



DOT BLOCK: BCDC UPDATE

DORCHESTER, MA | FEBRUARY 05, 2019

Samuels
Associates &
WINTERGOLD, LLC

Agenda

- 01 Project Change Overview
- 02 Architectural & Urban Design Update
- 03 Landscape Update
- 04 Supplemental Information

Project Change Overview

Originally **approved by the BCDC in Feb 2016** and by the BPDA board in March 2016, the **Dot Block** project was acquired by the proponent **Wintergold LLC** in December 2016. **Samuels & Associates** joined the team in mid 2018. The current design team consists of **Stantec Architecture** and **LeBlanc Jones Landscape Architects**.

The proponent aims to build on the goals of original plan while strengthening neighborhood connections through the site. To achieve these goals several measures were taken. The project parking, previously located above grade, was moved to **underground parking garages**. This provided for an **increase in accessible open space** within the site and the establishment of three connected open spaces with individual character and function.

The **increased building setback along Greenmount Street** allows for the expansion of a landscaped buffer zone along the northern edge of the site. The **project massing was reduced along Pleasant Street** to 4 stories.

Multi-modal access and connectivity were carefully reconsidered. Two way access is provided from Pleasant & Hancock streets, and a one-way **'woonerf' shared-space drive** has been provided for access from the Dorchester Avenue. retail area. Access points lead to a raised-table **central landscaped plaza** which is adjacent to a **new 'urban green'** space.

MASSING COMPARISON

Project Change Overview

APPROVED

SITE AREA:	171,657 SF
RETAIL GROSS	37,000 SF
RESI GROSS	352,200 SF

GROSS FLOOR AREA: 388,400 SF

UNIT COUNT: 362 UNITS

FAR: 2.27

PARKING: 450 SPACES
(137,500SF ABOVE-GRADE PARKING GARAGE)

LANDSCAPE/
HARDSCAPE: 49,335 SF*
*ON GRADE, NON-VEHICULAR



APPROVED MASSING BCDC FEB 2016

PROPOSED

SITE AREA:	171,657 SF
RETAIL GROSS	22,550 SF
RESI GROSS	392,000SF

GROSS FLOOR AREA: 414,550 SF

UNIT COUNT: 488 UNITS

FAR: 2.42

PARKING: UP TO 345 SPACES
(PRIMARILY UNDERGROUND PARKING)

LANDSCAPE/
HARDSCAPE: 58,383 SF*
*ON GRADE, NON-VEHICULAR



PROPOSED JAN 2019

SITE PLAN COMPARISON

Project Change Overview



APPROVED CONFIGURATION BCDC FEB 2016



PROPOSED JAN 2019

Architectural & Urban Design Update

AERIAL SITE OVERVIEW

Architectural & Urban Design Update



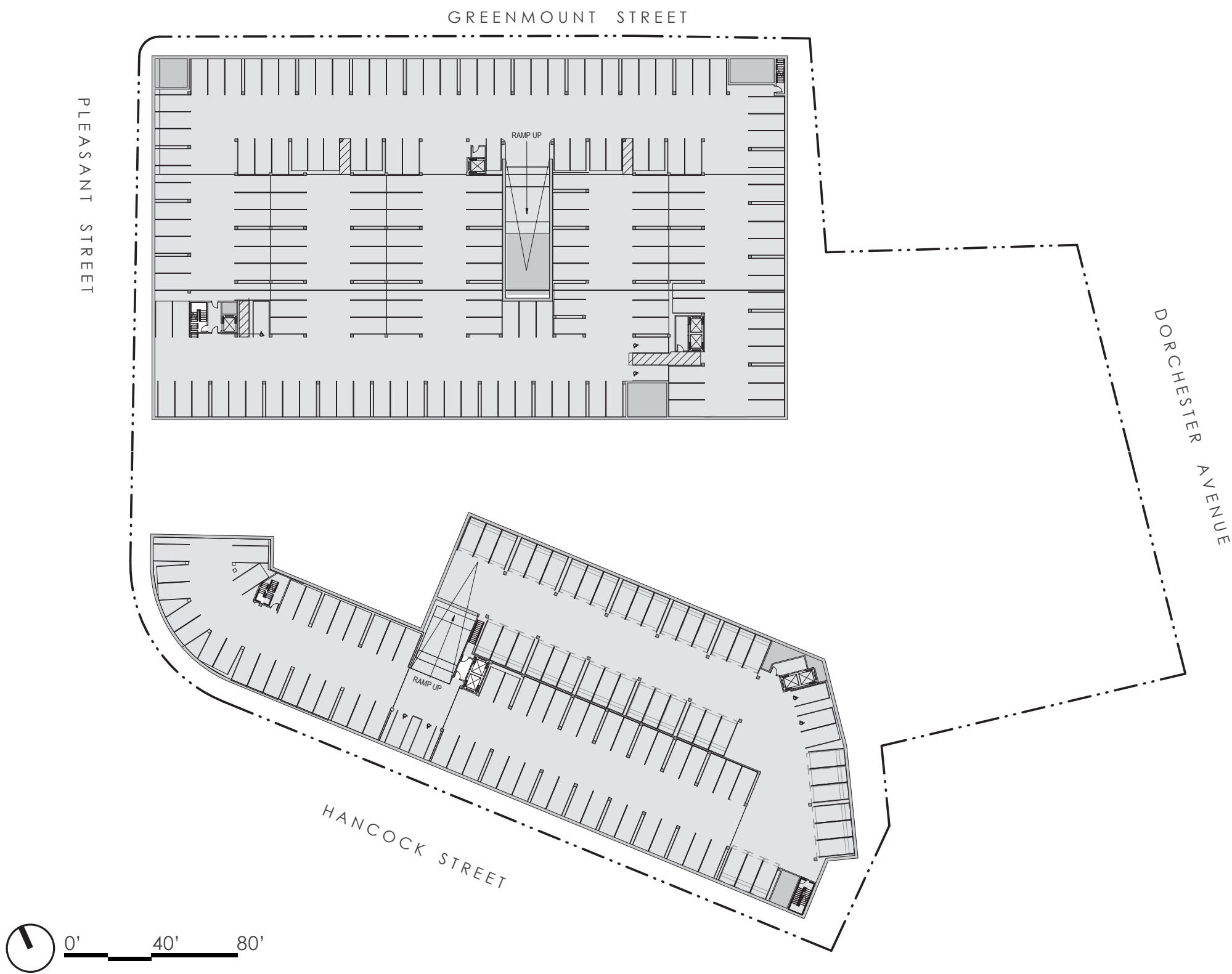
GROUND LEVEL PLAN

Architectural & Urban Design Update



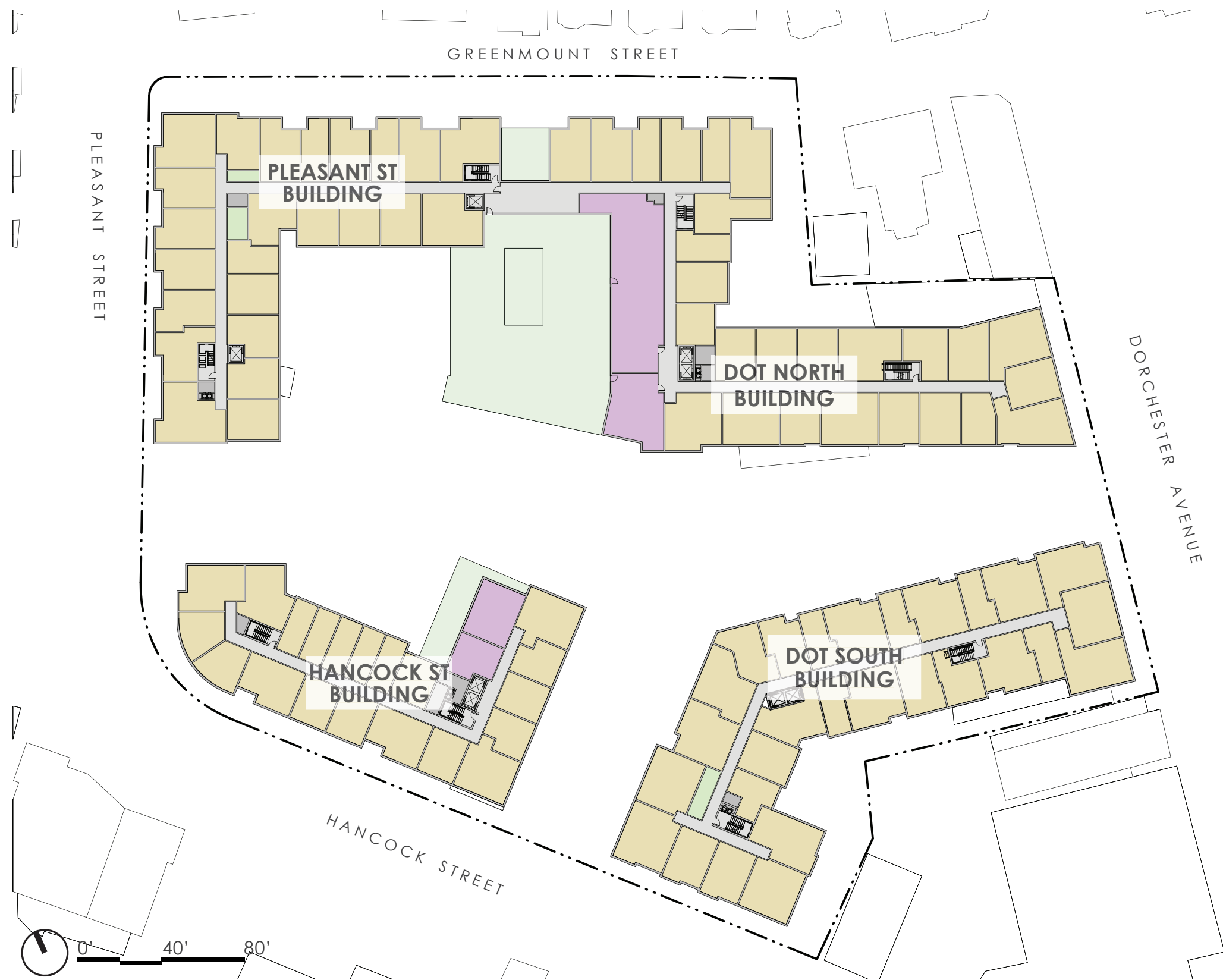
BASEMENT LEVEL PLAN

Architectural & Urban Design Update



SECOND LEVEL PLAN

Architectural & Urban Design Update



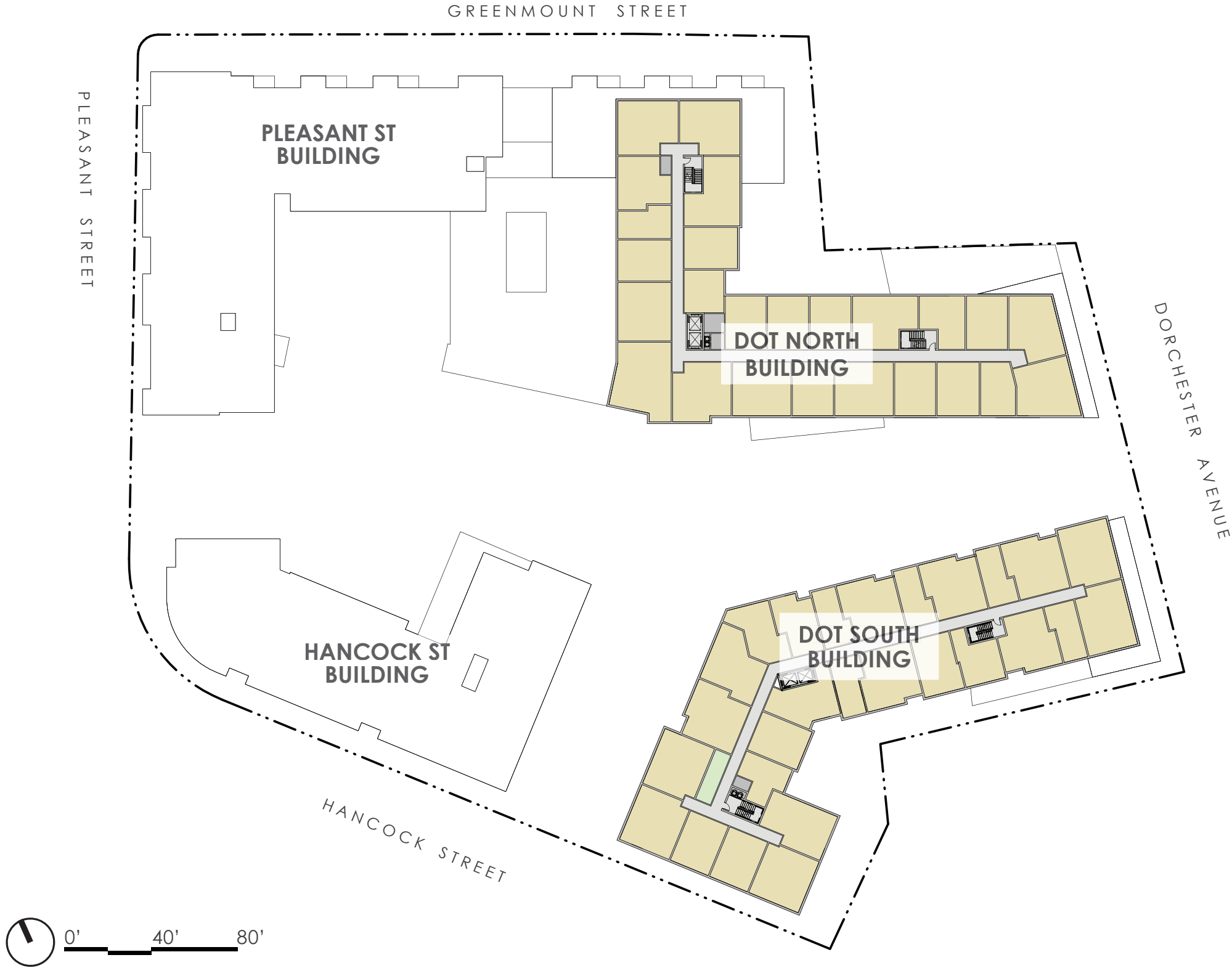
FOURTH LEVEL PLAN

Architectural & Urban Design Update



SIXTH LEVEL PLAN

Architectural & Urban Design Update



AERIAL VIEW

Looking Northeast



RENDERED VIEW

Dorchester Avenue



RENDERED VIEW

Hancock Street To Interior



RENDERED VIEW

Pleasant Street Looking South



RENDERED VIEW

Greenmount Street Looking West



RENDERED VIEW

Dorchester Avenue To Interior



RENDERED VIEW

Central Plaza And Urban Green



AERIAL VIEW

Looking Southeast



Landscape Design Update

SITE PLAN



SITE SECTIONS

DORCHESTER AVE.



SITE SECTIONS

HANCOCK STREET



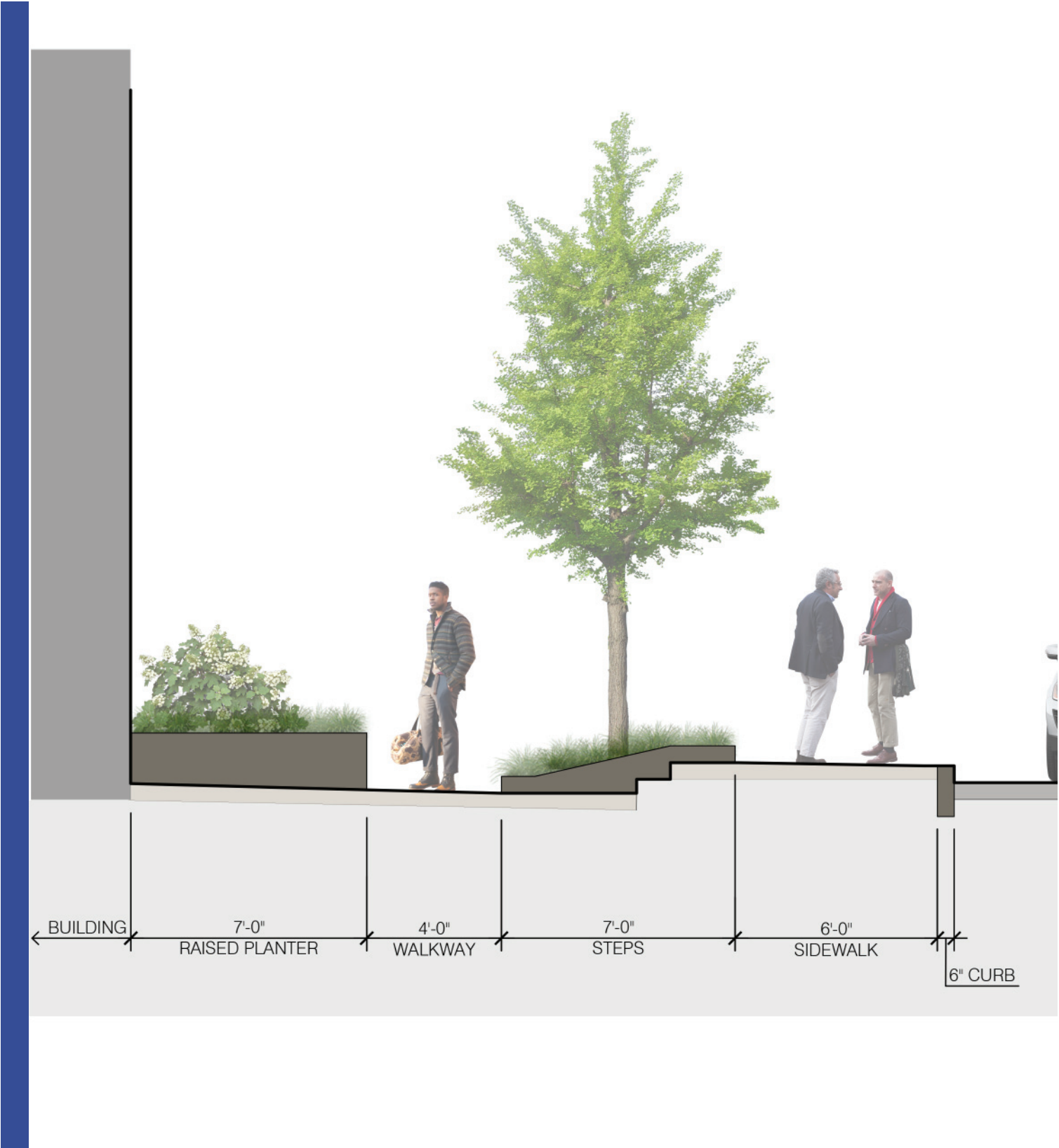
SITE SECTIONS

PLEASANT STREET



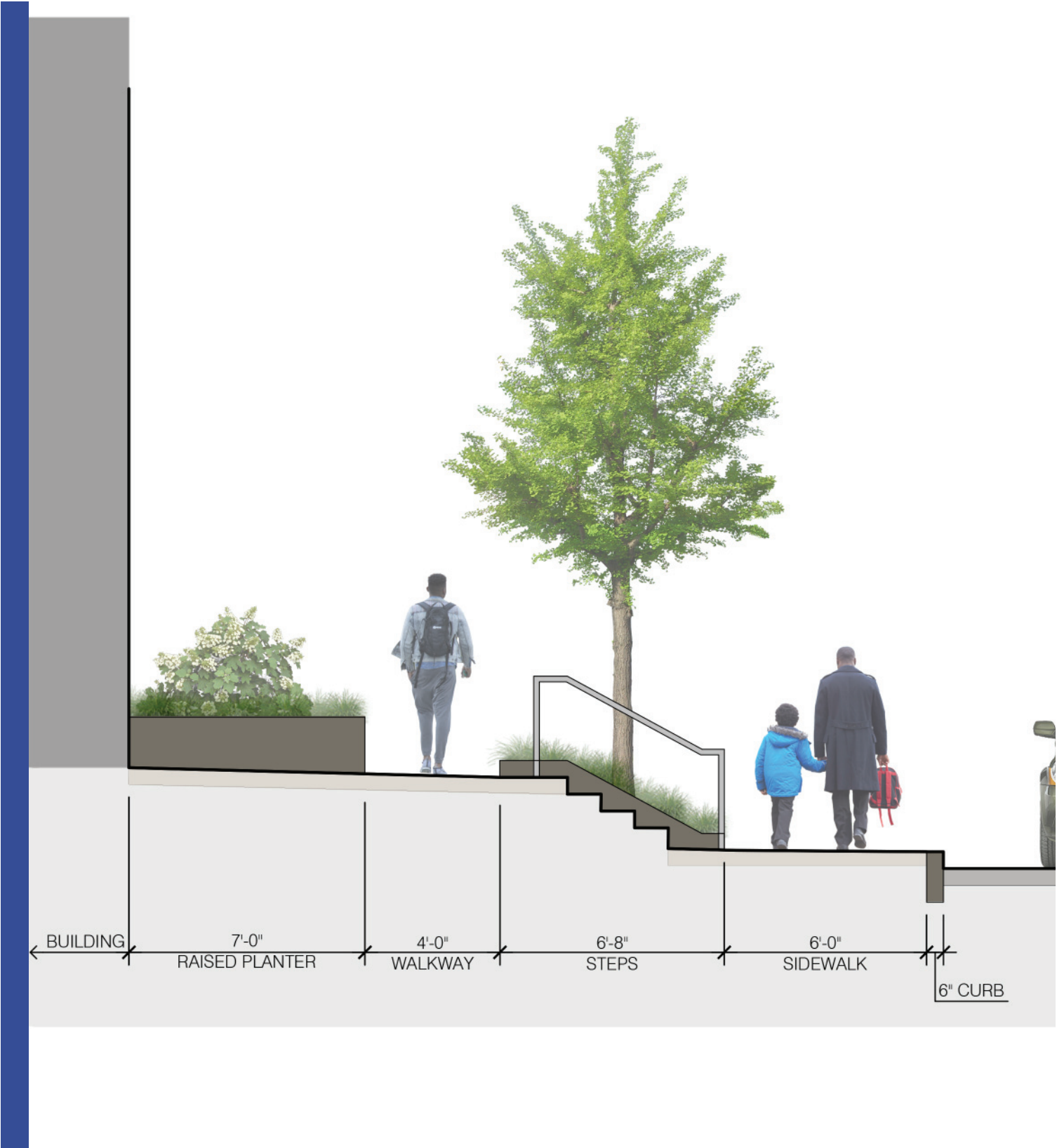
SITE SECTIONS

GREENMOUNT STREET

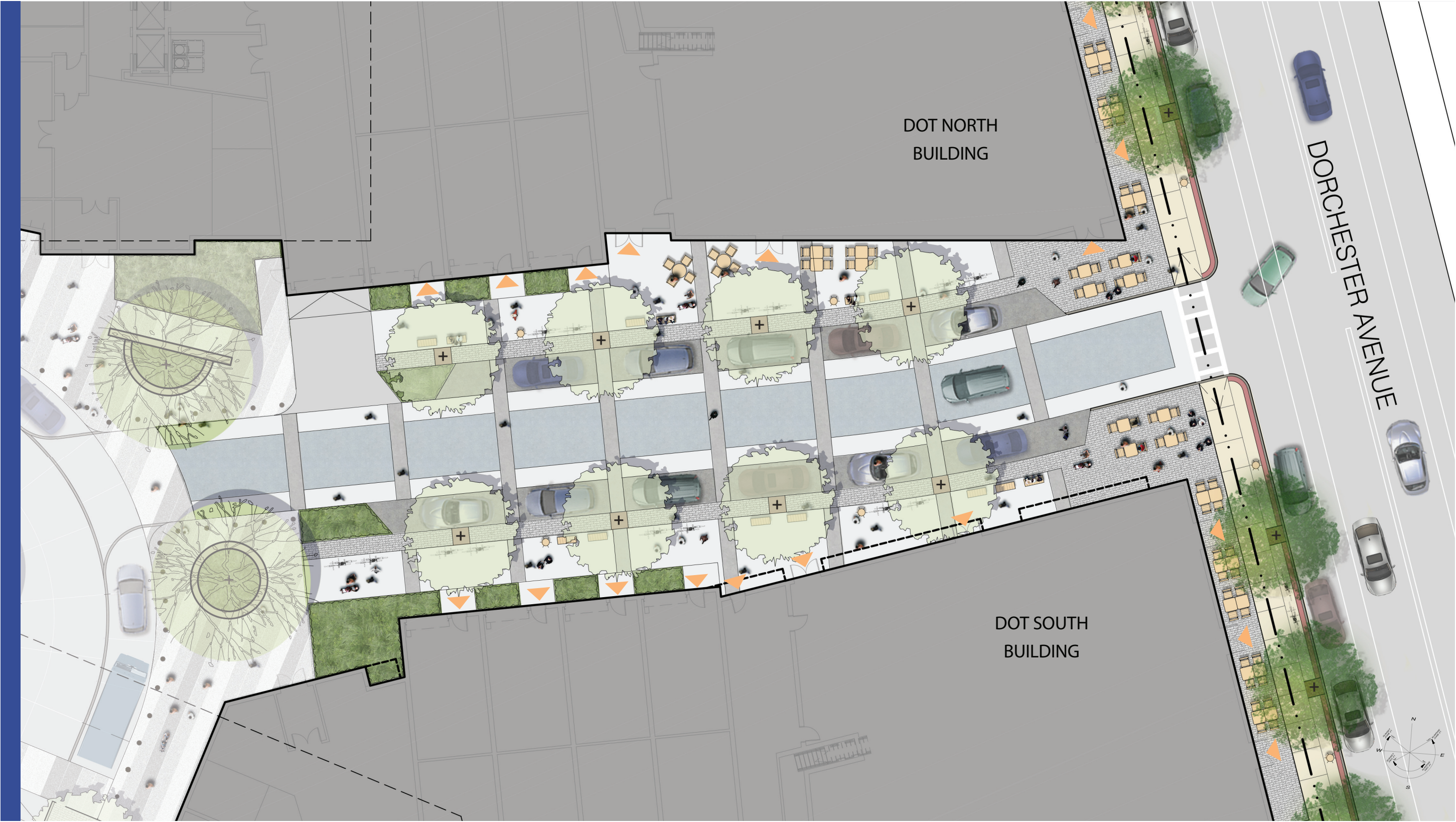


SITE SECTIONS

GREENMOUNT STREET



SITE PLAN
DOT AVE. GATEWAY

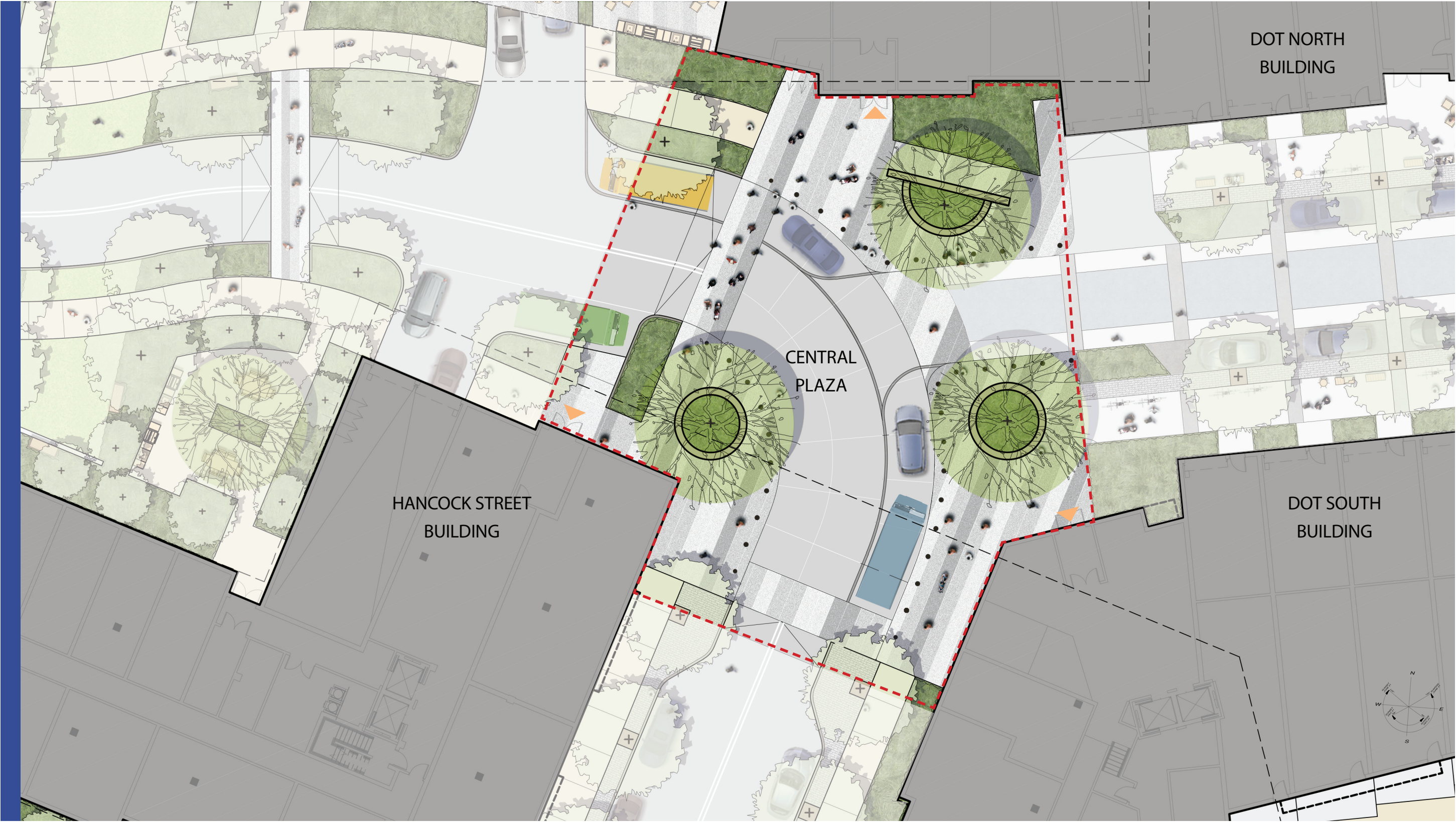


RENDERED VIEW

Dorchester Avenue To Interior



SITE PLAN
CENTRAL PLAZA



RENDERED VIEW

Central Plaza And Urban Green



SITE PLAN
URBAN GREEN



PRECEDENT IMAGES
URBAN GREEN

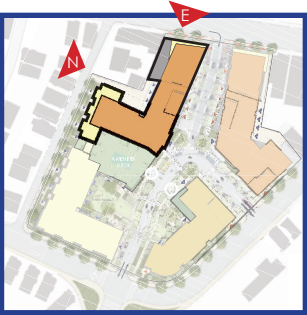


THANK YOU



Supplemental Information

PROJECT ELEVATIONS DOT NORTH BUILDING
SUPPLEMENTAL INFORMATION



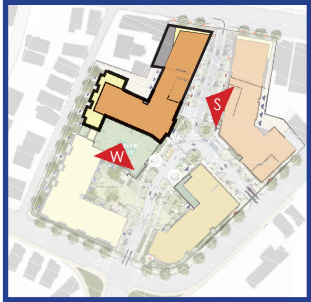
EAST



NORTH



PROJECT ELEVATIONS DOT NORTH BUILDING
SUPPLEMENTAL INFORMATION



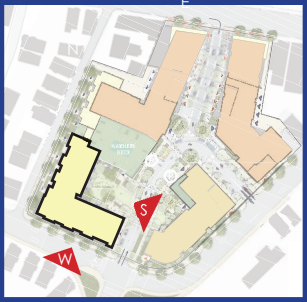
WEST



SOUTH

0' 20' 40' 80'

PROJECT ELEVATIONS PLEASANT STREET BUILDING
SUPPLEMENTAL INFORMATION



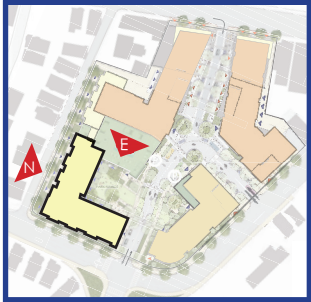
WEST



SOUTH



PROJECT ELEVATIONS PLEASANT STREET BUILDING
SUPPLEMENTAL INFORMATION



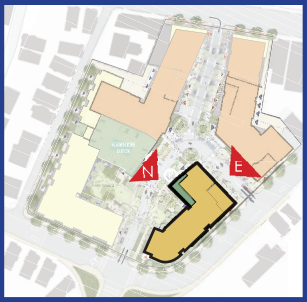
EAST



NORTH



PROJECT ELEVATIONS HANCOCK STREET BUILDING
SUPPLEMENTAL INFORMATION



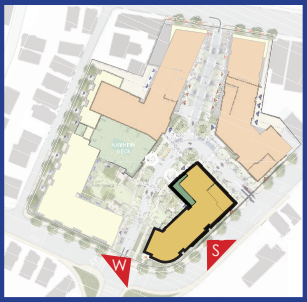
EAST



NORTH



PROJECT ELEVATIONS HANCOCK STREET BUILDING
SUPPLEMENTAL INFORMATION



WEST



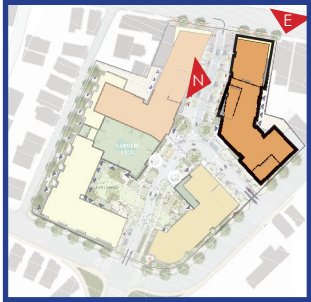
SOUTH



PROJECT ELEVATIONS DOT SOUTH BUILDING
SUPPLEMENTAL INFORMATION



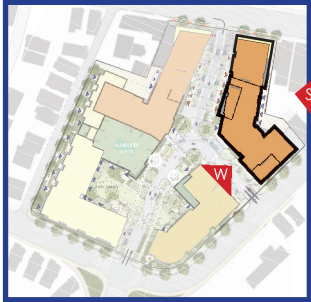
EAST



NORTH



PROJECT ELEVATIONS DOT SOUTH BUILDING
SUPPLEMENTAL INFORMATION



WEST



SOUTH

