BCDC Presentation
September 17, 2019
Time Line & Issues

Full BCDC Meeting (3-5-19)

Planning Strategy = Good

Site Section = Good

Elevations = Need Work

- Looks Too Institutional – Reduce % of Glazing
- Differentiate “Inside” vs. “Outside” of Courtyard
- Look at Options at “Prow”

Public Realm / Upper Courtyard / Overlook = Good

- Repurposing of WPA Wall as Landscape Element Encouraged
Time Line & Issues

BCDC Committee Meeting #1 (3-19-19)

Elevations = Improved – Suggestions for Refinement:

- Consider Additional Simplification: Focus on Use of “Oko Skin”
- Consider Variety of Massing with Continuity of Materials
- Elimination of “Super Bays” at “Outside” Helps Differentiate From “Inside” (Courtyard)
- Consider Eliminating Balconies at “Outside” and Keeping at “Inside” (Courtyard)
- A Blend of Materials at “Inside” of Courtyard is Better Visually
- Consider a Full-Height “Super Bay” Element at the “Prow”
- Consider Recessing 1st Floor at The Curve (to improve the units)

Public Realm / Upper Courtyard / Overlook – Suggestions for Refinement:

- Pull WPA Wall to Full Depth of Upper Courtyard; Use Metal Screen to Define Pocket Park
- Use WPA Wall as Combined Landscape & Architectural Element; Consider Pergola/Trellis
## Time Line & Issues

### Other Feedback – BPDA/BTD & I.A.G. (Ongoing)

<table>
<thead>
<tr>
<th>Suggestion</th>
<th>Impact</th>
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<tbody>
<tr>
<td>Reduce # Curb Cuts</td>
<td>(4 originally proposed)</td>
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<td>Locate Loading Entirely Off-Street</td>
<td>(Lose 5 units)</td>
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<tr>
<td>Consider Increasing Setbacks Along the Bridge</td>
<td>(Lose 12 Units)</td>
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<tr>
<td>Consider Reducing Massing Along the Bridge</td>
<td>(Lose 4 Units)</td>
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</table>
Reduction of % Glazing

Reduction of “Super Bays”

Differentiation of “Inside” vs. “Outside” of Courtyard

Development of “Prow” and Corner Treatment

Reduction of Massing Along The Bridge
Option ‘A’

Exterior Studies / Progress Images
Option ‘A-1’
Currently Proposed:
Super Bays @ Courtyard + Smaller Bays @ Street

4-23-19 Study

Exterior Studies / Progress Images
3-19-19 Study  (with “Prow” #3C)
Design Intent: Use 2nd color of Oko Skin FC Cladding at curve and “weave” thru facade @ window jambs.

Full-Height ‘Super Bay’ @ Prow is slightly recessed

FC Clapboards

WPA Wall “to remain” @ Bridge

1st Floor Units are recessed - with 6 ft. deep terraces

4-29-19 Proposed Study ‘A’

Oko Skin Cladding#1

Oko Skin Cladding#2

Fiber Cement Clapboards

Cladding Materials Intent

“Super Bay” & Exterior Design Refinements
7-22-19
Massing Reduction per IAG request

Cladding Materials Intent
“Super Bay” & Exterior Design Refinements

Remove 4 Units at 6th Floor
Opt. A
7-22-19
Massing Reduction per IAG request

Cladding Materials Intent
“Super Bay” & Exterior Design Refinements
9-10-19
‘Super Bay’ Shifted to Corner

Cladding Materials Intent
“Super Bay” & Exterior Design Refinements
9-10-19
‘Super Bay’ Shifted to Corner

Option:
Super Bay with Accent Material

Cladding Materials Intent
“Super Bay” & Exterior Design Refinements
Blend of Materials at “Inside” of Courtyard

Relocated/Repurposed WPA Wall at Pocket Park & Overlook

Increased Setback Along Bridge

Internal Loading - Consolidated with Parking Entry

Overall Cladding Development
Building A Footprint Reduction / Site Impact
3-D View - El. 88

**Revised Loading Study**

- **NOTE**: This SF can be added to adjacent 2BR Unit
- **Lose (2) Studios & (2) 1BR Units @ inside corner (El. 77 & 88)**
- **Lose 1 2BR Unit & Revise 1 1BR Unit to Studio @ this inside corner (El. 77 & 88)**

**Note**: Revisions Cause Loss of 5 Units & Revision of 2 Units from 1BR to Studios (at El. 77 and 88)

- **Relocated Kitchen at El. 88 (Loading Below at El. 77)**
- **Internal Loading Area with 14 ft. overhead clearance and turning radii for 35 ft. Box Trucks (El. 77)**
  - **NOTE**: Requires long-span structure to support Resi. Floors above

**Internal Loading Dock**
9-10--19 Study
Currently Proposed

1717 - 1725 Hyde Park Avenue
Boston, MA | March 14, 2019 | 177205 | © The Architectural Team, Inc.

Exterior Studies / Progress Images
Exterior Studies / Progress Images
Streetscape / Public Realm

Sidewalk & WPA Wall Repurposing

Pocket Park Development

Auto Court Options
OPTION A - STONE PLANTER WITH TREES AND 6FT DECORATIVE SCREEN

OPTION B - STONE COLUMNS WITH LOW PLANTING AND 42" DECORATIVE SCREEN

PROPOSED WPA STONE LAYOUT

1717-1725 HYDE PARK AVENUE

AD MELIORA + TAT

Boston, MA

Copley Wolff Design Group

SEPTEMBER 06, 2019