

PARCEL P-12C

288-298 TREMONT STREET

BCDC
12.17.2019



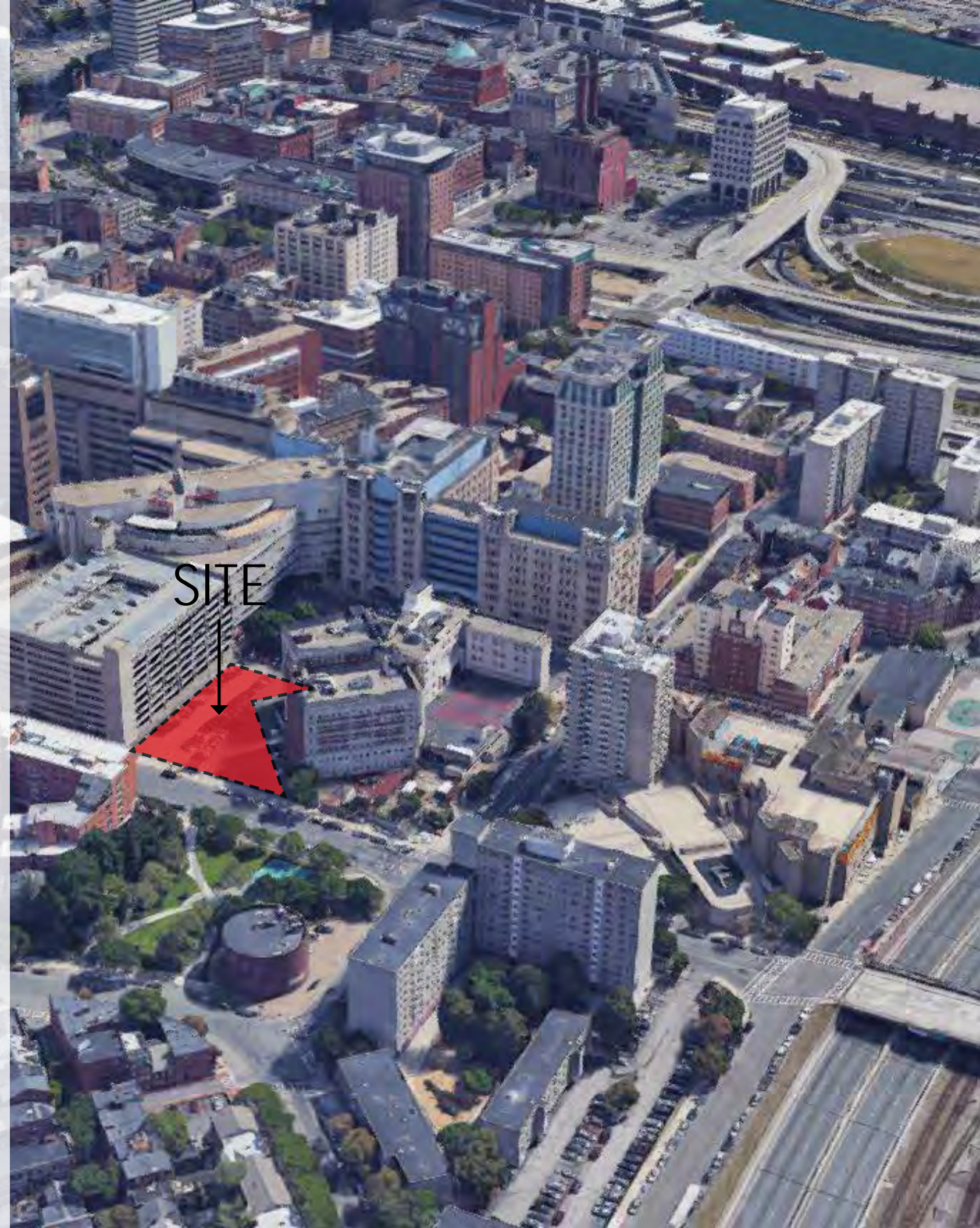
MILLENNIUM BOSTON



Items to address

1. Complexity of Facades

2. Layout and Programming of Ground Plane

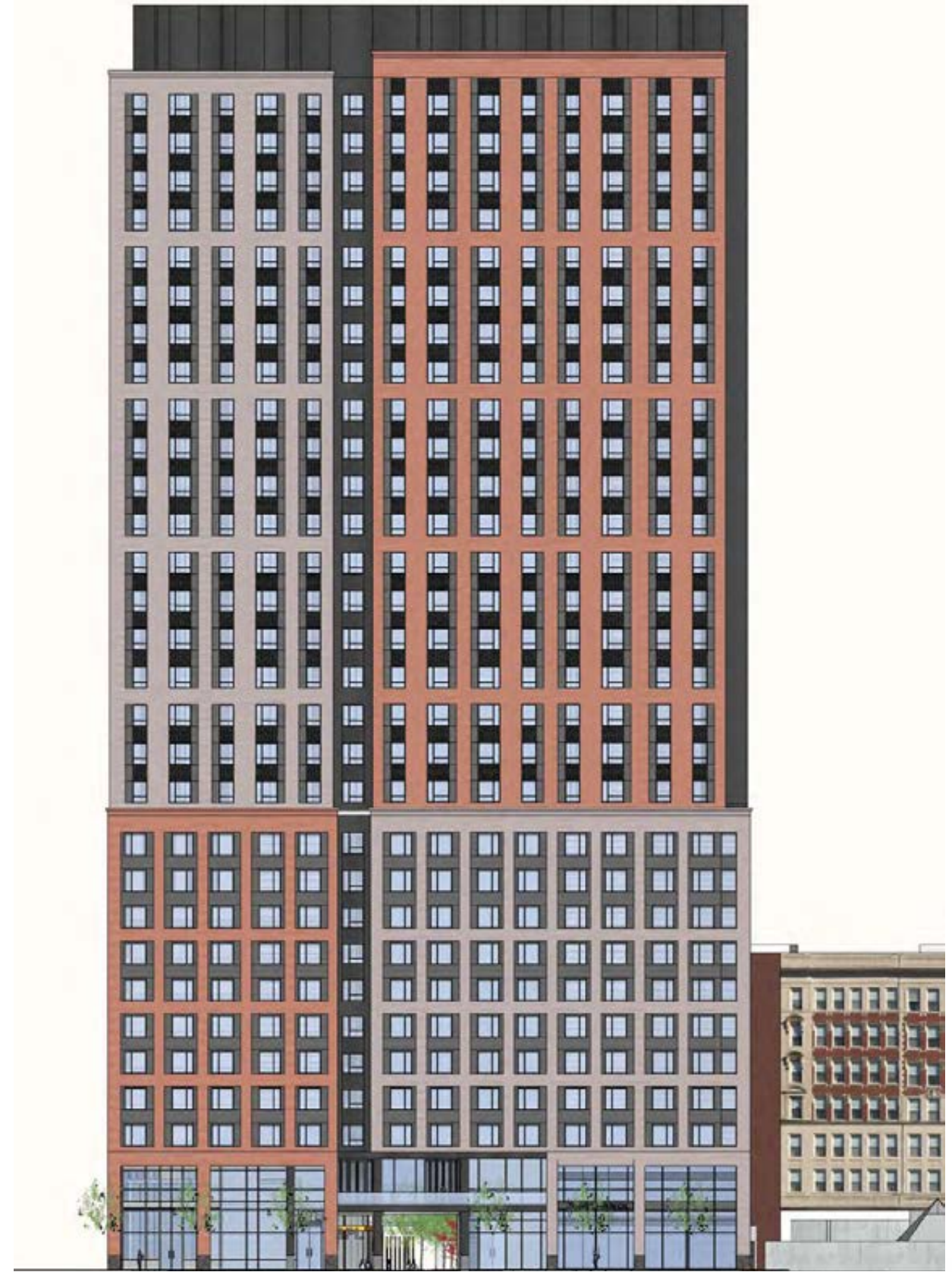


ELEVATION STUDIES

PREVIOUS ELEVATION

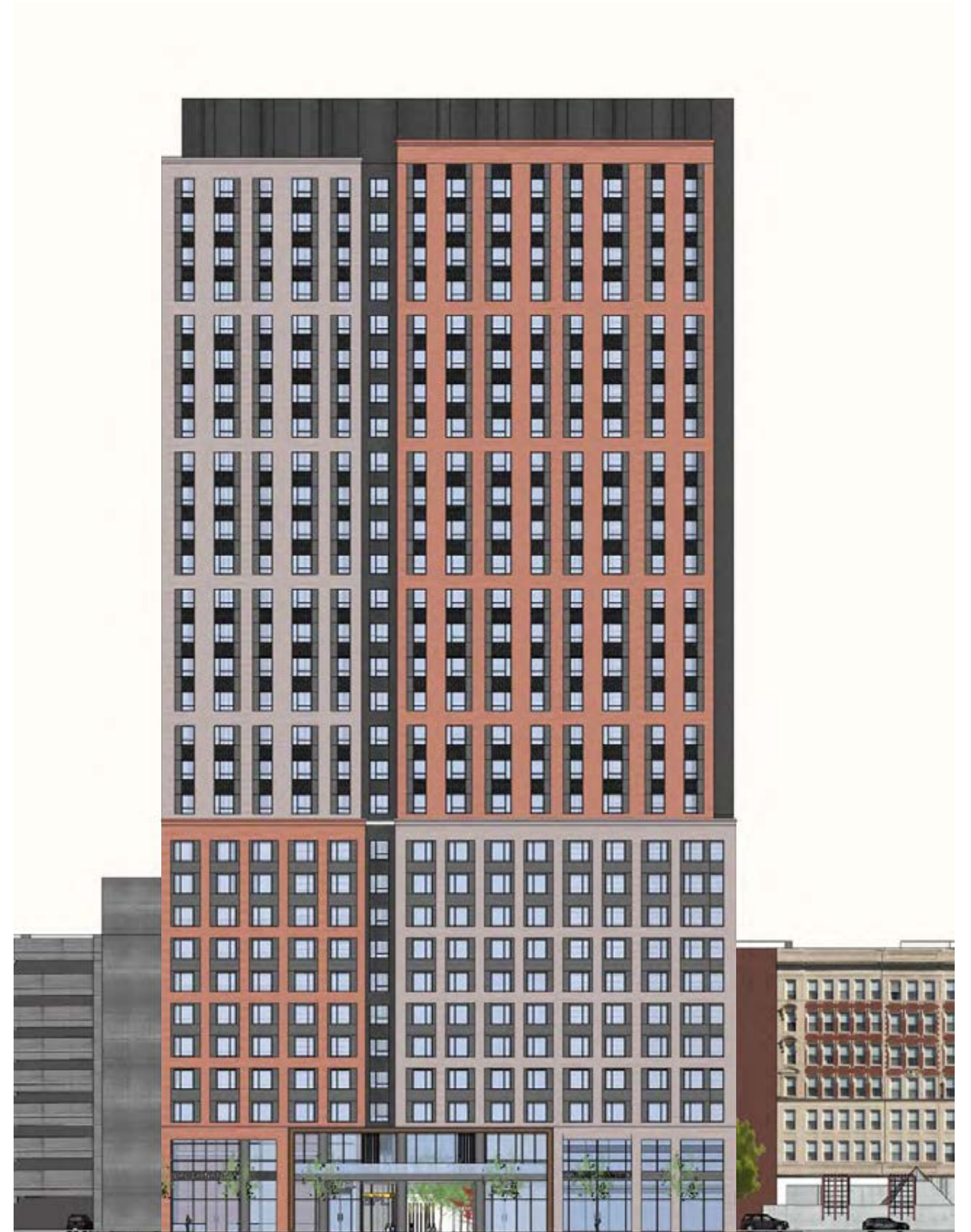


UPDATED ELEVATION



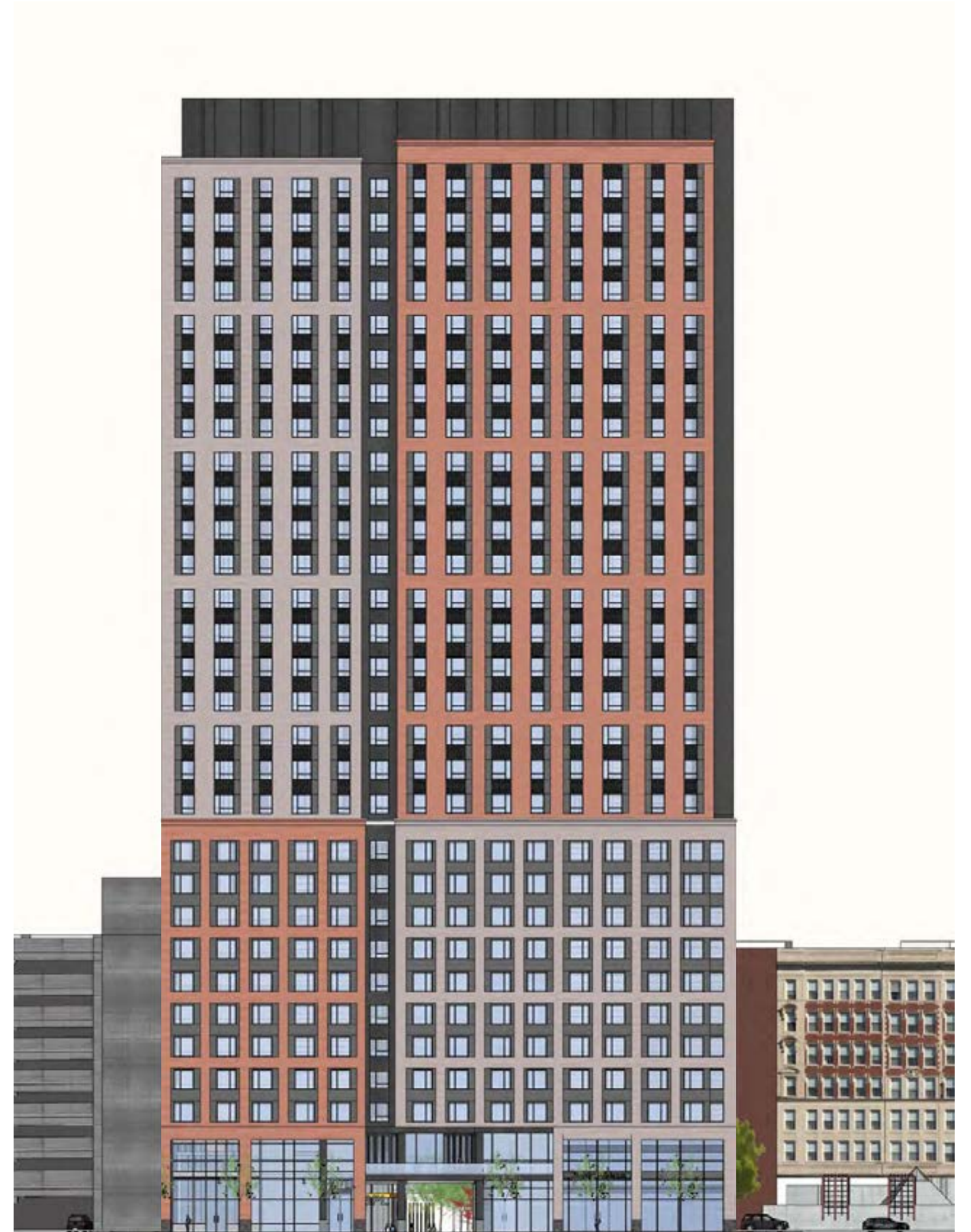
BUILDING BASE

PREVIOUS DESIGN



BUILDING BASE

MODIFIED DESIGN

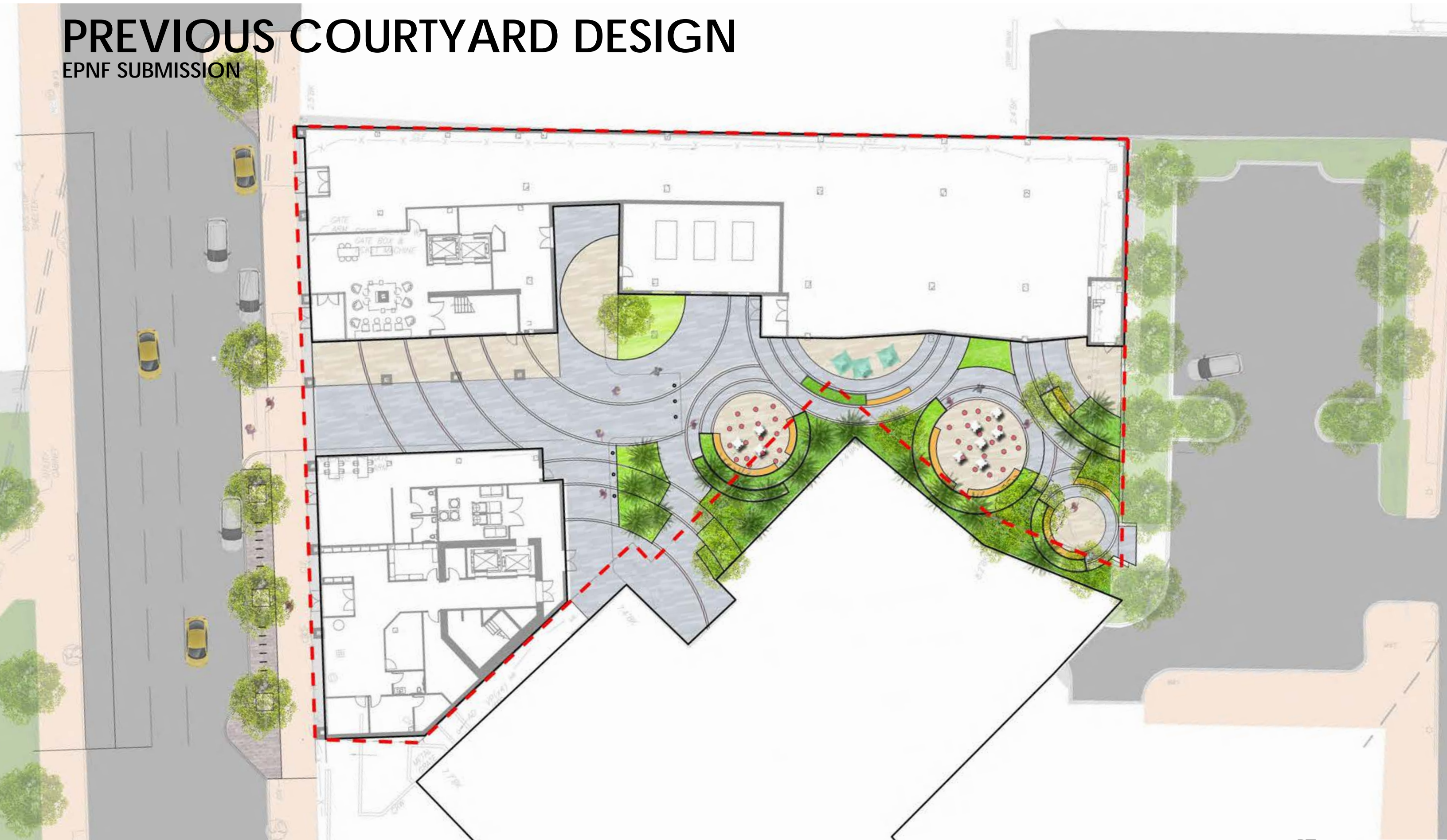




COURTYARD DESIGN

PREVIOUS COURTYARD DESIGN

EPNF SUBMISSION



PREVIOUS COURTYARD DESIGN

EPNF SUBMISSION



COURTYARD FUNCTIONS

1. Create safe thru-Block Connection open to the public at all time without the appearance of it being privatized
2. Provide welcoming and easily-accessible outdoor programming spaces

BCDC SUGGESTIONS:

1. Irregular shape of Courtyard suitable for the passage + pocket park configuration
2. Consider non-linear path to create interesting spaces

PREVIOUS COURTYARD DESIGN

11.19.2019 BCDC



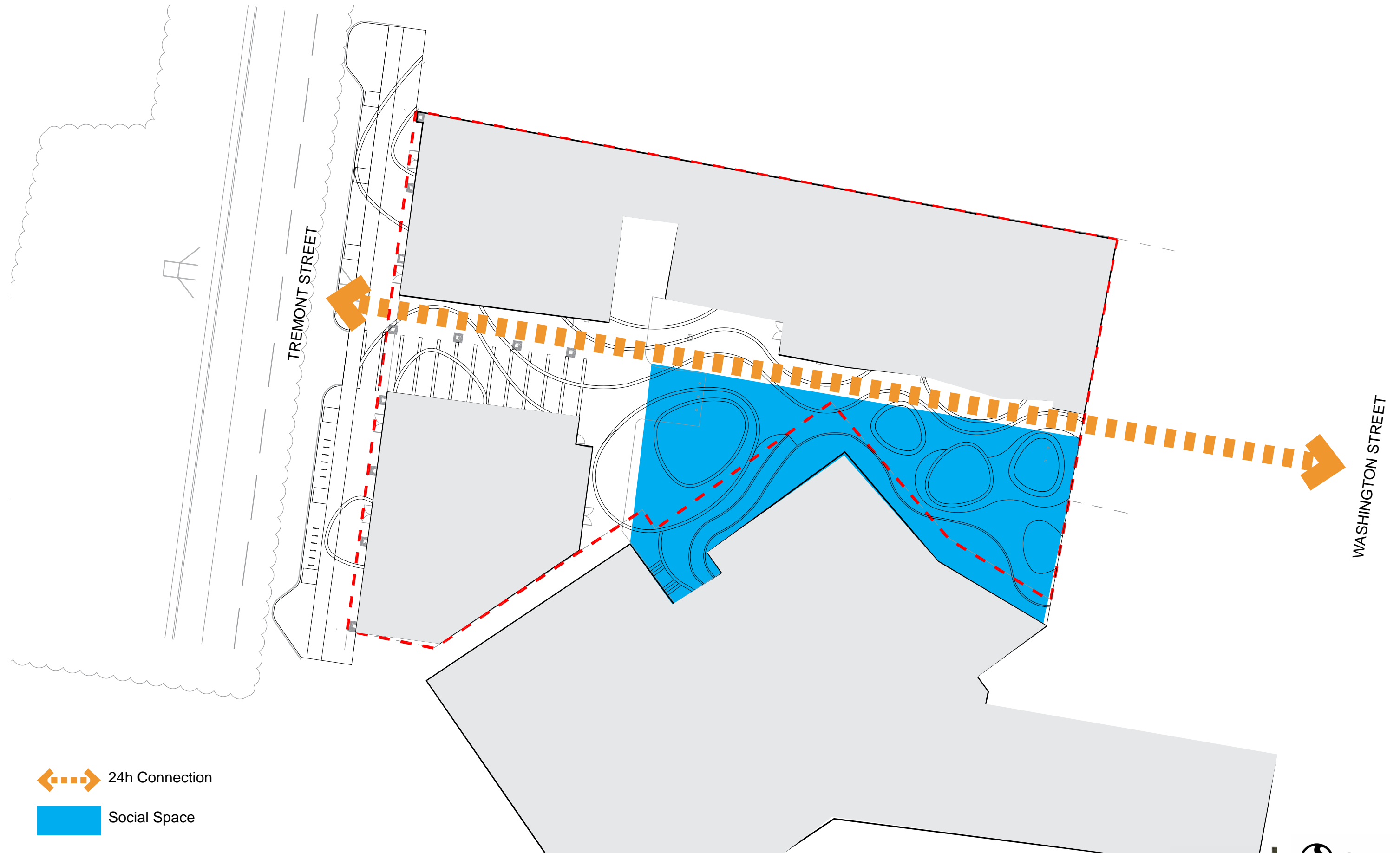
UPDATED DESIGN - PEBBLES IN OPEN PLAZA




UPDATED STUDY - PEBBLES IN OPEN PLAZA



24H CONNECTION + SOCIAL SPACE



 24h Connection

 Social Space

SAFETY



● ● ● Separation of vehicles and pedestrians

○ Safe night time access

DAY 1 CONDITION



FUTURE CONDITION WITH ADJACENT BUILDING







HOTEL

BF









THANK YOU

