

232 A Street

March 19, 2024

BCDC Subcommittee Meeting II



What We Heard:

BCDC Subcommittee Meeting - 1/16/2024

1. Demonstrate how the building is contextualized with the overall neighborhood.
2. Continue to improve the link between the two parcels (park and building).
3. Illustrate the quality of street life on Binford showing use as a public street.
4. Further illustrate refinements/craftsmanship of the glass on the west (channel-facing) façade.

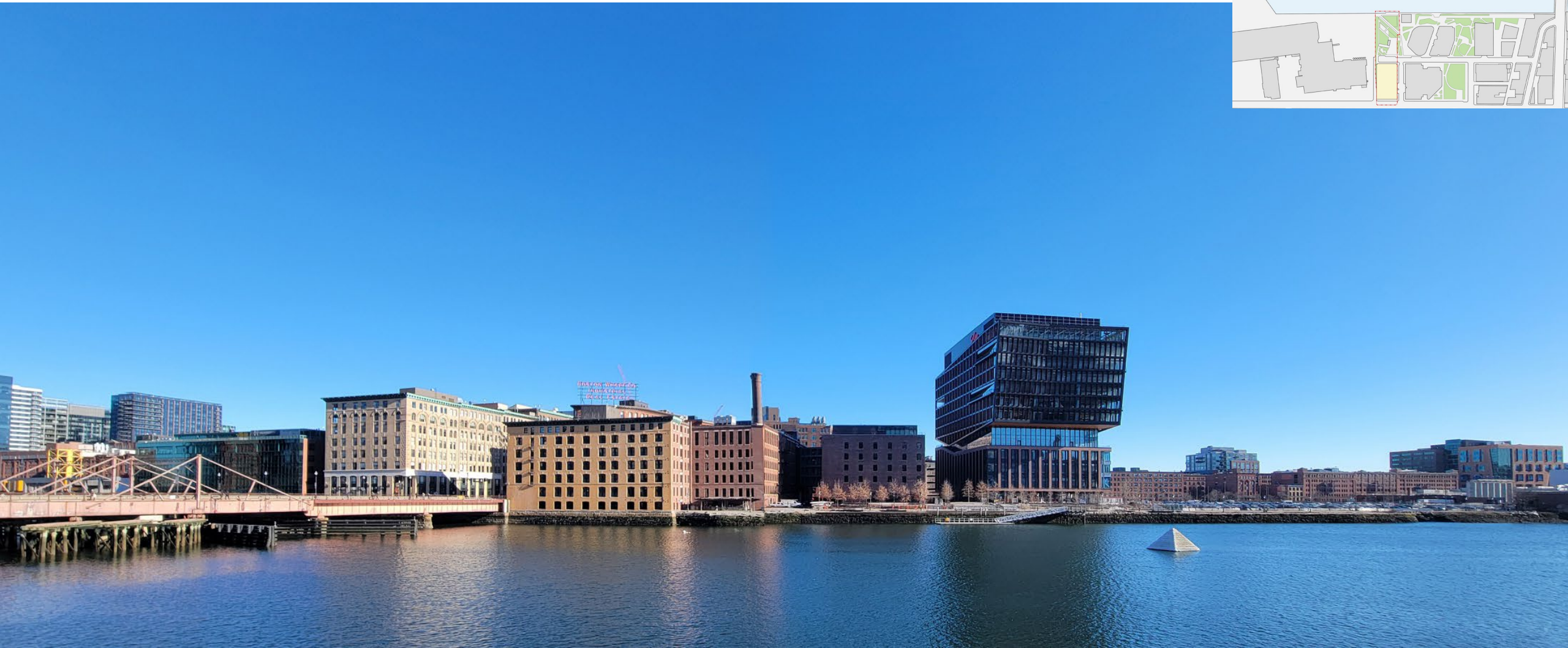
Zoning Summary:

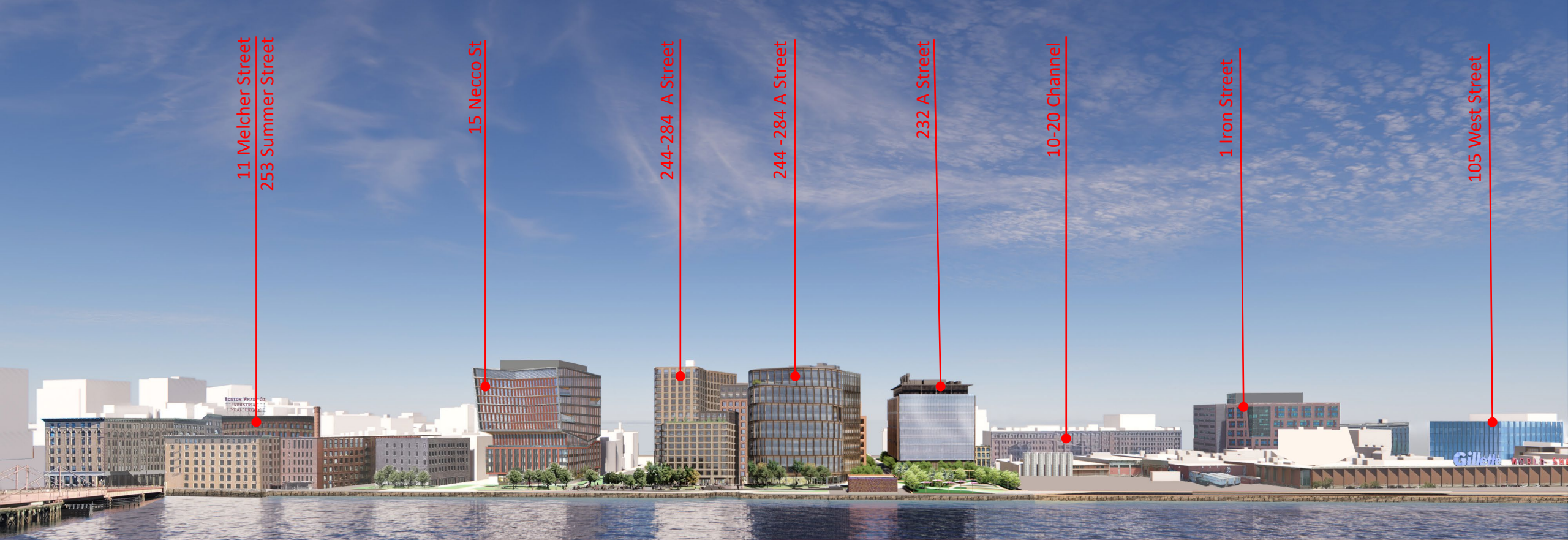
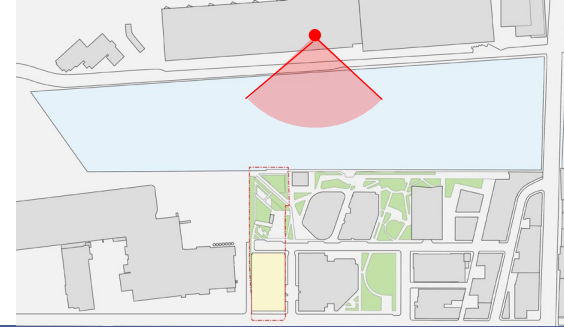
	100 Acres Master Plan PDA	Proposed Project
Maximum FAR	4.6x	3.2x
Maximum GFA	485,610	335,000
Maximum Building Height	150 feet	150 feet
Public Realm	0.43 acre	1.5 acres
Use	Commercial and/or Industrial	Commercial and/or Industrial With ground floor uses intended to be retail, restaurant, civic, and/or cultural uses

What We Heard:

BCDC Subcommittee Meeting I 1/16/2024

1. Demonstrate how the building is contextualized with the overall neighborhood.





11 Melcher Street
253 Summer Street

15 Necco St

244-284 A Street

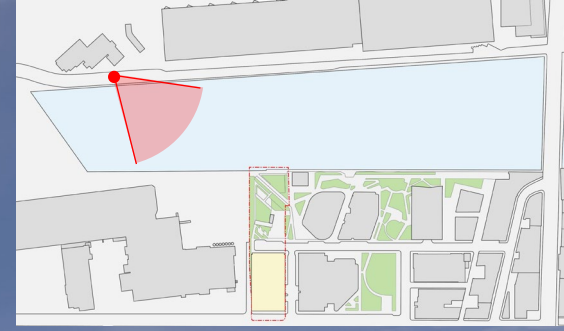
244-284 A Street

232 A Street

10-20 Channel

1 Iron Street

105 West Street



11 Melcher Street
253 Summer Street

15 Necco St

284 A Street

244 A Street

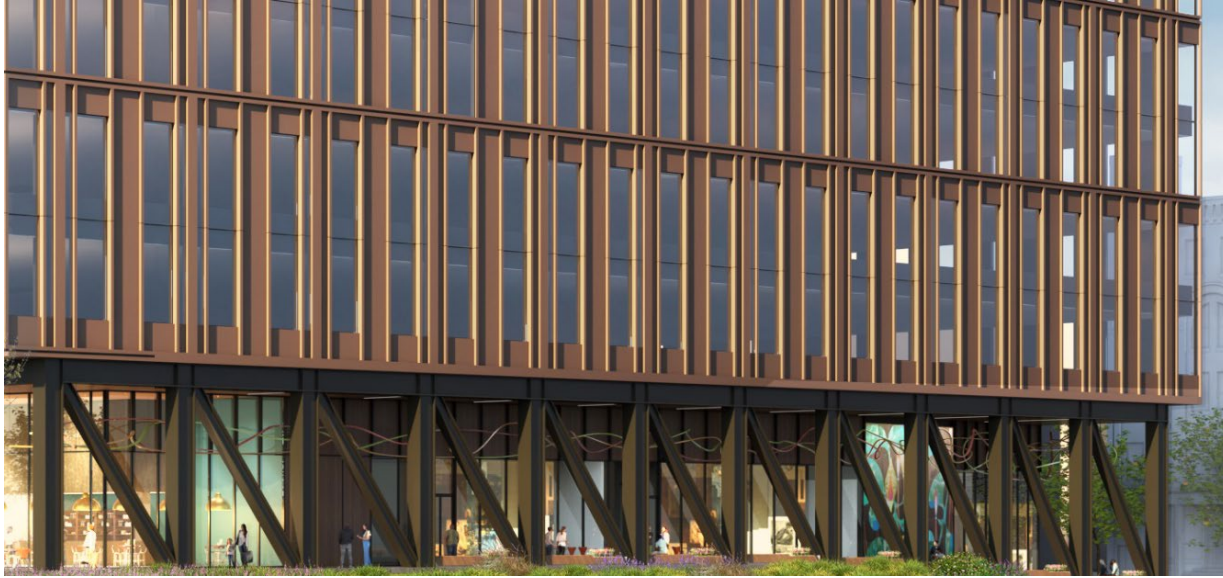
232 A Street

239 A Street

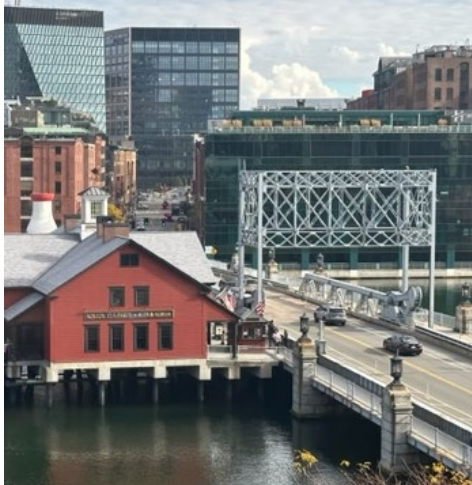
25 Channel Center Street



232 A Street:



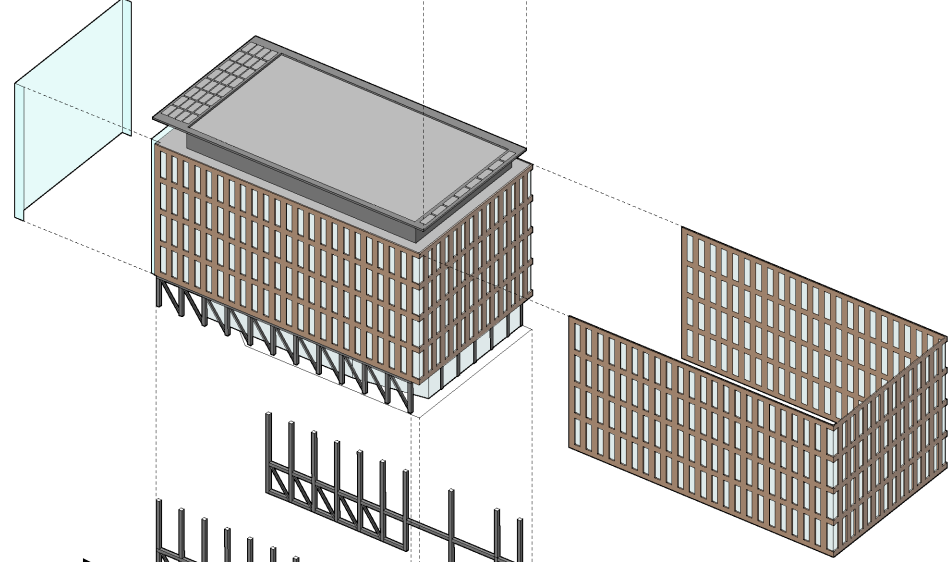
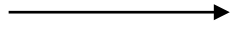
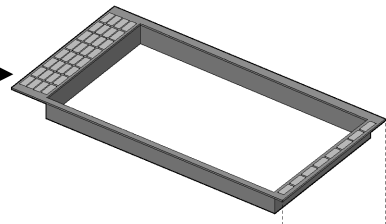
Neighborhood Context:



Bay Window



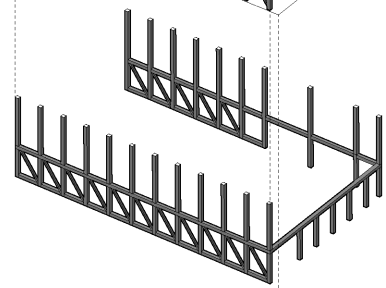
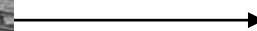
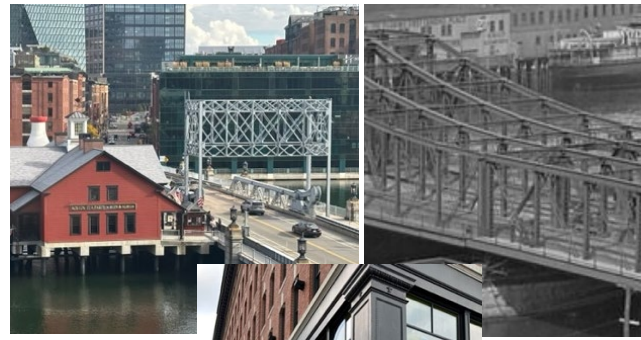
Solar Veil



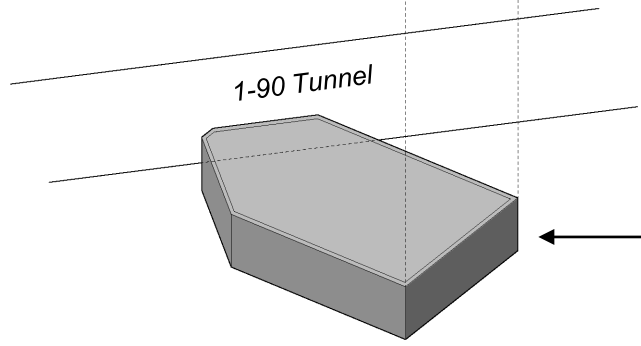
Facade Neighborhood Context



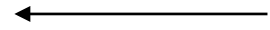
Truss "Chassis" Neighborhood Context



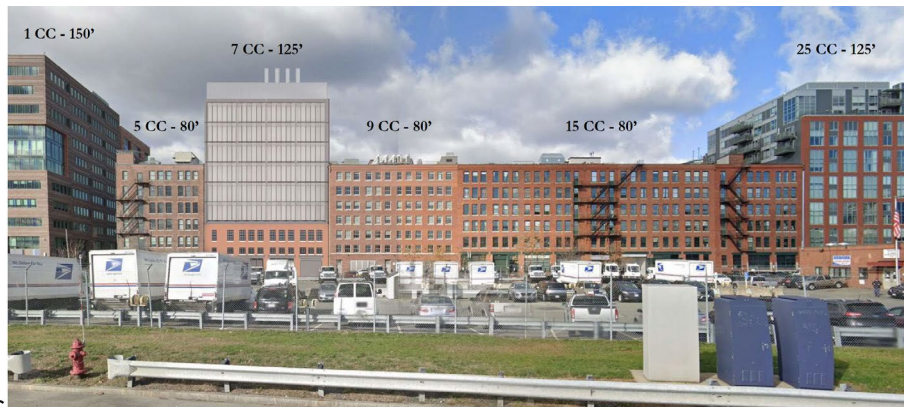
1-90 Tunnel



Parking and Slurry Wall



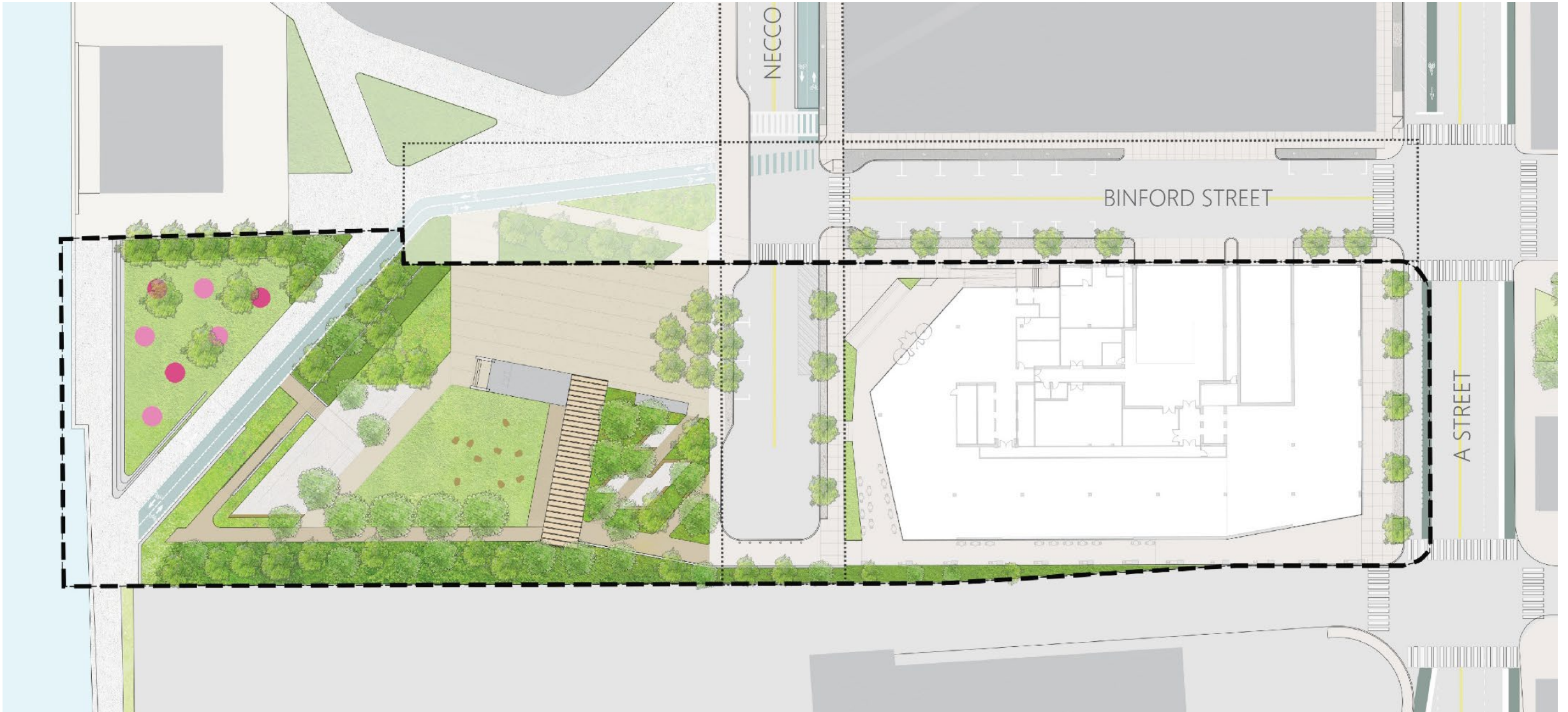
232 A Street | Context Collage



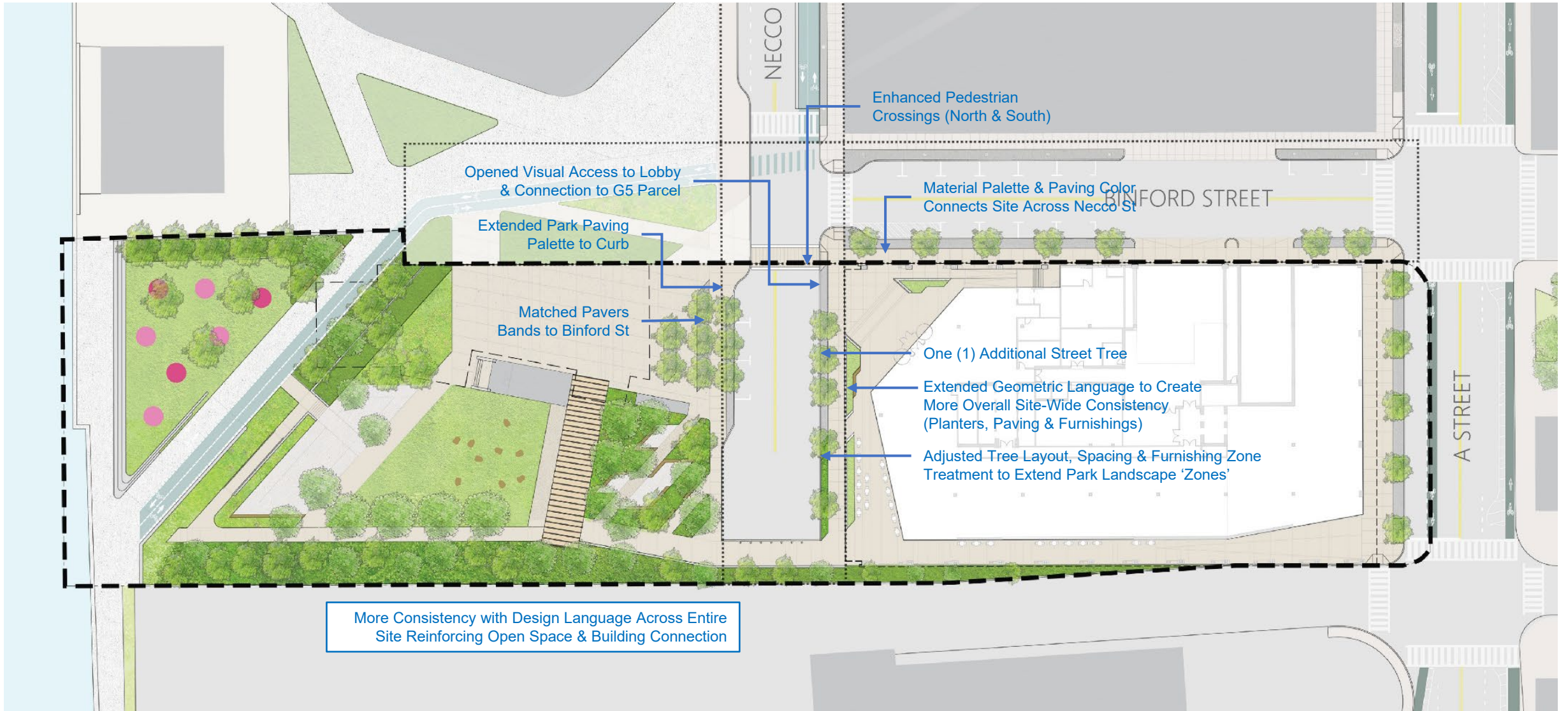
What We Heard - Landscape

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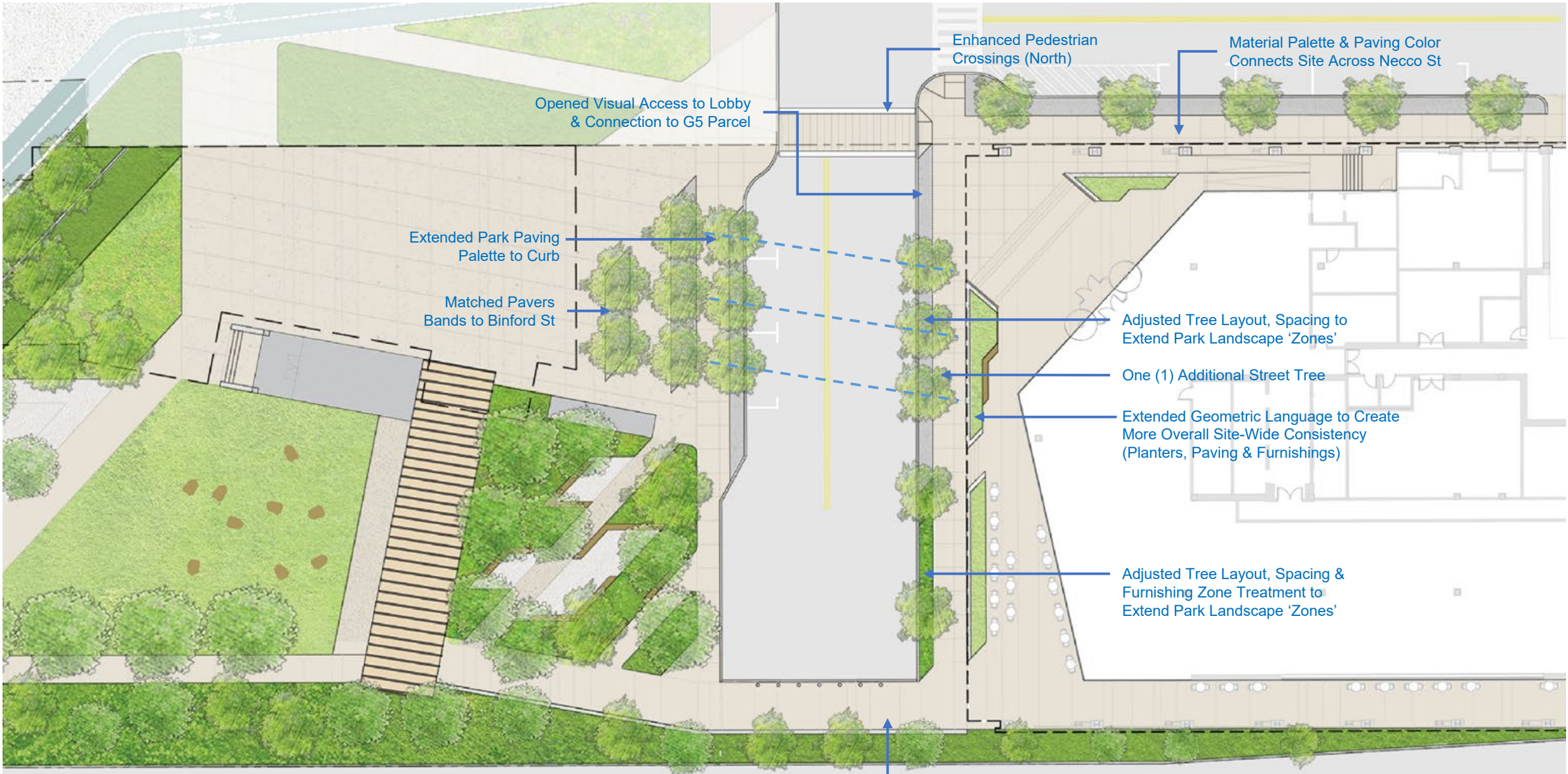
2. Continue to improve the link between the two parcels (park and building).



Previous Open Space (BCDC MTG 1/16/2024)



Updated Open Space (Current)



Opened Visual Access to Lobby & Connection to G5 Parcel

Enhanced Pedestrian Crossings (North)

Material Palette & Paving Color Connects Site Across Necco St

Extended Park Paving Palette to Curb

Matched Pavers Bands to Binford St

Adjusted Tree Layout, Spacing to Extend Park Landscape 'Zones'

One (1) Additional Street Tree

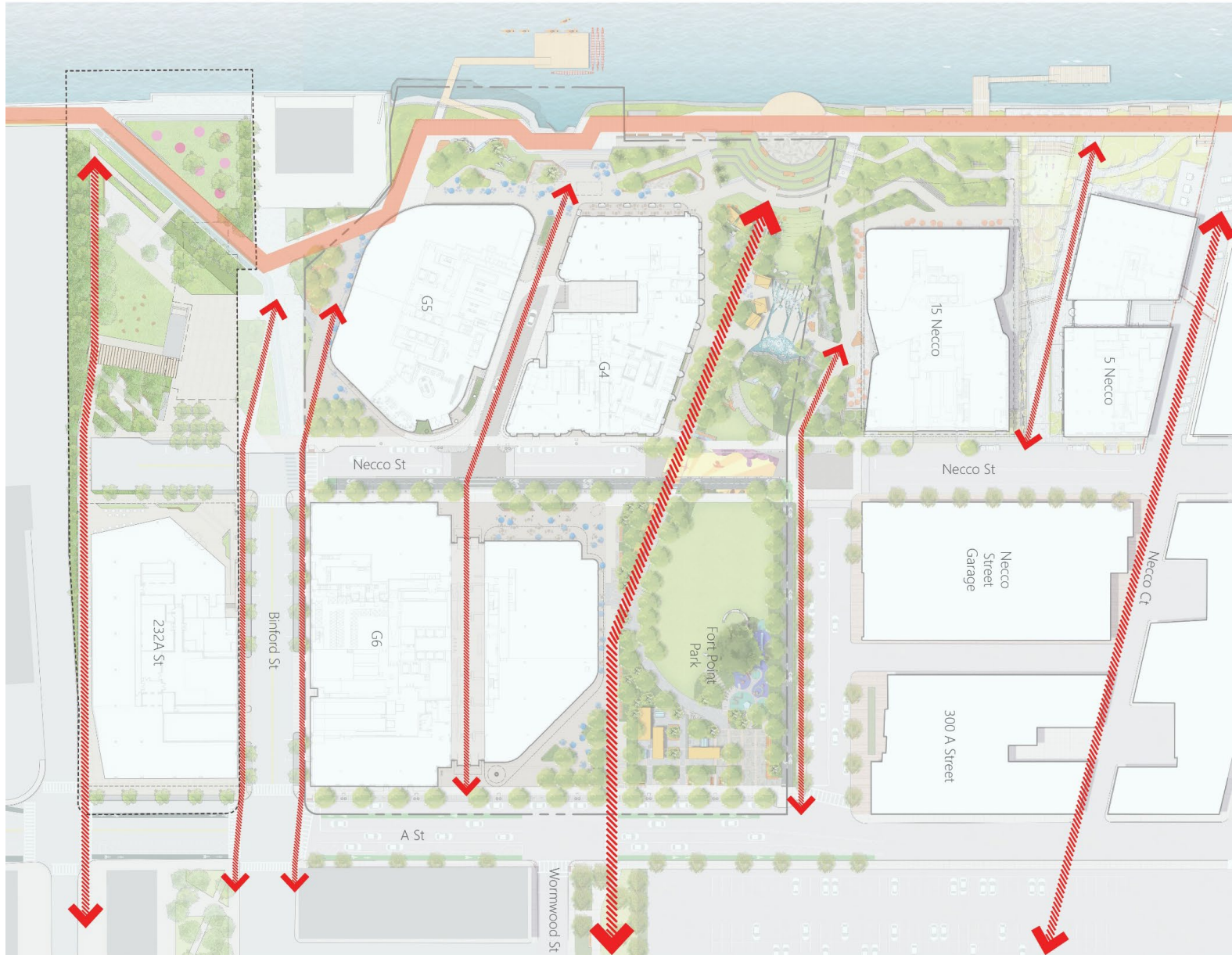
Extended Geometric Language to Create More Overall Site-Wide Consistency (Planters, Paving & Furnishings)

Adjusted Tree Layout, Spacing & Furnishing Zone Treatment to Extend Park Landscape 'Zones'

More Consistency with Design Language Across Entire Site Reinforcing Open Space & Building Connection

Enhanced Pedestrian Crossings (South & Future Connection)

Necco Extension



What We Heard

BCDC Subcommittee Meeting I 1/16/2024

3. Illustrate the quality of street life on Binford showing use as a public street.



RETAIL/CIVIC/CULTURAL
STOREFRONT & CANOPY
TURNING CORNER

PUBLIC ART

HAND-LAID BRICK



BUILDING VOLUME PULLED
BACK FOR EARLY VIEW OF PARK

BIKE ROOM ACCESS

HAND-LAID BRICK



BUILDING VOLUME PULLED
BACK FOR EARLY VIEW OF PARK

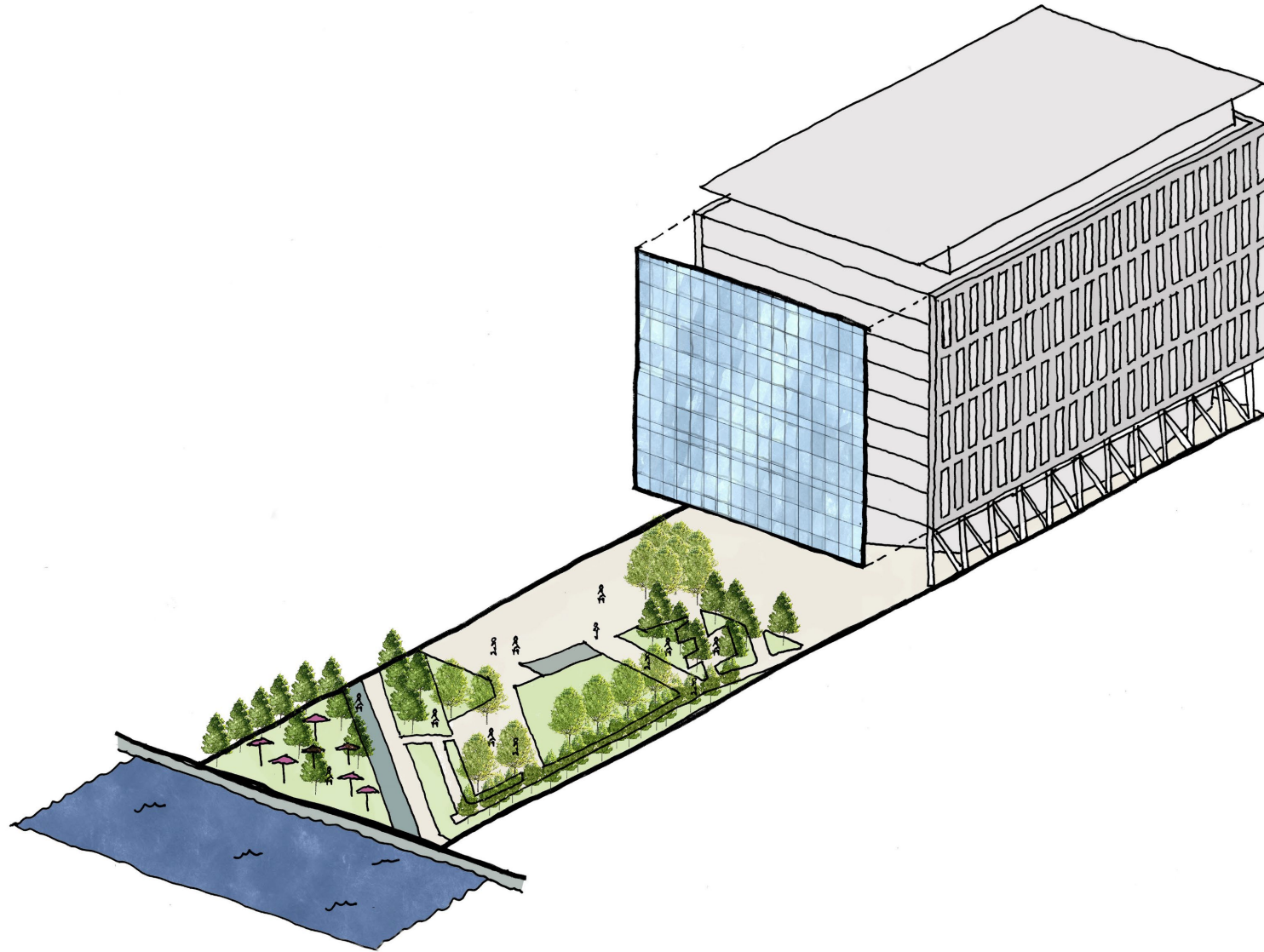
PUBLIC ART

HAND-LAID BRICK

What We Heard

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4. Further illustrate refinements/craftsmanship of the glass on the west (channel-facing) façade.











HORIZONTAL REVEALS

mikyong kim design

PAYETTE



HORIZONTAL REVEALS



THANK YOU!



