

OCTOBER 10TH IAG WORKING SESSION #2

3368 WASHINGTON STREET / JAMAICA PLAIN

**RODE**



**Pine Street Inn**  
Ending Homelessness

THE **C**OMMUNITY  
**B**UILDERS

## BCDC 07.09.19

- / URBAN ANALYSIS
- / BUILDING MASSING
- / LANDSCAPE / PLAN LAYOUTS
- / FACADE STUDIES

## BPDA 07.9.19

- / TRAFFIC AND TRANSPORTATION CONCERNS - FOLLOW UP TRANSPORTATION MEETING SCHEDULED
- / REDUCE CURB CUTS ALONG WASHINGTON
- / ACTIVATION OF CORNER FACING GREEN STREET INTERSECTION
- / INCREASE SIZE OF COURTYARD

## COMMUNITY 07.18.19

- / POSITIVE RESPONSE TO DESIGN AND URBAN STRATEGY
- / JP ROX INTERPRETATION
- / MORE ACTIVATION OF STREET FRONT ALONG WASHINGTON
- / OVERALL MATERIALITY OF THE BUILDING

## BCDC COMMITTEE 07.23.19

- / POSITIVE RESPONSE TO MASSING APPROACH
- / PSI OFFICE DAYLIGHT
- / ENTRY PLAZA AND OPEN SPACE LANDSCAPING
- / CLARIFY DROP-OFF AND LOADING

## IAG WORKING SESSION 08.07.19

- / TRUCK ENTRY INTO EASEMENT
- / LACK OF RETAIL SPACE
- / CONFIRM TCB IS MANAGING BUILDING

## BPDA PUBLIC MEETING 08.22.19

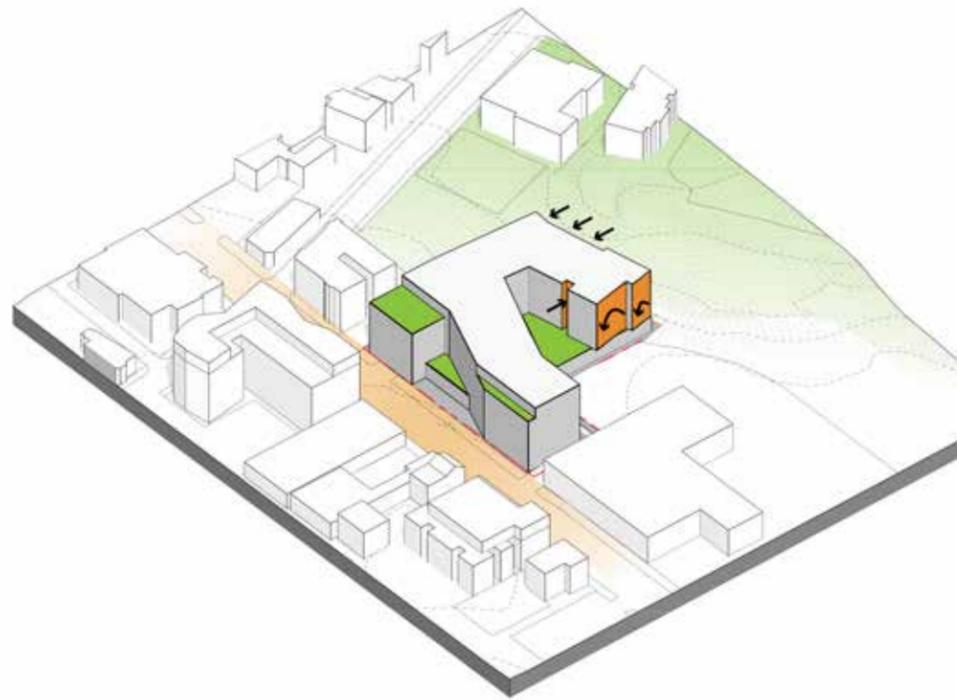
- / SCALE & DENSITY
- / PARKING RATIO
- / MATERIAL SELECTIONS

## RSI RESPONSE 09.30.19

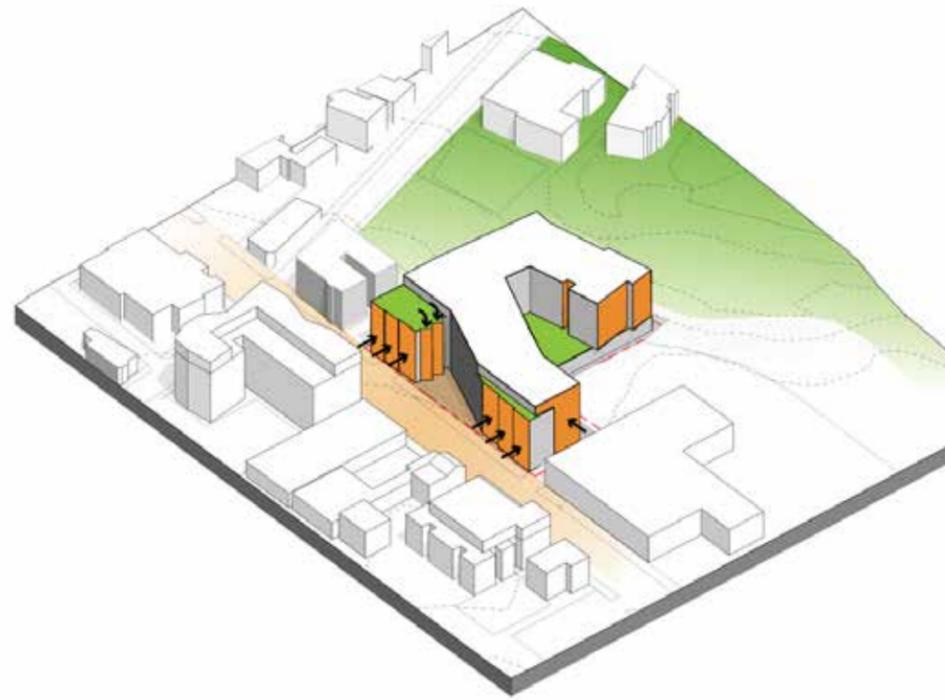
## BUILDING MASSING

/ BREAKDOWN OF MASS INTO SMALLER COMPONENTS

/ MORE ARTICULATION AT REAR



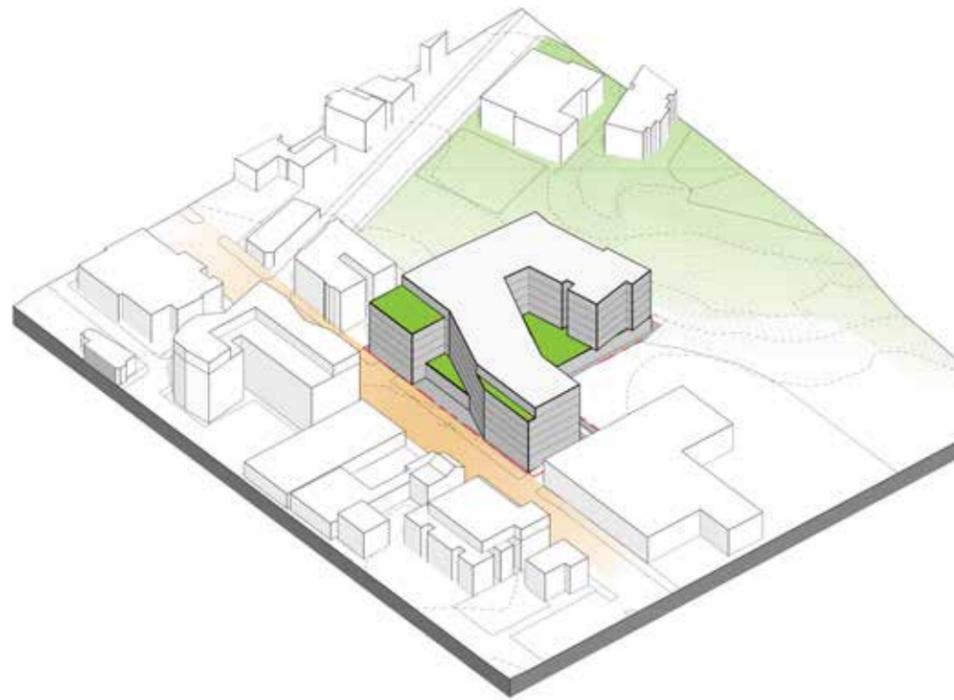
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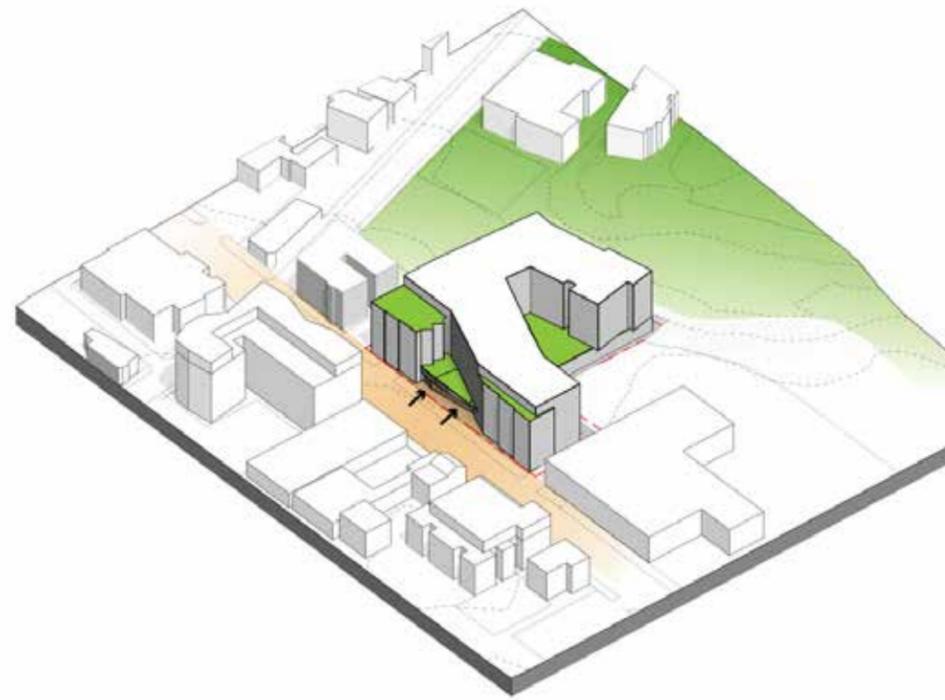
/ PUBLIC MEETING #2



/ IAG WORKING SESSION #2



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/ PUBLIC MEETING #2



/ IAG WORKING SESSION #2



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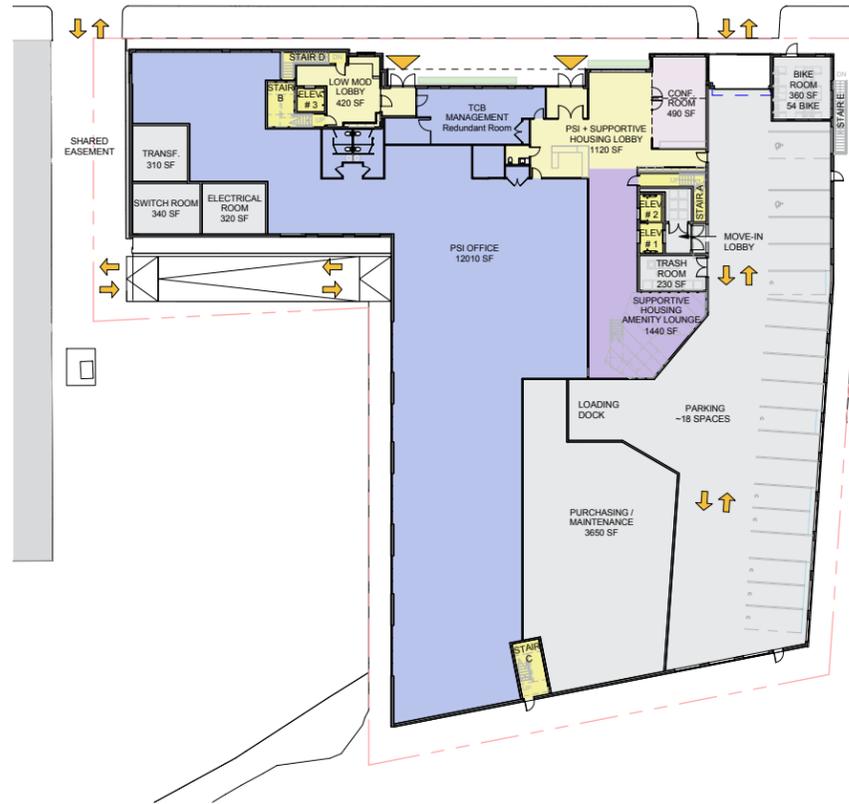
/ PUBLIC MEETING #2

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## PLAN/LANDSCAPE

- / MODULATION & ARTICULATION OF THE FACADE
- / DYNAMIC & WELCOMING ENTRY
- / PEDESTRIAN FRIENDLY LANDSCAPE
- / WARM TONE MATERIAL PALETTE
- / COLOR, LIGHTING & ART AT COMMUNITY ROOM & INTERIOR



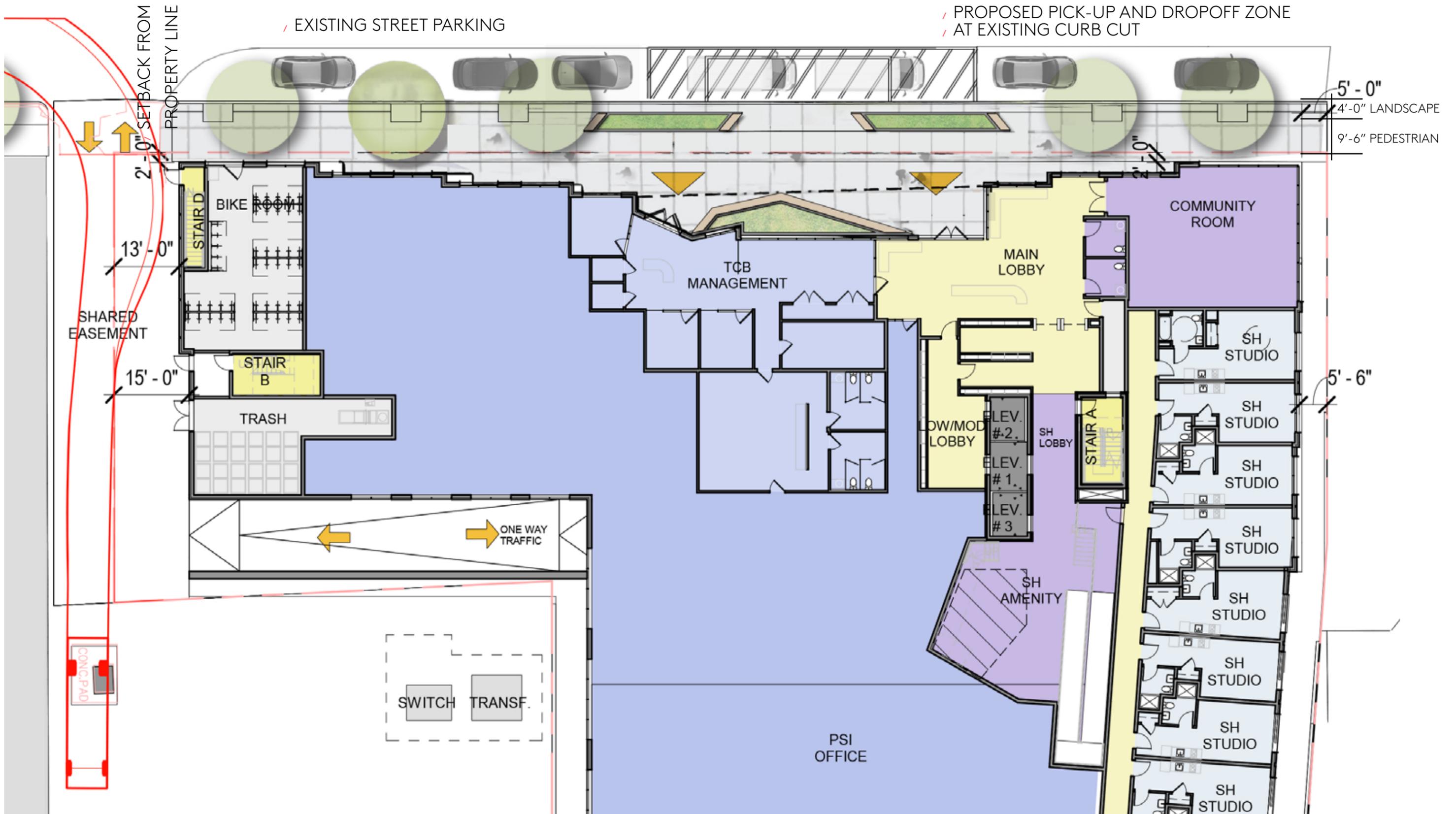
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/ PUBLIC MEETING #2



/ IAG WORKING SESSION #2











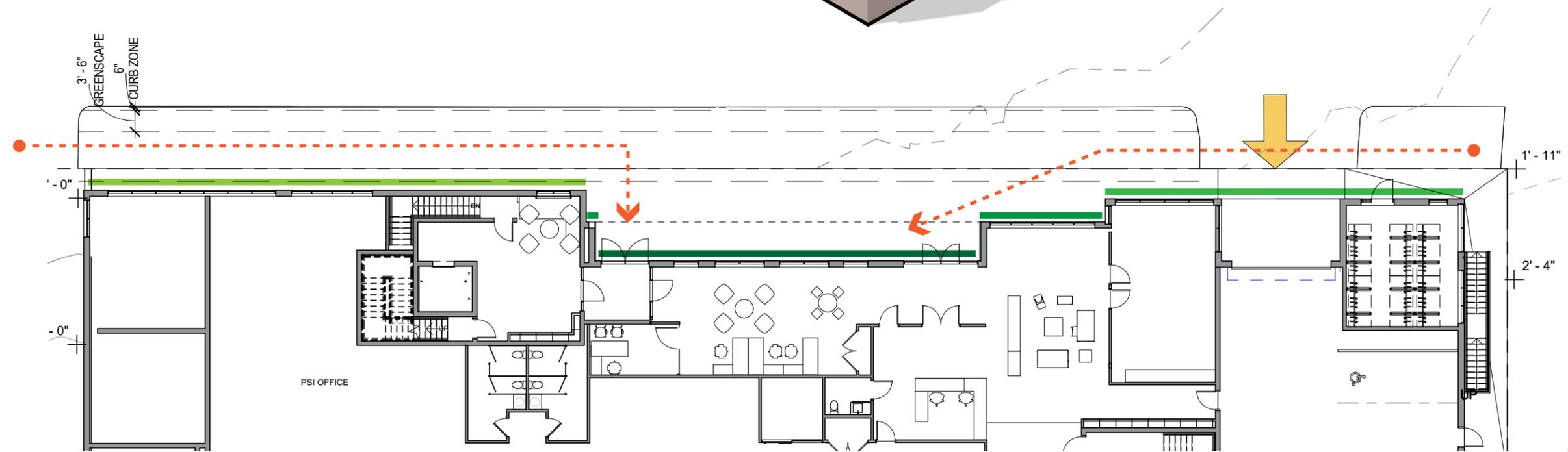
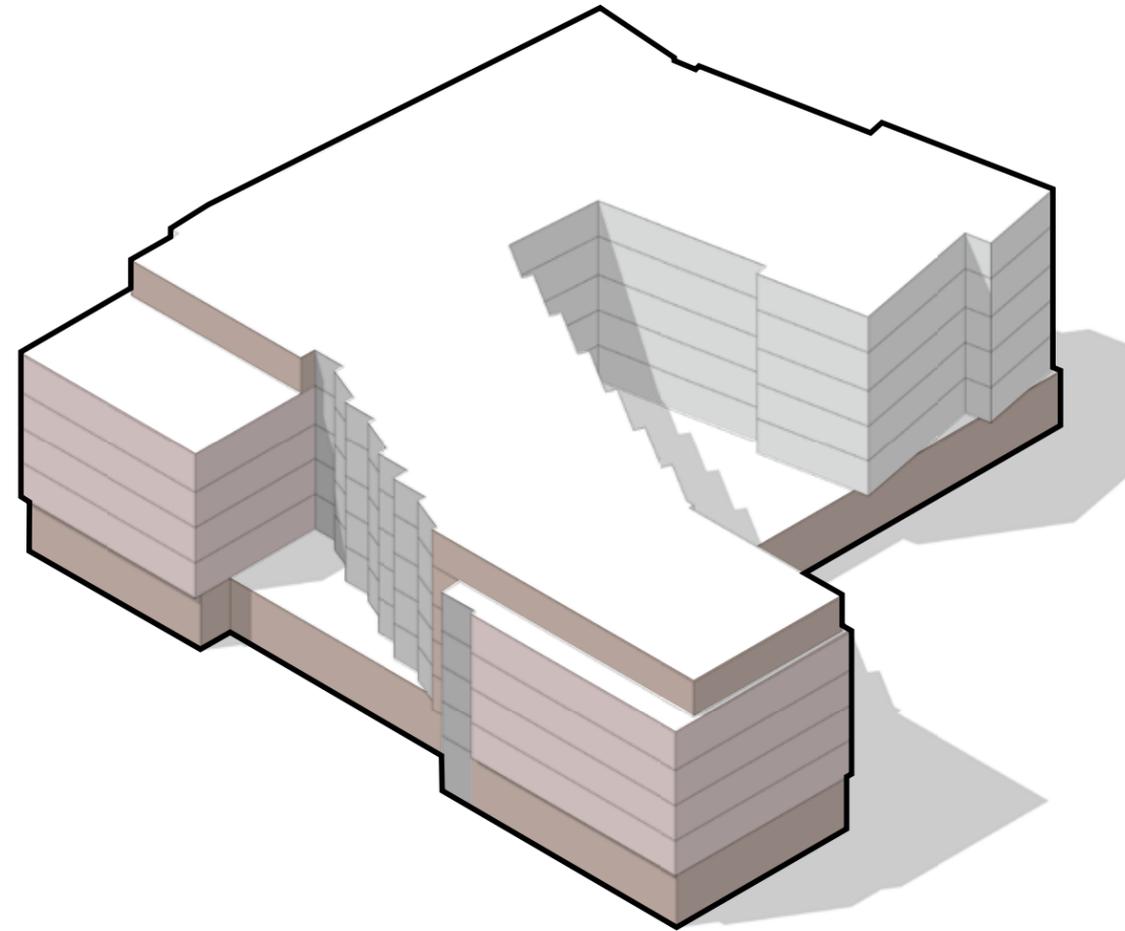
/ DESIGN

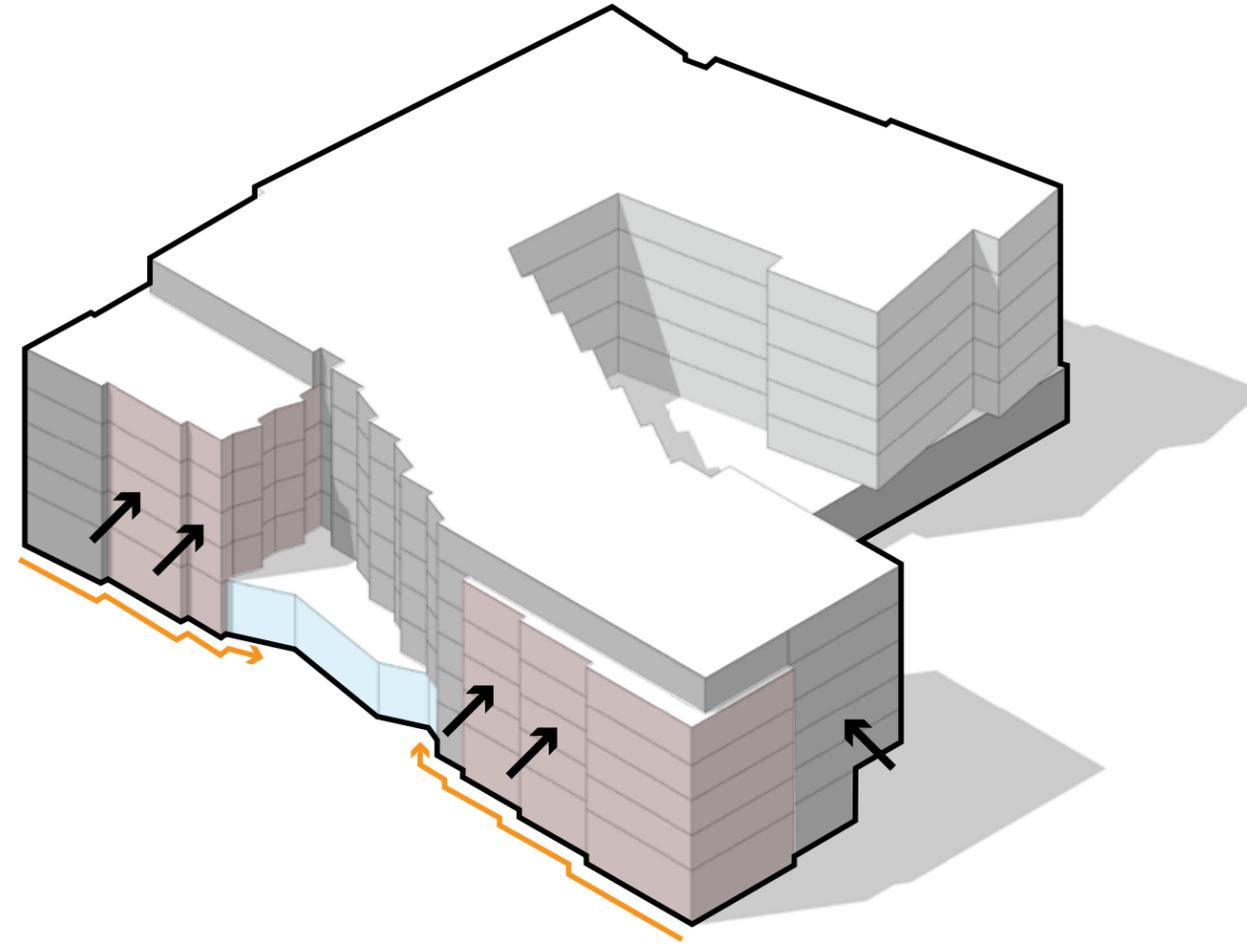




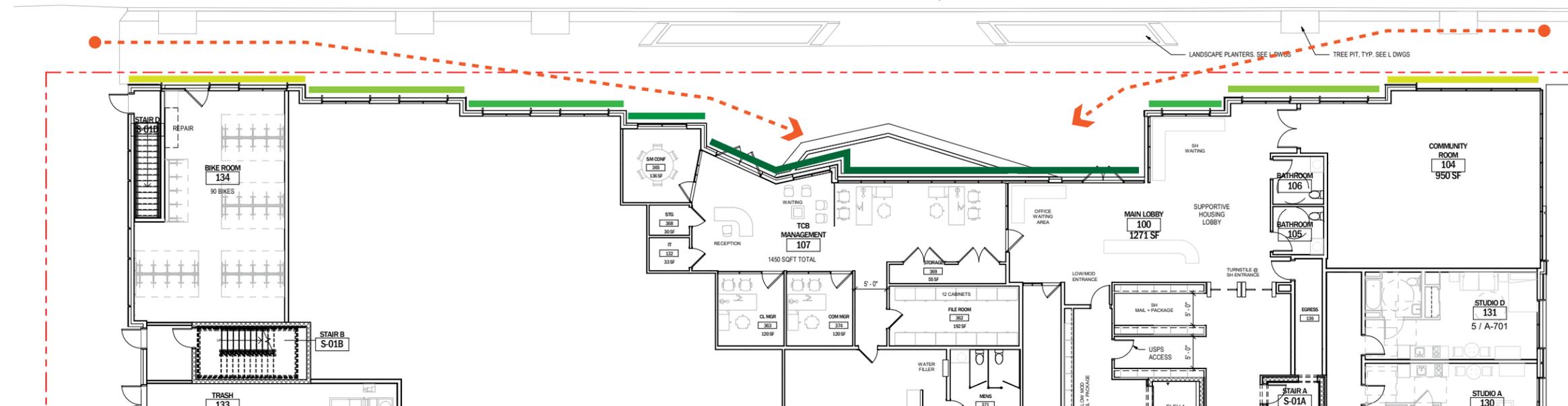
## FACADE STUDIES

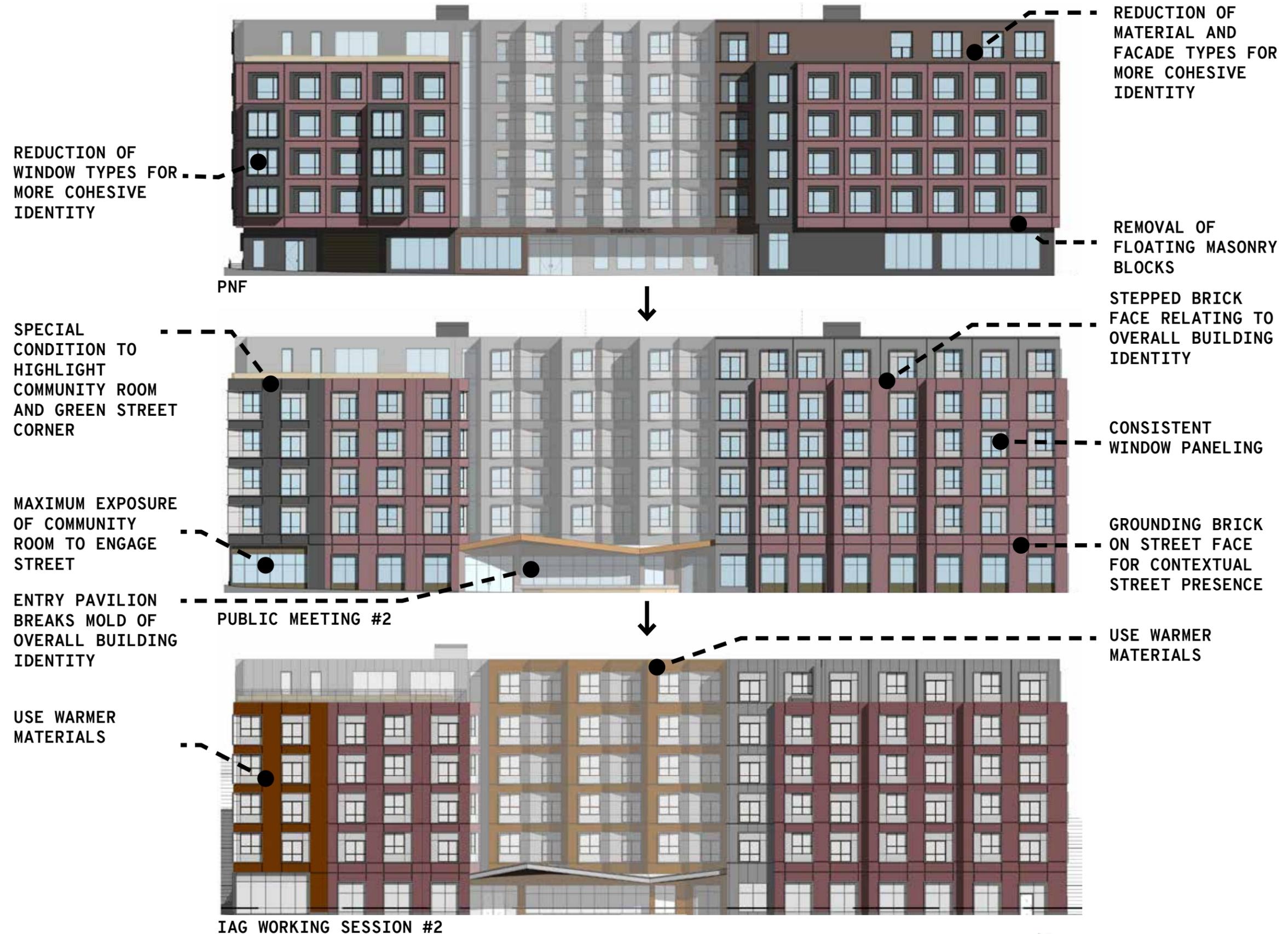
- / DEVELOPMENT OF ALL FACADES INCLUDING SIDE & REAR
- / VERTICAL MODULATION OF FACADE
- / DIVERSITY OF MATERIALS
- / WARM TONE MATERIAL SELECTIONS
- / DETAIL AT BRICK & WINDOW BAY

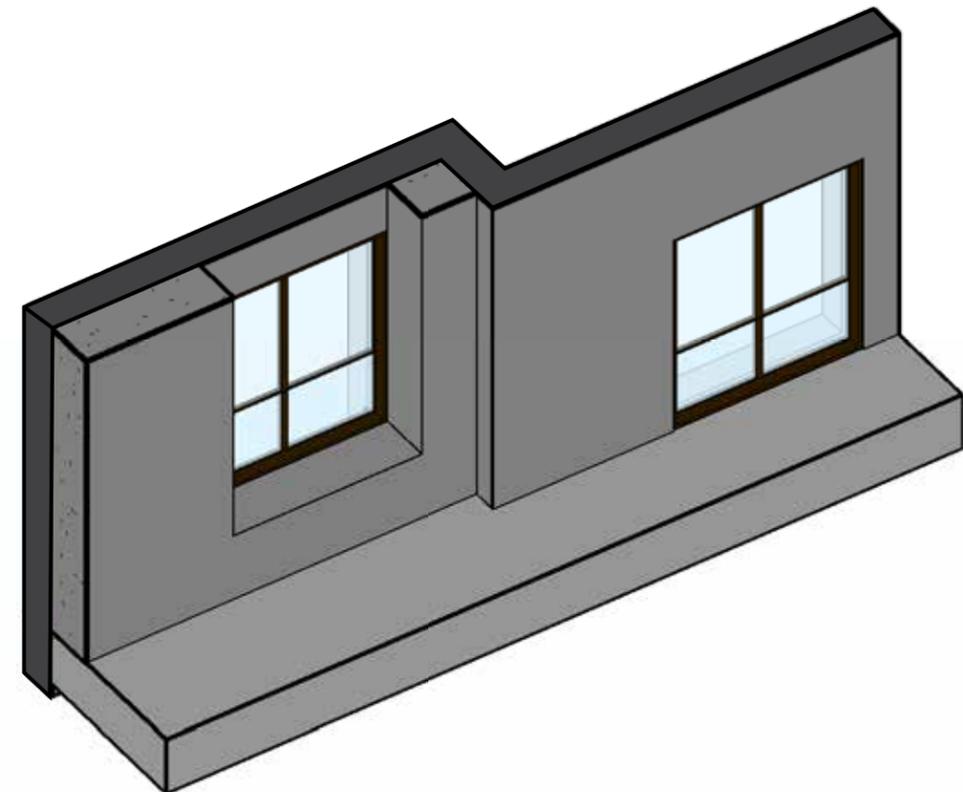
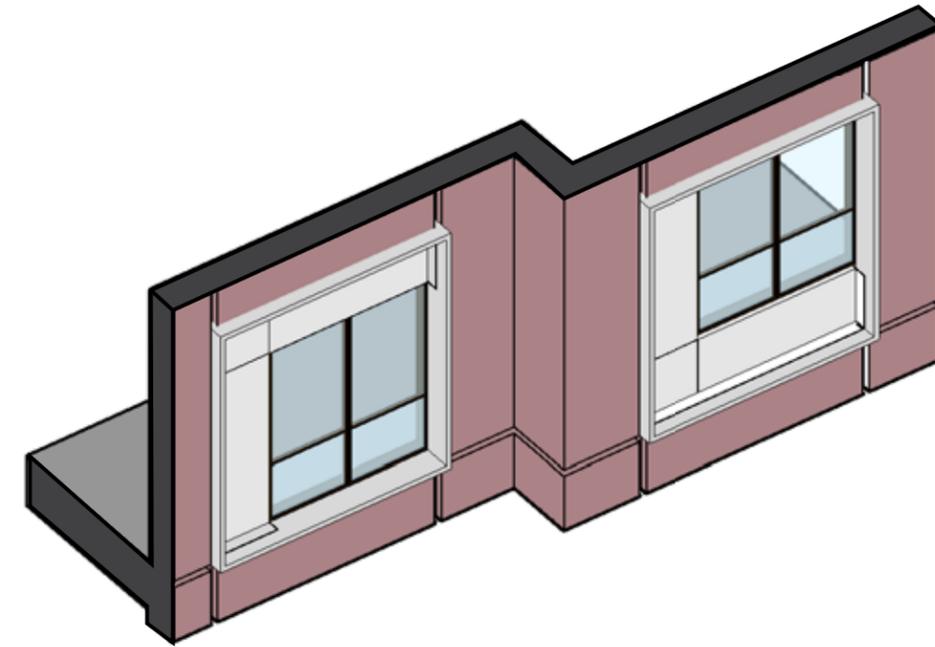
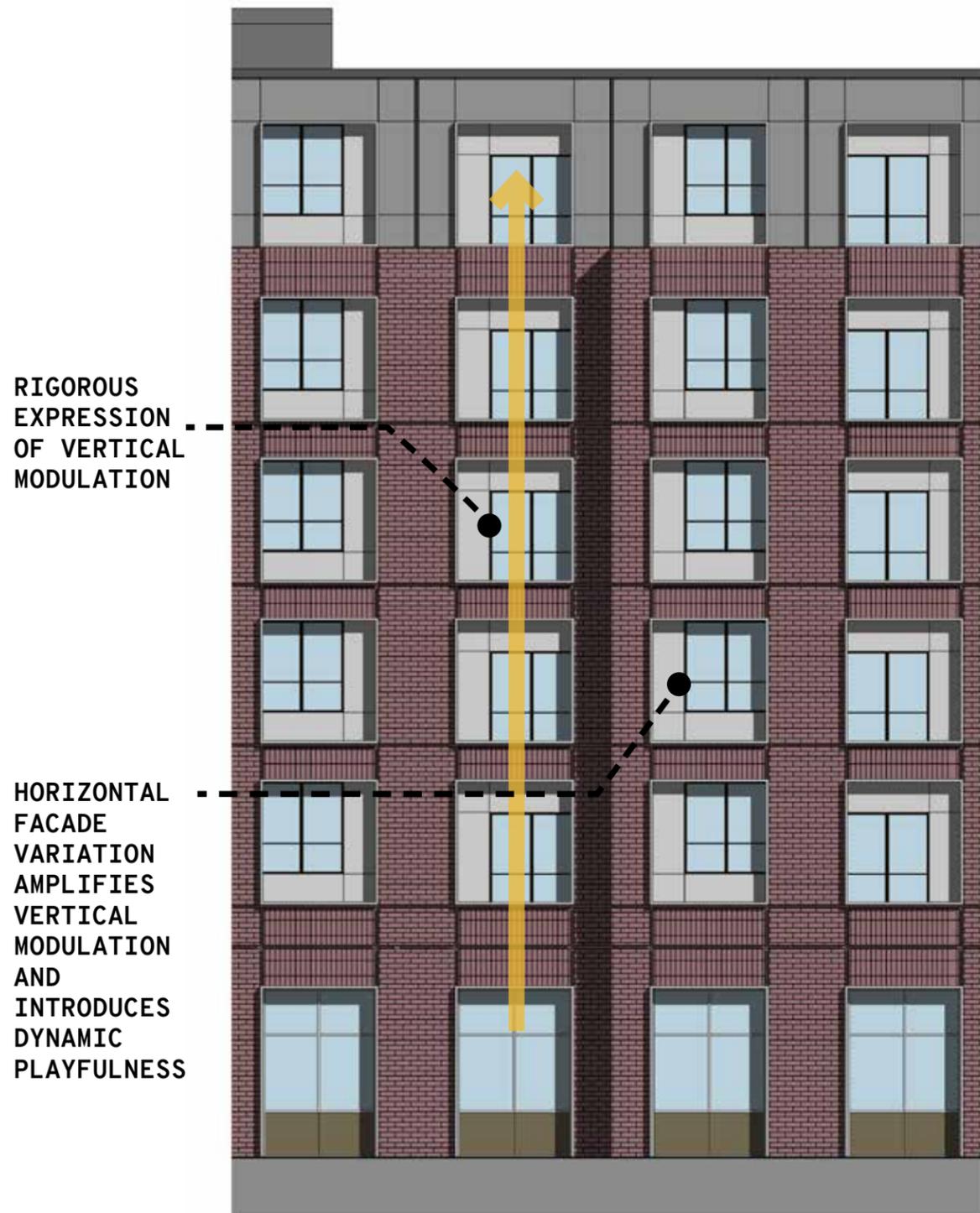


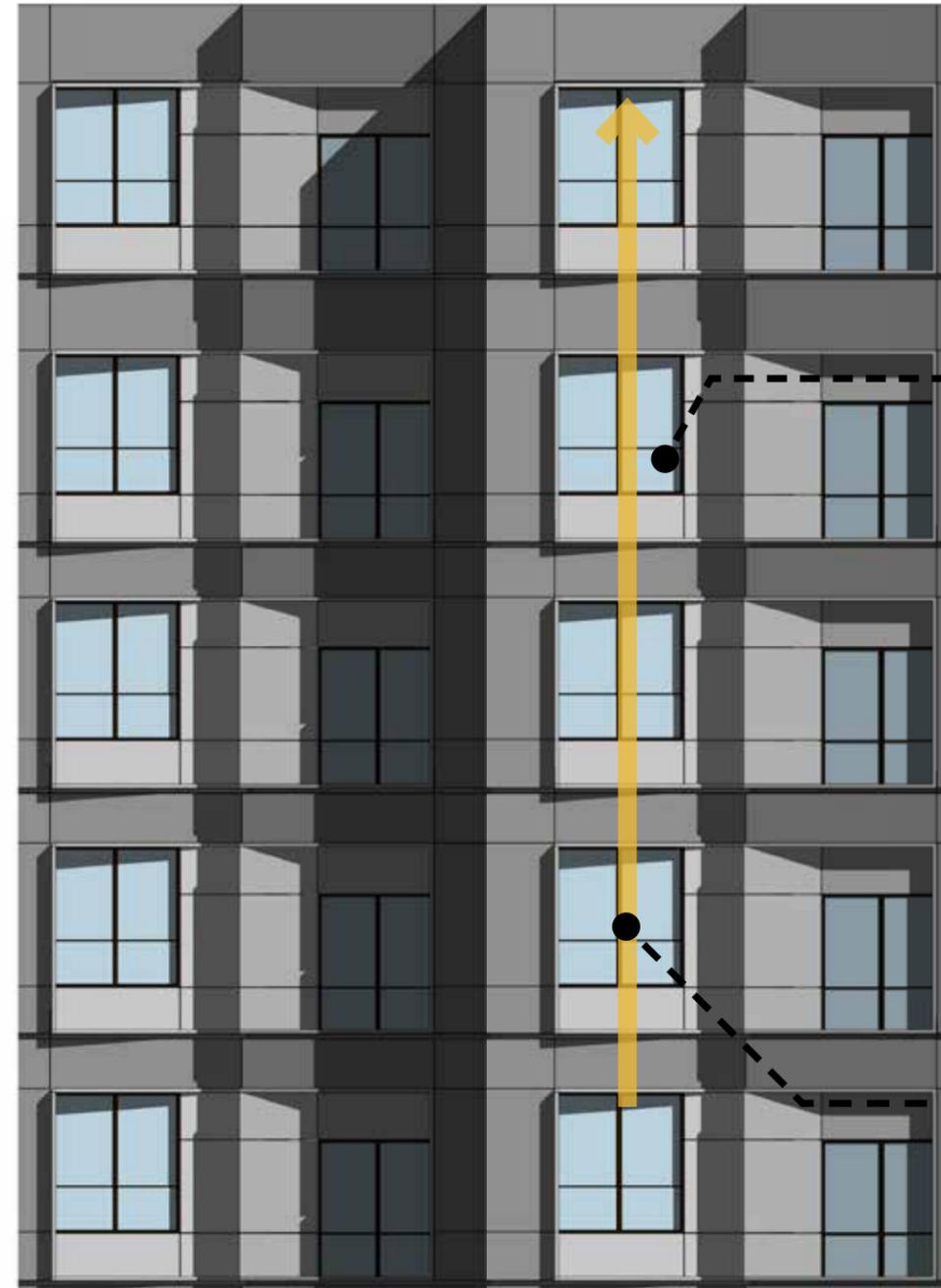
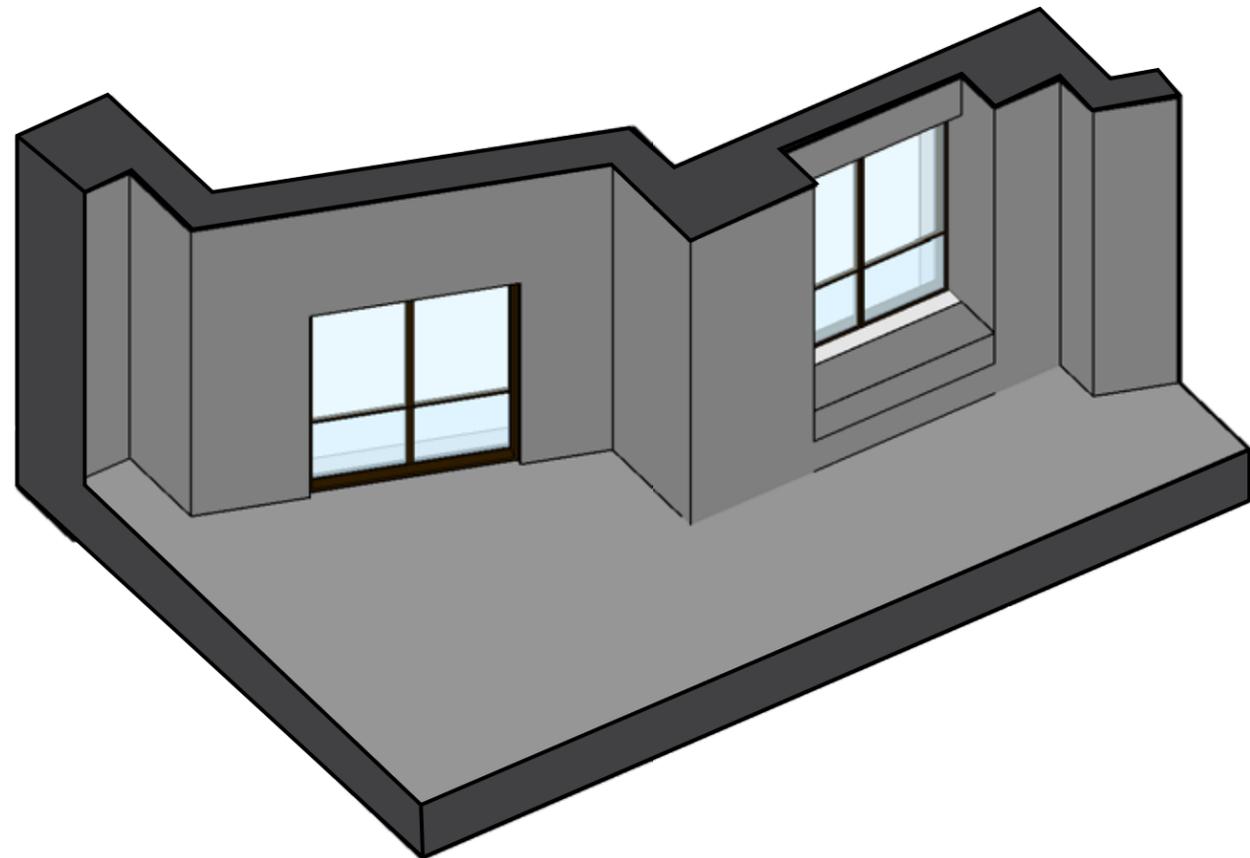
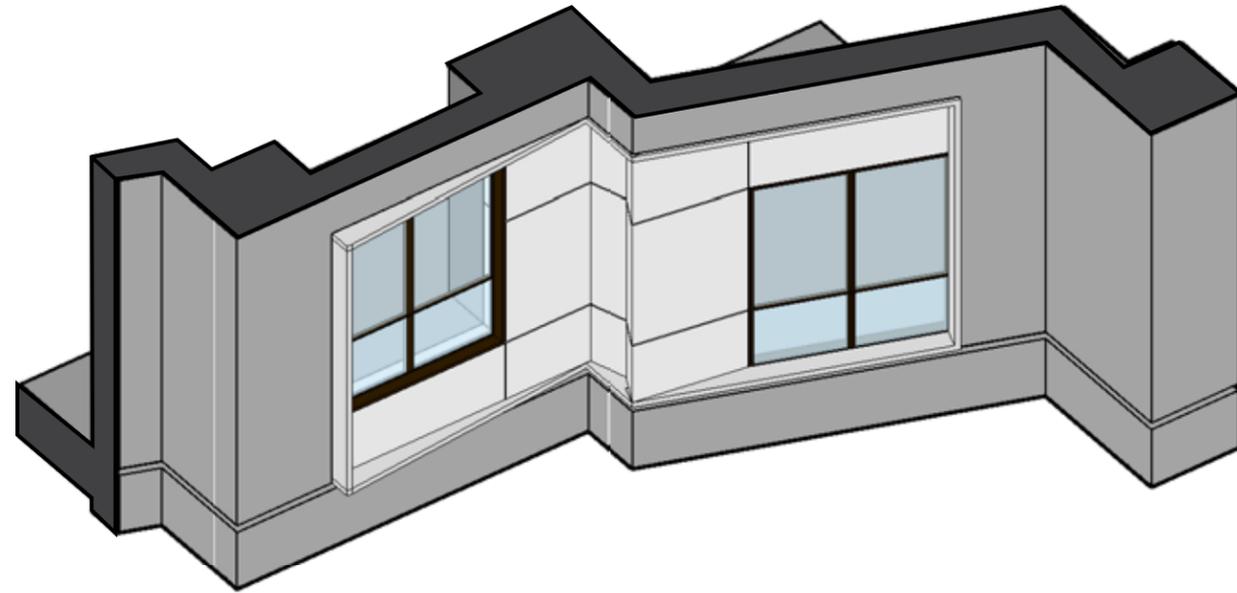


← PROPOSED DROP OFF AREA →



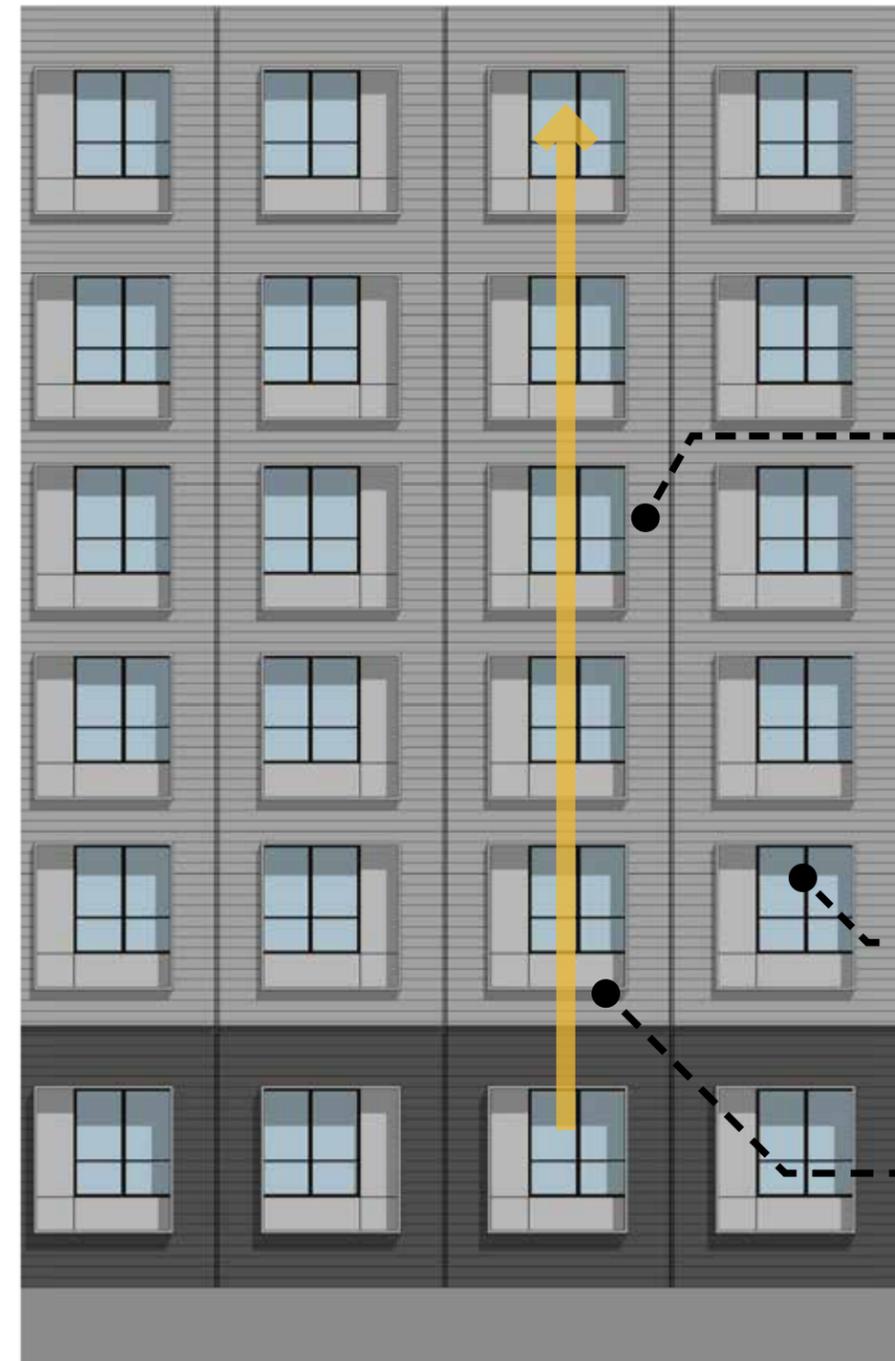
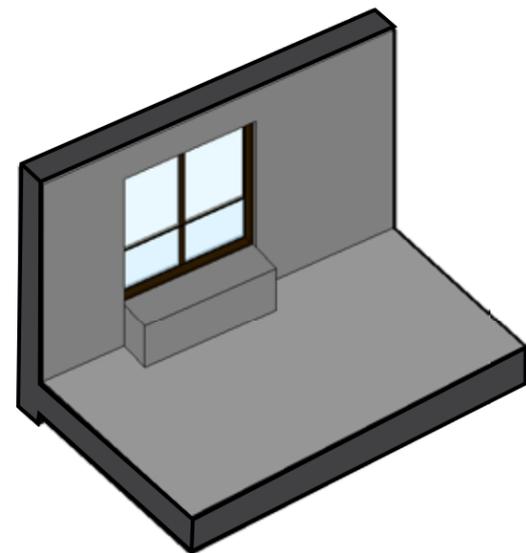
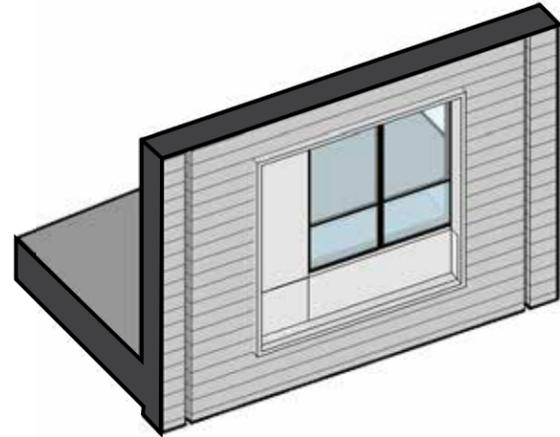






SIMILAR BUT  
UNIFIED WINDOW  
SYSTEM

RIGOROUS  
EXPRESSION  
OF VERTICAL  
MODULATION



SIMILAR BUT SIMPLIFIED WINDOW SYSTEM

HORIZONTAL FACADE VARIATION AMPLIFIES VERTICAL MODULATION AND INTRODUCES DYNAMIC

RIGOROUS EXPRESSION OF VERTICAL MODULATION



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**THANK YOU**