

PARKWAY APARTMENTS

Boston Civic Design Commission

Lincoln Parkway, LLC.

December 11, 2018

Agenda

- Relationship with the Neighborhood Context
 1. VFW Parkway North of Spring St.
 2. VFW Parkway South of Spring St.
 3. Project Scale
 4. Site Topography
- Architecture
 1. Building Elevations
 - A. Building A
 - B. Building B
 - C. Avenue A
- Design Studies
 1. Additional Curb Cuts/Block A Breakdown
 2. Future Development



PROGRAM

- Project Site 200,491sf (4.603 acres)
- Zoning District West Roxbury Neighborhood District and Route 1 Community Commercial (CC) Neighborhood Business District
- Gross Floor Area 357,040gsf
- Floor Area Ratio (FAR)
 - Required (Max) 2.00
 - Provided 1.78
- Residential Uses 258 Residentail Dwelling Units
7,150sf Lobby & Amenity Space
- Vehicle Parking
 - Required (1.5/Unit) 387 Parking Spots
 - Provided 387 Parking Spots

UNIT MIX

STUDIO	2 Units	(1%)
1 BEDROOM	149 Units	(58%)
1 BEDROOM + DEN	11 Units	(4%)
2 BEDROOM	90 Units	(35%)
2 BEDROOM + DEN	6 Units	(2%)
<hr/>		
TOTAL	258 Units	



Context







1.



4.



7.



2.



5.



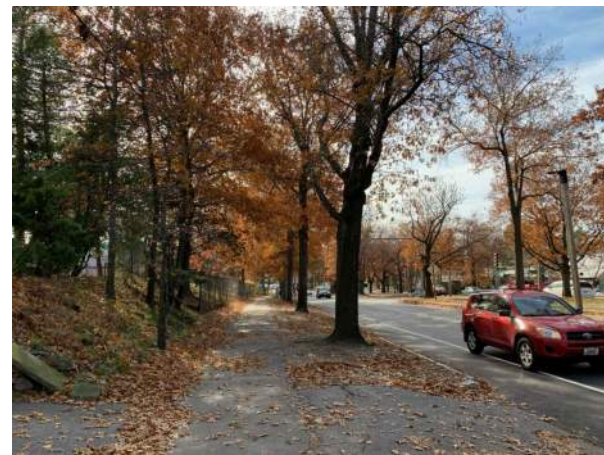
8.



3.



6.



9.



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1.



4.



7.



2.



5.



8.



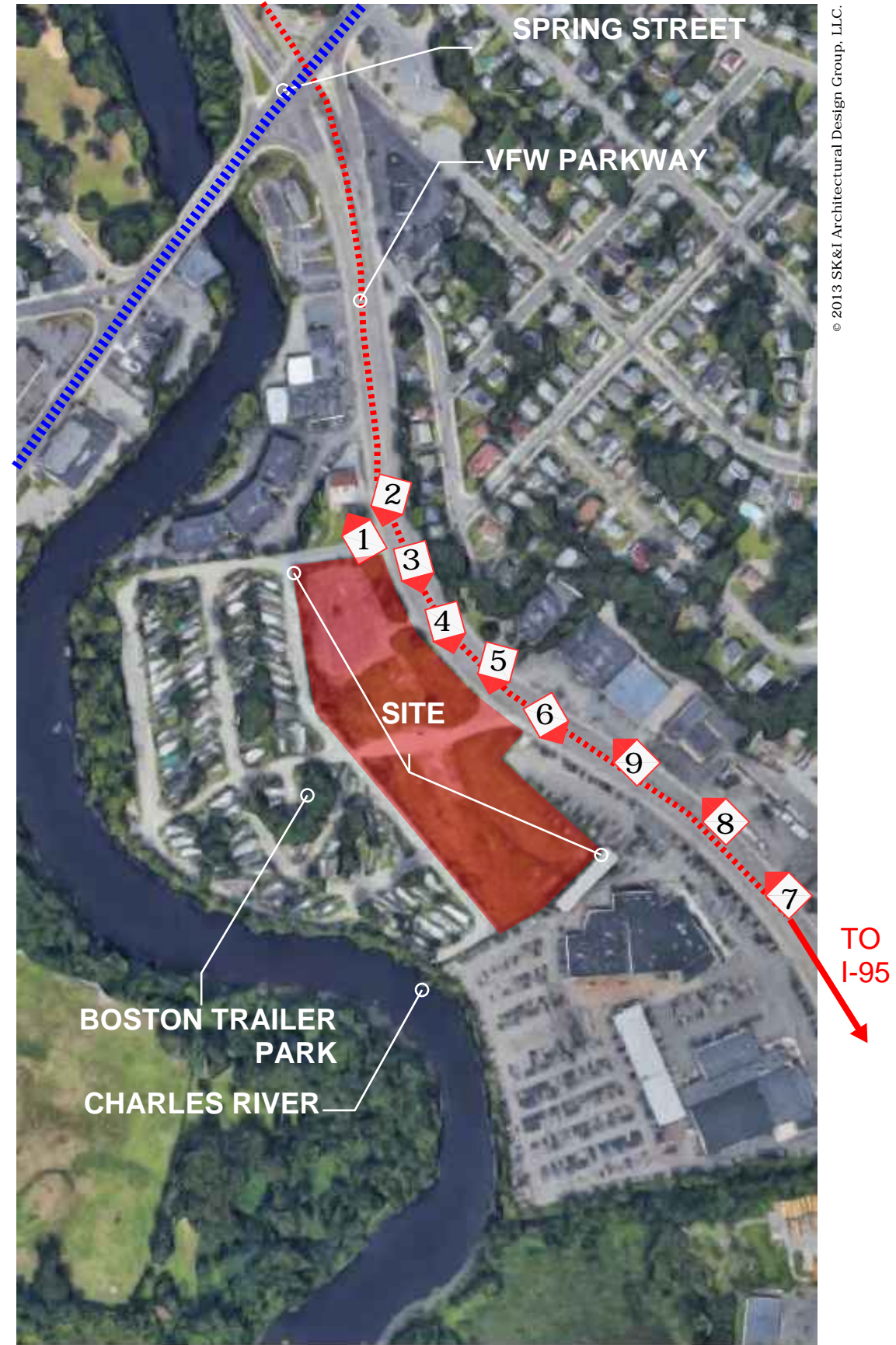
3.



6.



9.



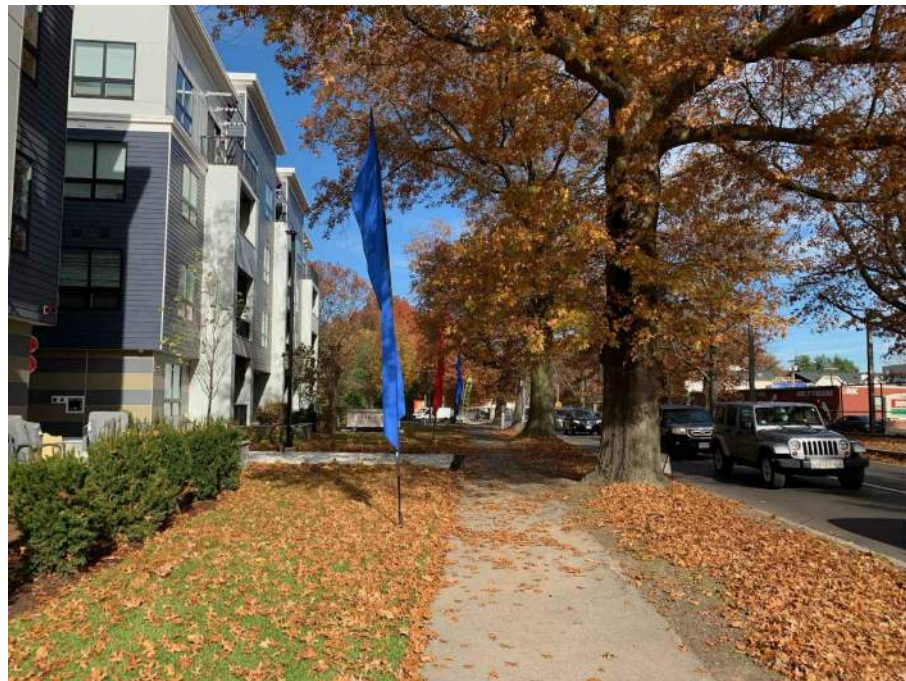
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1. Oak Row
1235 VFW Parkway



3. Park Place Condominiums
1210 VFW Parkway



2. Oak Row
1235 VFW Parkway



4. Luxe Pet Resort
1220 VFW Parkway



TO I-95



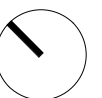
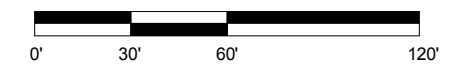
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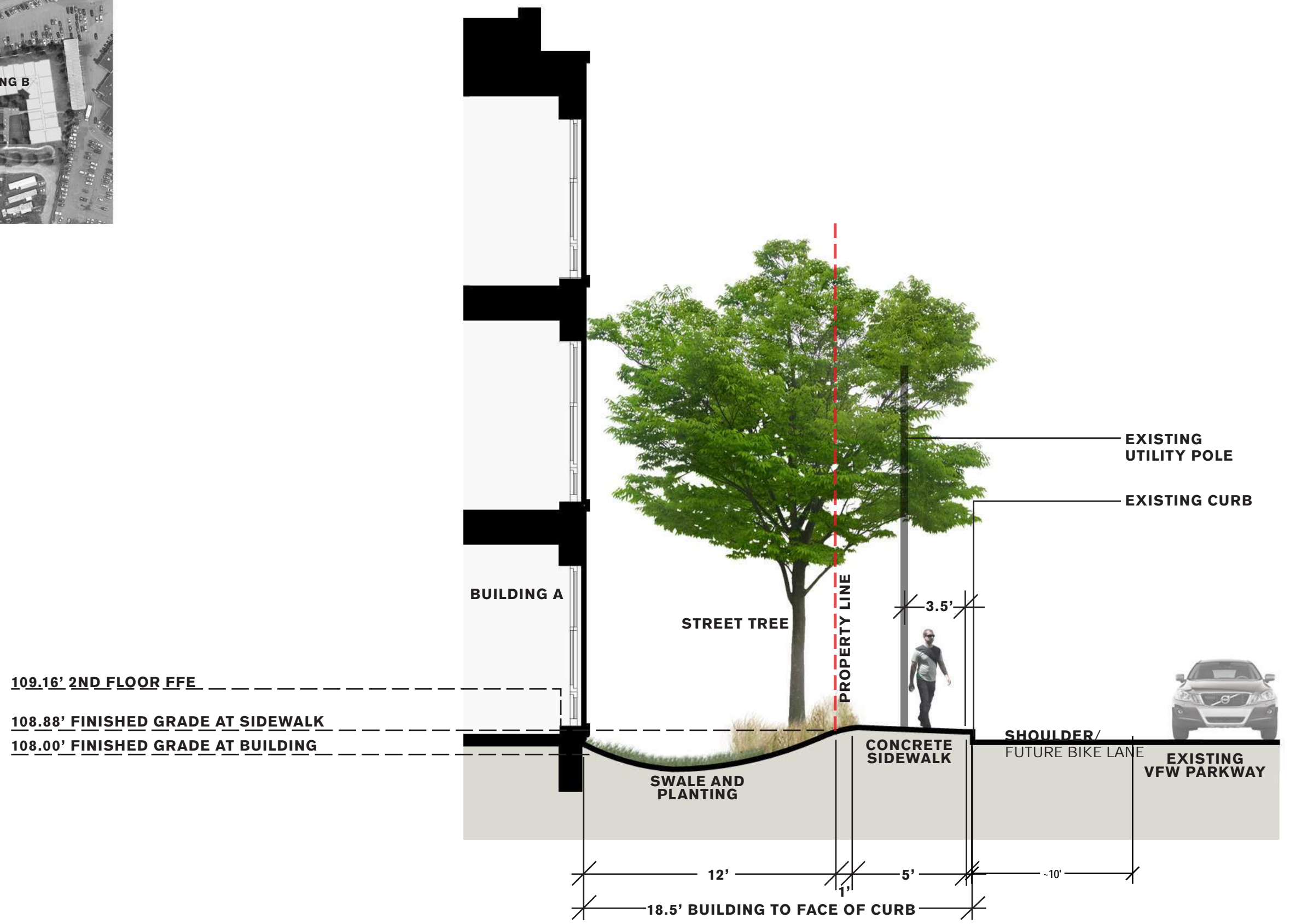
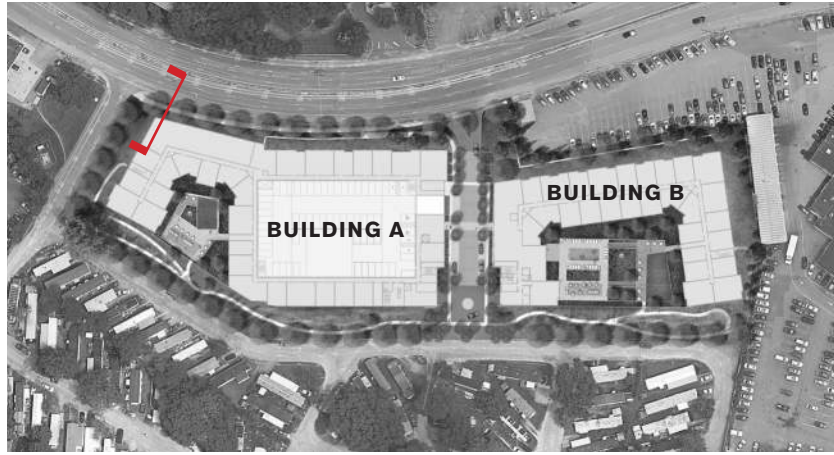
Parkway Apartments | 1507 VFW PARKWAY West Roxbury, MA

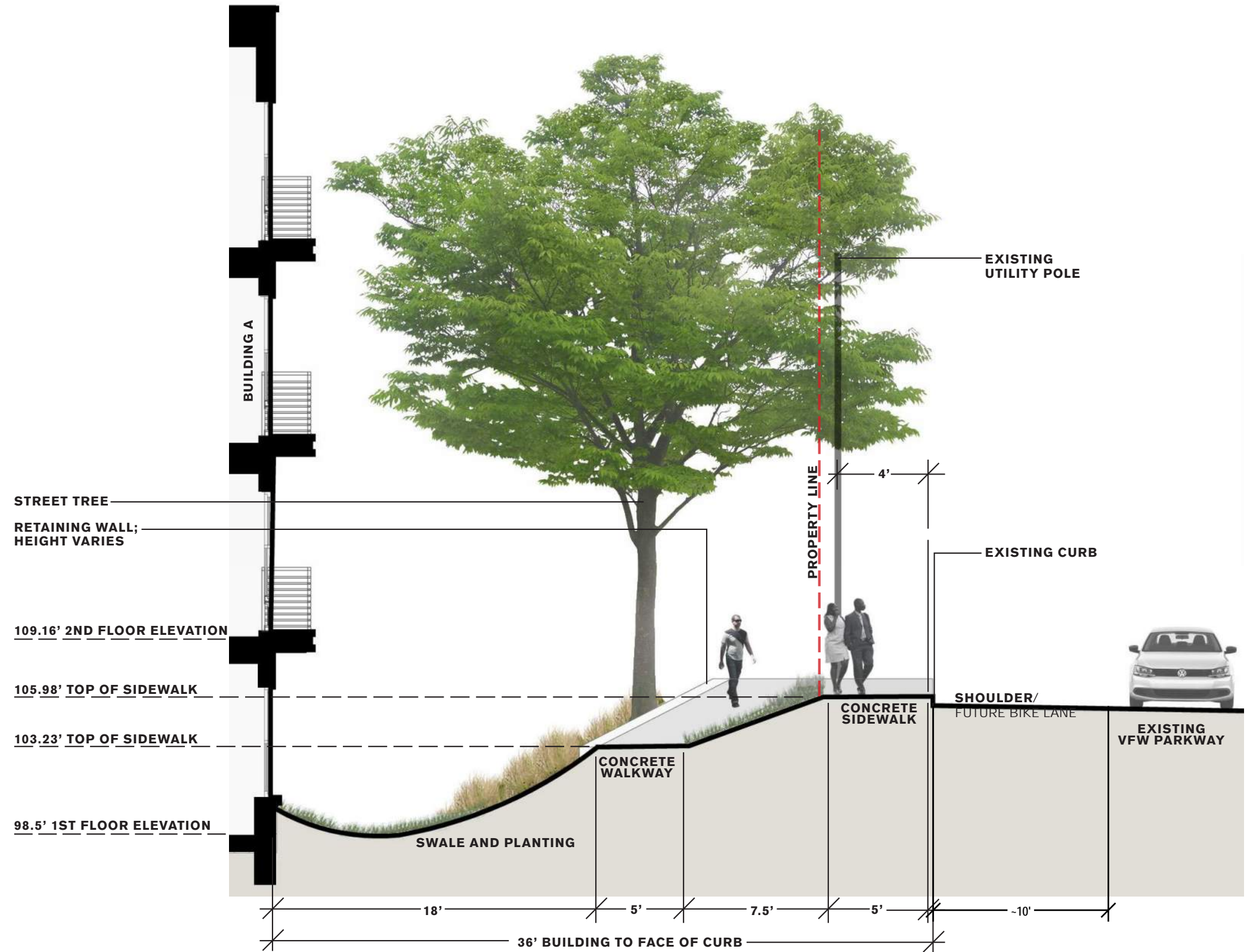
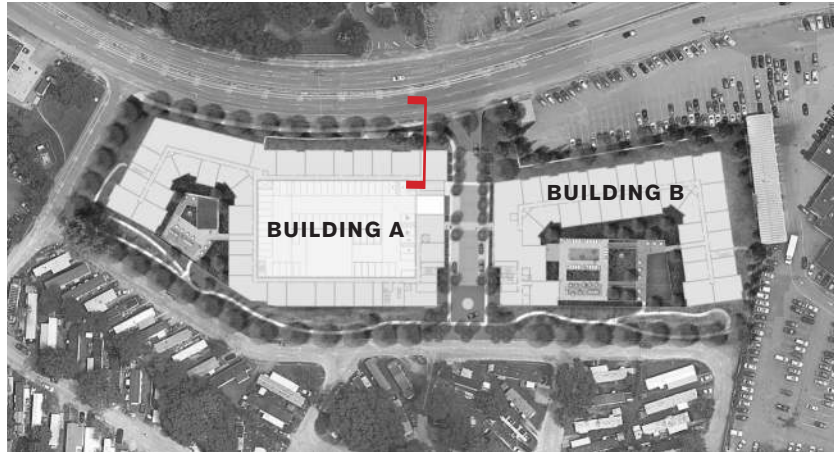
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Site Plan













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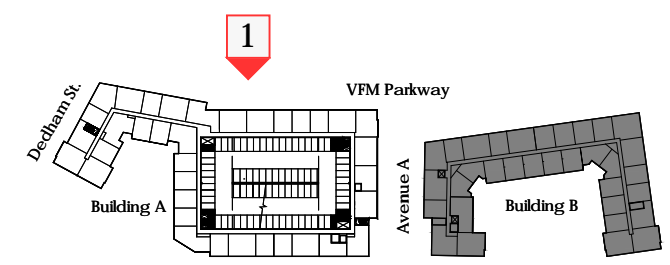
Site Aerial - Proposed

Architecture





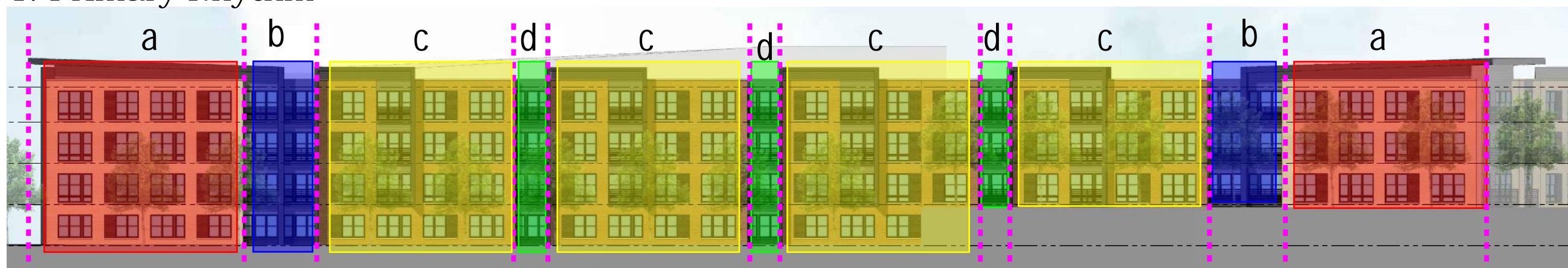
1. East Elevation Building A - Viewed from VFW Parkway



Key Plan



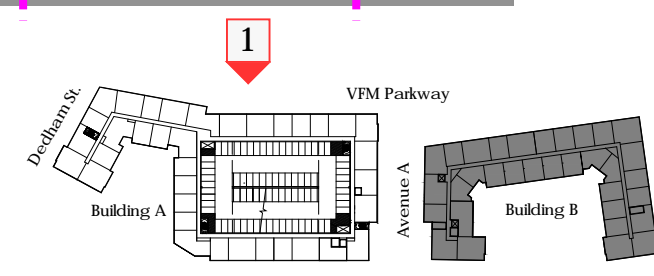
1. Primary Rhythm



2. Secondary Rhythm



3. Tertiary Rhythm

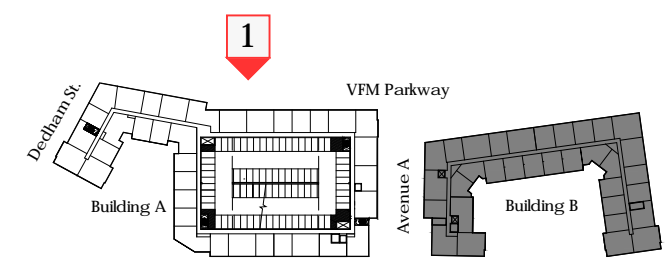


Key Plan



- MATERIAL LEGEND**
1. BRICK #1
 2. BRICK #2
 3. BRICK #3
 4. BRICK #4
 5. CAST STONE #1
 6. CAST STONE #2
 7. FIBER CEMENT PANEL #1
 8. FIBER CEMENT SIDING #1
 9. FIBER CEMENT TRIM #1
 10. METAL PANEL #1
 11. FIBER CEMENT SIDING #2
 12. METAL PANEL #3
 13. METAL PANEL #4
 14. METAL PANEL #5
 15. ALUMINUM RAILINGS
 16. FIBER CEMENT PANEL #2

1. East Elevation Building A - Viewed from VFW Parkway



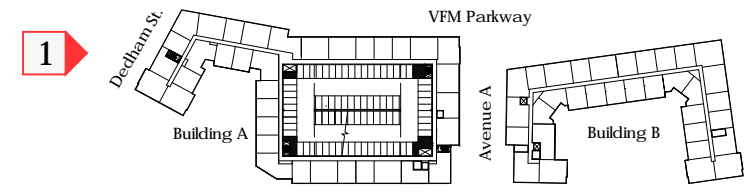
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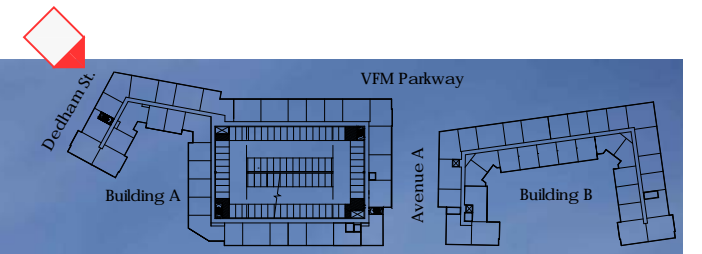


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 12. METAL PANEL #3
 13. METAL PANEL #4
 14. METAL PANEL #5
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 16. FIBER CEMENT PANEL #2

1. North Elevation Building A- Viewed from Dedham St.



Key Plan



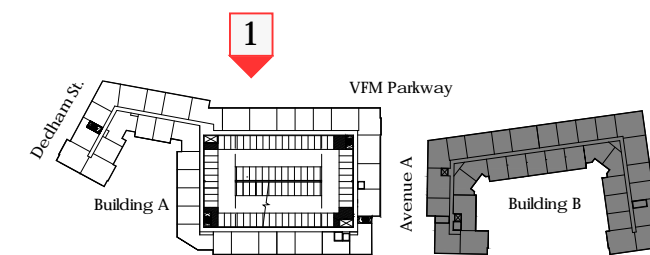
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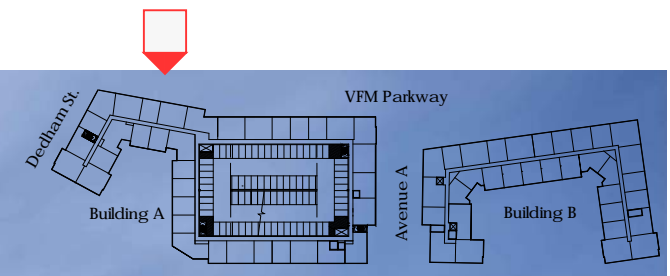
MATERIAL LEGEND

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- 11. FIBER CEMENT SIDING #2
- 12. METAL PANEL #3
- 13. METAL PANEL #4
- 14. METAL PANEL #5
- 15. ALUMINUM RAILINGS
- 16. FIBER CEMENT PANEL #2

1. East Elevation Building A - Viewed from VFW Parkway

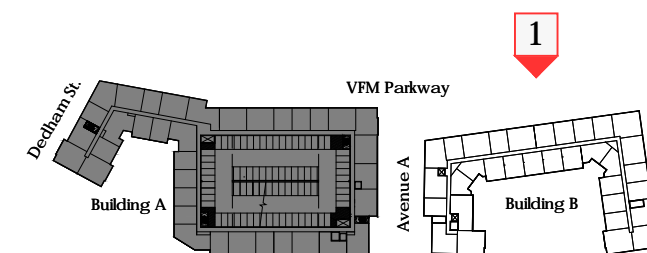


Key Plan

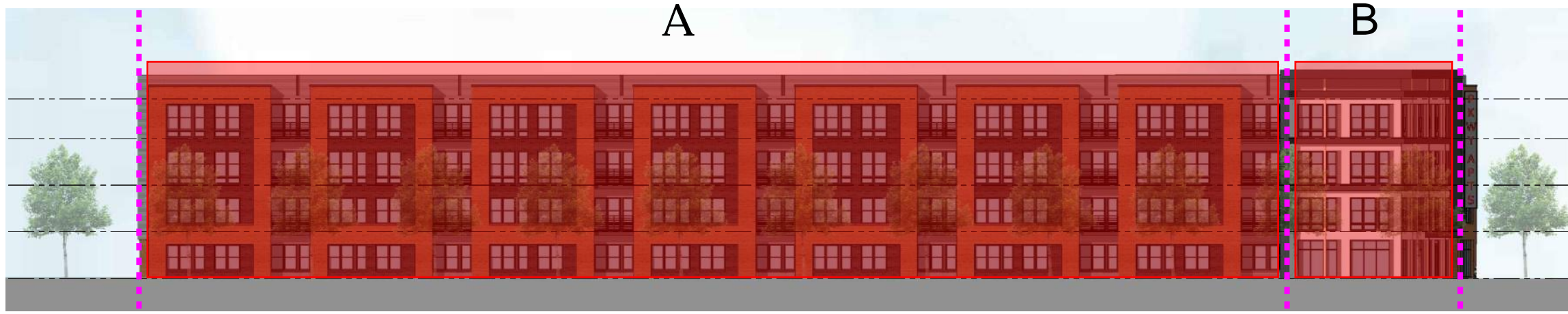




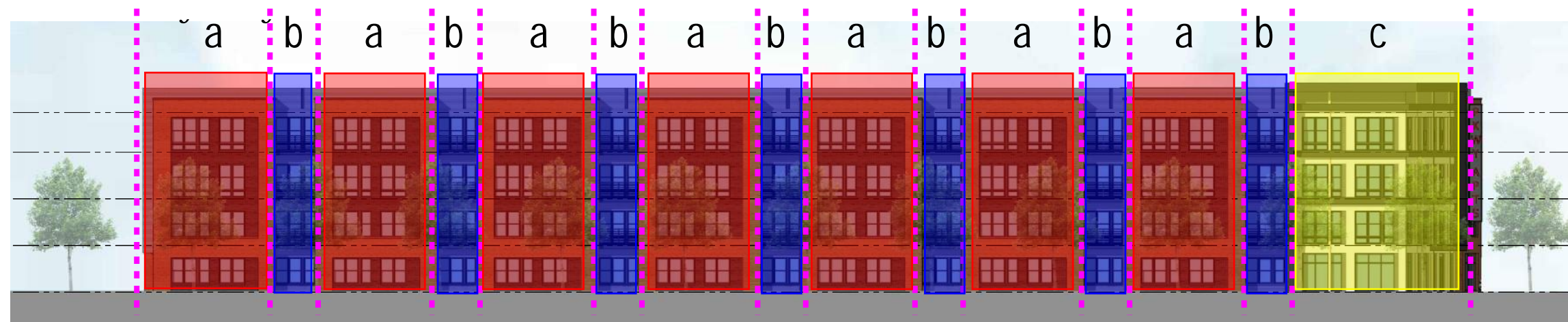
1. East Elevation Building B- Viewed from VFW Parkway



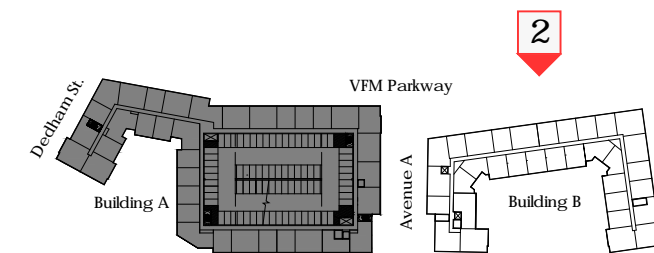
Key Plan



1. Primary Rhythm



2. Secondary Rhythm

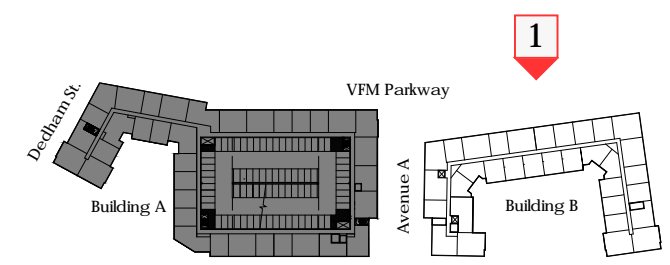


Key Plan

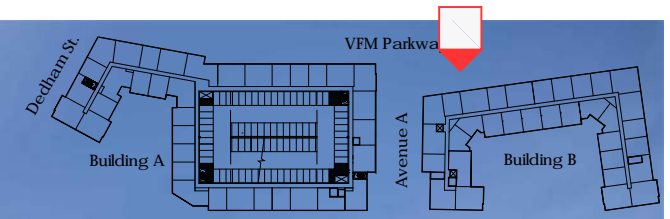


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 - 8. FIBER CEMENT SIDING #1
 - 9. FIBER CEMENT TRIM #1
 - 10. METAL PANEL #1
 - 11. FIBER CEMENT SIDING #2
 - 12. METAL PANEL #3
 - 13. METAL PANEL #4
 - 14. METAL PANEL #5
 - 15. ALUMINUM RAILINGS
 - 16. FIBER CEMENT PANEL #2

1. East Elevation Building B - Viewed from VFW Parkway



Key Plan





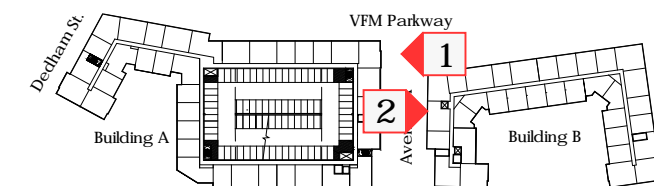
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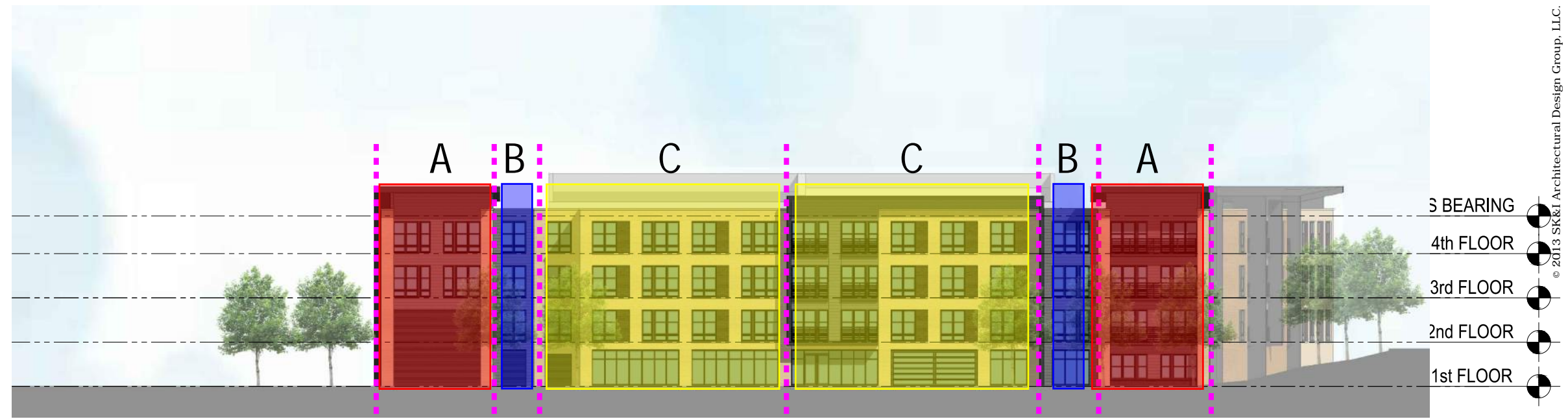
2. South Elevation Building A - Viewed from Avenue A



2. North Elevation Building B - Viewed from Avenue A



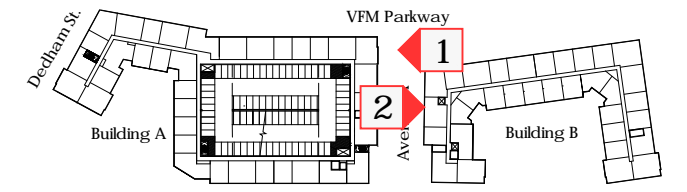
Key Plan



2. South Elevation Building A - Viewed from Avenue A



2. North Elevation Building B - Viewed from Avenue A

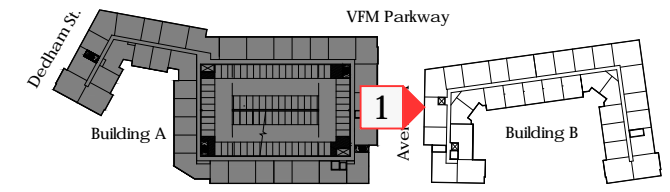


Key Plan



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 13. METAL PANEL #4
 14. METAL PANEL #5
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 16. FIBER CEMENT PANEL #2

2. North Elevation Building B - Viewed from Avenue A



Key Plan



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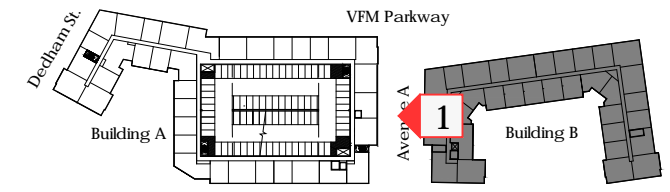


Building B Avenue A Perspective



- MATERIAL LEGEND
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2. South Elevation Building A - Viewed from Avenue A



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Building A Avenue A Perspective



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Building A & B VFW Parkway Perspective



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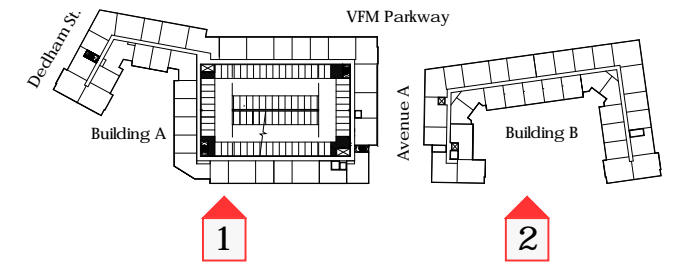
Building A & B Avenue A Perspective



1. West Elevation Building A - Viewed from 2nd St.



2. West Elevation Building B - Viewed from 2nd St.



Key Plan



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DESIGN STUDIES

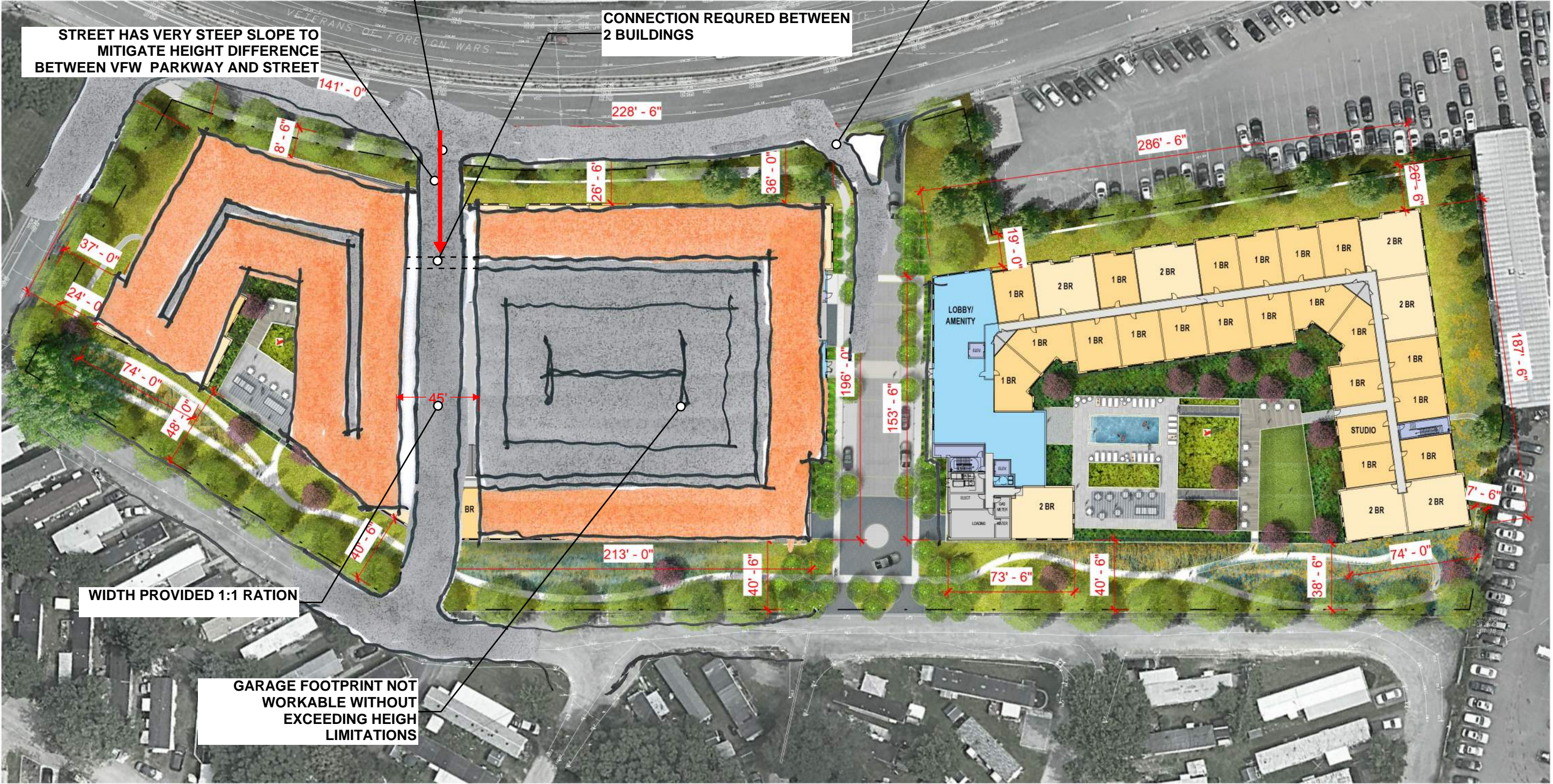


ADDITIONAL CURBCUT PROBLEMATIC IF AREA OF PARKWAY IS TO REMAIN "PEDESTRIAN"

EXISTING CURBCUT

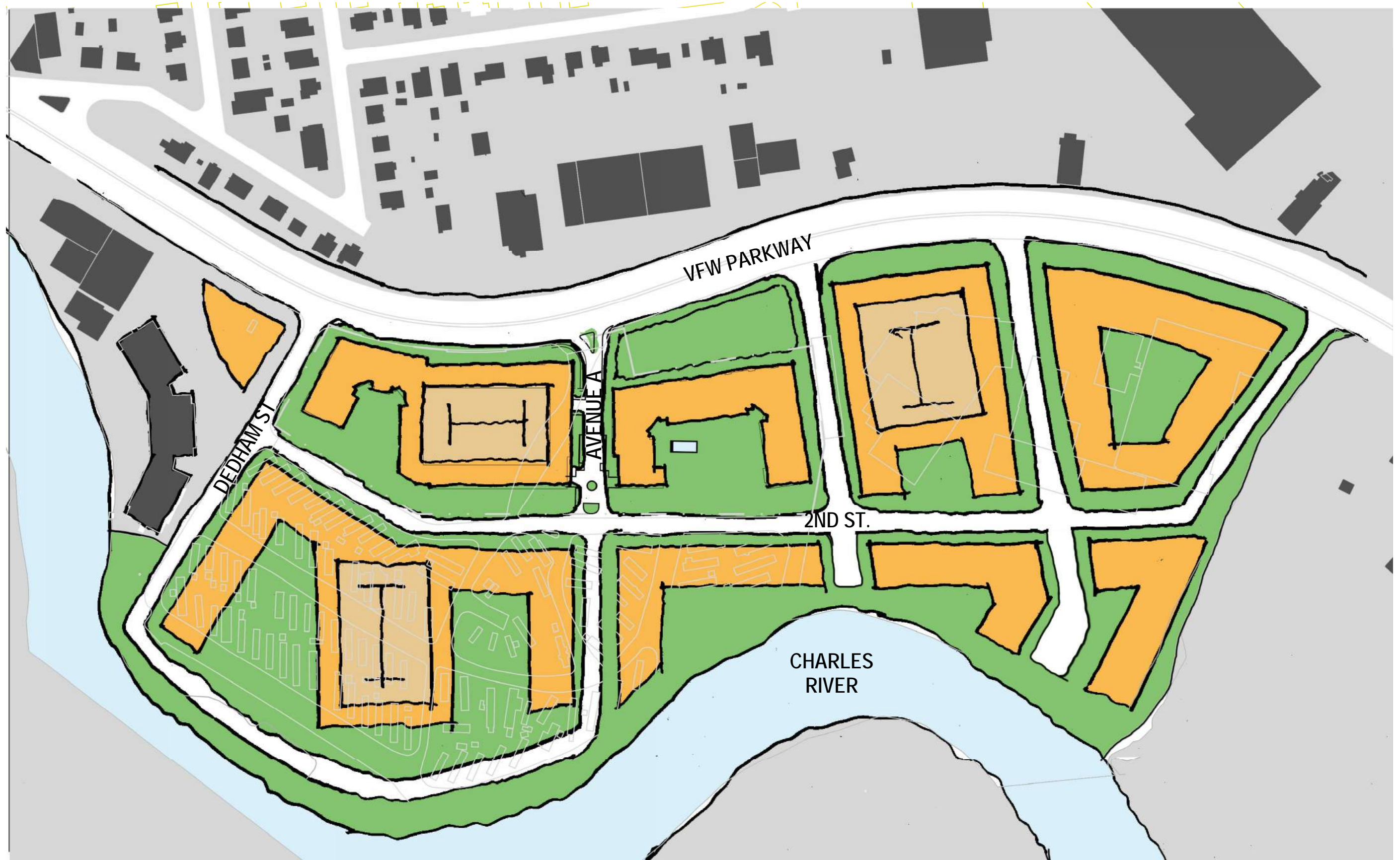
STREET HAS VERY STEEP SLOPE TO MITIGATE HEIGHT DIFFERENCE BETWEEN VFW PARKWAY AND STREET

CONNECTION REQUIRED BETWEEN 2 BUILDINGS



WIDTH PROVIDED 1:1 RATION

GARAGE FOOTPRINT NOT WORKABLE WITHOUT EXCEEDING HEIGHT LIMITATIONS



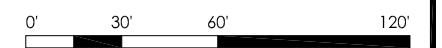
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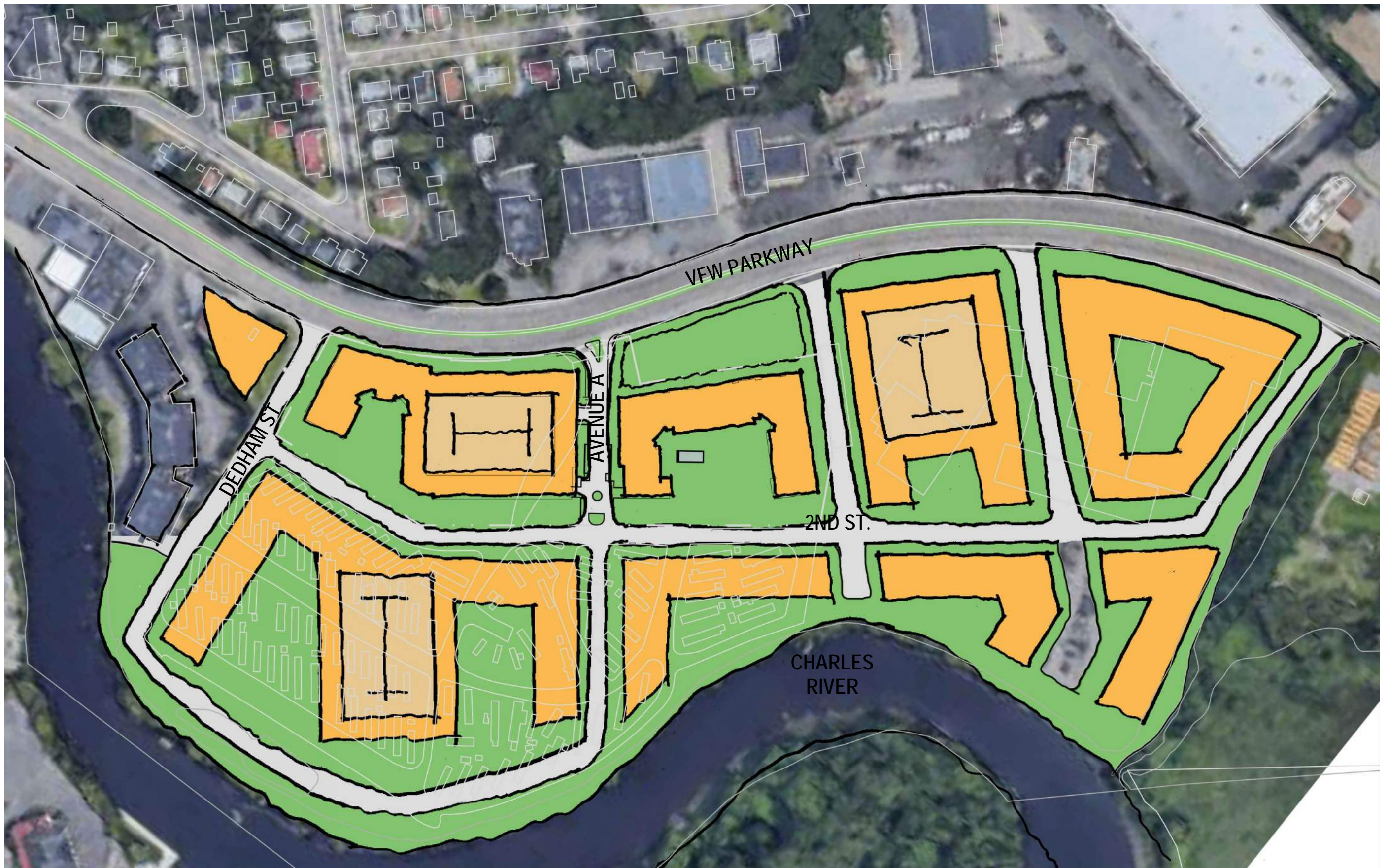
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Future Development

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