

# DOT BLOCK: BCDC UPDATE

SUBCOMMITTEE MEETING | FEBRUARY 19, 2019

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## What We Heard Feb 5th, 2019 Committee Hearing

### Landscape / Transportation

- 'The central plaza will be your front door address. It will also have traffic to / from the garage. How will you define the space so it is clear how it will be used?'
- 'The urban green feels like your 'main' open space. How could the central plaza pedestrian areas better connect to the other open spaces?'
- 'Urban green is a great improvement over previous design. How do you see the space being used?'
- 'The Hancock / Pleasant intersection has changed from a roundabout to a 'T' configuration. What was the story behind that development?''

## What We Heard Feb 5th, 2019 Committee Hearing

### Architecture / Urban Design

- 'The 6 story massing is too close to edge as it turns towards Greenmount Street. Would the team consider pushing that volume further back from the street?'
- 'The facades along Greenmount seem less lively than the previous iteration. Can the team review previous design in the context of current design?'
- 'Material palate has a uniformity throughout the site. Don't be afraid to show more differentiation between or within buildings. Consider use of color as an identifier, including locally inspired examples.'
- 'Dot Ave facades need clarity as a gateway to the project. Think about how facades face the street.'
- 'How will be project be visible contextually? Can we see it from Meeting House Hill or Savin Hill? What would Dot Ave buildings look like in context with a conceptual build-out of adjacent parcels?'



# LANDSCAPE DESIGN UPDATE

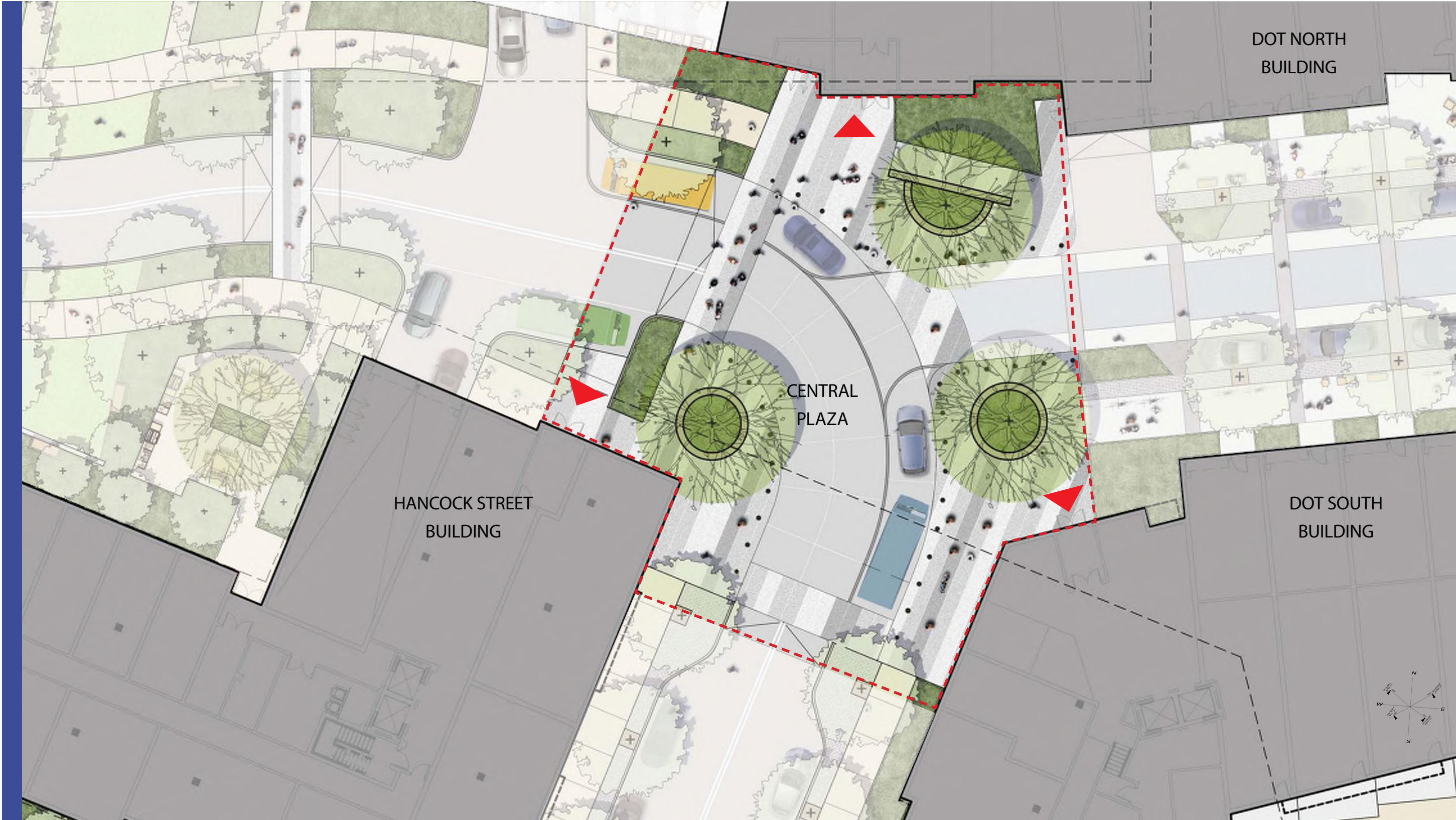
# SITE PLAN BEFORE



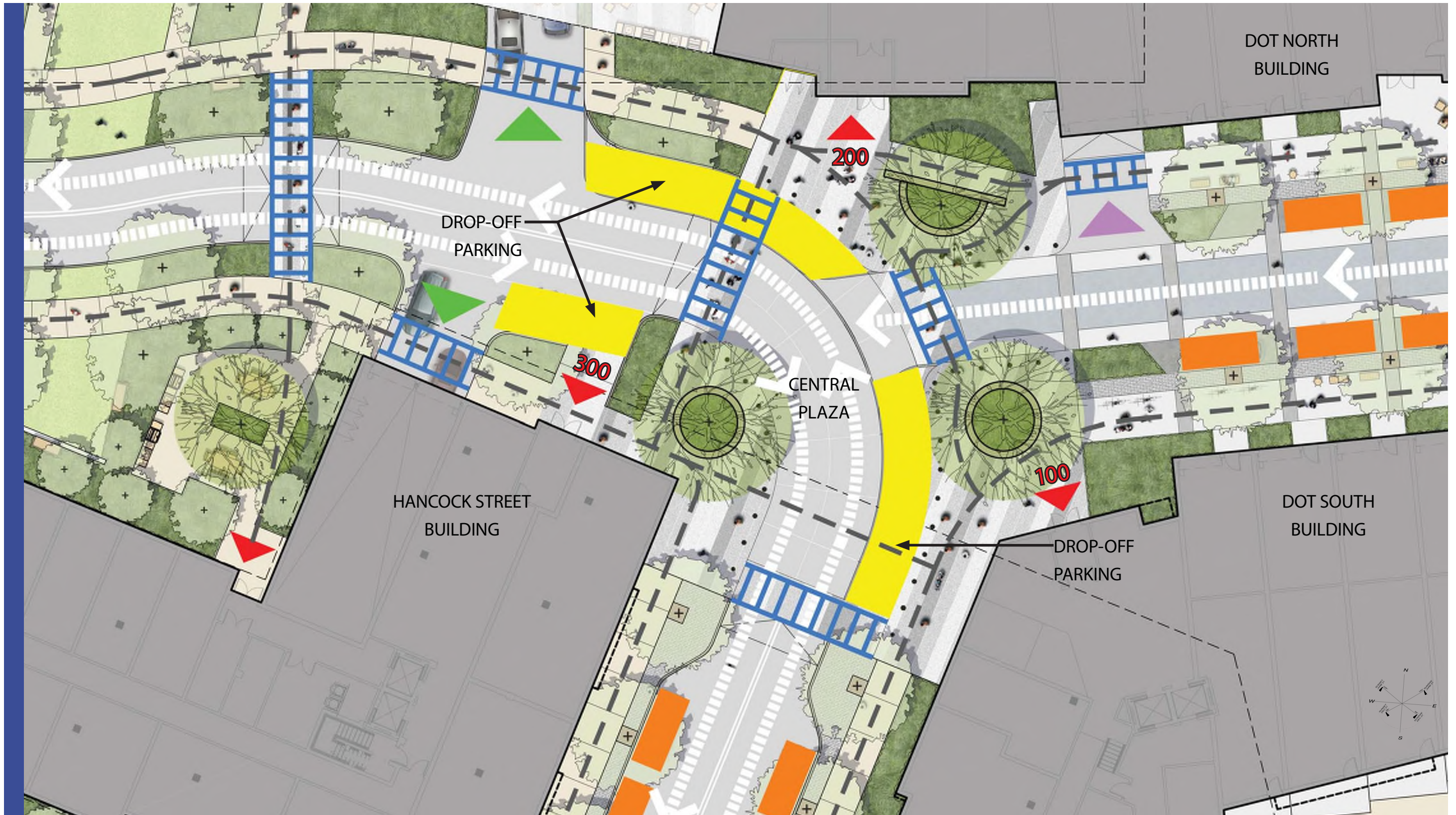
# SITE PLAN **UPDATED**



# ENLARGED PLAN BEFORE CENTRAL PLAZA



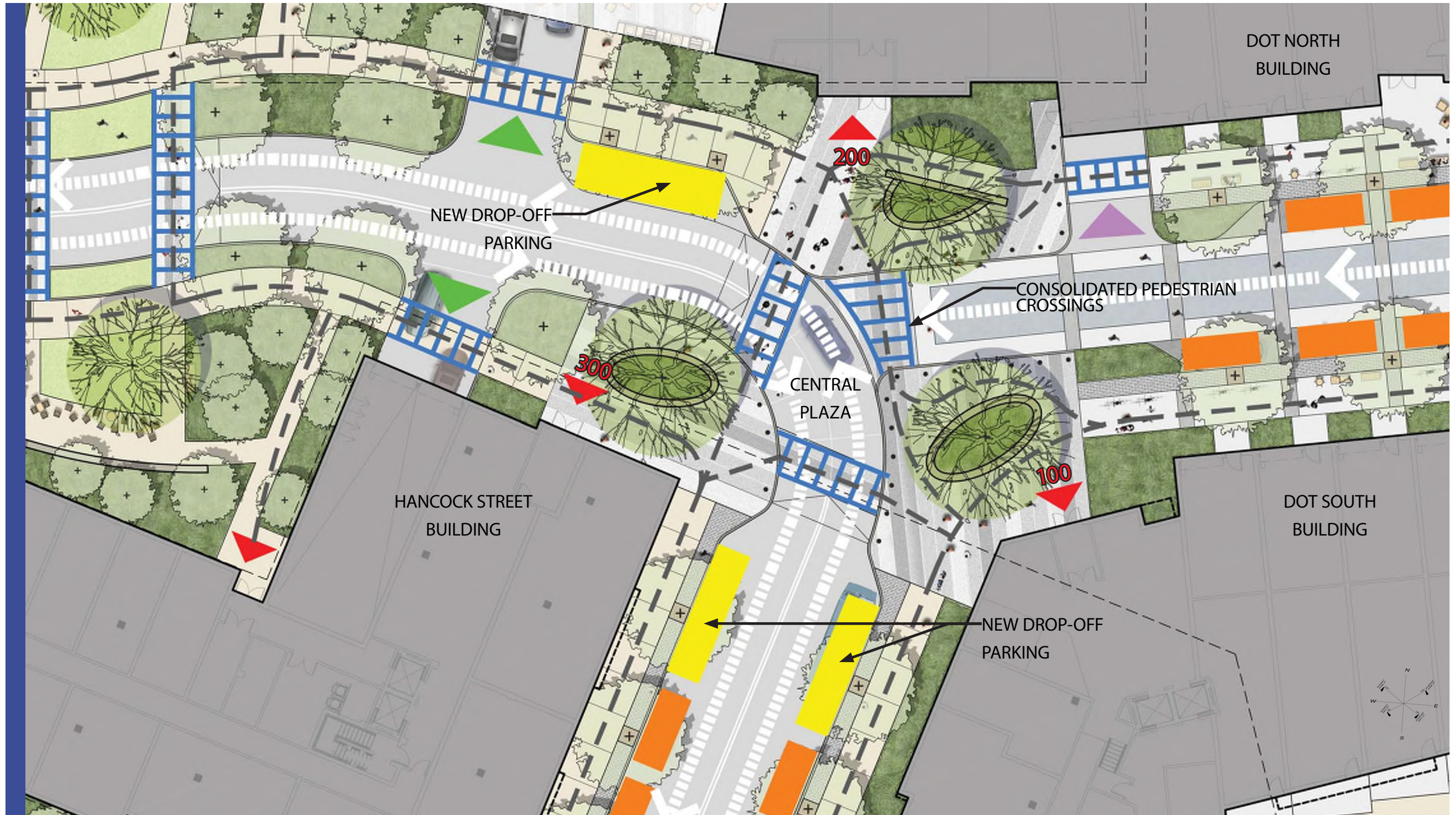
# PLAN DIAGRAM BEFORE CENTRAL PLAZA





# PLAN DIAGRAM **UPDATED**

## CENTRAL PLAZA



# ENLARGED PLAN **UPDATED**

## CENTRAL PLAZA



# PERSPECTIVE VIEW CENTRAL PLAZA



# ENLARGED PLAN BEFORE URBAN GREEN



# ENLARGED PLAN **UPDATED**

## URBAN GREEN



# PERSPECTIVES

## URBAN GREEN



# PERSPECTIVES

## URBAN GREEN



# PERSPECTIVES

## URBAN GREEN





# SITE PLAN





# ARCHITECTURAL DESIGN UPDATE

# AERIAL VIEW BEFORE GREENMOUNT STUDY



# AERIAL VIEW **UPDATED** GREENMOUNT STUDY



# STREET LEVEL VIEW BEFORE GREENMOUNT STUDY



# STREET LEVEL VIEW **UPDATED** GREENMOUNT STUDY



# AERIAL VIEW BEFORE MATERIAL PALETTE



# AERIAL VIEW **UPDATED** MATERIAL PALETTE





# EAST FACADES **BEFORE** DOT AVE FACADE STUDY



# STREET VIEW FROM SOUTH **BEFORE** DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH BEFORE DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH **BEFORE** DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH CONTEXT **BEFORE** DOT AVE FACADE STUDY



# GLOVERS CORNER VIEW CONTEXT BEFORE DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH BEFORE DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH **UPDATED** DOT AVE FACADE STUDY





# GLOVERS CORNER VIEW **UPDATED**

## DOT AVE FACADE STUDY



# STREET VIEW FROM NORTH **UPDATED**

## DOT AVE FACADE STUDY



# GLOVERS CORNER VIEW **UPDATED**

## DOT AVE FACADE STUDY



# GLOVERS CORNER VIEW **UPDATED**

## DOT AVE FACADE STUDY



# AERIAL VIEW **UPDATED**



# HANCOCK MID-BLOCK VIEW **BEFORE** MATERIAL PALETTE



# HANCOCK MID-BLOCK VIEW **UPDATED**

## MATERIAL PALETTE



# HANCOCK MID-BLOCK VIEW **UPDATED**

## MATERIAL PALETTE





# LOCAL RESIDENTIAL COLORS MATERIAL PALETTE



BLUE-GRAY



COLONIAL RED



SEA-GREEN



LIGHT GREY



DEEP RED



SEA-BLUE



NATURAL WOOD SIDING



BRICK

# PLEASANT STREET VIEW BEFORE MATERIAL PALETTE



# PLEASANT STREET VIEW **UPDATED**

## MATERIAL PALETTE



# GREENMOUNT STREET VIEW BEFORE MATERIAL PALETTE

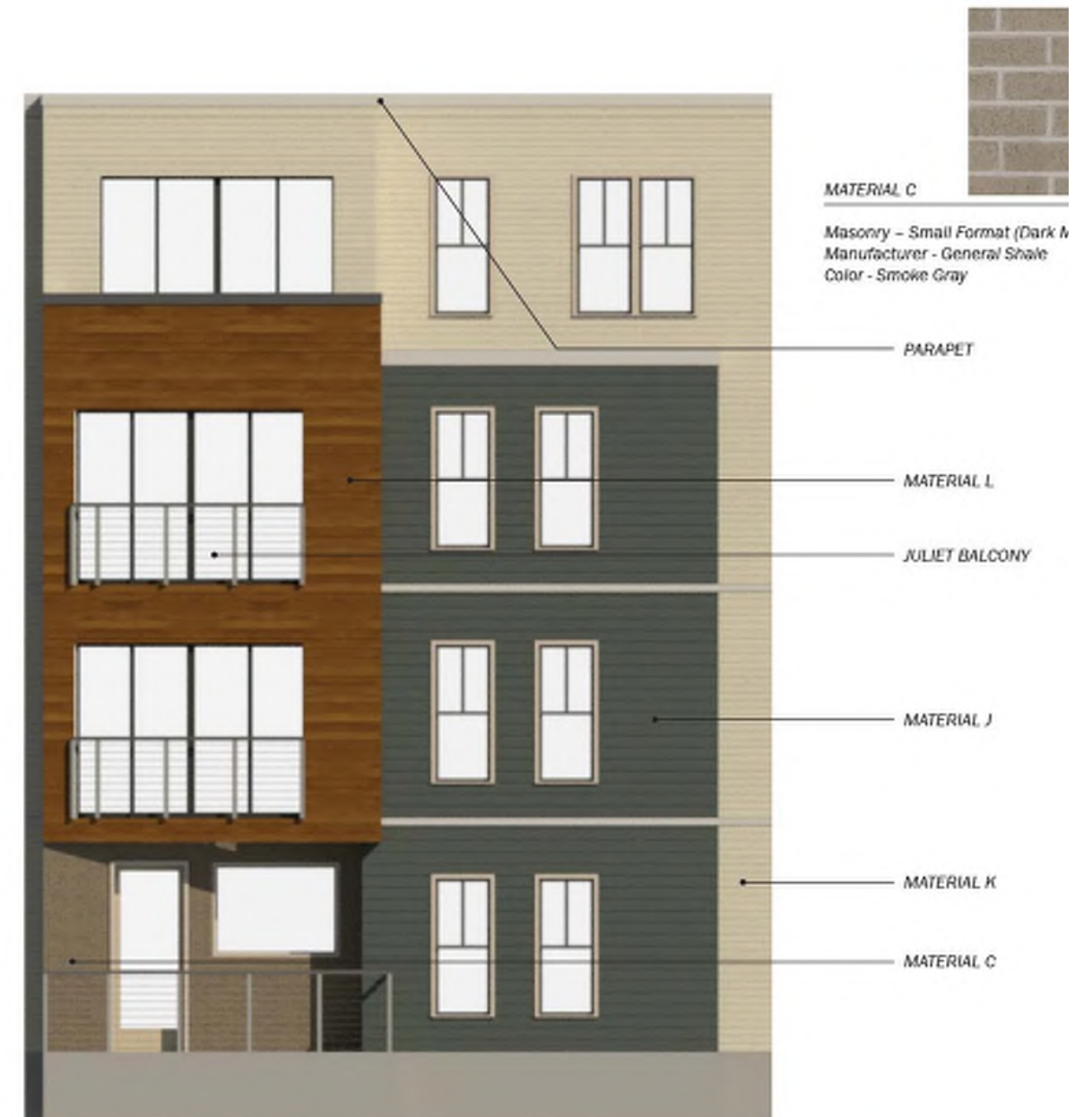


# GREENMOUNT STREET VIEW **UPDATED**

## MATERIAL PALETTE



# GREENMOUNT 2016 COMPARISON MATERIAL PALETTE



# GREENMOUNT STREET VIEW **UPDATED**

## MATERIAL PALETTE



# DOT NORTH INTERIOR MID-BLOCK **BEFORE** MATERIAL PALETTE





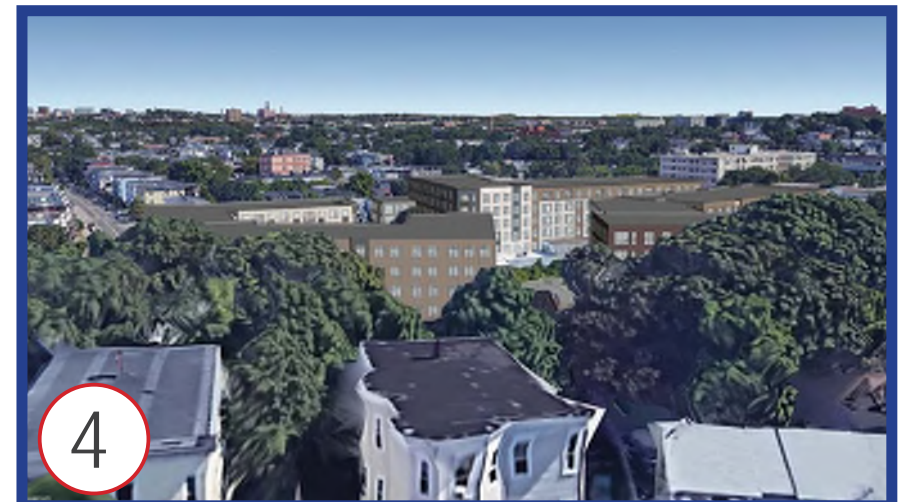
# DOT NORTH INTERIOR MID-BLOCK **UPDATED** MATERIAL PALETTE



# AERIAL VIEW **UPDATED** MATERIAL PALETTE



# MEETINGHOUSE HILL CONTEXT VIEWS





# QUESTIONS