

MXD COMMERCIAL

DESIGN REVIEW COMMITTEE
19 APRIL 2022

bxp Boston
Properties

PICKARD CHILTON

Meeting Agenda:

1. Building Evolution + Previous Discussions

2. Building Form and Articulation

3. Groundplane and Pedestrian Experience

4. Landscape and Site



IDCP Ground Floor Plan
Apr 2021



Ground Floor Plan
Oct 2021

What We Have Heard: Building Form and Articulation

Positive Feedback

- Very pleased with changes to the massing from IDCP. Articulation was responsive to site context.
 - The general approach, and locations of terraces and balconies, were well received.
 - Support for the inclusion of the bridges, especially at the pinch point between the two buildings.
 - Continuation of the facade strategy through the penthouse enclosure is important.
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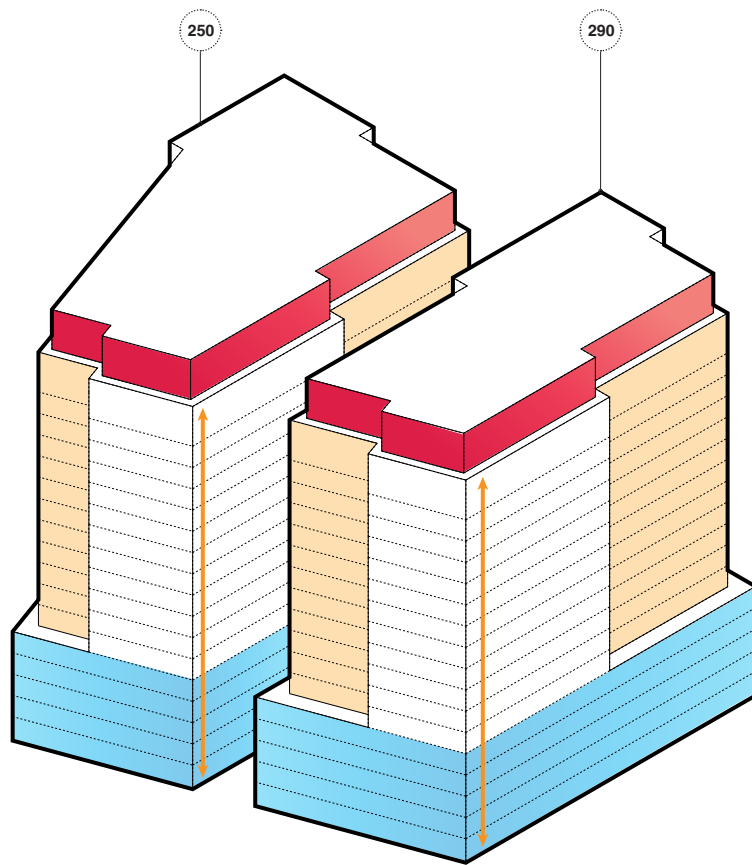
Potential Items to Study

- Study opportunities to meet 'Base / Middle / Top' strategy as noted by City guidelines.
- Massing moves should remain related to site context.
- If the bridges are proposed, it would be good to better understand the amount and scope.
- Building tops are important, study how to differentiate the buildings in this zone.
- Buildings may be too similar, study ways to create "cousins not twins".

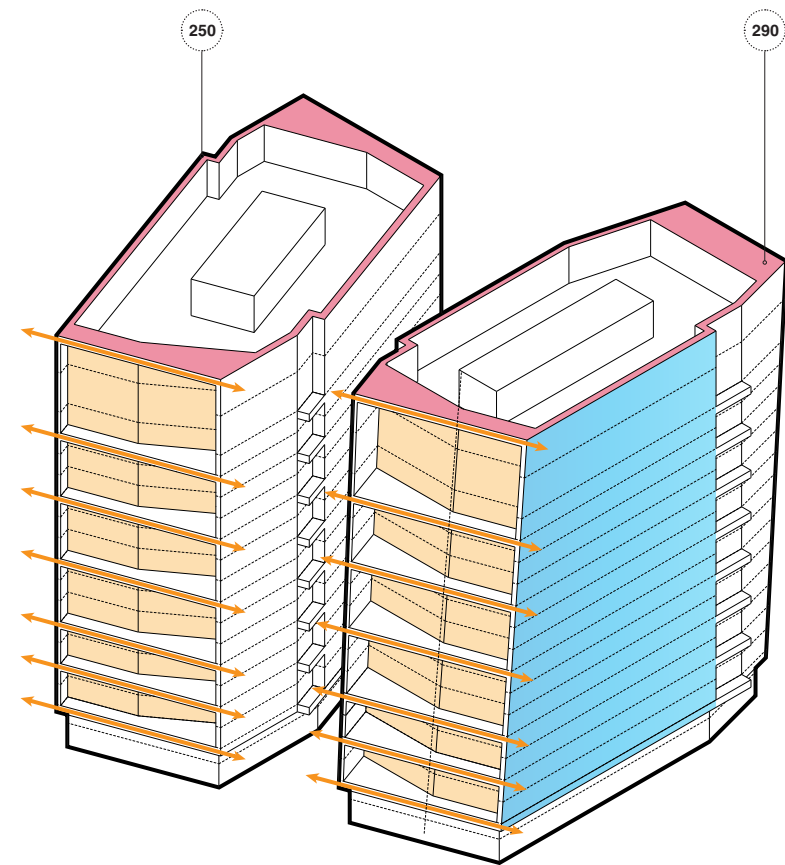
IDCP MASTERPLAN MASSING

NORTHWEST VIEW

OCTOBER 2021 MASSING



- 1. Roofline is stepped back from overall building massing.
- 2. Articulation on ends stepped back at mid-points in facade.
- 3. Continuous faces over full height increase 'monumental' feel.
- 4. Building podium reads strongly and is prominent on groundplane.
- 5. Bridge instances flexible in location, scale, and quantity.

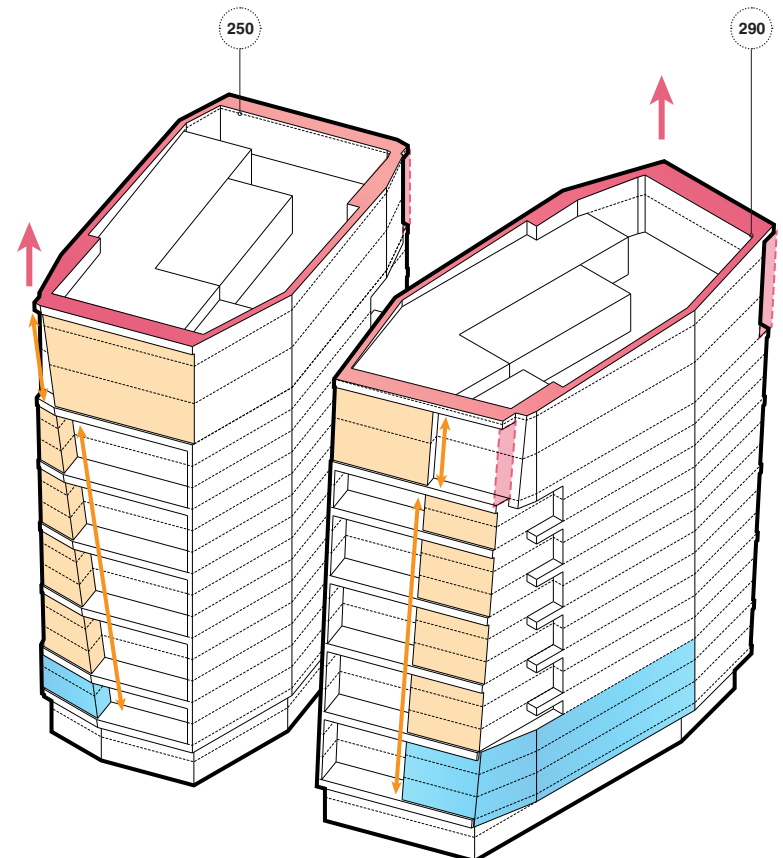
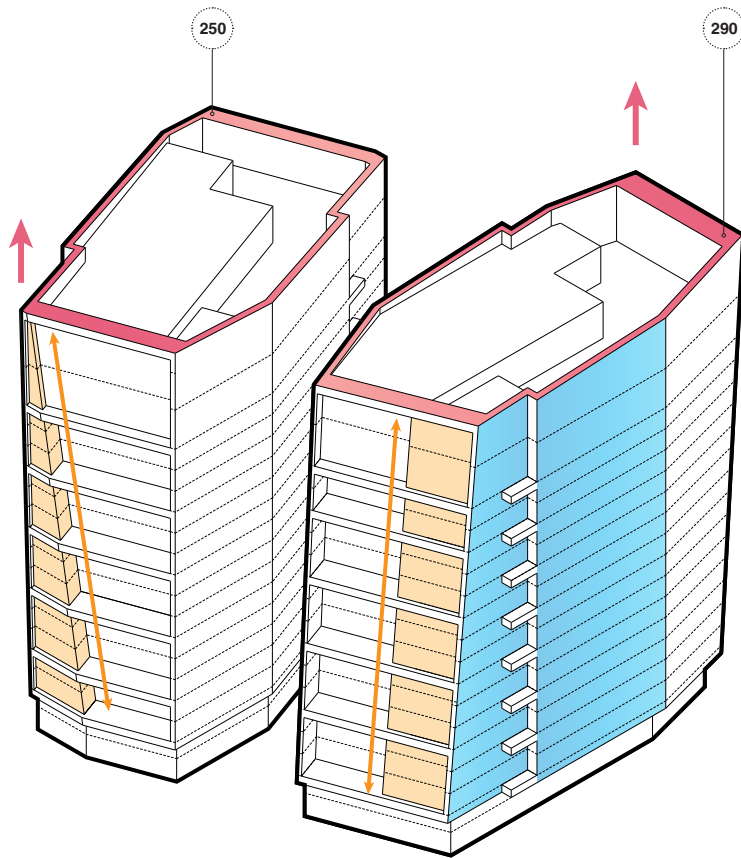


- 1. Flat roofline reads strongly from groundplane.
- 2. Articulation on ends adds to 'monumental' feel.
- 3. Unbroken balconies increase building horizontality.
- 4. Balcony location contributes to long facades from Binney.
- 5. Bridge instances flexible in location, scale, and quantity.

FEBRUARY 2022 MASSING

NORTHWEST VIEW

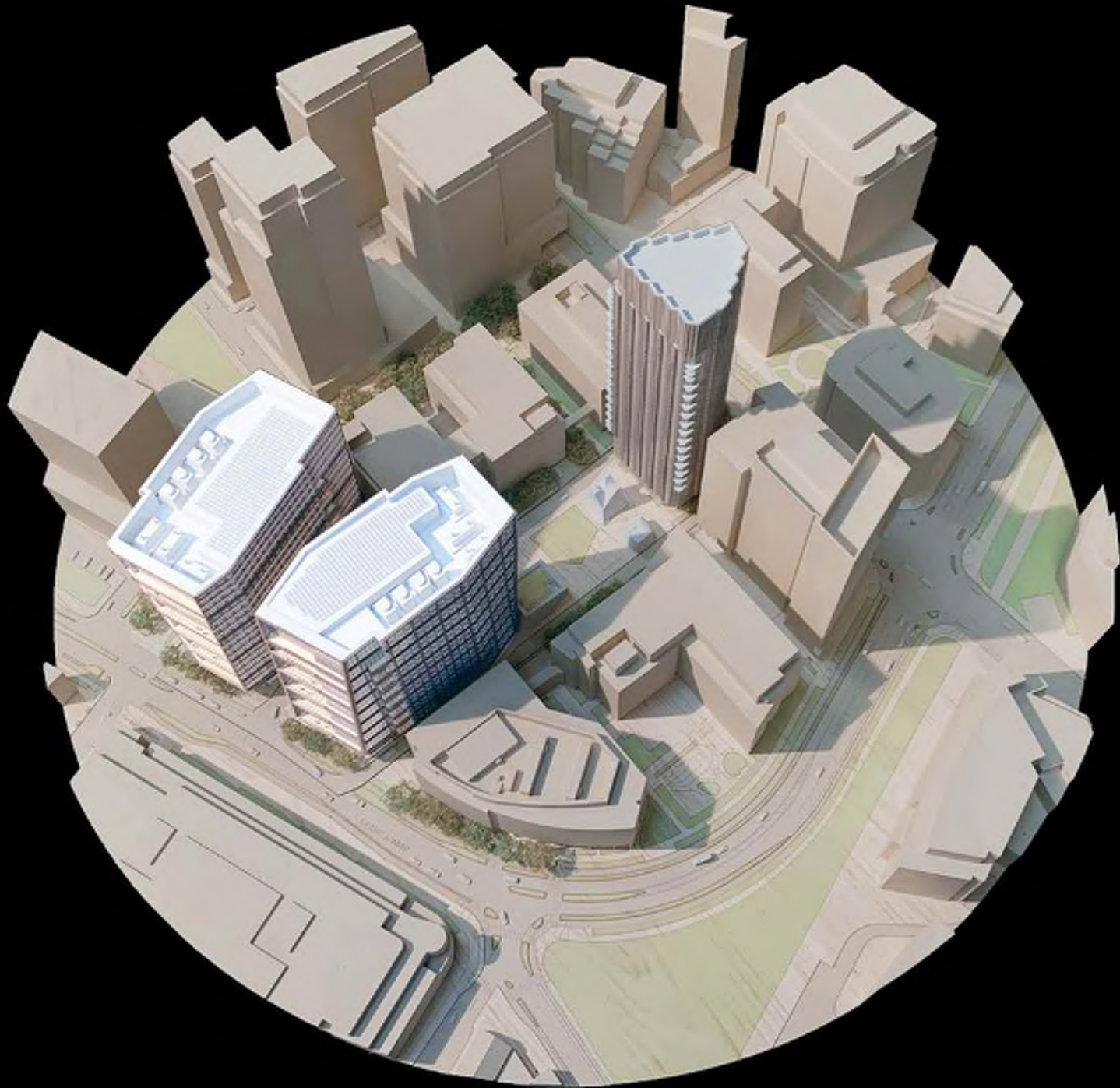
APRIL 2022 MASSING

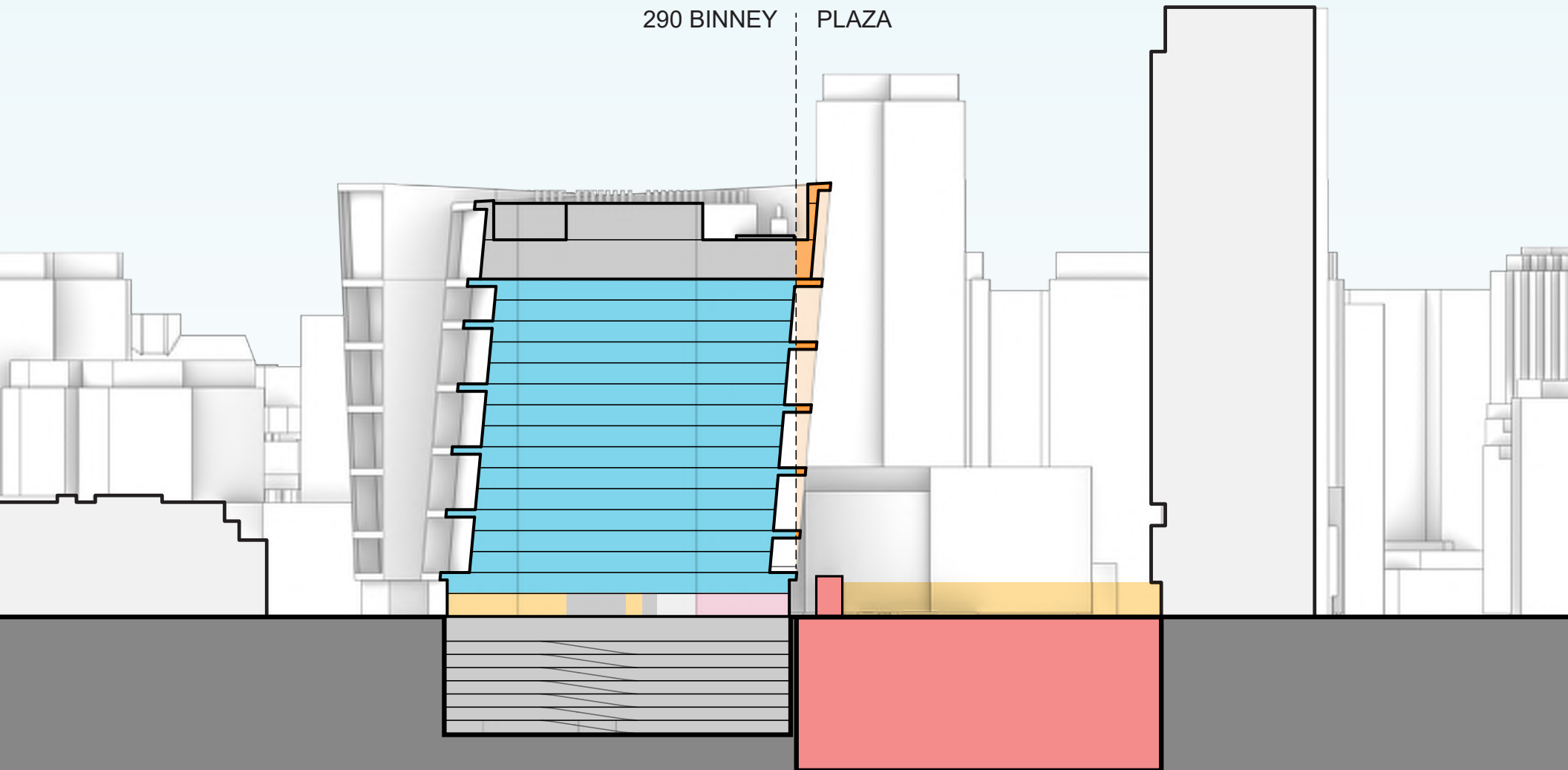


- 1. Roofplane sloped to create varied building silhouettes.
- 2. Added articulation on Binney and Central Plaza frontages.
- 3. Massing changes reduce horizontal read of building.
- 4. Balcony locations adjusted to minimize unbroken facade lengths.

- 1. Remove wing wall conditions at tower top for added articulation.
- 2. Shifted end bay articulation to mark the tower top.
- 3. Consistent end bay articulation through typical floors to reduce horizontal read of building.
- 4. Revisions to respond to streetwall height of neighboring buildings









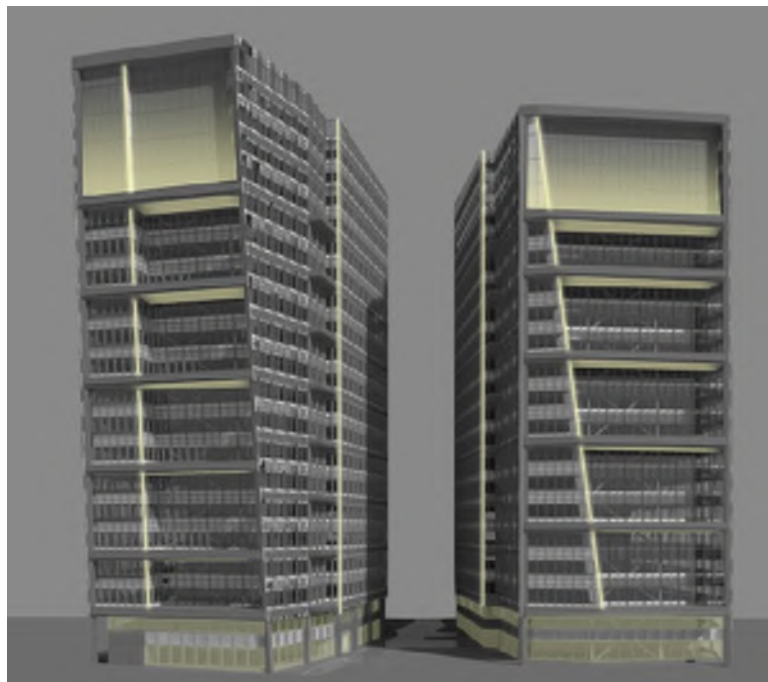




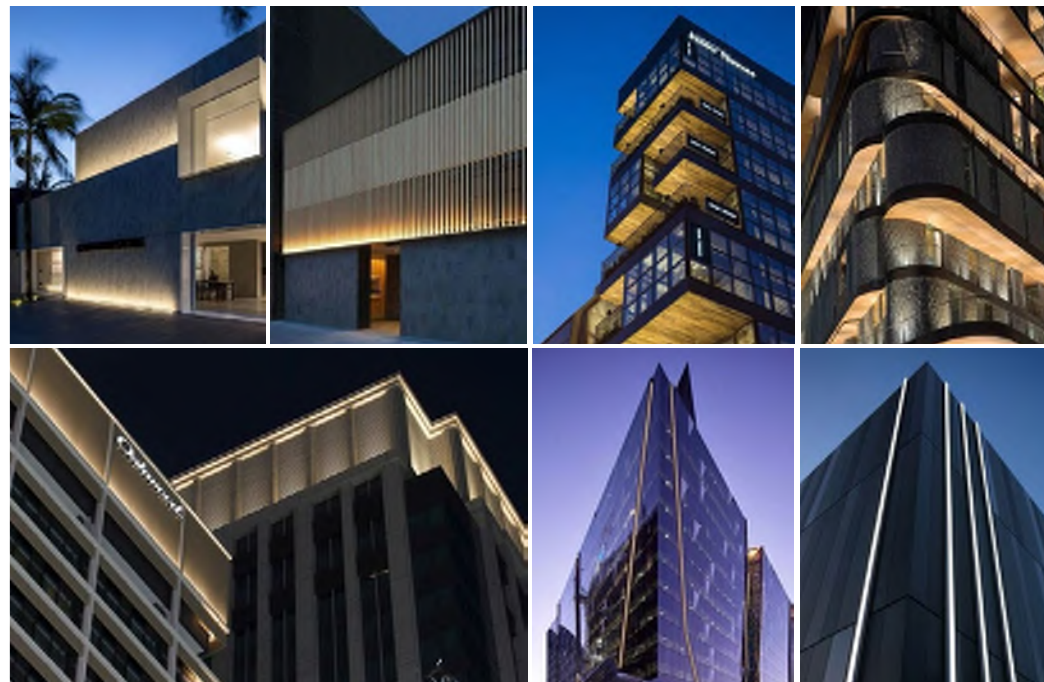




1.6 ARCHITECTURAL LIGHTING



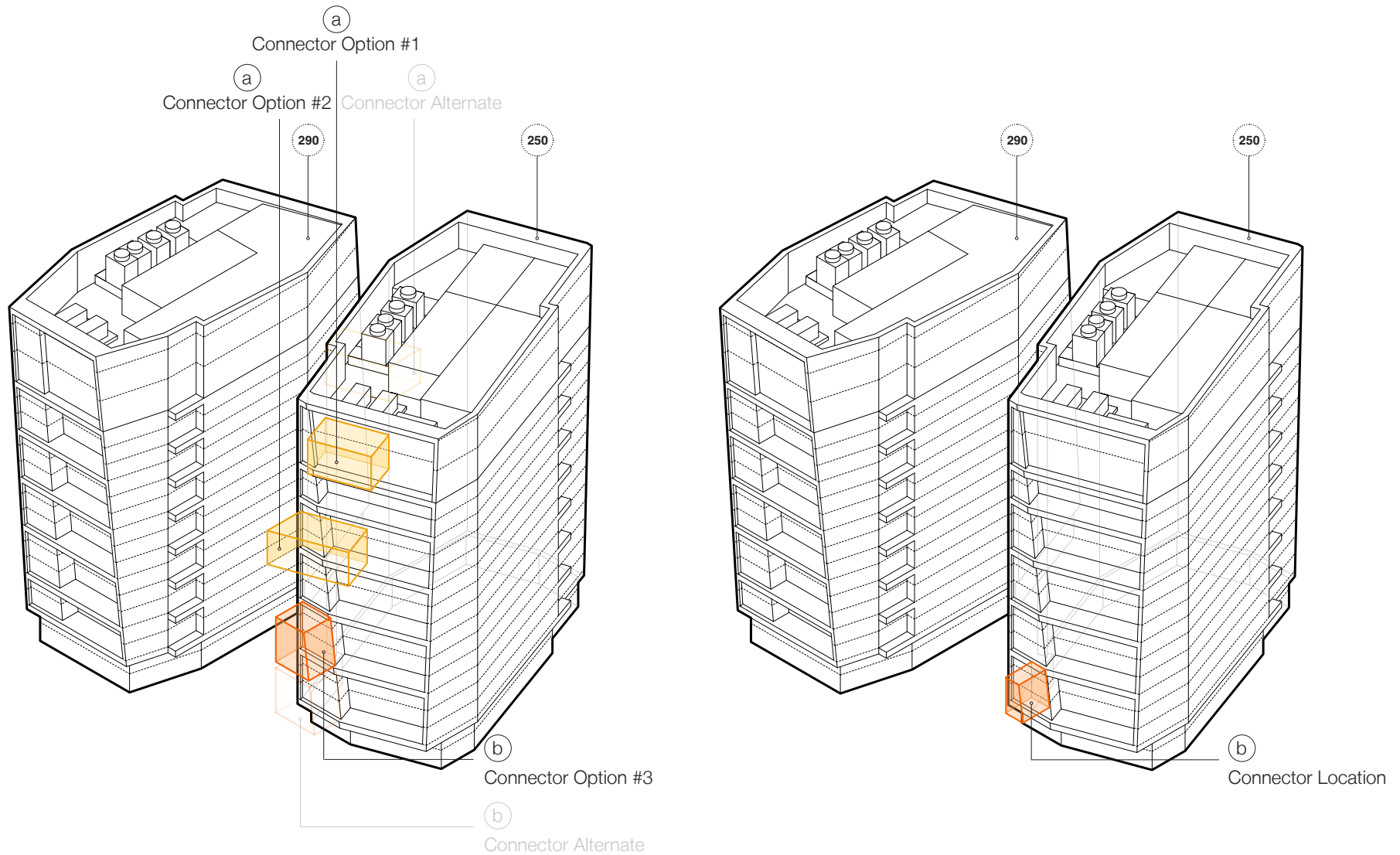
BUILDING LIGHTING DESIGN (VIEW FROM BINNEY ST)



LIGHTING STRATEGY PRECEDENTS (CROWN, TERRACES, ACCENT)

290 BINNEY STREET THIS COMMUNICATES THE DESIGN INTENT OF BOTH COMMERCIAL BUILDINGS
 DESIGN REVIEW RESUBMISSION MARCH 15, 2022

ONELUXstudio **PICKARD CHILTON**



POTENTIAL BRIDGE LOCATIONS - 23 FEB 22

BRIDGE LOCATION - 19 APR 22

- a. Higher potential building connectors provide architectural interest and allow for large floor plate for dedicated uses.
- b. Lower potential building connectors create visual intrigue and add to rich pedestrian experience.
- c. All potential connectors are at least 2 stories above grade.







What We Have Heard: Pedestrian Experience

Positive Feedback

- Separating and shaping of building forms is extremely effective. It creates unique moments at grade and increases light and air between buildings.
 - Holding the street edge along Binney is important and works well with site.
 - The massing is shaped nicely to support plaza-to-commercial sidewalk connectivity.
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Potential Items to Study

- Defining the character of the pedestrian walkway along West Plaza Drive and connection between the new Central Plaza and the 6th Street connector.
- Binney Street frontage should have adequate space for mature planting and still hold the street edge effectively.
- Ground floor program needs to include more than just lobbies to provide adequate activation within the public realm.
- Show the experience at building entries, along Binney Street, and the East-West connector in more detail.

