

# PARKWAY APARTMENTS

Boston Civic Design Commission

Lincoln Parkway, LLC.

January 16, 2019

## Agenda

- Building A - Massing Breakdown
- Building B - VFW Elevation
- Garage Perspectives



# Building A Massing Breakdown







Lincoln Parkway, LLC

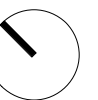
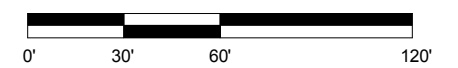
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2nd Floor Plan







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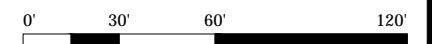
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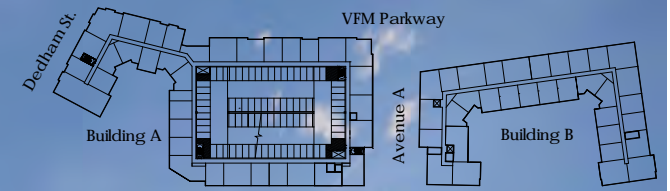
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VFW Parkway Aerial







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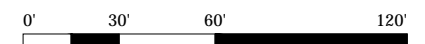
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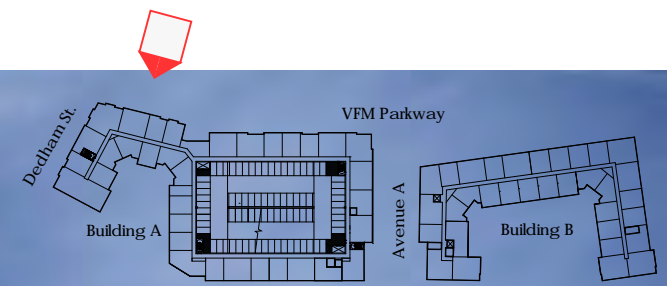
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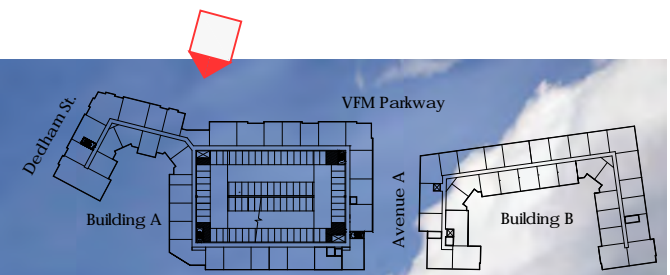
Building A VFW Parkway & Dedham Perspective











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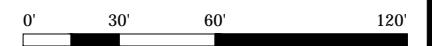
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Building A VFW Parkway Perspective



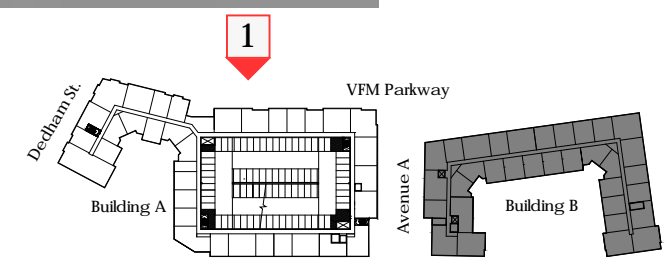




1. VFW Parkway Elevation - OLD



2. VFW Parkway Elevation - REVISED



Key Plan





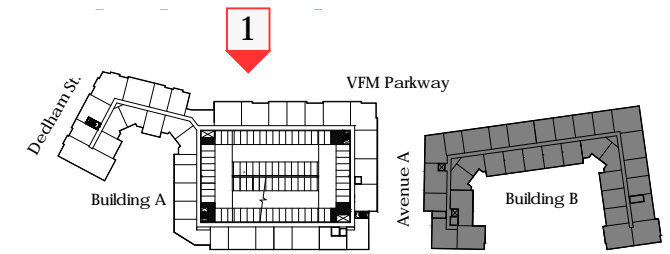
1. Primary Rhythm



2. Secondary Rhythm



3. Tertiary Rhythm



Key Plan



# Building B VFW Elevation



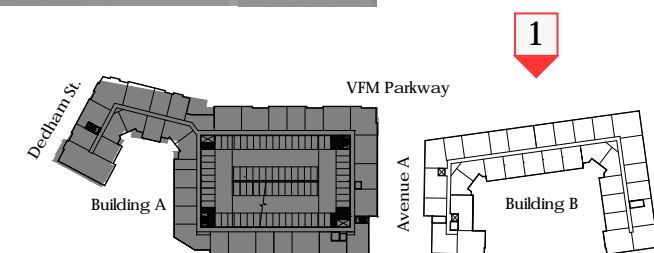




1. VFW Parkway Elevation - OLD



2. VFW Parkway Elevation - REVISED



Key Plan





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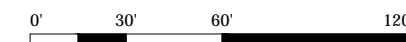
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Building A & B VFW Parkway Perspective

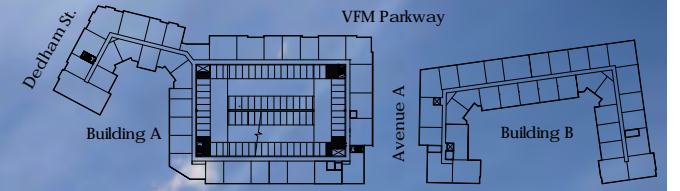




# Garage Perspectives







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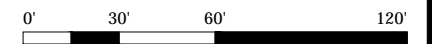
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Building A Garage View Looking South







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# APPENDIX



# Context





## PROGRAM

- Project Site 200,491sf (4.603 acres)
- Zoning District West Roxbury Neighborhood District and Route 1 Community Commercial (CC) Neighborhood Business District
- Gross Floor Area 357,040gsf
- Floor Area Ratio (FAR)
  - Required (Max) 2.00
  - Provided 1.78
- Residential Uses 258 Residentail Dwelling Units  
7,150sf Lobby & Amenity Space
- Vehicle Parking
  - Required (1.5/Unit) 387 Parking Spots
  - Provided 387 Parking Spots

## UNIT MIX

STUDIO	2 Units	(1%)
1 BEDROOM	157 Units	(61%)
1 BEDROOM + DEN	11 Units	(4%)
2 BEDROOM	82 Units	(32%)
2 BEDROOM + DEN	6 Units	(2%)
<hr/>		
TOTAL	258 Units	











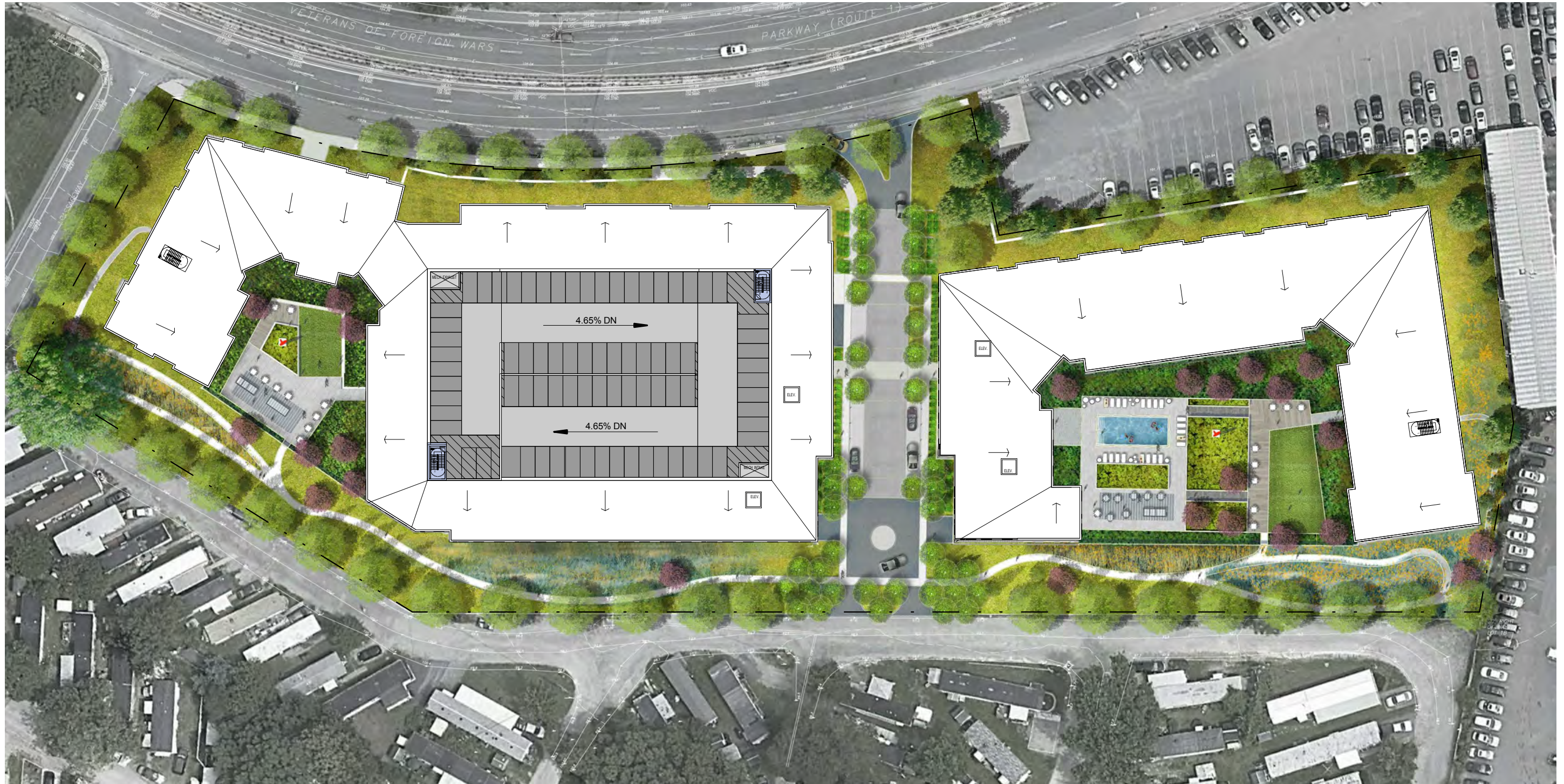












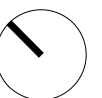
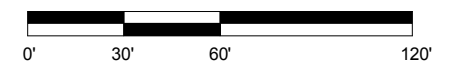
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Roof Plan





# Avenue A Elevations



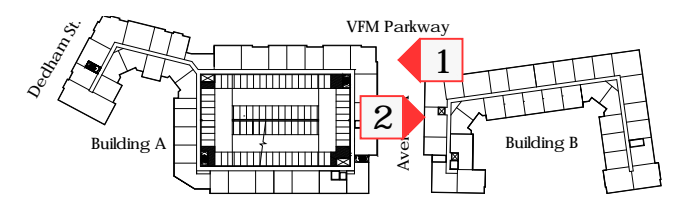




2. South Elevation Building A - Viewed from Avenue A



2. North Elevation Building B - Viewed from Avenue A



Key Plan





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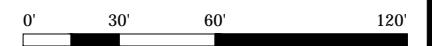
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Building A & B VFW Parkway Perspective







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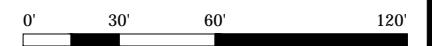
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Building B Avenue A Perspective







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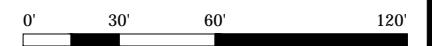
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Building A Avenue A Perspective







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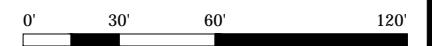
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Building A & B Avenue A Perspective



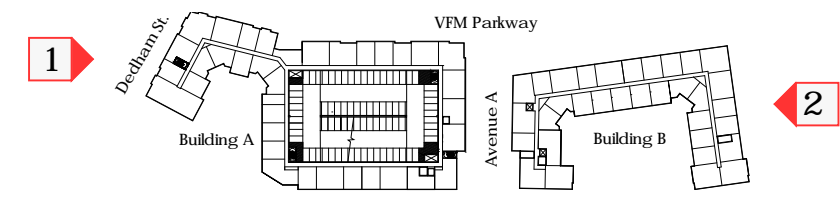




1. North Elevation Building A- Viewed from Dedham St.



2. South Elevation Building B - Viewed from Prime Honda



Key Plan

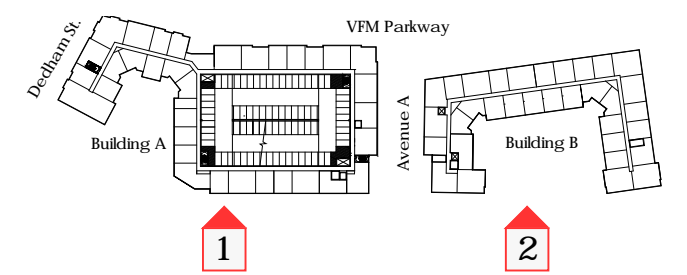




1. West Elevation Building A - Viewed from 2nd St.



2. West Elevation Building B - Viewed from 2nd St.



Key Plan