

# 325 MAIN STREET PUBLIC REALM

CRA Design Review Package  
January 29, 2020

**bxp** Boston  
Properties



LEMON  
BROOKE

SELBERT  
PERKINS  
DESIGN

 **Stantec**

PICKARD CHILTON

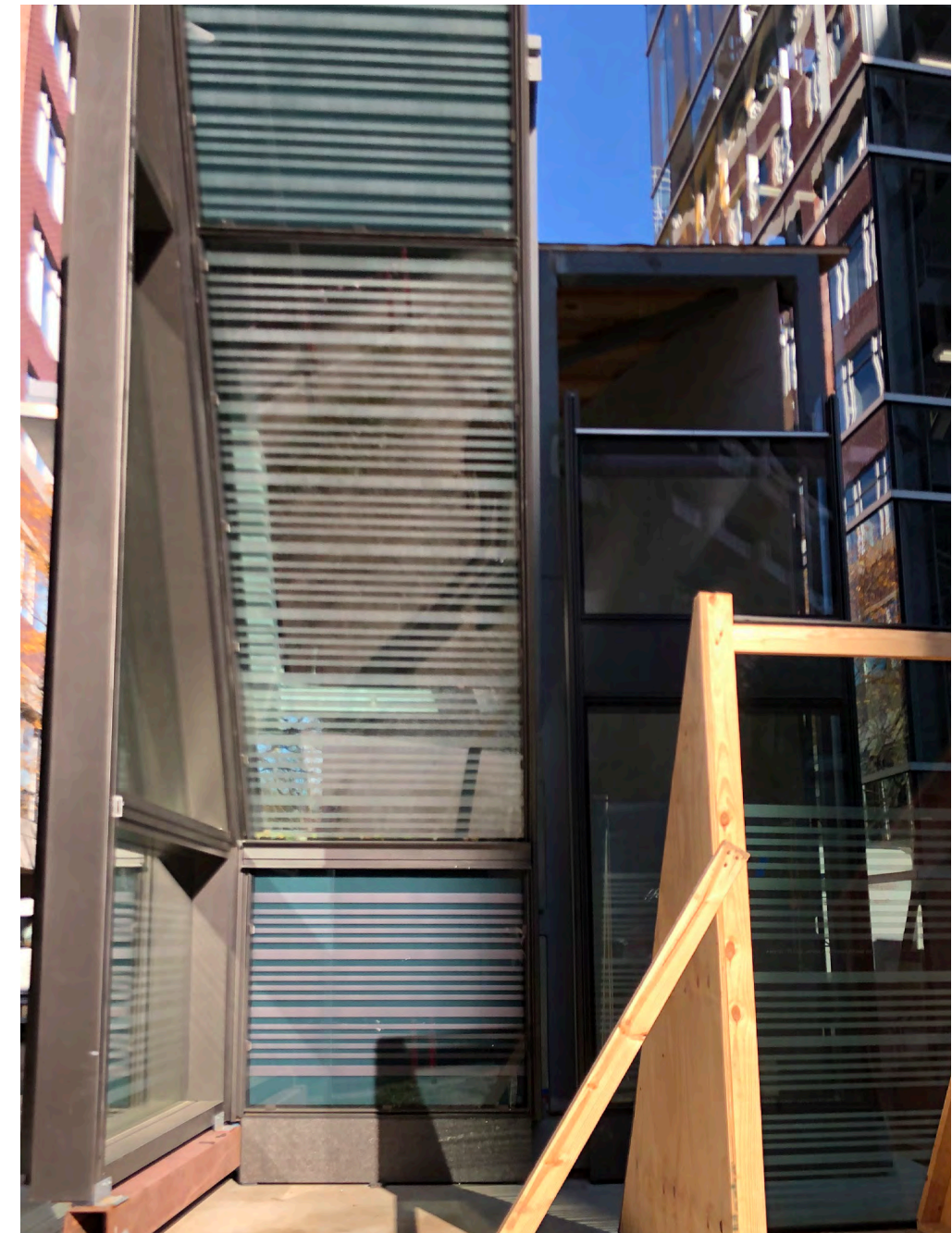
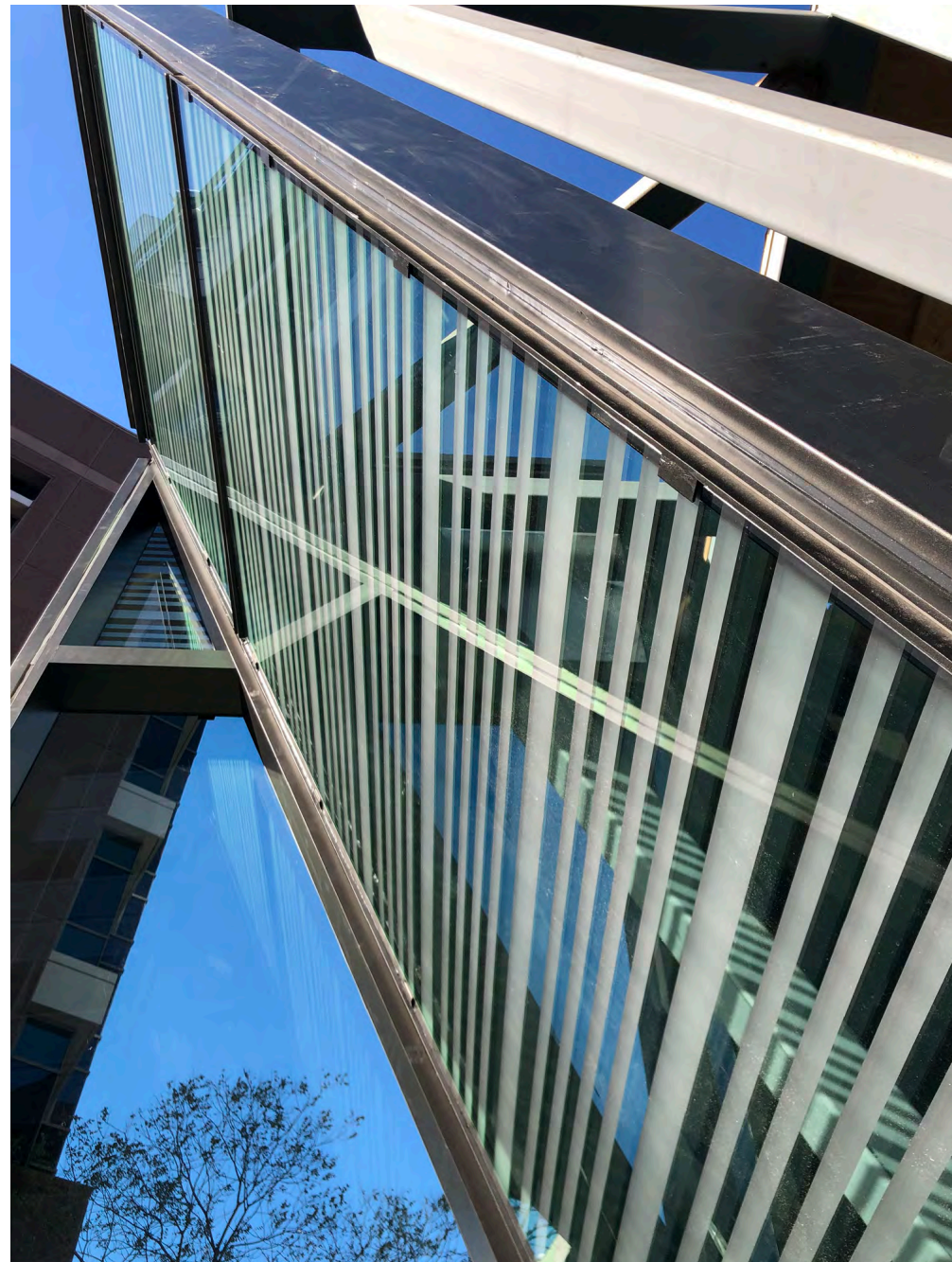
# BUILDING APERTURE FRIT REMOVAL

## REASONS FOR FRIT REMOVAL ON SLOPED SURFACES

-CONCERNS OF INTERIOR SPACE QUALITY IN REGARDS TO SHADOWS AND VISIBILITY THROUGH THE FRIT ON SLOPED GLAZING.

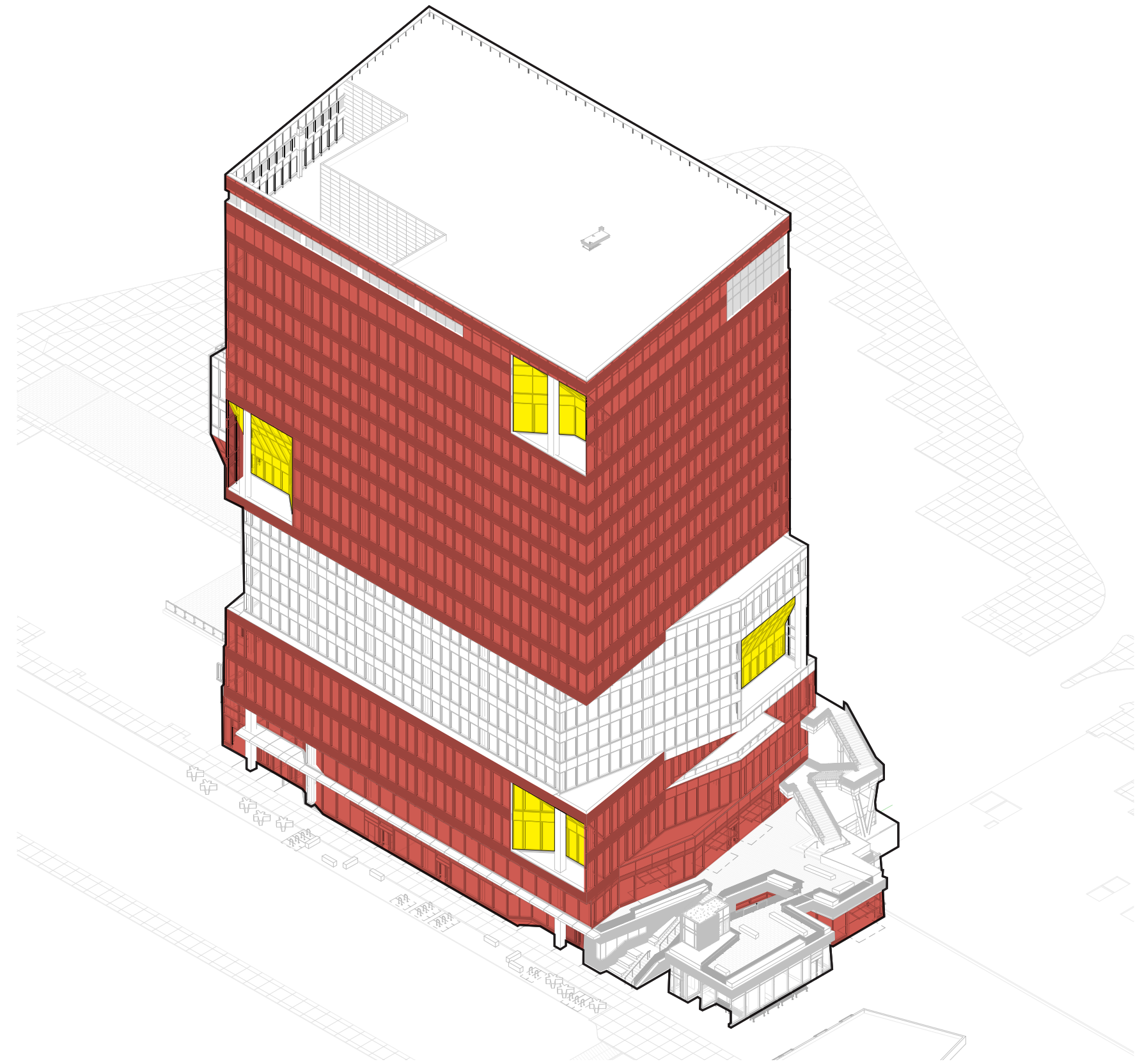
-REMOVAL OF FRIT FROM ALL SLOPED VISION GLAZING IN THE PROJECT WILL ALLOW FOR A MORE CONSISTENT USER EXPERIENCE.

-THE CARVED APERTURES CREATE A SMOOTH FACADE SUBTRACTED FROM THE OVERALL TEXTURED FACADE. THIS REVISED APERTURE STRATEGY WILL YIELD SMOOTH, GLASSY, AND UNINHIBITED VISION ZONES.



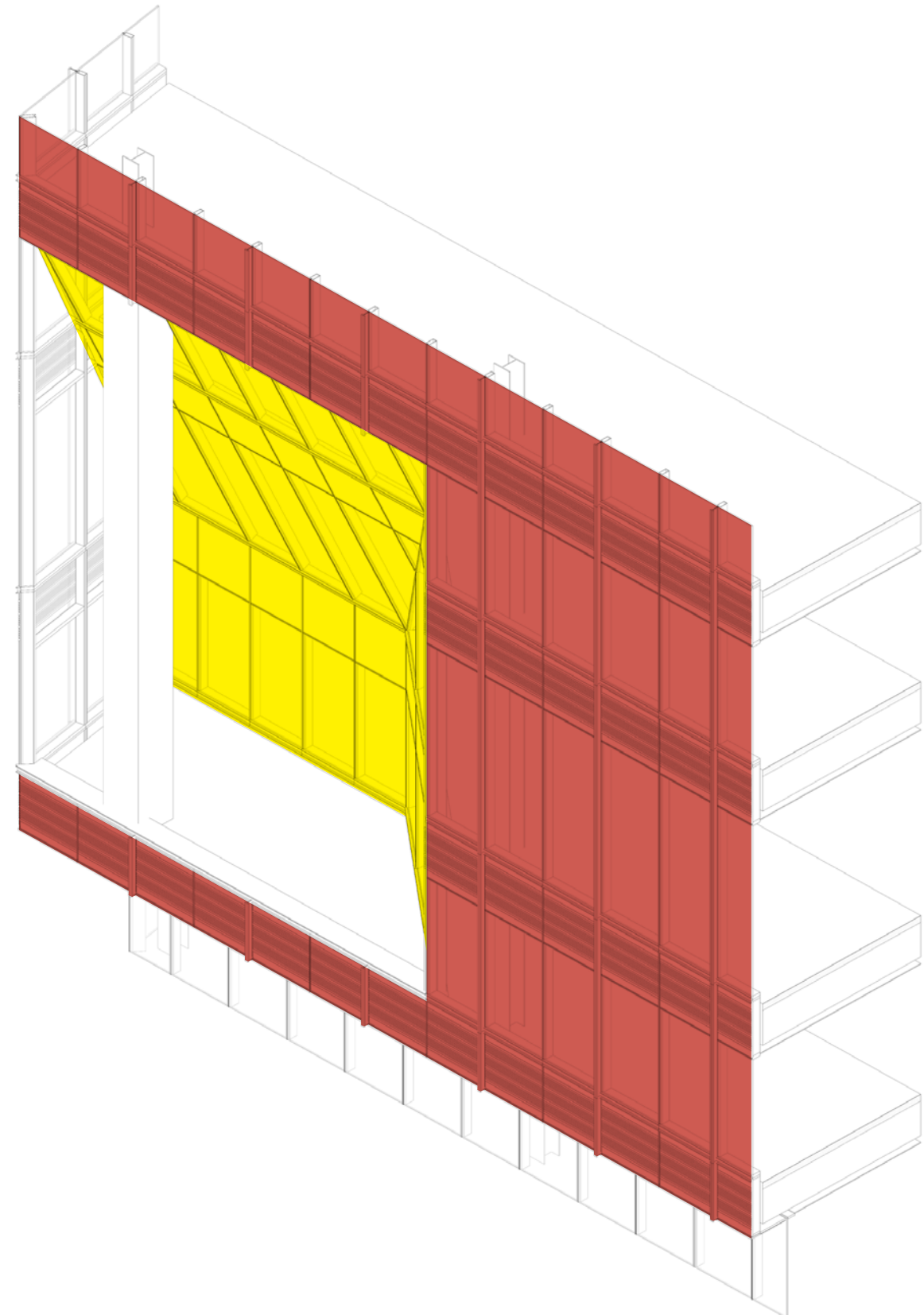
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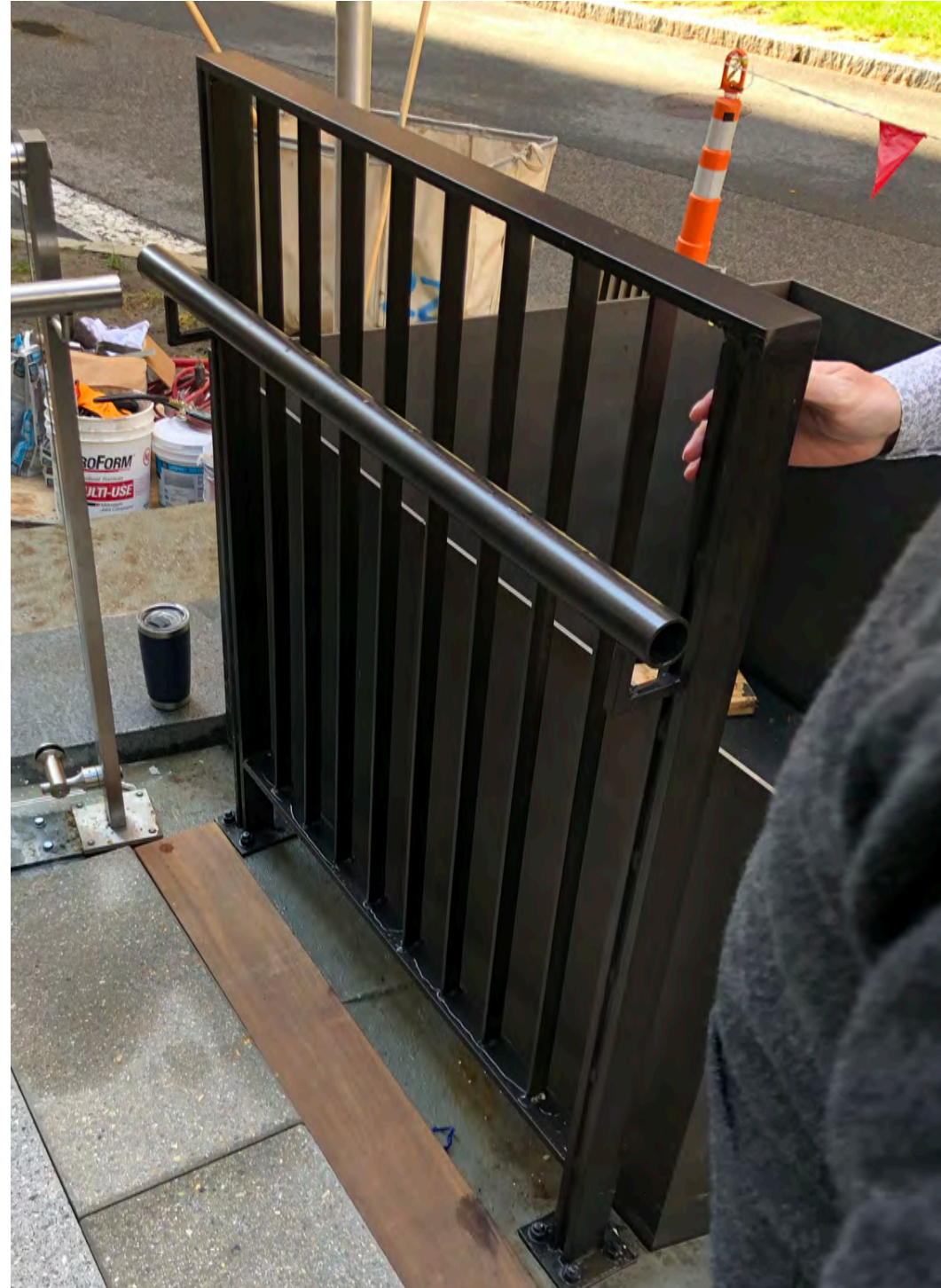
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# PUBLIC REALM HANDRAIL REVISIONS

VMU AND DESIGN FEEDBACK - CRA/CDD COMMENTS:

1. CAN THE DESIGN INCORPORATE MORE HORIZONTAL ELEMENTS? IF NOT, WHAT ARE THE REASONS THIS CANNOT BE ACHIEVED IN THE DESIGN?
2. WOULD IT BE POSSIBLE TO INCORPORATE WOOD INTO THE OVERALL DESIGN OF THE RAILING, SPECIFICALLY THE HANDRAIL?
3. WHAT CAN BE DONE TO GIVE THE RAILING A MORE SUBSTANTIAL AND CIVIC FEELING?



# PUBLIC REALM HANDRAIL REVISIONS

## VMU AND DESIGN FEEDBACK - PROPOSED ANSWERS:

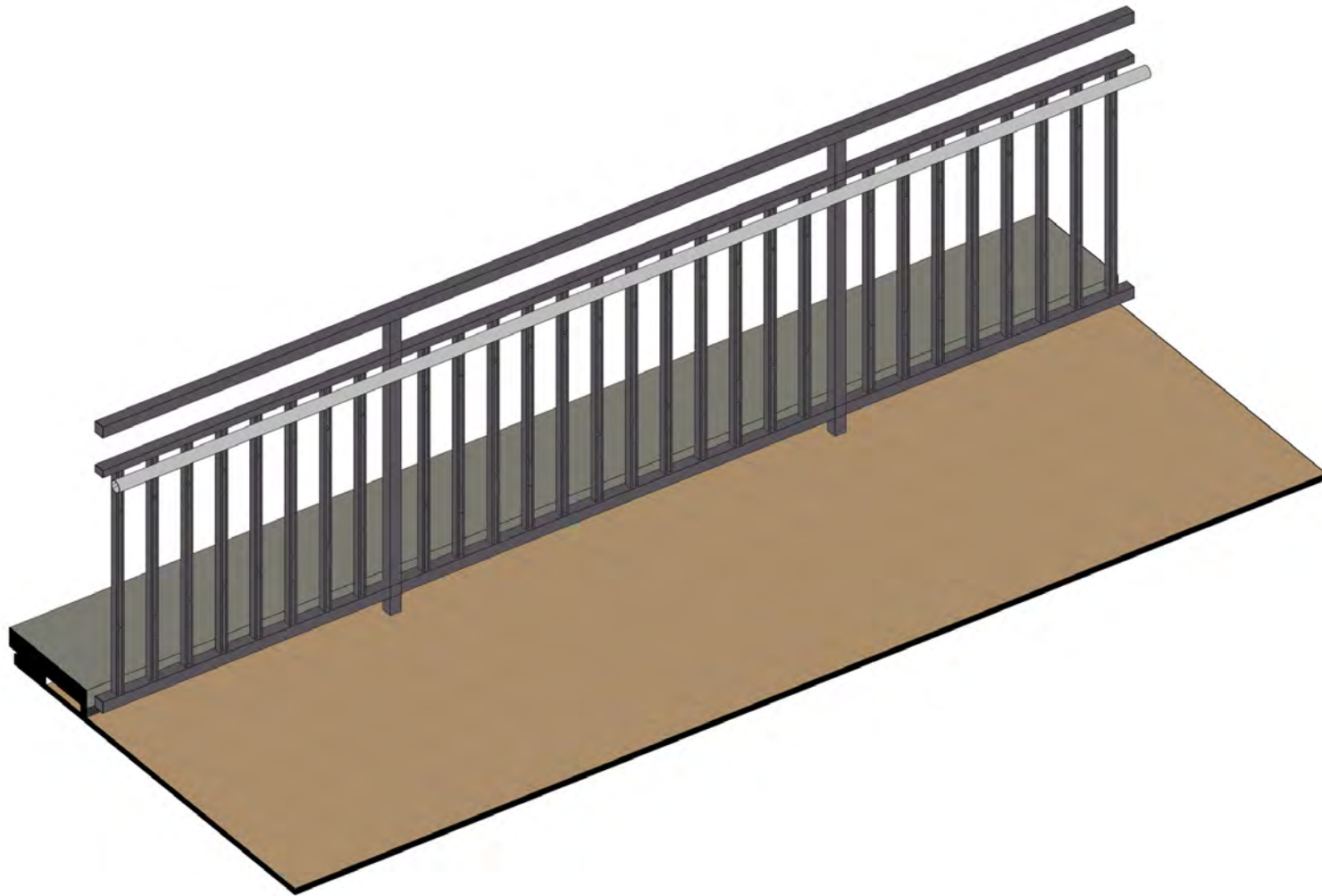
1. HORIZONTAL RAILING ELEMENTS WERE DISCUSSED AND CODE/SAFETY IMPLICATIONS WERE A DECIDING FACTOR. THE “NO LADDER EFFECT” GUARDRAIL REQUIREMENT REQUIRES NO HORIZONTAL ELEMENTS TO MINIMIZE THE CHANCE OF SOMEONE STEPPING UP ON TO THE GUARDRAILS AND OVER/OFF THE TERRACE ROOF.
2. ALTHOUGH EXTERIOR WOODEN HANDRAILS EXIST, THEY INCREASE MAINTENANCE AND REDUCE THE CIVIC FEEL OF THE HANDRAIL. WE PROPOSE TO PROCEED WITH A STAINLESS STEEL HANDRAIL.
3. HANDRAIL SHOWN BELOW IS FROM PICKARD CHILTON’S RIVER POINT PROJECT IN CHICAGO, IL. THIS RAILING IS FEATURED ALONG THE RIVER WALK OVERLOOKING THE CHICAGO LOOP. THE SOLID POSTS AND HEAVY TOP RAIL GIVE GRAVITY TO THE EDGE AND CREATES A CIVIC-MINDED PUBLIC SPACE.



# PUBLIC REALM HANDRAIL REVISIONS

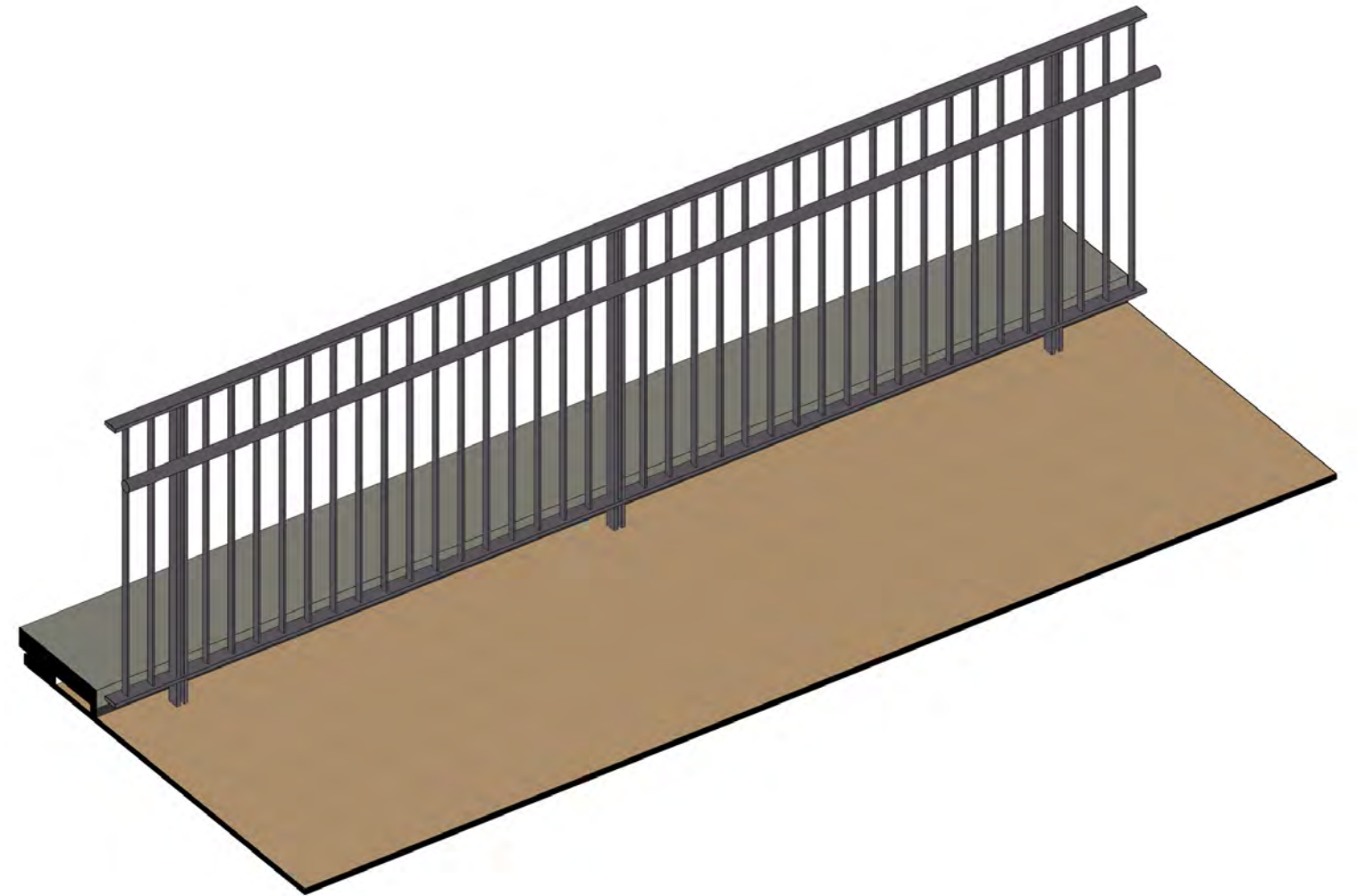
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REVISED RAILING

RAILING HAS INCREASED IN CIVIC PRESENCE BY SIZING UP POSTS, PICKETS, AND HORIZONTAL RAILS. THE HANDRAIL HAS CHANGED TO STAINLESS STEEL TO ACCENTUATE ITSELF AND FOR ADDED DURABILITY. A GAP HAS BEEN ADDED AT THE TOP OF THE RAILING FOR OPENNESS. HANDRAIL TO HAVE DOWNLIGHTS TO ENHANCE CIVIC EXPERIENCE AT NIGHT. A WOOD TOPRAIL/LEANING RAIL TO BE STUDIED AT A LATER DATE.



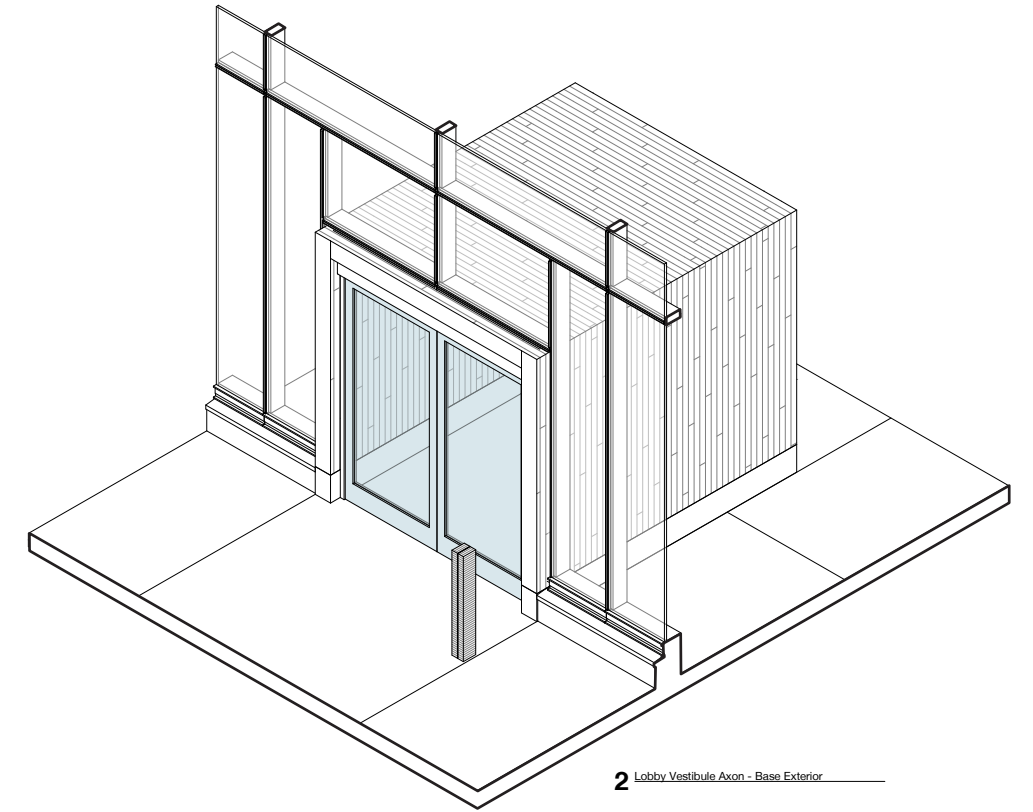
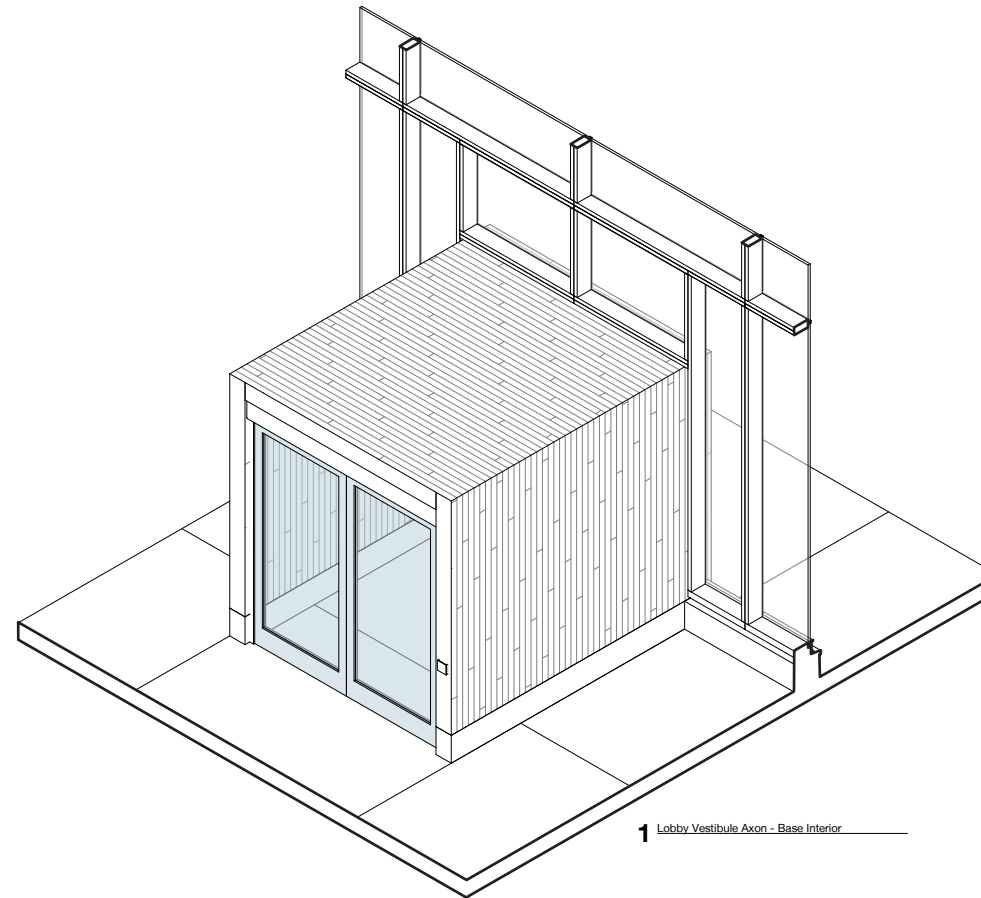
PREVIOUS RAILING

RAILING HAS POSTS COMPRISED TO THREE PIECES OF THIN BAR STOCK AND NO ADDITIONAL HORIZONTAL ELEMENTS. THE PICKET ASSEMBLY ACROSS THE PATH OF THE RAIL ARE 1/4" X 1". THE HANDRAIL IS FINISHED THE SAME AS THE REST OF THE RAILING.

# PUBLIC LOBBY VESTIBULE - INCREASED TRANSPARENCY

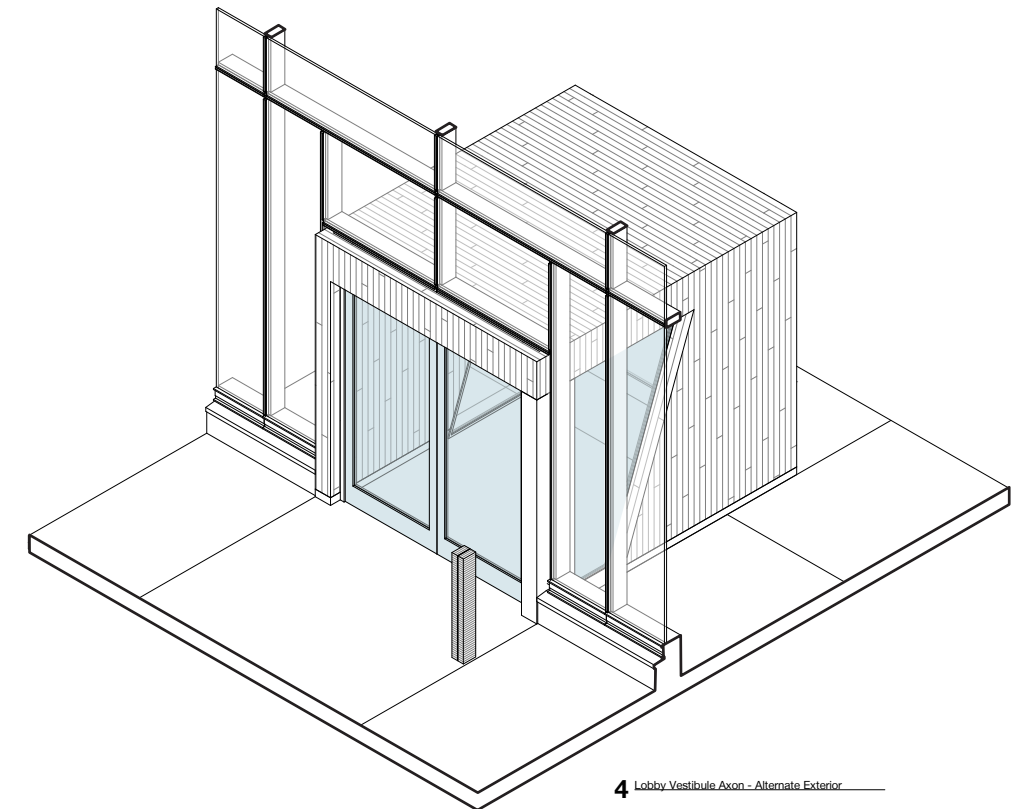
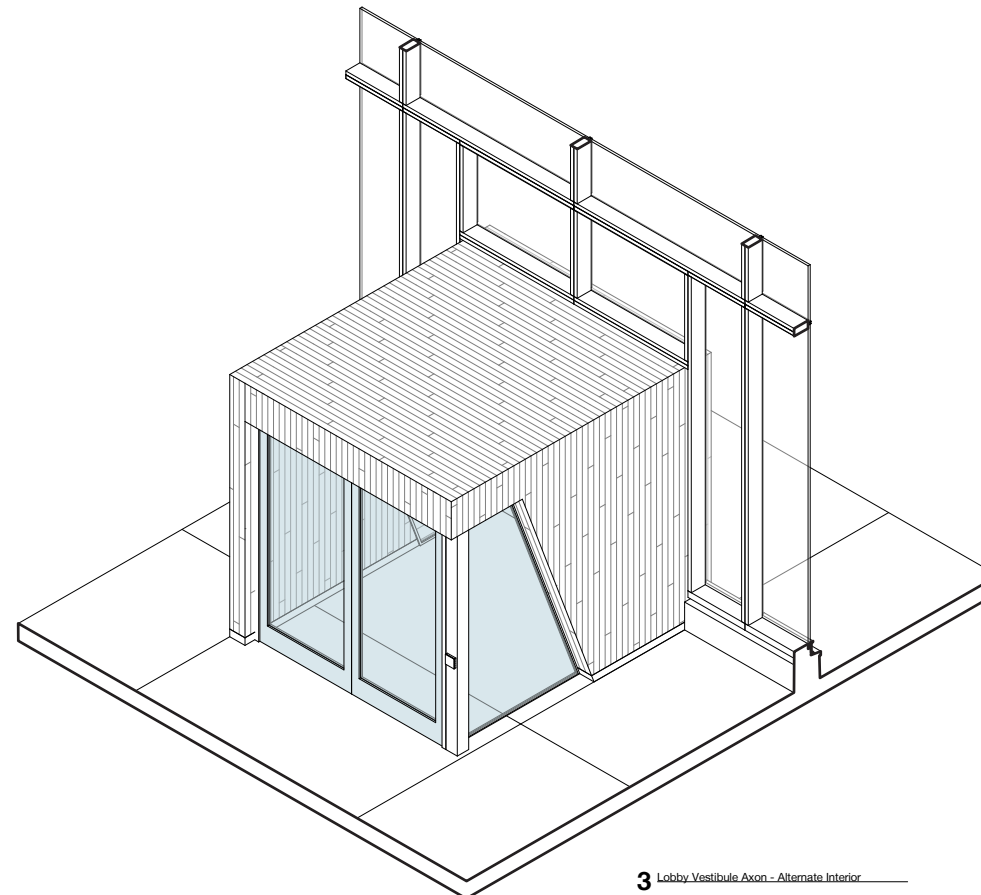
## BASE DESIGN

- PUBLIC LOBBY PORTAL ENTRIES TO BE WARM, BRIGHT, AND INVITING.
- VERTICAL STRUCTURAL AND MECHANICAL ELEMENTS REQUIRE PORTIONS OF THE WALLS TO REMAIN OPAQUE.
- THE VESTIBULE CEILING DEPTH AND OPACITY IS REQUIRED FOR MECHANICAL AND ELECTRICAL SUPPLY.



## REVISED DESIGN

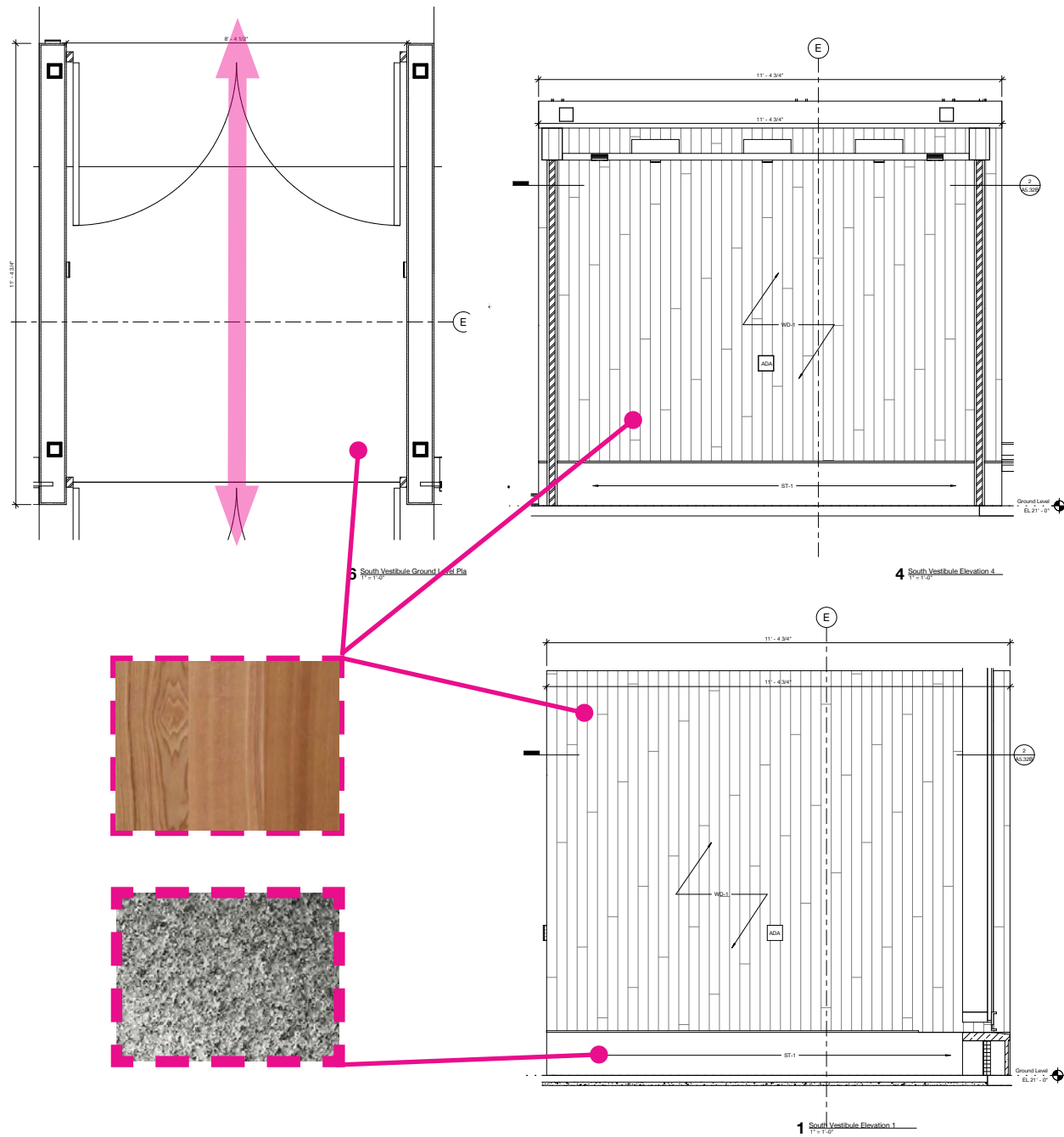
- GLAZING TO BE ADDED TO THE OPPOSITE SIDES OF VESTIBULE FOR CONTINUITY AND TO ENSURE A VISUAL CONNECTION TO MAIN STREET AND THE PUBLIC LOBBY WHILE INSIDE THE VESTIBULE.
- SOLID PORTIONS OF THE WALLS USED FOR PLACEMENT OF STRUCTURAL AND MECHANICAL COMPONENTS.
- FORM REMINISCENT OF APERTURE GEOMETRIES.



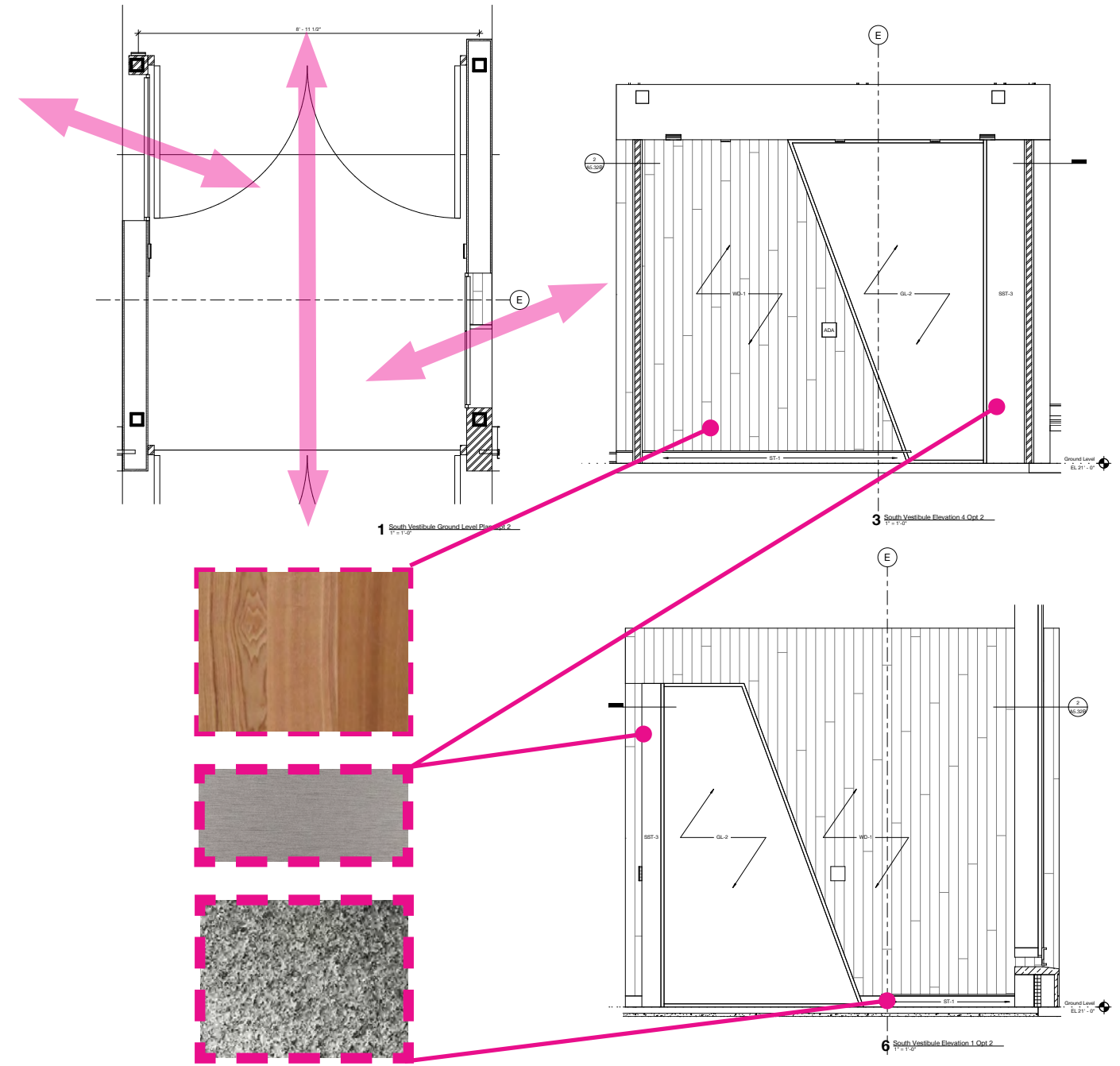


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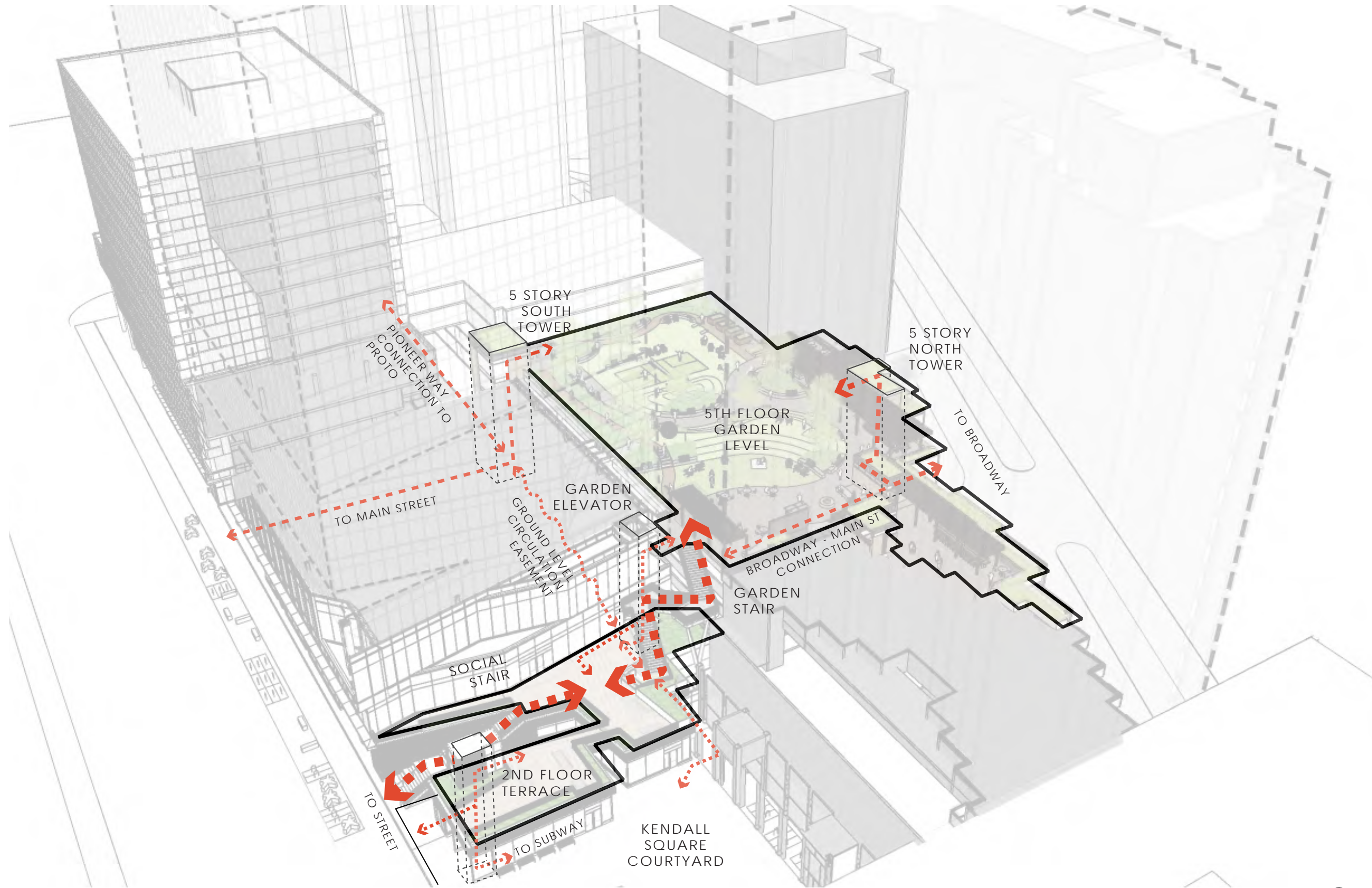
## BASE DESIGN



## REVISED DESIGN



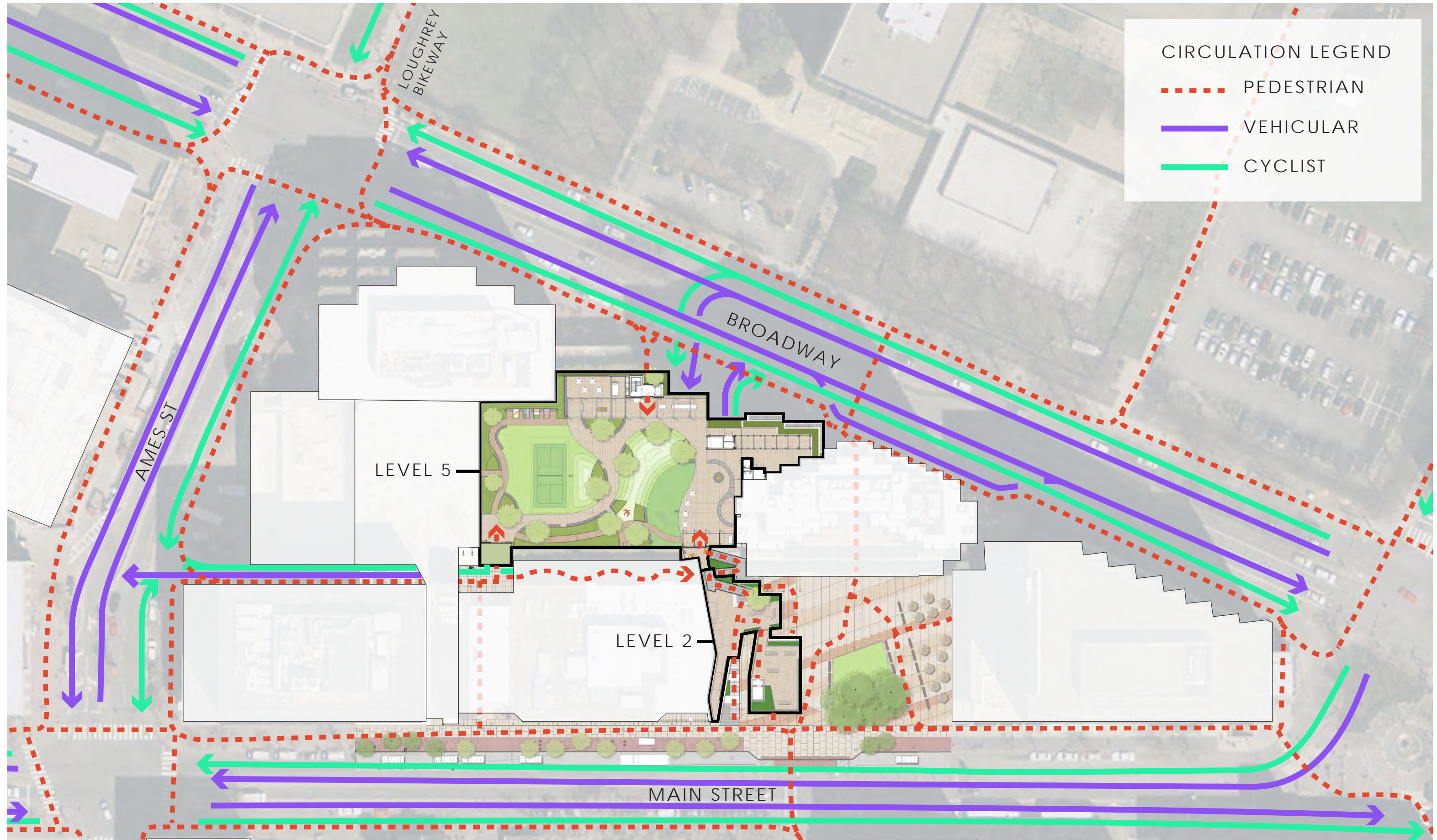
# CIRCULATION AXON



STAIR AND ELEVATOR ACCESS



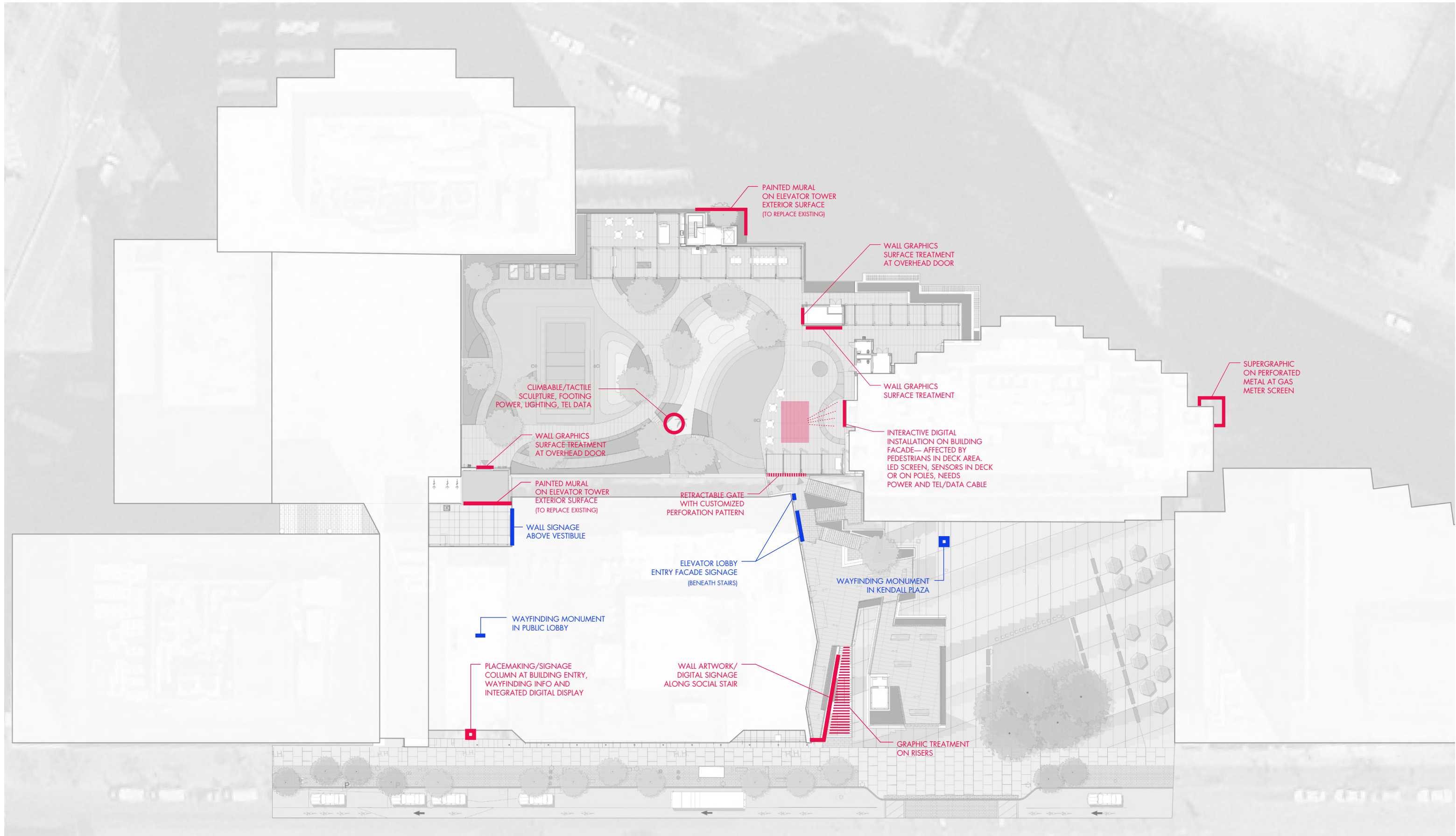
# CIRCULATION PLAN



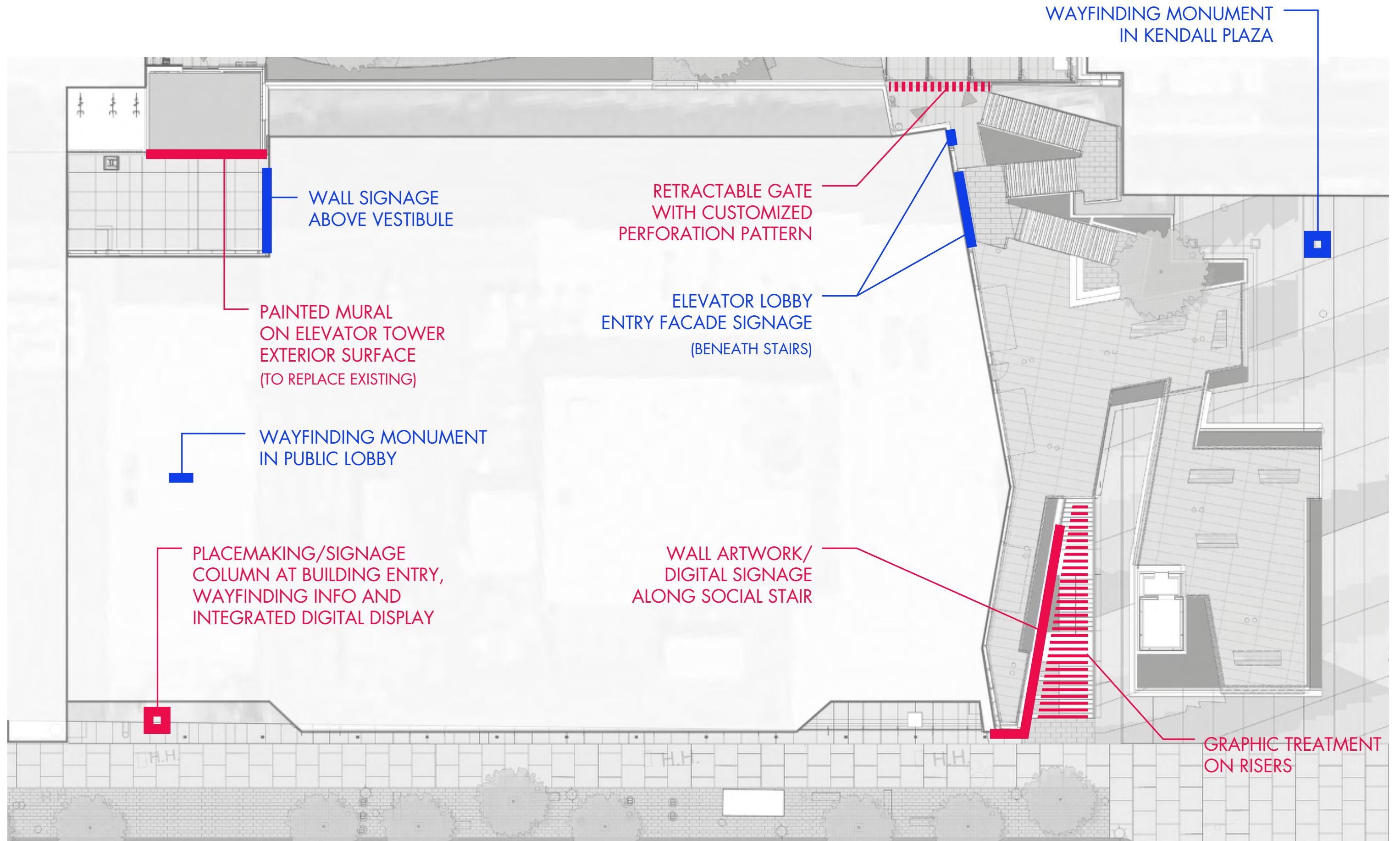
CIRCULATION LEGEND

- PEDESTRIAN
- VEHICULAR
- CYCLIST

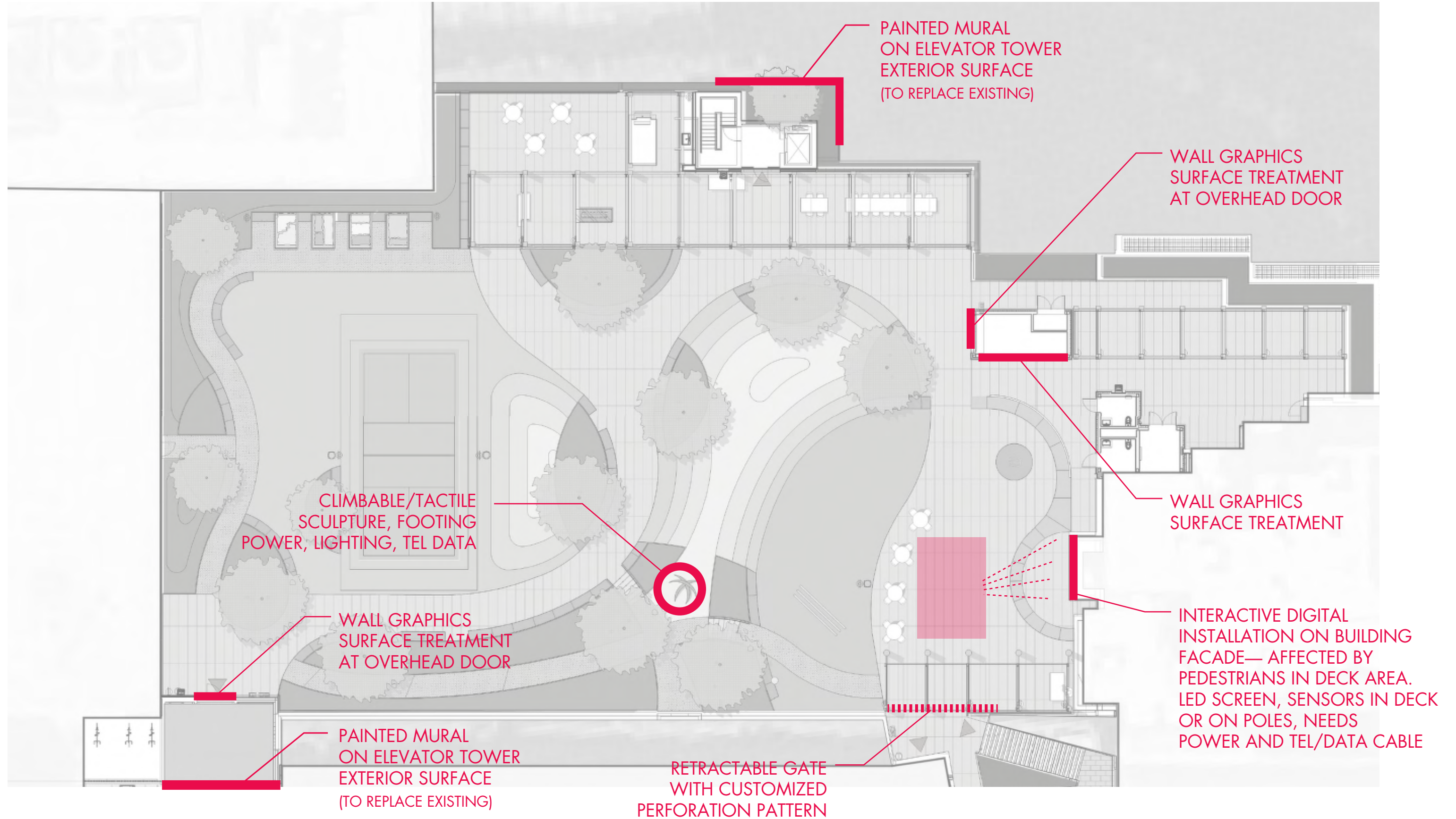
# SIGNAGE + ENVIRONMENTAL GRAPHICS OVERALL SITE CONTEXT



# SIGNAGE + ENVIRONMENTAL GRAPHICS PROPOSED LOCATIONS

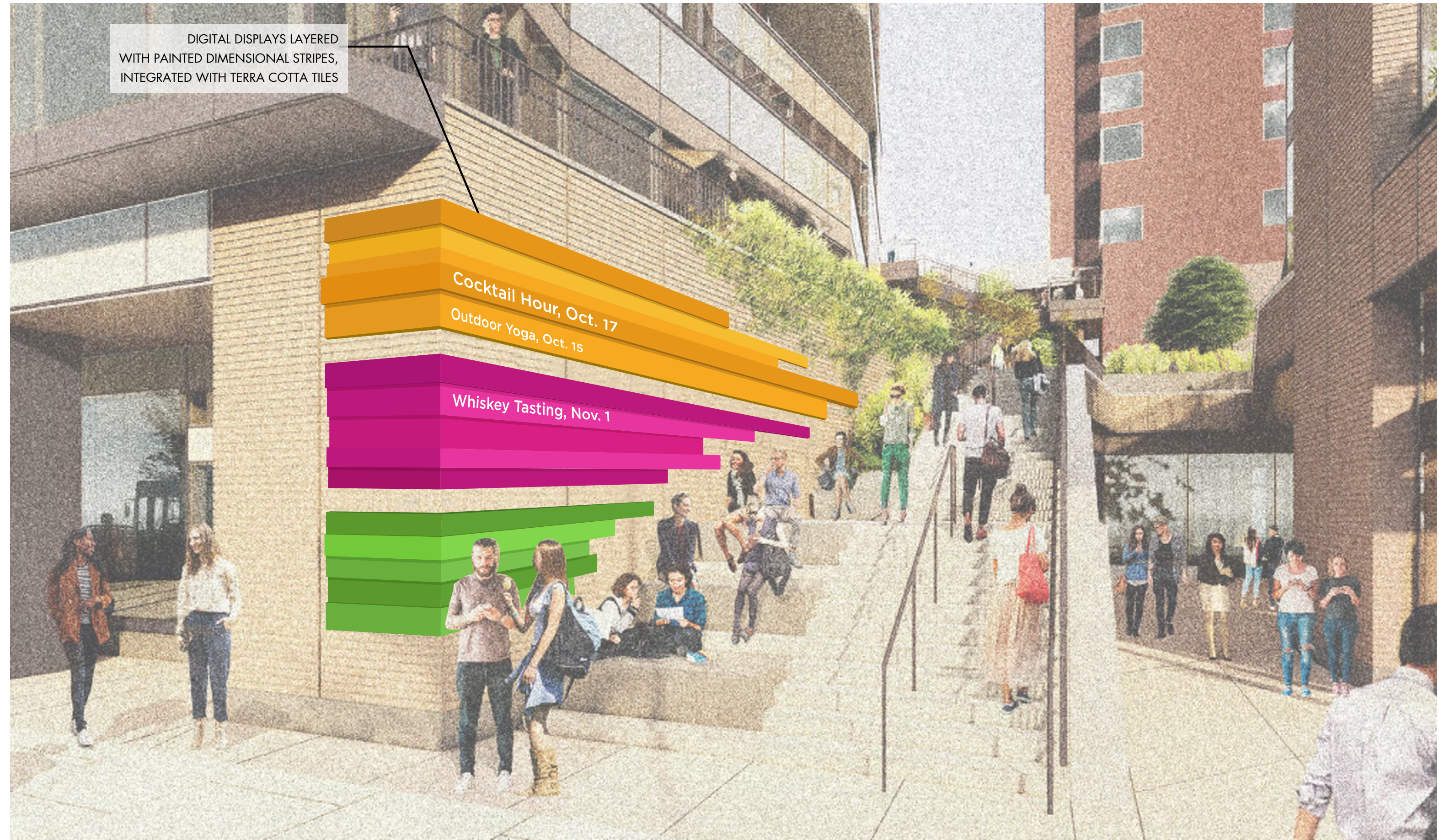


# ENVIRONMENTAL GRAPHICS PROPOSED LOCATIONS

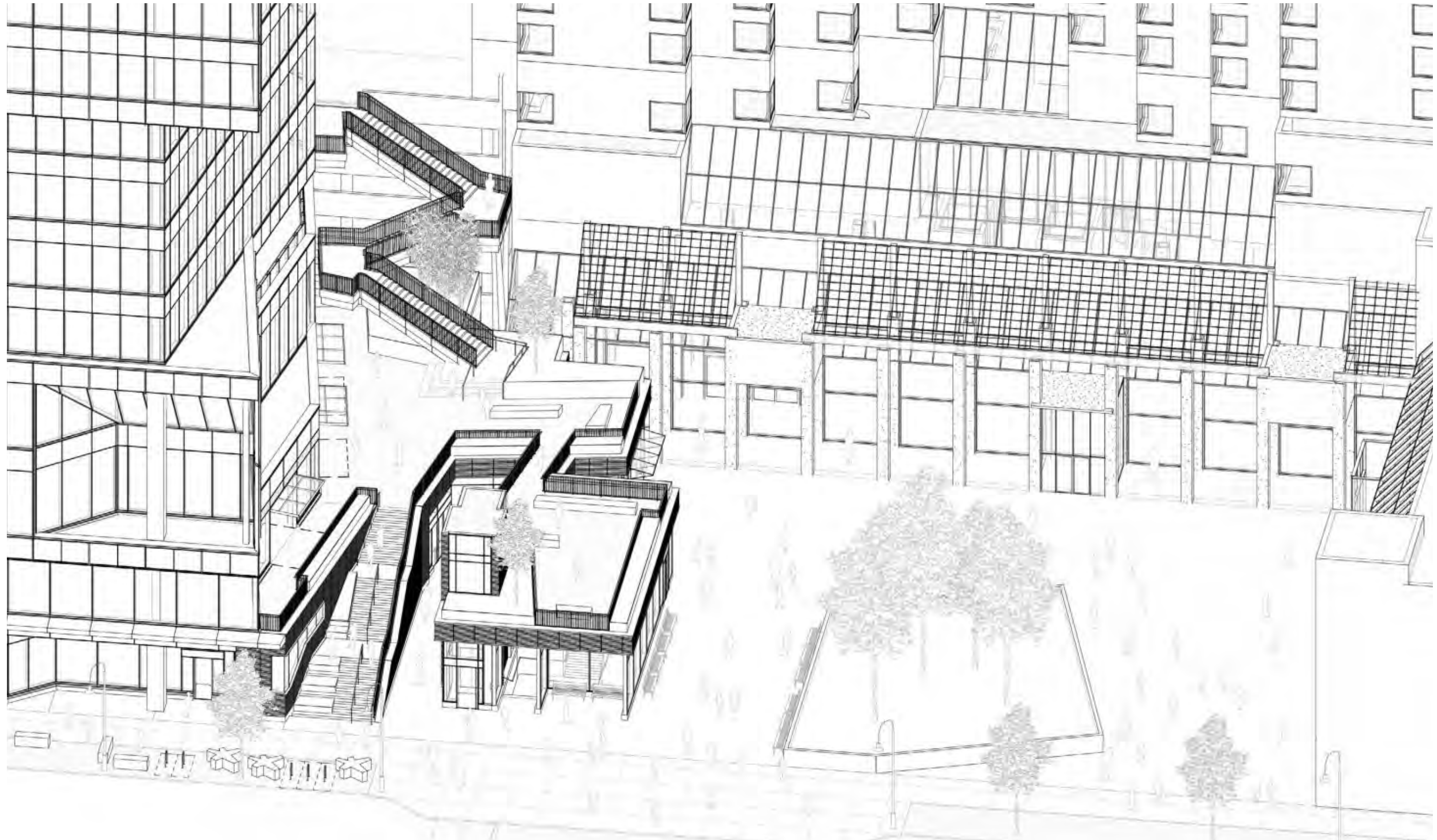


# TERRA COTTA WALL

DIGITAL DISPLAYS LAYERED WITH PAINTED DIMENSIONAL STRIPES, INTEGRATED WITH TERRA COTTA TILES



# PLAZA TRELLIS EXISTING





PLAZA TRELLIS REMOVED

