



# WASHINGTON VILLAGE

**Samuels  
Associates &**

  
**CORE**  
INVESTMENTS, INC.

**EJ**

**PCA**  
ARCHITECTURE PLANNING INTERIORS

# AERIAL LOOKING SOUTHWEST



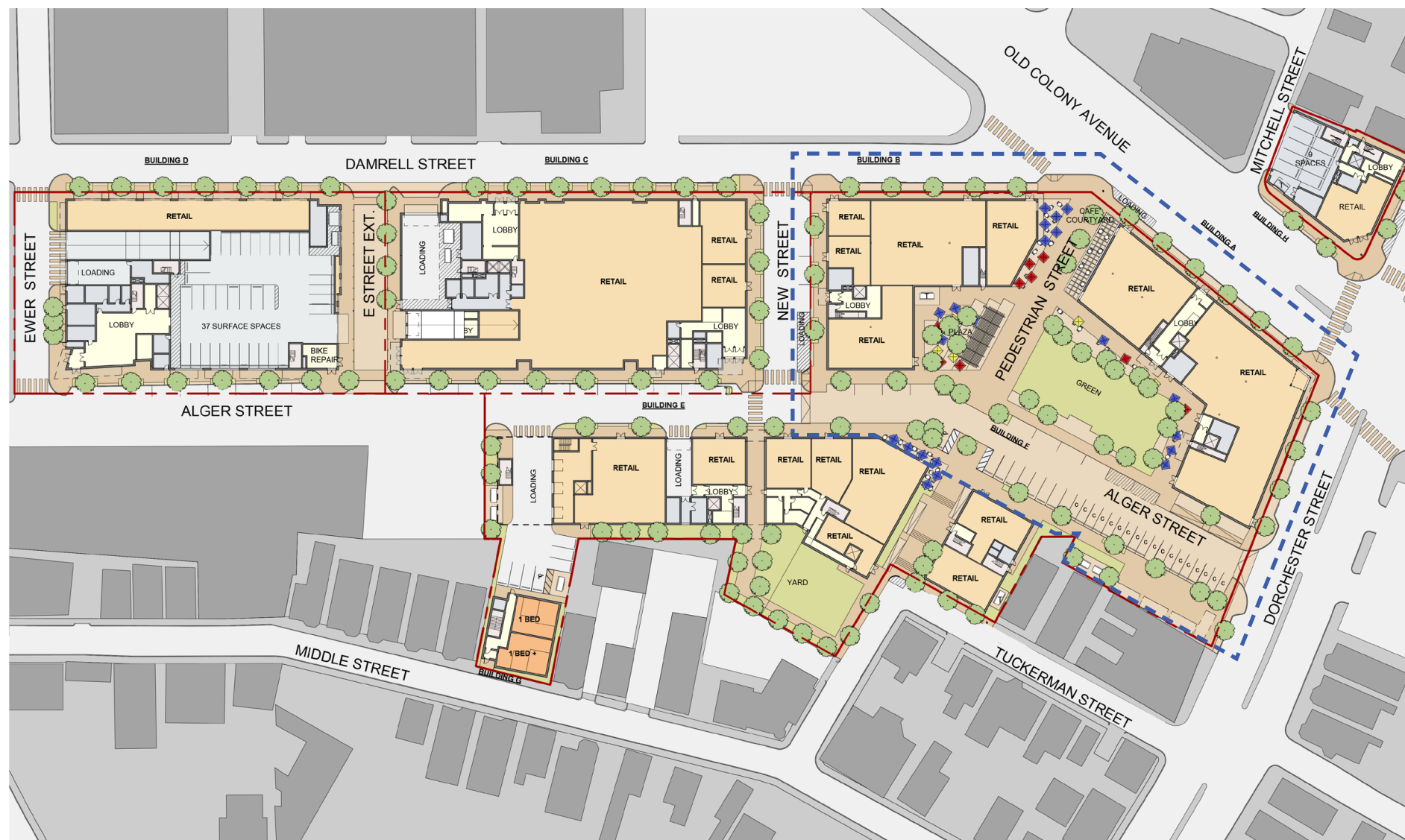
APPROVED



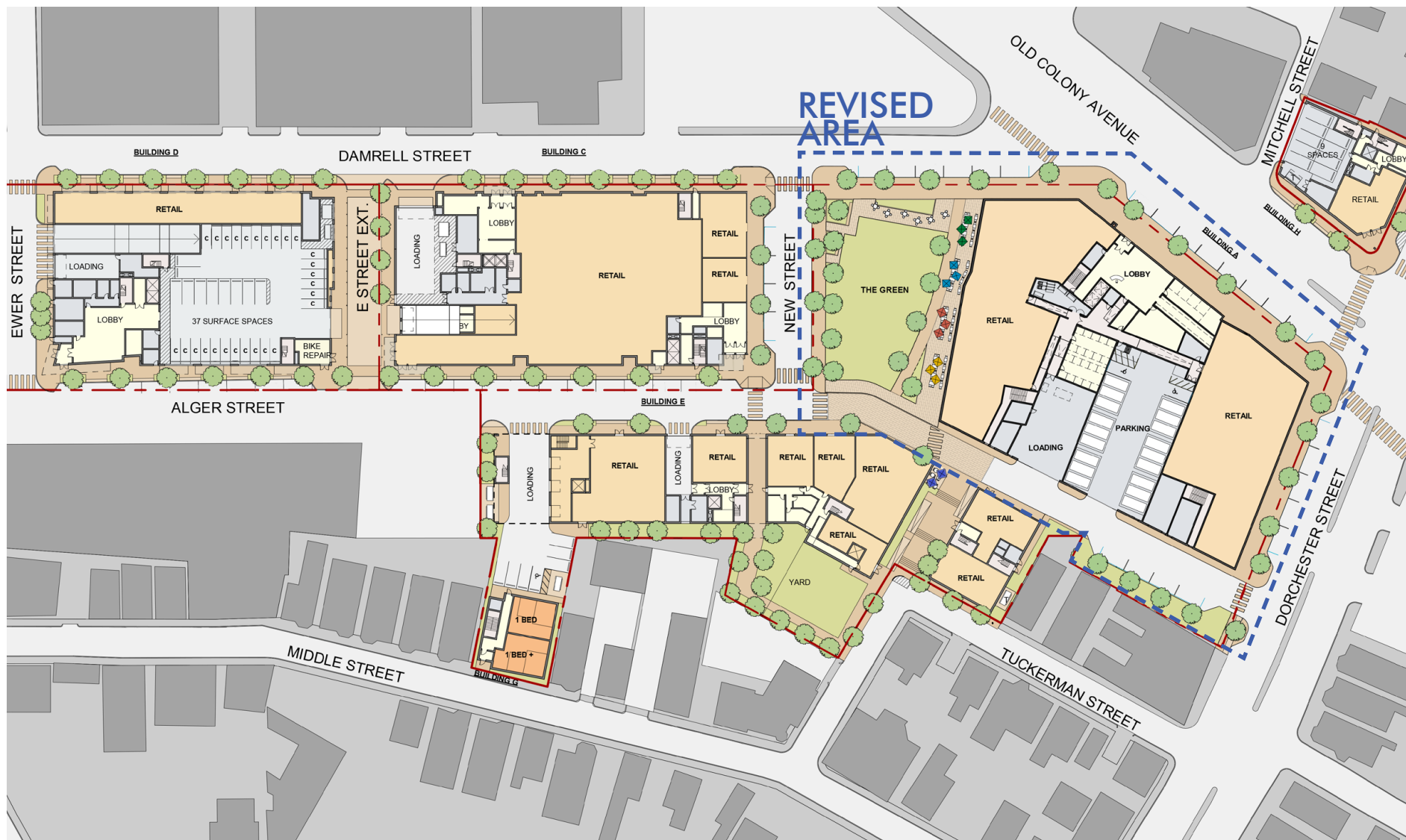
PROPOSED

- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- EXPRESS 3 BUILDING TYPOLOGIES:
  - DORCHESTER STREET
  - OLD COLONY
  - PARK

# GROUND FLOOR



APPROVED



PROPOSED

- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- 50 PARKING SPACES IN BUILDING
- DEEPER RETAIL SPACE
- LINE PARK WITH CAFES
- MAINTAIN ALGER STREET
- TALLER FIRST FLOOR
- BUILDING SETBACK ALLOWS FOR BICYCLE LANE ON DAMRELL

# TYPICAL UPPER FLOOR PLAN



APPROVED



- CREATE COURTYARD WITH BUILDING AMENITIES AT 2ND FLOOR
- SINGLE VERTICAL CIRCULATION CORE

PROPOSED

# AERIAL LOOKING NORTHEAST



APPROVED



- SOUTH FACING COURTYARD AT 2ND FLOOR
- RECESSED 7TH FLOOR ALONG ALGER STREET & DORCHESTER STREET
- PARK OUTWARD FACING

PROPOSED



**PROPOSED**

- NEW PARK ORIENTED OUT TOWARD THE NEIGHBORHOOD
- ENABLE EVENTS & PERFORMANCES TO BE VISIBLE FROM AREA STREETS



**APPROVED**



PROPOSED

- PLACEMAKING OPPORTUNITY IN PHASE I
- GREATER VISIBILITY
- RESTAURANTS ACTIVATE PARK EDGE
- LARGER GREEN AREA THAN PREVIOUSLY APPROVED
- PROGRAMED EVENTS & ACTIVITIES



PROPOSED

- TRANSPARENCY FOR RETAIL USES
- AWNINGS, CANOPIES, AND SIGNAGE
- QUALITY BUILDING MATERIALS
- OUTDOOR SEATING SPILLS INTO THE PARK



# CORNER OF DORCHESTER STREET AND OLD COLONY



APPROVED



PROPOSED

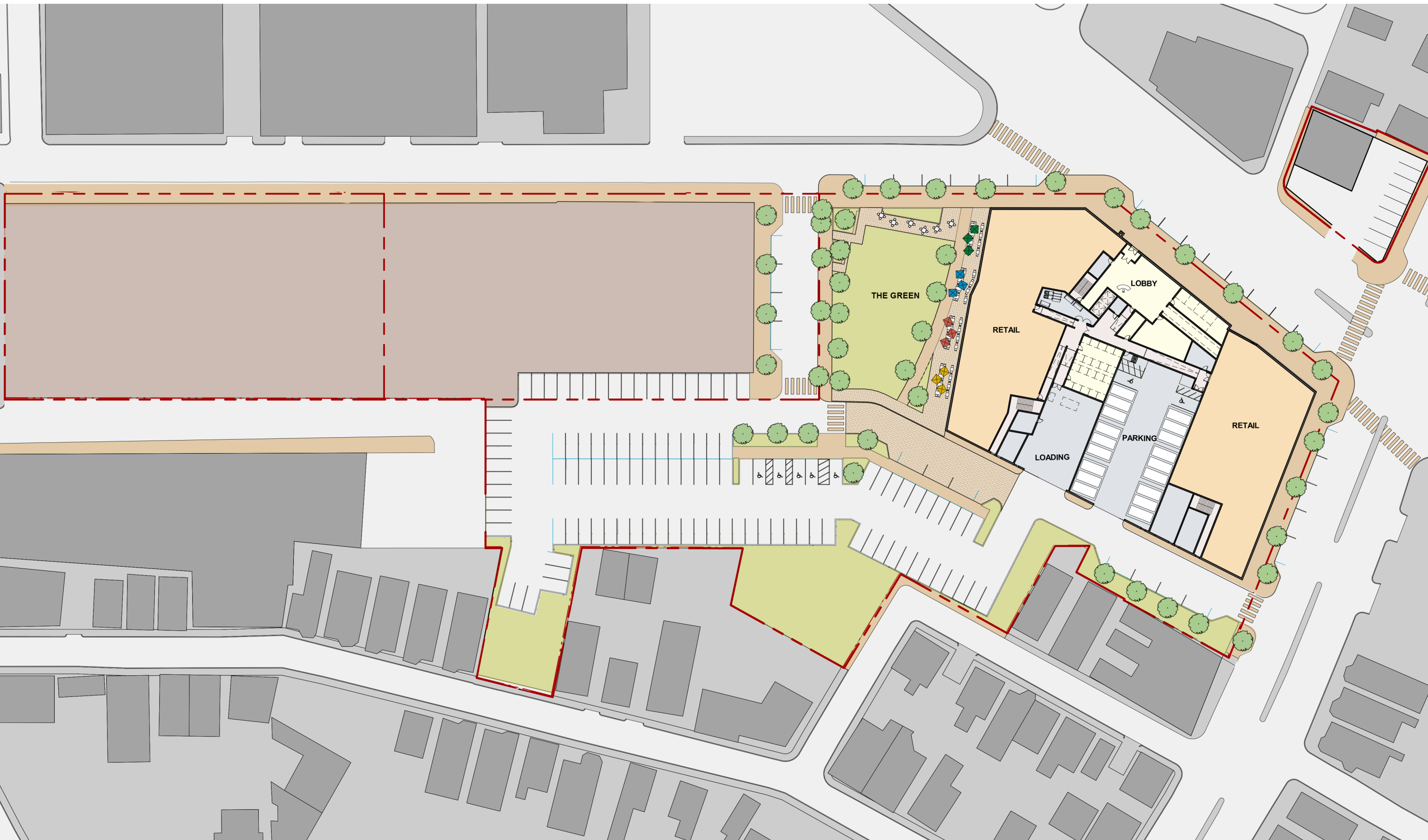
- TOP FLOOR SETBACK ON DORCHESTER STREET
- THREE BUILDING EXPRESSIONS
- ORGANIC EXPRESSION THAT OCCURRED OVER TIME
  - URBAN
  - LOFT
  - PARK

# DORCHESTER STREET LOOKING SOUTHWEST



PROPOSED

- TOP FLOOR SETBACK ON DORCHESTER STREET
- TWO STORY RETAIL EXPRESSION WITH ARTICULATED FACADE ABOVE



## PROPOSED

- PARK IN PHASE I OF WASHINGTON VILLAGE
- TEMPORARY SURFACE PARKING LOT
- STRONG RETAIL PRESENCE TO ENABLE PLACEMAKING

# WASHINGTON VILLAGE

