



VASSAR STREET UNDERGRADUATE RESIDENCE HALL

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PLANNING BOARD DESIGN UPDATE 2018.04.24

Slide 1 TITLE SLIDE

Slide 2 DESIGN UPDATE NARRATIVE

Slide 3 ENTRY FORECOURT (12/5/17 PB HEARING)

(*PREVIOUSLY SHOWN TREE NOT SHOWN)

Slide 4 ENTRY FORECOURT (UPDATE)

- Line of previous wall geometry shown.
- Overall height of wall reduced from 11'-0" to 8'-0".
- Grading development confirms that clearance beneath wall ranges from 8'-4" (west) to 8'-8" (east).

Slide 5 ENTRY FORECOURT (UPDATE)

(*PREVIOUSLY SHOWN TREE NOT SHOWN)

- Updated design to entry lintel reduces overall height.
- Bulk reduced by adding an additional "cut" at the east end of the lintel.
- Reconfiguration of structure to create a more traditional and gate-like entry between two columns.
- The redesign enhances the openness of the entry court and improves the sense of connection and movement between the interior of the site and the street.

Slide 6 NORTH FACADE FROM RAILWAY TRACK (12/5/17 PB HEARING)

Slide 7 NORTH FACADE FROM RAILWAY TRACK (UPDATE)

- New projection at north-east end of building at the penthouse level refers to interior spatial arrangement and points of vertical circulation along the north façade.
- Updated patterning of orange versus white brick to enhance movement and dynamism of north façade.
- Painted blue bike storage doors create a more distinct and inviting zone for users.

Slide 8 NORTH ENTRANCE FROM LONG TERM BICYCLE STORAGE

(NOT PREVIOUSLY SHOWN)

- North entrance to lobby has been widened for improved sightlines to the interior security desk.
- Views through the building are enhanced.
- Where fully transparent glazing is not possible, bike storage enclosures use frosted glazed doors to enhance a sense of transparency from back of building to front.
- Vision panels in bike storage doors improve usability, efficiency of locker selection and alleviate security concerns.

Slide 9 ELEVATED PERSPECTIVE LOOKING NORTHWEST (12/5/17 PB HEARING)

Slide 10 NEW WINDOW SURROUND

- Updated design replaces wedge-shaped awnings shown at 12/5/17 Planning Board Hearing.
- Concerns with the original awnings included snow/ice shedding, window cleaning and repairs, limited interior views to sky. Energy modeling indicated no substantial energy benefits.
- The updated surround is located only on typical dorm room windows on Vassar Street-fronting facades.
- Intended to provide texture to the building façade.
- The design has its roots in the vernacular domestic architecture of New England.

Slide 11 ELEVATED PERSPECTIVE LOOKING NORTHWEST (UPDATE)

- New window surrounds shown on Vassar Street-fronting facades.
- The Vassar-fronting facades are the only facades to receive this treatment; the facades set back off the street are enlivened instead by the landscape plantings and the uniquely articulated stairs placed between the street and the more recessed massing of the building.

Slide 12 EAST PLAZA FROM VASSAR STREET (12/5/17 PB HEARING)

Slide 13 EAST PLAZA FROM VASSAR STREET (UPDATE)

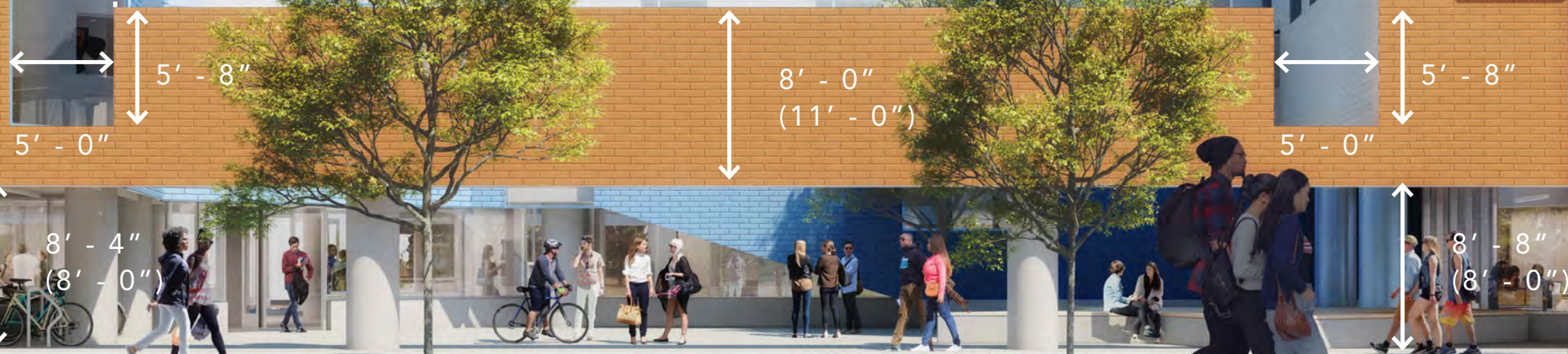
- New window surround shown on Vassar Street-fronting facades.
- New projection shown at east end of north façade. Described in context on Slide 7.



* ONE STREET TREE NOT SHOWN FOR CLARITY



LINE OF PREVIOUS WALL GEOMETRY





* ONE STREET TREE NOT SHOWN FOR CLARITY









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18" FLANGES

6" DEEP





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