



45 Townsend Street – BCDC Meeting

August 1, 2017



45 TOWNSEND STREET

PROJECT SUMMARY

The KIC team proposes to transform the abandoned Radius Hospital site in Roxbury into a vibrant, highly sustainable Live/Work/Play community, opening in 2021. 300 market rate units, resident amenity spaces, ground floor commercial and publicly accessible community spaces will be developed on site. An additional 45 income restricted Affordable Home Ownership Units will be developed within walking distance, at Bartlett Yard.

MIXED USE DEVELOPMENT

Residential

300 apartments will be dispersed in 5 residential wings from 5 to 8 stories. They are linked by a spine of residential amenity spaces: gathering spaces; exhibition kitchen and dining; spaces for study, work and meetings; game room; fitness center; laundries; lounge and party space; and dog grooming facilities. The amenity spine climbs the 40' slope linking the main Townsend Street Lobby to the 4th floor Harrishof Lobby, and fifth floor amenity spaces and garage-top Green Roof with decks expanding fitness and gathering spaces, as well as BBQ areas, lawn for lounging, an out door pool, and abundant trees and shrubs. and grilling areas, the rooftop viewing deck, the zen gardens at the west, and community orchard and plaza. The latter are publicly accessible to neighbors.

Commercial Space

Locally run co-work space for local entrepreneurs and businesses
Locally run café with outdoor seating

Community Space

Mezzanine gallery and event space
Business networking center available for training and events
Plaza for farmers' market, craft fairs and neighborhood events
Adjacent community gardens and orchard

DESIGN DRIVERS

1. Sustainability: LEED Gold Certification; Extreme performance, using 45% less energy than comparable buildings in 2021; maximize water conservation and retention; promote health of residents and neighbors; limit vehicles on site; maximize green space and create complementary relationship between strong natural landscape and buildings
2. Minimize ledge removal by organizing building on previously developed flattened areas of site and respond to site topography with 40' elevation change
3. Building massing to respond to neighborhood's 4 story brick apartment buildings at Townsend Street
4. Create engaging interface with each sub-neighborhood: at Townsend, with entry patio and townhouse front yards; at Harrishof with plaza and community orchard; at Dennison with pedestrian path linking to dog park, plaza and orchard.
5. Develop spine of amenity spaces that steps up the slope and links 5 dispersed residential wings
6. Maximize resident views of downtown, Arboretum and Blue Hills

PROJECT DATA

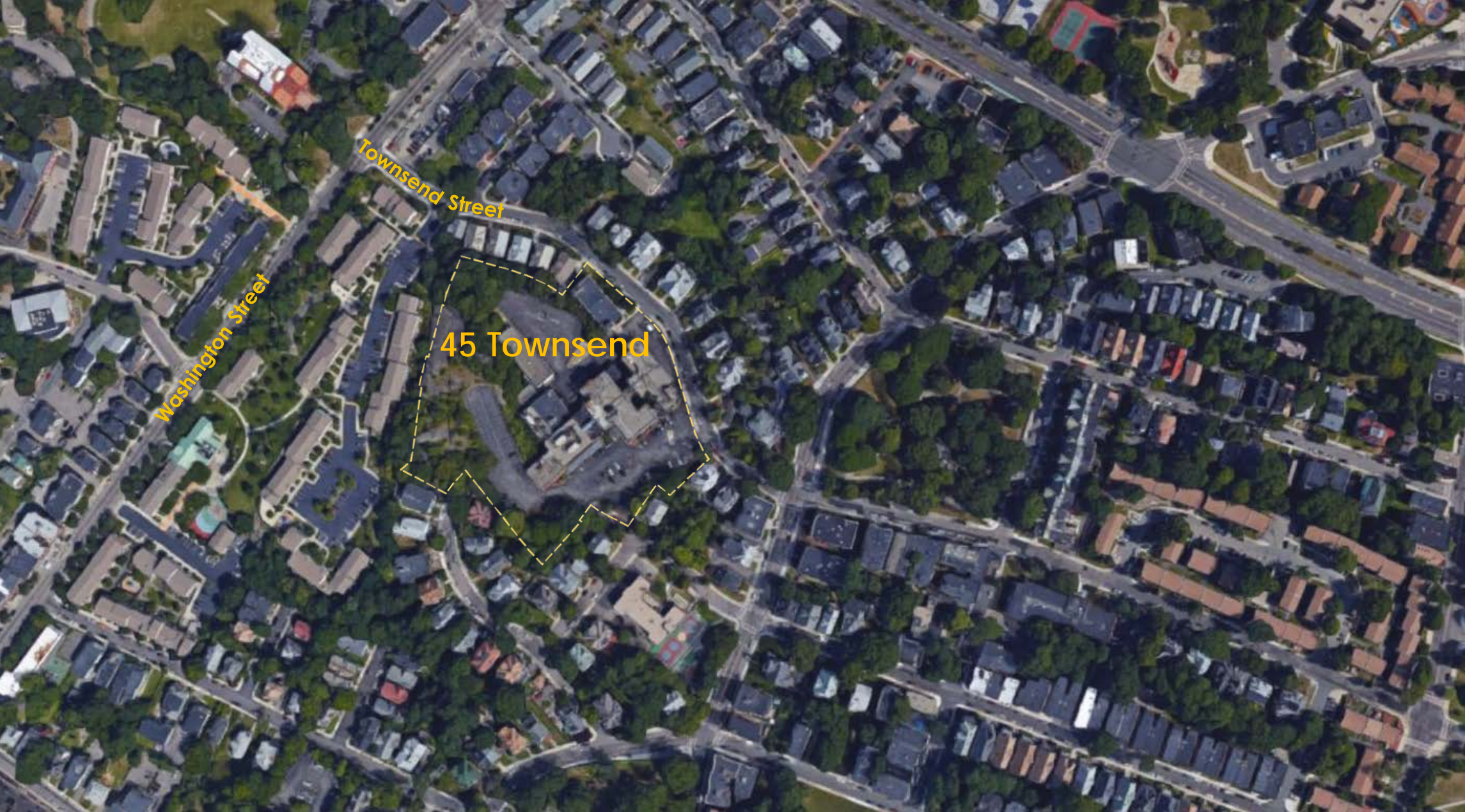
Site + Landscape	Site Area	211,307 SF
	Permeable Surface	104,698 SF (31% > existing)
	Open Space, Public Accessible	27,432 SF
	Open Space, Resident Accessible	43,356 SF
Building	Gross Floor Area	336,253 SF
	Building Footprint	87,750 SF (2% > existing)
	Building Height	5 Floors/60' 8 Floors/80'
	FAR	1.59 (2.0 Allowable)
	Density	62 units/acre
Uses	Unit Count	300 units
	Studio	46 units
	1BD	148 units
	2BD	94 units
	3BD	12 units
	Resident Amenity Spaces	15,067 SF
	Commercial: Café/Co-Working Offices	4,001 SF
Community: Gallery/Business Center	2,490 SF	
Transportation	Parking in Garage	214 spaces
	Parking Short Term - Exterior	3 spaces
	Parking Shared - Exterior	3 spaces
	Bike Storage Interior	300 spaces
	Bike Parking Exterior	32 spaces



PROJECT TEAM

Kensington Investment Company has assembled a diverse, community- focused team:

Project Architect	Studio G Architects (WBE)
Associate Architect	DREAM Collaborative (MBE)
Landscape Architect	Ground Inc (WBE)
Owner Advisor: Sustainable Design	G-O Logic, Matt O'Malia
Construction Management	Janey Inc. (MBE)
Article 80 Government/Community Relations	BevCo Associates (M/WBE)
Legacy Consultant	Alfreda Harris (MBE)
Owner Philanthropy and Community Investment	Lewis Family Foundation



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Existing Aerial Plan



Locus Map

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Corner of Washington and Townsend Streets



Academy Homes on Codman Park; rock outcropping beyond



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Context – Washington Street



1 – 2 family houses across Townsend Street



Colonial Revival Houses on Townsend Street



Intersection of Walnut Avenue and Townsend Street



Context – Townsend Street

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Horatio Harris Park



Apartments on Harold Street across from Horatio Harris Park



Apartments on Townsend Street across from Horatio Harris Park



Context – Townsend Street/Horatio Harris Park

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Walnut Park Apartments
20 Floors

45 Townsend Street
5-8 Floors

Council Tower Apartments
17 Floors

Context – Large-Scale Housing

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Historic Map 1931



Historic Map 1995

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Existing Aerial View

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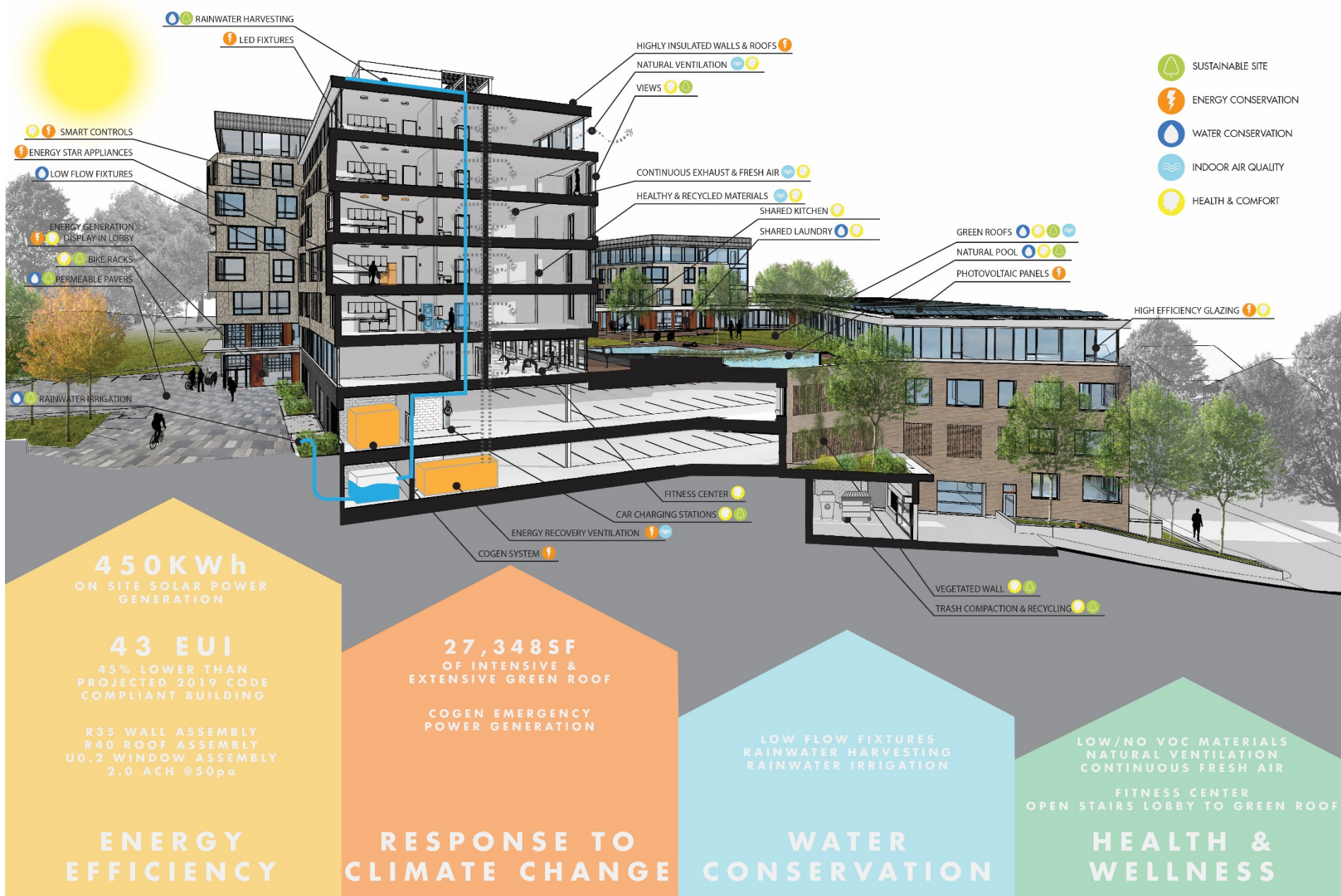
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Design Drivers – Sustainable Development



REACTIVATION OF ABANDONED SITE

WALKING DISTANCE TO PUBLIC PARK: 0.1 MI
PUBLIC BUS: 0.2 MI
PUBLIC TRAIN: 0.6 MI

8,197 SF OF INTERIOR NEIGHBORHOOD SPACES
21,400 SF OF OUTDOOR NEIGHBORHOOD SPACES

ONSITE CAR SHARE & CAR CHARGING STATIONS

IMPACT OF PLACE

36 TONS OF CARBON REMOVED PER YEAR DUE TO INCREASED VEGETATION

76 LBS OF PARTICULATE MATTER REMOVED PER YEAR DUE TO INCREASED VEGETATION = REDUCED ASTHMA RATES

XX% IMPERMIABLE SURFACE REDUCED

RESPONSE TO CLIMATE CHANGE

50% OF WATER IRRIGATION FROM RAINWATER HARVESTING

STORMWATER FILTERED ONSITE, RETURNED TO AQUIFER

WATER CONSERVATION

300 INTERIOR BIKE RACK SPOTS

58,985 SF OF USABLE OPEN SPACE

ON-SITE WALKING PATHS

HEALTH & WELLNESS

Design Drivers – Sustainable Development

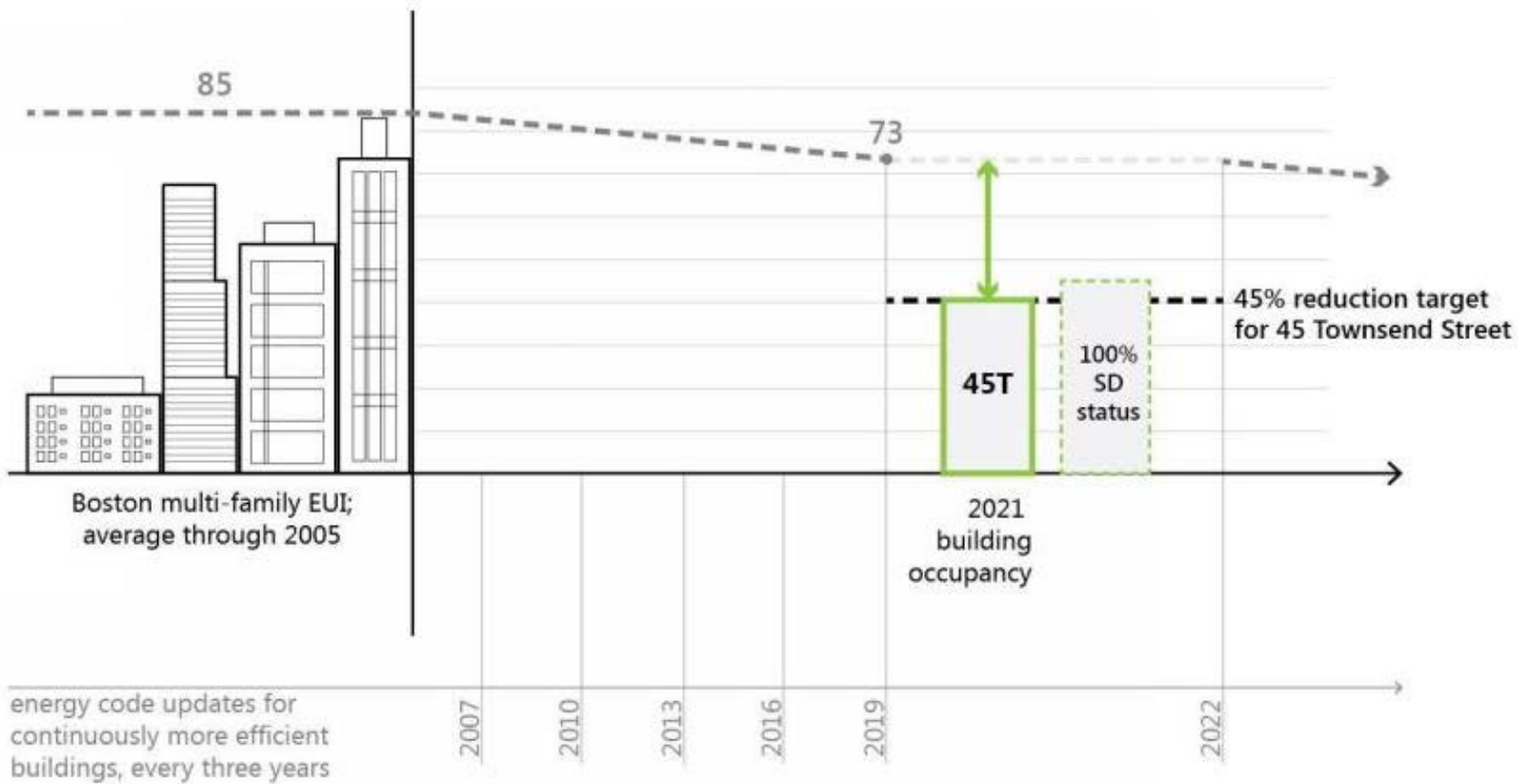
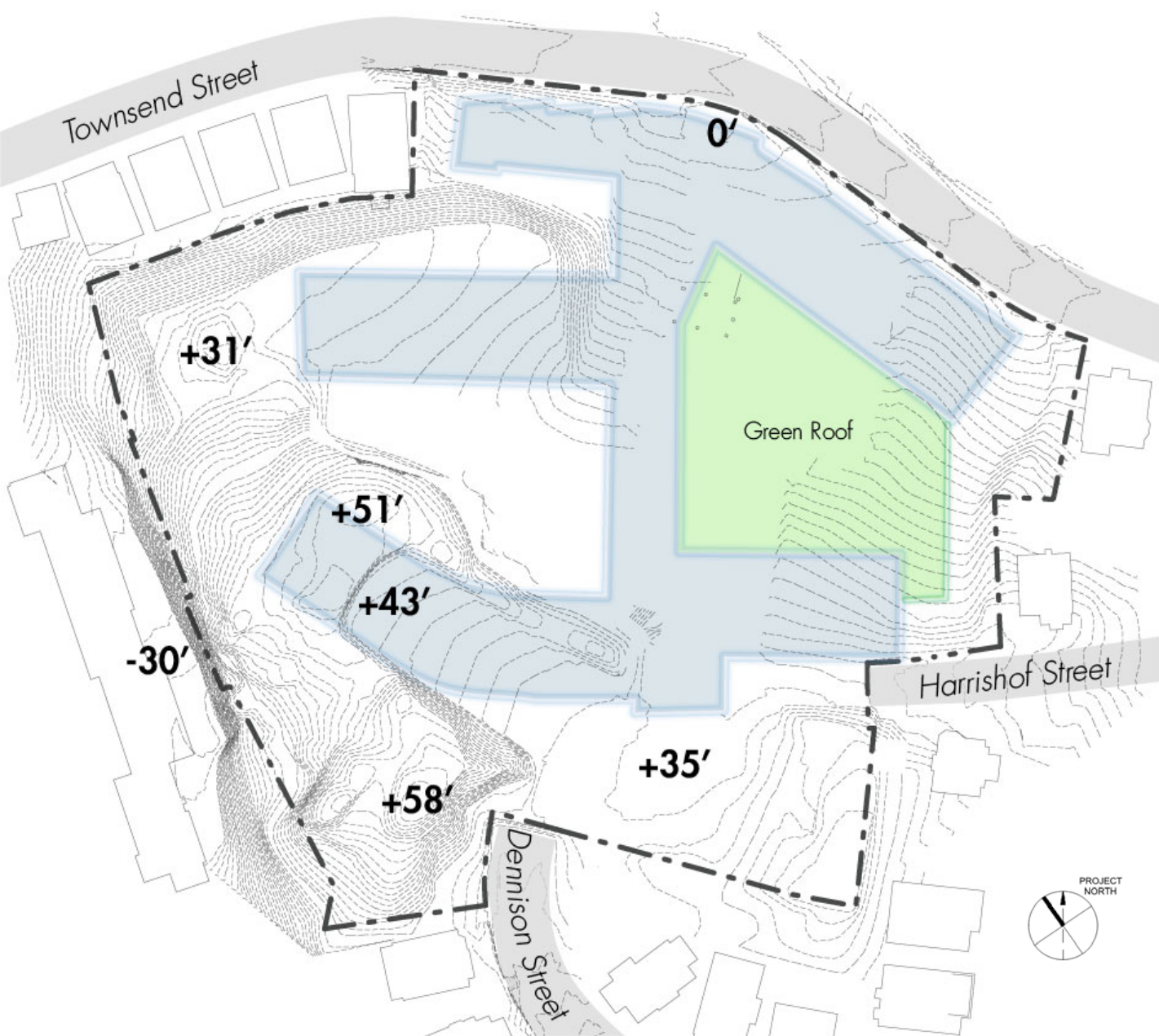


Figure 9—1 Energy Target Baseline

Design Drivers – Sustainable Development



Design Drivers – Minimize Ledge Removal

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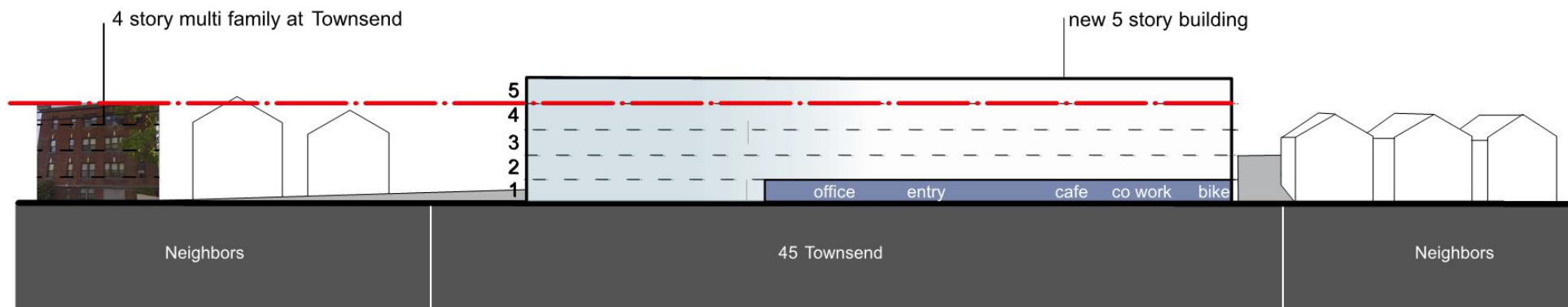
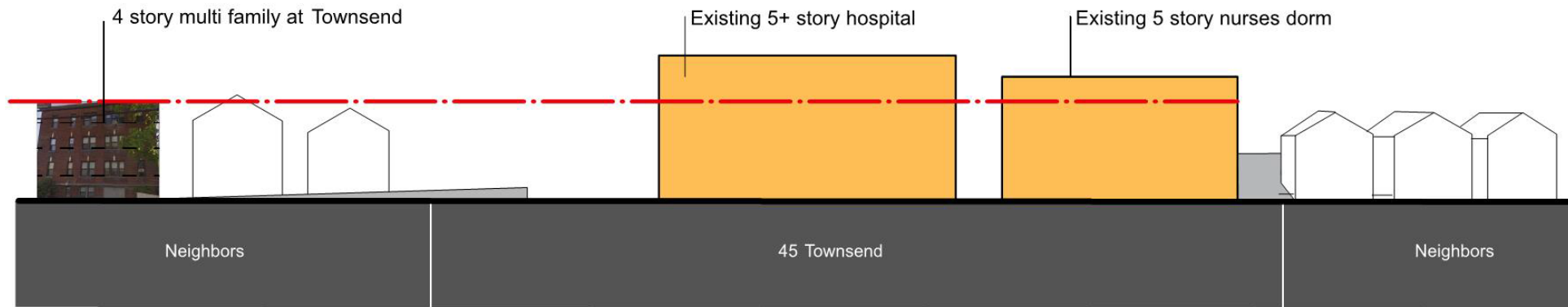
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Design Drivers – Massing Related to Neighborhood



1. Cowork (shared business)
 2. Local Café
 3. Lobby + Community Gallery
 4. Network Zone (meeting + computer stations)
 5. Green Roof
 6. Viewing Deck
 7. Harrishof Plaza
 8. Community Gardens + Orchard
- ▲ Garage Entries
▲ Lobby Entries



Design Drivers – Engage with Neighbors



1. Cowork (shared business)
 2. Local Café
 3. Lobby + Community Gallery
 4. Network Zone (meeting + computer stations)
 5. Green Roof
 6. Viewing Deck
 7. Harrishof Plaza
 8. Community Gardens + Orchard
- ▲ Garage Entries
▲ Lobby Entries



Design Drivers – Amenity Spine Links Residential Wings



Design Drivers – Maximize Views

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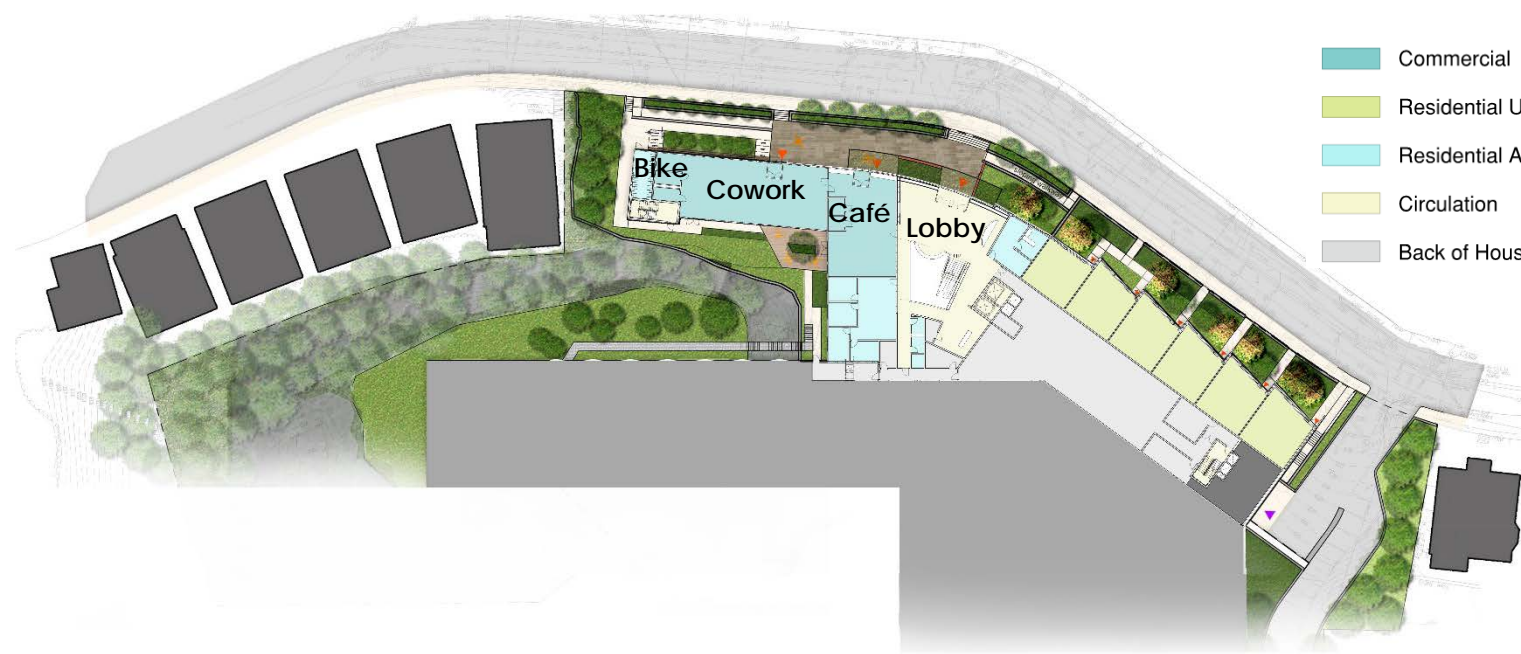
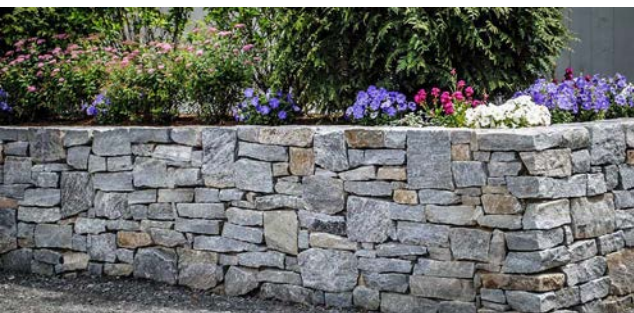
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- Commercial
- Residential Unit
- Residential Amenity
- Circulation
- Back of House



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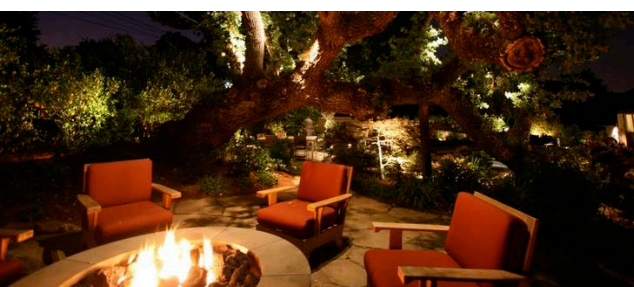
Level 1 Plan + Townsend Street Landscape



- Commercial
- Residential Unit
- Residential Amenity
- Circulation
- Back of House



Level 2 Plan + Secret Garden



Level 3 Plan + Zen Garden



- Commercial
- Residential Unit
- Residential Amenity
- Circulation
- Back of House

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Level 4 Plan + Harrishof Plaza and Orchard



Level 5 Plan + Green Roof



- Commercial
- Residential Unit
- Residential Amenity
- Circulation
- Back of House

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Level 11 Plan – Viewing Deck



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Plaza from Dennison Street

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Model

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