

150 KNEELAND ST LEATHER DISTRICT, BOSTON

BCDC Meeting

OCTOBER 02, 2018

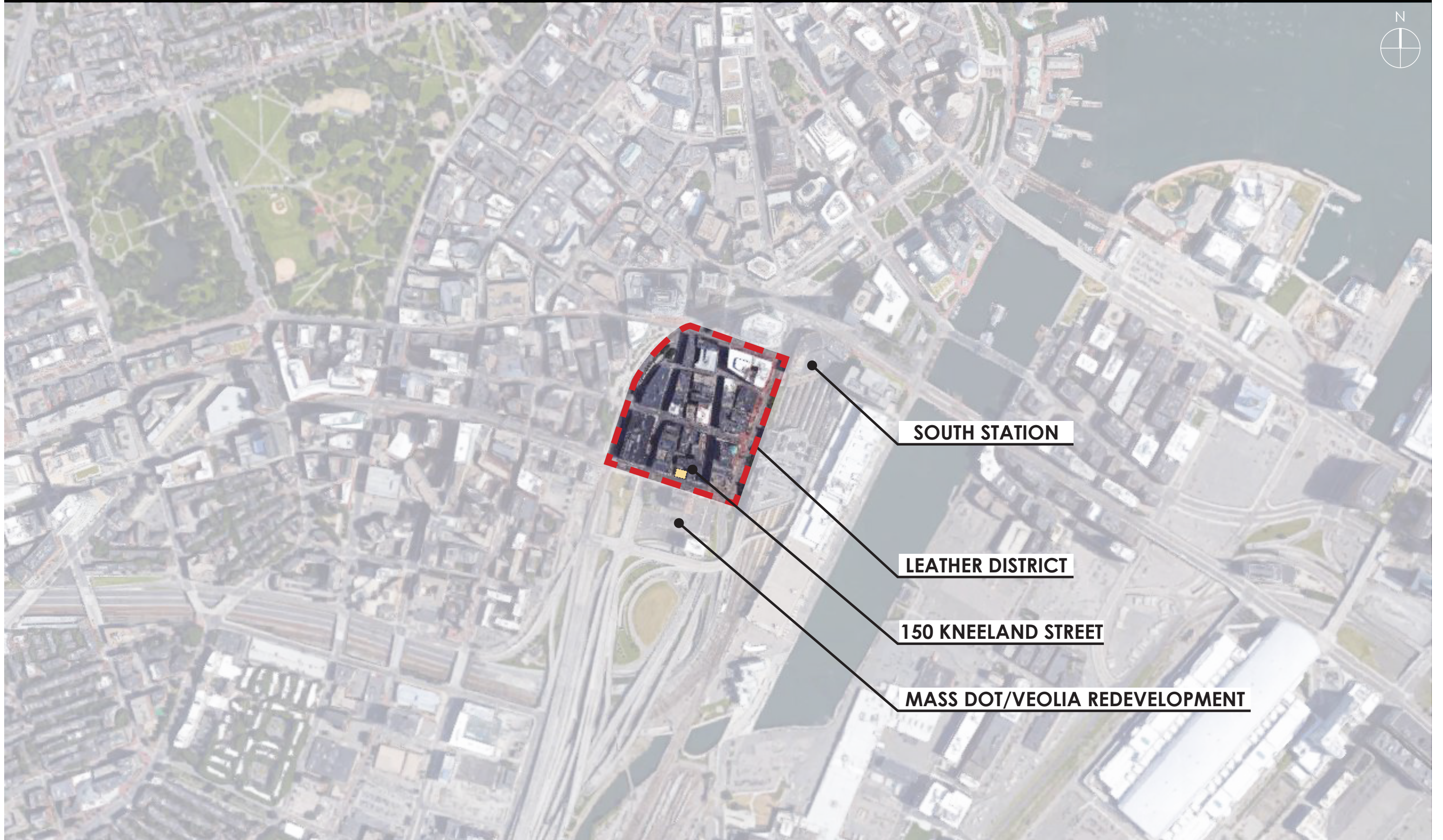
 HUDSON
GROUP

RODE ARCHITECTS INC

WHAT WE HEARD: BCDC HEARINGS

- Initial approach to North facade has strong possibilities. Enhance three dimensionality of form and create a stronger connection to other building elements.
- This is the right place for height and visibility
- Reinforces the idea of a new 'high spine' following 1 Greenway
- Top of Building -- Showcase the uniqueness of a hotel program, and act as a 'beacon'?
- Vehicular management
- Façade features
- MassDot / Veolia context

LOCUS PLAN



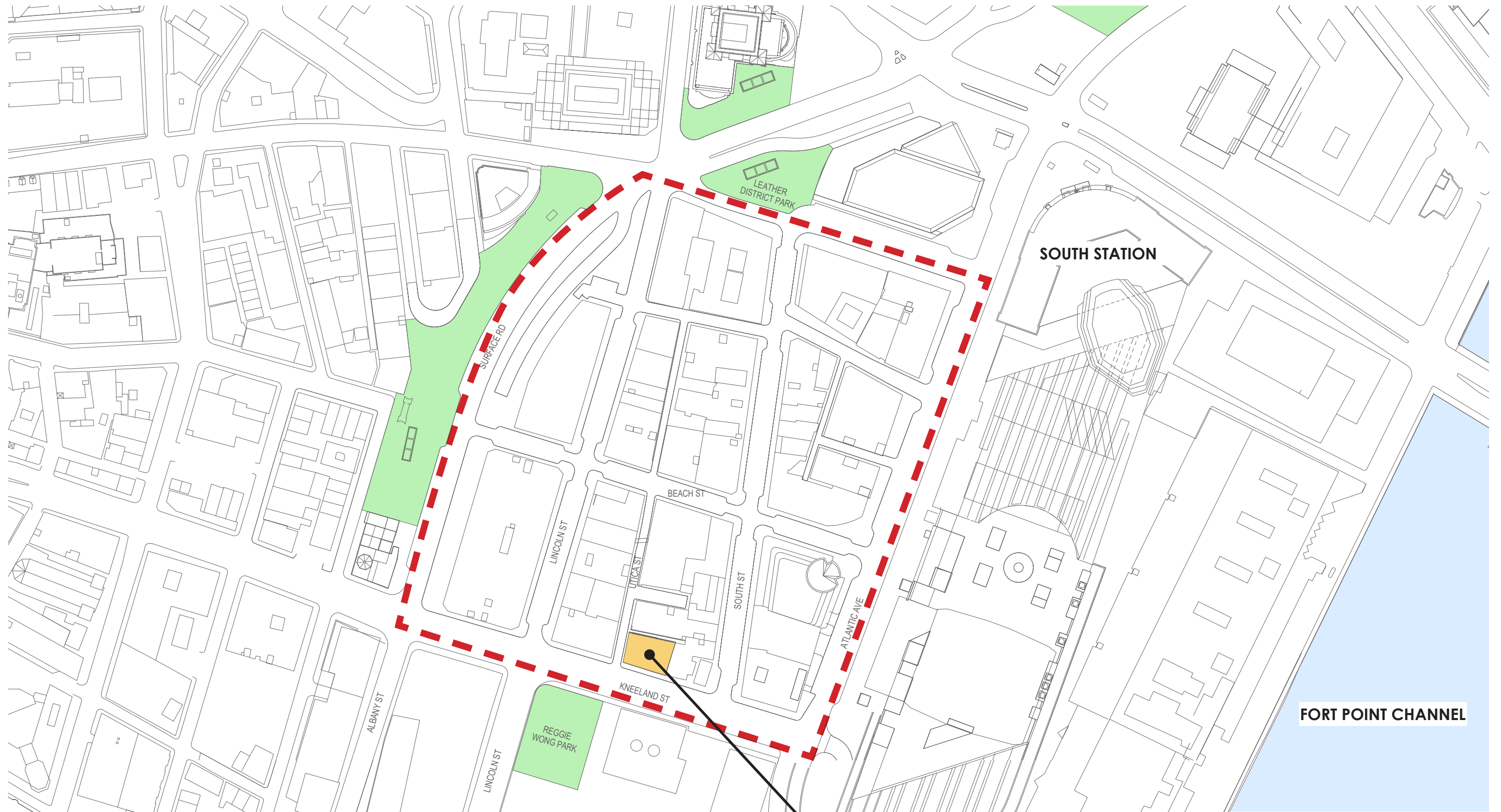
SOUTH STATION

LEATHER DISTRICT

150 KNEELAND STREET

MASS DOT/VEOLIA REDEVELOPMENT

LOCUS PLAN

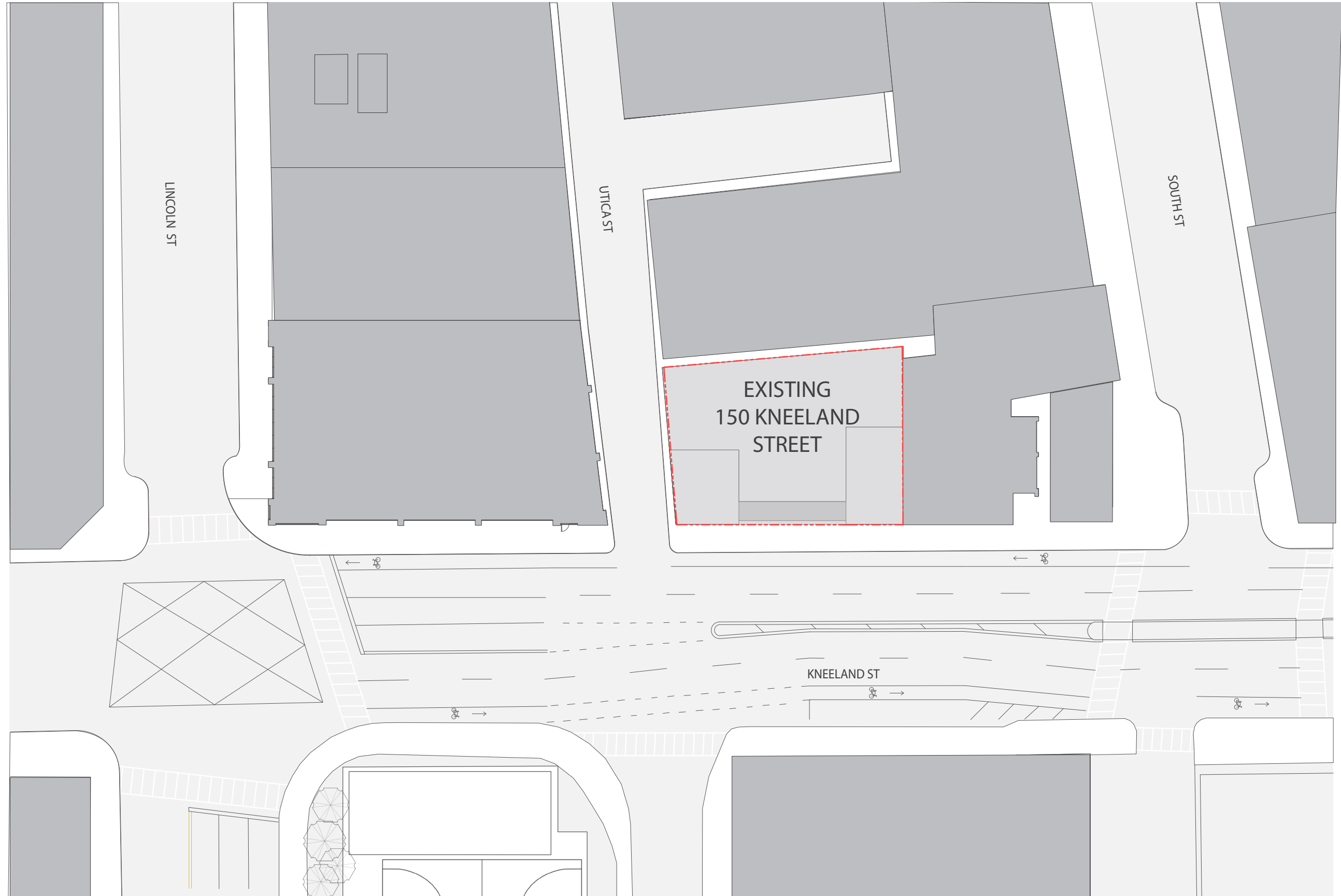


DOT REDEVELOPMENT SITE

150 KNEELAND STREET



EXISTING SITE PLAN **EXISTING**



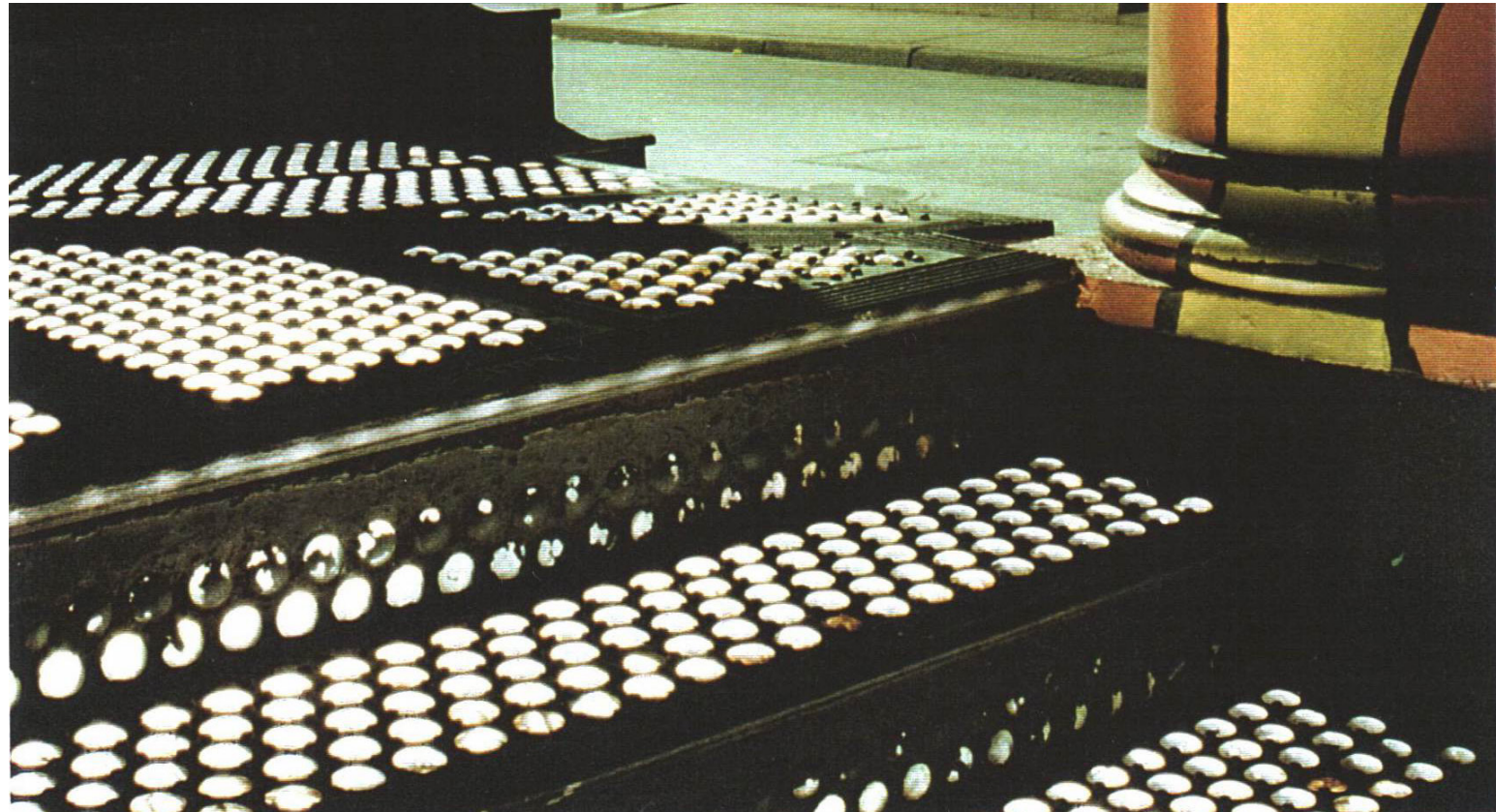
EXISTING SITE CONDITIONS - 150 KNEELAND ST



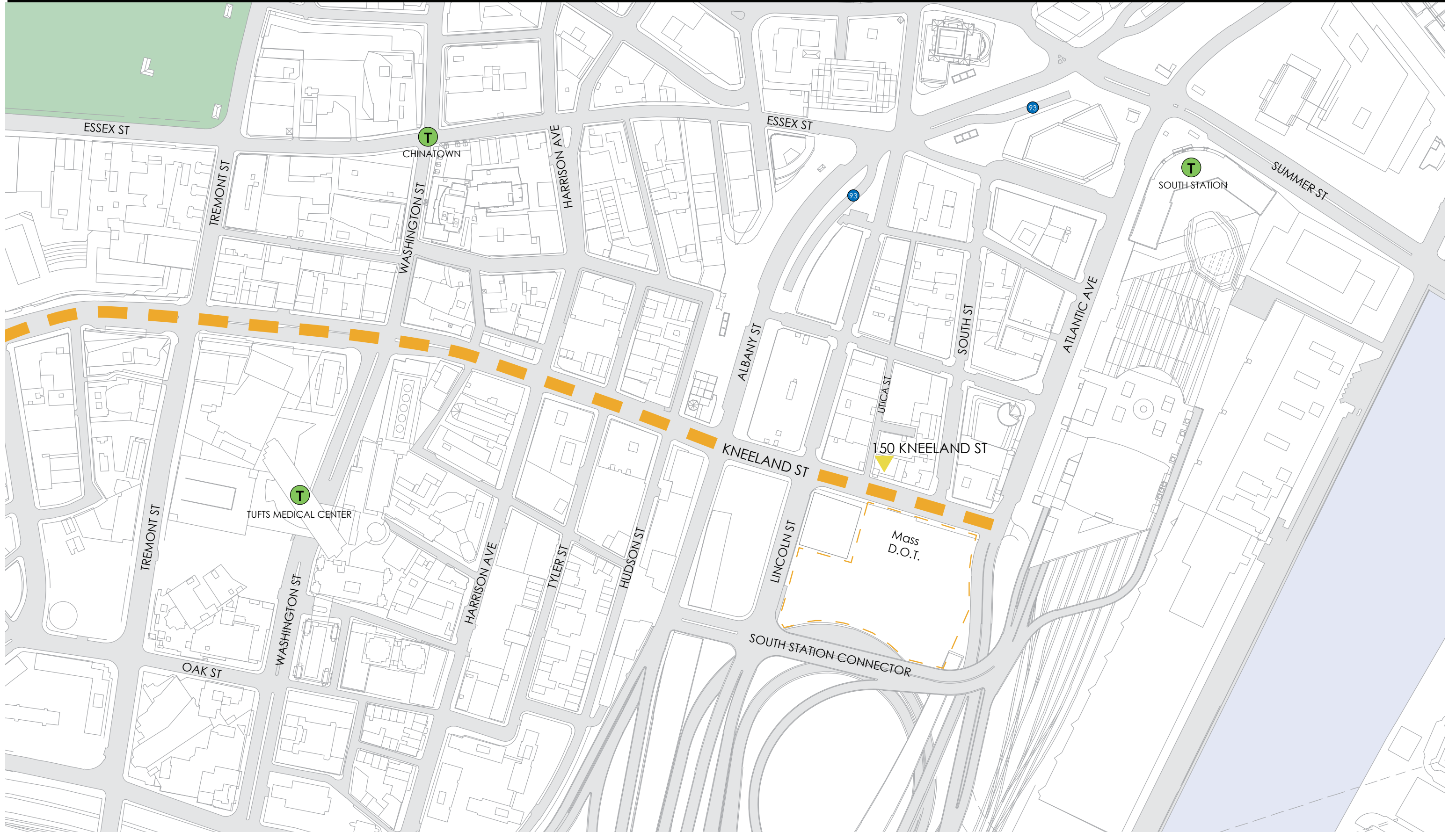
LEATHER DISTRICT CONTEXT



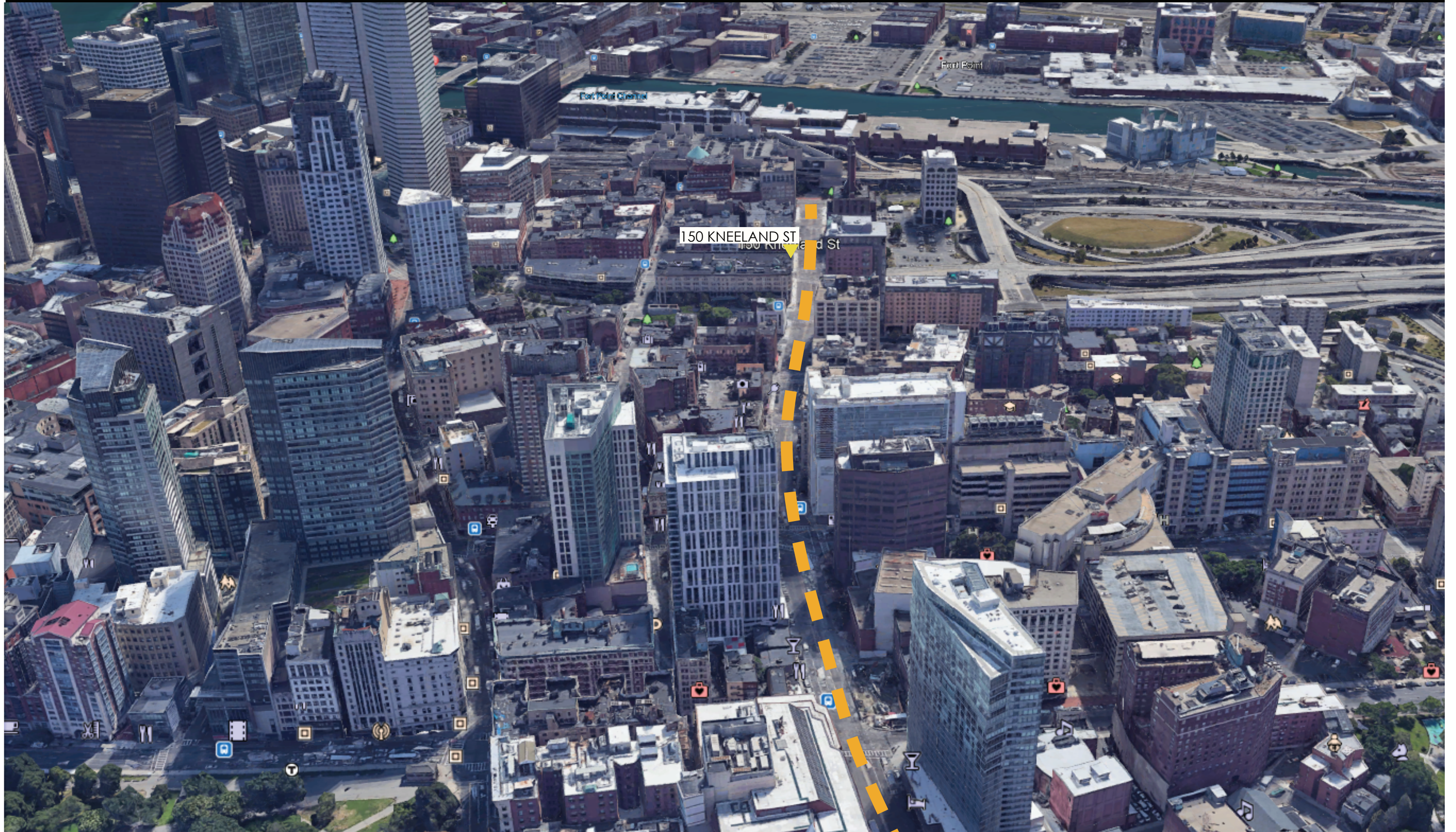
LEATHER DISTRICT CONTEXT



URBAN ANALYSIS - KNEELAND HIGH SPINE



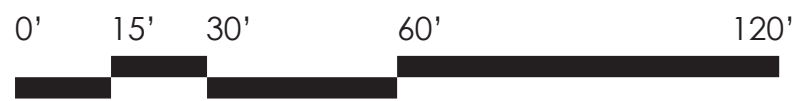
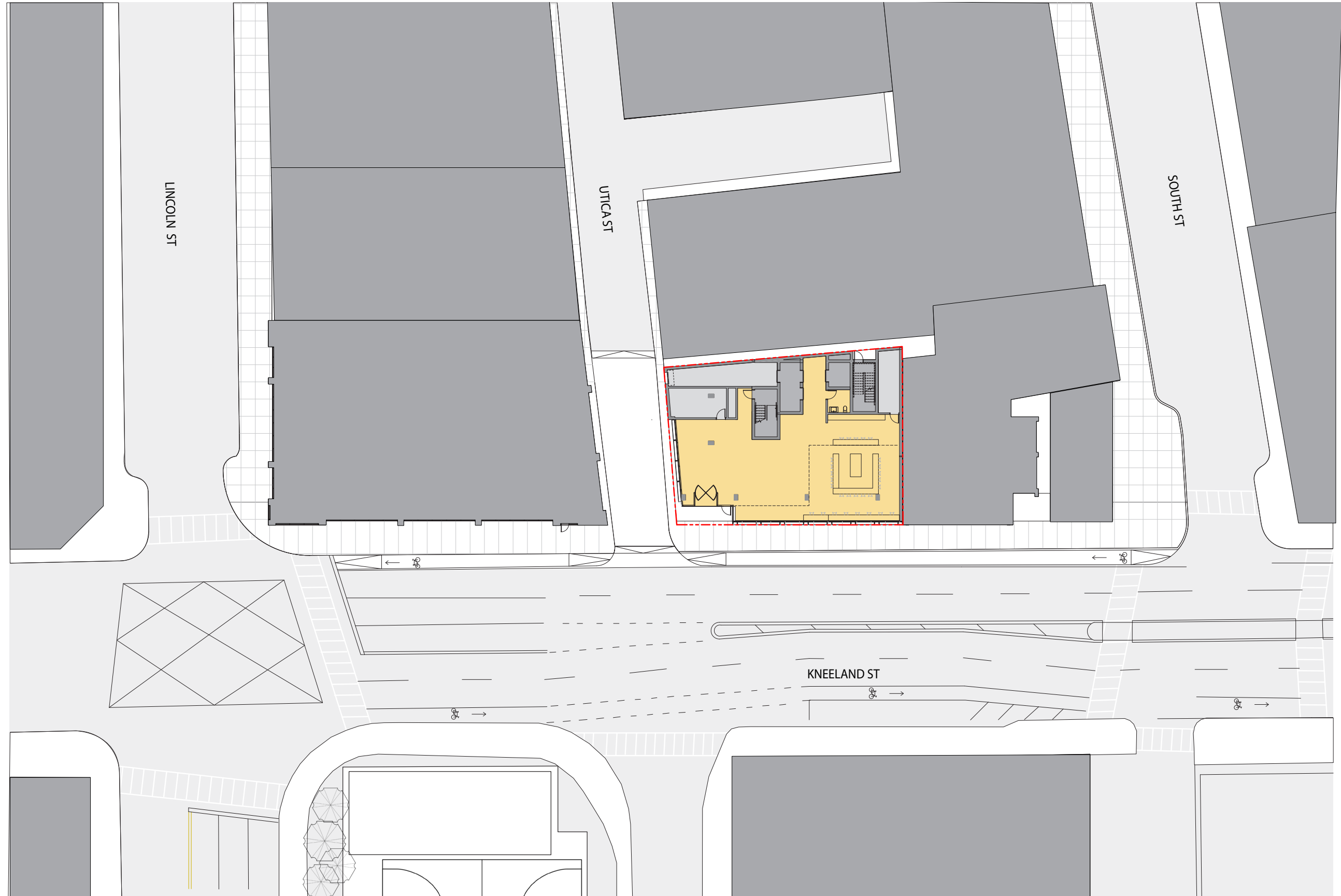
URBAN ANALYSIS - KNEELAND HIGH SPINE



URBAN ANALYSIS - KNEELAND HIGH SPINE



SITE PLAN



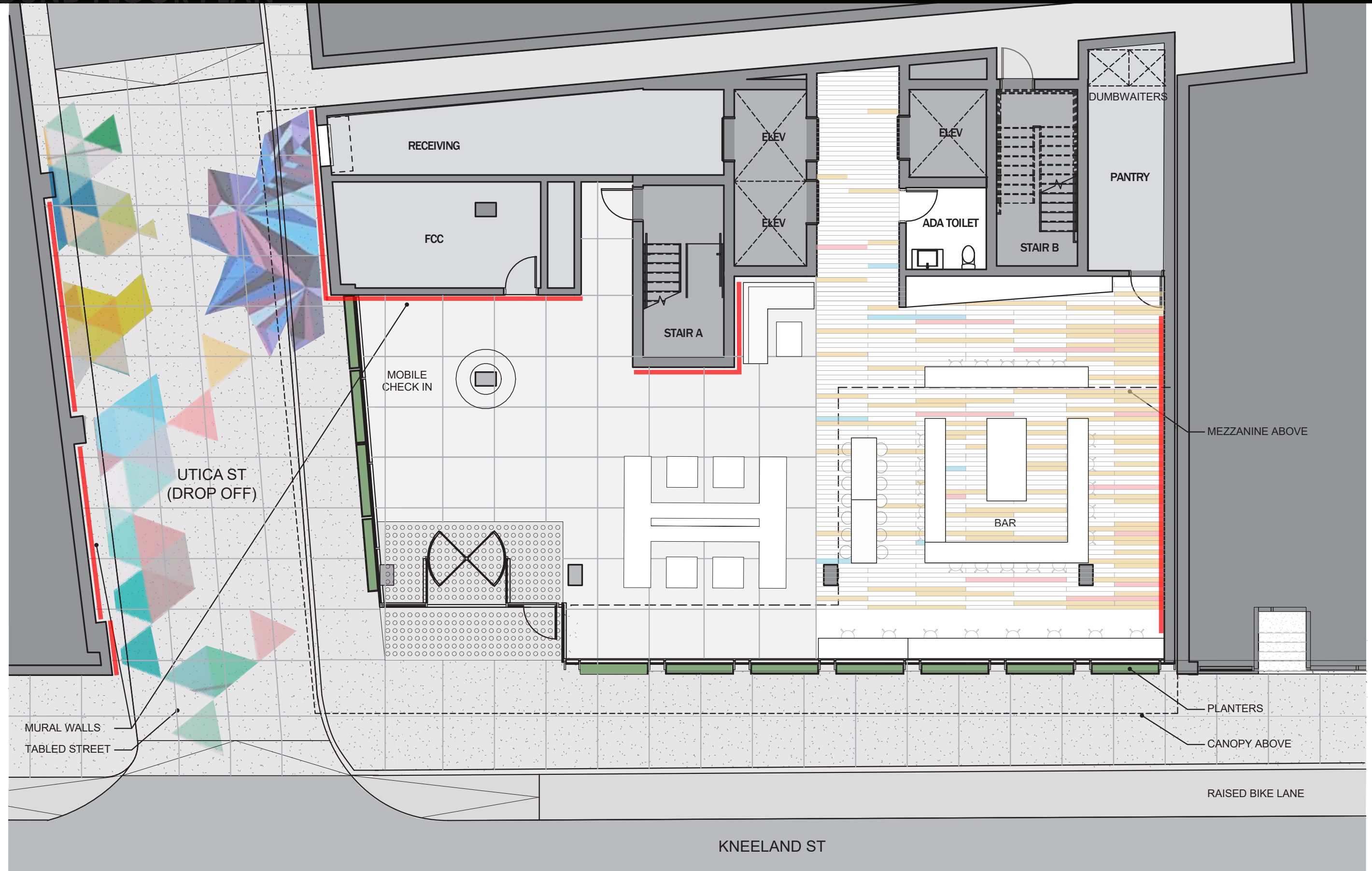
PUBLIC REALM PRECEDENTS



PUBLIC REALM PRECEDENTS



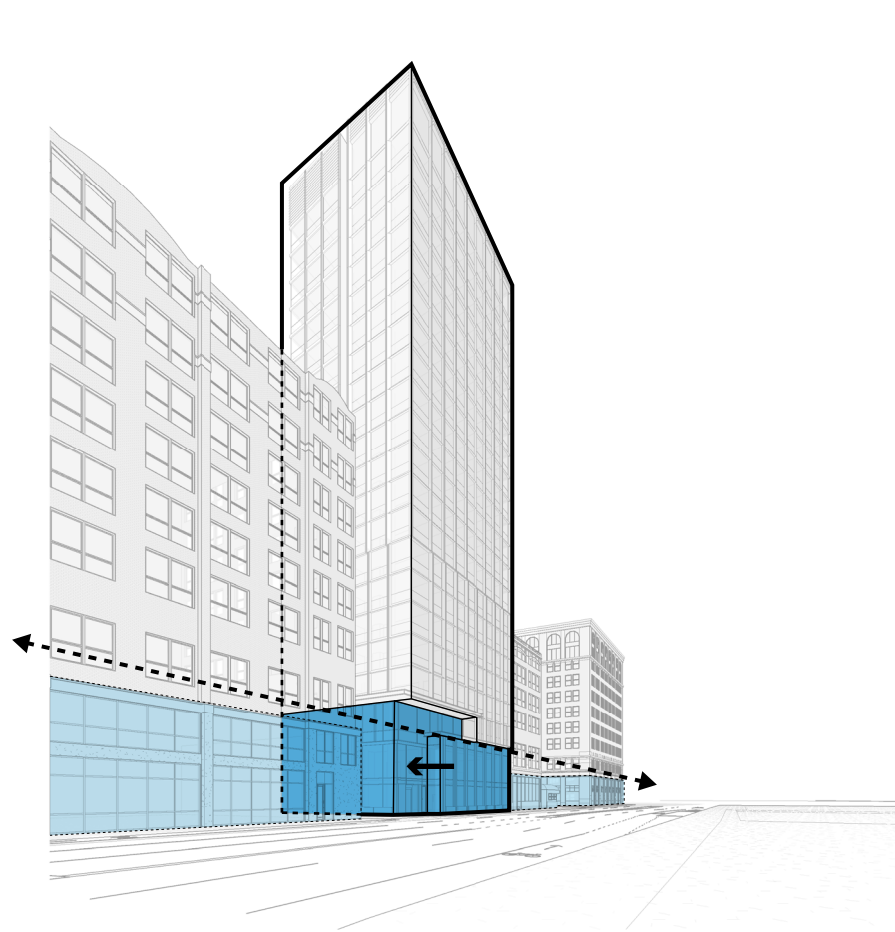
GROUND FLOOR PLAN



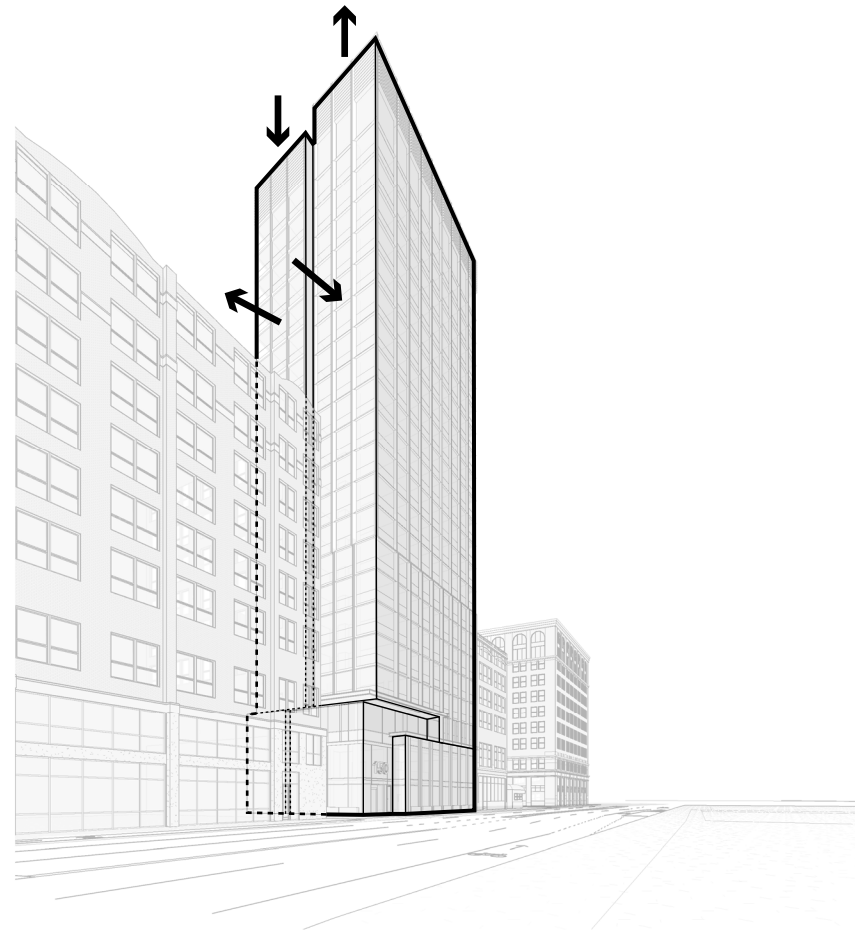
LOBBY PERSPECTIVE



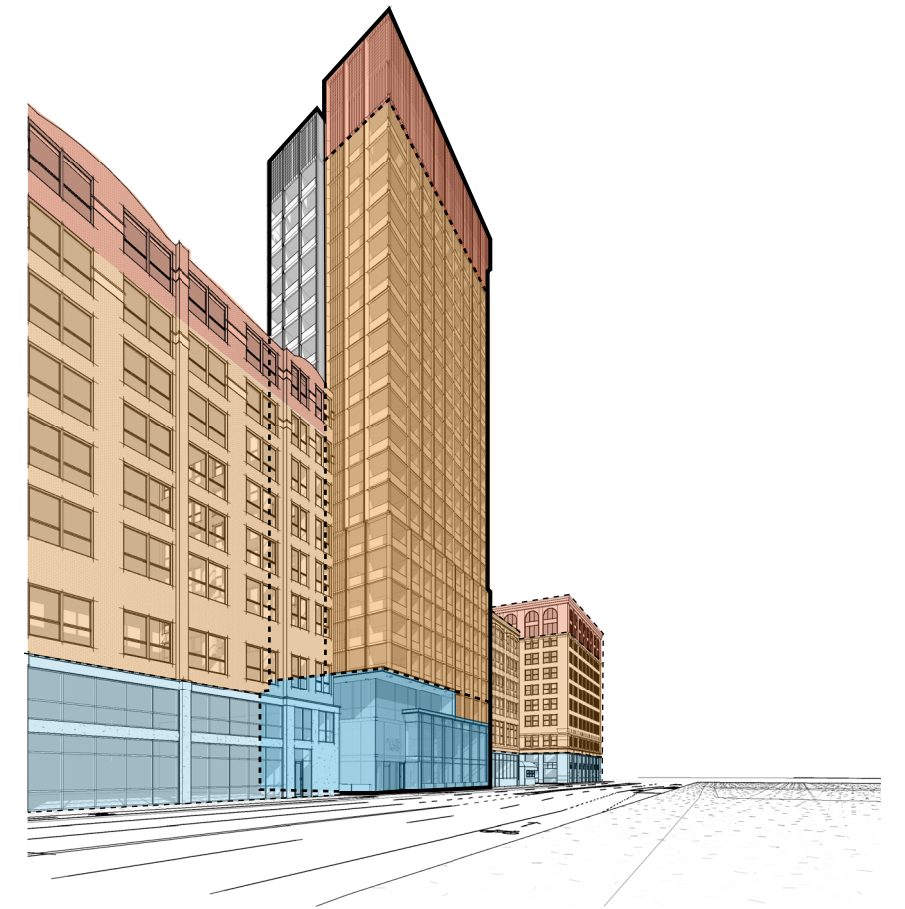
MASSING DIAGRAMS



LEATHER DISTRICT GROUND FLOOR ALIGNMENT



ARTICULATION OF SLENDER TOWER PROFILE



CONTEXT INFORMS PROPORTIONS

KNEELAND ST AT LINCOLN ST PERSPECTIVE



KNEELAND ST AT SOUTH ST PERSPECTIVE



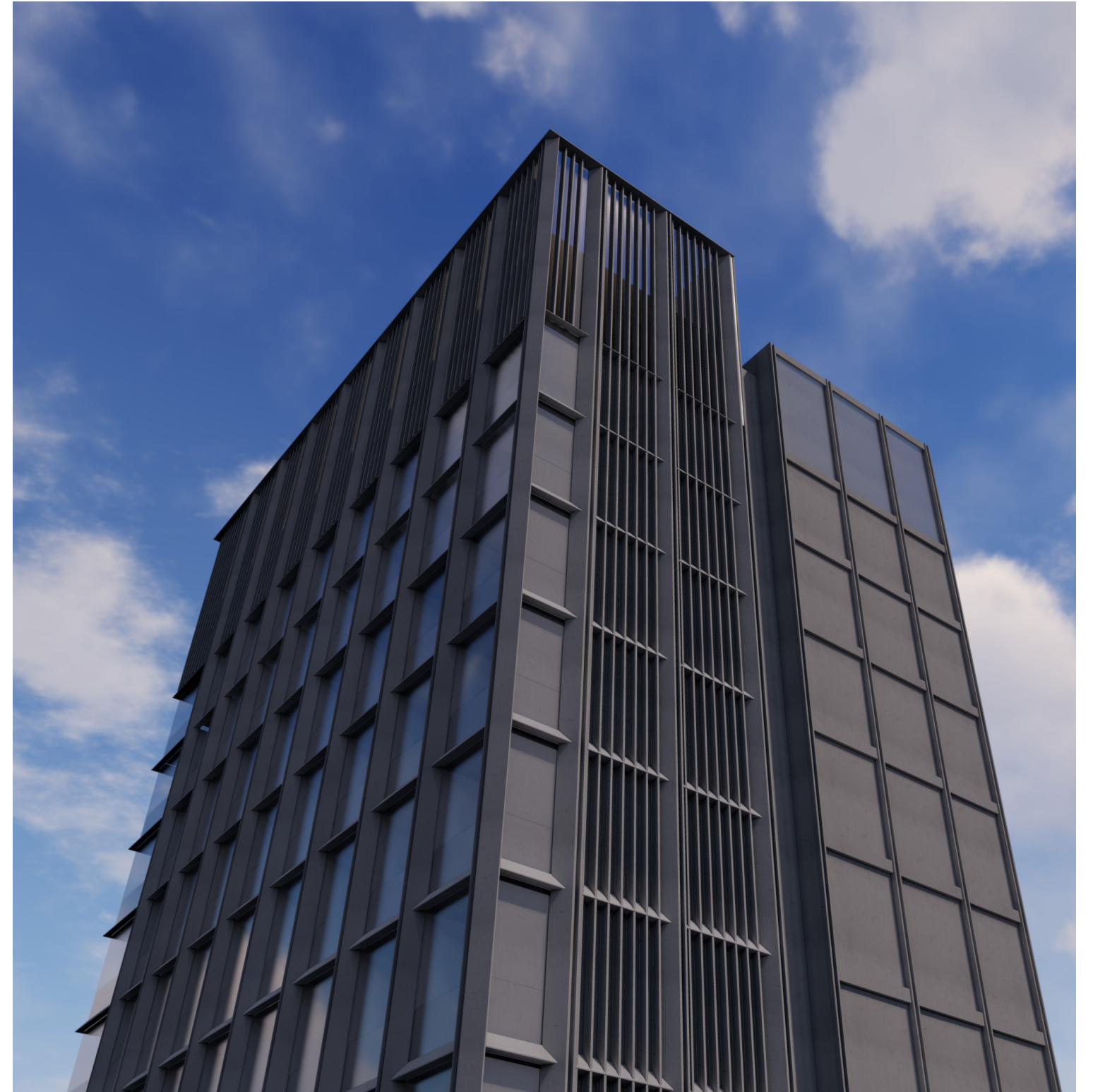
KNEELAND ST AT LINCOLN ST PERSPECTIVE



KNEELAND ST ARIAL PERSPECTIVE



PENTHOUSE PERSPECTIVES





PRECEDENTS



Shinsegae International HQ
Seoul, South Korea
by **Olson Kundig**



H HUDSON
G GROUP

RODE ARCHITECTS INC

PRECEDENTS



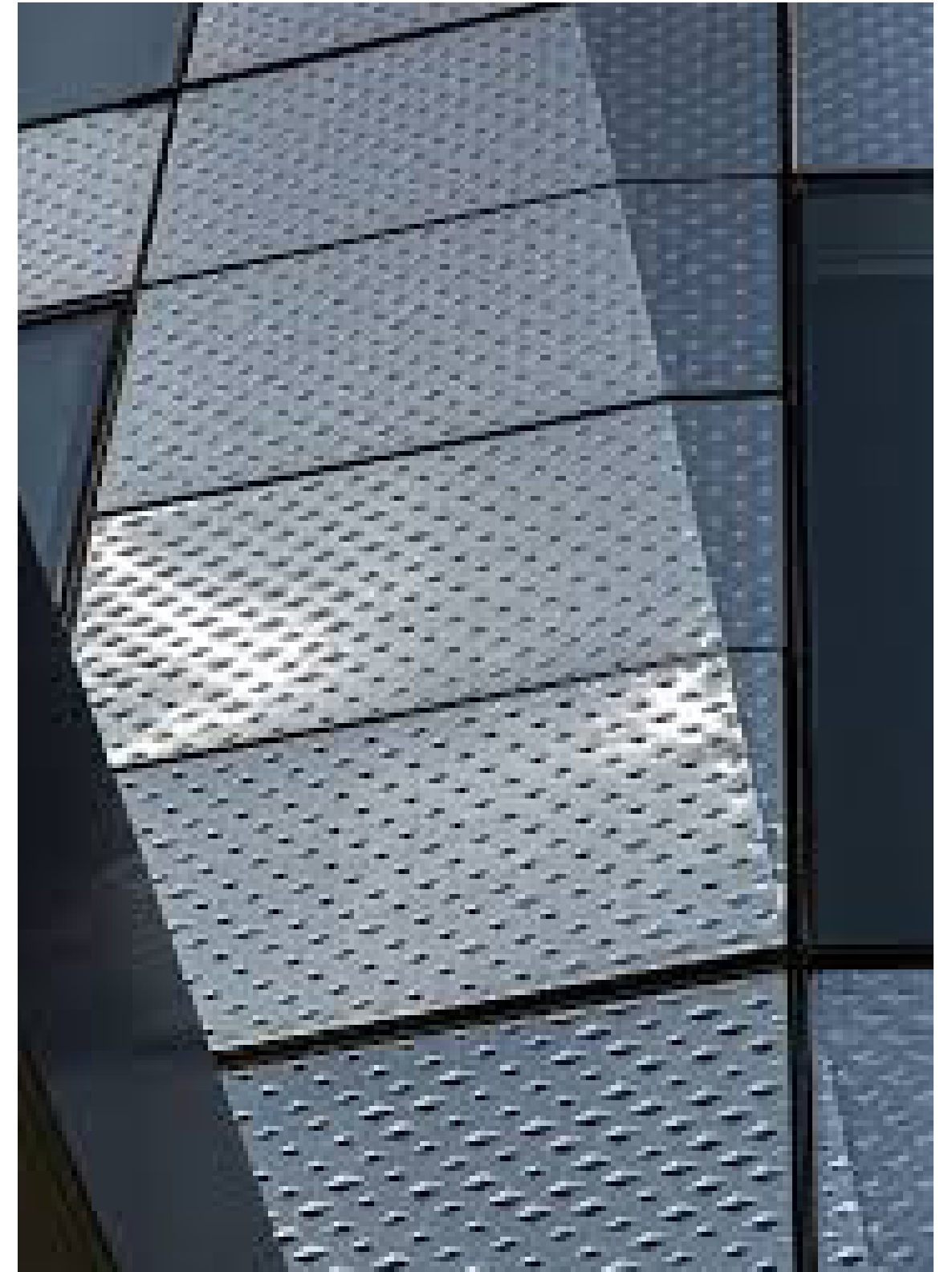
724 W. Randolph Hotel
Chicago, USA
by **Roger Ferris + Partners**



PRECEDENTS



8 Spruce St
New York, USA
by **Frank Gehry**

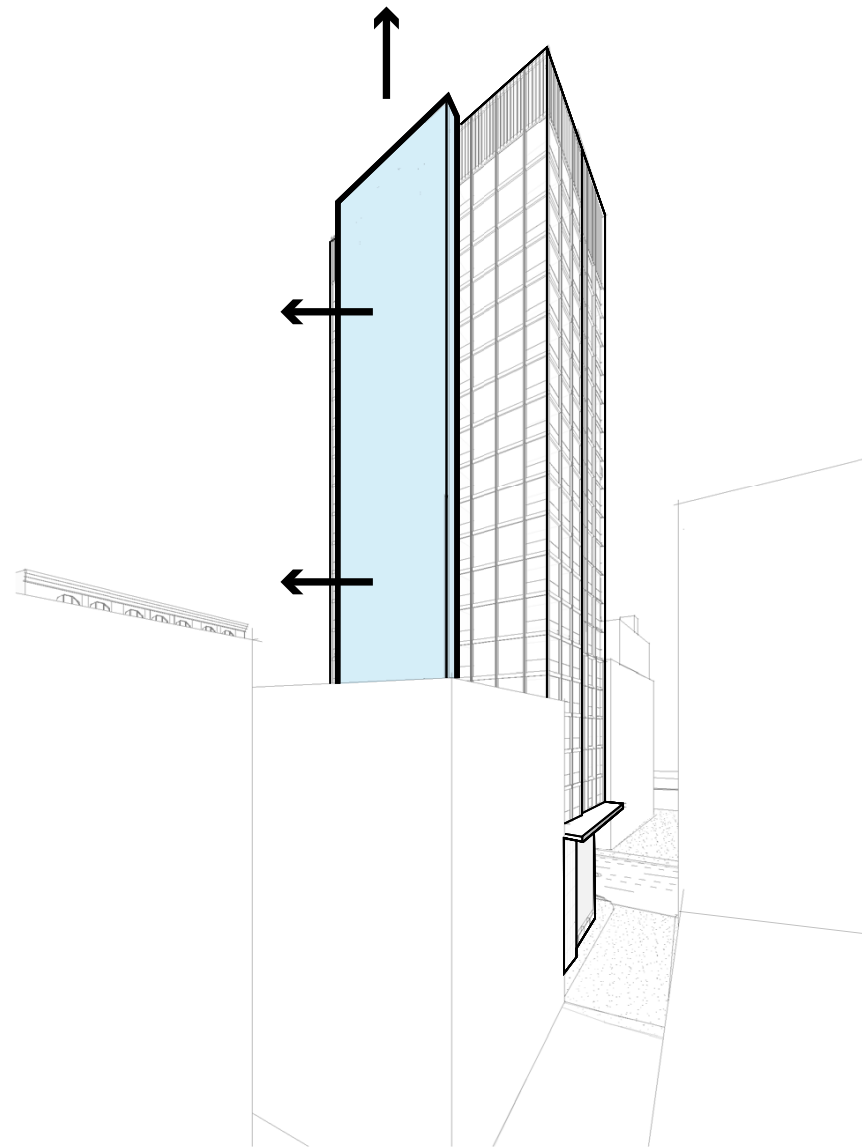


245 10th Ave
New York, USA
by **Bernheimer Architecture**

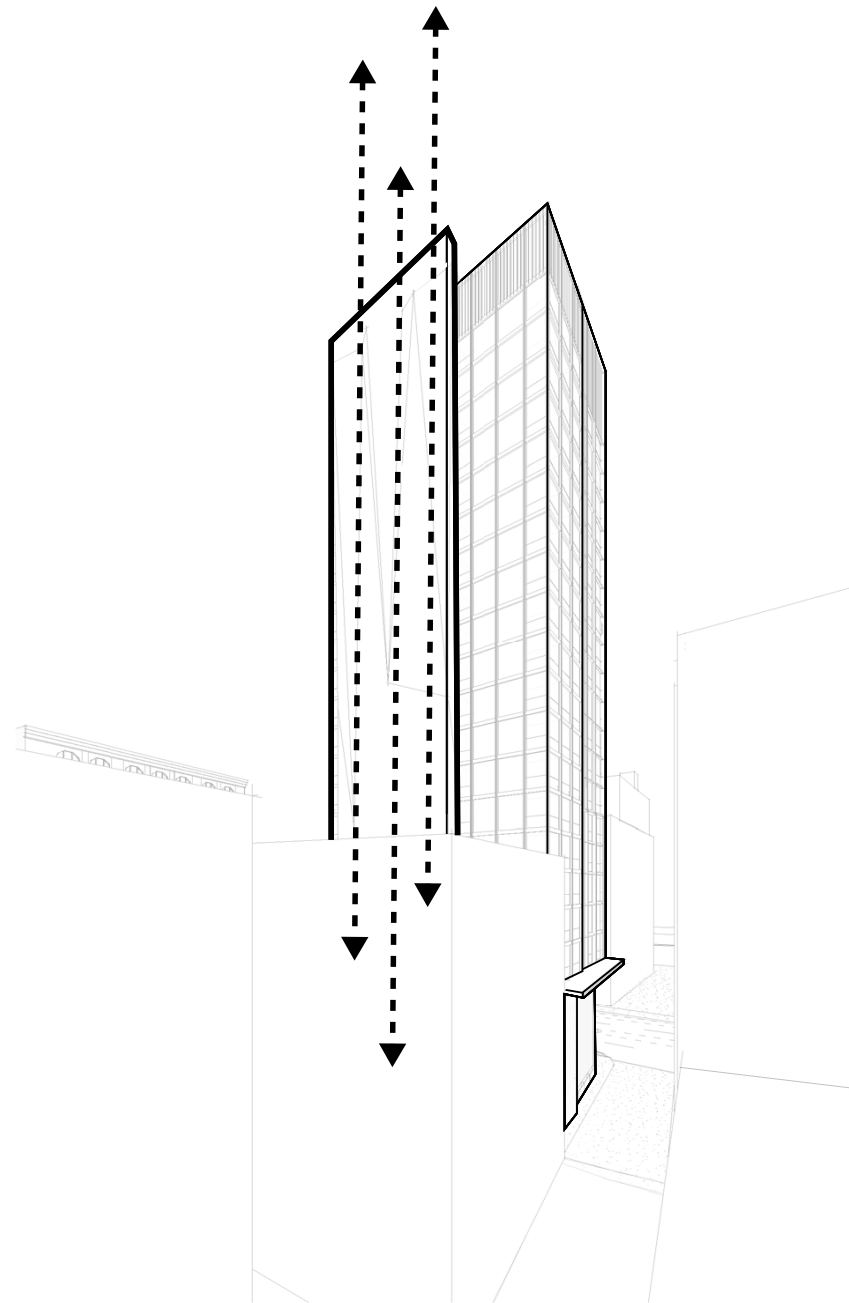
H HUDSON
G GROUP

RODE ARCHITECTS INC

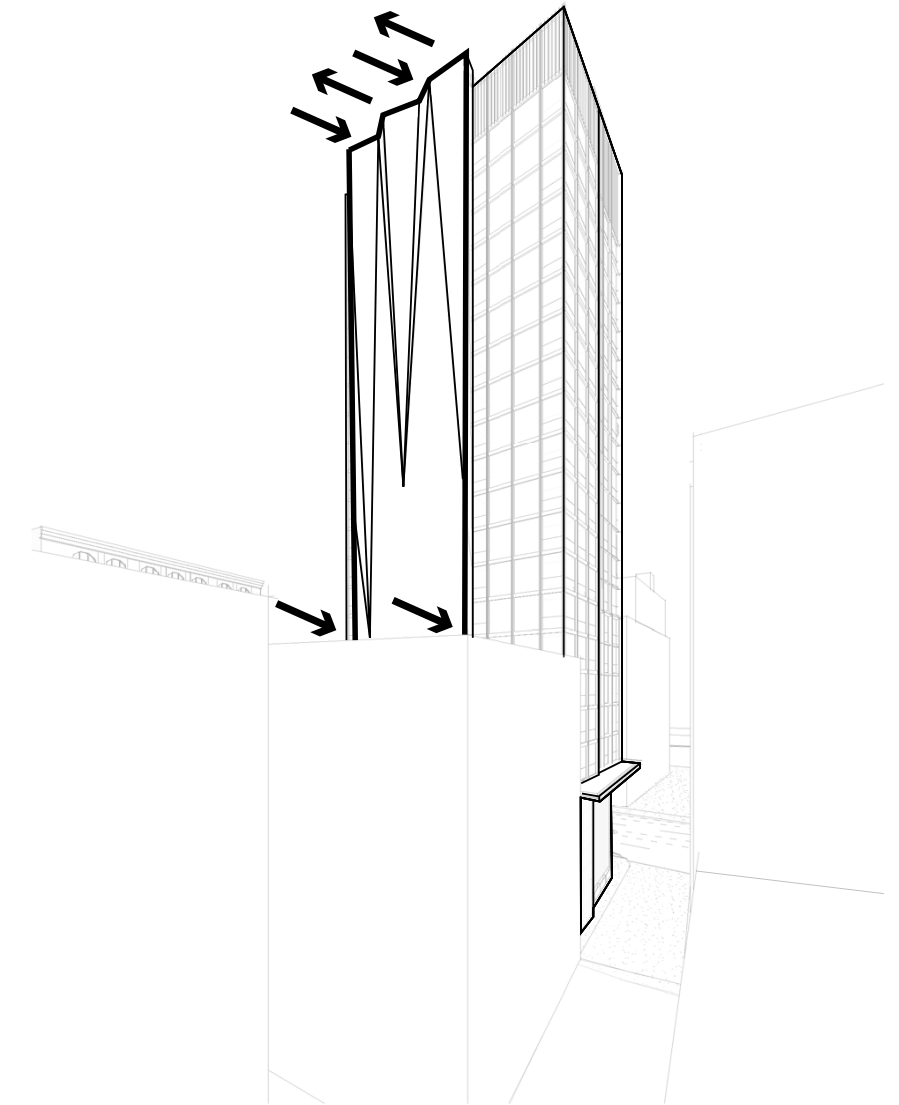
MASSING DIAGRAMS



DEFINE NORTH FACADE AS THIRD ELEMENT

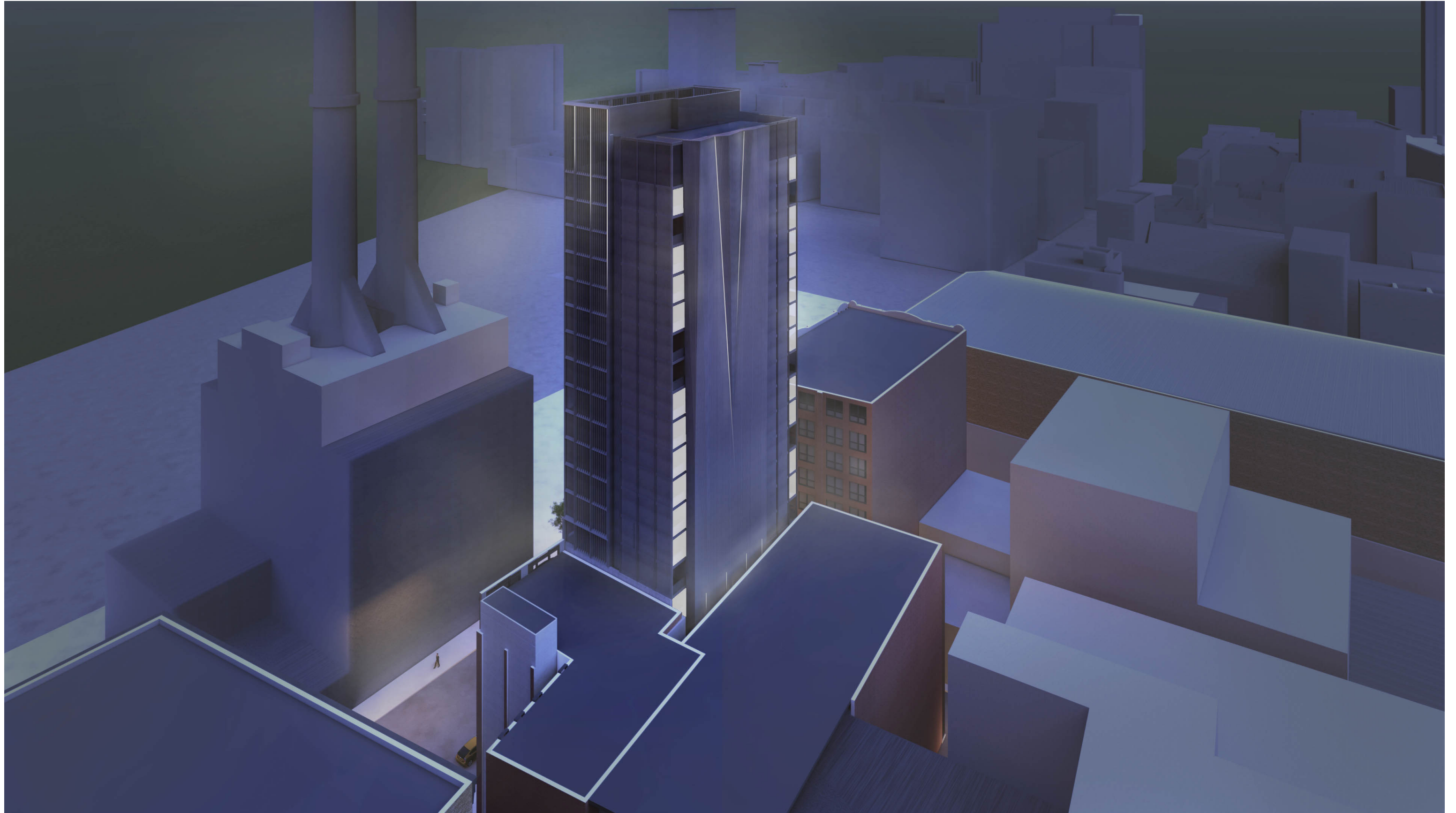


CONTINUE VERTICAL EXPRESSION OF BUILDING FACADES



FACET TO CREATE 3 DIMENSIONAL FORM WITH INCREASED VARIATION AT BUILDING TOP.

NORTH ARIAL PERSPECTIVE



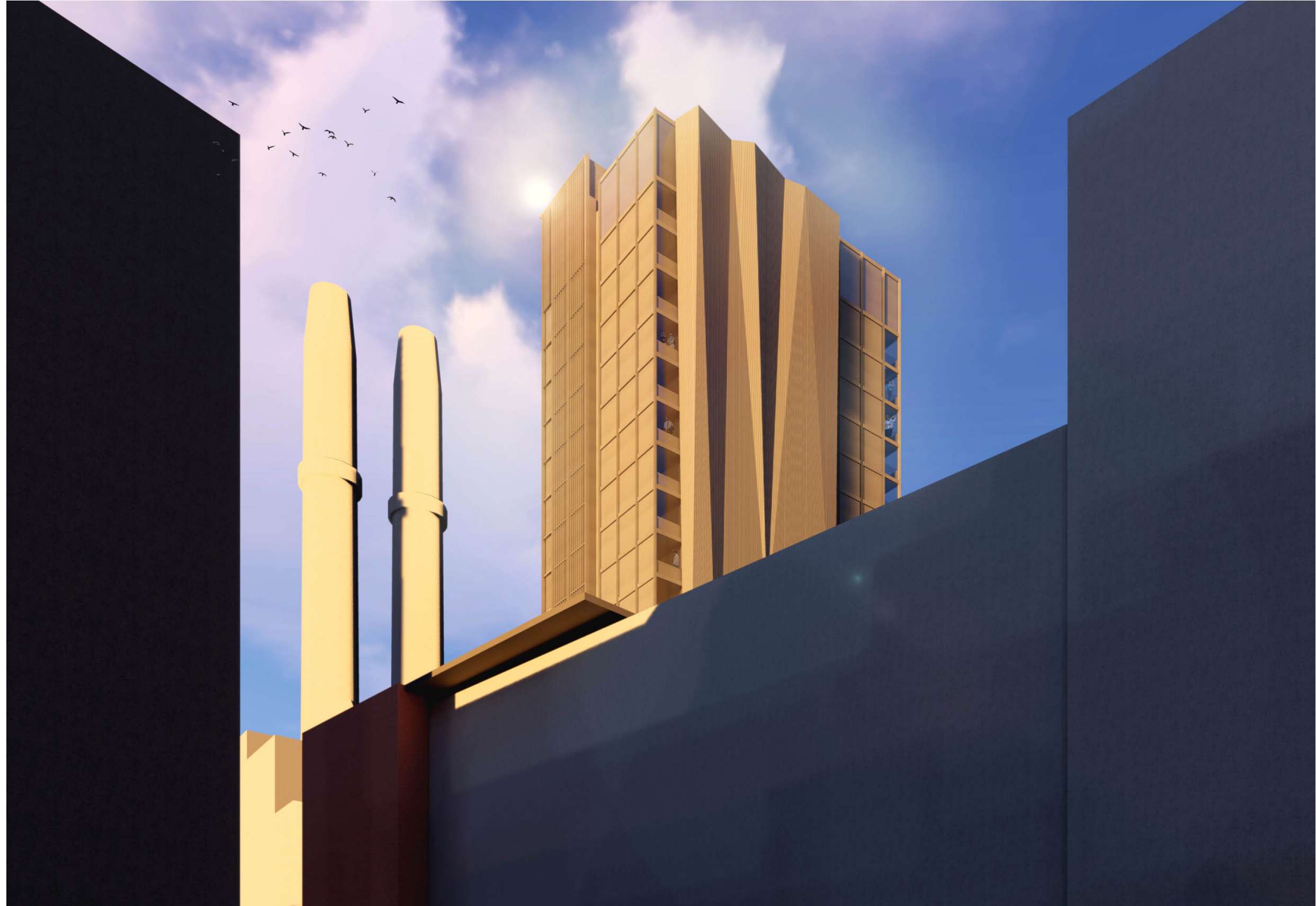
NORTH ELEVATION PERSPECTIVE



NORTH ELEVATION PERSPECTIVE



NORTH ELEVATION FROM SOUTH ST





LOBBY PERSPECTIVE



APPENDIX