

3353 WASHINGTON ST

06.07.2016



PATROLMAN JOHN LYNCH
KILLED IN THE LINE OF DUTY
SEPTEMBER 19, 1944

BOSTON POLICE
DISTRICT E-13

Boston Police

3353 WASHINGTON ST

ISA

AERIAL PLAN



GREEN STREET

GREENLEY PL

WASHINGTON STREET

POLICE STATION

CANTO 6 BAKERY & CAFE

PROJECT SITE

YESSENIA'S MARKET

GLEN ROAD

EL EMBAJADOR

SALCEDO AUTO

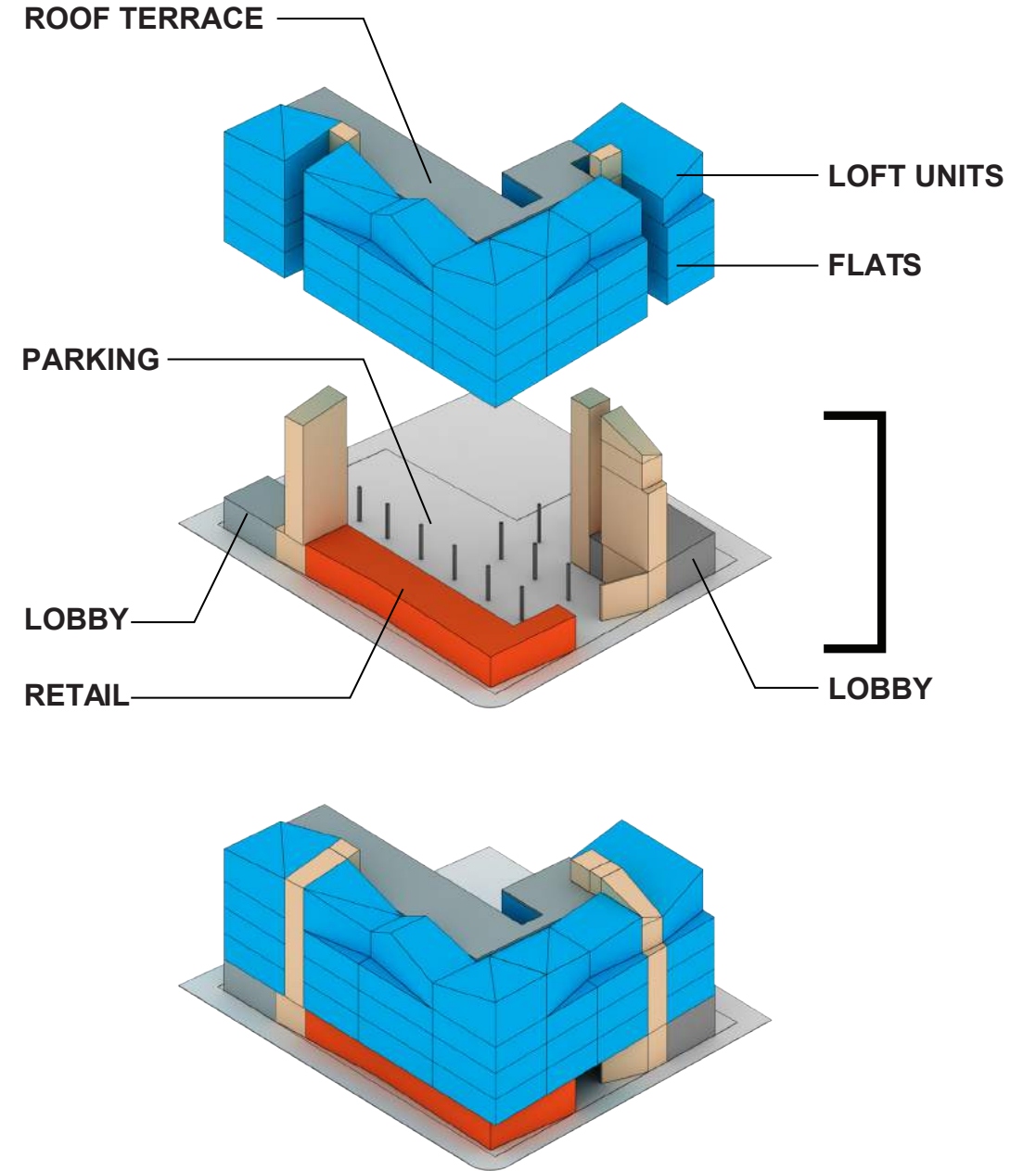
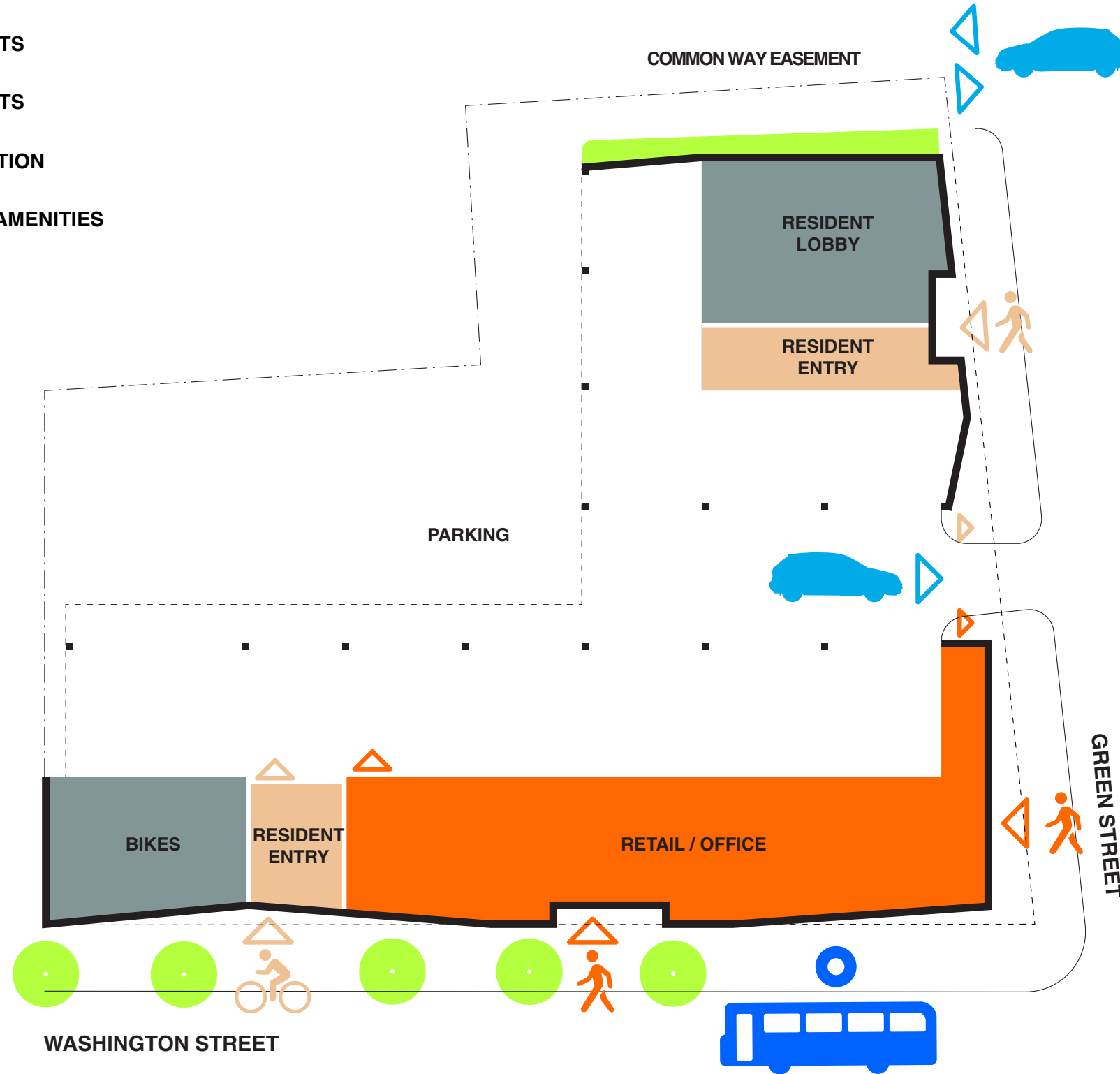
TRANSITIONS THRIFT

UNION AVE



SITE CIRCULATION

- 1 BED APTS
- 2 BED APTS
- 3 BED APTS
- CIRCULATION
- LOBBY / AMENITIES
- RETAIL



NEIGHBORHOOD FEEDBACK

01 AFFORDABILITY

+ 1 AFFORDABLE UNIT @ 50% AMI = 16% OF TOTAL UNITS
+ \$ CONTRIBUTION UP TO 17% OF TOTAL UNITS

02 HEIGHT

HEIGHT REDUCED BY 2' OVERALL TO 68' HIGH
WINDOWING SHIFT TO SOFTEN HEIGHT PERCEPTION
SETBACK / MATERIAL CHANGE AT CORNER

03 REAR FACADE

ANIMATE REAR FACADE BY WRAPPING ANGLED ROOF
SETBACK / MATERIAL CHANGE AT REAR ROOFLINE

04 GROUND FLOOR

ADDITIONAL BIKE ROOM STORAGE SPACE
COMPLETED STREET WALL ALONG WASHINGTON STREET
PARKING SIZES ADHERE TO JP ZONING GUIDELINES

05 JP/ROX PROCESS

DEVELOPMENT PLAN IS CONSISTENT WITH DIRECTION OF
JP/ROX PLANNING PROCESS

06 MATERIALS

FURTHER REFINEMENT OF MATERIAL PALETTE AND
COLORATION IS ON-GOING THROUGH DESIGN REVIEW

**CORNER VIEW
ORIGINAL**



**CORNER VIEW
NEW WINDOWING**



**CORNER VIEW
REDUCED HEIGHT**



**CORNER VIEW
SETBACK CORNER**



WASHINGTON ST VIEW



GREEN ST VIEW



3353 WASHINGTON ST

ISA

REAR VIEW



NUMBERS

PROJECT TOTALS

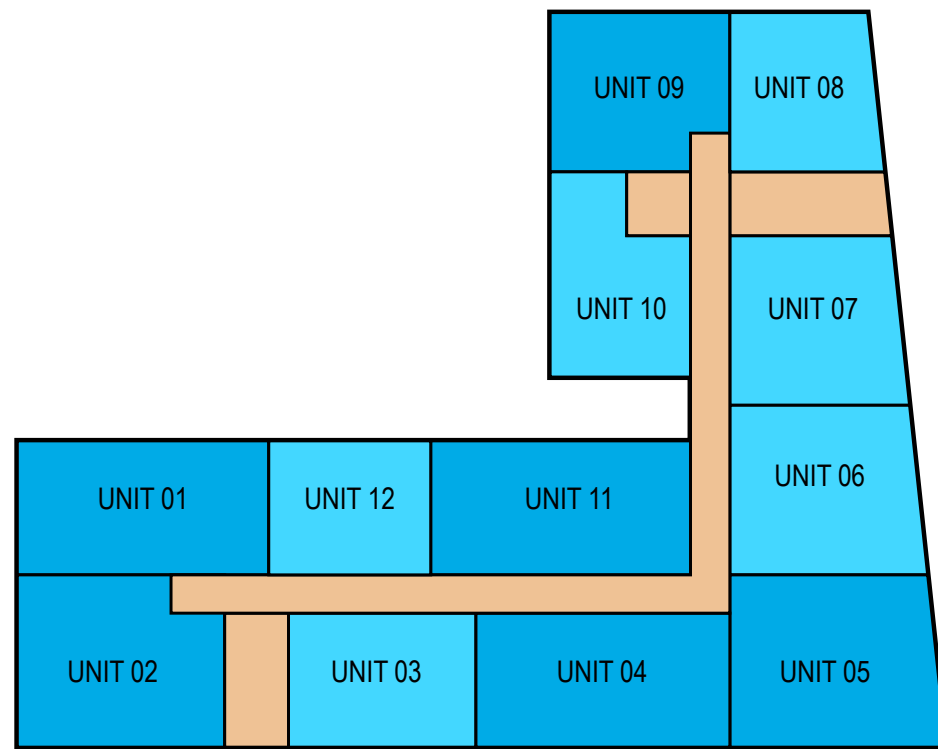
14,999	SITE AREA	
46,965	BUILDING AREA	
3.1	FAR	
68'	HEIGHT	
<u>44</u>	<u>DWELLING UNITS</u>	
5	3-BEDROOMS	(1 AFFORDABLE)
20	2-BEDROOMS	(3 AFFORDABLE)
19	1-BEDROOMS	(3 AFFORDABLE)
<u>2,000 SF</u>	<u>RETAIL</u>	
+660 SF	BASEMENT STORAGE	
<u>24</u>	<u>PARKING SPACES</u>	
2	RETAIL PARKING SPACES	
22	RES PARKING SPACES	
.5	PARKING SPACES / UNIT	
1	EXTERIOR LOADING AREA	

DWELLING UNITS

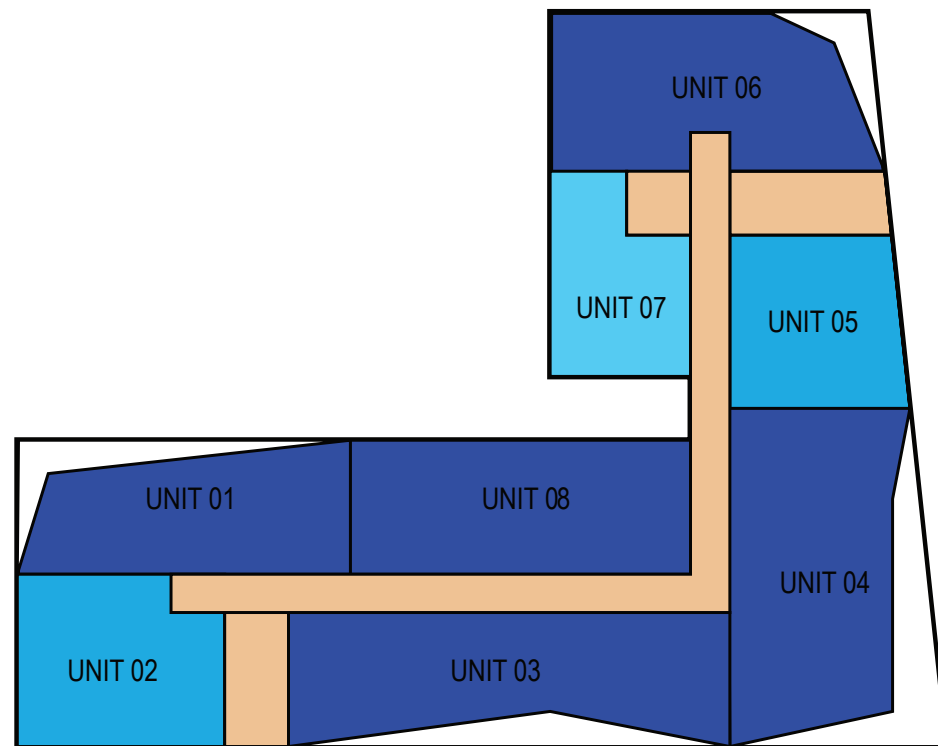
<u>(44)</u>	<u>TOTAL</u>	
(5)	3-BEDROOMS	1200 SF AVG
(20)	2-BEDROOMS	800 SF AVG
(19)	1-BEDROOMS	600 SF AVG
<u>(12)</u>	<u>TYPICAL FLOOR</u>	
(6)	2-BEDROOMS	630 - 820 SF
(6)	1-BEDROOMS	500 - 740 SF
<u>(8)</u>	<u>TOP FLOOR</u>	
(5)	3-BEDROOMS	1000 - 1500 SF
(2)	2-BEDROOMS	1000 - 1100 SF
(1)	1-BEDROOM	560 SF

UNIT MIX

- 1 BED APTS
- 2 BED APTS
- 3 BED APTS
- CIRCULATION
- LOBBY / AMENITIES
- RETAIL

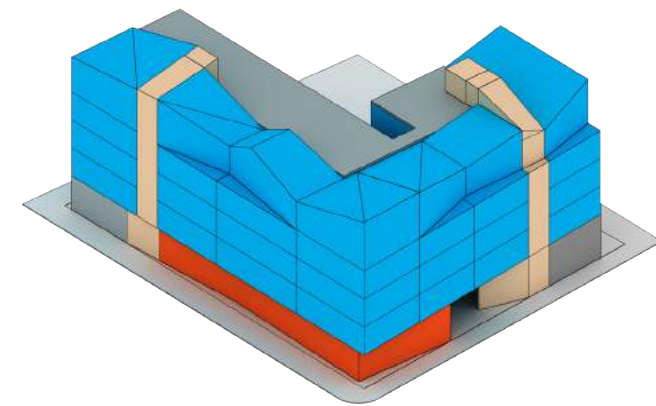
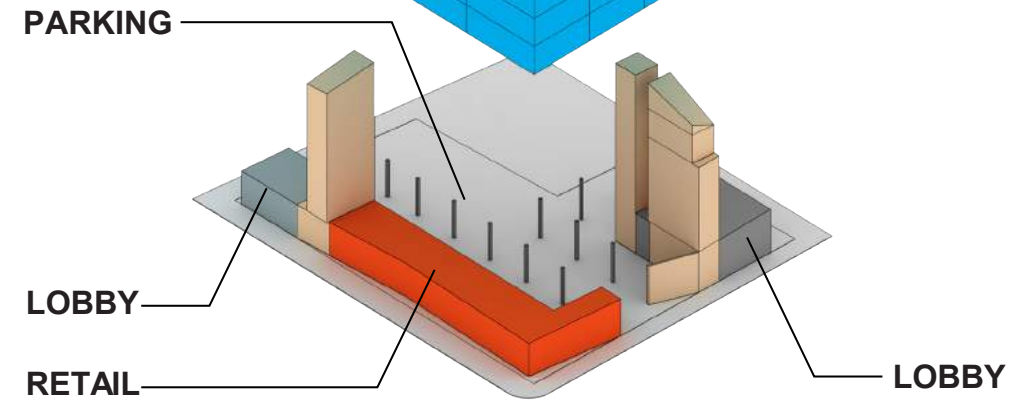
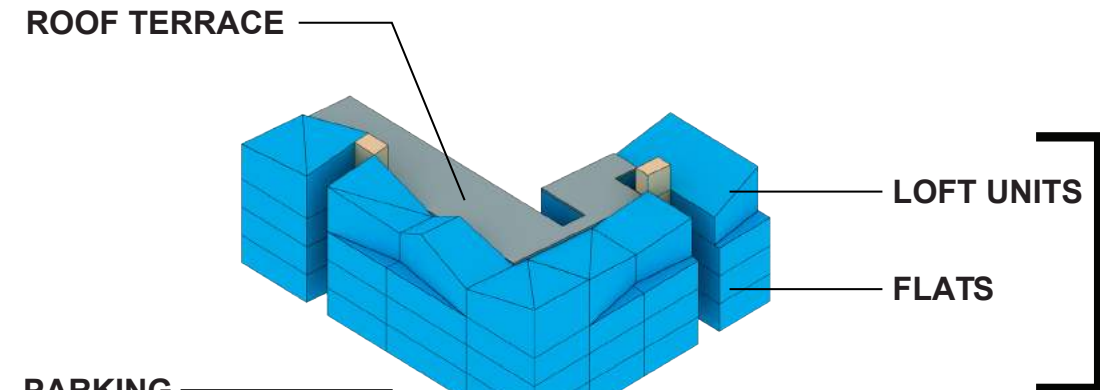


TYPICAL FLOOR

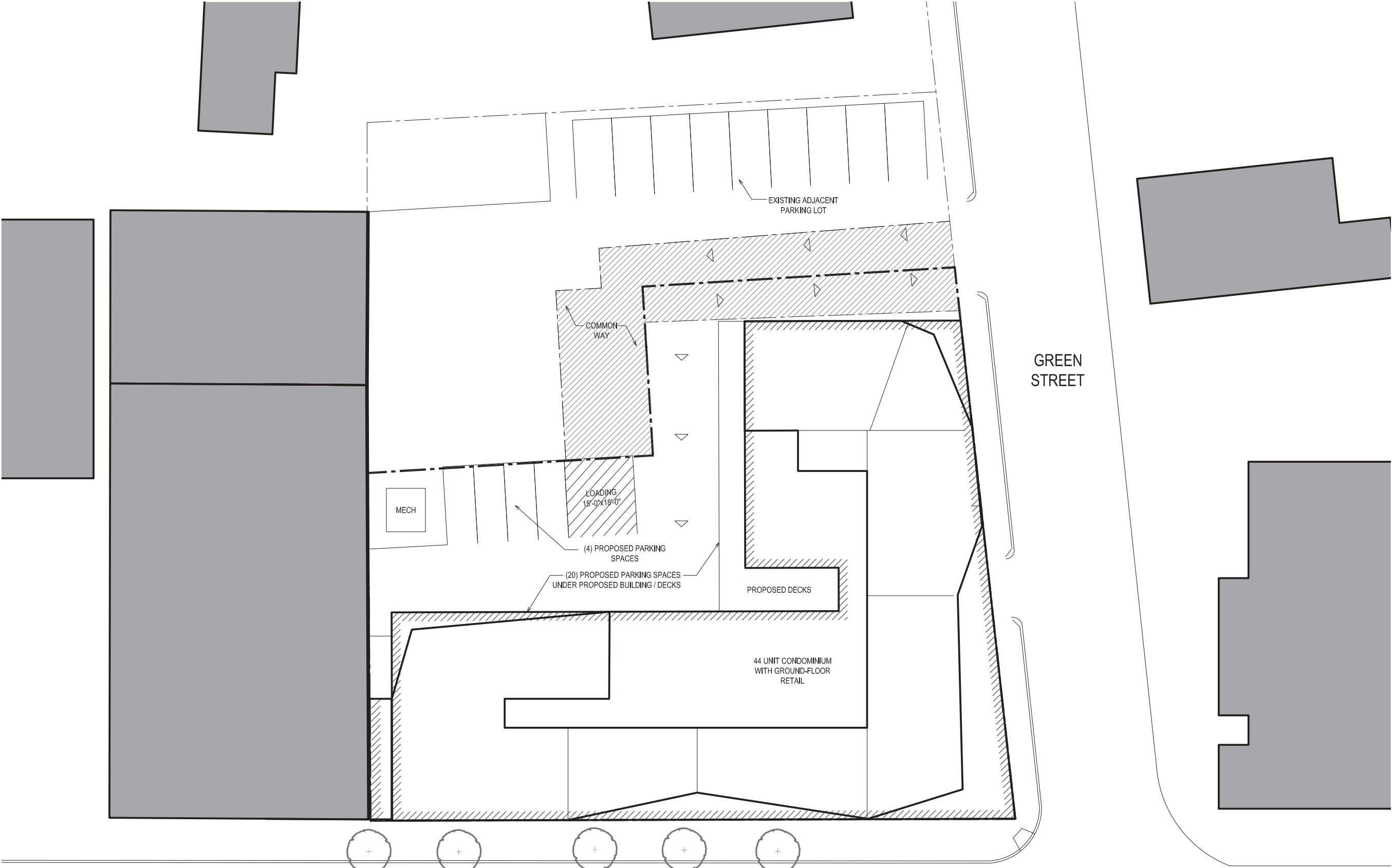


UPPER FLOOR

44	UNITS TOTAL		7	AFFORDABLE	16%
5	3-BEDROOMS	11%	1	3-BEDROOM	
20	2-BEDROOMS	45%	3	2-BEDROOMS	
19	1-BEDROOMS	43%	3	1-BEDROOMS	



SITE PLAN



WASHINGTON STREET

GREEN STREET

UPPER FLOOR PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION



TYPICAL FLOOR PLAN

- RETAIL
- RESIDENTIAL
- DECKS
- MECH / TRASH / UTILITIES
- LOBBY / CIRCULATION



ELEVATIONS



EAST / WASHINGTON ST ELEVATION



NORTH / GREEN ST ELEVATION

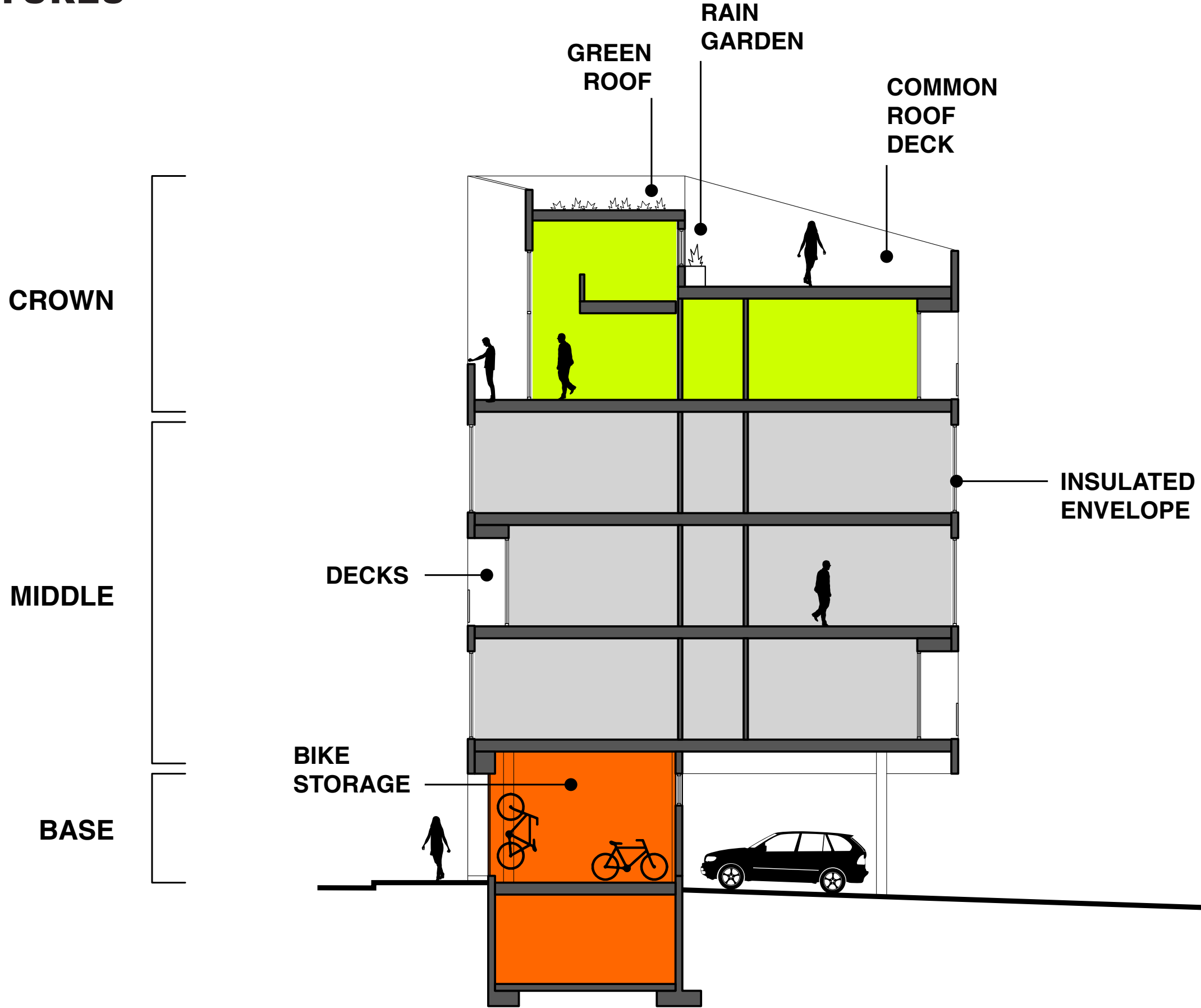


WEST REAR / SIDE ELEVATION



SOUTH REAR / SIDE ELEVATION

GREEN FEATURES





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