



45 TOWNSEND STREET

BCDC Presentation

February 5, 2019



Garrison-Trotter Neighborhood



45 Townsend Street



Existing Conditions

Geographic North

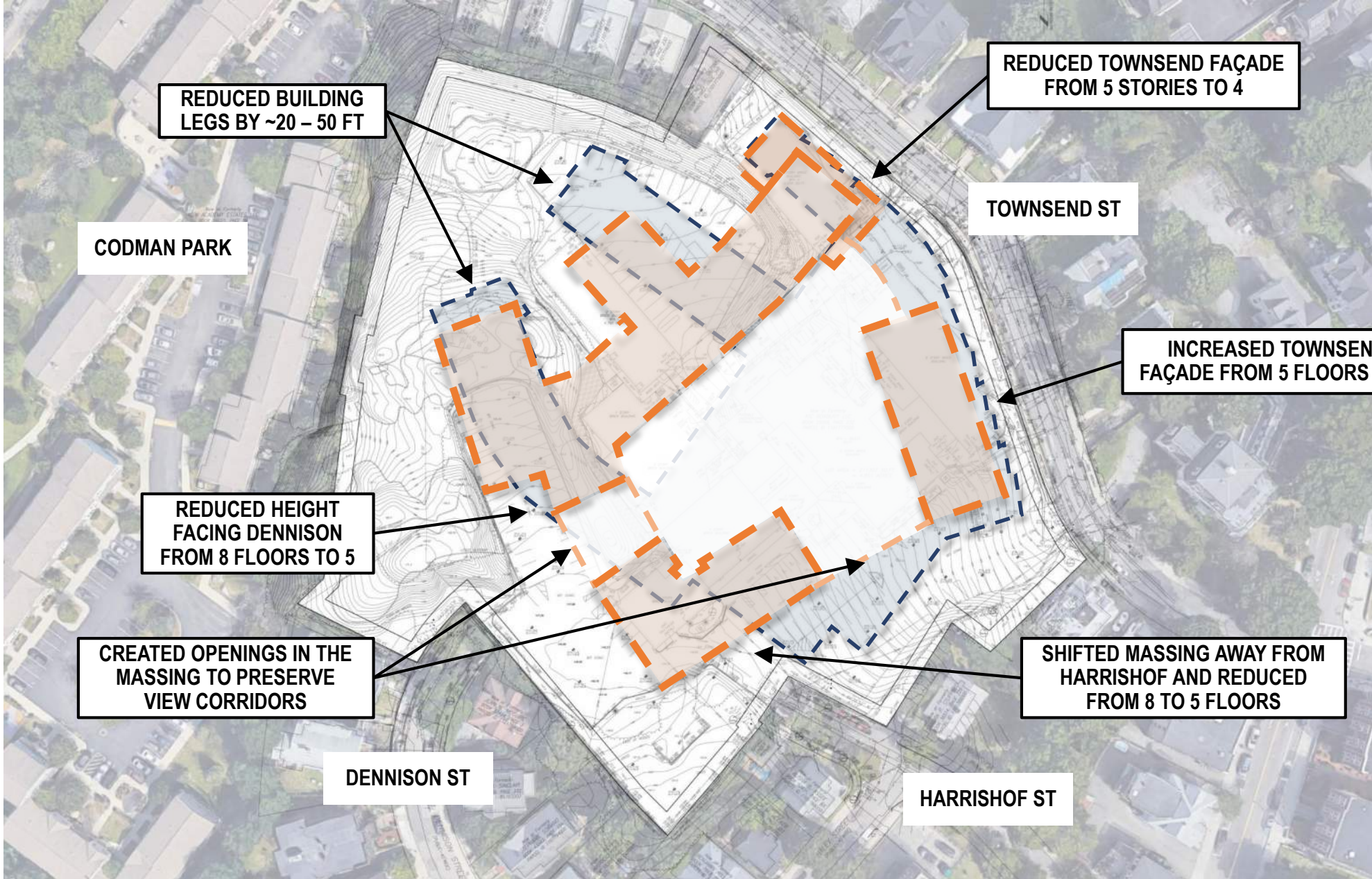


Original Filing

- Maintain the residential edges along Townsend Street
- Incorporate the sight lines from Dennison and Harrishof Streets when designing building massing
- Provide publicly accessible green space and pedestrian connectivity
- Internalize any vehicular drop-off, garage entries, and service circulation
- Preserve the natural setting and limit vehicular circulation other than emergency access



Design Principles

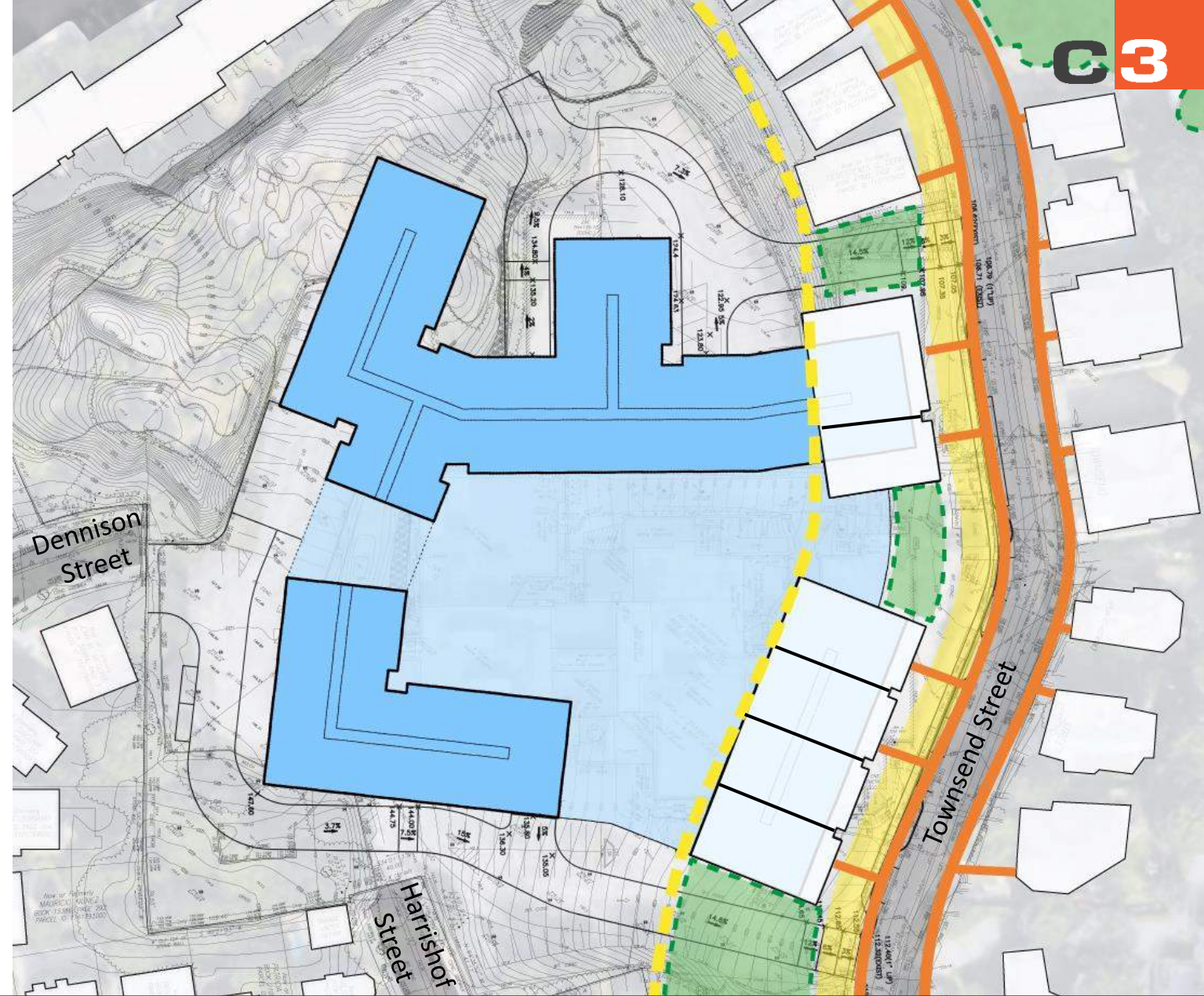


 **Proposed**

 **Previous EPNF**

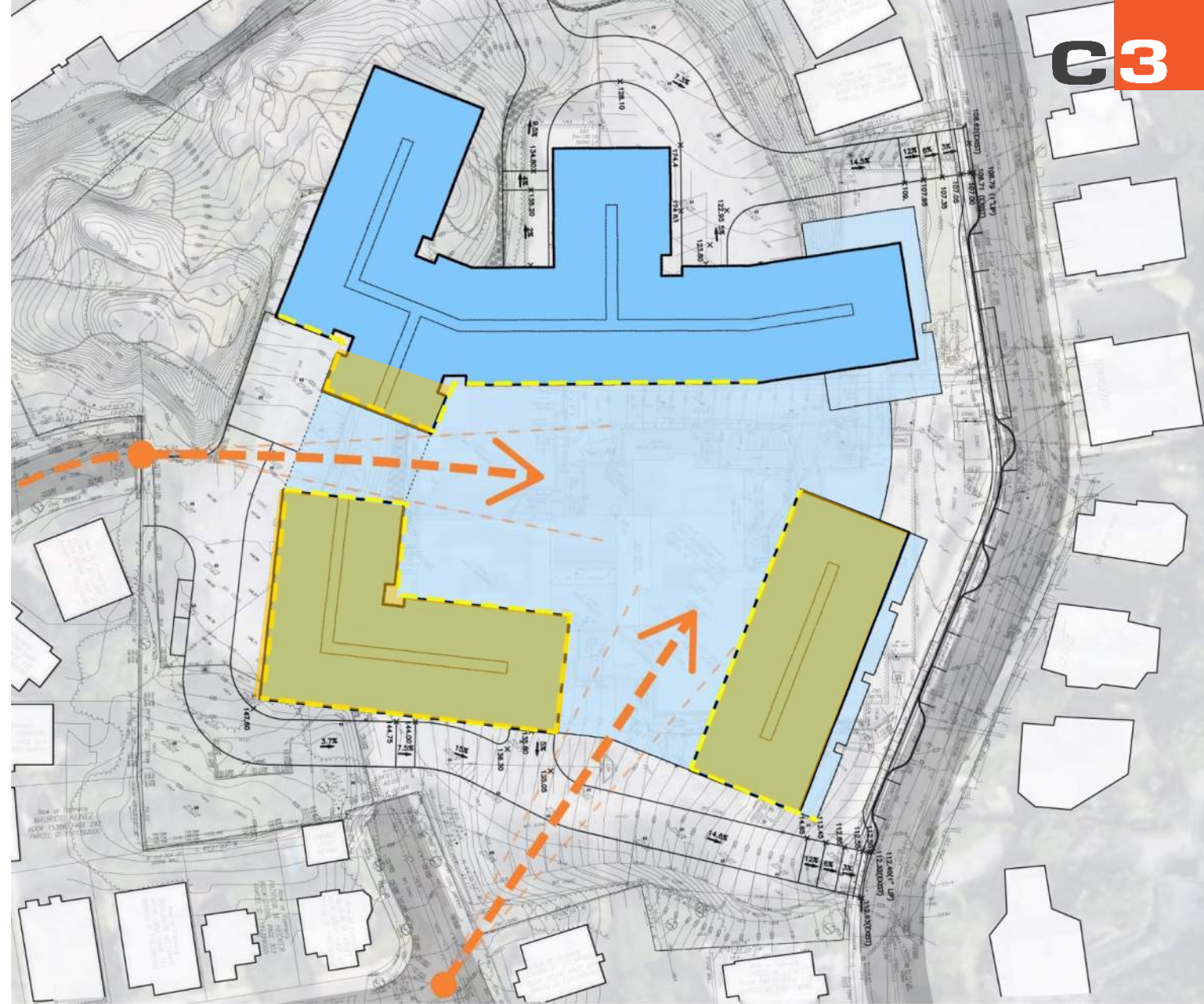
Design Adjustments

- Building edges are scaled to create consistent frontage on Townsend
- Open space is provided between built forms to provide relief along street consistent with neighborhood fabric
- Building setbacks align with adjacent properties at both front and back edges
- Building heights step up the hill to reduce perceived height from the street



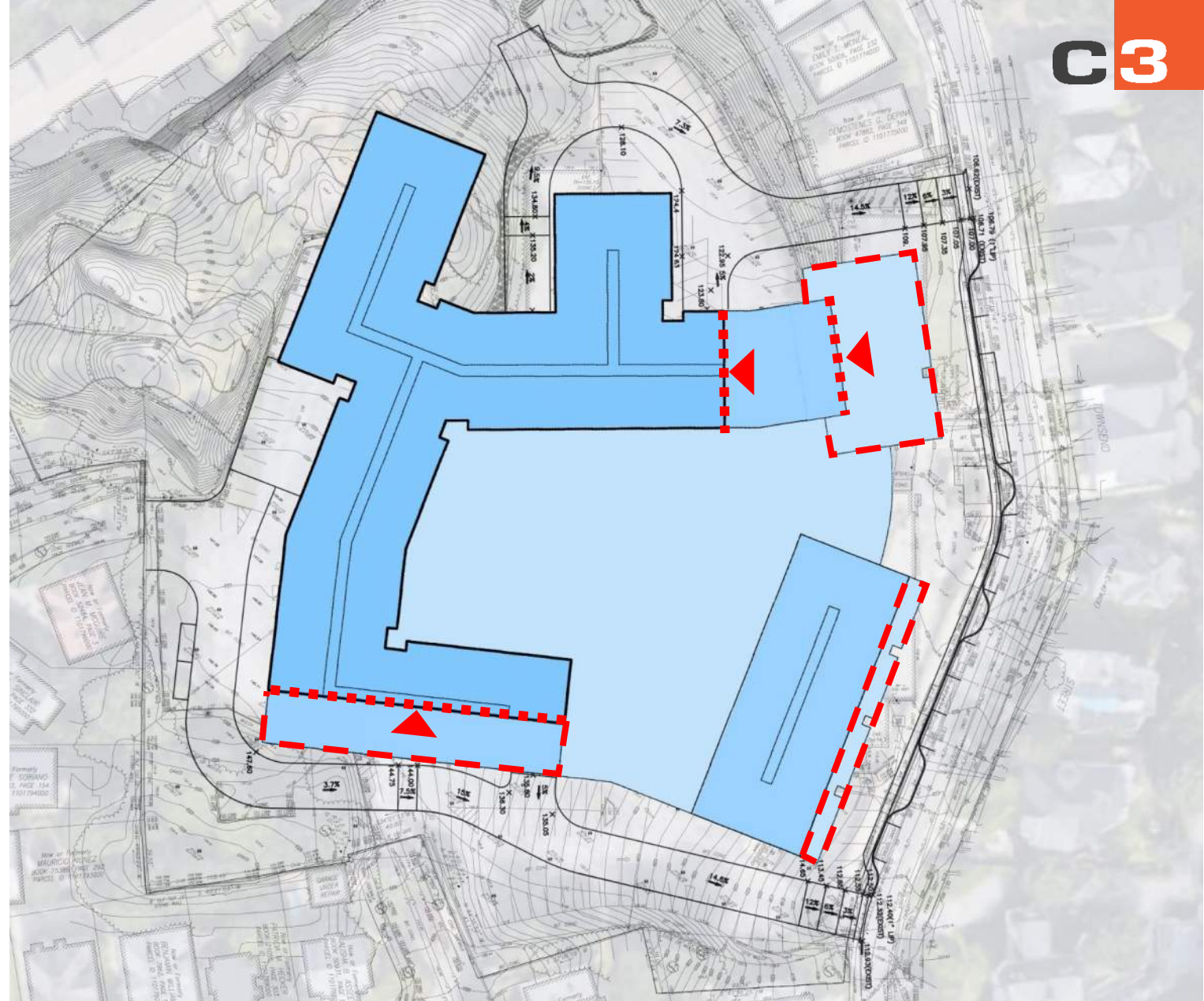
Building Frontage

- Massing breaks allow for continuous view corridors from Dennison and Harrishof Streets
- Visible building edges are managed to relate to neighborhood context

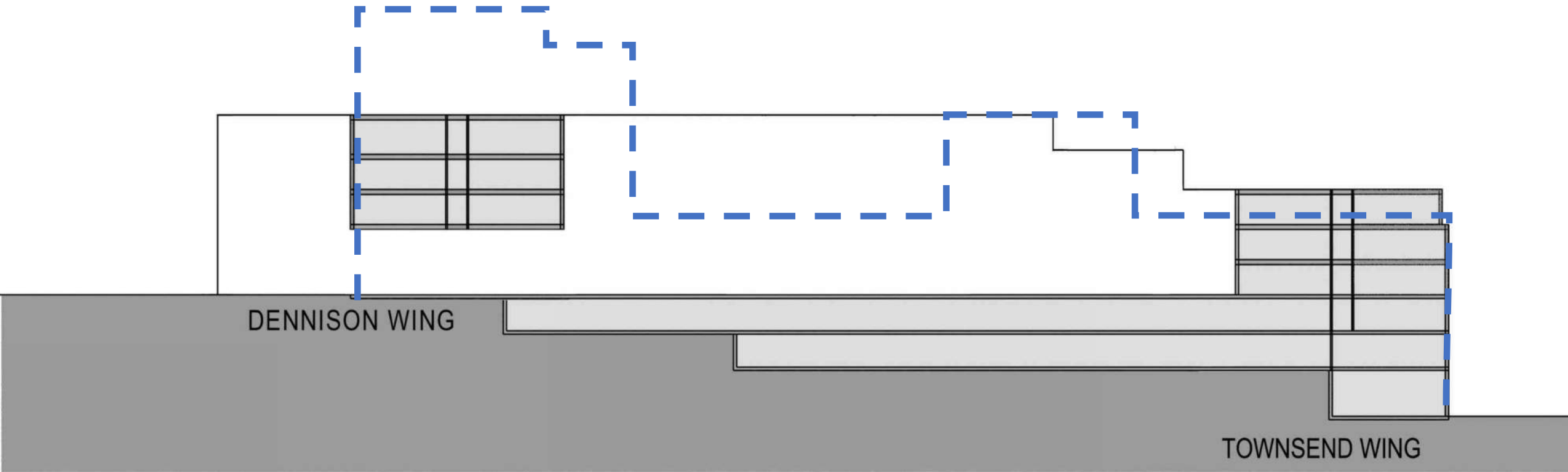


Neighborhood View Corridors

- Pull top floor back at Harrishof edge to reduce appearance of massing
- Stepping the upper floors at North leg to reduce the scale at Townsend Street edge



Massing / Height Shifts



DENNISON WING

TOWNSEND WING



Previous
EPNF

Height Comparison

1. Main Entry Lobby
2. Community Room
3. Townhomes
4. Secondary Entry Lobbies
5. Garage Entries
6. Loading / Move-in



- 7. Community Plaza
- 8. Townhome Street Edge
- 9. Raised Courtyard
- 10. Green Roof Areas
- 11. Resident Plaza



Program



Vehicular Circulation



No Access
5ft Grade Change

Blue Bikes

Pedestrian + Bicycle Circulation



Franklin Park
219 Units



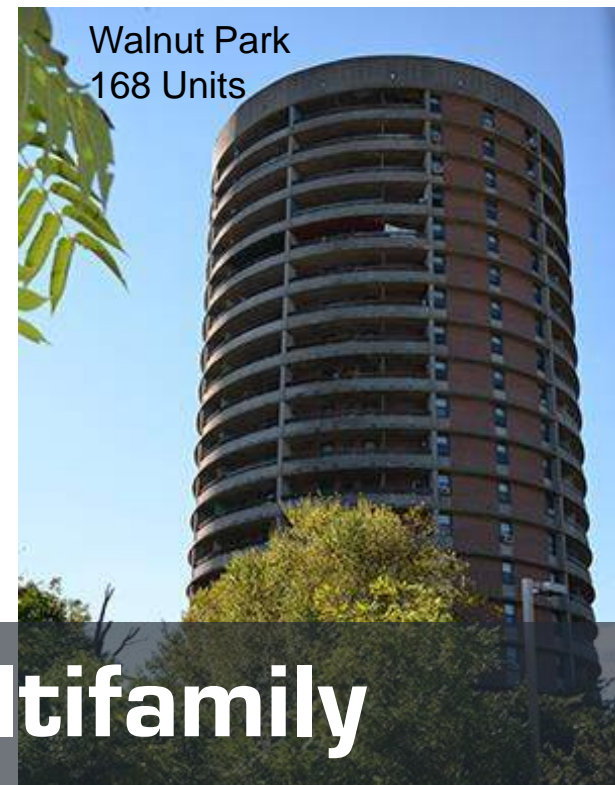
Franklin Highlands
270 Units



Washington Heights
175 Units



Blue Elm United Estates
285 Units

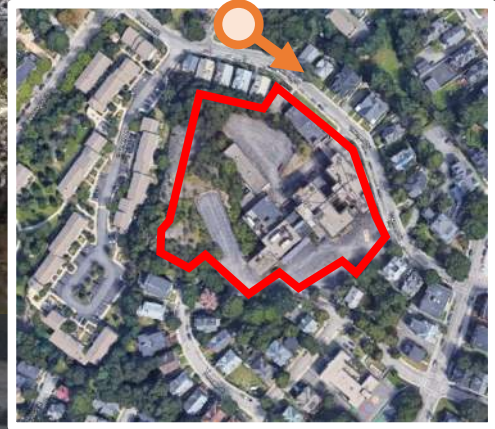


Walnut Park
168 Units



102-108 Elm Hill Ave
141 Units


Neighboring Multifamily




Existing Conditions | Townsend Street North



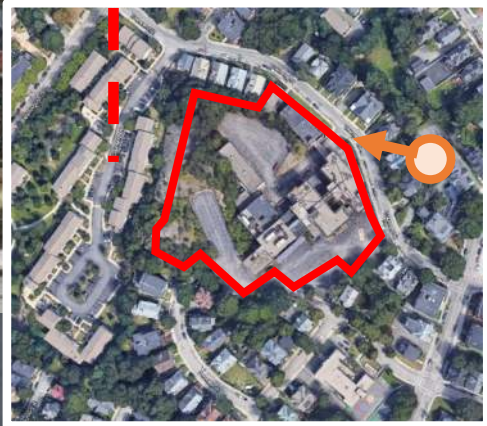
Original Filing | Townsend Street North

 Existing

 Previous EPNF



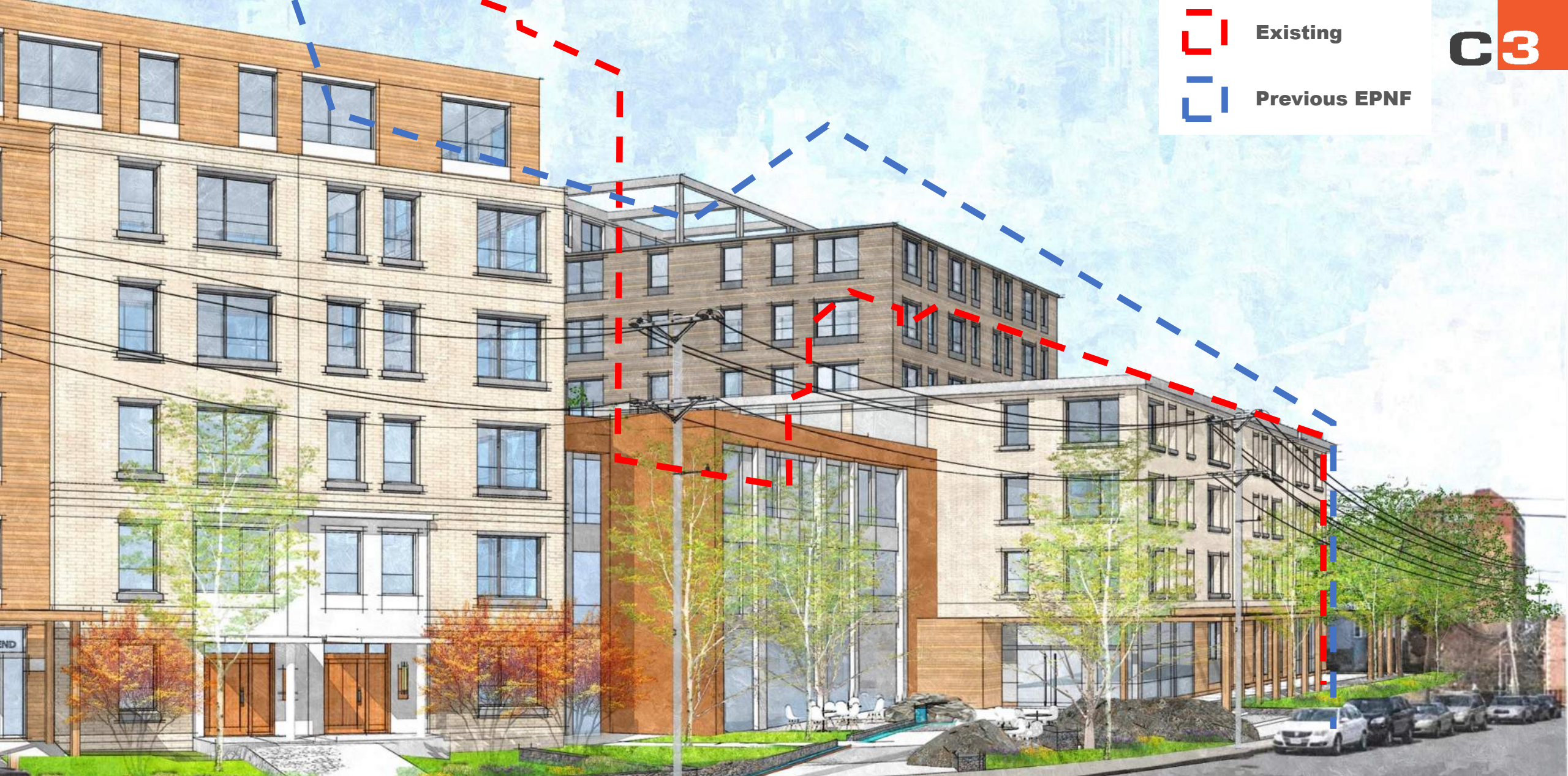
Conceptual Perspective | Townsend Street North





Existing Conditions | Townsend Street South

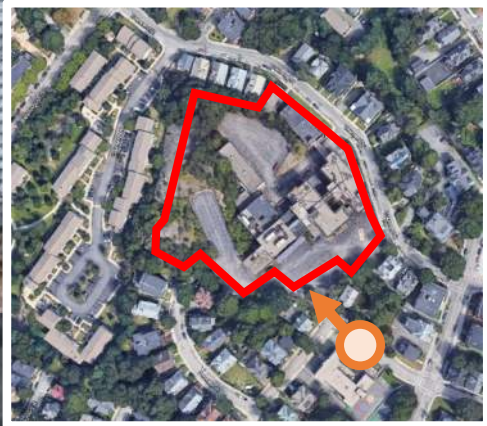


Original Filing | Townsend Street South



 Existing
 Previous EPNF



Conceptual Perspective | Townsend Street South

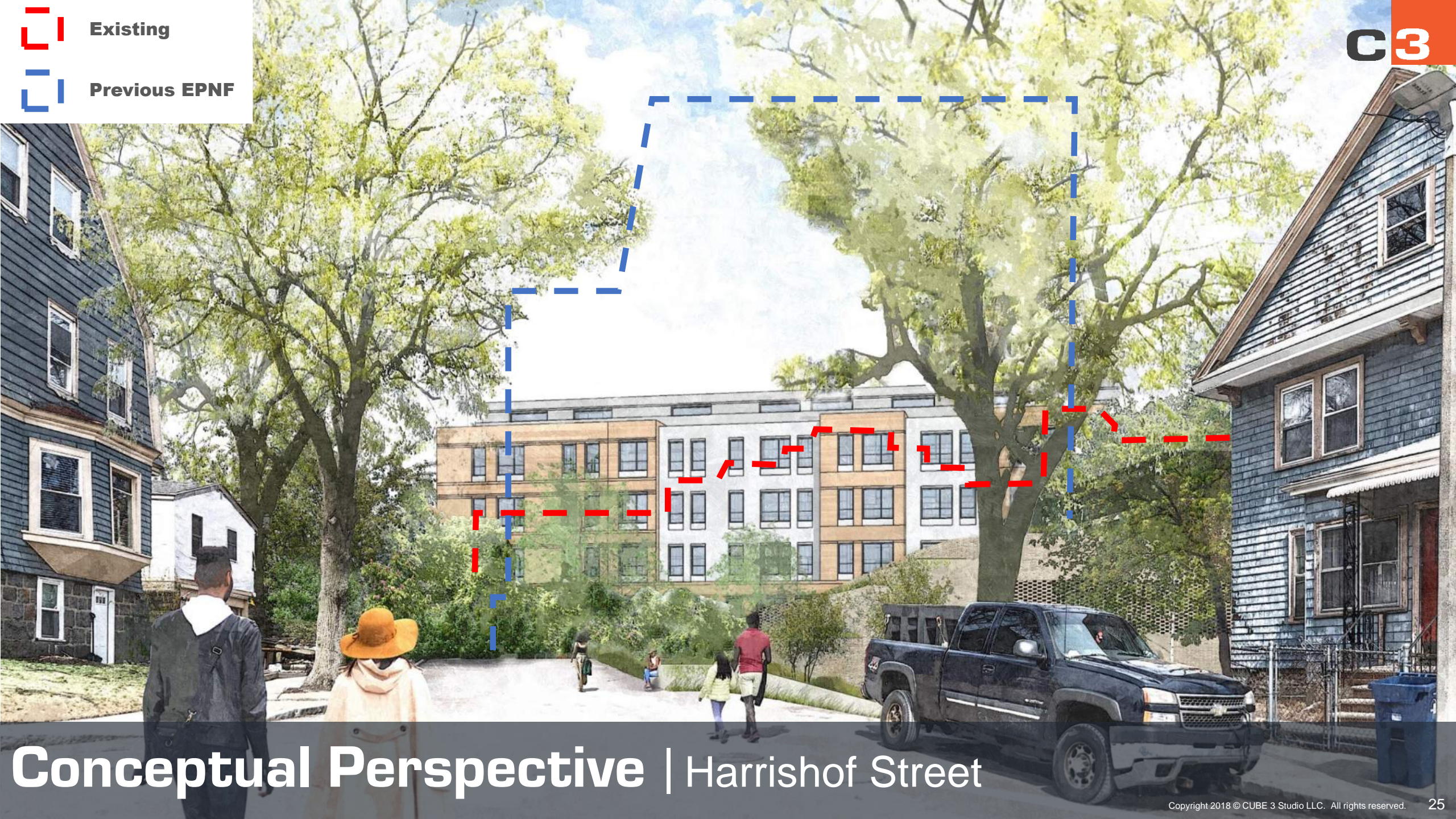


Existing Conditions | Harrishof Street

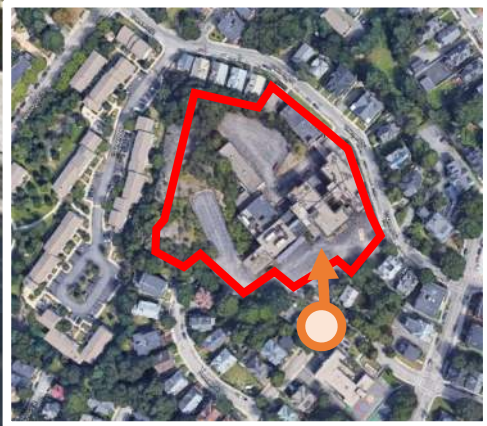


Original Filing | Harrishof Street

 Existing
 Previous EPNF



Conceptual Perspective | Harrishof Street



Existing Conditions | Harrishof Street



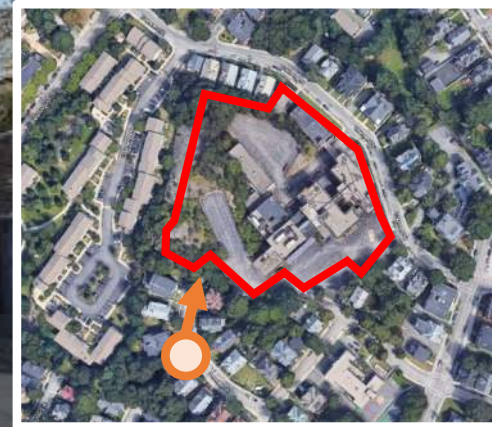
Original Filing | Harrishof Street



 Existing

 Previous EPNF



Conceptual Perspective | Harrishof Street

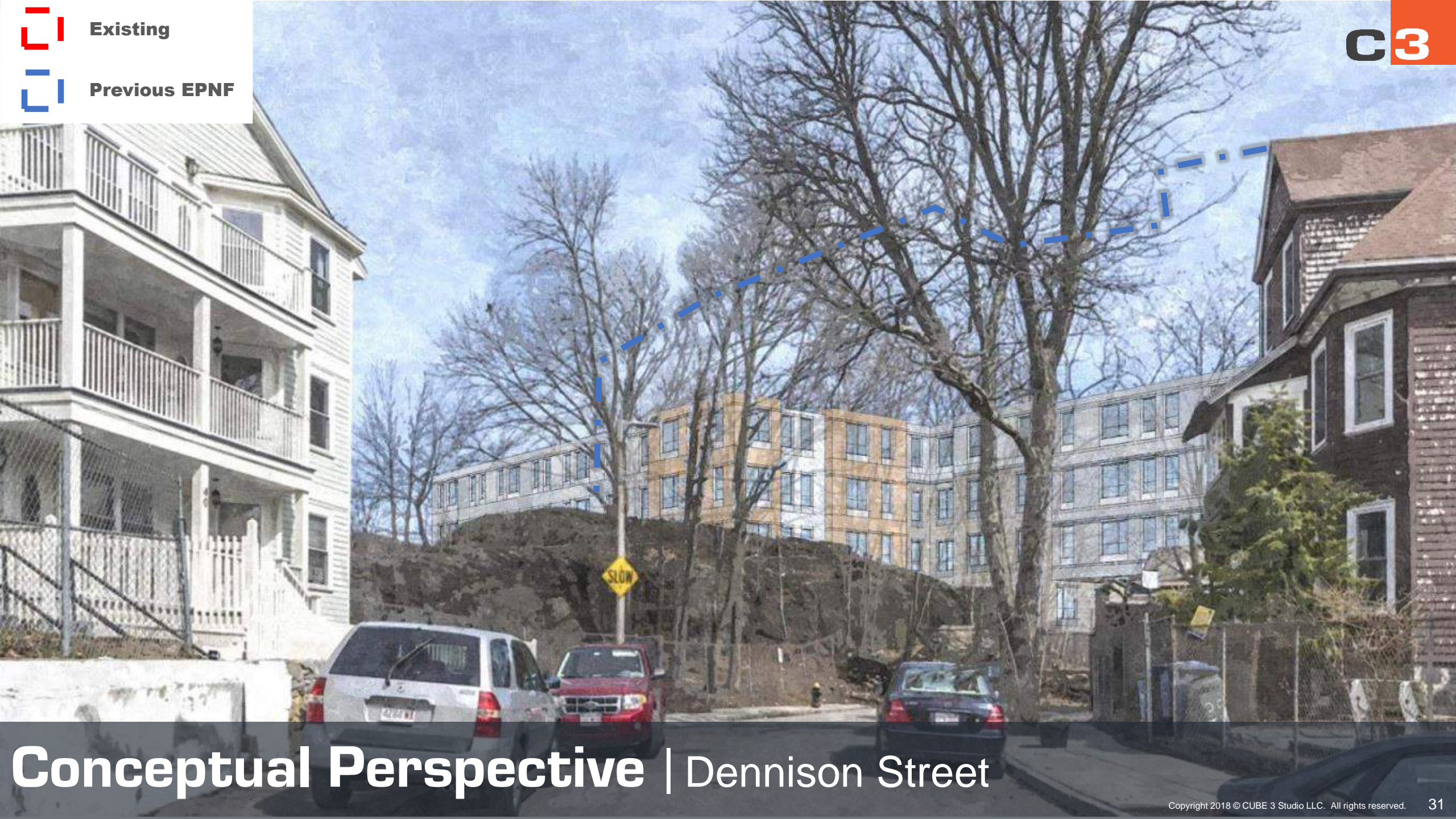


Existing Conditions | Dennison Street



Original Filing | Dennison Street

 Existing
 Previous EPNF



Conceptual Perspective | Dennison Street



Conceptual Section A



Conceptual Section B



Conceptual Section C



Roof – Elev. 203'-2"

Eighth – Elev. 190'-8"

Seventh – Elev. 180'-0"

Sixth – Elev. 169'-4"

Fifth – Elev. 158'-8"

Fourth – Elev. 148'

Third – Elev. 136'

Second – Elev. 124'

Ground – Elev. 112'



Building Elevations - Townsend



Roof – Elev. 203'-2"

Eighth – Elev. 190'-8"

Seventh – Elev. 180'-0"

Sixth – Elev. 169'-4"

Fifth – Elev. 158'-8"

Fourth – Elev. 148'

Third – Elev. 136'

Second – Elev. 124'

Ground – Elev. 112'



Building Elevations - Harrishof



Roof – Elev. 203'-2"

Eighth – Elev. 190'-8"

Seventh – Elev. 180'-0"

Sixth – Elev. 169'-4"

Fifth – Elev. 158'-8"

Fourth – Elev. 148'

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Ground – Elev. 112'

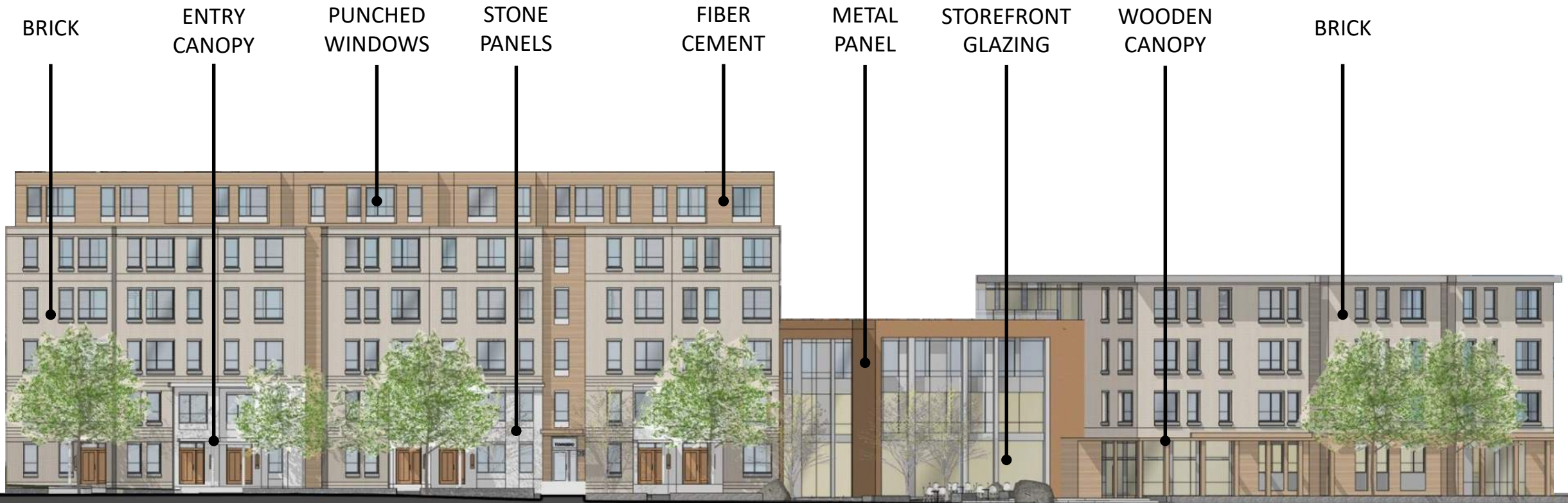


Building Elevations - Dennison



- Roof – Elev. 203'-2"
-
- Eighth – Elev. 190'-8"
-
- Seventh – Elev. 180'-0"
-
- Sixth – Elev. 169'-4"
-
- Fifth – Elev. 158'-8"
-
- Fourth – Elev. 148'
-
- Third – Elev. 136'
-
- Second – Elev. 124'
-
- Ground – Elev. 112'

Building Elevations - Codman



Proposed Building Materials



FIBER CEMENT



BRICK



METAL PANEL



BRICK



LARGE FORMAT STONE /
PRE-CAST PANEL

Proposed Building Materials



Proposed Building Materials



FIBER CEMENT



FIBER CEMENT



FIBER CEMENT

LARGE FORMAT STONE /
PRE-CAST PANEL

Proposed Building Materials

Landscape / Public Realm Strategy

1. Entrance Plaza
2. Townsend Street Entrances
3. Resident Plaza
4. Garage Façade Treatment
5. Maintain buffers / neighborhood edges

