

BCDC Presentation

September 17, 2019

Time Line & Issues

Full BCDC Meeting (3-5-19)

Planning Strategy = *Good*

Site Section = *Good*

Elevations = *Need Work*

Looks Too Institutional – Reduce % of Glazing

Differentiate “Inside” vs. “Outside” of Courtyard

Look at Options at “Prow”

Public Realm / Upper Courtyard / Overlook = *Good*

Repurposing of WPA Wall as Landscape Element Encouraged

Time Line & Issues

BCDC Committee Meeting #1 (3-19-19)

Elevations = *Improved – Suggestions for Refinement:*

Consider Additional Simplification: Focus on Use of “Okoko Skin”

Consider Variety of Massing with Continuity of Materials

Elimination of “Super Bays” at “Outside” Helps Differentiate From “Inside” (Courtyard)

Consider Eliminating Balconies at “Outside” and Keeping at “Inside” (Courtyard)

A Blend of Materials at “Inside” of Courtyard is Better Visually

Consider a Full-Height “Super Bay” Element at the “Prow”

Consider Recessing 1st Floor at The Curve (to improve the units)

Public Realm / Upper Courtyard / Overlook – *Suggestions for Refinement:*

Pull WPA Wall to Full Depth of Upper Courtyard; Use Metal Screen to Define Pocket Park

Use WPA Wall as Combined Landscape & Architectural Element; Consider Pergola/Trellis

Time Line & Issues

Other Feedback – BPDA/BTD & I.A.G. (Ongoing)

Reduce # Curb Cuts	(4 originally proposed)
Locate Loading Entirely Off-Street	(Lose 5 units)
Consider Increasing Setbacks Along the Bridge	(Lose 12 Units)
Consider Reducing Massing Along the Bridge	(Lose 4 Units)

Reduction of % Glazing

Reduction of “Super Bays”

Differentiation of “Inside” vs. “Outside” of Courtyard

Development of “Prow” and Corner Treatment

Reduction of Massing Along The Bridge



3-5-19 Exterior



3-19-19 Study



4-23-19 Study

Option 'A'

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3-5-19 Exterior



3-19-19 Study

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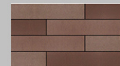


Option 'A-1'
Currently Proposed:
Super Bays @ Courtyard + Smaller Bays @ Street

4-23-19 Study



3-5-19 Exterior



**Oko Skin
Cladding#1**



**Fiber Cement
Clapboards**

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Cladding Materials Intent
Original Exterior Design - From Corner

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Design Intent: Use 2nd color of Oko Skin FC Cladding at curve and "weave" thru facade @ window jambs

Full-Height 'Super Bay' @ Prow is slightly recessed

FC Clapboards

WPA Wall "to remain" @ Bridge

1st Floor Units are recessed - with 6 ft. deep terraces

**4-29-19
Proposed Study 'A'**



Oko Skin Cladding #1



Oko Skin Cladding #2



Fiber Cement Clapboards



4-29-19

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Cladding Materials Intent
"Super Bay" & Exterior Design Refinements

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7-22-19
Massing Reduction per IAG request

Remove 4 Units at 6th Floor
Opt. A



7-22-19
Massing Reduction per IAG request

Remove 4 Units at 6th Floor
Opt. A



9-10-19
'Super Bay' Shifted to Corner

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Cladding Materials Intent
"Super Bay" & Exterior Design Refinements

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9-10-19
"Super Bay" Shifted to Corner

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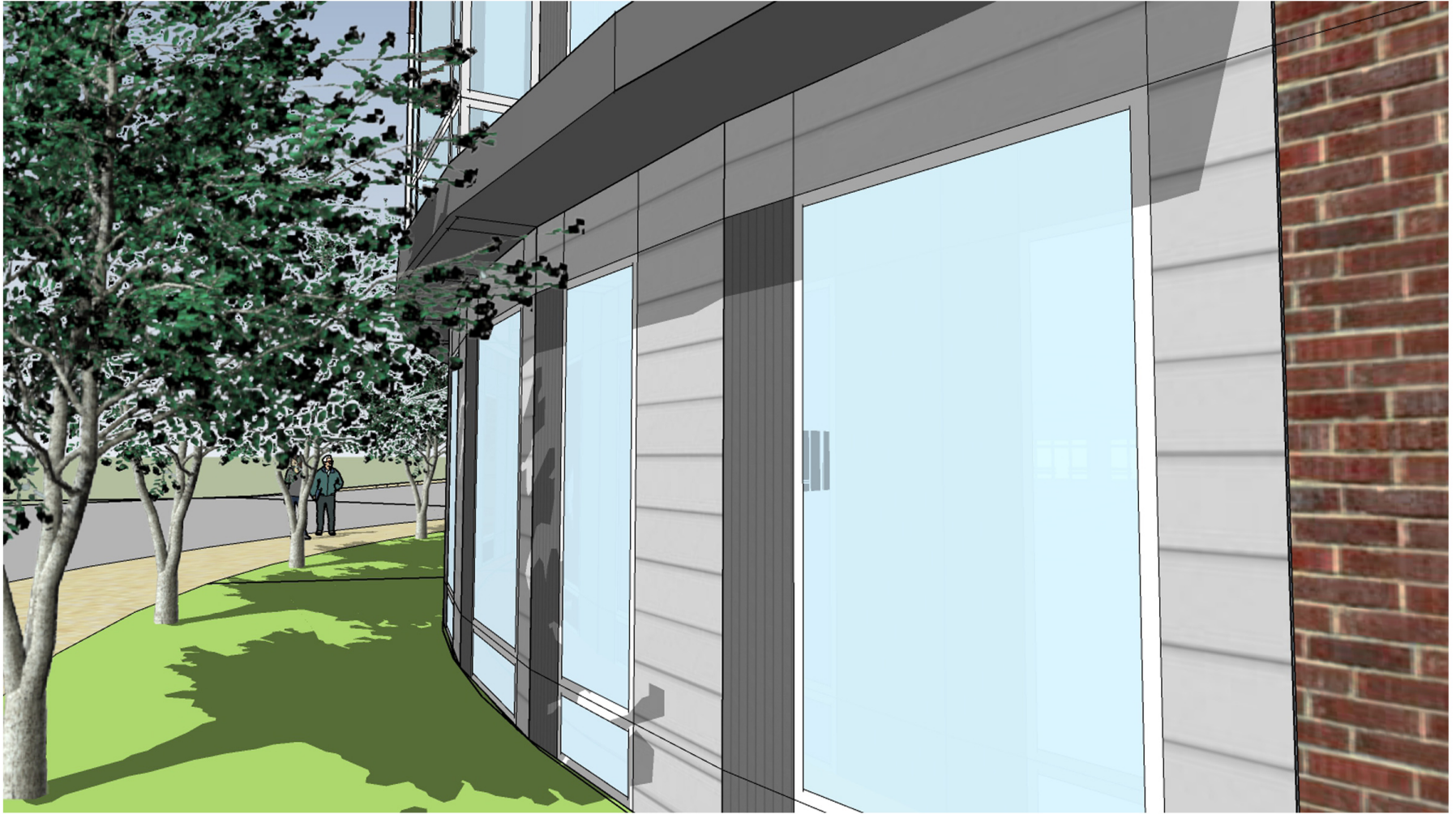
Cladding Materials Intent
"Super Bay" & Exterior Design Refinements

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9-10-19
'Super Bay' Shifted to Corner

Option:
Super Bay with Accent Material



3-19-19 Study

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9-10--19 Study

Currently Proposed

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Blend of Materials at “Inside” of Courtyard

Relocated/Repurposed WPA Wall at Pocket Park & Overlook

Increased Setback Along Bridge

Internal Loading - Consolidated with Parking Entry

Overall Cladding Development







4-23-19 Study

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4-23-19 Study

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3-19-19 Study

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4-23-19 Study

Option 'A'

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3-19-19 Study

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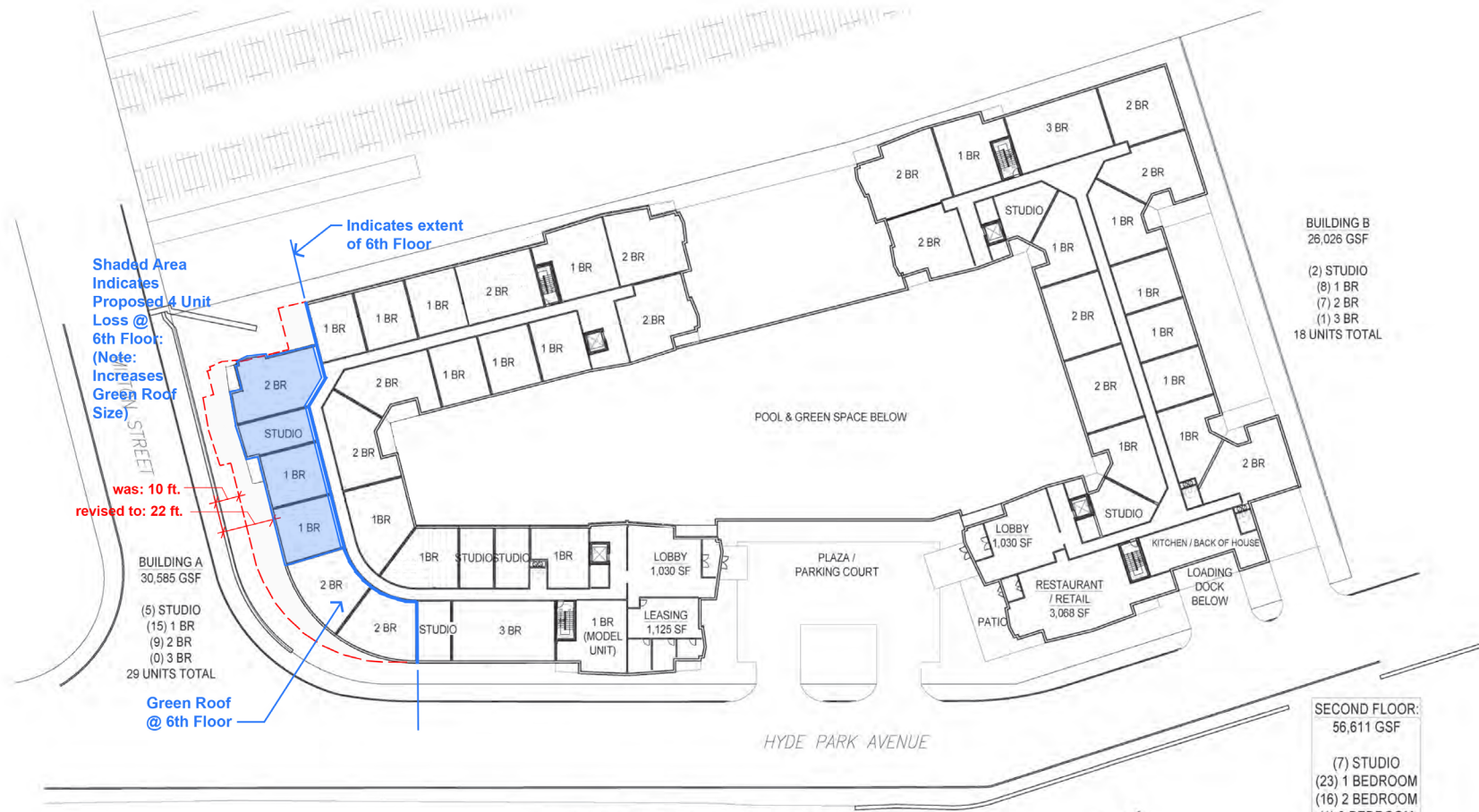
4-23-19 Study

Option 'A'

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Shaded Area Indicates Proposed 4 Unit Loss @ 6th Floor: (Note: Increases Green Roof Size)

Indicates extent of 6th Floor

was: 10 ft.
revised to: 22 ft.

BUILDING A
30,585 GSF
(5) STUDIO
(15) 1 BR
(9) 2 BR
(0) 3 BR
29 UNITS TOTAL

Green Roof @ 6th Floor

BUILDING B
28,026 GSF
(2) STUDIO
(8) 1 BR
(7) 2 BR
(1) 3 BR
18 UNITS TOTAL

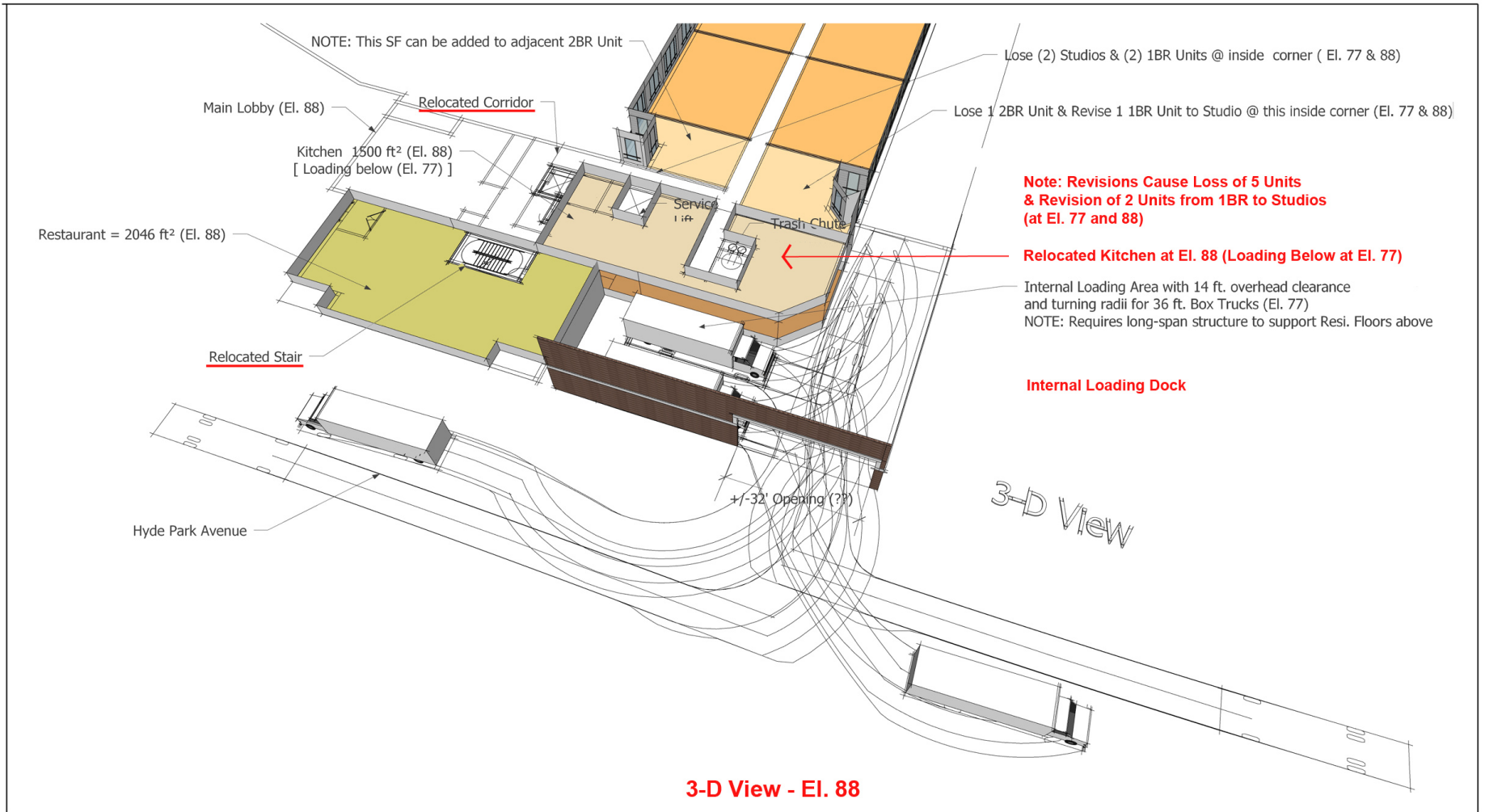
SECOND FLOOR:
56,611 GSF
(7) STUDIO
(23) 1 BEDROOM
(16) 2 BEDROOM
(1) 3 BEDROOM
47 UNITS TOTAL

10

HYDE PARK AVENUE - 2ND FLOOR (EL.88)

SCALE: NOT TO SCALE







3-5-19 Exterior



3-5-19 Exterior



3-19-19 Study

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3-19-19 Study

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9-10--19 Study

Currently Proposed

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9-10--19 Study

Currently Proposed

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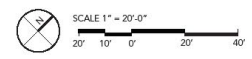
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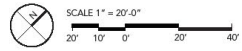
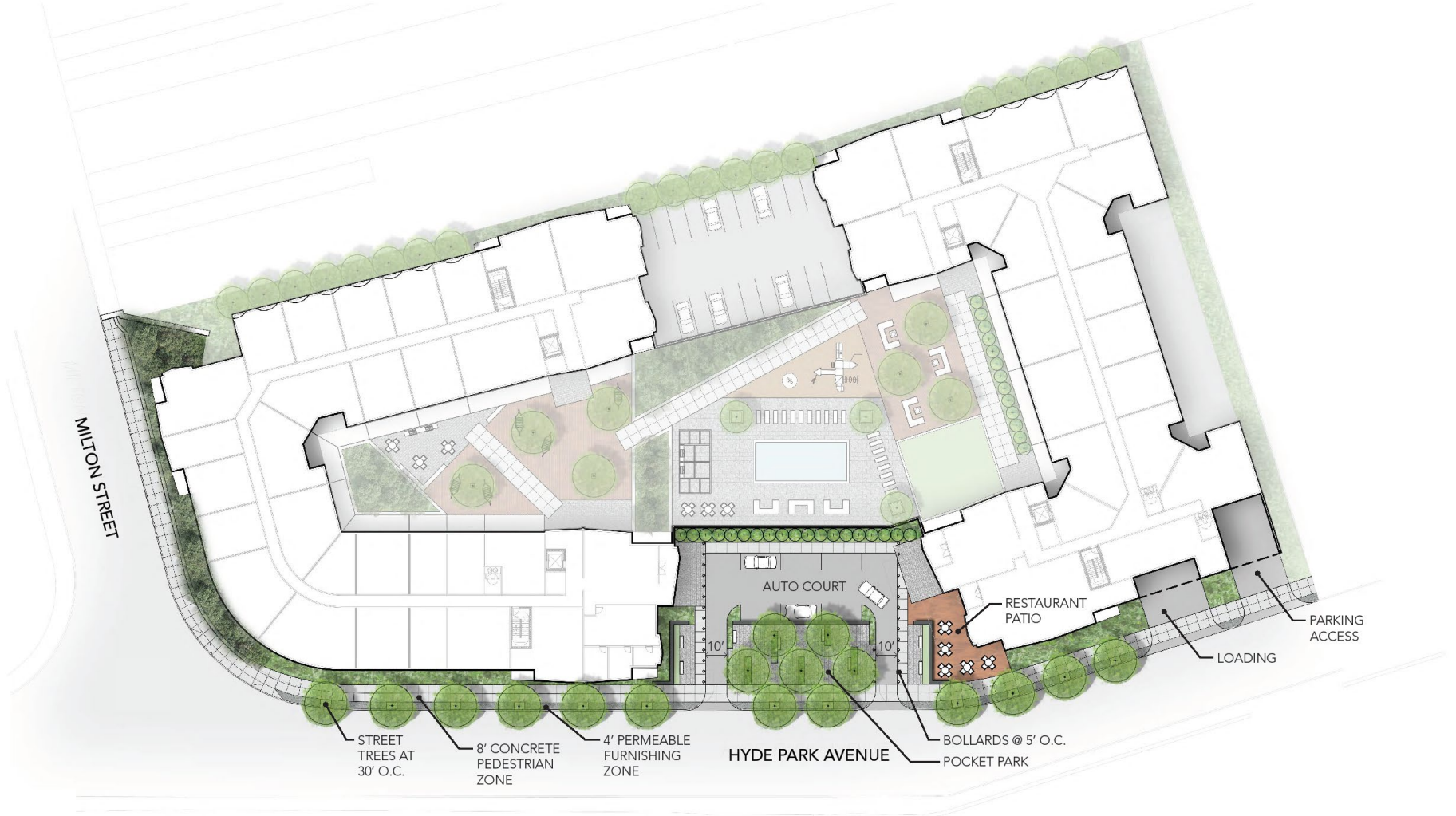
Streetscape / Public Realm

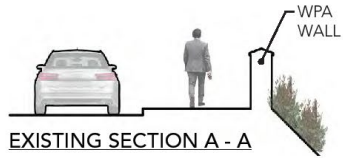
Sidewalk & WPA Wall Repurposing

Pocket Park Development

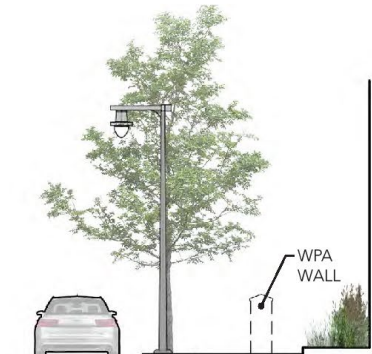
Auto Court Options







EXISTING SECTION A - A



OVERLAYED SECTION A - A



PROPOSED SECTION A - A



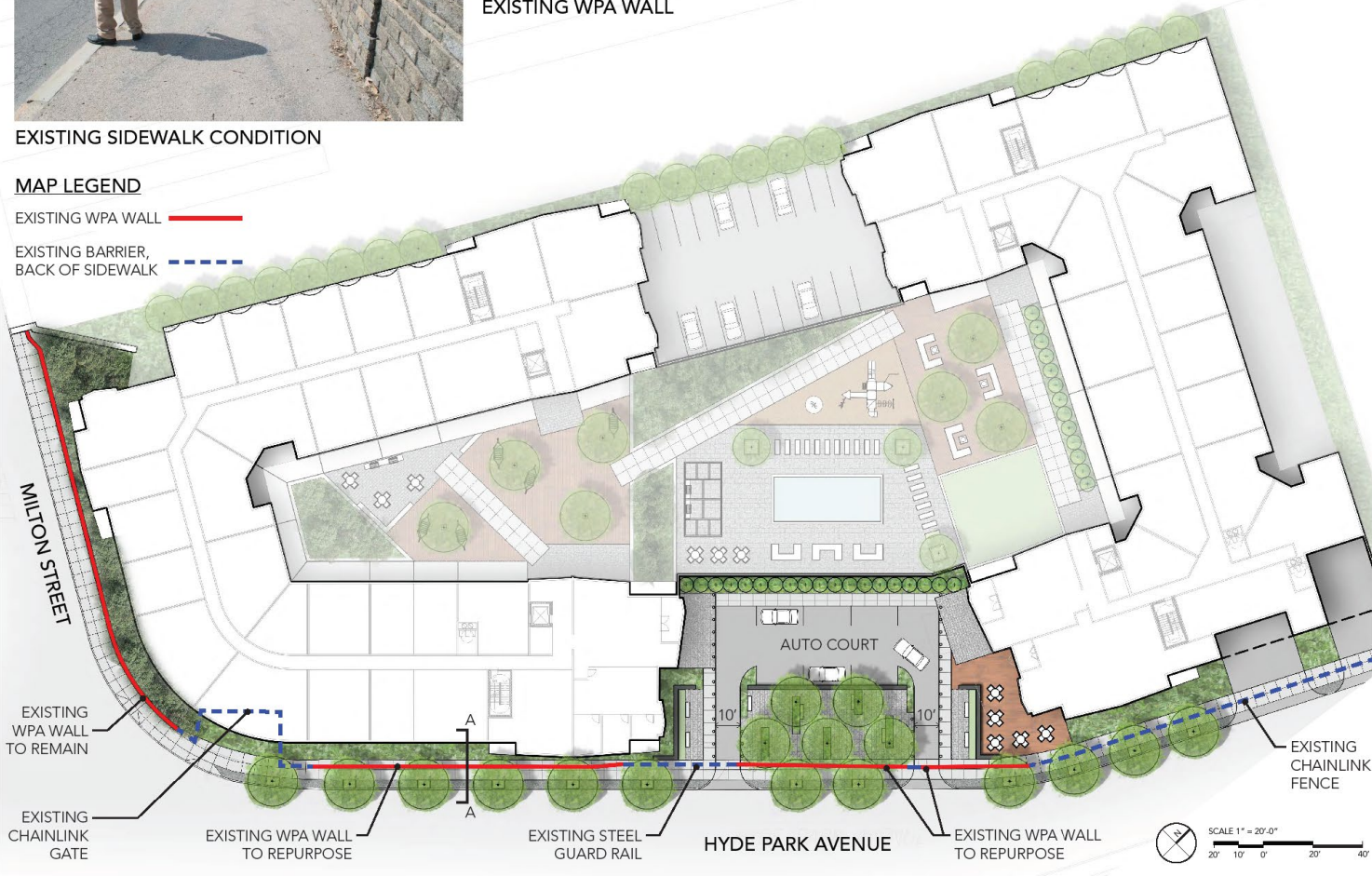
EXISTING SIDEWALK CONDITION



EXISTING WPA WALL

MAP LEGEND

- EXISTING WPA WALL ————
- EXISTING BARRIER, BACK OF SIDEWALK - - - - -

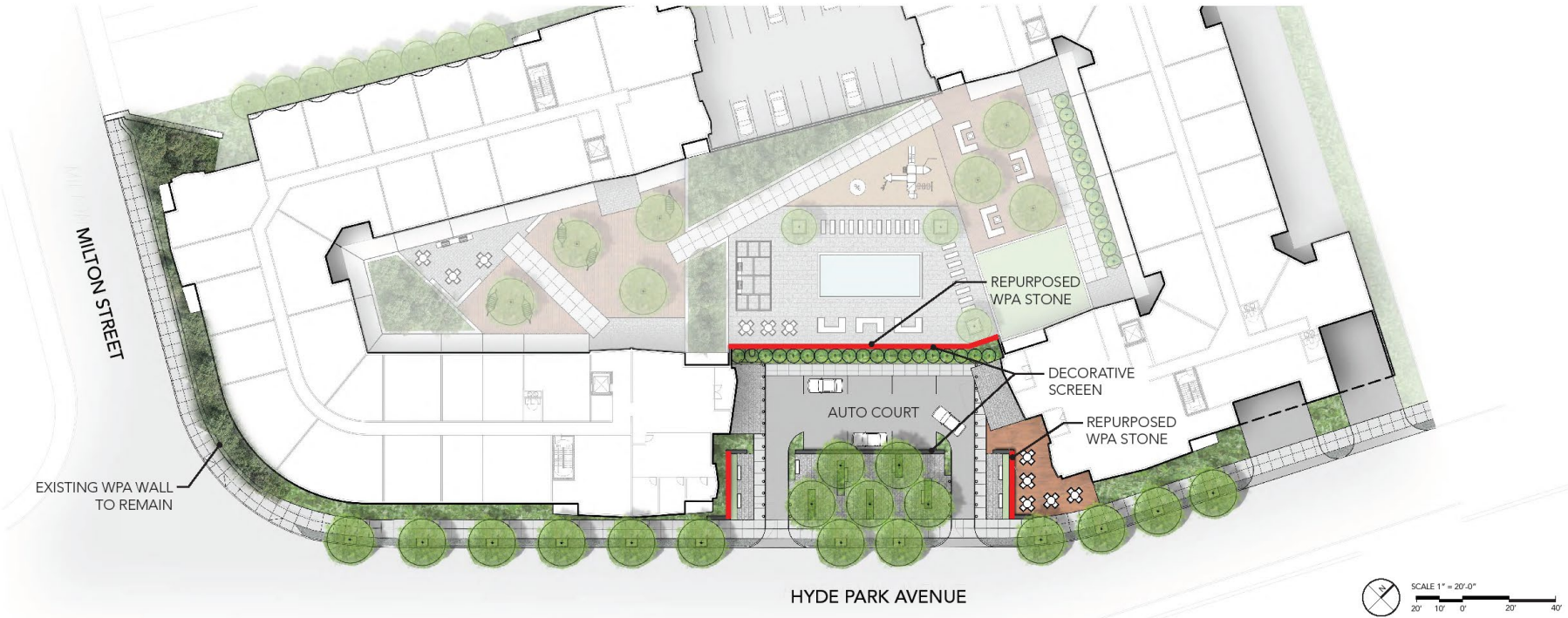


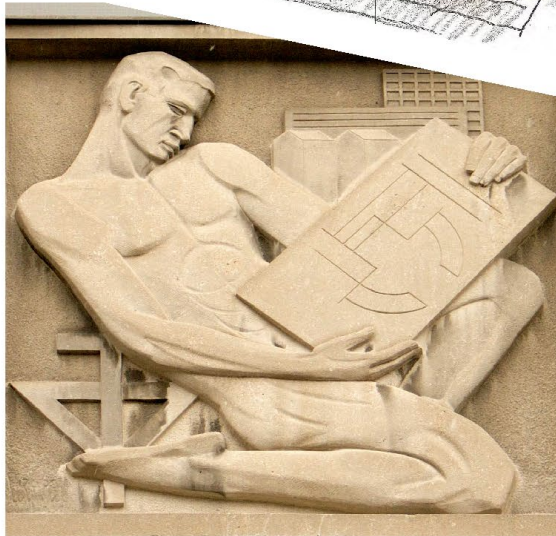
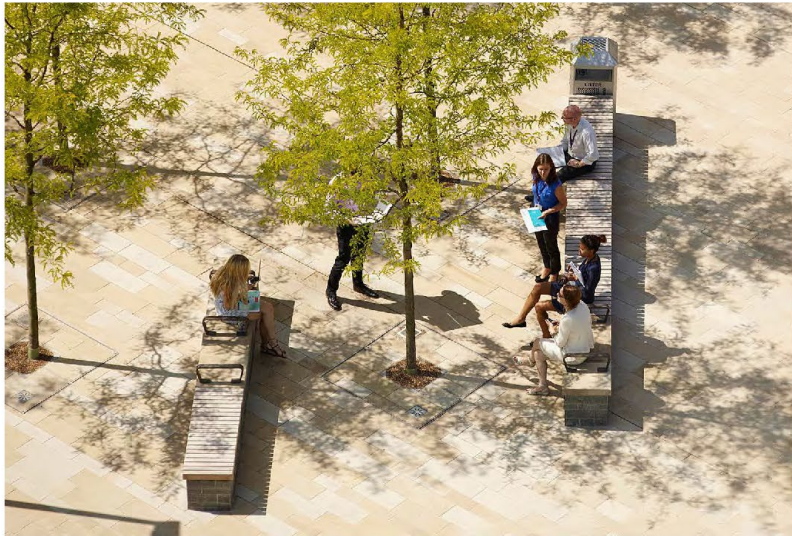


OPTION A - STONE PLANTER WITH TREES AND 6FT DECORATIVE SCREEN

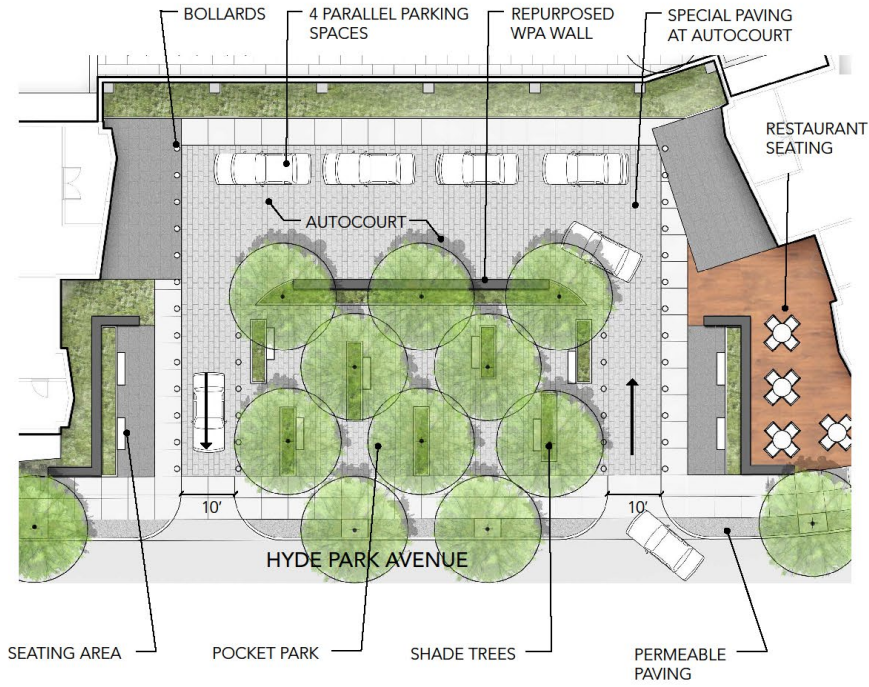


OPTION B - STONE COLUMNS WITH LOW PLANTING AND 42" DECORATIVE SCREEN





OPTION 1



OPTION 2

