Refinements to PDA scheme in response to BCDC comments

Davis Companies, 112 Shawmut Avenue:
• Relocated approximately 22,000 sf from rear court area to Shawmut Ave. frontage
• Removed a bay of the existing building to widen sidewalk area at garage entry/exit to Shawmut Ave.

BCEC:
• Increased pedestrian path width on our property from 10’ to 14’ at grade
• Replaced approximately 50 linear feet of wall with columns in order to further visually open up the pedestrian way
• Increased glass storefront at Commercial Space along Shawmut
• Engaged the Courtyard with a through connection at the Commercial Space and a Courtyard Lobby for the Church

CCBA:
• Pulled back 10’ at Herald St to ease pedestrian experience at Herald
• Increased width of 1st floor retail level to reduce the proportion of the north-south passage from Herald St. to the court
• Increased setback at south edge to 30’ for shared pedestrian court for building services and pedestrian connection
October 31, 2017 BCDC Committee Meeting Site Plan

- 112 Shawmut Avenue
- BCEC Building
- CCBA Building
- CCBA Building
- Publicly Accessible Open Space
- Thru-Block Connection
- Church Entry
- Residential Entry
- Parking/Loading
- Thru-Block Connection
- Residential Entry
- Retail Entry
- Garage Entry
- Parking In/Out
- Parking In/Out
- Loading
- Fire Svc.
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Current Site Plan

112 Shawmut Avenue
150' ±
Proposed 13-Story
Residential

BCEC Building
150' ±
Proposed 11-Story
Mixed Use - Residential

CCBA Building
150' ±
Proposed 14-Story
13-Residential
1-Non-Residential

Paul Place
Herald Street - One way
Shawmut Avenue
One way
Washington Street
Garage Ped. Entry
Residential Entry
Non-Res. Entry
Parking/Loading
Thru-Block Connection

Residential Entry
Loading
Parking In/Out
Commercial Entry
Residential Entry
Church Entry
Loading
Parking In/Out
Commercial Entry
Parking/Loading
Thru-Block Connection

Proposed 9-Story
8-Residential
1-Non-Residential

Mullins Way

Washington Street

Thru-Block Connection
Landscape Images