Project Revisions – Parking & Paving

**On Grade Parking**
83% reduction from existing site (53 to 9)
44% reduction from PNF submission (16 to 9 visitors spaces including a ZipCar)

**Garage Parking**
5% reduction from PNF submission (154 to 147 resident spaces)

**Total parking**
8% reduction from PNF submission (170 to 156)

**Parking Ratio**
Reduced from .8/Unit to .75/Unit

**Vehicular Paving Area**
45% reduction from existing site
18% reduction from PNF submission
Project Revisions – Units

Total of 196 Units

Now providing (5) 3 bedroom units

14% Increase of affordable units (26 units to 30 units)
18% of market rate units are affordable, vs the required 15%
Project Revisions – Green Space

Addition of ‘Courtyard’ facing South Huntington

New streetscape landscaping, sidewalk and bus shelter on South Huntington Ave

Maintaining 28 mature oak trees along The Jamaicaway
Project Revisions – Massing & Placement

Building is designed to read as (2) separate structures, connected by a transparent and glassy link.

Two distinct material palettes are used to further differentiate the reading of the two buildings.

Roof heights and cornice setbacks vary to breakdown the massing and to provide visual interest.

The addition of the courtyard reduces the perceived mass of the building along South Huntington and the apparent length of the building.

To engage the street better, the building has shifted closer to South Huntington (+/-10’) and away from The Jamaicaway.
Project Revisions – Sustainability

Project will now seek LEED Silver Certification
Project Summary Goals

Site Area  152,163 SF (3.5 acres)

196 Modern Residential Units +/- 193,000 SF

FAR = 1.25

Parking Ratio = .75/Unit
(9 visitor spaces on grade, 147 resident spaces in Garage) 156 Total

Extensive Common Amenities

LEED Silver Certification
161 South Huntington Avenue

Existing Aerial Looking East
161 South Huntington Avenue  

Photographs of Existing Context
161 South Huntington Avenue

Elevation along South Huntington Avenue
161 South Huntington Avenue