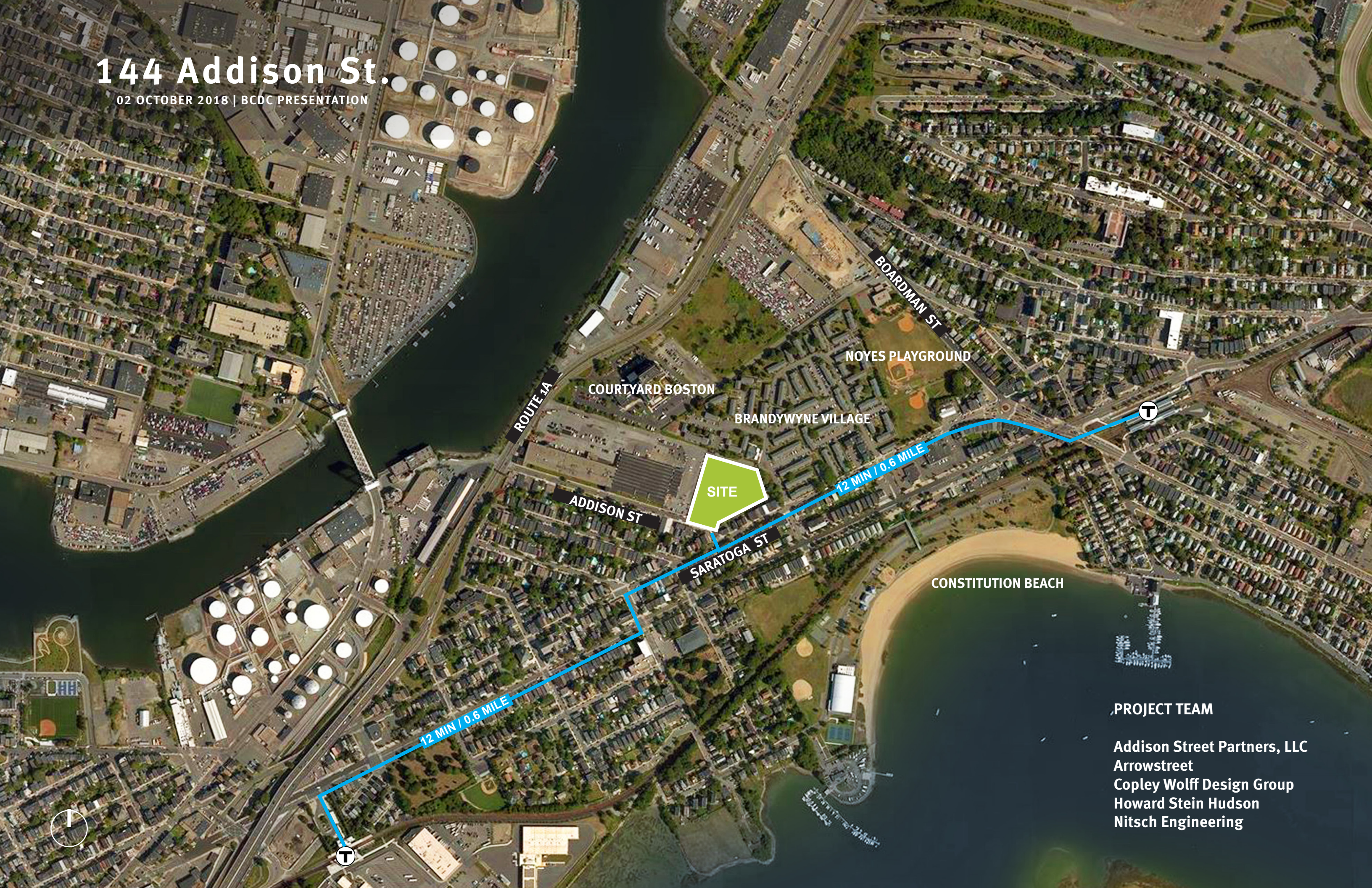


144 Addison St.

02 OCTOBER 2018 | BCDC PRESENTATION



12 MIN / 0.6 MILE

12 MIN / 0.6 MILE

PROJECT TEAM

Addison Street Partners, LLC
Arrowstreet
Copley Wolff Design Group
Howard Stein Hudson
Nitsch Engineering

PROGRAM

PROJECT SITE	143,139 SF (3.3 ACRES)
GROSS FLOOR AREA	APPROX. 226,400 GSF
FLOOR AREA RATIO	1.58
RESIDENTIAL USES	270 NEW DWELLING UNITS 11,500 - 12,000 SF RESIDENTIAL AMENITY SPACE
BICYCLE PARKING	270 COVERED, RESIDENT SPOTS 15 VISTOR SPOTS
VEHICLE PARKING	179 RESIDENT SPOTS
OPEN SPACE	77,500 SF (54% SITE AREA)

UNIT MIX

STUDIO	54 UNITS	(20%)
1 BR	144 UNITS	(53%)
2 BR	72 UNITS	(27%)
TOTAL	270 UNITS	





PROJECT SCHEDULE & COMMUNITY OUTREACH

BRANDYWYNE VILLAGE

SARATOGA STREET

PROJECT SITE
900 CARS
(PERMITTED)

ADDISON STREET

175 McCLELLAN
MAVERICK MILLS

ARROW STREET

MAY - JUNE 2017 Individual Meetings w/ Abutters + Stakeholders

JULY 27, 2017 Letter of Intent Submitted

AUGUST 10, 2017 Abutter Meeting

SEPTEMBER 11, 2017 Harbor View Neighborhood Assoc.

SEPTEMBER 18, 2017 Orient Heights Neighborhood Assoc.

DECEMBER 12, 2017 Abutter Meeting

JANUARY 19, 2018 EPNF Submitted

JANUARY 31, 2018 IAG Meeting

FEBRUARY 7, 2018 Scoping Session

MARCH 1, 2018 Public Meeting

MARCH 6, 2018 BCDC Presentation

MAY 18, 2018 Scoping Determination Issued

JUNE 28, 2018 IAG Meeting

JULY 17, 2018 BCDC Subcommittee Meeting #1

AUGUST 13, 2018 File DPIR

AUGUST 20, 2018 File PDA

AUGUST 21, 2018 BCDC Subcommittee Mtg #2

SEPTEMBER 6, 2018 IAG Meeting

SEPTEMBER 10, 2018 Public Meeting

SEPTEMBER 10, 2018 Scoping Meeting

SEPTEMBER 24, 2018 IAG Meeting

SEPTEMBER 25, 2018 BCDC Subcommittee Mtg #3

OCTOBER 1, 2018 Harbor View Neighborhood Assoc.

OCTOBER 2, 2018 BCDC (Full Committee)

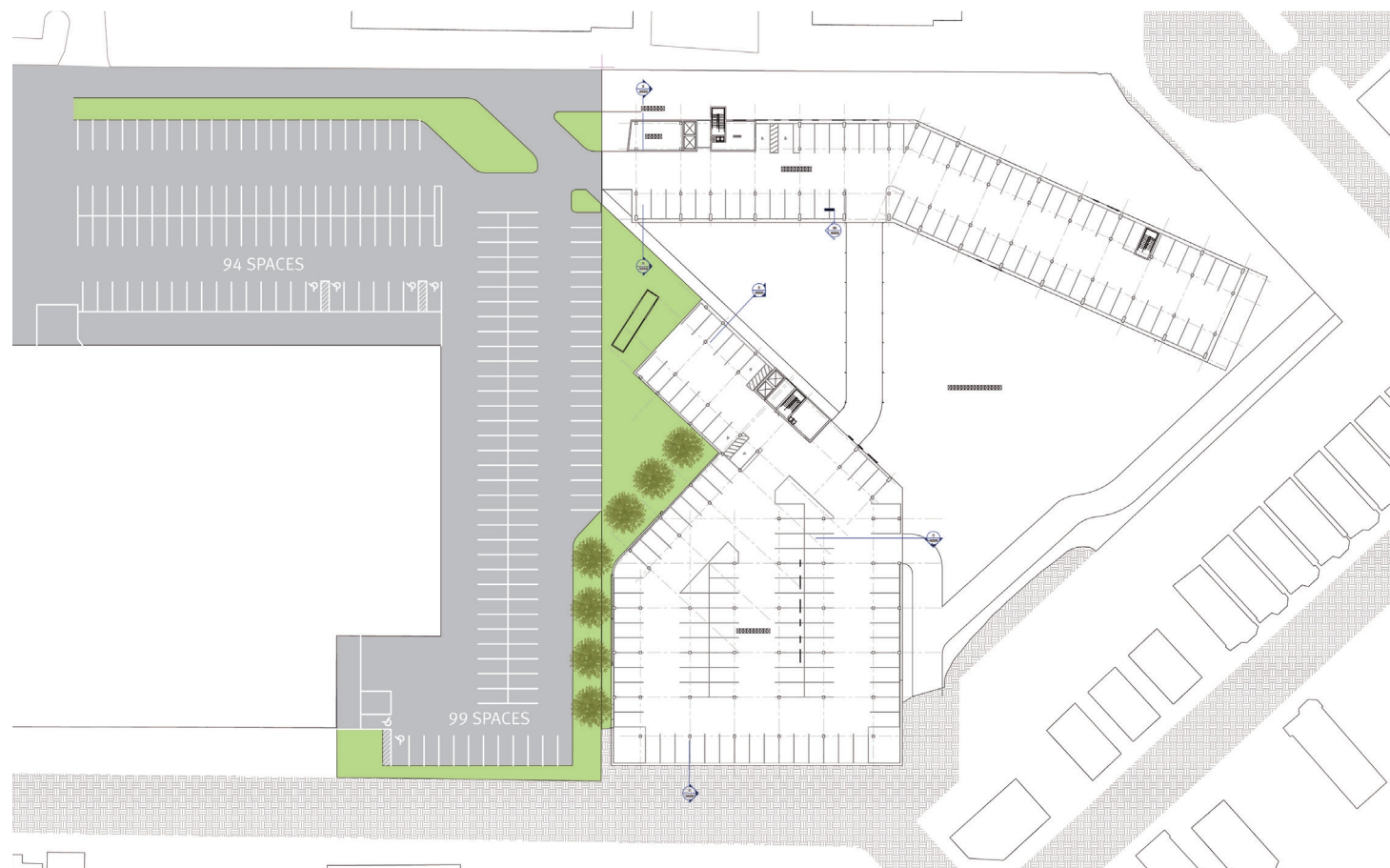
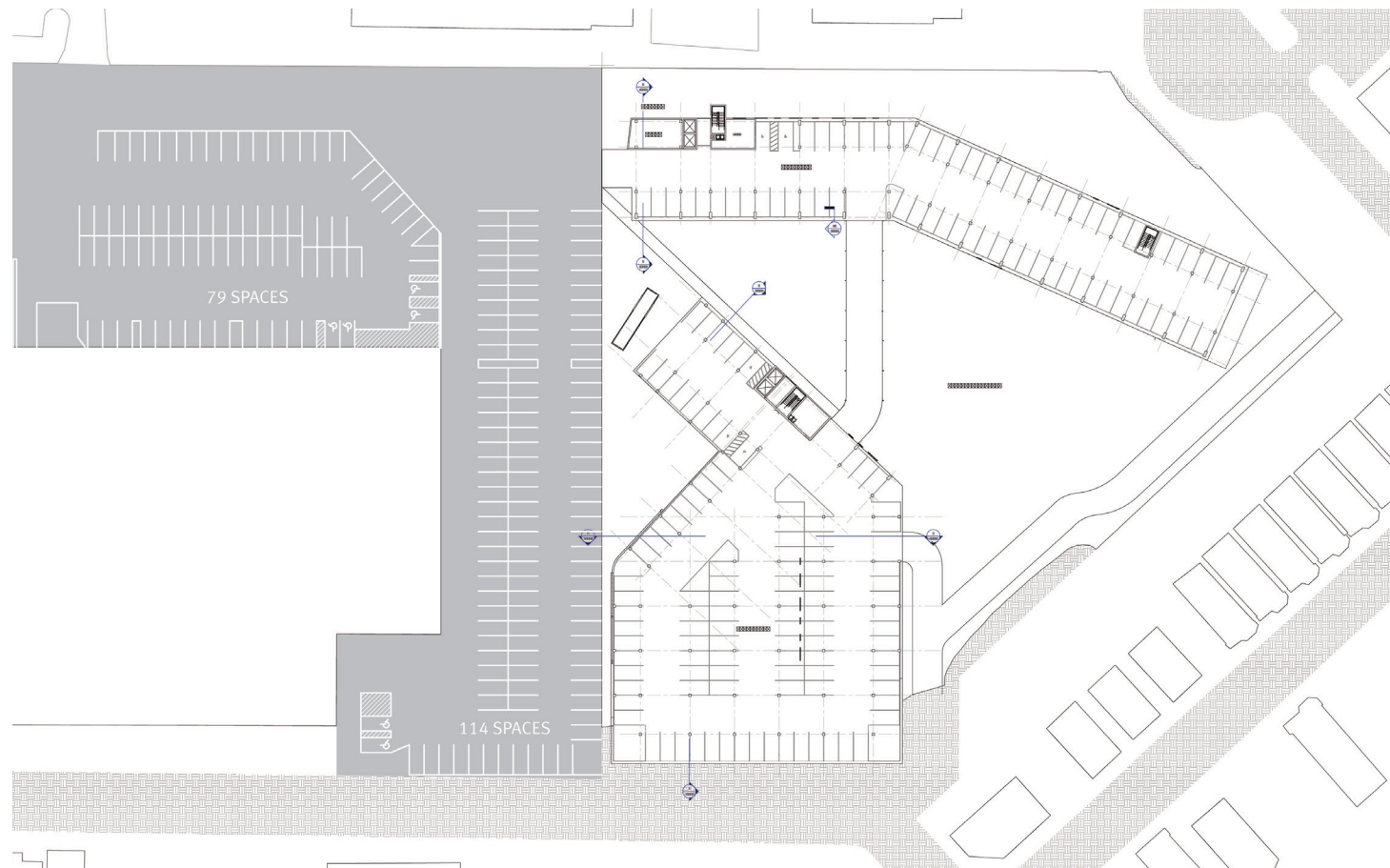
OCTOBER 3, 2018 Concomm Hearing

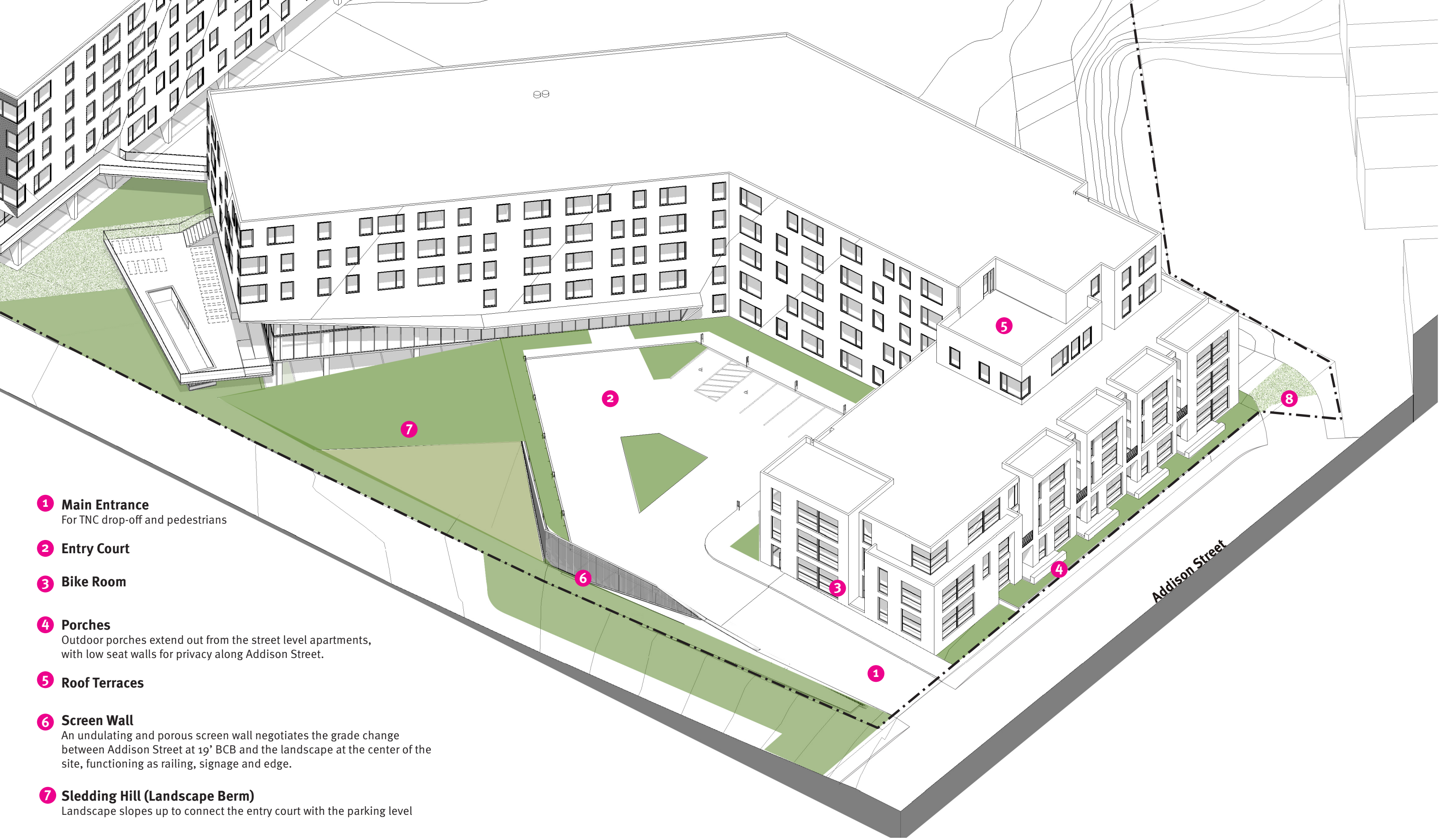
OCTOBER 10, 2018 Public Meeting

OCTOBER 15, 2018 Orient Heights Neighborhood Assoc

SITE PLAN







- 1 Main Entrance**
For TNC drop-off and pedestrians
- 2 Entry Court**
- 3 Bike Room**
- 4 Porches**
Outdoor porches extend out from the street level apartments, with low seat walls for privacy along Addison Street.
- 5 Roof Terraces**
- 6 Screen Wall**
An undulating and porous screen wall negotiates the grade change between Addison Street at 19' BCB and the landscape at the center of the site, functioning as railing, signage and edge.
- 7 Sledding Hill (Landscape Berm)**
Landscape slopes up to connect the entry court with the parking level
- 8 Access Drive**
An easement formalized for the five Saratoga Street triple deckers + exit only driveway for the parking below

EXISTING APPROACH FROM ADDISON STREET



APPROACH FROM ADDISON STREET: EPNF



ARROWSTREET

PROPOSED APPROACH FROM ADDISON STREET



ARROWSTREET

URBAN COURT



ARROWSTREET

EXISTING APPROACH FROM SARATOGA STREET



ARROWSTREET

APPROACH FROM SARATOGA STREET: EPNF



ARROWSTREET

PROPOSED APPROACH FROM SARATOGA STREET



ARROWSTREET

EXISTING APPROACH FROM McCLELLAN HIGHWAY



APPROACH FROM McCLELLAN HIGHWAY: EPNF



ARROW STREET

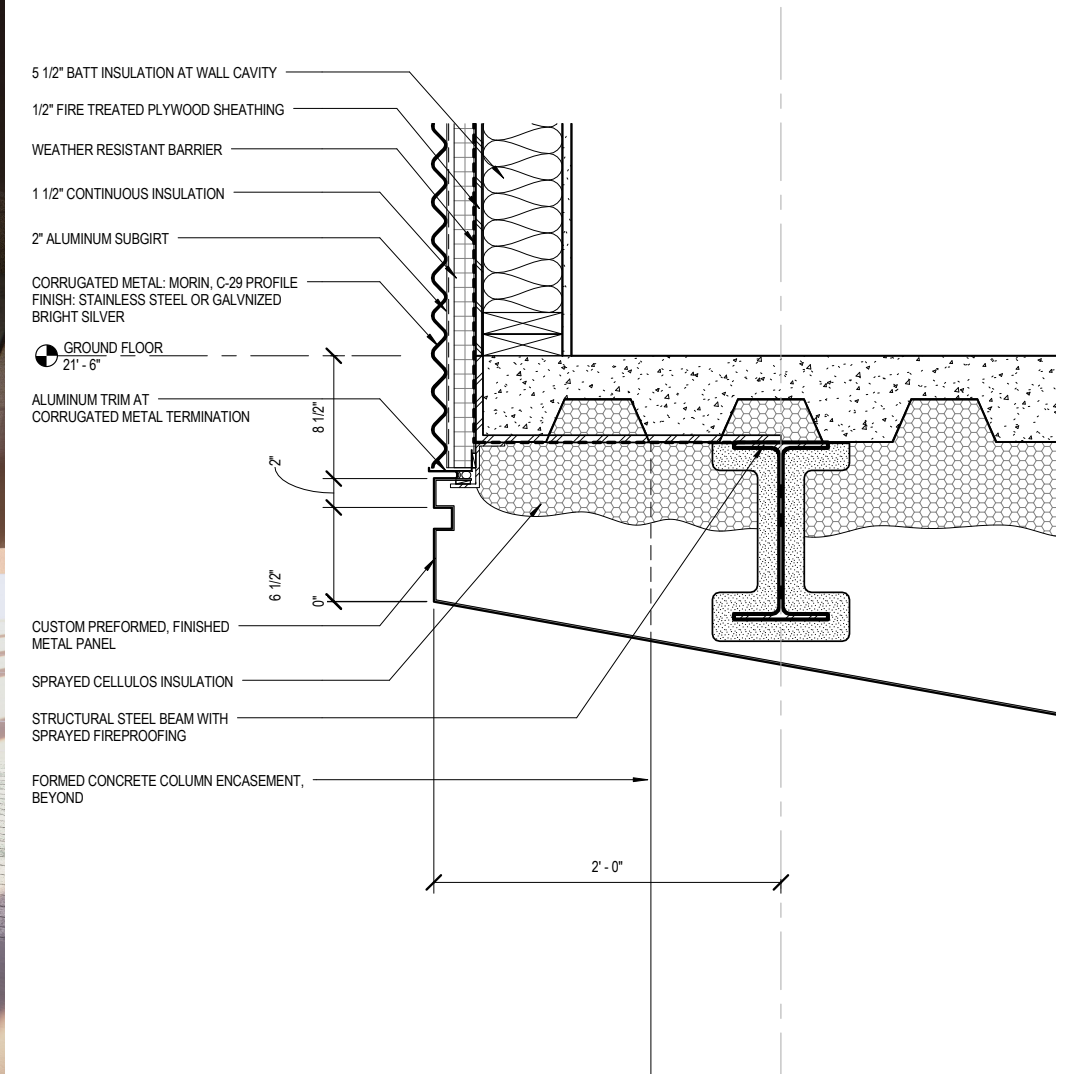
PROPOSED APPROACH FROM McCLELLAN HIGHWAY



ARROWSTREET

AMENITY COURTYARD







South Facing Facades

Corrugated Meta
Finish: Stainless Steel or Galvalume Bright Silver

North Facing Facades

Fiber Cement Siding with Stacked Reveals
Varying Exposure, Custom Color



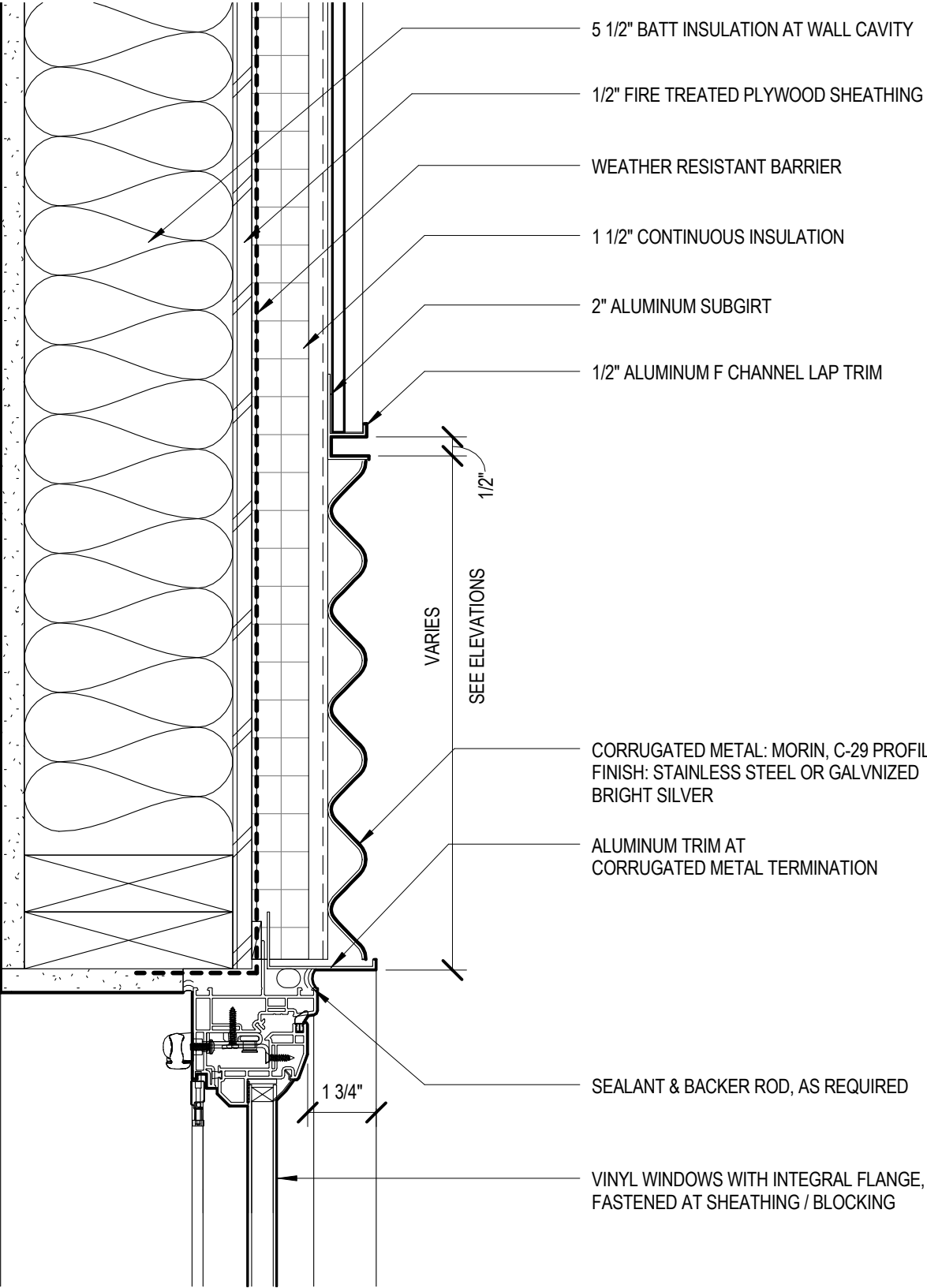
Screen Wall at Bike Room

Perforated Metal



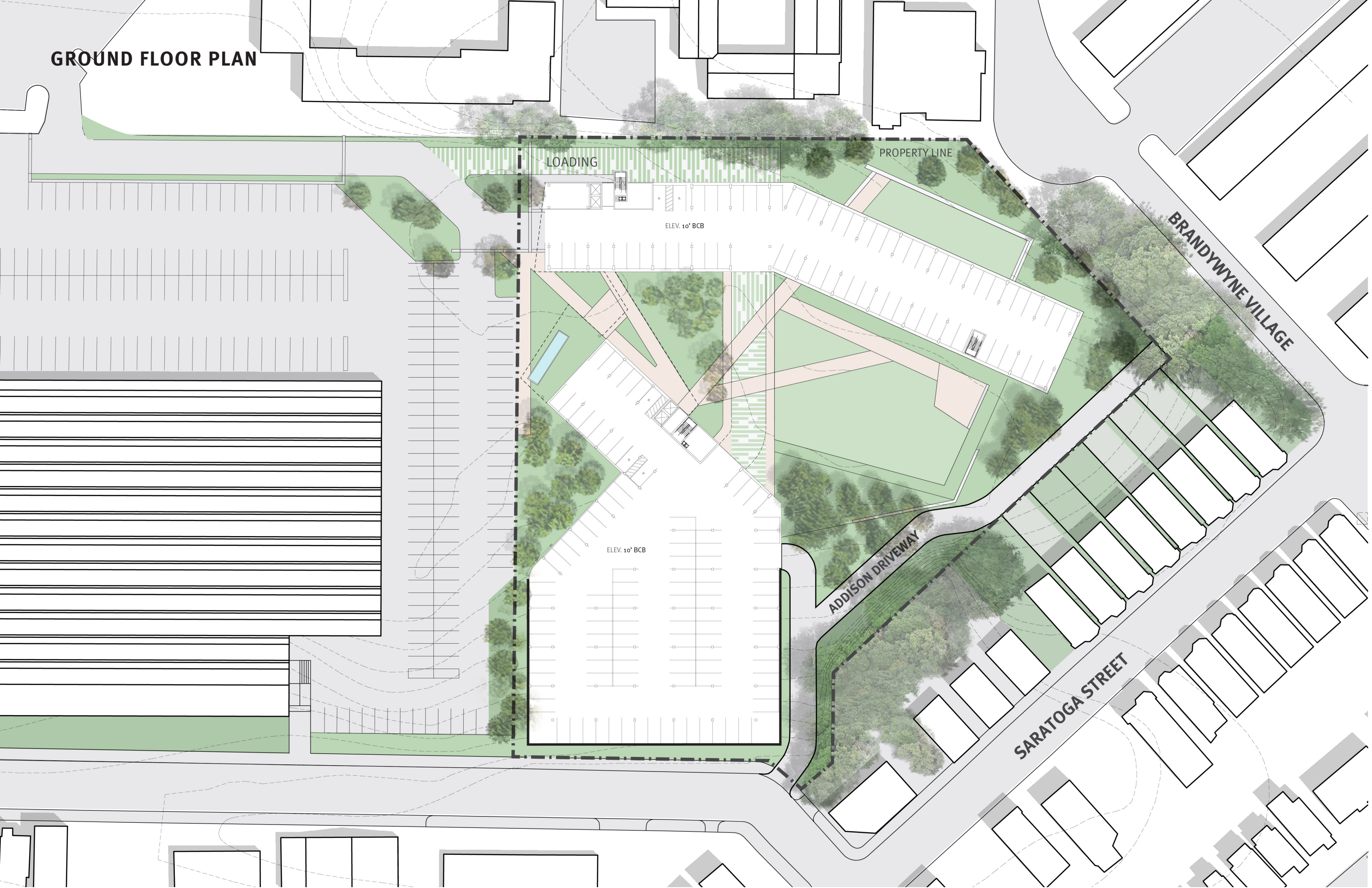


Exterior Plan Detail
Window Jamb +
Material Transition





GROUND FLOOR PLAN



LOADING

PROPERTY LINE

ELEV. 10' BCB

ELEV. 10' BCB

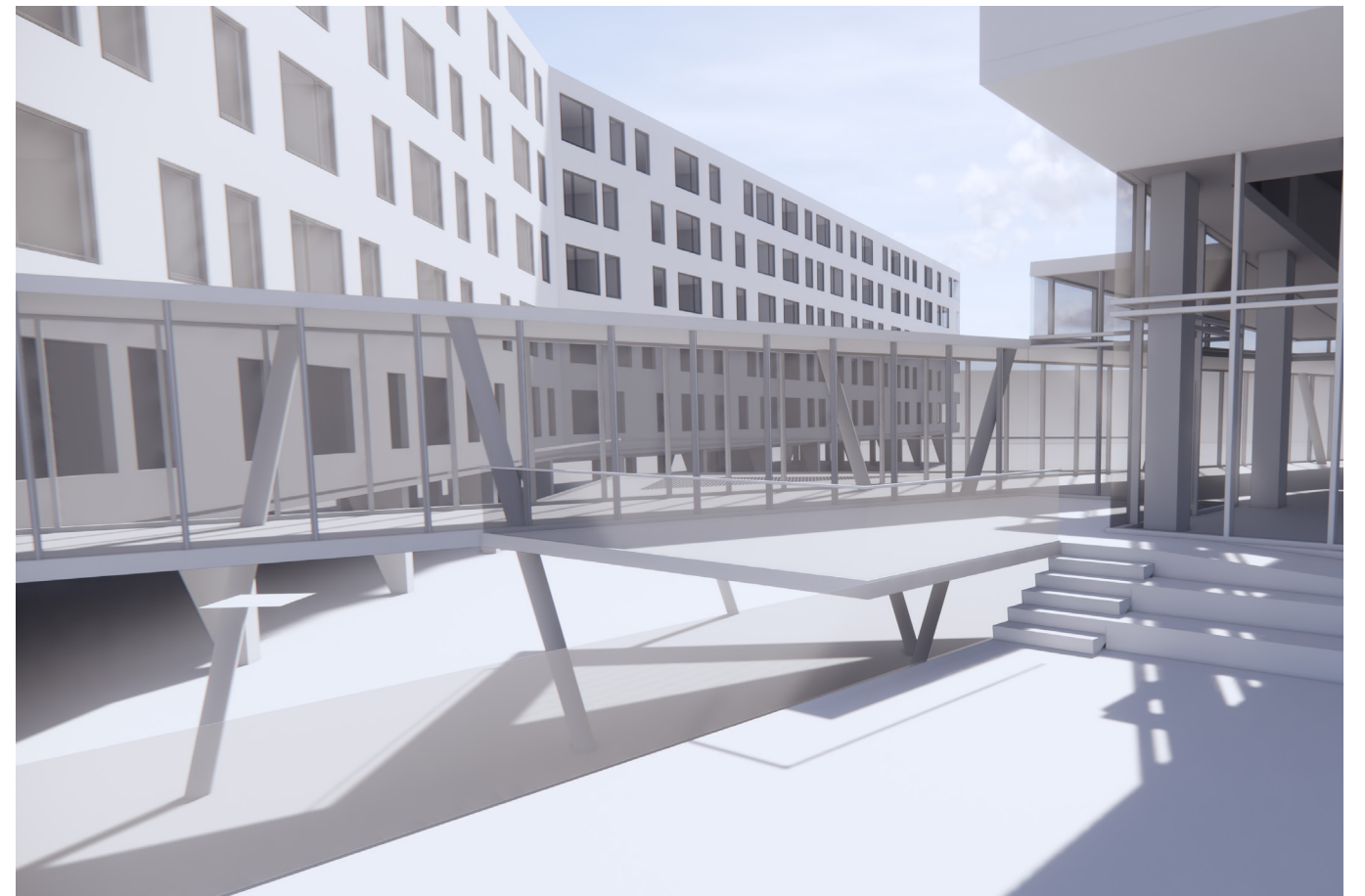
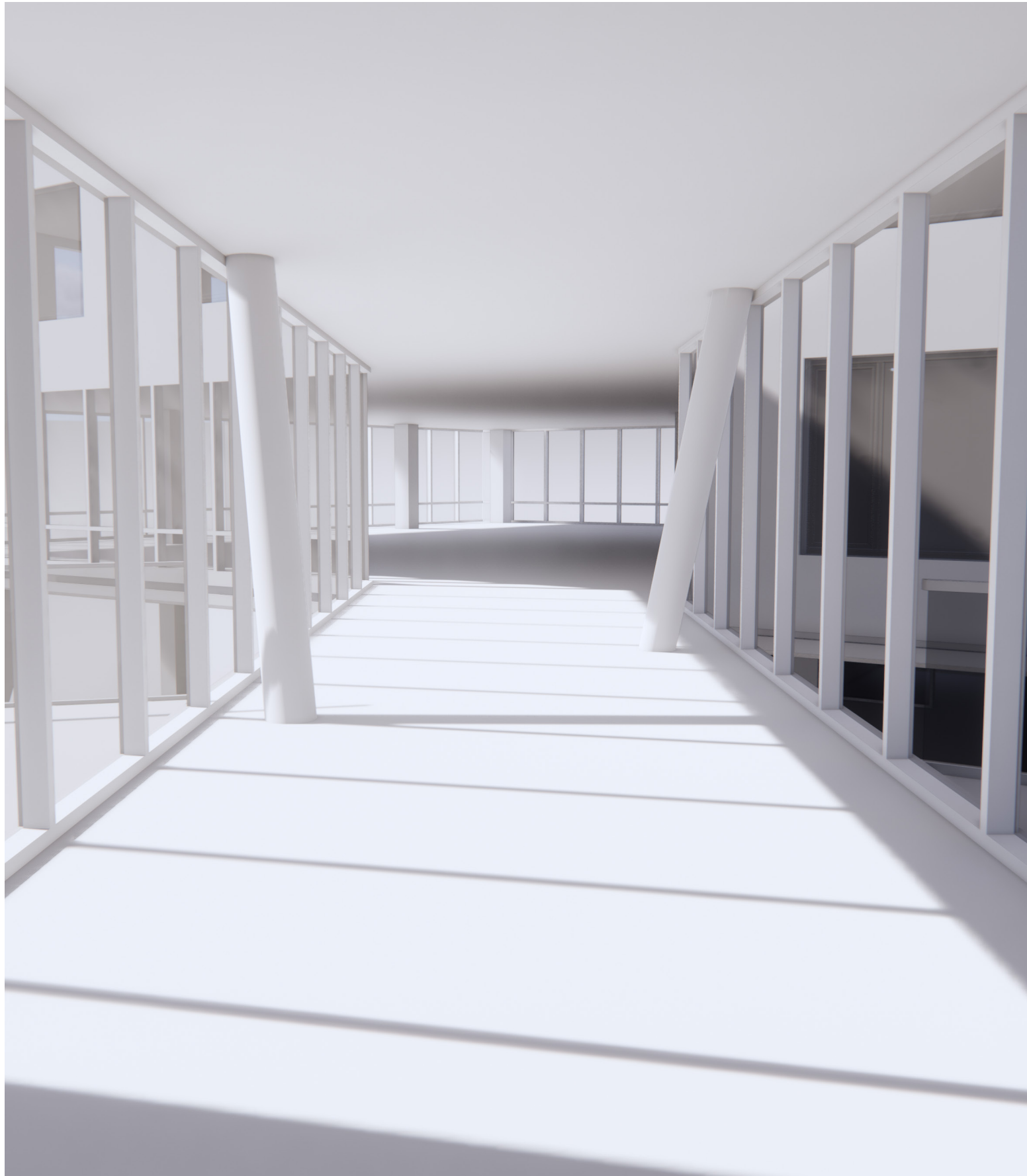
ADDISON DRIVEWAY

SARATOGA STREET

BRANDYWYNE VILLAGE

FIRST FLOOR PLAN





AUGUST 21 BCDC SUBCOMMITTEE COMMENTS

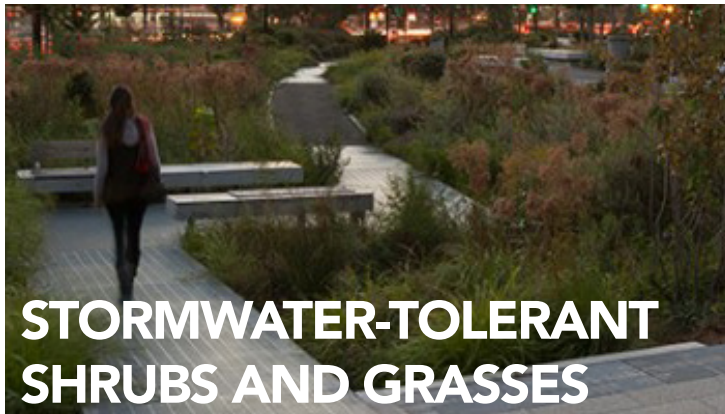
- Relationship between at-grade landscape and overhead deck needs to be clarified graphically



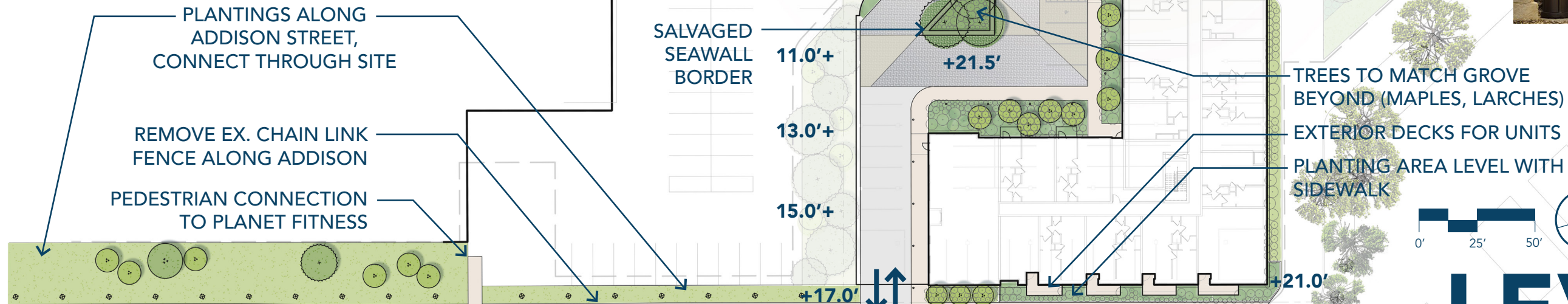
SHRUB BEDS,
SALVAGED
SEAWALL



SHRUB
BEDS



STORMWATER-TOLERANT
SHRUBS AND GRASSES

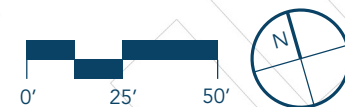


PEDESTRIAN
/ VEHICULAR
UNIT PAVING



PEDESTRIAN
LIGHT
BOLLARDS

LEGEND	
	STORMWATER-TOLERANT SHRUBS AND GRASSES
	SEDUMS AND GRASSES
	SOD LAWN
	SYNTHETIC TURF
	SHRUB BEDS



LEVEL 21

ADDISON STREET



Copley Wolff Design Group
Landscape Architects & Planners

144 ADDISON STREET

East Boston, MA
10/02/18



AUGUST 21 BCDC SUBCOMMITTEE COMMENTS

- Relationship between at-grade landscape and overhead deck needs to be clarified graphically

STUDY SECTIONS

