

# 45 TOWNSEND STREET

IAG Working Session

October 17, 2018



1. Project Affordability and Unit Information
2. Existing conditions on the site
3. Current proposal vs. EPNF filing
4. Architectural context
5. About the developer and project feasibility
6. Next steps

We are proposing 45 IDP units (15% of 300). This is above the 13% requirement by the city of Boston.

50% of the IDP requirement onsite: 22 affordable rental units on the property at an average of 70% AMI – a mixture of studios, one, two, and three bedroom units.

50% or 23 units of the IDP through the creation of affordable home-ownership units offsite in the Garrison Trotter neighborhood at an average of 80-100% AMI - a mixture of one, two, and three bedroom units.

45 Townsend Proposed Unit Mix & Rents						
Unit Type	# of Units	Avg. Sf	Market Rate Rent	60% AMI Rent	70% AMI Rent	100% AMI Rent
Studio	85	450	\$2,100+	\$938	\$1,094	\$1,563
1 Bed	90	600	\$2,400+	\$1,094	\$1,277	\$1,824
1 Bed + Den	20	725	\$2,600+	\$1,094	\$1,277	\$1,824
2 Bed	95	875	\$3,000+	\$1,251	\$1,459	\$2,084
3 Bed	10	1,100	\$4,000+	\$1,407	\$1,642	\$2,345
*Unit counts, avg. sf and market rents all subject to change						

Note: Currently 220 parking spaces are proposed within the building footprint. Visitor parking is still being developed.



# Existing Conditions



## Site Zoning:

Allowable Building Area:	422,600 SF
Allowable FAR:	2.00
Maximum Height:	45'-0"







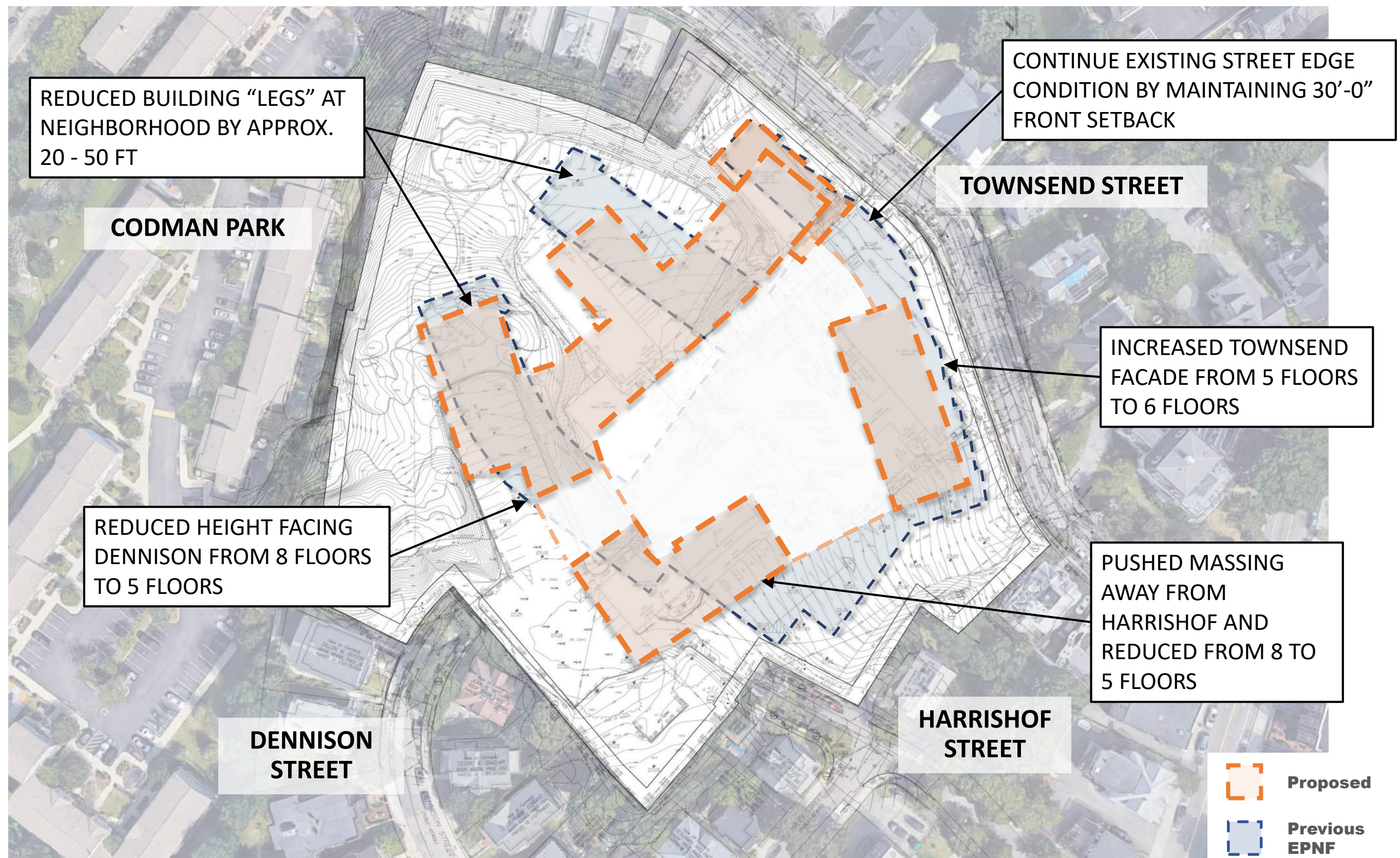


## Design Goals Based on Neighborhood Feedback

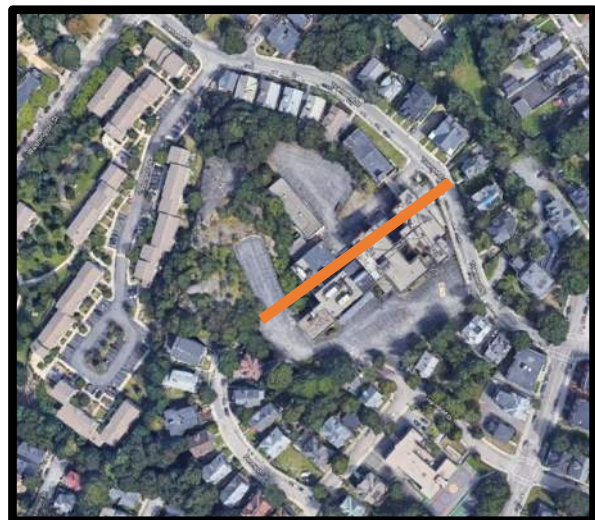
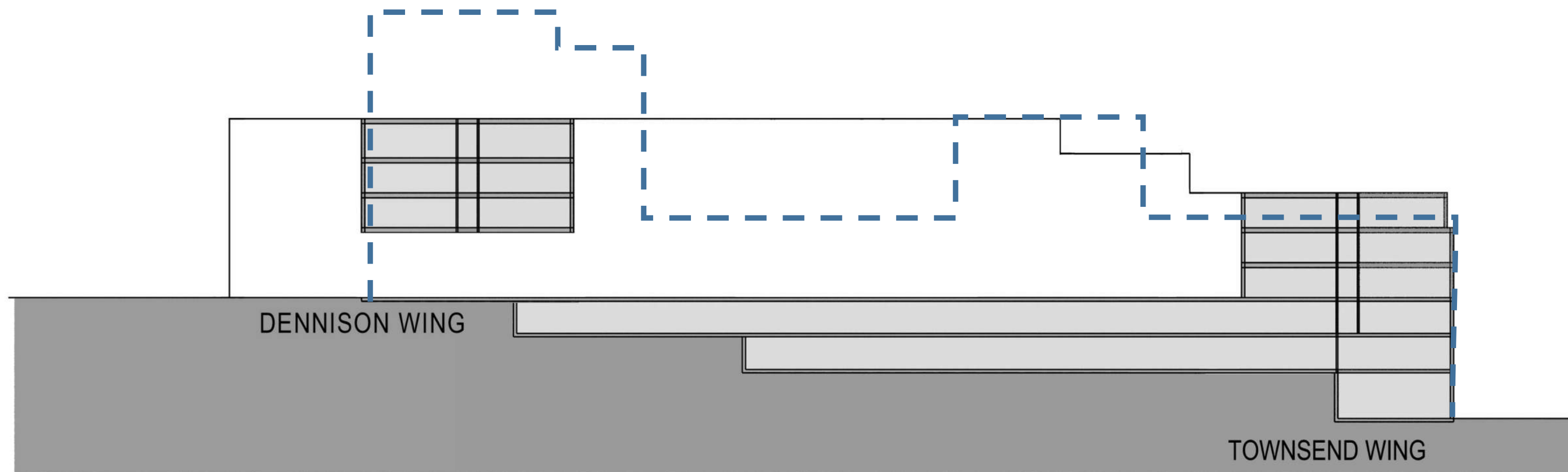
1. Pull building “legs” away from Codman neighborhood
2. Pull building mass away from Harrishof Street
3. Lower building height at Dennison and Harrishof
4. Maintaining townhouse feel on Townsend
5. Break down the scale of the building
6. Internalizing service functions
7. Consolidating exterior greenspace to maintain and enhance buffers



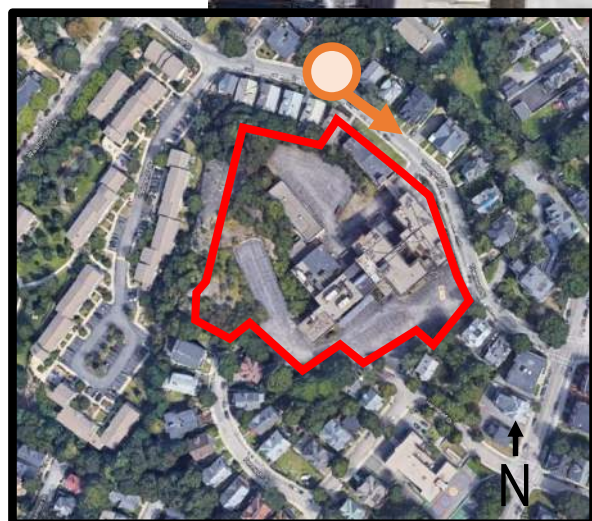
















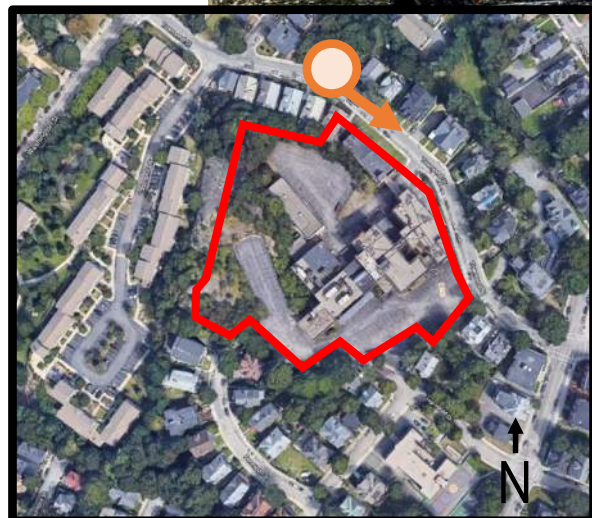


## PROPOSED VIEW - TOWNSEND STREET

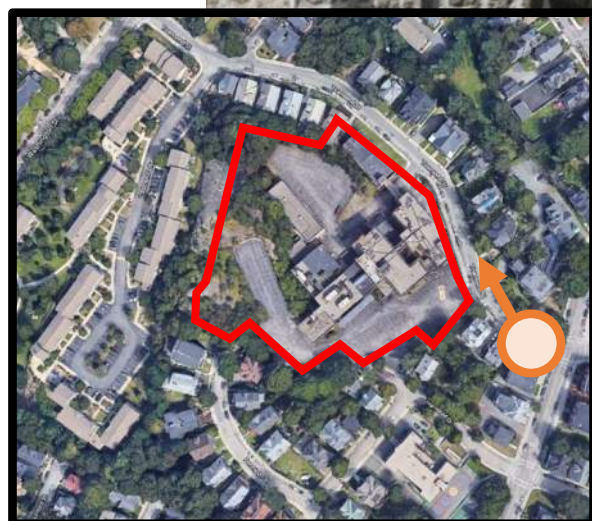
HOSPITAL ~ 53 FEET

EPNF ~ 61 FEET

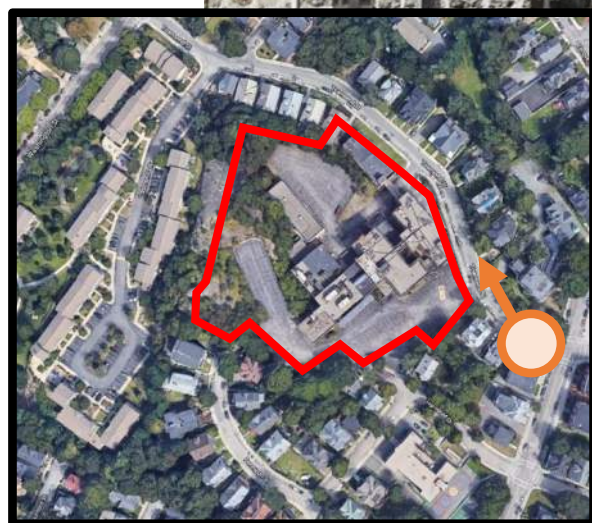
PROPOSED ~ 69 FEET











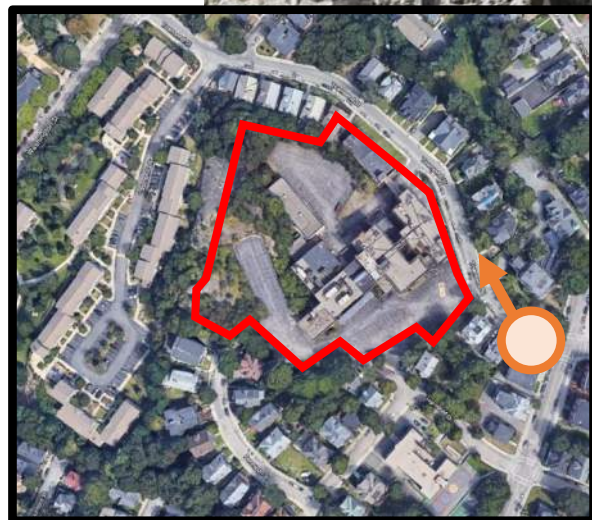
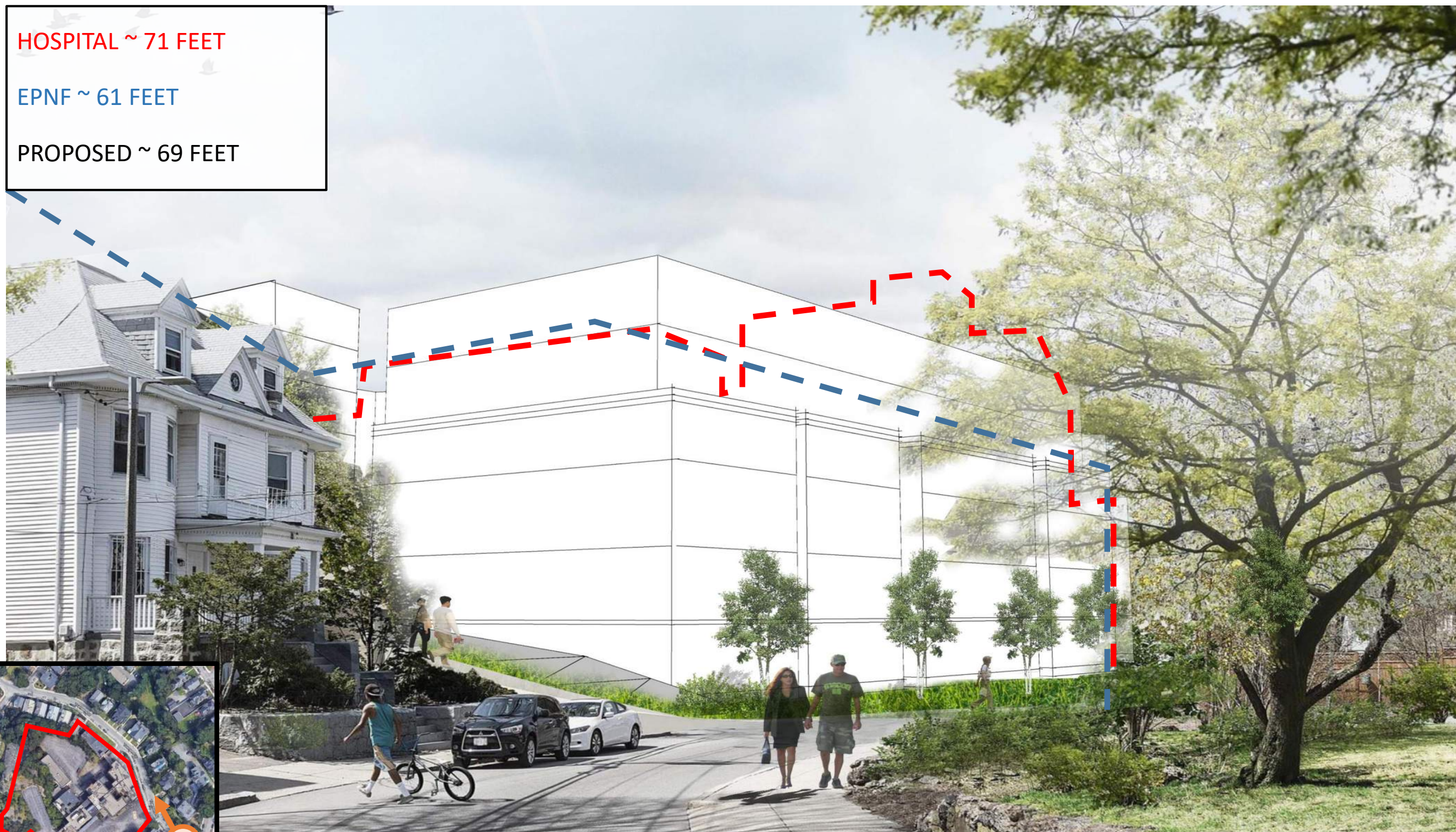


## PROPOSED VIEW - TOWNSEND STREET

HOSPITAL ~ 71 FEET

EPNF ~ 61 FEET

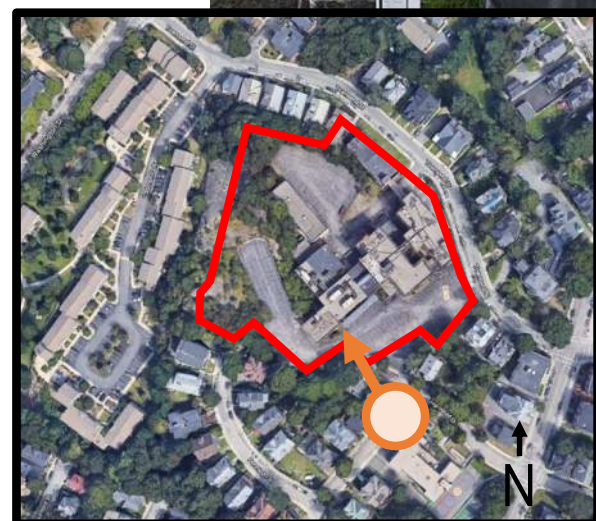
PROPOSED ~ 69 FEET









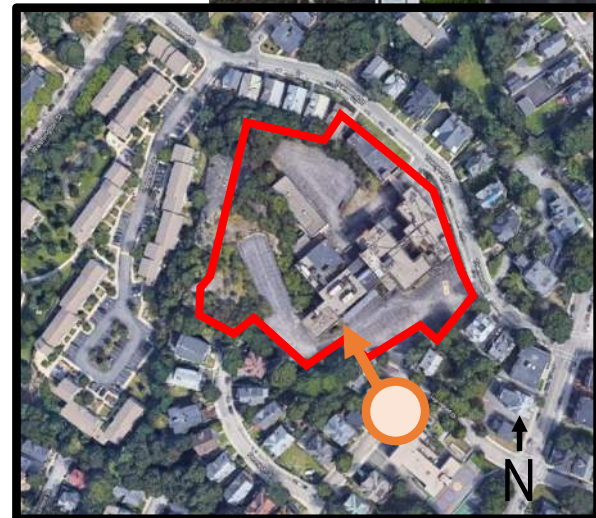




## PROPOSED VIEW - HARRISHOF STREET

EPNF ~ 80 FEET

PROPOSED ~ 54 FEET













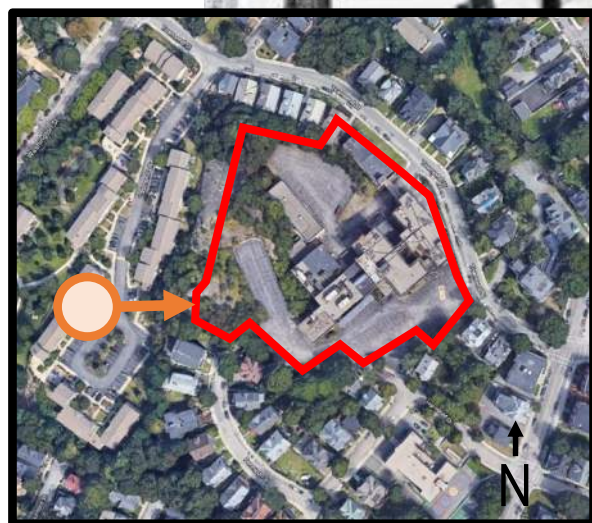
## PROPOSED VIEW –DENNISON STREET

EPNF ~ 80 FEET

PROPOSED ~ 55 FEET



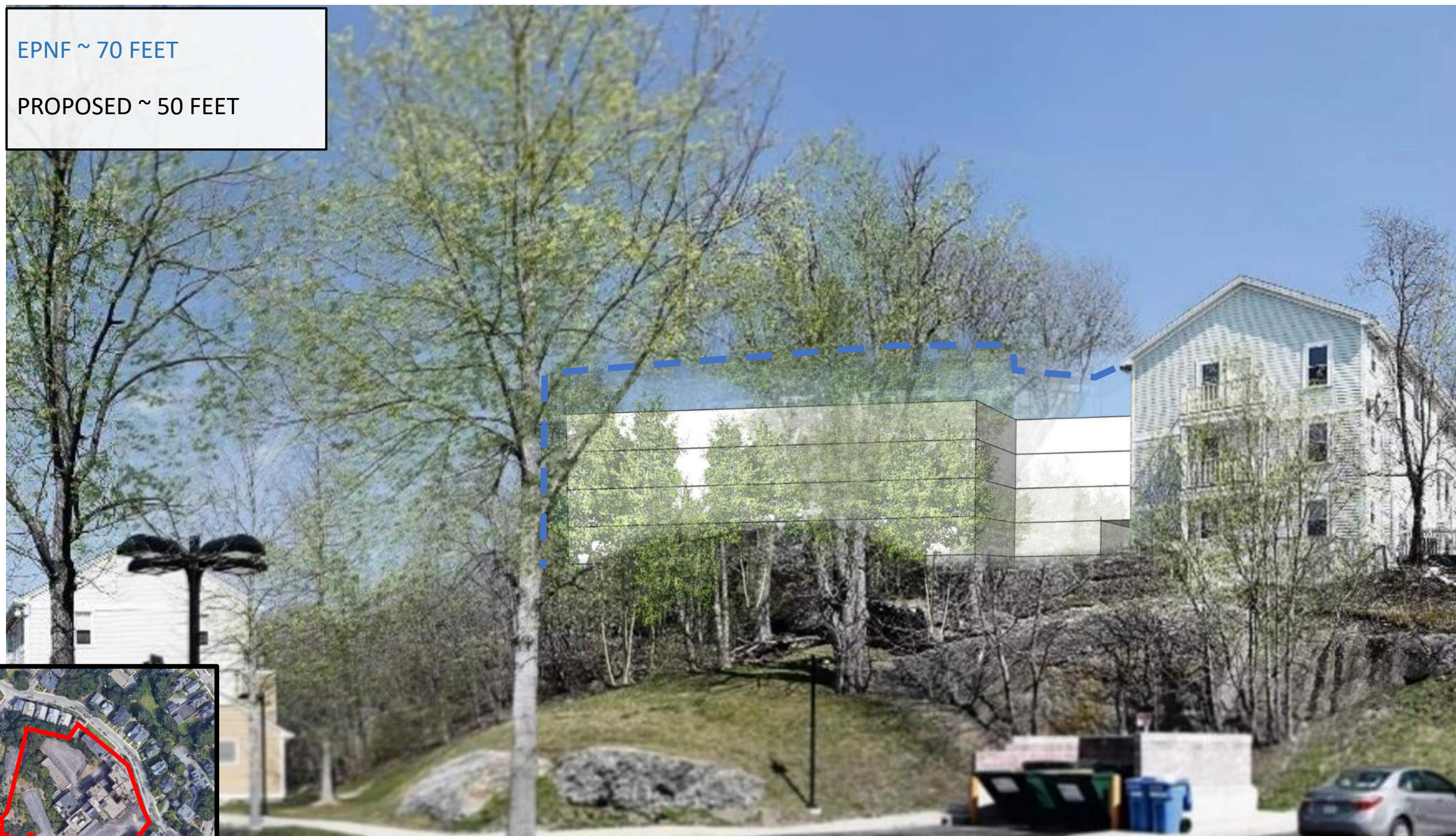




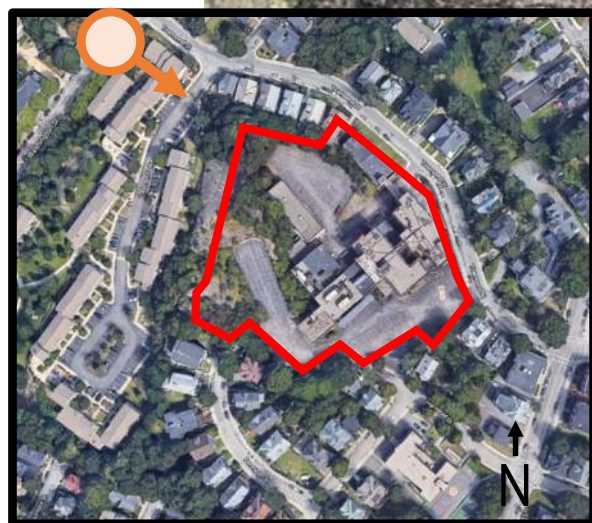


EPNF ~ 70 FEET

PROPOSED ~ 50 FEET

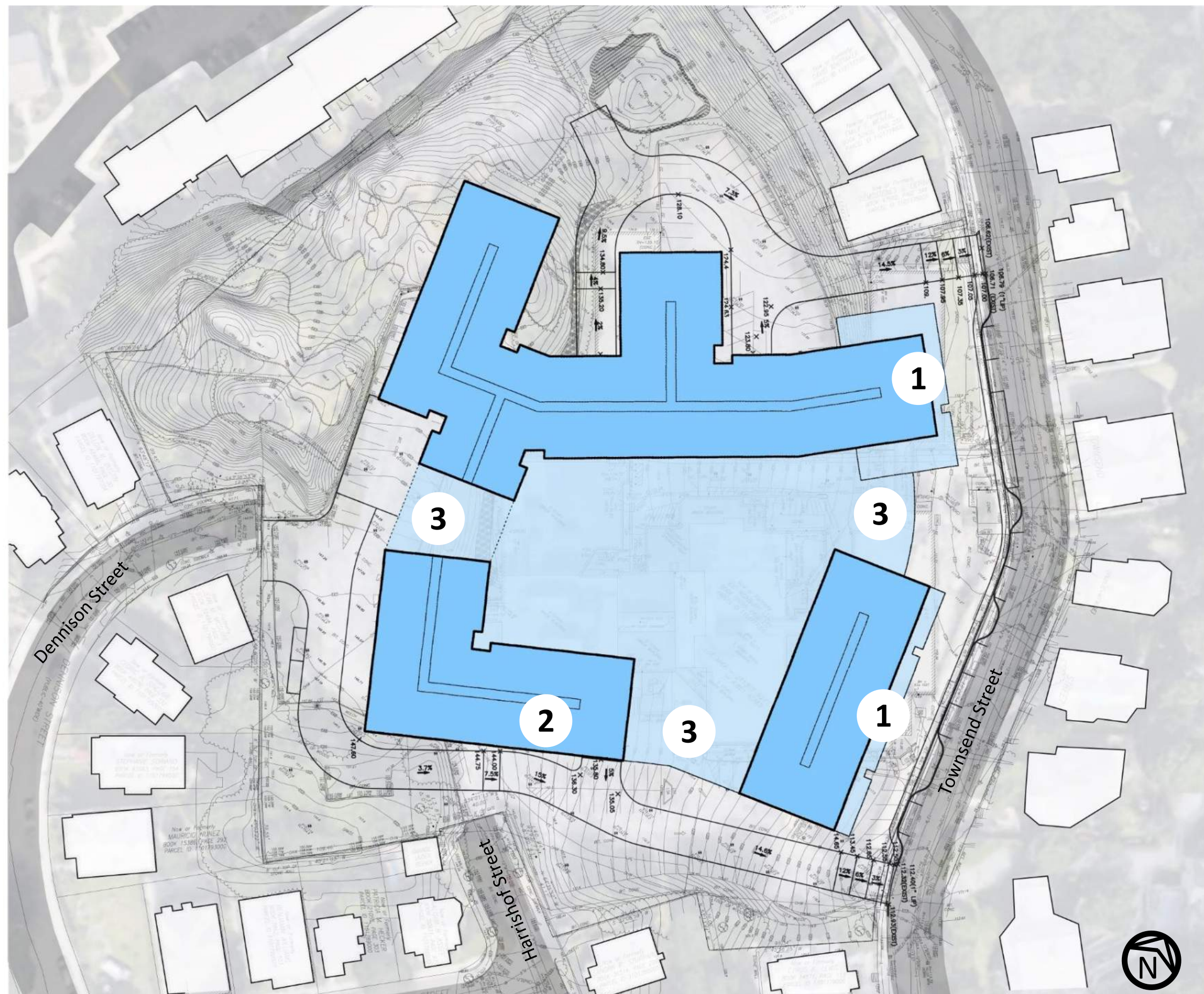








1. Townsend Street edge
2. Reduce building height at neighborhood edges
3. Break the massing





# 1. Townsend Edge

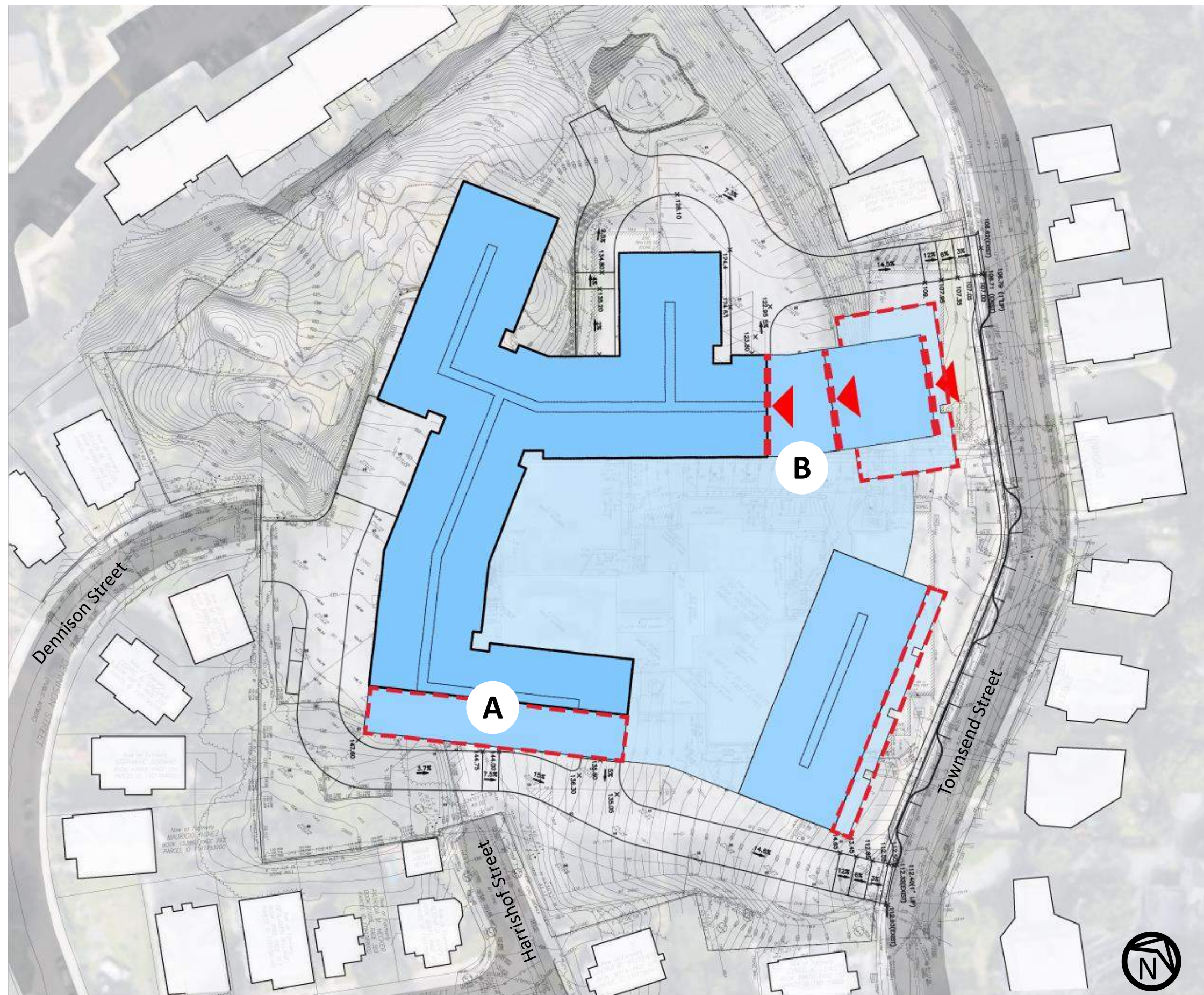
- Building mass scaled to meet neighborhood
- Space between building edges reflects neighborhood fabric
- Direct resident entry pattern follows neighborhood rhythm
- Consistent building edge depth





## 2. Building Height

- A. Pull top floor back at Harrishof edge to reduce appearance of massing
- B. Stepping the upper floors at North leg to reduce the scale at Townsend Street edge





### 3. Massing – Harrishof & Dennison Street

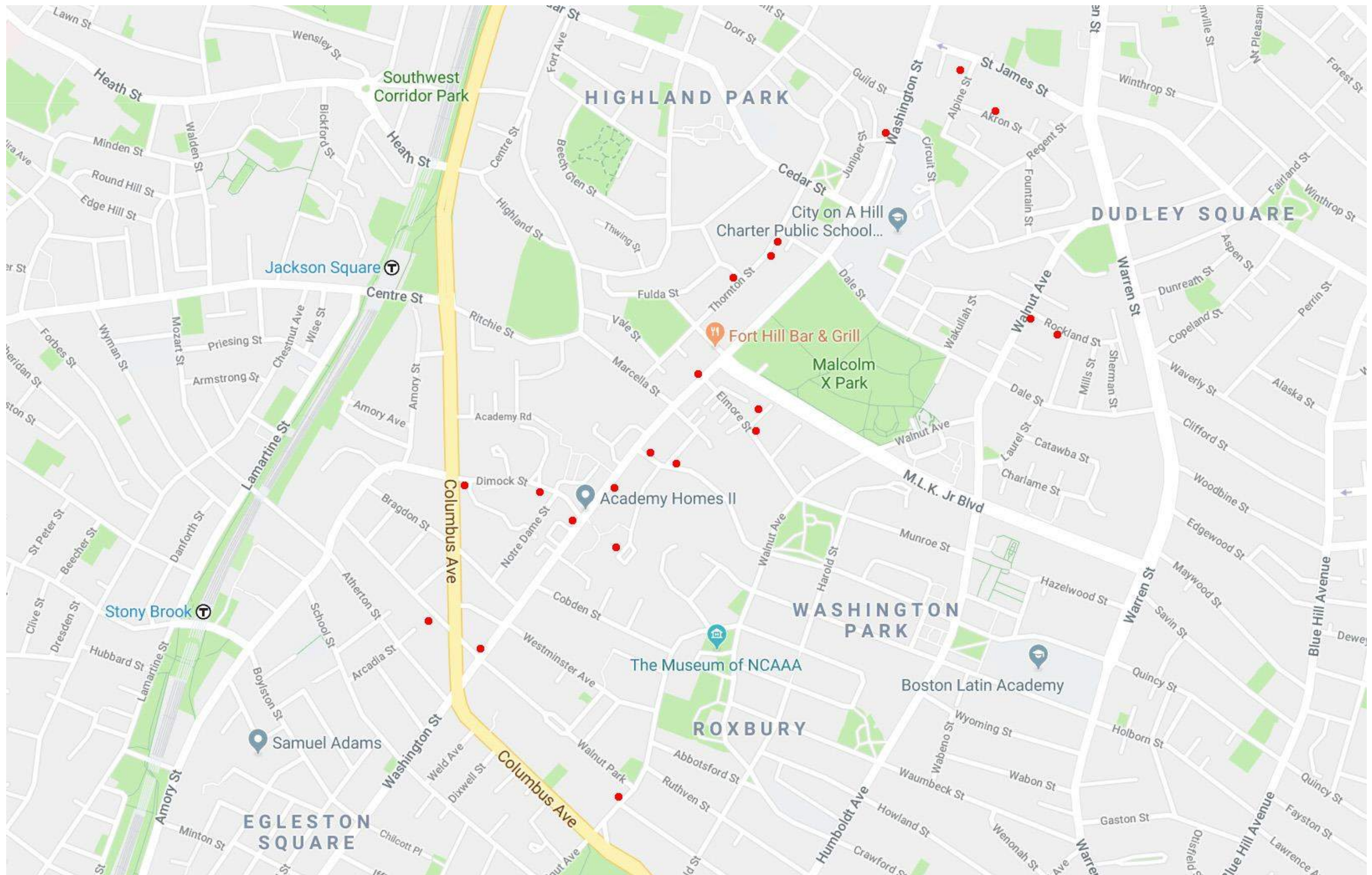
- Break in massing allows for view corridors from Harrishof and Dennison Streets
- Visible building edges are managed to relate to neighborhood context



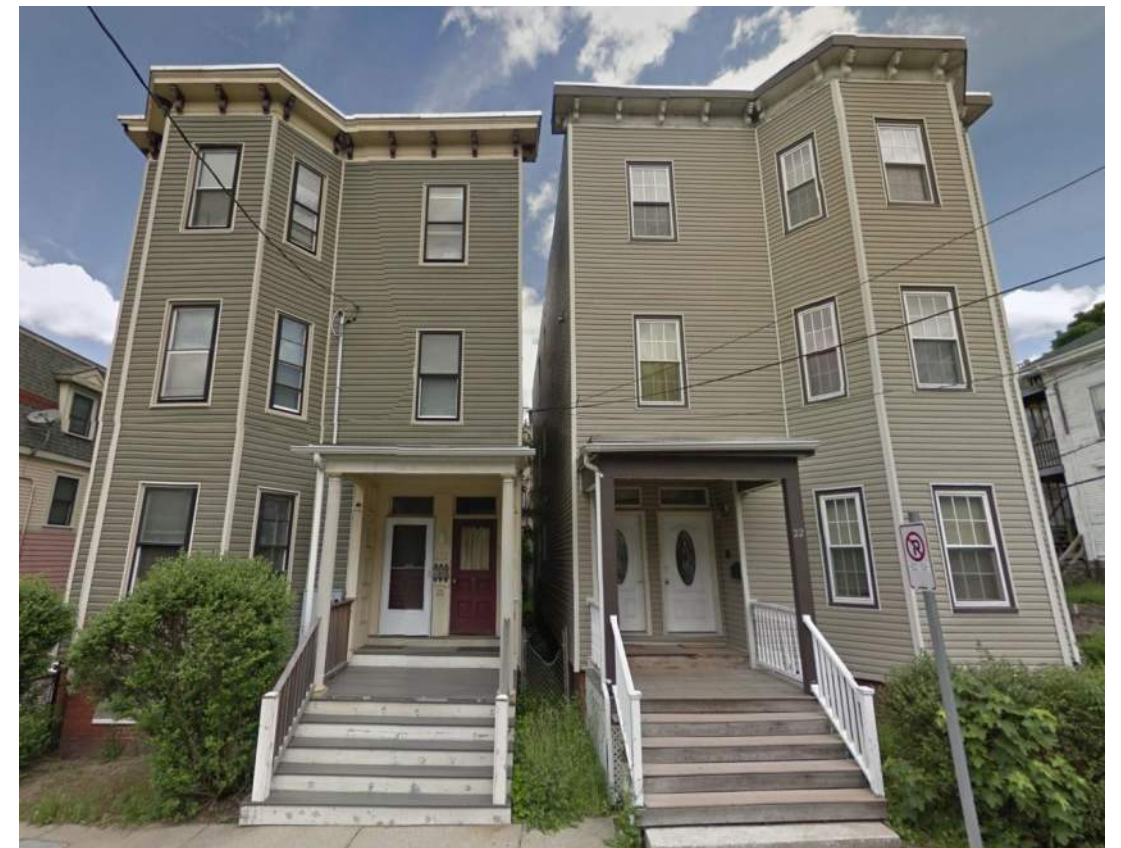
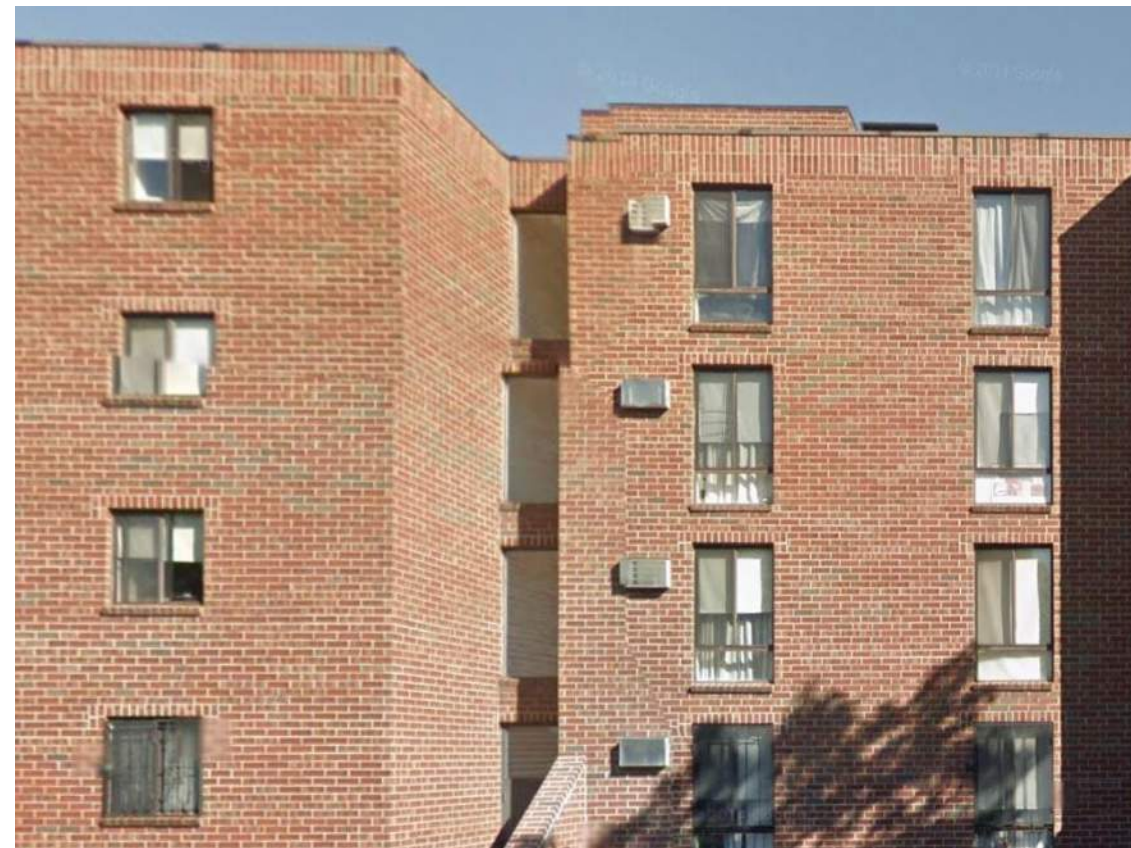
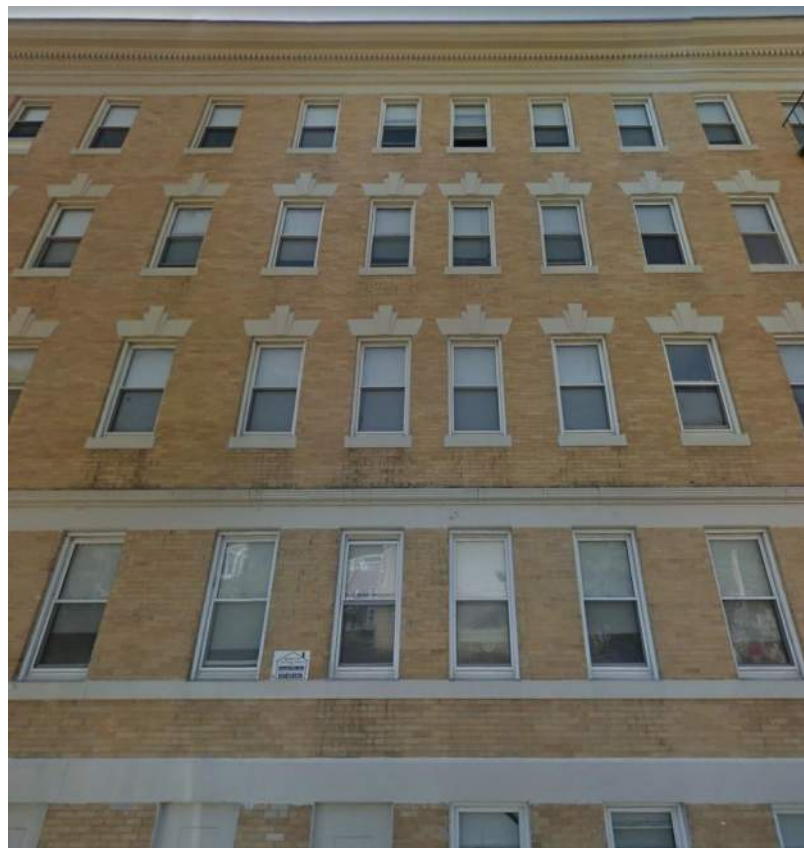
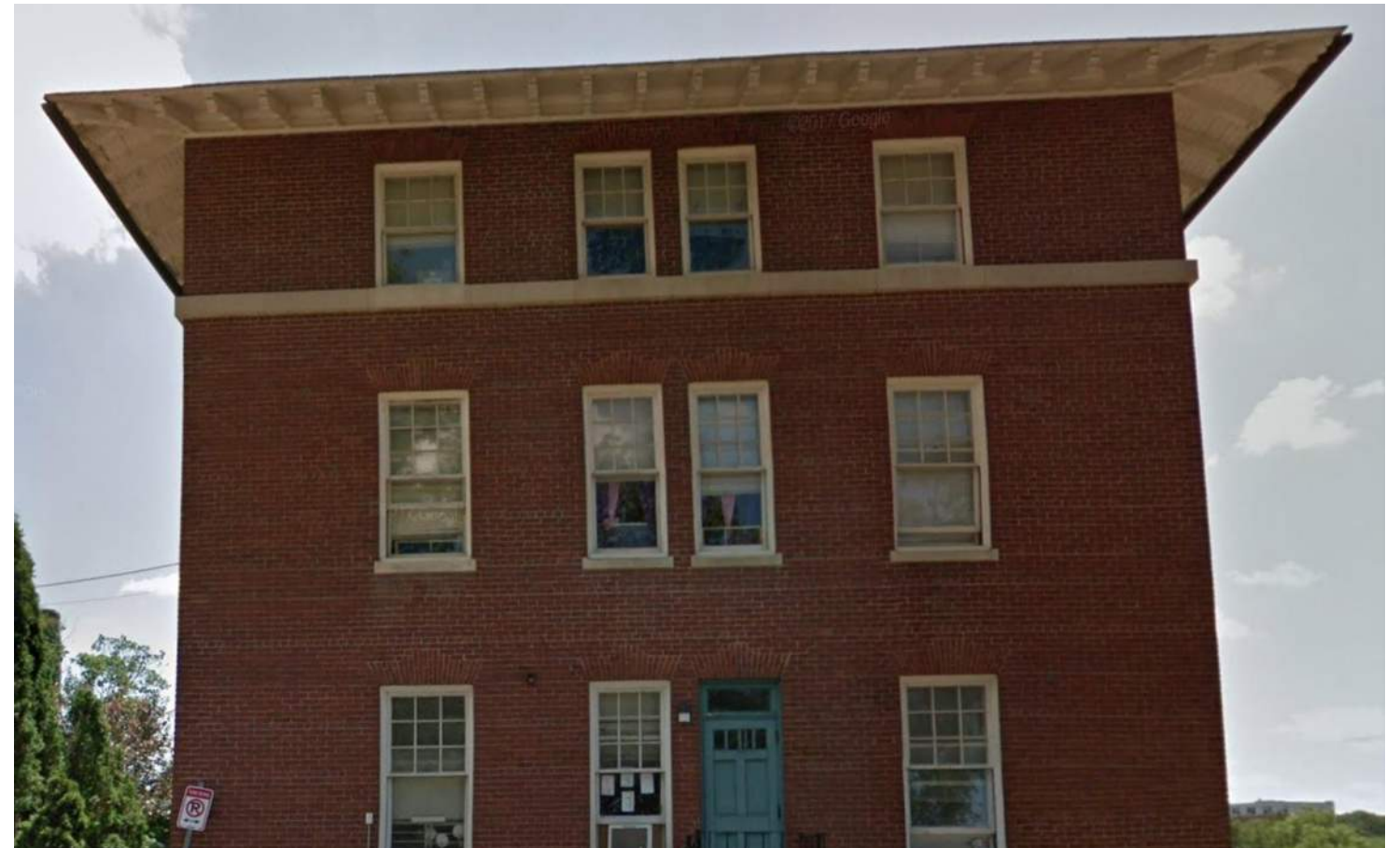




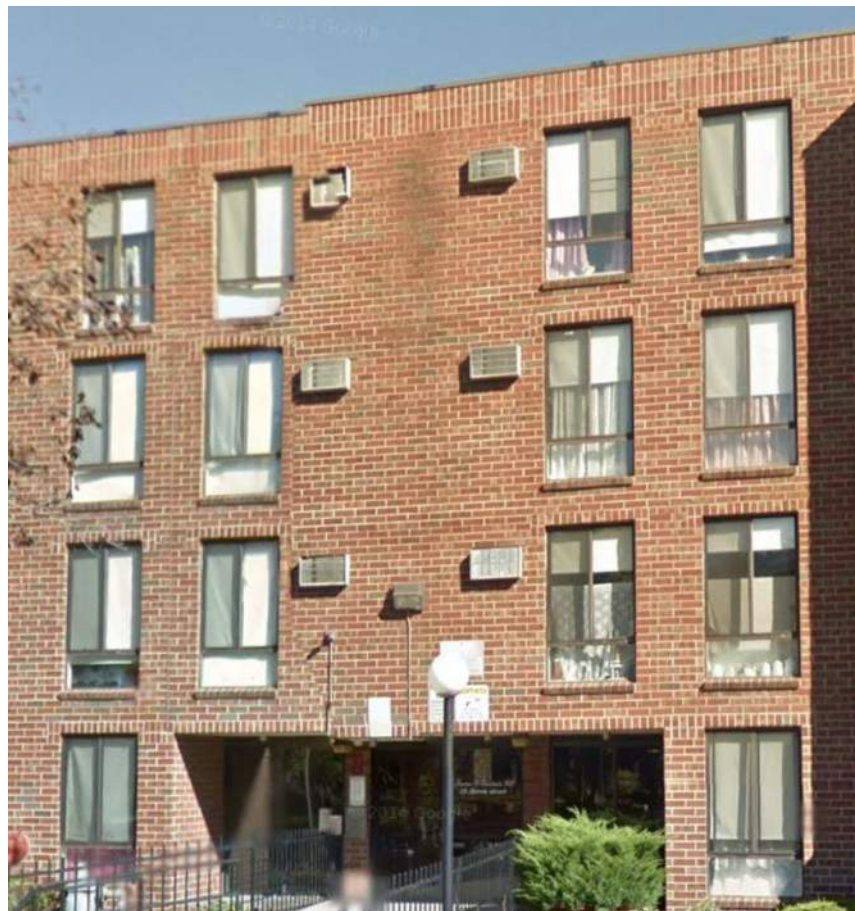






















THANK YOU