

40 Mount Hood

1650 Commonwealth LLC



June 18, 2018 Impact Advisory Group Meeting

Update on changes from April 4 Meeting:

Meetings:

- Boston Planning and Development Agency Urban Design/Planning Staff,
- Aberdeen Architectural Conservation District,
- Boston Civic Design Commission

Highlights of Changes:

- i. 100% Home Ownership (previously 64%)
- ii. Reduced height and massing on both Egremont and Mt. Hood
- iii. Reduced overall area—178 Units to approx. 162 Units
- iv. Increased parking count to min. 1 per unit

Additional Adjustments:

- Refined quality and detail of building design: *windows, entrances, materials, brickwork*
- Adjusted lengths of brick façade along Egremont
- Added new landscape seating areas and buffers around building

Proposed Agenda:

1. Review studies
2. Views and walk-around
3. Discussion and Next Steps

Context Studies:



LOGAN INTERNATIONAL AIRPORT

FINANCIAL DISTRICT

SEAPORT DISTRICT

PROJECT SITE

KENDALL SQUARE

BACK BAY

CAMBRIDGE

FENWAY PARK

MUSEUM OF FINE ARTS

LONGWOOD
MEDICAL AREA

BOSTON
UNIVERSITY

COOLIDGE
CORNER

BROOKLINE

ALLSTON/BRIGHTON

WASHINGTON
SQUARE

BEST WESTERN UNIVERSITY BOSTON

BOSTON COLLEGE



PROJECT SITE

Commonwealth Avenue

Mount Hood Rd

Egremont Rd

Corey Rd

Aberdeen Historic District Guidelines Summary

New Construction:

1. **Height**-- Similar overall to surrounding buildings,
2. **Setbacks** --'related to buildings of similar scale and type in surrounding area'.
3. **Rhythm** of projections like porches and bays ...from surrounding buildings.
4. **Entrances to parking** should *not* be on the '*front*' of the building unless necessary.
5. **New buildings** should utilize elements that give the area **character**.

Requirements for new apartment and townhouse buildings:

- **Brick or stucco exterior finish** (freestanding homes and small apartment buildings can be clad in wood clapboard, wood shingle, brick, stucco, or stone)
- **Stone or cast stone** for ornamentation and foundation
- Defined **base, body, and cornice**
- **Windows** with **strong vertical** proportions & **single or grouped** in pairs or groups of three
- **Large windows & proportions of glass** and openings facing the street
- **Well defined entries**

Boston Civic Design Commission Concerns:

Public Realm and Design:

1. **The buildings** should relate to their historical context but be '**of the time they are built**'
2. **Open spaces** around buildings should be diverse in type and scale and be a public realm amenity.
3. **Heights**: Taller building height near Commonwealth Avenue balanced by break in façade on Mt. Hood and lower height on Egremont Street.
4. **Building Length**: breaks in façade & variety of **materials and color** will help the buildings fit into context.
5. **Landscape and garden design** should relate to rhythm of building massing.
6. **Main entrance should be prominent** but of the proper scale.
7. **Attention** to architectural detail and depth.

NEIGHBORHOOD CONTEXT



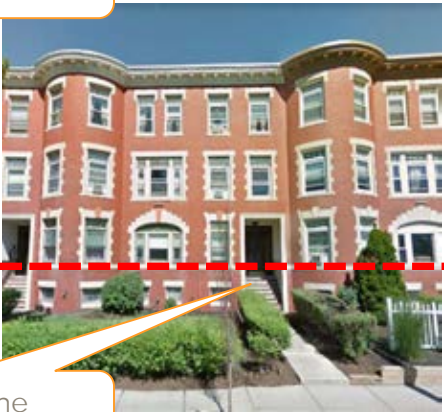
Well designed Stair groupings



Strong Cornice Lines



Brick and stone lintels



Inset Stairs the exception



Base material & height variation

Ornamental Metal Railings

NEIGHBORHOOD CONTEXT

Connected Façade Lengths



NEIGHBORHOOD CONTEXT



Massing Studies:

ORIGINAL SITE PLAN

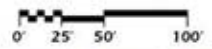


COMMONWEALTH AVENUE

MT. HOOD ROAD

EGREMONT ROAD

COREY ROAD



NEW MASSING SITE PLAN



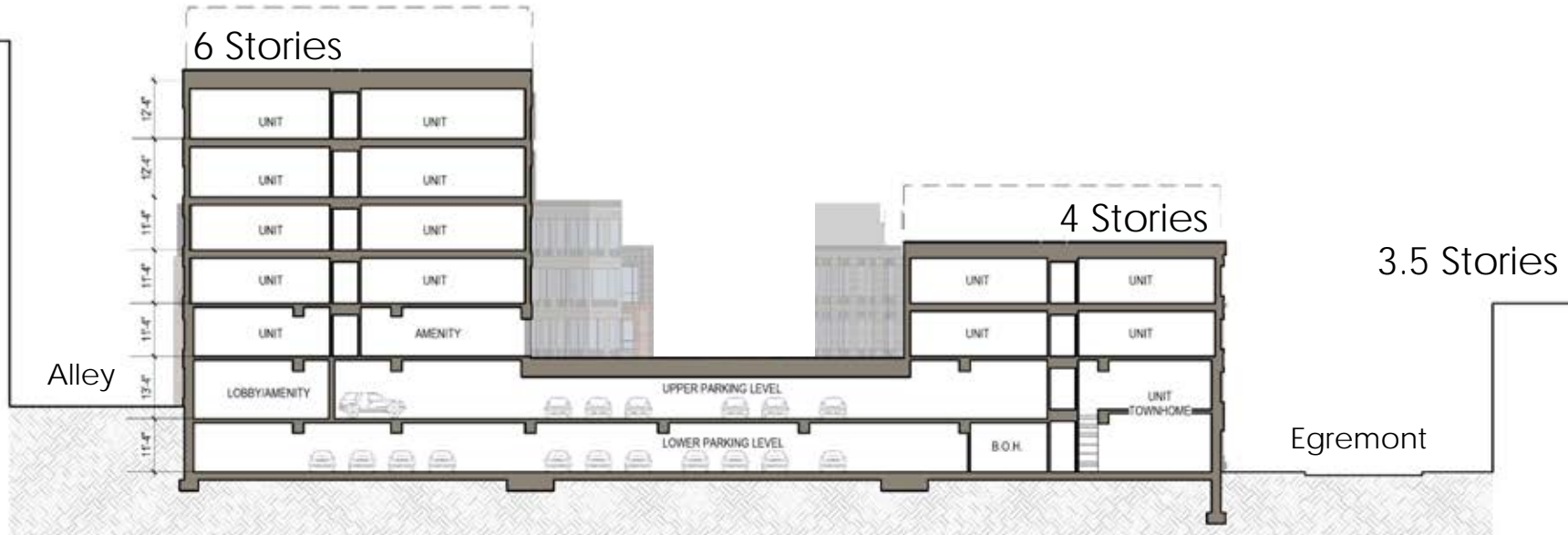
7 Stories



3.5 Stories

Egremont

MASSING 2 SITE SECTION



ORIGINAL MASSING



7 Stories off Alley

5 Stories off
Egremont



NEW MASSING



6 Stories off Alley

4 Stories off Egremont

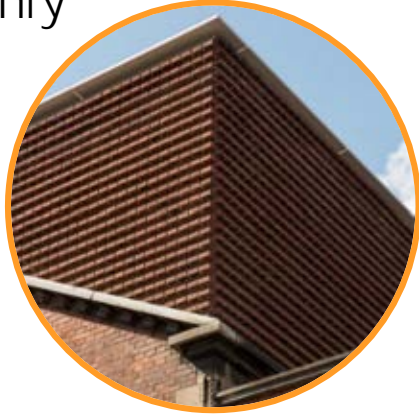
186'

28'

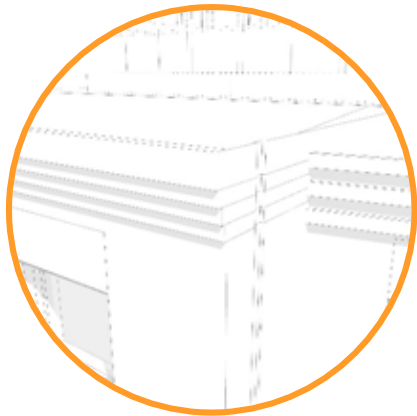
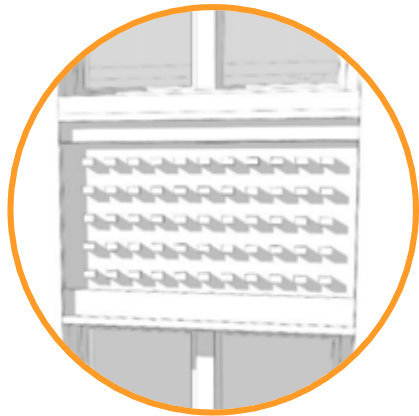
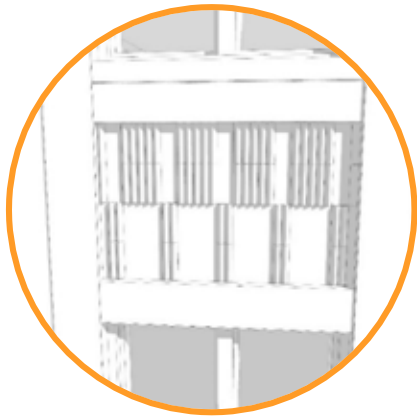
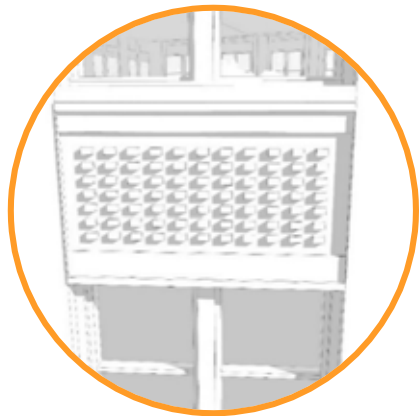
138'

Architectural Detail Studies:

Detail: Contemporary Masonry

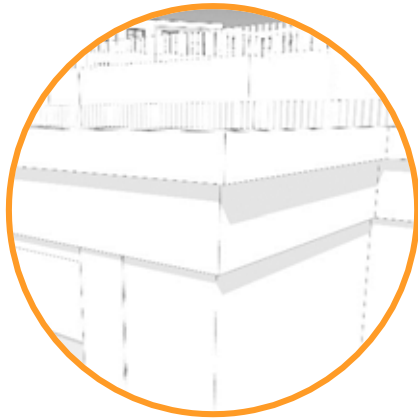
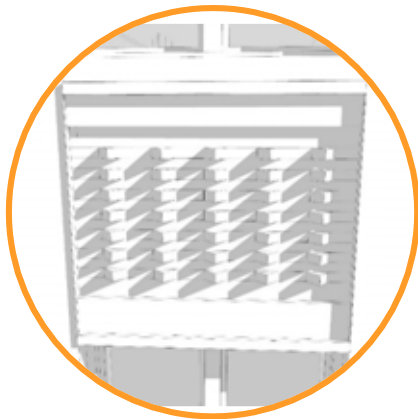
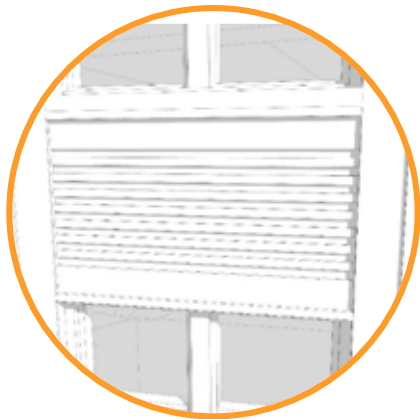


DETAIL STUDIES



Typical Bay Elevation

DETAIL STUDIES

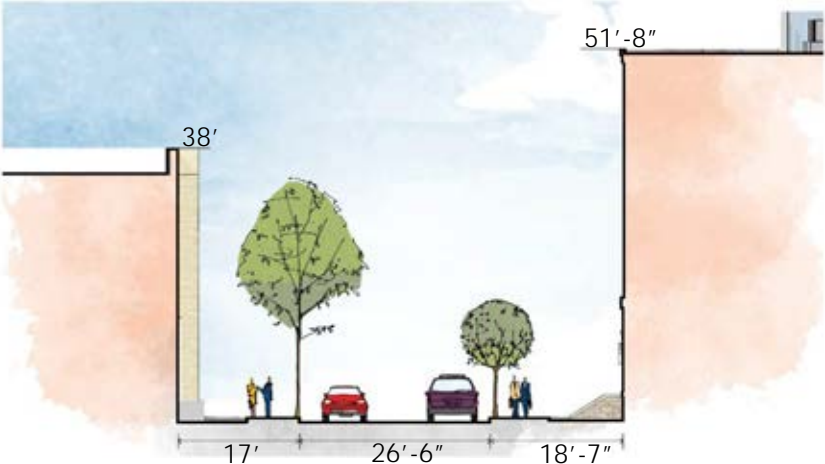


Typical Bay Elevation

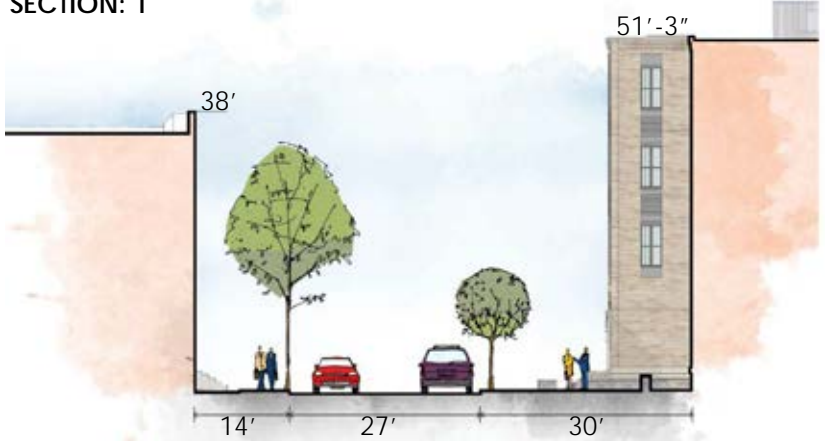
DETAIL STUDIES



EGREMONT STREET SECTIONS

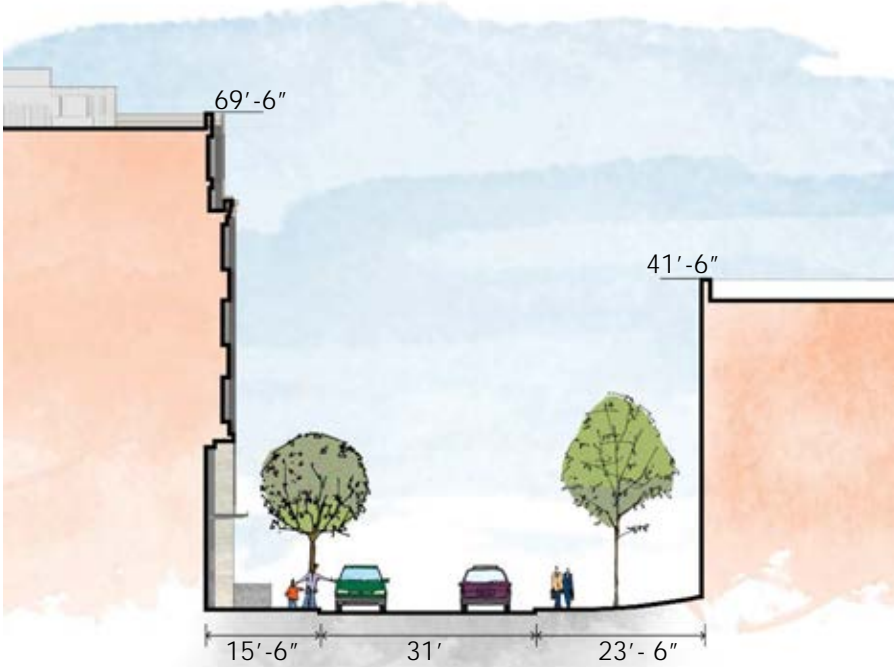


SECTION: 1



SECTION: 2

Mt HOOD ROAD SECTIONS



SECTION: 3




FLOOR PLANS



LOWER
PARKING LEVEL



UPPER PARKING
LEVEL

-  Parking Entry
-  Loading Entry
-  Building Entry

FLOOR PLANS



TERRACE LEVEL



RESIDENTIAL
LEVEL



VIEW FROM COMM AVE

ORIGINAL MASSING





VIEW FROM COMM AVE

NEW MASSING



- Massing steps down from 6 stories to 4 stories.
- Lobby entrance at midpoint to animate street.
- Multiple Building massing and materials to create rhythm of individual blocks





VIEW OF TERRACE LEVEL



VIEW AT CORNER

ORIGINAL MASSING







VIEW FROM EGREMONT

NEW MASSING





VIEW FROM EGREMONT

NEW MASSING



1650 Commonwealth LLC





VIEW FROM EGREMONT

NEW MASSING









VIEW FROM EGREMONT

NEW MASSING





VIEW FROM EGREMONT

NEW MASSING





VIEW FROM EGREMONT

NEW MASSING









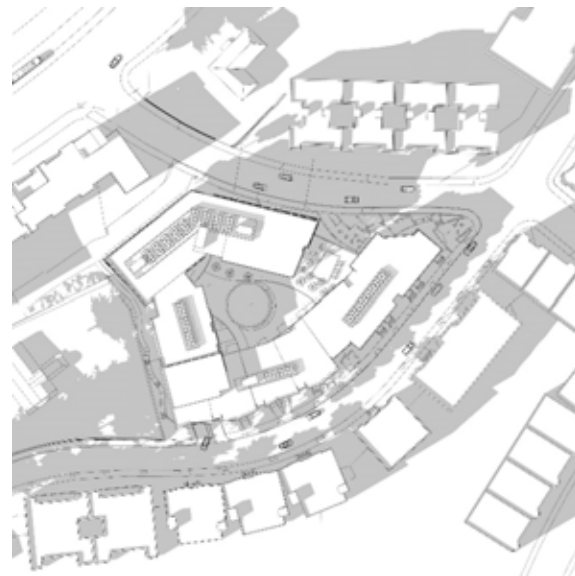
SHADOW STUDIES: MARCH 20



9:00 am

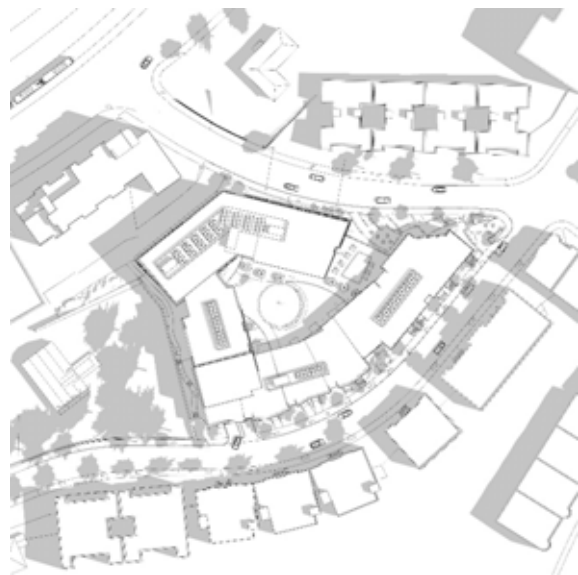


12:00 pm



3:00 pm

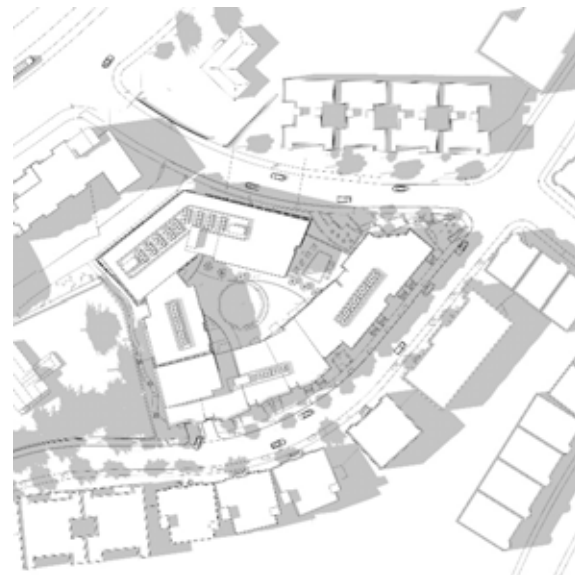
SHADOW STUDIES: JUNE 21



9:00 am



12:00 pm



3:00 pm

SHADOW STUDIES: OCTOBER 1



9:00 am



12:00 pm



3:00 pm



BEFORE



Copley Wolff Design Group
Landscape Architects & Planners

40 MT. HOOD

Scantec
Brighton, MA

PREVIOUS SITE PLAN

JUNE 18, 2018

SETBACK PLAN



REVISED



Cosley Wolff Design Group
Landscape Architects & Planners

40 MT. HOOD

Stantec
Brighton, MA

SITE PLAN

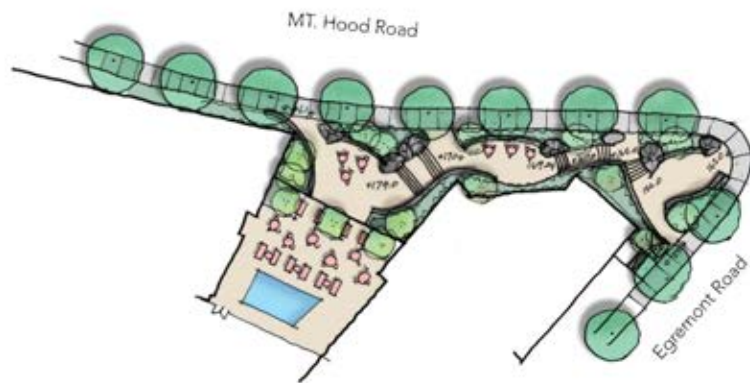
JUNE 18, 2018



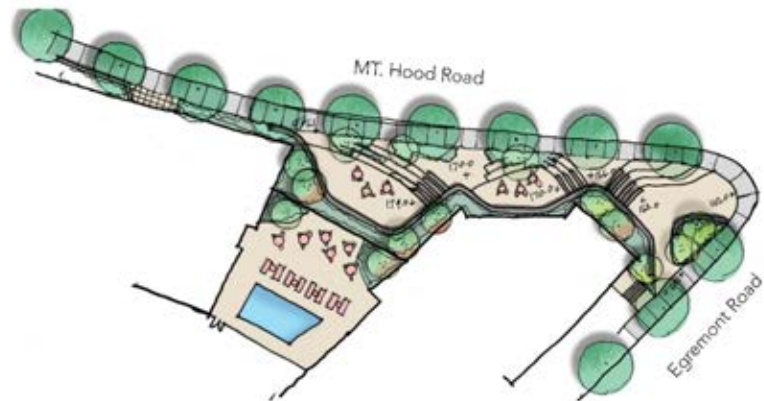
OPTION A



OPTION B



OPTION C



OPTION D









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