

An aerial architectural rendering of the Washington Village development. The image shows a dense urban environment with numerous white rectangular blocks representing existing buildings. In the foreground and middle ground, several new, taller buildings are shown in various colors (orange, grey, red, and white) with detailed window patterns. A central green space with trees and a small plaza is visible. The text 'WASHINGTON VILLAGE' is overlaid in large, bold, orange letters.

# WASHINGTON VILLAGE

Notice of Project Change  
BCDC  
December 3, 2019

**Samuels  
Associates &**

  
**CORE**  
INVESTMENTS, INC.

**EJ**

**PCA**  
ARCHITECTURE PLANNING INTERIORS

## SITE

- PARK AND PARKING LOT INTERIM CONDITIONS
- EXPLAIN PEDESTRIAN ACCESS TO SITE
- REVIEW SHADOWS ON PARK AND AMENITY COURTYARD

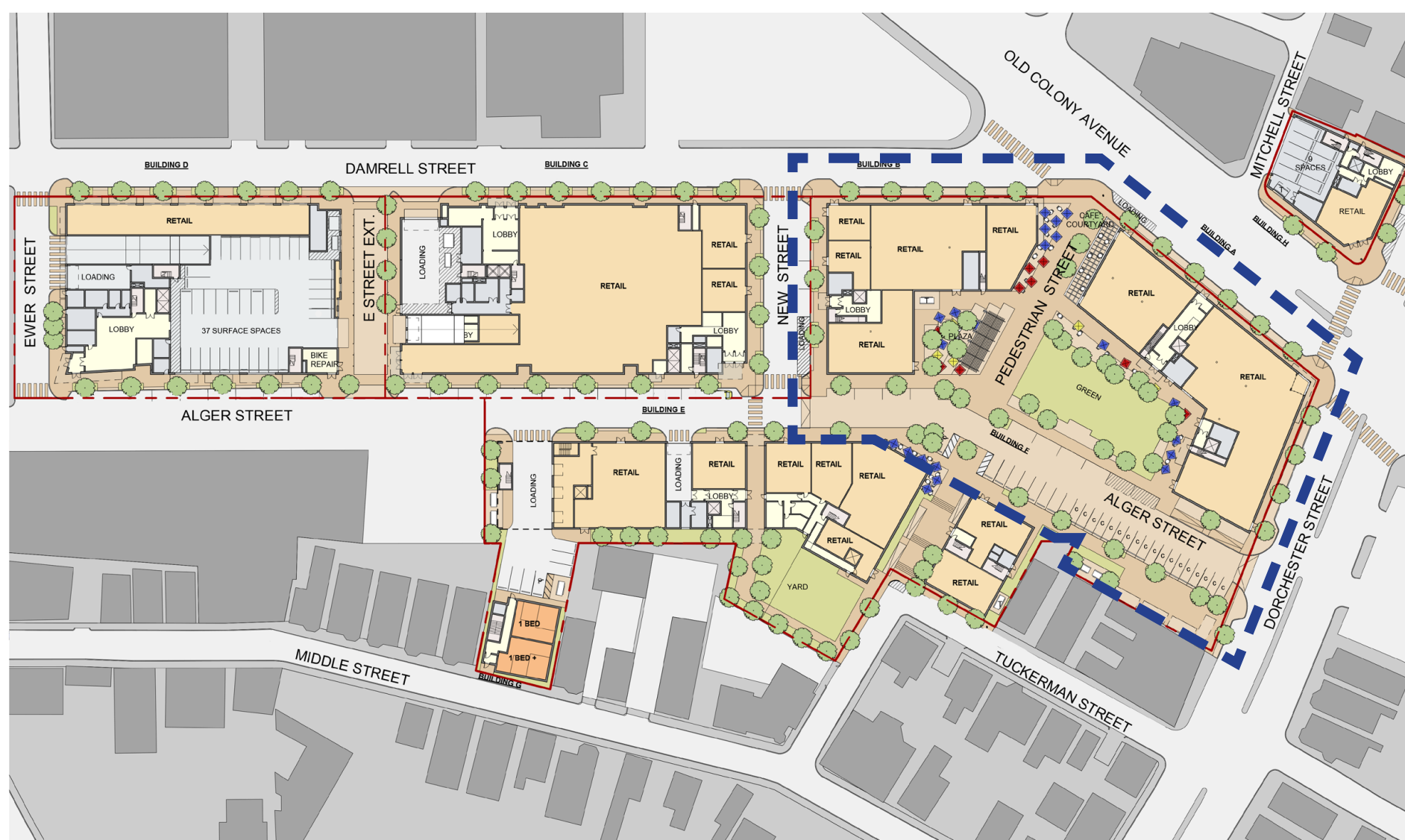
## ARCHITECTURE

- REVIEW BUILDING ARTICULATION
- CHARACTER OF THE BUILDING AT ALGER AND DORCHESTER ST

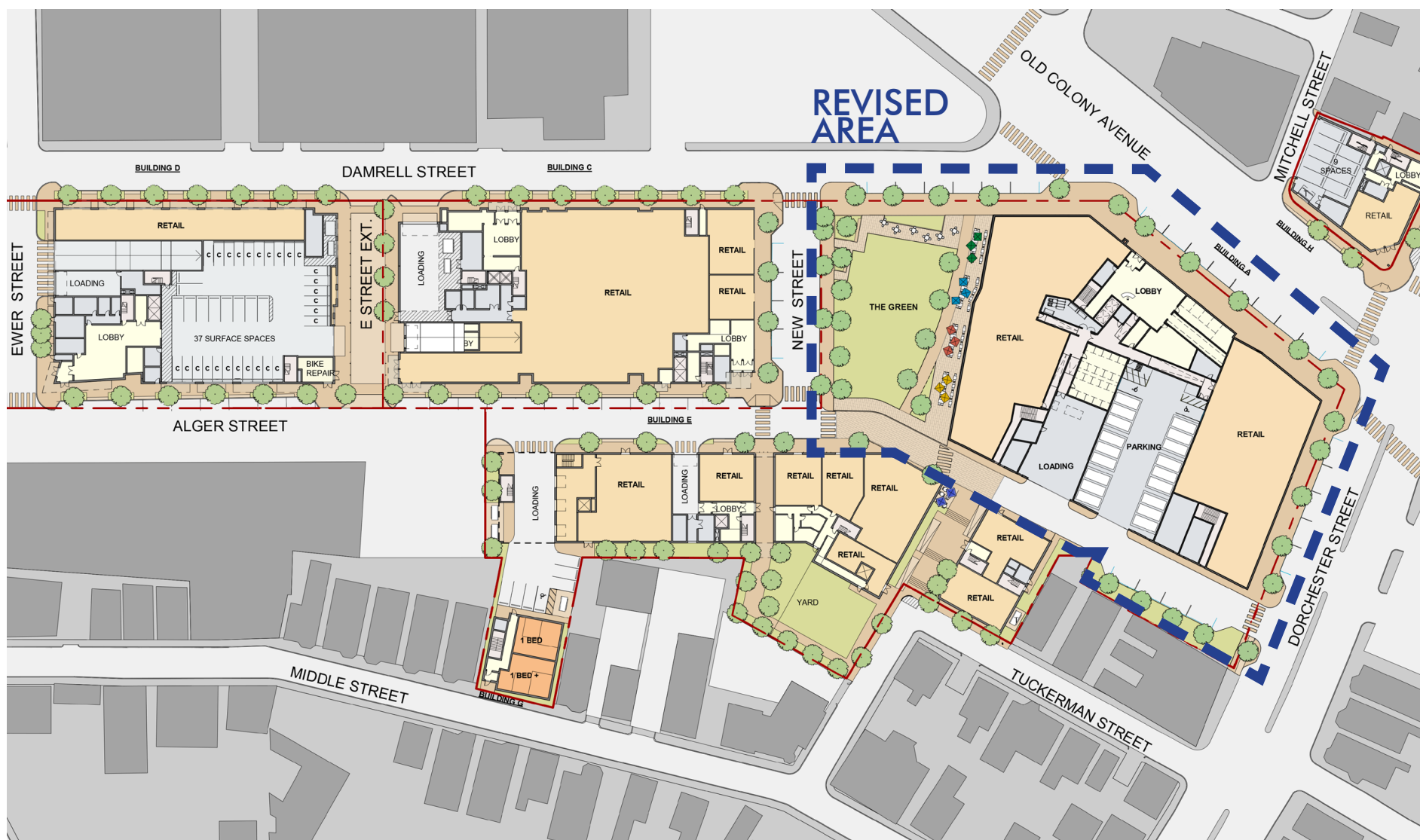
# GREATER CONTEXT



# GROUND FLOOR PLAN



APPROVED



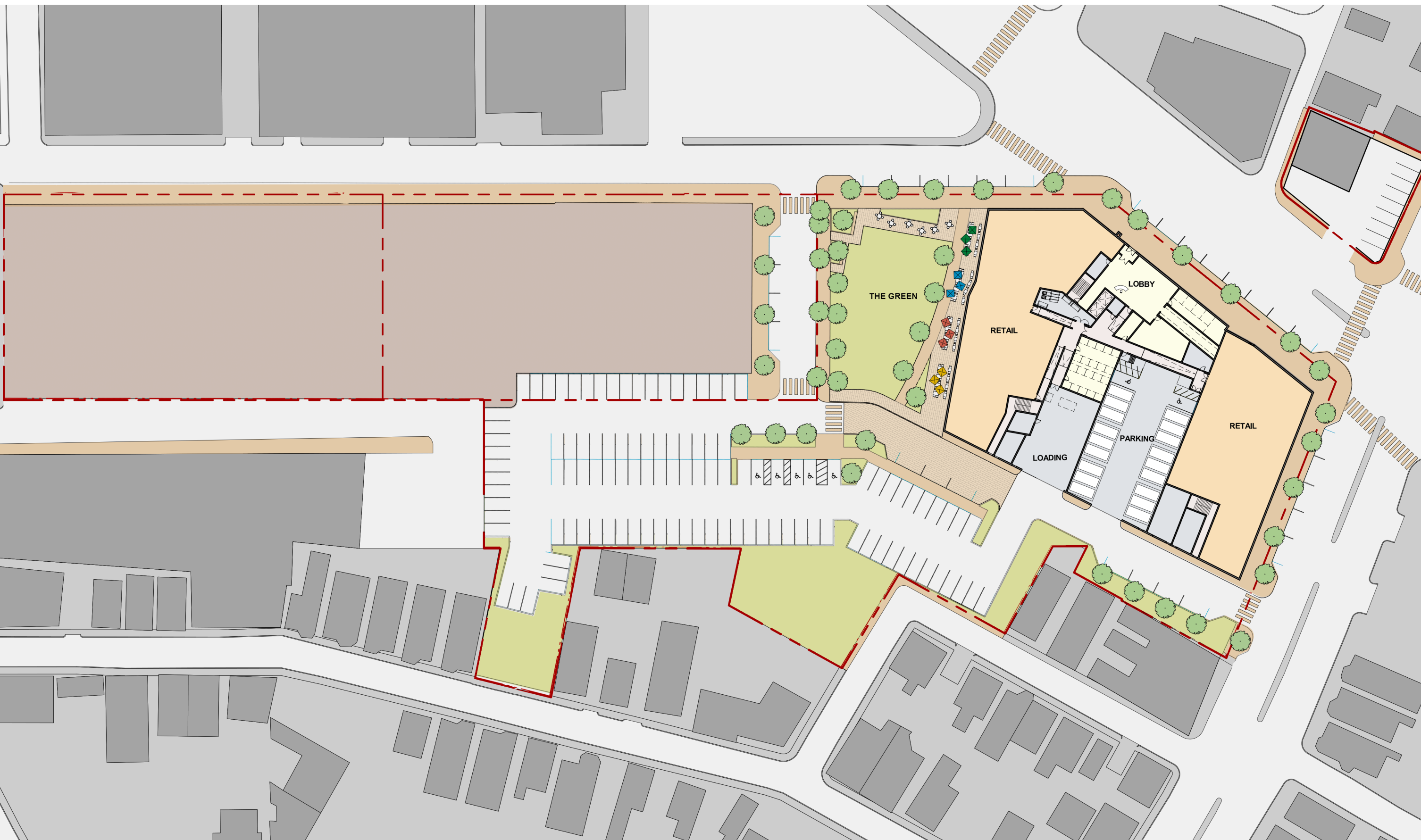
- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- 50 PARKING SPACES IN BUILDING
- DEEPER RETAIL SPACE
- LINE PARK WITH CAFES
- TALLER FIRST FLOOR

PROPOSED

# POTENTIAL PATH ALIGNMENT



# PHASE I PLAN



BEFORE

- PARK IN PHASE I OF WASHINGTON VILLAGE
- TEMPORARY SURFACE PARKING LOT
- STRONG RETAIL PRESENCE TO ENABLE PLACEMAKING

# PHASE I LANDSCAPE PLAN



AFTER

# LANDSCAPE SECTIONS

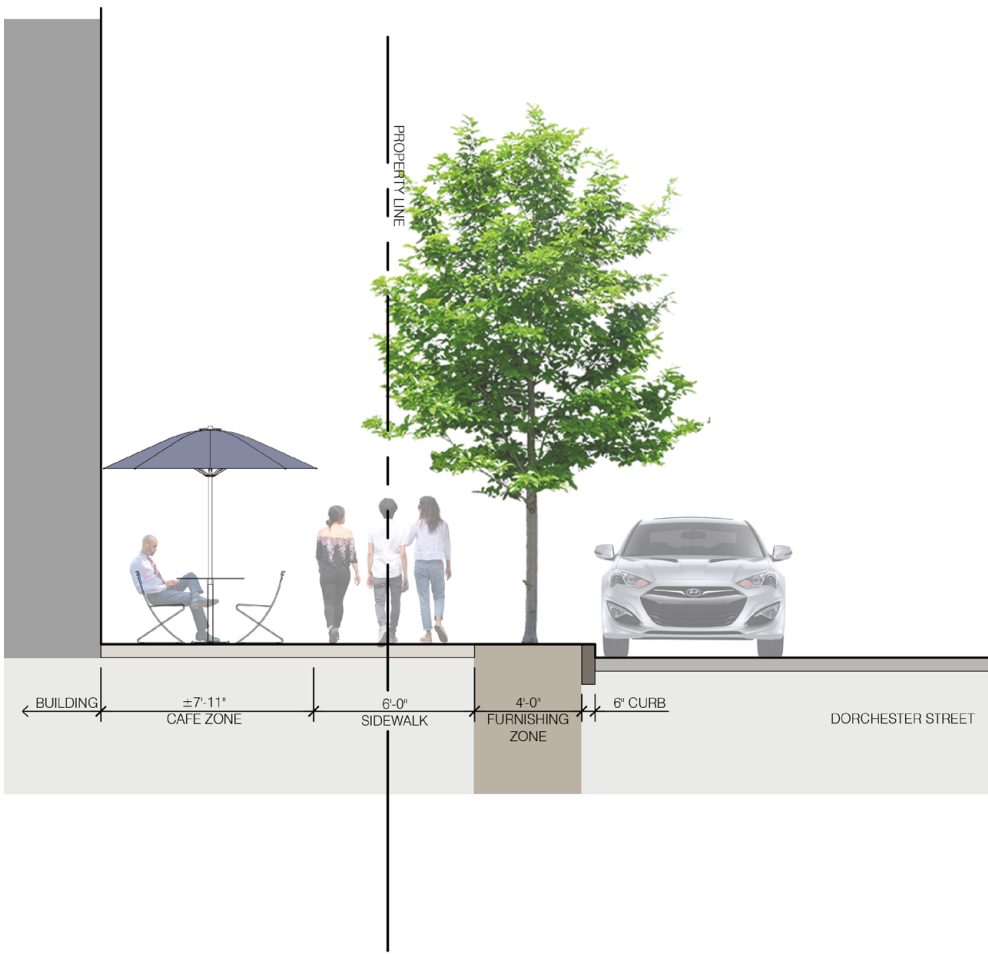


## SECTION 1

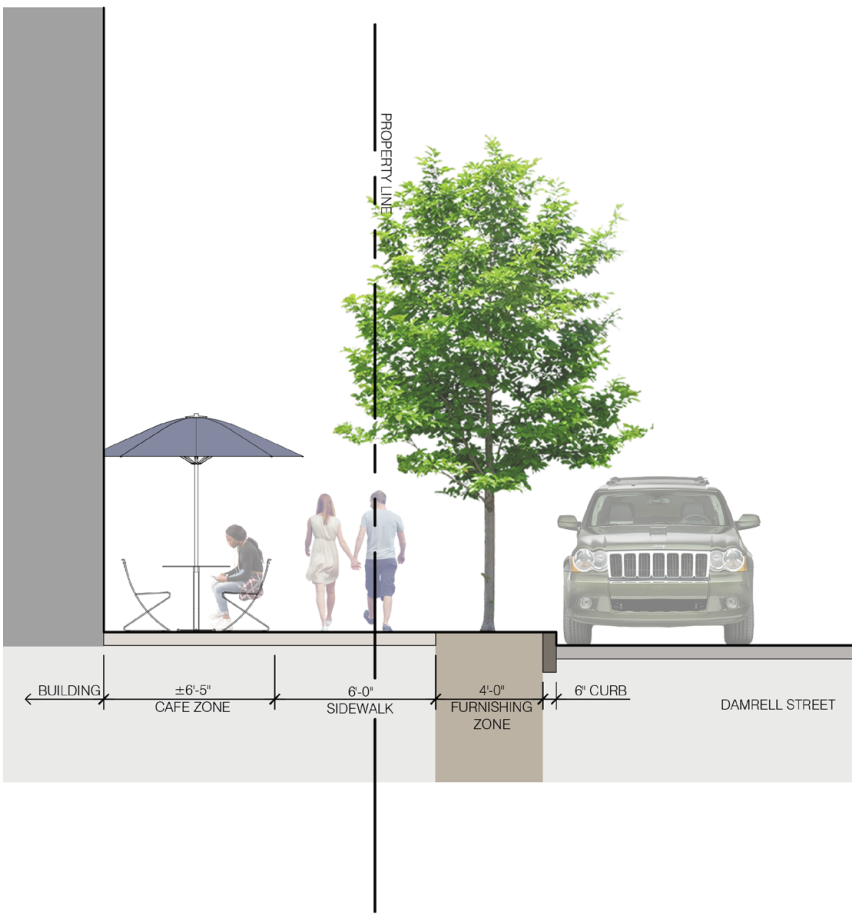


## SECTION 2

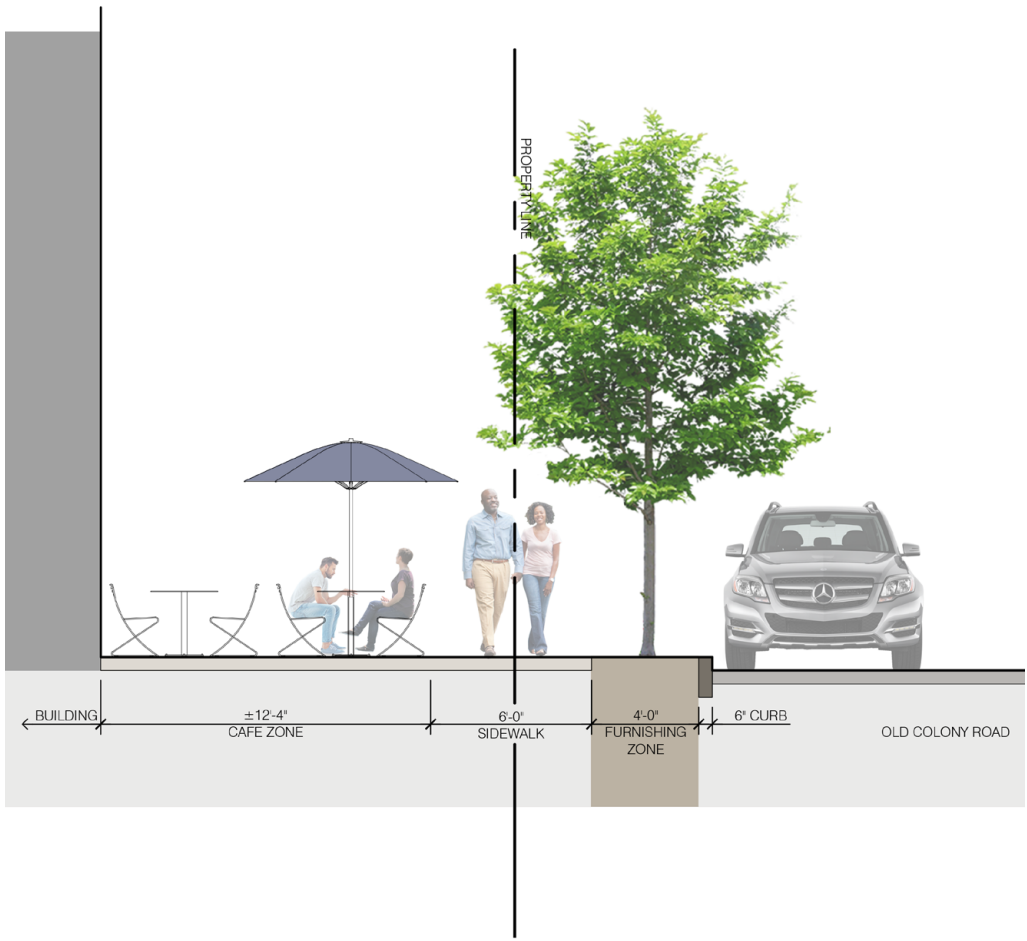
# STREETSCAPE SECTION



DORCHESTER ST



DAMRELL ST



OLD COLONY AVE

# BUILDING ARTICULATION PRECEDENT



# BUILDING ARTICULATION



# CORNER OF DORCHESTER STREET AND OLD COLONY



BEFORE



AFTER

- TOP FLOOR SETBACK ON DORCHESTER STREET
- THREE BUILDING EXPRESSIONS
- ORGANIC EXPRESSION THAT OCCURRED OVER TIME
  - URBAN
  - LOFT
  - PARK

# ACTIVE STREETSCAPE



BEFORE



AFTER

- TRANSPARENCY FOR RETAIL USES
- AWNINGS, CANOPIES, AND SIGNAGE
- QUALITY BUILDING MATERIALS
- OUTDOOR SEATING SPILLS INTO THE PARK

BUILDING ELEVATIONS



**BEFORE** *Dorchester* Street Elevation



**AFTER** *Dorchester* Street Elevation

# BUILDING ELEVATIONS



BEFORE

Old Colony Avenue Elevation



AFTER

Old Colony Avenue Elevation

BUILDING ELEVATIONS



BUILDING ELEVATIONS



**BEFORE** Alger Street Elevation



**AFTER** Alger Street Elevation



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