1299 Beacon Residential Project

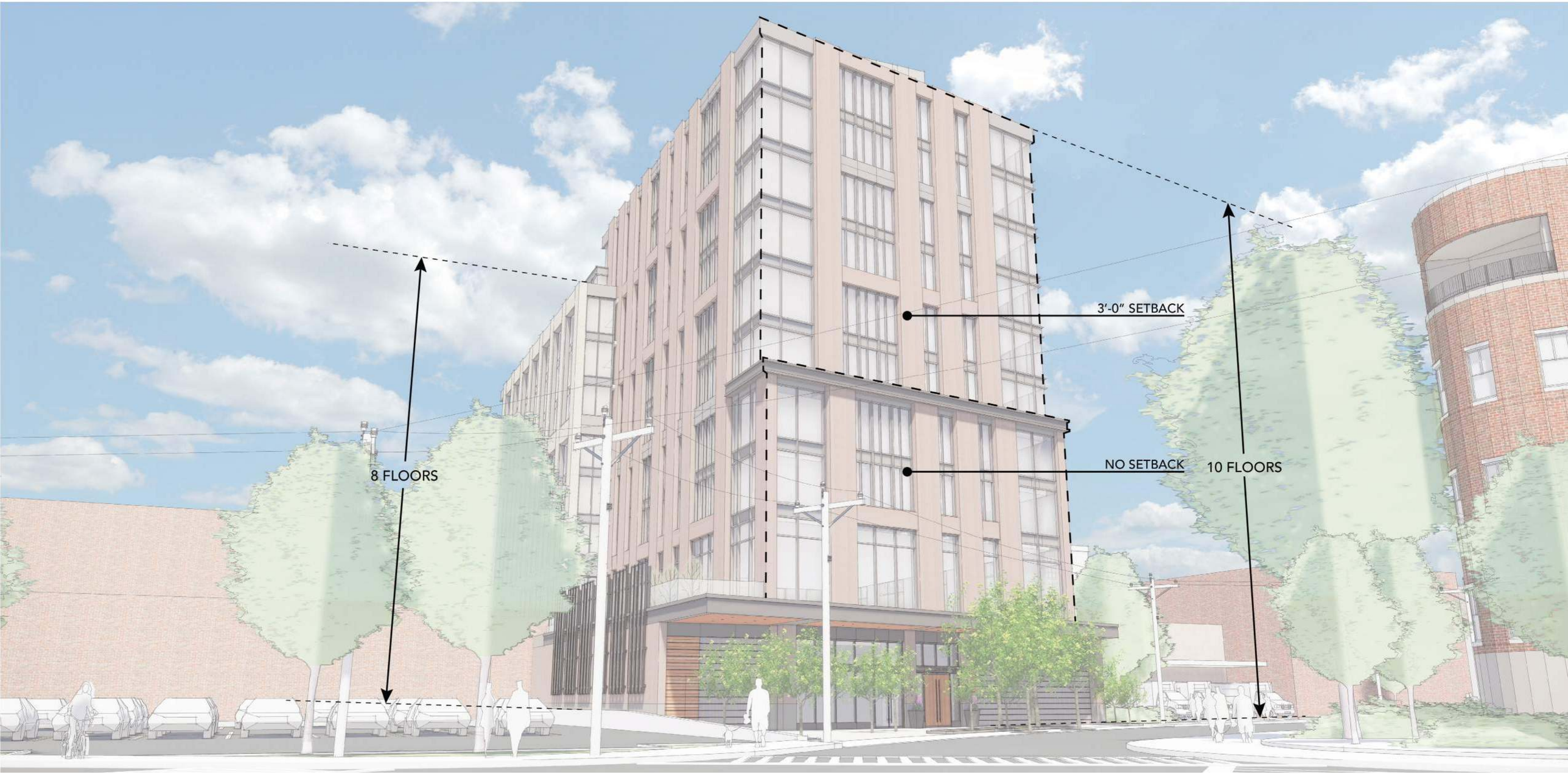
ZBA Presentation

June 03, 2019

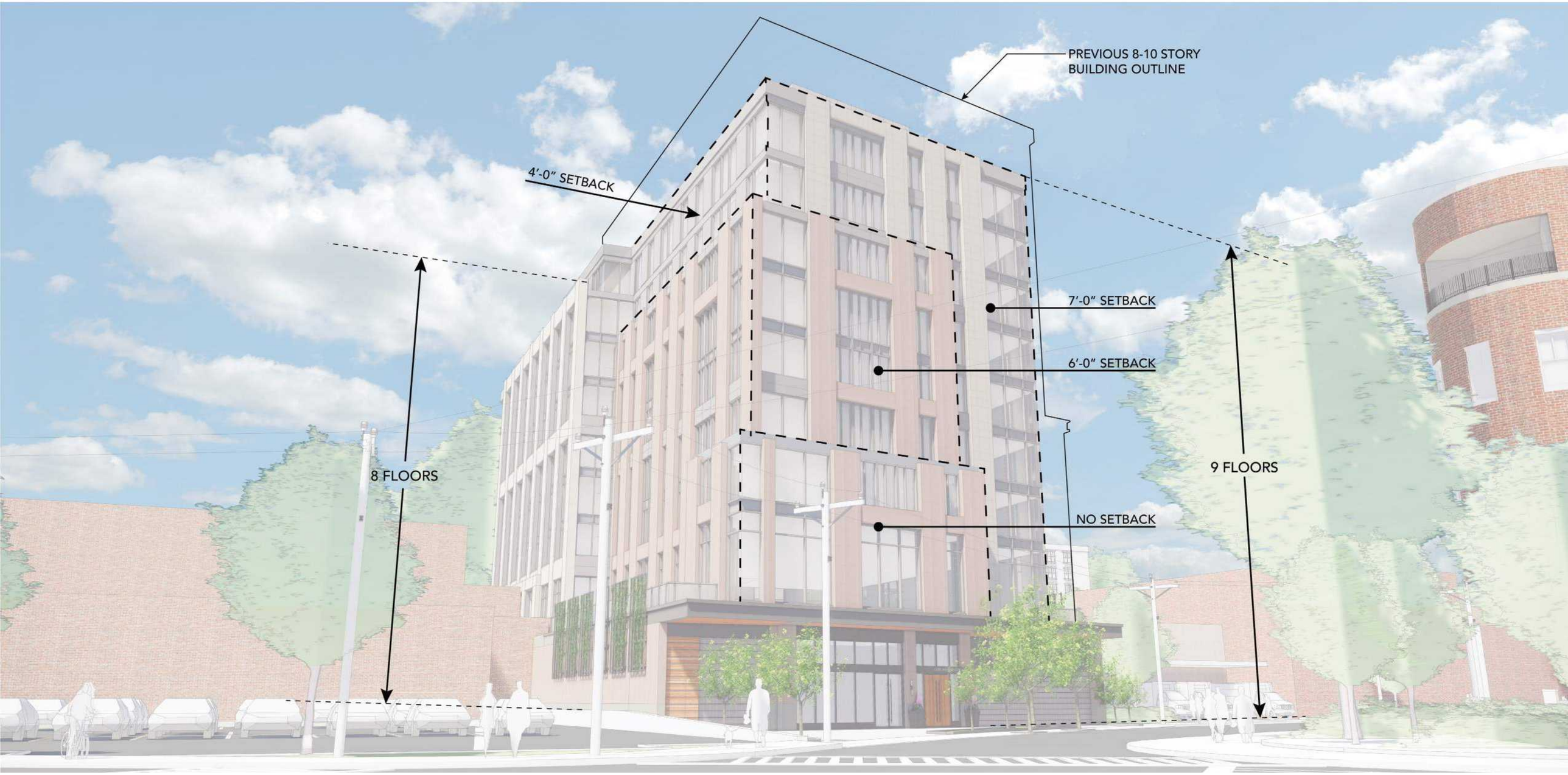
cbt

REDUCE OVERALL HEIGHT
PROVIDE GREATER SETBACK
REDUCE INTENSITY OF UNIT COUNT
REDUCE INTENSITY OF USE OF RETAIL SPACES
ACTIVATE 2ND FLOOR AT SEWALL ELEVATION
CREATE MORE ACTIVITY AT GROUND FLOOR AMENITY SPACE
STUDY VEHICULAR MOVEMENTS
SHOW EXPERIENCE AT THE PEDESTRIAN LEVEL
STUDY SCREENING AT OPPOSITE ELEVATION
REDUCE INTENSITY OF PARKING, REDUCE PARKING LEVELS
SHOW EXAMPLES OF ART ON GARAGE DOORS

2/7/2019 - Previously Presented



Modified Form



2/7/2019 - Previously Presented

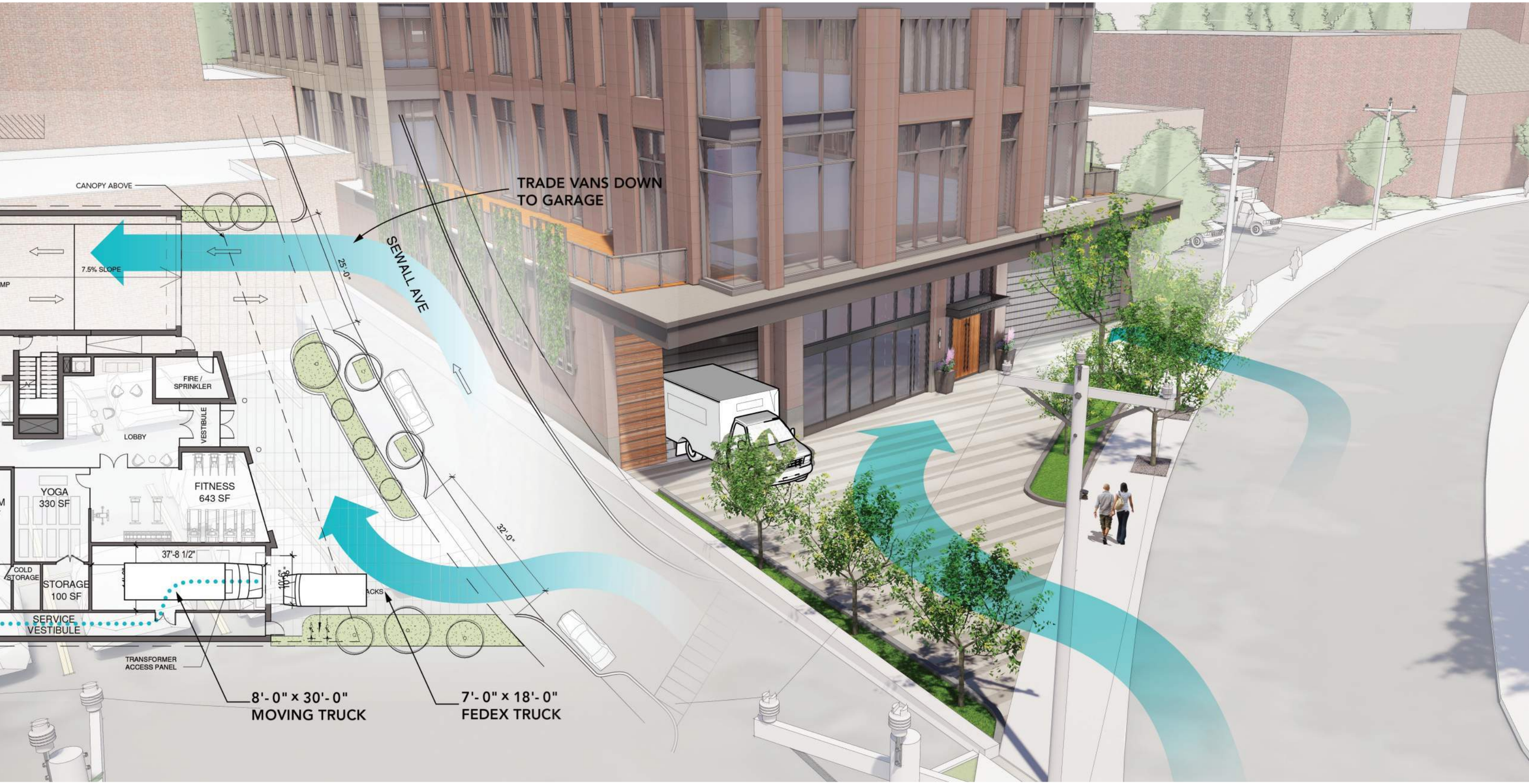
Modified Form

2/7/2019 - Previously Presented

Modified Form

Parking Approach

Service Vehicles



2/7/2019 - Previously Presented

Modified Form

2/7/2019 - Previously Presented

Modified Form

Garage Door Art Study

2/7/2019 - Previously Presented

Modified Form

2/7/2019 - Previously Presented

Modified Form

2/7/2019 - Previously Presented - No Change to Beacon Street Podium

Modified Form - Additional Views

Aerial view looking west

Modified Form - Additional Views

Aerial view looking north

Modified Form - Additional Views

View looking west from Sewall Avenue

Modified Form - Additional Views

View looking west from Sewall Avenue

Modified Form - Additional Views

View looking south from Harvard Street

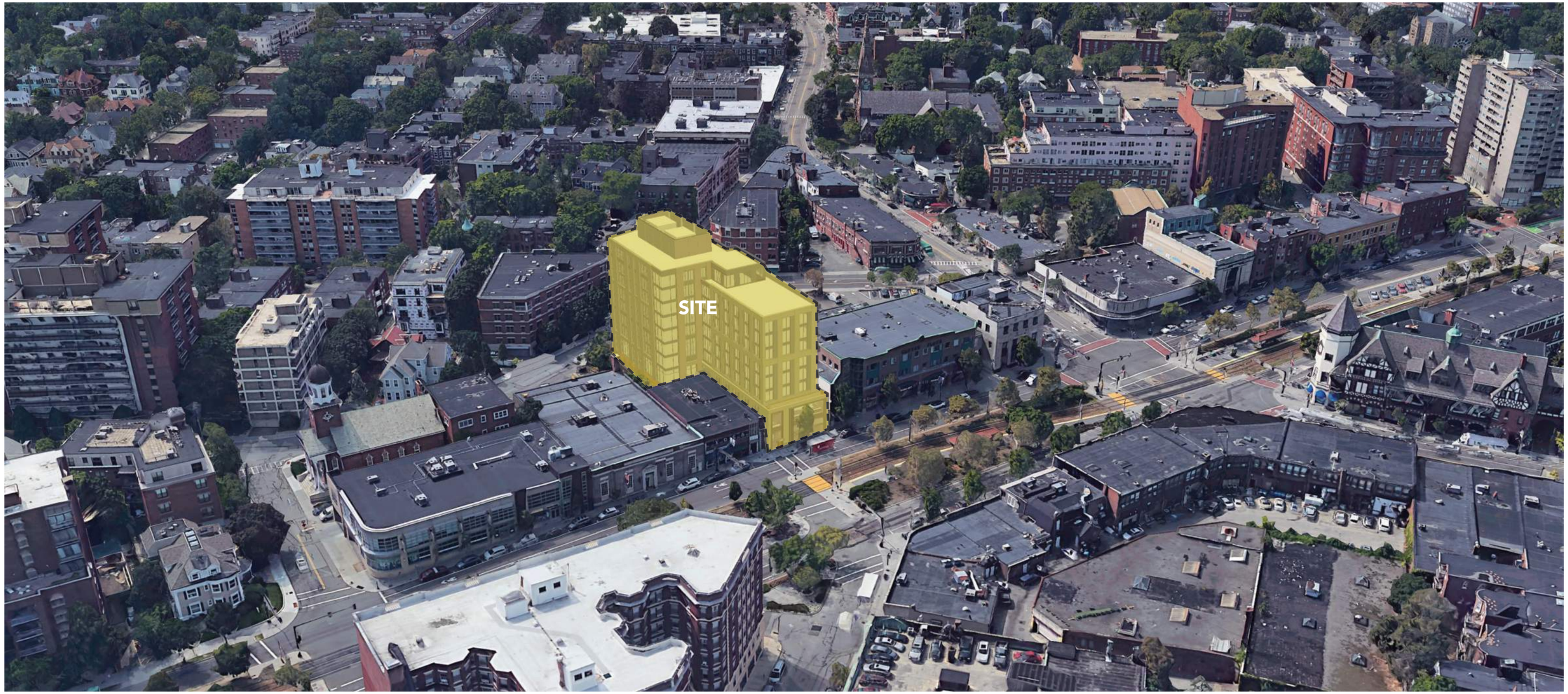
Modified Form - Additional Views

View looking south from Pleasant Street

Modified Form - Additional Views

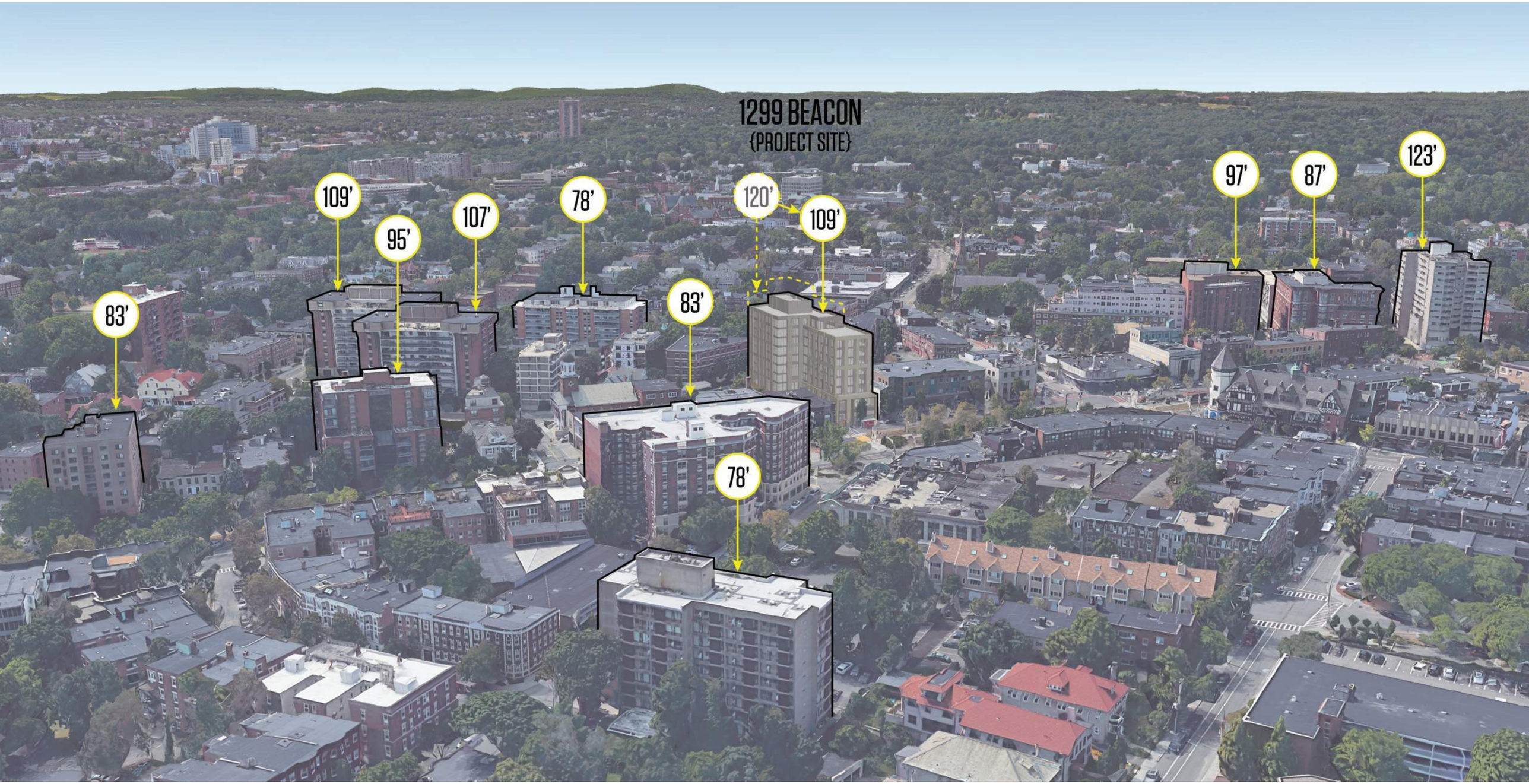
View looking northeast from the corner of Harvard Street & Sewall Avenue

SITE AERIAL - SOUTHWEST



SITE AERIAL - SOUTHWEST

Modified Form - Site Height Chart



2/7/2019 - Previously Presented

NORTH ELEVATION

Modified Form

NORTH ELEVATION

2/7/2019 - Previously Presented

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2/7/2019 - Previously Presented

SOUTH ELEVATION

Modified Form

SOUTH ELEVATION

2/7/2019 - Previously Presented

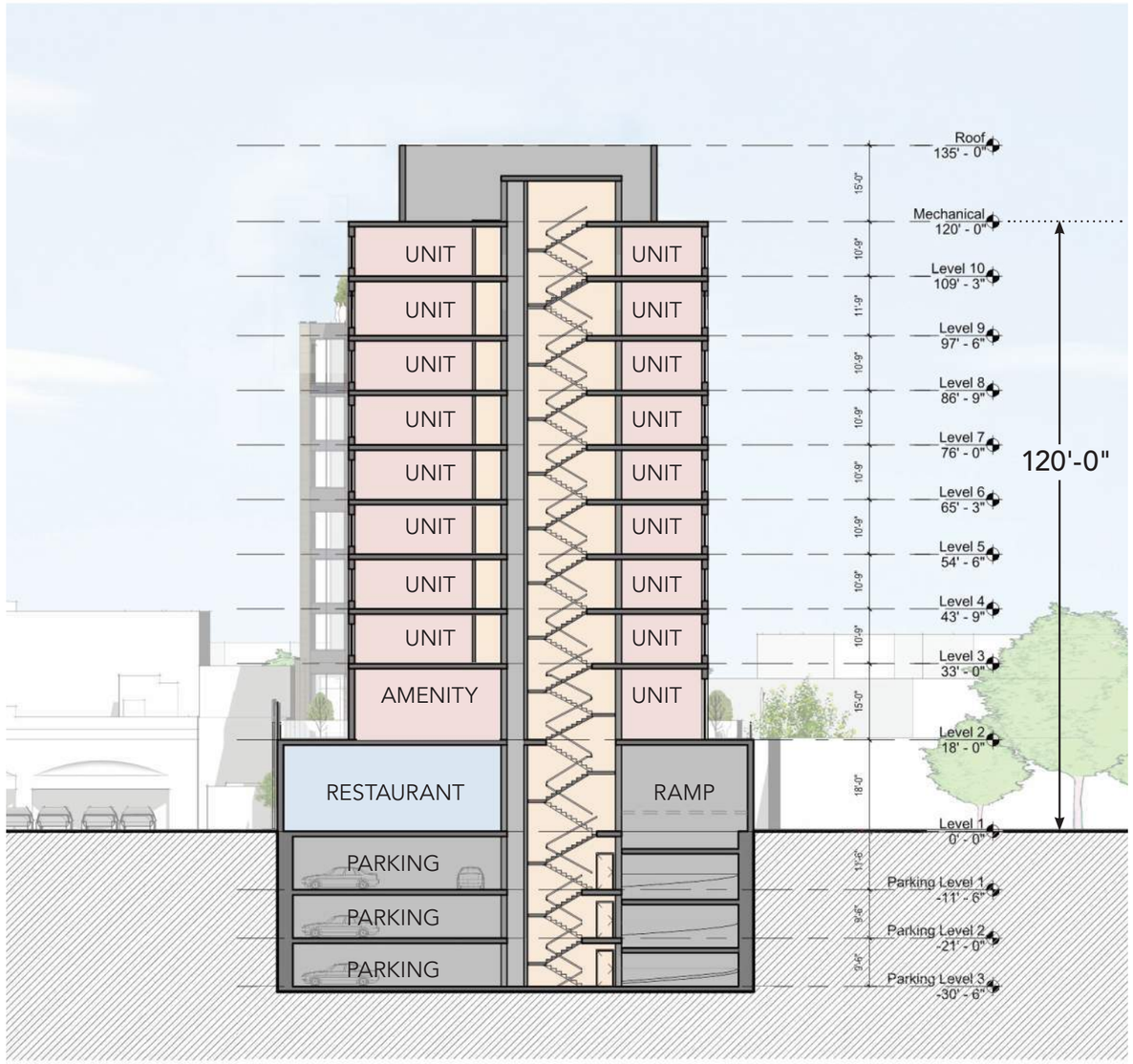
WEST ELEVATION

Modified Form

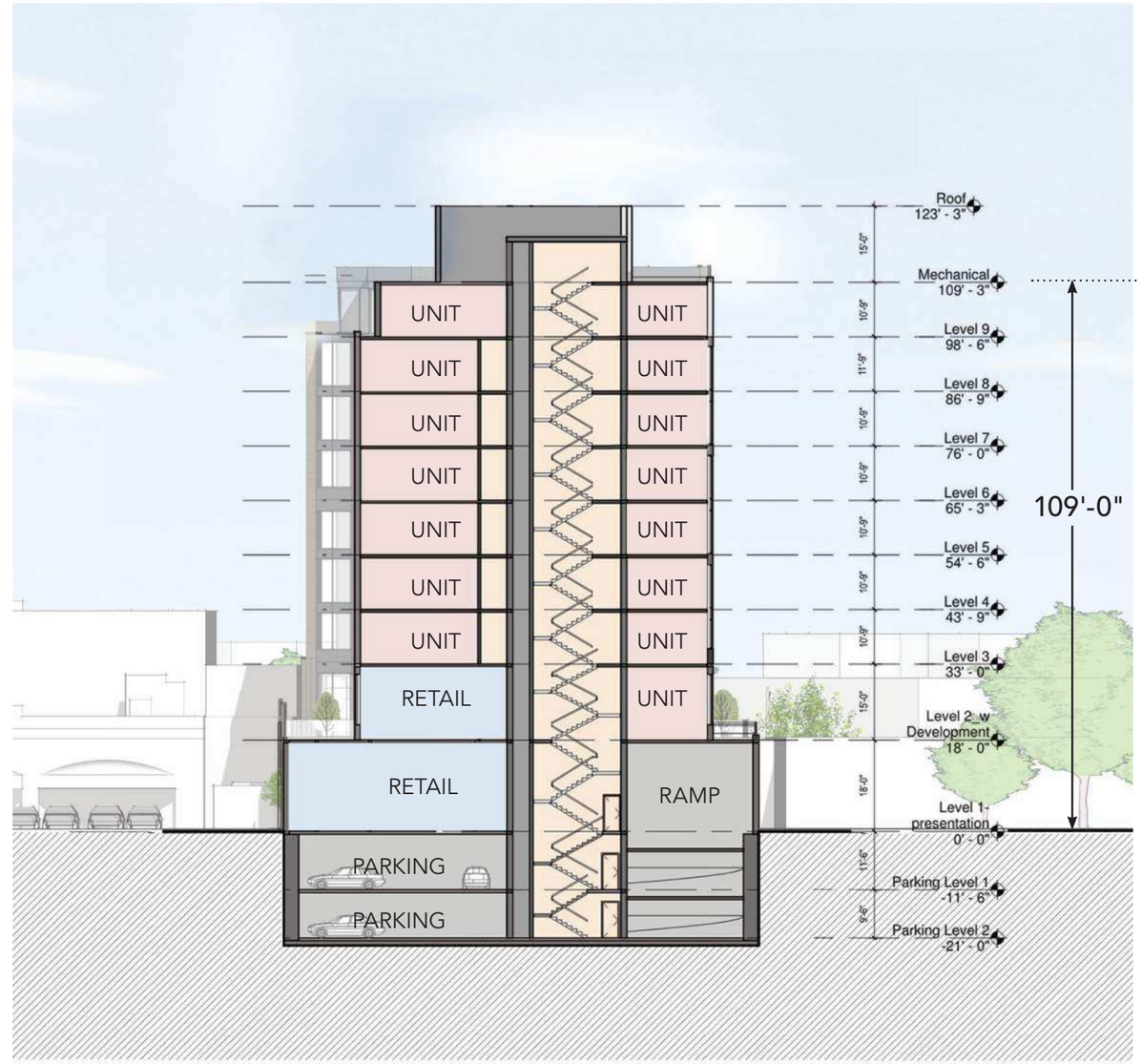
WEST ELEVATION

Building Section Comparison

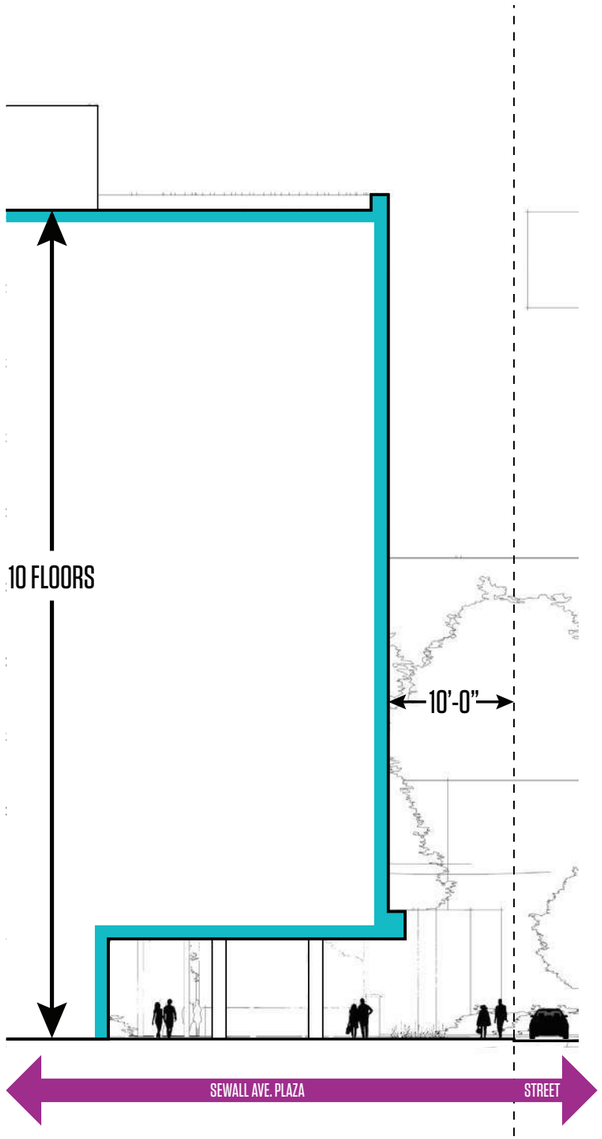
PREVIOUSLY PRESENTED 8/10 STORY SCHEME



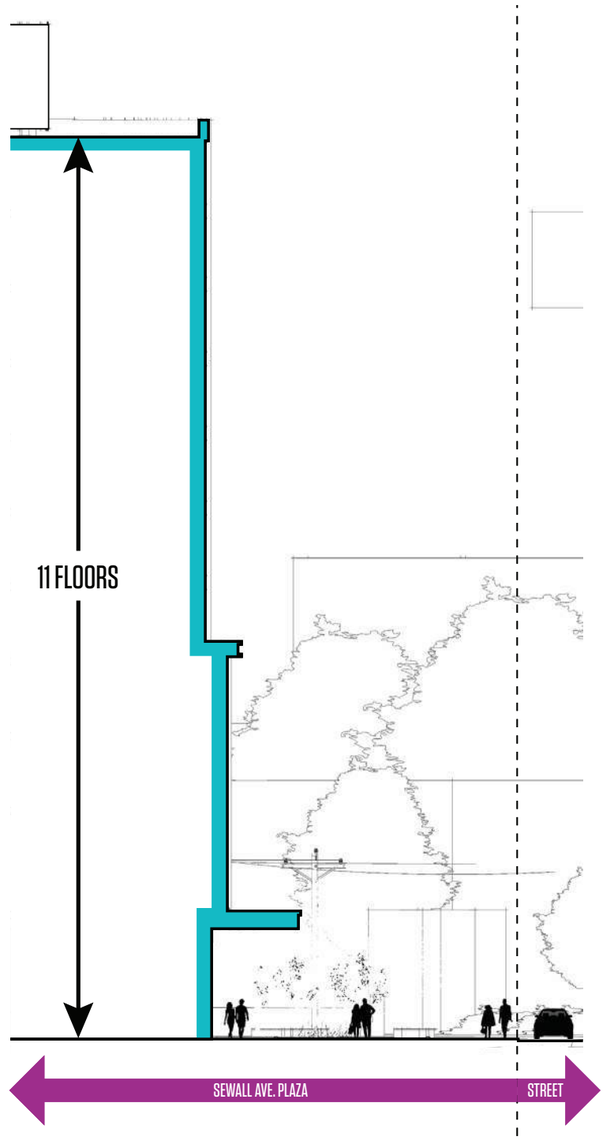
MODIFIED FORM 8/9 STORY SCHEME



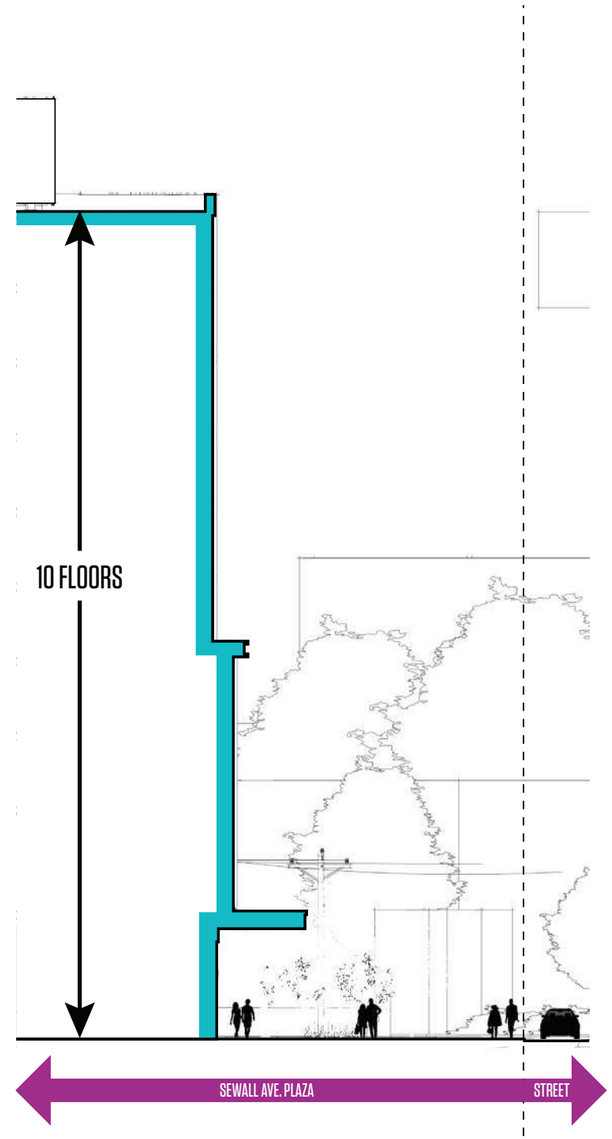
Sewall Ave. Setback Progression



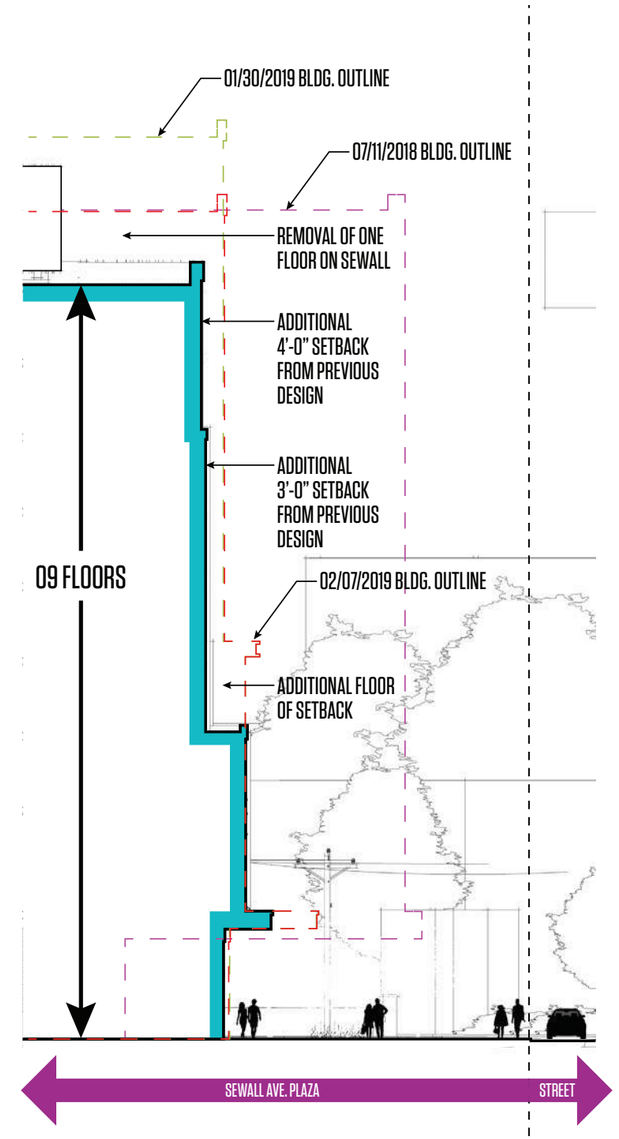
ZBA 07/11/2018 - 07/24/2018 Massing



ZBA 01/30/2019 Massing



ZBA 02/07/2019 Massing



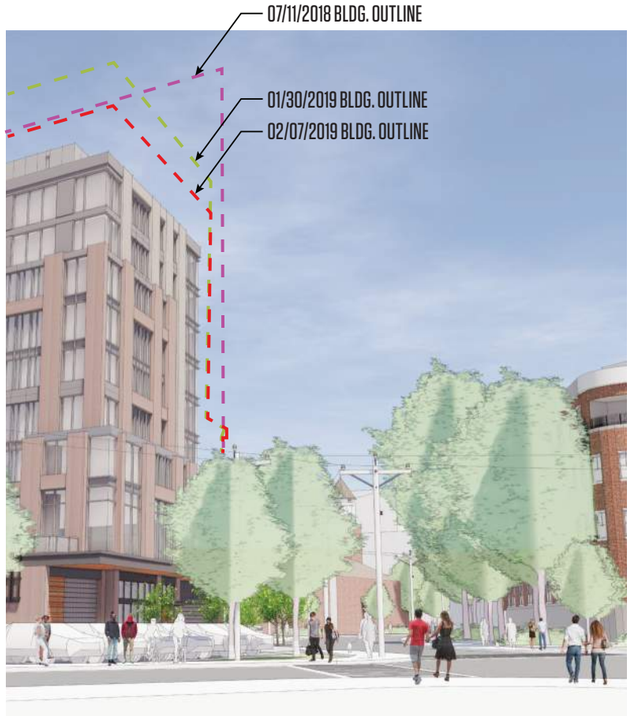
Current Massing

Sewall Ave. Setback Progression

ZBA 07/11/2018 - 07/24/2018 Massing

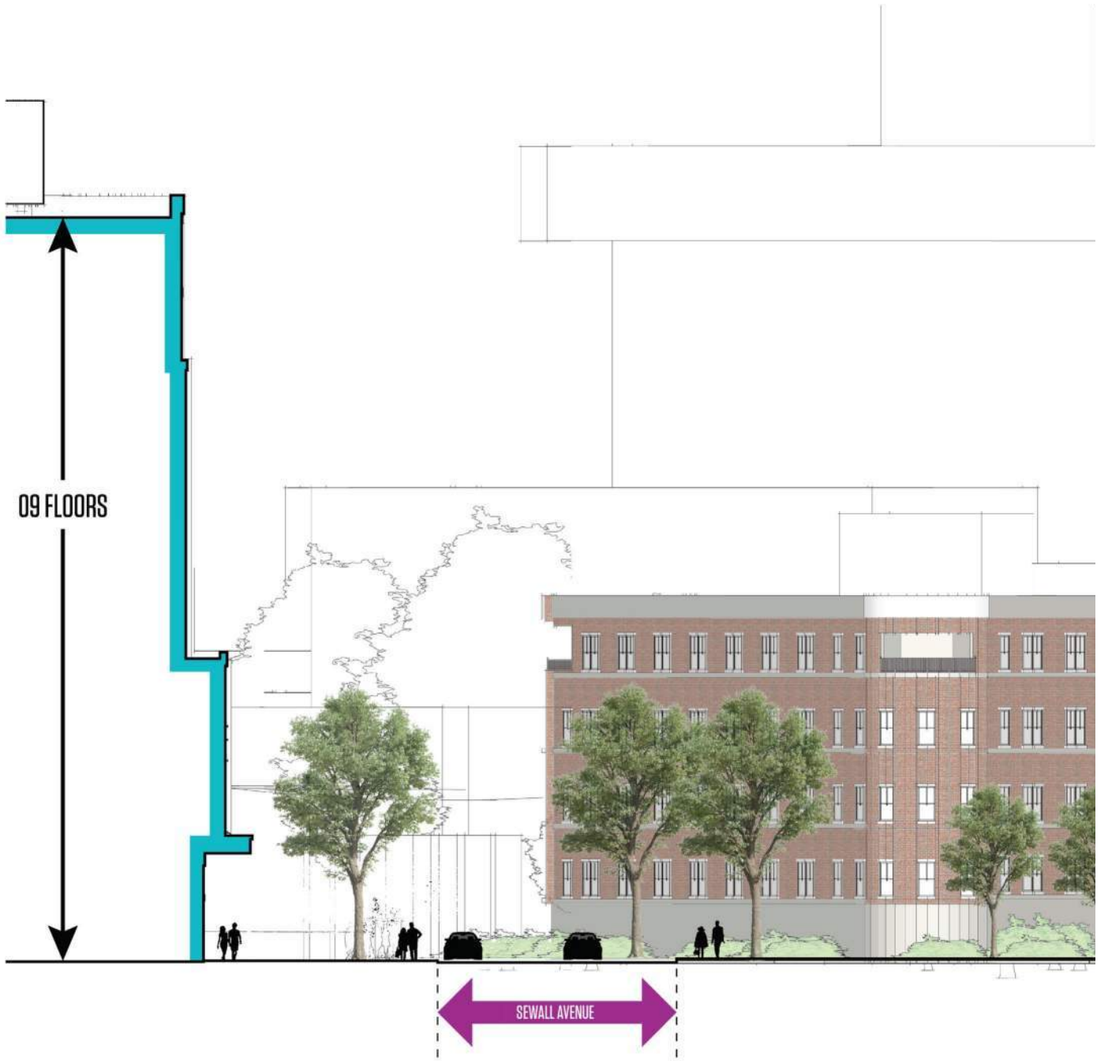
ZBA 01/30/2019 Massing

ZBA 02/07/2019 Massing



Current Massing

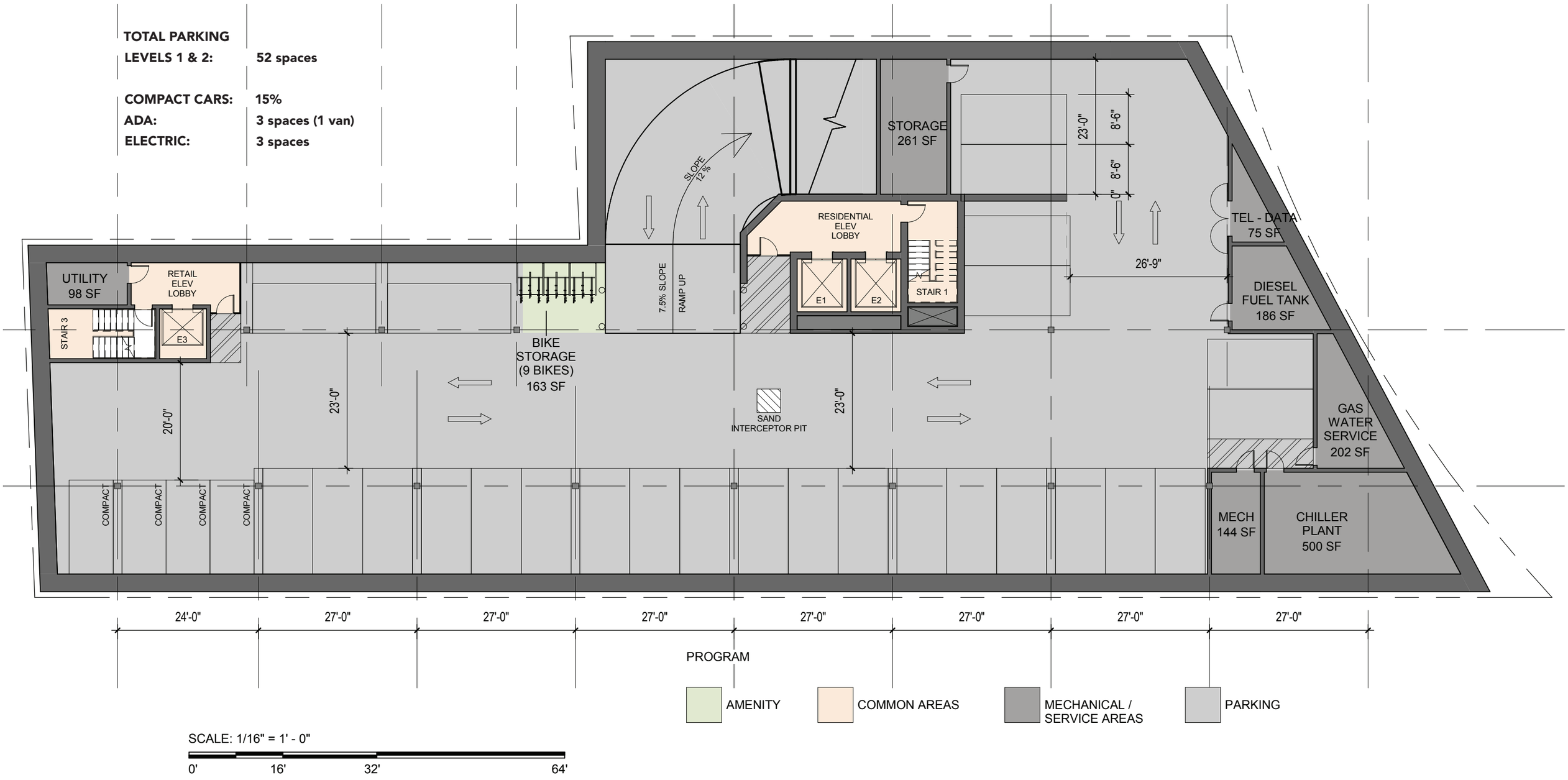
Sewall Ave. Site Section



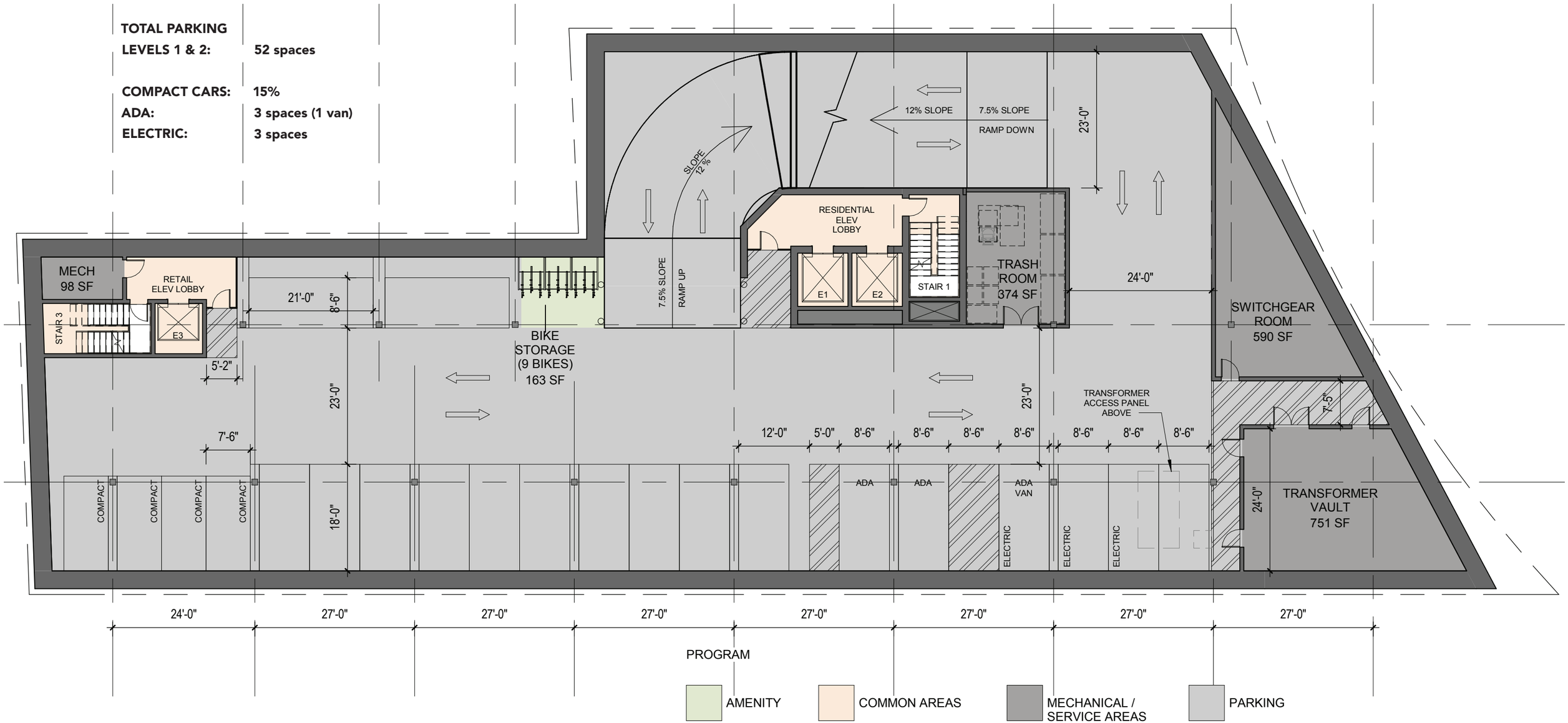
Current Massing

View from Sewall

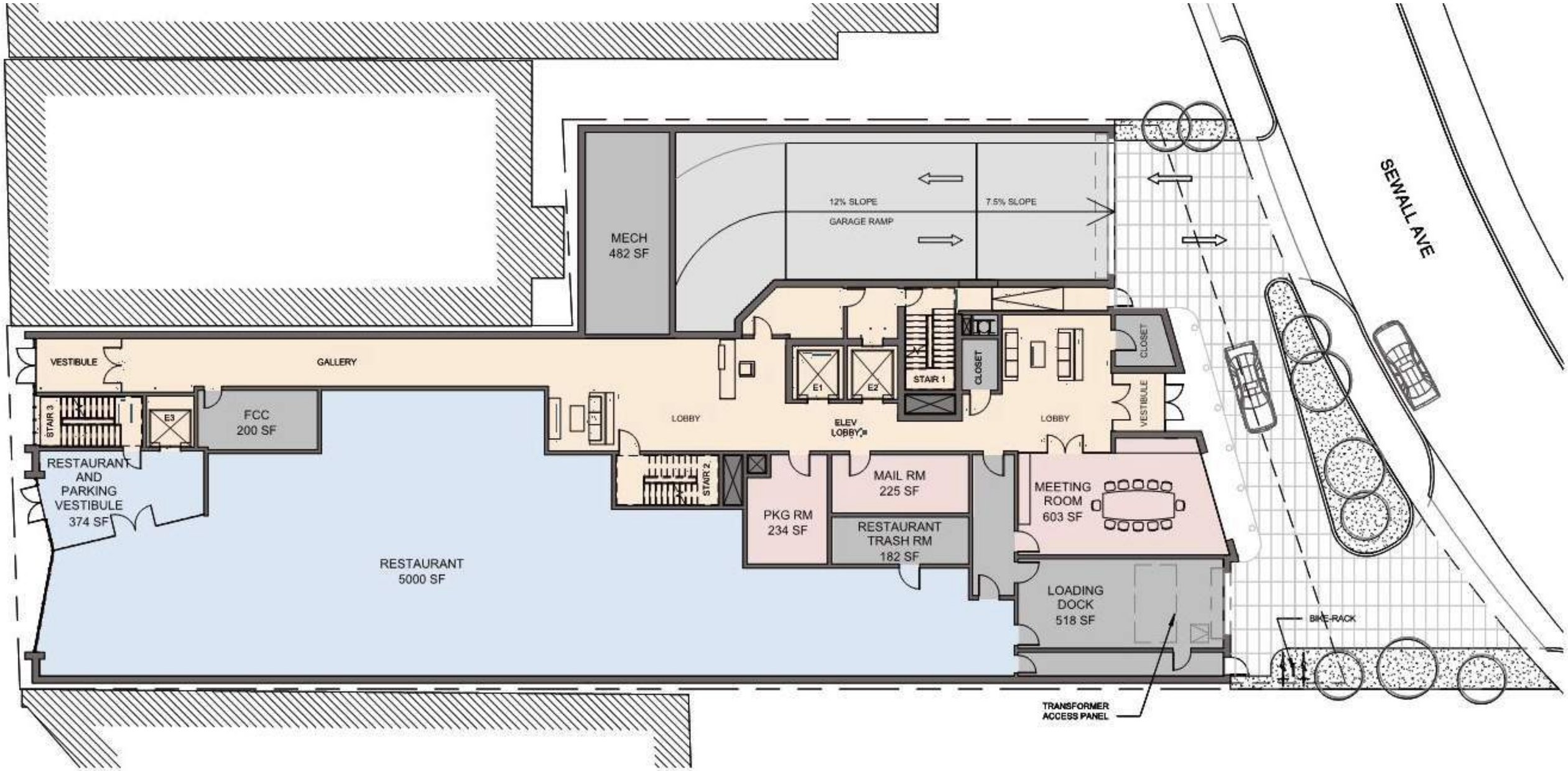
Parking Plan - Level P2



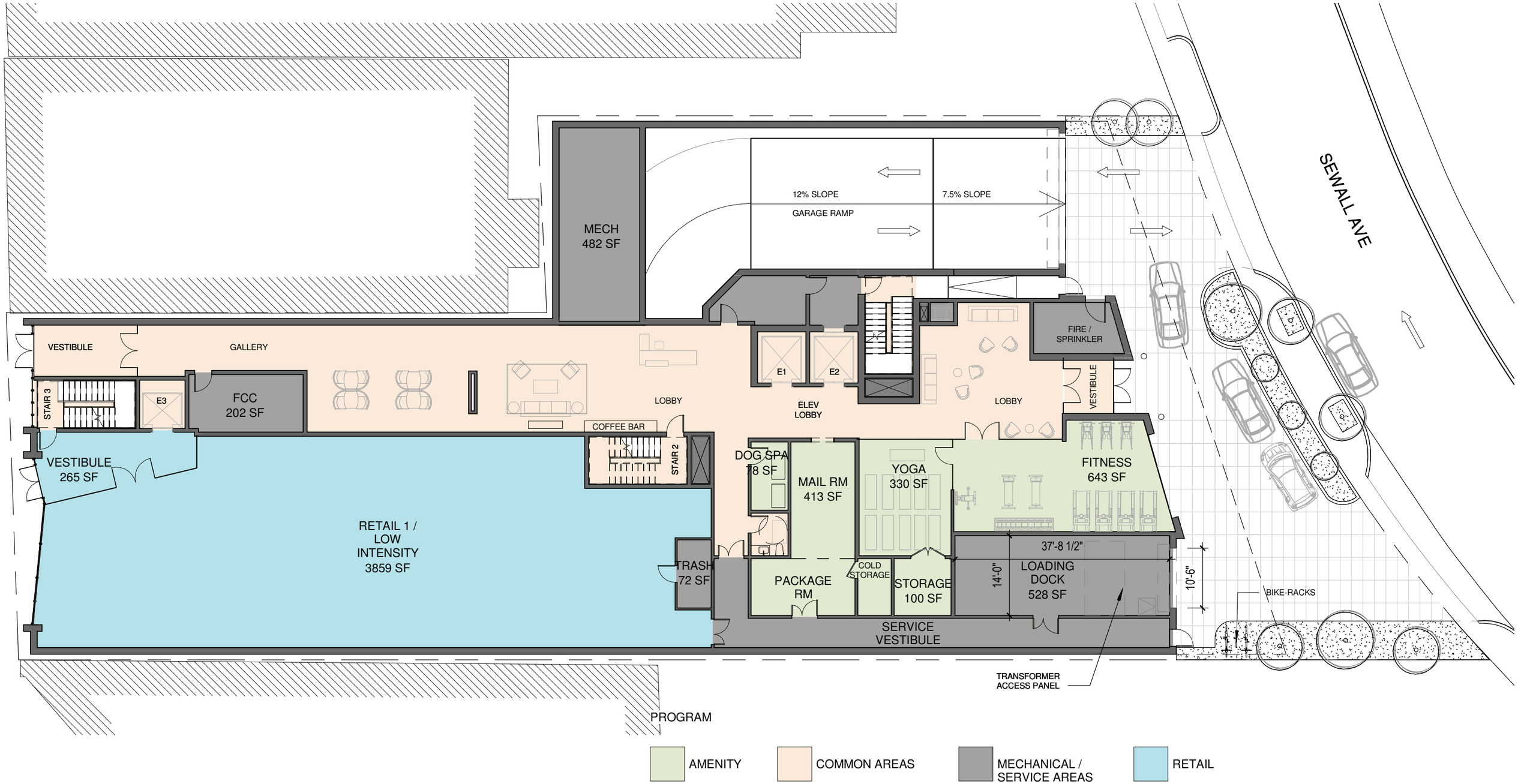
Parking Plan - Level P1



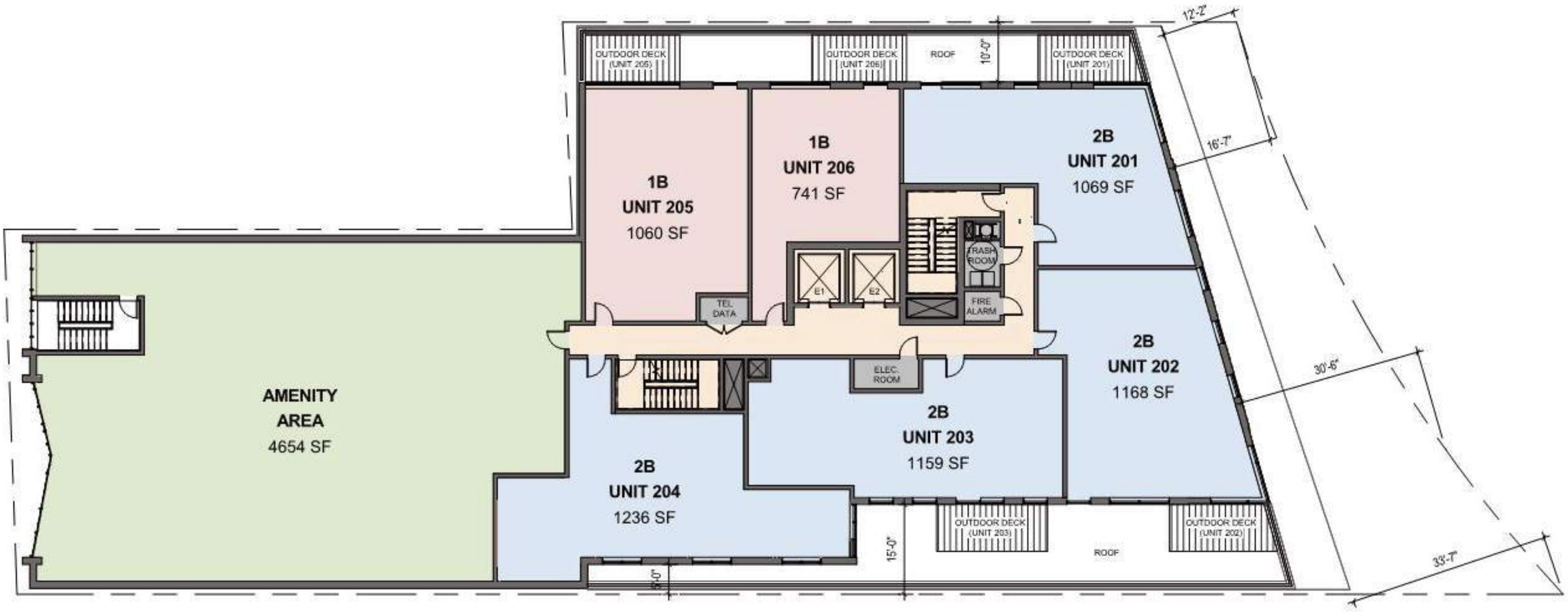
Level 1 Floor Plan - Previously Presented 02-07-2019



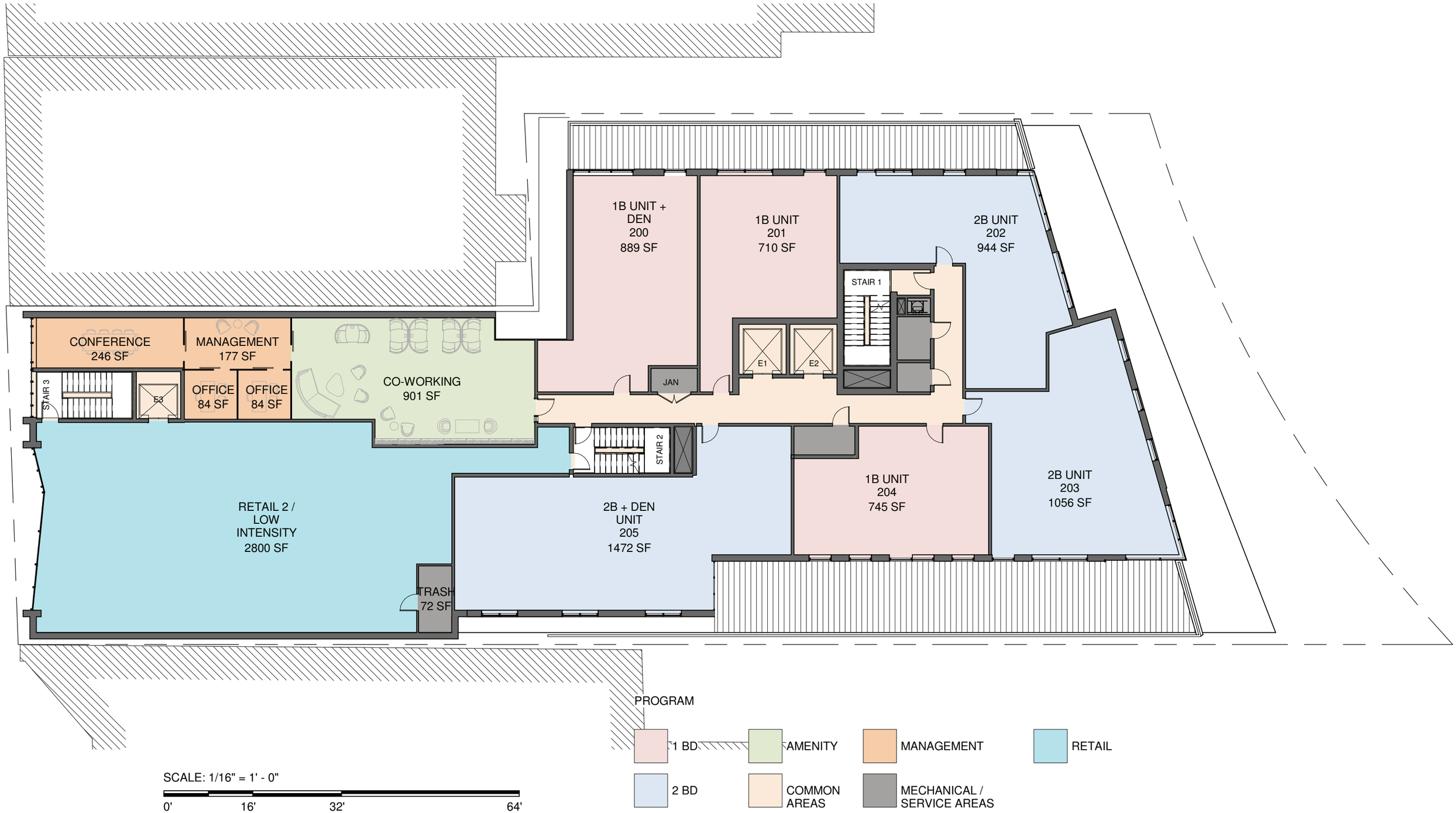
Level 1 Floor Plan



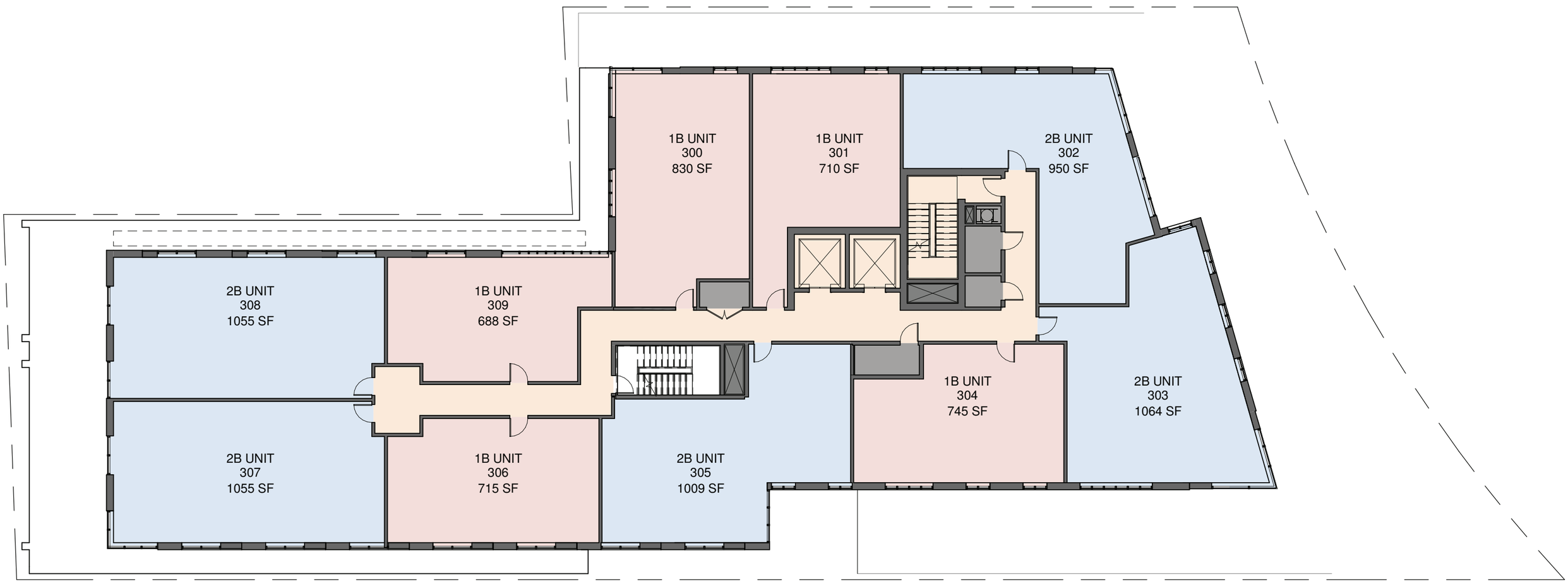
Level 2 Floor Plan - Previously Presented 02-07-2019



Level 2 Floor Plan



Level 3 Floor Plan



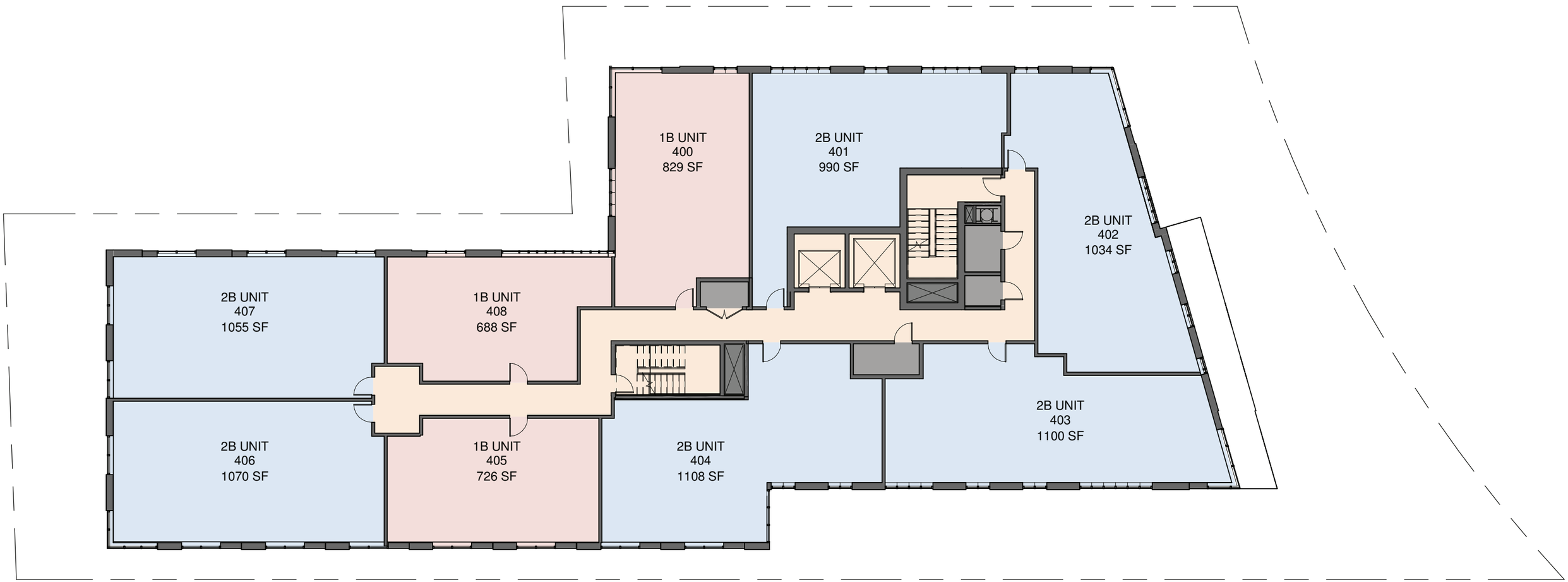
PROGRAM

1 BD | 2 BD | COMMON AREAS | MECHANICAL / SERVICE AREAS

SCALE: 1/16" = 1' - 0"

0' 16' 32' 64'

Levels 4-8 Floor Plan



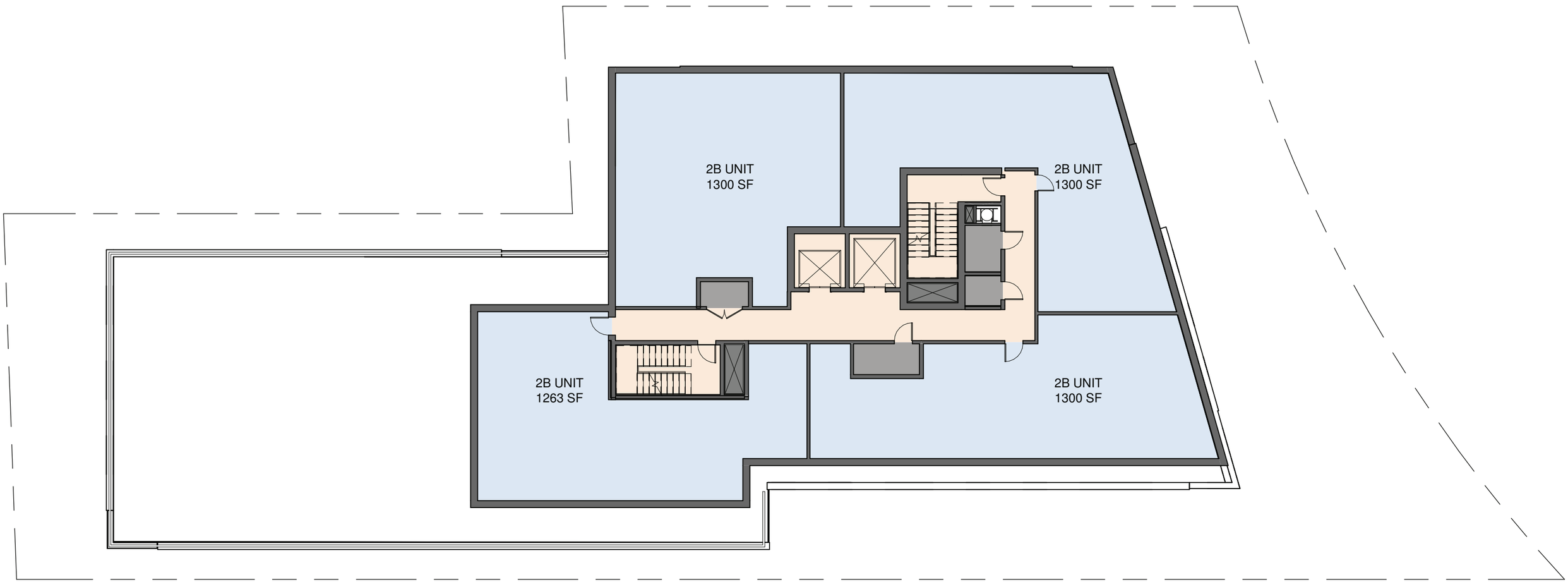
PROGRAM

1 BD
2 BD
COMMON AREAS
MECHANICAL / SERVICE AREAS

SCALE: 1/16" = 1' - 0"

0' 16' 32' 64'

Level 9 Floor Plan



PROGRAM

2 BD

COMMON AREAS

MECHANICAL / SERVICE AREAS

SCALE: 1/16" = 1' - 0"

0' 16' 32' 64'

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Combined ZBA Area & Calculations

	Stories	GSF	FAR	Units	Commerical Area 1st Floor	2nd Floor	Total Retail	Parking	Parking Info
ZBA Presentation 7/11/2018	8 to 10	111,782	6.05	74	6,010	6,275	12,285	99	1 level w/stack, valet elevator
ZBA Presentation 7/24/2018	8 to 10	121,782	6.54	81	5,120	5,270	10,390	145 / 129	2 level w/stack, valet ramp or 2 level w/stack
ZBA Presentation 1/30/2019	9 to 11	122,479	6.57	80	5,000	5,496	10,496	119	4 level, self ramp
ZBA Presentation 2/7/2019	**8 to 10**	**109,396**	**5.87**	**74**	**5,000**	**0**	**5,000**	**87**	**3 level, self ramp**
8-9 Story Option w/ Setbacks on Sewall	**8 to 9**	**100,206**	**5.38**	**65**	**3,859**	**2,800**	**6,659**	**52**	**2 level**
Difference from Original ZBA	-1.00	11,576	0.67	9	2,151	3,475	5,626	47	
% Difference from Original ZBA		10.36%	11.10%	12.16%			45.80%	47.47%	

Modified 8-9 story scheme w/ additional setbacks on Sewall

Building	Area (gsf)	
Level P2	17,627	*Not incl. in total gsf
Level P1	17,627	*Not incl. in total gsf
Level 1	12,801	
Level 2	12,837	
Level 3	11,460	
Level 4	11,181	
Level 5	11,181	
Level 6	11,181	
Level 7	11,181	
Level 8	11,181	
Level 9	7,203	
Total	**100,206**	
Unit Count	65	
# of Bedrooms	107	
Management Office	591	
Total Amenity Space	2,051	
Total Retail Space	6,659	
Site Area	18,632	
FAR	5.38	

All Levels	1-Bed	2-Bed	Total Units
Total Units	**23**	**42**	**65**
Unit %	**35%**	**65%**	

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