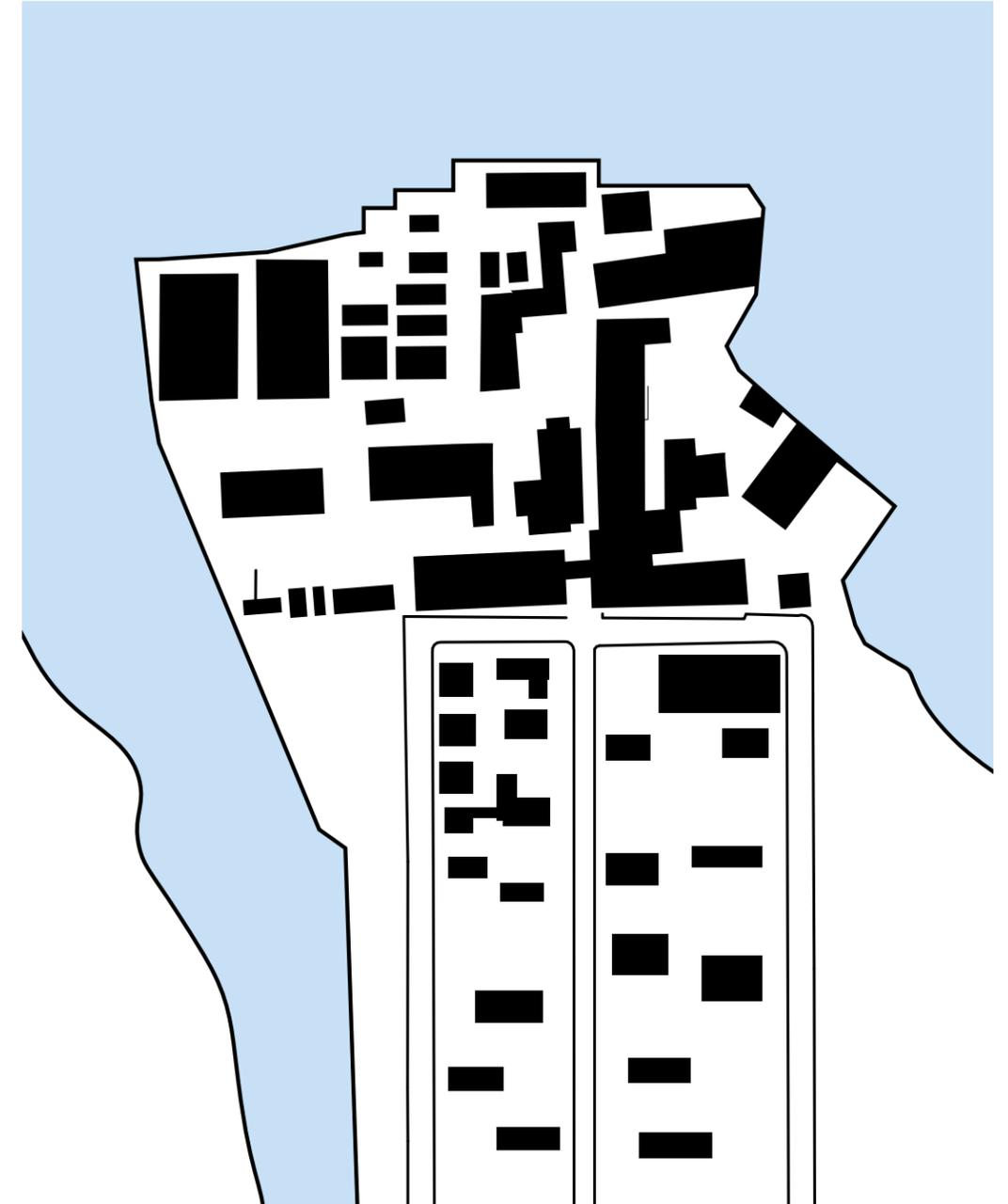


NEPONSET WHARF

EXISTING CONDITIONS



CURRENT CONDITION



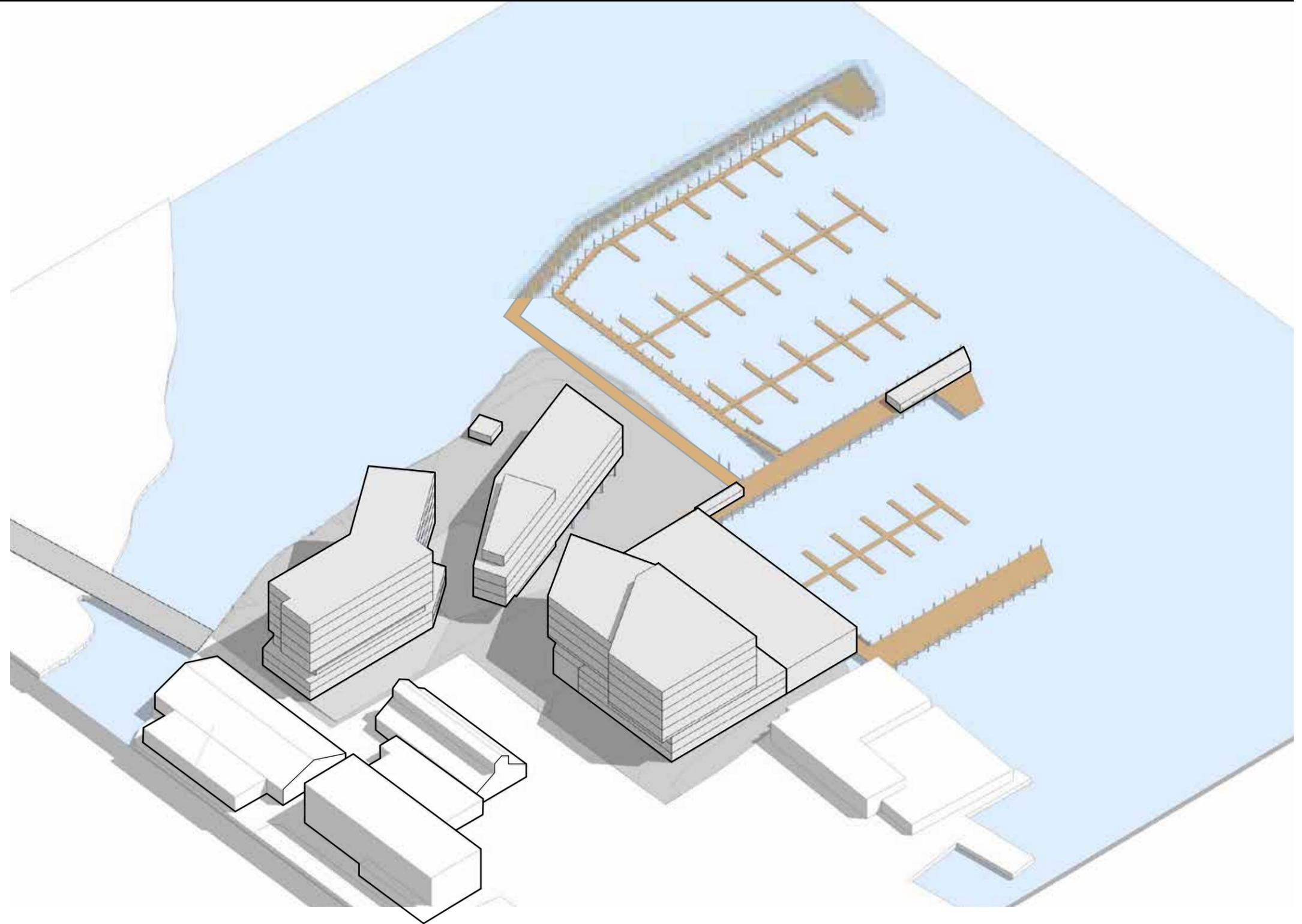
PUTNAM NAIL FACTORY - 1918

PREVIOUS DESIGN - AUGUST 2017

180,810 SF	150 CONDO UNITS
9,860 SF	25 HOTEL ROOMS
23,000 SF	BOATHOUSE (75 BOATS)
3,000 SF	LOBBY/AMENITY
84,720 SF	PARKING (185 SPACES)
4,000 SF	RESTAURANT
1,510 SF	MARINE COMMERCIAL
430 SF	KAYAK STORAGE
440 SF	SHORE SHACK

307,000 TOTAL SF

- 4 BUILDINGS
- 8 FLOORS
- 28,000 SF OPEN SPACE
- PEDESTRIAN BRIDGE TO TENEAN BEACH



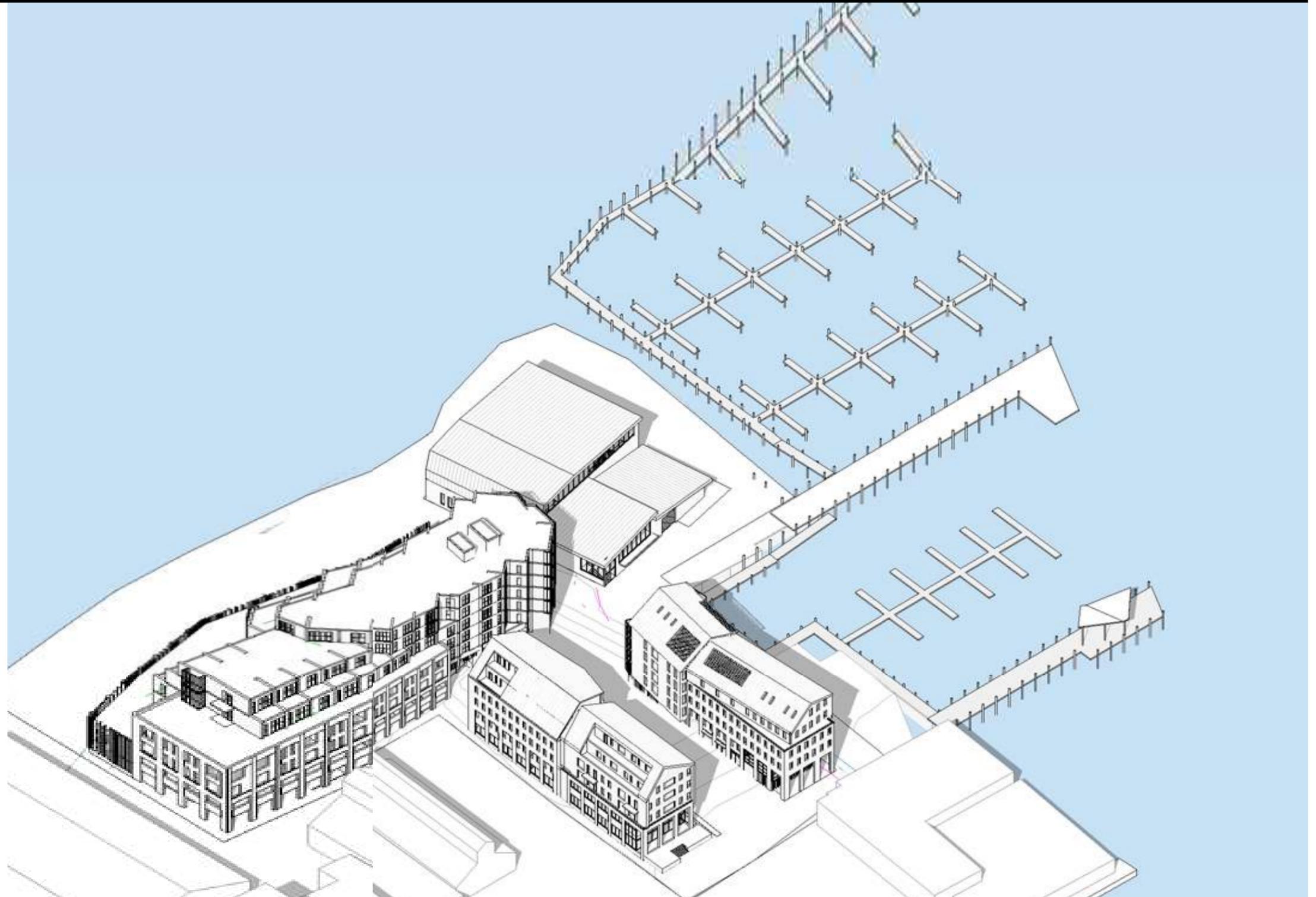
AUG. 2017 SCHEME

CURRENT SCHEME

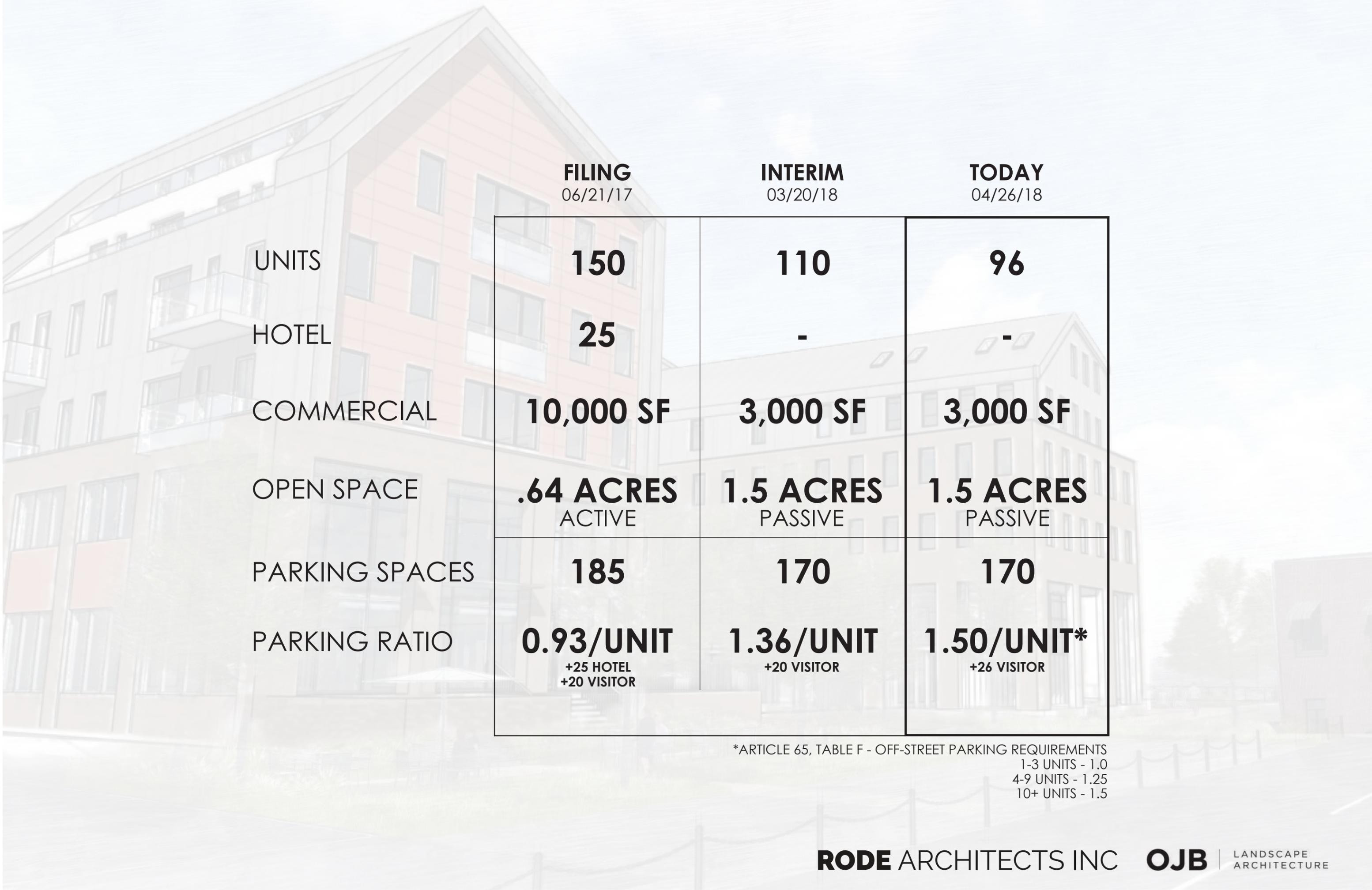
162,730 SF	96 CONDO UNITS
0 SF	HOTEL ROOMS DELETED
19,420 SF	BOATHOUSE (75 BOATS)
3,000 SF	LOBBY/AMENITY
55,650 SF	PARKING (170 SPACES)
3,000 SF	COMMERCIAL
1,510 SF	MARINE COMMERCIAL
0 SF	KAYAK STORAGE DELETED
0 SF	SHORE SHACK DELETED

240,800 TOTAL SF

- 4 BUILDINGS
- 7 FLOORS MAX HEIGHT



CURRENT SCHEME



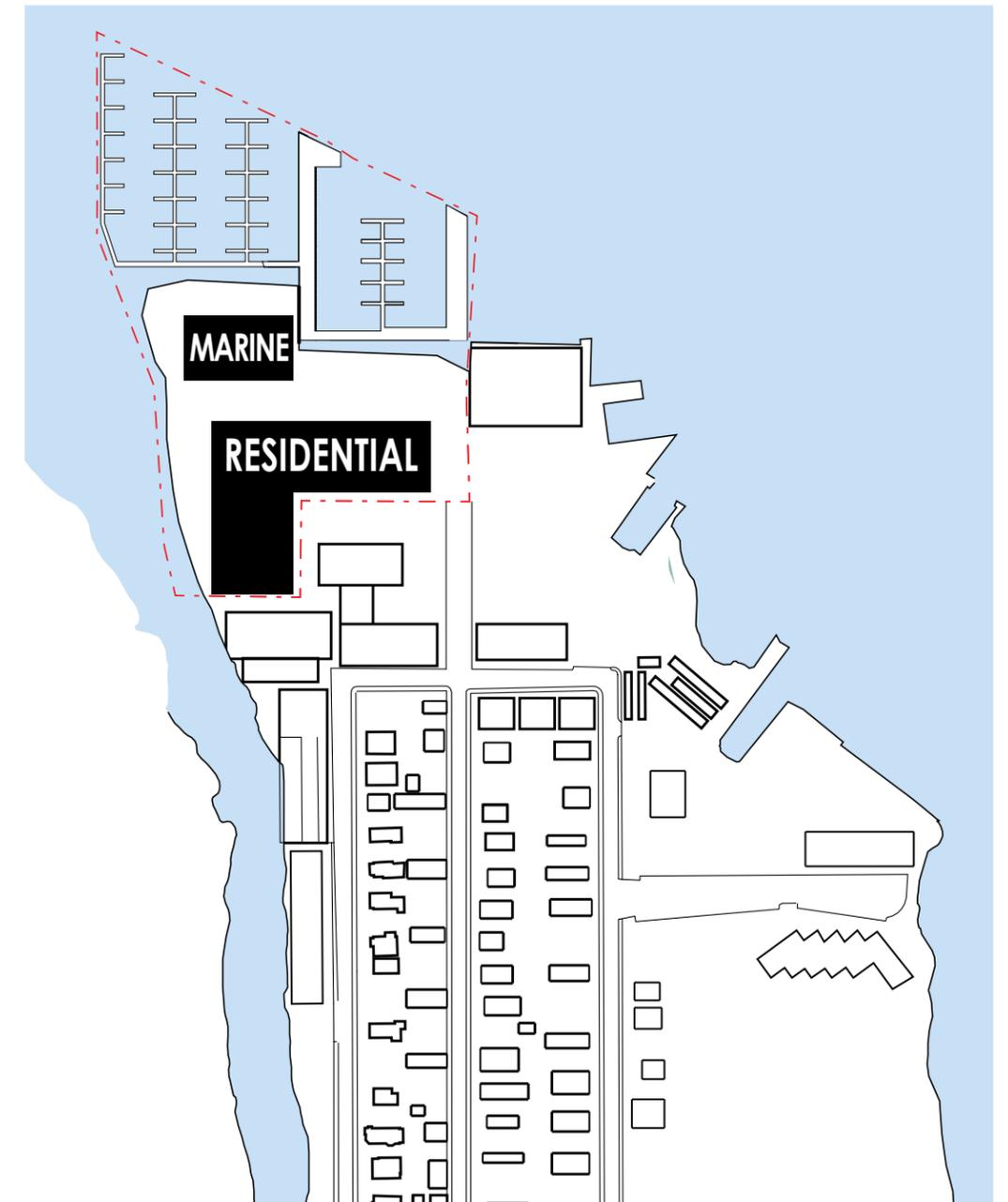
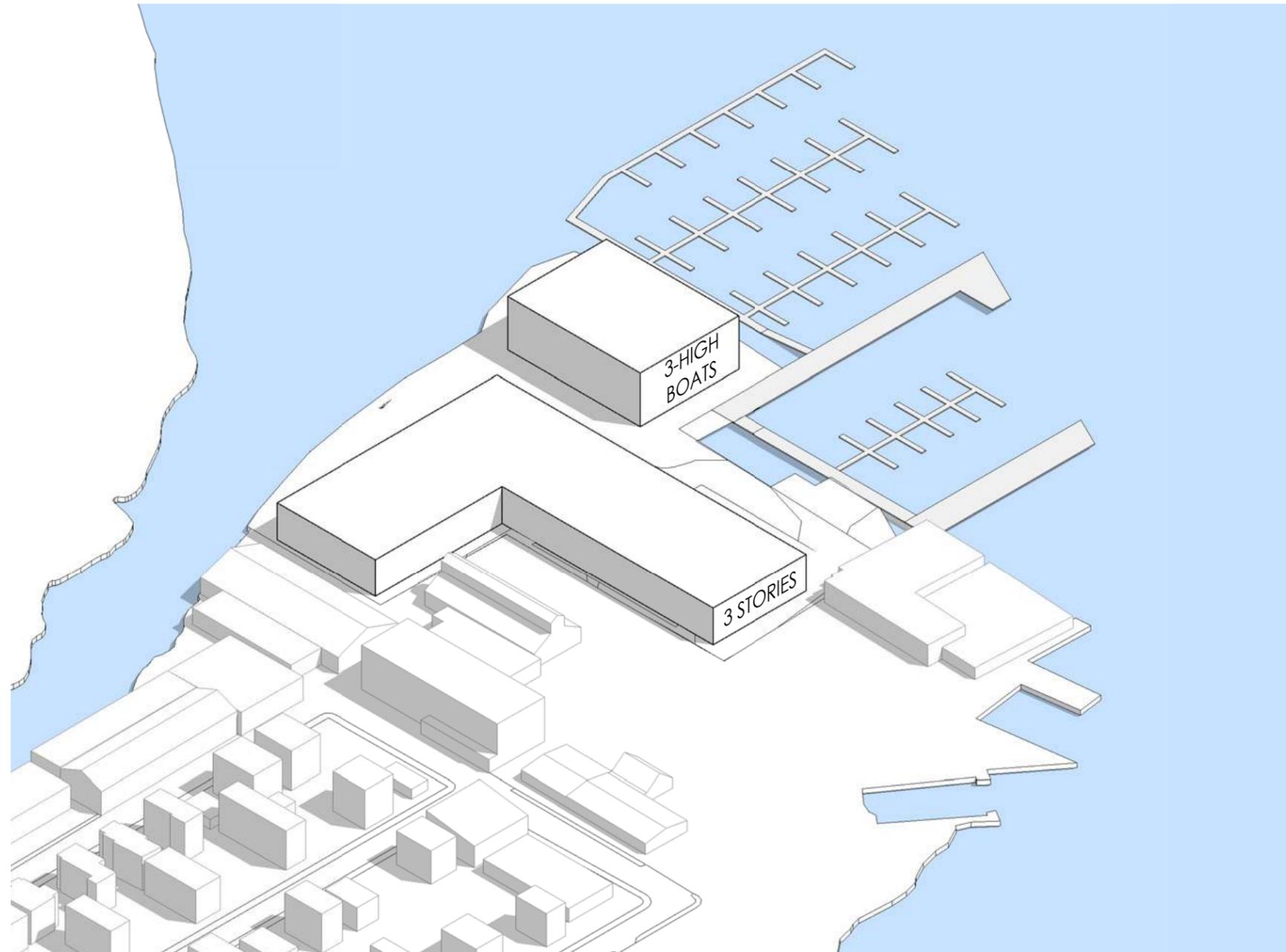
	FILING 06/21/17	INTERIM 03/20/18	TODAY 04/26/18
UNITS	150	110	96
HOTEL	25	-	-
COMMERCIAL	10,000 SF	3,000 SF	3,000 SF
OPEN SPACE	.64 ACRES ACTIVE	1.5 ACRES PASSIVE	1.5 ACRES PASSIVE
PARKING SPACES	185	170	170
PARKING RATIO	0.93/UNIT +25 HOTEL +20 VISITOR	1.36/UNIT +20 VISITOR	1.50/UNIT* +26 VISITOR

*ARTICLE 65, TABLE F - OFF-STREET PARKING REQUIREMENTS

1-3 UNITS - 1.0

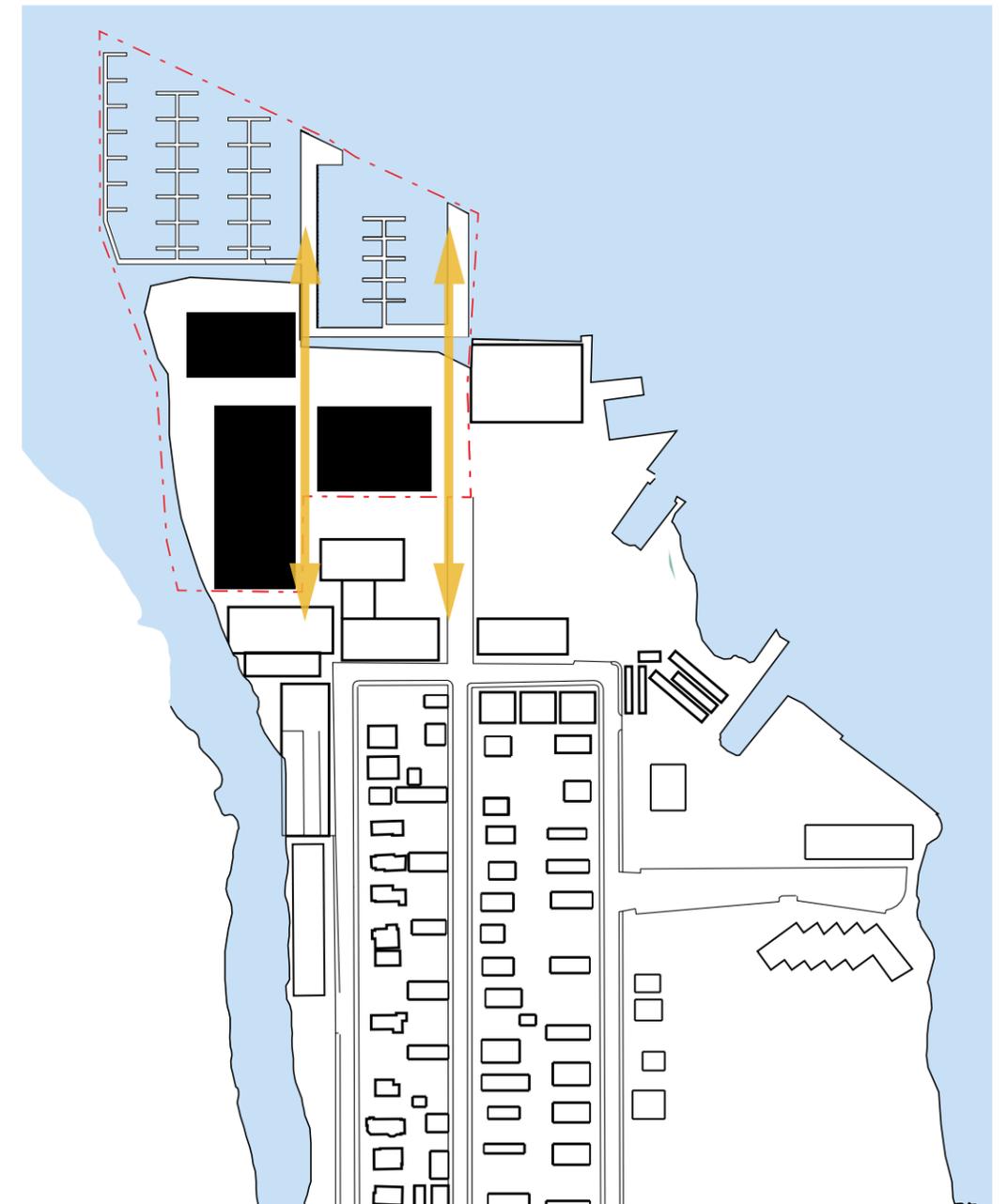
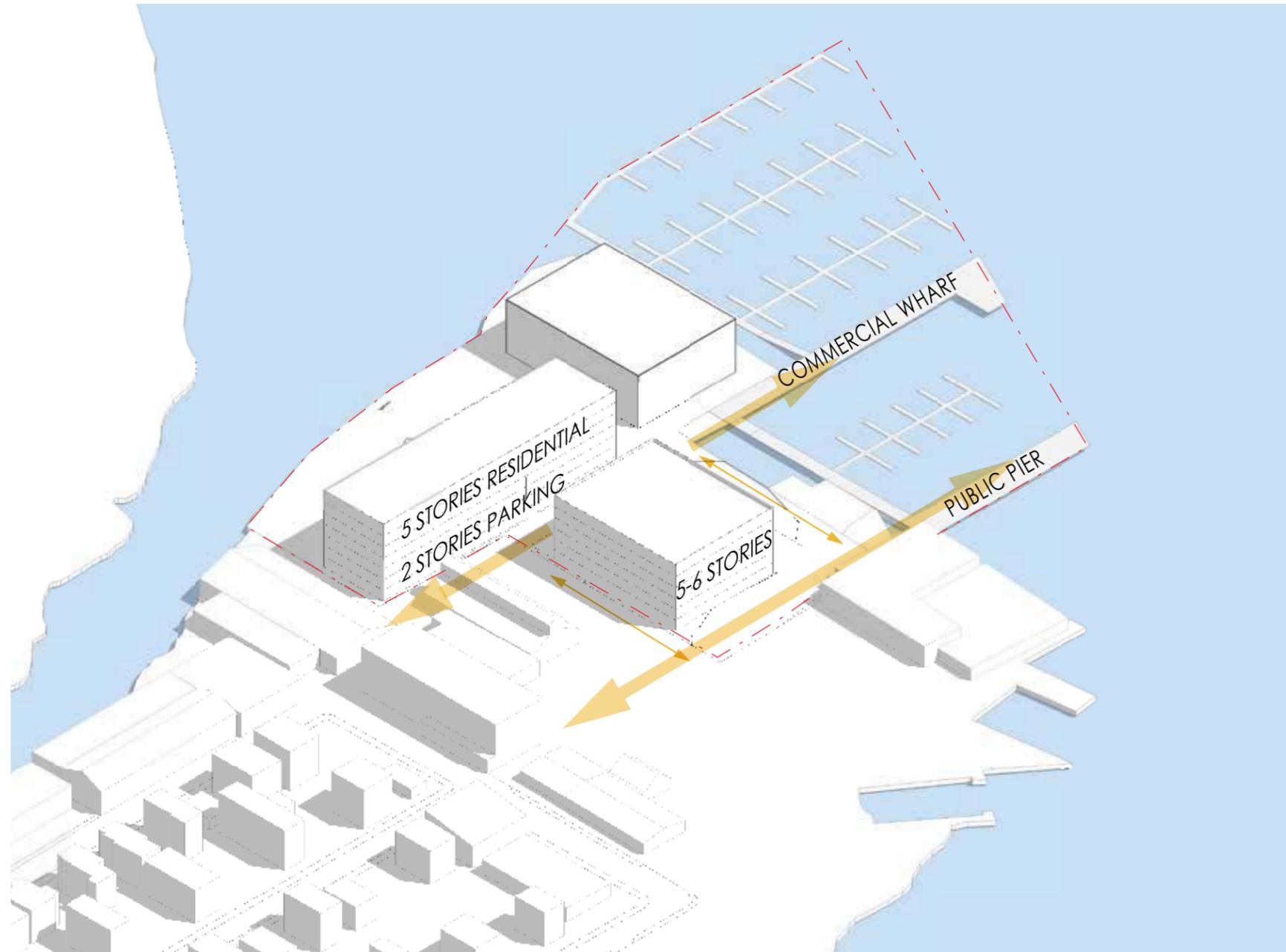
4-9 UNITS - 1.25

10+ UNITS - 1.5



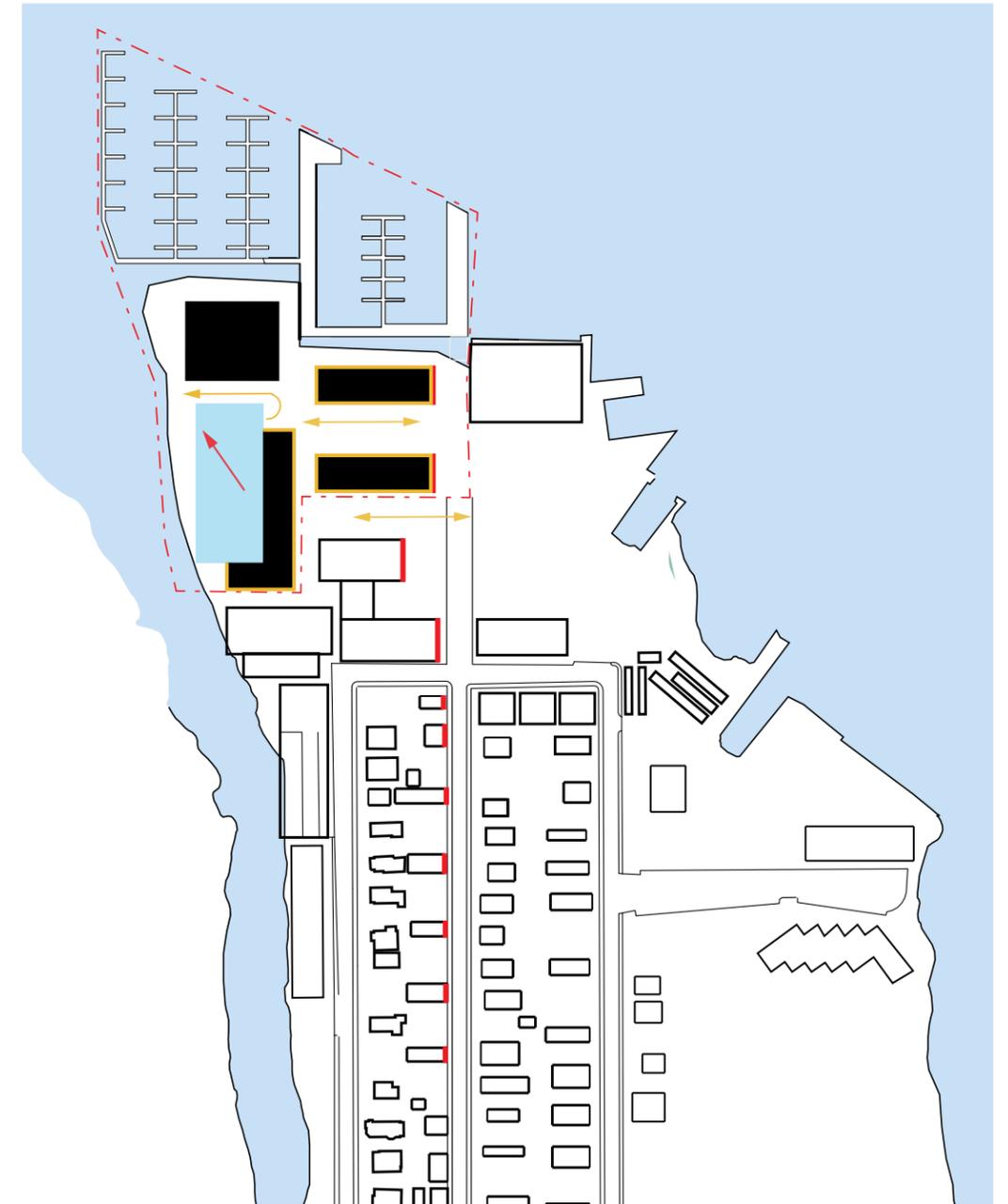
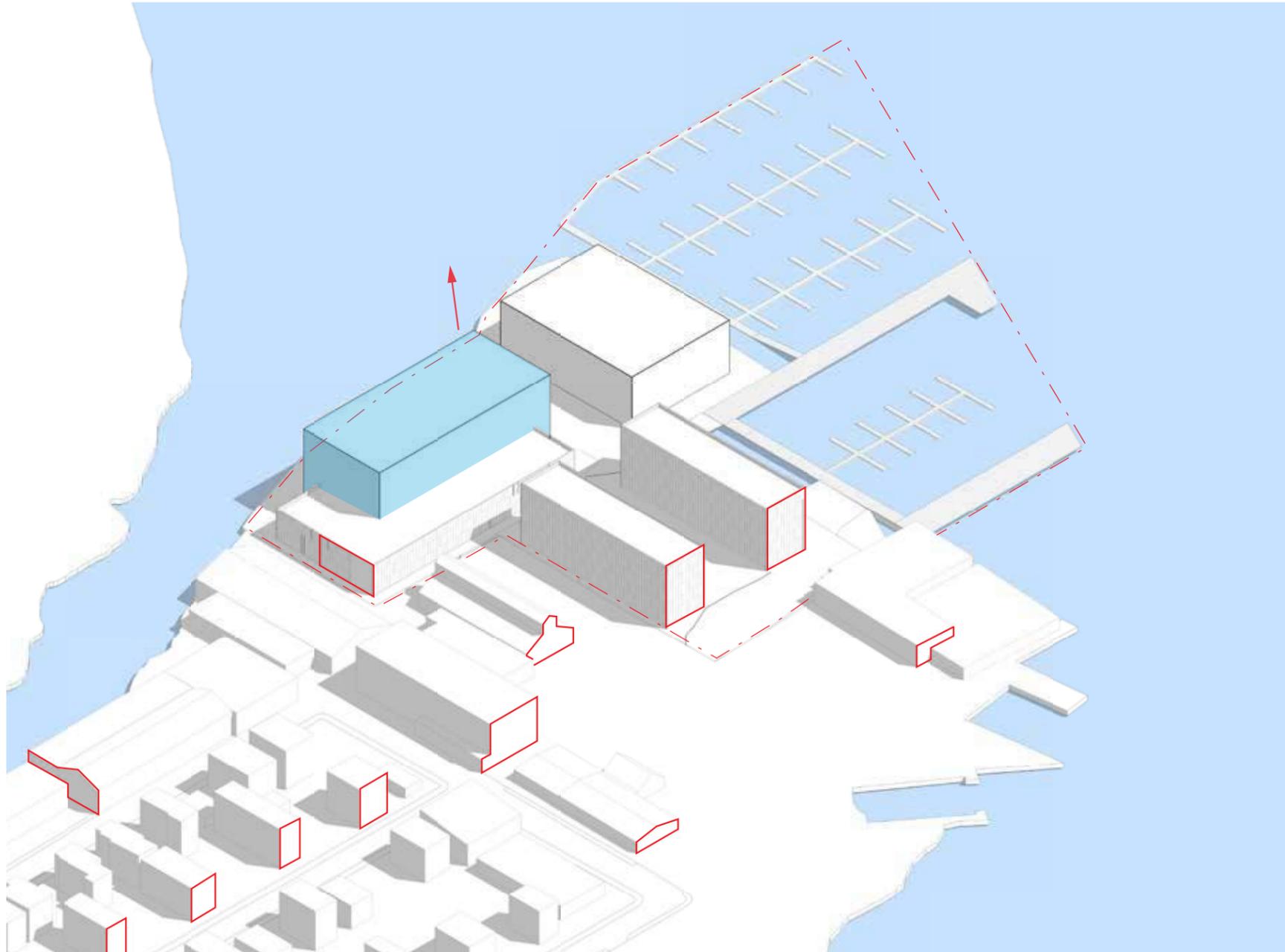
- Residential + retail program elements push to most landward site location
- Boathouse occupies waterward edge, nearest marina

AS OF RIGHT



- Establish strong North-South axes, extending the neighborhood street grid out to the public pier + commercial wharf

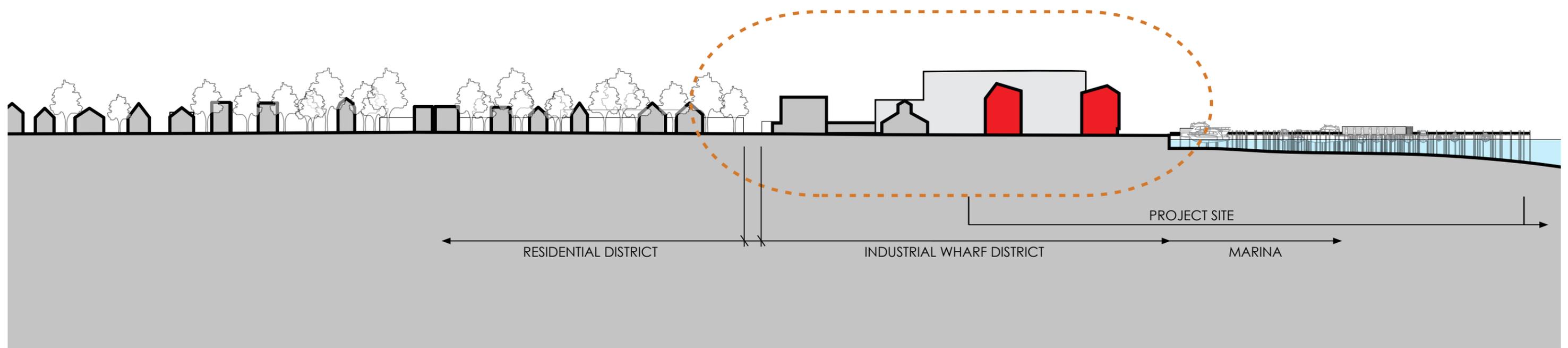
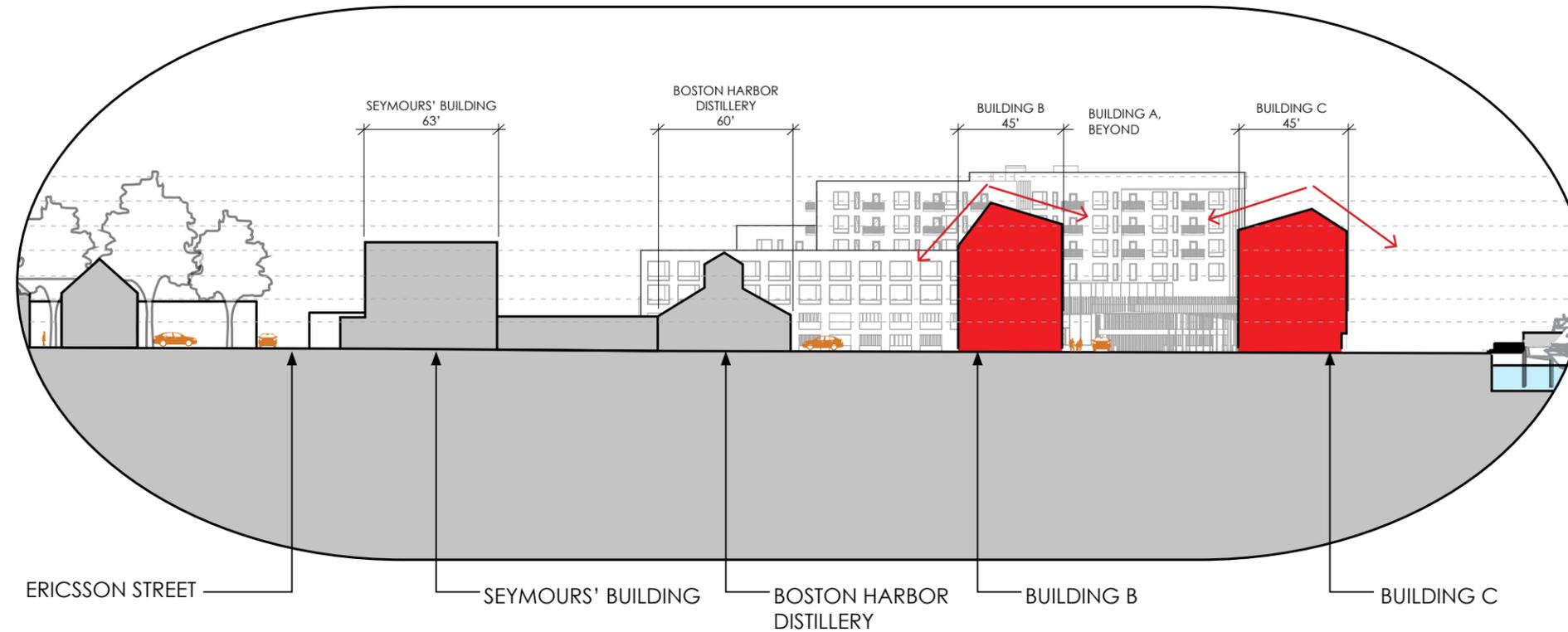
PROGRAM



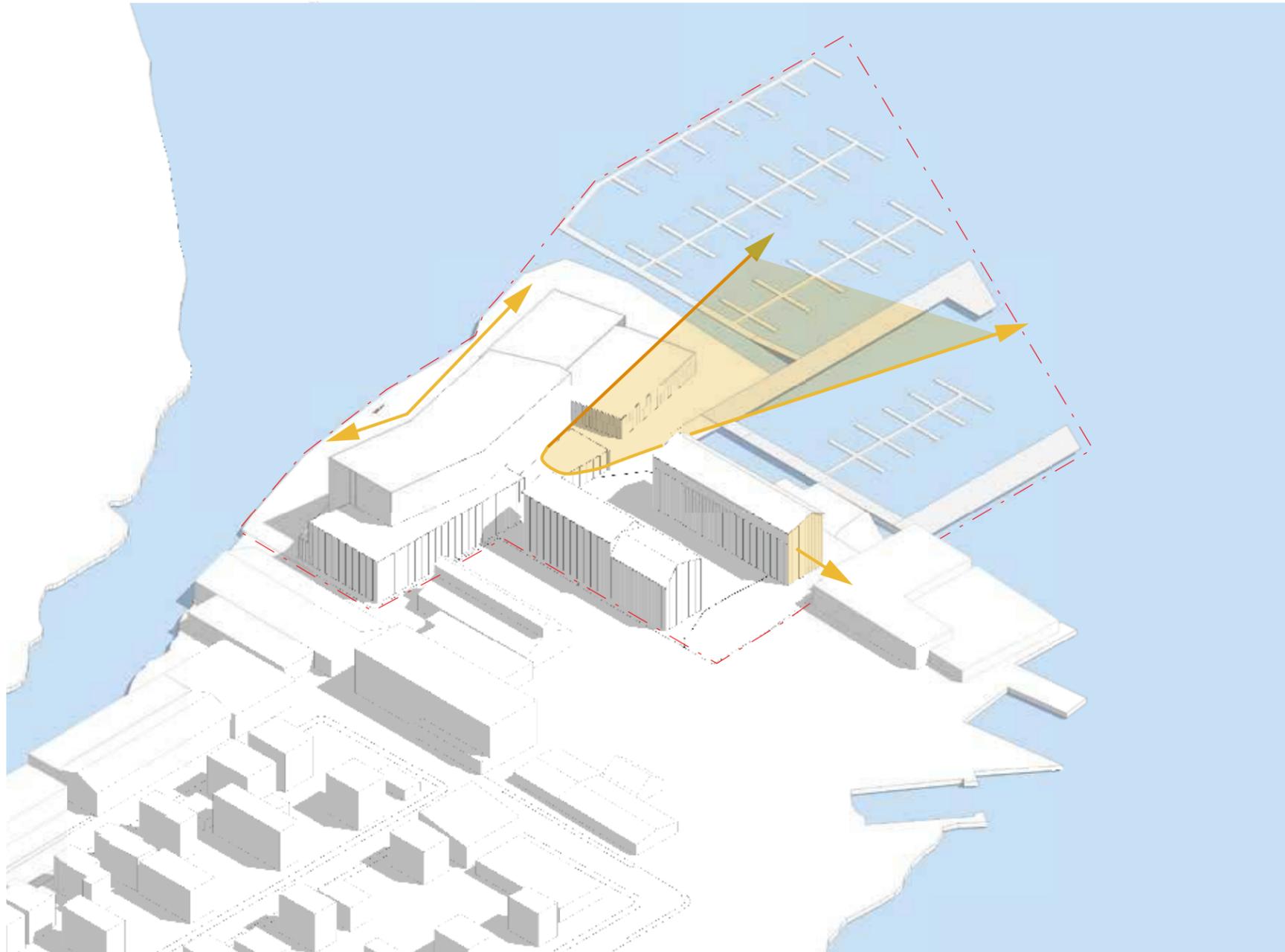
- Further break building massing to relate to existing industrial building fabric, creating a series of medium-scale through block connections and open spaces
- Taller portion of Building A a pulls north, away from the neighborhood and towards skyline views

WHARF DISTRICT

SITE SECTION



- Building proportions evoke historical industrial fabric
- Formed roof profiles convey residential program + reduce visual bulk of buildings

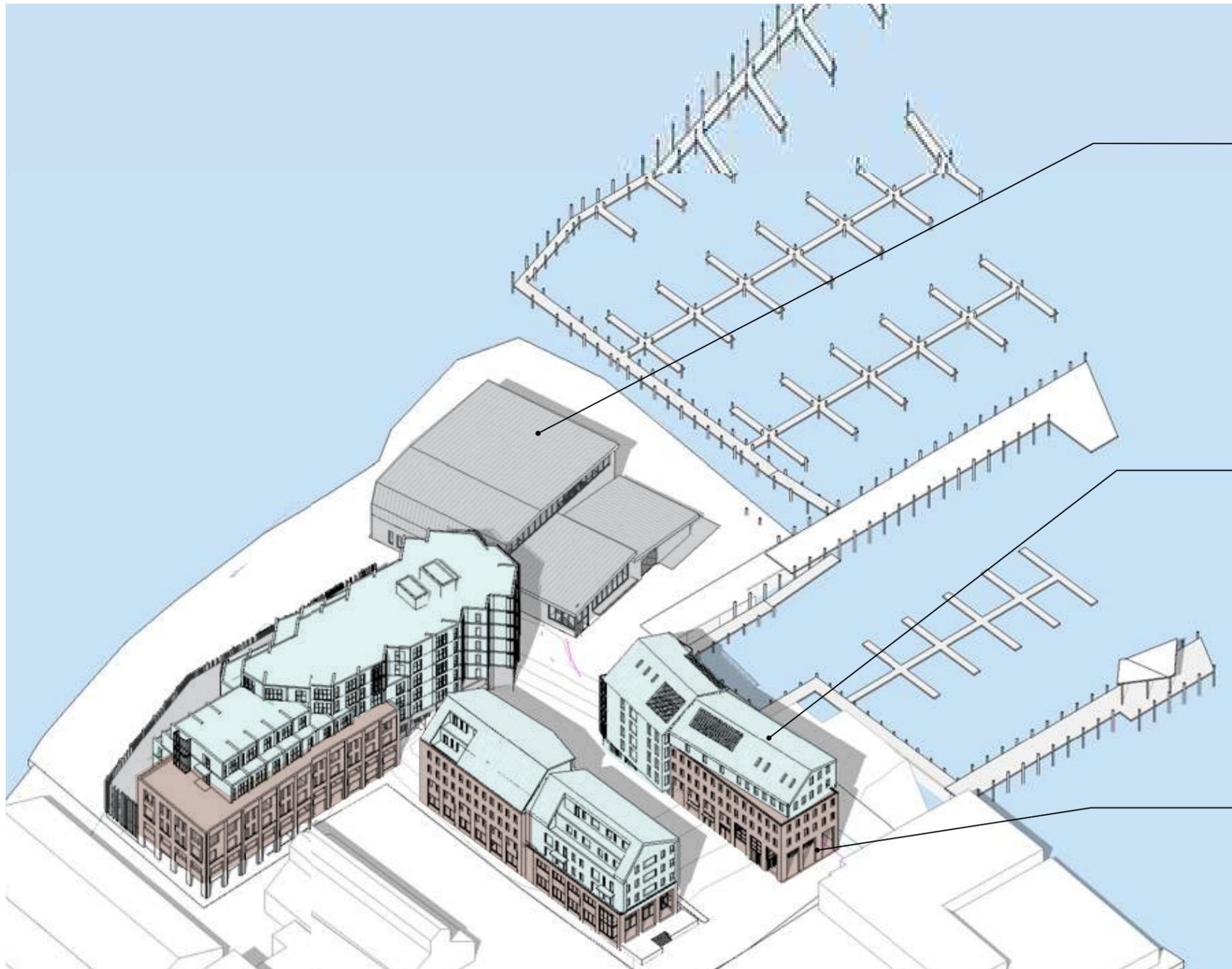


- Building C slides east to open the arrival court and Building B out to the water
- Boathouse volume steps down to ease Building A water views
- Building A bends to favor city views, and respond to the organic edge of the waterfront

ORIENTATION



MASSING & MATERIALITY



SOUTH AXON



Corrugated metal panels & standing seam roof clad marine use & storage



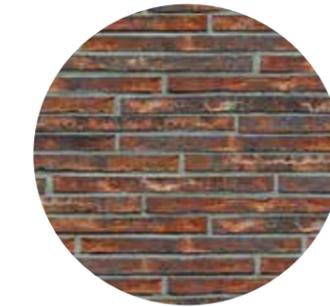
polycarbonate panels



Metal panel clads upper residential volumes



accent colors highlight building articulation



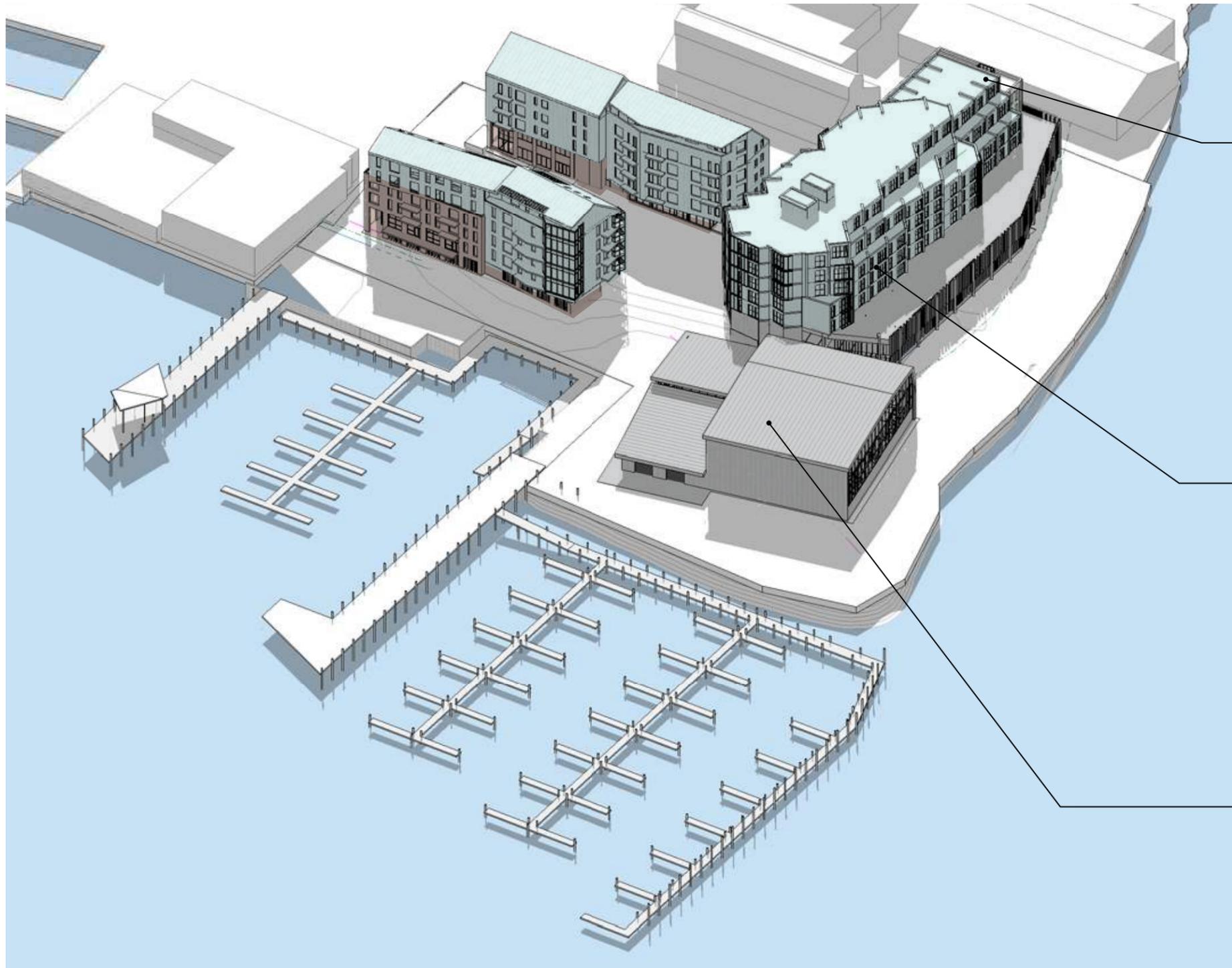
Masonry volumes reinforce the industrial district



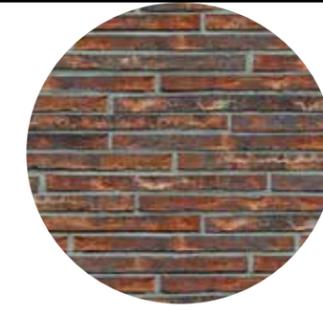
slatted wall screens parking and adds richness at ground plane

MASSING & MATERIALITY

MASSING & MATERIALITY



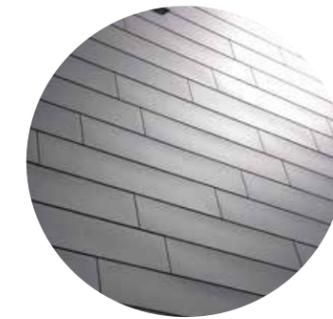
NORTH AXON



Masonry volumes reinforce the industrial district



slatted wall screens parking and adds richness at ground plane



Metal panel clads upper residential volumes



accent colors highlight building articulation



Corrugated metal panels & standing seam roof clad marine use & storage



polycarbonate panels

MASSING & MATERIALITY



- TENEAN BEACH
- BEACH
 - PLAYGROUND
 - TENNIS COURTS (2)
 - BASKETBALL COURT
 - PICNIC TABLES
 - NEPONSET TRAIL
 - PAVILIONS
 - BENCHES

SITE

LAWLEY ST.

PORT NORFOLK ST.

WALNUT ST.

ERICSSON ST.

HARBOR WALK

- JOSEPH FINNEGAN PARK
- LAWN
 - BENCHES
 - WALKING TRAILS

FISHING PIER

DESIGN DRIVERS

Create a soft, resilient edge

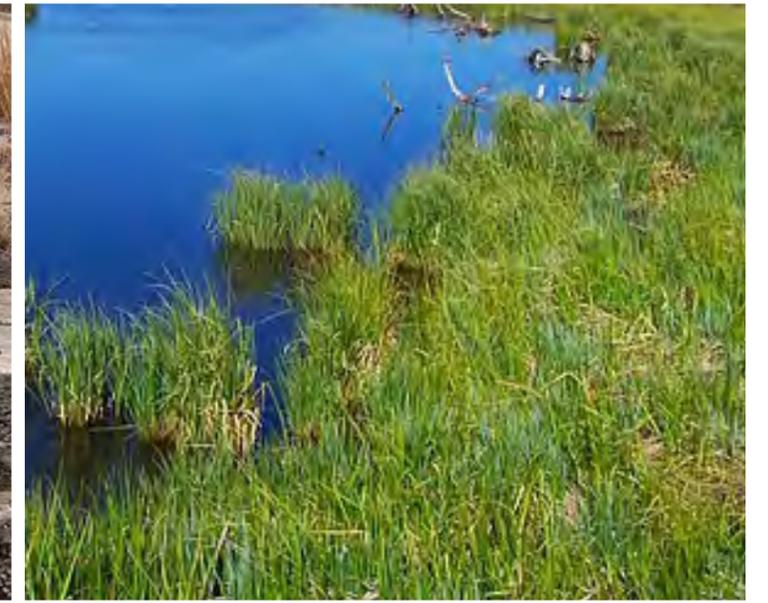
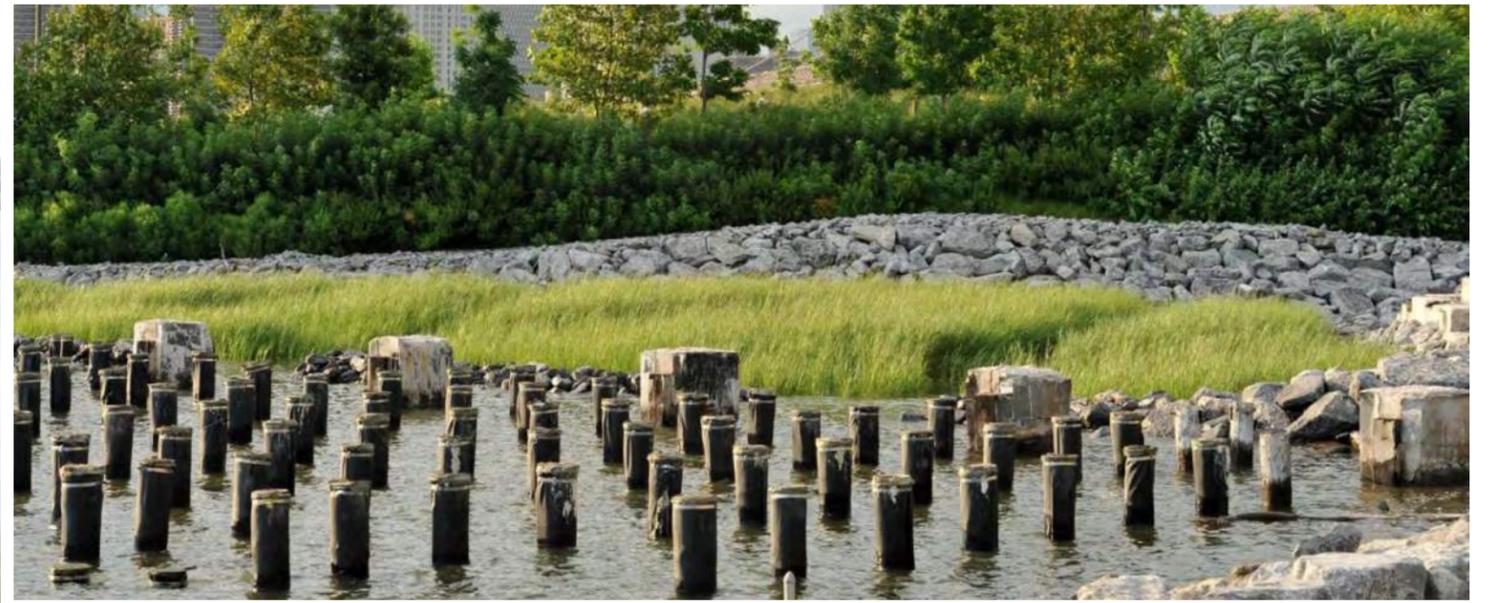
Embrace the site orientation toward city vistas

Provide strong neighborhood connections

Create contextually appropriate landscape

Design a program that fits the community





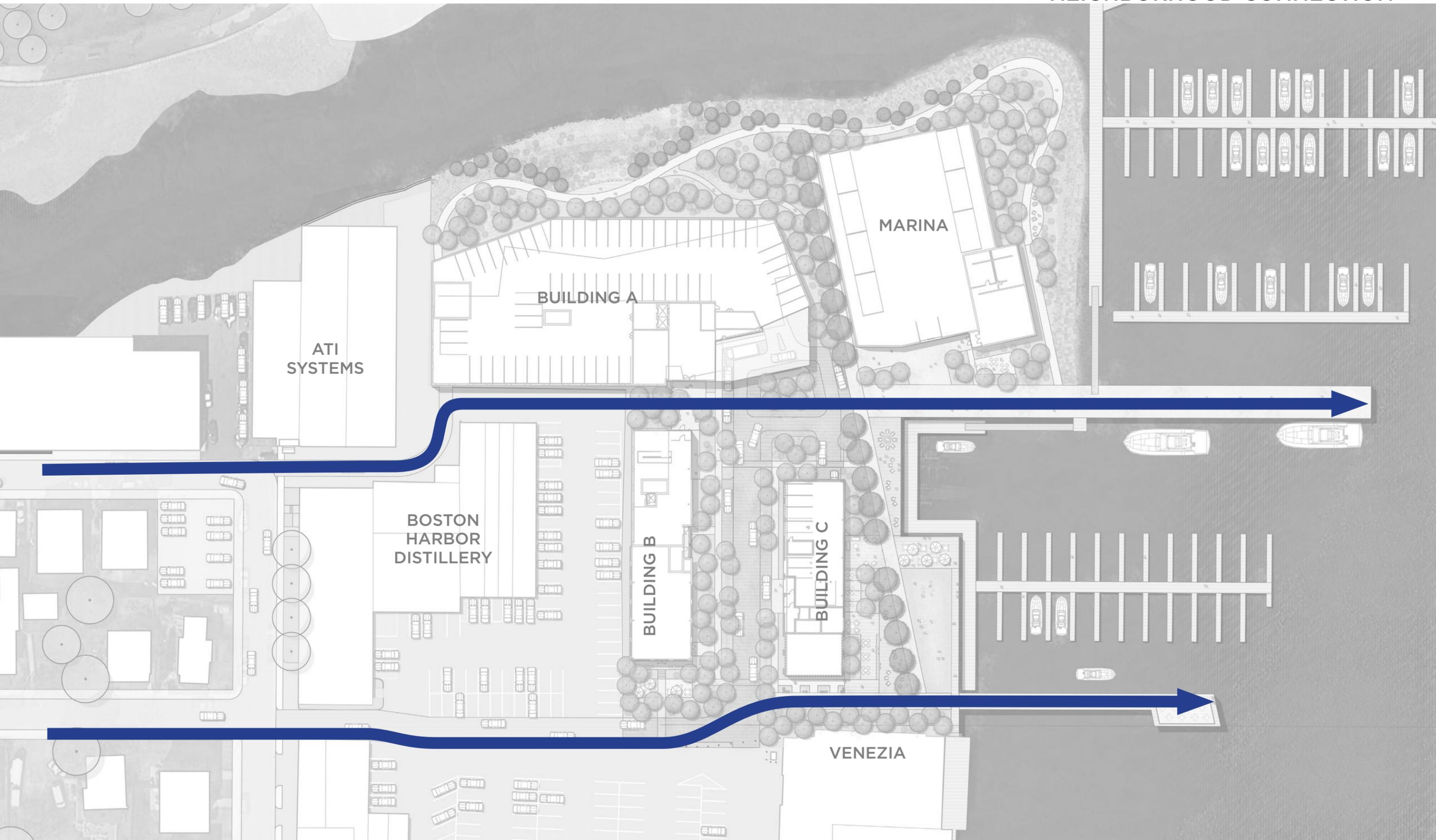


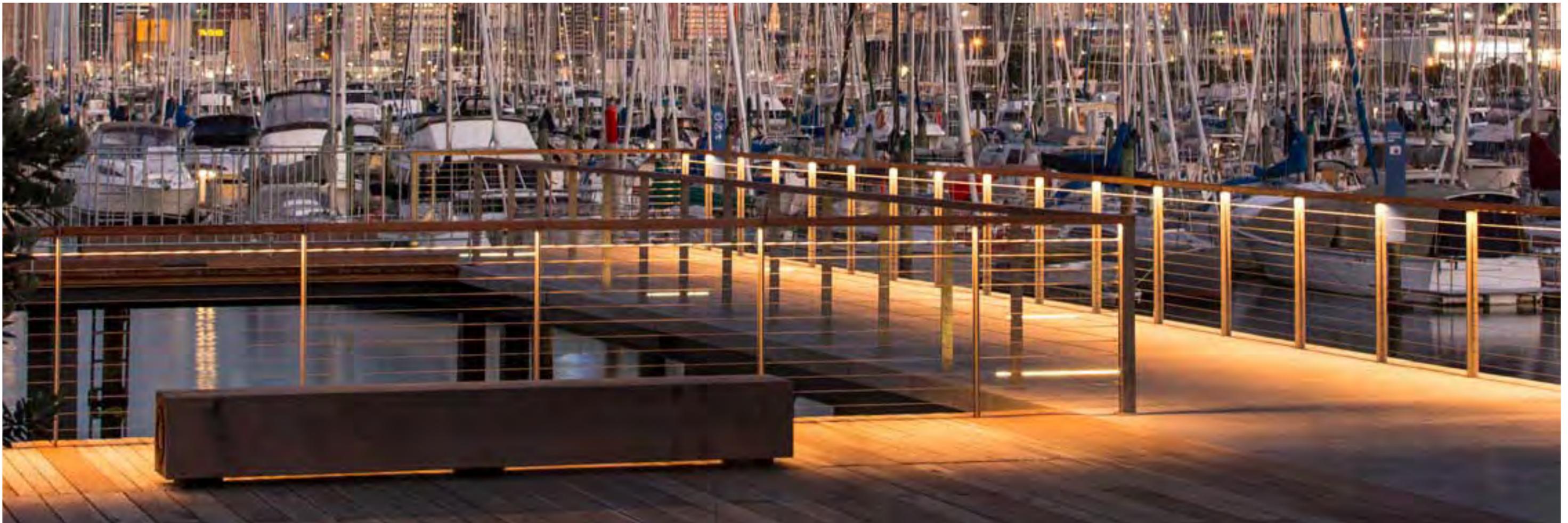
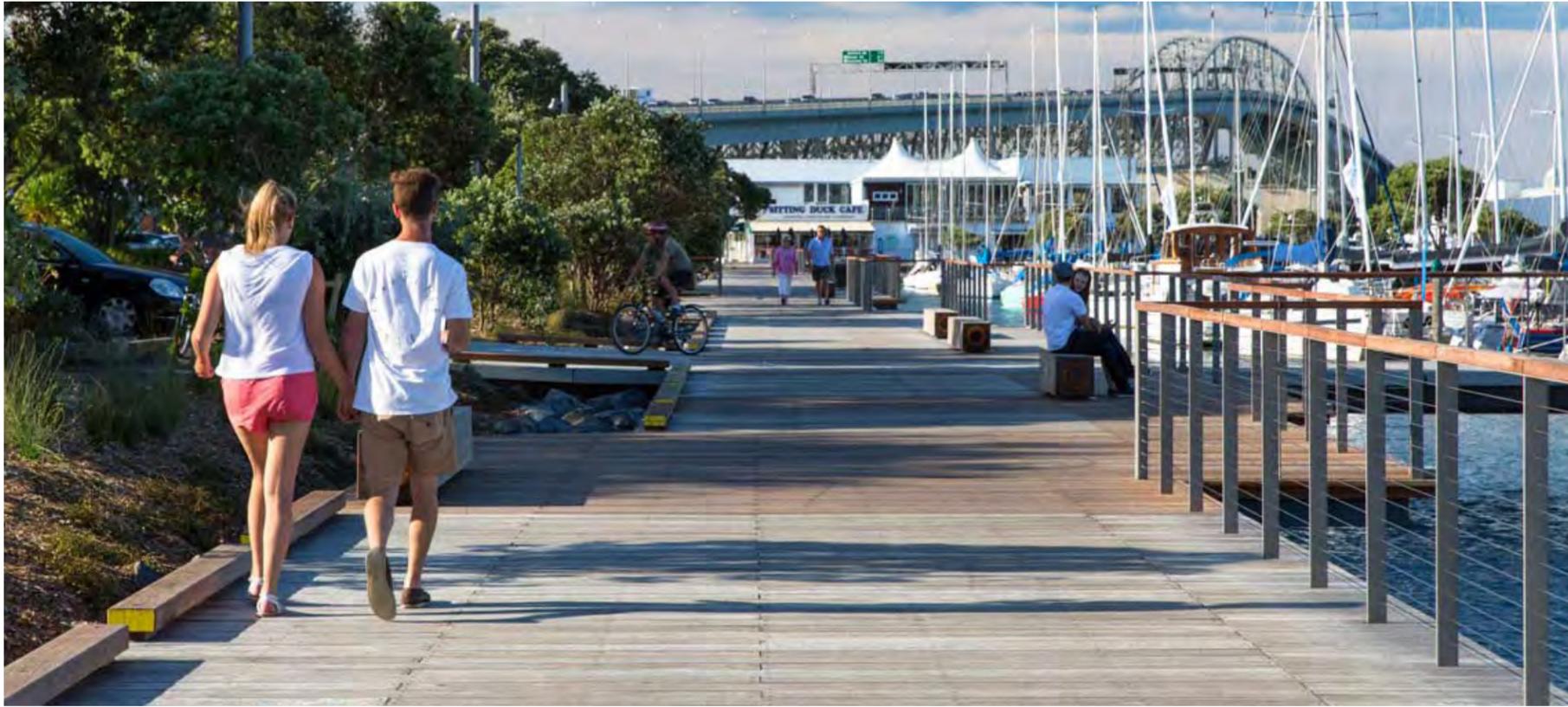
OJB | LANDSCAPE ARCHITECTURE

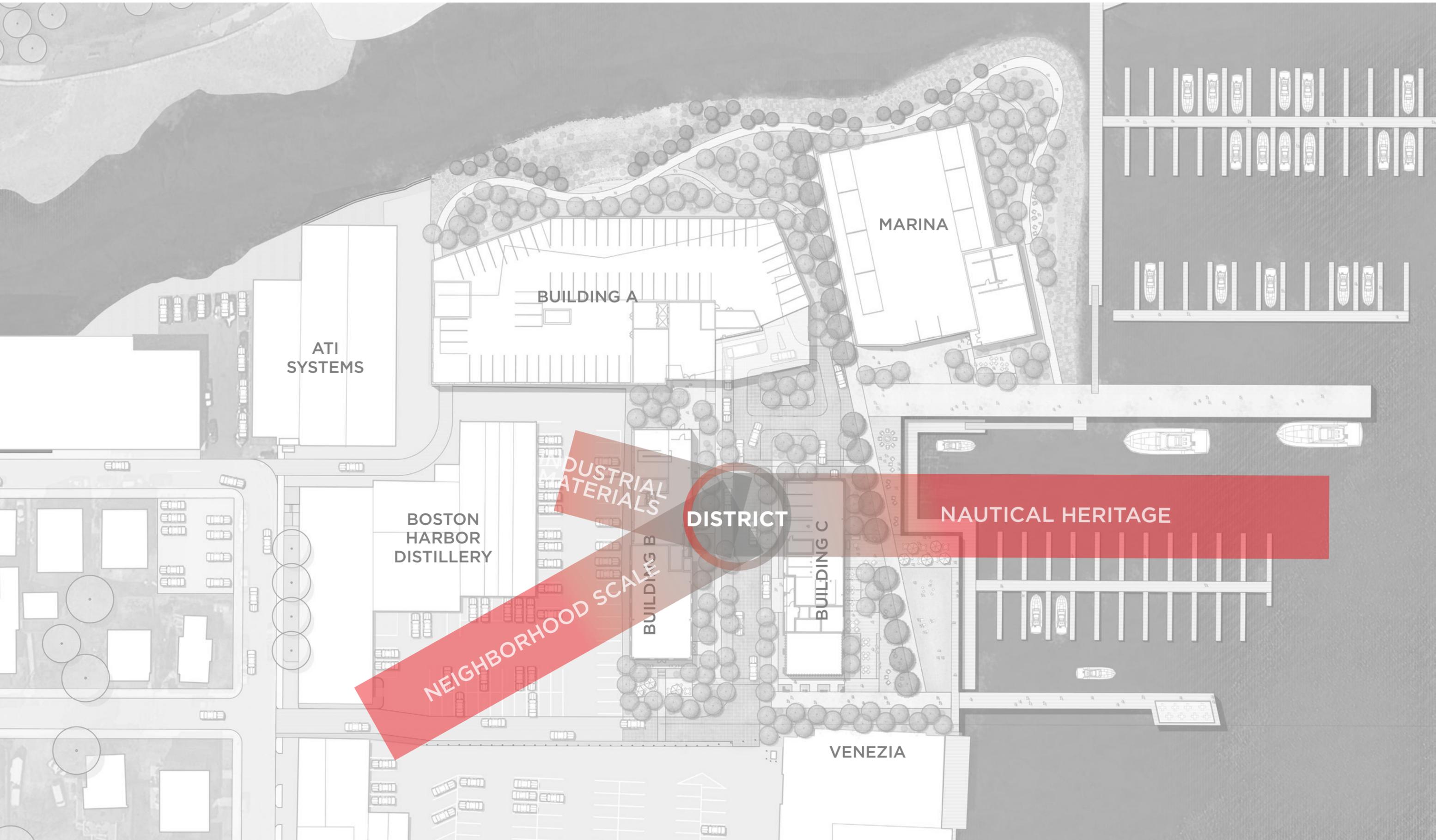


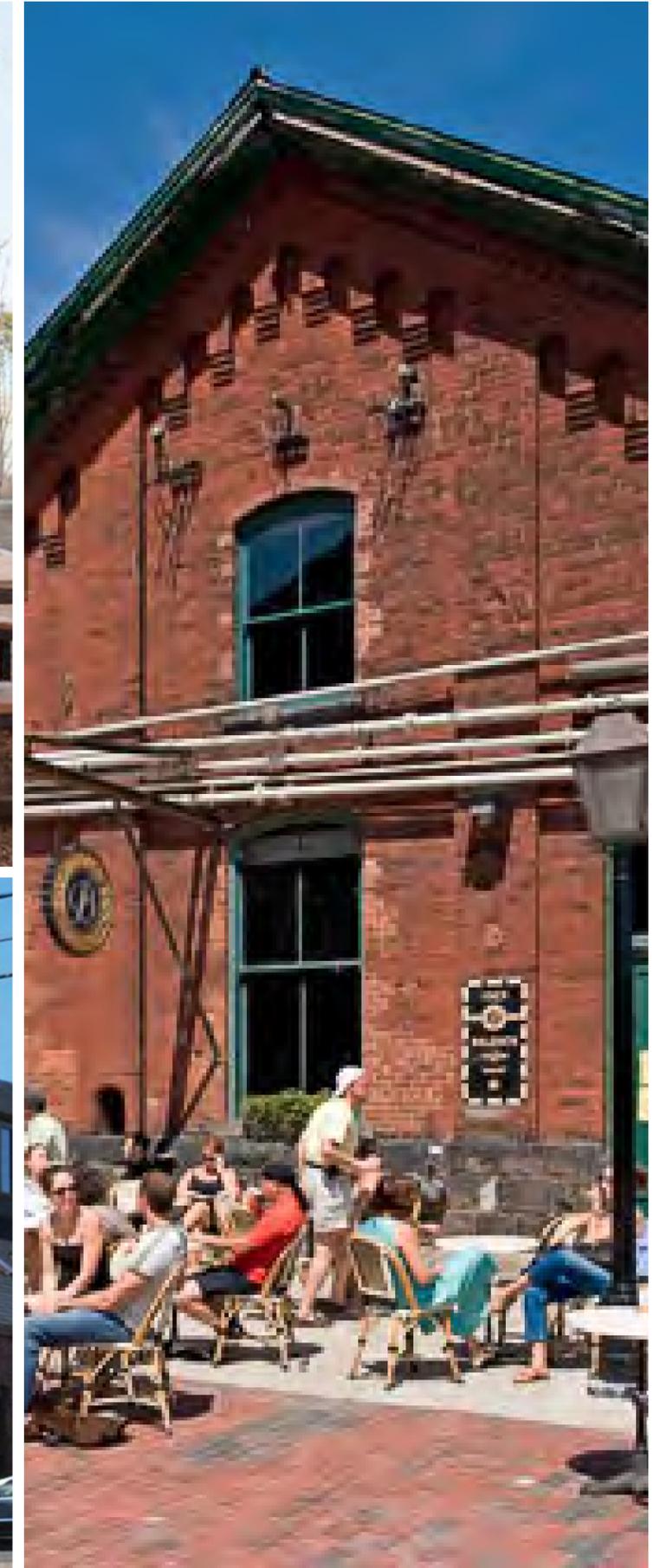


NEIGHBORHOOD CONNECTION











TIDAL GARDEN

NATIVE PLANTING

ACCESSIBLE PATHS

ARRIVAL COURT

WORKING PIER

PUBLIC AMENITY SPACE

HARBORWALK

COMMUNITY TERRACE

PUBLIC FISHING PIER/SPACE

ATI SYSTEMS

BUILDING A

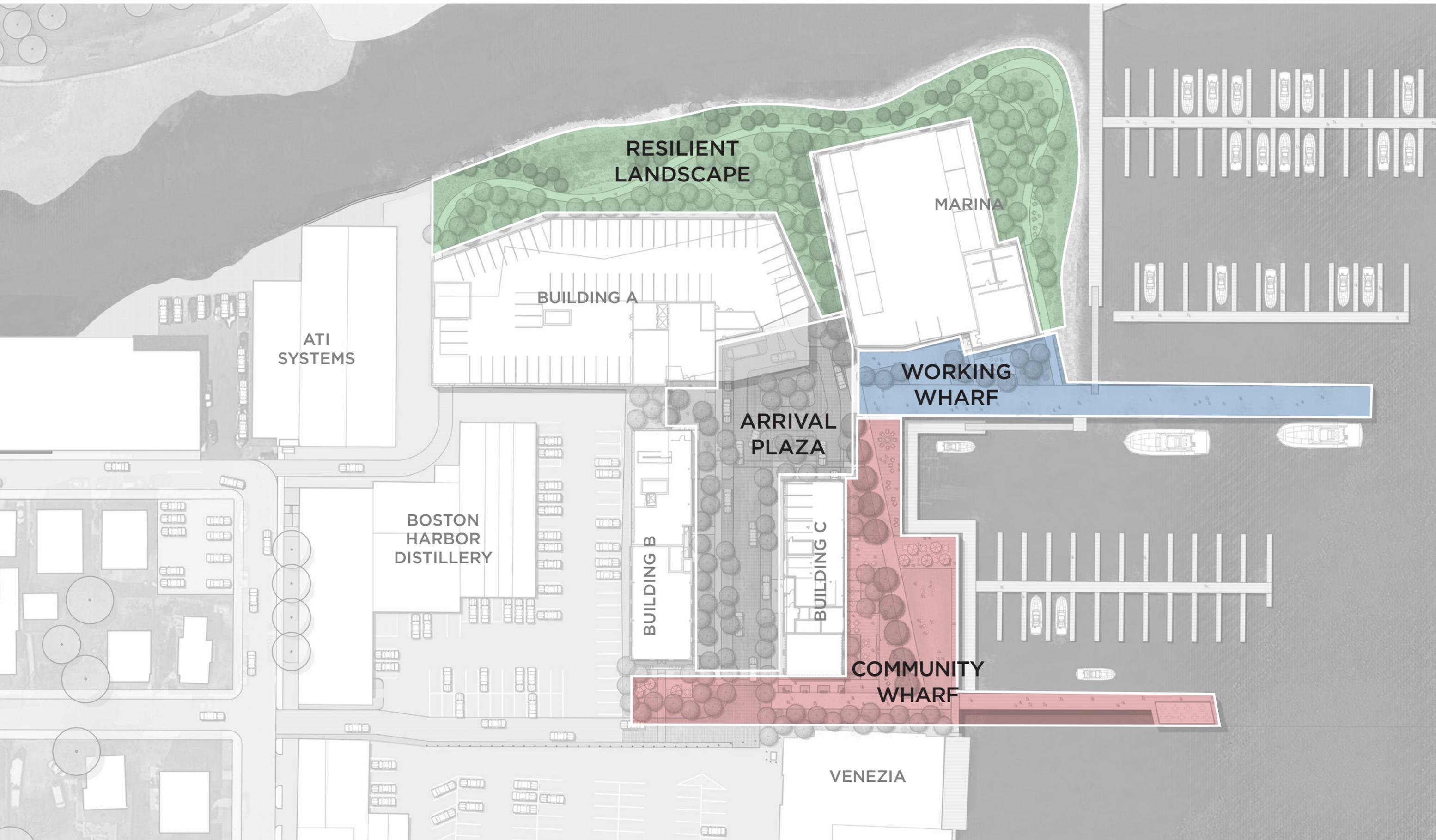
MARINA

BOSTON HARBOR DISTILLERY

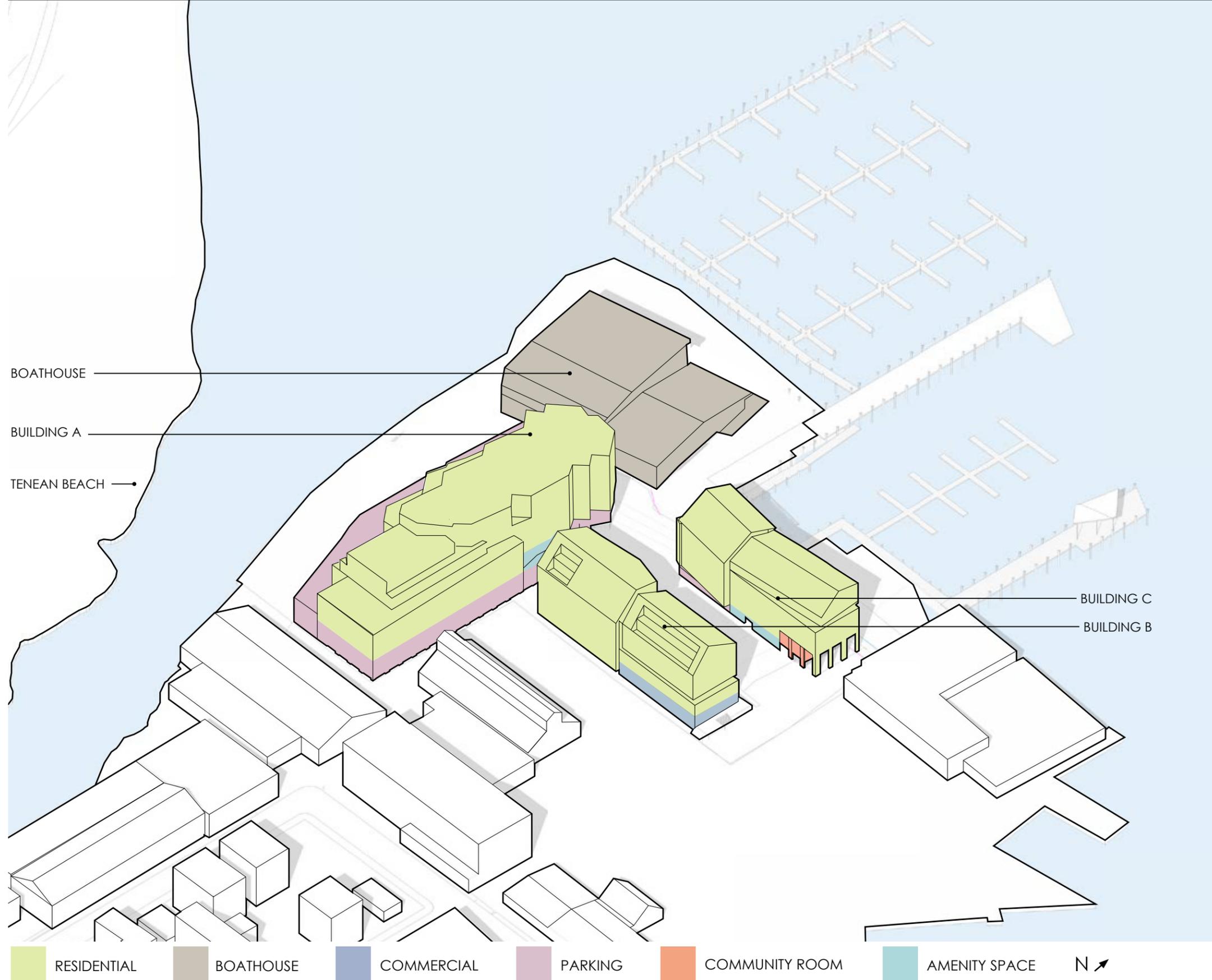
BUILDING B

BUILDING C

VENEZIA



PROGRAM DIAGRAM



Building A

- 143,200 GSF / 77.5' height
- 2 stories of parking with 5 stories of residential above
- 163 parking spaces
- 52 Condo dwelling units, (1,050 sf average unit size)

Building B

- 42,400 GSF / 68' height
- 5 stories residential over ground floor lobby & retail
- 3,000 SF retail space
- 23 Condo dwelling units

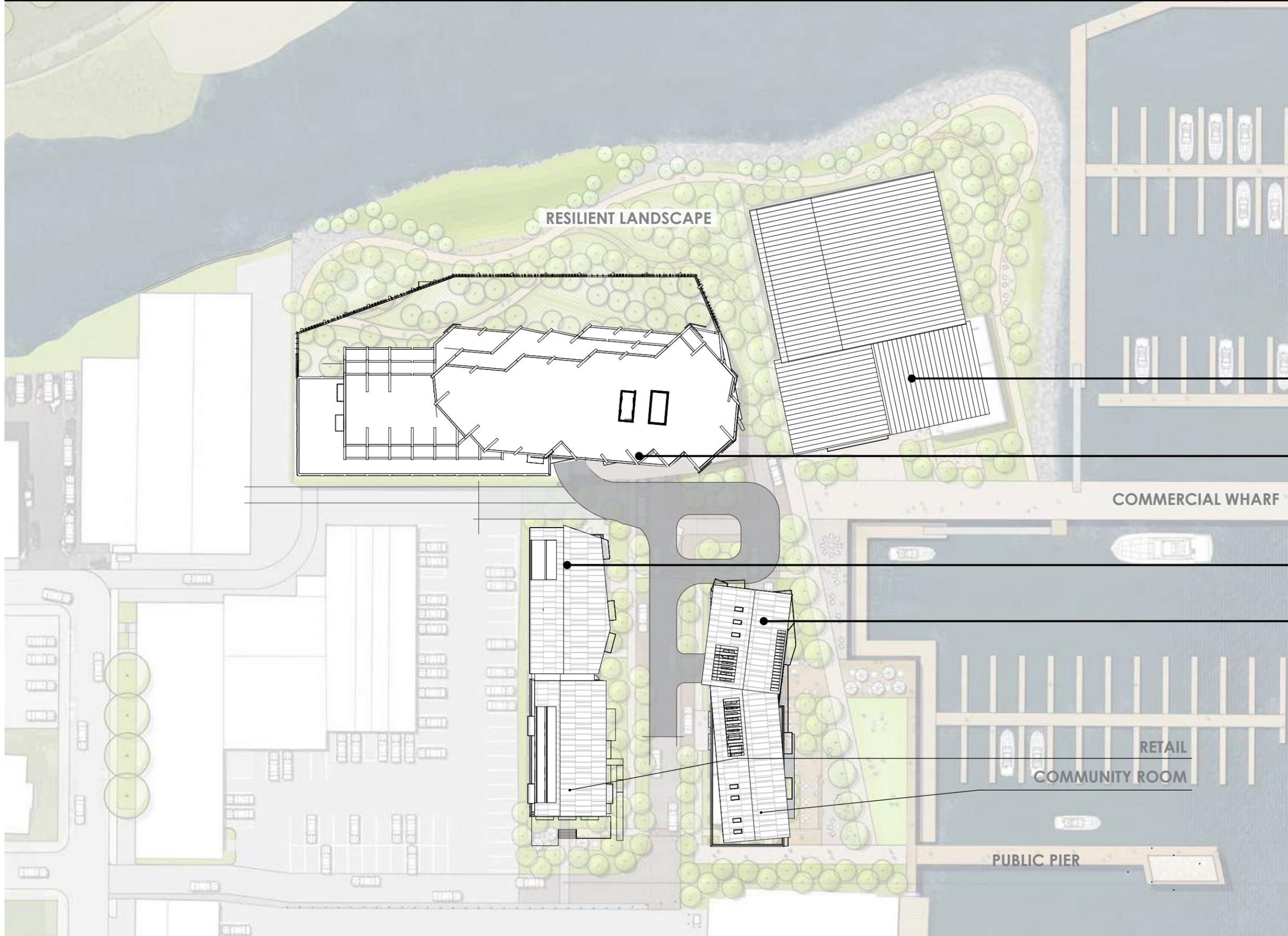
Building C

- 35,700 GSF / 67' height
- 5 stories residential over ground floor lobby and parking
- 7 at-grade parking spaces
- 1,200 SF community room on second level
- 21 Condo dwelling units

Boathouse

- 19,400 GSF / 45' height
- 75 boat storage docks, some in 3-high racks
- 2,000 SF office / locker / lounge space

SITE PLAN



RESILIENT LANDSCAPE

BOATHOUSE

BUILDING A

COMMERCIAL WHARF

BUILDING B

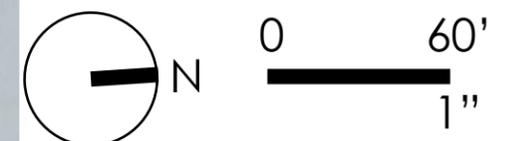
BUILDING C

RETAIL

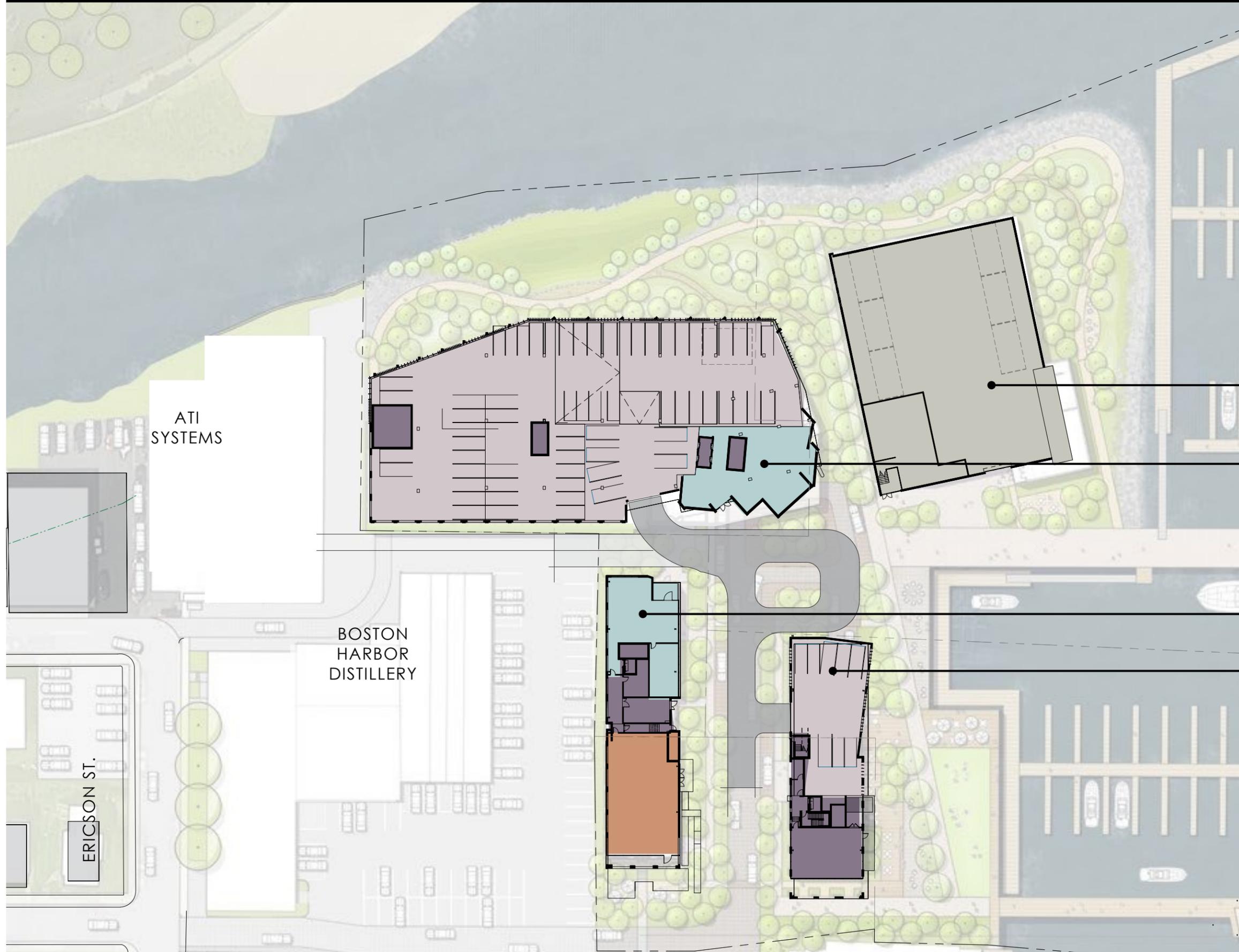
COMMUNITY ROOM

PUBLIC PIER

- Garage
- Lobby/Amenity
- Boathouse/Marina Support
- Unit
- Retail
- Service/Mechanical



GROUND FLOOR PLAN



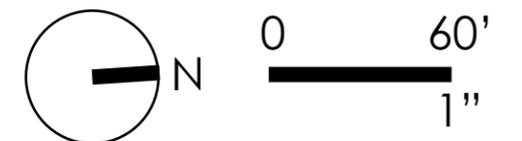
BOATHOUSE

BUILDING A

BUILDING B

BUILDING C

- Garage
- Lobby/Amenity
- Boathouse/Marina Support
- Unit
- Retail
- Service/Mechanical

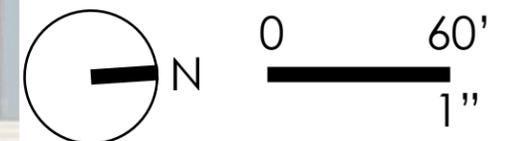


VEHICULAR ACCESS

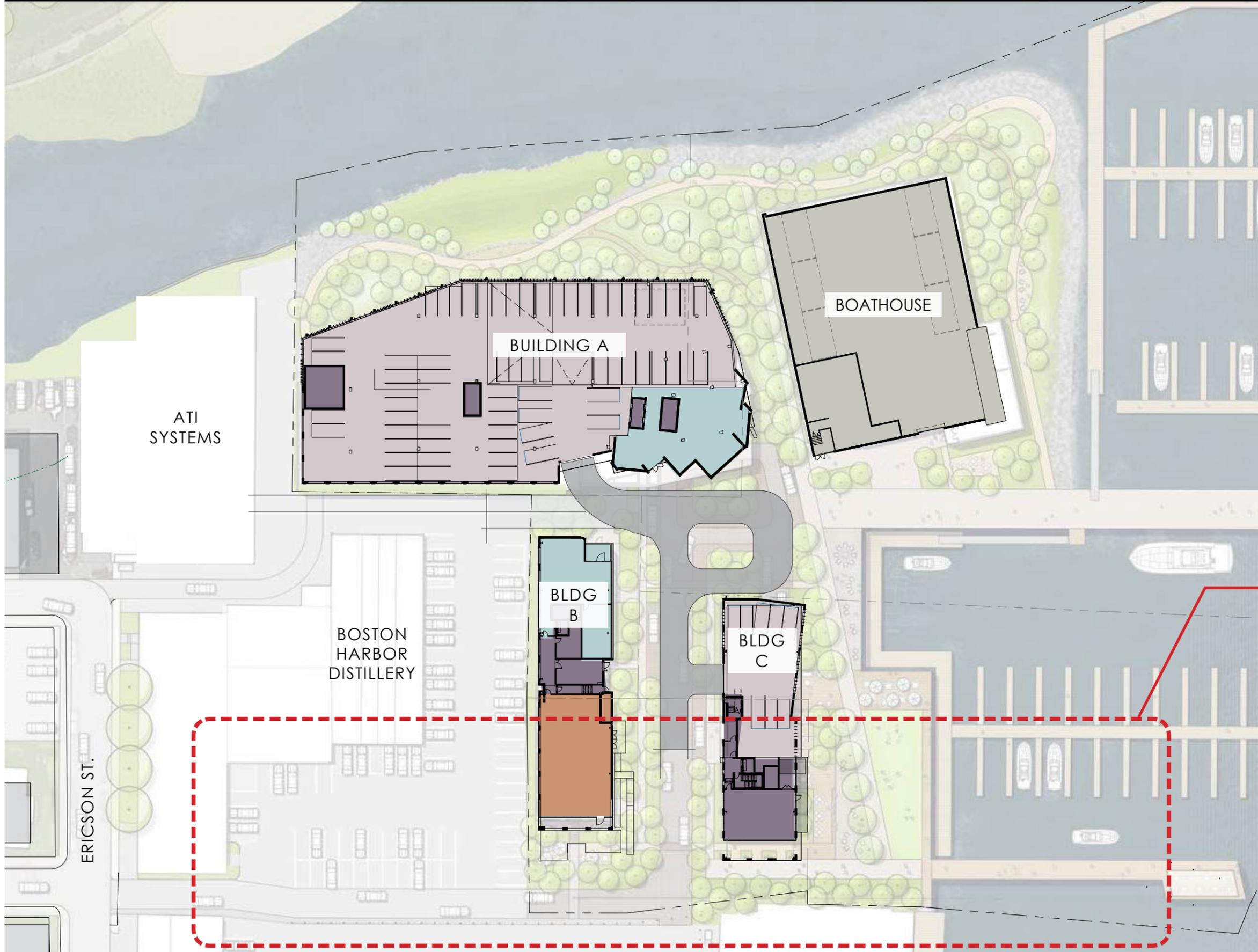


-  PEDESTRIAN ACCESS
-  VEHICULAR ACCESS

-  Garage
-  Lobby/Amenity
-  Boathouse/Marina Support
-  Unit
-  Retail
-  Service/Mechanical

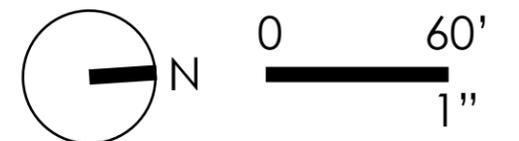


SITE PLAN



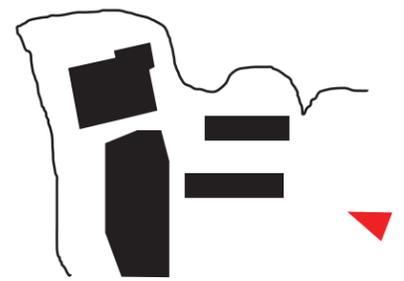
DISTRICT & PUBLIC PIER

- Garage
- Lobby/Amenity
- Boathouse/Marina Support
- Unit
- Retail
- Service/Mechanical

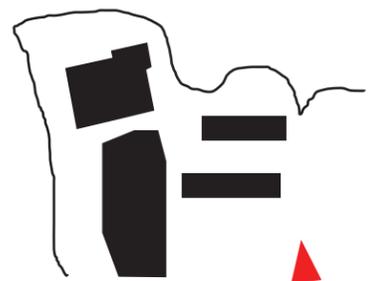


NORTH-SOUTH SITE SECTION - ALONG PORT NORFOLK AXIS



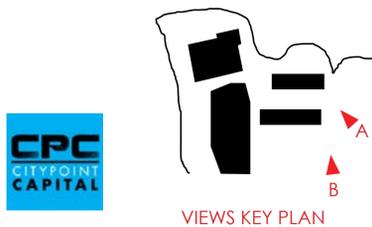


VIEW FROM SOUTH SITE ACCESS

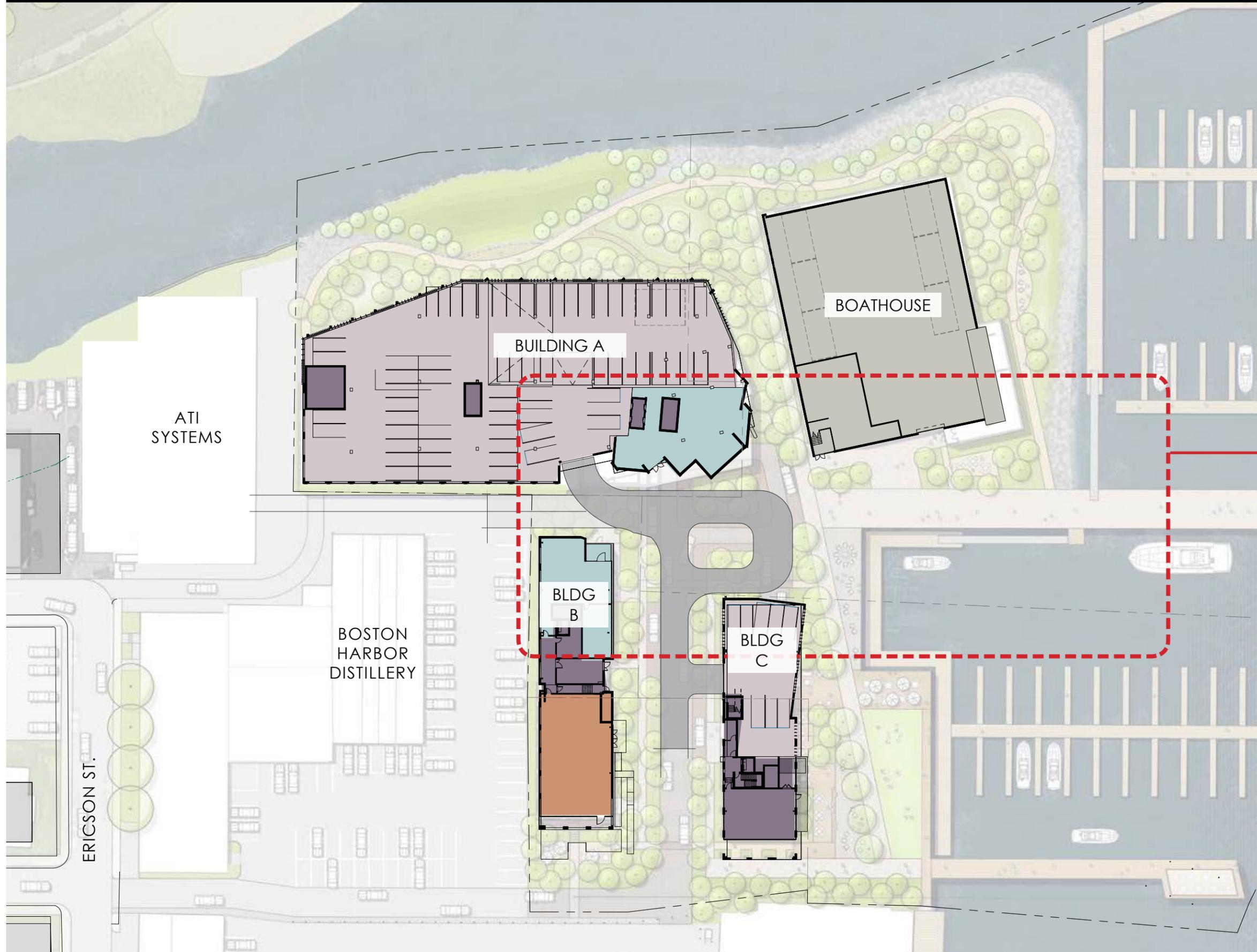


RETAIL SPACE & COMMUNITY ROOM



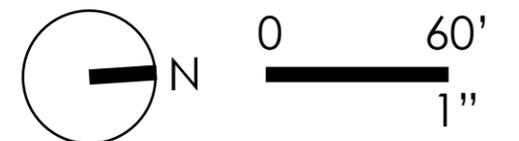


GROUND FLOOR PLAN

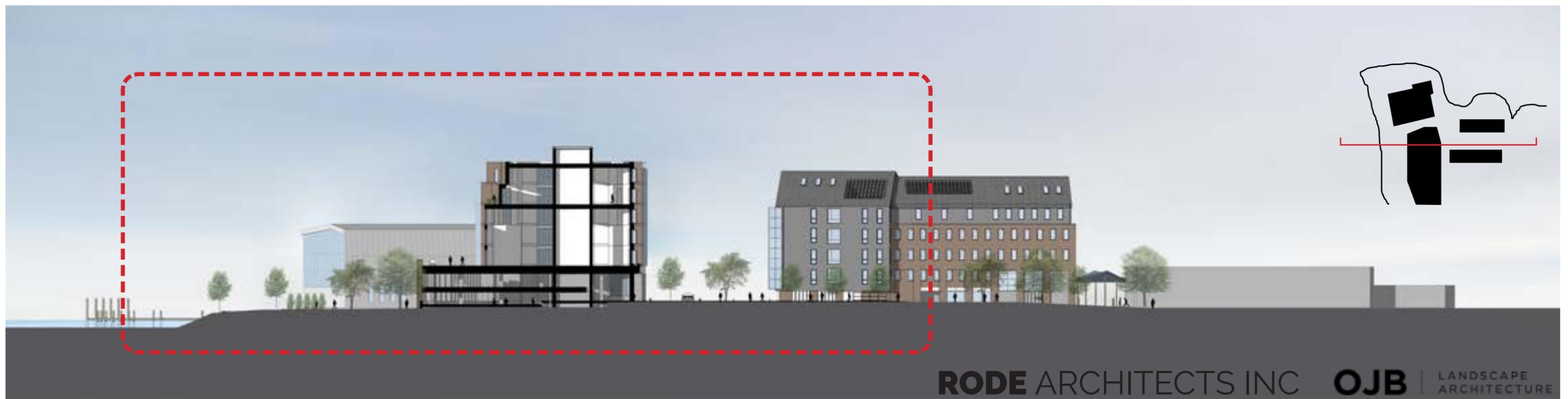


ARRIVAL COURT & COMMERCIAL WHARF

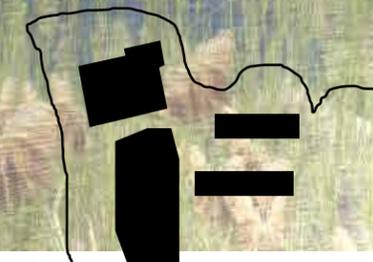
- Garage
- Lobby/Amenity
- Boathouse/Marina Support
- Unit
- Retail
- Service/Mechanical



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

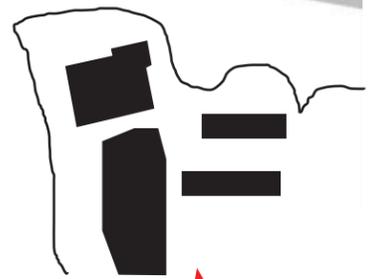
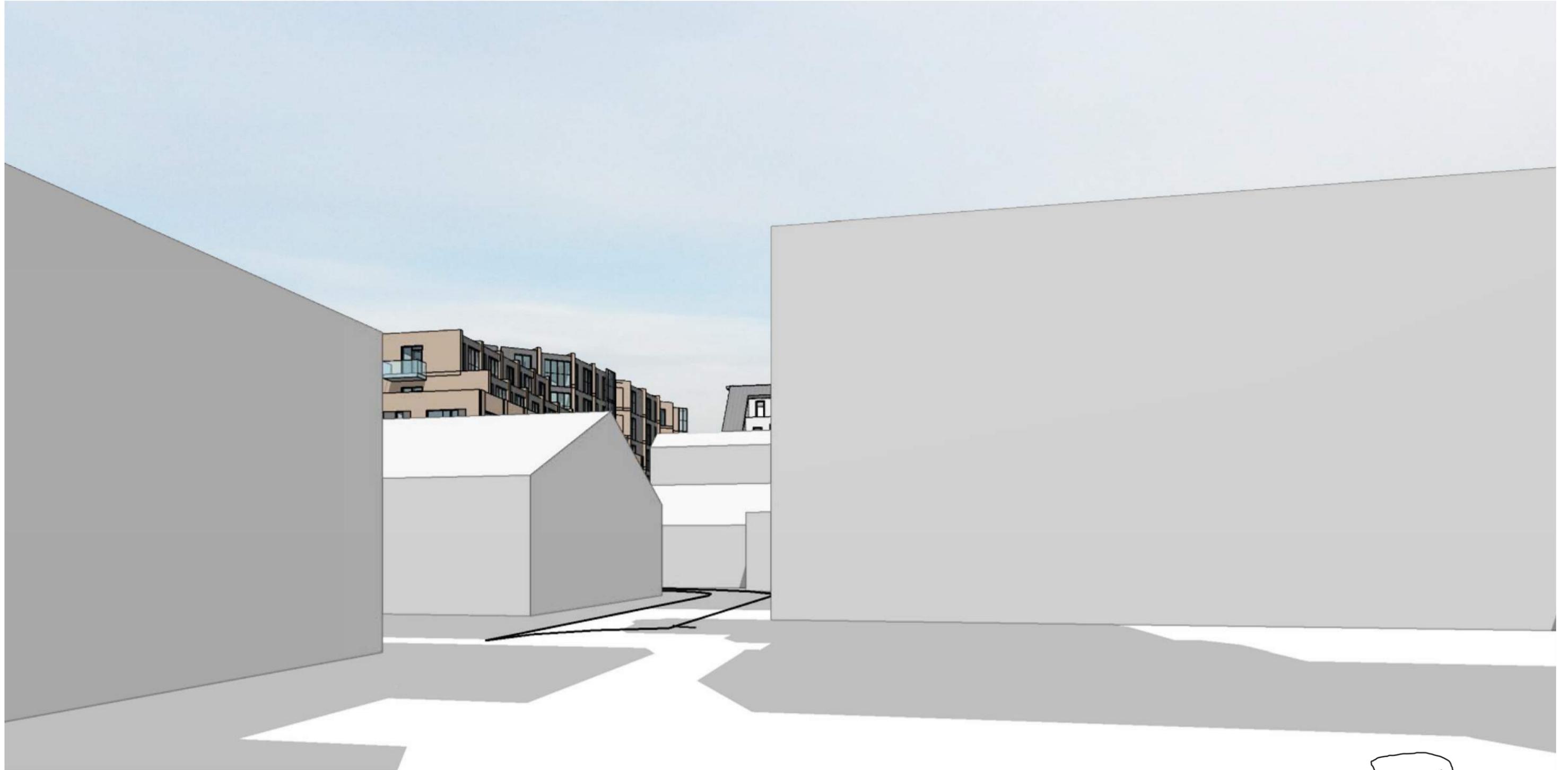


VIEW FROM TENEAN BEACH



VIEW BACK TO ARRIVAL COURT FROM COMMERCIAL WHARF





NEPONSET WHARF

