

An aerial architectural rendering of a city block. The scene is dominated by a dense grid of white, rectangular building footprints. In the center-right, a cluster of taller, more detailed buildings is highlighted. These buildings feature a mix of light-colored facades, dark window patterns, and prominent vertical wooden or metal accents. The surrounding area includes streets with small cars, crosswalks, and some greenery. The overall style is clean and modern, typical of urban planning visualizations.

Washington Village

**Notice of Project Change
BPDA & ASCA Public Meeting
November 18, 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
- Impact Advisory Group (IAG) – November 4, 2019
- Boston Civic Design Commission (BCDC) – November 6, 2019
- BPDA Art 80/ASCA – November 18, 2019
- BCDC – November 19, 2019

Neighborhood Plan Goals

Mission

“To bring economic vitality to the Andrew Square triangle, by creating a walkable neighborhood with community-serving businesses, upgrading a housing stock, striking a healthy balance between residents and industrial users, providing healthier food options, encouraging lower impact and less polluting industrial uses, and improving the quality of life for residents.”

-Andrew Square Civic Association Redevelopment Proposal (2005)



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 Outdoor Space

- 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

Parking

- Incorporate parking within the proposed Phase 1 building

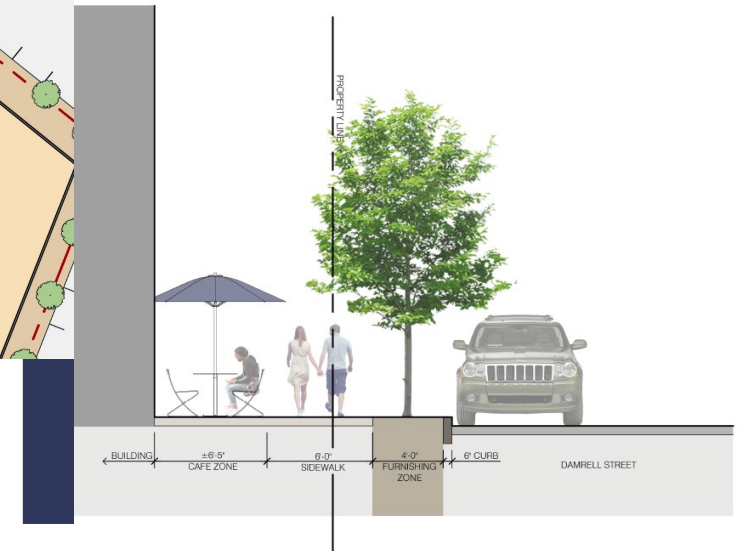


Development Plan Refinements

Pedestrian Safety Improvements

- Expanded the width of sidewalks around the site creating additional buffer for pedestrian safety
- Proposed new crosswalk across Old Colony Avenue to include a Rectangular Rapid Flash Beacon (RRFB)

New Crosswalk

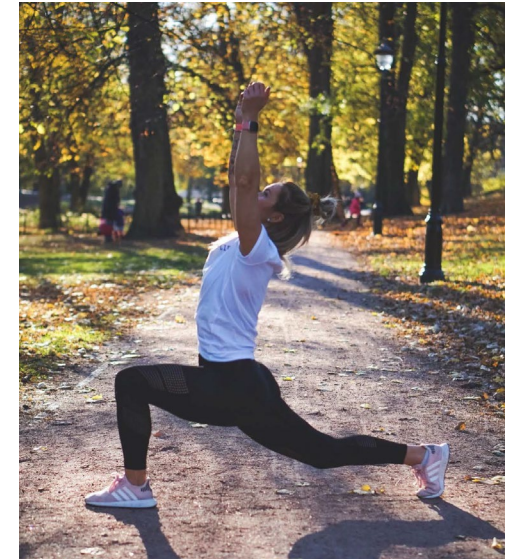


The Green: Conceptual Programming

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



Summary Sheet

Proposed Project Changes Summary	Approved Project	Proposed Project	Change
Retail SF	99,000 sf	84,400 sf	-16,600 sf
Residential Units	656 units	746 units	+90 units
Parking Spaces	648 spaces	663 spaces	+15 spaces
Total Square Footage	979,450 sf	1,000,400 sf	+20,950 sf

Parking Summary	Approved Project	Proposed Project	Change
Garage Spaces	532 spaces	582 spaces	+50 spaces
Surface Spaces	116 spaces	81 spaces	-35 spaces

Environmental Studies

The proposed changes are consistent with or less of an impact than the Approved Plan.

- **Transportation & Air Quality**
 - No impact due to reduced retail space which is a higher generator.
- **Shadow & Daylight**
 - Shadows are consistent with approved plan, balanced between what's added and removed.
 - Daylight is consistent with approved plan and other urban areas of Boston.
- **Wind**
 - Wind speeds remain consistent with the approved plan and will be suitable for active pedestrian use.
- **Noise**
 - No change, the project will comply with City standards.
- **Solid & Hazardous Waste**
 - No change.
- **Construction**
 - A Construction Management Plan (CMP) will be coordinated with the Boston Transportation Department (BTD) once final plans prior to construction.
 - A full preconstruction survey will be completed prior to start of construction
- **Sustainable Design**
 - Phase I will meet the requirements of Article 37.
- **Infrastructure**
 - Upgraded to meet current standards.

Public Benefits

The Proposed Phase I project continues to deliver the public benefits that were committed to as part of the original approvals, and creates additional public benefits:

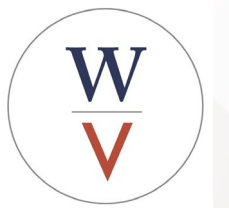
- Creation of public outdoor space, including the programmable open space “The Green” and a pedestrian plaza with access to and through the site along The Green in the initial phase
- New streets and active sidewalks with increased widths
- Neighborhood serving retail
- New street trees and open space throughout the project and along adjacent existing residential
- A variety of housing options (13% IDP + 4% Workforce for total of 17% Affordable)
- Stormwater management strategies and infrastructure investments
- New construction jobs and permanent jobs



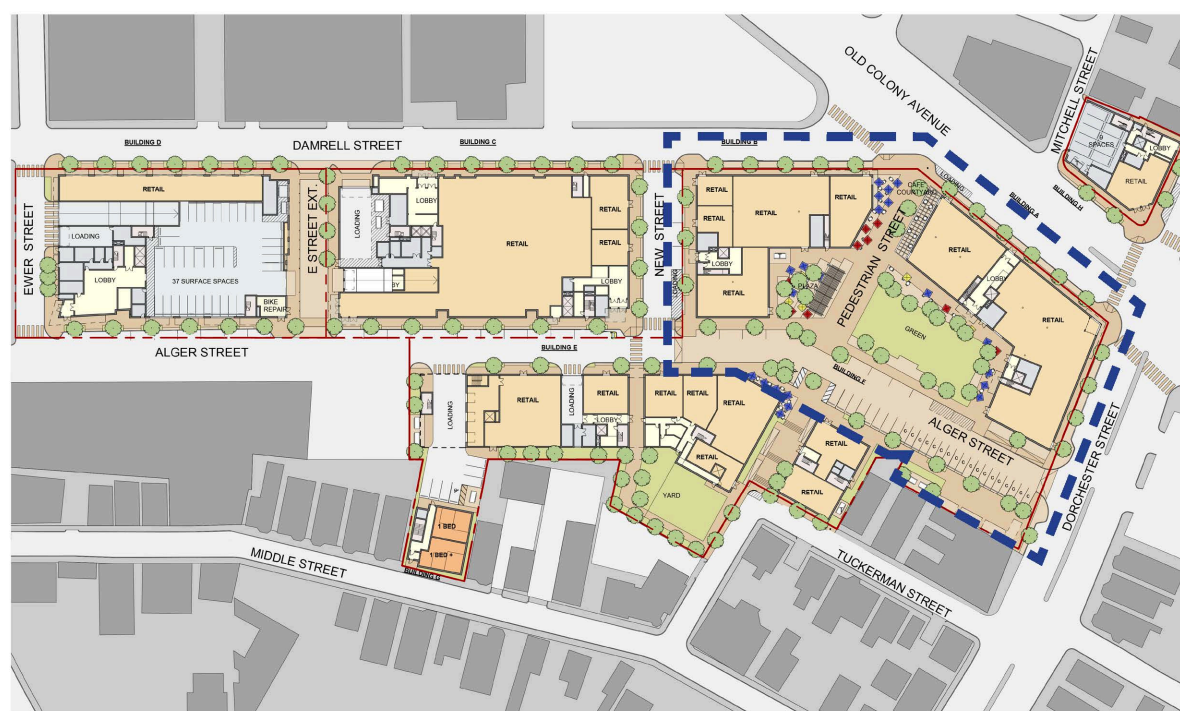
Design Update

Prellwitz Chilinski Associates, Inc.

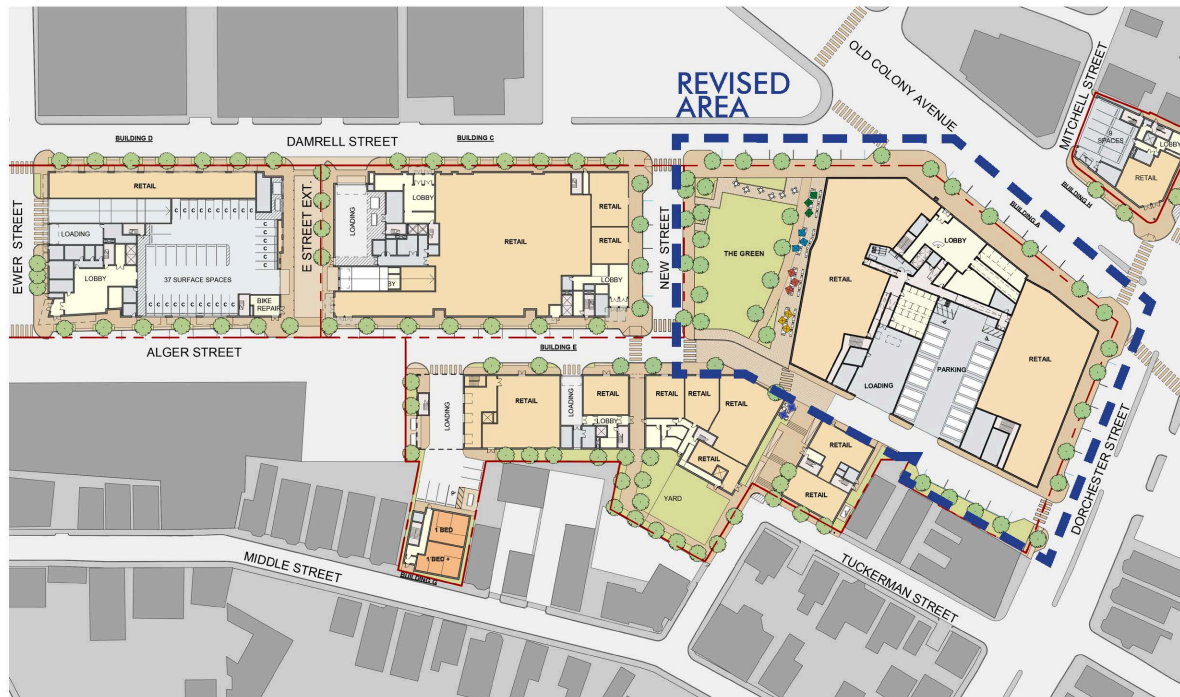
LeBlanc Jones Landscape Architects



GROUND FLOOR PLAN



APPROVED



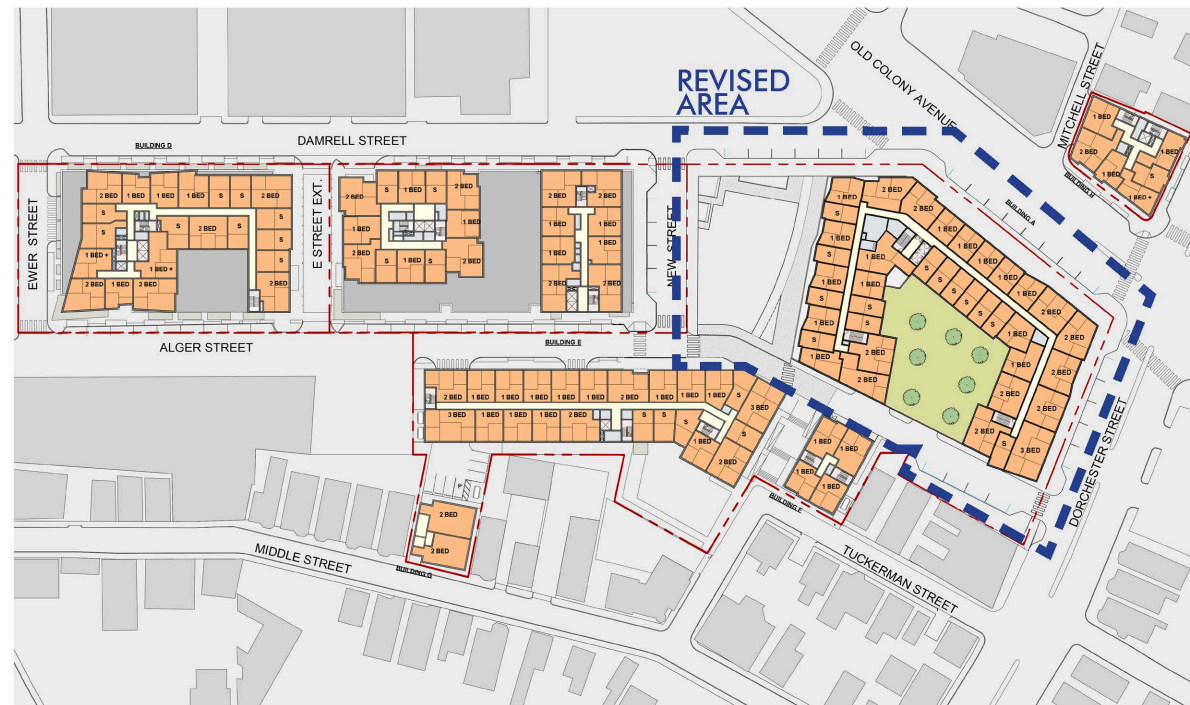
- BRING PARK OUT TO STREET
- BUILDINGS A & B COMBINED
- 50 PARKING SPACES IN BUILDING
- DEEPER RETAIL SPACE
- LINE PARK WITH CAFES
- TALLER FIRST FLOOR

PROPOSED

TYPICAL UPPER FLOOR PLAN



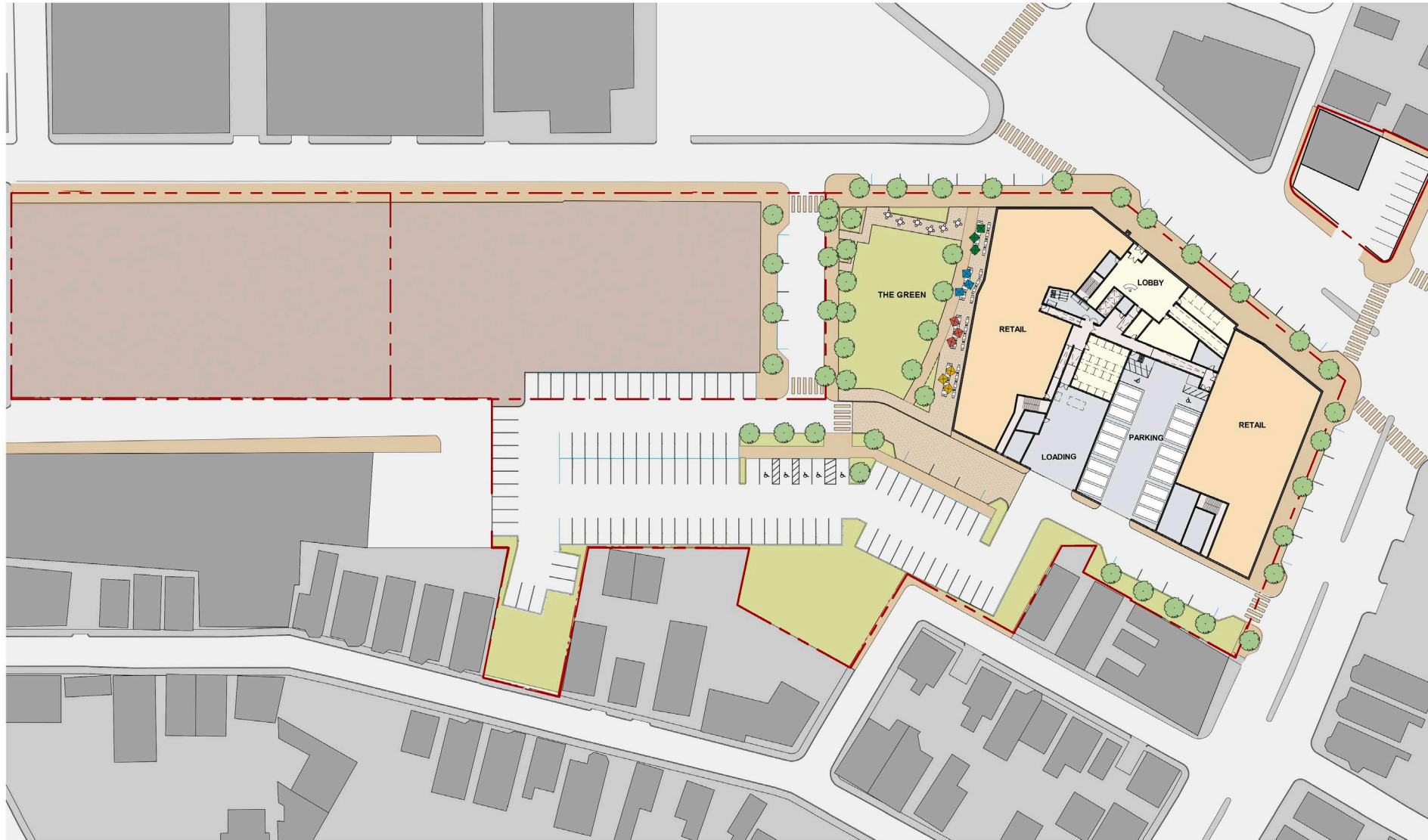
APPROVED



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

PROPOSED

PHASE I PLAN



PROPOSED

- PARK IN PHASE I OF WASHINGTON VILLAGE
- TEMPORARY SURFACE PARKING LOT
- STRONG RETAIL PRESENCE TO ENABLE PLACEMAKING



6' HT. CHAIN LINK FENCE WITH SCRIM

PROPOSED WALL (3' HT.)

BOARD FENCE (6' HT.)

6' HT. LINK FENCE

PROPOSED WALL (4-5' HT.)

BOARD FENCE (6' HT.)

DAMRELL STREET

NEW STREET

GUSTIN STREET

OLD COLONY AVENUE

MITCHELL STREET

ALGER STREET

DORCHESTER STREET

MIDDLE STREET

TUCKERMAN STREET

TUCKERMAN STREET

LOBBY

RETAIL

LOADING

PARKING

RETAIL

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 NORTH



APPROVED



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

PROPOSED



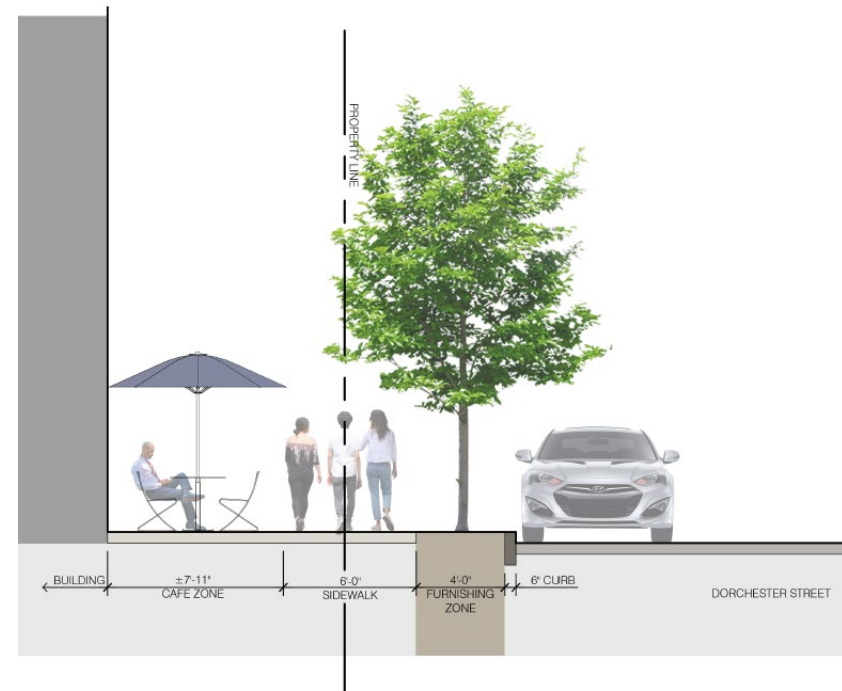
PROPOSED

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

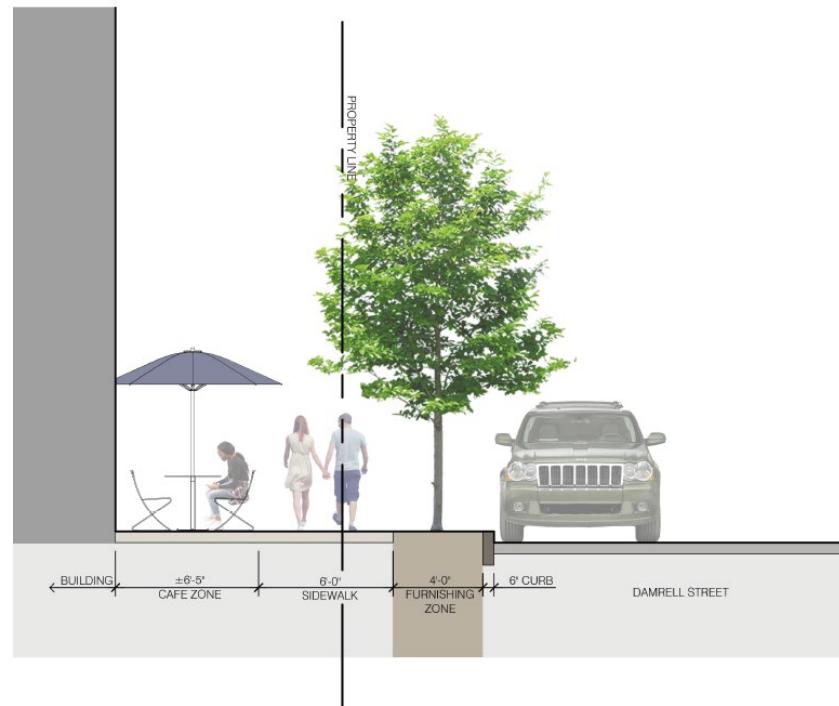
**PROPOSED**

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

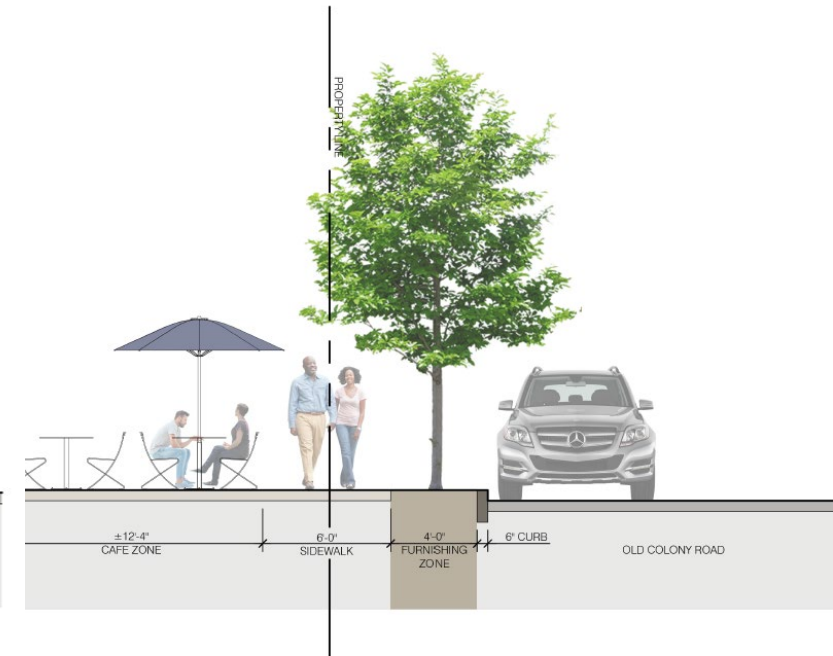
Streetscape Sections



Dorchester St



Damrell St



Old Colony Ave

ACTIVE STREETSCAPE



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

WASHINGTON VILLAGE

