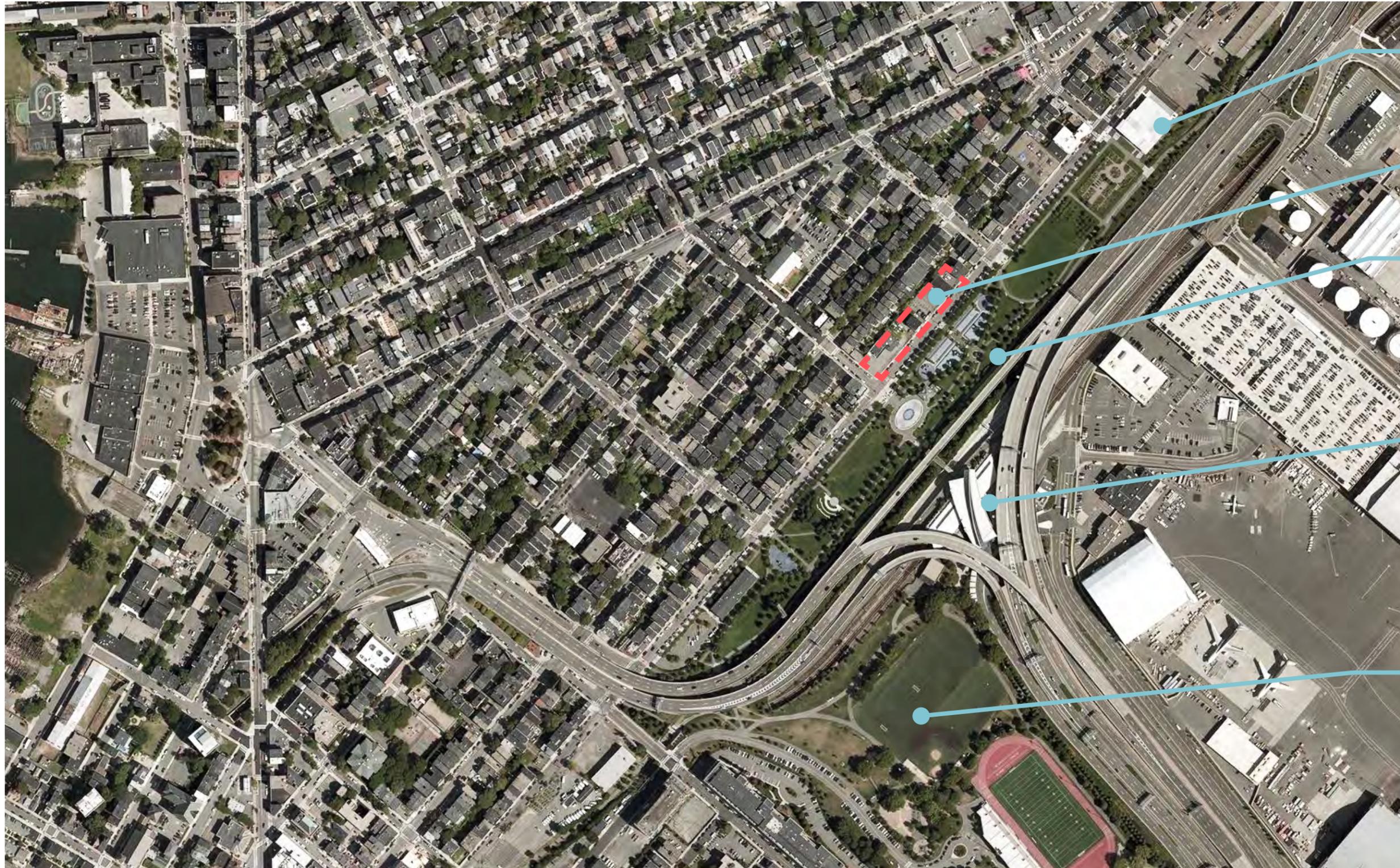




282 BREMEN ST / EAST BOSTON

NOVEMBER 19, 2019



EAST BOSTON BRANCH
OF THE BOSTON PUBLIC
LIBRARY

282 BREMEN ST

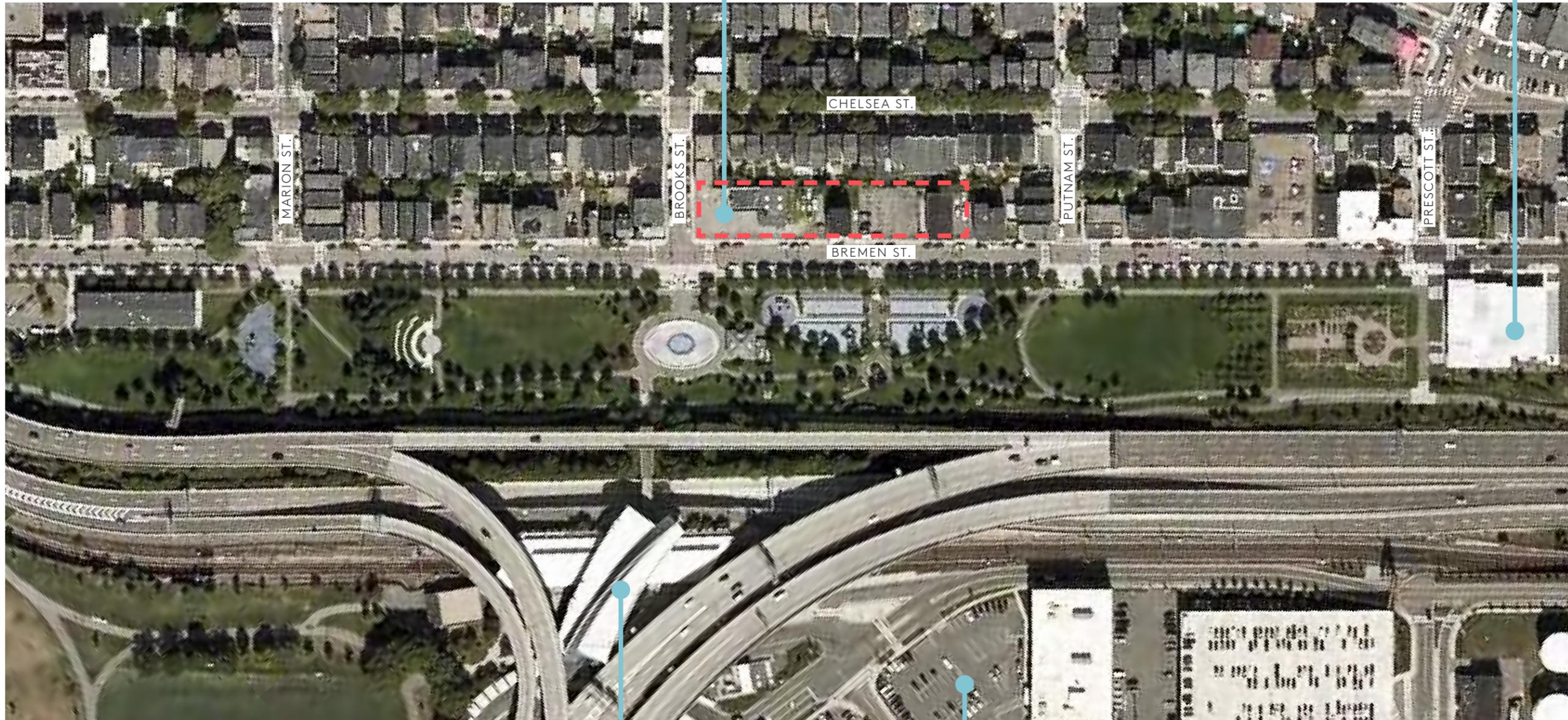
BREMEN STREET
COMMUNITY PARK

BOSTON TRANSIT
AIRPORT STATION

EAST BOSTON MEMORIAL
PARK

282 BREMEN ST.

BOSTON PUBLIC LIBRARY:
EAST BOSTON BRANCH



NEIGHBORHOOD

PARK

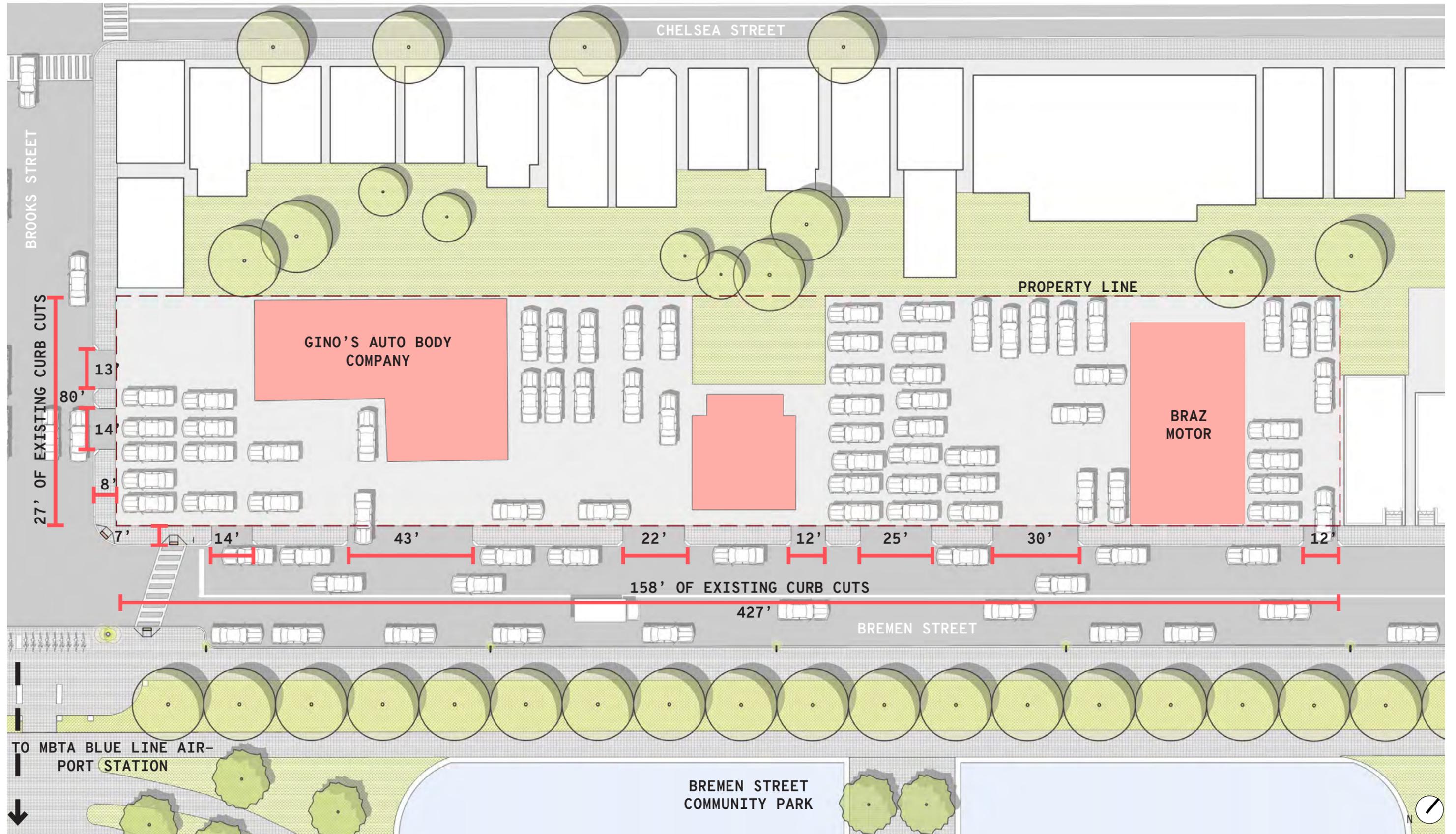
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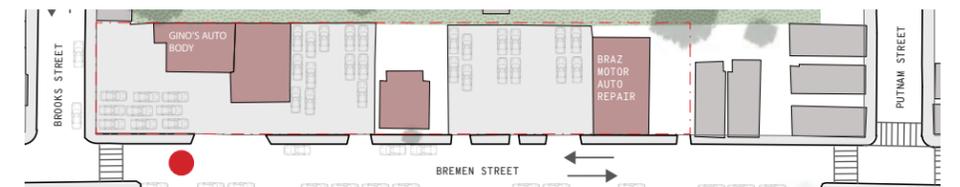
AIRPORT STATION

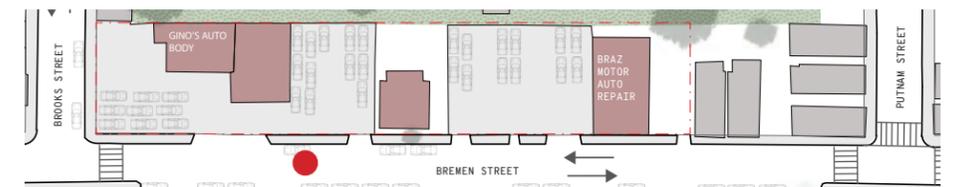
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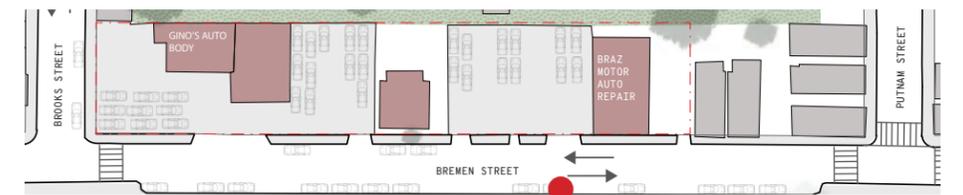


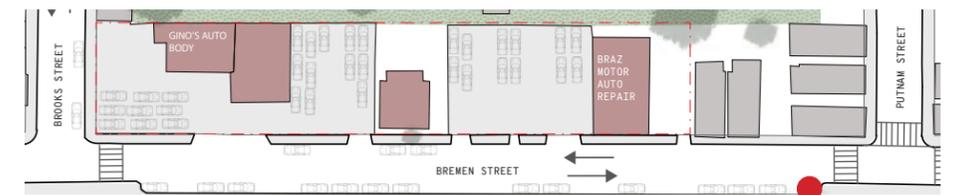


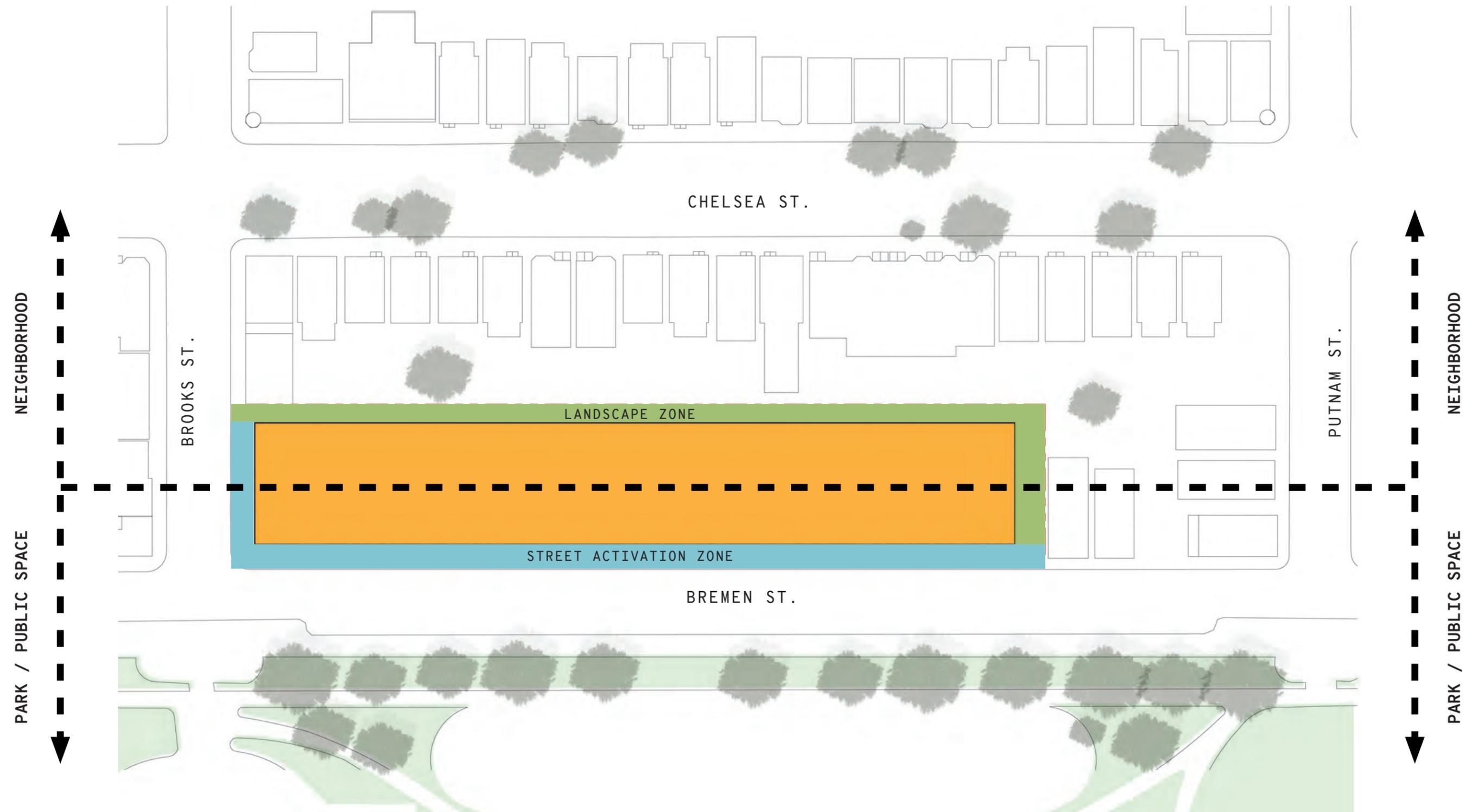




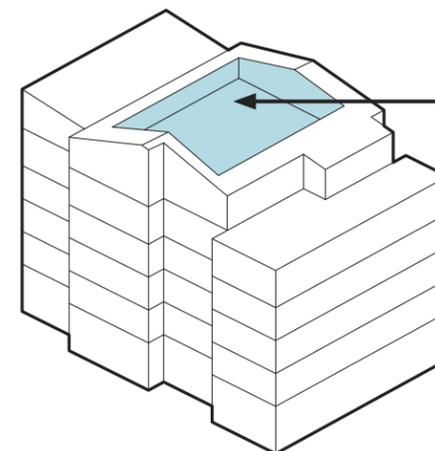
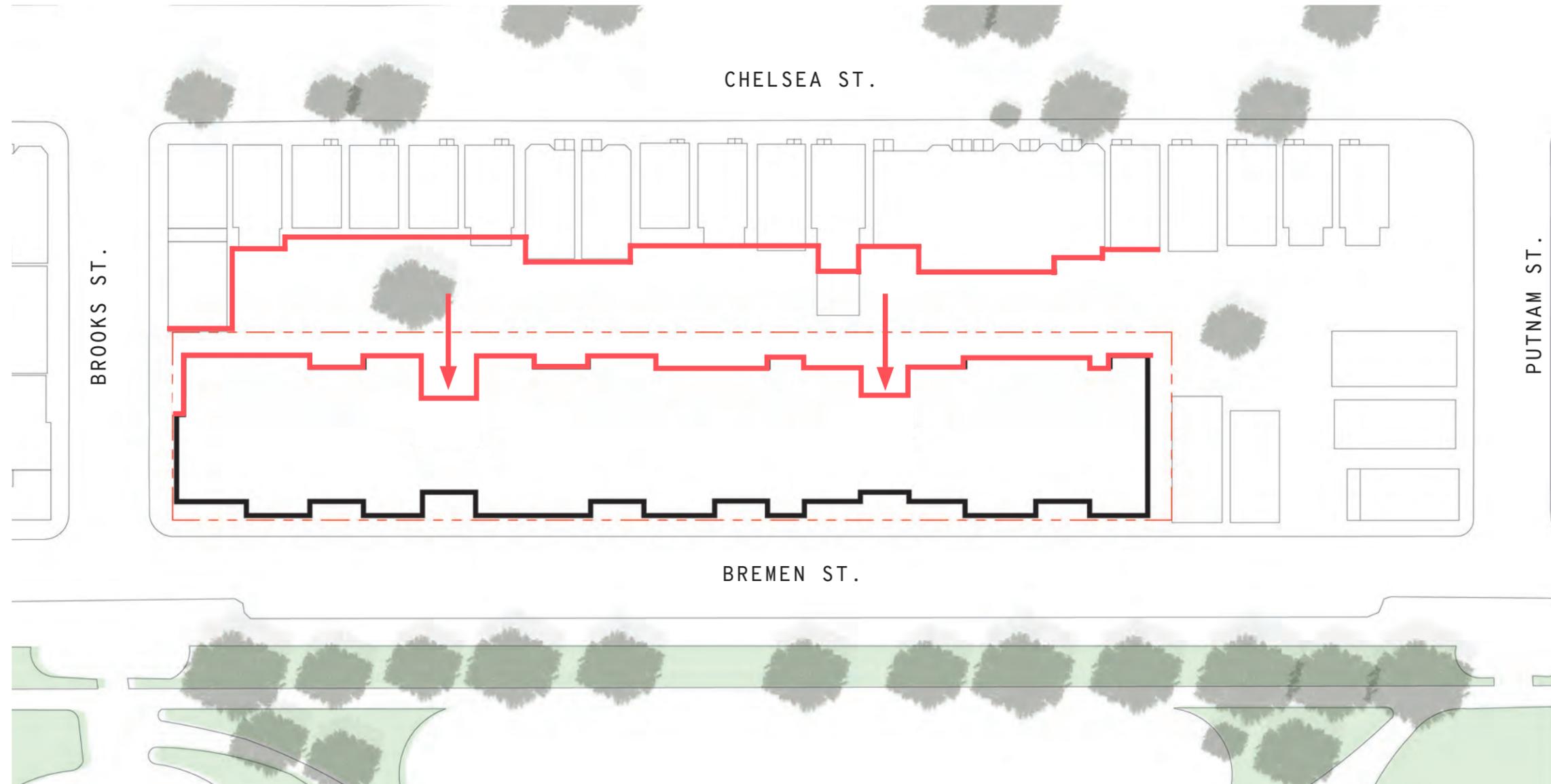




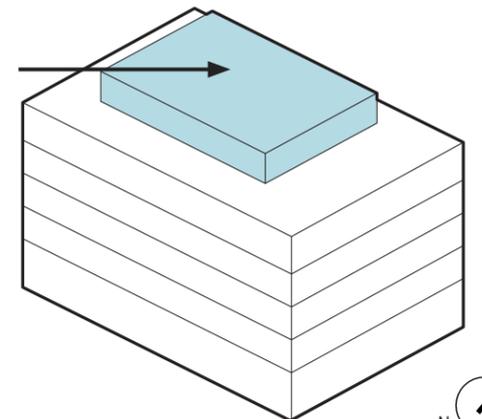








MECHANICAL PENTHOUSE



BPDA

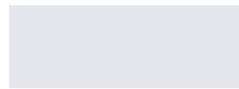
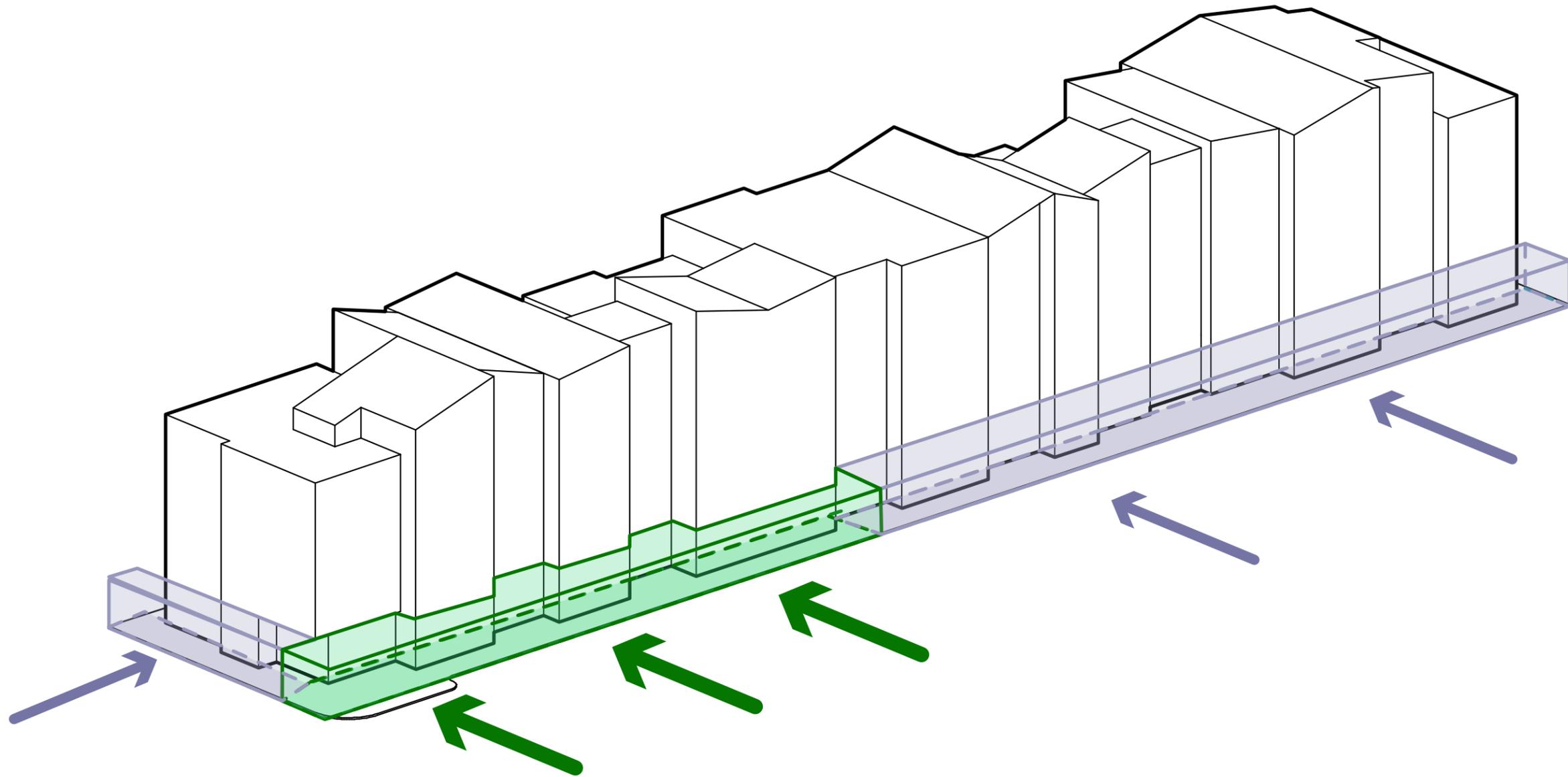
- / PROVIDE GREATER SIDEWALK CLEARANCE - CHANGE OF DESIGNATION FROM NEIGHBORHOOD RESIDENTIAL TO NEIGHBORHOOD CONNECTOR
- / ADD MULTIMODAL TRANSPORTATION HUB
- / PROVIDE GREATER CLARITY ON BUILDING HIERARCHY FROM STREET

BCDC

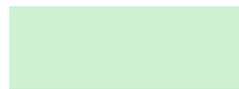
- / DIFFERENTIATE THE BROOKS CORNER (RETAIL) FROM REST OF THE MASSING
- / MAKE ENTRIES MORE MEANINGFUL, AND ENHANCE DISTINCTION BETWEEN THE THREE VOLUMES
- / MORE INFORMATION ON DESIGN OF NEIGHBORHOOD FACING FACADE

COMMUNITY

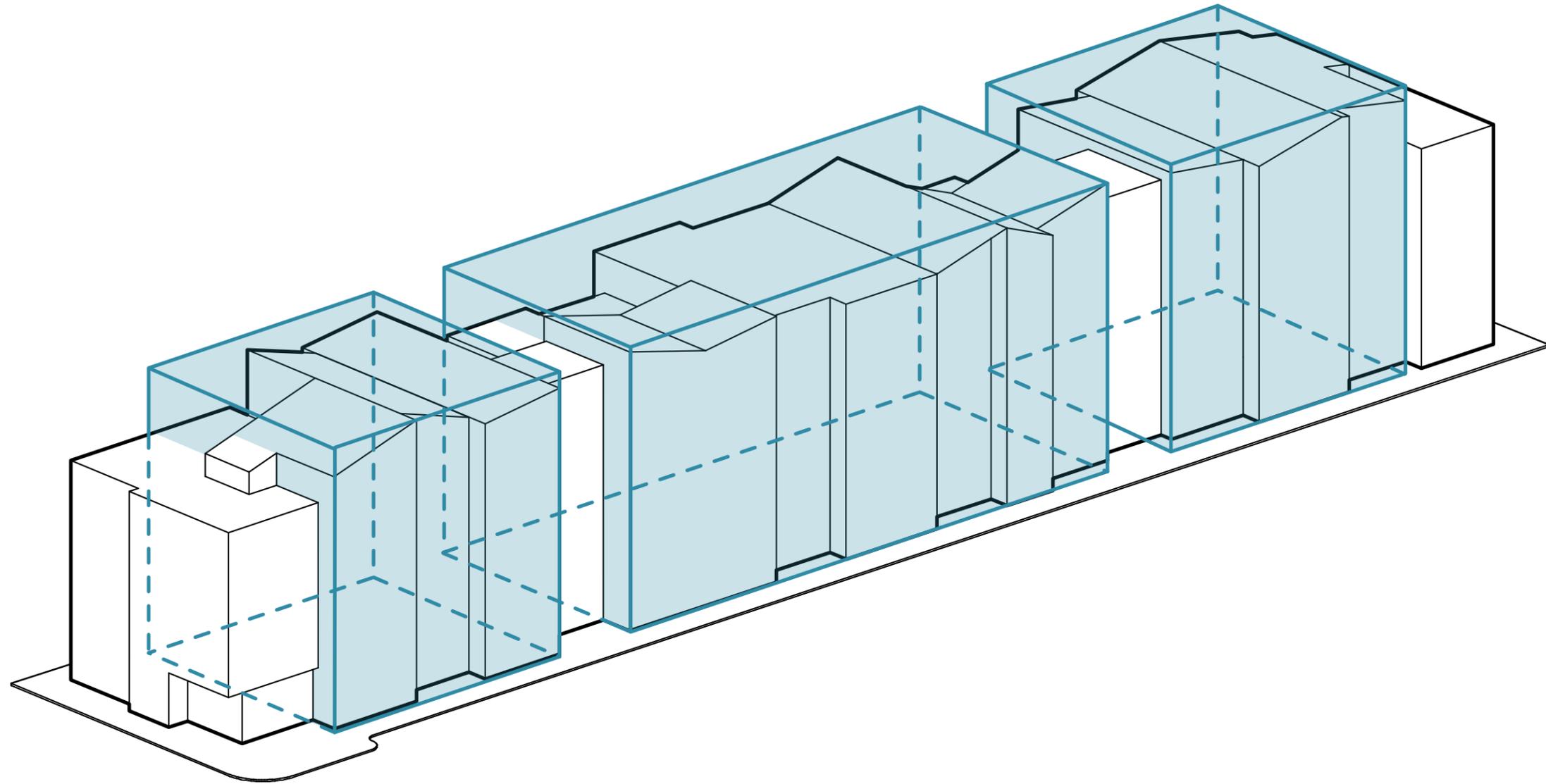
- / POSITIVE RESPONSE TO DESIGN AND URBAN STRATEGY
- / BUT CHALLENGED BY OVERALL BUILDING HEIGHT



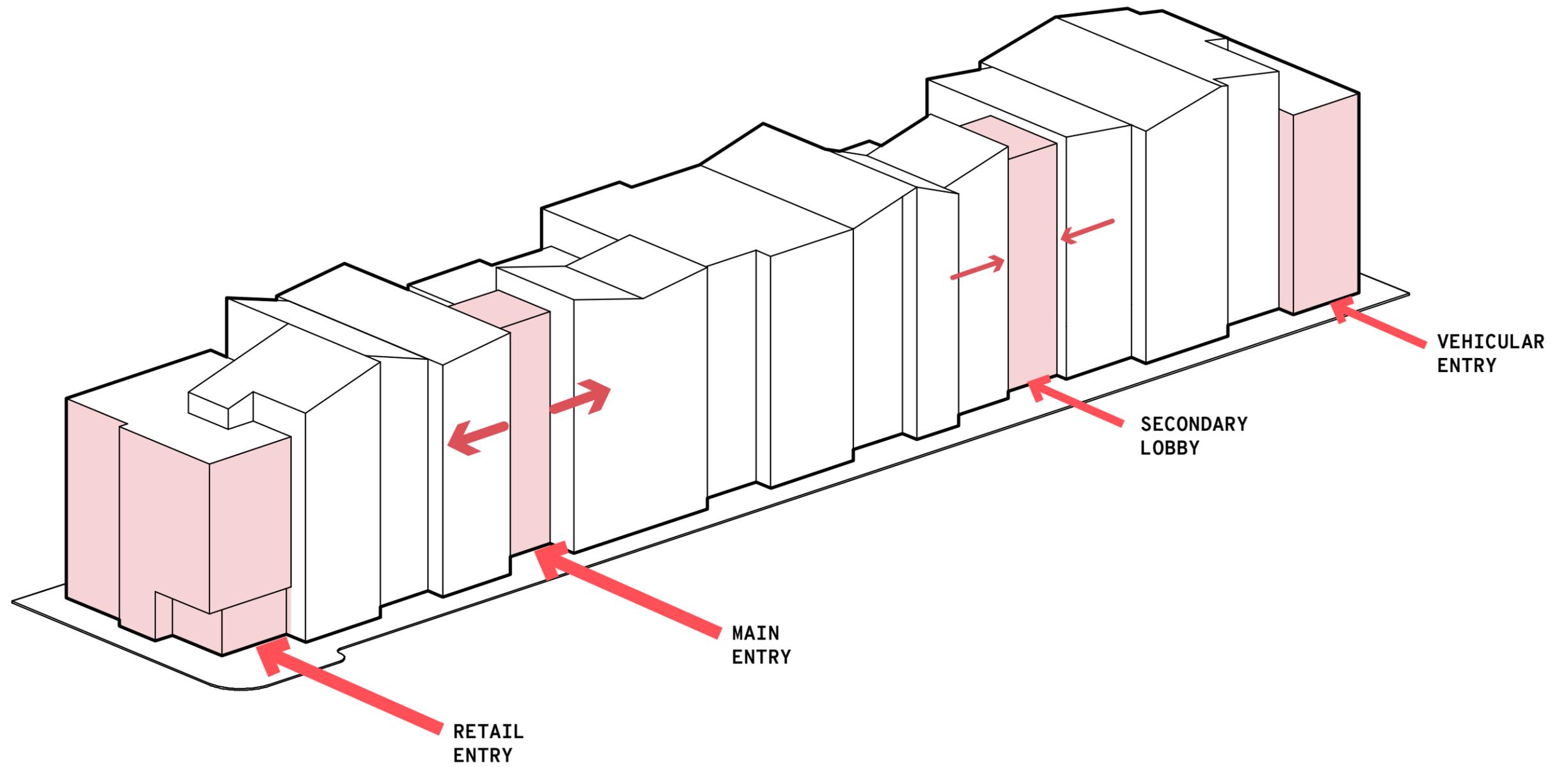
PROVIDE GREATER SIDEWALK CLEARANCE - CHANGE OF DESIGNATION FROM NEIGHBORHOOD RESIDENTIAL TO NEIGHBORHOOD CONNECTOR



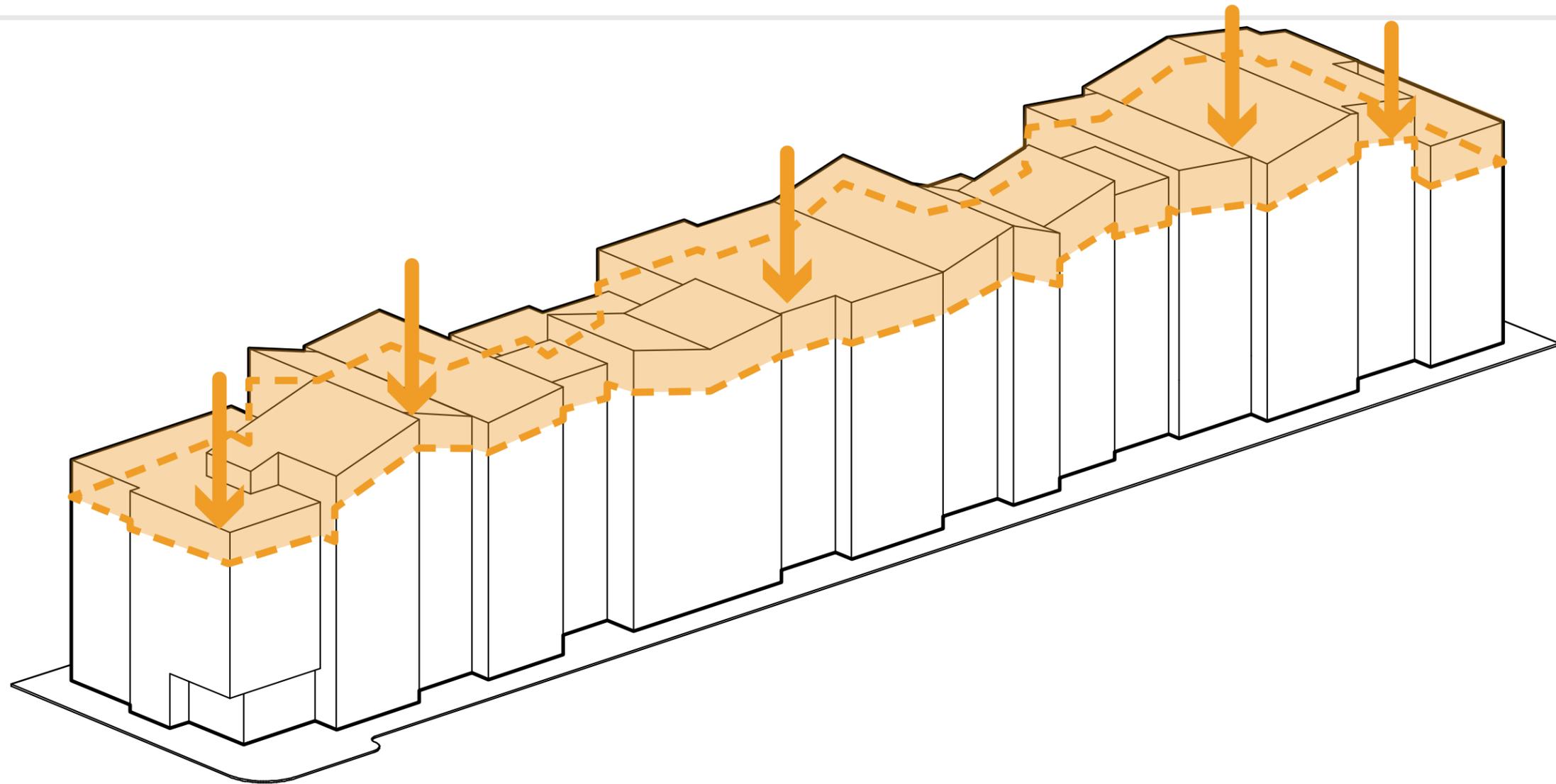
ADD MULTIMODAL TRANSPORTATION HUB



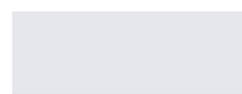
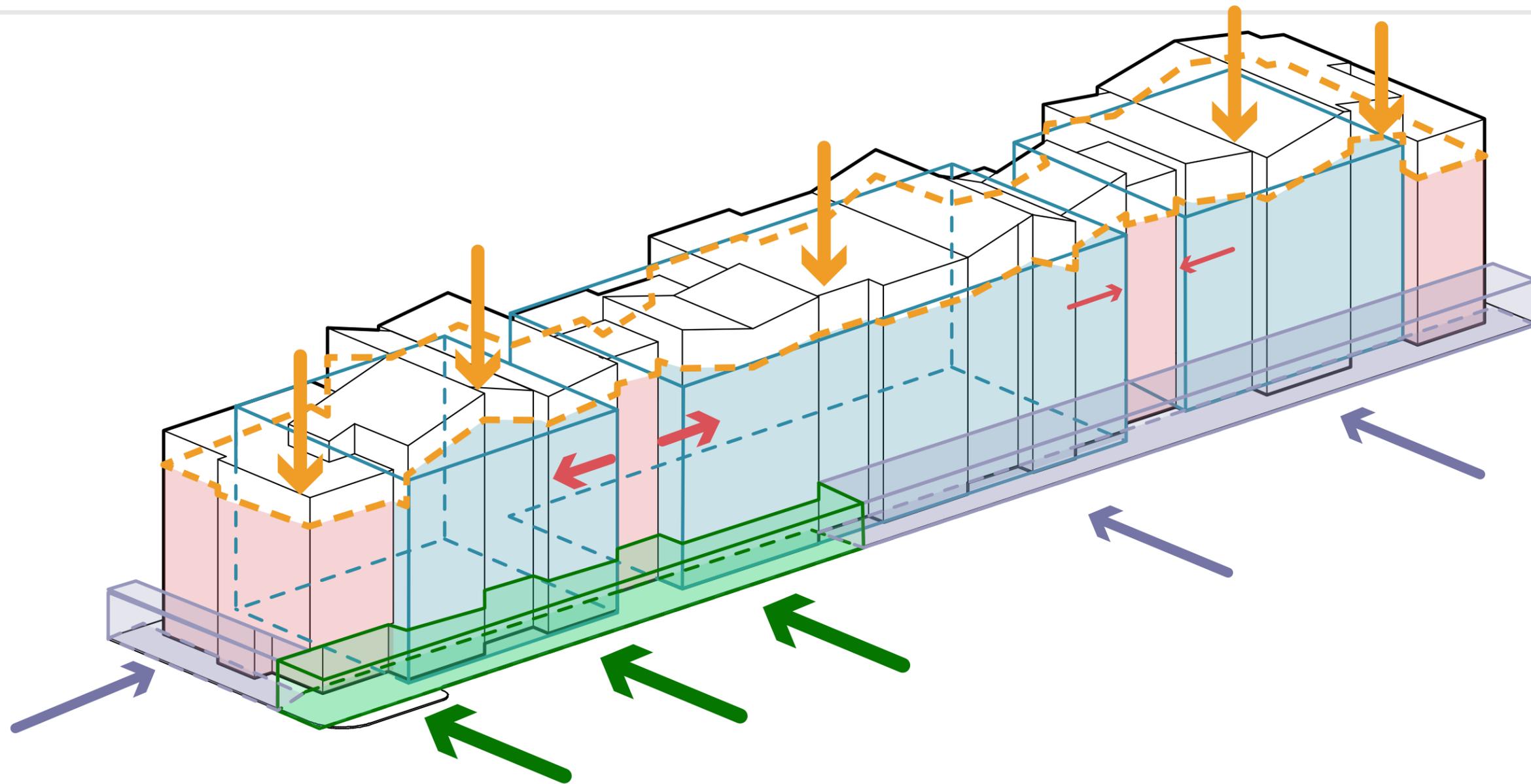
PROVIDE GREATER CLARITY ON BUILDING HIERARCHY FROM STREET



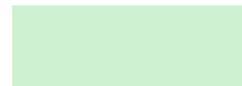
MAKE ENTRIES MORE MEANINGFUL, AND ENHANCE DISTINCTION BETWEEN THE THREE VOLUMES



REDUCE HEIGHT IN RESPONSE TO COMMUNITY FEEDBACK



PROVIDE GREATER SIDEWALK CLEARANCE - CHANGE OF DESIGNATION FROM NEIGHBORHOOD RESIDENTIAL TO NEIGHBORHOOD CONNECTOR



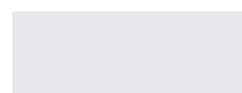
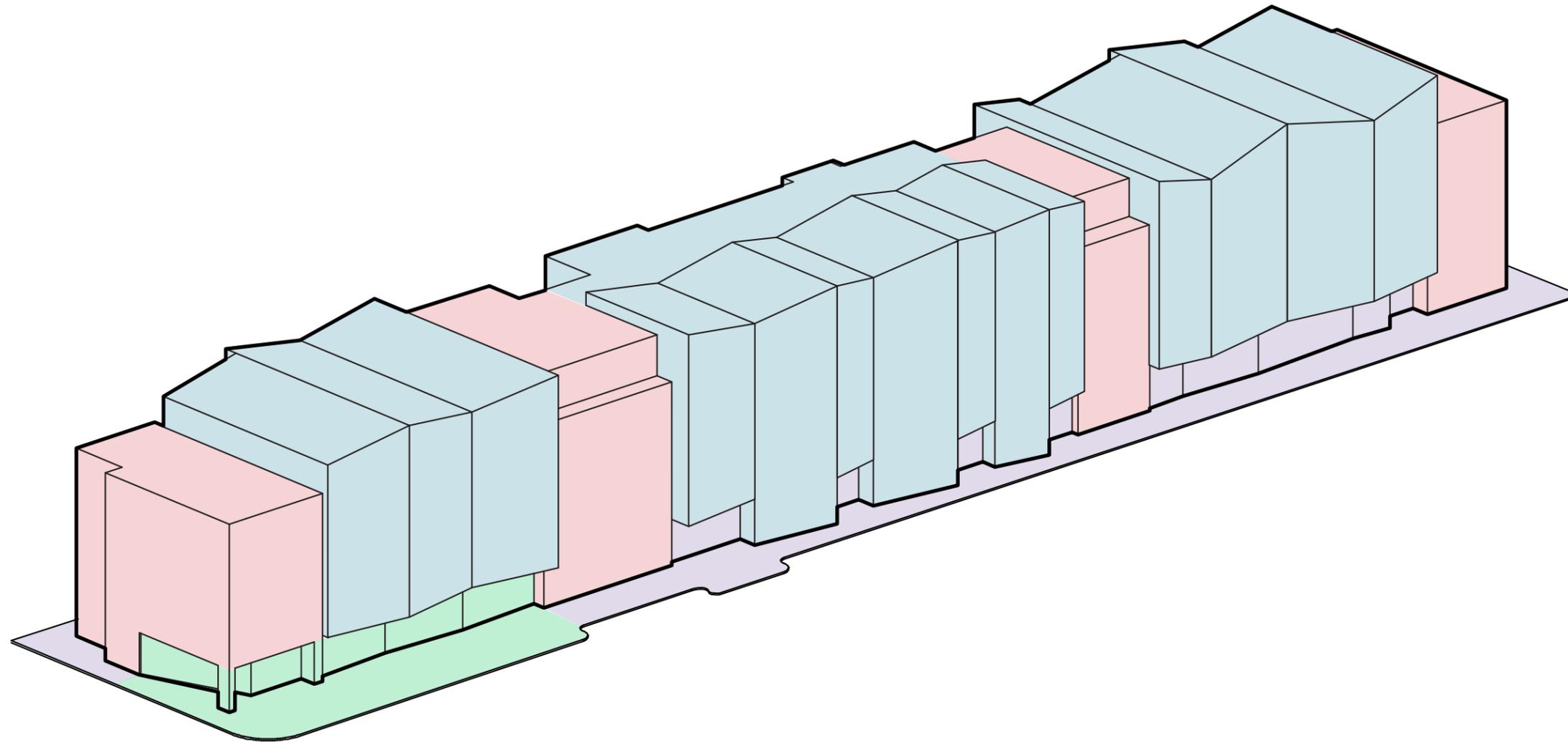
ADD MULTIMODAL TRANSPORTATION HUB



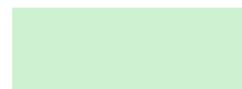
PROVIDE GREATER CLARITY ON BUILDING HIERARCHY FROM STREET



MAKE ENTRIES MORE MEANINGFUL, AND ENHANCE DISTINCTION BETWEEN THE THREE VOLUMES



PROVIDE GREATER SIDEWALK CLEARANCE - CHANGE OF DESIGNATION FROM NEIGHBORHOOD RESIDENTIAL TO NEIGHBORHOOD CONNECTOR



ADD MULTIMODAL TRANSPORTATION HUB

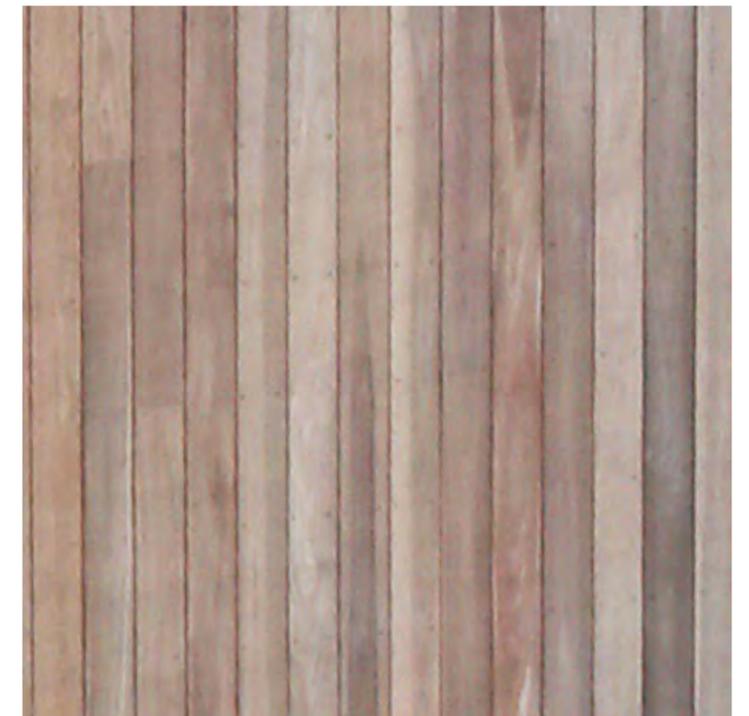
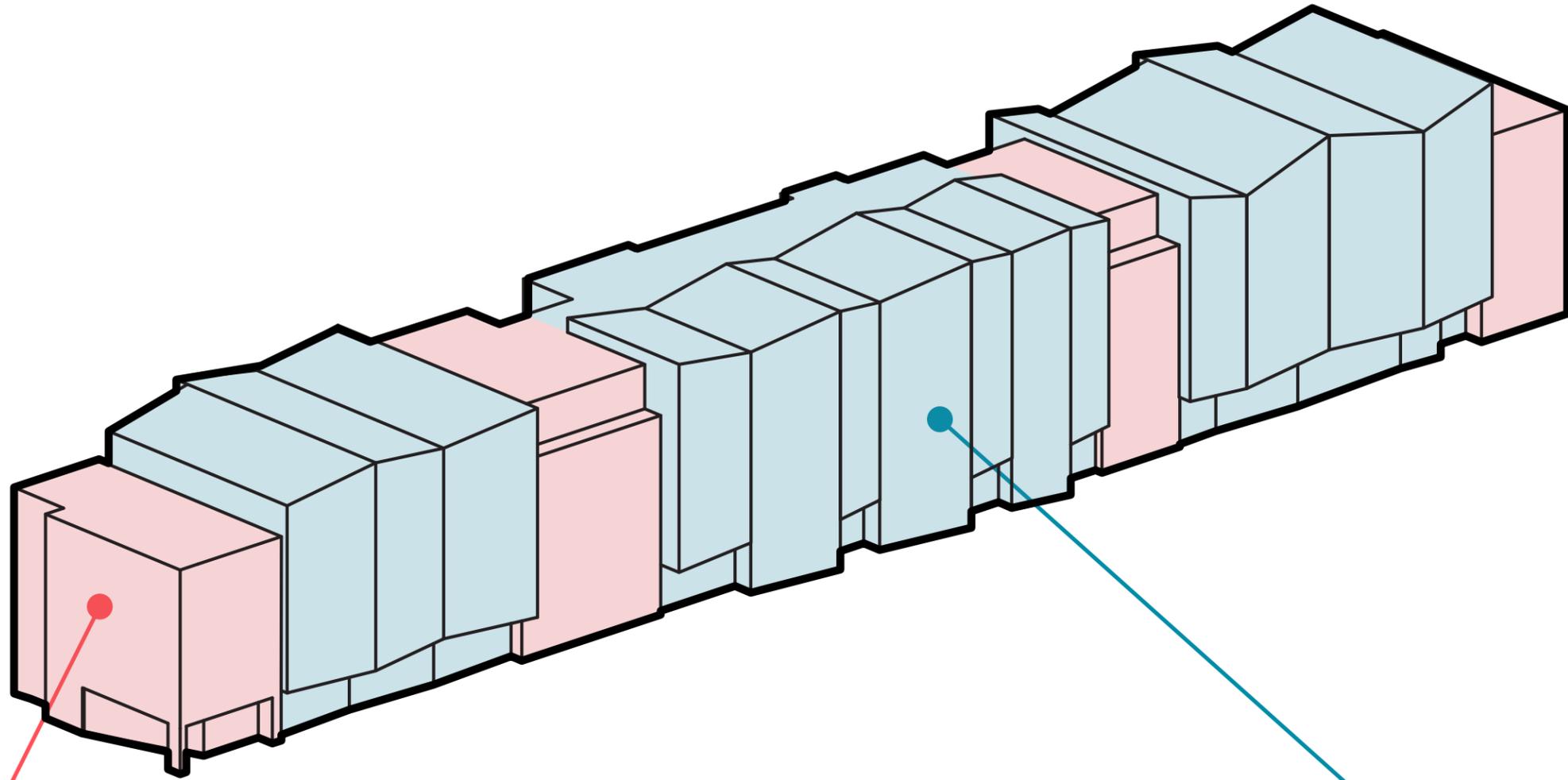


PROVIDE GREATER CLARITY ON BUILDING HIERARCHY FROM STREET



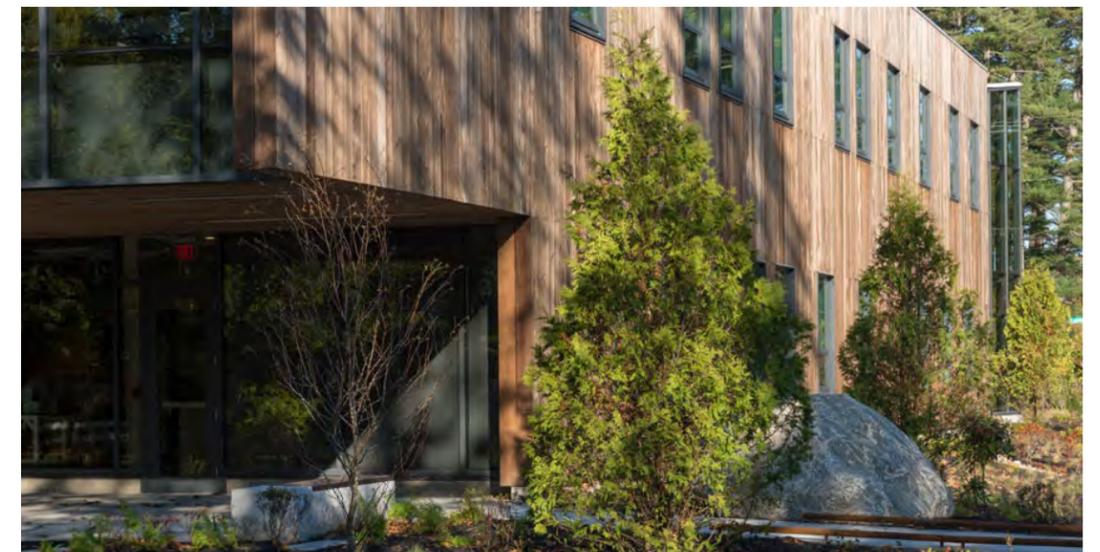
MAKE ENTRIES MORE MEANINGFUL, AND ENHANCE DISTINCTION BETWEEN THE THREE VOLUMES

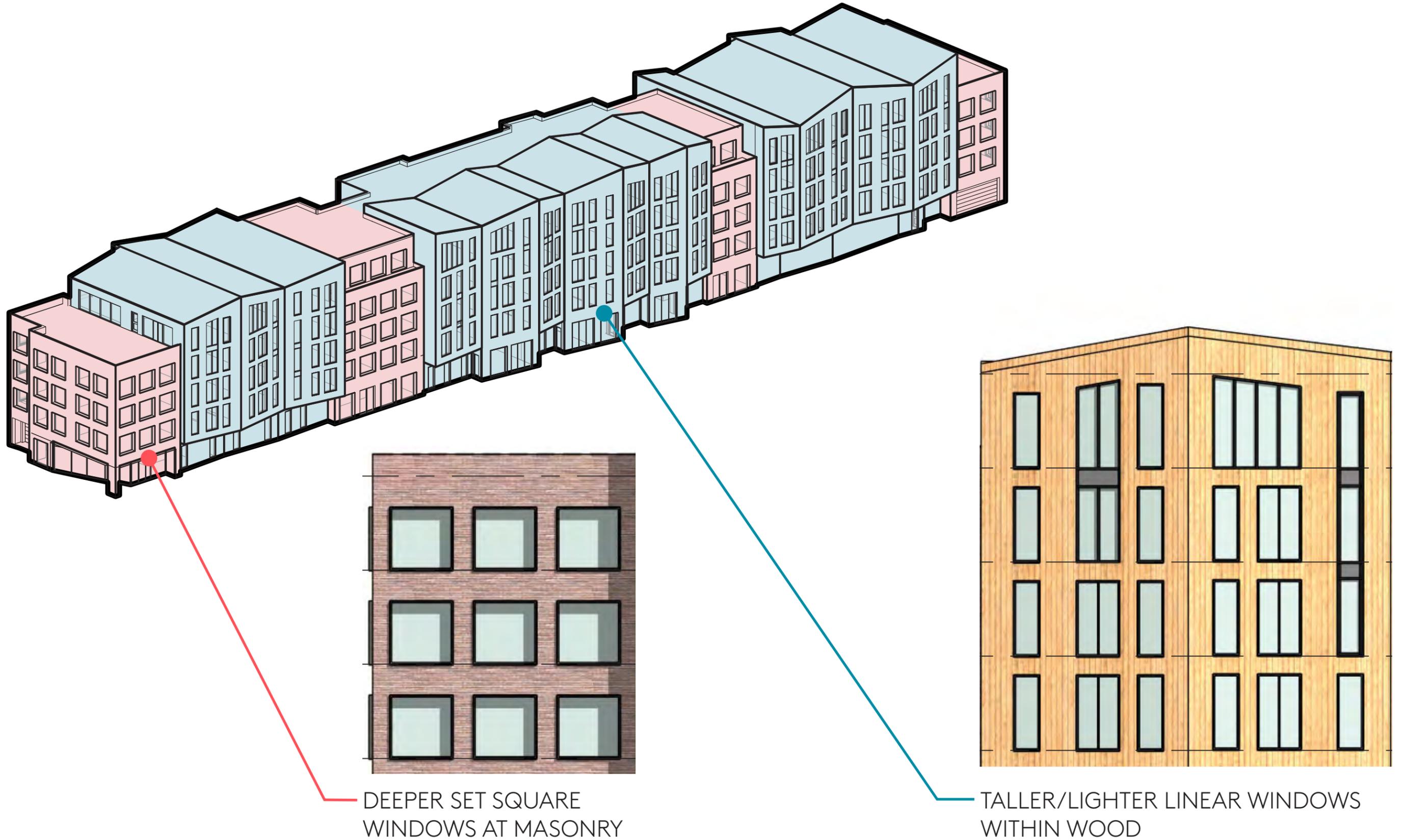


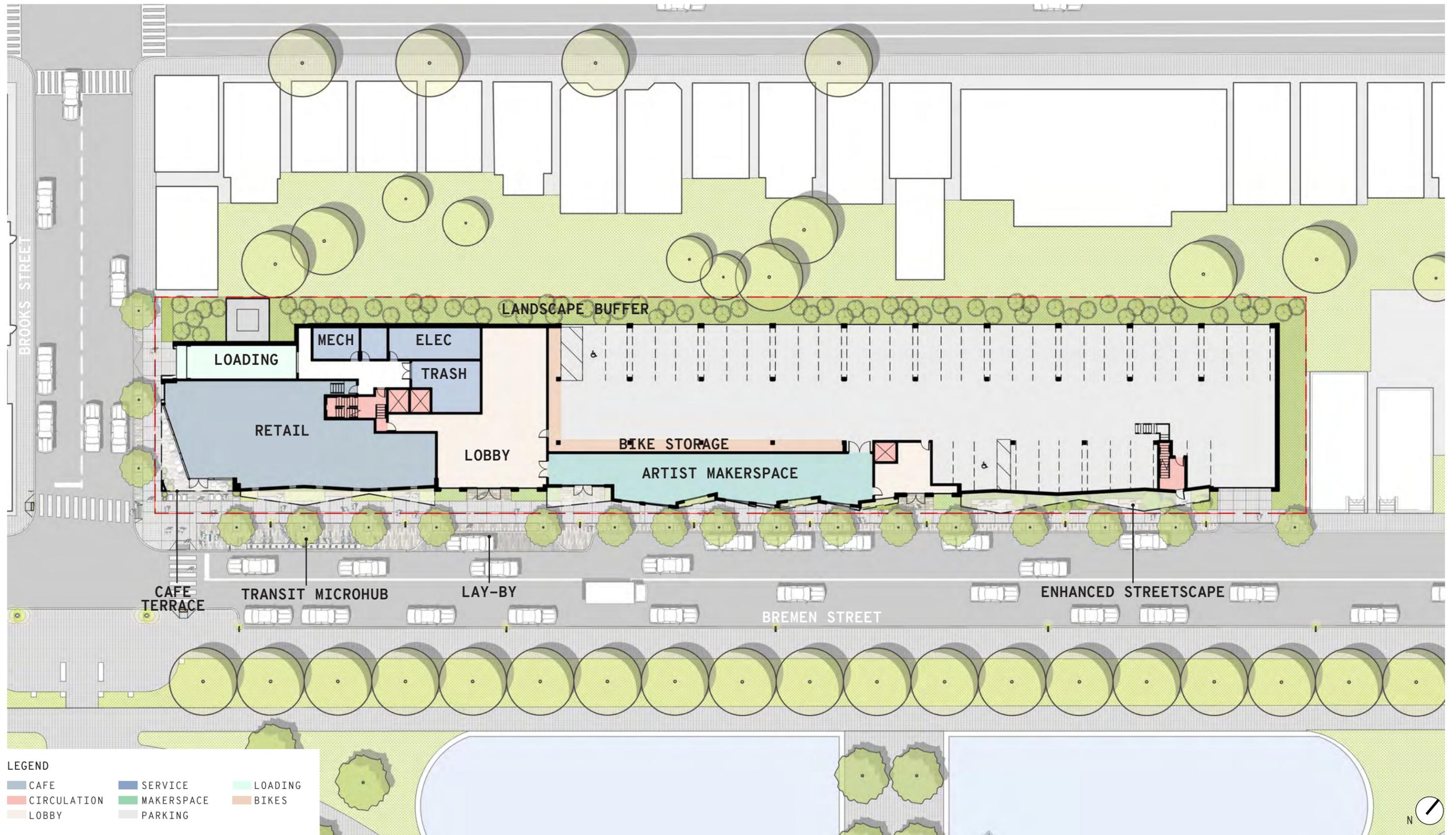


THERMALLY MODIFIED WOOD PLANK FACADE

LINEAR BRICK WITH NATURAL TONES



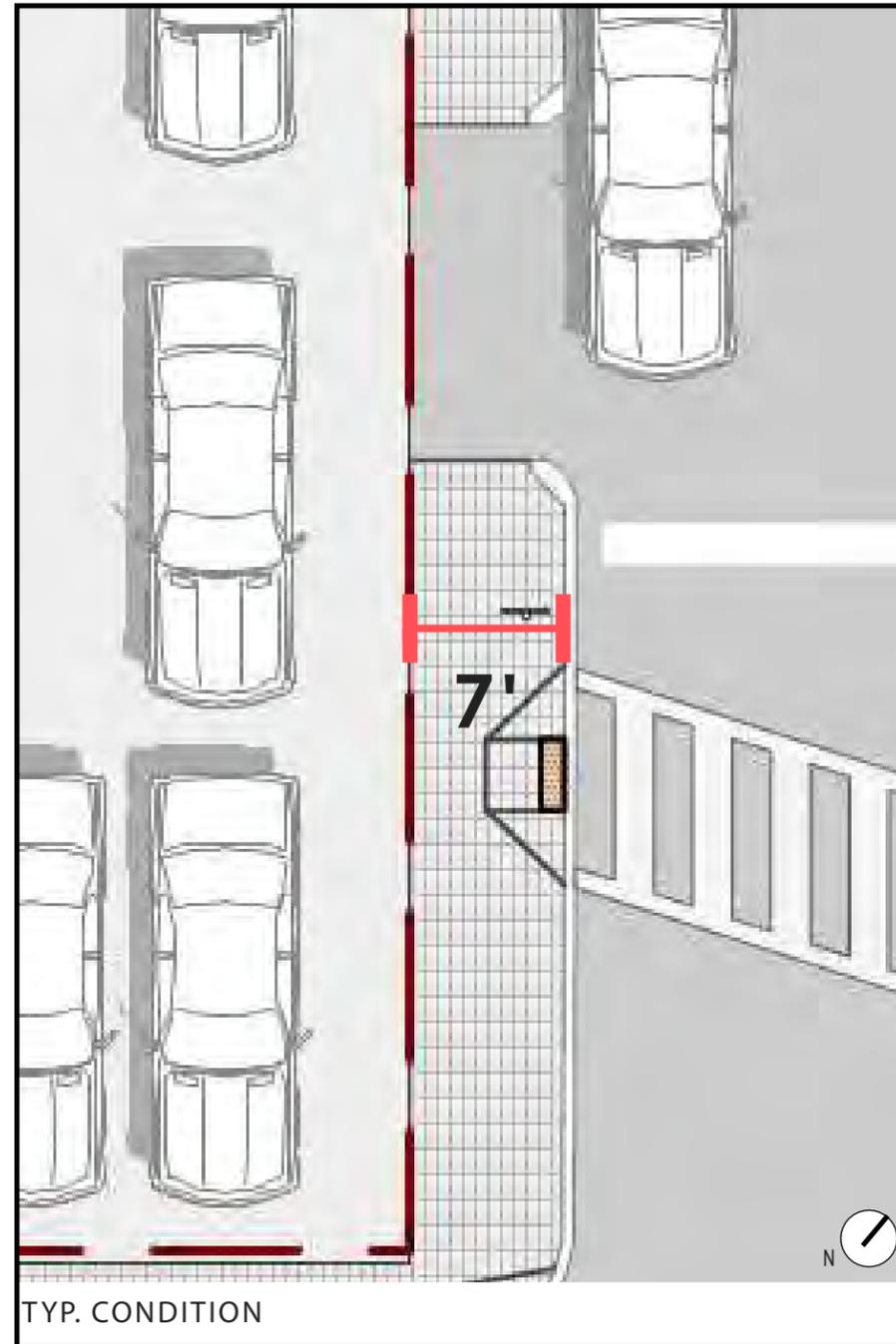




- LEGEND
- CAFE
 - SERVICE
 - LOADING
 - CIRCULATION
 - MAKERSPACE
 - BIKE STORAGE
 - LOBBY
 - PARKING



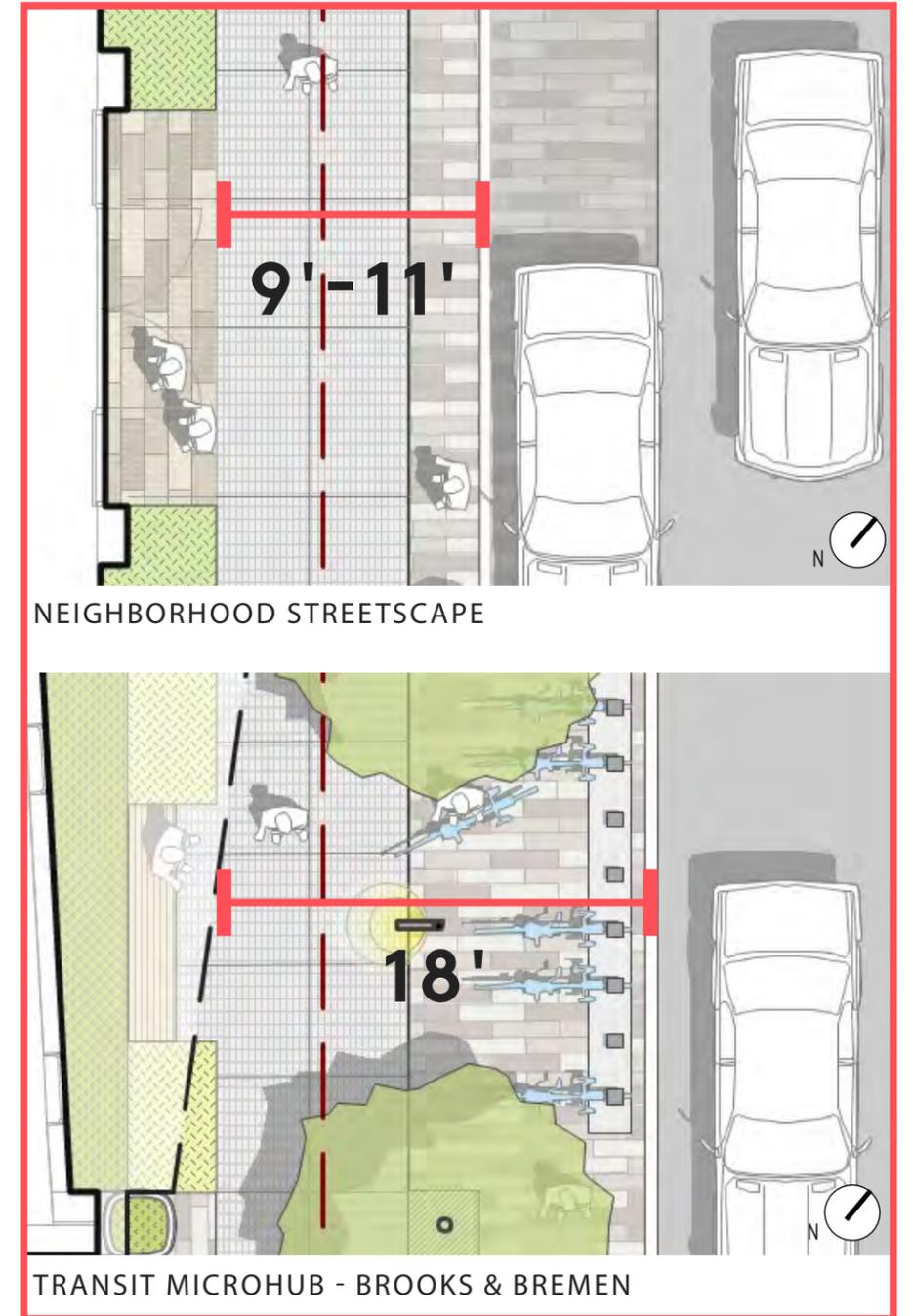
EXISTING CONDITION



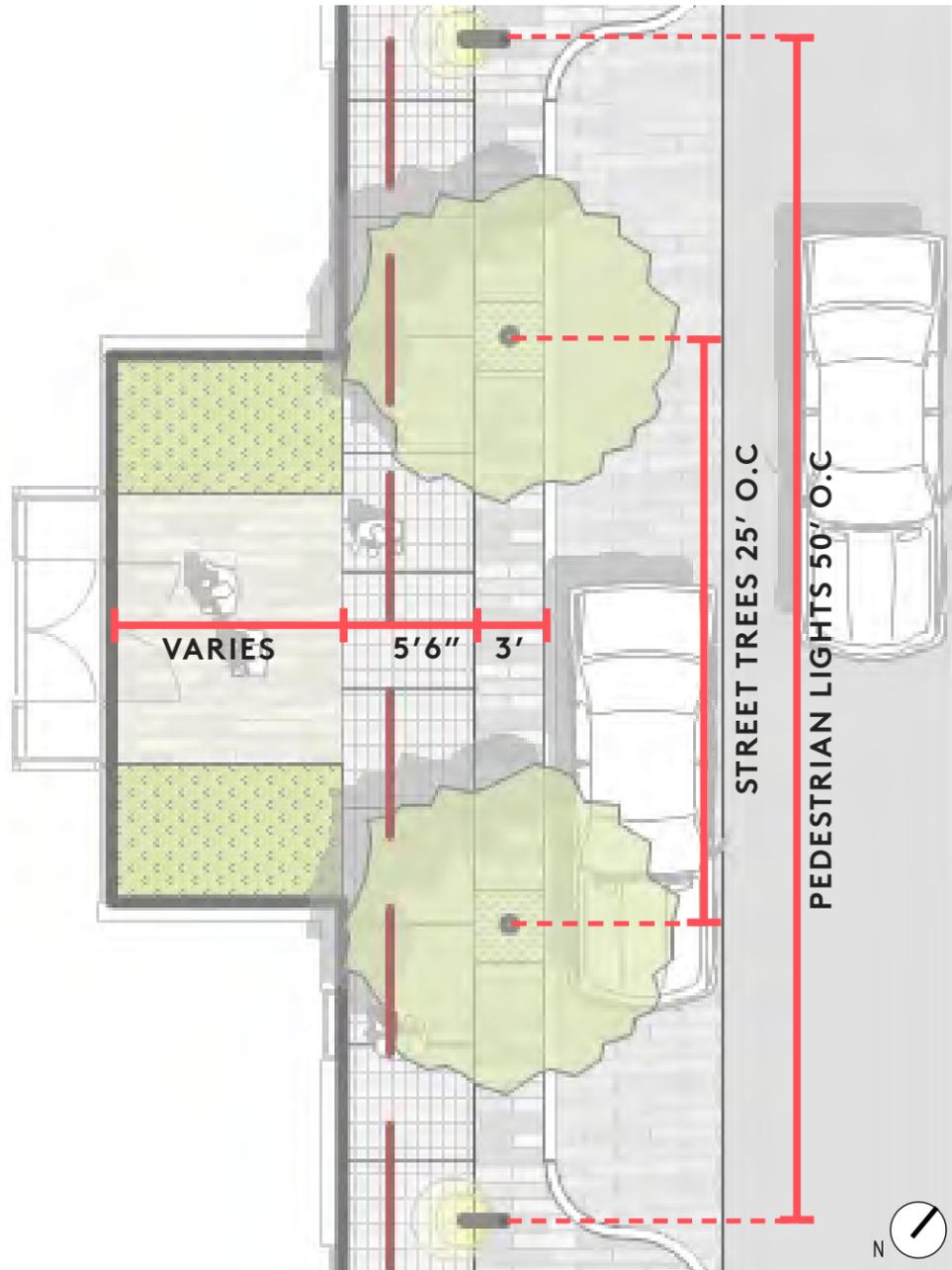
PREVIOUS PROPOSAL (165 UNITS)



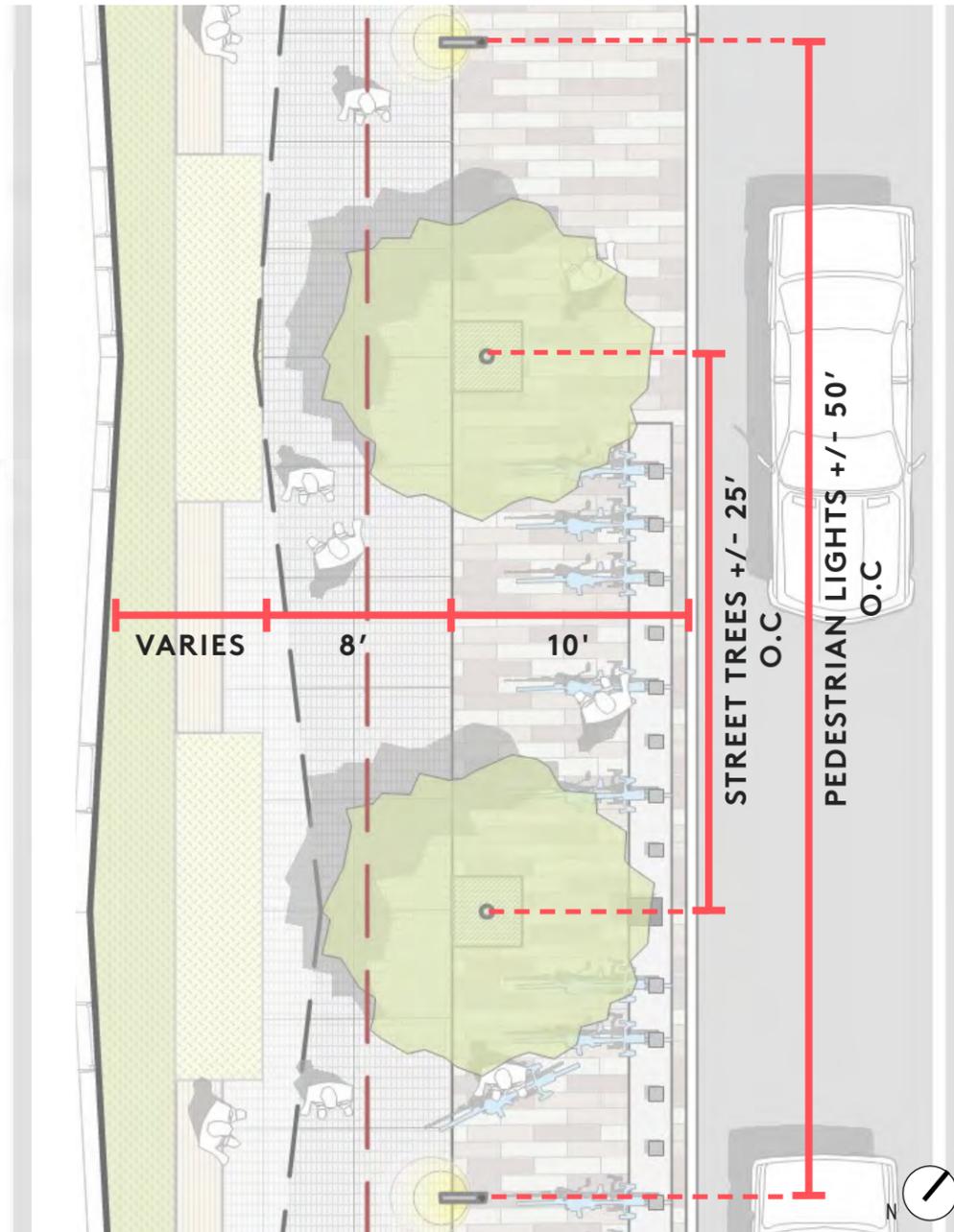
CURRENT PROPOSAL (145 UNITS)



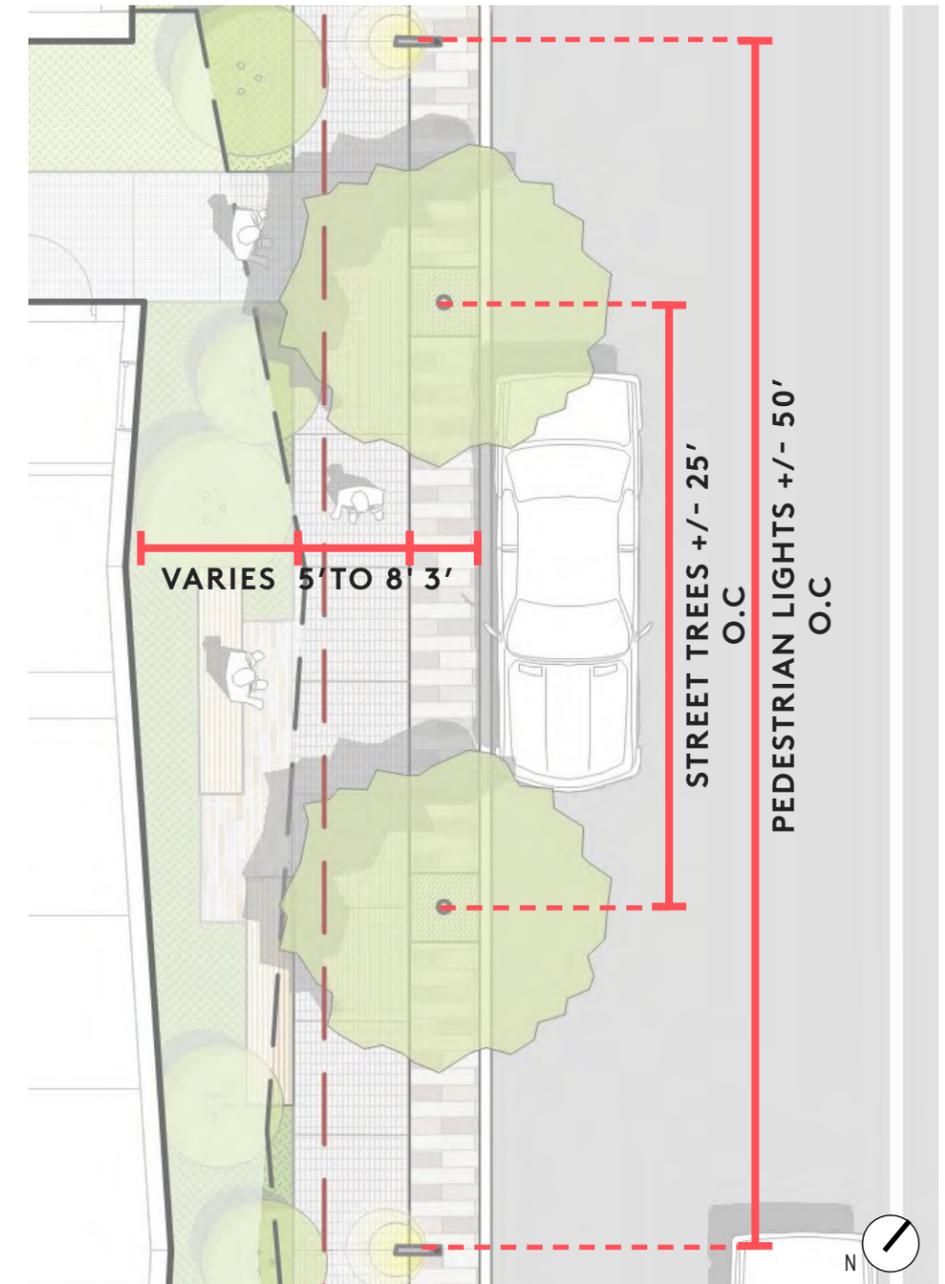
Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'



PREVIOUS PLAN



MICRO-HUB + ENTRY PLAN



NEIGHBORHOOD + ENHANCED STREETSCAPE

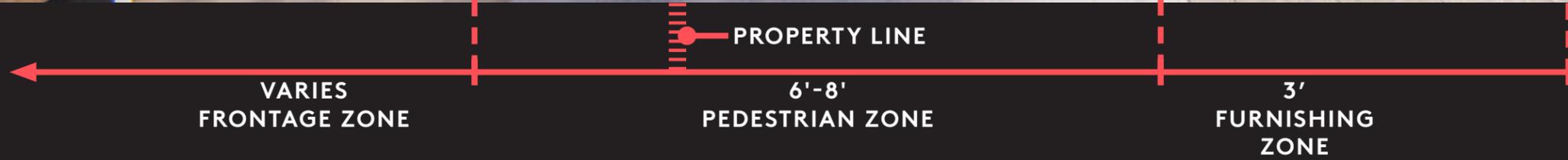


STREET TREES
25' O.C.































THANK YOU