

SOLDIERS FIELD PARK RENOVATION

Boston, Massachusetts

BOSTON CIVIC DESIGN COMMISSION PRESENTATION

APRIL 5, 2016



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INTRODUCTION

The Soldiers Field Park (SFP) renovation project is a phased restoration and renewal of four existing apartment buildings that encompass the SFP complex. The SFP buildings were constructed in 1976 and are generally serviceable but retain original systems and finishes that are in need of significant renewal.

The SFP improvements are comprehensive and focus on five objectives:

1. preserving the existing buildings and extending their service life by 30 to 40 years;
2. modernizing building systems and improving life safety through the installation of sprinklers and modern fire alarm systems;
3. reprogramming the street level to expand amenities and to engage pedestrians;
4. redeveloping site improvements to connect with surrounding Kresge Way planning;
5. renovating and reconfiguring the apartment interiors to create contemporary layouts and finishes.



SITE LOCUS PLAN (IN CONTEXT OF HARVARD'S 10-YEAR PLAN)

CONTEXT

The Soldiers Field Park housing complex is located between Western Avenue and Soldiers Field Road in the Allston neighborhood of Boston. It is sited adjacent to the Harvard Business School (HBS) campus and is populated by graduate students from HBS and other Harvard affiliates. To the south are One Western Avenue, a graduate student housing building completed in 2003, and the Soldiers Field Park parking garage, which was also constructed in 1976. To the north are two HBS buildings: Tata Hall, a modern glass and stone academic building which opened in January 2014, and the Chao Center, an academic building that is currently under construction and which is located on the site of the former Kresge Hall.

The renovations of the Soldiers Field Park housing complex are being planned within the context of Harvard's Institutional Master Plan for the district and in coordination with Harvard Business School's planning efforts. The renovations include site and landscape improvements that integrate the Soldiers Field Park landscape into the changing fabric of surrounding sites, while preserving the original architectural character of the buildings.

CONTEXT



AERIAL PHOTOGRAPH

EXISTING CONDITIONS

The four buildings are the product of architect Benjamin Thompson & Associates. They have approximately 739 residents in 478 apartments with a gross floor area of approximately 429,000 square feet. The buildings are composed of brick veneer façades with punched windows and projecting terraces that create a dynamic pattern of recesses and projections.

Large portions of the existing building facades have been refurbished through a restoration program that began in 2008 and will be completed as the four buildings are renovated. The façade restoration program consisted of masonry repairs and re-pointing, painting exterior elements such as balcony soffits, and installing new exterior sealants. Roofing membranes were previously replaced and are generally in sound condition.

CONTEXT



Typical Private Terrace



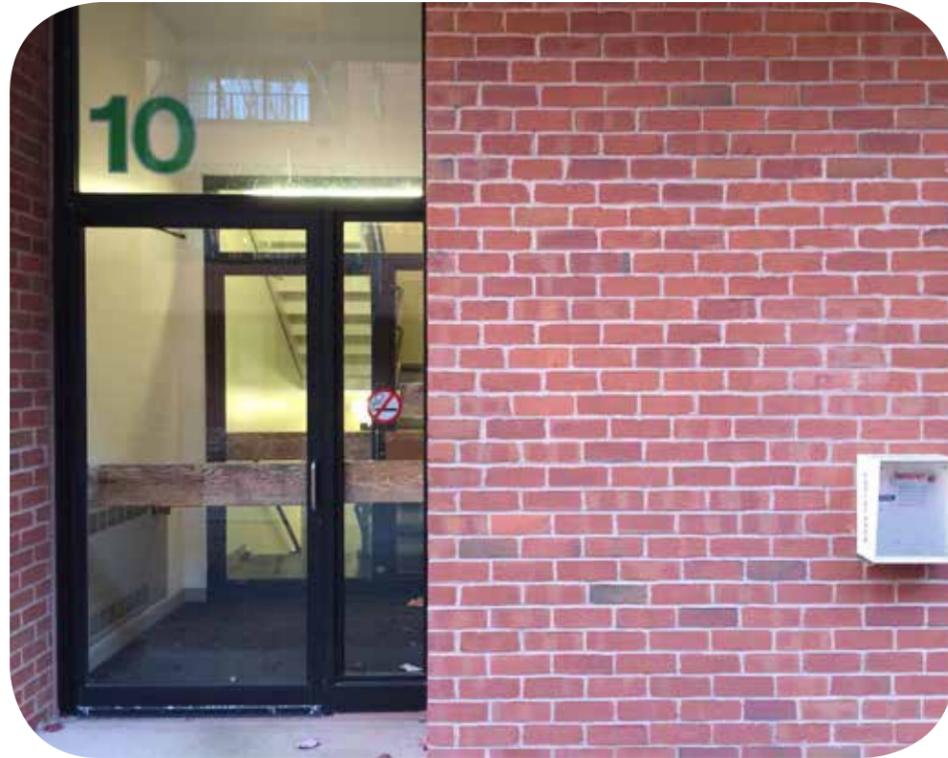
Building 2 at Existing Management Office



Typical Building Entrance (Building 3 Pictured)



Walkway Between Building 3 (left) and Building 4

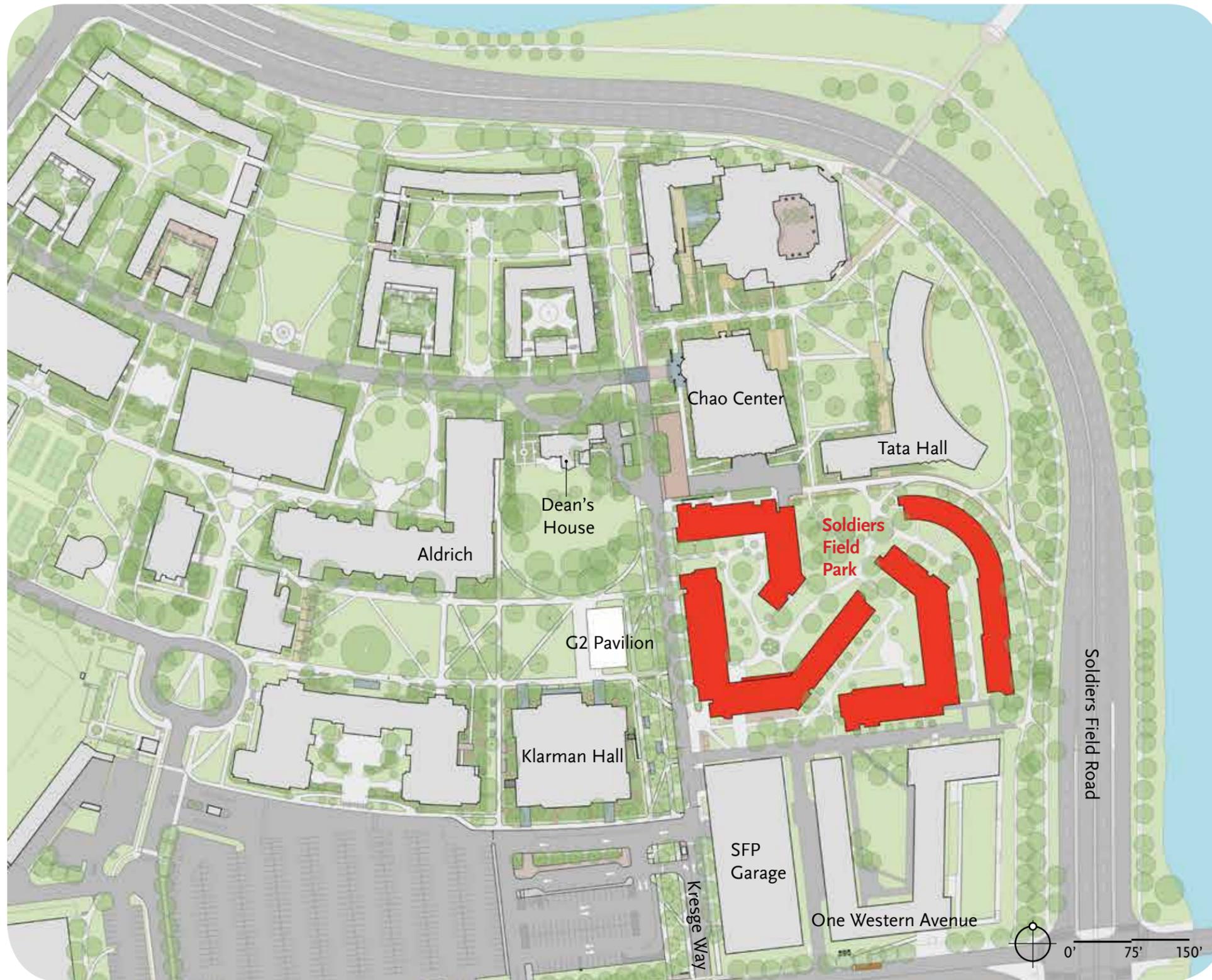


Typical Walk-up Entrance



Kresge Way Frontage (SFP Garage is on Right)

CONTEXT



SITE PLAN WITH PROPOSED PROJECTS

PLANNING CONTEXT

The Soldiers Field Park campus is proximate to an area envisioned for growth and improvements. To the south, the Long-Term Vision presented in Harvard's Institutional Master Plan envisions a Science and Enterprise District along Western Avenue that will accommodate changing research requirements with adaptable facilities, while activating Western Avenue and enhancing public access to open space. To the west, the HBS master plan envisions several new buildings and landscape improvements which will be organized to be complementary to McKim, Mead & White's master plan for the HBS campus. Along the boundary between Soldiers Field Park and the HBS campus is Kresge Way, which is planned to become an important north-south pedestrian corridor that will connect the future Science and Enterprise District on the south to the Charles River on the north.

CONTEXT



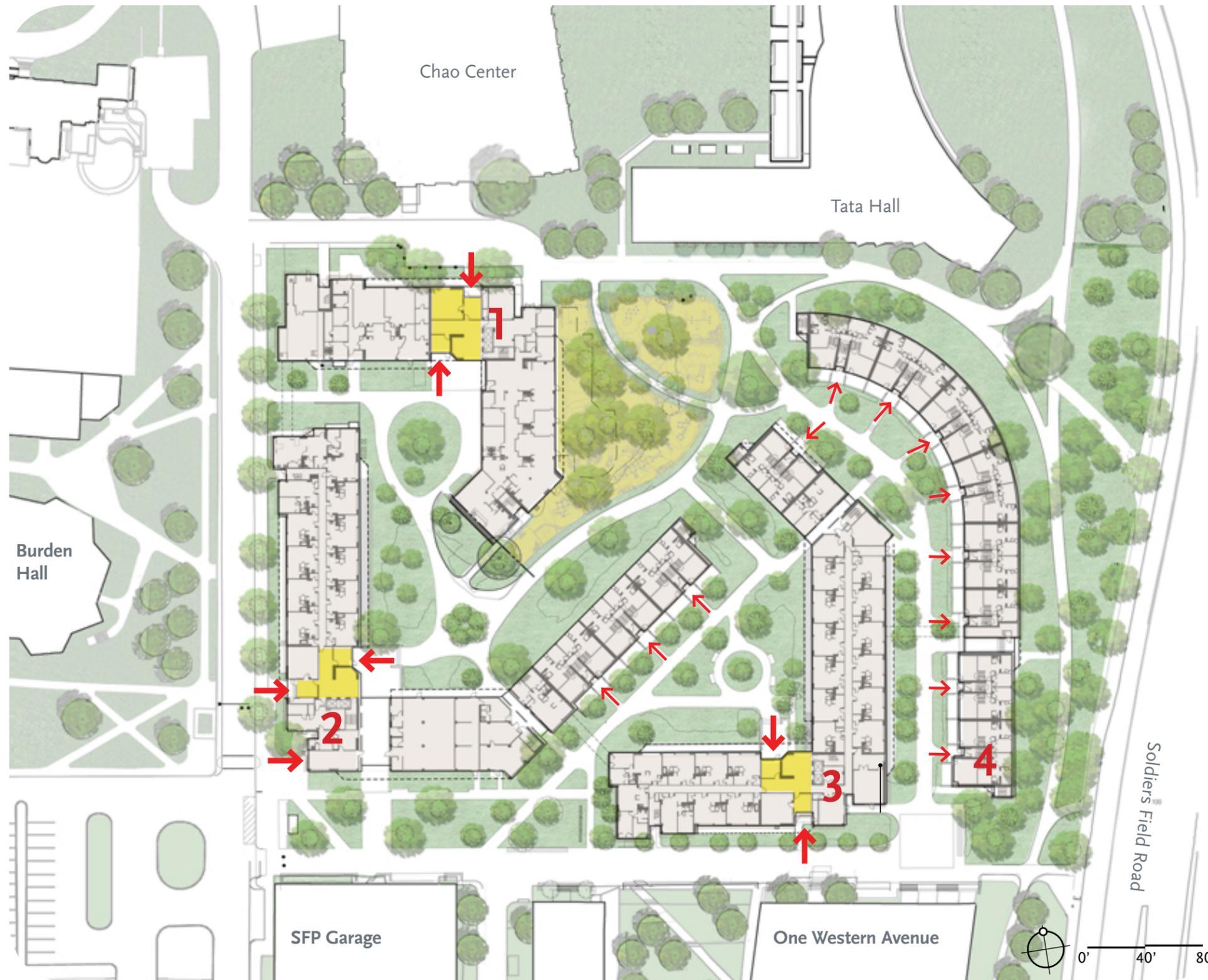
CIRCULATION DIAGRAM

CIRCULATION

The Soldiers Field Park complex includes a network of pedestrian walkways and bicycle paths that provide connection to the surrounding Harvard Business School buildings, and nearby public amenities.

Kresge Way is planned for improvements that will reduce vehicular traffic north of Klarman Hall and will transform the street into a pedestrian oriented north-south connection with new paving, lighting, and plantings.

CONTEXT



- CENTRAL BUILDING ENTRANCE
- WALK-UP BUILDING ENTRANCE

LANDSCAPE EXISTING CONDITIONS PLAN

LANDSCAPE EXISTING CONDITIONS

The siting of the L and U-shaped buildings creates a series of pedestrian pathways which are framed by mature trees and plantings. Several play areas provide recreation space for children in the community.

The courtyard spaces are tranquil and feature many attractive planting areas but suffer from deteriorating pavement, drainage issues, and landscape elements that are in need of replacement. In addition, some pedestrian pathways do not comply with current accessibility codes and site lighting levels are inconsistent and inadequate in some areas.

LANDSCAPE



- CENTRAL BUILDING ENTRANCE
- WALK-UP BUILDING ENTRANCE

PROPOSED LANDSCAPE PLAN

LANDSCAPE IMPROVEMENTS

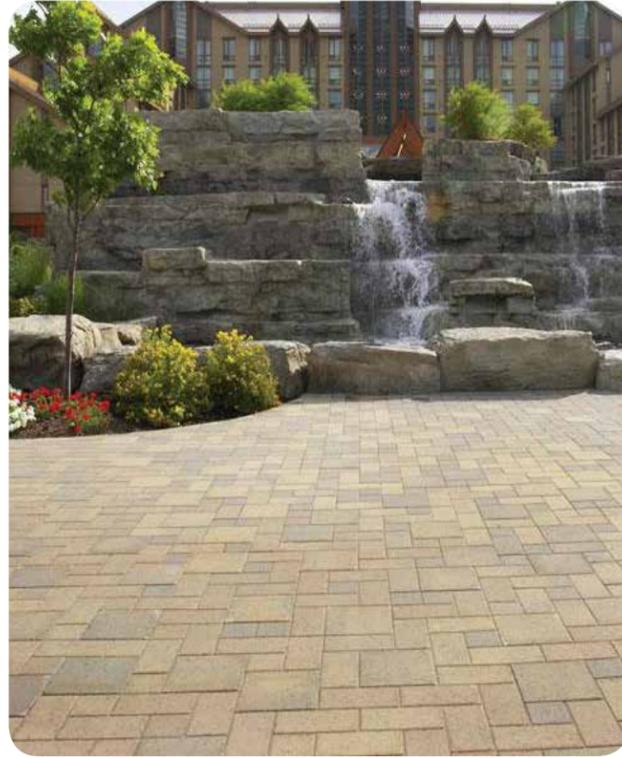
The proposed landscape improvements draw on inspiration from the original design and retain the meandering quality of the paths and curvilinear landscape forms. Various conditions will be created throughout the site, including floral gardens, areas for play and seating, and privacy screens for apartments at grade level. A new ground-level terrace adjacent to the Building 2 common room will provide an additional event space.

The site work includes lighting improvements to accent entrances, walkways, and plantings while providing more uniform lighting levels to reduce glare and enhance safety. Lighting fixture types include pedestrian-scaled posts, bollards, and selective up-lighting to highlight significant trees on the site. Lamp color temperature, fixture type, and fixture spacing have been selected to create comfortable ambient lighting that coordinates with the adjacent One Western Avenue and Tata Hall sites for a contiguous lighting experience. Where practical, the existing building-mounted floodlights will be replaced by new post or bollard fixtures.

LANDSCAPE



Granite Site Stairs



Concrete Pavers



Existing Terrace Screen Wall



Proposed Terrace Screen Wall



Granite Pavers



Brick Edged Pedestrian Walkway



Proposed Terrace Fence

LANDSCAPE MATERIALS

Landscape elements include existing mature trees, newly planted trees, refurbished lawn areas, and elevated planting beds with drought-tolerant and flowering species. In addition, site amenities such as seating, bike racks, and trash receptacles will be added to facilitate the enjoyment of the landscape. The existing brick screen walls that separate the private terraces are in poor condition and will be replaced with wood screen walls. Existing brick-edged pedestrian walkways will be refurbished and will be retained as the standard detail for walking surfaces.

LANDSCAPE



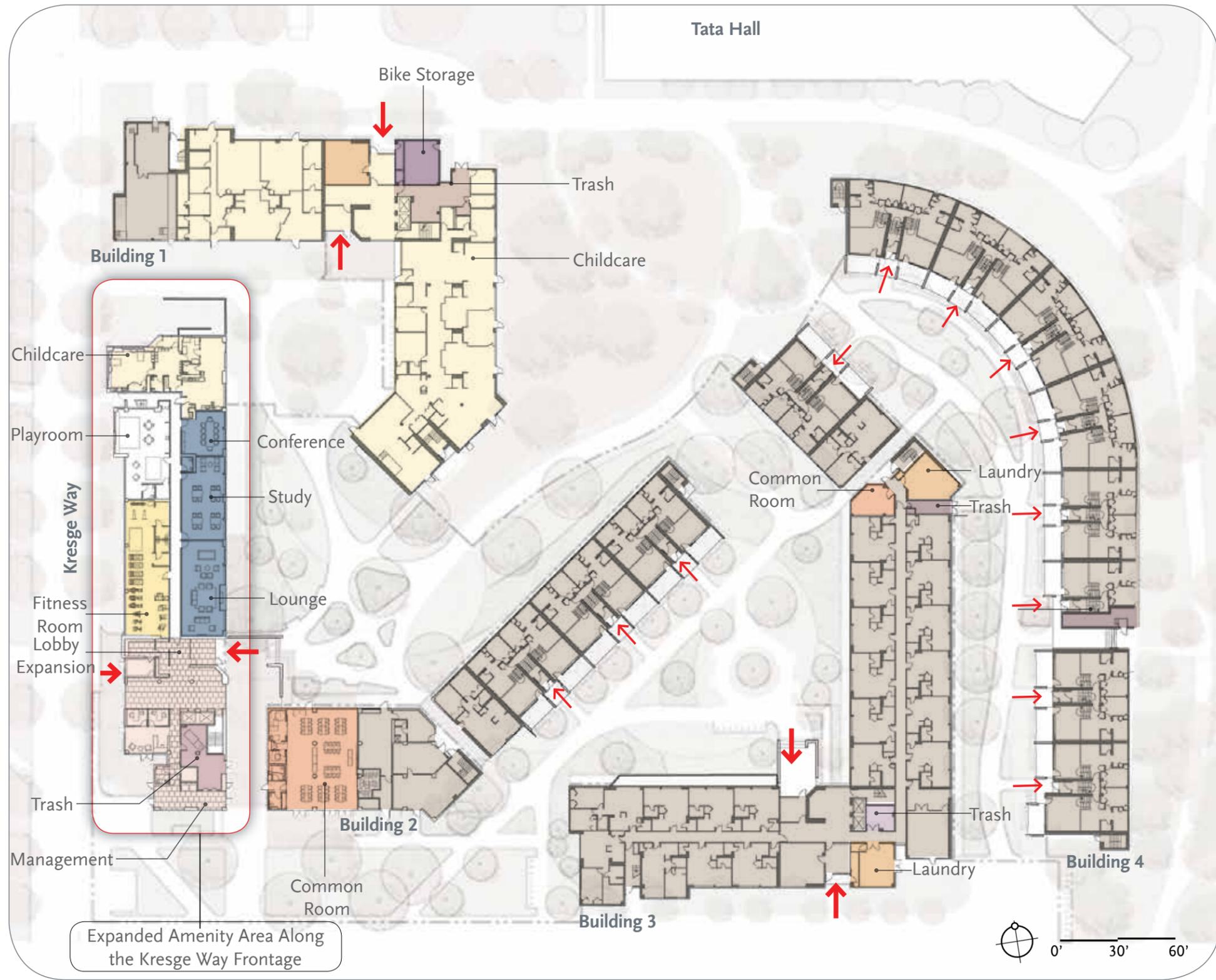
LEGEND

- ➔ CENTRAL BUILDING ENTRANCE
- ➔ WALK-UP BUILDING ENTRANCE

EXISTING AMENITIES

- LAUNDRY
- COMMON AREAS
- BICYCLE STORAGE
- TRASH ROOM
- CHILDCARE

EXISTING GROUND FLOOR USES



PROPOSED GROUND FLOOR USES

LEGEND

- ➔ CENTRAL BUILDING ENTRANCE
- ➔ WALK-UP BUILDING ENTRANCE

PROPOSED AMENITIES

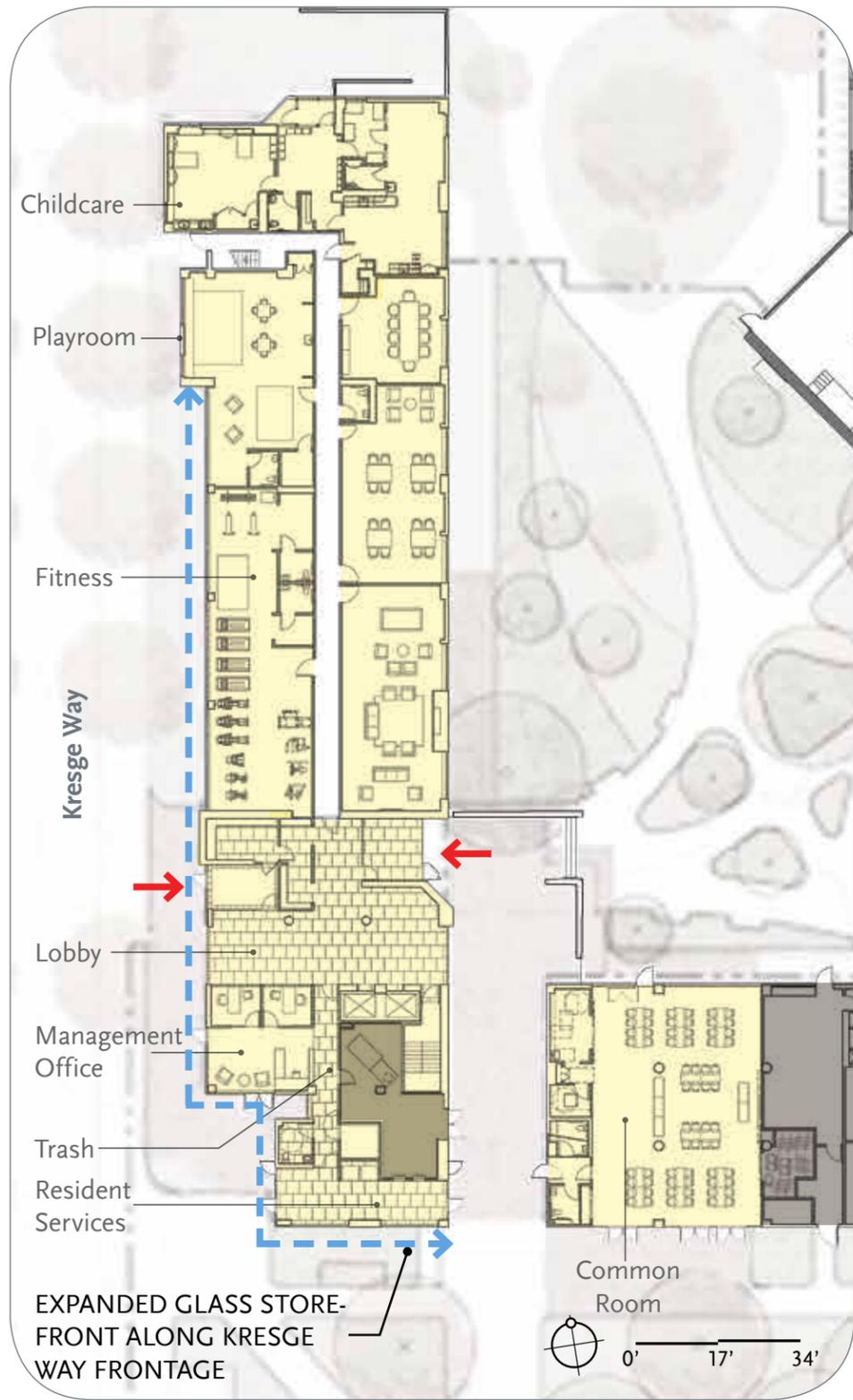
- COMMON AREAS
- BICYCLE STORAGE
- TRASH ROOM
- STUDY/LOUNGE
- LOBBY
- FITNESS
- PLAYROOM
- CHILDCARE

AMENITY AREA IMPROVEMENTS

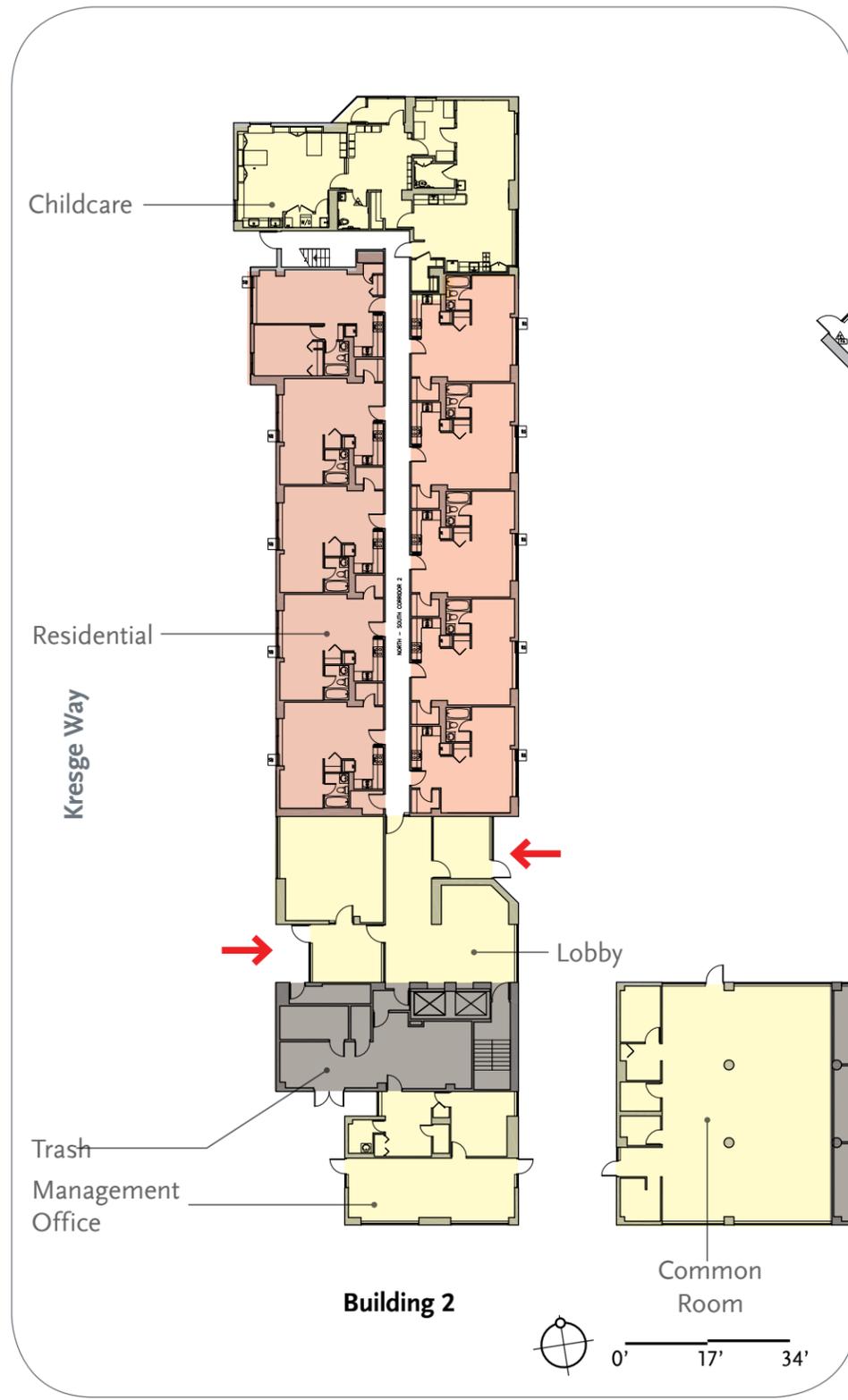
The vision for the Soldiers Field Park housing complex is to modernize the buildings so that they are able to serve the contemporary needs of residents. In that spirit, the project significantly expands the amenity program to promote the well-being of residents, with new spaces for collaboration and study, socialization, and fitness. The expansion is achieved by converting existing ground-floor apartments into amenity spaces that include study rooms, conference rooms, a lounge, a fitness center, and a children's play room.

The expanded amenities will be located on the ground floor of Building 2 along Kresge Way to further activate the edge of this important pedestrian connection.

Also along Kresge Way, the existing child care center on the ground floors of Buildings 1 and 2 is expected to remain, as will the management office on the ground floor of Building 2.



PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

LEGEND

-  BUILDING ENTRANCE
-  ACTIVE USES
-  RESIDENTIAL
-  BACK-OF-HOUSE

AMENITY AREA IMPROVEMENTS

To further contribute to the activation of Kresge Way and to enhance daylighting in the amenity areas, significant portions of brick wall cladding on the ground floor of Building 2 will be replaced by vision glass in a storefront system.

ARCHITECTURE



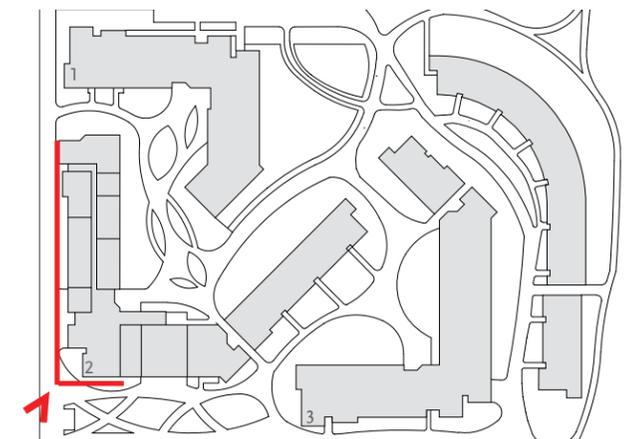
ENTRANCE IMPROVEMENTS

Buildings 1, 2, and 3 each have a central entrance, lobby, and elevator core providing access to the apartments. The existing entrances are small portals recessed into the surrounding brick without architectural treatment to identify the entrance. To enhance wayfinding and to articulate the entrances on the facades, architectural elements including canopies and wall cladding are being proposed. The canopies will also serve to provide shelter in winter months from falling ice that collects on scuppers above.

The studies included consideration for the restrained materials palette on the existing buildings which is limited to red brick, glass, and black metal for door and window frames, balcony railings, and trim elements. In addition, wood is used at building entrance doors and sidelights as horizontal rails to protect the glass.



INITIAL ENTRANCE STUDIES



ARCHITECTURE



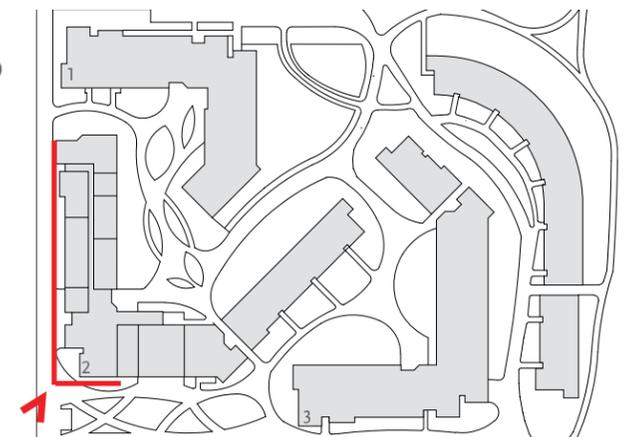
KRESGE WAY FRONTAGE IMPROVEMENTS



KRESGE WAY FRONTAGE IMPROVEMENTS

Along the Kresge Way frontage, the management office, service spaces, and the Building 2 main entrance will be reconfigured so that existing brick can be removed and nearly all of the ground-floor frontage along Kresge Way can be clad in glass storefront to activate Kresge Way and strengthen the connection between the interior and the surrounding landscape.

EXISTING RED BRICK TO REMAIN, TYPICAL



ARCHITECTURE

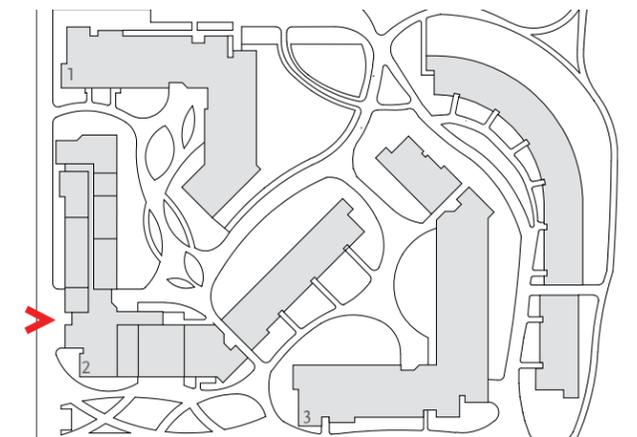


KRESGE WAY FRONTAGE IMPROVEMENTS



KRESGE WAY FRONTAGE IMPROVEMENTS

In addition to enhancing the Kresge Way frontage with glass storefront, wood is proposed as a wall and soffit finish material at building entrances based on its existing use at entrances, connection to nature, and warm and inviting character.



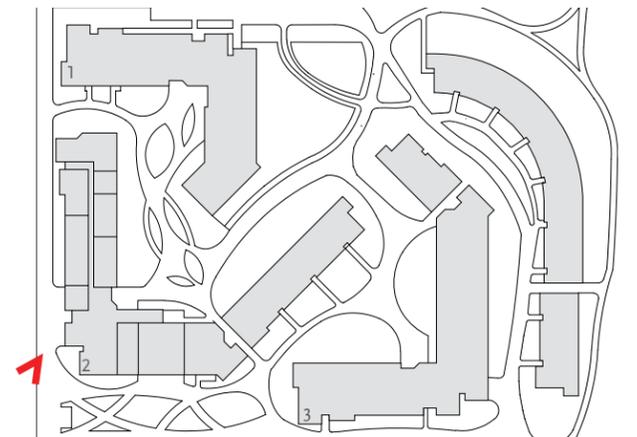
ARCHITECTURE



BUILDING TWO ENTRANCE IMPROVEMENTS



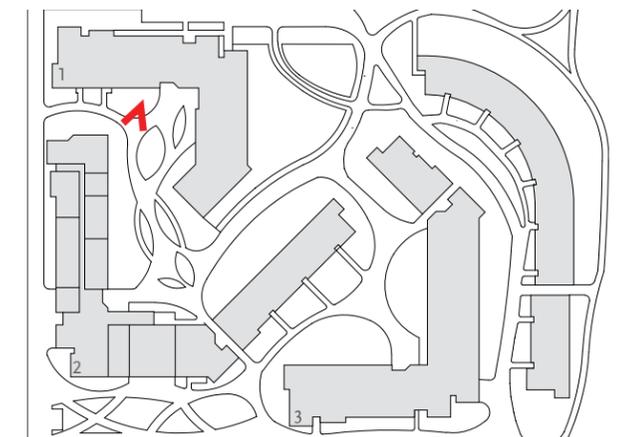
ALTERNATIVE ORIENTATION OF WOOD WALL



ARCHITECTURE



BUILDING ONE ENTRANCE IMPROVEMENTS (BUILDING THREE IS SIMILAR)



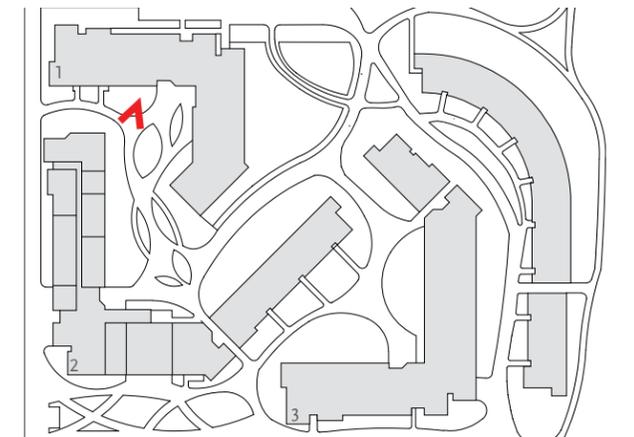
ARCHITECTURE



BUILDING ENTRANCE IMPROVEMENTS



INITIAL ENTRANCE STUDY



ARCHITECTURE



RENOVATION PHASES

The Soldiers Field Park renovation will be implemented in four construction phases as follows:

- Construction Phase 1 (Building 4) June 2016 May 2017
- Construction Phase 2 (Building 3) June 2017 August 2018
- Construction Phase 3 (Building 2) August 2018 November 2019
- Construction Phase 4 (Building 1) November 2019 September 2020

PHASING PLAN

PHASING