FRANKFORT+ GOVE STREET HOUSING DEVELOPMENT

EAST BOSTON
BCDC SUBCOMMITTEE
NOVEMBER 11, 2018

FRANKFORT STREET | **STREET PERSPECTIVE**

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VIEW FROM LUBEC STREET TOWARDS FRANKFORT STREET

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:

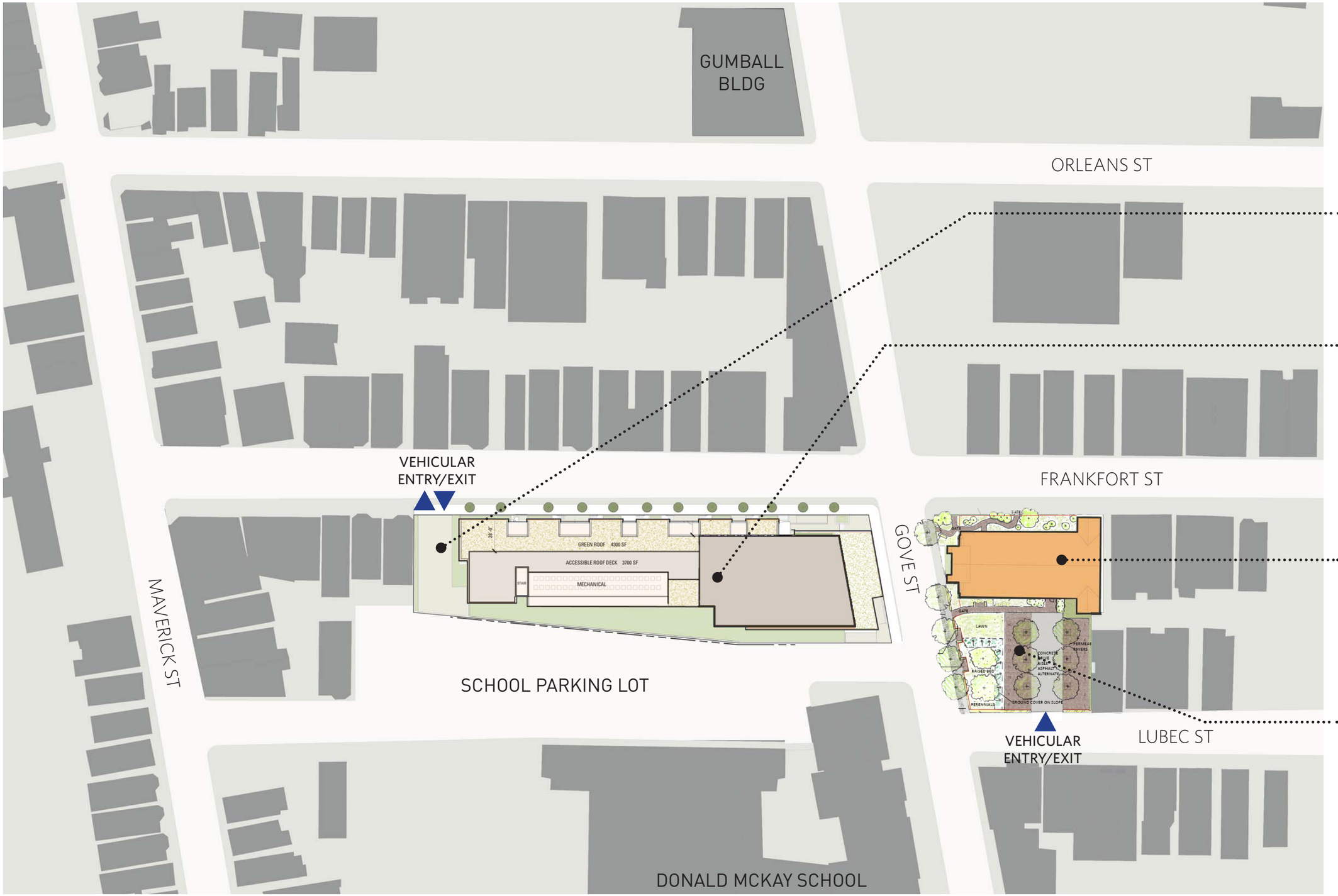
- Church building : 55′ at high ridge
- Frankfort and Gove Street Building
  4 stories @ 46′
  5 stories @ 55′ (partial)
  6 stories @ 65′ (partial)

OPEN SPACE:

- 22,140 square feet 45%

COMMENTS FROM FIRST BCDC MEETING

- Investigate relationship between Gove Street facade and church building? Could sense of entry be stronger along Gove Street?
- Can parking be traded for more green space on church building lot?
- Develop sidewalk section and investigate dimensions for public realm and streetscape.
- Strengthen secondary entry along Frankfort street to distinguish it from the stoop entrances



UNDERGROUND PARKING
71 cars

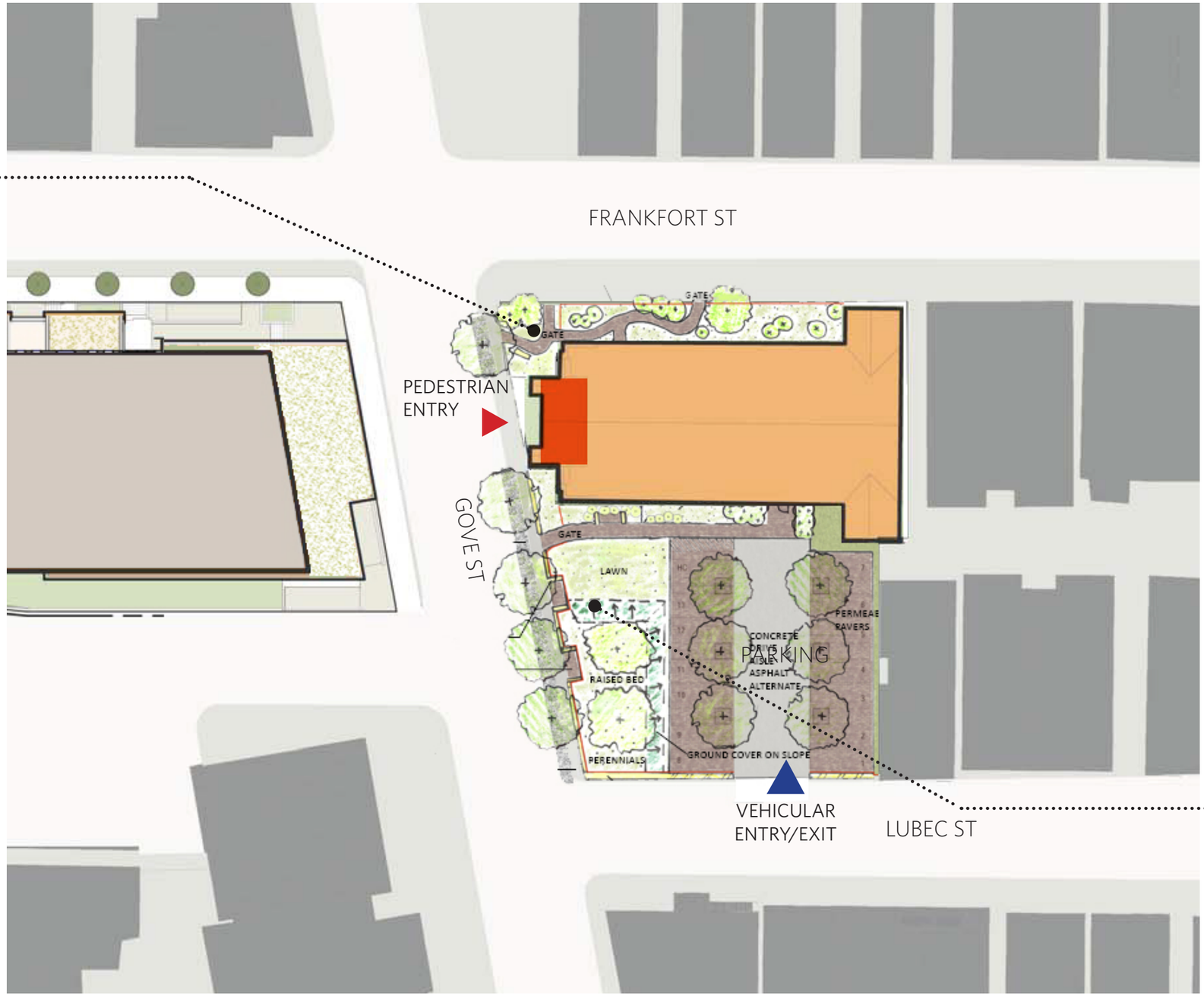
FRANKFORT BUILDING
98 units

CHURCH RENOVATION
14 units

PARKING & GREEN SPACE
13 cars

N

SITE PLAN DIAGRAM

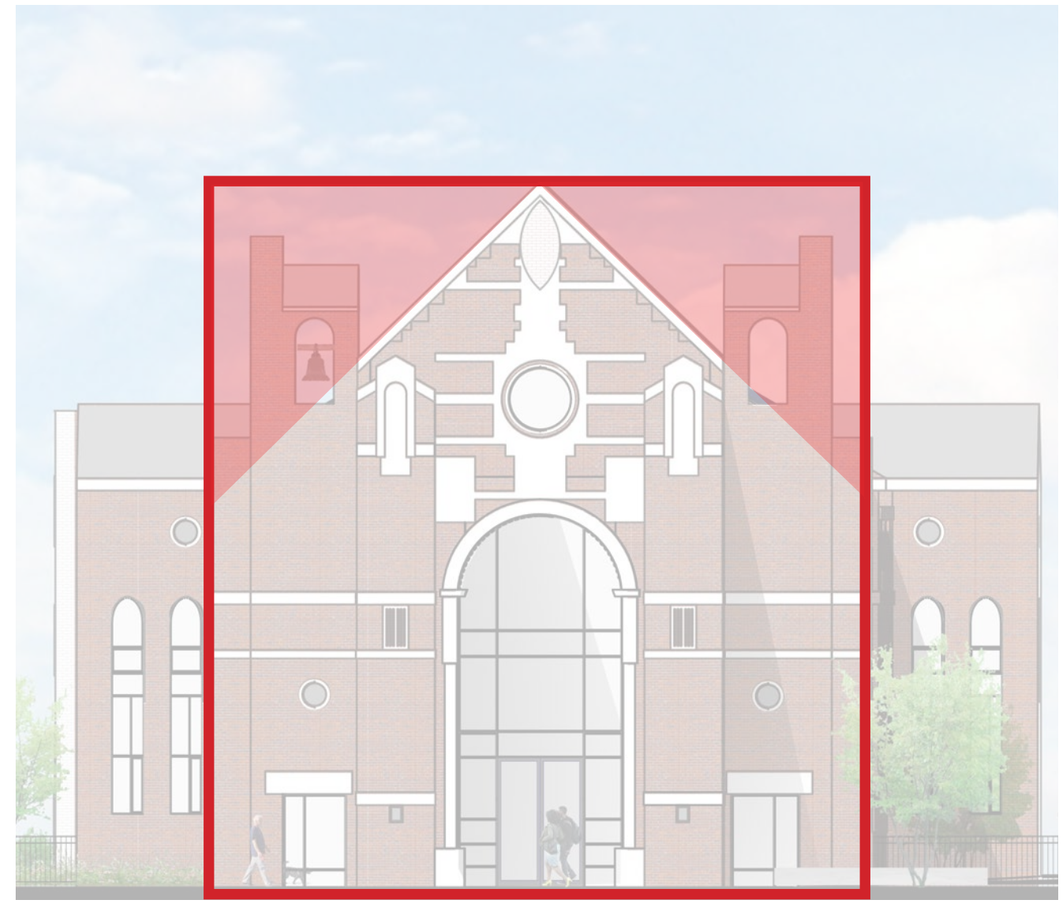


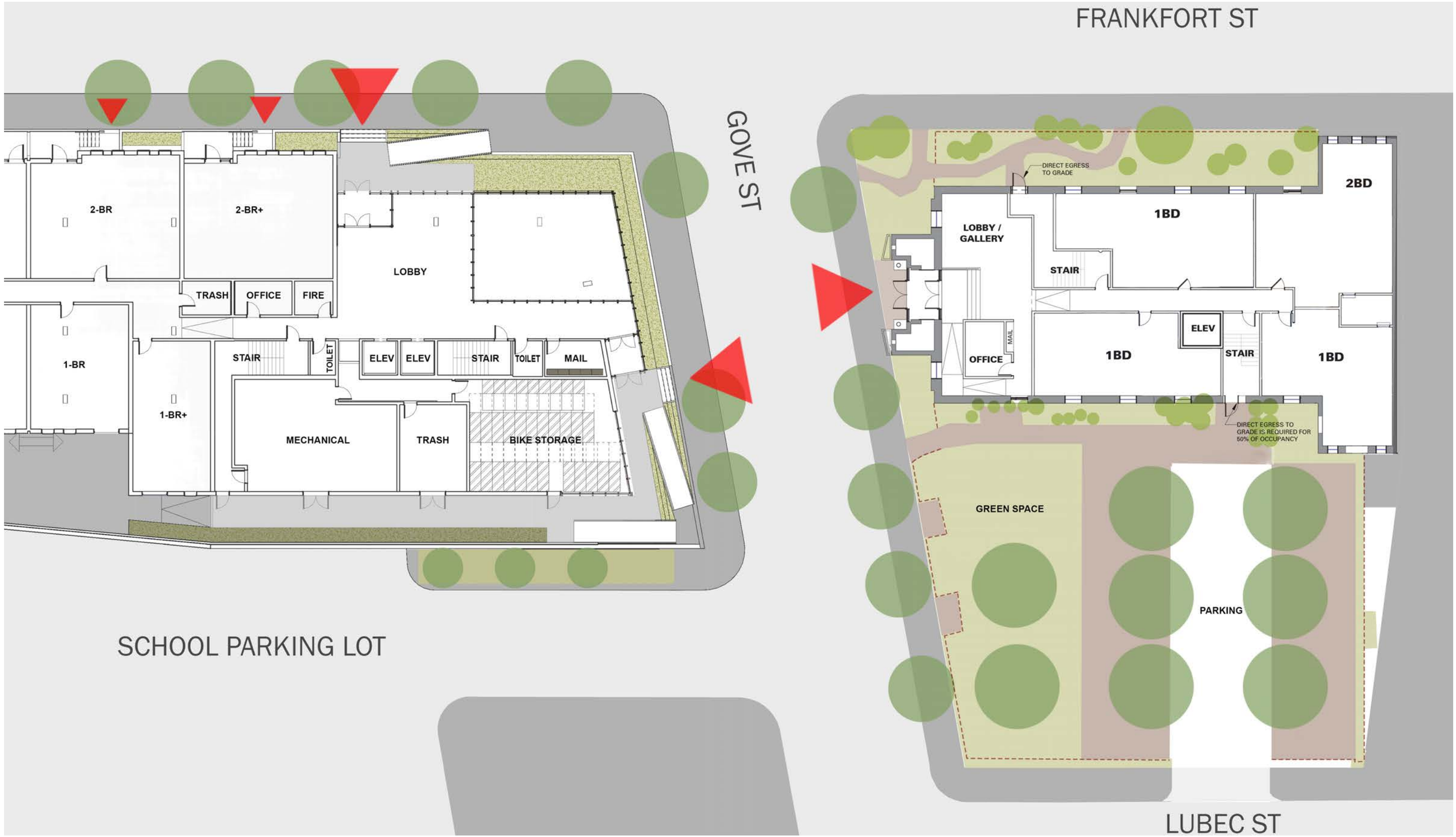
CHURCH BUILDING | **SITE PLAN**

EXISTING CHURCH BUILDING

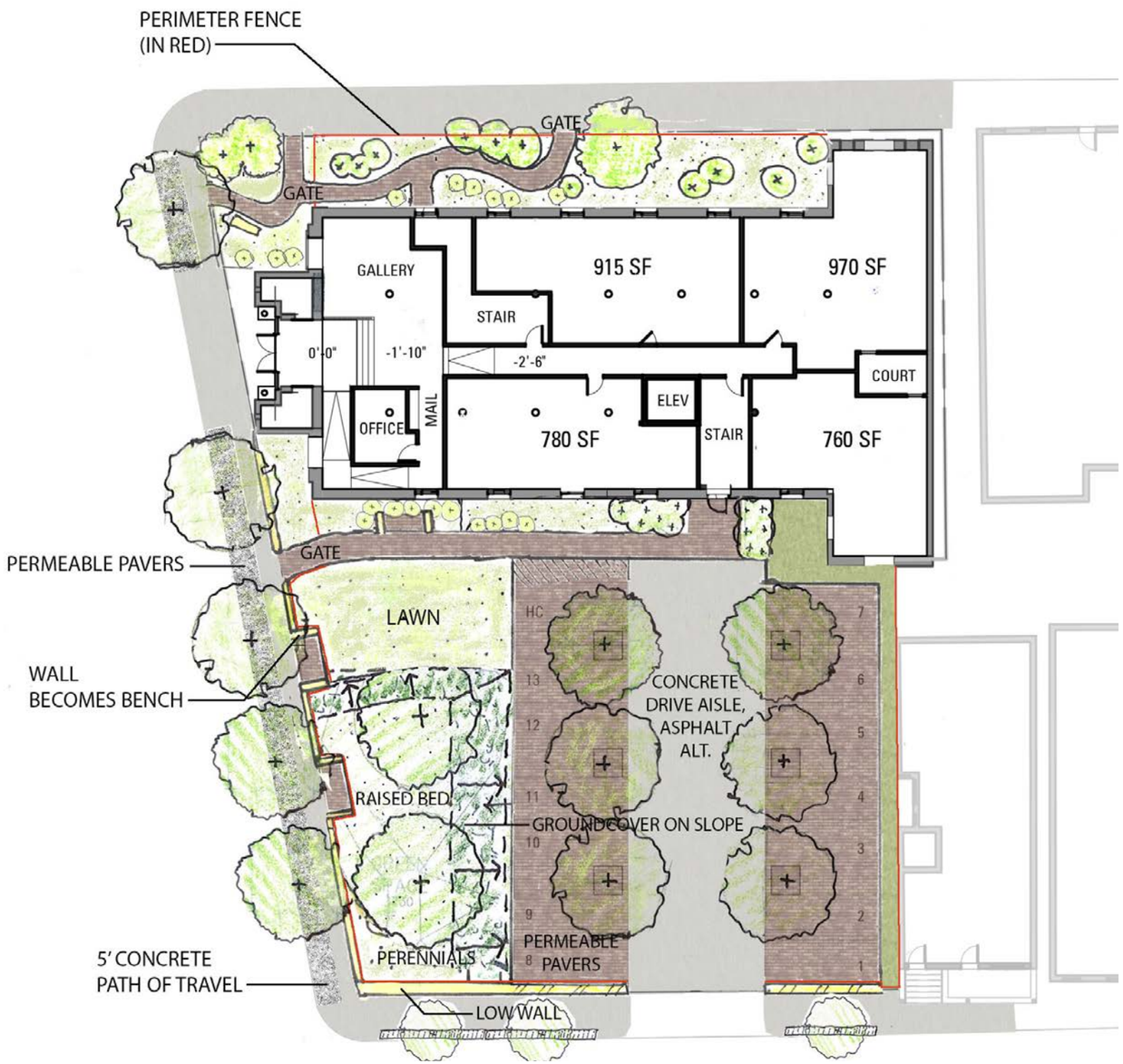
PROPOSED ENTRANCE TO CHURCH BUILDING

CHURCH BUILDING | **DESIGN**



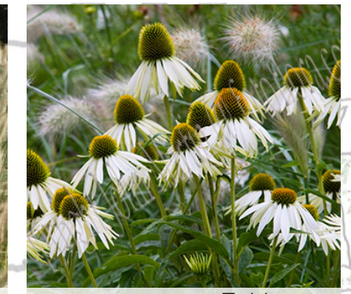

FRANKFORT ST
GOVE ST
LUBEC ST
SCHOOL PARKING LOT
2-BR
2-BR+
TRASH
OFFICE
FIRE
LOBBY
1-BR
1-BR+
STAIR
TOILET
ELEV
ELEV
STAIR
TOILET
MAIL
MECHANICAL
TRASH
BIKE STORAGE
DIRECT EGRESS TO GRADE
LOBBY / GALLERY
1BD
2BD
STAIR
OFFICE
MAIL
1BD
ELEV
STAIR
1BD
DIRECT EGRESS TO GRADE IS REQUIRED FOR 50% OF OCCUPANCY
GREEN SPACE
PARKING

GREEN SPACE | **DESIGN STRATEGIES**



CHURCH BUILDING - SITE PLAN

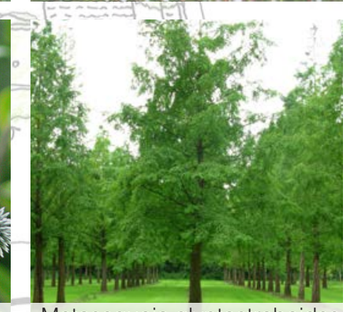
Pennisetum


Echinacea

Gaura

Panicum virgatum

Echinops


Metasequoia glyptostroboides

Perovskia

Salvia

Liriope

GREEN SPACE | **MATERIAL PALETTE**

GREEN SPACE | **SITE SECTION**

FRANKFORT ST SCHEMATIC ELEVATION

FRANKFORT BUILDING | **SCHEMATIC ELEVATIONS**

115

115

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"

FRANKFORT BUILDING | **LEVEL 01**

Bruner/Cott ARCHITECTS

FRANKFORT/GOVE LLC DEVELOPMENT
NOVEMBER 11, 2018 EAST BOSTON