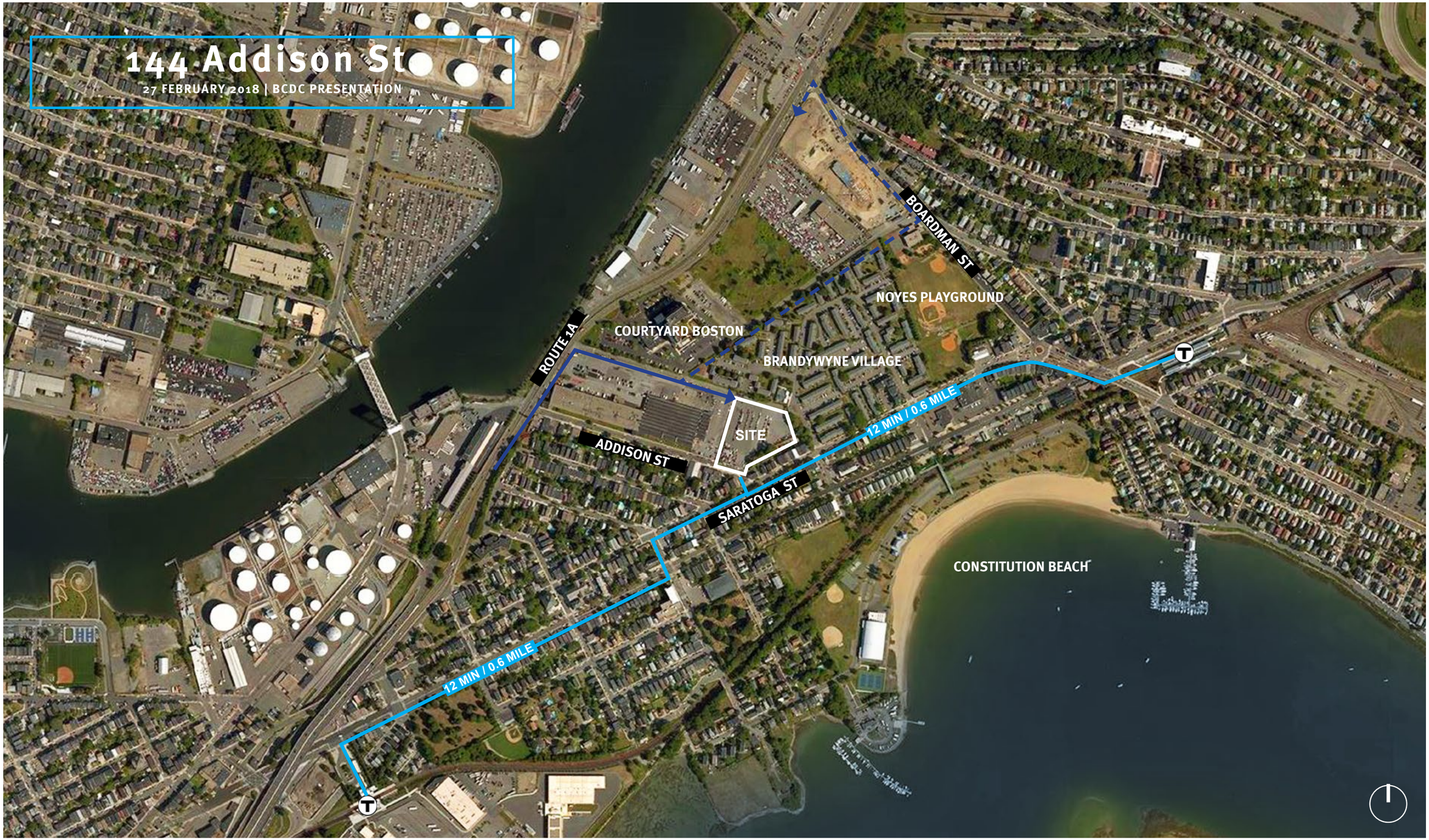
144 Addison St

27 FEBRUARY 2018 | BCDC PRESENTATION



COMMUNITY OUTREACH

MAY - JUNE 2017 Individual Meeting w/ Abutters + Stakeholders

JULY 27, 2017 Letter of Intent Submitted

AUGUST 10, 2017 Abutter Meeting

SEPTEMBER 11, 2017 Harbor View Neighborhood Association

SEPTEMBER 18, 2017 Orient Heights Neighborhood Association

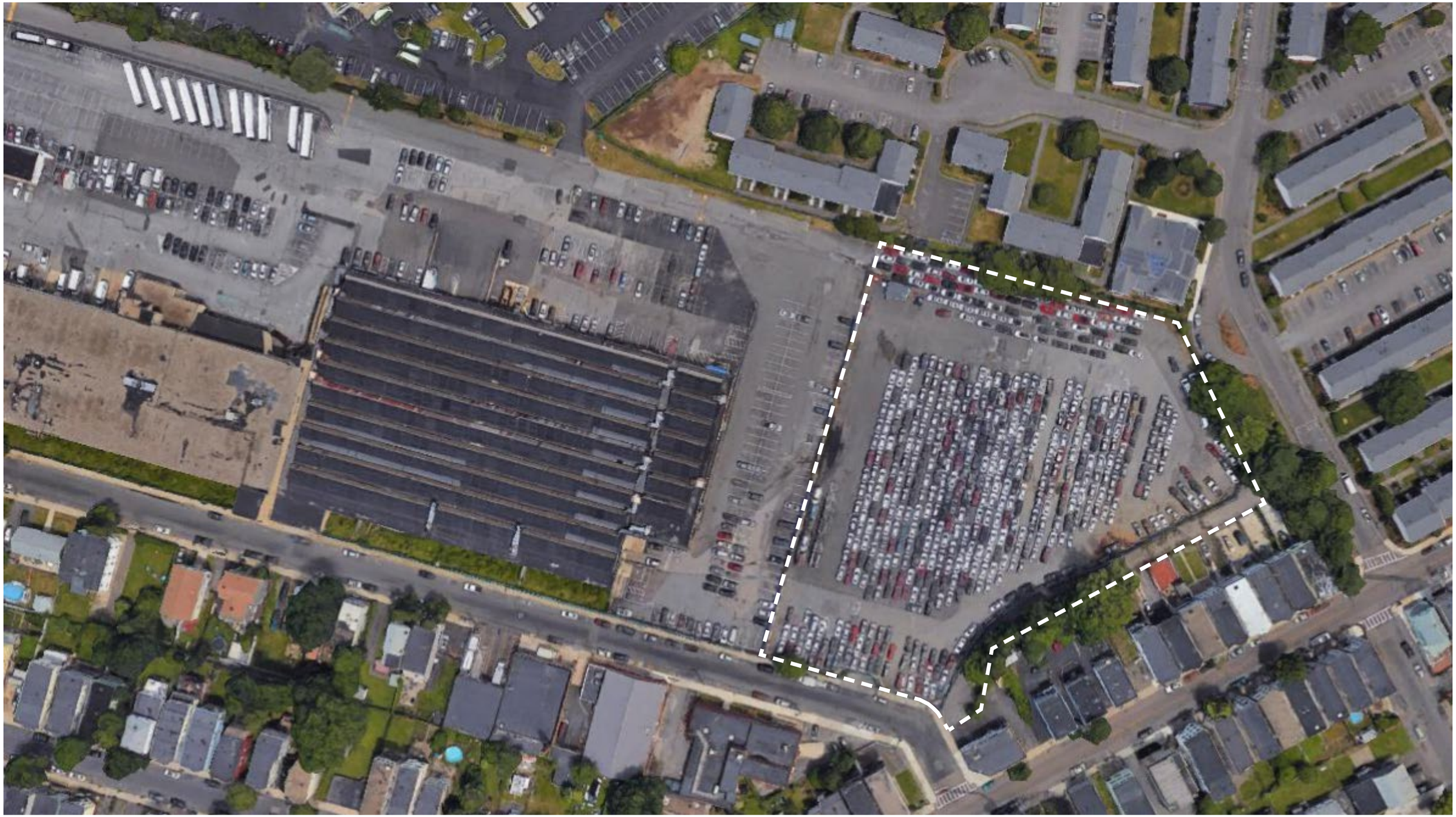
DECEMBER 12, 2017 Abutter Meeting

JANUARY 19, 2018 EPNF Submitted

JANUARY 31, 2018 IAG Meeting

FEBRUARY 7, 2018 Scoping Session

MARCH 1, 2018 Public Meeting



SITE CONTEXT

ADDISON STREET APPROACH

SARATOGA STREET APPROACH

ABUTTER | ACCESS STREET

MCCELLAN APPROACH |
BUILDING FACADE

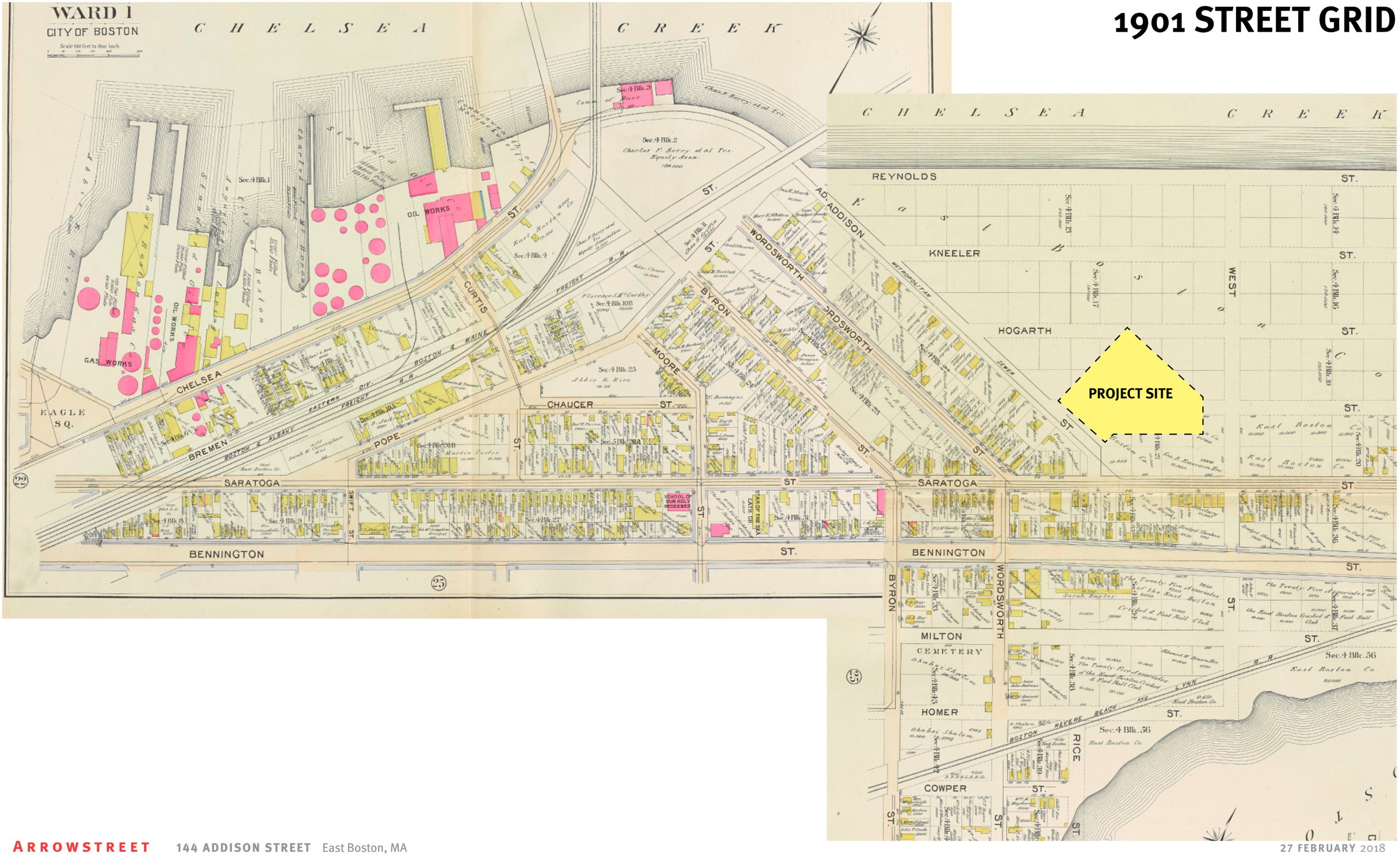
PROJECT STATS

PROJECT SITE	**143,139 SF** (3.3 ACRES)
GROSS FLOOR AREA	**APPROX. 189,770 SF**
FLOOR AREA RATIO	**1.3**
RESIDENTIAL USES	**270 NEW DWELLING UNITS** **7,000 SF RESIDENTIAL AMENITY SPACE**
BICYCLE PARKING	**270 COVERED, RESIDENT SPOTS** **15 VISTOR SPOTS**
VEHICLE PARKING	**179 COVERED, RESIDENT SPOTS**
OPEN SPACE	**77,500 SF** (54% SITE AREA)

UNIT MIX

STUDIO	**59 UNITS**	(22%)
1 BR	**149 UNITS**	(55%)
2 BR	**62 UNITS**	(23%)
TOTAL	**270 UNITS**	

1901 STREET GRID



1922 STREET GRID

PART OF WARD 1 CITY OF BOSTON. Scale 100 Feet to the Inch.

CHELSEA CREEK

CHELSEA

EAST BOSTON

STANDARD OIL CO.

GAS WORKS

EAGLE SQ.

CHELSEA

BREMEN

SARATOGA

BENNINGTON

NEPTUNE RD

CURTIS ST.

MAVERICK YARD

BECK ST.

MOORE ST.

CHAUCER ST.

POPE

BYRON

WORDSWORTH

ADDISON

MAVERICK

COTTON MILL

WEAVE ROOM

MILLS

RESERVOIR

PROJECT SITE

VANDYKE

WEST ST.

WESTBROOK ST.

HORACE ST.

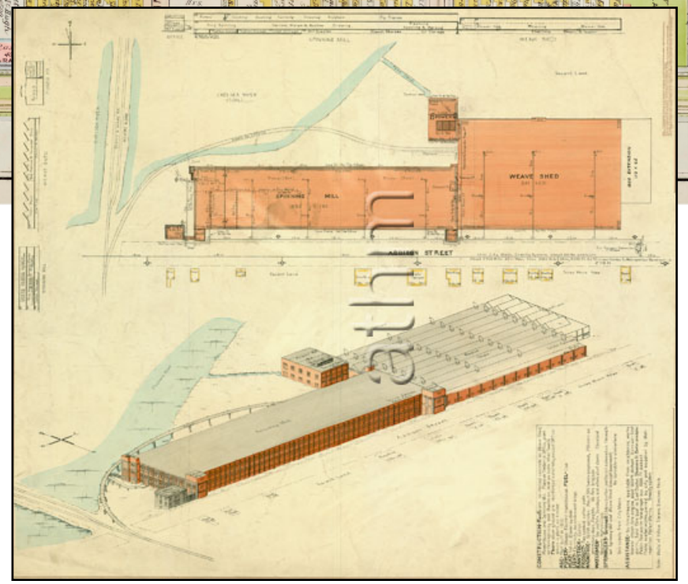
MILTON

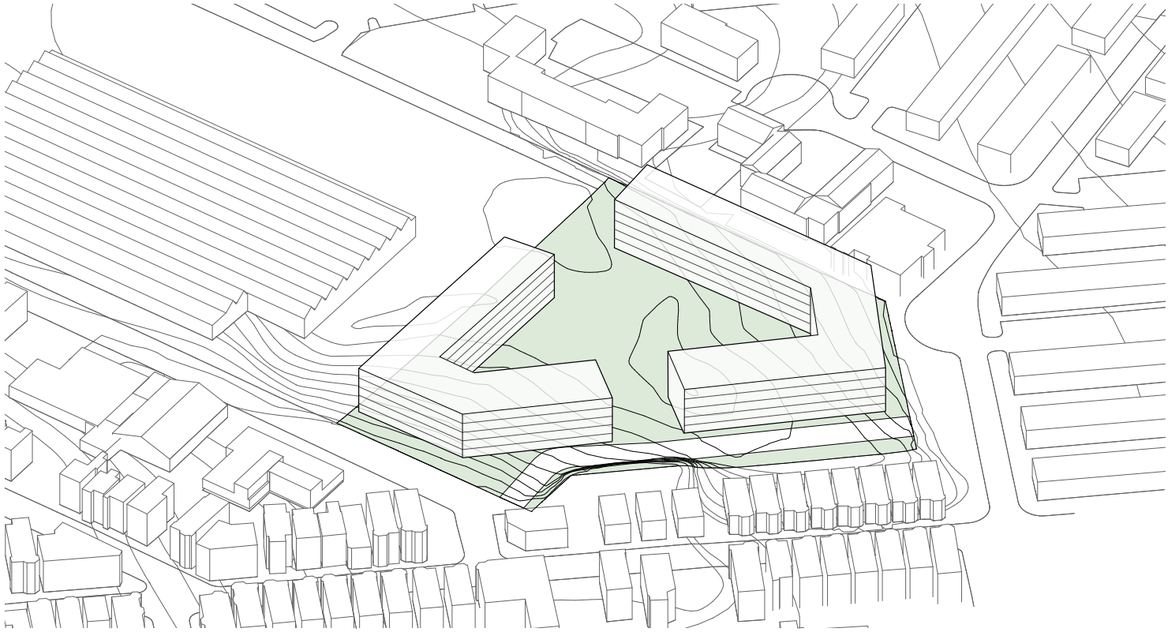
HOMER ST.

COWPER ST.

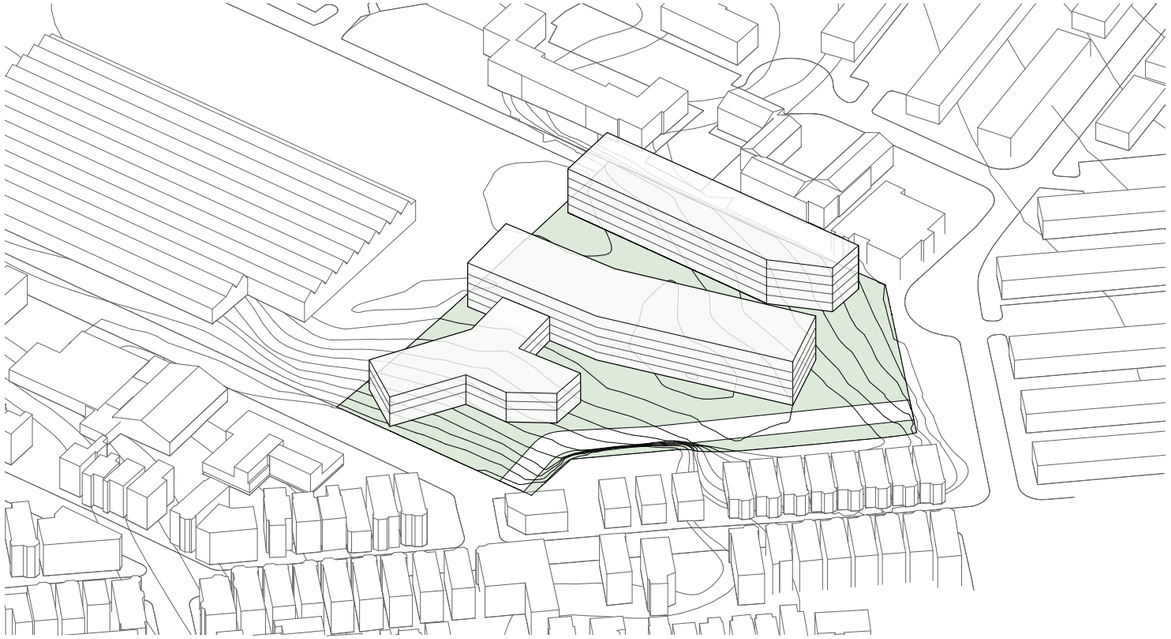
CEMETERY

RICE

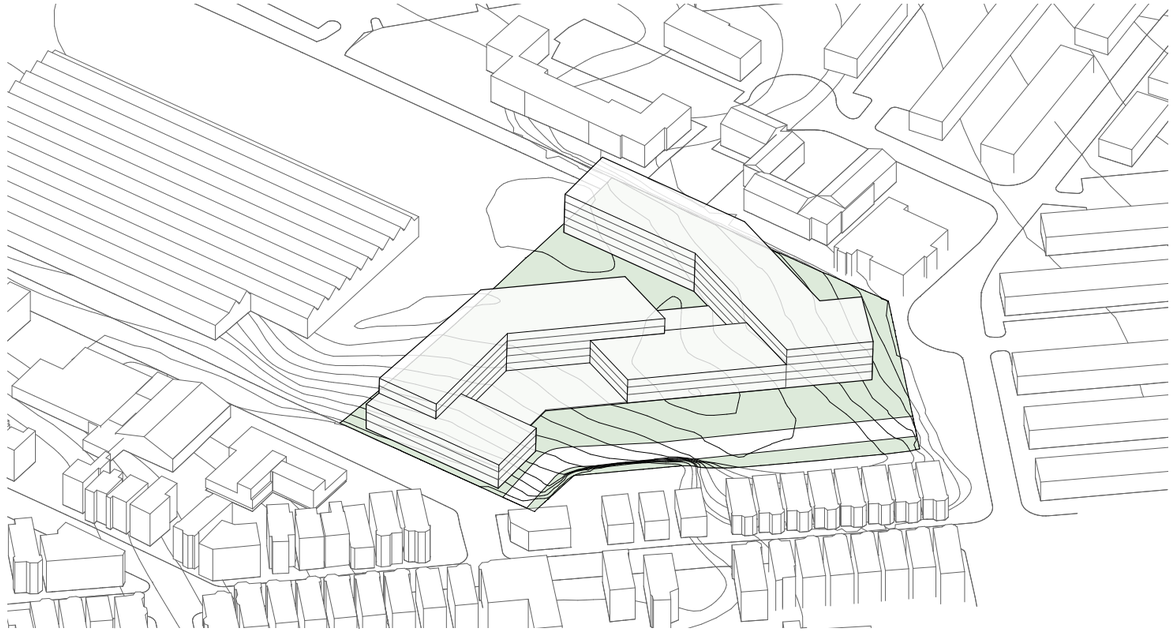




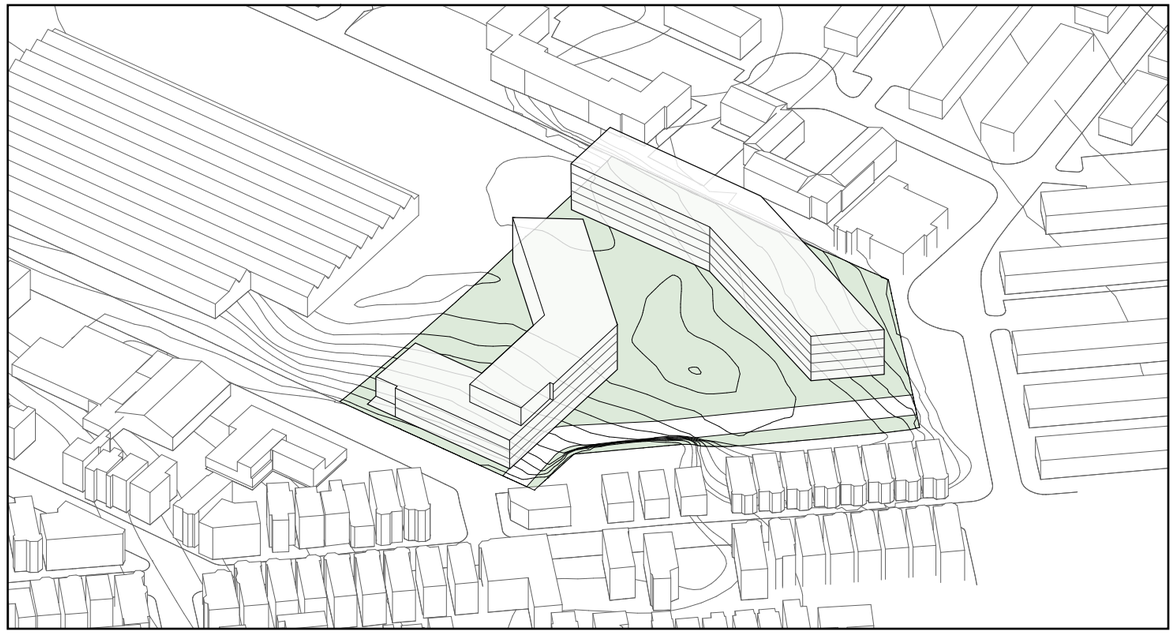
Massing 1: Central courtyard.



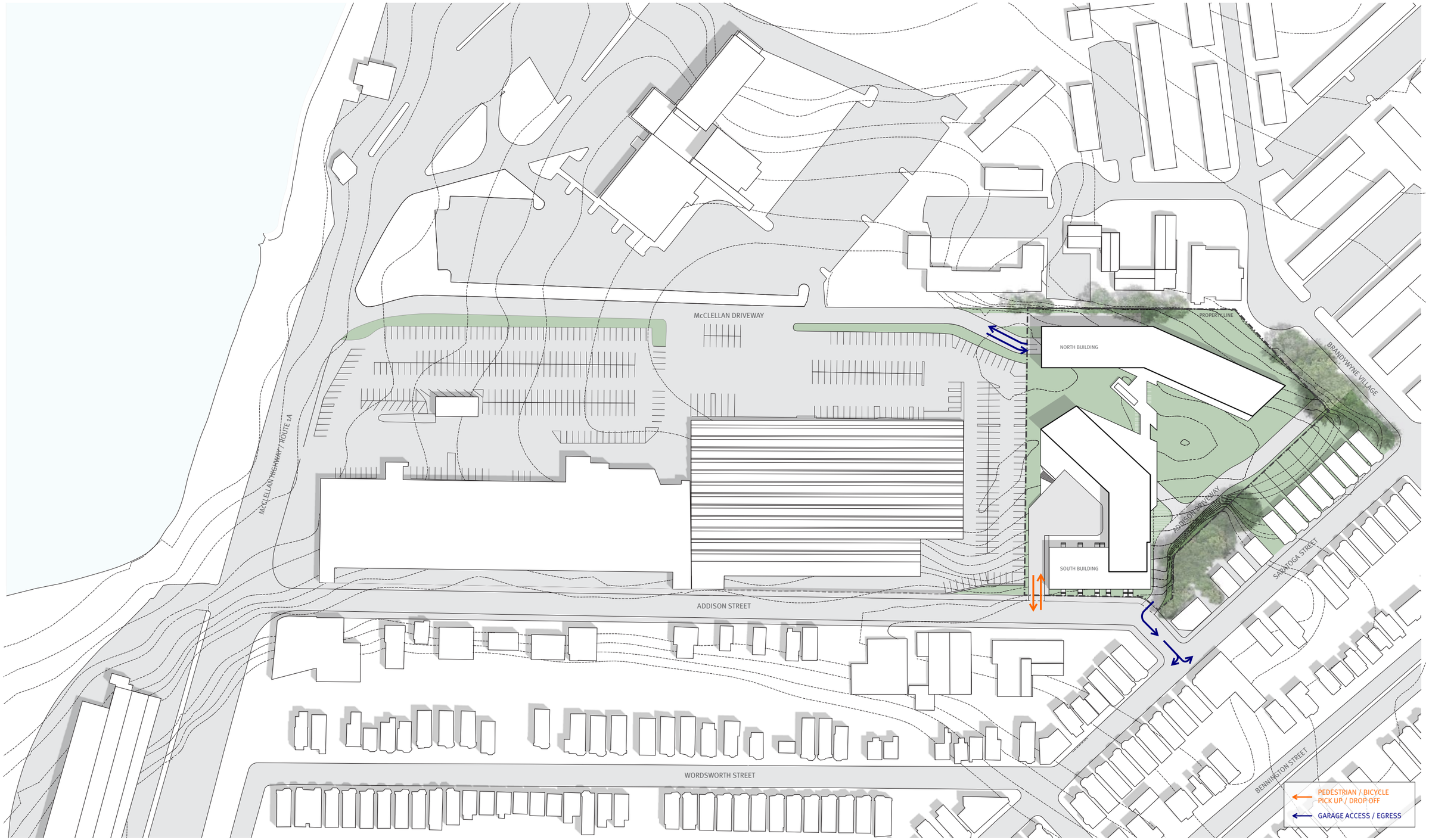
Massing 2: Buildings run linearly east to west across site.

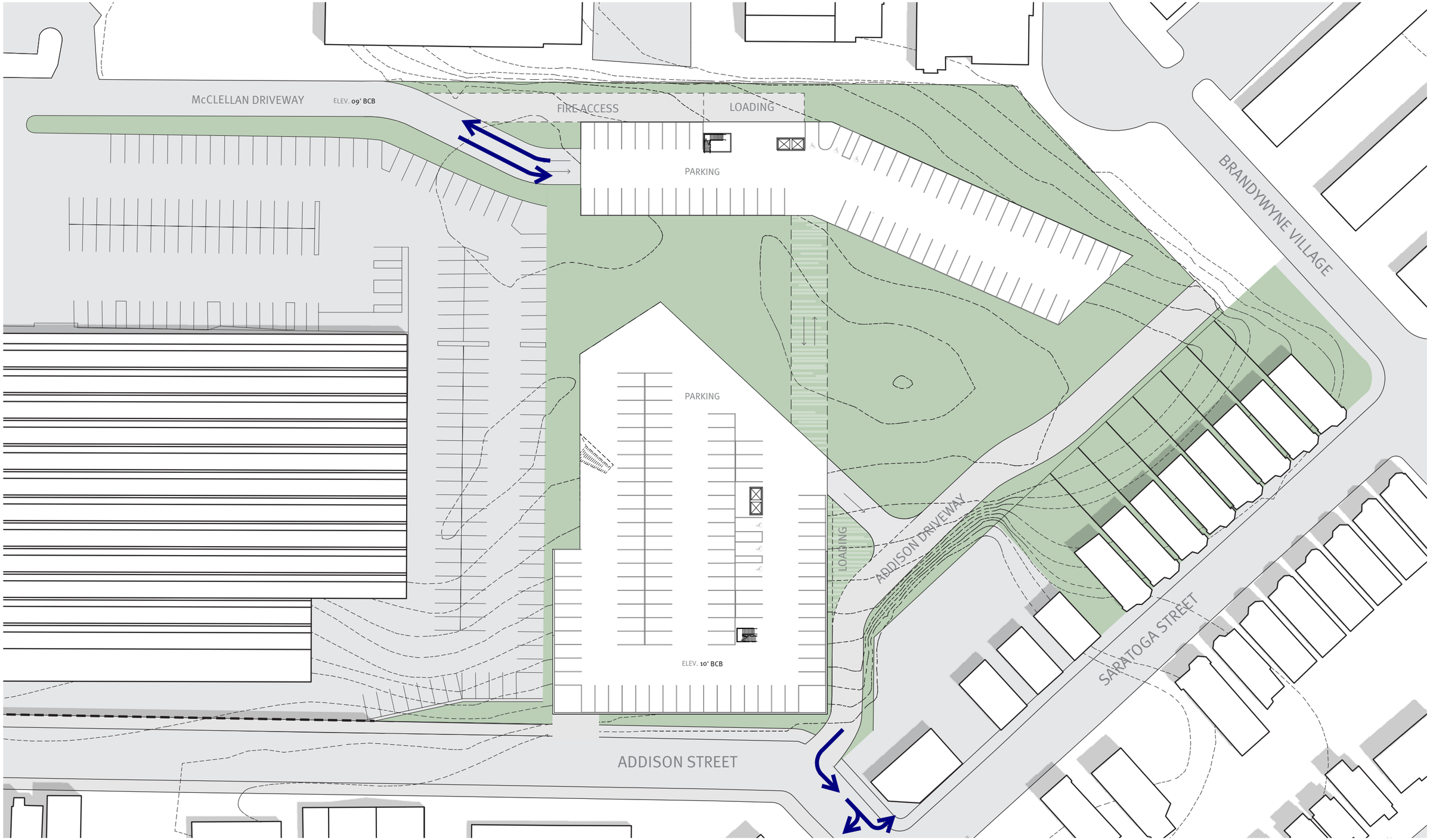


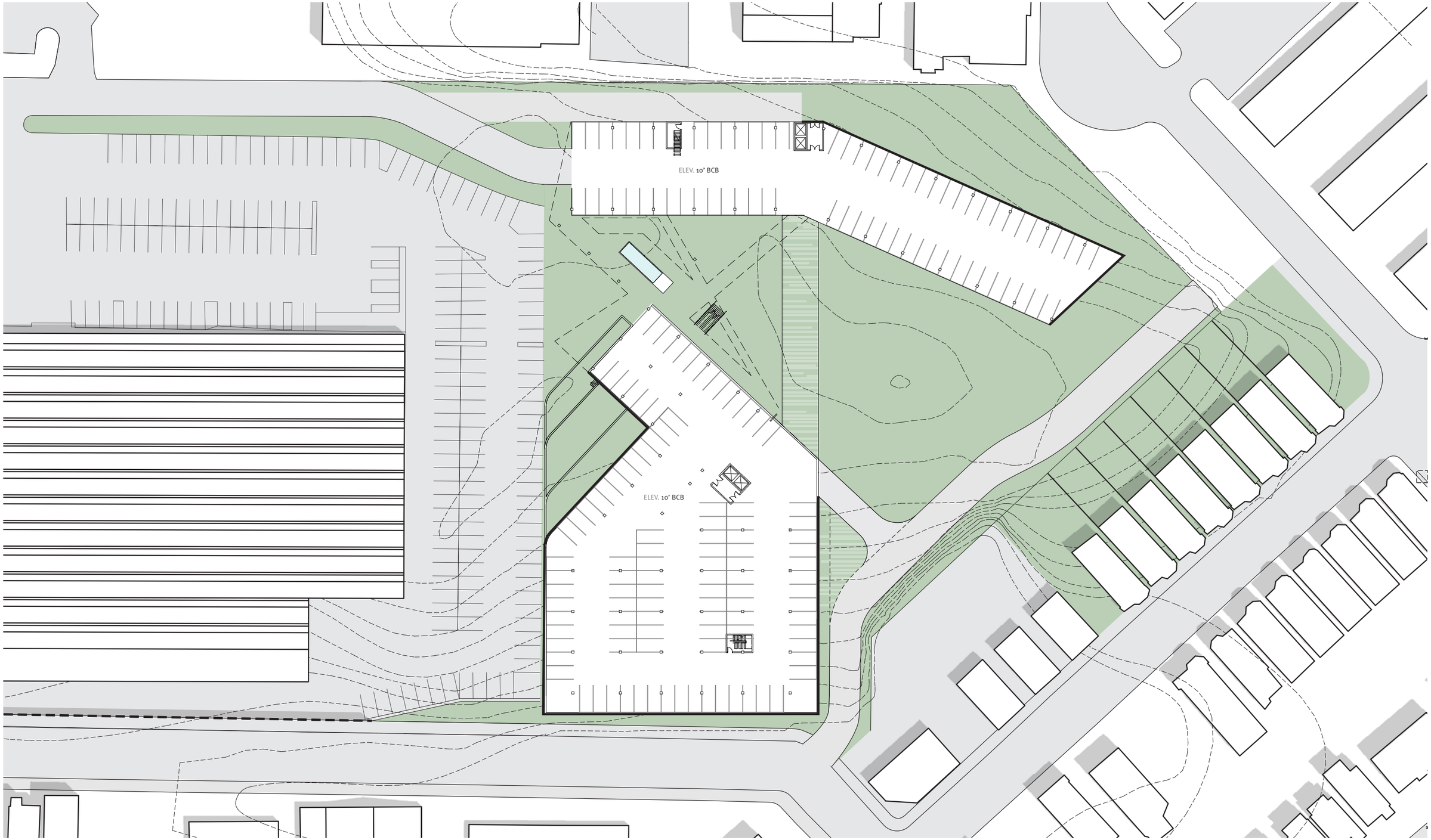
Massing 3: Two residential buildings anchor into higher topography of the site, and a physical connector housing amenities bridges across the site.



Final Massing: Two residential buildings remain on either side of the site, anchored in higher topography, and the geometry allows a circulation path through the site.


McCLELLAN DRIVEWAY
PROPERTY LINE
NORTH BUILDING
BRANDYWYNE VILLAGE
McCLELLAN HIGHWAY / ROUTE 1A
ADDISON DRIVEWAY
SARATOGA STREET
SOUTH BUILDING
ADDISON STREET
WORDSWORTH STREET
BENNINGTON STREET
PEDESTRIAN / BICYCLE PICK UP / DROP OFF
GARAGE ACCESS / EGRESS

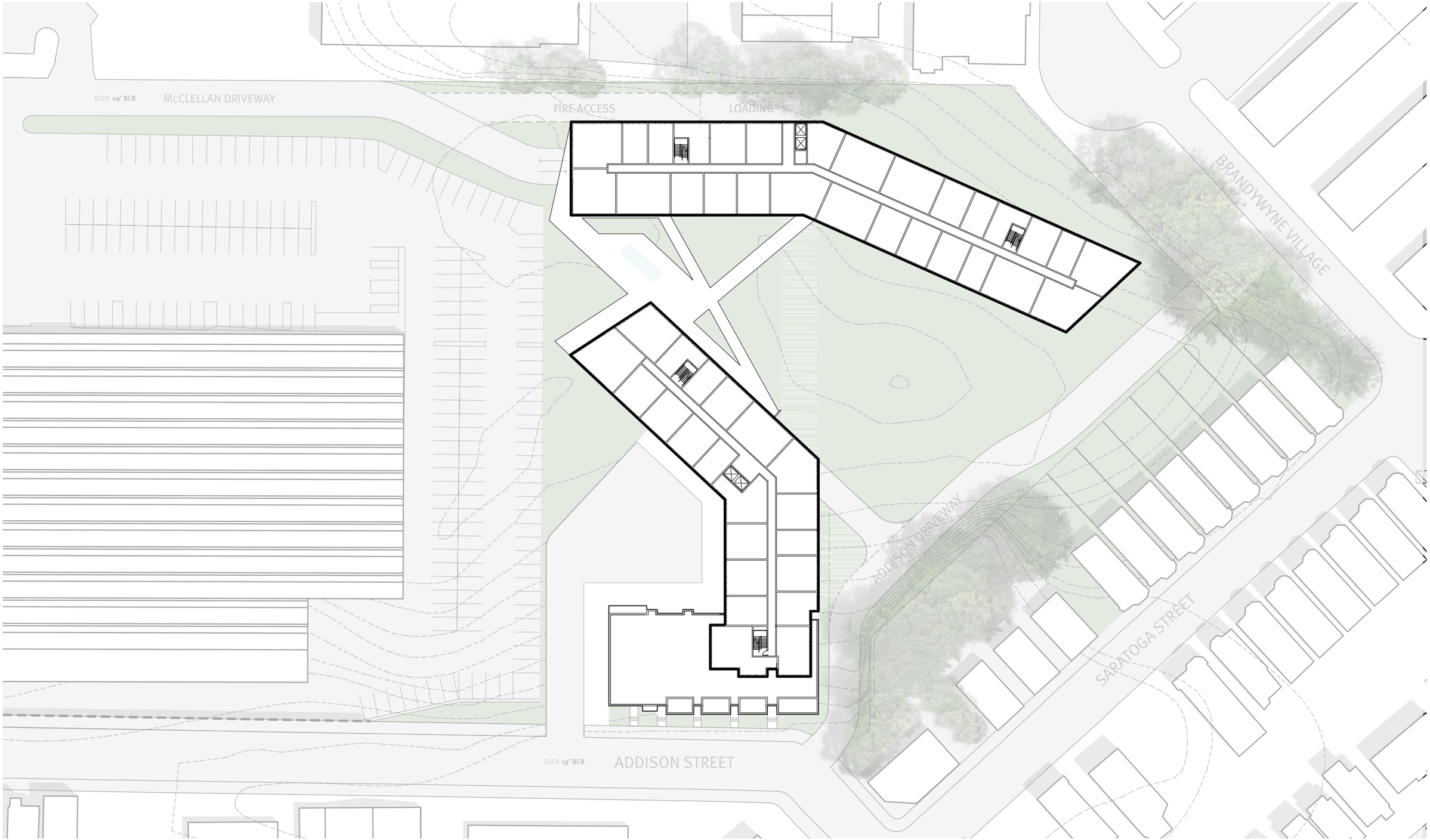

McCLELLAN DRIVEWAY
ELEV. 09' BCB
FIRE ACCESS
LOADING
PARKING
BRANDYWYNE VILLAGE
PARKING
ELEV. 10' BCB
LOADING
ADDISON DRIVEWAY
SARATOGA STREET
ADDISON STREET


ELEV. 10' BCB
ELEV. 10' BCB


ELEV. 09' BCB
McCLELLAN DRIVEWAY
FIRE ACCESS
LOADING
55 FT
BRANDYWYNE VILLAGE
115 FT
AMENITIES
ELEV. 21' BCB
URBAN COURT
ELEV. 20'-6" BCB
ADDISON DRIVEWAY
SARATOGA STREET
85 FT
ELEV. 19' BCB
ADDISON STREET


ELEV. 09' BCB
McCLELLAN DRIVEWAY
FIRE ACCESS
LOADING
BRANDYWYNE VILLAGE
AMENITIES
ELEV. 21' BCB
URBAN COURT
ELEV. 20'-6" BCB
ADDISON DRIVEWAY
SARATOGA STREET
ELEV. 19' BCB
ADDISON STREET


ELEV. 09' BCB
McCLELLAN DRIVEWAY
FIRE ACCESS
LOADING
BRANDYWYNE VILLAGE
ADDISON DRIVEWAY
SARATOGA STREET
ELEV. 19' BCB
ADDISON STREET


ELEV. 09' BCB
McCLELLAN DRIVEWAY
FIRE ACCESS
LOADING
BRANDYWYNE VILLAGE
ADDISON DRIVEWAY
SARATOGA STREET
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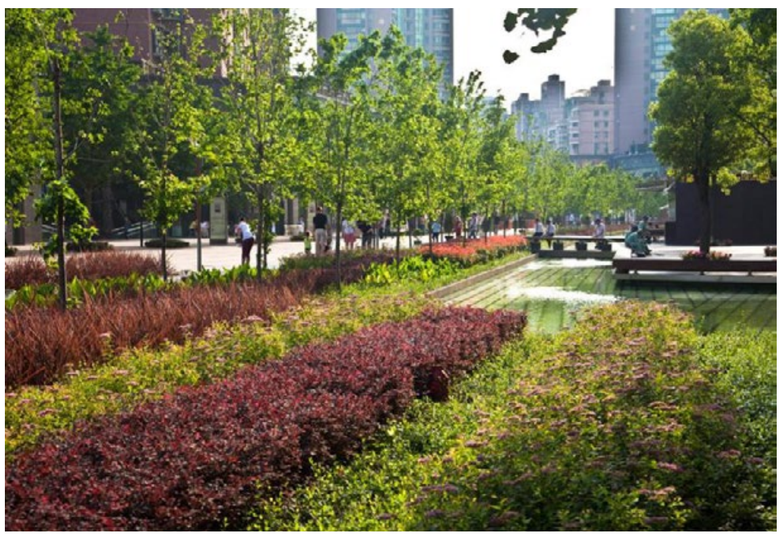
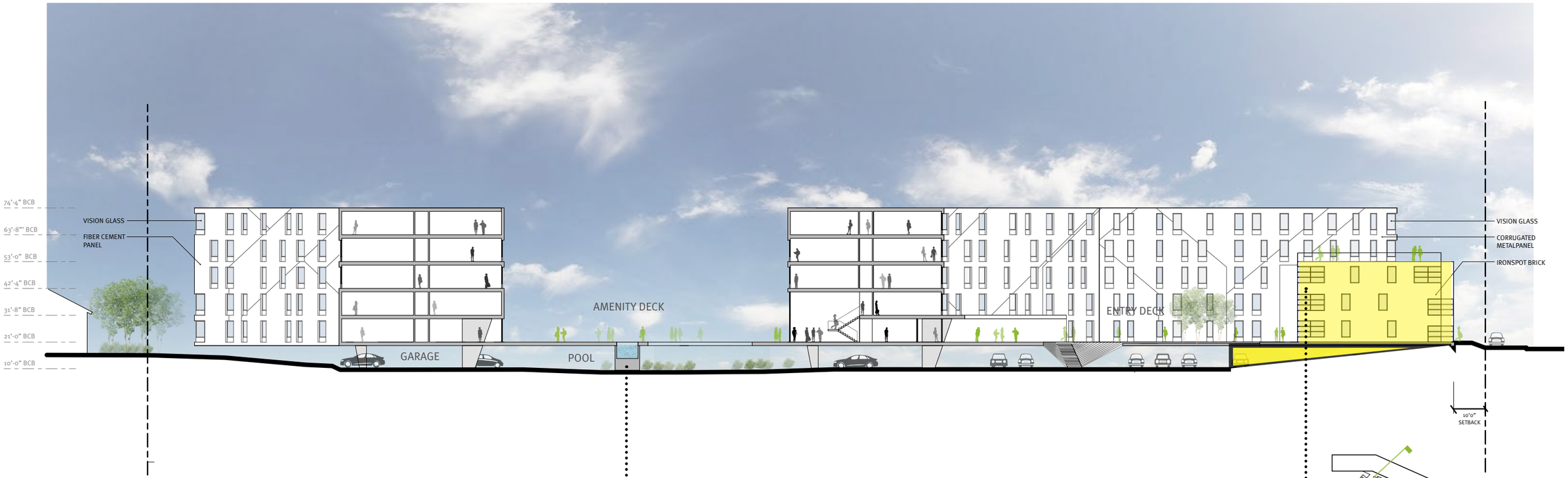
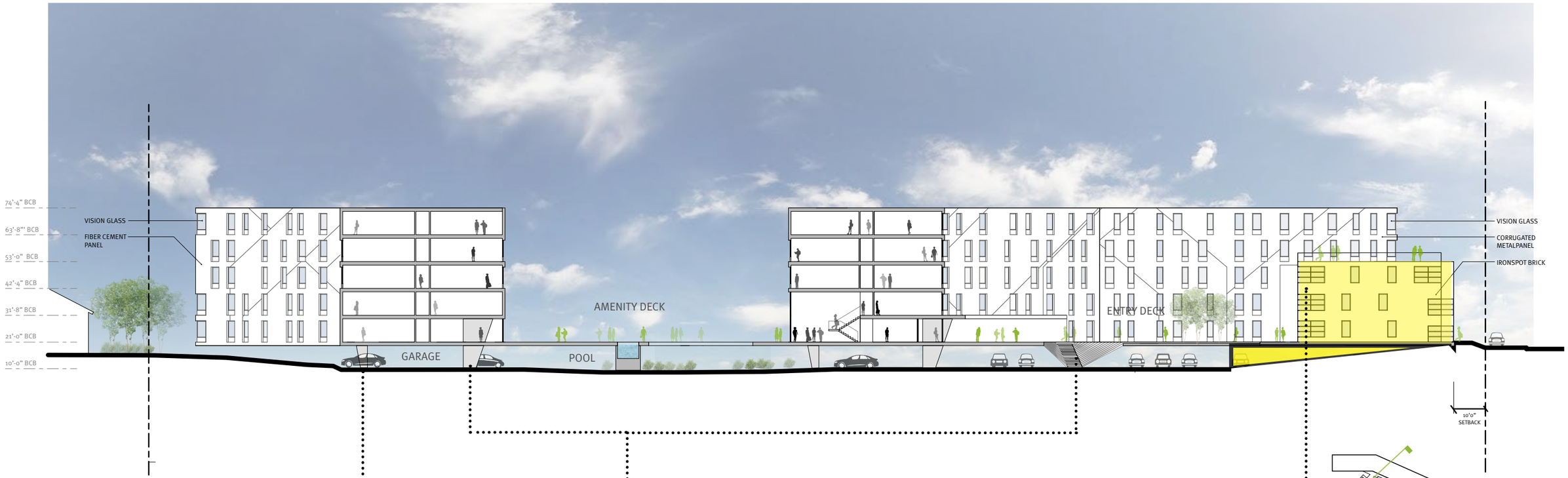




Pool + Amenity Deck = Object + Canopy in Landscape

Street Art = Entry Identity



Garage blurs into Park

Podium Folds Down to Landscape and Up into Building

Streetscape & Entry

SUSTAINABILITY GOALS

PROJECT SITE WILL TRANSFORM A PREVIOUSLY DEVELOPED SURFACE LOT
INTO A MIX OF BUILT AND GREEN SPACE INFILL, WITHIN AN EXISTING URBAN CONTEXT

MINIMAL TO NO IMPACT ON ADJACENT SITES RELATIVE TO STORM WATER RUNOFF,
HEAT ISLAND EFFECT AND OTHER POTENTIALLY NEGATIVE ENVIRONMENTAL IMPACTS

PROJECT WILL PROVIDE MORE THAN 50% OPEN SPACE,
MOSTLY SURFACED WITH HEARTY AND NATIVE VEGETATION

SELECTED PLANTINGS WILL BE ABLE TO WITHSTAND PERIODS OF DROUGHT,
AS WELL AS OVERSATURATION AND FLOODING

BUILDING MASS IS POSITIONING WITH LONG FACADE ORIENTED SOUTHEAST
AND SOUTHWEST, PROMOTES OPTIMUM SOLAR GAINS AND DAYLIGHT

HIGH PERFORMING ENVELOPE SYSTEMS, ALONG WITH ENERGY EFFICIENT
ACTIVE SYSTEMS WILL ASSIST IN **REDUCING GHG EMISSIONS**

GROUND FLOOR WILL BE LOCATED 4’-6” ABOVE BASE FLOOD ELEVATION;
ALL CRITICAL EQUIPMENT WILL BE ELEVATED ABOVE FLOODPLAIN, AT ROOF