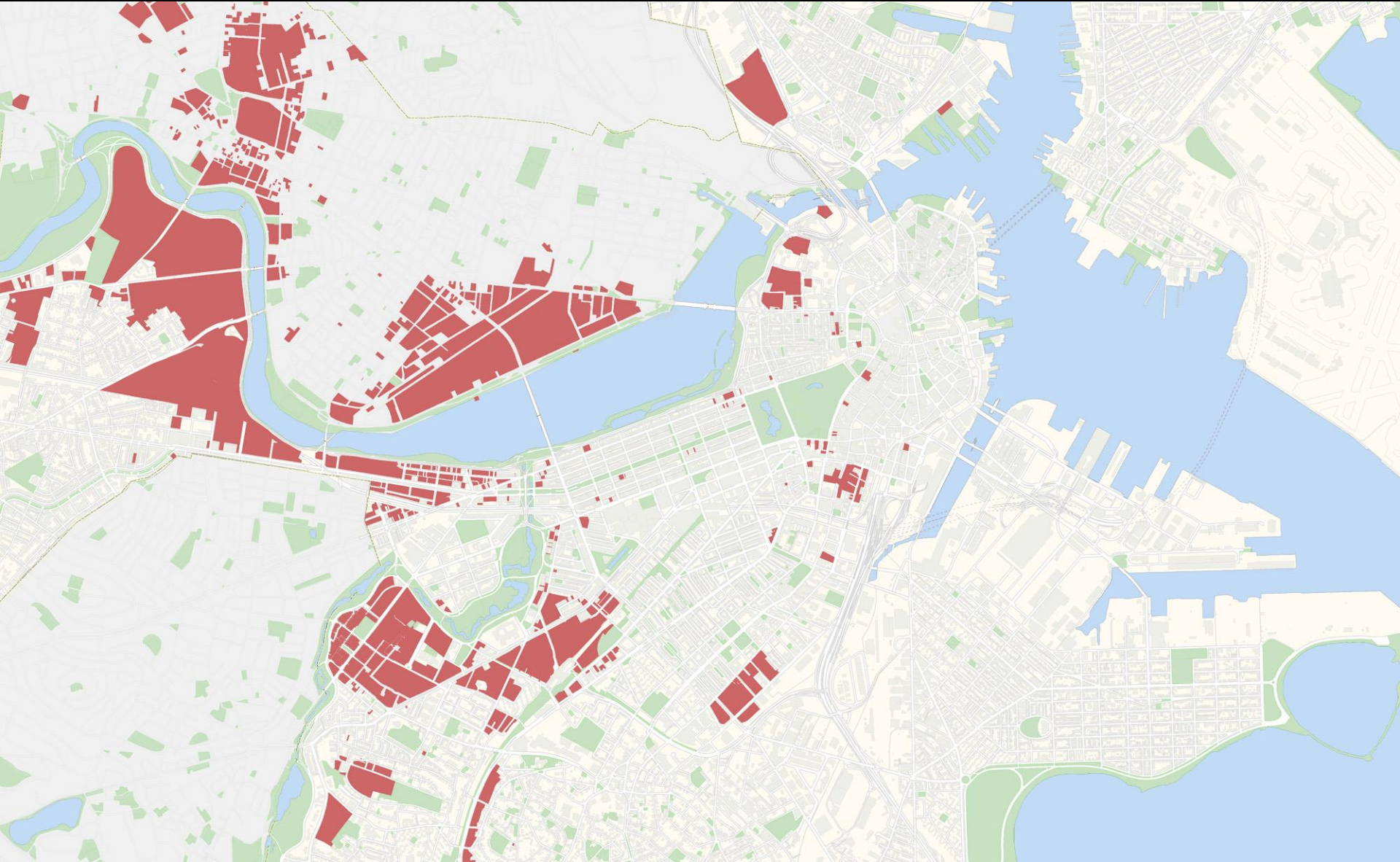
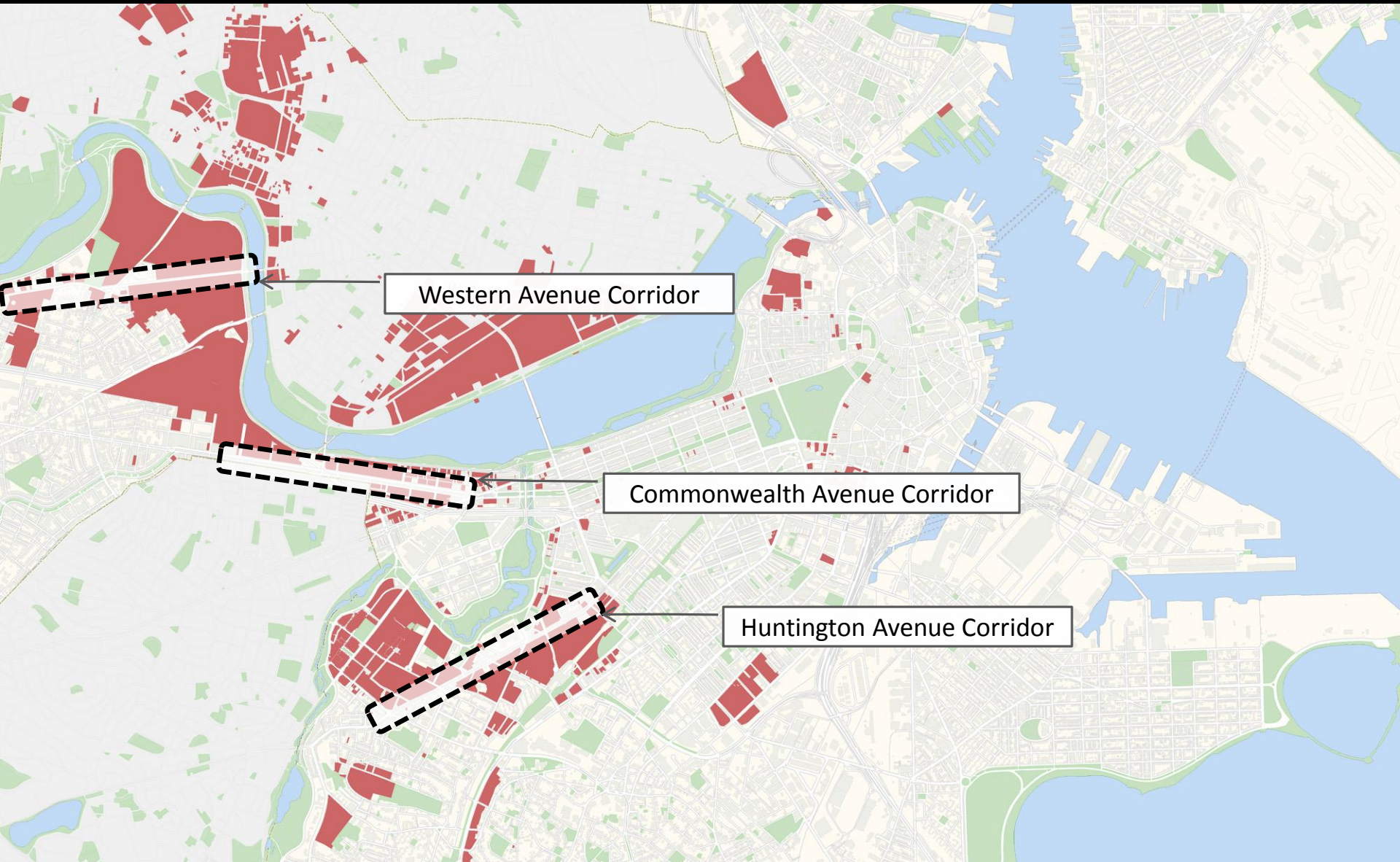


Avenue of the Arts Design Guidelines Study

Institutional land use



Major institutional corridors



Boston University Institutional Master Plan

Fig 1.6 Mix of Uses on Campus

Legend

- | | |
|---|--|
|  Academic |  Administration |
|  Athletic / Student Services |  Parking |
|  Residential |  Open Space |
|  Retail / Mixed-use | |



Bike lane on Commonwealth Avenue



Green Line, BU East outbound



BU shuttle bus service



Boston University Institutional Master Plan

Fig 2.2 Improved Public Realm Network
Forge N-S Connections, Enhance E-W Connections



Boston University Institutional Master Plan



Commonwealth Avenue: Phase 1 improvements



Busy sidewalk on Commonwealth Avenue



Street trees and sidewalk: improvements



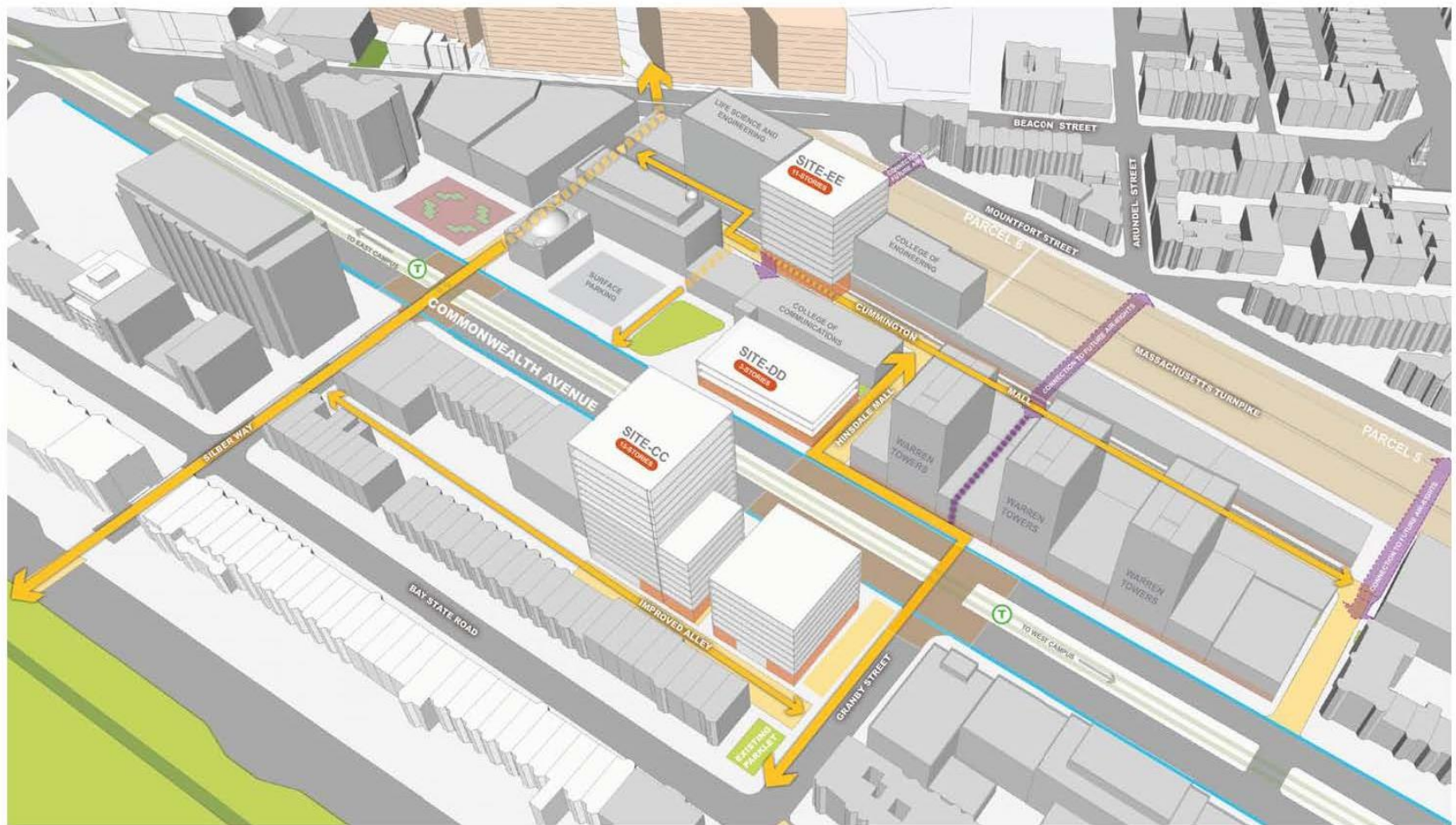
Busy sidewalk at Agganis Arena



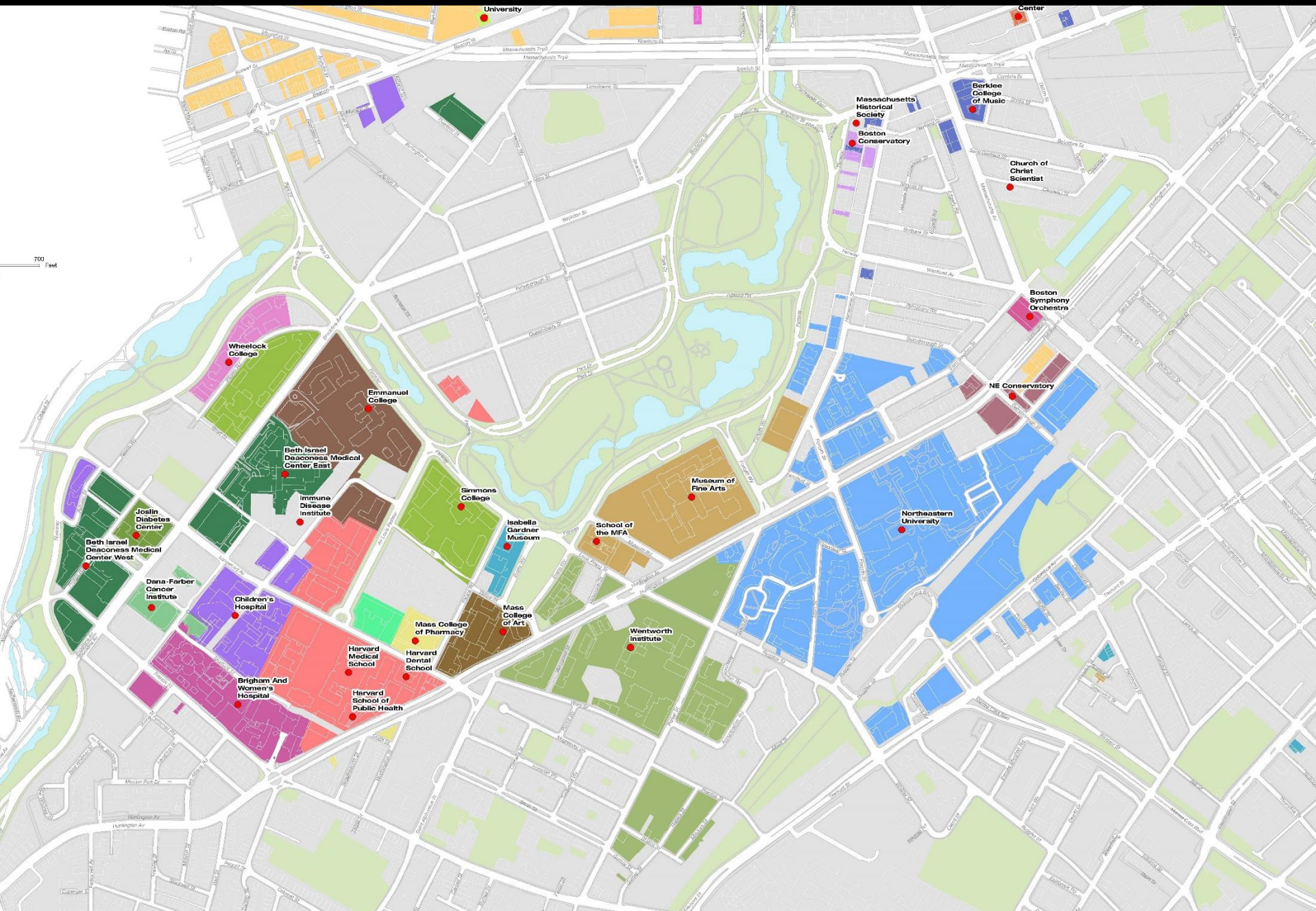
Marsh Chapel on Commonwealth Avenue

Boston University Institutional Master Plan

Fig 3.5 Central Campus
Base Scenario with Institutional Projects, Sample Massing

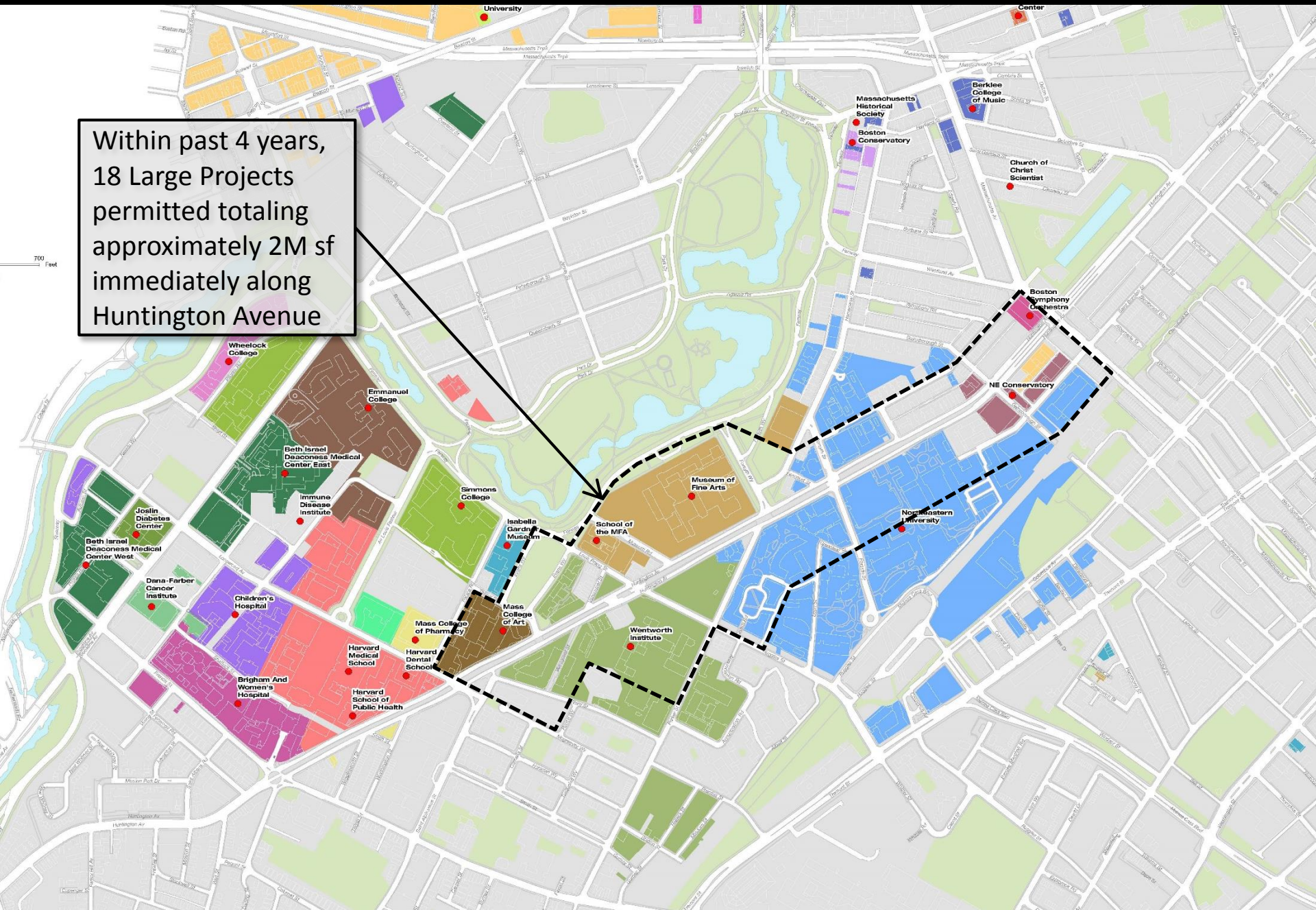


Huntington Avenue institutional use



Huntington Avenue institutional use

Within past 4 years,
18 Large Projects
permitted totaling
approximately 2M sf
immediately along
Huntington Avenue





Hemenway St.

Huntington Ave.

Gainsborough St.

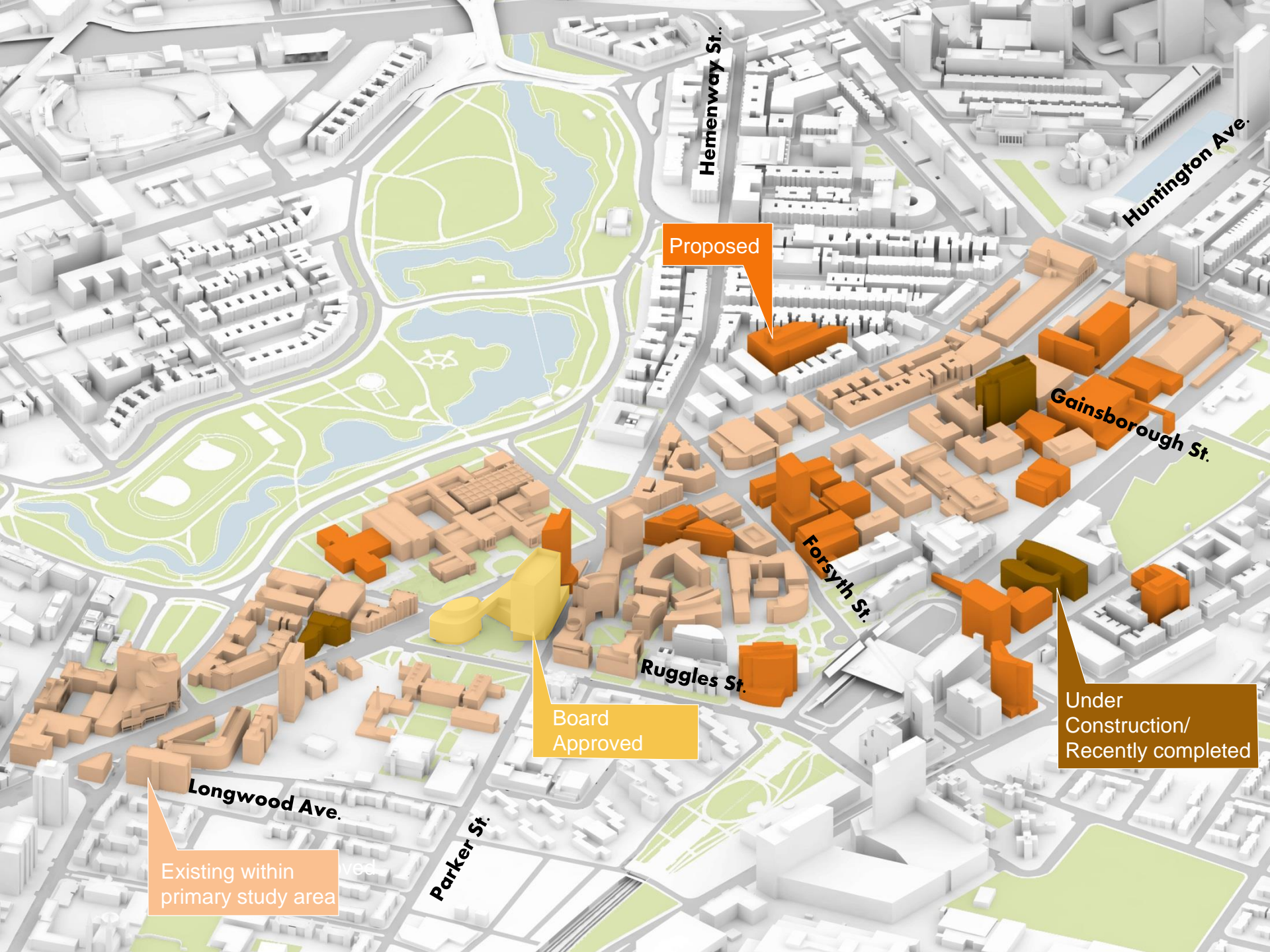
Forsyth St.

Ruggles St.

Parker St.

Longwood Ave.

Existing within primary study area



Hemenway St.

Huntington Ave.

Proposed

Gainsborough St.

Forsyth St.

Board Approved

Under Construction/
Recently completed

Ruggles St.

Longwood Ave.

Existing within
primary study area

Parker St.

What are Design Guidelines?

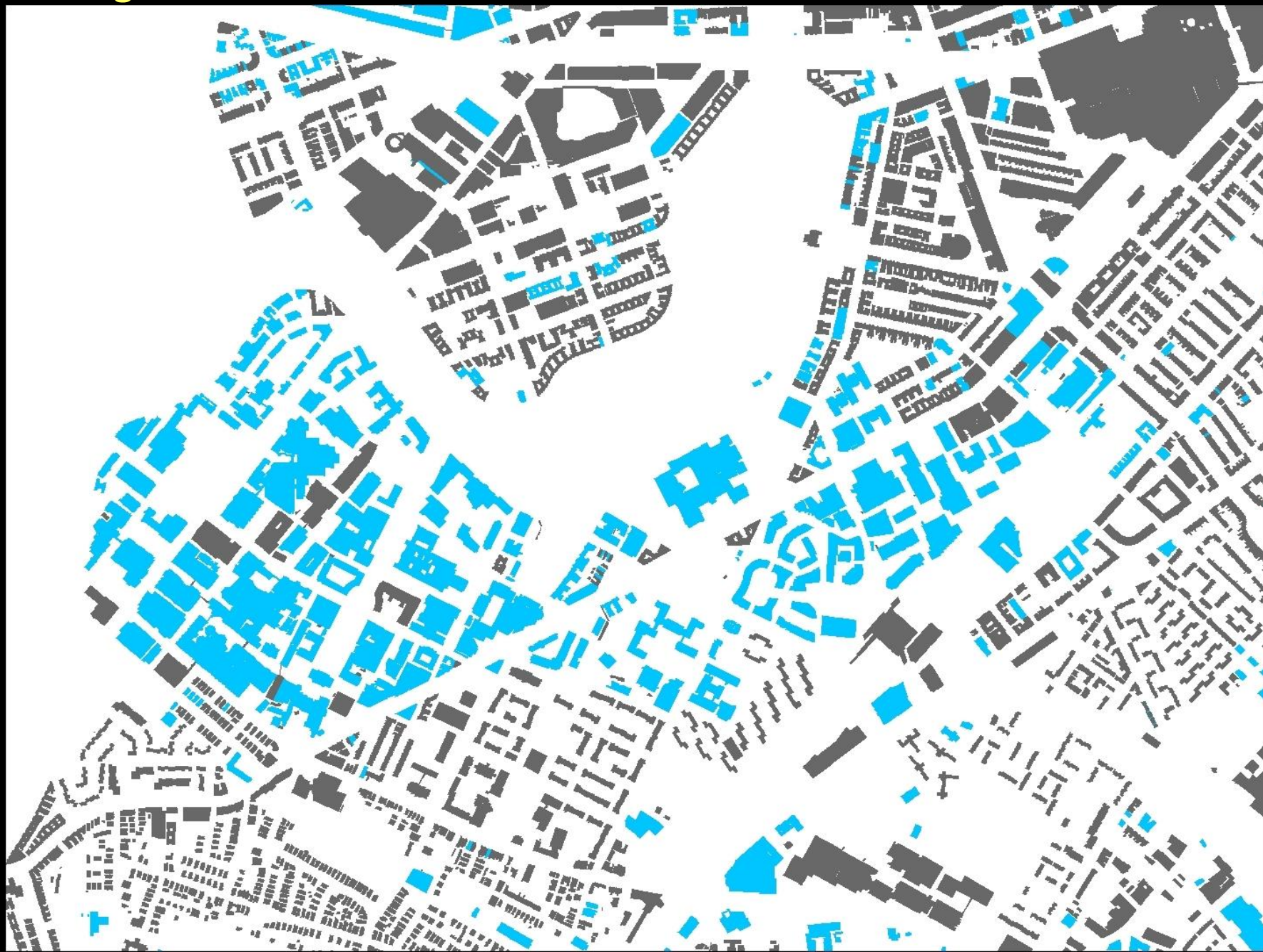
- Urban design principles
- Massing and scale
- Site organization and landscape
- Relationship of building to street
- Public realm
- Site furnishings
- Environmental comfort
- Identity (institutional and district)
- Sustainability strategies
- Materials

GOAL: A cohesive, high quality urban environment

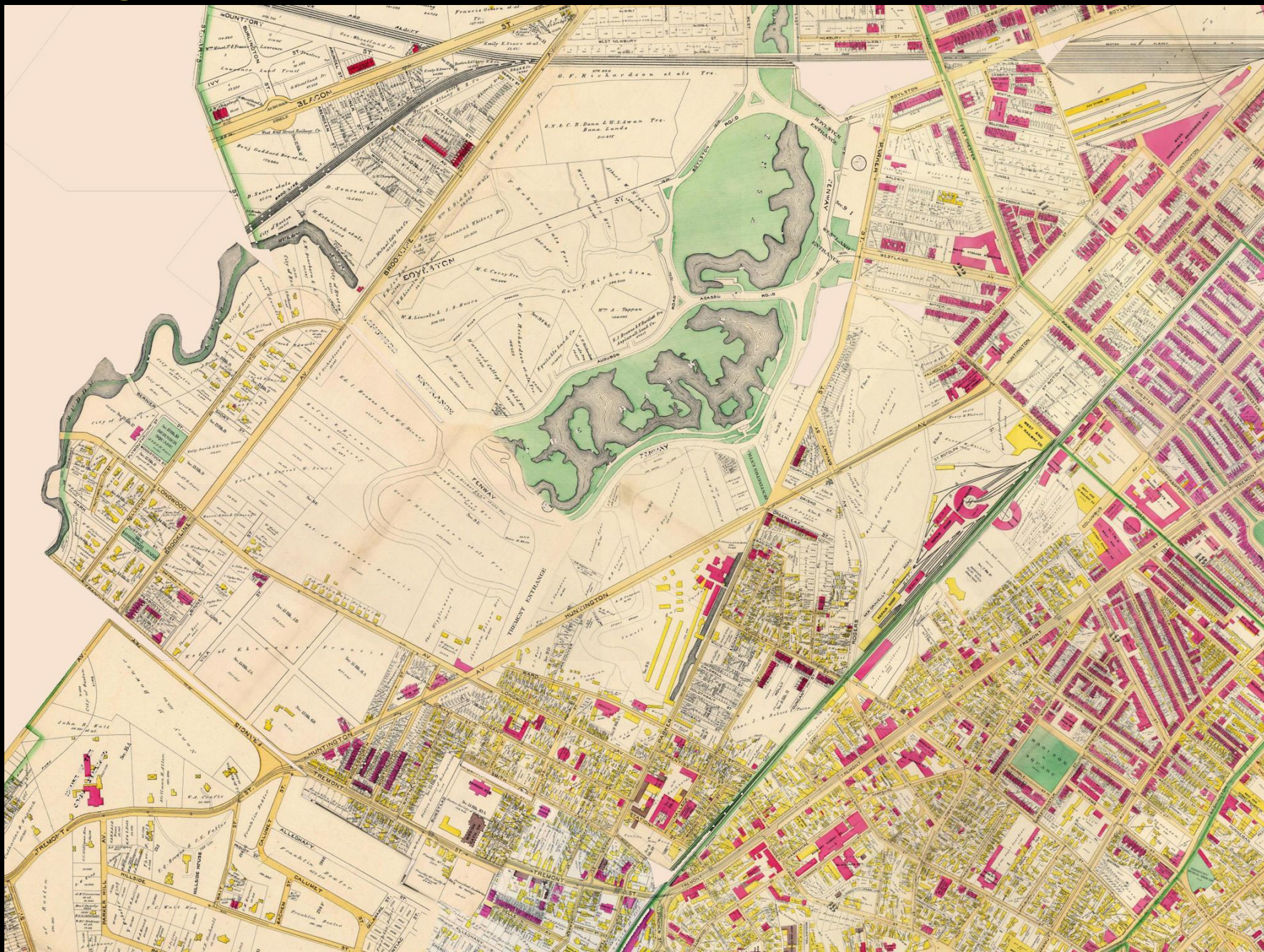
What are the issues and opportunities today?

- Multiple large landowners with a long-term commitment to the Avenue
- Need to balance institutional identity and district identity
- Benefit of multiple community processes which have led to existing zoning entitlement
- Aspirations to create more student housing
- Rich and complex physical environment

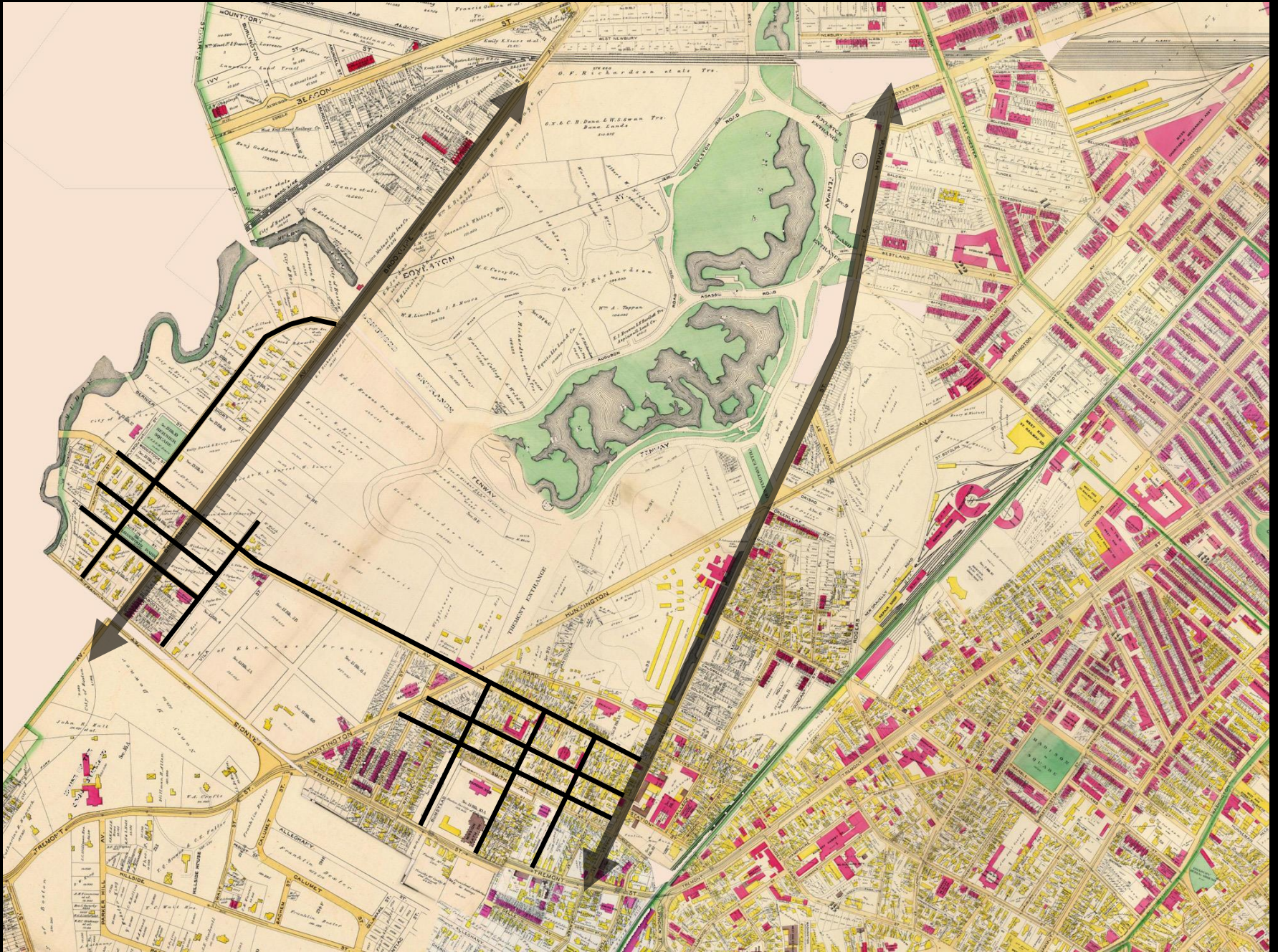
Huntington Avenue institutional use



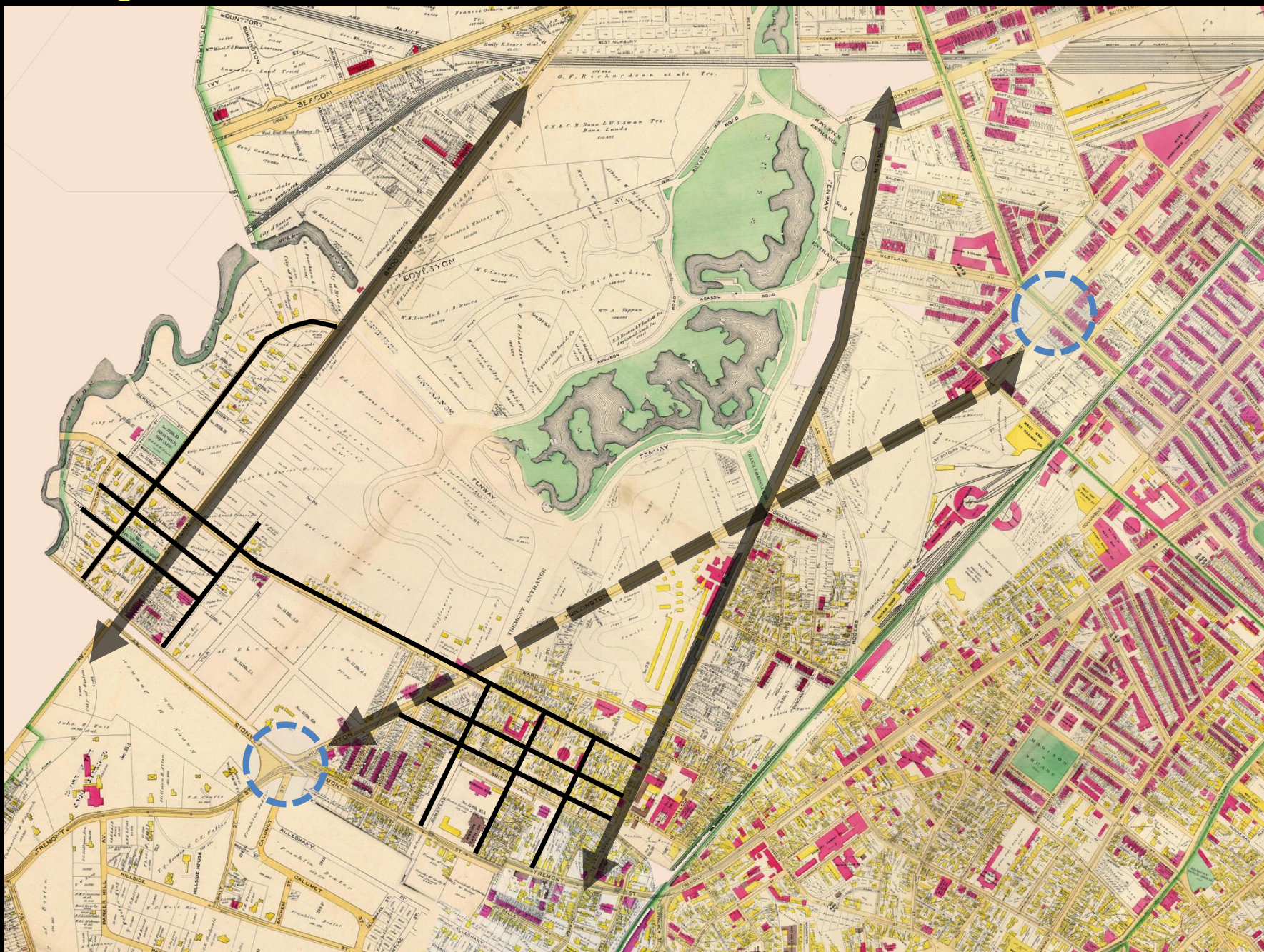
Huntington Avenue circa 1884



Huntington Avenue circa 1884



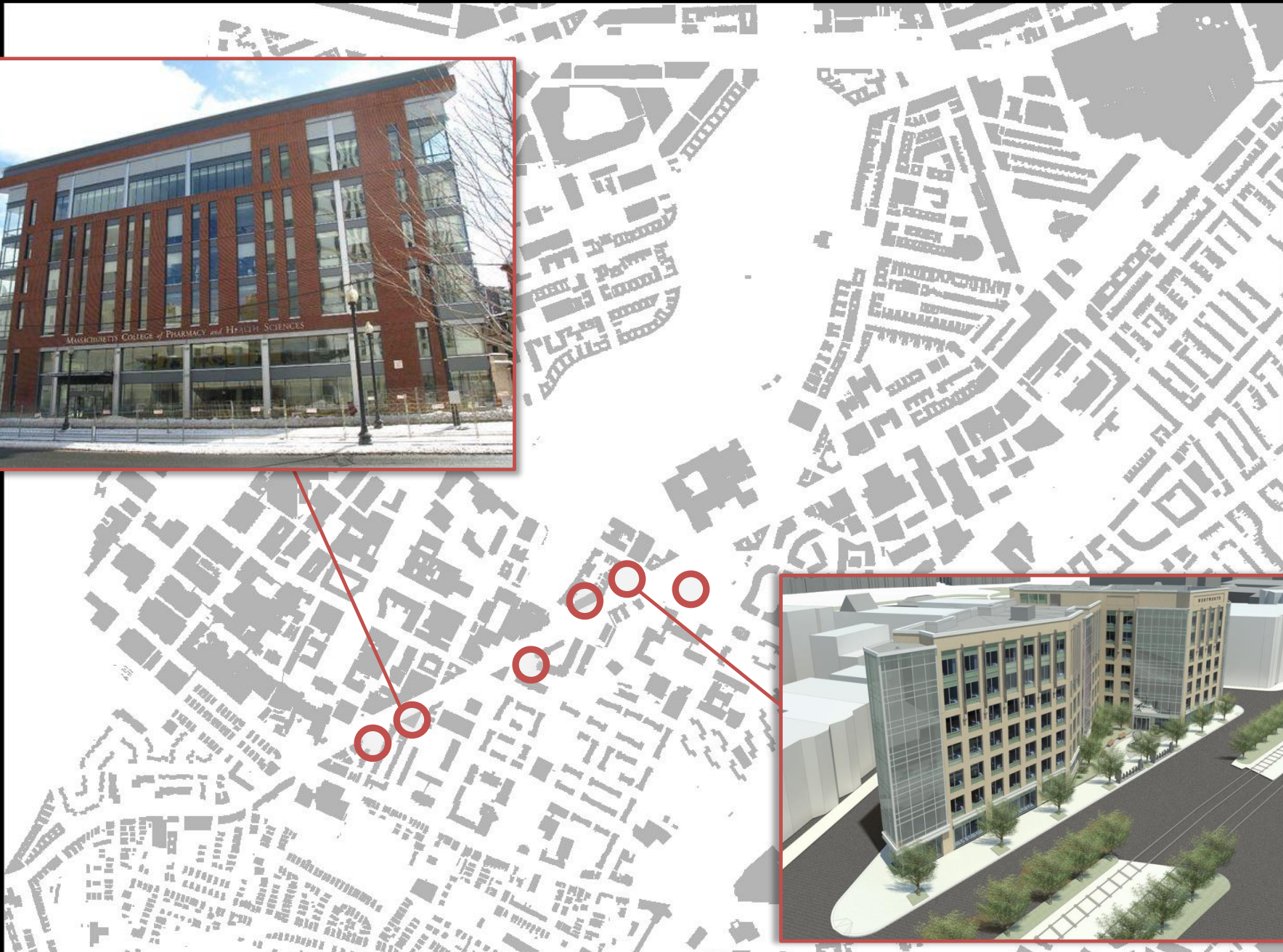
Huntington Avenue circa 1884



Huntington Avenue today



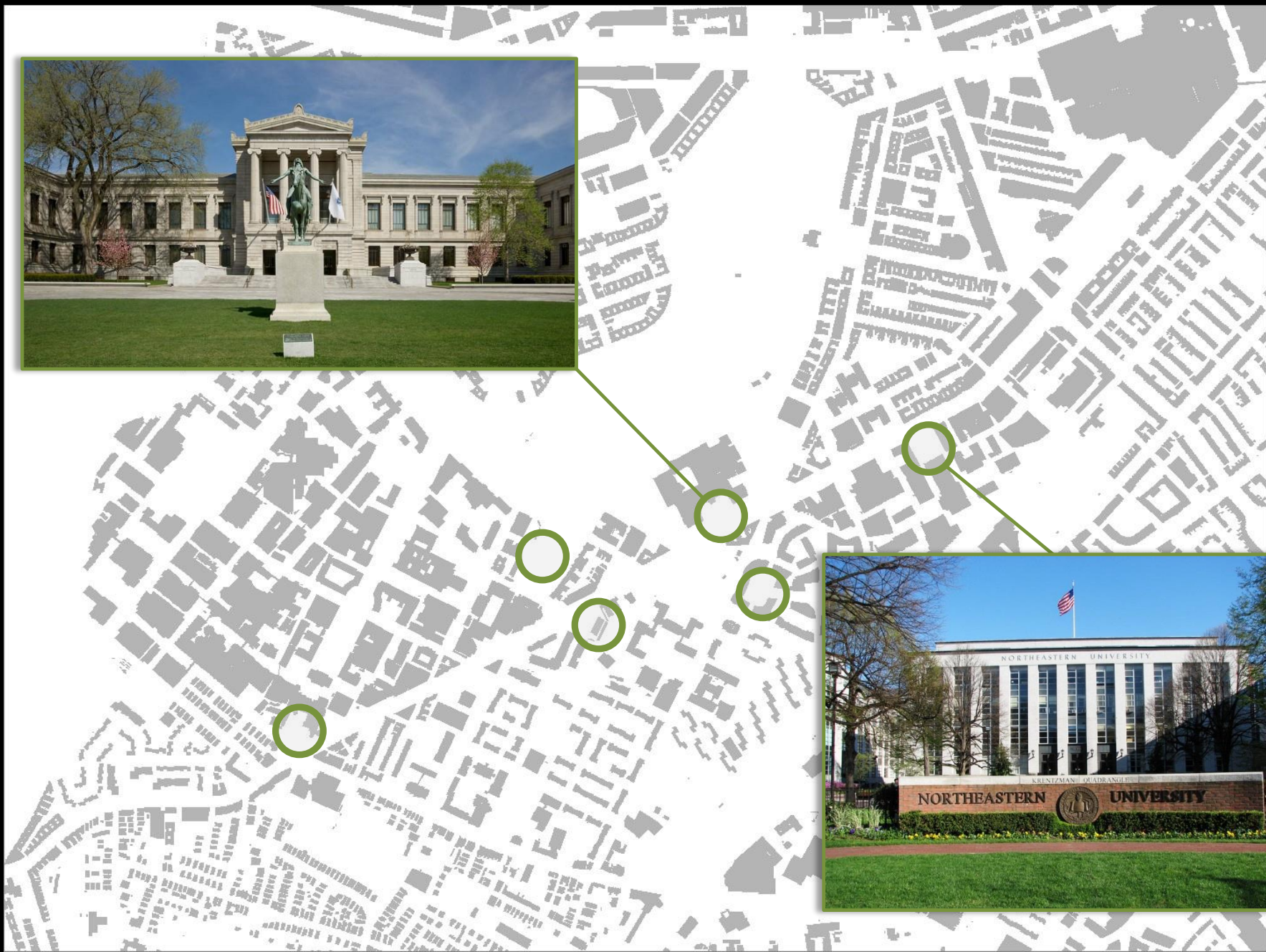
Smaller projects filling in odd spaces



Larger projects redefining the corridor



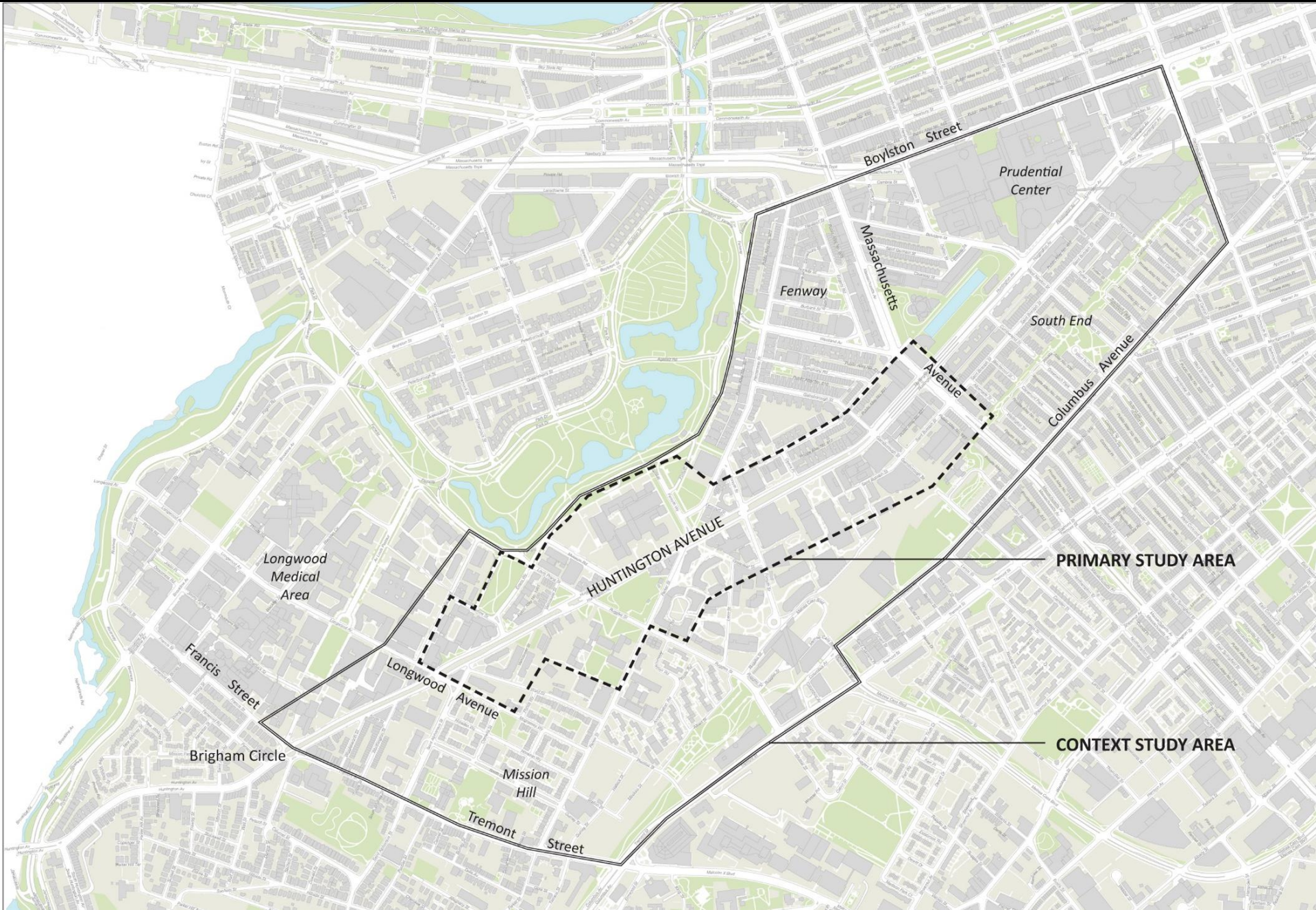
Commitments to iconic open spaces



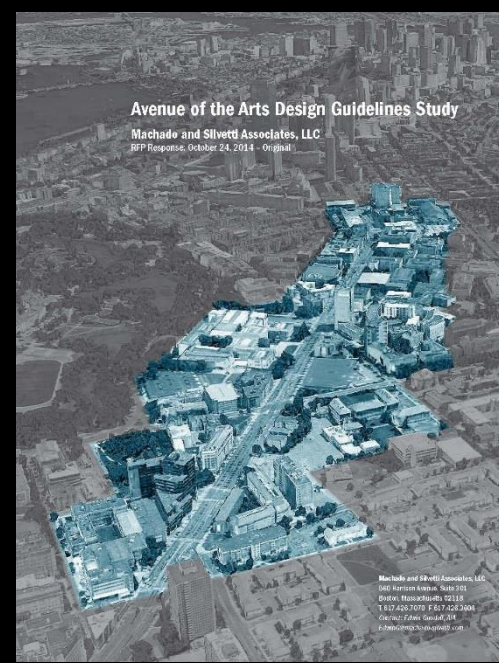
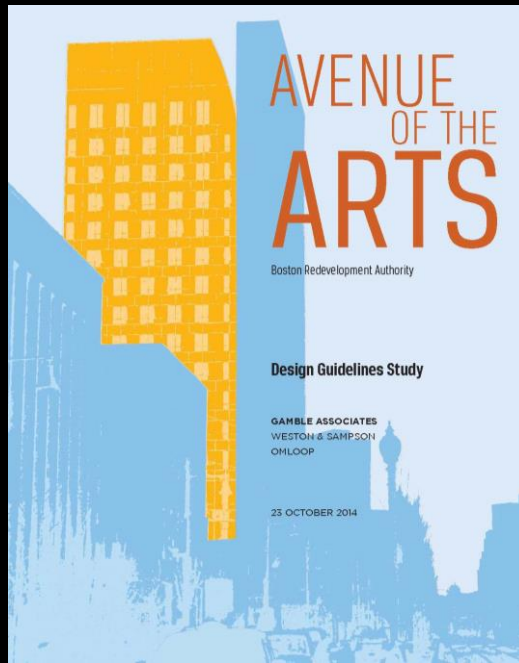
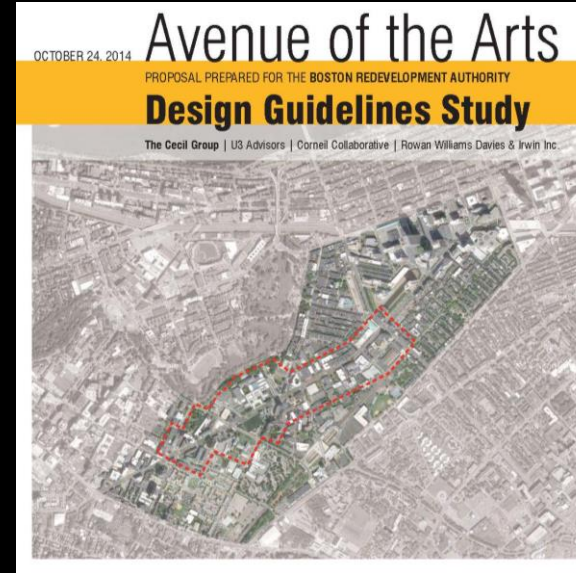
Avenue of the Arts Design Guidelines RFP

- Undertake four month study
- Develop physical design parameters and standards to achieve high quality pedestrian realm and urban environment
- Analyze all permitted or proposed development
- Explore alternative massing strategies, site configurations, and public realm scenarios
- Identify urban design principles and design guidelines to support the vision for the future
- Provide analysis of other potential future development sites

Avenue of the Arts Design Guidelines Study Areas



Avenue of the Arts Design Guidelines RFP process



250 Professionals based in Watertown & Shanghai

Collaboration is a Core Value

Leading Sustainable Design Practice

Over 500 Design Awards – 100 in the last 5 years

S A S A K I

2005

AIA FIRM AWARD Finalist

2007

ASLA FIRM AWARD

2012

APA FIRM AWARD

2014 & 2015

APA Pierre L'Enfant International Planning Excellence Award

architecture
planning+urban design
strategic planning
landscape architecture
interior design
civil engineering
branded environments

OUR TEAM



Dennis Pieprz

Principal in Charge
Urban design vision



Martin Zogran

Project Manager
Technical expertise
Architecture &
urban design



Katie Flynn

Project Coordinator
Design guidelines
Outreach



Laura Marett

Landscape Architect
Public realm
Design guidelines



Ben Kou

Architecture
Massing strategy
Digital modeling
Shadows studies



Youngju Cho

Urban Design
Architecture
representation



Agriculture
fair grounds on
Agricultural Hill in
Brighton Center

Cattle Market
Continental Army supply
across the Charles

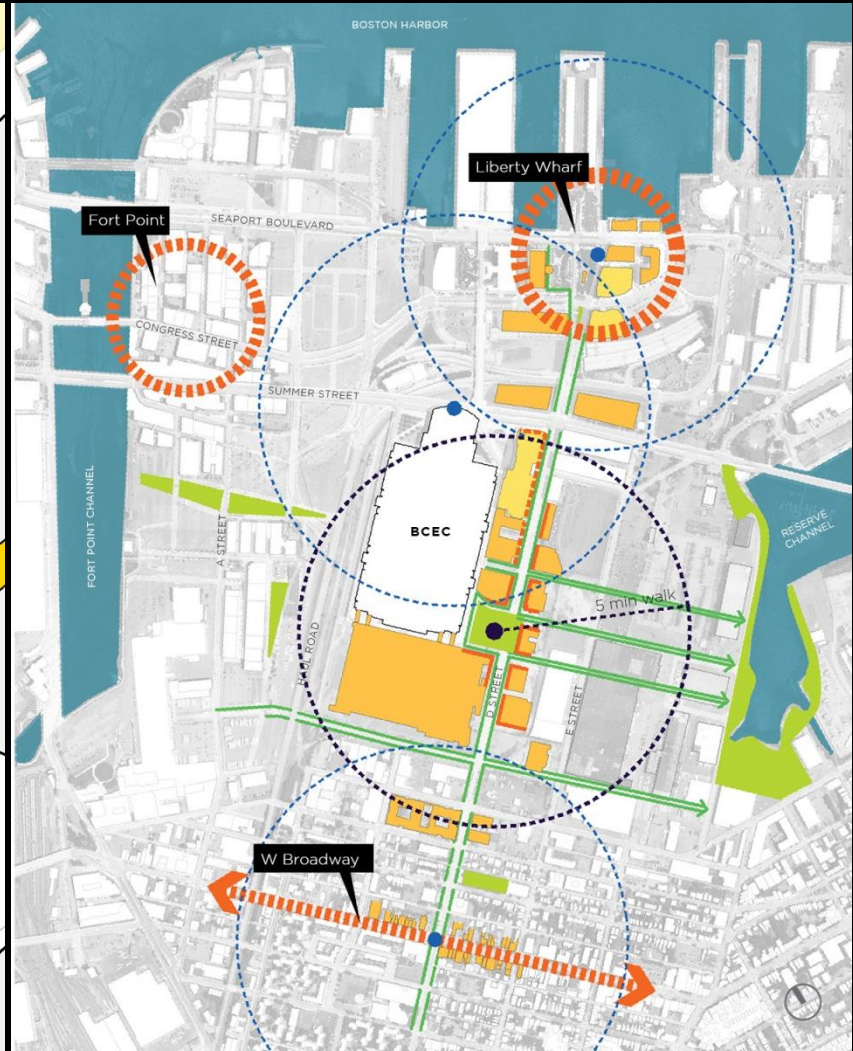
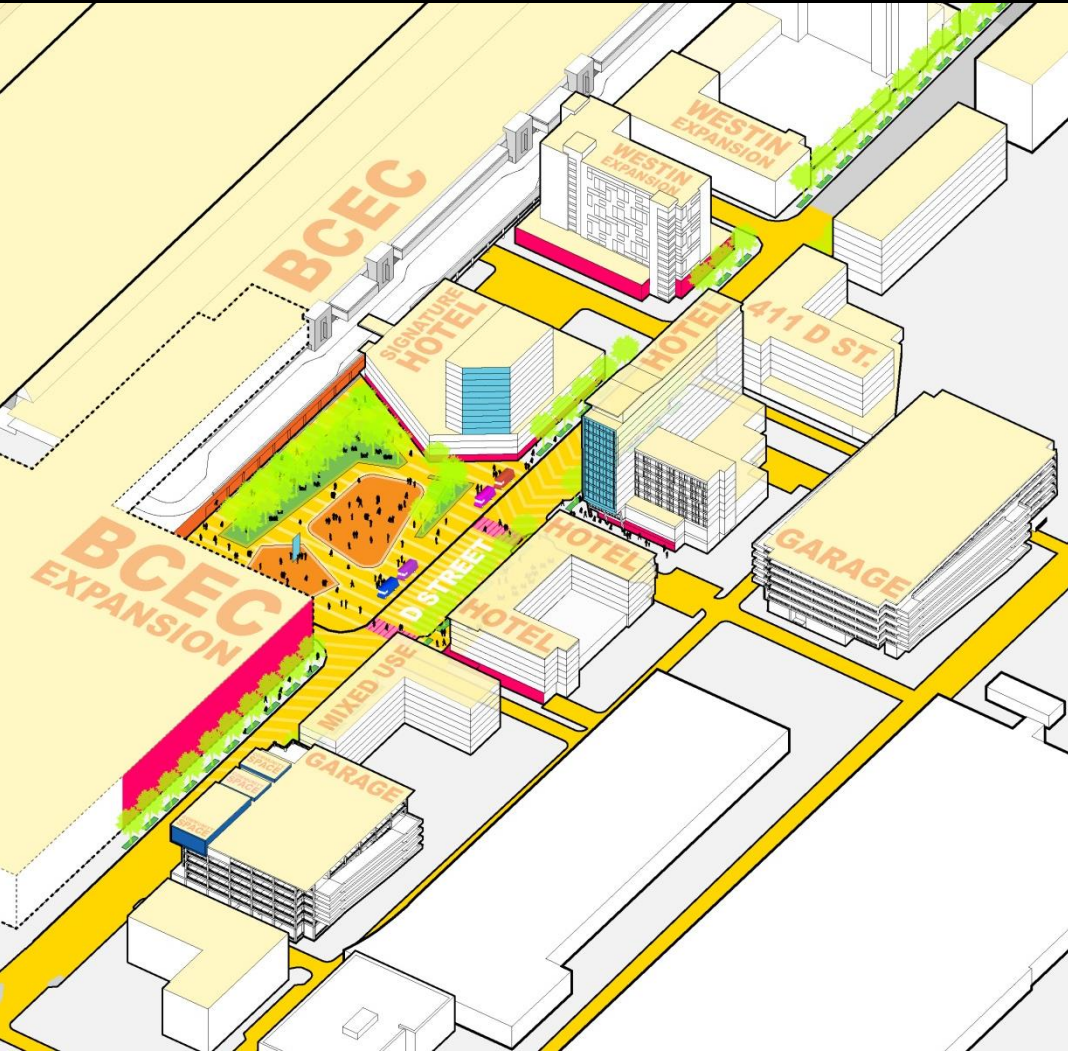
Horticulture
important hortical-
tural & market
gardening centers

late 17th

300 **1807** **1819**

Little Cambridge → Brighton





BCEC D Street Corridor Urban Design Study



The Lawn on D, South Boston / Seaport District



The Lawn on D, South Boston / Seaport District



Citizens Bank

OneUnited Bank

WASHINGTON ST
DUDLEY SQ

JOSEPH S. WATERMAN & SONS
GENERAL UNDERTAKERS

6
ALPHA

Bruce C. Bolling Municipal Building, Dudley Square



SCHOOL BUS

SCHOOL BUS

KOOL
Genera

P
P

Parking
hour
Limit



SEA

CHANGE

BOSTON

SEA LEVEL RISE + STORM SURGE PROJECTIONS



WINTHROP

BOSTON HARBOR

QUINCY

CHARLESTOWN

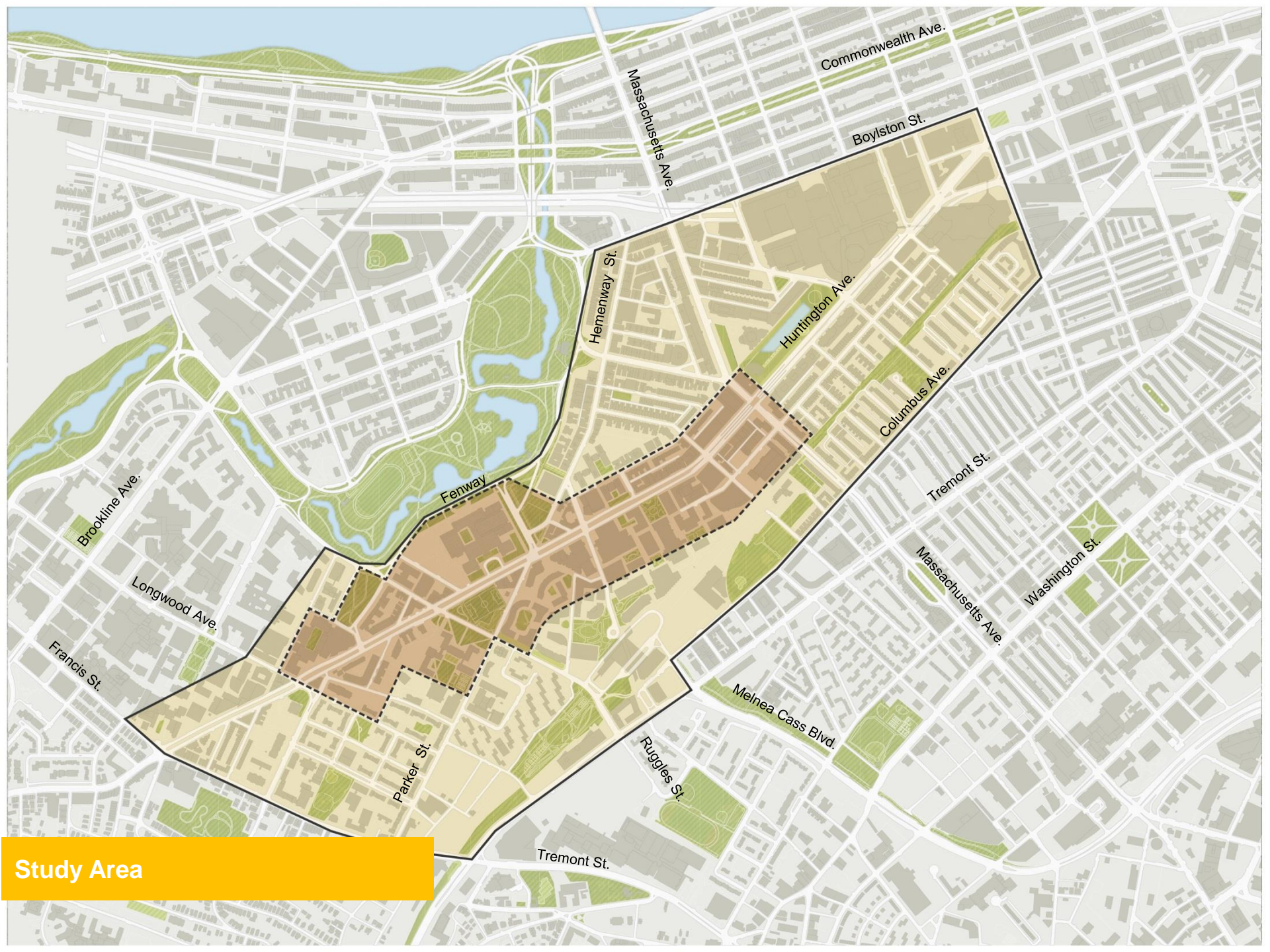
BOSTON

CHARLES RIVER

CAMBRIDGE

THIS IS WHERE HIGH TIDE COULD BE DURING A STORM IN 2050

Map prepared by the Massachusetts Office of Coastal and Estuarine Science (eCoast) in cooperation with the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Office of State Planning and Economic Development (OSPED). Data provided by the Massachusetts Office of Coastal and Estuarine Science (eCoast) and the Massachusetts Department of Environmental Protection (MassDEP). Map prepared by the Massachusetts Office of Coastal and Estuarine Science (eCoast) in cooperation with the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Office of State Planning and Economic Development (OSPED). Data provided by the Massachusetts Office of Coastal and Estuarine Science (eCoast) and the Massachusetts Department of Environmental Protection (MassDEP).



Commonwealth Ave.

Boylston St.

Massachusetts Ave

Hemenway St.

Huntington Ave.

Columbus Ave.

Fenway

Tremont St.

Brookline Ave.

Massachusetts Ave.

Washington St.

Longwood Ave.

Francis St.

Melnea Cass Blvd.

Parker St.

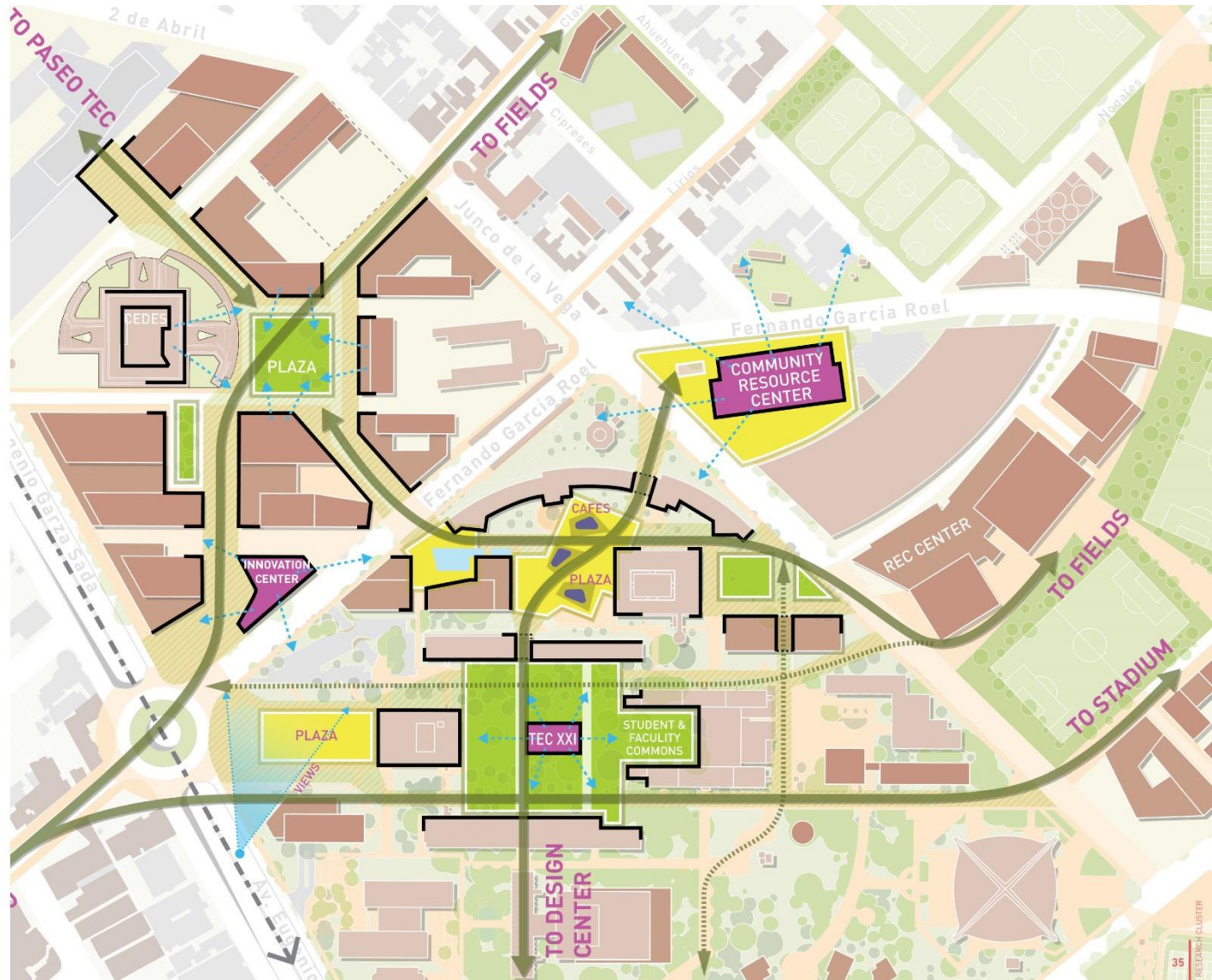
Ruggles St.

Tremont St.

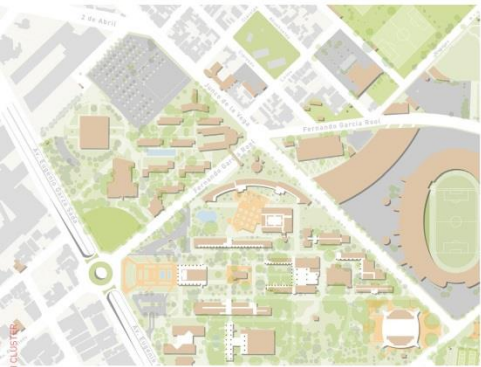
Study Area

DISTRICT CONCEPT

- EXISTING BUILDINGS ■
- PROPOSED BUILDINGS ■
- KEY PROGRAM BUILDINGS ■



EXISTING CONDITIONS





Character sketches



RE-SKINNING

New skin minimizes solar heat gain and reduces energy demand of the CEDES tower



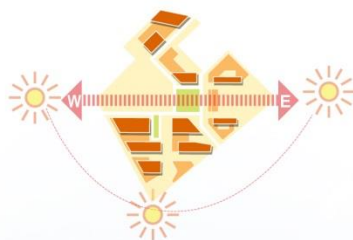
PROXIMITY TO TRANSIT

Improved and integrated transit hub encourages alternative transportation



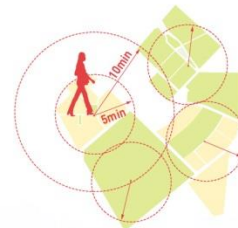
GREEN ROOFS

Greenroofs reduce stormwater runoff while providing pleasant exterior spaces



ORIENTATION

Prioritize building orientation to minimize E-W exposure reducing overall heat gain



WALKABILITY

Compact urban development facilitates access to district amenities and promotes walkability



24/7
DISTrito TEC

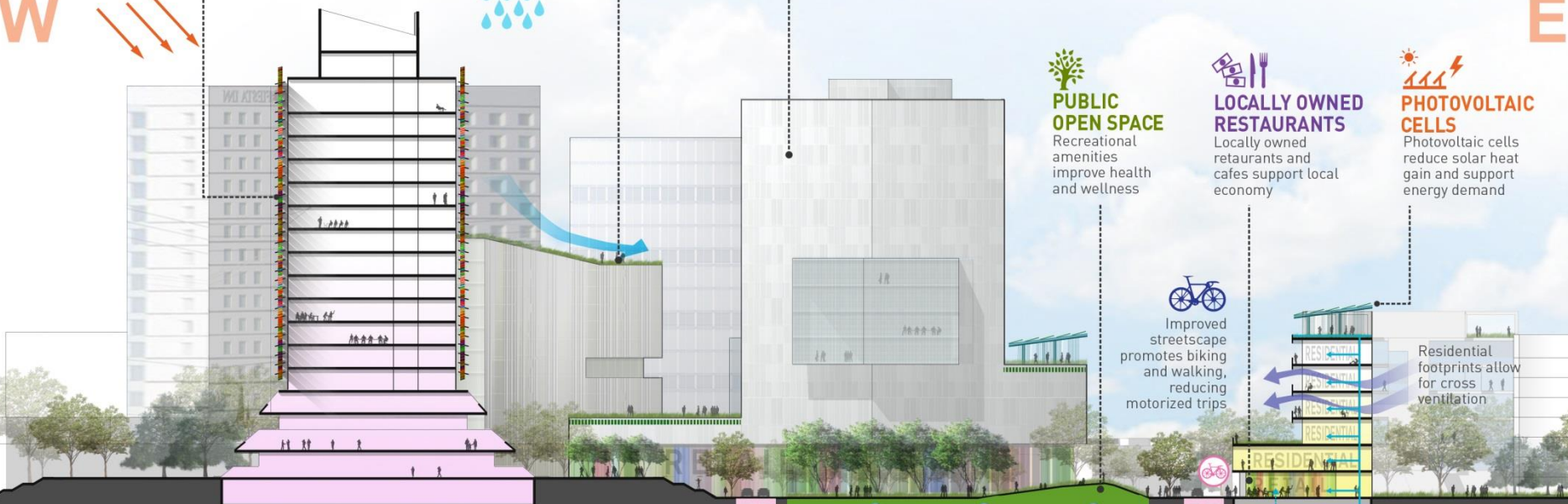
MIXED USE DISTRICT

Mix of uses reduce trips outside the district and creates a vibrant community



W

E



PUBLIC OPEN SPACE

Recreational amenities improve health and wellness



LOCALLY OWNED RESTAURANTS

Locally owned restaurants and cafes support local economy



PHOTOVOLTAIC CELLS

Photovoltaic cells reduce solar heat gain and support energy demand



Improved streetscape promotes biking and walking, reducing motorized trips



Residential footprints allow for cross ventilation



REPURPOSING OF EXISTING BUILDINGS

Repurposing existing buildings reduce construction waste

PEDESTRIAN-FRIENDLY STREET



STORMWATER MANAGEMENT

Filter and retain surface runoff to be used in irrigation of open spaces



INFILTRATION SURFACE RUNOFF

Streetscape improvements increase pervious surfaces to reduce stormwater runoff



PEDESTRIAN-FRIENDLY STREET



GREYWATER RECYCLING

Reduce potable water use by separating grey water for flushing and irrigation use



UNDERGROUND PARKING

Reduces heat island effect and promotes a denser urban environment



OPTION 1



OPTION 2



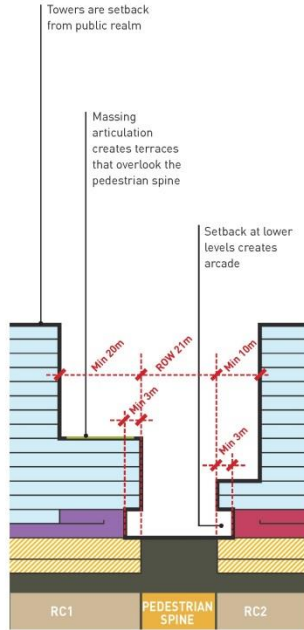
OPTION 3

PUBLIC REALM



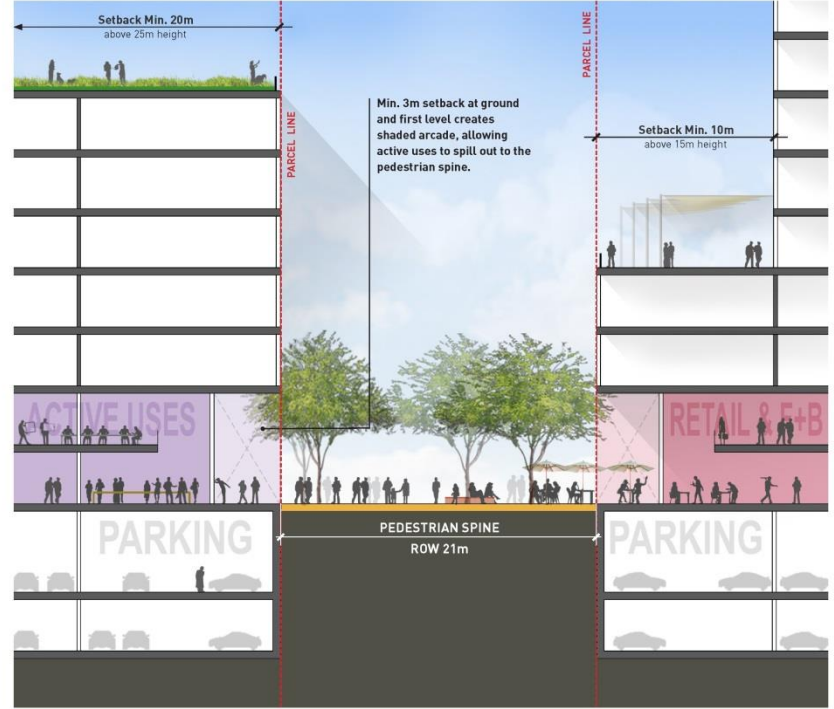
PEDESTRIAN SPINE

The pedestrian spine directs the pedestrian flow from Av. del Estado, through the entry plaza, to the main plaza at the heart of the district, as well as the existing connection to Paseo Tec.



CONCEPT SECTION

The massing articulation of parcels RC1 and RC2 shall follow specific program, height and setback guidelines to create a pedestrian friendly scale of environment



PUBLIC REALM

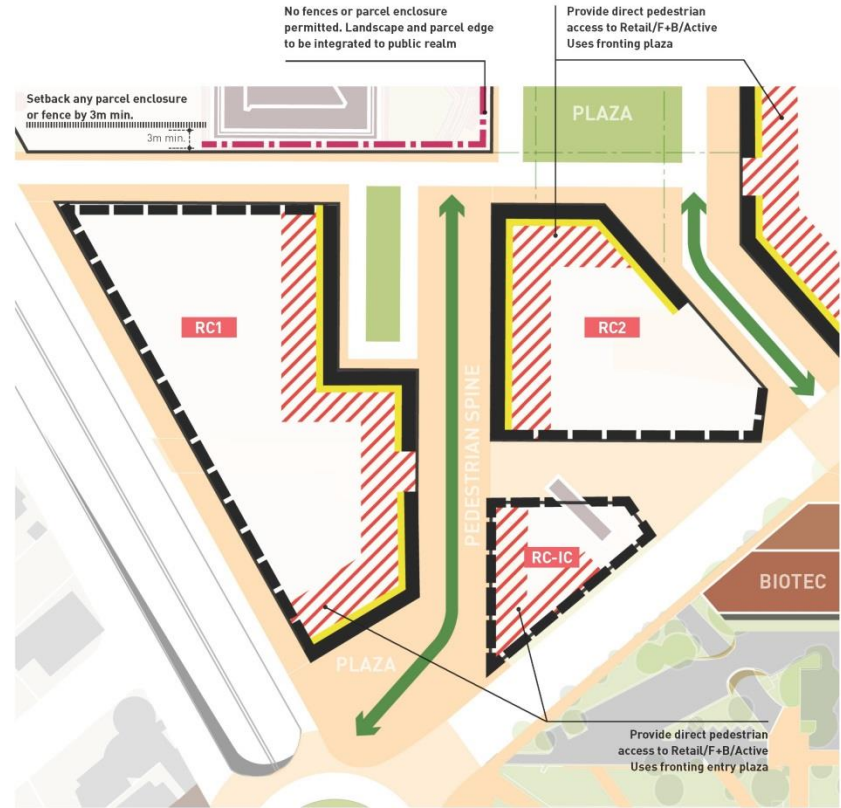
Active programs shall be distributed along pedestrian spine, such as F+B, lobby zones, conferences spaces, common areas etc.

PARCEL RC1, RC2, RC-IC



DIMENSIONS / EASEMENTS

- PARCEL
- EASEMENT
- EXISTING BUILDINGS



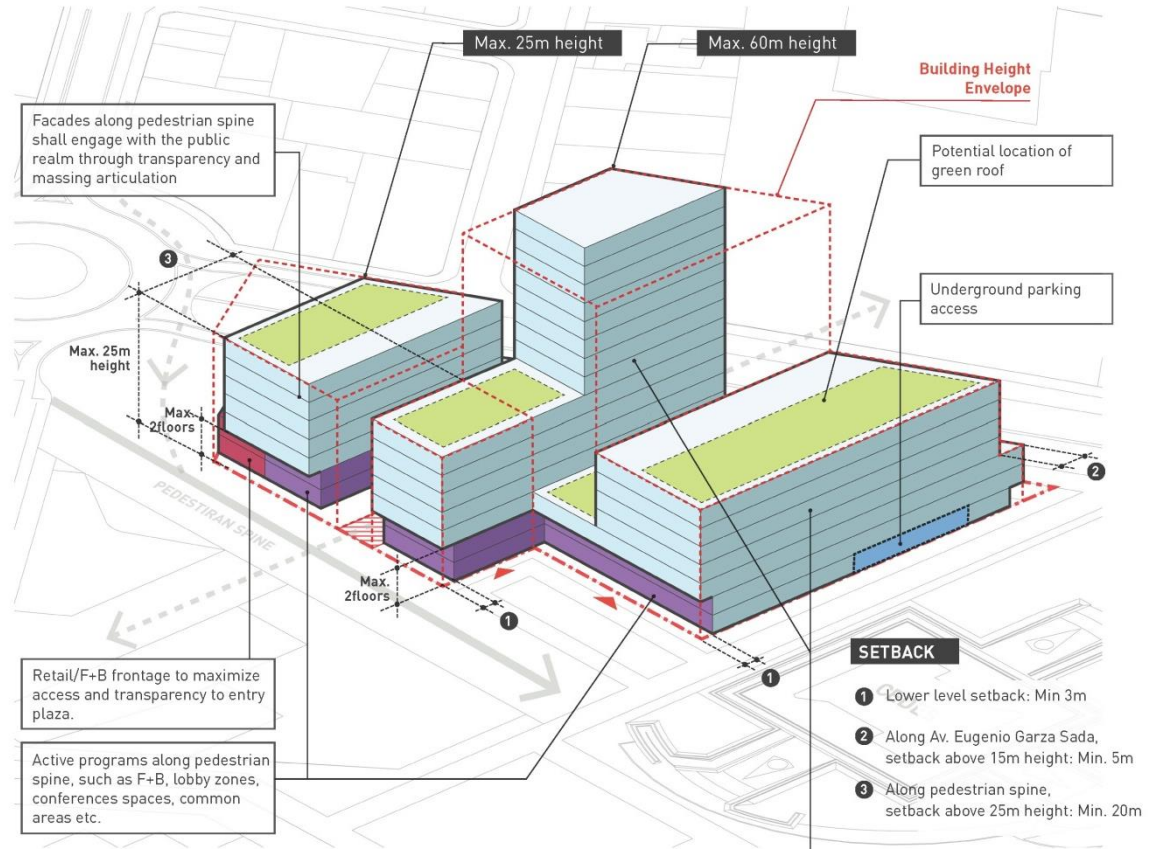
SUGGESTED BUILD-TO LINE

- 3M LOWER LEVEL SETBACK
Setback applicable to first two levels. Upper levels should project over setback, providing shaded cantilevered space at the ground level.
- 70% BUILD-TO EDGE
- PRIMARY PEDESTRIAN CONNECTIVITY
- OPEN EDGE
No fences or parcel enclosure permitted, edges to be integrated to public realm. Access control to take place at the building entrances (lobby areas).

EDGE CONDITION

- ACTIVE PROGRAM ZONE
Ground level program in this zone to be transparent and engaging with public realm. Program uses include, but are not limited to retail, F+B, lobby zones, conference spaces, common areas etc.
- SETBACK
See diagram for dimensioning
- PRESERVED BUILDINGS

PARCEL RC1



NORTHEAST VIEW

- ▬▬▬ PARCEL LINE
- ▨▨▨ EASEMENT
- ▲ MAJOR ENTRY & DROP-OFF ZONES
- RETAIL
- ACTIVE USES
- ROOF GARDEN
- RESEARCH & DEVELOPMENT



Primary Facade Material Palette

- Primary facade materials should be high-quality, durable, and climate-appropriate for a New England coastal environment. The images below represent a range of materials that meet these requirements.
- Primary facade treatment will differ between the Northern and Southern Hotel Massings.
- To enhance exterior architecture and the guest room environment, a concealed 4 pipe fan coil unit mechanical system for guestrooms is preferred, as opposed to a "through wall" type system. An alternative to a 4 pipe system may be proposed provided the Proposer describes all differences and benefits, including appearance (exterior facade and room interior) and the guest room experience.



Masonry Rainscreen



Metal Panel Rainscreen



Wood Cladding Rainscreen



Cast Stone Rainscreen



Metal Panel Rainscreen



Masonry Rainscreen



Terracotta Rainscreen



Cast Stone Rainscreen

Ground floor retail facades should form a continuous edge along D Street and building corners at side streets, and must be composed of at least 75% glazing. A robust base material of stone is advised below 18" for weatherability in winter.

Ground Floor Retail Material Palette



Storefront Glazing



Storefront Glazing



Storefront Glazing



Storefront Glazing

Corner feature materials and architectural design to be at a greater level of detail and quality than the primary facades. This could include a greater percentage of glass and additional detail elements such as sun-shading or architectural roof features.

Corner Feature Material Palette



Curtain Wall Glazing



Feature Detail [Sunscreen]

Rear facade materials above 70' should match the primary facade materials. Rear facade materials below 70' may be less detailed but similar to the primary facade.

Prohibited materials on all facades include EIFS, fiber cement panels, large fields of precast, GFRC panels, or high-pressure laminate panels.

Planting Materials

Trees along D Street to be a single species, large canopy tree planted in a double allee. Trees should be light-leaved and exhibit strong fall color, like Honey Locust (*Gleditsia triacanthos*) or Red Maple (*Acer rubrum*). Planters around trees to be planted with a single species of urban-hardy grasses or groundcover.



Site furnishings to be contemporary, modern, following clean lines, and made from metal, wood, or stone. Furnishings selected should be from a high-quality provider, such as Landscape Forms or Escofet.



Concrete unit pavers, arranged in a dynamic pattern responding to planted areas and building entries. Pavers to be from a high-quality manufacturer, such as Hanover or Stepstone.



Site Furnishings

Paving

Avenue of the Arts Design Guidelines Schedule

Public meeting #1

- Introduce project background, goals, and scope
- Review project schedule
- Solicit feedback

March 24
6:00pm-8:00pm
Wentworth

Public meeting #2

- Overview of existing conditions and zoning analysis
- Discuss approach to alternatives analysis
- Solicit feedback

April 8
6:00pm-8:00pm
MFA

Public meeting #3

- Present alternatives and review pros and cons
- Discuss preferred alternatives
- Solicit feedback

May 6
6:00pm-8:00pm
MassArt

Public meeting #4

- Present Draft Guidelines
- Discuss next steps
- Solicit feedback

May 27
6:00pm-8:00pm
Northeastern

Avenue of the Arts Design Guidelines Study
