

Five Washington Street

12/03/2015 Community Presentation



5 Washington Street Team



Urban Spaces Projects



The Axiom
Cambridge



The Lancaster
Boston



1971 Massachusetts Avenue
Cambridge



The Ellis
Boston



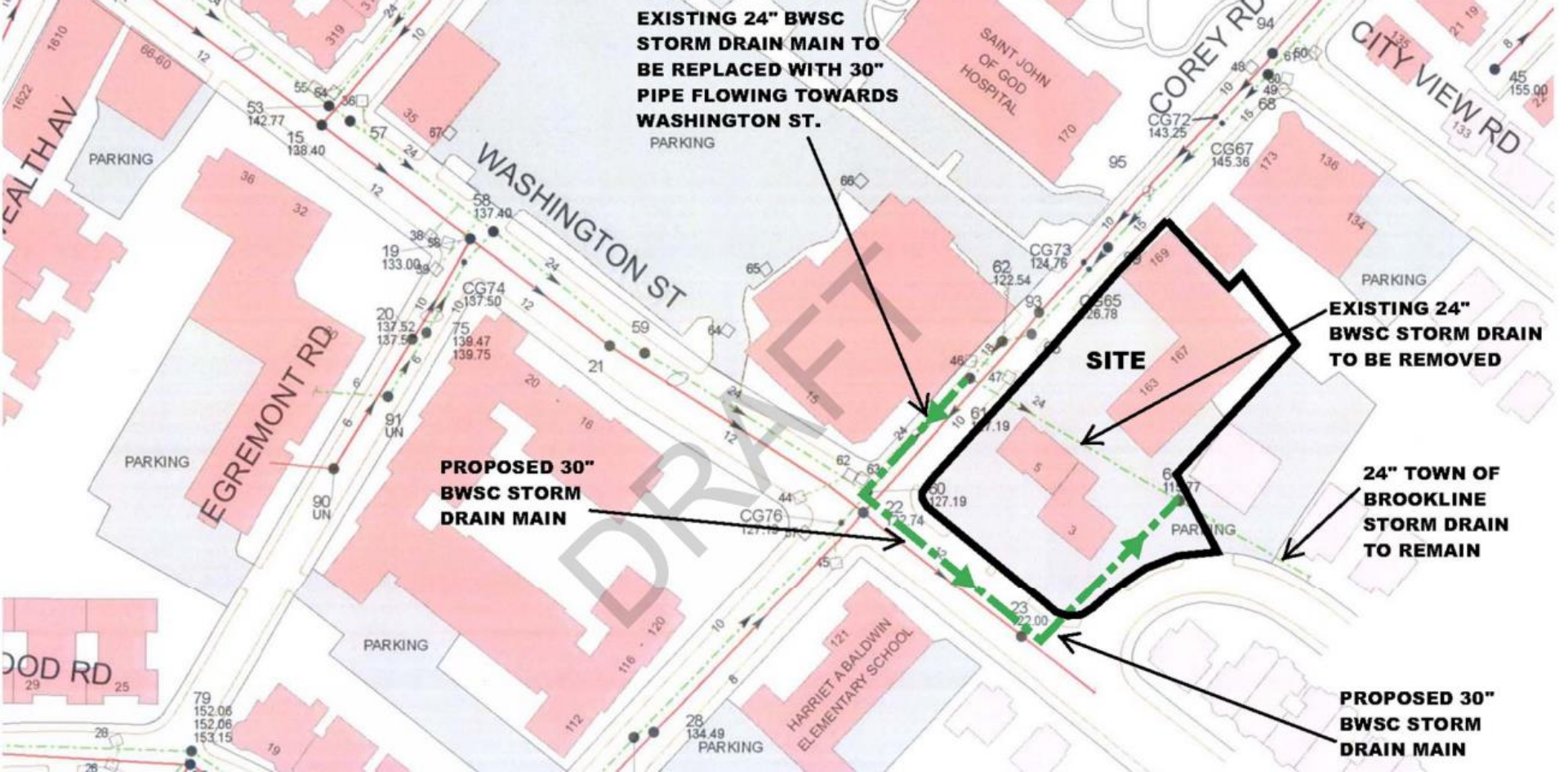
7 Cameron
Cambridge



30 Haven
Reading

Community Concerns

- Flooding
- Design
- Density
- Building Height
- Sidewalks
- Retail Use
- Parking & Traffic





B Line
Washington
St. T Stop

6 to 10 story brick
apartments
(Patricia White and
Covenant House)

Whole Foods

Boston /
Brookline
Town Line

COMM AVE

COREY ROAD

Poley-Abrams
Office Building

Baldwin
School w/
playground

1 Acre Site
(Office & Gas
Station)

WASHINGTON ST

Site Context





6 – 10 story brick apartments along Washington Street



Brick apartments north of Whole Foods parking lot



Baldwin School across the street



Poley Abrams office building

Project Statistics

Original Scheme:

- 145 Units
- 101 Parking Spaces
- 6 Stories
- U-Shaped Plan
- 11'-2" Sidewalk @ Washington

Revised Scheme:

- 118 Units
- 104 Parking Spaces
- 4 - 6 Stories
- H-Shaped Plan
- 14'-6" Sidewalk @ Washington

Unit Mix

UNIT TYPE	COUNT	MIX %	Average SF
Studio	29	24.5%	495
1 Bedroom	51	43.5%	705
2 Bedroom	32	27.0%	1,056
3 Bedroom	6	5.0%	1,250
TOTAL:	118		



Aerial (Previous)





Aerial



Washington St. & Corey Rd.
(Existing)



Washington St. & Corey Rd.
(Previous)



Washington St. & Corey Rd.



Washington St. & Bartlett Cres.
(Existing)



Washington St. & Bartlett Cres.
(Previous)



Washington St. & Bartlett
Crescent



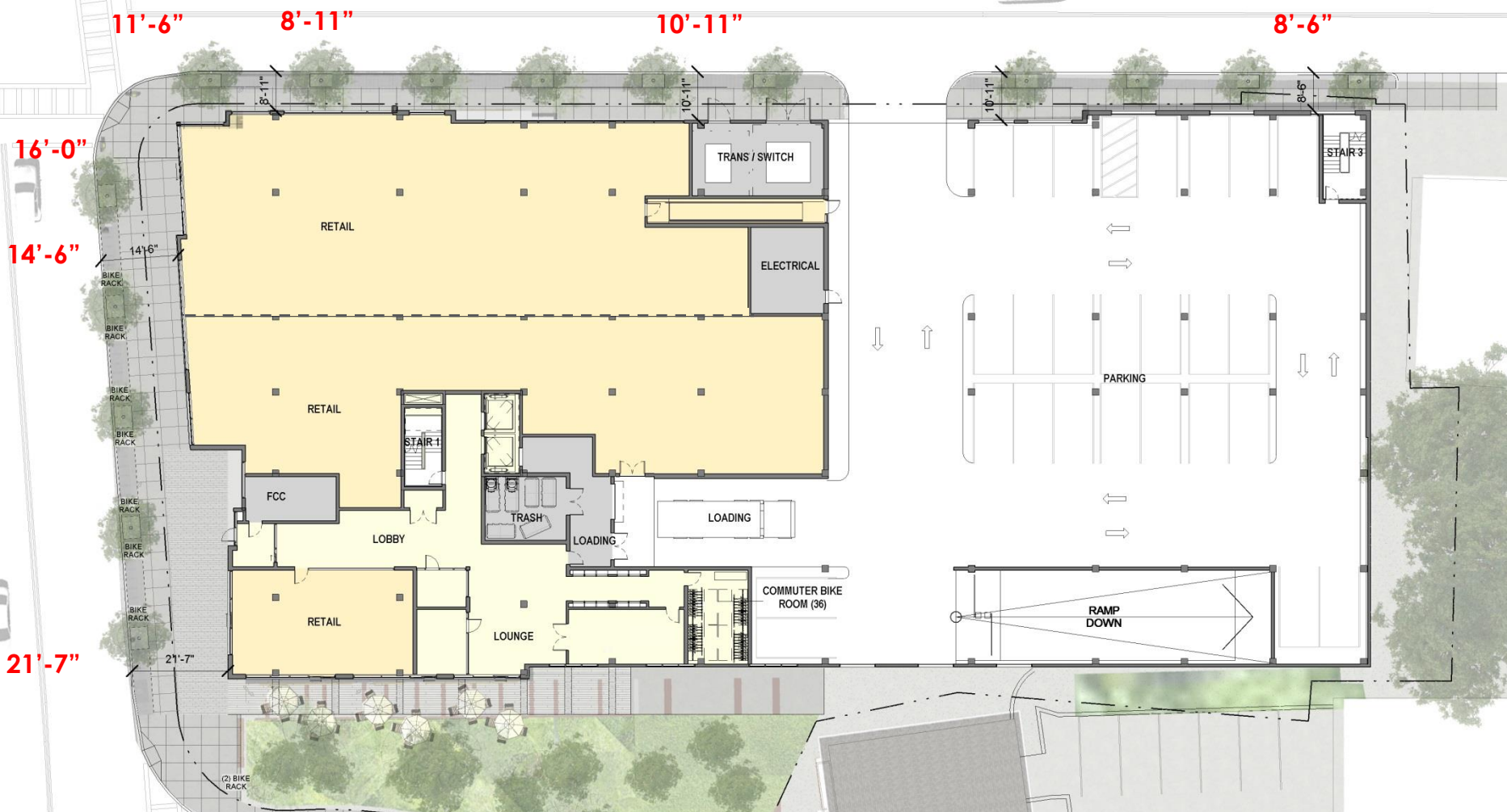
Corey Rd. Sidewalk
(Existing)



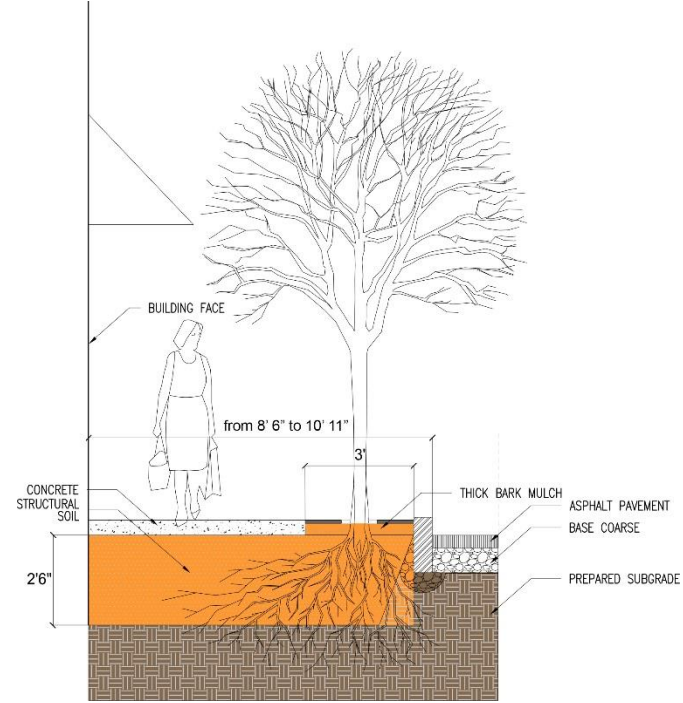
Corey Rd. Sidewalk
(Previous)



Corey Rd. Sidewalk



GROUND FLOOR PLAN



SIDEWALK TREE PLANTING WITH STRUCTURAL SOIL

8'-7" SIDEWALK EXAMPLE



Location: Beacon Hill

Street Width: 8'7"



LANDSCAPE

MATERIALS AND LIGHTING



WOOD SLAT SEATING W/ LED LIGHTING



PERMEABLE PAVING



CONCRETE PAVING



INTEGRATED LED LIGHTING



STONE PAVING



PERMEABLE PAVERS

LANDSCAPE

FURNITURE ZONE WITH PERMEABLE PAVING



BIKE RACKS



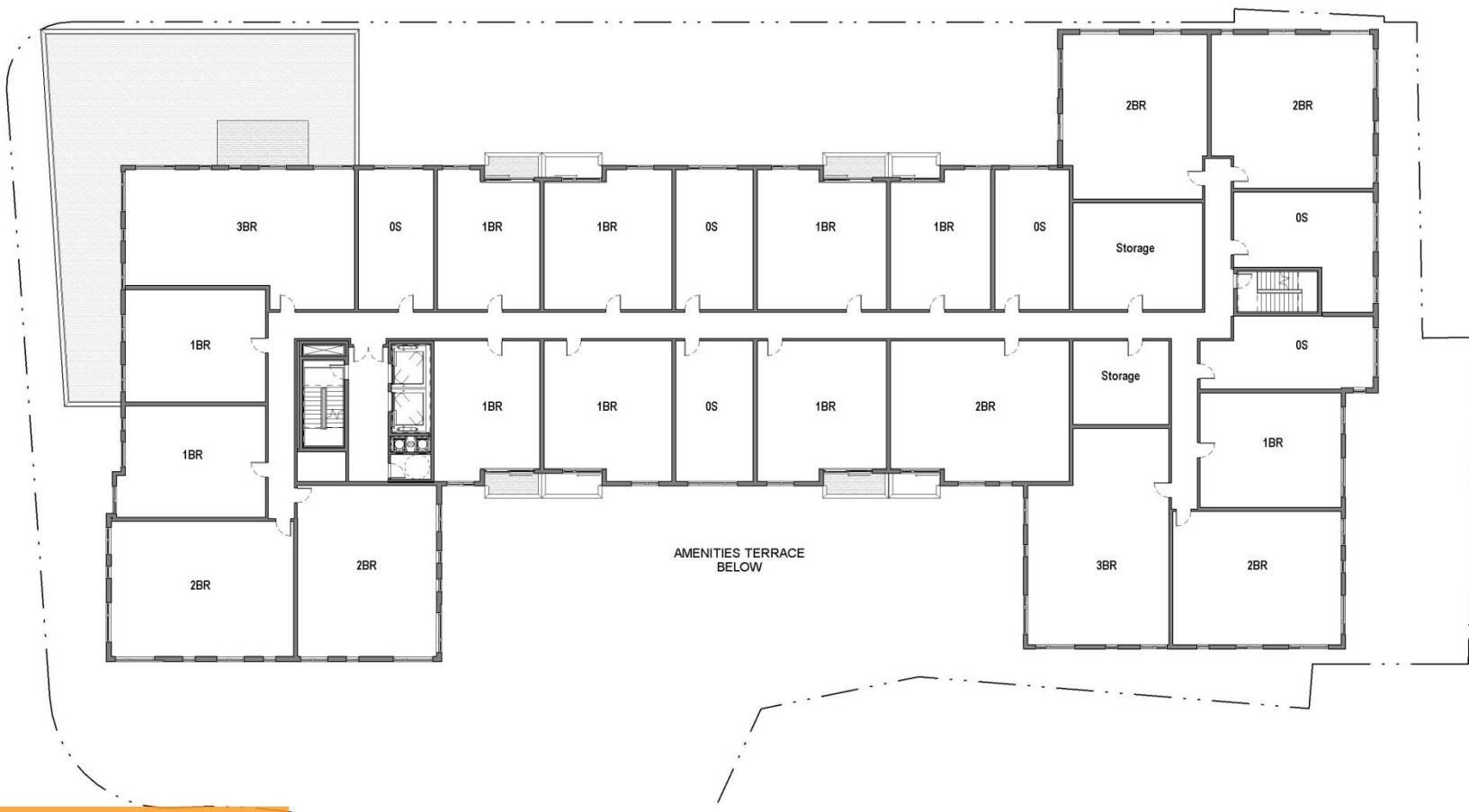
GREEN PLANTED EDGE



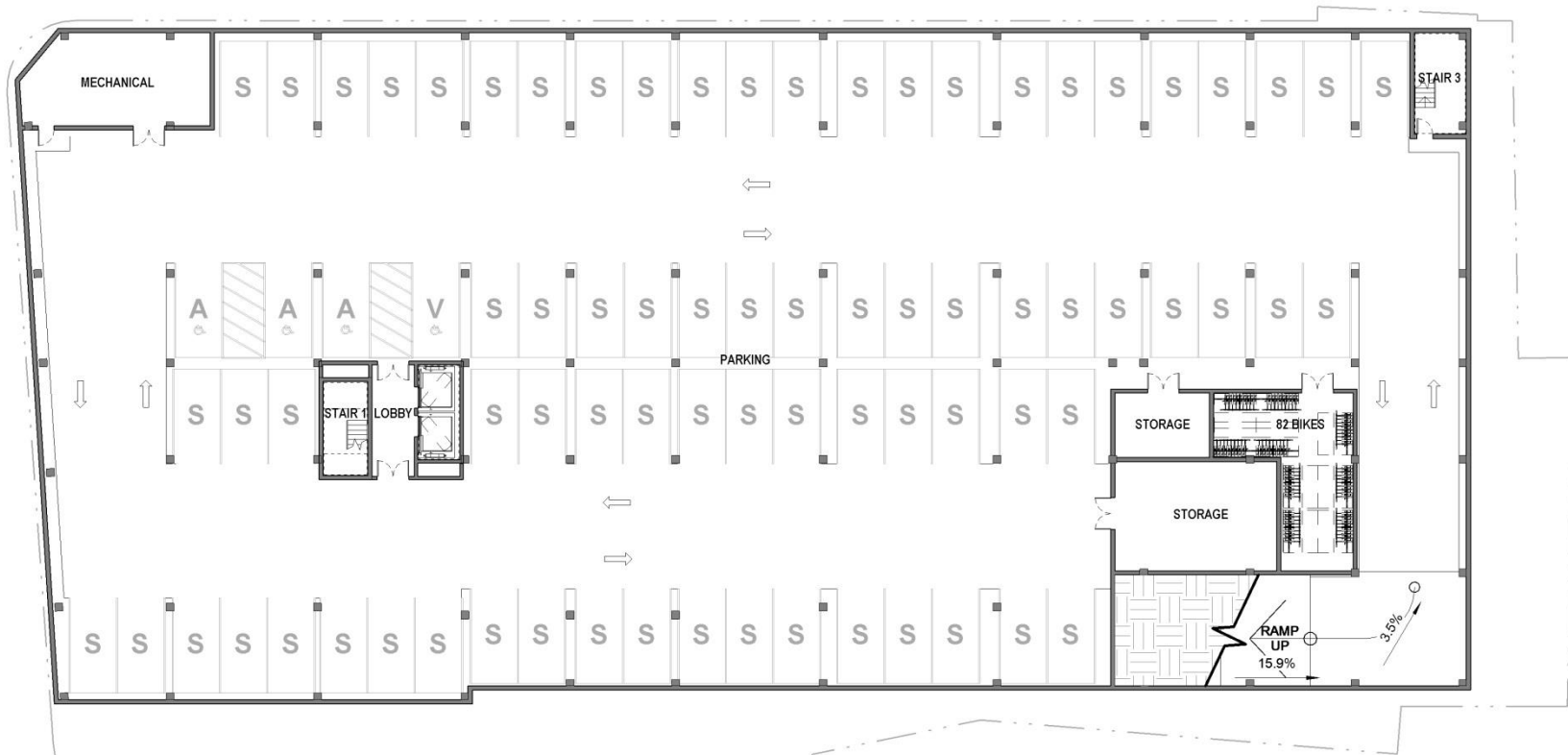
PARKING GARAGE SCREENING

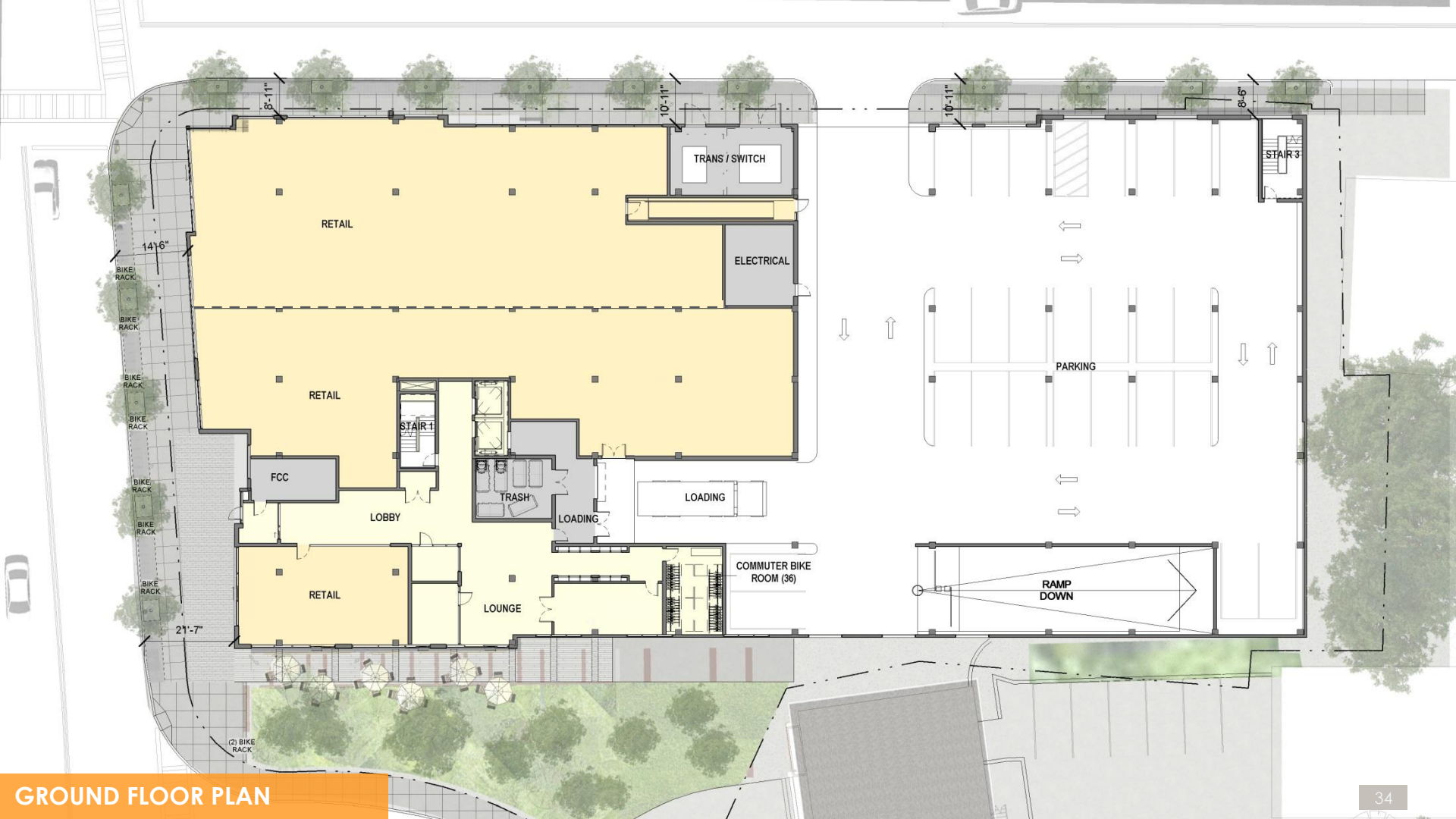












GROUND FLOOR PLAN

Transportation Incentives

- 3 minute walk to B-Line; 6 minute walk to C-Line
- Charlie Card provided to new residents
- Zipcar membership for first year
- Bike repair station in building
- 86 bike storage in garage; 36 commuter bike storage
- \$50 gift card for local bike shop tune-up

*Opportunity to lease additional parking spaces at nearby location





