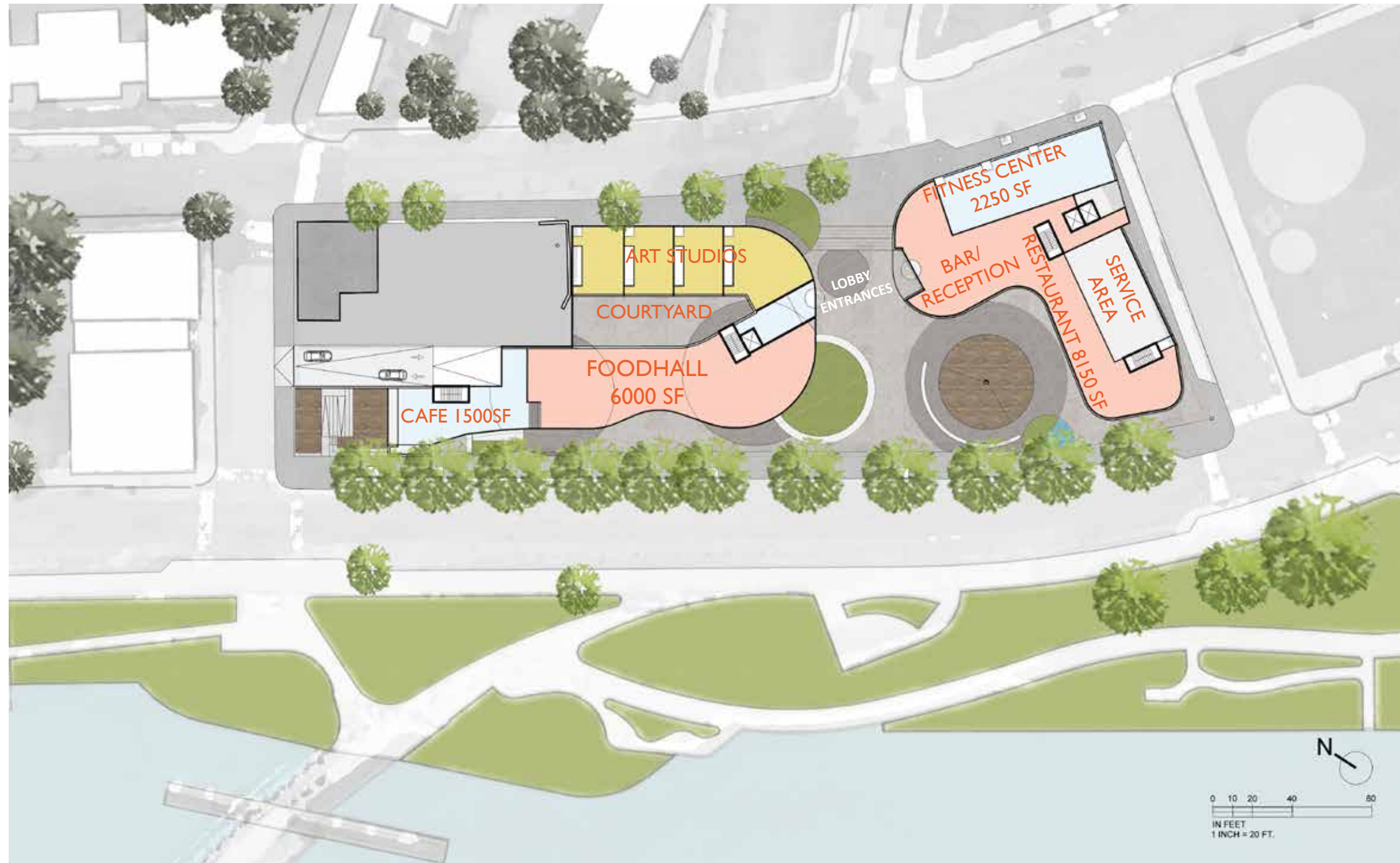


# Parcel 2

## Original RFP Design Fall 2021- Development Program

The framework of the space connects both the historic context and modern intentions of the site while taking full advantage of its prominent location and unique building program. The residential units have their own private entrances/porches located off of the shared driveway. Amidst the public arena so design there are 4 loft style live work units that are uniquely situated along the South Main St on the first floor itself. Other programs located on the first floor are as follows:

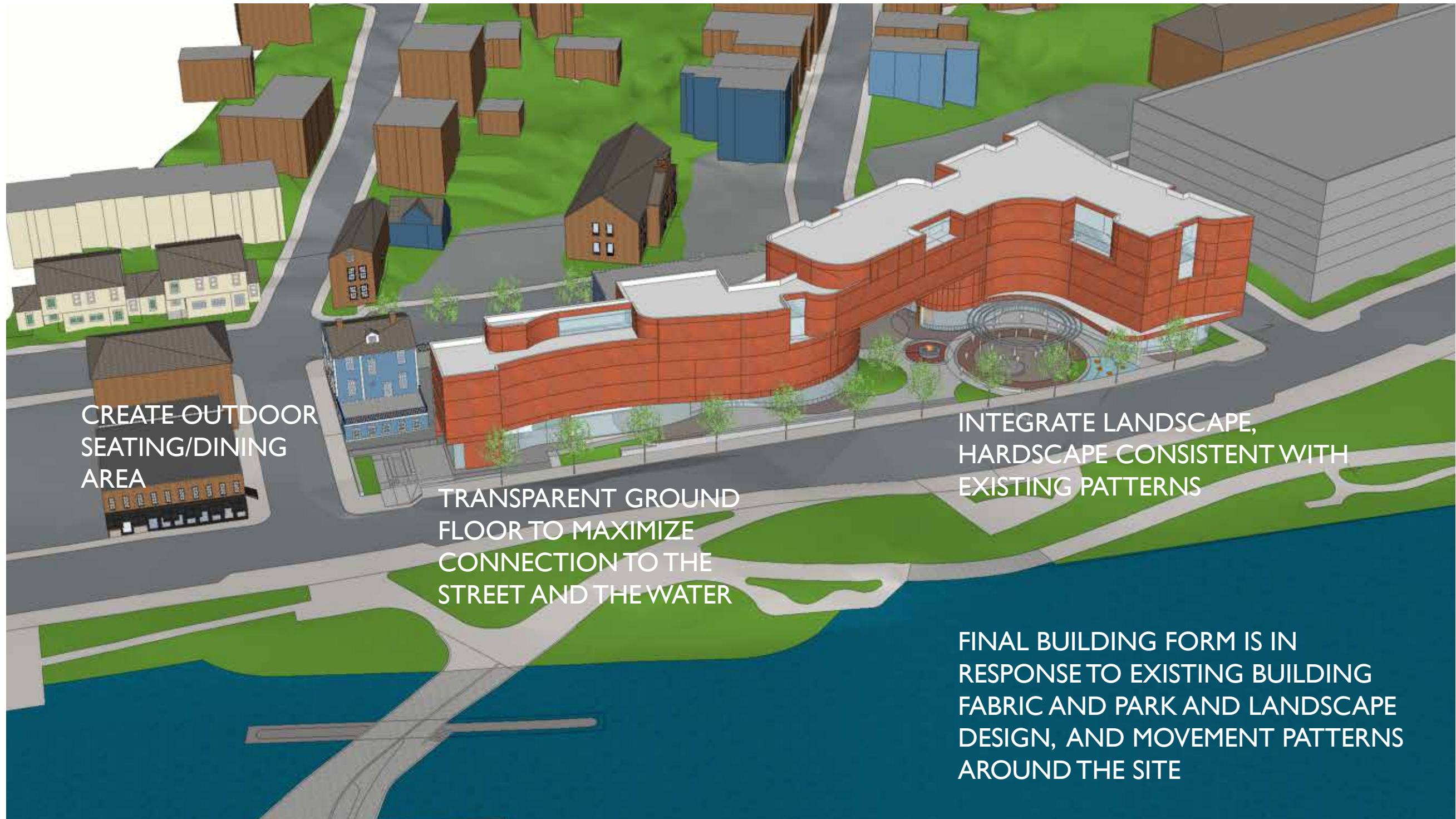
- 16,750 SF of commercial spaces like Gym, Foodhall, Brewery and cafe with outdoor patio seating.
- 23,000 SF of Public Open Space along the riverfront.



# Original RFP Design Fall 2021

## BUILDING MASSING

THE FINAL FORM IS THE RESULTANT OF VARIOUS FACTORS- THE EXISTING BUILDING FABRIC, THE PARK AND LANDSCAPE DESIGN, AND EQUALLY IMPORTANT- THE DIFFERENT MOVEMENT PATTERNS IN AND AROUND THE SITE.



# Original RFP Design Fall 2021



# Original RFP Design Fall 2021

## AERIAL VIEW OF S MAIN ST SIDE



## Original RFP Design Fall 2021

Some recurring  
COMMENTS.....

-too long/ horizontal

-too monolithic

-too tall

-too contemporary



## Design Update in response to Neighborhood Groups: Aerial of South Water St. (Jan 2022)

### -MASSING

• Accentuated cuts/breaks in massing to reduce apparent visual weight of the building. Indented areas are dark gray metal panel and intended to be "recessive". Upper massing is set back from lower masonry base.



## Design Update in response to Neighborhood Groups: Aerial of South Main St. (Jan 2022)

1. **-MASSING**  
Accentuated cuts/breaks in massing to reduce apparent visual weight of the building. Indented areas are dark gray metal panel and intended to be "recessive". Upper massing is set back from lower masonry base.
2. **-MATERIALITY**  
Color/texture adjusted to approximate color/texture of existing context. Lower masonry blocks have been changed from gray to a more familiar red brick. North end building changed to masonry.





## Design Update in response to SHPO: Aerial Views (Nov 2022)



Masonry expression wrapped around corner

Bridge is only one floor, rendered in glass and set back from building edge

Masonry expression extended around corner

### KEY CHANGES:

- Massing along South Main Street is increased to 4 stories.
- Upper building is set back further from South Main Street.
- Top floor is conceived as "penthouse" and is set back from edge and also rendered in lighter, more transparent materials.

## Design Update in response to SHPO: Aerial Views (Nov 2022)



### KEY CHANGES:

- Massing along South Main Street is increased to 4 stories.
- Upper building is set back further from South Main Street.
- Top floor is conceived as "penthouse" and is set back from edge and also rendered in lighter, more transparent materials.

## Design Update in response to SHPO: Aerial View (Dec 2022)

### RFP DESIGN

1. Elevations from all sides
2. Views along South Main Street (with and without trees)
3. Renderings from north along South Main Street
4. **Views from Benefit Street (with and without trees)**
5. Roof Plan with equipment

### UPDATED DESIGN

1. Elevations from all sides
2. Aerial Views with design descriptions
3. Views along South Main Street (with and without trees)
4. **Views from Benefit Street (with and without trees)**
5. Roof Plan with equipment



South Water Street Elevation



# Response to SHPO: Study Visual Impacts for Benefit St and Main St (Jan 2023)

## DESIGN UPDATES

1. Existing Conditions Views from and around Benefit Street
2. Option for lower scaled masonry blocks along South Main St.



Existing condition and Montage of Proposed Building



# NEW DESIGN STUDY as requested by SHPO (Feb 2023)

## 1. Plan Options

- A) Original RFP Design- 3 to 6 stories (bridge is removed for this study)
- B) 4 story scheme (consistent for all buildings); *max height is less than 50' as requested*
- C) 3-4-5-6 stories; *variation from earlier option and a demo that massing can be re-distributed across the two sites in response to context*

## 2. Massing Options

- A) Original RFP Design- 3 to 6 stories (bridge is removed for this study)
- B) 4 story scheme (consistent for all buildings); *max height is less than 50' as requested*
- C) 3-4-5-6 stories; *variation from earlier option and a demo that massing can be re-distributed across the two sites in response to context*

## 3. Elevation Options

- A) Original RFP Design- 3 to 6 stories (bridge is removed for this study)
- B) 4 story scheme (consistent for all buildings); *max height is less than 50' as requested*
- C) 3-4-5-6 stories; *variation from earlier option and a demo that massing can be re-distributed across the two sites in response to context*



6 story (with bridge removed as requested)

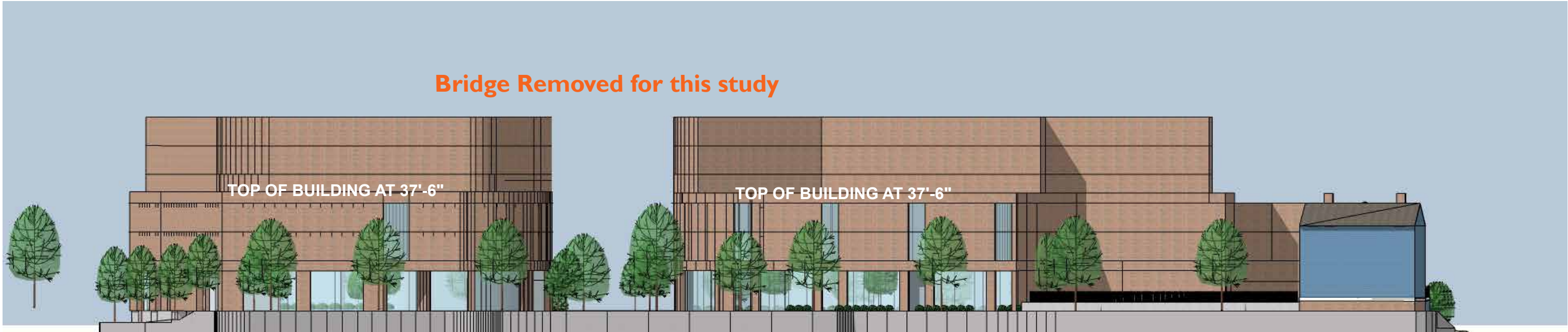


4 story (max height <50')  
Note: NOT financially viable

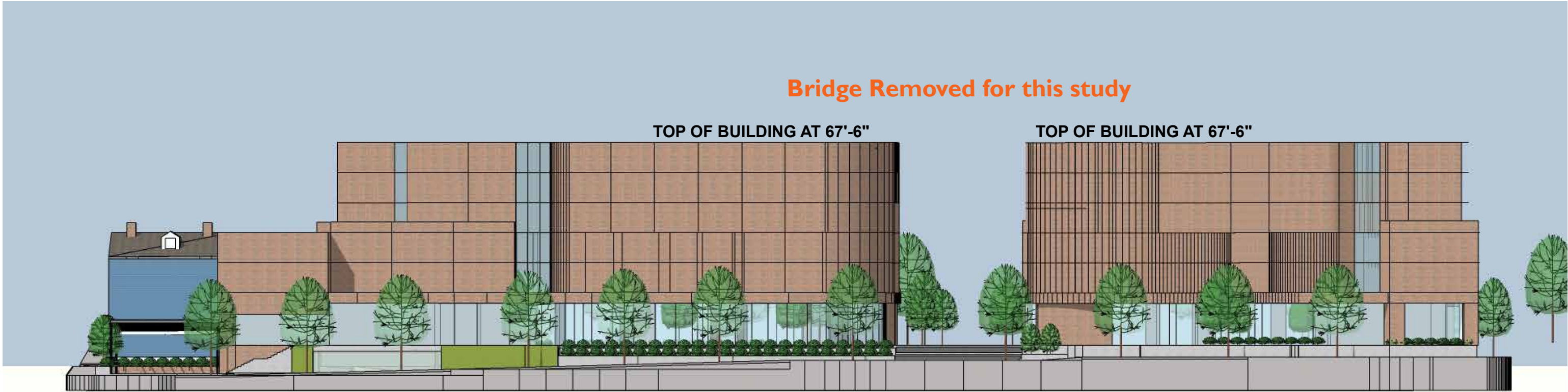


3, 4, 5, 6 stories

# NEW DESIGN STUDY: Original RFP Design STREET ELEVATIONS



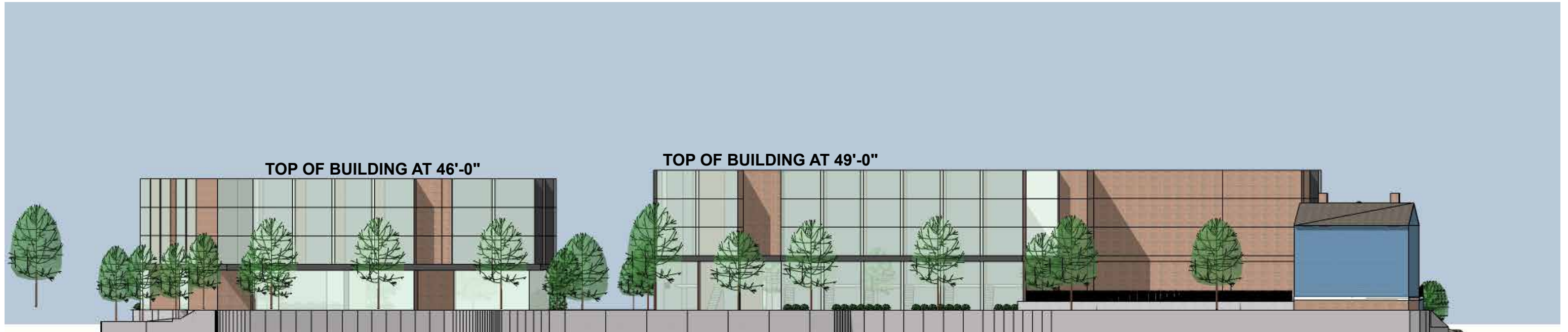
SOUTH MAIN ST. (elevation heights taken from top of plaza level)



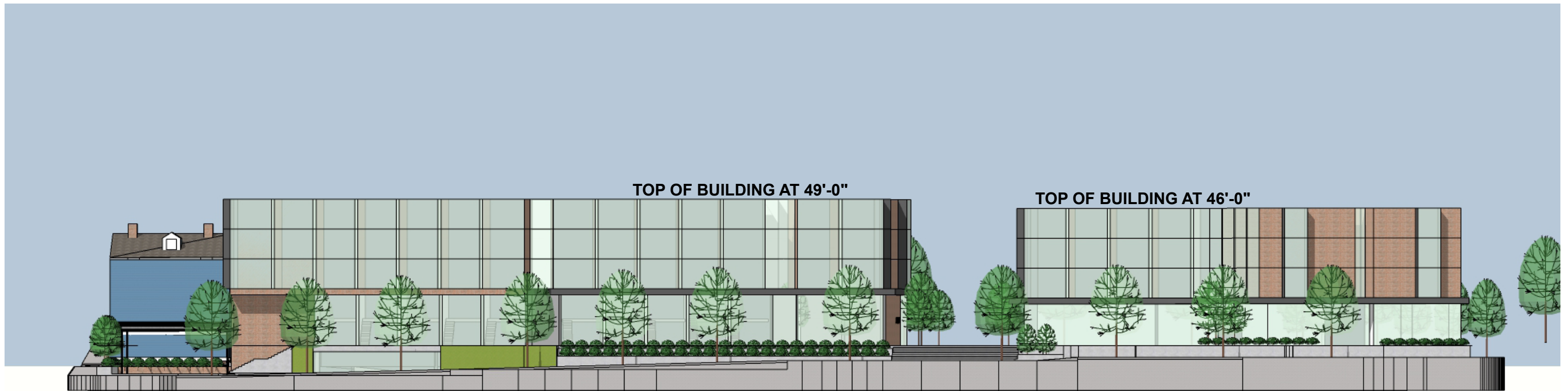
SOUTH WATER ST. (elevation heights taken from top of plaza level)

# NEW DESIGN STUDY: 4 Stories- STREET ELEVATIONS

**<50' HEIGHT FEASIBILITY STUDY ONLY- NOT FINANCIALLY VIABLE**

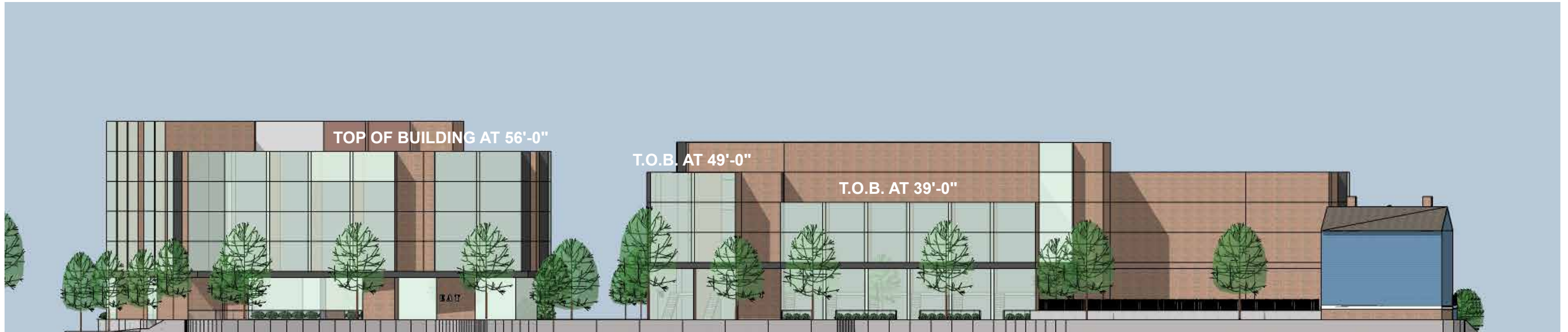


**SOUTH MAIN ST.** (elevation heights taken from top of plaza level)

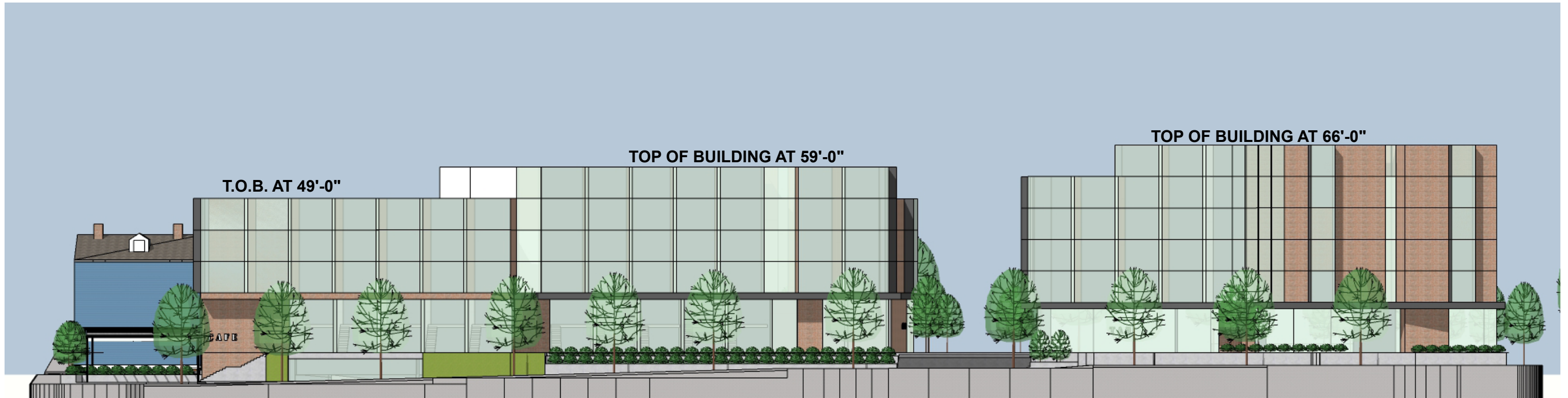


**SOUTH WATER ST.** (elevation heights taken from top of plaza level)

# NEW DESIGN STUDY: 3-4-5-6 Stories STREET ELEVATIONS



**SOUTH MAIN ST.** (elevation heights taken from top of plaza level)



**SOUTH WATER ST.** (elevation heights taken from top of plaza level)



**NEW DESIGN STUDY: 3-4-5-6 Stories- Eye-Level Perspective Views (requested by SHPO Mar 2023)**



**Looking South on South Main St.**



**Looking South on South Main St.**



**Looking South on South Main St.**



**Looking South on South Main St.**

# NEW DESIGN STUDY: 3-4-5-6 Stories- Eye-Level Perspective Views NEW D



Looking South on South Main St.



Looking South on South Main St.

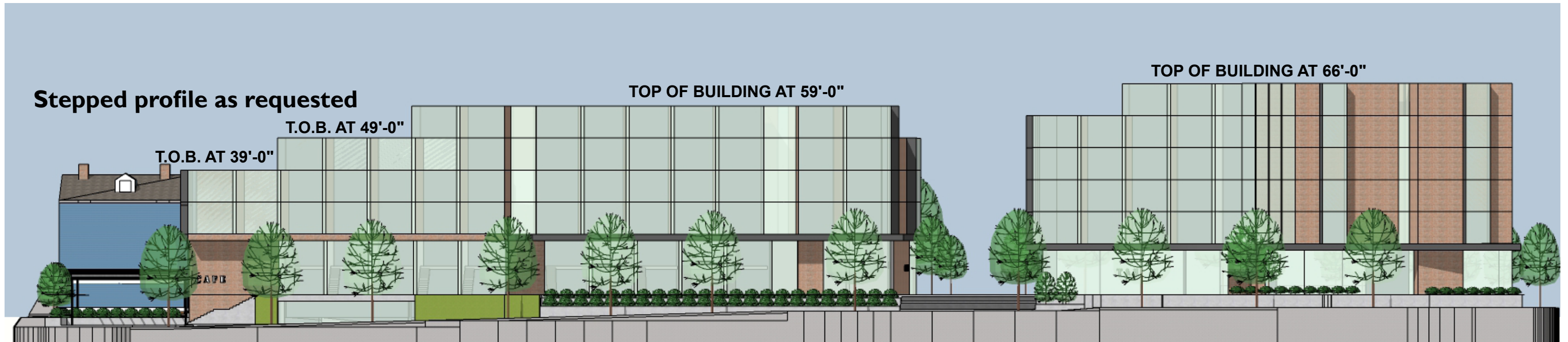


Looking South on South Main St.



Looking South on South Main St.

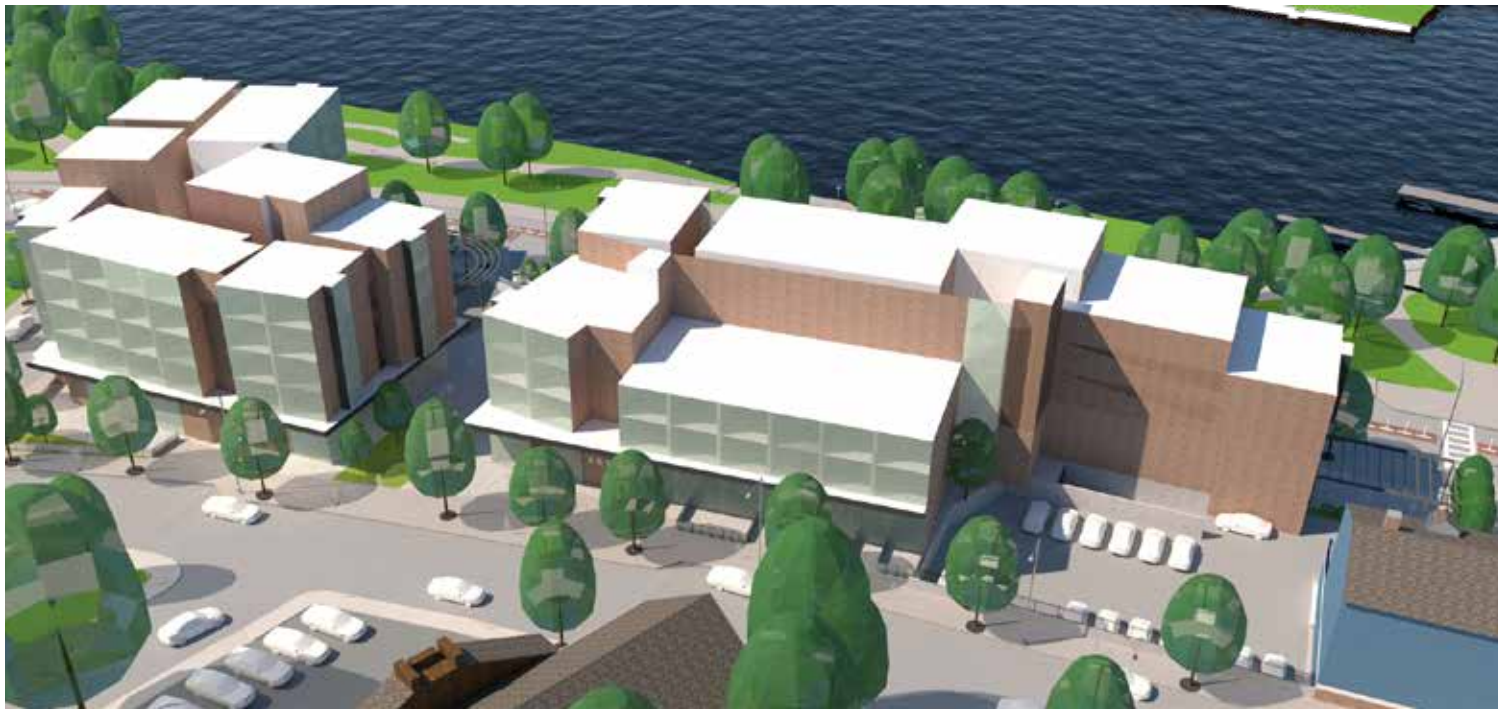
# NEW DESIGN STUDY: 3-4-5-6 Stories- Eye-Level Perspective Views



Elevation on South Water Street

## NEW DESIGN STUDY: Massing Study- Mar 2023 for SHPO

**NOTE: Final Concept Massing supported by SHPO**



### Aerial View on South Main Street

The massing is expressed as small scaled "blocks" assembled together. Between each grouping of blocks, there is an indentation. The detail helps the building to read more as a series of discrete blocks as opposed to a singular, monolith.

On South Main St., the height of the two main buildings is 3, 4, and 5 stories with it increasing towards the south. The 3 story scale in particular is sympathetic to the neighboring "blue house" as well as other small scale structures on South Main St.



### Aerial View on South Water Street

On South Water St., the scale of the two main buildings is 3, 4, 5 and 6 stories with the height increasing towards the south. Overall, the scale of the two buildings is taller on the waterfront side where there are a few building contextual clues.

# CURRENT PROPOSAL: Site Plan Massing

NORTH

SOUTH



# CURRENT PROPOSAL: Program Plan



**DEVELOPMENT PROGRAM SUMMARY**

	<b>RFP Submission - Dec 2021</b>	<b>Concept Plan Submission #1 - May 2023</b>
<b>Program</b>		
Residential	119,000	130,900
Office	0	0
Retail	15,000	8,300
Parking	40,082	23,000
<b>Total GSF</b>	<b>174,082</b>	<b>162,200</b>
<b>Unit Mix</b>		
Affordable	12	5
Market	182	166
<b>Total # of Units</b>	<b>194</b>	<b>171</b>
<b>Parking</b>		
<b># of spaces</b>	<b>90</b>	<b>60</b>

# CURRENT PROPOSAL: Precedents- Jewelry District



-brick pier expression extending to ground, retail base



-brick pier expression extending to ground, inset glass/metal, retail base,



# CURRENT PROPOSAL: Precedents- South Water/South Main



-vertically oriented punched windows in masonry wall, stone water table



-gray stone/ masonry combination



-masonry wall, lower stone retail base



-gray slate shingles, red brick

## CURRENT PROPOSAL: Precedents- South Water/South Main



-brick volumes with stairs in between



-stepped dining terrace overlooking waterfront with trees/plants

**CURRENT PROPOSAL- Aerial Overview**



**CURRENT PROPOSAL- Aerial looking South towards city skyline**



# CURRENT PROPOSAL- Aerial of South Main Street



# CURRENT PROPOSAL- Looking South on Main Street



# CURRENT PROPOSAL- Looking South on Main St



**CURRENT PROPOSAL- Looking South on Main St**





**CURRENT PROPOSAL- Looking south on Transit St**



**CURRENT PROPOSAL- "Gateway" between two residential buildings**



## CURRENT PROPOSAL- Restaurant Terrace looking over Water St



## CURRENT PROPOSAL- Restaurant Terrace/Performance Space



**CURRENT PROPOSAL- Gateway and Plaza from waterfront park**



**CURRENT PROPOSAL- Looking North on South Water St**



**CURRENT PROPOSAL- Cafe terrace on James St/Water St**



## CURRENT PROPOSAL- Cafe Terrace/Public Stair to Plaza Level





**CURRENT PROPOSAL- Walkway next to Live/Work units overlooking South Water St.**



## CURRENT PROPOSAL- Terrace next to Residential Lobby/Amenities



**CURRENT PROPOSAL- Looking east at parking/loading areas on on Dollar St.**



# CURRENT PROPOSAL- Looking North on South Main St

