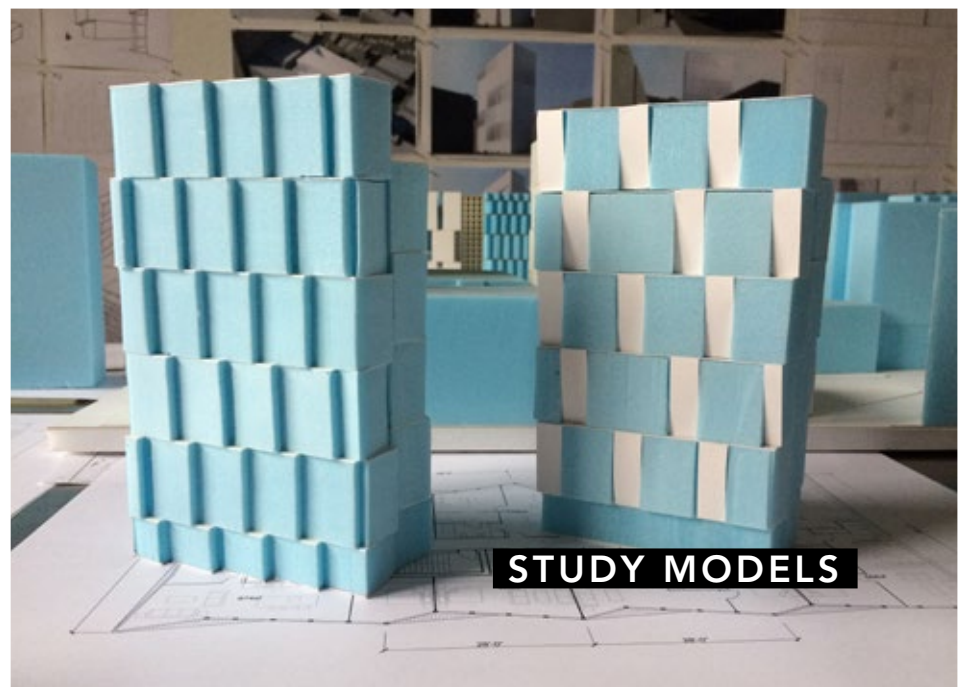
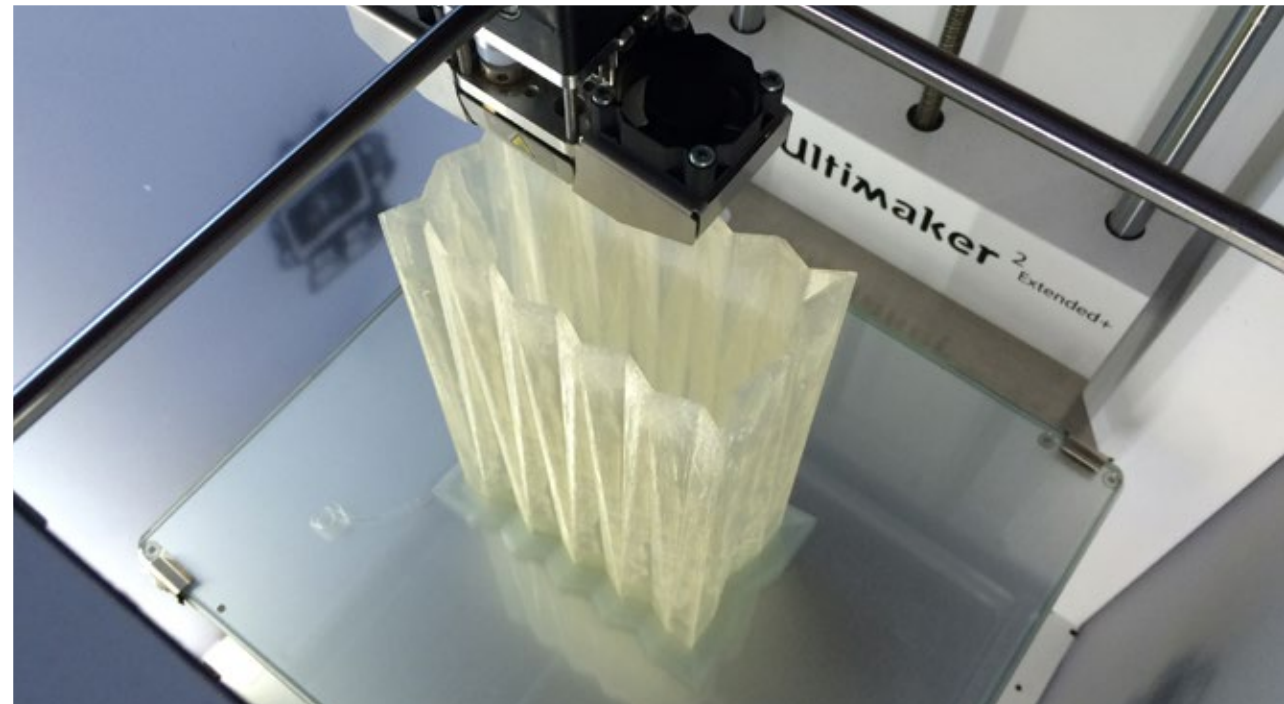
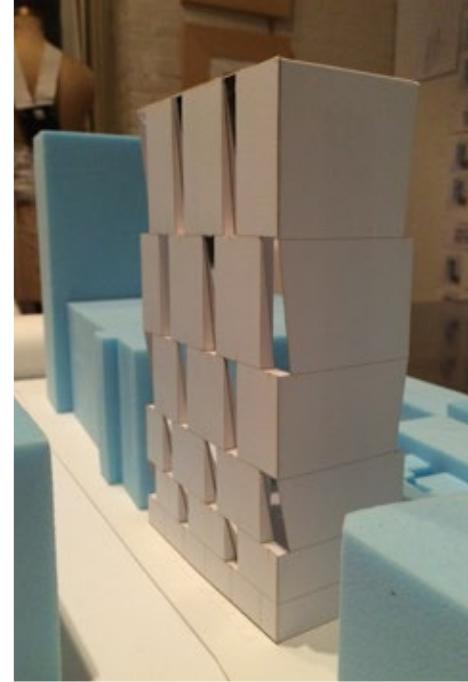
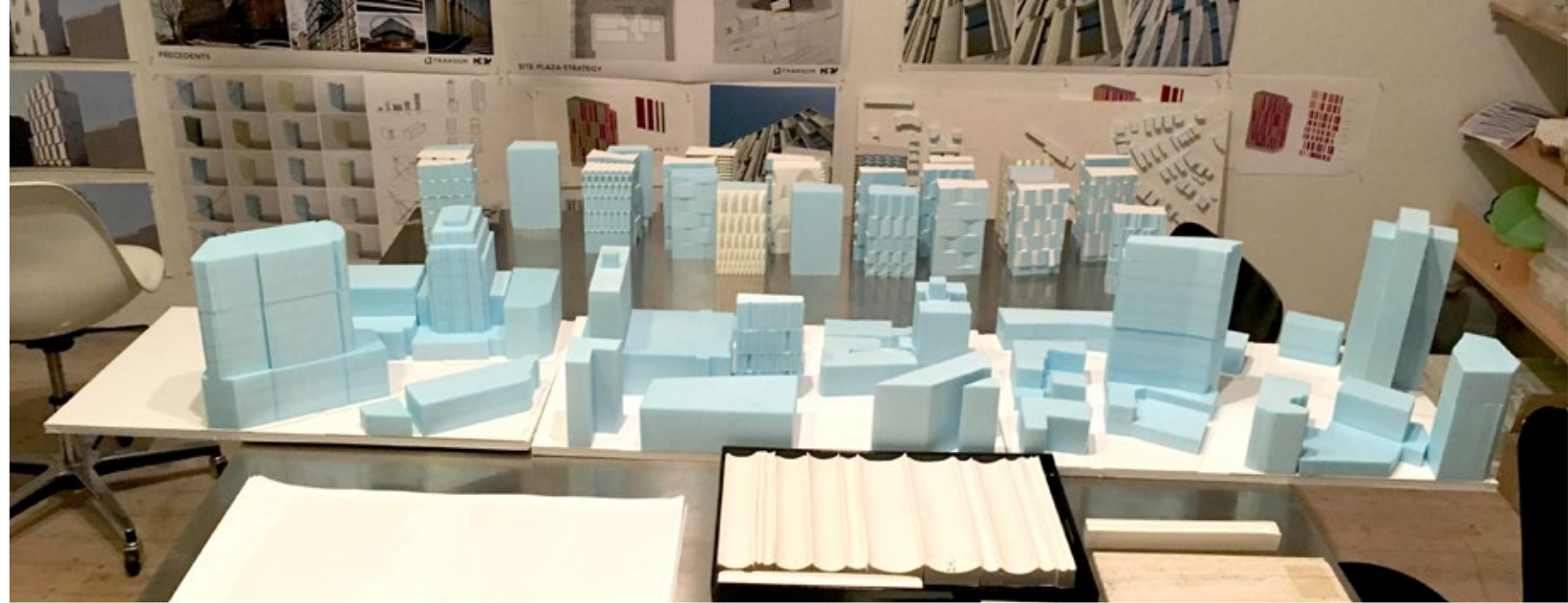
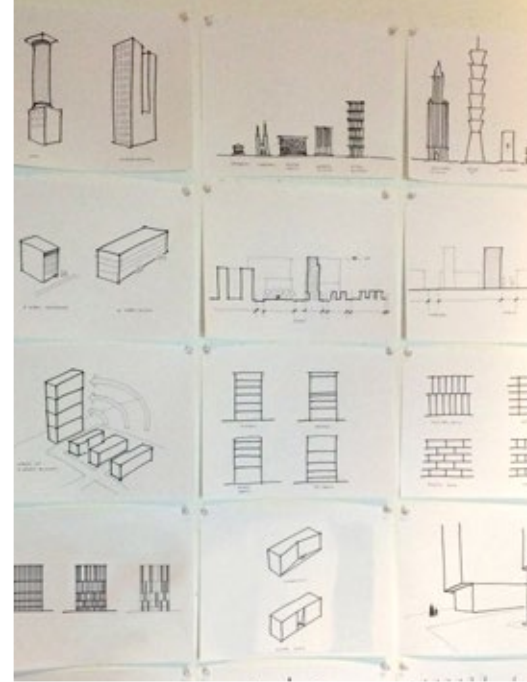


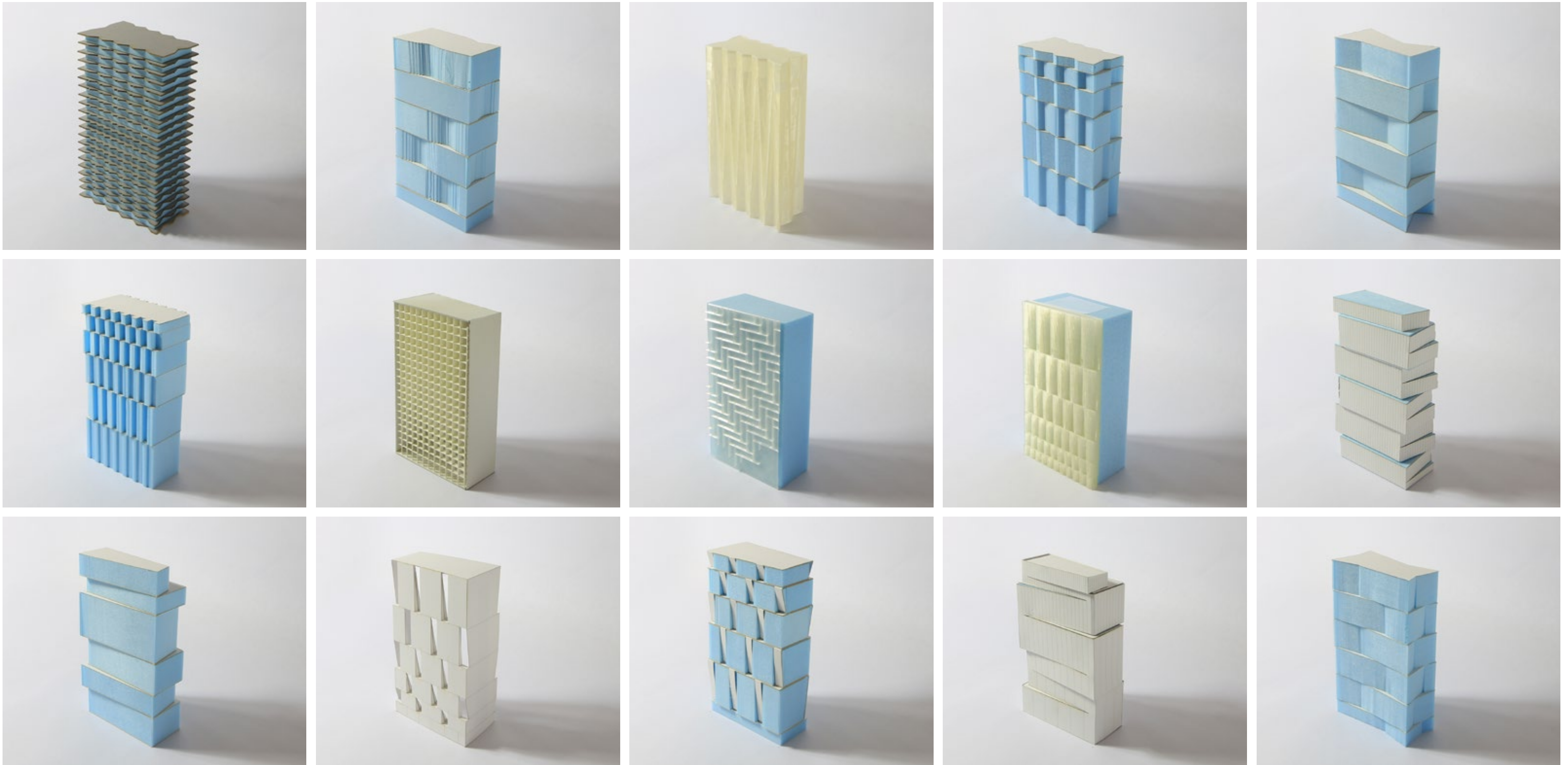


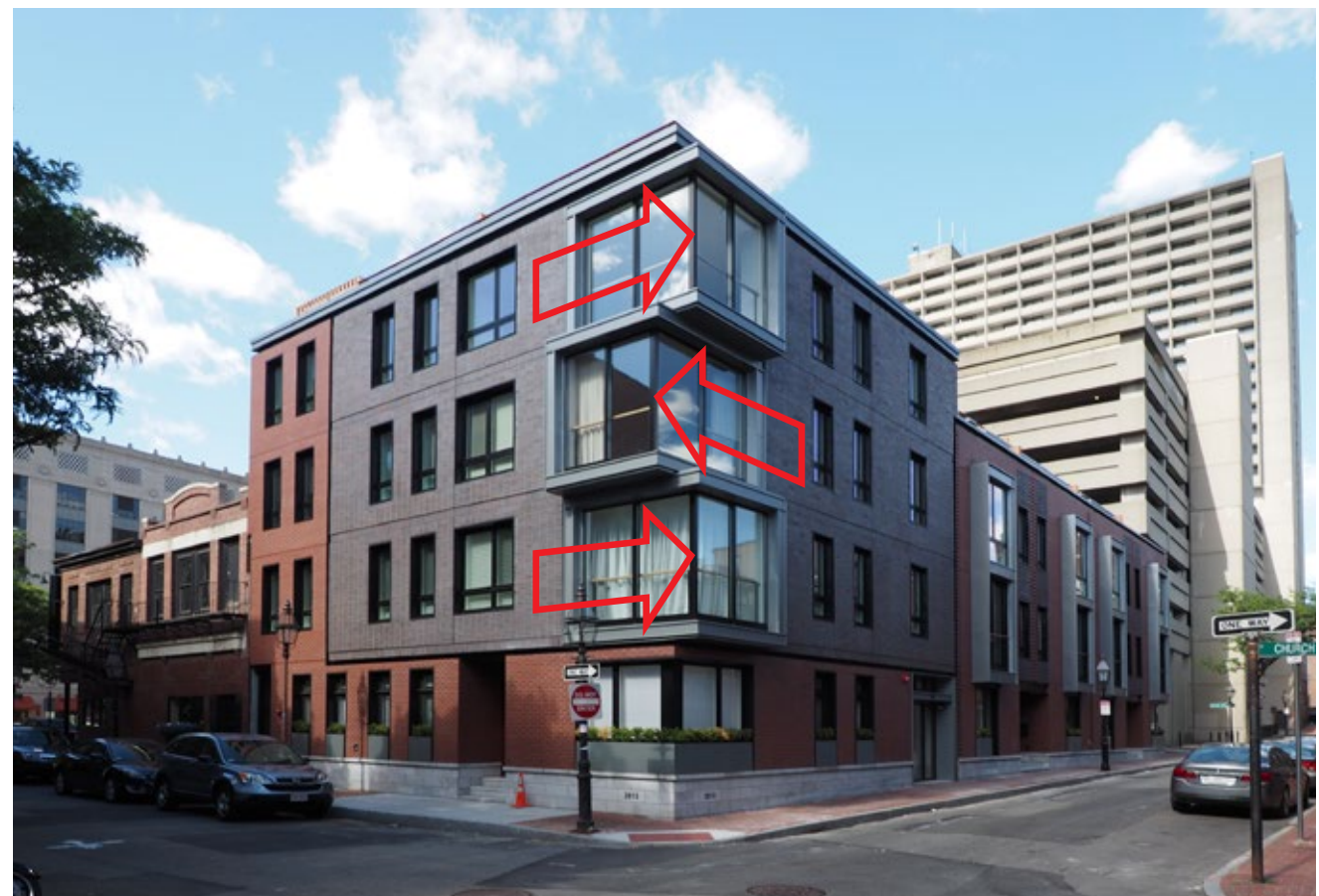
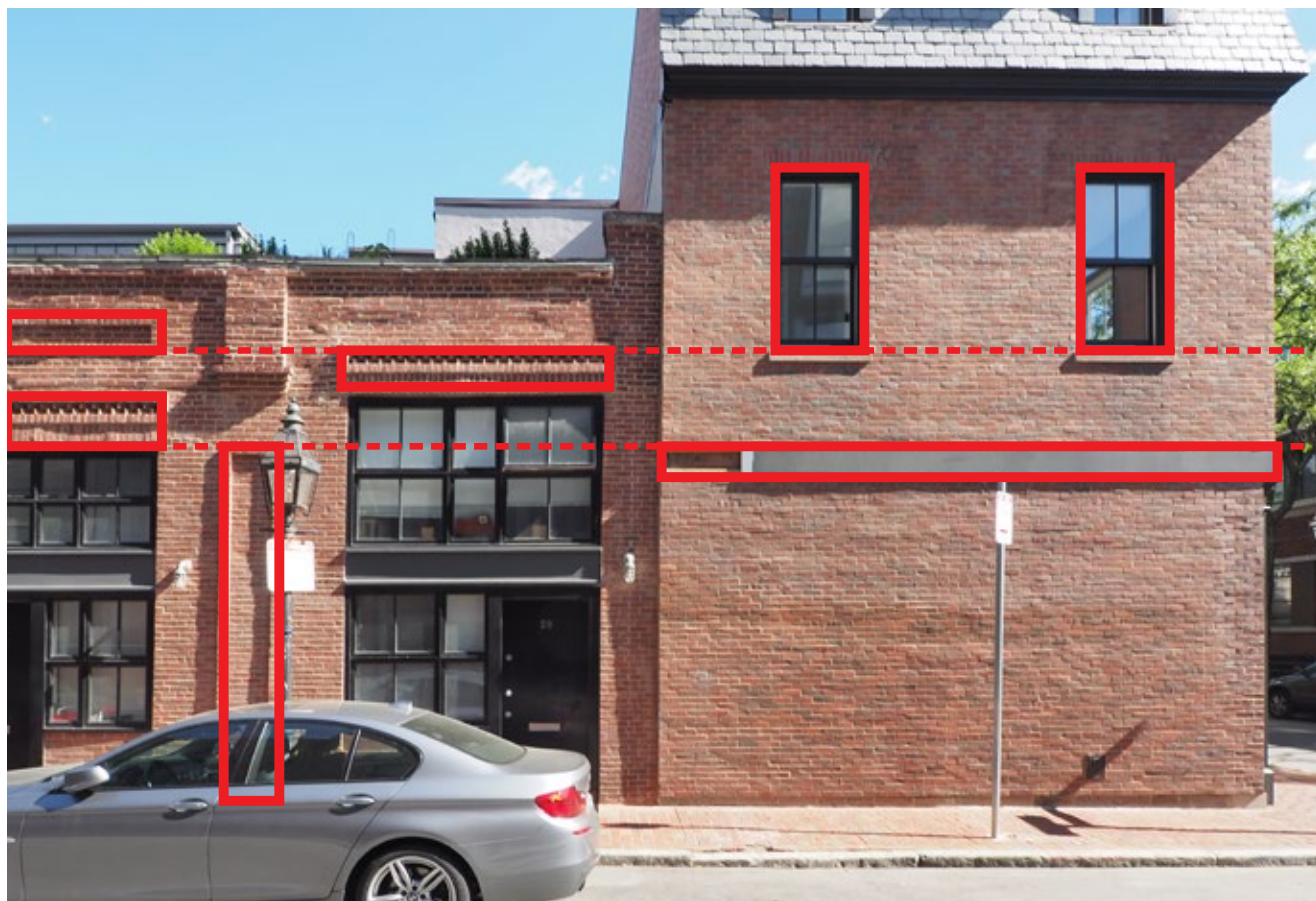
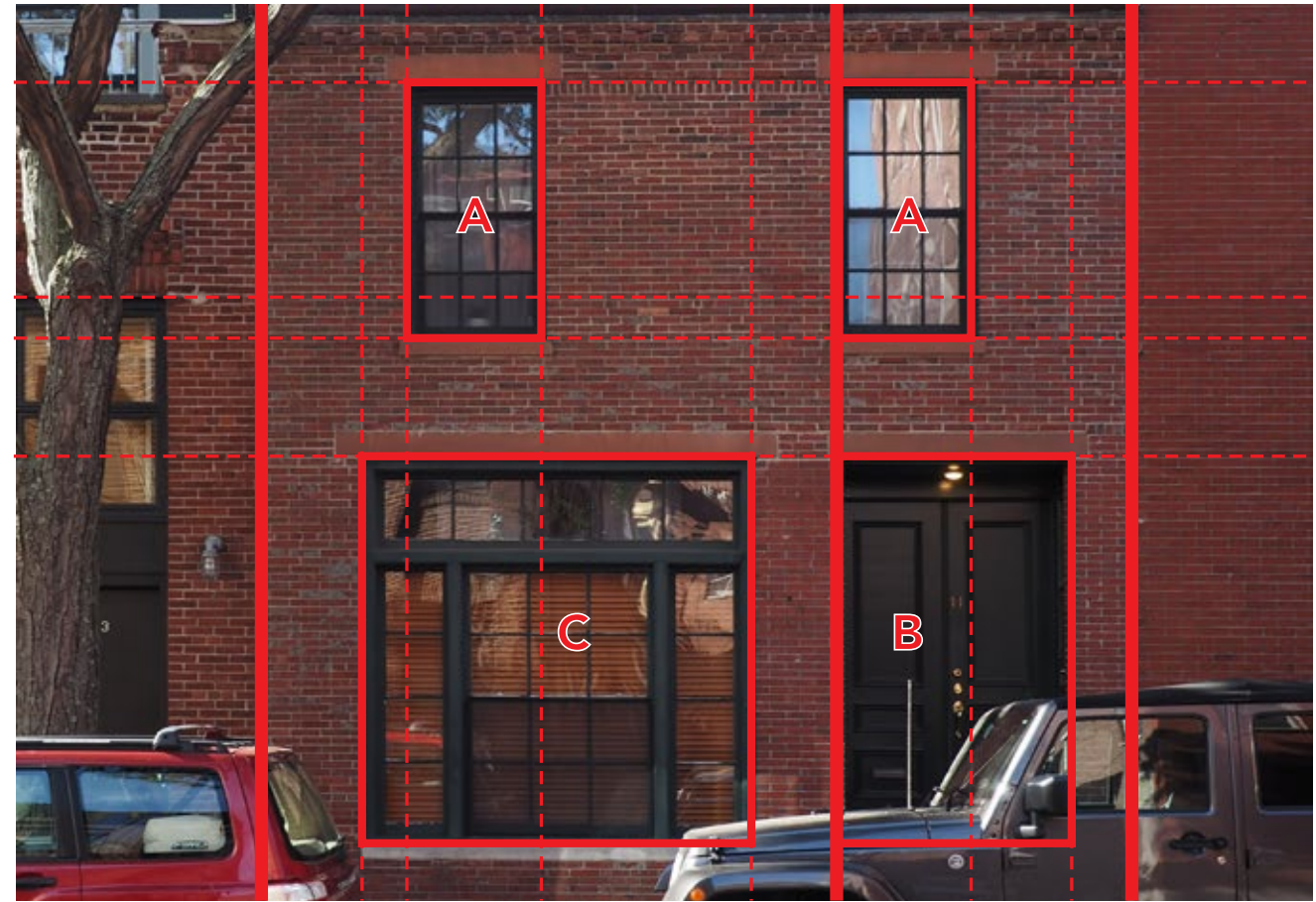


DESIGN PROCESS





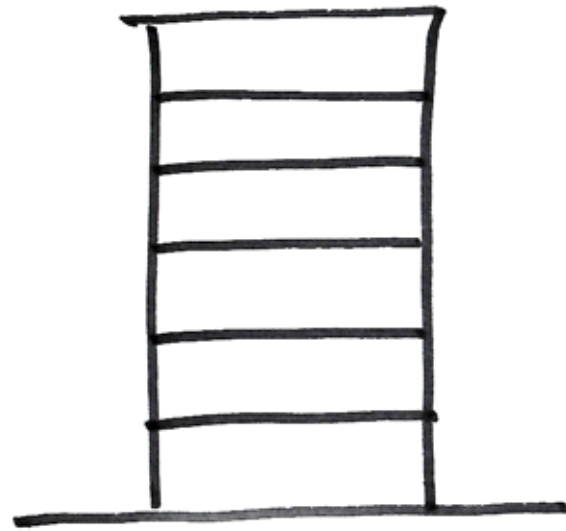




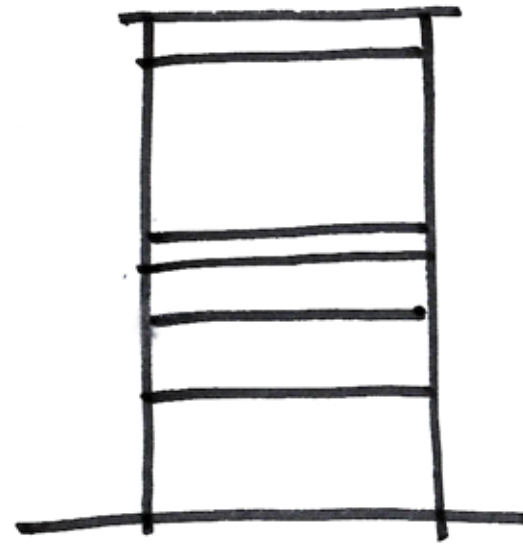
212 STUART STREET

BAY VILLAGE FACADE ANALYSIS

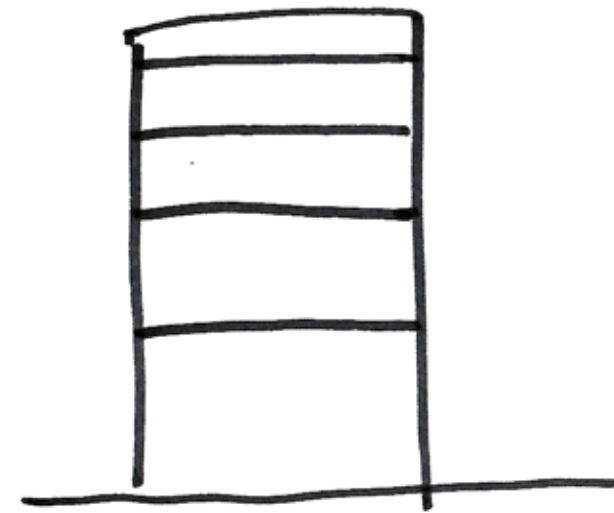
NORTH / SOUTH ELEVATION



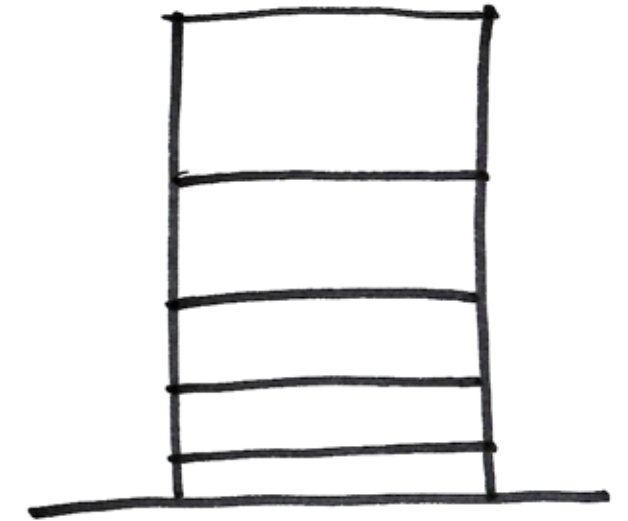
UNIFORM



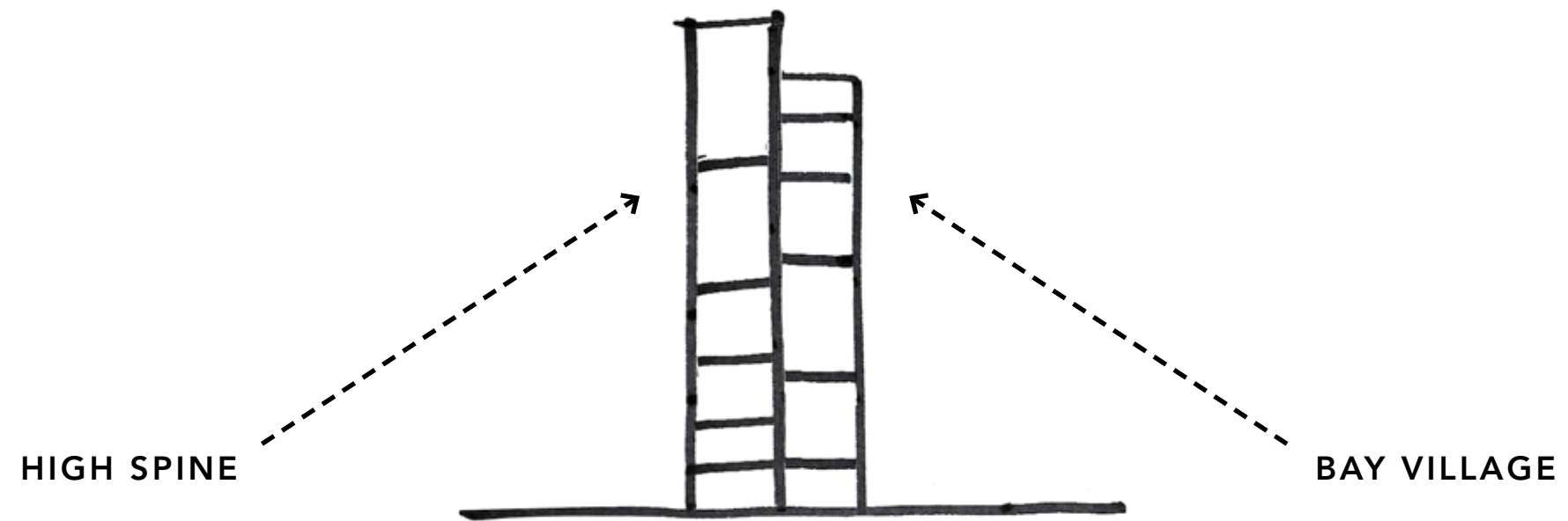
RANDOM



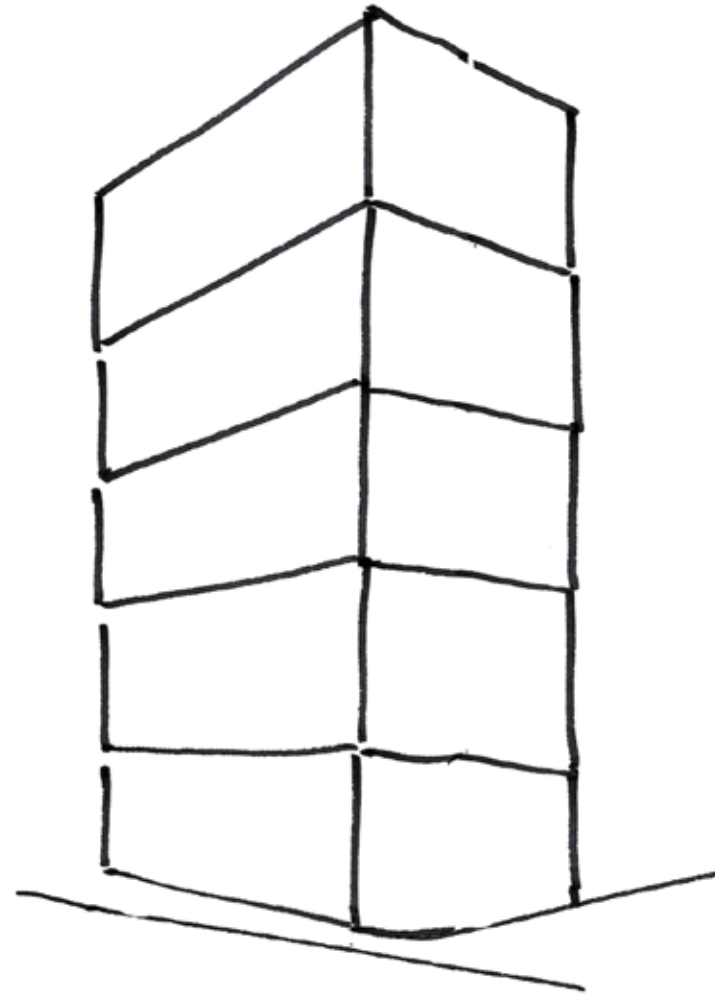
TOP HEAVY



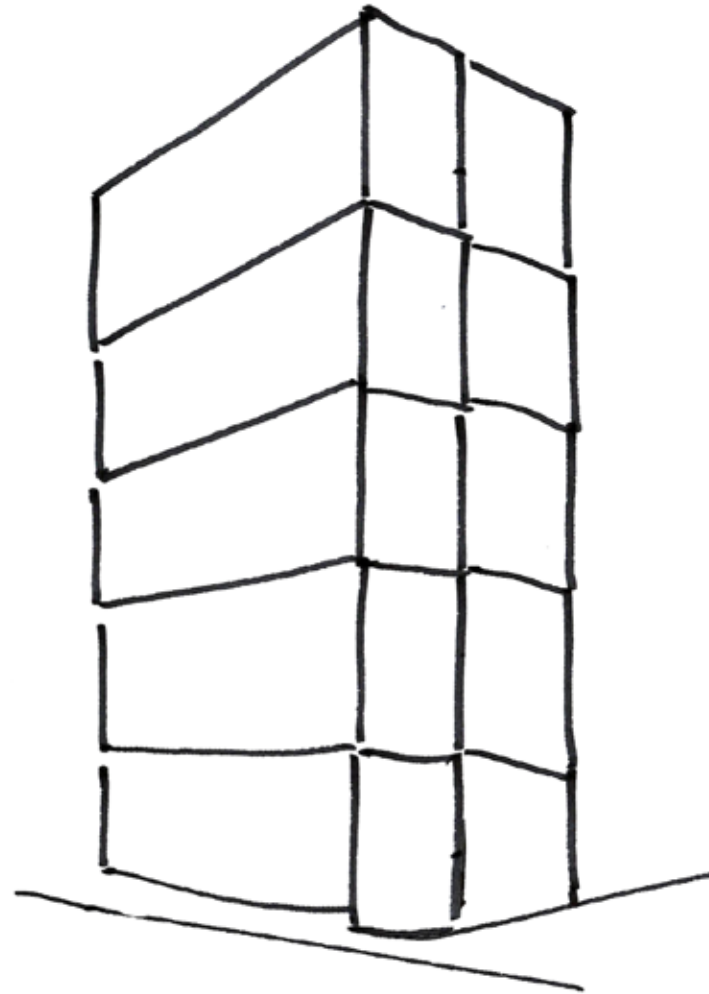
BOTTOM HEAVY



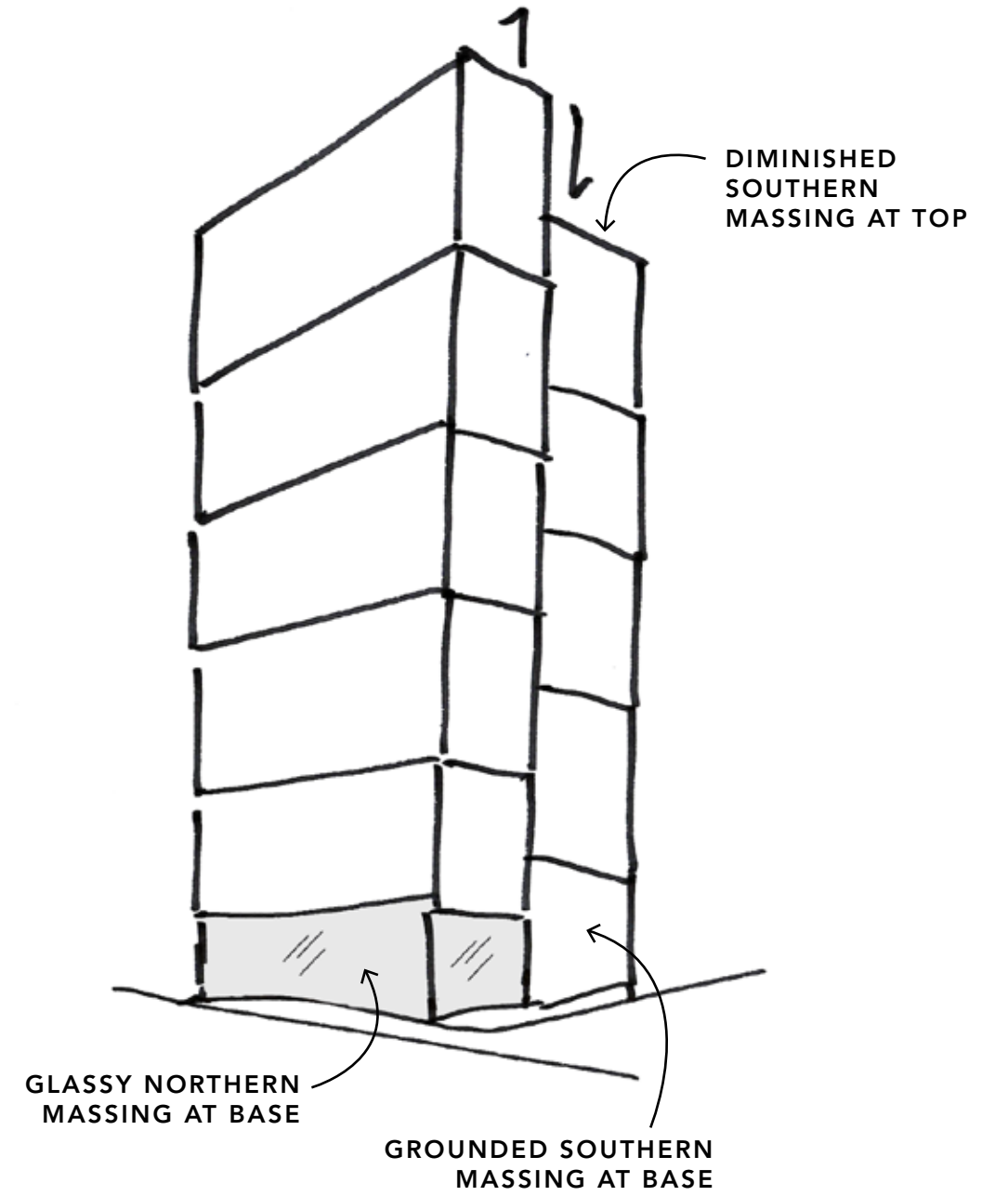
WEST ELEVATION



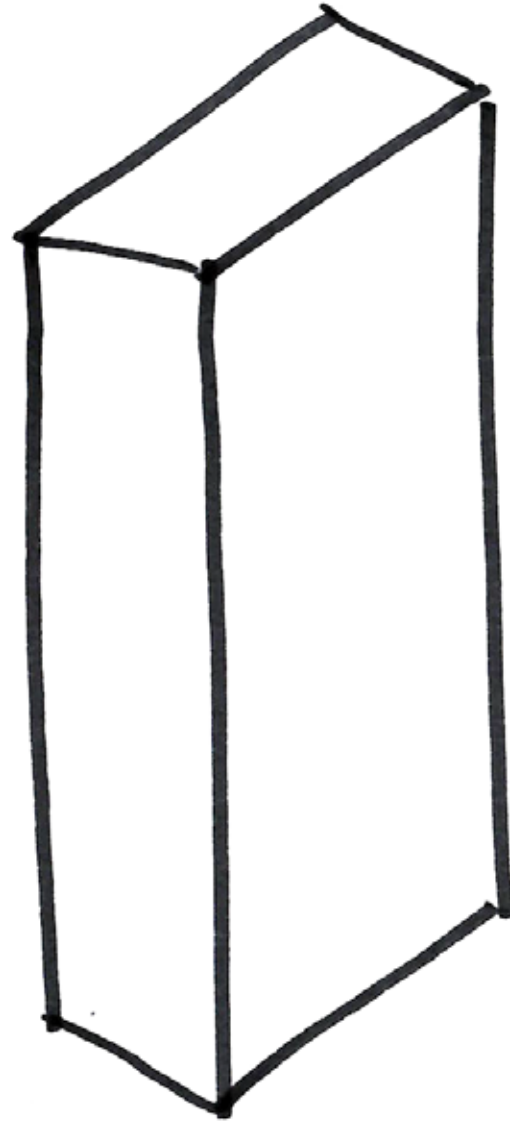
DEEP COURSINGS



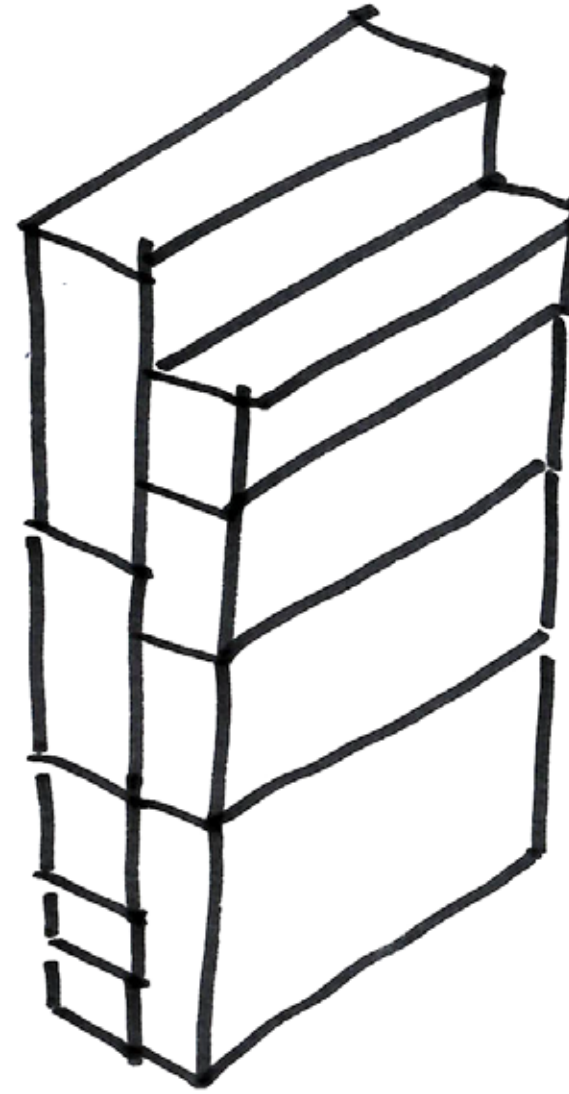
SPLIT MASSING



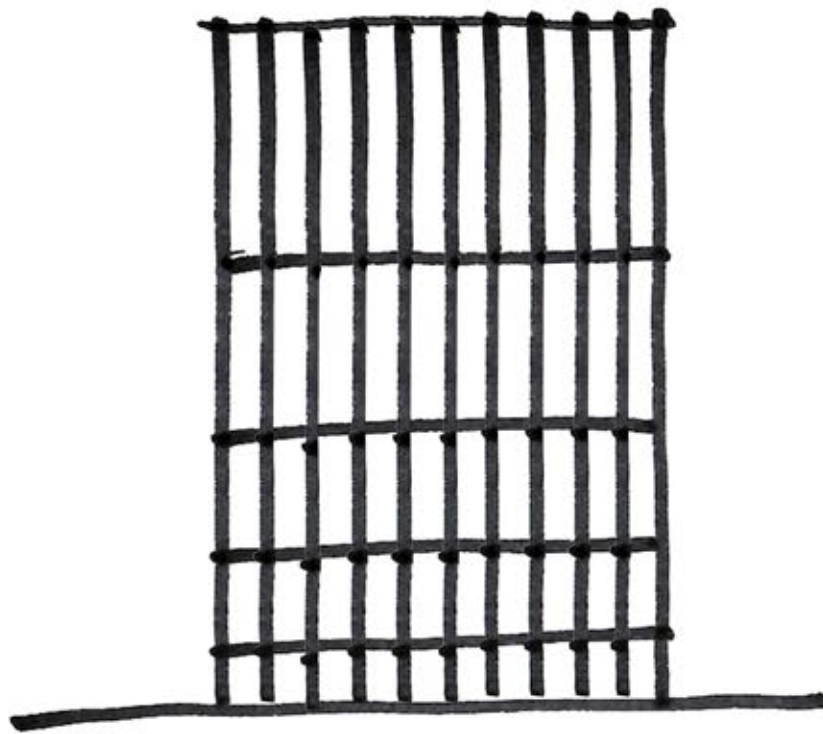
VERTICAL SHEAR



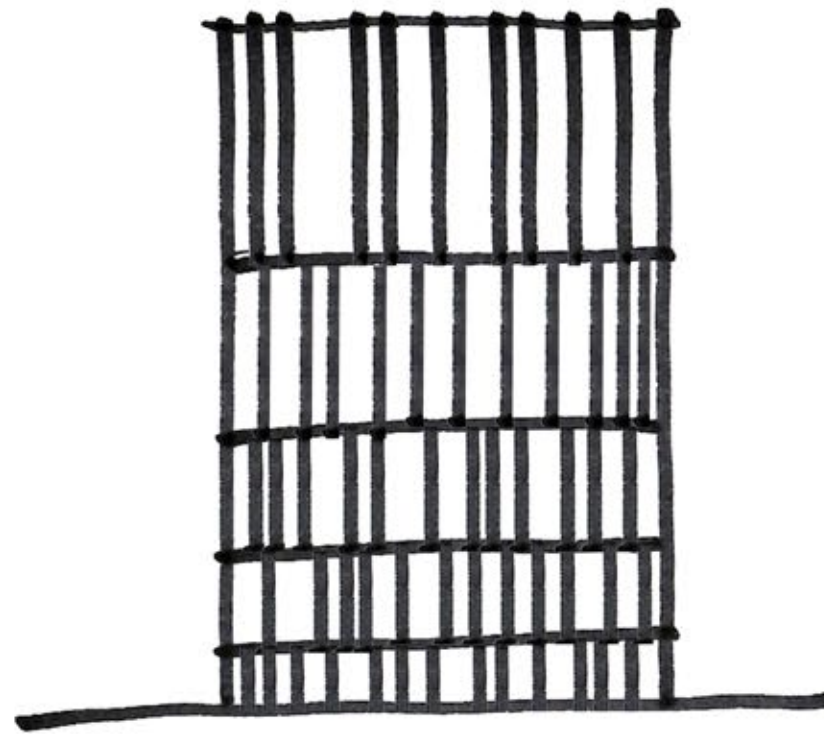
MONOLITH



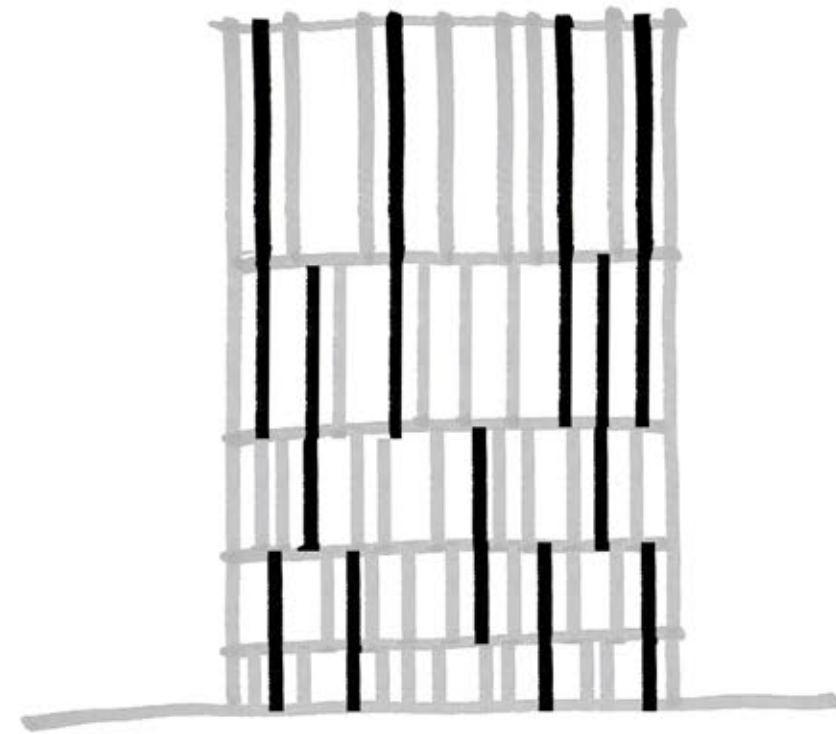
COURSED BLOCK



**VERTICAL
READING**



**PACKAGED
READING**



**SELECTED
CONTINUITIES**



212 STUART STREET

VIEW FROM STATLER PARK

BCDC PACKAGE 035

STATLER PARK

STUART ST.

2,350sf

3,535sf

LOADING ENTRANCE

245sf

PLAZA

RETAIL
3,000sf

FCC

RES.
LOBBY
800sf

LOADING

REVERE HOTEL
PARKING

SOUTH COVE
PLAZA

2,540sf

SERVICE

475sf

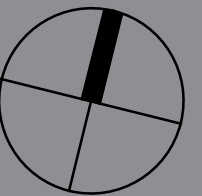
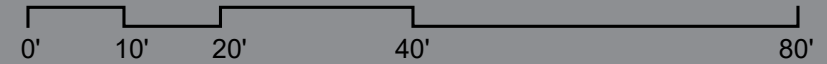
OPEN SPACE AREAS:

| | |
|-----------------------|----------|
| SIDEWALK (STUART ST) | 3,535 sf |
| SIDEWALK (SHAWMUT ST) | 725 sf |
| EAST ALLEY | 475 sf |

| | |
|-----------------|----------|
| CHURCH ST PLAZA | 2,540 sf |
|-----------------|----------|

725sf

SHAWMUT ST.



212 STUART STREET

CHURCH ST.

GROUND FLOOR PLAN

COCOANUT
GROVE LN.

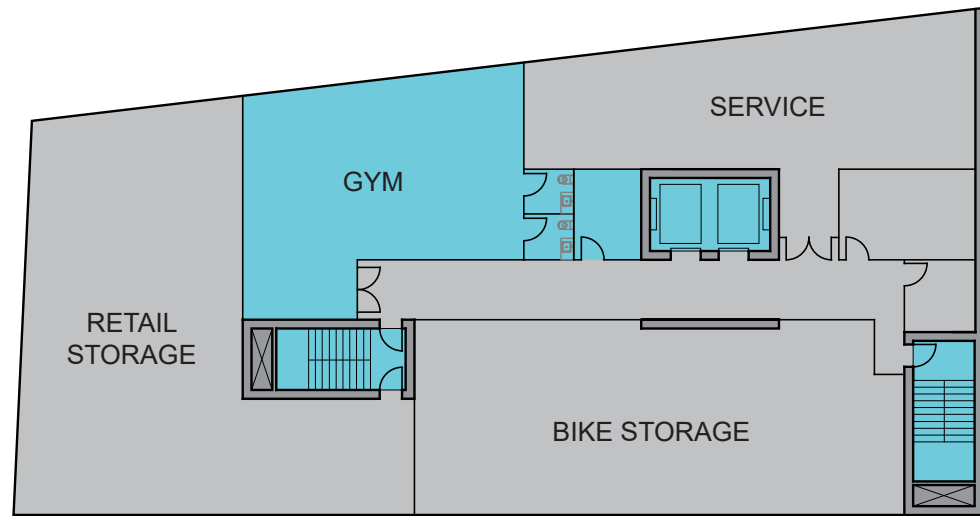
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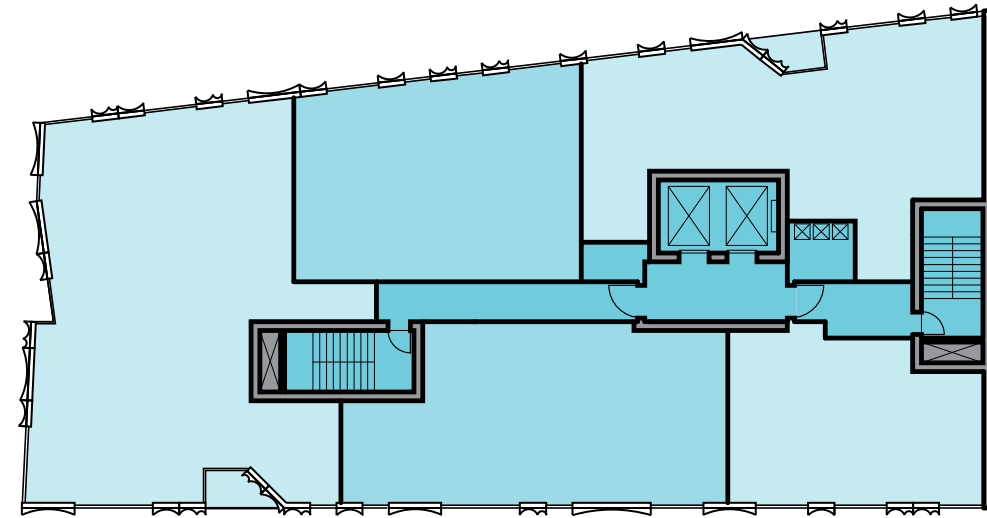
212 STUART STREET

STUART ST SIDEWALK – LOOKING WEST

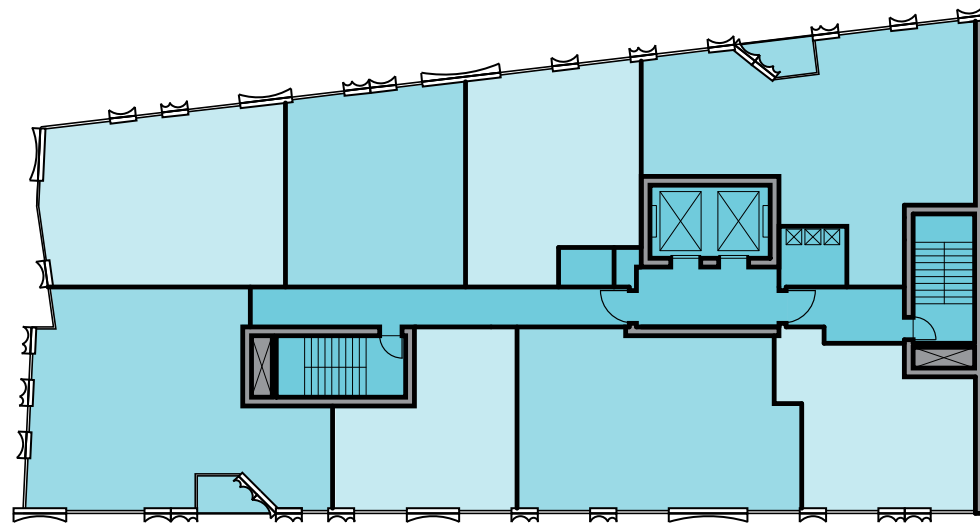
BCDC PACKAGE 037



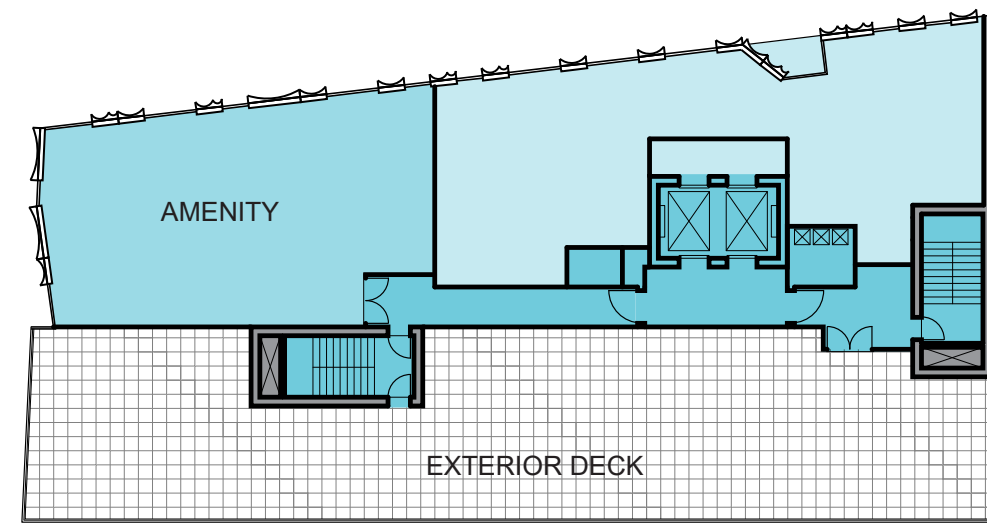
BASEMENT PLAN



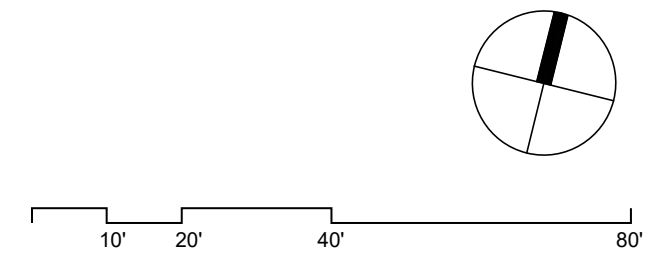
TYPICAL PLAN - 5 UNIT



TYPICAL PLAN - 8 UNIT



19TH FLOOR



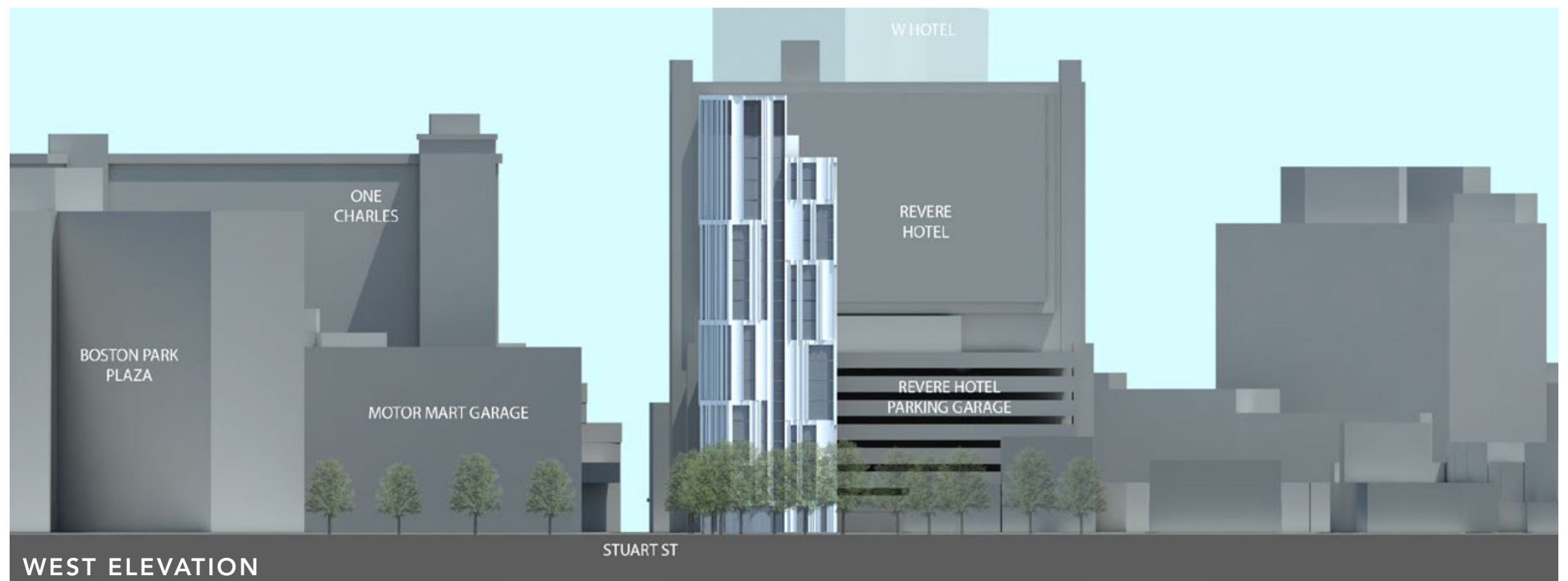


212 STUART STREET

STUART ST – LOOKING WEST

BCDC PACKAGE 040

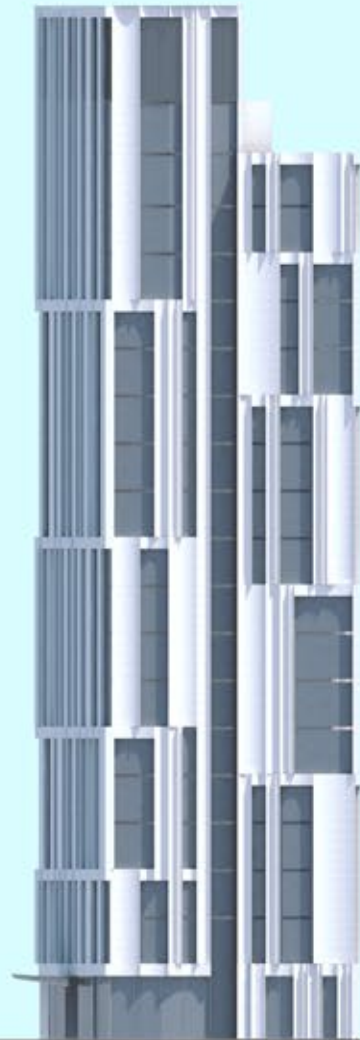
The Project design recognizes the importance of its urban significance on all four sides, not just the Project's address on Stuart Street to the north. Each elevation of the building will address the unique and diverse conditions of the adjacent urban context. The Project is responsible for negotiating the shift in scale between the high-rise buildings along the High Spine to the north, west and east, and the low-rise buildings of Bay Village to the south. The intention of the design is to be legible and coherent as a whole, and will not treat the north and south elevation as irreconcilable opposites.







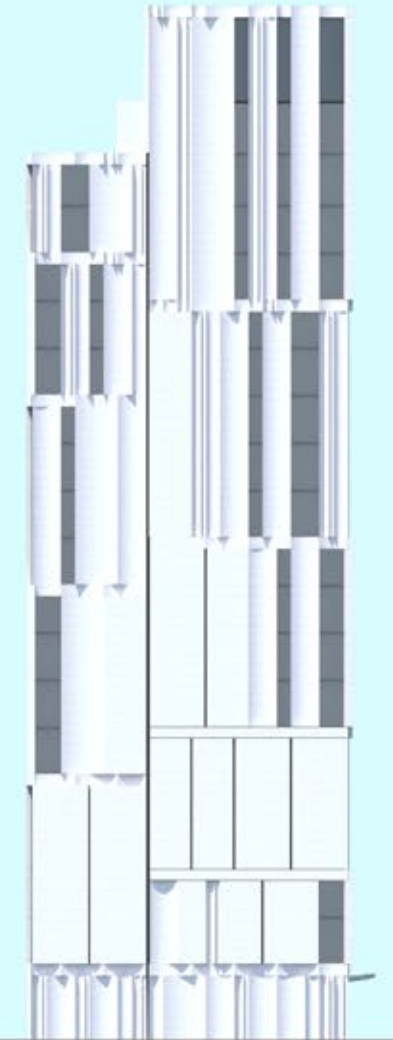
NORTH ELEVATION



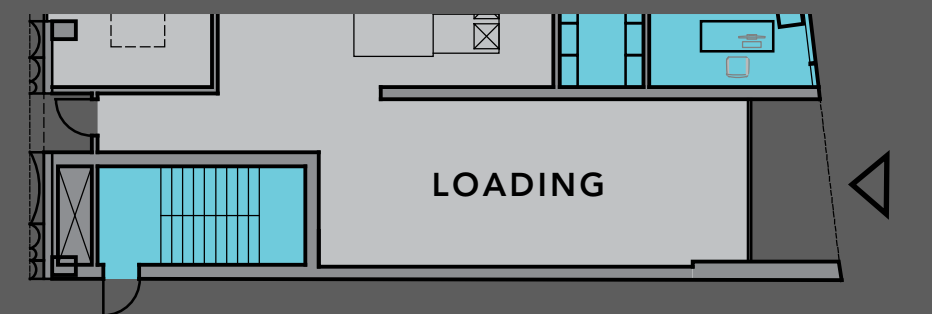
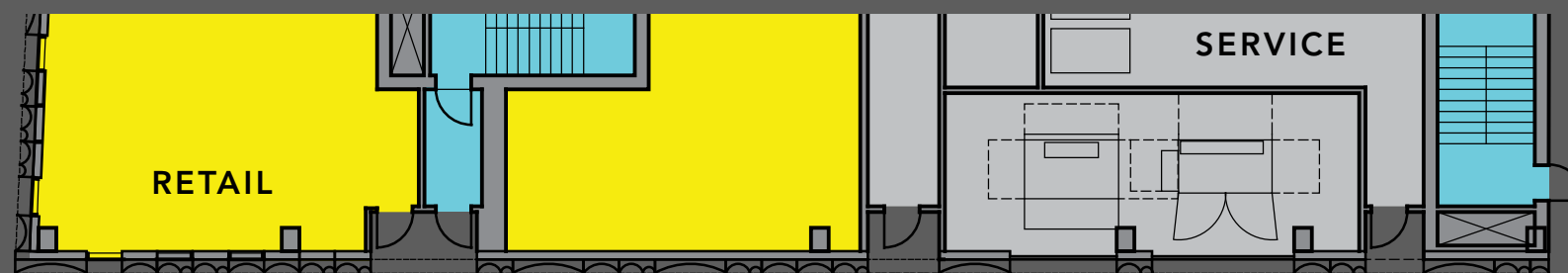
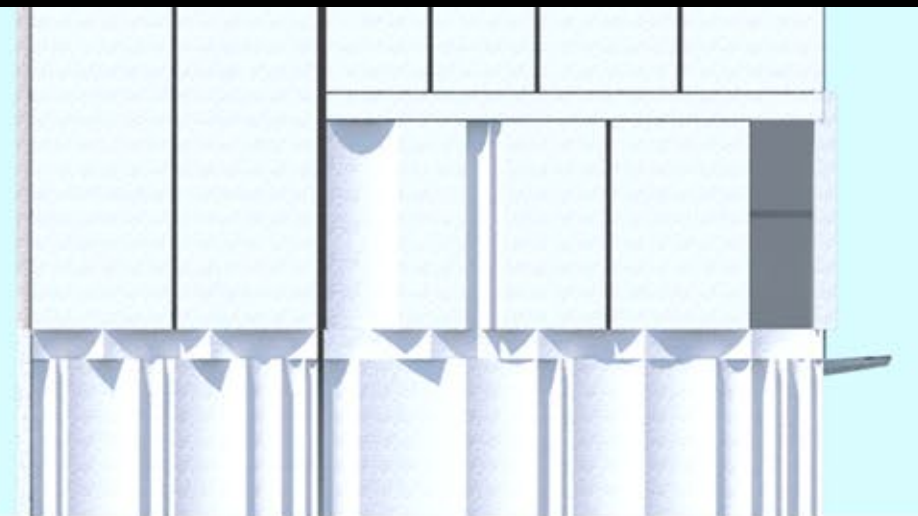
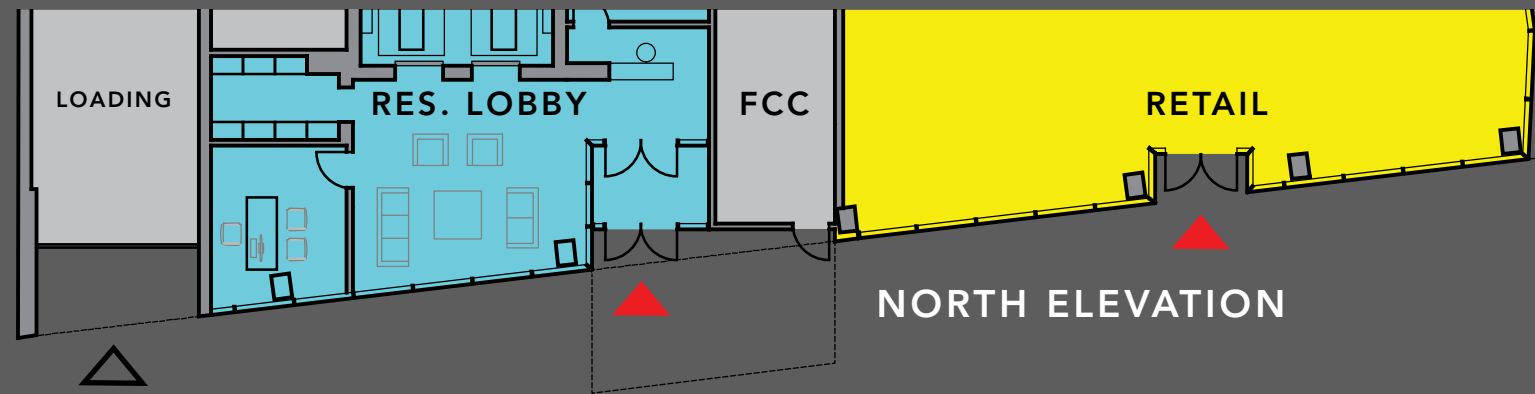
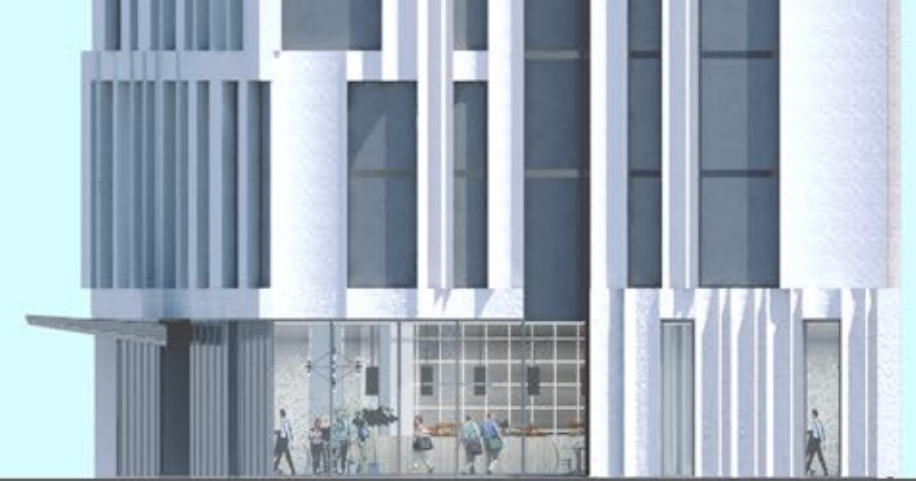
WEST ELEVATION



SOUTH ELEVATION

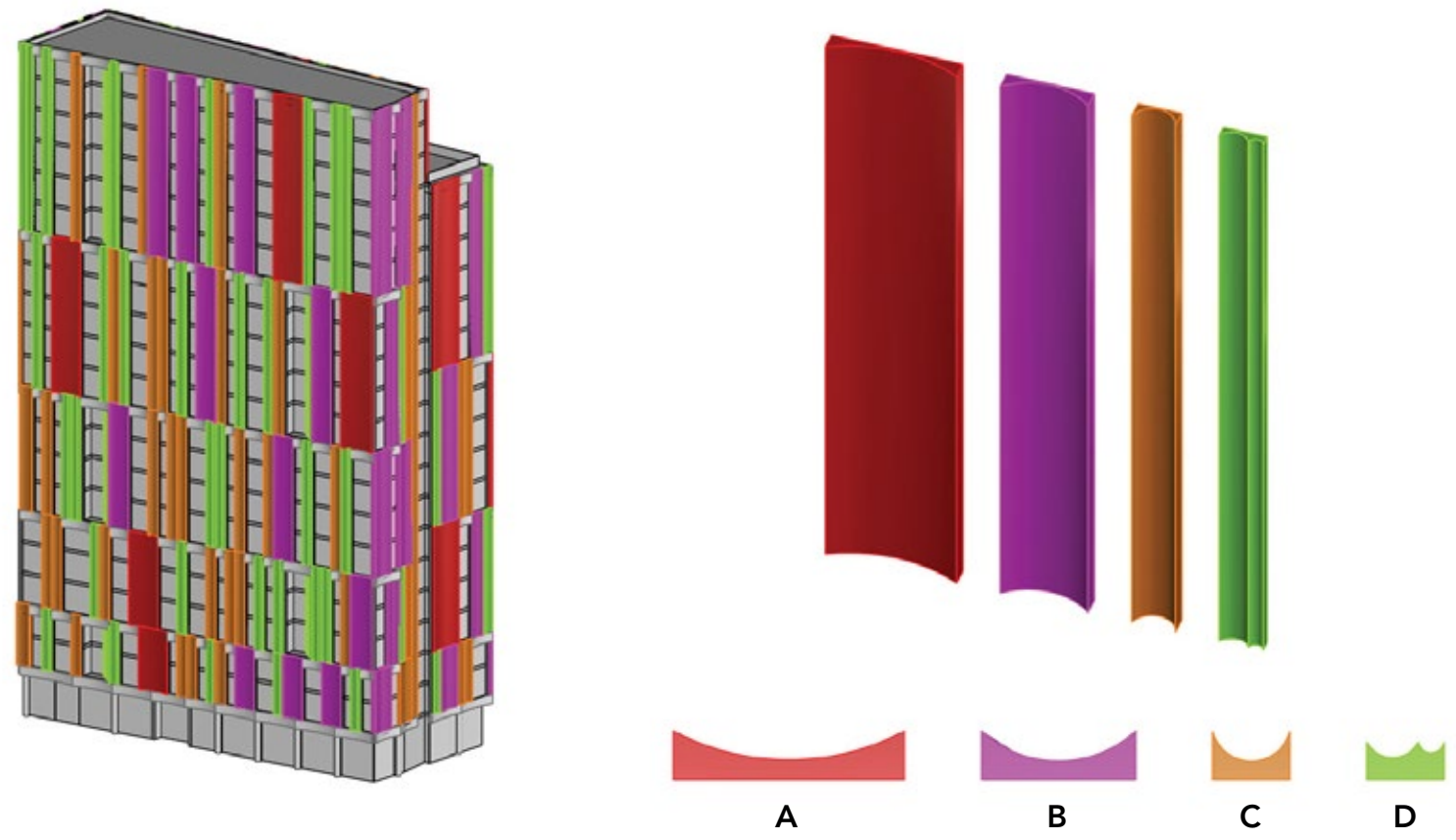
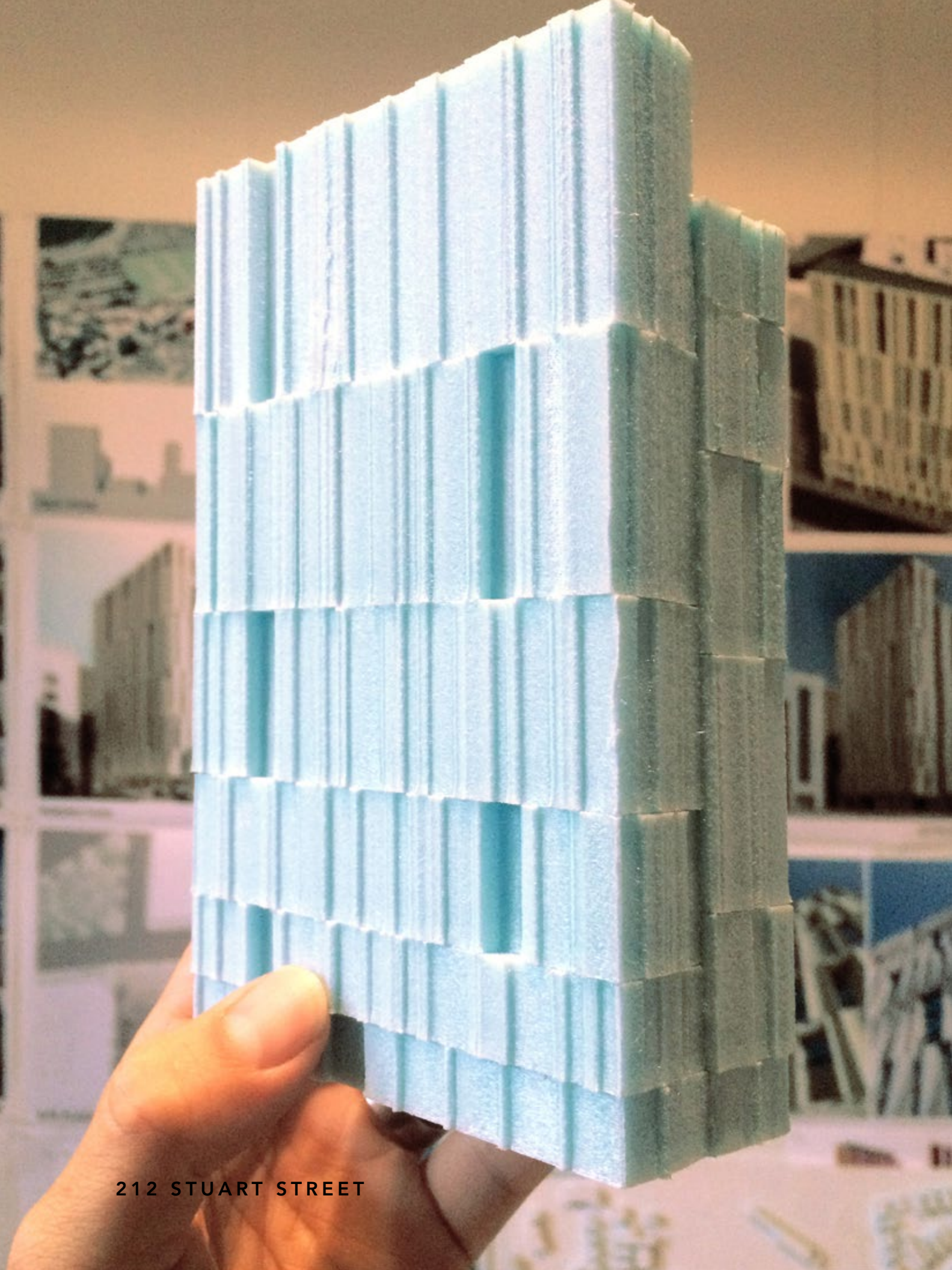


EAST ELEVATION

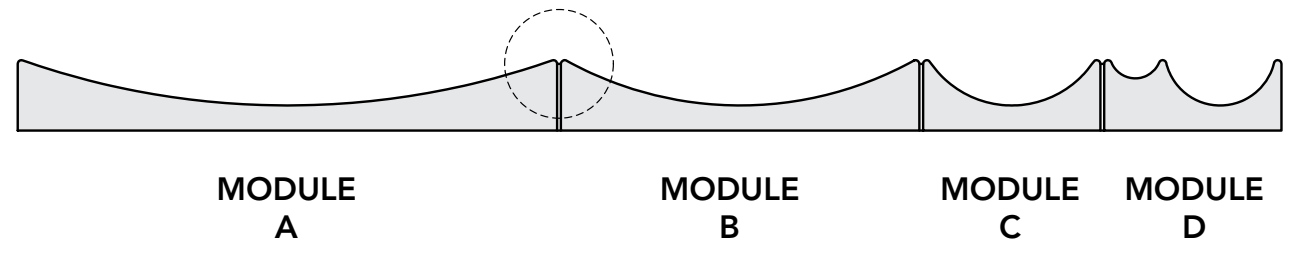




**DETAIL,
MATERIAL +
TEXTURE**

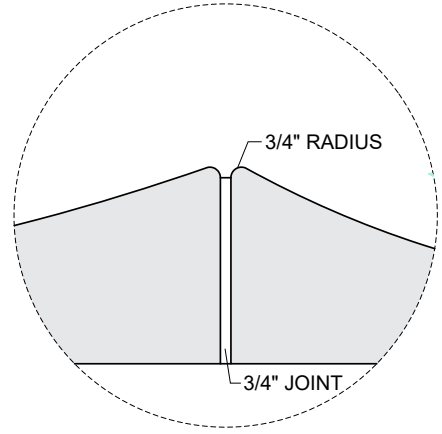


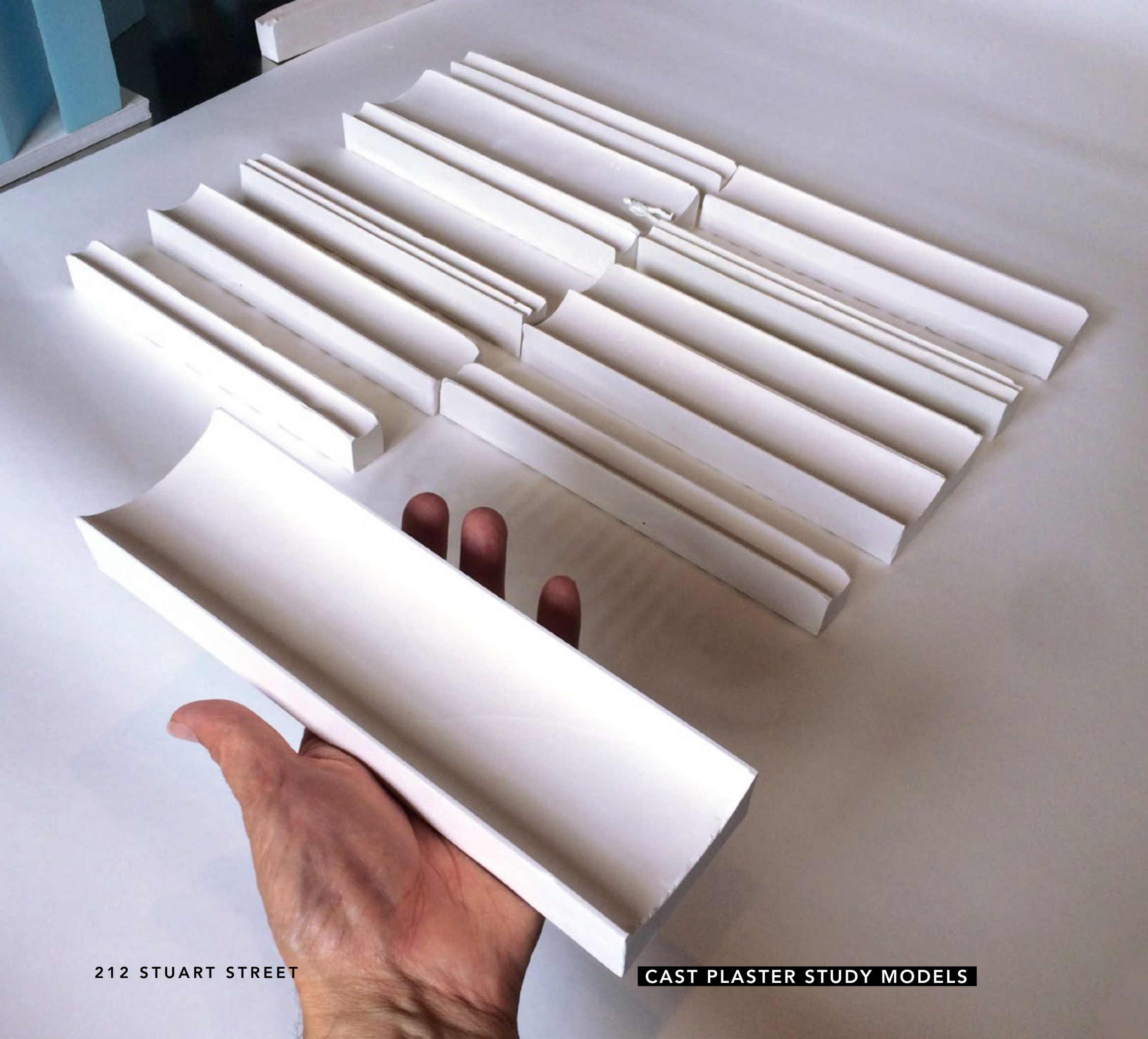
FACADE STANDARDIZATION



BASE SCALLOP MODULES

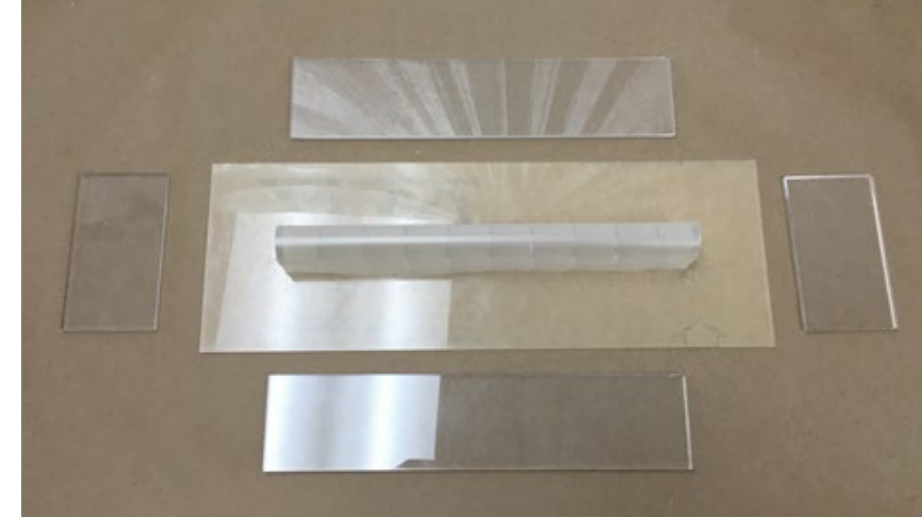
The façade is composed of a series of scalloped panels ranging in widths of 9 feet to 3 feet. Depending on the panel width, the radius of the scallop changes, producing a different visual reading for each unit. These modules are packaged into varying heights according to the overall elevation.





212 STUART STREET

CAST PLASTER STUDY MODELS



BCDC PACKAGE 047





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PRECAST SAMPLE

CAPITOL WHITE GRANITE

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INDIANA LIMESTONE MILLED SCALLOPS




212 STUART STREET

QUARRA STONE FABRICATION SHOP



BCDC PACKAGE 050



212 STUART STREET

INDIANA LIMESTONE MILLED SCALLOPS

BCDC PACKAGE 051



212 STUART STREET

BCDC PACKAGE 052

