

# 150 KNEELAND ST LEATHER DISTRICT, BOSTON

BCDC Meeting

JULY 10, 2018

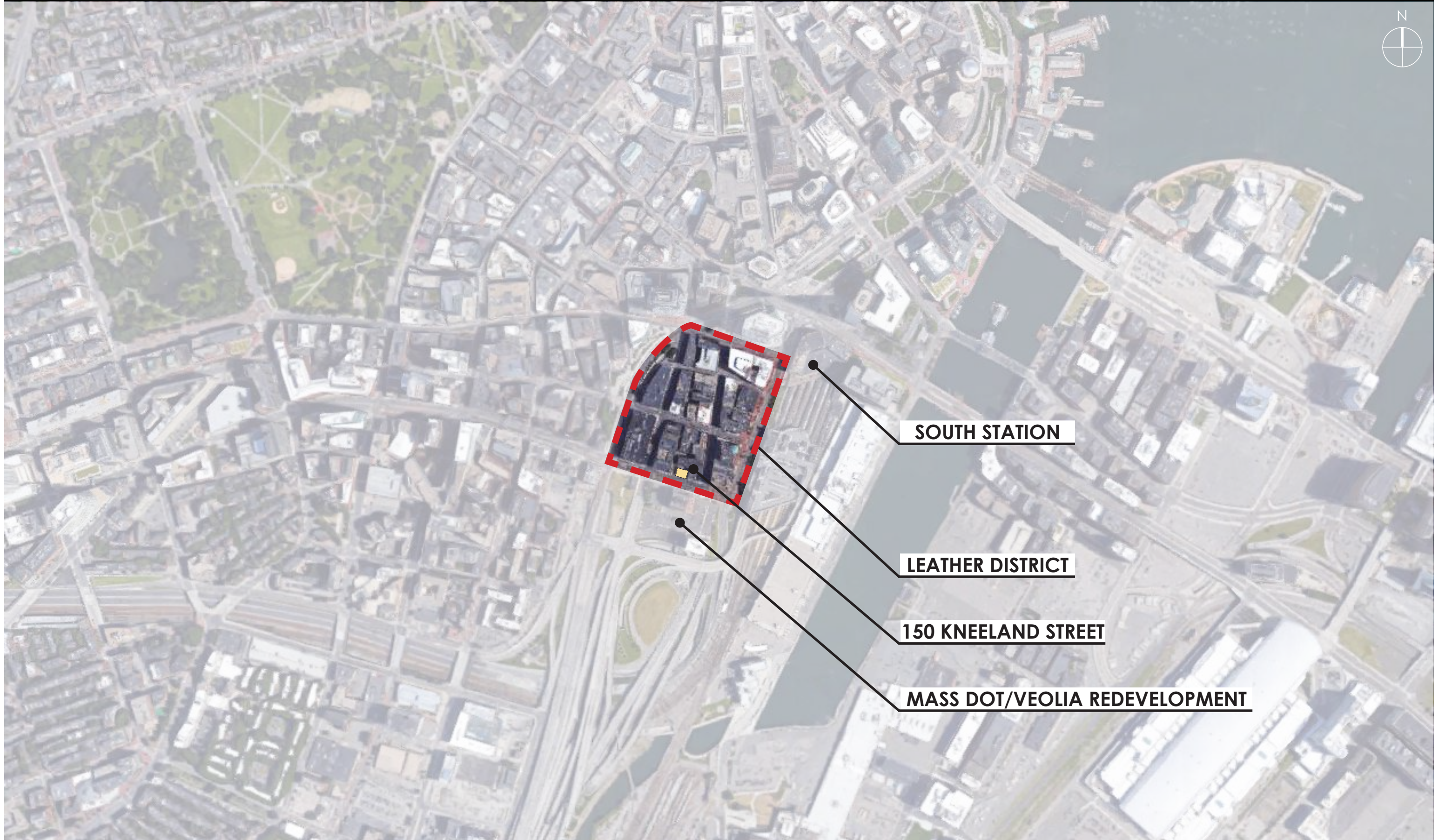
 HUDSON  
GROUP

**RODE** ARCHITECTS INC

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LOCUS PLAN



SOUTH STATION

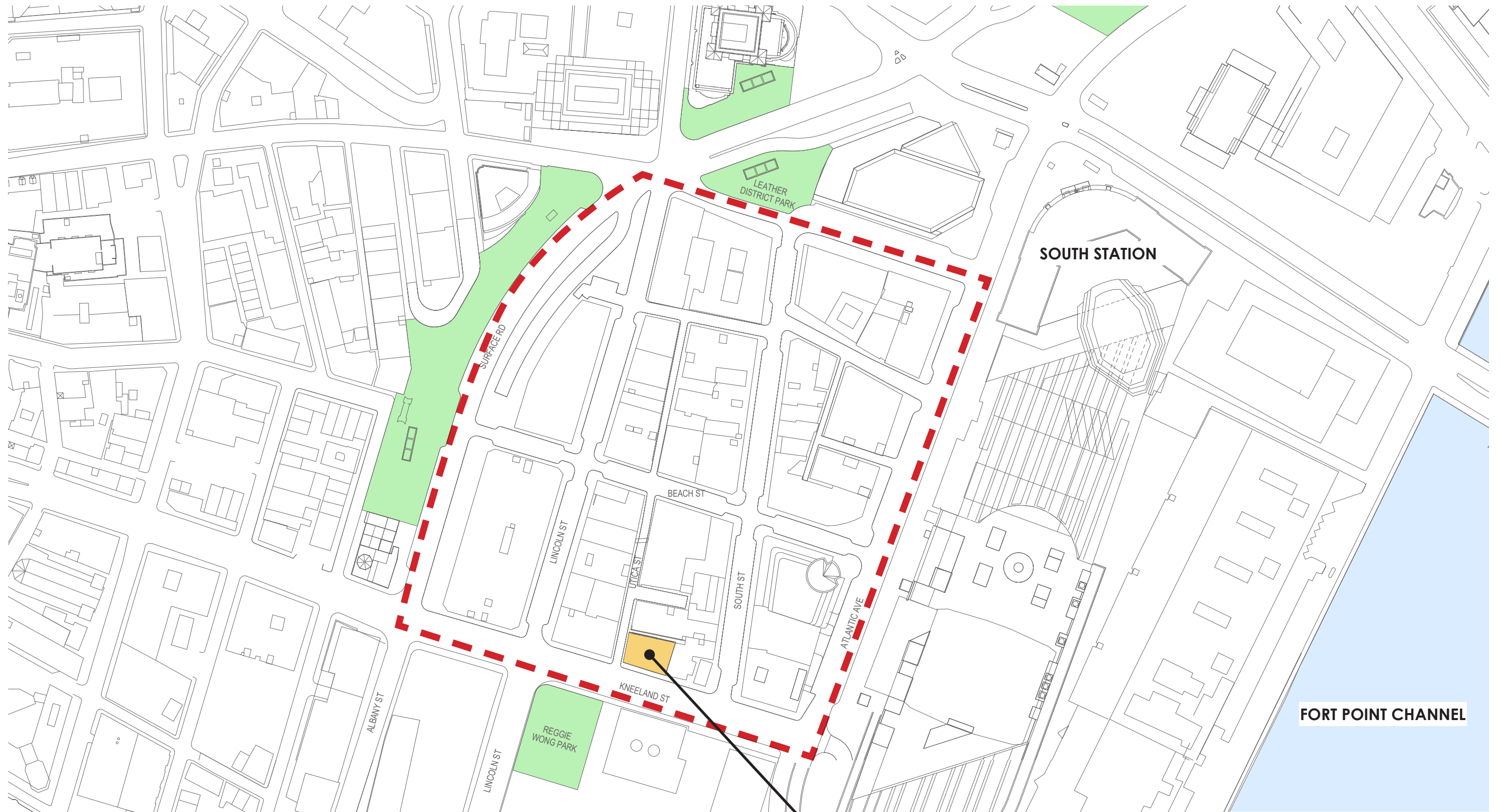
LEATHER DISTRICT

150 KNEELAND STREET

MASS DOT/VEOLIA REDEVELOPMENT



LOCUS PLAN

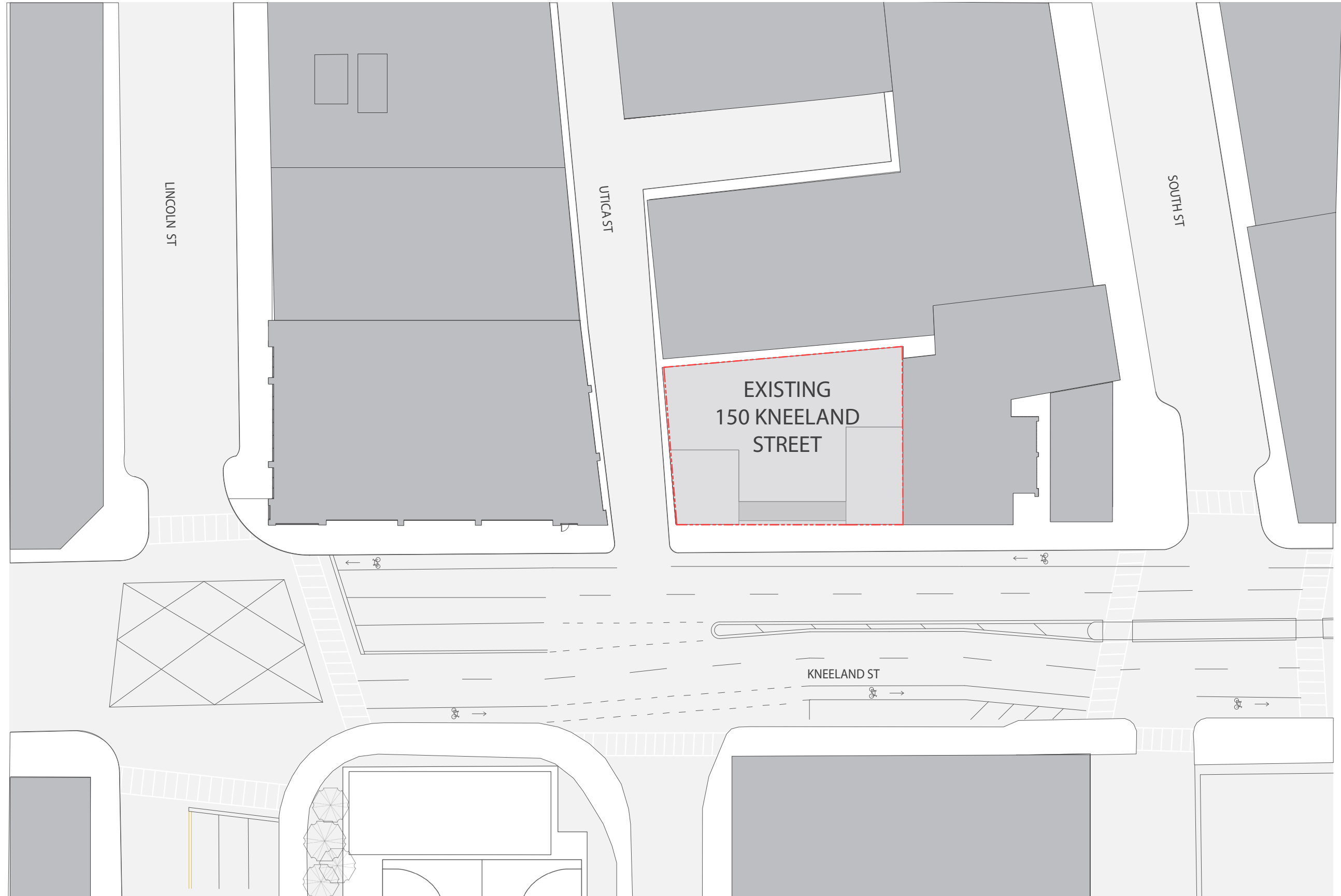


DOT REDEVELOPMENT SITE

150 KNEELAND STREET



EXISTING SITE PLAN





EXISTING SITE CONDITIONS - 150 KNEELAND ST



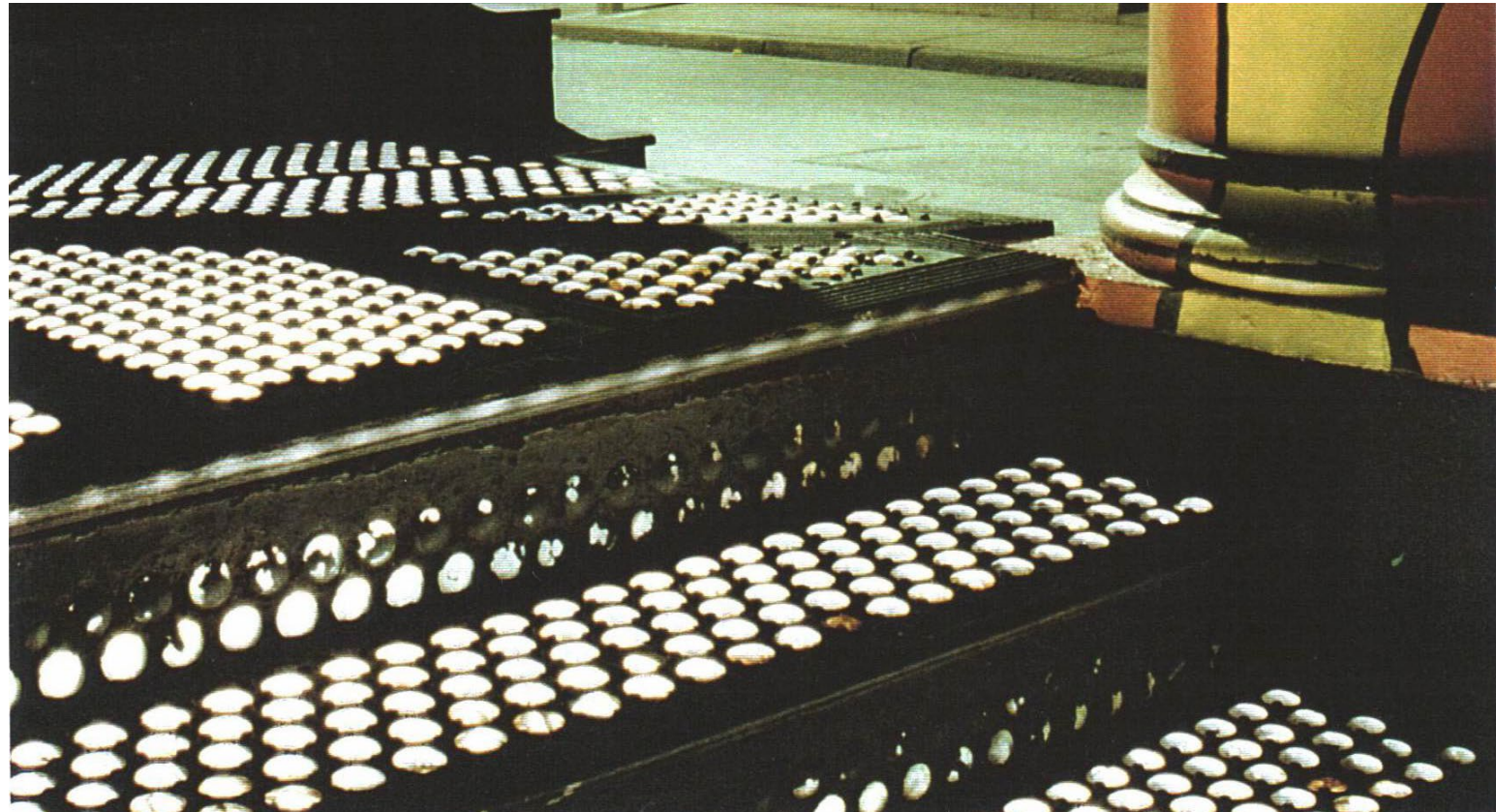


LEATHER DISTRICT CONTEXT



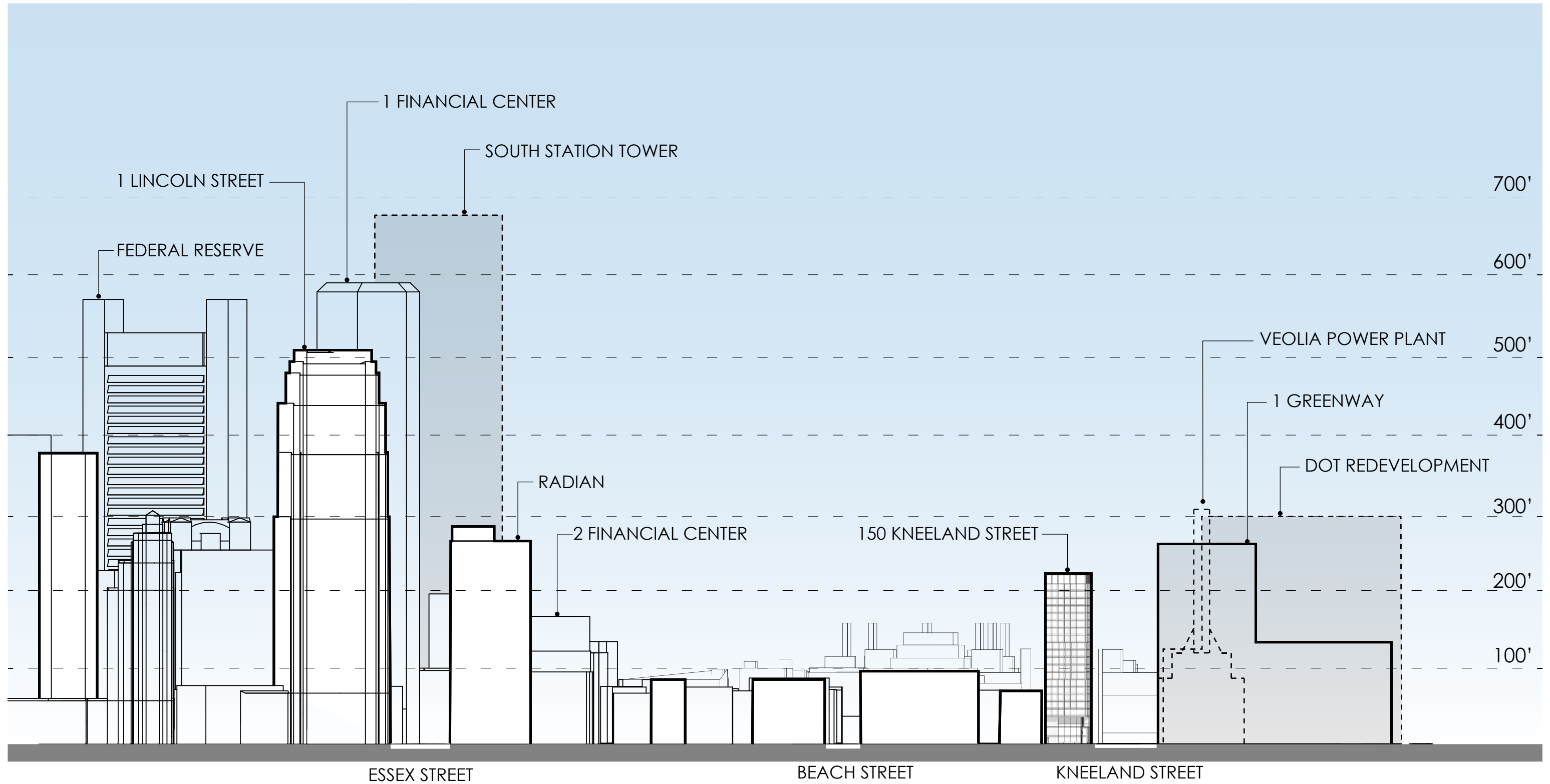


LEATHER DISTRICT CONTEXT



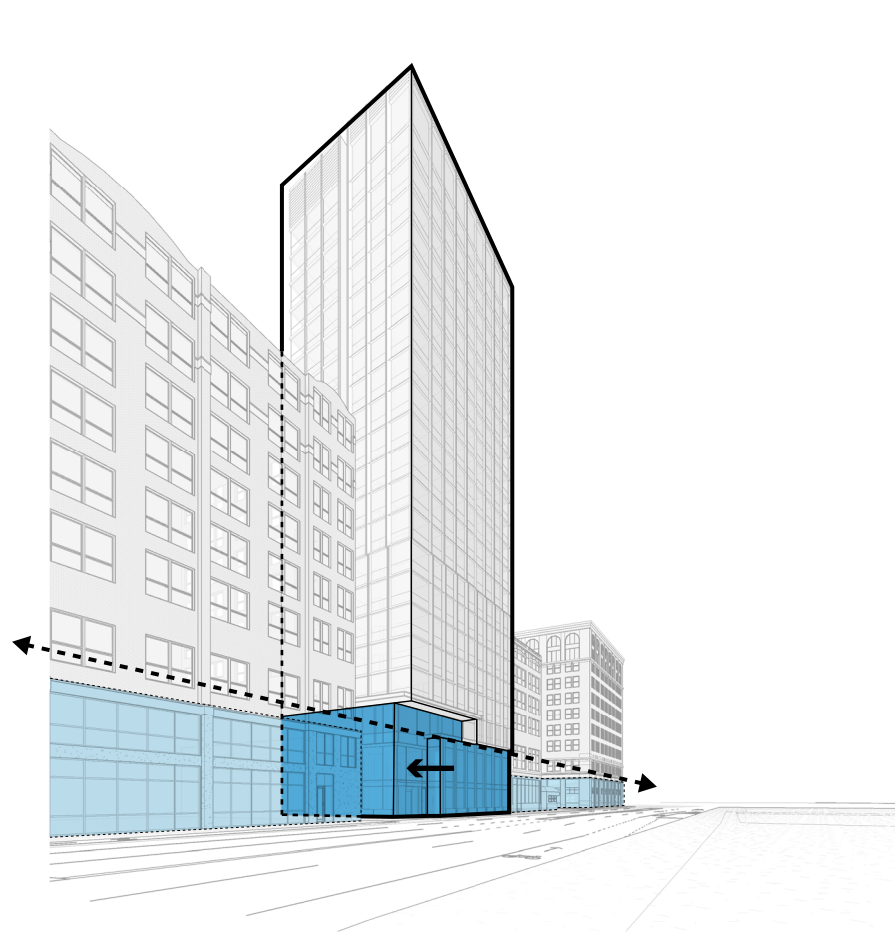


URBAN SECTION - HEIGHT ANALYSIS

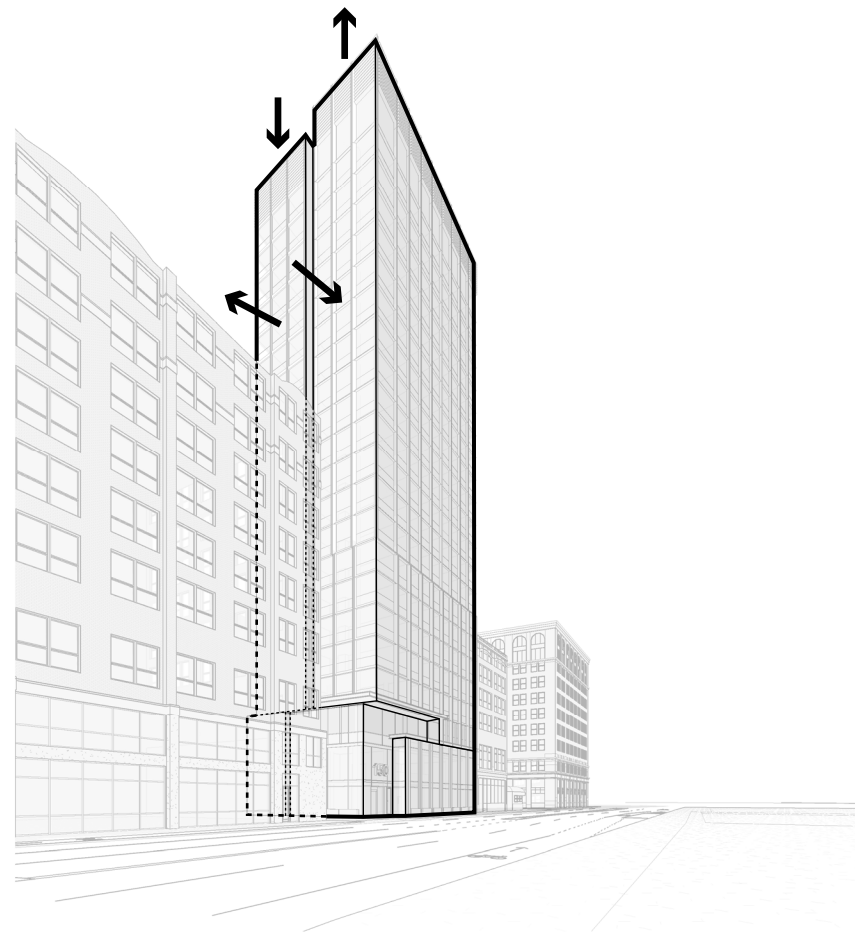




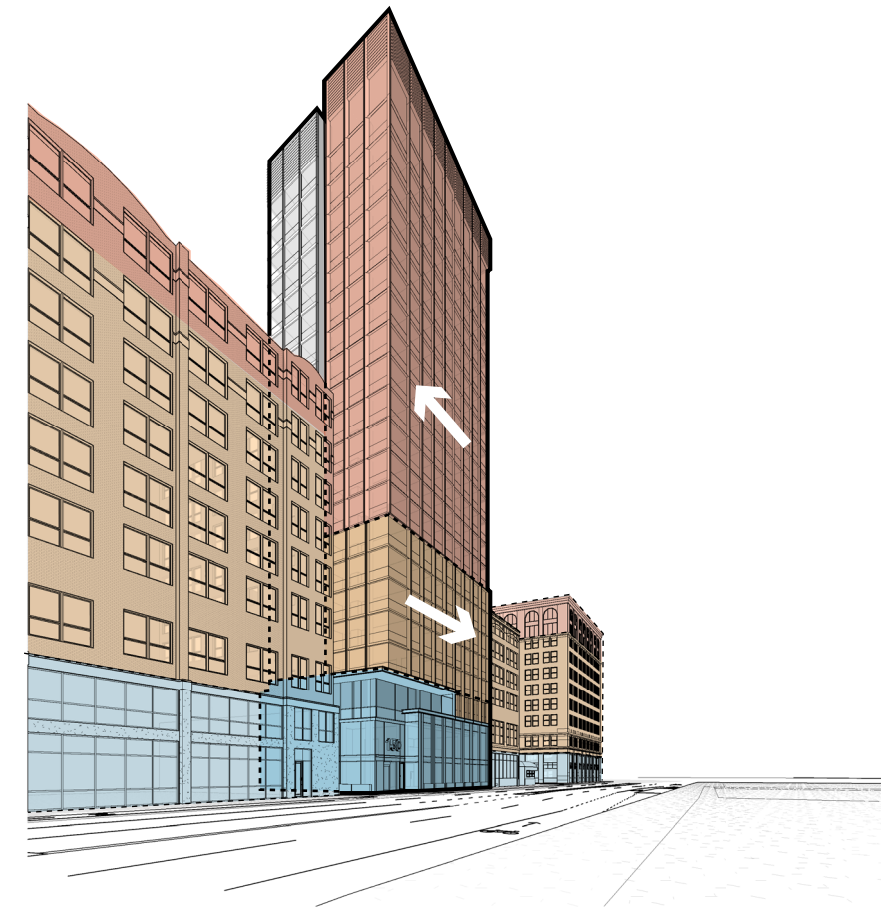
MASSING DIAGRAMS



LEATHER DISTRICT GROUND FLOOR ALIGNMENT



ARTICULATION OF SLENDER TOWER PROFILE



CONTEXT INFORMS FACADE VARIATION

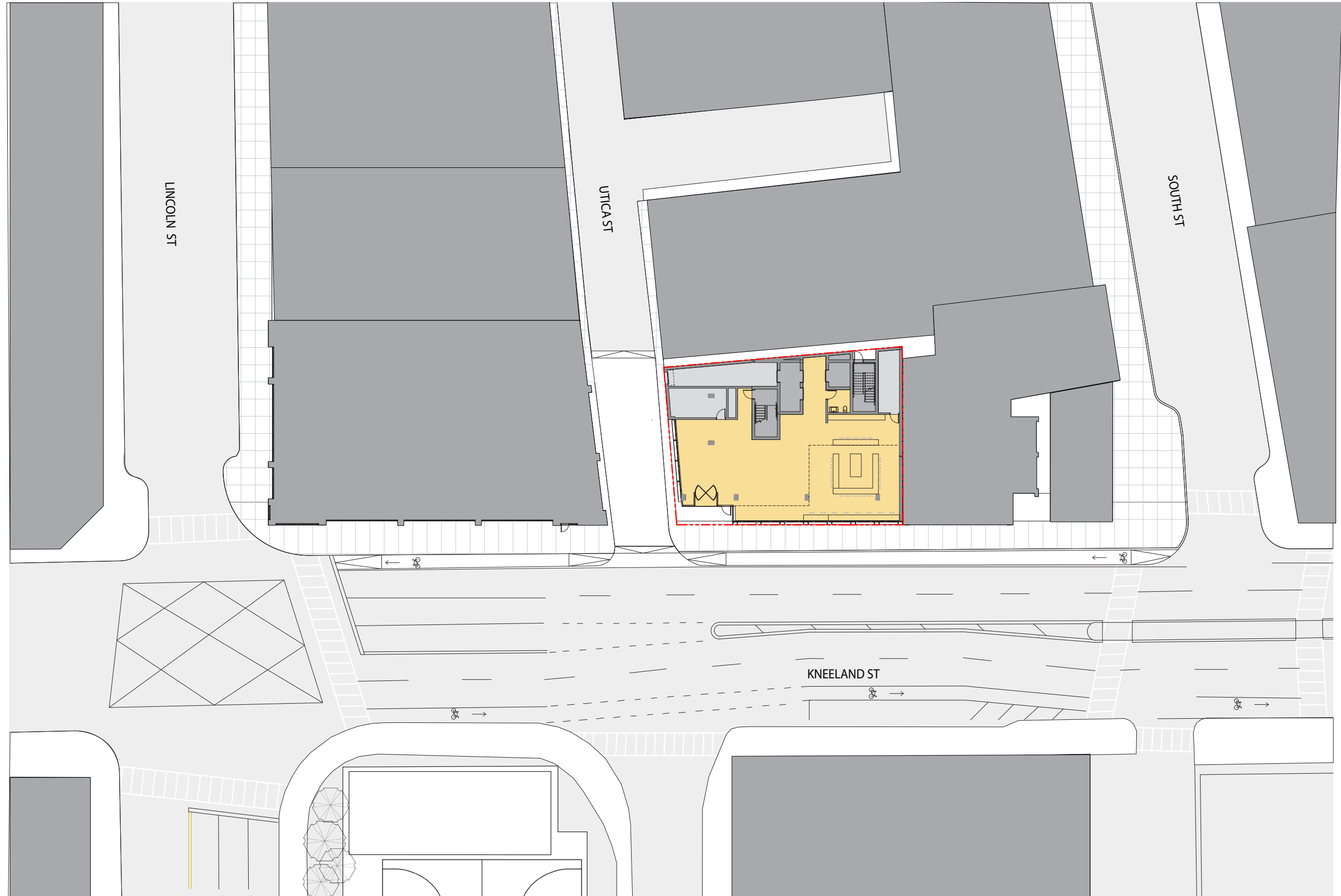


LOBBY PERSPECTIVE

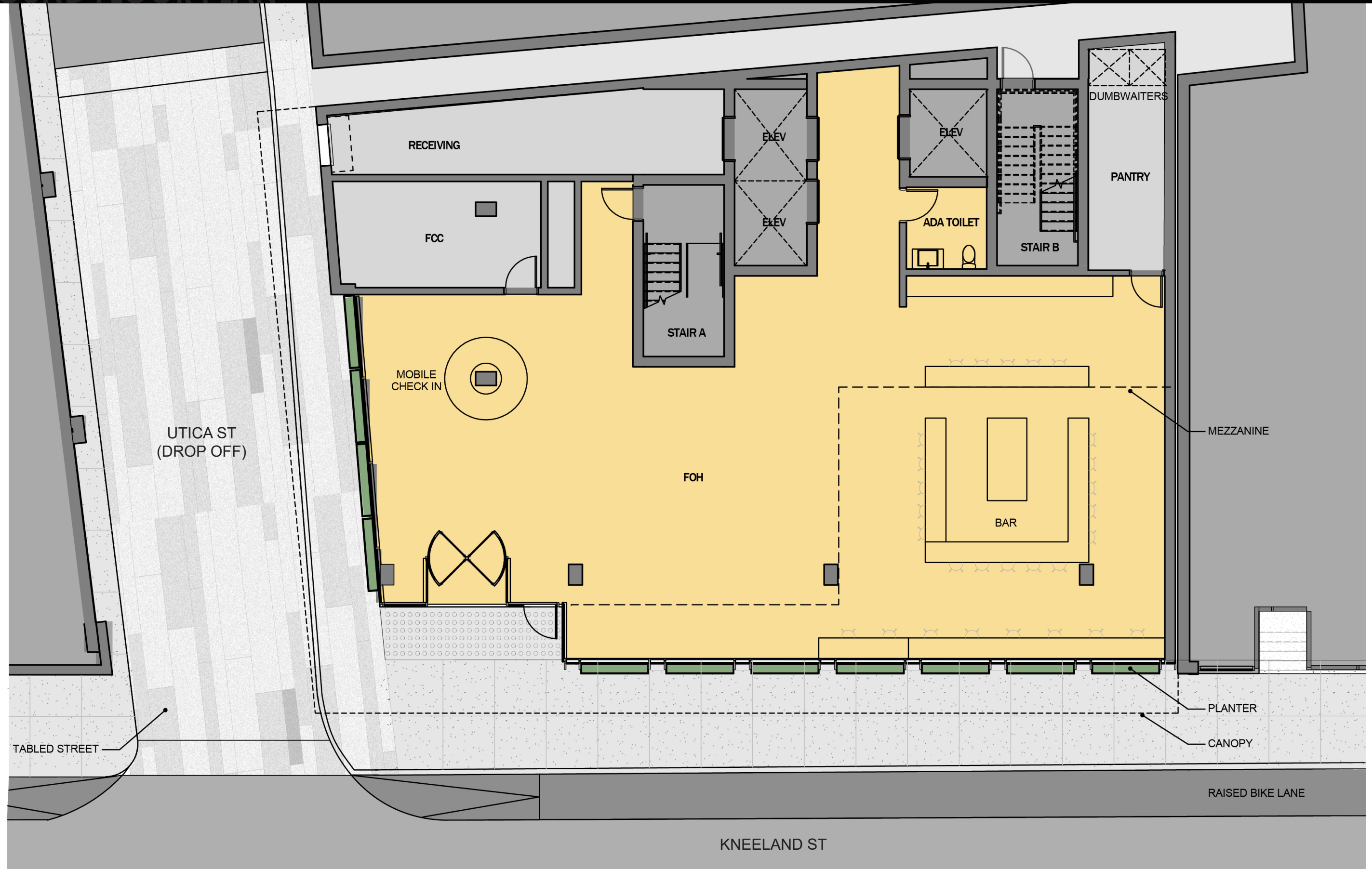




SITE PLAN

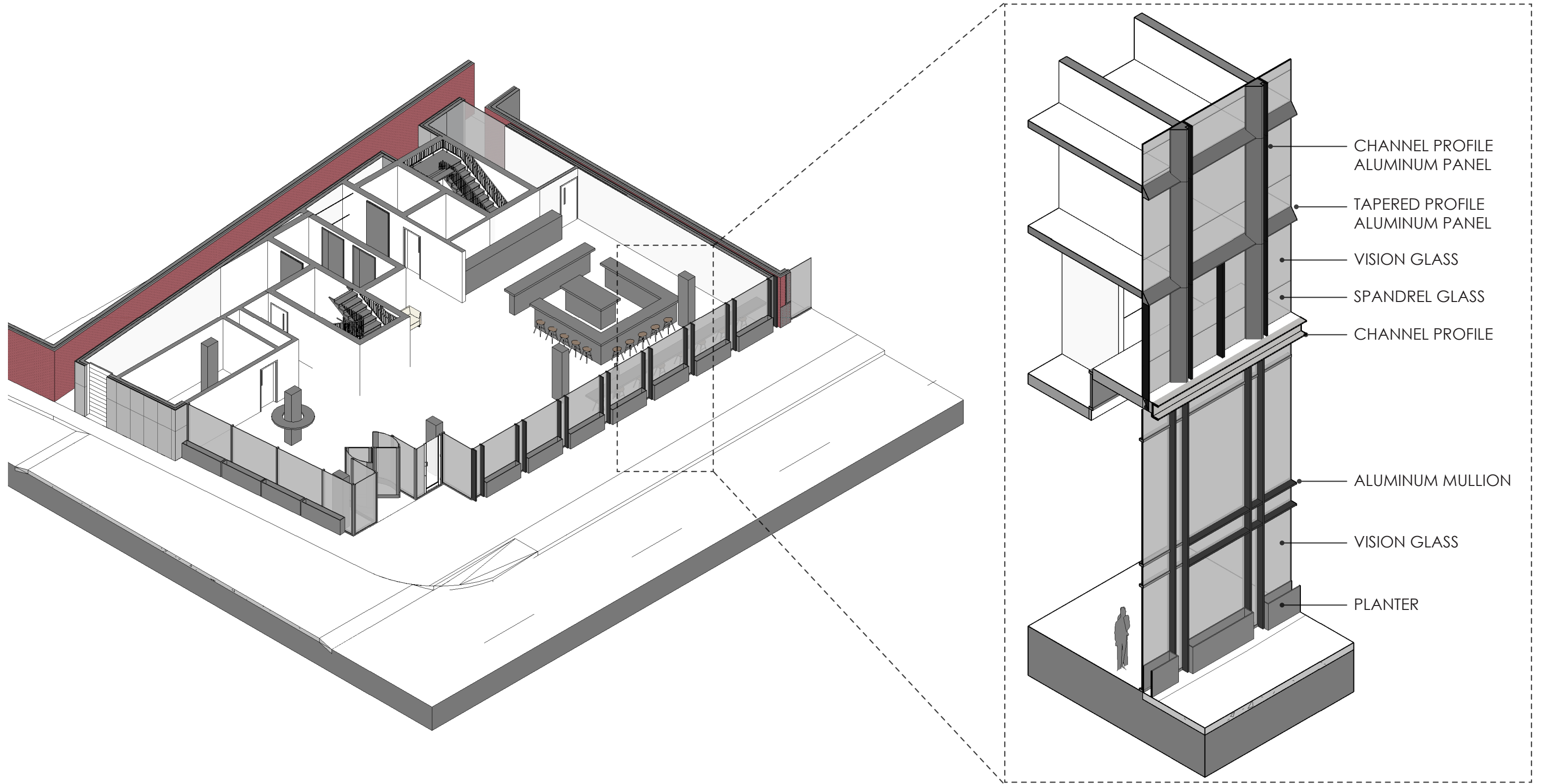


GROUND FLOOR PLAN





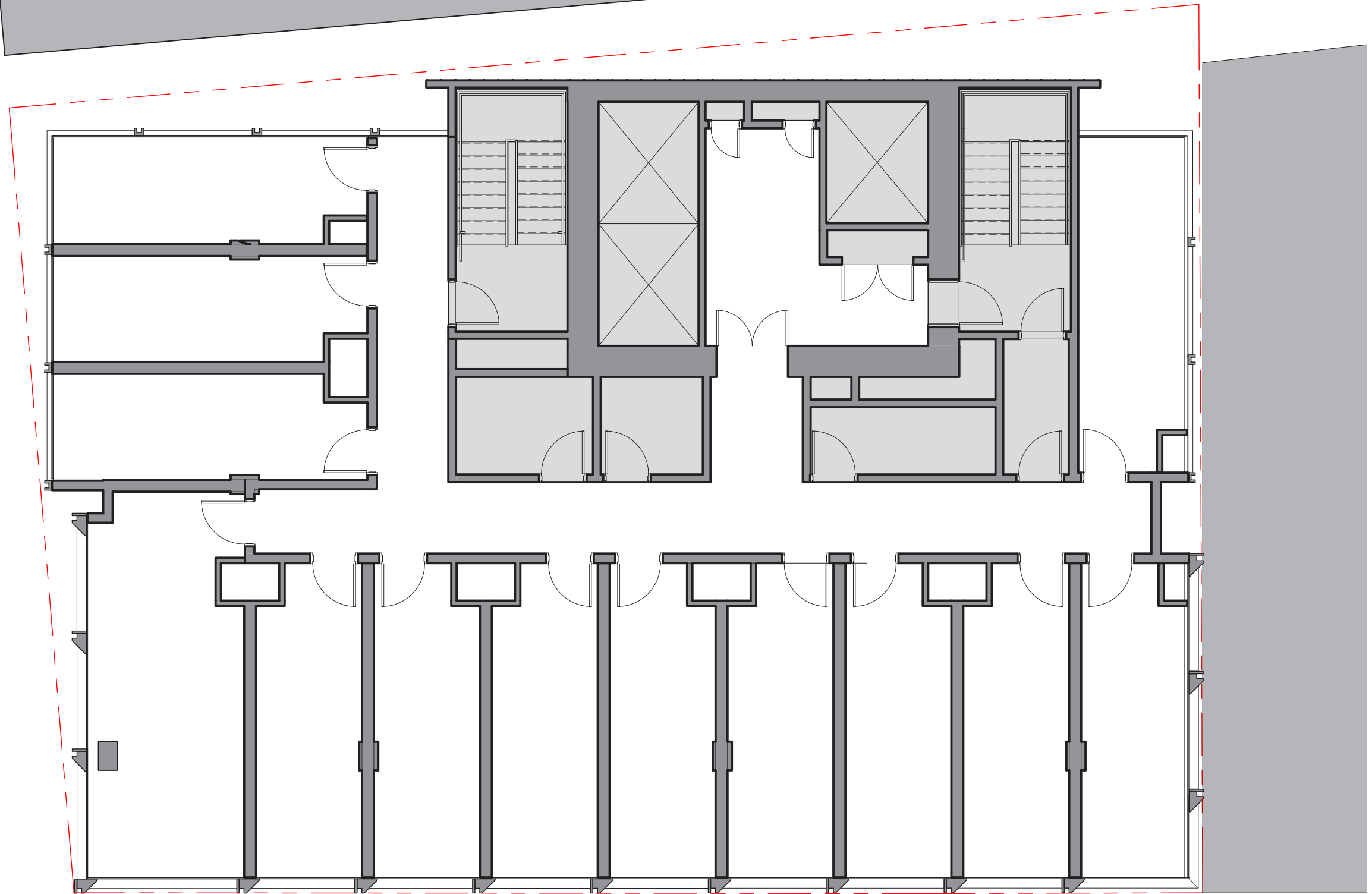
GROUND FLOOR AXONOMETRIC



**TYPICAL FLOOR PLAN**

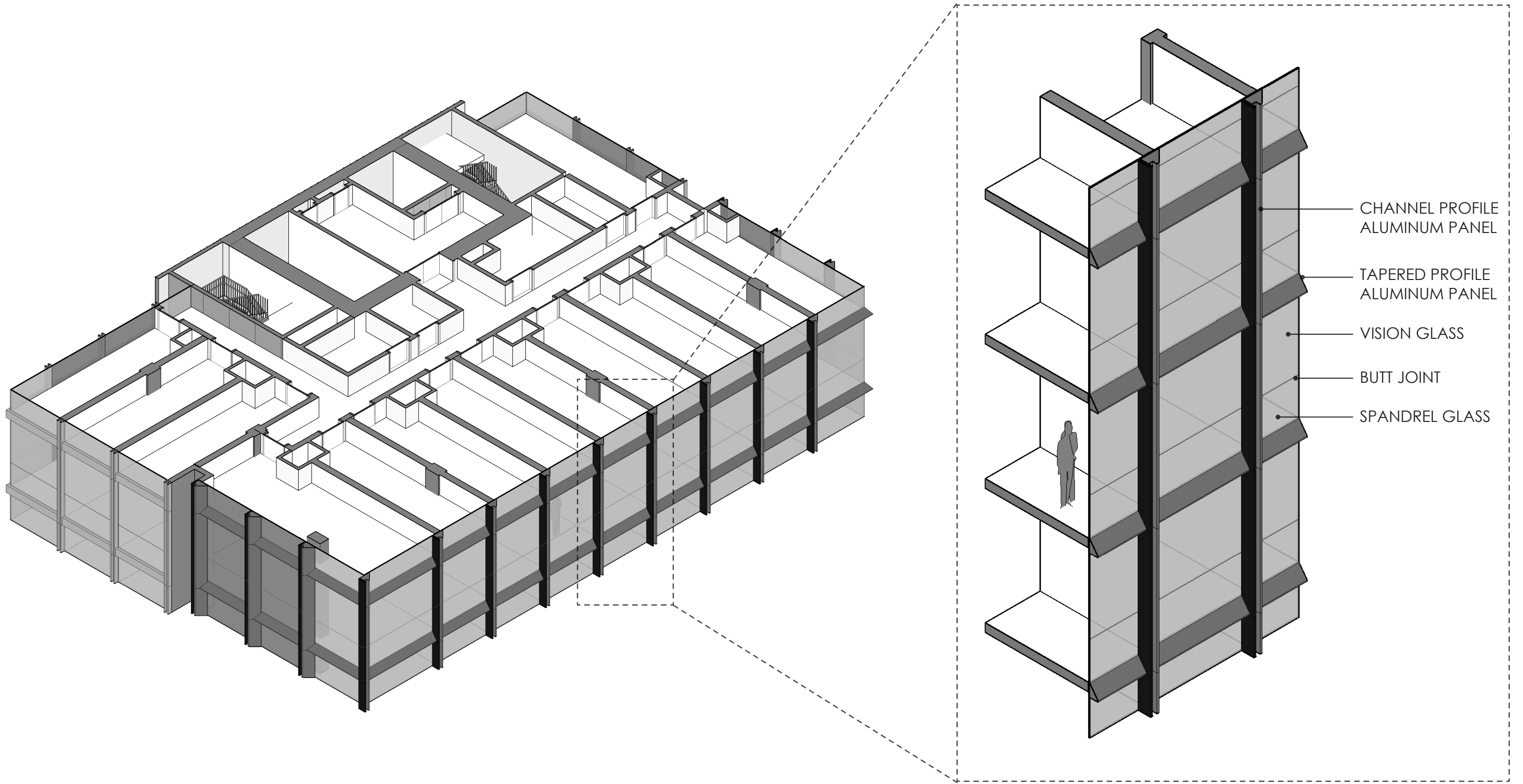
**PROJECT SUMMARY:**

230 HOTEL ROOMS  
21 STORIES  
96,500 GSF

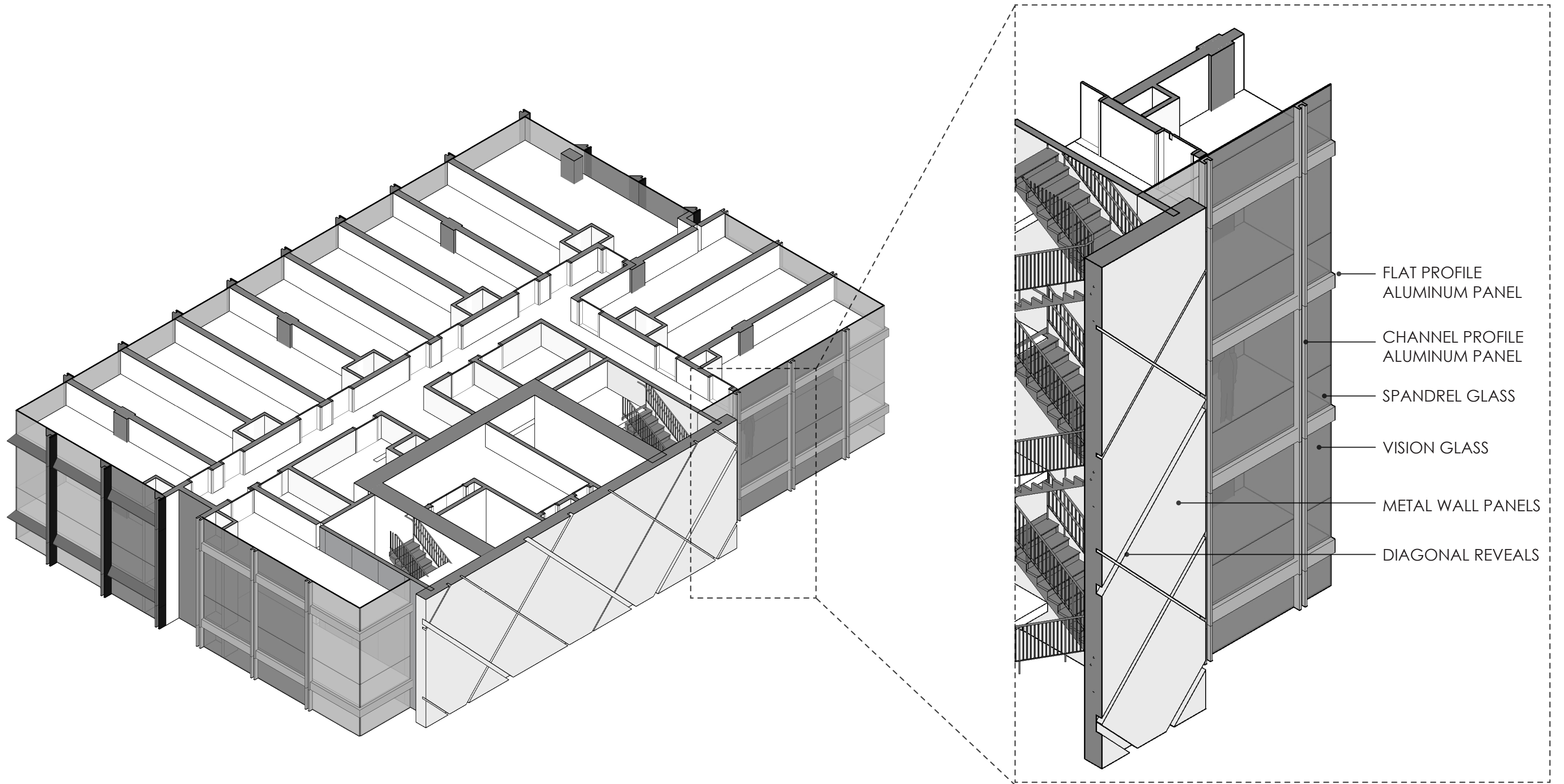




TYPICAL FLOOR AXONOMETRIC - SW



TYPICAL FLOOR AXONOMETRIC - NE





KNEELAND ST AT LINCOLN ST PERSPECTIVE





KNEELAND ST AT SOUTH ST PERSPECTIVE





PRECEDENTS



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



**H** HUDSON  
**G** GROUP

**RODE** ARCHITECTS INC



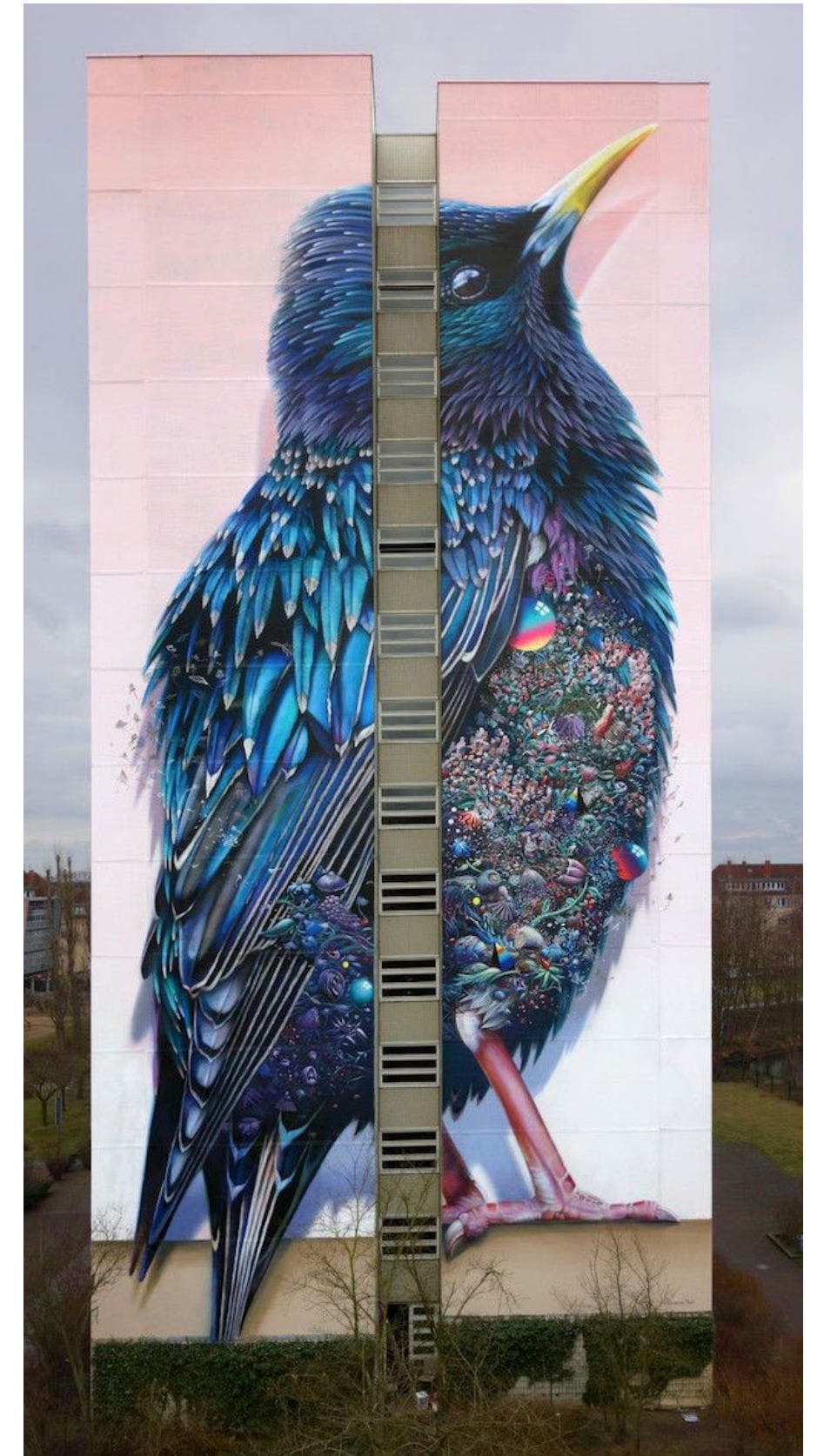
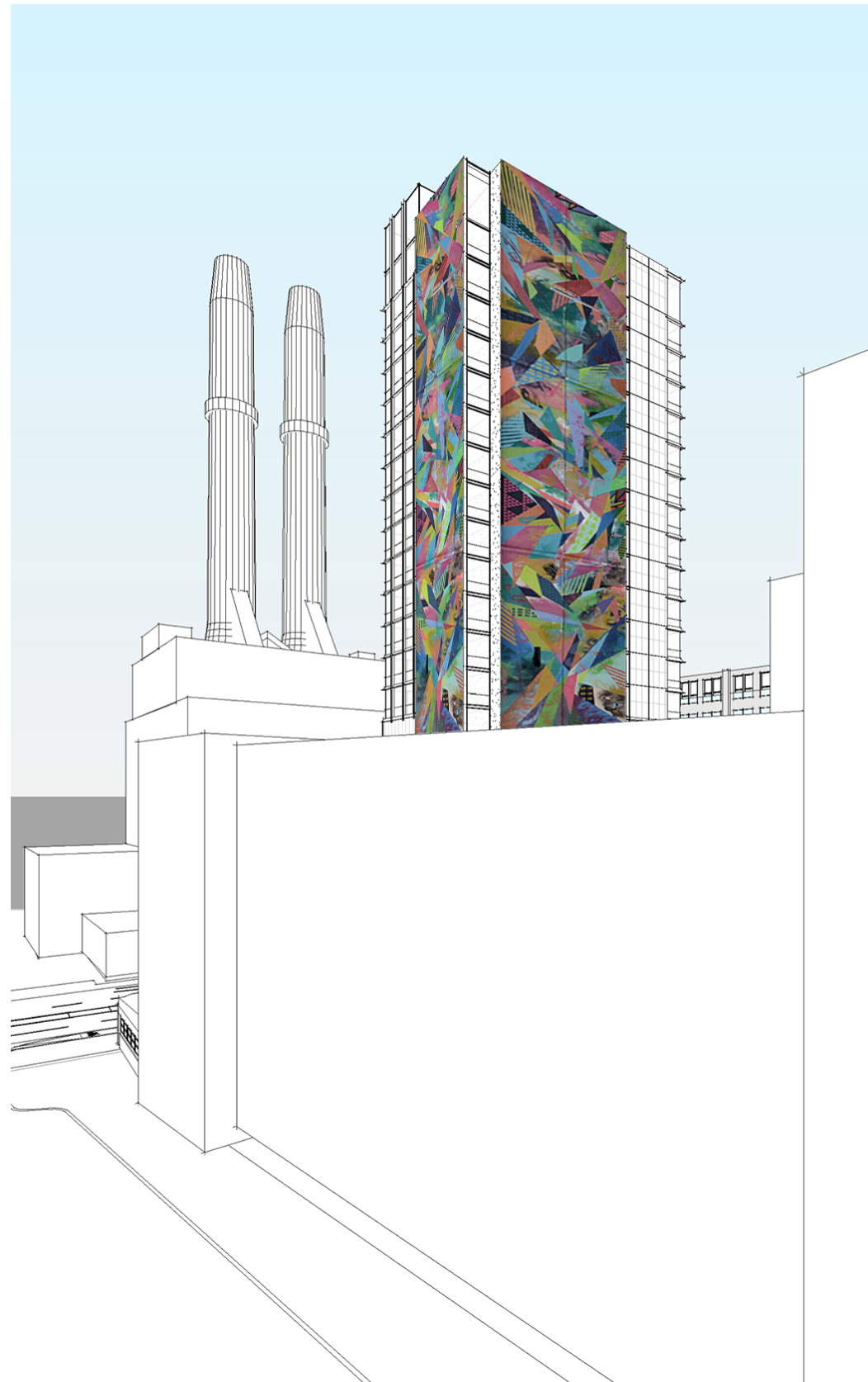






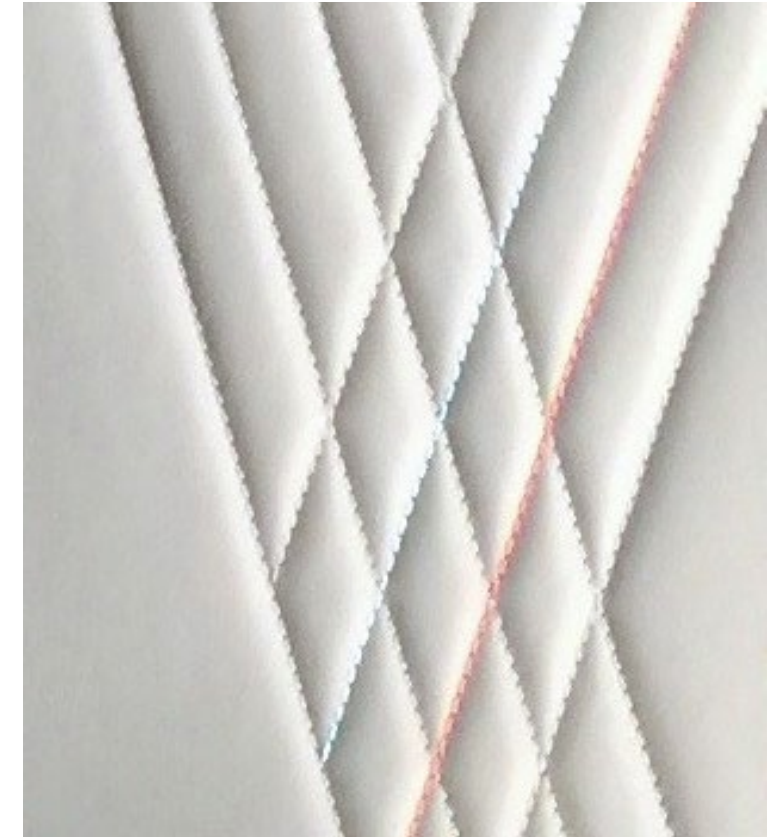
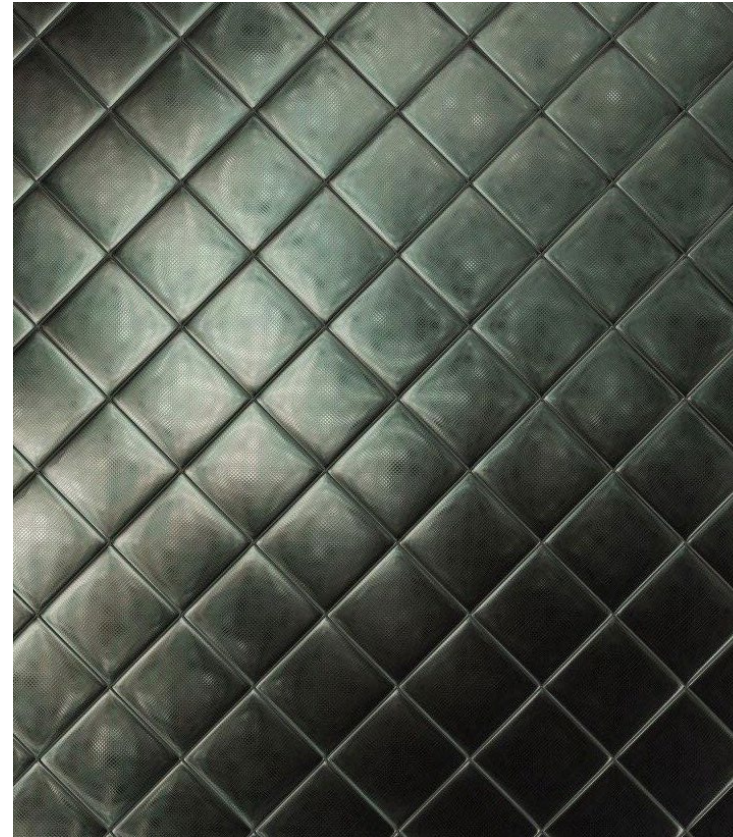


SOUTH ST PERSPECTIVES & MURAL PRECEDENT - PNF



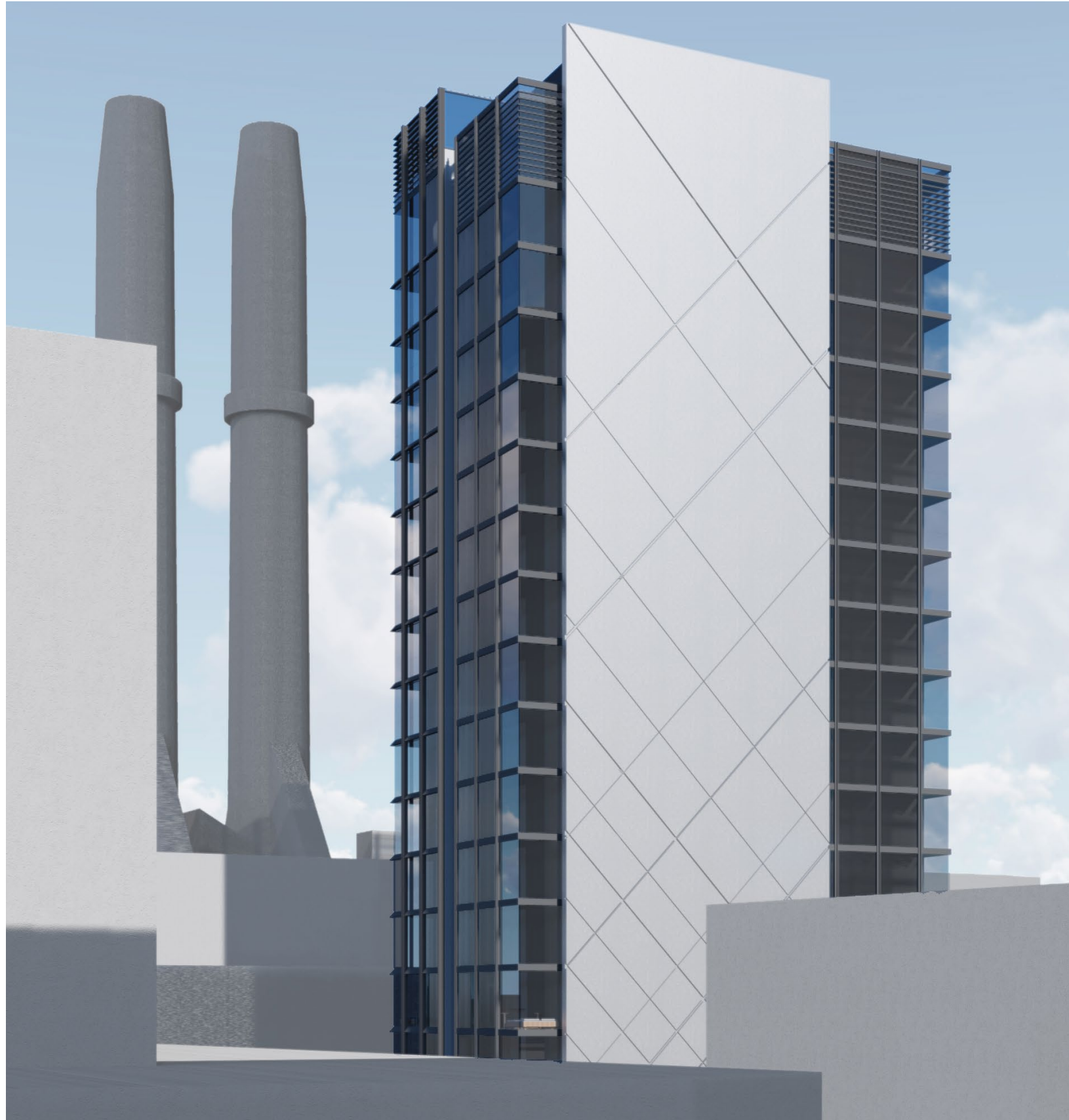


CONTEXTUAL DESIGN





SOUTH ST & UTICA ST ELEVATED PERSPECTIVES





LOBBY PERSPECTIVE





# APPENDIX



WEST ELEVATION URBAN CONTEXT



SURFACE ROAD

ESSEX STREET

TUFTS STREET

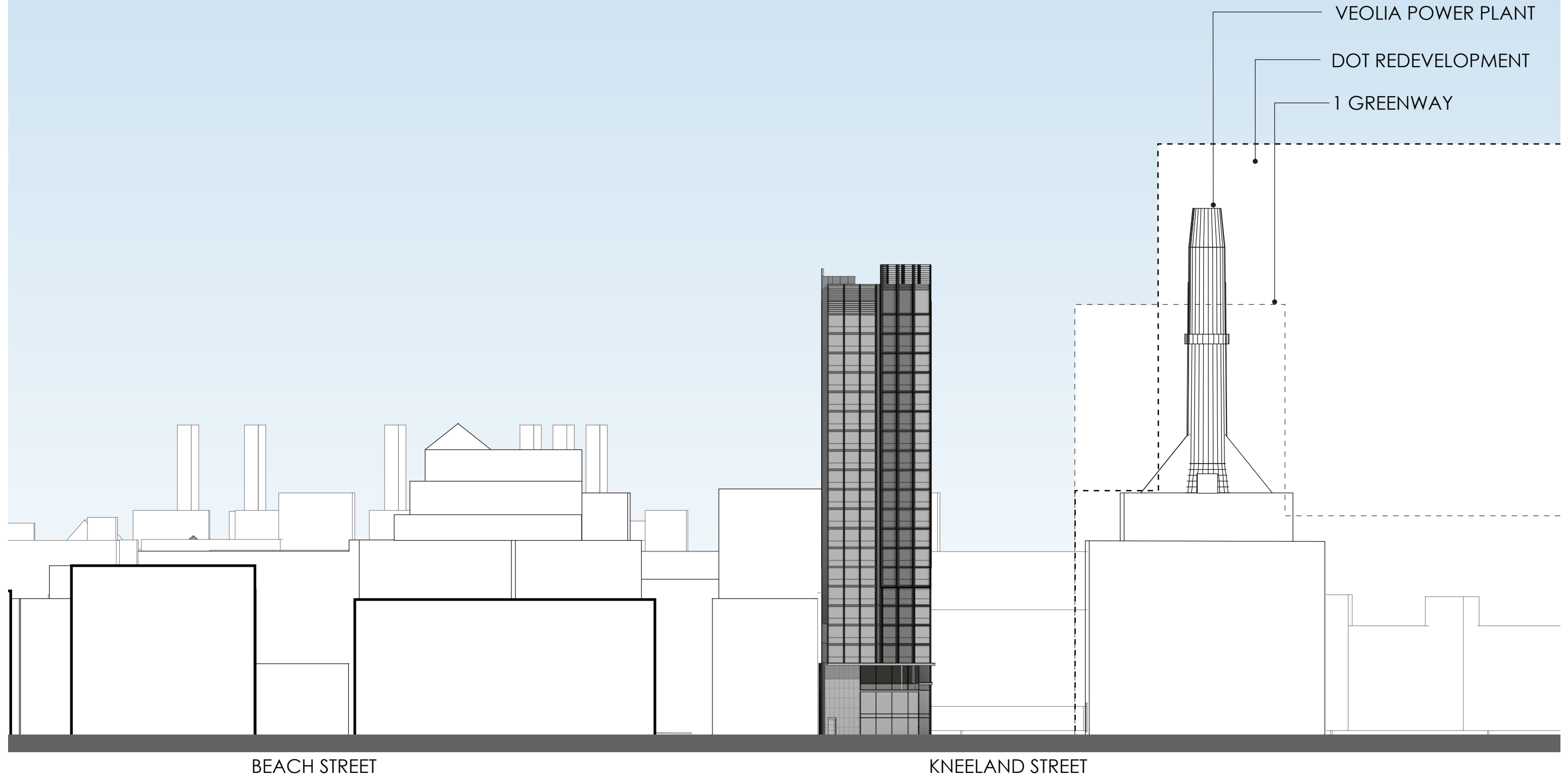
BEACH STREET

KNEELAND STREET



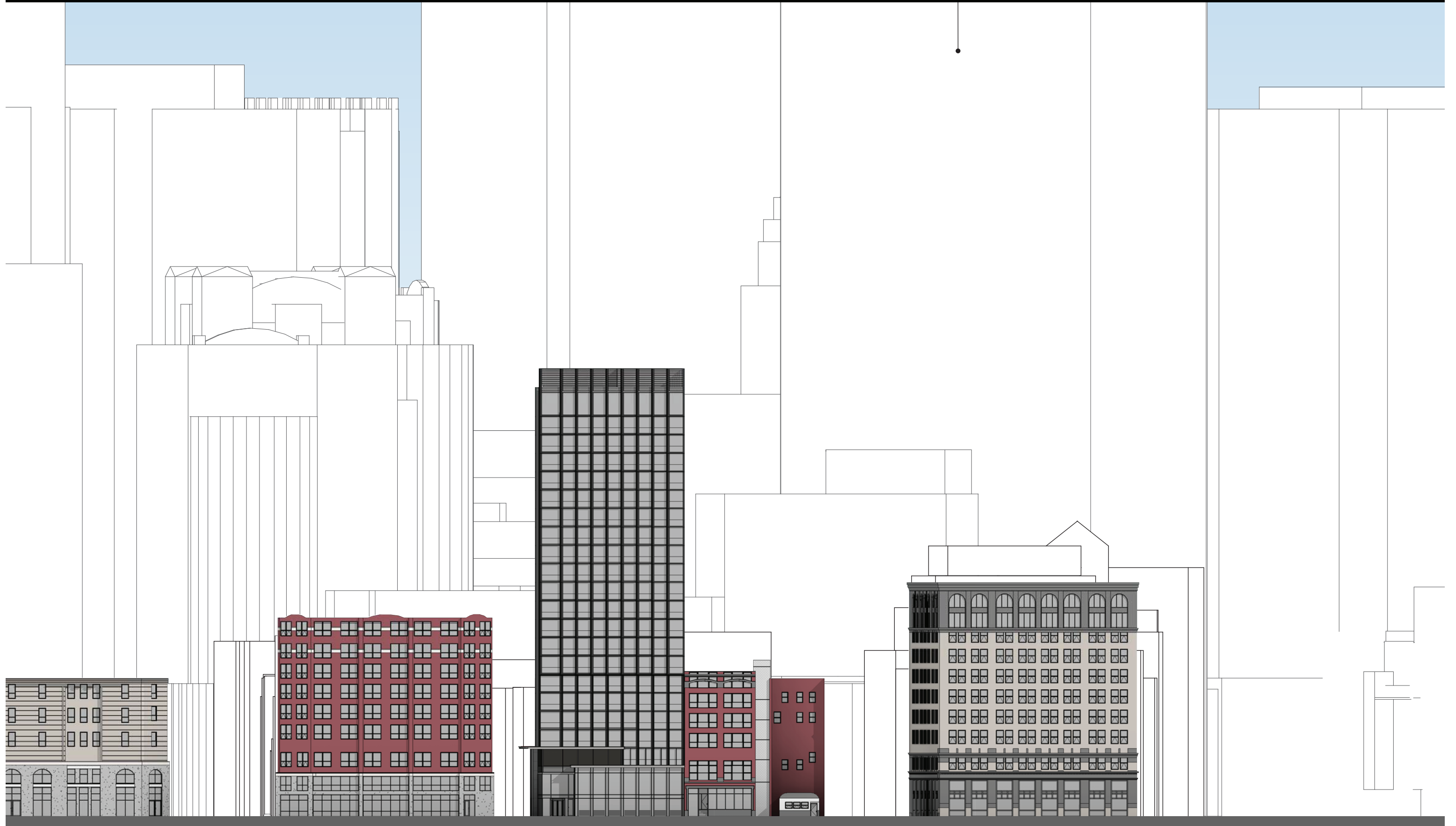


WEST ELEVATION





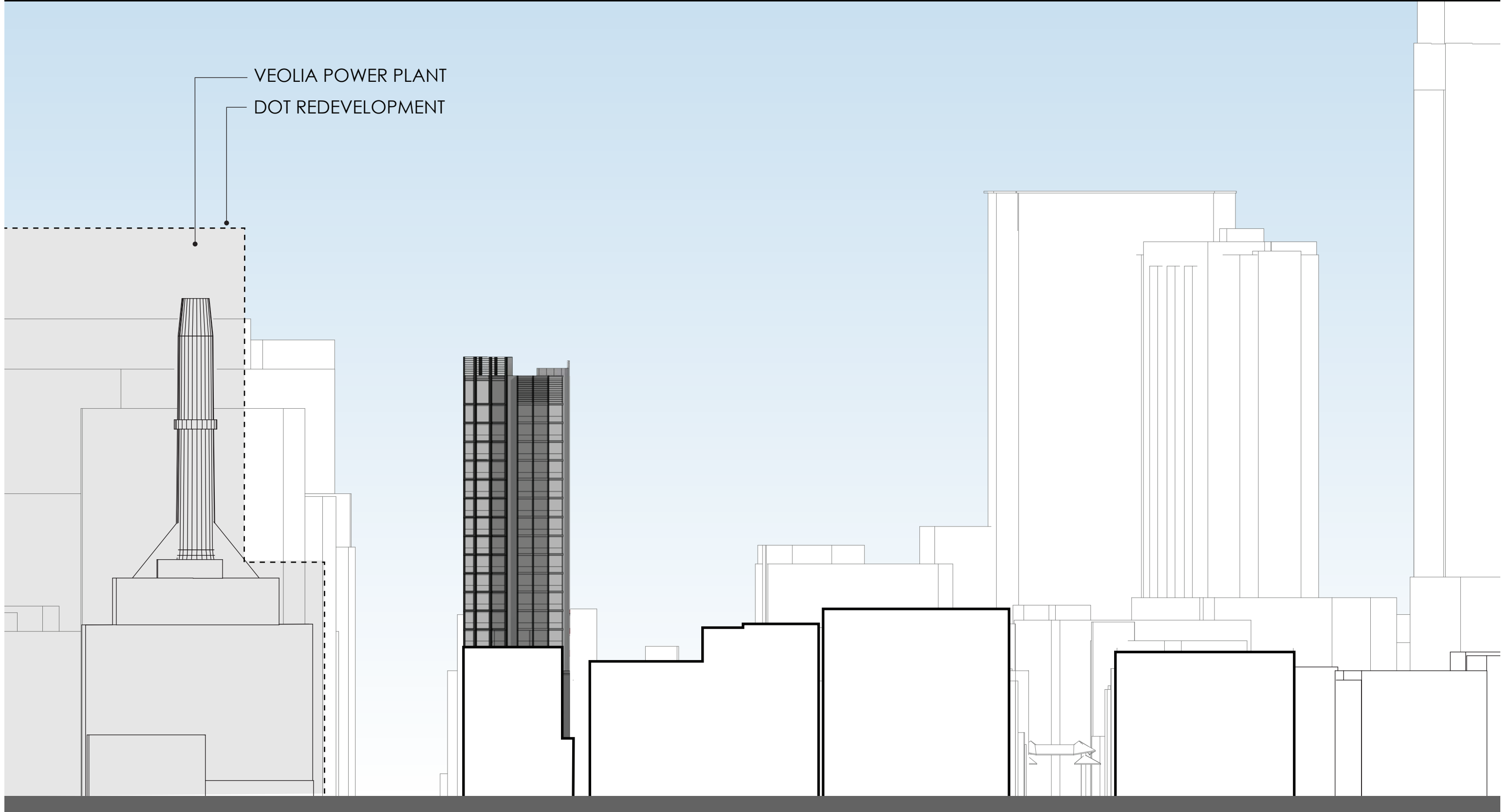
**SOUTH ELEVATION**





EAST ELEVATION

VEOLIA POWER PLANT  
DOT REDEVELOPMENT



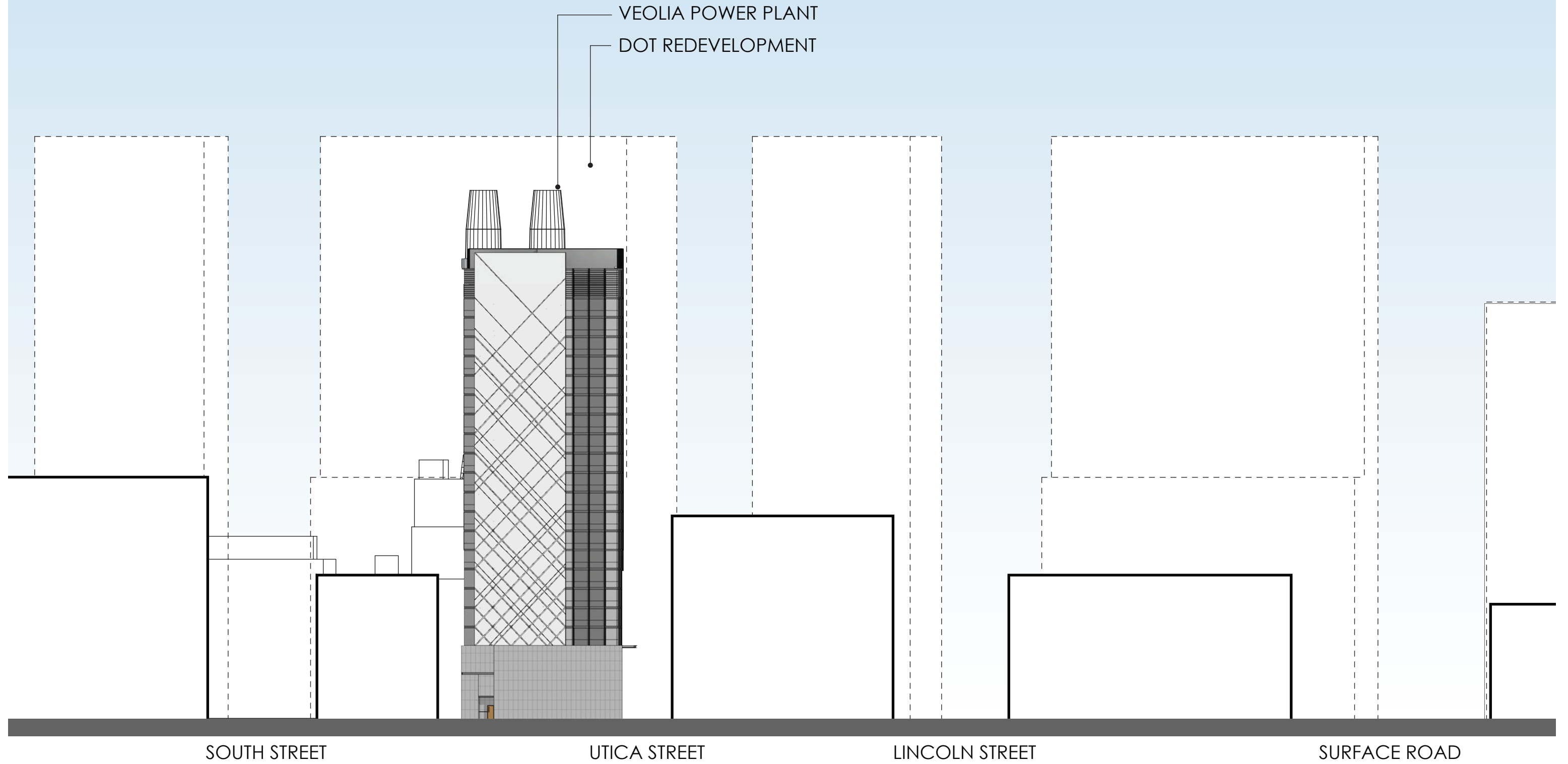
KNEELAND STREET

BEACH STREET



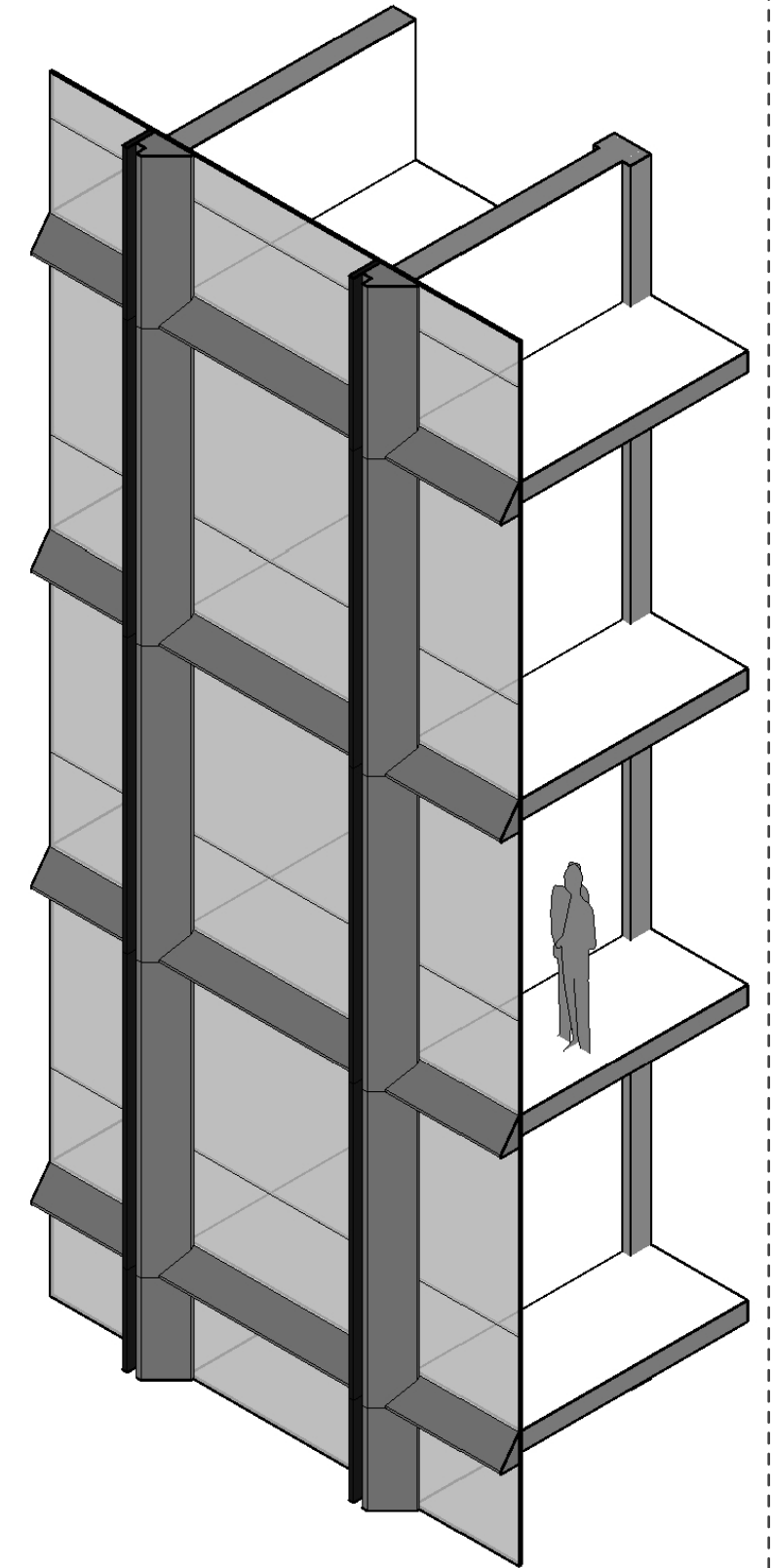
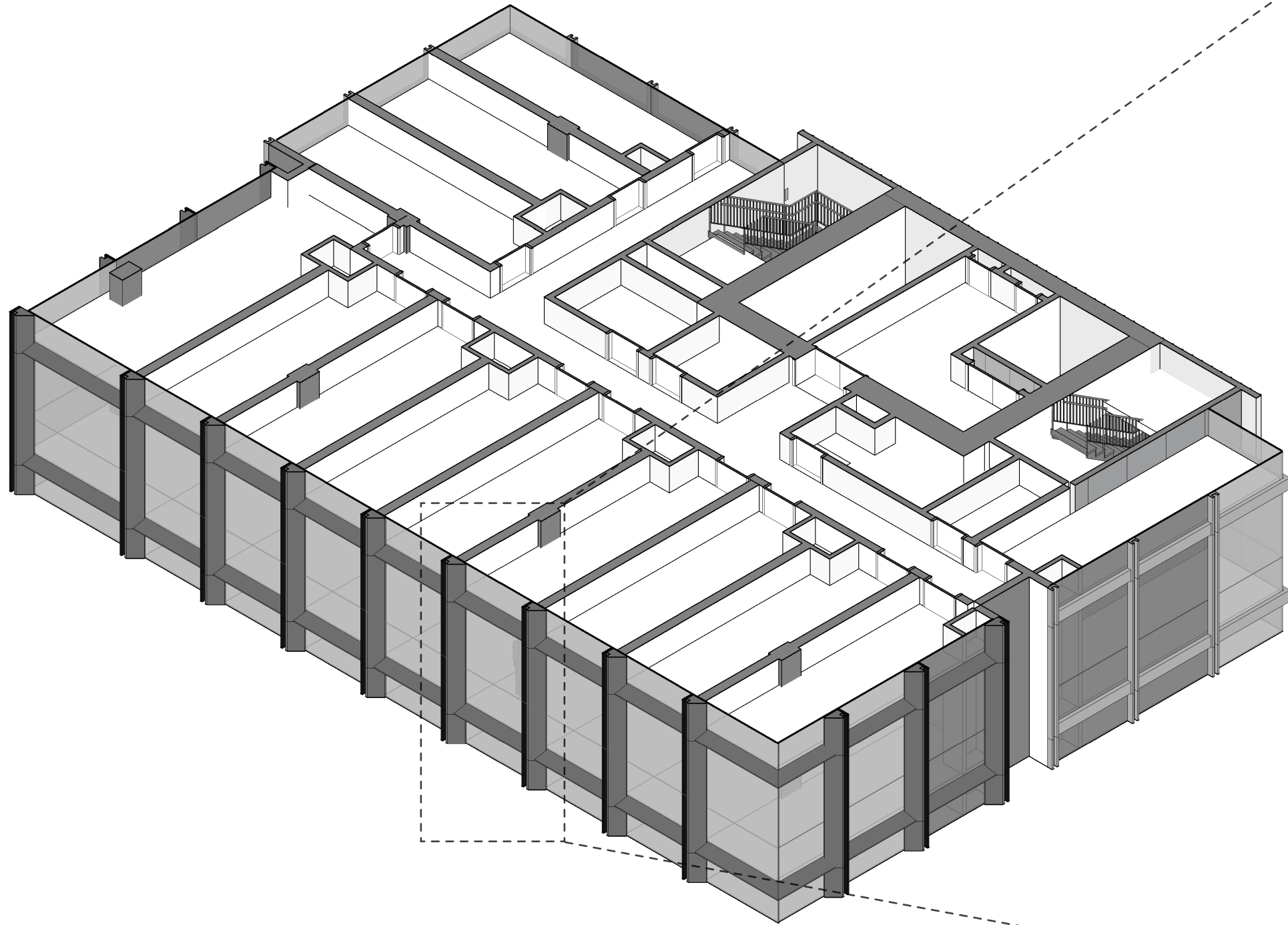


**NORTH ELEVATION**



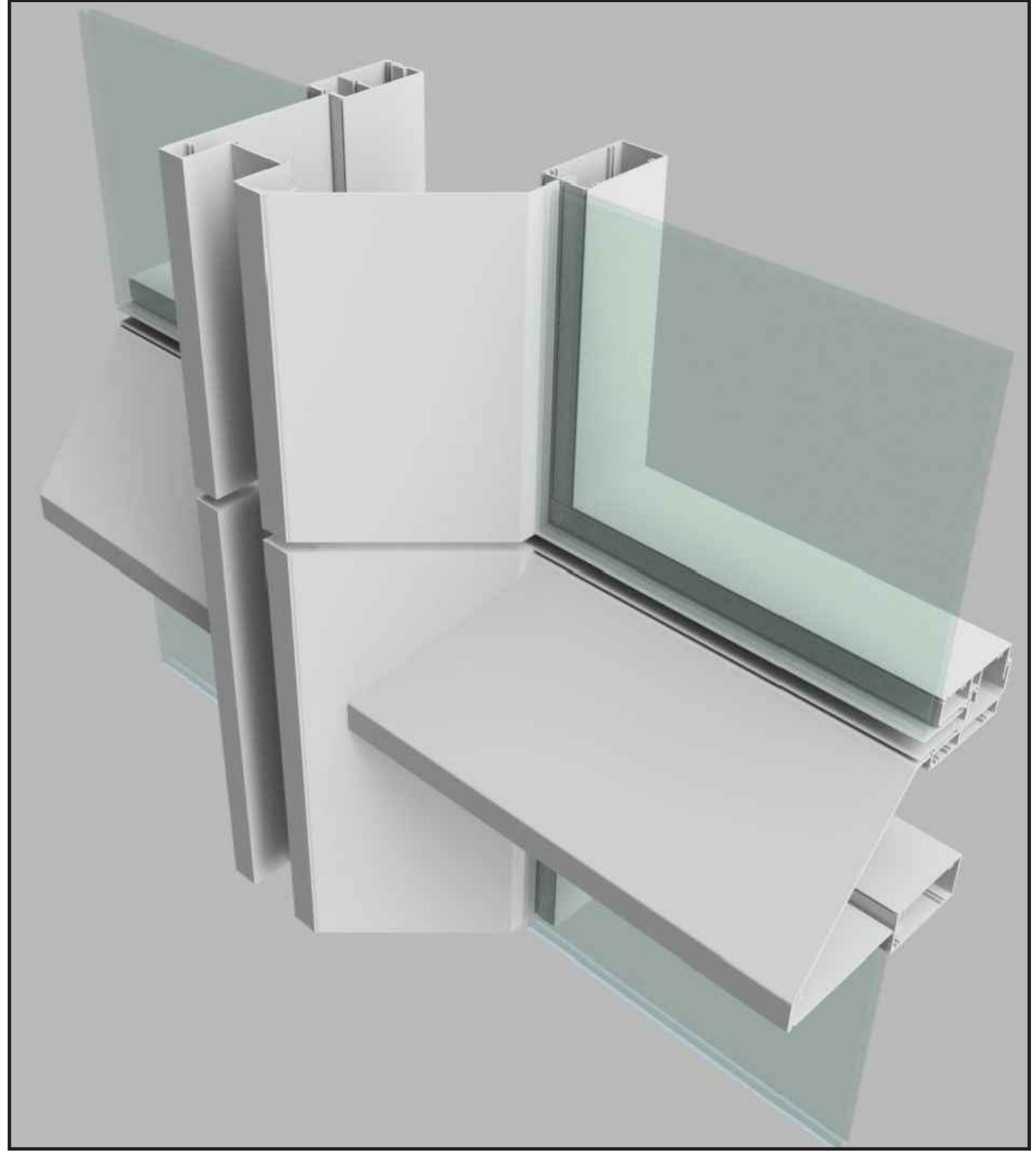


TYPICAL FLOOR AXONOMETRIC



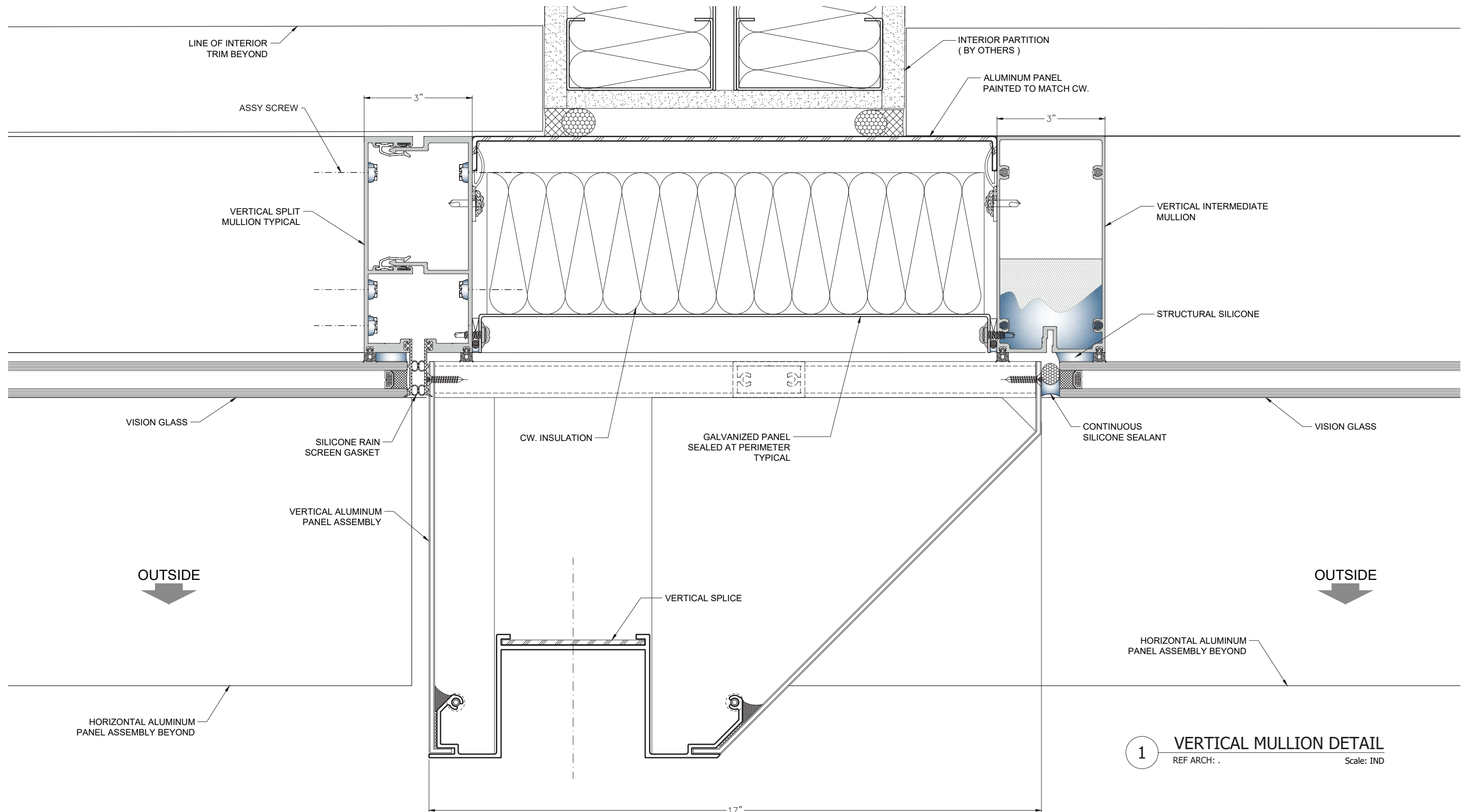


TYPICAL MODULE AXONOMETRIC





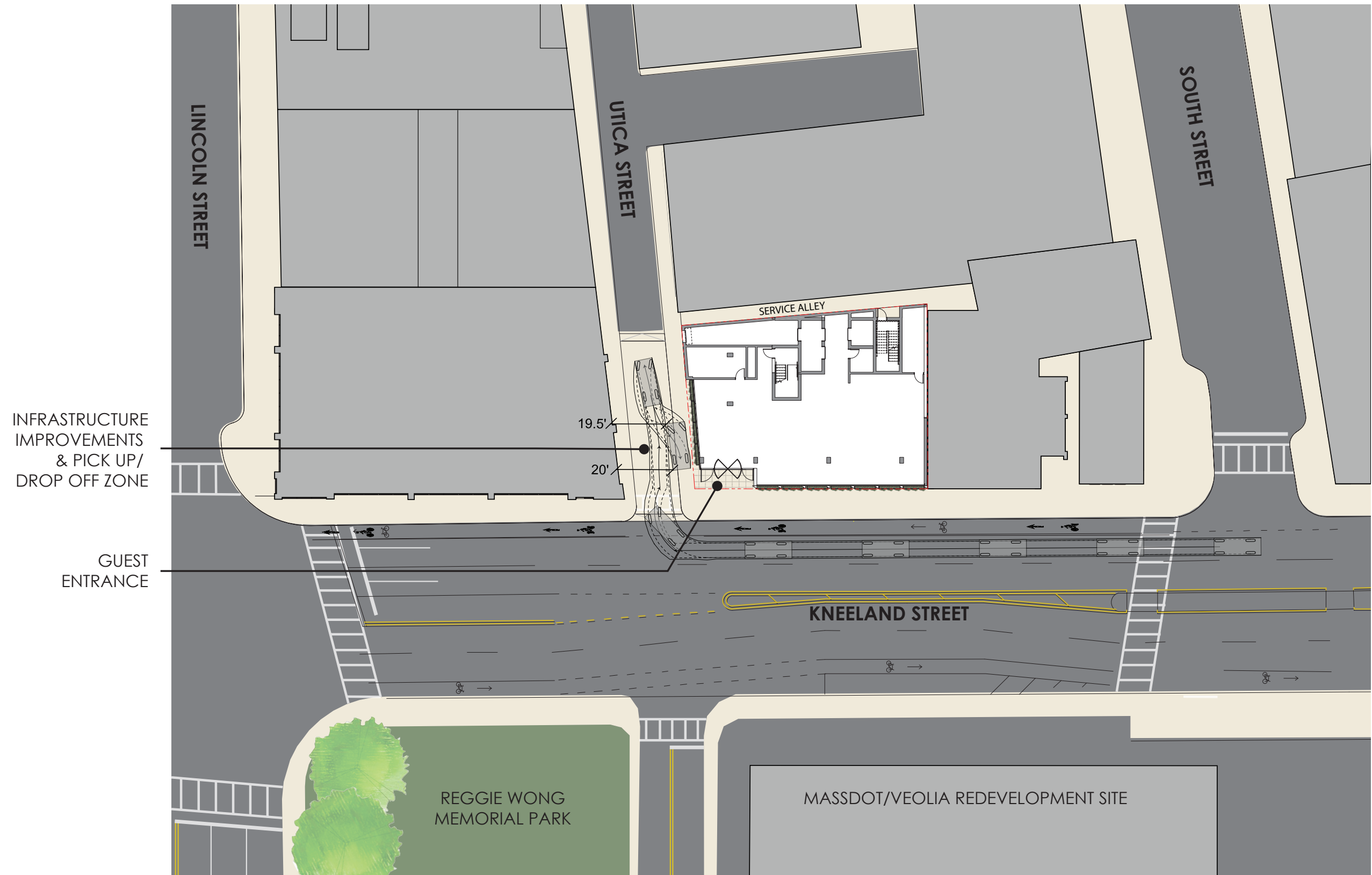
TYPICAL MODULE PLAN DETAIL



1 VERTICAL MULLION DETAIL  
REF ARCH: .  
Scale: IND



SITE PLAN - PROPOSED CONDITIONS: PARKED PASSENGER CAR



INFRASTRUCTURE IMPROVEMENTS & PICK UP/DROP OFF ZONE

GUEST ENTRANCE

19.5'

20'

SERVICE ALLEY

KNEELAND STREET

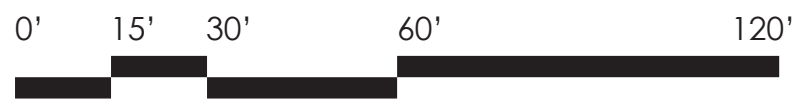
LINCOLN STREET

UTICA STREET

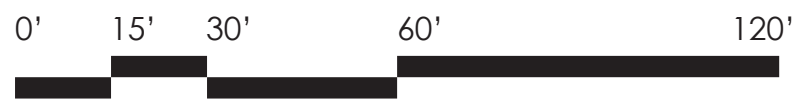
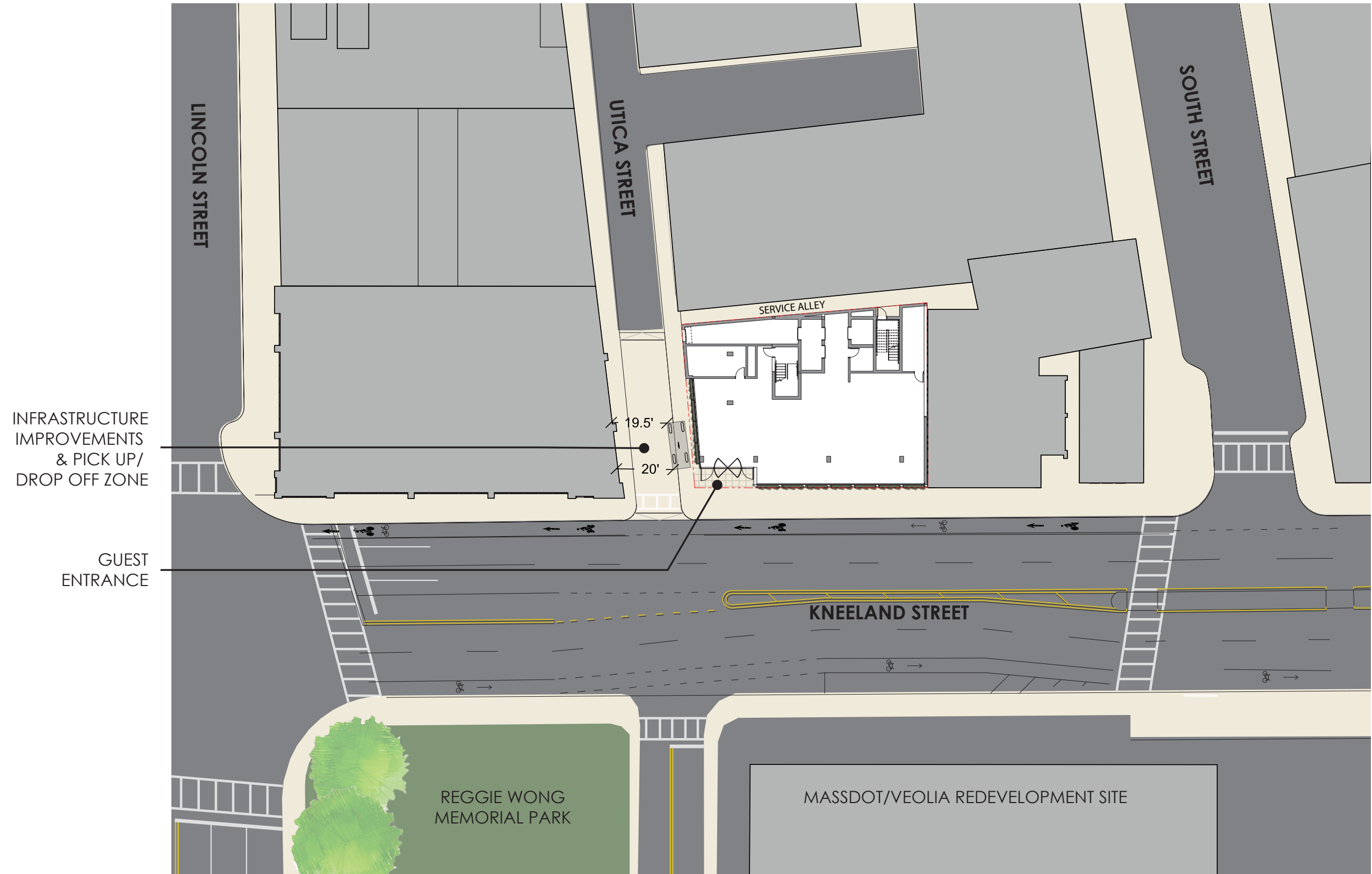
SOUTH STREET

REGGIE WONG MEMORIAL PARK

MASSDOT/VEOLIA REDEVELOPMENT SITE

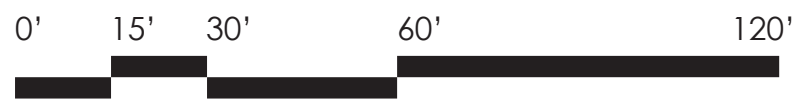
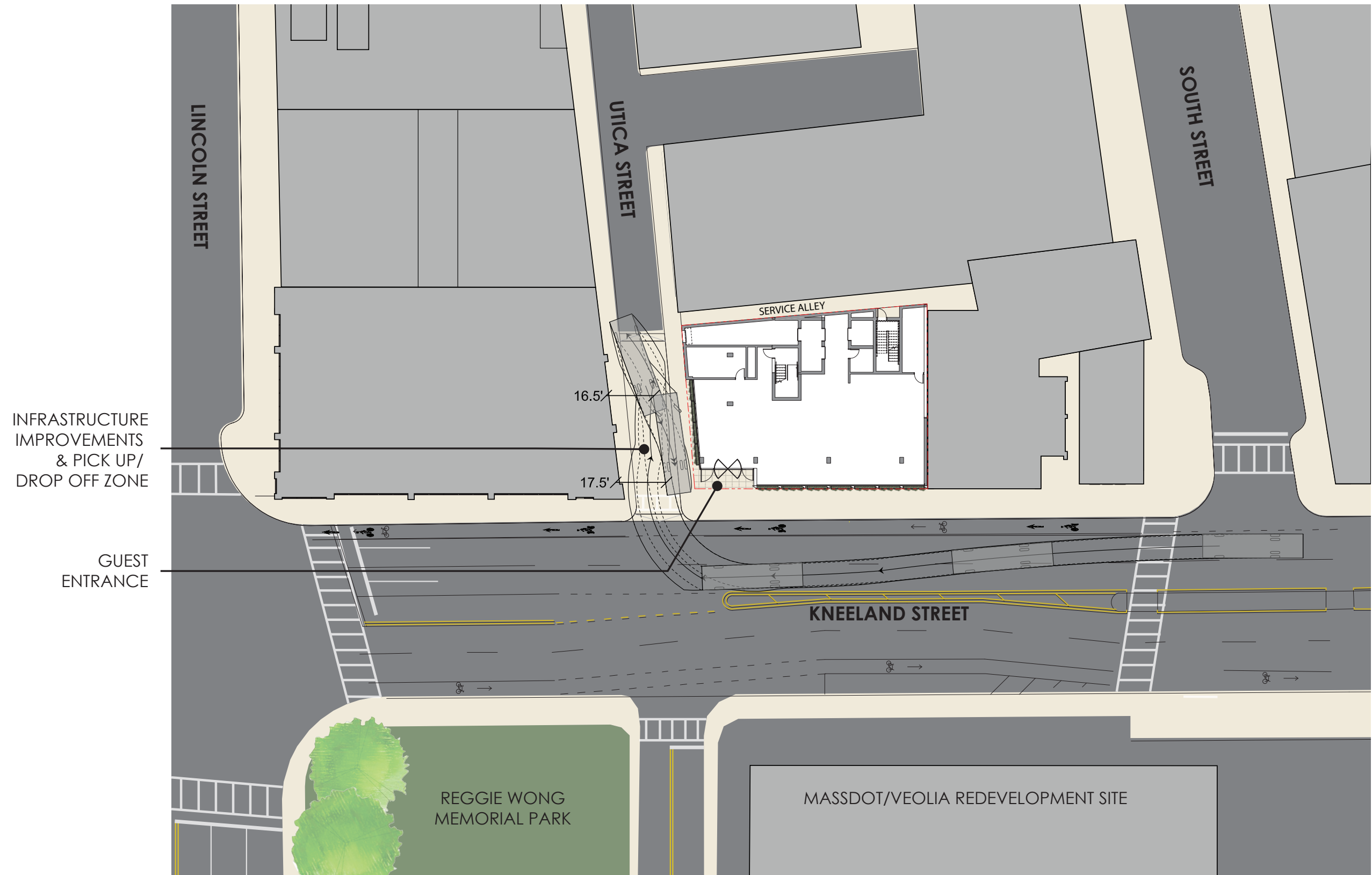




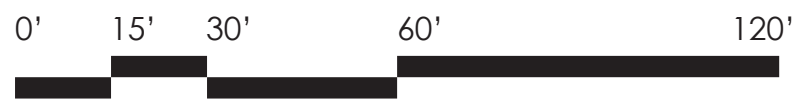




**SITE PLAN - PROPOSED CONDITIONS: PARKED 36' TRUCK**





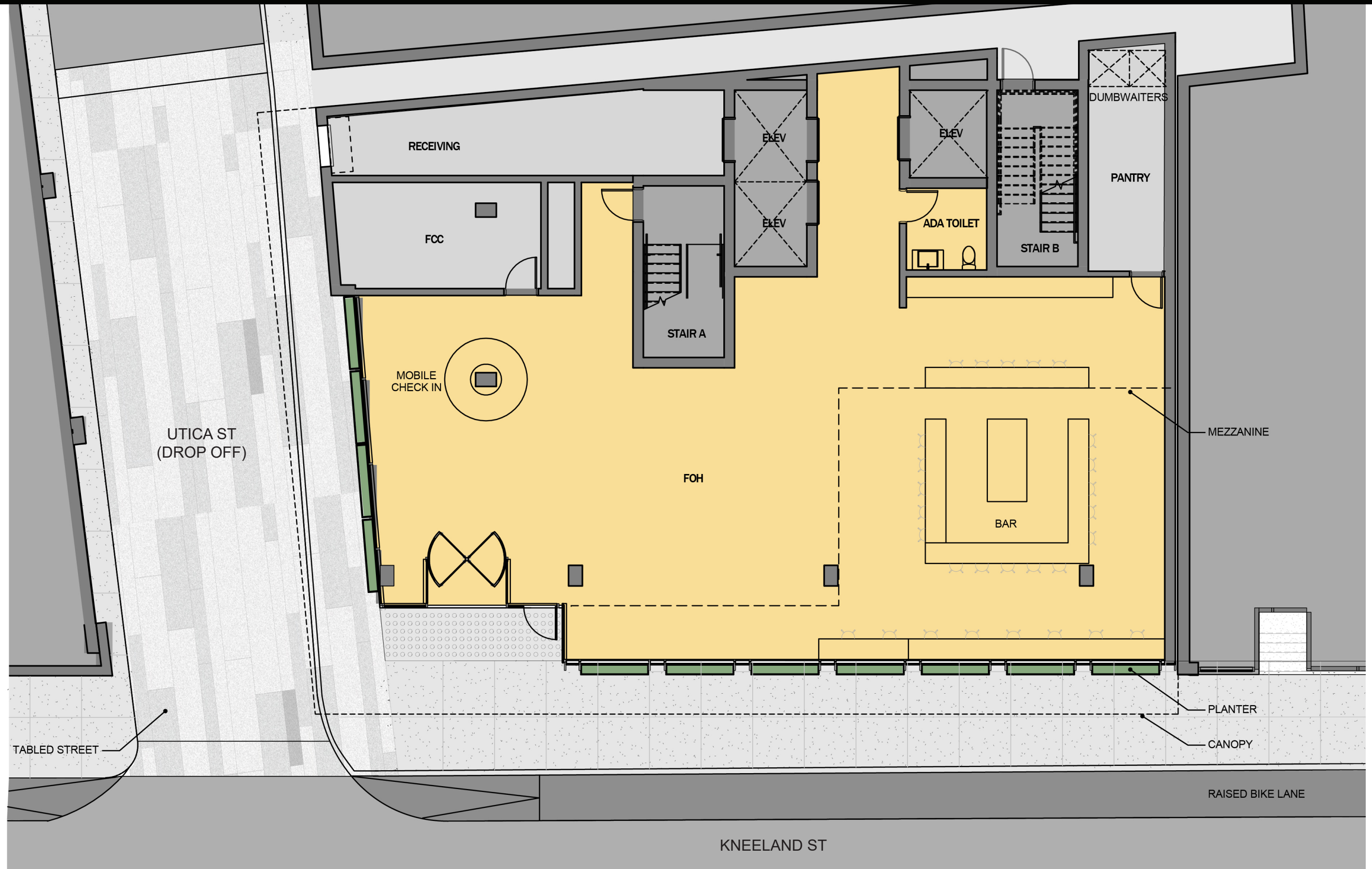






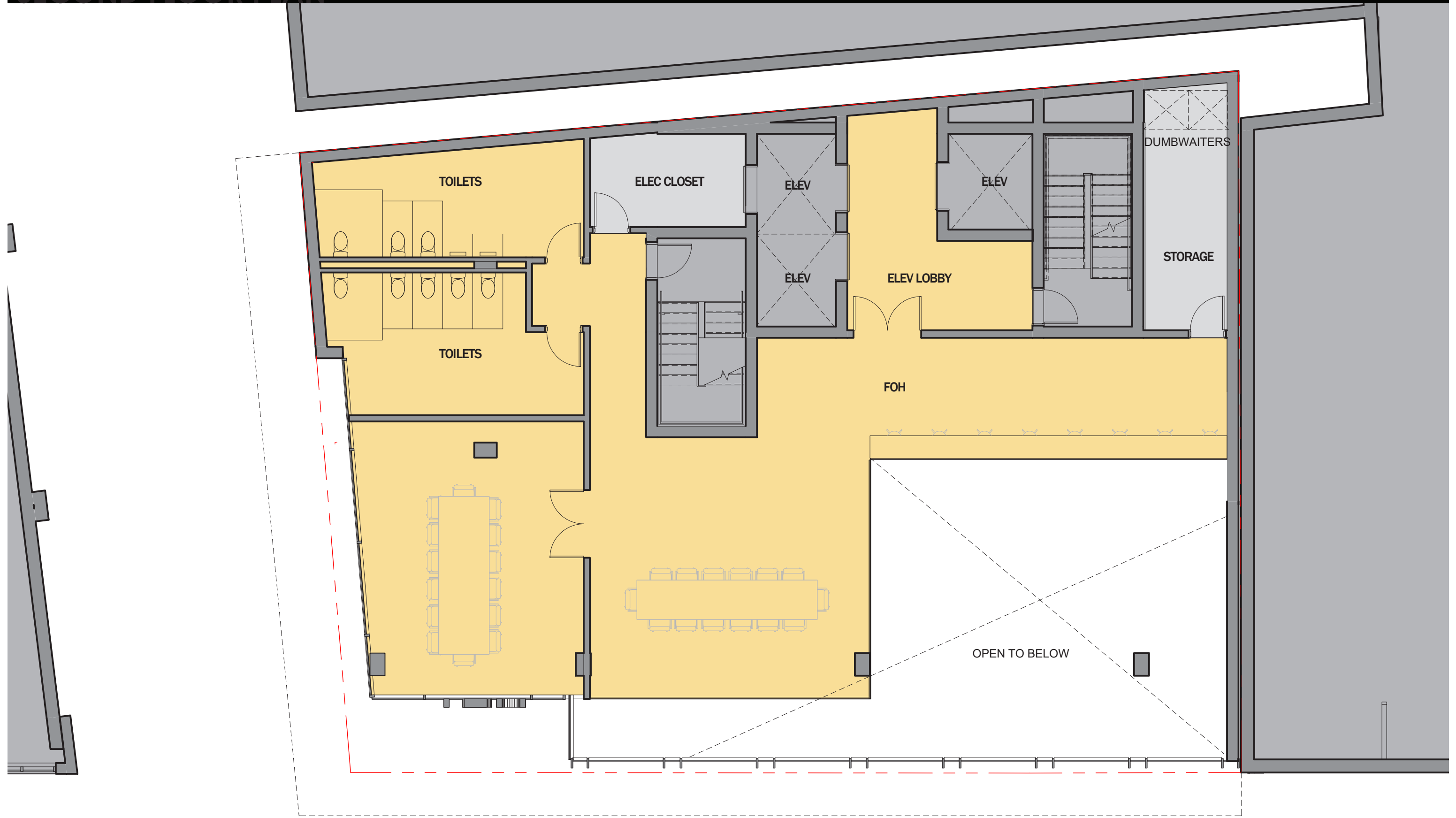


GROUND FLOOR



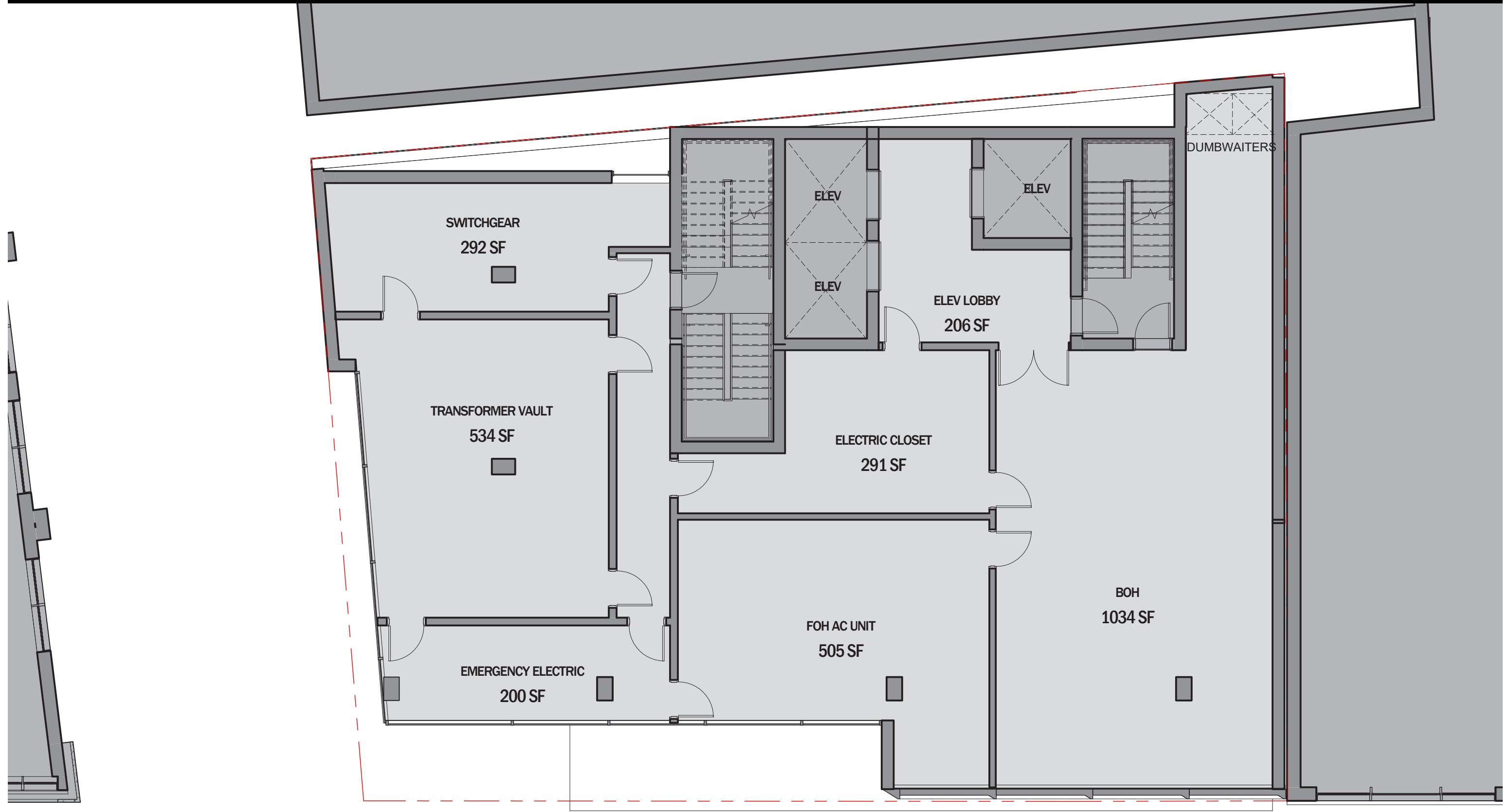


SECOND FLOOR FLOOR PLAN

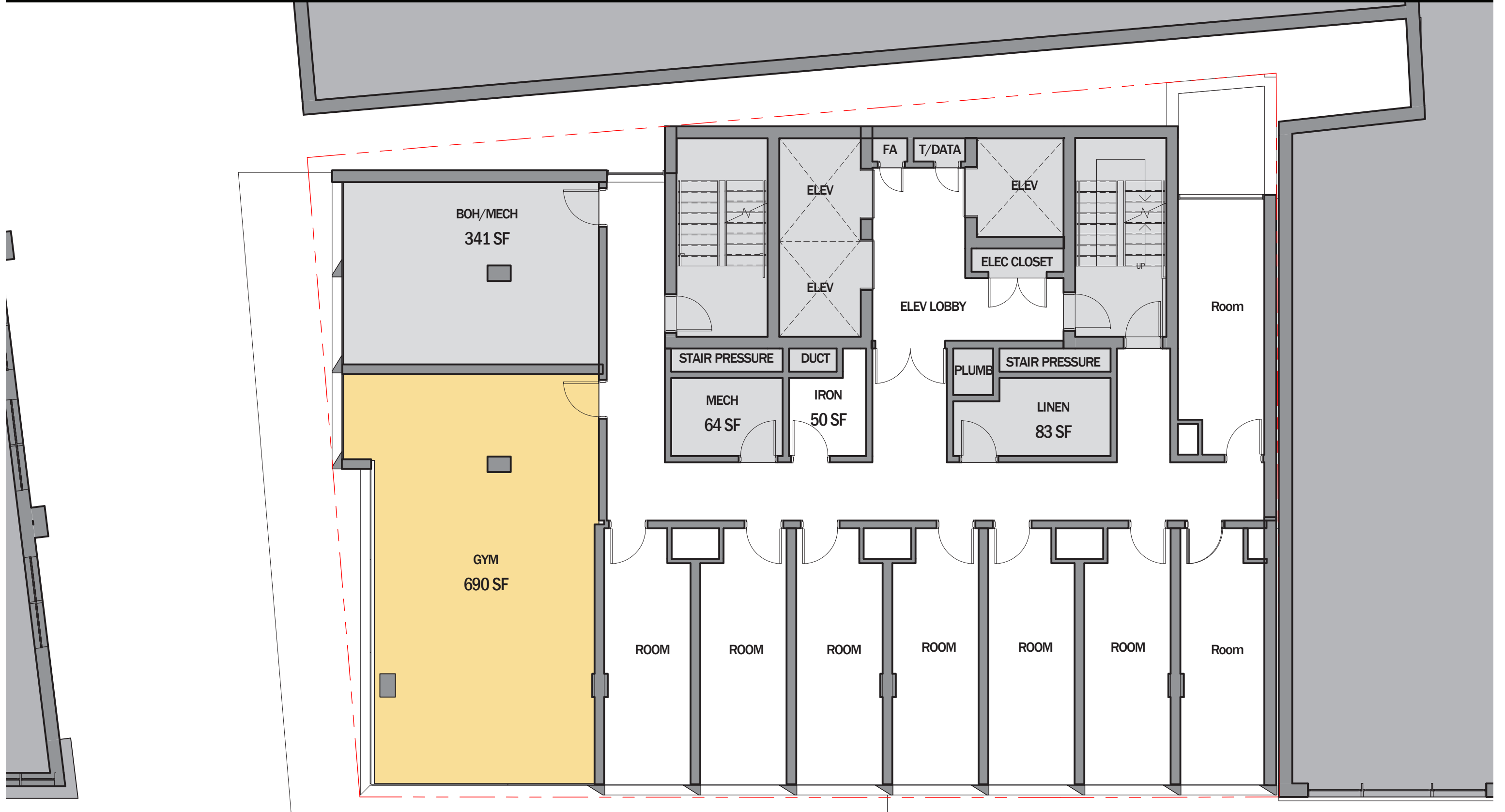




THIRD FLOOR

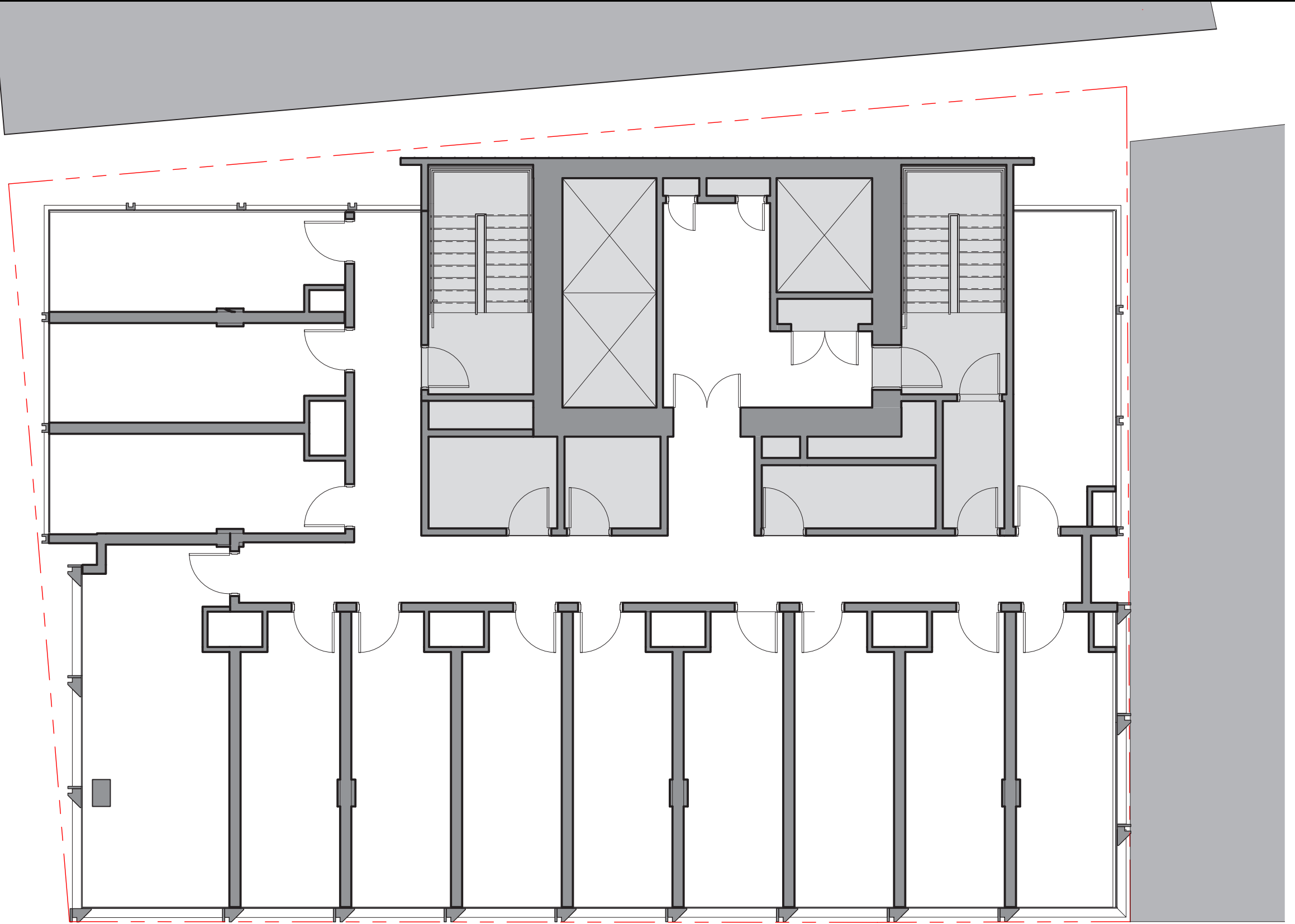








TYPICAL FLOOR





**MECHANICAL PENTHOUSE**

