



NEPONSET WHARF

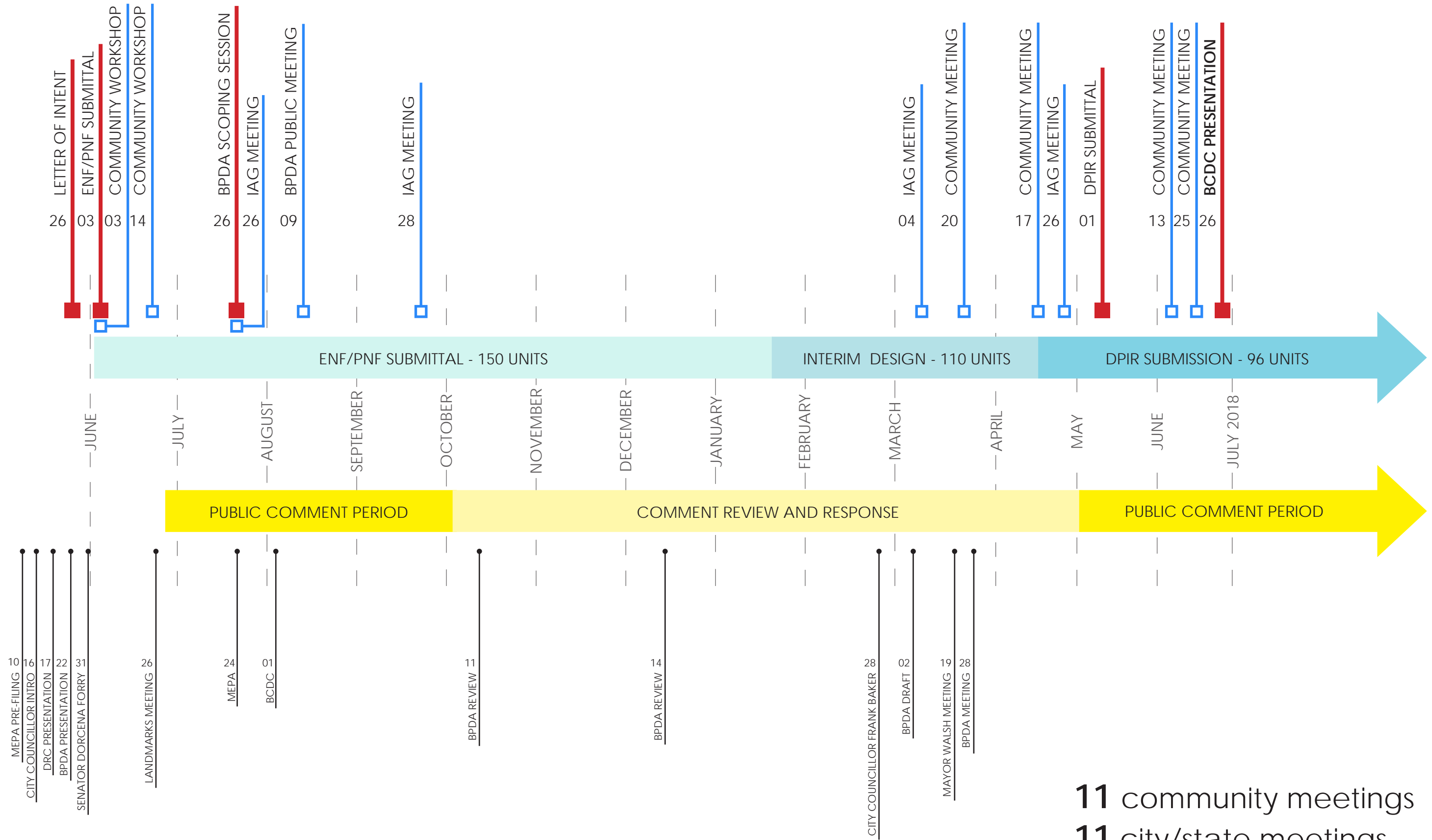
RODE ARCHITECTS INC

OJB | LANDSCAPE ARCHITECTURE

CPC
CITYPOINT
CAPITAL

vhb
MLF
CONSULTING LLC

PROJECT TIMELINE



MEPA PRE-FILING 10
 CITY COUNCILLOR INTRO 16
 DRC PRESENTATION 17
 BPDA PRESENTATION 22
 SENATOR DORCENA FORRY 31

LANDMARKS MEETING 26

MEPA 24
 BCDC 23

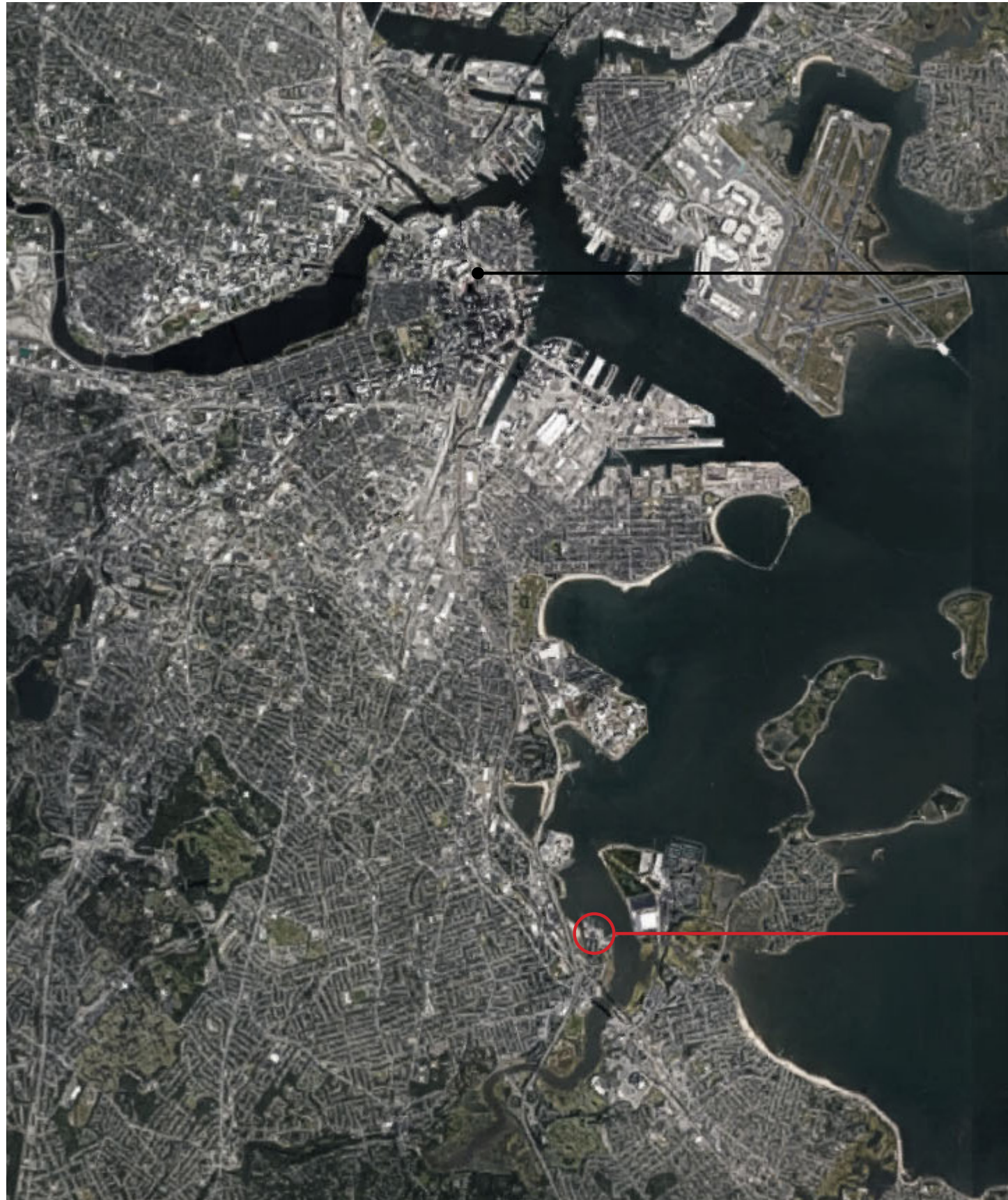
BPDA REVIEW 11

BPDA REVIEW 14

CITY COUNCILLOR FRANK BAKER 28
 BPDA DRAFT 23
 MAYOR WALSH MEETING 19
 BPDA MEETING 28

11 community meetings
 11 city/state meetings

PROJECT OVERVIEW



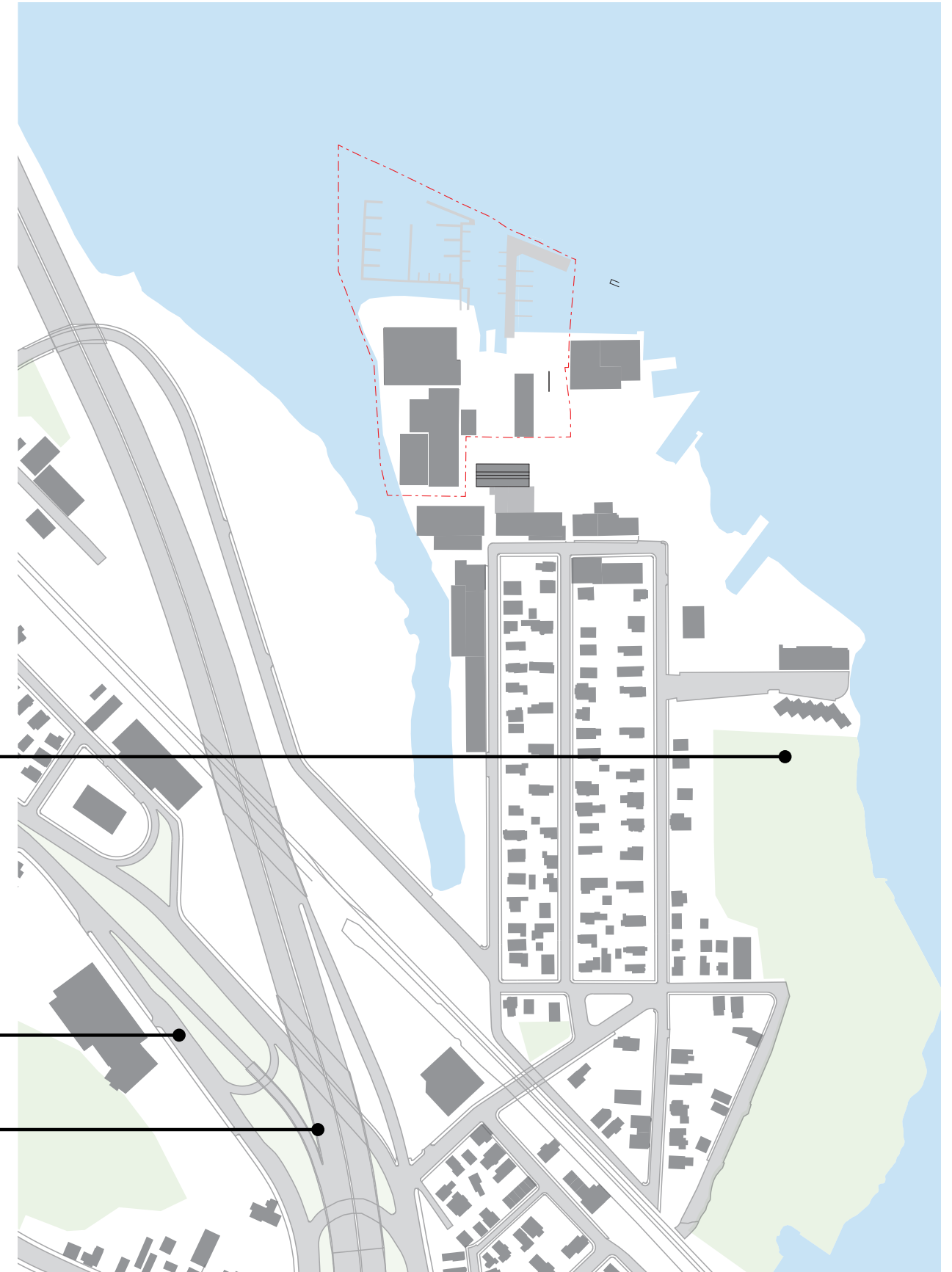
Downtown Boston

Joseph Finnegan Park

Port Norfolk

Morrissey Blvd.

Interstate 93



EXISTING CONDITION



Venezia Boston



Neponset River



Existing Boat Storage



Boston Harbor Distillery



Existing Marina



Existing Boat Storage

EXISTING CONDITION



Boston Harbor Distillery



Seymour Building



N. On Lawley St.



Seymour/Winery from Port Norfolk St.



N. On Port Norfolk St.

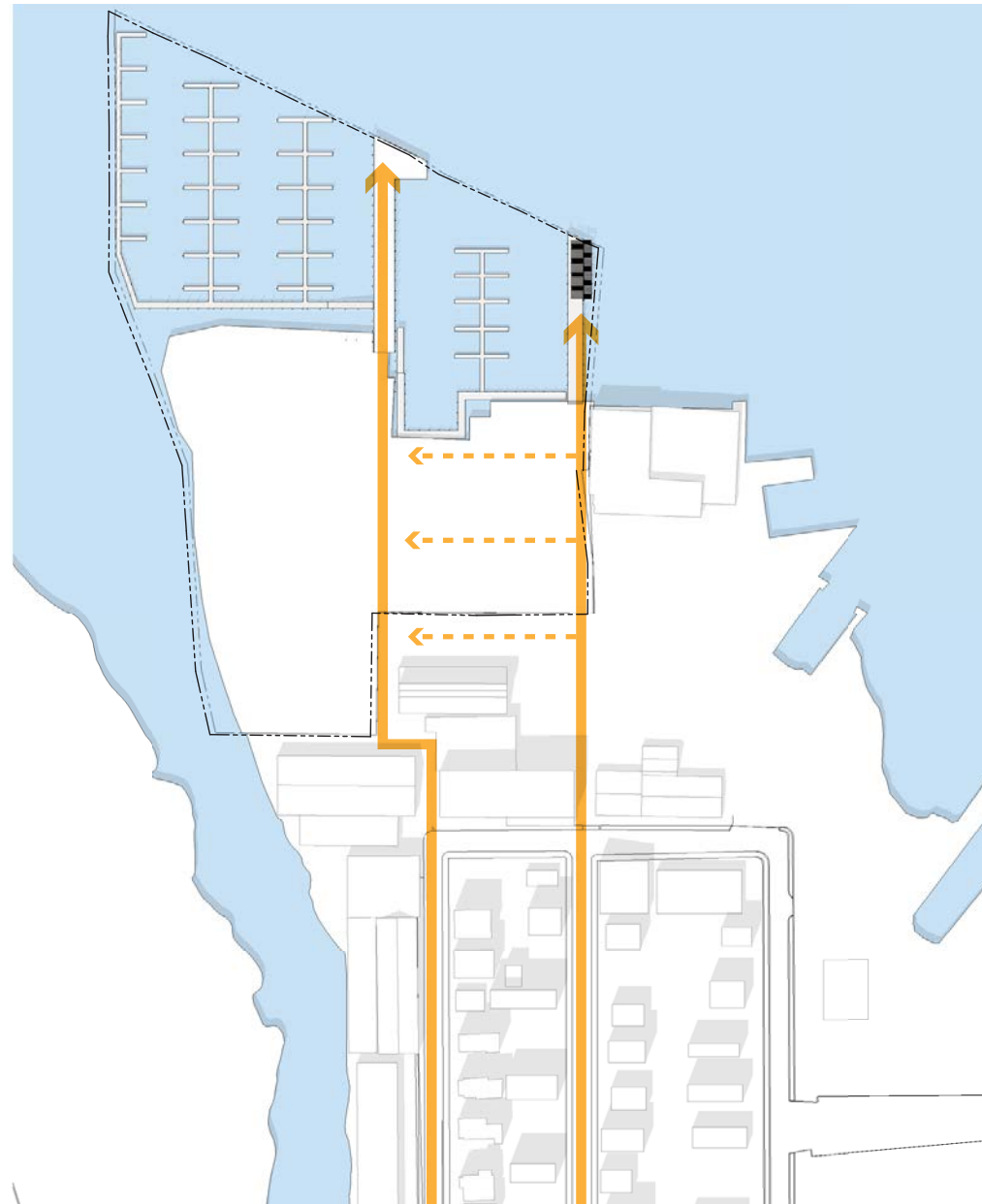


W. On Ericsson St.

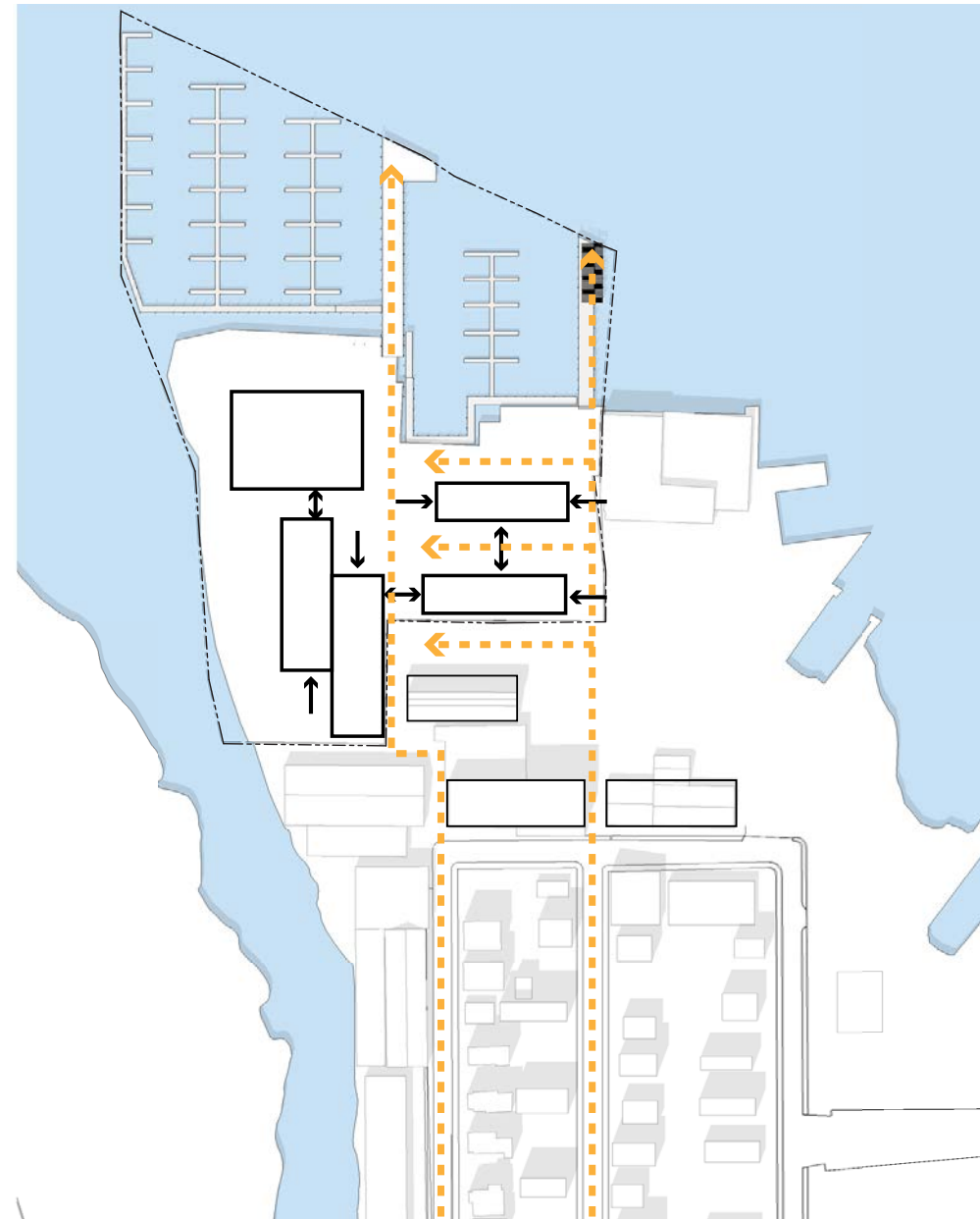
DESIGN DRIVERS

- Celebrate the history of Port Norfolk
- Create a 'beautiful village' with a strong sense of place
 - Simplify buildings, forms, and uses
- Restore the waterfront use and balance with community concern

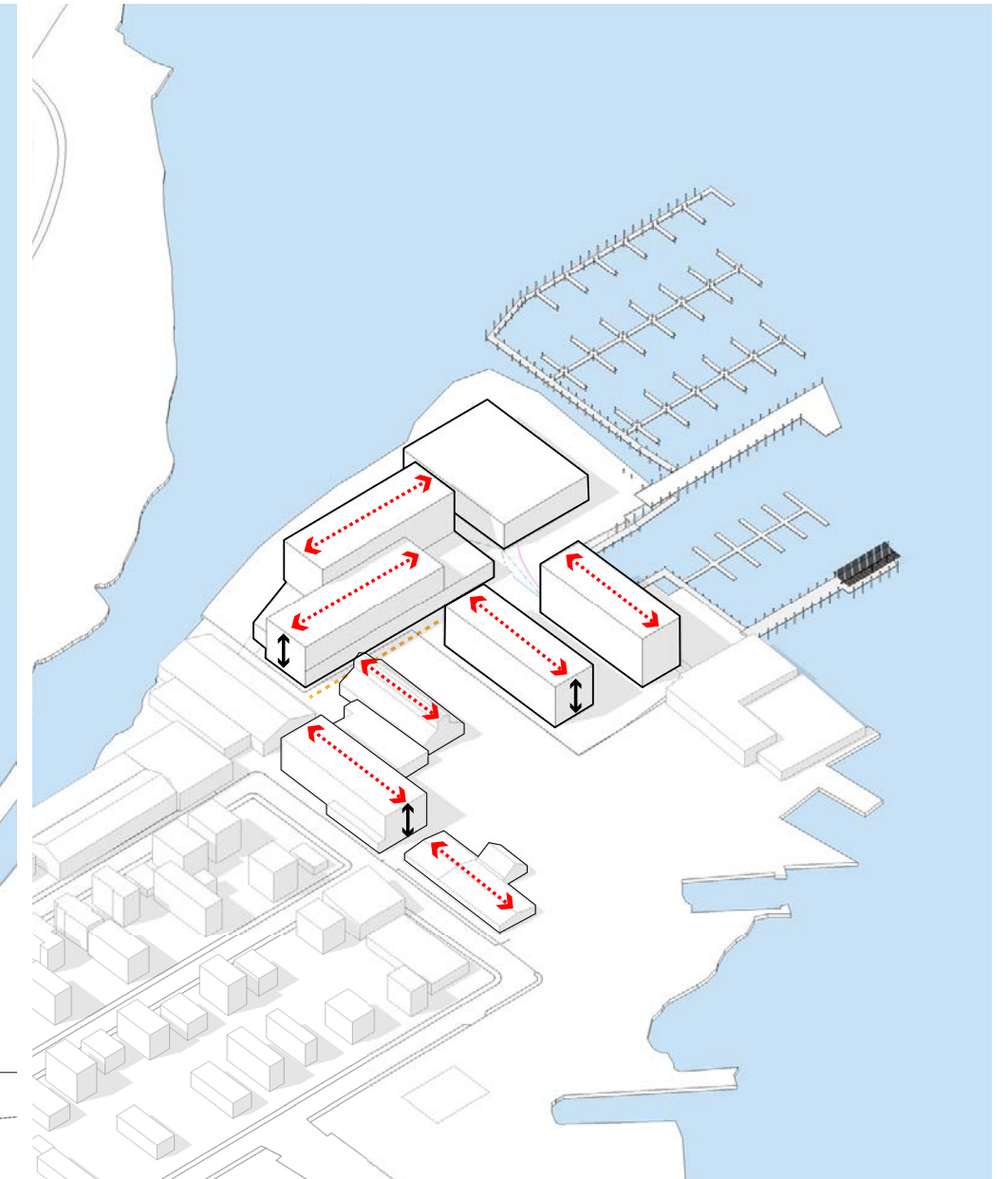




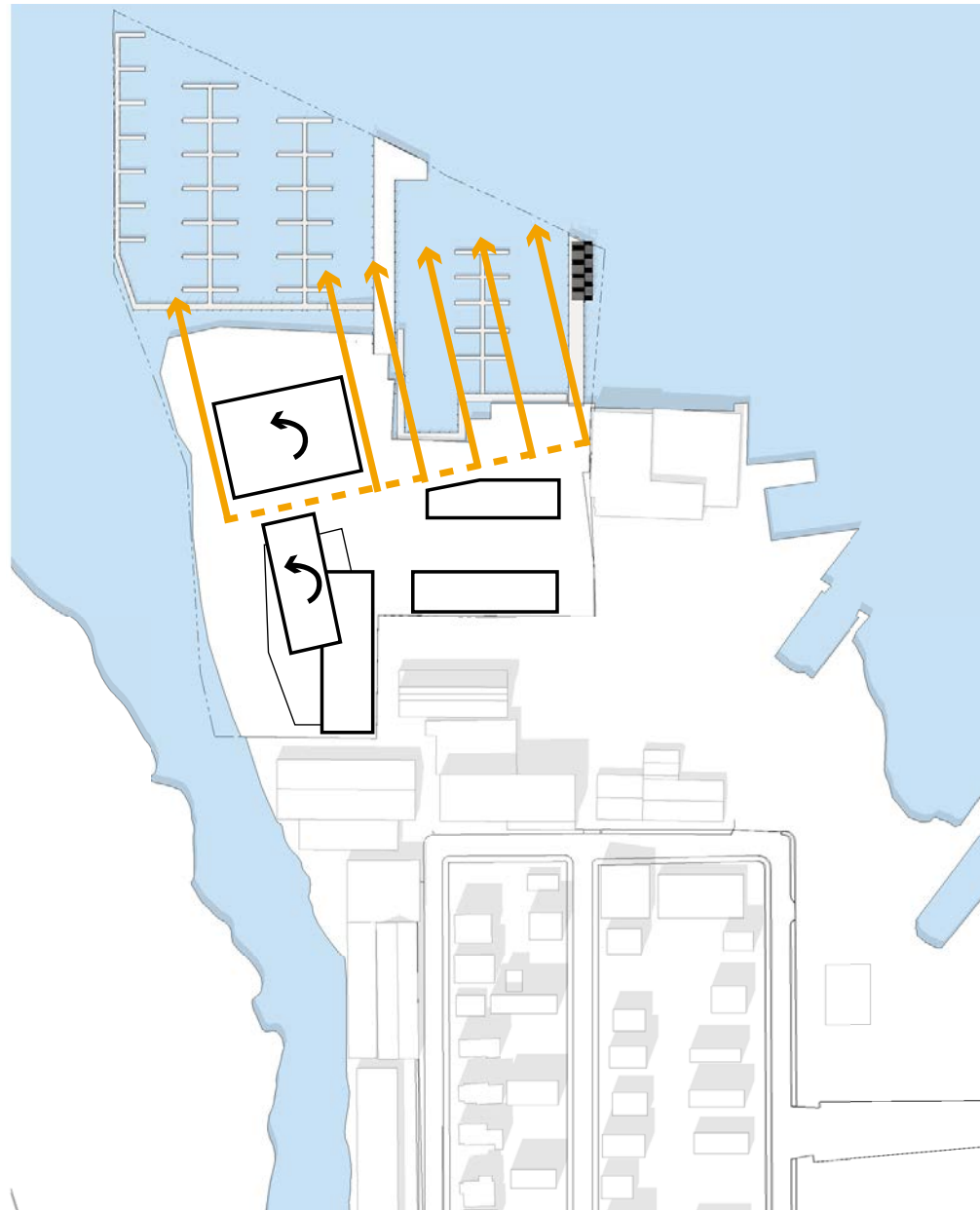
Provide Strong Neighborhood Connections
Create primary extensions of the existing street grid



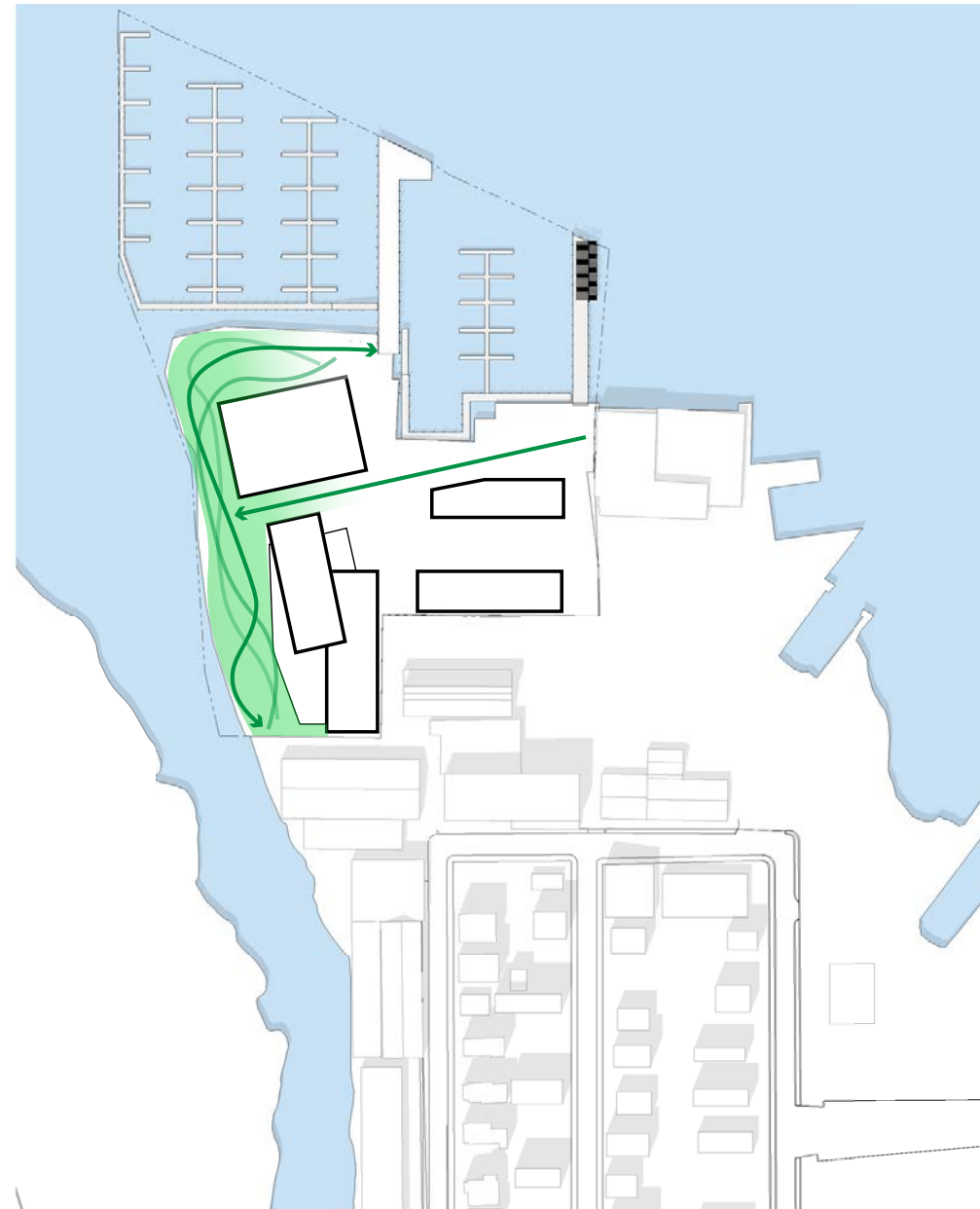
Simplify Buildings, Forms, and Uses
Compose a series of medium sized buildings that relate proportionally to adjacent context



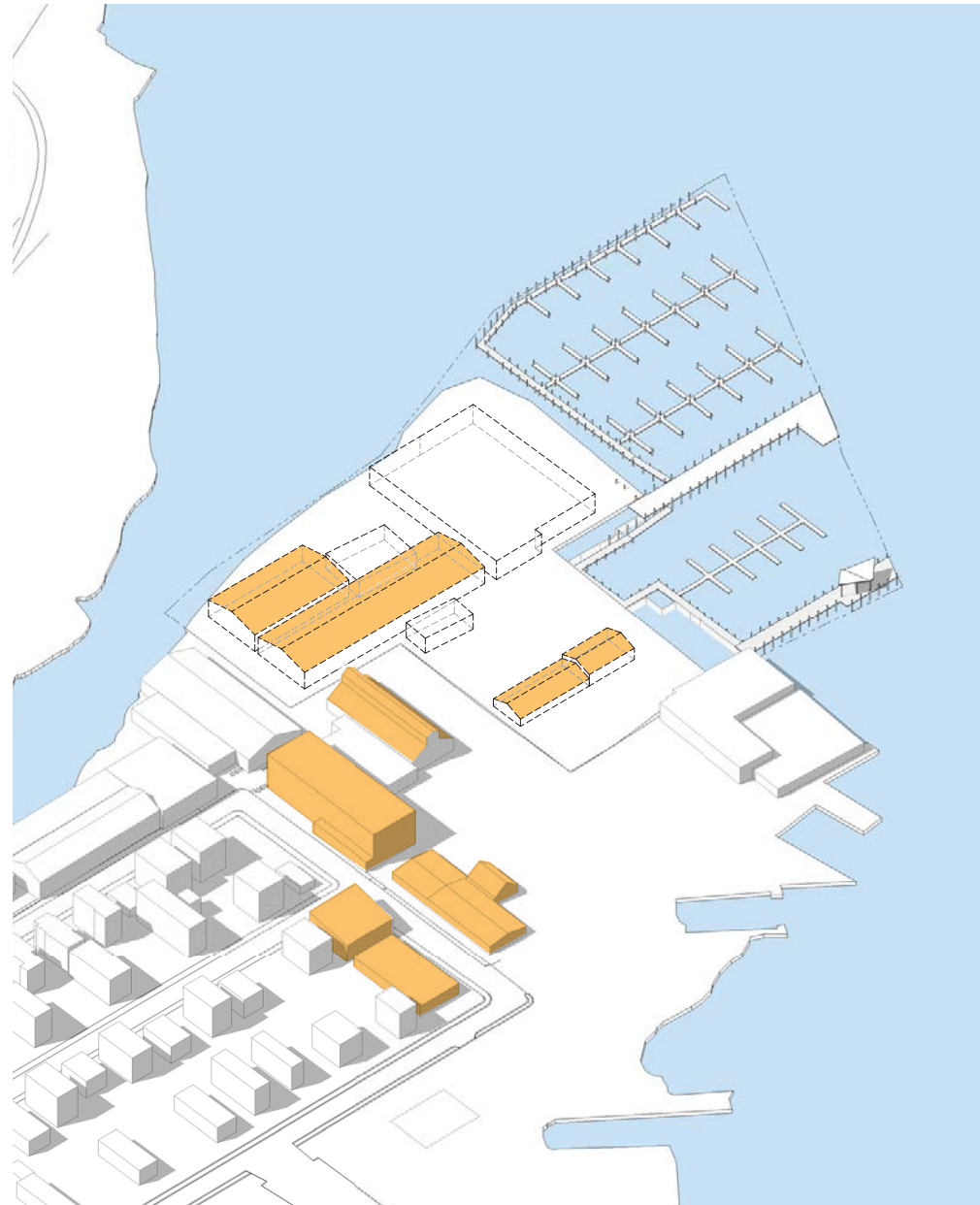
Contextual Scale
Match heights and proportions of adjacent context to break down scale



Embrace the Site Orientation Towards City Vistas
Align major axis with harbor and city views

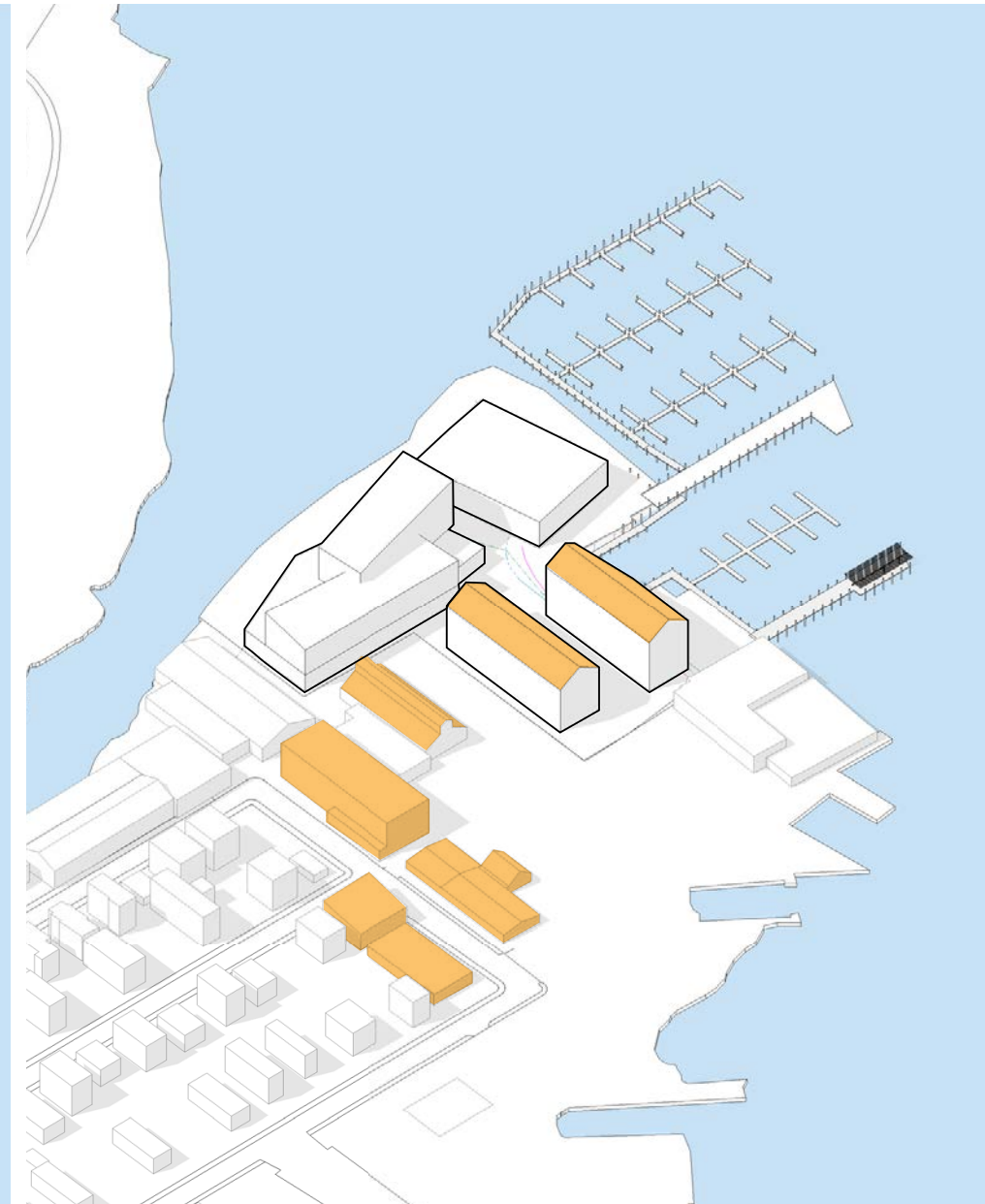


Create a Soft Resilient Edge
Dedicate all of the western edge to resoration and passive resiliency; concentrate active uses in close proximity to neighborhood access points



Recognition of History and Context

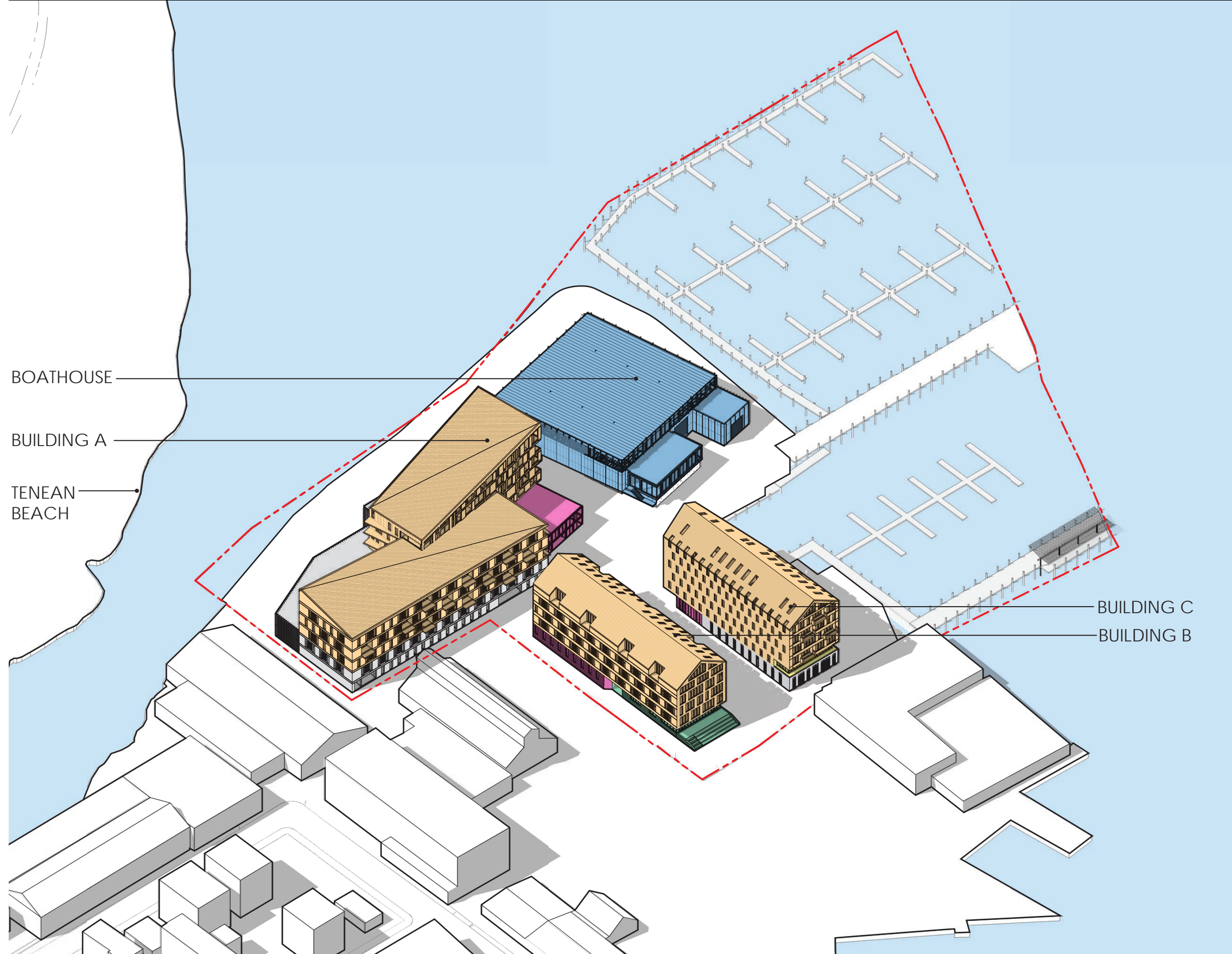
Inspiration of building typologies drawn from history of site and existing context



Create a "Beautiful Village" with a Strong Sense of Place

Extend existing patterns onto site and choose a formal language that relates to significant historical structures on site

PROGRAMMATIC OVERVIEW



BOATHOUSE

BUILDING A

TENEAN BEACH

BUILDING C

BUILDING B

Building A

- 131,659 GSF / 77.5' height
- 71,90 GSF Residential
- 2 stories of parking with 5 stories of residential above
- 151 parking spaces
- 52 Condo dwelling units, (1,200 sf average unit size)

Building B

- 46,466 GSF / 68' height
- 4 stories residential over ground floor lobby & retail
- 3,500 SF retail space
- 24 Condo dwelling units

Building C

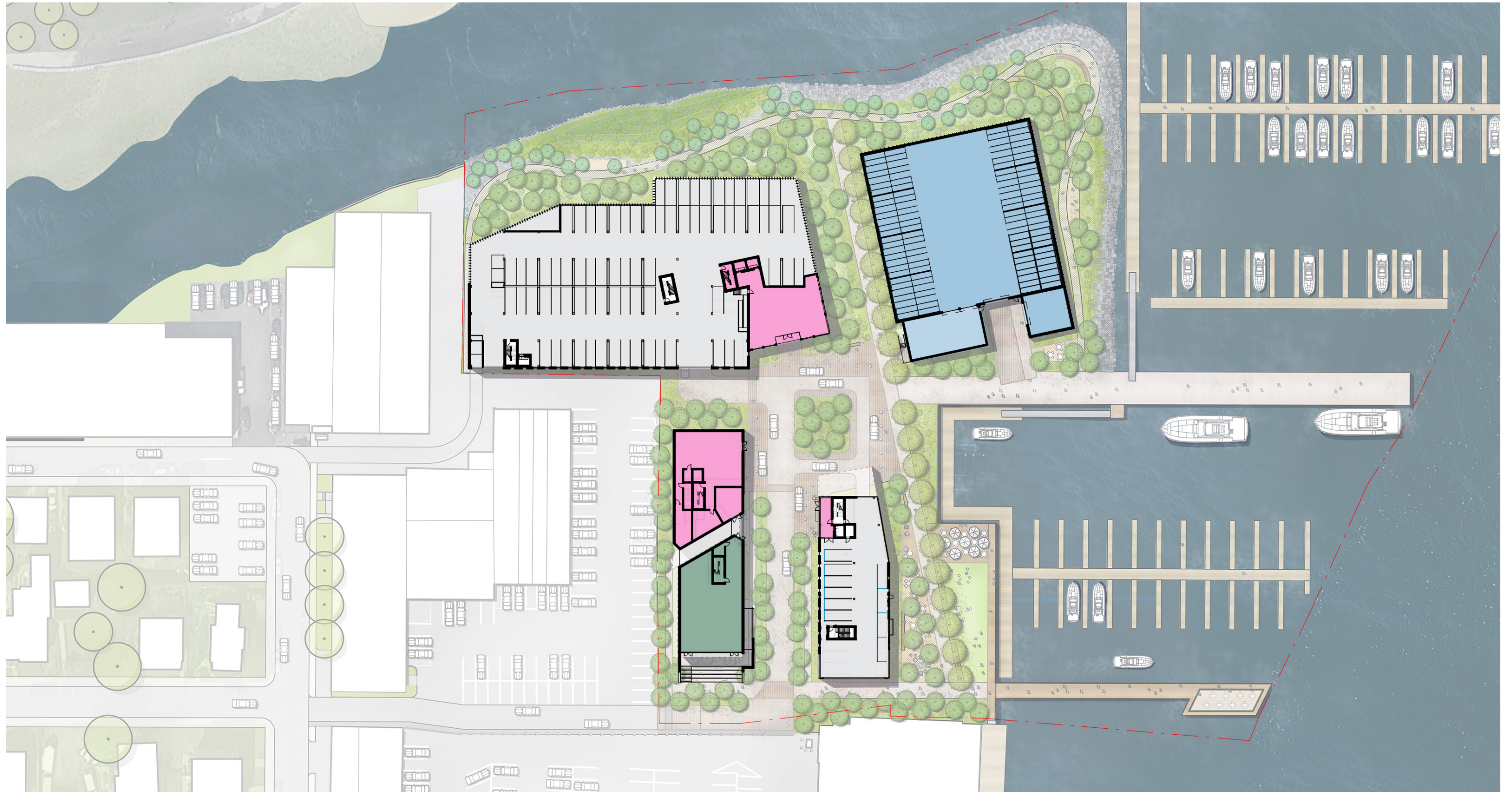
- 43,290 GSF / 64' height
- 5 stories residential over ground floor lobby and parking
- 13 at-grade parking spaces
- 1,200 SF community room on second level
- 24 Condo dwelling units

Boathouse

- 22,300 GSF / 45' height
- 75 boat storage docks, some in 3-high racks
- 3,000 SF office / locker / lounge space

RESIDENTIAL
 BOATHOUSE
 COMMERCIAL
 PARKING
 COMMUNITY ROOM
 AMENITY SPACE
 N ↗

GROUND LEVEL



- RESIDENTIAL
 - BOATHOUSE
 - COMMERCIAL
 - PARKING
 - COMMUNITY ROOM
 - AMENITY SPACE
- 1:100 / N →



DESIGN DRIVERS

Create an ecologically restorative, resilient edge

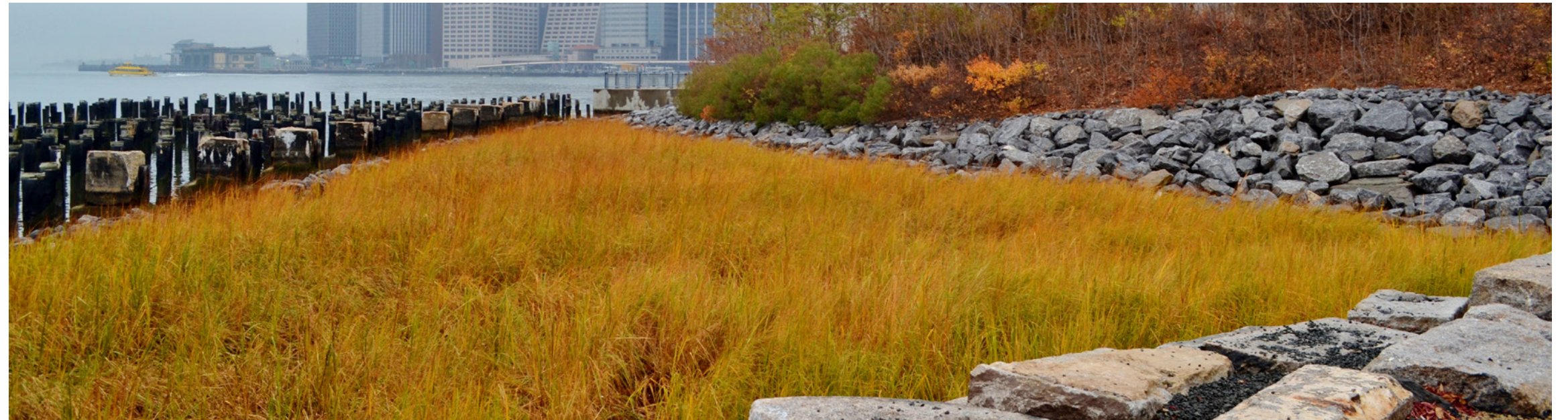
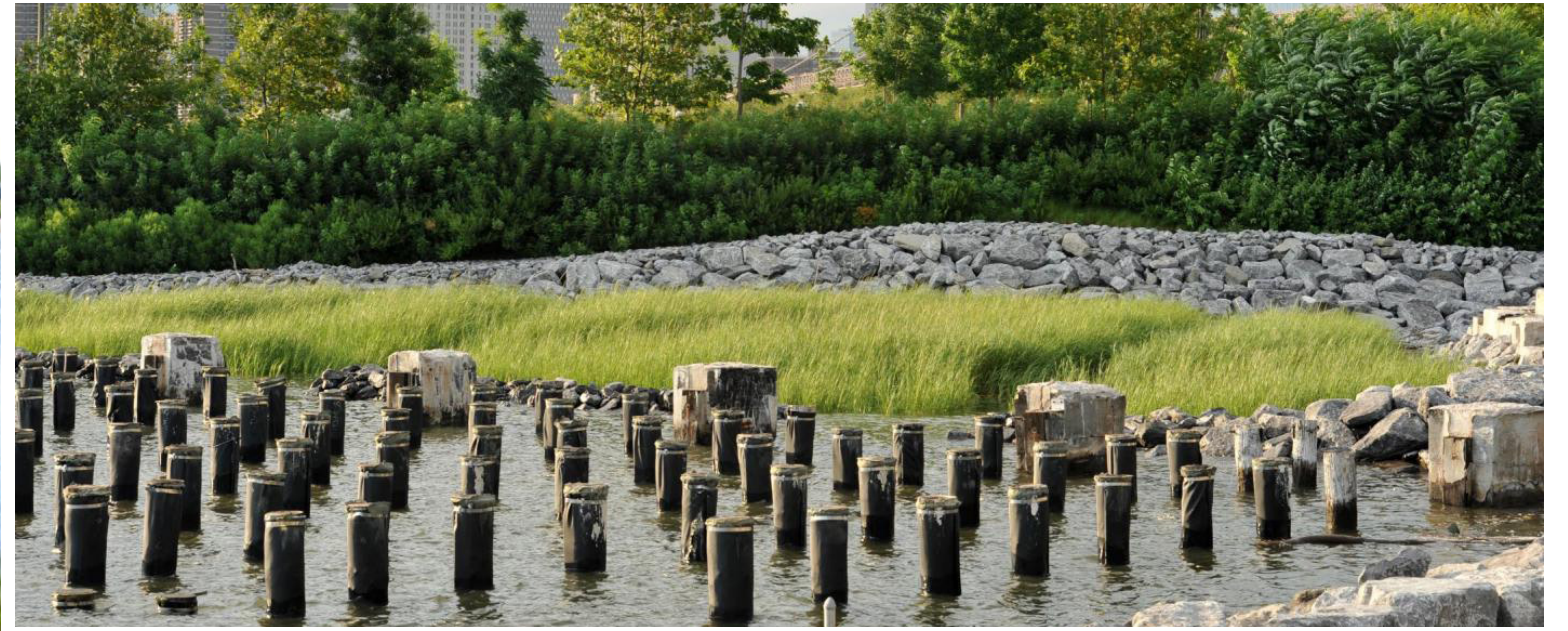
Orient the site toward city vistas

Enhance neighborhood connections

Create a contextually responsive landscape

Develop a program that serves the community

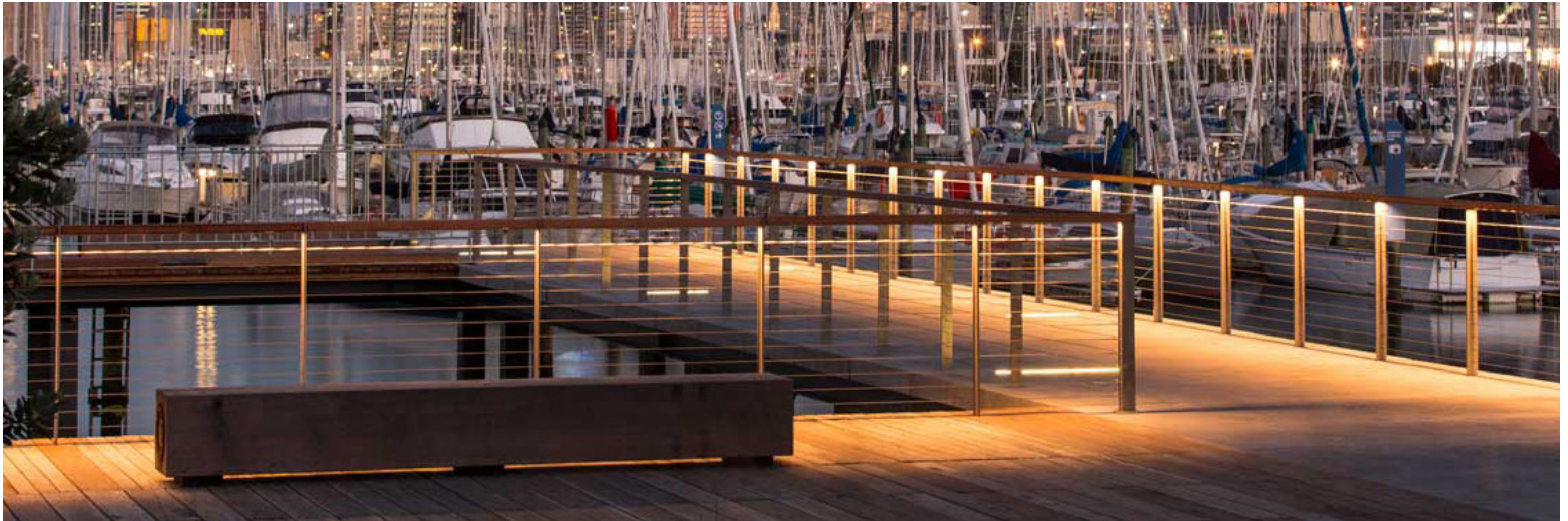


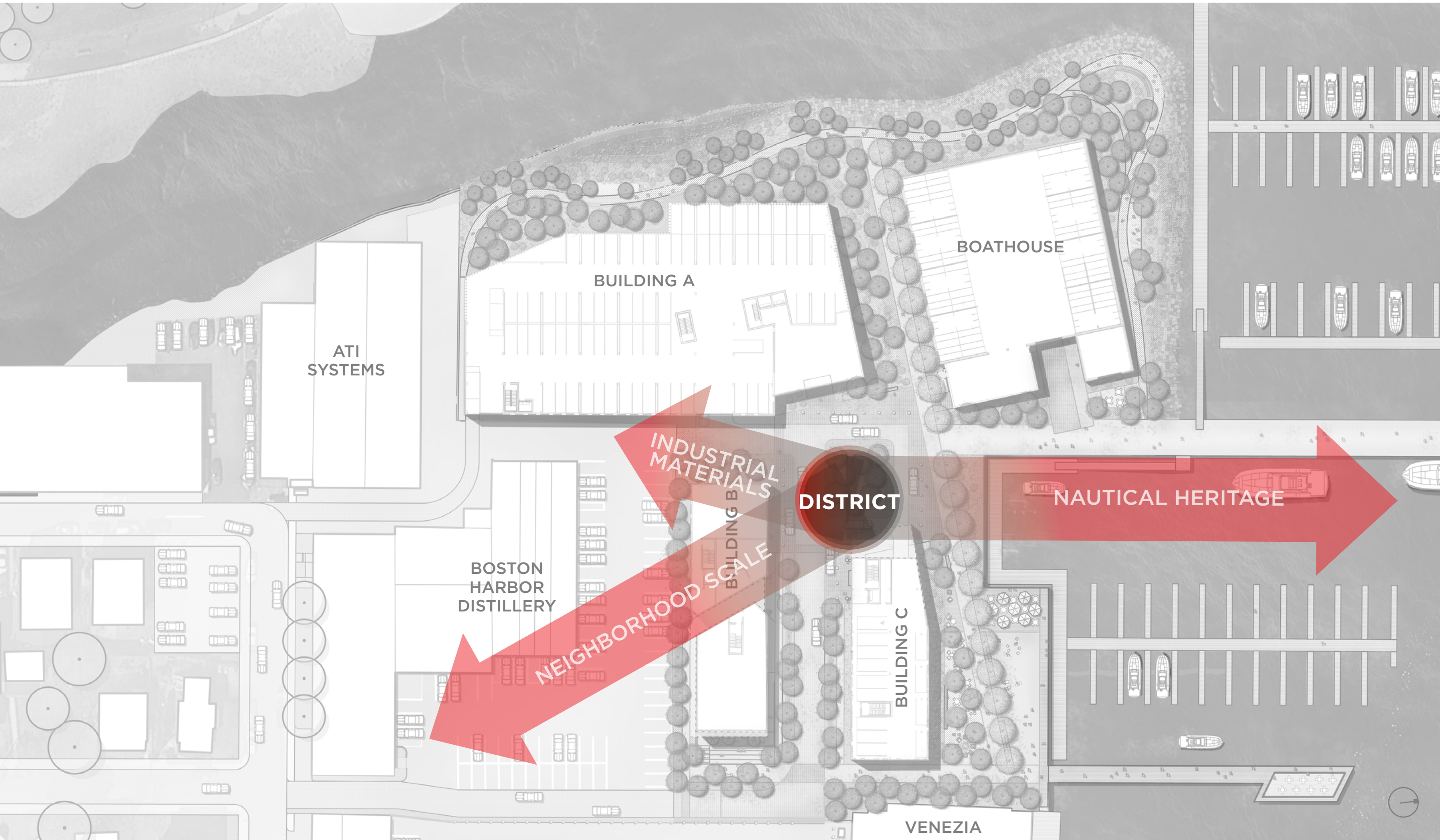








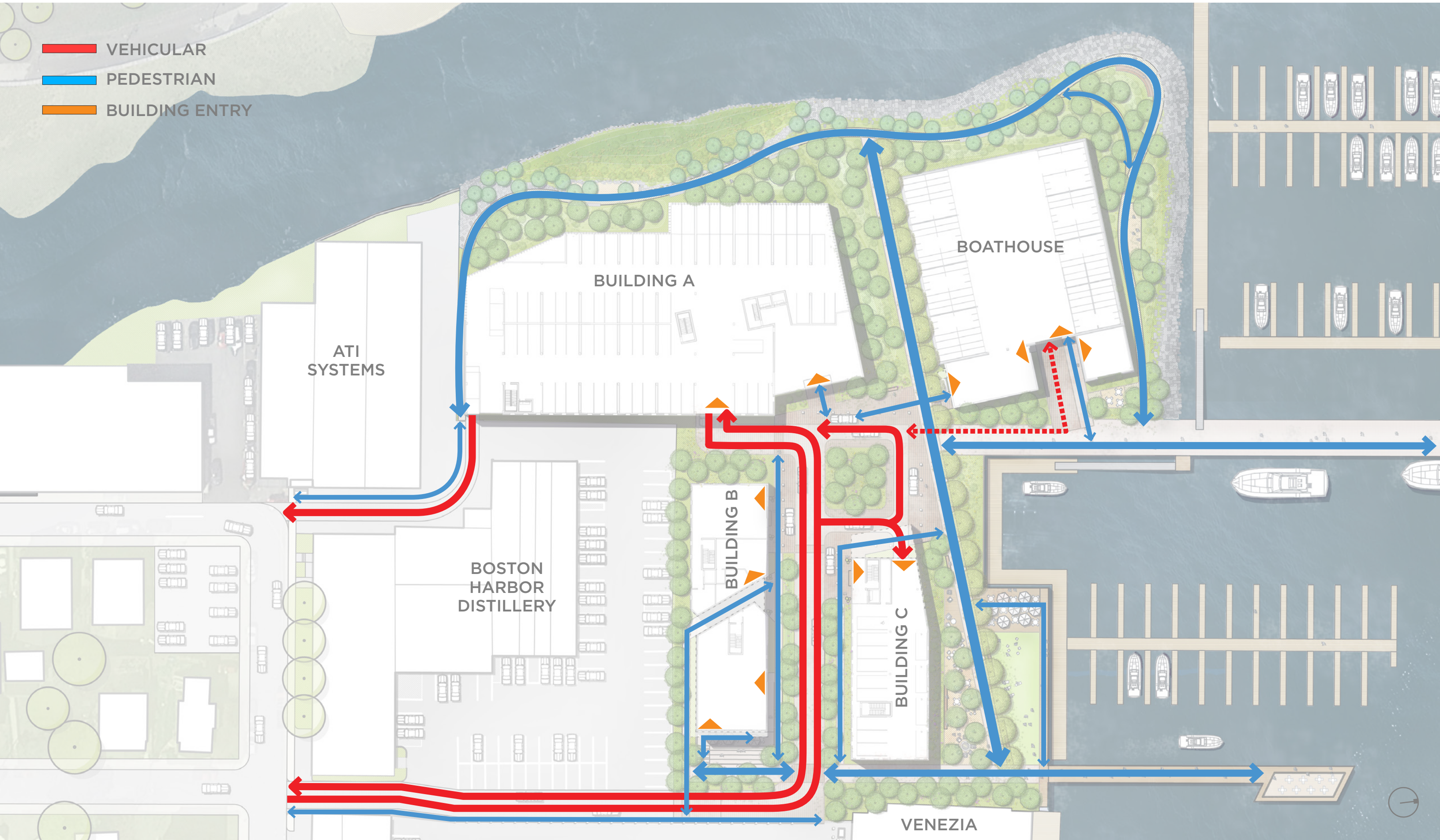






CIRCULATION

- VEHICULAR
- PEDESTRIAN
- BUILDING ENTRY





ACCESSIBLE PATHS

SALT MARSH

NATIVE PLANTING

ATI SYSTEMS

BUILDING A

BOATHOUSE

WORKING PIER

ARRIVAL COURT

BOSTON HARBOR DISTILLERY

BUILDING B

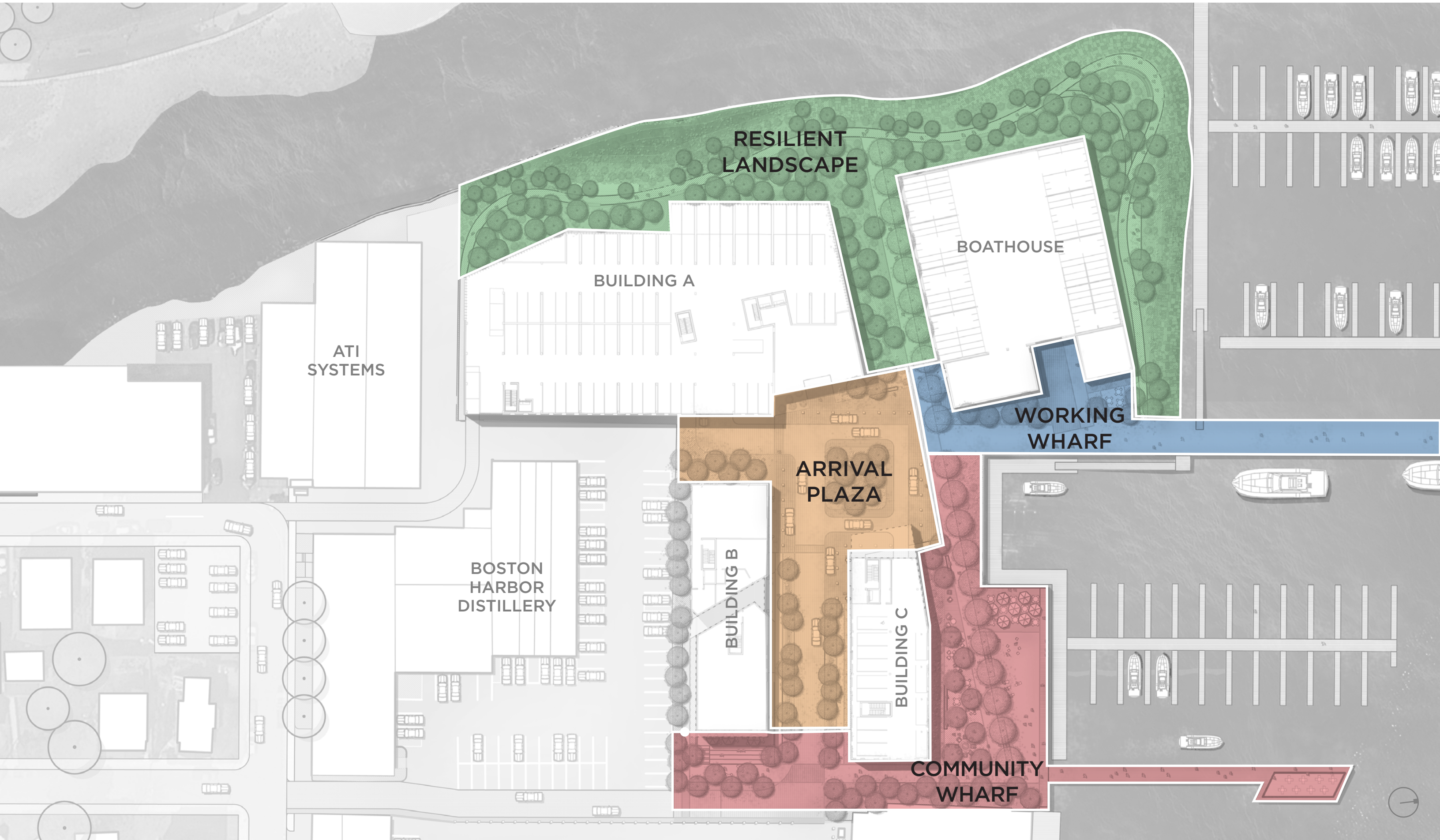
BUILDING C

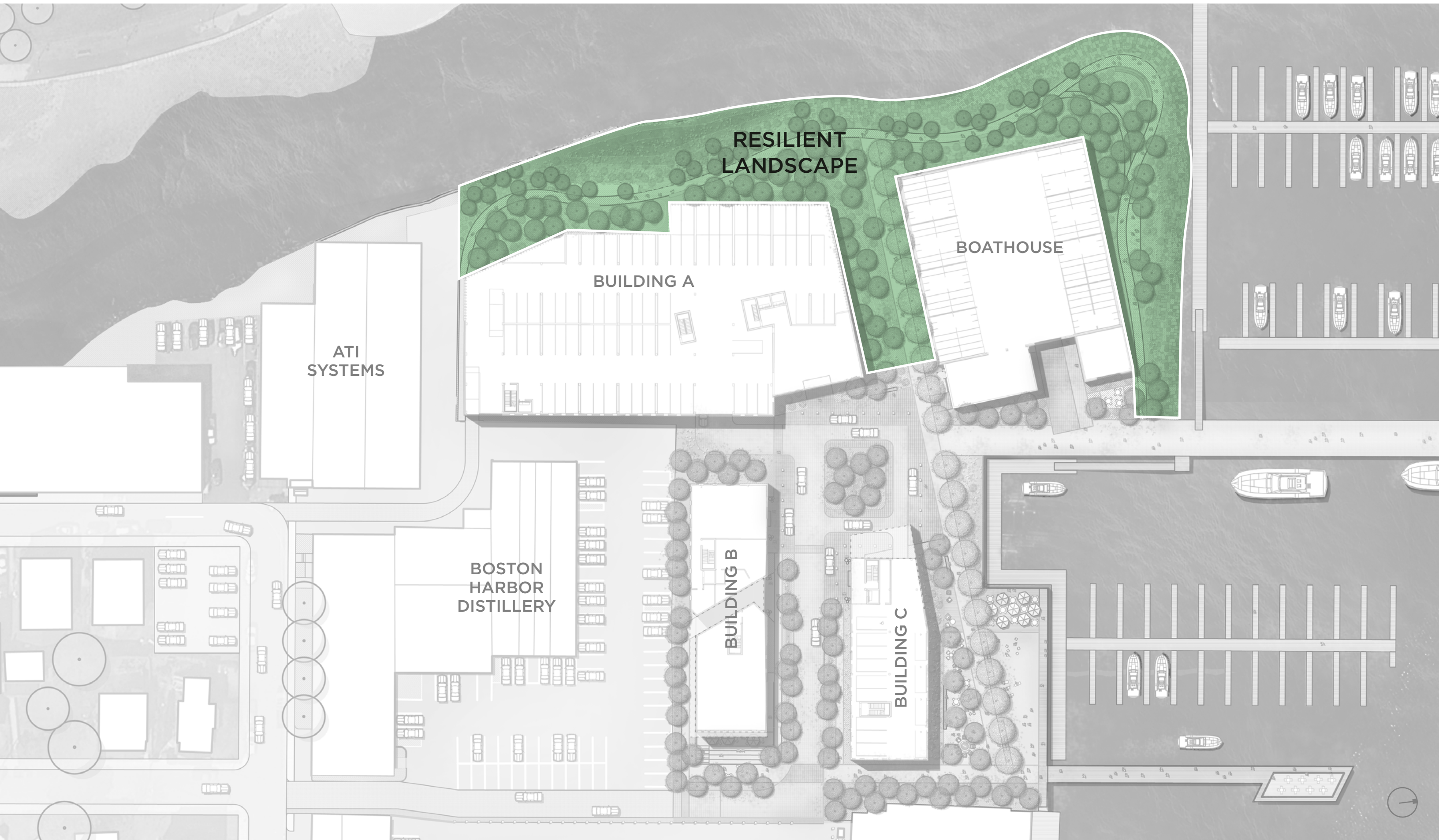
HARBORWALK

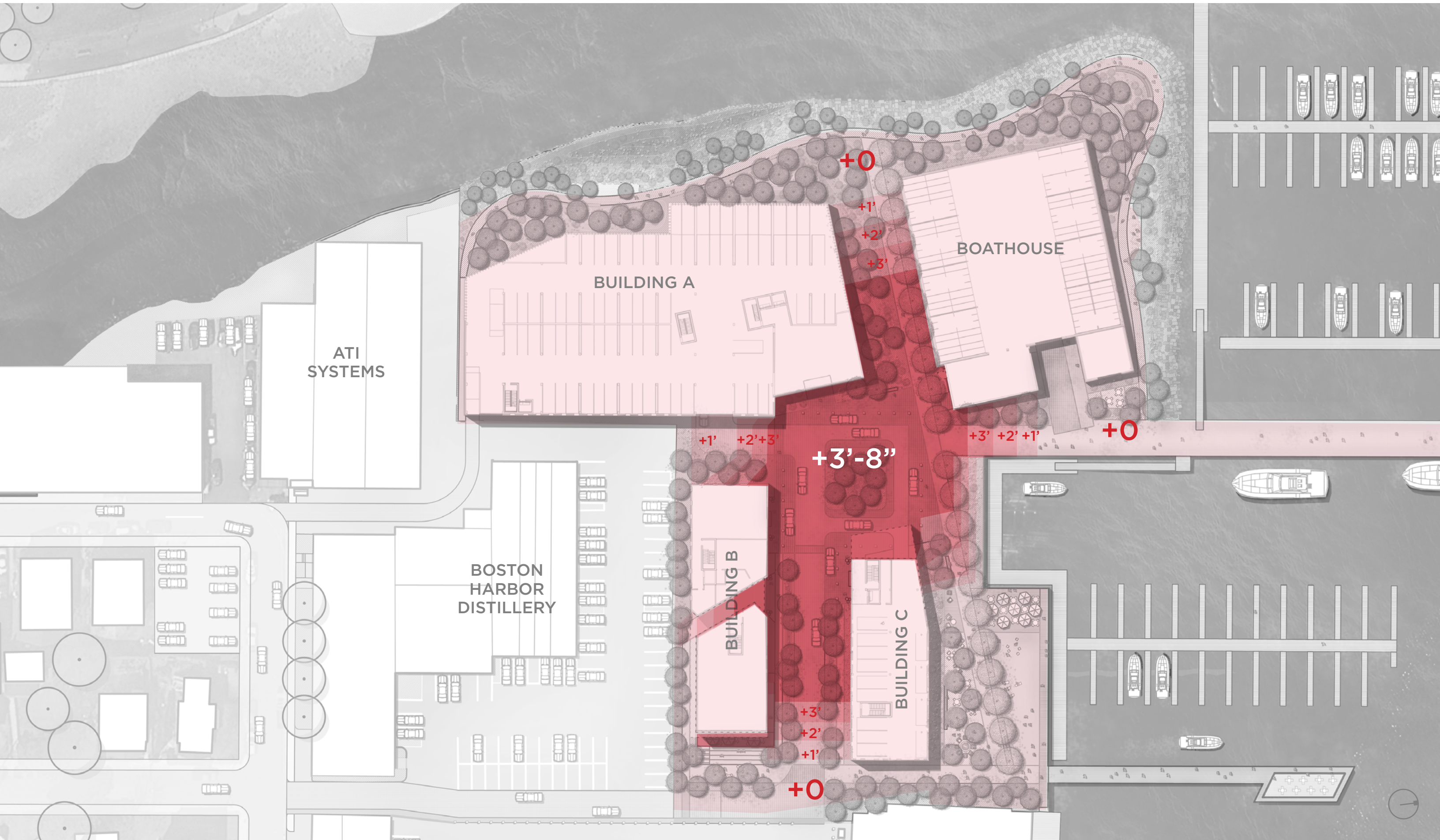
PUBLIC AMENITY SPACE

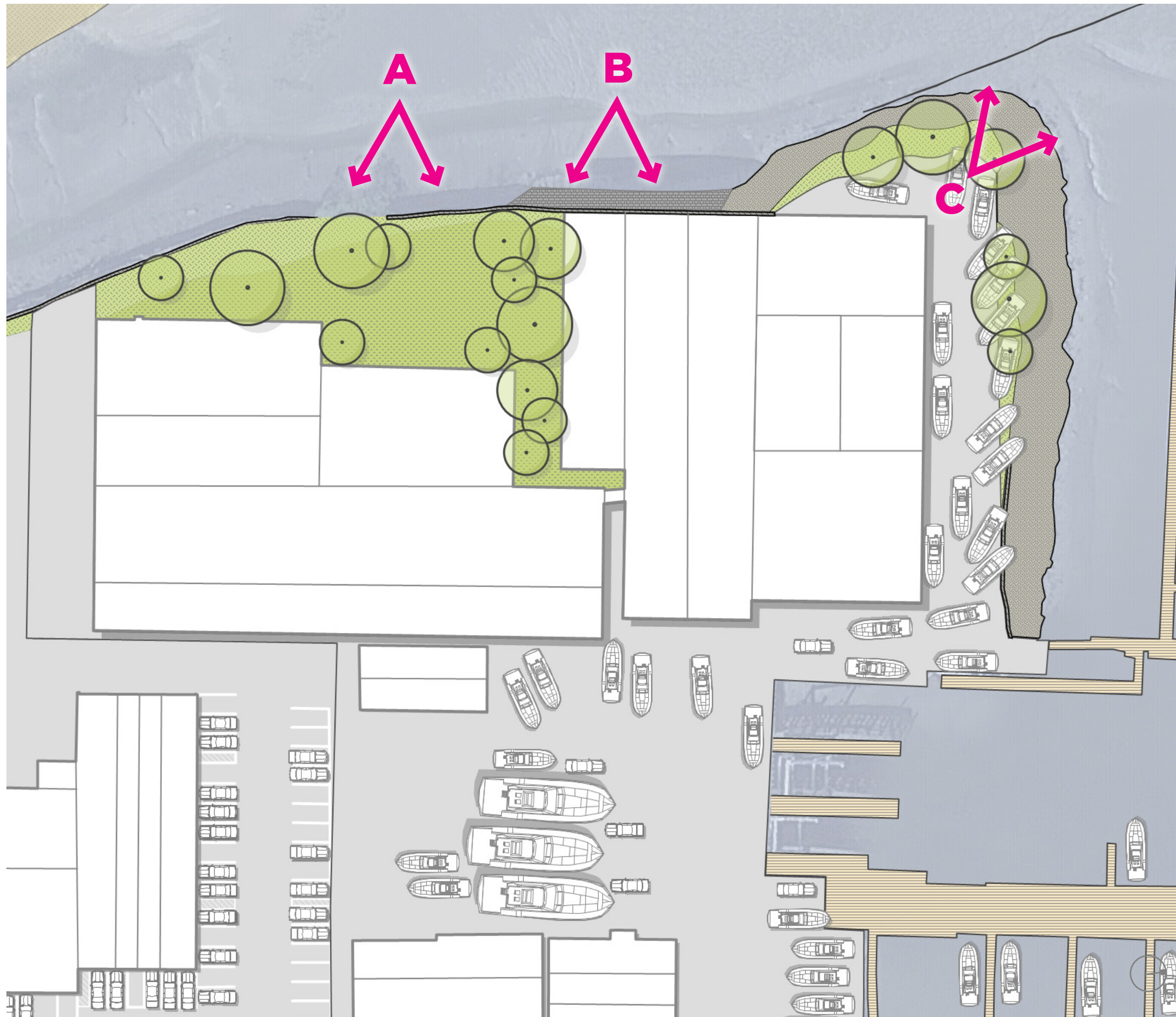
COMMUNITY TERRACE

PUBLIC FISHING PIER/SPACE



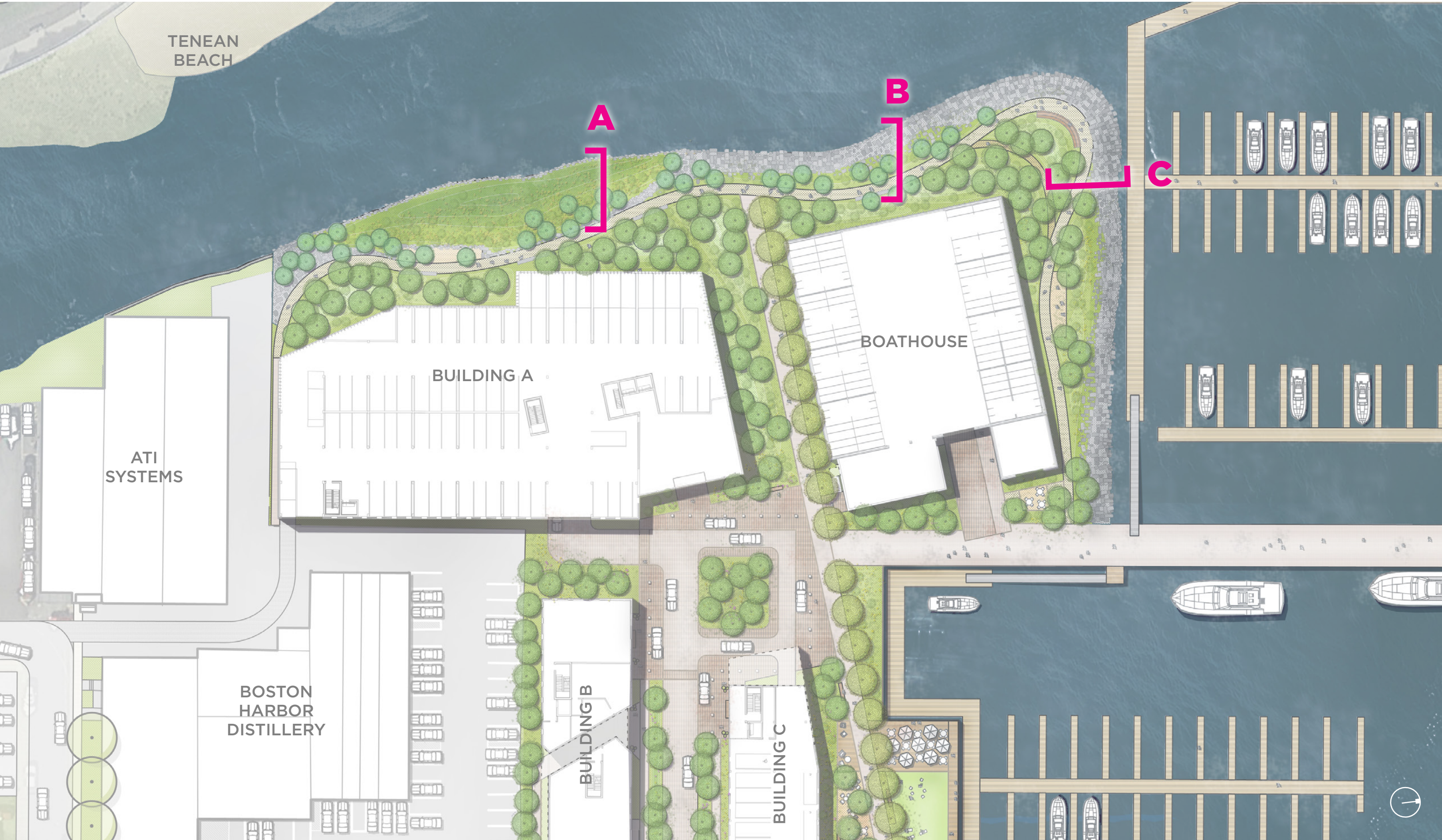


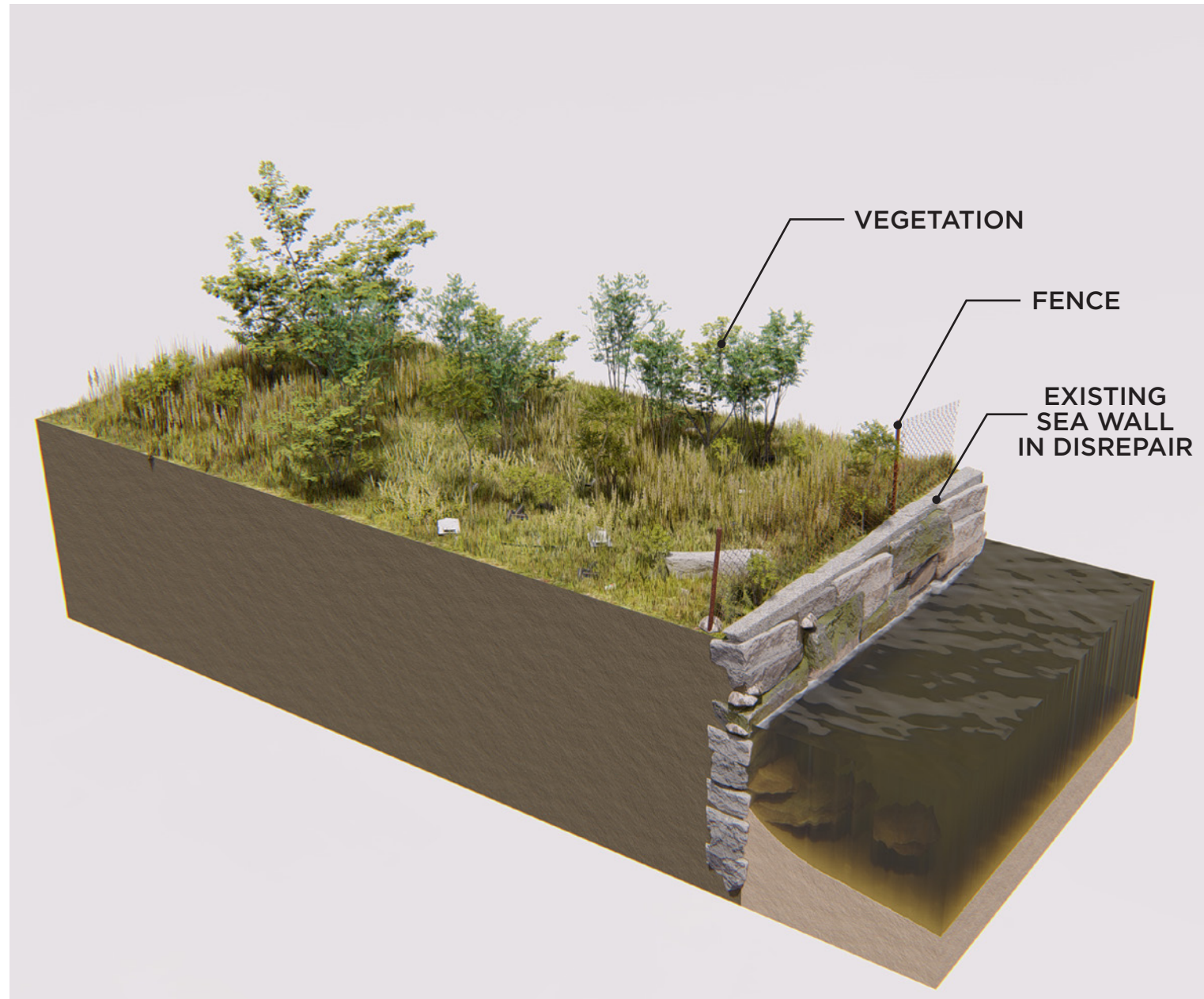




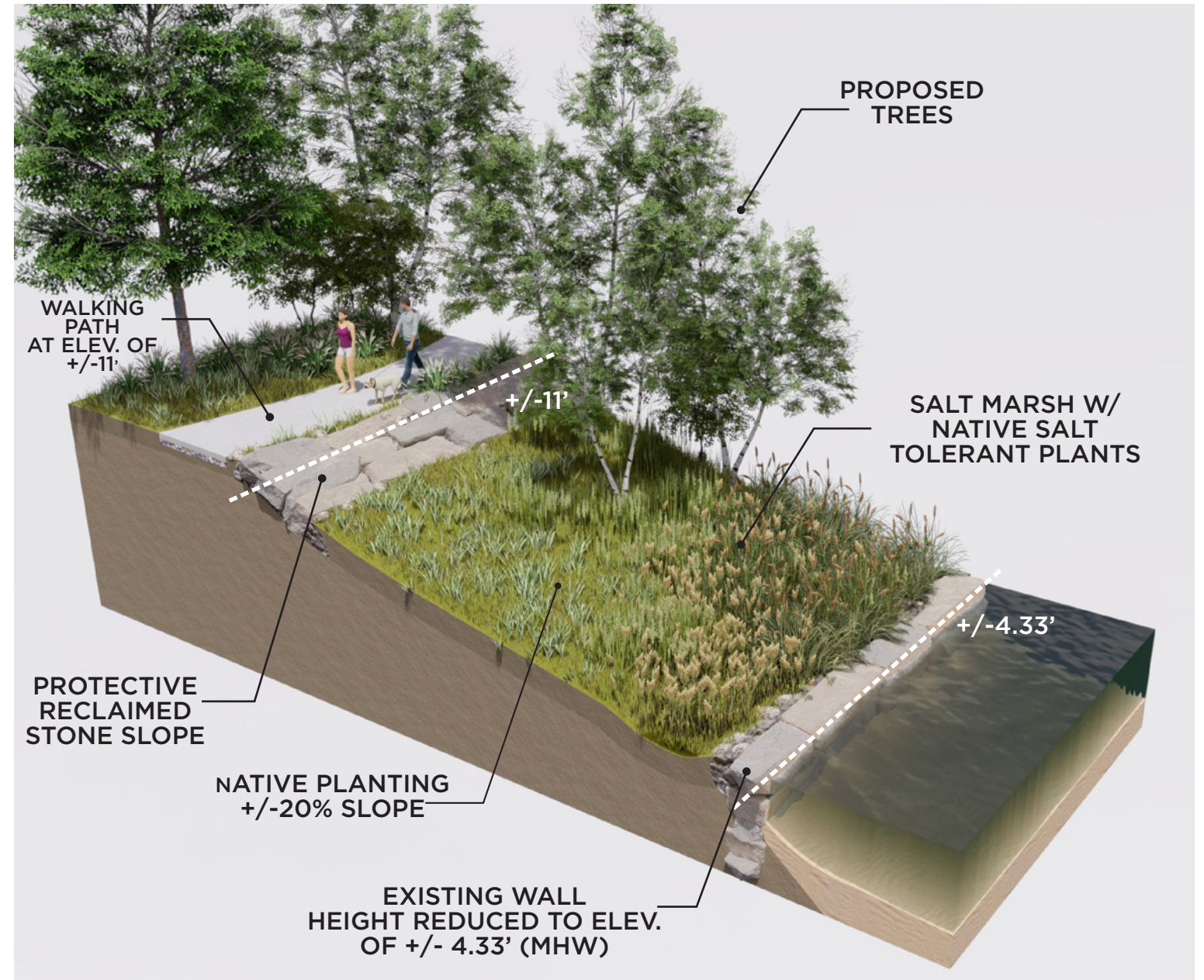
EXISTING EDGE CONDITIONS



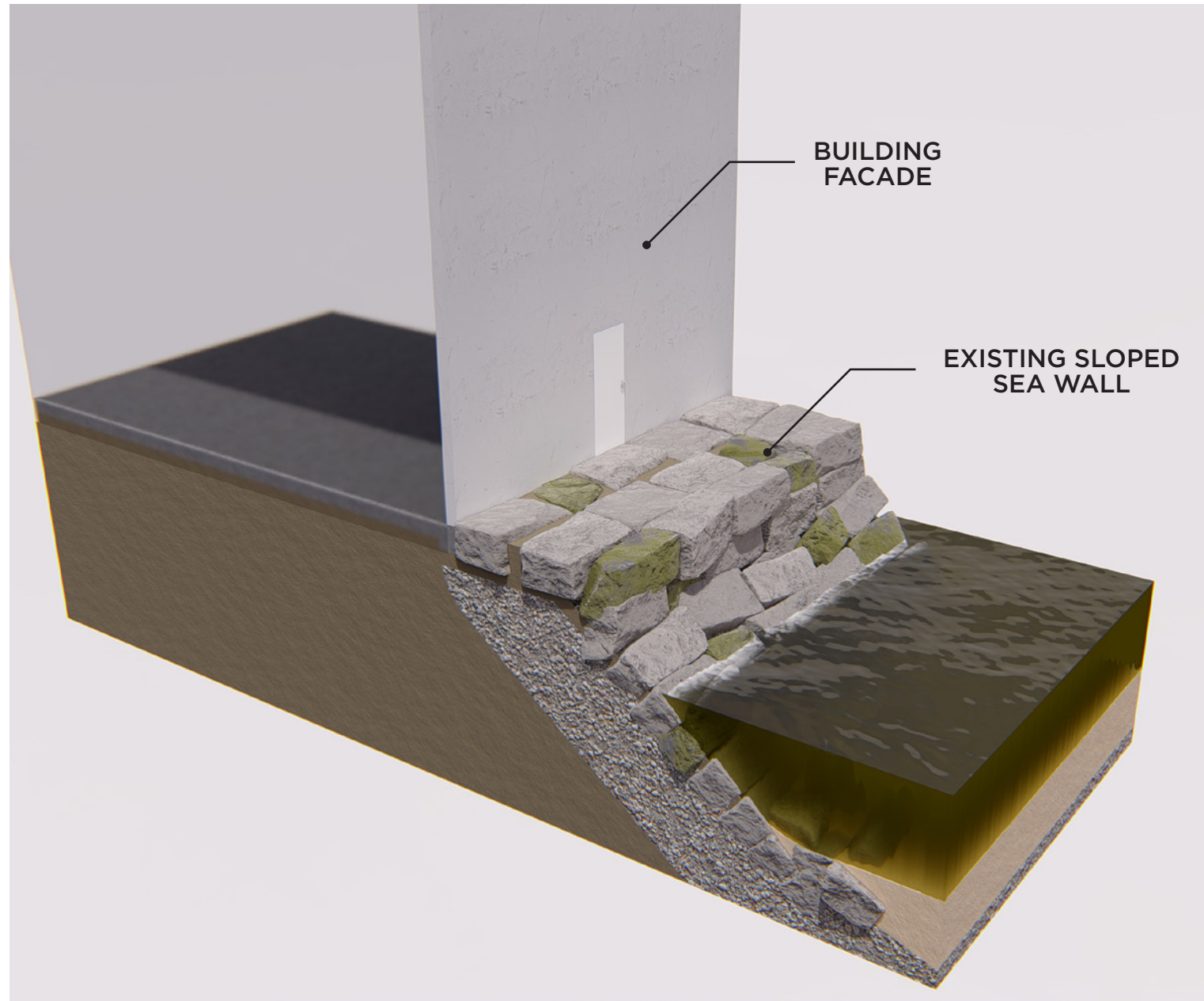




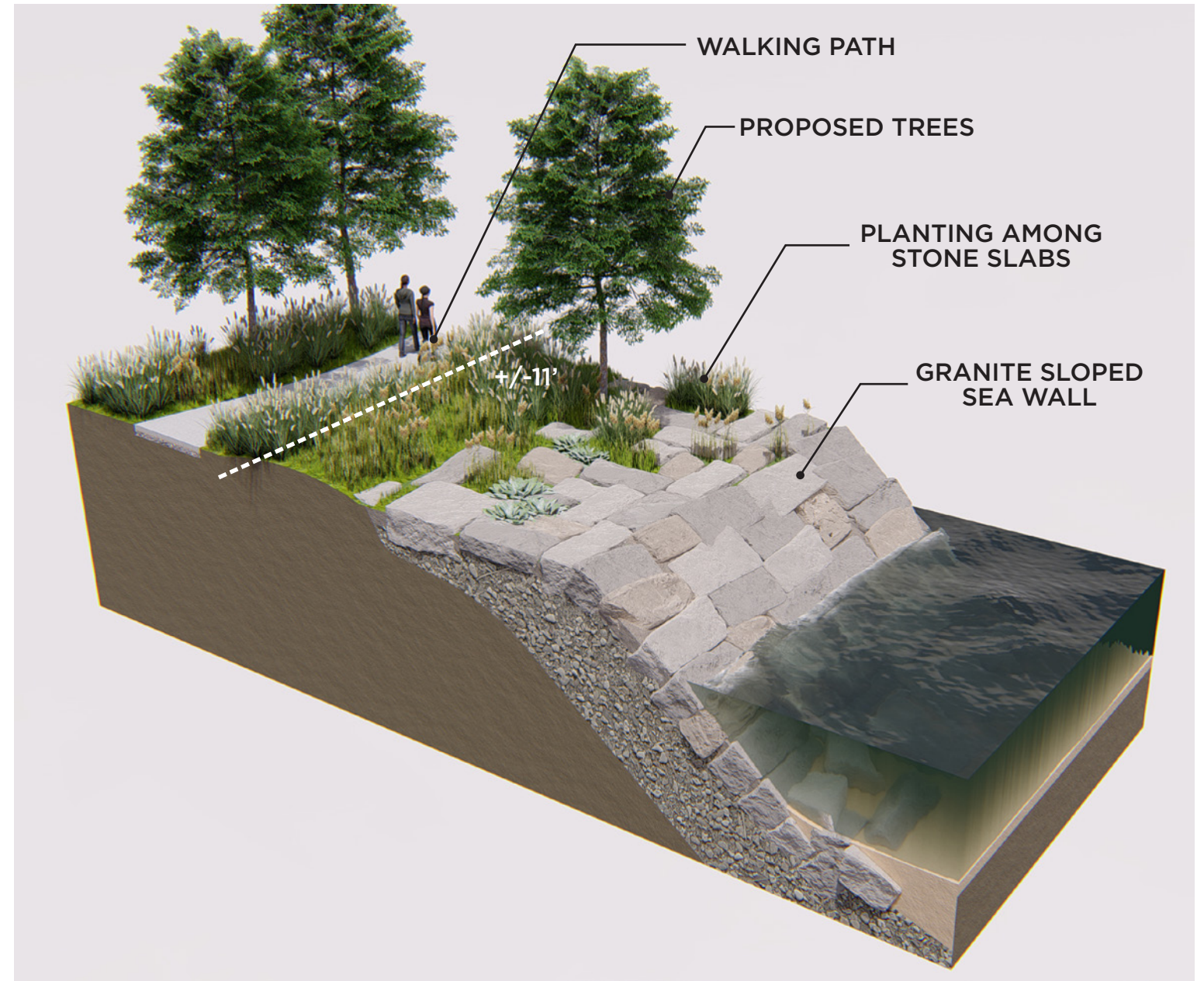
EXISTING



PROPOSED

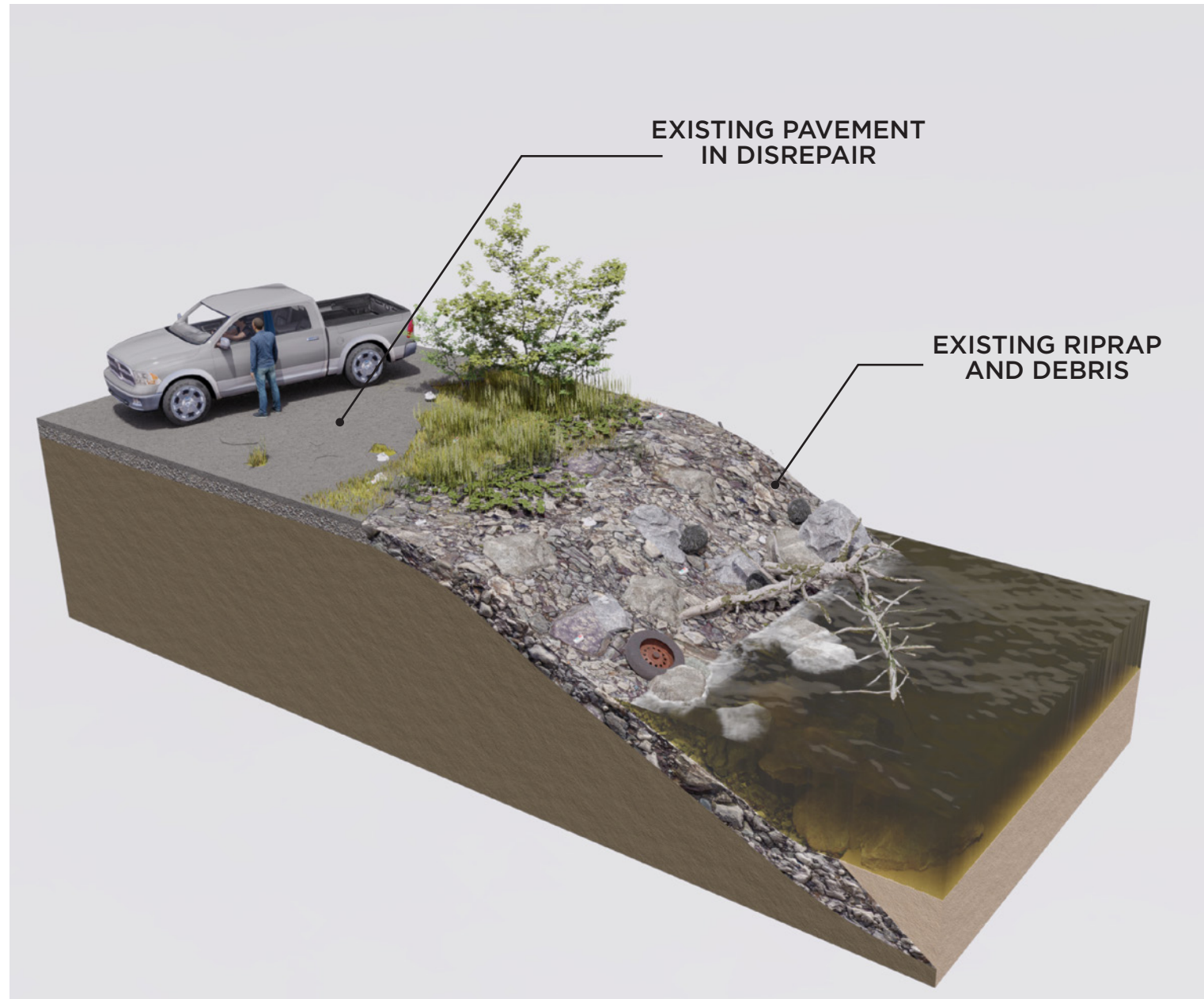


EXISTING



PROPOSED





EXISTING



PROPOSED









OJB | LANDSCAPE ARCHITECTURE









OJB | LANDSCAPE ARCHITECTURE





OJB | LANDSCAPE ARCHITECTURE







OJB | LANDSCAPE ARCHITECTURE



OJB | LANDSCAPE ARCHITECTURE







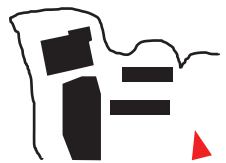
OJB | LANDSCAPE ARCHITECTURE



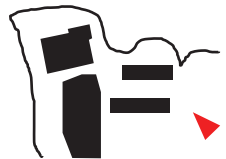




SITE APPROACH



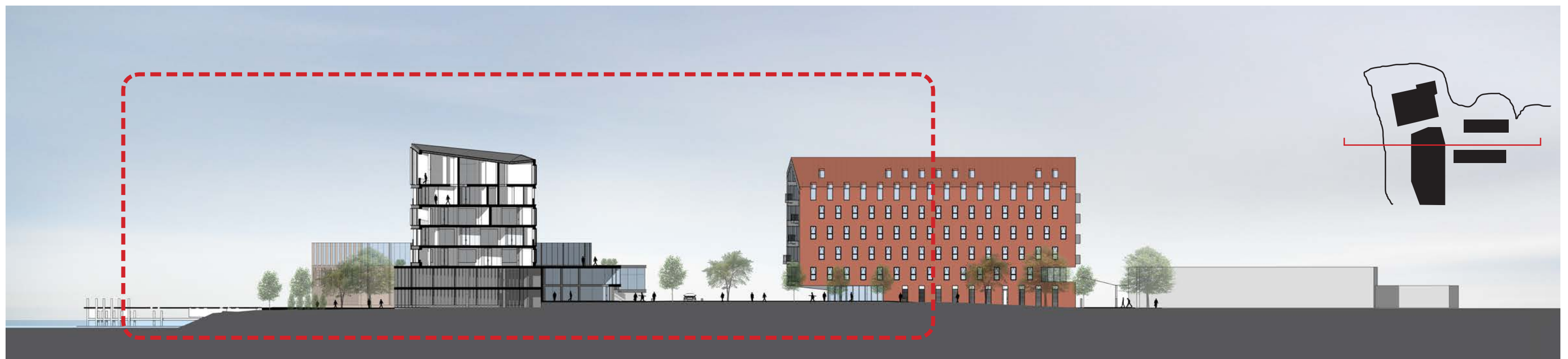
VIEW OF ENTRY AND MARKET

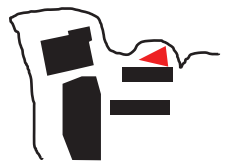


NORTH-SOUTH SITE SECTION - ALONG PORT NORFOLK AXIS



EAST-WEST SITE SECTION: THROUGH RESILIENT LANDSCAPE & ARRIVAL COURT

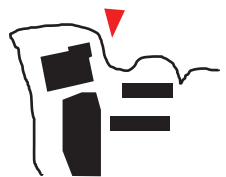




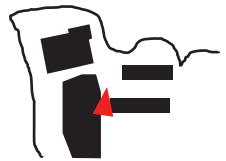
VIEW FROM PORT NORFOLK PIER



**"RESTORE WATERFRONT USE AND
BALANCE COMMUNITY CONCERNS"**



VIEW FROM DISTRICT

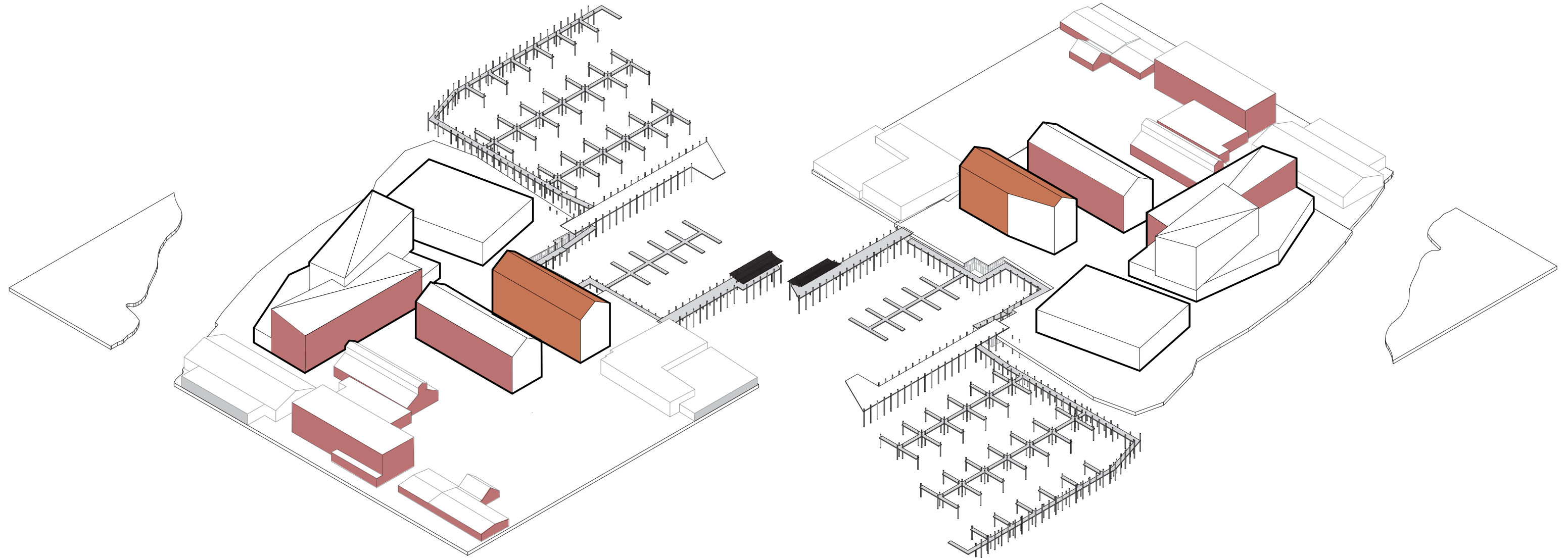


VIEW FROM TENEAN

“Celebrate the History of Port Norfolk”



TYPE A FACADE_BRICK, TERRACOTTA



Existing Inspiration



Existing Inspiration

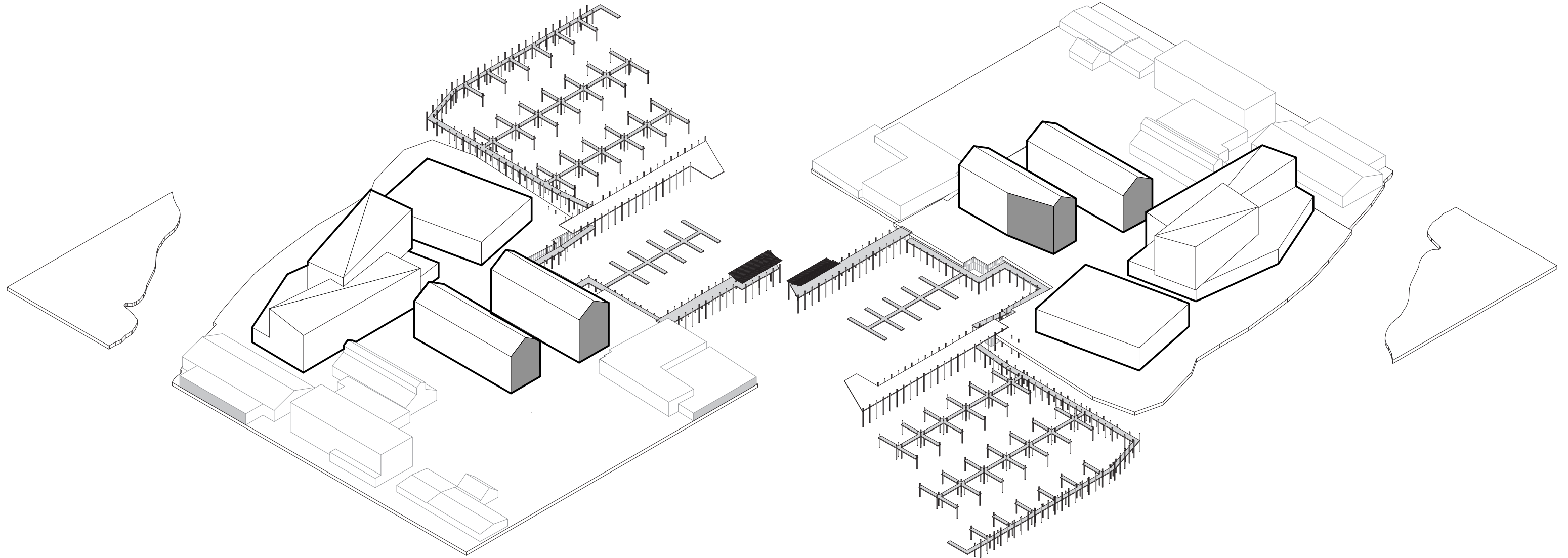


Textured Brick Precedent



Seamless Terracotta Roof Precedent

TYPE B FACADE_DARK METAL PANEL, DARK GLASS, SLATE



Existing Inspiration



Existing Inspiration

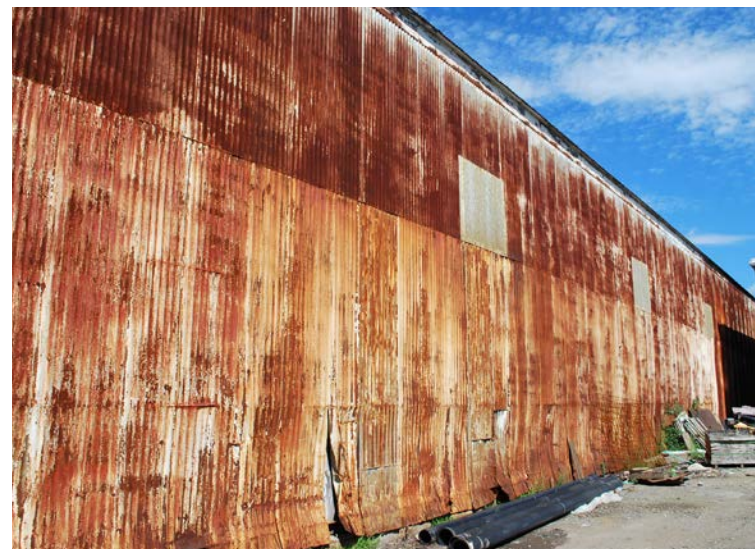
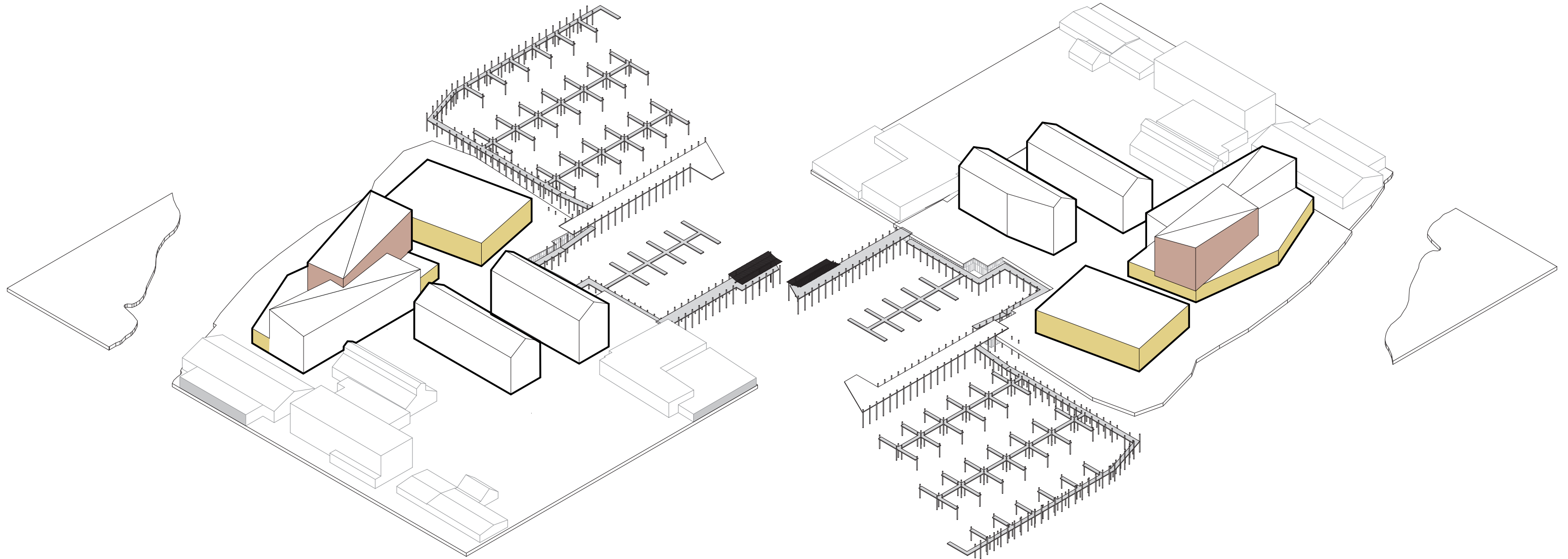


Dark Metal Panel Precedent

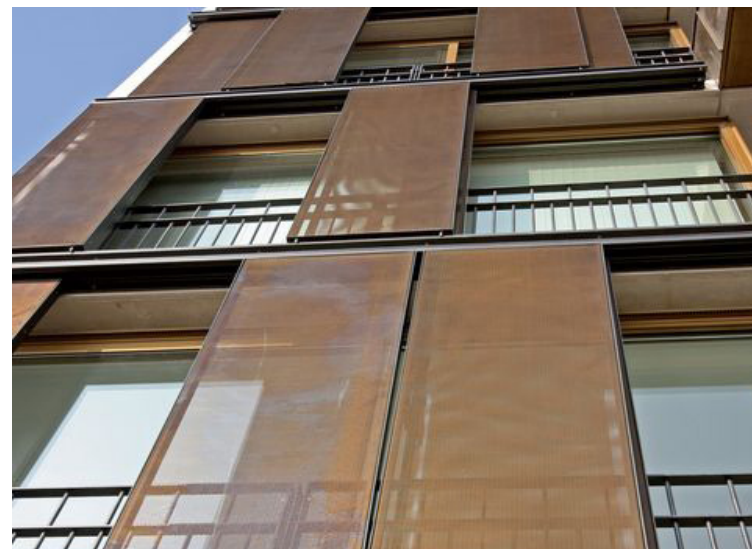


Slate/Dark Metal Panel Precedent

TYPE C FACADE_SLATE, OXIDIZED METAL, BROWN METAL PANEL



Existing Inspiration



Oxidized Screen Example

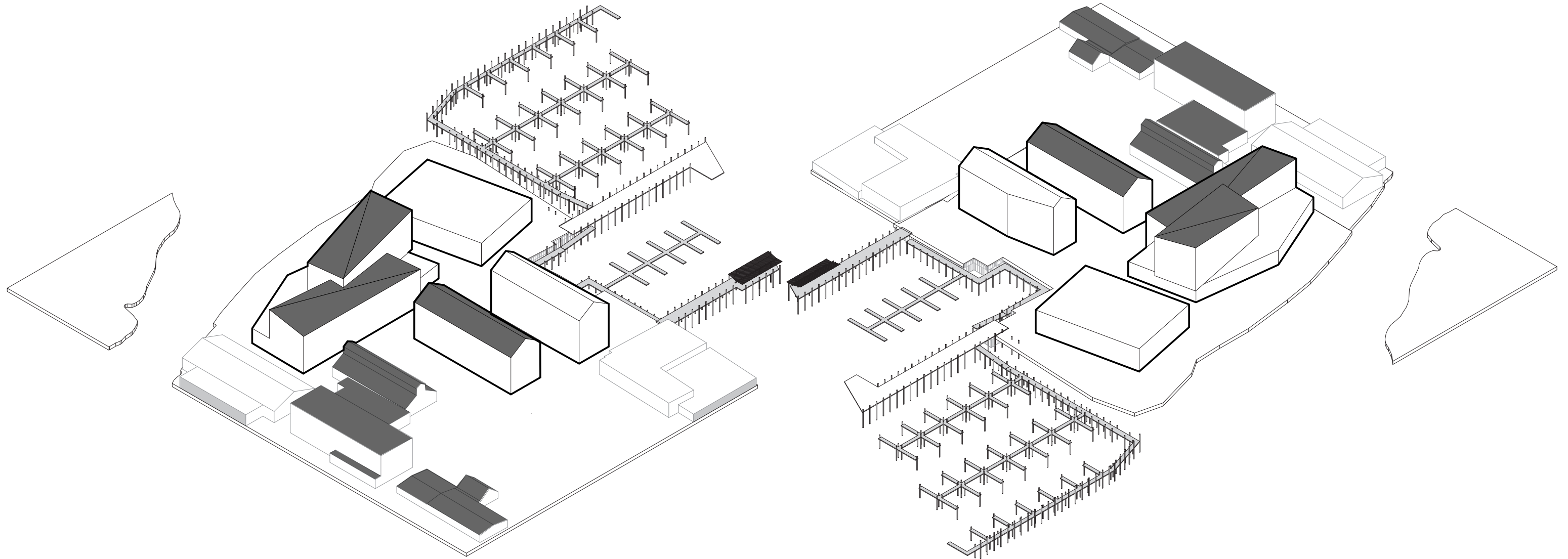


Oxidized Screen Precedent



Perforated Corrugated Metal Precedent

TYPE E ROOF_ DARK METAL, SLATE



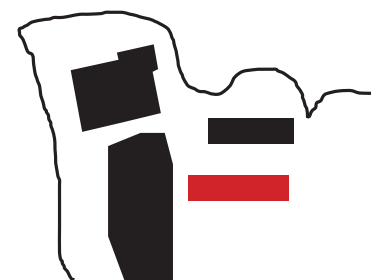
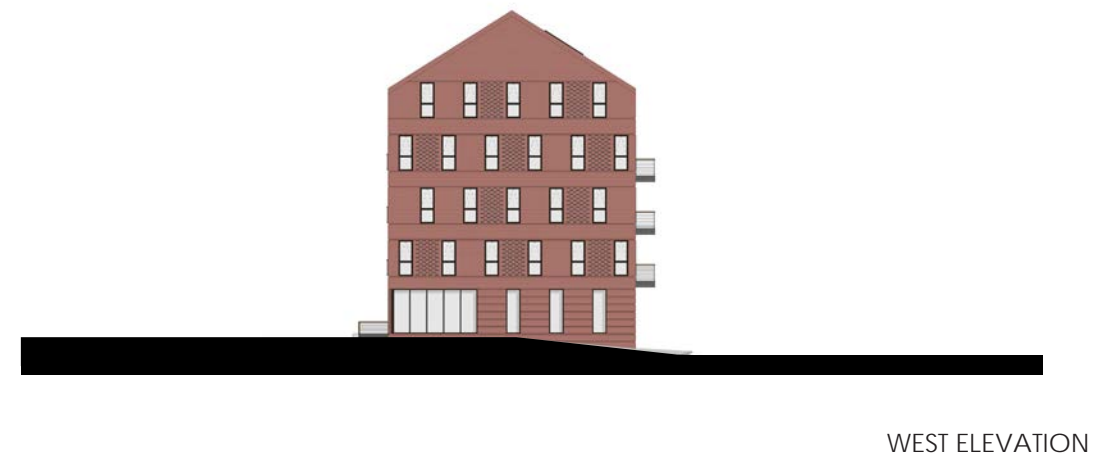
Existing Inspiration

Existing Inspiration

Dark Roof Precedent

Cohesive Roof Identity Precedent

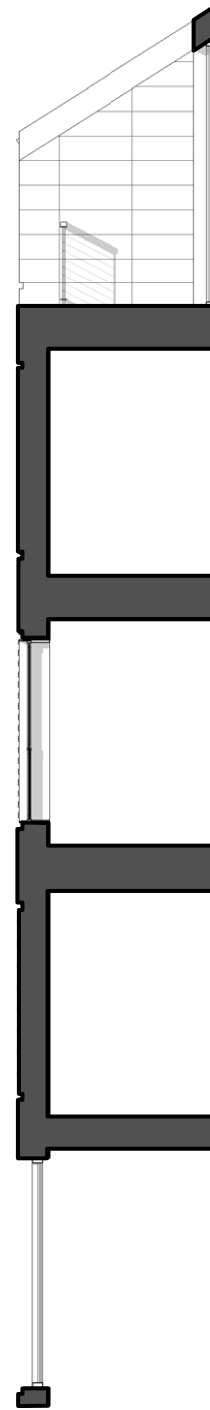
BUILDING B - ELEVATIONS



ELEVATIONS - BUILDING B



FACADE - TYPE A1 - TEXTURED BRICK/PUNCHED OPENINGS



WALL SECTION



ELEVATION



PLAN

SLATE ROOF

BRICK PATTERN 'A'

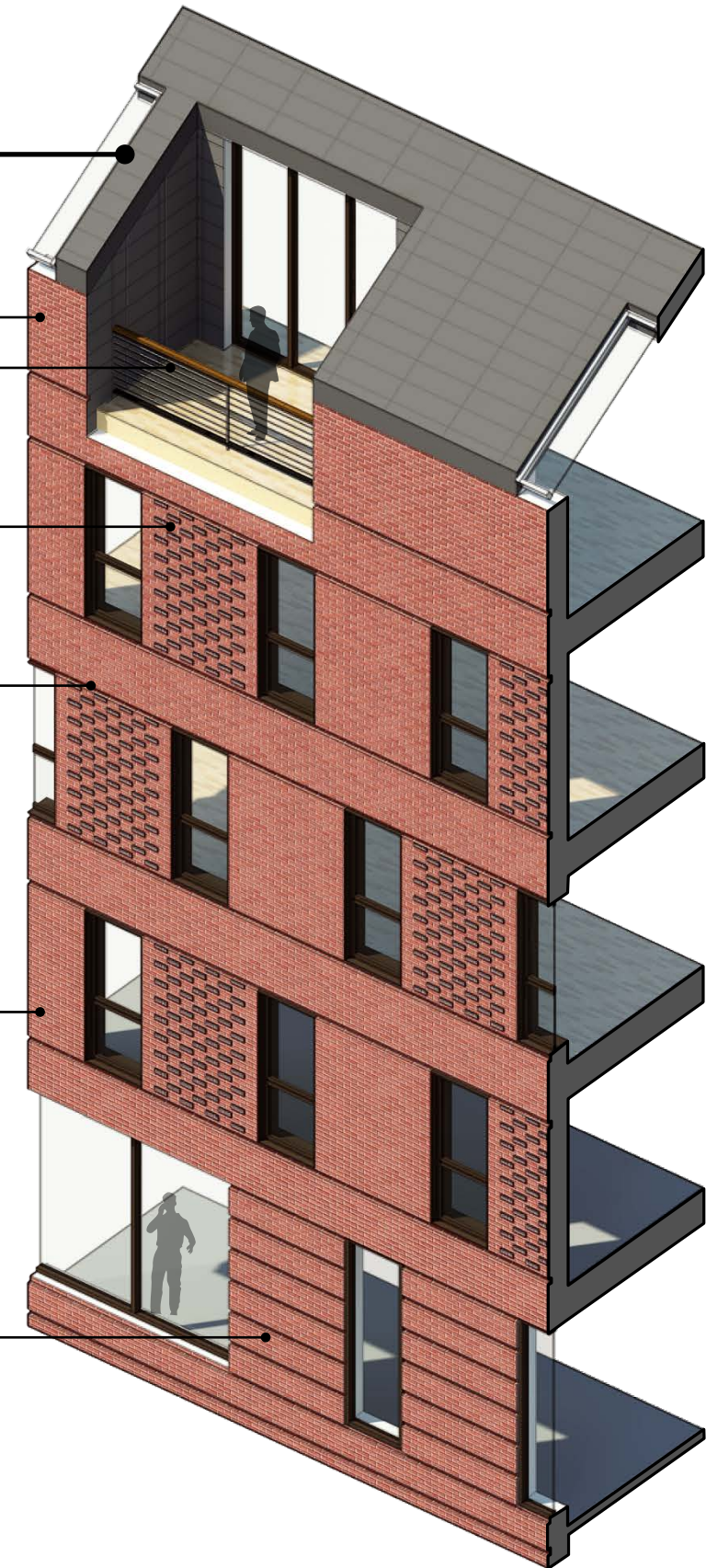
METAL BALCONY RAIL

BRICK PATTERN 'B'

INSET BRICK BANDING

OPERABLE WINDOW

ADDITIONAL INSET BRICK AT BASE



PERSPECTIVE

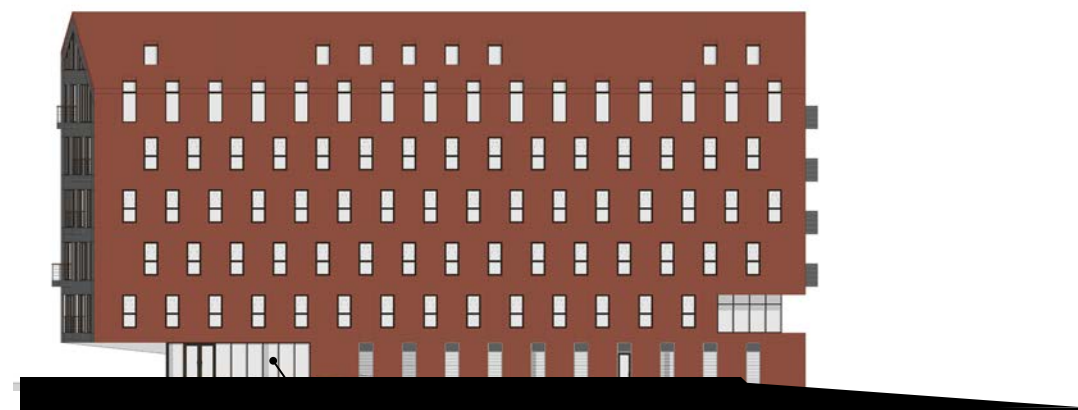
BUILDING C - ELEVATIONS



NORTH ELEVATION



LEVEL 2 COMMUNITY SPACE EAST ELEVATION

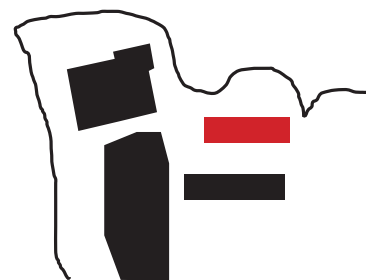


SOUTH ELEVATION LOBBY ENTRY (RESIDENTS AND COMMUNITY SPACE ACCESS)

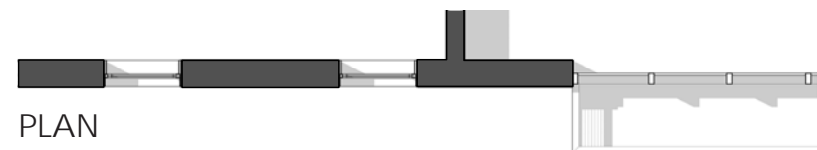
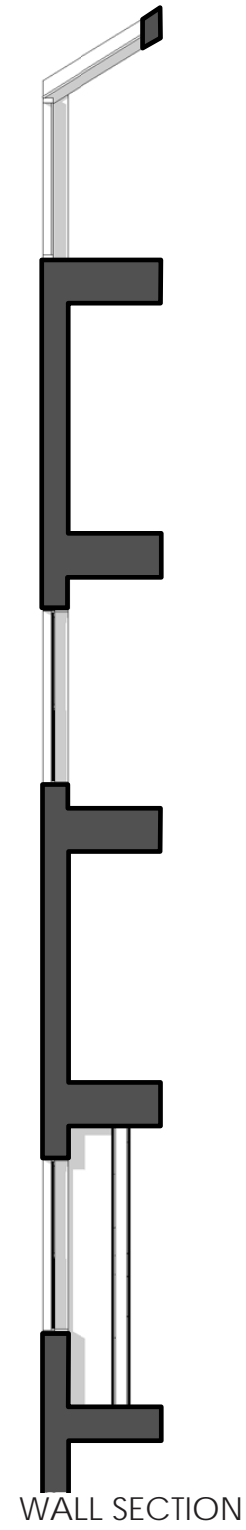


GARAGE ENTRY WEST ELEVATION

ELEVATIONS - BUILDING C



FACADE - TYPE A2 - TERRACOTTA/PUNCHED OPENINGS



TERRACOTTA ROOF TILE

TERRACOTTA RAINSCREEN

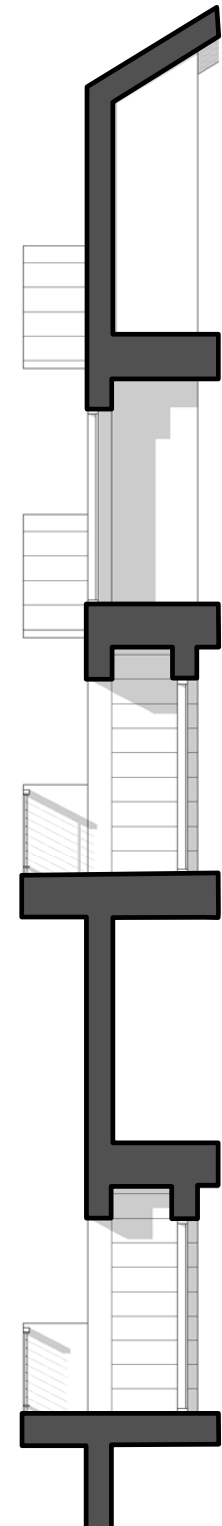
METAL BALCONY RAIL

OPERABLE WINDOW

SLIDING DOOR



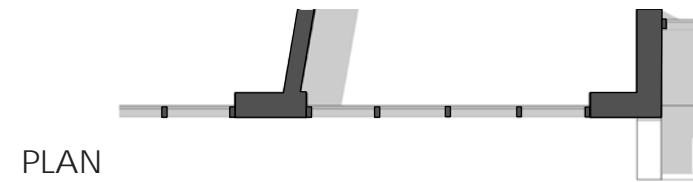
FACADE - TYPE B - SLATE



WALL SECTION



ELEVATION



PLAN

TERRACOTTA
ROOF TILE

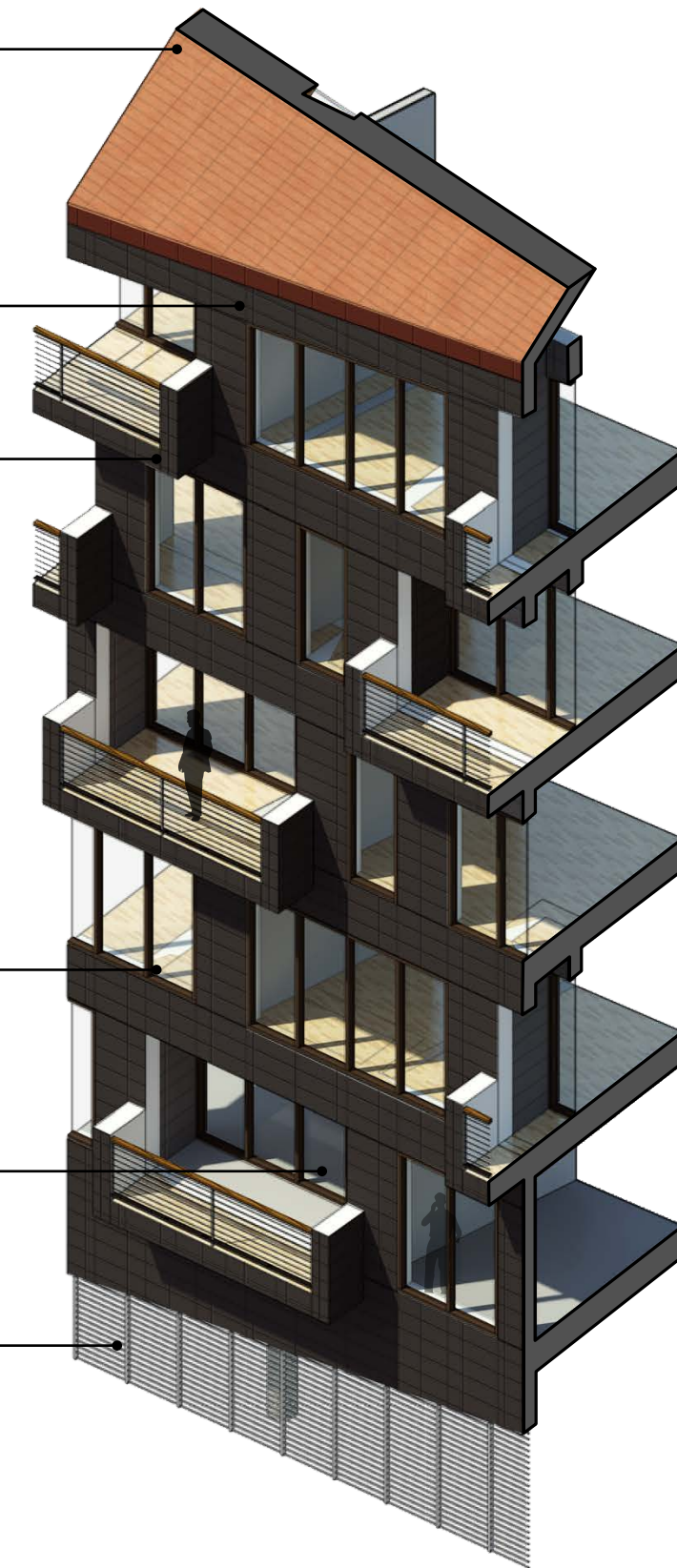
SLATE RAINSCREEN

METAL BALCONY RAIL

OPERABLE WINDOW

SLIDING DOOR

SCREENING



PERSPECTIVE

BUILDING A - ELEVATIONS



NORTH ELEVATION



LOBBY ENTRY
GARAGE ENTRY
EAST ELEVATION

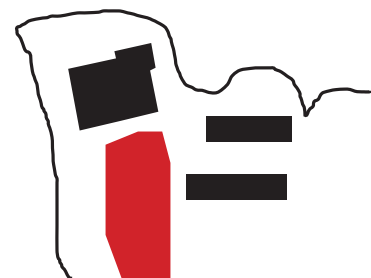


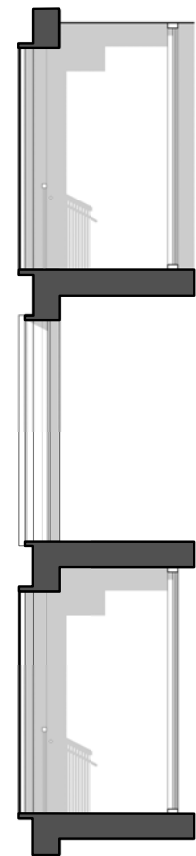
SOUTH ELEVATION



2-STORY PARKING STRUCTURE
WEST ELEVATION

ELEVATIONS - BUILDING A





WALL SECTION



ELEVATION

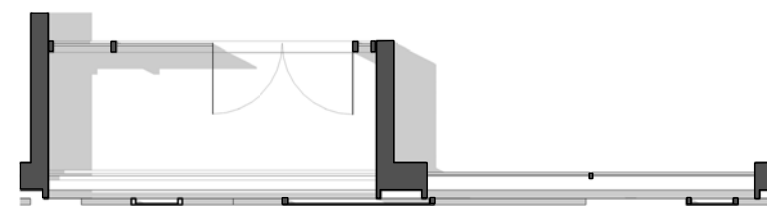
PERFORATED /OXDIZED METAL PANEL
SUN SCREEN

OXIDIZED STEEL TRACK

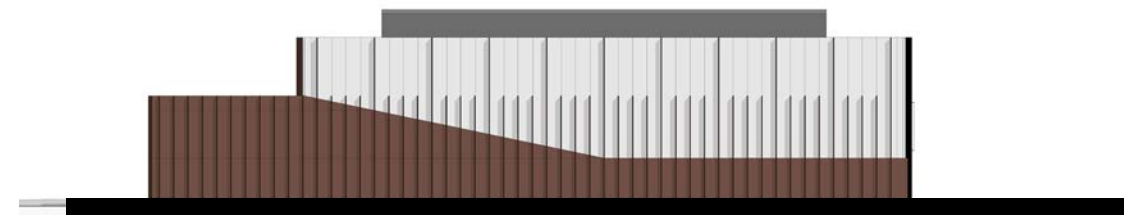
SLATE



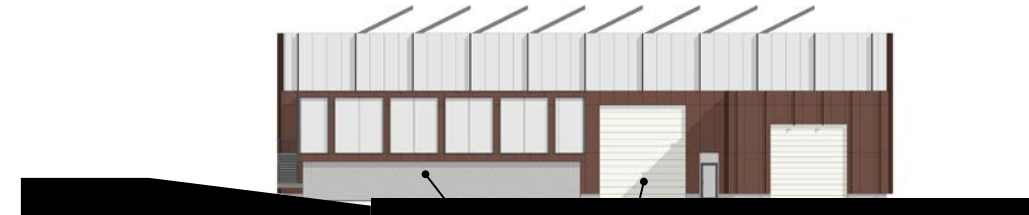
PERSPECTIVE



PLAN

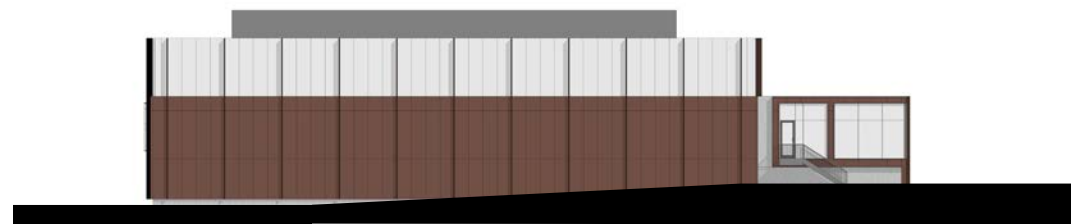


NORTH ELEVATION

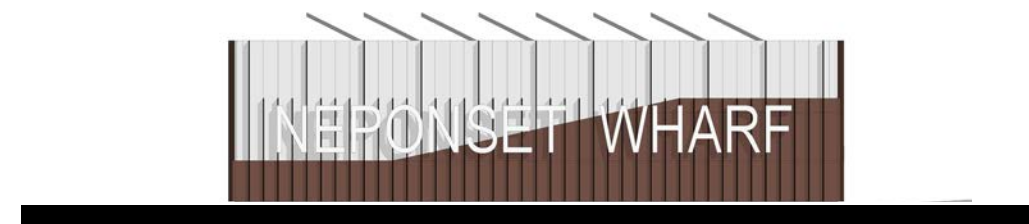


LOBBY ENTRY FOR BOATHOUSE
OFFICE / LOUNGE
BOAT STORAGE ENTRY

EAST ELEVATION

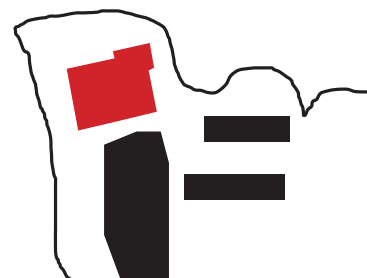


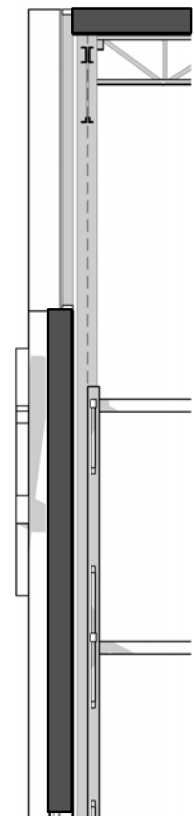
SOUTH ELEVATION



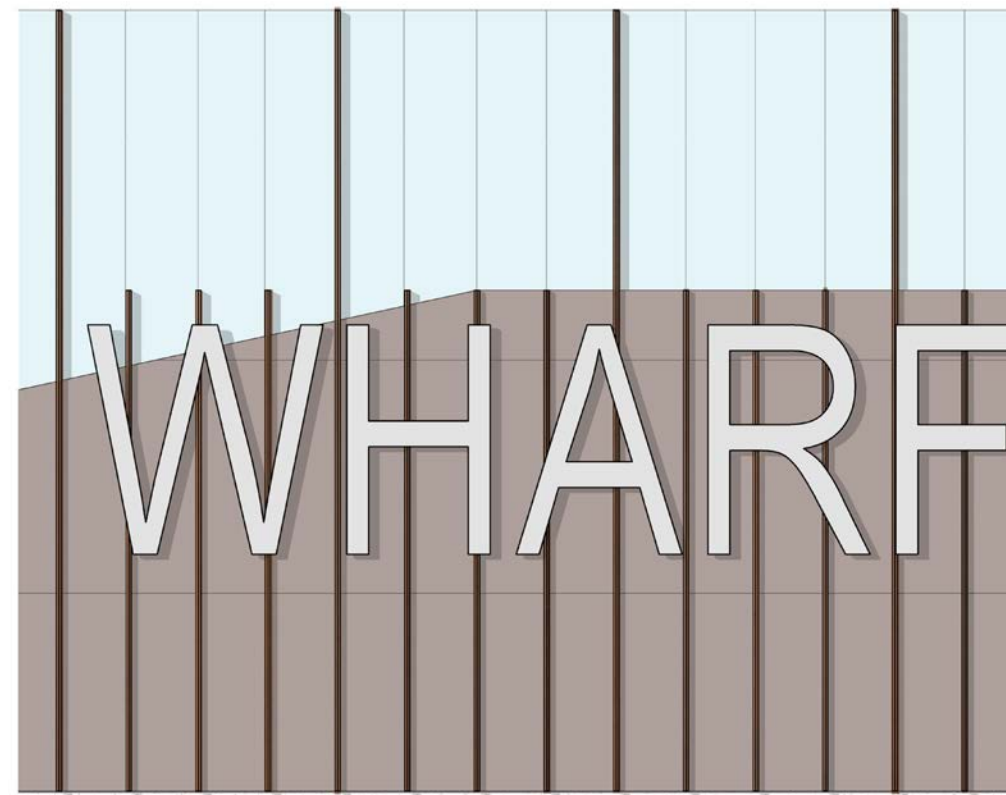
WEST ELEVATION

ELEVATIONS - BUILDING D



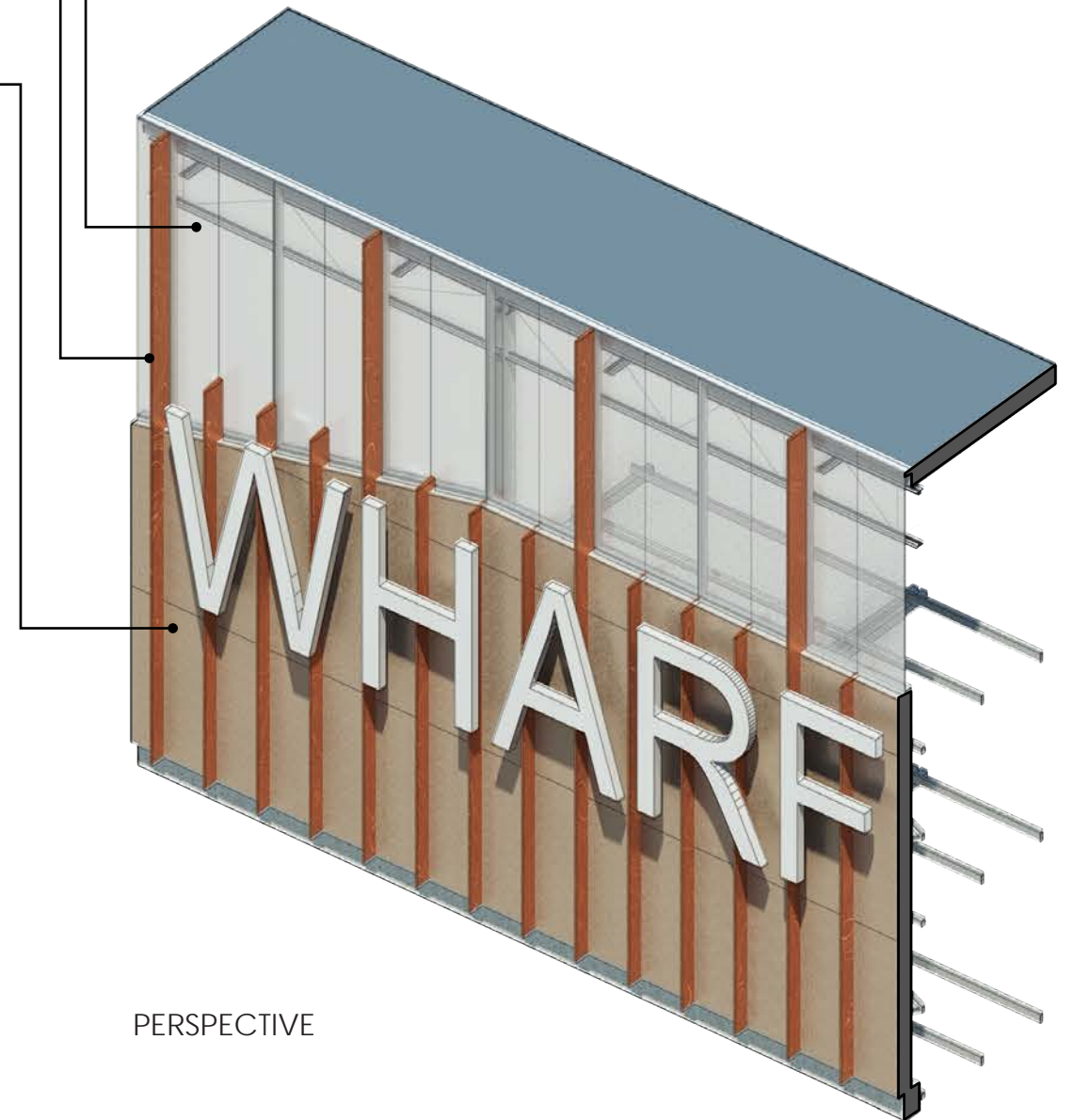


WALL SECTION

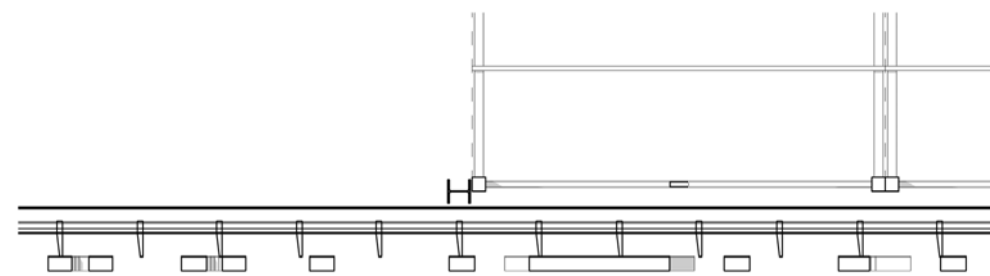


ELEVATION

FROSTED GLASS
OXIDIZED STEEL
BROWN METAL
PANEL



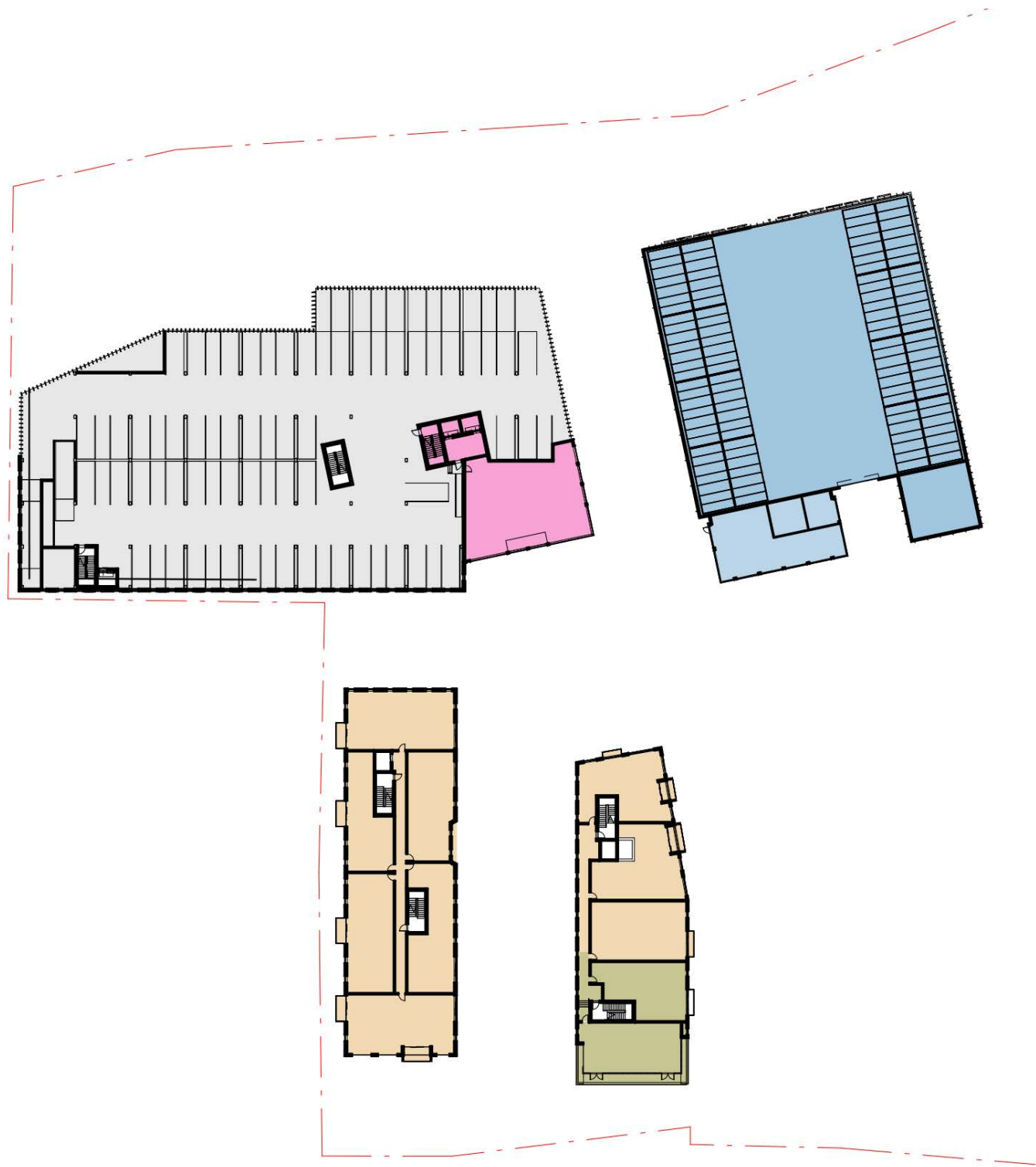
PERSPECTIVE



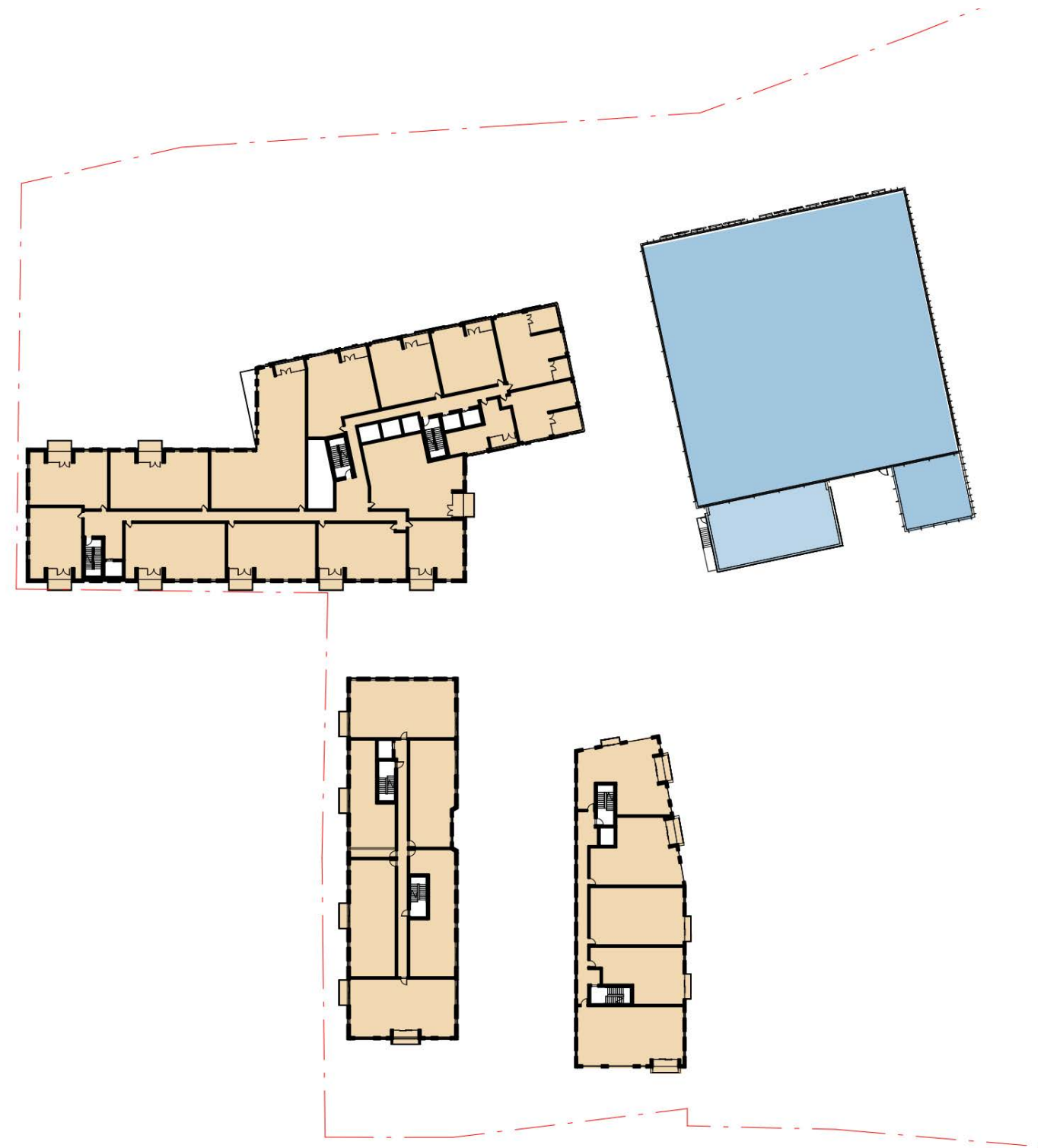
PLAN

APPENDIX

FLOOR PLANS



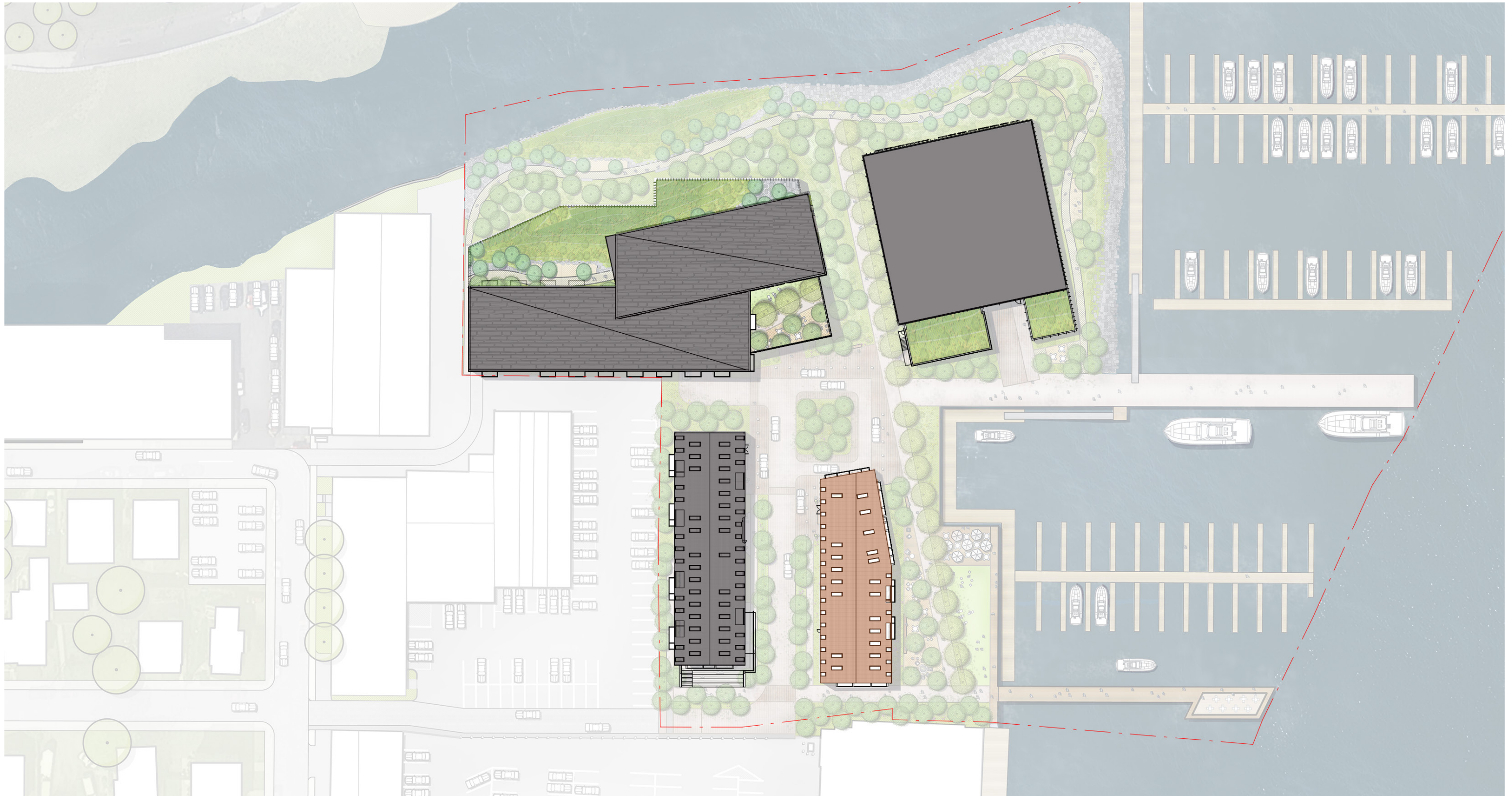
LEVEL 2



LEVEL 4 (TYP. UNIT LAYOUT)

RESIDENTIAL
 BOATHOUSE
 COMMERCIAL
 PARKING
 COMMUNITY ROOM
 AMENITY SPACE
 1:100 / N →

ROOF PLAN



RESIDENTIAL
 BOATHOUSE
 COMMERCIAL
 PARKING
 COMMUNITY ROOM
 AMENITY SPACE
 N →

TO DO:
 • ADD OJB RENDERED ROOF PLAN