



BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

PACKARD CROSSING

HACIN + ASSOCIATES

112 SHAWMUT AVE STUDIO 5A

BOSTON MA 02118

P 617.426.0077

F 617.426.0645

WWW.HACIN.COM @HACINASSOCIATES

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

THE
HAMILTON COMPANY

H+A



THE HAMILTON COMPANY
DEVELOPER



HAMILTON CONSTRUCTION
CONTRACTOR



RUBIN AND RUDMAN
LEGAL COUNSEL



MLF CONSULTING
PERMITTING CONSULTANT



HACIN + ASSOCIATES
ARCHITECT



GROUND
LANDSCAPE ARCHITECT



ODEH
STRUCTURAL



RDK
MEP/ FP



HOWARD STEIN HUDSON
CIVIL/ TRANSPORTATION



MCPHAIL ASSOCIATES
GEOTECHNICAL

INTRODUCTION

This Boston Civic Design Commission (“BCDC”) Briefing Package is being submitted on behalf of The Hamilton Company, together with its affiliates and related companies (collectively the “Proponent”), the owners of the real property located at 79-83 Gardner Street / 45-55 Brighton Avenue, Allston/Brighton, Massachusetts (the “Project Site”) for a mixed-use, residential development in accordance with the Article 28 requirements of the Boston Zoning Code (“Code”).

The Proponent’s proposal will contribute to the revitalization of an underutilized site in the Allston Neighborhood of Boston with a dynamic new mixed-use, retail/residential development, to be developed in two phases. The first phase 83 Gardner Street Project Site contains an underutilized surface parking lot and an existing Victorian style house. The second phase 45 Brighton Avenue Project Site contains an underutilized surface parking lot and an automotive store. The overall Project Site contains approximately 83,993 gross square feet (1.9 acres) with the lot area of the Gardner Street Project Site containing 36,764 gross square feet (approximately 0.8 acres), and the Brighton Avenue Project Site containing 47,229 gross square feet (1.1 acres).

The building proposed for the Gardner Street Project Site will contain 38 units, and covered parking for 39 vehicles with the existing Victorian house preserved and incorporated into the new structure. The Victorian house currently contains 3 units, one unit containing 2 bedrooms and

two units containing 3 bedrooms. The Victorian house will be restored and renovated to contain a lounge/lobby for the building and maintain 3 units; one unit containing 1 bedroom and two units containing 3 bedrooms. The remaining 35 units will all be 2 bedroom units. The Gardner Street Project will contain a building with approximately 47,736 gross square feet and a building height of approximately 46 feet at its highest point and 4 stories. There will be new landscaping surrounding the building at the center of the Project Site with interconnected walkways.

The building proposed for the Brighton Avenue Project Site will contain 76 units, street level retail and covered parking for 175 vehicles. The units will include 72 two bedroom units and 4 one bedroom units. The Brighton Avenue Project will contain a building with approximately 99,702 gross square feet and a building height of approximately 58 feet and 5 stories along Brighton Avenue and 68 feet and 6 stories extending further back into the site. There will be significant new landscaping surrounding the building and the Project Site will share interconnected walkways.

To Best coordinate the existing parking demand, sequence and stage the construction the Gardner Street Project will be developed first. After the Gardner Street Project has been completed, the Brighton Avenue Project will commence. The phasing of the Proposed Project will help ensure lower impacts on the community and allow for more measured growth.

AREA CONTEXT

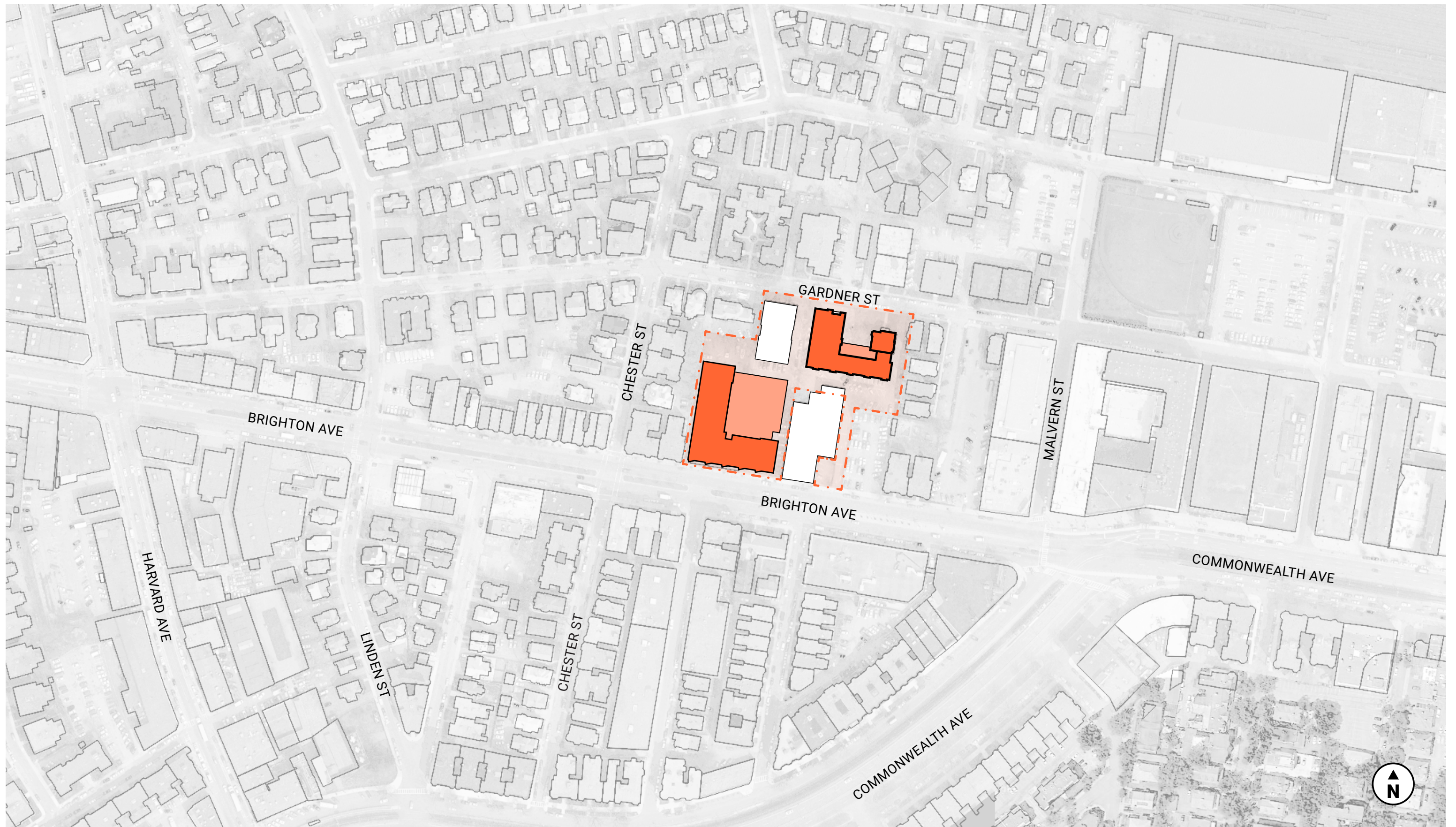
The site of Packard Crossing is located adjacent to the Hamilton Company’s longtime Brighton Avenue headquarters, and sits equidistant from Boston University and the New Balance complex. The block, bounded by Brighton Avenue and Gardner, Malvern and Chester Streets includes a number of existing 19th and 20th Century apartment buildings and houses, and also includes large areas of surface parking and car-repair focused retail.

The existing Gardner Street buildings include one of the last remaining free standing Victorian houses of ‘Mahogany Row’, a group of houses which once lined Gardner Street. The site is located in Allston and is bounded on the North by Gardner Street, on the South by the existing 2-story commercial building of Hamilton Company and an underutilized surface parking lot, on the East by 4 existing 3-story multi-unit residential townhouses, and on the west by an existing 4-story multi-unit residential building.

There are currently two tenants on the Brighton Ave Site including an automobile hardware store (Autozone) an auto repair and towing company (Mike’s Towing). The first recored use on the site was a stable, subsequently it was developed into a manufacturing company. The Lovejoy Manufacturing Company closed in the 1930's and the building was demolished by 1940. The current building which now houses the Autozone was constructed during the 1950’s. The site is located in Allston and is bounded on the south by Brighton Avenue, on the north by a lot containing

an existing 4-story multi-unit residential building and a lot containing an existing 3-story multi-unit residential house, on the west by 3 existing multi-unit residential buildings, and on the east by the existing 2-story commercial building of Hamilton Company.

Packard’s Corner is located approximately 800 feet east of the Site. The Brighton Street building is located on a flat section approximately 43.5' Boston City Base. The Charles River is approximately 2,600 feet east-northeast of the Site. The Site is located in Zone C of the FEMA maps, outside of the boundary of the 500-year flood plain.



SITE LOCATION

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



57-59 BRIGHTON



45-55 BRIGHTON



39 BRIGHTON



19-25 BRIGHTON



32 BRIGHTON



48 BRIGHTON



52 BRIGHTON



56-64 BRIGHTON

BRGHTON AVE IMMEDIATE CONTEXT

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

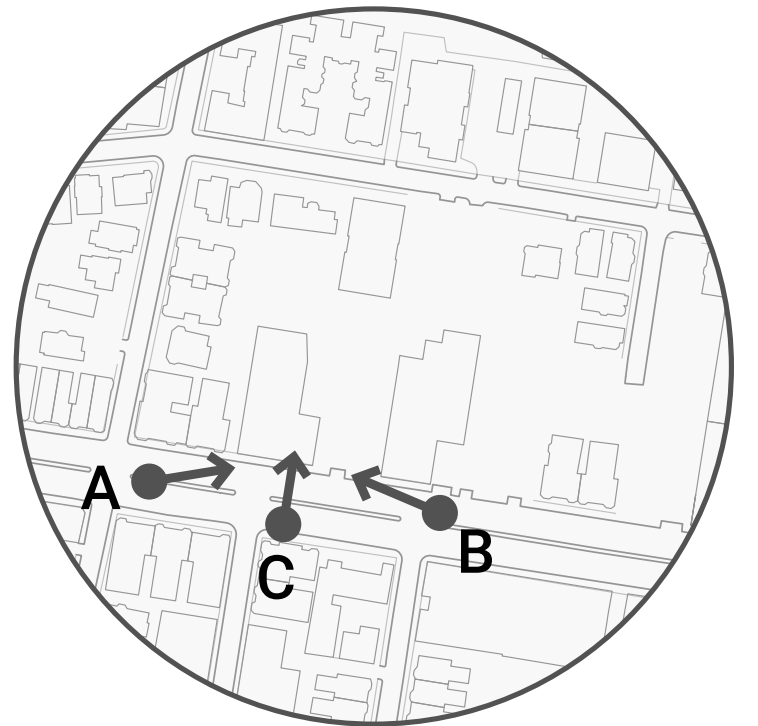


A



B

C



BRIGHTON AVE EXISTING VIEWS

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



89 & 87 GARDNER



83 GARDNER



REAR OF 39 BRIGHTON



75 GARDNER



72 GARDNER



80 GARDNER



84 GARDNER

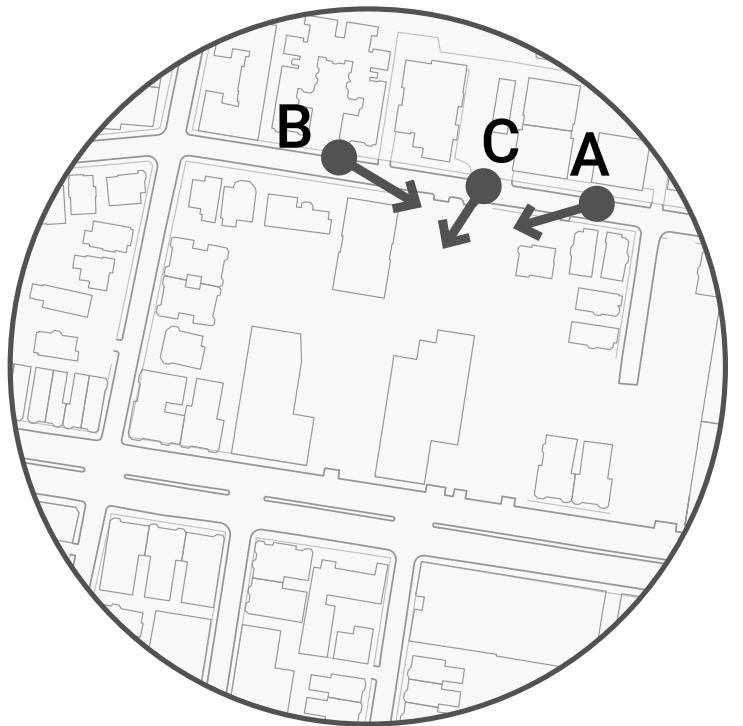


A



B

C

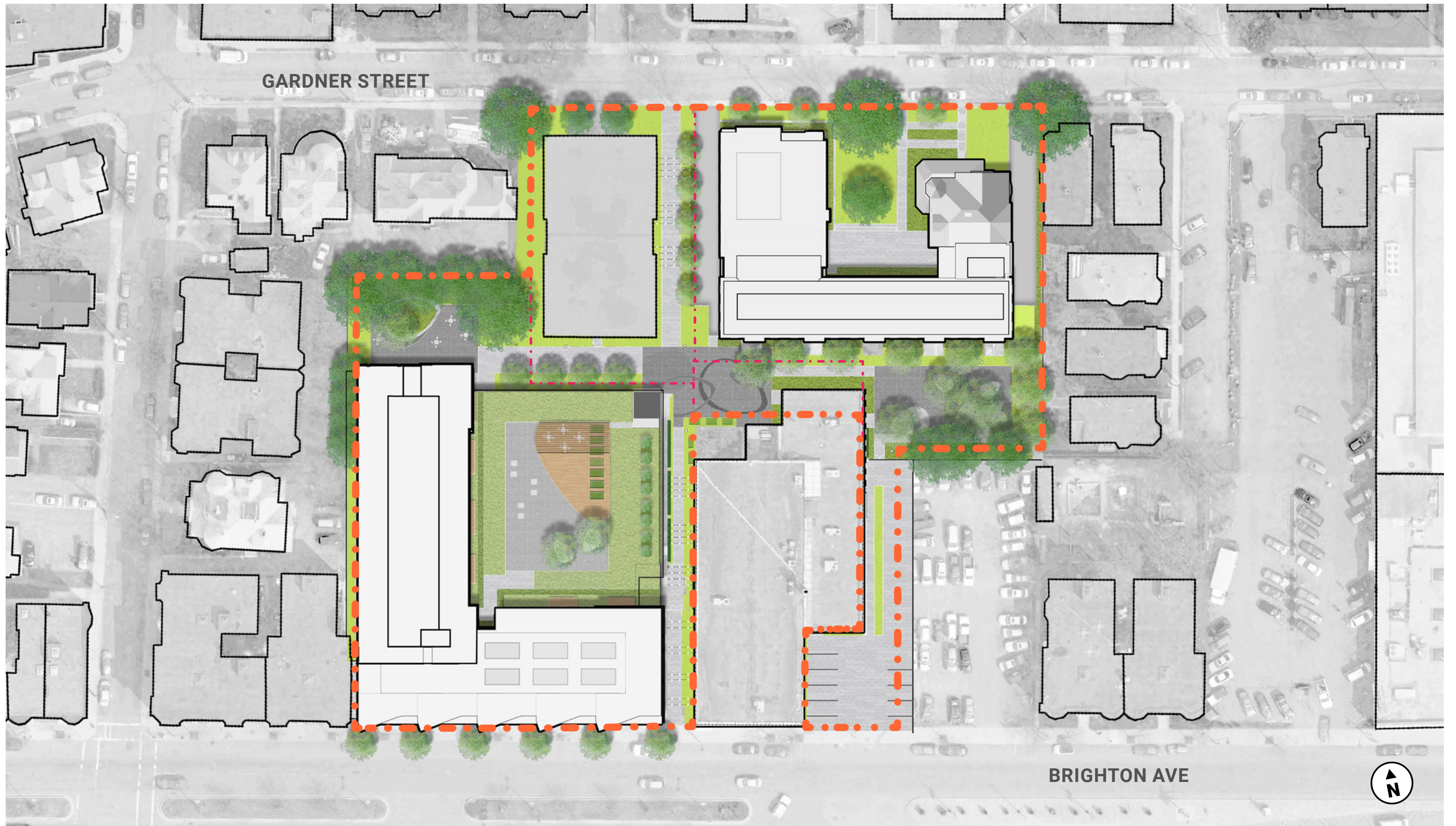


GARDNER ST EXISTING VIEWS

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.





PROPOSED DEVELOPMENT

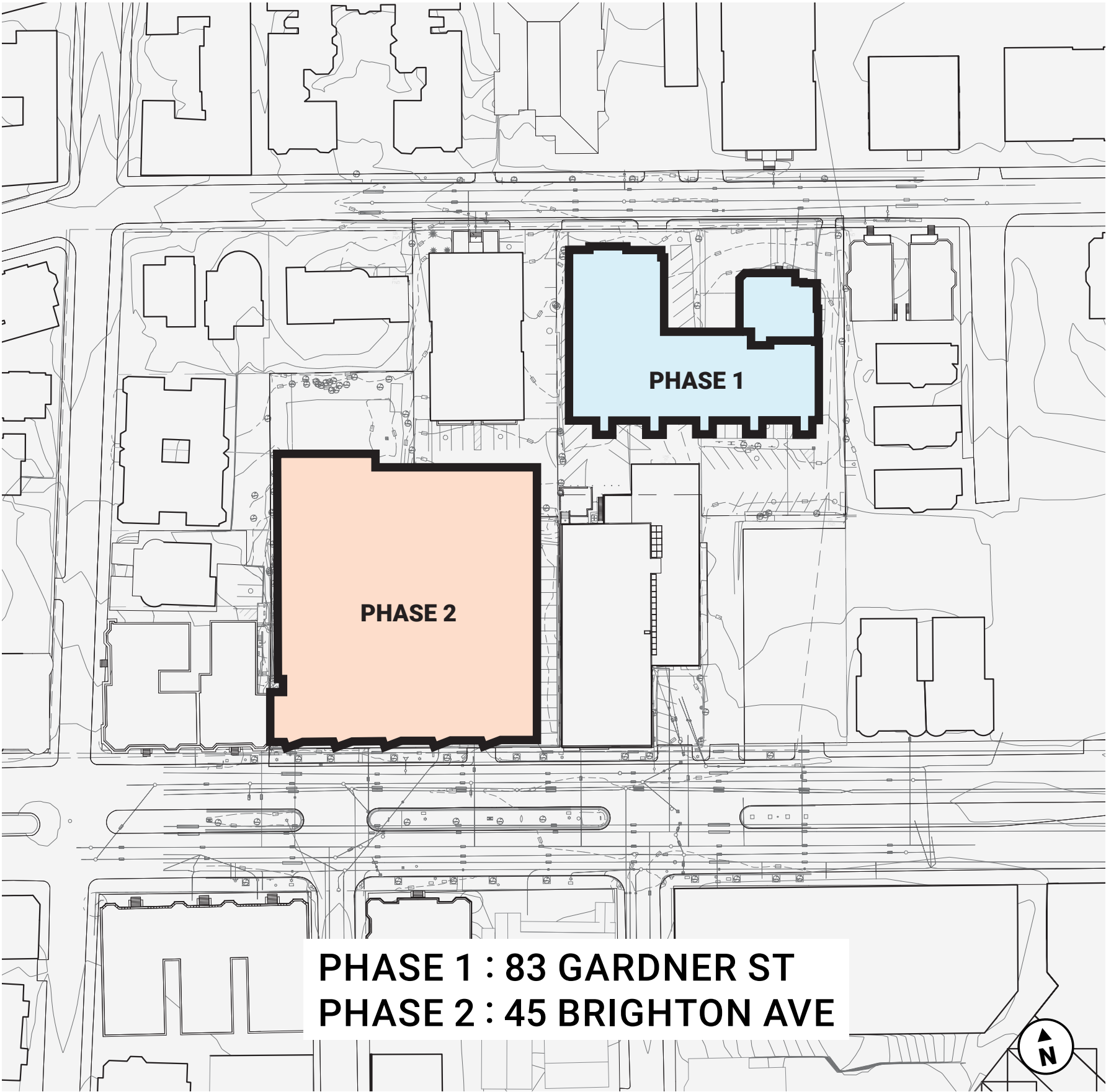
PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

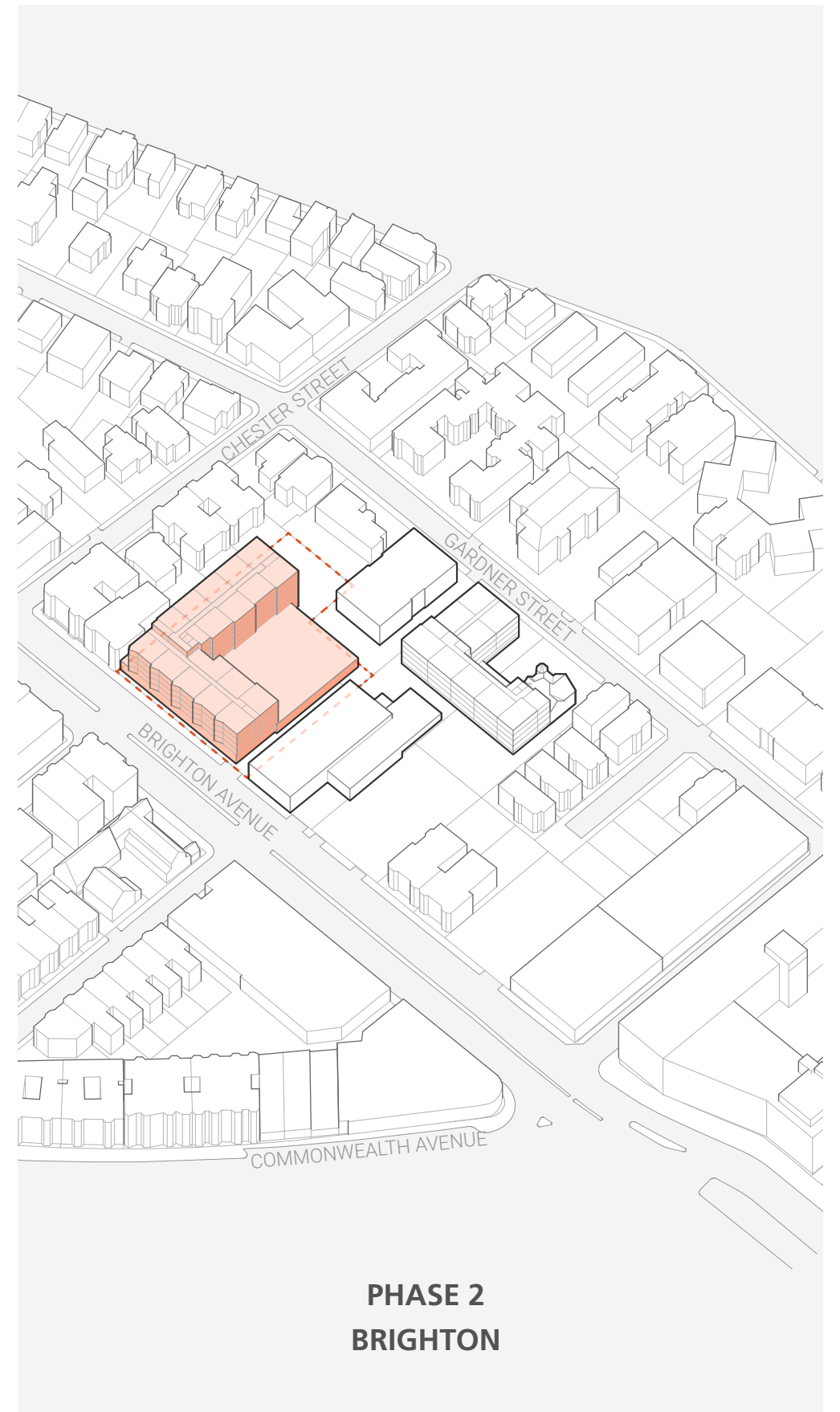
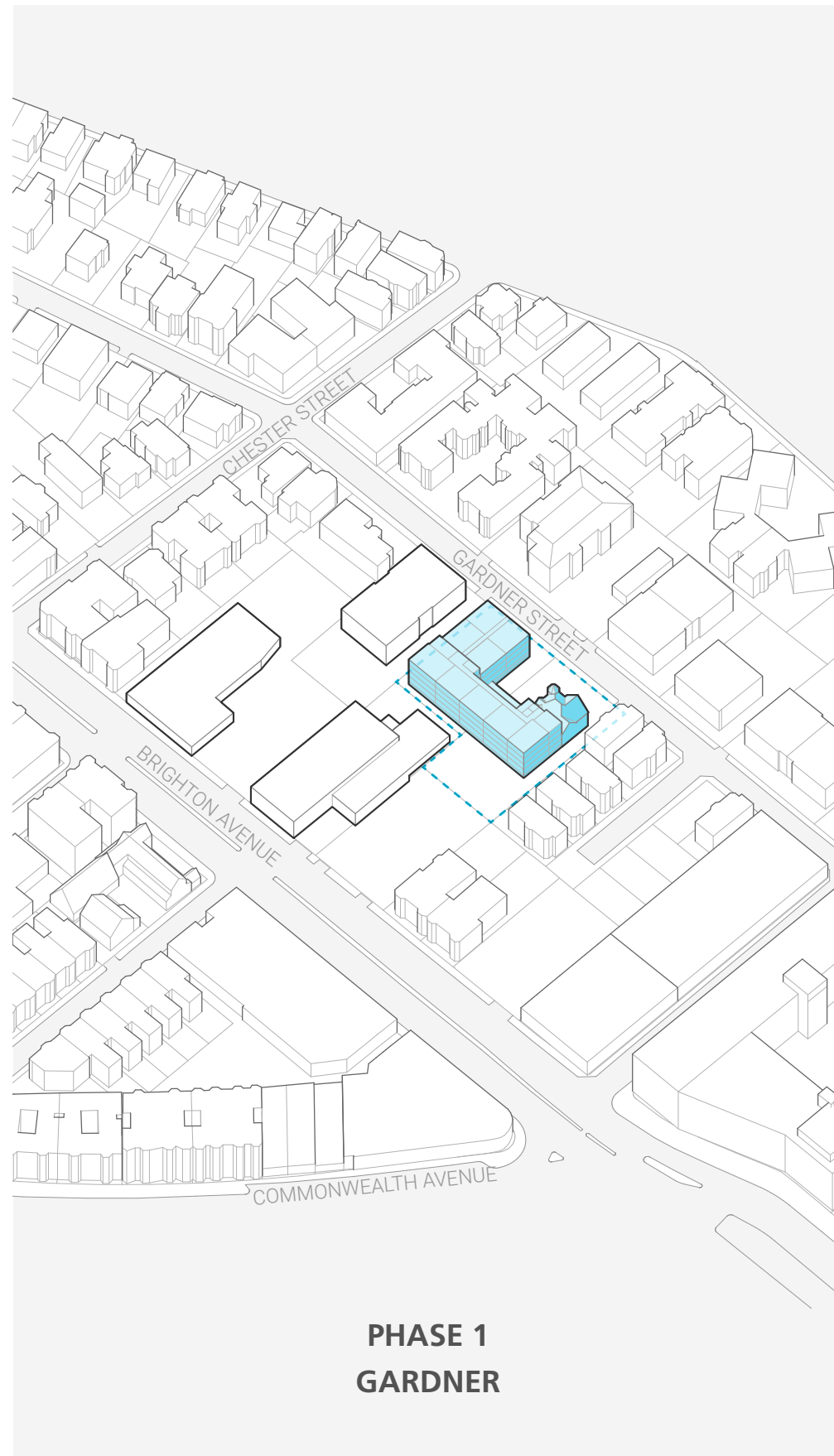
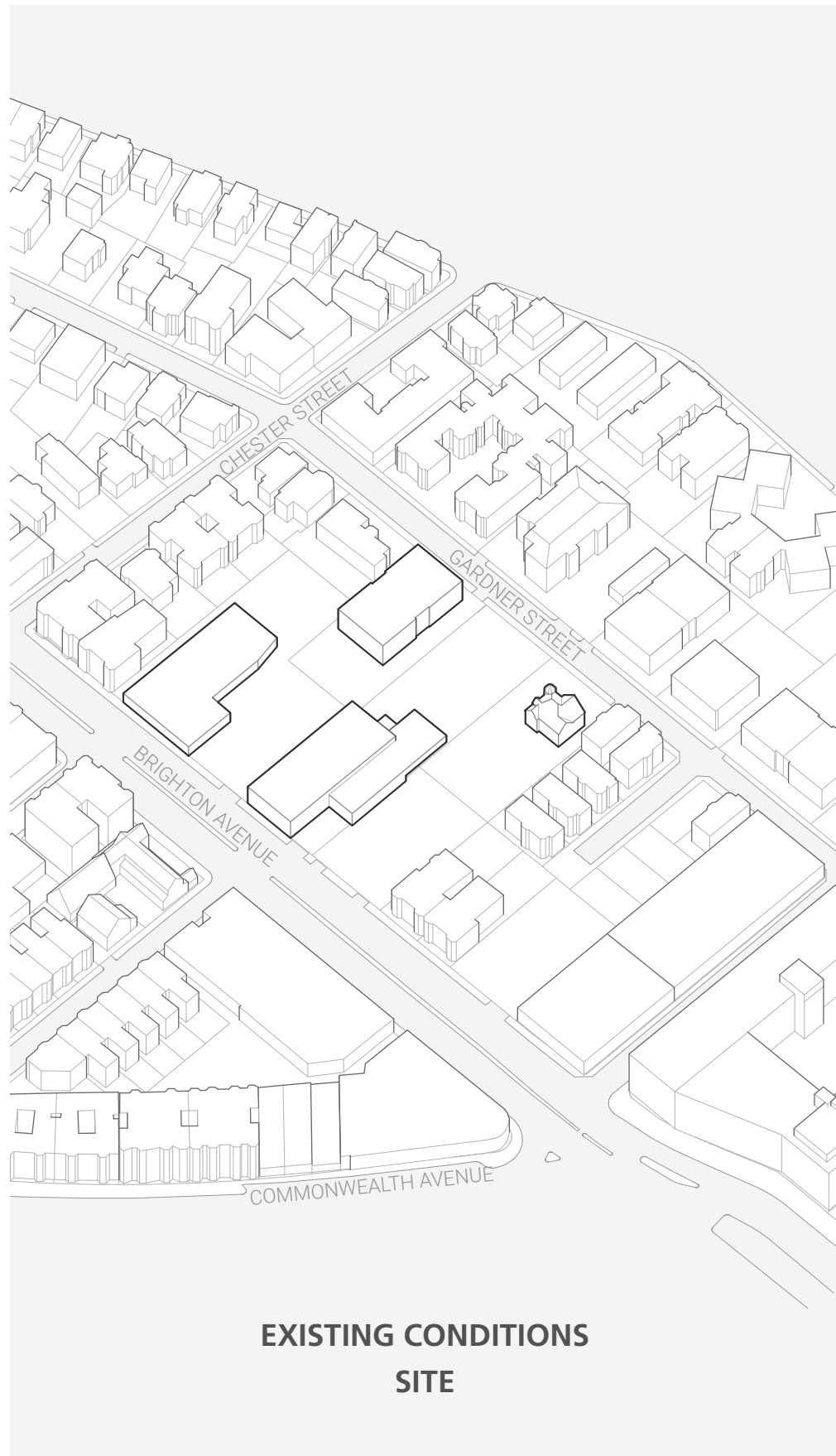
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

URBAN DESIGN

The proposed design of the adaptive reuse project at 83 Gardner Street (Phase 1) is to retain and restore one of the last remaining free standing Victorian houses on Gardner St and enhance the public realm through the addition of a landscaped courtyard and building that is scaled appropriately for the existing house and area while recognizing its unique context. The proposed architectural style is both contextual and sympathetic to the historic Victorian homes and triple-deckers found along Gardner St and the adjacent streets. The project references its neighbors by incorporating dormers and articulated rooflines akin to the Victorian home the new building also incorporates bays and decks which echo the syncopation of triple decker's. The wood material references the residential aspect of both the context and program through a restrained modern interpretation which allows the existing Victorian house to remain the focus of the site. The project provides a landscaped courtyard which enlivens the building and hides the covered parking structure below the building.

The proposed design of the mixed use project at 45 Brighton Avenue (Phase 2) is to enhance the public realm and develop an appropriately scaled building for the area that recognizes the unique context of its location. The proposed architectural style is consistent to Allston's traditional bay rhythm, articulated base, and strong street wall. The project translates its context into a more modern interpretation with its undulating bay form. The project provides a setback at the sidewalk along which resides ground floor retail. The new covered parking structure, which replaces the underutilized surface lot, sits hidden behind the retail portion of the ground floor. The addition of retail provides a presence to the area that extends use along Brighton Ave. from nearby Commonwealth Avenue.

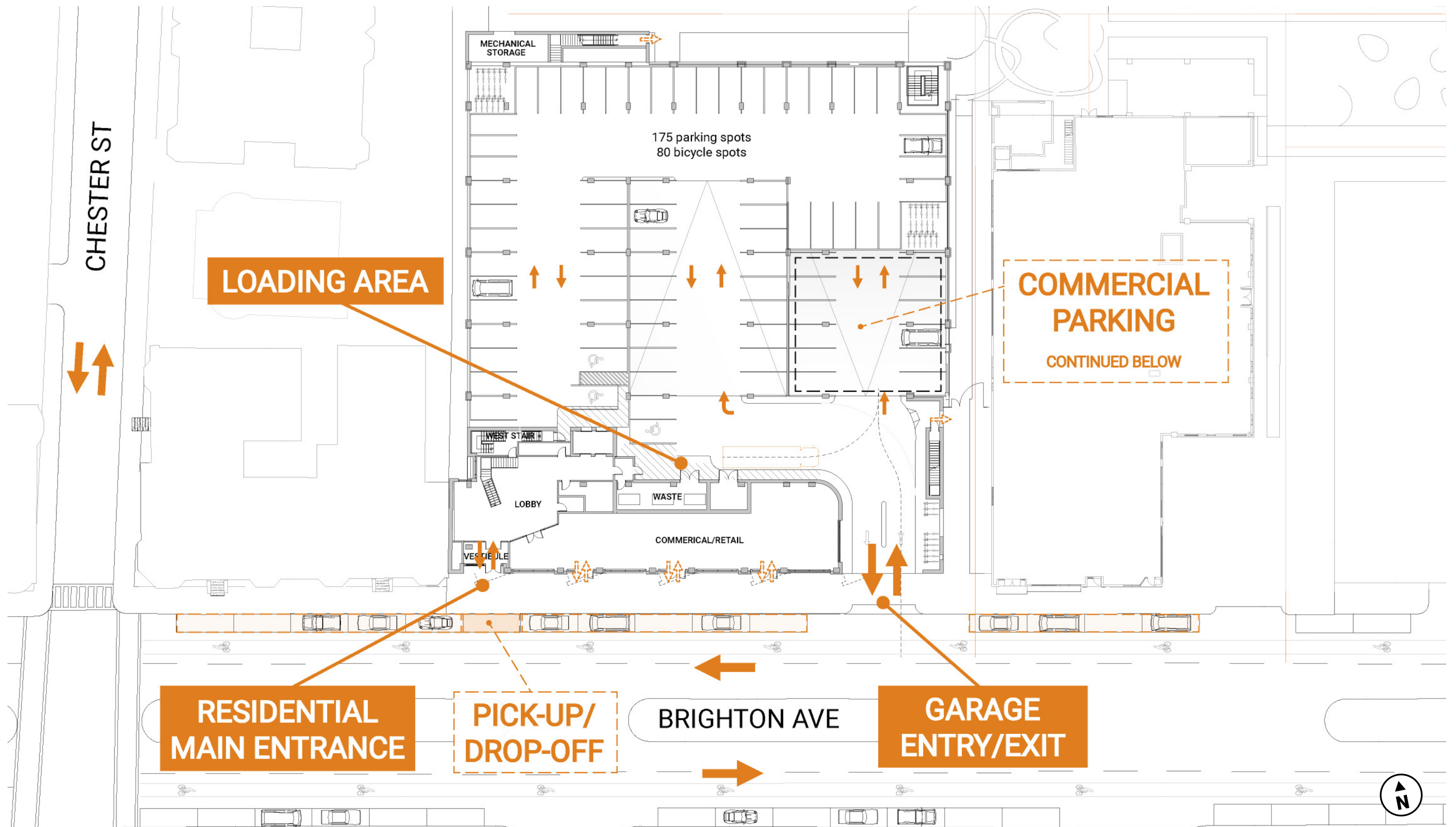




SEQUENCE OF DEVELOPMENT DIAGRAM - AXON

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

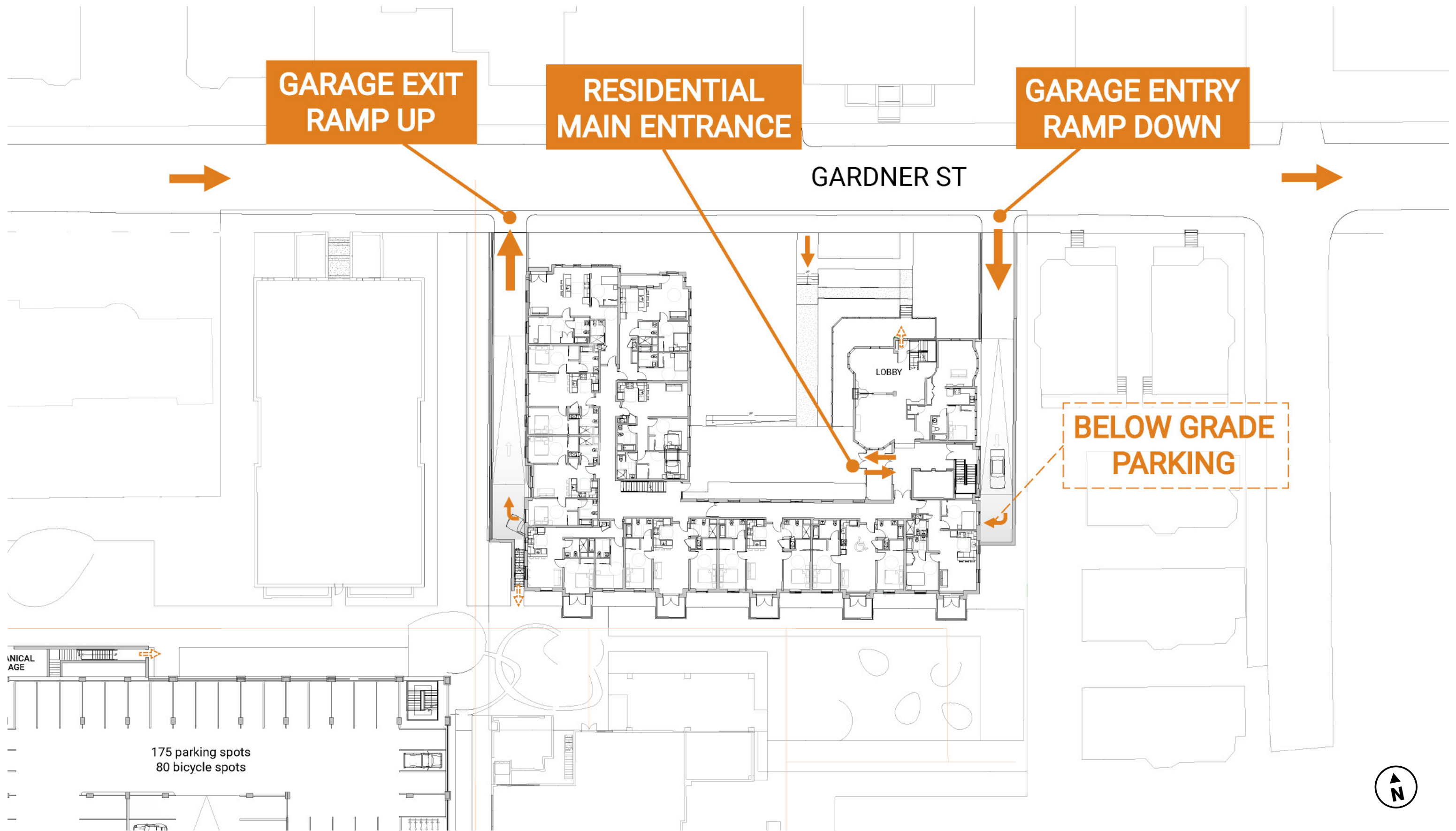
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE SITE CIRCULATION DIAGRAM

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST SITE CIRCULATION DIAGRAM

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

45 BRIGHTON AVE

TOTAL HEIGHT: 68'

TOTAL GSF: 99,702

FAR: 2.1

(76) UNITS IN 6 STORY BUILDING

(04) ONE BEDROOMS

(72) TWO BEDROOMS

(175) PARKING SPACES

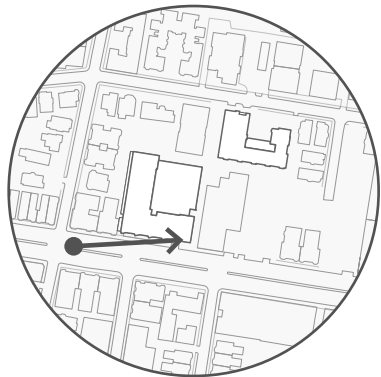
1 PARKING SPACE PER UNIT



VIEW DOWN BRIGHTON AVE
PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



CONTEXT SET BACK FROM SIDEWALK

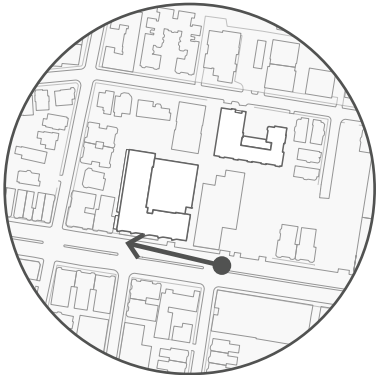


CONTEXTUAL RELATIONSHIPS - SET BACK FROM SIDEWALK + CONTINUOUS STREET WALL

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02



CONTEXT CORNICE-LINE RHYTHM



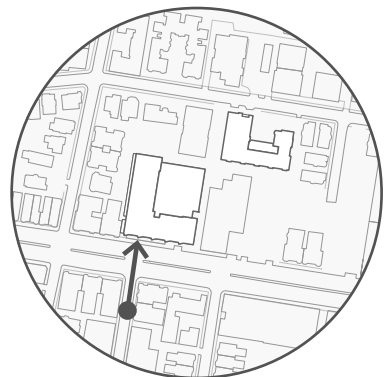
CONTEXTUAL RELATIONSHIPS - CORNICE LINE RHYTHM

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



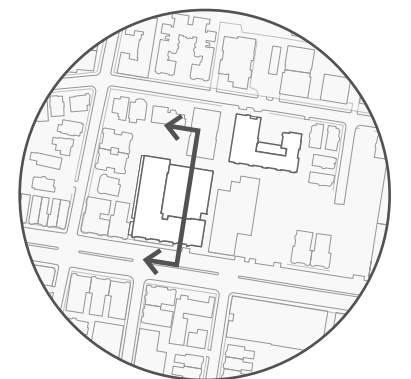
CONTEXT ARTICULATED BASE



CONTEXTUAL RELATIONSHIPS - ARTICULATED BASE

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

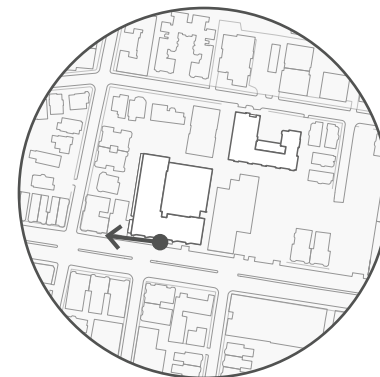
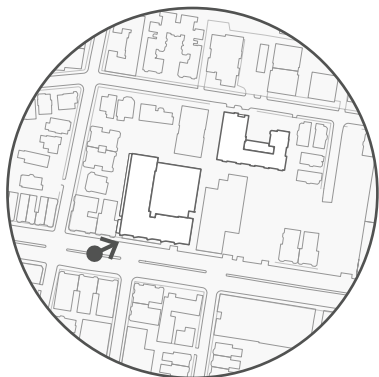
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



SITE SECTION SHOWING COMPARABLE SCALE IN CONTEXT

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

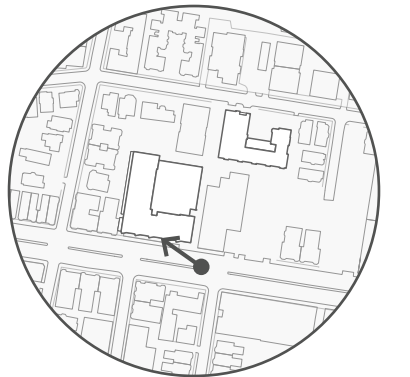
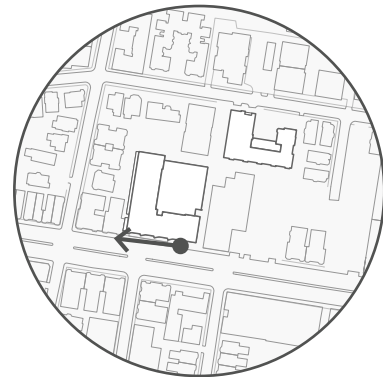
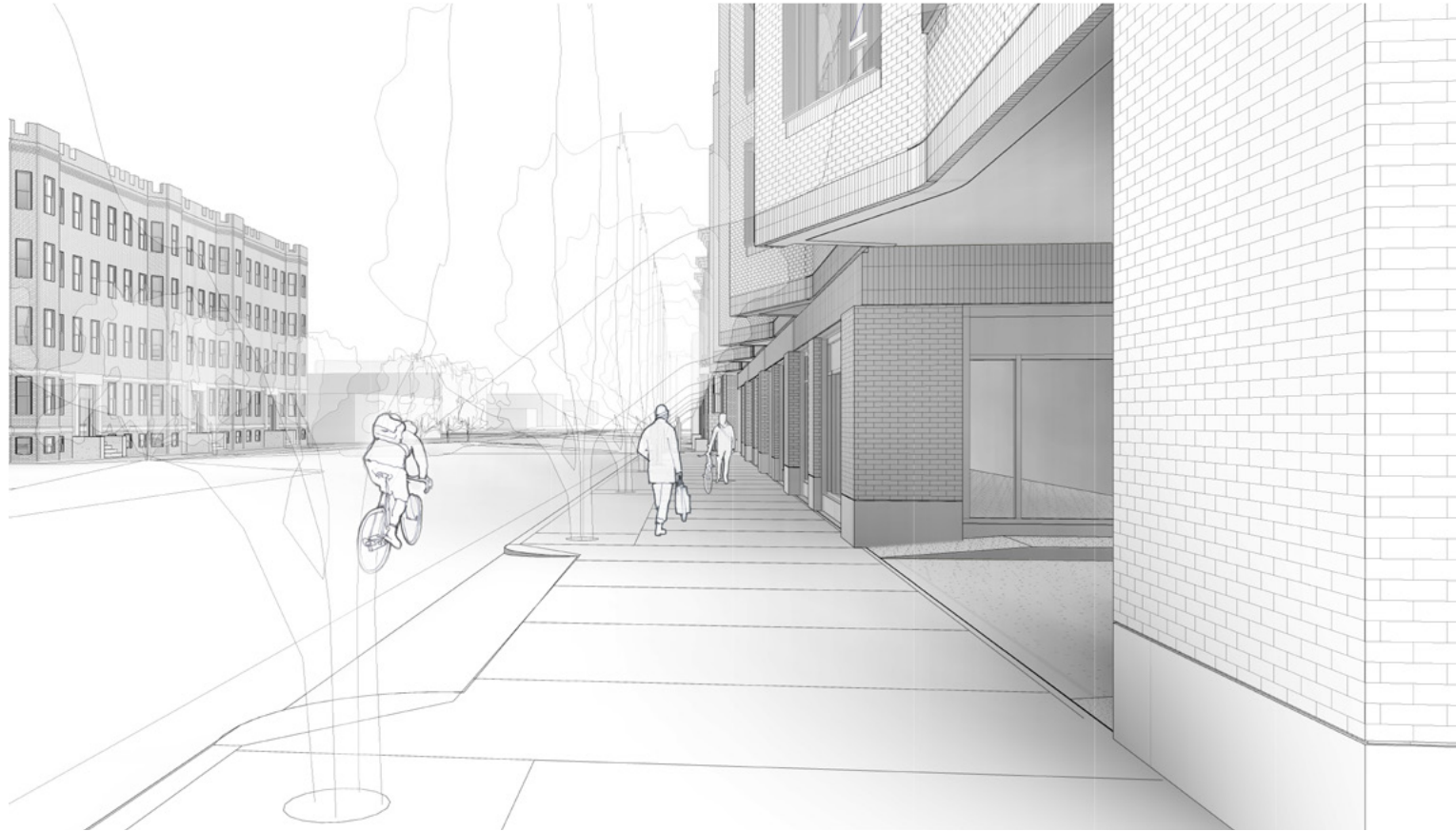
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



PERSPECTIVES - VIEWS OF RESIDENTIAL ENTRY

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



PERSPECTIVES - VIEWS OF RETAIL

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - SOUTH ELEVATION

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - NORTH ELEVATION

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - EAST ELEVATION

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

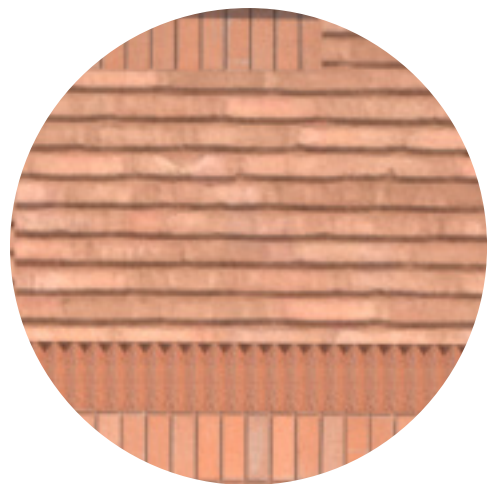
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



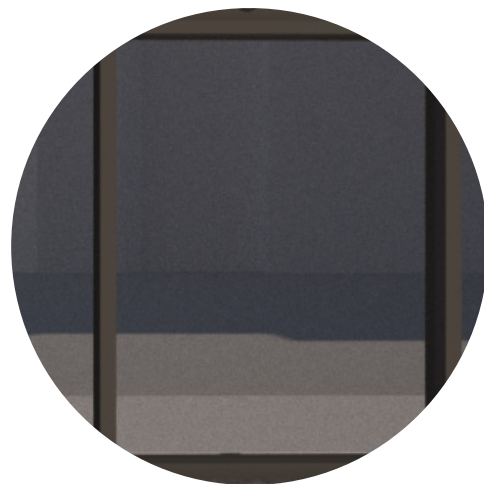
BRIGHTON AVE - WEST ELEVATION

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

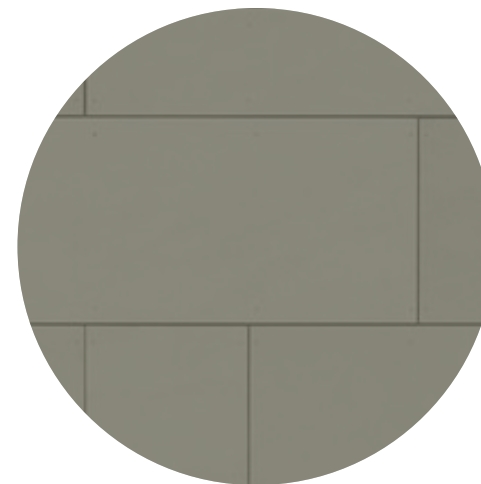
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



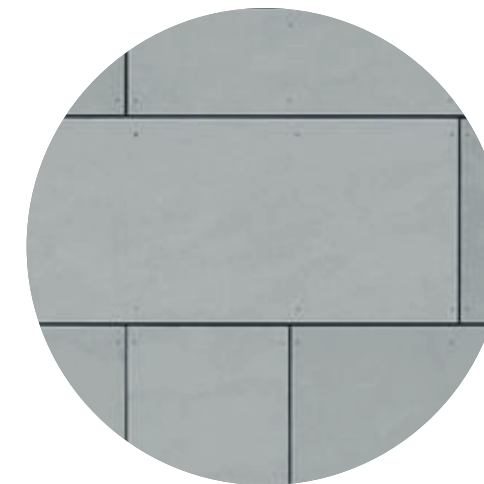
**MASONRY LIGHT
RESIDENTIAL**



GLASS



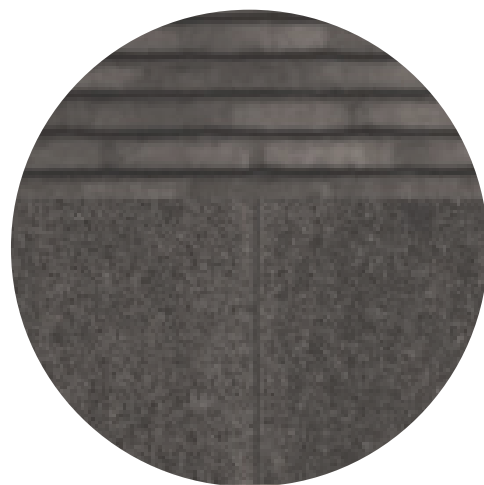
**PANEL
RESIDENTIAL**



**PANEL
RESIDENTIAL**



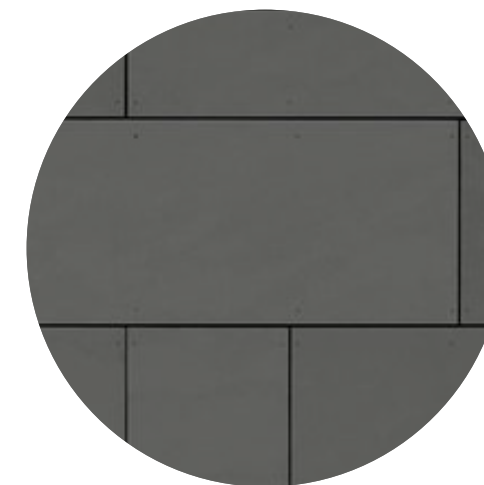
**MASONRY WALL
RETAIL**



**MASONRY BASE
BASE**



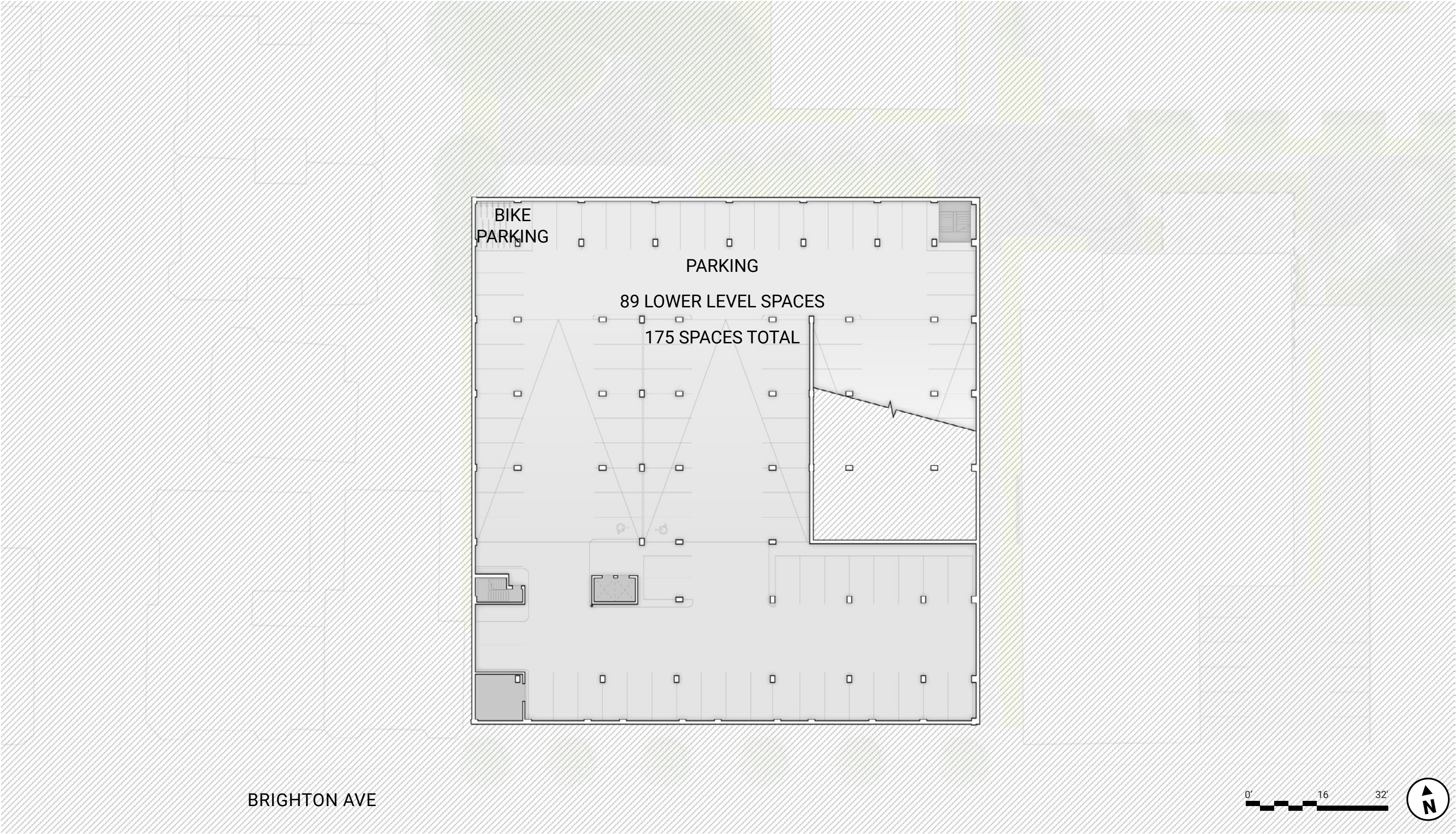
**METAL STOREFRONT
RETAIL**



**PANEL
RESIDENTIAL**



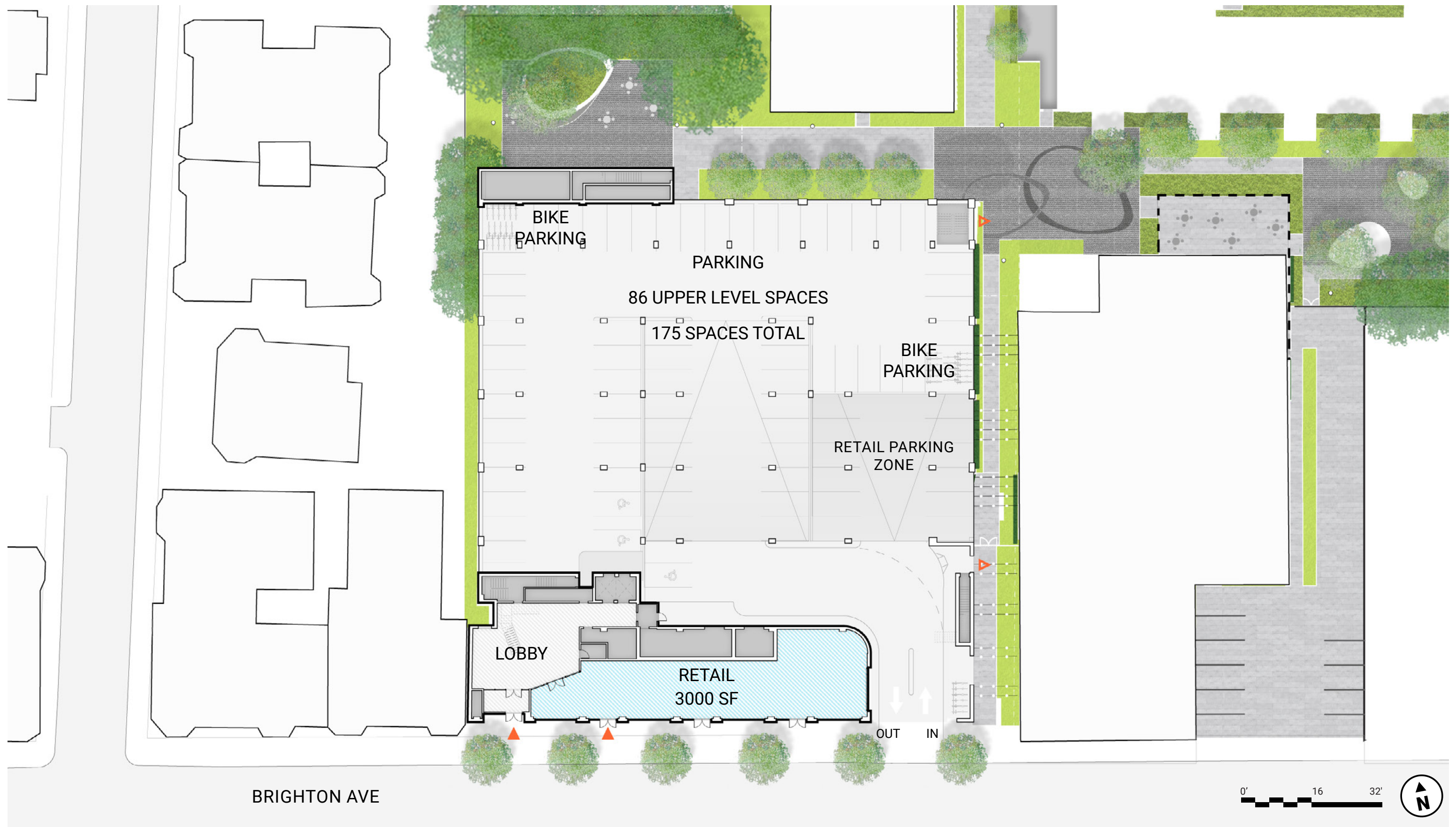
BRIGHTON AVE - PERSPECTIVE OF FACADE
 45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02
 © 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - BASEMENT PARKING PLAN

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

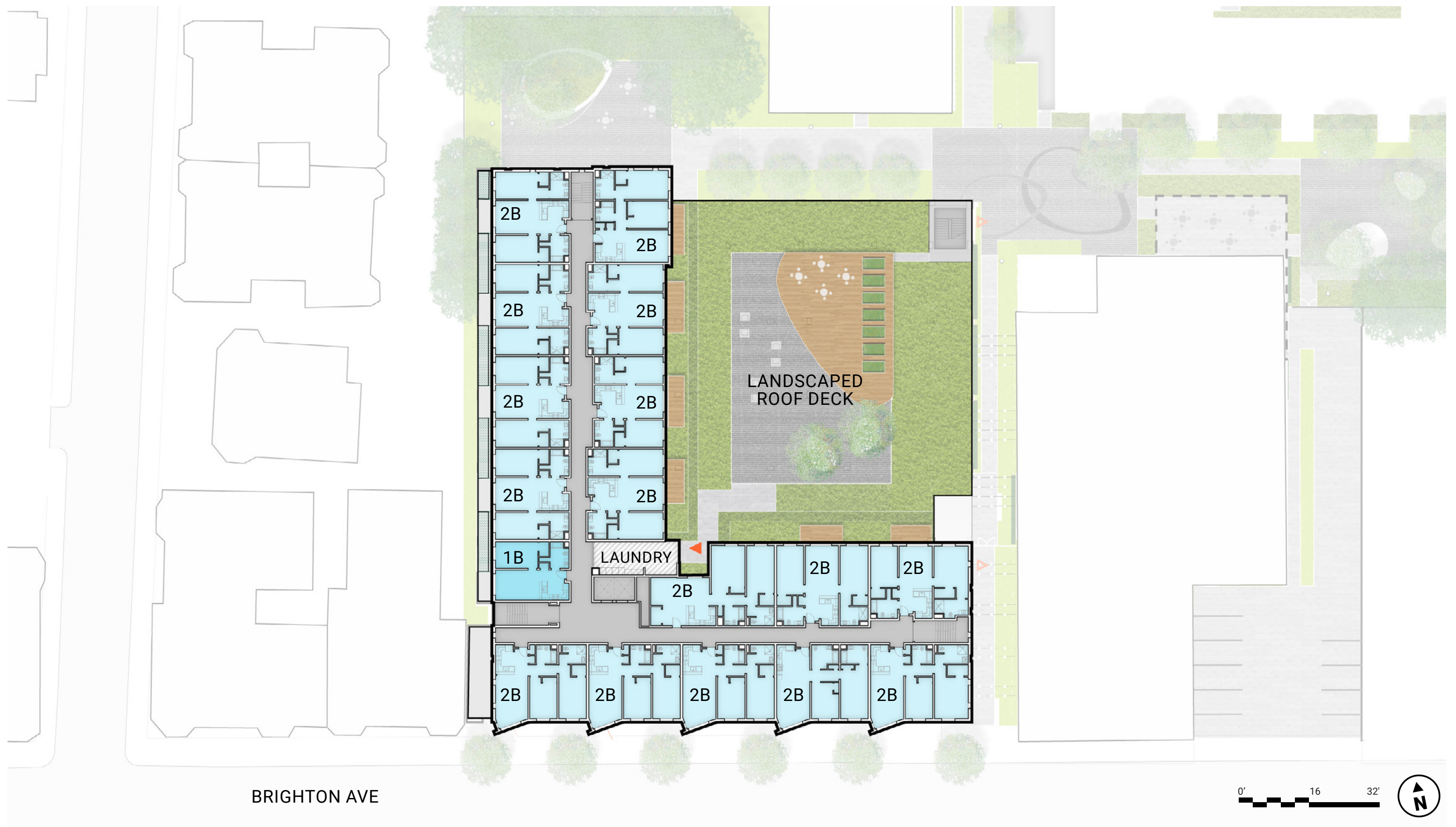
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - GROUND FLOOR PLAN

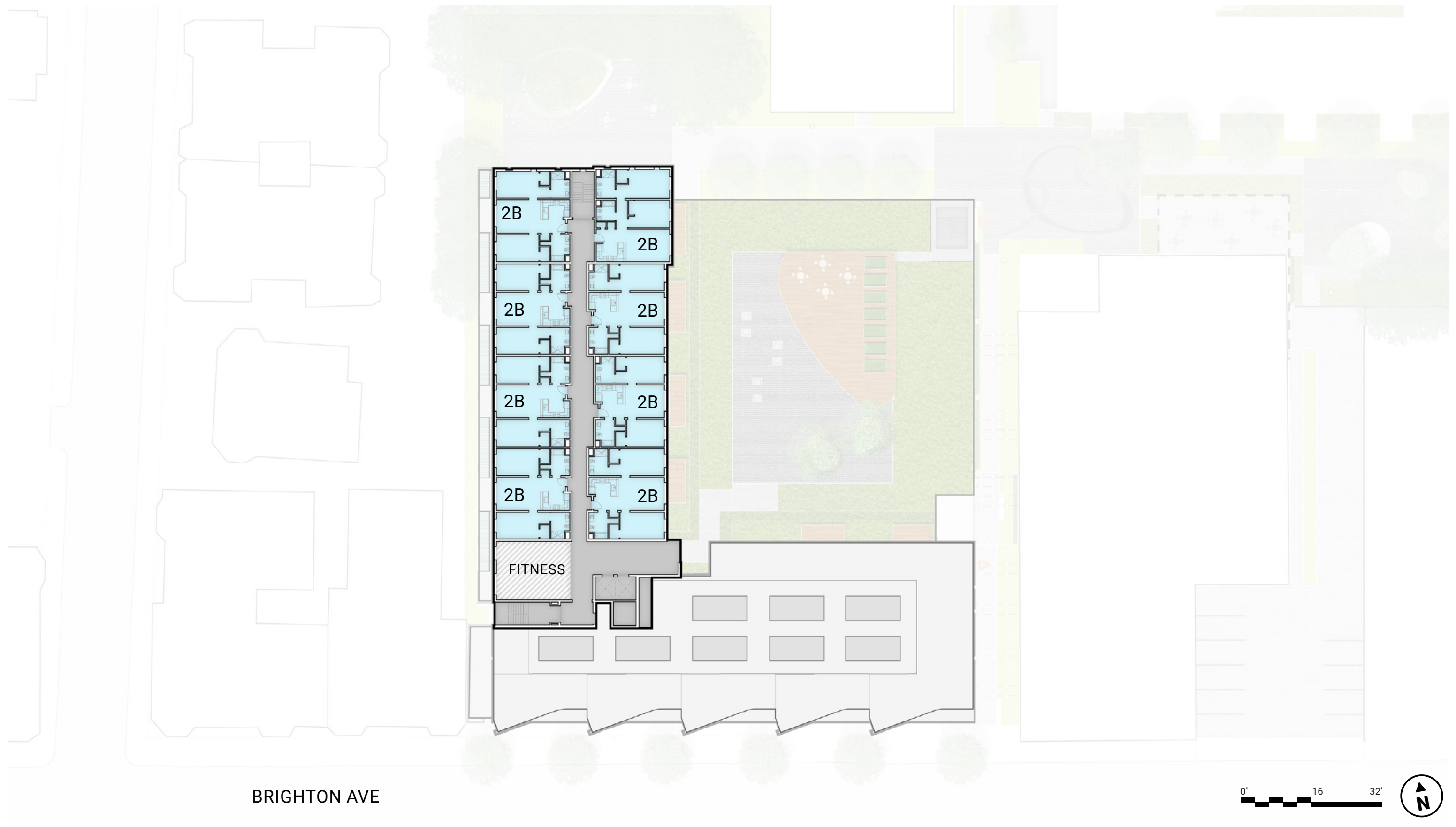
45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



BRIGHTON AVE - 2ND-5TH FLOOR PLANS

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02



BRIGHTON AVE - 6TH FLOOR PLAN

45 BRIGHTON AVE | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

83 GARDNER ST

TOTAL HEIGHT: 46'

TOTAL GSF: 47,736

FAR: 1.36

(38) UNITS IN 4 STORY BUILDING

(01) ONE BEDROOMS

(35) TWO BEDROOMS

(2) THREE BEDROOMS

(39) PARKING SPACES

1 PARKING SPACE PER UNIT





LANDSCAPED COURTYARD



CONTEXTUAL RELATIONSHIPS - LANDSCAPED COURTYARD

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



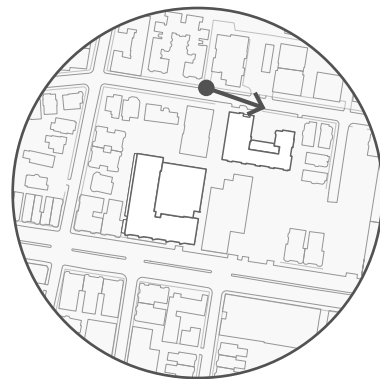
DORMER AND ROOFLINE



CONTEXTUAL RELATIONSHIPS - DORMER AND ARTICULATED ROOFLINE

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

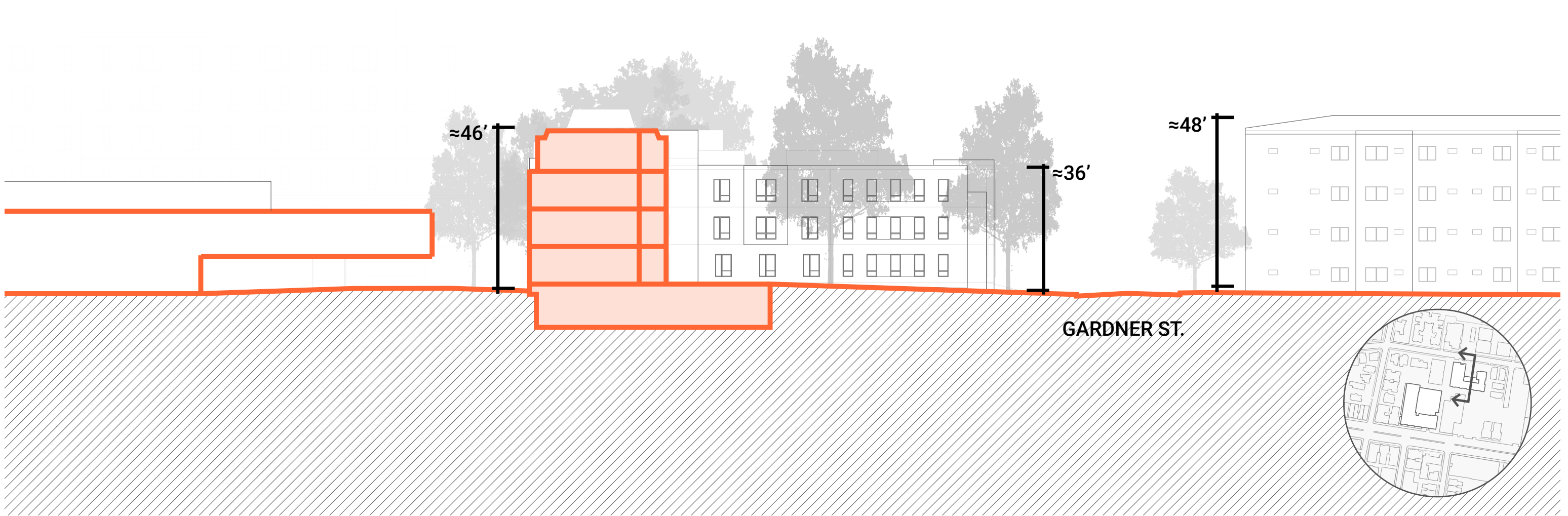
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - VIEWS

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER (SMALL PROJECT REVIEW) - VIEW FROM THE EAST

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - NORTH ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

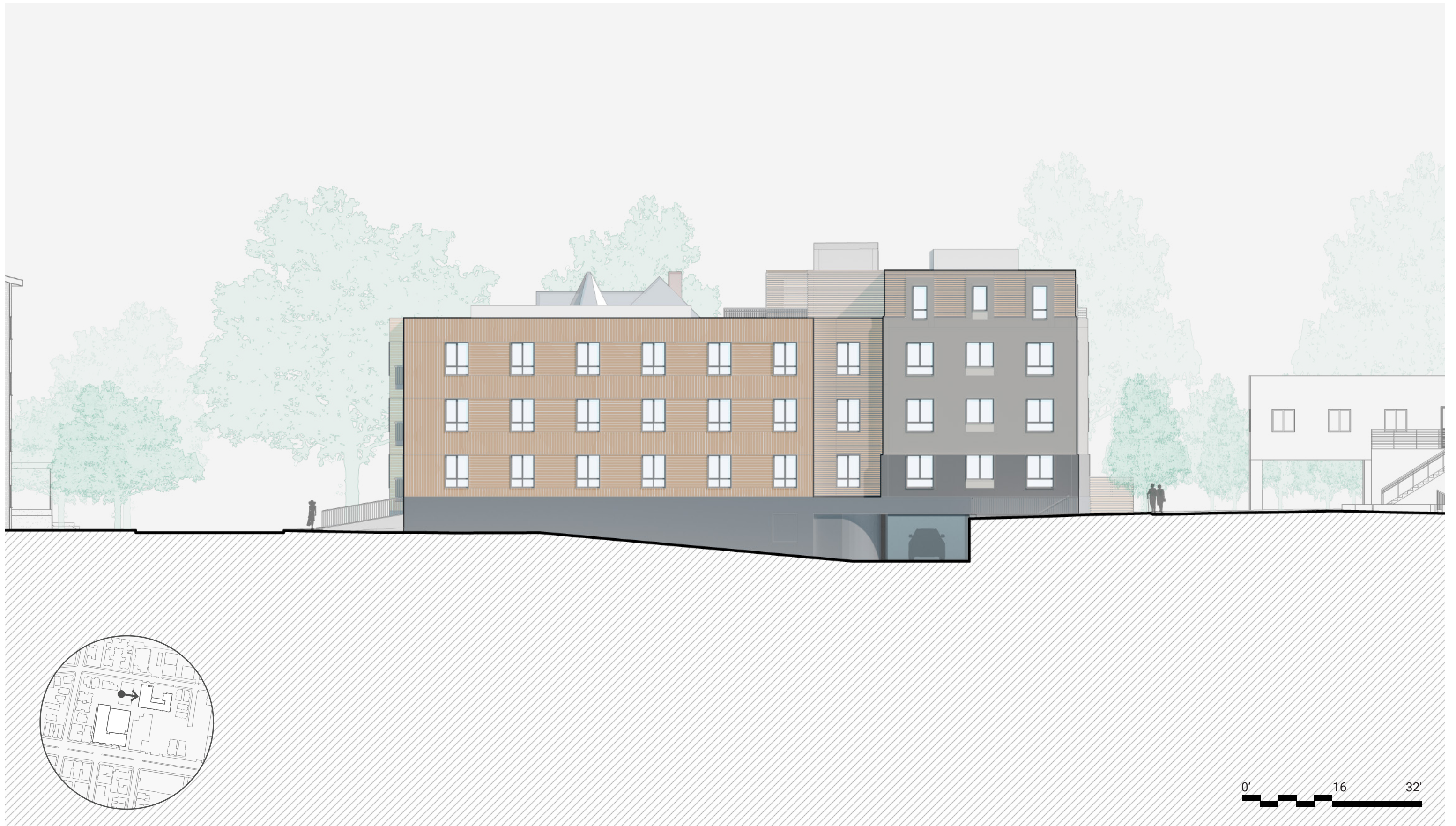
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - SOUTH ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - COURTYARD WEST ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - COURTYARD WEST ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - EAST ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - COURTYARD EAST ELEVATION

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02



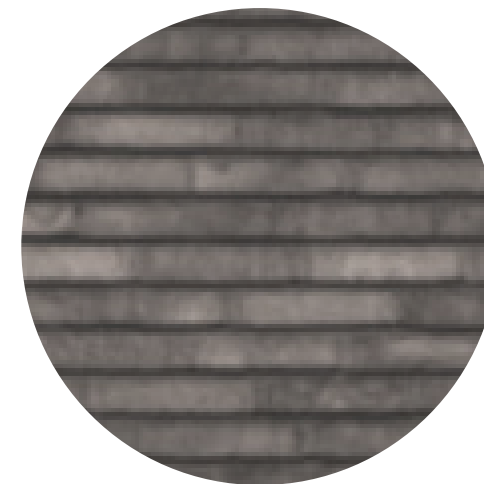
**EXISTING WOOD
CLAPBOARD**



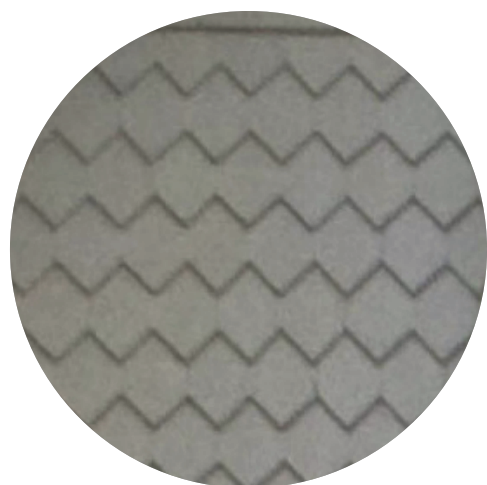
**WOOD
RAINSCREEN**



**WOOD
SCREEN**



**MASONRY
WALL**



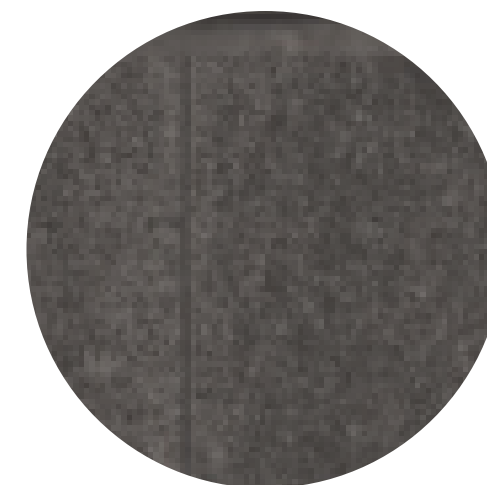
**EXISTING WOOD
CLAPBOARD**



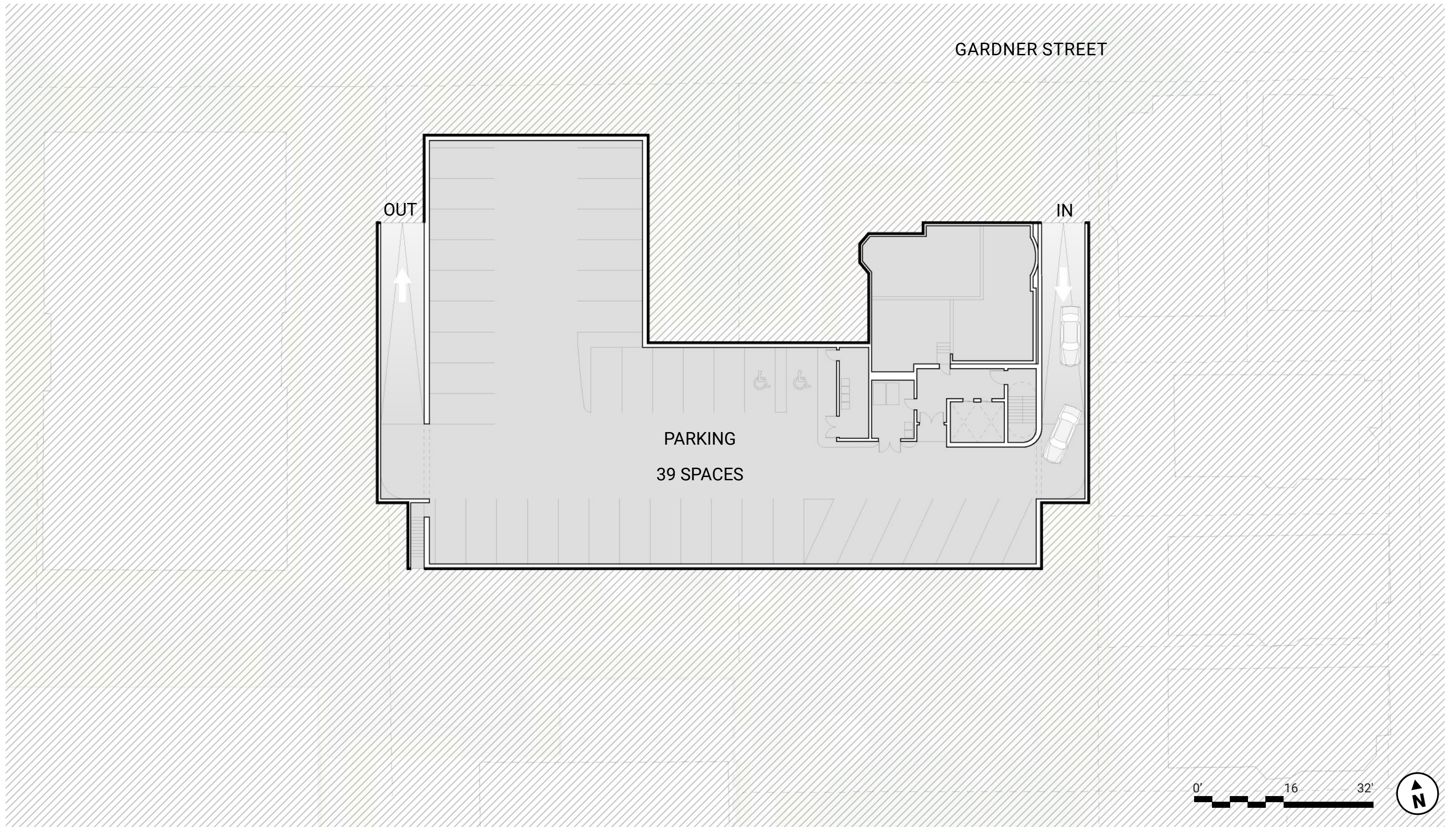
**WOOD
RAINSCREEN B**



PANEL



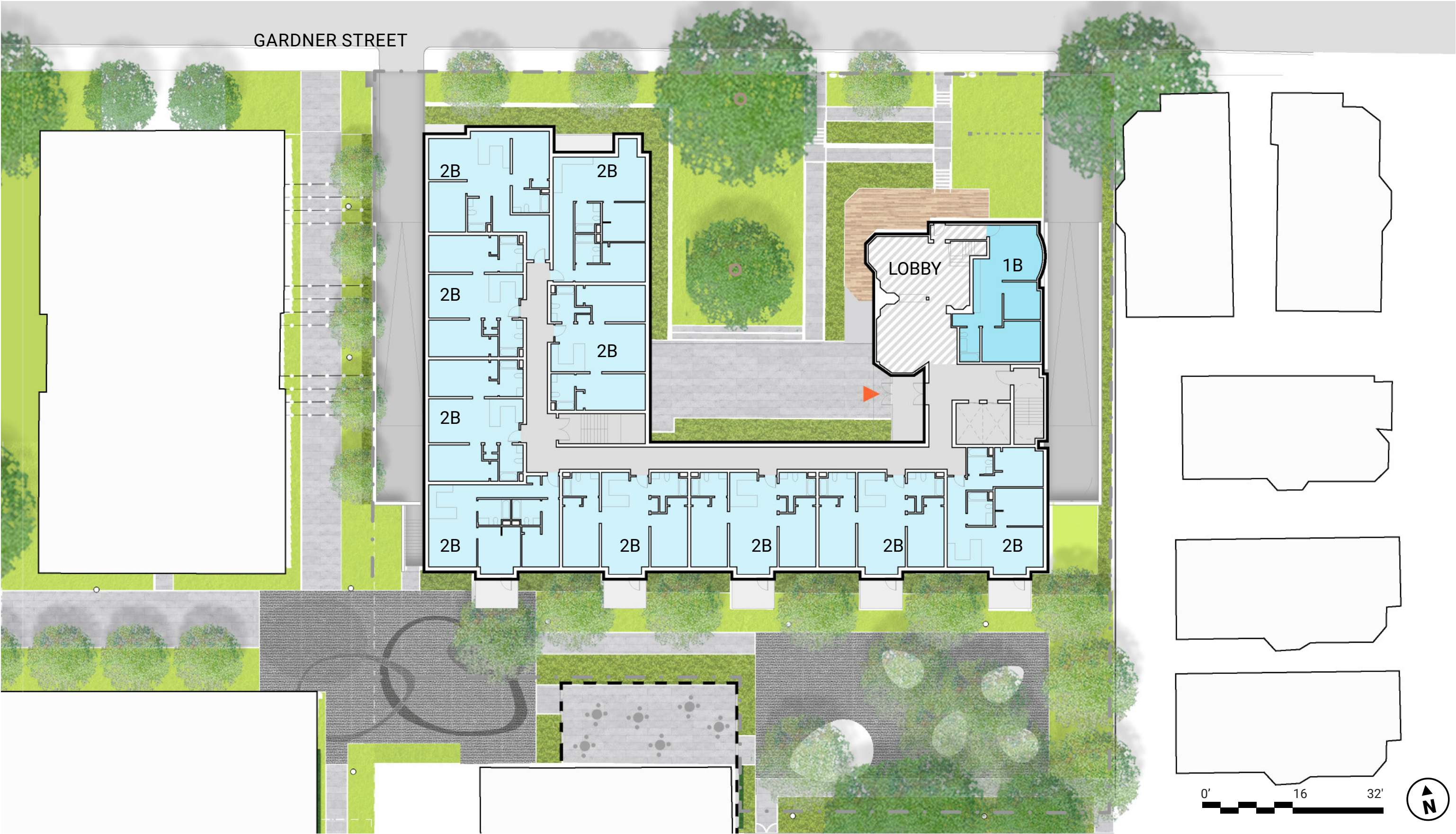
**MASONRY
BASE**



GARDNER ST - GROUND FLOOR PLAN

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

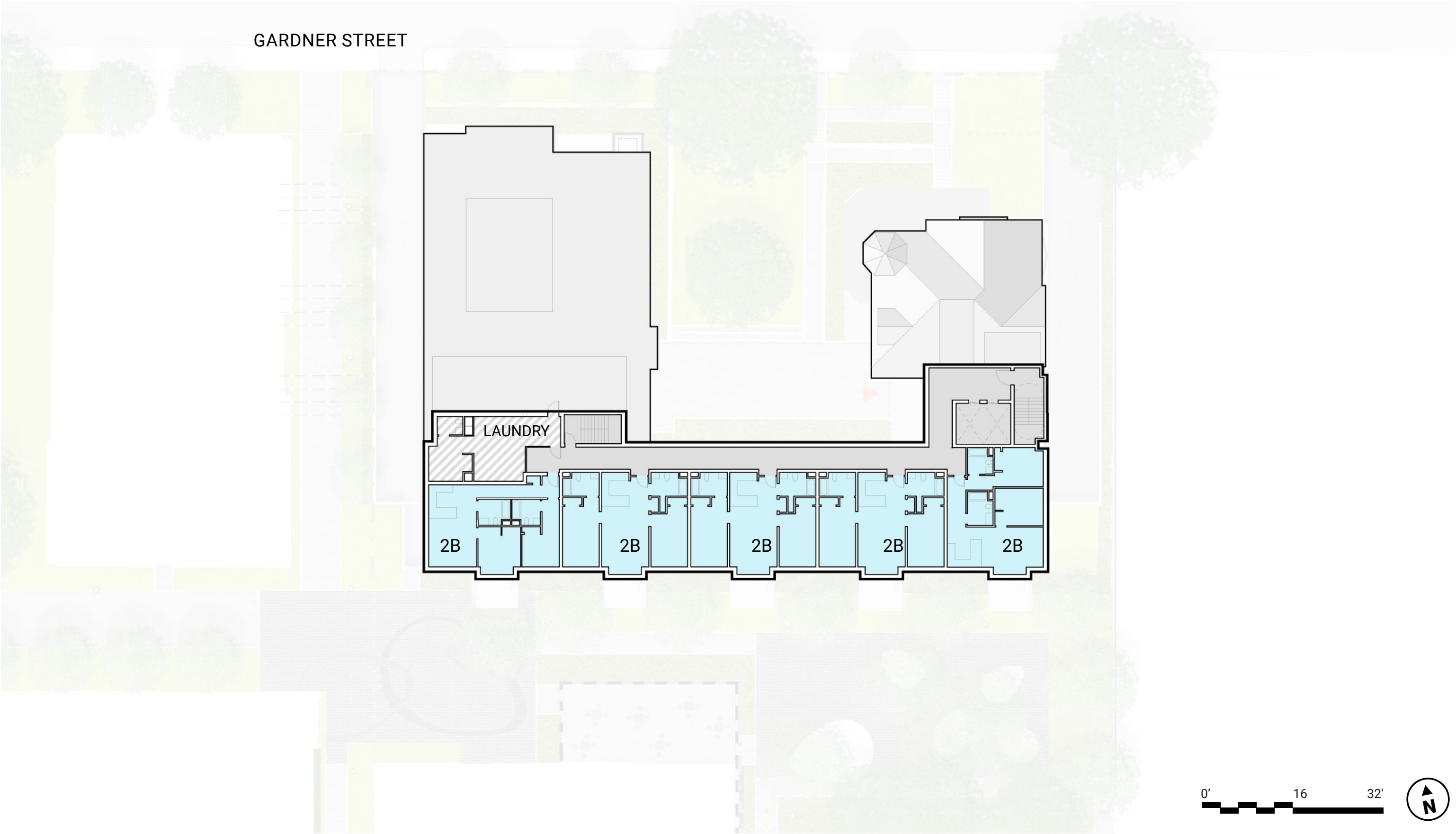
© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



GARDNER ST - GROUND AND TYPICAL FLOOR PLAN

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

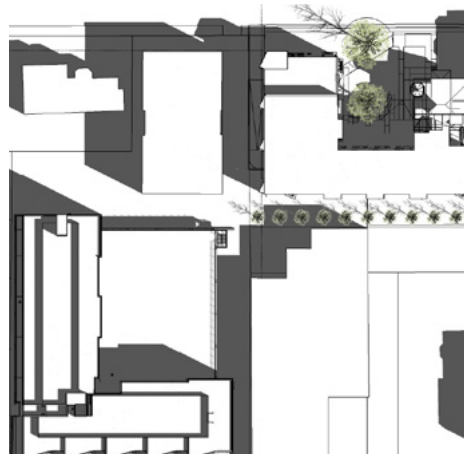


GARDNER ST - FOURTH FLOOR PLAN

83 GARDNER ST | PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

URBAN REALM + LANDSCAPE



9am Mar 21



12pm Mar 21



3pm Mar 21



9am Jun 21



12pm Jun 21



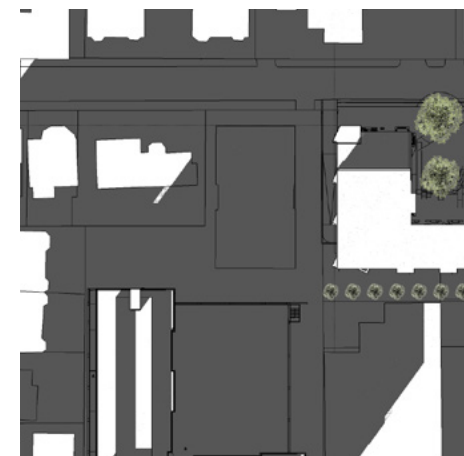
3pm Jun 21



9am Dec 21



12pm Dec 21



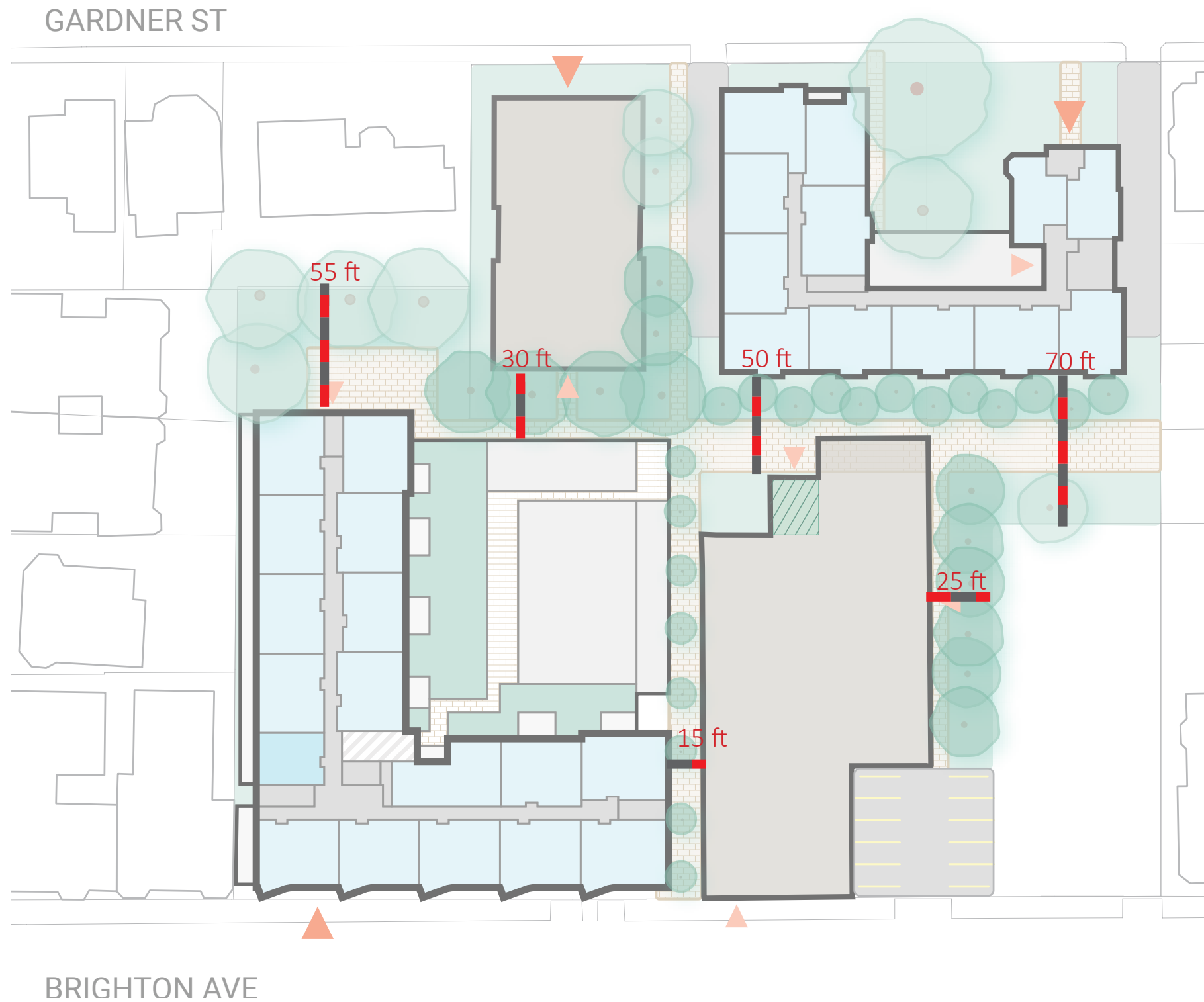
3pm Dec 21



SHADE STUDY

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



SCALE STUDY

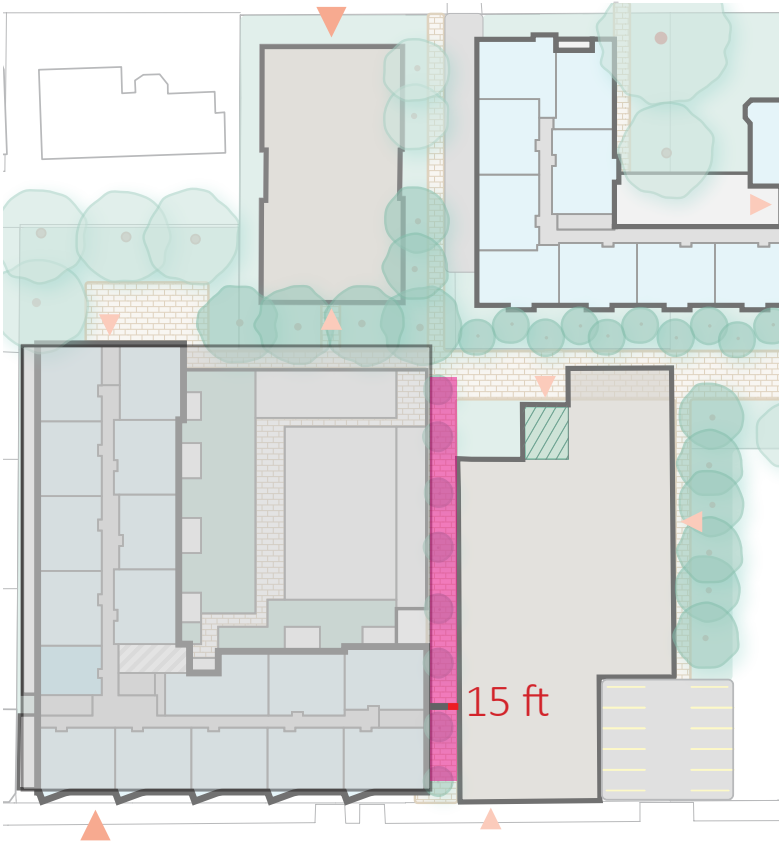
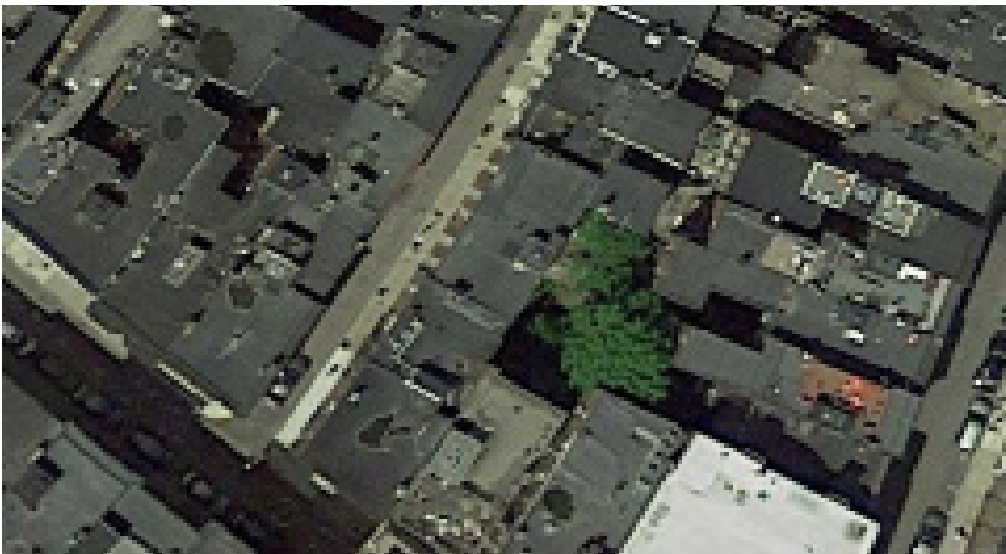
PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

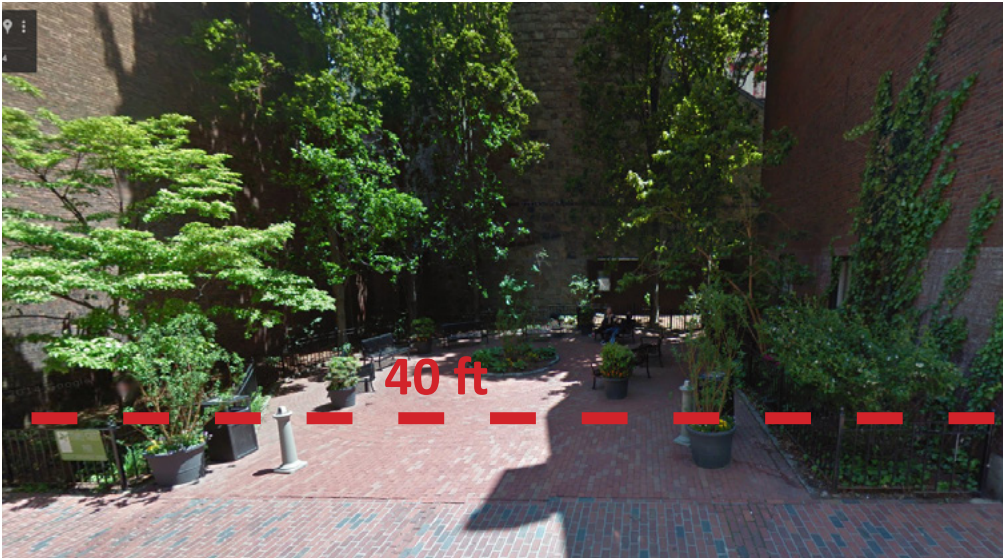
Acorn Street, Beacon Hill



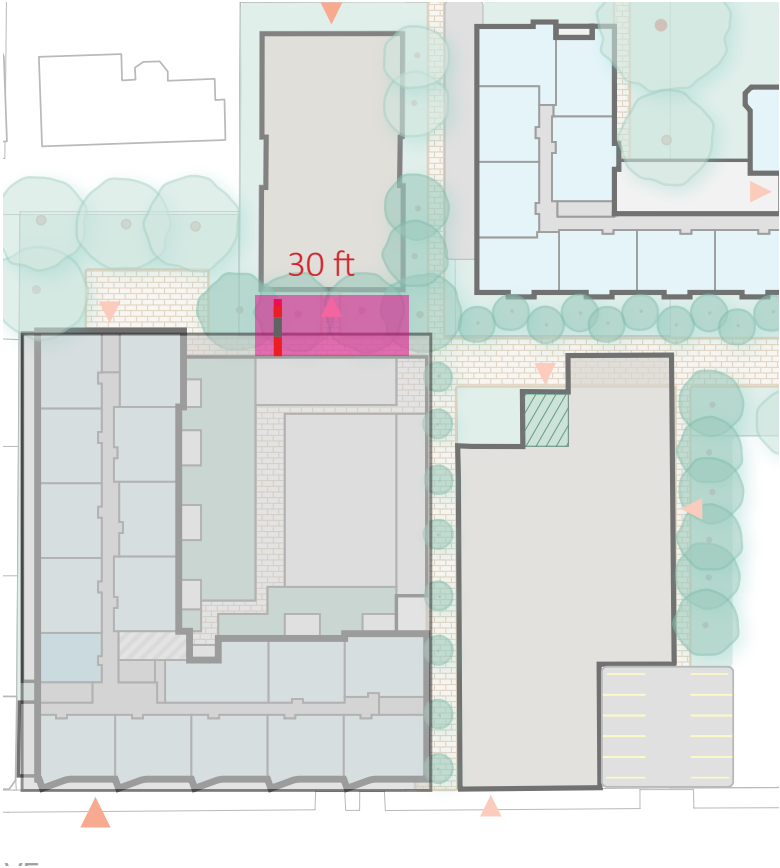
Margaret Street, North End



Temple St. Park- Temple Street, Beacon Hill



Bradford St. Park- Bradford Street, South End

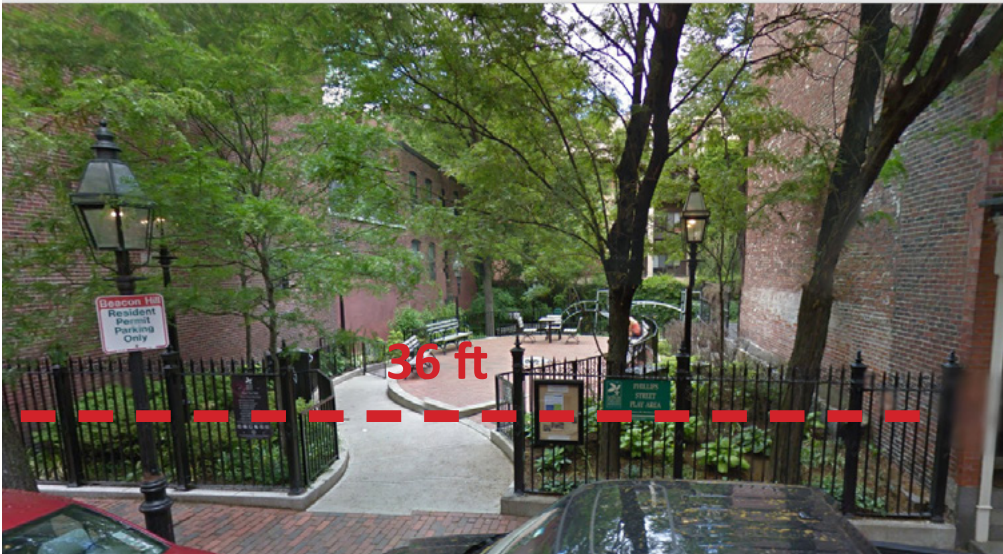


SCALE STUDY - 30 FEET

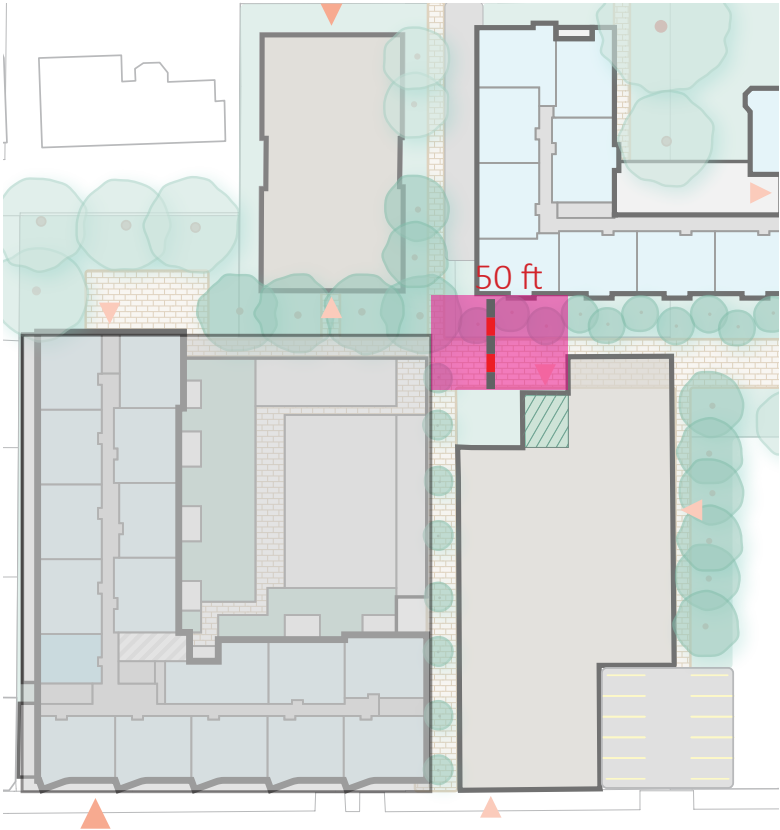
PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

Philip St. Park- Philip Street, Beacon Hill



Jackson Garden- Harvard St., Cambridge

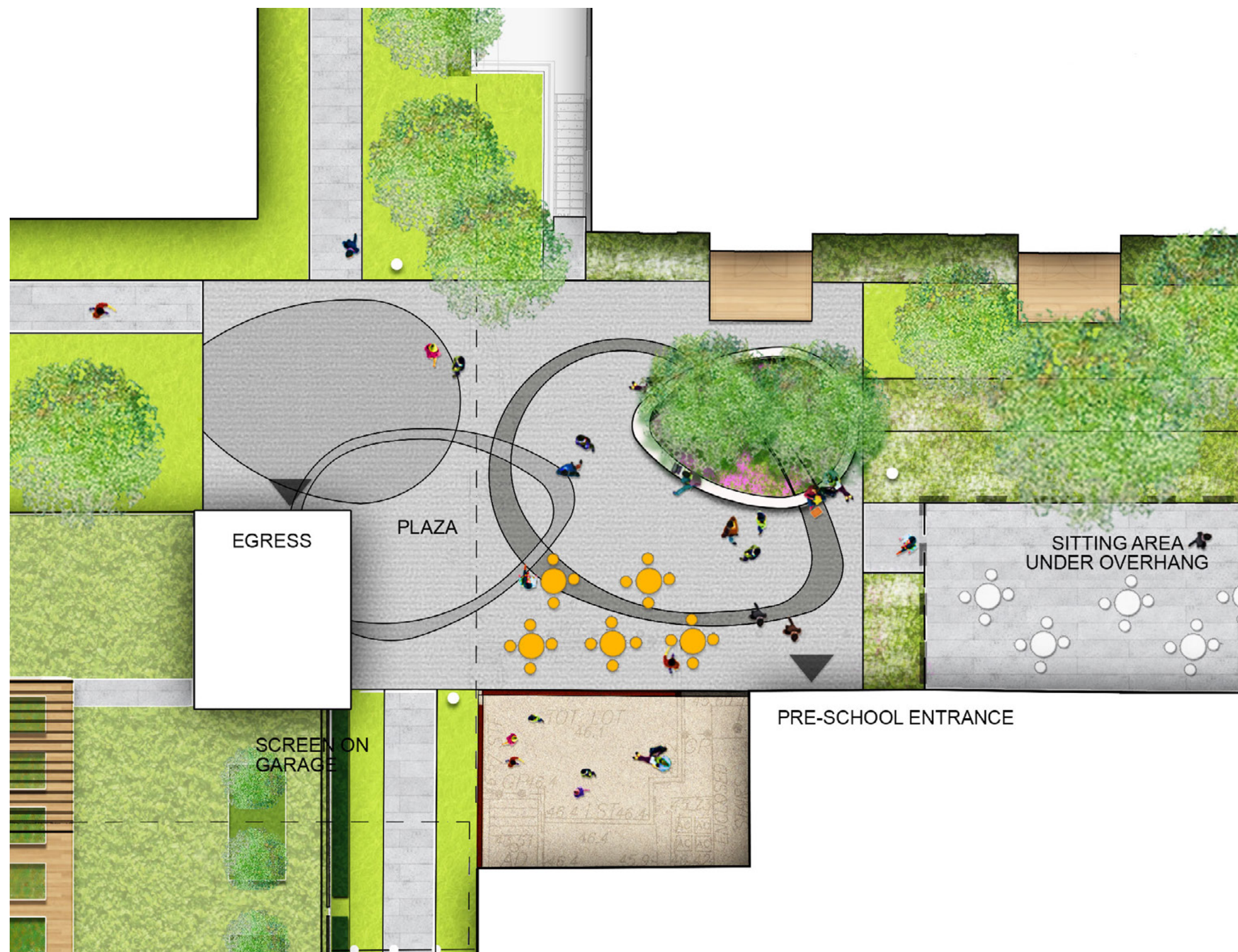


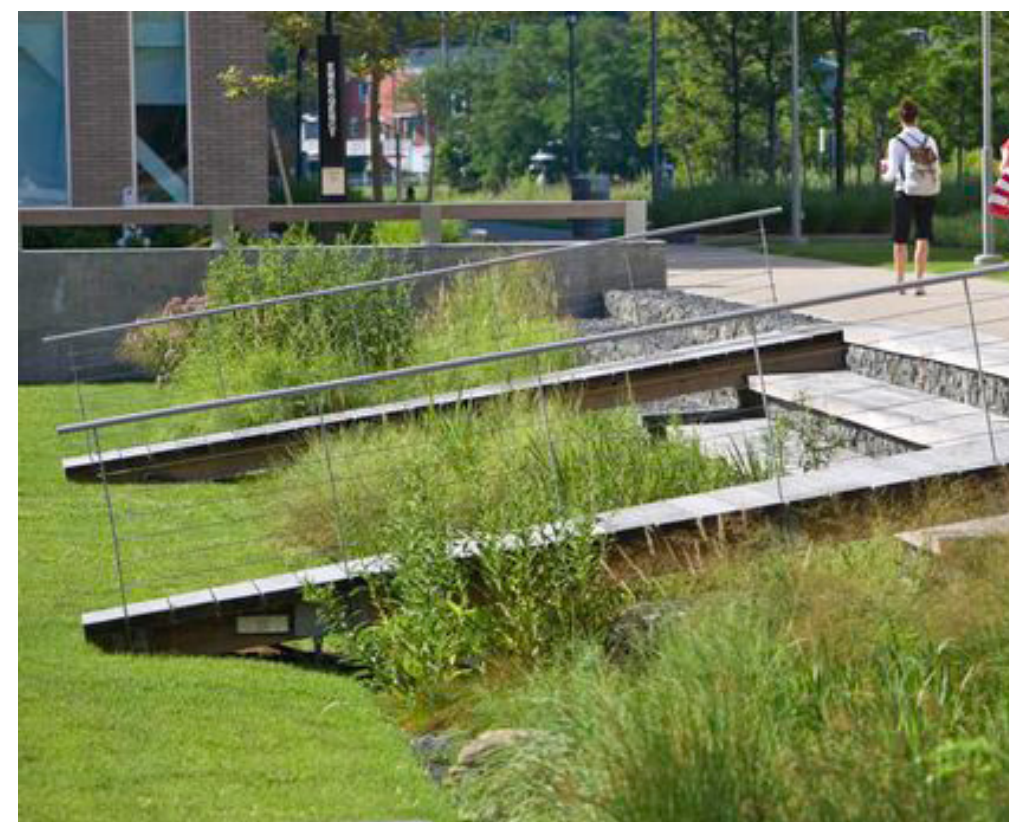


LANDSCAPE PLAN

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

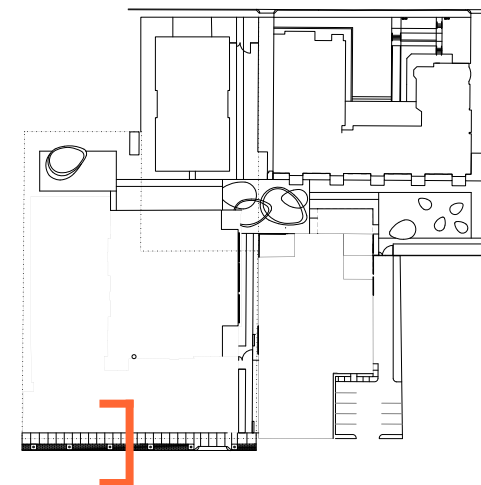
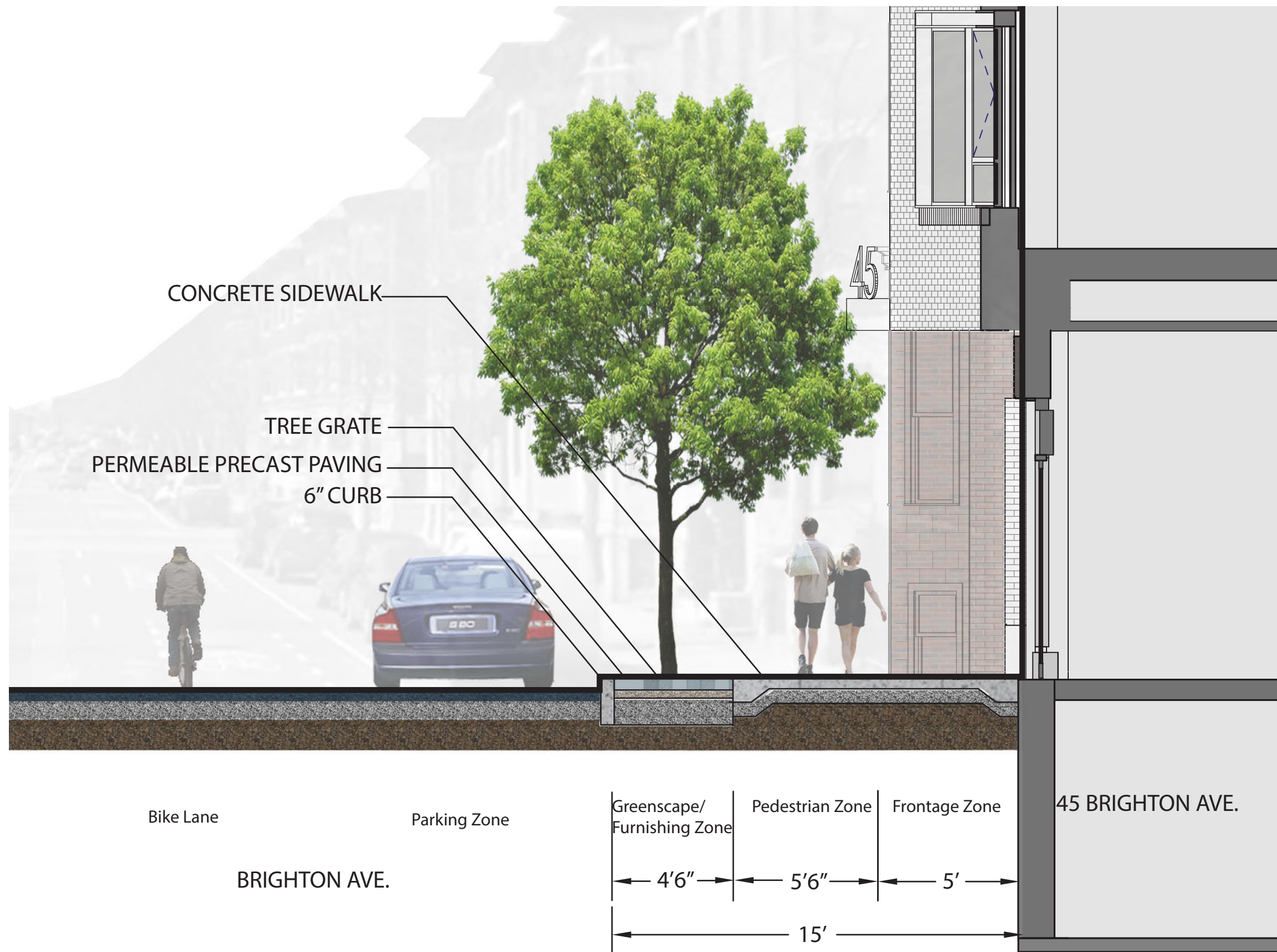




ENLARGED LANDSCAPE PLAN - 83 GARDNER ST ENTRY COURTYARD

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

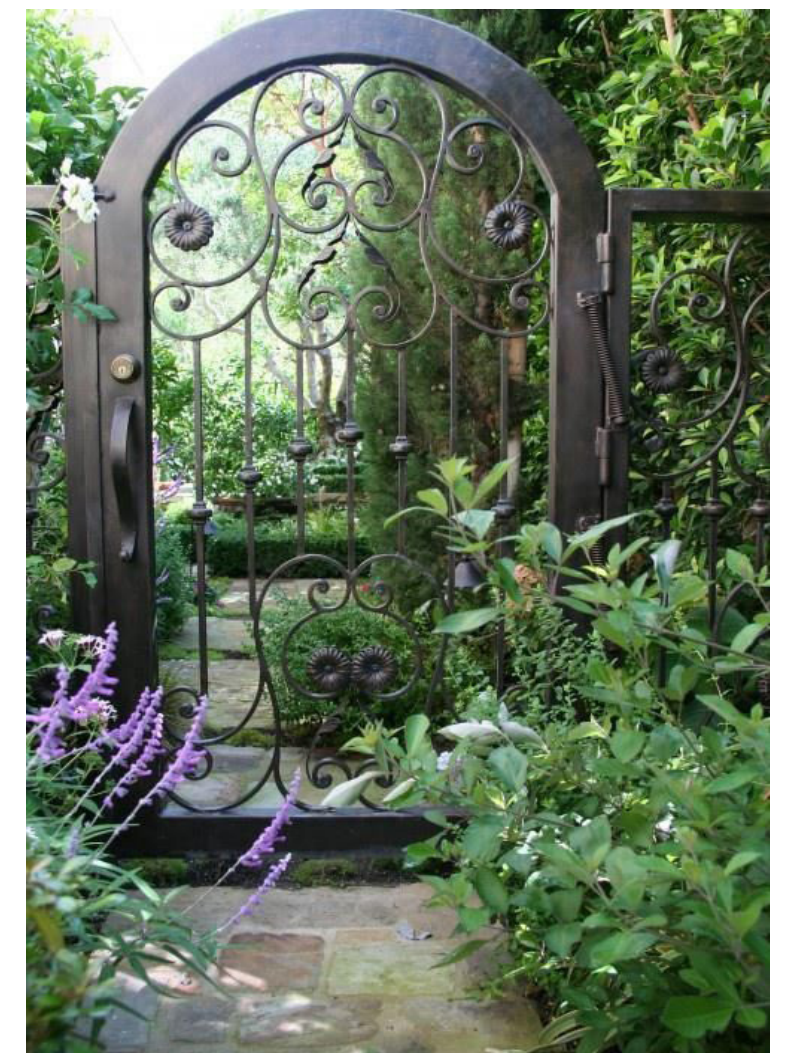
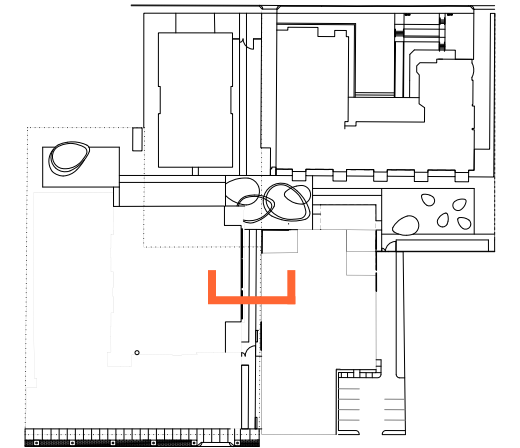
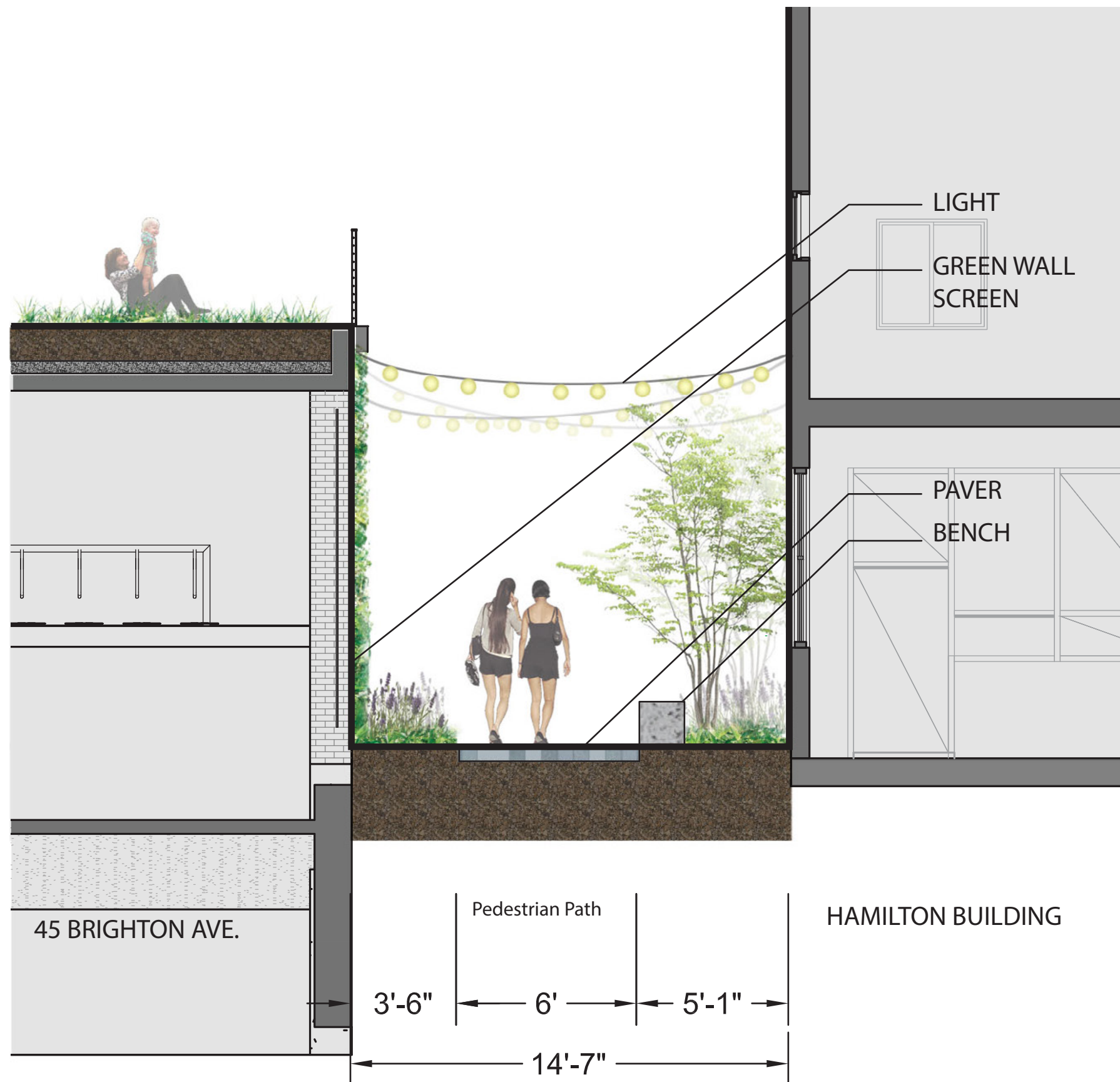


SCALE 1/4" = 1'

SIDEWALK SECTIONS - BRIGHTON AVE

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

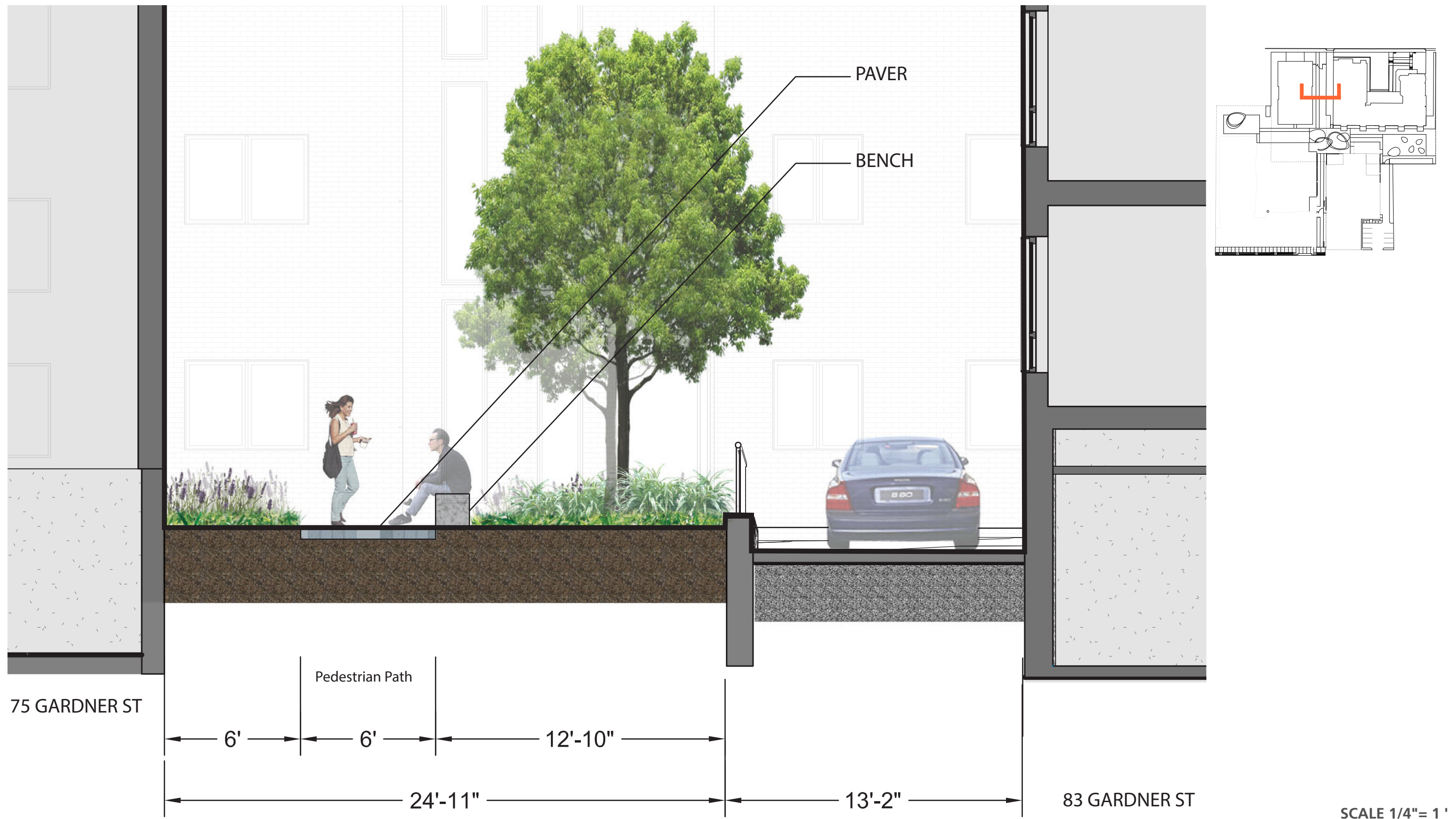


SCALE 1/4" = 1'

SIDEWALK SECTIONS - WALKWAY BETWEEN HAMILTON AND 45 BRIGHTON AVE

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

© 2016 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



SIDEWALK SECTIONS - WALKWAY BETWEEN 75 GARDNER AND 83 GARDNER

PACKARD CROSSING | BOSTON CIVIC DESIGN COMMISSION | 2016.08.02

