



**167 UNIT
RESIDENTIAL COMMUNITY**

110 UNITS IN GODDARD HOUSE
INCLUDING TWO ADDITIONS

57 UNITS IN THE NEW BUILDING

49% STUDIOS
39% 1 BEDROOMS
11% 2 BEDROOMS
01% 3 BEDROOMS

NUMBER OF PARKING SPACES
83 (0.5 PER UNIT)

SITE AREA	87,187 sf
GODDARD HOUSE	82,104 sf
ADDITIONS	31,900 sf
NEW BUILDING	49,000 sf
TOTAL	163,004 sf

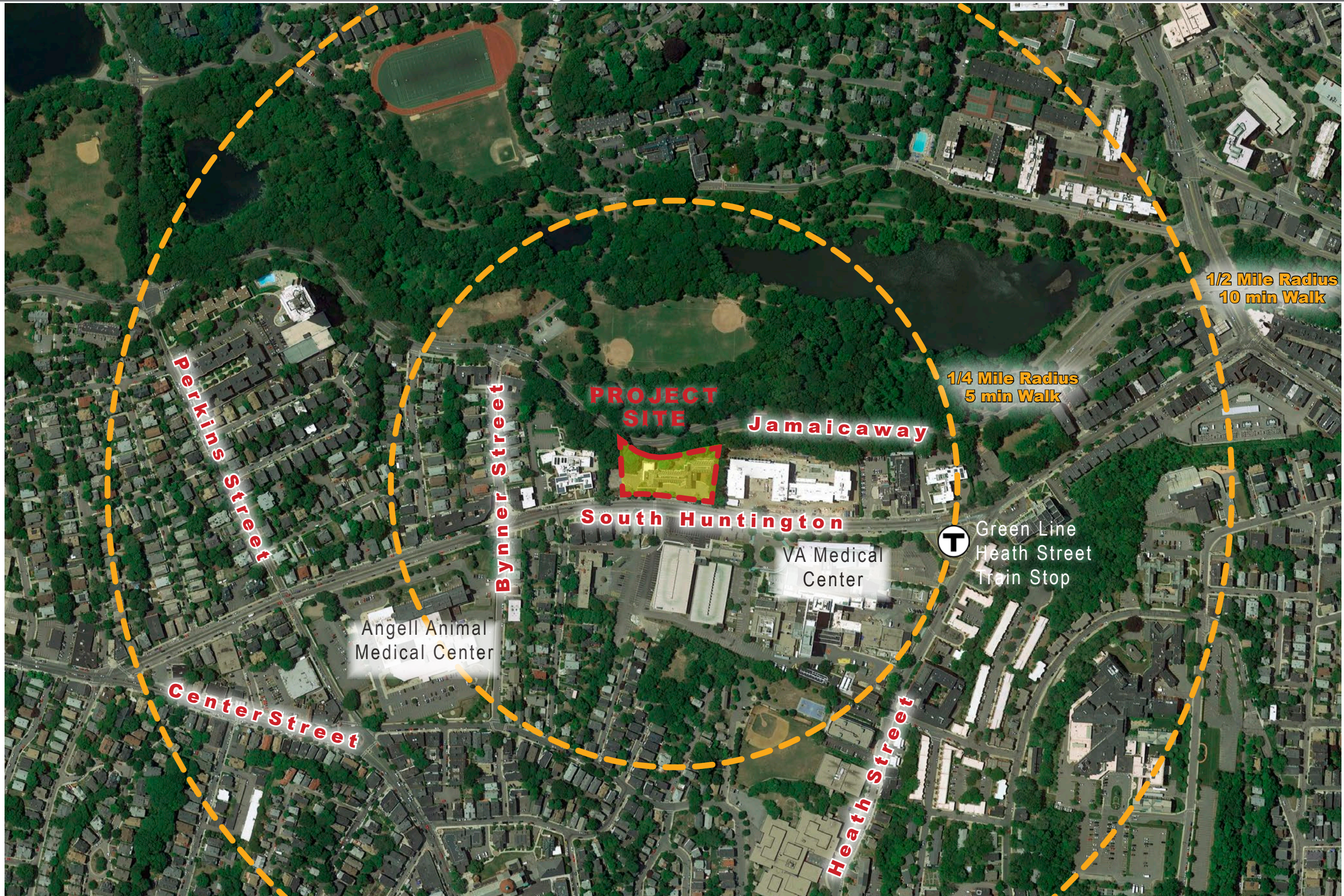
EXISTING FAR	0.97
GUIDELINE FAR	2.0
PROPOSED FAR	1.87

Goddard House

201 South Huntington Ave, Jamaica Plain, MA

November 24, 2015

Neighborhood Context Plan



Goddard House
Nov. 24, 2015

Existing Photos along South Huntington



Goddard House
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Existing Photos along South Huntington



Goddard House
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Existing Photos along the Jamaicaway



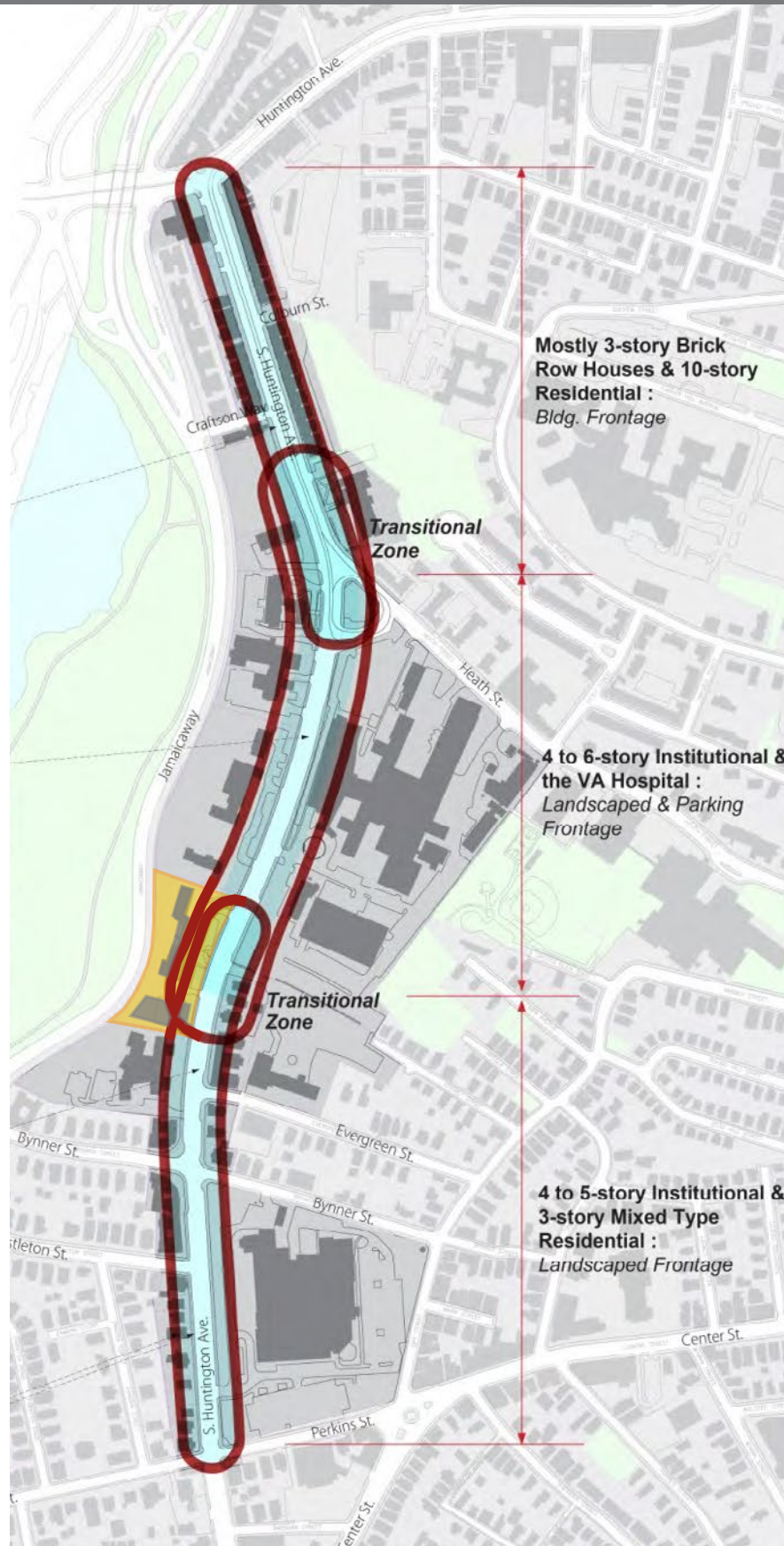
Existing view in Summer



Existing view in Fall

South Huntington Avenue

Framework for Future Development Review - May 2013



PUBLIC REALM
Planting of new street trees

URBAN DESIGN
Retain and integrate important historic assets with the new development proposal

LAND USE
Provide affordable housing

TRANSPORTATION
Side or rear location for surface parking; should not front South Huntington Avenue, and should be adequately landscaped

	<u>Guideline</u>	<u>Proposed</u>
Development Footprint	60%	56%
Floor Area Ratio	2.0	1.87
Building Height	4-6 Stories	6 Stories

Site Plan

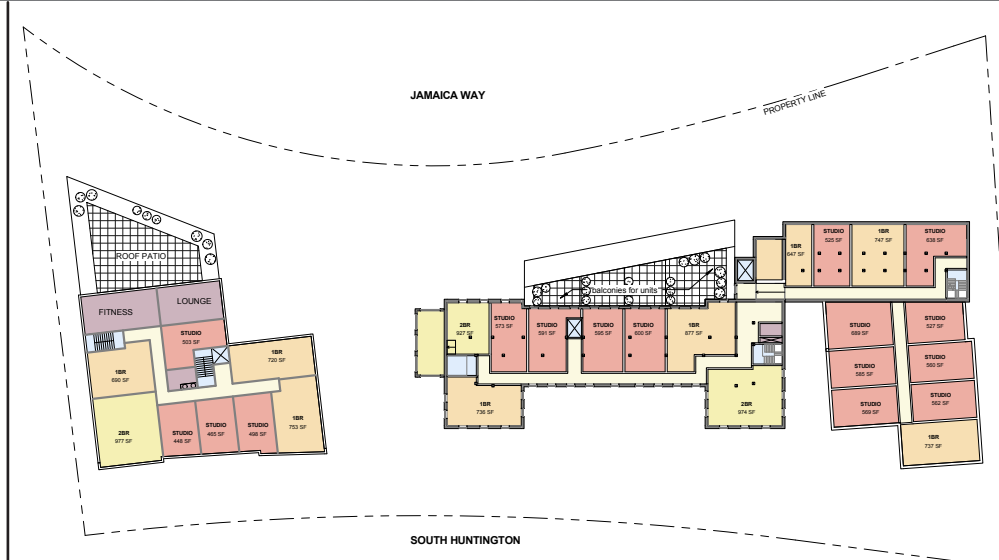


Goddard House
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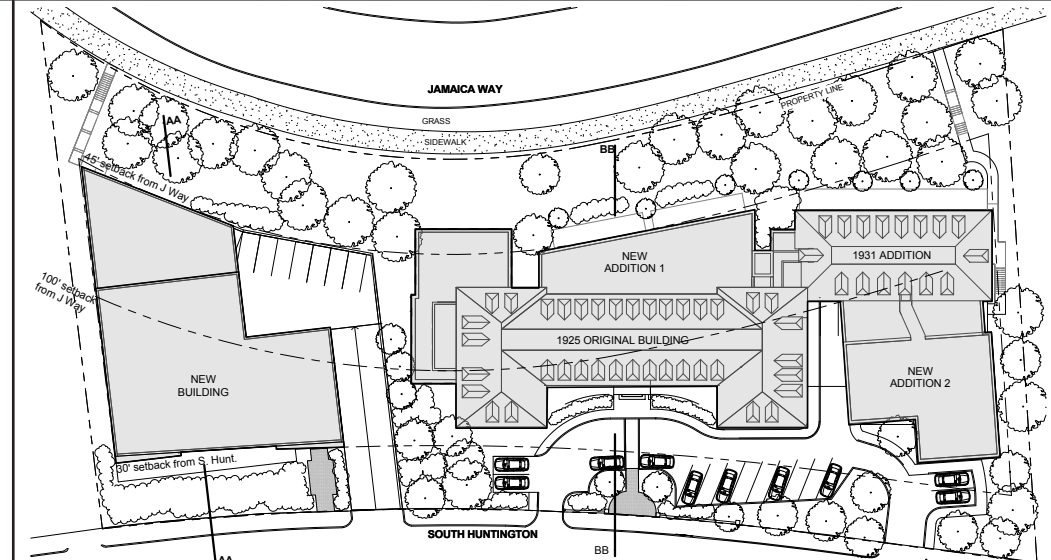
Floor Plans



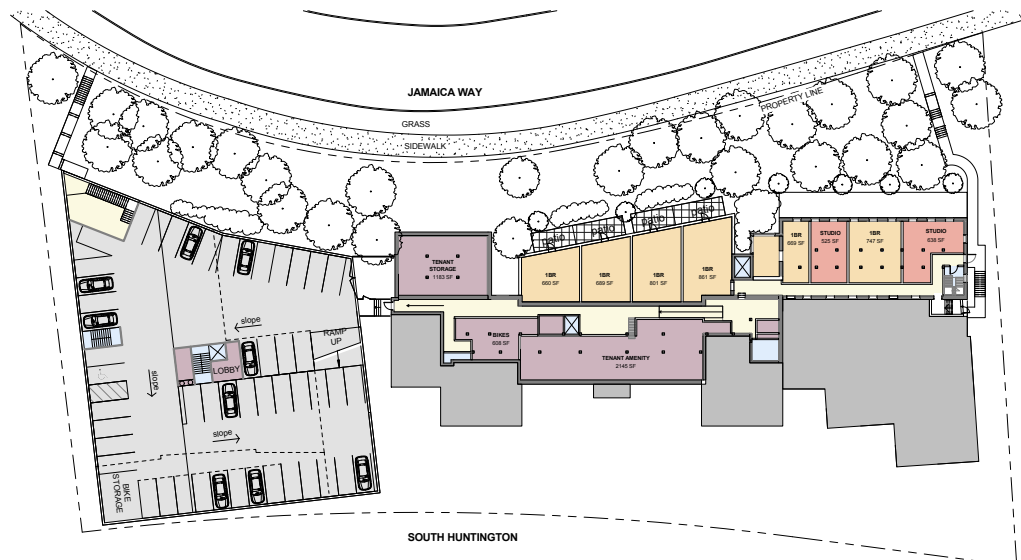
Basement B1



3rd flr



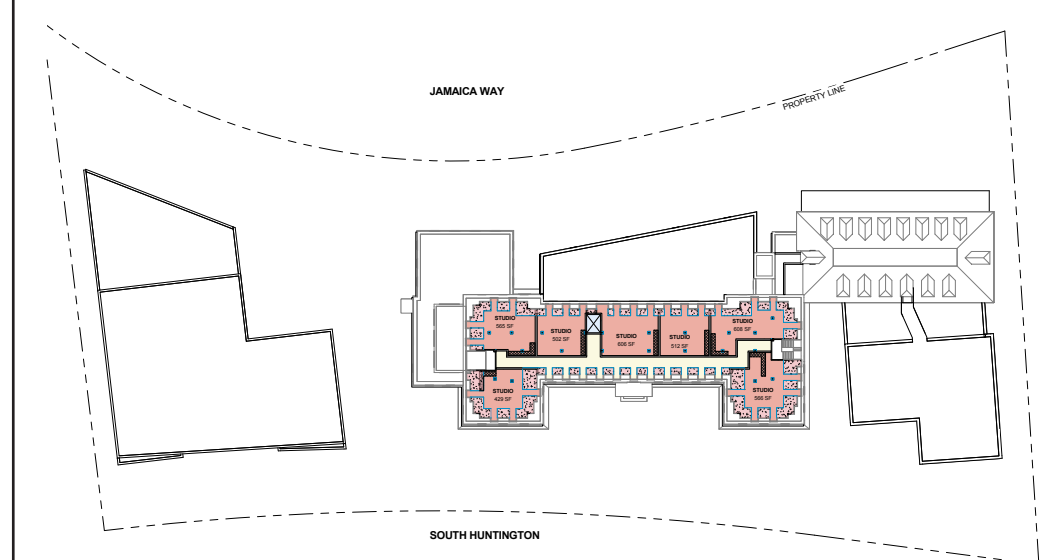
Roof



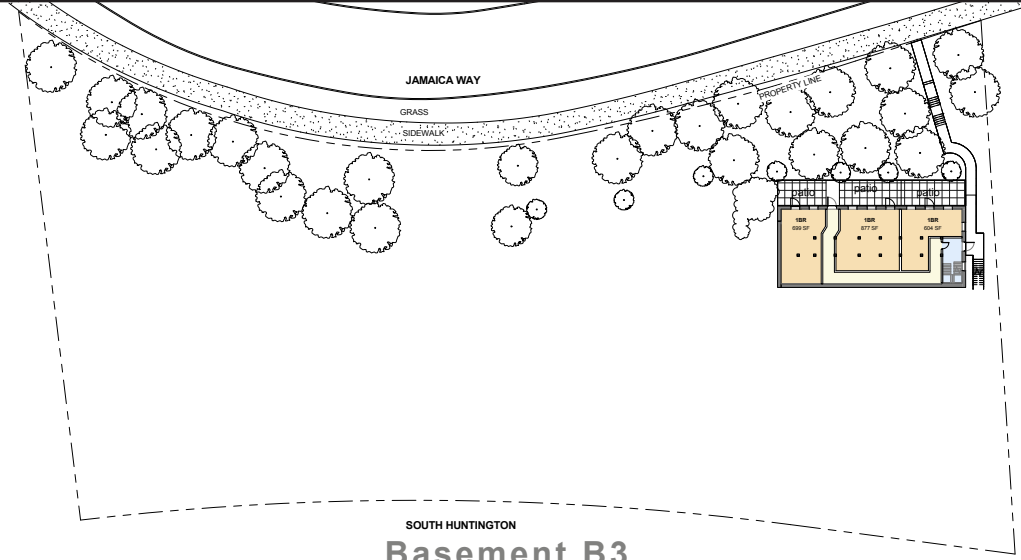
Basement B2



2nd flr



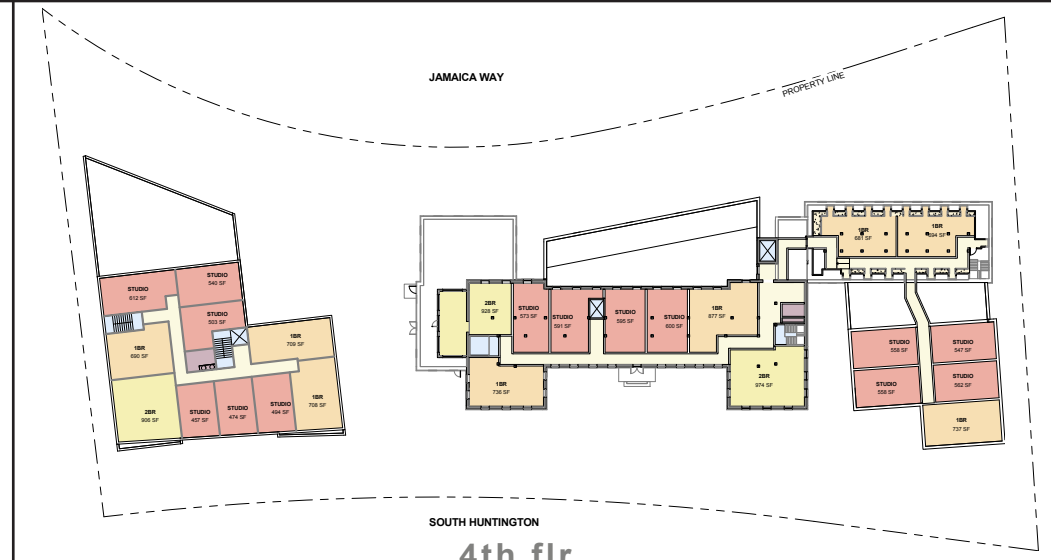
5th flr



Basement B3

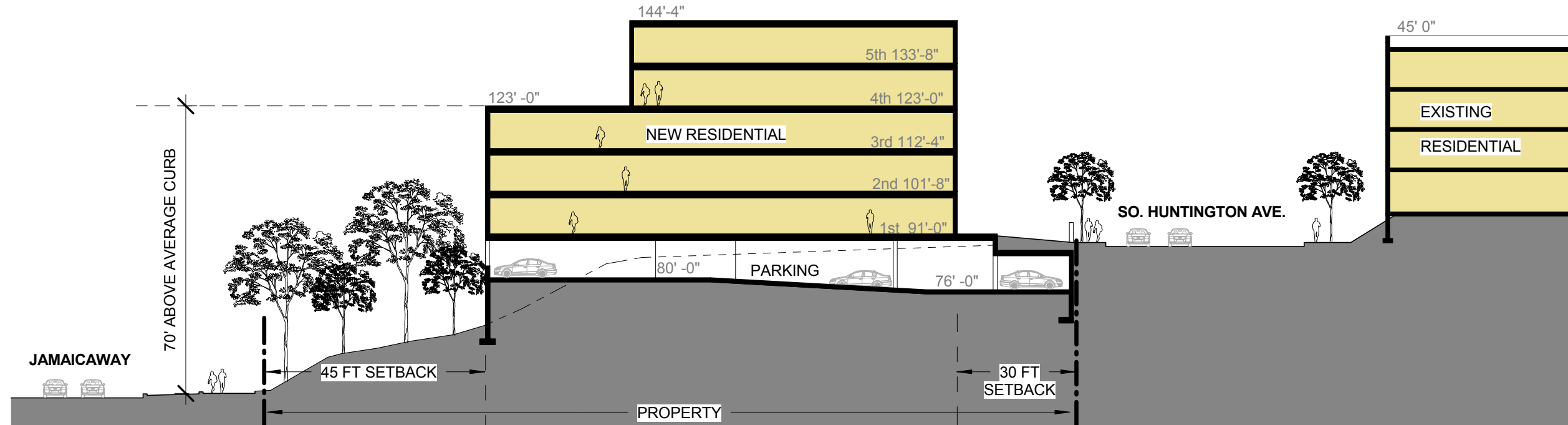


1st flr



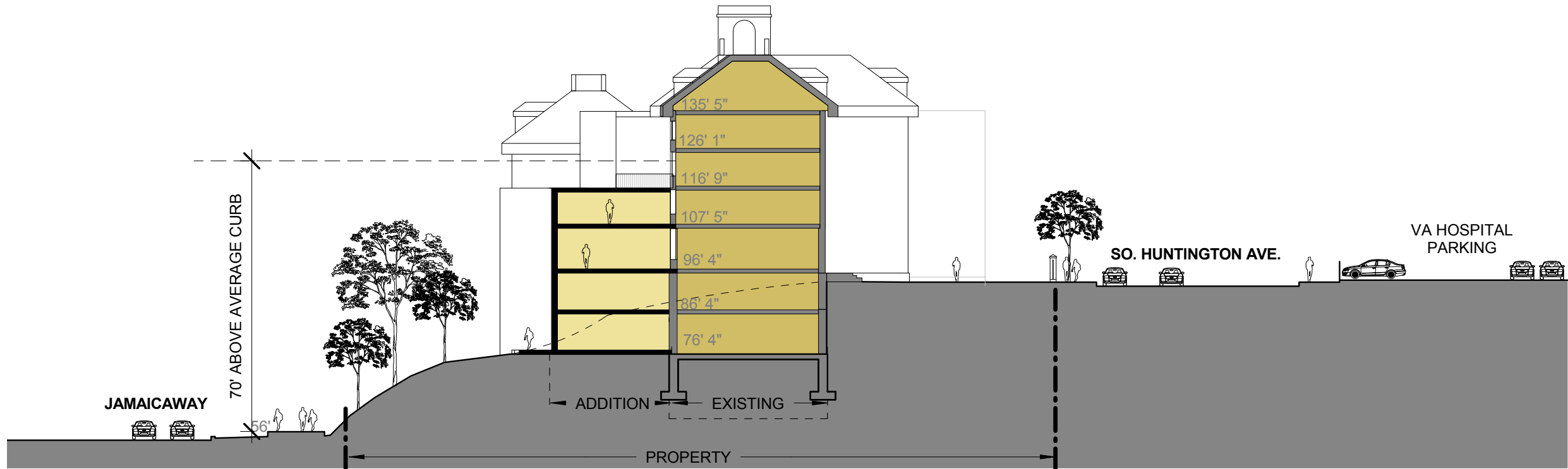
4th flr

Site Sections



AA

Site Section through the new building



BB

Site Section through Goddard House

Goddard House
Nov. 24, 2015

Street Elevations



South Huntington



Jamaicaway

Goddard House
Nov. 24, 2015

Existing view on Jamaicaway



Goddard House
Nov. 24, 2015

Proposed view of the addition on Jamaicaaway



Goddard House
Nov. 24, 2015

Existing view on South Huntington



Goddard House
Nov. 24, 2015

Proposed view of the addition on South Huntington



Goddard House
Nov. 24, 2015

Existing view on South Huntington



Goddard House
Nov. 24, 2015

Proposed view on South Huntington



Goddard House
Nov. 24, 2015

Existing view on Jamaicaway



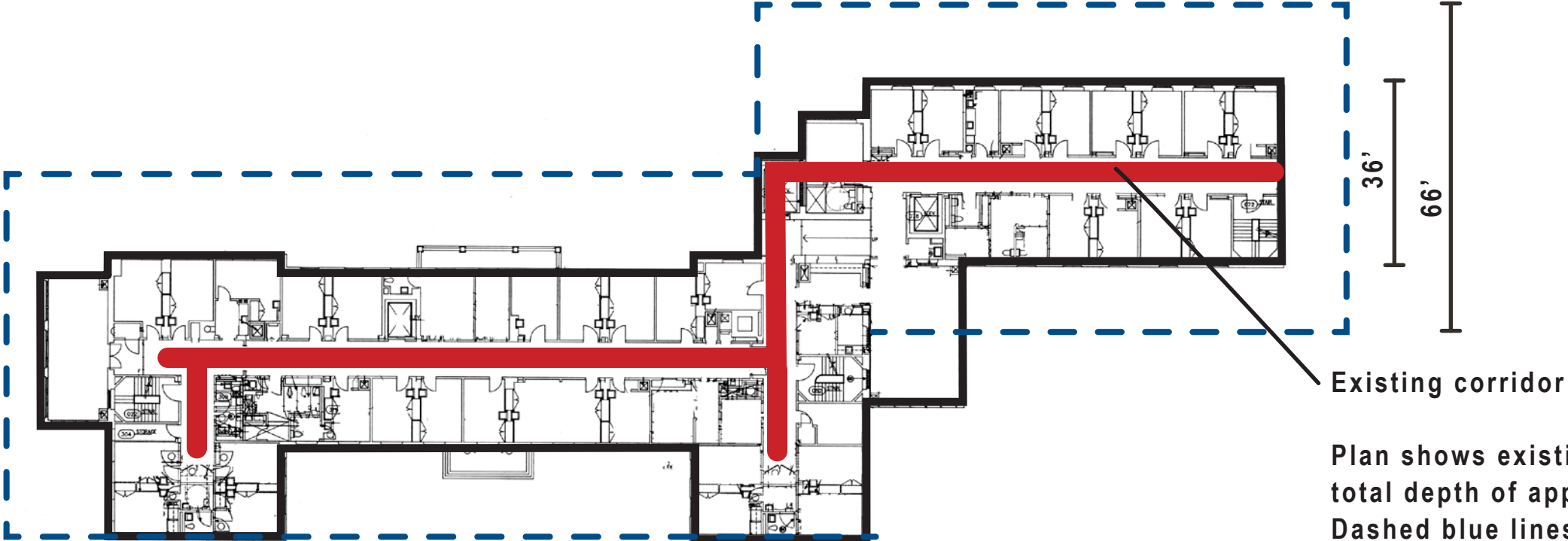
Goddard House
Nov. 24, 2015

Proposed view of the new building on Jamaicaaway



Goddard House
Nov. 24, 2015

Challenges: Proportion of Building



Existing corridor

Plan shows existing building layout with total depth of approximately 36'
 Dashed blue lines indicate outline of a typical residential building with a total depth of approximately 66'

Existing Goddard House with NO Additions

Addition facing Jamaicaaway



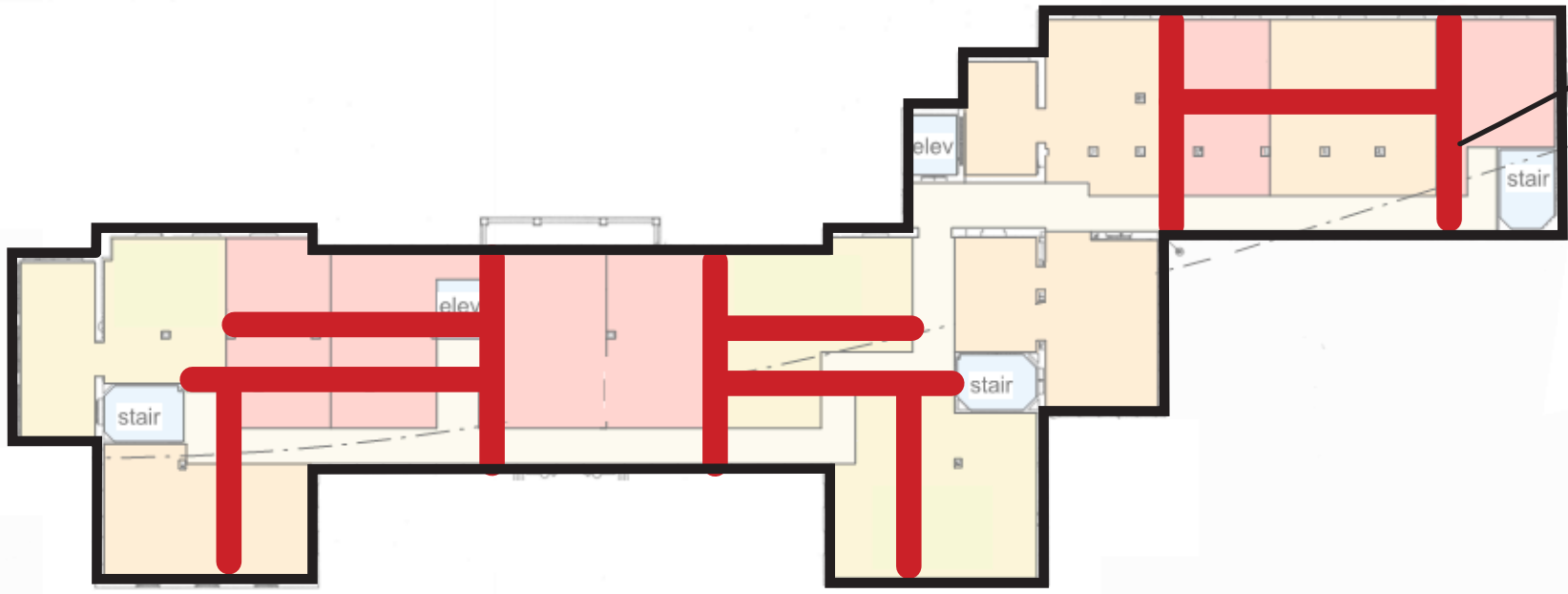
Double loaded Corridor
 Apartment Units on both sides with views

Depth of the entire building with additions will be approximately 66' allowing for units on both sides

Addition facing So. Huntington

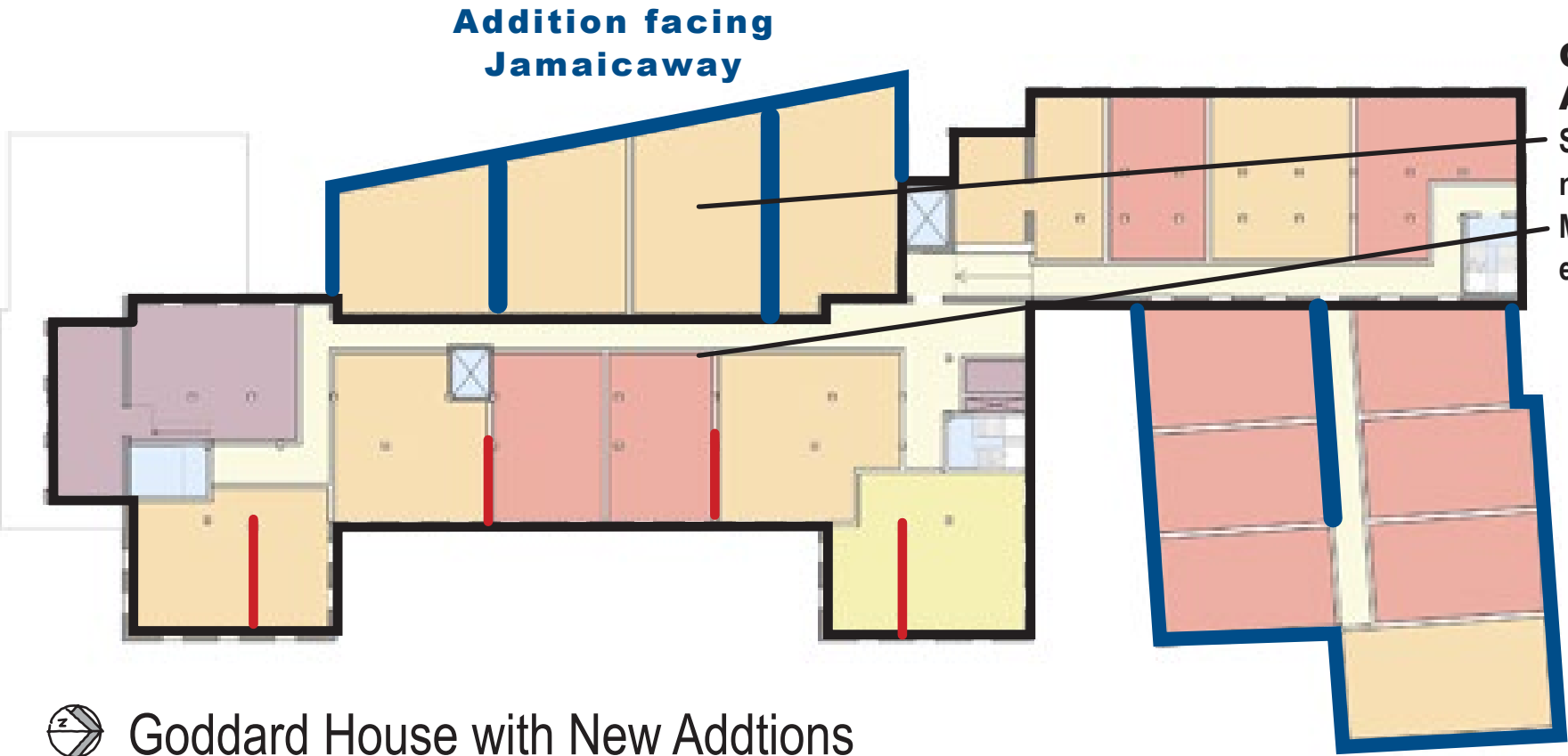
Goddard House with New Additions

Challenges: Building Structure



Goddard House with NO Additions
Steel braced Framing on all six floors
with new foundations in the existing building

 Existing Goddard House with NO Additions



Goddard House with TWO new Additions
Steel braced Framing on all floors of the
new additions
Minor structural work on few floors in the
existing building

 Goddard House with New Additions

**Addition facing
So. Huntington**