

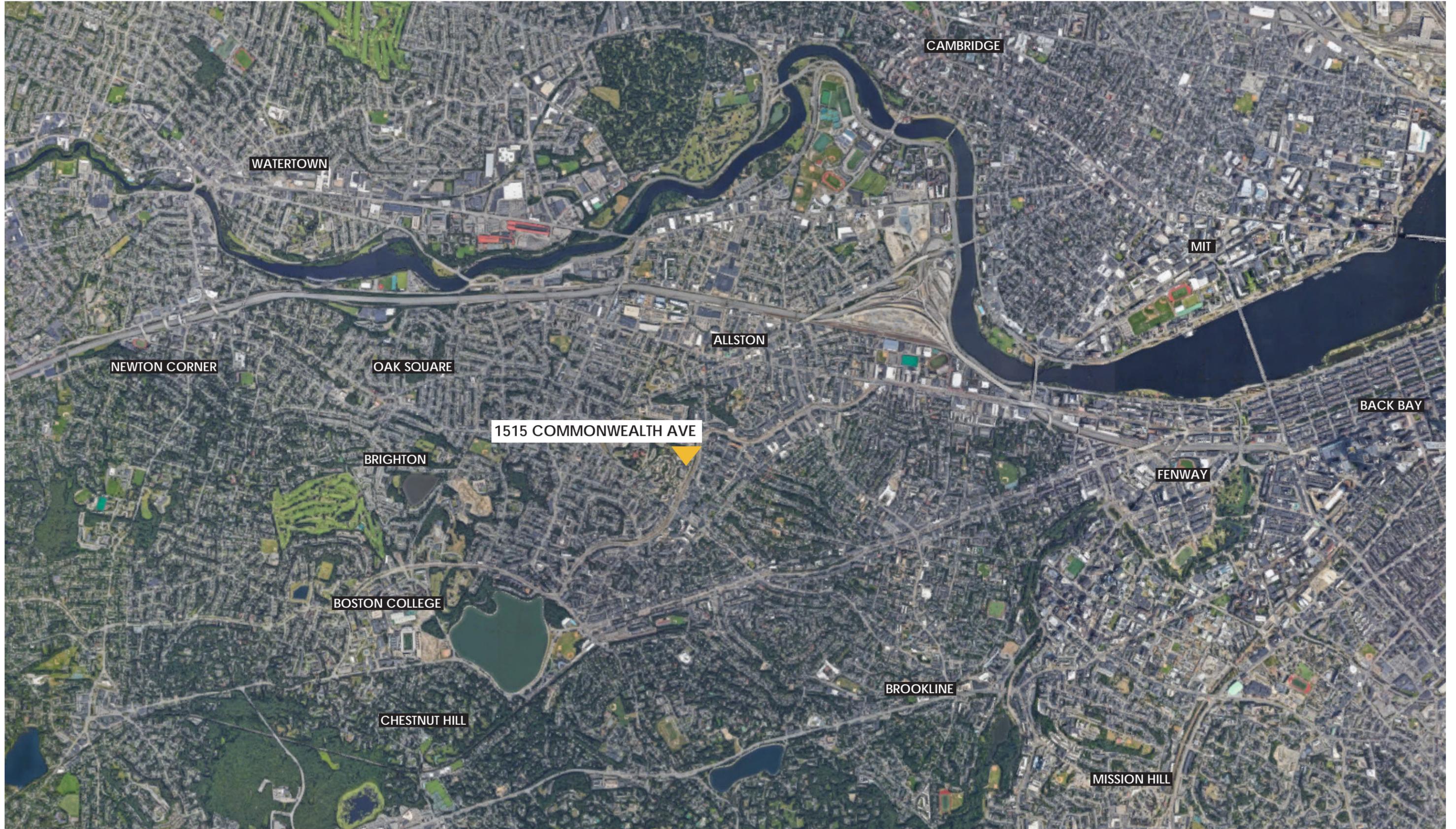
1515 COMMONWEALTH AVE

The Davis Companies

RODE OJB

LANDSCAPE
ARCHITECTURE

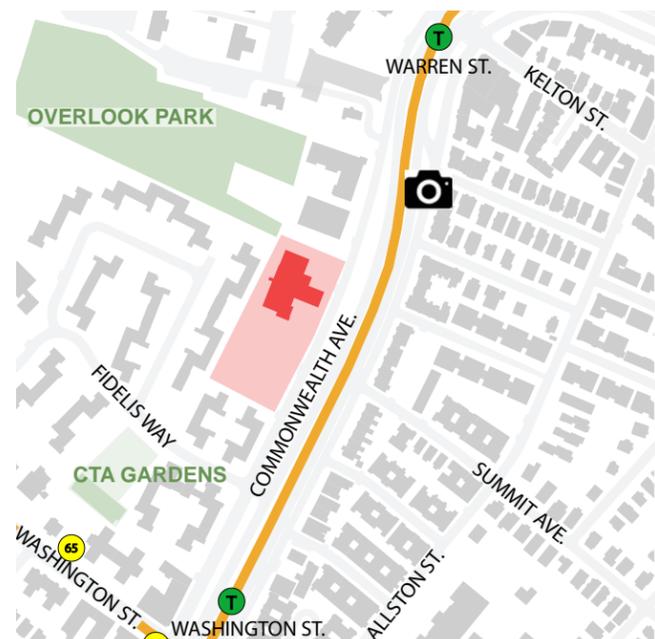
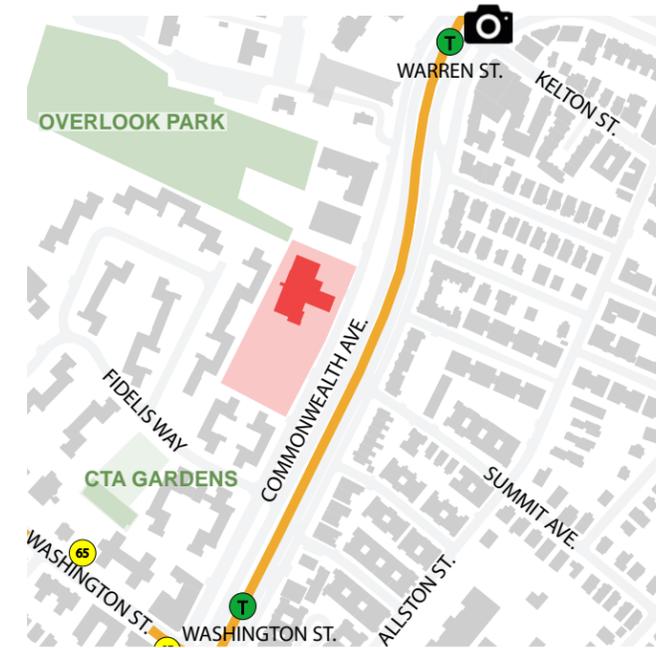
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- **BUILDING LAYOUT AND PROGRAM**
- **DESIGN INSPIRATION – ARCHITECTURE**
- **DESIGN INSPIRATION – LANDSCAPE**
- **OPPORTUNITY FOR CONNECTIVITY WITH OVERLOOK PARK**
- **TRANSPORTATION STUDY**

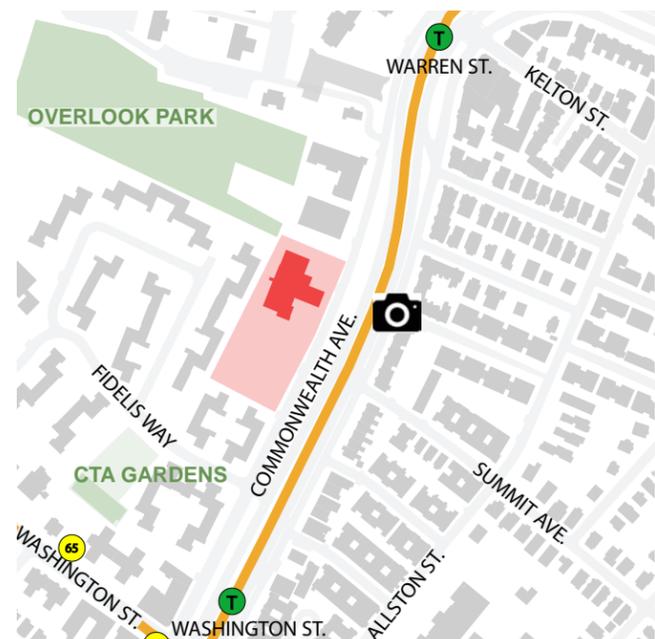
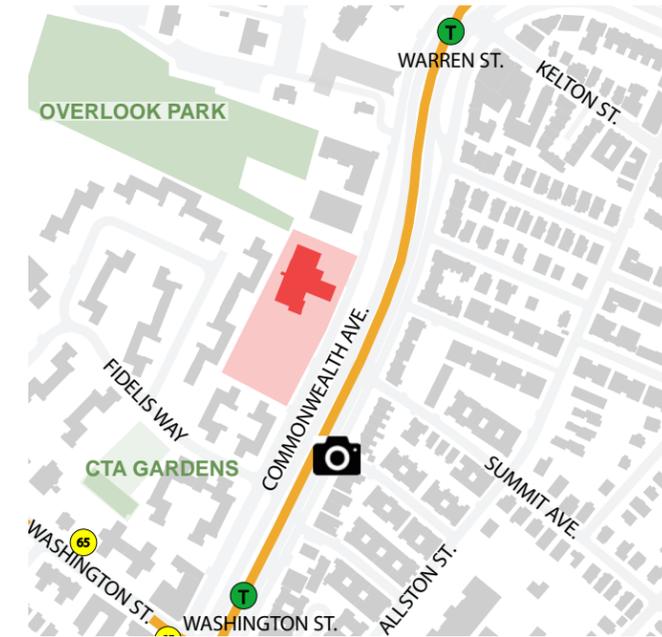


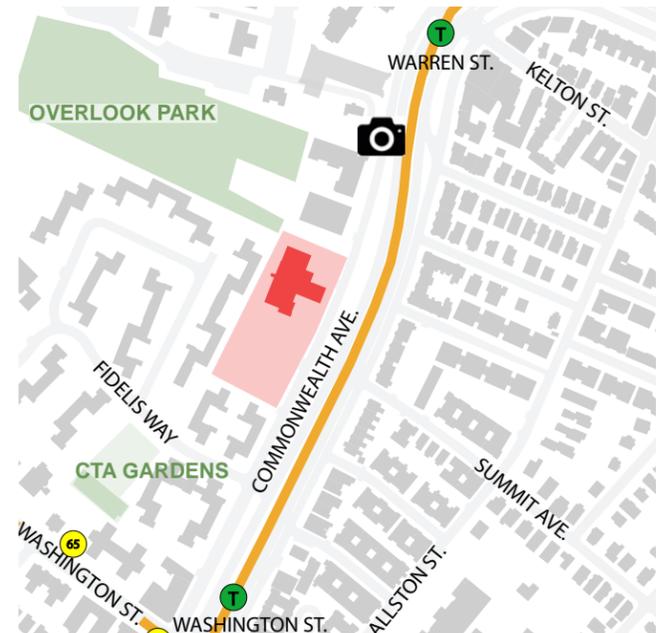
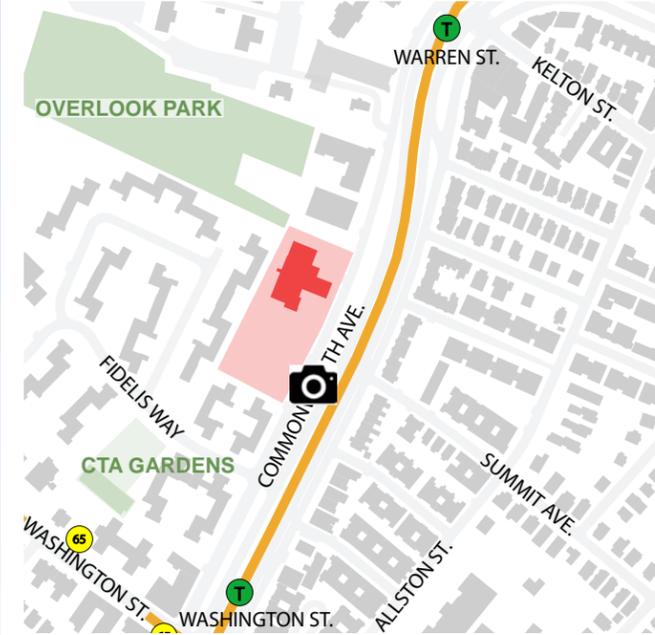




- T STOP
- ZIPCAR LOCATION
- HUBWAY/BLUE BIKES
- BUS ROUTE/STOP
- MAJOR CROSSROADS
- PARK
- EXISTING BUILDING
- SITE







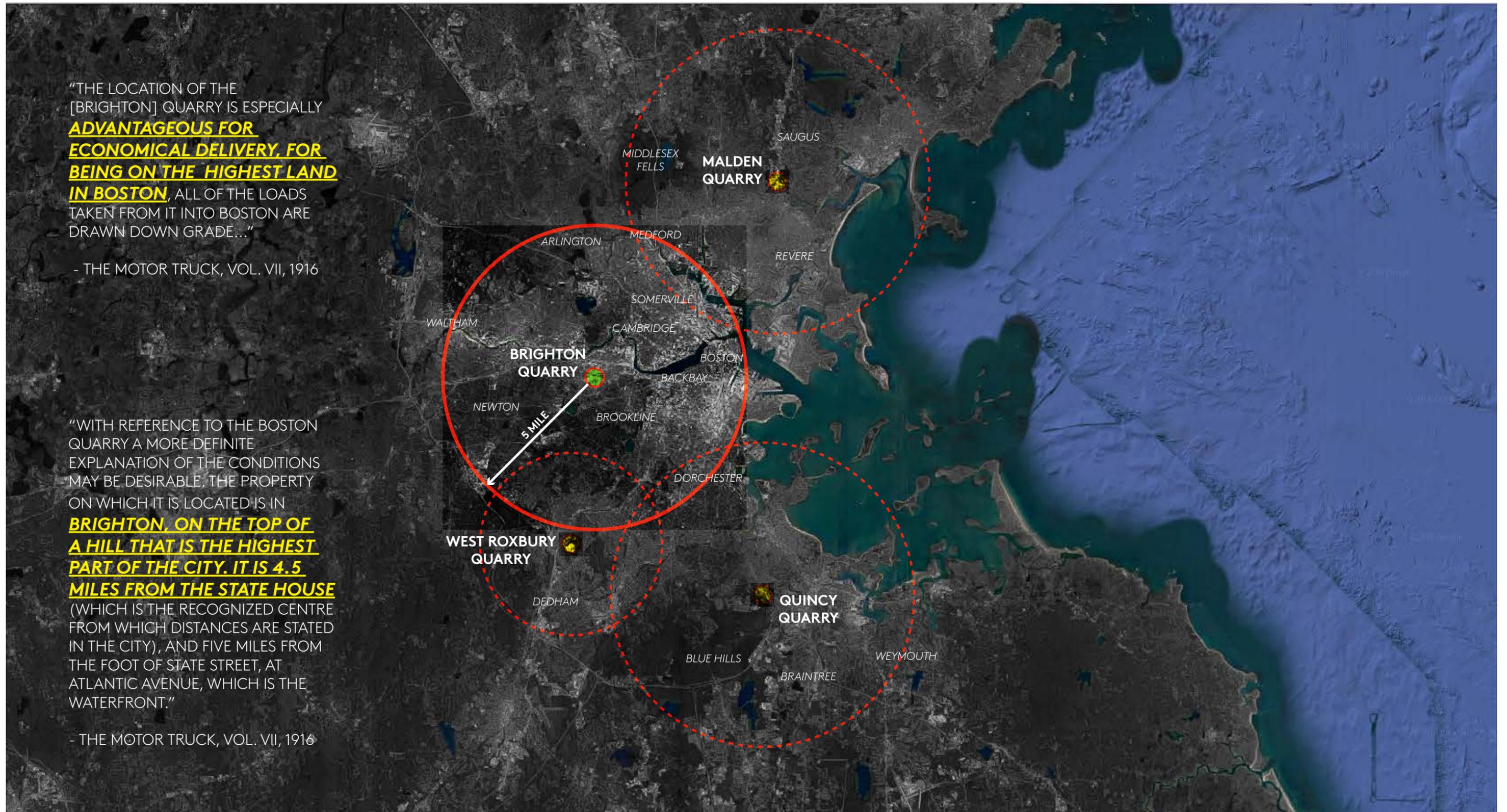
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"THE LOCATION OF THE [BRIGHTON] QUARRY IS ESPECIALLY **ADVANTAGEOUS FOR ECONOMICAL DELIVERY, FOR BEING ON THE HIGHEST LAND IN BOSTON**, ALL OF THE LOADS TAKEN FROM IT INTO BOSTON ARE DRAWN DOWN GRADE..."

- THE MOTOR TRUCK, VOL. VII, 1916

"WITH REFERENCE TO THE BOSTON QUARRY A MORE DEFINITE EXPLANATION OF THE CONDITIONS MAY BE DESIRABLE. THE PROPERTY ON WHICH IT IS LOCATED IS IN **BRIGHTON, ON THE TOP OF A HILL THAT IS THE HIGHEST PART OF THE CITY. IT IS 4.5 MILES FROM THE STATE HOUSE** (WHICH IS THE RECOGNIZED CENTRE FROM WHICH DISTANCES ARE STATED IN THE CITY), AND FIVE MILES FROM THE FOOT OF STATE STREET, AT ATLANTIC AVENUE, WHICH IS THE WATERFRONT."

- THE MOTOR TRUCK, VOL. VII, 1916





WASHINGTON/COMM AVE - 1895



WASHINGTON/COMM AVE - 1940



TROLLEY - 1958



TROLLEY - 1940



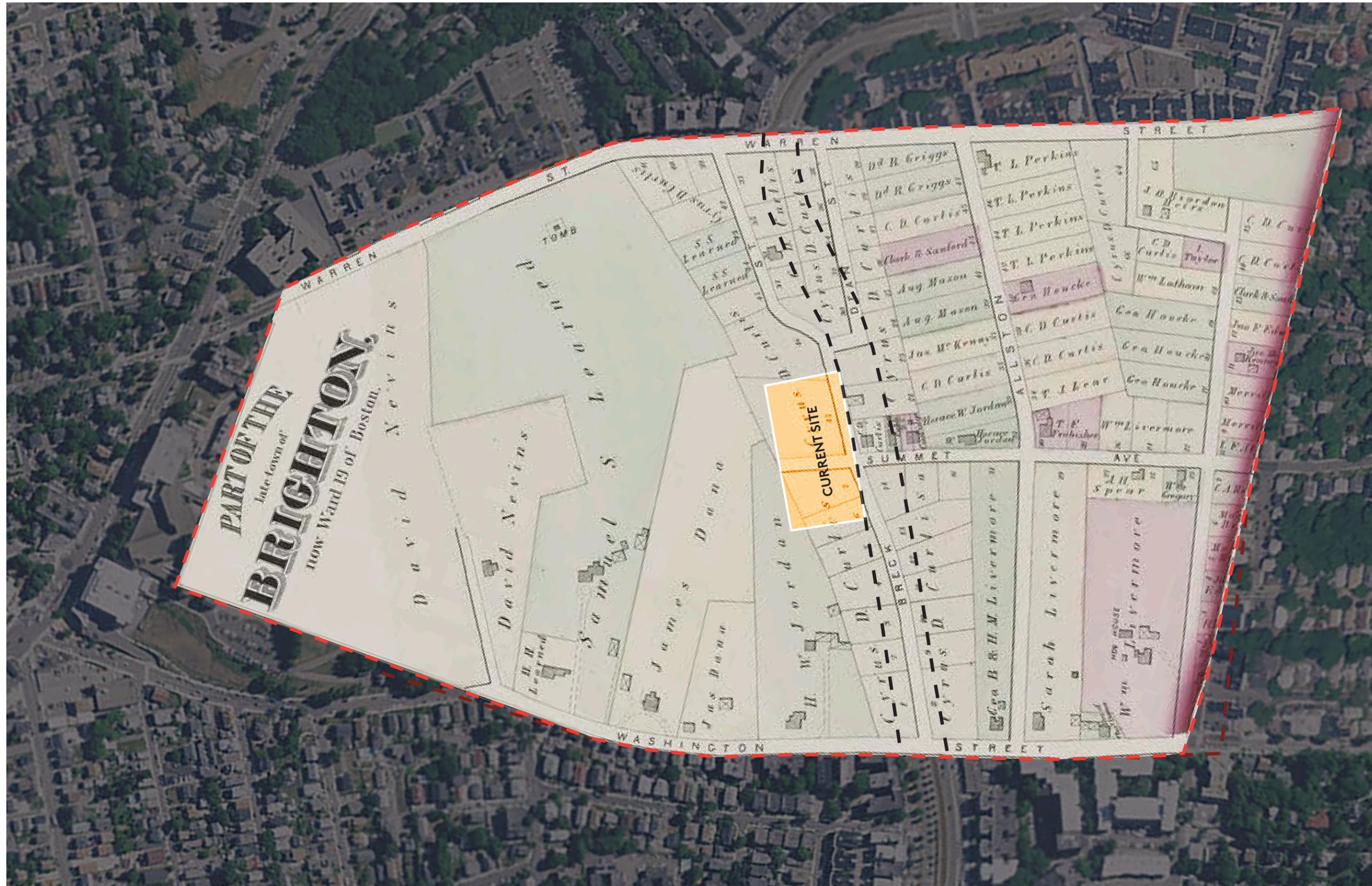
ROWES QUARRY - 1914

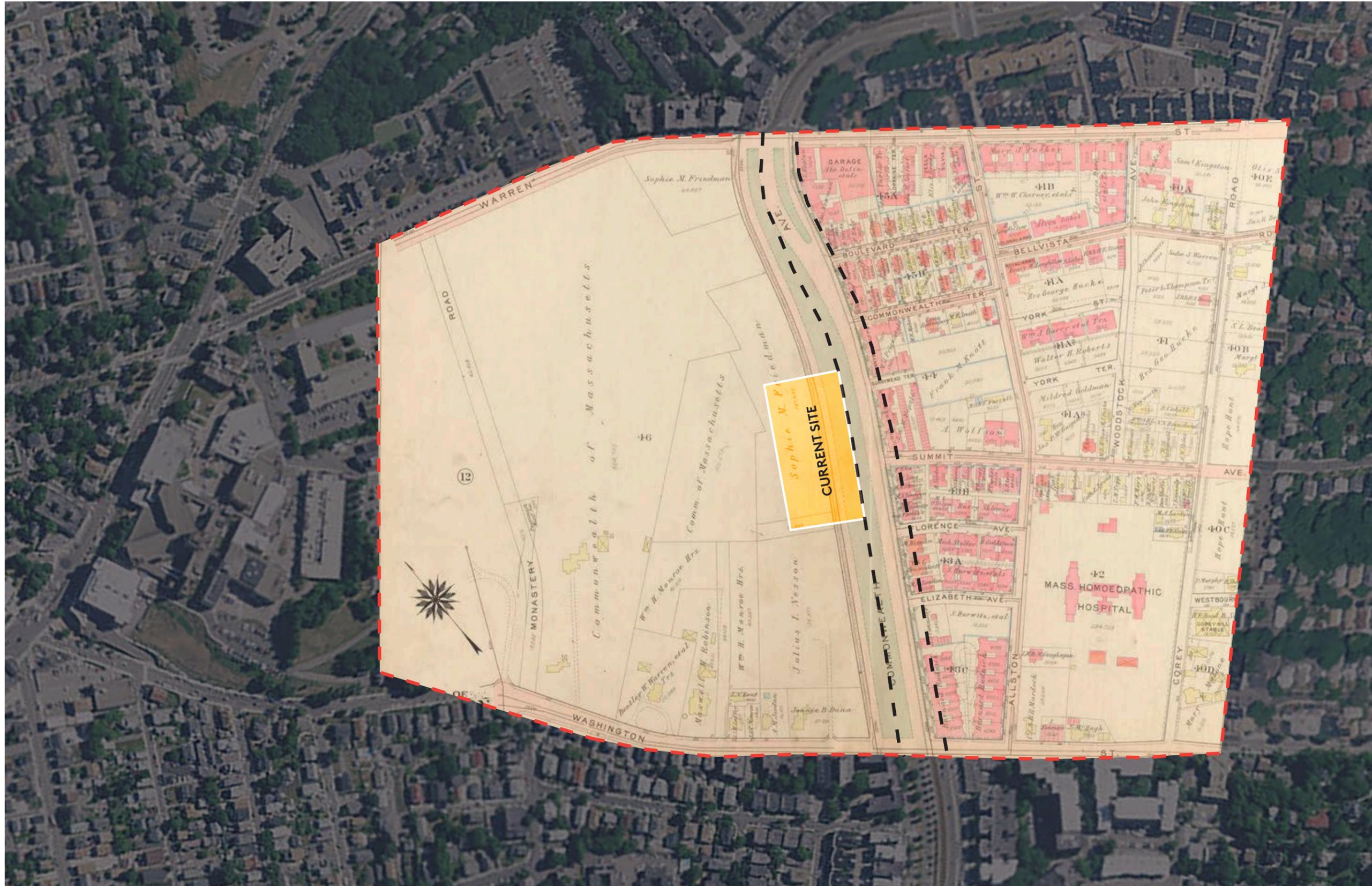
"THE MAIN QUARRY OF THE ROWE COMPANY AT BRIGHTON...PRACTICALLY REDUCING A LARGE LEDGE TO WHAT IS A BUILDING GRADE... EVENTUALLY THE QUARRY WILL BE THE SITE OF RESIDENCES AND APARTMENTS."

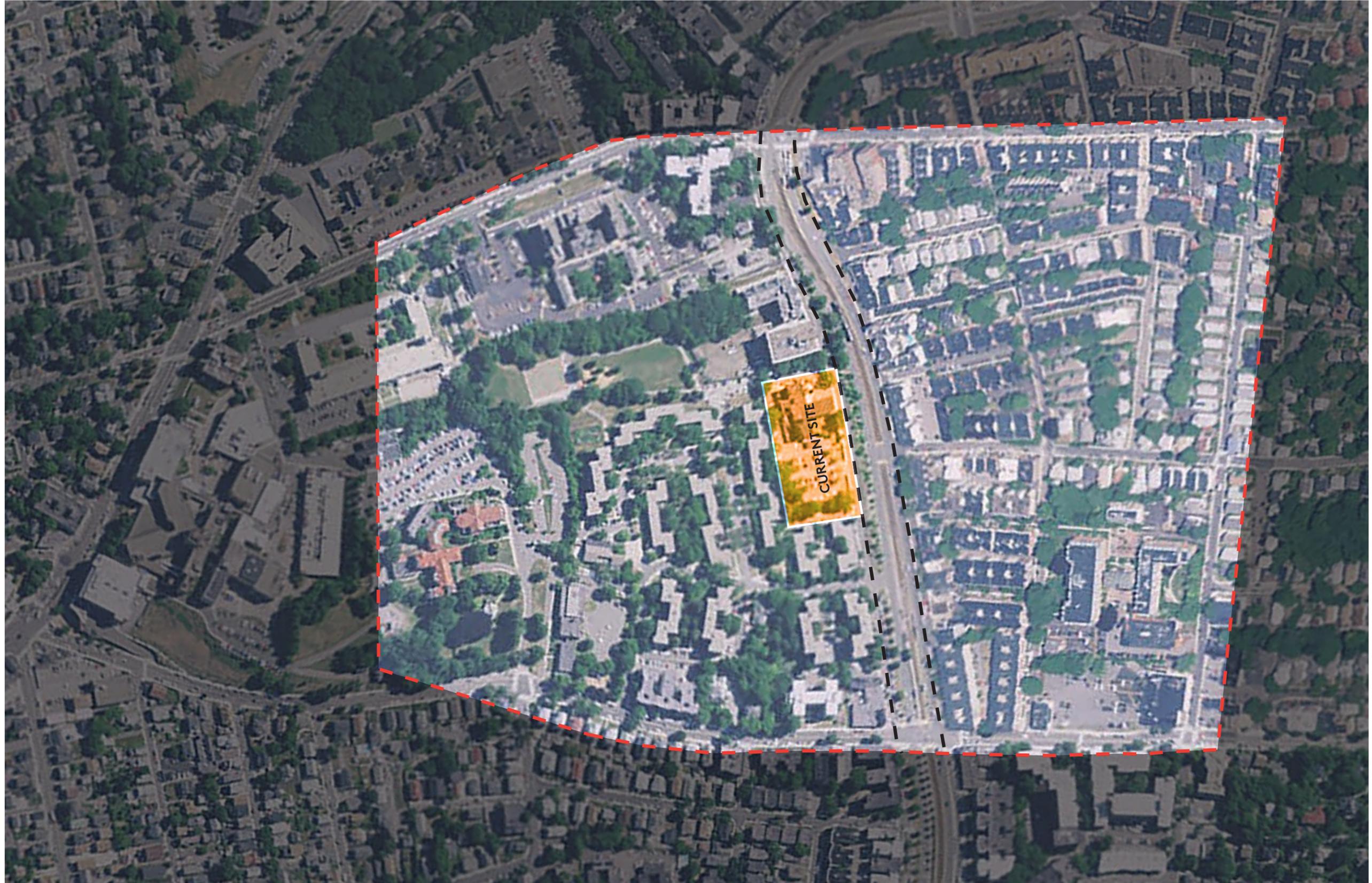
- THE MOTOR TRUCK, VOL. VII, 1916



ROWE QUARRY - 1914











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1476 COMMONWEALTH AVE



1431 COMMONWEALTH AVE



1576 COMMONWEALTH AVE



1546 COMMONWEALTH AVE





BRIGHTON HIGHSCHOOL



201 WASHINGTON STREET (ONGOING)



91 WASHINGTON STREET



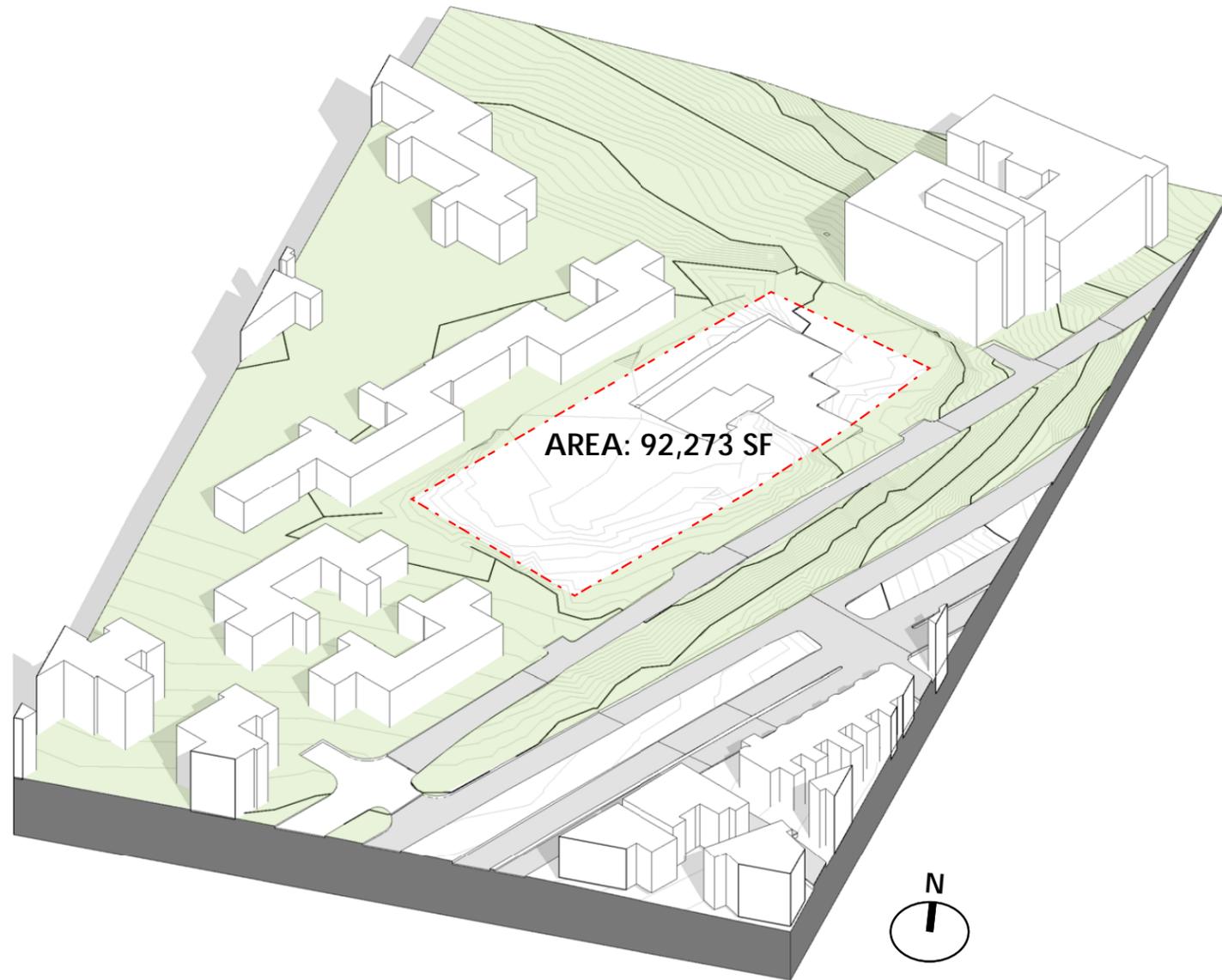
BRIGHTON MARINE



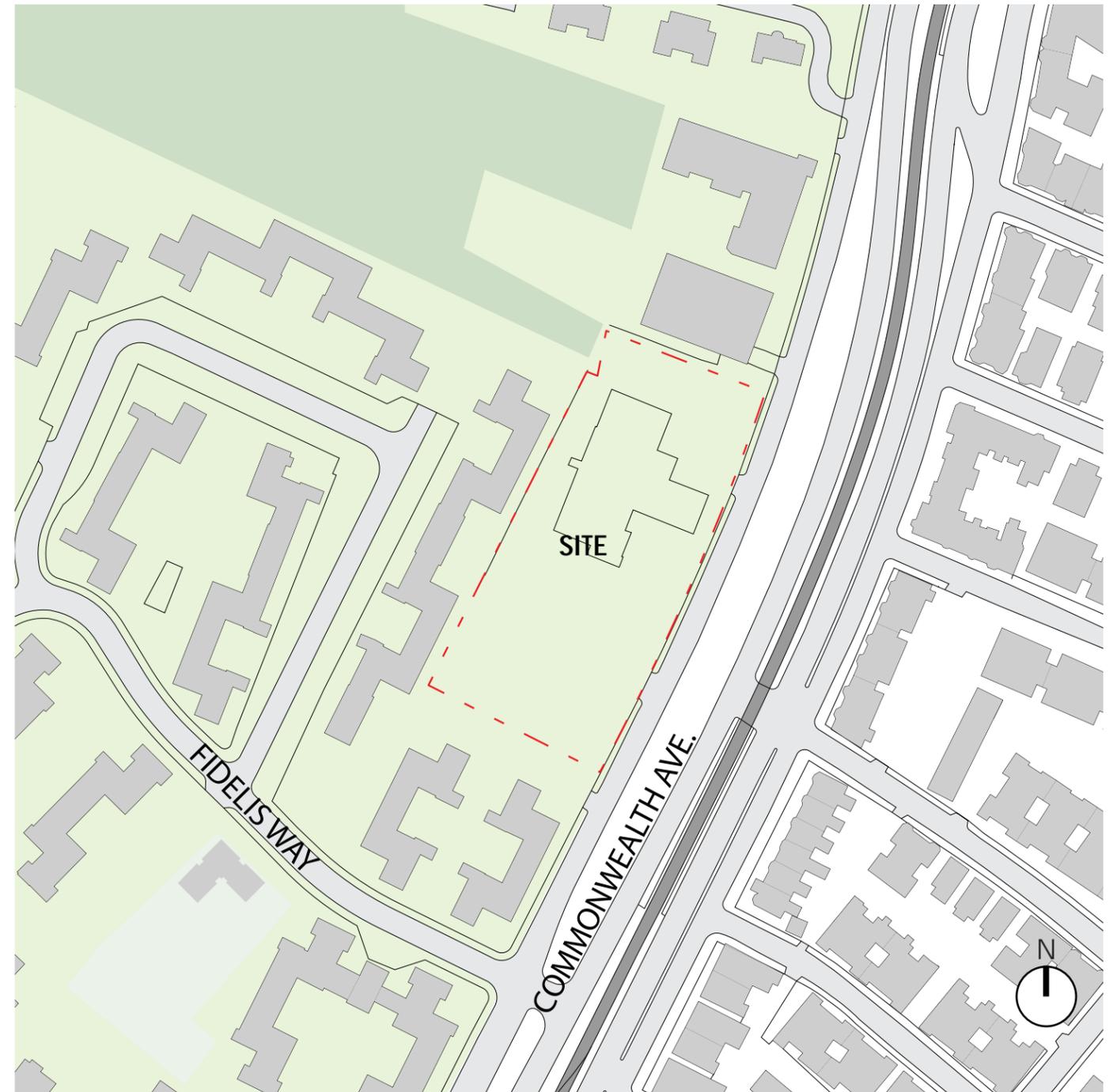
BRIGHTON MARINE (EXPECTED 2019)

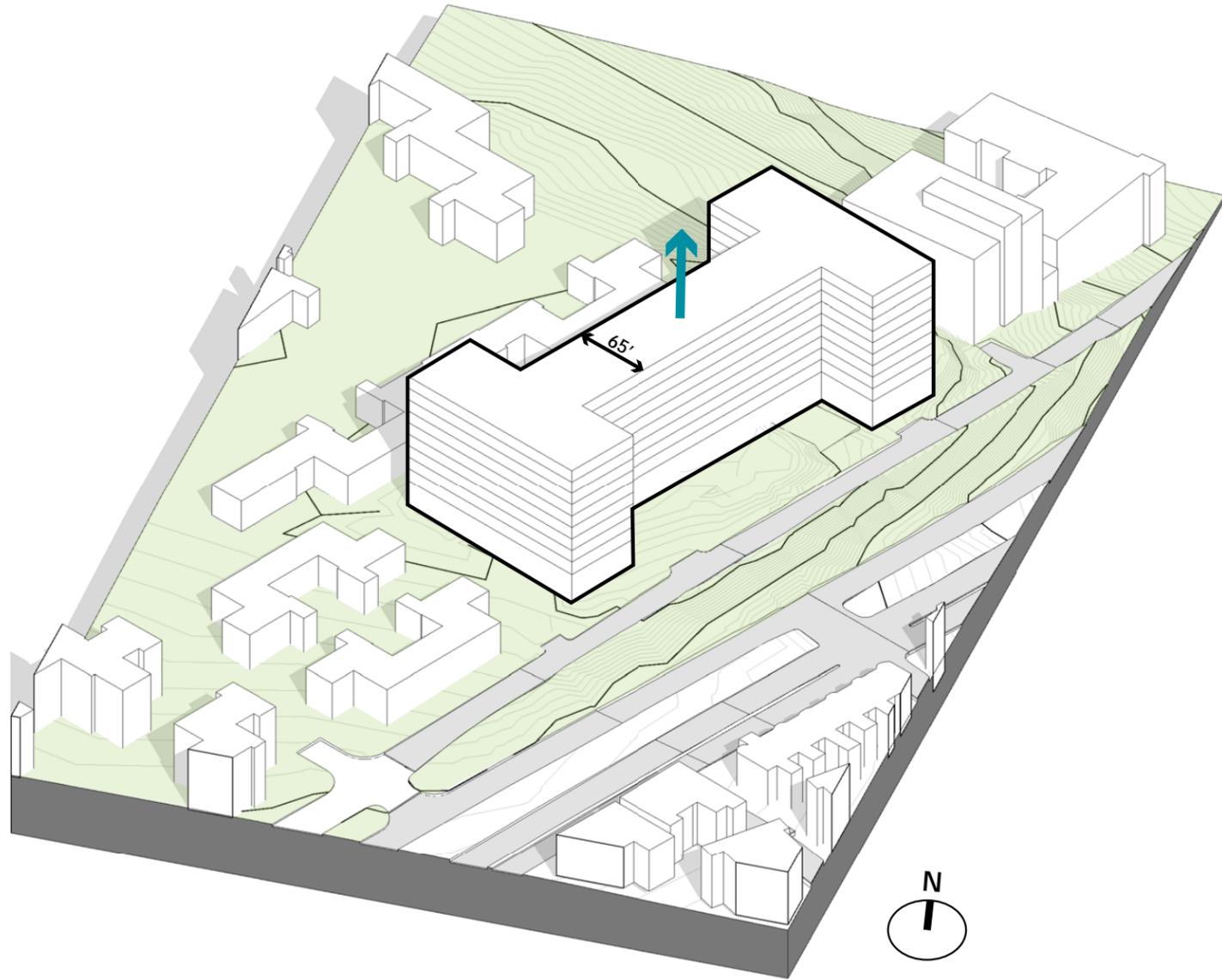


FIDELIS WAY

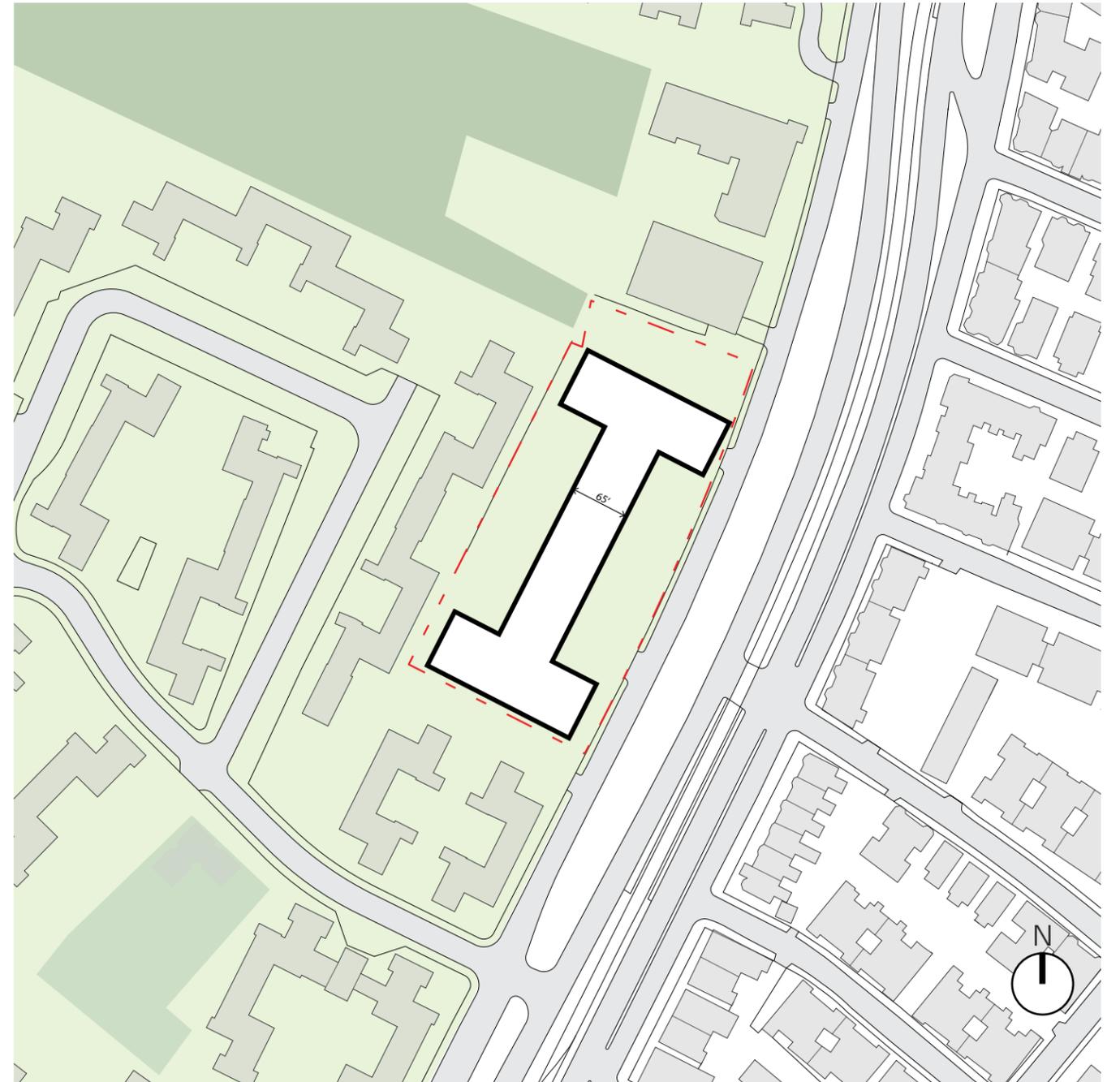


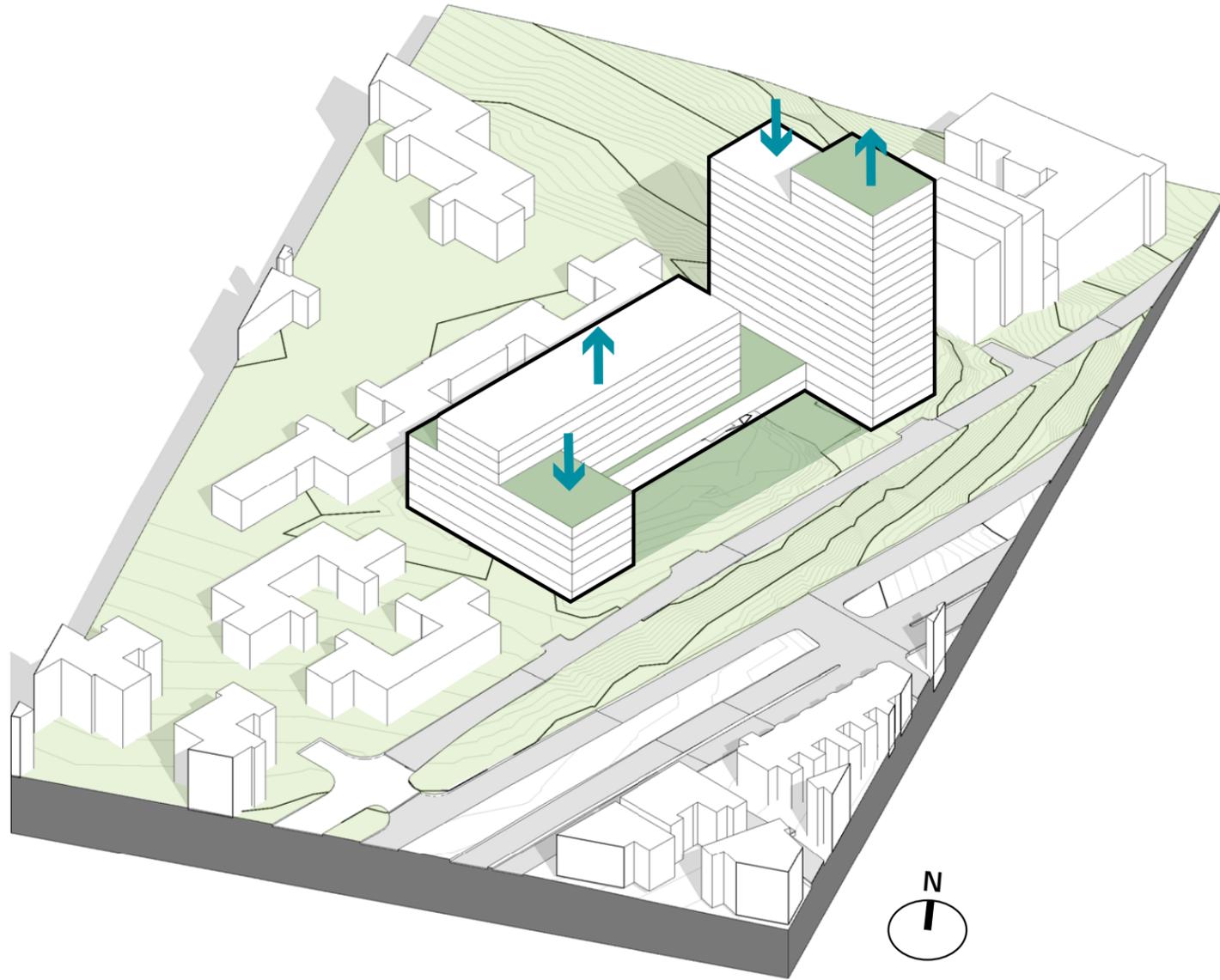
SITE BOUNDARIES + CONSTRAINTS



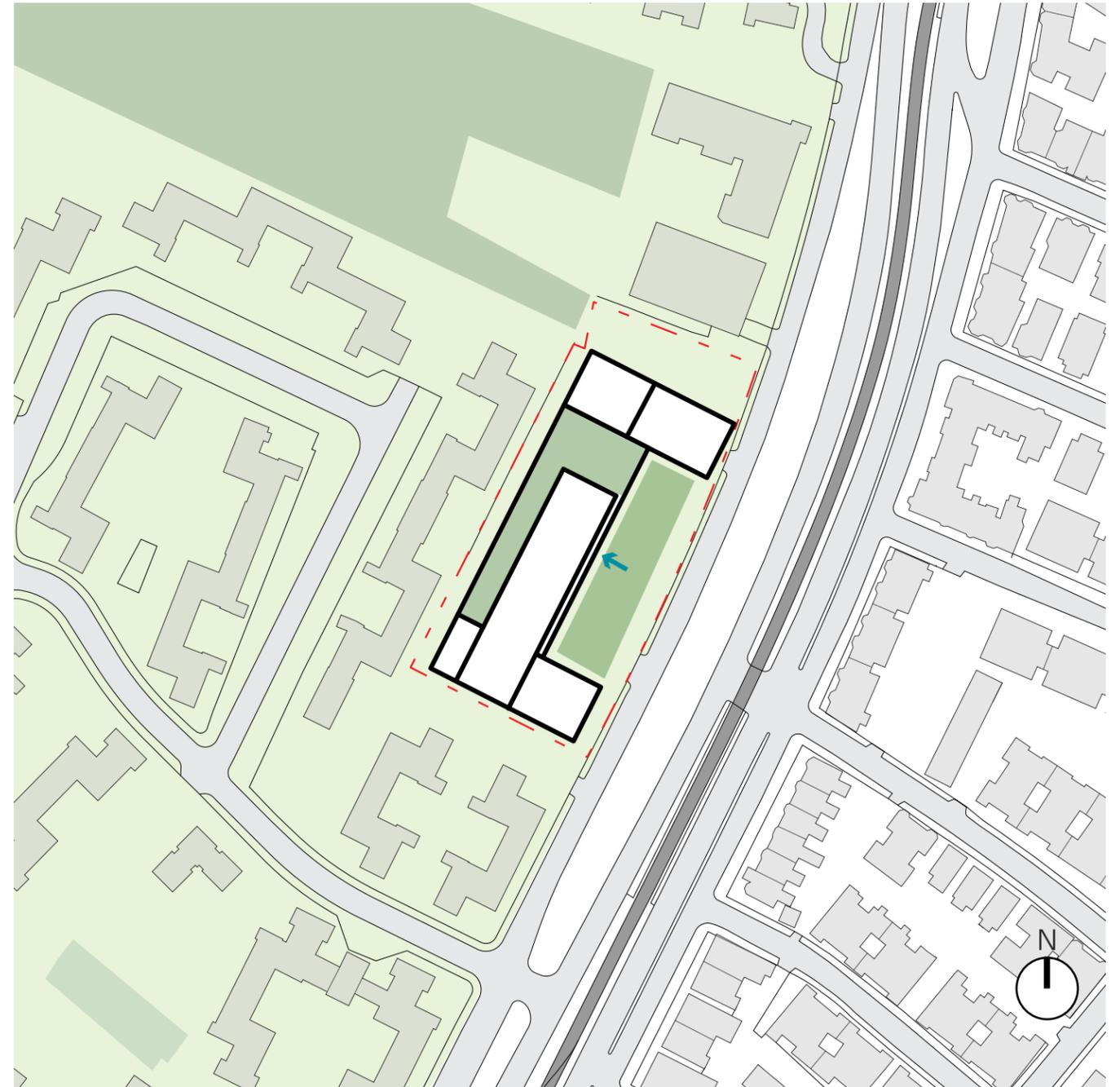


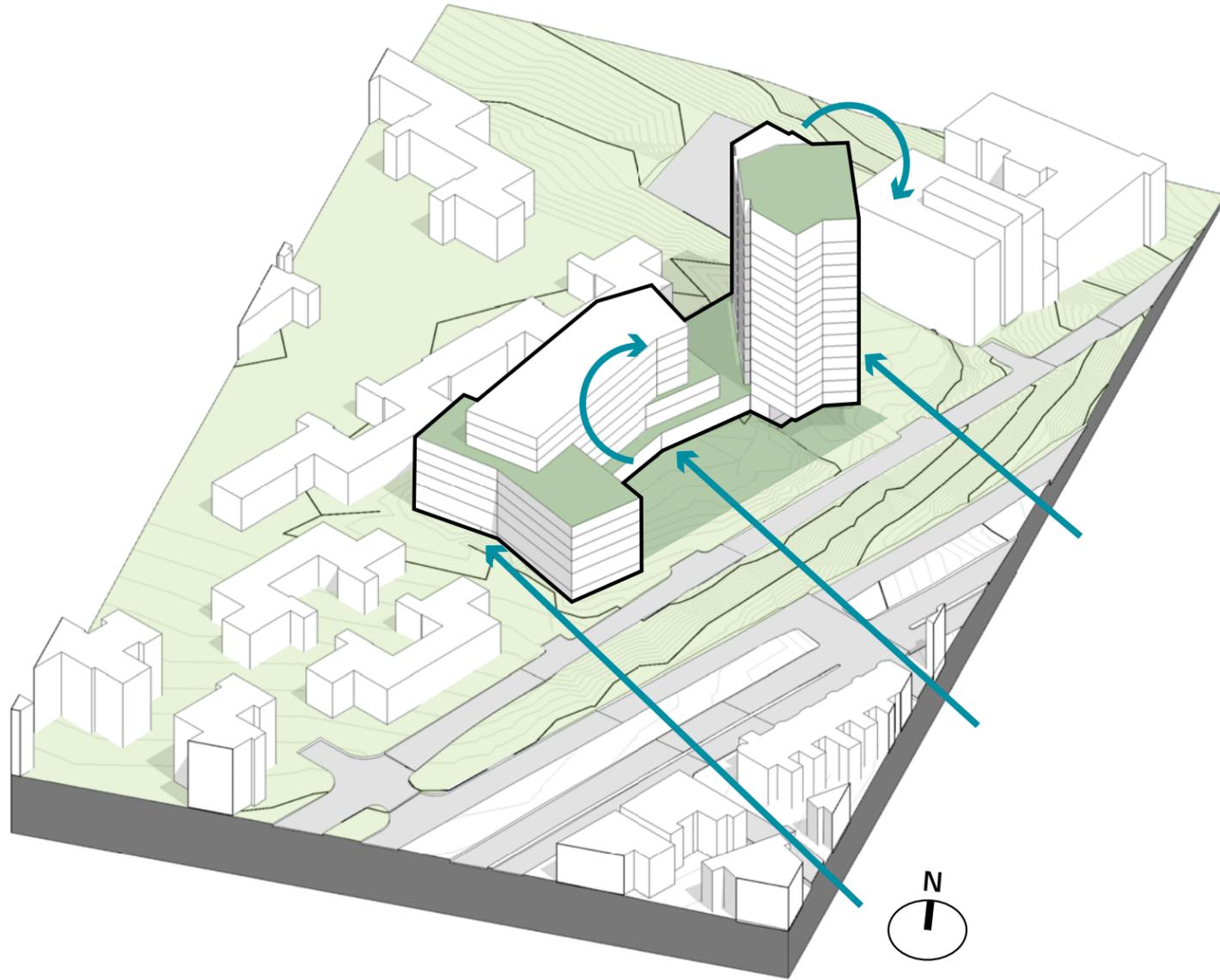
SITE MASSING WITH FULL PROGRAM SQUARE FOOTAGE USING EFFICIENT DOUBLE LOADED CORRIDOR ARRANGEMENT



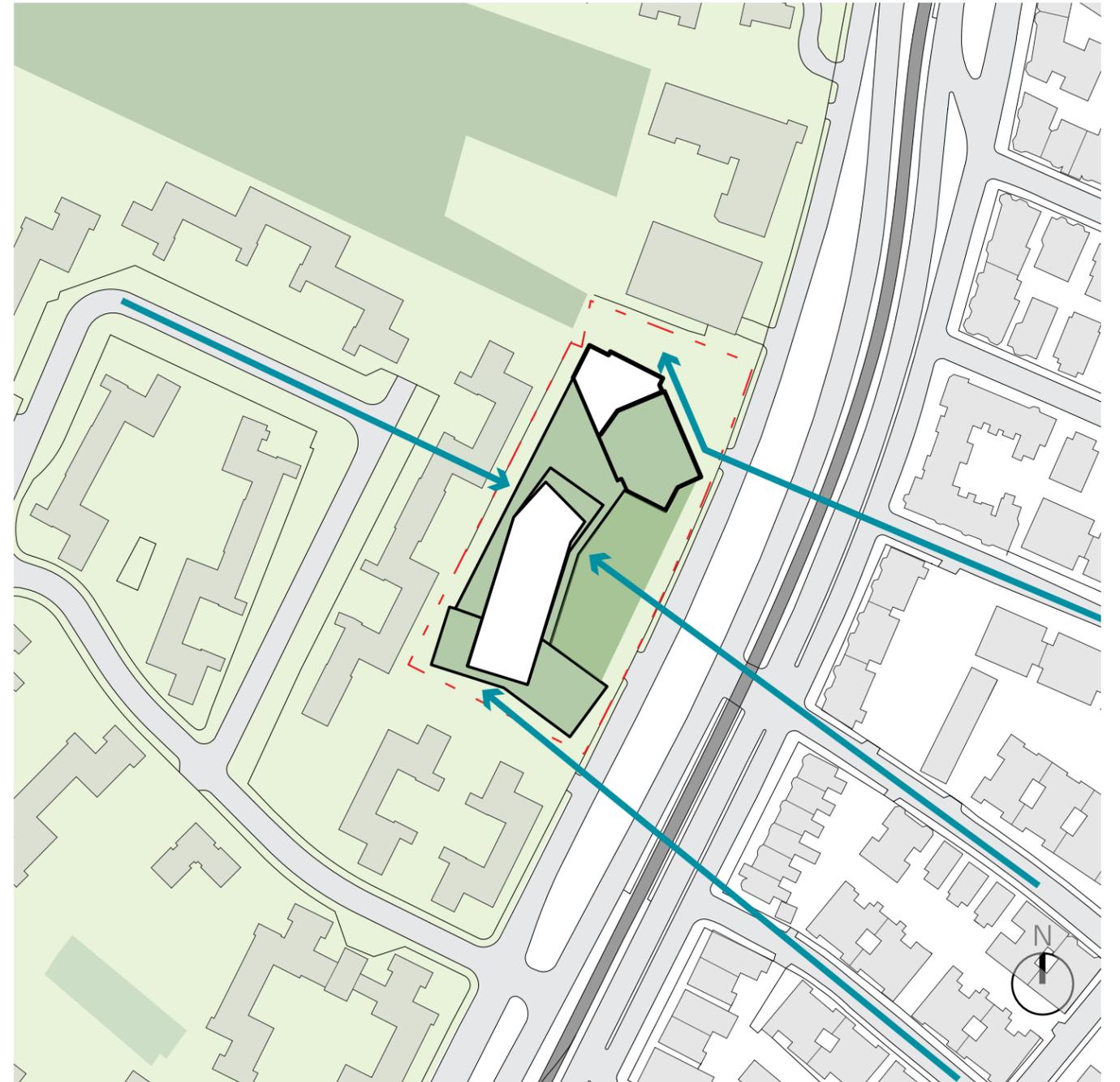


RELOCATE MASSING AREA TO CREATE LOW BAR AND TOWER TYPOLOGY TO LOCALIZE HEIGHT/HIGH DENSITY AND CREATE CONTEXTUAL PRESENCE ACROSS SITE





ADJUST/ORIENT BUILDING FACES TO SHAPE PUBLIC COURTYARD AND REDUCE SHADOW IMPACTS IN SUMMER MONTHS



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Project Overview: 330 Units

155 Condo Units (47% of unit count)

16 Levels plus roofdeck (180 FT to top of Occupiable Floor)

54% of Total Area (185,000 GSF)

175 Rental Units (53% of unit count)

9 Levels (96 FT to top of Occupiable Floor)

46% of Total Area (155,000 GSF)

40,000 GSF Outdoor Space at Ground Level (43% of Site Area)

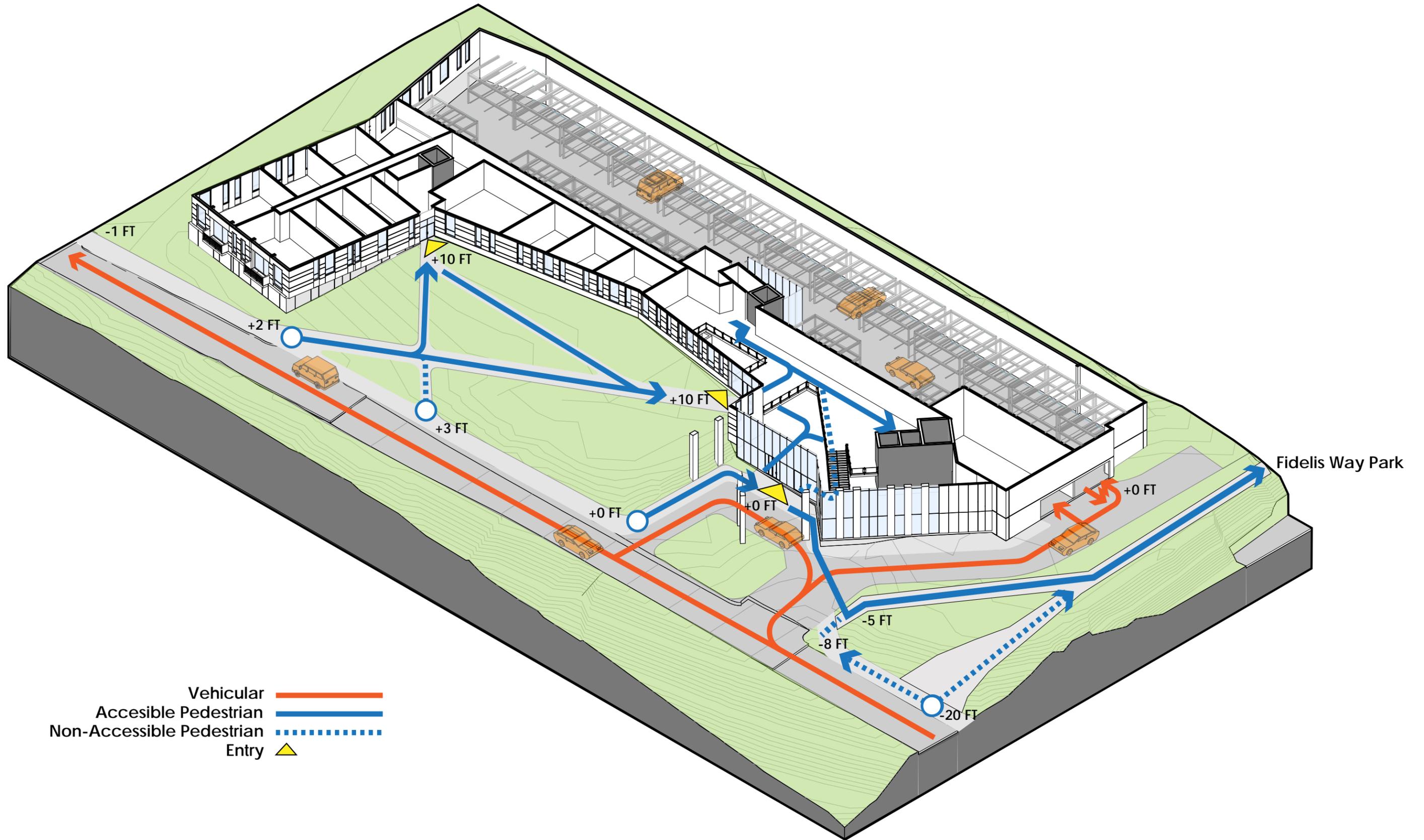
20,000 GSF additional landscape at residence terraces

Approx. 200 Parking Spaces (0.6 ratio)

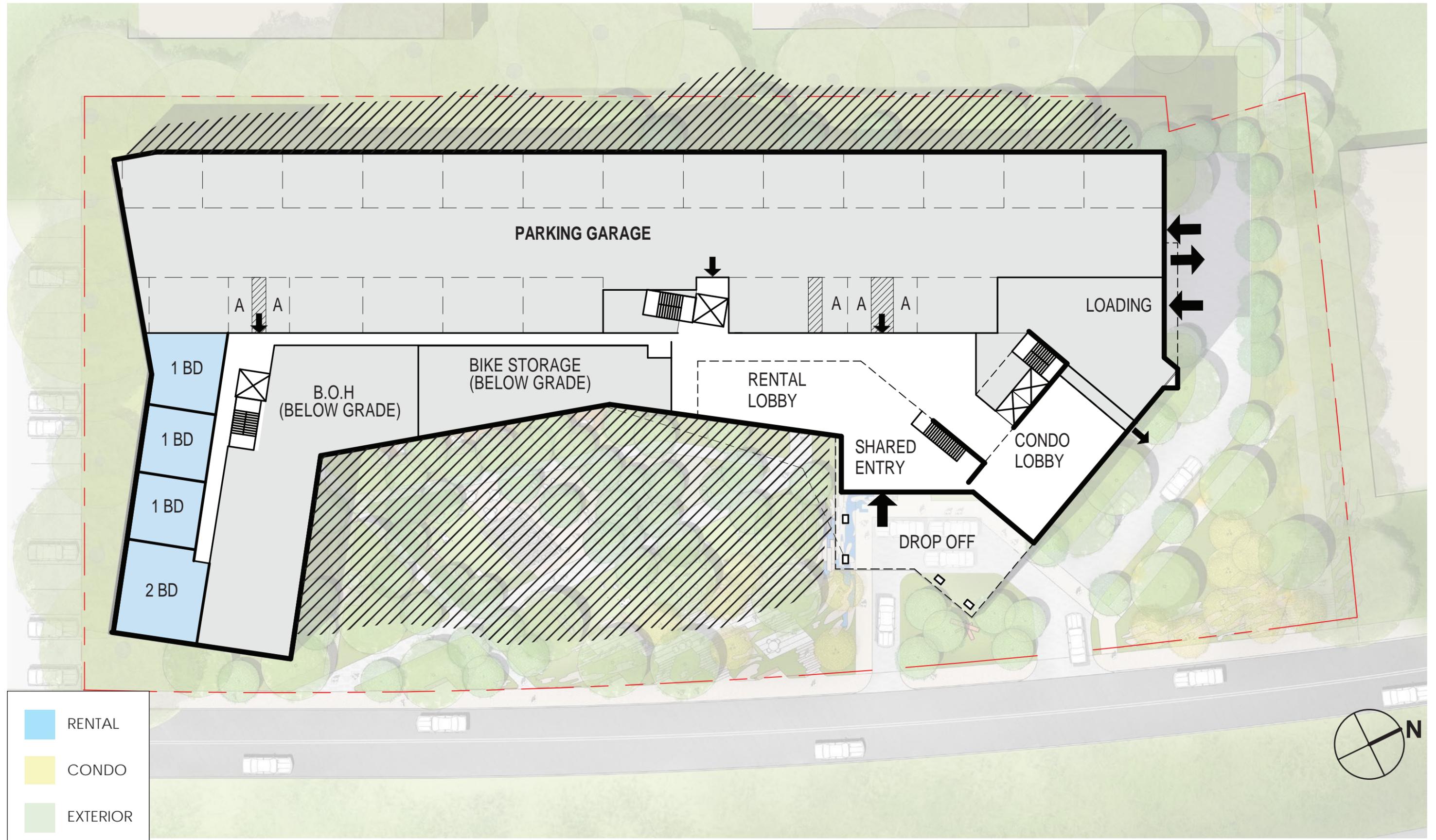
Site Area 92,273 SF

Gross Building Area 340,000 SF (Excluding Parking and Mech)

FAR 3.7



- Vehicular ————
- Accessible Pedestrian ————
- Non-Accessible Pedestrian ······
- Entry ▲



- RENTAL
- CONDO
- EXTERIOR

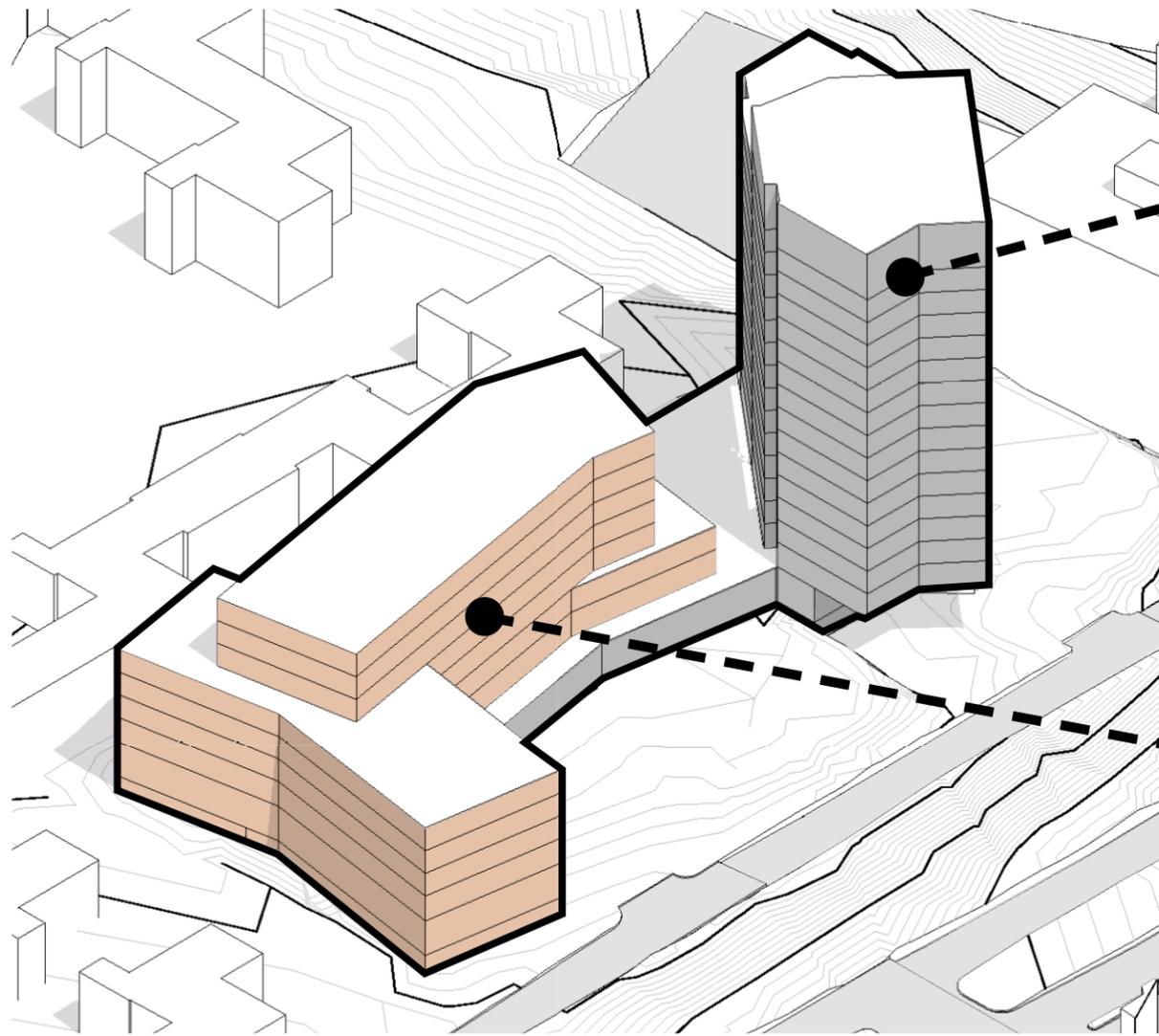


- RENTAL
- CONDO
- EXTERIOR



- RENTAL
- CONDO
- EXTERIOR

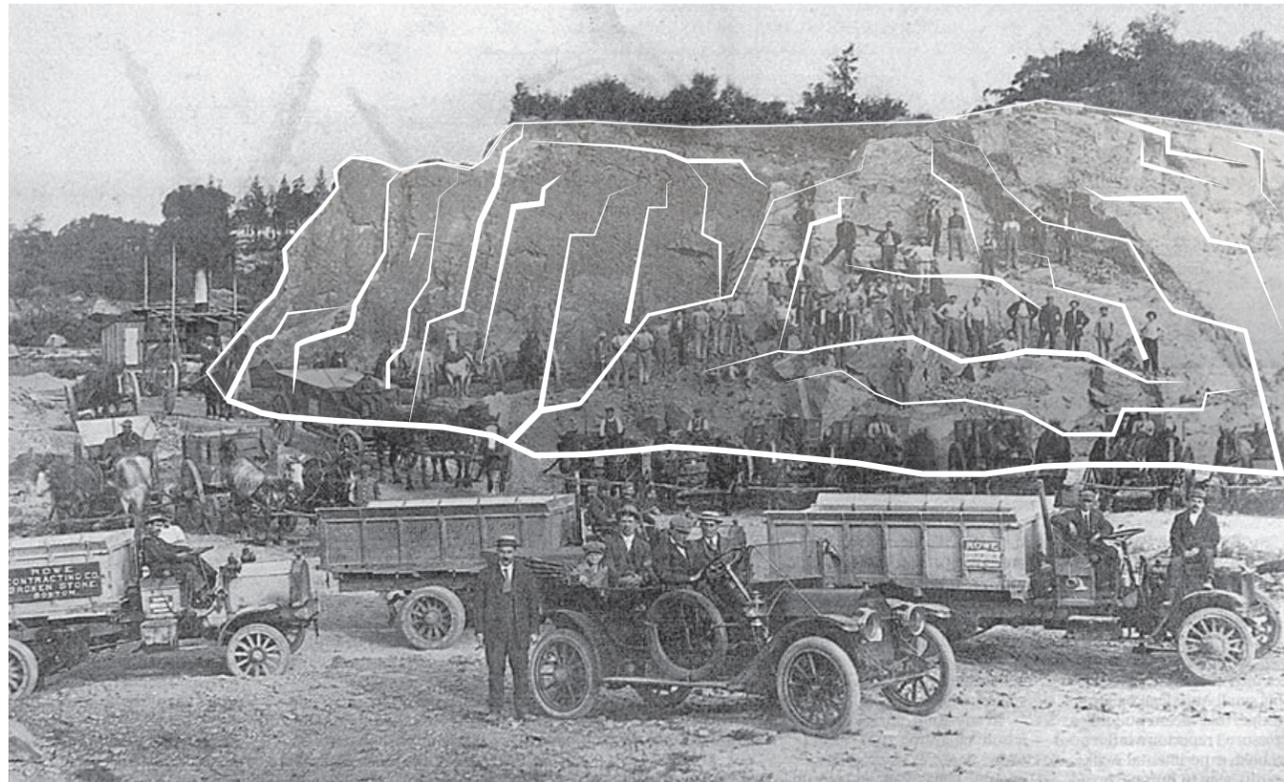
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ROWES QUARRY
(relationship to history)



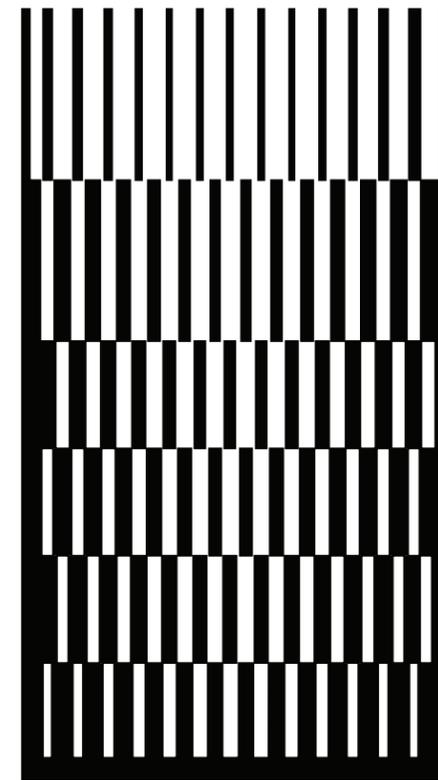
**TYPICAL BRIGHTON
RESIDENTIAL TYPOLOGY**
(relationship to context)



ROWE QUARRY



SOLID FACE



QUARRIED FACE





CONTEXTUAL FACADE

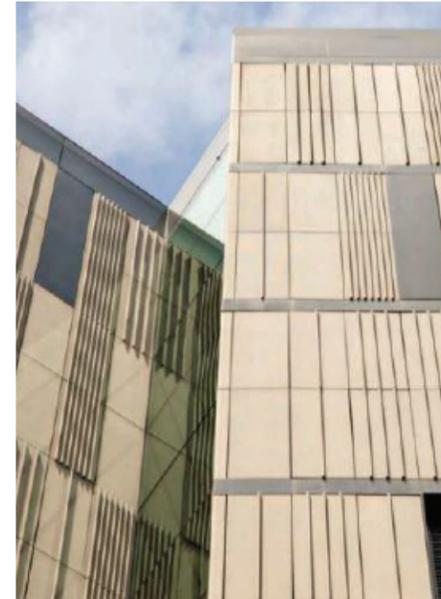


CONTEMPORARY FACADE

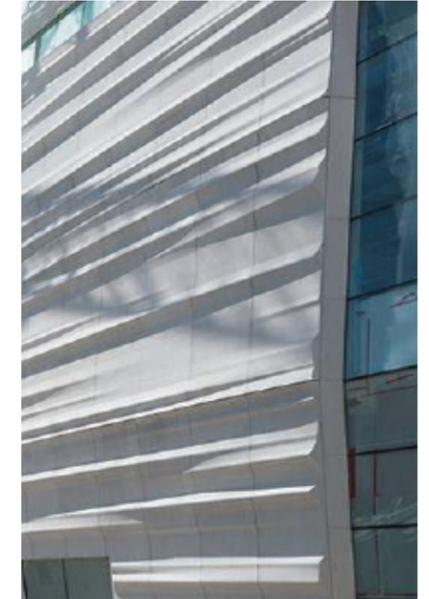
STONE



TERRA COTTA



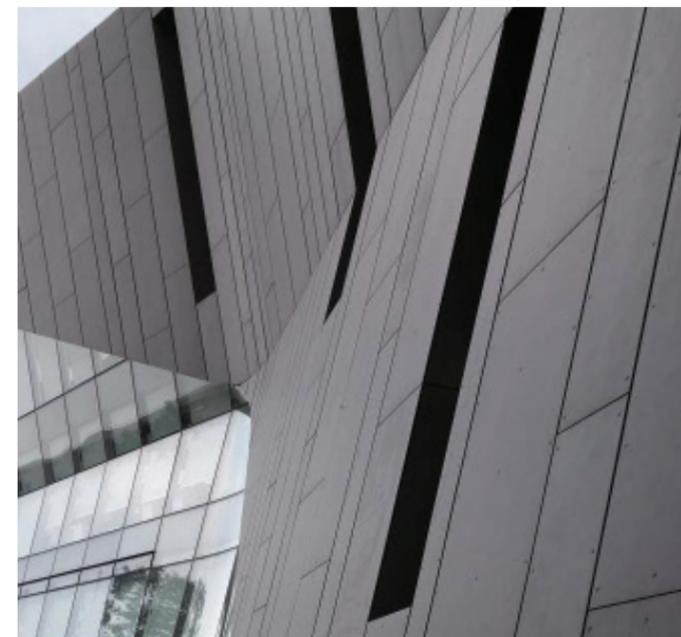
GLASS FIBER REINFORCED CONCRETE



METAL PANEL

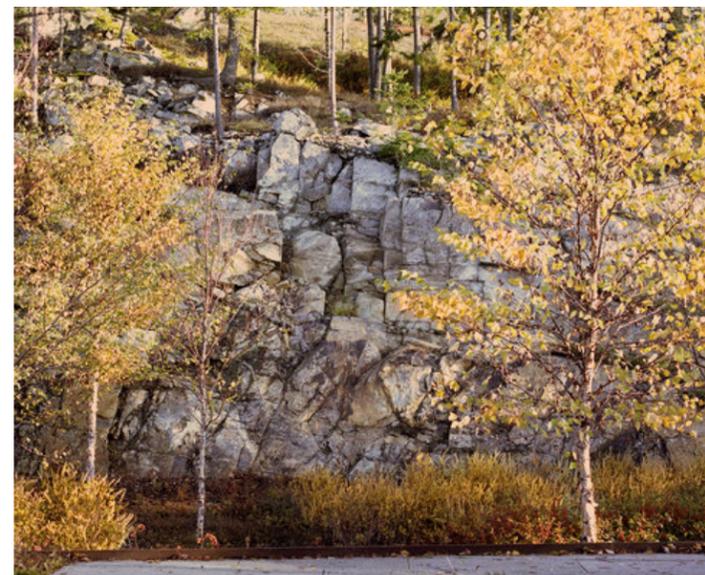
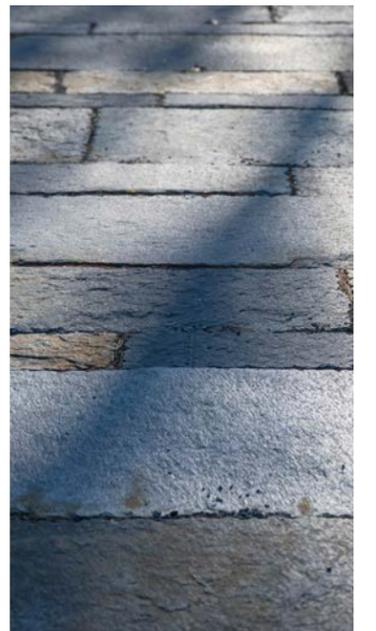
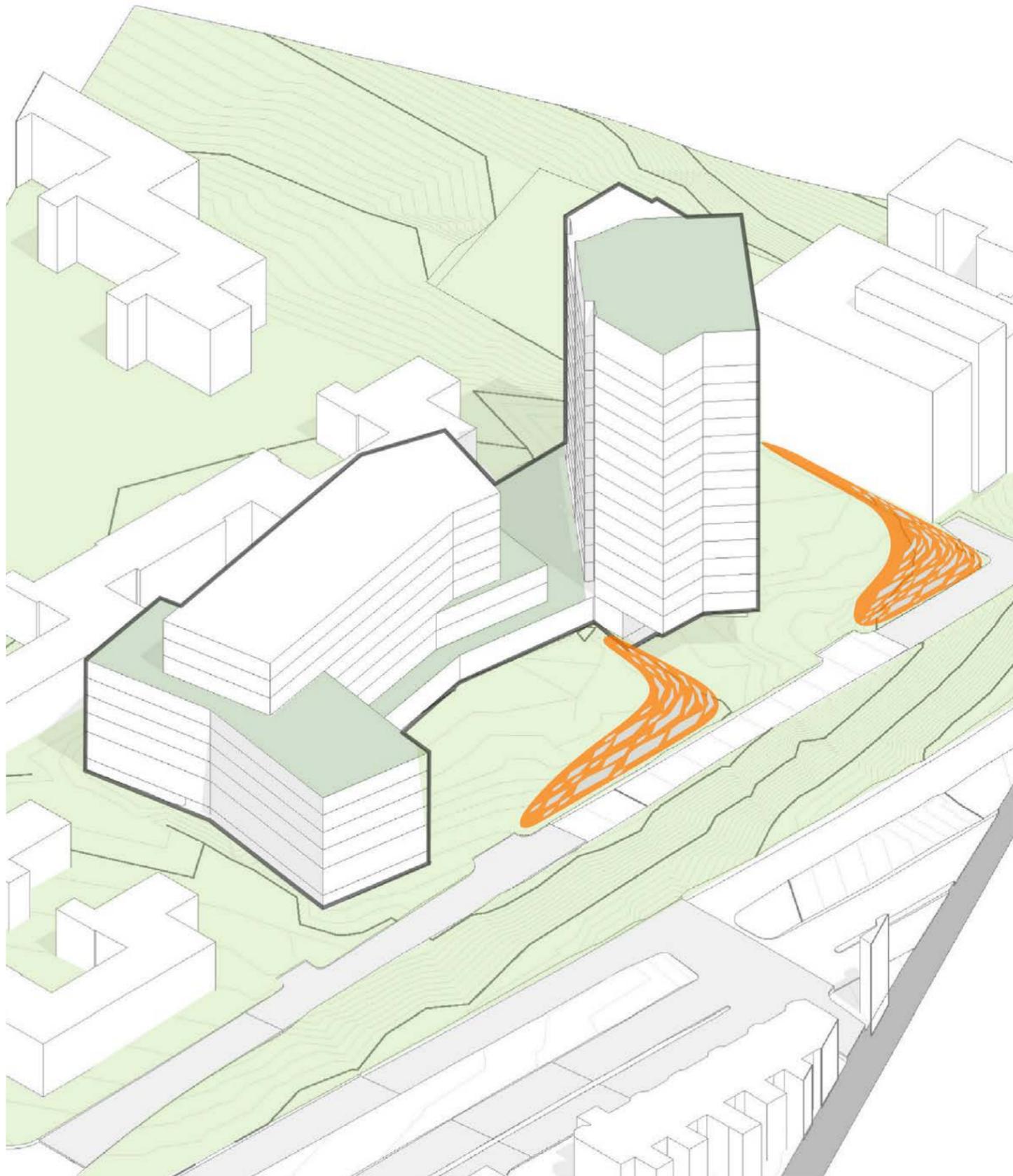


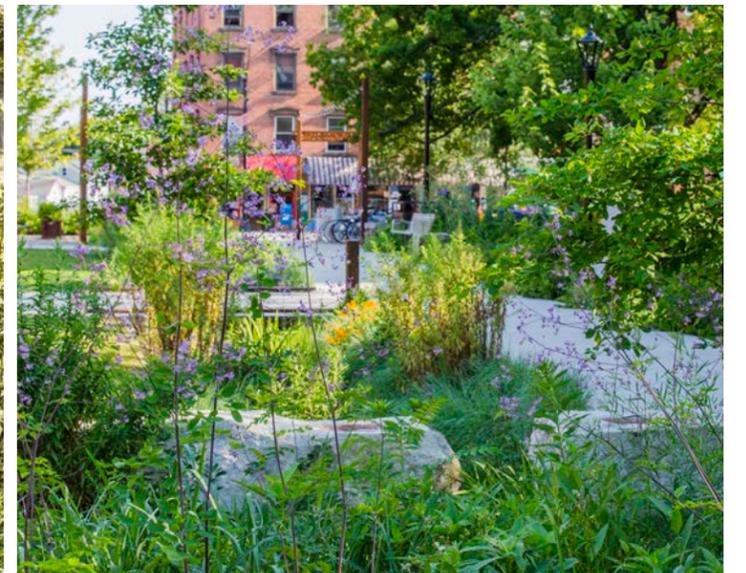
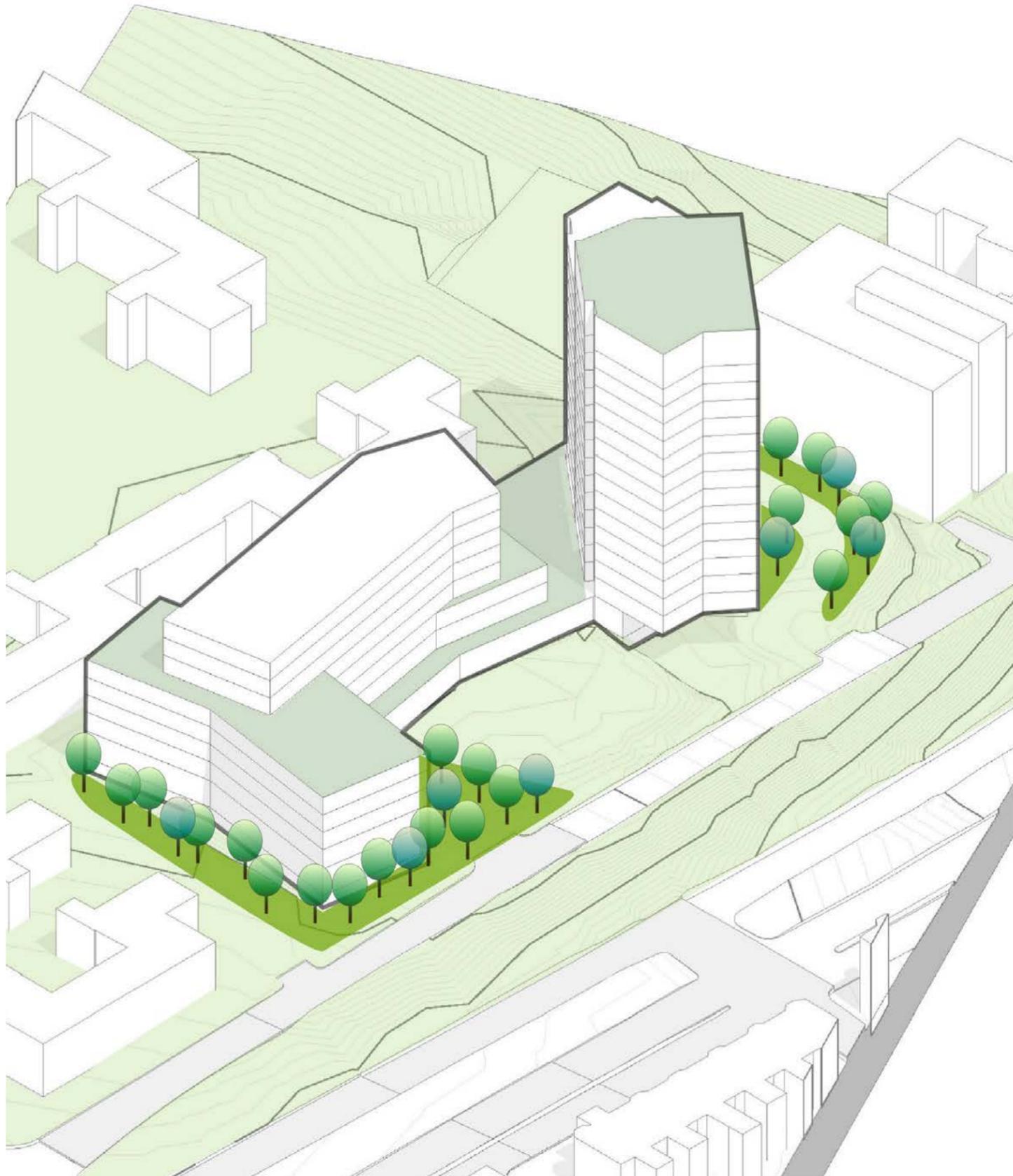
FIBER CEMENT

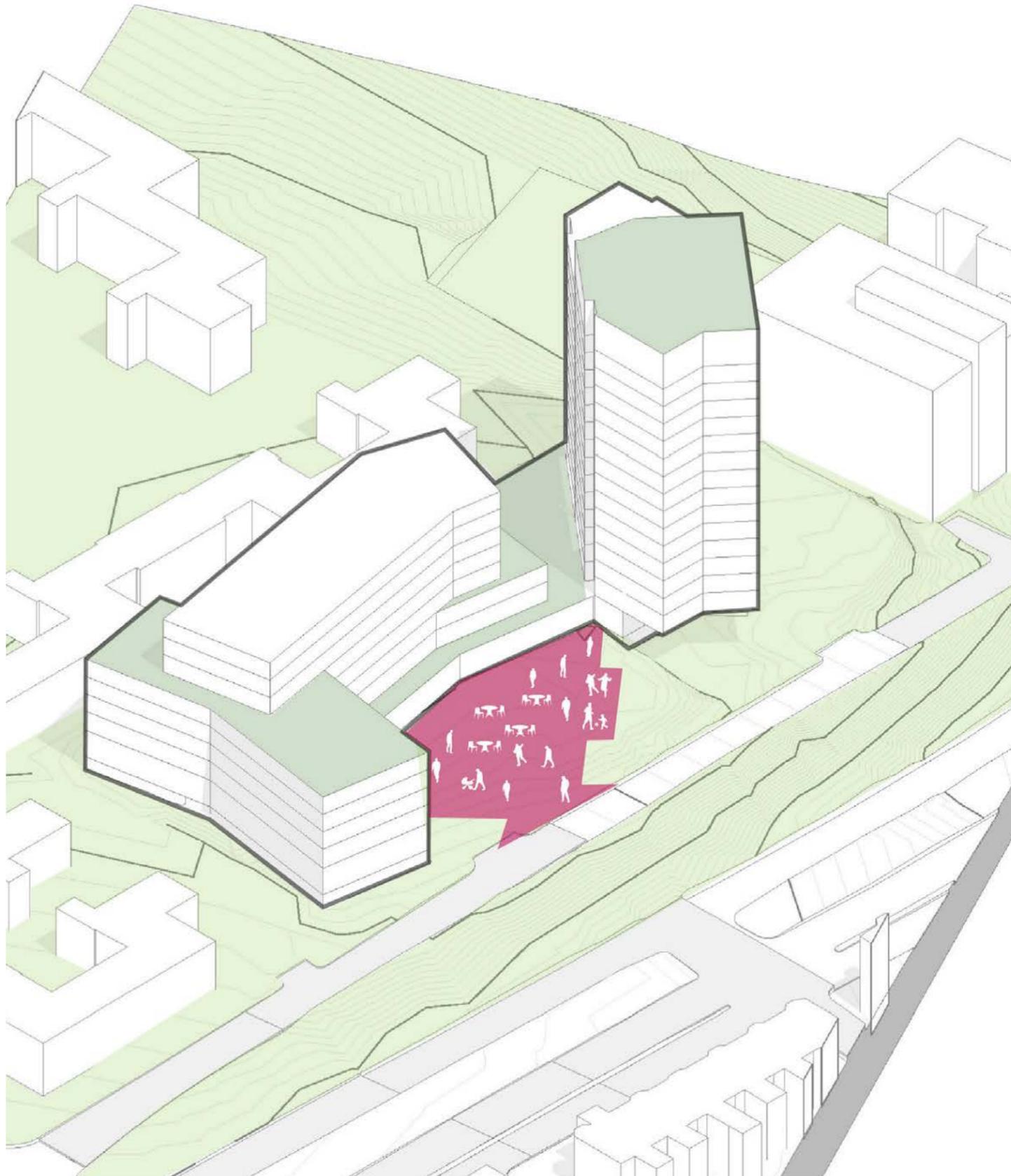




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LEGEND

- | | |
|-------------------|---------------------|
| ① SEATING GROVE | ⑤ PRIVATE TERRACE |
| ② PLAZA | ⑥ ARRIVAL/ DROP-OFF |
| ③ FLEXIBLE LAWN | ⑦ GARAGE ENTRY |
| ④ SEATING TERRACE | ⑧ WATER FEATURE |



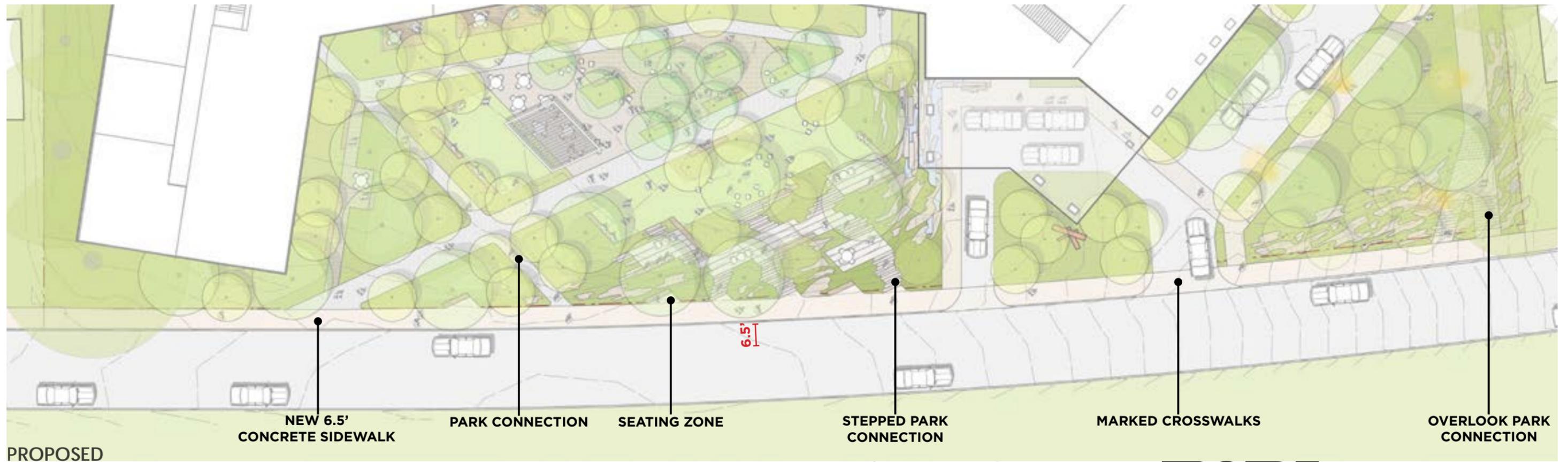
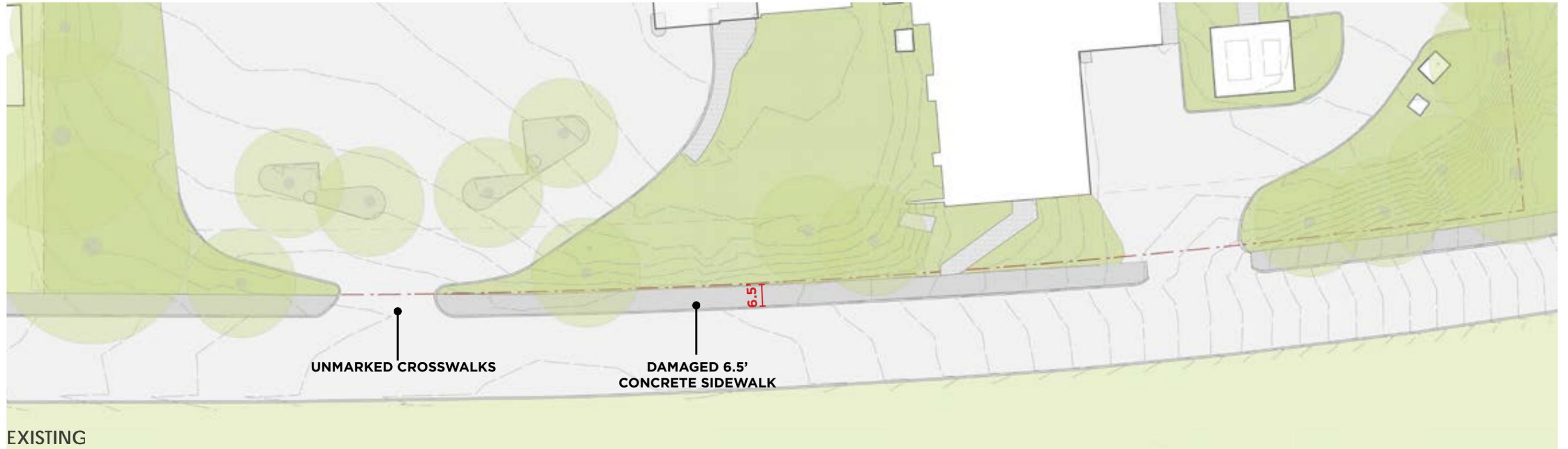
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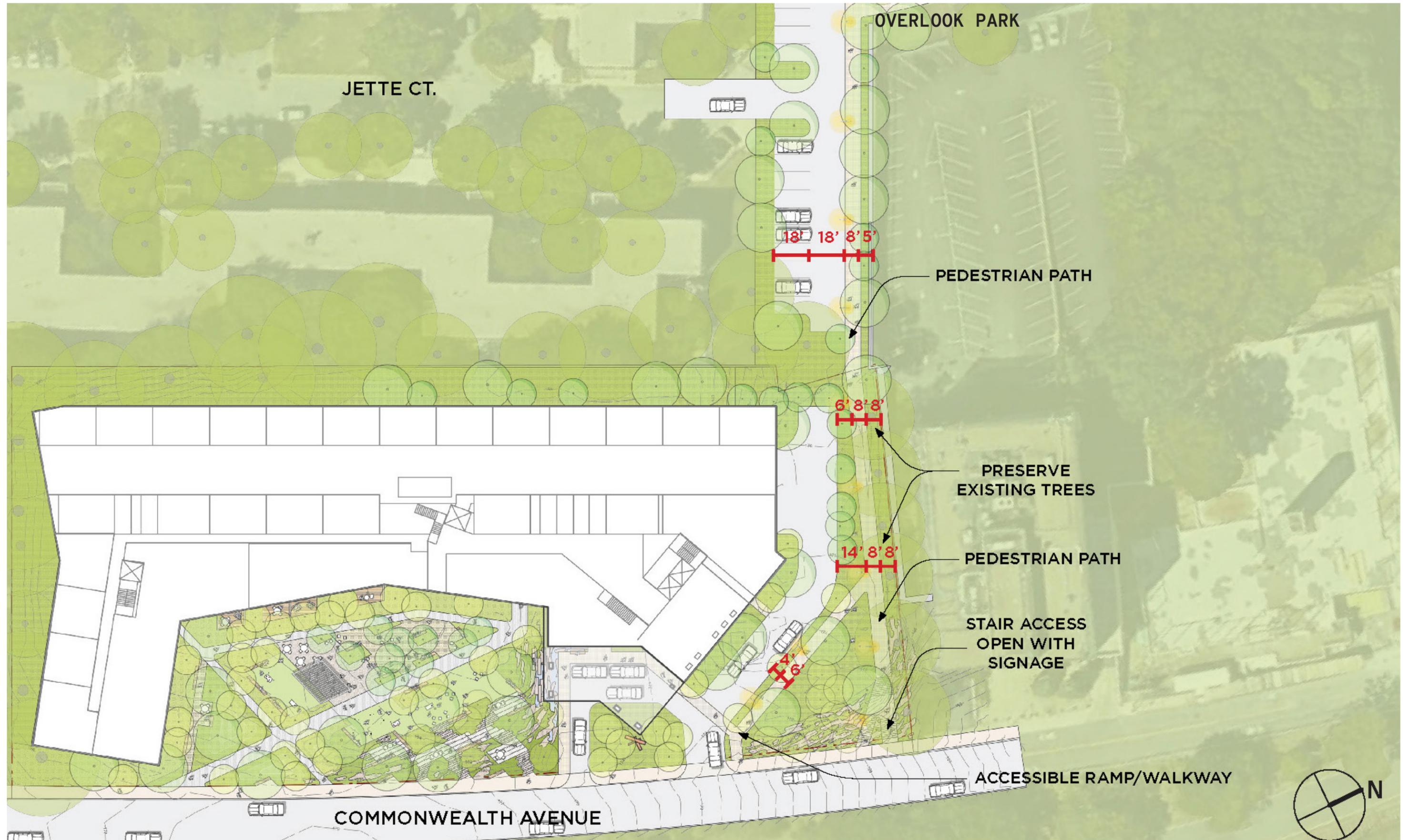






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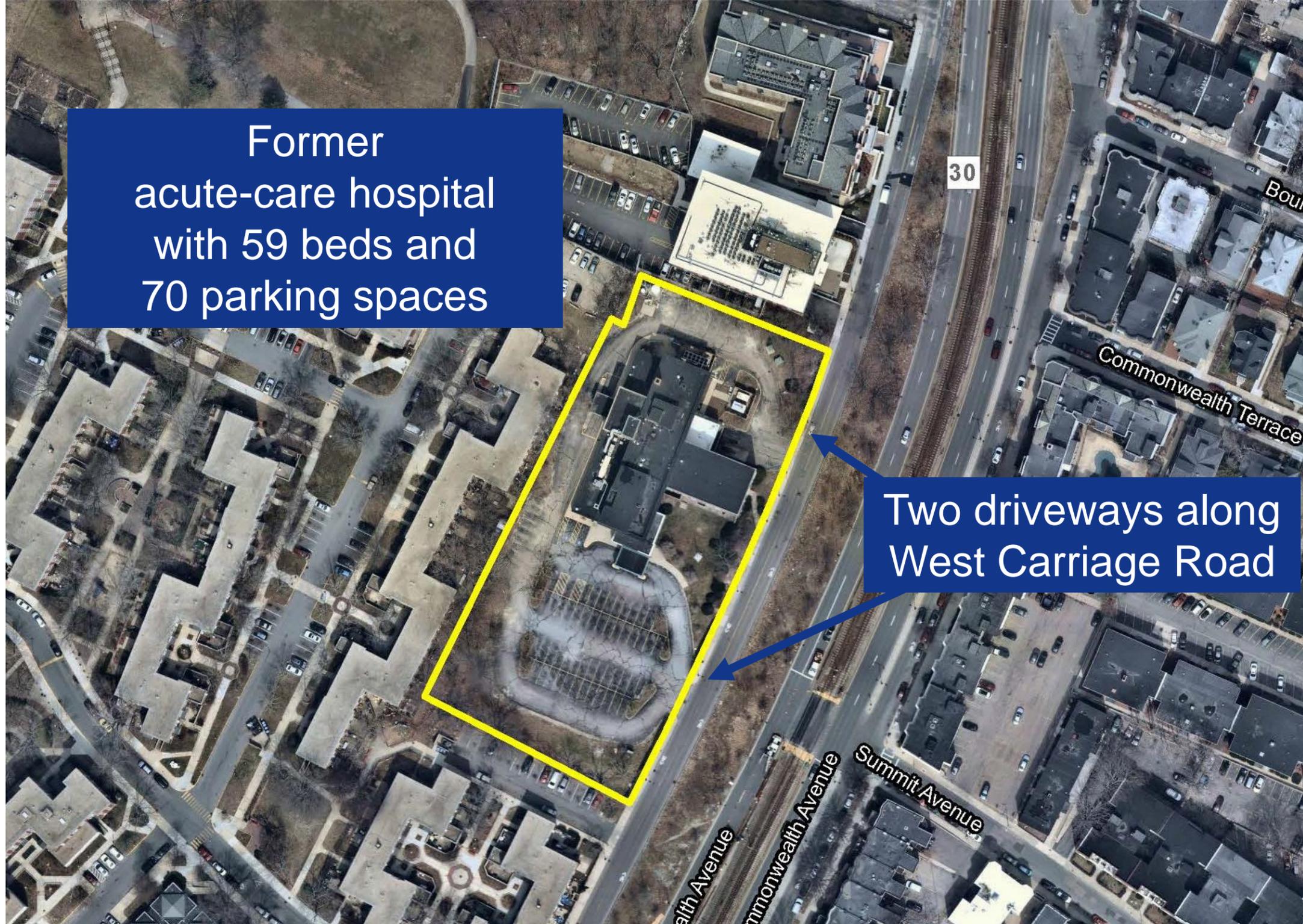
STUDY

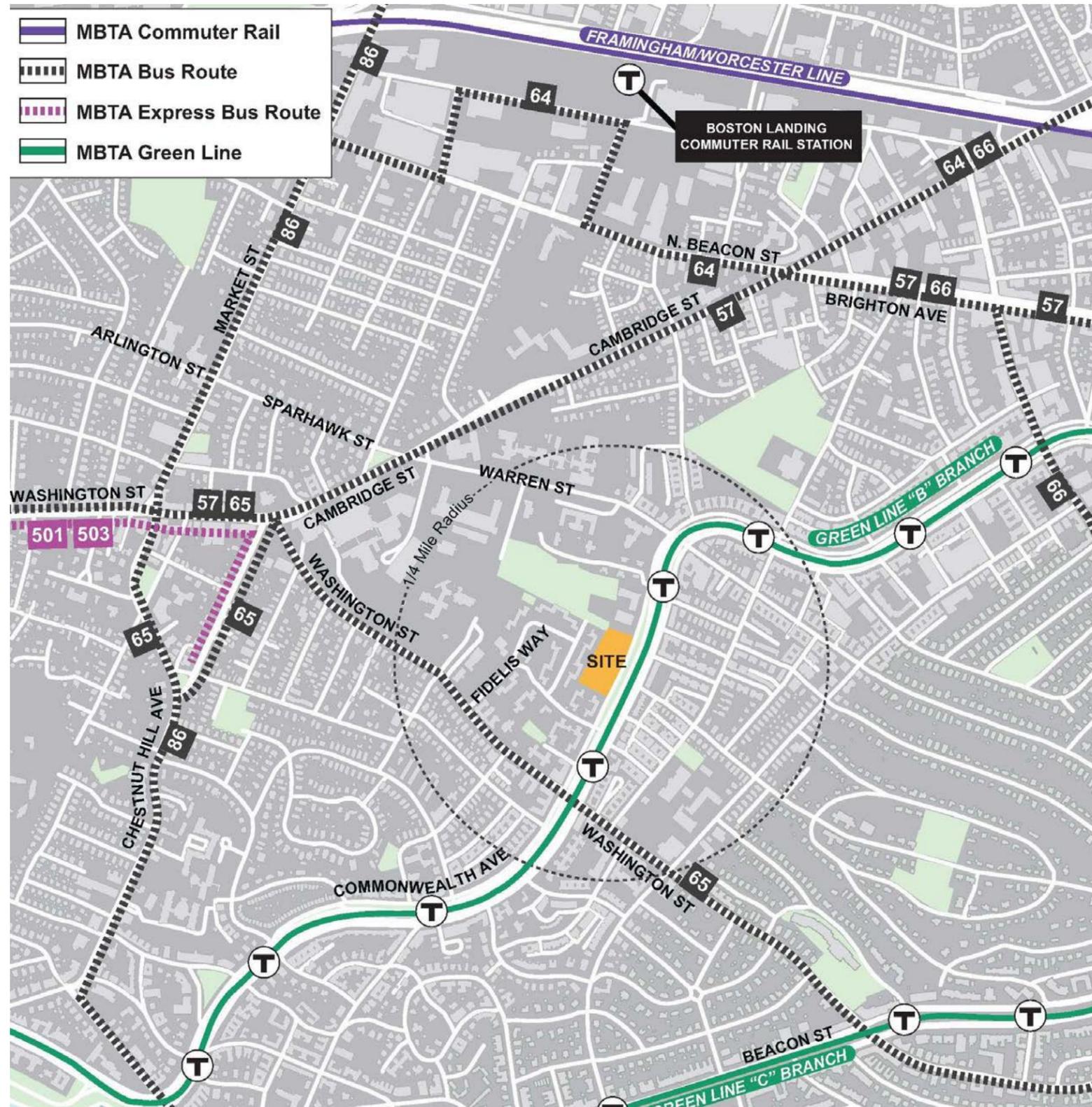
- FOLLOW BOSTON TRANSPORTATION DEPARTMENT GUIDELINES
- FOCUS ON EXISTING AND FUTURE OPERATIONS
- VEHICLES, TRANSIT, PEDESTRIANS AND BICYCLES
- INTEGRATE OTHER PLANNED DEVELOPMENT
- IMPACTS TO TRANSIT SERVICES AND ROADWAY CONDITIONS IN THE AREA WILL BE IMPERCEPTIBLE

TRAVEL DEMAND MANAGEMENT MEASURES

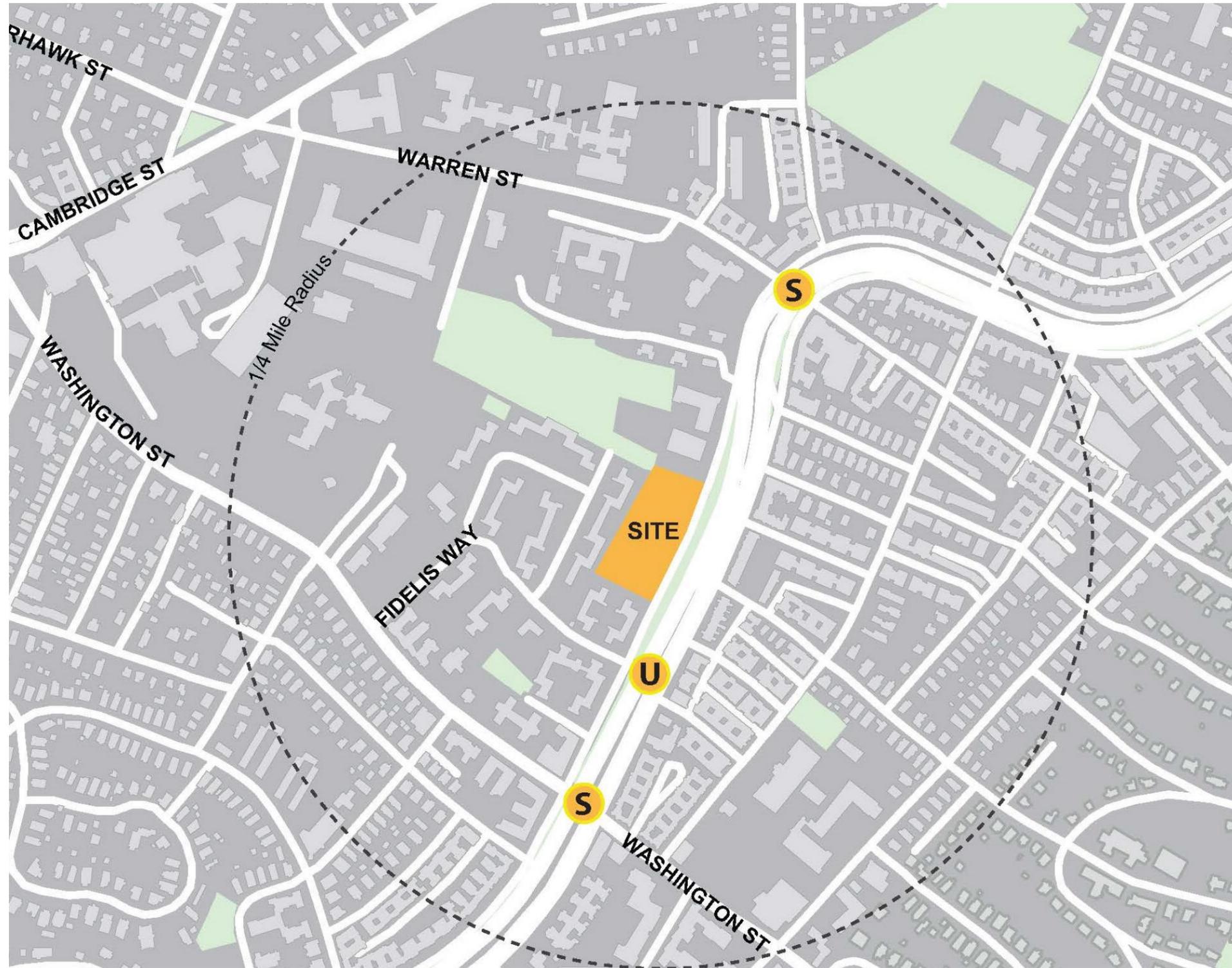
- LIMITED PARKING WITH RATIO OF 0.60 SPACES/UNIT
- TRANSIT INFORMATION TO RESIDENTS
- 330 ON-SITE BICYCLE PARKING SPACES
- TRANSPORTATION COORDINATOR TO MANAGE OFF-STREET LOADING AND SERVICE VEHICLES
- ELECTRIC VEHICLE CHARGING STATIONS IN GARAGE
- CODIFY COMMITMENTS IN TRANSPORTATION ACCESS PLAN AGREEMENT (TAPA)

- **Follow Boston Transportation Department Guidelines**
- **Focus on existing and future operations and safety**
 - Vehicles
 - Transit
 - Pedestrians and bicycles
- **Integrate other planned development in area**
- **Develop transportation demand management (TDM) strategies**
- **Work with BTM to develop transportation mitigation**
- **Codify commitments in Transportation Access Plan Agreement (TAPA)**





- **Residential Development**
 - A mix of condos and apartments
 - Approximately 330 units
- **Approximately 200 on-site vehicle parking spaces**
 - Parking ratio of 0.60 spaces/unit
 - Many residents will not own a vehicle
- **Approximately 330 on-site bicycle spaces**
- **Uber/Lyft/Taxi drop-off and pick-up accommodated on-site**
- **Off-street loading and deliveries**



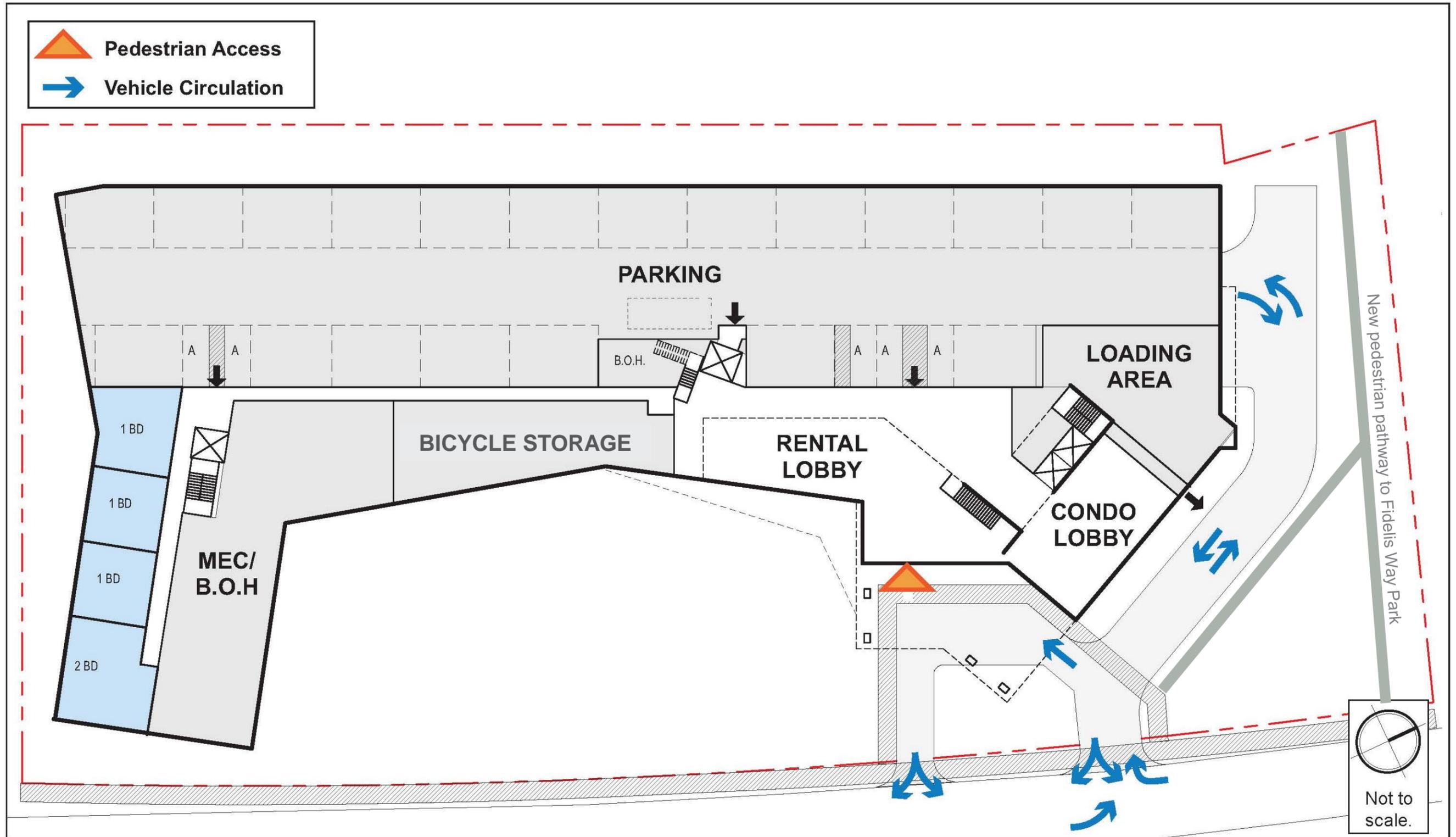
Time Period/ Direction		Transit Person Trips	Vehicle Trips
a.m. peak hour ¹⁾	Enter	5	17
	<u>Exit</u>	<u>28</u>	<u>42</u>
	Total	33	59
p.m. peak hour ¹⁾	Enter	26	39
	<u>Exit</u>	<u>10</u>	<u>27</u>
	Total	36	66

1) Based on BTD guidelines and traffic data:

a.m. peak hour = 7:45 – 8:45 a.m.

p.m. peak hour = 4:45 – 5:45 p.m.

- With several transit options available, no significant impact to any one service.
- No changes in intersection level of service at nearby intersections.



- Limited parking
- Provide transit information to residents
- Provide 330 on-site bicycle parking spaces
- Provide a transportation coordinator to manage loading and service vehicles
- Provide electric vehicle charging stations in garage



THANK YOU