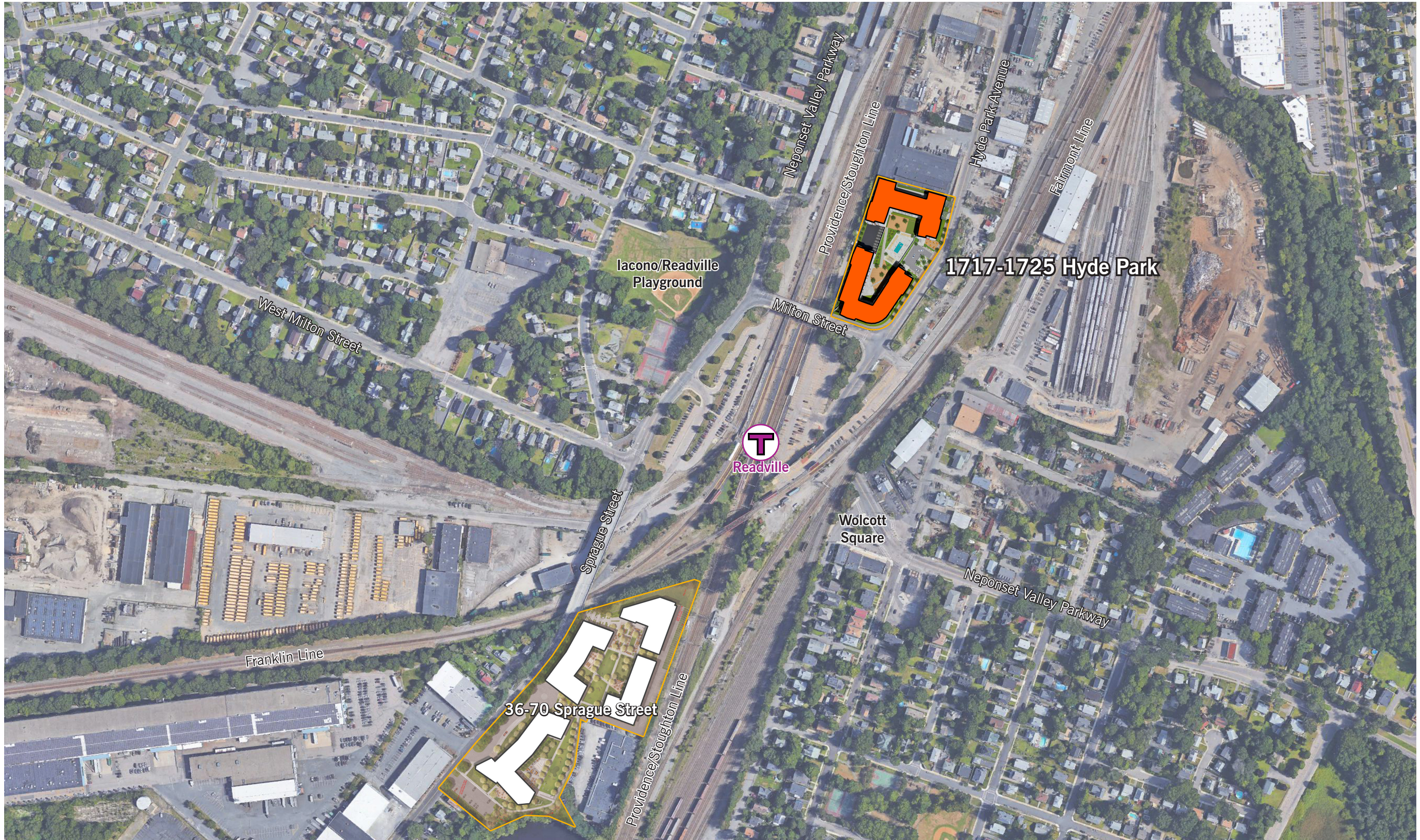


BCDC Presentation

November 6, 2019



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Area Site Plan





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Existing Conditions Project Locus





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Aerial Perspective | Existing Conditions



tat

- [illegible]

- 1) BENCH MARK INFORMATION:

BENCH MARK USED:

ELEVATIONS ESTABLISHED FROM GPS OBSERVATION.

TEMPORARY BENCH MARKS SET:

TBM-1: LEFT OUT CORNER OF LOWEST CONCRETE STEP AT BUILDING ENTRANCE, AS SHOWN HEREON.
ELEVATION=63.56

TBM-2: LEFT BOLT OVER MAIN OUTLET OF HYDRANT (2.2' ABOVE GRADE) LOCATED ON THE WESTERLY SIDE OF HYDE PARK AVENUE ABOUT 125' NORTHEASTERLY OF THE CENTERLINE OF MILTON STREET.
ELEVATION=84.38
- 2) ELEVATIONS REFER TO BOSTON CITY BASE.
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) AREA OF DEBRIS SHOWN HEREON IS COMPOSED OF VARIOUS MATERIALS INCLUDING BUT NOT LIMITED TO: WOOD, METAL CONCRETE AND FILL.
- 5) UTILITY INFORMATION SHOWN IS BASED OBSERVABLE FIELD EVIDENCE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE NOT BEEN DETERMINED. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.



NON RECORDED PLAN
PLAN ENTITLED ALTA/ACSM LAND TITLE
SURVEY, 1717 (A.K.A. 1725) HYDE PARK
AVENUE, BOSTON (HYDE PARK), MASS.,
DATE JANUARY 13, 2015, PREPARED BY
FELDMAN LAND SURVEYORS.

Now or Formerly
WINDOVER PARTNERS, LLC
BOOK 25987, PAGE 336
PARCEL ID 1809452000

LOT AREA =
119,679 SQ.FT.
≈ 2.747 ACRES

(RECORD AREA =)
119,034 SQ.FT.)

RESEARCH MDS	FIELD CHIEF CB	PROJ MGR KAM	APPROVED <i>RGP</i>	SHEET NO. 1 OF 1
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Timeline & Issues

Full BCDC Meeting (3-5-19)

Planning Strategy = *Good*

Site Section = *Good*

Elevations = *Need Some Work; Reduce % of Glazing*

Public Realm / Upper Courtyard = *Refinements Suggested at Upper Courtyard “Overlook”*

BCDC Sub-Committee Meetings (3-19-19, 9-17-19, 10-8-19)

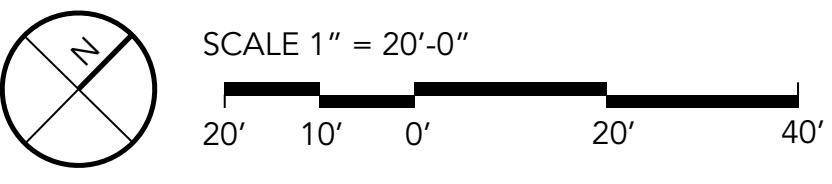
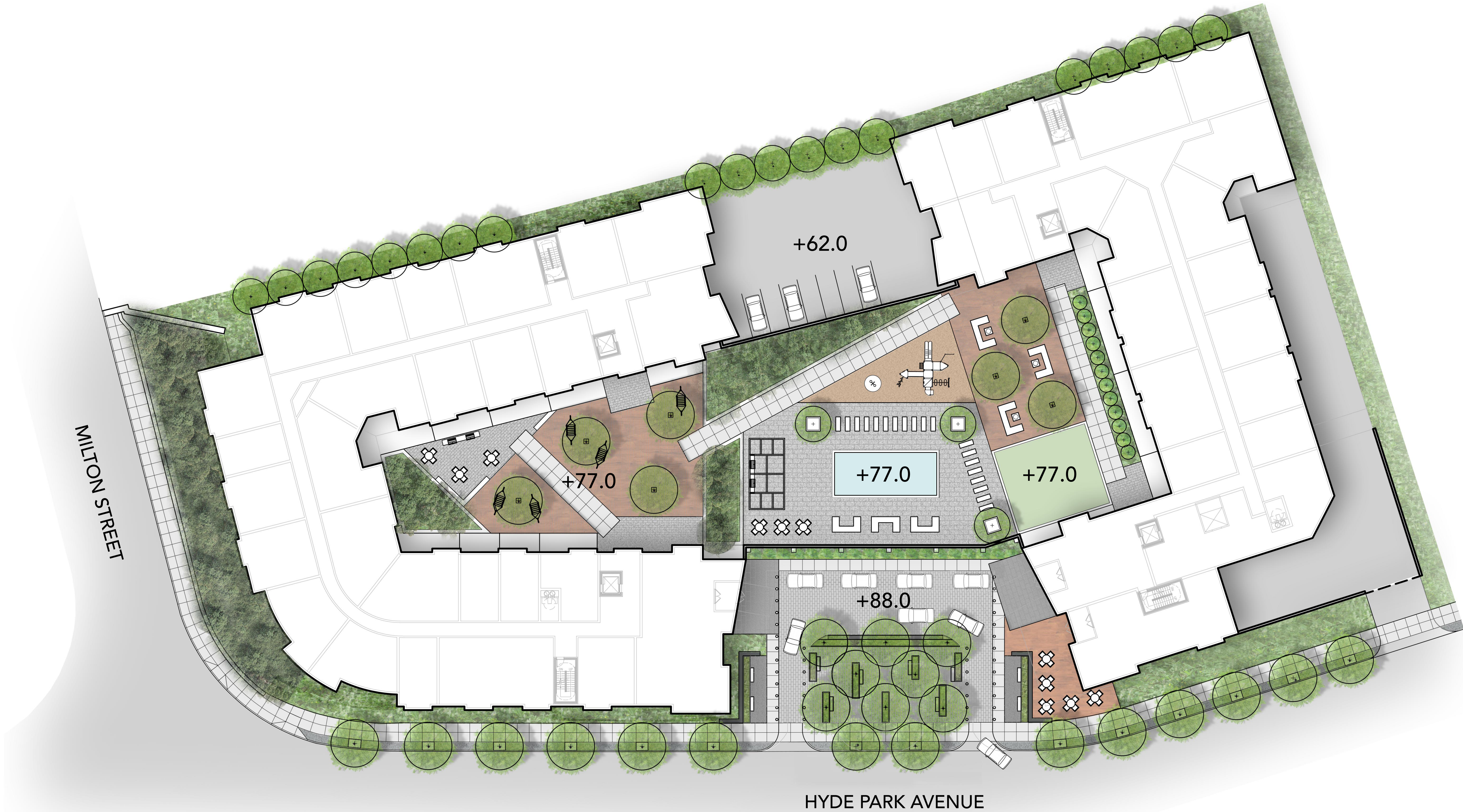
Elevations = *Reduce “Super Bays”; Differentiate “Inside vs. Outside” of Courtyard; Look at Options at “Prow”*

Public Realm / Upper Courtyard = *Use Repurposed WPA Wall as Combined Landscape & Architectural Element*

BPDA/BTD and I.A.G. Meetings

Reduce # Curb Cuts = *Consolidate Parking & Loading Entrance*

Increase Setback & Reduce Massing at The Bridge = *12 ft. additional setback with 5th floor massing revision*



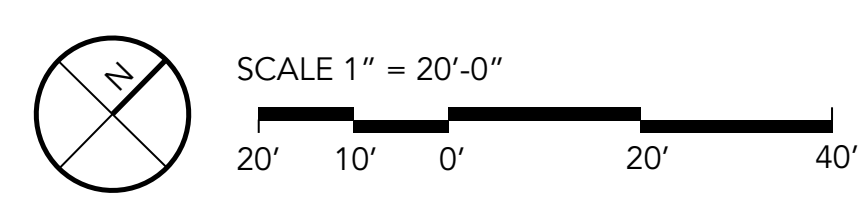
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SITE PLAN

OCTOBER 10, 2019



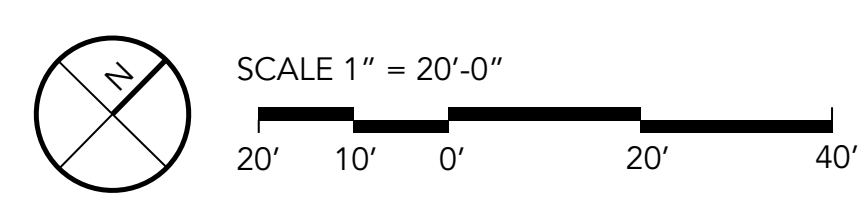
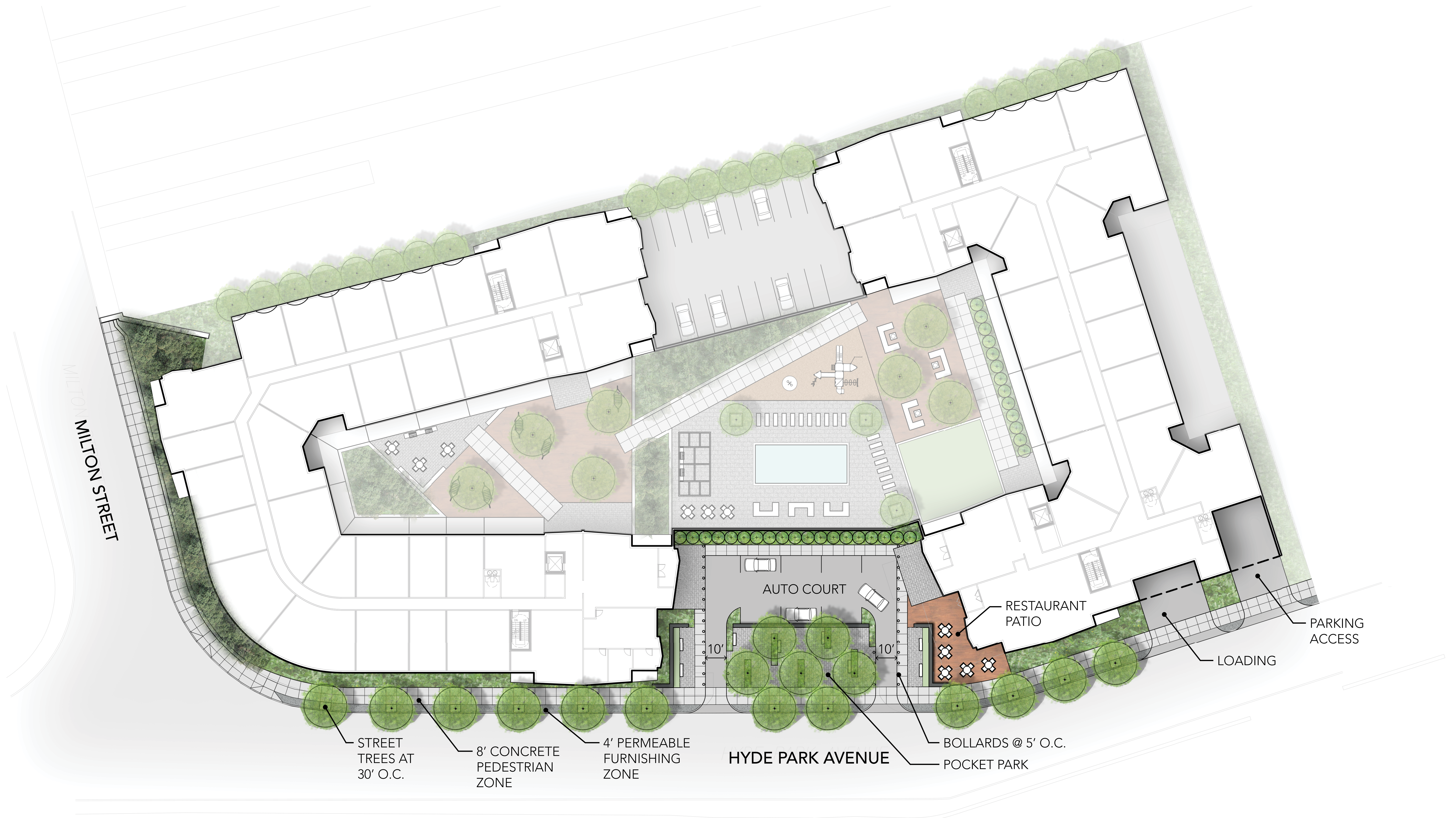
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CURRENT PUBLIC REALM

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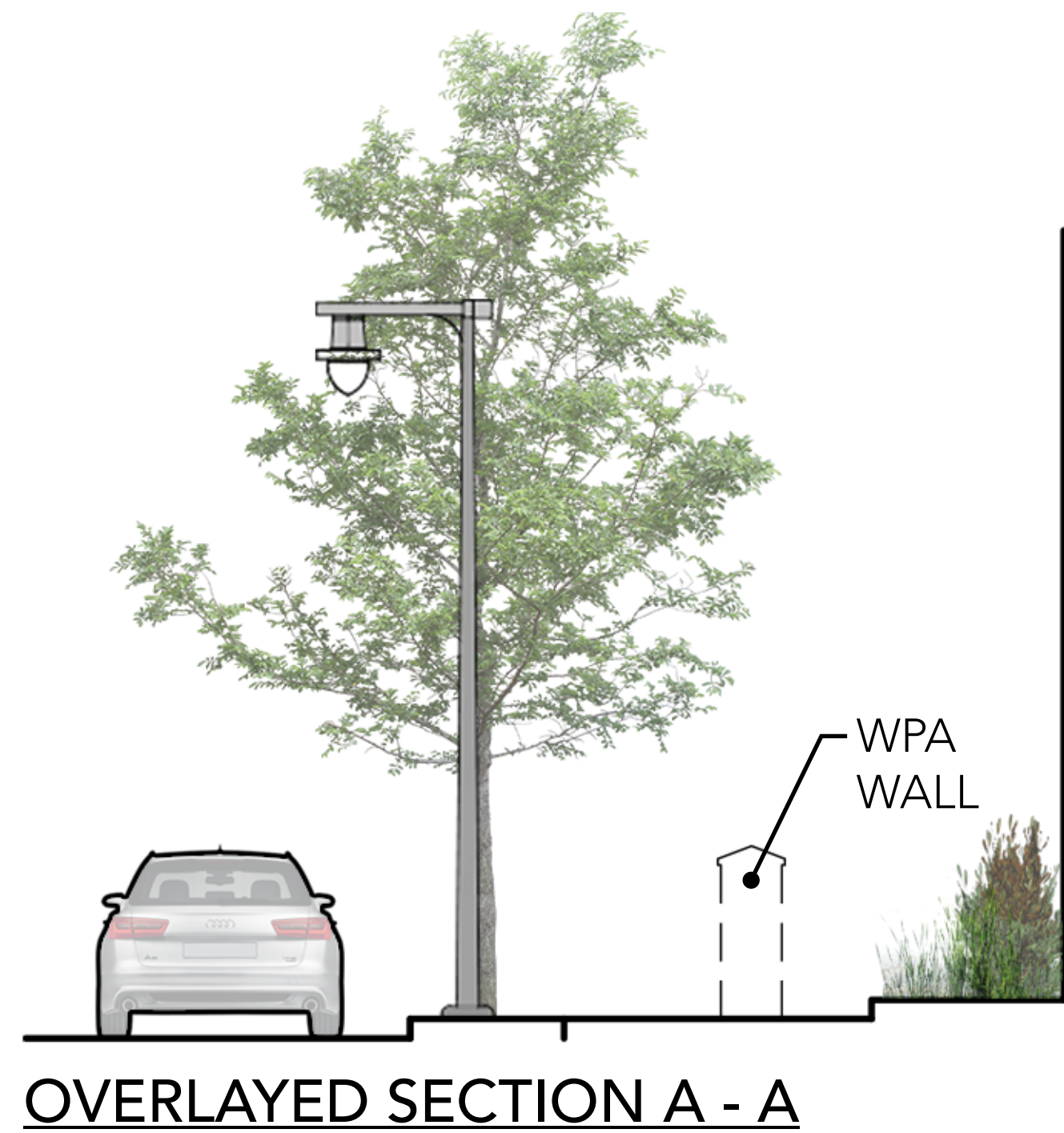
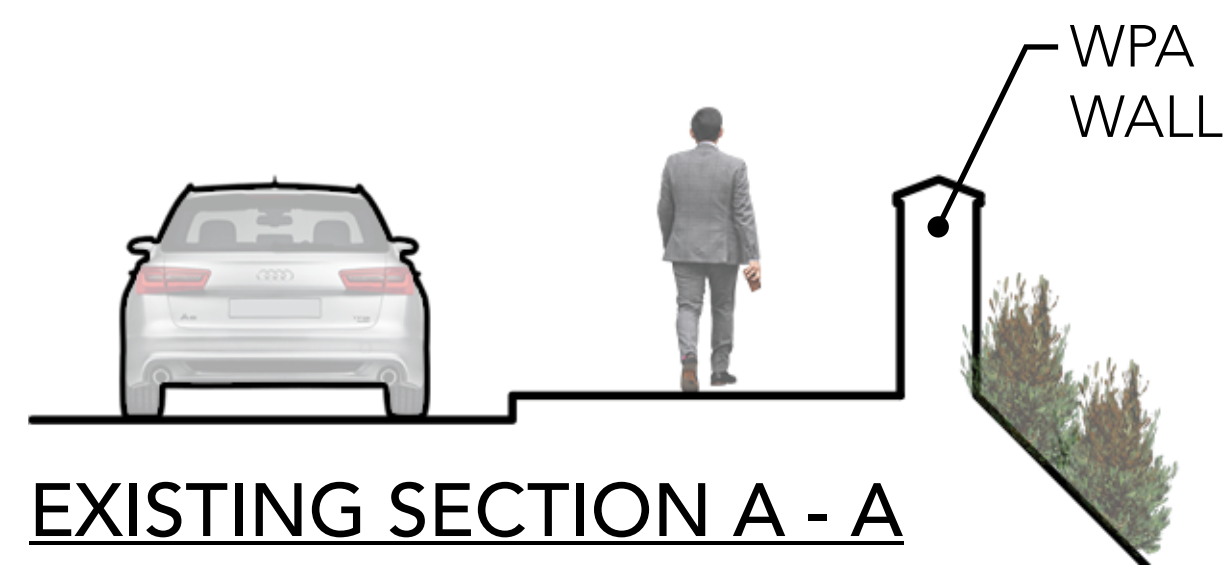
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PREVIOUS PUBLIC REALM

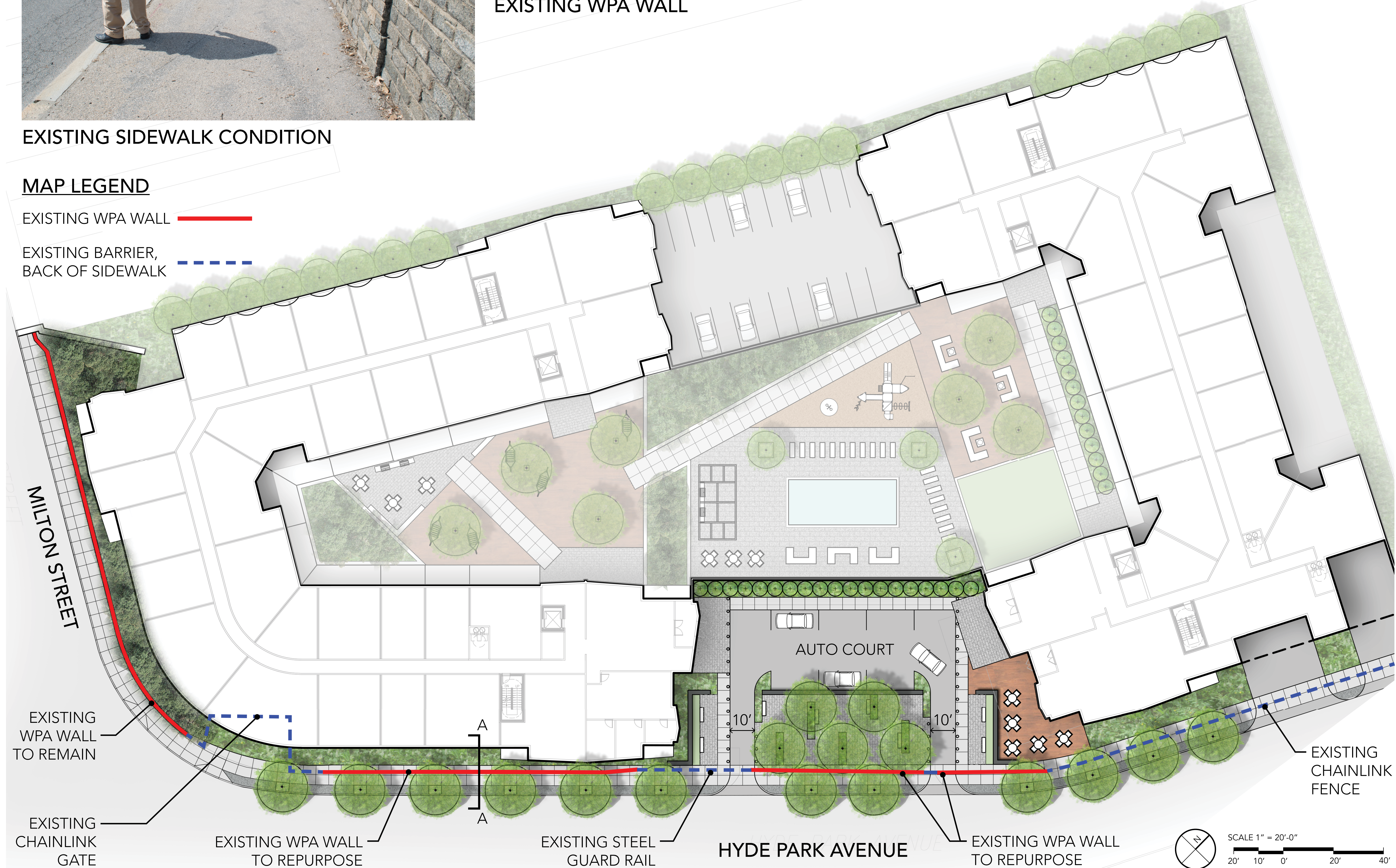
OCTOBER 10, 2019

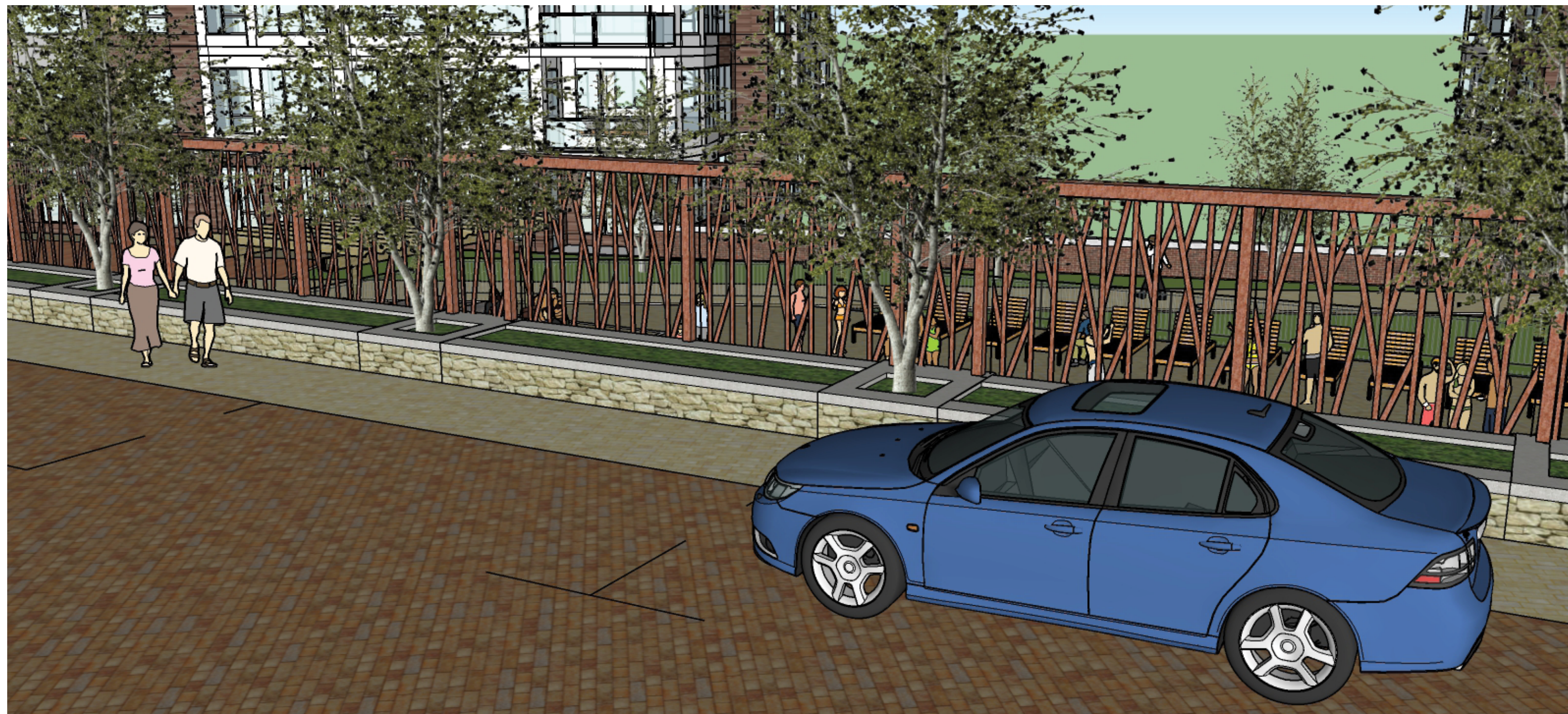


MAP LEGEND

EXISTING WPA WALL ———

EXISTING BARRIER,
BACK OF SIDEWALK - - -

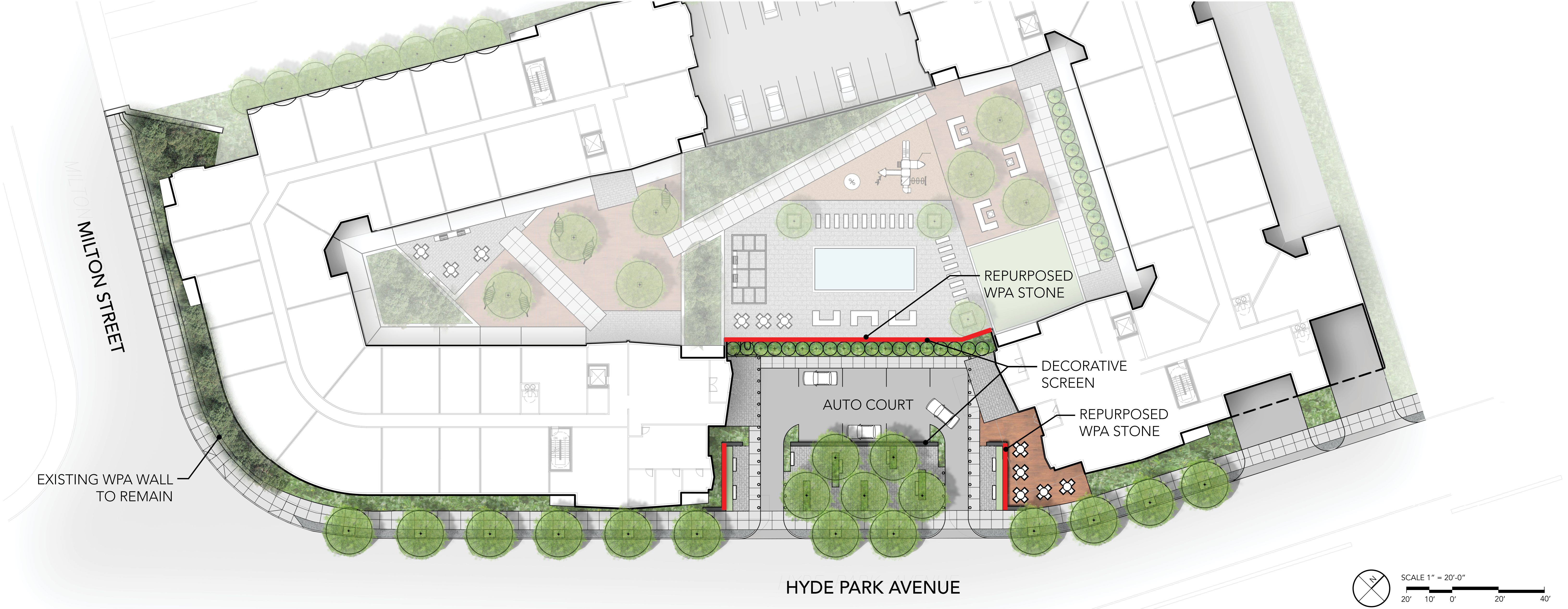


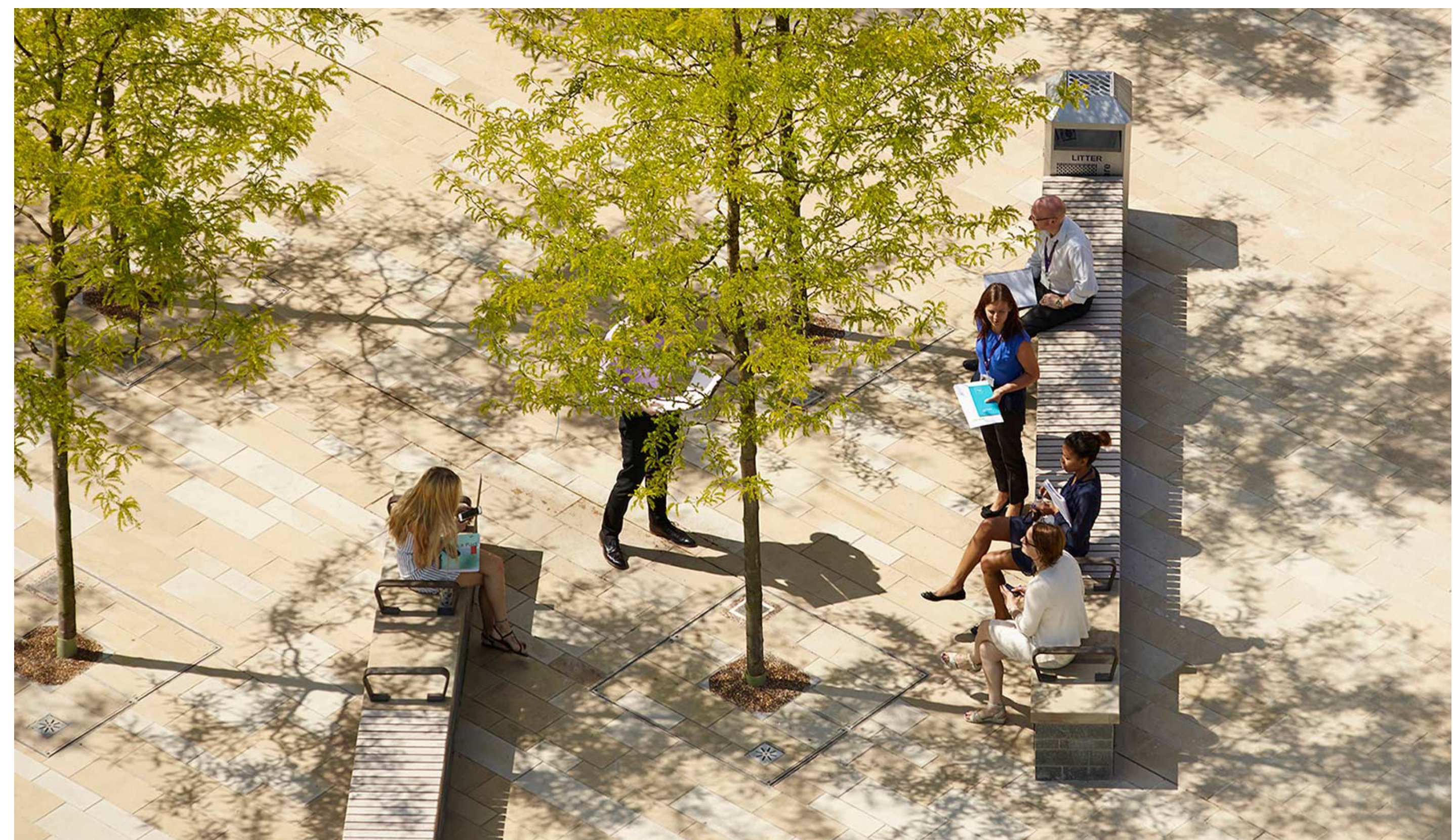
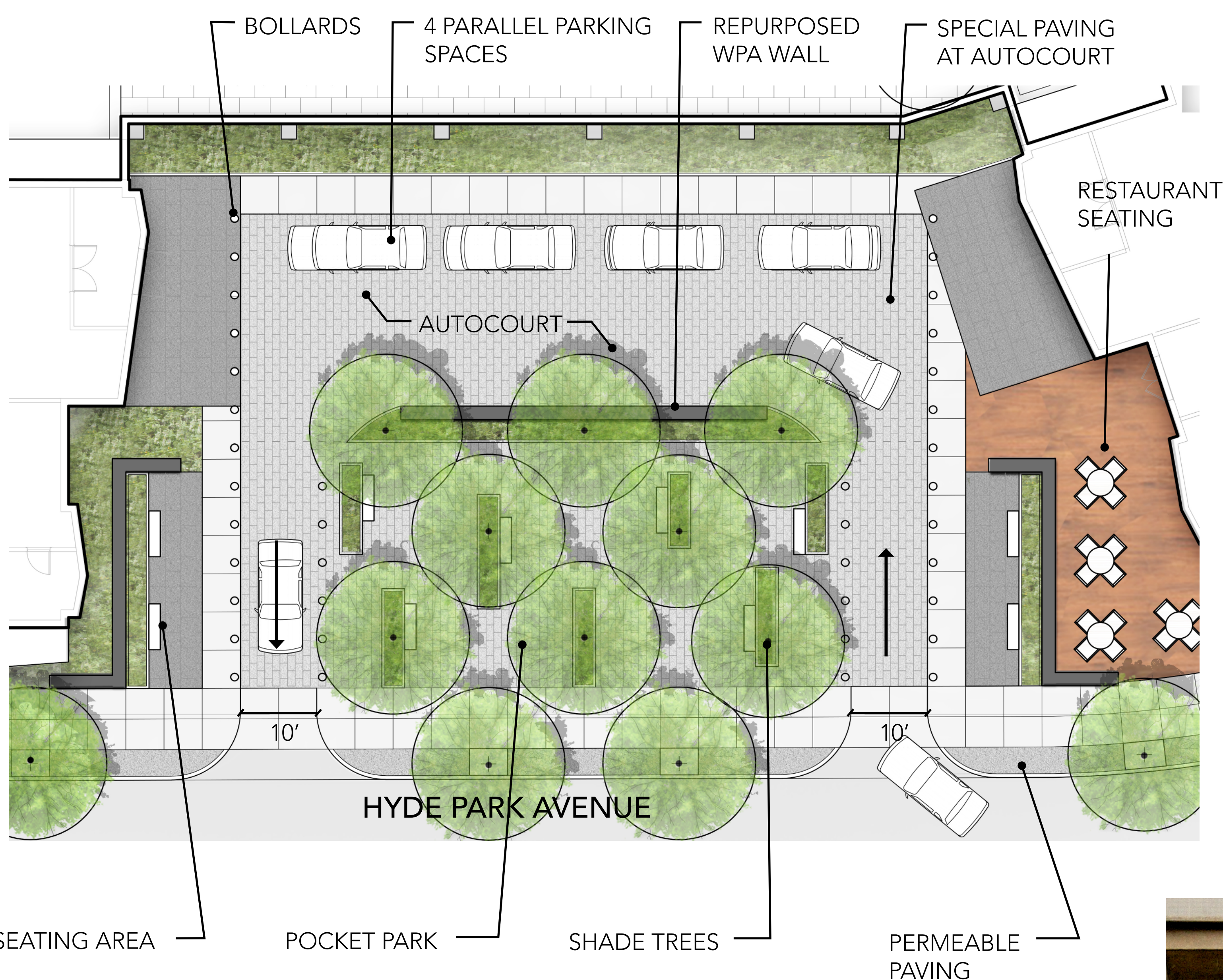


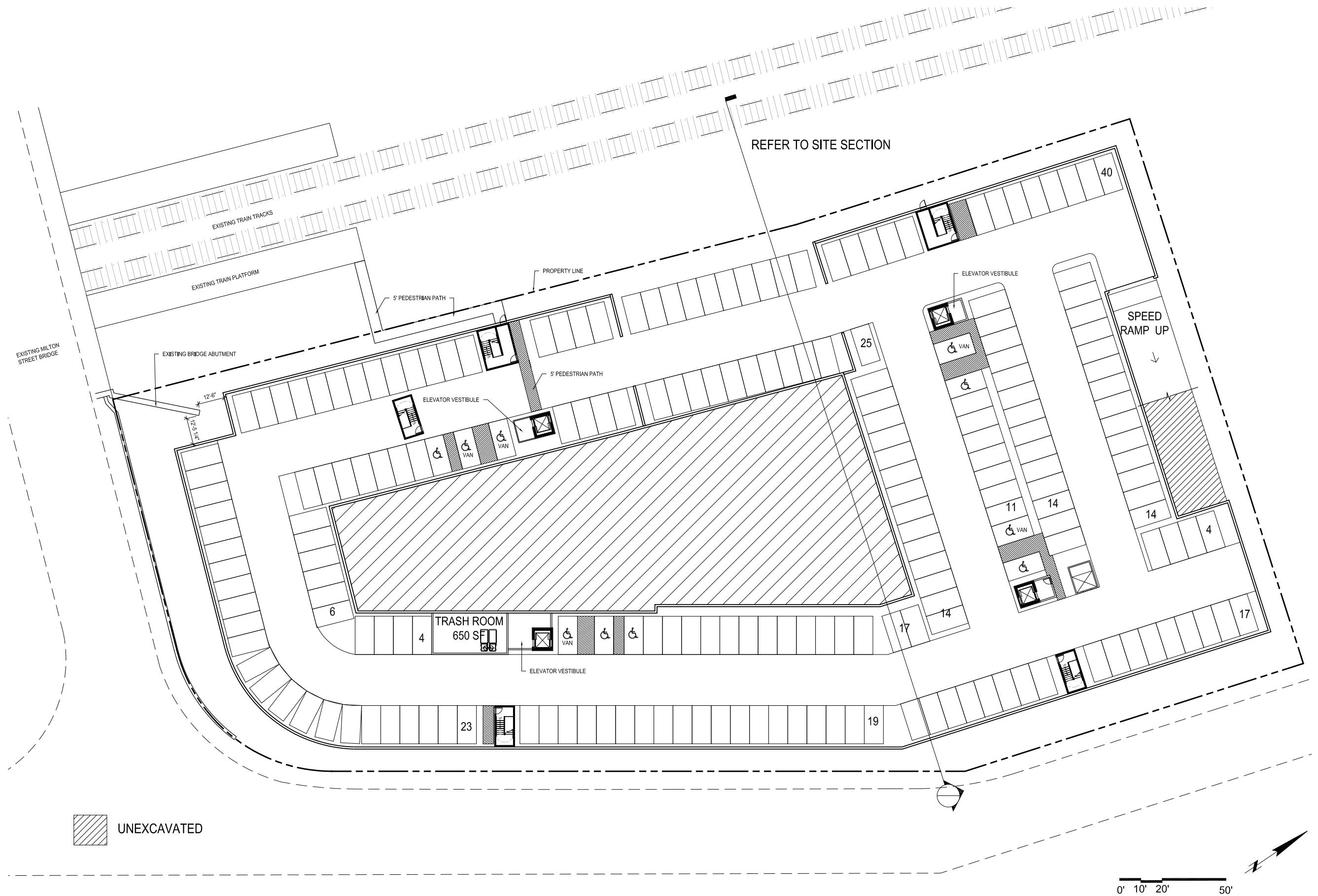
OPTION A - STONE PLANTER WITH TREES AND 6FT DECORATIVE SCREEN

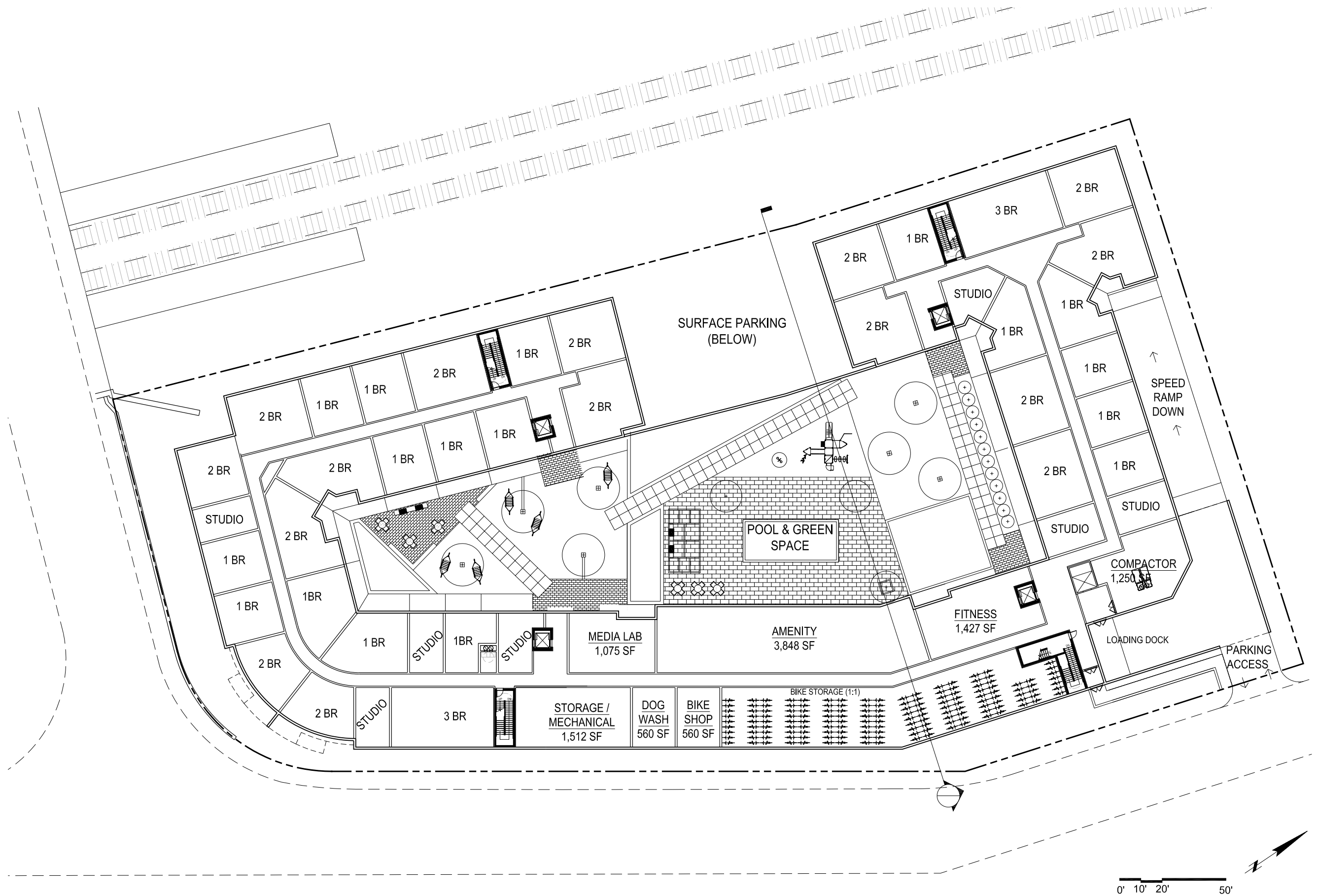


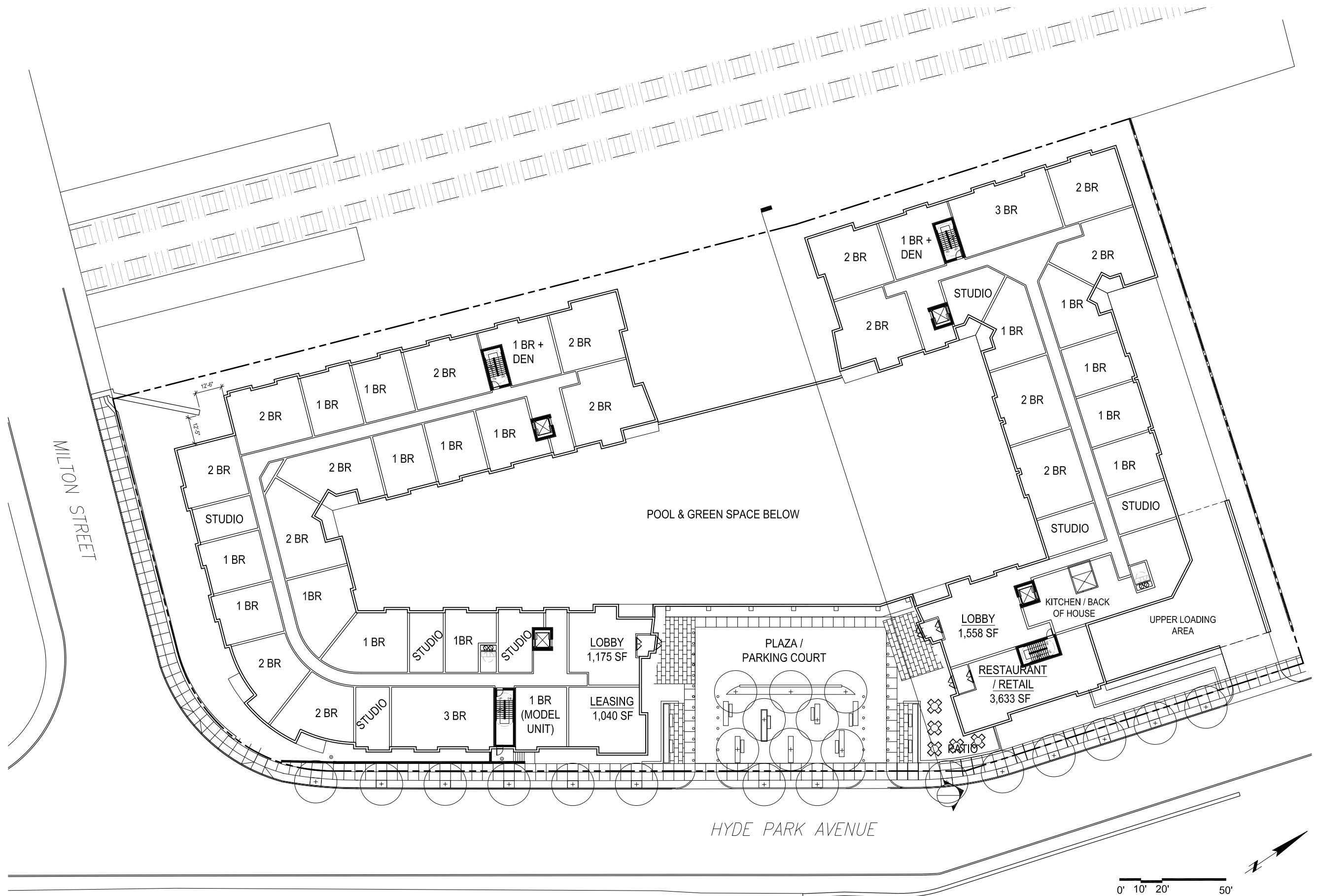
OPTION B - STONE COLUMNS WITH LOW PLANTING AND 42" DECORATIVE SCREEN















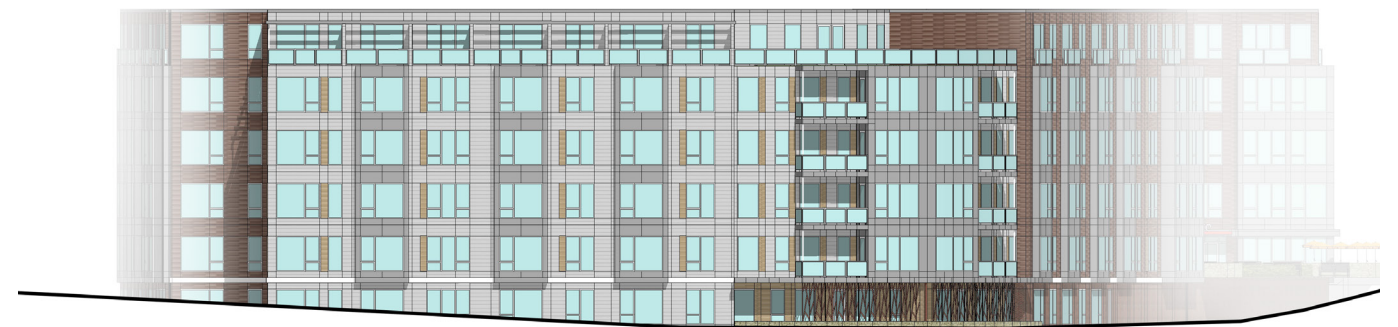




East Elevation



North Elevation



South Elevation



West Elevation

Building Gross Square Footage				Building A Unit Count						Building B Unit Count					Total Count								
Floor		Building A GSF	Building B GSF	Floor	Studio	1B	2B	3B	Total	Studio	1B	2B	3B	Total									
6th Floor		25,097	26,259	6th Floor	3	10	8	1	22	2	11	10	1	24	46								
5th Floor		28,942	26,829	5th Floor	4	12	11	1	28	2	11	10	1	24	52								
4th Floor		28,942	26,829	4th Floor	4	12	11	1	28	2	11	10	1	24	52								
3rd Floor		28,942	26,829	3rd Floor	4	12	11	1	28	2	11	10	1	24	52								
2nd Floor		28,942	23,734	2nd Floor	4	12	9	1	26	3	6	6	1	16	42								
1st Floor		60,374		1st Floor	4	11	9	1	25	3	6	6	1	16	41								
Parking		78,266		Total	23	69	59	6	157	14	56	52	6	128	285								
Total Residential GSF				Affordable (13%)						2				8		7		1		Units			
Total Building GSF (inc Parking)				Group 2 (15% of Aff.)						1				2				2		1			
Approx Site Area				Unit Type		Unit Totals		Mix %		Affordable Units		Group 2											
F.A.R.				Studio		37		12.98%		5		13.51%		2									
Total Usable Open Space				1B		125		43.86%		17		13.60%		4									
Usable Open Space per Unit				2B		111		38.95%		15		13.51%		4									
Parking Spaces				3B		12		4.21%		2		16.67%		2									
Parking Ratio				Totals		285		100.00%		39		13.68%		12									

DESIGN REFINEMENTS:

Reduction of % Glazing

Reduction of “Super Bays”

Differentiation of “Inside” vs. “Outside” of Courtyard

Development of “Prow” and Corner Treatment

Increase in Setback & Reduction of Massing Along The Bridge

Relocated/Repurposed WPA Wall at Pocket Park & Overlook



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Original Design 3-5-19


AD MELIORA

CW
DG

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Current Design 11-6-19



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Original Design 3-5-19



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Current Design 11-6-19


AD MELIORA

C W
D G

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Aerial Perspective Looking Northwest | Proposed Building





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View from Hyde Park Avenue Looking South | Proposed Building



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View from Hyde Park Avenue Looking North | Proposed Building





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View from Hyde Park Avenue Looking North | Proposed Building





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View from Milton Street Looking Northeast | Proposed Building



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View from Chesterfield Street Looking East | Proposed Building



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View Along Hyde Park Avenue of Pocket Park and Upper Courtyard



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View Along Hyde Park Avenue of Pocket Park, Arrival Area, and Cafe



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View Along Hyde Park Avenue of Pocket Park, Arrival Area, and Cafe



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View Looking South in Lower Courtyard Amenity Pool Area


AD MELIORA

 CW
D G

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View Looking South in Lower Courtyard Amenity Pool Area


AD MELIORA



