

40 Mount Hood

1650 Commonwealth LLC



July 10, 2018 BCDC Meeting



PROJECT SITE

Commonwealth Avenue

Mount Hood Rd

Egremont Rd

Corey Rd

Overview since filing:

Meetings:

- Boston Planning and Development Agency Urban Design/Planning Staff,
- Joint BCDC/ Aberdeen Architectural Conservation District sub-committee meetings
- Impact Advisory Group Meetings

Highlights of Changes:

- i. 100% Home Ownership (previously 64%)
- ii. Reduced height and massing on both Egremont and Mt. Hood
- iii. Reduced overall area—178 Units to approx. 162 Units
- iv. Increased parking count to min. 1 per unit

Additional Adjustments:

- Refined quality and detail of building design: *windows, entrances, materials, brickwork*
- Adjusted lengths of brick façade along Egremont
- Added new landscape seating areas and buffers around building

Specific BCDC Sub-Committee Concerns:

Public Realm and Design:

1. **The buildings** should relate to their historical context but be '**of the time they are built**'
2. **Open spaces** around buildings should be **diverse in type and scale** and be a public realm amenity.
3. **Heights**: Taller building height near Commonwealth Avenue balanced by break in façade on Mt. Hood and lower height on Egremont Street.
4. **Building Length**: breaks in façade & variety of **materials and color** will help the buildings fit into context.
5. **Landscape and garden design** should relate to rhythm of building massing.
6. **Main entrance should be prominent** but of the proper scale.
7. **Attention** to architectural detail and depth.

NEIGHBORHOOD CONTEXT



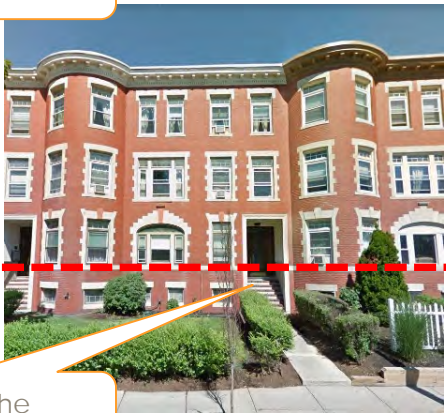
Well designed Stair groupings



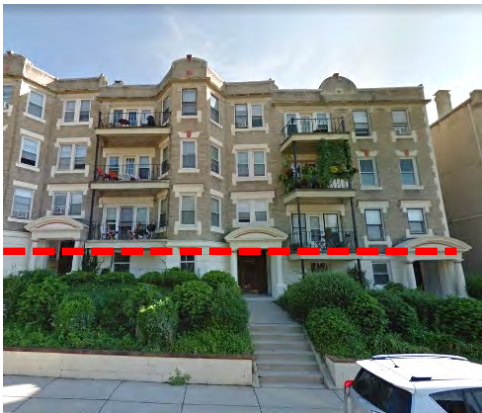
Strong Cornice Lines



Brick and stone lintels



Inset Stairs the exception



Base material & height variation

Ornamental Metal Railings

NEIGHBORHOOD CONTEXT

Connected Façade Lengths



NEIGHBORHOOD CONTEXT



ORIGINAL SITE PLAN

COMMONWEALTH AVENUE

MT. HOOD ROAD

EGREMONT ROAD

COREY ROAD



0' 25' 50' 100'

NEW MASSING SITE PLAN



7 Stories



3.5 Stories

Egremont

Architectural site plan of the proposed development at 1000 Egremont. The plan shows a 6-story building on the left, a 4-story building in the center, and a 3.5-story building on the right. The 6-story building has a lobby/amenity on the ground floor and units on the upper floors. The 4-story building has units on the upper floors. The 3.5-story building has a unit townhome on the ground floor and units on the upper floors. The plan also shows an alley, a parking lot with 10 spaces, and a lower parking level with 10 spaces. The street is labeled Egremont.

ORIGINAL MASSING



7 Stories off Alley

5 Stories off
Egremont

NEW MASSING

6 Stories off Alley

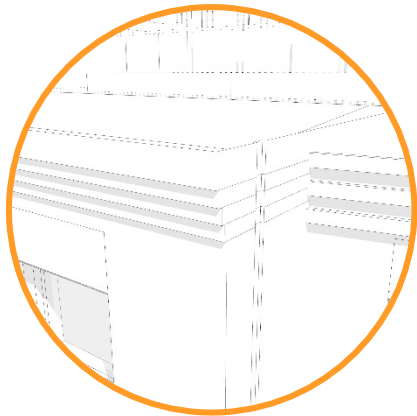
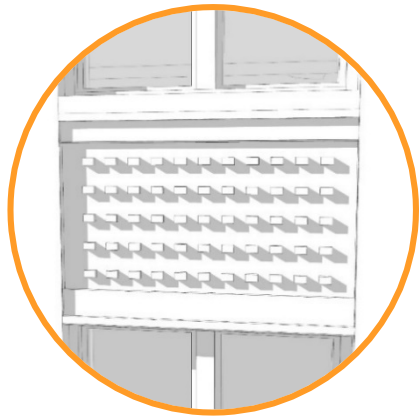
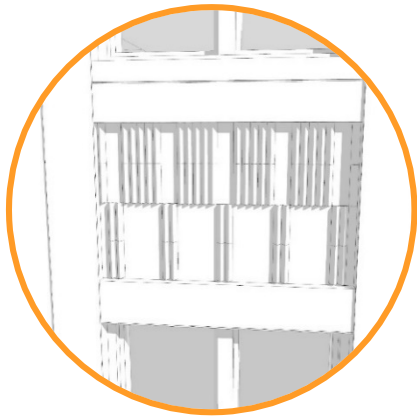
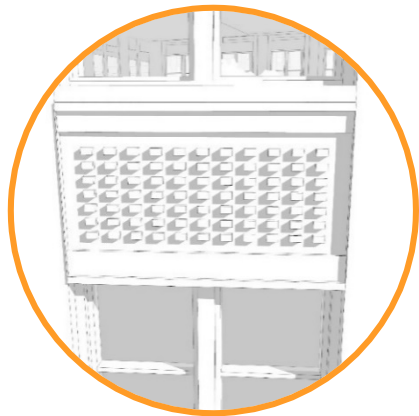
4 Stories off Egremont



Detail: Contemporary Masonry



DETAIL STUDIES



Typical Bay Elevation

DETAIL STUDIES



VIEW FROM COMM AVE

ORIGINAL MASSING



VIEW FROM COMM AVE

NEW MASSING



- Massing steps down from 6 stories to 4 stories.
- Lobby entrance at midpoint to animate street.
- Multiple Building massing and materials to create rhythm of individual blocks

VIEW FROM MT. HOOD



1650 Commonwealth LLC



VIEW FROM MT. HOOD

NEW MASSING



VIEW OF TERRACE LEVEL



VIEW AT CORNER

ORIGINAL MASSING



VIEW AT CORNER

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



1650 Commonwealth LLC

VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING





VIEW FROM EGREMONT



VIEW FROM EGREMONT



1650 Commonwealth LLC

VIEW FROM ALLEY





REVISED



Copley Wolff Design Group
Landscape Architects & Planners

40 MT. HOOD

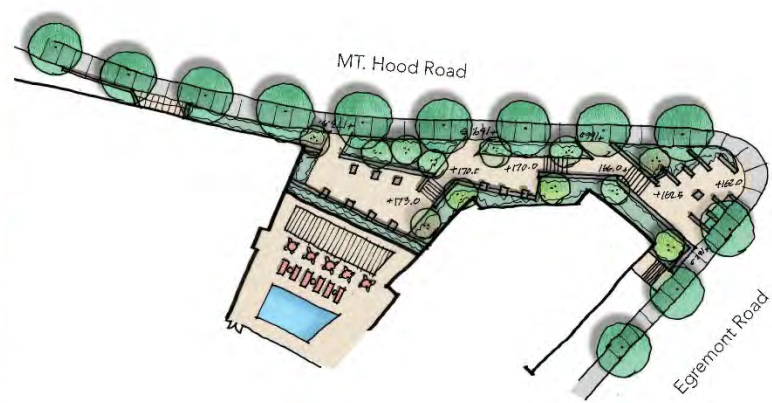
Stantec
Brighton, MA

SITE PLAN

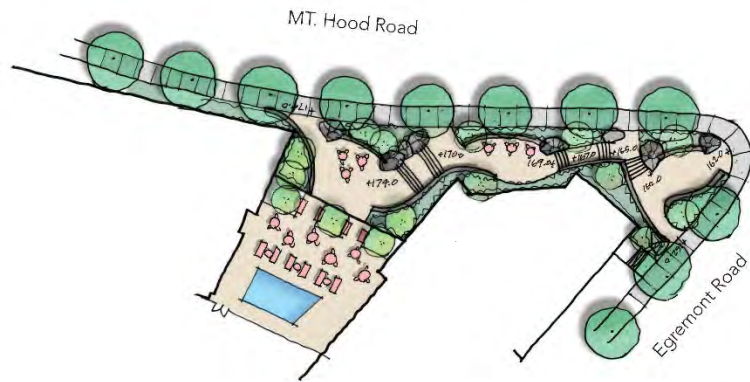
JUNE 18, 2018



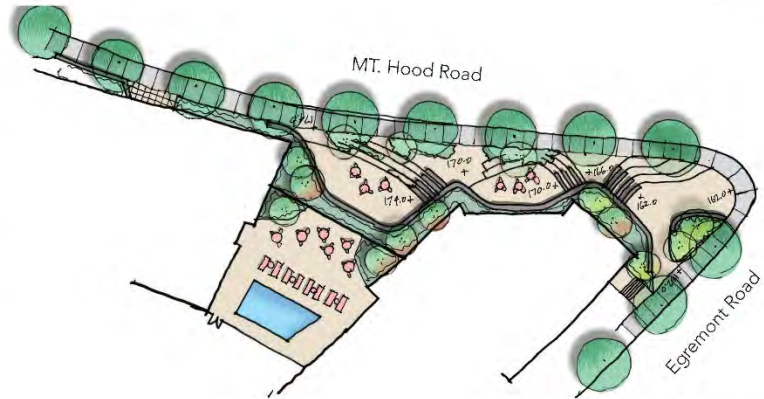
OPTION A



OPTION B

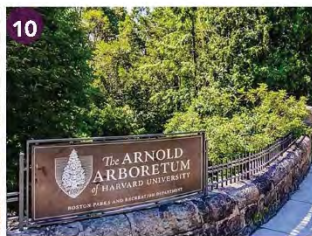
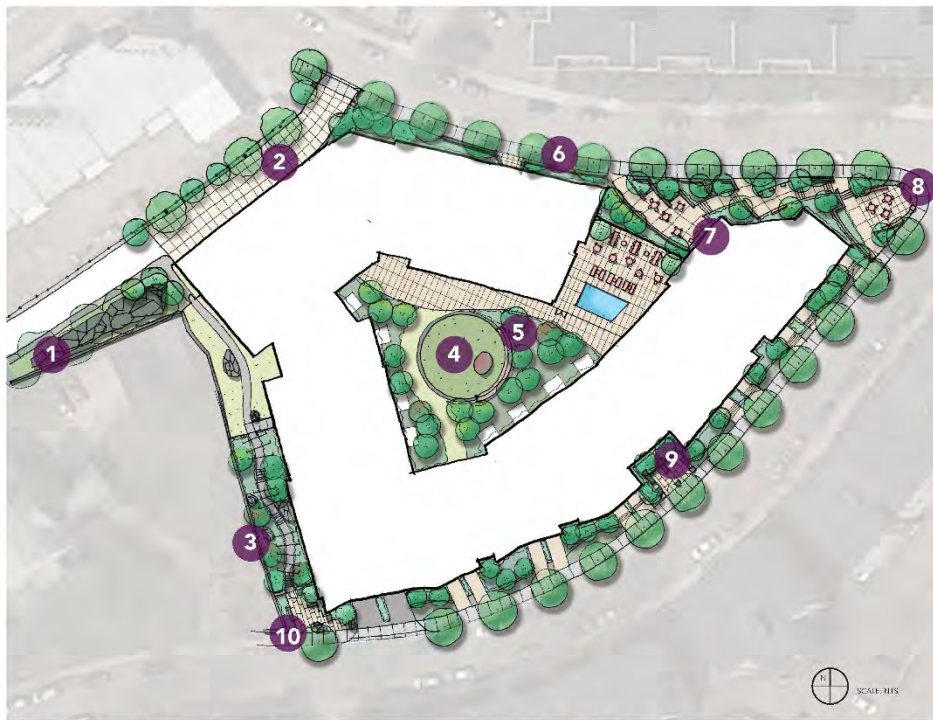


OPTION C



OPTION D





40 Mount Hood

1650 Commonwealth LLC



June 18, 2018 Impact Advisory Group Meeting



Copley Wolff Design Group
Landscape Architects & Planners

