

# BCDC Sub-Committee Meeting October 30, 2018

## 1 Dock Square

The transformation of the 1970's Dock Square parking structure and surrounding sidewalks into a new residential community on the Greenway.

- New pedestrian streetscape experiences
- Open spaces in keeping with the spirit of the Greenway
  - New Retail engaging the Greenway
  - 181 new home-ownership units

# BCDC Sub-Committee Meeting Agenda

## 10/30/2018

- Previous Designs
- Comments from last meeting (10/23)
- Residential Massing comparisons with street views
  - 125' Donut shape
  - 155' V-shape
  - Low Tower with podium
  - Tower
  - Pencil tower

## I. Comments from last BCDC Meeting 10/23/2018:

- Building too large, “wall effect” should be avoided
- Greenway height maybe not as critical as city-side height
- More views are needed from street level
- Explore a point tower massing in lieu of a lower massing



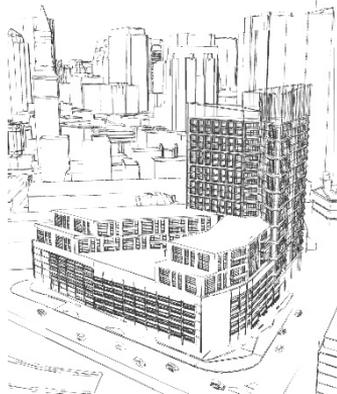
# I. Massing Comparisons



**1 Donut**  
Height: 125'  
Area: 201,500 gsf



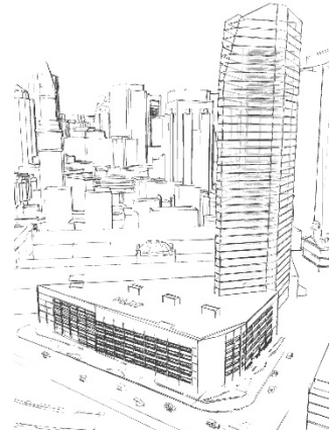
**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf



**4 Tower**  
Height: 370'  
Area: 260,000 gsf



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View on greenway



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View on greenway



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View on greenway



**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View on greenway



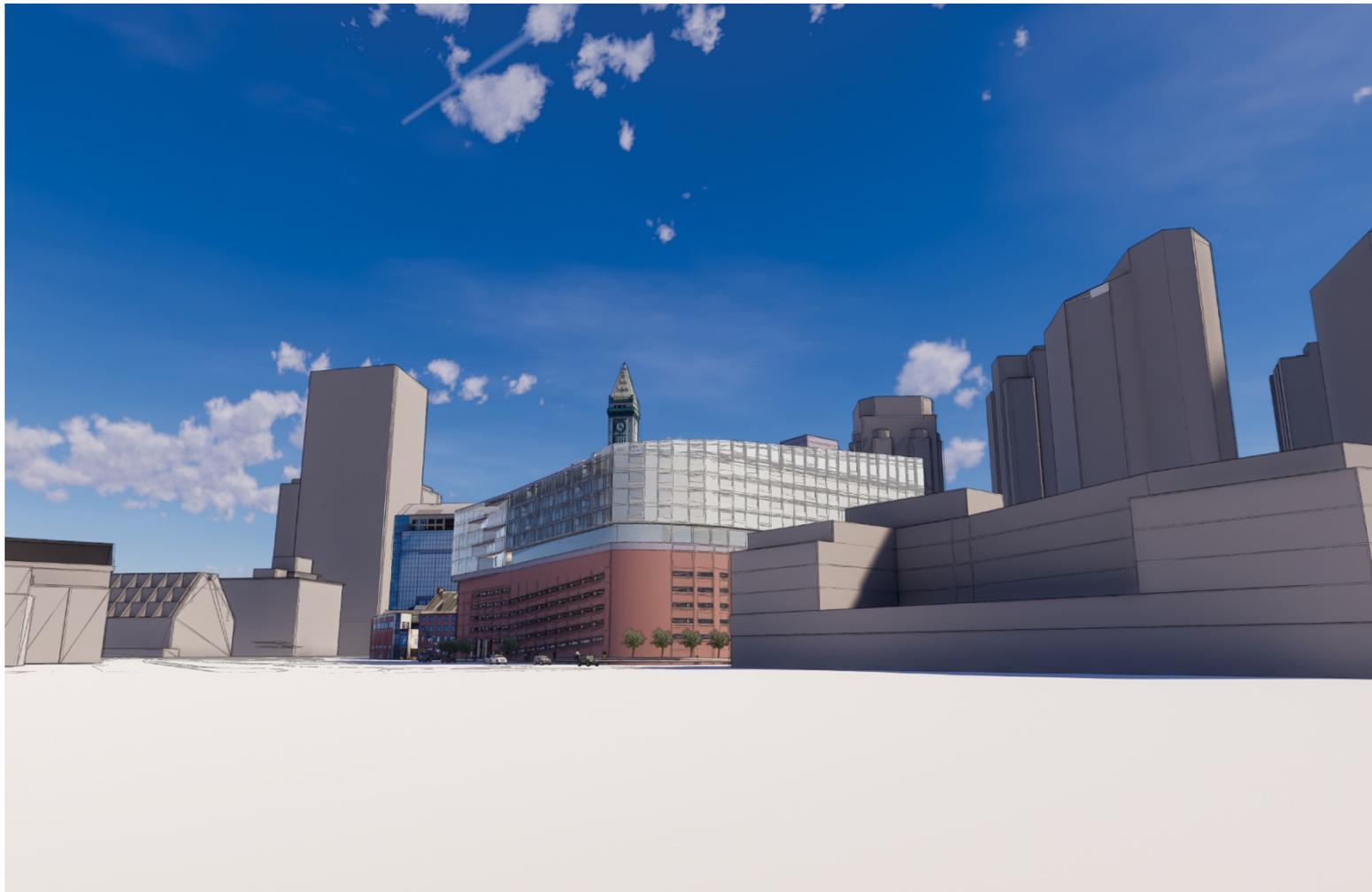
**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View on greenway



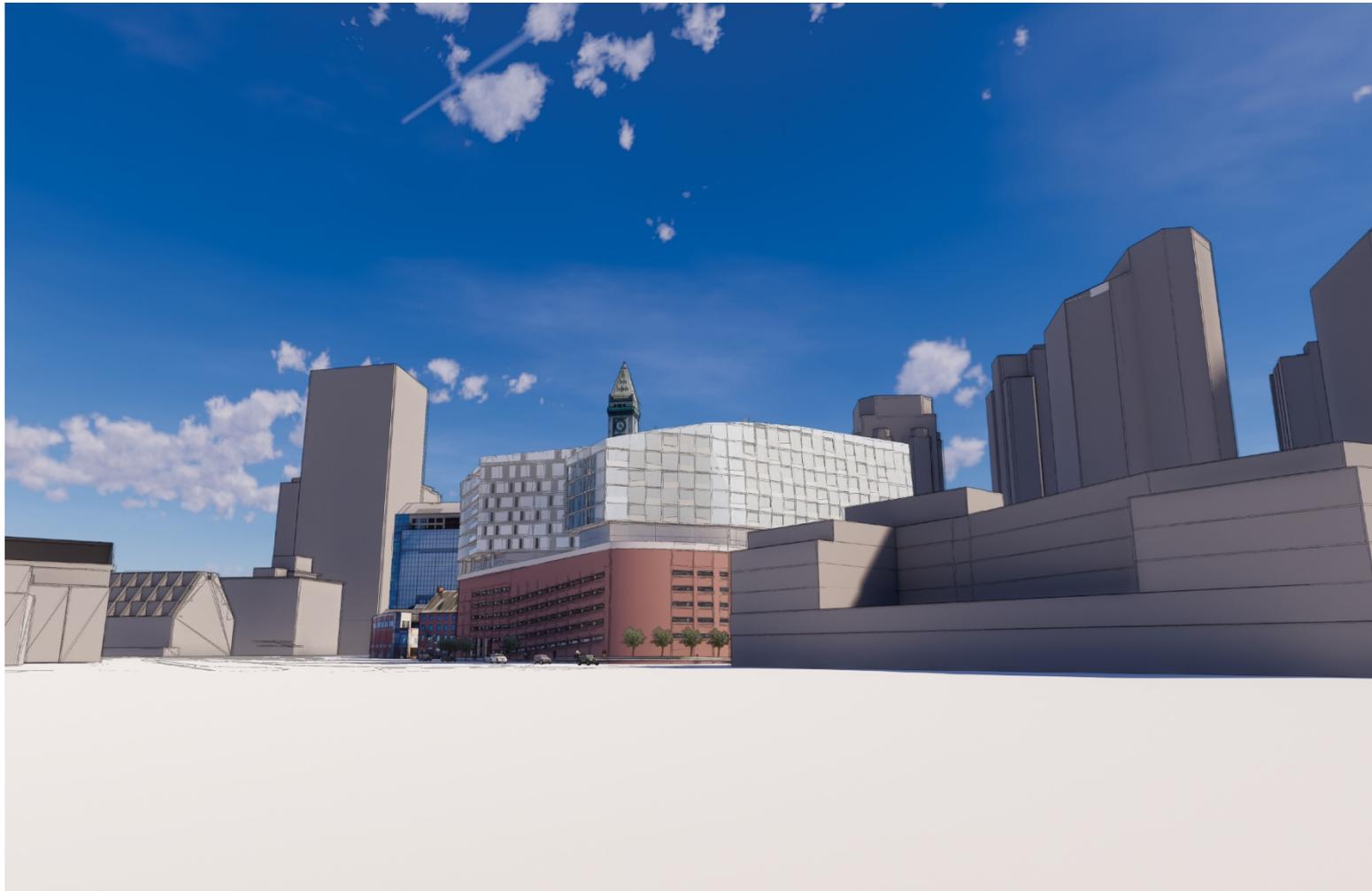
**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View at Hanover & Cross



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View at Hanover & Cross



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View at Hanover & Cross



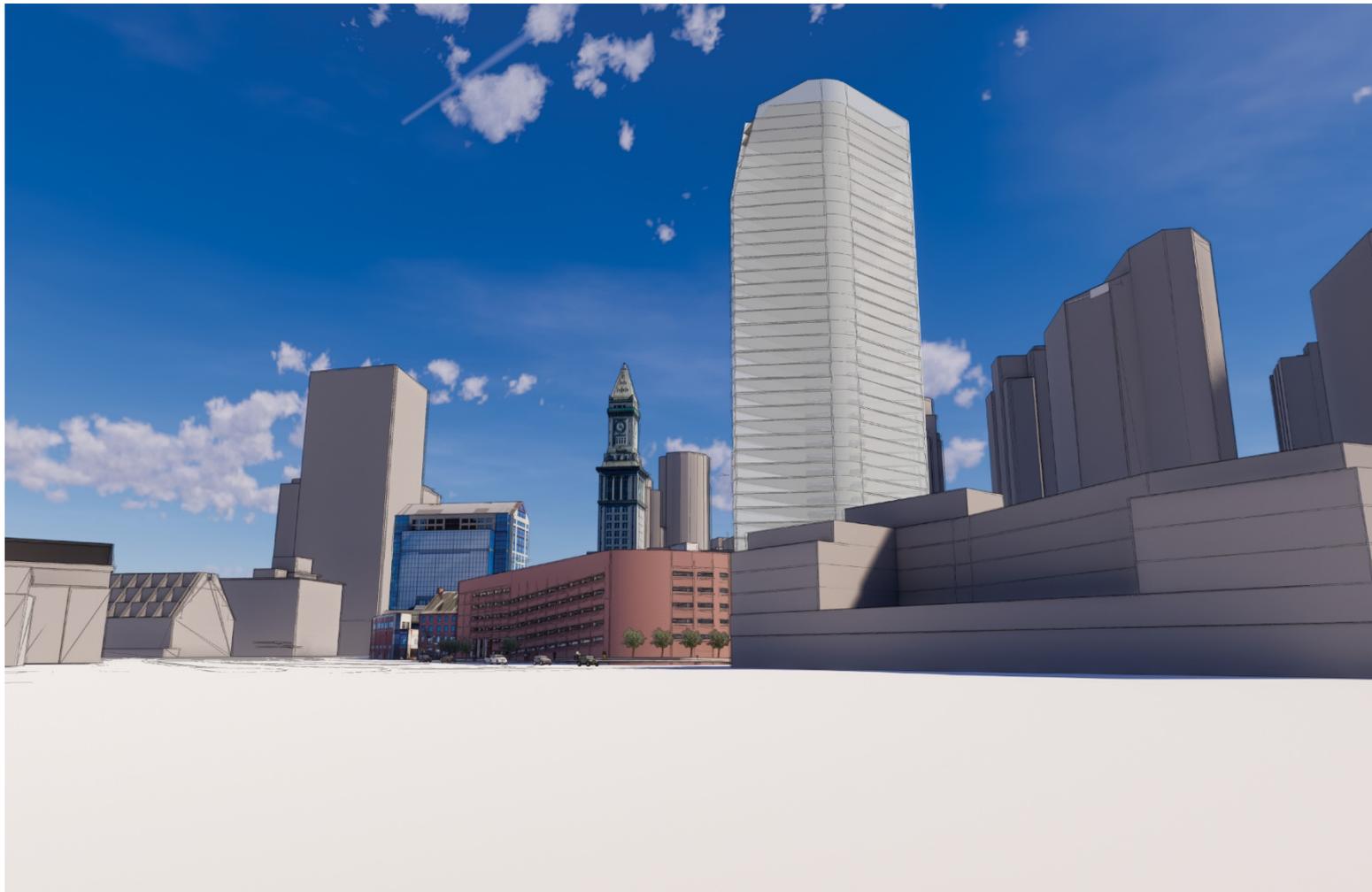
**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View at Hanover & Cross



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View at Hanover & Cross



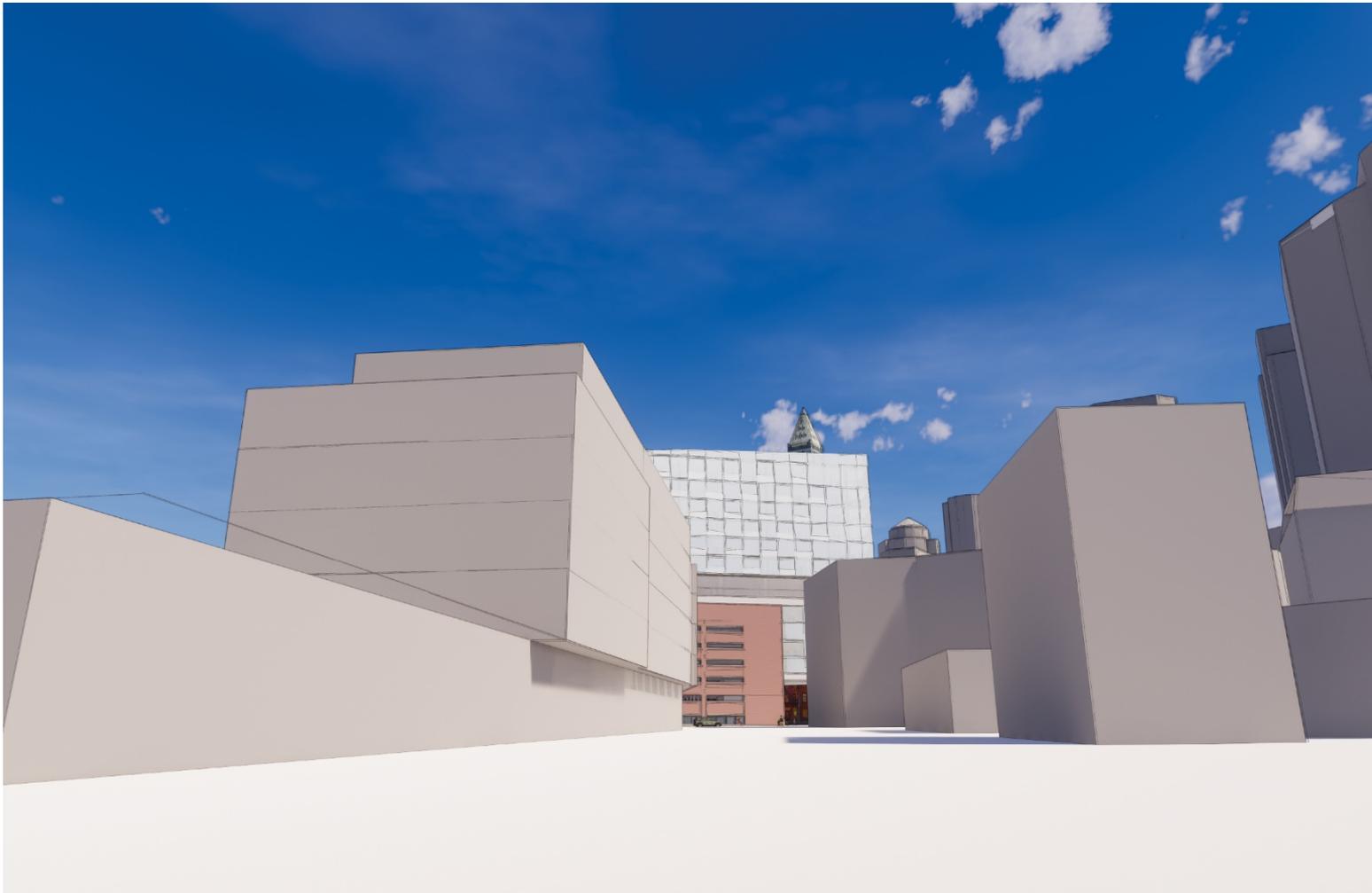
**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View at Blackstone Block



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View at Blackstone Block



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View at Blackstone Block



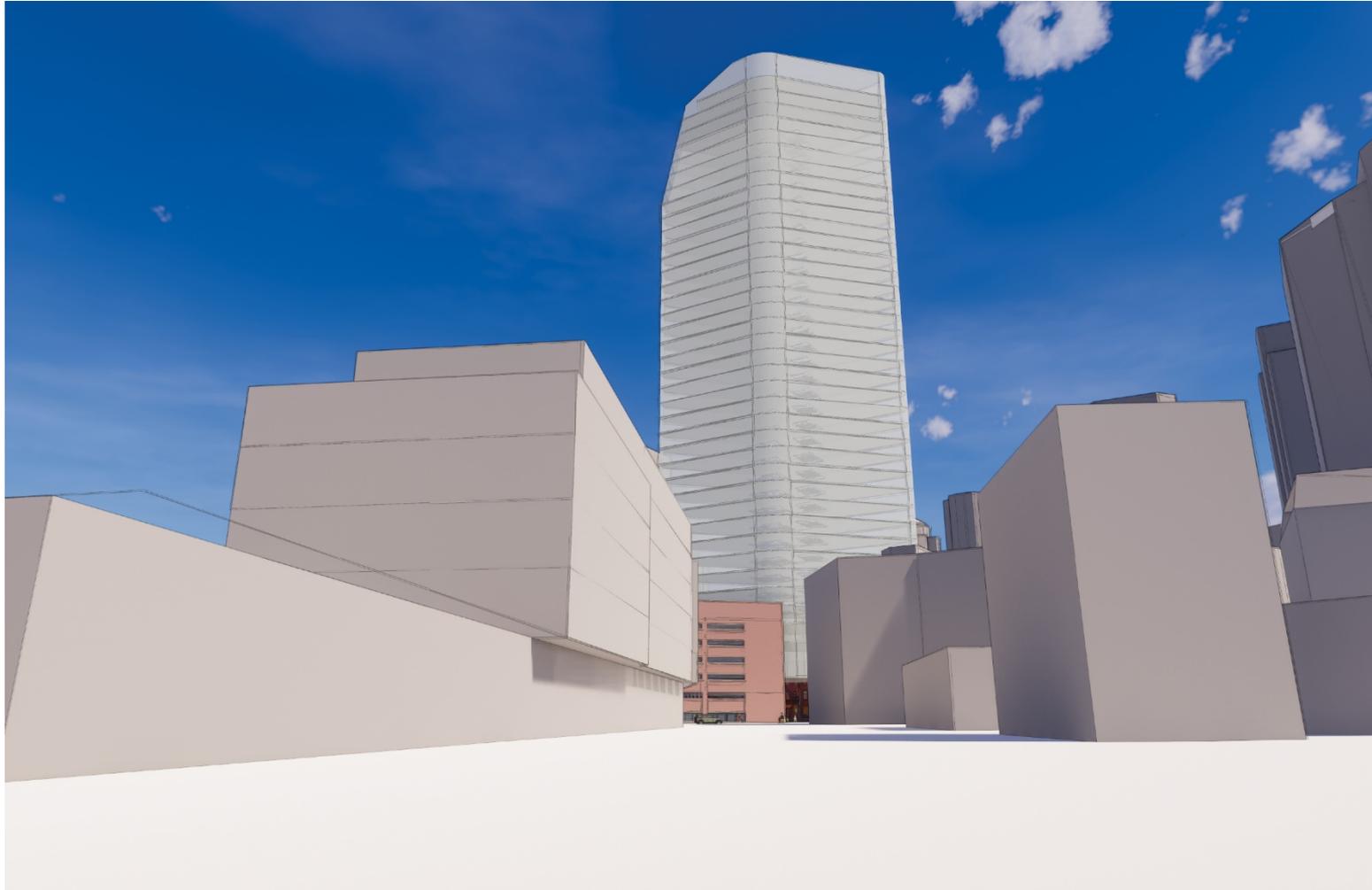
**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View at Blackstone Block



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View at Blackstone Block



**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View from Faneuil Hall Marketplace



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View from Faneuil Hall Marketplace



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View from Faneuil Hall Marketplace



**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View from Faneuil Hall Marketplace



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View from Faneuil Hall Marketplace



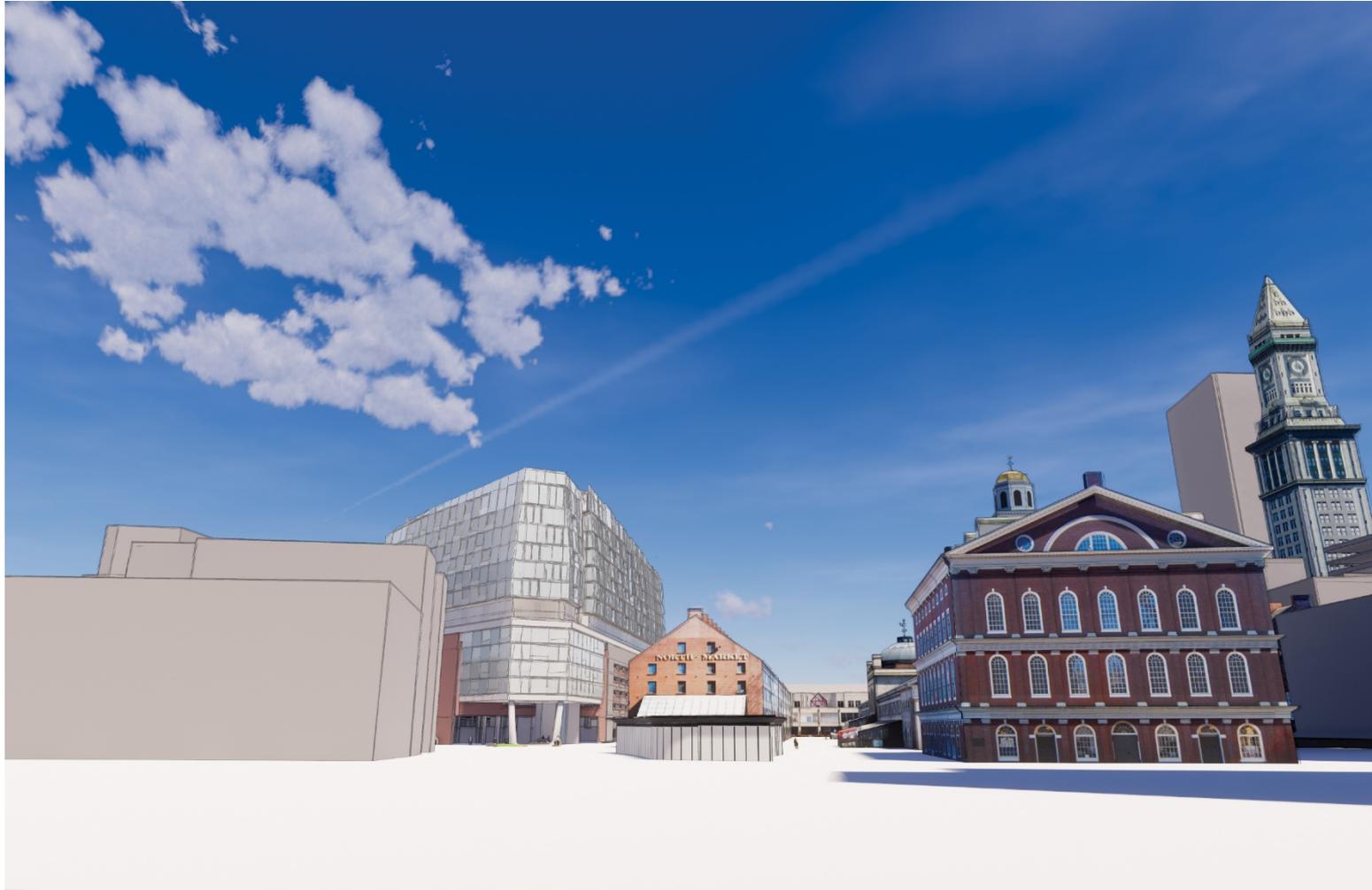
**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View from City Hall



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View from City Hall



# 3 Tower + Podium

Height: 237' & 120'

Area: 260,000 gsf

View from City Hall



**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View from City Hall



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View from City Hall



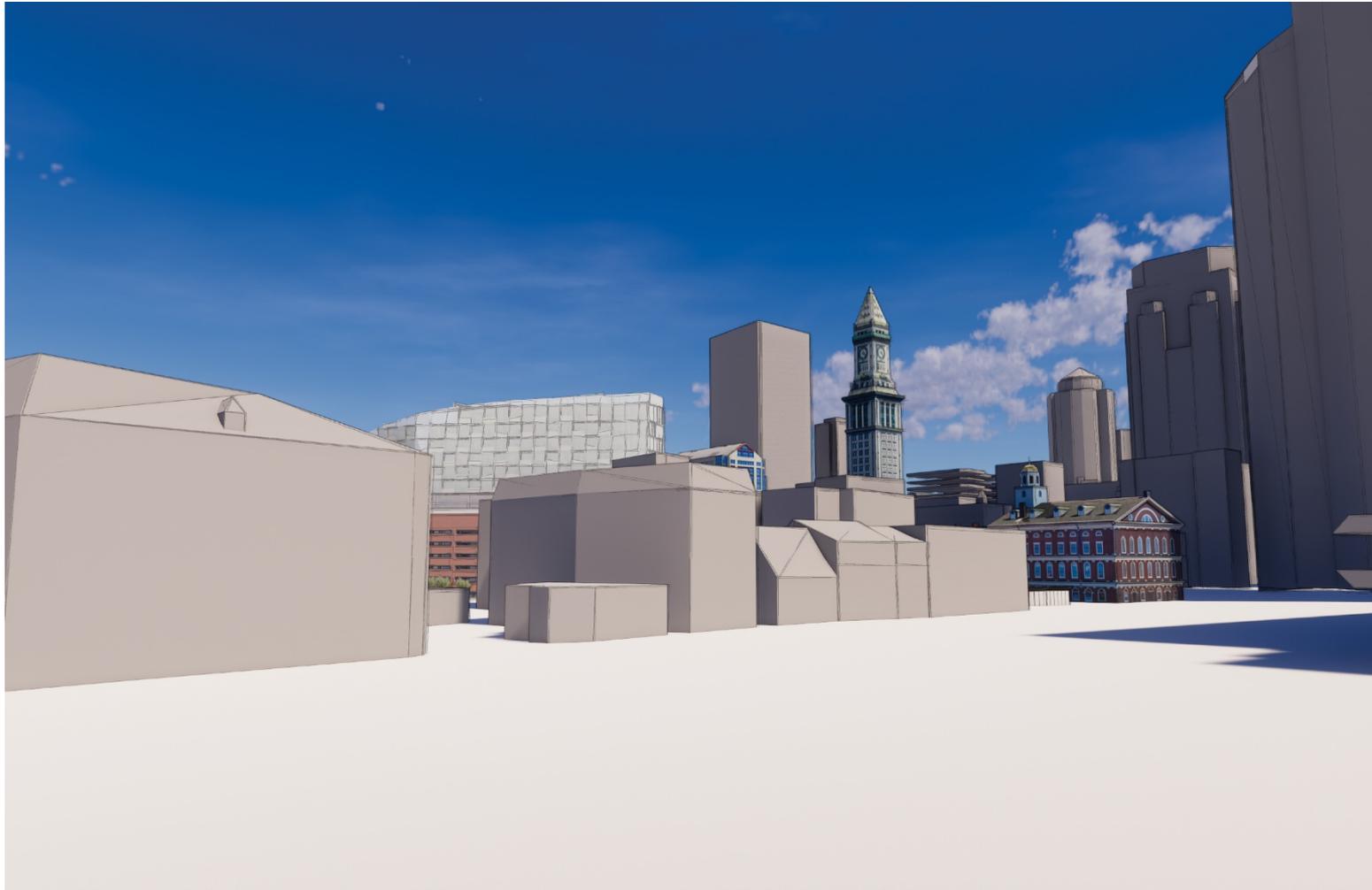
**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View from City Hall Plaza



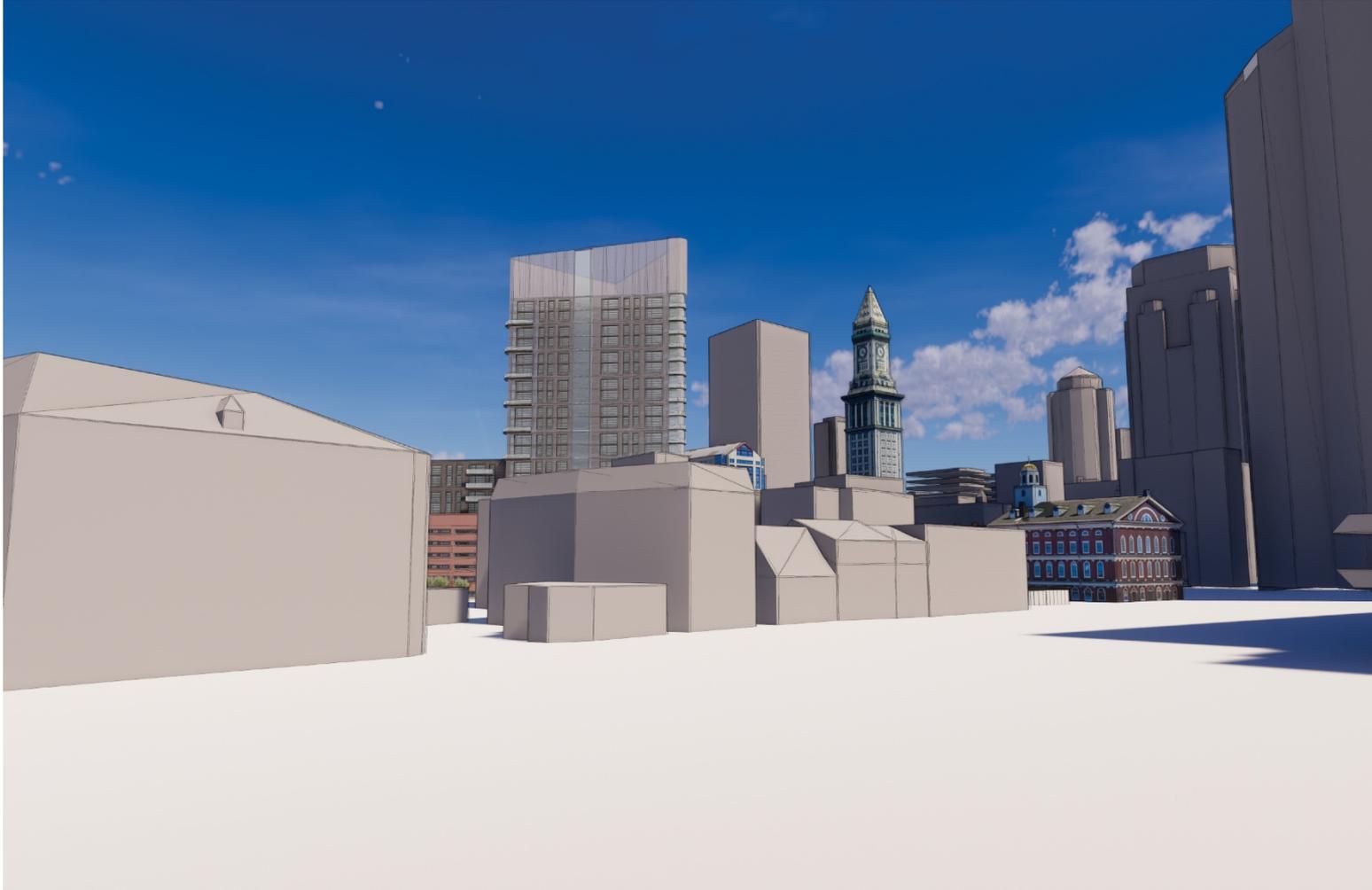
**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View from City Hall Plaza



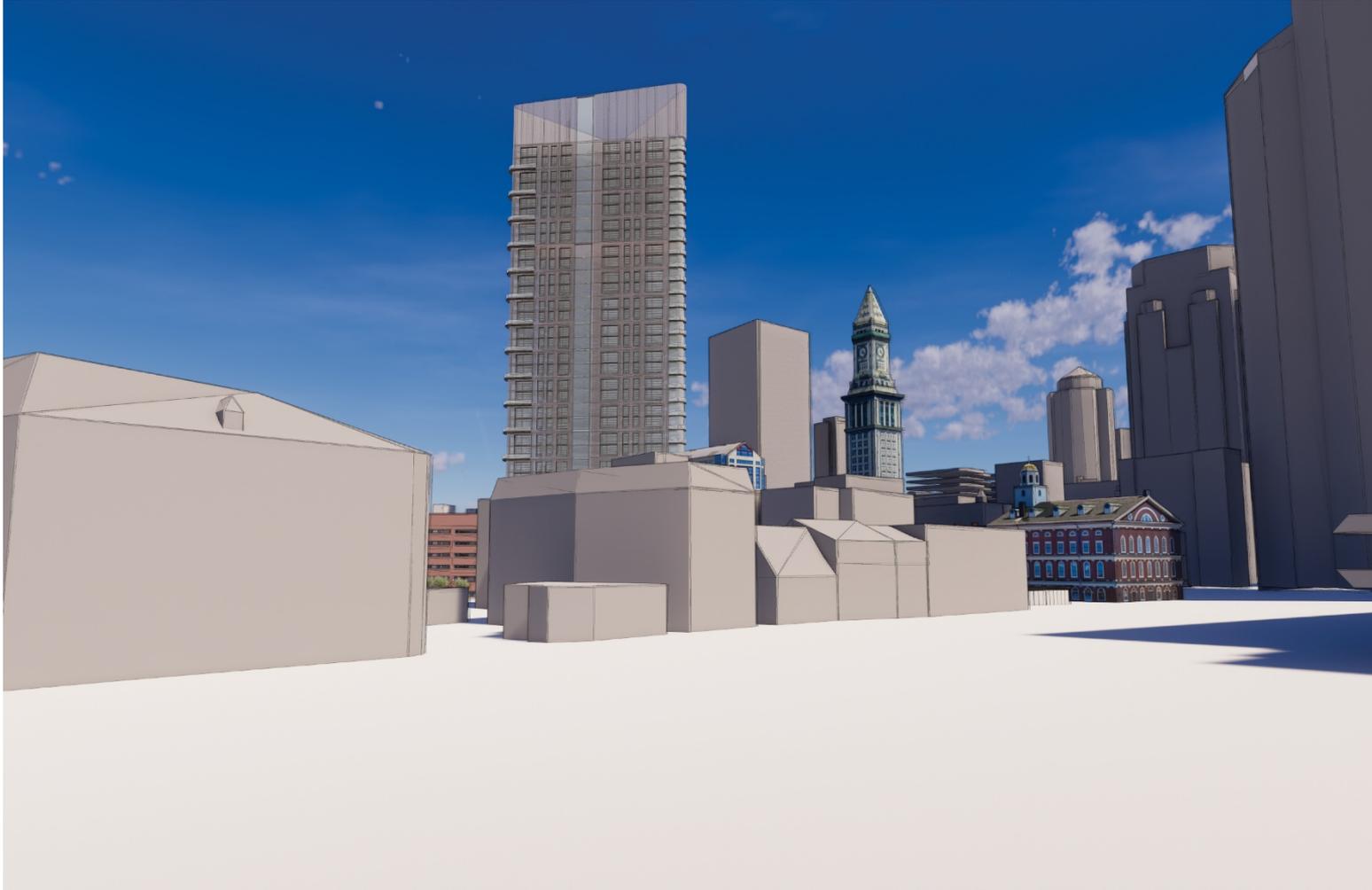
**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View from City Hall Plaza



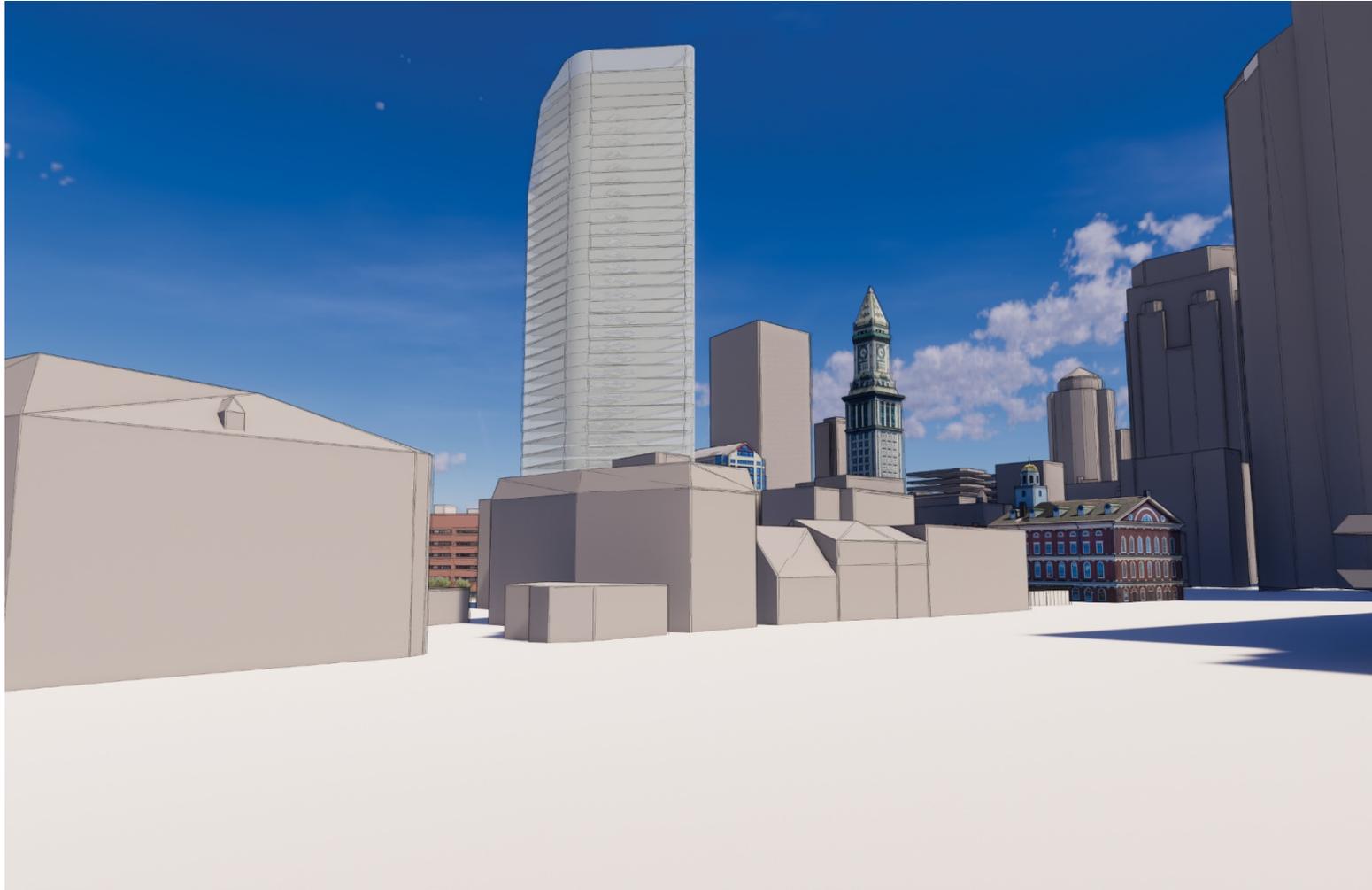
**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View from City Hall Plaza



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View from City Hall Plaza



**1 Donut**  
Height: 125'  
Area: 201,500 gsf

View from Congress St.



**2 V-Shape**  
Height: 155'-8"  
Area: 245,670 gsf

View from Congress St.



**3 Tower + Podium**  
Height: 237' & 120'  
Area: 260,000 gsf

View from Congress St.



**4 Tower**  
Height: 370'  
Area: 260,000 gsf

View from Congress St.



**5 Pencil Tower**  
Height: 450'  
Area: 260,000 gsf

View from Congress St.

