

A blue-tinted photograph of a residential street. On the left is a large, multi-story house with a porch. In the center and right are modern brick townhouses. Large trees are scattered throughout the scene. The overall atmosphere is quiet and suburban.

**249 COREY ROAD
RESIDENTIAL COMMUNITY**

**COREY REALTY VENTURES
NOMINEE TRUST**

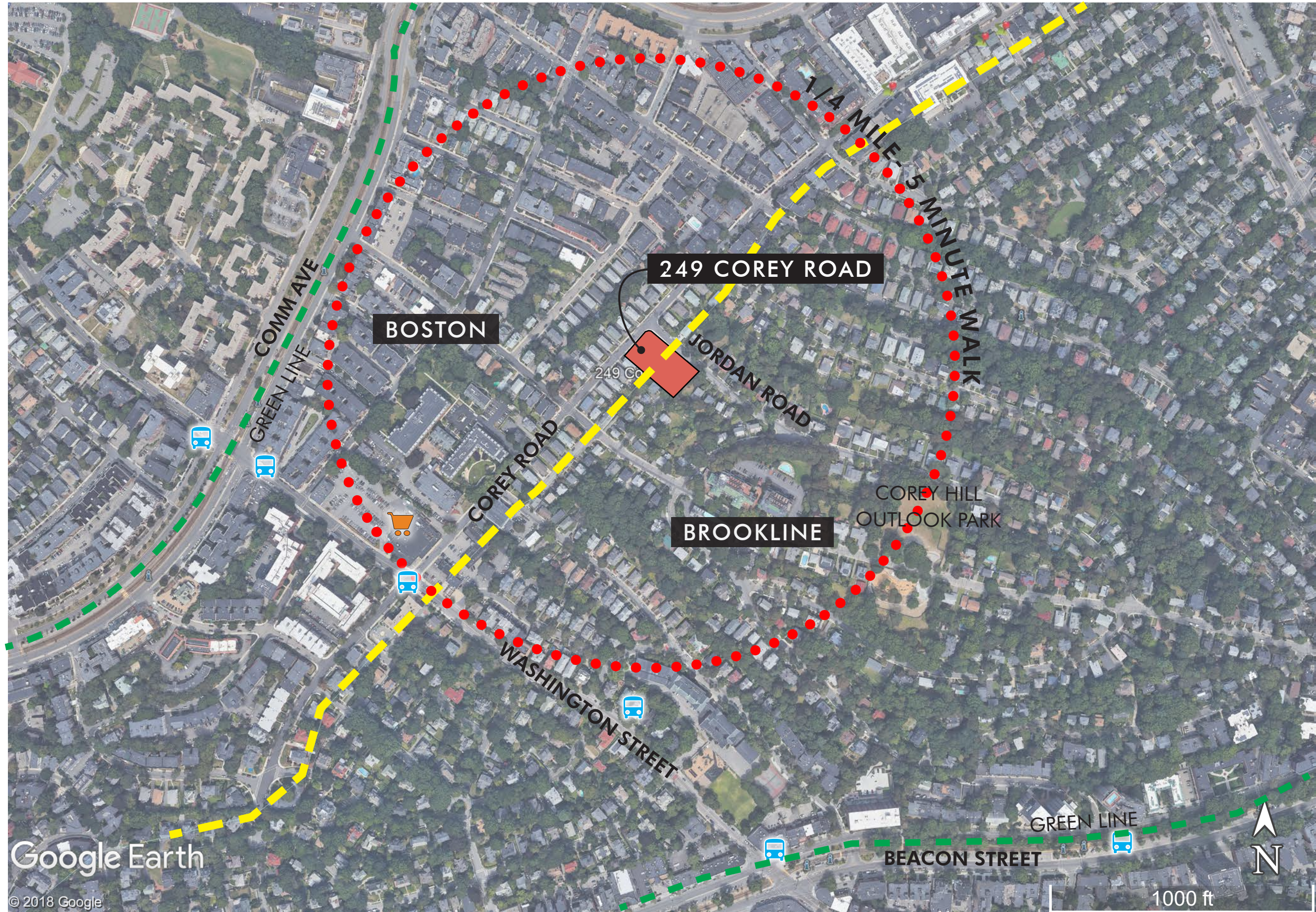
**COMMUNITY MEETING
10.28.2019**

6 MONTHS OF PRE-FILE OUTREACH

- Initial/Pre-File Abutter Meeting (April, 2019)
- Initial BAIA Community Meeting (May, 2019)

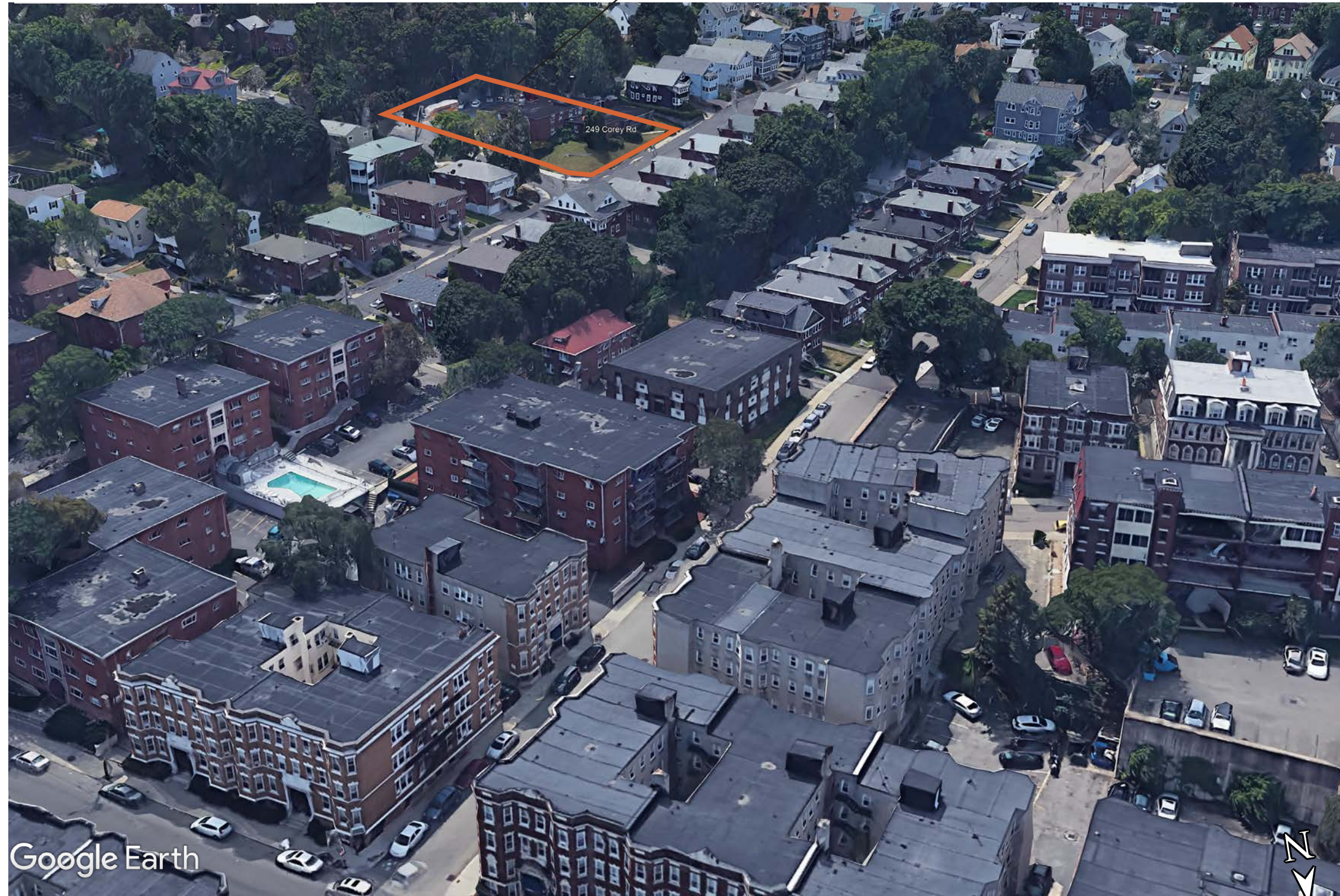
RESPONSIVE PROJECT MODIFICATIONS

- Reduced Building Height - From 5 To 4 Stories
- Reduced Unit Density - From 45 To 35 Units
 - Adjusted On-Site Parking - 34 Spaces
- Improved Building Design - Reduced Massing
 - Enhanced Landscaping And Public Realm



THE EXISTING NEIGHBORHOOD

249 COREY RD



THE EXISTING SITE



PROJECT GOALS



MORE HOUSING VARIETY

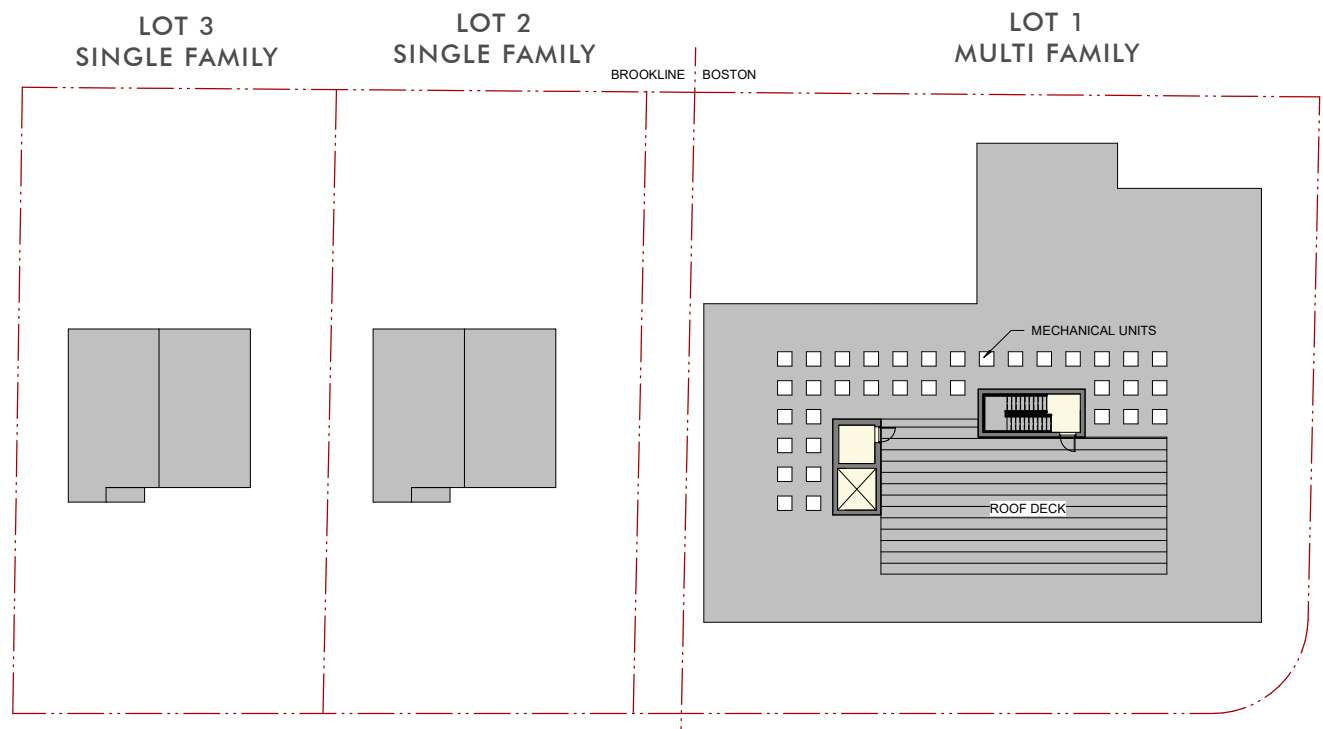
PARKING HIDDEN FROM STREET

LEVERAGE CHALLENGING SITE TOPOGRAPHY WITH A 30 FT DIFFERENTIAL

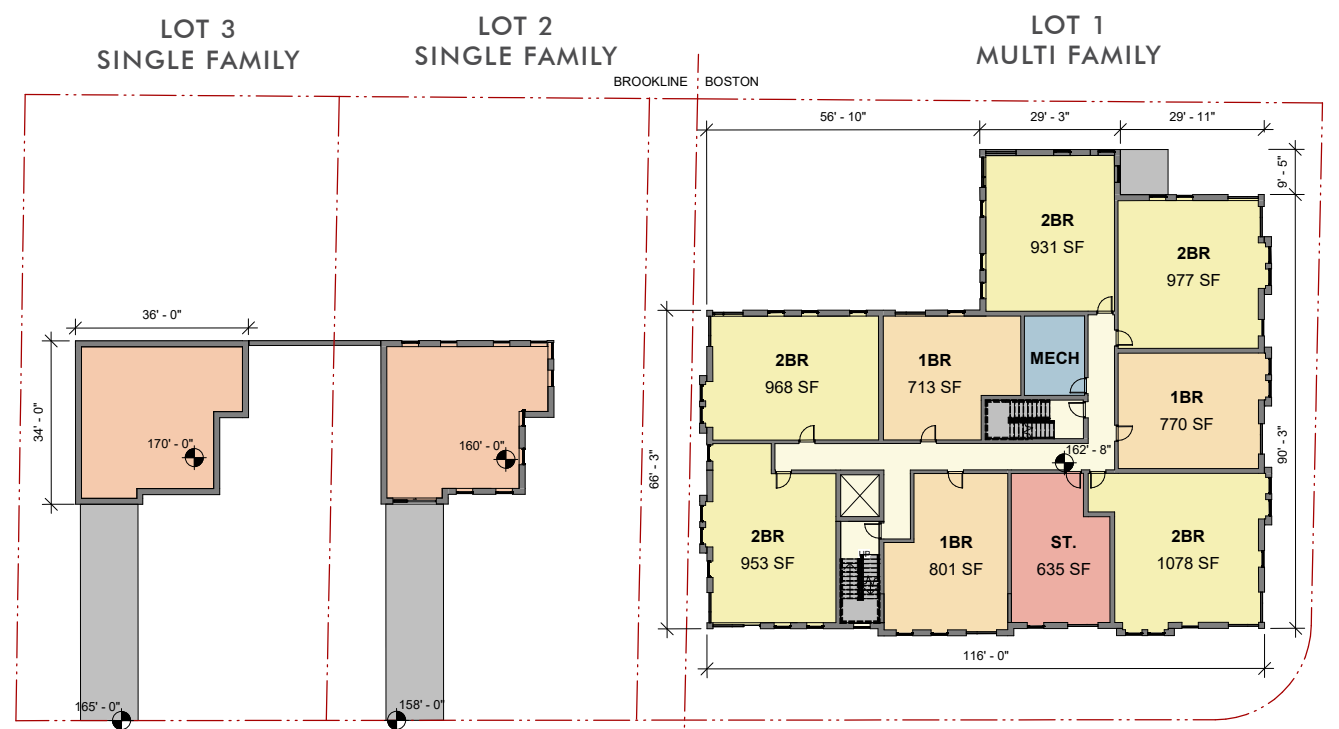
IMPROVE PEDESTRIAN EXPERIENCE WITH ROBUST LANDSCAPING AND SIDEWALKS

SITE AREA	34,752 SF
LOT 1 (BLDG & PARKING)	17,950 SF
PROPOSED GROSS AREA	38,940 SF
TOTAL UNITS	35
TOTAL PARKING	34 SPACES
PARKING RATIO	0.97
BLDG HEIGHT	4 STORIES
FAR	2.17
OPEN SPACE	8,652 SF (247 SF/UNIT)
LOT 2 - BROOKLINE	8,363 SF
(3 BEDROOM SINGLE FAMILY)	
LOT 3 - BROOKLINE	8,439 SF
(3 BEDROOM SINGLE FAMILY)	

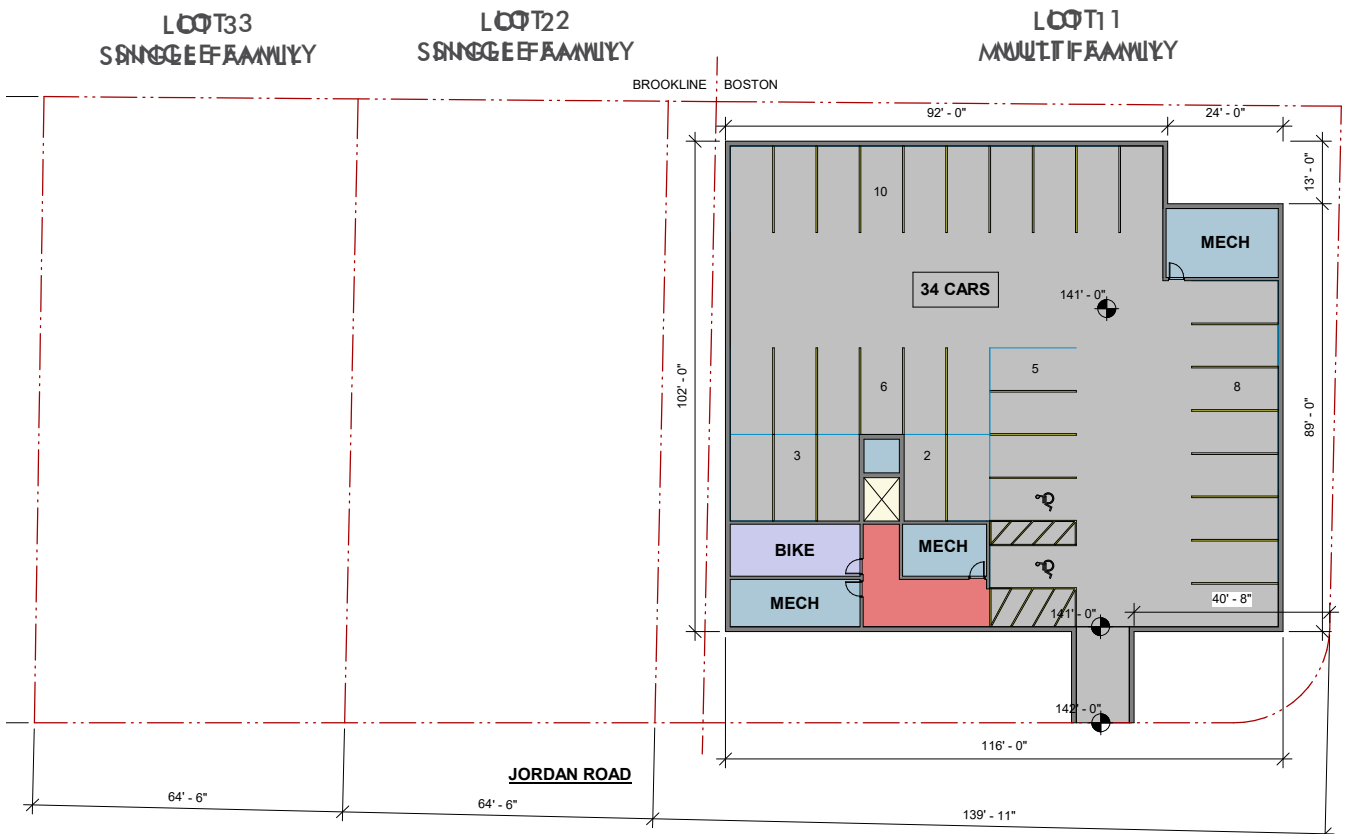
FLOOR PLANS



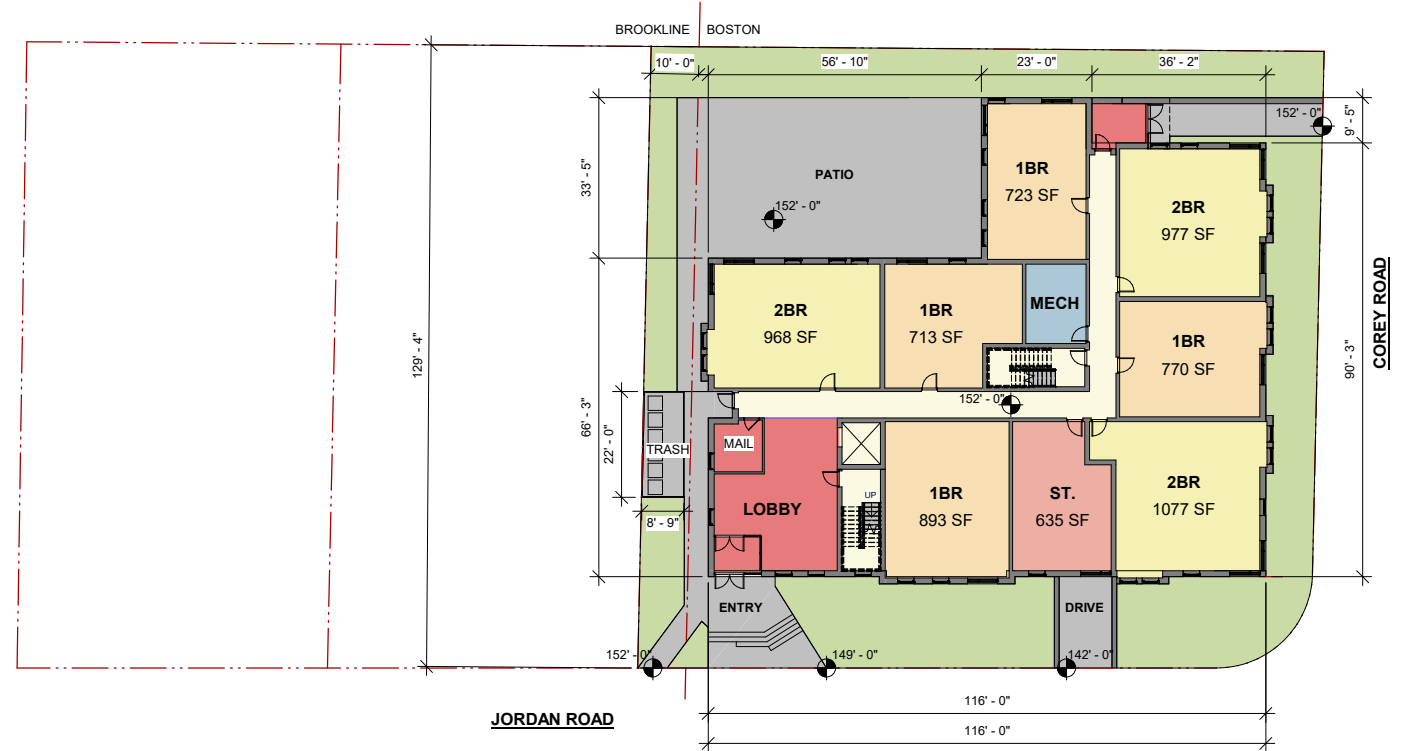
ROOF PLAN



2ND-4TH FLOOR PLAN



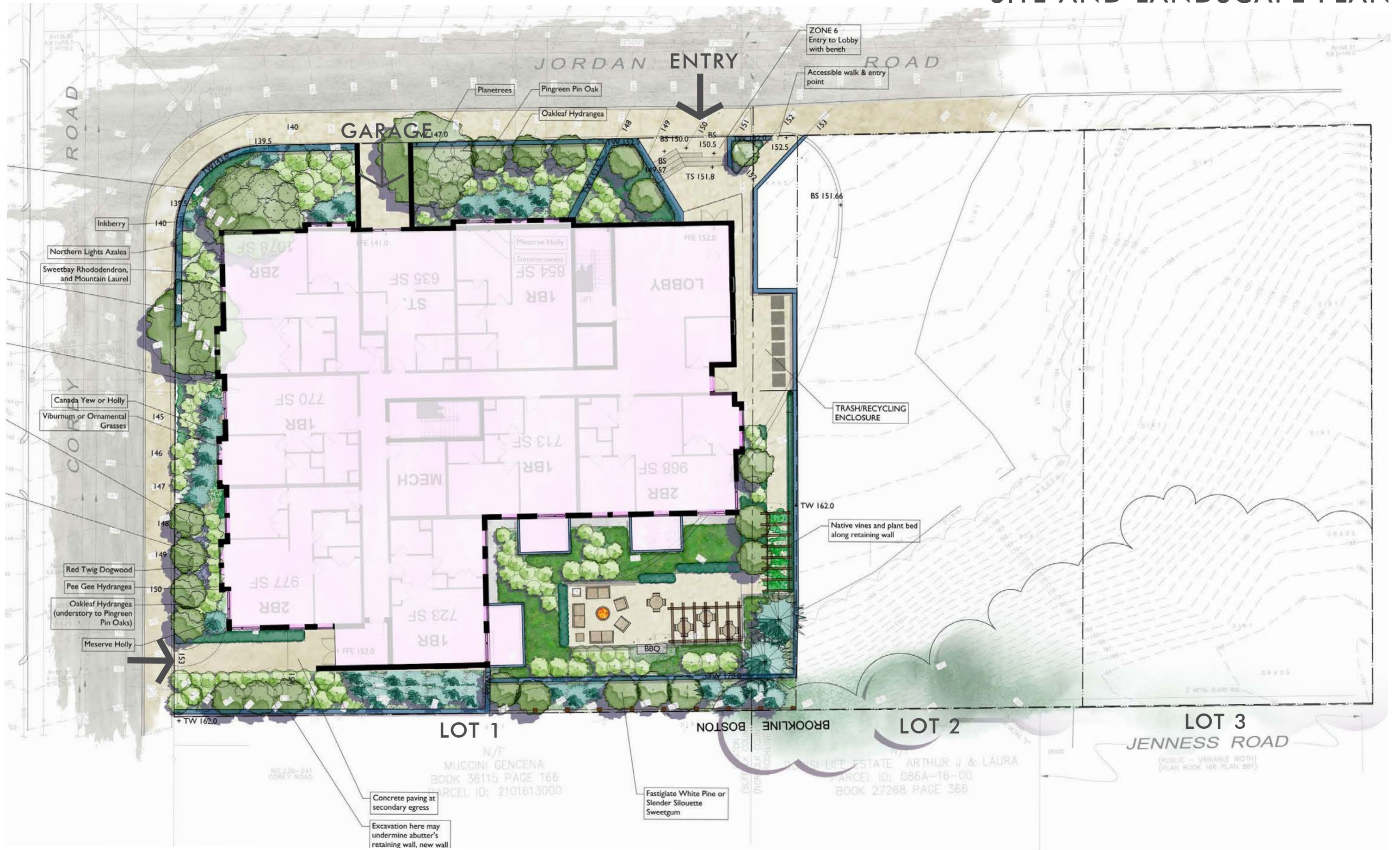
BASEMENT PLAN



GROUND FLOOR PLAN



SITE AND LANDSCAPE PLAN



LANDSCAPING CONCEPTS



Green Pillar Fastigiate Pin Oak



London Planetree



Oakleaf Hydrangea



Mountain Laurel



Red Twig Dogwood



Shrub Massing - Surround Raised Patios



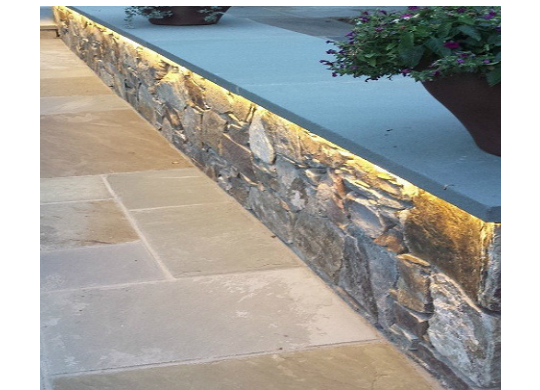
Inkberry



Rosebay Rhododendron



Retaining Wall - Cast in Place Concrete with Stone Veneer



Stone Veneer Retaining Wall with LED Strip Lighting



Layered Plantings



Fastigiate White Pine



Fastigiate Sweetgum



Unit Paving



Bike Racks

BUILDING ELEVATIONS



MATERIAL LEGEND

1. BRICK
2. ALUMINUM METAL SHINGLE (BRONZE COLOR)
3. CORRUGATED METAL PANEL (BRONZE COLOR)
4. CLAPBOARD AT ELEVATOR AND STAIR
5. METAL ROOF EDGE
6. JULIET BALCONY
7. ENTRY STOREFRONT
8. COMPOSITE METAL
9. GARAGE ENTRY

EXISTING VIEW LOOKING DOWN COREY ROAD



EXISTING VIEW LOOKING DOWN COREY ROAD



EXISTING VIEW LOOKING UP COREY ROAD



PROPOSED VIEW LOOKING UP COREY ROAD



EXISTING VIEW LOOKING DOWN JORDAN ROAD



EXISTING VIEW LOOKING DOWN JORDAN ROAD

