BCDC Sub-Committee Meeting, September 4, 2018

1 Dock Square

The transformation of the 1970's Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway.
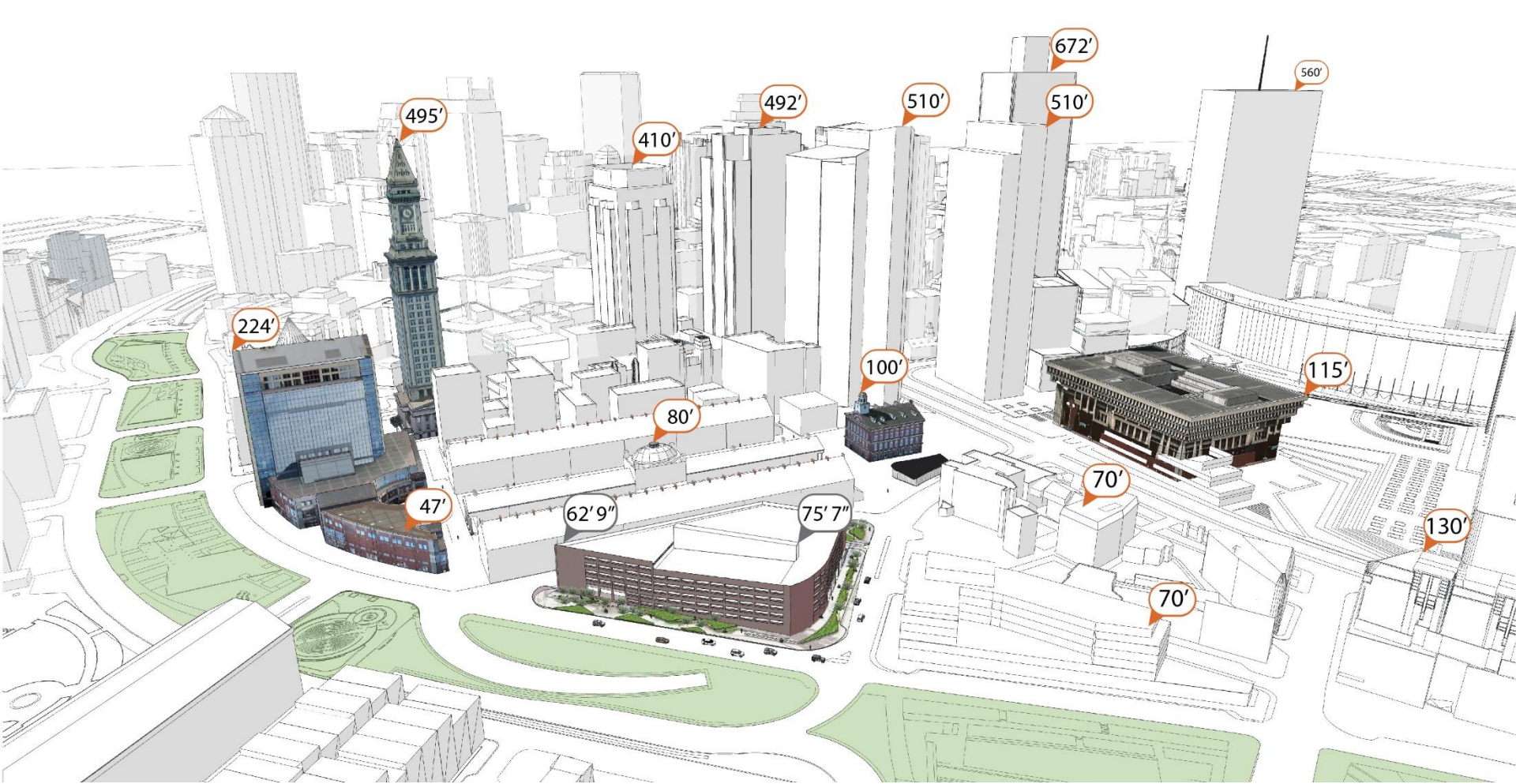• New pedestrian streetscape experiences
• Open spaces in keeping with the spirit of the Greenway
• 194 new home-ownership units

FORTIS
property group, llc

MATTESON
companies

Stantec

BCDC Sub-Committee Meeting,
September 4, 2018

I.   Comments from previous meetings
II. Greenway Guidelines Overview & Zoning
III. Massing Explorations
IV. Updates:
   • Updated Massing
   • Retail activity provided along the Greenway
   • Updated Overall Height

Stantec

Comments from last BCDC Meeting 06/26/2018:

- Full range of design comments, but building felt **'too tall'** for the location
- Greenway Design Guidelines height at 125'
- Look at lowering the garage and keep the same massing on top
- Provide Retail opportunities along the Greenway to improve street activation
- Reduce the overall height down to 150'-170'

Stantec

672'

560'

510'

510'

492'

495'

410'

224'

115'

100'

80'

70'

130'

47'

62' 9"

75' 7"

70'

APPROXIMATE EXISTING BUILDING HEIGHTS

FORTIS
property group, llc

MATTESON
companies

OFFICE MASSING
265,000 GSF

125'

MARCH/SEPTEMBER 21
3PM
N

MARCH/SEPTEMBER 21
12PM
N

MARCH/SEPTEMBER 21
9AM
N
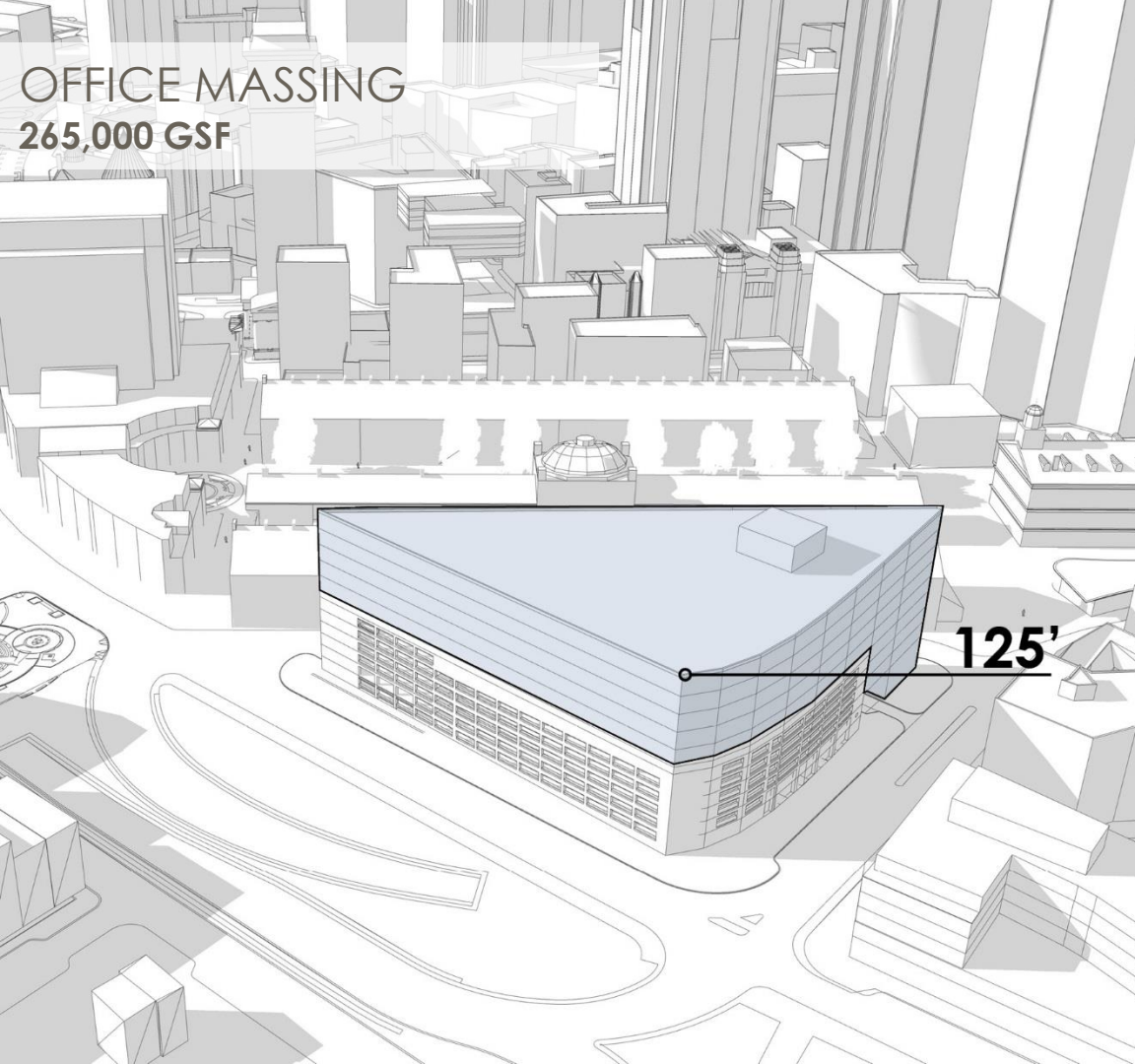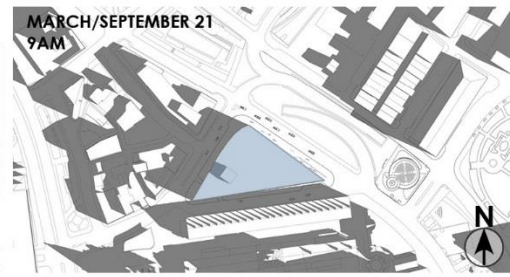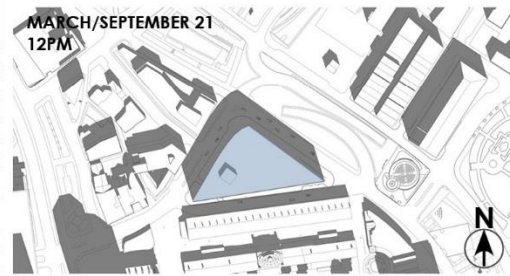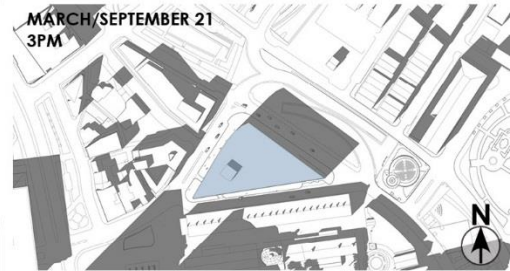
RESIDENTIAL MASSING – ORIGINAL DESIGN
260,190 GSF

197' 8"

135' 8"

MARCH/SEPTEMBER 21
3PM

N

MARCH/SEPTEMBER 21
12PM

N

MARCH/SEPTEMBER 21
9AM

N
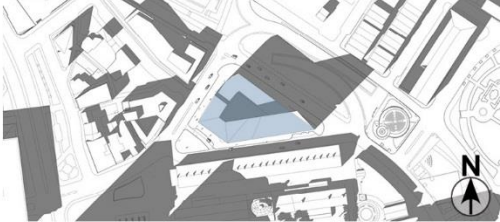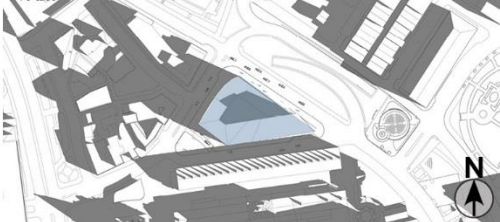
RESIDENTIAL MASSING – REVISED DESIGN
261,660 GSF
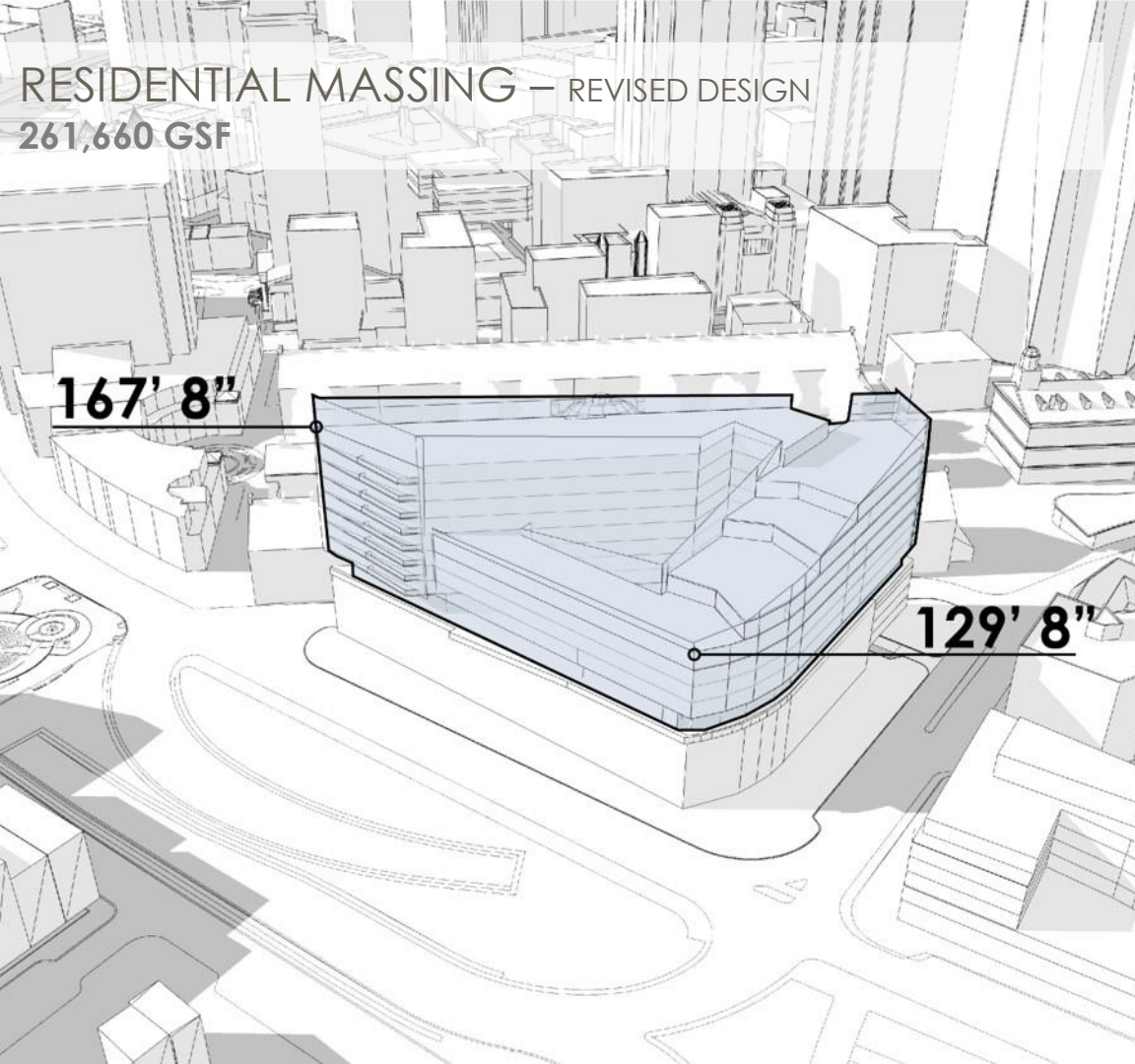
167' 8"

129' 8"

MARCH/SEPTEMBER 21
3PM
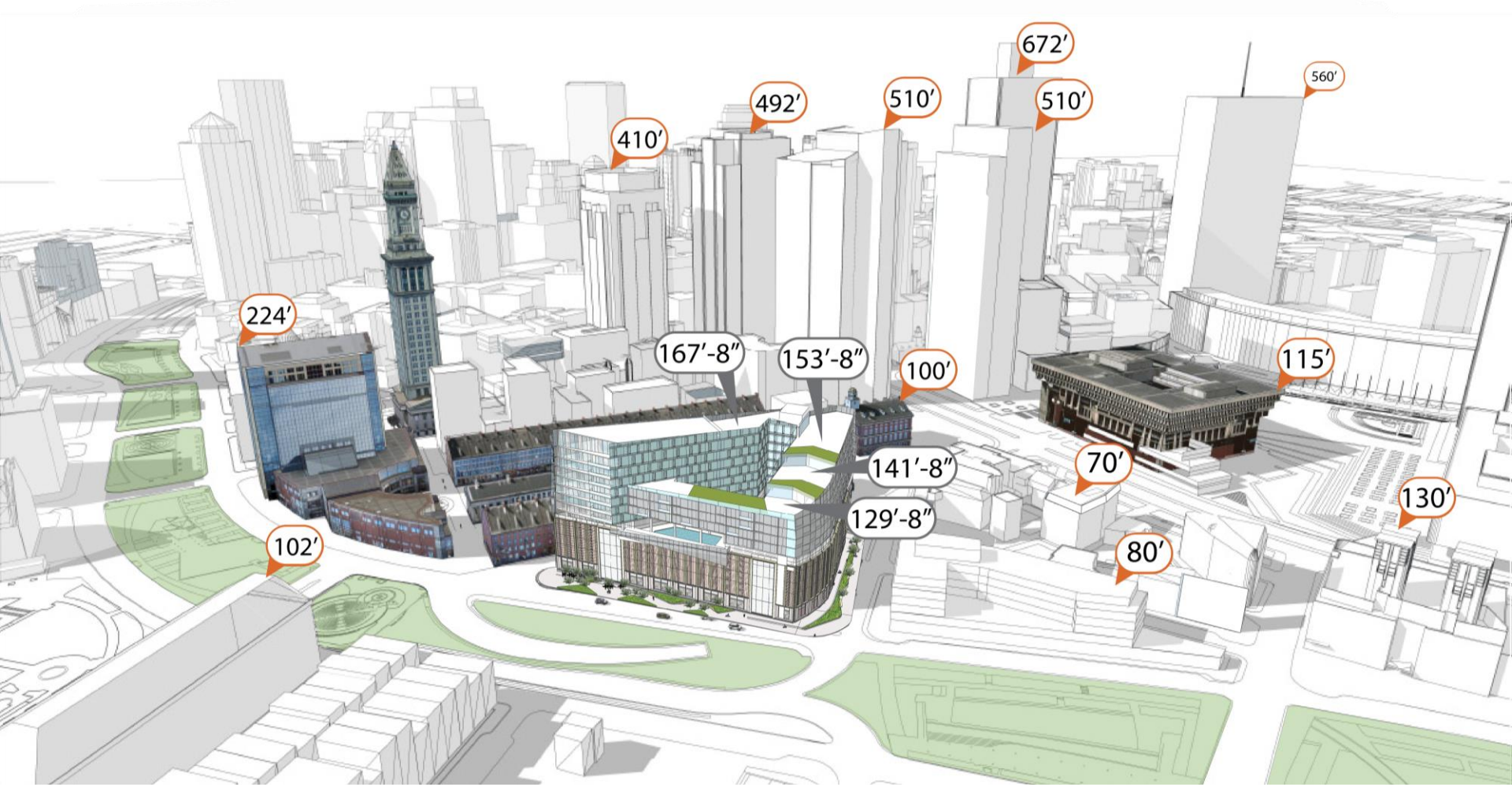
N

MARCH/SEPTEMBER 21
12PM

N

MARCH/SEPTEMBER 21
9AM

N

672'

560'

510'

510'

492'

410'

224'

167'-8"

153'-8"

141'-8"

129'-8"

100'

115'

130'

70'

80'

102'

FORTIS
property group, llc

MATTESON
companies

APPROXIMATE PROPOSED BUILDING HEIGHTS

Clinton Street
PROPOSED BUILDING ELEVATIONS

FORTIS
property group, llc

MATTESON
companies

Clinton Street
PROPOSED BUILDING ELEVATIONS

FORTIS
property group, llc

MATTESON
companies

Greenway
PROPOSED BUILDING ELEVATIONS

FORTIS
property group, llc

MATTESON
companies
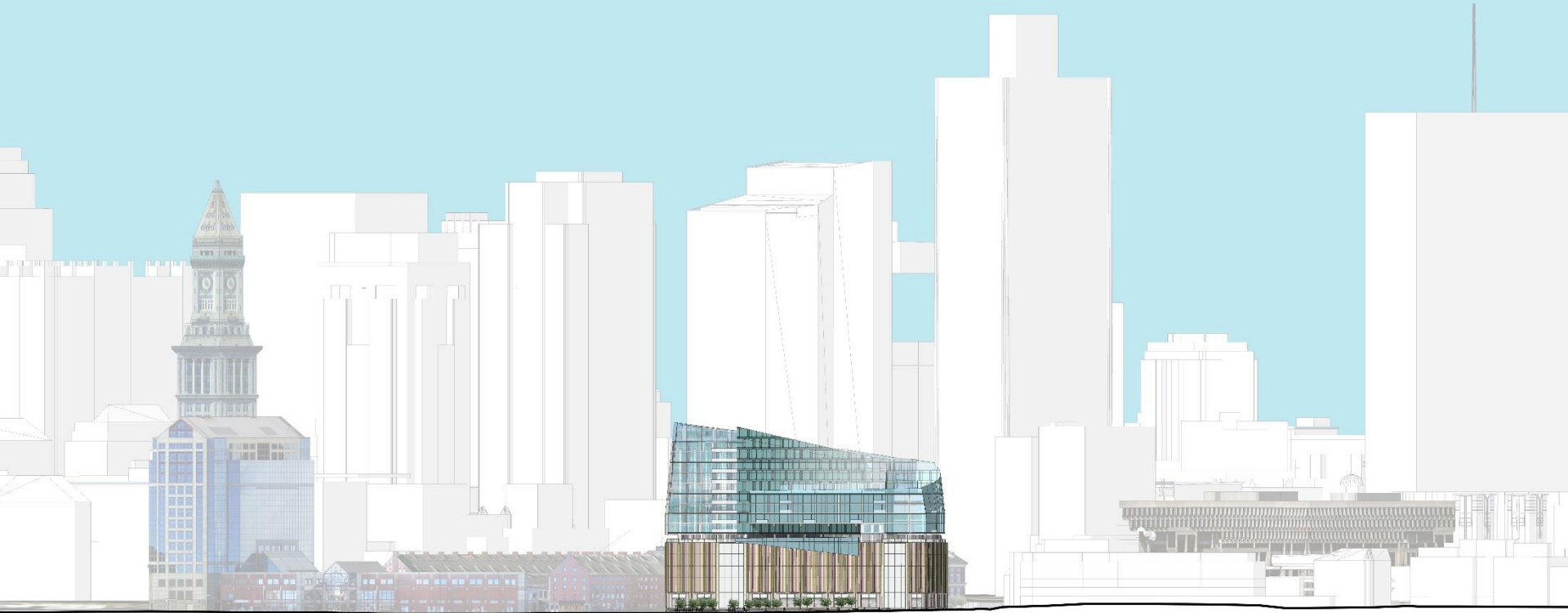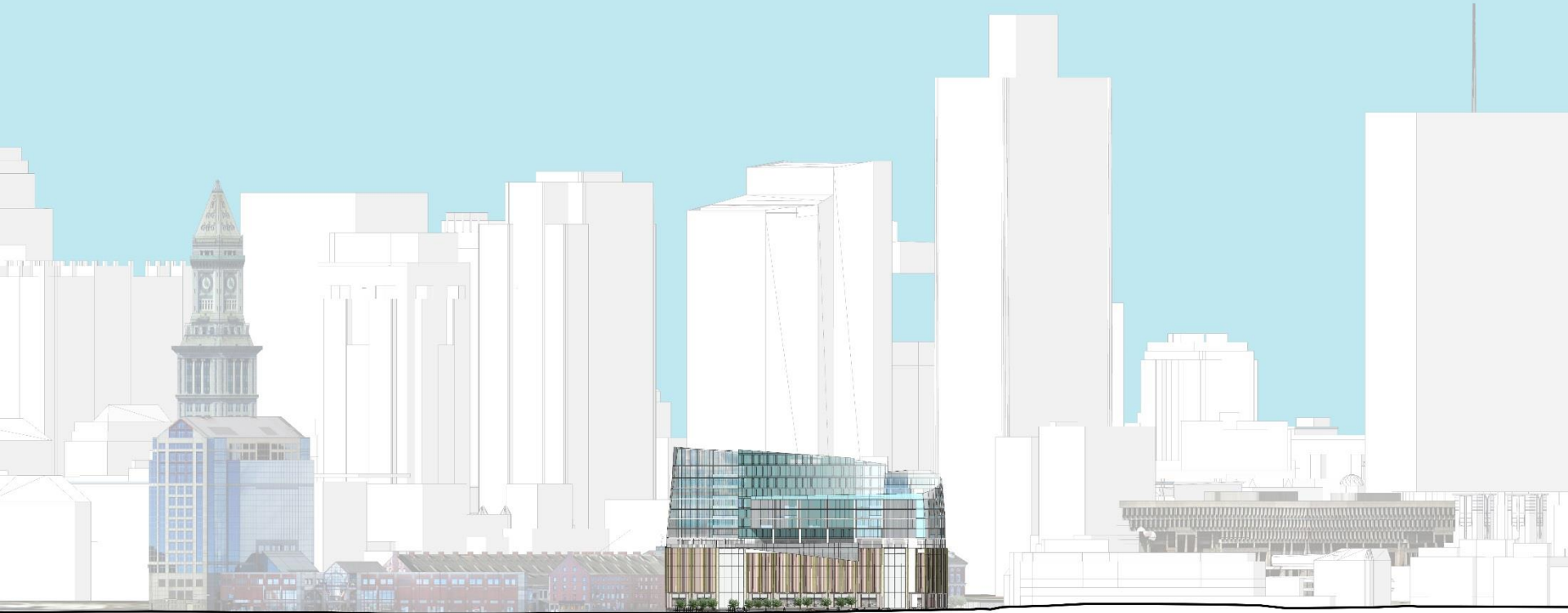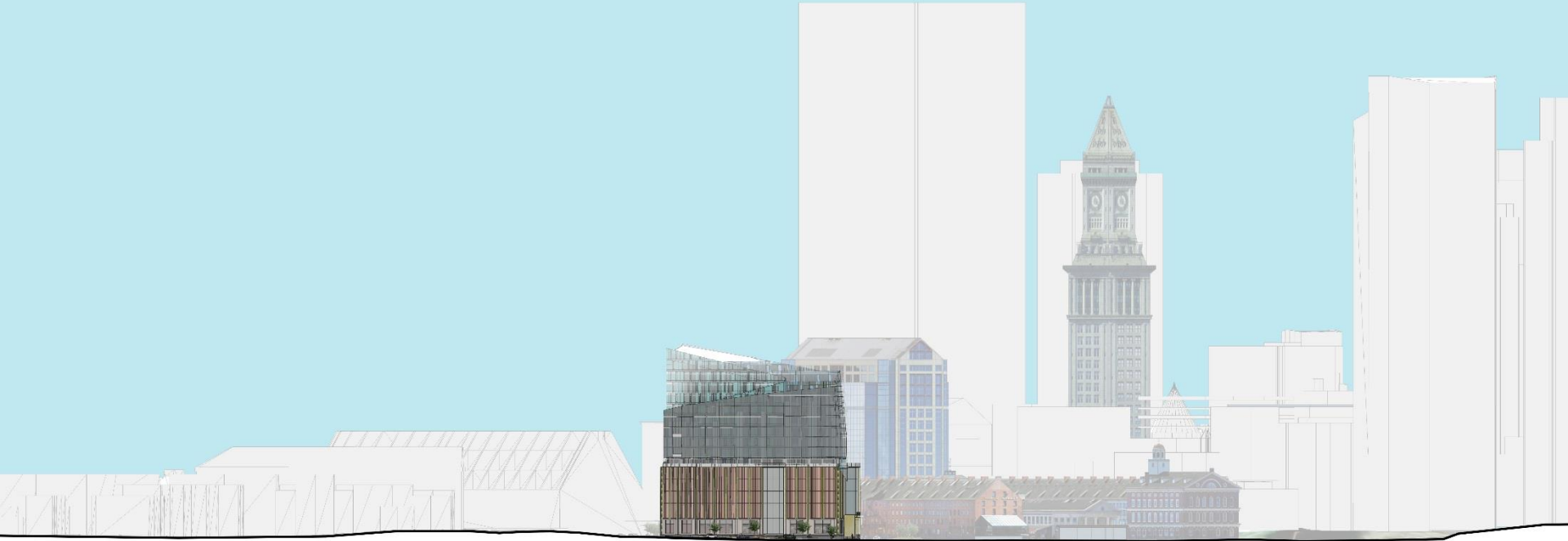
Greenway
PROPOSED BUILDING ELEVATIONS

North Street
PROPOSED BUILDING ELEVATIONS

FORTIS
property group, llc

MATTESON
companies

North Street
PROPOSED BUILDING ELEVATIONS

FORTIS
property group, llc

MATTESON
companies

GROUND FLOOR PLAN

NORTH STREET

RESIDENTIAL DROP-OFF

CLINTON STREET

ON STREET LOADING

JOHN F. FITZGERALD SURFACE ROAD

EXISTING CRAWL SPACE

STAIR #3

EXIST. TRANSFORMER VAULT
EL= 12'-6"

EXIST. STORAGE
EL= 16'-0"

EXIST. SWITCHGEAR RM
EL= 12'-6"

EXIST. MECHANICAL RM
EL= 12'-6"

WATER SERVICE
EL= 12'-6"

GAS RM
EL= 12'-6"

RETAIL 6,019 SF
EL= 12'-6"

RETAIL 3,002 SF
EL= 17'-0"

FCC

PKG RM

MAIL RM

RESIDENTIAL LOBBY
EL= 14'-3"

FIRE PUMP RM
EL= 12'-6"

STORAGE

JANITOR

MEN

WOMEN

W/C

TRASH
EL= 14'-9"

BIKE STORAGE
171 BIKE RACKS

EVERSOURCE VAULT
EL= 14'-3"

SWITCHGEAR RM
EL= 12'-6"

LOADING DOCK

REVENUE CONTROL

EQUIP RM

ELEV MACHINE RM

STAIR #2

RAMP UP

RAMP UP

RAMP UP

RAMP UP

L1-01
L1-02
L1-03
L1-04
L1-05
L1-06
L1-07
L1-08

N

FORTIS property group, llc

MATTESON companies

NEW GARAGE SCREEN
EXTENDS OVER PROPERTY LINE
ALONG NORTH STREET

NORTH STREET

RAMP DOWN

OPEN TO BELOW

RAMP UP

STAIR #3

L2-55 L2-54

L1-17
L1-16
L1-15
L1-14
L1-13
L1-11
L1-12
L1-10
L1-08

L2-53
L2-52
L2-51
L2-50
L2-49
L2-48
L2-47
L2-46
L2-45
L2-44
L2-43
L2-42
L2-41
L2-40
L2-39
L2-38
L2-37

L2-56
L2-67
L2-57
L2-58
L2-59
L2-66
L2-65
L2-64
L2-63
L2-60
L2-61
L2-62

L2-25
L2-26
L2-27
L2-28
L2-29
L2-30
L2-31
L2-32
L2-33
L2-34
L2-35
L2-36

L2-08
L2-07
L2-06
L2-05
L2-04
L2-03
L2-02
L2-01

VALET STAGING AREA

OPEN TO BELOW

OPEN TO BELOW

STAIR
ELEV LOBBY
ELEV 1 ELEV 2 ELEV 3

OPEN TO BELOW

OPEN TO BELOW

STAIR #2

OPEN TO BELOW

JOHN F. FITZGERALD SURFACE ROAD

CLINTON STREET

NEW GARAGE SCREEN
EXTENDS OVER PROPERTY LINE
ALONG CLINTON STREET

N

FORTIS
property group, llc

MATTESON
companies

LEVELS 2-3 FLOOR PLAN - PARKING

STAIR #2

1BR+
814
909'

0BR
815
659

1BR
813
777

0BR
817
731

2BR
818
955

1BR
822
739

1BR
816
774

0BR
811
983

1BR
812
774

0BR
819
927

AMENITY
820
1667

2BR
809
1452

08, EL= 87'-6" T.O.S.

88.84'

POOL

OUTDOOR PATIO
COURTYARD

AMENITY
821
5114

3BR
808
2035

STAIR

ELEV LOBBY

ELEV 1   ELEV 2

ELEV/DATA/
TRASH
814

STAIR #3

1BR+
807
980

1BR
806
791

1BR+
805
1422

1BR+
804
1018

1BR+
803
842

0BR
802
505

2BR
801
1438

135.00'

NORTH STREET

CLINTON STREET

JOHN F. FITZGERALD SURFACE ROAD

N

LEVEL 8 FLOOR PLAN - RESIDENTIAL

FORTIS
property group, llc

MATTESON
companies

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

CLINTON STREET

DUPLEX UNIT ENTRY
ON LEVEL 11

1BR
1001F
818

1BR
1001H
564

STAIR 01

1BR
1001E
828

1BR+
1013
867

0BR
1001I
731

2BR
1050
1373

1BR+
1052
906

1BR
1019
712

2BR
1025
1376

1BR+
1011
900

1BR
1010
774

2BR
1051
1375

1BR
1017
745

1BR
1020
774

1BR+
1027
1013

2BR
1020
1325

1BR
1009
866

1BR+
1020
951

1BR
1001
745

BOH

PANTRY

ELEV/LOBBY

2BR
1024
1325

1BR
1023
860

1BR
1022
746

1BR
1074
746

2BR
1073
1498

ELEV/STAIR
TRASH

STAIR 02

2BR
1007
1178

1BR
1006
905

2BR
1005
1171

2BR
1004
1167

2BR
1003
990

1BR
1002
770

3BR
1001
2081

N

OUTDOOR DECK / GREEN ROOF
13 EL.= 148'-4"

OUTDOOR AMENITY
DECK / GREEN ROOF
13 EL.= 148'-3"

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

2BR
1313
1266

1BR+
1312
724

2BR
1314
1233

1BR+
1311
724

1BR
1310
774

1BR
1309
605

1BR
1308
774

1BR+
1307
888

2BR
1306
1502

4BR
1318
2575

COMMON
CORRIDOR

1BR
1319
800

1BR
1320
748

1BR
1321
748

1BR
1322
748

AMENITY
1323
2275

2BR
1307
1628

1BR
1306
814

2BR
1305
945

2BR
1304
1094

2BR
1303
911

1BR
1302
641

3BR
1301
1707

CLINTON STREET

N

LEVEL 13 FLOOR PLAN - RESIDENTIAL

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

OUTDOOR DECK / GREEN ROOF
14: EL= 157'-6"

13: EL= 145'-4"

08: EL= 87'-3"

12: EL= 145'-0"

3BR
1410
1932

2BR
1411
1228

1BR+
1412
872

2BR
1403
1463

4BR
1408

COMMON CORRIDOR

ELEV. LOBBY

BATH RM

15: EL= 157'-6"

EL/DATA/AV

TRASH

2BR
1407
1573

1BR
1406
783

2BR
1405
1073

2BR
1404
929

1BR+
1403
932

STAIR

1BR
1402
935

1BR
1409
660

1BR
1414
746

1BR
1415
745

1BR
1416
743

1BR
1417
746

1BR
1418
746

3BR
1401
2024

CLINTON STREET

N

FORTIS
property group, llc

MATTESON
companies

LEVEL 14 FLOOR PLAN - RESIDENTIAL

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

OUTDOOR DECK / GREEN ROOF
15: EL= 169'-6"

COMMON CORRIDOR

ELEV LOBBY

ELEV

STAIR 1

TRASH

15: EL= 199'-6"

| 1BR 1505 900 | 1BR 1509 748 | 1BR 1510 748 | 1BR 1511 748 | 1BR 1512 748 | 1BR 1513 748 |

| 2BR 1507 1020 | 1BR 1506 752 | 2BR 1504 976 | 2BR 1504 976 | 1BR+ 1503 792 | 1BR 1502 929 | 2BR 1501 1501 |

STAIR 2

CLINTON STREET

N

FORTIS
property group, llc

MATTESON
companies

LEVEL 15 FLOOR PLAN - RESIDENTIAL

NORTH STREET

JOHN F. FITZGERALD SURFACE ROAD

MECHANICAL PENTHOUSE

CLINTON STREET

N

FORTIS
property group, llc

MATTESON
companies

LEVEL 16 FLOOR PLAN – MECHANICAL PENTHOUSE

Project Street Level Views

ORIGINAL DESIGN

NORTH AND RICHMOND STREET

REVISED DESIGN
NORTH AND RICHMOND STREET

ORIGINAL DESIGN
NORTH STREET AND FELTON PLACE

REVISED DESIGN
NORTH STREET AND FELTON PLACE

ORIGINAL DESIGN

CHRISTOPHER COLUMBUS PARK

ORIGINAL DESIGN
ATLANTIC AVENUE AT LONG WHARF

REVISED DESIGN
ATLANTIC AVENUE AND MERCANTILE STREET

FORTIS *property group, llc*   MATTESON *companies*

ORIGINAL DESIGN

CHRISTOPHER COLUMBUS PARK

REVISED DESIGN

CHRISTOPHER COLUMBUS PARK

FORTIS
property group, llc

MATTESON
companies

ORIGINAL DESIGN
ARMENIAN HERATIGE PARK

REVISED DESIGN
ARMENIAN HERATIGE PARK

FORTIS
property group, llc

MATTESON
companies

FORTIS
property group, llc

MATTESON
companies

FORTIS
property group, llc

MATTESON
companies

ORIGINAL DESIGN

FANEUIL HALL MARKETPLACE

FORTIS
property group, llc

MATTESON
companies

FORTIS *property group, llc*   MATTESON *companies*

CONGRESS STREET AT CITY HALL

FORTIS
property group, llc

MATTESON
companies

ORIGINAL DESIGN

CONGRESS STREET AT CITY HALL PLAZA

FORTIS
property group, llc

MATTESON
companies

FORTIS
property group, llc

MATTESON
companies

ORIGINAL DESIGN

CONGRESS STREET AT BOSTON PUBLIC MARKET

FORTIS
property group, llc

MATTESON
companies

FORTIS
property group, llc

MATTESON
companies

ORIGINAL DESIGN
VALENTI SQUARE AND COOPER ST

ORIGINAL DESIGN
STILLMAN STREET AND CROSS STREET

NORTH END PARK AT SUDBURY STREET

FORTIS property group, llc

MATTESON companies

NORTH END PARK AT SUDBURY STREET

FORTIS property group, llc   MATTESON companies

ORIGINAL DESIGN

ENTRANCE AT CLINTON STREET AND NORTH STREET

FORTIS
property group, llc

MATTESON
companies

ENTRANCE AT CLINTON STREET AND NORTH STREET

FORTIS
property group, llc

MATTESON
companies

672'

560'

492'

510'

510'

410'

224'

167'-8"

153'-8"

100'

115'

141'-8"

129'-8"

70'

130'

102'

80'

FORTIS property group, llc   MATTESON companies

APPROXIMATE PROPOSED BUILDING HEIGHTS