WHAT WE HEARD:
BCDC FIRST HEARING

• This is the right place for height and visibility

• Reinforces the idea of a new ‘high spine’ following 1 Greenway

• Top of Building -- Showcase the uniqueness of a hotel program, and act as a ‘beacon’?

• Vehicular management

• Façade features

• MassDot / Veolia context

• Bold design while pushing the expression forward
MASSING DIAGRAMS

LEATHER DISTRICT GROUND FLOOR ALIGNMENT

ARTICULATION OF SLENDER TOWER PROFILE

CONTEXT INFORMS PROPORTIONS
PUBLIC REALM PRECEDENTS
TYPICAL FLOOR PLAN

PROJECT SUMMARY:

230 HOTEL ROOMS
21 STORIES
96,500 GSF
Shinsegae International HQ
Seoul, South Korea
by Olson Kundig
724 W. Randolph Hotel
Chicago, USA
by Roger Ferris + Partners
CONTEXTUAL DESIGN