

An architectural rendering of a modern multi-story building, likely a residential or commercial development, featuring a mix of brick and wood siding. The building has multiple stories with numerous windows. In the foreground, there are trees, a sidewalk, and a street with parked cars. The entire image is overlaid with a semi-transparent blue filter.

45 TOWNSEND STREET

Public Meeting

Post-Draft Project Impact Report (DPIR) Submission

February 25, 2019

Topics of Discussion

Proposed Project Benefits

Project Features / Affordability

Design Overview

Landscape Approach

Parking and Transportation

Proposed Project Benefits

- Community Room available to reserve for public use
- Traffic mitigation and support for the Higginson School
- Added 6 on-street spaces for the public
- Residential shuttle to reduce traffic
- Zip Cars available to the public
- Blue Bikes available to the public
- Proposed contraflow bike line on Townsend



Proposed Project Benefits

- Reactivation of the parcel will enliven the streetscape
- Provides over 500 construction jobs with a focus on trade diversity
- Creates 16 full time jobs on site with a focus on diversity
- \$200,000 worth of local contract opportunities post construction
- Diverse project team – over 40% of the team is comprised of minority and women-owned firms



Project Features

- 300 residential units
- Target LEED Gold
- Affordability Target: 45 IDP units (15% of 300)
 - ~50% of the units will be on-site at an average of
70% Area Median Income (AMI)
 - ~50% of the units will be affordable home-ownership off-site
- Approx. 2,200 s.f. Community Space
- Approx. 220 covered parking spaces and 12 visitor spaces on site
- Bicycle parking for all units
- Public outdoor landscaped space

Formerly in the EPNF:

- Proposed 45 affordable homeownership units off-site at Bartlett Station

Current Proposal in DPIR:

- 45 IDP units (15% of 300) This is above the 13% requirement by the City of Boston
 - 50% (22 units) will be on-site at an average of 70% AMI
 - 50% (23 units) will be affordable home-ownership off-site within the Garrison-Trotter neighborhood

- Formerly in the EPNF: 322 units
- Current Proposal in DPIR: 300 units
 - Shifted the mix to reduce number of occupants overall
 - Estimated 450-500 occupants

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

Household Size and Income	
HH Size	70% AMI
1	\$52,850
2	\$60,400
3	\$67,950
4	\$75,450
5	\$81,500
6	\$87,550

For more information, please visit the BPDA website:

<http://www.bostonplans.org/getattachment/05b8c123-e741-4078-95de-cefabcb02001>

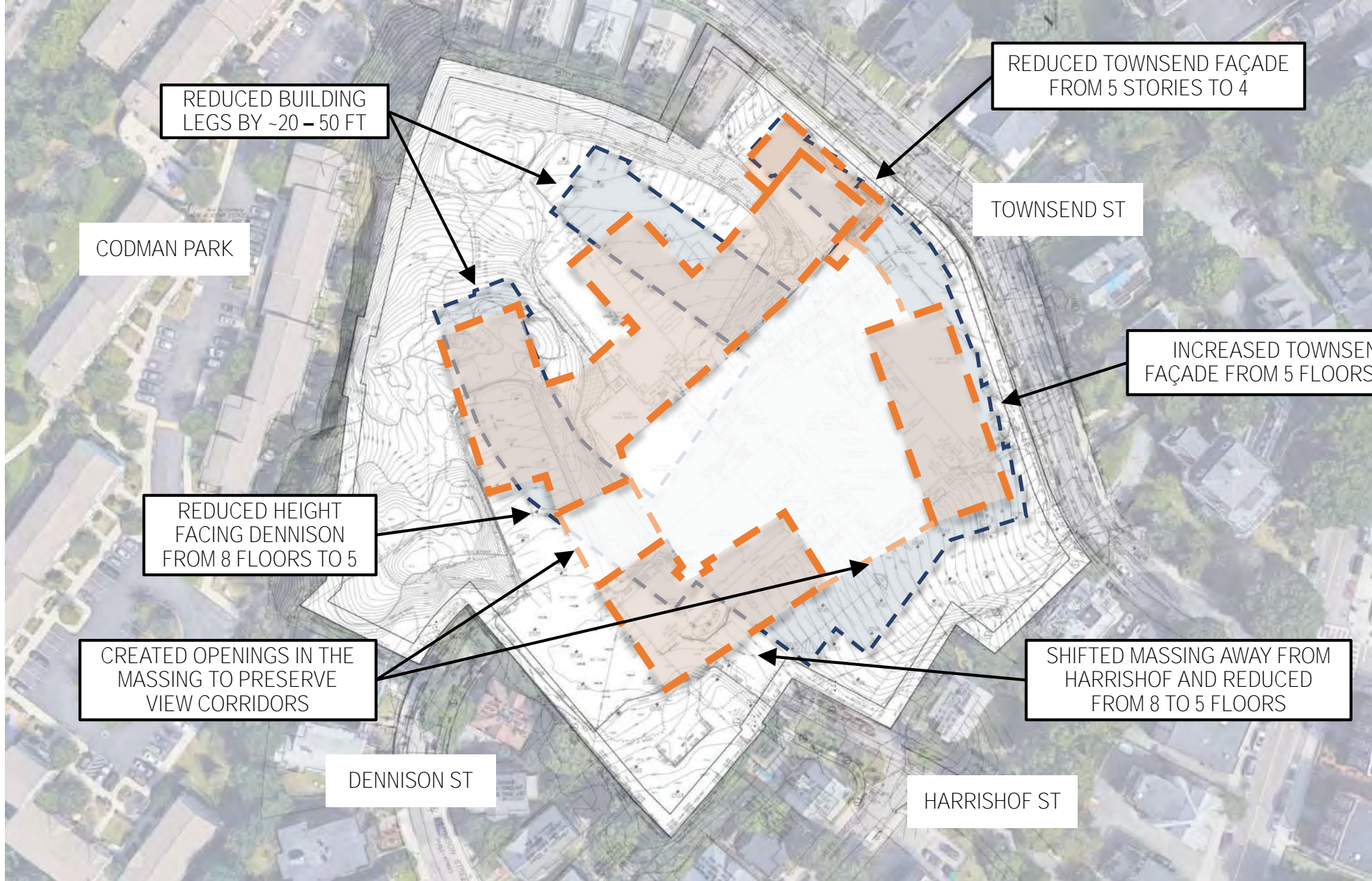
- 220 dedicated parking spaces within the garage
- Increased parking ratio on site from 0.7 to 0.8
- 12 visitor spaces on site in addition to tenant parking
- 40 existing on-street spaces, increased to 46 in our proposal; a 15% increase over year to date



45 Townsend Street

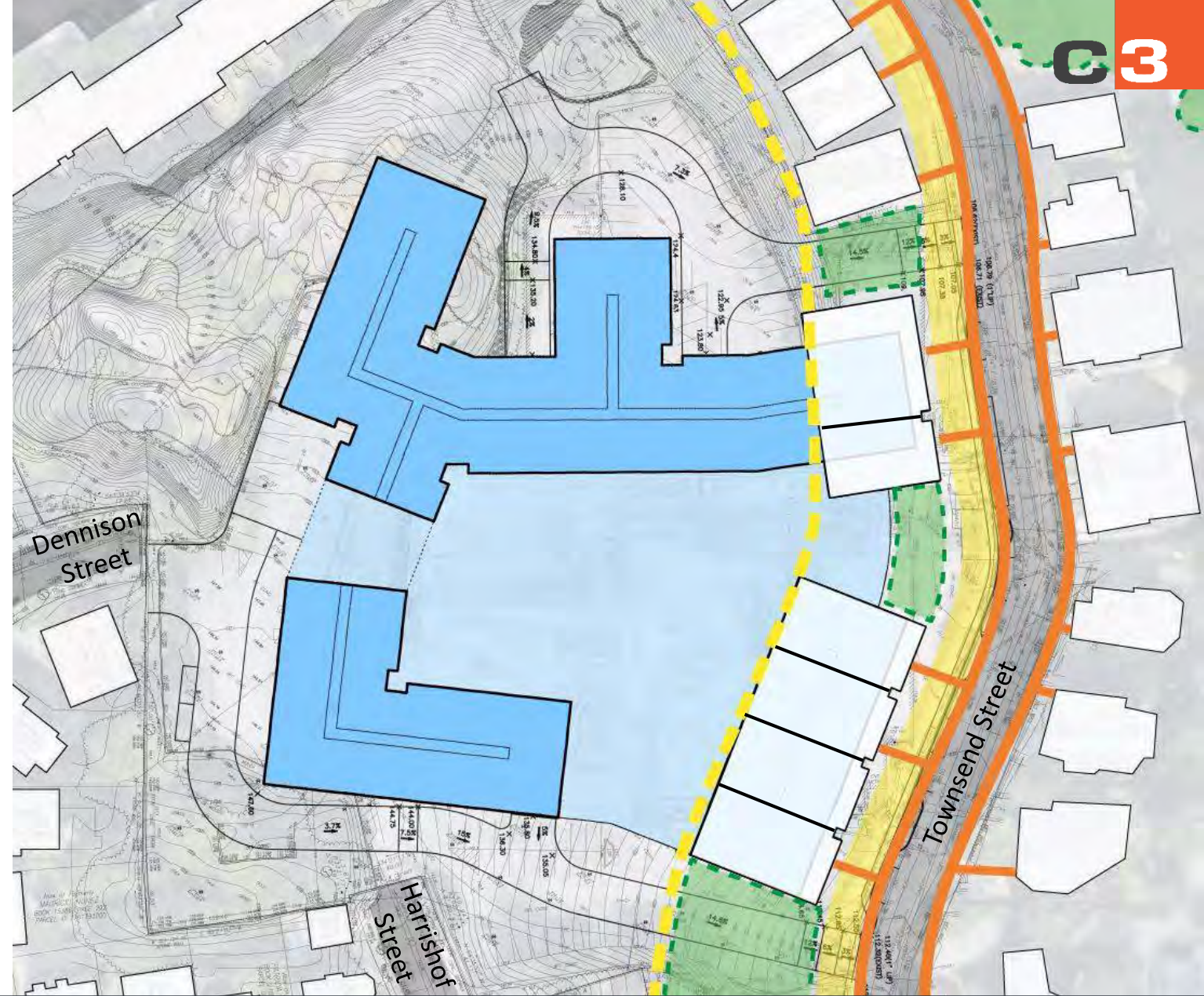


Existing Conditions



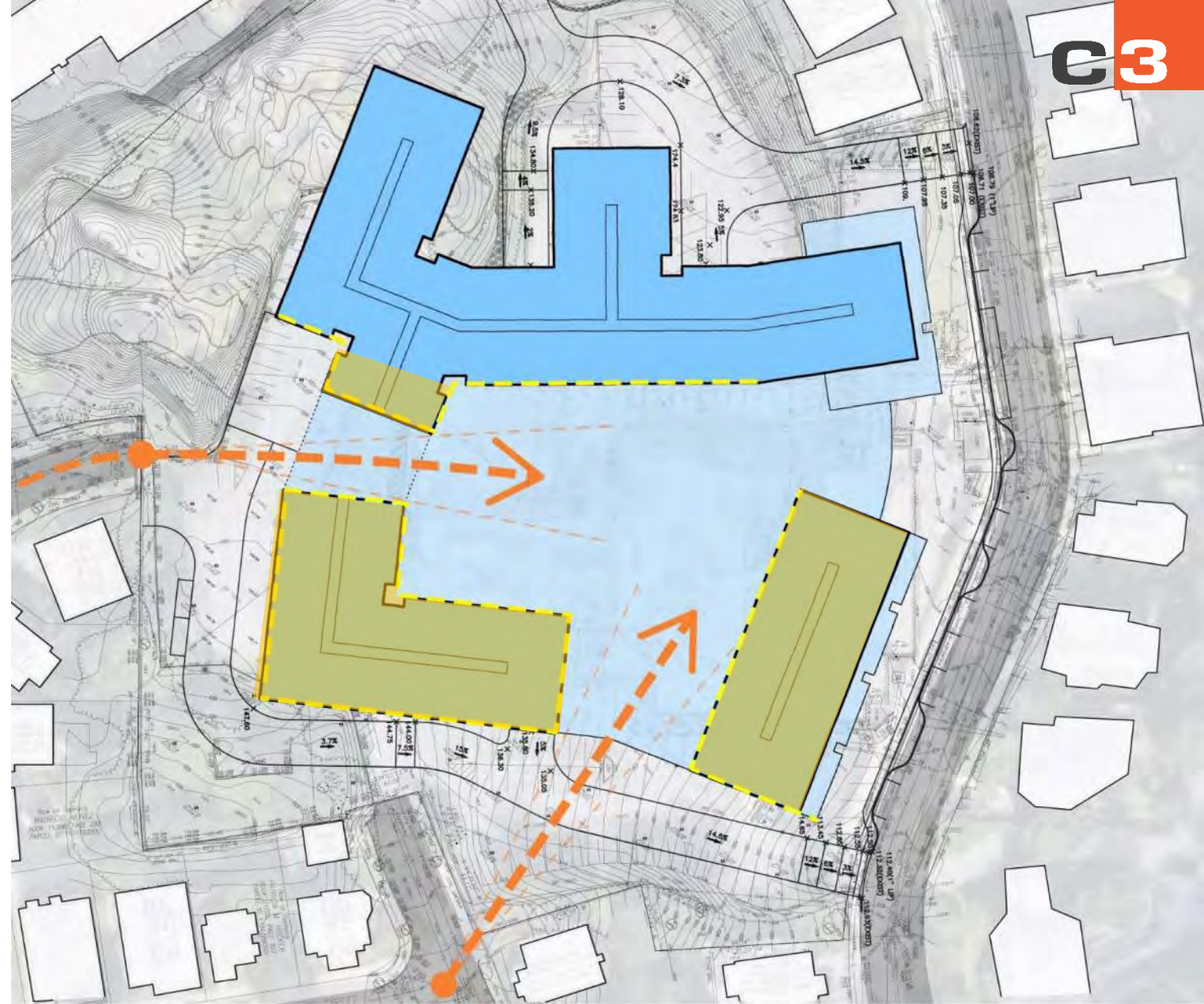
Design Adjustments

- Building edges are scaled to create consistent frontage on Townsend
- Open space is provided between built forms to provide relief along street consistent with neighborhood fabric
- Building setbacks align with adjacent properties at both front and back edges
- Building heights step up the hill to reduce perceived height from the street



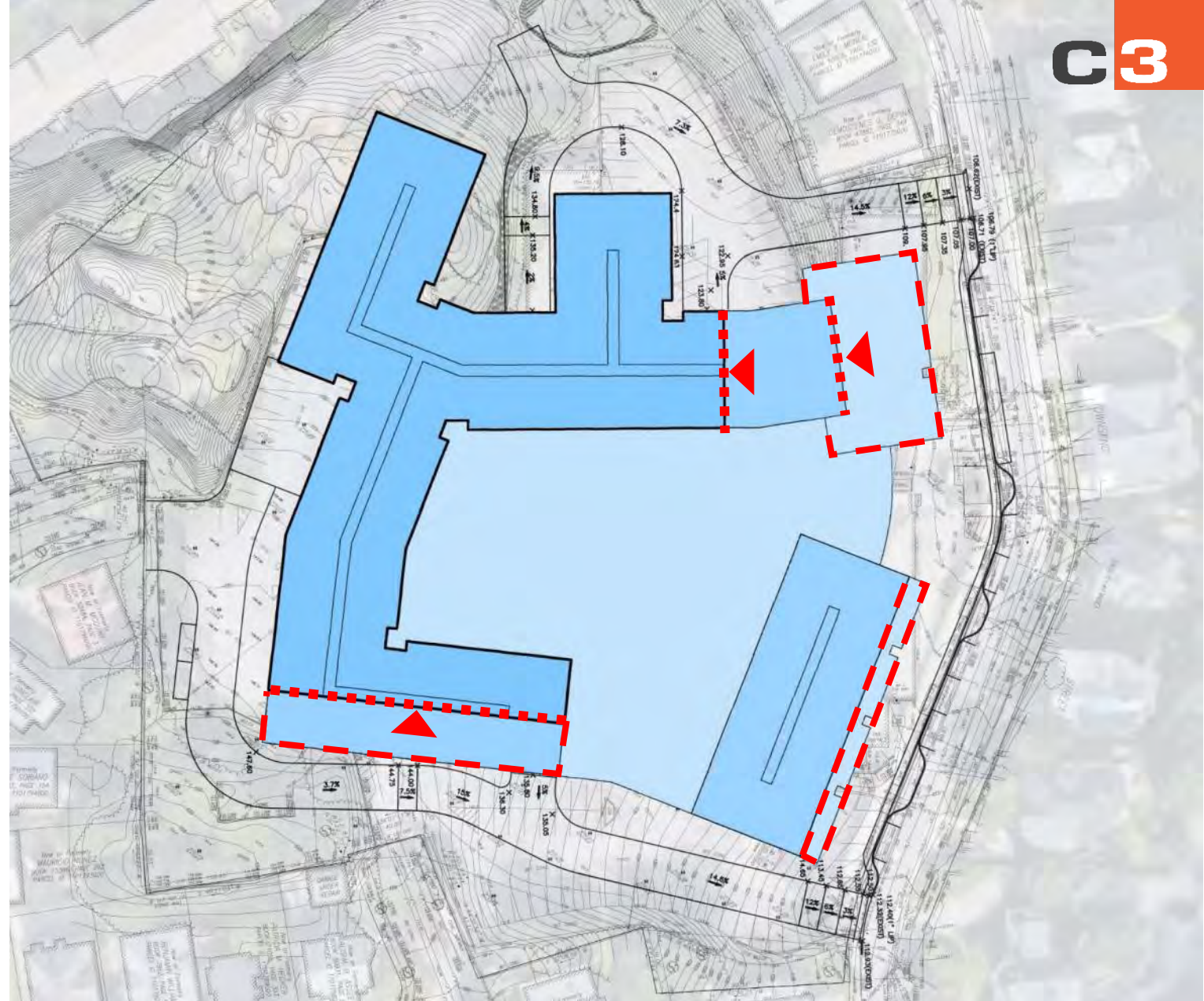
Building Frontage

- Massing breaks allow for continuous view corridors from Dennison and Harrishof Streets
- Visible building edges are managed to relate to neighborhood context



Neighborhood View Corridors

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



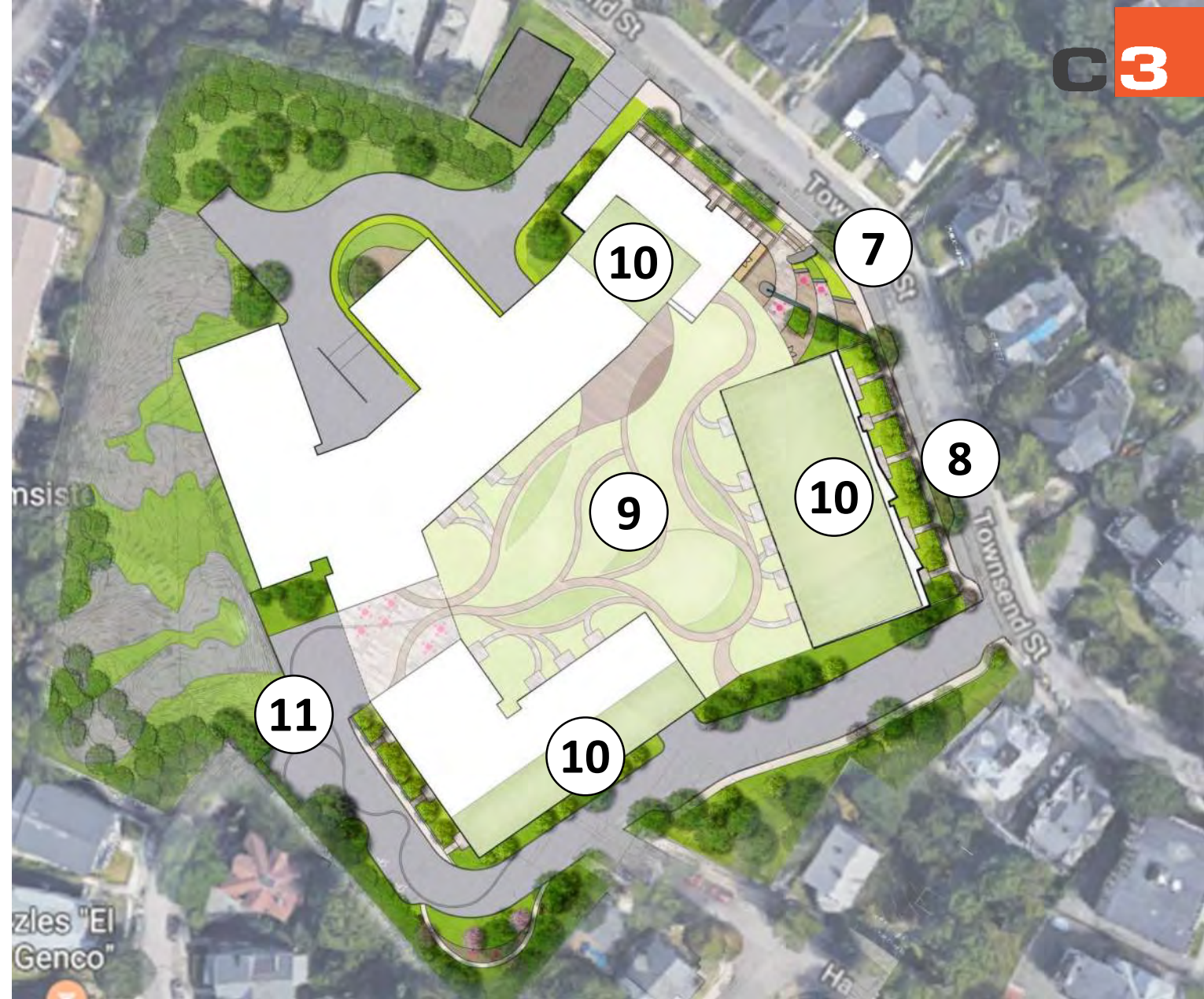
Massing / Height Shifts

1. Main Entry Lobby
2. Community Room
3. Townhomes
4. Secondary Entry Lobbies
5. Garage Entries
6. Loading / Move-in



Program

- 7. Community Plaza
- 8. Townhome Street Edge
- 9. Raised Courtyard
- 10. Green Roof Areas
- 11. Resident Plaza



Program



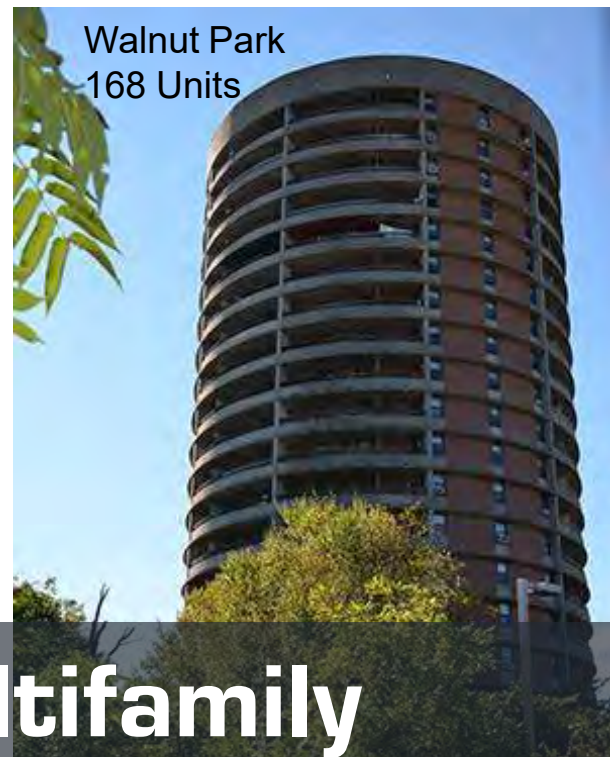
Vehicular Circulation



Pedestrian + Bicycle Circulation



C3




Neighboring Multifamily




Existing Conditions | Townsend Street North



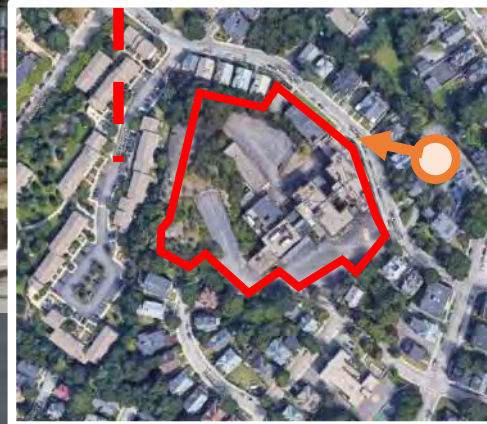
Original Filing | Townsend Street North

 Existing

 Previous EPNF



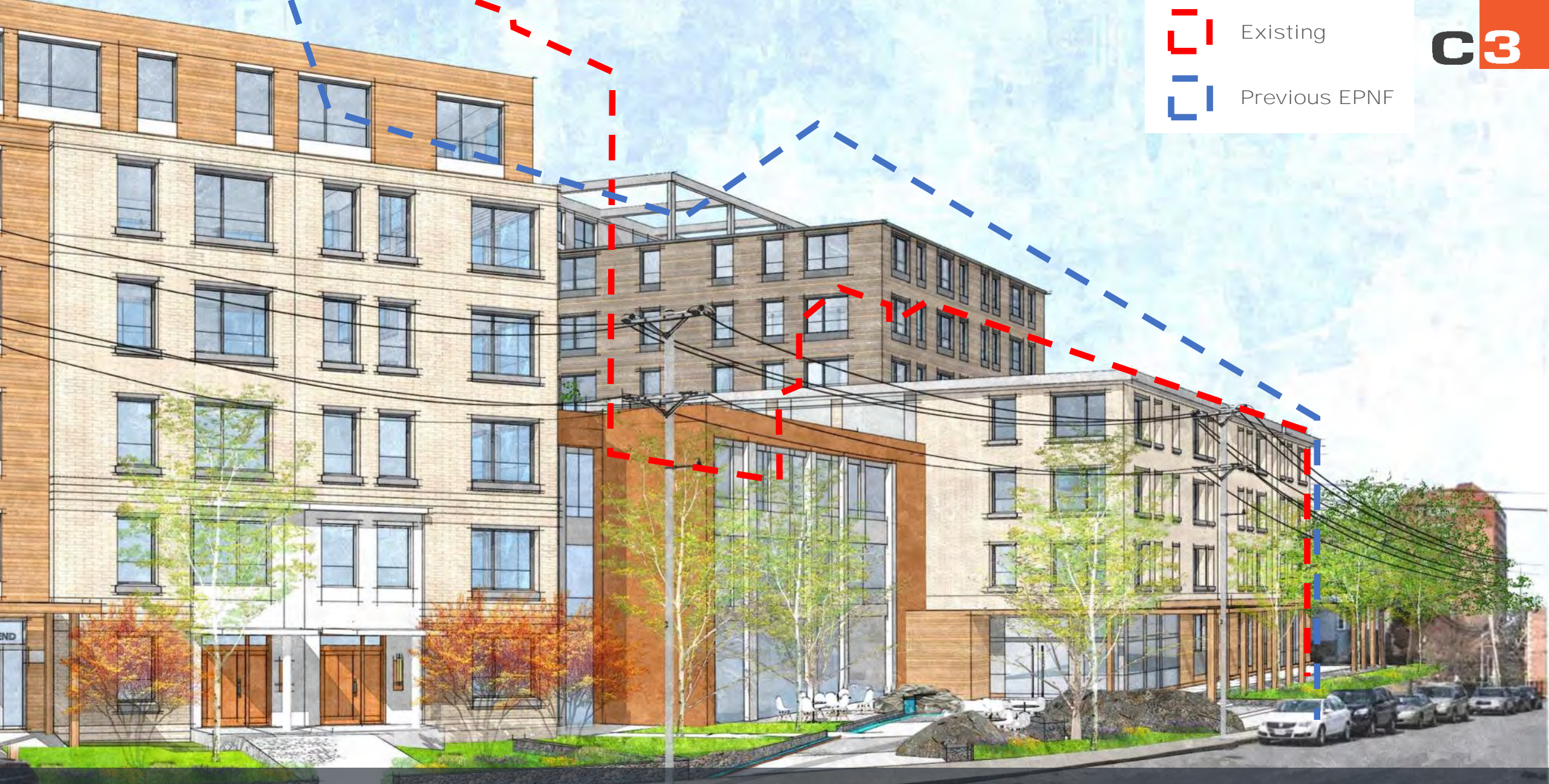
Conceptual Perspective | Townsend Street North




Existing Conditions | Townsend Street South




Original Filing | Townsend Street South





Existing



Previous EPNF

Conceptual Perspective | Townsend Street South



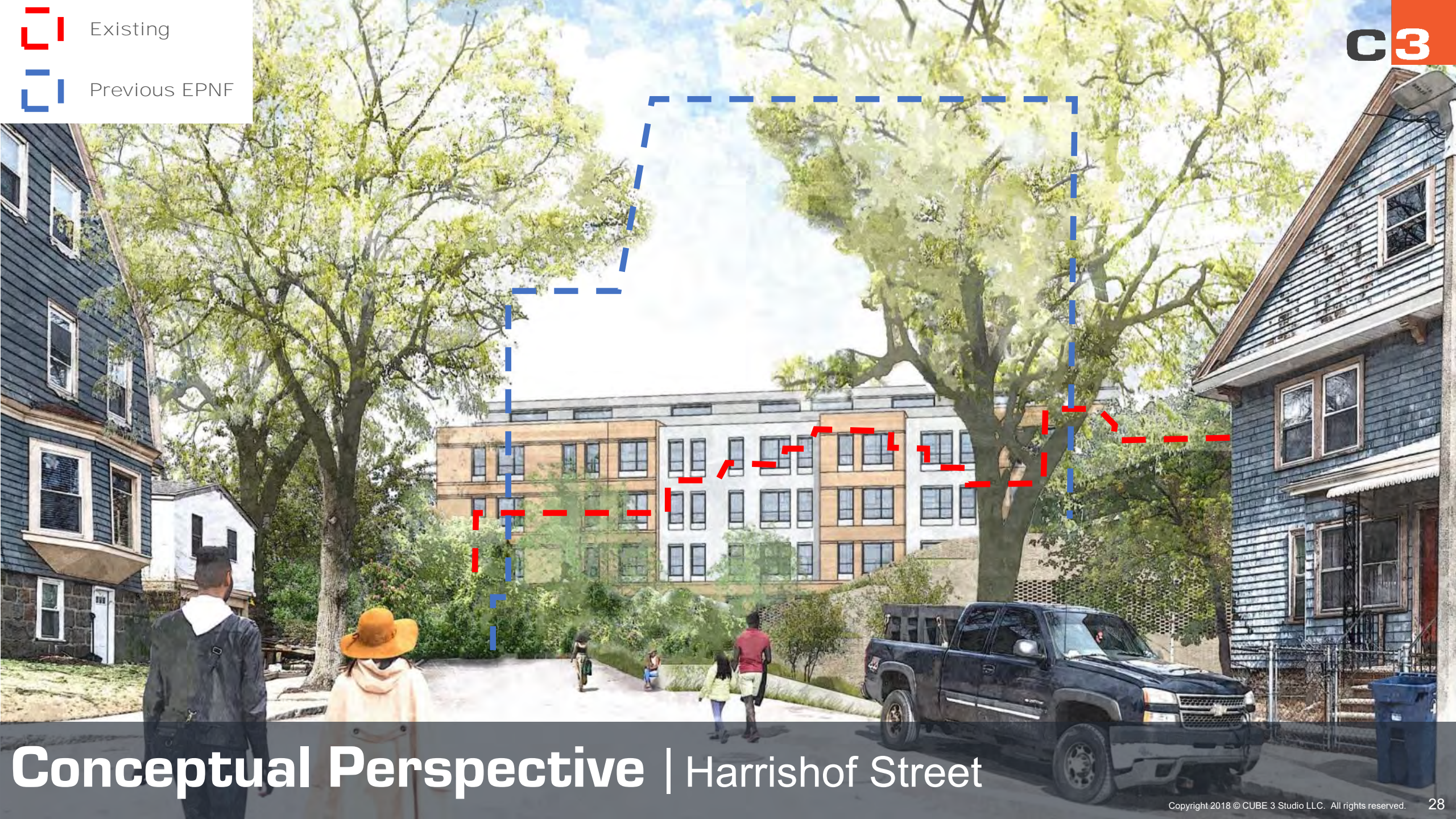
Existing Conditions | Harrishof Street



Original Filing | Harrishof Street

Existing

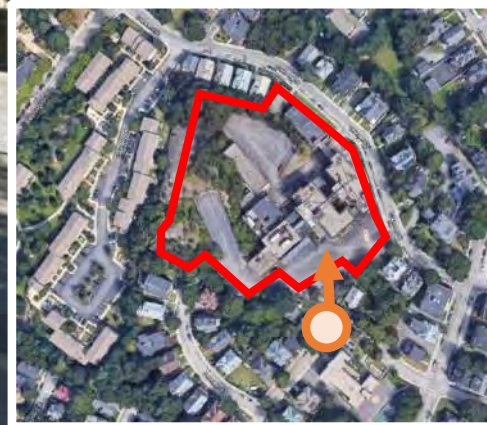
Previous EPNF



Conceptual Perspective | Harrishof Street



Existing Conditions | Harrishof Street





Original Filing | Harrishof Street



Existing



Previous EPNF

Conceptual Perspective | Harrishof Street



Existing Conditions | Dennison Street



Original Filing | Dennison Street



Conceptual Perspective | Dennison Street



Existing Conditions | Washington at Townsend



Original Filing | Washington at Townsend



Conceptual Perspective | Washington at Townsend

Landscape / Public Realm Strategy

1. Community Room / Public Plaza
2. Townsend Street Entrances
3. Upper Plaza
4. Garage Façade Treatment
5. Maintain buffers / neighborhood edges





Community Room / Public Plaza



Community Room / Public Plaza





- Existing Retaining wall to continue
 - Contextual Rhythm of street / front yard + sidewalk
 - Residential entries



Townsend Street Residential Entries



Townsend Street Entrances



Upper Plaza



Residence Plaza



Transportation Changes based on Community Input **C3**

Original Proposal	Community Concerns (highlights)	Current Proposal
322 apartments	Number of apartments proposed	300 apartments
220 vehicle parking spaces	Number of parking spaces vs. apartments	More parking per apartment
220 vehicle parking spaces	Number of parking spaces vs. apartments	More parking on both sides of Townsend St.
Café/co-working space	More traffic on neighborhood streets	Café/co-working space removed
Distance to Jackson Square MBTA	More traffic on neighborhood streets	Shuttle provided to Jackson Square
Traffic study scope	More traffic on neighborhood streets	3 more intersections studied
Improvements to intersections on Washington Street	More traffic on neighborhood streets	1 more Washington Street intersection added
	More traffic on neighborhood streets	Improvement to Walnut Street/Munroe Street
	More traffic on neighborhood streets	Improvement to Walnut Street/Townsend Street
	More traffic on neighborhood streets	300 resident bicycle parking spaces
	Cut-through traffic/Higginson School access	Improvement to Walnut Street/Harishof Street
	Cut-through traffic/Higginson School access	Improvement to Holworthy Street/Denison Street

The background image shows a city street scene. On the left, there's a tree with green leaves. In the center, a modern multi-story building with many windows is visible. To the right, there's a traditional house with a porch. Several cars are parked along the street. The entire image has a blue overlay.

Thank You

For more information, please visit the BPDA website:

<http://www.bostonplans.org/projects/development-projects/45-townsend-street>