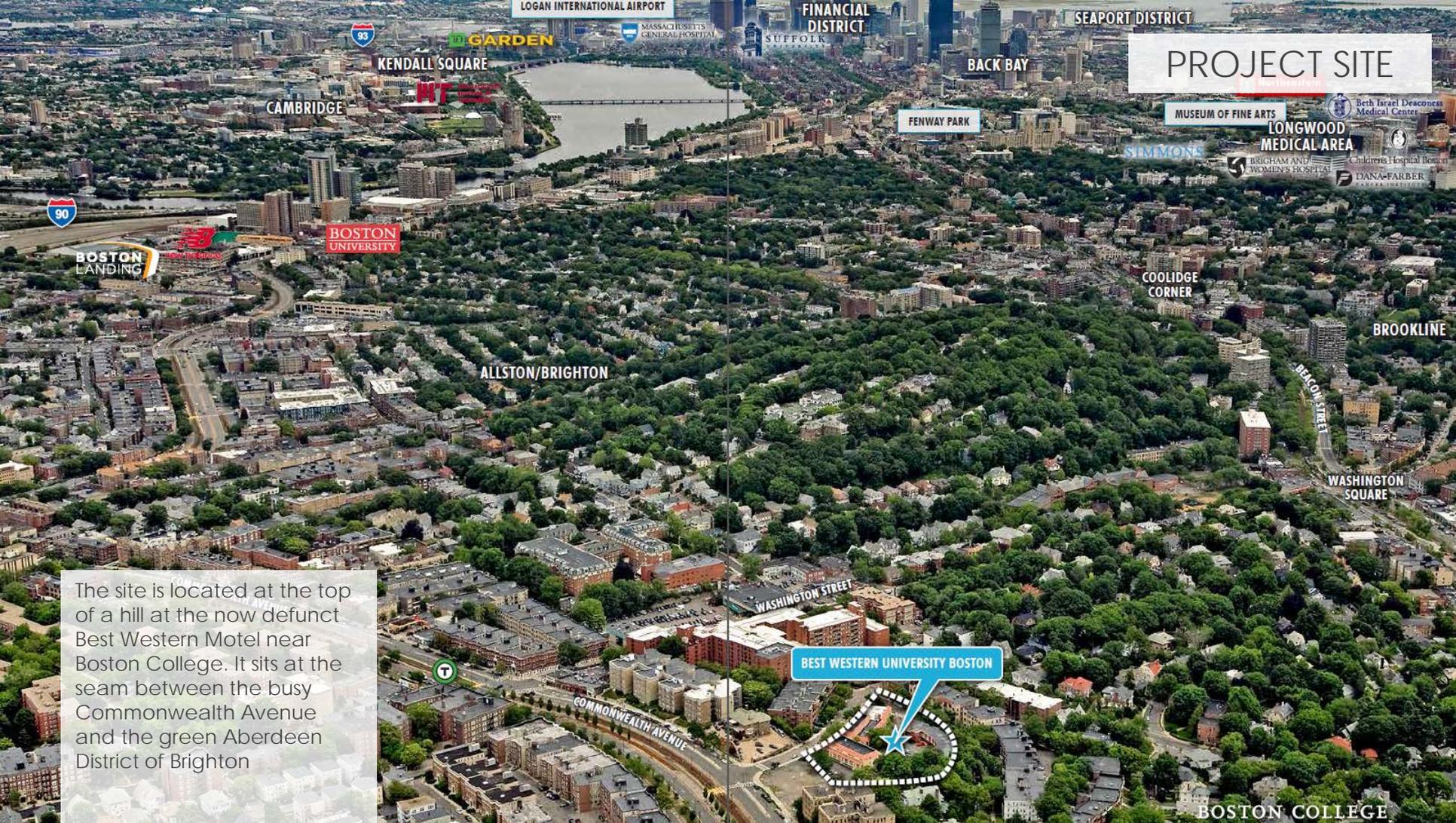


40 Mount Hood

BCDC Preview Package
March 27, 2018

1650 Commonwealth LLC





PROJECT SITE

90

93

GARDEN

LOGAN INTERNATIONAL AIRPORT

FINANCIAL DISTRICT
SUFFOLK

SEAPORT DISTRICT

CAMBRIDGE

KENDALL SQUARE

W.F.E.S.

BACK BAY

FENWAY PARK

MUSEUM OF FINE ARTS

Beth Israel Deaconess Medical Center

LONGWOOD MEDICAL AREA

SIMMONS

BRIGHTMAN AND WOMEN'S HOSPITAL

Children's Hospital Boston
DANA-FARBER

BOSTON UNIVERSITY

BOSTON LANDING

COOLIDGE CORNER

BROOKLINE

ALLSTON/BRIGHTON

BRACON STREET

WASHINGTON SQUARE

The site is located at the top of a hill at the now defunct Best Western Motel near Boston College. It sits at the seam between the busy Commonwealth Avenue and the green Aberdeen District of Brighton

WASHINGTON STREET

BEST WESTERN UNIVERSITY BOSTON

COMMONWEALTH AVENUE

BOSTON COLLEGE

PROJECT SITE

Steep street sloping down to neighborhood

Newer 8 Story Residential Project

12' high stone estate wall along property edge

Large Single Family Home

Attached 3 1/2 story townhomes



EXISTING SITE PLAN



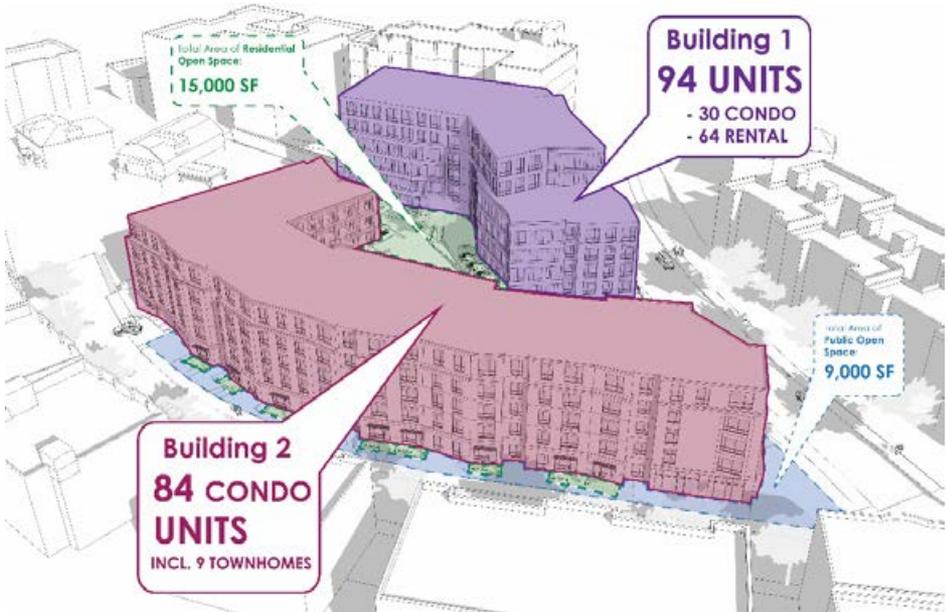
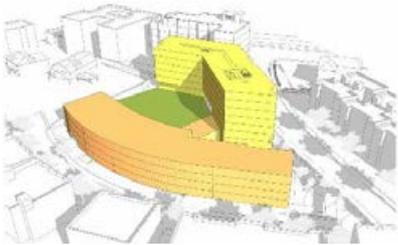
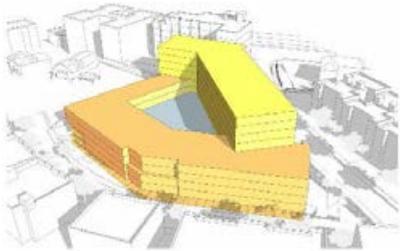
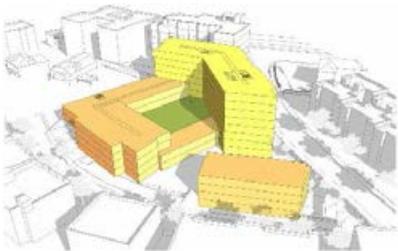
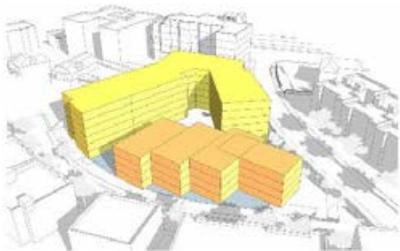
EXISTING CONDITIONS



1650 Commonwealth LLC



MASSING STUDIES



Building heights step down from Commonwealth.

Egremont façade broken up into vertical sections around townhome widths.

SITE PLAN

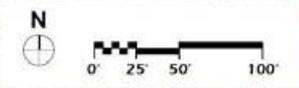


COMMONWEALTH AVENUE

MT. HOOD ROAD

EGREMONT ROAD

COREY ROAD



FLOOR PLANS



LOWER
PARKING LEVEL



UPPER PARKING
LEVEL

FLOOR PLANS



TERRACE LEVEL



RESIDENTIAL LEVEL

AXON VIEW



VIEW FROM MT. HOOD

- Massing steps down from 7 stories to 5 stories.
- Lobby entrances at different levels to animate street.
- Multiple Building massing and materials to create rhythm of individual blocks

VIEW FROM EGREMONT



VIEW FROM AT MT. HOOD
AND EGREMONT CORNER



COURTYARD VIEW





LANDSCAPE EXAMPLES





Corner park view

