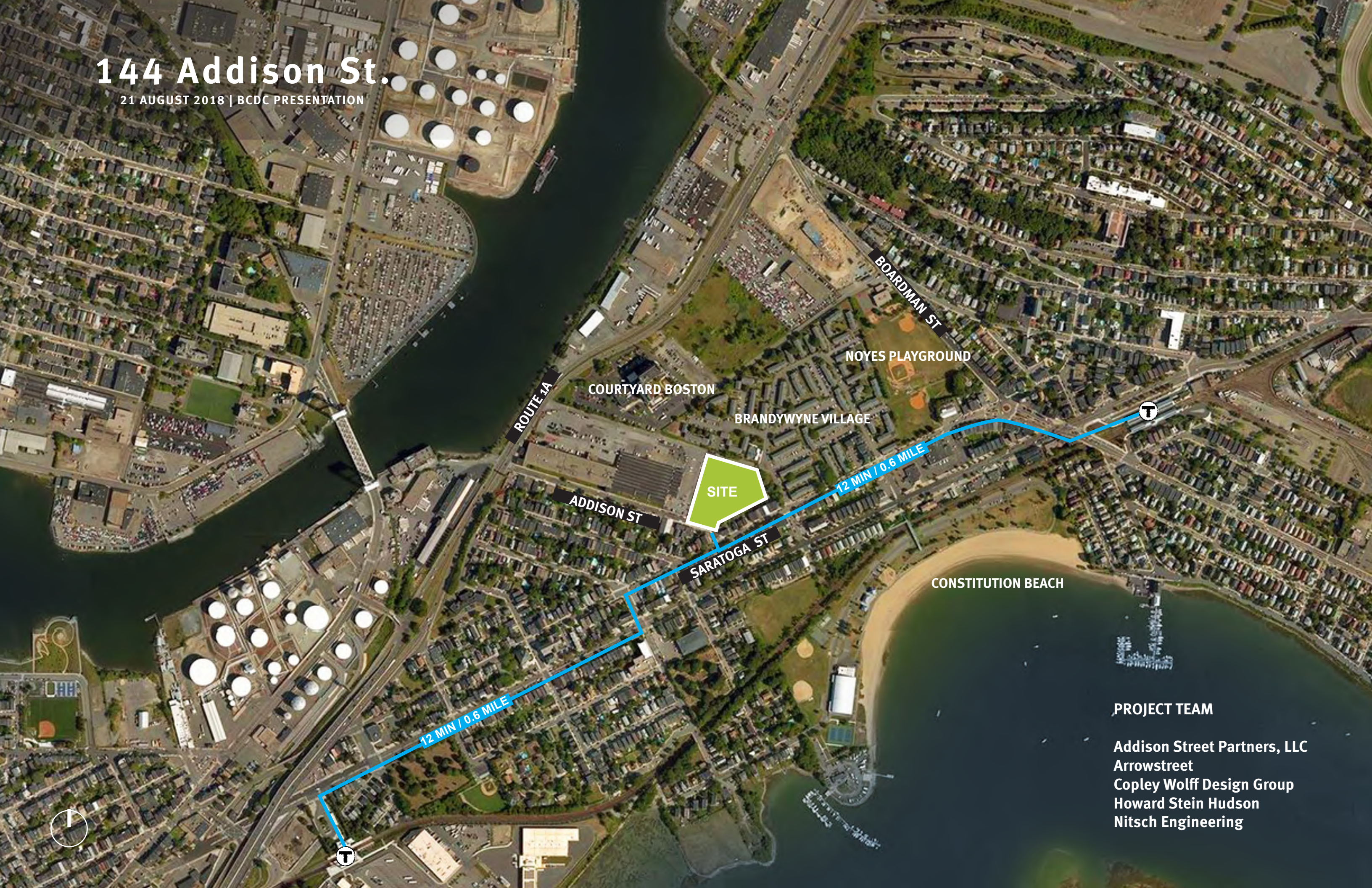


144 Addison St.

21 AUGUST 2018 | BCDC PRESENTATION



12 MIN / 0.6 MILE

12 MIN / 0.6 MILE

PROJECT TEAM

- Addison Street Partners, LLC
- Arrowstreet
- Copley Wolff Design Group
- Howard Stein Hudson
- Nitsch Engineering

PROGRAM

PROJECT SITE **143,139 SF (3.3 ACRES)**

GROSS FLOOR AREA **APPROX. 226,400 GSF**

FLOOR AREA RATIO **1.58**

RESIDENTIAL USES **270 NEW DWELLING UNITS**
11,500 - 12,000 SF RESIDENTIAL AMENITY SPACE

BICYCLE PARKING **270 COVERED, RESIDENT SPOTS**
15 VISTOR SPOTS

VEHICLE PARKING **179 RESIDENT SPOTS**

OPEN SPACE **77,500 SF (54% SITE AREA)**

UNIT MIX

STUDIO **54 UNITS (20%)**

1 BR **144 UNITS (53%)**

2 BR **72 UNITS (27%)**

TOTAL 270 UNITS





PROJECT SCHEDULE & COMMUNITY OUTREACH



MAY - JUNE 2017 Individual Meetings w/
Abutters + Stakeholders

JULY 27, 2017 Letter of Intent Submitted

AUGUST 10, 2017 Abutter Meeting

SEPTEMBER 11, 2017 Harbor View
Neighborhood Association

SEPTEMBER 18, 2017 Orient Heights
Neighborhood Association

DECEMBER 12, 2017 Abutter Meeting

JANUARY 19, 2018 EPNF Submitted

JANUARY 31, 2018 IAG Meeting

FEBRUARY 7, 2018 Scoping Session

MARCH 1, 2018 Public Meeting

MARCH 6, 2018 BCDC Presentation

MAY 18, 2018 Scoping Determination Issued

JUNE 28, 2018 IAG Meeting

JULY 17, 2018 BCDC Subcommittee Meeting #1

AUGUST 13, 2018 File DPIR & PDA

AUGUST 21, 2018 BCDC Subcommittee Mtg #2

AUGUST 23, 2018 IAG Meeting

TBD Public Meeting

TBD Scoping Meeting

OCTOBER 5 Con Comm Meeting



DESIGN UPDATES

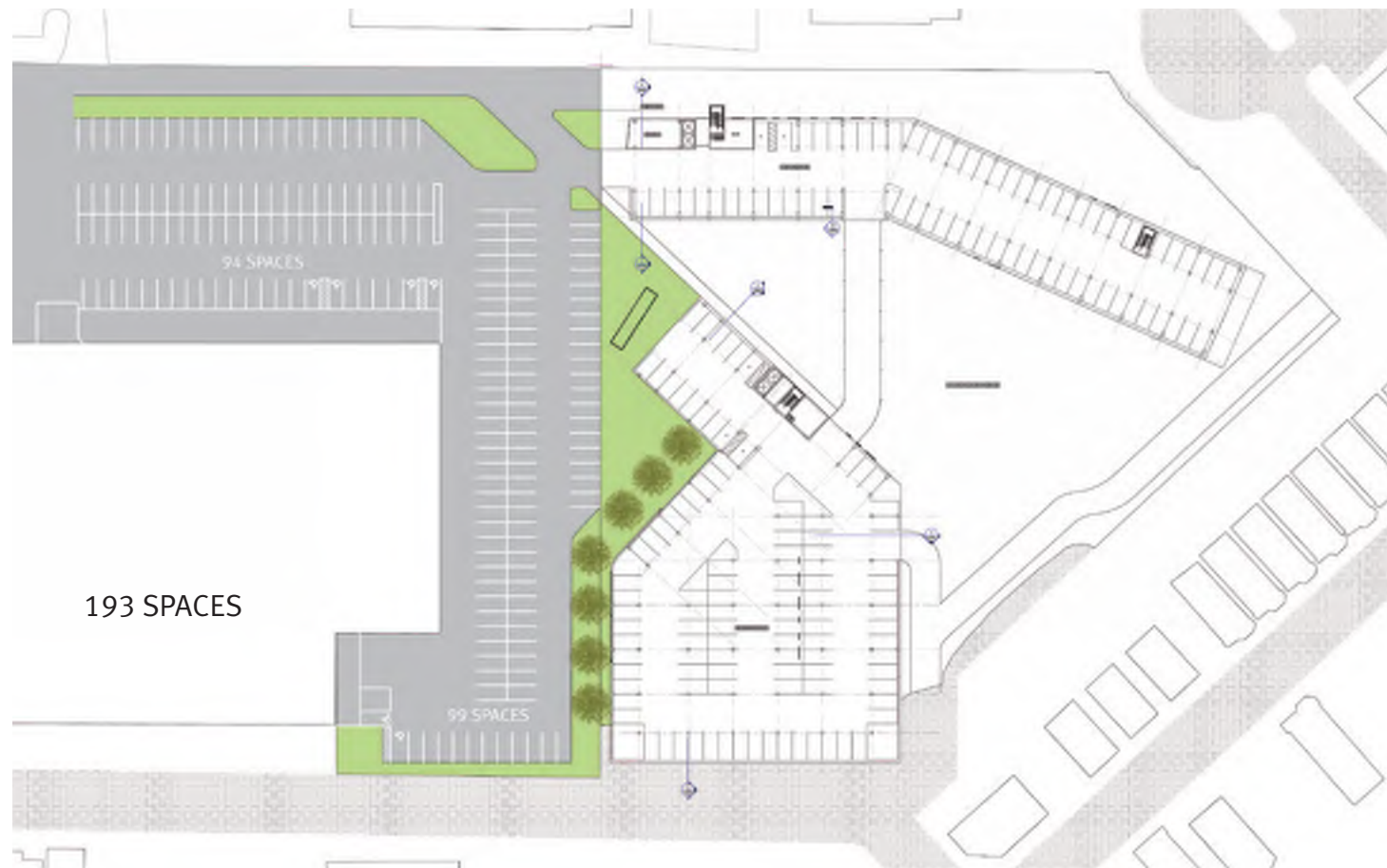
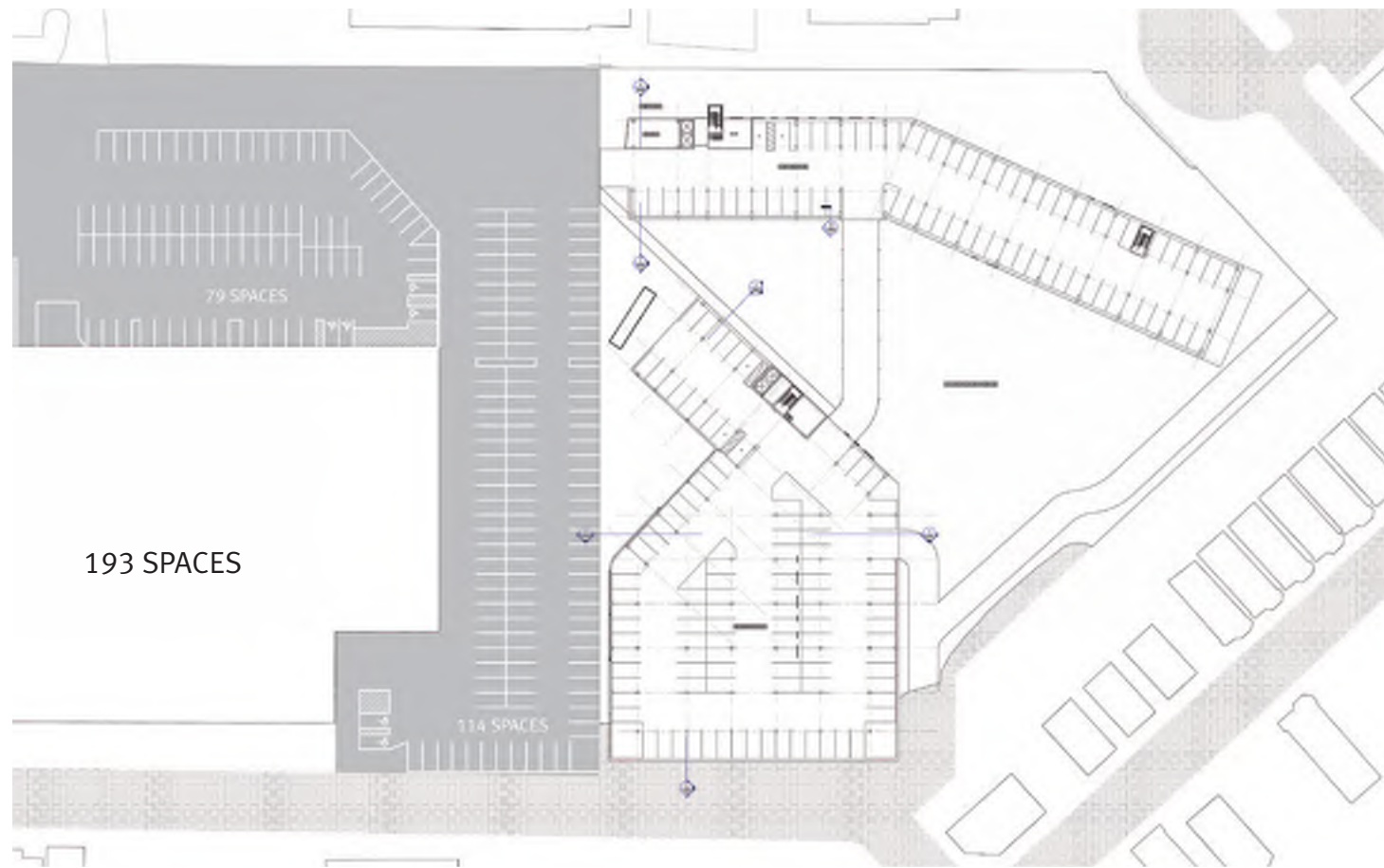
Comments from 7/17 subcommittee meeting

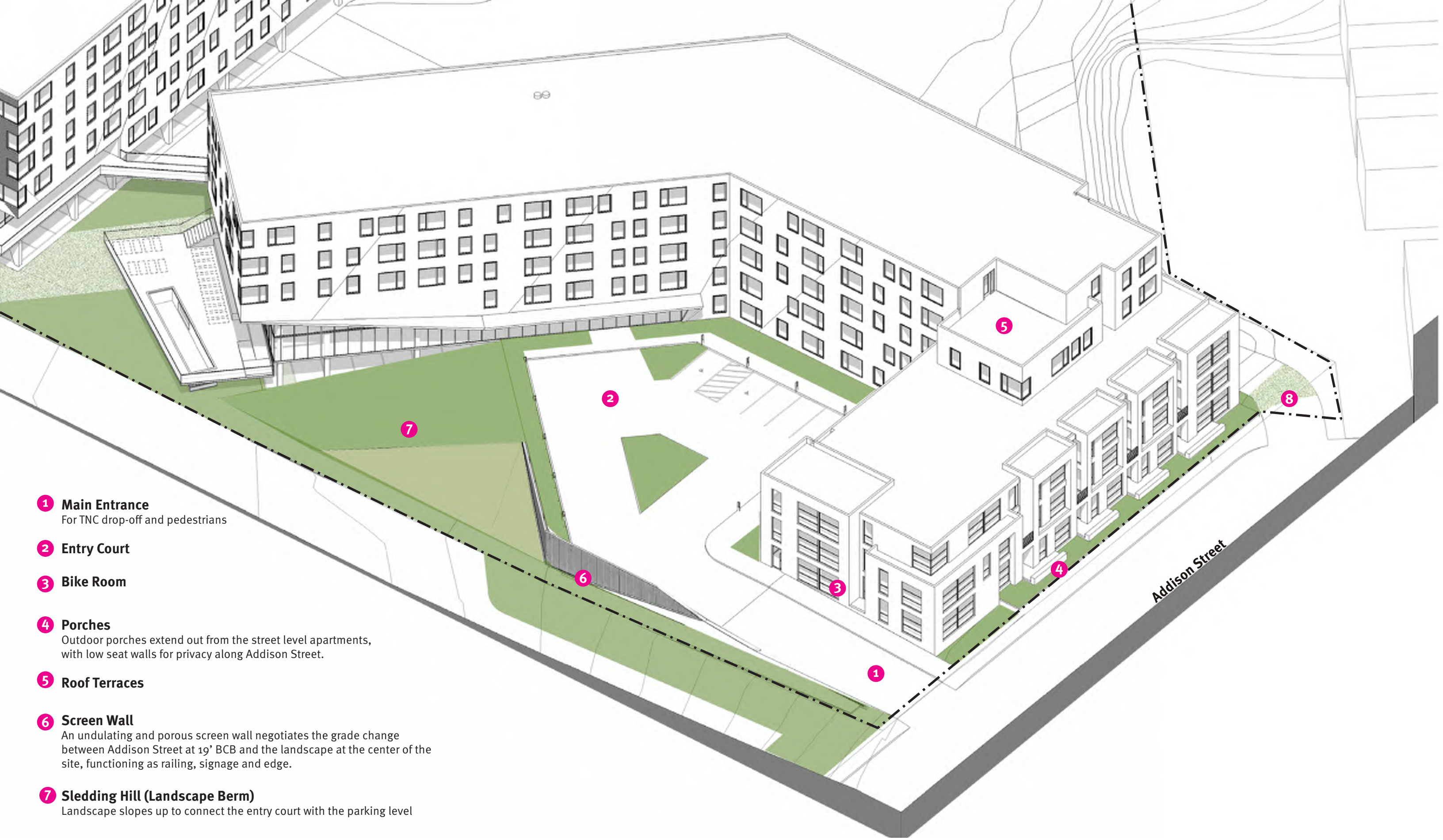
1. Addison Street edge condition to suggest stronger connection to the neighborhood with stoop-inspired balconies.

2. 175 McClellan edge condition to create landscape density to visually buffer the parcels; landscape companion to garage screening.

3. BCDC prefers sloped landscape condition along urban court edge

4. Find a way to bring landscape through parking





1 Main Entrance
For TNC drop-off and pedestrians

2 Entry Court

3 Bike Room

4 Porches
Outdoor porches extend out from the street level apartments, with low seat walls for privacy along Addison Street.

5 Roof Terraces

6 Screen Wall
An undulating and porous screen wall negotiates the grade change between Addison Street at 19' BCB and the landscape at the center of the site, functioning as railing, signage and edge.

7 Sledding Hill (Landscape Berm)
Landscape slopes up to connect the entry court with the parking level

8 Access Drive
An easement formalized for the five Saratoga Street triple deckers + exit only driveway for the parking below

Addison Street

ADDISON STREET: EXISTING STREETScape



APPROACH FROM ADDISON STREET



URBAN COURT



ARROWSTREET

AMENITY COURTYARD



PARKING APPROACH FROM McCLELLAN HIGHWAY



APPROACH FROM SARATOGA STREET



ARROWSTREET

APPROACH FROM SARATOGA STREET



ARROW STREET

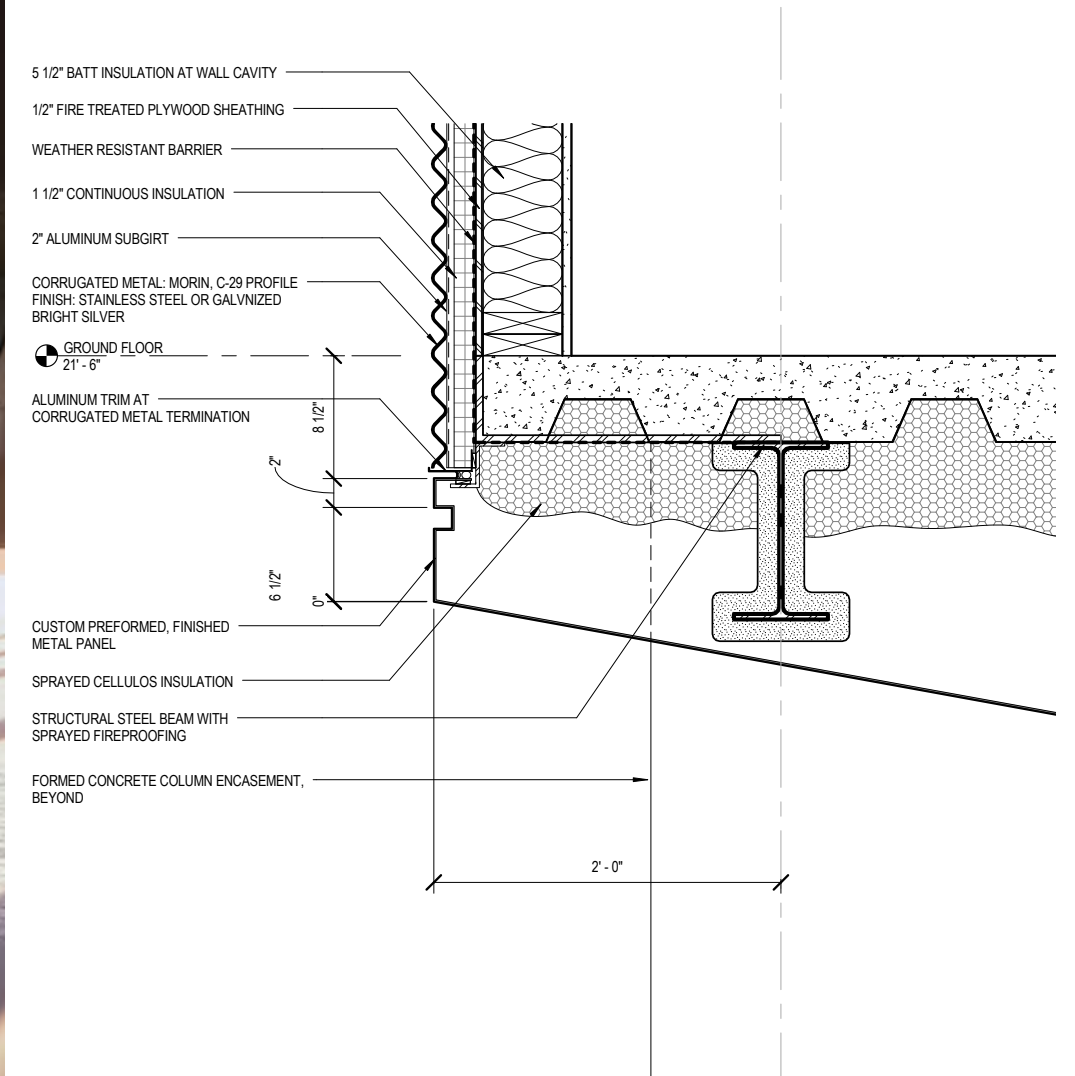
EXISTING CONDITIONS FROM ACCESS DRIVE



PROPOSED CONDITIONS FROM ACCESS DRIVE



EXPERIENCE AT GARAGE



EXISTING CONDITIONS BRANDYWYNE APPROACH



Saratoga Street Residences

Existing Chain Link Fence

Brandywyne Clubhouse

BRANDYWYNE APPROACH



OVERALL SITE PLAN



ARROW STREET

ADDISON STREET ELEV. 19' BCR



MCCLELLAN DRIVEWAY ELEV. 9' BCB

LOADING

PROPERTY LINE

BRANDYWYNE VILLAGE

AMENITIES
ELEV. 21.5' BCB



URBAN COURT
ELEV. 21.5' BCB

ADDISON DRIVEWAY

SARATOGA STREET

ADDISON STREET ELEV. 19' BCB

ARROW STREET

GROUND FLOOR PLAN (ELEVATION 21)





MCCLELLAN DRIVEWAY ELEV. 9' BCB

LOADING

PROPERTY LINE

ELEV. 50' BCB

BRANDYWYNE VILLAGE

ELEV. 50' BCB

ADDISON DRIVEWAY

SARATOGA STREET

ADDISON STREET ELEV. 19' BCB

ARROW STREET

PARKING PLAN (ELEVATION 10)





MCCLELLAN DRIVEWAY ELEV. 9' BCB

LOADING

PROPERTY LINE

BRANDYWYNE VILLAGE

ADDISON DRIVEWAY

SARATOGA STREET

ADDISON STREET ELEV. 19' BCB

ARROW STREET

TYPICAL PLAN (LEVELS 4 & 5)





PRE-SETTLEMENT CONDITION





SPECTACLE ISLAND



BELLE ISLE MARSH

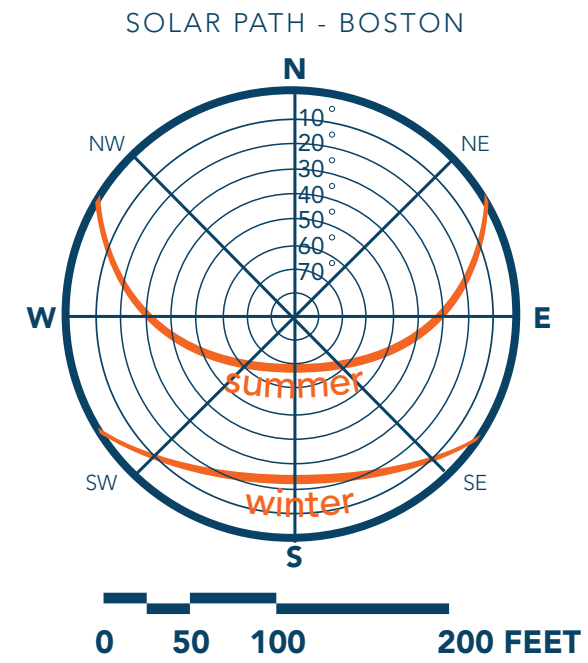
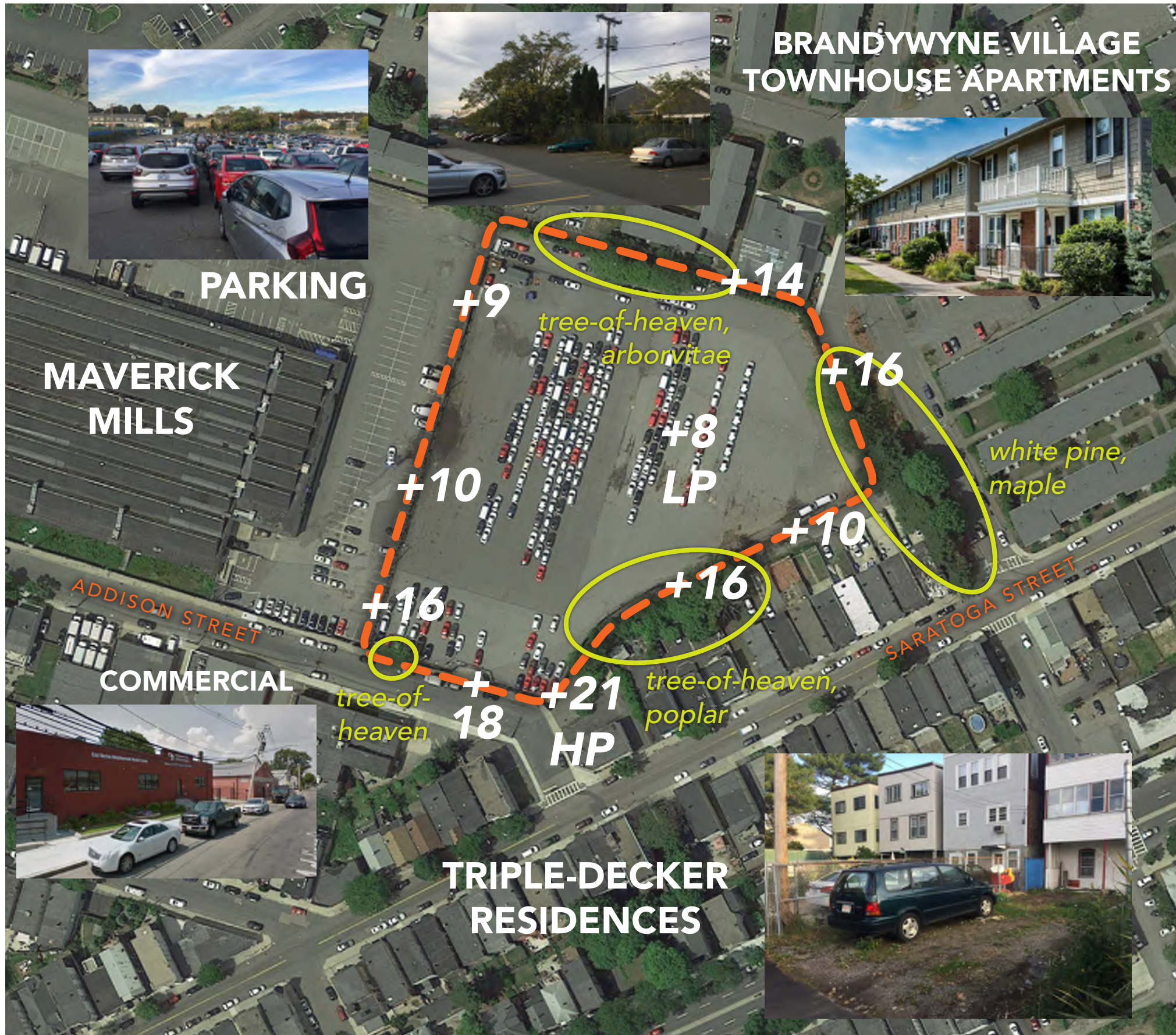


BELLE ISLE MARSH



CONVENTIONAL LANDSCAPE

EAST BOSTON'S URBAN WILDS



SITE CONTEXT & CONDITIONS



TREE-OF-HEAVEN



WHITE PINE



ARBORVITAE



MAPLE



POPLAR

**EXISTING
DRIVEWAY**

WILD LANDSCAPE EXISTING ON SITE

JULY 17 BCDC SUBCOMMITTEE COMMENTS

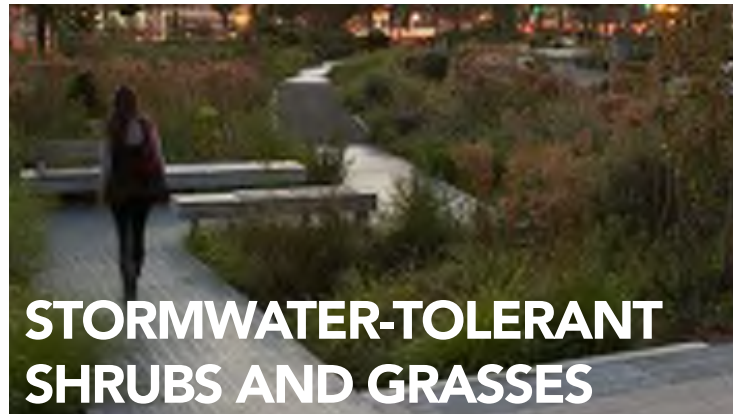
- Edge condition along Addison Street needs to be studied; alternative to stoops is needed
- Introduce more interest into ground plane materials, similar to patterning on building facades



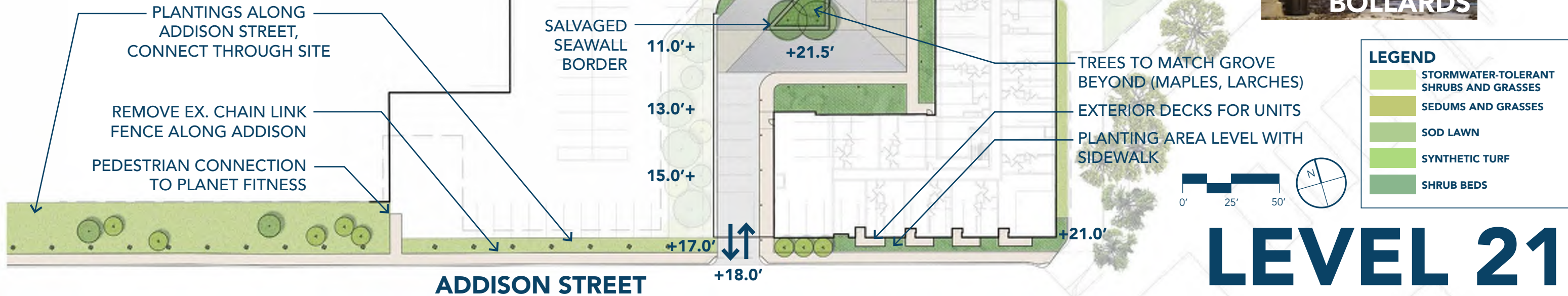
SHRUB BEDS, SALVAGED SEAWALL



SHRUB BEDS



STORMWATER-TOLERANT SHRUBS AND GRASSES

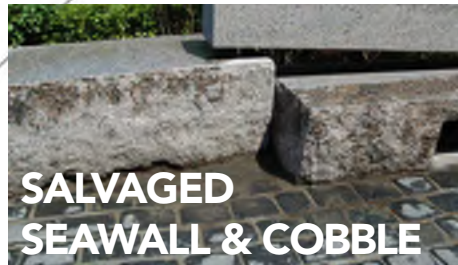


LEVEL 21



JULY 17 BCDC SUBCOMMITTEE COMMENTS

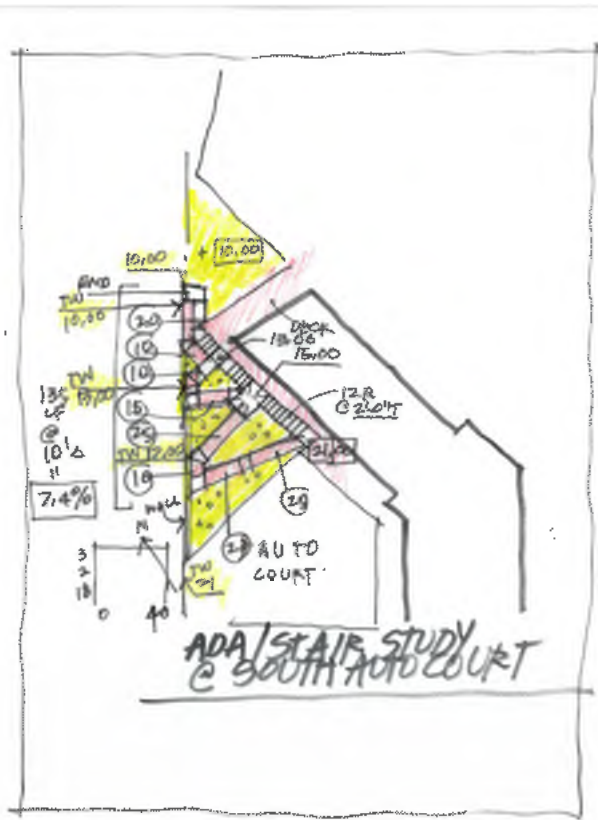
- Edge condition along Maverick Mills site: in lieu of connection, a dense landscape 'companion' to the railing is needed; should act as a buffer and to terminate views from west-facing units
- Landscape along West edge of Parking should slope up to meet urban court
- Continue to blur edges between pedestrian paving and garage



LEGEND

	STORMWATER-TOLERANT SHRUBS AND GRASSES
	SEDUMS AND GRASSES
	SOD LAWN
	SYNTHETIC TURF
	SHRUB BEDS

LEVEL 10



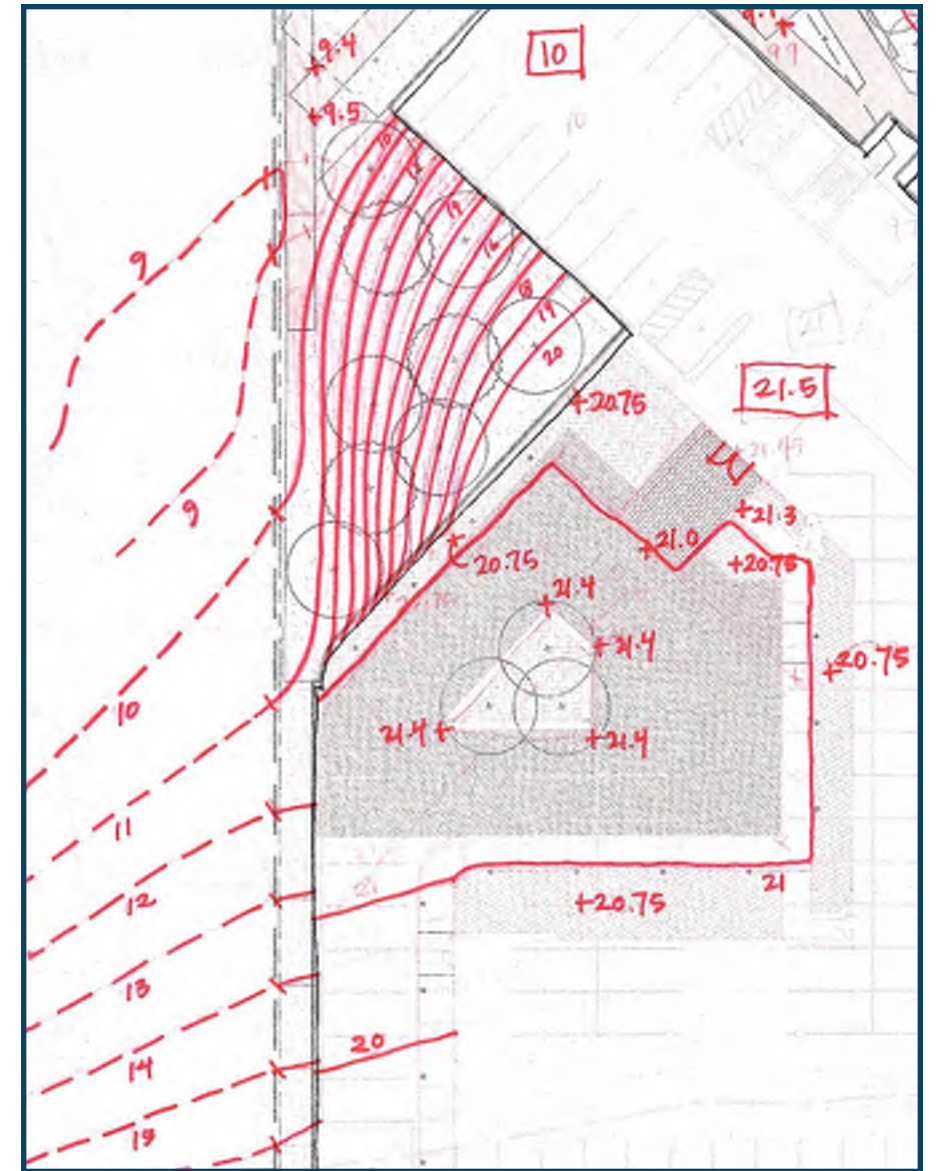
SWITCHBACKS



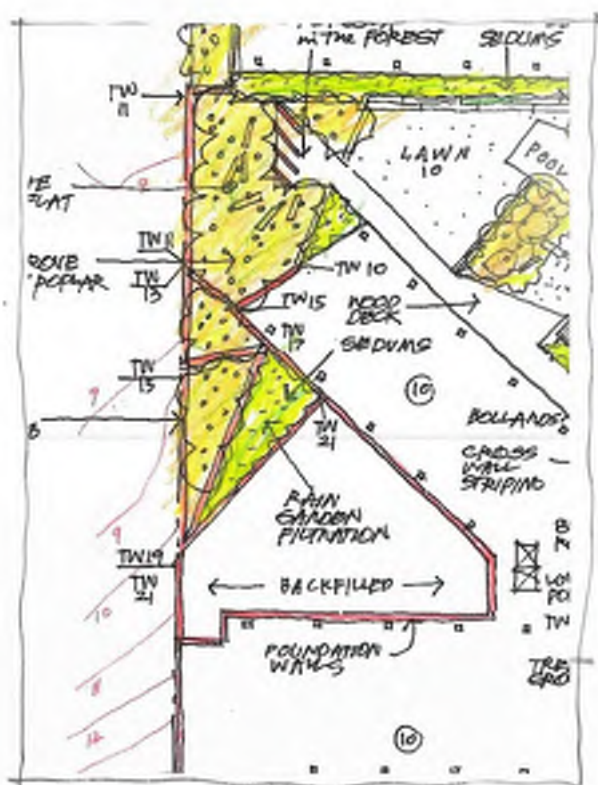
FLAT



MARCH 6 BCDC



CURRENT GRADING



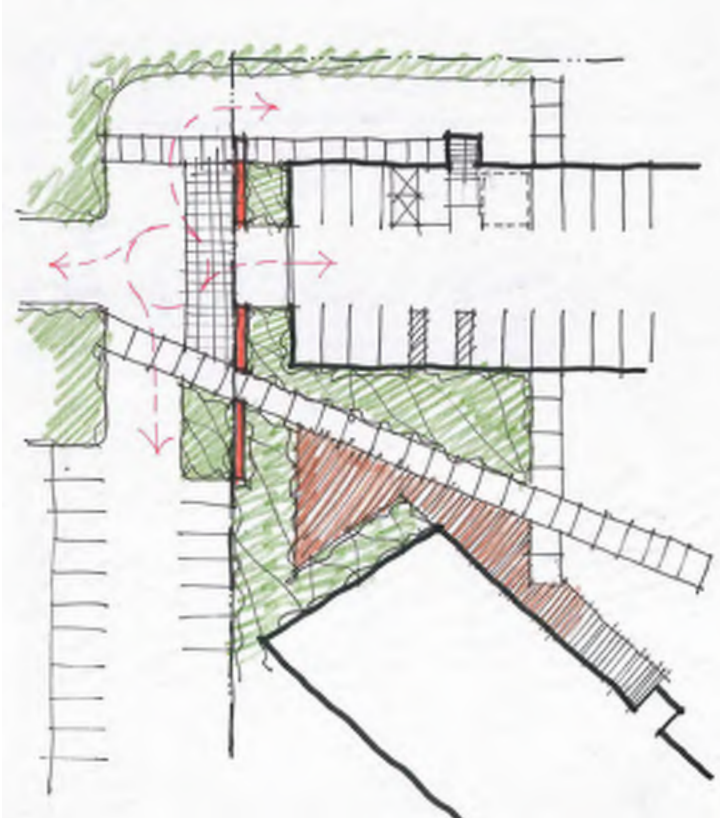
ANGLES



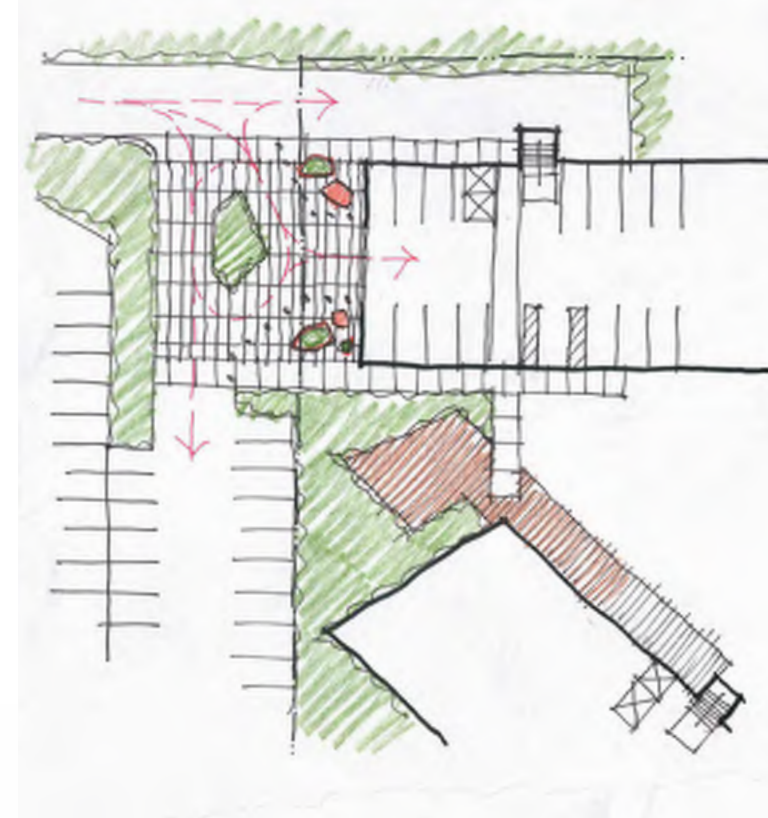
TERRACES

AUTO COURT ALTERNATIVES

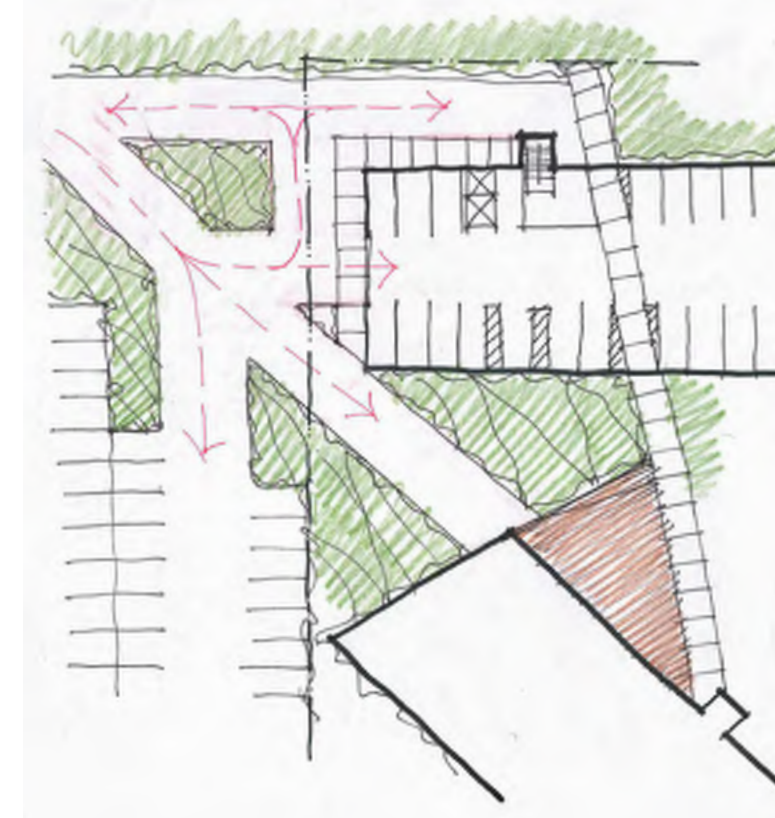
PLAZA W/ TURNAROUND 1



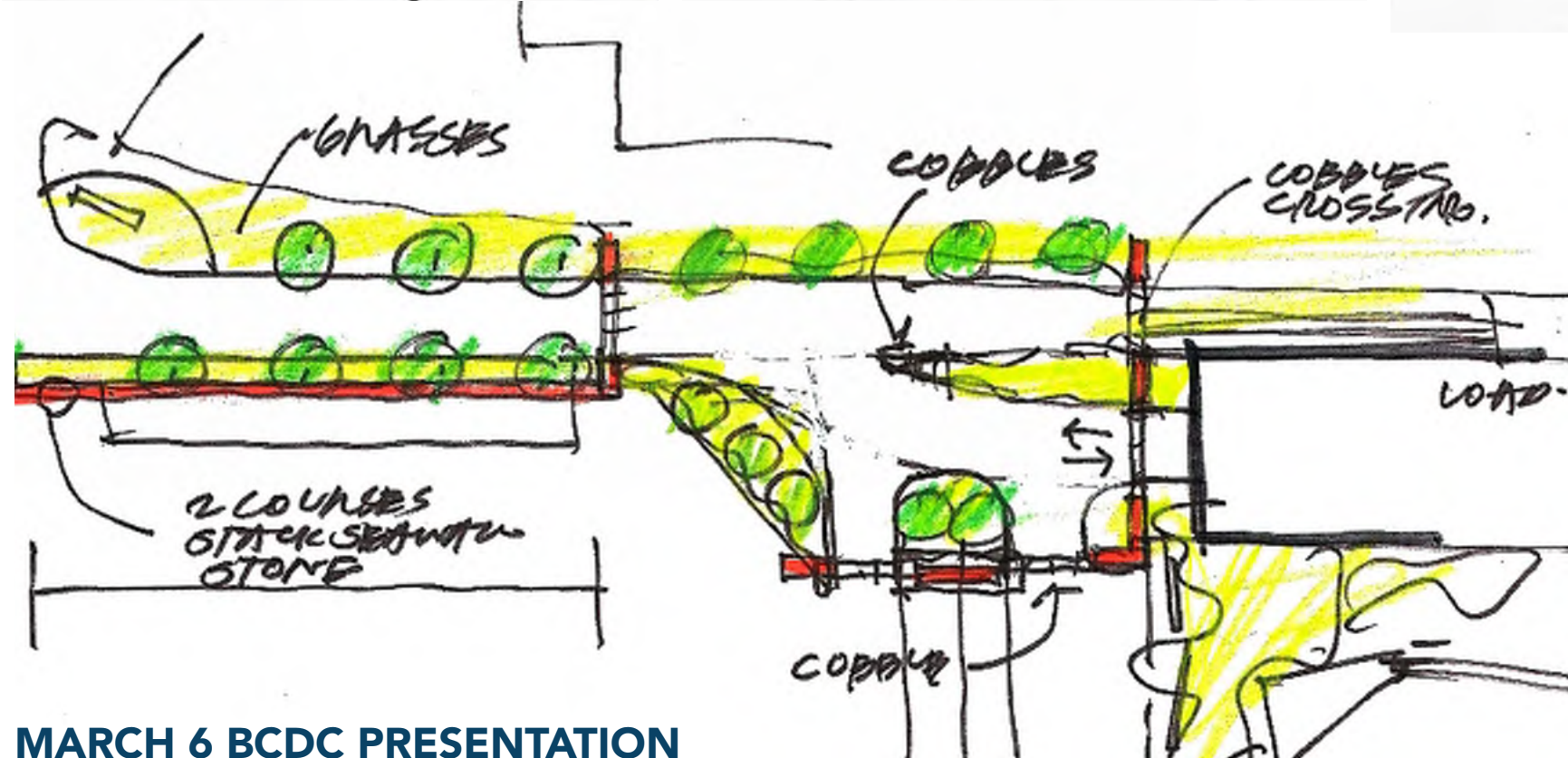
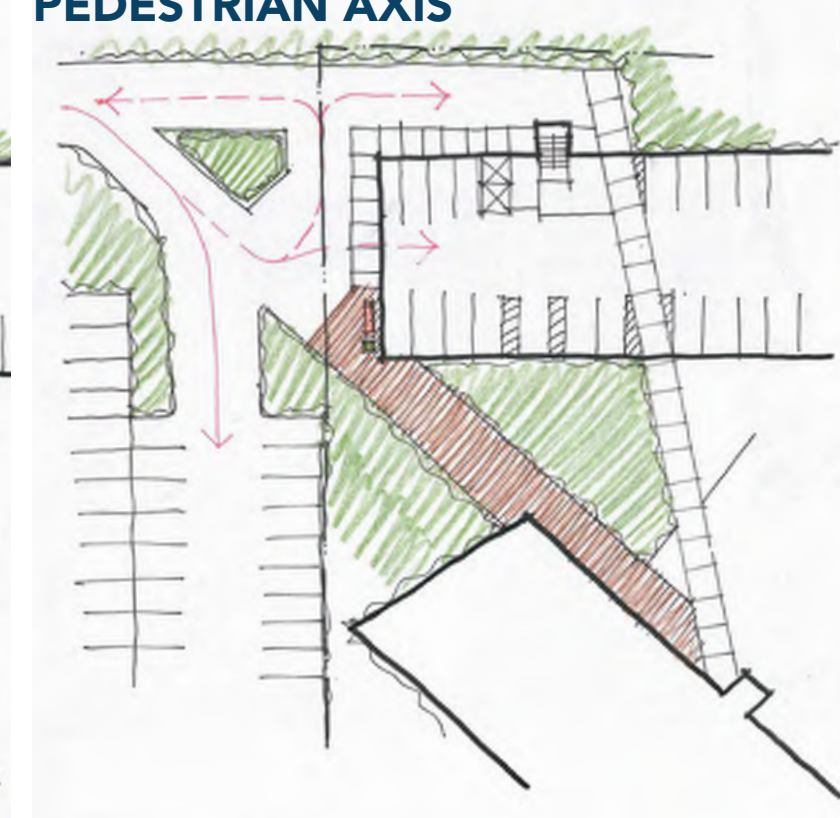
PLAZA W/ TURNAROUND 2



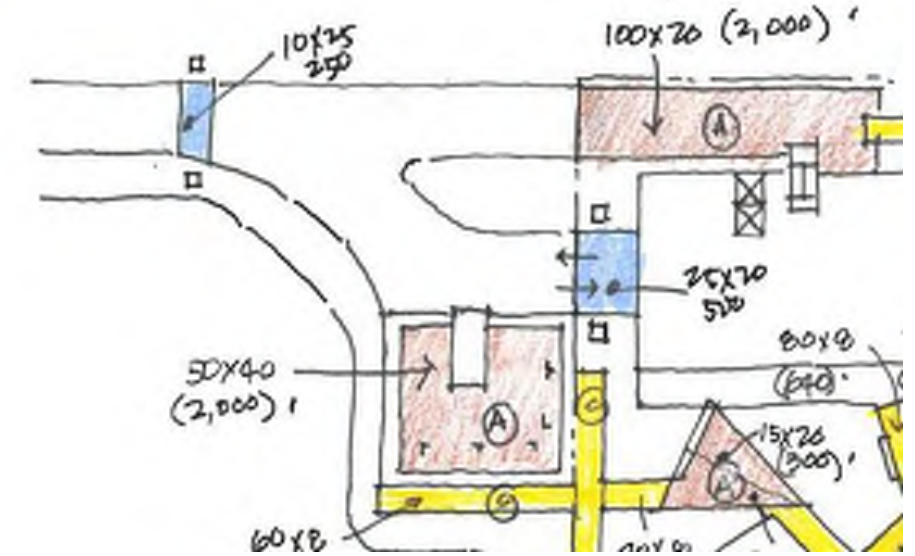
VEHICULAR LOADING



TURNAROUND, ALIGN W/ PEDESTRIAN AXIS



PLAZA W/ TURNAROUND 3



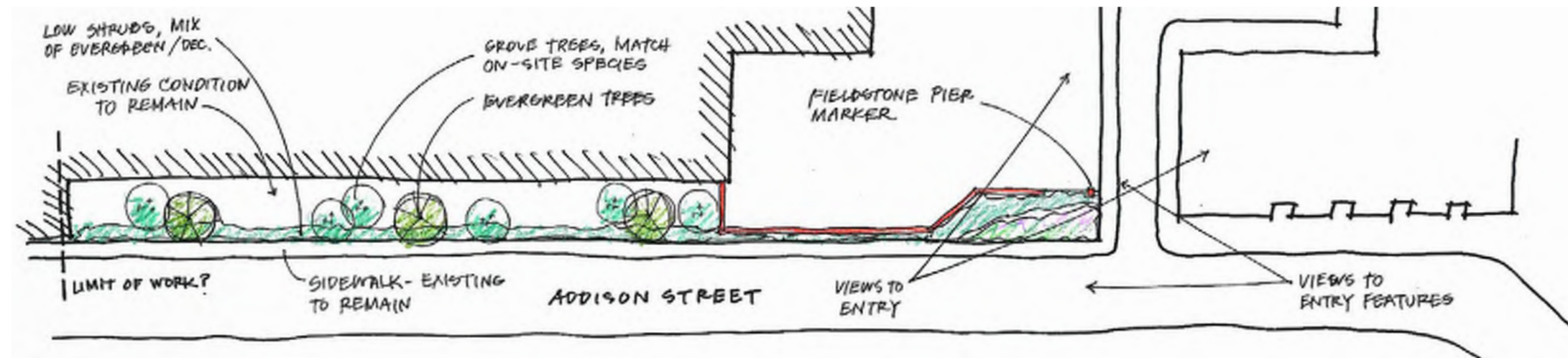
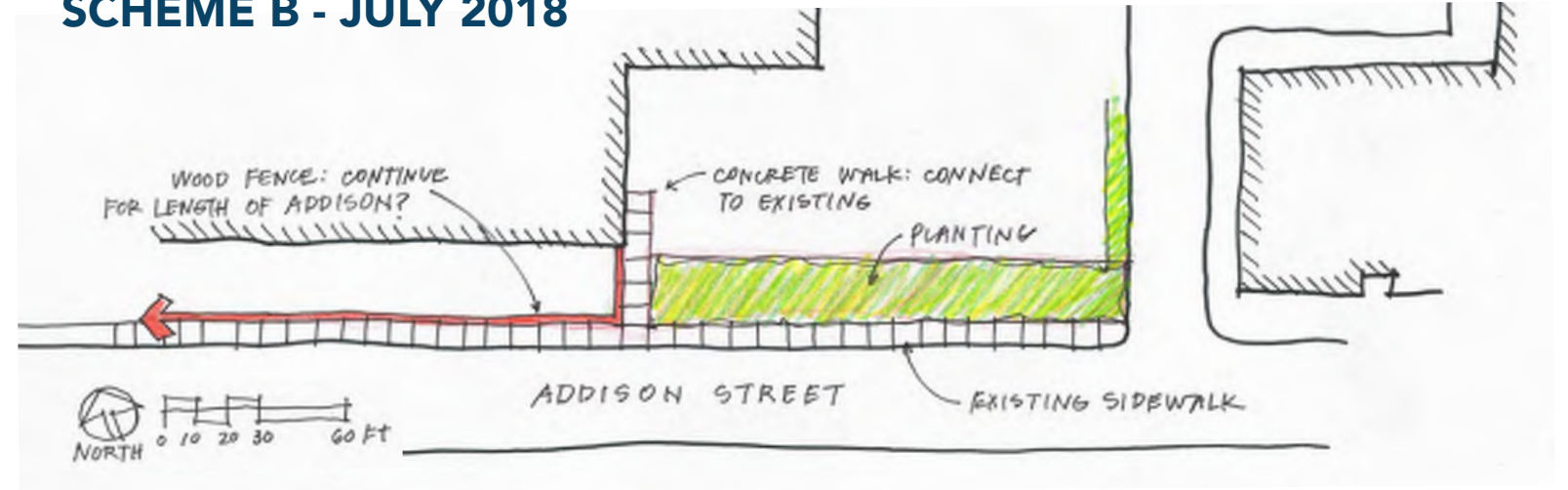
MARCH 6 BCDC PRESENTATION

MCLELLAN ENTRY DRIVE ALTERNATIVES (offsite)

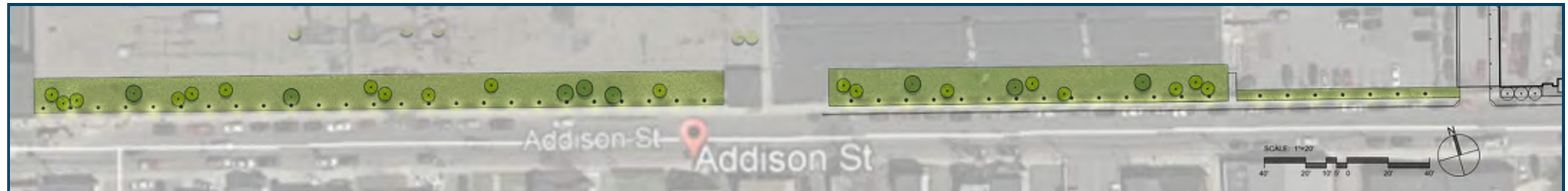
MARCH 6 BCDC PRESENTATION



SCHEME B - JULY 2018



SCHEME A - JULY 2018



CURRENTLY PROPOSED OFFSITE IMPROVEMENTS

- Remove chainlink fence
- Improve understory planting behind sidewalk
- Add small trees similar to on-site grove plantings
- Add lighting

ADDISON STREET APPROACH ALTERNATIVES (offsite)

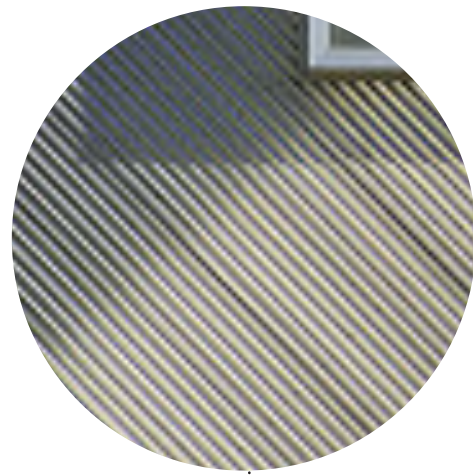
UPCOMING SCHEDULE

AUG. 23 2018 IAG MEETING

TBD PUBLIC MEETING

TBD SCOPING

OCT. 5 2018 CON COM MEETING

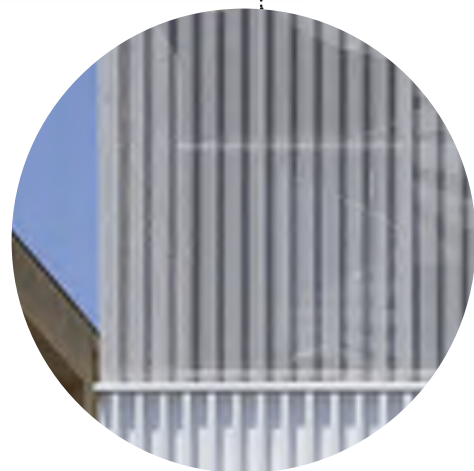


South Facing Facades
 Corrugated Meta
 Finish: Stainless Steel or Galvalume Bright Silver

North Facing Facades
 Fiber Cement Siding with Stacked Reveals
 Varying Exposure, Custom Color

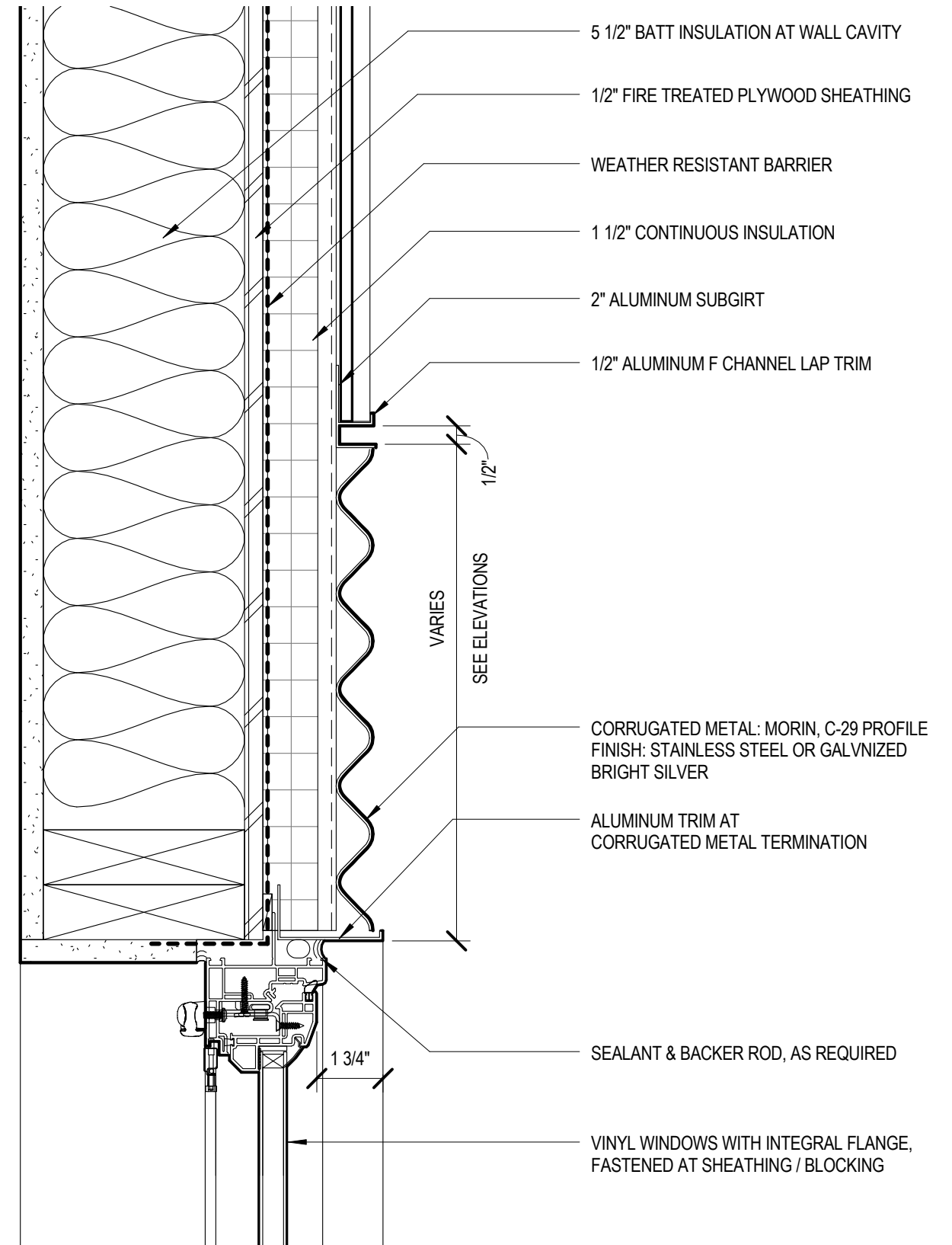


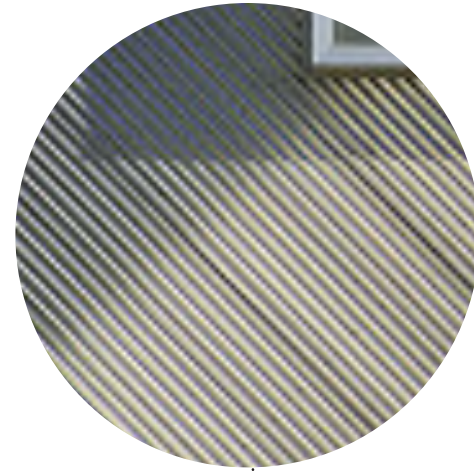
Screen Wall at Bike Room
 Perforated Metal





Exterior Plan Detail
Window Jamb +
Material Transition





Urban Court Facade
Corrugated Meta
Finish: Stainless Steel or Galvalume Bright Silver

Level 4 + 5 Facade
Fiber Cement Siding with Stacked Reveals
Varying Exposure, Custom Color



Screen Wall at Bike Room
Perforated Metal

