

JAN KARSKI WAY

406 units

4 & 5 stories,
65'tall max.

47% public open
space

258 residential parking
spaces (partially below
grade)

29 non-residential
street parking spaces



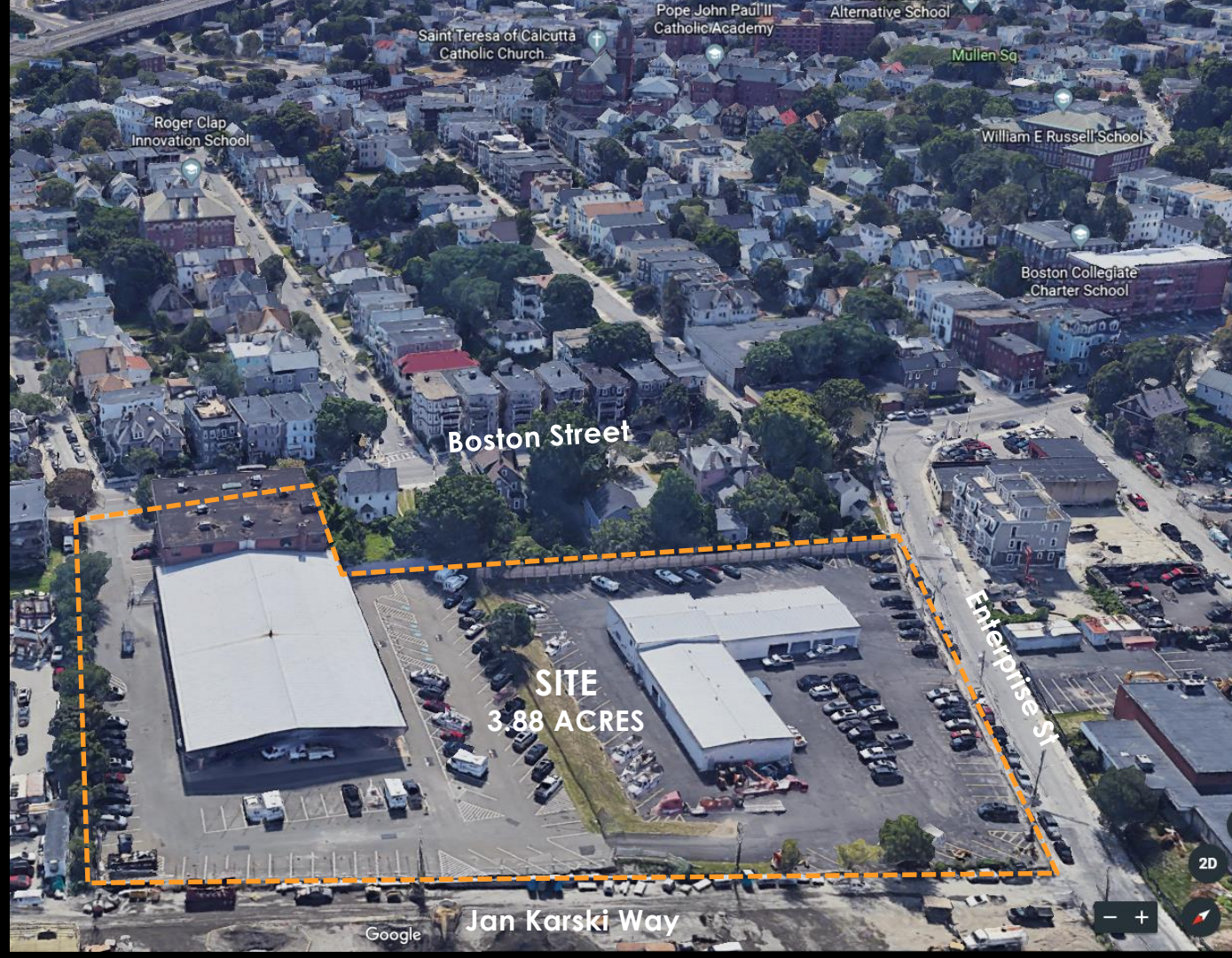
OUTREACH



Neighborhood support is high for this project.

Verizon Use:
80 trips per peak hour

Proposed New Use:
40-60± per peak hour

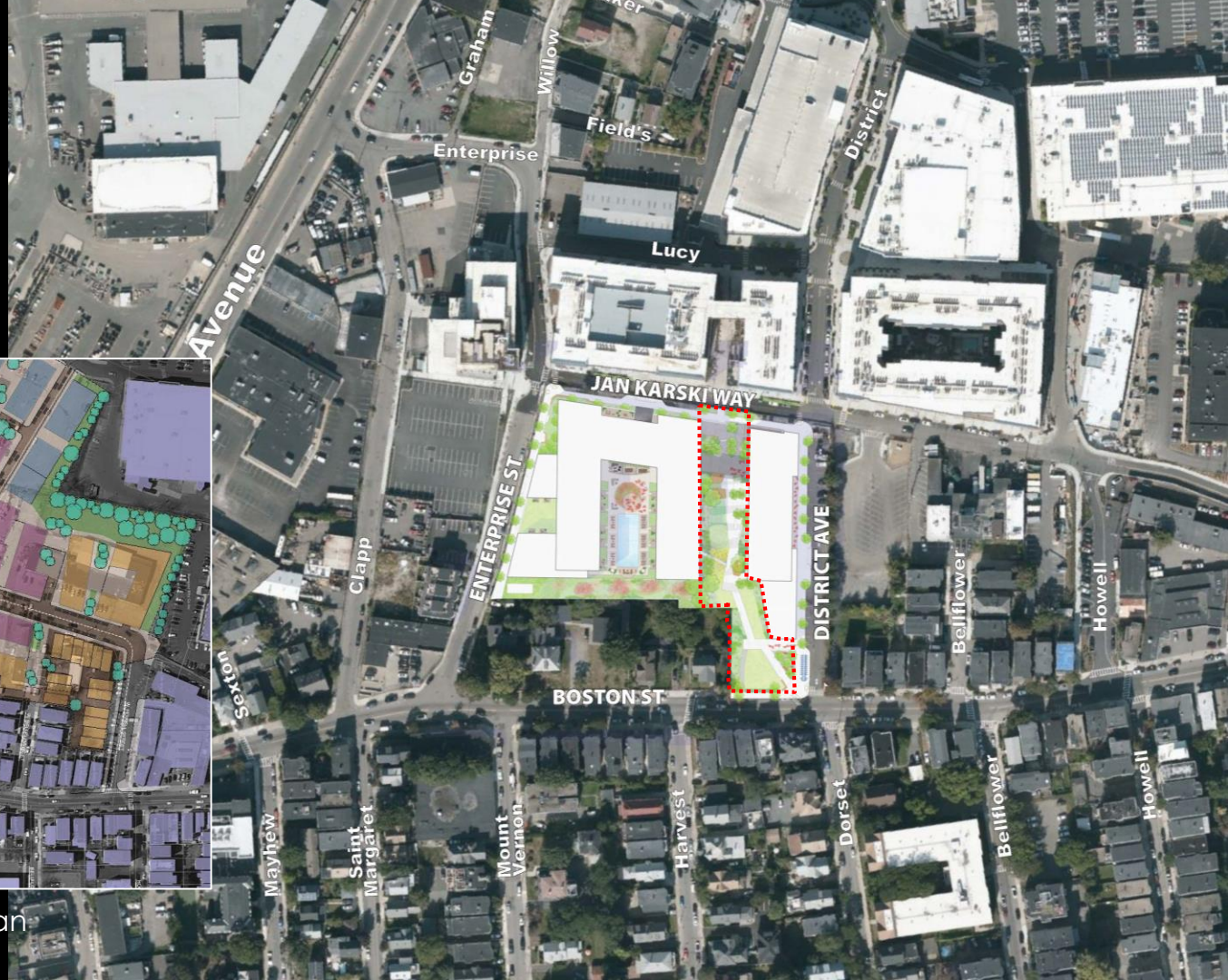


SITE PLAN

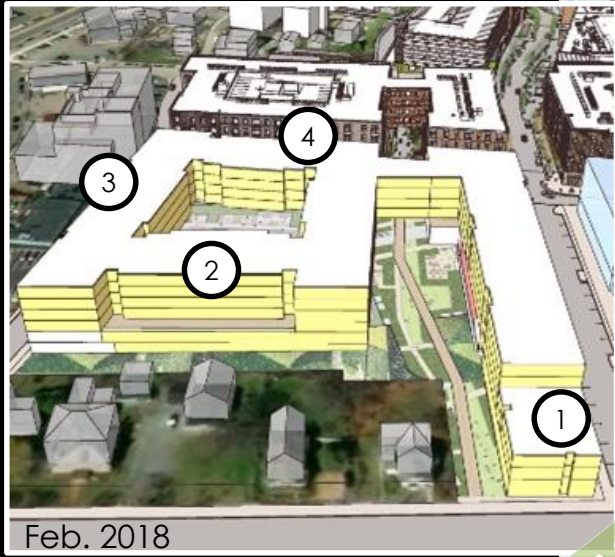
The design follows the spirit of the 2013 Neighborhood Master Plan.



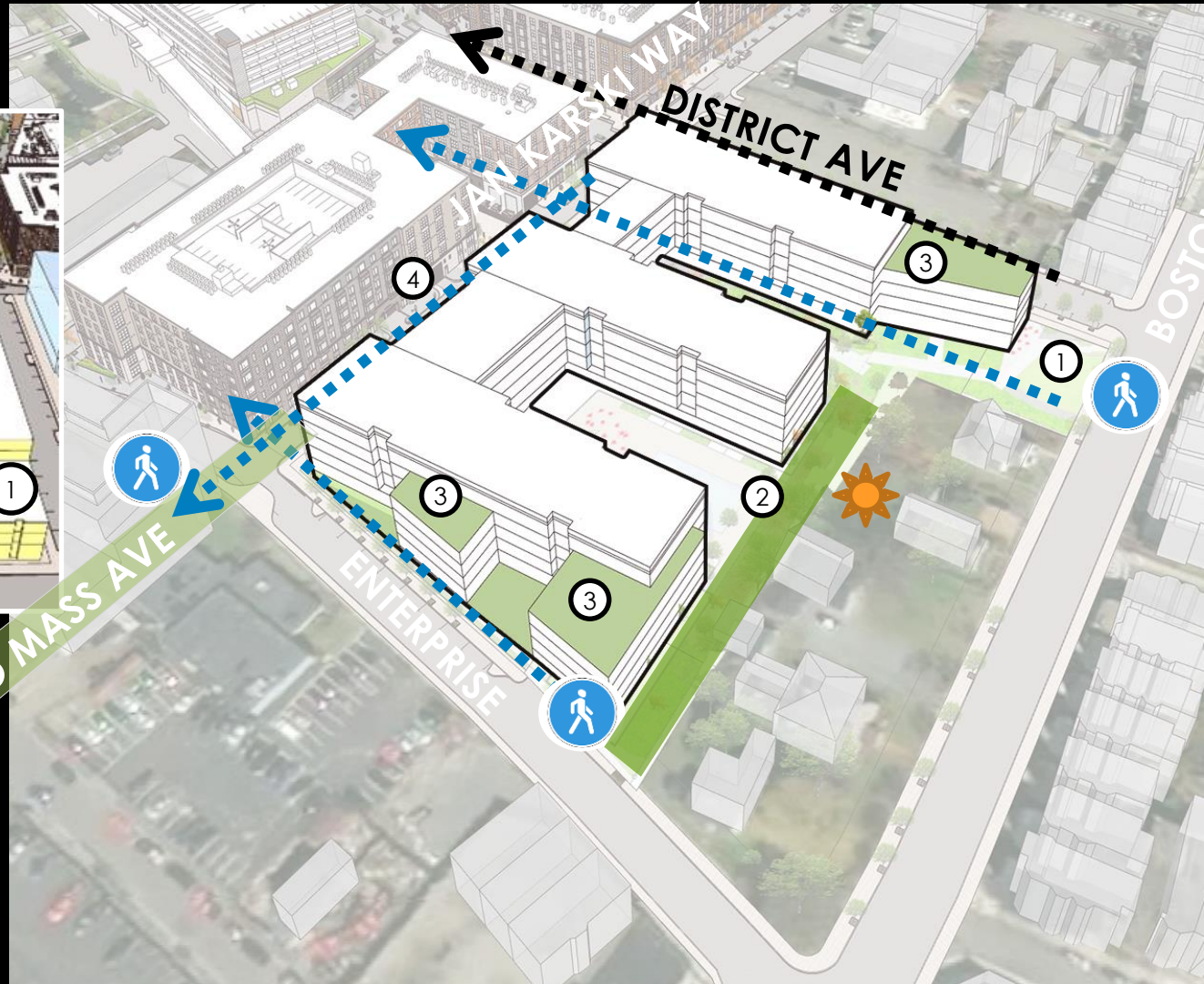
2013 Neighborhood Master Plan



MASSING EVOLUTION

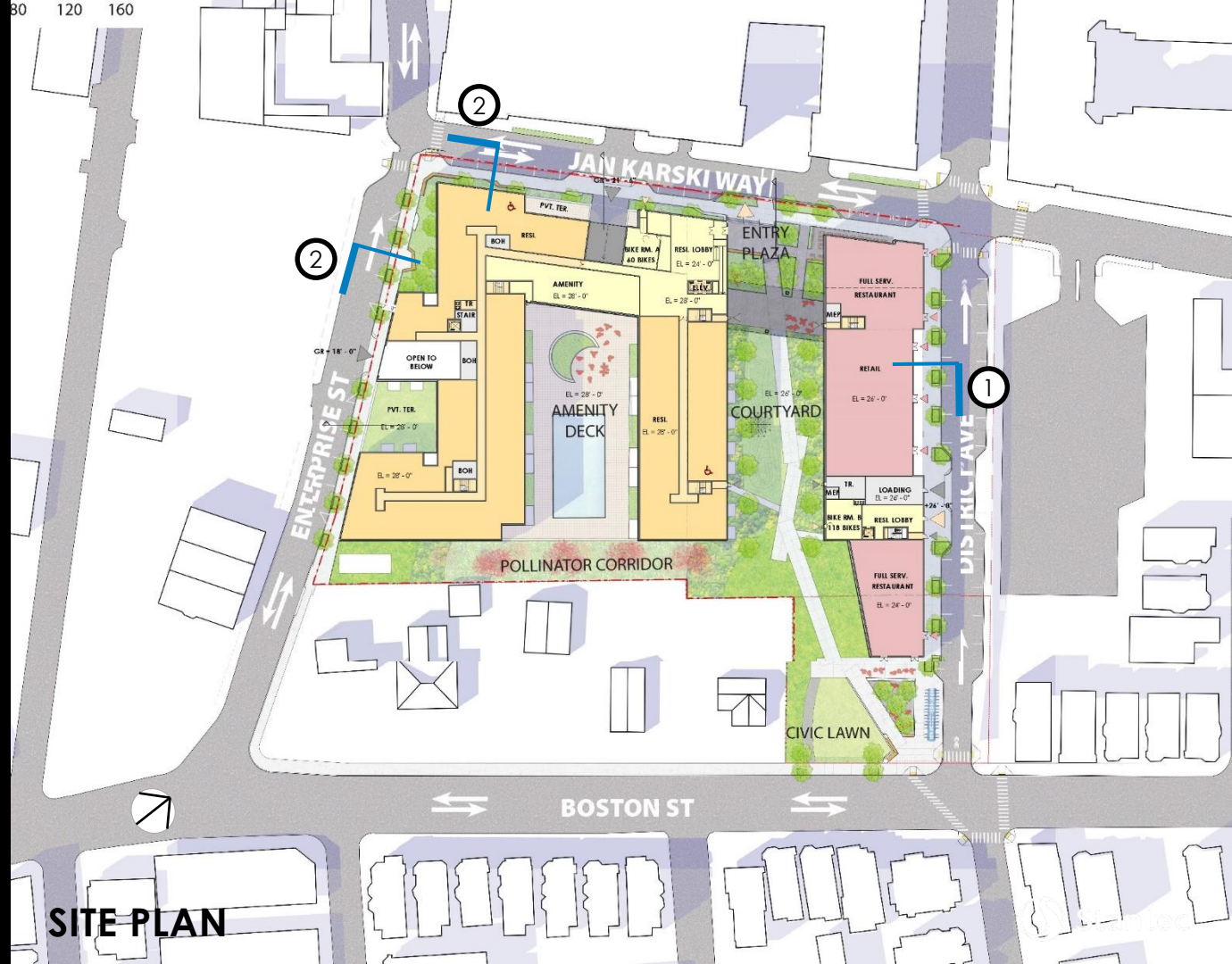


18 months of BPDA meetings & community outreach resulted in a sensitive massing solution



PUBLIC REALM

Landscape softens pedestrian areas



SITE PLAN

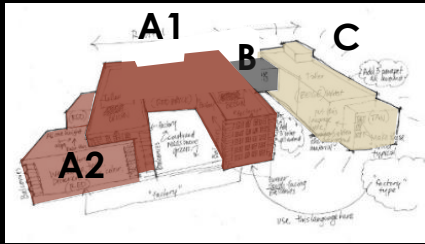
COURTYARD

A series of outdoor rooms



MATERIALS

Massing is broken down into a series of volumes & materials



Masonry
2-story
expression



Masonry
1-story
expression



Fiber Cement
1-story
expression
with graphic
on glass



Fiber Cement
1-story
expression



Fiber Cement
1-story
expression



District Avenue Elevation, retail at ground floor



District Avenue

Enterprise Street

Jan Karski Way



Jan Karski Way

Boston Street

Enterprise Street

Dorchester Historical Society

ELEVATIONS Buildings step in and out to create landscape pockets

BOSTON STREET CIVIC LAWN

The community will
have input into the
final programming

