

PCA

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Cote Ford T.O.D. The Community Builders Mattapan, Massachusetts

February 28, 2008



Cote Ford, Mattapan Square



View from Cummins Highway



View up Hollingsworth Street to Cummins Highway



MBTA Tracks & Existing Building



Regis & Cummins Corner Site



View up Cummins Highway



View down Regis Road toward Cummins Highway

Existing Site Photos



Potential Parking for
 Ⓣ Station

Phase 1

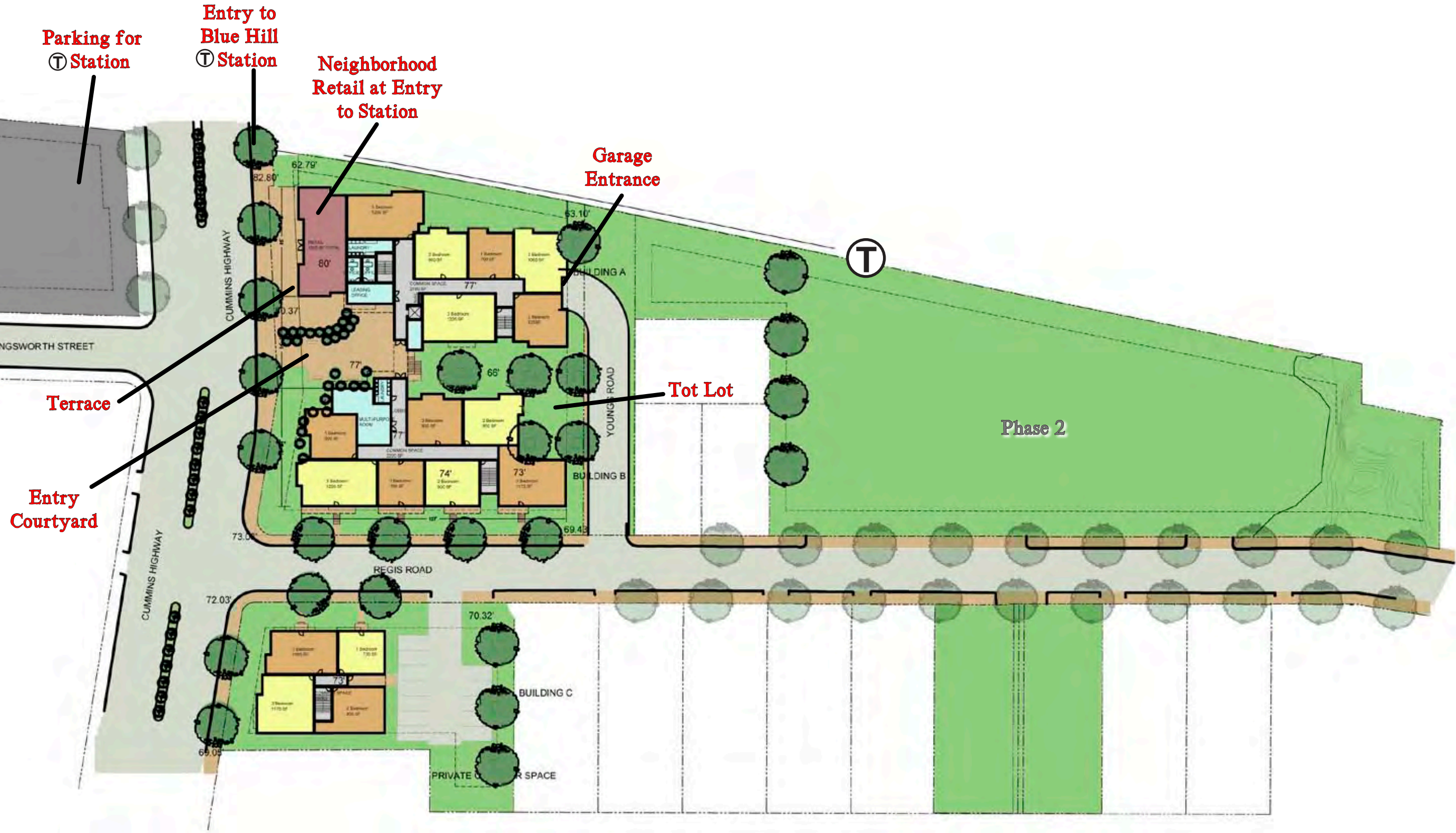
Phase 2

Phase 1

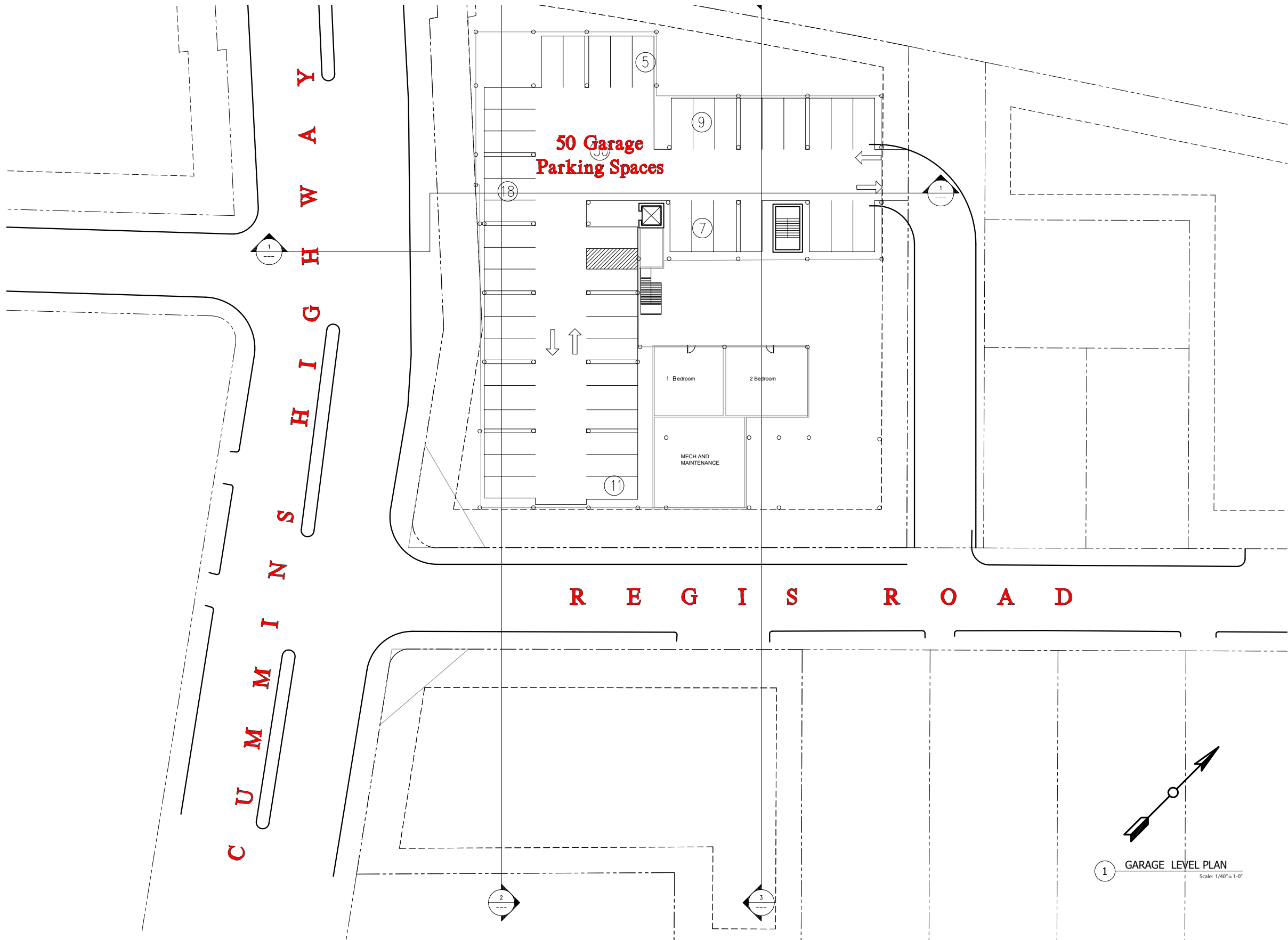
Phase 2

1 FIRST FLOOR SITE PLAN
 Scale: 1/100" = 1'-0"

Parcel Plan



Proposed Site Plan



**50 Garage
Parking Spaces**

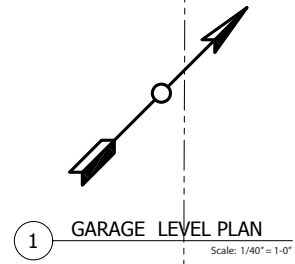
1 Bedroom

2 Bedroom

MECH AND
MAINTENANCE

**CUMMINSONS
HIGHWAY**

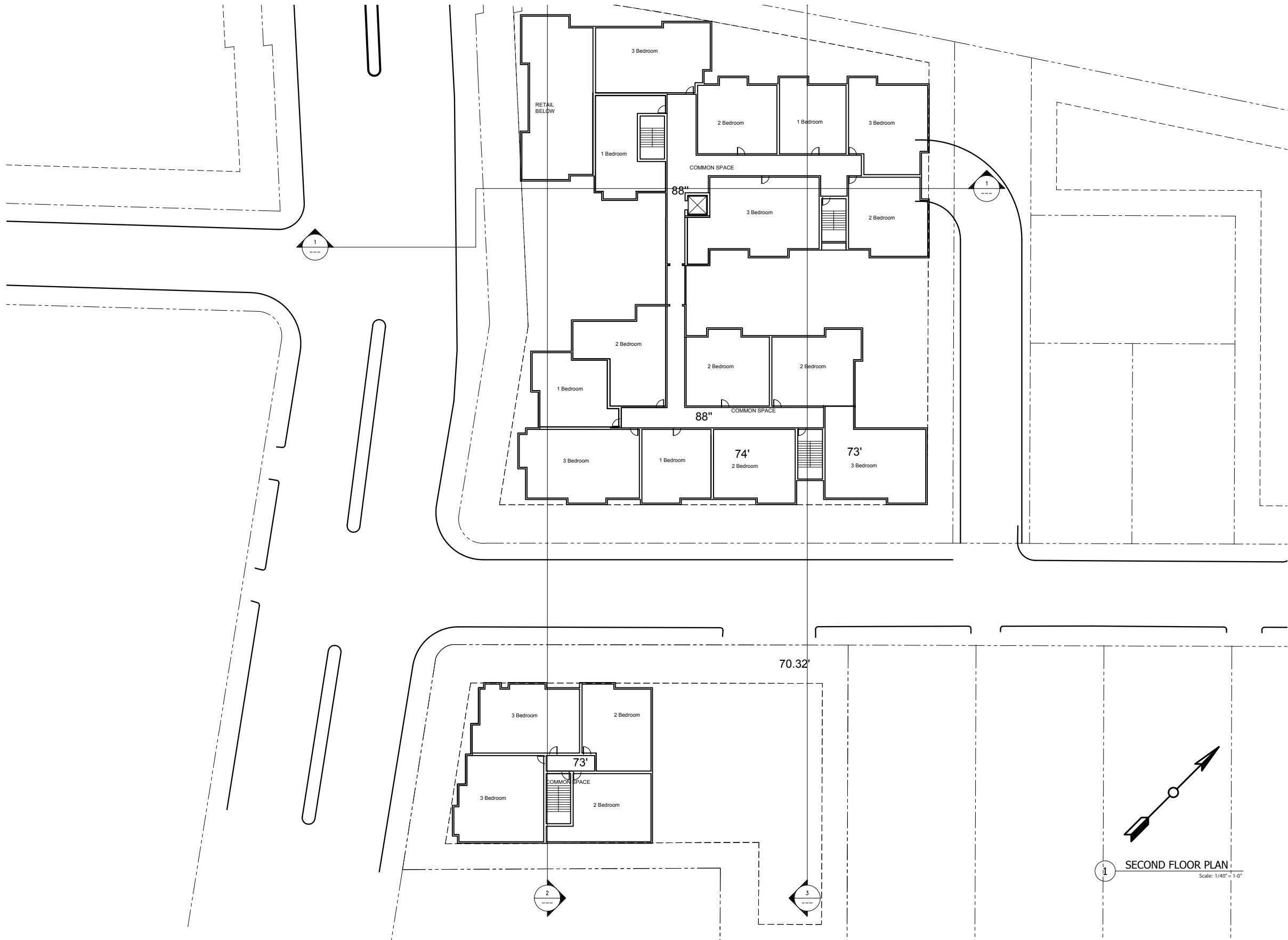
REGIS ROAD



Garage Parking Plan

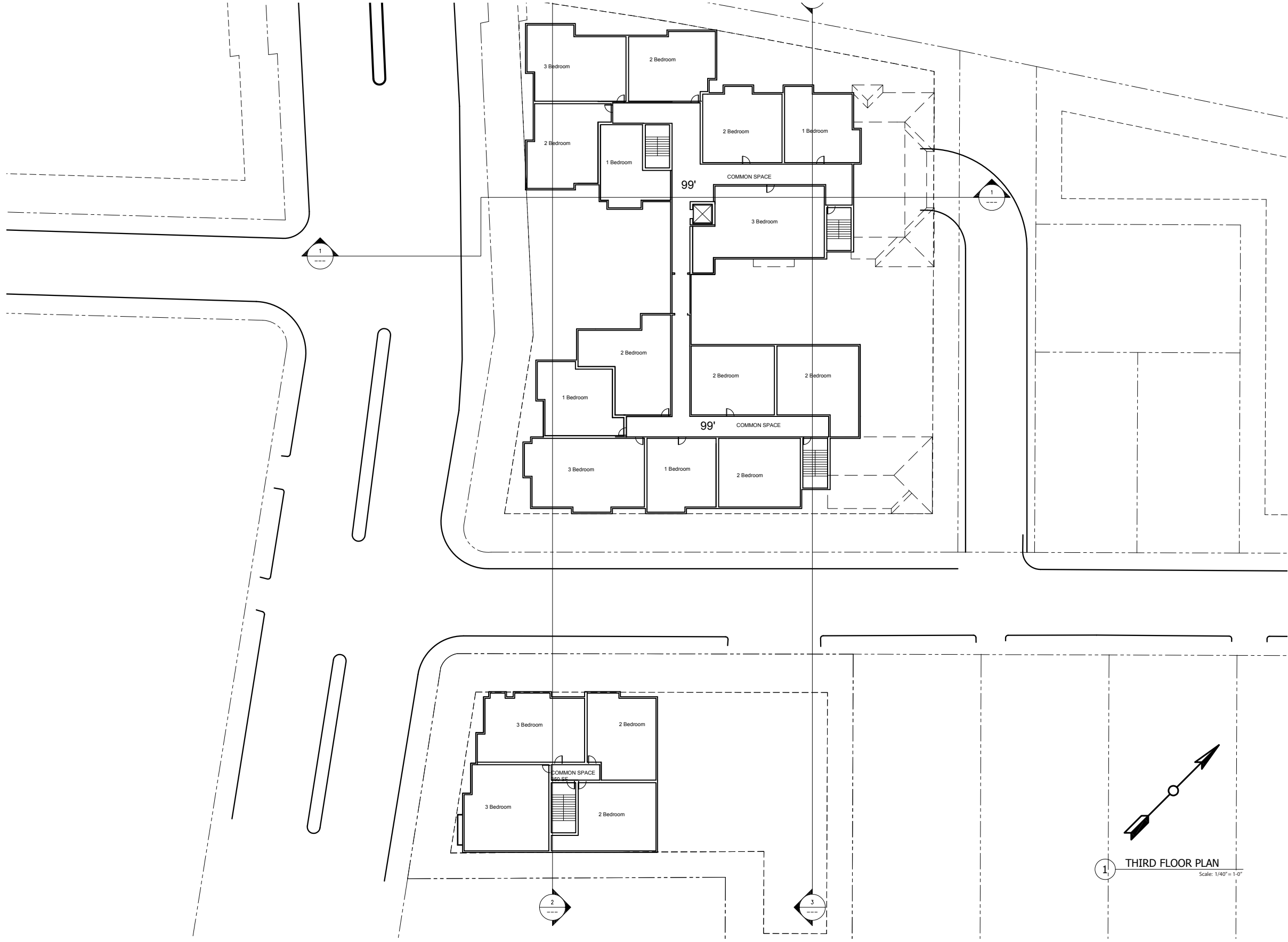


First Floor



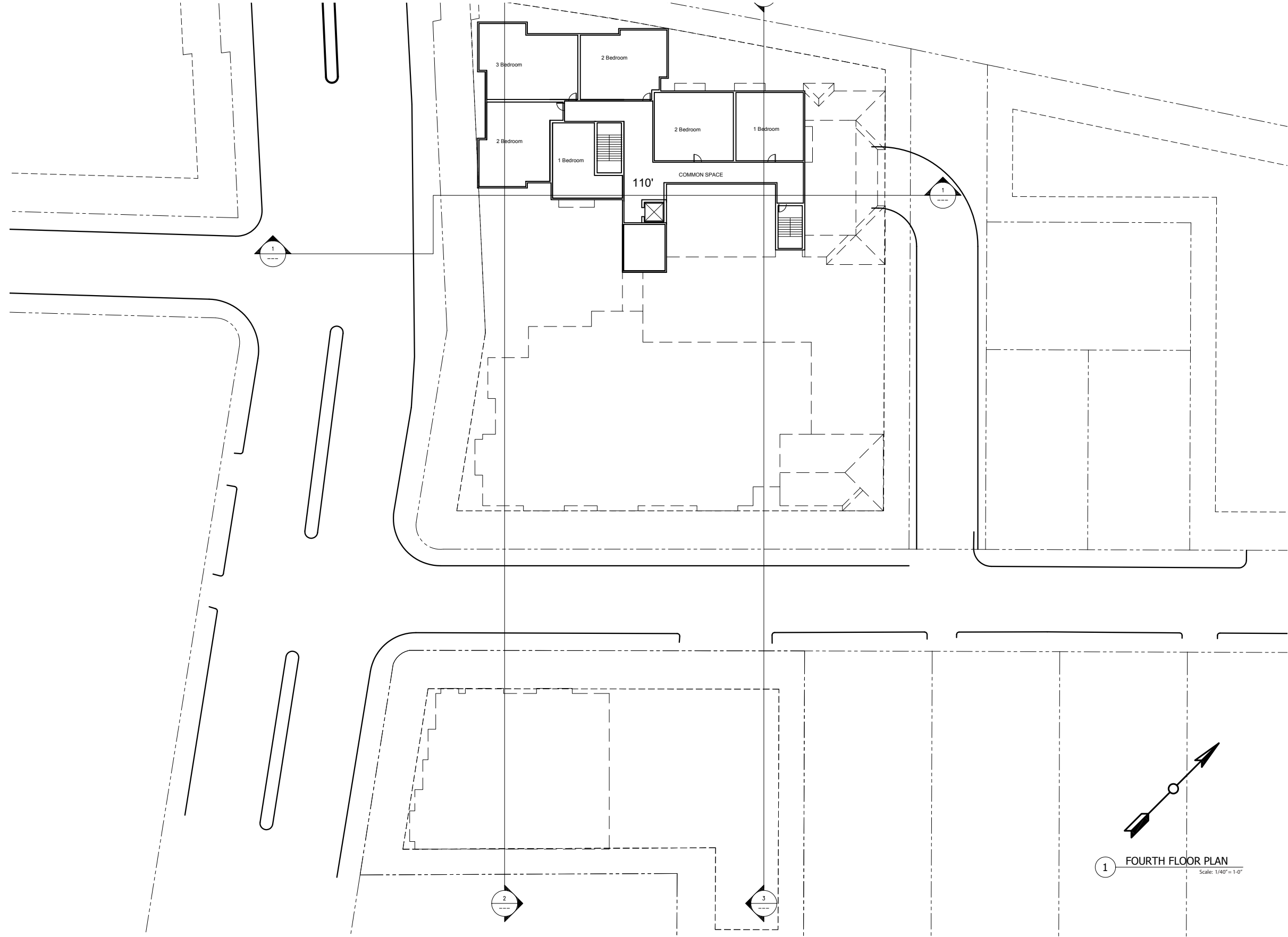
Second Floor

1 SECOND FLOOR PLAN
Scale: 1/40" = 1'-0"



Third Floor

1 THIRD FLOOR PLAN
 Scale: 1/40" = 1'-0"



Fourth Floor

1 FOURTH FLOOR PLAN
 Scale: 1/40" = 1'-0"



Building B, Regis Road

Bays bring scale to building

Contextual roof & 2 story height relates to the surrounding homes

Brick facade along Cummins & Regis

Entry porches fit in with surrounding homes

Tower elements create gateway identity

Public courtyard with outdoor seating

Brick facade elements along Cummins Highway

Retail complement to new station along Cummins Highway

MBTA Blue Hill Station Access

Entry porches create pedestrian scale along Regis Road



Buildings A & B, Cummins Highway

Elevations

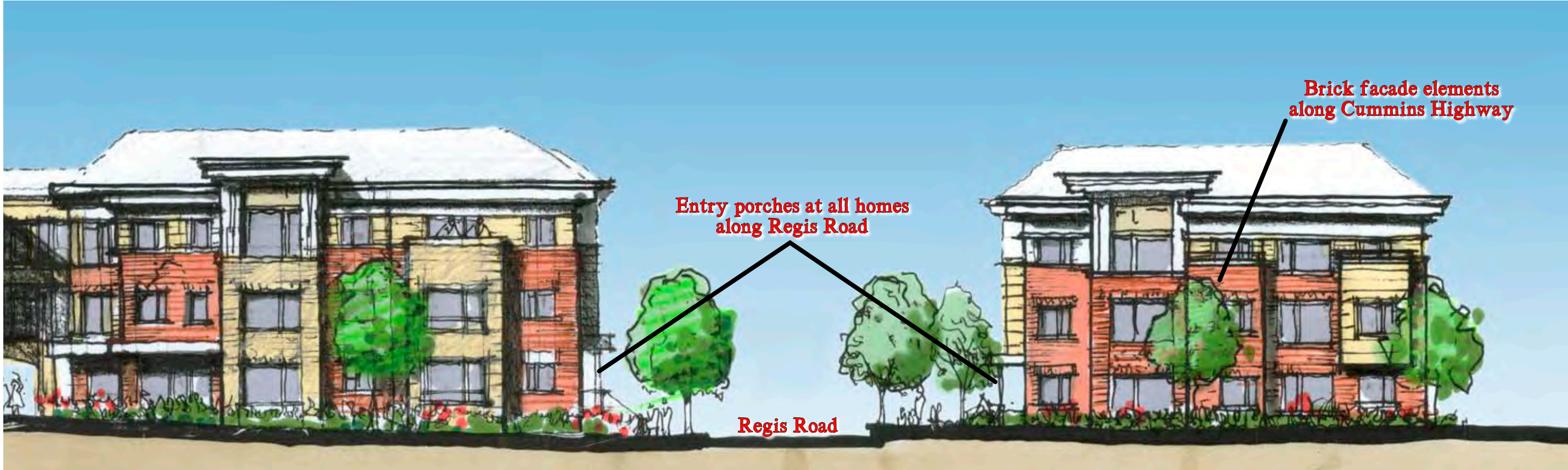


Building A, Courtyard



Building B, Courtyard

Elevations / Sections



Building B & C, Cummins Highway



Building C, Regis Road

Elevations



**Proposed retail
complement to new
station along
Cummins Highway**

**Outdoor
Terrace**

**Public courtyard
with outdoor seating**

**Entry porches at all homes
along Regis Road**

Elevation along Cummins Highway



Perspective up Regis Road



Perspective up Cummins Highway



Perspective along Cummins Highway



Perspective along Cummins Highway

UNIT MIX													
	Building A: 26 Units				Building B: 24 Units				Building C: 12 Units				
	1st FL	2nd FL	3rd FL	4th FL	GARAGE	1st FL	2nd FL	3rd FL	1ST FL	2nd FL	3rd FL	TOTAL	MIX %
1 BED (750 SF avg)	1	2	2	2	1	2	2	2	1	0	0	15	24%
2 BED (900 SF avg)	3	3	4	3	1	3	4	4	1	3	3	32	52%
3 BED (1200SF avg)	2	2	1	1	0	2	2	1	2	1	1	15	24%
	6	7	7	6	2	7	8	7	4	4	4	62	

Parking
 50 space in Bldgs A & B
 12 spaces Bldg C
 62 total spaces

Areas	Building A			Building B		Building C		Totals per floor
	Residential	Retail	Common	Residential	Common	Residential	Common	
Garage Level	0	0	350	1,620	1,260	0	0	3,230
First Floor	5,942	1,650	2,683	6,693	2,135	3,700	315	23,118
Second Floor	6,998	0	1,692	7,151	1,207	4,036	315	21,399
Third Floor	6,524	0	1,830	6,629	1,200	4,013	315	20,511
Fourth Floor	5,005	0	2,039	0	0	0	0	7,044
Totals	24,469	1,650	8,594	22,093	5,802	11,749	945	75,302
Building Totals (Net SF)			34,713		27,895		12,694	

Total Leasable Residential	58,311	Open Space	
Total Leasable Retail	1,650	Bldgs A&B	18,622 SF
Total Common Use	15,341		47%
Parking Garage	16,475		372 SF/ Unit
Total Area (Net SF)	91,777	Bldg C	8,289 SF
			50.40%
			691 SF/ Unit

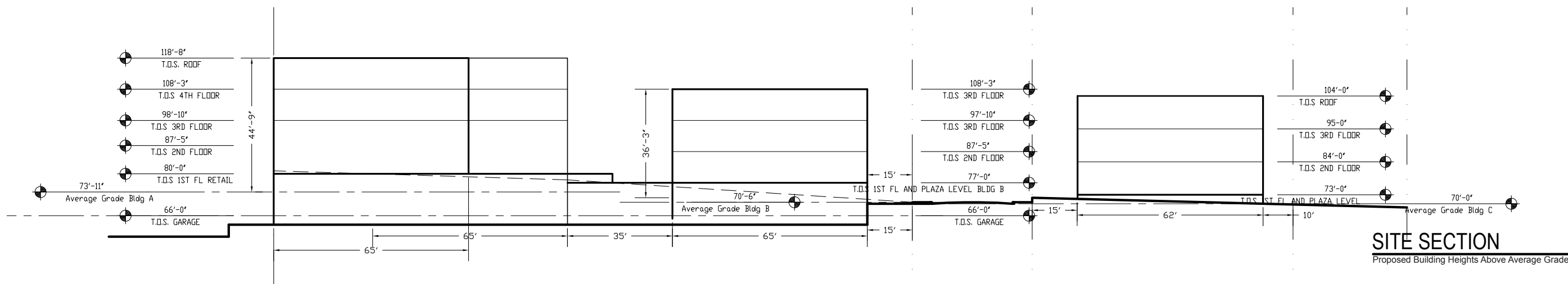
Unit Matrix

CITY OF BOSTON ZONING ORDINANCE ANALYSIS

Regulation	Required Zoning Under Mattapan Economic Development Initiative	Proposed Values Under Cote Ford T.O.D	Comments
Use Regulation	MF	MF	
F.A.R. Permitted:	2.0	1.61	
F.A.R. Yield SF	113,736 SF	91,777* SF w/ Garage	* gross SF
Min Lot Area	5,000 SF*	56,868 SF	* per Ch 60 Table D 2F-6000 Other Use
Building HT Max	45' As of Right	44'-9" w/ 17' retail	
Front Yard setback	15'	15'	
Side Yard Setback	10'	10'	
Rear Yard Setback	15'	N/A*	* No rear yard required
Parking	.7/ dwelling unit*	1/ Dwelling Unit*	* Parking designed per Article 23
Visibility Triangle	30'x30' lot line	30'x30' lot line	
Open Space			
	Bldgs A&B 35 SF/ Unit	372 SF/ unit	18,622 SF of open space = 47% of site
	Bldg C 35 SF/ Unit	691 SF / unit	8,289 SF of open space = 50.4% of site

DENSITY ANALYSIS

Combined Area of Site Phase I	56,868 SF	1.69 Acres	
Units	62 units	37 units/acre	



SITE SECTION
Proposed Building Heights Above Average Grade

Zoning Ordinance