

1550 Soldiers Field Road

Impact Advisory Group Meeting – March 27, 2018

A Proposed Housing Development

Harvard
Business
School

1550 Soldiers Field Road

Birmingham
Parkway

Staples

Project Team:

Developer:

Architect:

Landscape Architect:

Permitting Consultant:

Permitting Counsel:

Civil Engineer:

Traffic Engineer:

Air Quality & Noise Consultant:

LEED Consultant:

Dinosaur Capital Partners LLC

ICON architecture

Copley Wolf

MLF Consulting LLC

McDermott Quilty & Miller LLP

Nitsch Engineering

Howard Stein Hudson

Tech Environmental

Soden Sustainability

Gymit Watertown

Residence Inn by
Hilton Boston...

The Home Depot

1550 Soldiers Field Road

Goals today...

- Introduce team
- Familiarize location and site
- Discuss proposed project
- Answer questions
- Solicit feedback

Introductions ...

Dinosaur Capital Partners

Recent work includes:

28 Austin Street, Newton

240 Sidney Street, Cambridge

One Merrimac Street, Boston

101 Tremont Street, Boston



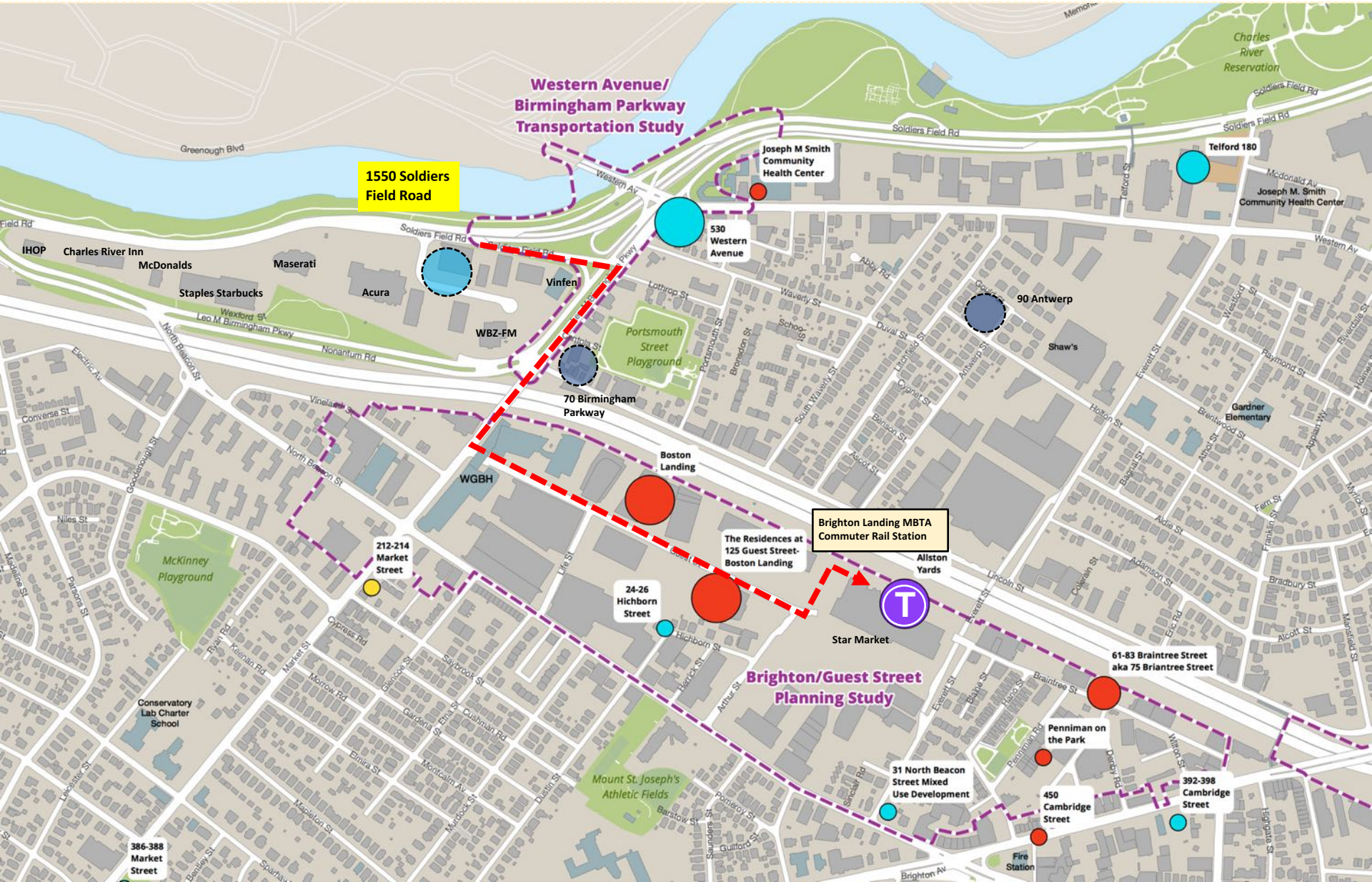
1550 Soldiers Field Road / 21 Soldiers Field Place...

- Adds new housing in Brighton
- 211 market rate apartments
- 38 new income restricted condominiums provide home ownership opportunities
- Site contains vacant obsolete two-story office building and parking lot
- Gateway location on Charles River transitioning from 60s strip-style sprawl
- Transit-oriented location with new Boston Landing MBTA Commuter Rail
- Expands the “neighborhood”
- Additional residential use to activate Soldiers Field Road and Charles River
- Recent area residential (built and planned) includes a mix of for sale and rental: Telford 180, 530 Western, 70 Birmingham Parkway and 90 Antwerp
- Walkable and bike friendly location with Paul Dudley White Bikeway
- Sustainable design and construction
- Sensitive urban design intended to strengthen landscaped street edge on Soldiers Field Road
- Minimal traffic impacts

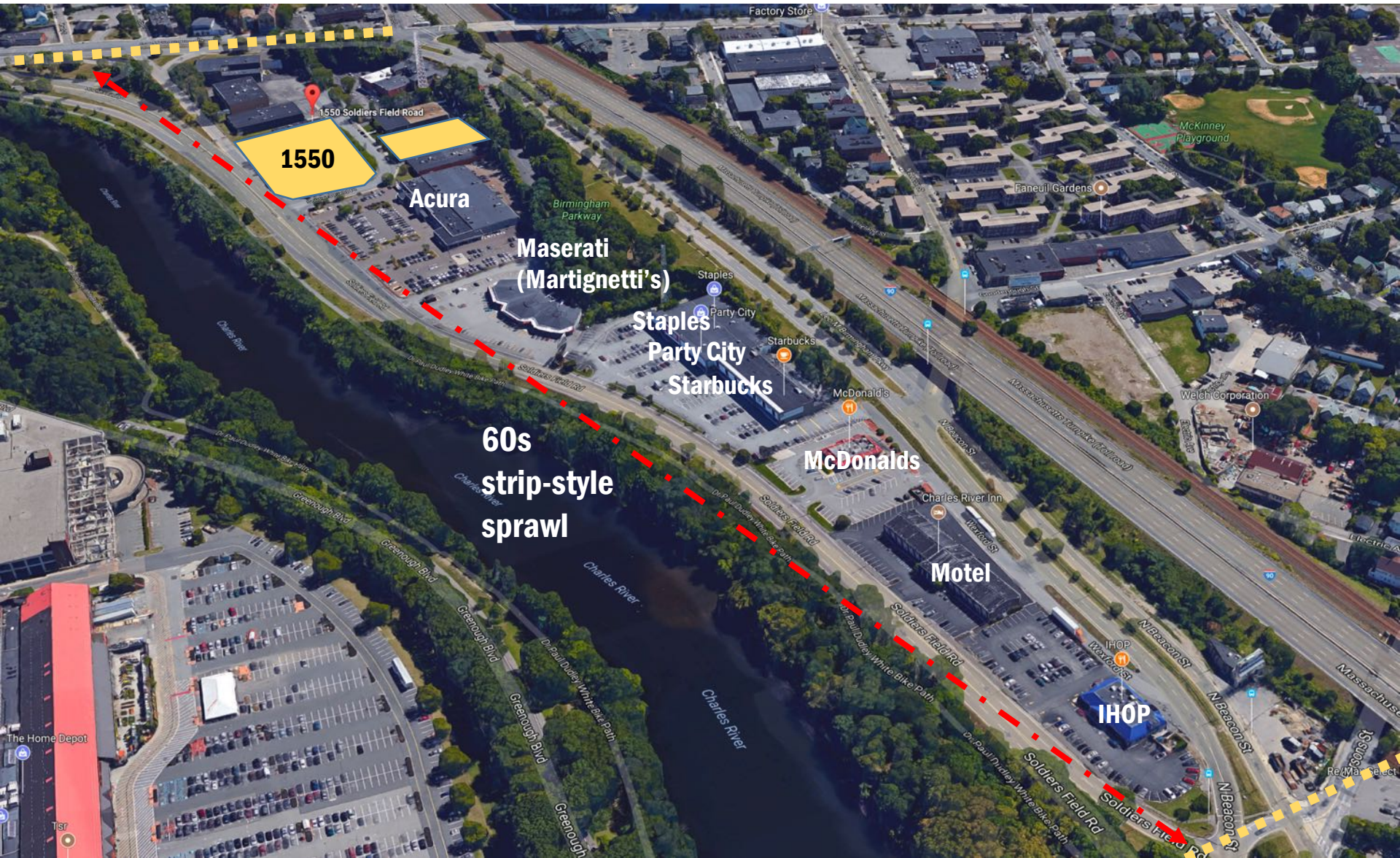
Gateway location on Charles River in Brighton...



Transit-oriented location with new Boston Landing MBTA Commuter Rail ... 12 minute walk ... plus walkable retail amenities



Gateway location on Charles River ... providing new residential options ... transitioning from 60s strip-style sprawl...



A great housing location...

A rare riverfront gateway location on the Charles River in Brighton...



**Boston Landing
MBTA Commuter Rail
Station
12 minute walk**



Portsmouth
Playground

**Charles River
Reservation
and 23-mile
Paul Dudley
White Bike Path --
Waltham to Boston**

**1550 Soldiers
Field Road**

21 Soldiers Field Place

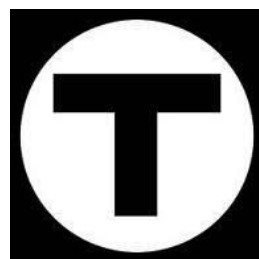
Acura of Boston

A great housing location...

Within a 10-minute bike ride along the river...



A great housing location...
Within a 12-minute walk...



A great housing location...

Recent nearby housing ...



1.6 acre site on two parcels ... 1550 Soldiers Field Road (47k sf) and 21 Soldiers Field Place (25k sf)



Existing conditions ...Soldiers Field Road ...





Existing Conditions



Existing conditions... Soldiers Field Place ...



Existing Conditions



1. 1660 Soldiers Field Road



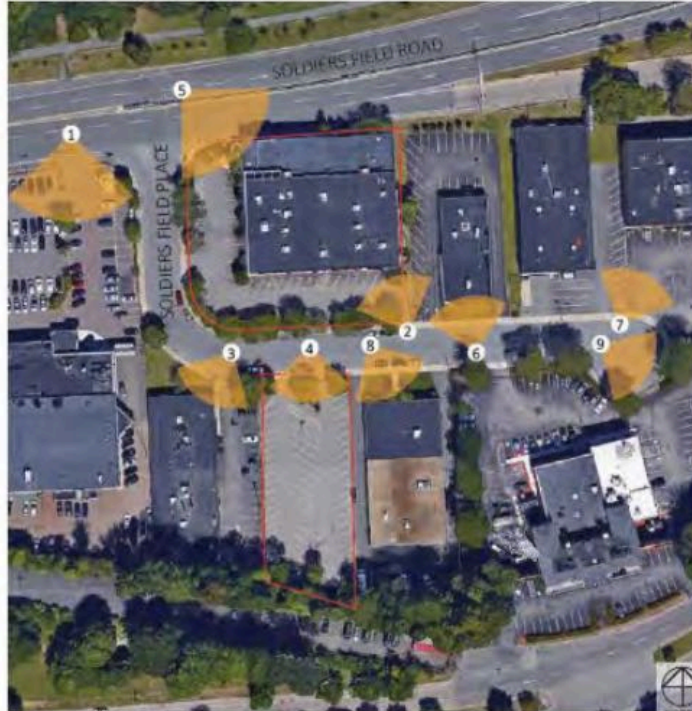
5. Project site: 1550 Soldiers Field Road



6. 40 Soldiers Field Place



2. Project site: 1550 Soldiers Field Road



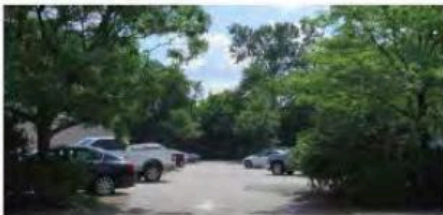
7. 50 Soldiers Field Place



3. 15 Soldiers Field Place



8. 35 Soldiers Field Place



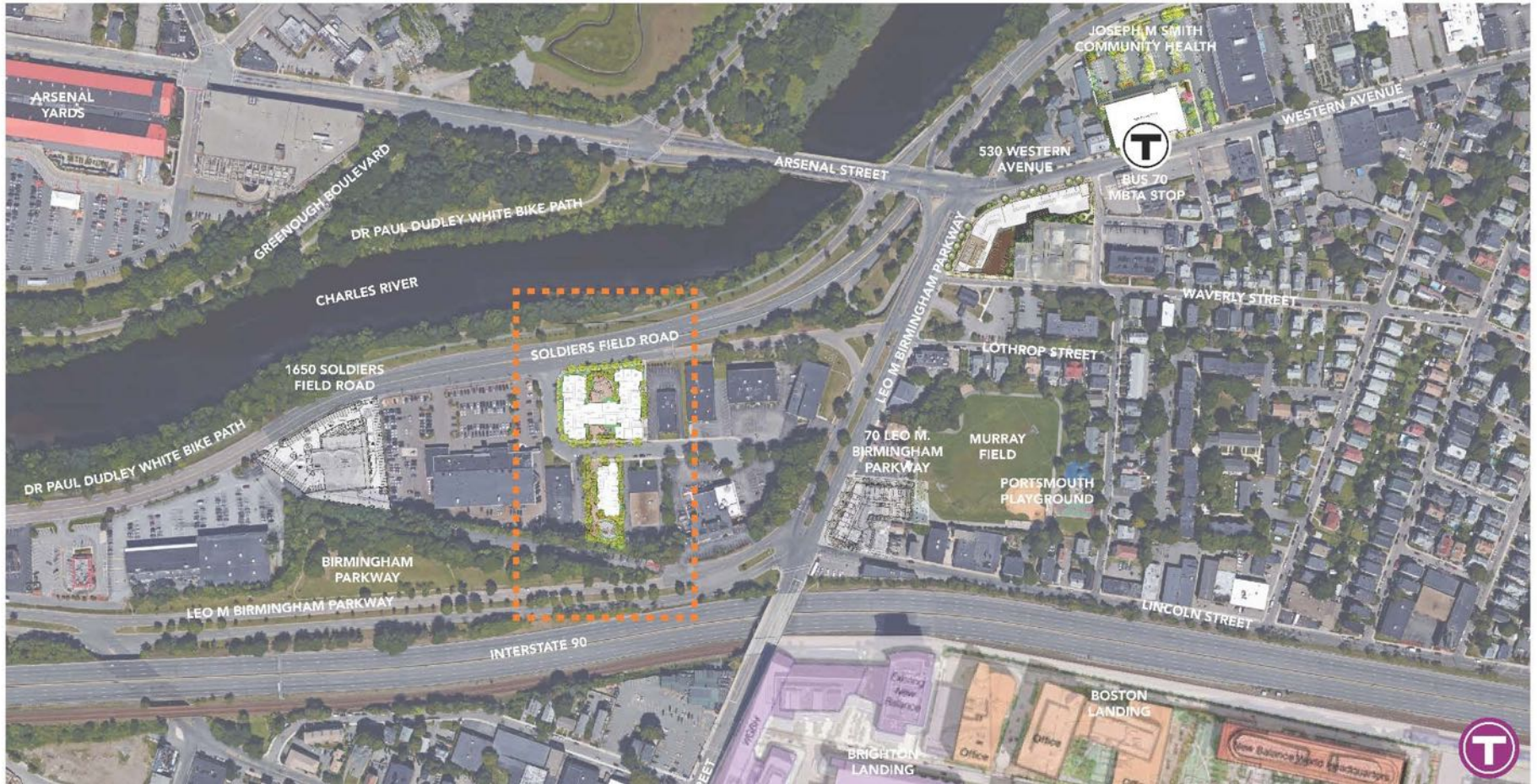
Development program...

- Current program proposes two buildings:
- 1550 Soldiers Field Road:
 - New rental housing – 211 apartments in a six-story building with garage below
- *21 Soldiers Field Place*
 - Income-restricted homeownership – 38 for-sale affordable condominiums in a five-story building with parking below
 - *18% affordable:*
 - *50% affordable to households earning 80% of AMI*
 - *50% affordable to household earning 100% of AMI*

Proposed housing to accommodate a variety of households 211 market-rate apartments and 38 affordable homes

Unit Type	Market-Rate Rental	Affordable Home Ownership
	<i>6-stories</i>	<i>5-stories</i>
Studio	66	12
One Bedroom	89	16
Two Bedroom	56	10
Total	211	38
<i>Parking</i>	<i>148 vehicles</i>	<i>27 vehicles</i>
<i>Affordable</i>		18%

Context Plan





21 Soldiers Field Place
38 income-restricted condos
5 stories
27 car garage

1550 Soldiers Field Road
211 market-rate apartments
6 stories
148 car below-grade garage

SOLDIERS FIELD PLACE

SOLDIERS FIELD ROAD

COURTYARD

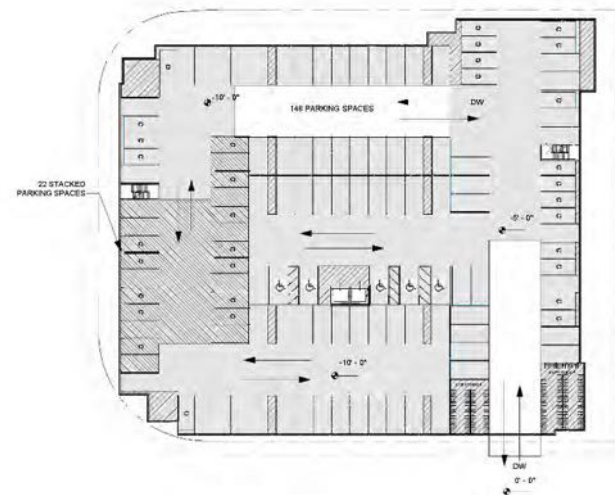
AMENITY LOBBY

LOADING

DRIVEWAY

ROOMS:

- 1BR 705 SF
- 2BR 1033 SF
- 1BR 670 SF
- STUDIO 400 SF
- STUDIO 405 SF
- STUDIO 405 SF
- TRASH AREA
- 1BR 635 SF
- 1BR 580 SF
- 1BR 675 SF
- 2BR 1000 SF
- 2BR 545 SF
- 1BR 824 SF
- STUDIO 467 SF
- STUDIO 467 SF
- 2BR 879 SF
- 2BR 921 SF
- 1BR 630 SF
- 1BR 875 SF
- 1BR 675 SF
- STUDIO 487 SF
- STUDIO 467 SF
- 1BR 629 SF
- 1BR 594 SF
- 1BR 635 SF
- 1BR 635 SF
- STUDIO 488 SF
- 2BR 970 SF



Garage and loading from Soldiers Field Place...



1550 Soldiers Field Road Landscape



ACURA OF BOSTON

SOLDIERS FIELD PLACE

LOBBY ENTRANCE

GARDEN GROVE

DOG RUN

POTENTIAL STAIR CONNECTION TO SOUTH

PEARL ADHC

CBS RADIO BOSTON

ROOM 101 101 SF

ROOM 102 102 SF

ROOM 103 103 SF

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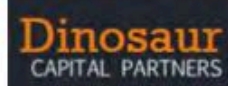
ROOM 344 344 SF

ROOM 345 345 SF

21 Soldiers Field Place



Garden Grove and Dog Park



PEBBLE SEATING PODS



BENCHES + TREE PLANTERS



DOG PARK ENTRY + RESILIENT MOUNDS



RIPARIAN WOODLAND PLANTING + STONE WALL



View from Soldiers Field Road ...



View from Dr. Paul Dudley White Bikeway...



View from Soldiers Field Place...



View from Soldiers Field Place...



View from Soldiers Field Place...



View from Soldiers Field Place...



View toward Soldiers Field Place...



Garden grove looking south...



Dog park and garden grove...



View from Soldiers Field Place...



View from Soldiers Field Place...



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Next steps...

- **Questions**
- **Feedback**
- **Thank you!**