

50 WEBSTER AVENUE (D3.1)

URBAN DESIGN COMMISSION SUBMISSION #2 11/23/21

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

HOWARD STEIN HUDSON

Civil Engineer



MCMAMARA SALVIA
STRUCTURAL ENGINEERS

MCMAMARA SALVIA

Structural Engineer

AHA

Mechanical Engineer



dbHMS

Sustainability Consultant



PREVIOUS DESIGN | OCTOBER 26, 2021

NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE



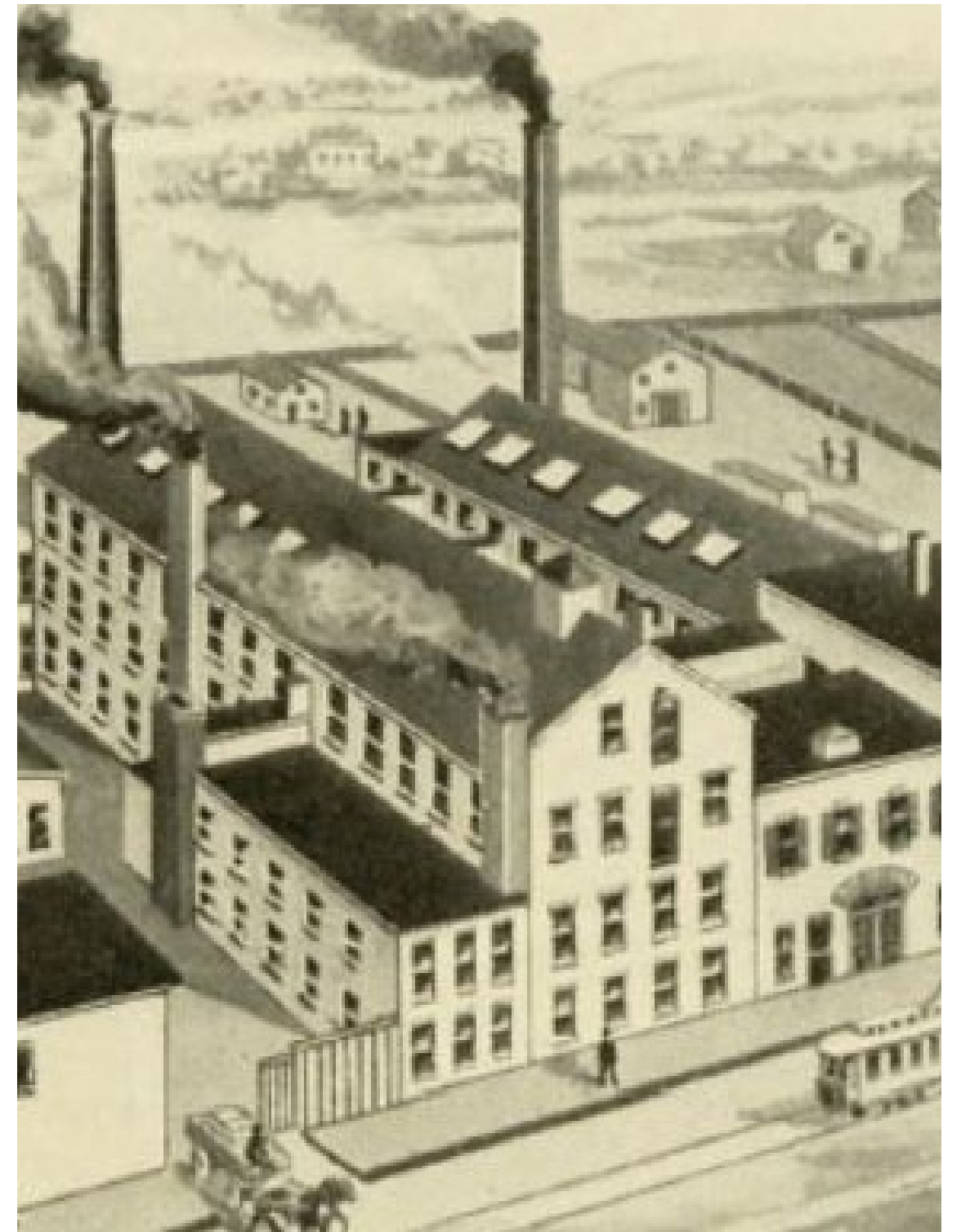
WHAT WE HEARD SUMMARY:

Faceted Grid Scheme

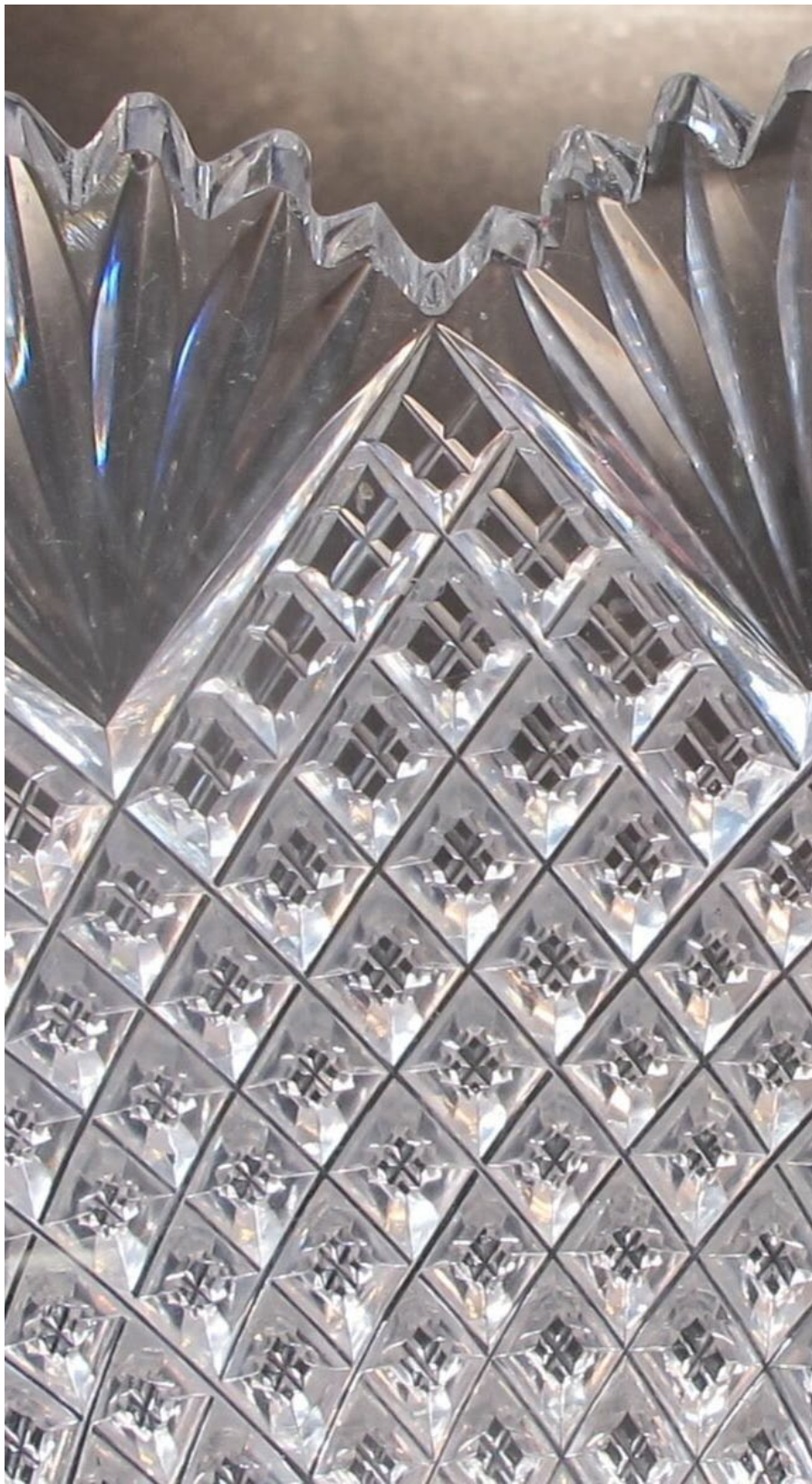
Skin and massing approved

- **Massing** - serrated top edge creates a unique and exciting skyline
- **Materiality** - opportunity for modern innovative ways to use or be inspired by brick
- **Materiality** - opportunity for an innovative use of glass
- **Massing** - appreciate south facade angular projection creating distinctive identity and entry
- **Massing** - northwest corner is an important viewshed
- **Skin** - north facade: consider creating a prominent moment
- **Massing** - southwest corner undercut at grade seems small/hidden not special enough
- **Site** - show parcel boundaries on an lot and block plan
- **Site** - indicate site design for areas to immediate north and east of building

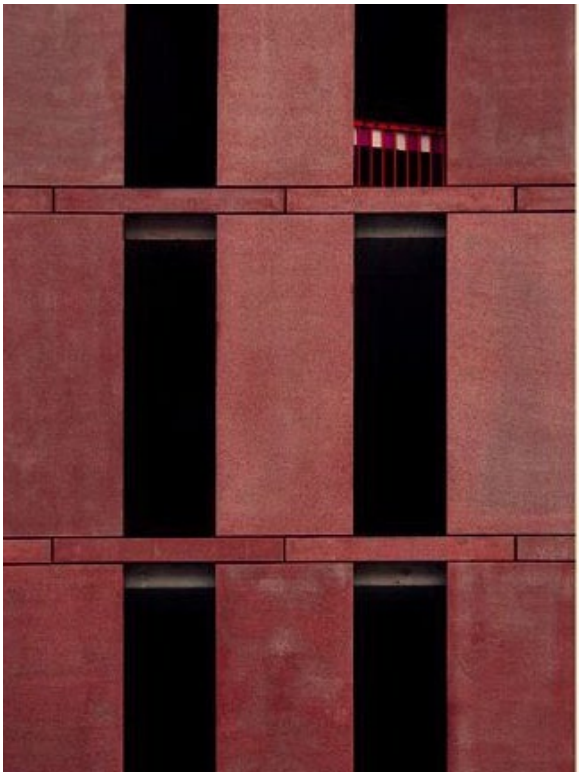
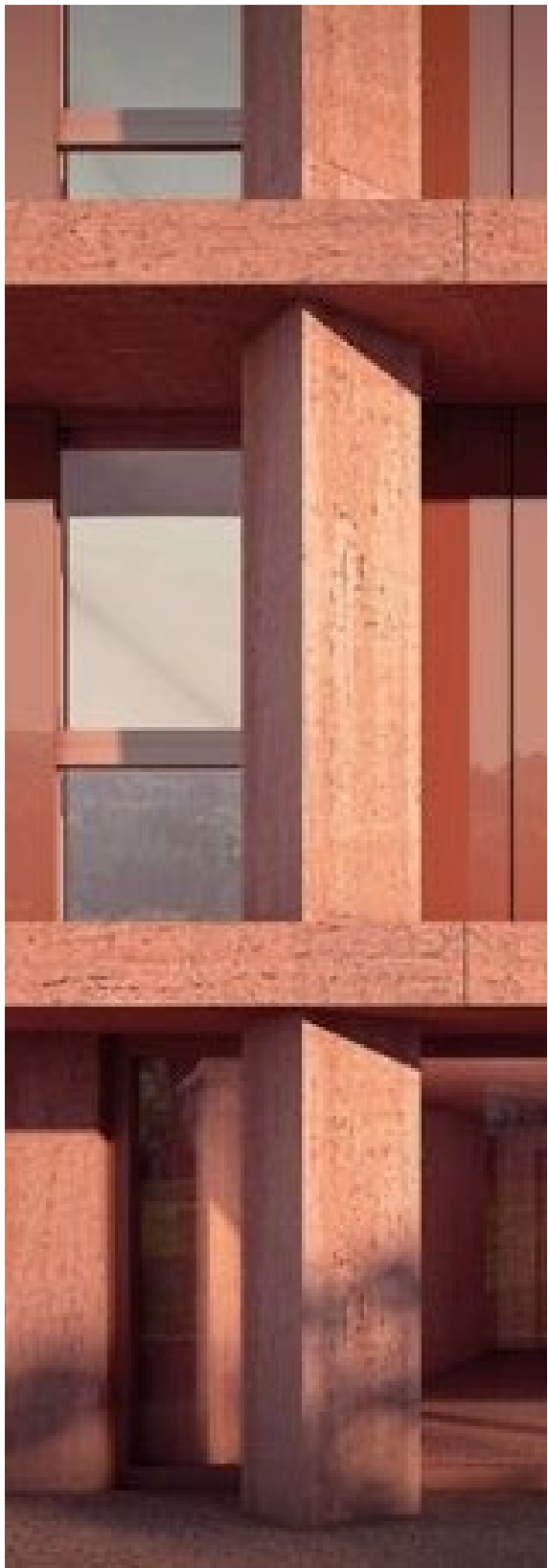
PROPOSED DESIGN | INDUSTRIAL INSPIRATION



PROPOSED DESIGN | CUT GLASS INSPIRATION



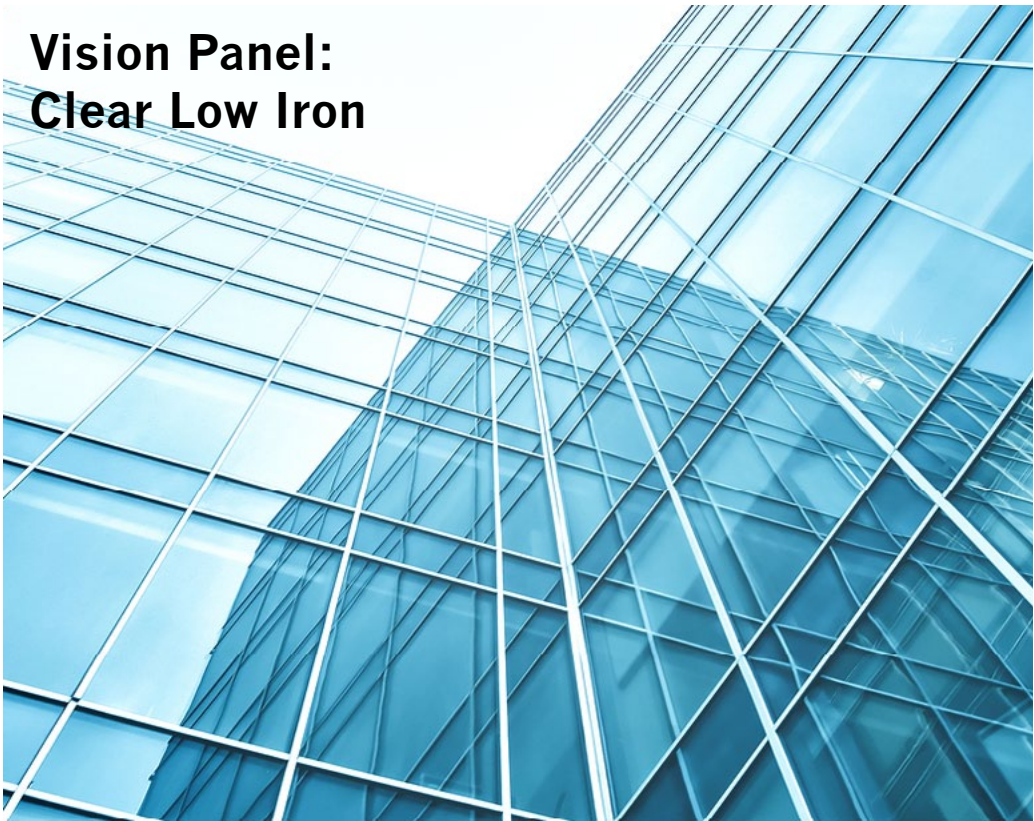
PROPOSED DESIGN | CONCRETE PRECEDENTS



PROPOSED DESIGN | METAL PRECEDENTS



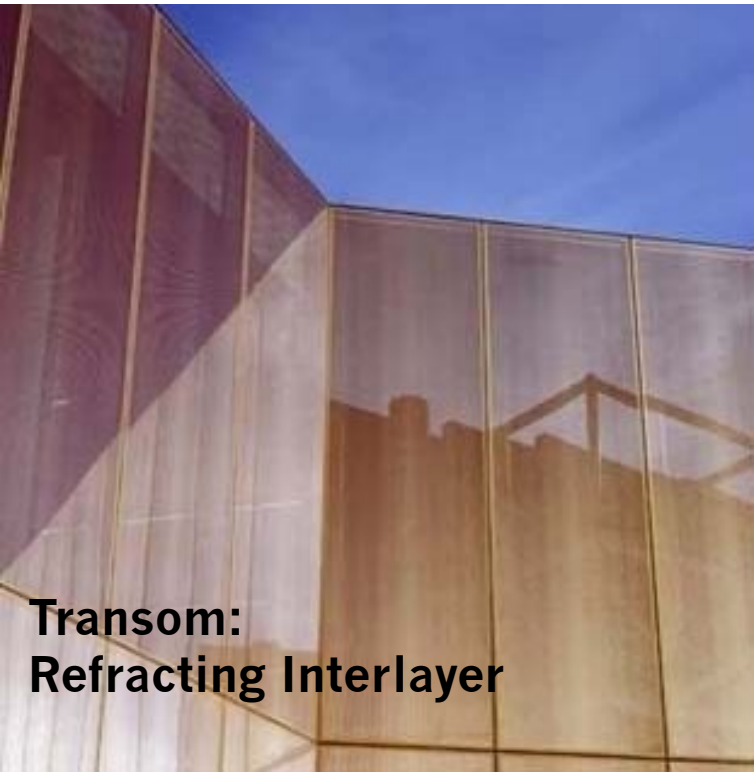
PROPOSED DESIGN | GLASS PRECEDENTS



**Vision Panel:
Clear Low Iron**



**Spandrel:
Ribbed Glass**



**Transom:
Refracting Interlayer**



***MATERIAL IMAGE SHOWN FOR INSPIRATION.
ACTUAL PRODUCT MAY BE SIMILAR OR VARY.**



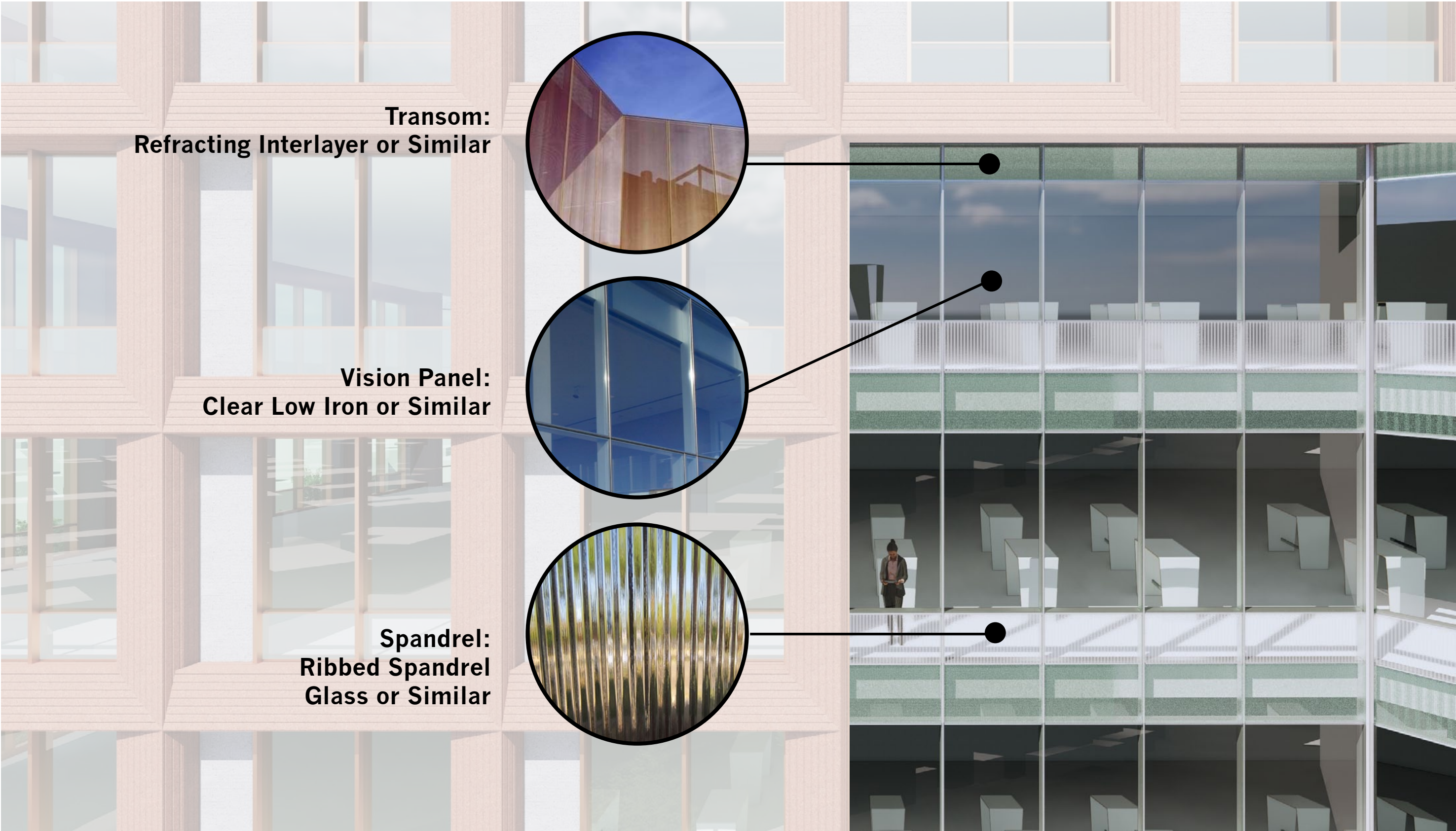
WHAT WE HEARD:

- **Materiality** - opportunity for modern innovative ways to use or be inspired by brick
- **Materiality** - opportunity for an innovative use of glass

PROPOSED DESIGN | FACADE DETAIL



PROPOSED DESIGN | FACADE DETAIL



Transom:
Refracting Interlayer or Similar

Vision Panel:
Clear Low Iron or Similar

Spandrel:
Ribbed Spandrel
Glass or Similar

PREVIOUS DESIGN

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



WHAT WE HEARD:

- **Massing** - serrated top edge creates a unique and exciting skyline
- **Massing** - appreciate south facade angular projection creating distinctive identity and entry
- **Massing** - southwest corner undercut at grade seems small/hidden not special enough

PROPOSED DESIGN

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



PROPOSED DESIGN

SOUTHWEST CORNER DETAIL VIEW



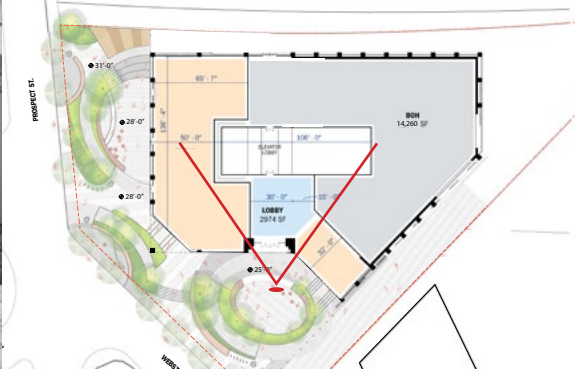
PROPOSED DESIGN

SOUTH & EAST FACADES FROM WEBSTER AVE.



PROPOSED DESIGN

LOBBY ENTRANCE FROM CIVIC SPACE



PREVIOUS DESIGN

NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE



WHAT WE HEARD:

- **Massing** - Northwest corner is an important viewshed
- **Skin** - North Facade: consider creating a prominent moment

PROPOSED DESIGN

NORTH & WEST FACADE FROM PROSPECT ST. BRIDGE



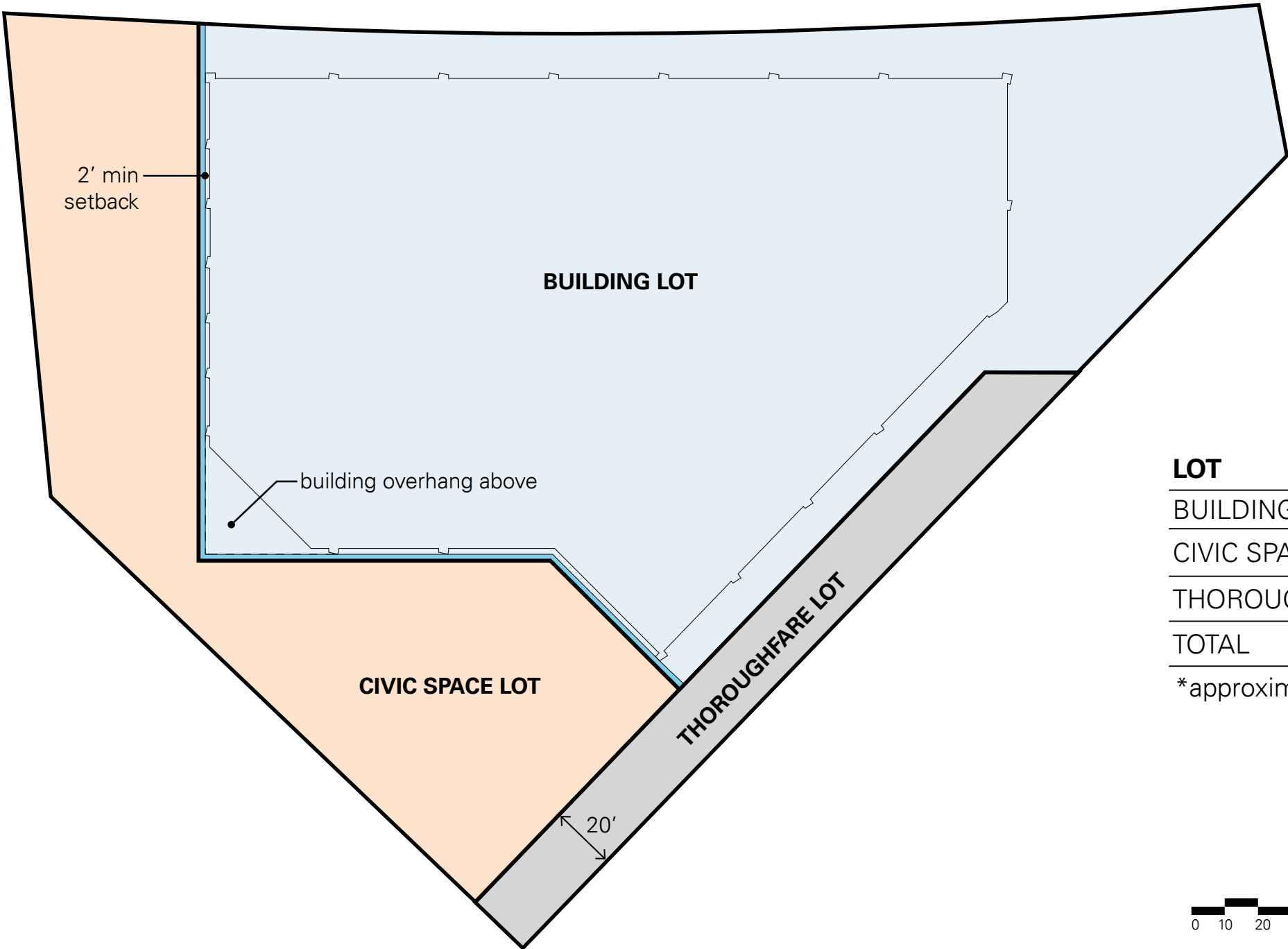
PROPOSED DESIGN

WEST FACADE FROM PROSPECT ST.



WHAT WE HEARD:

- **Site** - show parcel boundaries on an lot and block plan



LOT	AREA
BUILDING LOT	45,718 SF*
CIVIC SPACE LOT	16,000 SF*
THOROUGHFARE LOT	4,602 SF
TOTAL	66,320 SF

*approximate lot areas

PROPOSED DESIGN- SITE PLAN



WHAT WE HEARD:

- **Site** - indicate site design for areas to immediate north and east of building