



View of 1550 Soldiers Field Road

1550 SOLDIERS FIELD ROAD AND 21 SOLDIERS FIELD PLACE

BCDC Briefing Package - March 6th, 2018

Developer:	Dinosaur 1550 LLC c/o Dinosaur Capital Partners LLC
Architect:	ICON Architecture
Landscape Architect:	Copley Wolff Design Group
Civil Engineer:	Nitsch Engineering
Traffic Engineer:	Howard Stein Hudson
Permitting:	MLF Consulting LLC
Legal:	McDermott Quilty & Miller LLP

The Redevelopment of 1550 Soldiers Field Road and 21 Soldiers Field Place proposes to transform a 1.65 acre site, occupied by a vacant office building and open parking lot, into a vibrant, pedestrian-friendly, transit-oriented development with 249 new residential units in two unique buildings. Located in a prominent position along Soldiers Field Road, the development will mark a key gateway into a district that is transitioning from commercial/office into mixed use, providing important housing in support of area businesses and the broader Allston Brighton neighborhood. The development will enhance this changing district with broad, landscaped courtyards and sidewalks, and take advantage of views across the parkway to the Charles River and its landscaped parkland.

Consistent with the policy goals of Boston Mayor Martin J. Walsh’s 2030 Housing Plan, the Proponent’s innovative development program will provide both market-rate rental and a much-needed increase of income-restricted homeownership units in Brighton. In this regard, the proposed 211 units of rental housing at the Principal Project would create 38 new income-restricted homeownership units at the Associated Off-Site Project. At 18% of the total units for the Principal Project, the Proponent’s innovative and voluntary housing program would increase IDP’s lower requirement of 13% for the Principal Project from 27 units of on-site affordable rental apartments to 38 income-restricted homeownership units, at a new and associated off-site condominium development directly across Soldiers Field Place.

The project consists of two separate assessor parcels bisected by Soldiers Field Place:

- **1550 Soldiers Field Road** is the northern 1.08 acre parcel, bounded by Soldiers Field Road (and the Charles River beyond) to the north, and Soldiers Field Place to the west and south; a single story commercial building sits on an adjacent property to the east. The site is currently occupied by a vacant, two-story former office building.
- **21 Soldiers Field Place** is the southern 0.57 acre parcel. Currently paved for parking to service the building at the 1550 site, and bounded to each side by commercial properties and their parking lots, the site is almost exclusively hardscape. The southern edge of the site is edged by a +/- 20 foot tall retaining wall, atop of which is a privately-owned discontinued street and open, landscaped parkland that abut Birmingham Parkway. There is no physical connection between the sites.

Currently, access to both sites is provided from Soldiers Field Place.

Massing: The proposed Project is conceived as a pair of differently scaled, complimentary buildings, each with a character that respects the neighboring context and the changing nature of the neighborhood:

- **1550 Soldiers Field Road** – consists of 211 apartments in a six-story building over a single level podium garage below grade. The unit mix will include studio, one-, and two-bedroom apartments. The building’s “H-shaped” plan creates two courtyards between the building wings -- a landscaped entry court to the south, and an outdoor amenity area on the north side looking beyond to the Charles River over Soldiers Field Road. First floor interior amenity areas for the residents will extend between the courtyards. Some private patios will be created adjacent to the apartments that surround the amenity courtyard, and decks for units on upper floors are angled to capture views to the river beyond. The below grade garage provides parking for 148 cars. The garage will include generous bicycle storage areas and charging stations for electric cars.
- **21 Soldiers Field Place:** The four-story scale of this 38-unit affordable condominium building steps down to mediate between the lower scaled commercial buildings of the district. The simple, linear mass of the building extends in a north/south direction, aligning the entry lobby directly across from the entry courtyard to 1550. Given its prominent view as one enters the district from Soldiers Field Road, the street facing end volume is highlighted by a broad entry canopy and vertically grouped windows. The broad open space beyond the garage entry is landscaped along the building length, with projecting balconies for all the units along this west facing façade. A screened at-grade garage provides 27 parking spaces for this building. A landscaped garden and dog park are provided for residents of both buildings.



View of 21 Soldiers Field Place at Rear

Character and Materials:

1550 Soldiers Field Road: Taking inspiration from its location along the Charles River, the apartment building’s corners playfully “ripple” with decks and bays to engage the visual connection to the riverfront. The design approach distinguishes both its prominent Soldiers Field Road location as well as its internal courtyard with the use of varying materials and textures. The rippled corners, alternating between recess and projection, add shadow and interest to dissolve the inside/outside boundary. The main body of the building is clad with siding, emphasizing the residential quality of the development. At the “ripple” corners, brightly colored shingles clad the angled walls, to provide a rich texture, like that of water walls with a lively patterning. The alternate recessed floors are clad in a “wood-look” siding, connecting to the natural setting of the parkland along the river. This wood-look material highlights recessed corners in the volume as well. Large punched openings in these facades reveal groups of residential decks, and engage the larger scale of this broad parkway, with decks twisting to enhance the river view. A tall crown above the upper story ties the building volumes together.

At the entry courtyard, a projecting frame groups windows over the building entry in a simple gesture to direct attention to the lobby beyond the broad, landscaped courtyard.

21 Soldiers Field Place: A similar palette of materials is employed on this building, with siding and wood-look accents providing a strongly residential quality. The decks allow the building to engage the landscaped side yard and retaining wall at the rear of the site. Garage openings are screened with horizontal bands of wood-look siding, offering a residential fencing scale against the landscaped side yard.

Open Space and Landscape: The intention of the Project is to enhance the public realm around the Project site, and develop an appropriately scaled building for the area that recognizes its unique location at this prominent gateway into this evolving district. The development edges Soldiers Field Road and will work to engage improved pedestrian and bike paths that are being considered as part of the circulation to the new Boston Landing transit stop nearby.

The landscape and hardscape design for the proposed 1550 Soldiers Field Road and 21 Soldiers Field Place Project is envisioned as a singular element which ties the two parcels together. New 7’ minimum width pedestrian sidewalks are provided along the maintained curb layout with 3’ wide vehicular curb tip-downs at driveways and accessible curb ramps at a new crosswalk between the apartment building and condominium building.



Locus Plan

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Around the apartment building, a minimum 10’ wide green buffer is provided along the Soldiers Field Road frontage. The green buffer is comprised of a gently sloped berm that rises about 3’ high from the existing sidewalk elevation to the face of building. A low stone or textured concrete garden wall spans between the wings of the building and provides elevation for the 8,000 SF residential courtyard which is approximately 5’ above the sidewalk elevation. A grove of native birch trees runs along the face of the building and extends into the courtyard. The understory planting will be comprised of native river’s edge plantings such as Summersweet, Dogwood, and Inkberry. On the west side of the apartment building, a row of street trees are spaced at 40’ on center.

Along Soldiers Field Place a 2,500 SF south-facing lobby entry courtyard, accessible from the sidewalk is provided along with a drop-off / pick-up zone along the sidewalk. The entry courtyard is buffered from the street by a linear raised planter with shade trees. The planter will have integral bench seating. Garage access and a curb cut for loading are located on the eastern side of the apartment building.

On the condominium building site at 21 Soldiers Field Place, a 30’ wide open space is provided on the west side which includes a 2,500 SF garden grove space for sitting and socializing and an enclosed 3,000 SF dog park for use by residents of both parcels. The lobby entry to the condominium building has an 800 SF terrace which opens towards the apartment building. The existing retaining wall on the south end of the condominium site will be re-landscaped with new landscaping installed to soften the face of the wall. A 10’ wide buffer planting strip of birch trees and understory plantings is provided on the east side of the site in addition to a low perimeter fence.

Vehicular Circulation and Pedestrian Environment: Vehicles will enter each site with direct access into the garages, allowing as much site area as possible to be landscaped. Landscaping will activate the wide sidewalks of Soldiers Field Place, hopefully establishing a new standard for this neighborhood.

Consistency with Area Plans: This area in the Allston Brighton neighborhood is continuing to evolve, taking advantage of the transit improvements at Boston Landing. The Boston Planning and Development Agency is currently evaluating pedestrian connections throughout this area to provide safer travel to the new transit stop, as well as considering improved means to access the Charles River parkland across Soldiers Field Road. Planning principles will target a reactivated and continuous streetscape. The potential exists for multiple underutilized sites to transform the neighborhood from a scattering of commercial and industrial uses to a vital, mixed-use neighborhood.

This proposed Project represents a step in realizing the goals of a reconnected neighborhood by transforming a vacant building and parking lot into a lively residential community. When completed, the Project will provide an improved pedestrian areas in the district and provide much needed housing, including affordable home ownership opportunities. It will animate the edges of this emerging mixed-use district.



1. 1660 Soldiers Field Road



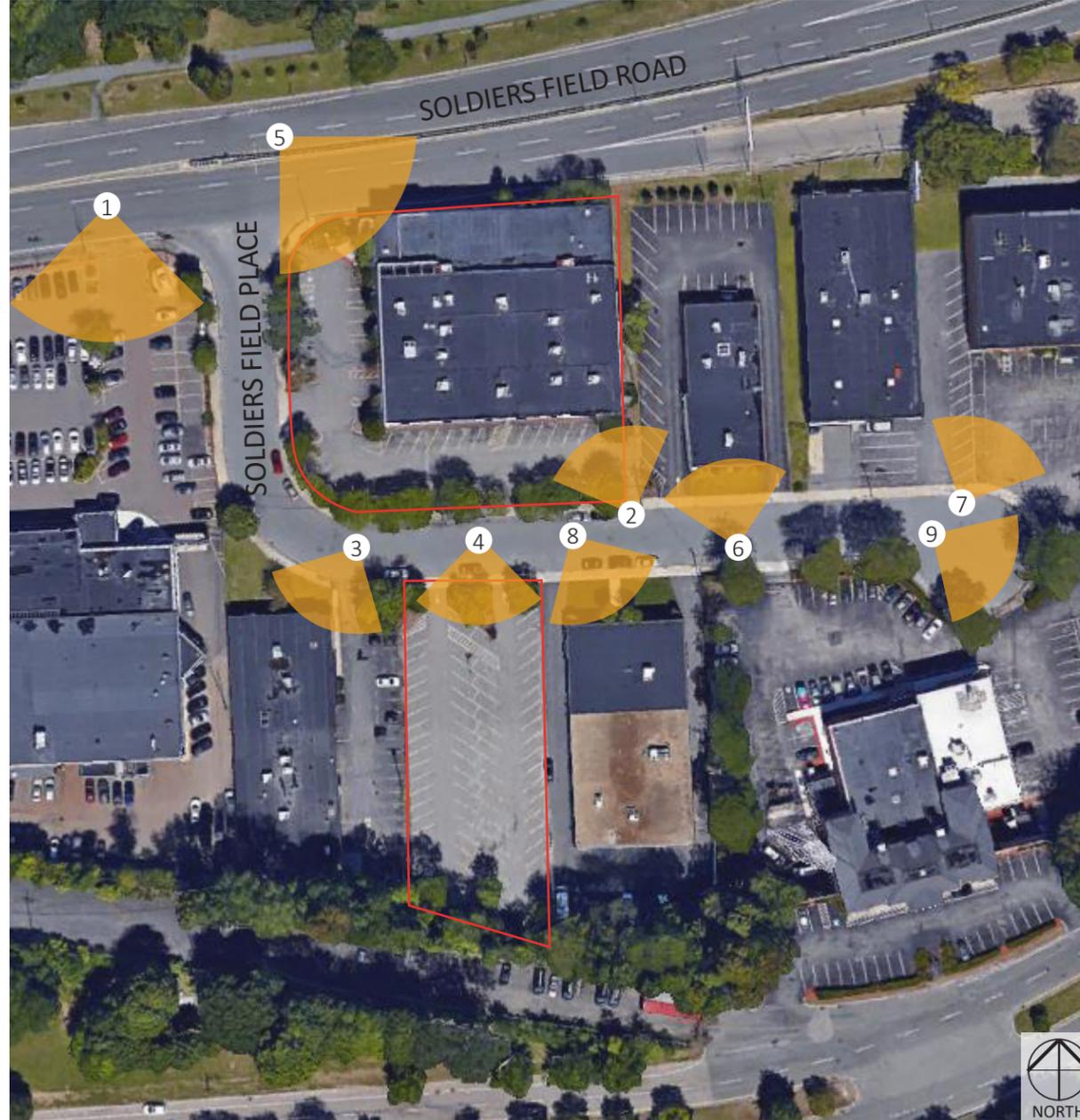
5. Project site: 1550 Soldiers Field Road



6. 40 Soldiers Field Place



2. Project site: 1550 Soldiers Field Road



7. 50 Soldiers Field Place



3. 15 Soldiers Field Place



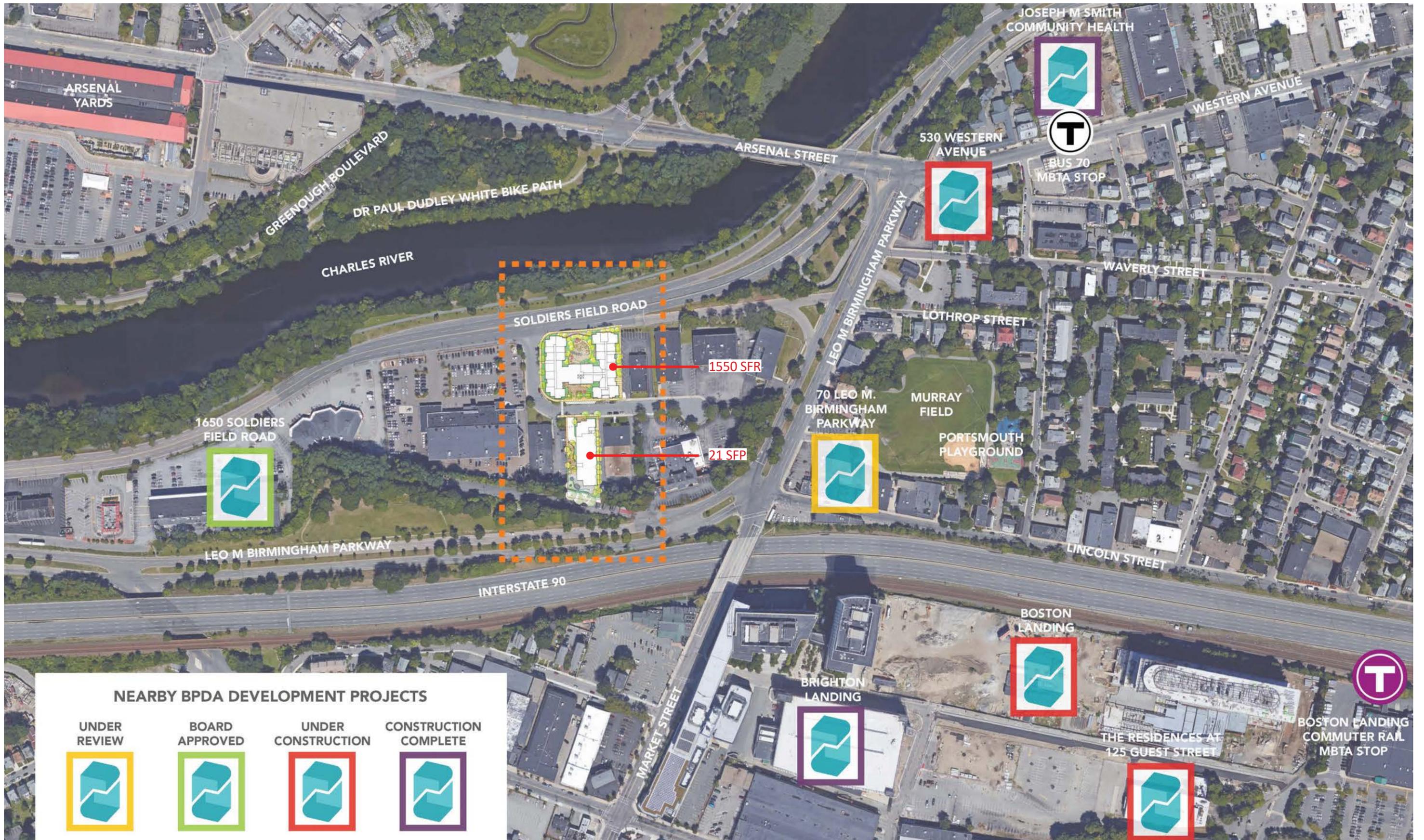
8. 35 Soldiers Field Place



4. Project site: 21 Soldiers Field Place (front along SFP)



9. End of Cul de Sac on Soldier Field Place



NEARBY BPDA DEVELOPMENT PROJECTS

UNDER REVIEW



BOARD APPROVED



UNDER CONSTRUCTION



CONSTRUCTION COMPLETE



CONTEXT MAP



ELEVATED COURTYARD

LOBBY ENTRANCE

LOADING

BASS DOHERTY & FINKS

ANIKO INSURANCE

ACURA OF BOSTON

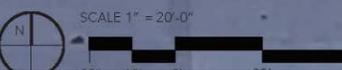
SOLDIERS FIELD PLACE

SOLDIERS FIELD PLACE

PEARL ADHC

CBS RADIO BOSTON

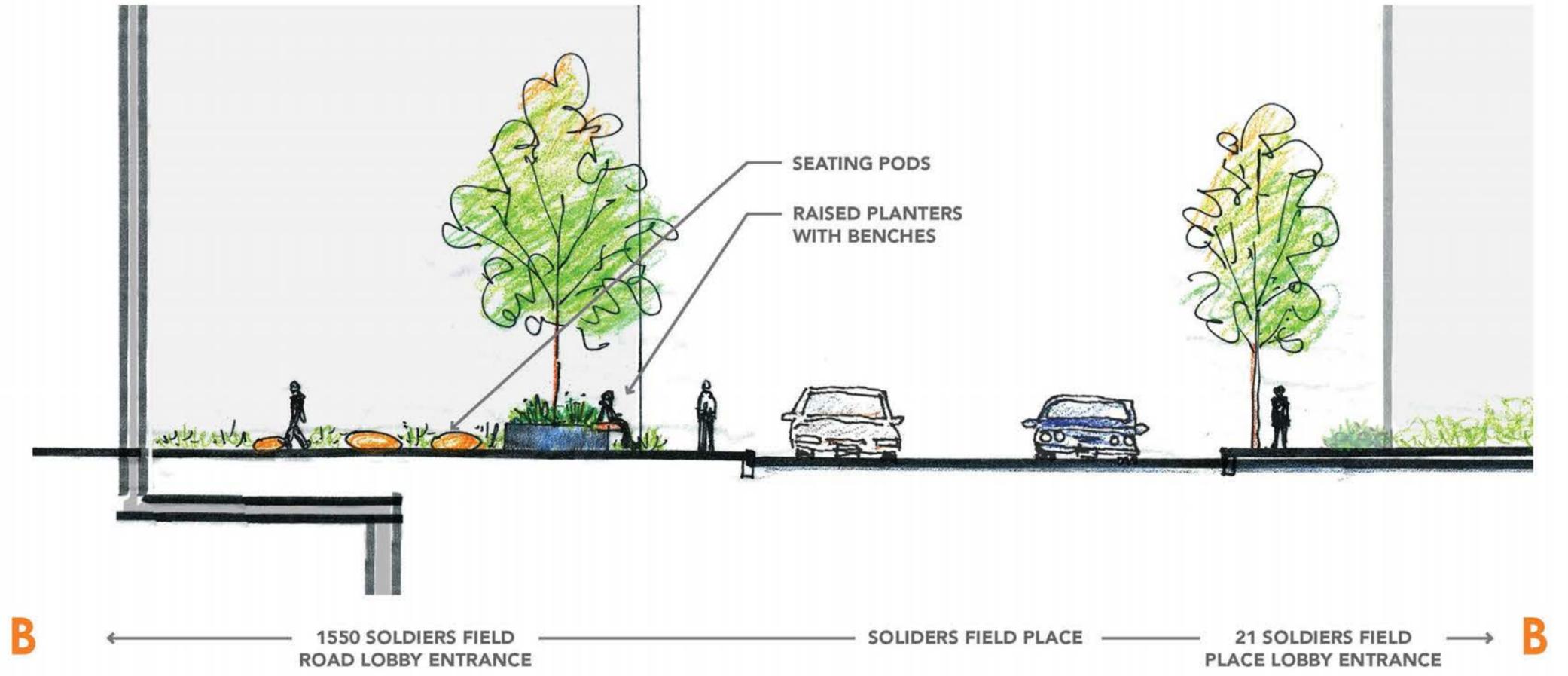
L.C. ANDERSON



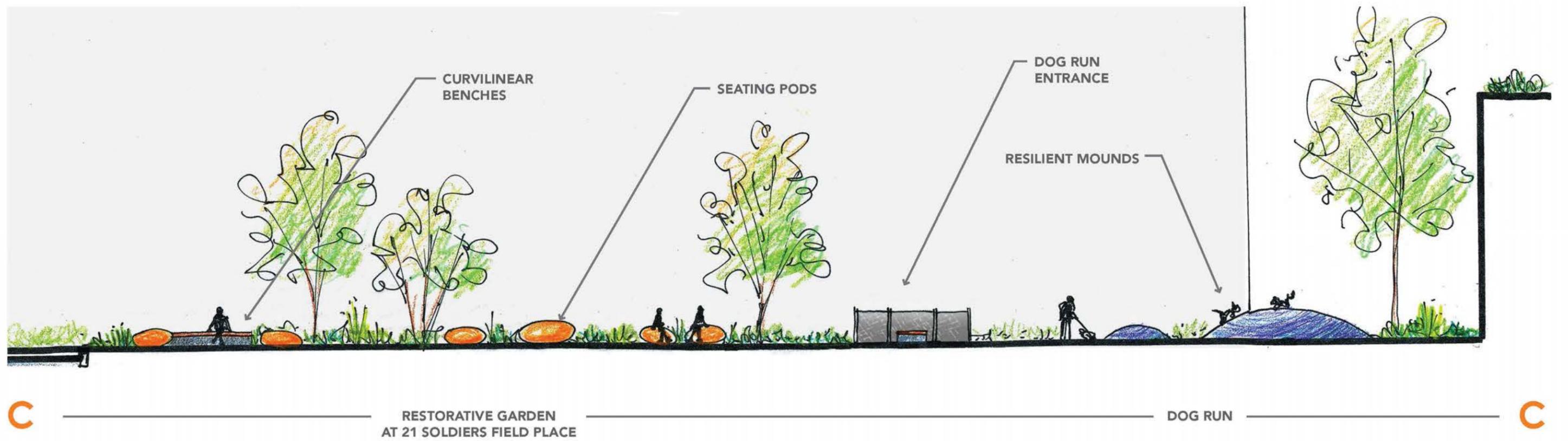
SITE PLAN: 1550 SOLDIERS FIELD ROAD



SITE PLAN: 21 SOLDIERS FIELD PLACE

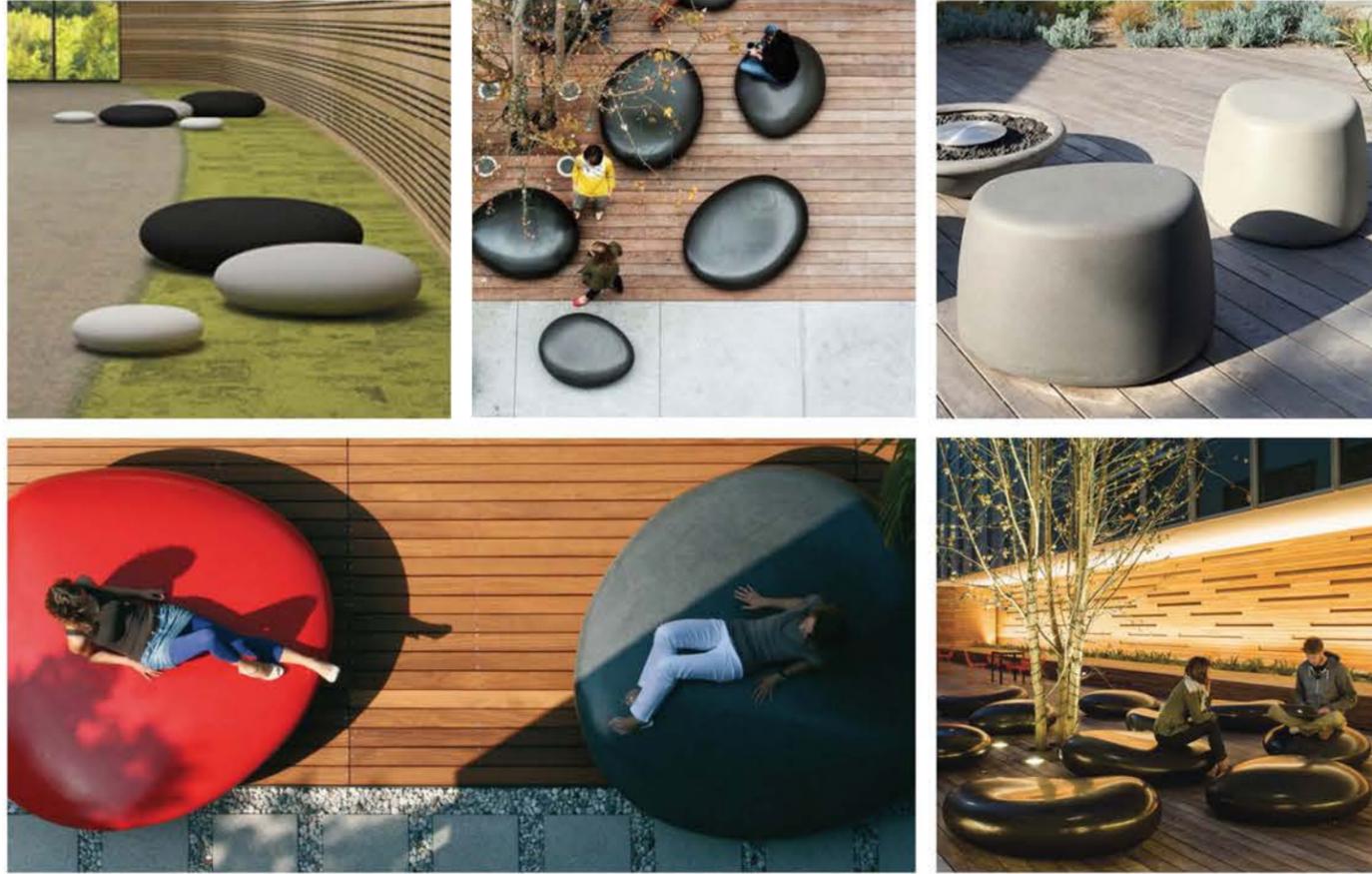


SITE SECTIONS





PEBBLE SEATING PODS



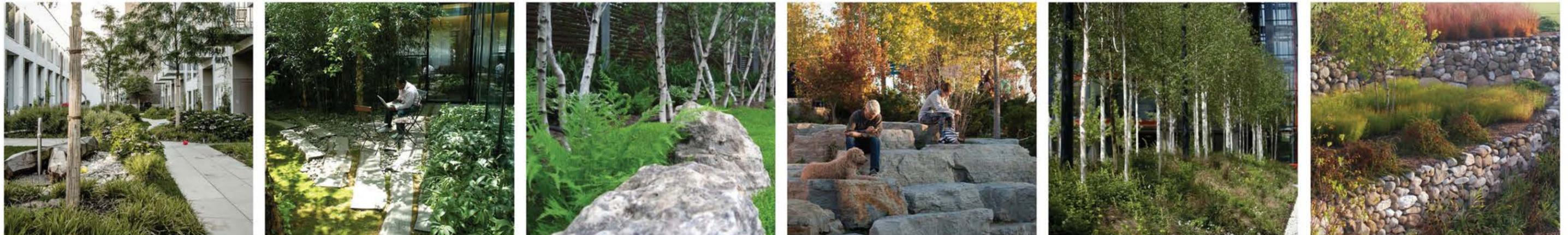
BENCHES + TREE PLANTERS

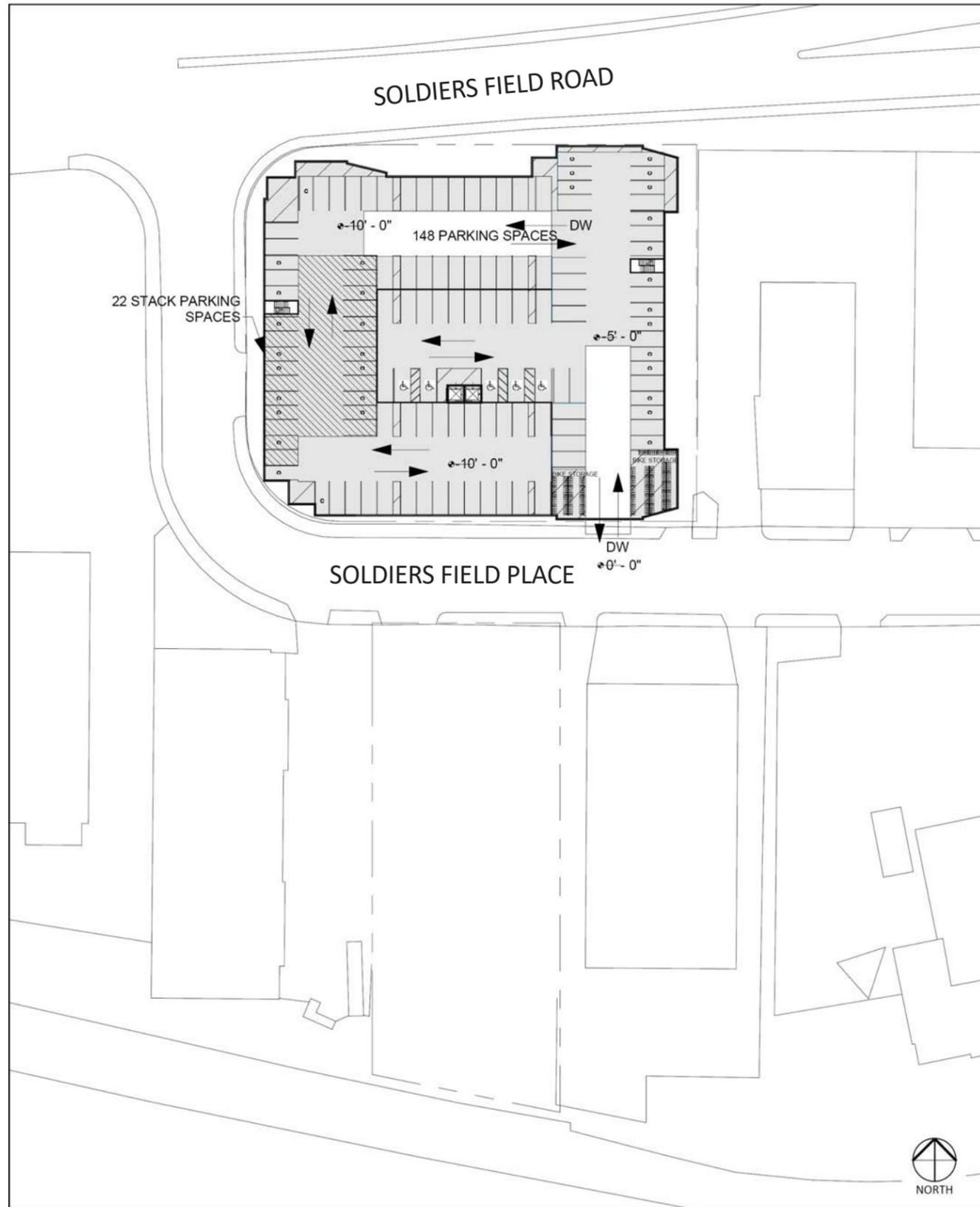


DOG PARK ENTRY + RESILIENT MOUNDS



RIPARIAN WOODLAND PLANTING + STONE WALL





GARAGE LEVEL PLAN

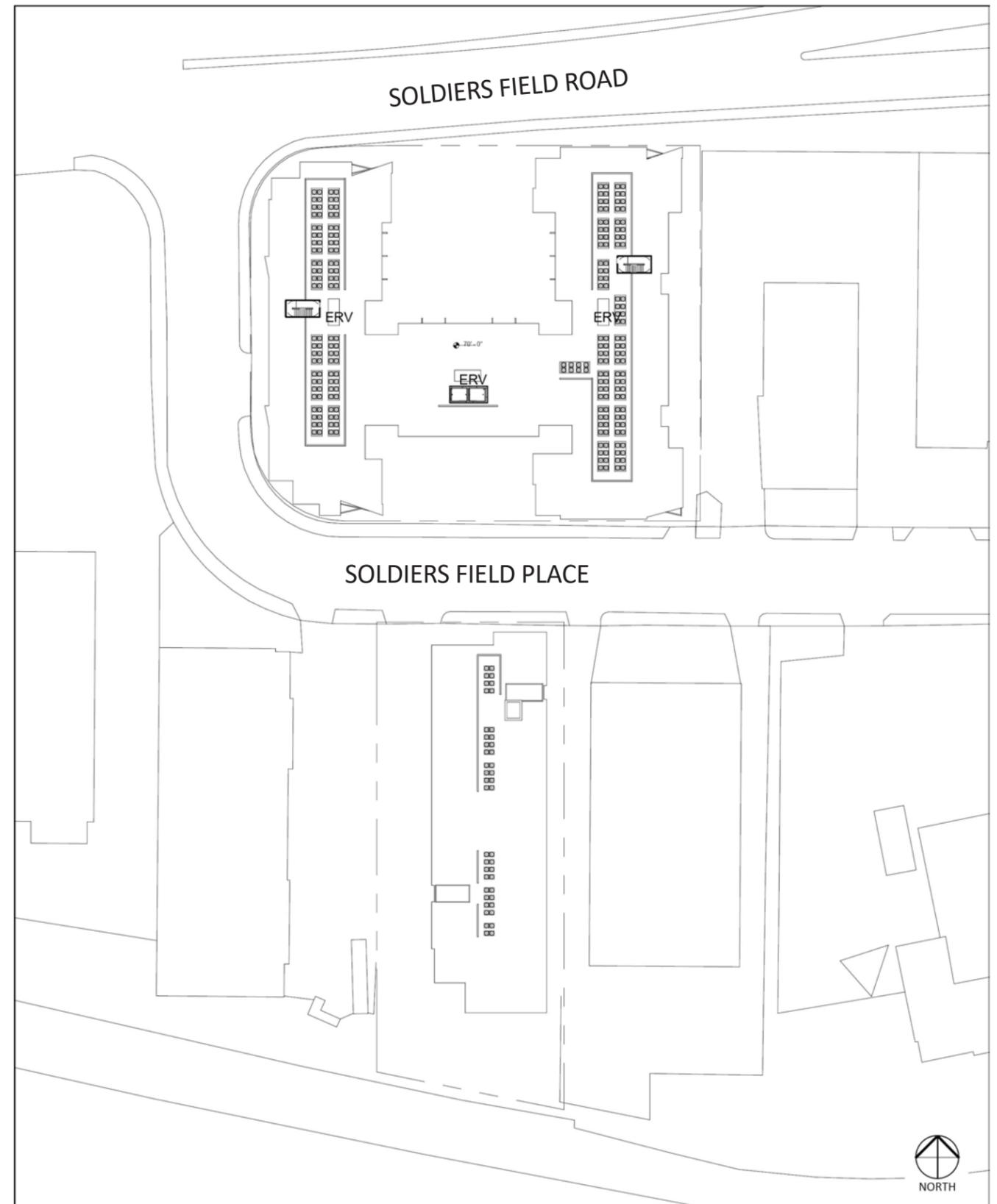


LEVEL 1 PLAN

FLOOR PLANS



LEVEL 2-6 PLAN



ROOF PLAN

FLOOR PLANS











