



Washington Village

Notice of Project Change
IAG Meeting

November 4, 2019

Ownership

- In December 2018, Samuels & Associates and DJ Properties LLC formed a partnership to co-develop the Project.
- Samuels & Associates brings its considerable expertise in placemaking, financing, construction and project management, to the table in support of this dynamic, mixed-use project. Exemplified by projects such as the Fenway, Samuels has a proven track record of knitting neighborhoods together through placemaking from the ground floor up.



Project Approvals Timeline

Timeline of Prior Approvals

- The BPDA concluded its **Article 80 Large Project Review** approved the Project in **August 2016**
- The Boston Zoning Commission (“BZC”) approved the PDA In September 2016, and the BPDA issued a Scoping Determination Waiving Further Review on October 24, 2016

Notice of Project Change (NPC), Next Steps

- June 26, 2019, initial ASCA meeting
- Submitted NPC October 1, 2019
- IAG – November 4, 2019
- BCDC – November 6, 2019
- Art 80/ASCA – November 18, 2019
- GOAL - BPDA Board Meeting in December

Goals for Phase I

- Quality Open Space
- Active Streetscape
- Walkable Sidewalks
- Neighborhood Retail Services
- Housing for a Range of Income Levels



Development Plan Refinements

Public Realm

- Make the park a great public space
 - Park relocated from behind buildings with direct frontage on a public street
 - Improved public safety and access
- Retail and streetscape activation

Retail

- Improved ground floor retail space footprint and interior heights

Designing to Market

- Residential product
- Building design & programming
- Building Efficiency
- Construction costs

Parking

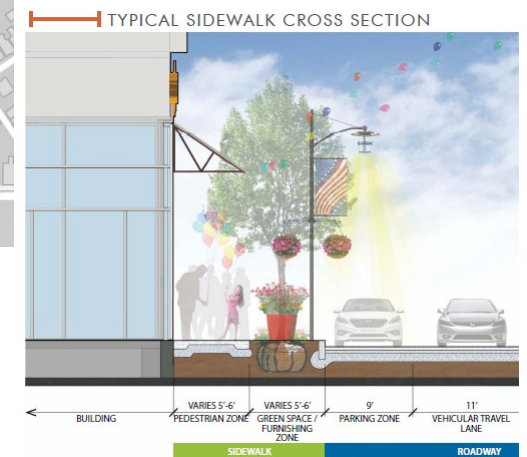
- Incorporate parking within the proposed building, previously did not exist



Development Plan Refinements

Pedestrian Safety Improvements

- Following coordination with City Councilor Ed Flynn, studied the addition of a new crosswalk at across Old Colony Ave at Gustin St
- Expanded the width of sidewalks around the site creating additional buffer for pedestrian safety

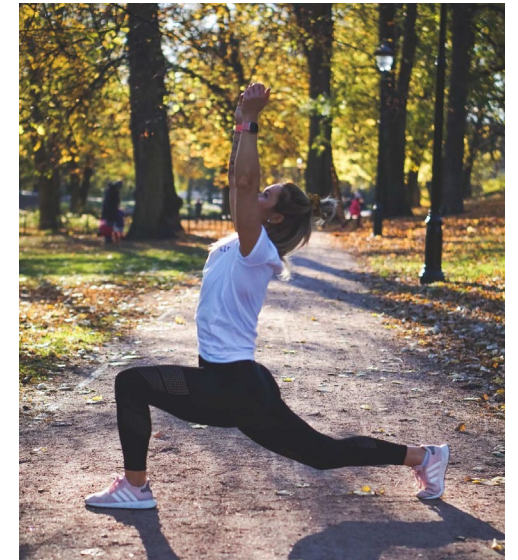
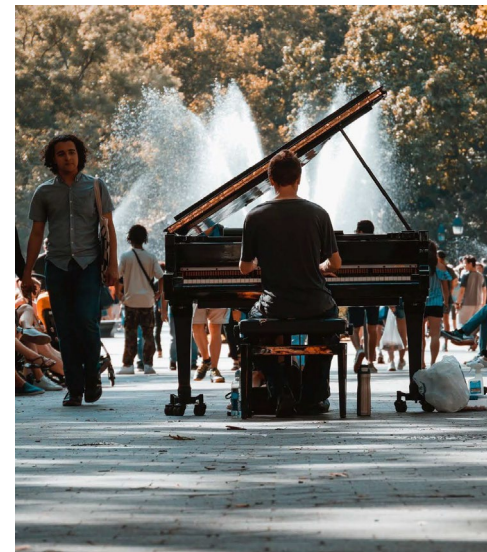


The Green: Conceptual Programming

Similar to the programming being implemented at “401 Park” in The Fenway, Samuels plans to activate “The Green” through events promote community in Andrew Square.

Programming will include activations to celebrate “local” and deliver unique, multigenerational arts, cultural and educational experiences. Examples of future programming categories include:

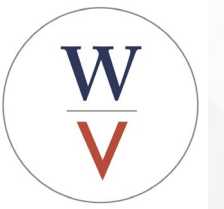
- Fitness & Wellness Classes
- Community Sports Leagues (ie. Bocce, Cornhole)
- Wellness Workshops
- Movie Screenings
- Kids Activities
- Local Entertainment/ Live Music
- Food & Drink Events





Design Update

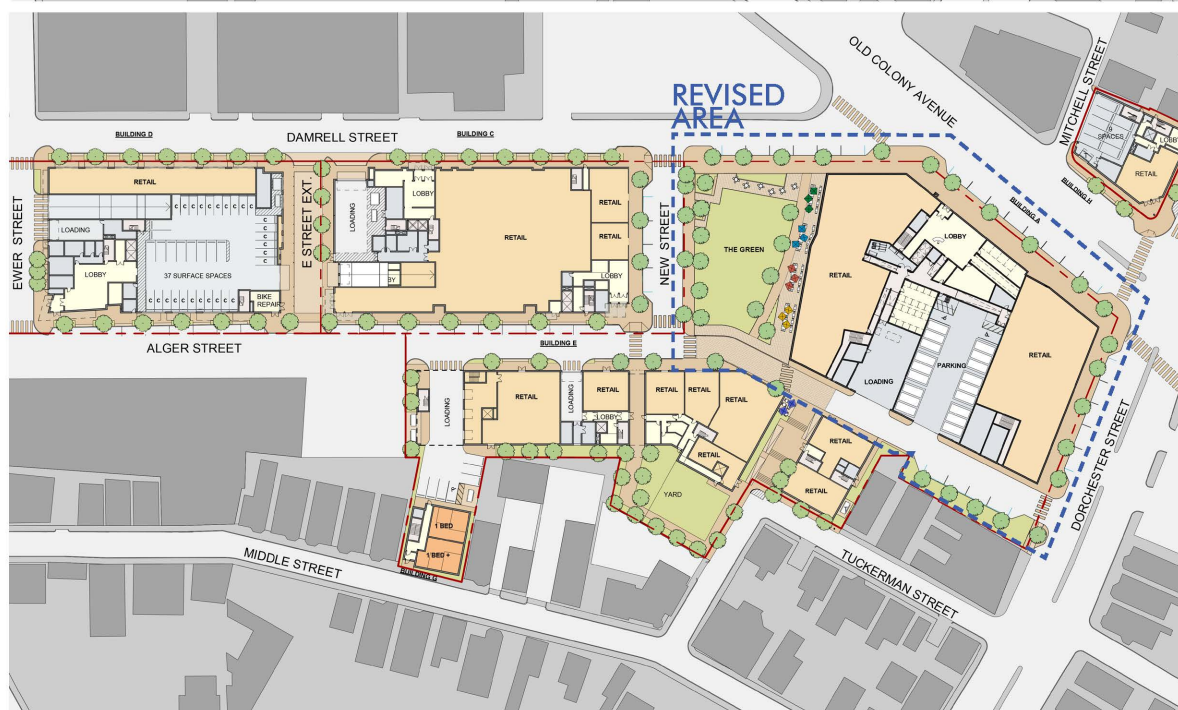
Prellwitz Chilinski Associates, Inc.



GROUND FLOOR



APPROVED



PROPOSED

- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- 50 PARKING SPACES IN BUILDING
- DEEPER RETAIL SPACE
- LINE PARK WITH CAFES
- TALLER FIRST FLOOR
- BUILDING SETBACK ALLOWS FOR BICYCLE LANE ON DAMRELL

TYPICAL UPPER FLOOR PLAN



APPROVED



- CREATE COURTYARD WITH BUILDING AMENITIES AT 2ND FLOOR
- SINGLE VERTICAL CIRCULATION CORE

PROPOSED

Phase 1



- Park in Phase I of Washington Village
- Temporary surface parking lot
- Strong retail presence to enable placemaking

AERIAL LOOKING SOUTHWEST



APPROVED



PROPOSED

- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- EXPRESS 3 BUILDING TYPOLOGIES:
 - DORCHESTER STREET
 - OLD COLONY
 - PARK

AERIAL LOOKING NORTHEAST



APPROVED



- SOUTH FACING COURTYARD AT 2ND FLOOR
- RECESSED 7TH FLOOR ALONG ALGER STREET & DORCHESTER STREET
- PARK OUTWARD FACING

PROPOSED



PROPOSED

- NEW PARK ORIENTED OUT TOWARD THE NEIGHBORHOOD
- ENABLE EVENTS & PERFORMANCES TO BE VISIBLE FROM AREA STREETS

APPROVED



**PROPOSED**

- PLACEMAKING OPPORTUNITY IN PHASE I
- GREATER VISIBILITY
- RESTAURANTS ACTIVATE PARK EDGE
- LARGER GREEN AREA THAN PREVIOUSLY APPROVED
- PROGRAMED EVENTS & ACTIVITIES



PROPOSED

- TRANSPARENCY FOR RETAIL USES
- AWNINGS, CANOPIES, AND SIGNAGE
- QUALITY BUILDING MATERIALS
- OUTDOOR SEATING SPILLS INTO THE PARK

CORNER OF DORCHESTER STREET AND OLD COLONY



APPROVED



PROPOSED

- TOP FLOOR SETBACK ON DORCHESTER STREET
- THREE BUILDING EXPRESSIONS
- ORGANIC EXPRESSION THAT OCCURRED OVER TIME
 - URBAN
 - LOFT
 - PARK

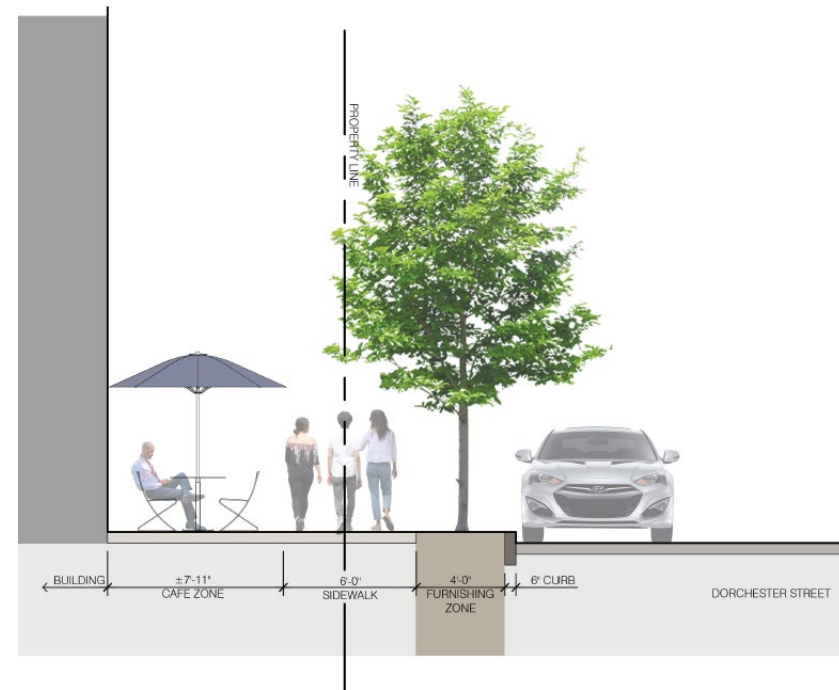
DORCHESTER STREET LOOKING SOUTHWEST



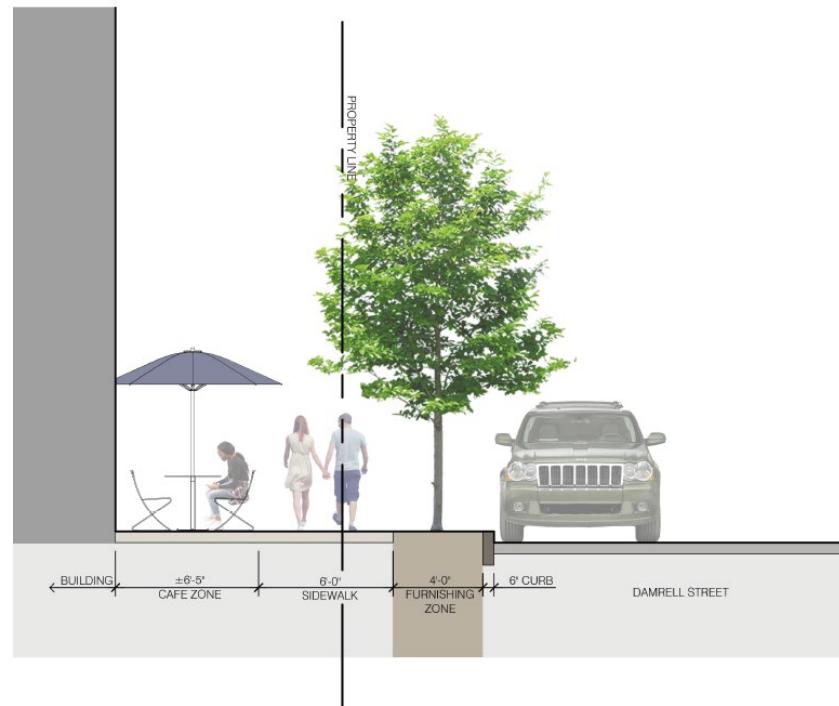
PROPOSED

- TOP FLOOR SETBACK ON DORCHESTER STREET
- TWO STORY RETAIL EXPRESSION WITH ARTICULATED FACADE ABOVE

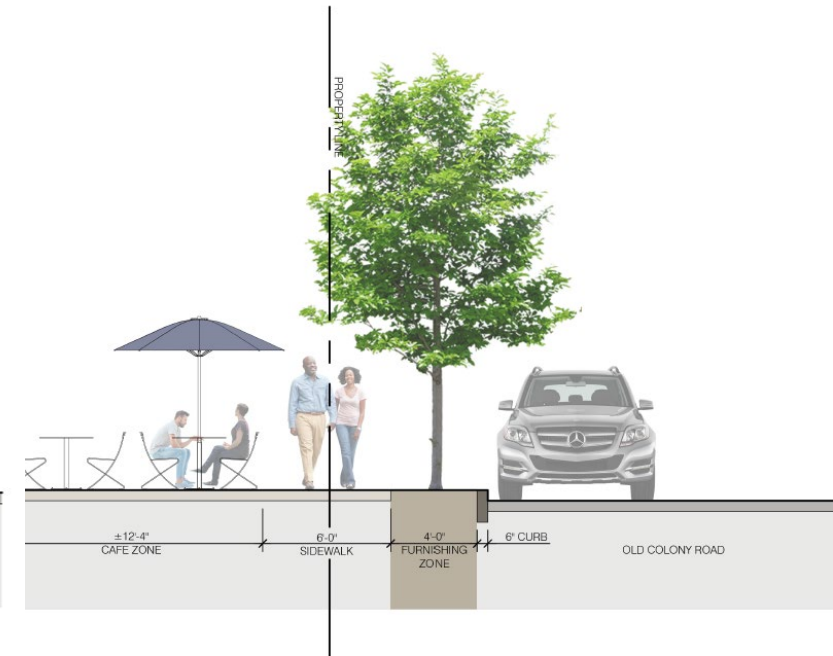
Streetscape Sections



Dorchester St



Damrell St



Old Colony Ave

WASHINGTON VILLAGE

