

**JULY 23RD BCDC COMMITTEE MEETING**

**3368 WASHINGTON STREET / JAMAICA PLAIN**

07/23/19

**RODE**



**Pine Street Inn**  
Ending Homelessness

THE **COMMUNITY**  
**BUILDERS**

## BCDC 07.09.19

- / URBAN ANALYSIS
- / BUILDING MASSING
- / LANDSCAPE / PLAN LAYOUTS
- / FACADE STUDIES

## BPDA 07.9.19

- / TRAFFIC AND TRANSPORTATION CONCERNS - FOLLOW UP TRANSPORTATION MEETING SCHEDULED
- / REDUCE CURB CUTS ALONG WASHINGTON
- / ACTIVATION OF CORNER FACING GREEN STREET INTERSECTION
- / INCREASE SIZE OF COURTYARD

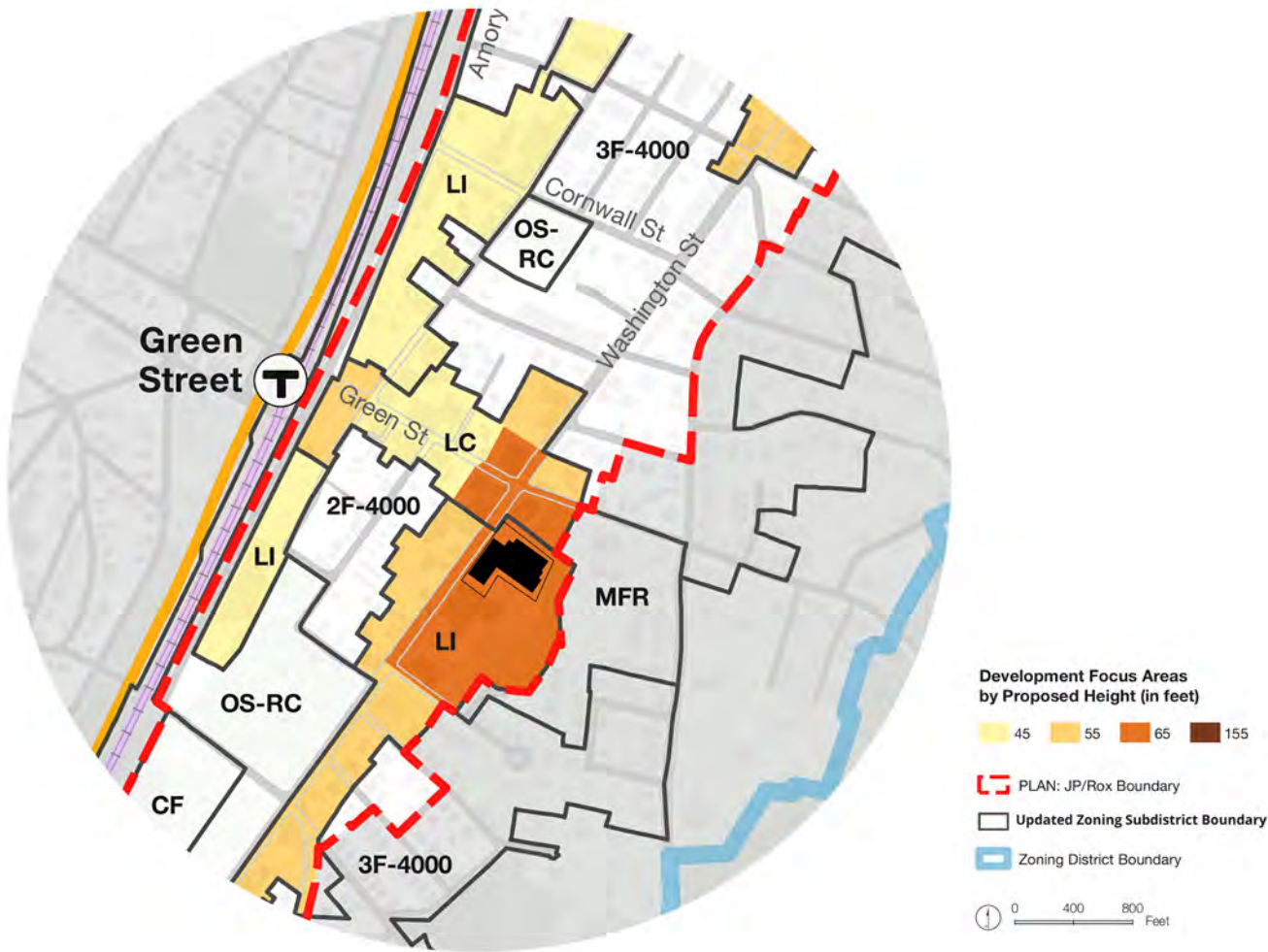
## COMMUNITY 07.18.19

- / POSITIVE RESPONSE TO DESIGN AND URBAN STRATEGY
- / BUT CONCERNS WITH JP ROX INTERPRETATION
- / MORE ACTIVATION OF STREET FRONT ALONG WASHINGTON
- / OVERALL MATERIALITY OF THE BUILDING



# URBAN ANALYSIS

/ UNDERSTANDING SITE CONTEXT - EXISTING CONDITIONS







/ EXISTING CONDITIONS







/ PROPOSED APPROVED







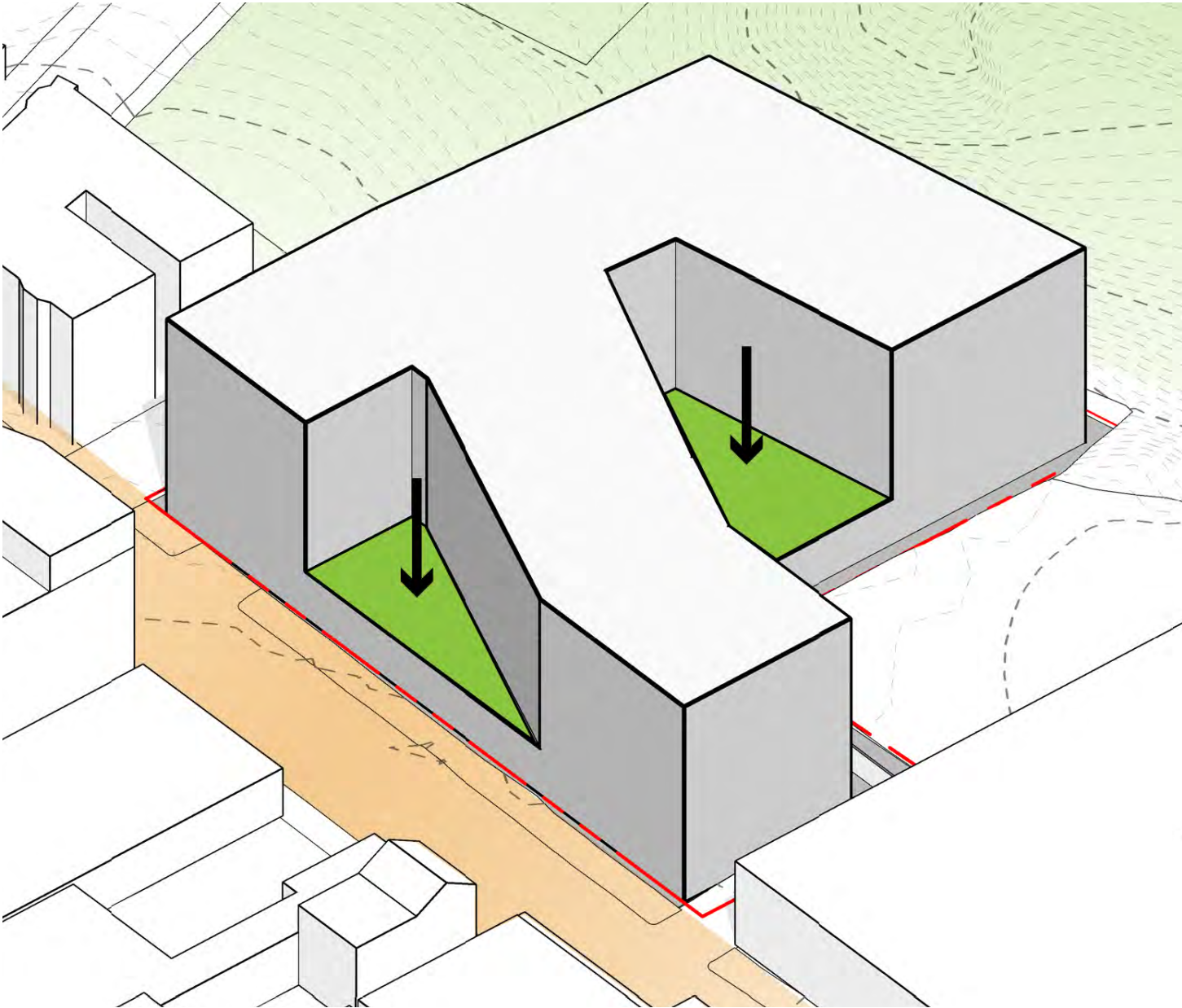
/ FUTURE POTENTIAL



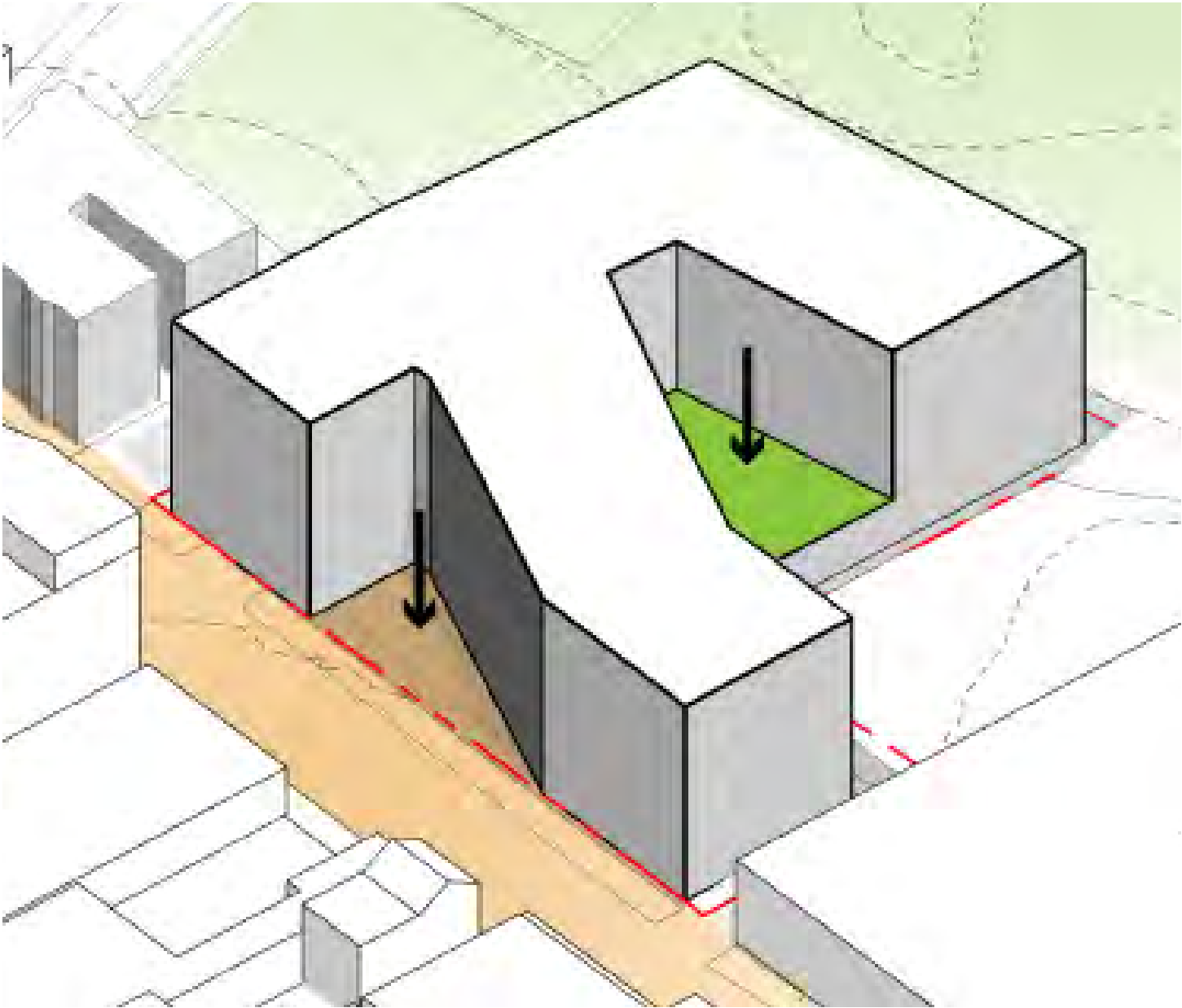


## BUILDING MASSING

- / COURTYARD SCALE AND DISTANCE ACROSS WINDOWS
- / COUTYARD BUILDING TYPOLOGIES
- / SYMMETRY IN SETBACKS ALONG WASHINGTON STREET
- / VOLUME MASSES DISJOINTED
- / EVOLUTION OF MASSING

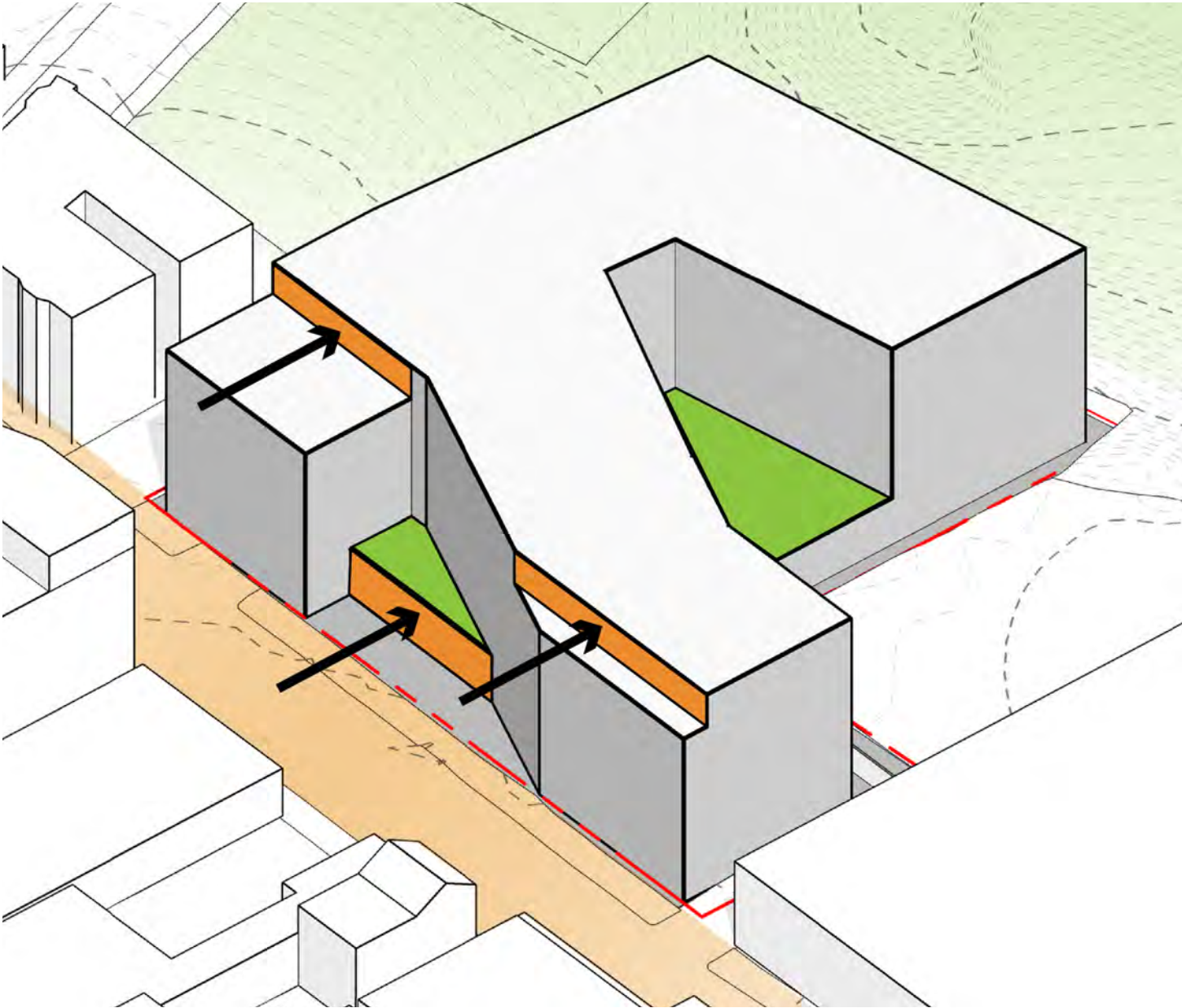


/ PNF

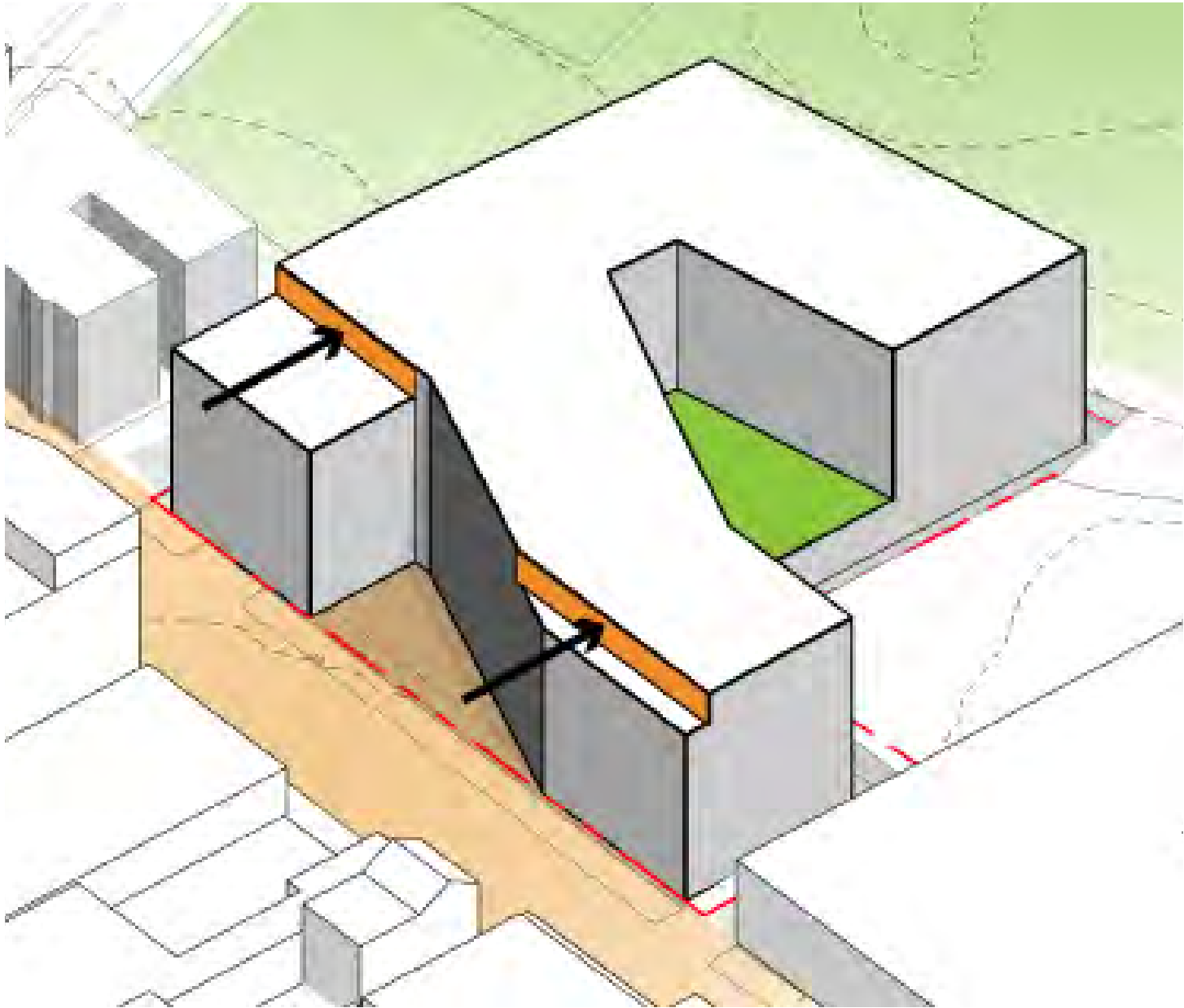


/ PROPOSED



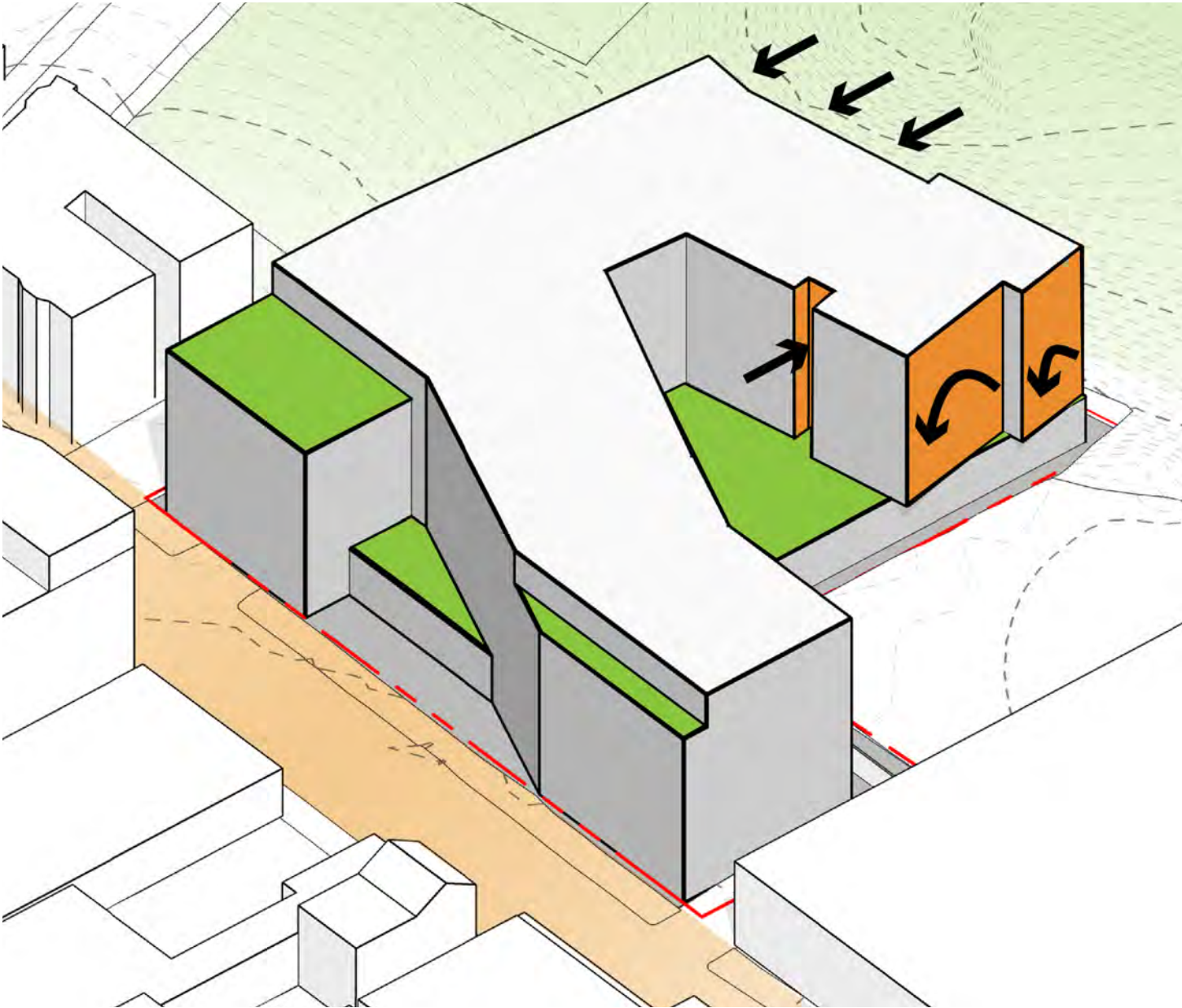


/ PNF

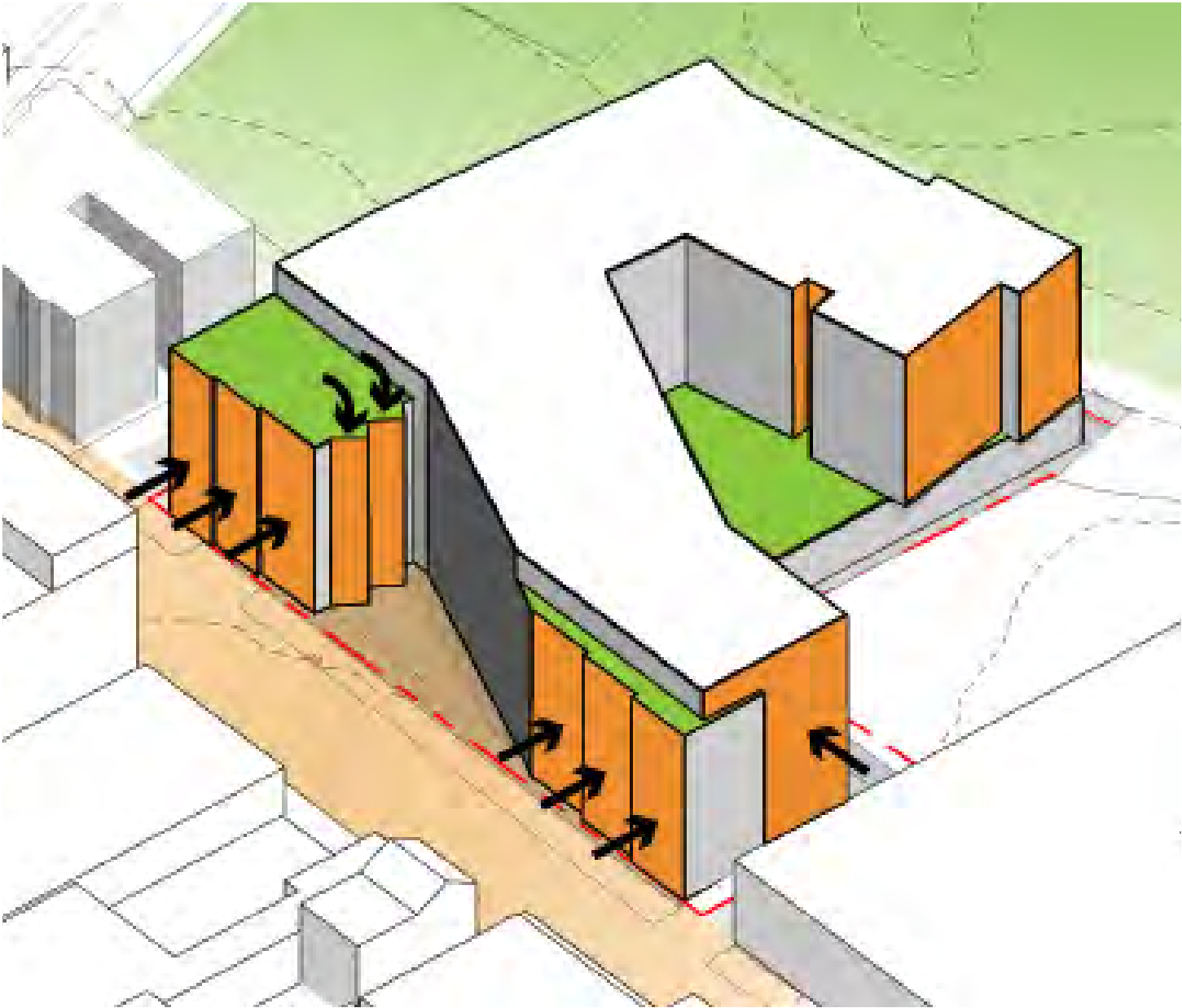


/ PROPOSED



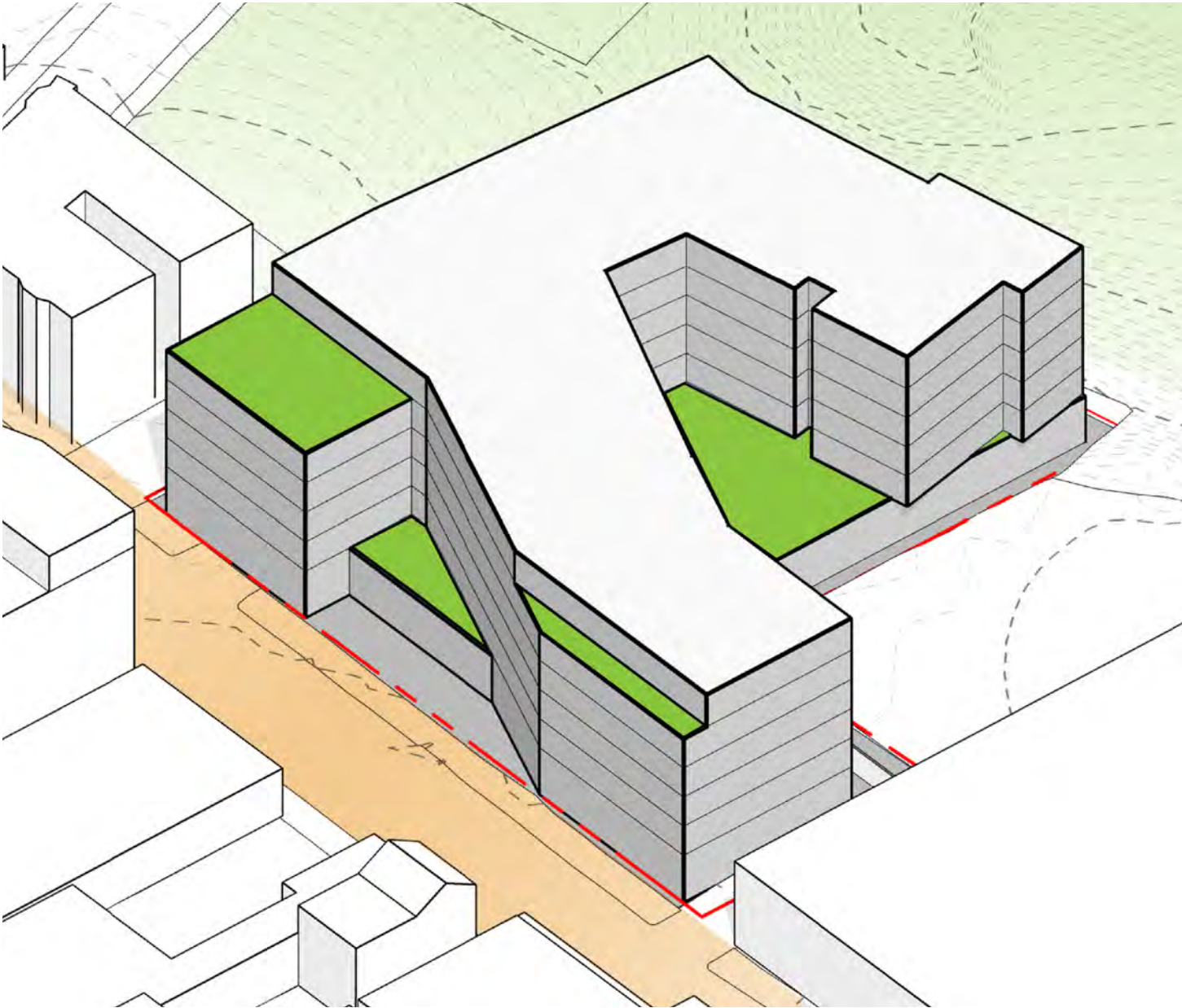


/ PNF

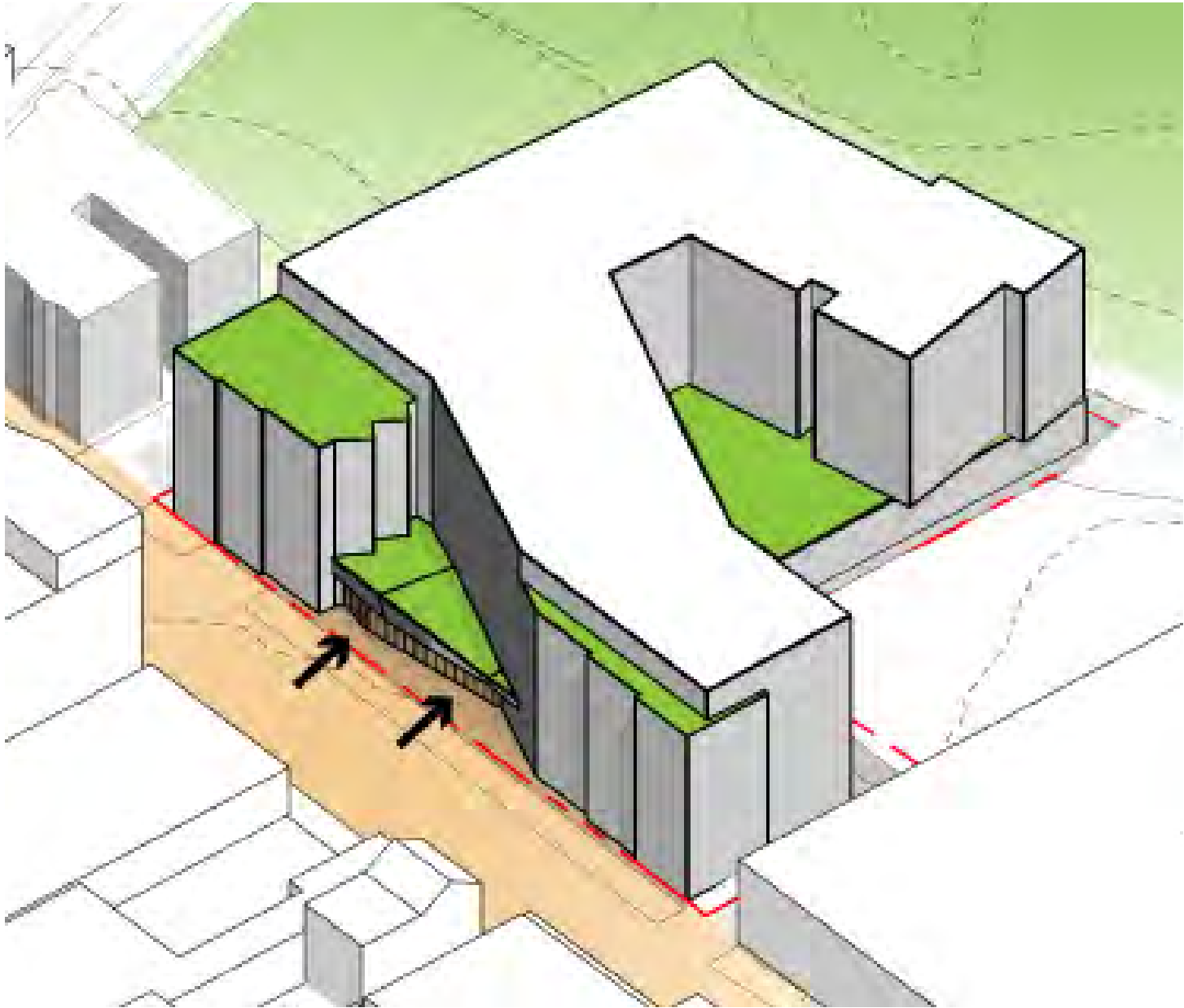


/ PROPOSED



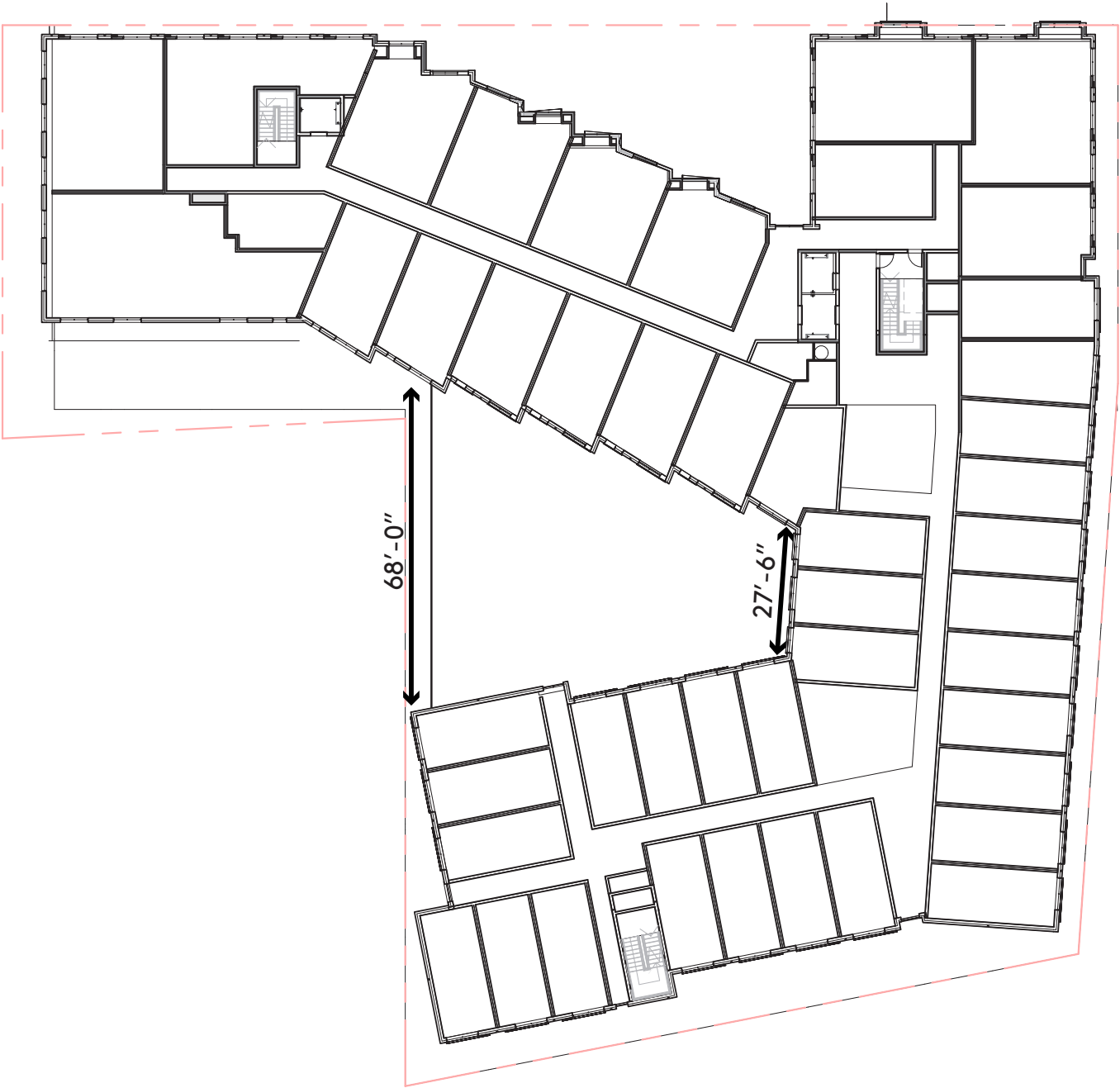


/ PNF



/ PROPOSED





/ PNF

/ PROPOSED



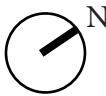




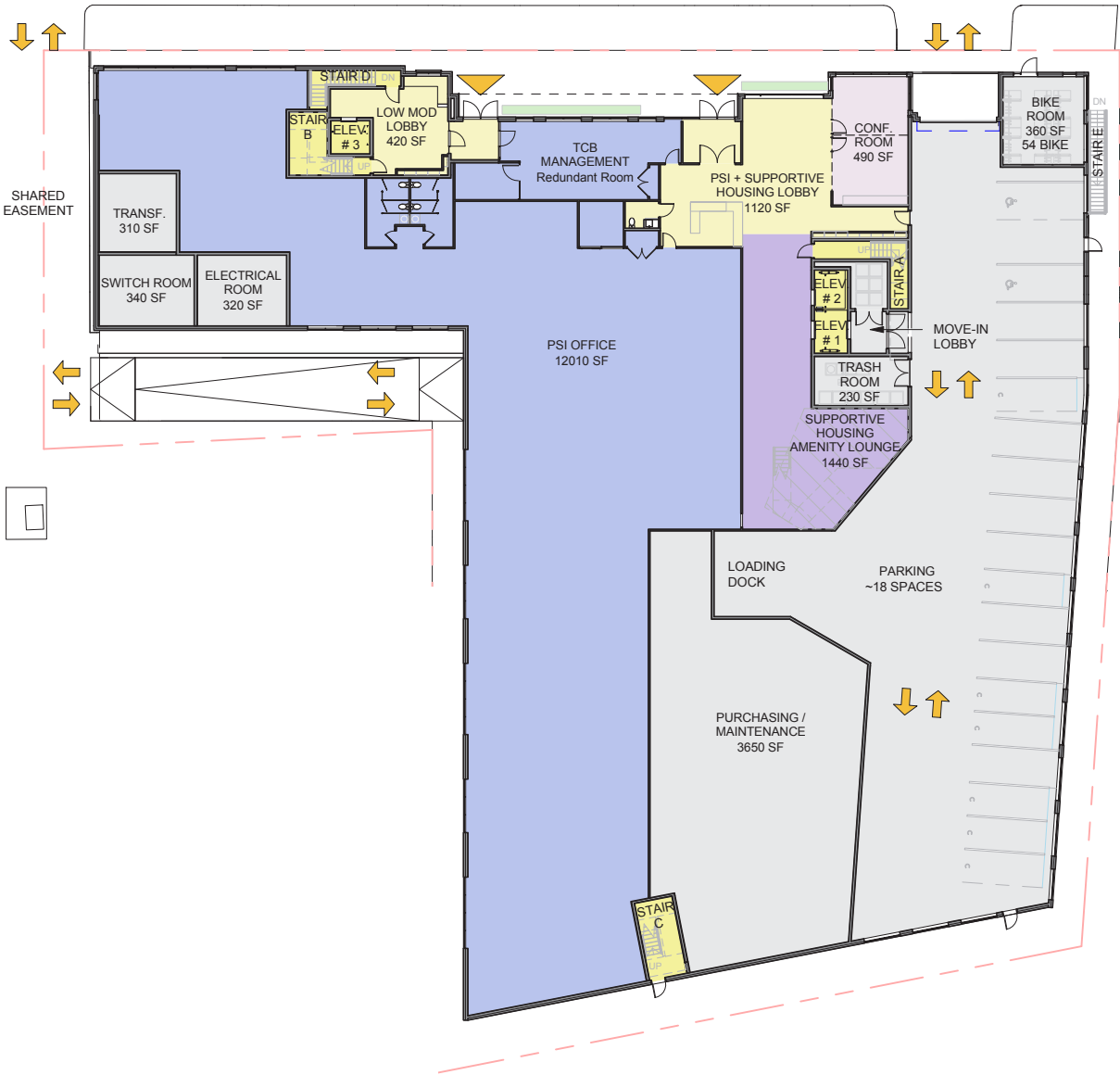
## PLAN/LANDSCAPE

- / EVOLUTION OF PLAN
- / REDUCED CURB CUT ALONG WASHINGTON
- / ACTIVATED STREET EDGE
- / PROGRAM OF OPEN SPACES
- / DEPTH OF ENTRY PLAZA
- / INHABITABLE GREEN ROOF ABOVE ENTRY





WASHINGTON STREET



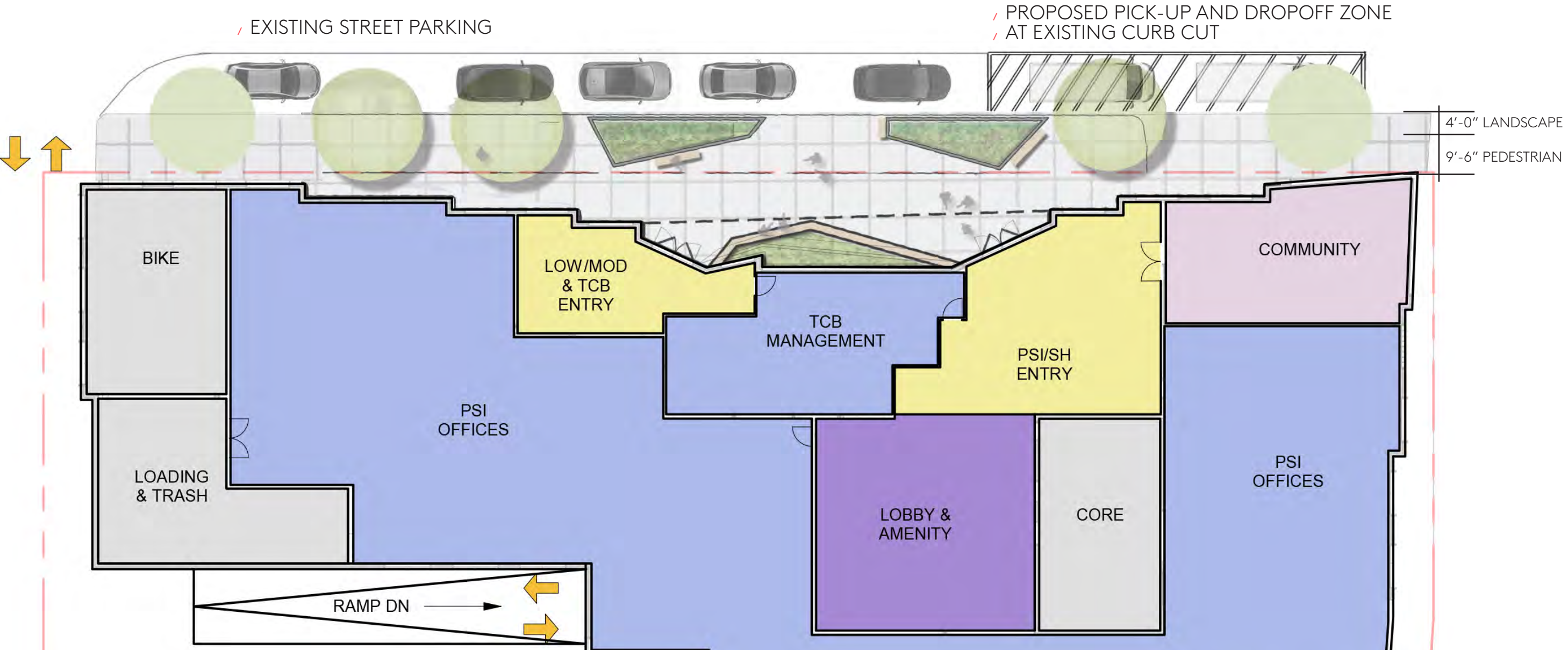
/ PNF

WASHINGTON STREET



/ PROPOSED

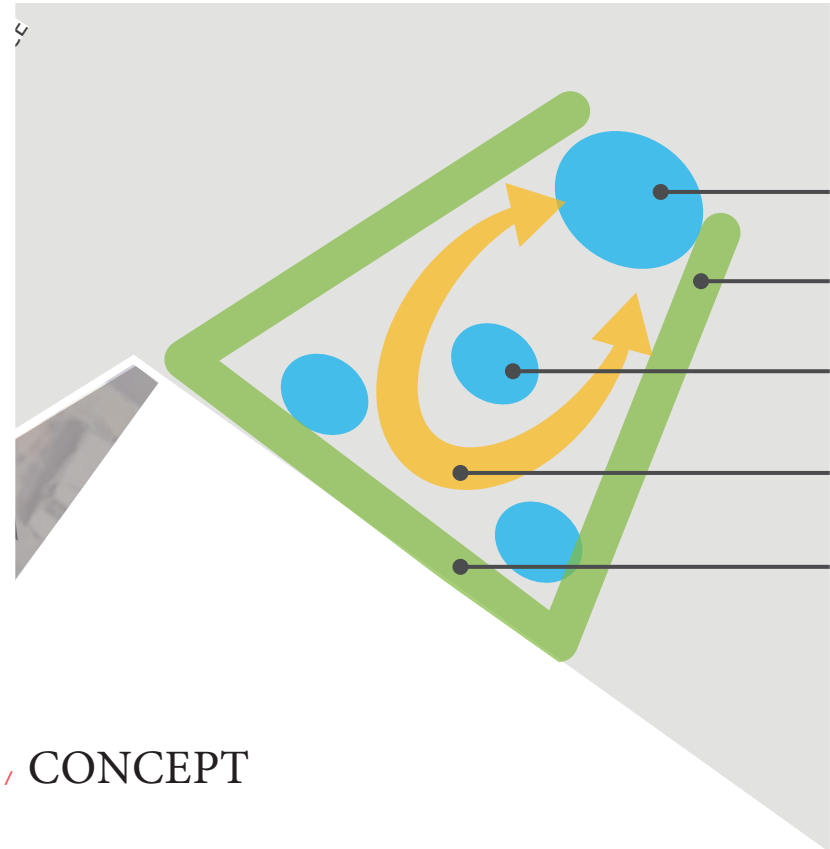












/ CONCEPT



/ DESIGN

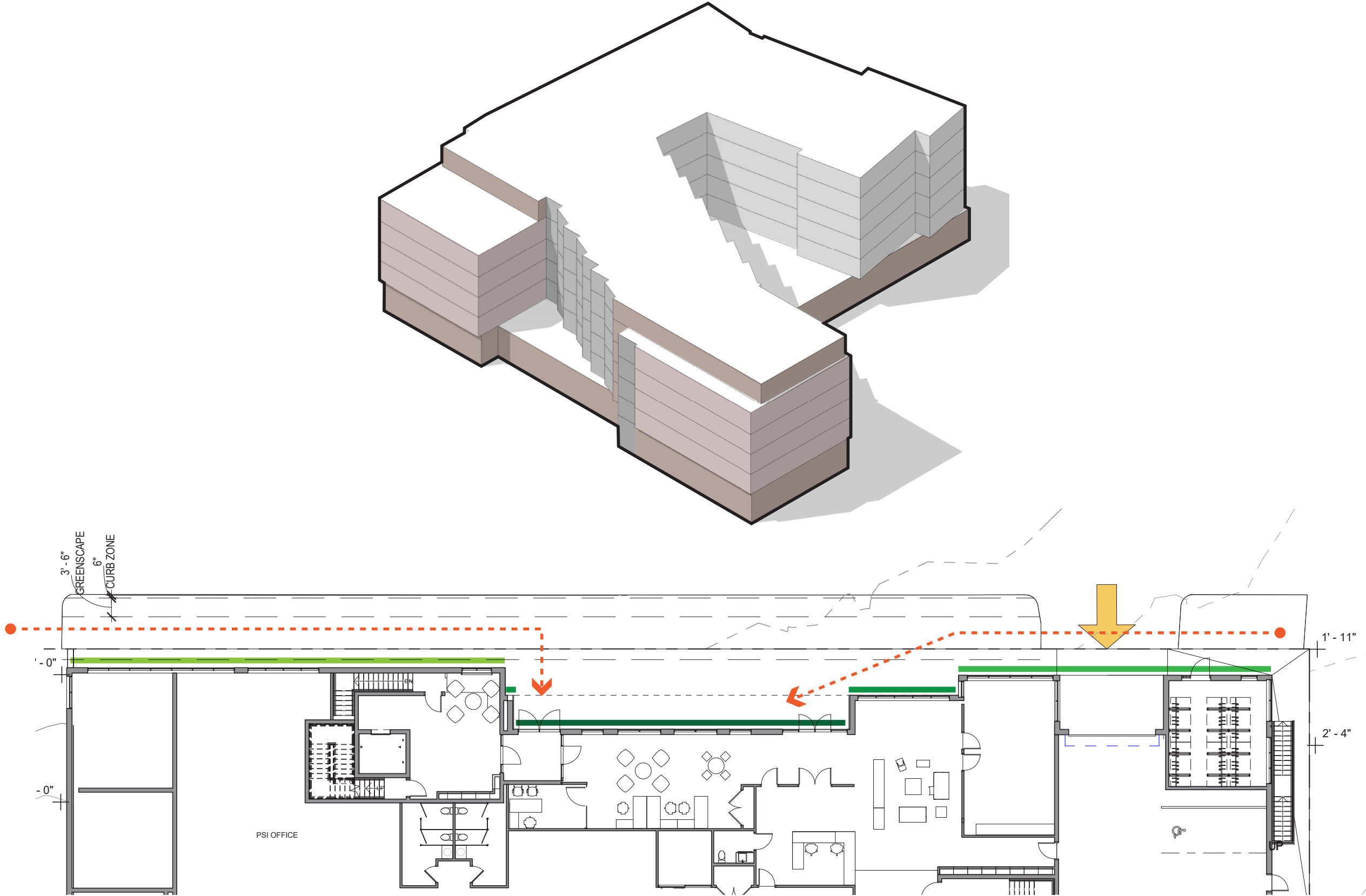




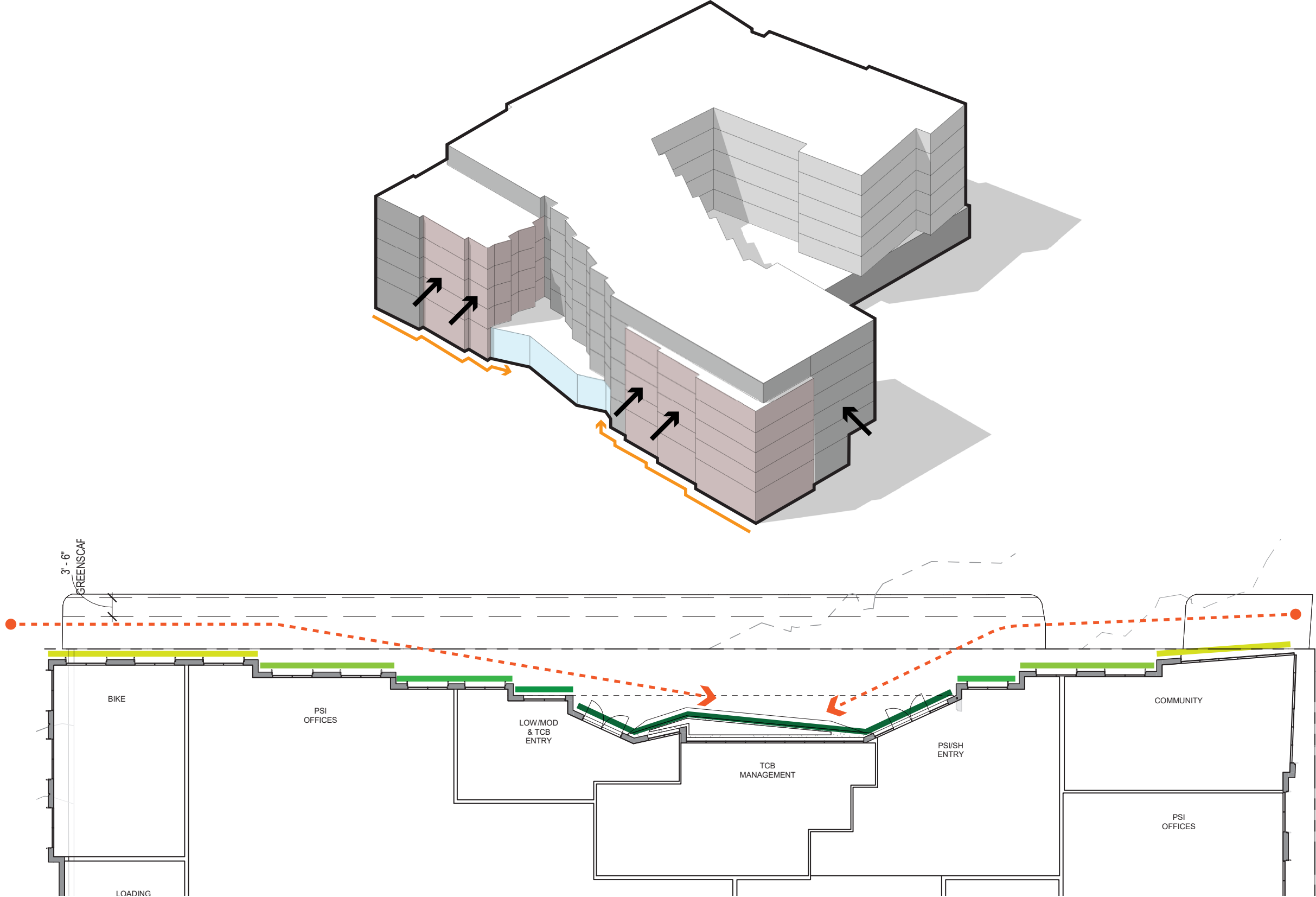
## FACADE STUDIES

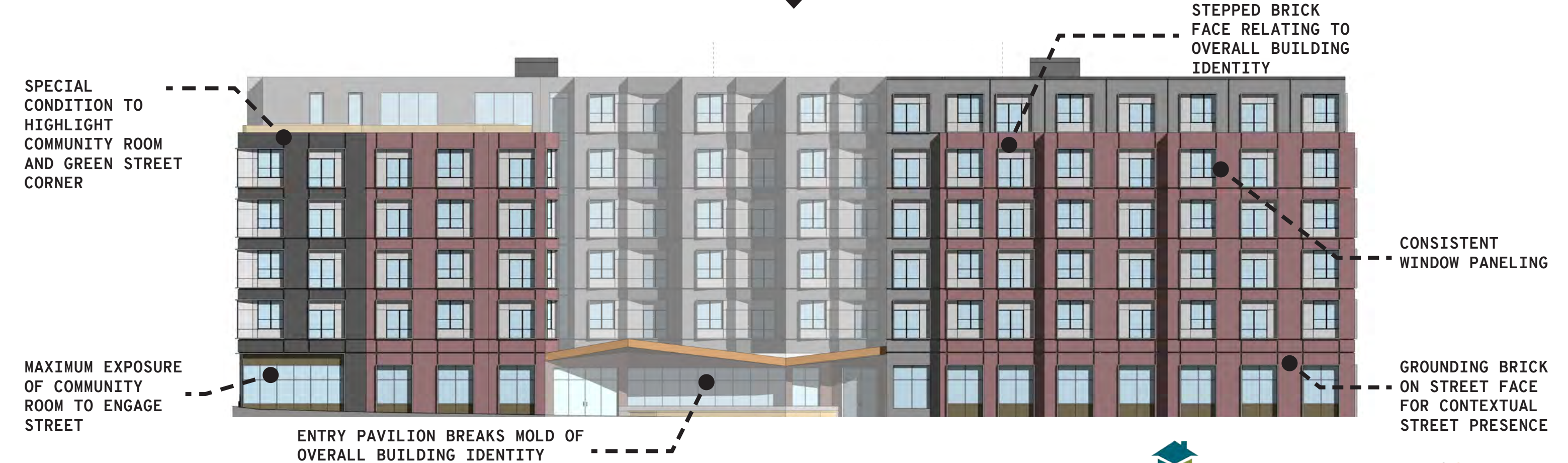
/ DEVELOPMENT OF ALL FACADES

/ VERTICAL MODULATION OF FACADE

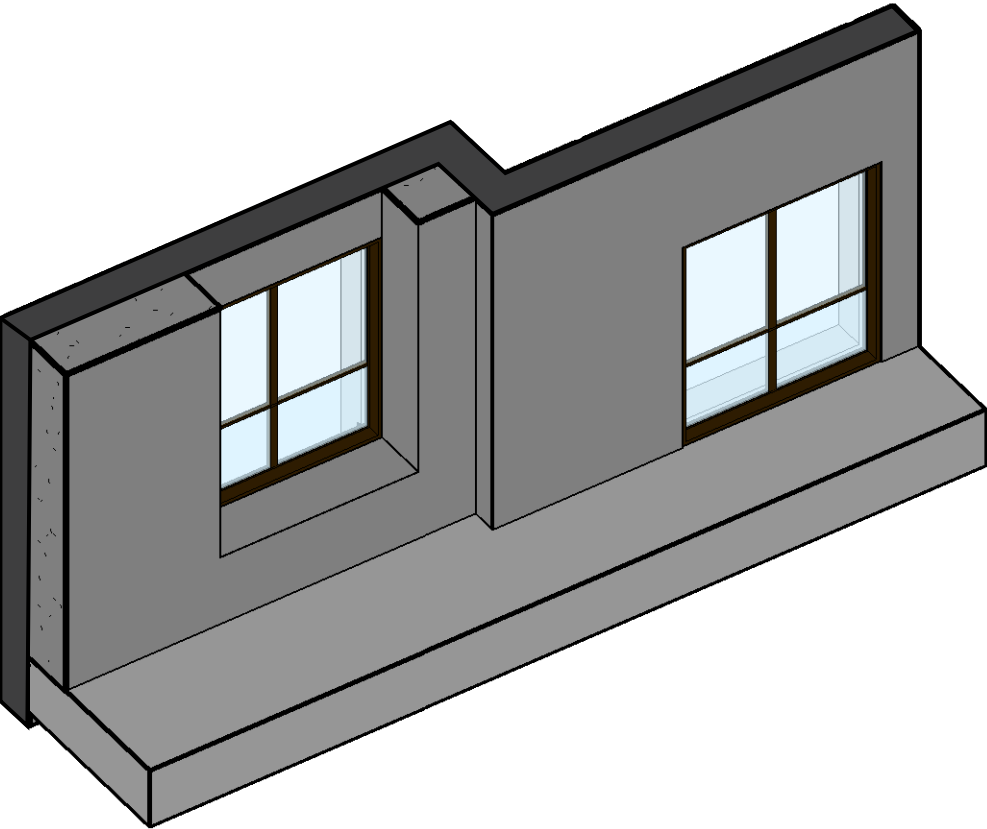
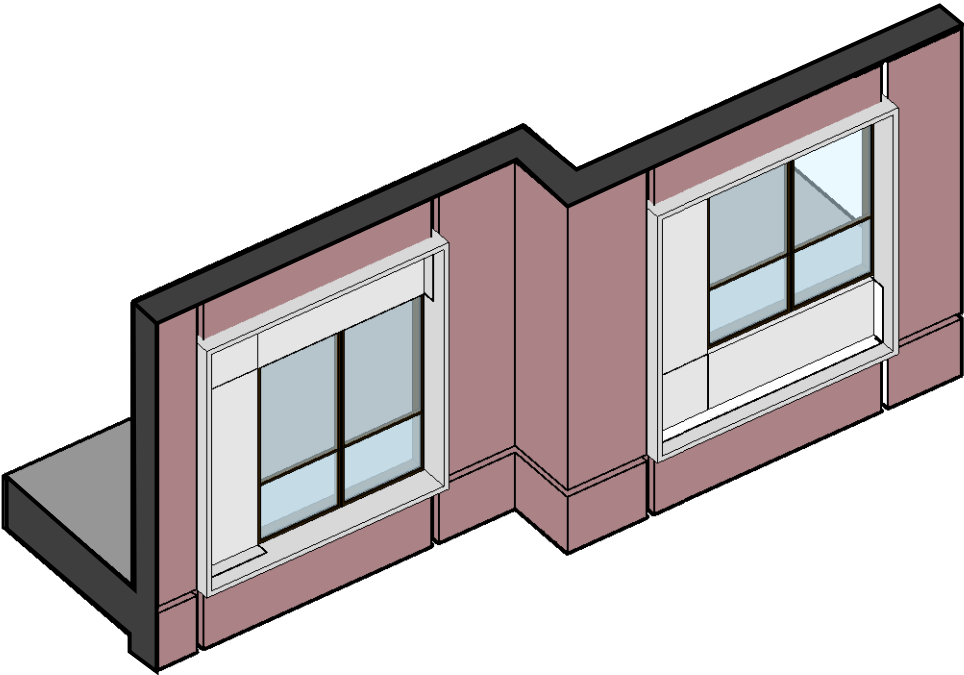




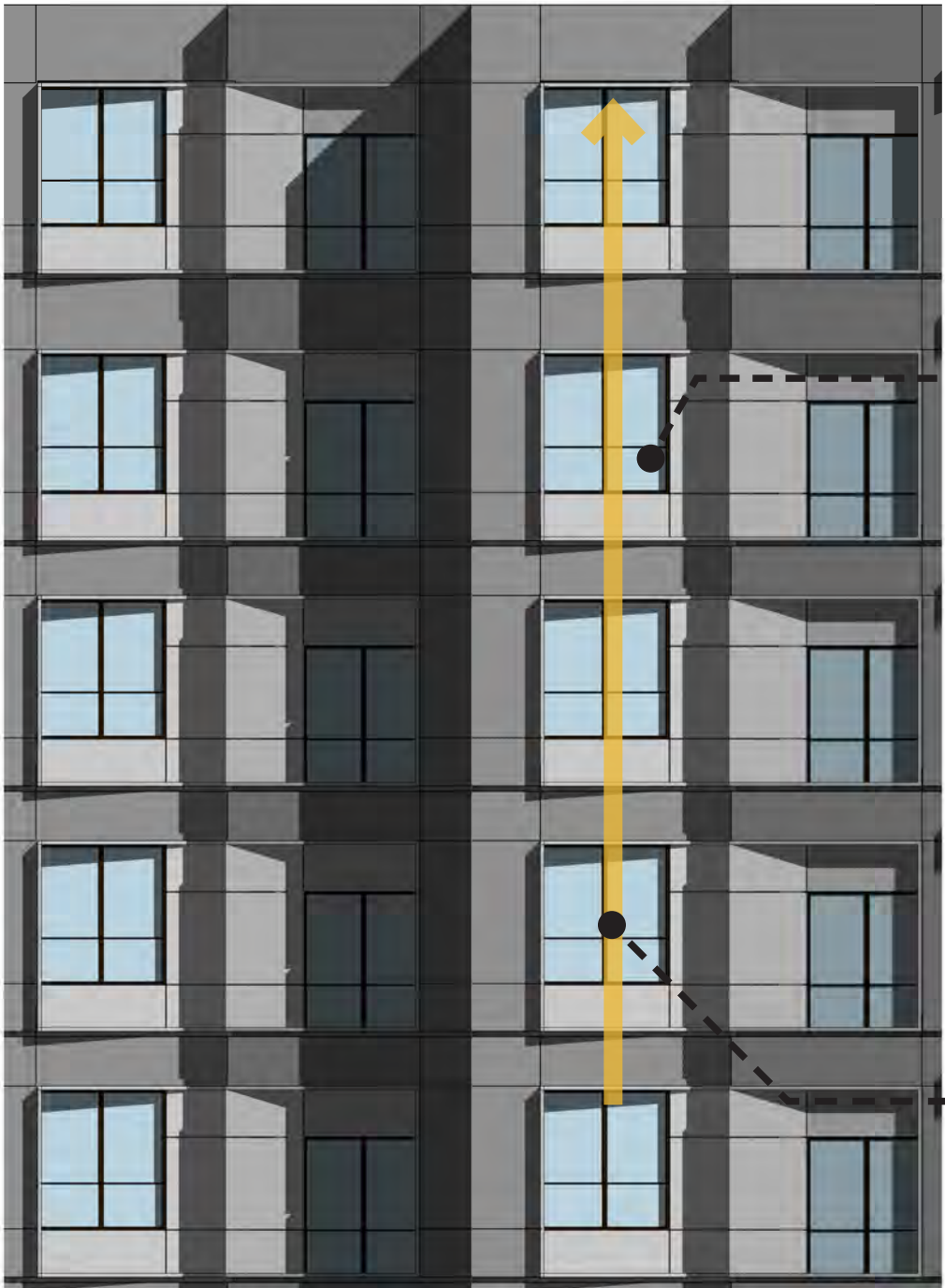
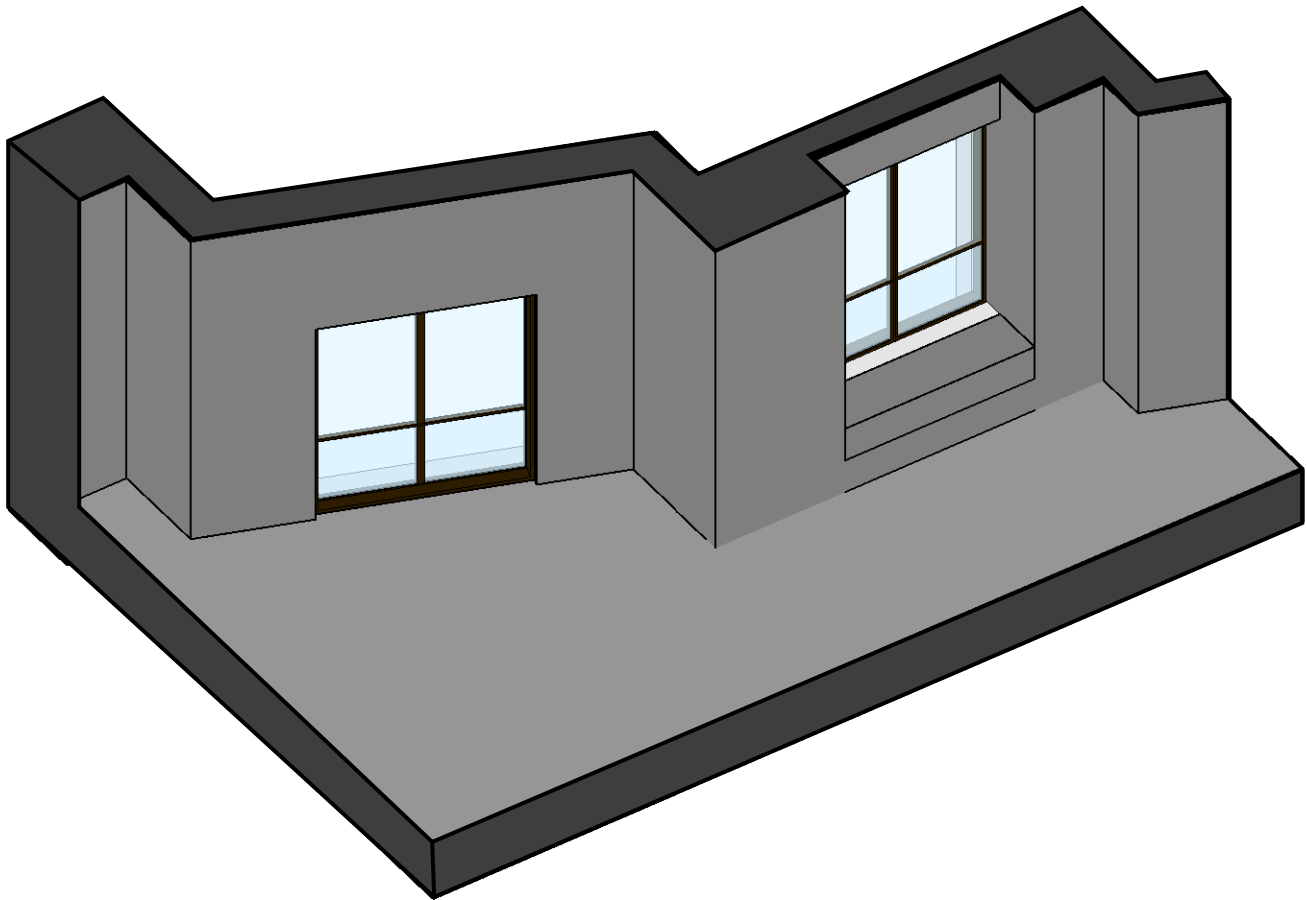
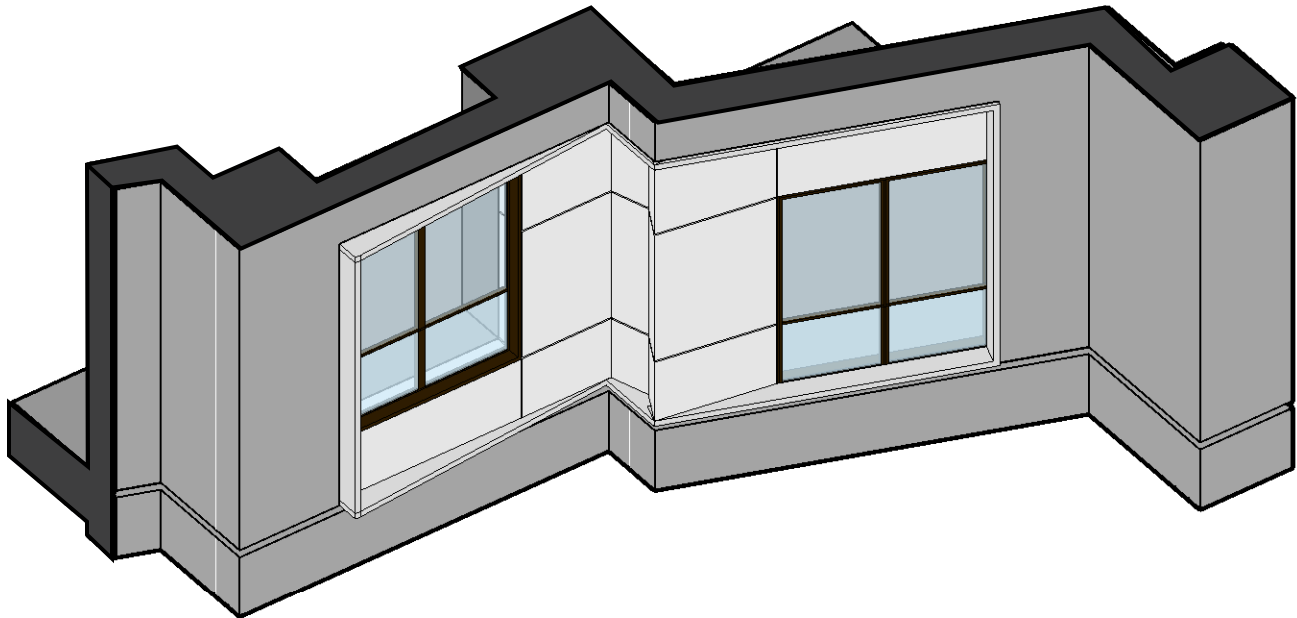






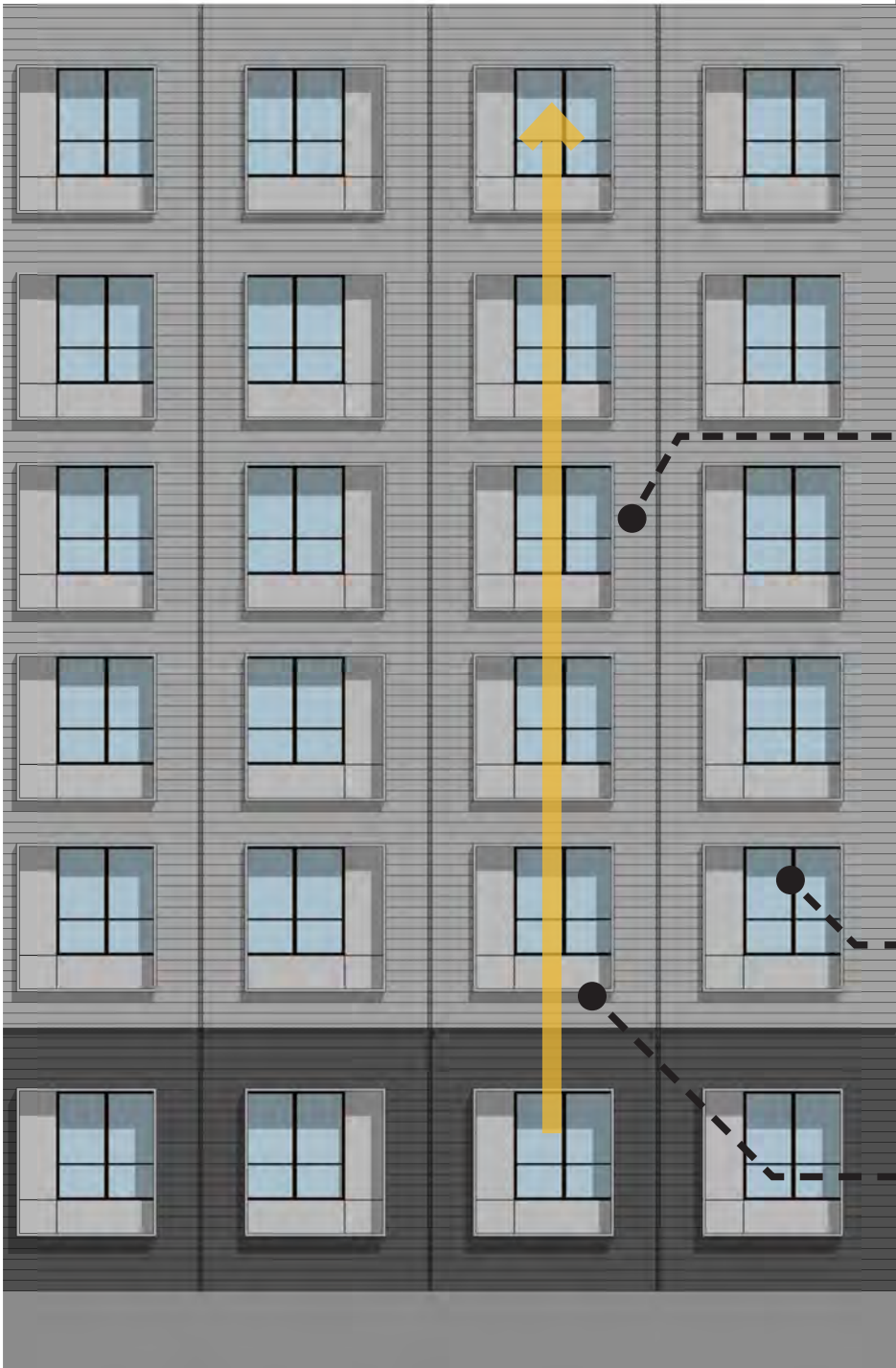
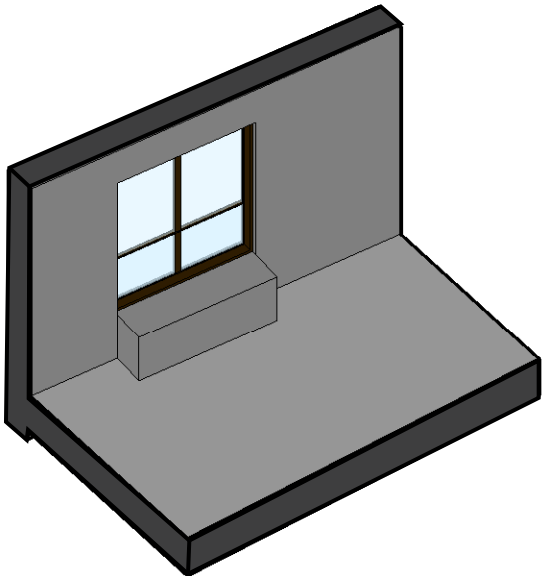
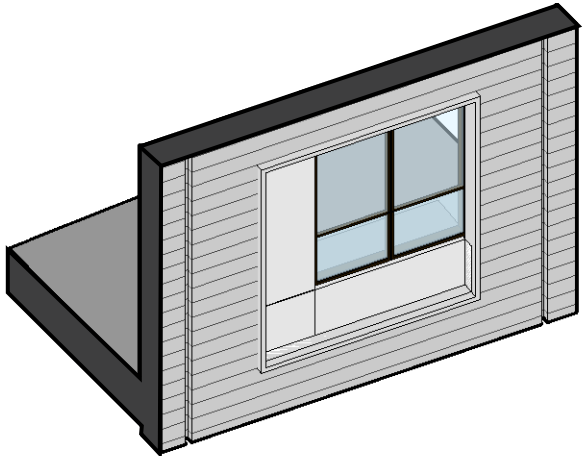






SIMILAR BUT  
UNIFIED WINDOW  
SYSTEM

RIGOROUS  
EXPRESSION  
OF VERTICAL  
MODULATION



SIMILAR BUT  
SIMPLIFIED  
WINDOW SYSTEM

HORIZONTAL FACADE  
VARIATION AMPLIFIES  
VERTICAL MODULATION  
AND INTRODUCES DYNAMIC

RIGOROUS  
EXPRESSION  
OF VERTICAL  
MODULATION





















/ PNF



/ PROPOSED





/ PNF



/ PROPOSED



