

3353 WASHINGTON ST

**JPNC ZONING COMMITTEE MEETING
03.22.2017**

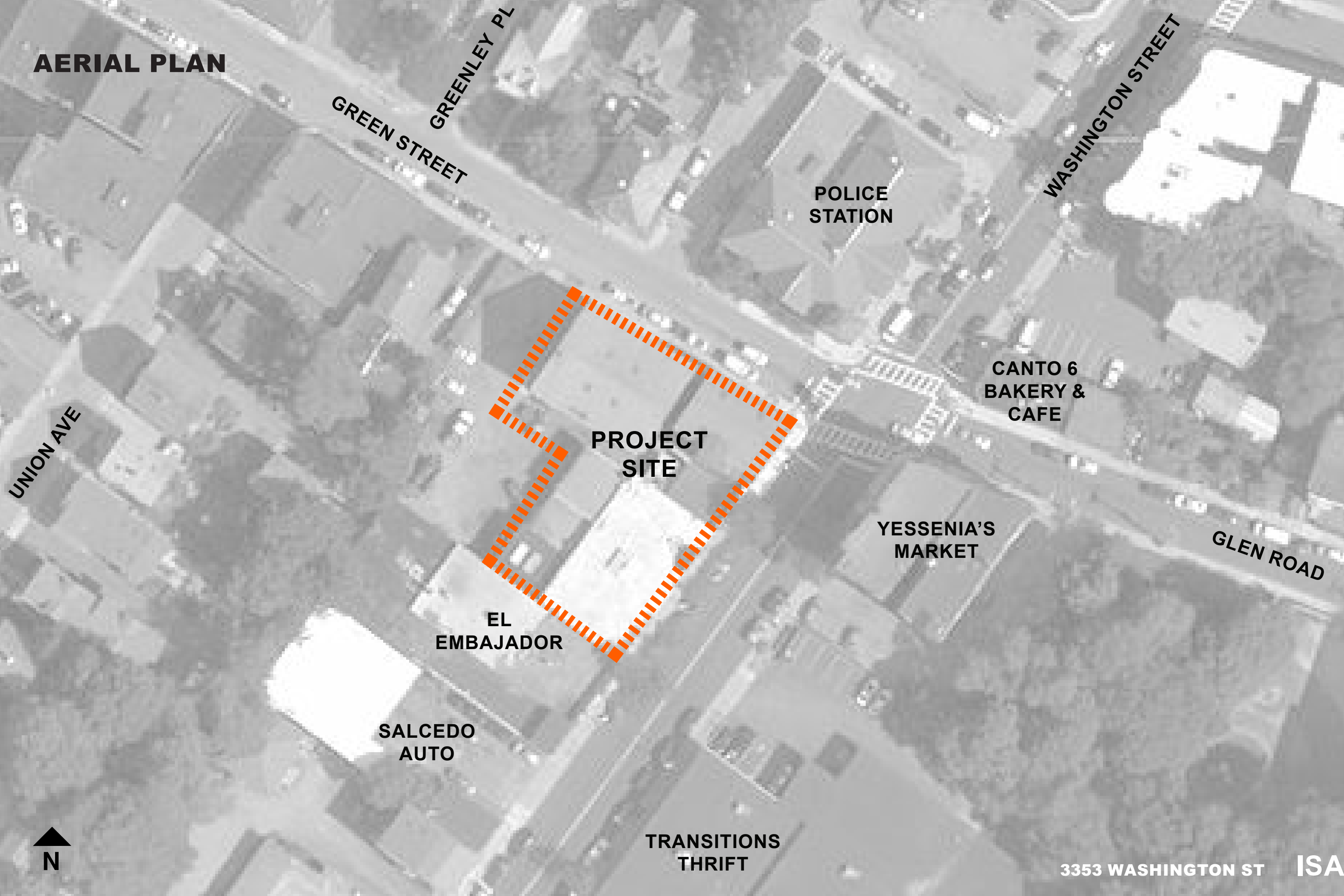


PATROLMAN JOHN LYNCH
KILLED IN THE LINE OF DUTY
SEPTEMBER 19, 1944

BOSTON POLICE
DISTRICT E-13

Boston Police

AERIAL PLAN



GREEN STREET
GREENLEY PL

WASHINGTON STREET

POLICE
STATION

CANTO 6
BAKERY &
CAFE

PROJECT
SITE

YESSENIA'S
MARKET

GLEN ROAD

EL
EMBAJADOR

SALCEDO
AUTO

TRANSITIONS
THRIFT



STREETSCAPE IMPROVEMENTS



**PUBLIC
BENCH
SEATING**

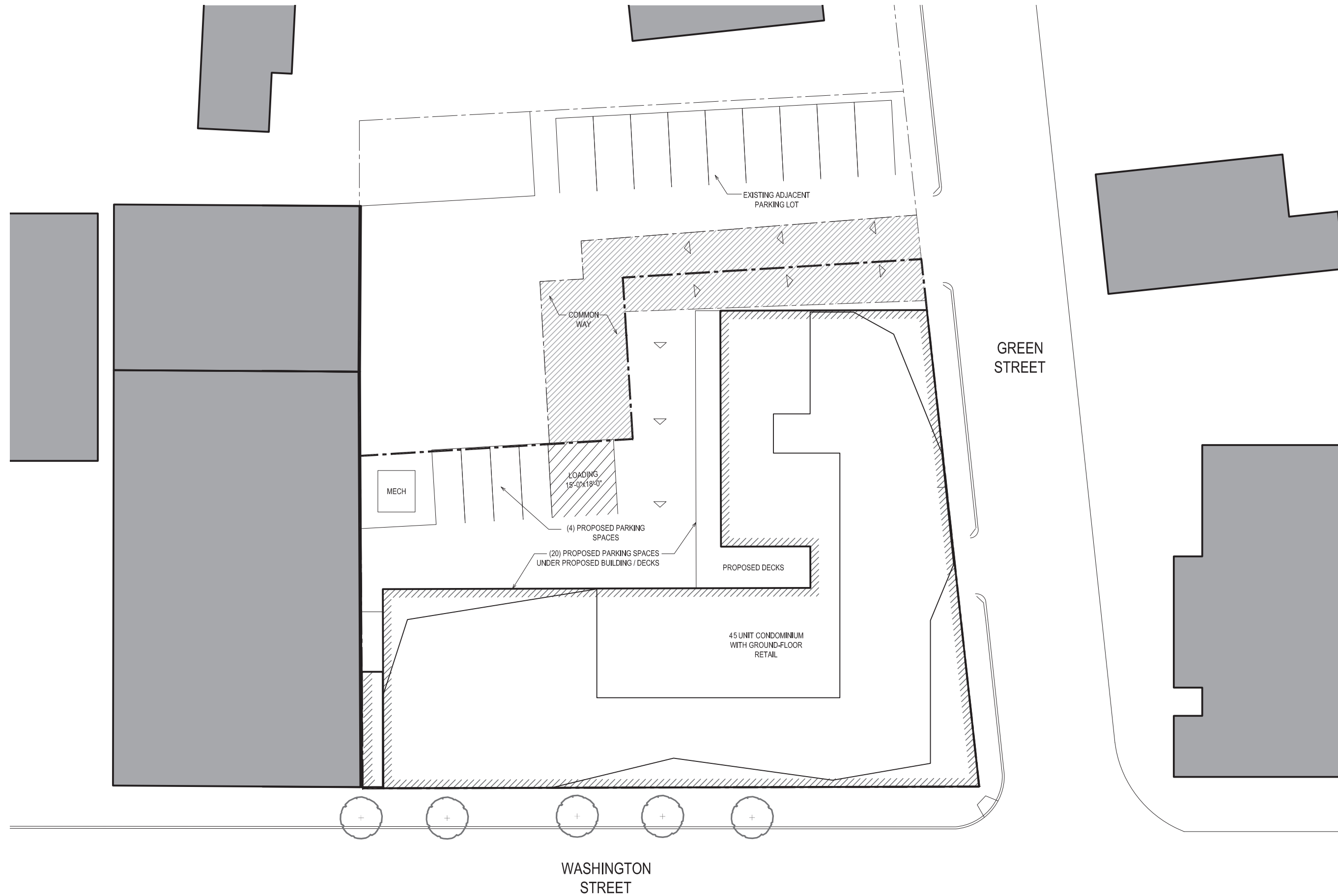
**ACTIVE,
GLAZED
FACADE**

LIGHTING

PLANTERS

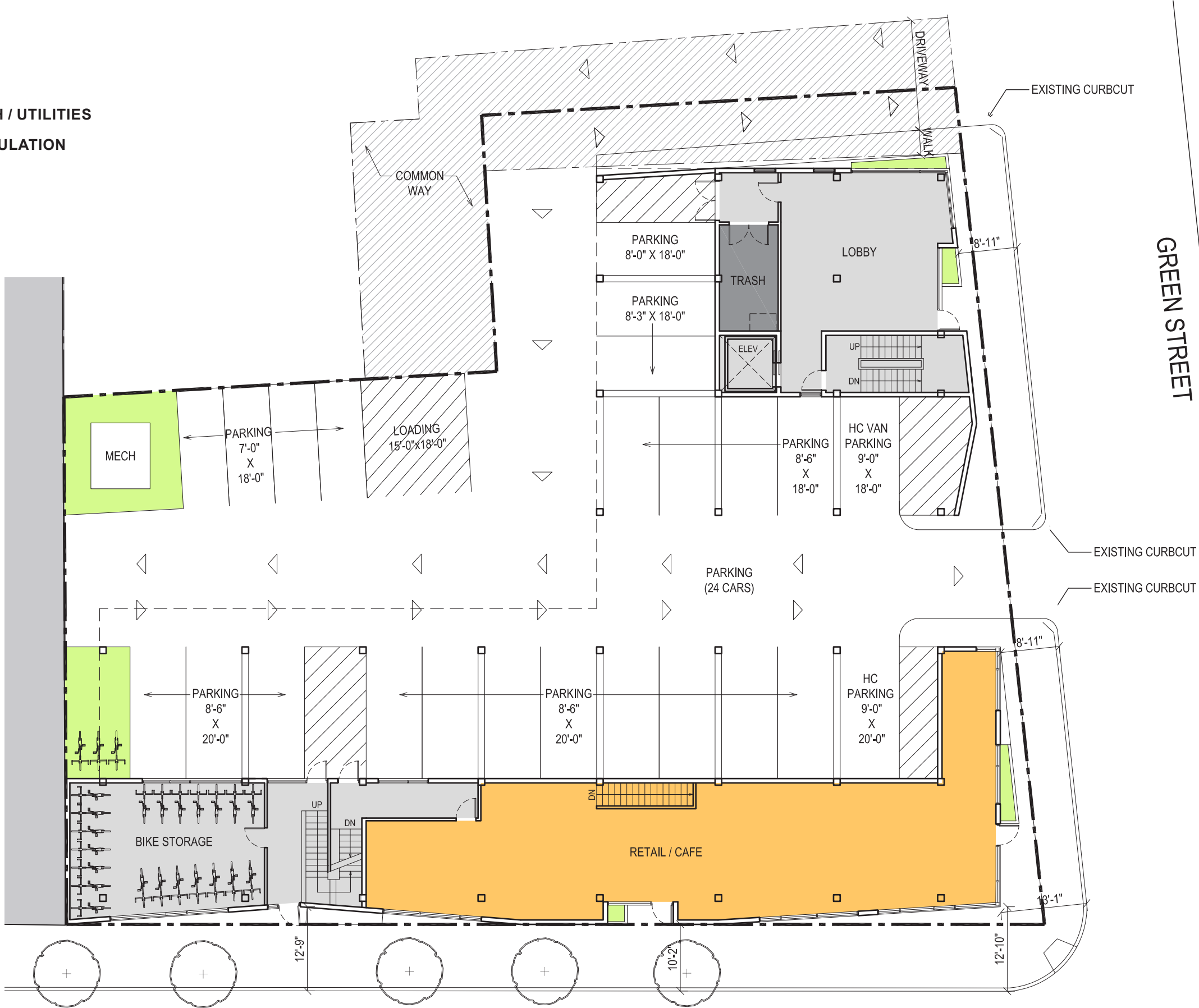
**WIDENED SIDEWALK
GREEN = 8'-11" TO 13'-1"
WASHINGTON = 10'-2" TO 12'-10"**

SITE PLAN

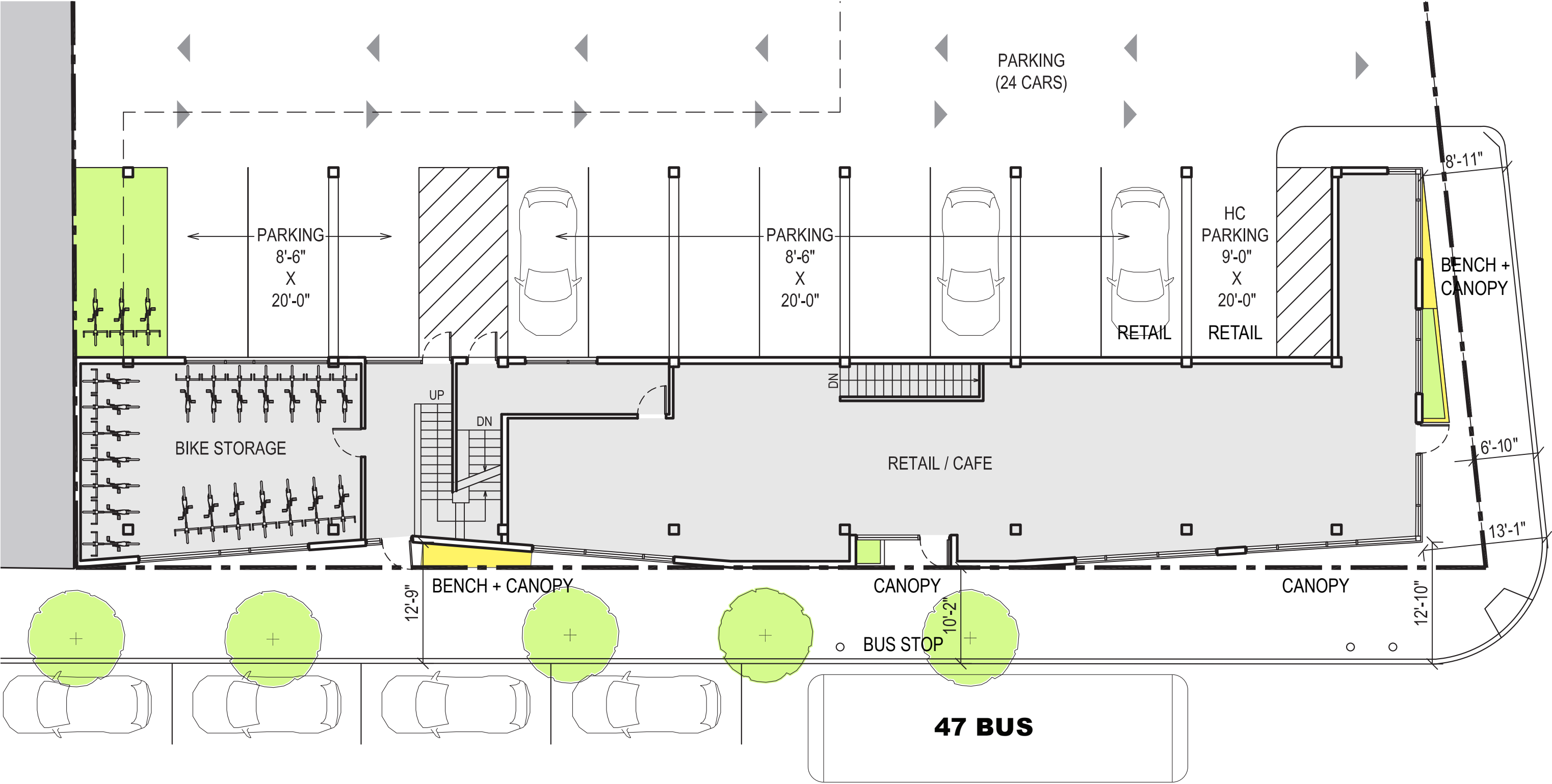


GROUND FLOOR PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION



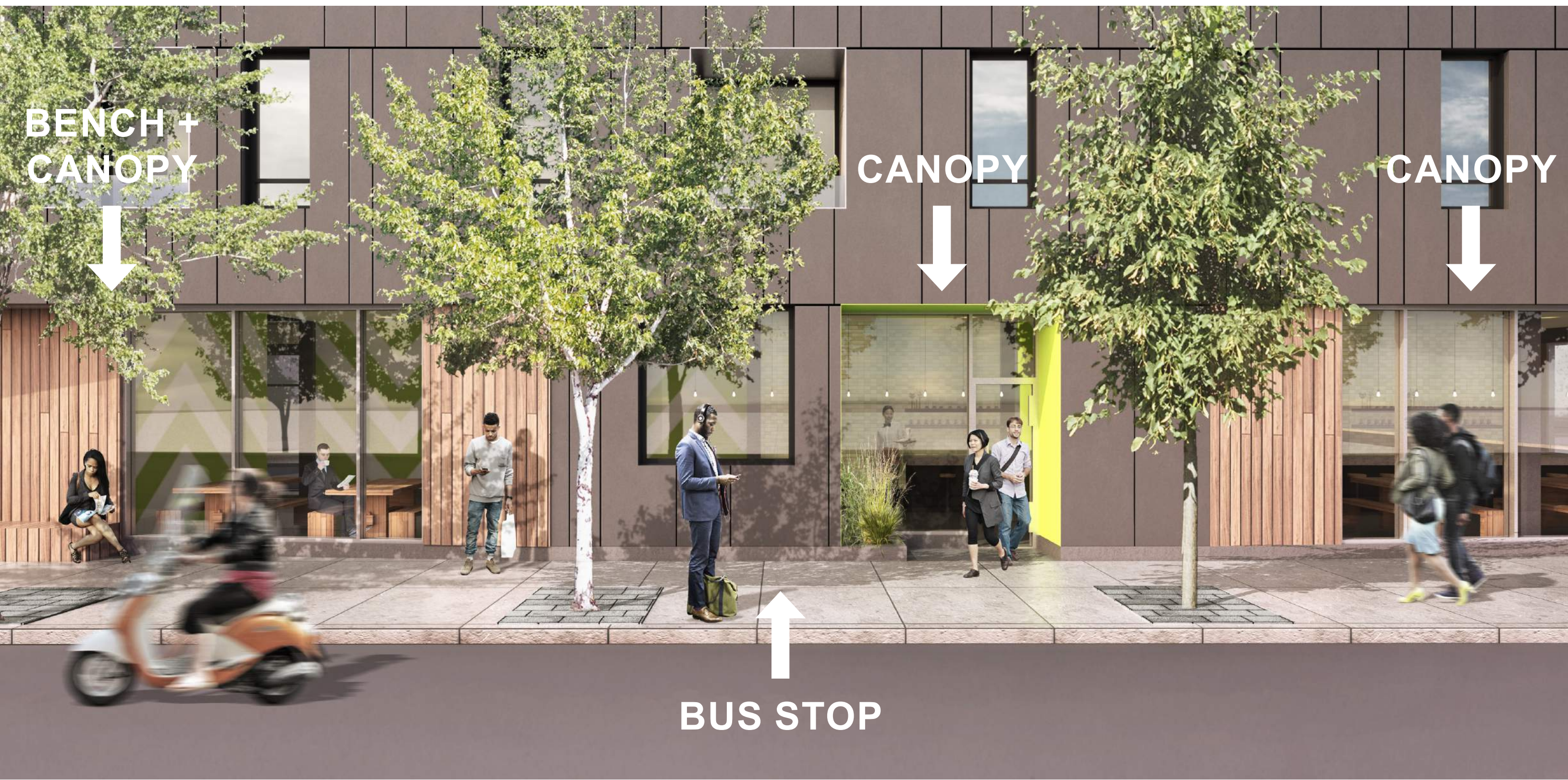
STREETSCAPE IMPROVEMENTS



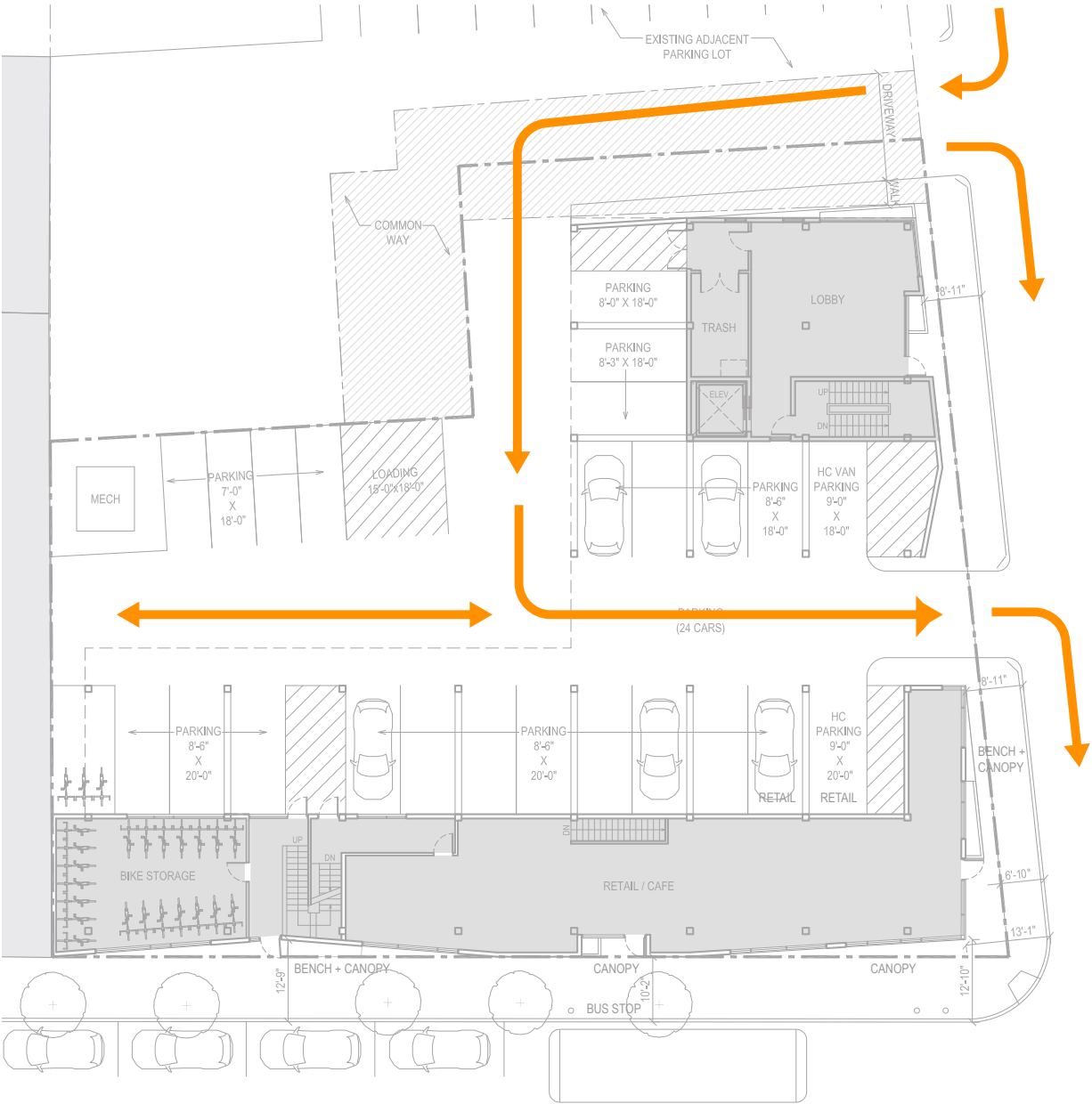
STREETSCAPE IMPROVEMENTS



STREETSCAPE IMPROVEMENTS

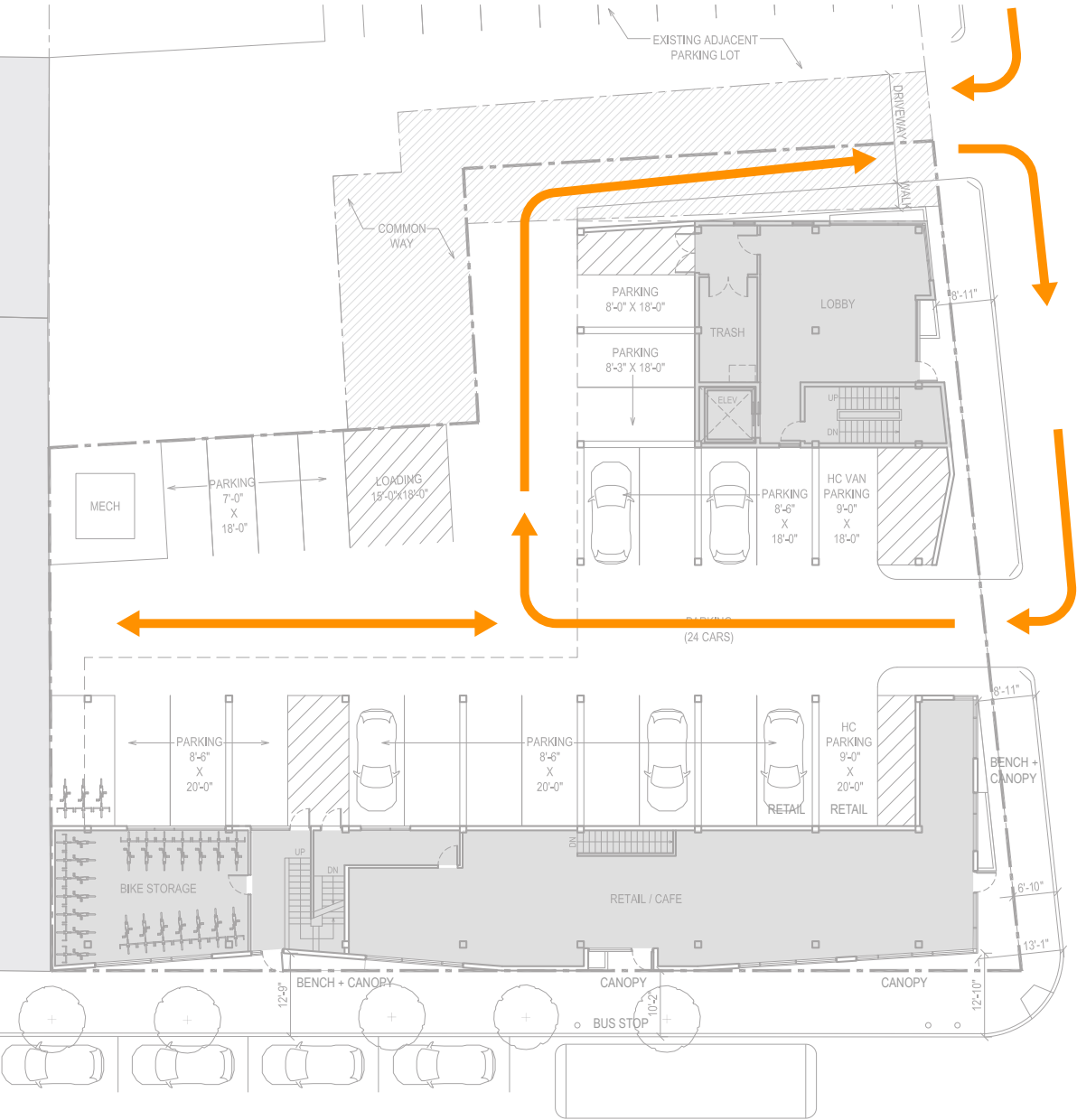


TRAFFIC FLOW



OPTION 01

- EXIT ONLY 2ND CURB CUT
- NO LEFT TURN AT 2ND EXIT
- NO LEFT TURN AT COMMON ACCESS

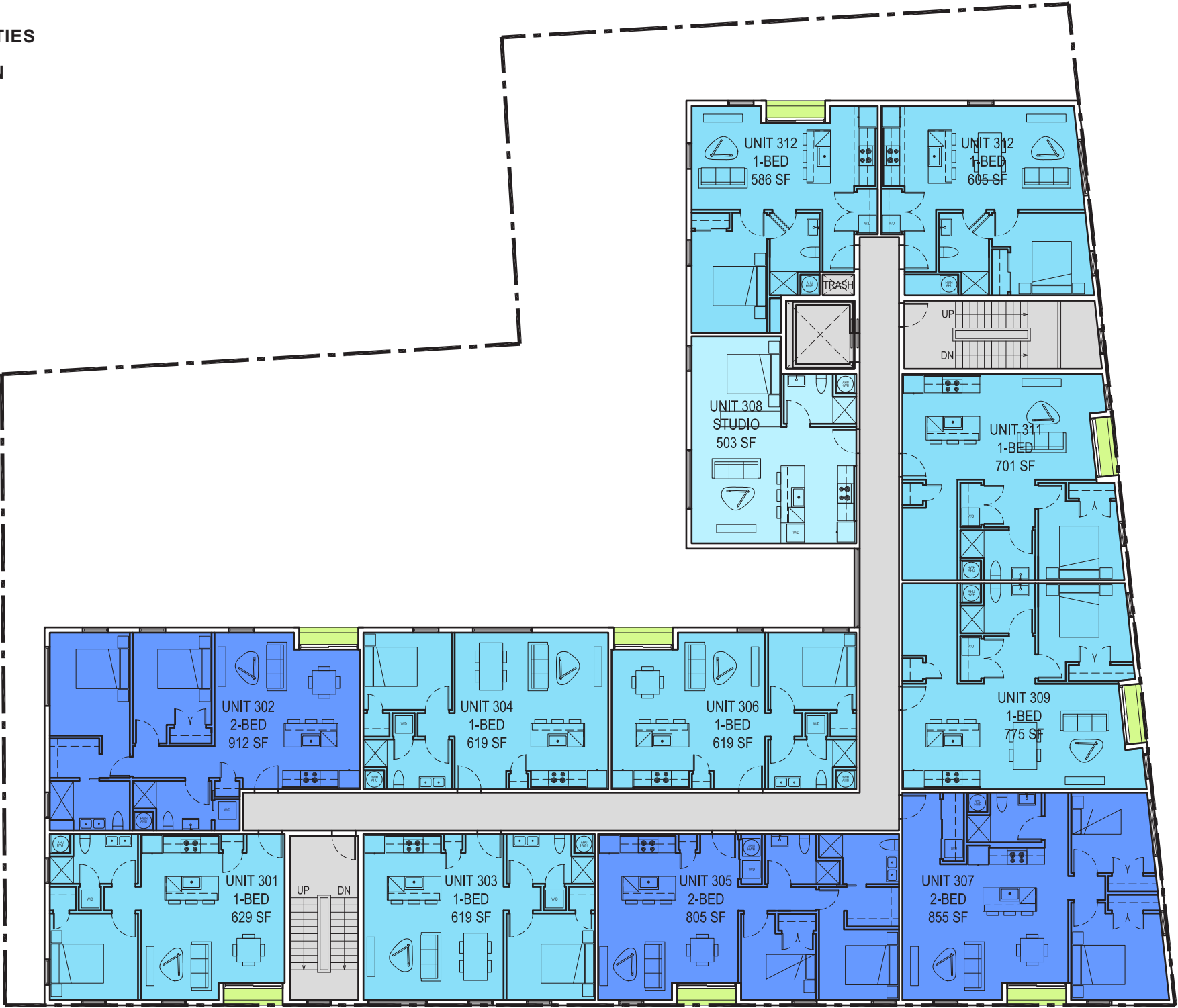


OPTION 02

- ENTRANCE ONLY 2ND CURB CUT
- NO LEFT TURN AT COMMON ACCESS

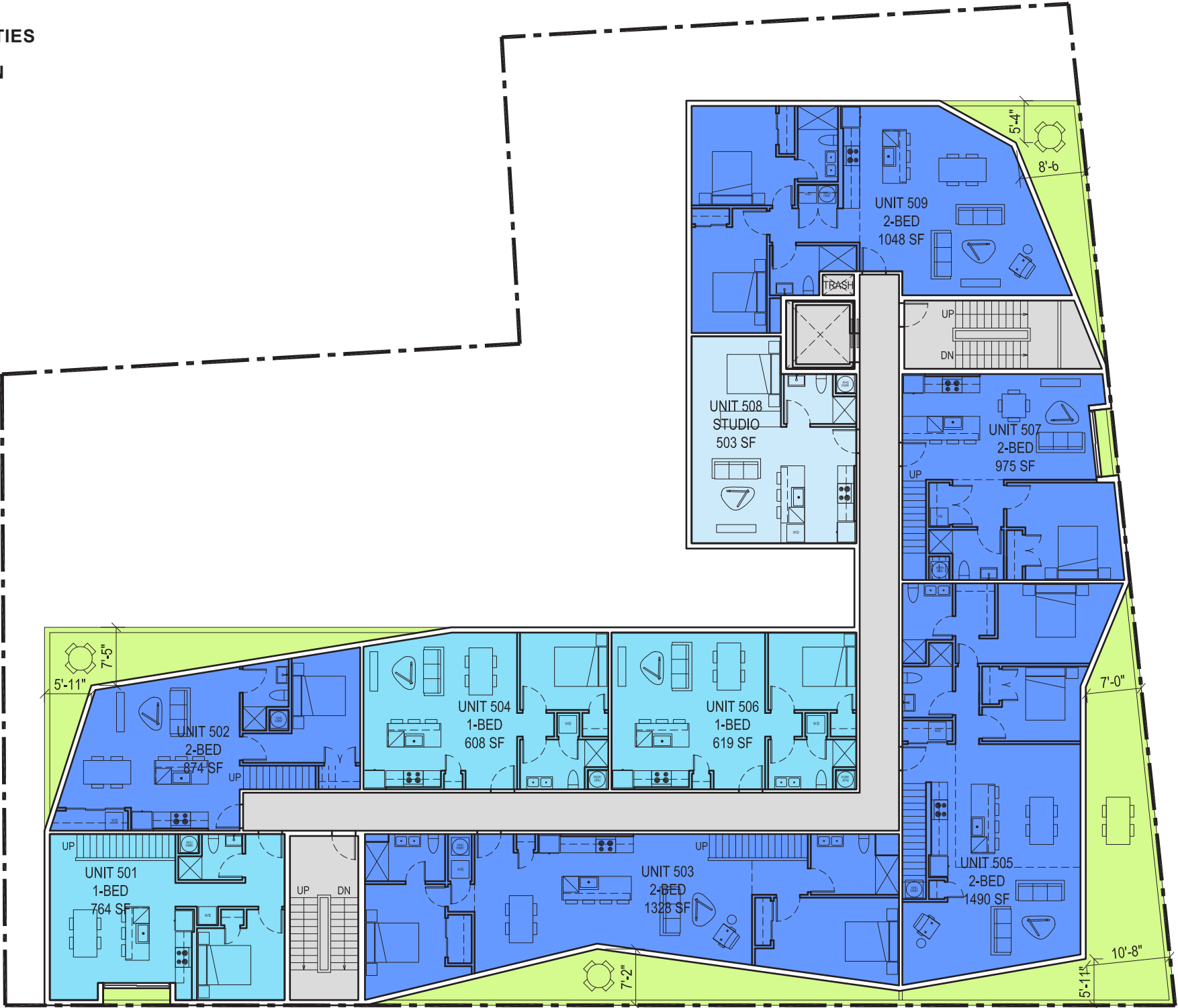
TYPICAL FLOOR PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION



UPPER FLOOR PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION



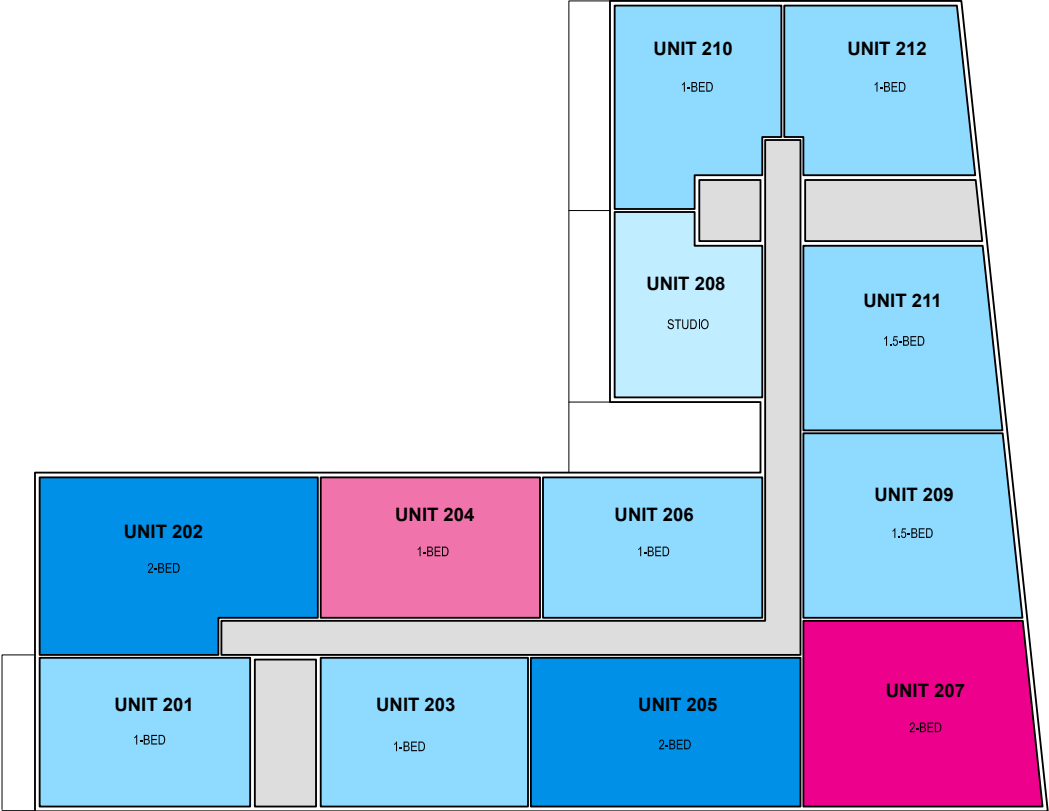
MEZZANINE / LOWER ROOF PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION

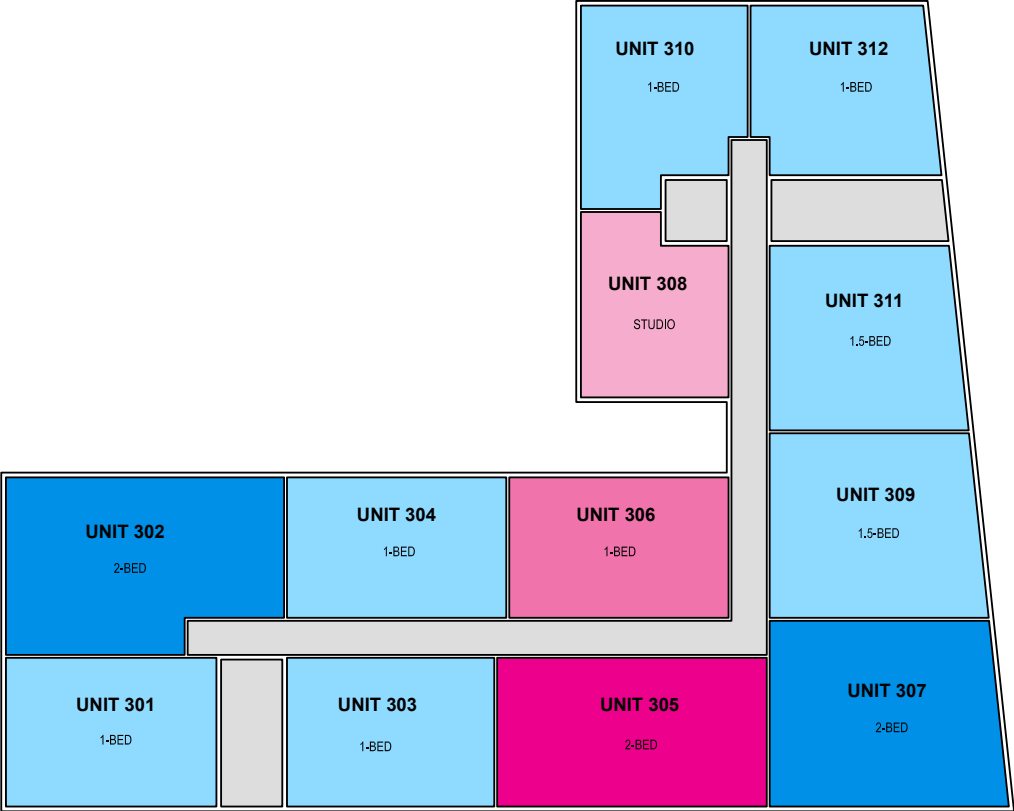


UNIT MIX

TYPE	#	%	AFFORDABLE	
STUDIOS	4	9%	1	6 @ 50% AMI
1-BEDS	27	60%	5	
2-BEDS	14	31%	2	2 @ 70% AMI
TOTAL	45		8 = 18%	



FLOOR 2
UNIT MIX



FLOOR 3

45 UNITS TOTAL

4 STUDIOS

27 1-BEDROOMS

14 2-BEDROOMS

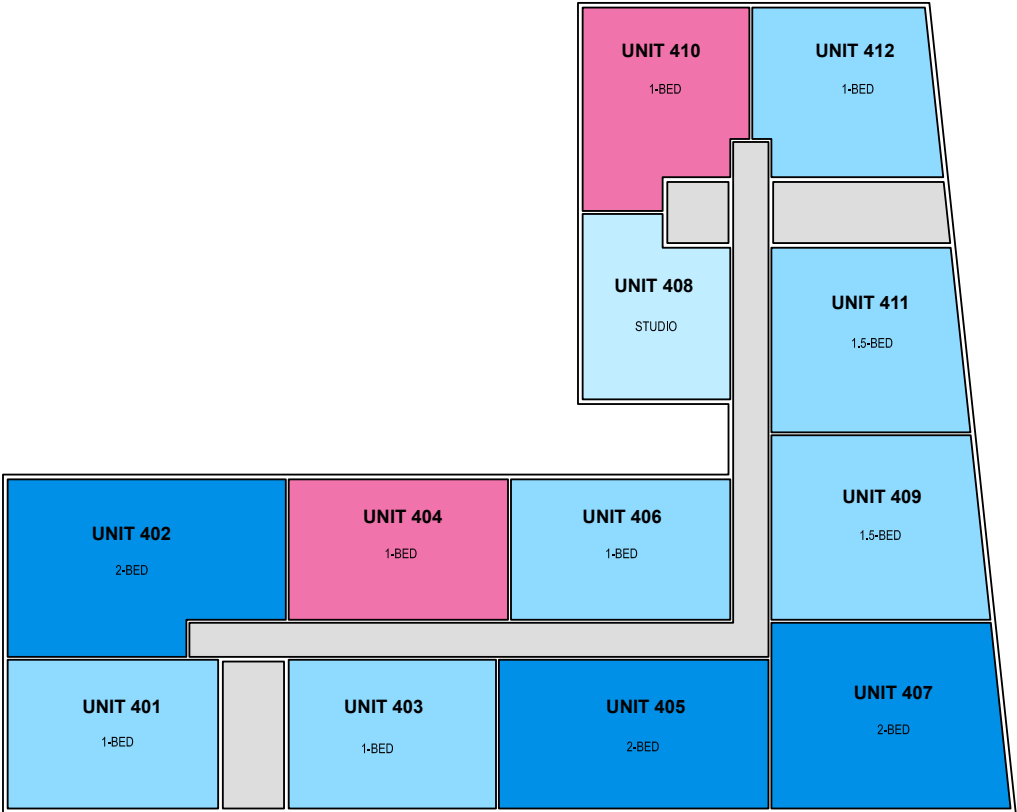
8 AFFORDABLE

9%

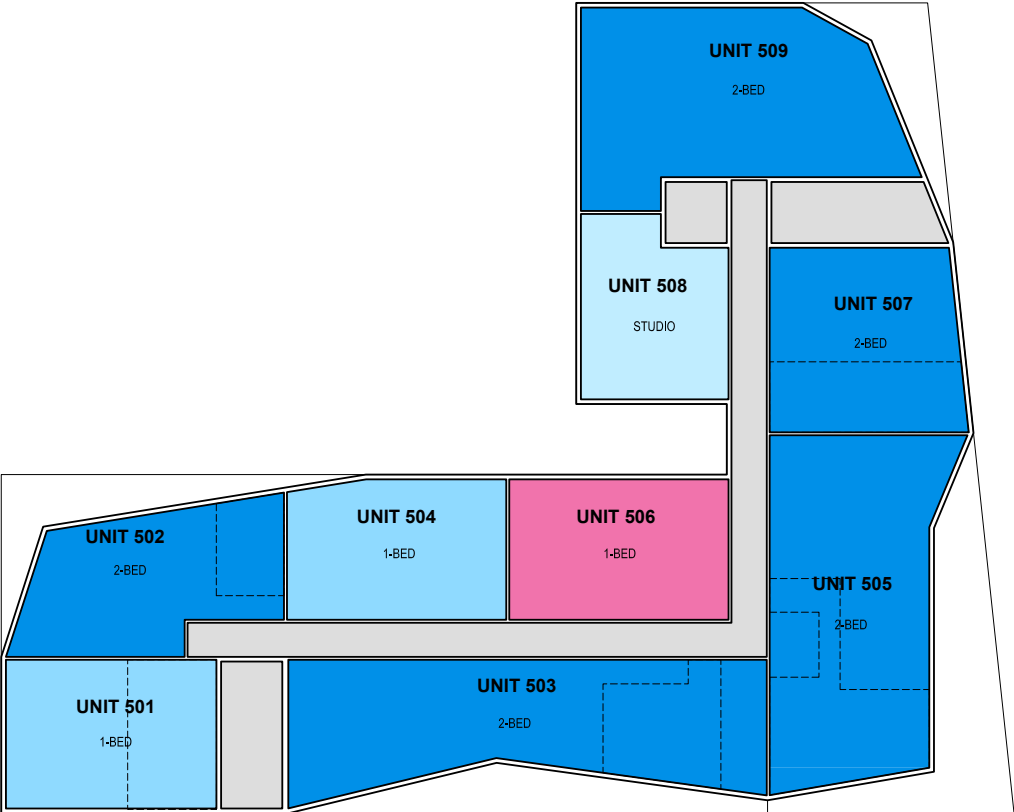
60%

31%

18%



FLOOR 4



FLOOR 5 / MEZZ

CORNER VIEW
ORIGINAL



CORNER VIEW
SETBACK CORNER



MASSING REDUCTIONS



MASSING REDUCTIONS



WASHINGTON ST VIEW



GREEN ST VIEW



REAR VIEW



ELEVATIONS



EAST / WASHINGTON ST ELEVATION



NORTH / GREEN ST ELEVATION



WEST REAR / SIDE ELEVATION



SOUTH REAR / SIDE ELEVATION

ELEVATIONS



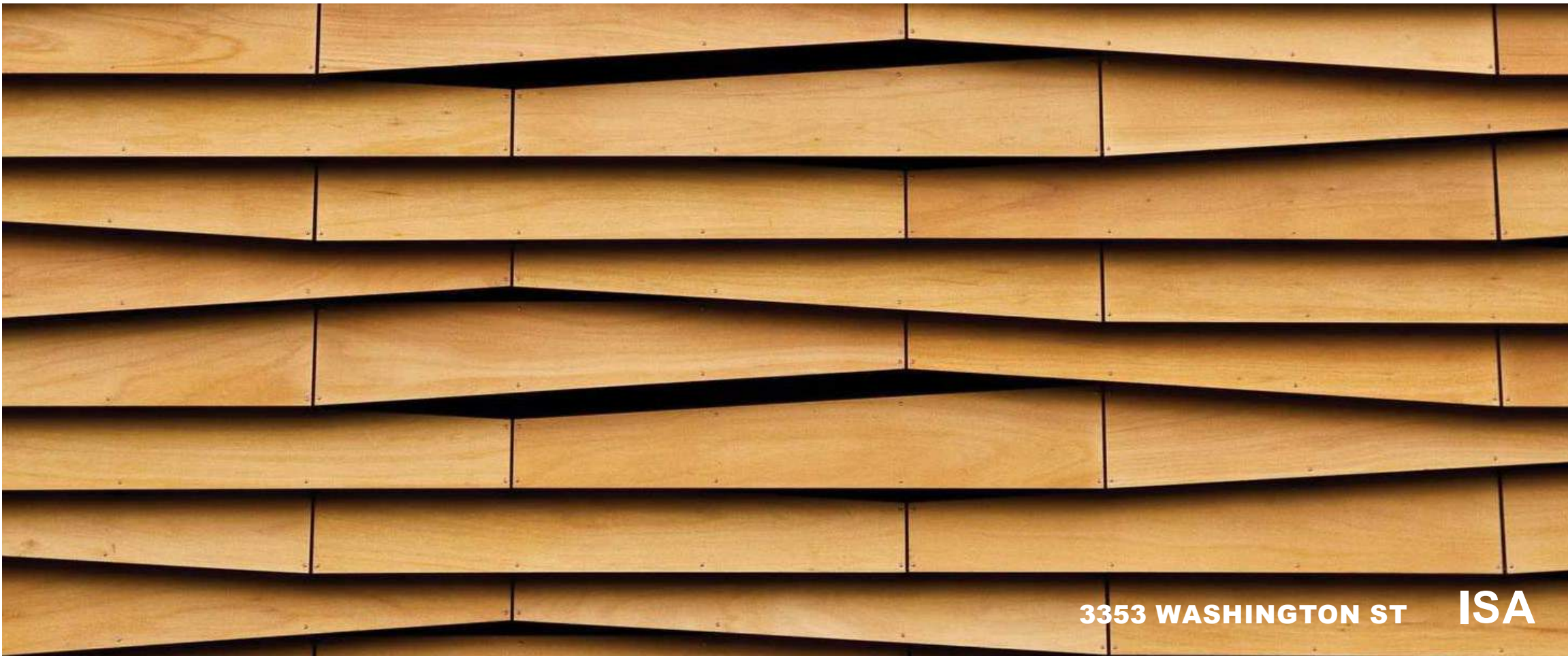
NORTH / GREEN ST ELEVATION

MATERIALS



COMPOSITE WOOD

PRODEMA PRODEX
COLOR: PALE

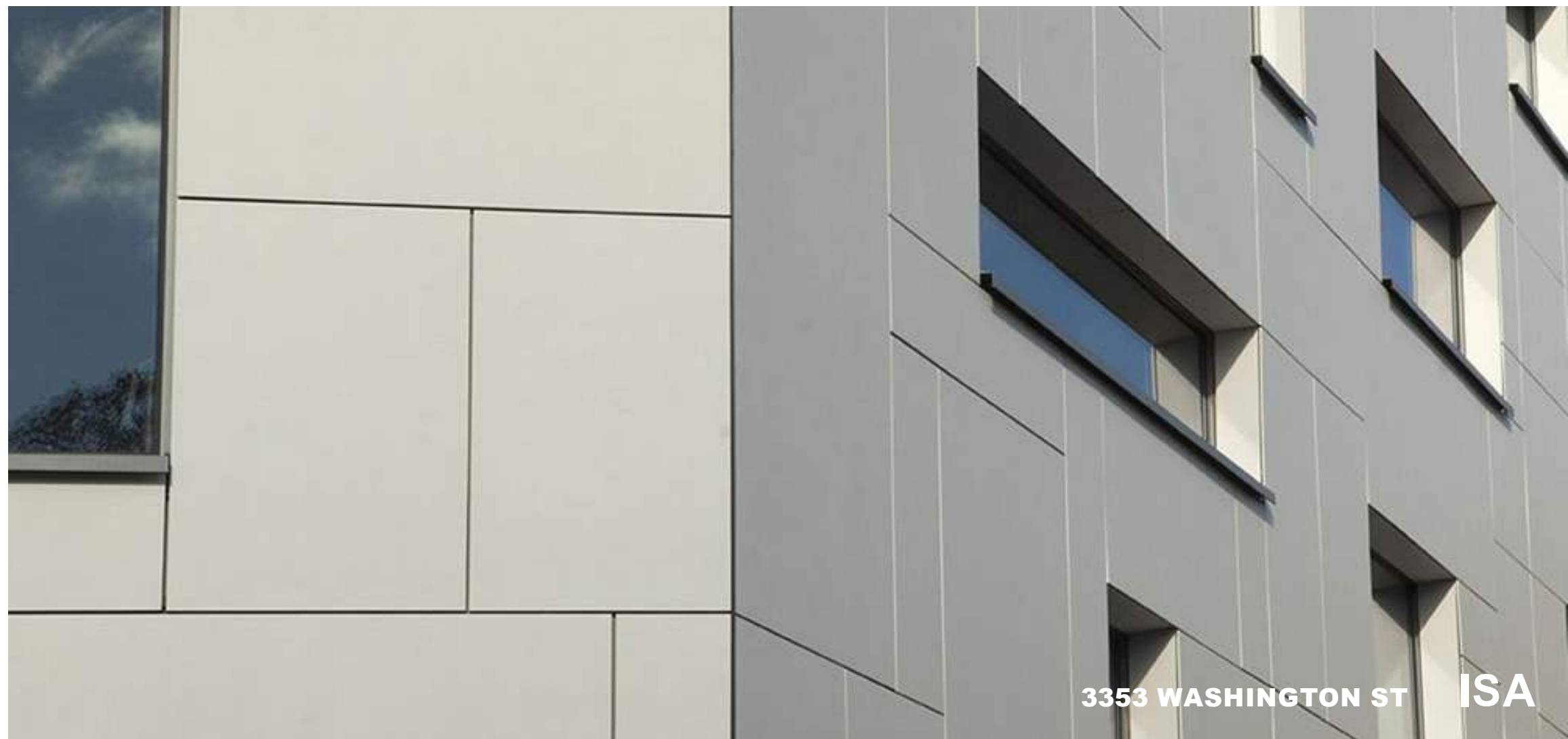


MATERIALS



FIBER CEMENT PANEL

SWISSPEARL
COLOR: CARAT AGATE



PROGRAM

1500 SF AREA REDUCTION
2' HEIGHT REDUCTION
10' CORNER SETBACK

2 ADDITIONAL AFFORDABLE UNITS
1 ADDITIONAL UNIT
13 FEWER BEDROOMS

PROJECT TOTALS

14,999	SITE AREA	
45,737	BUILDING AREA	
3.0	FAR	
68'	HEIGHT	
45	DWELLING UNITS	
4	STUDIOS	(1 AFFORDABLE)
27	1-BEDROOMS	(5 AFFORDABLE)
14	2-BEDROOMS	(2 AFFORDABLE)
2,000 SF	RETAIL	
+660 SF	BASEMENT STORAGE	
24	PARKING SPACES	
2	RETAIL PARKING SPACES	
22	RES PARKING SPACES	
.5	PARKING SPACES / UNIT	
1	EXTERIOR LOADING AREA	

DWELLING UNITS

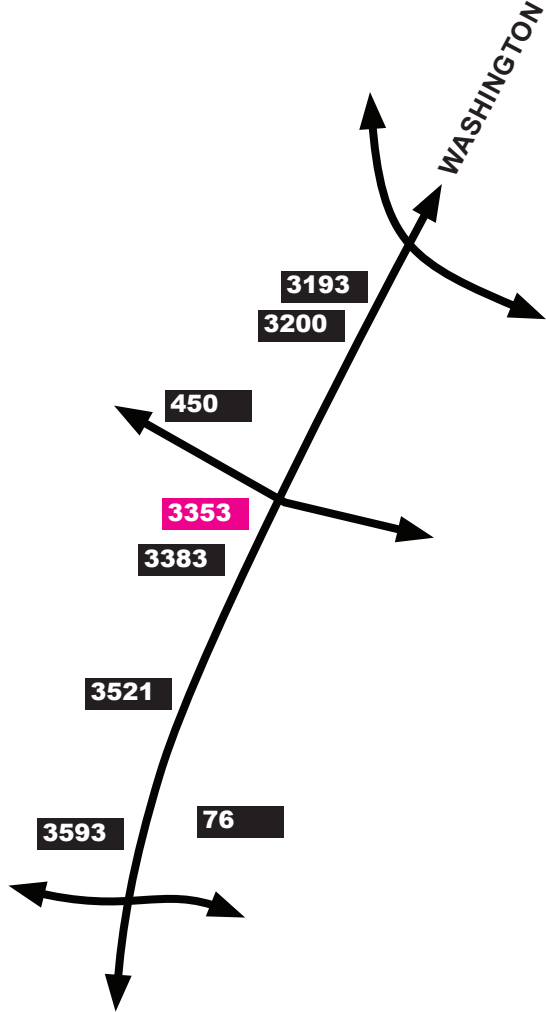
(45)	TOTAL	
(4)	STUDIOS	500 SF AVG
(27)	1-BEDROOMS	620 SF AVG
(14)	2-BEDROOMS	850 SF AVG
(12)	TYPICAL FLOOR	
(1)	STUDIO	500 SF
(8)	1-BEDROOMS	585 - 775 SF
(3)	2-BEDROOMS	805 - 910 SF
(9)	TOP FLOOR	
(1)	STUDIO	500 SF
(3)	1-BEDROOMS	610 - 765 SF
(5)	2-BEDROOMS	875 - 1490 SF

NEIGHBORHOOD FEEDBACK

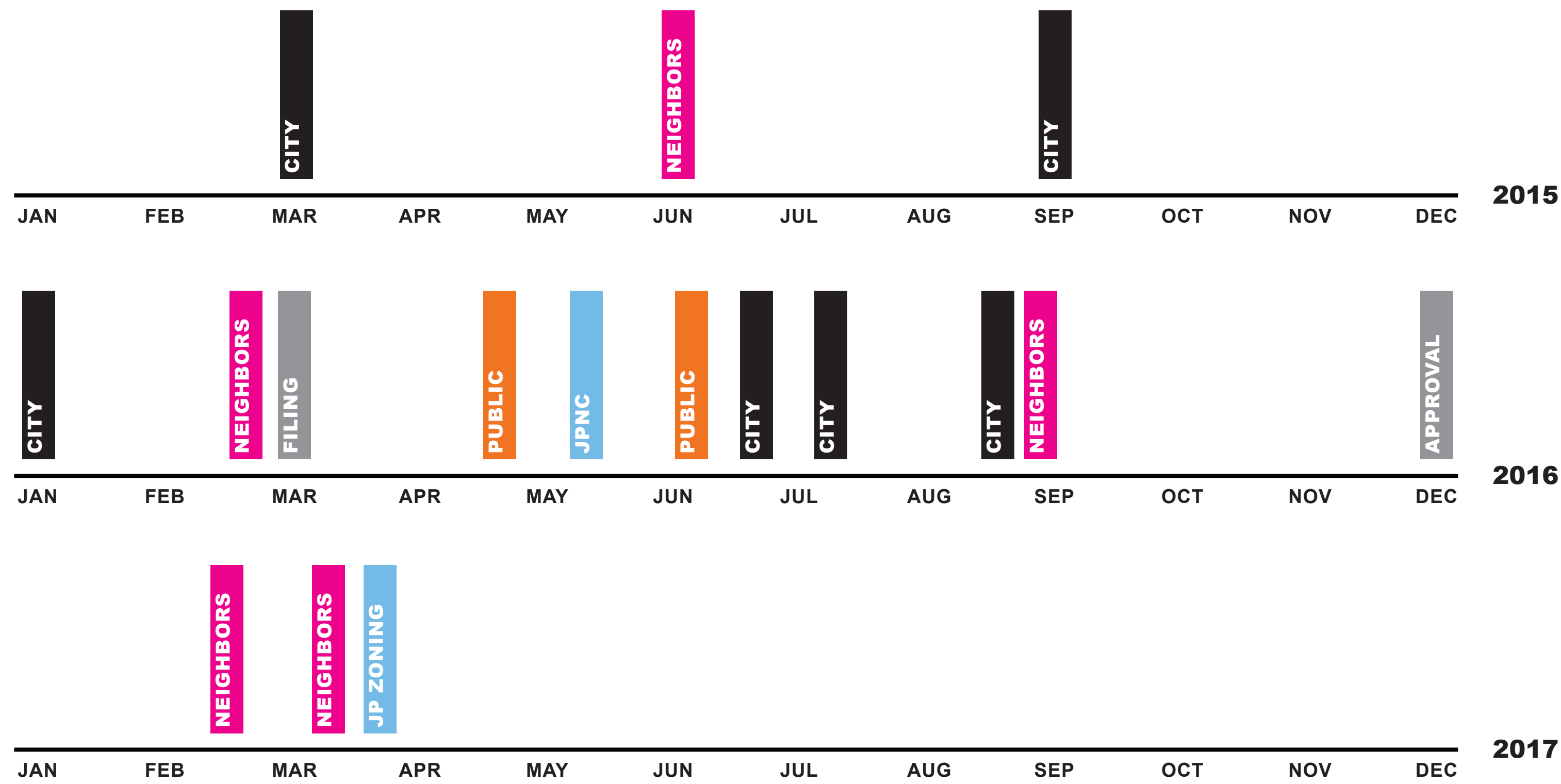
01 AFFORDABILITY	18% OF TOTAL UNITS ARE AFFORDABLE 3/4 OF AFFORDABLE UNITS ARE AT A DEEPER SUBSIDY 2 AFFORDABLE UNITS WERE ADDED IN RESPONSE TO FEEDBACK
02 HEIGHT	HEIGHT REDUCED BY 2' OVERALL 10'-8" SETBACK / MATERIAL CHANGE AT CORNER WINDOWING SHIFT TO SOFTEN HEIGHT PERCEPTION
03 REAR FACADE	ANIMATE REAR FACADE BY WRAPPING ANGLED ROOF SETBACK / MATERIAL CHANGE AT REAR ROOFLINE REDUCE MEZZANINE LEVEL AREA AT GREEN ST CORNER
04 GROUND FLOOR	ADDITIONAL BIKE ROOM STORAGE SPACE COMPLETED STREET WALL ALONG WASHINGTON STREET PARKING SIZES ADHERE TO JP ZONING GUIDELINES
05 JP/ROX PROCESS	DEVELOPMENT PLAN IS CONSISTENT WITH DIRECTION OF JP/ROX PLANNING PROCESS

DEVELOPMENT COMPARISON

PROJECT METRICS ARE
IN LINE WITH RECENTLY
APPROVED NEARBY
DEVELOPMENTS



PROJECT TIMELINE



PROJECT CHANGES

JUN 2ND 2015-1ST NEIGHBORHOOD MEETING

6 STORIES (5 PLUS MEZZANINE)
47,450 SF
3.2 FAR
70' HEIGHT
44 UNITS
(18) 1-BEDS
(21) 2-BEDS
(5) 3-BEDS
75 TOTAL BEDROOMS
30 PARKING SPACES
6 UNITS / 15% OF TOTAL AFFORDABLE

APR 28 2016-1ST PUBLIC MEETING

46,690 SF
3.1 FAR
70' HEIGHT
44 UNITS
(19) 1-BEDS
(20) 2-BEDS
(5) 3-BEDS
74 TOTAL BEDROOMS
24 PARKING SPACES
6 UNITS / 15% OF TOTAL AFFORDABLE
REAR FAÇADE MATERIALS STUDY / ADDITIONAL WOOD
FACING NEIGHBORING REAR YARDS
FRONT FAÇADE ELEVATIONS / ADDITIONAL VIEW FROM
GLEN DOWN GREEN
REAR FAÇADE MURAL FACING PARKING AREA

JUN 7, 2016-2ND PUBLIC MEETING

46,690 SF
3.1 FAR
68' HEIGHT (-2' OVERALL)
44 UNITS
(19) 1-BEDS
(20) 2-BEDS
(5) 3-BEDS
74 TOTAL BEDROOMS
24 PARKING SPACES
7 UNITS / 16% OF TOTAL AFFORDABLE (+1 UNIT)
SETBACK CORNER / MATERIAL CHANGE / WINDOWING
CHANGE AT WASHINGTON & GREEN CORNER (9'-4")
REAR CORNER SETBACK / MATERIAL CHANGE / SLOPED
ROOFLINE (3')
FULLY RENDERED ELEVATIONS WITH MATERIALS – ALL
SIDES.
EXPANDED BIKE STORAGE ROOM COMPLETING STREET
WALL ALONG WASHINGTON ST (+125 SF)
EXPANDED COMMON ROOF DECK (SF DOUBLED)

FEB 29 2016-2ND NEIGHBORHOOD MEETING

46,690 SF (-760 SF)
3.1 FAR (- .1)
70' HEIGHT
44 UNITS
(19) 1-BEDS (+ 1)
(20) 2-BEDS (-1)
(5) 3-BEDS
74 TOTAL BEDROOMS (-1)
24 PARKING SPACES (-6 TO ADDRESS CONCERNS ABOUT
CIRCULATION CONGESTION)
6 UNITS / 15% OF TOTAL AFFORDABLE
2'-2" SETBACK AT GROUND LEVEL ALONG GREEN ST TO
EXPAND NARROW SIDEWALK
REAR FAÇADE STUDY / MECH SCREENING

MAY10, 2016-JP NEIGHBORHOOD COUNCIL MEETING

46,690 SF
3.1 FAR
70' HEIGHT
44 UNITS
(19) 1-BEDS
(20) 2-BEDS
(5) 3-BEDS
74 TOTAL BEDROOMS
24 PARKING SPACES
6 UNITS / 15% OF TOTAL AFFORDABLE

AUG 22, 2016-3RD NEIGHBORHOOD MEETING

45,737 SF (-953 SF)
3.0 FAR (- .1)
68' HEIGHT
45 UNITS (+1)
(4) STUDIOS (+4)
(27) 1-BEDS (+1)
(14) 2-BEDS (-6)
(0) 3-BEDS (-5)
59 TOTAL BEDROOMS INCLUDING STUDIOS (-15)
24 PARKING SPACES
8 UNITS / 18% OF TOTAL AFFORDABLE (+1 UNIT)
ADDITIONAL SETBACK AT WASHINGTON & GREEN
CORNER (+1'-4" = 10'-8" TOTAL)
ADDITIONAL REAR CORNER SETBACK (+4'-5" = 7'-5"
TOTAL)
ADDITIONAL GREEN ST CORNER SETBACK (+3' = 8'-6"
TOTAL)
MEZZANINE REMOVED, HEIGHT REDUCED BY 10-12'
ALONG GREEN ST SIDE YARD / REAR CORNER FACING
NEIGHBORS

TO-DATE

4 TO 6 / 8 UNITS @ 50% AMI (+2 UNITS)



PATROLMAN JOHN LYNCH
KILLED IN THE LINE OF DUTY
SEPTEMBER 19, 1944

BOSTON POLICE
DISTRICT E-13

Boston Police