

FRANKFORT+ GOVE STREET HOUSING DEVELOPMENT

EAST BOSTON
BCDC
NOVEMBER 6, 2018





FRANKFORT/GOVE LLC DEVELOPMENT

**FRANKFORT AND GOVE STREETS
EAST BOSTON**

PROPOSAL:

- 112 residential units
- 84 associated parking spaces (.75 ratio)
- 112 covered bike parking spaces
- 23 outdoor bike parking spaces

AREA:

- 49,140 GSF Lot Size (Multifamily Residential)
- 120,430 GSF Residential
- 27,885 GSF Below Grade Parking
- FAR @ 2.45

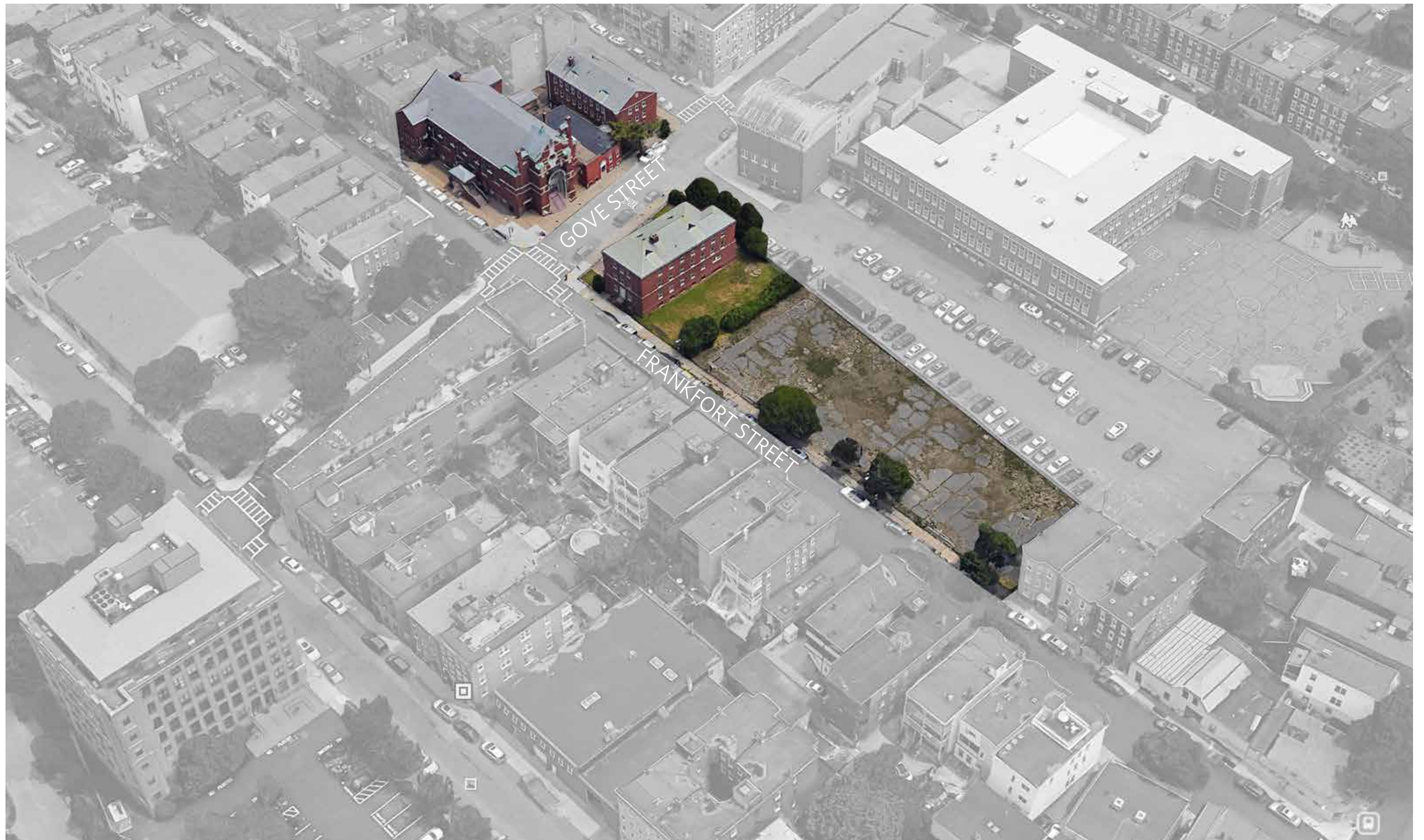
HEIGHT:

- Church building : 55' at high ridge
- Frankfort and Gove Street Building
 - 4 stories @ 46'
 - 5 stories @ 55' (partial)
 - 6 stories @ 65' (partial)

OPEN SPACE:

- 22,140 square feet 45%



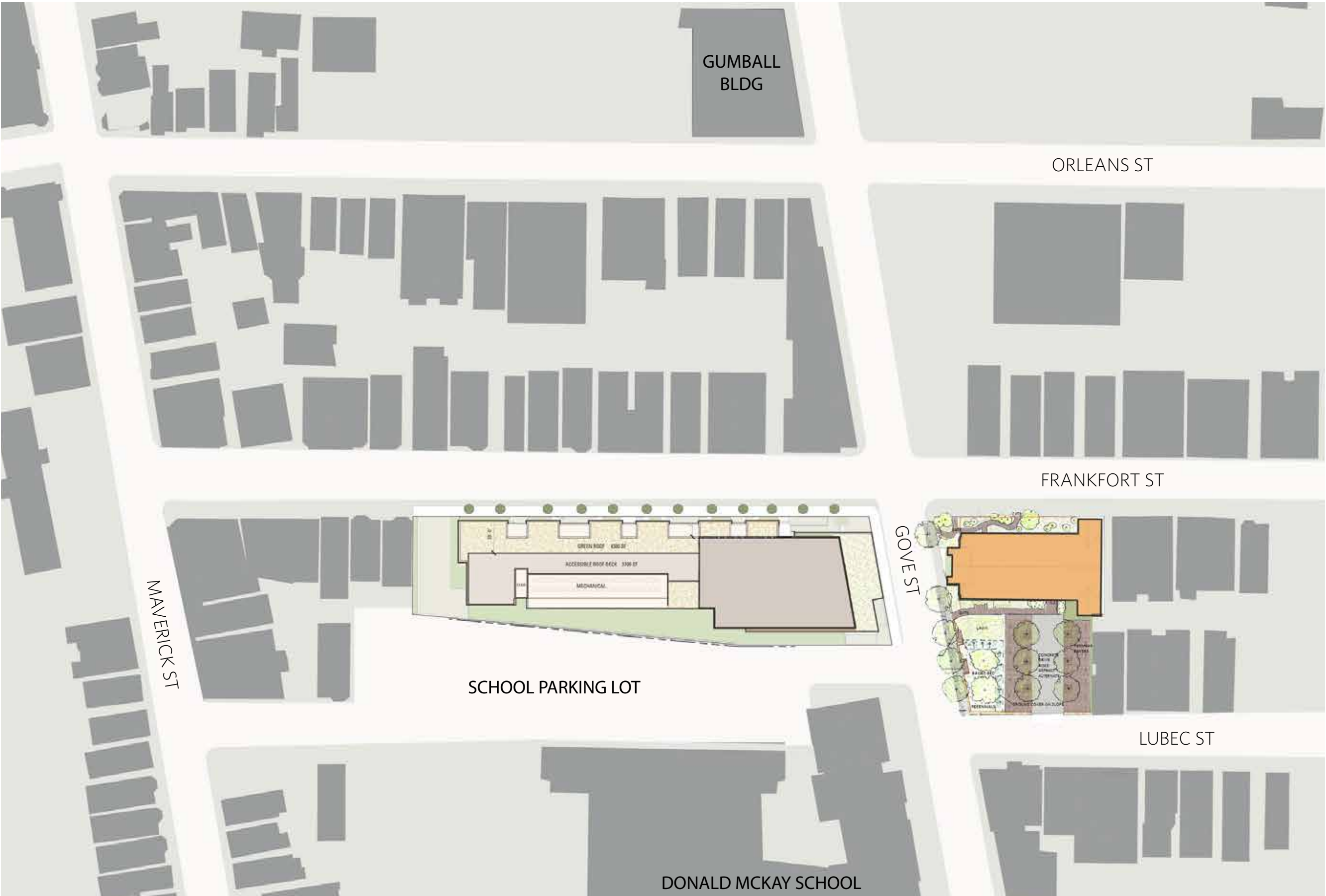


EXISTING CONDITIONS

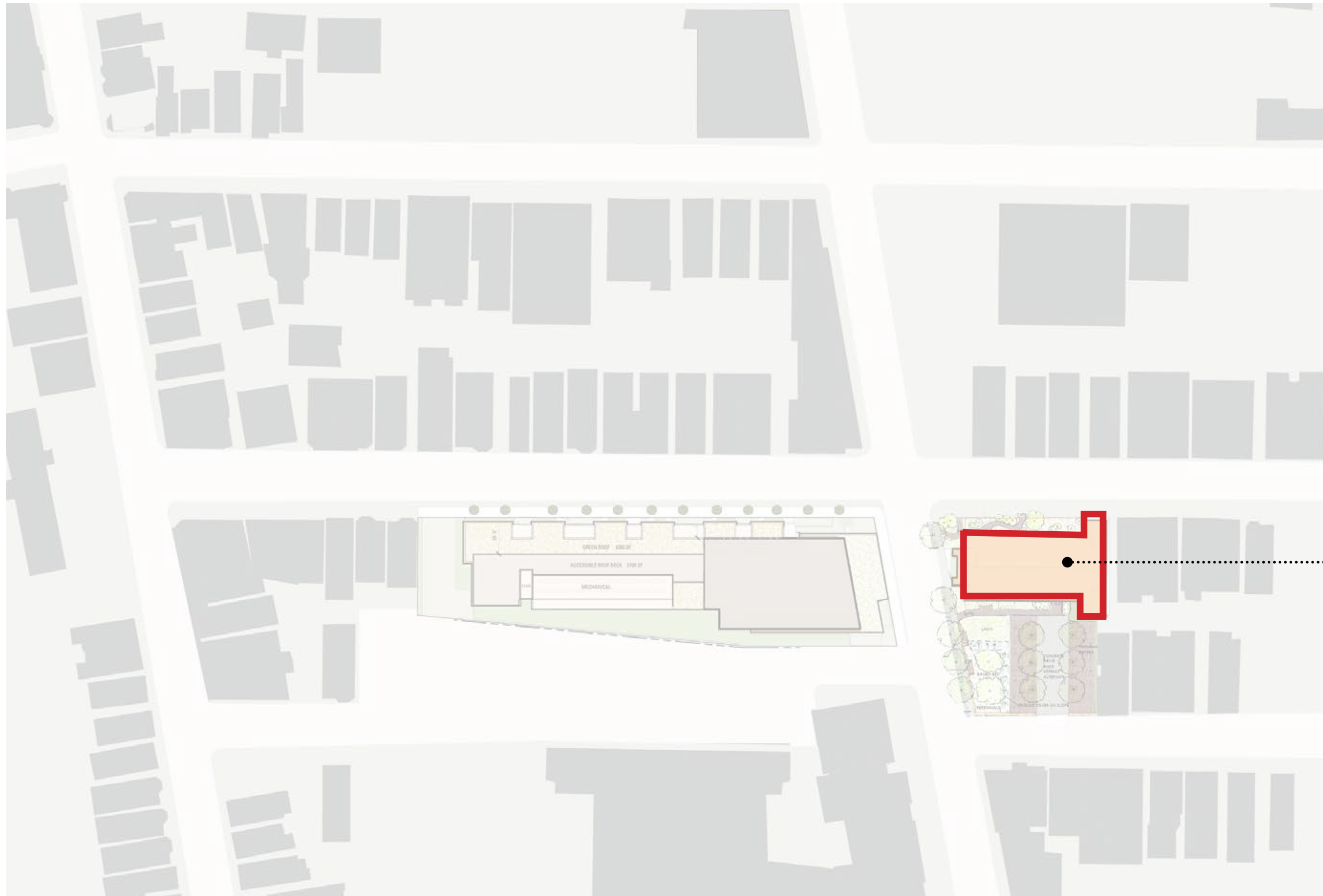
Bruner/Cott
ARCHITECTS

FRANKFORT/GOVE LLC DEVELOPMENT
NOVEMBER 6, 2018 EAST BOSTON

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SITE PLAN DIAGRAM



**CHURCH
RENOVATION**
14 units

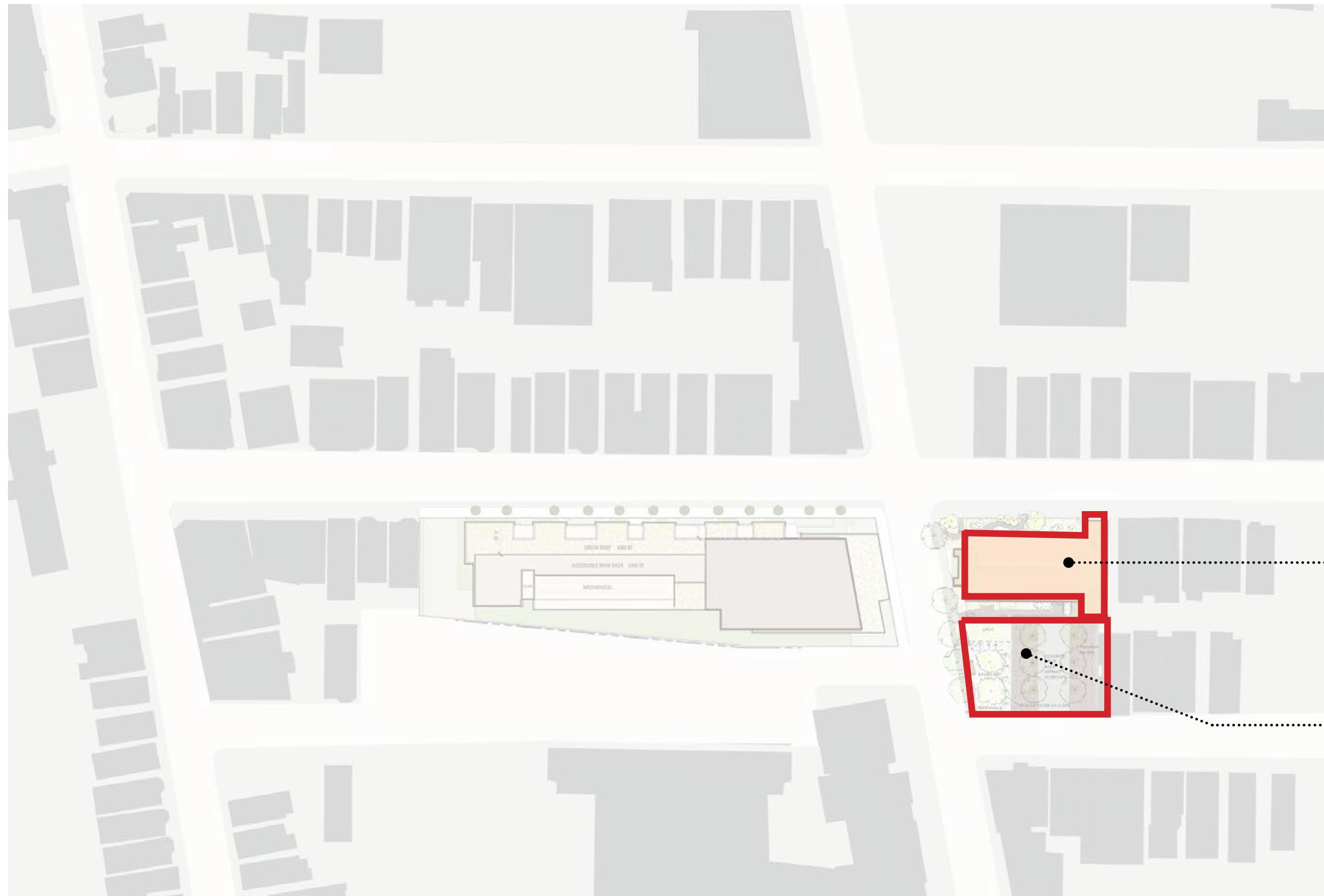
SITE PLAN DIAGRAM

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NOVEMBER 6, 2018

DEVELOPMENT
EAST BOSTON

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**CHURCH
RENOVATION**
14 units

**PARKING &
GREEN SPACE**
13 cars



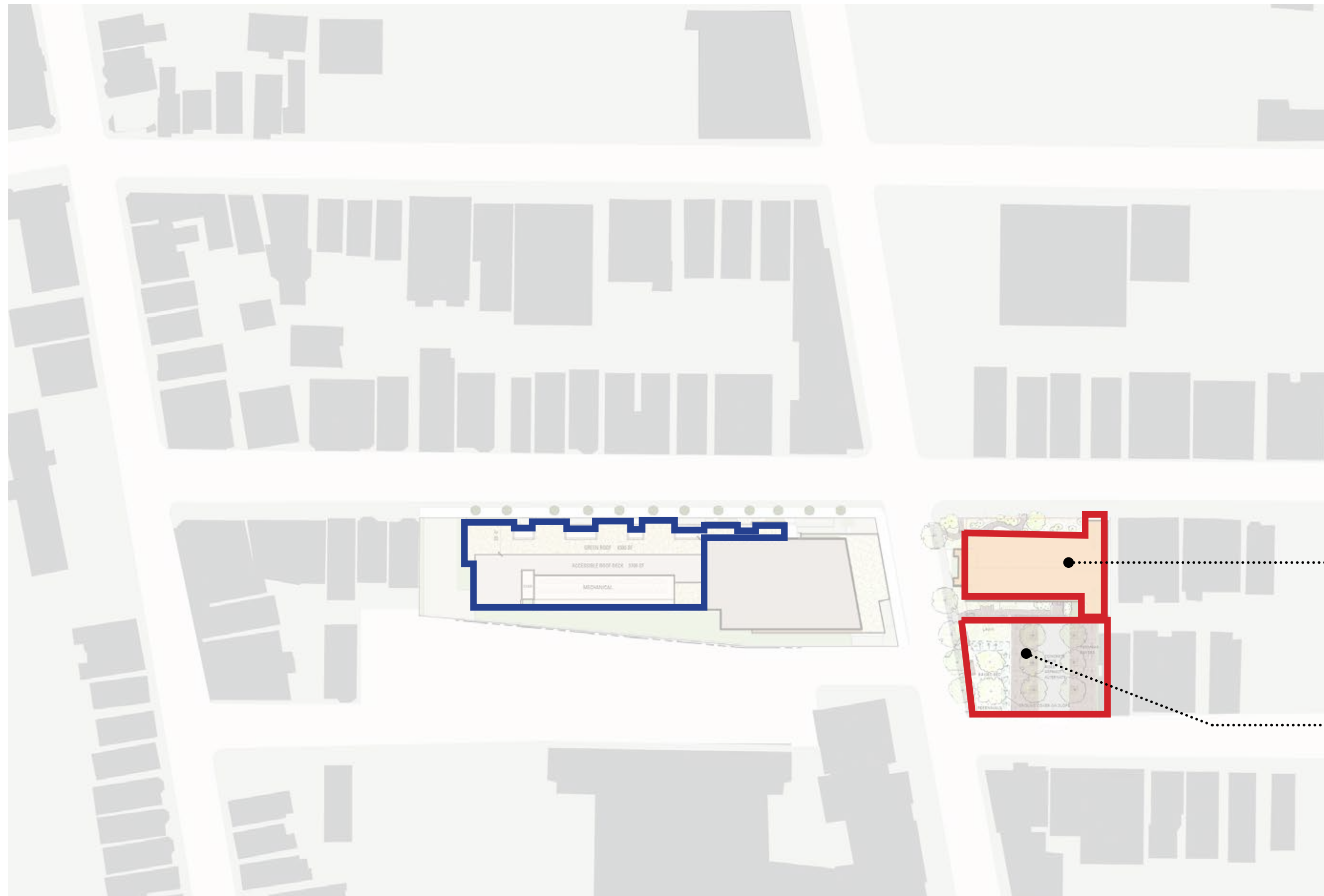
SITE PLAN DIAGRAM

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NOVEMBER 6, 2018

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EAST BOSTON

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**CHURCH
RENOVATION**
14 units

**PARKING &
GREEN SPACE**
13 cars



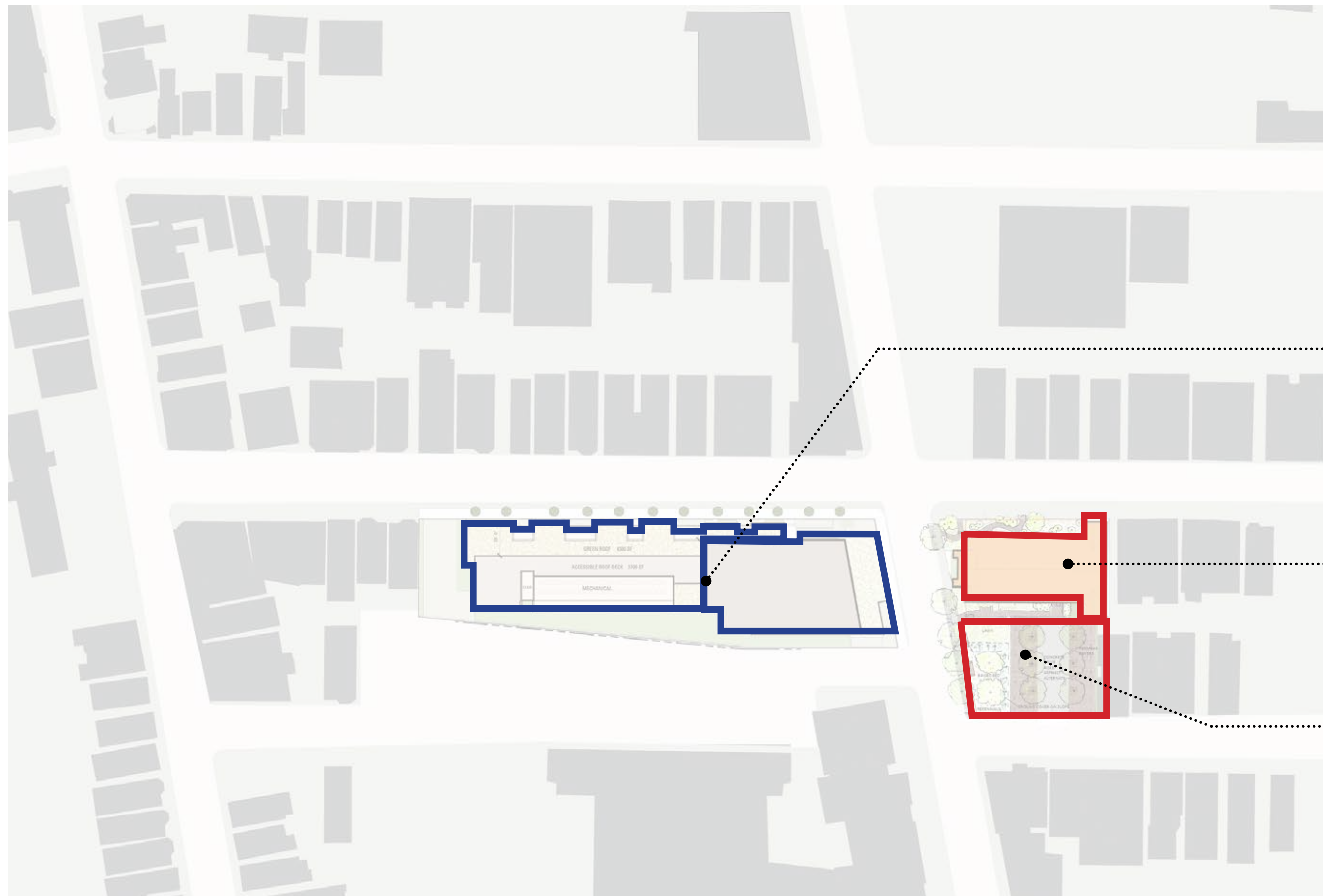
SITE PLAN DIAGRAM

Bruner/Cott
ARCHITECTS

FRANKFORT/GOVE LLC
NOVEMBER 6, 2018

DEVELOPMENT
EAST BOSTON

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**FRANKFORT
BUILDING**
98 units

**CHURCH
RENOVATION**
14 units

**PARKING &
GREEN SPACE**
13 cars



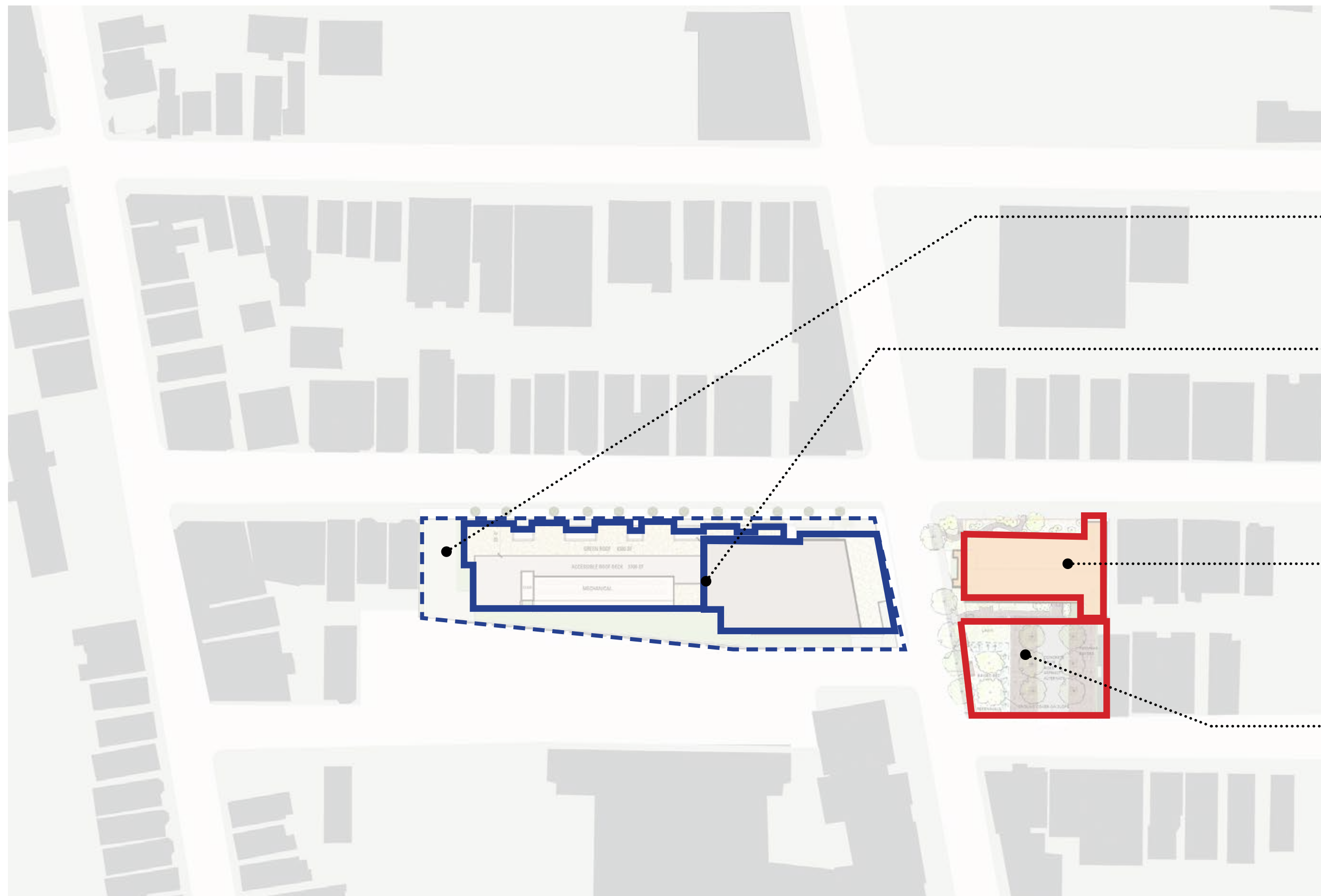
SITE PLAN DIAGRAM

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FRANKFORT/GOVE LLC
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DEVELOPMENT
EAST BOSTON

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**UNDERGROUND
PARKING**
71 cars

**FRANKFORT
BUILDING**
98 units

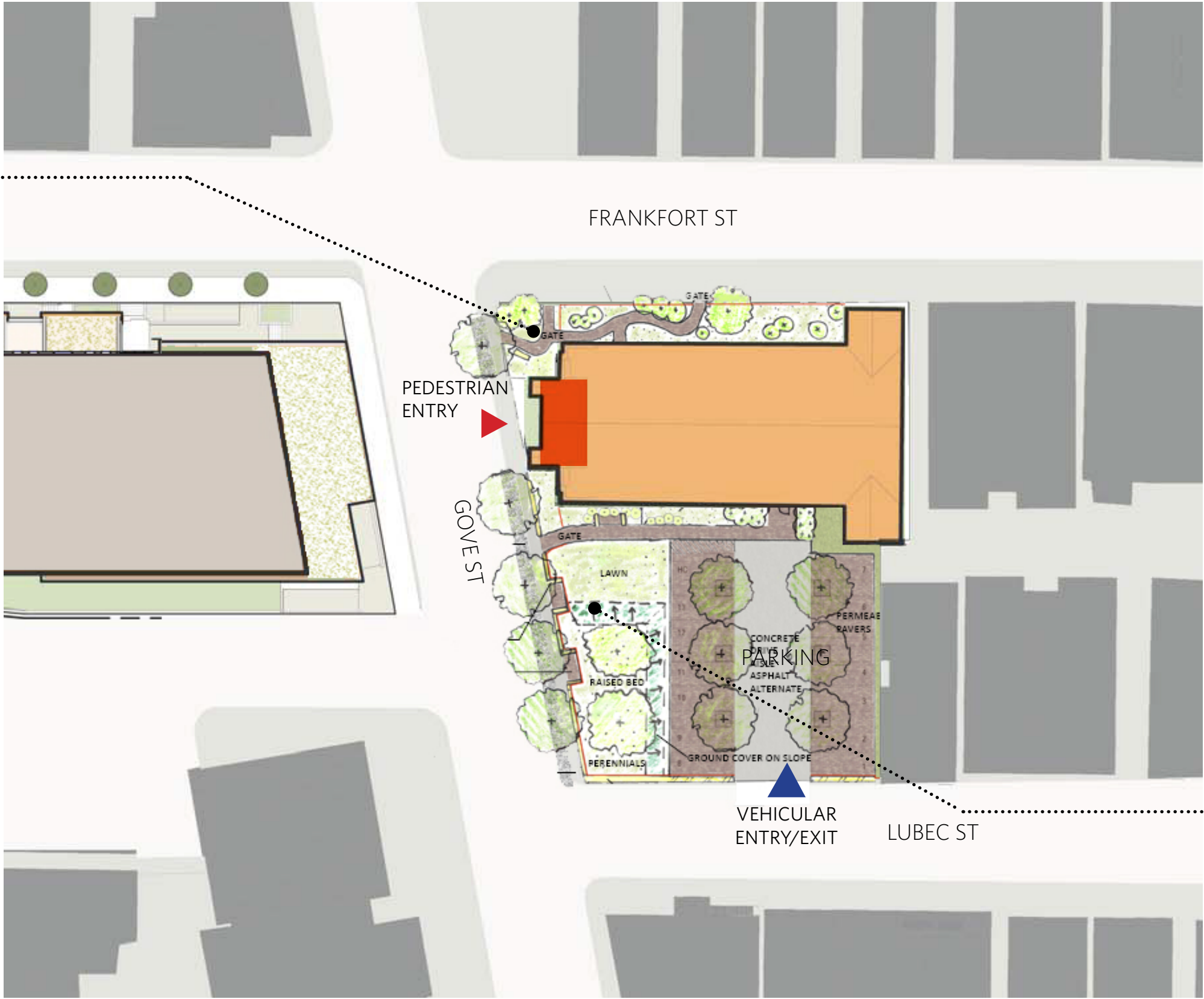
**CHURCH
RENOVATION**
14 units

**PARKING &
GREEN SPACE**
13 cars



SITE PLAN DIAGRAM

REFLECTION SPACE.....



GREEN SPACE

CHURCH BUILDING | **SITE PLAN**



INTERSECTION OF FRANKFORT & GOVE ST

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NOVEMBER 6, 2018 EAST BOSTON

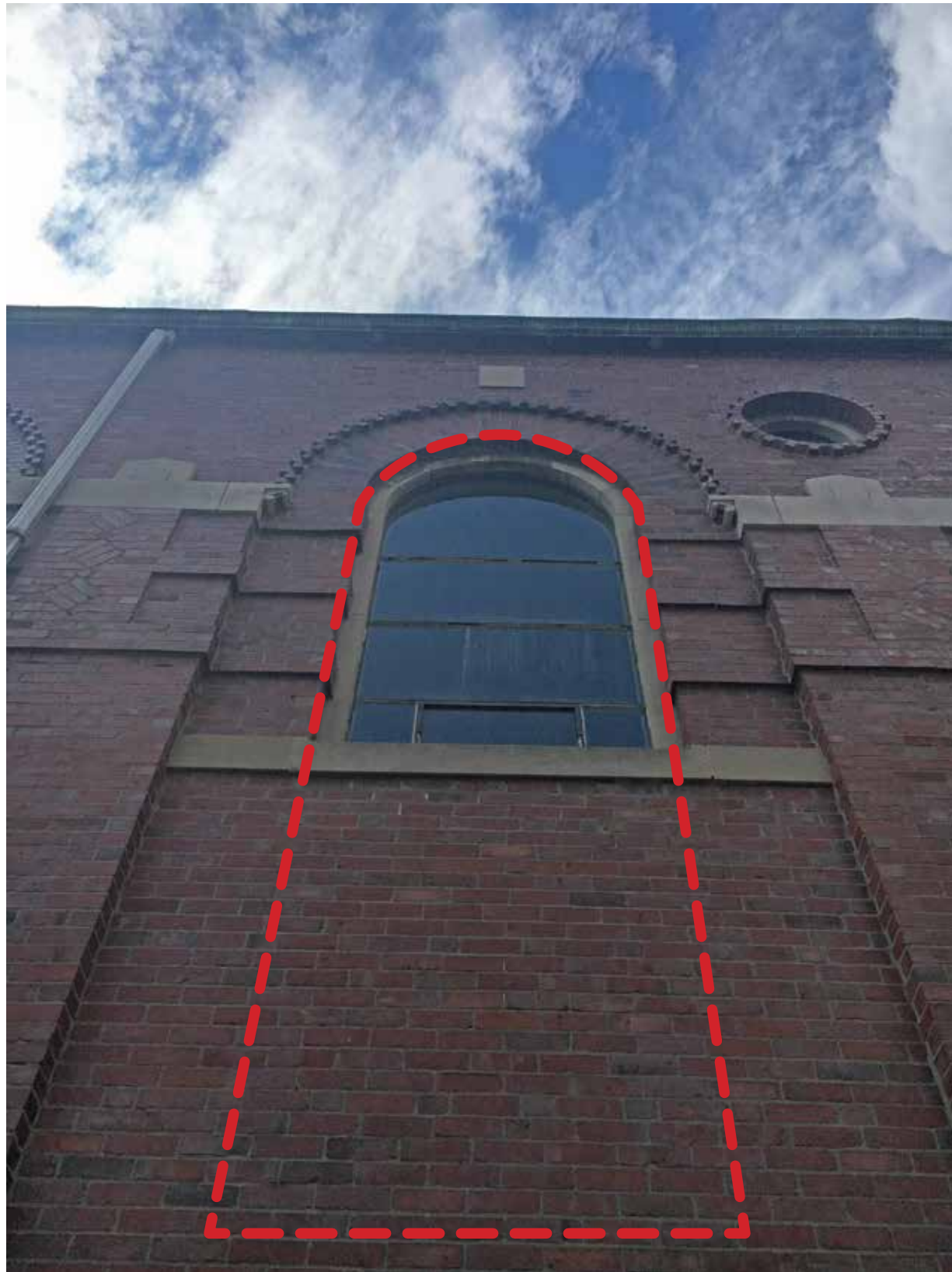
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EXISTING CHURCH BUILDING

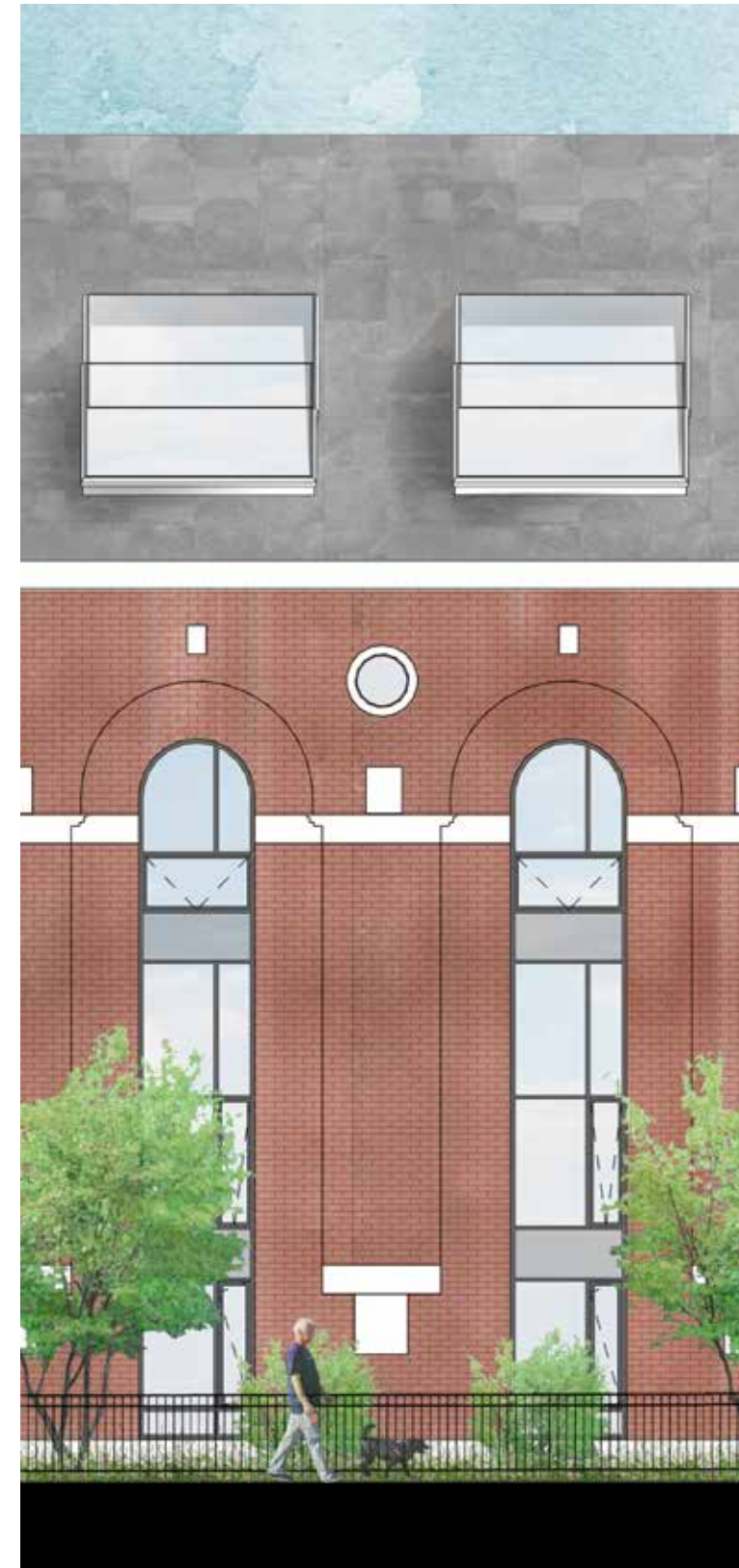


PROPOSED ENTRANCE TO CHURCH BUILDING



EXISTING CHURCH BUILDING

CHURCH BUILDING | **DESIGN**



PROPOSED CHURCH BUILDING



CHURCH BUILDING - WEST

SEE ENLARGED ELEVATION



CHURCH BUILDING - NORTH

SEE ENLARGED ELEVATION

CHURCH BUILDING | ELEVATIONS

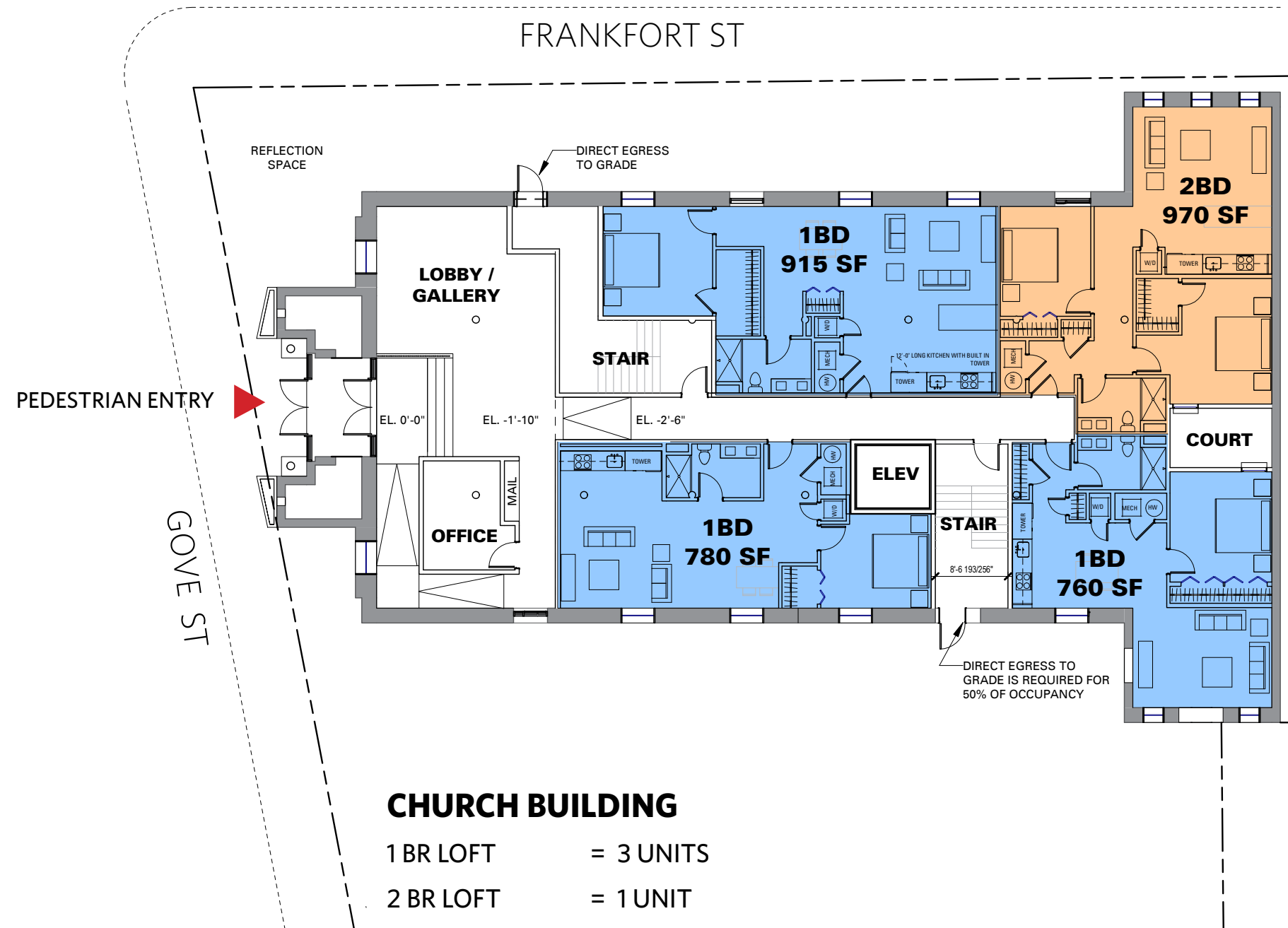


CHURCH BUILDING - WEST



CHURCH BUILDING - NORTH

CHURCH BUILDING | ELEVATIONS

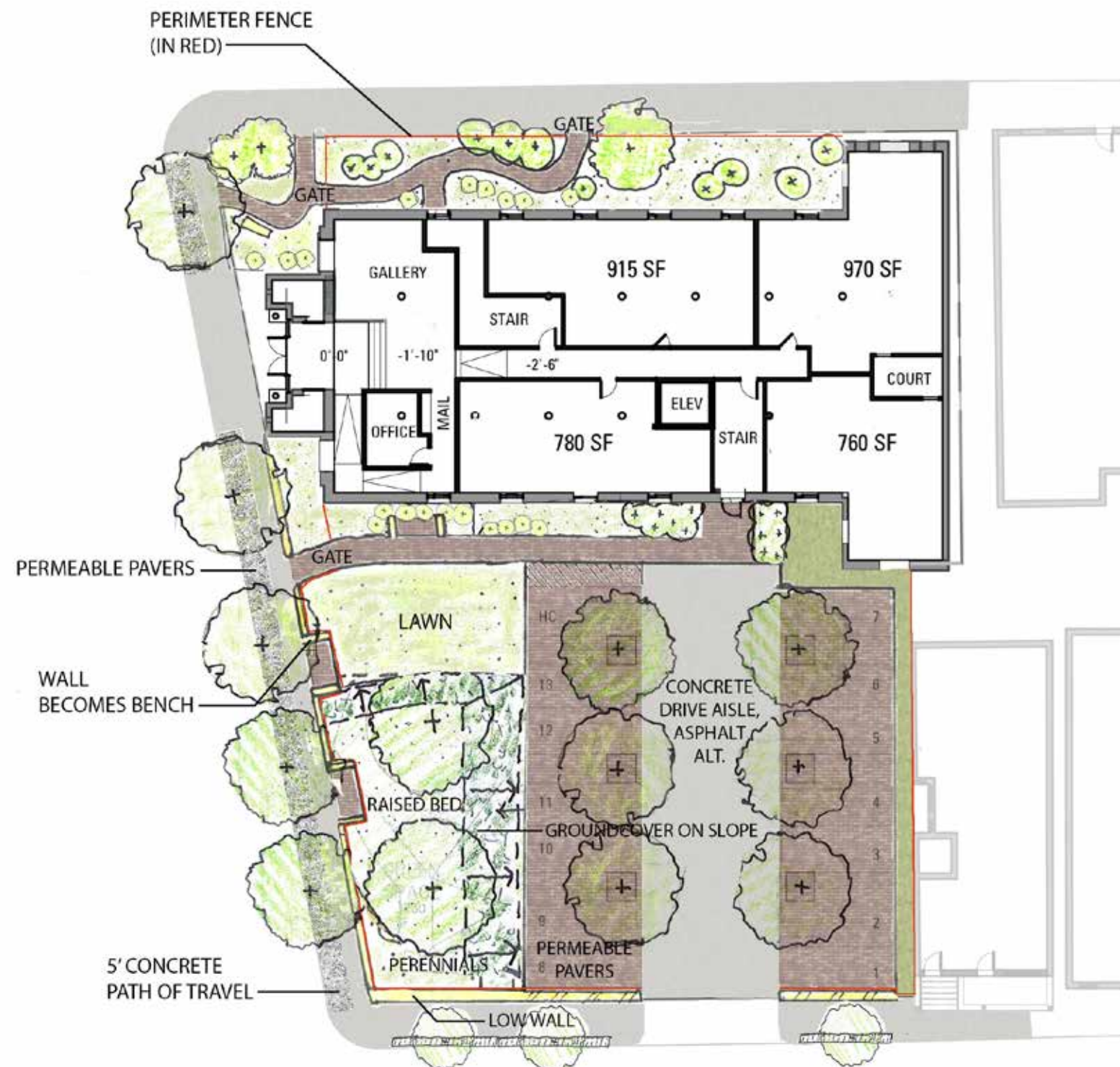




GREEN SPACE | DESIGN STRATEGIES

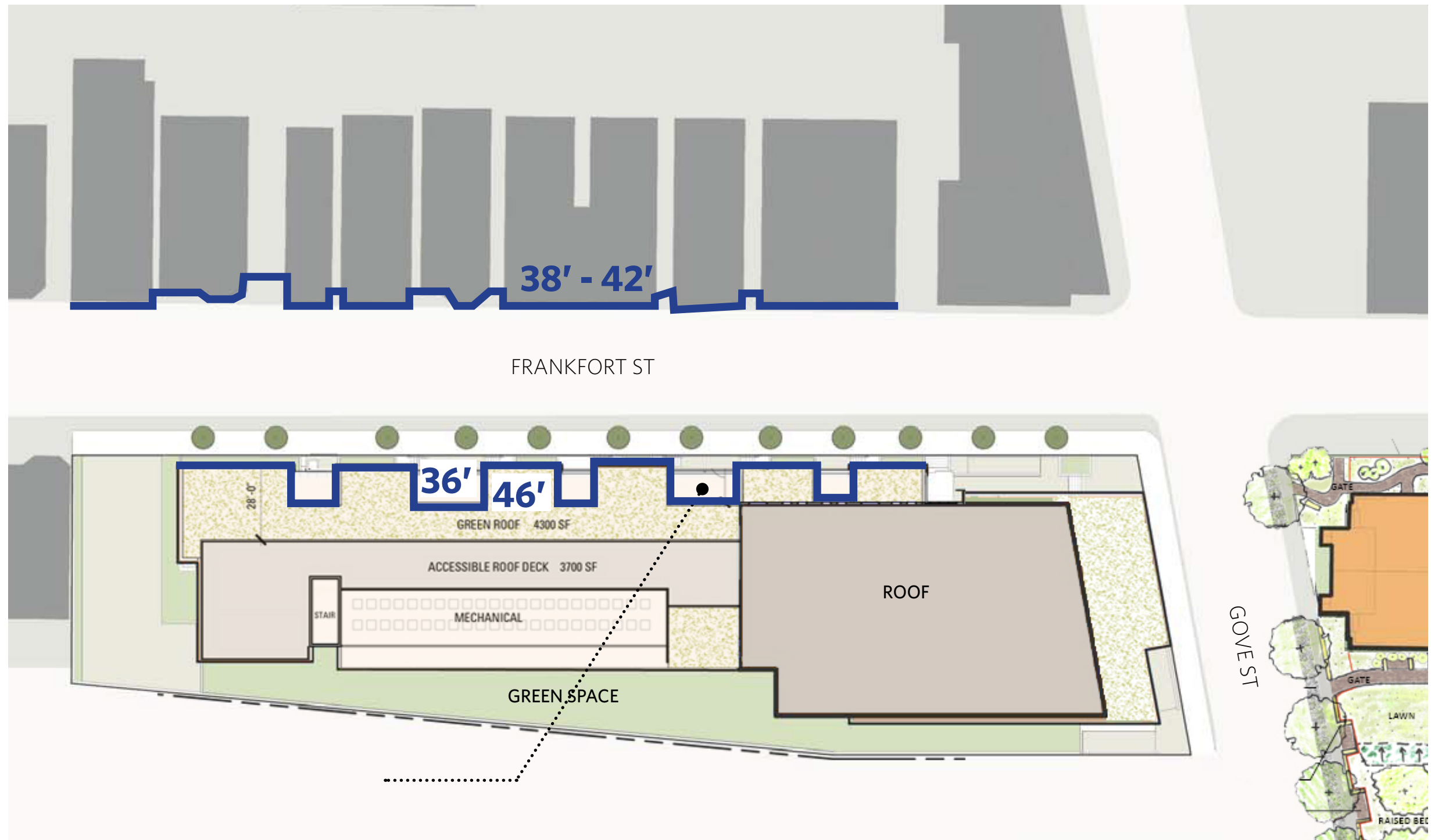


SECTION C CHURCH PKG.
 1/8" = 1'-0" B.G.B. KMPG
 PARKING AT CHURCH



CHURCH BUILDING - SITE PLAN

GREEN SPACE | MATERIAL PALETTE



FRANKFORT BUILDING | **SITE PLAN**



FRANKFORT ST BETWEEN MAVERICK ST & GOVE ST





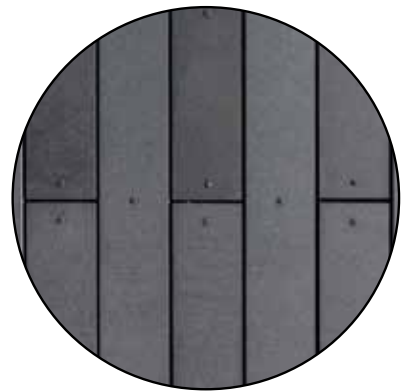
FRANKFORT STREET | STREET PERSPECTIVE

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ARCHITECTS

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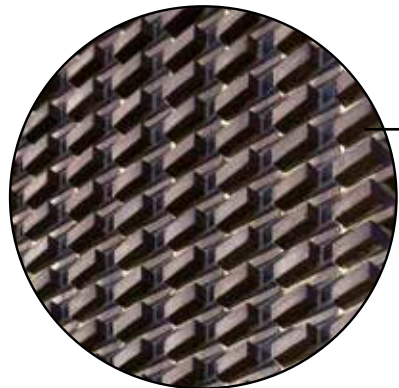
FRANKFORT ST SCHEMATIC ELEVATION



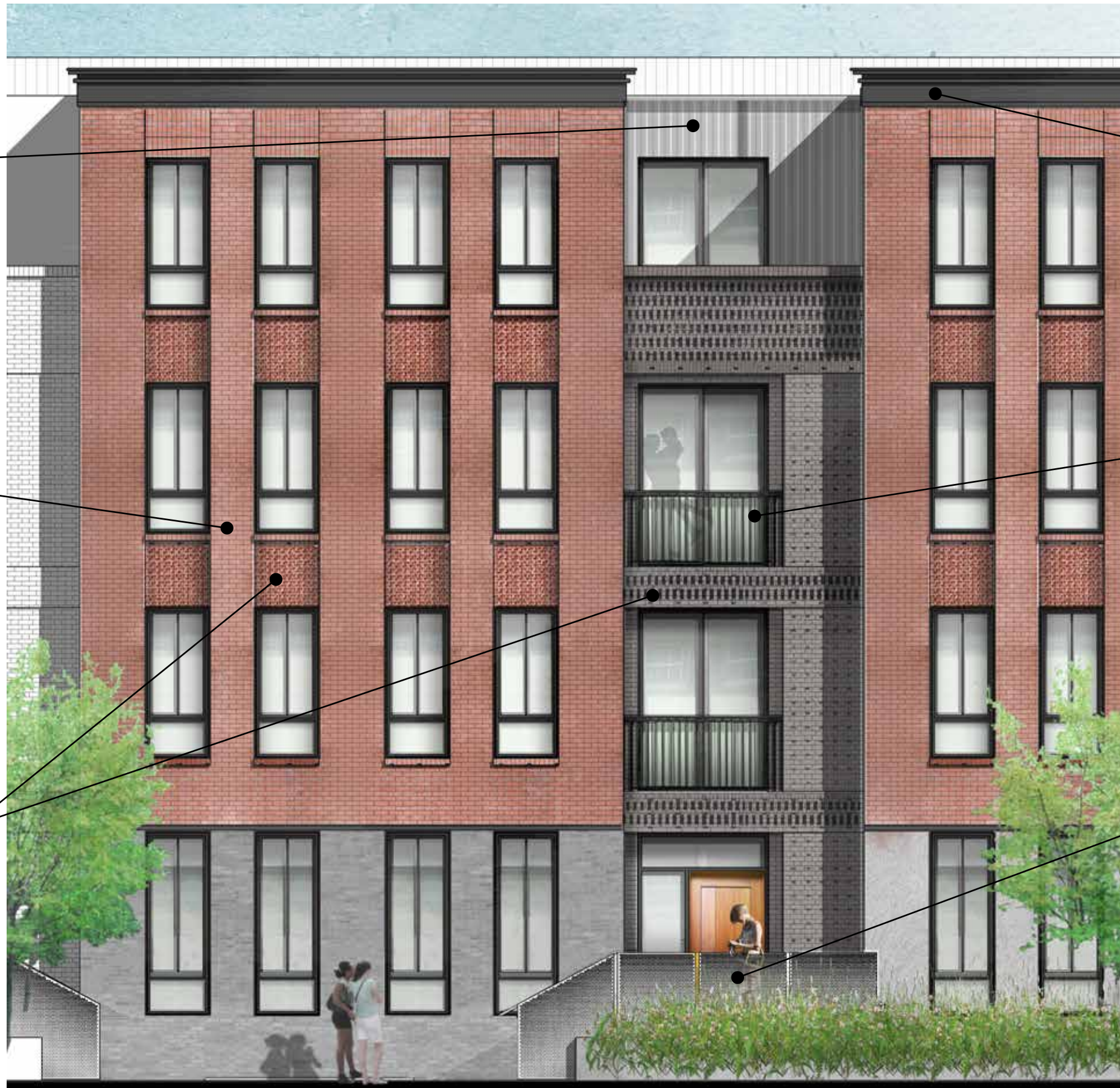
METAL SIDING OR
FIBER CEMENT



BRICK
FACADE



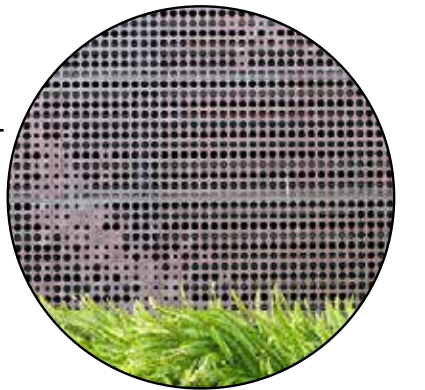
BRICK
ACCENT



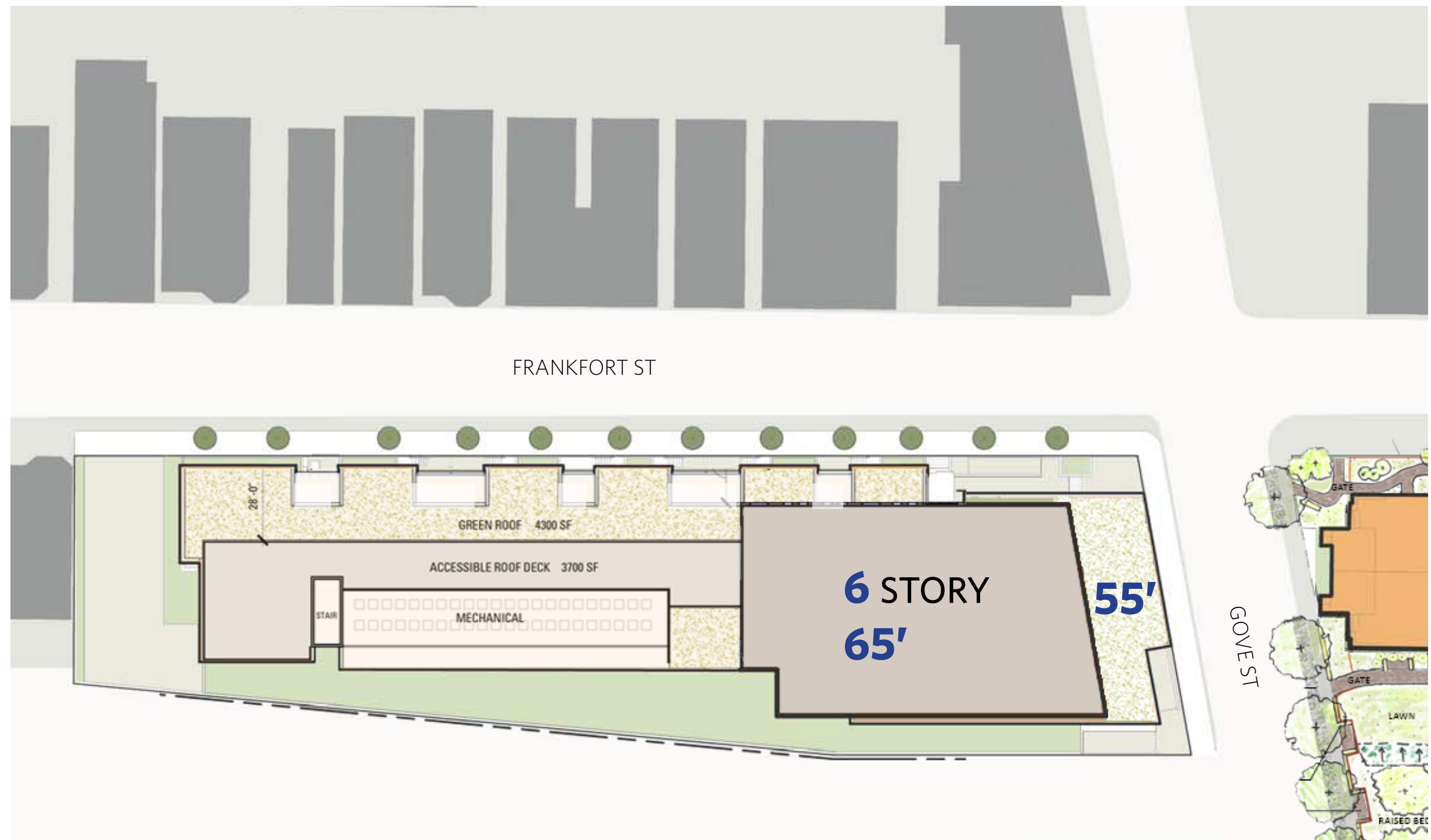
CORNICE



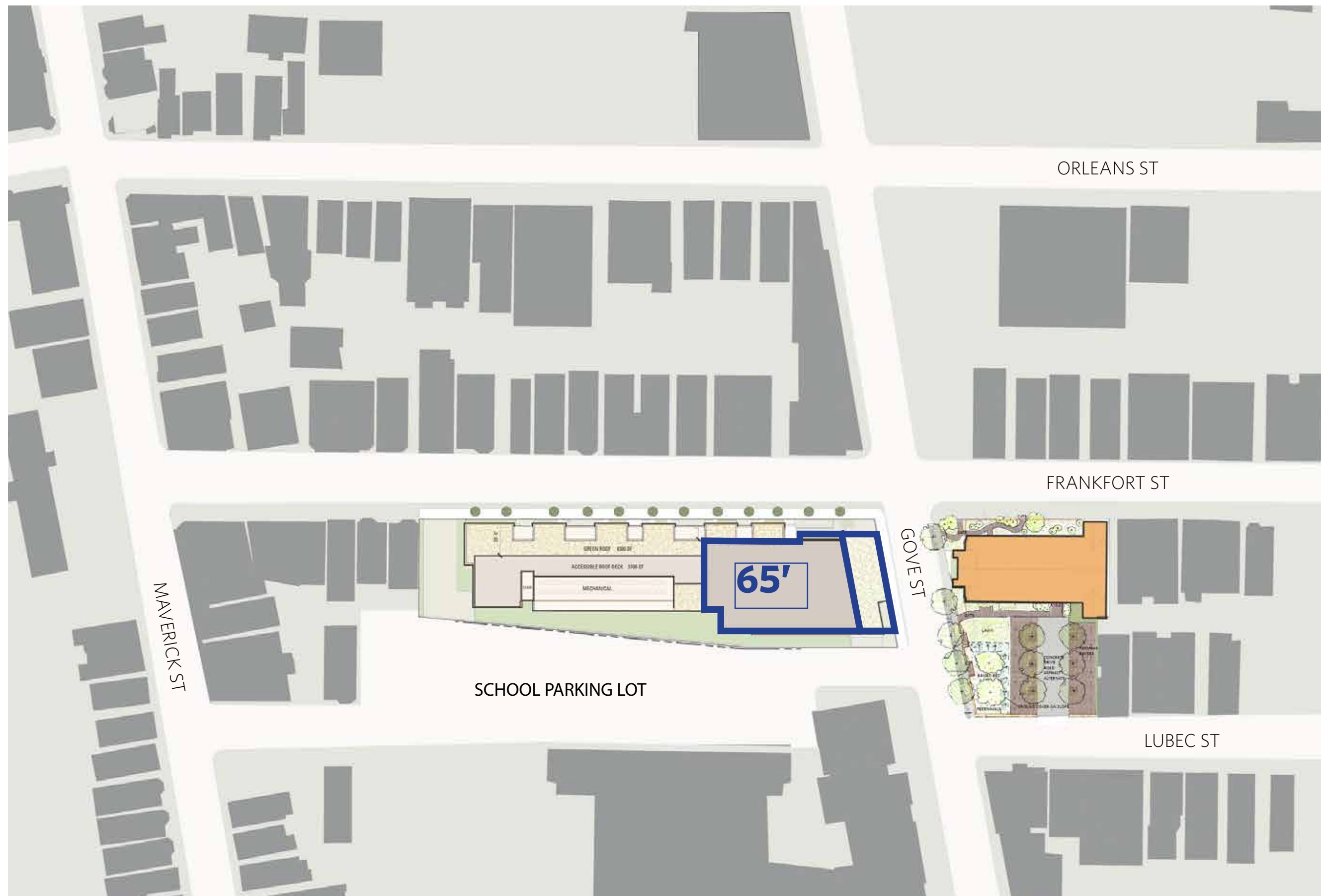
METAL RAILING
BALCONY

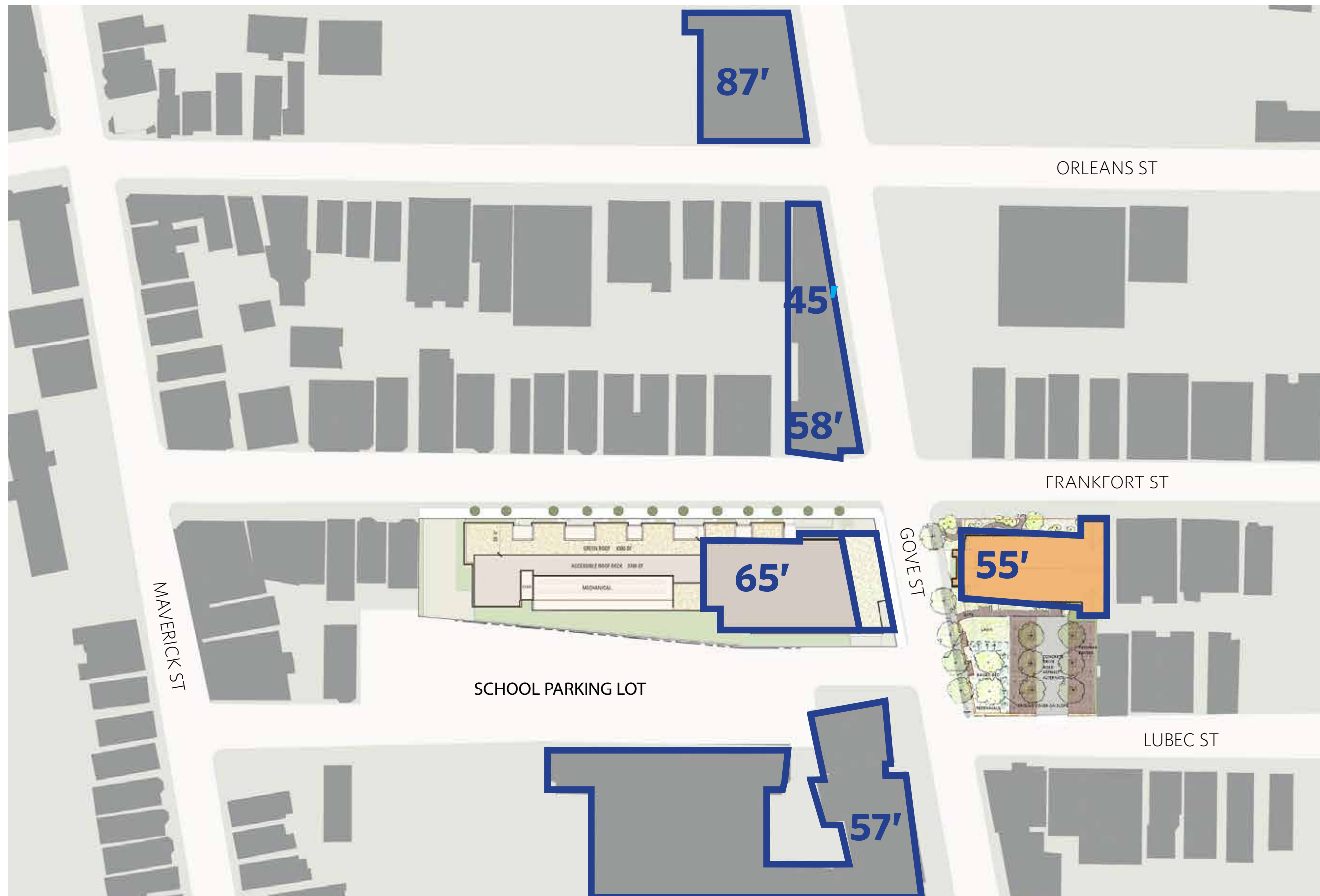


METAL SCREEN
@ STOOP



FRANKFORT BUILDING | SITE PLAN







48 FRANKFORT ST
INTERSECTION OF FRANKFORT & GOVE ST



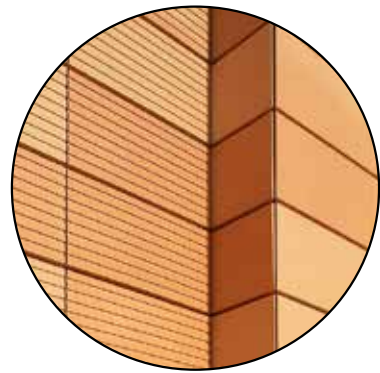
THE GUMBALL FACTORY
150 ORLEANS ST



FRANKFORT STREET | **STREET PERSPECTIVE**



METAL SIDING OR
FIBER CEMENT



TERRACOTTA
FACADE



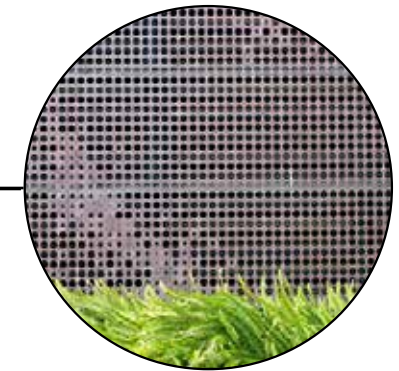
METAL RAILING
JULIET BALCONY



BRICK FACADE



GLAZED FACADE
MARKING MAIN ENTRY



METAL SCREEN GUARD
AND CANOPY @ MAIN
ENTRY

FRANKFORT STREET ENTRY

FRANKFORT BUILDING | MATERIALS

Bruner/Cott
ARCHITECTS

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GOVE ST SCHEMATIC ELEVATION



FRANKFORT ST - REAR - SCHEMATIC ELEVATION



FRANKFORT BUILDING - 15 UNITS

1 BR = 7 UNITS

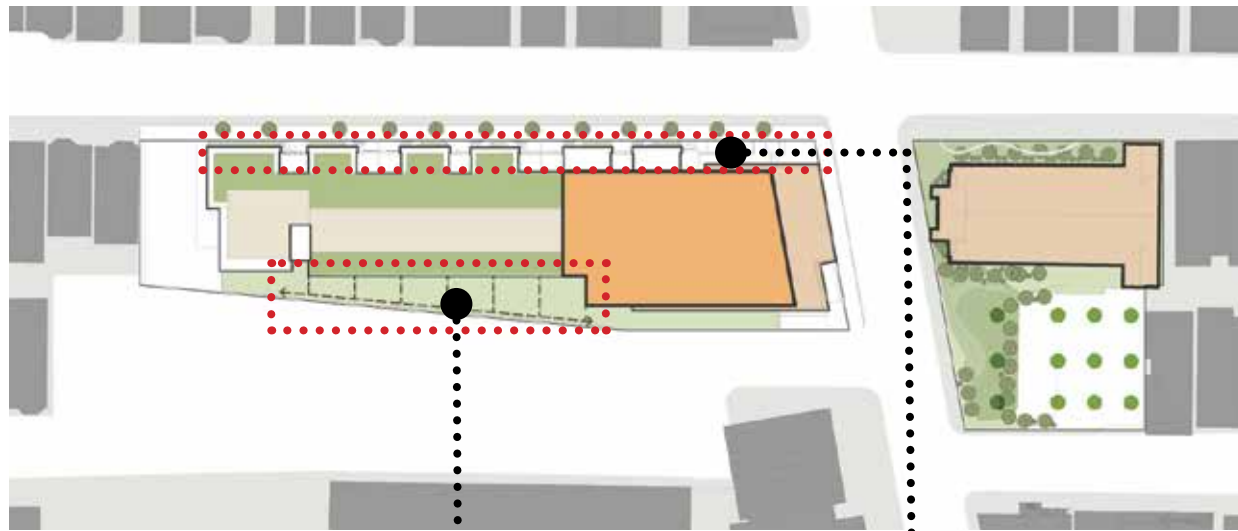
1 BR PLUS = 2 UNITS

2 BR = 4 UNITS

2 BR PLUS = 2 UNITS

SCALE - 1" = 30'-0"

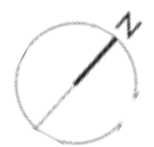
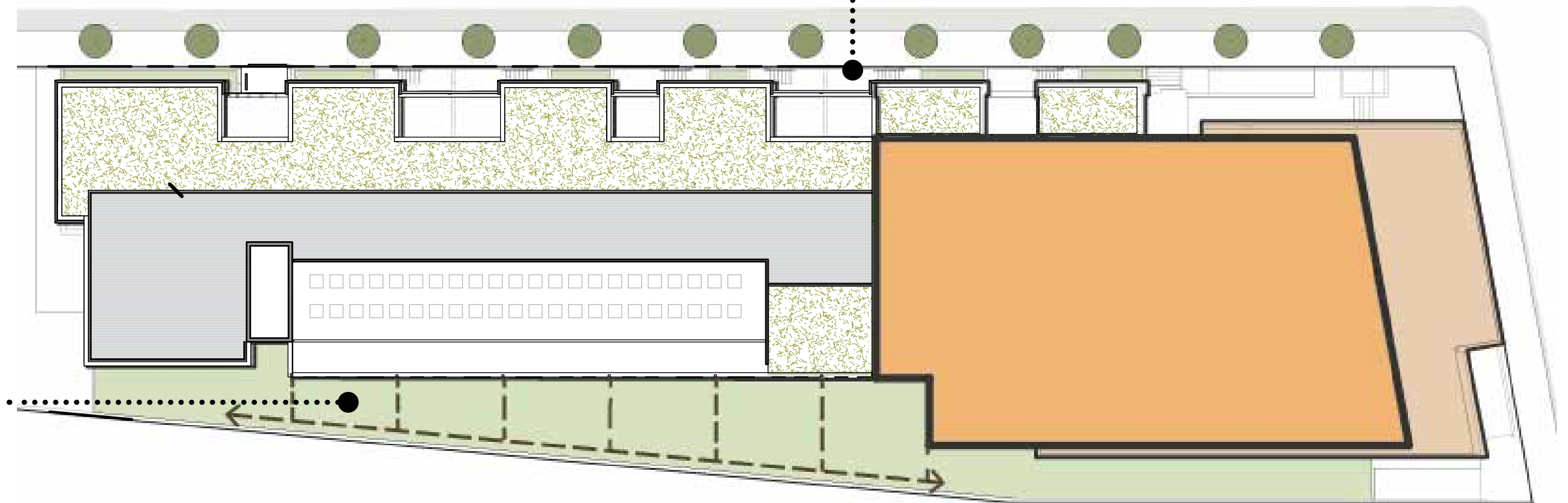


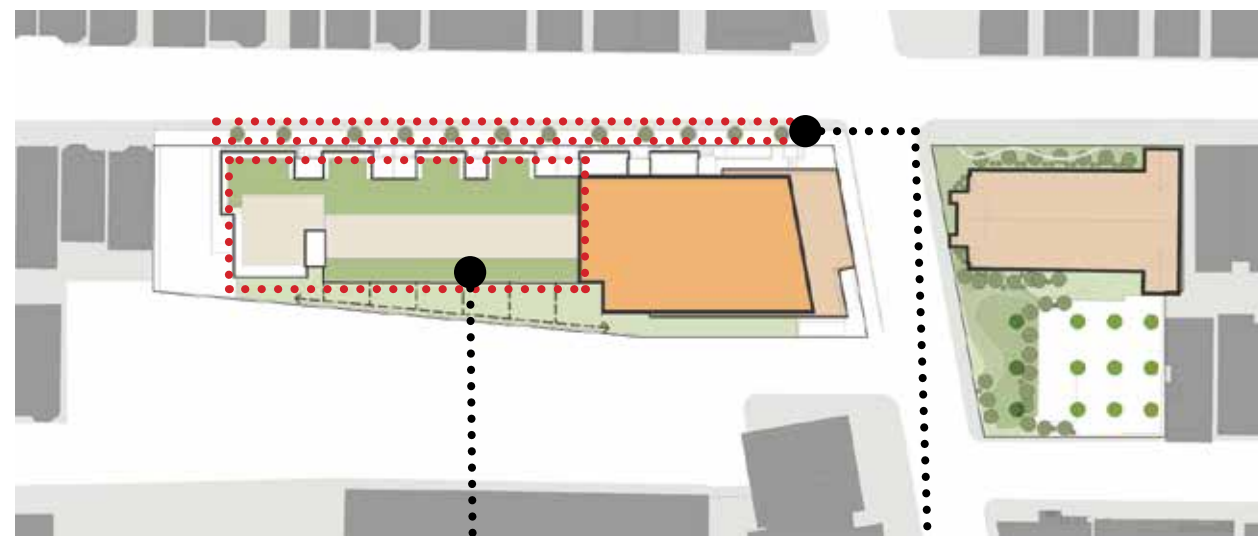


REAR YARDS.....



..... CORNER RAMP + FRONT STOOPS.....

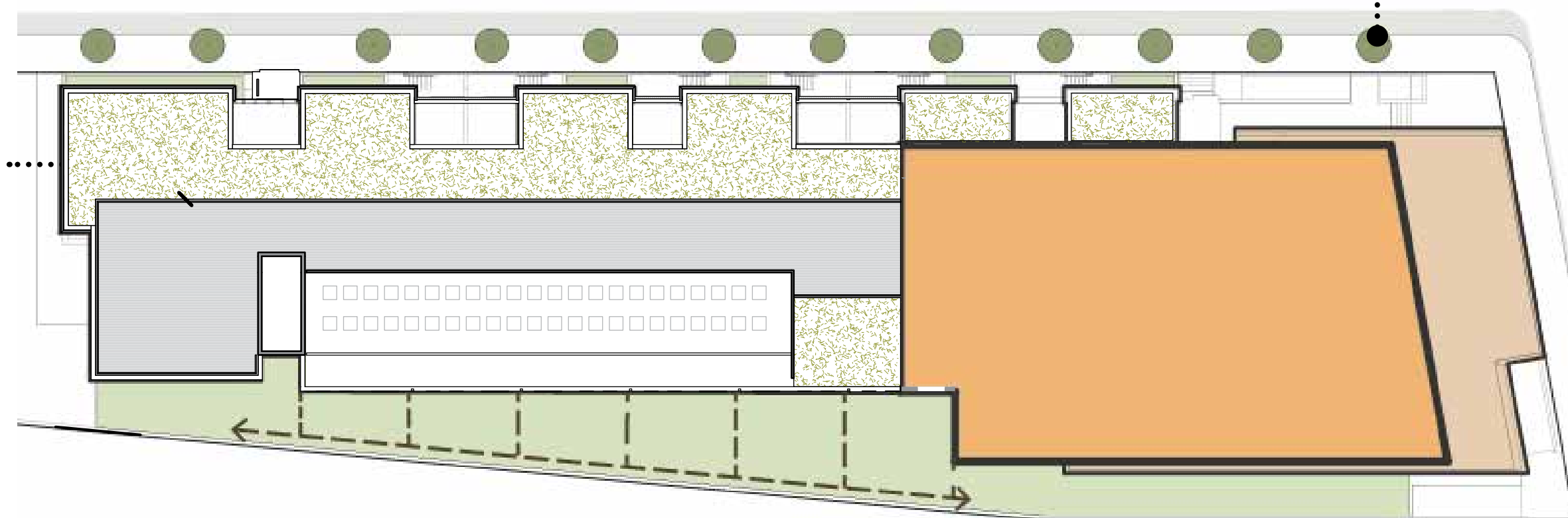




GREEN ROOF



..... STREET TREES





Amelanchier grandiflora



Prunus yedoensis



Ginkgo biloba



Syringa reticulata



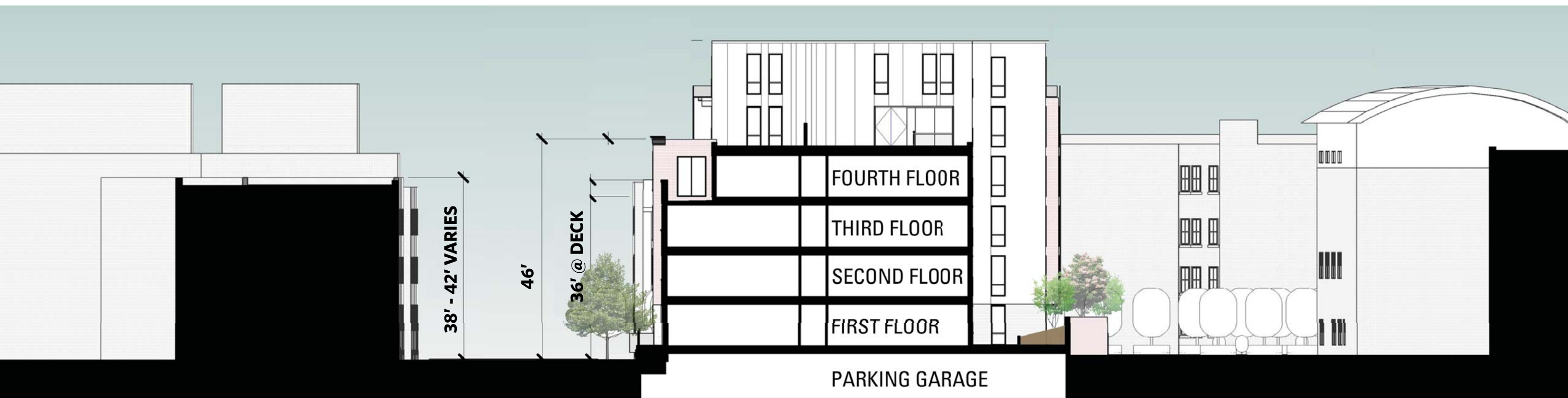
Platanus occidentalis



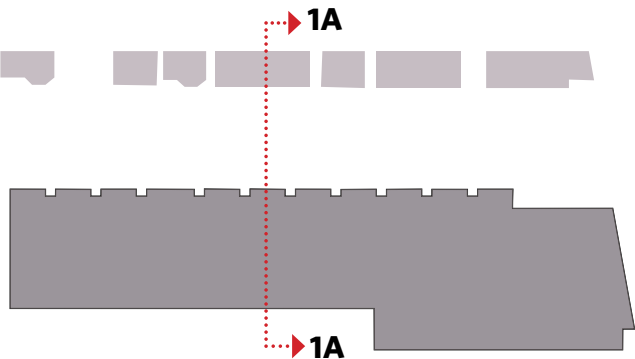
GOVE STREET | STREET PLANTINGS



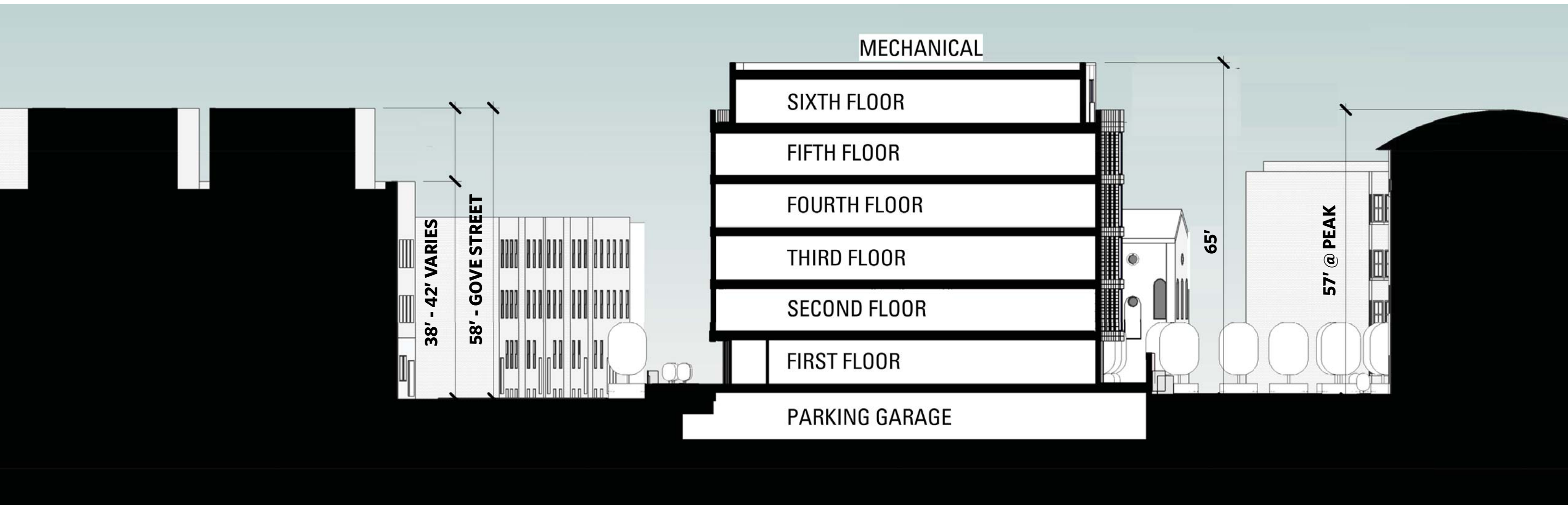
VIEW FROM LUBEC STREET TOWARDS FRANKFORT STREET



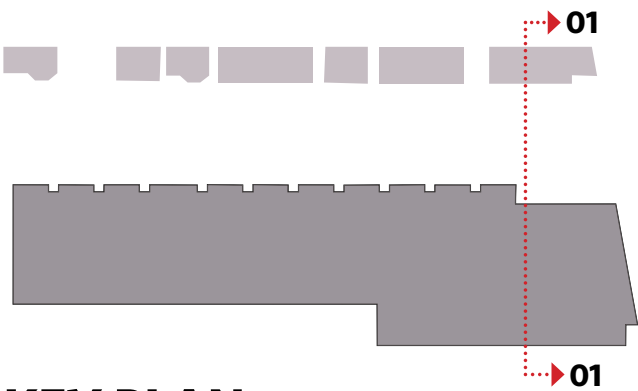
FRANKFORT STREET SECTION - FOUR STORY BLOCK



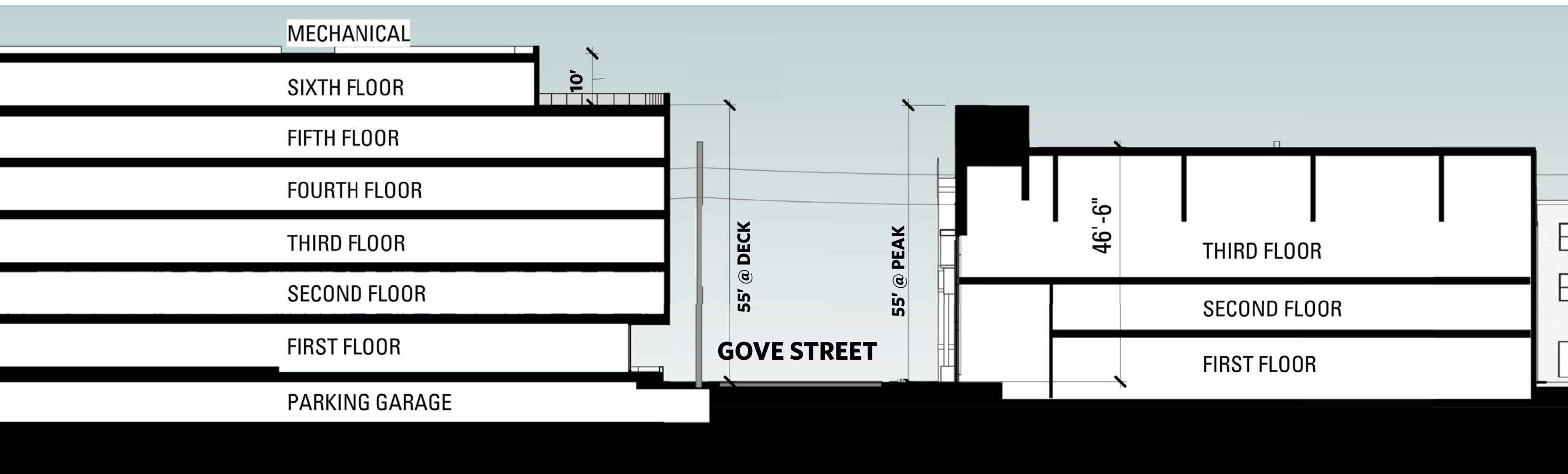
KEY PLAN



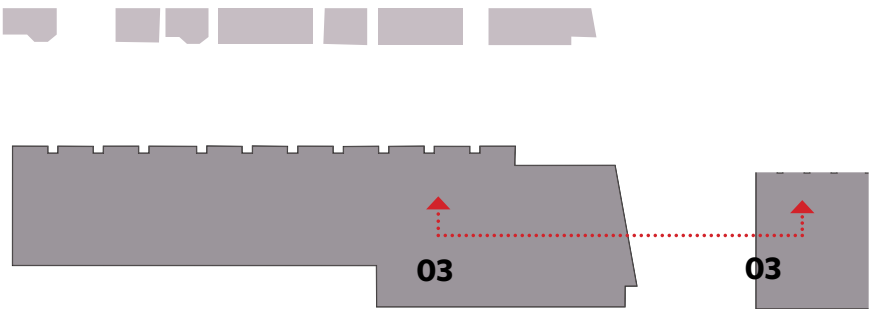
FRANKFORT STREET SECTION - SIX STORY BLOCK



KEY PLAN



FRANKFORT STREET SECTION - ACROSS GOVE STREET



KEY PLAN