

161 South Huntington Avenue



Jamaica Plain Neighborhood

August 15th 2012



ARC
CHITECTURE
DESIGN
ADD Inc

Project Revisions – Parking & Paving

On Grade Parking

83% reduction from existing site (53 to 9)

44% reduction from PNF submission (16 to 9 visitors spaces including a ZipCar)

Garage Parking

5% reduction from PNF submission (154 to 147 resident spaces)

Total parking

8% reduction from PNF submission (170 to 156)

Parking Ratio

Reduced from .8/Unit to .75/Unit

Vehicular Paving Area

45% reduction from existing site

18% reduction from PNF submission

Project Revisions – Units

Total of 196 Units

Now providing (5) 3 bedroom units

14% Increase of affordable units (26 units to 30 units)

18% of market rate units are affordable, vs the required 15%

Project Revisions – Green Space

Addition of ‘Courtyard’ facing South Huntington

New streetscape landscaping, sidewalk and bus shelter on South Huntington Ave

Maintaining 28 mature oak trees along The Jamaicaway

Project Revisions – Massing & Placement

Building is designed to read as (2) separate structures, connected by a transparent and glassy link

Two distinct material palettes are used to further differentiate the reading of the two buildings

Roof heights and cornice setbacks vary to breakdown the massing and to provide visual interest

The addition of the courtyard reduces the perceived mass of the building along South Huntington and the apparent length of the building

To engage the street better, the building has shifted closer to South Huntington (+/-10') and away from The Jamaicaway

Project Revisions – Sustainability

Project will now seek LEED Silver Certification

Project Summary Goals

Site Area 152,163 SF (3.5 acres)

196 Modern Residential Units +/- 193,000 SF

FAR = 1.25

Parking Ratio = .75/Unit

(9 visitor spaces on grade, 147 resident spaces in Garage) 156 Total

Extensive Common Amenities

LEED Silver Certification





JAMAICWAY LOOKING SOUTH



SHERRILL HOUSE



GODDARD HOUSE



THE HOME FOR LITTLE WANDERERS



THE HOME FOR LITTLE WANDERERS





















