

P9 Proposals



One Neighborhood Builders / DBVW Architects



Penrose / TAT / Beta

P28 Proposals by the Numbers

	Pennrose	One Neighborhood Builders
<i>Architect</i>	TAT	DBVW
<i>Building Massing</i>	Two separate five story buildings with the same architectural expression	Two wings with distinct architectural expressions and different heights (5 story and 4 story) connected by a lobby and glass corridor-bridges
<i>Residential</i>	Two 65+/- buildings (130 units)	58 units
<i>Unit mix</i>	40% market-rate (~52 units), 20% workforce (~26 units), 40% affordable (~52 units)	~22% market rate (13 units), ~31% workforce (18 units), ~47% affordable (27 units)
<i>Ground level commercial/retail</i>	2400sf and 3000sf spaces	8500sf child care center
<i>Parking</i>	58 enclosed/covered spaces + 24 parallel spaces = 82 spaces	32 enclosed spaces + 30 spaces leased from the Holy Rosary Church (MOU)

One Neighborhood Builders / DBVW Architects



Project Summary

- Two wings with distinct architectural expressions and heights connected by a lobby and glass corridor-bridges
- 58 units
- ~22% market rate (13 units), ~31% workforce (18 units), and ~47% affordable (27 units)
- 8500sf childcare center
- 32 enclosed/covered spaces + 30 spaces leased from the Holy Rosary Church (MOU)



Ground Floor Plan



Upper Floor Plan



One Neighborhood Builders

Local community development corporation

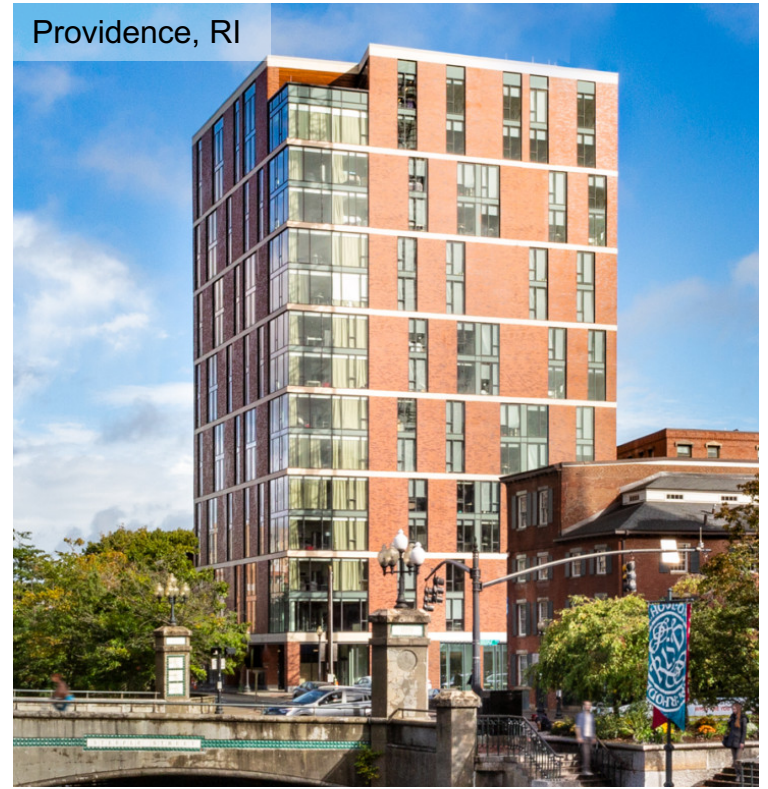
- Combination of adaptive reuse and ground-up projects
- Expertise with scattered site projects of between 20-40 units
- Projects primarily in the Olneyville and Elmwood neighborhoods
- Has developed:
 - 381 affordable apartments
 - More than 119 single family homes
 - 50,000 sf of commercial property and community space



DBVW Experience

Talented firm with both affordable and market-rate housing experience

- ~30-person firm based in Providence
- Portfolio includes villages-scale affordable housing and urban multi-family residential projects
- The firm is primarily known for their adaptive reuse and historic preservation projects, including the conversion of brick-and-beam industrial buildings into residential projects



Building Program Considerations

Childcare center is a strong anchor, but ground level parking directly abuts the public realm

- Connector/neck between building wings is a smart way to accommodate shared residential amenities and daylight residential corridors
- The outdoor play space for the childcare center will introduce activity visible from City Walk and S. Main Street

Ground Floor Plan



Upper Floor Plan



Second Floor Plan



Urban Design Considerations

Mostly positive urban design outcomes

- Pros:
 - Childcare center with outdoors space at the corner of S. Main St. and Alves Way
 - Different heights and façade expression of the building wings break up the massing
 - Cape Verdean Memorial adds a public destination
- Cons:
 - Lack of connection to and engagement with City Walk
 - Memorial sculpture is isolated from the rest of the project
 - Ground level garage directly abuts the public realm

View from Across Parking at Alves Way



View from Traverse Street



Site Plan

Waiver Requests

1. 1st story height of 12' rather than the 18' required
2. Build-to zone of 16' on a secondary street rather than 0'-8' required
3. Amount of fenestration as a percentage of the overall wall area on ground floor of 38% rather than the 70% required
4. Bottom of window frames at 30" above floor rather than the 2' or less above grade at the ground level
5. Amount of fenestration as a percentage of the overall wall area on upper levels of between 15 and 27% rather than the 35% required



Summary of Strengths and Weaknesses

- Strengths:
 - Different heights and façade expression of the building wings break up the massing
 - Childcare center and associated outdoor play area will be a welcome addition at that location
- Weaknesses:
 - Lack of engagement with City Walk and the open spaces along the west and south sides of the proposal
 - Low ground floor height and smaller than required windows means that the further design refinements and/or waivers will be required

Pennrose / TAT / Beta



Project Summary

- Two separate five story buildings with the same architectural expression
- Two ~65+ unit buildings (~130 units)
- Units: 40% market-rate (~52 units), 20% workforce (~26 units), 40% affordable (~52 units)
- Two commercial spaces (2400sf and 3000sf)
- 58 enclosed spaces + 24 parallel spaces = 82 spaces



Ground Floor Plan



Second Floor Plan



Pennrose Experience

Credible and experienced

- Based in Philadelphia with 6 satellite offices
- Developer for >265 projects in 16 states and Washington, DC, including >17,000 rental units
- Experienced in market-rate, affordable, and mixed-use multifamily housing



TAT Experience

Experienced residential firm

- ~40-person firm based in Chelsea, MA
- Experienced in multifamily housing, mixed-use, and office
- Numerous low- and mid-rise stick-built housing projects throughout Boston region
- Architect for Chestnut Commons (Parcel 30)

Haverhill, MA



Lynn, MA



East Boston, MA



Upham's Corner, Boston, MA



Fenway, Boston, MA



Building Program Considerations

- Thoughtful planning of the ground floor with active uses proposed on most building edges
- Setback at second floor creates opportunities for shared outdoor terraces for residents, associated with an interior amenity space
- Since it might be difficult to lease the commercial spaces, other public realm-activating uses should be considered
- Five story buildings and C and L-shaped floor plans yields a relatively high-density proposal

Ground Floor Plan



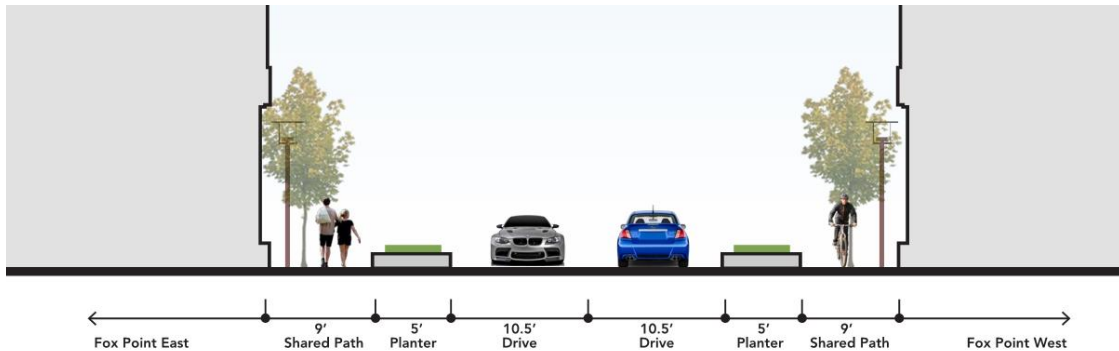
Second Floor Plan



Urban Design Considerations

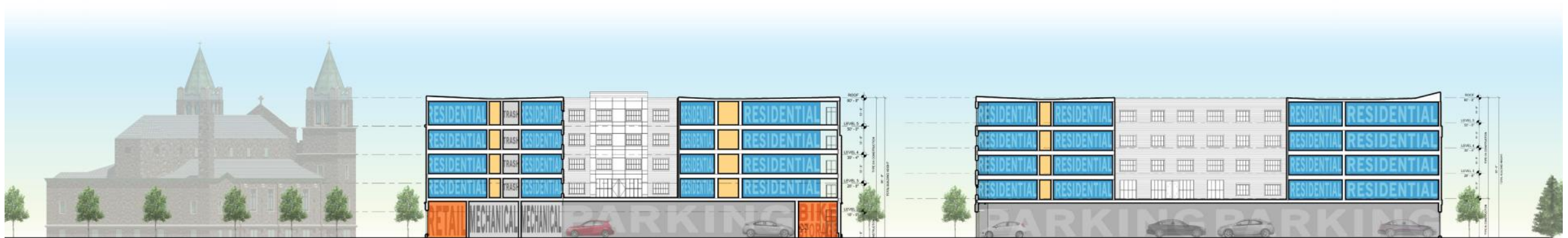
Mostly positive urban design outcomes

- Pros
 - Courtyard creates strong connection between City Walk and the heart of the project
 - Enclosed bicycle parking framing gateway into the project celebrates larger connections via the bicycle network
 - Lobbies and ground-level units successfully screen the enclosed parking from the neighborhood-facing public realm
- Cons
 - Courtyard is shared by pedestrians and vehicles without adequate design cues
 - Similarity in scale and architectural expression of the two buildings gives the proposal an institutional character



Waiver Requests

1. Amount of fenestration as a percentage of the overall wall area for ground floor



Our Lady of The Rosary

Fox Point West

Fox Point East

Summary of Strengths and Weaknesses

- Strengths:
 - Thoughtful urban design approach that connects the buildings to the neighborhood and City Walk
 - Emphasize on bicycle lifestyle for commuting and recreation
 - Parking is hidden and screened by active uses on key edges
 - Currently, the proposal only requires one waiver and the team has committed to addressing the issue during the next stage of the design process
- Weaknesses:
 - The proposal, as the facades are currently designed, has an institutional character because the buildings match in height, scale, and architectural expression
 - More needs to be known about the potential uses or tenants in the ground floor commercial spaces at the building corners facing Alves Way