

LONGWOOD PLACE

SUBMISSION TO BOSTON CIVIC DESIGN COMMISSION
APRIL 3, 2026

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Agenda

-
- 1. Project Overview**
 - 2. Public Realm & Landscape Architecture**
 - 3. Building Design**
 - Commercial Building 1
 - Commercial Building 2
 - Residential Building 1

BCDC Project Road Map

PDA – 2022

- February 1, 2022
- April 12, 2022 (Subcommittee)
- May 10, 2022 (Subcommittee)
- May 24, 2022 (Subcommittee)
- June 21, 2022 (Subcommittee)
- July 26, 2022 (Subcommittee)
- August 30, 2022 (Subcommittee)
- September 6, 2022

2022

February - September

ARTICLE 80B – 2025

Meeting 1: Full Commission
Project Introduction

Meeting 2: Subcommittee
Landscape Architecture & Urban Design

Meeting 3: Subcommittee
Building Design: C1, C2, R1

Meeting 4: Subcommittee
Review Incorporated Feedback

Meeting 5: Full Commission
Project Wrap-up

2025

May 6
Full Commission

June 17
Subcommittee #1

August 19
Subcommittee #2

2026

March 24
Subcommittee #3

April 7
Full Commission

Supplemental Information Document (SID) Filed: February 5

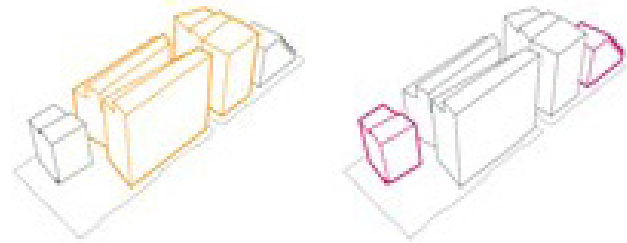
Site Plan Comparison

Metric/ Building	Approved PDA (1.19.2023)	PNF/SID Submission	Delta	
Height (feet)				
C1	295	295	0	✓
C2	239	239	0	✓
R1	210	205	-5	✓
GFA (sq. ft.)				
C1	550,000	503,000	-47,000	✓
C2	340,000	335,000	-5,000	✓
R1	205,000	205,000	0	✓
Floor plate Size (sq. ft.)				
C1	41,000 max	37,100	-3,900	✓
C2	35,000 max	30,000	-5,000	✓
R1	16,000 max	14,500	-1,500	✓
Open Space				
PDA Site	2.6 Acres	2.8 Acres	+0.2 Acres	✓

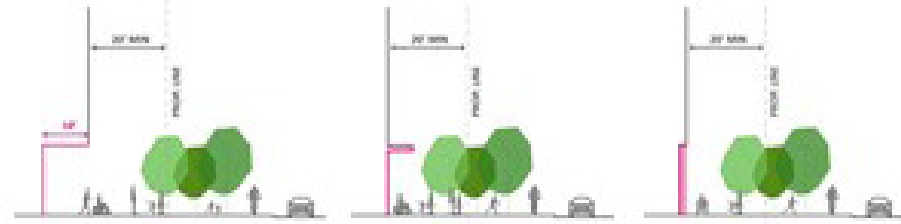


PDA Design Guidelines

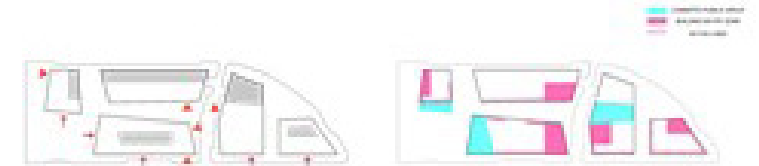
PROGRAMMATIC BUILDING RELATIONSHIPS



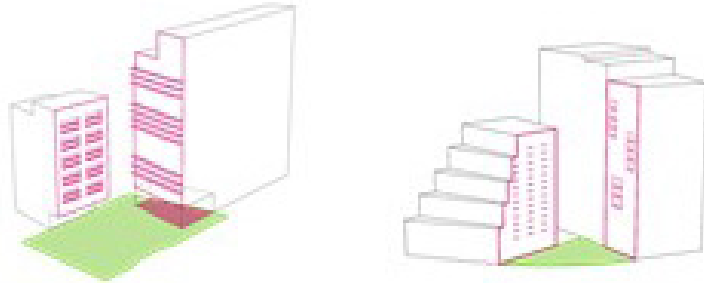
GROUND FLOOR CONNECTIONS



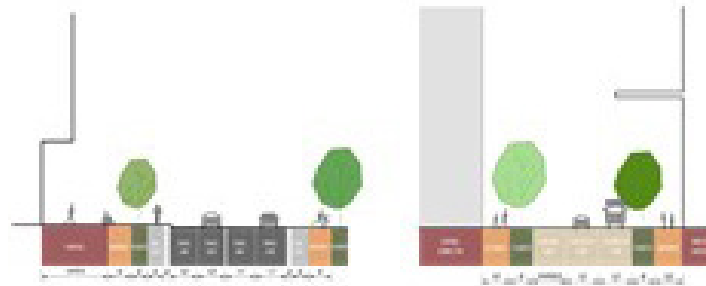
ENTRANCES & ACTIVE USES



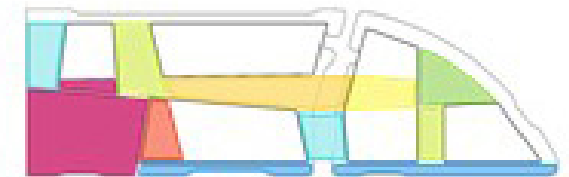
MASSING RELATIONSHIPS TO PUBLIC SPACES



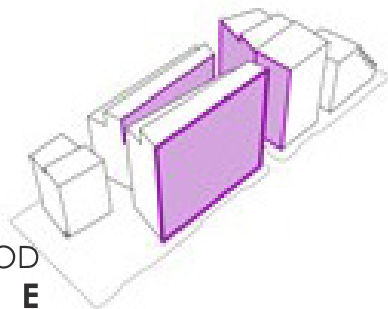
ACTIVE EDGES



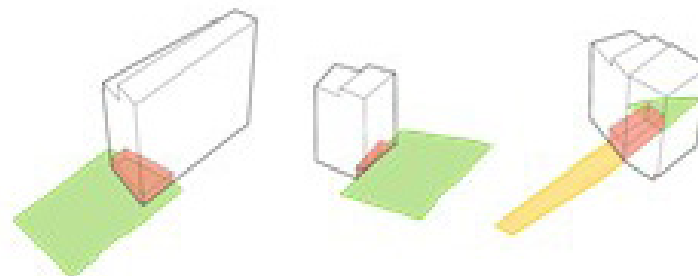
DIVERSITY OF SPACES & EXPERIENCES



STREETWALL ARTICULATIONS



COMMITMENT TO PUBLIC & COMMUNITY SPACES



HIERARCHY OF EXTERIOR OPEN SPACE



Public Realm & Landscape Architecture

Summary of BCDC Feedback: Landscape

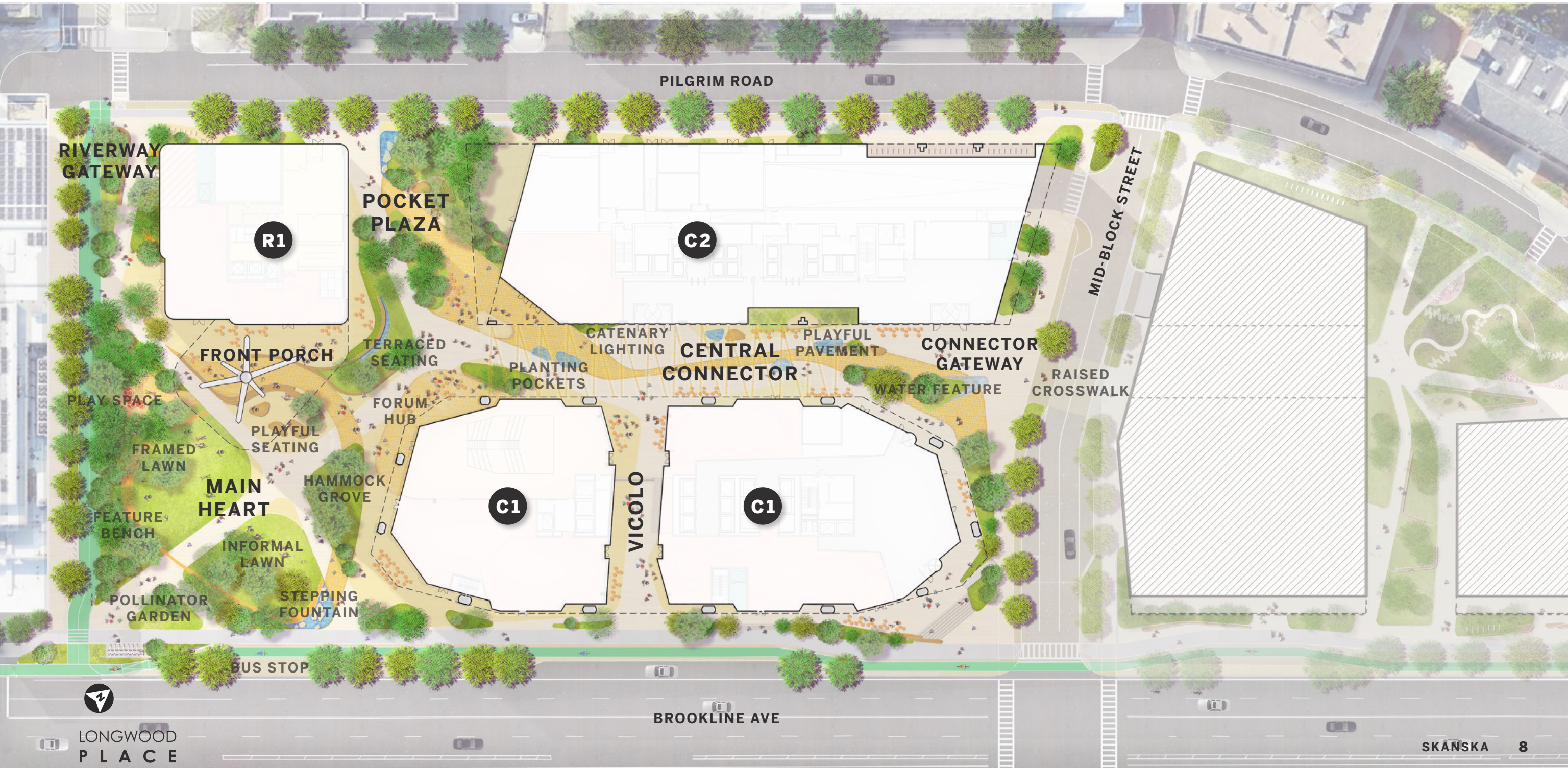
Since Project Introduction: May 6, 2025

1. Landscape concept: Make the Heart more cohesive in terms of program scale.
2. Consolidate: There is a desire for the Heart to be a larger expansive space.
3. Distribute: Expand vitality of the Heart with proportional elements distributed across the site.
4. Highlight how the landscape changes from Park vs. Urban while carrying similar design identity.
5. Add more green (planted) spaces when possible.
6. Introduce a sense of discovery.

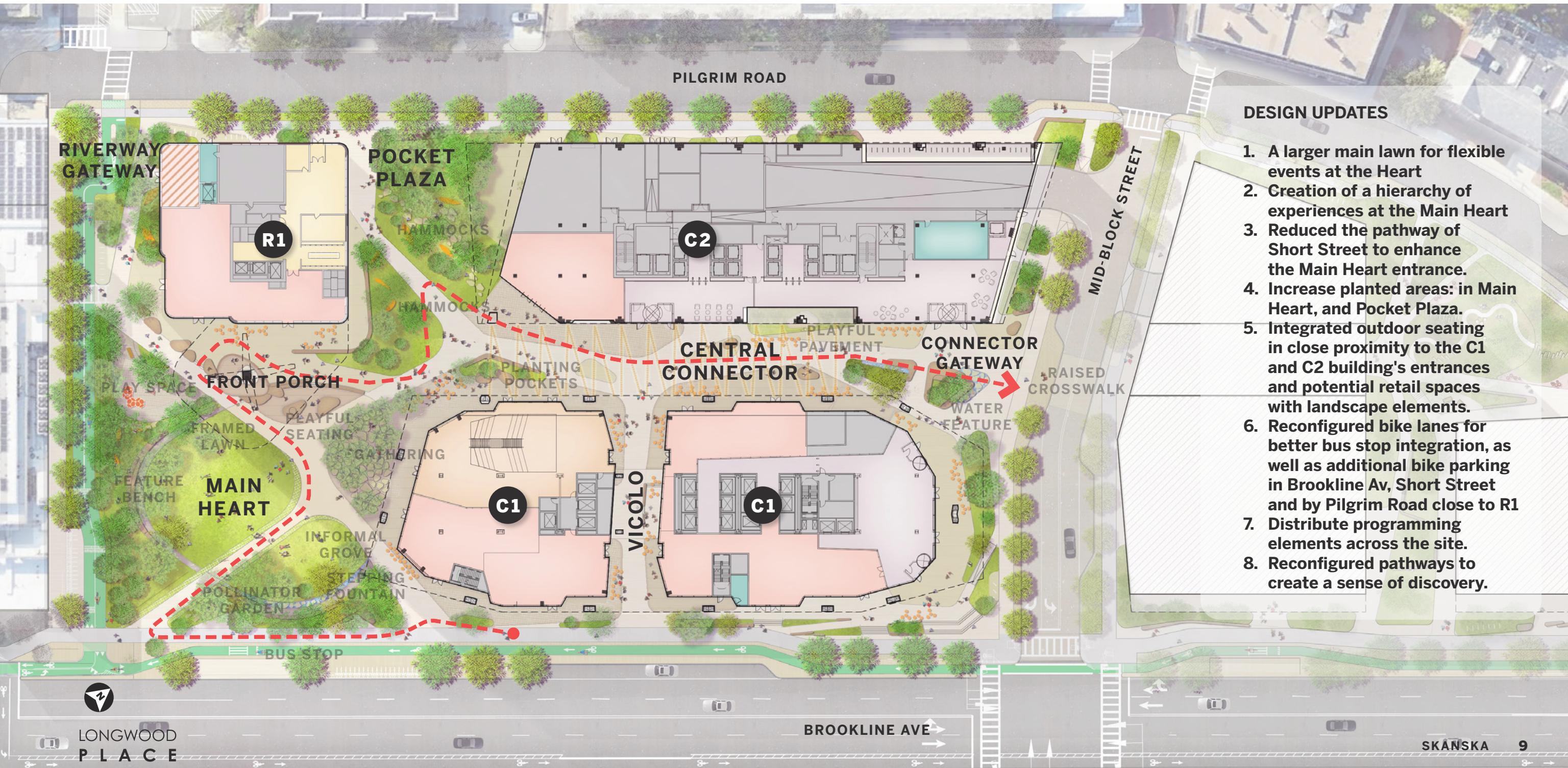
Since Subcommittee #3: March 24, 2026

1. The landscape design shows a unified "ensemble" and a functional "park" rather than fragmented pieces.
2. The landscape acts as the "carpet" integrating all buildings, though the central connector needs simpler circulation and review regarding seating areas and water features.
3. There is a need to further study the Front Porch how the main column lands to ensure pedestrian clarity and avoid the need for railings for cane detection safety.
4. Show the topographic strategies that can be implemented in the Heart to illustrate level variations within the landscape, to create and define spaces.
5. Status: Formally recommended for approval by the Commission.

Site Plan (BCDC May 2025)



Site Plan (Current Direction)

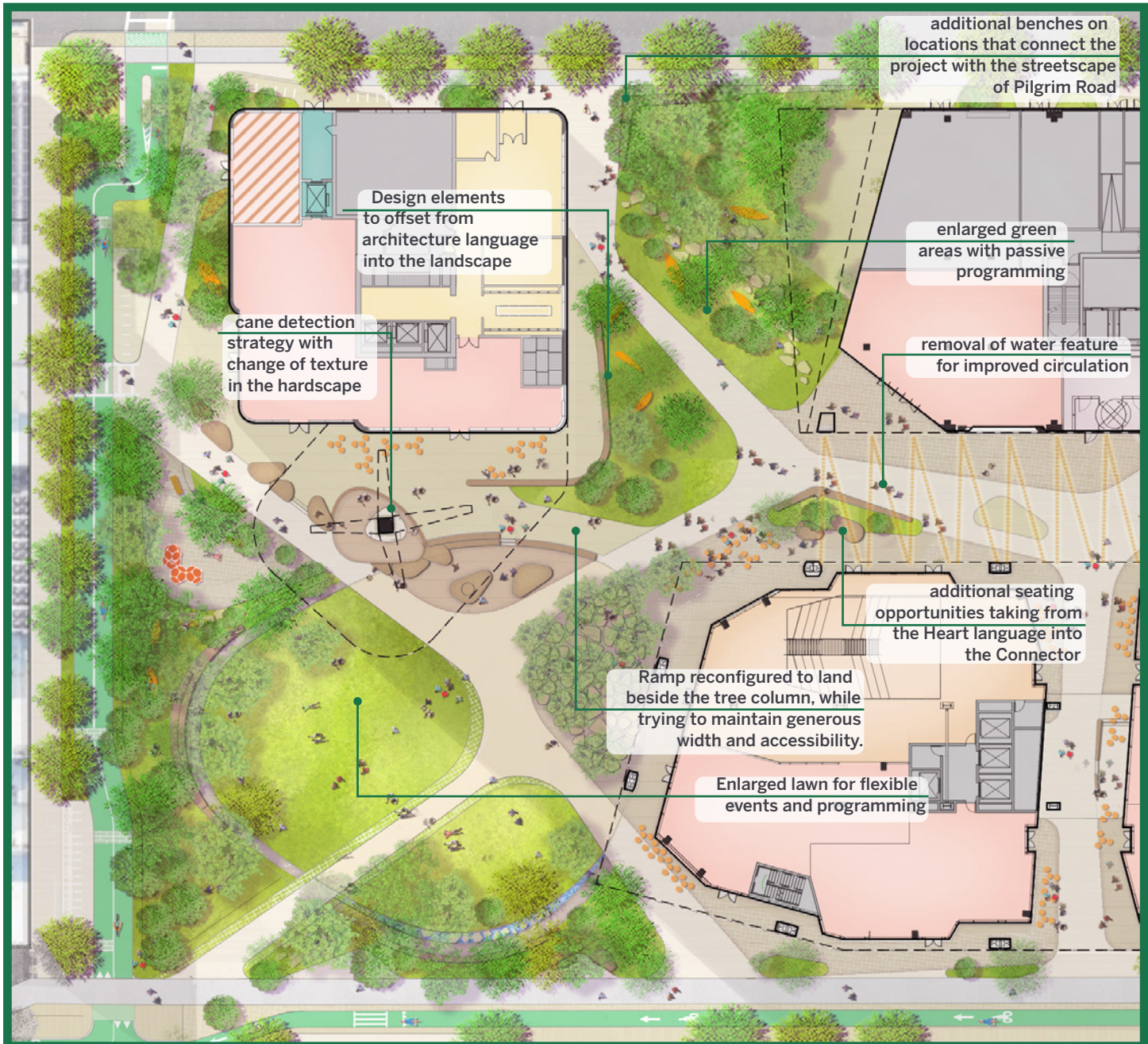
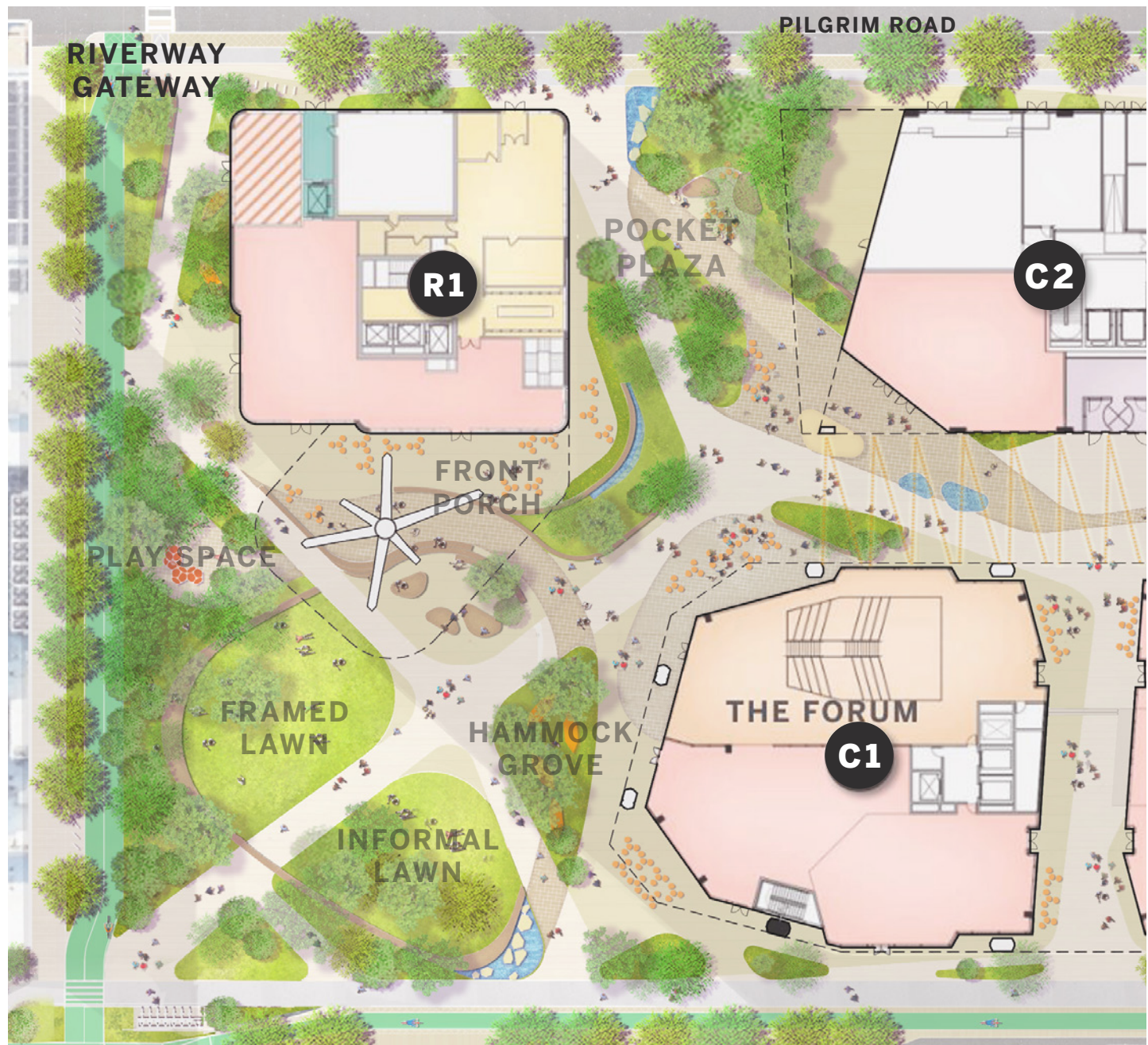


DESIGN UPDATES

1. A larger main lawn for flexible events at the Heart
2. Creation of a hierarchy of experiences at the Main Heart
3. Reduced the pathway of Short Street to enhance the Main Heart entrance.
4. Increase planted areas: in Main Heart, and Pocket Plaza.
5. Integrated outdoor seating in close proximity to the C1 and C2 building's entrances and potential retail spaces with landscape elements.
6. Reconfigured bike lanes for better bus stop integration, as well as additional bike parking in Brookline Av, Short Street and by Pilgrim Road close to R1
7. Distribute programming elements across the site.
8. Reconfigured pathways to create a sense of discovery.

Main Heart (BCDC May 2025)

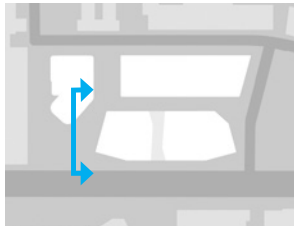
Current



Main Heart and Front Porch (Current)

using vegetation and topography to create wind buffers, enclose spaces and active landscapes

elevation change to provide retail spillage from R1 and smaller gathering spaces



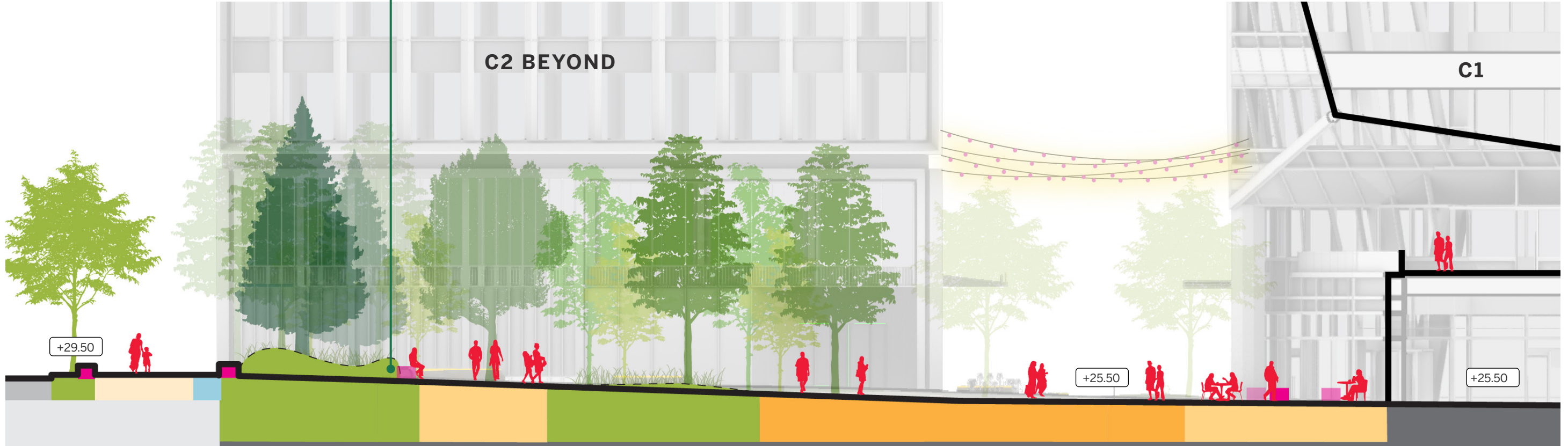
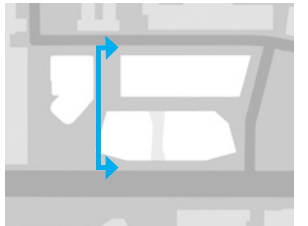
FRONT PORCH

MAIN HEART

BROOKLINE AVE

Pocket Plaza (Current)

using vegetation and topography to create wind buffers, enclose spaces and active landscapes



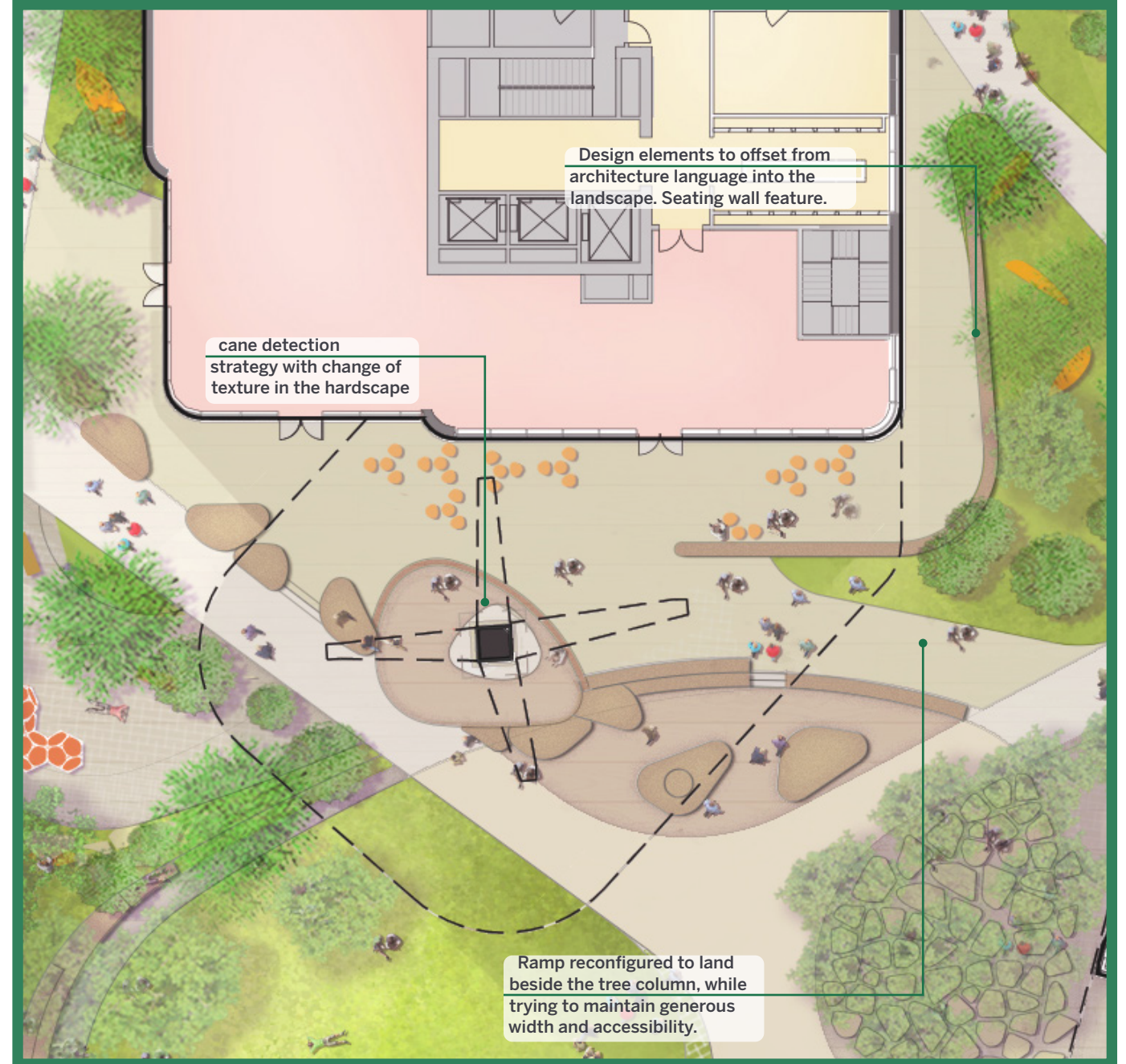
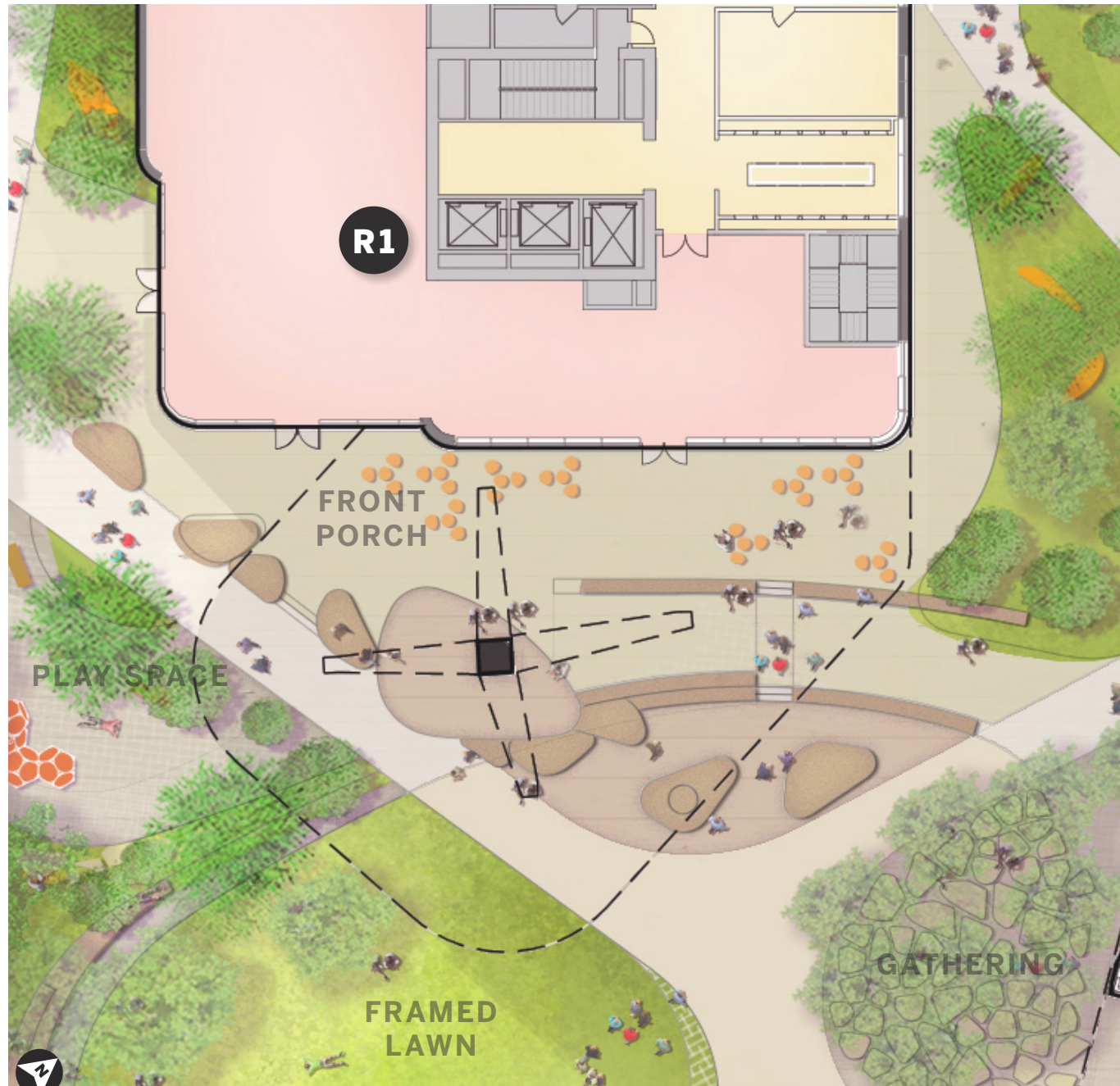
PILGRIM RD

POCKET PLAZA

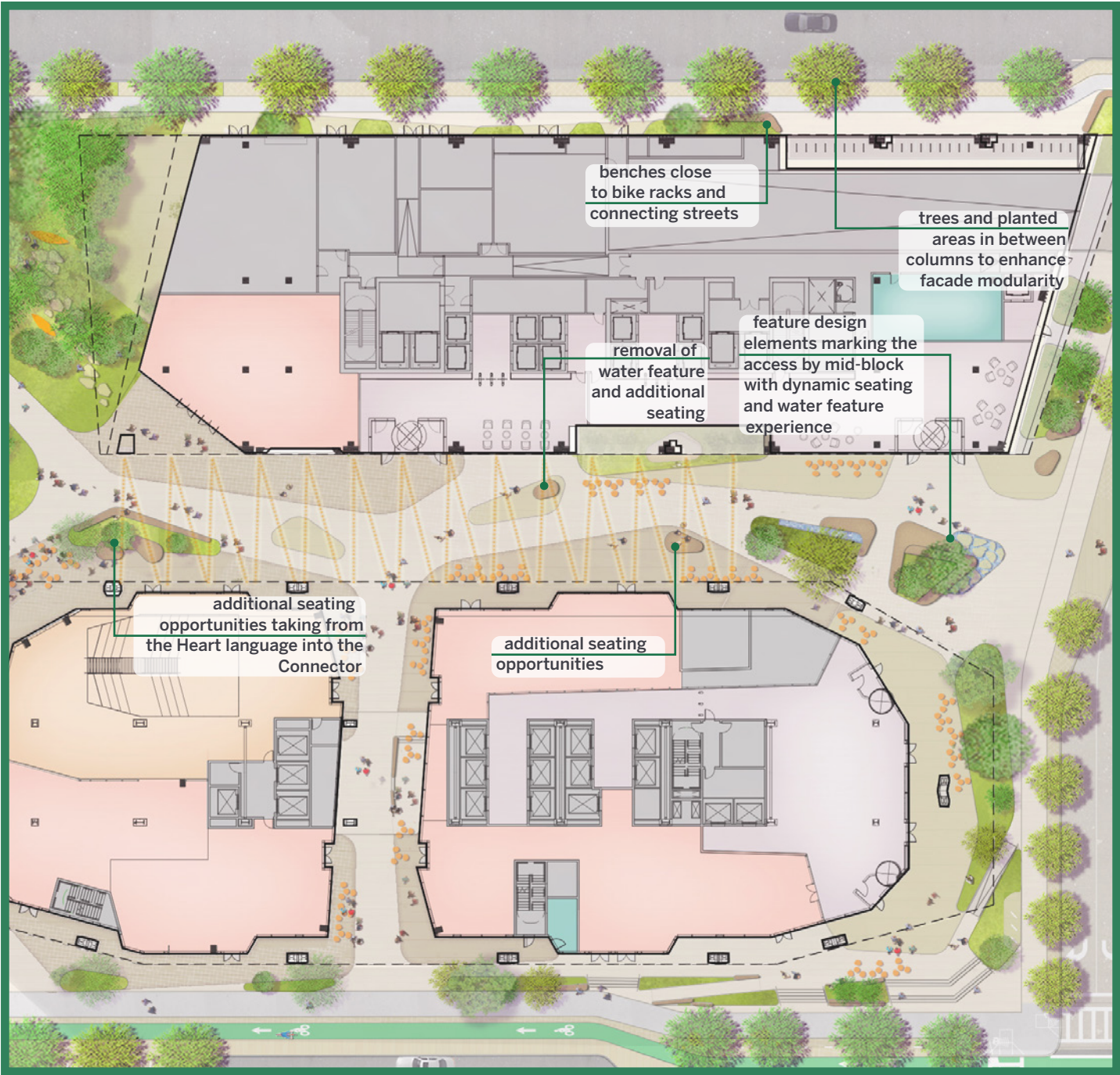
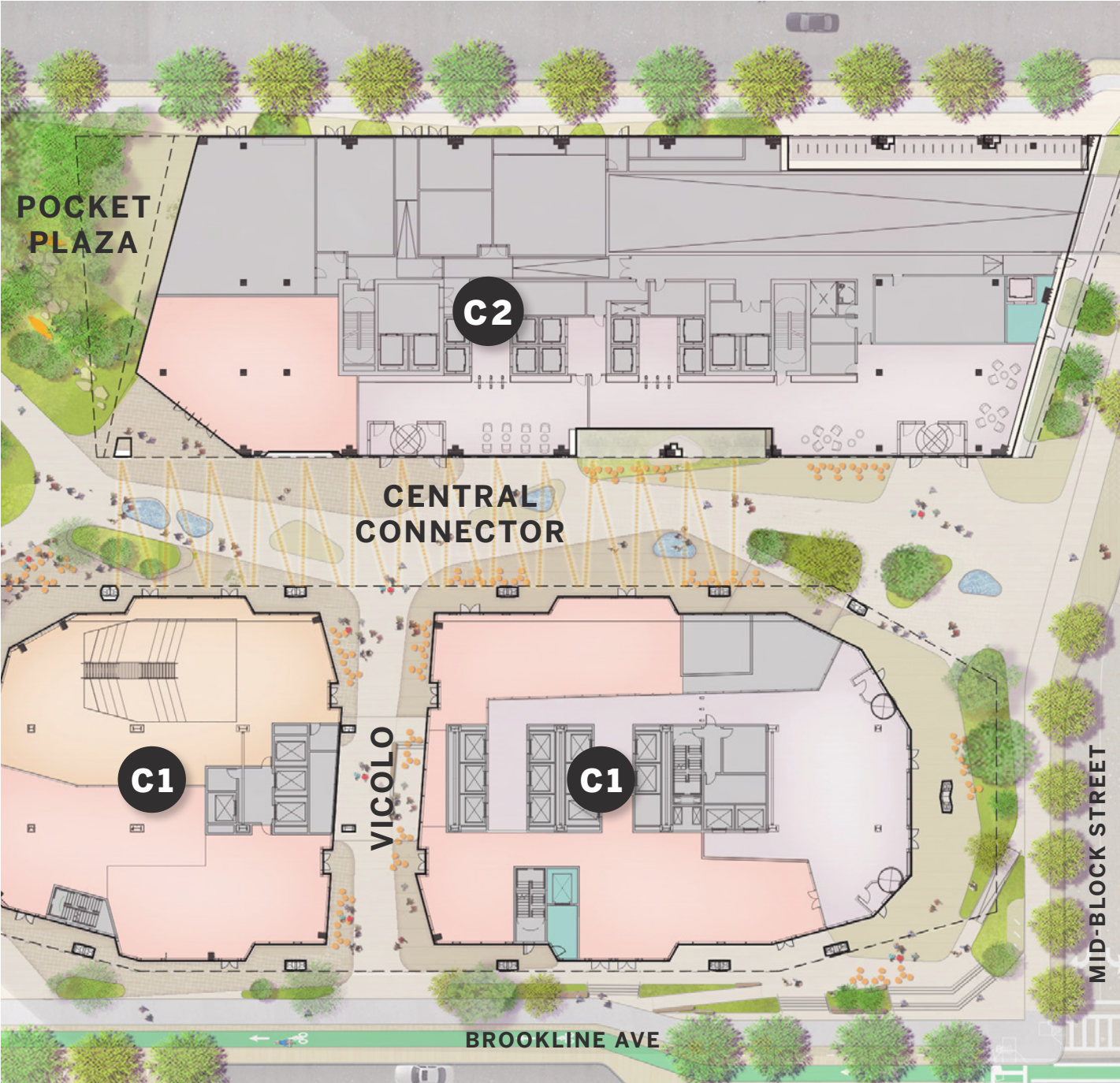
BROOKLINE AVE

Front Porch (BCDC March 2026)

Current



Central Connector (BCDC March 2026) Current Direction



Unifying Elements in the Landscape (Current)

Beautifully crafted features that define space throughout the site while creating a variety of seating experiences that brings people together.



**FRONT PORCH
NEAR R1**



FRAMED LAWN



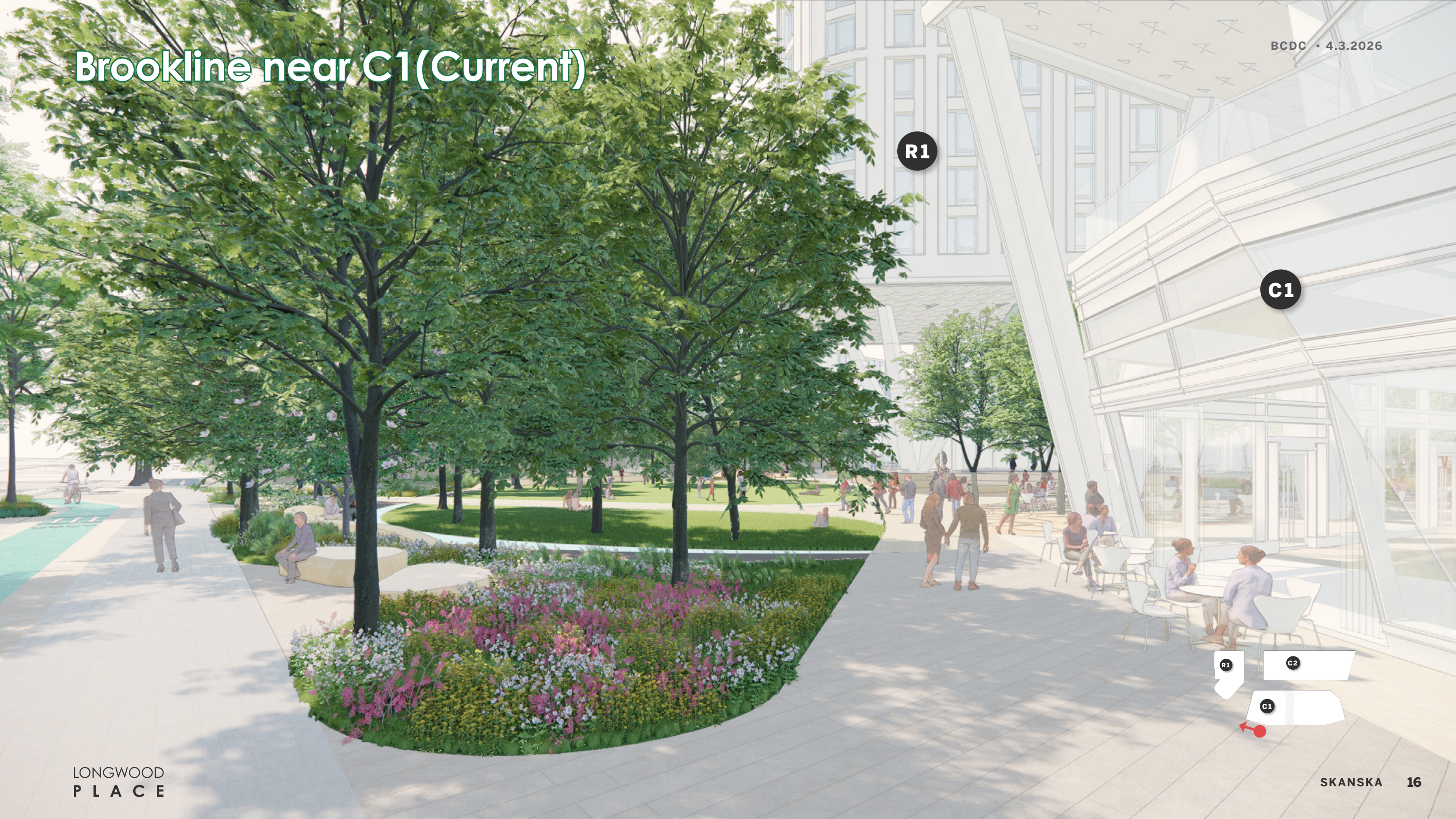
**INFORMAL GROVE AND
WATER FEATURE
NEAR BROOKLINE**



**GATHERING
NEAR C1**



Brookline near C1 (Current)



R1

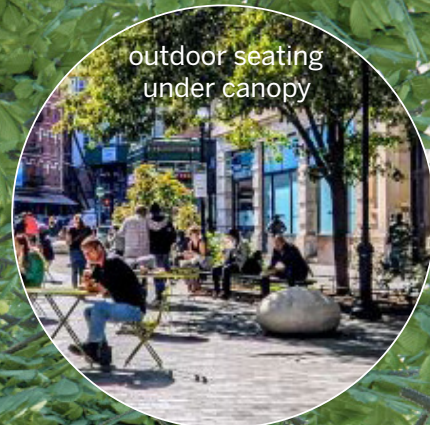
C1

R1

C2

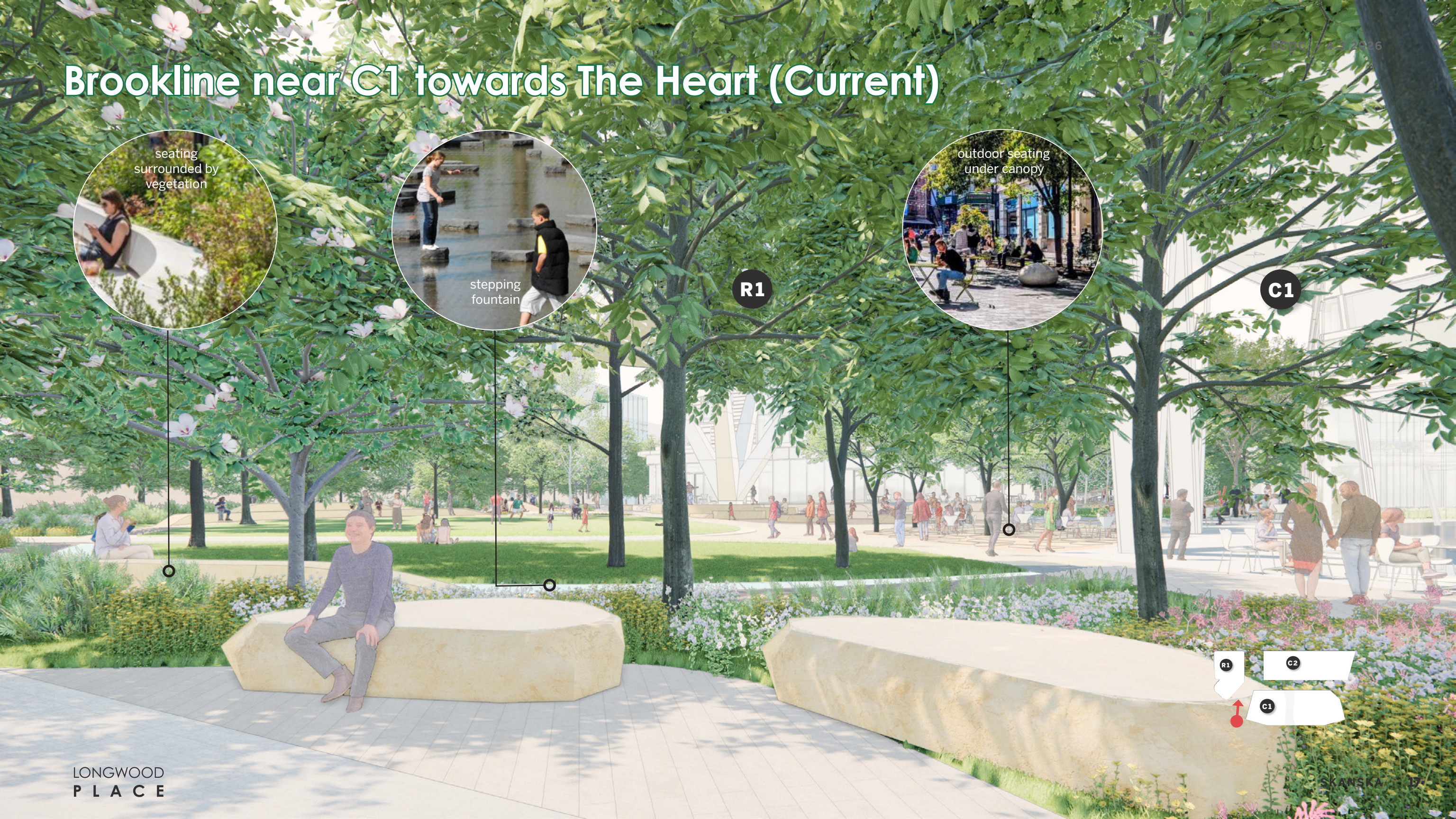
C1

Brookline near C1 towards The Heart (Current)



R1

C1



Main Heart near Short (Current)

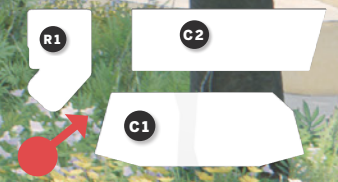


R1

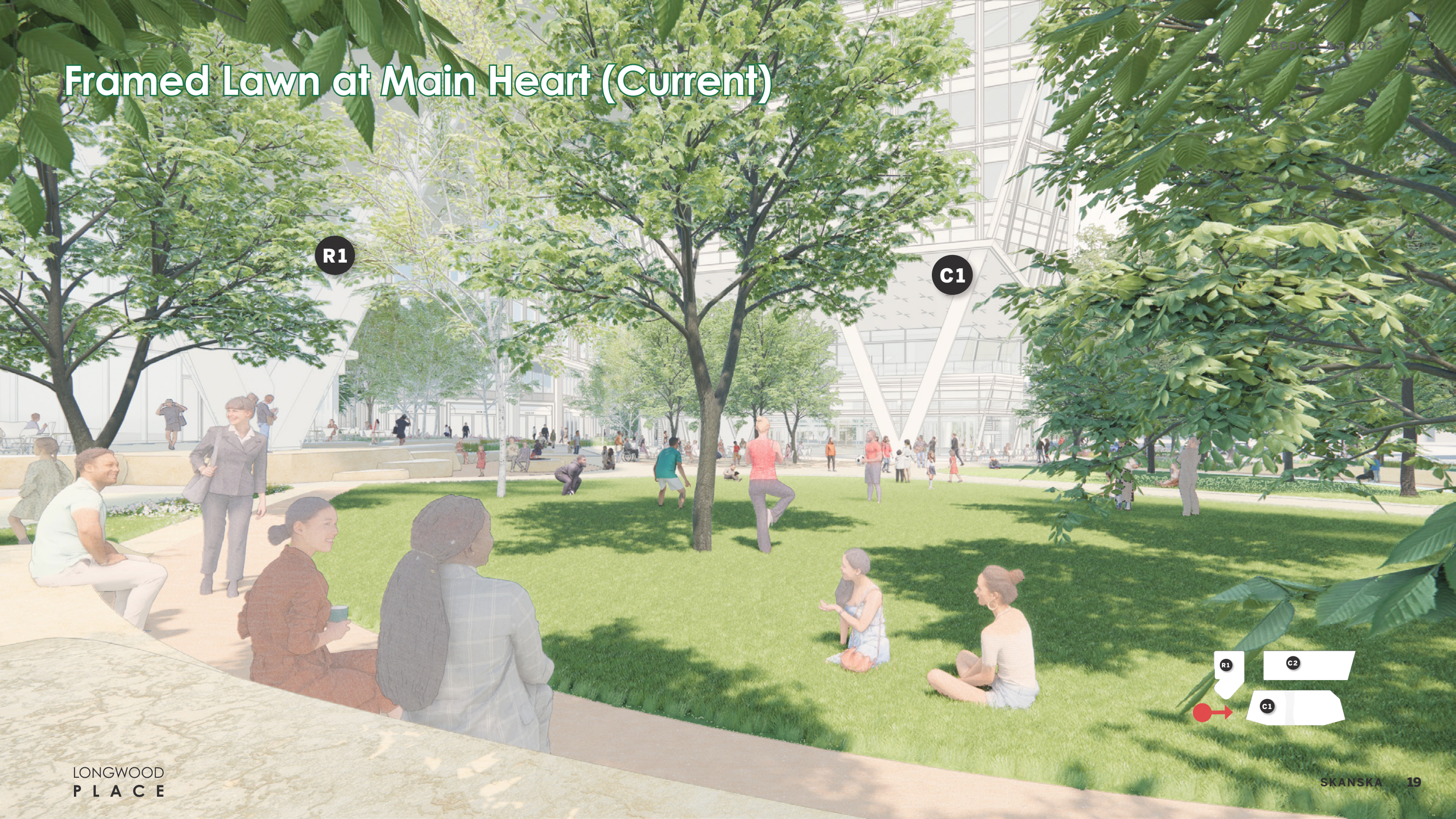


C2

C1



Framed Lawn at Main Heart (Current)



R1

C1



Front Porch towards heart (Current)

C1

R1

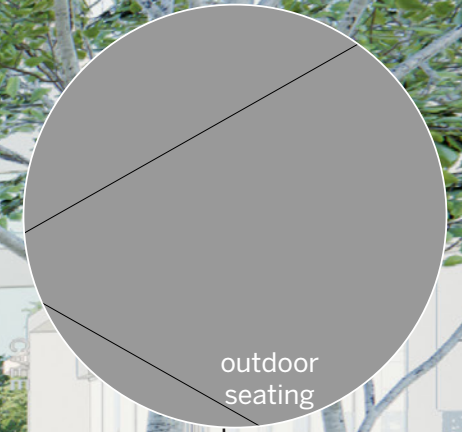


Connector near Heart (Current)

C1



R1



Pocket Plaza (Current)

C2

R1



Connector near Mid-Block Street (Current)



Building Design Updates

Summary of BCDC Feedback: Building Design

1. Describe the overarching site and architectural strategy.
2. Find the right balance of diversity and a collective identity.
3. Show distance views.
4. Show architectural analysis of the neighborhood.

Longwood Place (BCDC May 2025)

with summary of BCDC feedback

BCDC • 8.19.2025



1
Describe the
overarching site and
architectural strategy.

2
Find the right balance
of diversity and
collective identity.

Longwood Place Unifying Design Principles

3

Create an invitation into the site with deliberate architectural form.

4

Develop a harmonious composition of buildings with architecture that responds to its context and programmatic functions.

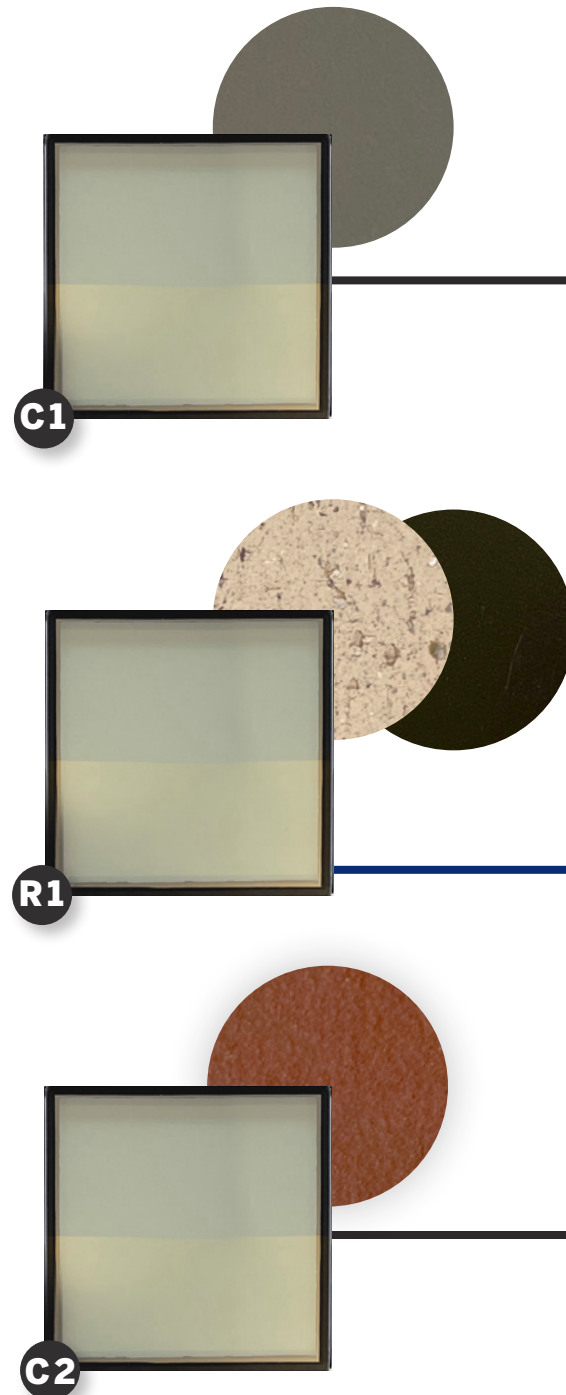
2

Extend the public realm by lifting the building bases above the ground plane.

1

Create a network of open spaces that is a respite from the intensity of the LMA.

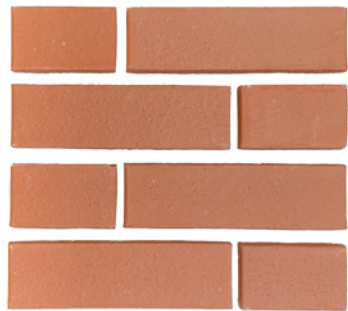
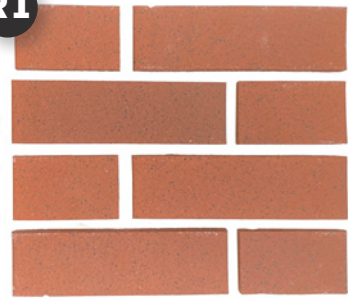
Consistent Glazing and Fenestration



- GROUPED FENESTRATION REINFORCES A CONSISTENT HORIZONTAL DATUM
- UNIFORM GLASS COLOR ACROSS ALL BUILDINGS

Cohesive Masonry Palette

R1



C2

C2

C1

R1



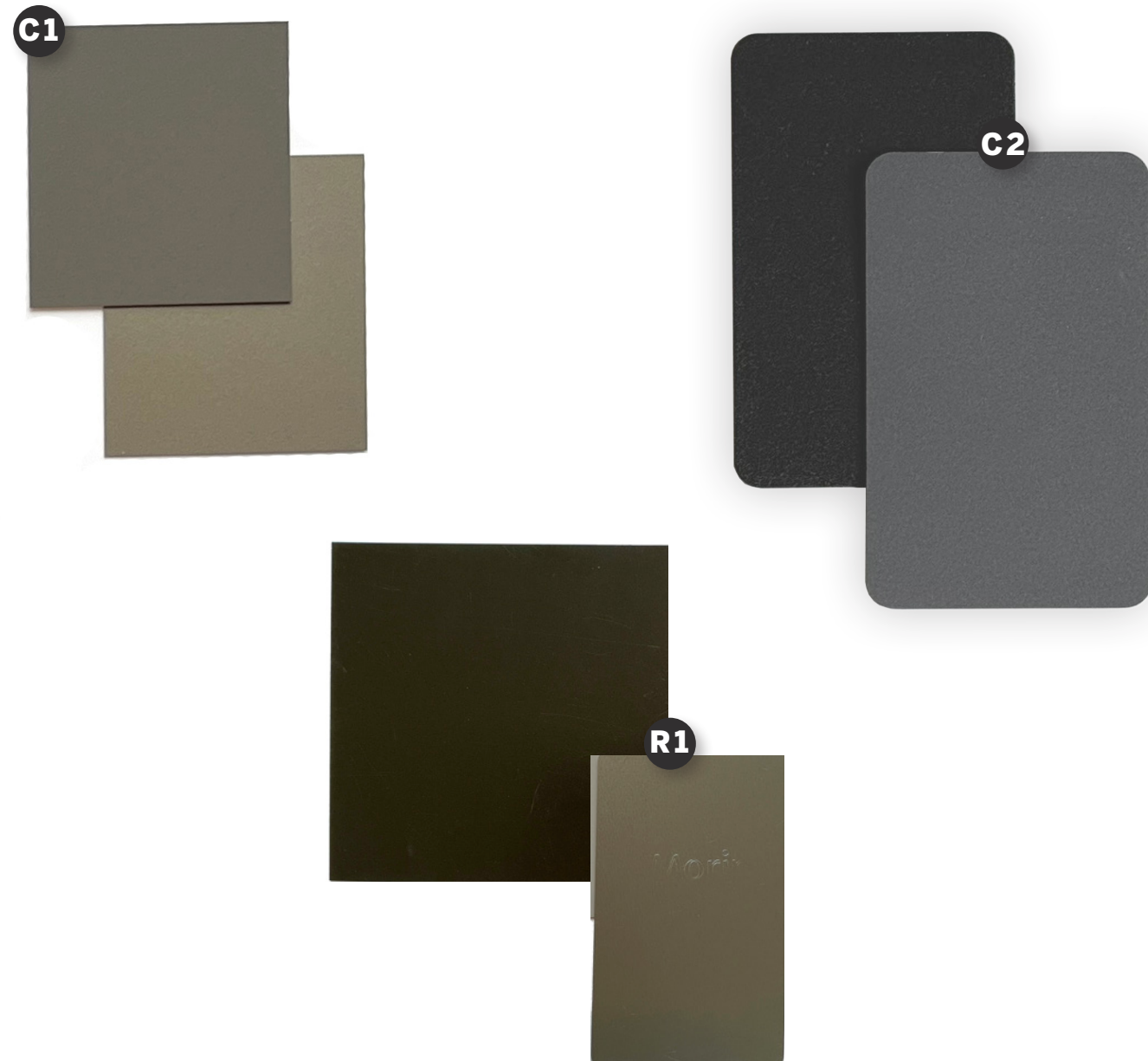
R1



- RED TERRACOTTA-LIKE CLADDING AND BRICK
- COMPLEMENTARY PALE ACCENT BRICK
- CONSISTENT STONE BASE ACROSS ALL BUILDINGS



Complementary Metal Tones

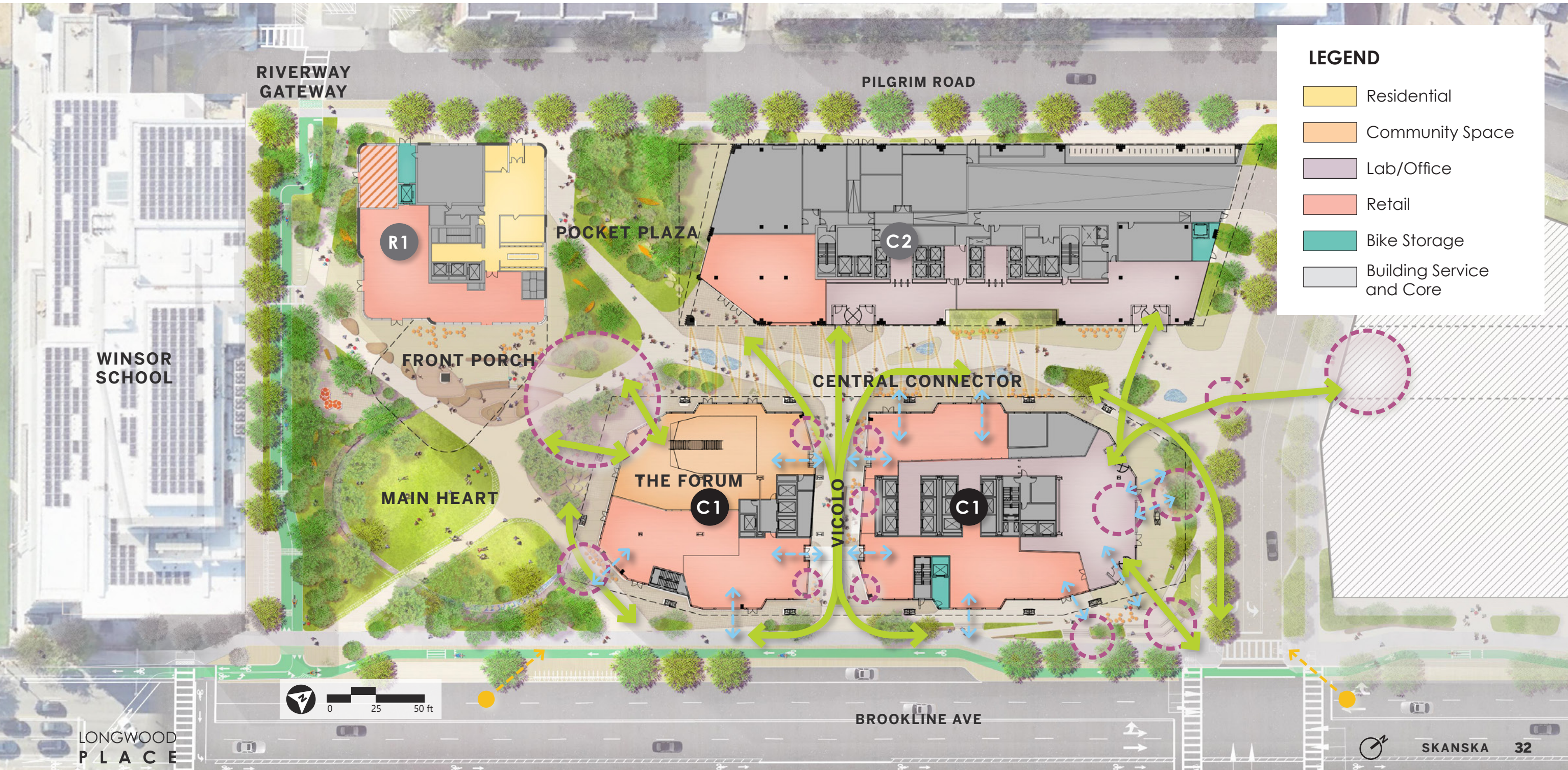


- GRAY TONED METAL ACROSS ALL BUILDINGS
- UNIFORM SCALE PATTERN OF METAL SOFFIT MATERIAL



Commercial Building C1

Phase 1 Ground Floor Plan (Current)



Summary of BCDC Feedback: C1

Since Project Introduction: May 6, 2023

1. Study facade expression and refine the hierarchy of elements.
2. Study the bracing expression at building ends.
3. Study the relationship of the columns and retail facade at the ground floor.

Since Subcommittee #3: March 24, 2026

4. Provide two additional views of the Vicolo: one from within, the other from the juncture with the Connector.

C1 - Brookline Elevation (BCDC August 2025)

BCDC • 4.3.2025



JOHN
PLACE

SKANSKA

C1 - Brookline Elevation (Current)



**Connect Vicolo to public realm across the site.
Mark datums from C2 & R1 with horizontal expression cadence.**



C1 - Brookline Looking North (BCDC August 2025)

BCDC 4/3/2026



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C1 - Brookline Looking North (Current)

BCDC • 4.3.2026



**Calm enclosure by removing
bracing expression.
Mark datums from C2 & R1 with
horizontal expression cadence.**

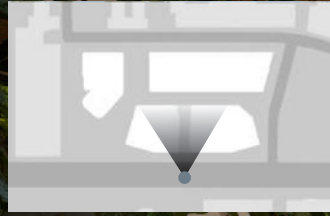


C1 - Brookline Intersection (Current)



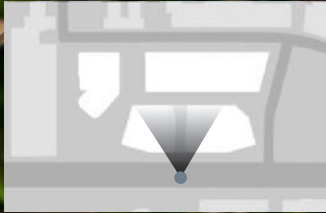
C1 - Vicolo at Brookline (BCDC August 2025)

BCDC • 4.3.2026



C1 - Vicolo at Brookline (Current)

BCDC • 4.3.2026



Connect Vicolo to public realm across the site. Create presence, allow pedestrian circulation around 'V' columns.



C1 - View from within the Vicolo (Current)



C1 - View of the Connector from within the Vicolo (Current)

BCDC - 4.3.2016



C1 - Vicolo at the Connector (Current)



C1 - Brookline Retail Facade (Current)

BCDC • 4.3.2026

Allow for unique retailer facade expression.
Create presence, allow pedestrian circulation around 'V' columns.



©1 - Forum at Main Heart (Current)

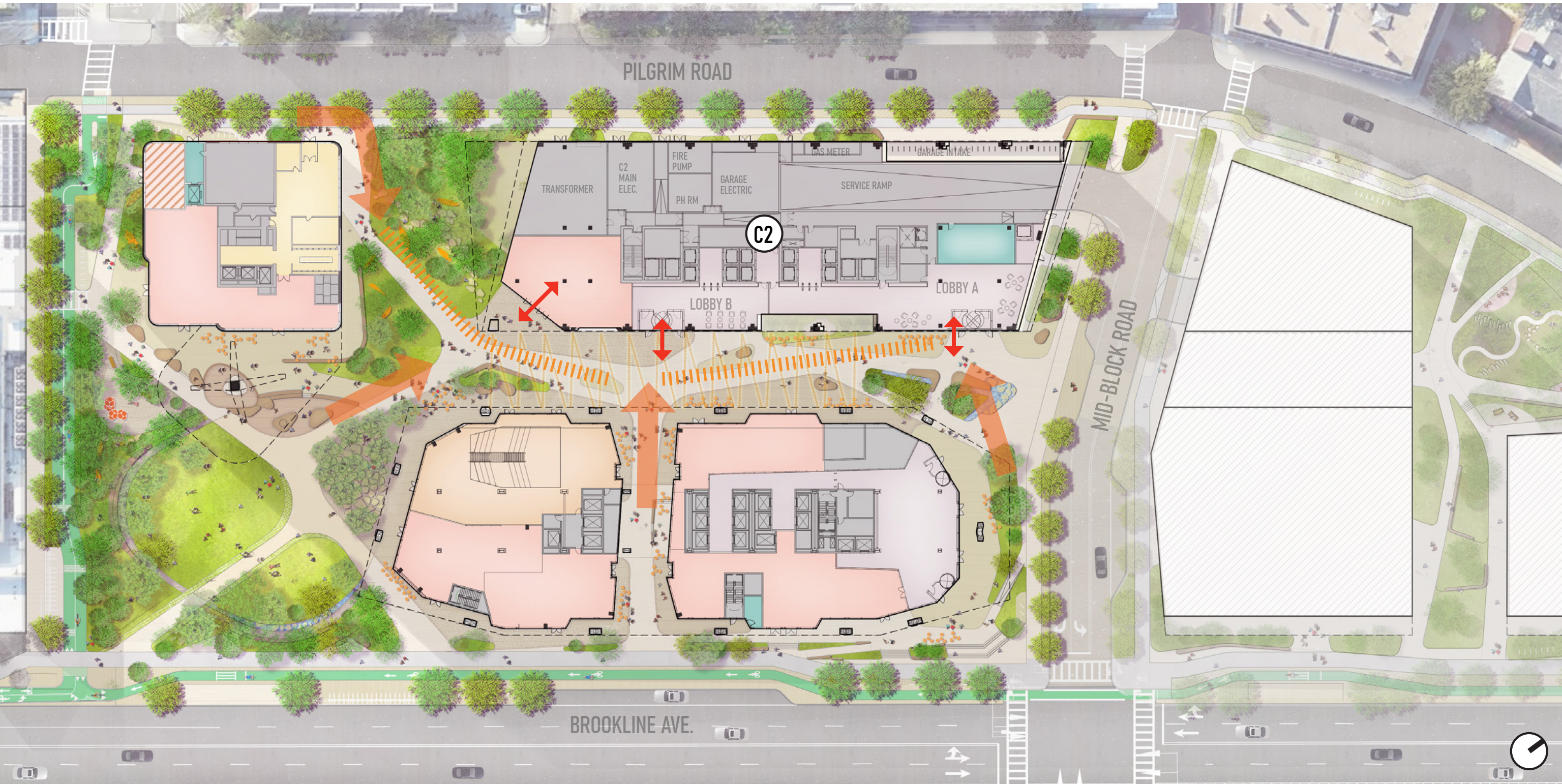
BCDC • 4.3.2026

Embrace the Main Heart, engage public with the Forum. Create presence, allow pedestrian circulation around 'V' columns.



Commercial Building C2

Ground Floor Plan



Summary of BCDC Feedback: C2

Since Project Introduction: May 6, 2023

1. Study C1/C2 relationship
2. Study breaking down overall massing (via scale, texture, depth)
3. Study scale of cantilever
4. Team to study incorporating a grander gesture at the ends of the Connector, particularly at the corner facing 'The Heart'

Since Subcommittee #3: March 24, 2026

5. Illustrate the experience along Pilgrim Road

C2 Design Evolution



C2 Building Design: View from Vicolo (Current)

BCDC • 8.19.2025

R1

C2

C1



C2 Building Design: Central Connector

BCDC • 8.19.2025

R1

C2

C1

C2 Building Design: Mid Block Street Lobby

BCDC • 8.19.2025

R1

C2

C1

LONGWOOD LIFE-SCIENCE CENTER

BIKE PARKING

C2 Building Design: View from Brookline



BCDC - 5.6.25



BCDC - 8.19.25 / Current

C2 Building Design: View from Riverway (BCDC - 5.6.25)

BCDC • 8.19.2025

R1

C2

C1



C2 Building Design: View from Riverway (BCDC - 8.19.25 Current)

BCDC • 8.19.2025

R1

C2

C1



Current Pilgrim Road Character



C2 : Mech. Bay Details



WRAPAROUND HORIZONTAL SEPARATION

WRAPAROUND REVEAL

DARK GREY METAL

MASONRY PIER

GROOVED METAL SPANDREL ZONE

ARCHITECTURAL LOUVER/SCREEN
AS REQUIRED

METAL DOORS TO MATCH SCREEN COLOR

STONE BASE

PERIODICAL PLANTED ZONE

C2 Building Design: Current Pilgrim Character

BCDC • 4.3.2026



C2 Building Design: Proposed Pilgrim Character

BCDC · 4.3.2026

R1

C2

C1

PILGRIM ROAD

C2 Building Design: Proposed Pilgrim Character

R1

C2

C1



MID-BLOCK ROAD

PILGRIM ROAD

LONGWOOD PLACE

C2 Building Design: Pilgrim Road Program

BCDC • 4.3.2026

R1

C2

C1

LONGWOOD
PLACE

C2 Building Design: Proposed Pilgrim Character

BCDC • 4.3.2026



LONGWOOD
PLACE

PILGRIM ROAD

SKANSKA 63



LONGWOOD
PLACE



SKANSKA 64

Residential Building R1

Phase 1 Ground Floor Plan

Residential Building 1

AREA
205,000 SF

NUMBER OF FLOORS
17

MAXIMUM HEIGHT
205'

RESIDENTIAL UNITS
± 227



LEGEND

- Residential
- Community Space
- Lab/Office
- Retail
- Bike Storage
- Building Service and Core

Summary of BCDC Feedback: R1

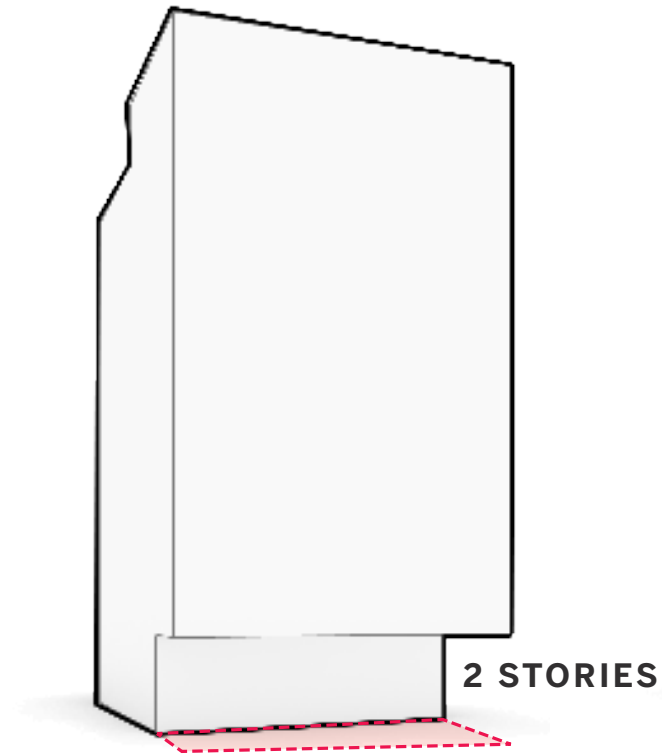
Since Project Introduction: May 6, 2025

1. Commissioners generally considered the parti successful.
2. The lightness and column were successful to some, while others suggest the tower could feel lighter.
3. The cornice at the base of the lifted tower could be ultra-thin to enhance the lightness.
4. The column was viewed as interesting but possibly confusing and distracting.
5. The team should explain how the column sits within the landscape.
6. The single-story portion of the base feels “unclaimed” by the parti.

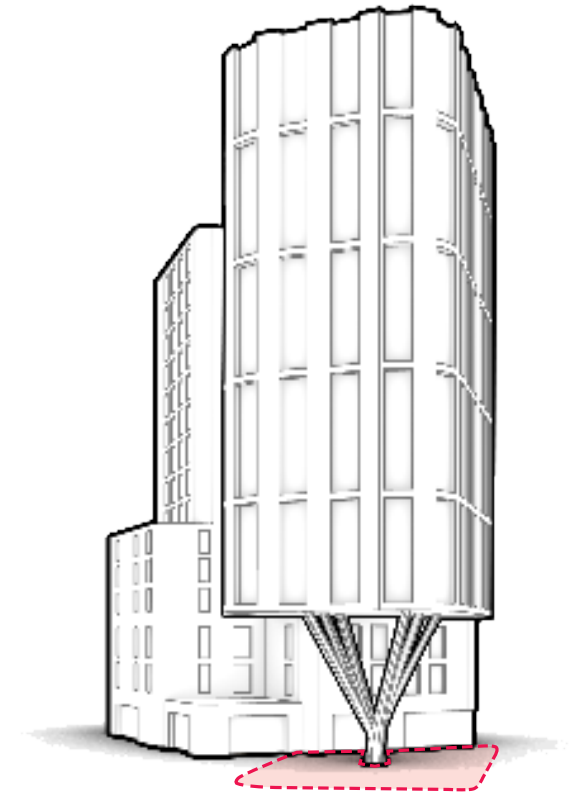
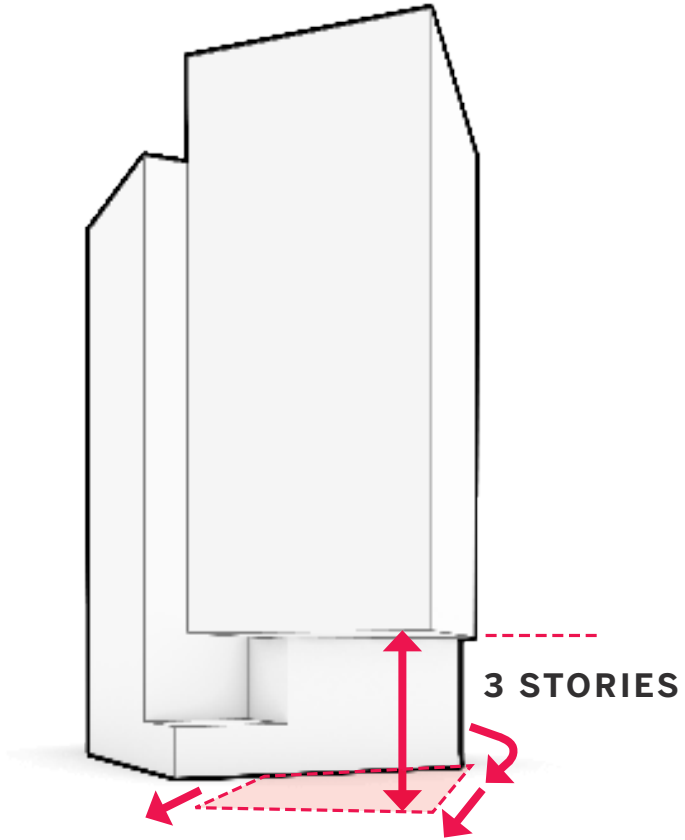
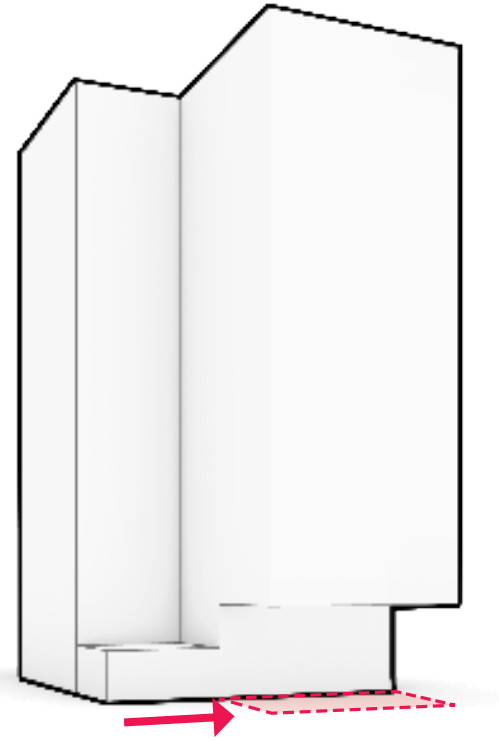
Since Subcommittee #3: March 24, 2026

7. Examine the front porch as a holistic narrative and address the R1 facade:
 - Height of glazing elements.
 - Amount of red brick.

Massing Development Since PDA



**PDA DESIGN
GUIDELINES MASSING**



**PROPOSED
MASSING**

R1 View from Brookline Avenue (BCDC May 2025)

with summary of BCDC feedback

Create a 'lighter' tower

Reduce profile of bottom band

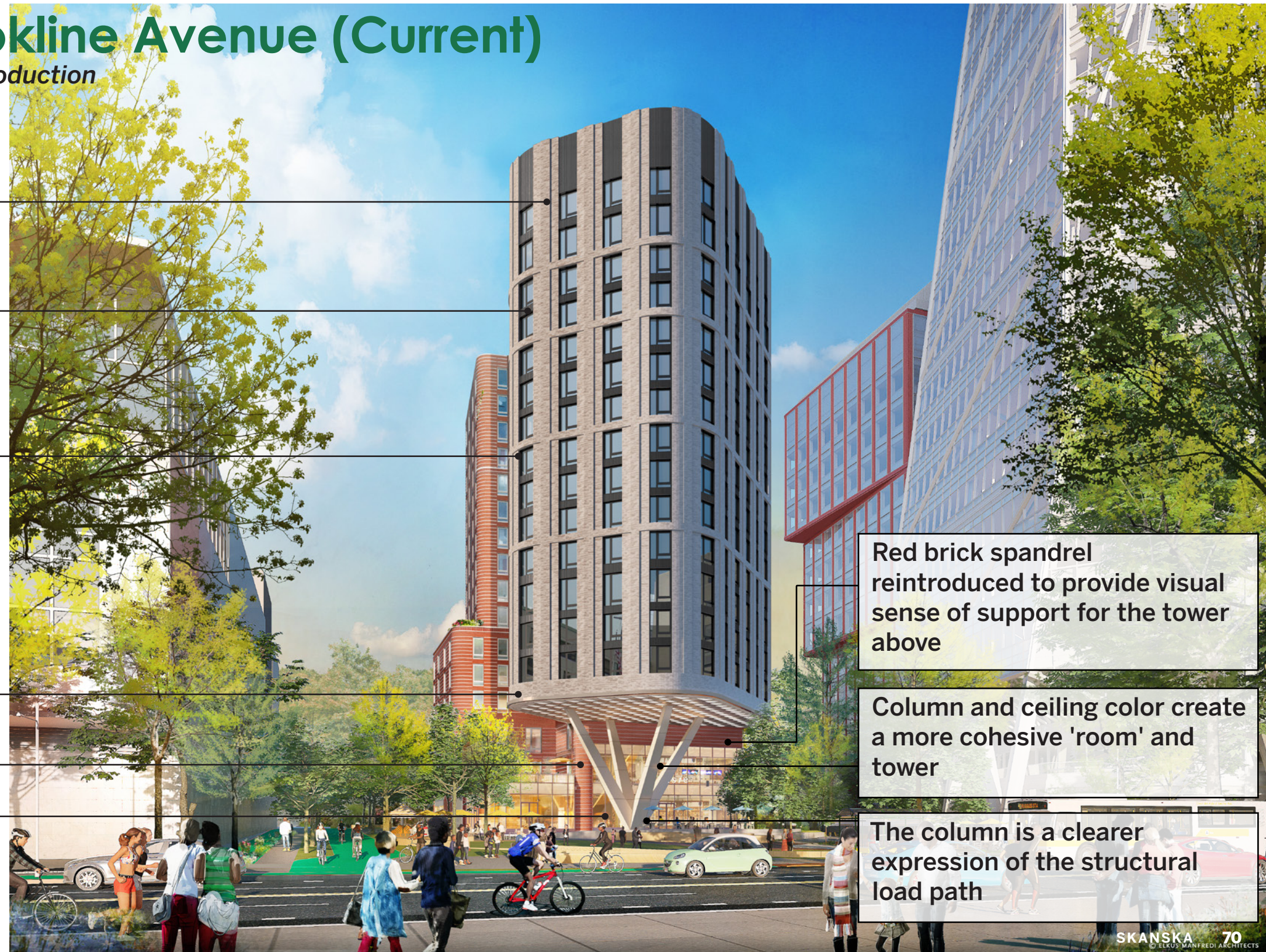
Study this single story retail element

Ensure the Front Porch is cohesive, avoid competing architectural elements

Study the column and the ceiling and landscape of the Front Porch

R1 View from Brookline Avenue (Current)

with updates since the project introduction



Thinner, more defined piers to create greater depth and shadow

Darker metal to create more contrast and a taller, 'lighter' expression

Reorganized window groupings better align with horizontal datum of the ensemble

Bottom band is thinner and lighter in color

Red brick pier is stronger, to clarify the parti

The R1 facade at the front porch is refined, with fewer competing elements.

Red brick spandrel reintroduced to provide visual sense of support for the tower above

Column and ceiling color create a more cohesive 'room' and tower

The column is a clearer expression of the structural load path

View from Brookline Avenue (BCDC August 2025)

with summary of BCDC feedback



Reduce the profile of
bottom band

Study this single story retail
element

Study the column and the
ceiling and landscape of the
Front Porch

View from Brookline Avenue (BCDC March 2026)

with summary of BCDC feedback



Study the height of the glazing and the amount of red brick on this elevation

Ensure the Front Porch is cohesive, avoid competing architectural elements

View from Brookline Avenue (Current)



Bottom band is thinner and lighter in color

Column and ceiling color create a more cohesive 'room' and tie to tower above

Red brick spandrel reintroduced to visually support the tower above

The R1 facade at the front porch is refined, with fewer competing elements.

Red brick pier is stronger, to clarify how the building comes to the ground

The column is a clearer expression of the structural load path

A series of graduated steps softens the grade change and create an invitation to the Front Porch

View from Brookline Avenue



Pedestrian View from the Riverway (BCDC May 2025)



Pedestrian View from the Riverway (Current)



Established a clear set of horizontal datum lines across the site

Refined materials and glazing to be cohesive across the building and complementary to the ensemble

Pedestrian View of Pilgrim Road Lobby





Commissioner requested a study of additional metal to reduce brick and perceived mass of tower



Addition of metal panel at one side of grouped windows

BCDC March 24, 2026

Study in response to Subcommittee Feedback