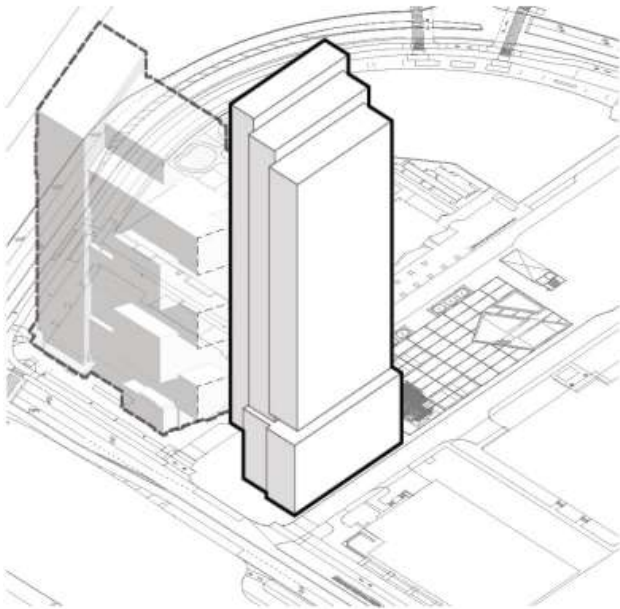
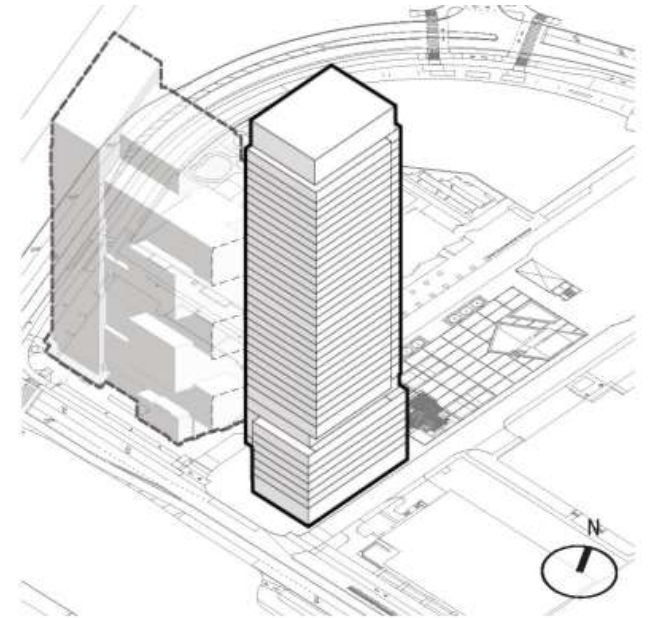
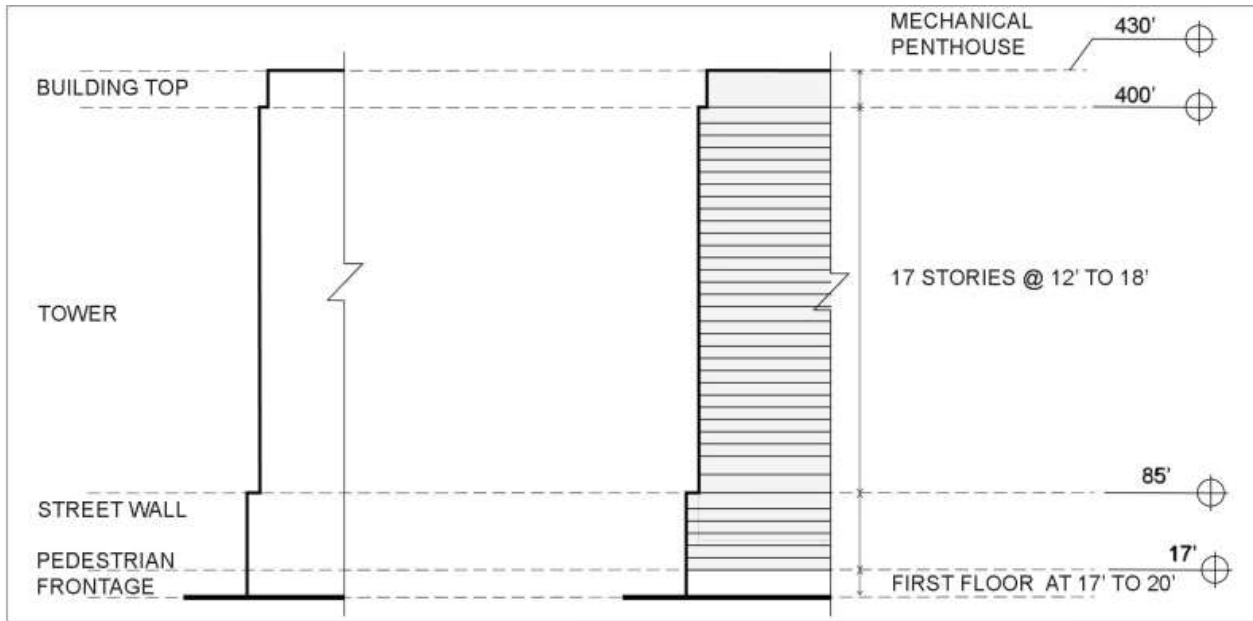


## AGENDA

1. IDCP MASSING OVERVIEW
2. CONSTRAINTS & OBJECTIVES
3. MASSING EVOLUTION
4. CONCEPTUAL BUILDING DESIGN

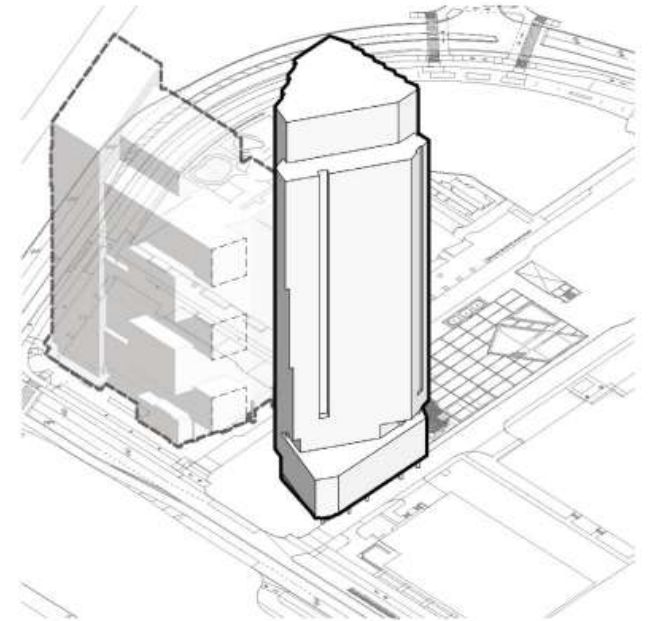
# IDCP CHAPTER 10 BASELINE MASSING



Variation 1



Variation 2

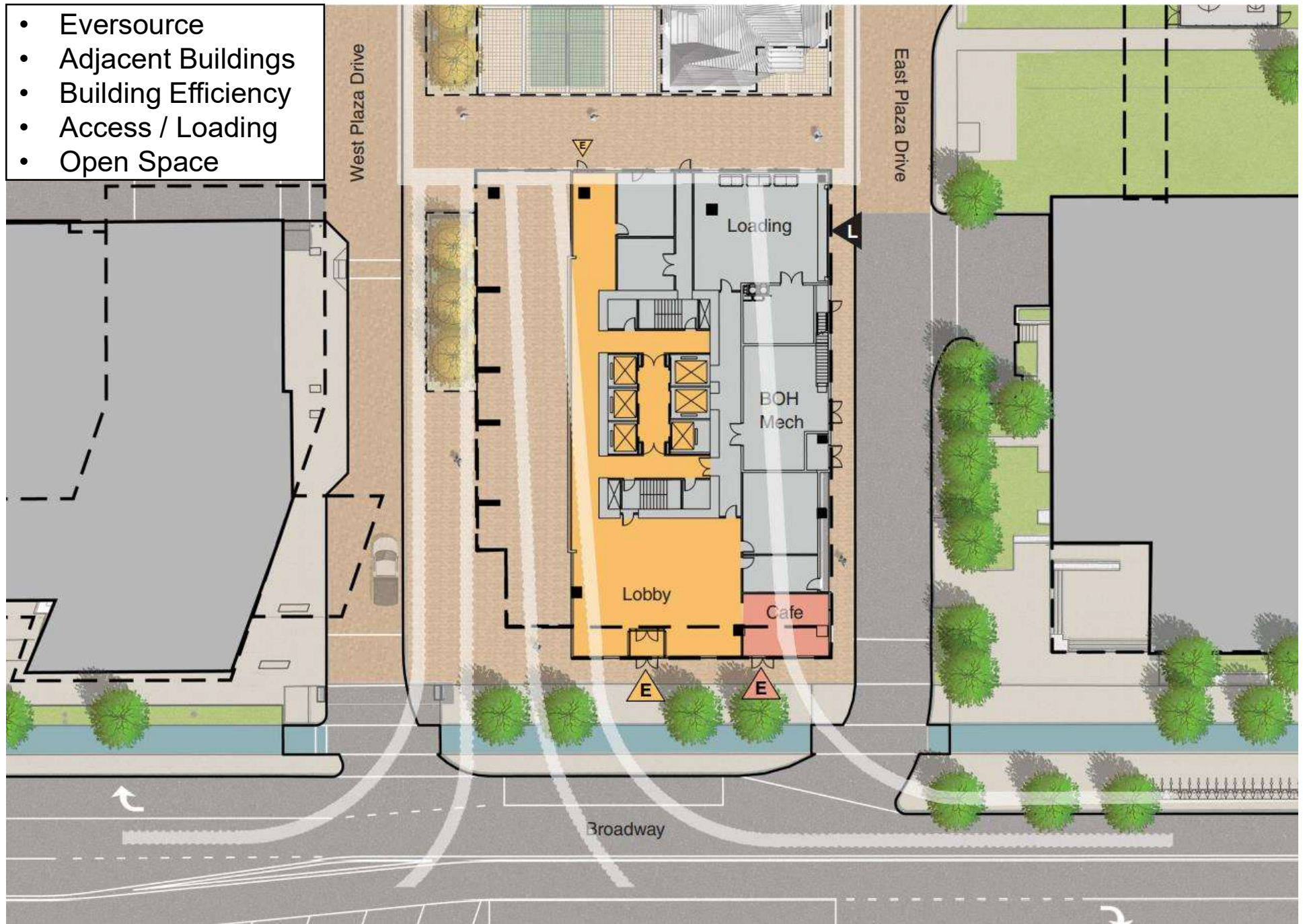


Variation 3

SOUTH EAST AXON

# SITE CONSTRAINTS & CHALLENGES

- Eversource
- Adjacent Buildings
- Building Efficiency
- Access / Loading
- Open Space





# URBAN RESPONSE



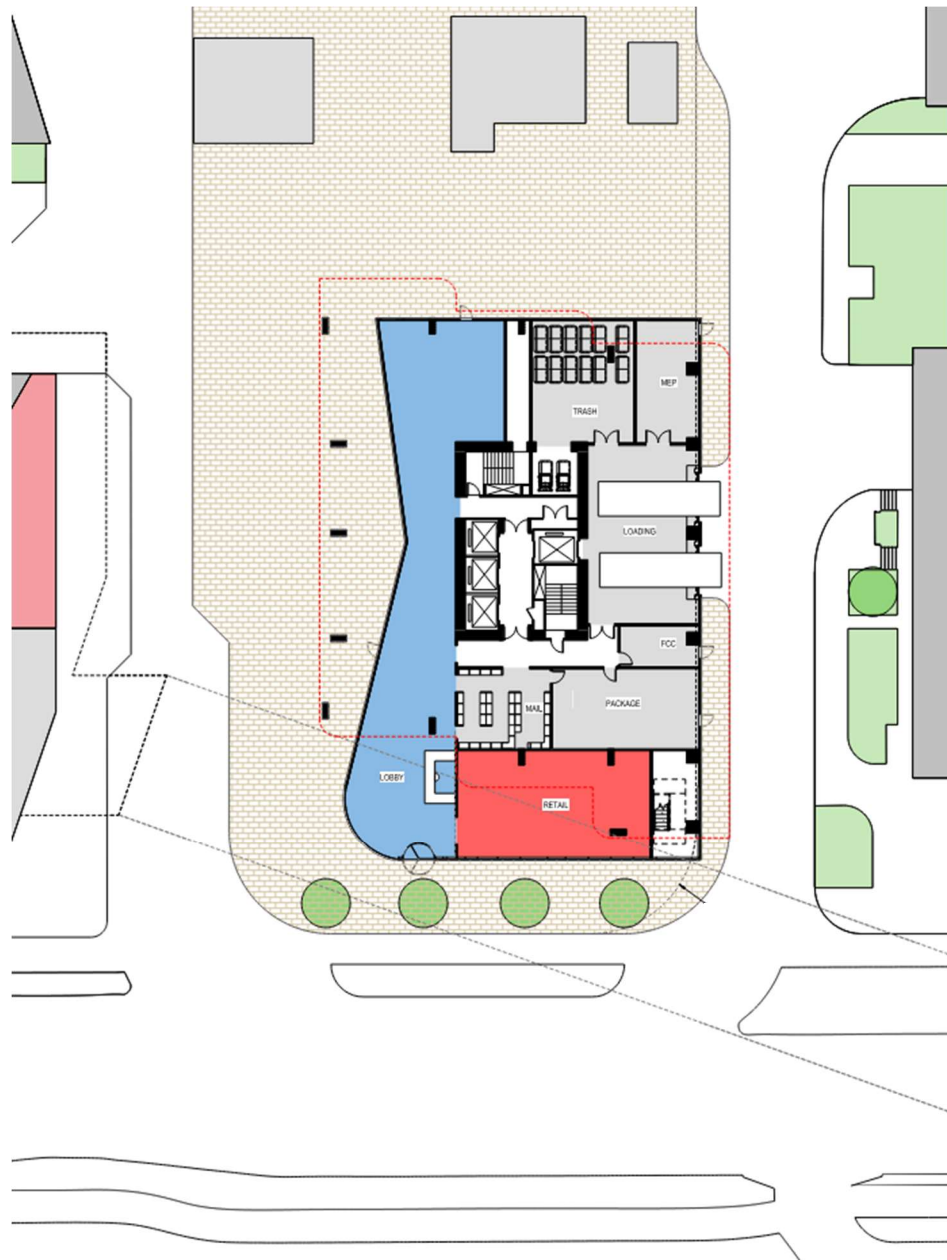


# MACRO VIEW STUDY





# EVOLUTION 1



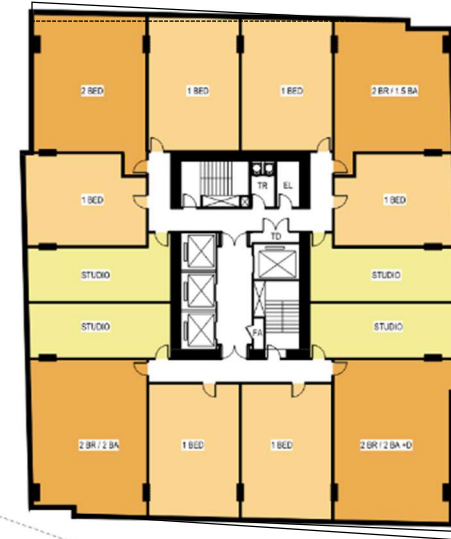
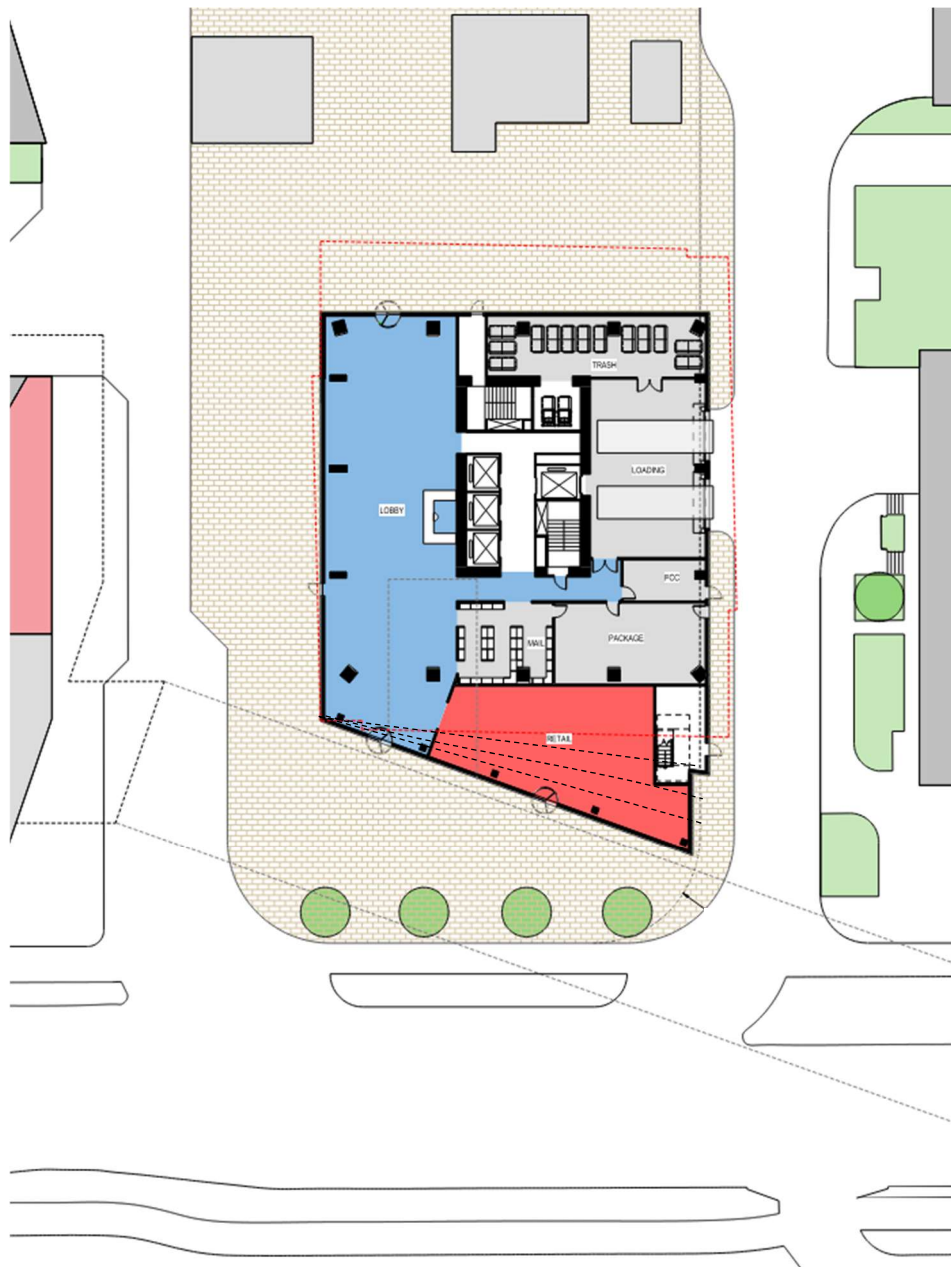
**TYPICAL TOWER FLOOR**

# EVOLUTION 1

## AMES & BROADWAY PEDESTRIAN VIEW



# EVOLUTION 2



TYPICAL TOWER FLOOR

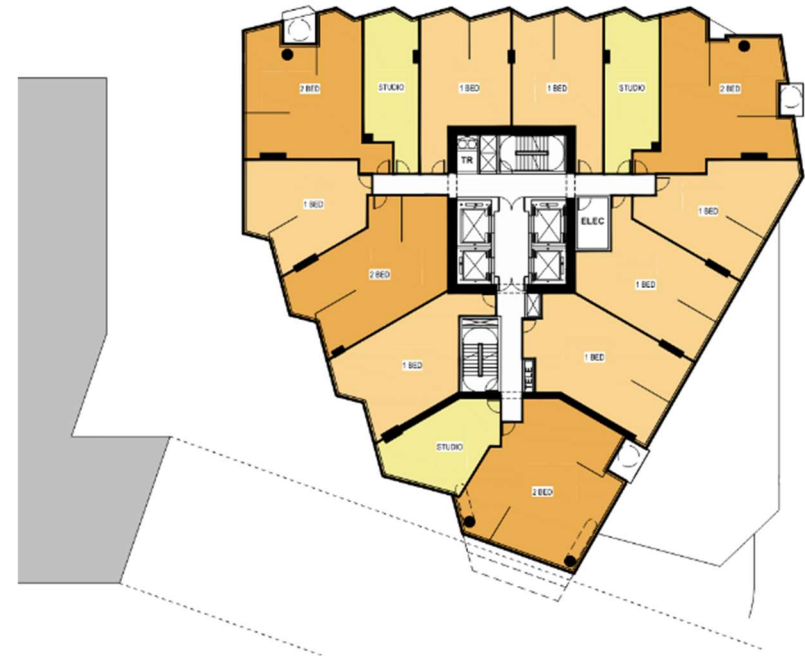
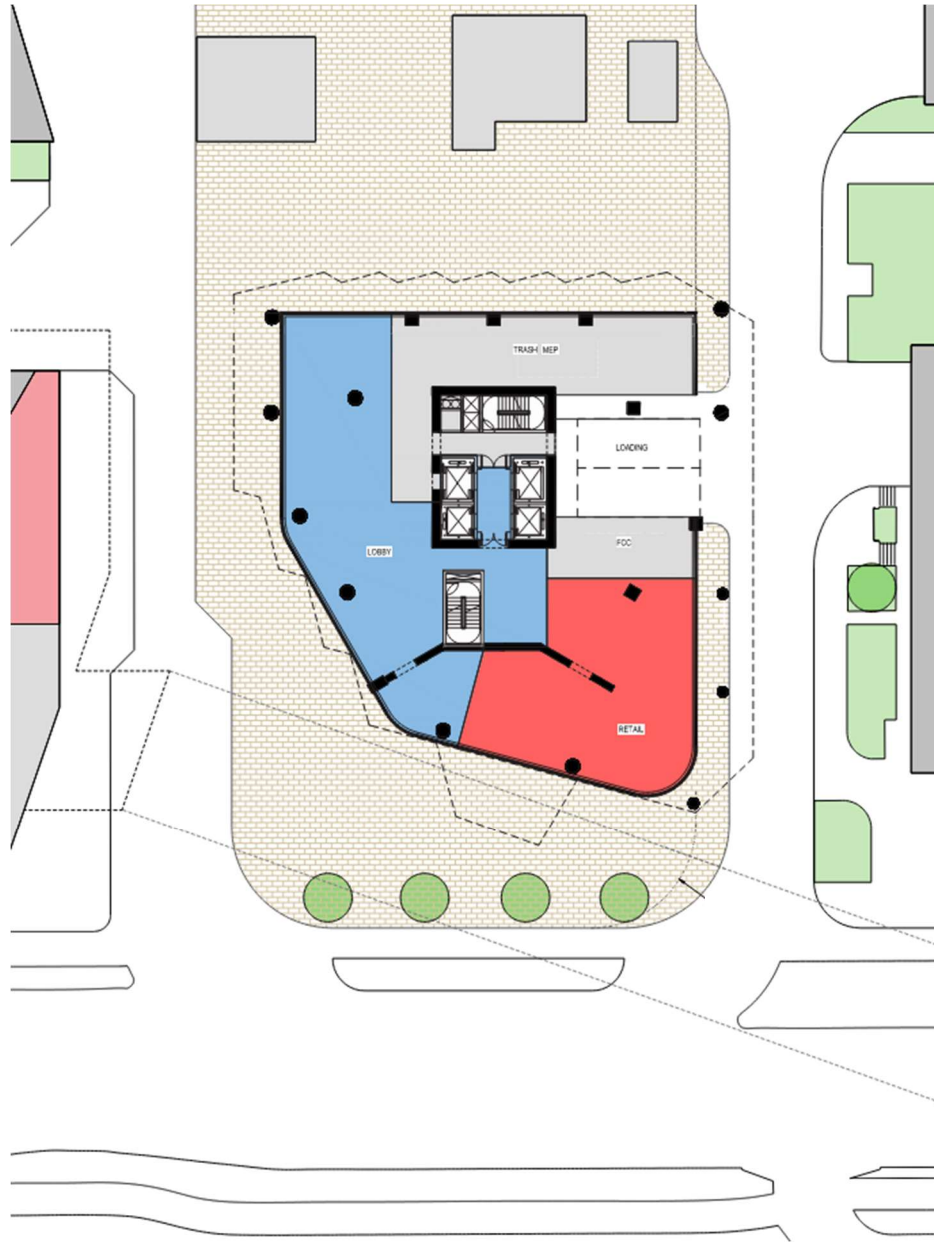


# EVOLUTION 2

## AMES & BROADWAY PEDESTRIAN VIEW



# EVOLUTION 3



**TYPICAL TOWER FLOOR**

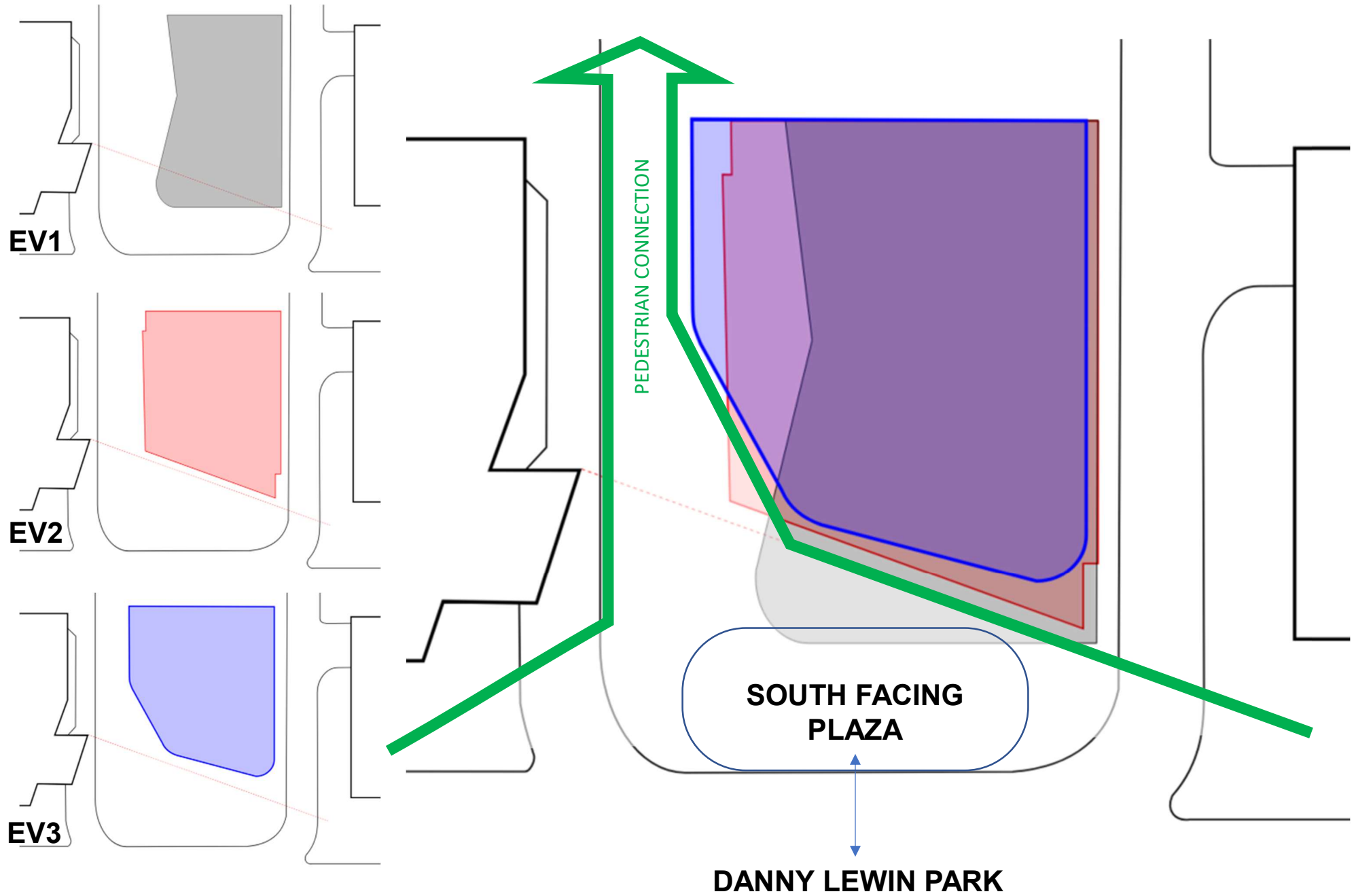


# EVOLUTION 3

## AMES & BROADWAY PEDESTRIAN VIEW

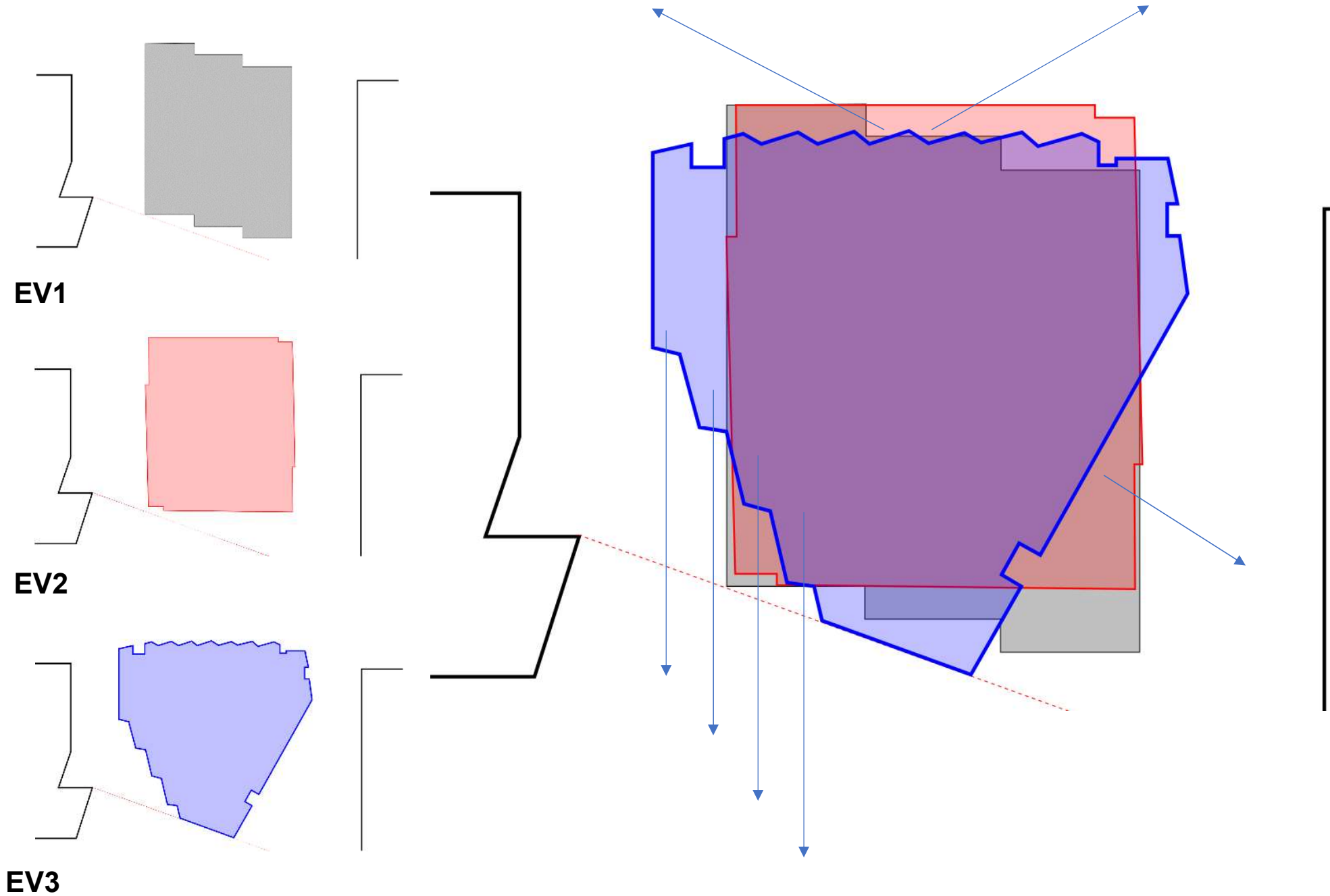


# OVERLAY DIAGRAM | GROUND LEVEL





# OVERLAY DIAGRAM | TYPICAL TOWER FLOOR



# EVOLUTION 3

## BROADWAY AERIAL





# EVOLUTION 3

## BROADWAY PLAZA





# EVOLUTION 3

## PEDESTRIAN VIEW FROM DANNY LEWIN PARK





# EVOLUTION 3

## BROADWAY EASTBOUND



# EVOLUTION 3

## BROADWAY & AMES PEDESTRIAN VIEW





# EVOLUTION 3

## BROADWAY & WEST SERVICE DRIVE





# EVOLUTION 3

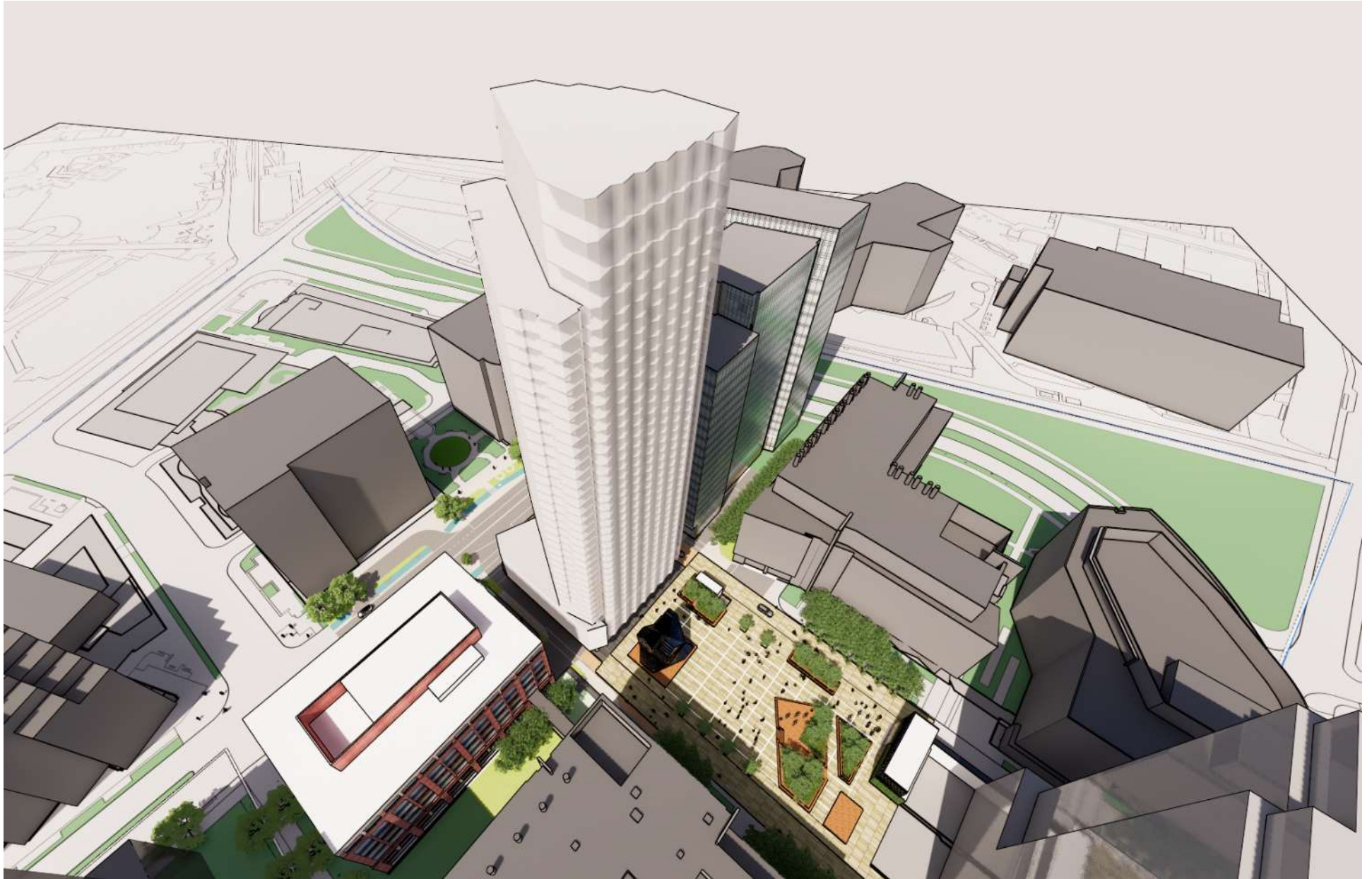
## CENTRAL PARK AERIAL





# EVOLUTION 3

## CENTRAL PARK AERIAL



# DISCUSSION

