

Dock Square BCDC Subcommittee

May 28, 2019



May 7, 2019 Commission Comments:

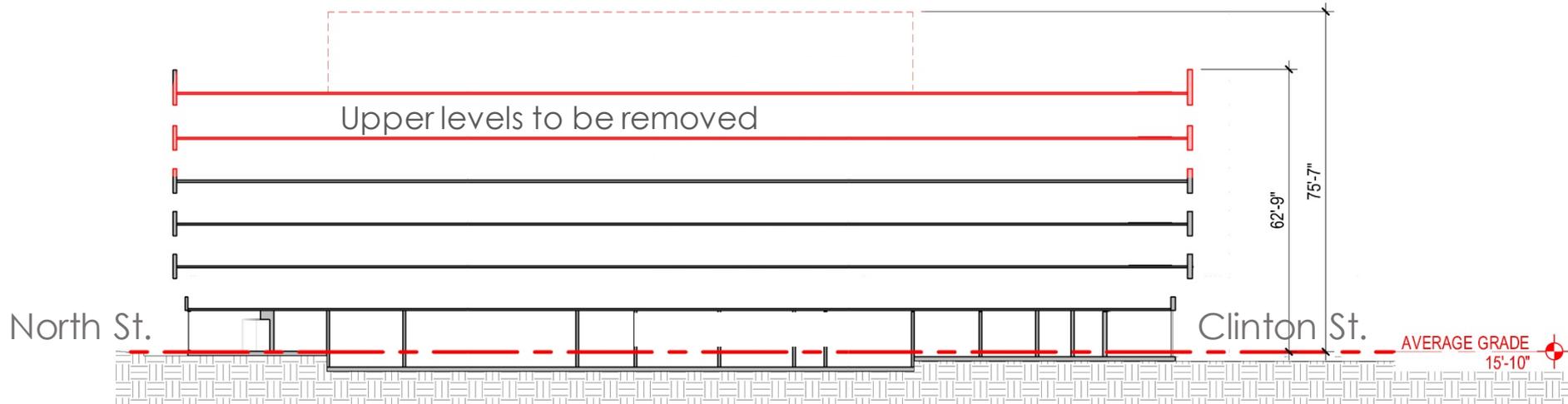
- New scheme calmer, sits in the district much better
- Duality of brick/glass facades is positive- prefer option w/ more glass on Clinton
- Proposed new massing with courtyard facing Quincy market is good
- Strong public realm improvements around building

recommendations:

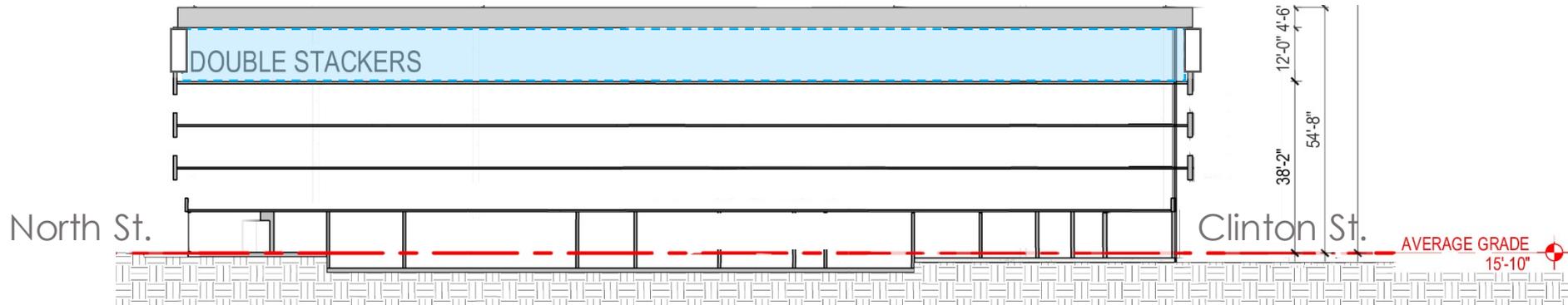
- More modern, architectural language, less timid
- Don't try to maintain existing garage façade, make sloped ramp openings on Greenway disappear....
- More crisp, fluid glass expression on Terrace side
- Bring model and public realm sections



Existing Garage

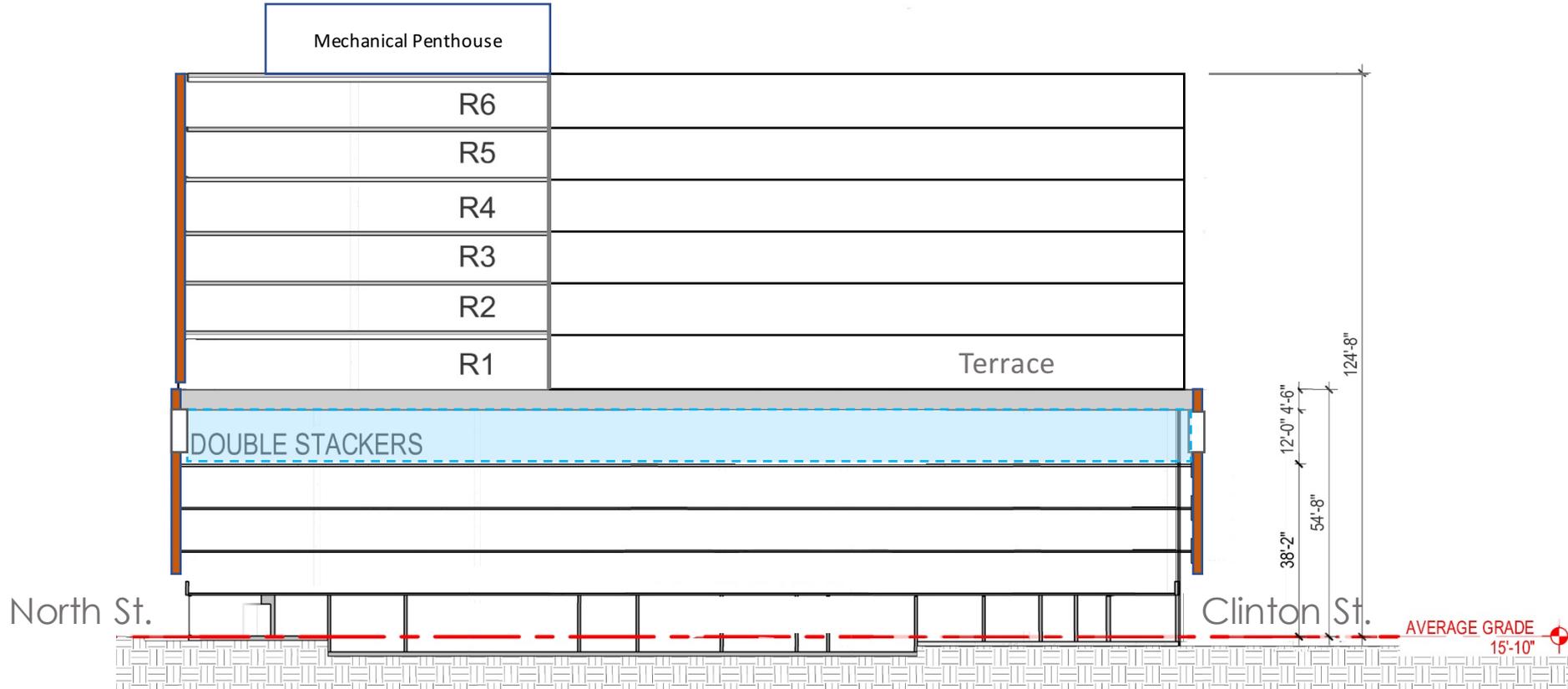


New Structural Deck



HEIGHT @ 124'-8"

- Reduced floor to floor height, reduced triple stackers to double stackers.
- Double Stacker floor convertible to future office, etc
- Opened courtyard to Quincy Market side
- Masonry on North and Greenway to relate to Blackstone block
- 450 Total Spaces





Concept Imagery

Façade Surface



Pearlescent
Interior



Shell Exterior



Concept Imagery

Garage Skin



Golden Seagrass



Pearlescent
Interior

Shell Exterior
Textured
Articulated
Warm



Façade Surface



Pearlescent
Interior

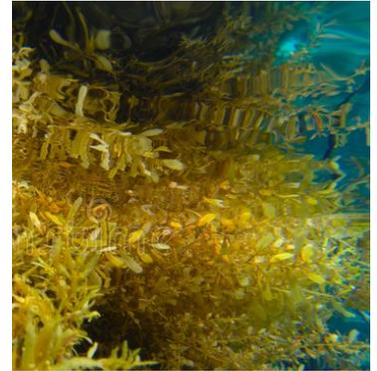
Smooth
Refined
Iridescent



Shell Exterior

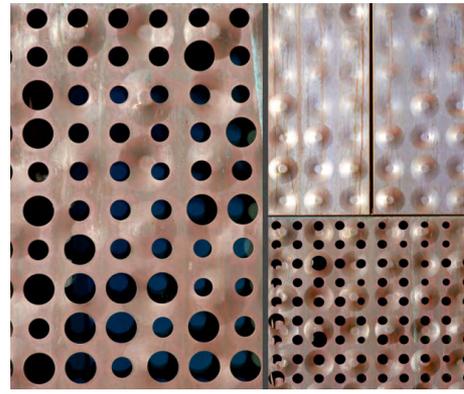


Garage Surface



Golden Seagrass

Patterned
Elegant
Metallic
Sheer





Exterior Façade Studies





Interior Façade Studies





AVEDA
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1-817-917-4845

ORTH 26

McCORMICK & SCHMICKS
McCORMICK & SCHMICKS

















DOCK SQUARE RESIDENCE



Exterior Façade Studies





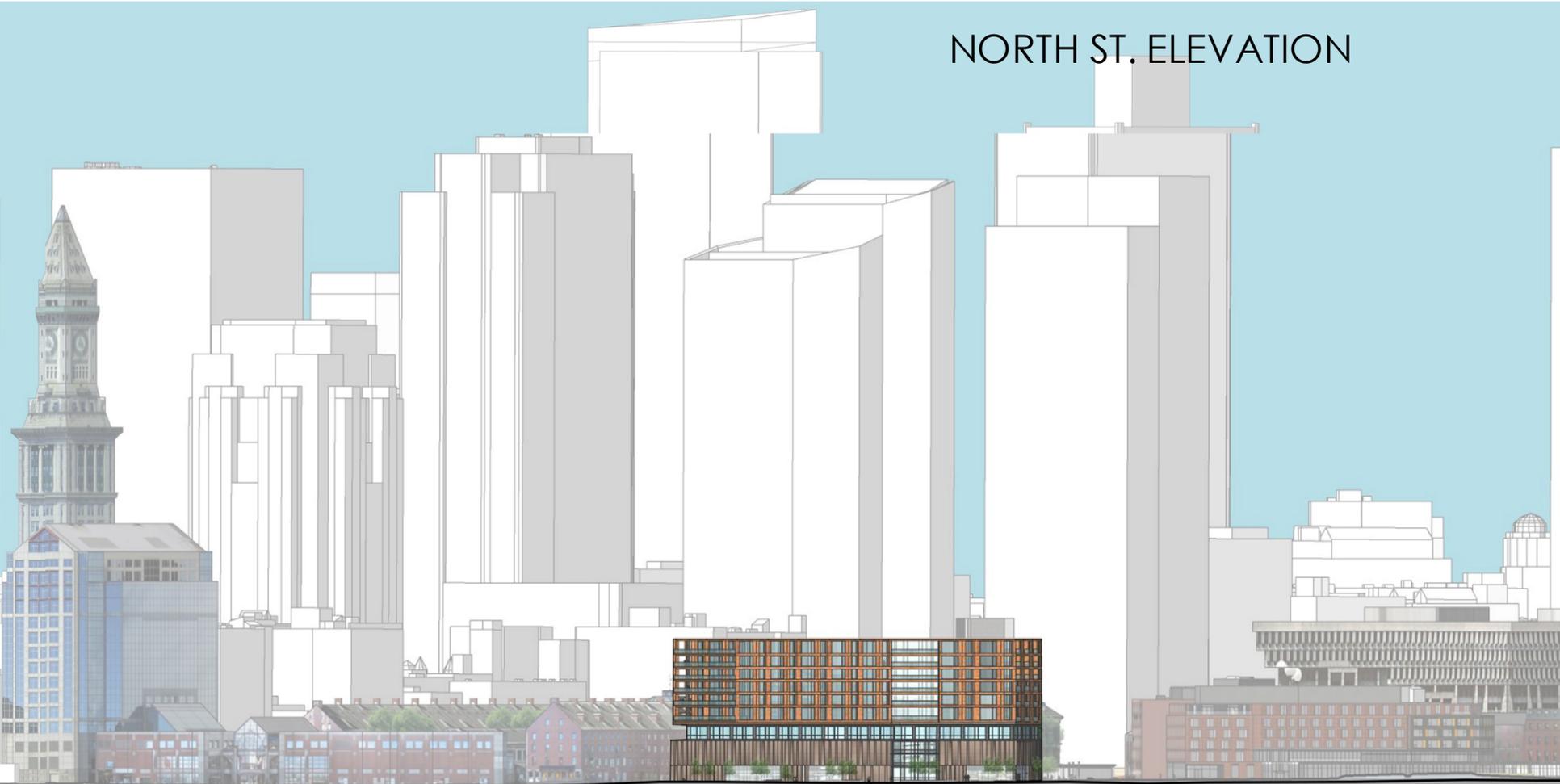




GREENWAY ELEVATION



NORTH ST. ELEVATION



CLINTON ST. ELEVATION





Streetscape Improvements

1. Suggested future streetscape development along Surface Road: planters, benches, outdoor seating, and specialty paving to activate proposed retail frontage.
2. Small pocket plaza at corner of North and Surface Rd with benches, moveable seating, and art sculpture.
3. Widening North Street sidewalk, activating streetscape with ribbon-like planters, benches and outdoor seating.
4. Residential drop-off (co-planar) along North St.
5. New plaza with scultural planters, a water feature, and specialty paving.
6. Improved Clinton St. streetscape with raised planters. Retail Drop-off along Clinton St.



Streetscape Improvements

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Streetscape Improvements

1. Residential drop-off (co-planar) with bollard protection on North St. Raised planters with trees and benches activate the streetscape.



Streetscape Improvements

1. Place-making public plaza with sculptural planters, a water feature, specialty paving, and moveable tables and chairs.
2. Retail drop-off along Clinton St. Improved Clinton St. streetscape with raised planters.

Typical Lower Resi Level



SITE SECTION DIAGRAM

