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

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

BCDC Committee 07.23.19
- Positive Response to Massing Approach
- PSI Office Daylight
- Entry Plaza and Open Space Landscaping
- Clarify Drop-Off and Loading
BUILDING MASSING

- BREAKDOWN OF MASS INTO SMALLER COMPONENTS
- MORE ARTICULATION AT REAR
EVOLUTION OF MASSING (ENTRY)

PNF / PUBLIC MEETING #2 / IAG WORKING SESSION #2
PLAN/LANDSCAPE

- MODULATION & ARTICULATION OF THE FACADE
- DYNAMIC & WELCOMING ENTRY
- PEDESTRIAN FRIENDLY LANDSCAPE
- WARM TONE MATERIAL PALETTE
- COLOR, LIGHTING & ART AT COMMUNITY ROOM & INTERIOR
EVOLUTION OF LEVEL 1 PLAN

PNF

PUBLIC MEETING #2

IAG WORKING SESSION #2
LANDSCAPE COURTYARD DEVELOPMENT

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9.5' PEDESTRIAN ZONE + 42" GREENSCAPE
9.5' CLEAR PEDESTRIAN PATH OF TRAVEL

VEHICULAR + EMERGENCY ACCESS Entry plaza + streetscape - Planter and seating along building edge - Activated streetscape with raised planters and seating in public realm PSI terrace - Intensive Green Roof Assembly - Large + intimate seating areas - Clear lines of sight - Planting buffer from apartments and parking lot views TCB terrace - Extensive Green Roof Assembly - Large + intimate seating areas - Planting buffer from street Level 2 extensive green roof Level 6 extensive green roof

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
- Reduction of window types for more cohesive identity
- Special condition to highlight community room and Green Street corner
- Maximum exposure of community room to engage street
- Entry pavilion breaks mold of overall building identity
- Use warmer materials

- Removal of floating masonry blocks
- Stepped brick face relating to overall building identity
- Consistent window paneling
- Grounding brick on street face for contextual street presence
- Use warmer materials
FACADE DEVELOPMENT - THIN BRICK

RIGOROUS EXPRESSION OF VERTICAL MODULATION

HORIZONTAL FACADE VARIATION AMPLIFIES VERTICAL MODULATION AND INTRODUCES DYNAMIC PLAYFULNESS
FACADE DEVELOPMENT - FIBER CEMENT PANELS

SIMILAR BUT UNIFIED WINDOW SYSTEM

RIGOROUS EXPRESSION OF VERTICAL MODULATION

FACADE DEVELOPMENT - FIBER CEMENT PANELS

SIMILAR BUT UNIFIED WINDOW SYSTEM

RIGOROUS EXPRESSION OF VERTICAL MODULATION
FACADE DEVELOPMENT - FIBER CEMENT SIDING

SIMILAR BUT SIMPLIFIED WINDOW SYSTEM

HORIZONTAL FACADE VARIATION AMPLIFIES VERTICAL MODULATION AND INTRODUCES DYNAMIC

RIGOROUS EXPRESSION OF VERTICAL MODULATION
EVOLUTION OF WASHING STREET FACADE

PUBLIC MEETING #2

IAG WORKING SESSION #2
EVOLUTION OF WASHINGTON STREET FACADE

PNF

PUBLIC MEETING #2

IAG WORKING SESSION #2
EVOLUTION OF WASHINGTON STREET FACADE

PNF

PUBLIC MEETING #2

IAG WORKING SESSION #2
EVOLUTION OF REAR FACADES

PNF / PUBLIC MEETING #2 / IAG WORKING SESSION #2

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EVOLUTION OF WASHINGTON STREET ENTRY