

# NEW CORNER ON THE BLOCK

New Corner on the Block proposes a new public space on Winter Street while responding to the problems of streetwall contiguity and access created by the typical commercial storefront. As an infill block, 42-46 Winter Street and its neighbors fail to invite the public in, creating a defensive frontage. In response, NCOTB creates a new corner lot in the middle of the block that breaks the existing two-retail frontage into four spaces with access to Winter Street. By rotating the residential circulation core (without any modification to the existing stairs and elevators), 42-46 Winter is opened up for public programming, day and night. As is typical in many major US cities, certain forms of recreation have been systematically evicted from the downtown core. A search for basketball courts in and around downtown Boston reveals little to no options for play. By contrast, the iconic Boston Common accommodates other forms of play including tennis and baseball, revealing certain forms of bias in downtown access.

The new ground-level design for 42-46 Winter Street has four primary features: 1) a small retail space with a large glass storefront; 2) a half-court basketball court along with two additional hoops for pick-up games; 3) a large, flexible gallery and workshop space with sliding glass doors allowing events to spill out into the basketball space when there's an event like a gallery opening; and 4) a covered porch with benches, tables, and two 24-hour public restrooms for passersby to sit and rest, eat lunch, or watch a pick-up game. The four new spaces are unified by bright green bent metal bars that bend as needed to provide cladding, seating, pull-up bars for working out, and ceiling coverage to hide mechanical and electrical systems.

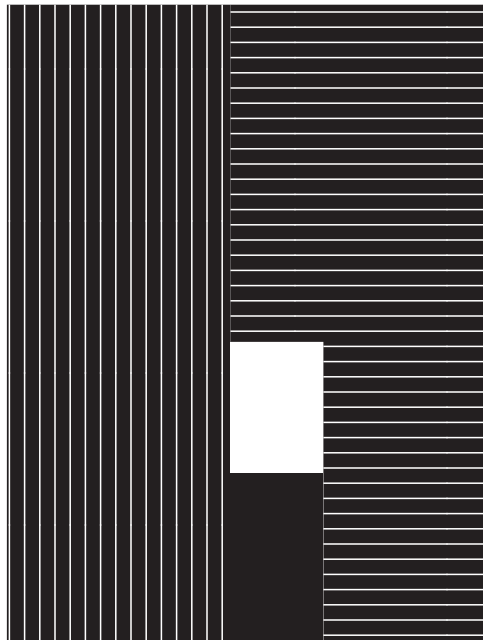
The storefront that is contiguous with property lines is not conducive to modern, city life. Instead, NCOTB creates a new corner for gathering, socializing, and play.

- Existing Basketball Courts:**
- 1 Anthony Costa Park
  - 2 Viaduct Courts
  - 3 Langone Park
  - 4 East Boston Central Court
  - 5 Christopher Lee Playground
  - 6 Sweeney Playground
  - 7 Orton Field
  - 8 Peters Park
  - 9 Michael L. Bivins Court
  - 10 Titus Sparrow Park

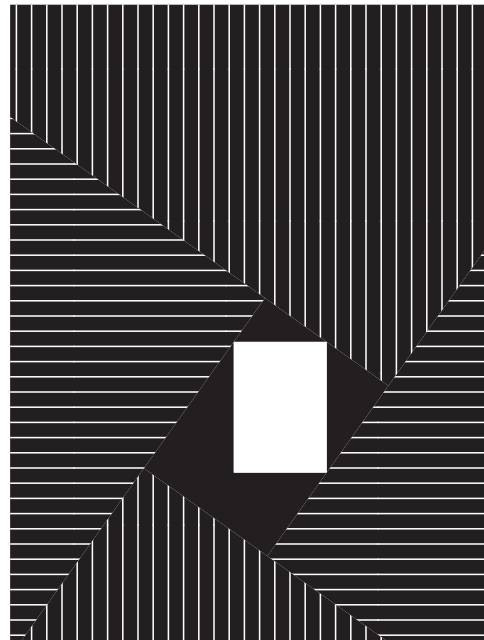
- A. Boston Common Recreation Area  
Tennis courts and baseball diamonds only
- B. 40-46 Winter Street  
New basketball courts for Downtown Boston



Existing condition:  
Conventional dual-front retail, separated  
by a residential core fails to invite the  
public deep into the lot

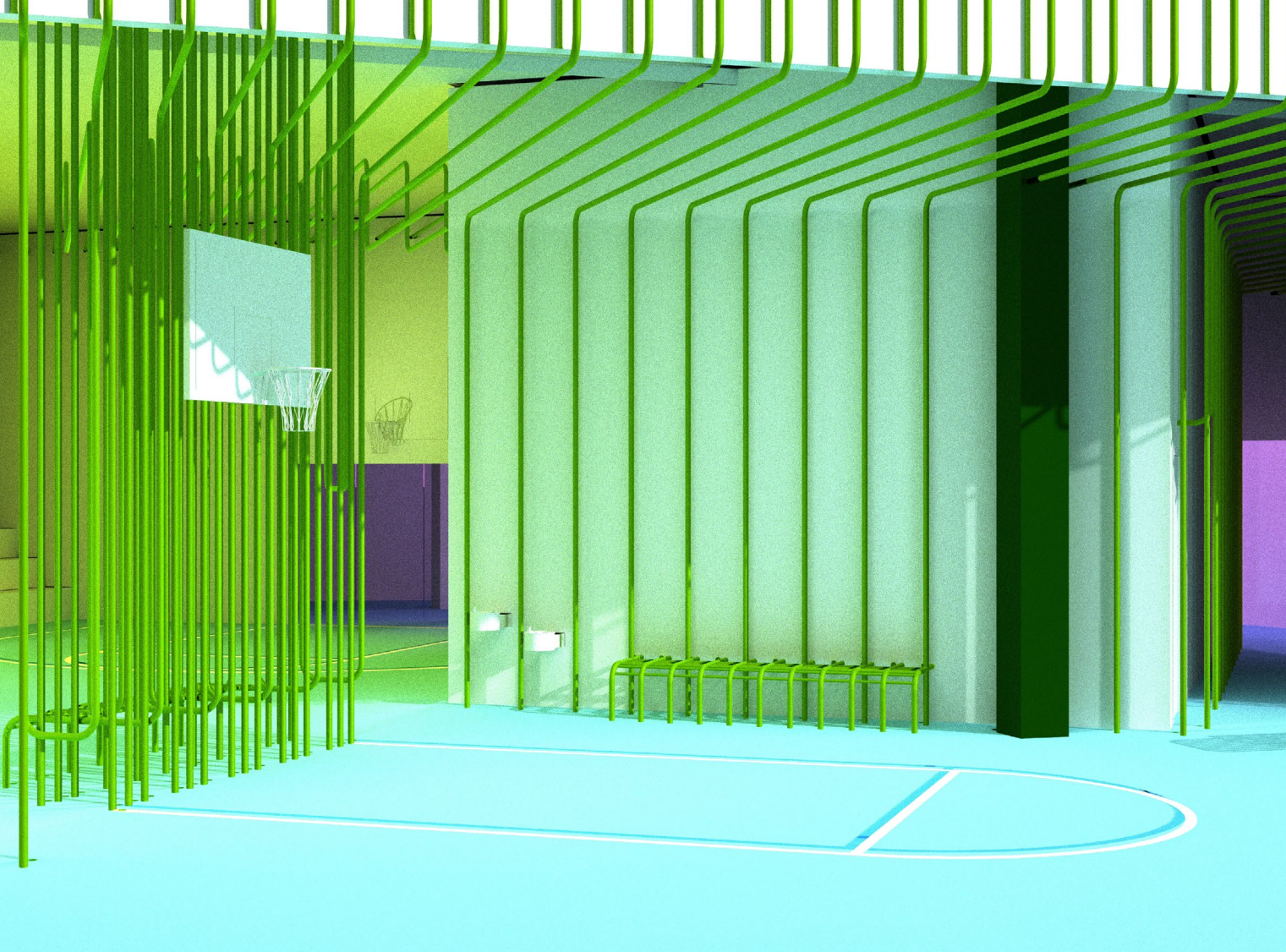


Proposed condition:  
Rotated core creates a new corner con-  
dition that transforms two frontages into  
four surrounding the residential core



New Corner on the Block facilitates day-to-night programming. With pick-up games taking place in mornings and afternoons, the courts are free to be utilized by the flexible gallery space in the evenings for events as the space spills out into the front porch





Colorful metal bars and lighting activate the streetscape and provide depth for public uses. The bars become benches, pull-up bars, walls, and more. The flat, contiguous facade of conventional commercial districts is upended.

