



PCA

MOUNT VERNON COMPANY

37 NORTH BEACON STREET

BCDC PRESENTATION

07.24.2018

ARTHAUS | A LIVING TESTIMONY TO THE ARTS

EXTERIOR

- ICONIC MURAL ALONG NORTH BEACON STREET - ARTIST CHOSEN BY COMPETITION
- SCULPTURE PLATFORMS FRAMED BY THE FOLDING FACADE ALONG EVERETT STREET
 - CUSTOM METAL SCREENS ALONG HARVESTER AND SINCLAIR

INTERIOR

- A PUBLIC GALLERY SPACE ALONG NORTH BEACON STREET FOR LOCAL ARTISTS TO DISPLAY AND SELL THEIR WORK
 - MVC WILL SIGN A LONG TERM LEASE WITH A LOCAL NON-PROFIT FOR \$1 TO RUN THE SPACE
- FLOORS 2-5 HAVE ARTIST WORKSPACES WHICH ALLOW FOR FLEXIBLE STUDIO SPACE OUTSIDE OF THE HOME

COMMUNITY

- THE GALLERY SPACE WILL HOST COMMUNITY EVENTS SUCH AS ART OPENINGS USING BOTH THE INTERNAL SPACES AS WELL AS SPILLING OUT TO THE PLAZA
 - AFFORDABLE UNITS TO BE 'ARTIST PREFERRED'

CONCERNS WE HEARD (BCDC)

FACADE DESIGN

- PAY MORE ATTENTION TO HARVESTER AND SINCLAIR FACADES
- LOWER THE ENTRANCE TO THE GARAGE AND MINIMIZE ITS PROMINENCE

SITE DESIGN

- IMPROVE ACCESSIBILITY OF THE PUBLIC PLAZA
- EXTEND ARTFUL TREATMENT OF LANDSCAPE TO EVERETT STREET
- PROVIDE MORE INFORMATION ON HOW SINCLAIR RD. FUNCTIONS

PROGRAMMING

- PROVIDE MORE INFORMATION ON HOW ART GALLERY SPACE FUNCTIONS

CONTEXT

- PROVIDE MORE INFORMATION ON THE CONTEXT TODAY AND HOW IT IS EXPECTED TO EVOLVE OVER TIME
 - BETTER EXPLAIN THE RELATIONSHIP BETWEEN THE CONDO BUILDING AND THE RENTAL BUILDING
 - PROVIDE DRAWINGS TO EXPLAIN THE RELATIONSHIPS ALONG HARVESTER ST.

CONCERNS WE HEARD | WHAT WE CHANGED

MASSING/DENSITY/SETBACKS

- REDUCED BUILDING BY 9,139SF | FAR REDUCED FROM 3.14 TO 2.76
 - REDUCED UNIT COUNT OF RENTAL BUILDING TO 72
- INCREASED SETBACKS AND PULLED 5TH FLOOR AWAY FROM SINCLAIR, HARVESTER AND THE RED HOUSE

AFFORDABILITY & HOME OWNERSHIP

- ALL CONDOS WILL BE DEED RESTRICTED FOR OWNER OCCUPANCY
- MVC IS COMMITTING TO KEEPING ALL AFFORDABLE UNITS ON SITE
 - 30% OF CONDOS WILL BE SOLD AT COST

GROUND FLOOR GALLERY / FLEXIBLE SPACE

- MVC WILL SIGN A LONG TERM LEASE WITH A LOCAL NON-PROFIT FOR \$1

NEIGHBOR ACCESS

- CUT BACK THE FIRST FLOOR OF THE CONDO BUILDING TO ALLOW VEHICULAR EGRESS FROM NEIGHBOR'S DRIVEWAY

BUILDING DESIGN

- MODIFIED BUILDING DESIGN TO IMPROVE SINCLAIR AND HARVESTER FACADES

SITE DESIGN

- MODIFIED DESIGN TO IMPROVE ACCESSIBILITY
- LOADING AND RIDESHARE PICKUP ON SINCLAIR

ORIGINAL VS CURRENT DEVELOPMENT SUMMARY

RENTAL BUILDING		
Use/Building	Size/Quantity (Previous)	Size/Quantity (Proposed)
Lot Area	24,311 SF	same
Building Gross Square Footage	76,292 SF (excludes garage)	67,153 SF (excludes garage)
Building Height	69'-11" (5 stories, ~60' above North Beacon Street)	same
Residential	74 units	72 units
3 Bedroom	2 units	0 units
2 Bedroom	10 units	12 units
1 Bedroom + Den	0 units	4 units
1 Bedroom	21 units	15 units
Junior 1 Bedroom	0 units	27 units
Studio	40 units	14 units
Live/Work	1 unit	0 units
Parking	38 spaces (.5 per unit)	39 spaces (.54 per unit)
Bicycles	80 spaces (>1 per unit)	same
Condo Building		
Use/Building	Size/Quantity (Previous)	Size/Quantity (Proposed)
Lot Area	5,169 SF	same
Building Gross Square Footage	11,192 SF (excluding parking)	11,492 SF (excluding parking)
Building Height	53'-0" (4 stories)	45'-6"
Residential	9 units	same
3 Bedroom	2 units	same
2 Bedroom	2 units	same
1 Bedroom	4 units	5 units
Studio	1 unit	0 units
Parking	4 spaces (.44 per unit)	same
Bicycles	10 spaces (>1 per unit)	same
Project Total		
Building Gross Square Footage	87,484 SF	
Residential	83 Units	81 units
Parking	42 Parking Spaces	43 Parking Spaces

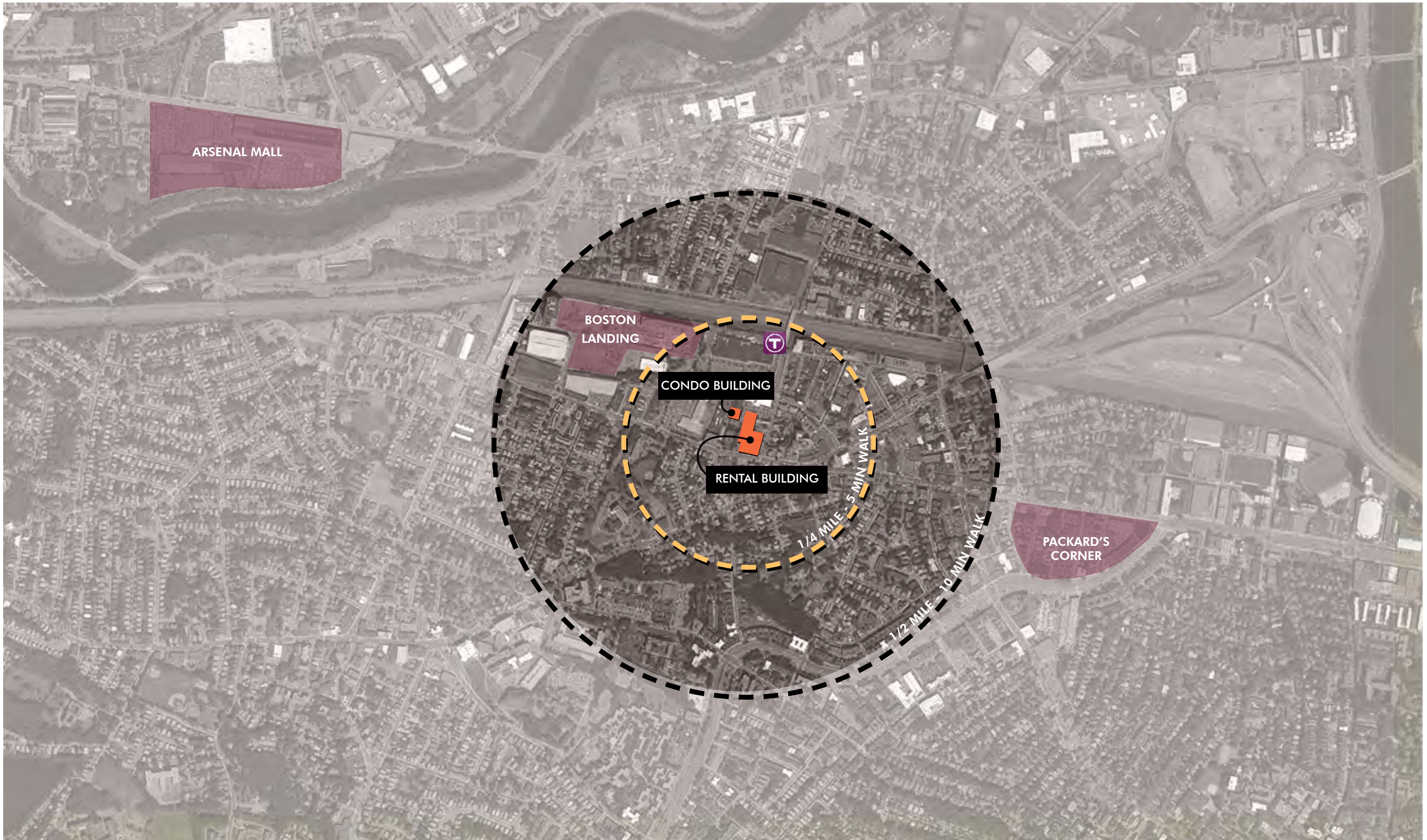
ORIGINAL VS CURRENT ZONING REQUIREMENTS - RENTAL/CONDO BUILDING

Project vs. Zoning Requirement Comparison Table (Rental Building)

Applicable Requirement	3F-4000 District	Project (Previous)	Project (Proposed)
Use (Multi-family Dwelling)	Forbidden	Multi-family Dwelling (74 Units)	Multi-family Dwelling (72 Units)
Maximum Floor Area Ratio (FAR)	0.8	3.14	2.76
Maximum Building Height	35' - Three Stories	69'-11" - Five Stories	same
Minimum Lot Size	None	24,311 SF	same
Minimum Lot Area Per Dwelling Unit	4,000 SF (1-2 Units)/ 2,000 SF (Per Additional)	328.53 SF	337.65 SF
Minimum Usable Open Space - SF per Dwelling Unit	650 SF per Unit/ 48,100 SF (74 Units)	107.01 SF per Unit/7,919 SF (74 Units)	161.43 SF per Unit/11,623 SF (72 Units)
Minimum Lot Width	45'	68' (at the pinch point)	same
Minimum Lot Frontage	45'	127.08'	same
Minimum Front Yard Setback	20'	10'	same
Minimum Side Yard Setback	5' from lot line, 10' from abutter structure, 15' aggregate	10' lot line, 20' aggregate	same
Minimum Rear Yard Setback	30'	20'	20'-3"
Off Street Parking Spaces	Large Project Review; Section 51-56	0.5 Spaces per unit	0.54 Spaces per unit

Project vs. Zoning Requirement Comparison Table (Condo Building)

Applicable Requirement	3F-4000 District	Project (Previous)	Project (Proposed)
Use (Multi-family Dwelling)	Forbidden	Multi-family Dwelling (9 Units)	same
Maximum Floor Area Ratio (FAR)	0.8	2.17	2.22
Maximum Building Height	35' - Three Stories	53' - Four Stories	45'-6" - Four Stories
Minimum Lot Size	None	5,169 SF	same
Minimum Lot Area Per Dwelling Unit	4,000 SF (1-2 Units)/ 2,000 SF (Per Additional)	574.33 SF	same
Minimum Usable Open Space - SF per Dwelling Unit	650 SF per Unit/ 5,850 SF (9 Units)	161.89 SF per Unit/1,457 SF (9 Units)	135.6 SF per Unit/1,220 SF (9 Units)
Minimum Lot Width	45'	76'	same
Minimum Lot Frontage	45'	76'	same
Minimum Front Yard Setback	20'	10'	same
Minimum Side Yard Setback	5' from lot line, 10' from abutter structure, 15' aggregate	0' lot line, 10' aggregate	same
Minimum Rear Yard Setback	30'	10'	same
Off Street Parking Spaces	Large Project Review; Section 51-56	0.4 Spaces per unit	same

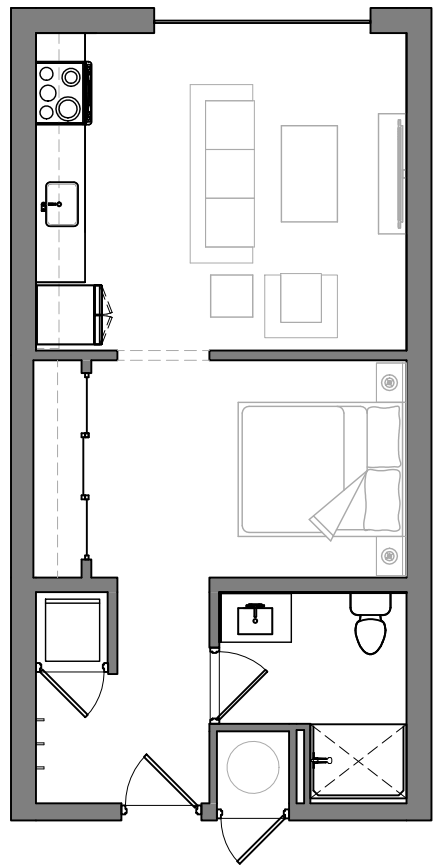




PROPOSED PLAN: CONDO L1 / RENTAL P1



PROPOSED PLAN: CONDO L2 / RENTAL L1



JUNIOR 1 BED

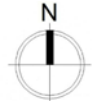
- DESIGNED TO COMFORTABLY SUPPORT A COUPLE
- BED IS ZONED OFF FROM LIVING ROOM



PROPOSED PLAN: CONDO L3 / RENTAL L2& 3



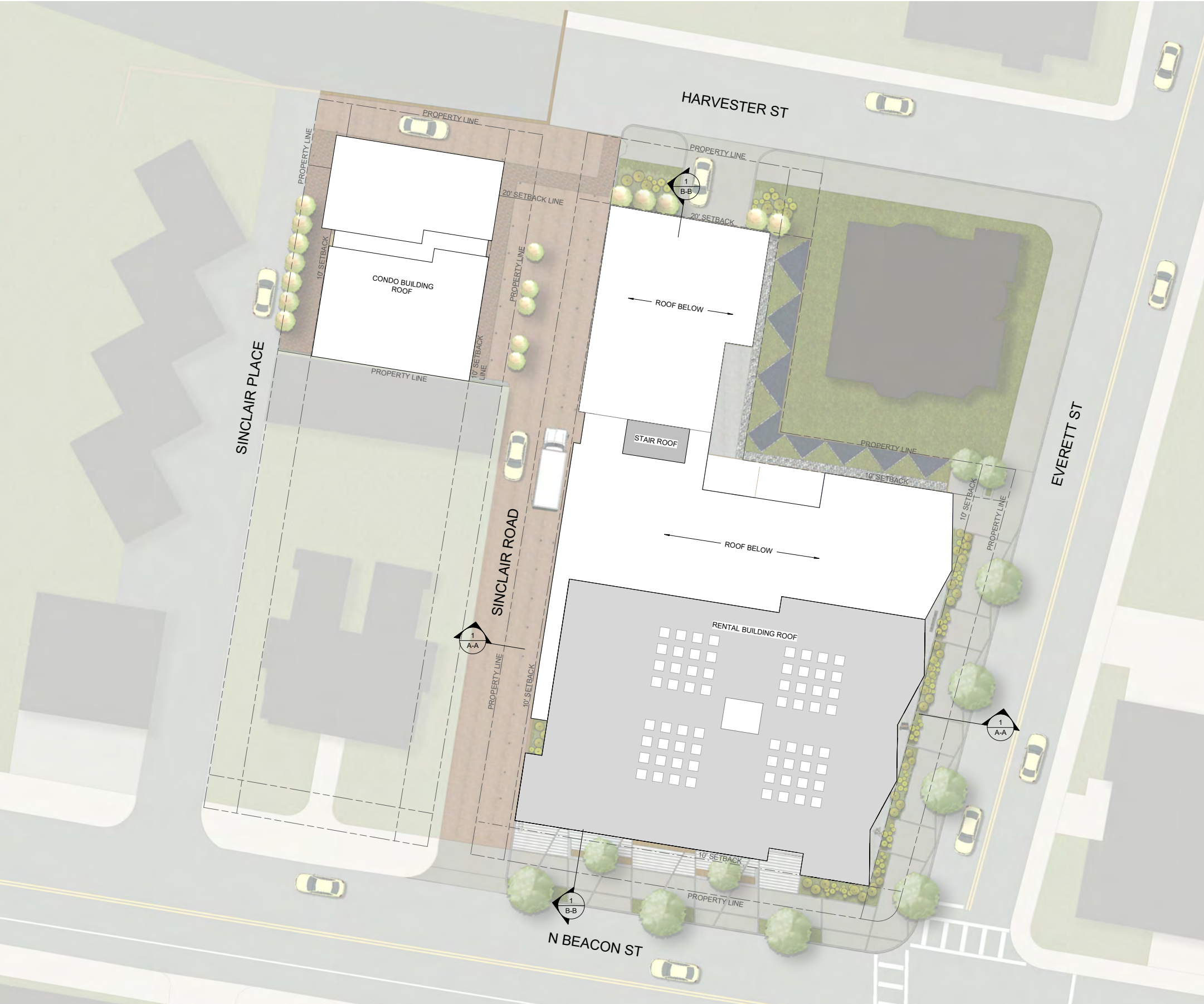
PROPOSED PLAN: CONDO L4 / RENTAL L4



PROPOSED PLAN: CONDO ROOF / RENTAL L5



PROPOSED PLAN: CONDO ROOF / RENTAL ROOF



ROOM DIMENSIONS: 9'-8" X 16'-8"



WORK SPACES



REFERENCE CONCEPTS



PROPOSED SITE PLAN W/DIMENSIONS



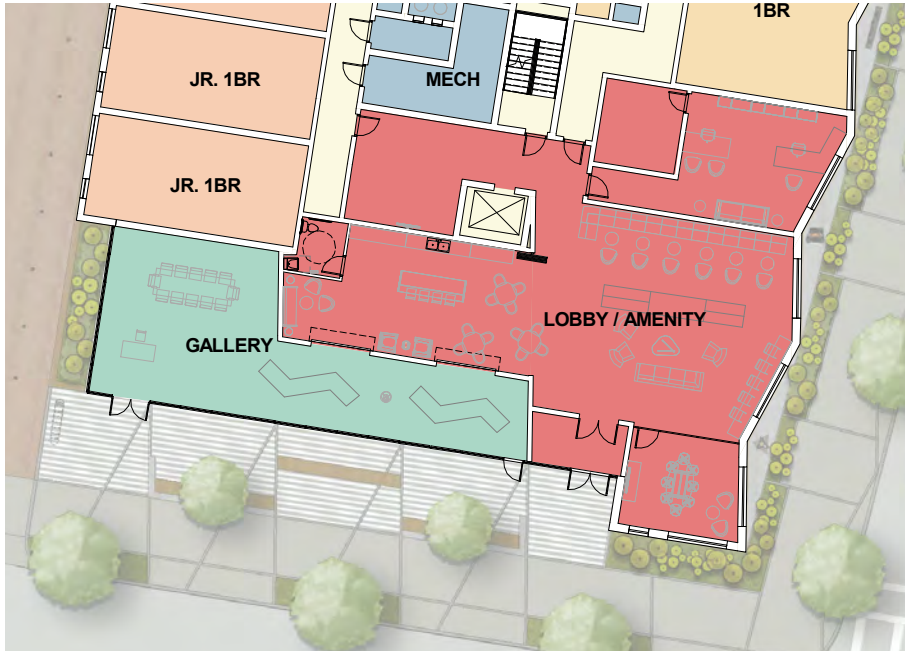
5TH FLOOR PLAN W/DIMENSIONS





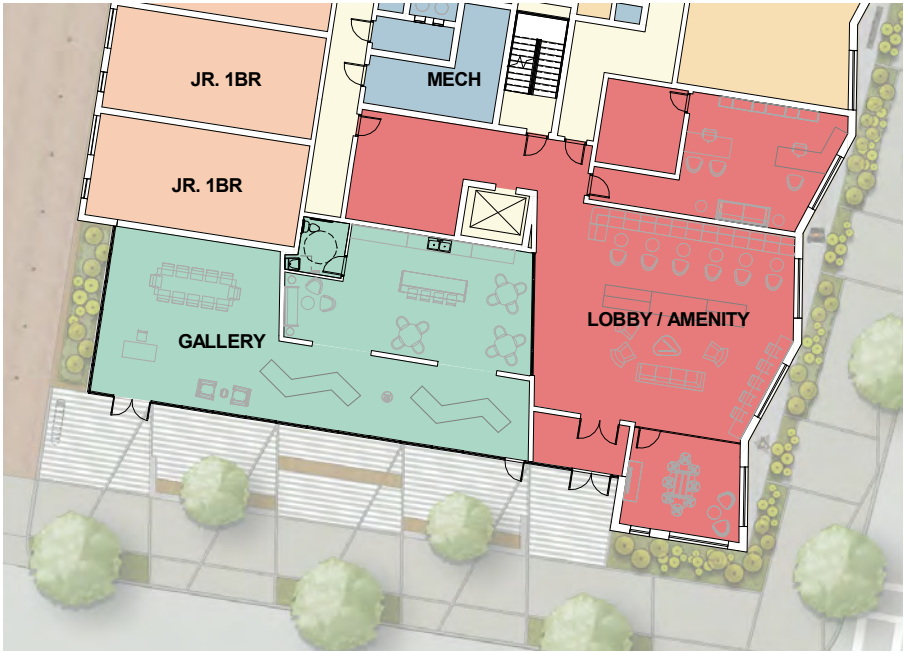


ENLARGED PLAN - GALLERY



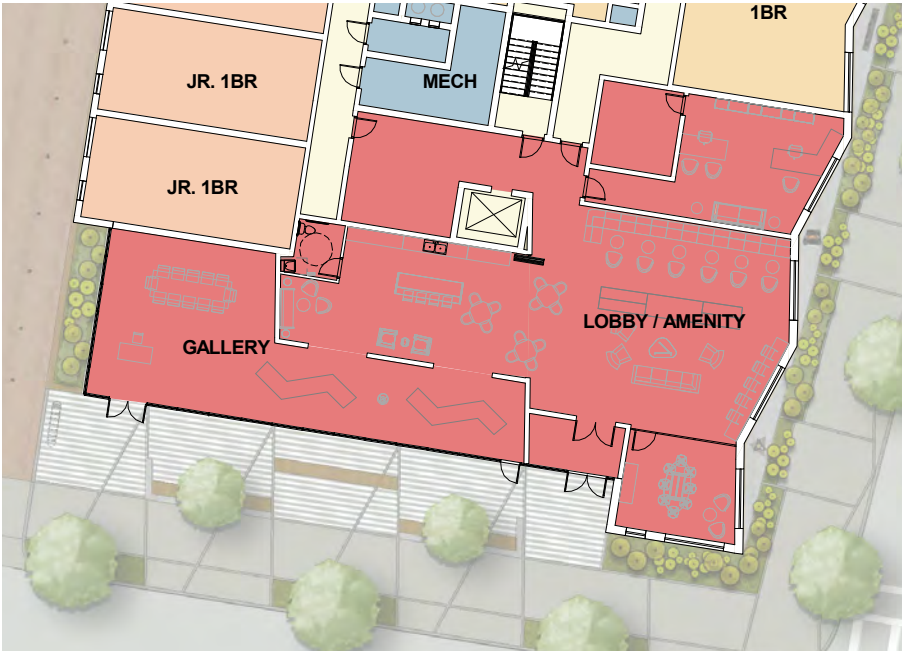
WHEN GALLERY IS OPEN

- GALLERY IS CLOSED OFF FROM CLUB ROOM, CLUB ROOM IS OPEN TO LOBBY



DURING A COMMUNITY EVENT

- GALLERY IS OPEN TO CLUB ROOM, CLUB ROOM IS CLOSED TO LOBBY



WHEN GALLERY IS CLOSED

- GALLERY IS OPEN TO CLUB ROOM, CLUB ROOM IS OPEN TO LOBBY

PROPOSED PLANT PALETTE



Fastigate Trees + Native Shrubs



Graphic Contrast in Plant Materials



Ornamental Grasses + Seasonal Color



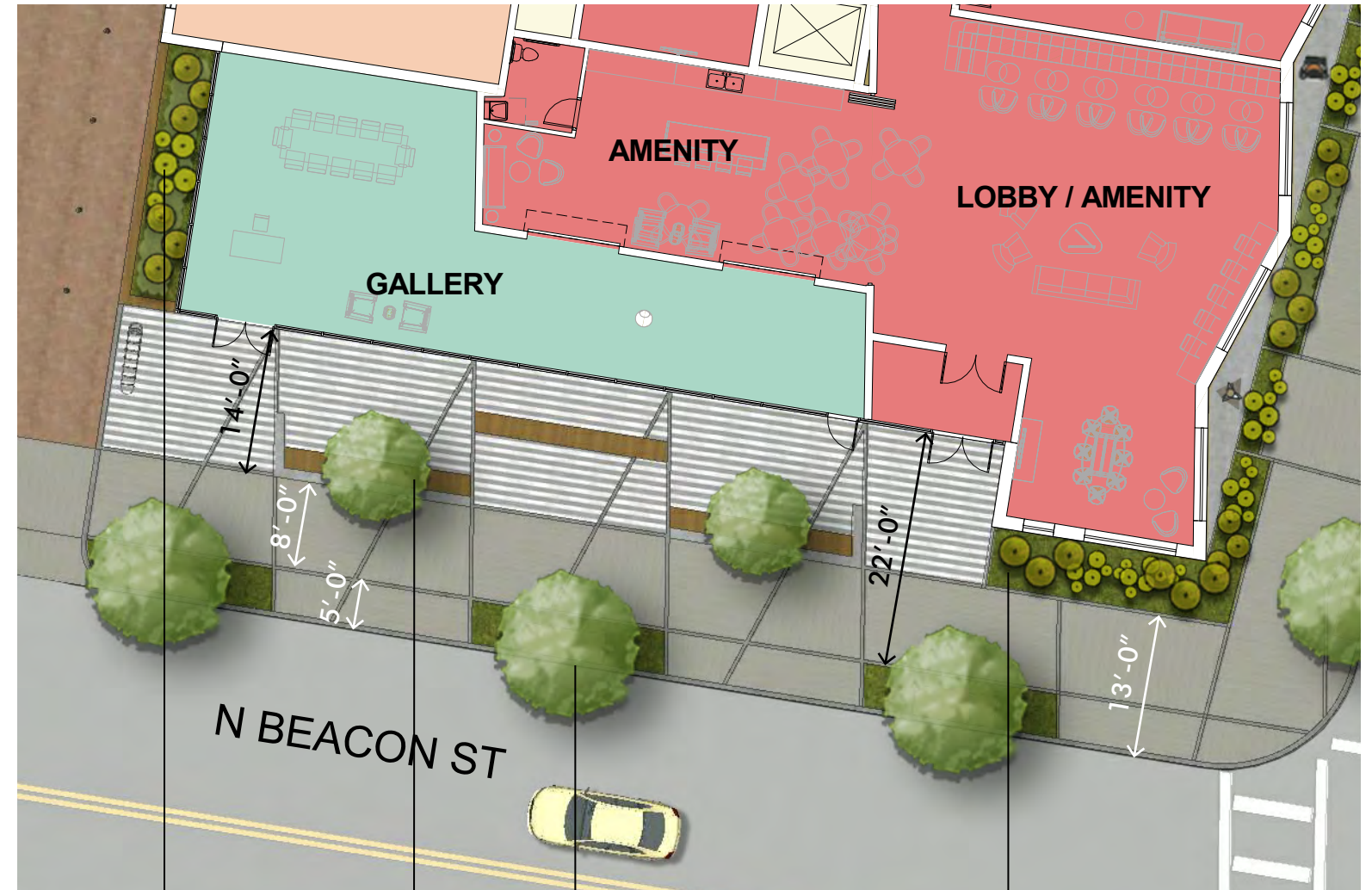
State Street Maples, Ornamental Grasses + Evergreens



Low Groundcover + Scholar Trees



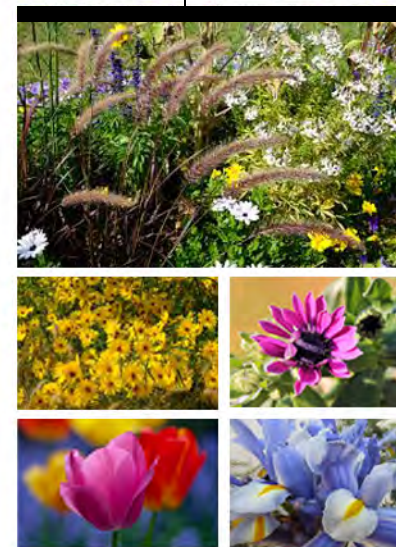
ENLARGED PLAN - NORTH BEACON PUBLIC PLAZA



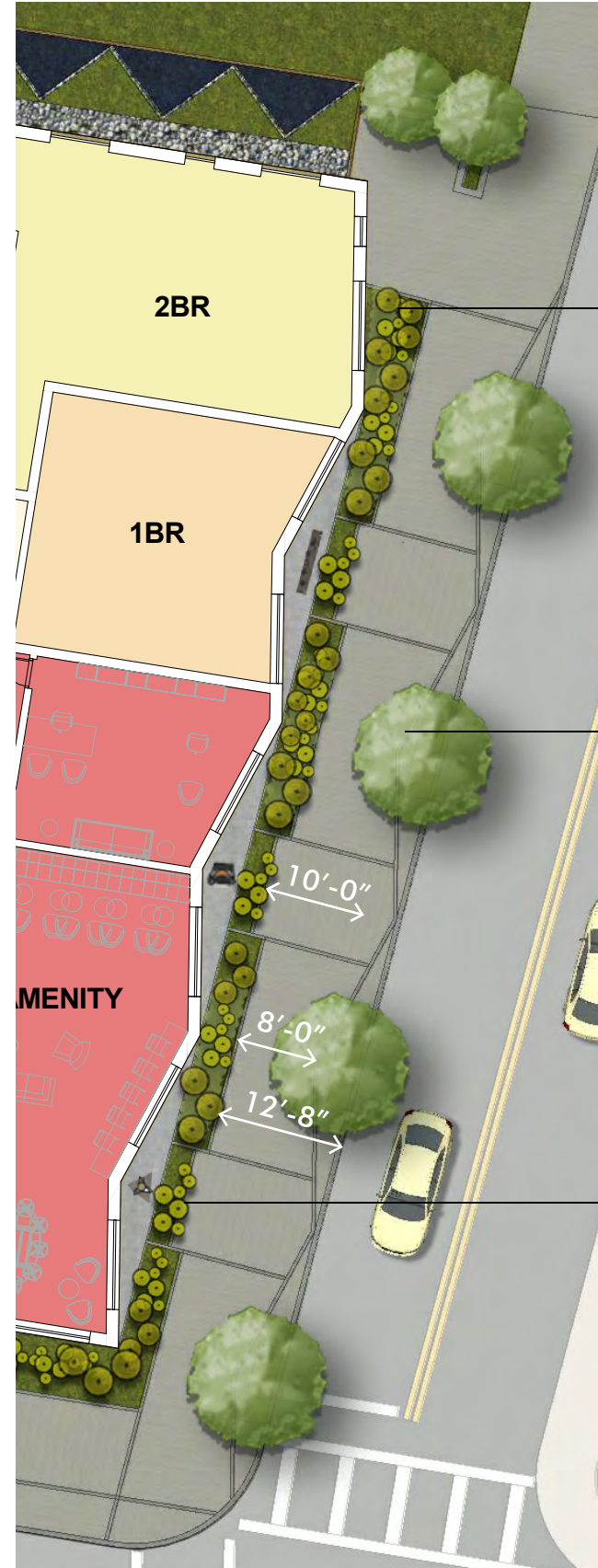
The High Line Tall Back Bench
Use with Art, Kiosk, or Signage Behind at Street



The High Line Lawn, Pavement, and Bench relationship is similar to that proposed for the Gallery on N Beacon Street



ENLARGED PLAN - EVERETT ST LANDSCAPE



ANALYSIS OF THE GUEST STREET STUDY

- THE GUEST STREET STUDY PROPOSES HEIGHT AND DENSITY ZONES THAT STEP DOWN FROM THE MASS PIKE TO NORTH BEACON STREET.
- WITHIN THE STUDY THERE ARE REFERENCES TO GRADUALLY STEPPING DOWN IN HEIGHT AND DENSITY TO MEET THE ADJACENT BRIGHTON NEIGHBORHOODS ACROSS NORTH BEACON STREET
- WHILE THE STUDY AREA INCLUDES 37 NORTH BEACON STREET THE STEPDOWN TO 4 STORIES AND A DENSITY OF 1.5 FAR IS NOT APPROPRIATE AS THE SITE IS ACROSS FROM A COMMERCIAL ZONE, NOT A RESIDENTIAL NEIGHBORHOOD
- THERE IS PRECEDENT FOR A HEIGHT OF 5 STORIES AND 60' ALONG NORTH BEACON STREET BETWEEN UNION SQUARE AND GORDON STREET ACROSS FROM THIS COMMERCIAL ZONE.
- THERE ARE MULTIPLE EXISTING BUILDINGS, NEWLY CONSTRUCTED BUILDINGS, AND PROPOSED BUILDINGS WITHIN THE GUEST ST STUDY AREA WHICH DO NOT MEET THE HEIGHT AND/OR DENSITY REQUIREMENTS.
- WORKING WITH THE BPDA URBAN DESIGN STAFF THE PROJECT TEAM HAS MASSED A BUILDING APPROPRIATELY SCALED TO ITS ADJACENT CONTEXT.



~200' TOWER

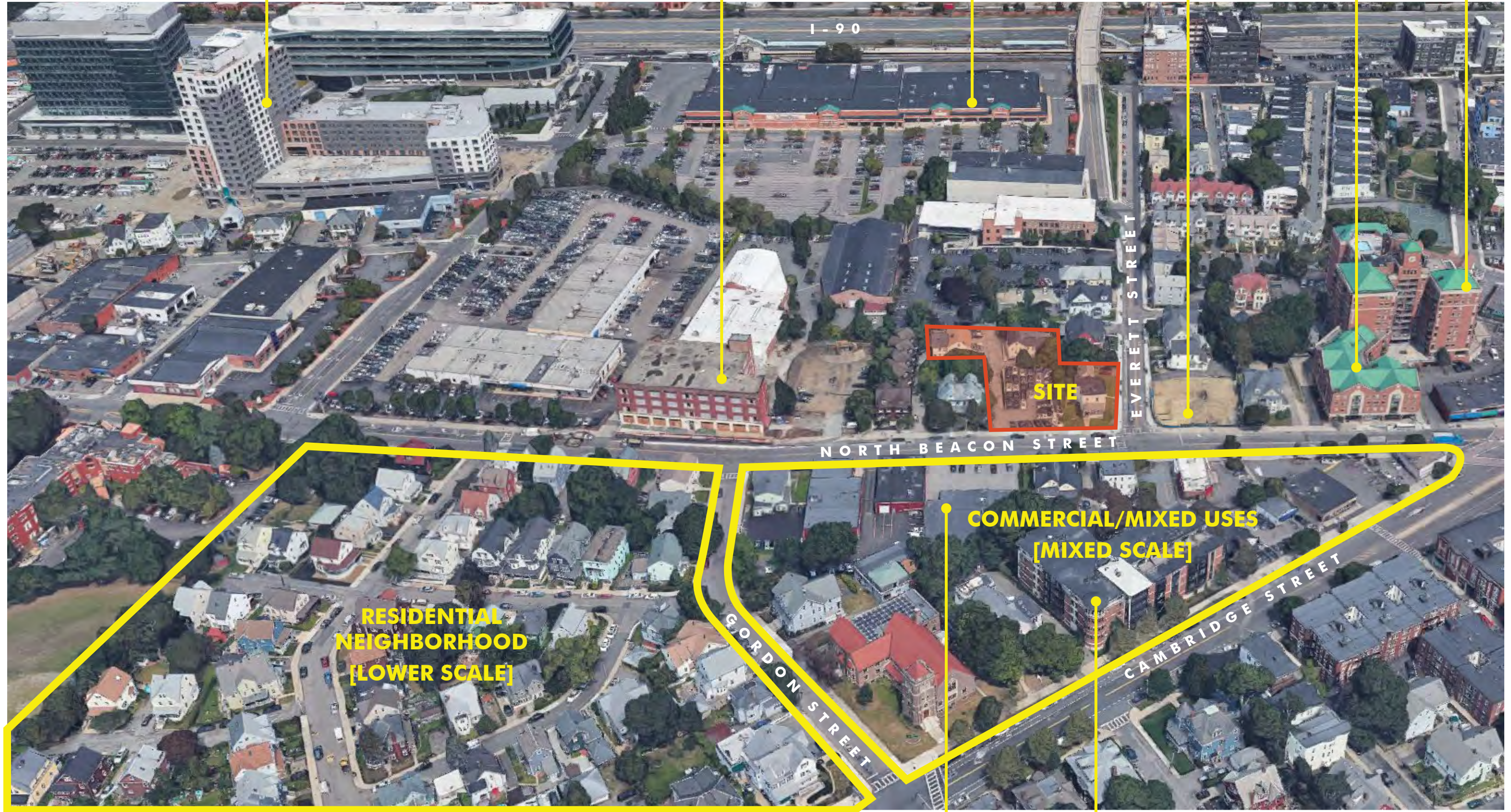
~60'
ALONG NORTH BEACON

(4) 200'+ TOWERS
NOT YET APPROVED

5 STORIES (~60')
UNDER CONSTRUCTION

~55'
ALONG NORTH BEACON

~100'
EACH TOWER



NORTH BEACON STREET

EVERETT STREET

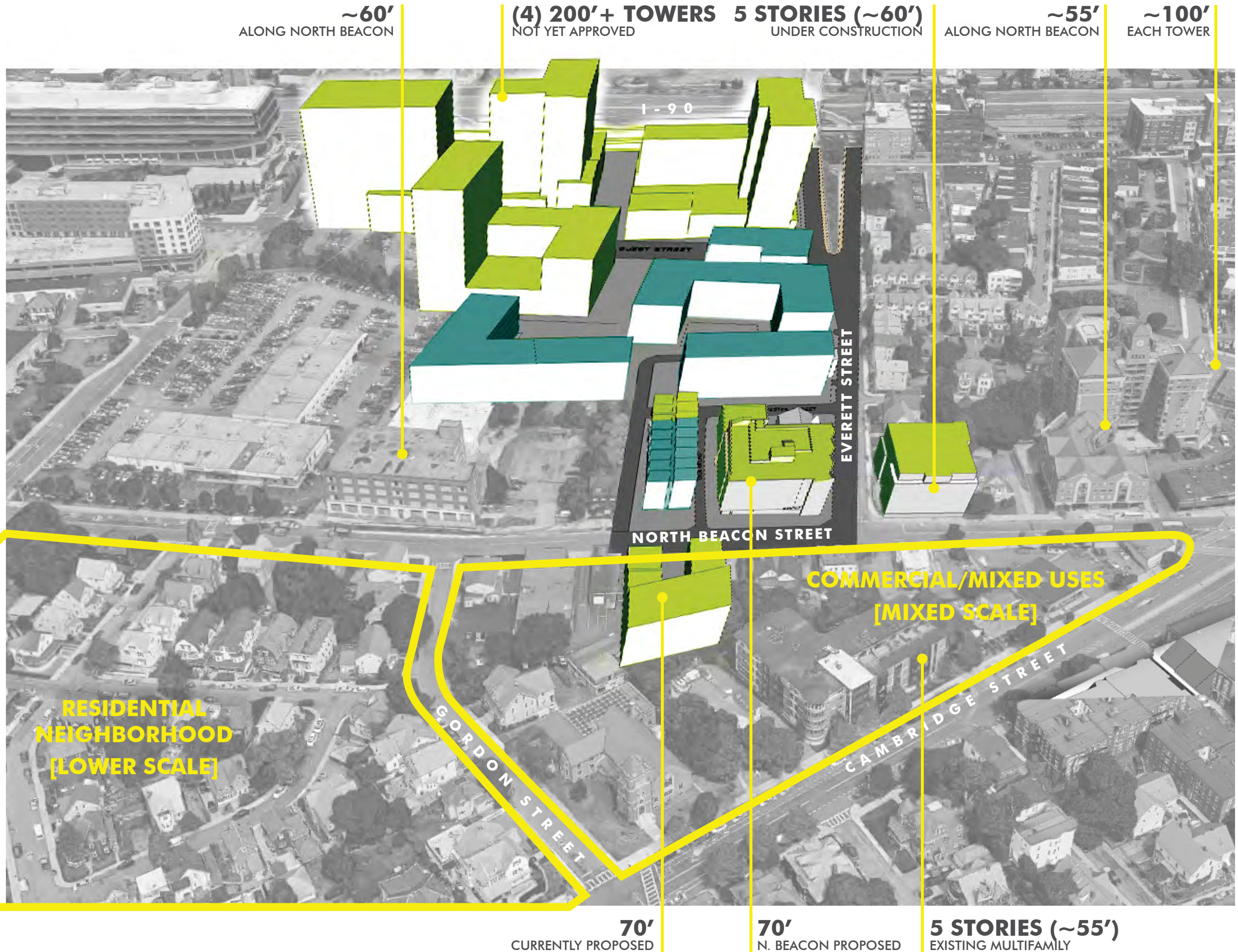
GORDON STREET

CAMBRIDGE STREET

70'
CURRENTLY PROPOSED

5 STORIES (~55')
EXISTING MULTIFAMILY

- PROPOSED/PENDING APPROVAL
- FUTURE DEVELOPMENT POSSIBILITIES



CONTEXT DIAGRAM LOOKING NW - PREVIOUS SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION



CONTEXT DIAGRAM LOOKING NW - PROPOSED SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION



CONTEXT DIAGRAM LOOKING NW - FUTURE SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



BUILDING/SITE ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS



NORTH ELEVATION



WEST ELEVATION





FROM ACROSS EVERETT ST.

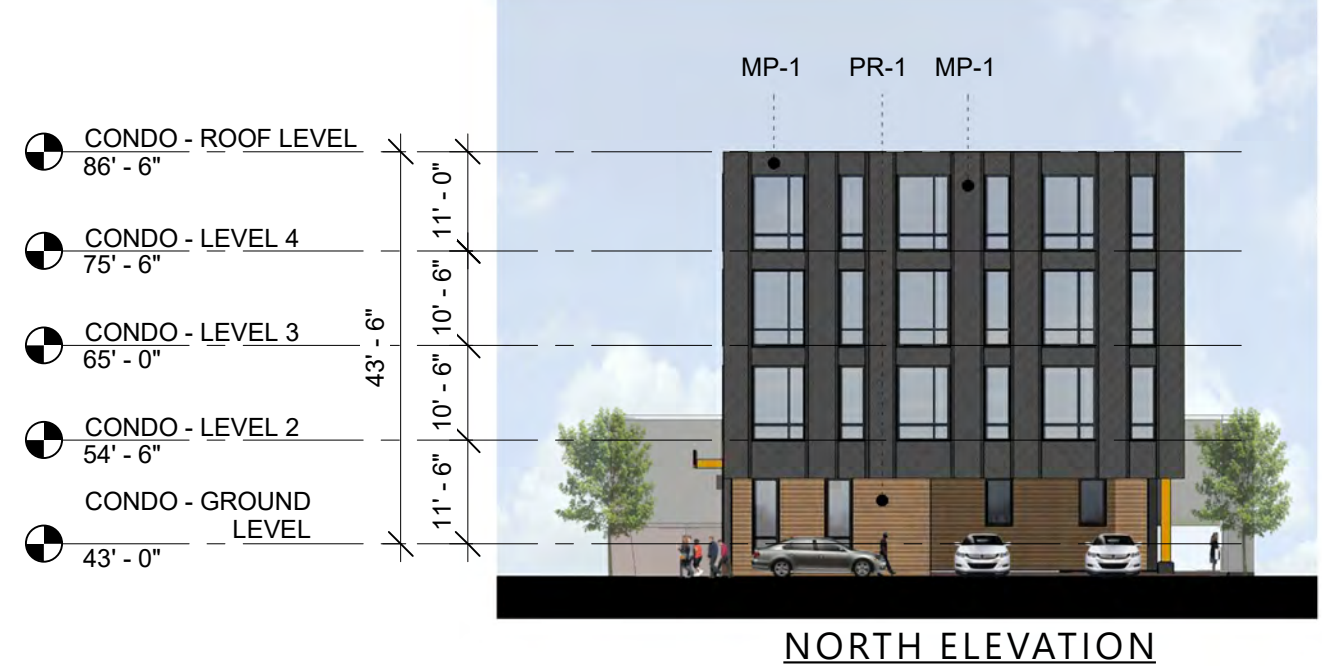
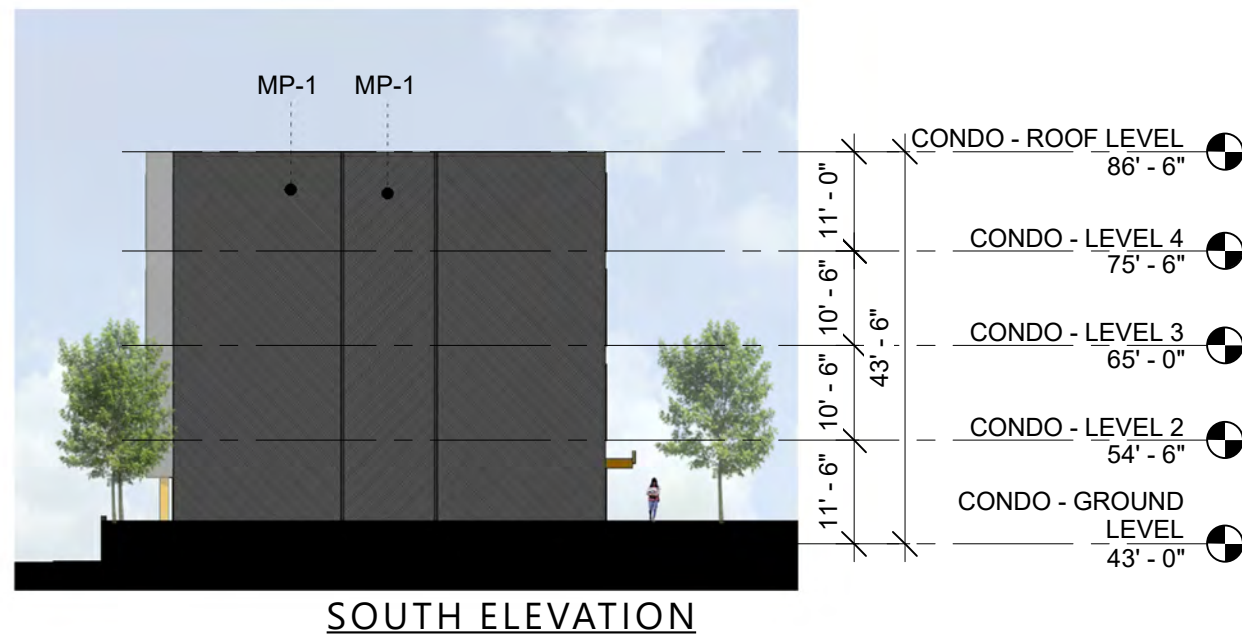


LOOKING UP EVERETT ST.





BUILDING ELEVATIONS



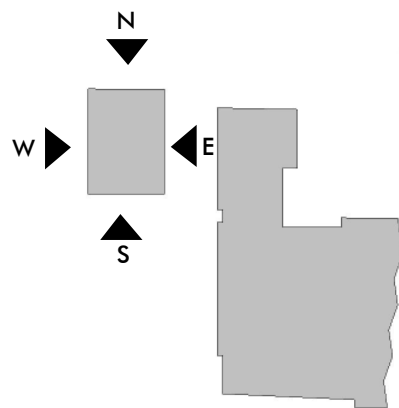
MATERIAL LEGEND

- FC-1 FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR
- FC-2 FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR
- FC-3 FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND
- FC-4 FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND

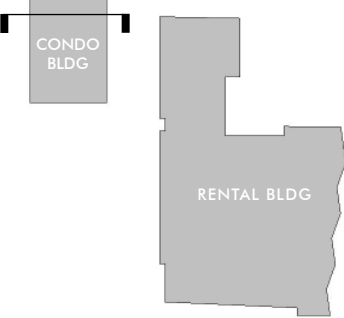
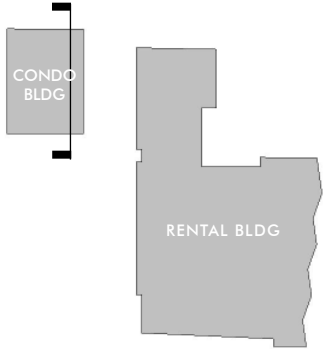
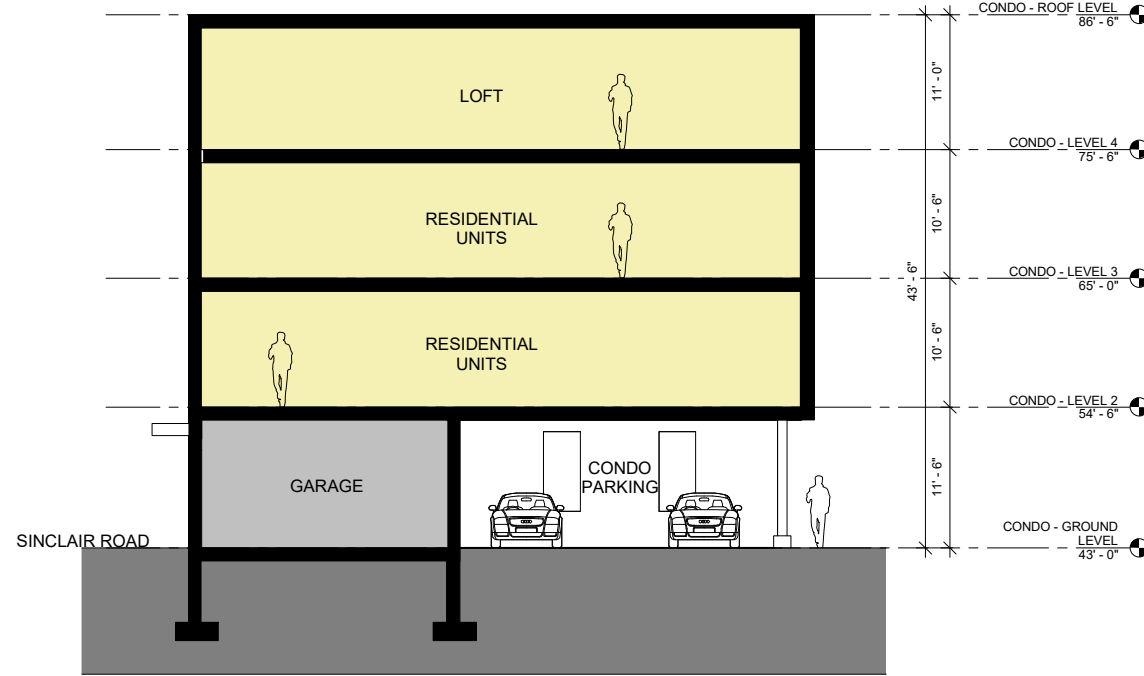
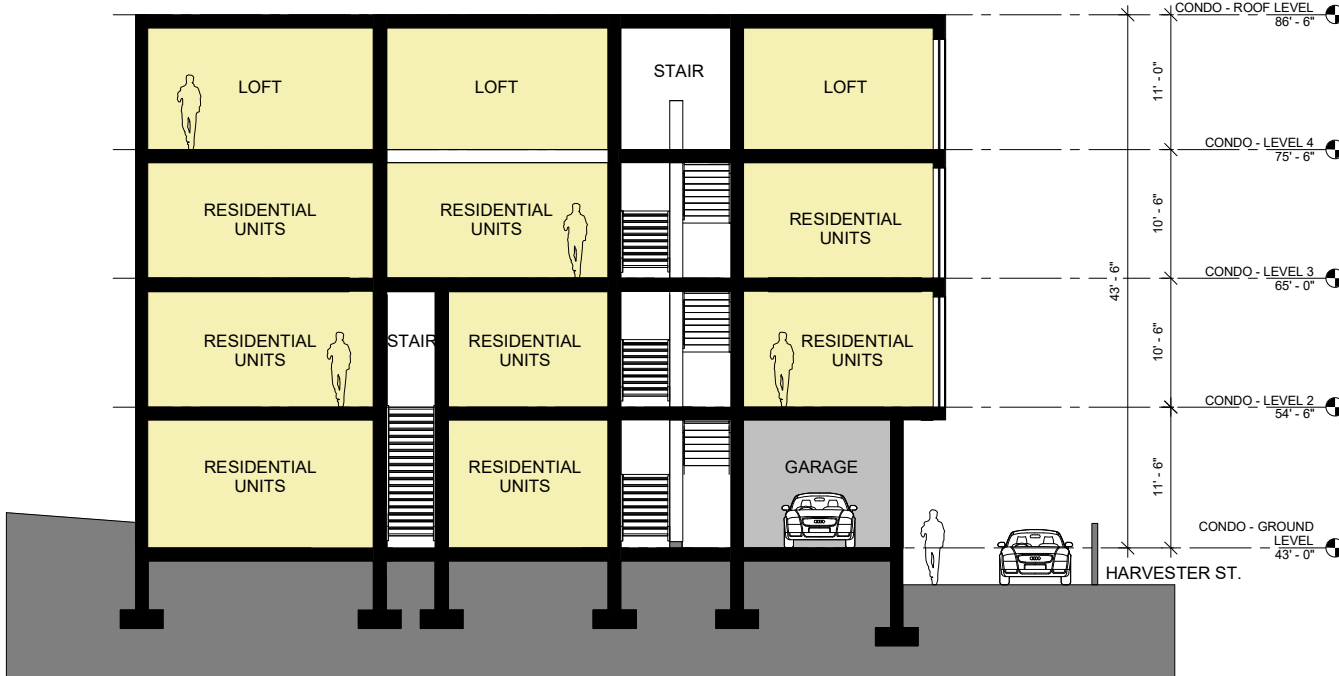
- FC-5 FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR
- FC-6 FIBER CEMENT PANEL, DARK GREY COLOR
- FC-7 FIBER CEMENT PANEL, WHITE COLOR
- PR-1 PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK

- MP-1 CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR
- MP-2 CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR
- MP-3 CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR
- MP-4 CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR

- MP-5 CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
- MP-6 CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
- MP-7 METAL PANEL (WASHABLE FOR NEW GRAPHICS)
- MP-8 METAL PANEL, WHITE COLOR
- MP-9 METAL PANEL, DARK GREY COLOR



CONDO BUILDING SECTION





RENTAL BUILDING

CONDO BUILDING

SINCLAIR: EXISTING AND PROPOSED



EXISTING



PROPOSED

RENTAL BUILDING

CONDO BUILDING



RENTAL
BUILDING

CONDO
BUILDING



23'-0"

33'-6"

FROM HARVESTER ST. AT SINCLAIR RD.





LOOKING DOWN SINCLAIR RD.



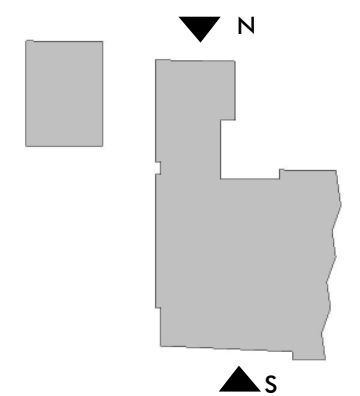


ADDITIONAL DOCUMENTATION

MATERIAL LEGEND

- FC-1 FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR
- FC-2 FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR
- FC-3 FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND
- FC-4 FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND
- FC-5 FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR
- FC-6 FIBER CEMENT PANEL, DARK GREY COLOR
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- MP-3 CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR
- MP-4 CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR
- MP-5 CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
- MP-6 CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
- MP-7 METAL PANEL (WASHABLE FOR NEW GRAPHICS)
- MP-8 METAL PANEL, WHITE COLOR
- MP-9 METAL PANEL, DARK GREY COLOR

BUILDING ELEVATIONS

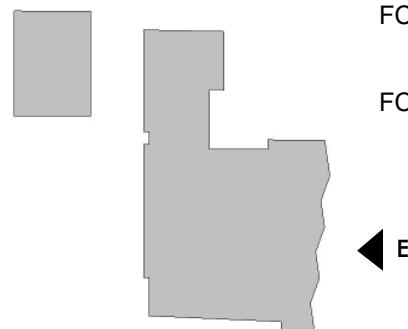




EAST ELEVATION

MATERIAL LEGEND

FC-1	FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR	FC-5	FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR	MP-1	CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR	MP-5	CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
FC-2	FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR	FC-6	FIBER CEMENT PANEL, DARK GREY COLOR	MP-2	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR	MP-6	CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
FC-3	FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND	FC-7	FIBER CEMENT PANEL, WHITE COLOR	MP-3	CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR	MP-7	METAL PANEL (WASHABLE FOR NEW GRAPHICS)
FC-4	FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND	PR-1	PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK	MP-4	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR	MP-8	METAL PANEL, WHITE COLOR
						MP-9	METAL PANEL, DARK GREY COLOR

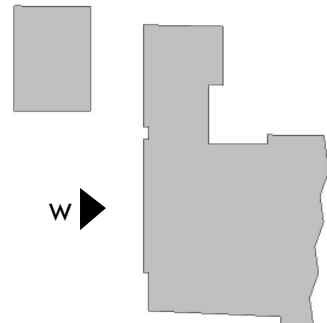




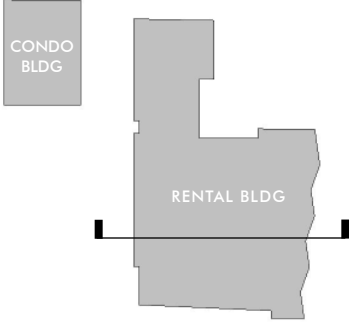
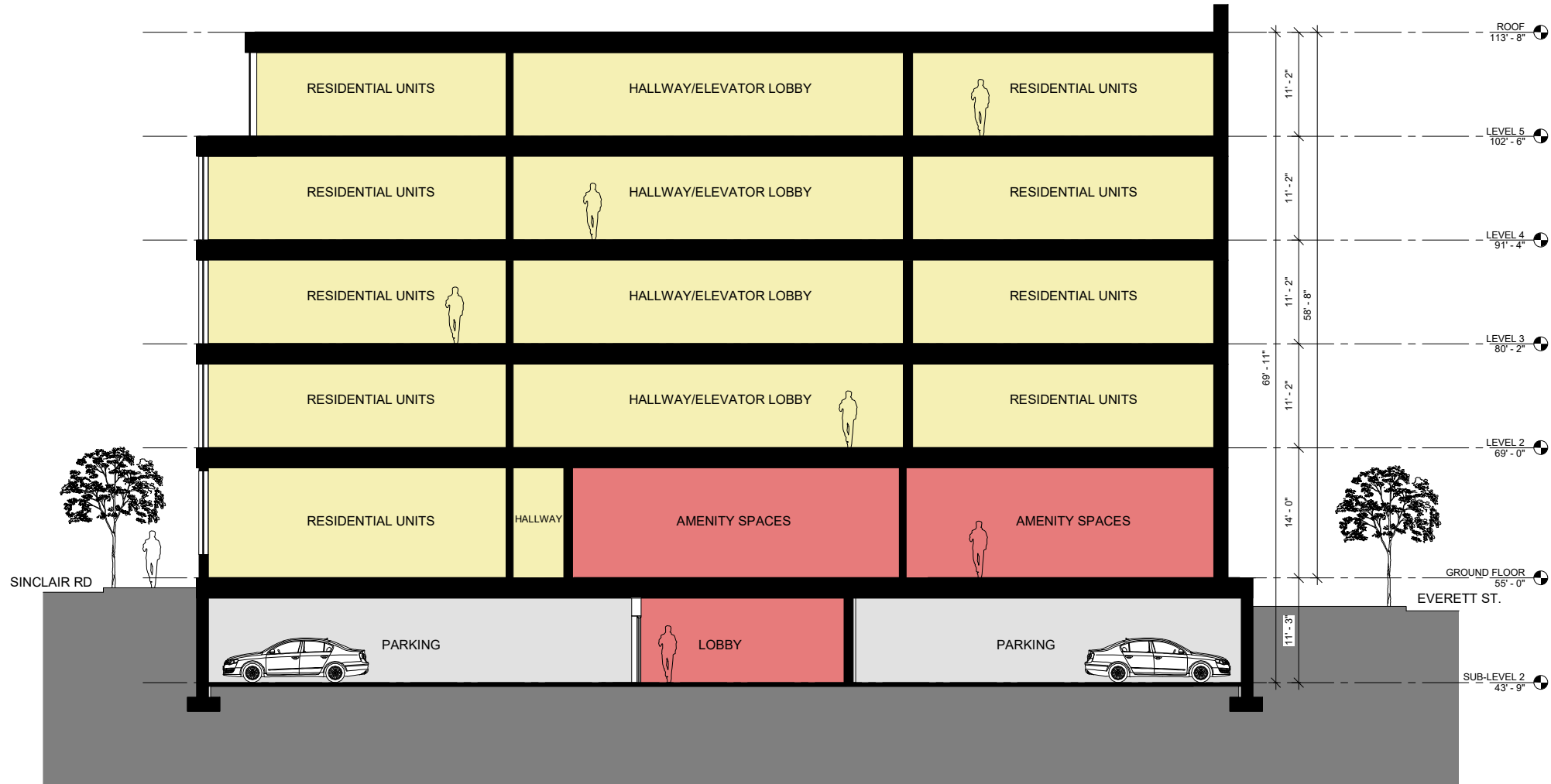
WEST ELEVATION

MATERIAL LEGEND

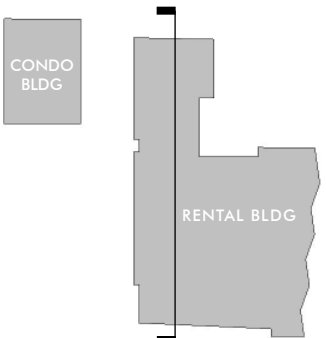
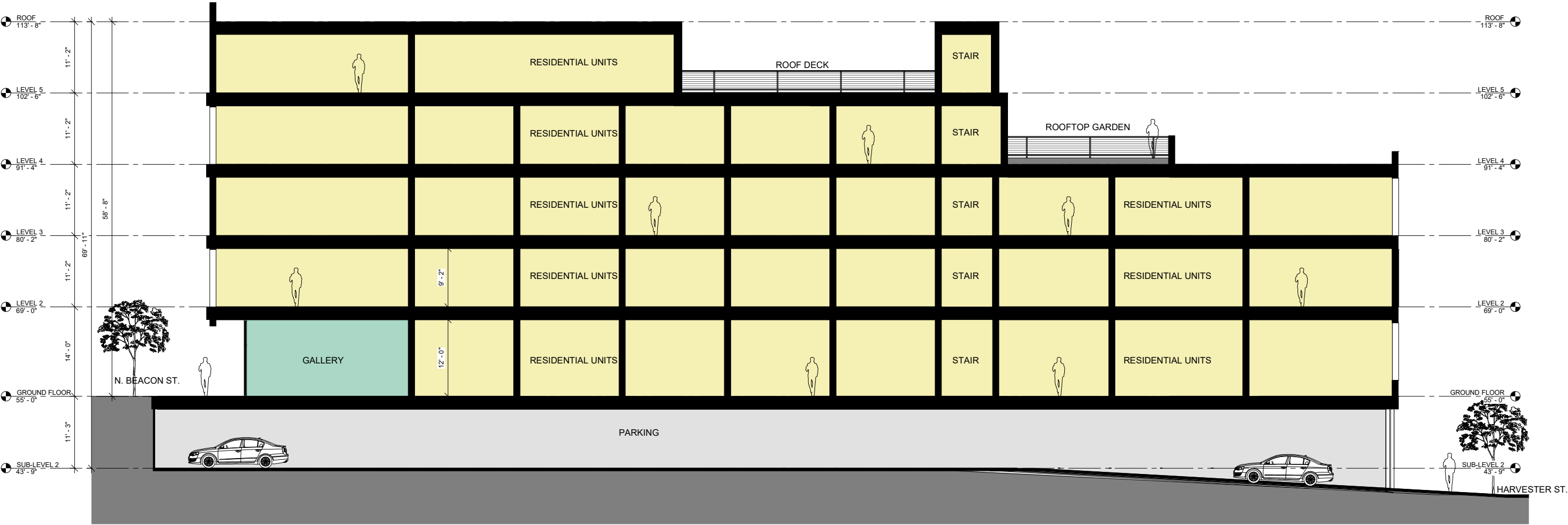
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FC-2	FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR	FC-6	FIBER CEMENT PANEL, DARK GREY COLOR	MP-2	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR	MP-6	CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
FC-3	FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND	FC-7	FIBER CEMENT PANEL, WHITE COLOR	MP-3	CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR	MP-7	METAL PANEL (WASHABLE FOR NEW GRAPHICS)
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						MP-9	METAL PANEL, DARK GREY COLOR



RENTAL BUILDING SECTION



RENTAL BUILDING SECTION





9 AM



12 PM

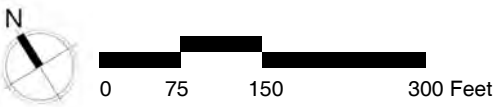


3 PM



6 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS





9 AM



12 PM

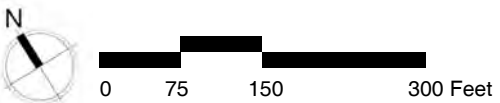


3 PM



6 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS





9 AM



12 PM



3 PM



6 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS





9 AM

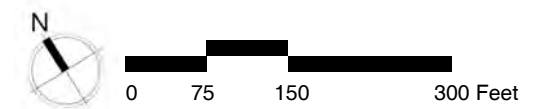


12 PM



3 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS



CONTEXT DIAGRAM LOOKING NE - PREVIOUS SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



CONTEXT DIAGRAM LOOKING NE - PROPOSED SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



CONTEXT DIAGRAM LOOKING NE - FUTURE SCHEME

- EXISTING BUILDINGS
- PROPOSED/BUILDINGS UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



SITE MODEL LOOKING NE - PROPOSED SCHEME



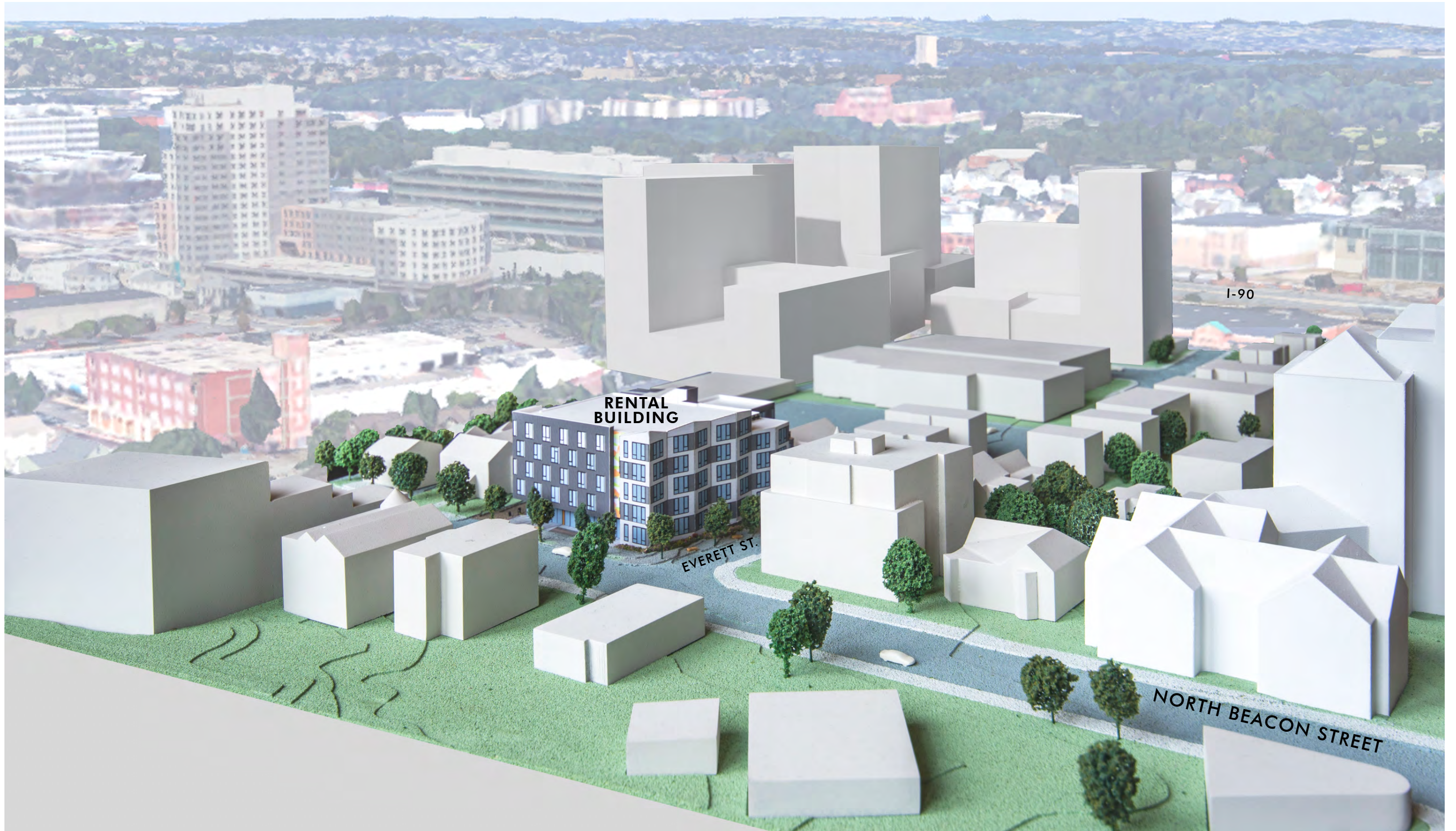
SITE MODEL LOOKING NW - FUTURE SCHEME



SITE MODEL LOOKING NE - FUTURE SCHEME



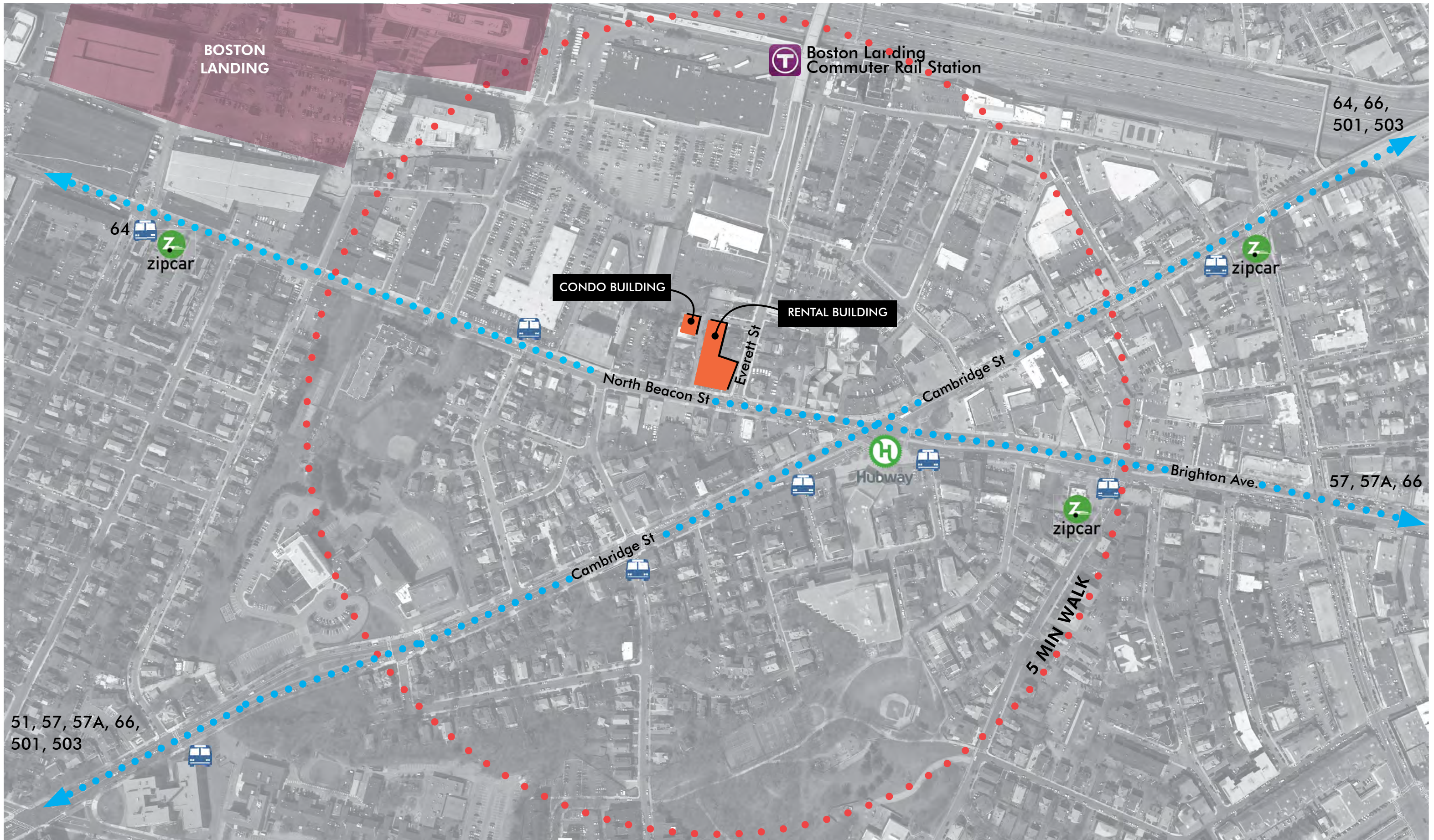
SITE MODEL LOOKING NW - PROPOSED SCHEME



FROM ACROSS N. BEACON ST.







EXISTING CONDITIONS



B - N. Beacon St. & Everett St.



A - Everett St.



E - Sinclair Rd



D - 37 N. Beacon St.



C - N. Beacon St.

EXISTING CONDITIONS



B - Harvester St.



A - Sinclair Rd



E - Harvester St.



D - Everett St.



C - Everett St.