

1767 WASHINGTON ST

BPDA Presentation | February 11, 2019

ALEXANDRA PARTNERS, LLC



cbt



PROGRESS

BPDA MEETINGS

- BPDA Preservation Planner
June 27, 2018
- BPDA Preservation Planner, SELDC Commissioners
July 10, 2018
- BPDA Director of Development Review, Staff
July 17, 2018
- SELDC Advisory
August 7, 2018
- BPDA Project Manager, Staff
September 11, 2018
- BPDA Pre File
September 20, 2018
- EPNF Submission
November 30, 2018
- BCDC Presentation & SELDC Presentation
December 4, 2018
- BPDA Scoping Session
December 17, 2018
- BPDA Transportation Meeting
January 8, 2019
- BCDC SELDC Meeting
January 22, 2019
- BPDA Meeting
February 11, 2019
- BCDC Meeting
February 12, 2019
- BTD Meeting
February 13, 2019
- SELDC Meeting
February 14, 2019

PUBLIC MEETINGS

- Worcester Square Area Neighborhood Association, Hurley Blocks, Mandela Residents Cooperative Association, and South End Forum
July 10, 2018
- South End Forum
September 11, 2018
- Chester Square Neighbors
October 3, 2018
- Washington Gateway
October 17, 2018
- Worcester Square Association
October 23, 2018
- Blackstone/Franklin Neighborhood Association
November 13, 2018
- Public Meeting
January 9, 2019
- IAG Meeting
January 16, 2019
- IAG Meeting
January 30, 2019
- Public Meeting
February 07, 2019
- IAG Meeting
February 13, 2019
- IAG Meeting
February 27, 2019

AGENDA

A. Traffic and public realm development

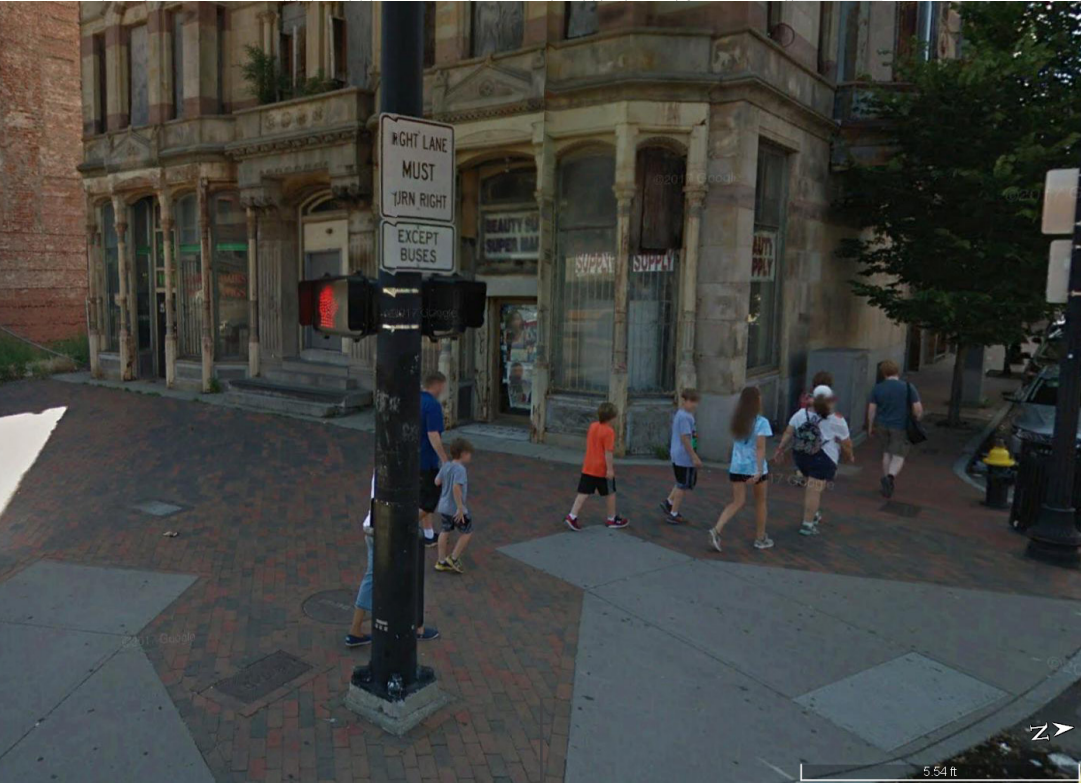
B. Building design update

BCDC & SELDC REVIEW COMMENTS

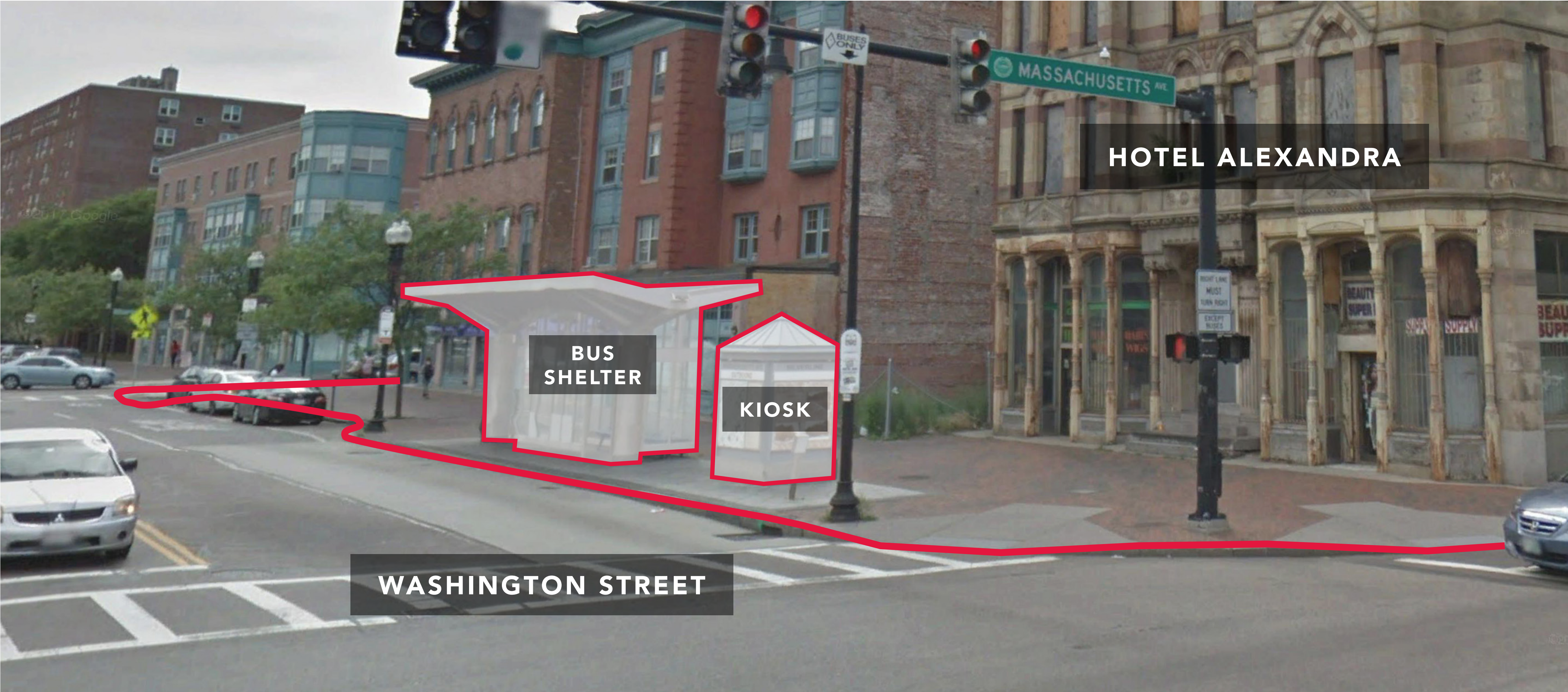
BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION

A. TRAFFIC AND PUBLIC REALM

EXISTING CONDITION



STREET VIEW
EXISTING CONDITION - VIEW FROM WASHINGTON ST

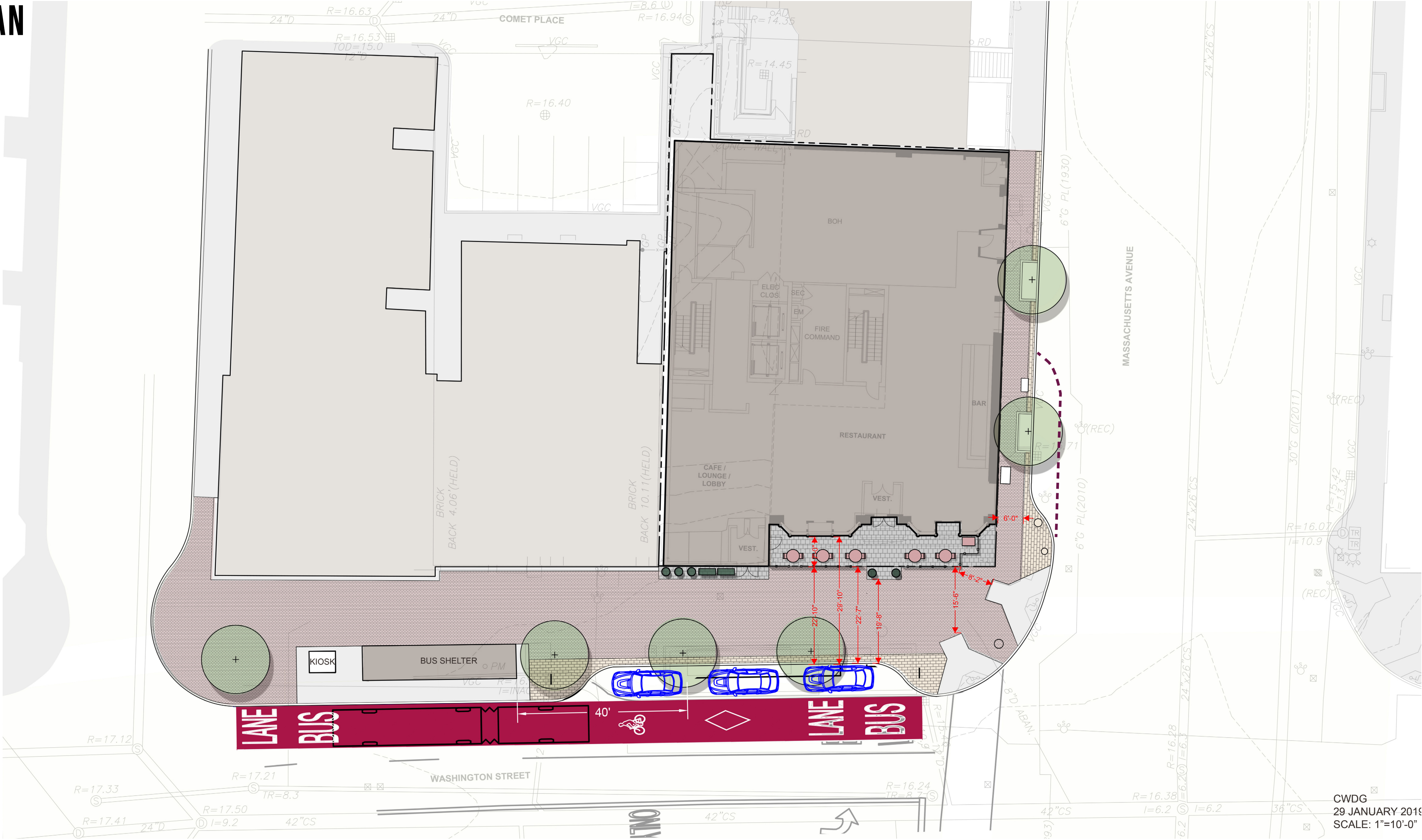


SITE PLAN

OPTION 01 - EPNF

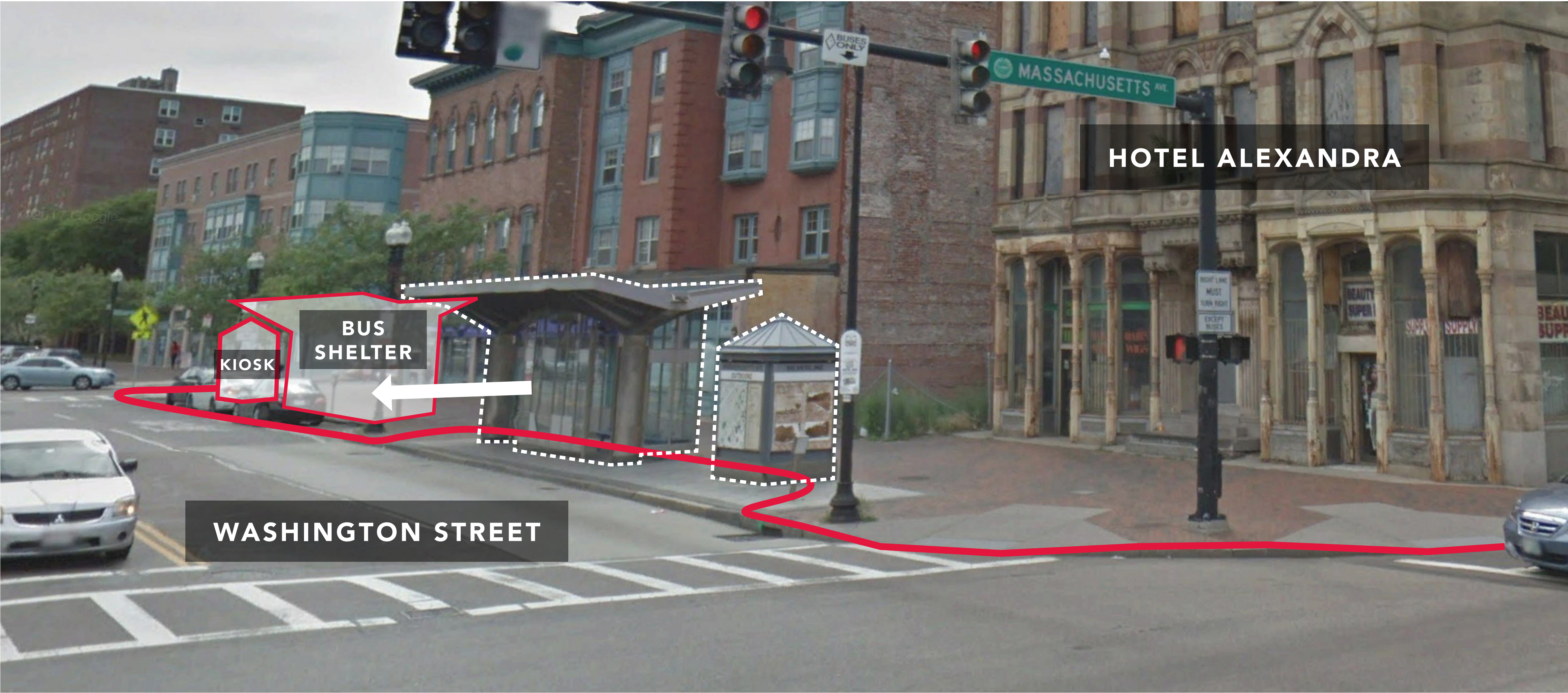


SITE PLAN
OPTION 02

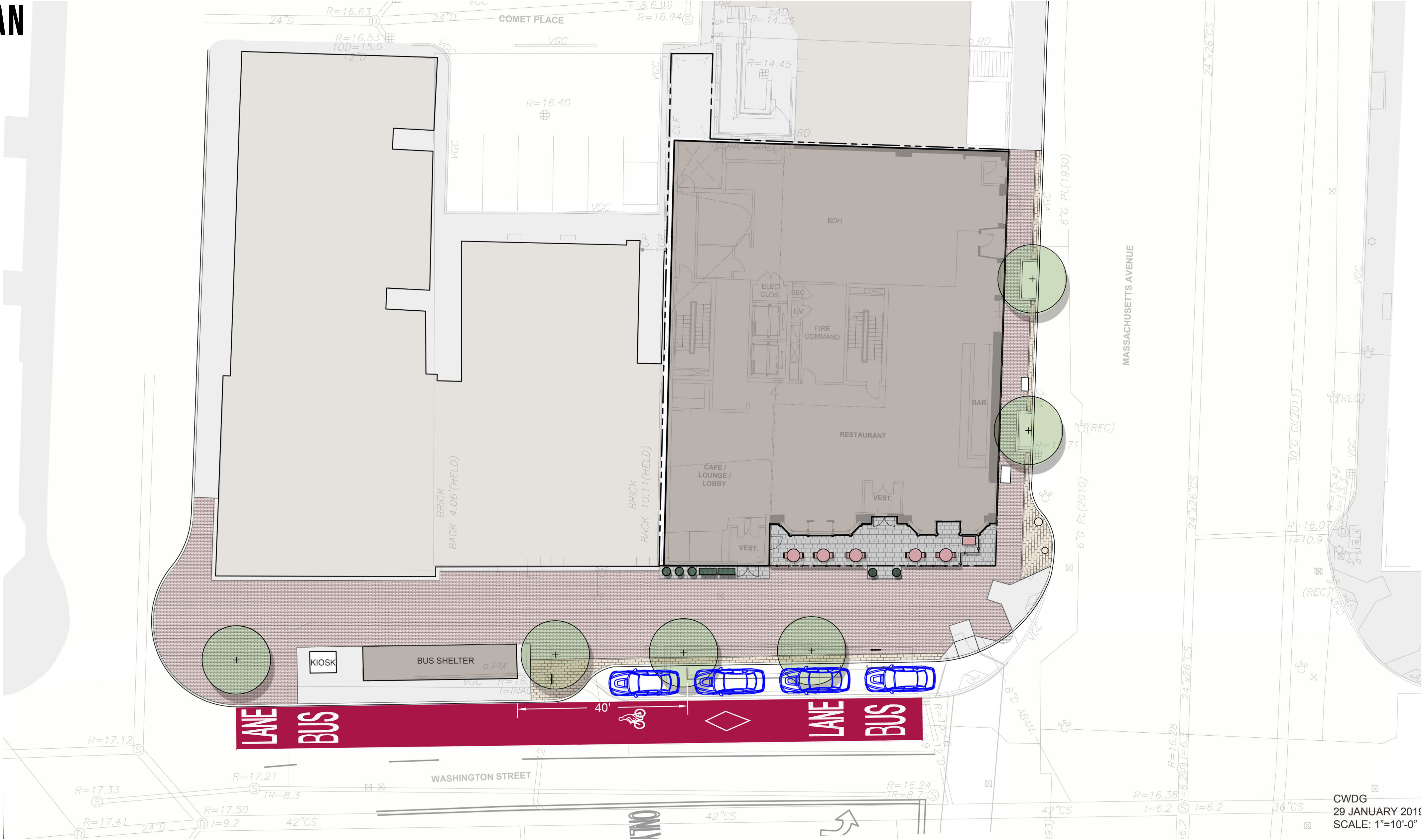


CWDG
29 JANUARY 2019
SCALE: 1"=10'-0"

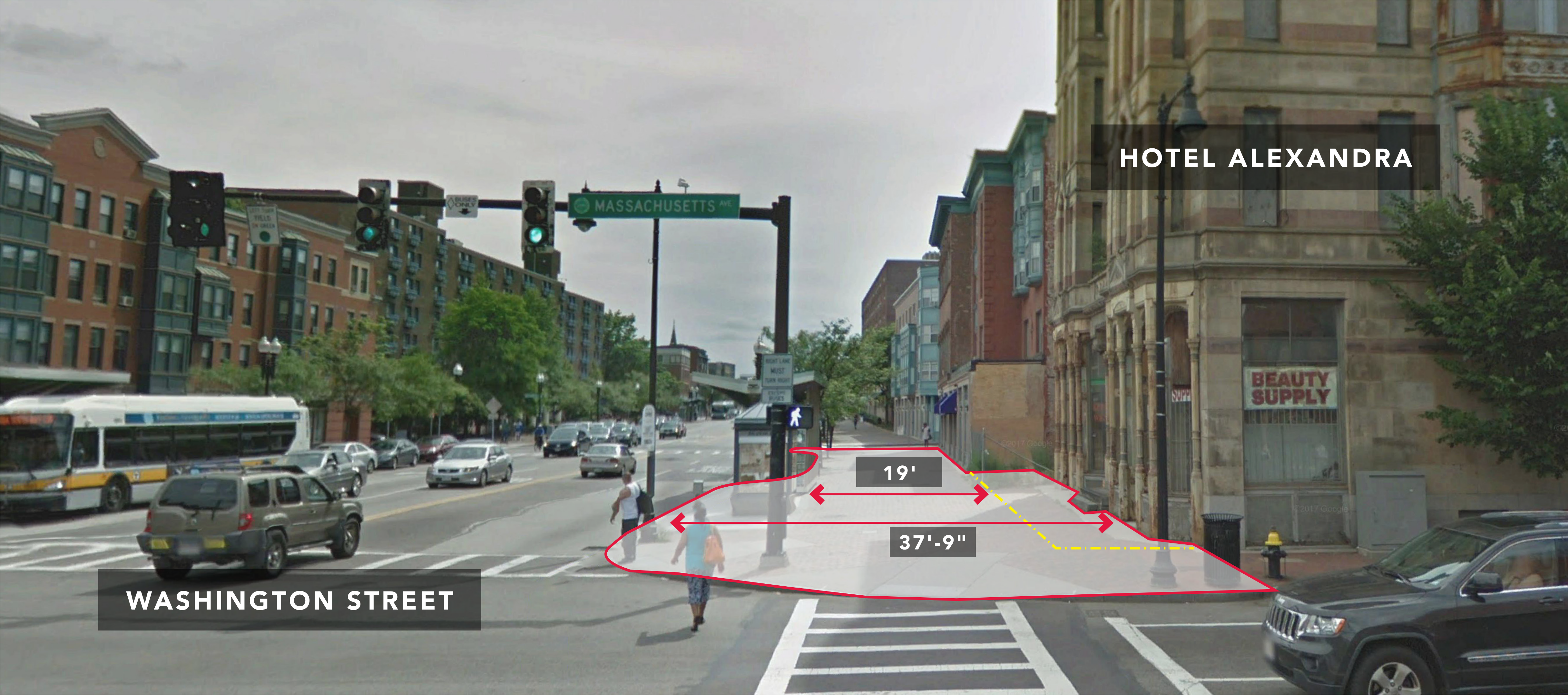
STREET VIEW
PROPOSED OPTION - VIEW FROM WASHINGTON ST



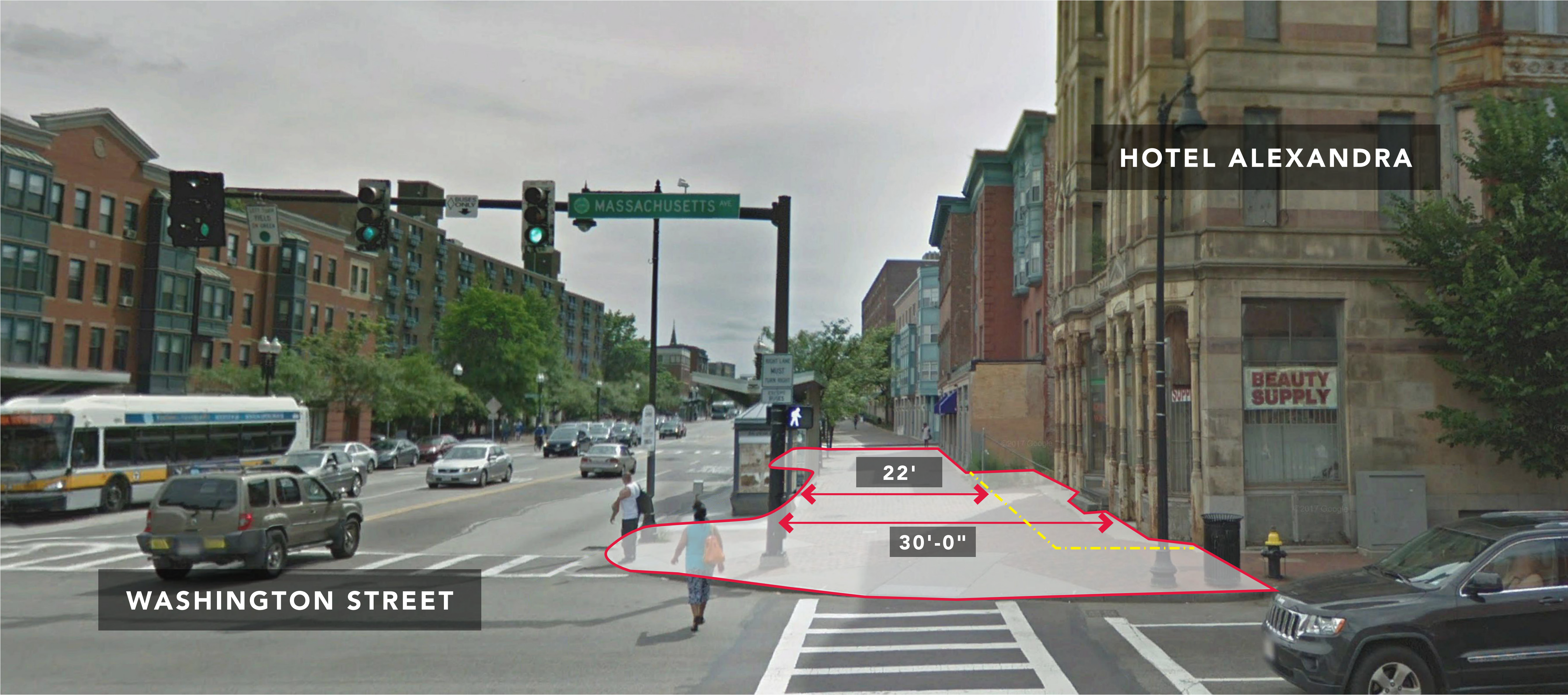
SITE PLAN
OPTION 03



STREET VIEW
EXISTING CONDITION - VIEW FROM MASSACHUSETTS AVENUE



STREET VIEW
PROPOSED OPTION - VIEW FROM MASSACHUSETTS AVENUE

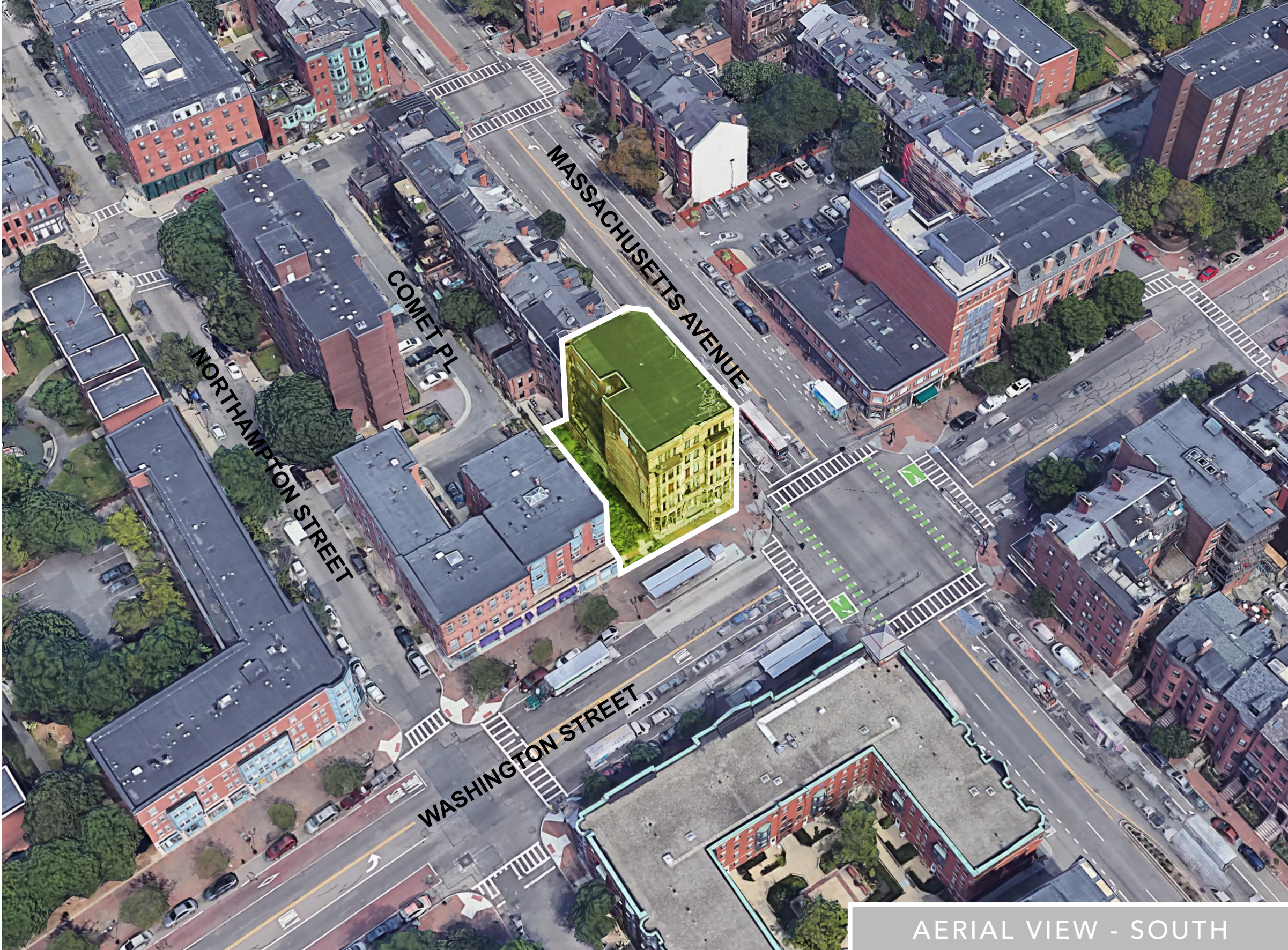
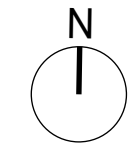


B. BUILDING DESIGN UPDATE

RESPOND TO BCDC & SELDC COMMENTS

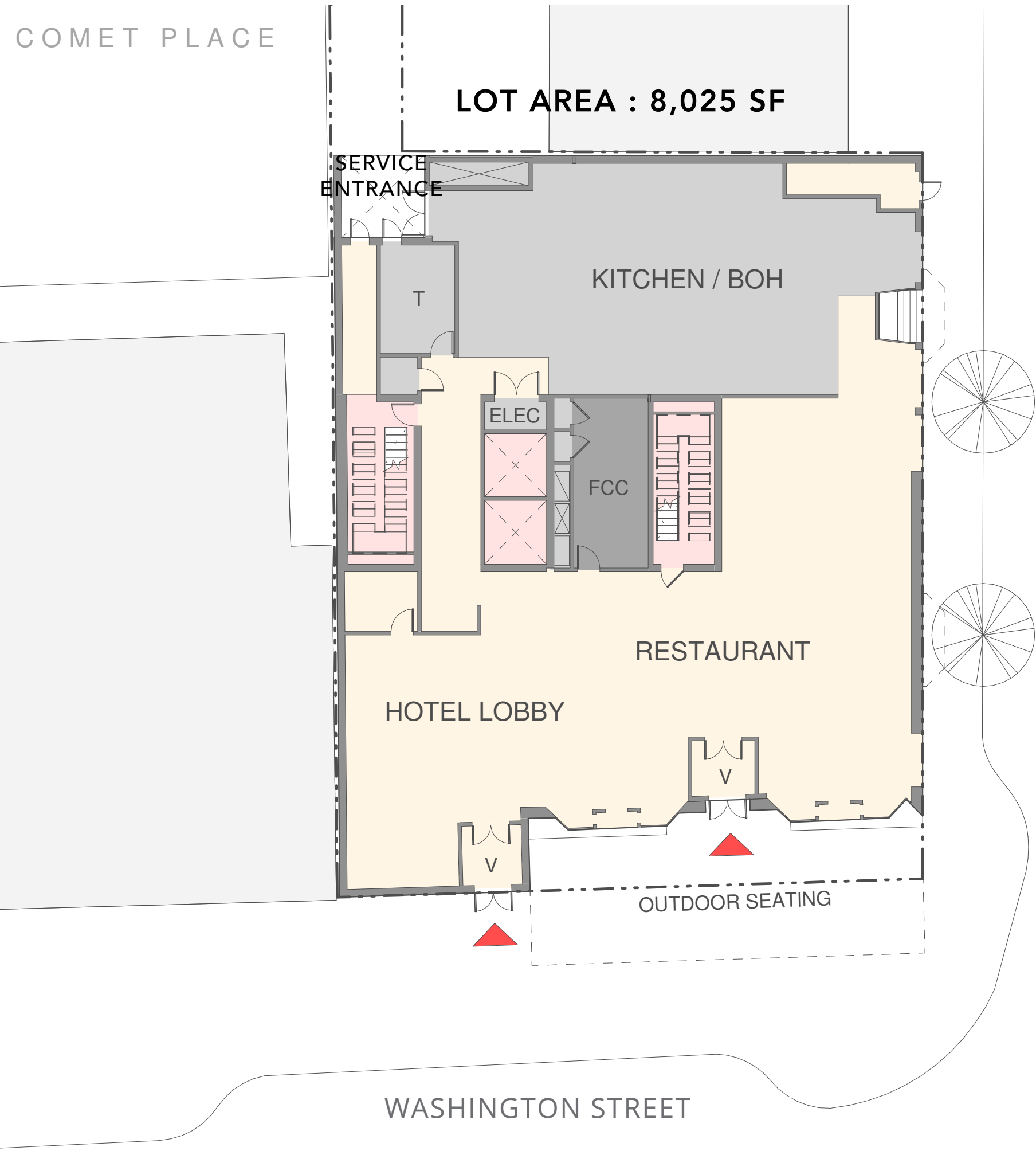
- Building setbacks
- West facade

OVERVIEW
SITE PLAN

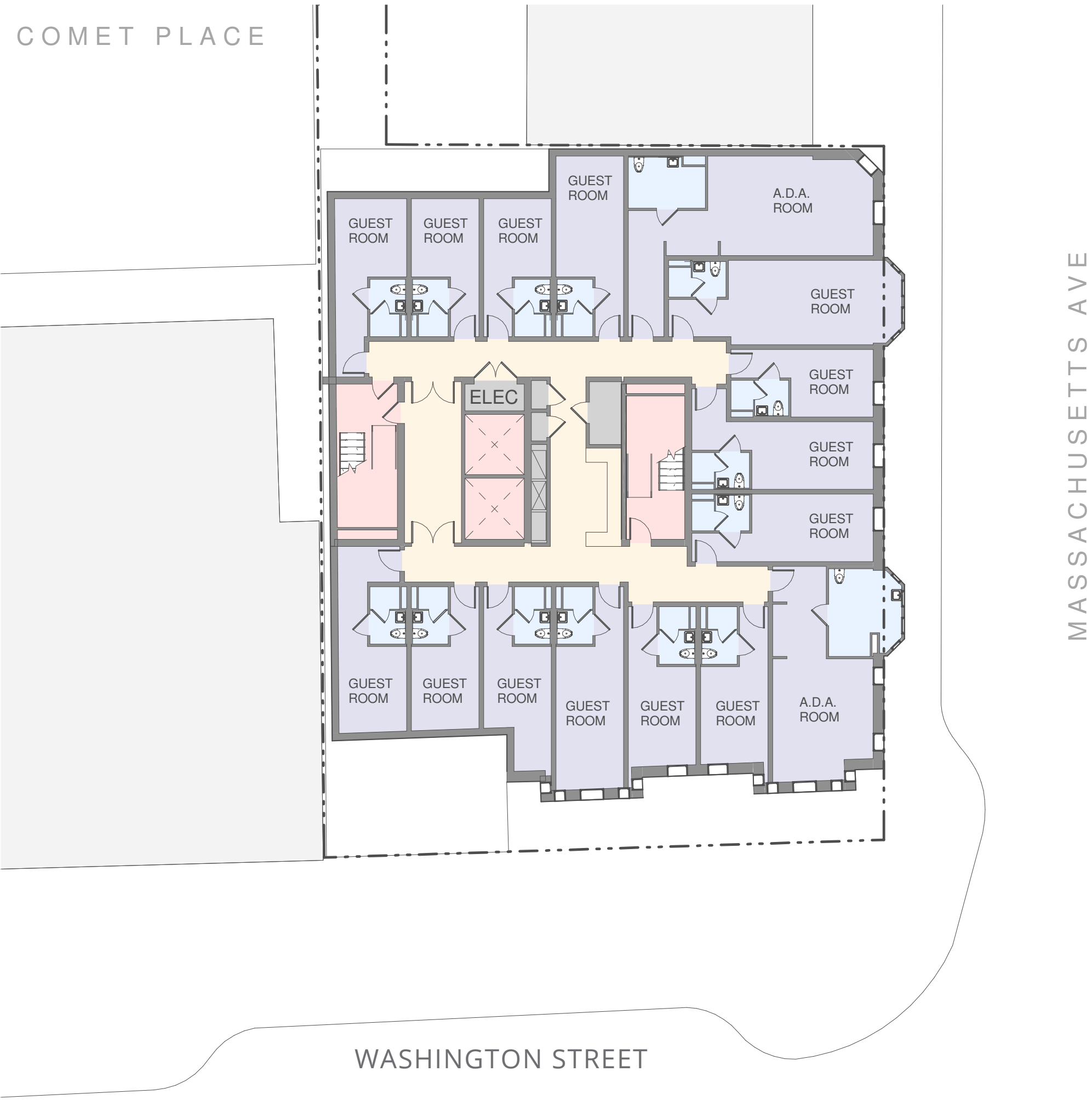


PLANS

PROPOSED GROUND FLOOR PLAN



PROPOSED TYPICAL LOWER LEVEL

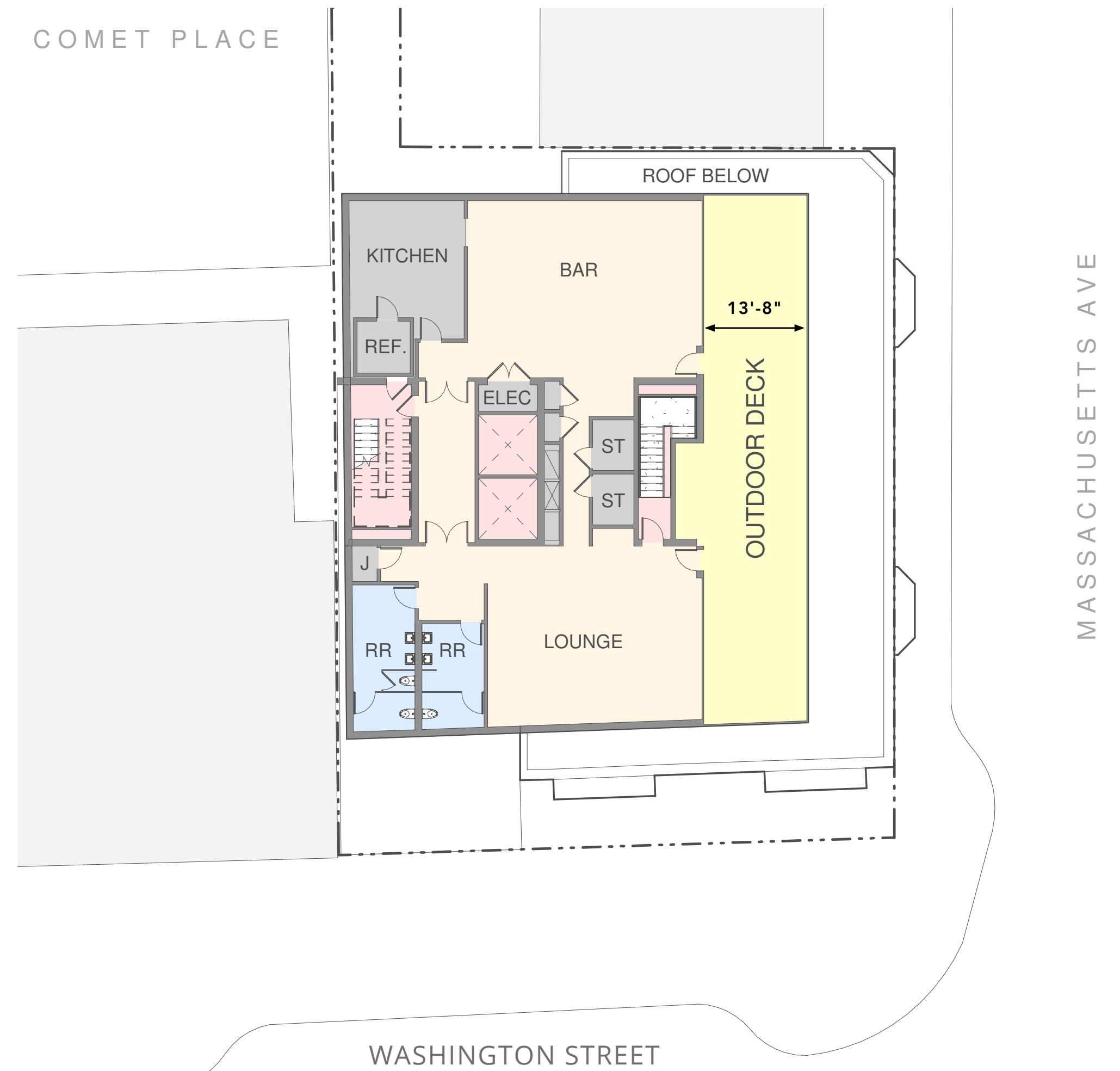


PLANS

PROPOSED TYPICAL UPPER LEVEL

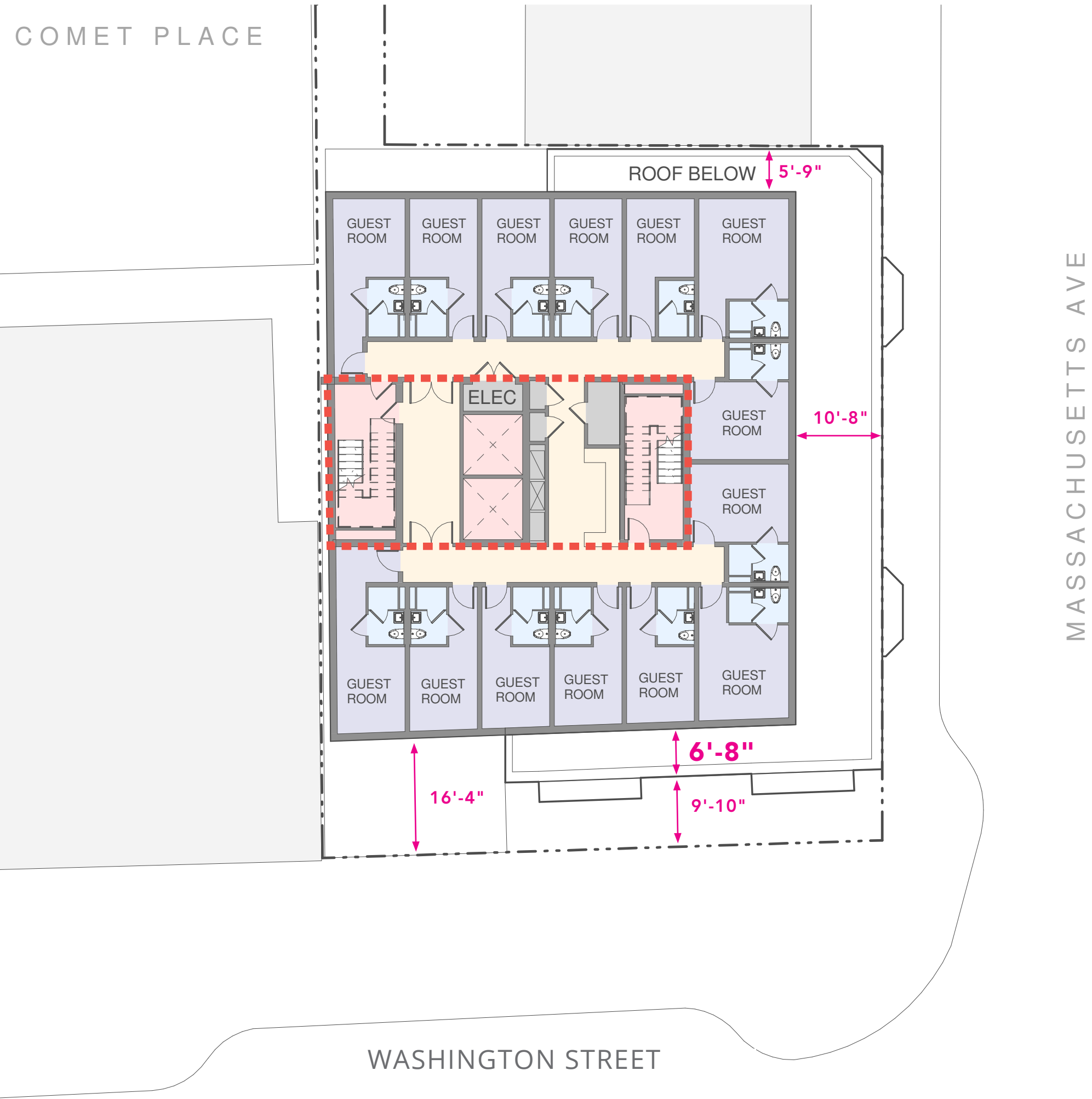


PROPOSED ROOFTOP LEVEL



DESIGN UPDATE : SETBACK

2019.01.22 BCDC SELDC MEETING



PROPOSED TYPICAL UPPER LEVEL



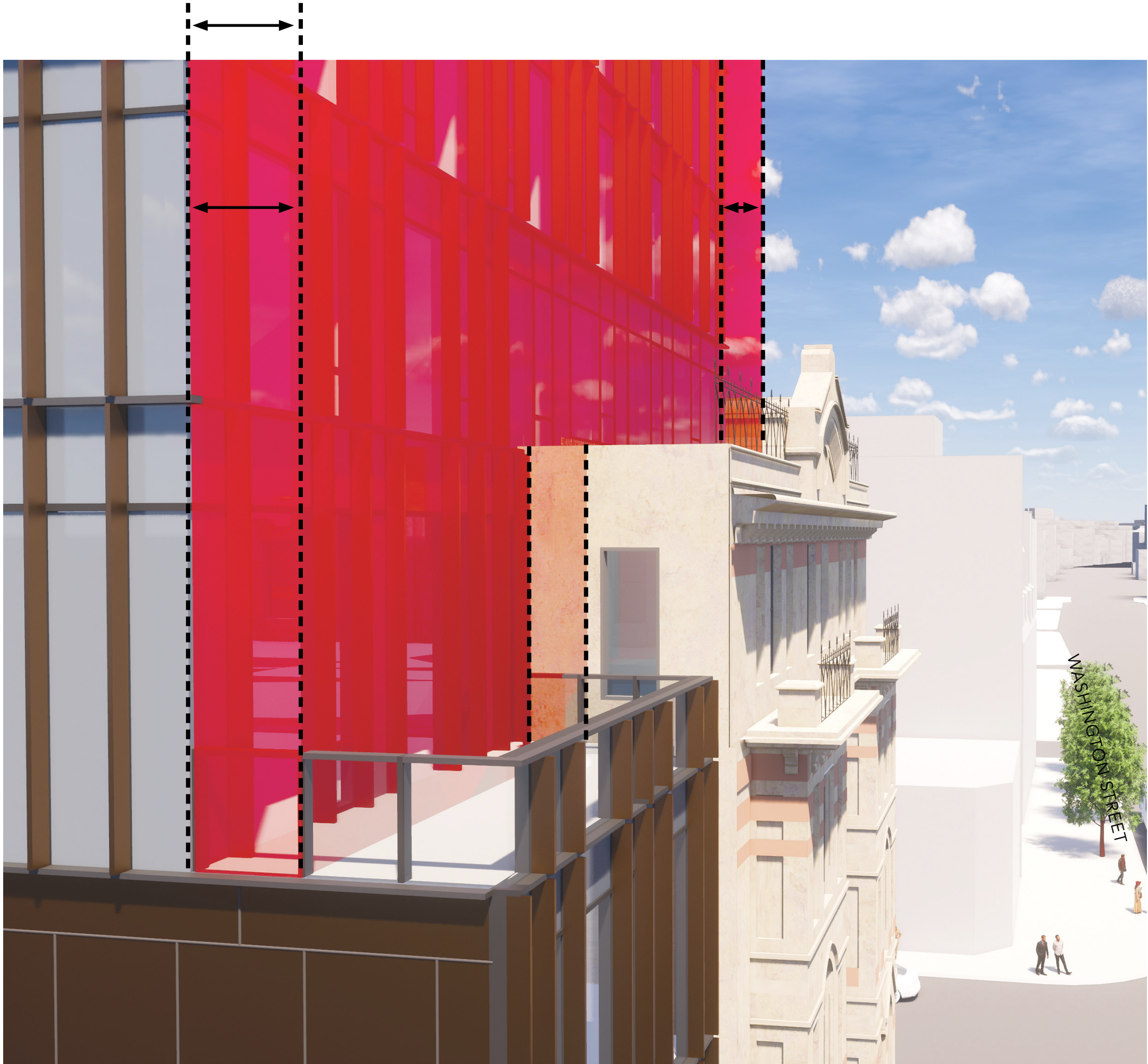
CURRENT DESIGN



PROPOSED ROOFTOP LEVEL

DESIGN UPDATE : SETBACK

3'-4" ADDITIONAL SETBACK
(PREVIOUS : 6'8", CURRENT : ±10'-0")



WEST SIDE OF THE BUILDING
VIEW FROM WASHINGTON STREET



EAST SIDE OF THE BUILDING
VIEW FROM MASSACHUSETTS AVE

SETBACK - PREVIOUSLY PRESENTED



SETBACK - CURRENT DESIGN



SETBACK - PREVIOUSLY PRESENTED



SETBACK - CURRENT DESIGN



SETBACK - UPDATED DESIGN
ALEXANDRA ROOFLINE AND SKY



EYE LEVEL VIEW FROM WASHINGTON STREET (WEST)



EYE LEVEL VIEW MASSACHUSETTS AVE

DESIGN UPDATE SUMMARY



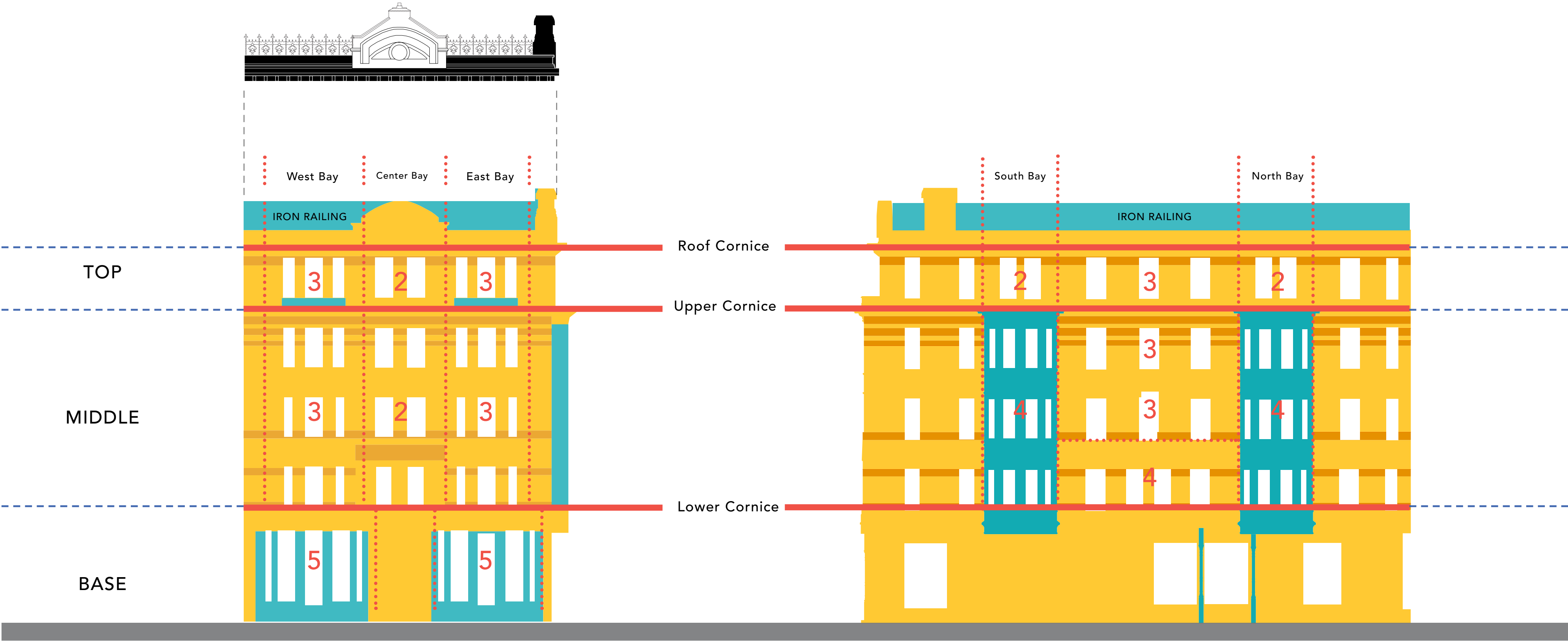
2019.01.22 BCDC SELDC MEETING
VIEW FROM MASSACHUSETTS AVE



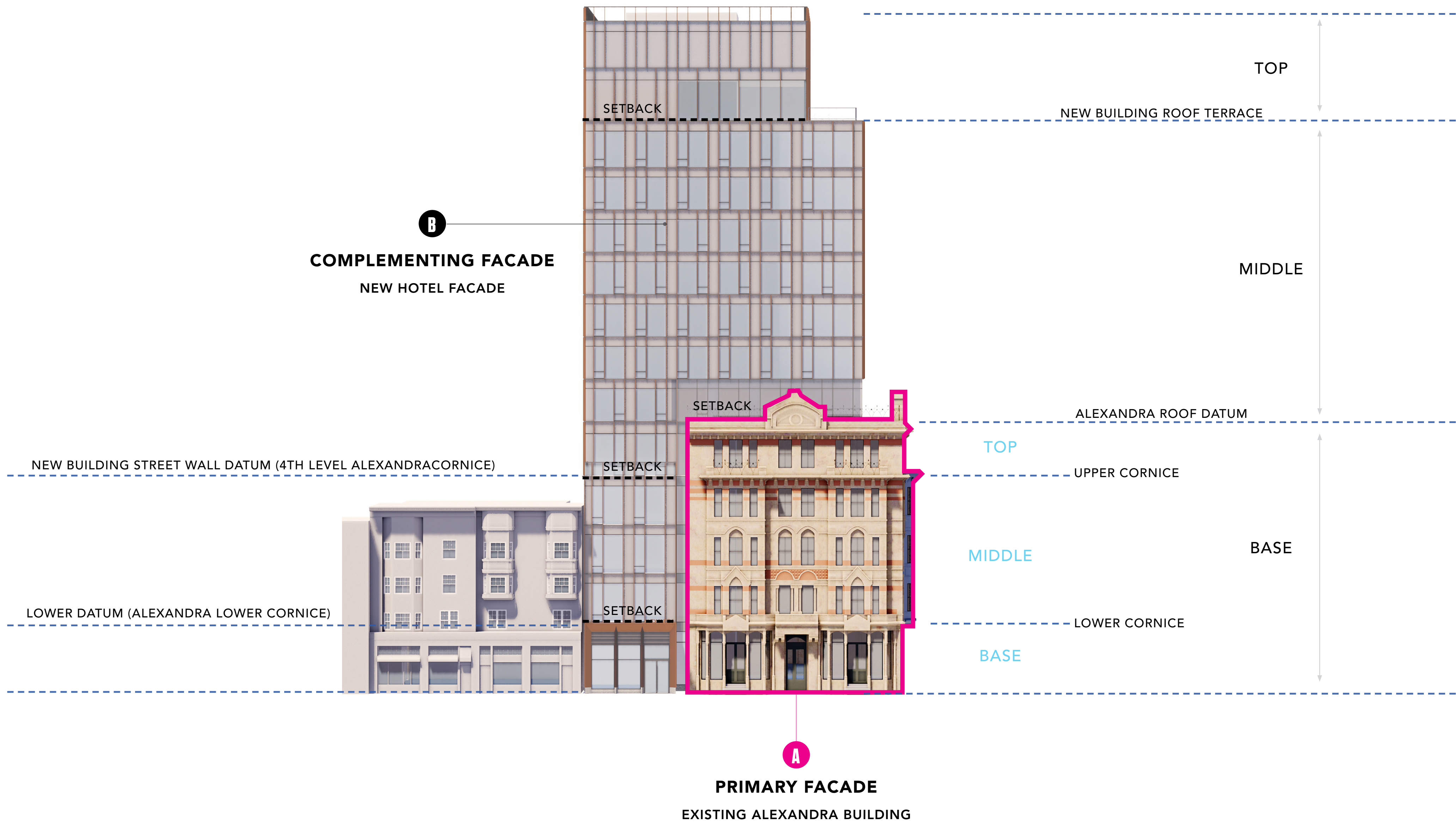
CURRENT DESIGN
VIEW FROM MASSACHUSETTS AVE

FACADE APPROACH - ANALYSIS OF ALEXANDRA

COMPOSITION AND MATERIALITY



FACADE APPROACH

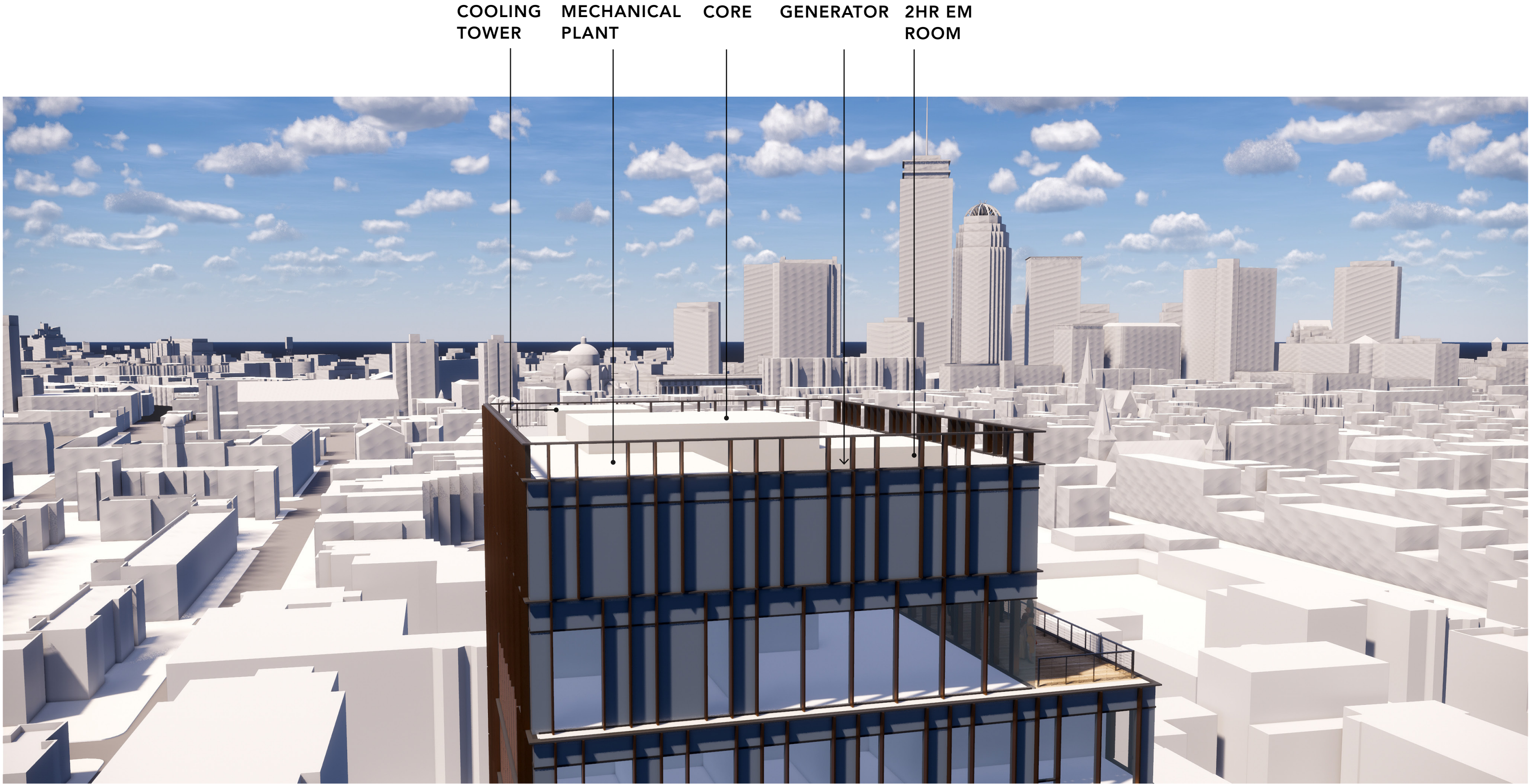


DESIGN UPDATE
VIEW FROM MASSACHUSETTS AVE



DESIGN UPDATE

CURRENT MECHANICAL ROOF CONFIGURATION



DESIGN UPDATE
VIEW FROM WASHINGTON STREET



DESIGN UPDATE
VIEW FROM MASSACHUSETTS AVE (NORTH)



WEST FACADE - PREVIOUSLY PRESENTED



WEST FACADE - ALTERNATE DESIGN STUDIES

GLASS CORNER EXPRESSION + VERTICAL READING



TOP TWO FLOORS MASSING EXPRESSION



WEST FACADE - CURRENT DESIGN



WEST FACADE - CURRENT DESIGN

PARTY WALL CONDITION



WEST FACADE - IEDAS
TEMPORARY MURALS AND INSTALLATION



VIEW FROM WASHINGTON STREET



VIEW FROM WASHINGTON STREET



BUILDING DESIGN UPDATE

- Historic restoration
- Main entrance accessibility

THE ALEXANDRA : CURRENT EXTERIOR



THE ALEXANDRA : CURRENT
INTERIOR



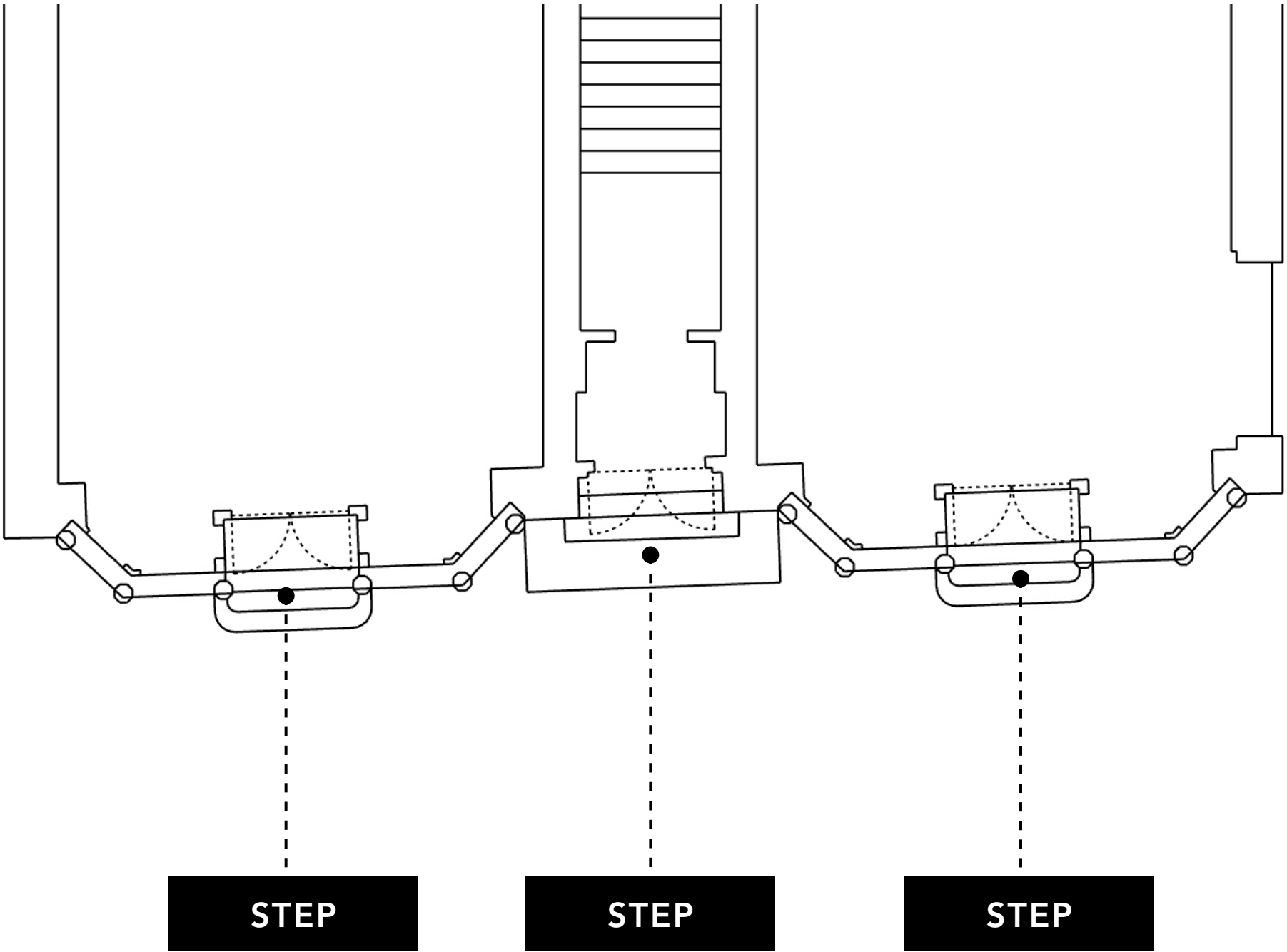
THE ALEXANDRA

HISTORIC PHOTOS



ALEXANDRA ENTRANCE STUDY

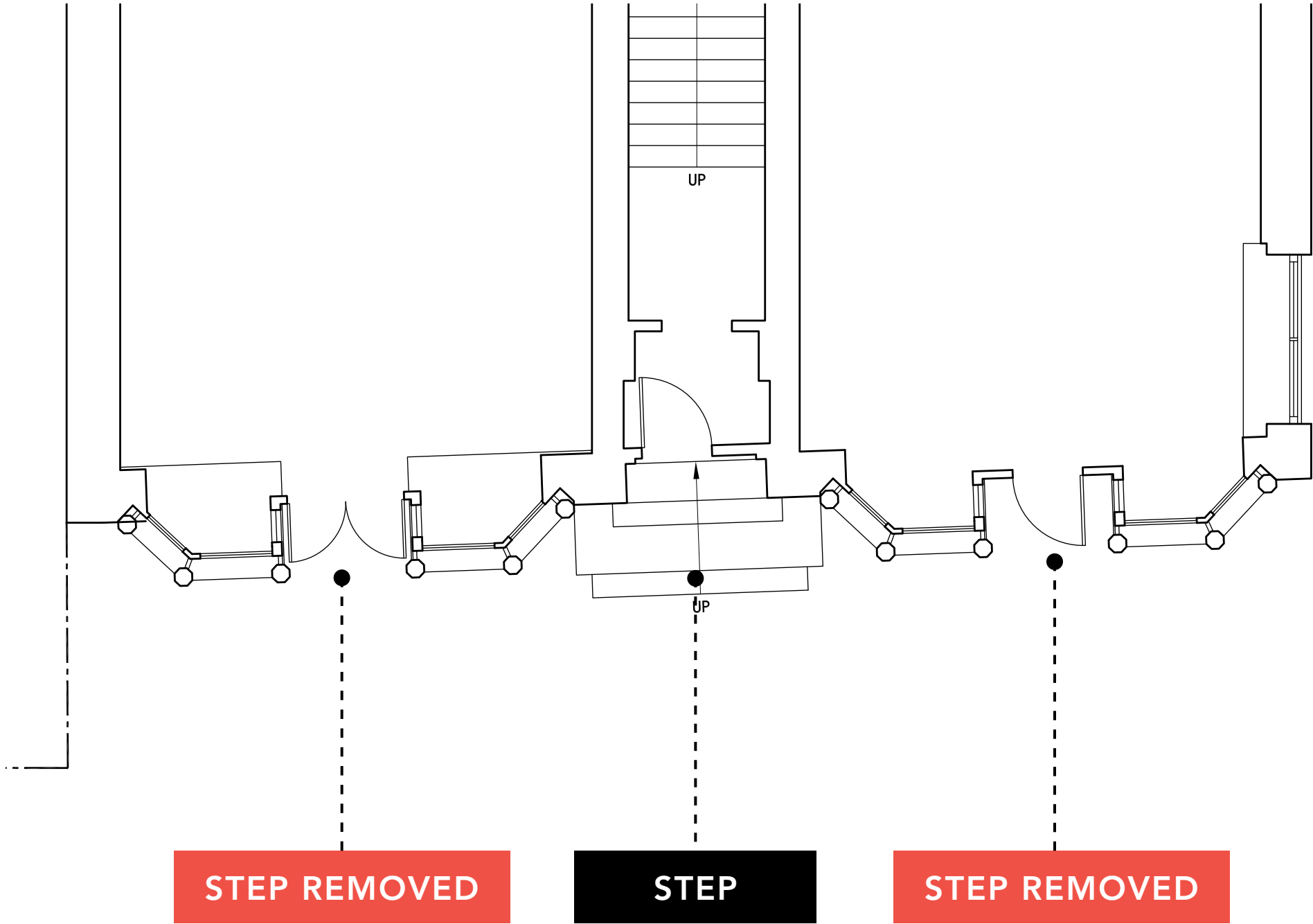
ORIGINAL CONDITION



WASHINGTON STREET

ALEXANDRA ENTRANCE STUDY

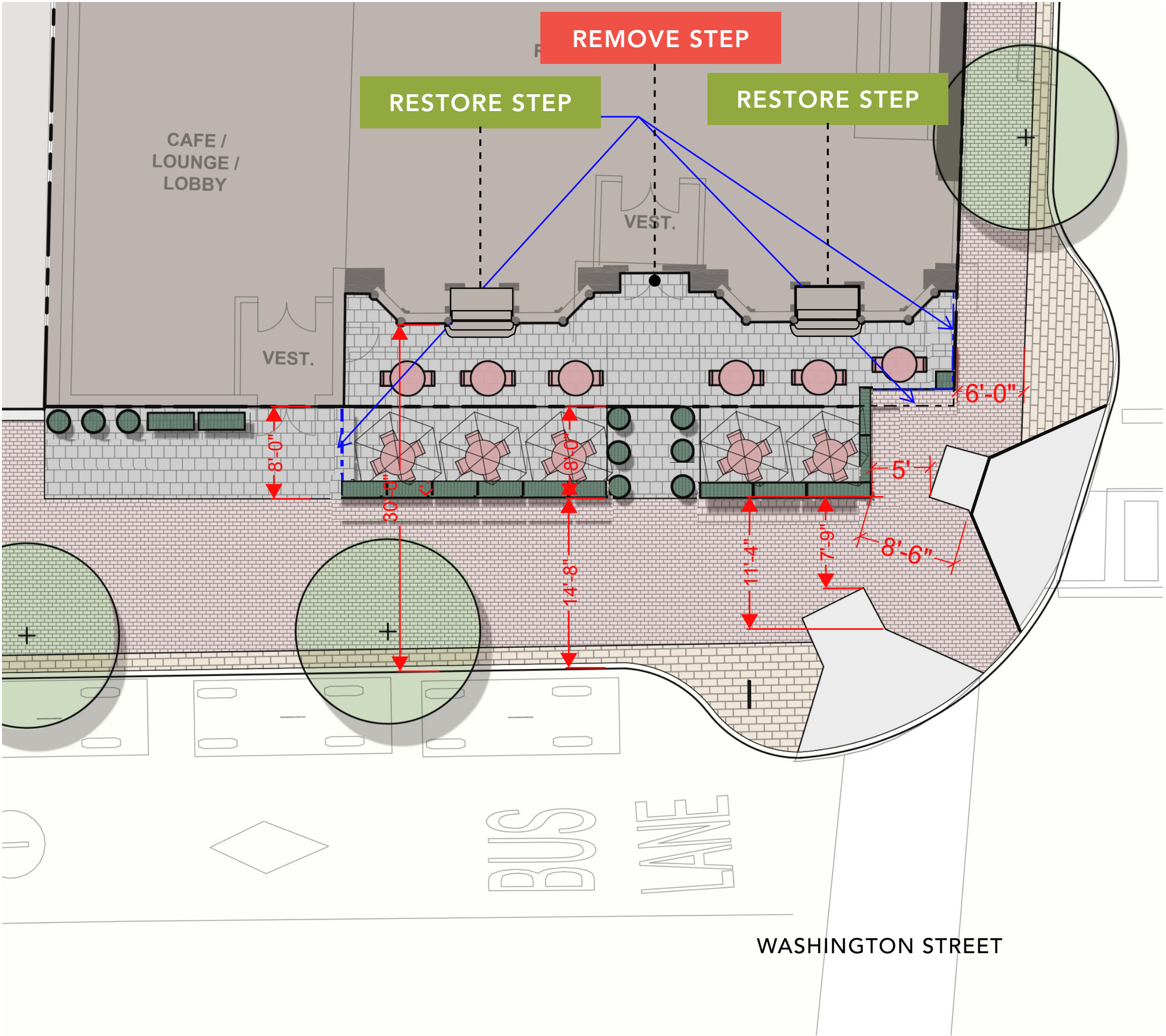
CURRENT CONDITION



WASHINGTON STREET

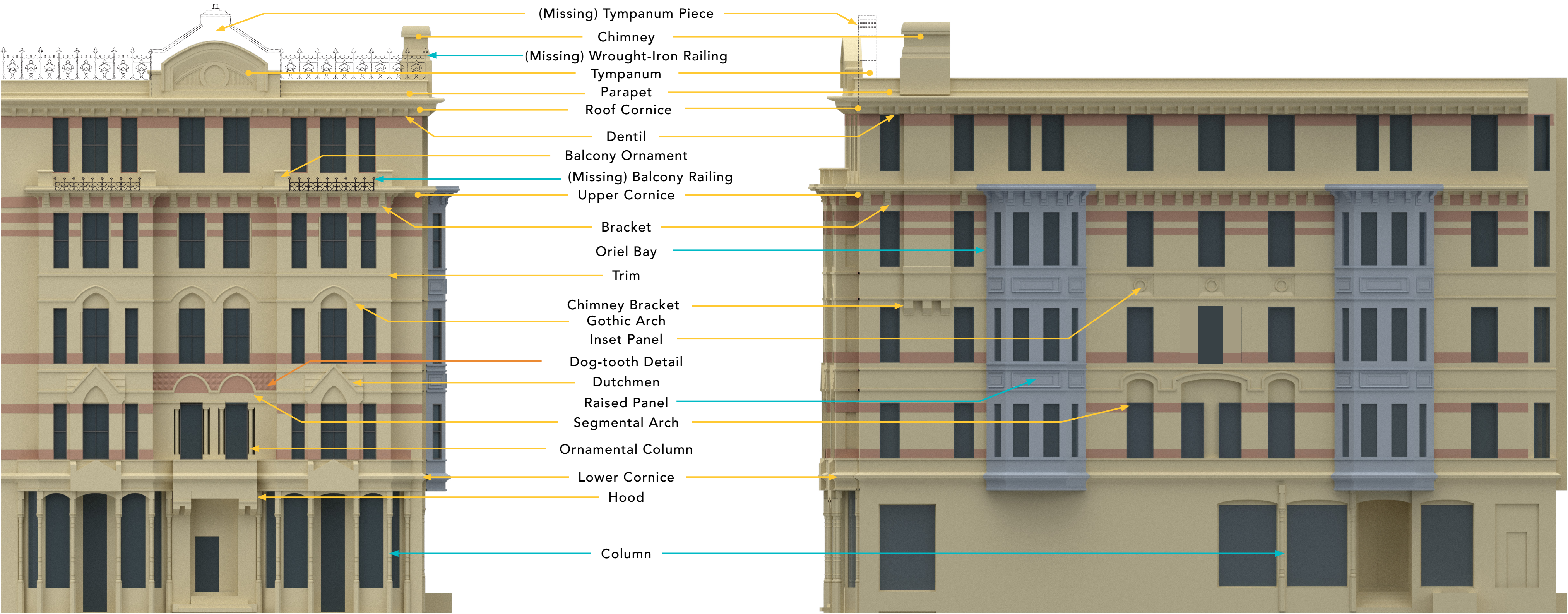
ALEXANDRA ENTRANCE STUDY

PROPOSED DESIGN



FACADE APPROACH - ANALYSIS OF ALEXANDRA

ARCHITECTURAL ELEMENTS

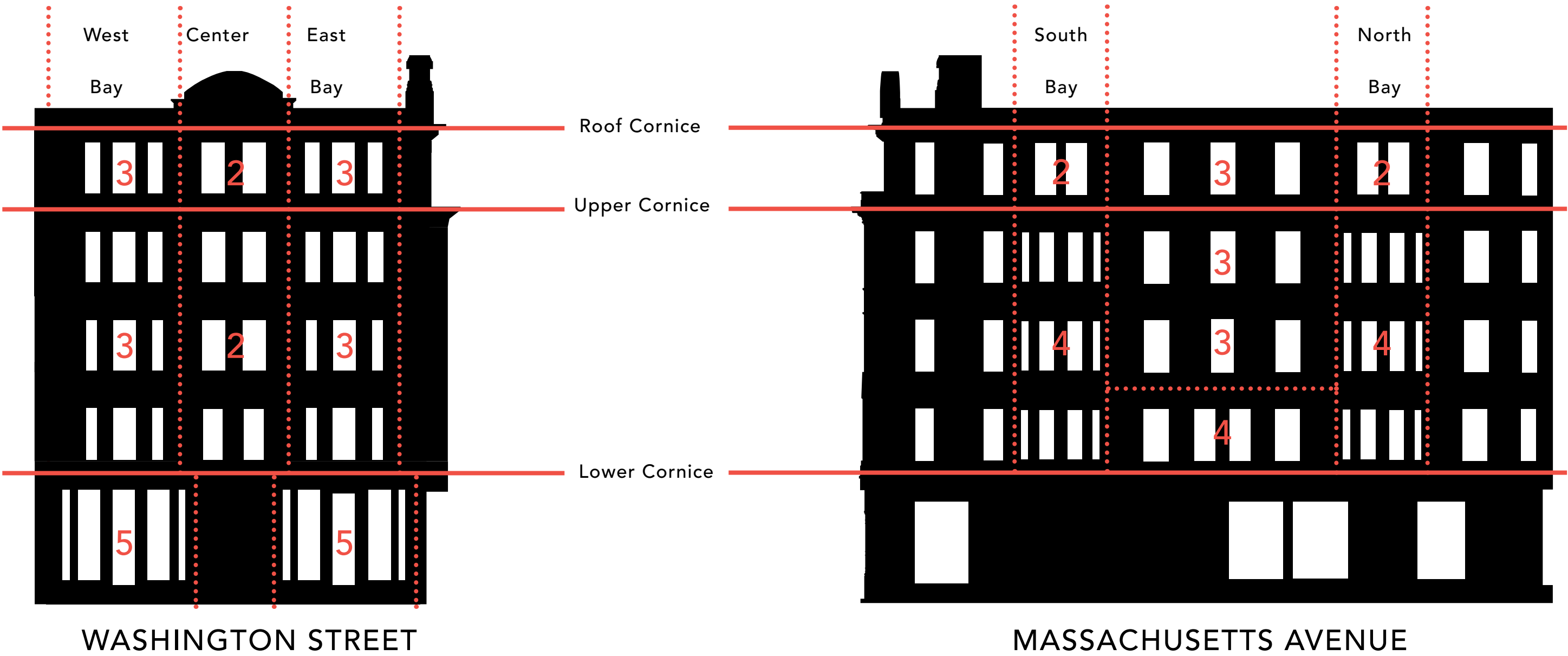


WASHINGTON STREET

MASSACHUSETTS AVENUE

FACADE APPROACH - ANALYSIS OF ALEXANDRA

OPENING PROPORTIONS & MULTIPLE CORNICE DATUMS



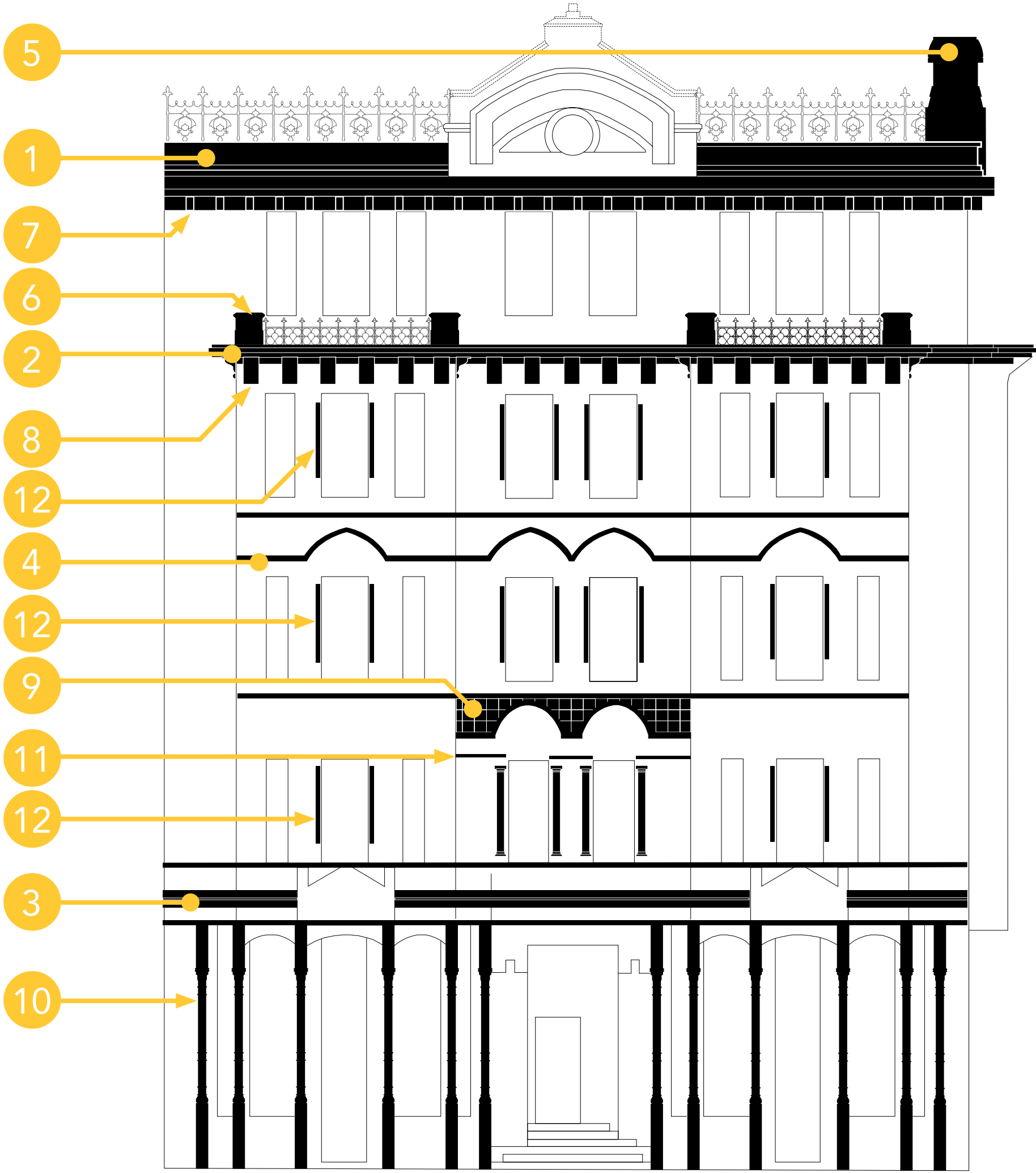
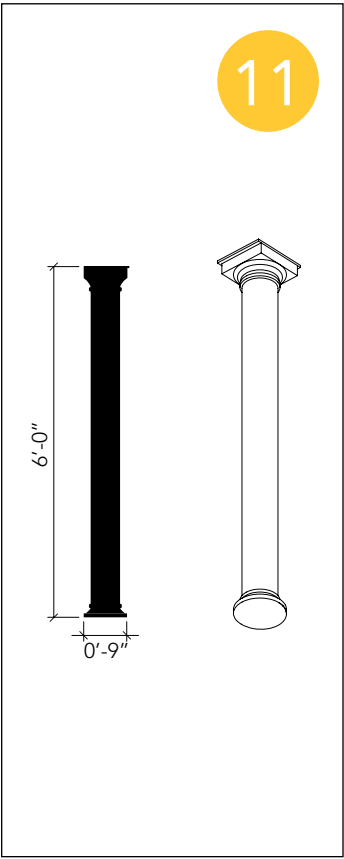
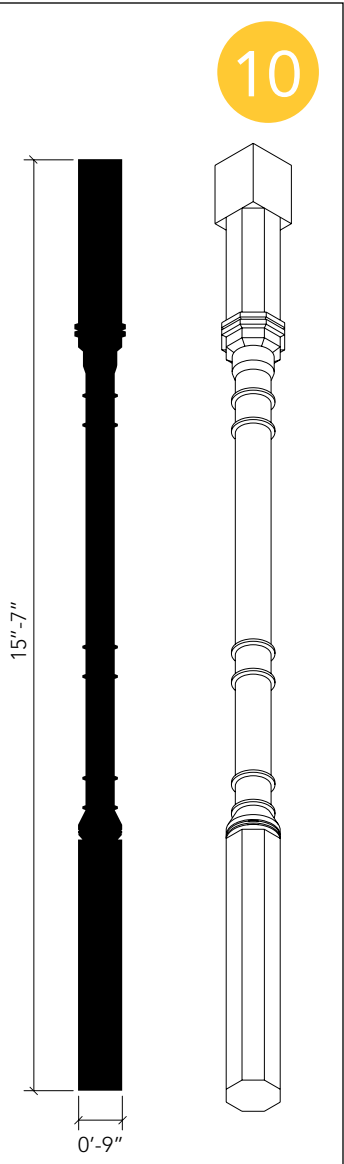
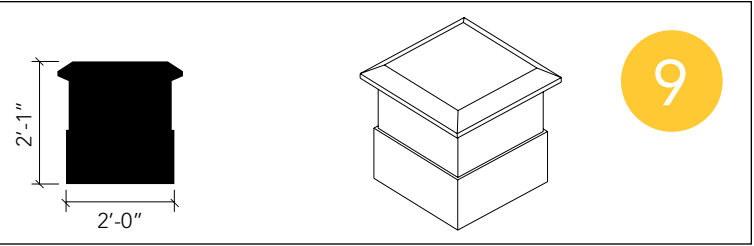
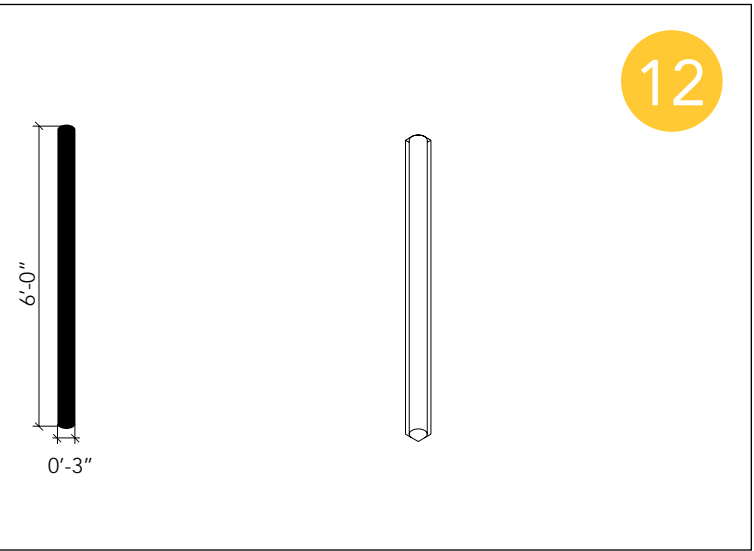
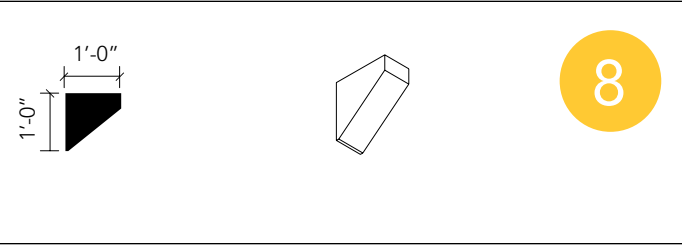
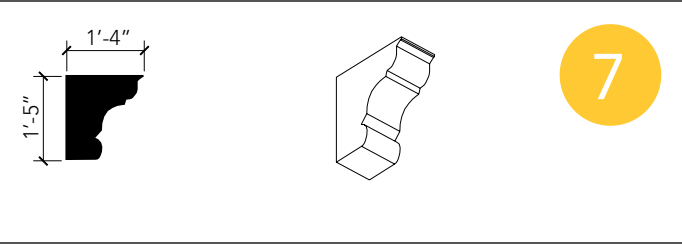
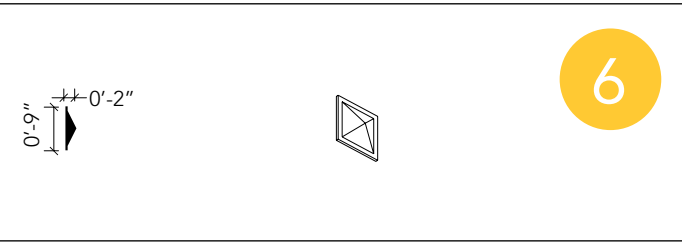
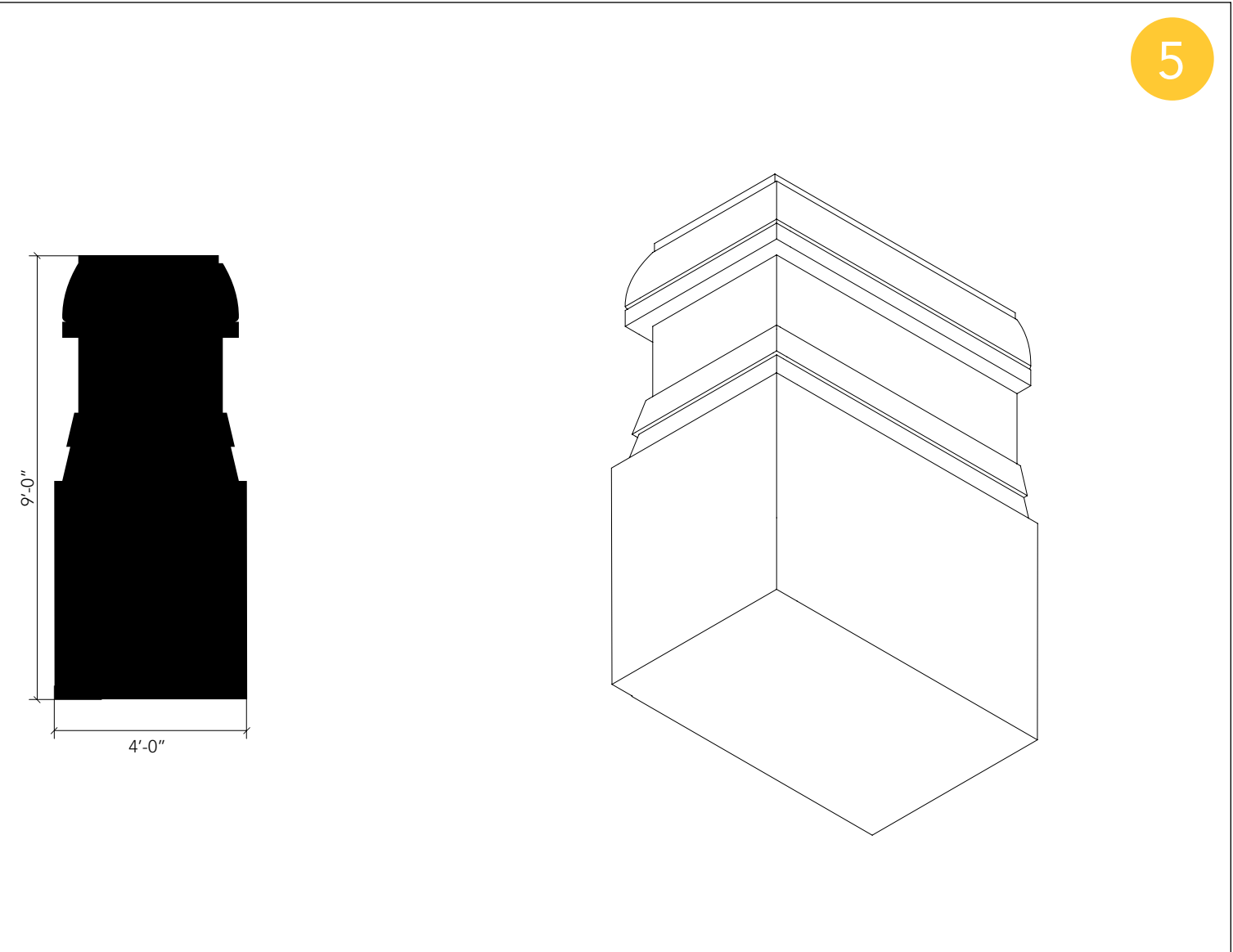
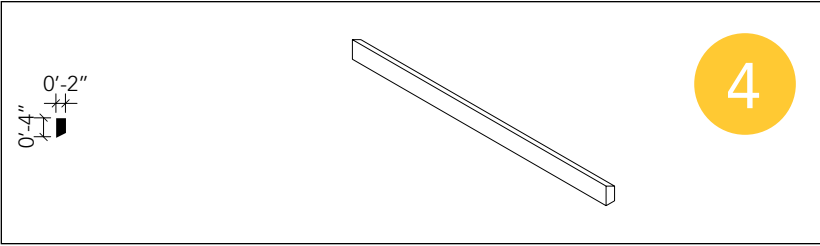
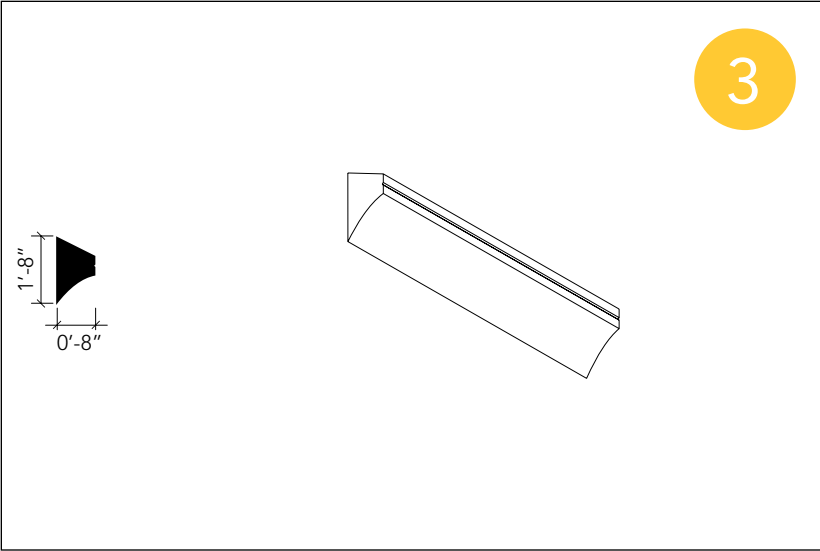
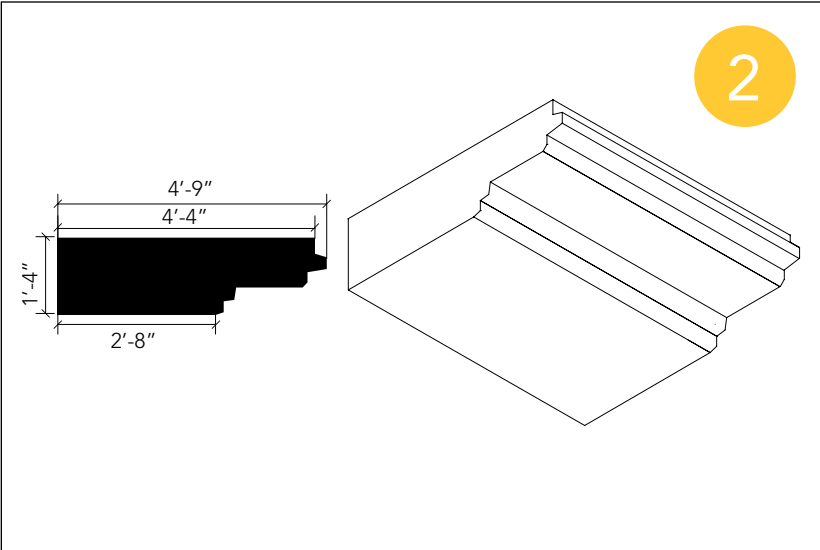
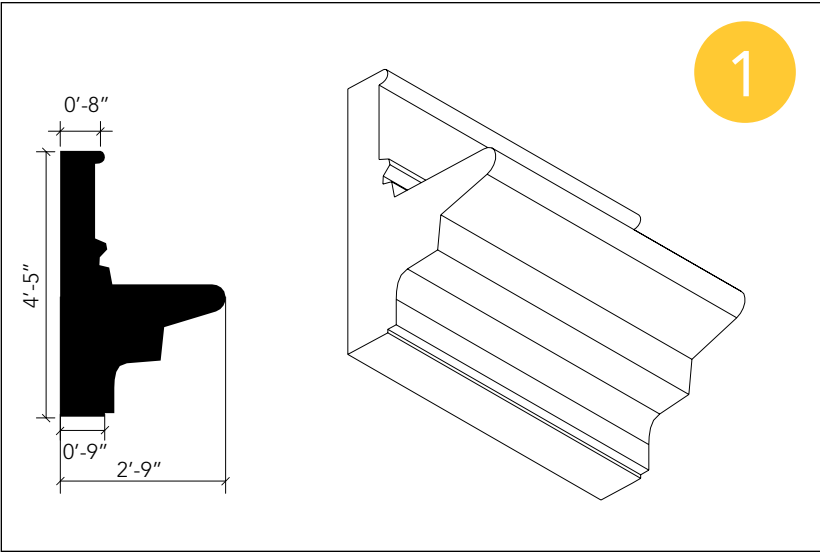
MATERIAL AND ORNAMENTS

- Yellow Sandstone
- Red Sandstone
- Metal



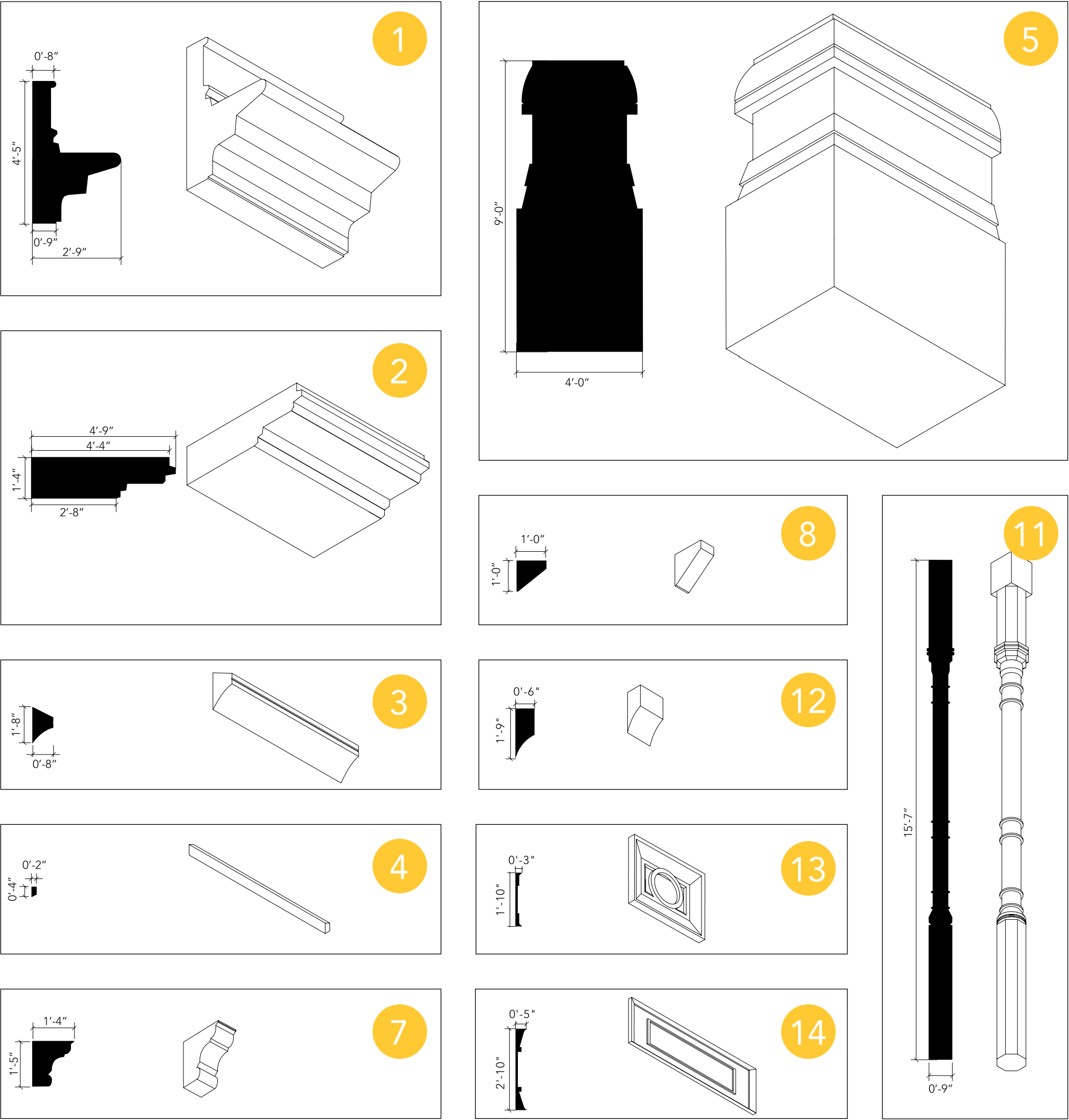
FACADE APPROACH - ANALYSIS OF ALEXANDRA

DETAIL AND PROFILES - WASHINGTON STREET FACADE



FACADE APPROACH - ANALYSIS OF ALEXANDRA

DETAIL AND PROFILES - MASSACHUSETTS AVE FACADE



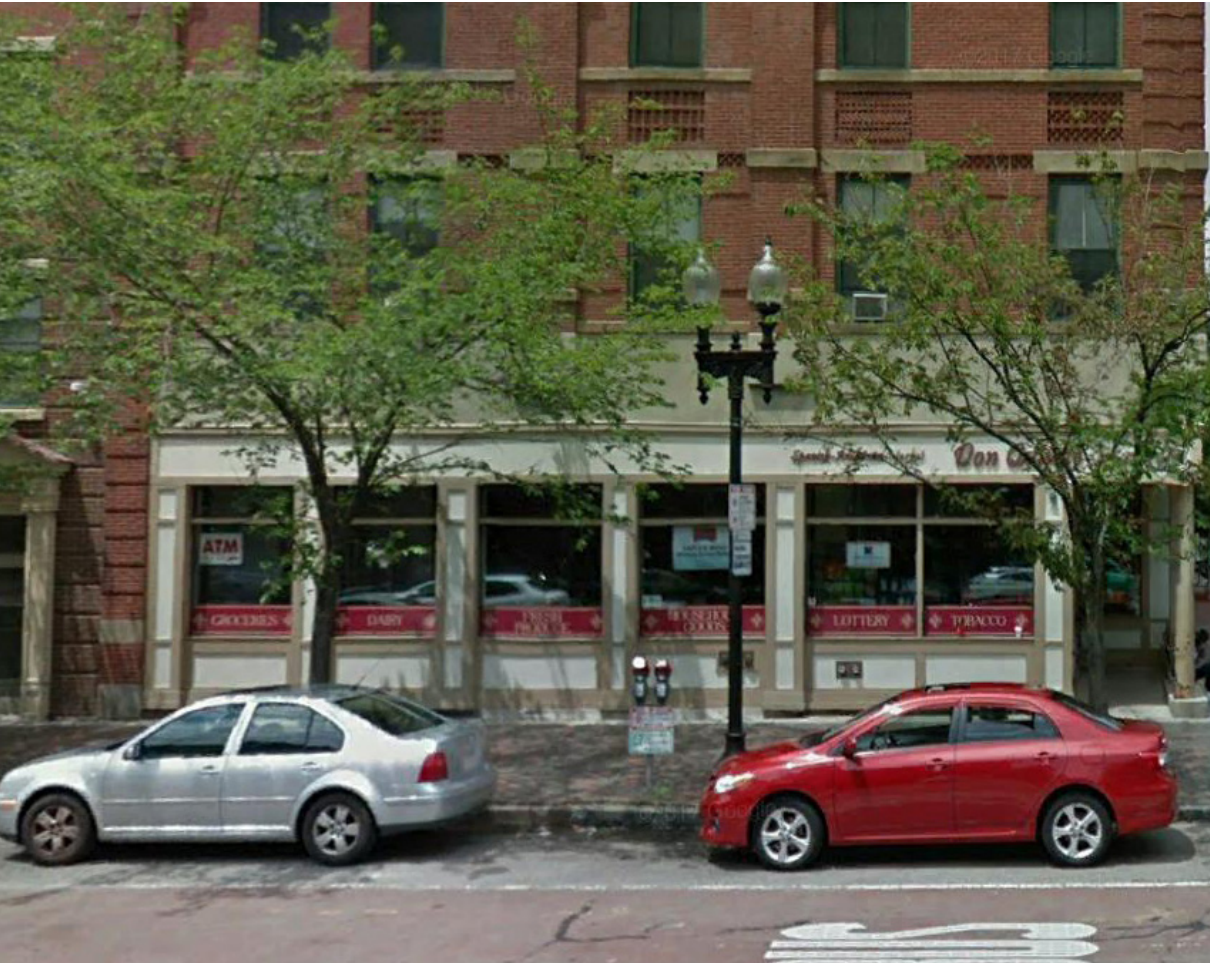
THANK YOU

APPENDIX

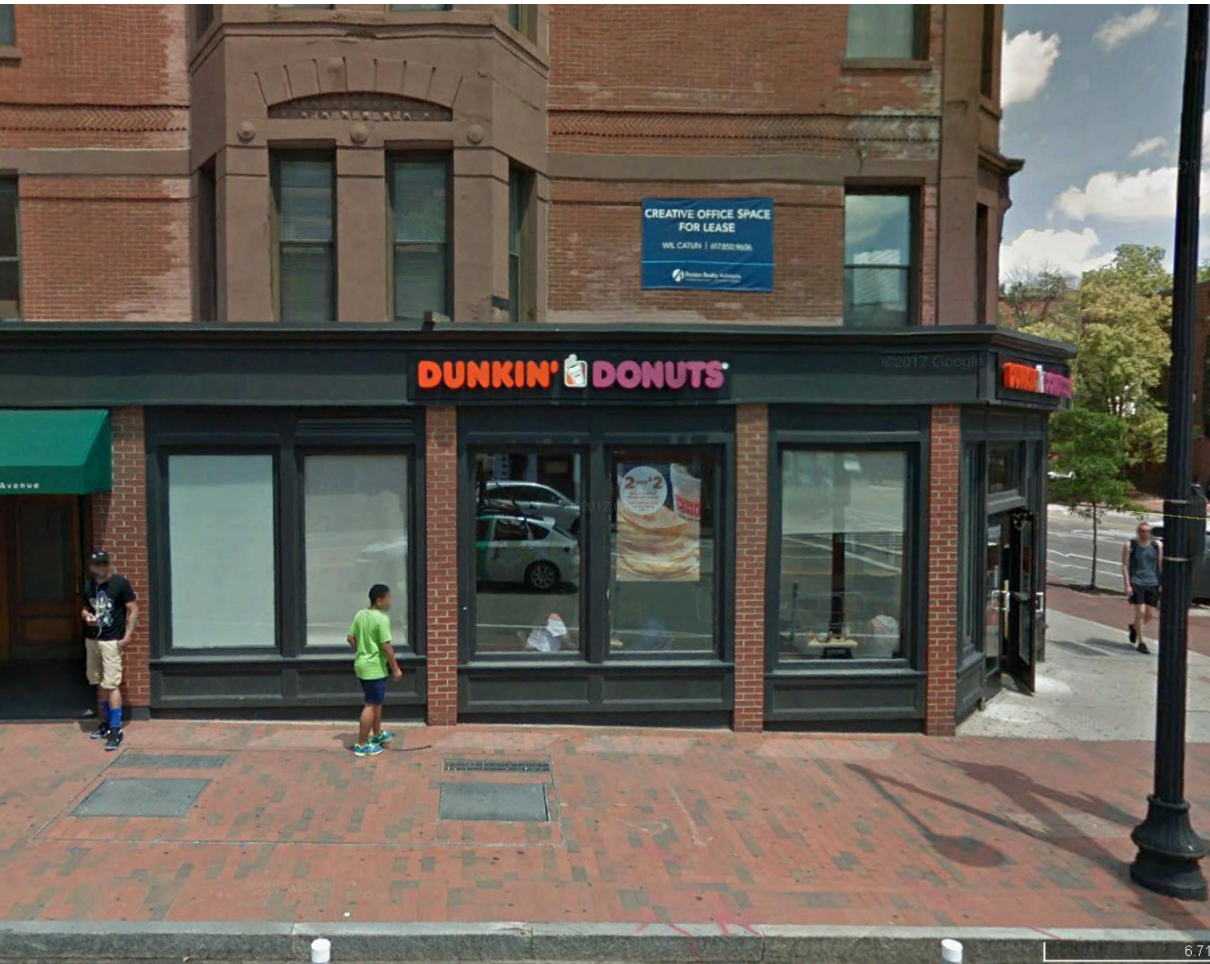
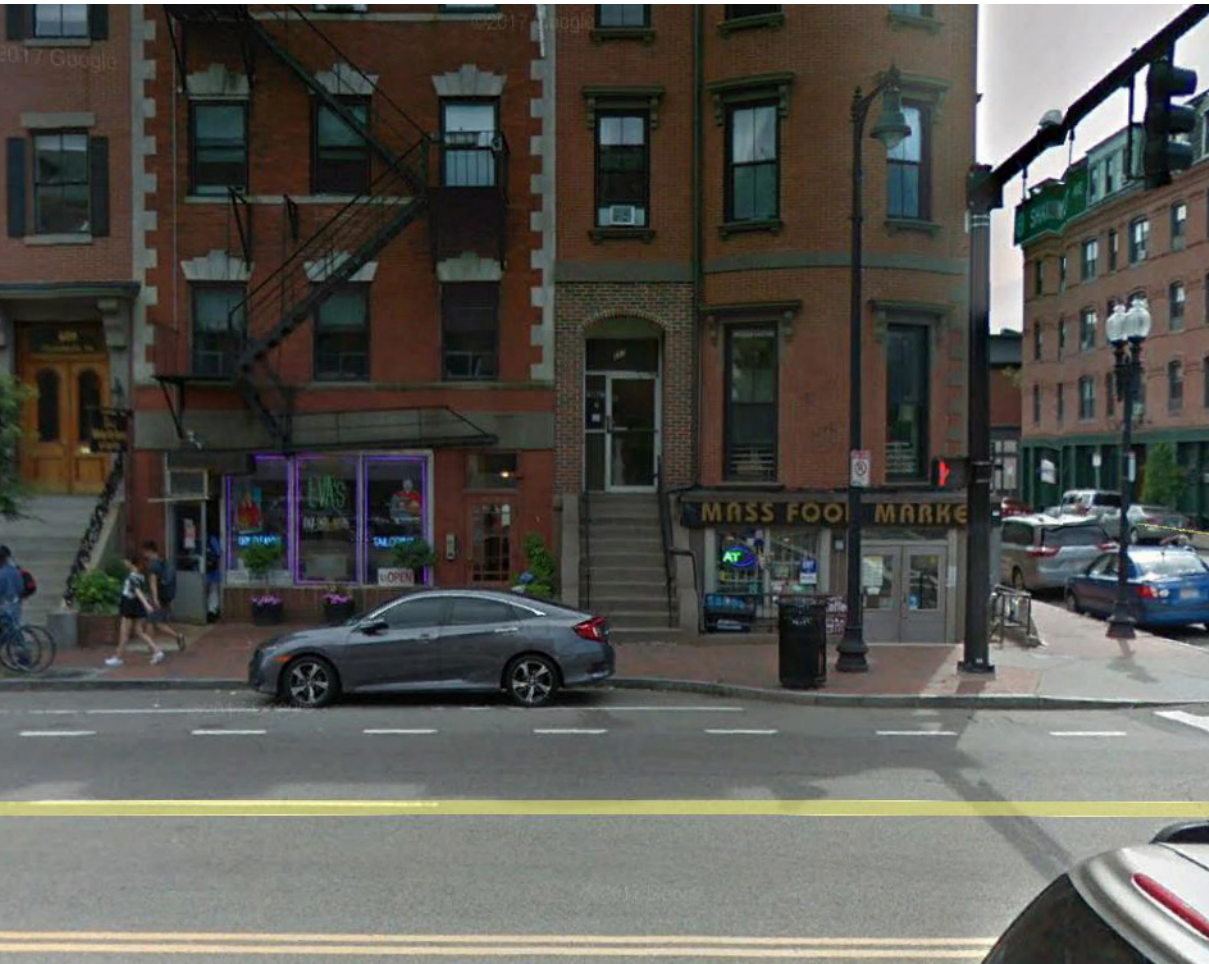
ENTRANCE STUDY

GROUND FLOOR IMAGES IN SOUTH END - NON-RESIDENTIAL USES

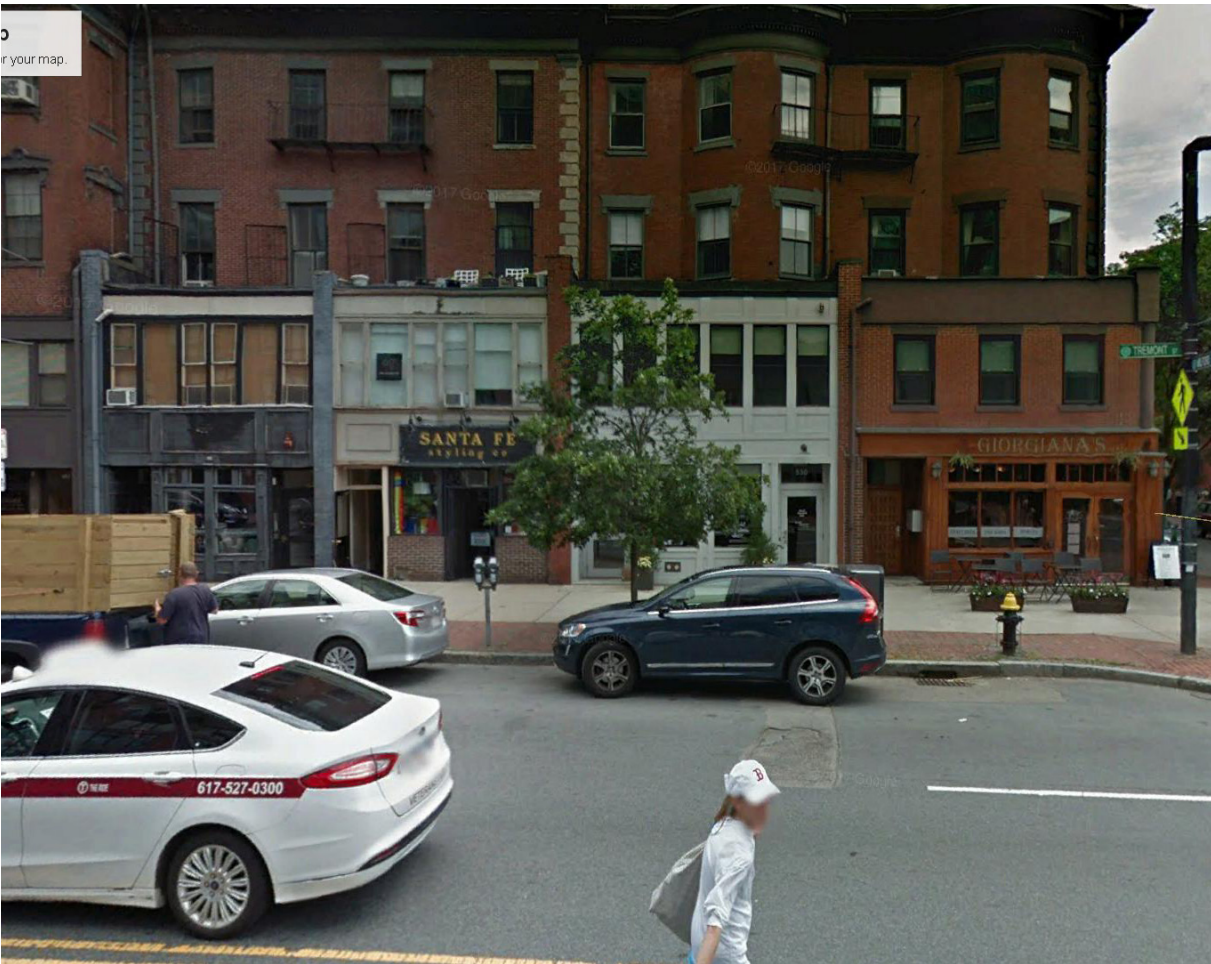
WASHINGTON ST



MASSACHUSETTS AVENUE



SHAWMUT AVENUE



MASSING STUDY - STREET WALL

