D2 Site Design Alternatives

BEC August 13 2018

The following slides were used to accompany a presentation, and when viewed in isolation do not convey the substance of the presentation.

*Notes which convey a sense of design criteria and objectives have been prepared to accompany these slides.*
Three design teams

August 1 workshop at Bow Market

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• Observing: Sue Thomas, Planning, City Hall
166K SF of lab space over ground floor retail provides new spaces for work at the heart of Union Square.

450 new residences define the future transit node through a landmark tower, delivering critical improvements to the MBTA station area.

A multi-purpose public plaza accommodates passive, civic and commercial activities.
Critique of last design presented

• Public plaza space on Prospect all stairs; up and then down; not usable
• Sidewalk, handicapped access, and main access all separate, leaving little space
• Poor connectivity to Boynton Yards
• Poor visual connections
• Midrise blocks pedestrian space on Prospect
• Service alley not programmed
• Garage too massive, unsightly, and blocks future access to Allen Street
• Handicapped access design not acceptable to MBTA
Ground Rules for Redesign

• Plans must accommodate approved program
  • 300 parking spaces
  • Residential tower 100’x100’
  • Mid-rise residential with retail
  • Public space
  • Lab building
Handicapped access to T
Connectivity to Boynton and Union
Sightlines
Constraints

• Cost
• Ground water
• Contamination
• Animation of Prospect
• Handicapped access acceptable to T
Team 1 Version 1

- Look for alternative approach to site design
- Put parking under entire site – 1 level only
- Strong sightlines
- Good connection to T from both sides
Team 1 Version 2

- Look for alternative approach to site design
- Put parking under entire site – 1 level only
- Strong sightlines
- Good connection to T from both sides
- Tower in original position
Team 1
Questions

• Cost and feasibility of underground parking
• Viability of retail
Team 2

- Retain above grade parking and basic design
- Focus on public space on Prospect
- Shared green space on garage roof with connection
- Handicapped access from both sides
- Buildings engaged with public spaces
- Cascading stair to train
Team 2

- Bigger plazas, without steps
- Activated alley
- Good loading and service
Team 2
Questions

- Connection to green space
- Garage presence on Allen Street back lots
- Indirect access to T platform
Team 3

- Bar buildings on Prospect
- Underground parking
- Green space with cleaner air
- Future connectivity to Allen Street
- Connectivity to T platform
Questions

- Connectivity to T
- Connectivity to Boynton/Cambridge
- Connectivity to Union
- Service and loading
- Activation of Prospect
- Viability of retail
- Daylighting of residential
- Vitality of public space
Future vision