

150 KNEELAND ST LEATHER DISTRICT, BOSTON

BCDC Meeting

AUGUST 14, 2018

 HUDSON
GROUP

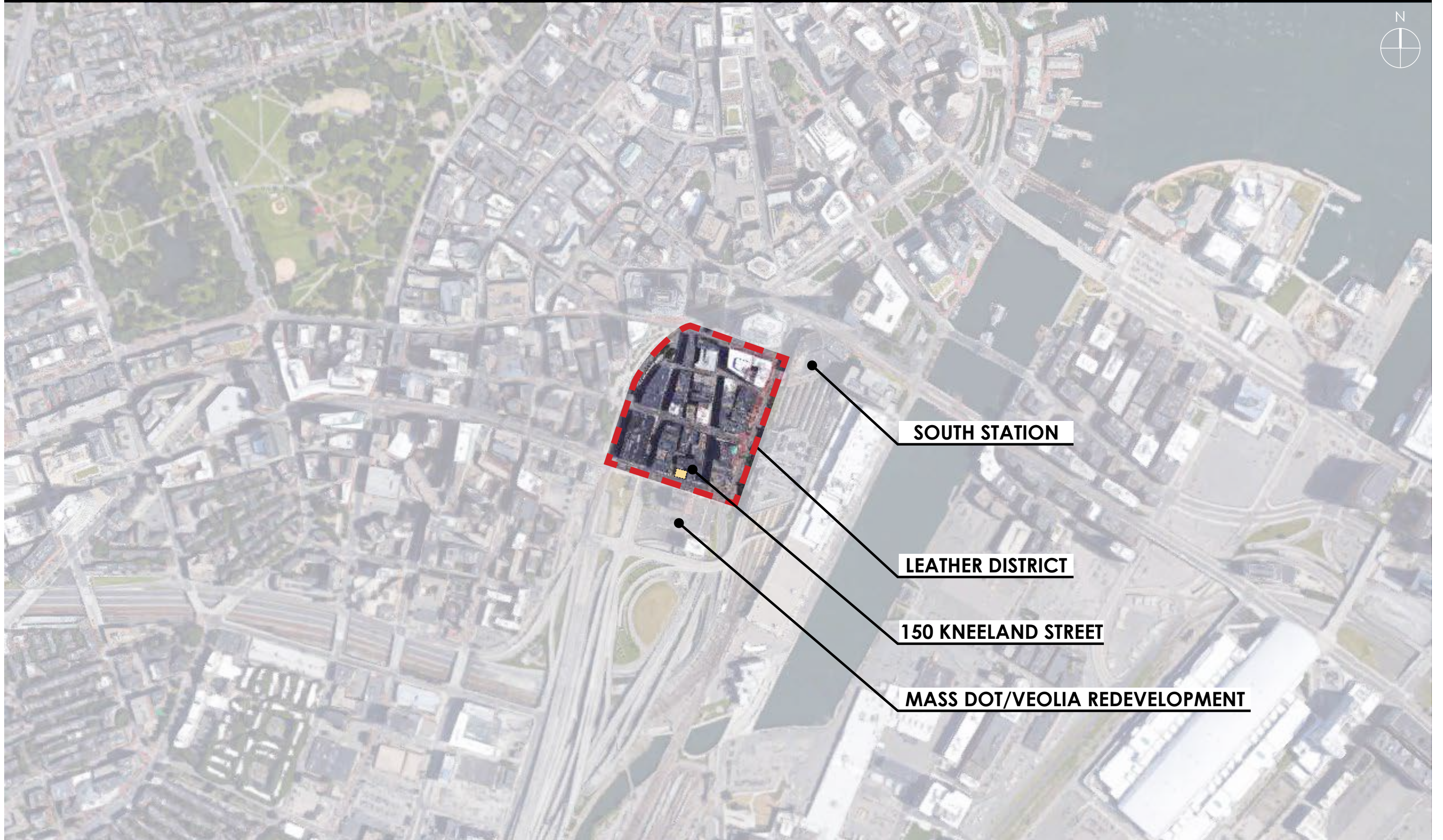
RODE ARCHITECTS INC

WHAT WE HEARD:

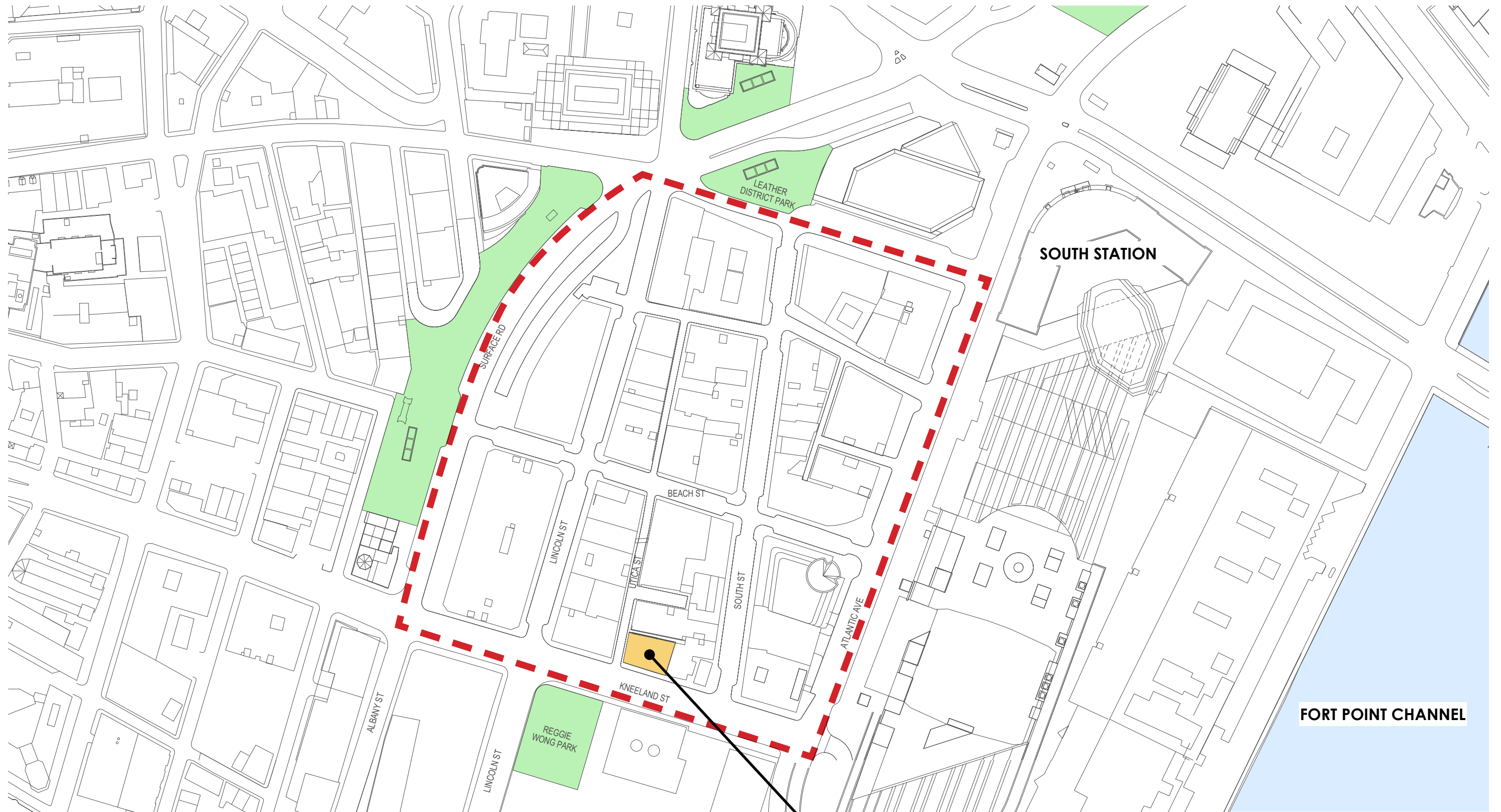
BCDC FIRST HEARING

- This is the right place for height and visibility
- Reinforces the idea of a new 'high spine' following 1 Greenway
- Top of Building -- Showcase the uniqueness of a hotel program, and act as a 'beacon'?
- Vehicular management
- Façade features
- MassDot / Veolia context
- Bold design while pushing the expression forward

LOCUS PLAN



LOCUS PLAN

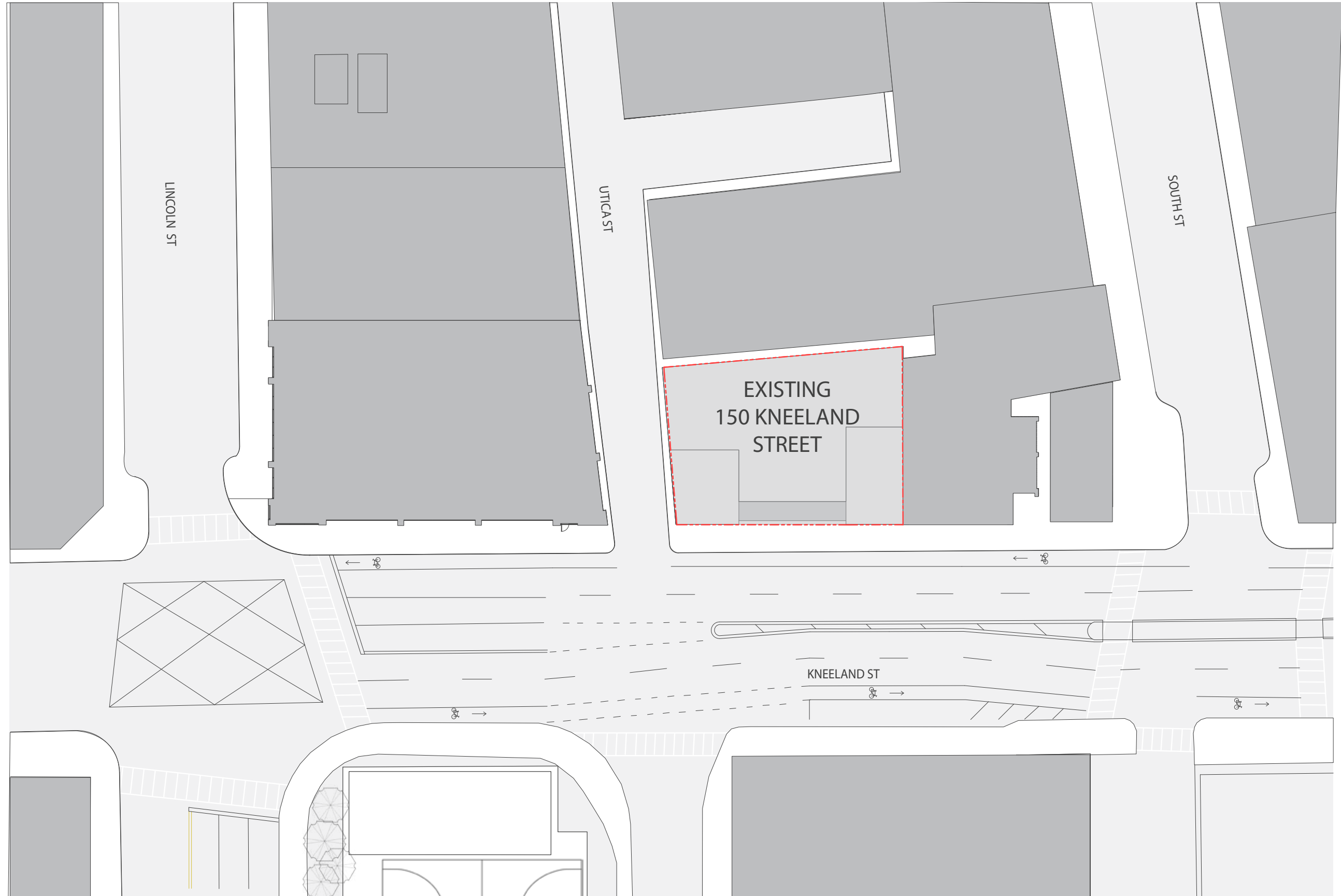


DOT REDEVELOPMENT SITE

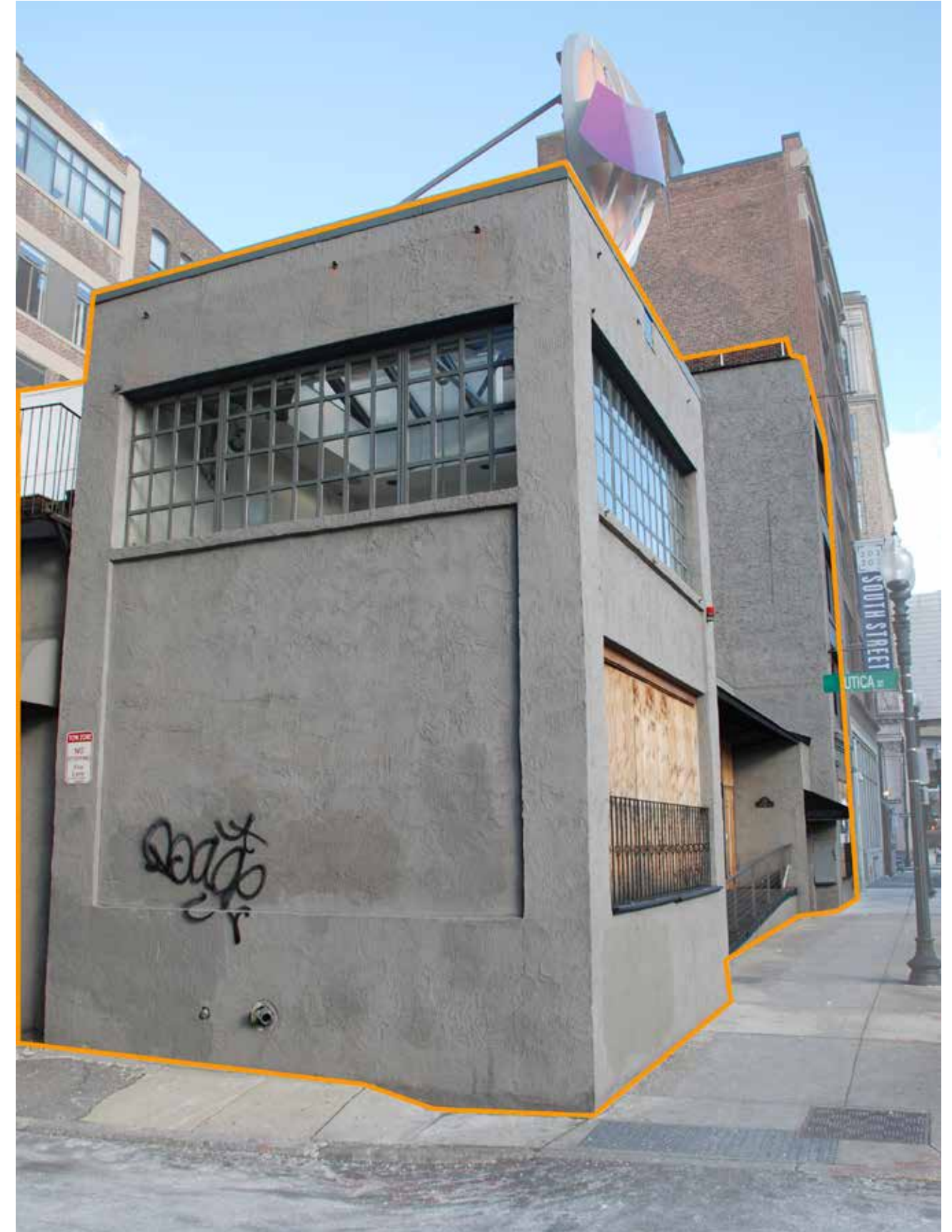
150 KNEELAND STREET



EXISTING SITE PLAN



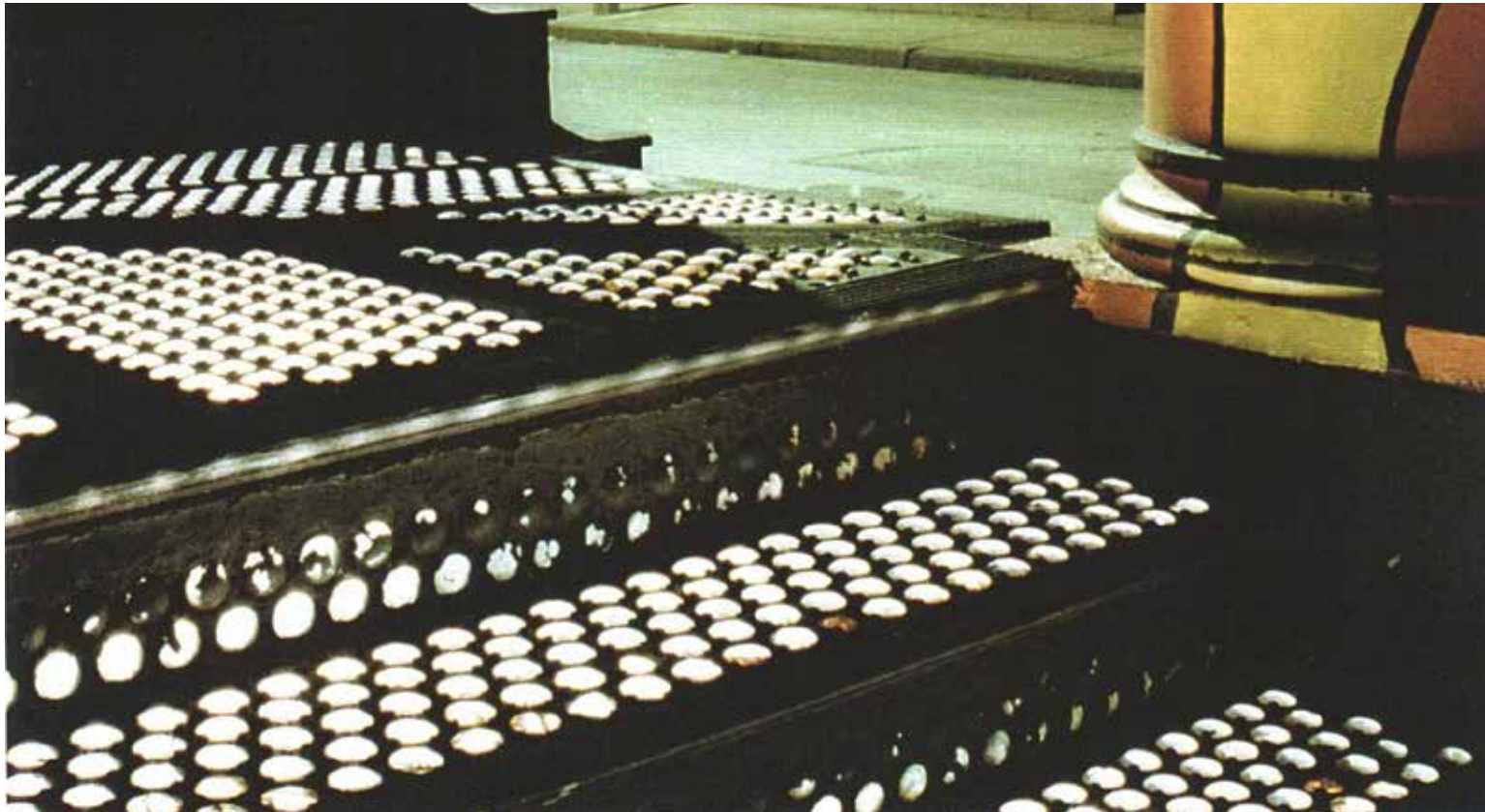
EXISTING SITE CONDITIONS - 150 KNEELAND ST

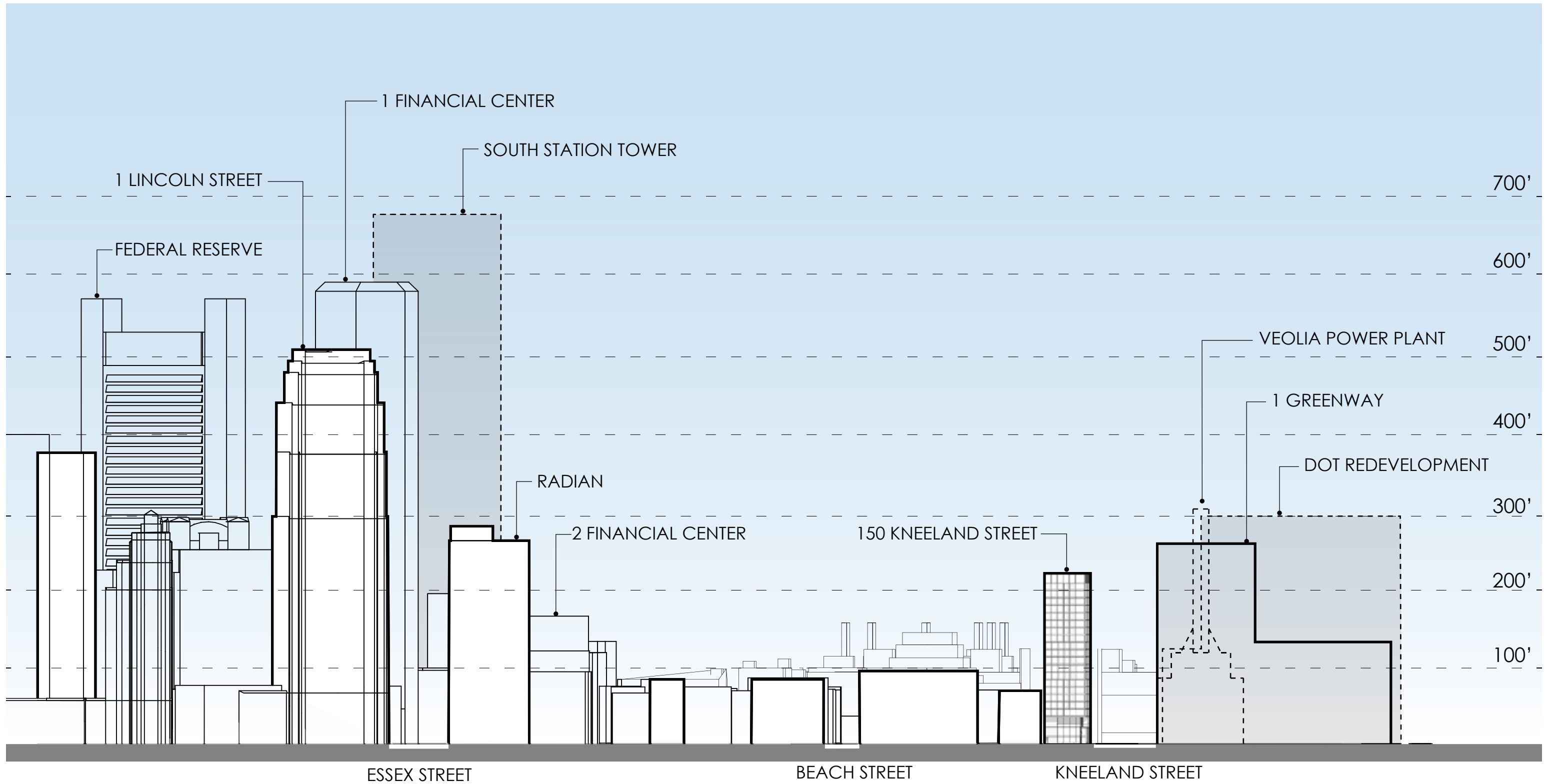


LEATHER DISTRICT CONTEXT

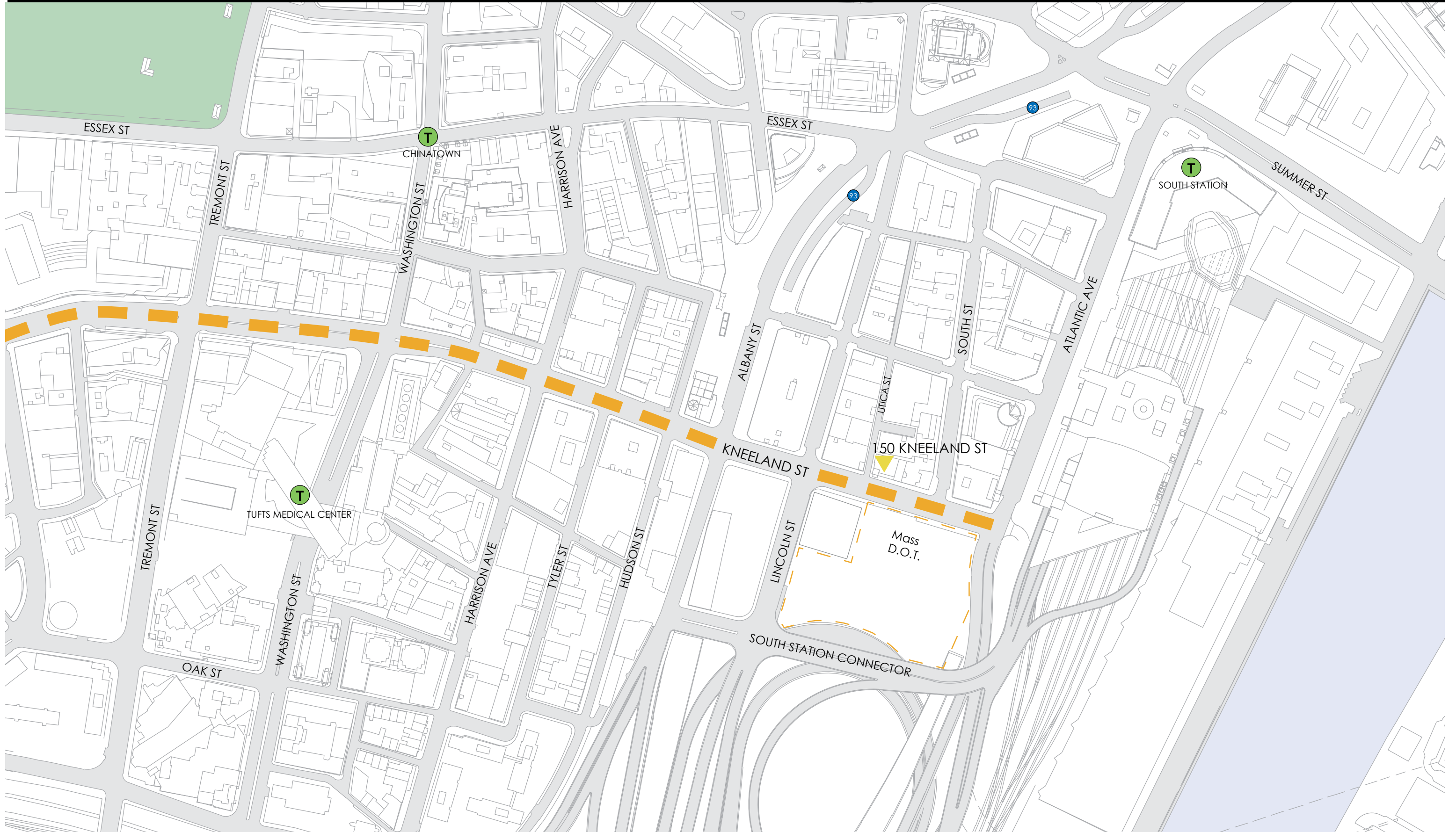


LEATHER DISTRICT CONTEXT

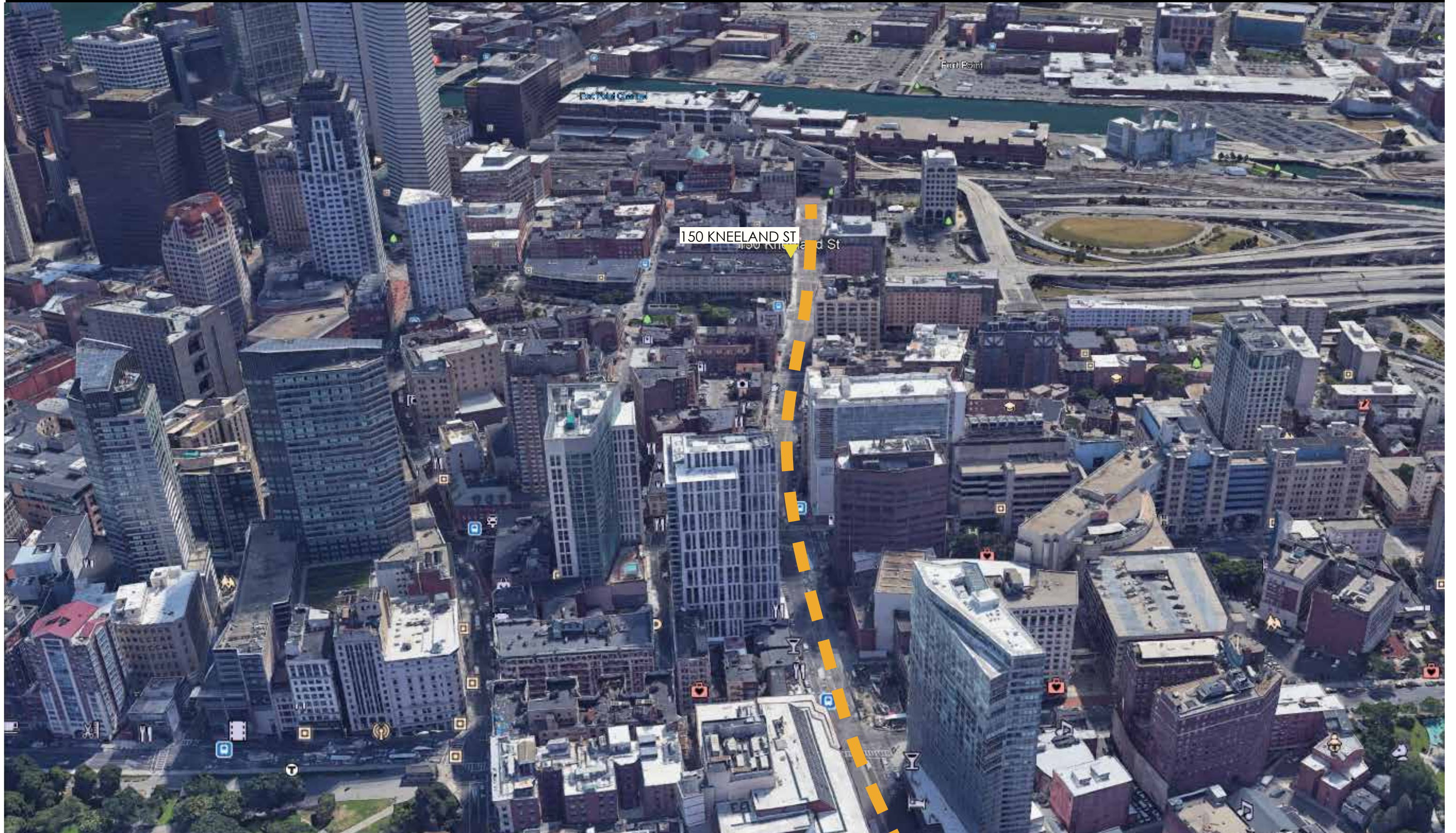




URBAN ANALYSIS - KNEELAND HIGH SPINE



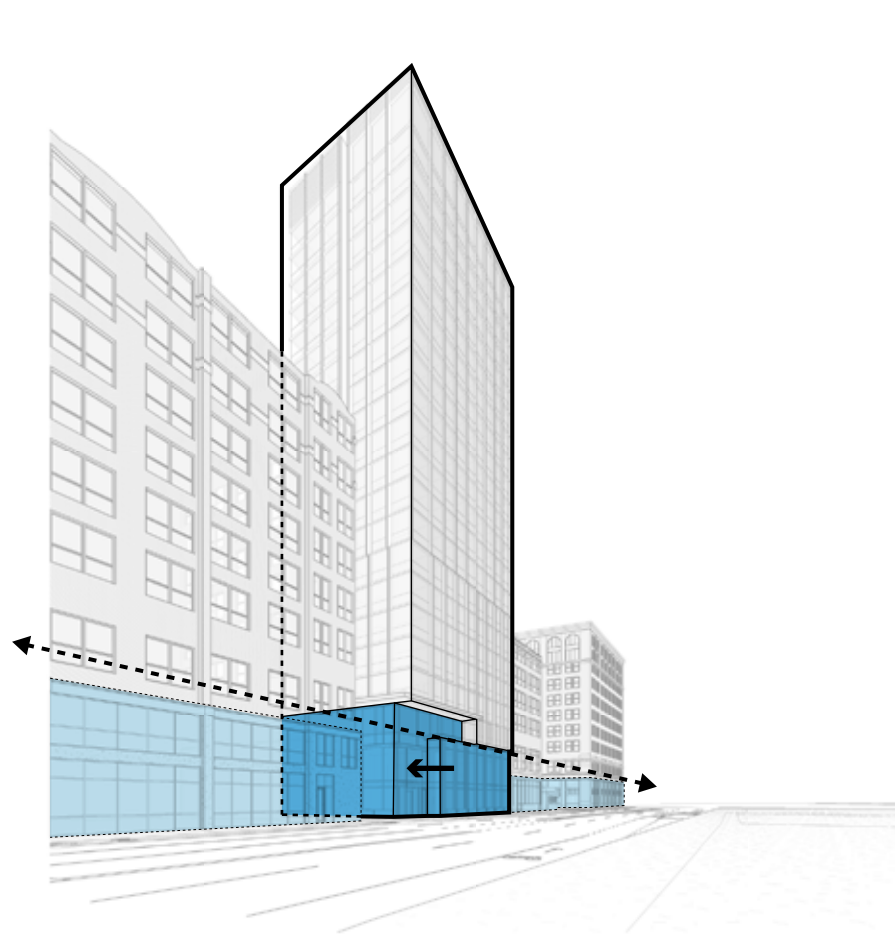
URBAN ANALYSIS - KNEELAND HIGH SPINE



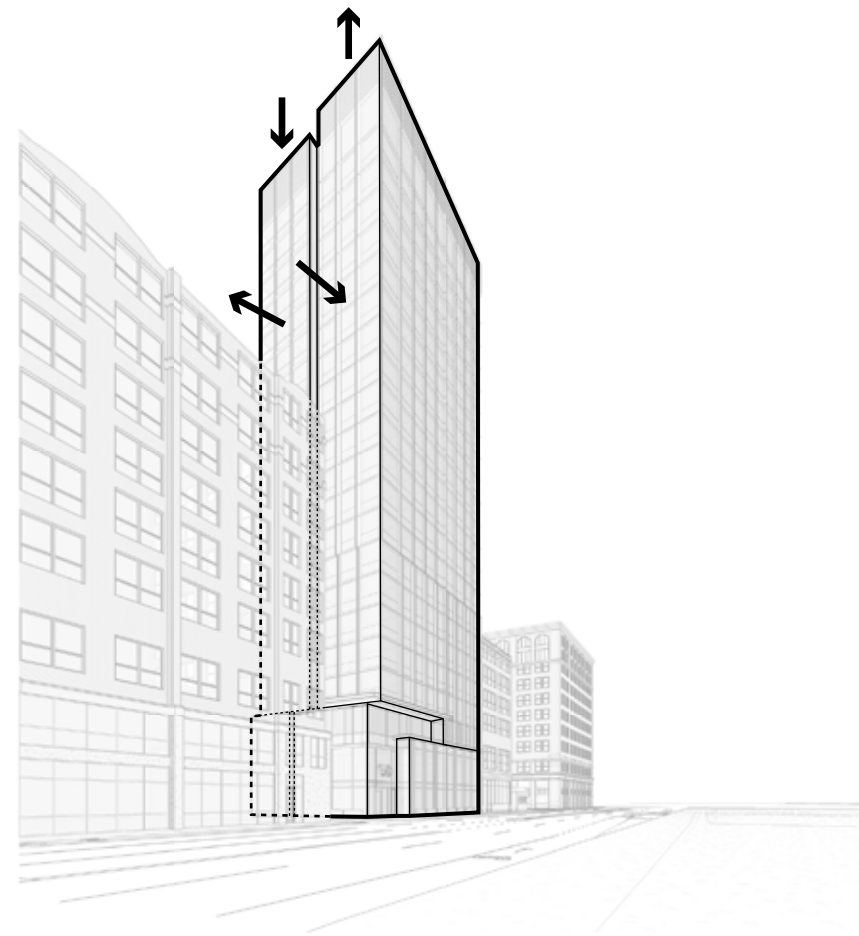
URBAN ANALYSIS - KNEELAND HIGH SPINE



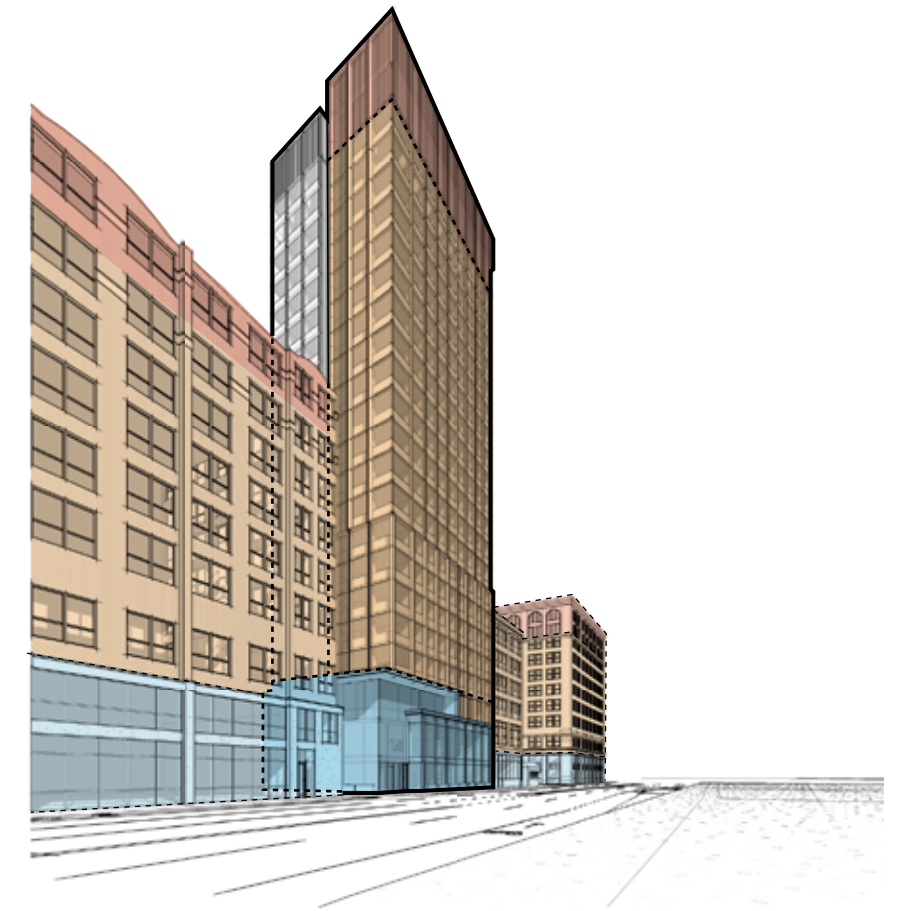
MASSING DIAGRAMS



LEATHER DISTRICT GROUND FLOOR ALIGNMENT

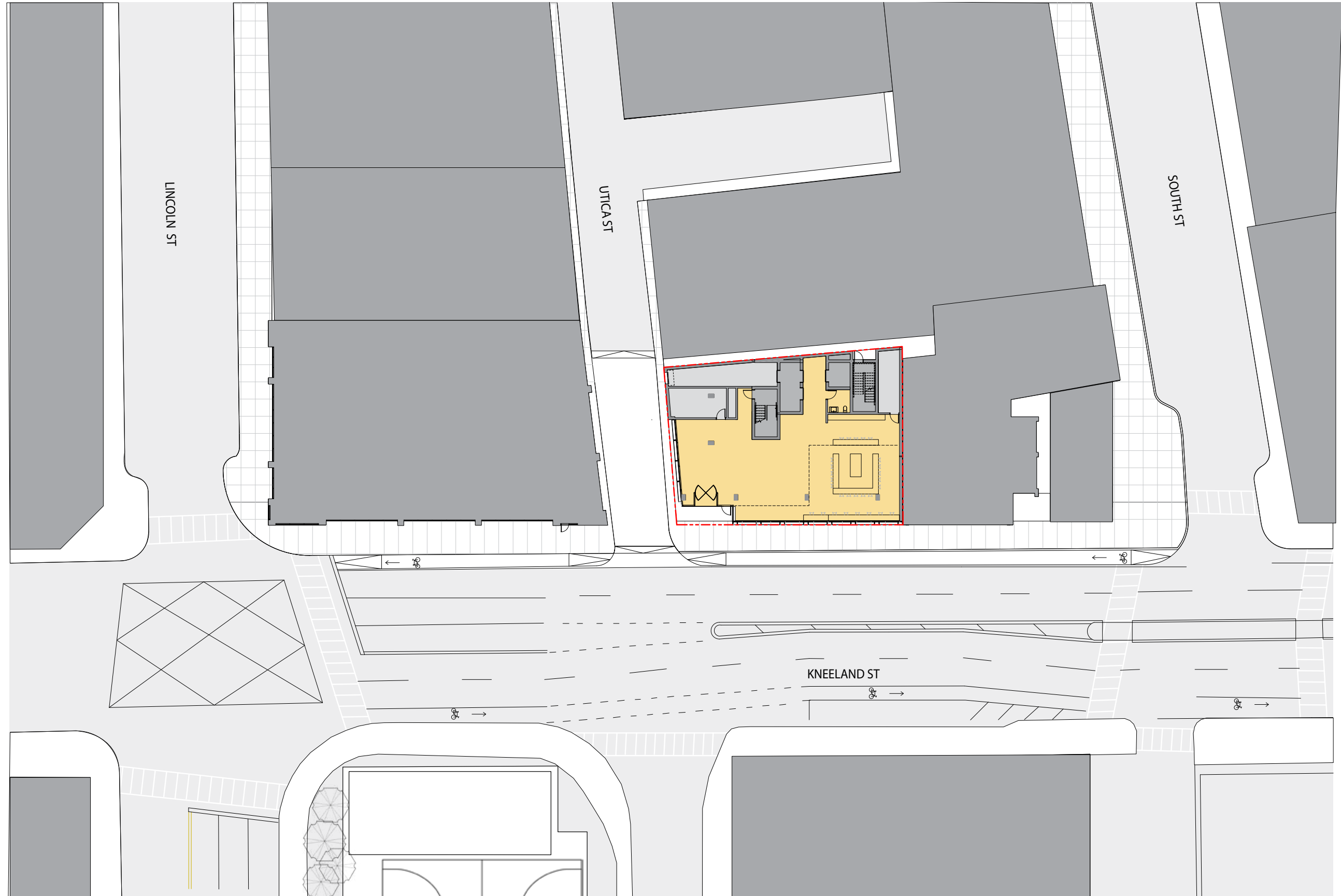


ARTICULATION OF SLENDER TOWER PROFILE

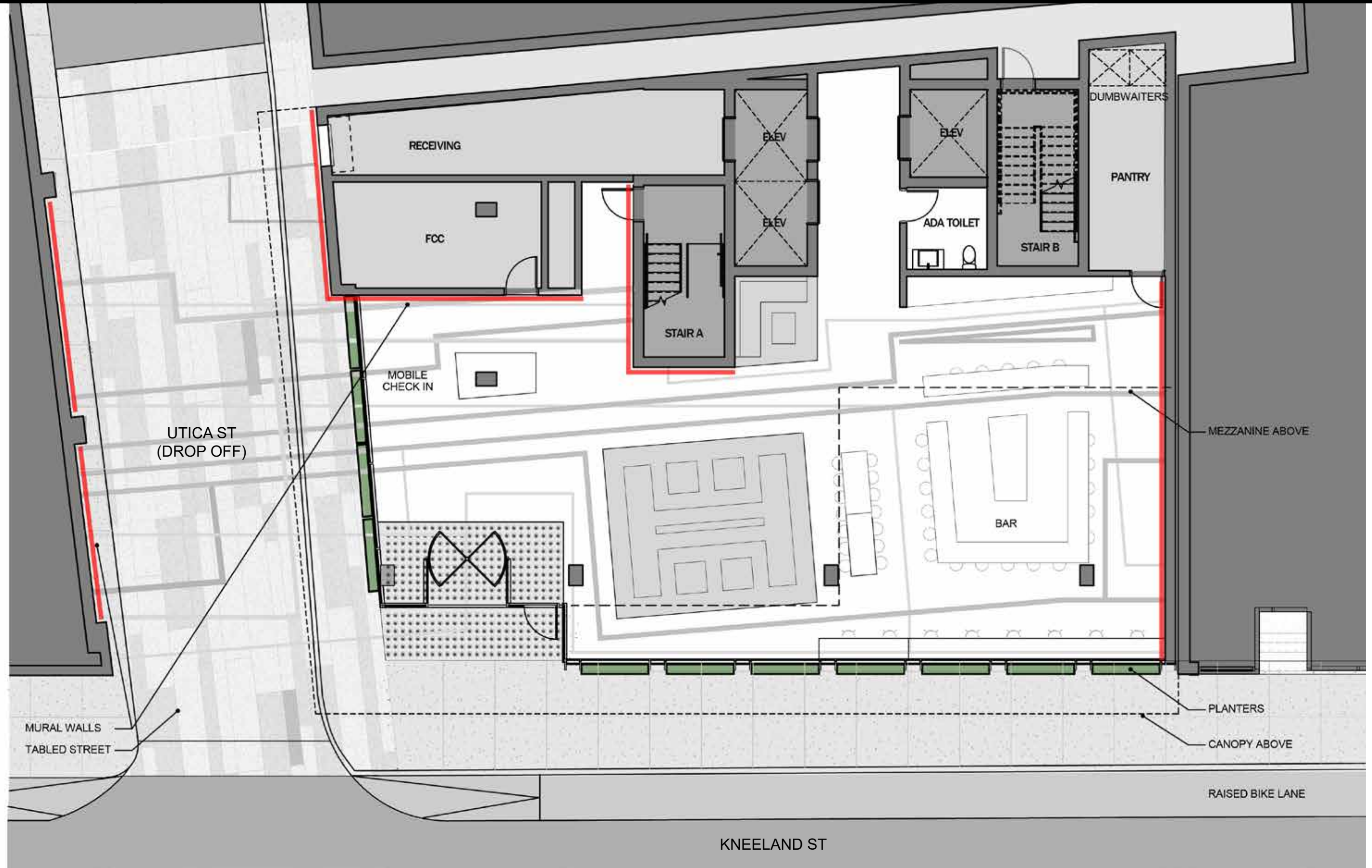


CONTEXT INFORMS PROPORTIONS

SITE PLAN



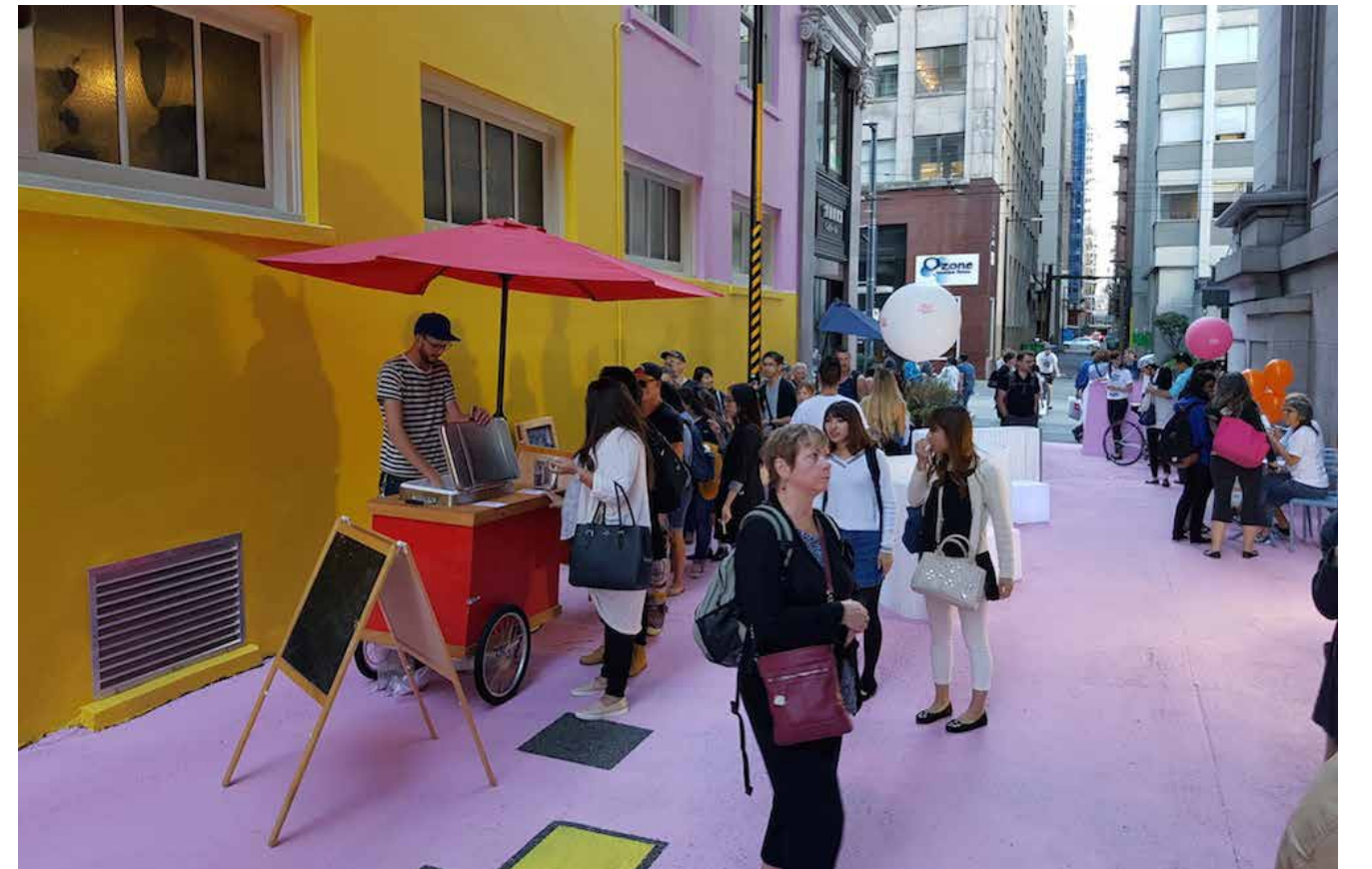
GROUND FLOOR PLAN



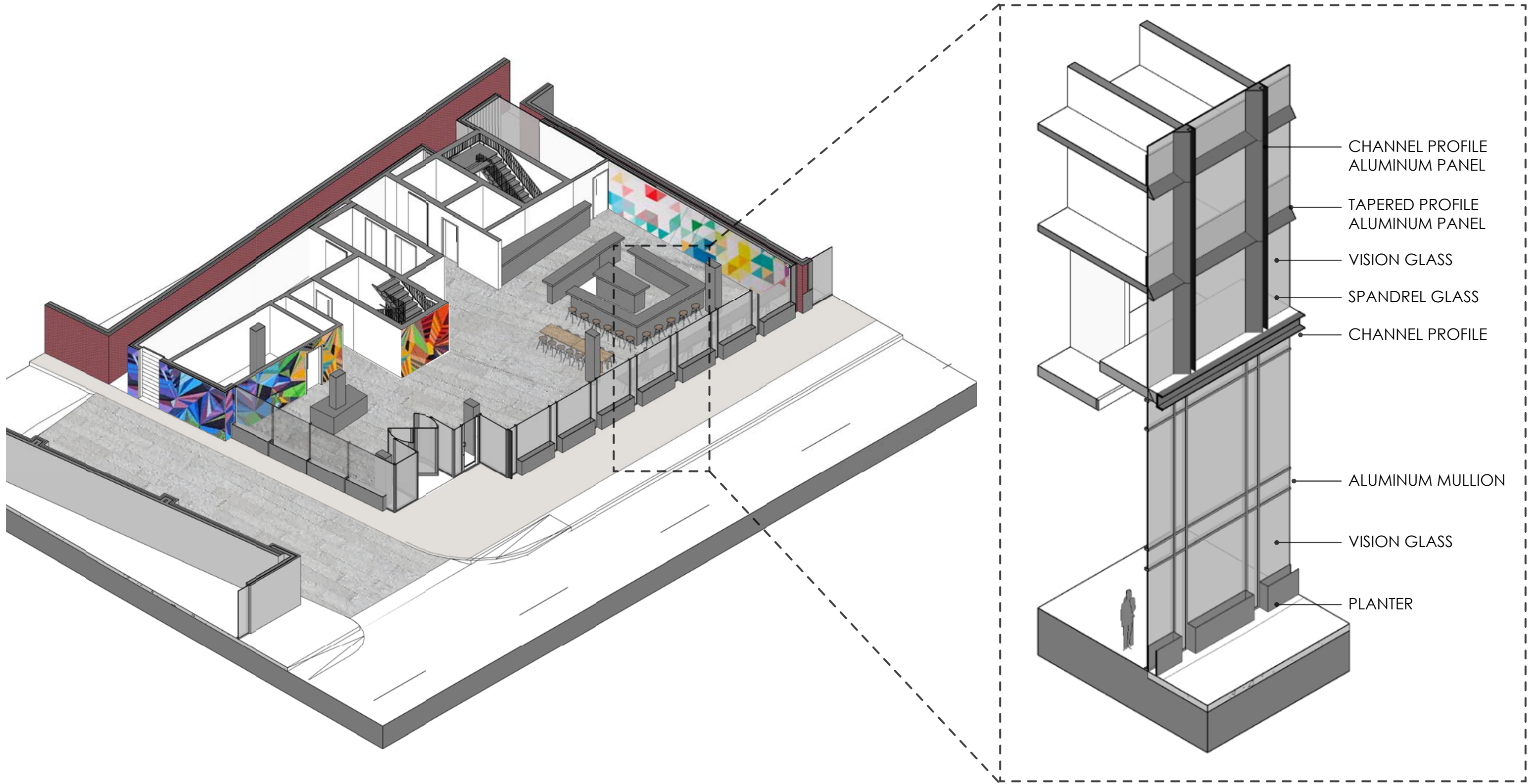
PUBLIC REALM PRECEDENTS



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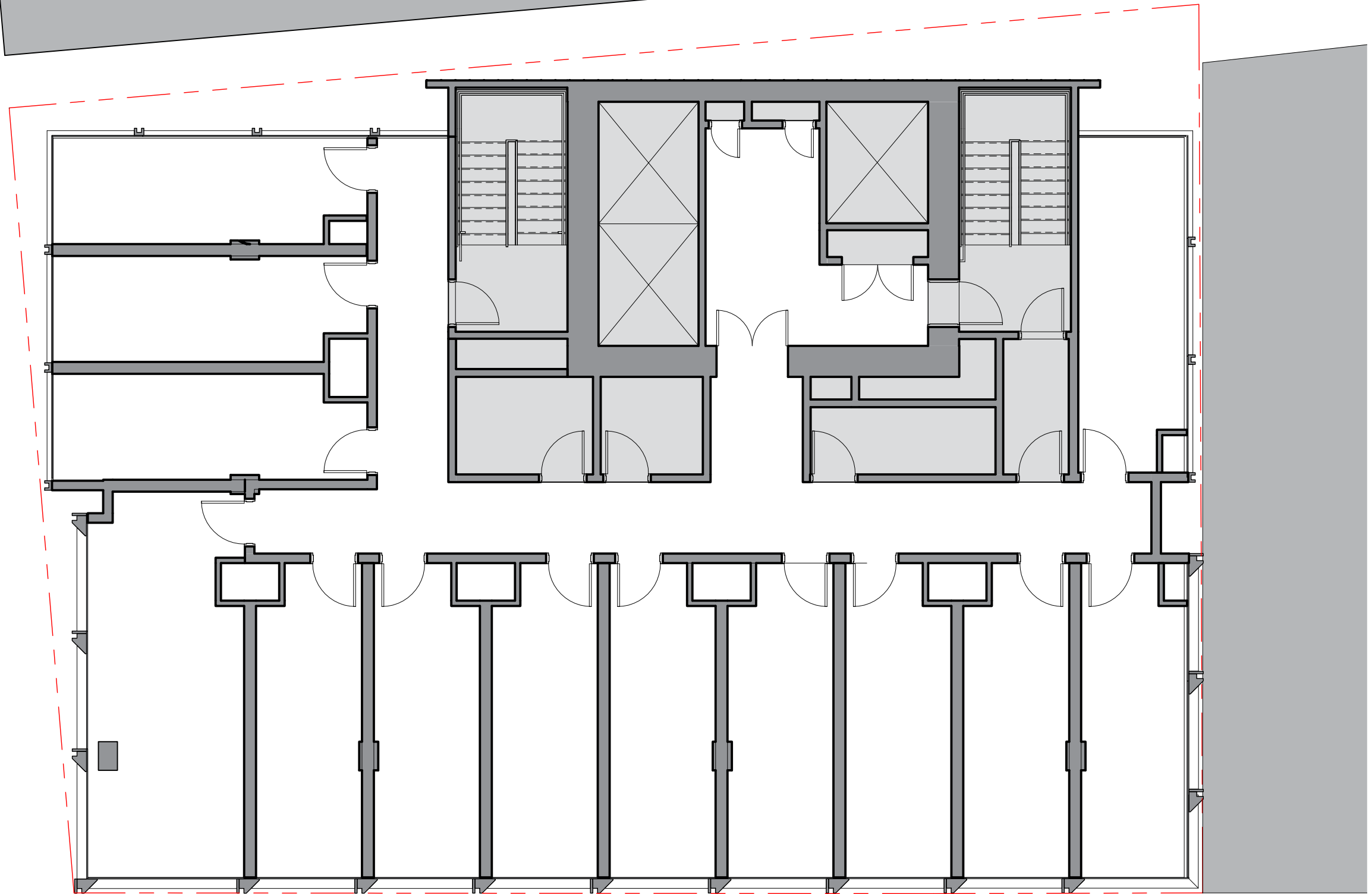
GROUND FLOOR AXONOMETRIC



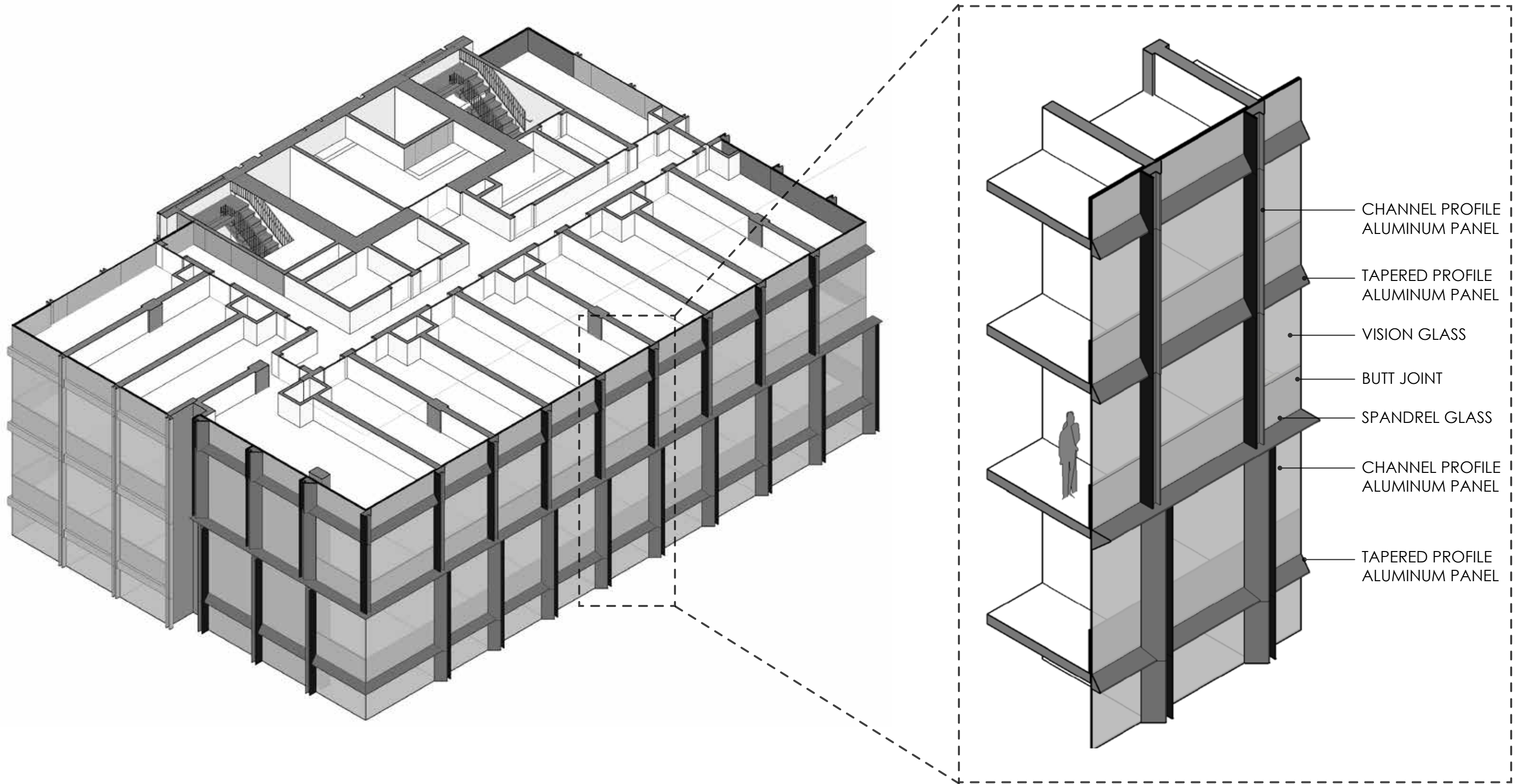
TYPICAL FLOOR PLAN

PROJECT SUMMARY:

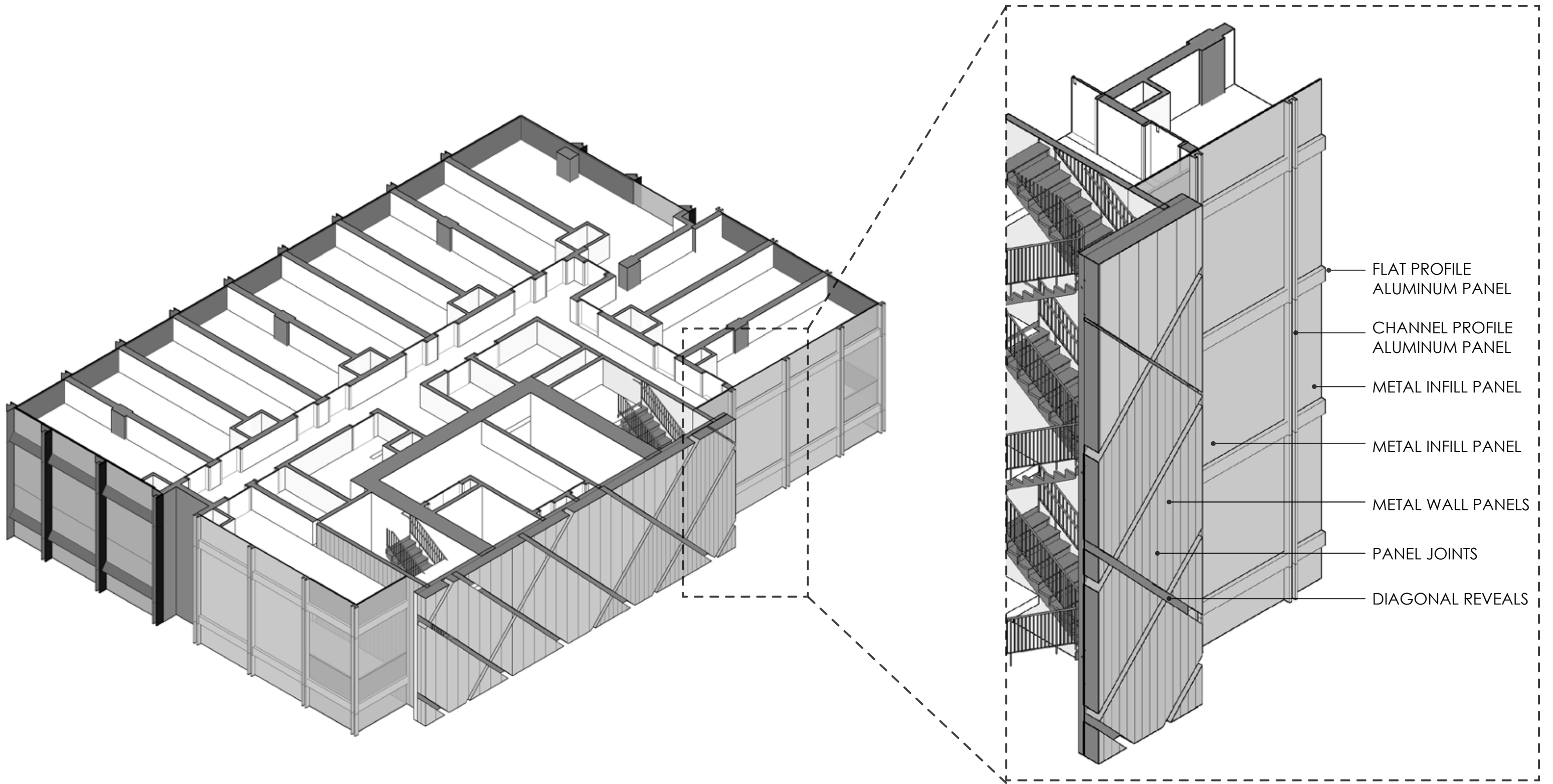
230 HOTEL ROOMS
21 STORIES
96,500 GSF



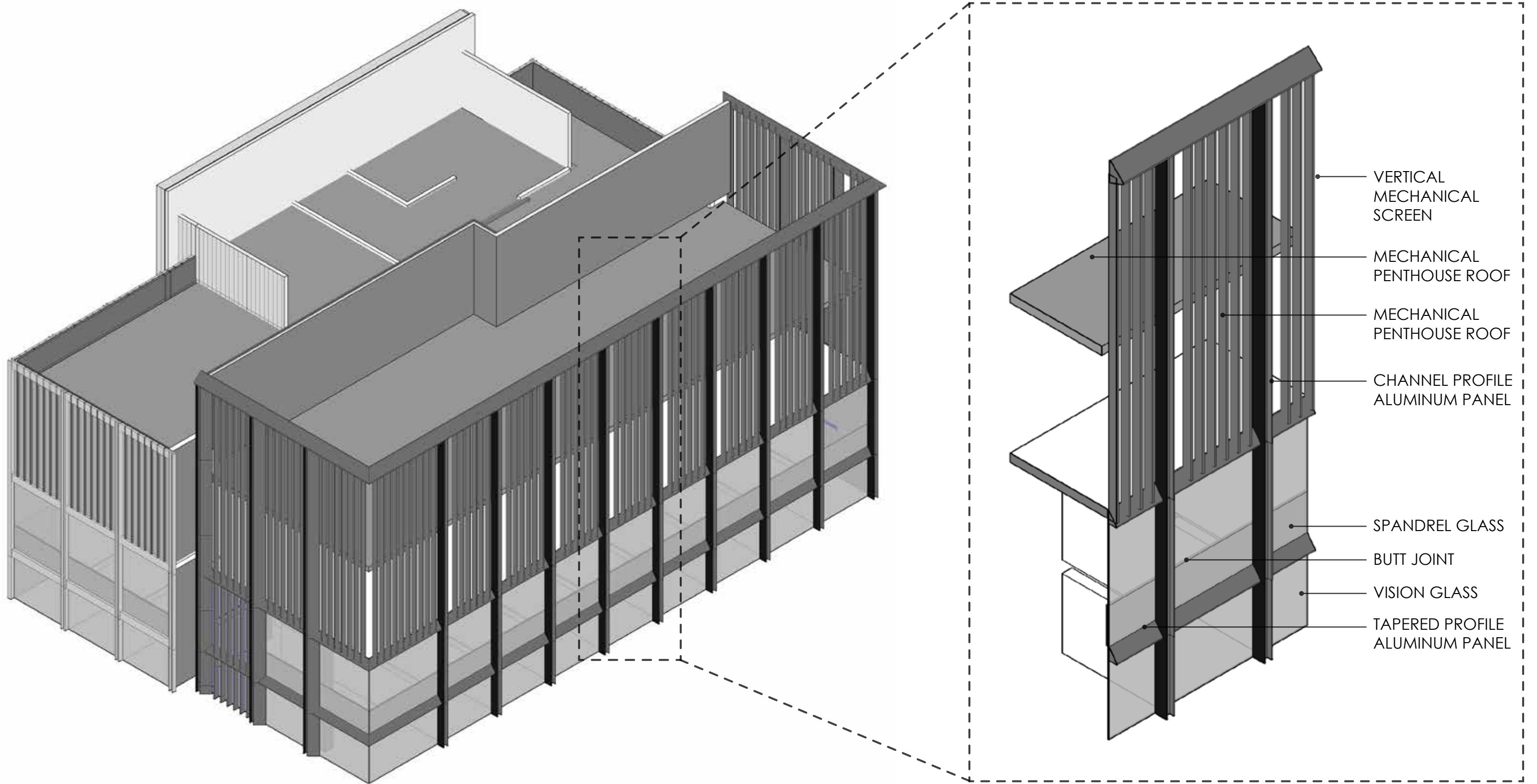
TYPICAL FLOOR AXONOMETRIC - SW



TYPICAL FLOOR AXONOMETRIC - NE



PENTHOUSE AXONOMETRIC - SW



LOBBY PERSPECTIVE



KNEELAND ST AT LINCOLN ST PERSPECTIVE



KNEELAND ST AT LINCOLN ST PERSPECTIVE



KNEELAND ST AT SOUTH ST PERSPECTIVE



KNEELAND ST ARIAL PERSPECTIVE



PRECEDENTS



Shinsegae International HQ
Seoul, South Korea
by **Olson Kundig**

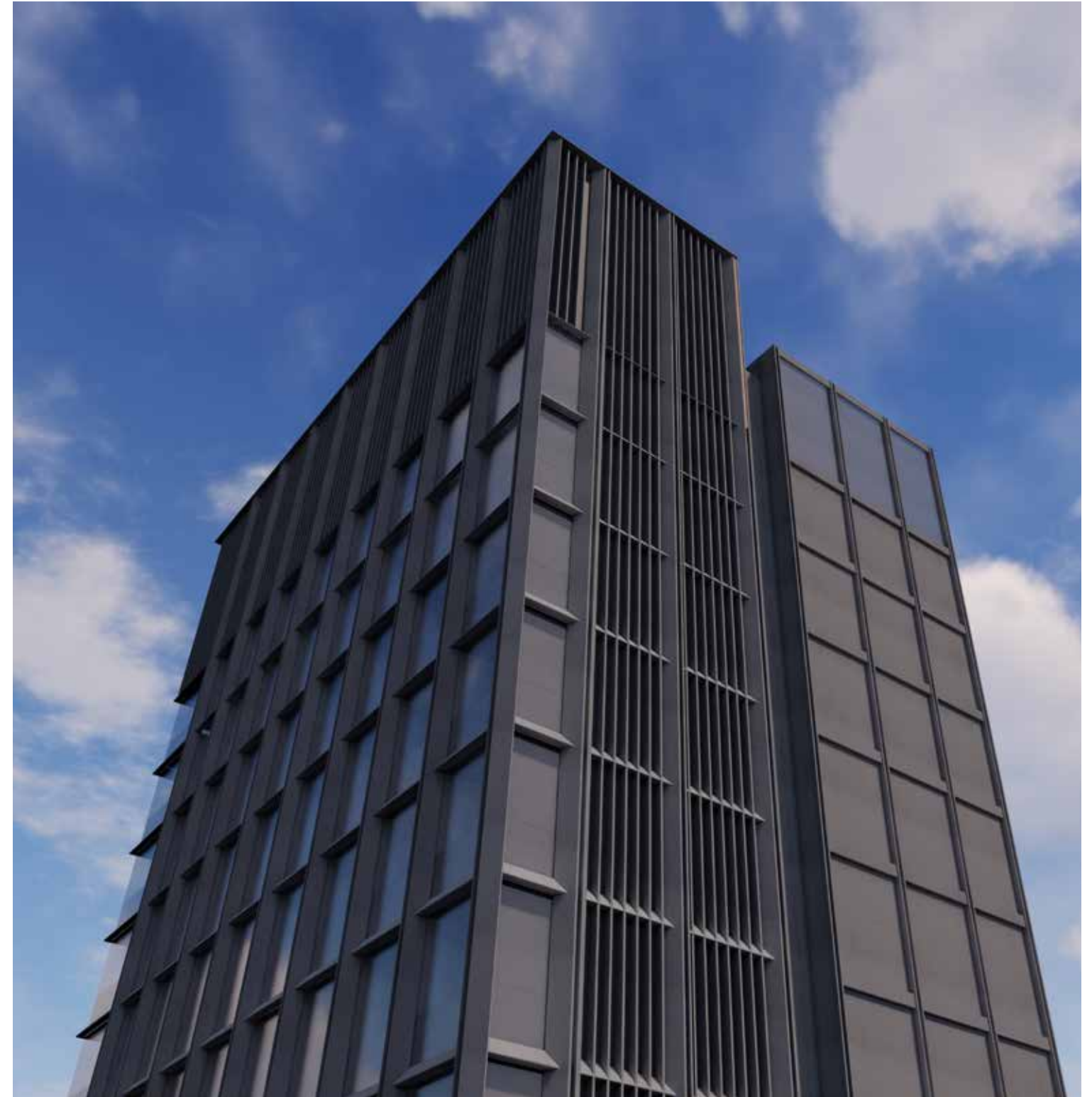


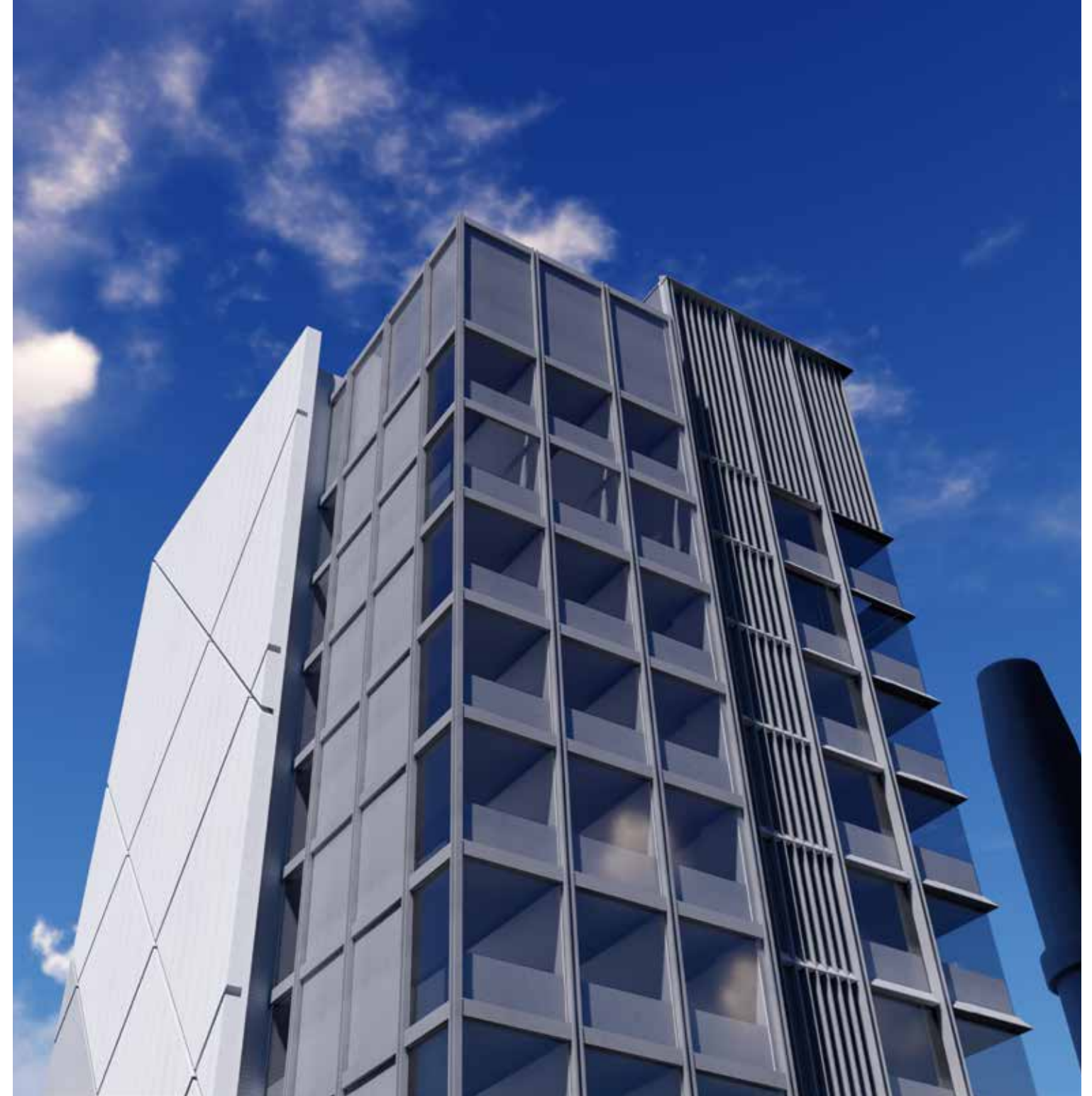
H HUDSON
G GROUP

RODE ARCHITECTS INC



724 W. Randolph Hotel
Chicago, USA
by **Roger Ferris + Partners**



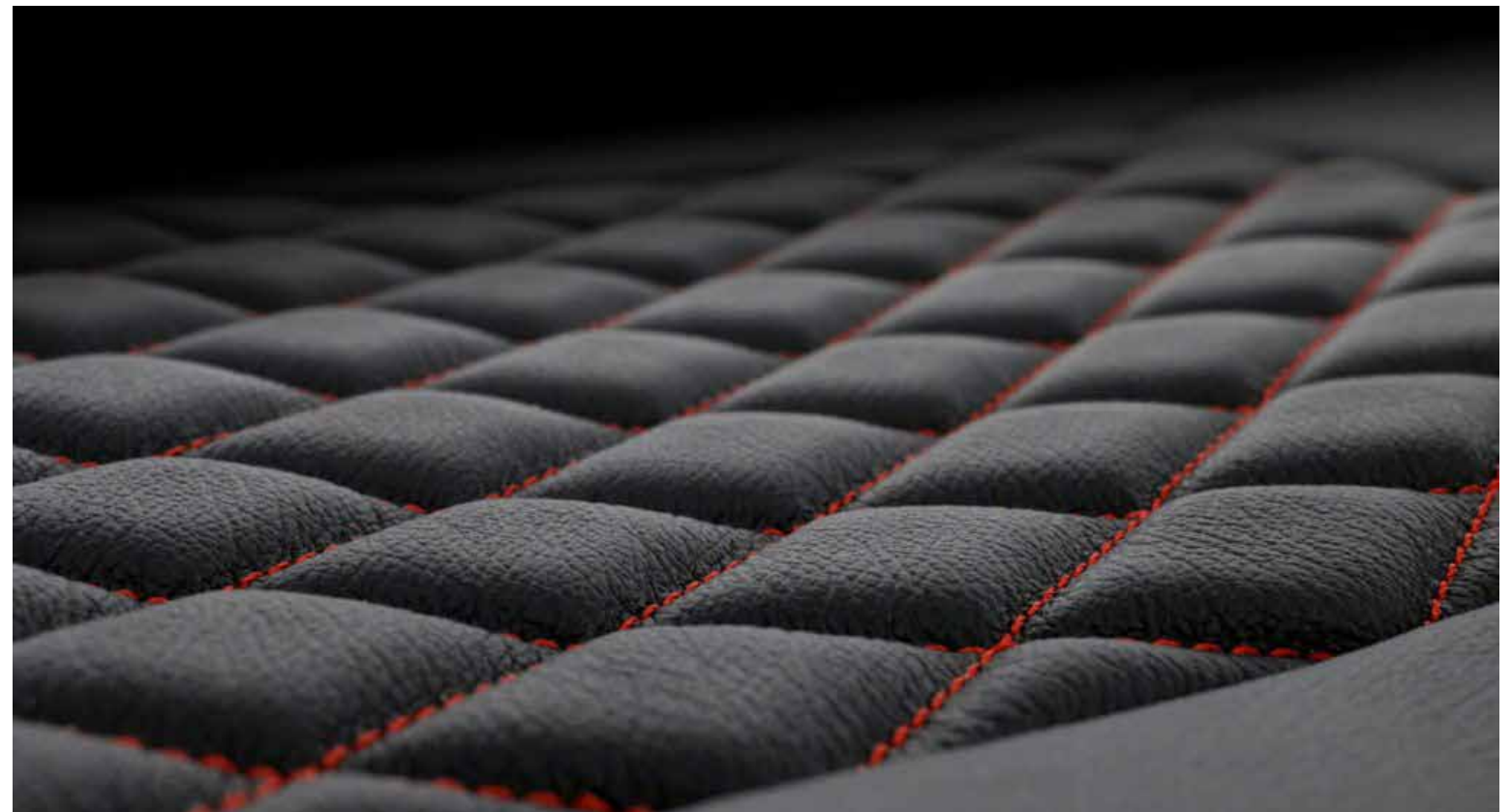
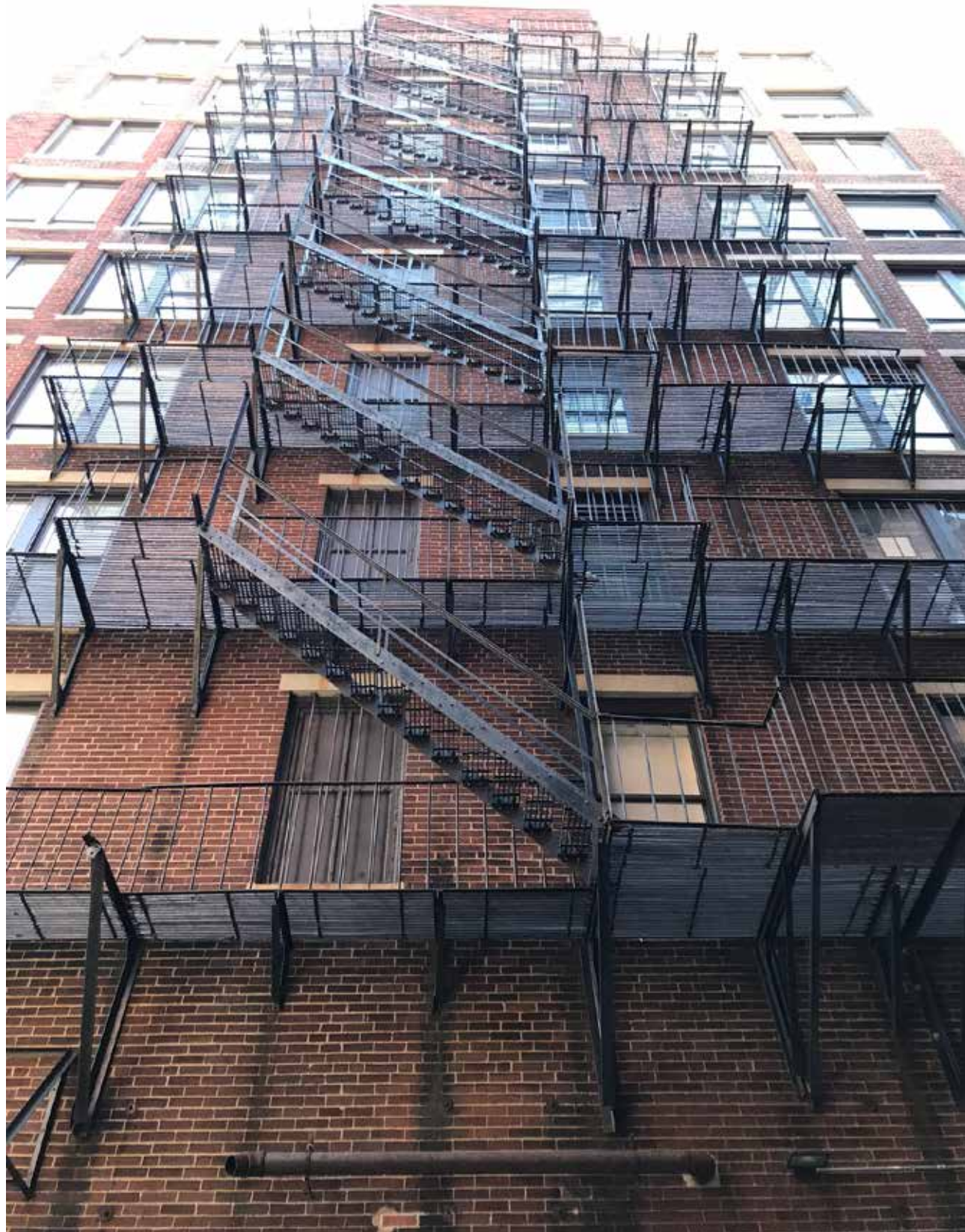




SOUTH PERSPECTIVE FROM 1 FINANCIAL







LOBBY PERSPECTIVE

