

# EMBARC

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July 03, 2018

200-204 Old Colony Ave.  
Boston, MA, 20127

## Re: BDPA Supplemental Information

Raul:

Attached is a graphic summary of the 200-204 Old Colony project, and its design changes throughout the Article 80 Large Project Review process. Below is an additional written summary of the project modifications that have been made per BPDA and community feedback.

### Overall Program Breakout:

TOTAL GROSS SQUARE FOOTAGE (GSF)	<b>65,490</b>
TOTAL GROSS FLOOR AREA (GFA)	<b>55,919</b>
SCHOOL GFA	<b>10,249</b>
RESIDENTIAL GFA	<b>35,130</b>
AMENITIES AND OTHER GFA	<b>9,398</b>
VEHICLE PARKING AREA	<b>7,344</b>
BICYCLE PARKING AREA	<b>902</b>

### Summary of Design Changes Through Article 80 Process:

- Removed the mezzanine level of the building.
- The ground floor level was brought up to grade (previously ~20" below grade)
- Adjusted façade + materials – ex. Stone base surrounding building, more terracotta material throughout, etc.
- Removed the basement level of the building, bringing the parking level up to grade and the school up to the second floor, removing a full level of residential and creating safer & more efficient 2-way traffic entry/exit to/from the garage.
- Reduced + adjusted the quantity and placement of windows along the rear of the building to reduce the impact on the direct abutter.
- Reduced the depth of the bay projections along Old Colony + Cottage Street.
- Broke up the (2) large bays along Old Colony into (4) smaller, shallower bays. reducing the liner square feet of bays along the façade.

- Removed all of the balconies on the façade – changed to Juliette balconies to further reduce projections over the pedestrian right of way.
- Extended storefront along Old Colony and reprogrammed the interior space behind it into an amenity lounge on each floor to further activate the façade of the building.
- Pulled the building back from the residential abutters on the top floor to reduce height on that side.
- Reduced the overall unit count from 54 units to 49 units.
- Eliminated the 3-bedroom units and ‘den’ units, increasing the number of 1 and 2-bedroom apartment – reducing the overall bedroom count by about 20%.
- Decreased parking from 39 spaces to 31 spaces.
- Reduced the overall building sqft by 20,600 sf.
- Reduced the overall residential sqft by 20,300 sf.
- Reduced the building FAR from 5.46 to 4.45.

Please call or write with any questions.

Sincerely,

Katie Fiedler | Associate

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VIEW ALONG OLD COLONY AVENUE LOOKING NORTH | EMBARC



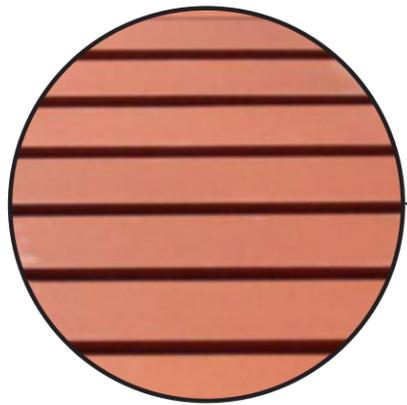
CEDAR



FIBER CEMENT PANEL - OKO SKIN

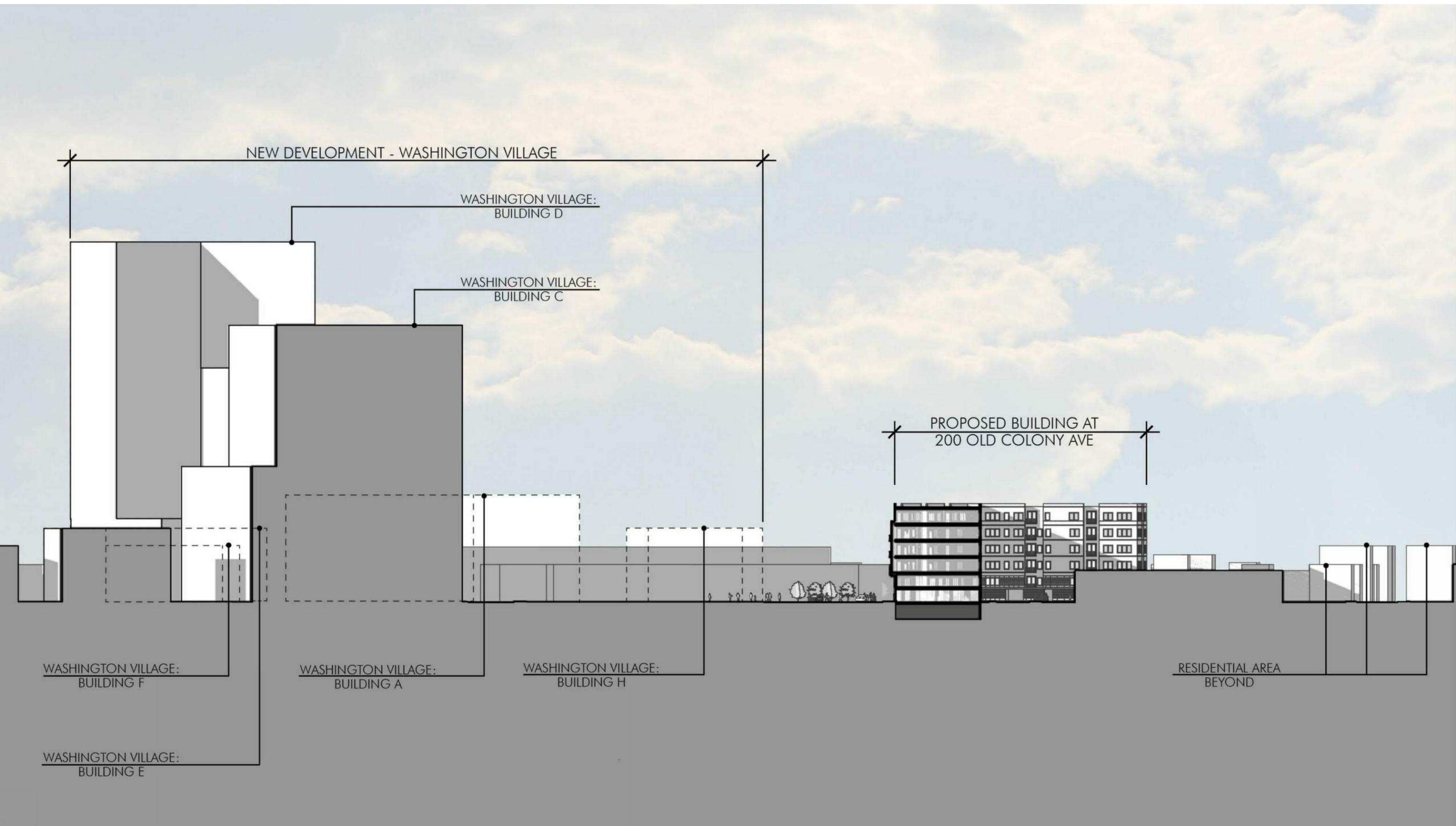


FIBER CEMENT PANEL - OKO SKIN



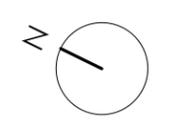
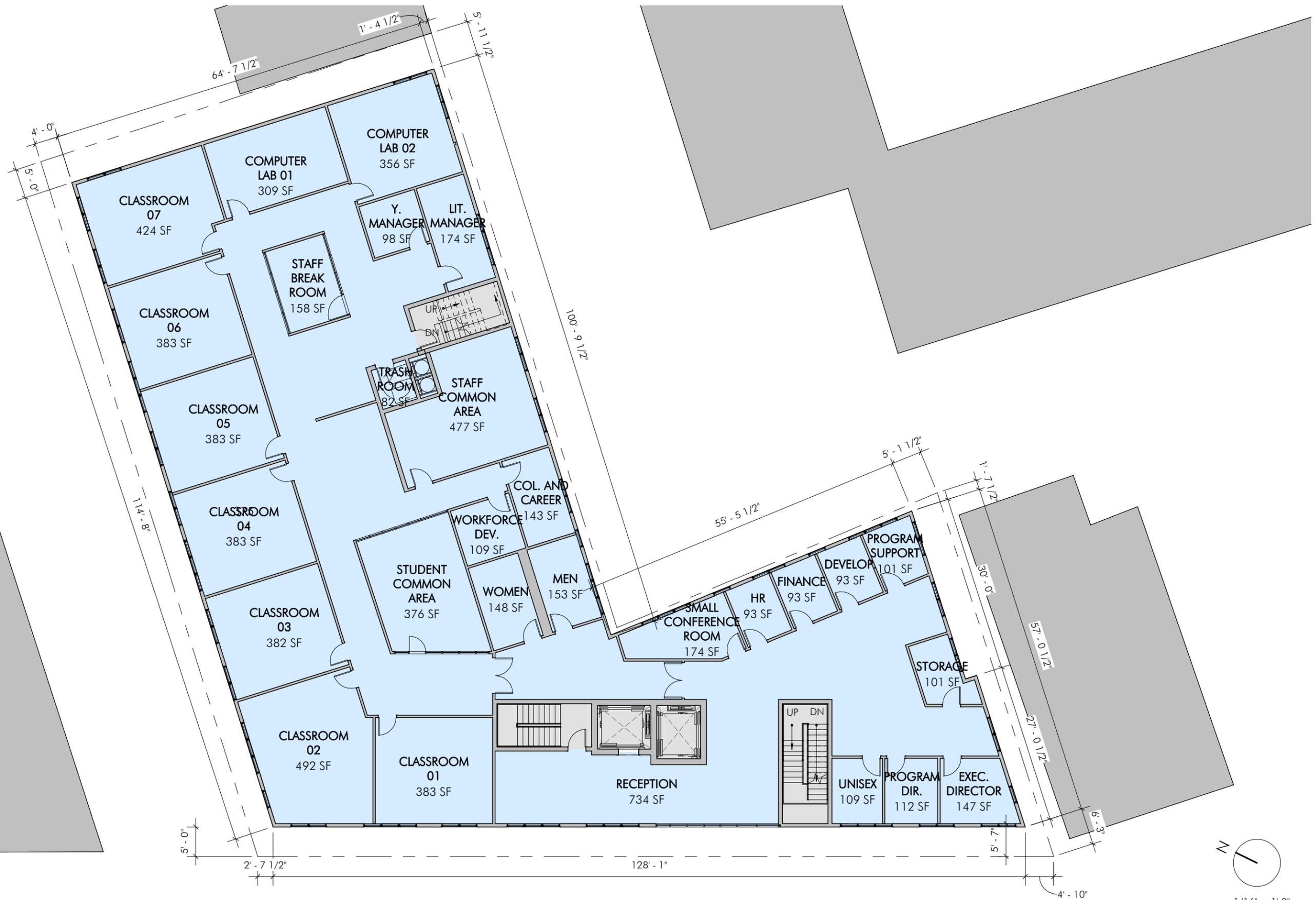
TERRACOTTA





SITE SECTION - DIAGRAM IN RELATION TO EXISTING DEVELOPMENT | EMBARC

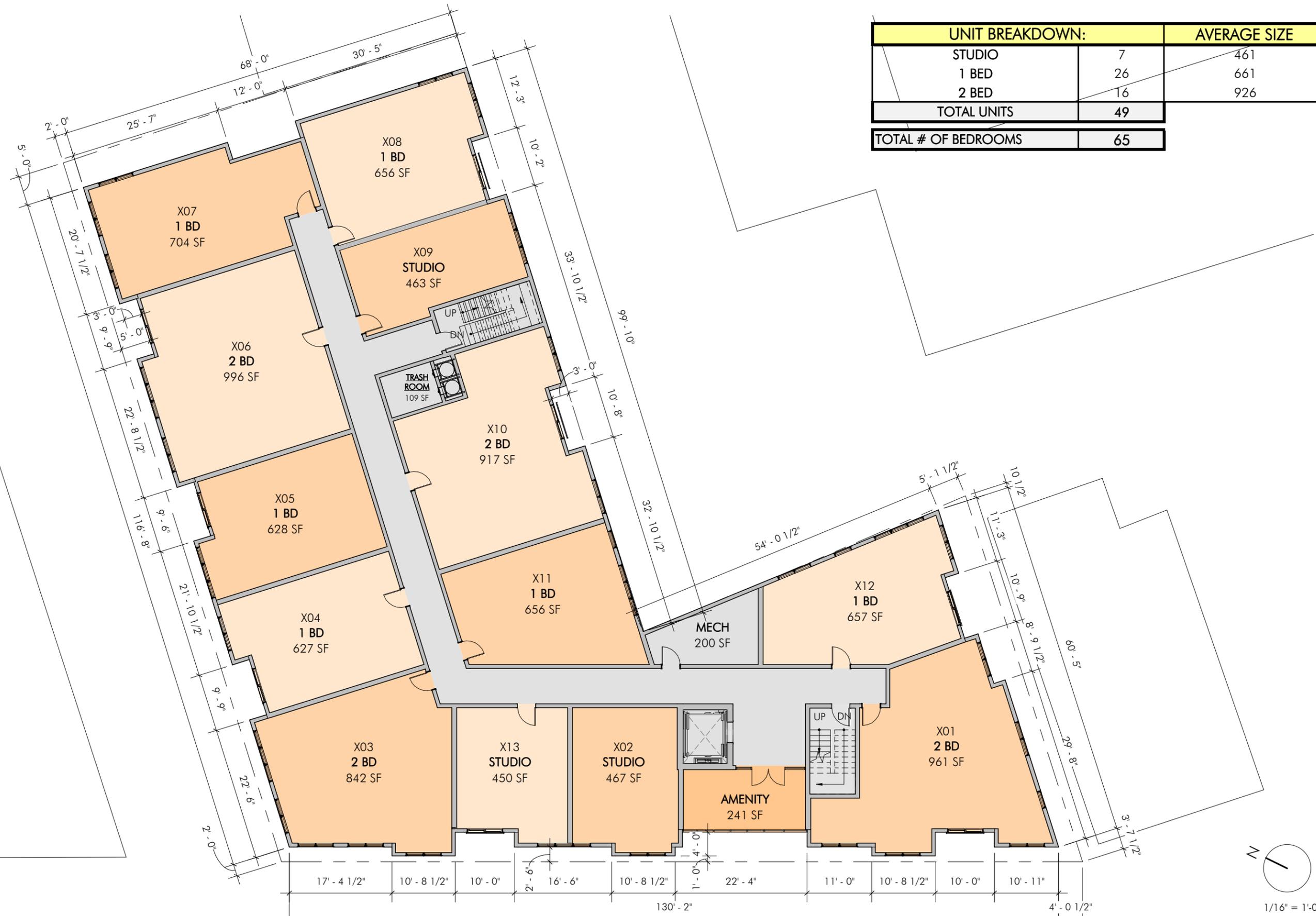




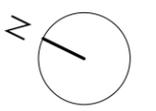
1/16" = 1'-0"

SECOND LEVEL PLAN | EMBARC

UNIT BREAKDOWN:		AVERAGE SIZE
STUDIO	7	461
1 BED	26	661
2 BED	16	926
<b>TOTAL UNITS</b>	<b>49</b>	
<b>TOTAL # OF BEDROOMS</b>	<b>65</b>	

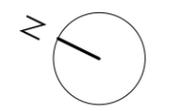


THIRD FLOOR PLAN | EMBARC



1/16" = 1'-0"





1/16" = 1'-0"

SIXTH FLOOR PLAN | EMBARC

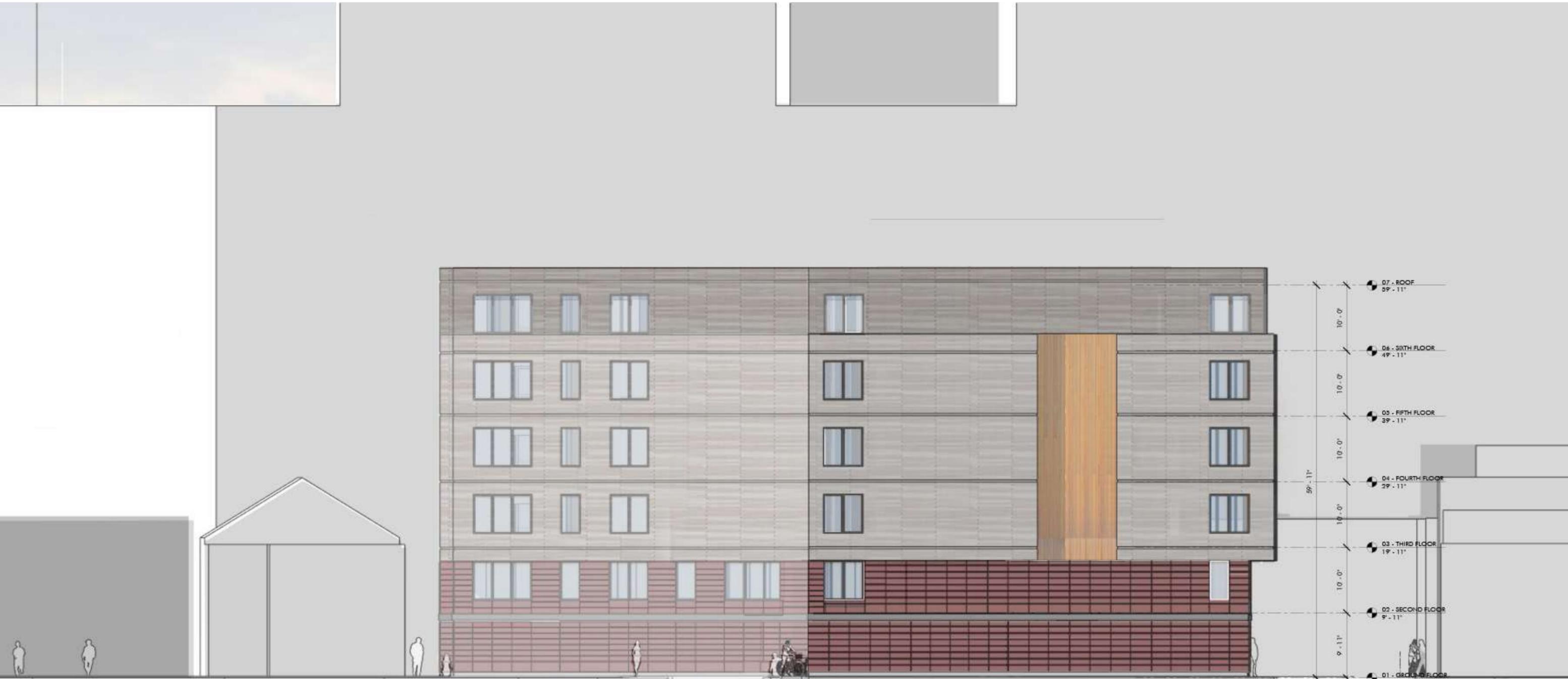


OLD COLONY AVENUE ELEVATION | EMBARC



COTTAGE STREET ELEVATION | EMBARC







INITIAL DESIGN - 2/26/18



REVISED - 3/28/18



REVISED - 6/13/18



CURRENT DESIGN - 6/26/18

	2/26/18 - INITIAL DESIGN	3/28/2018 - NEIGHBORHOOD	4/21/18 - ABUTTER MEETING	5/31/18 - ARTICLE 80	06/13/18 - BPDA	6/25/18 - CURRENT DESIGN	DIFFERENCE
<b>BUILDING GROSS SQFT</b>	86,157	81,508	79,136	79,136	65,669	<b>65,490</b>	20,667
<b>BUILDING SQFT PER FAR FAR</b>	73,853	69,645	68,713	68,713	56,008	<b>55,919</b>	17,934
<b>FAR</b>	5.87	5.54	5.46	5.46	4.45	<b>4.45</b>	1.42
<b>TOTAL RESIDENTIAL SQFT</b>	55,466	52,565	47,356	47,356	35,827	<b>35,130</b>	20,336
<b>NUMBER OF UNITS/BEDROOMS</b>	55/98	54/100	54/81	54/81	49/67	<b>49 / 65</b>	6 UNITS/33 BEDS
<b>PARKING AREA (SQFT)</b>	10,748	10,634	9,032	9,032	7,410	<b>7,344</b>	3,404
<b>NUMBER OF PARKING SPOTS/RATIO</b>	26/.47	26	39/.72	39/.72	31/.63	<b>31/.63</b>	5 SPACES