

BCDC Sub-Committee Meeting

March 26, 2019

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
 - New Retail engaging the Greenway

BCDC Sub-Committee Meeting Agenda

03/26/2019

- Previous Designs
- Residential Massing Update





Opportunity to create a "gateway" at corner of North St and Surface Rd and to enhance North St. with planting and seating.



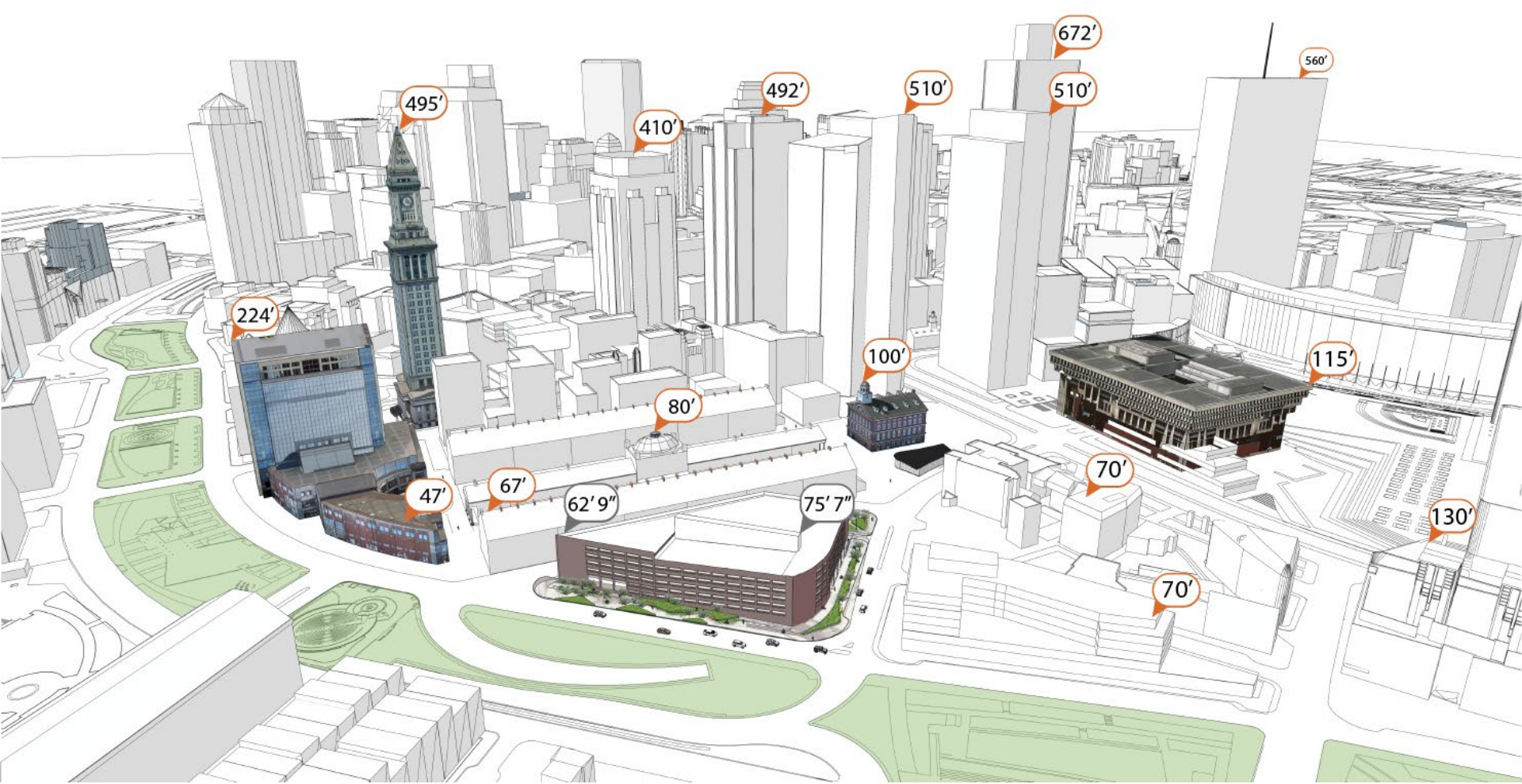
Existing site wall holding back grade along North Street.



Clinton St. is barren and lacks green space and pedestrian amenities.

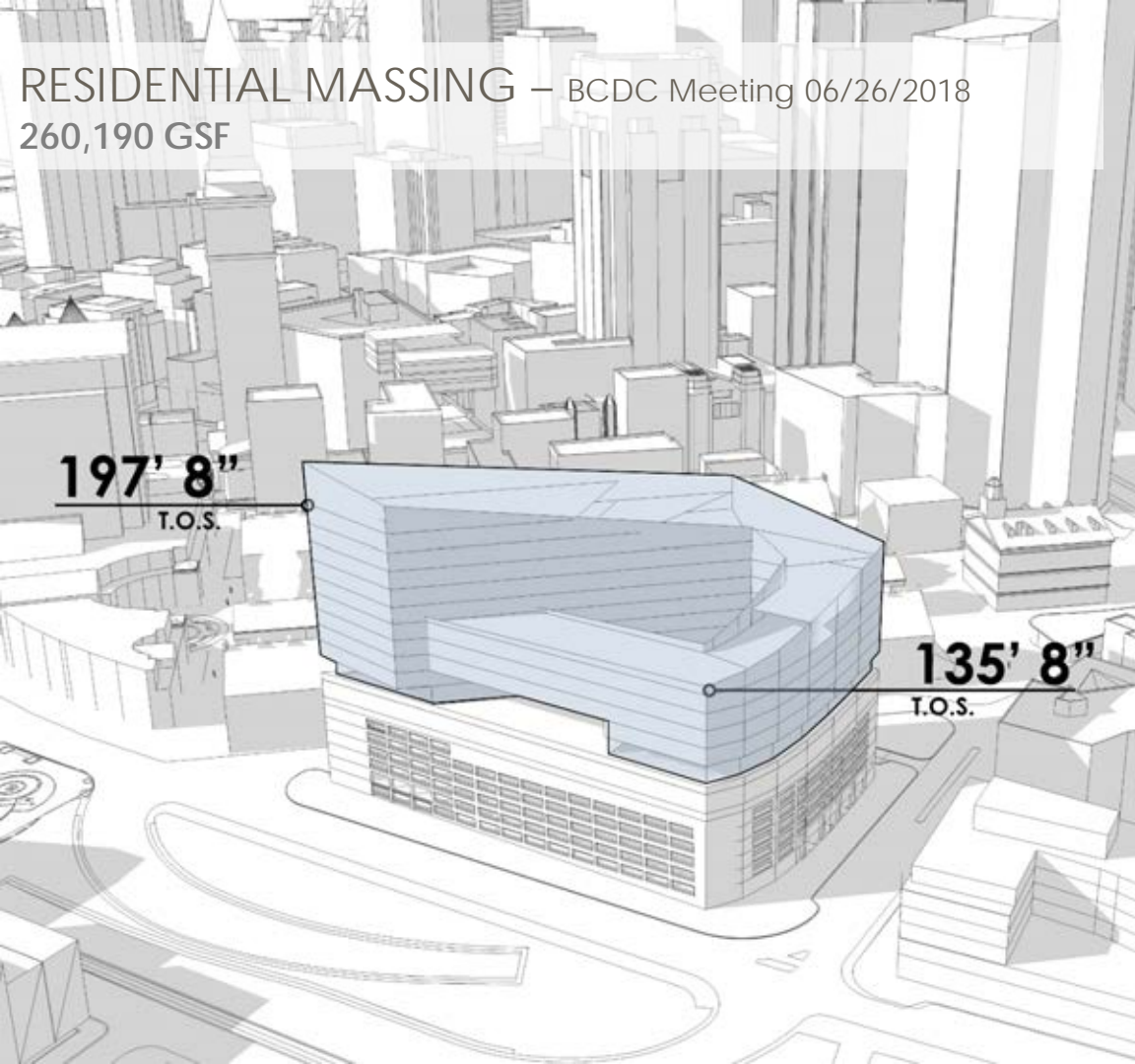


Surface Rd is a swath of concrete, often used as an active loading zone for tour buses.



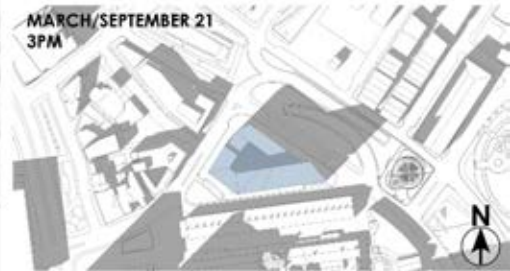
RESIDENTIAL MASSING – BCDC Meeting 06/26/2018

260,190 GSF



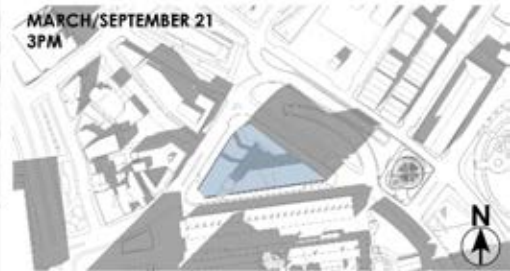
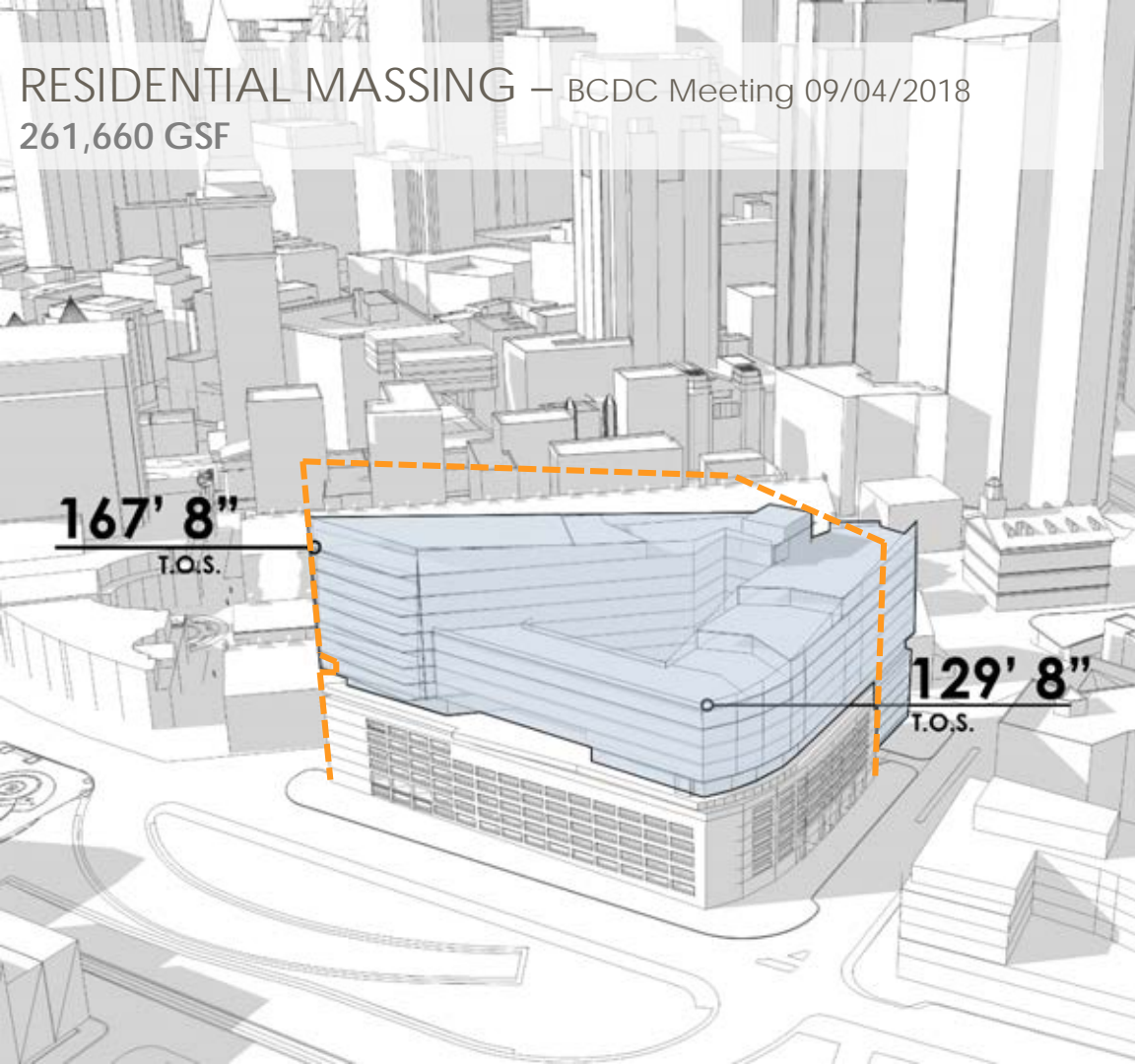
197' 8"
T.O.S.

135' 8"
T.O.S.



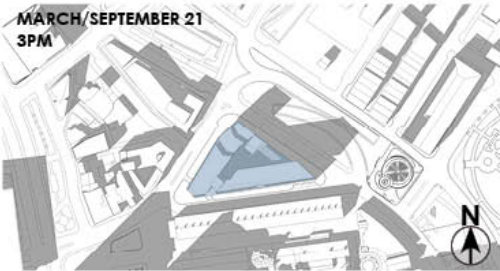
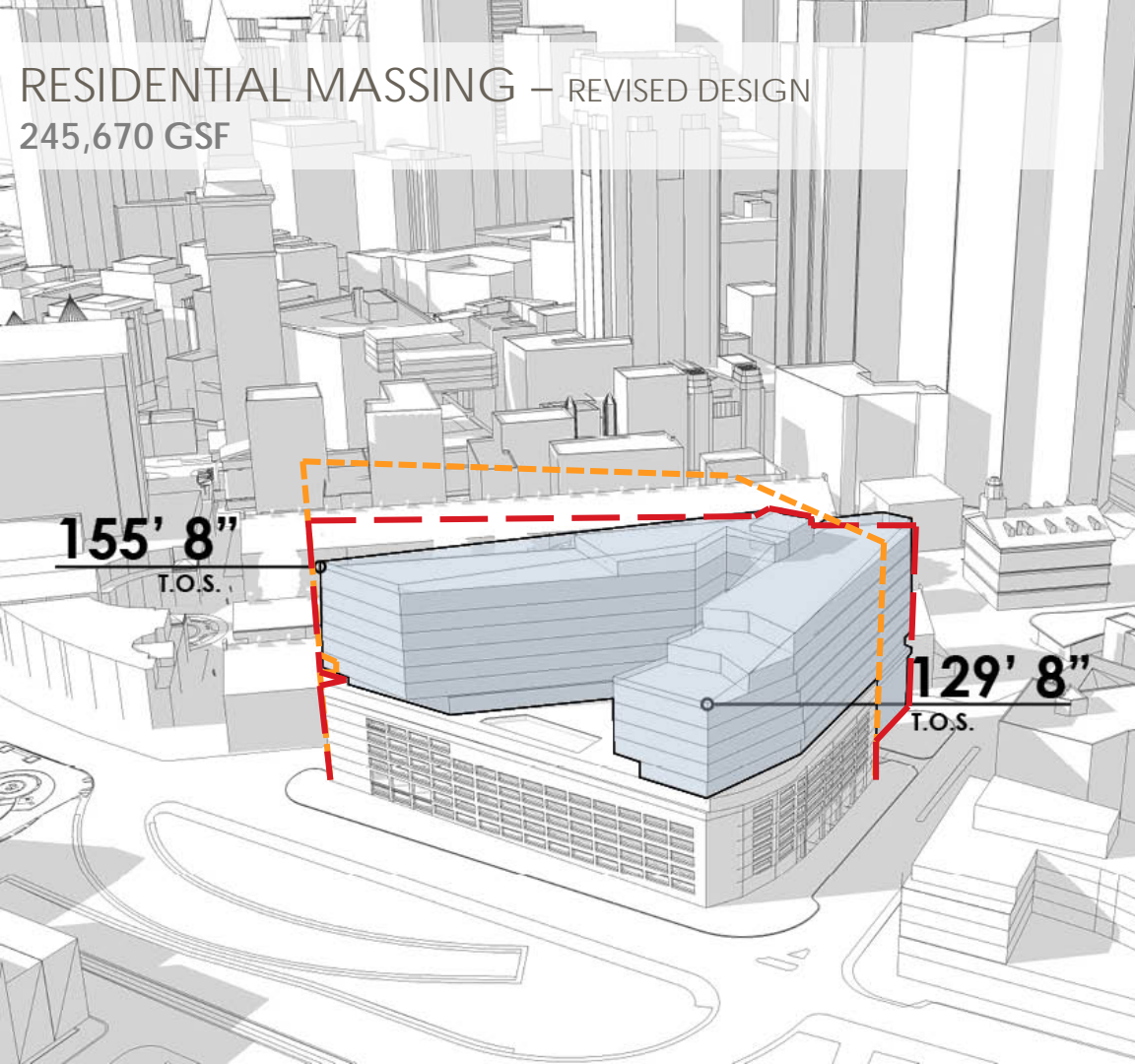
RESIDENTIAL MASSING – BCDC Meeting 09/04/2018

261,660 GSF



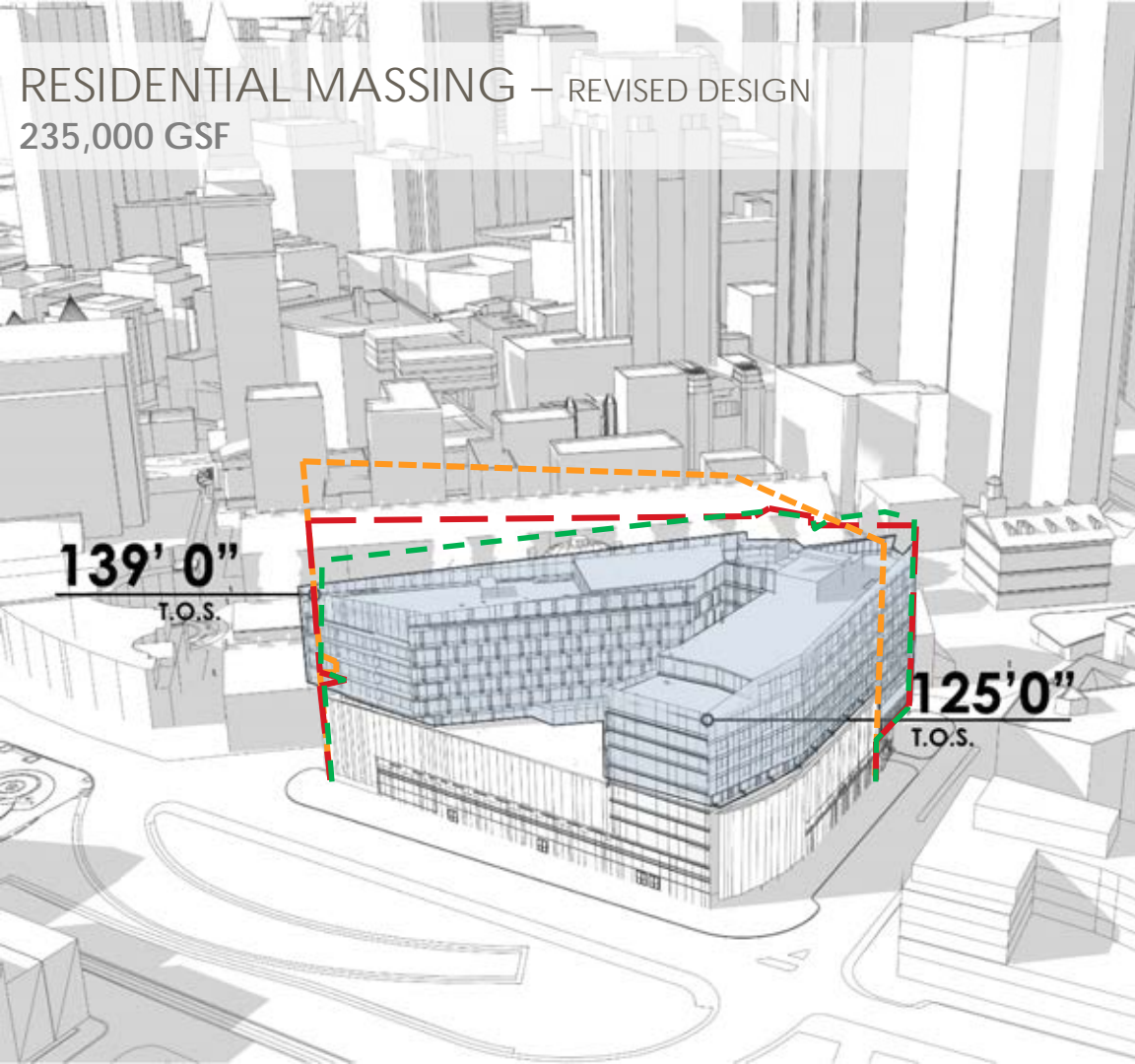
RESIDENTIAL MASSING – REVISED DESIGN

245,670 GSF

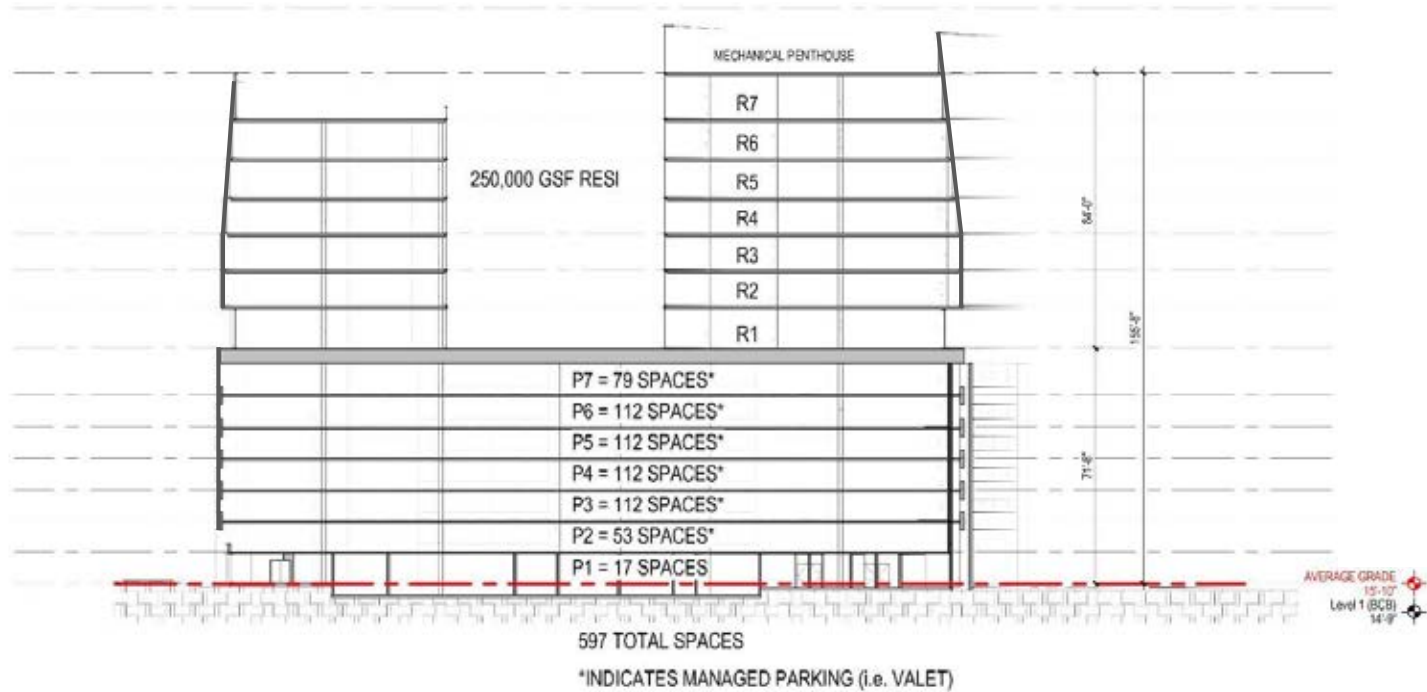


RESIDENTIAL MASSING – REVISED DESIGN

235,000 GSF

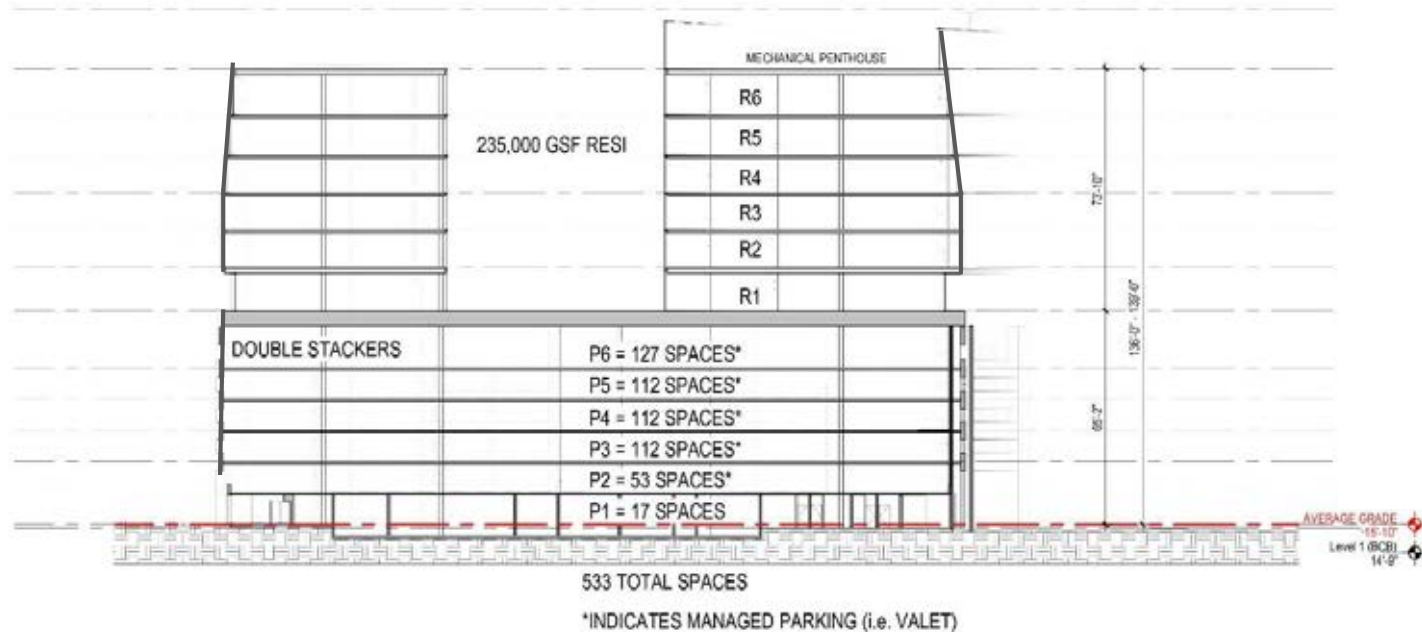


PREVIOUS @ 155'-8"



HEIGHT @ 136' - 139'

Reducing 1 parking floor.
Reducing 1 residential floor



An architectural rendering of a large, modern building complex with a V-shaped footprint. The building features a prominent glass facade and a central courtyard with a swimming pool. The surrounding area includes other buildings, streets, and landscaping. The rendering is shown from an elevated perspective.

V-Shape

Height: 155'-8"

Area: 245,670 gsf



Updated V-Shape

Height: 139'-0"

Area: 235,000 gsf



V-Shape

Height: 155'-8"

Area: 245,670 gsf

An architectural rendering of a modern building complex. The central focus is a tall, multi-story building with a distinctive V-shaped top section. The building features a mix of materials, including dark brick on the lower levels and a glass curtain wall on the upper levels. To the left, there is a lower, brick building with a series of windows. In the background, other buildings of varying heights and styles are visible under a clear blue sky. The foreground shows a paved area with some green and yellow markings, possibly a plaza or parking lot.

Updated V-Shape

Height: 139'-0"

Area: 235,000 gsf

An architectural rendering of a large, V-shaped building complex. The central part of the complex is a multi-story glass-fronted building with a prominent clock tower on its roof. To the right, a long, low-rise building with a stepped profile runs along the edge. The foreground shows a wide, paved area with yellow and green markings, possibly a parking lot or plaza. The sky is a clear, light blue.

V-Shape

Height: 155'-8"

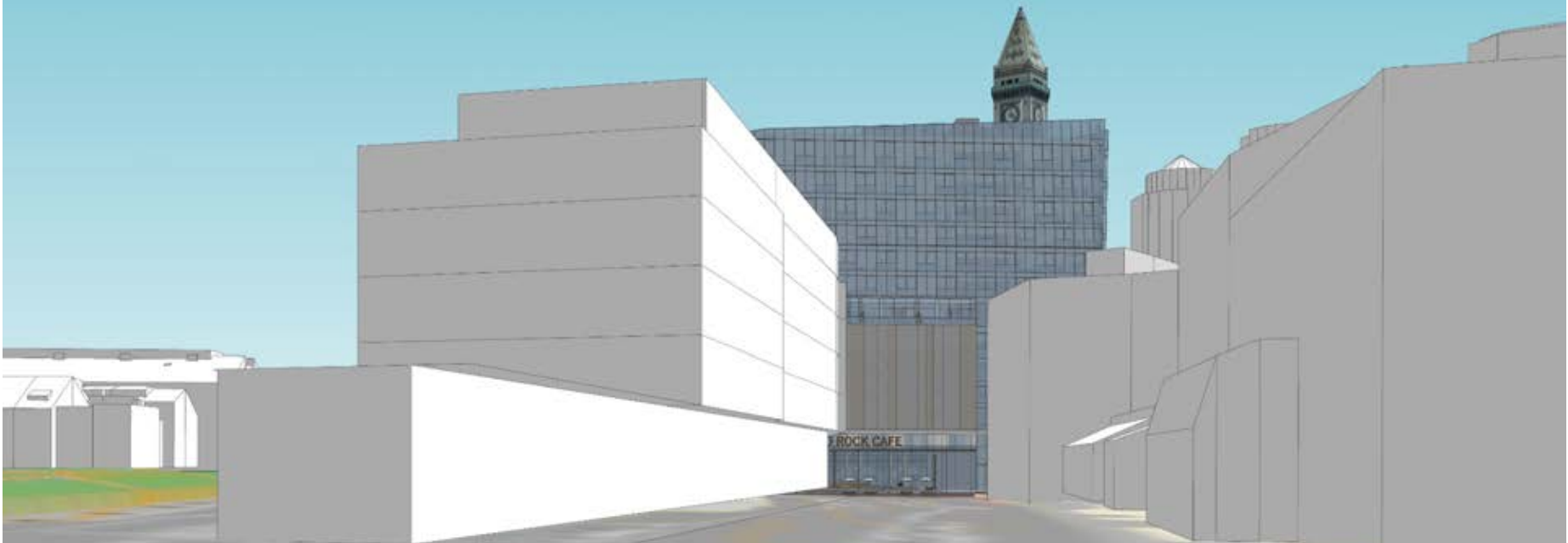
Area: 245,670 gsf

An architectural rendering of a city street scene. The central focus is a large, modern building complex with a prominent V-shaped structure. The building features a mix of glass facades and solid grey walls. A clock tower with a pointed roof is visible on the left side of the V-shape. The surrounding area includes other buildings of varying heights and styles, some with glass facades and others with solid grey walls. The foreground shows a wide street with yellow and green markings, and a sidewalk. The sky is a clear, light blue.

Updated V-Shape

Height: 139'-0"

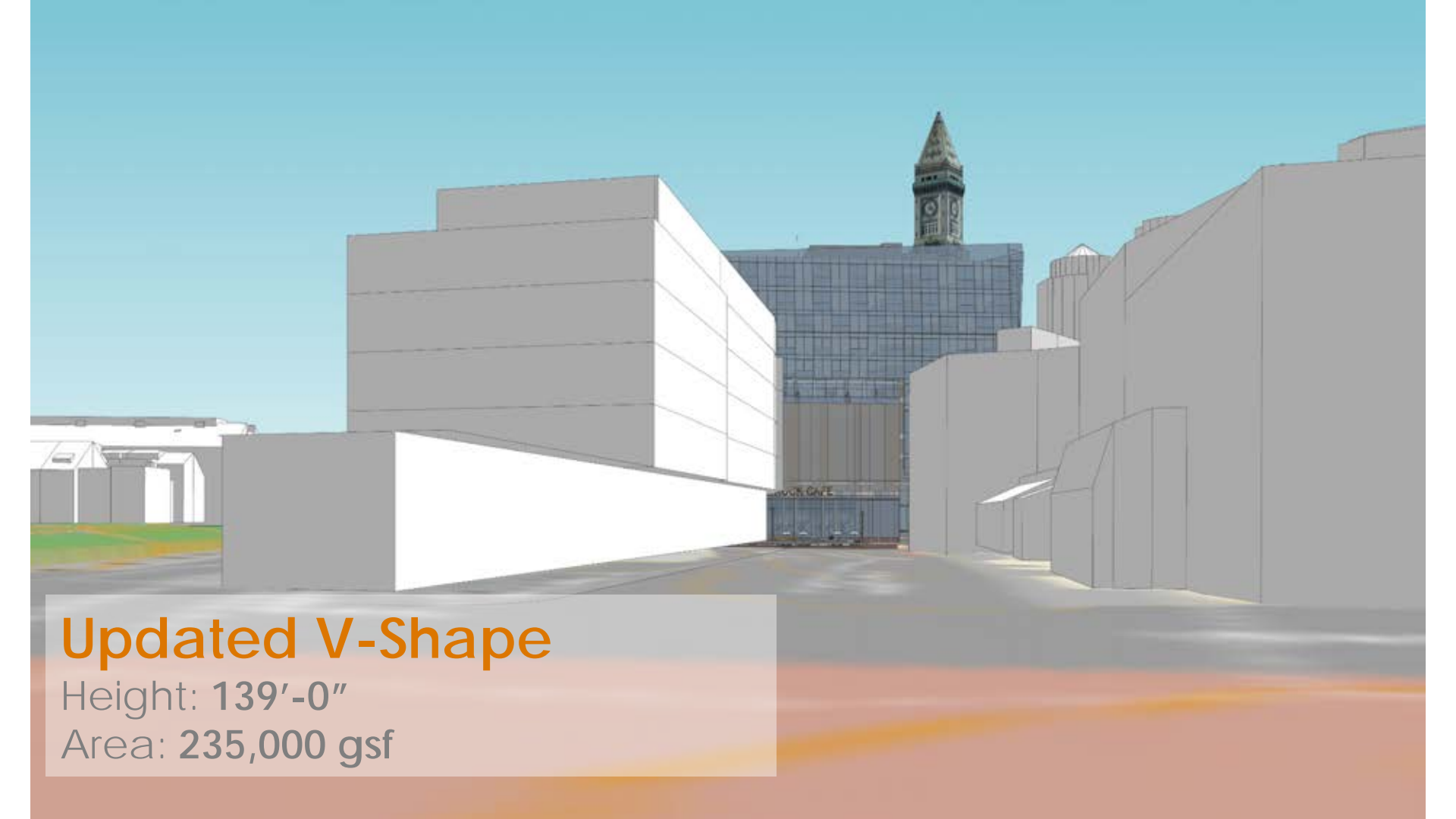
Area: 235,000 gsf



V-Shape

Height: 155'-8"

Area: 245,670 gsf



Updated V-Shape

Height: 139'-0"

Area: 235,000 gsf



The image is an architectural rendering of a large, V-shaped building complex. The central focus is a classical-style portico with four columns and a pediment, with the words "GRANARY MARKET" inscribed on the pediment. Behind this portico is a modern glass tower with a curved facade. To the left, a brick building with a gabled roof is labeled "NORTH MARKET". To the right, a long, low building with a series of windows is visible. The foreground is a reddish-brown plaza with a few small figures of people for scale. The sky is a clear, light blue.

V-Shape

Height: 155'-8"

Area: 245,670 gsf



Updated V-Shape

Height: 139'-0"

Area: 235,000 gsf



V-Shape

Height: 155'-8"

Area: 245,670 gsf



Updated V-Shape

Height: 139'-0"

Area: 235,000 gsf