

776
SUMMER
STREET

October 10, 2018



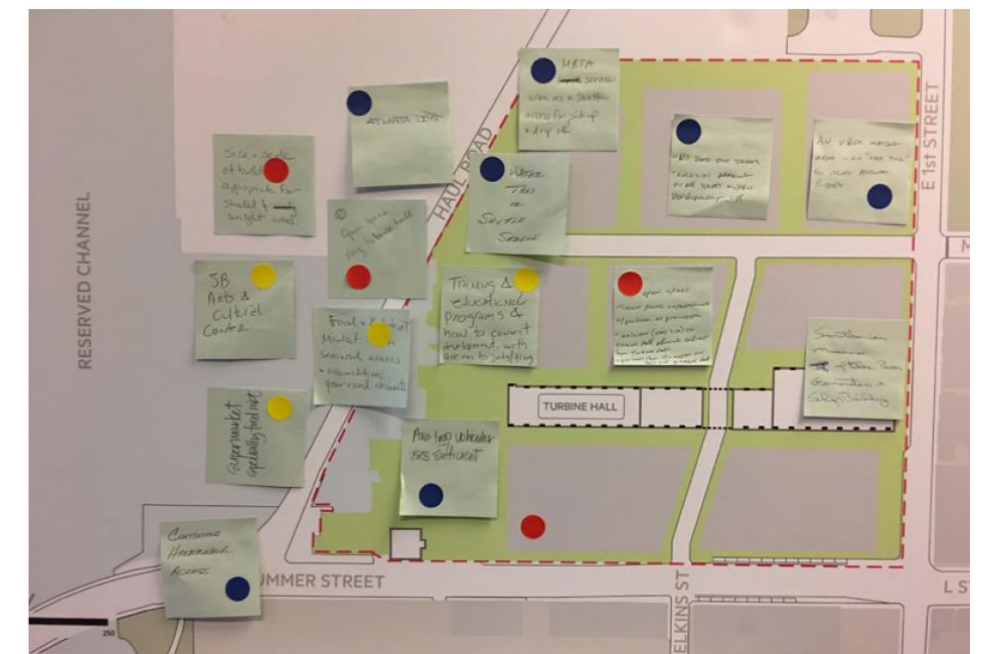
Agenda

1. Planning Context and Overall Site Design
2. Public Realm & Open Space
3. Neighborhood Character

Q & A

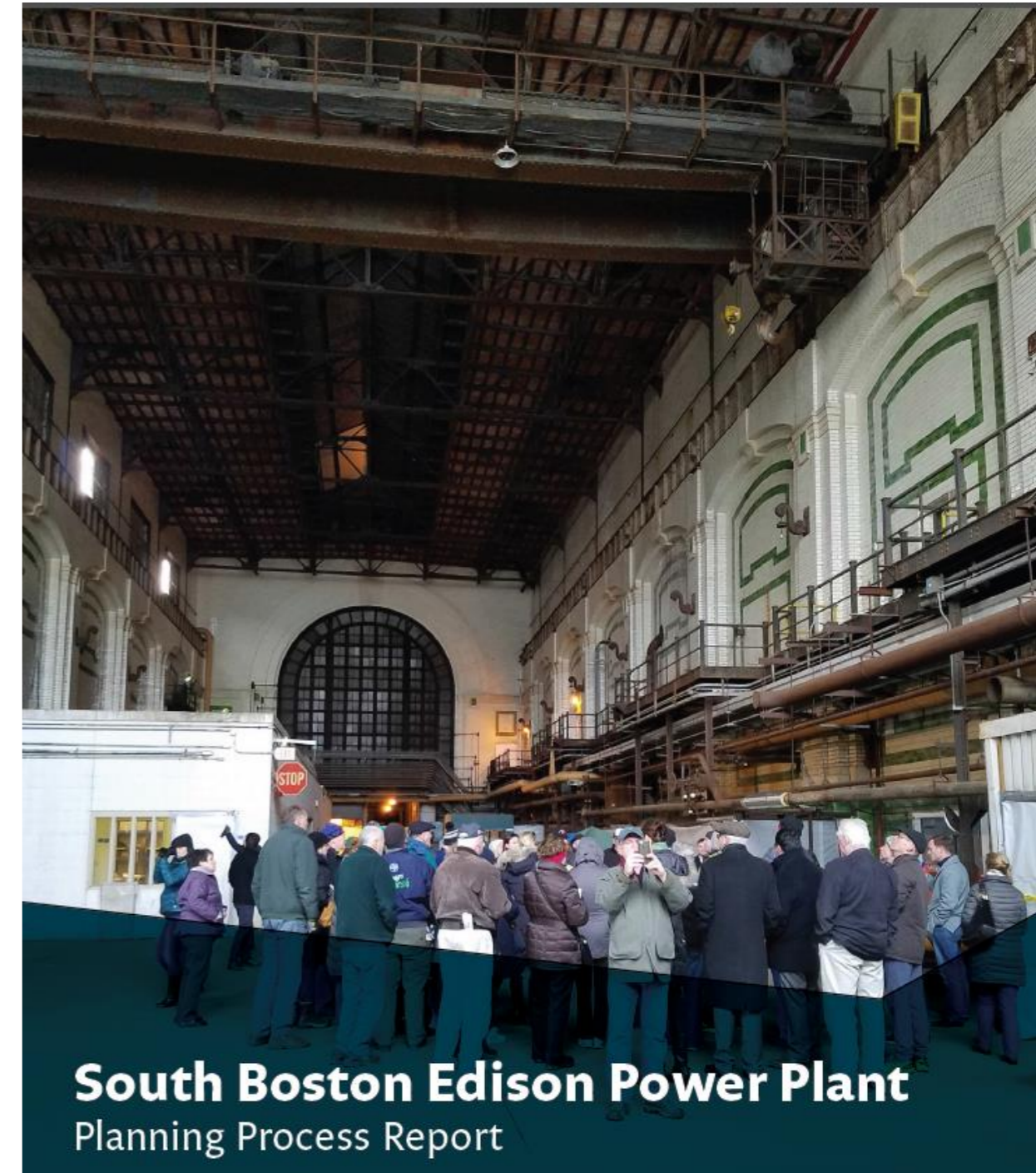
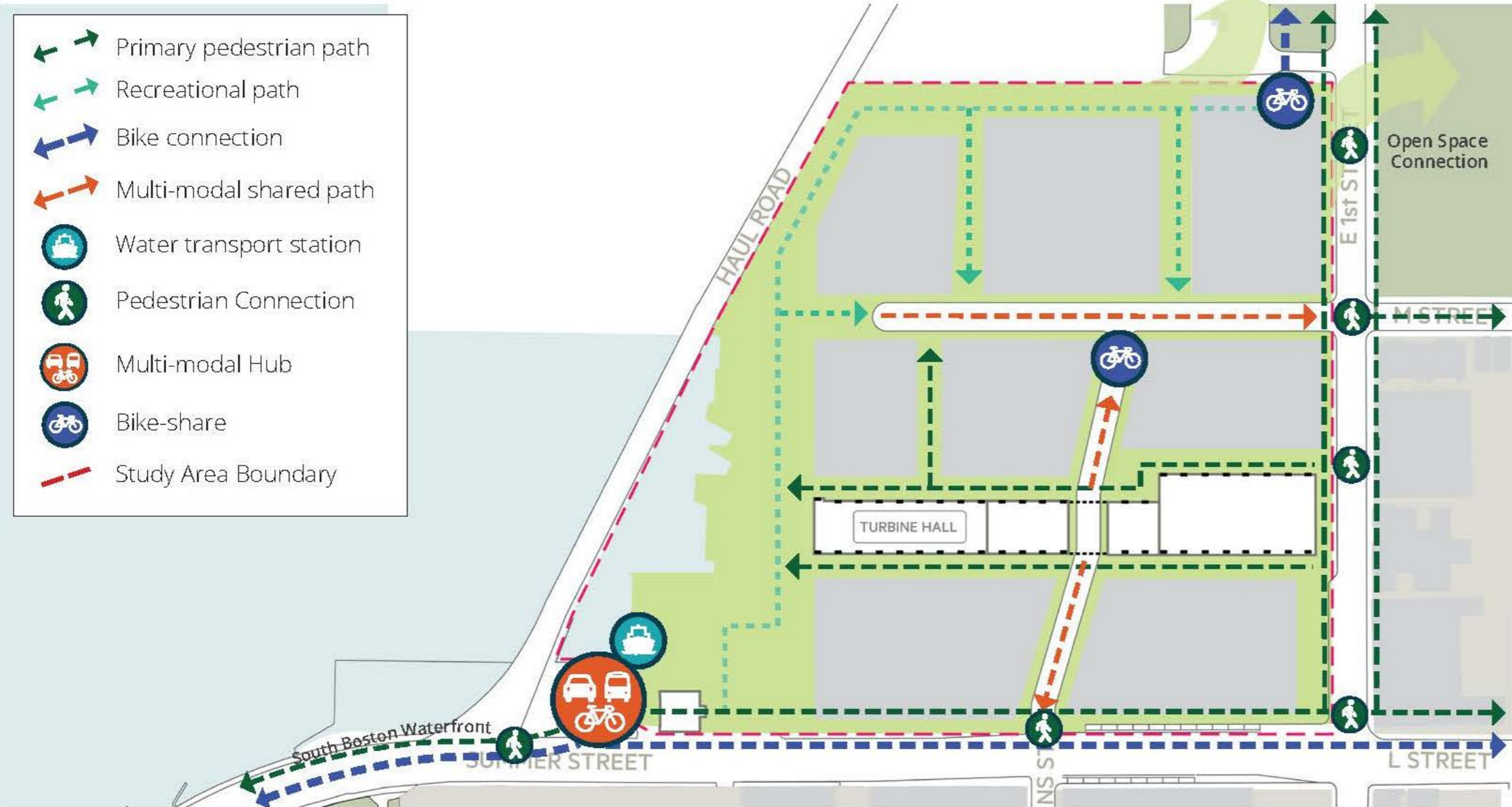
Overall Site Planning and Design

- Move away from industrial use to mixed use
- Focus residential near existing residential neighborhood
- Focus commercial near Dedicated Freight Corridor/ Conley Terminal
- Limit heights along East First Street
- Become part of the neighborhood:
 - Clean up the site and make it safe for use by the neighborhood
 - Make it welcoming for the neighborhood to walk to and through the site
 - Create open spaces that will be enjoyed by the neighborhood
 - Provide retail that serves the needs of the neighborhood.



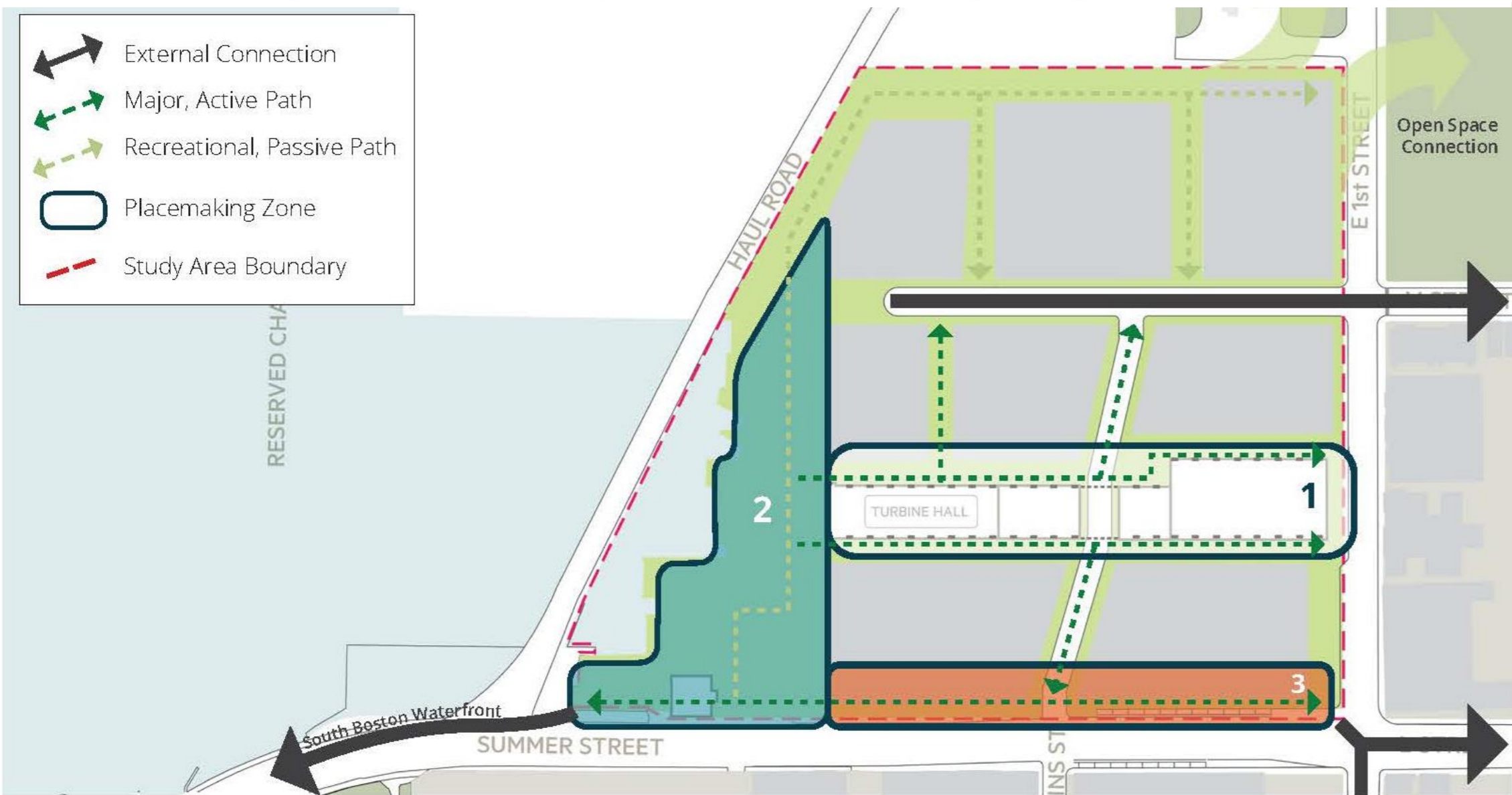
BPDA Planning Process Report - 2017

Illustrative Graphic Summarizing Community Dialogue Input - Mobility & Access



BPDA Planning Process Report - 2017

Illustrative Graphic Summarizing Community Dialogue Input - Placemaking



1 Turbine Hall Marketplace Arts & Industrial Focal Point

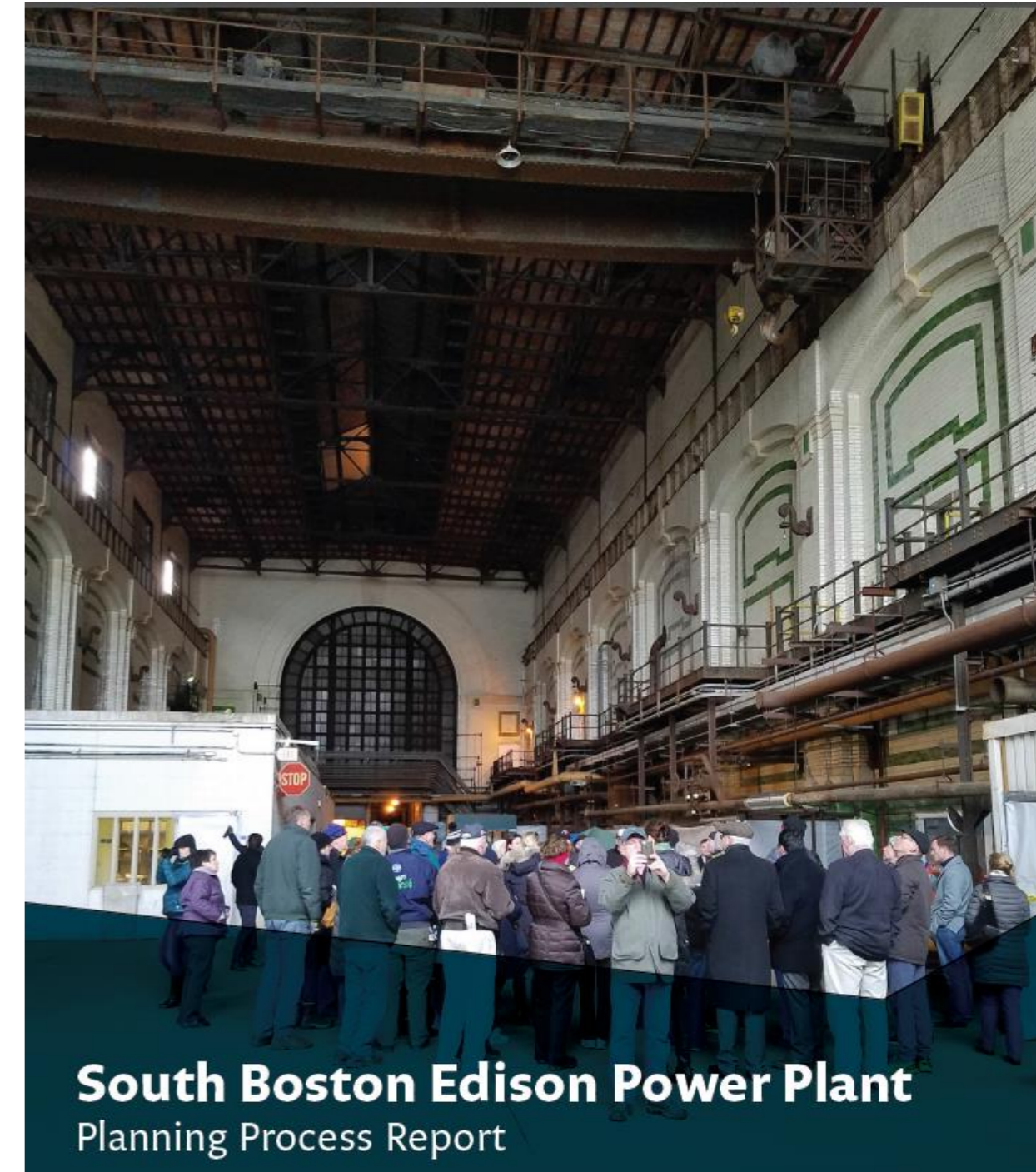
- Pop-up retail and art exhibits
- Small-scale 21st century industrial (microbrewery, maker-space)
- Theater
- Open seating and dining areas
- Specialty Food (butcher, bakery)

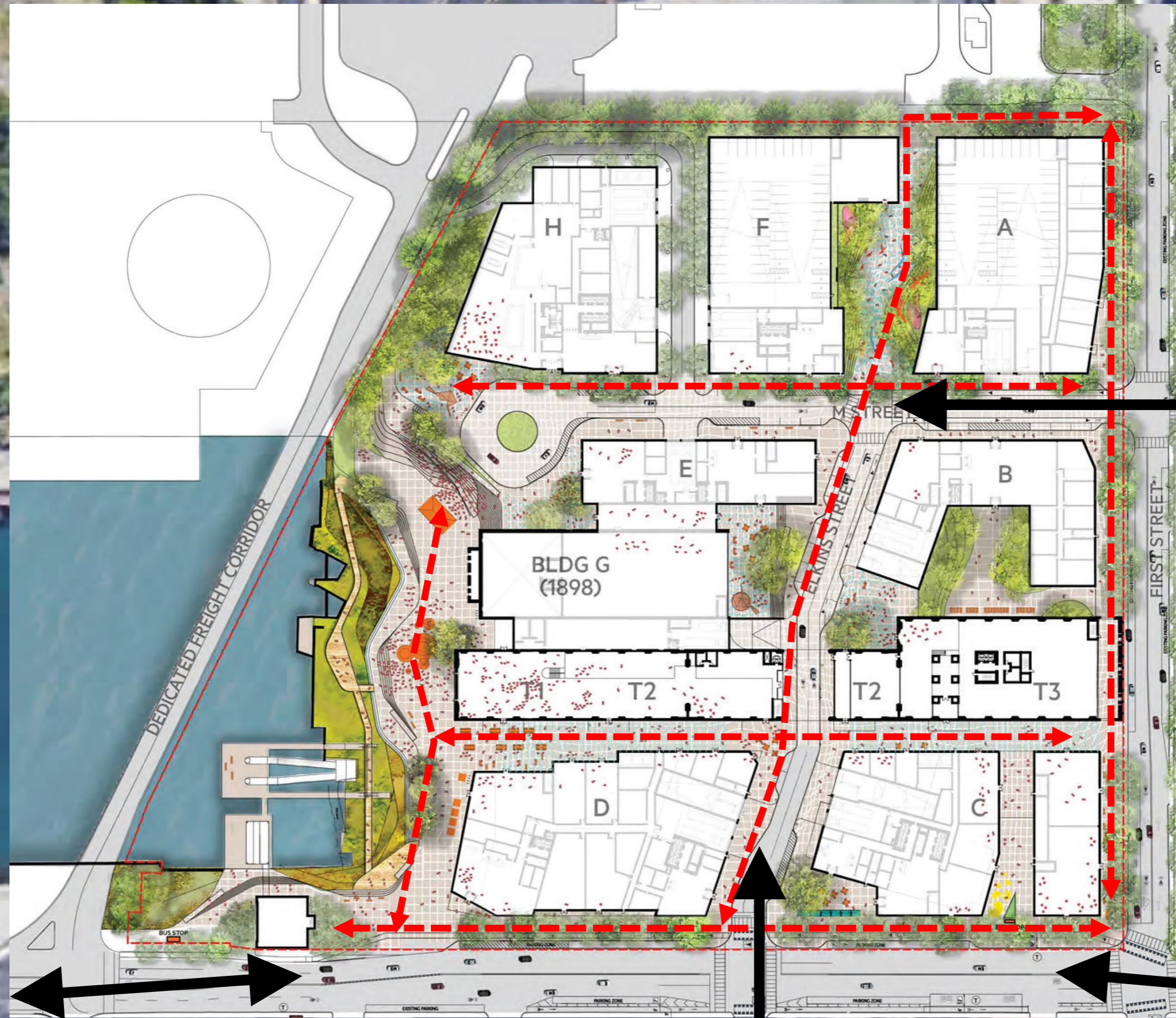
2 Waterfront Activation Zone Complementary Outdoor Arts

- Outdoor market
- Outdoor gallery and sculpture
- Outdoor theater, open seating
- Active and passive recreation

3 Summer St Commercial Row Active Retail on Neighborhood Edge

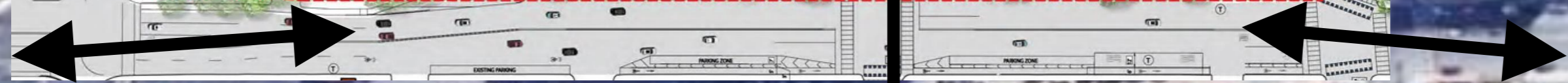
- Grocery store
- Retail complementing arts & industrial character





←
↔
→

CONNECTIONS TO SITE
PEDESTRIAN CIRCULATION

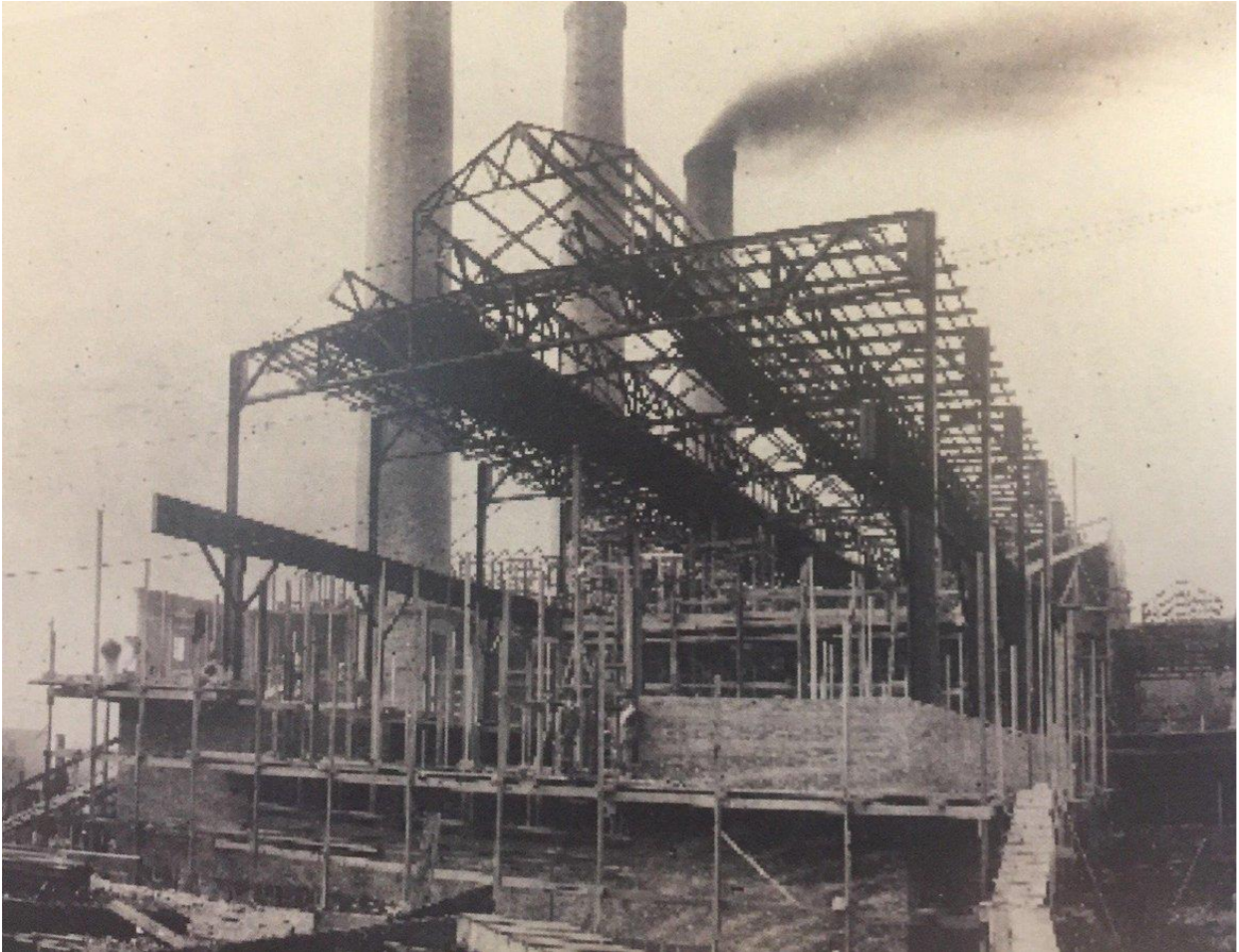


Turbine Halls Preservation



Turbine Halls Preservation

- Four great turbine halls formed the heart of the extended power plant.
- They stand grand in dimension and beautifully finished in a Classical style
- The four turbine halls are the most architecturally significant structures on the project site.
- They stand today in sharp contrast to the faceless metal skinned behemoths that rose beside them in the 1960's.



Turbine Halls Preservation: Precedents

- The Turbine buildings spacious interiors are lit by a rooftop monitor skylight and clad in white and green glazed tile.
- The interior volume remains open, but all power generation equipment has been removed except for one surviving vertical turbo-generator.
- The turbine will be on display in an exhibit space in the Turbine Hall to educate the public about the history of the site.



Neighborhood Vision

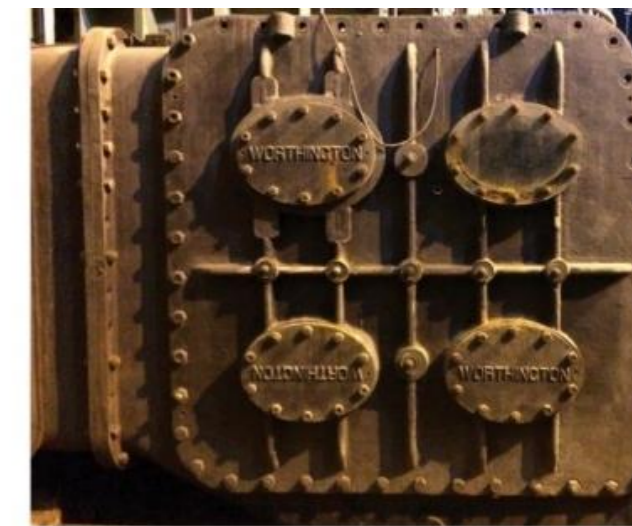
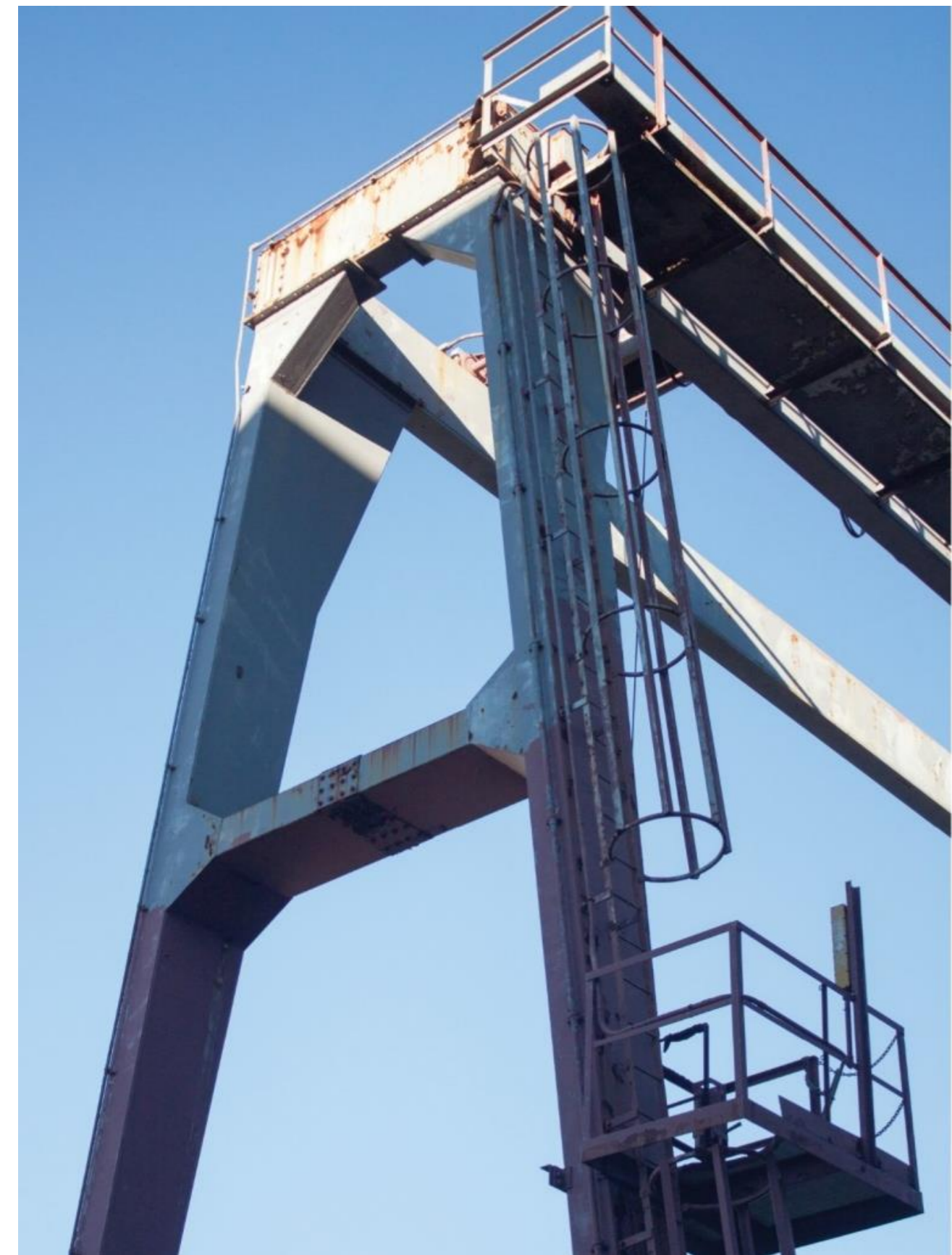
Public Realm & Landscape Vision

- Transformed waterfront edge and public park
- Landscape platforms supporting different activities and types of movement through the site.
- Streets, sidewalks and cycle zones designed as a pedestrian oriented passage





Neighborhood Context



Industrial Remnants



Bruner/Cott architects and planners

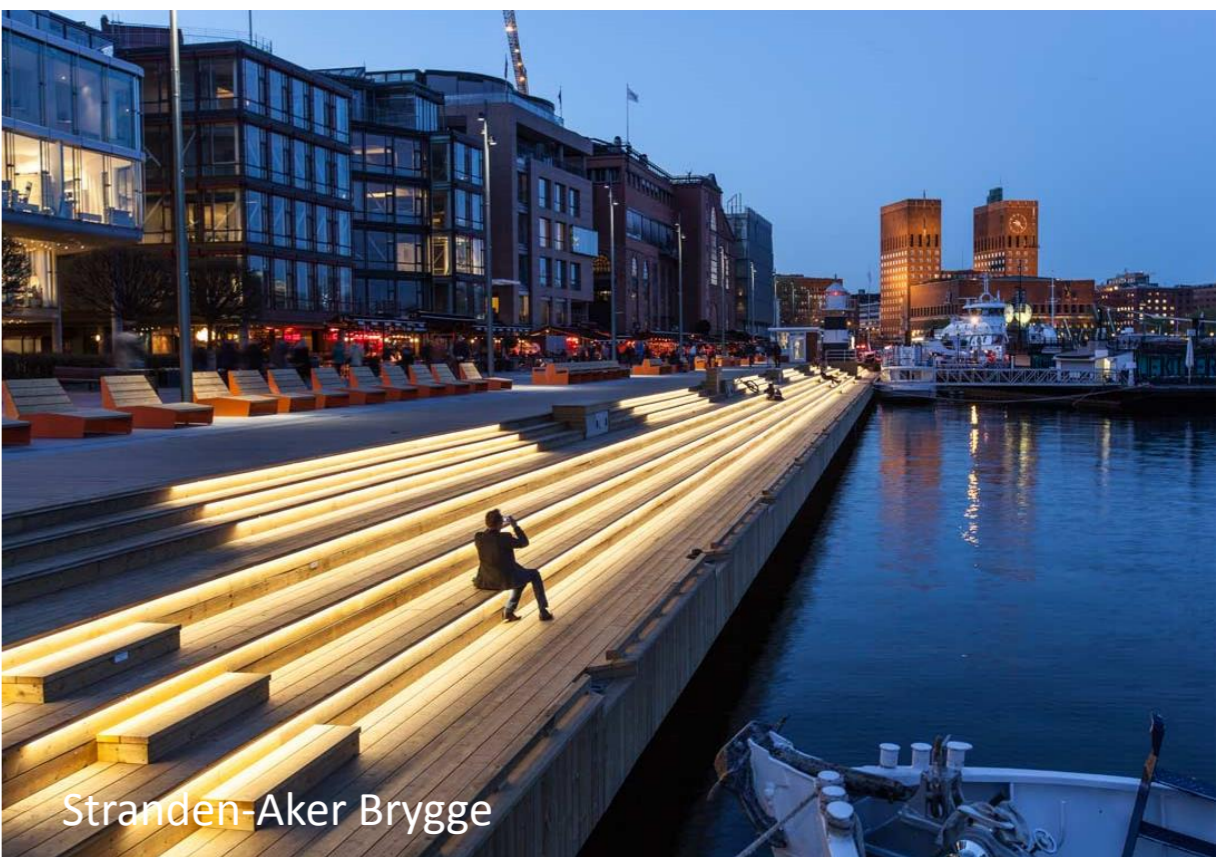
776 SUMMER STREET | HILCO REAL ESTATE - REDGATE | October 10, 2018



Gantry Plaza State Park



West Harlem Piers Park



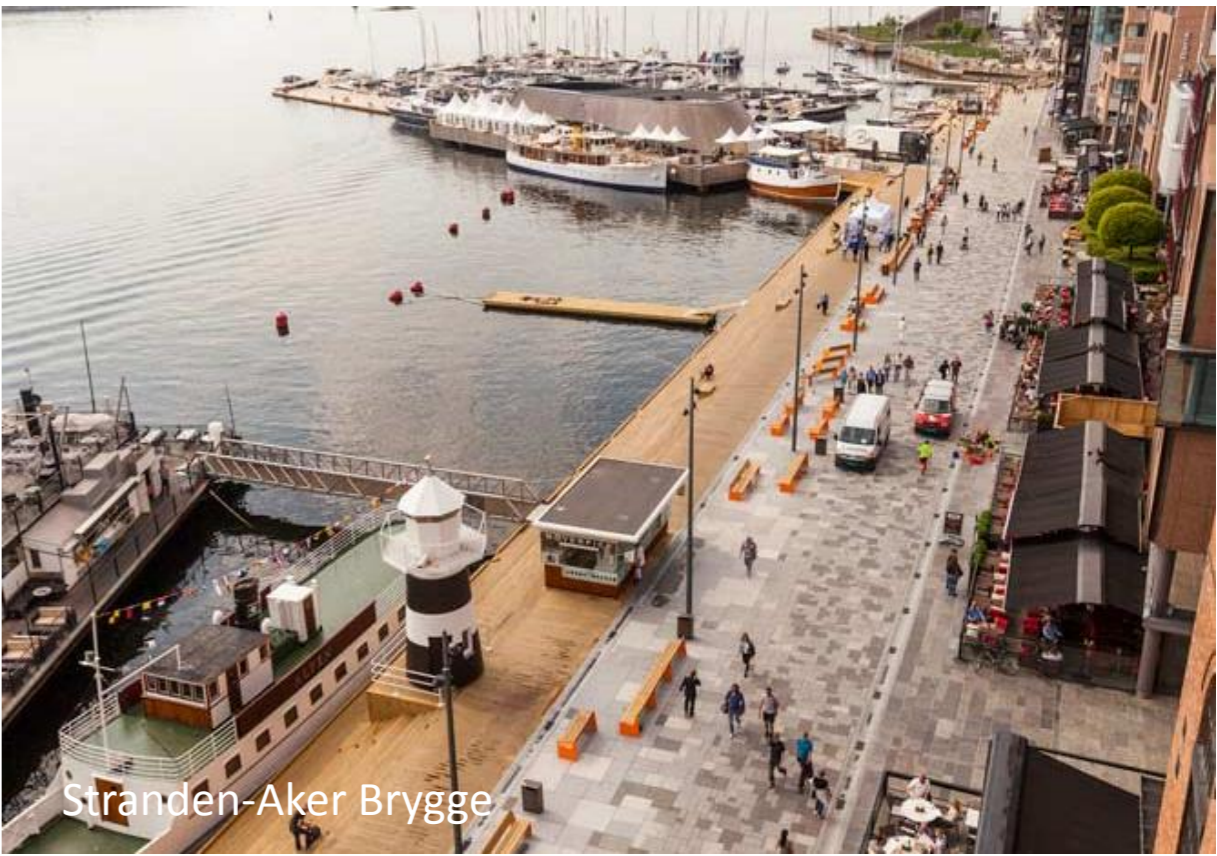
Stranden-Aker Brygge



Gantry Plaza State Park



West Harlem Piers Park



Stranden-Aker Brygge

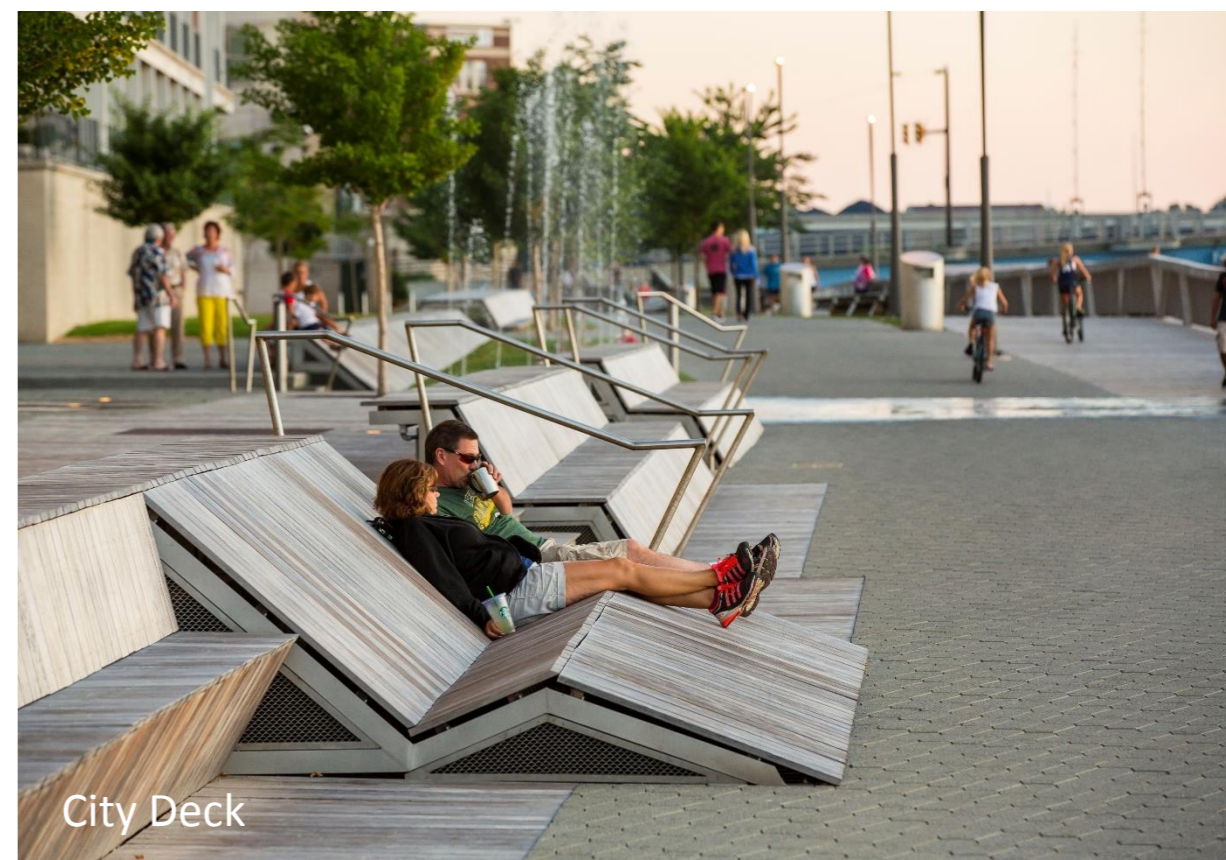
Industrial Waterfront Parks



Erie St Plaza



Erie St Plaza



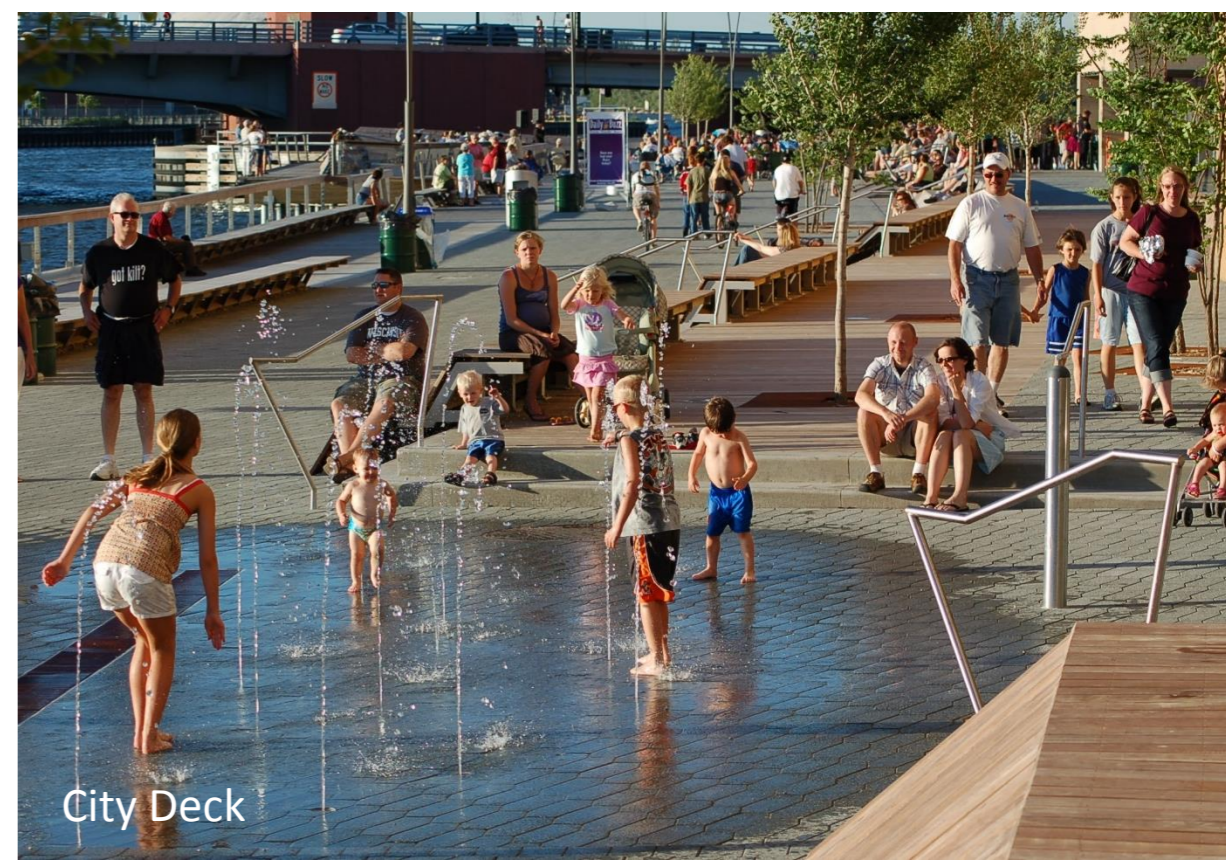
City Deck



Erie St Plaza



Outdoor Chess



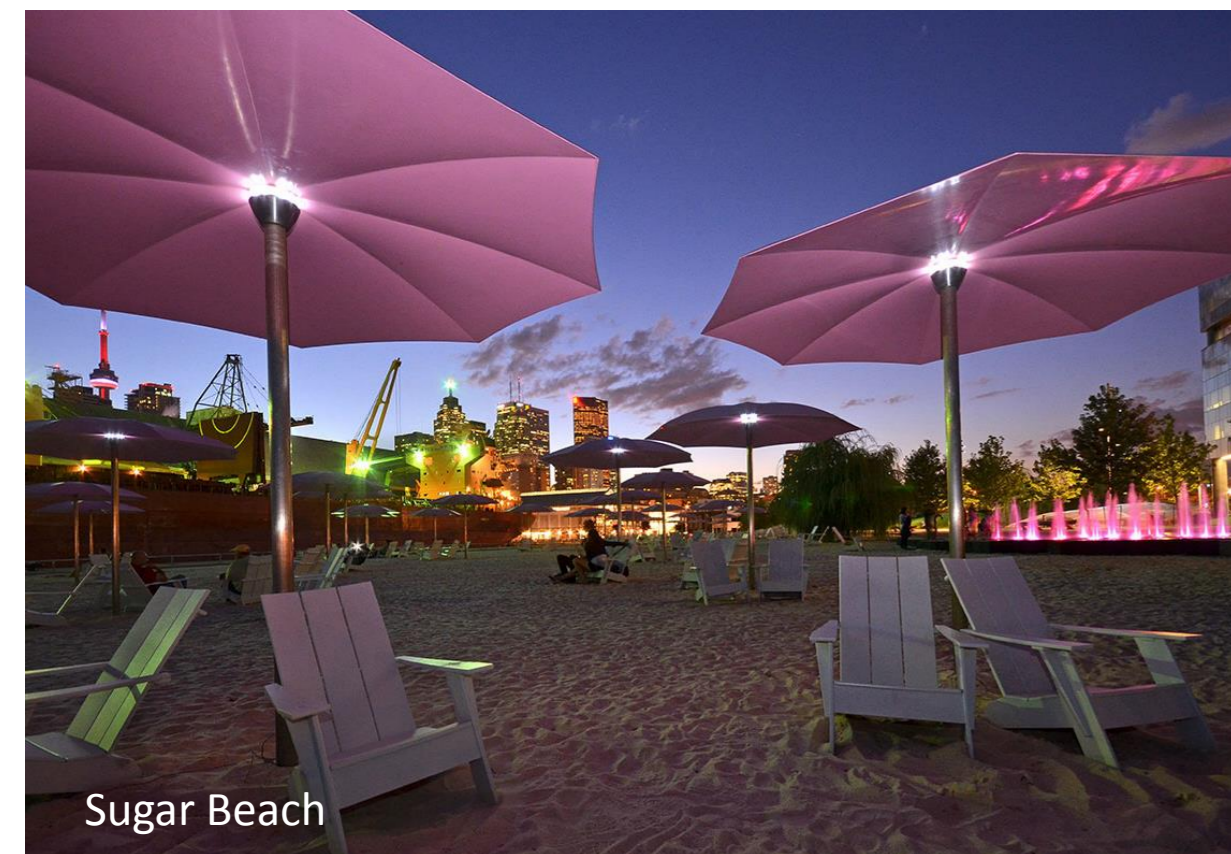
City Deck

Industrial Waterfront Parks

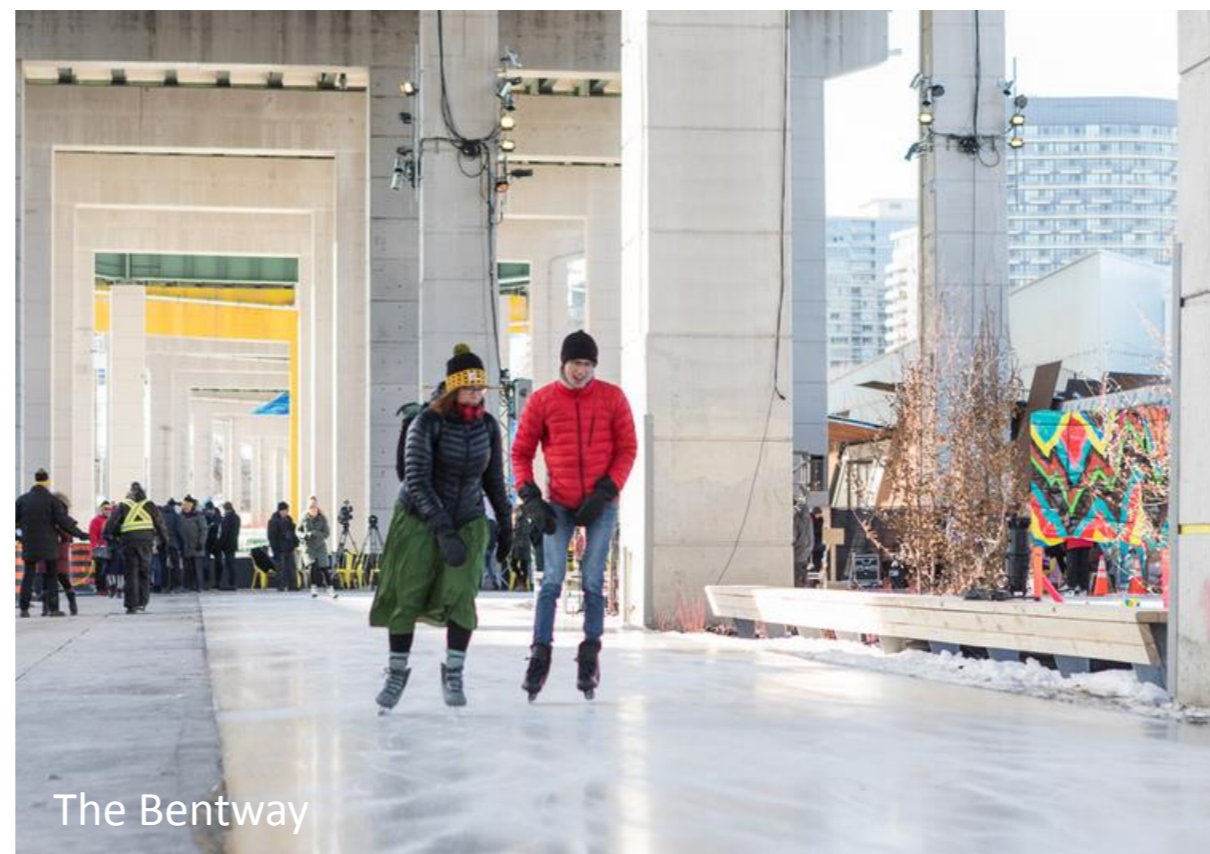


Bruner/Cott architects and planners

776 SUMMER STREET | HILCO REAL ESTATE - REDGATE | October 10, 2018



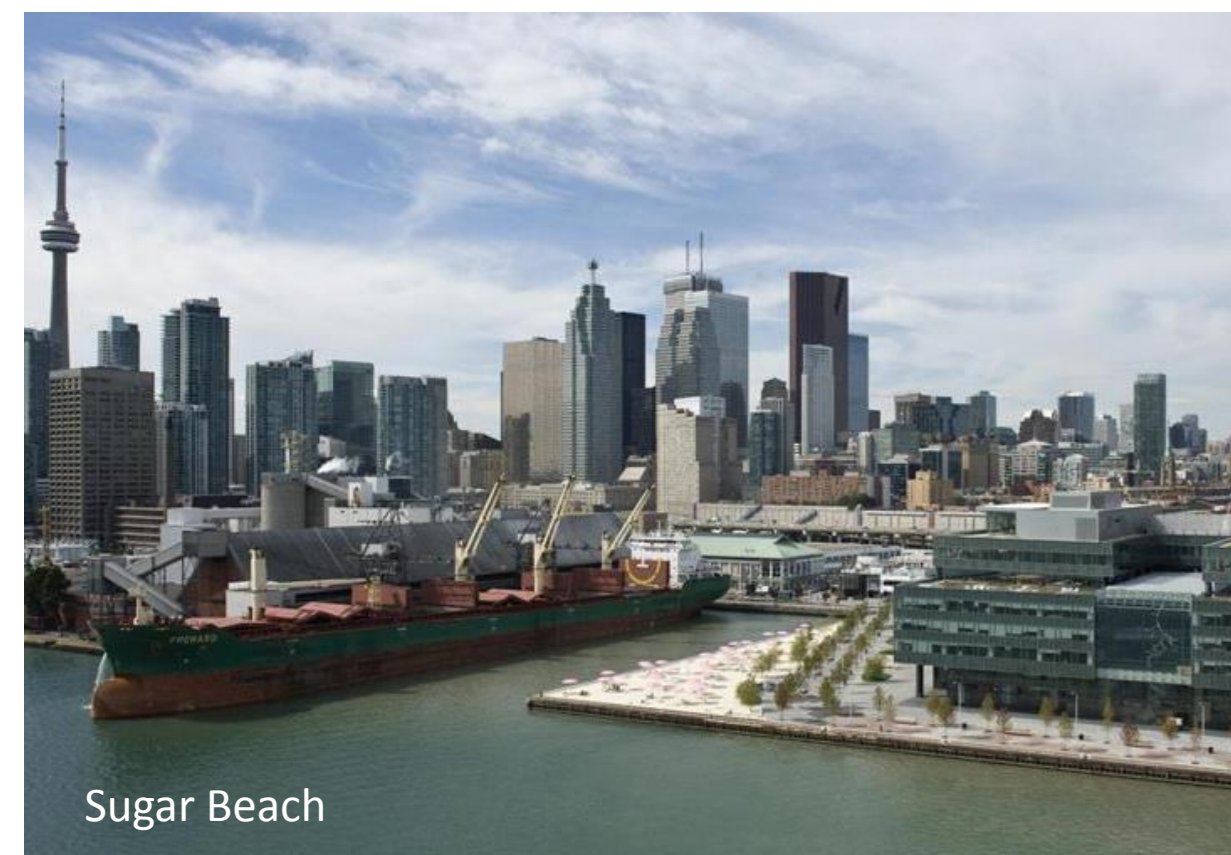
Sugar Beach



The Bentway



East River Park



Sugar Beach



The Bentway



East River Park

Industrial Waterfront Parks



Bruner/Cott architects and planners

776 SUMMER STREET | HILCO REAL ESTATE - REDGATE | October 10, 2018





Waterfront Park



Plaza



Art



Play



Pedestrian Corridor

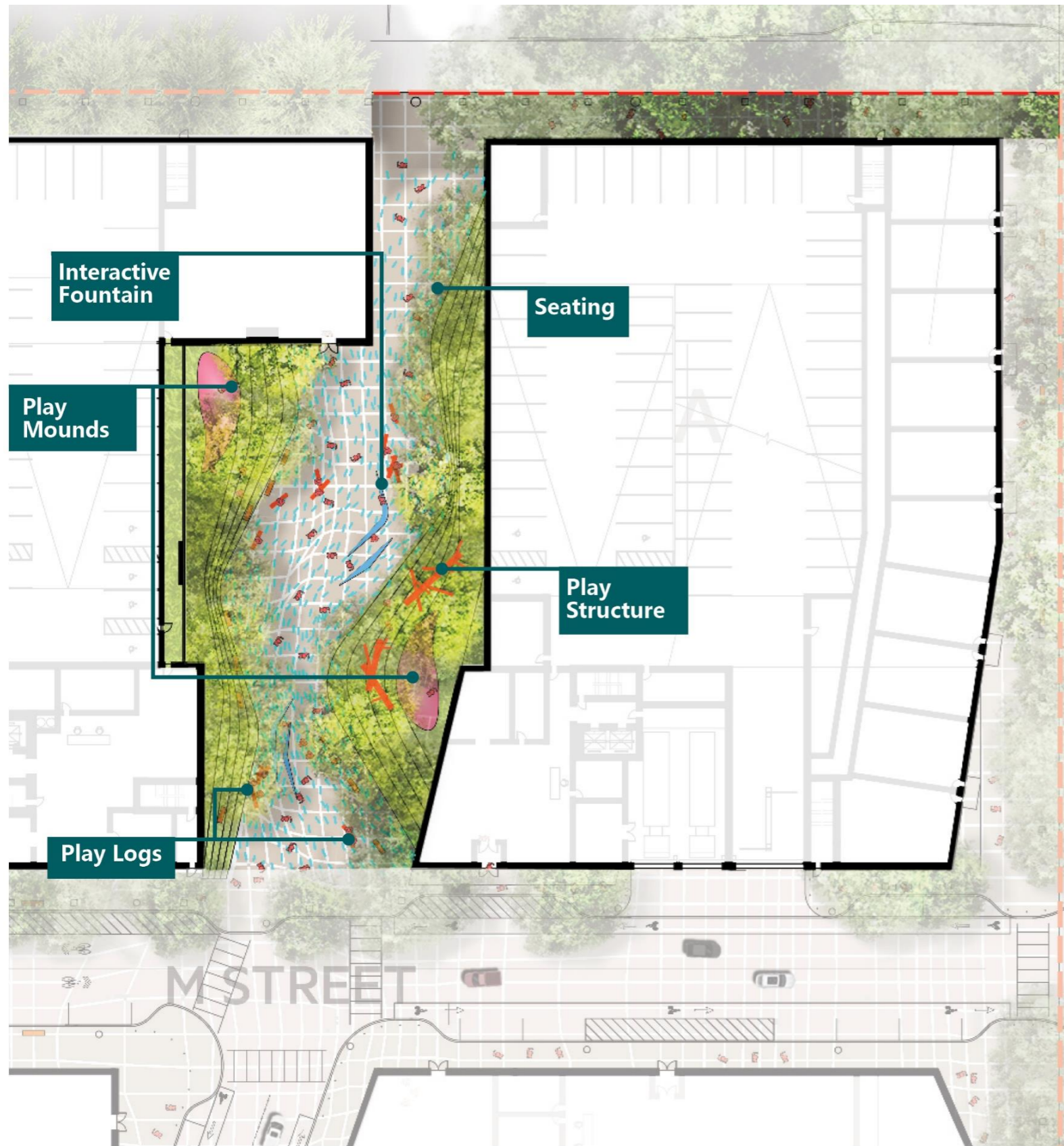




View looking West / Waterfront Park



View looking East / Waterfront Park

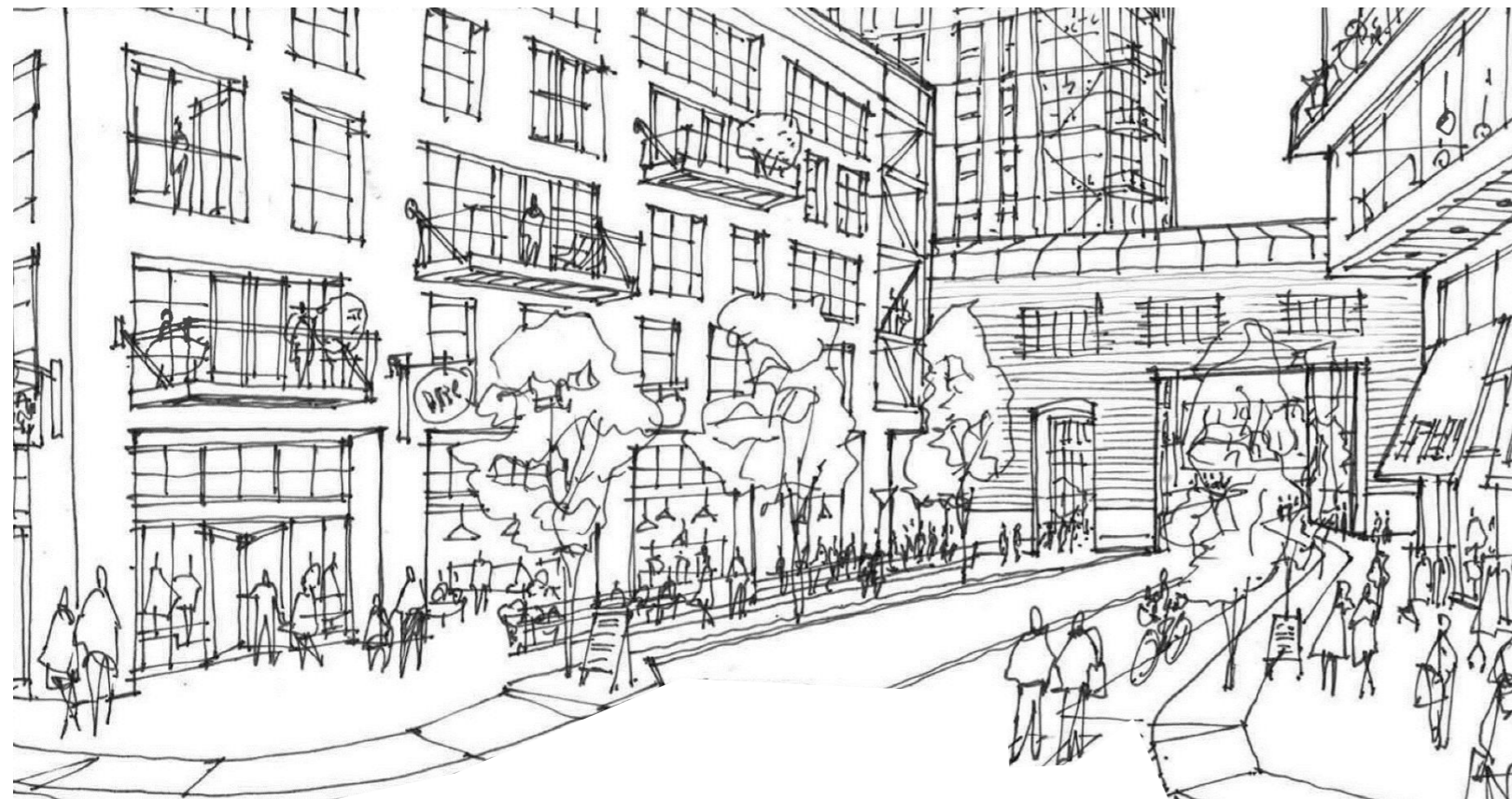




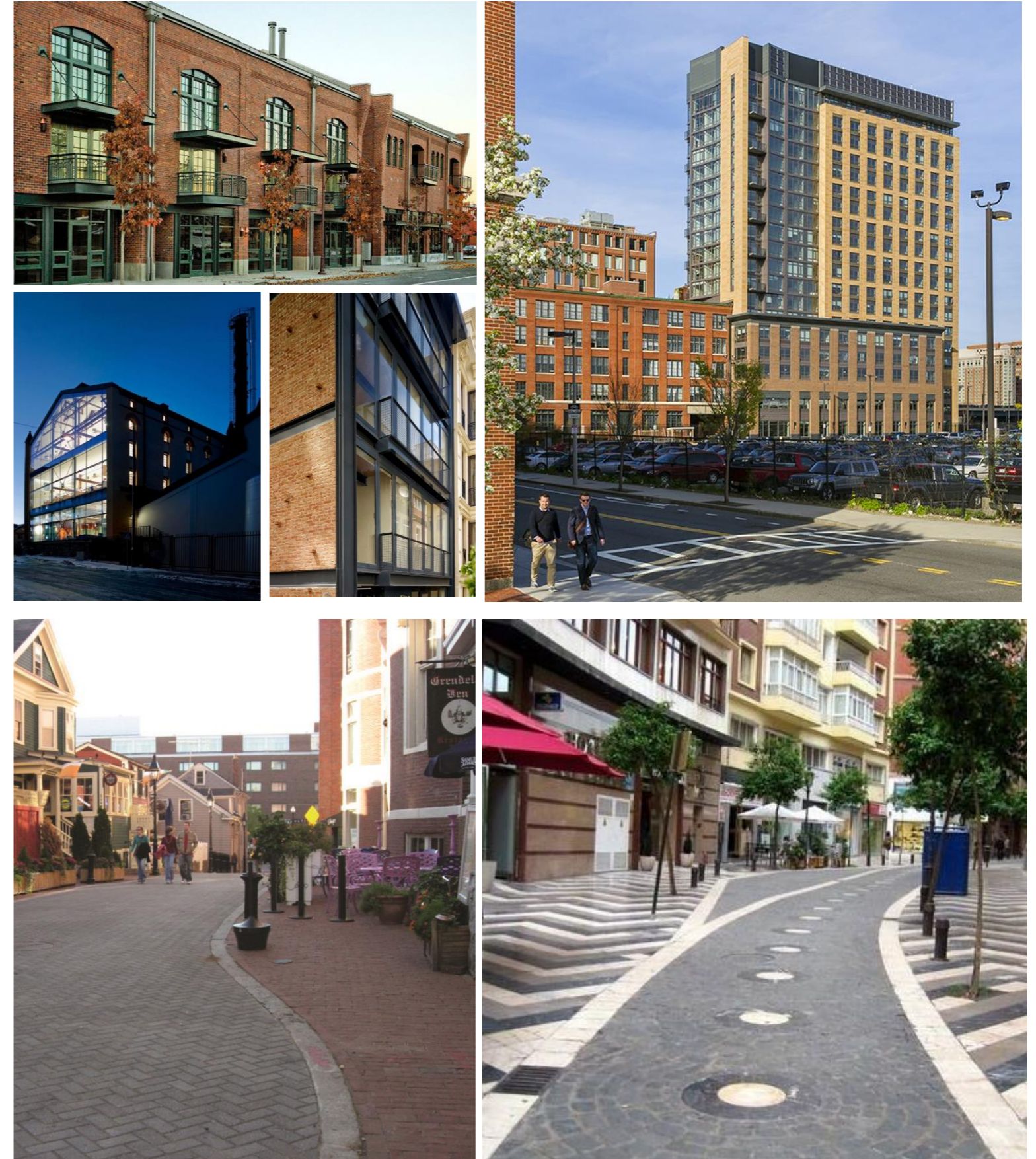
Streetscape & Building Character

- Pedestrian focused streets with pavers
- Tree-lined sidewalks.
- New Parks and outdoor terraces, piazzas.
- Children's play areas and outdoor gathering zones

- Buildings with warm materials, brick masonry and industrial details.
- Strong retail bases to encourage movement in and around the site.
- Various scale shops and restaurants.



Precedent Imagery



Art & Expression

Art installations at different scales and locations:

- Pedestrian Passages with colorful murals or sculptures
- Turbine Hall large scale installations
- Children's play areas and outdoor gathering zones



THANK YOU

