

# BCDC Committee

27 March 2018

## 1550 Soldiers Field Road & 21 Soldiers Field Place

Harvard  
Business  
School

### *Project Team:*

**Developer:**

**Architect:**

**Landscape Architect:**

**Permitting Consultant:**

**Permitting Counsel:**

**Civil Engineer:**

**Traffic Engineer:**

**Air Quality & Noise Consultant :**

**LEED Consultant:**

**Dinosaur Capital Partners LLC**

**ICON architecture**

**Copley Wolf**

**MLF Consulting LLC**

**McDermott Quilty & Miller LLP**

**Nitsch Engineering**

**Howard Stein Hudson**

**Tech Environmental**

**Soden Sustainability**

1550 Soldiers Field Road

Burnington  
Parkway

Staples

Veritas Village town

Mass General Hospital

The Home Depot





Pottersmouth  
Playground

1550 Soldiers  
Field Road

21 Soldiers Field Place

Acadia of Boston





1. 1660 Soldiers Field Road



2. Project site: 1550 Soldiers Field Road



3. 15 Soldiers Field Place



5. Project site: 1550 Soldiers Field Road



6. 40 Soldiers Field Place



7. 50 Soldiers Field Place



8. 35 Soldiers Field Place





# 1550 SFR + 21 SFP ... Concerns Heard...

- Housing *here*?
- How do you get to the river?
- What is the streetscape of SFR?
- What should the edge condition and setback be at SFR?
  - Guidance from 2002 MDC Master Plan
  - Parkway precedents
- What is the strongest form?
  - H-shape is timeless and urban
  - A relocated bar of the H form of 1550 SFR?
  - A taller building on 21 SFP to “balance” 1550 SFR?
  - Is a cornice too traditional?





Yes, housing *here* ...

A rare riverfront gateway location on the Charles River in Brighton . . .



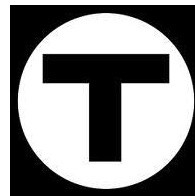


Yes, housing *here* ...  
Within a 10-minute bike ride along the river...





Yes, housing *here* ...  
Within a 12-minute walk...



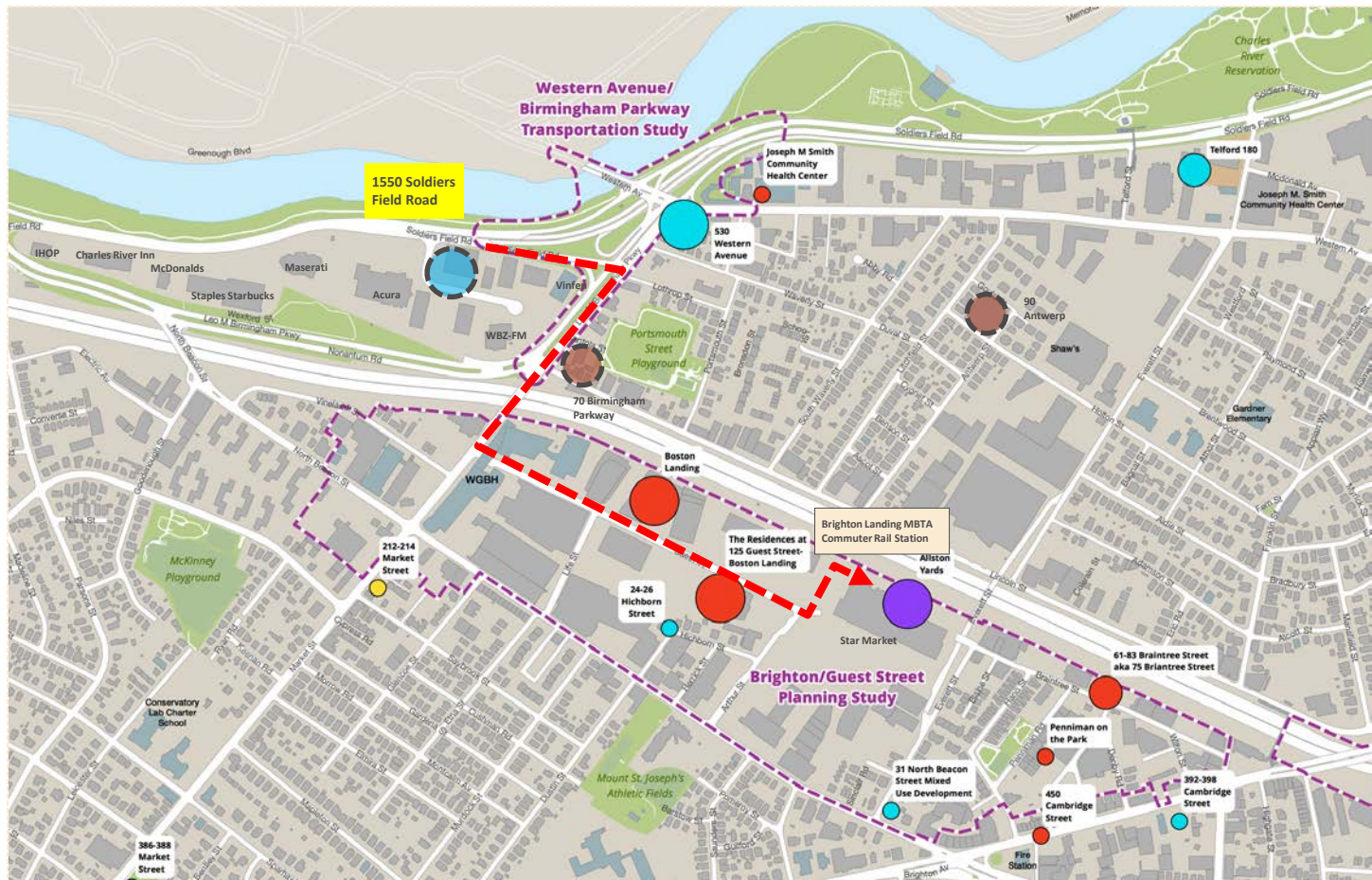


Yes, housing *here* ...  
Recent nearby housing ...





E-



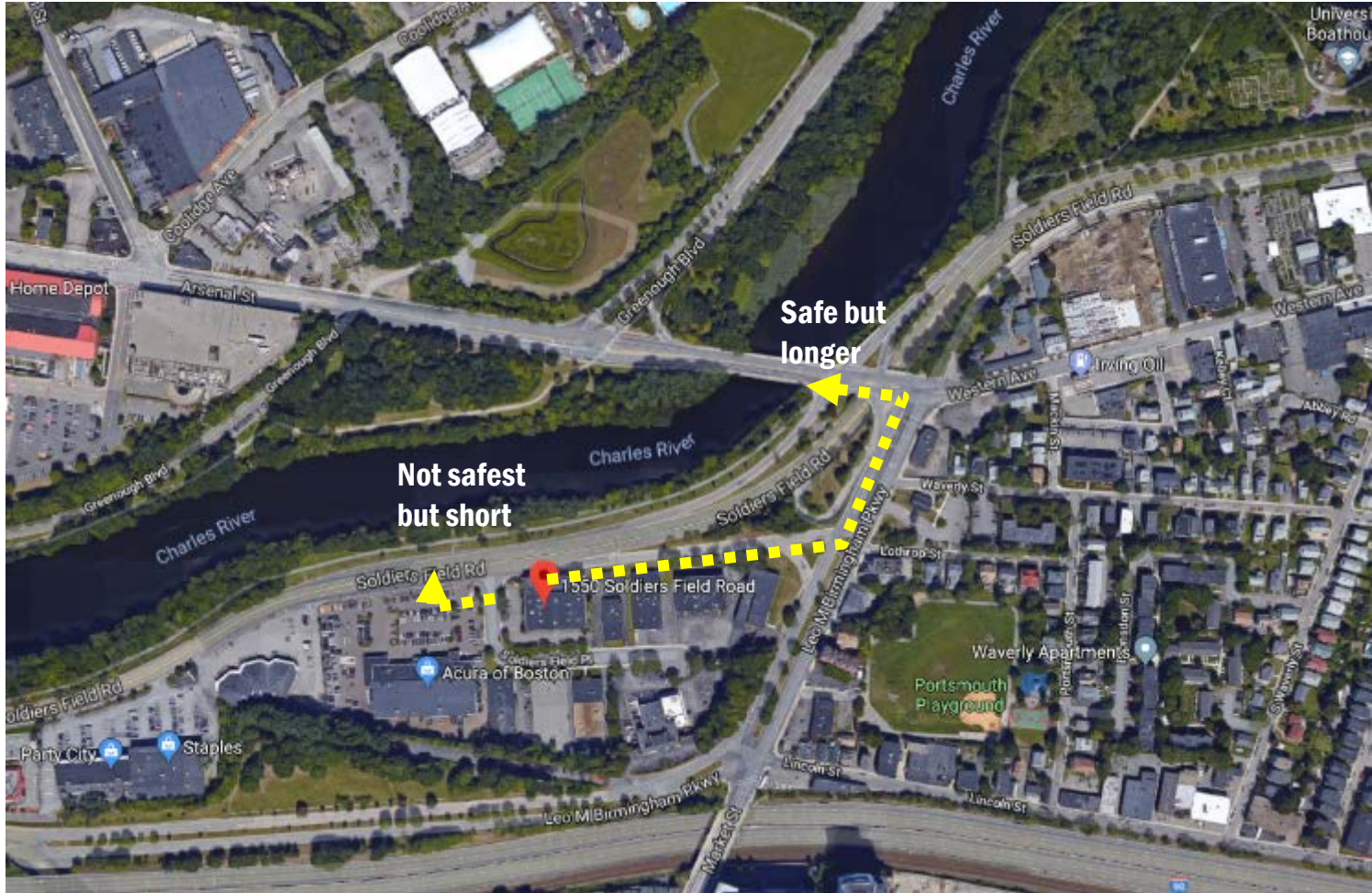


## How do you get to river?





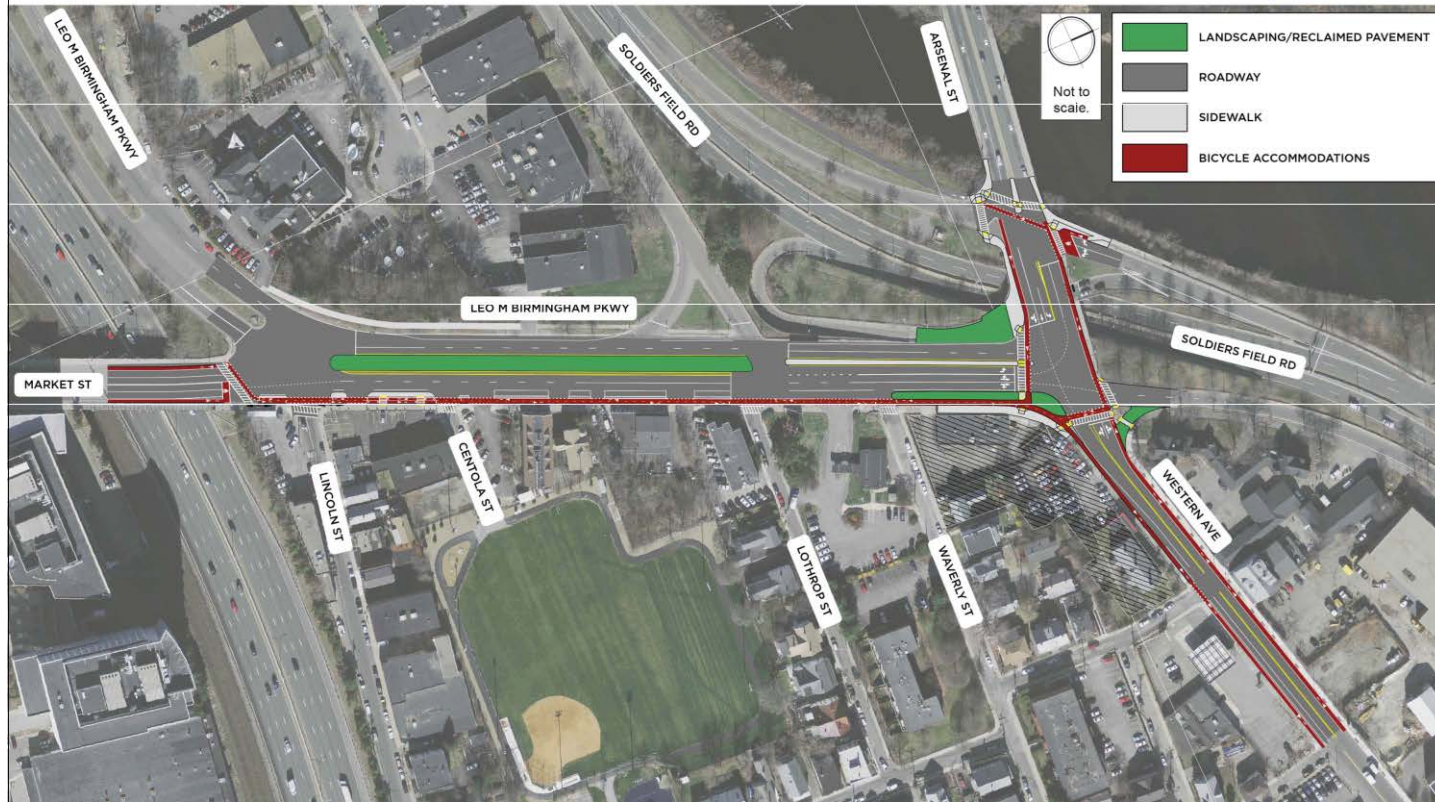
# How do you get to river?





## Design Concepts: Short-Term Improvements

- Engineers + Planners





# How do you get to river?

## Long-Term Improvements Option 2

Engineers + Planners





## What is the streetscape of Soldiers Field Road? MacDonalds...





# What is the streetscape of Soldiers Field Road? Staples, Starbucks, and Workbar ...





# What is the streetscape of Soldiers Field Road? Staples, Starbucks, and Workbar...





# What is the streetscape of Soldiers Field Road? Martignetti's Liquors ... closed





# What is the streetscape of Soldiers Field Road? Maserati ... approved 2/18...





# What is the streetscape of Soldiers Field Road? Acura ...





# What is the streetscape of Soldiers Field Road? Corner of Soldiers Field Place...





# What is the streetscape of Soldiers Field Road? Existing site conditions...





## **What should the edge condition and setback be along SFR? 2002 MDC Charles River Basin Master Plan...**

### **Soldiers Field Road/ Birmingham Parkway (pp. 147 – 150)**

**“Suburban quality of commercial development is completely out of character with the rest of the Basin and with nearby city neighborhoods”**

**Area “lacks suitable parkway landscaping”**

**“Recommended minimum” – 6’ planting strip with trees planted on 35’ centers**

**Work to establish a 12’ wide “planting lawn for trees” and sidewalk by narrowing Soldiers Field Road where possible**

**“roadway in front of Acura dealership holds potential for landscaping”**





**What should the edge condition and setback be along SFR?  
Nearby precedents ... 1380 SFR**





# What should the edge condition and setback be along SFR?

## Nearby precedents ...1270 SFR + Telford 180





# What should the edge condition and setback be along SFR? Nearby precedents ... Telford 180

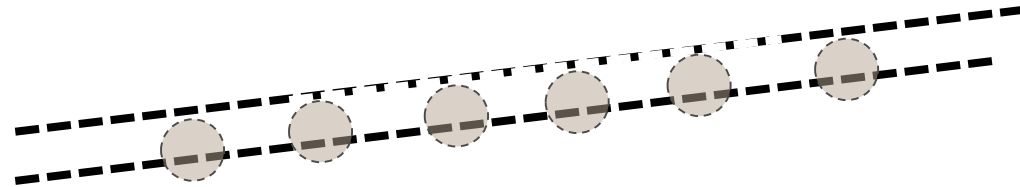




**What should the edge condition and setback be along SFR?**

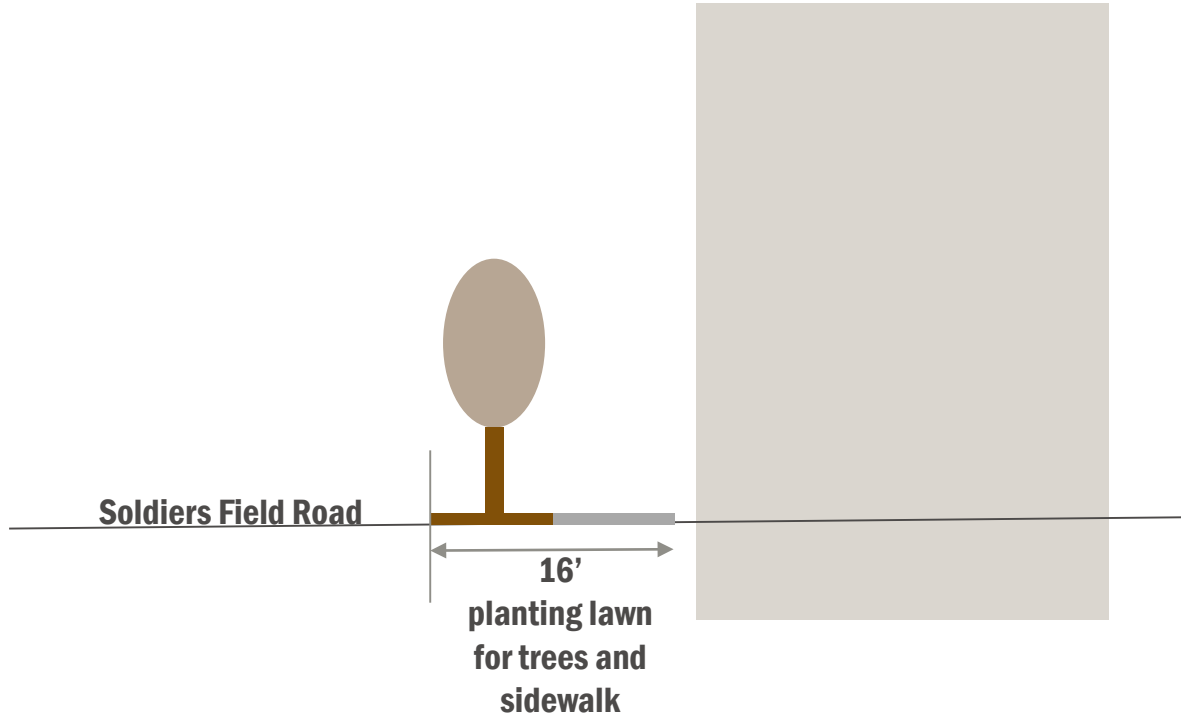
**...Minimum 17' setback with 8' planting strip with trees on 35' centers and 8' sidewalk**

**... and 80' wide courtyard relieves street wall**





**What should the edge condition and setback be along SFR?  
...16' planting lawn with sidewalk and trees on 35' centers**





### 3/6/18 BCDC Site Comments:

- The building looks too tight to Soldiers Field Road – need to step the building back.
- The garden is clever with the berming.
- Entry courtyard works really well.
- Create a more pedestrian-friendly experience along Soldiers Field Road.
- Should open space be increased on the south side?
- Describe streetscape.



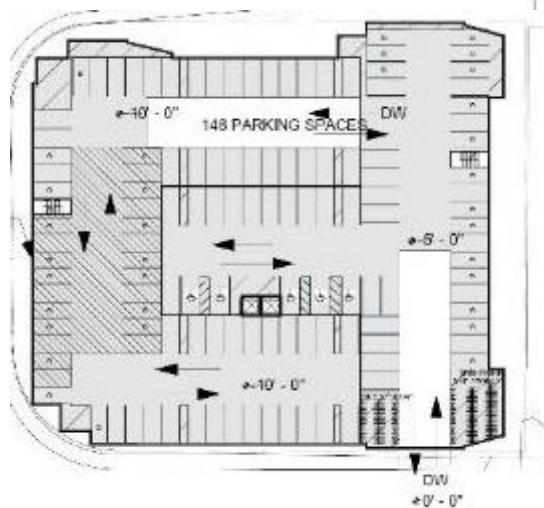
### Alternate Soldiers Field Road Streetscape



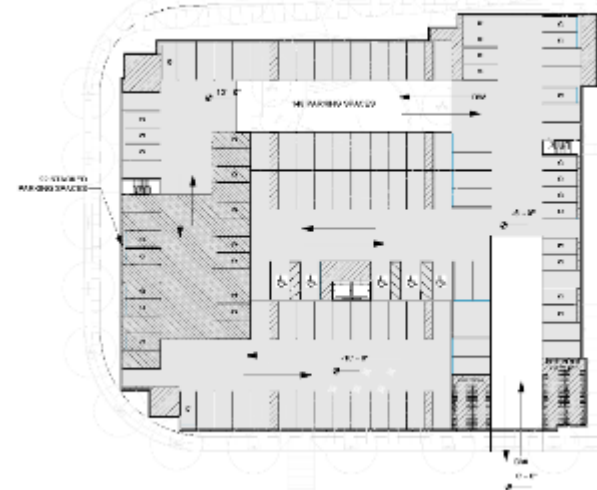
### Project Revisions:

- Pulled back the building from Soldiers Field Road.
- Created a 'Complete Streets' condition on Soldiers Field Road/Place.
- Added street trees and buffer trees to improve views from units.











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## Project Revisions:

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## AFTER





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### Project Revisions:

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- Added street trees and buffer trees to improve views from units.
- Increased open space around 21 Soldiers Field Place by 130%.



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## BEFORE



## AFTER







BEFORE



AFTER



## PEBBLE SEATING PODS



## BENCHES + TREE PLANTERS



## DOG PARK ENTRY + RESILIENT MOUNDS



## RIPARIAN WOODLAND PLANTING + STONE WALL





What is the strongest form?  
... “H-shape is timeless and urban”





# What is the strongest form?

... Bar provides proper balance ...

... between north/south, public/private, river/city, front yard/back yard




North  
Private  
River  
Back yard

South  
Public  
City  
Front yard







Would a taller building at 21 SFP “balance” 1550 SFR?

21 Soldiers Field Place  
38 Affordable Condos  
Four-Story Building  
27 Car Parking

1550 Soldiers Field Road  
211 Market-Rate Apartments  
Six-Story Building  
148 Car Garage ½ Below Grade





Would a taller building at 21 SFP “balance” 1550 SFR?  
... 5 story building

21 Soldiers Field Place  
38 Affordable Condos  
Five-Story Building  
27 Car Parking

1550 Soldiers Field Road  
211 Market-Rate Apartments  
Six-Story Building  
148 Car Garage ½ Below Grade





Entry Soldiers Field Place



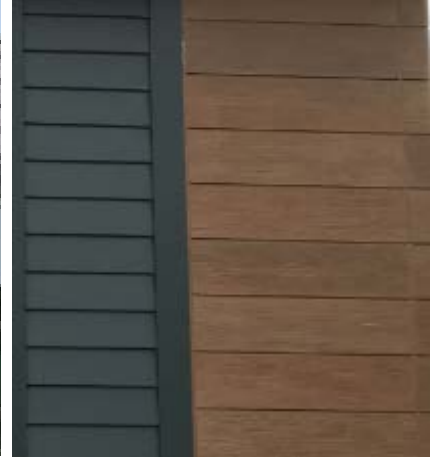
**Is the cornice too traditional?**



























Entry Court











21 Soldiers Field Place





21 Soldiers Field Place Park











Housing *here*? **Yes**

How do you get to the river? **It's easy**

What is the streetscape of SFR? **Meh**

What should the edge condition and setback be at SFR?

Guidance from 2002 MDC Master Plan **6' min; 12' goal**

Parkway precedents

**Proposed = 8' + 8' + landscaping**

What is the strongest form?

H-shape is timeless and urban **Agreed**

A relocated bar of the H form of 1550 SFR? **Close but no**

A taller building on 21 SFP to “balance” 1550 SFR? **Yes**

Is a cornice too traditional? **Yes**



**1550 SFR + 21 SFP ... SUMMARY...**







