

Five Washington Street



This project was previously reviewed and approved by the BCDC in December of 2015. The site is now under new ownership and is repeating the Article 80 process, with several refinements. The following package outlines those refinements.

Project Information

(12/01/2015) Previous BCDC Approval:

- 6 Stories Tall
- 118 Units (*145 Units in 2014*)
- 148,600 GSF
- 104 Parking Spaces
- 25 at grade, 79 below grade
- Residential Parking Ratio .67
- Washington St. Sidewalk Depth = 14'-6"

(2018) Proposed Design:

- 5 Stories Tall
- 115 Units
- 132,500 GSF (*16,100 GSF drop*)
- 104 Parking Spaces
- 25 at grade, 79 below grade
- Residential Parking Ratio .69
- Washington St. Sidewalk Depth = 17'-4"

Aerial View



Previous design, above

Based on neighborhood feedback, the new owner has reduced the building from 6 stories to 5.

Otherwise, the building's U-shaped massing with its communal amenity deck facing south as well as most material choices remain the same as the BCDC approved design.

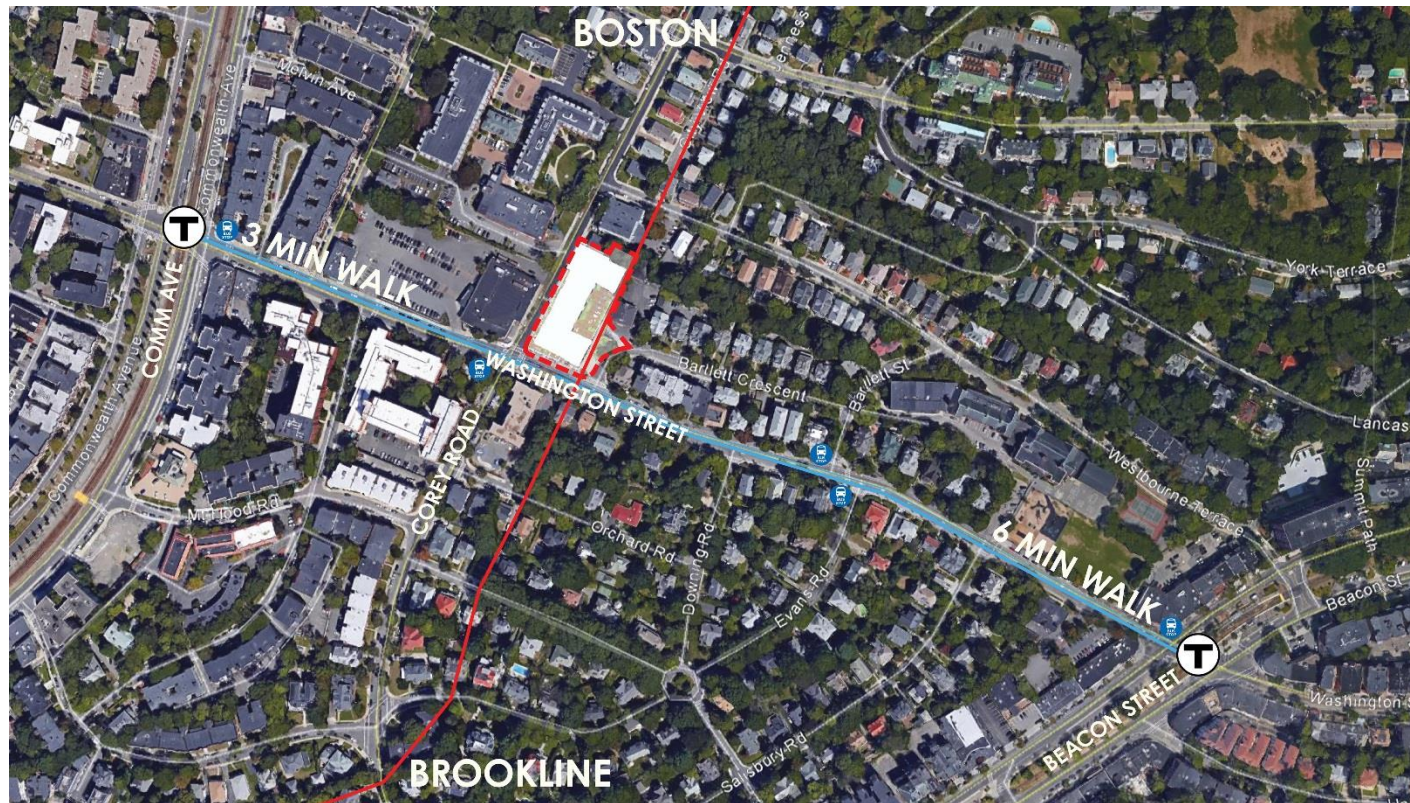
The base has been changed from fiber cement panels to brick to reflect the owner's desire to use higher quality materials throughout.



Site Location

The site straddles Boston and Brookline, with most of the project area in Boston. It is well-served by public transit, with a bus stop across the street and 2 green line subway stops within a 6 minute walk.

As can be seen by the land use patterns, the Boston context consists primarily of multifamily apartment blocks which range in height from 4 to 10 stories. The Brookline neighborhood has 2-4 story houses.



Existing Conditions

The site is currently a gas station and 1970's office building, with 5 curb cuts, creating a chaotic traffic condition and unwelcoming pedestrian zone.

The owner has committed \$1.5 million in site environmental and groundwater remediation.



Corey Road and Washington Street Intersection

Context



Brookline 2 Story Residences



Boston 5-9 Story Brick Buildings – “Patricia White Apartments” and “B’nai B’rith Housing”



Brookline 3 Story Walk-ups



Boston 5 Story Nursing Home – “Brighton House”

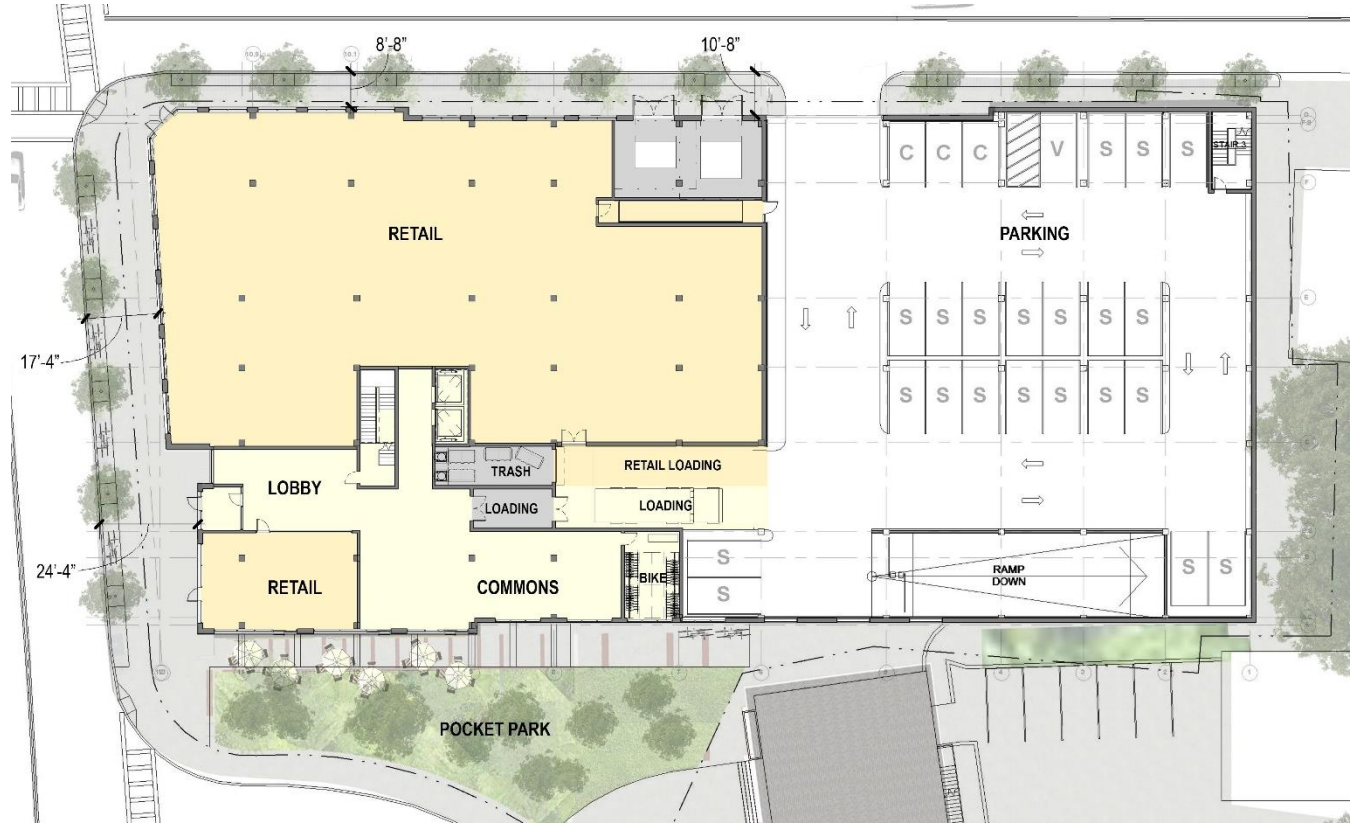
Ground Floor Plan

The urban realm of the site will be improved by widening the sidewalks and adhering to Boston's Complete Streets program, providing street trees, bike racks, and pervious paving along the street edge.

A pharmacy will enliven the corner, and serve many elderly people who live in senior housing nearby. Covered parking and loading will be provided behind the pharmacy. A community retail space that opens to the pocket park and building commons will also be offered at discounted rent.

Residential parking is below grade, accessed by a ramp .

Finally, a pocket park with landscaping, outdoor seating, and catenary lighting will fill out the site on the Brookline side.



Brick Inspiration

The new developer team has Boston and New York experience and brought some inspirational images from projects they are familiar with.

Large windows, dark mullions, an attention to detail, and elegant entrances are some of the common threads that will be woven into the 5 Washington Street project.



Lovejoy Wharf



The Kent NYC



Arlo Hotel, NYC

Retail Corner



Original approved design

In the current design, the building still steps down to 4 stories at the corner to roughly match the height of the Bartlett School across the street, and is a pale gray brick, while the remaining building mass is reduced from 6 to 5 stories tall.

Basket weave brick patterns at the corners and soldier courses at the base have been added to refine the original BCDC approved design.



Corey Road and Washington Street Intersection

Residential Entry

Corey Road and Bartlett Crescent Intersection



The current design is very similar to the original. Brick detailing at the base and at the corner windows has been added. The residential entry has been redesigned as a glass and metal structure.

At the pocket park an 800 sf discounted rent tenant space has been added to support local retail. Flexible lease terms will create favorable conditions for an entrepreneurial venture.

