

**1299 Beacon Street
Brookline, MA 02446**

Architectural Narrative:

The proposed mixed-use building at 1299 Beacon Street consists of 74 age-restricted market-residential rental units, and retail/restaurant space on the first floor. The narrow site is a ½ acre thru block lot connecting Beacon Street to Sewall Avenue. The residential units occupy 10 floors with multiple setbacks in the mass, stepping from 10 stories to 4 stories along Sewall Avenue responds to the neighboring context scale and stepping down from 10 stories to 8 stories to 2 stories towards Beacon Street. Along Beacon, the 1-story ground floor restaurant/retail visually connects to the public way with a welcoming glass storefront and signage system.

The Residential Lobby is located off of both Beacon Street and Sewall Avenue and has a good visual connection to each sidewalk. This connecting residential entry hall allows for taxi and ride shares to efficiently occur from either Beacon Street or Sewall Avenue. It has a seating area and a Lobby Gallery that accesses Mail, Recycling, Bicycle Room, and other resident amenities. The two-story podium continues the adjacent building heights and then steps back at the third floor for a shared residential amenity terrace along Beacon. The Sewall Ave. façade is generously set back to provide a safe & beautiful public realm space with landscape, paving, seating, bike racks & a drive aisle for drop off/pick up. This set back creates a nice view corridor on the vehicular/pedestrian approach to Sewall.

The three levels of below-grade self-parking are accessed via garage ramp on East side of Sewall, set back from the entry to provide a safer sidewalk pathway. The parking ramp/loading screens feature decorative screening that works with the materiality of Sewall elevation. Vehicle movement warning devices provide a safe public realm space. This building has MBTA train and bus stops at its front door and Coolidge Corner provides most tenants service, retail, grocery, social, and entertainment needs within walking distance. Being located on the south side of a major street, the shadows from this building almost entirely fall on parking lots and commercial roofs.

Overhead, the residential component is scaled down through the use of multiple massing techniques. The first is the use of two stepped masses with different tonalities that suggests two smaller buildings arranged together: a Beacon Street podium, a north building, and a south building. Second, a frame system is used with double and triple height expressed openings. The third is the use of alternating the percentages of façade materials on the north and south building forms. Within these frame openings, the composition of mullion patterns and metal infill panels that span multiple floors contribute further to the reduction of scale as well as to the frame's visual depth. Allowing the frames to wrap and open at the corners, creates a horizontal expression necessary to balance the buildings overall verticality. The use of a 2-tone terracotta façade system allows the building to look unified but also creates an overall tonality that allows the building to relate the existing context. At the rooftop, all the mechanical areas are screened for visual and sound control with an articulated metal panel system.

On the 2nd floor, the residential units along Sewall Avenue share this level with the Residential Amenities as well as a common Deck. On the upper residential levels 3-10, the residential units are accessed by a double-loaded corridor with egress stairs at each end. A central core contains elevators, trash chute, and building support spaces. Typical one and two-bedroom units are designed with open kitchen/living areas, comfortable bedrooms that feature large walk-in closets, and large windows to provide abundant natural light. In addition to high-quality finishes and individual environmental controls, each unit will contain energy-efficient appliances, in-unit laundry, and low-energy lighting fixtures that, in combination, offer a sense of luxury.

Materiality:

Overall, the building is composed around a multi-story “frame” expression which wraps two different height building masses. This frame system nearest to Beacon Street (north 8 floor half) is mostly a terracotta rain screen panel system with a composite aluminum panel infill. Aluminum frame windows system with operators and clear glass make up the balance of the slightly recessed infill areas. The frame system (south 10 floor half) closest to Sewall Avenue is composed of the same materials except that the proportion of terracotta is reduced and the composite metal panels are increased. The 8-story & 10-story massing share similar systems but have different tones.

At the pedestrian level, the Beacon Street retail has a full height glass storefront entry system and a 2-story terracotta surround. The retail signage system is integrated into the glass entry vestibule. Along Sewall Avenue, the ground floor is composed of composite aluminum panels, steel paneled doors at the dock and garage ramp, and aluminum glass storefront entry system. At the west side, a system of trellis and planters provide a green buffer for the residents and reduce the scale of the podium as viewed from the adjacent grocery store. At the first two levels where the solid portion of the building is nearest to the side property lines, insulated horizontal aluminum panels are used that meet Fire Code requirements.

Site Logistics:

There are drop-off areas on both Beacon Street and Sewall Avenue for residents of the building arriving by taxi or ride-sharing. There are two metered parking spots on Beacon Street that will be converted to short-term parking to accommodate the drop-off area in front of the building.

On Sewall Avenue, there are three street parking spaces next to the site that will be removed to accommodate the loading dock, drop-offs as well as the garage entry for vehicles. There is a drop off area on Sewall Avenue where cars can turn left onto the site, drop off a passenger in the back of the building and then turn back onto the street. The drop off area on Sewall is also large enough to accommodate a small van/minivan, which is the size of many delivery vehicles. Trucks larger than a minivan size will be able to back into the loading zone on site in order to complete deliveries. Architectural bollards will be installed to provide safety for pedestrians on site or in the public way and electric signage will warn pedestrians of approaching vehicles.