



RUSSELL STREET DEVELOPMENT

HDC WORK SESSION #2 | 09.01.2021

PROJECT TEAM

**PORT HARBOR
LAND, LLC**
OWNER

SGA
ARCHITECT



**MARKET SQUARE
ARCHITECTS**
ARCHITECT OF RECORD



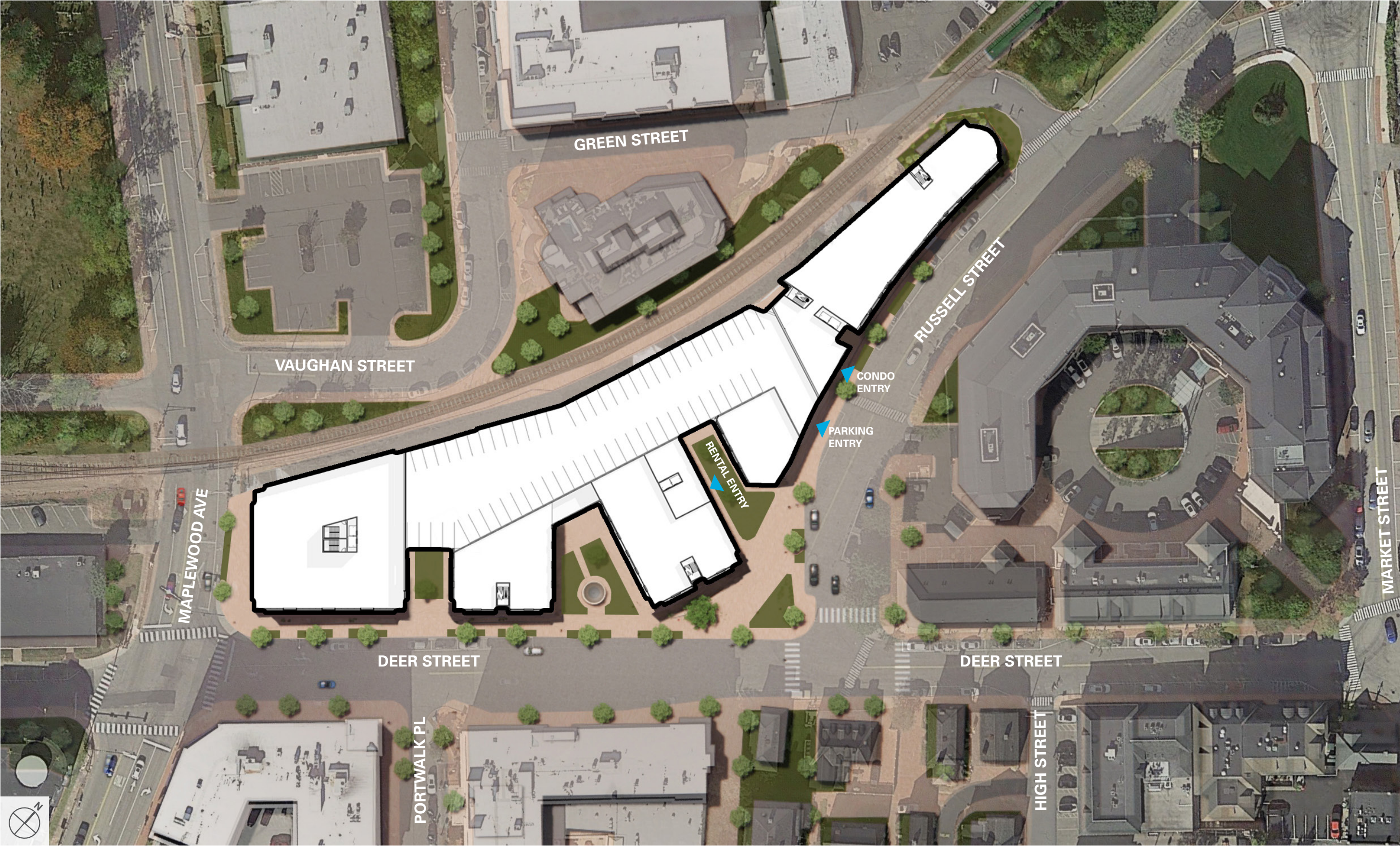
TIGHE & BOND
CIVIL



SITE PLAN - OPTION 1

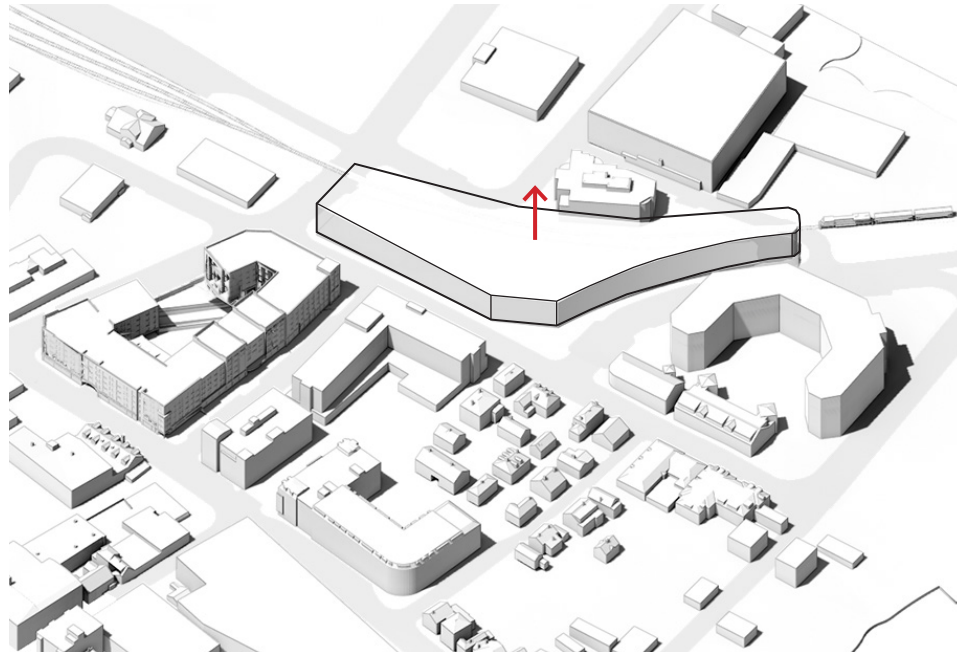


SITE PLAN - OPTION 2

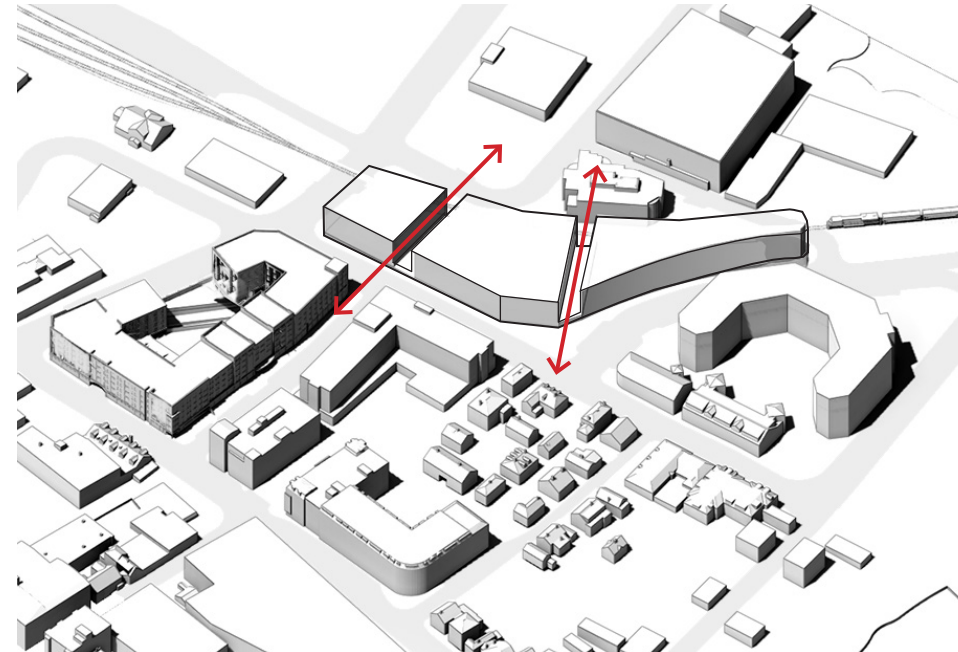


MASSING DIAGRAMS

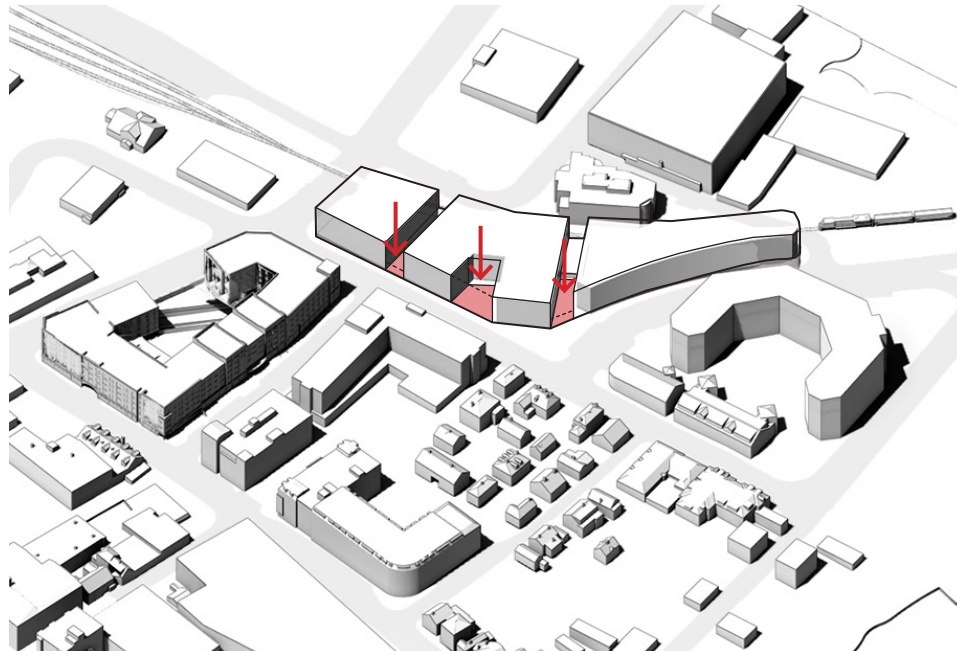
STEP 1.
Extrude entire site buildable area up to the max height allowed.



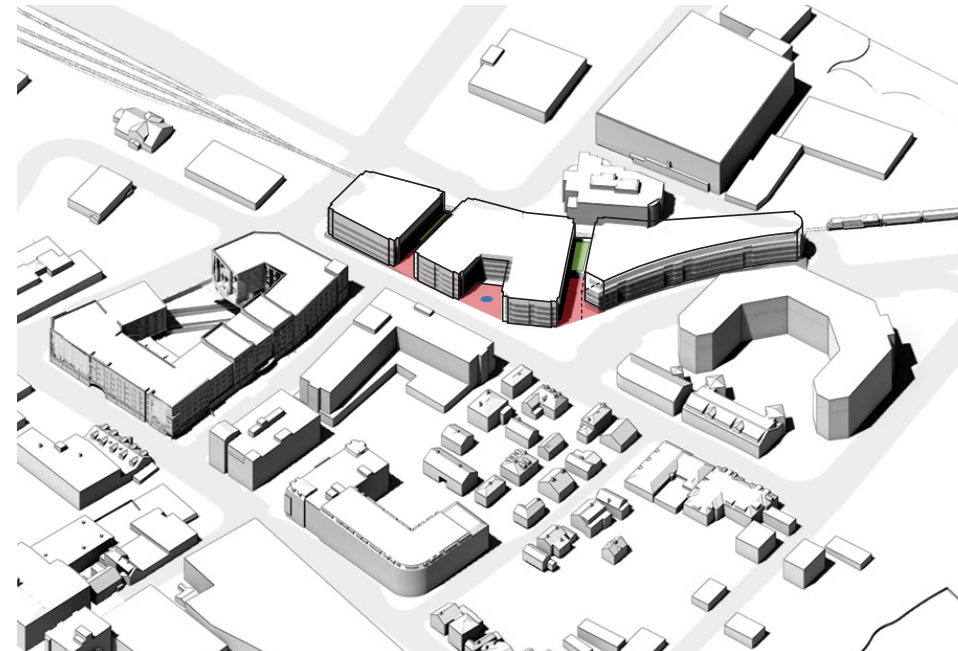
STEP 2.
Articulate volume to break down scale of building by creating view corridors through the site.



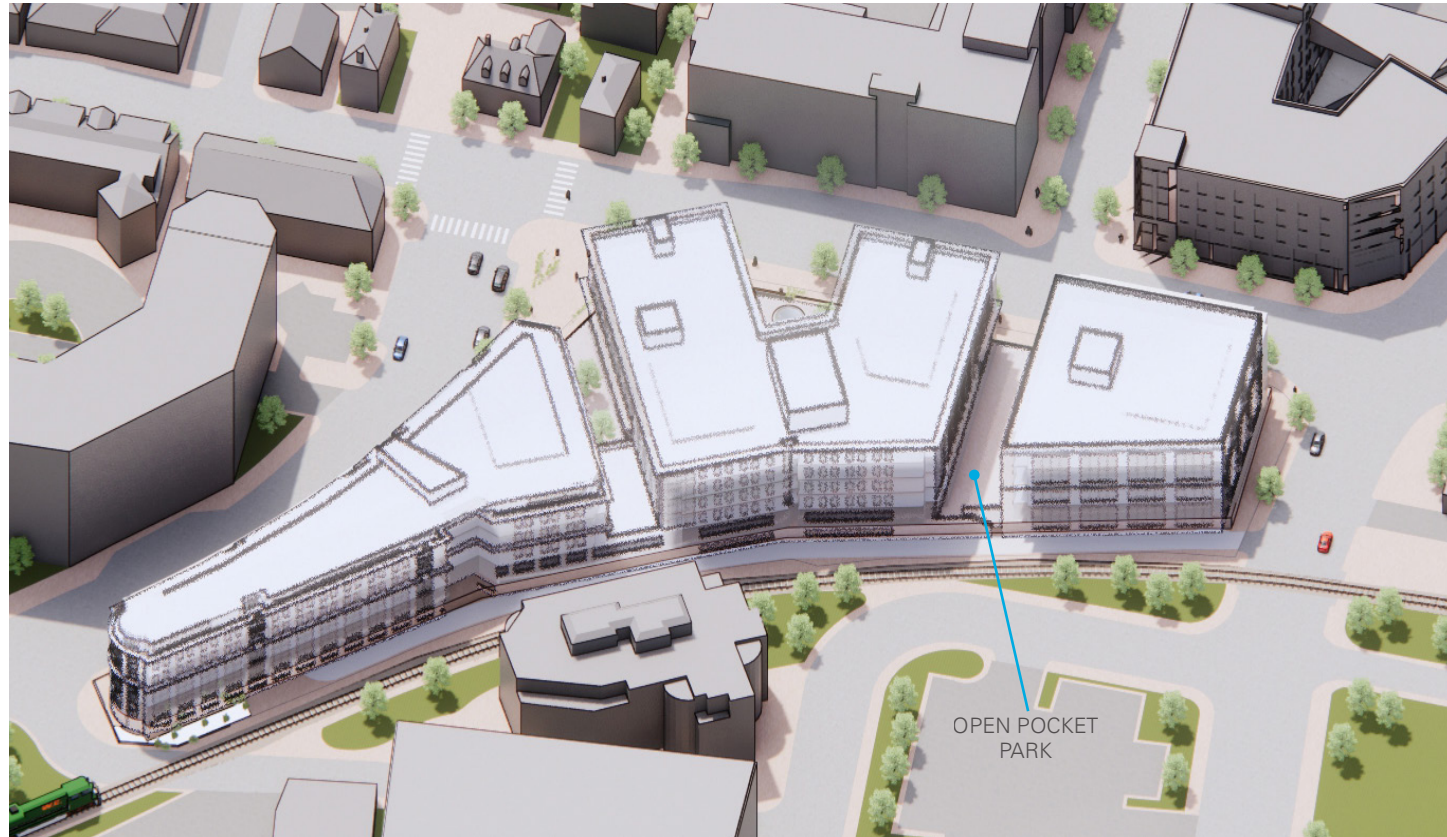
STEP 3.
Carve away at the mass to create public courtyards and entry points into the three distinct buildings. Above grade parking creates a spine that connects the buildings.



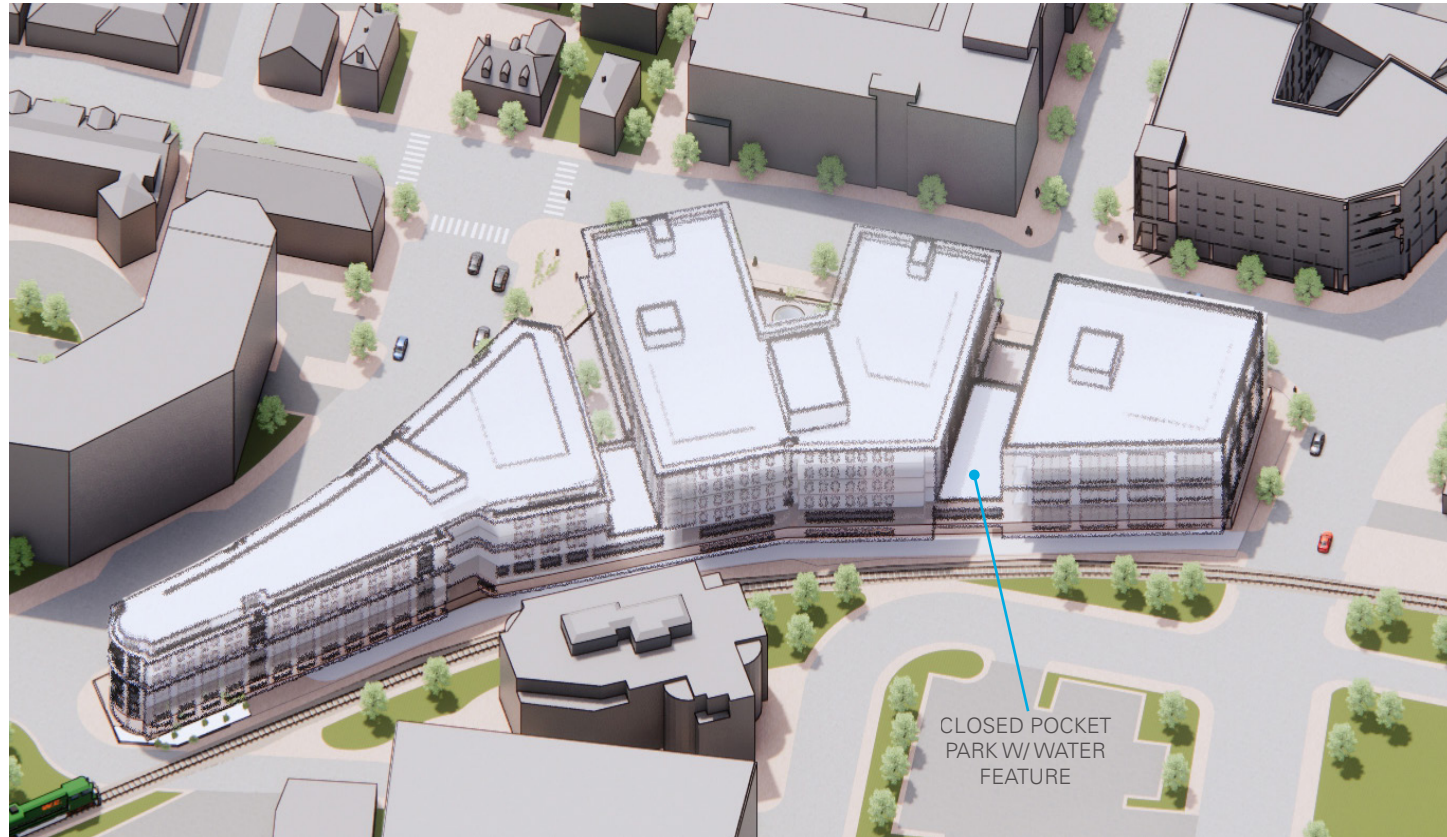
STEP 4.
Begin to articulate building corners & define community space courtyards.



AXONS - OPTION 1



AXONS - OPTION 2



ELEVATIONS

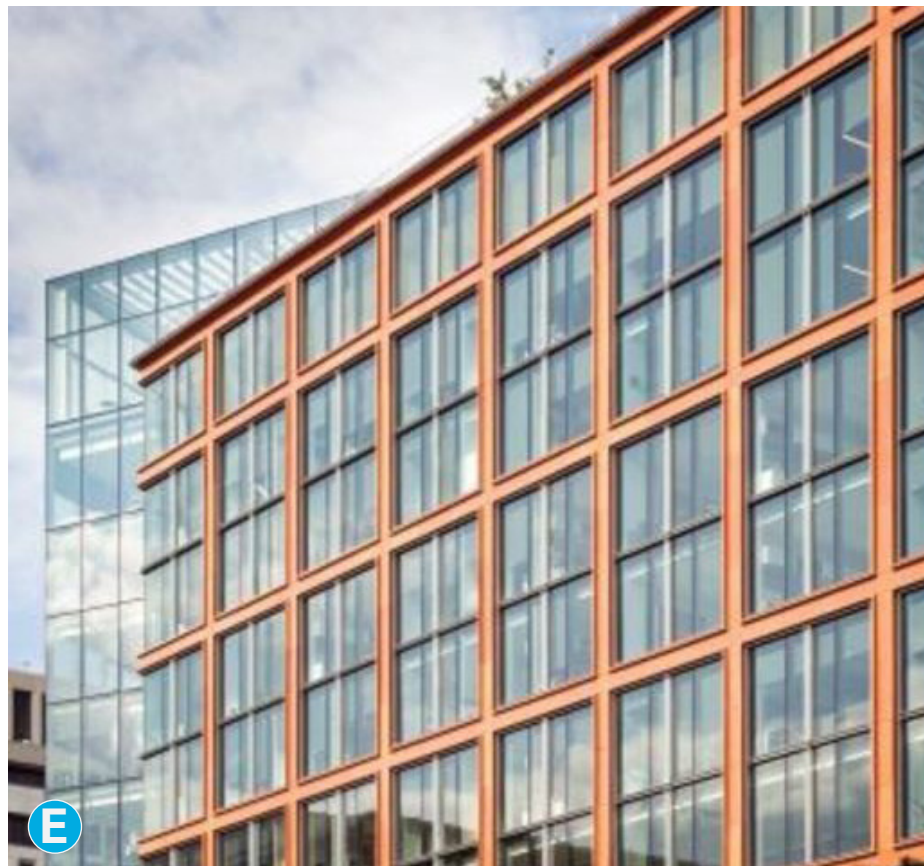


RUSSELL STREET ELEVATION



DEER STREET ELEVATION

PRECEDENT IMAGES



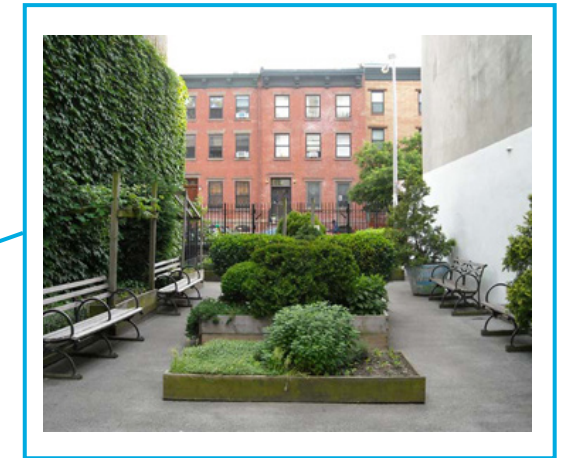
PRECEDENT IMAGES - LOCAL



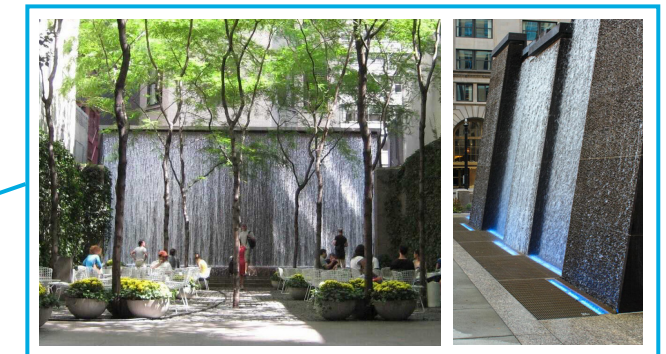
PERSPECTIVES



EXISTING SITE CONDITION



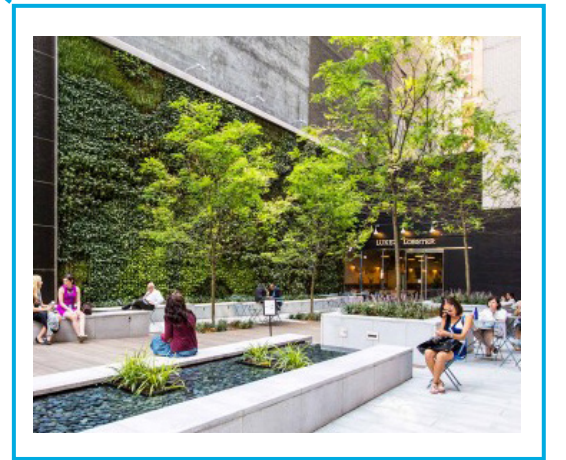
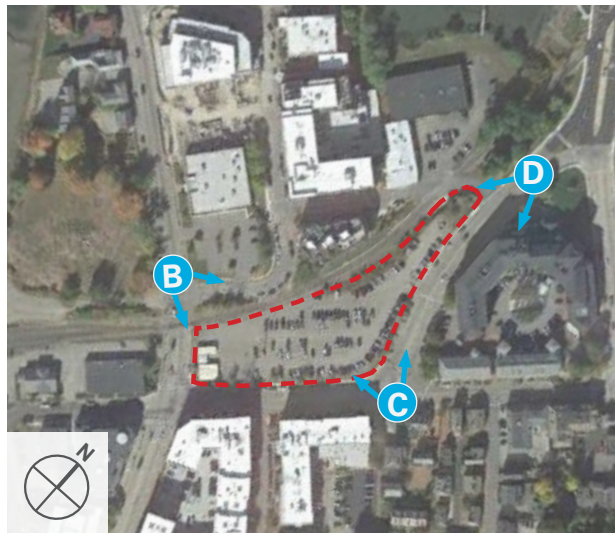
OPTION 1 - POCKET PARK



OPTION 2 - WATER WALL



PERSPECTIVES



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

NEW YORK
54 W 21ST ST, SUITE 804
NEW YORK, NY 10010

SGA-ARCH.COM
857.300.2610

THANK YOU