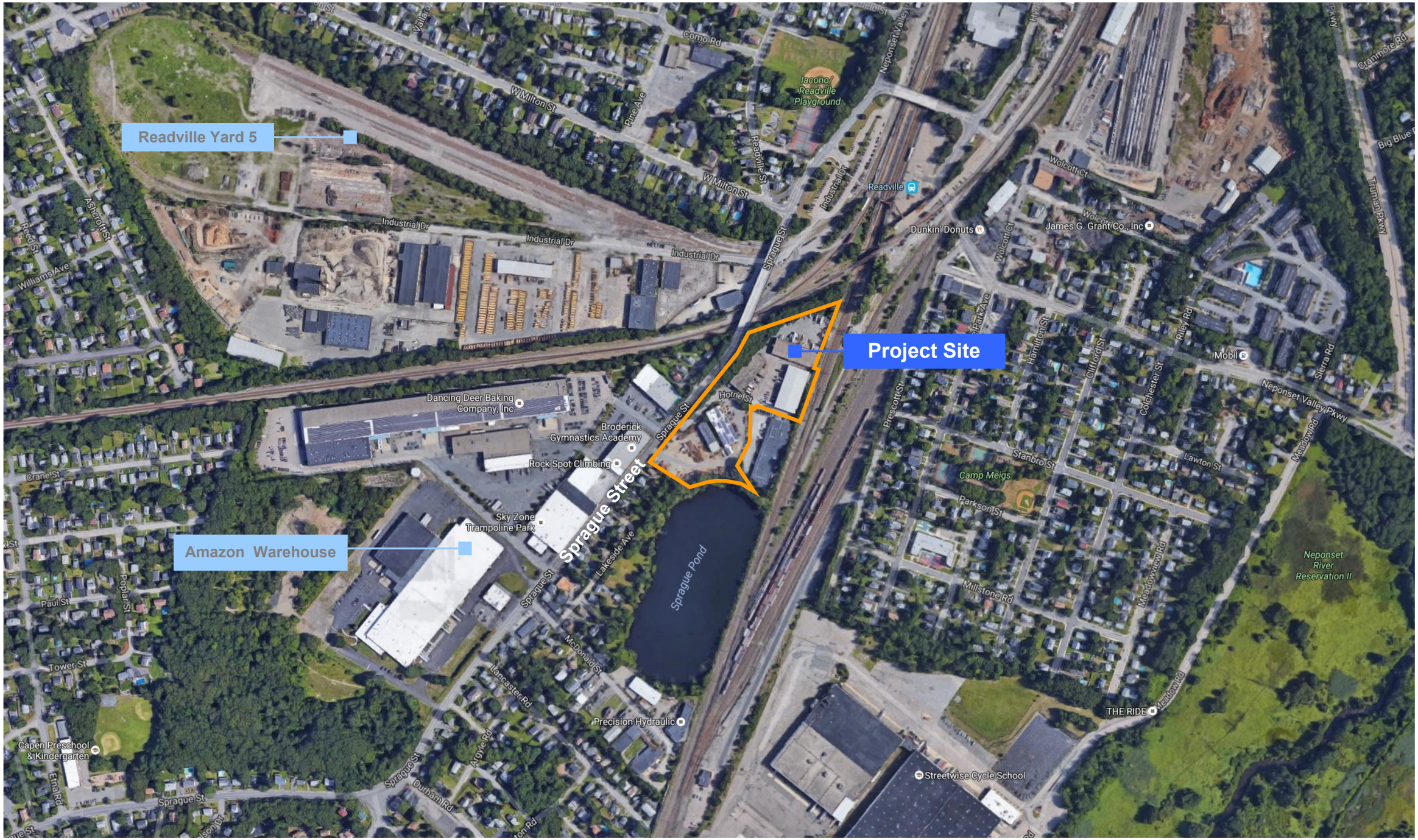
Sprague Street Redevelopment

Boston, MA

July 9, 2019



Sprague Street Boston, MA

Project Site in Context

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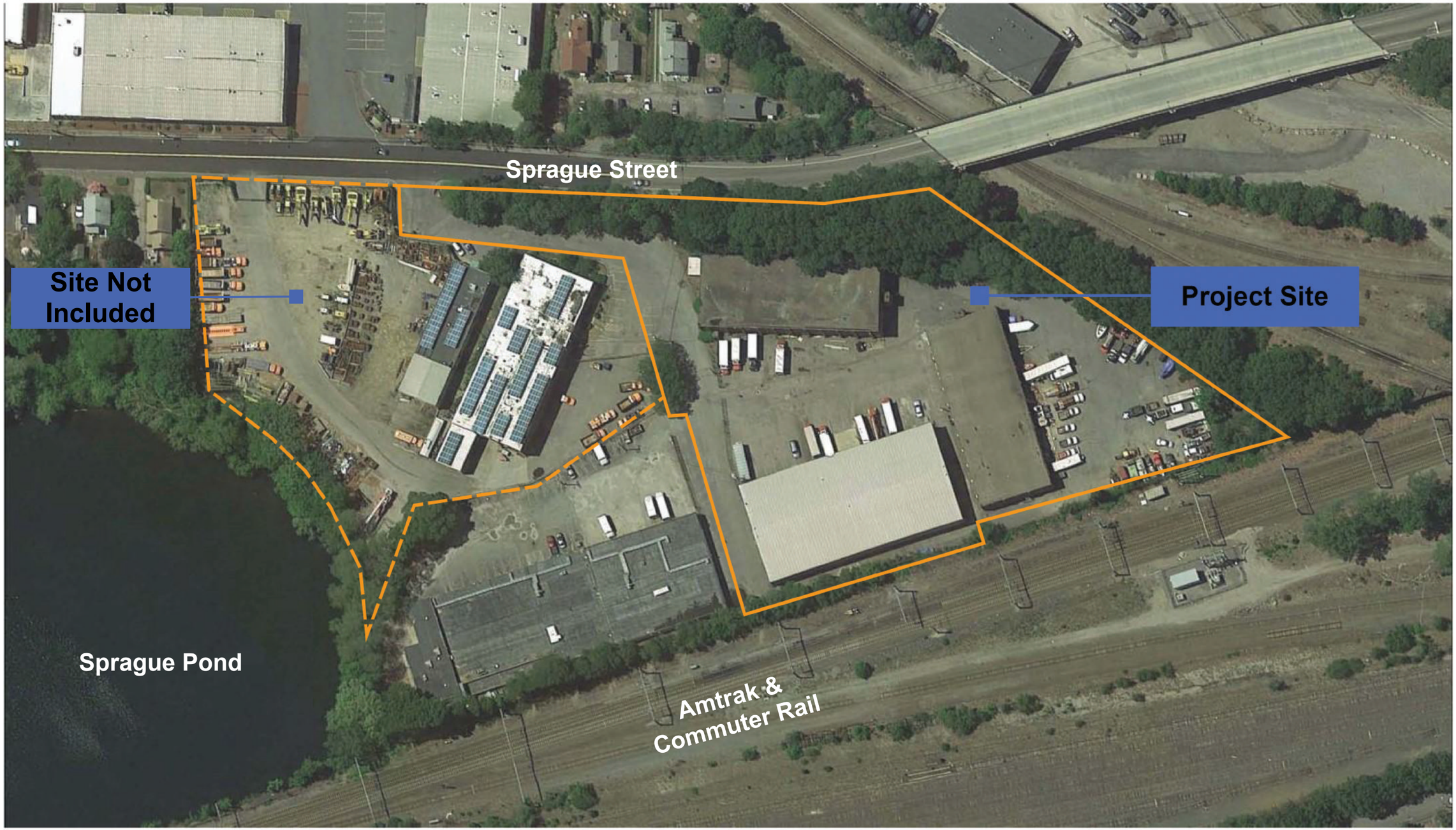

Sprague Street Boston, MA

Project Site

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Original Proposal

Revised Proposal
Full Site

Revised Proposal
36-40 Sprague
Only

Sprague Street Redevelopment

Readville, MA

Comparison of Axonometric Views

July 9, 2019

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Sprague Street Redevelopment
Readville, MA

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Comparison of Axonometric Views
Revised 36-40 Sprague

July 9, 2019

Sprague Street Redevelopment
Readville, MA

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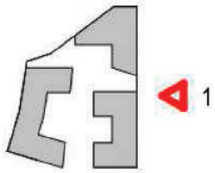
Comparison of Axonometric Views
Original

July 9, 2019



1. East Elevation from Train Tracks

Sprague Street Boston, MA

Elevations

July 9, 2019

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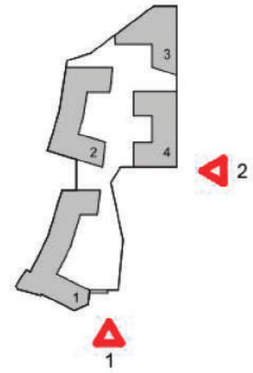
0 30' 60'



1. South Elevation from Sprague Pond

2. East Elevation from Train Tracks

Sprague Street Boston, MA

Elevations

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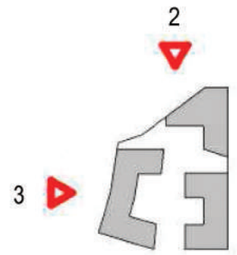
0 30' 60'

2. North Elevation from Franklin Line

3. West Elevation from Sprague Street



Sprague Street Boston, MA

Elevations

July 9, 2019

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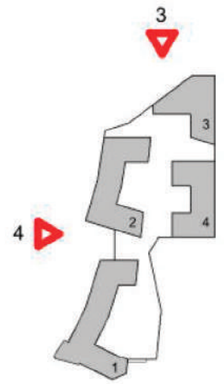
0 30' 60'



3. North Elevation from Franklin Line

4. West Elevation from Sprague Street

Sprague Street Boston, MA

Elevations

July 9, 2019

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0 30' 60'

36-40 SPRAGUE STREET

247 UNITS
ORIGINALLY 398 UNITS

- WORKSHARE
- ROOFTOP POOL
- COFFEE HOUSE
- SPORTS LOUNGE
- DAYCARE
- MAIN PLAZA
- DOG RUN
- GYM
- BASKETBALL COURT
- YOGA STUDIO
- SPINNING STUDIO
- MAIN PEDESTRIAN ENTRY

Sprague Street Redevelopment

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Comparison of Axonometric Views

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Sprague Street Boston, MA

Site Plan

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N

0 40' 80'

Building Program Comparison

Original Program vs. Reduced 36-40 Sprague Only Program

	Original Plan	Reduced 36-40 Sprague Plan
Total Project Square Footage	575,089 sf	386,185 sf
Total Residential Unit Square Footage	543,030 sf	285,000 sf
Number of Apartments	521	247
Number of Buildings	4	2
Building Heights (# of Stories, Bldgs 1, 2, 3, 4)	5, 7, 8, 7	5,5

Original

Updated

Original

Updated

Sprague Street Redevelopment

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Comparison View Main Square Looking East

July 9, 2019

Original

Updated

Sprague Street Redevelopment

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Comparison View Main Square Looking West

July 9, 2019

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