

# Avalon Brighton

**139 Washington Street**

*CBT Architects / Gregory Lombardi Design*

*April 2017*





# What have we been up to?

- **Revised the site plan**
- **Meetings with BTB, BPDA and BCDC**
- **Meetings with Rep. Honan and Councilor Ciommo**
- **Coordination with CC&F and CTA**
- **Finalizing agreements regarding Fidelis Way**
- **Conducted an Avalon demographics study**
- **Preparing resubmission to BPDA**



# Program Changes

- |                                  |  |
|----------------------------------|--|
| <b>1 Density</b>                 | <b>Reduced density by over 20%</b>   |
| <b>2 Open / green space</b>      | <b>Increased open space to 51% of site<br/>Added publicly accessible open spaces</b> |
| <b>3 Transiency of residents</b> | <b>Reduced rental by 40 units</b>  |
| <b>4 Traffic and congestion</b>  | <b>No Washington St. access- All from Fidelis</b>                                    |
| <b>5 Parking</b>                 | <b>Increased parking ratio to include visitor parking</b>                            |
| <b>6 Architecture</b>            | <b>Increased setbacks / Modified building shape</b>                                  |
| <b>7 Pedestrian connections</b>  | <b>Added sidewalks and connections to neighbors</b>                                  |
| <b>8 Community benefits</b>      | <b>Ready to start the conversation</b>   |





































# Avalon Demographics

- **Avalon communities are not highly transient**
- **What makes a transient rental apartment?**
  - **Small units**
  - **Built for roommates**
  - **Leases for September 1**
  - **No on-site management**





# Avalon Demographics

- **Who lives in similar Avalon communities?**
  - **70% over 35 years old**
  - **Average income \$150,000-\$200,000/ year**
  - **95% of apartments are non-roommate**
  - **30% of apartments include children**
- **How long do residents live there?**
  - **Average: 3-4 years**
  - **Over 5 years: 25%**





# Avalon Demographics

## Management advantages

- Professional on-site management
- No undergraduates
- No September 1 turnover
- Leases are staggered throughout the year
- Move-ins occur throughout the month
- Loading dock managed by on-site team





# Avalon Demographics

## Design advantages

- **High percentage of family style apartments**
  - **Avalon: 50%+ 2&3 BR**
  - **Others: 15%-40% 2&3 BR**
- **Larger units**
  - **Avalon: 950 SF Average**
  - **Others: 750 SF Average**
- **Management office in building**
- **Enclosed loading dock**





# Commonwealth Development Coordination

## Community Improvements

- **Fidelis Way**
- **Community Center Drive**
- **CTA After School Program**





# Concerns & Potential Opportunities for Improvement

Concerns	Proposed Improvements
<b>1 SAFETY</b>	<ul style="list-style-type: none"><li>• Widening of Fidelis Way</li><li>• Limitation on truck deliveries (size, hours)</li><li>• Measures to slow down all vehicles</li></ul>
<b>2 PARKING</b>	<ul style="list-style-type: none"><li>• Plan expands Commonwealth parking by 10+ spaces</li></ul>
<b>3 BUS ACCESS</b>	<ul style="list-style-type: none"><li>• Bus shelter</li></ul>
<b>4 LANDSCAPING / SIDEWALKS</b>	<ul style="list-style-type: none"><li>• Street trees</li><li>• Increased and improved landscaping</li><li>• Enhanced pedestrian connections</li><li>• More sidewalks</li></ul>
<b>5 COMMUNITY CENTER IMPROVEMENT</b>	<ul style="list-style-type: none"><li>• Increased size of play area for After-School Program</li><li>• Additional program improvements (e.g., grant for community kitchen improvements)</li></ul>







*Existing*

- 1 Parking Lane
- 1.5 Travel Lanes
- Aging / Overgrown Trees
- One Sidewalk / Not Accessible

*Fidelis Way  
Existing Conditions*





***Proposed***

- ***2 Parking Lanes***
- ***2 Travel Lanes***
- ***New Accessible Sidewalk***
- ***Wider Sidewalk***
- ***Safe Place to Wait for Bus***
- ***Slower Speeds of Traffic***
- ***Widening into Archdiocese Property***
- ***New Street Trees / Landscaping***
- ***Sidewalk Bump-outs to Increase Safety***

***Fidelis Way  
Proposed***





*Existing*

- *Overcrowded Parking*
- *Sidewalk on One Side Only*

- *Informal Path to Monastery*

***Community Center Drive***  
***Existing Conditions***





**Proposed**

- Continuous Accessible Sidewalk
- New Fence for After-School Area
- 2 Lanes of Traffic

- Widening into Archdiocese Property
- Enhanced safety
- Retain parking; Parallel Parking

- Crosswalk
- Landscape Improvements
- Safer Parking (Properly Sized Spaces)

**Community Center Drive**

**Proposed**





**Existing**

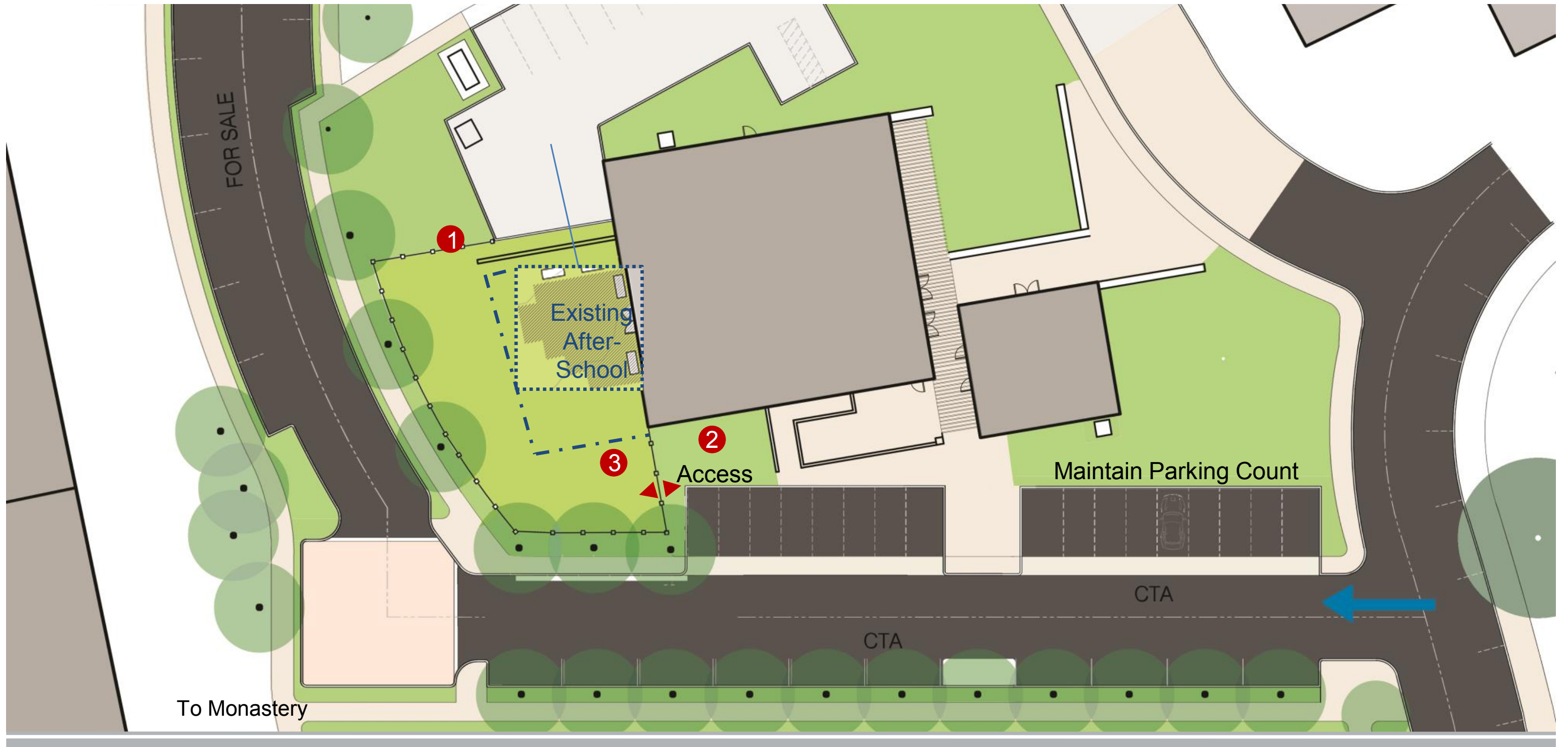
- *Limited Amenities*
- *Programming Needs Exceed Space*

**Proposed**

- *Education-oriented*
- *Safe*
- *Controlled Access*
- *Flexible*
- *Larger*
- *Multi-use*

**CTA Community Center**





Baseline

- ① Perimeter Fence
- ② Controlled Access

- ③ After-School Area Larger By Expanding into Archdiocese property

**CTA Community Center**  
Improved After-School Space





*Casual Amphitheater*

*Multi-purpose Seating*



*After-School Area  
Program Options*





*Activity Ideas*



*After-School Area  
Program Options*





*Perimeter Fence- Play Structure*

*After-School area  
Program Options*



# Program Summary

	BAIA Presentation June 2016	PNF October 2016	Current Plan March 2017
Rental Units	287	220	180
Homeownership Units	0	30	30
Parking Ratio	0.8 spaces / unit	1.0 spaces / unit	1.05 spaces / unit (210 resident spaces, 10 visitor spaces)
No. Stories on Washington	6	5	5
Loading Dock	Outdoor, parallel parked	Inside building	Inside building
Open Space	-	37%	51%
FAR	-	2.2	1.7



