



# Aileron: Artists' Housing and Studios

joy st design

 DRAGO + TOSCANO LLP

EBCDC INC.

 NOAH

# PROPOSAL

- Seeking to develop a mixed-use, mixed income project with 33 rental units, 7 home ownership units, artist space, community space, and 35 parking spaces.
- The project will be known as “Aileron” with a focus on comfortable home living and a dynamic creative culture for the arts
  - Lot Size: 26,250 sq. ft.
  - Height: 44’-51’
  - Zoning Subdistrict: 2F-2,000
  - GSF: 49,750 sq. ft.

# PROGRAM: HOUSING

**33 Rental Units** (9 market rate, 24 affordable)

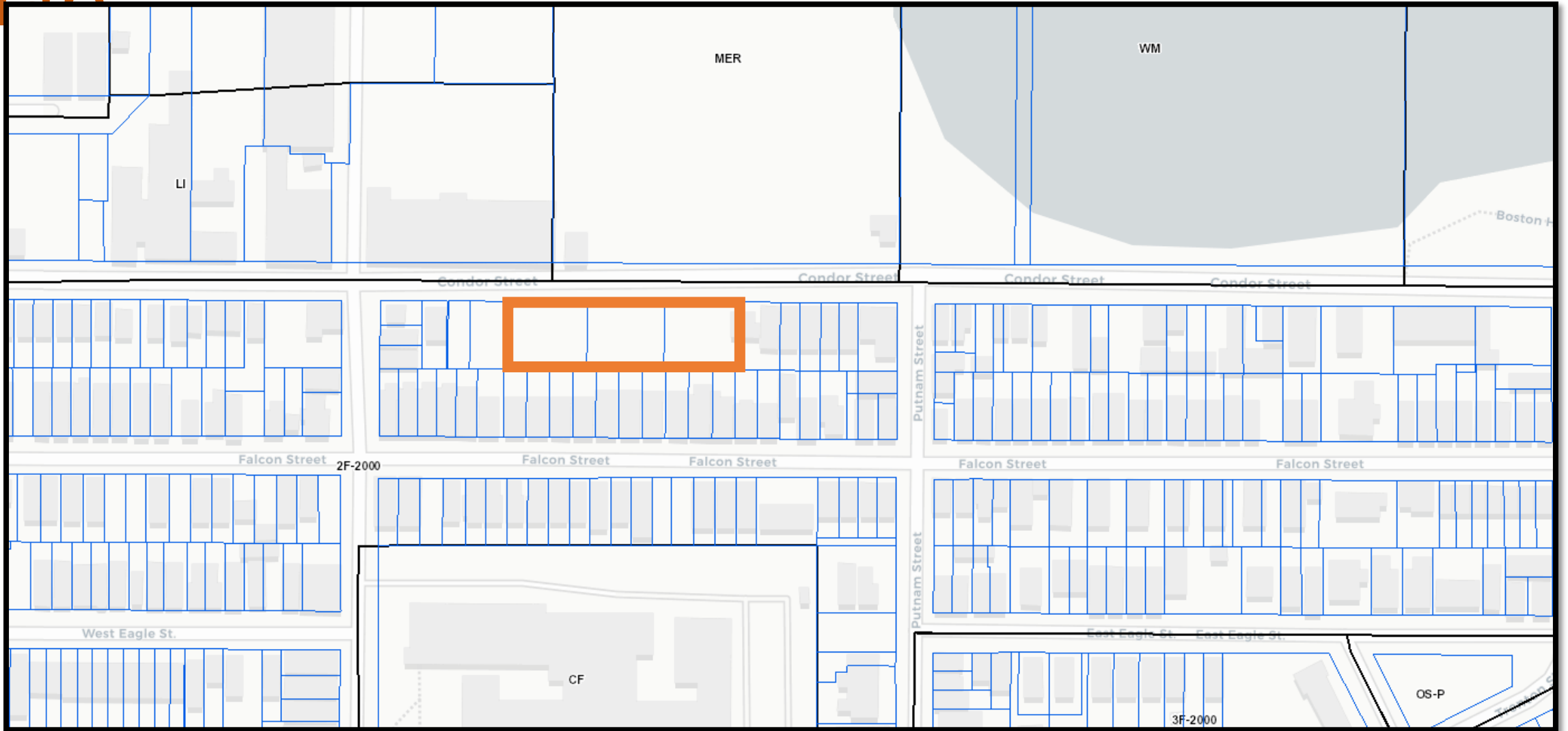
**7 Condo Units** (3 market rate, 4 affordable)

- 3 studio apartments
- 8 one bedrooms
- 24 two bedrooms
- 5 three bedrooms

# PROGRAM: COMMUNITY & ART SPACE

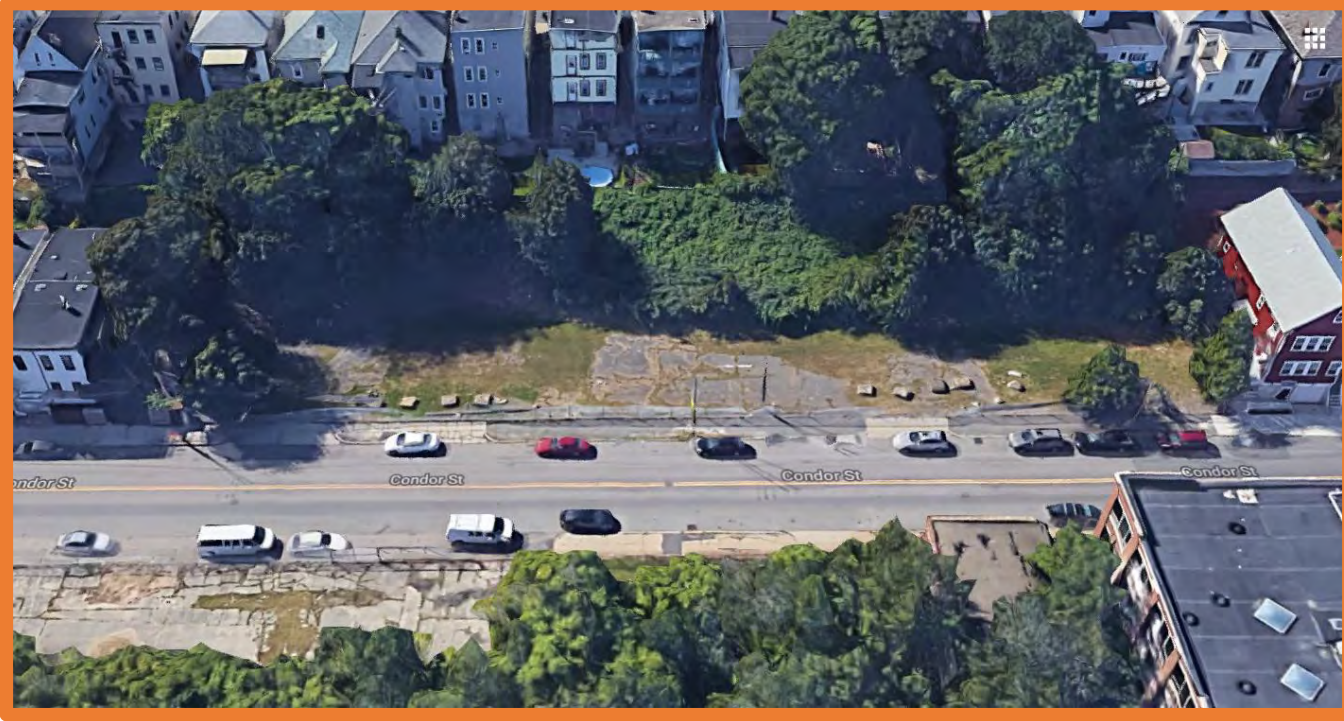
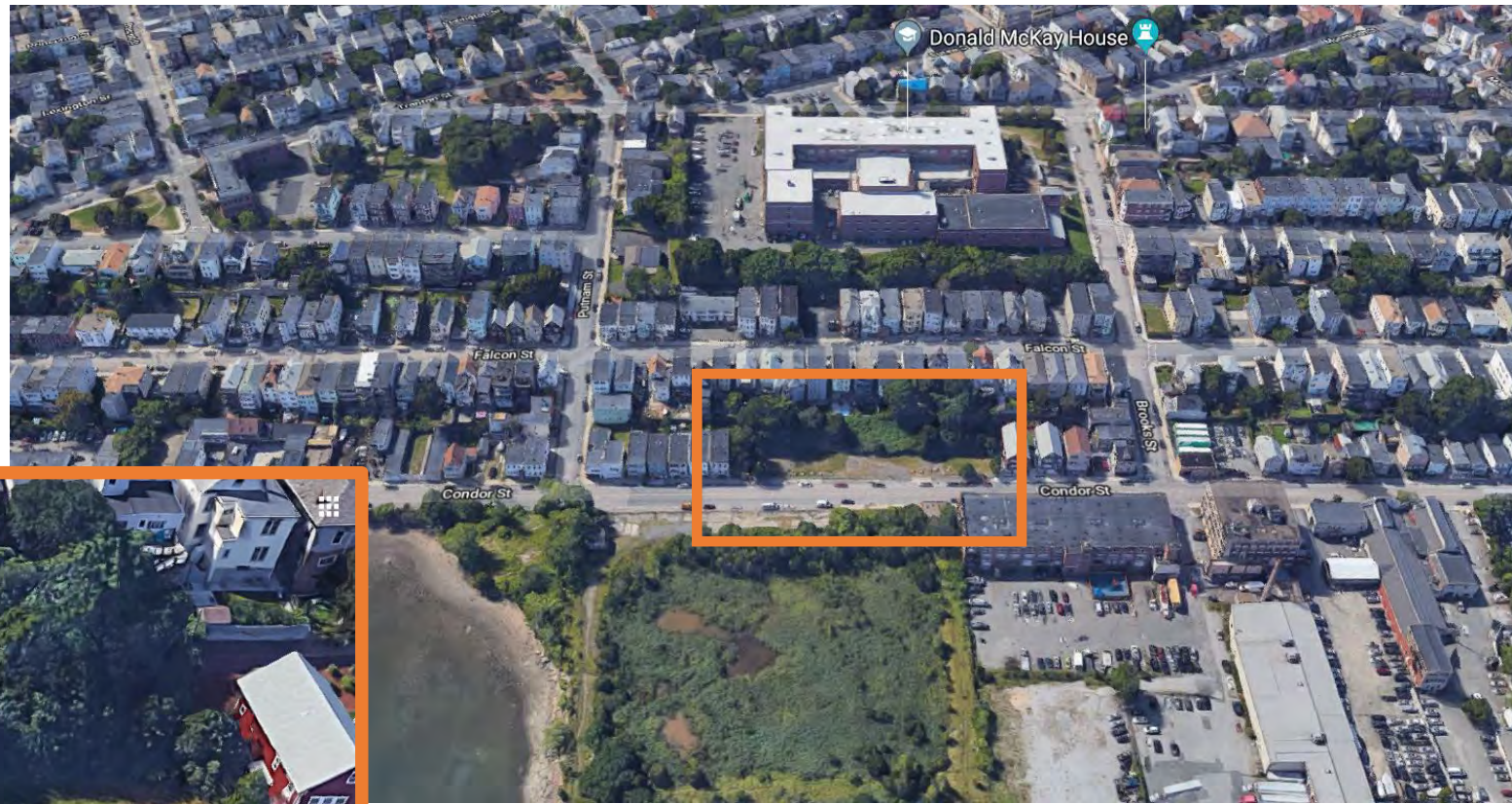
- **Community Spaces:**
  - Shared community studios for rent
  - Gallery and workbar
  - Large workshop/studio
  - On-site property management office
  
- **Artist spaces:**
  - 17 private artist studios

# BPDA Zoning Map



# CONTEXT

## Project Site



Aerial view of neighborhood

# CONTEXT

## View from Condor Street



# Rendering – 141-151 Condor Street



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# Rendering – Main Entrance



# Rendering



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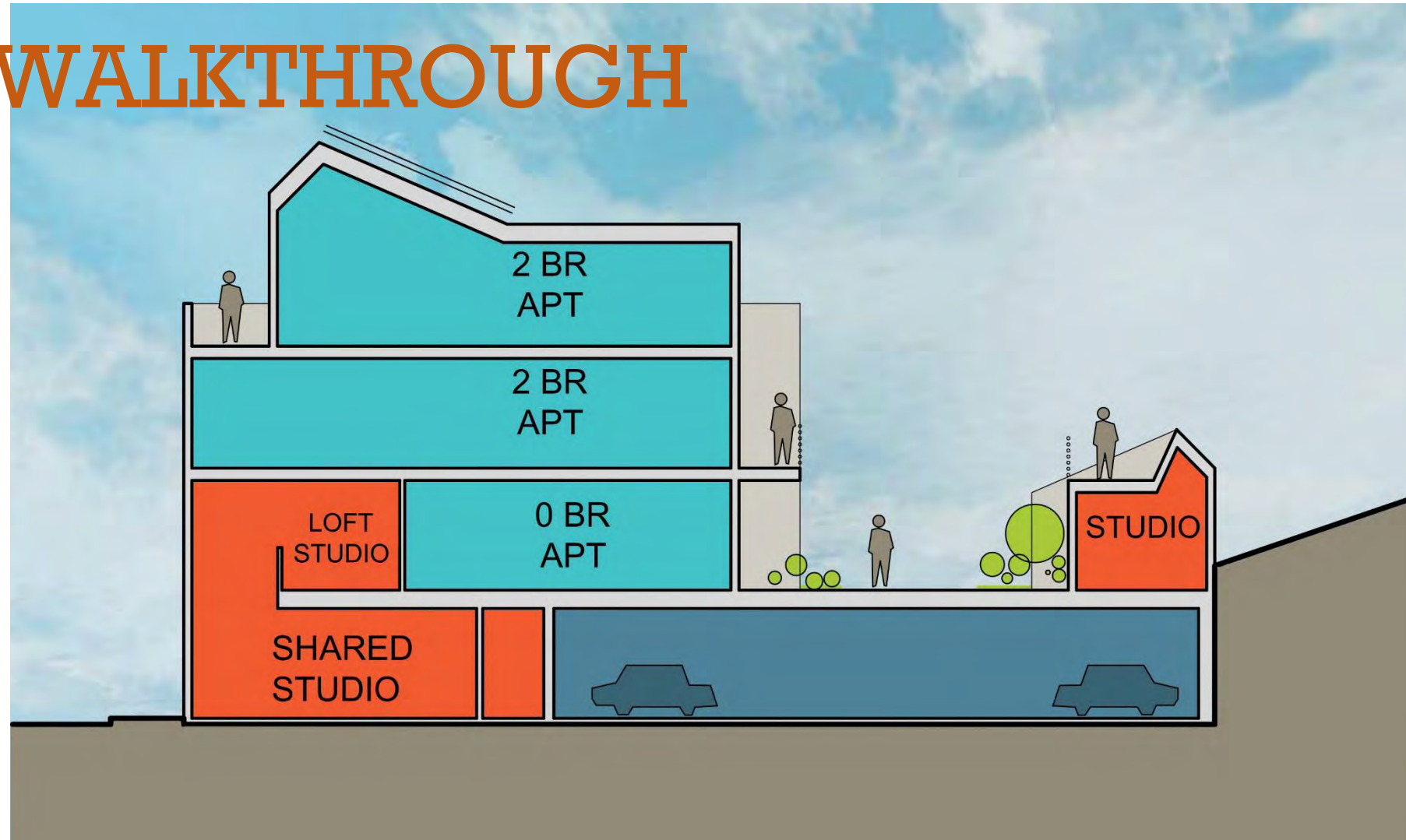
# Renderings - Entryways



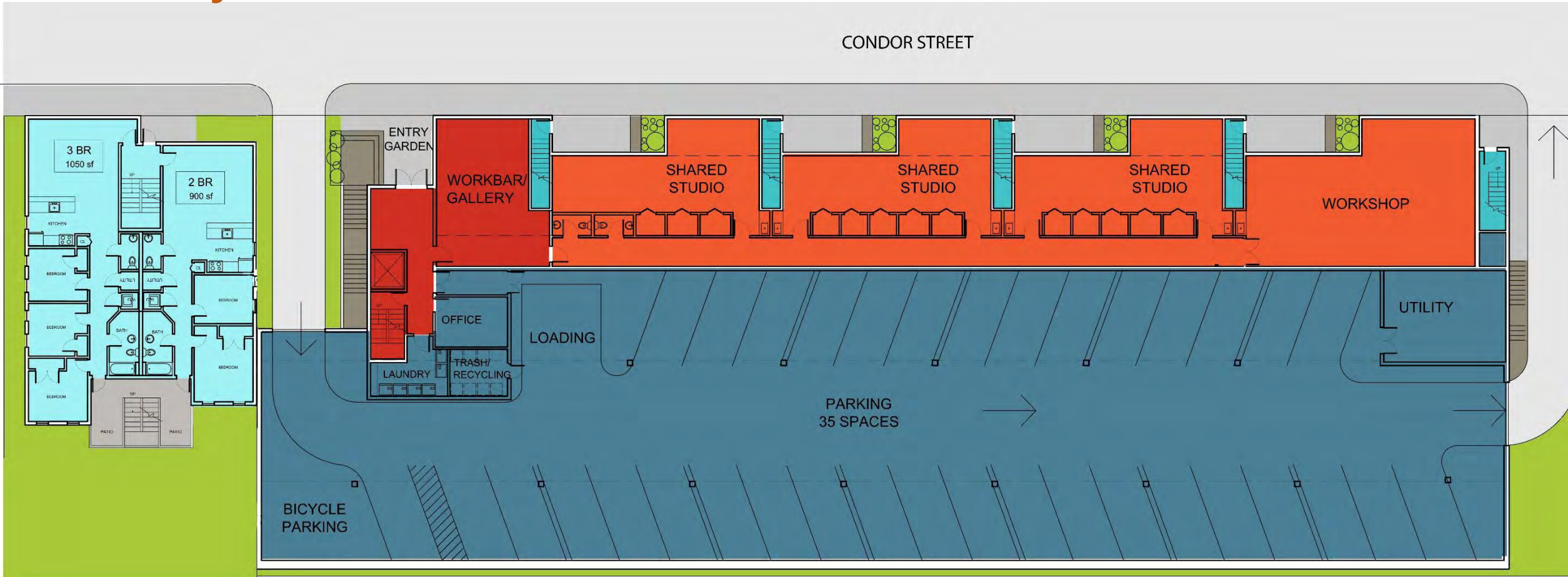
# PROJECT WALKTHROUGH

-  GALLERY AND WORK BAR
-  STUDIOS
-  RESIDENTIAL (RENTAL)
-  RESIDENTIAL (CONDOS)
-  LANDSCAPE
-  PARKING AND UTILITY

## BUILDING SECTION



# PROJECT WALKTHROUGH



## ROOF GARDEN (SECOND FLOOR)



GALLERY AND WORK BAR

STUDIOS



RESIDENTIAL (RENTAL)

RESIDENTIAL (CONDOS)



LANDSCAPE

PARKING AND UTILITY

# PROJECT WALKTHROUGH



## ROOF GARDEN (SECOND FLOOR)

- GALLERY AND WORK BAR
- RESIDENTIAL (RENTAL)
- LANDSCAPE
- STUDIOS
- RESIDENTIAL (CONDOS)
- PARKING AND UTILITY



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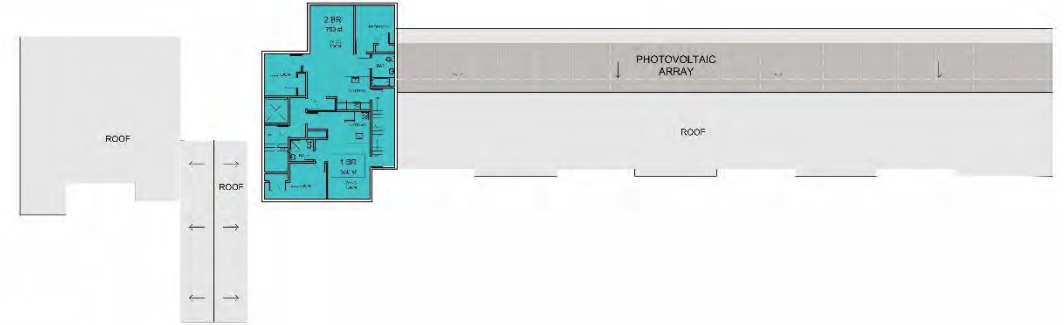
# PROJECT WALKTHROUGH



THIRD FLOOR



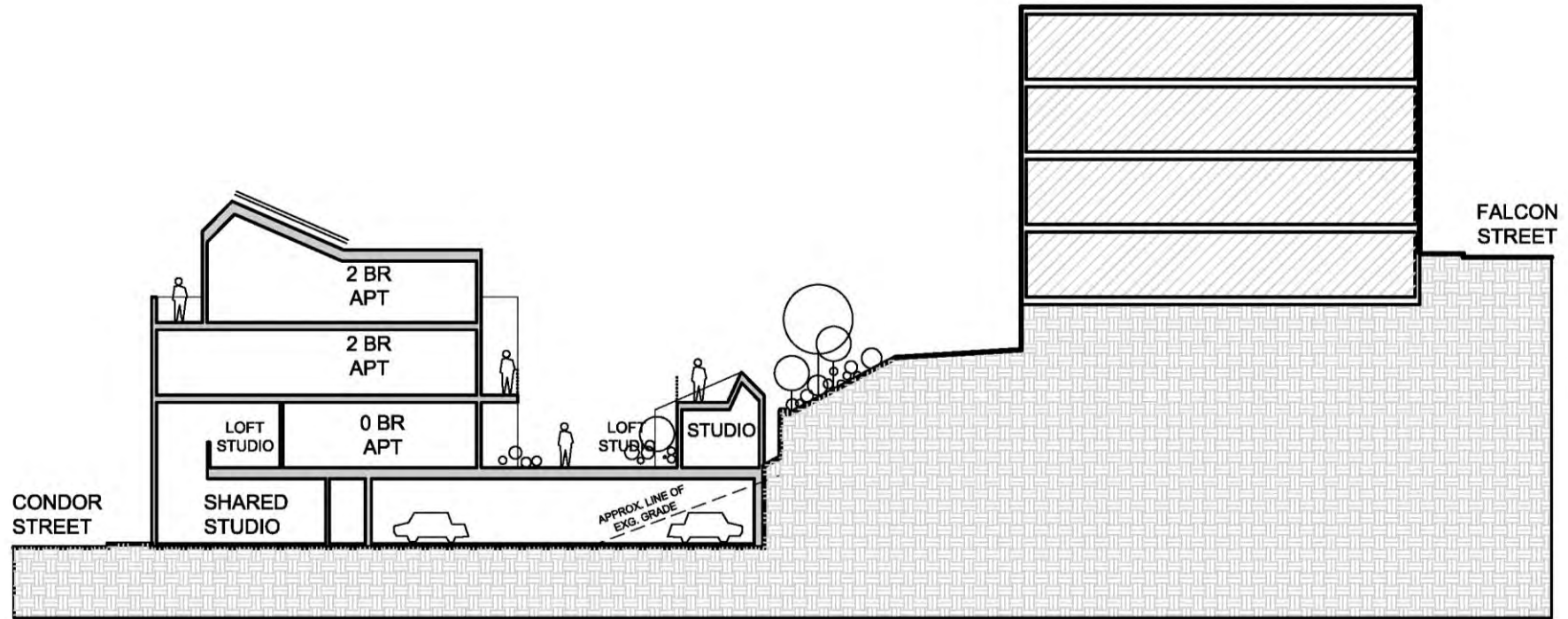
FOURTH FLOOR



FIFTH FLOOR

- |   |                      |   |                      |   |                     |
|---|----------------------|---|----------------------|---|---------------------|
|  | GALLERY AND WORK BAR |  | RESIDENTIAL (RENTAL) |  | LANDSCAPE           |
|  | STUDIOS              |  | RESIDENTIAL (CONDOS) |  | PARKING AND UTILITY |

# SITE SECTION



SITE SECTION



# DESIGN PRINCIPLES: HIGHLIGHT ART

View of sculpture garden



# DESIGN PRINCIPLES: WELCOME THE EAST BOSTON COMMUNITY

Street level view



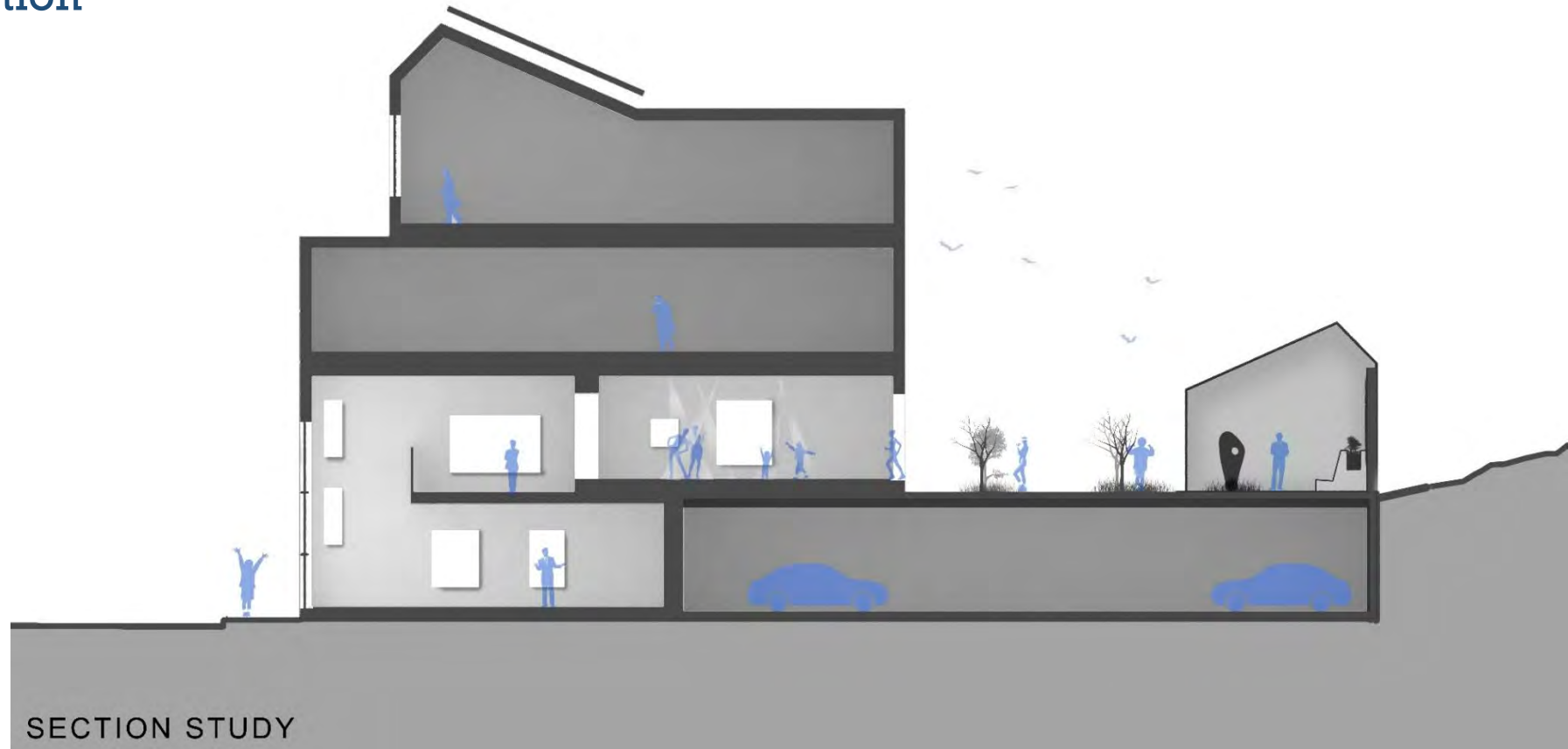
# DESIGN PRINCIPLES: BUILD AN INTERNAL COMMUNITY



View of Roof Garden

# DESIGN PRINCIPLES: BUILD FOR THE 21<sup>st</sup> CENTURY

Gallery/Workbar section



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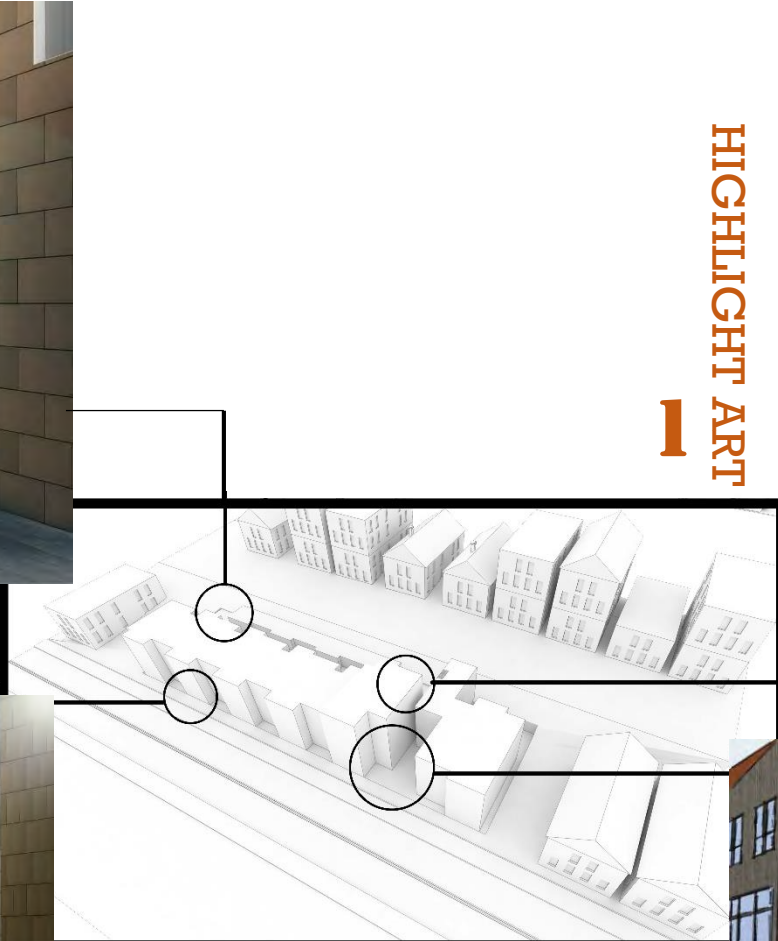




**4 BUILD AN INTERNAL COMMUNITY**



**RESPECT & ENHANCE THE NEIGHBORHOOD**



**1 HIGHLIGHT ART**



**WELCOME THE EAST BOSTON COMMUNITY**



**3**



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