

50 WEBSTER AVENUE (D3.1)

URBAN DESIGN COMMISSION SUBMISSION 10/19/21

BUILDING



PROJECT TEAM

US2
d/b/a US Union Square D3.1 Owner LLC



SGA
Architect



MARVEL DESIGN
Design Architect + Landscape Architect

MARVEL

HOWARD STEIN HUDSON
Civil Engineer



MCNAMARA SALVIA
Structural Engineer



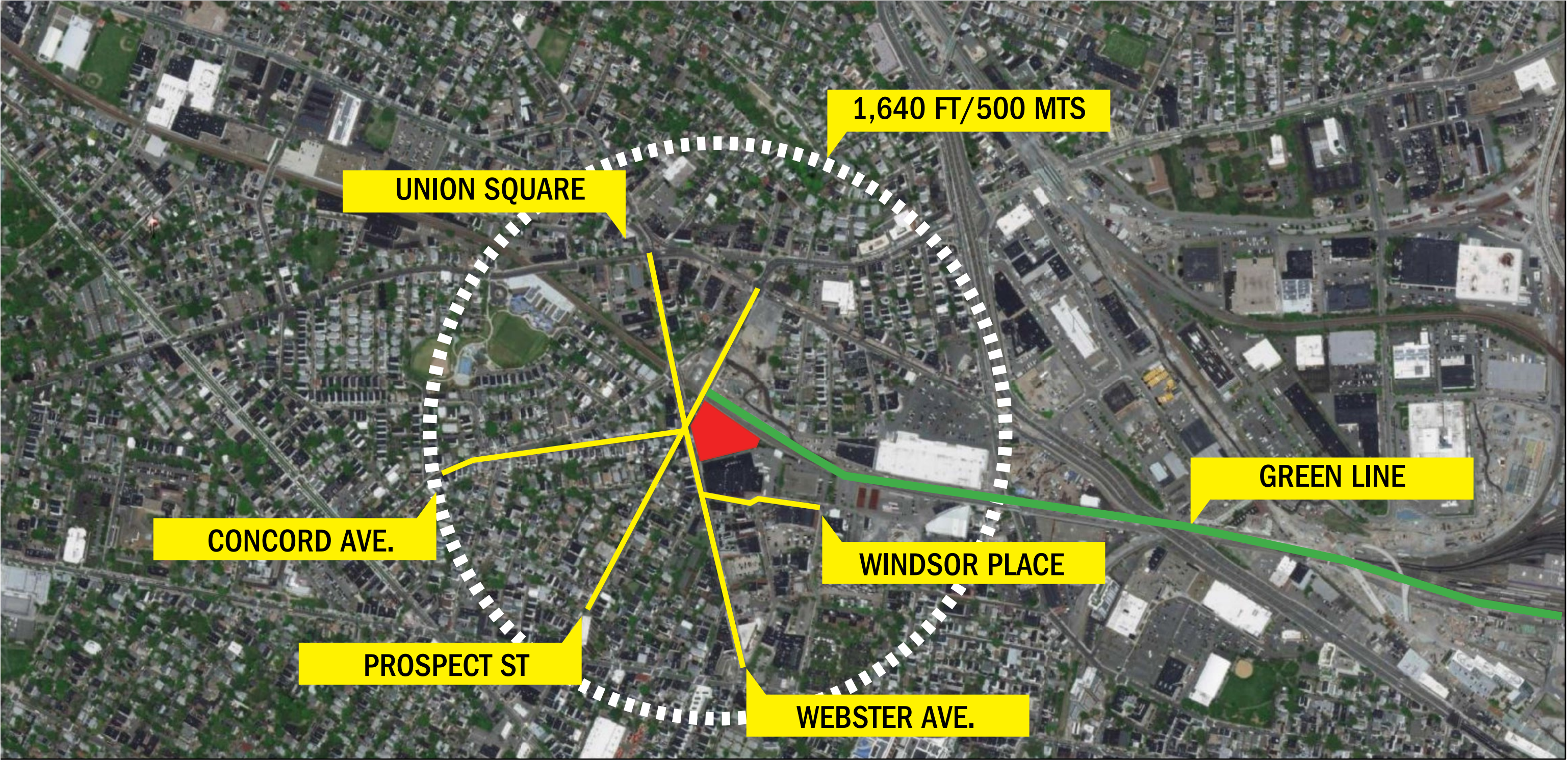
AHA
Mechanical Engineer

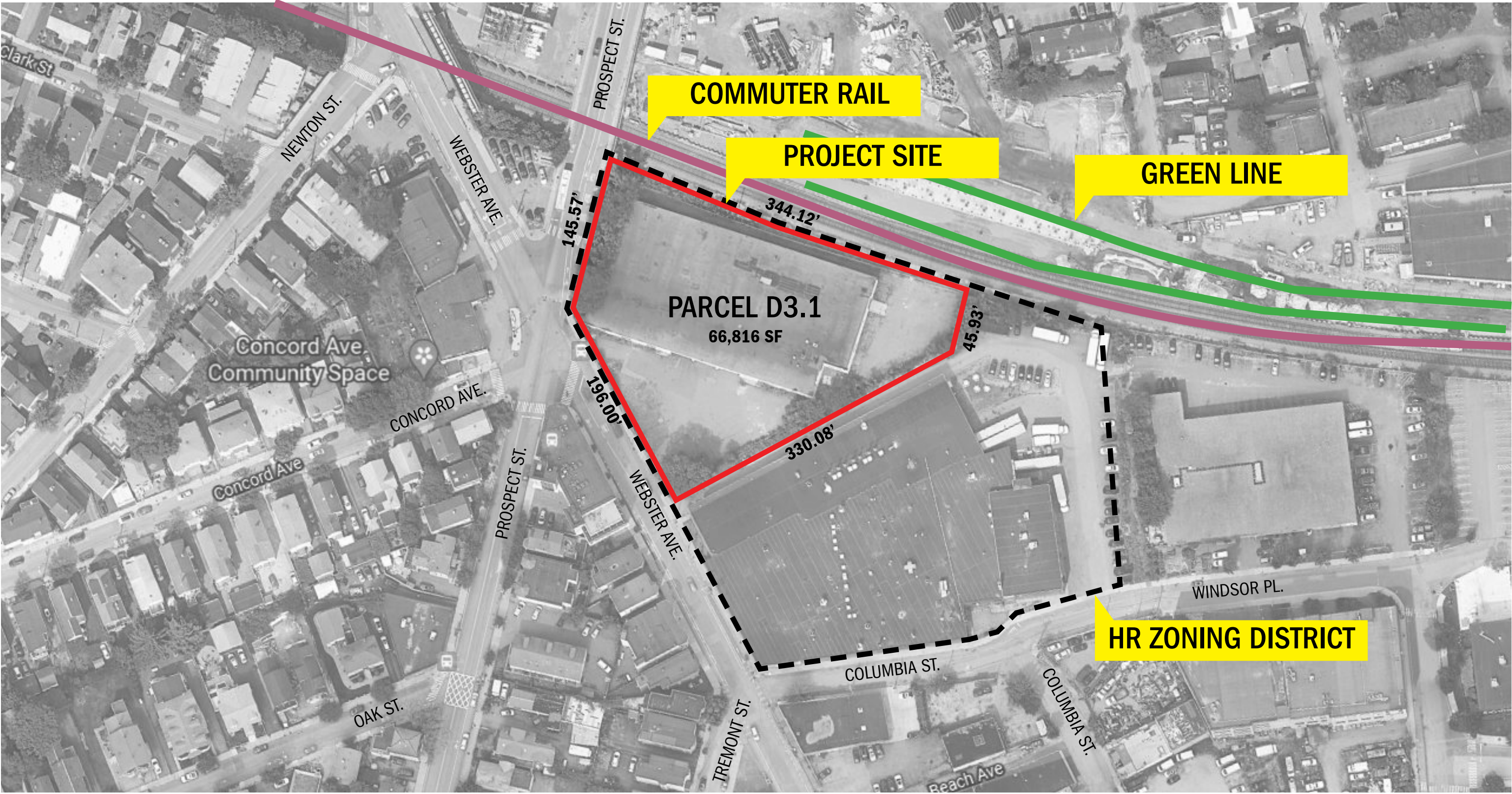


dbHMS
Sustainability Consultant



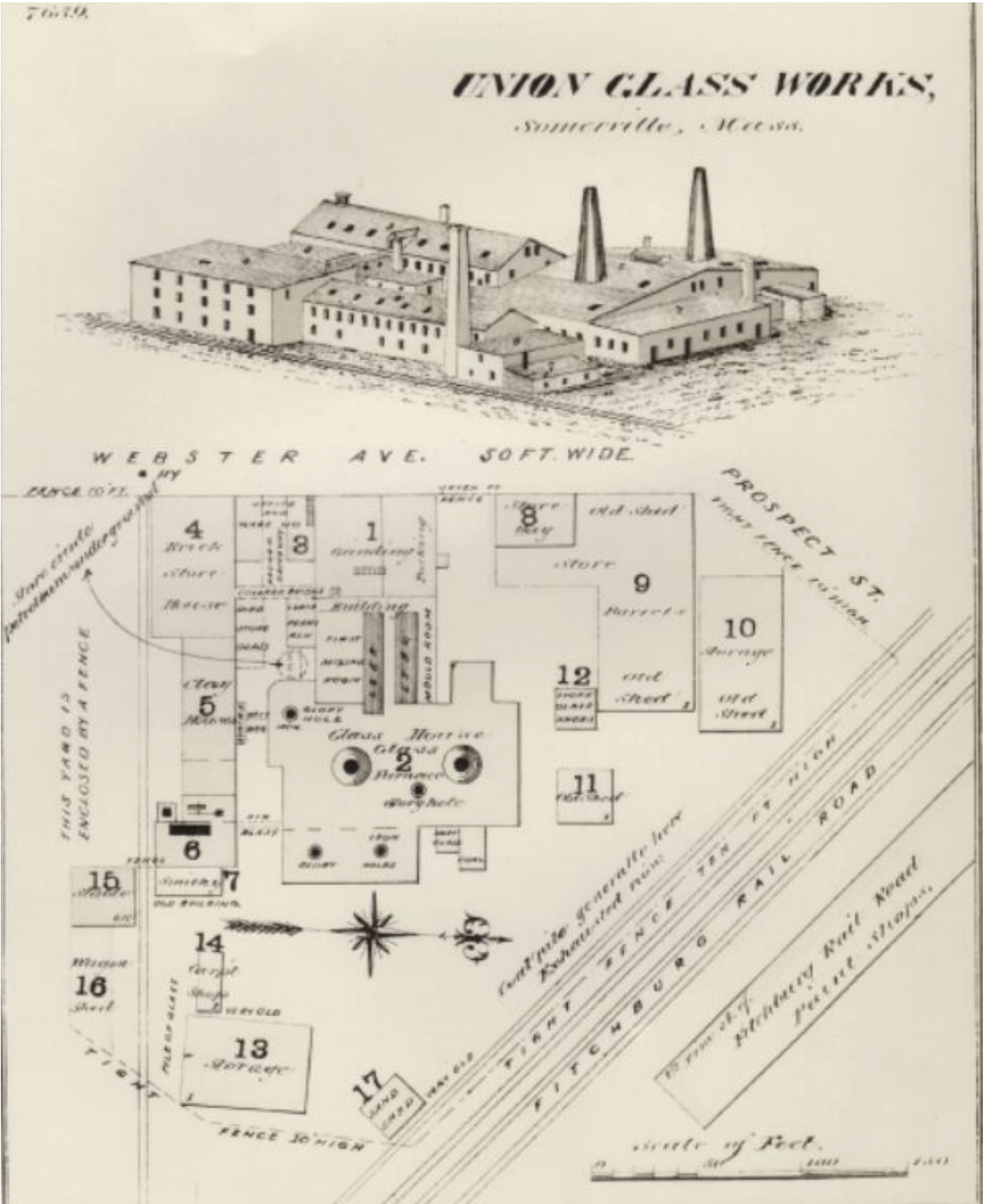
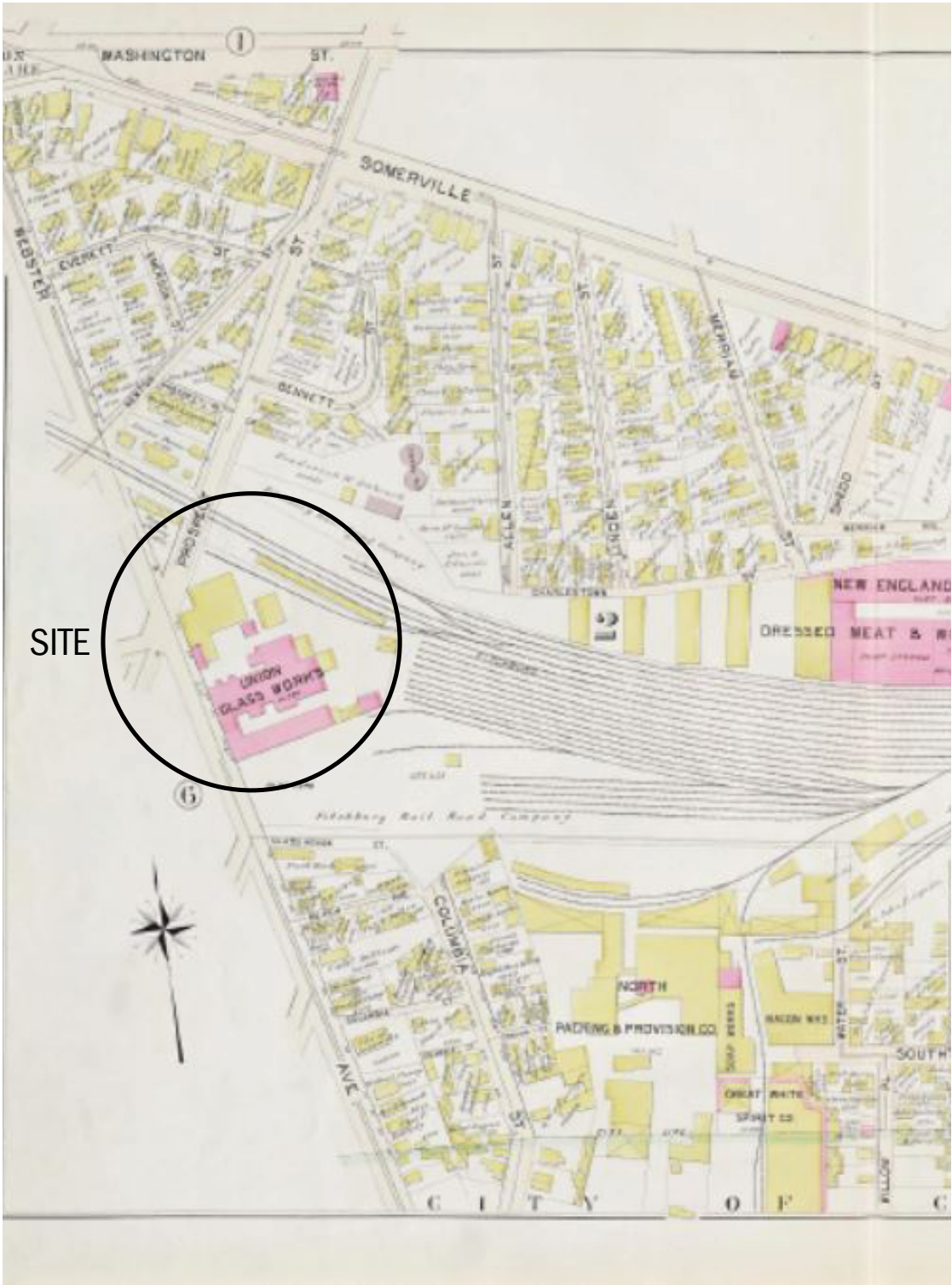
SITE

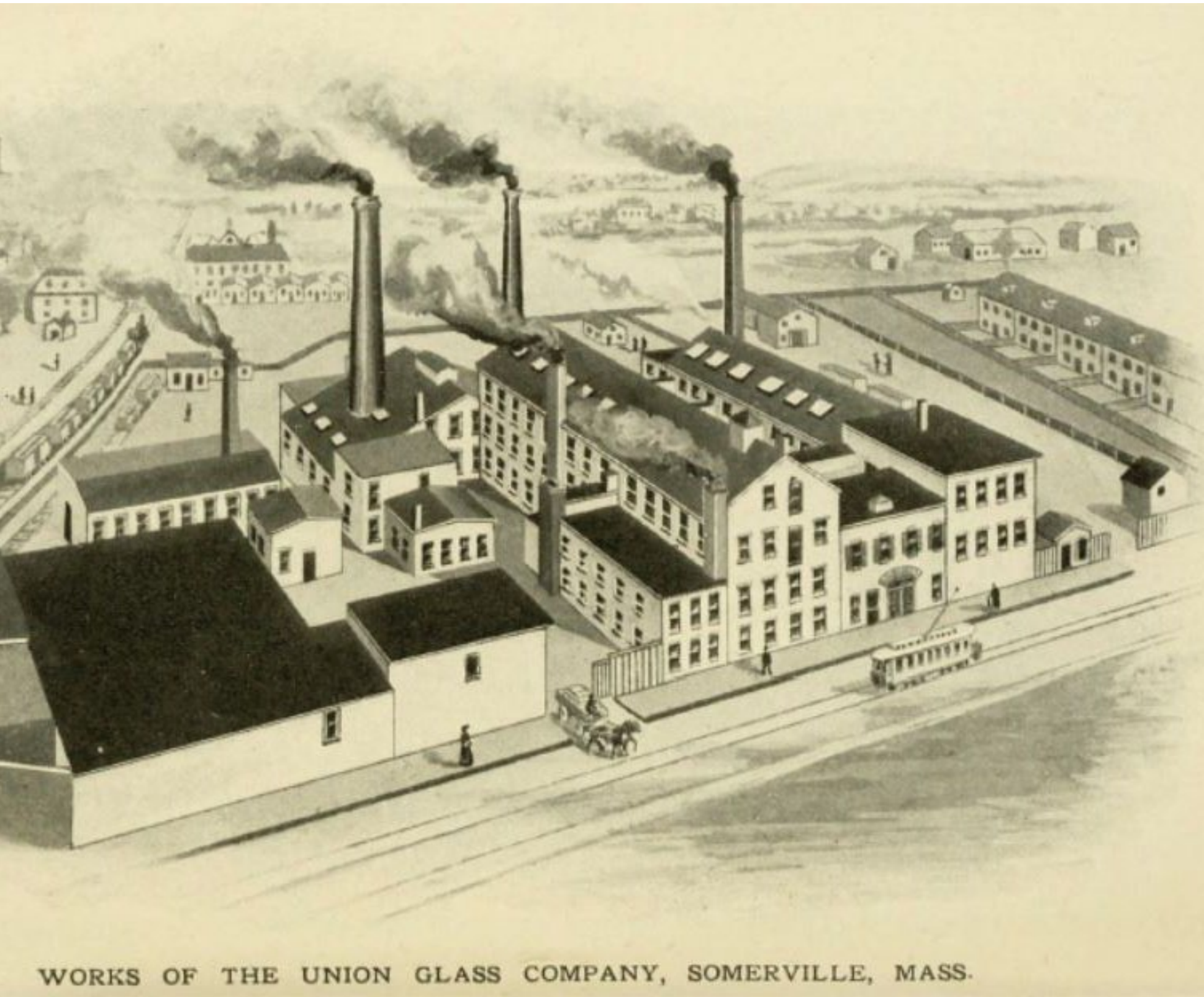
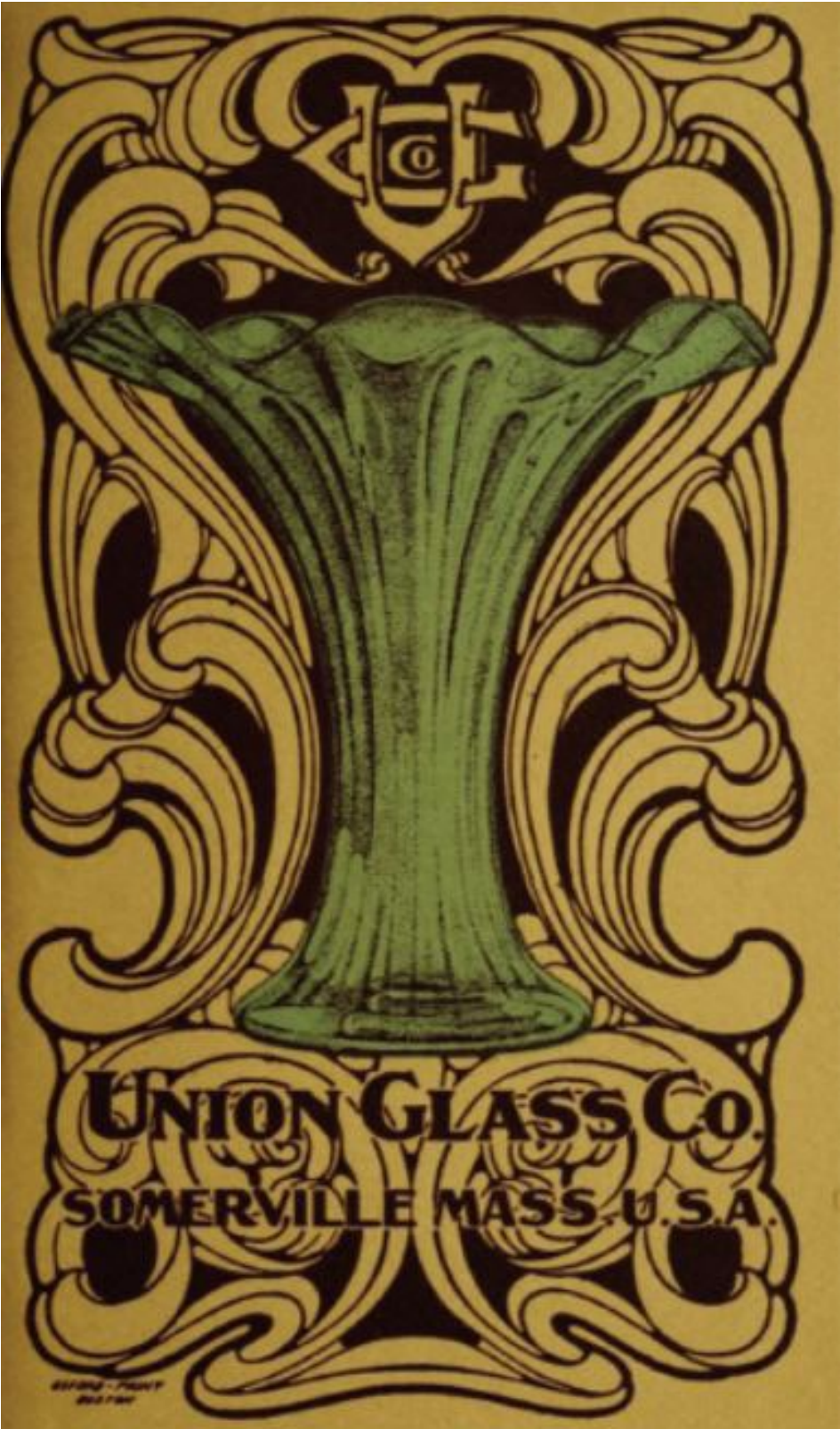




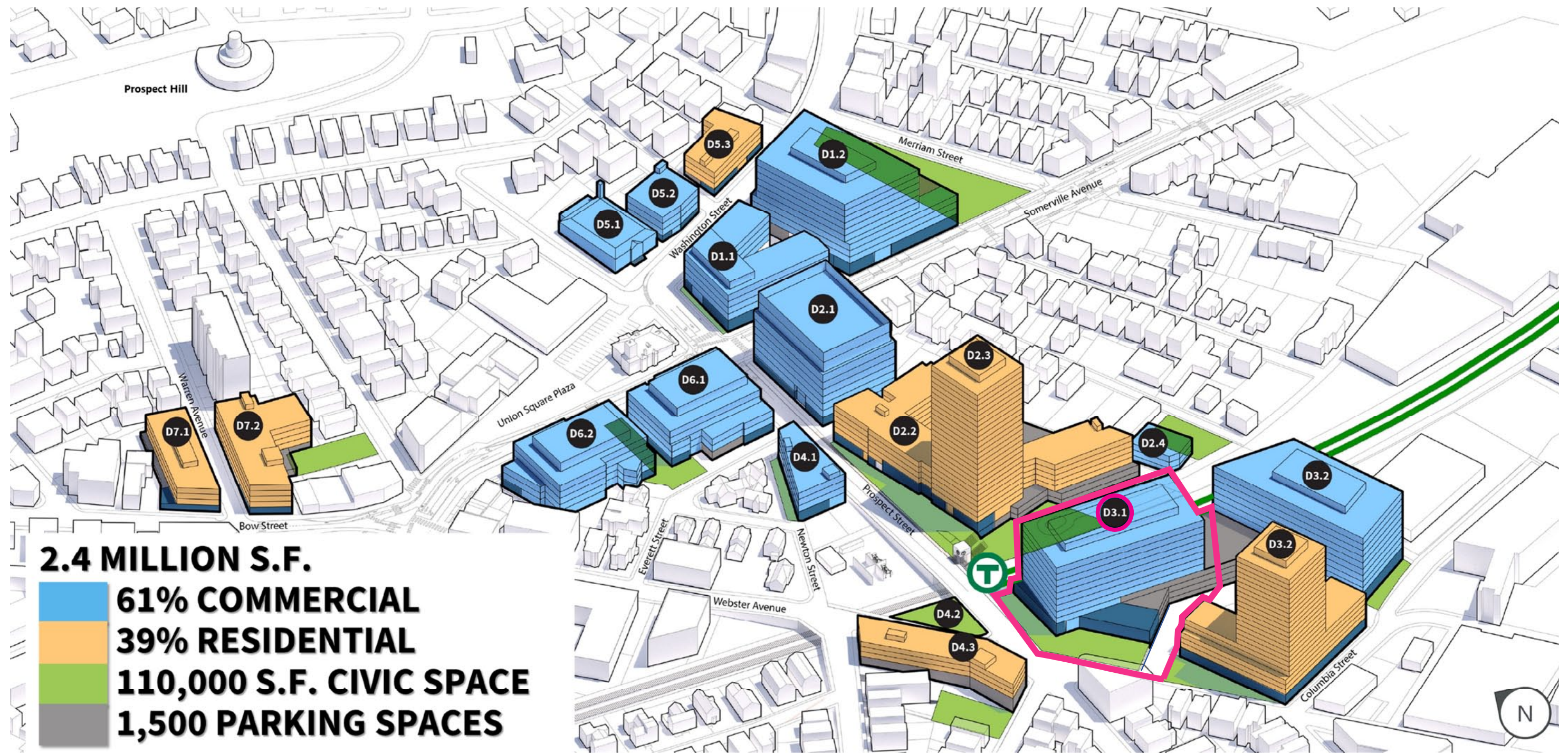
SITE ANALYSIS | LOT HISTORY

SPECIAL THANKS TO THE



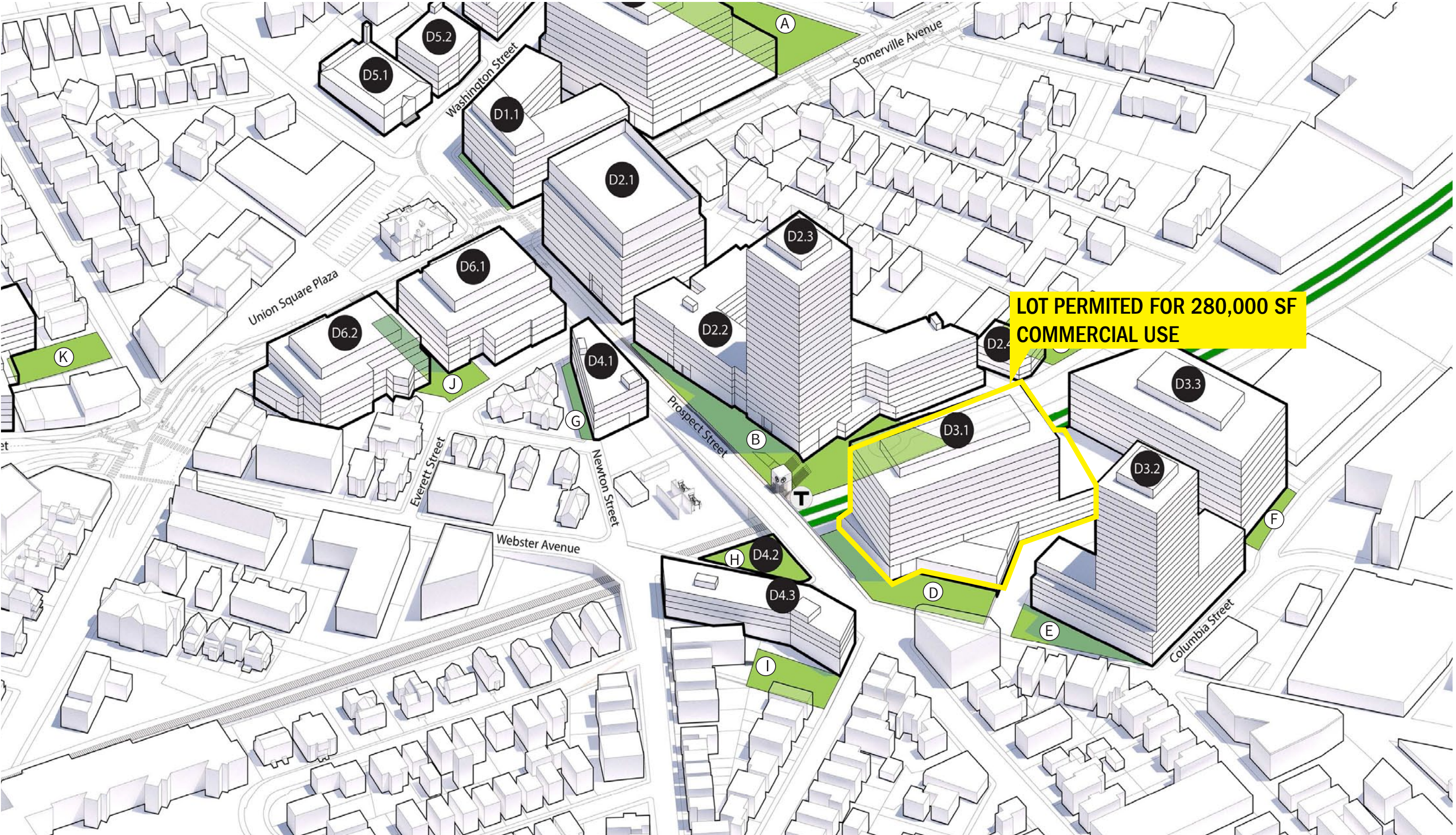


SITE ANALYSIS | COORDINATED LOT DEVELOPMENT SPECIAL PERMIT (CDSP),



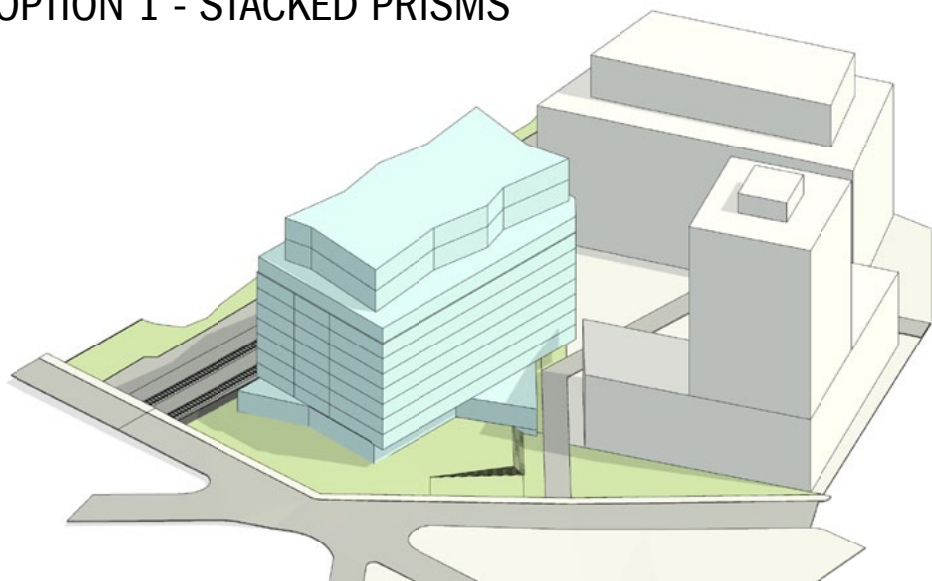
BUILDING MASS DEVELOPMENT

BUILDING MASS DEVELOPMENT | BASE CDSP MASSING

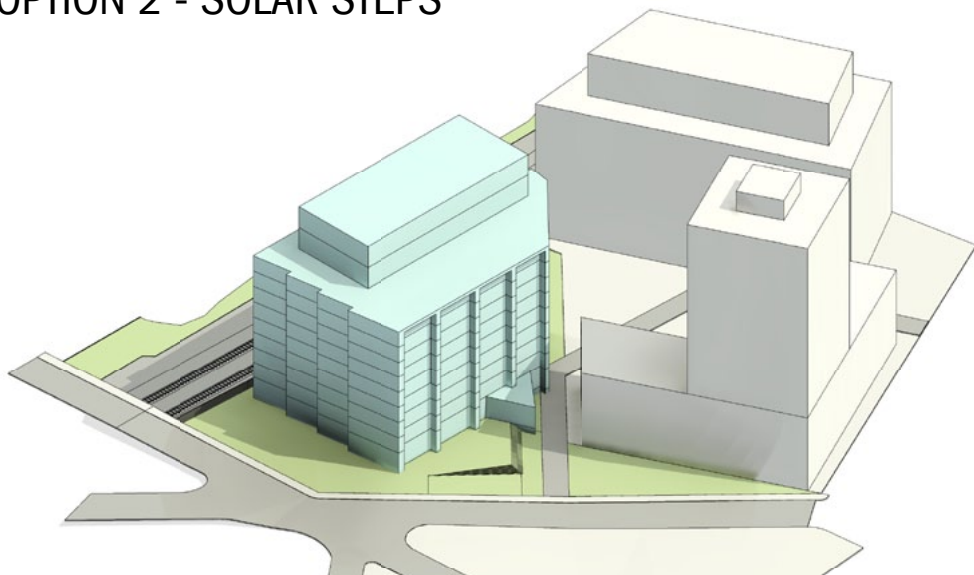


BUILDING MASS DEVELOPMENT | INITIAL CONCEPTS

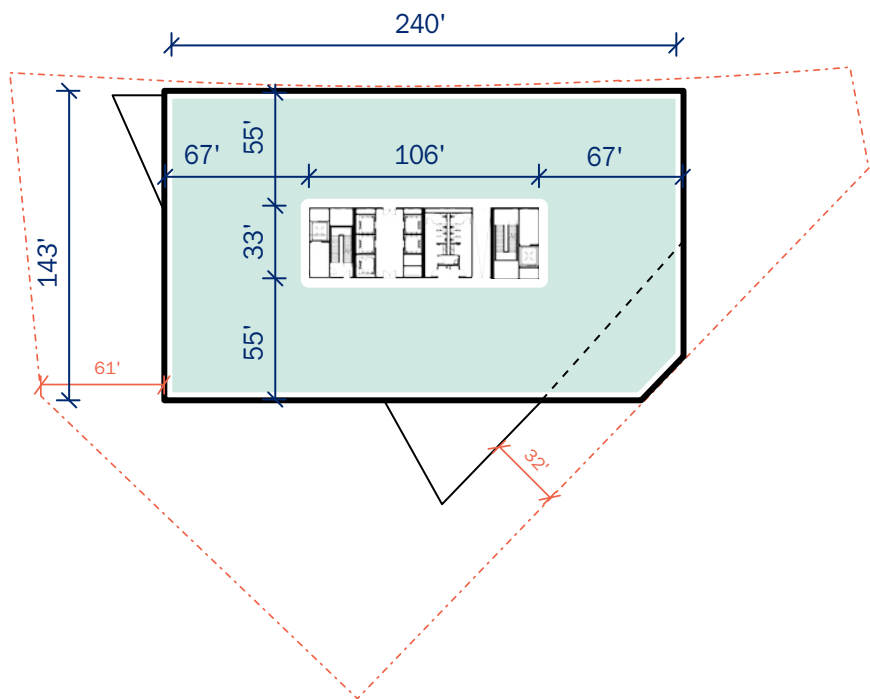
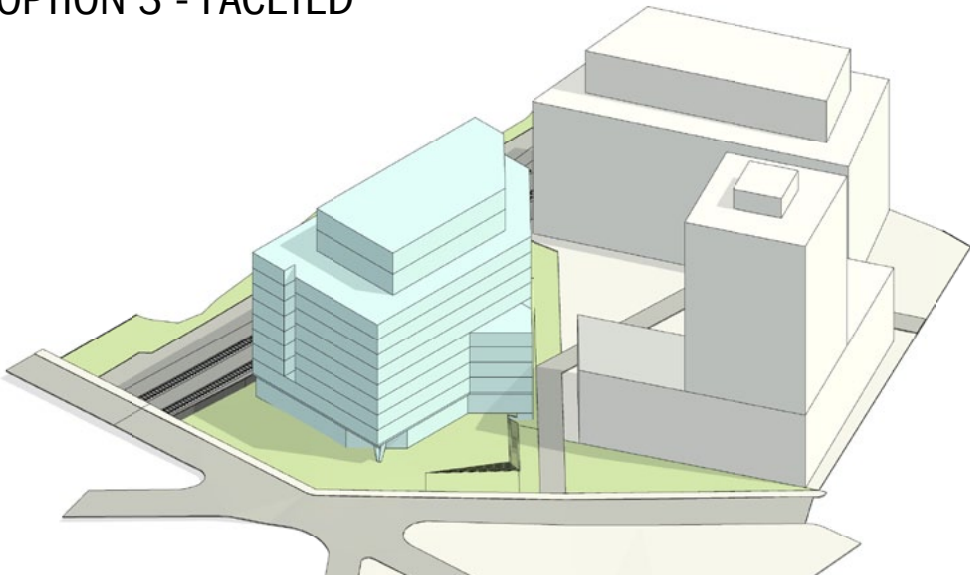
OPTION 1 - STACKED PRISMS



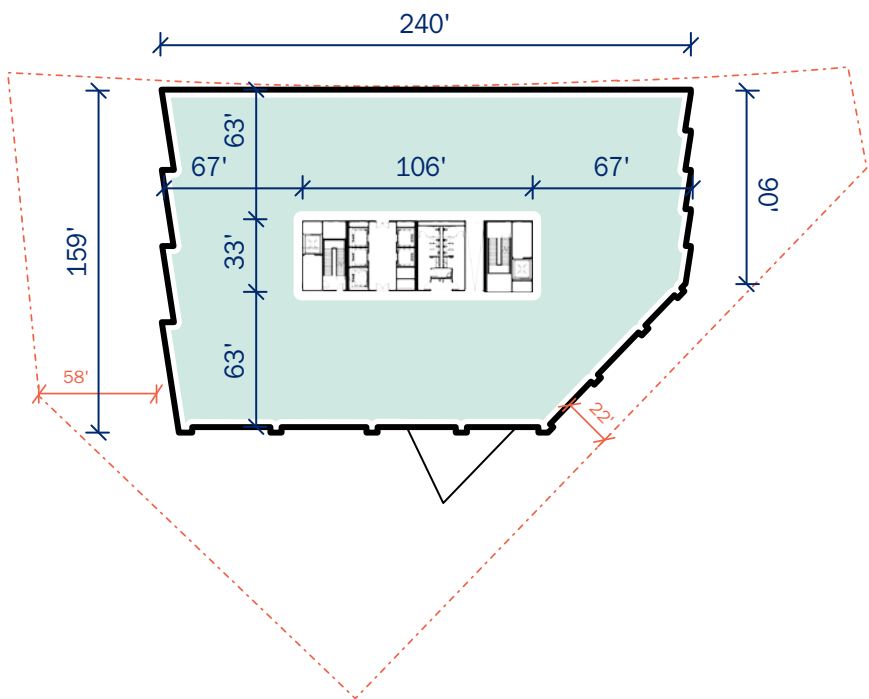
OPTION 2 - SOLAR STEPS



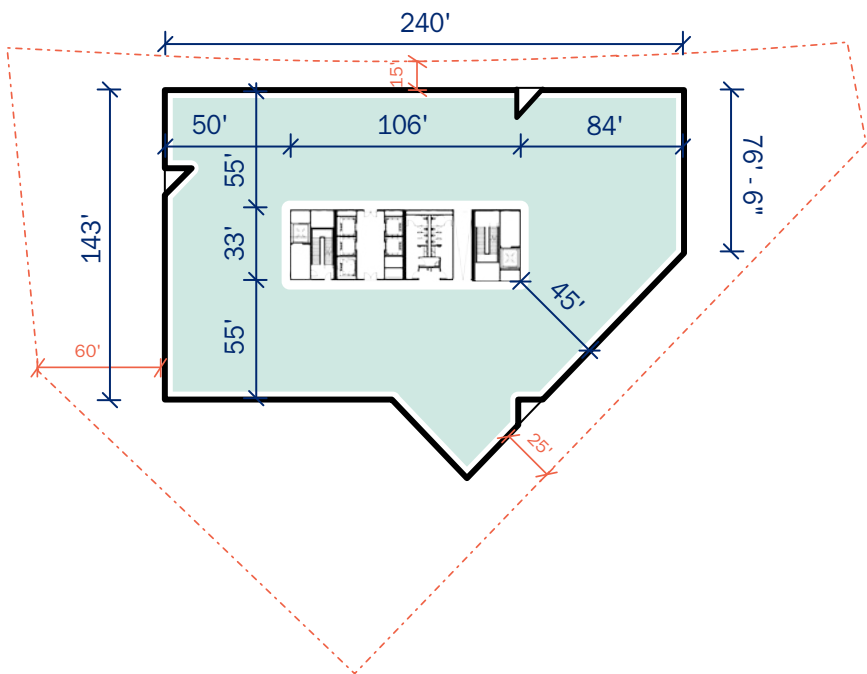
OPTION 3 - FACETED



RECOGNIZES THE VARIOUS SITE ANGLES AND POSSIBLE AREAS WITHIN THE SITE.

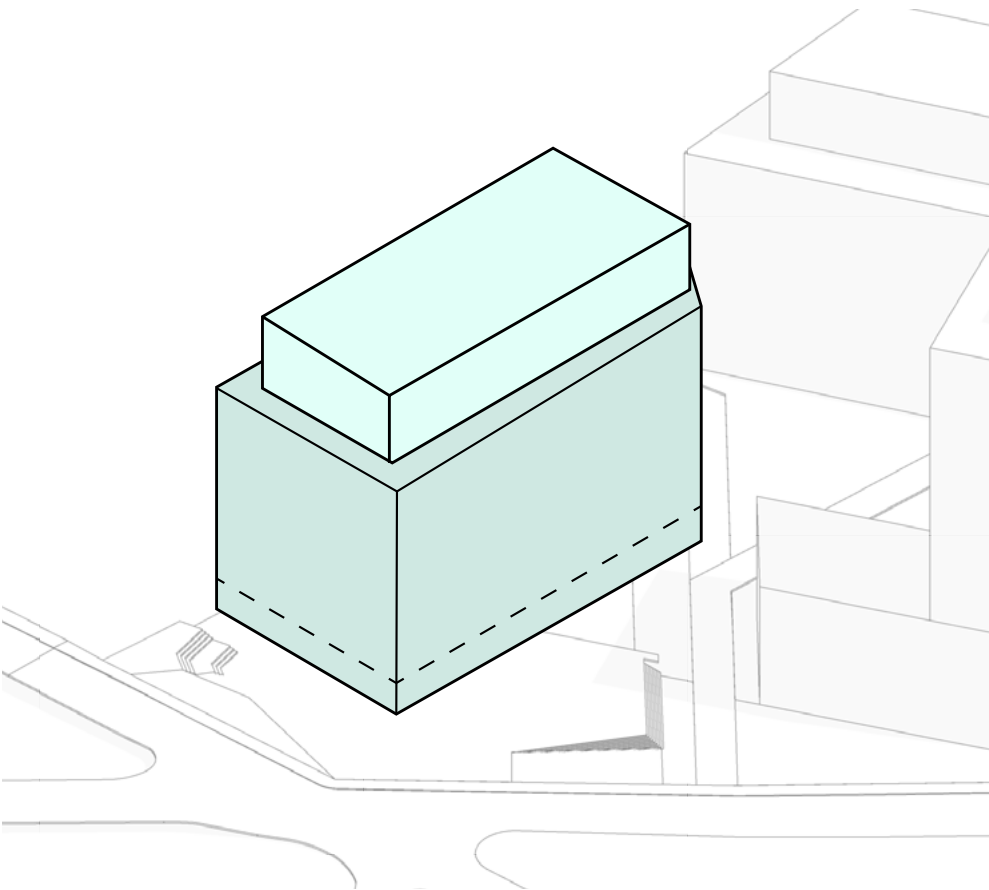


ARTICULATIONS AND SETBACKS ARE DRIVEN BY PASSIVE SOLAR PROTECTION STRATEGIES



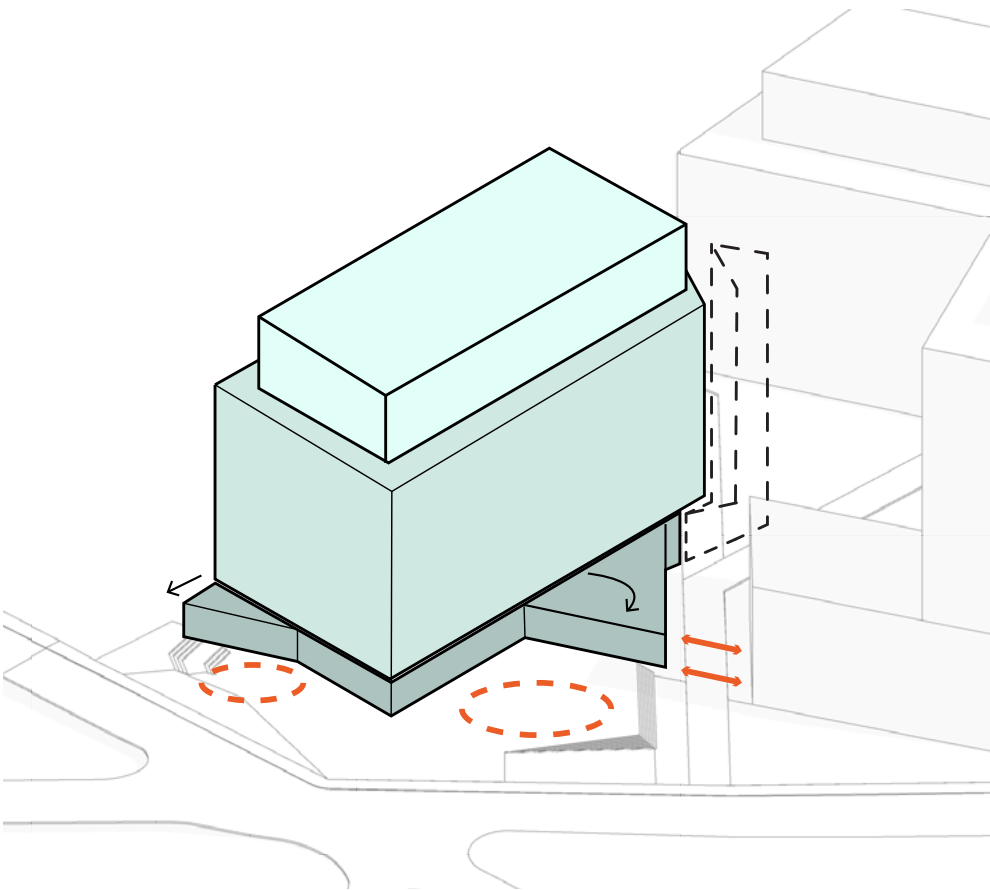
FORM DRIVEN BY CIVIC SPACE BENEFITS. GROUND LEVEL NOTCH AT SOUTHWEST CORNER INCREASES CONNECTION AND WIDTH OF CIVIC SPACE. SOUTH WING OPENS AT LOWER LEVELS TO DEFINE PLAZA EDGE AND ENTRY. VERTICAL CUTS REDUCE VISUAL BULK.

BUILDING MASS DEVELOPMENT | OPTION 1 - STACKED PRISMS



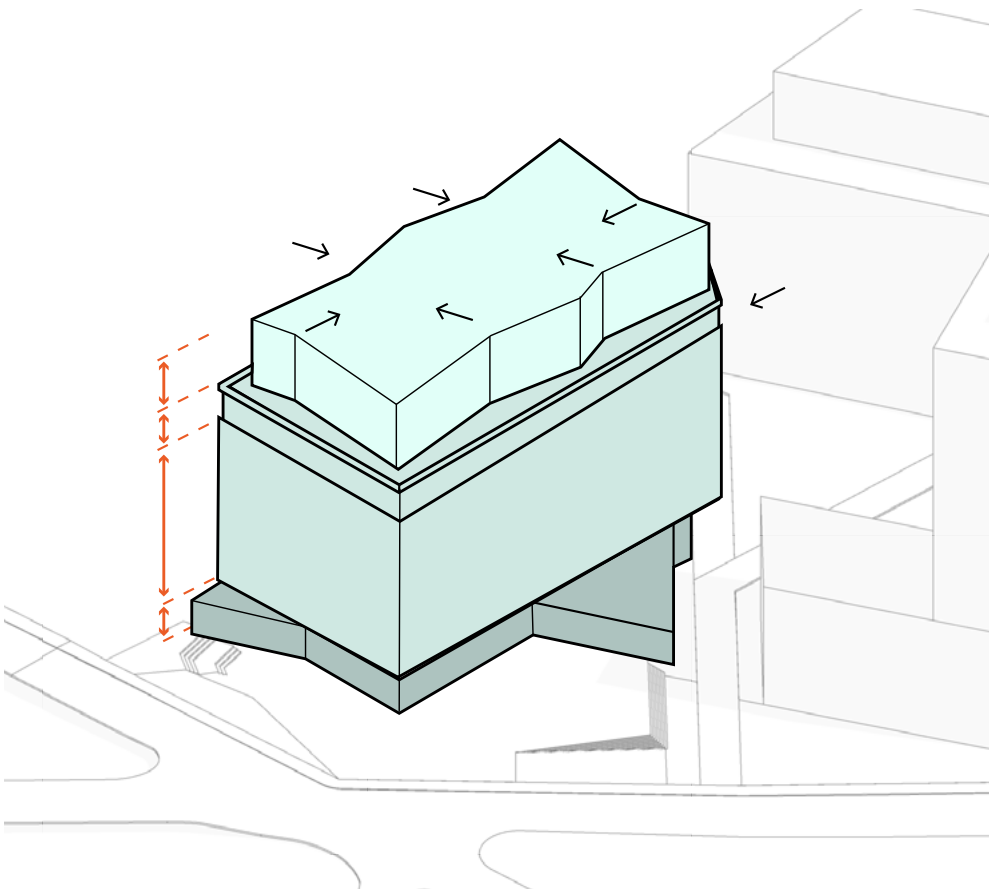
STEP 01

MAXIMIZED MASS ON-SITE.
RECTANGULAR FORM BROKEN DOWN TO A
COMMERCIAL BASE, AN EFFICIENT MIDDLE , AND
A SIMPLE TOP.



STEP 02

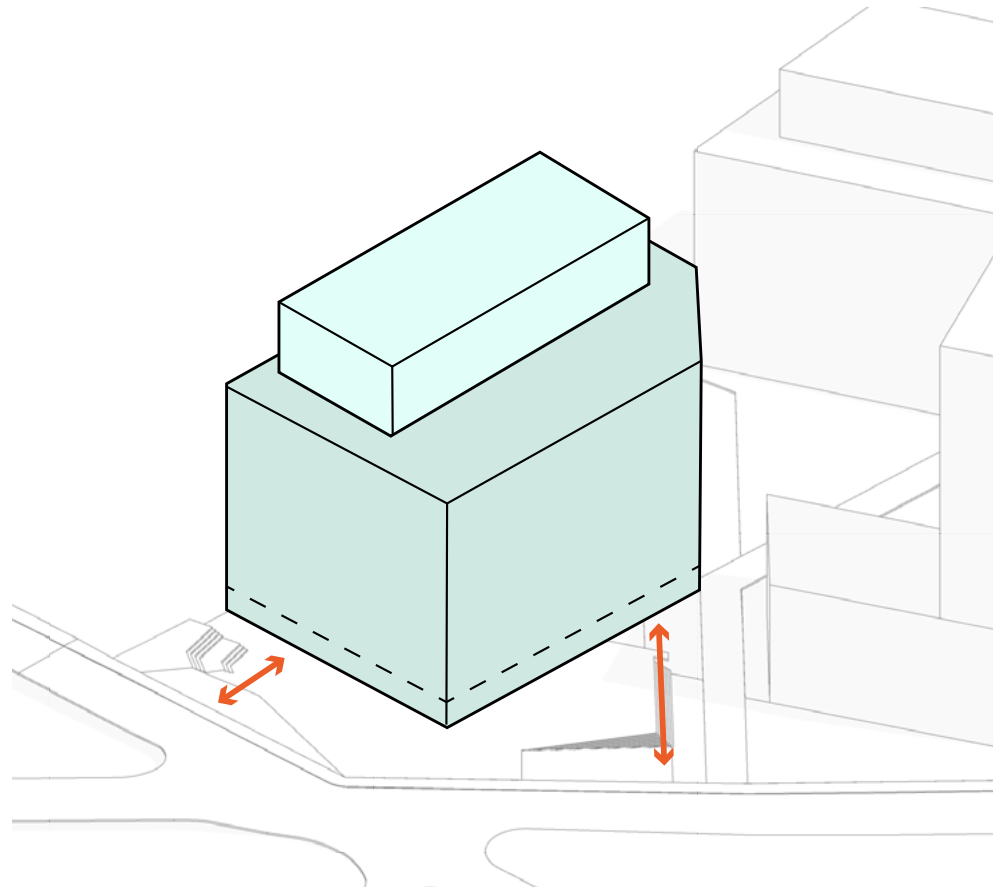
ARTICULATION OF BASE TO BOTH RECOGNIZE
THE VARIOUS SITE ANGLES PROPOSED BY THE
MASTERPLAN DIAGRAMS AND DEFINE POSSIBLE
PUBLIC AREAS WITHIN THE SITE.



STEP 03

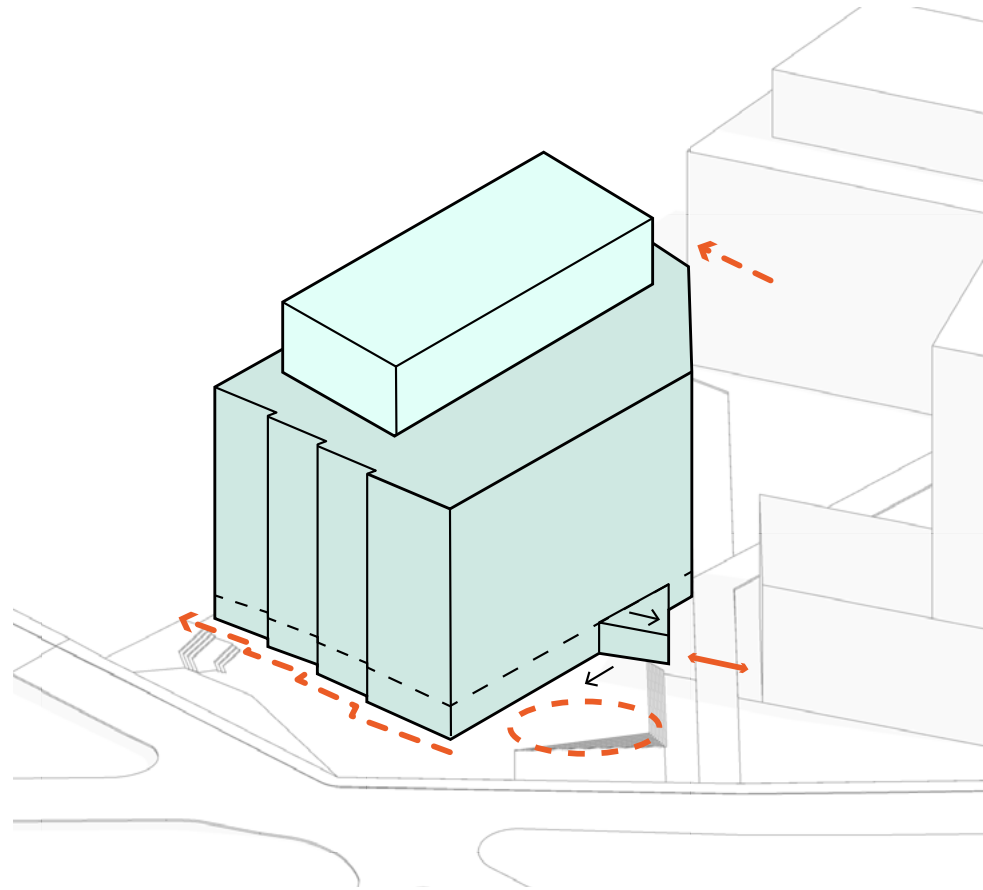
SET OF SETBACKS AND MOVES ON PENTHOUSE
LEVELS TO RELATE TO BASE FORM AND PROMOTE
A DISTINCTIVE IDENTITY.

BUILDING MASS DEVELOPMENT | OPTION 2 - SOLAR STEPS



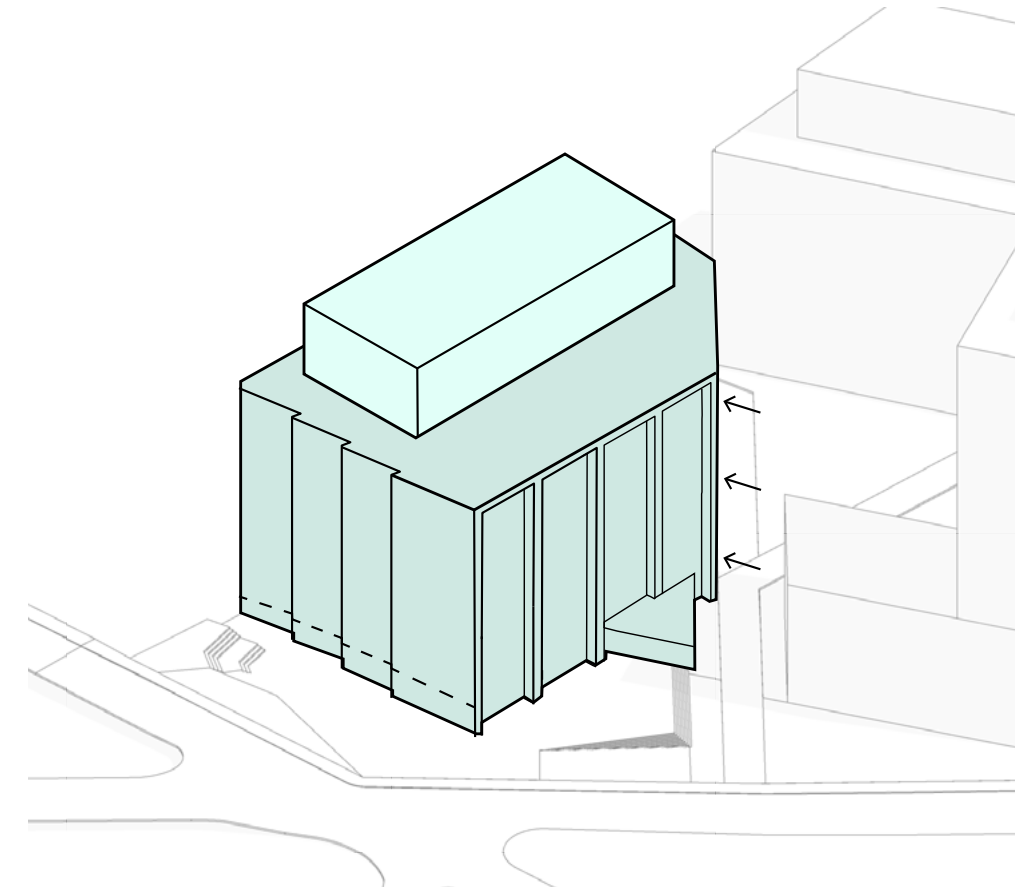
STEP 01

CHAMFERED MASS FOLLOWING THE PROPERTY LINE ANGLES ON EAST AND SOUTH FACADES BROKEN DOWN TO A BASE MIDDLE TOP CONDITION AND INITIAL SETBACKS FOR PLAZA AS PER THE MASTERPLAN DIAGRAM.



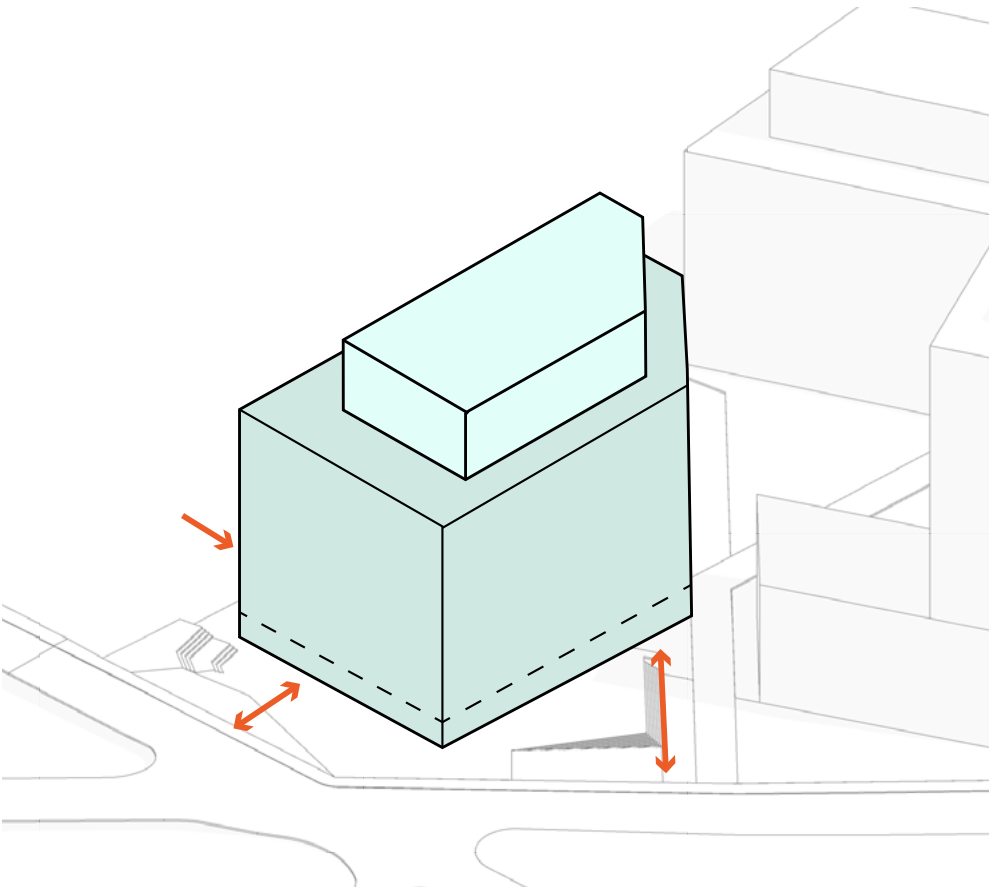
STEP 02

ARTICULATION OF MASS TO PROVIDE PASSIVE SOLAR PROTECTION ON EAST AND SOUTH FACADES. PROJECTING SOUTH EAST WING RECOGNIZES D3.2 BUILDING FACE AND DEFINES CIVIC EDGE.



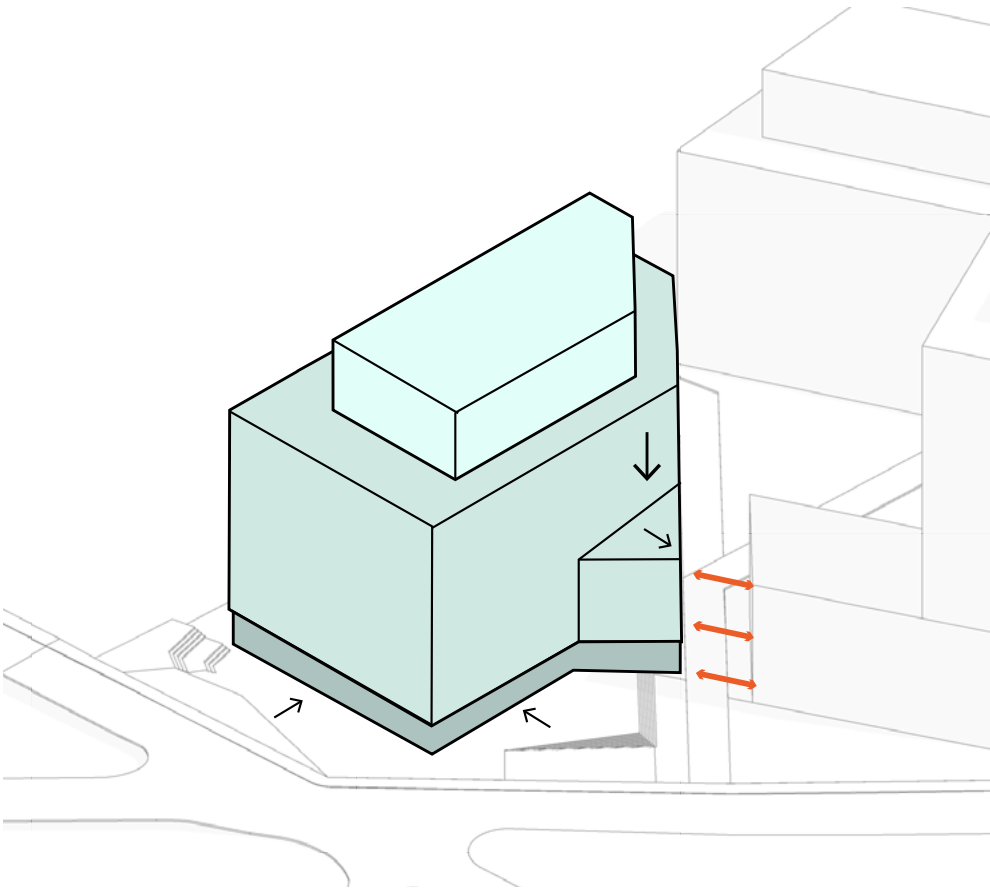
STEP 03

INDENTED SOUTH FAÇADE TO PROVIDE SHADE AND FURTHER DEVELOP CONCEPT OF PASSIVE SOLAR PROTECTION .



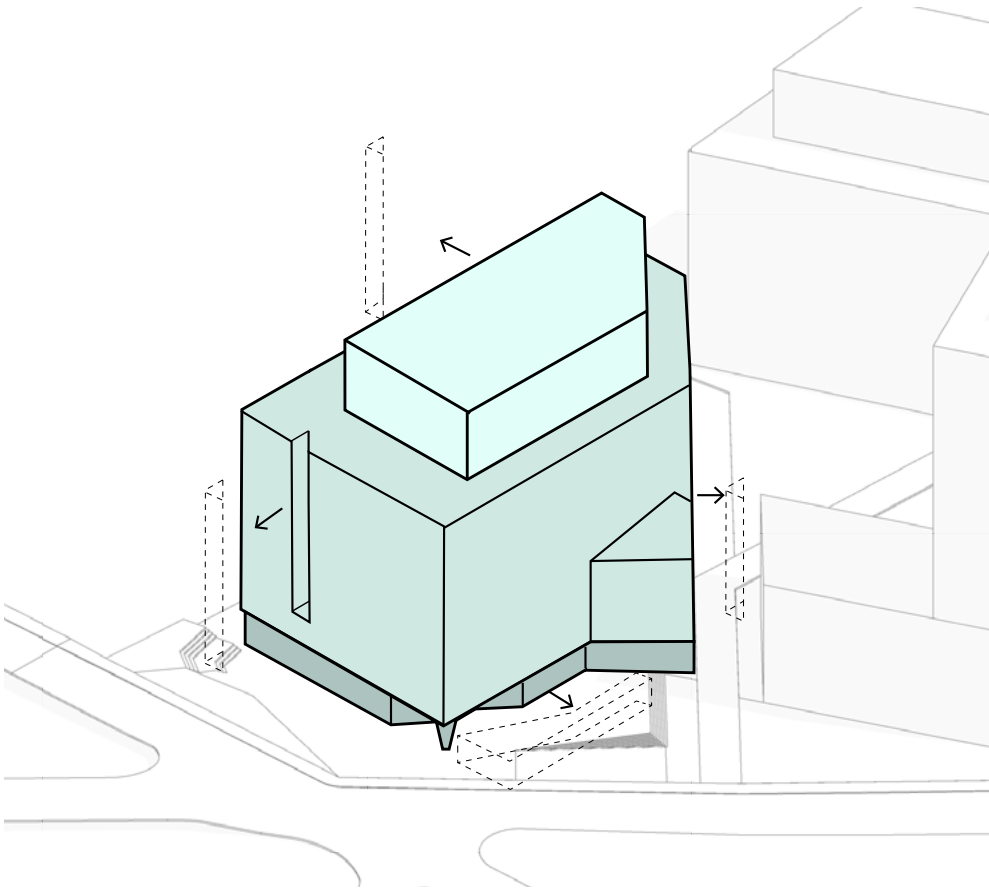
STEP 01

CHAMFERED MASS FOLLOWING THE PROPERTY LINE ANGLES ON EAST AND SOUTH FACADES BROKEN DOWN TO A BASE MIDDLE TOP CONDITION AND INITIAL SETBACKS FOR PLAZA AS PER THE MASTERPLAN DIAGRAM.



STEP 02

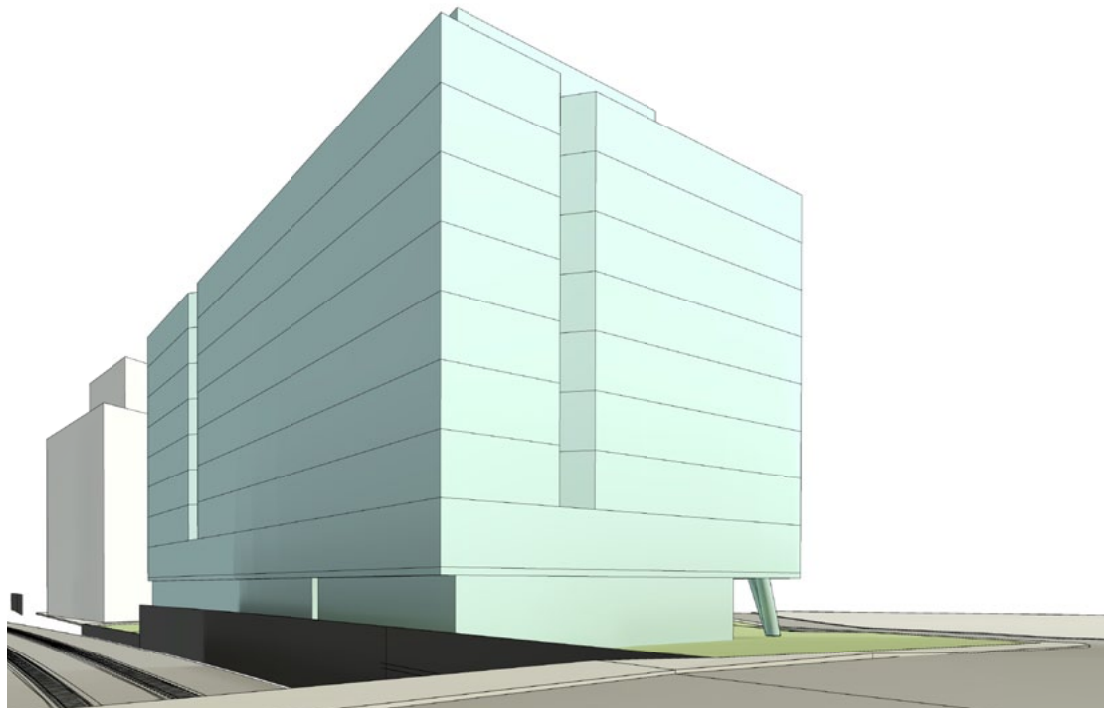
GROUND LEVEL DEFINITION PROMOTES RETAIL ACTIVATION.SOUTH EAST WING PROVIDES DEFINITION FOR CIVIC SPACE AND BUILDING ENTRY.



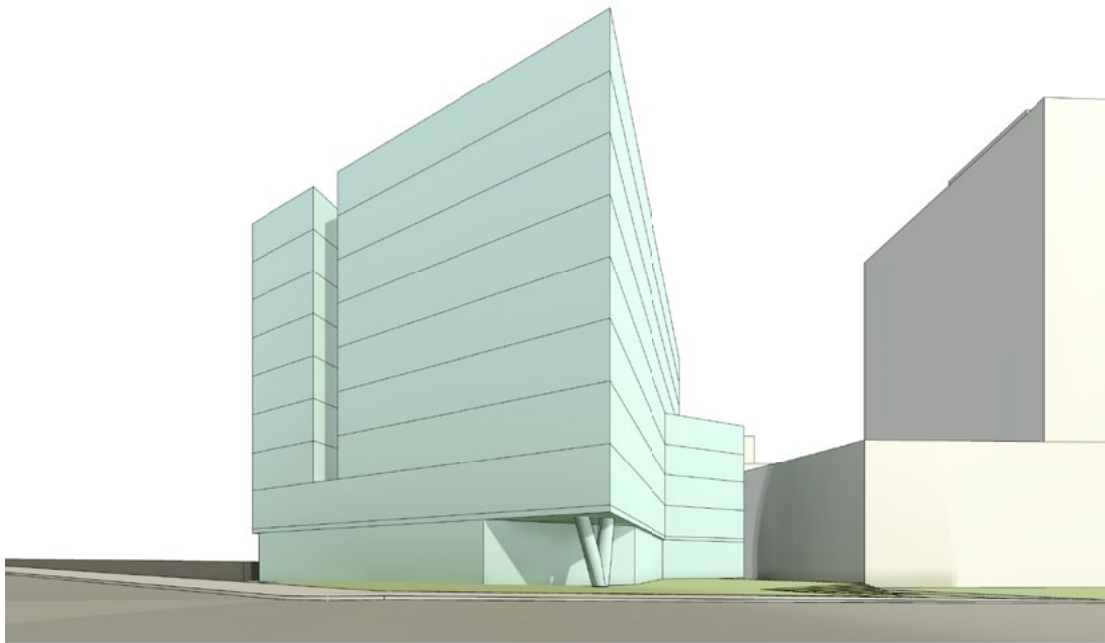
STEP 03

SOUTH EAST GROUND FLOOR NOTCH INCREASES CIVIC SPACE AND CIRCULATION. ACCENTUATION OF VERTICAL CUTS REDUCE VISUAL BULK AND ESTABLISHES OPPORTUNITIES.

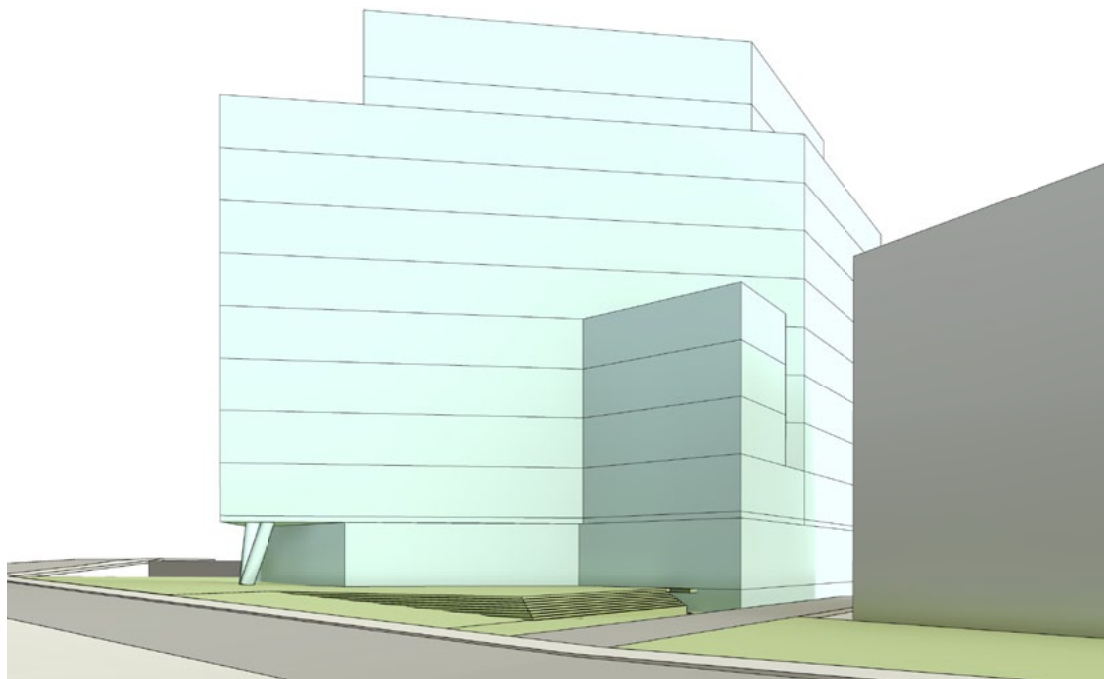
BUILDING MASS DEVELOPMENT | OPTION 3 - FACETED **PREFERRED**



NORTH & WEST FACADES FROM PROSPECT ST. BRIDGE



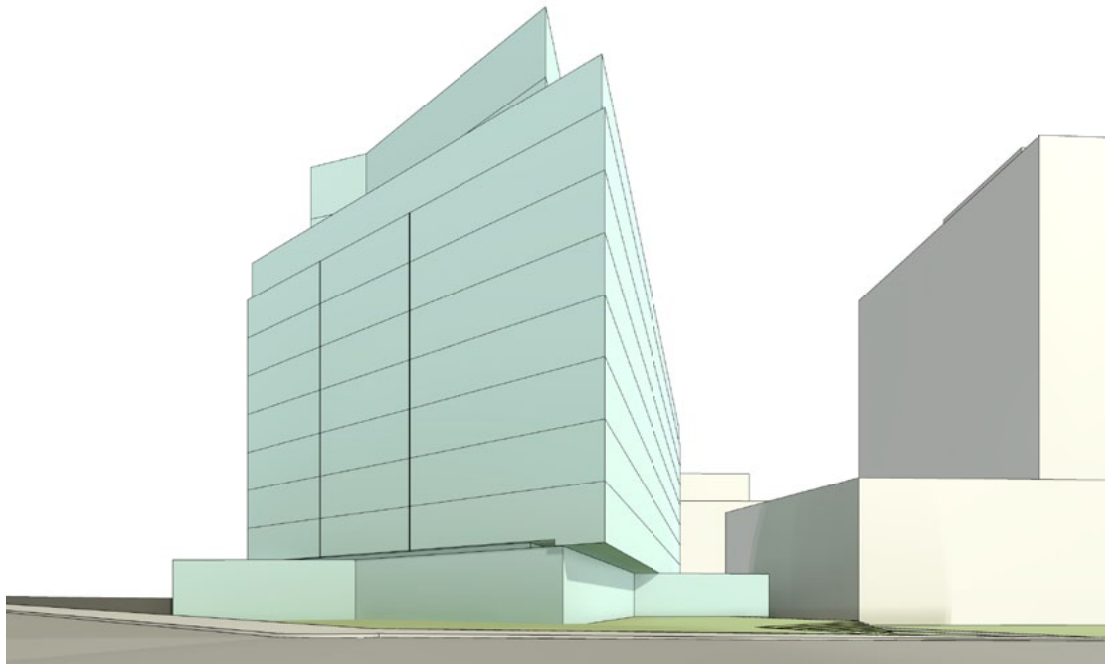
WEST & SOUTH FACADES FROM PROSPECT ST. AND WEBSTER AVE.



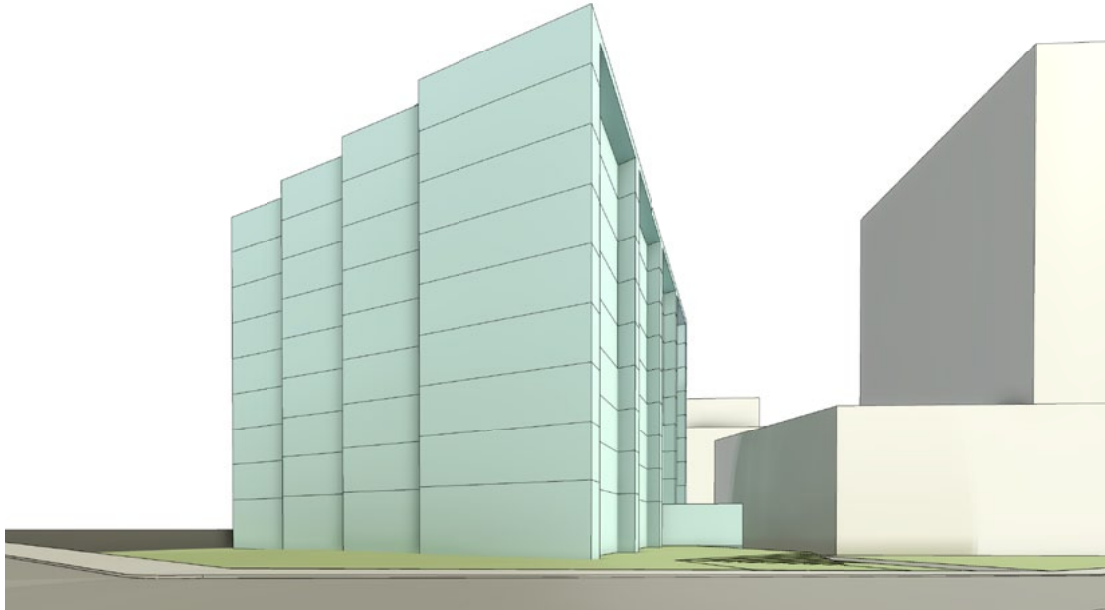
SOUTH & EAST FACADES FROM WEBSTER AVE.

BUILDING MASS DEVELOPMENT | OPTION SUMMARY

OPTION 1 - STACKED PRISMS



OPTION 2 - SOLAR STEPS



PREFERRED

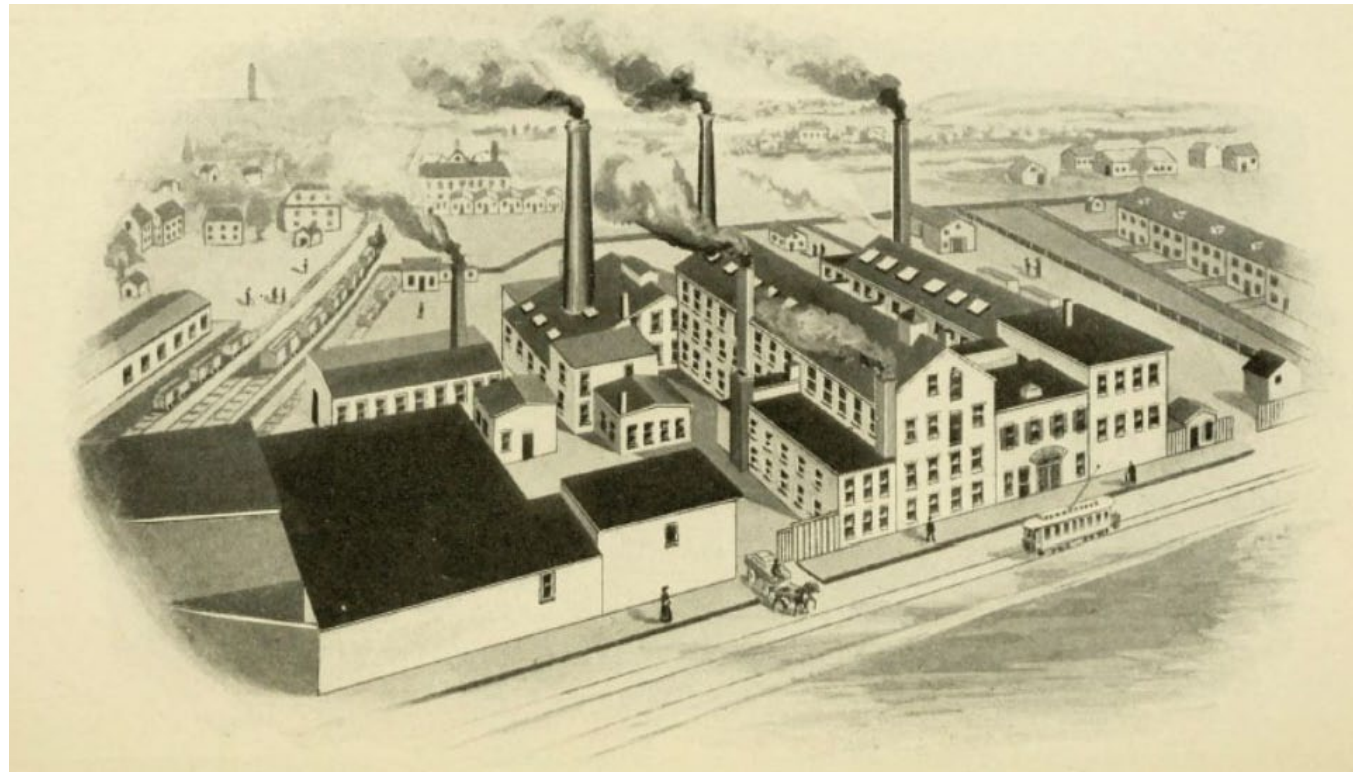
OPTION 3 - FACETED



FACADE DEVELOPMENT

FACADE DESIGN | INSPIRATION

SITE'S INDUSTRIAL AND GLASS MAKING HISTORY



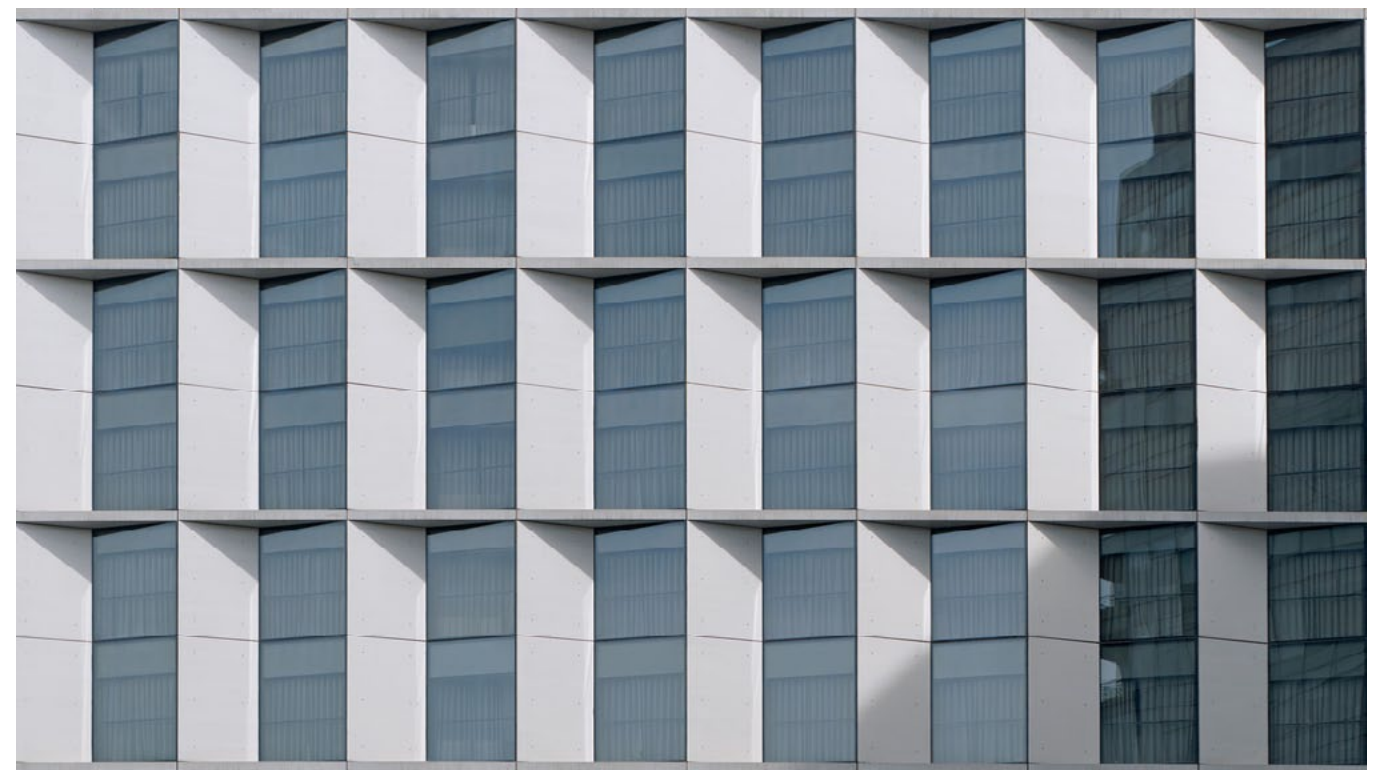
TECHNOLOGY AND INNOVATION



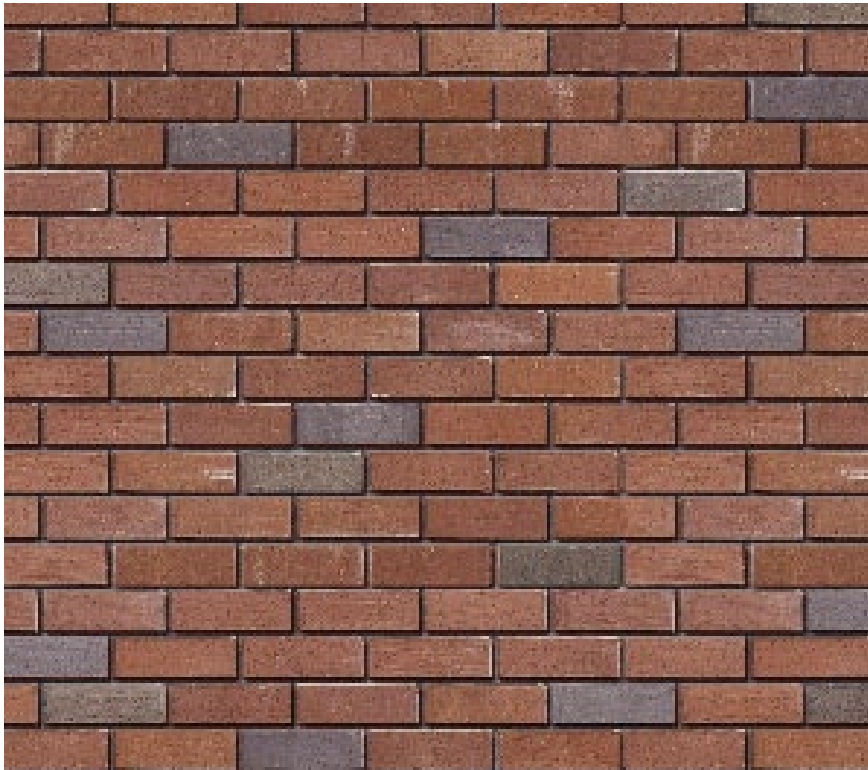
ACTIVE GROUND FLOOR



SOLAR ORIENTATION AND SUSTAINABILITY



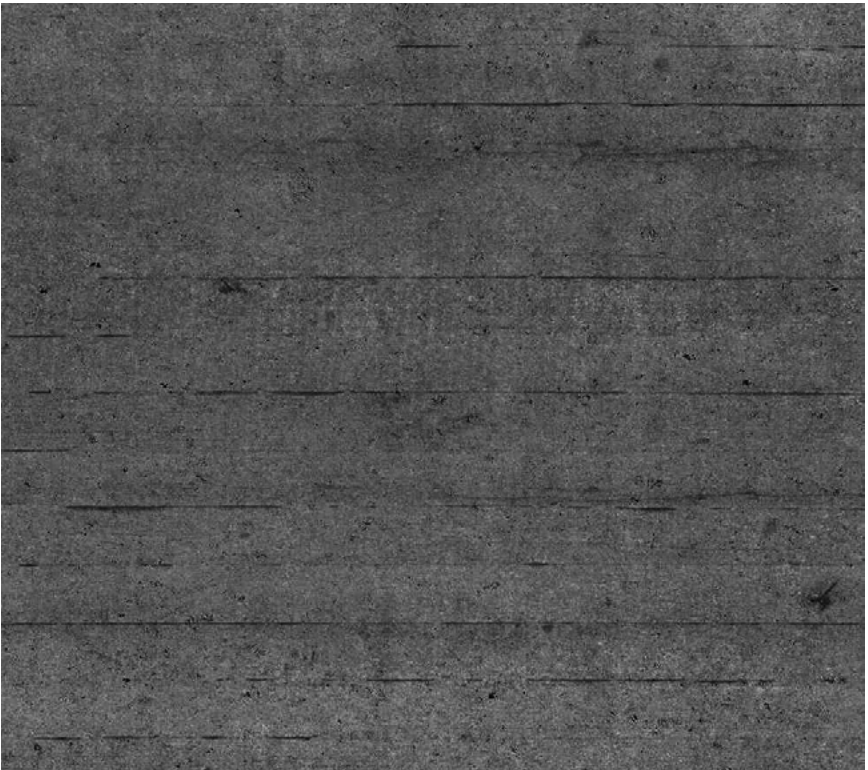
FACADE DESIGN | MATERIALS PALETTE - PREFERRED OPTION



BRICK



GFRC



CONCRETE



BRONZE



GLASS



GLASS

FACADE DESIGN | INITIAL FACADE CONCEPTS

OPTION 1 - CANT



OPTION 2 - PLATE



OPTION 3 - GRID



FACADE DESIGN | MATERIALS

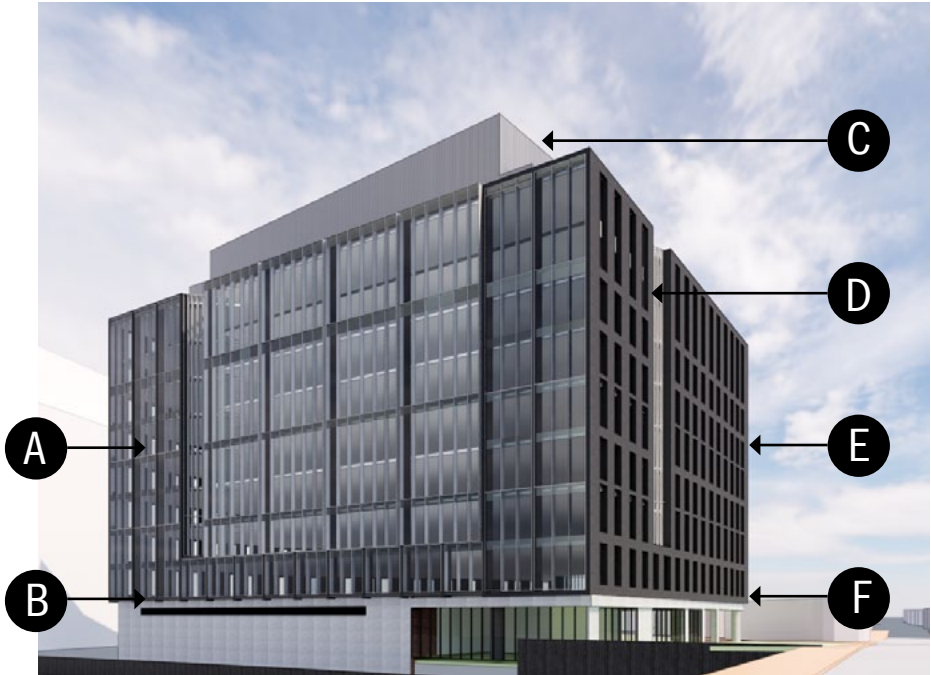
PREFERRED

OPTION 1 - CANT



- A - UNITIZED GLAZING SYSTEM WITH SPANDREL PANELS
- B - PIGMENTED CONCRETE
- C - ALUMINUM METAL PANEL WITH INTEGRATED LOUVERS
- D - CURTAIN WALL SYSTEM WITH VERTICAL LOUVERS
- E - BRICK WITH WINDOW WALL
- F - STOREFRONT SYSTEM

OPTION 2 - PLATE



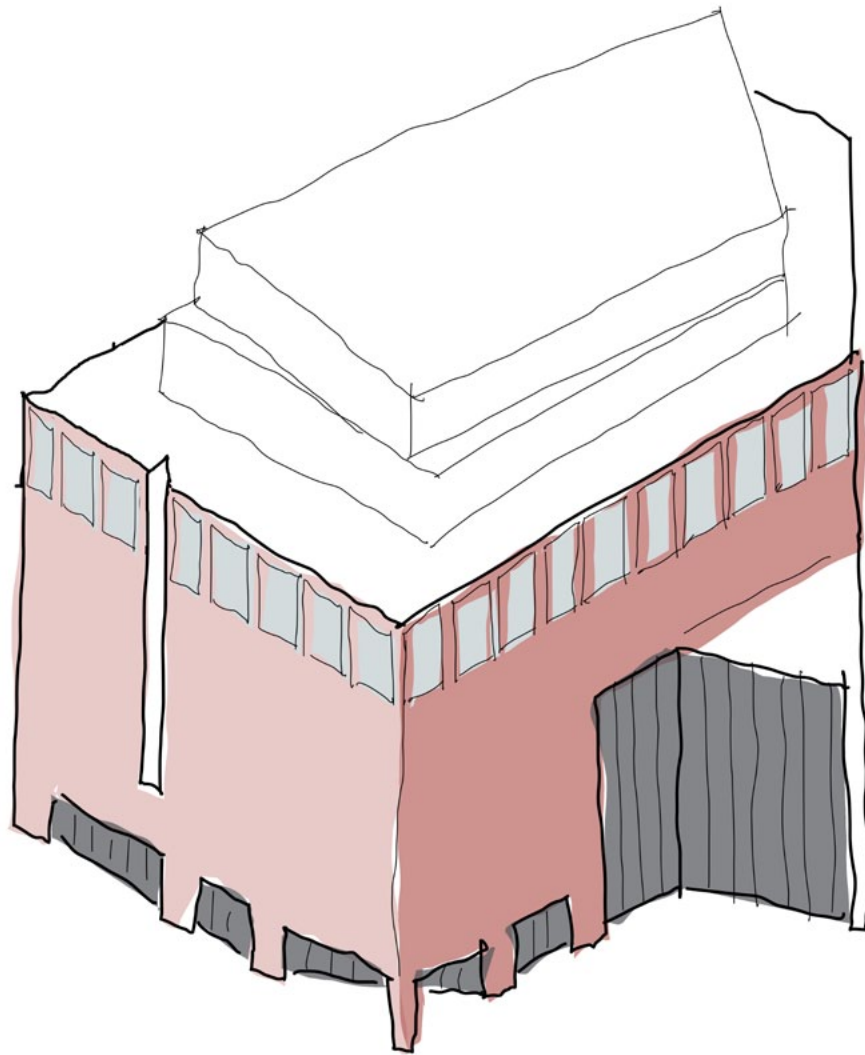
- A - UNITIZED GLAZING SYSTEM WITH SPANDREL PANELS
- B - PIGMENTED CONCRETE
- C - ALUMINUM METAL PANEL WITH INTEGRATED LOUVERS
- D - CURTAIN WALL SYSTEM WITH VERTICAL LOUVERS
- E - GFRCL CLADDING WITH PUNCHED WINDOWS/WINDOW WALL
- F - STOREFRONT SYSTEM

OPTION 3 - GRID

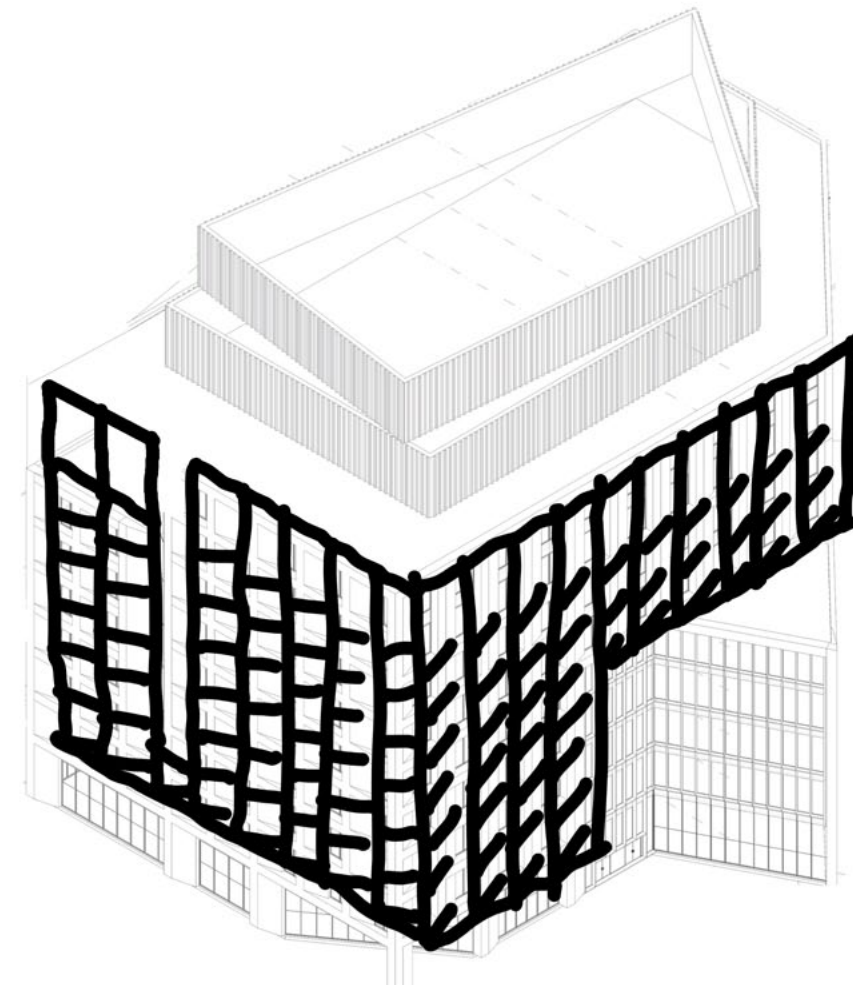


- A - UNITIZED GLAZING SYSTEM WITH SPANDREL PANELS
- B - STONE CLADDING BASE
- C - ALUMINUM METAL PANEL WITH INTEGRATED LOUVERS
- D - CURTAIN WALL SYSTEM WITH VERTICAL LOUVERS
- E - BRICK WITH WINDOW WALL
- F - STOREFRONT SYSTEM

OPTION 1



BASE - MIDDLE - TOP DEFINITION



VERTICAL AND HORIZONTAL ARTICULATION

FACADE DESIGN | OPTION 1 - CANT

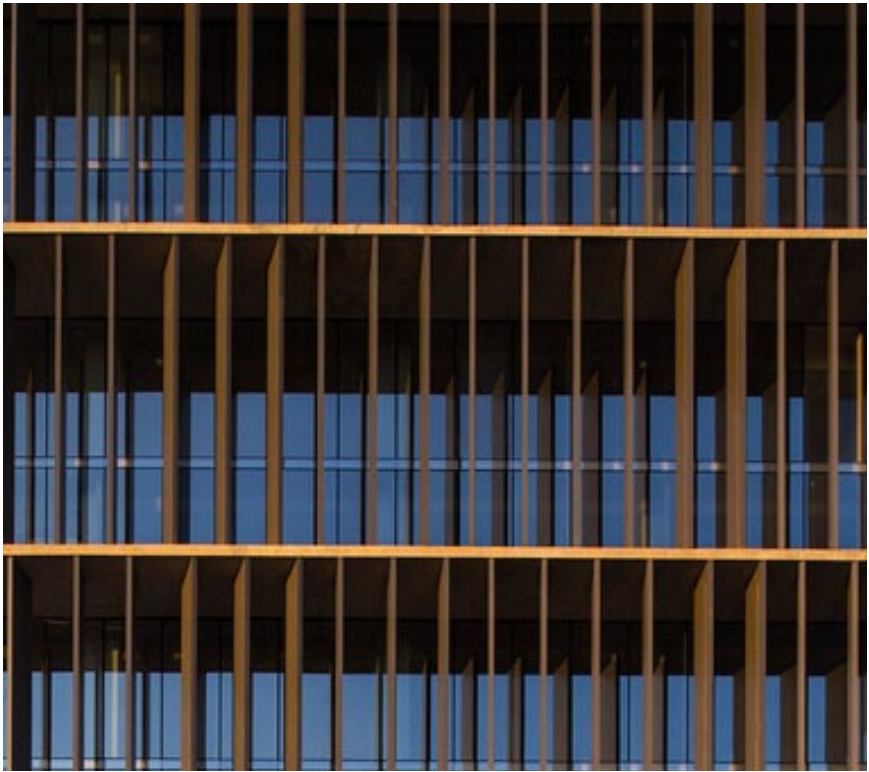
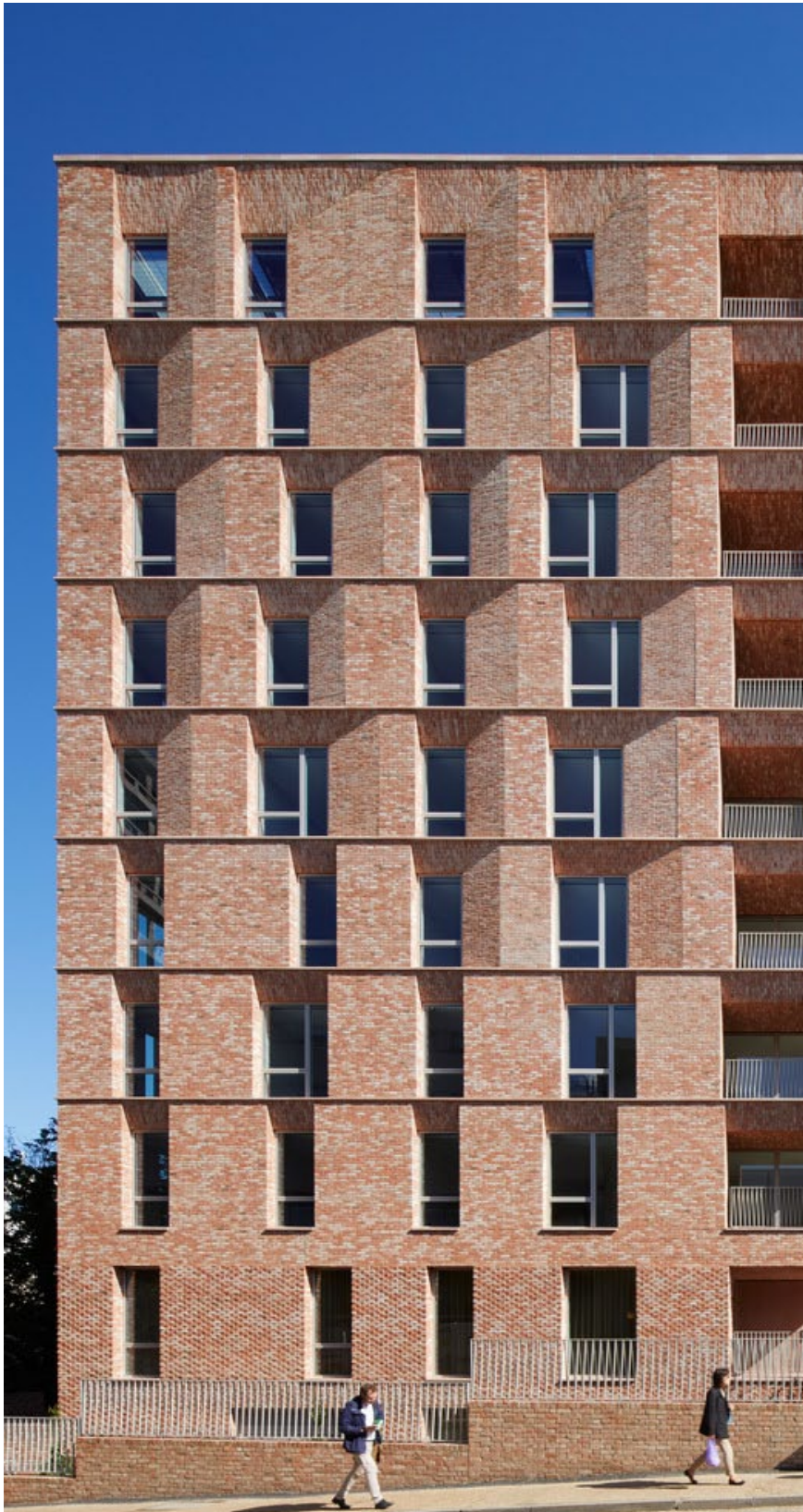


NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE

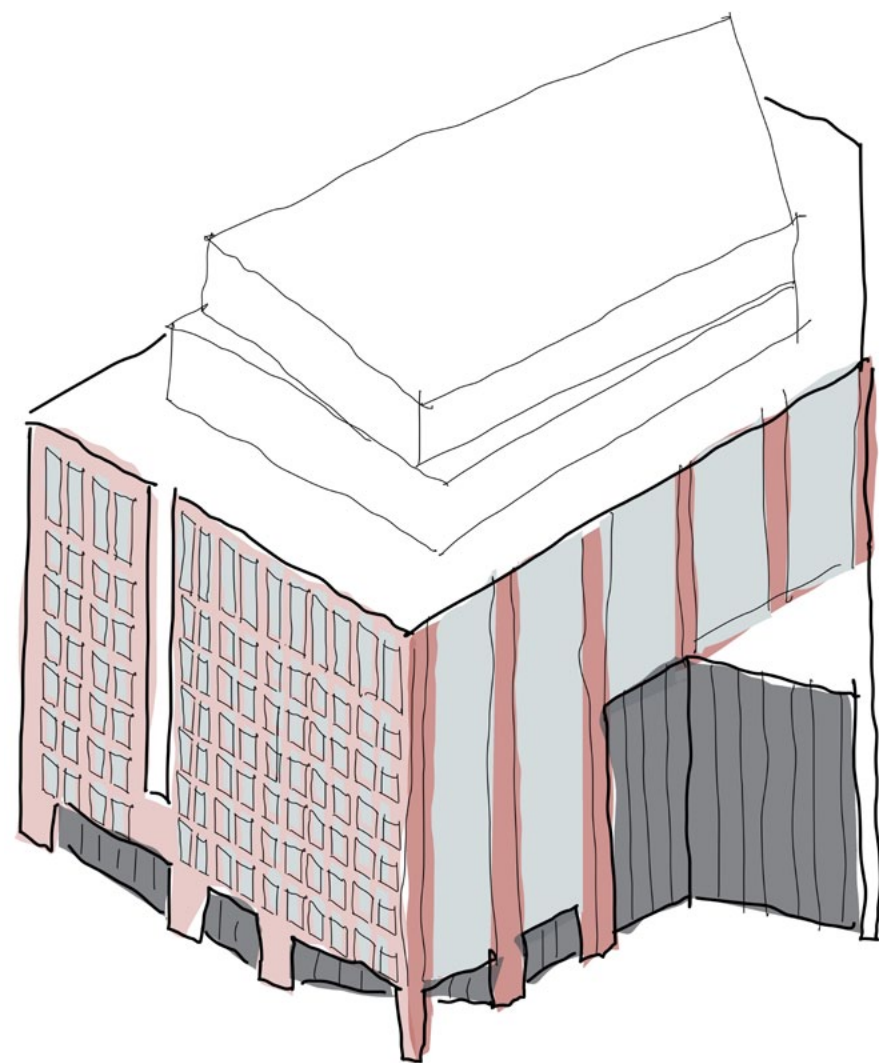


WEST & SOUTH FACADES FROM PROSPECT ST. AND WEBSTER AVE.

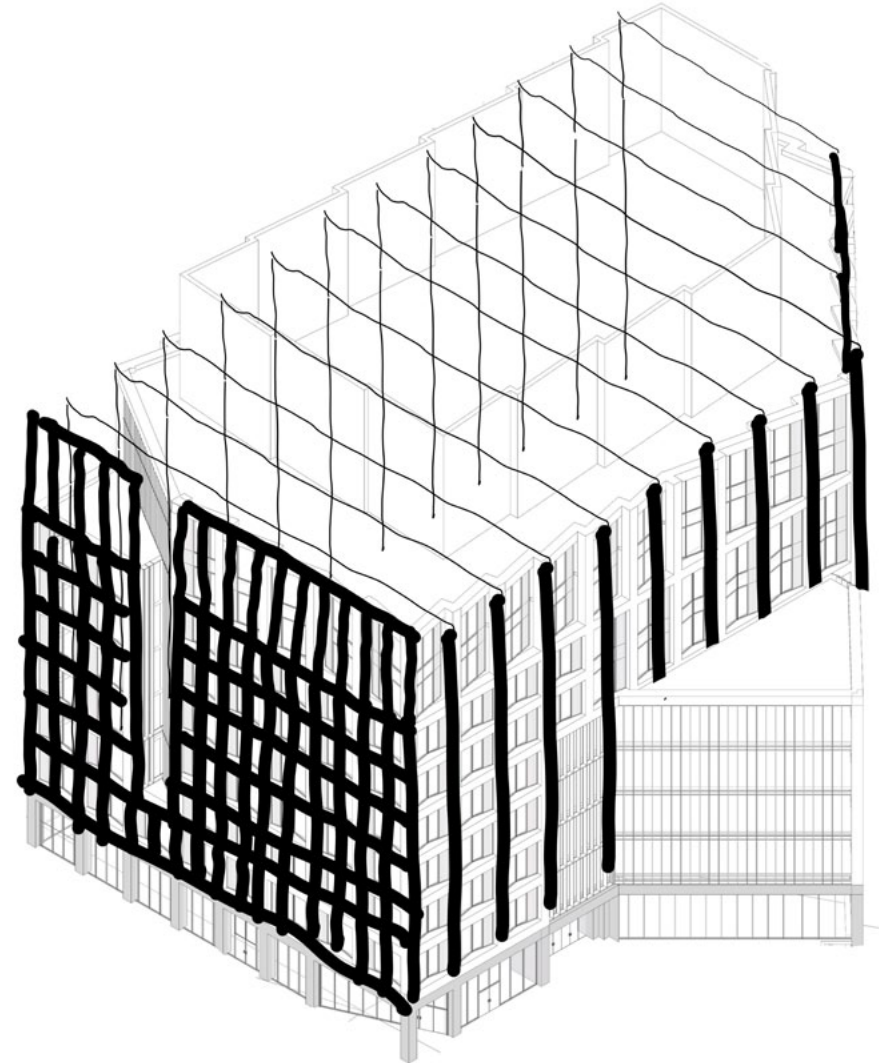
FACADE DESIGN | PRECEDENTS | OPTION 1 - CANT



OPTION 2



BASE - MIDDLE - TOP DEFINITION



VERTICAL AND HORIZONTAL ARTICULATION

FACADE DESIGN | OPTION 2 - PLATE

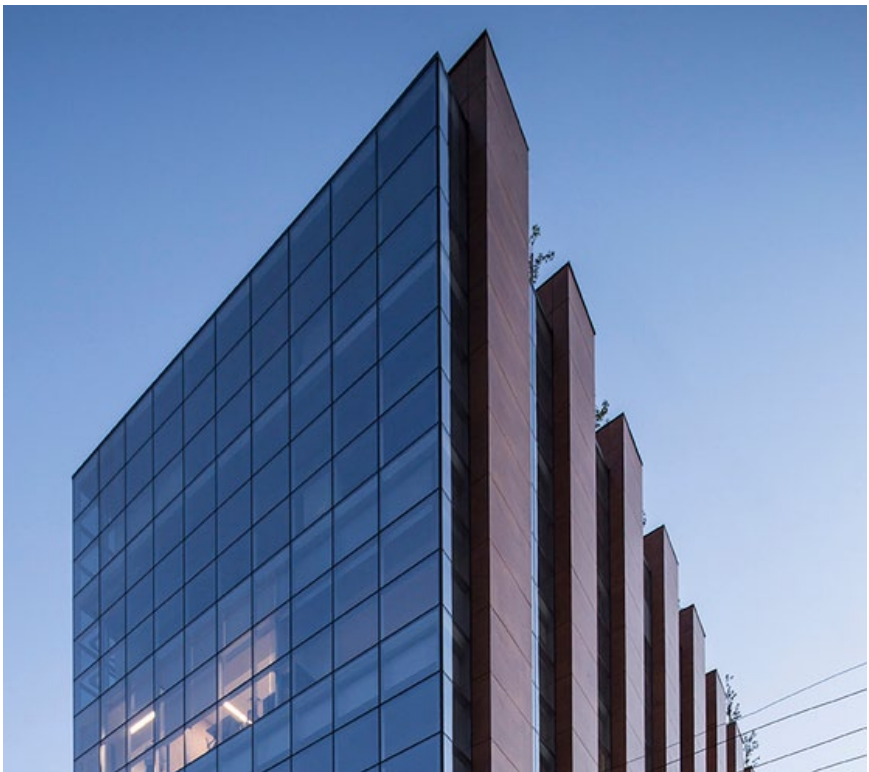


NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE

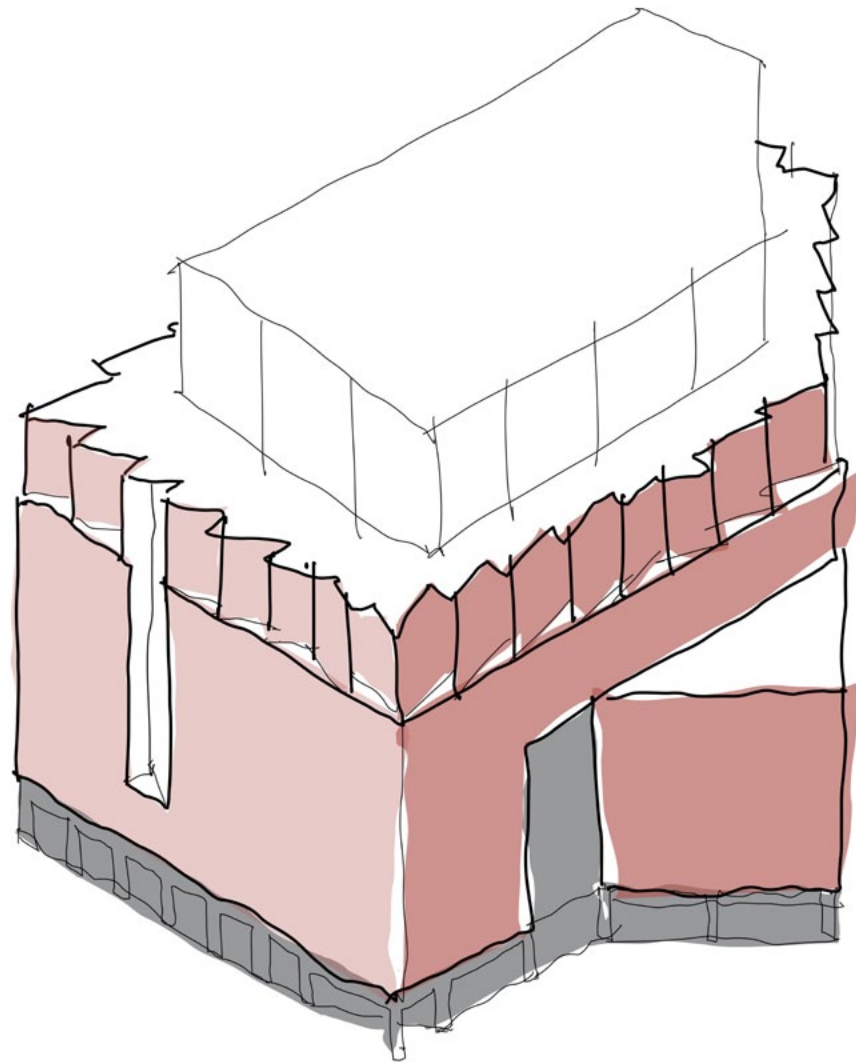


WEST & SOUTH FACADES FROM PROSPECT ST. AND WEBSTER AVE.

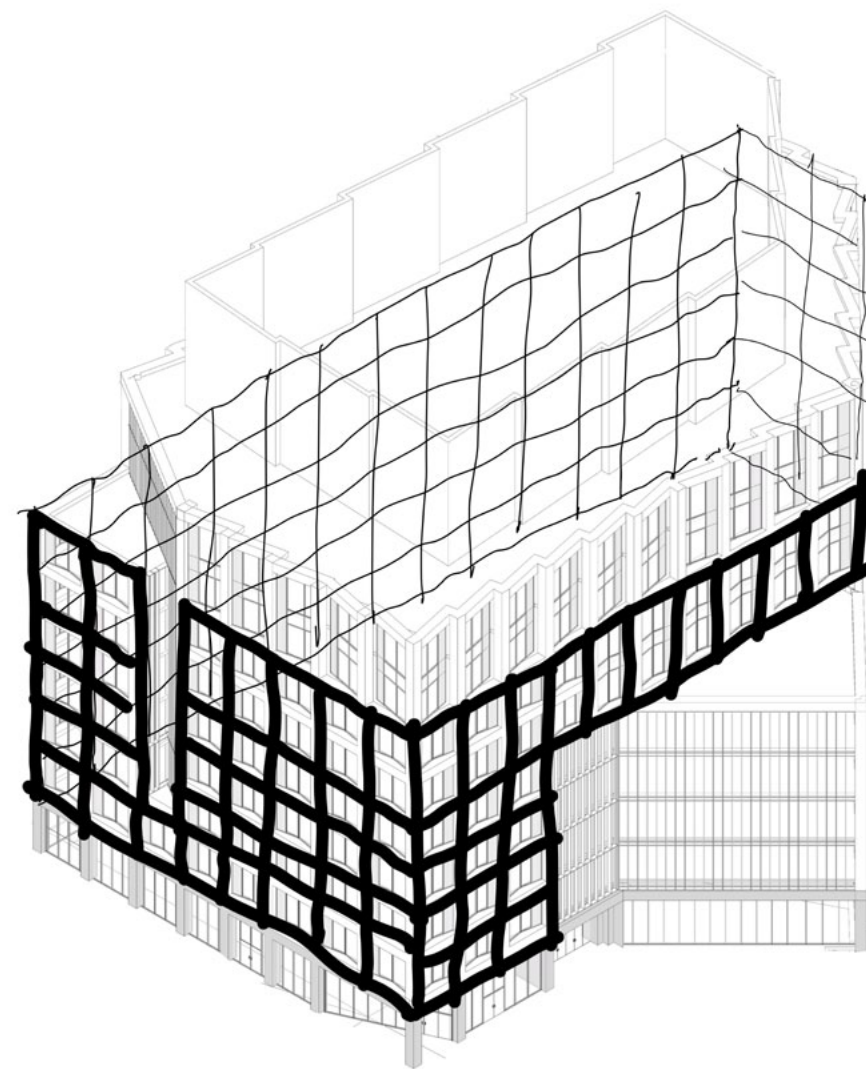
FACADE DESIGN | PRECEDENTS | OPTION 2 - PLATES



OPTION 3



BASE - MIDDLE - TOP DEFINITION



VERTICAL AND HORIZONTAL ARTICULATION

FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

WEST FACADE FROM PROSPECT ST.



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

WEST & SOUTH FACADES FROM PROSPECT ST. AND WEBSTER AVE.



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

SOUTH & EAST FACADES FROM WEBSTER AVE.



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

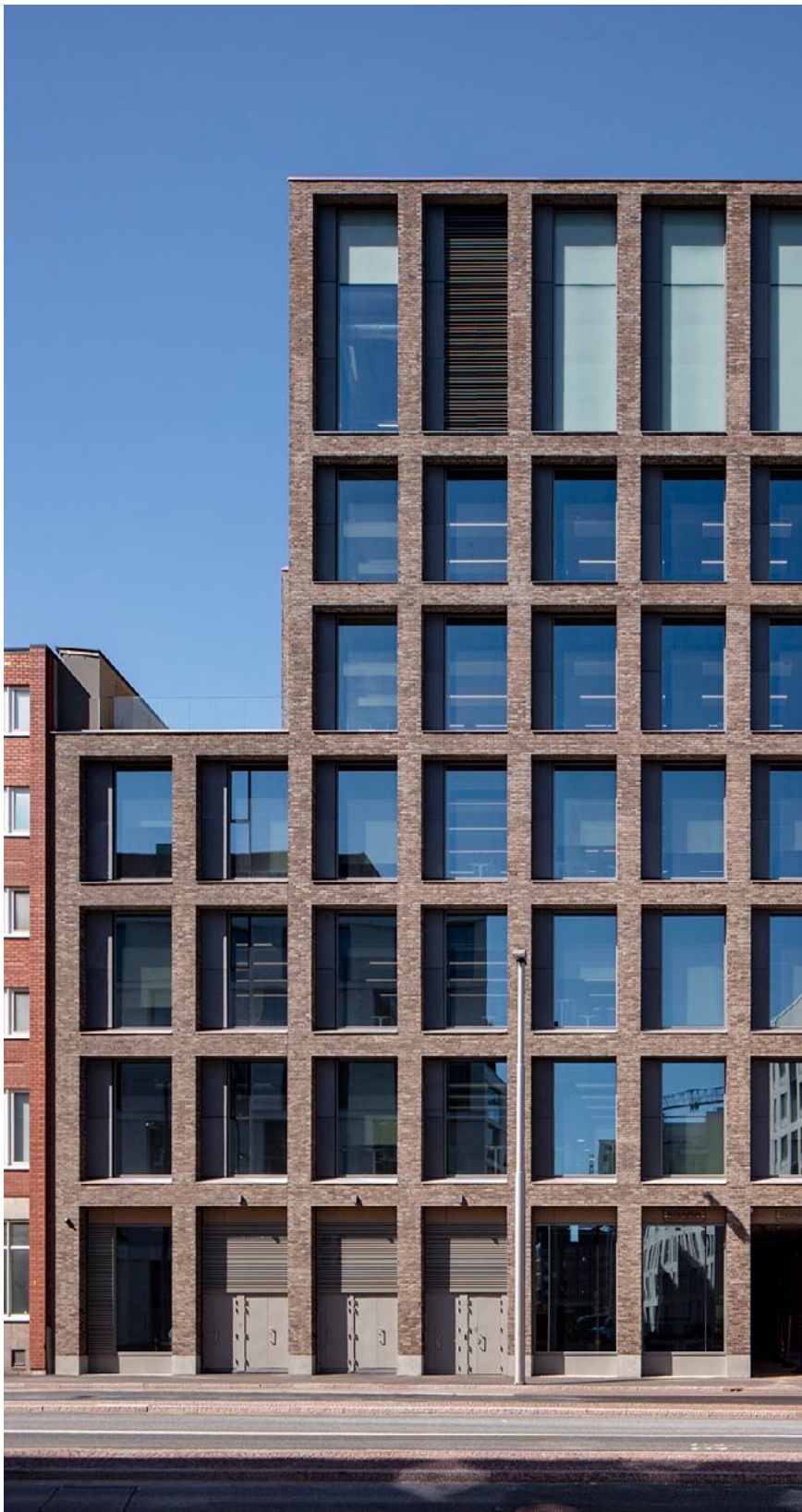
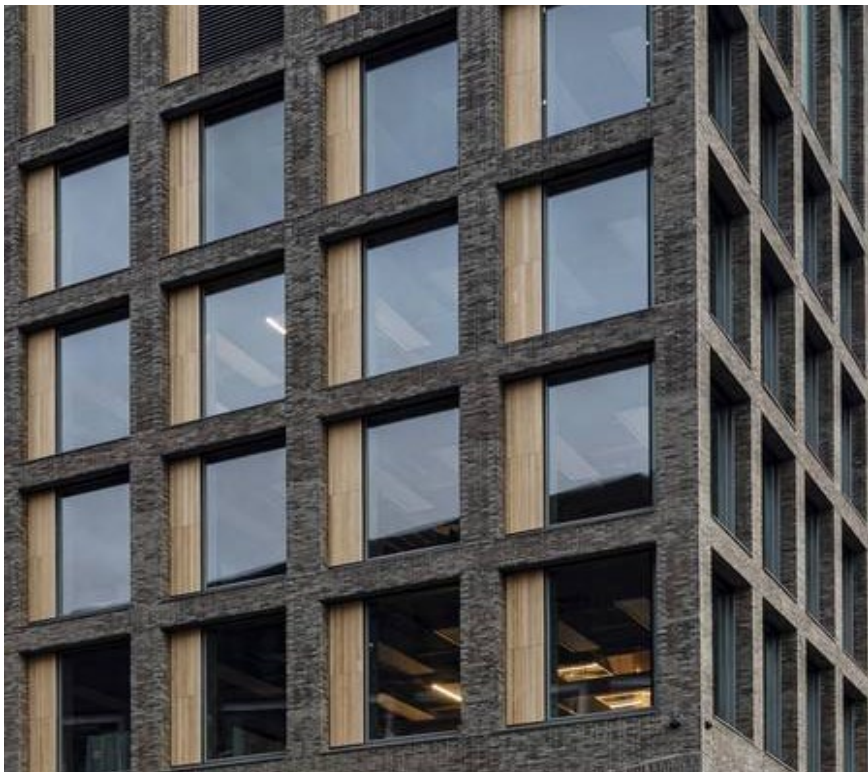
EAST FACADE FROM PARCEL D3.2



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

NORTH & EAST FACADES FROM GREEN LINE





FACADE DESIGN | OPTION 3 - GRID-GROUND LEVEL



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

LOBBY ENTRANCE FROM CIVIC SPACE



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

WEST FACADE FROM PROSPECT ST. OVERLOOK



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

WEST FACADE FROM PROSPECT ST.



FACADE DESIGN | OPTION 3 - GRID **PREFERRED**

SOUTH RETAIL FROM CIVIC SPACE

