

KPMB ARCHITECTS

# SUBCOMMITTEE MEETING NO. 3



# PROCESS & TIMELINE

**BPDA Meeting #1 (Aug. 2, 2018)**

**BPDA Meeting #2 ( Sept. 24, 2018)**

File PNF and IMPNF (October 1, 2018)

**BPDA Scoping Session & Public Meeting (Oct. 23, 2018)**

BU Community Task Force Meeting #1 (Oct. 24, 2018)

**BPDA Meeting #3 (Aug. 2, 2018)**

**BCDC Full Commission (Dec. 4, 2018)**

**BCDC Sub-Committee Meeting #1 (Jan. 22, 2019)**

**BPDA Meeting #4 (Feb. 27, 2019)**

**BCDC Sub-Committee Meeting #2 (Mar. 12, 2019)**

**BPDA Meeting #5 (Mar. 13, 2019)**

BSR Architectural Conservation District #1 (Apr. 11, 2019)

**BPDA Meeting #6 (Apr. 25, 2019)**

File DPIR and IMP Amendment (April 30, 2019)

**BPDA Meeting #7 (May 14, 2019)**

BSR Architectural Conservation District #2 (May 14, 2019)

**BPDA Public Meeting #2 (Jun. 4, 2019)**

**BPDA Scoping Session #2 (Jun. 5, 2018)**

BU Task Force Meeting #2 (Jun. 6, 2019)

**BCDC Sub-Committee Meeting #3 (Jun. 11, 2019)**

BSR Architectural Conservation District #3 (Jun. 11, 2019)

DPIR Comment Period Ends (June 29, 2019)

IMP Amendment Comment Period Ends (July 1, 2019)

**BCDC Hearing (July 2, 2019)**

**BPDA Board Vote on Project & Amendment (July 11, 2019)**

Final Adequacy Determination (August 12, 2019)

Zoning Commission Approval IMP (August 14, 2019)

Mayor's Signature (August 21, 2019)

Start Construction (March 2020)

# WHAT WE HEARD

Heavy  
Aggressive  
Unsettling  
Rigid

.....  
Sculptural  
Elegant  
Compelling  
Minor Adjustments

# Previous Envelope Design

## Building adjustments to date through BPDA & BCDC engagement



- Increased louver spacing on North
  - Lightened top of building
- Louvers removed at enclosed terraces

Building moved  
11' North  
8' East

- Entrances moved to Commonwealth Avenue
- Sloped assembly space to ground
  - Landscape elements added

- Increased louver spacing at Podium
  - Improve visual porosity



# Revised Envelope Design

Proposed further building adjustments

- Lighter louver color
- Building moved 11' North 8' East
- Entrances moved to Commonwealth Avenue
- Sloped assembly space to ground
  - Landscape elements added
- Increased louver spacing at Podium
  - Improve visual porosity
- Increased louver spacing on North
  - Lightened top of building
- Louvers removed at enclosed terraces
- Increase Vertical sawtooth spacing
- Shift sawtooth module one bay at volume shift
- Sawtooth Color revision
- Open up façade at Terrace levels
- Create reveal between shifting volumes
  - Breaks up 2 and 3 storey volumes

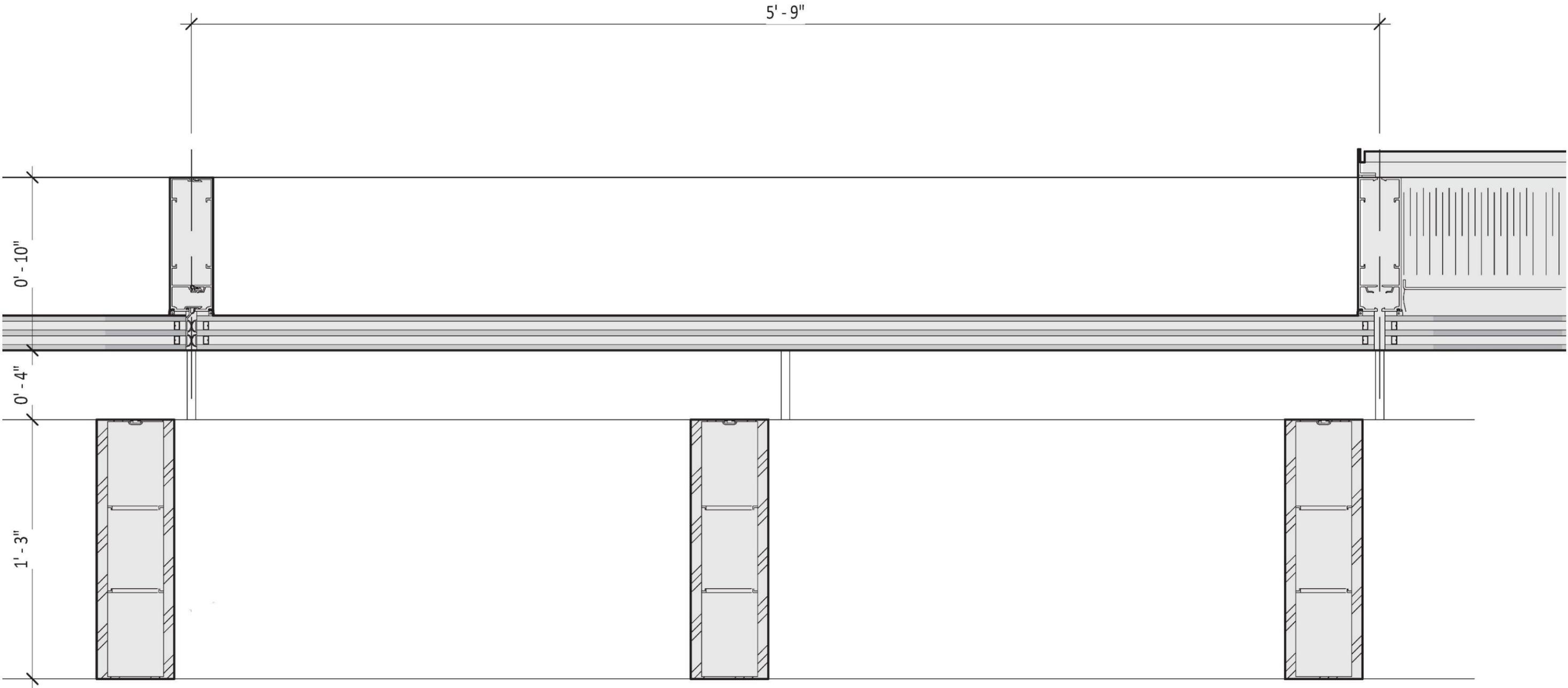
PREVIOUS DIAGONAL LOUVER FACADE DESIGN



# Revised Diagonal Louver Façade Design



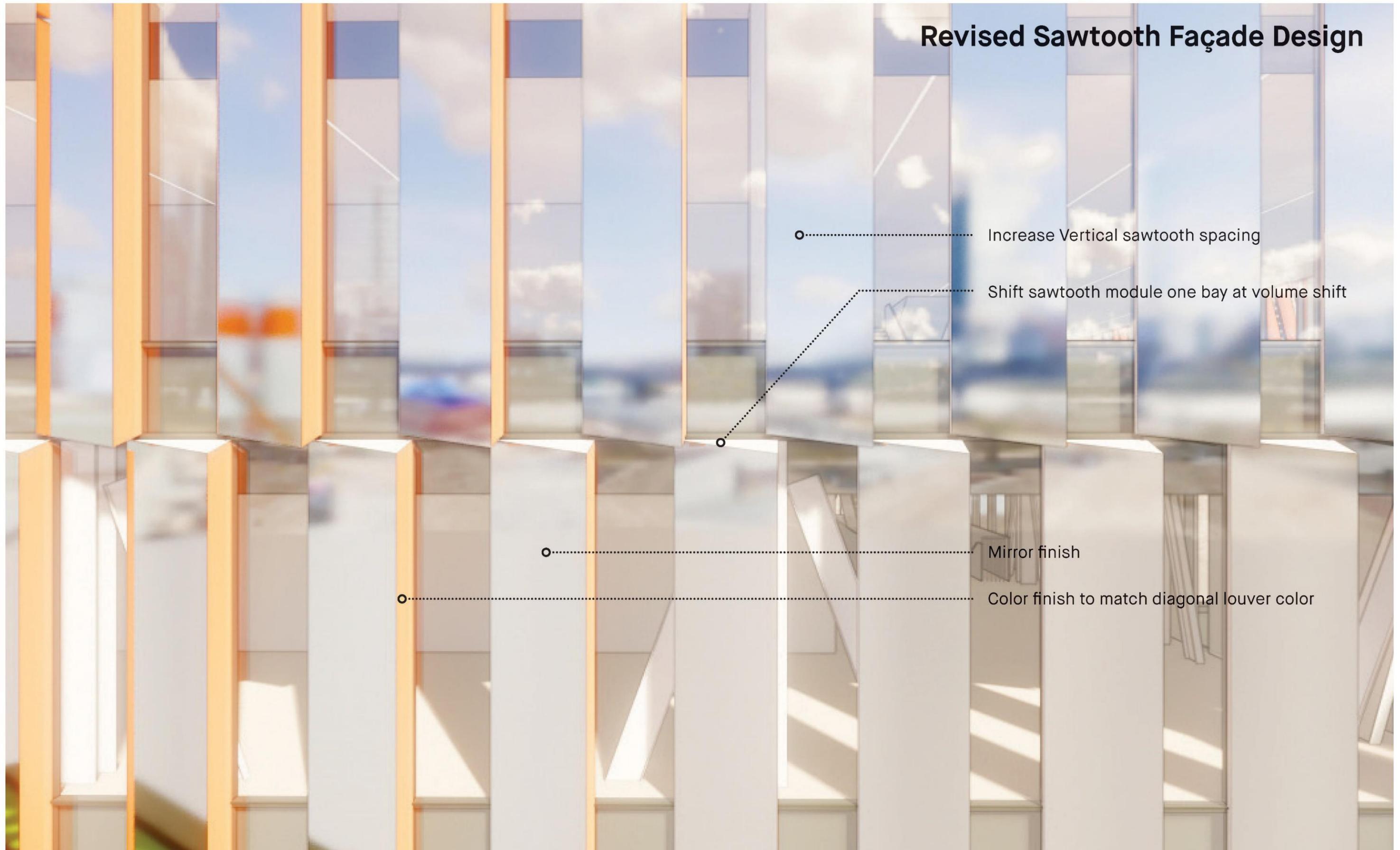
# Diagonal Louver Façade Design PLAN DETAIL



**PREVIOUS SAWTOOTH FACADE DESIGN**



# Revised Sawtooth Façade Design



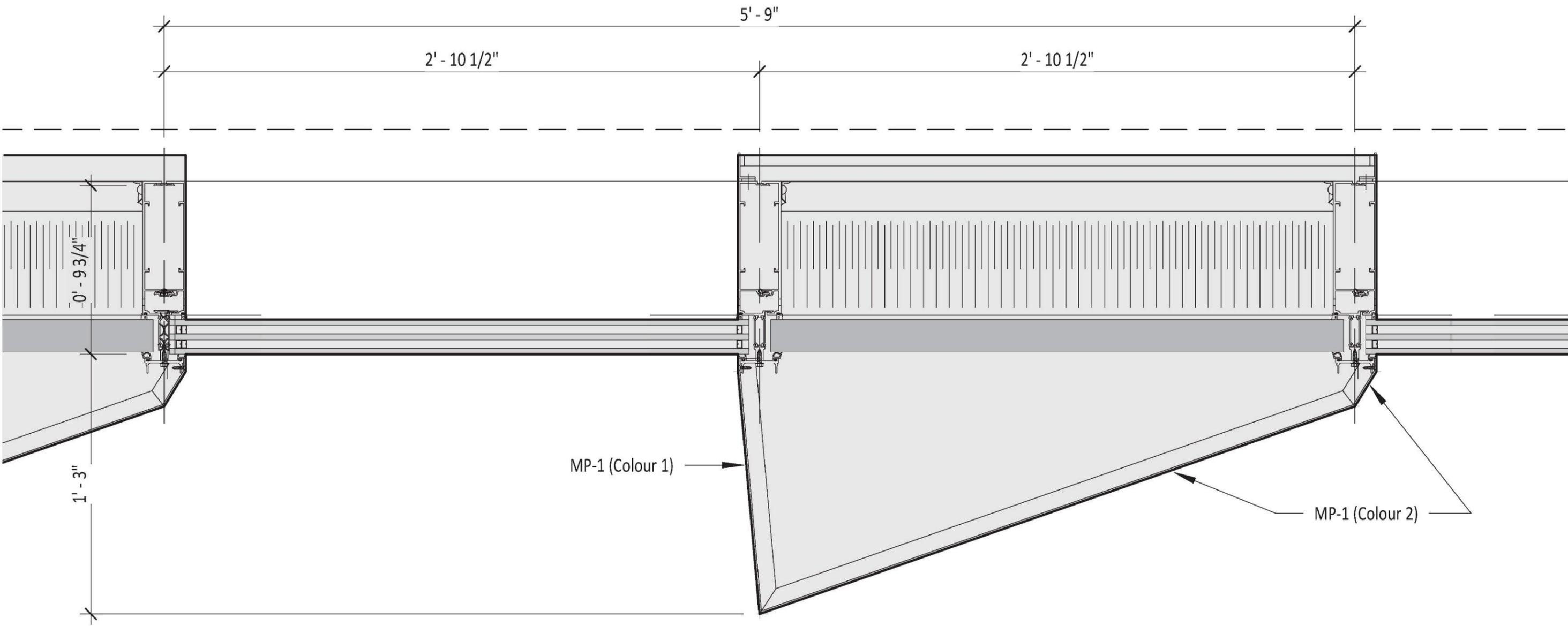
Increase Vertical sawtooth spacing

Shift sawtooth module one bay at volume shift

Mirror finish

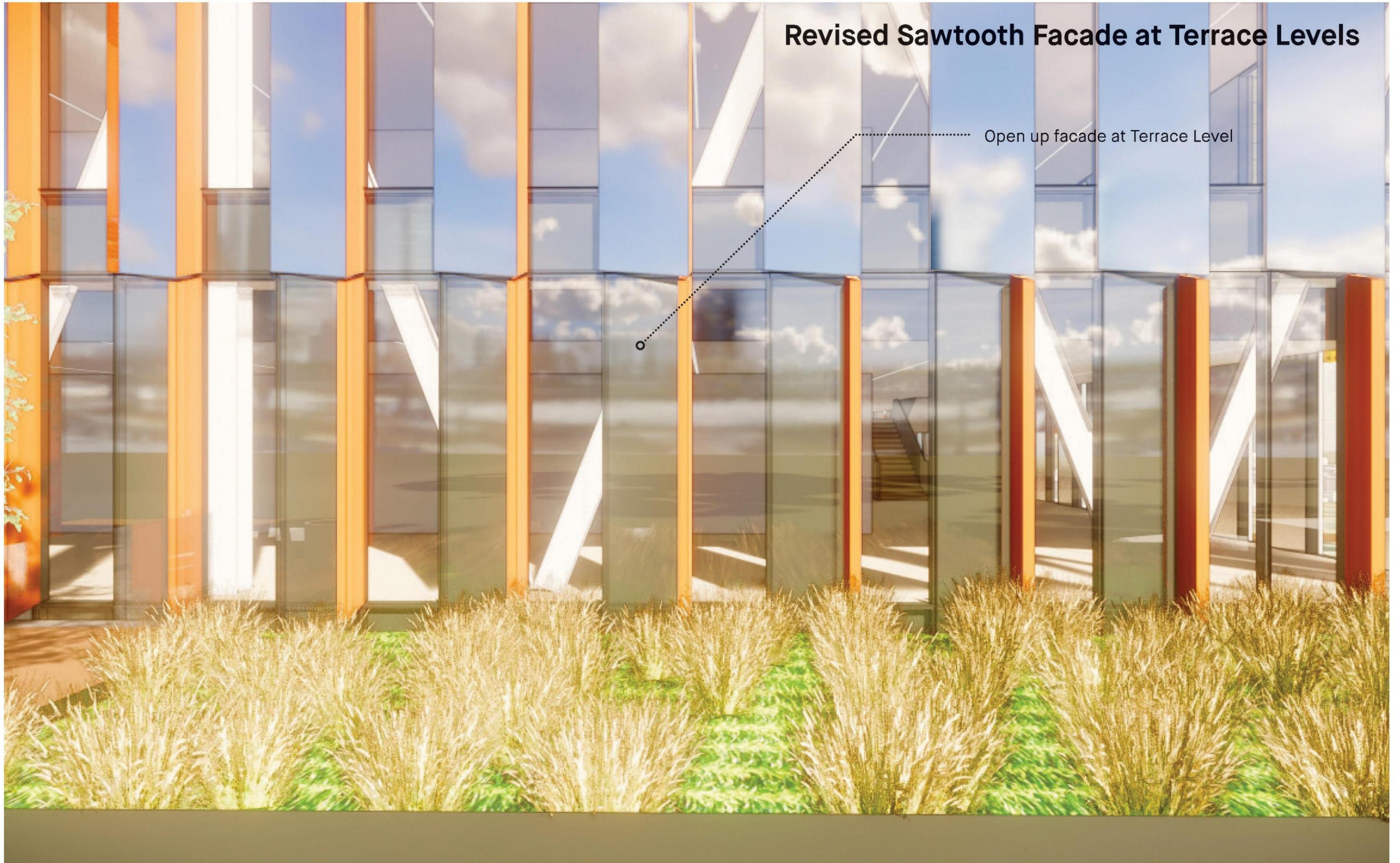
Color finish to match diagonal louver color

# Sawtooth Façade Design PLAN DETAIL

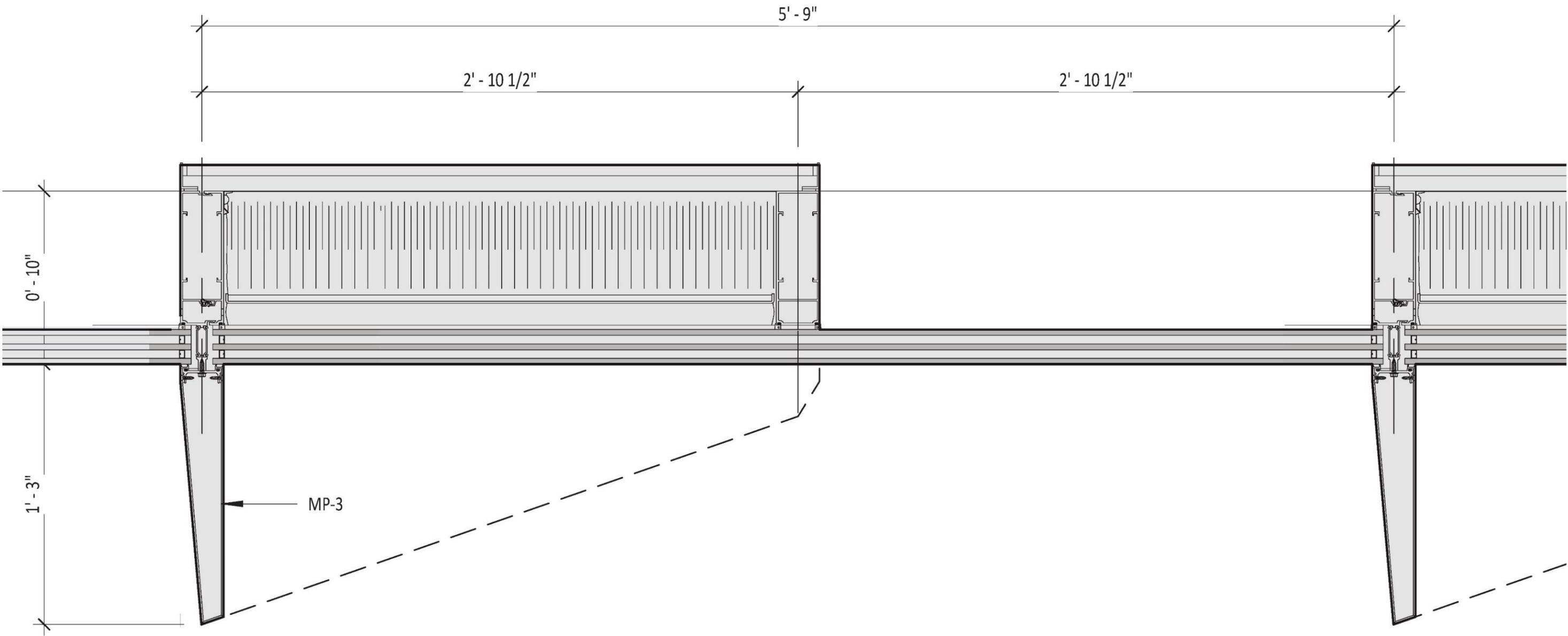


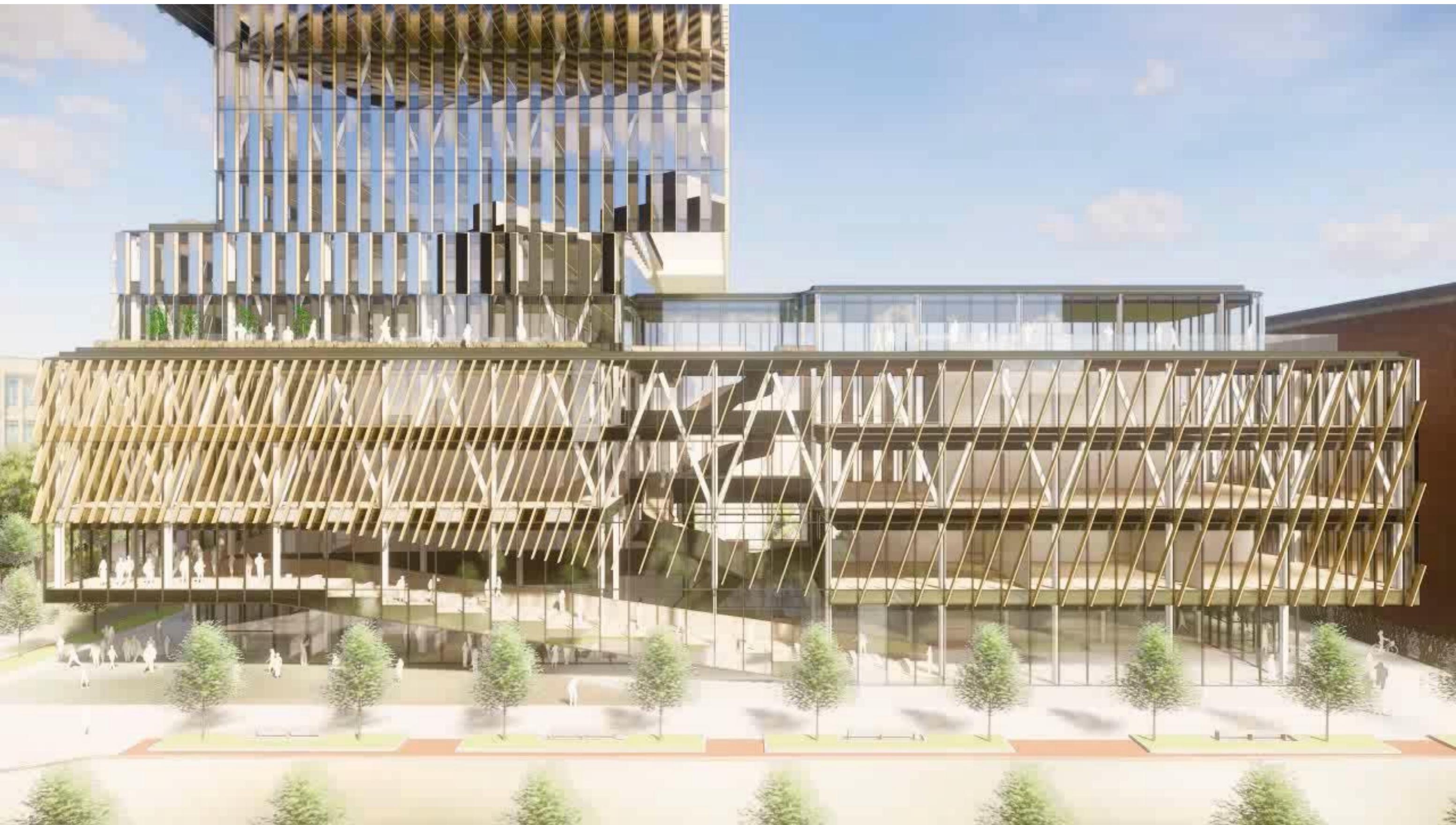
# Revised Sawtooth Facade at Terrace Levels

Open up facade at Terrace Level



# Sawtooth Facade at Terrace Levels PLAN DETAIL





**THANK YOU**