



BOSTON STREET APARTMENTS


workshop
DEVELOPMENT
LSCdesign
MAHAN RYKIEL
ASSOCIATES INC

TEAM INTRODUCTION



Neil Tucker

Partner
Workshop Development
Owner

Colbert Matz Rosenfeltz, Inc.
Civil

Keast & Hood Co.
Structural

Desman Design
Parking



Jonathan Wehri

Director of Design
LSC Design
Architect

WB Engineers & Consultants
MEP

Kettler Managment
Apartment Manager

Kinsley Construction
Construction Manger



Peng Gu

Associate Principal
Mahan Rykiel
Landscape Architect

RD Jones
Interior Design

Lorax, llc
Sustainability

PROJECT OVERVIEW

1. 240+ Apartment building

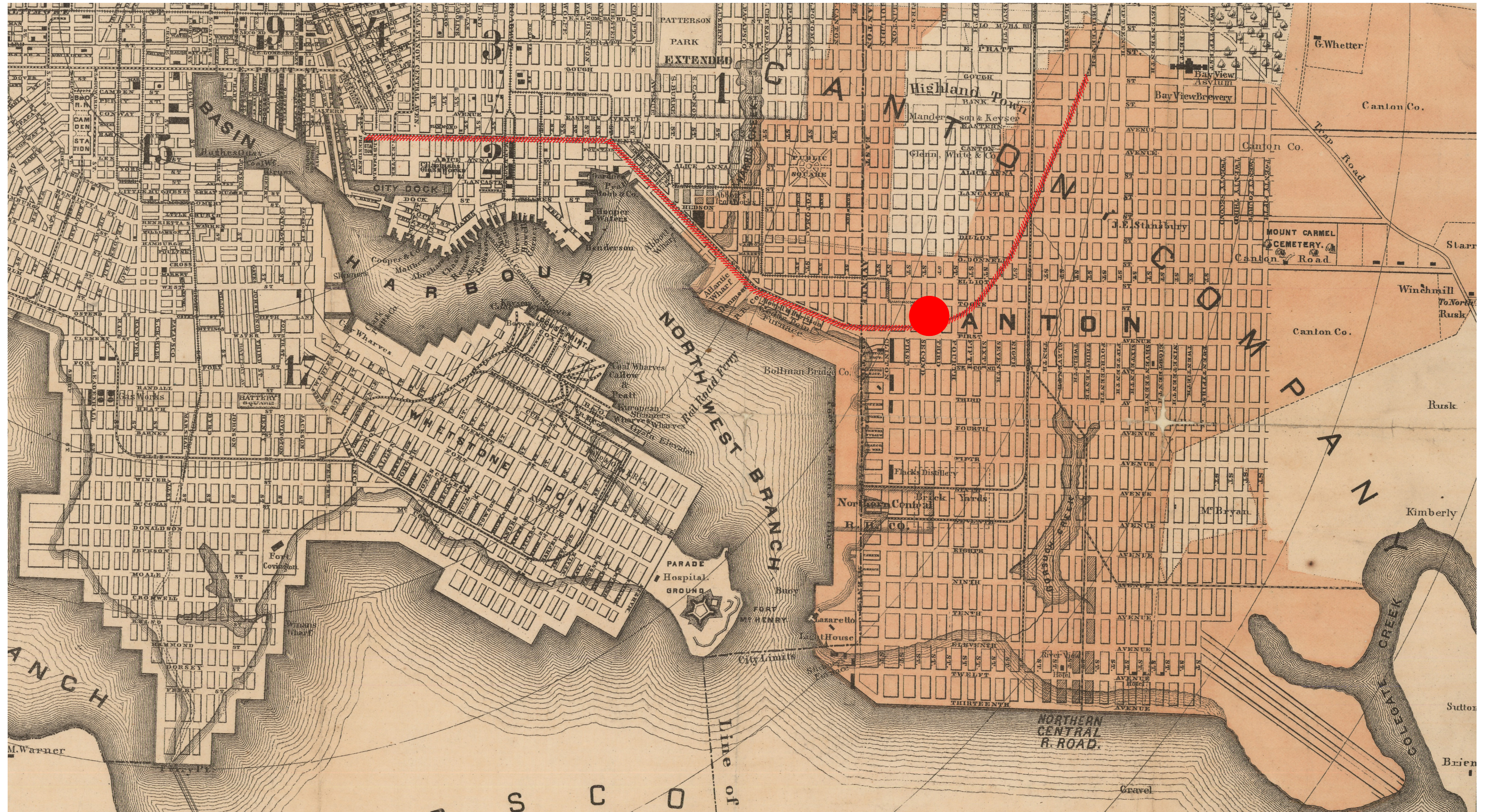
2. Amenity spaces

- Roof deck
- Pool
- Community rooms

3. 1:1 Parking

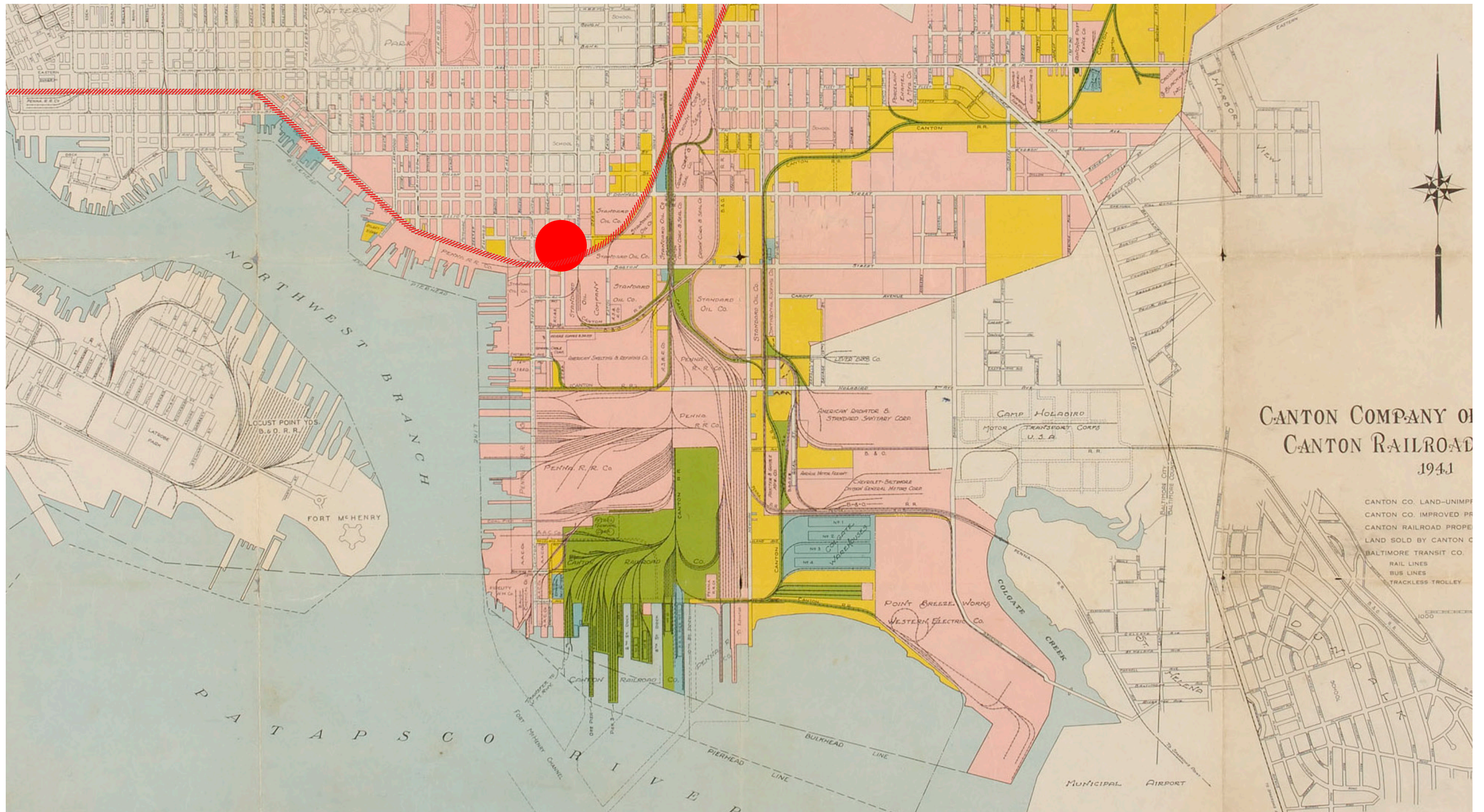
HISTORICAL CONTEXT

1873 MAP



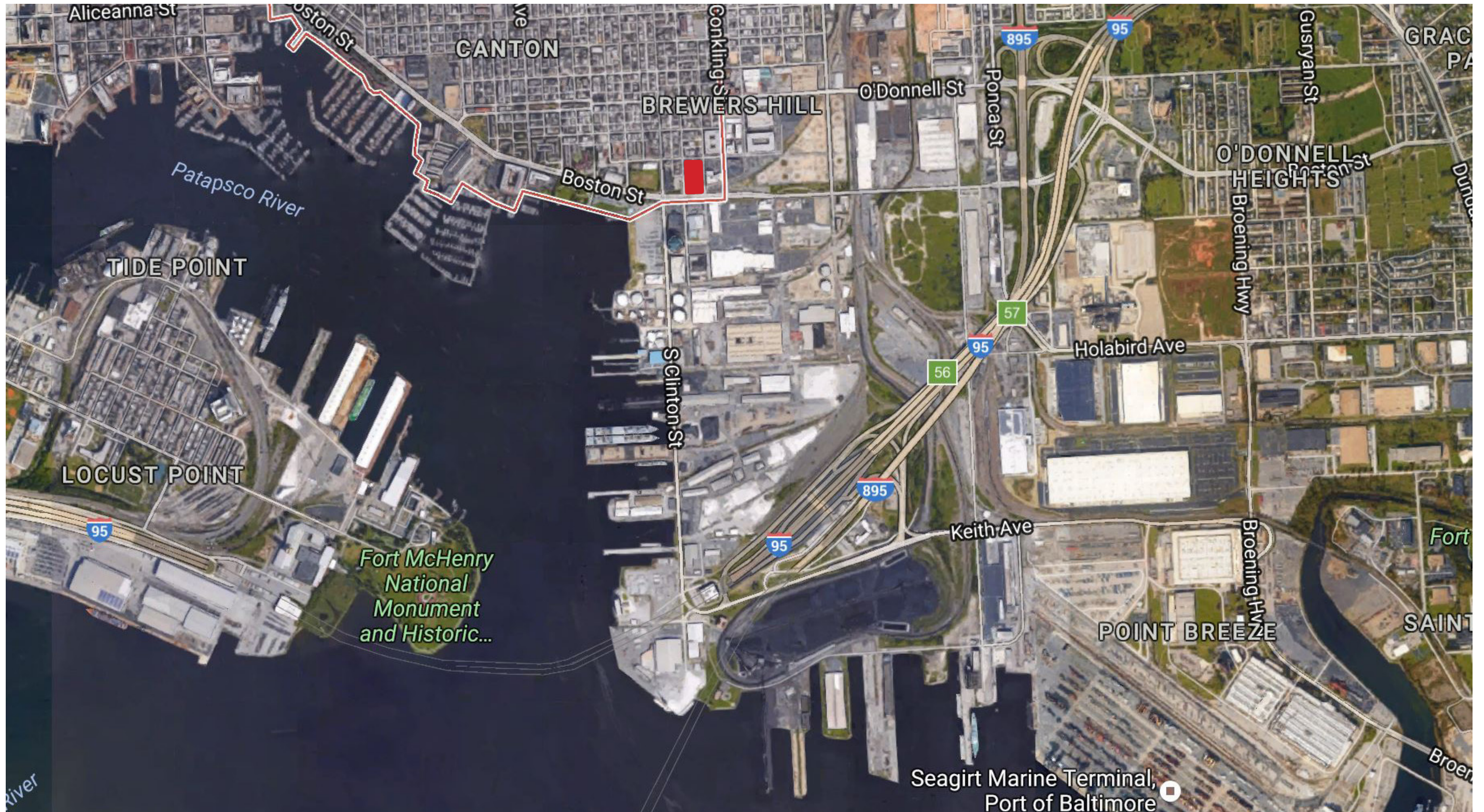
HISTORICAL CONTEXT

1941 MAP



PROJECT LOCATION

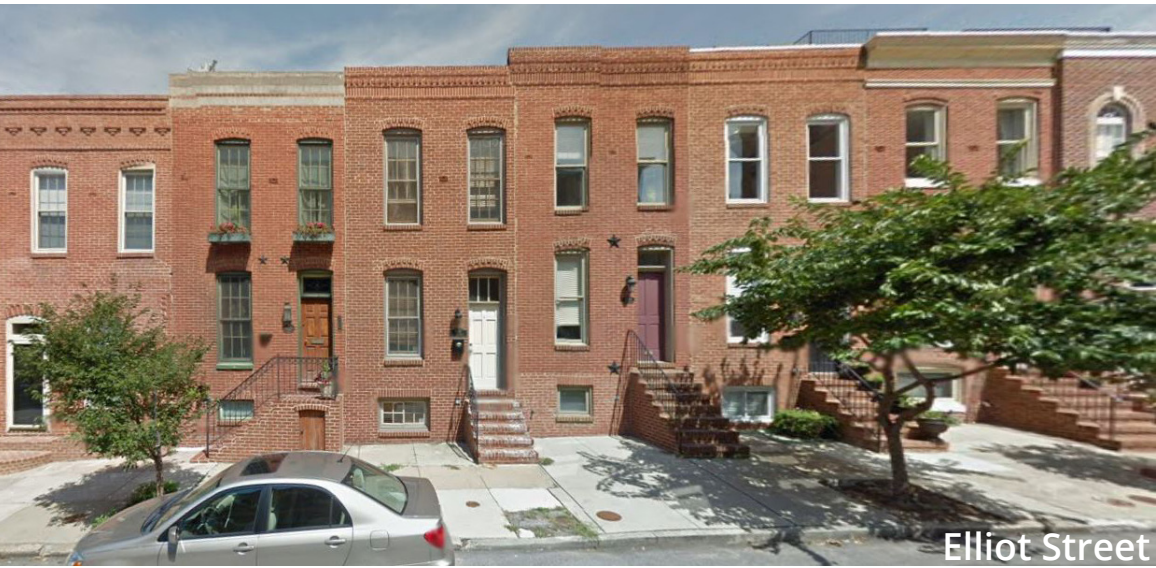
CURRENT GOOGLE MAP



PROJECT CONTEXT



CANTON ROW HOMES



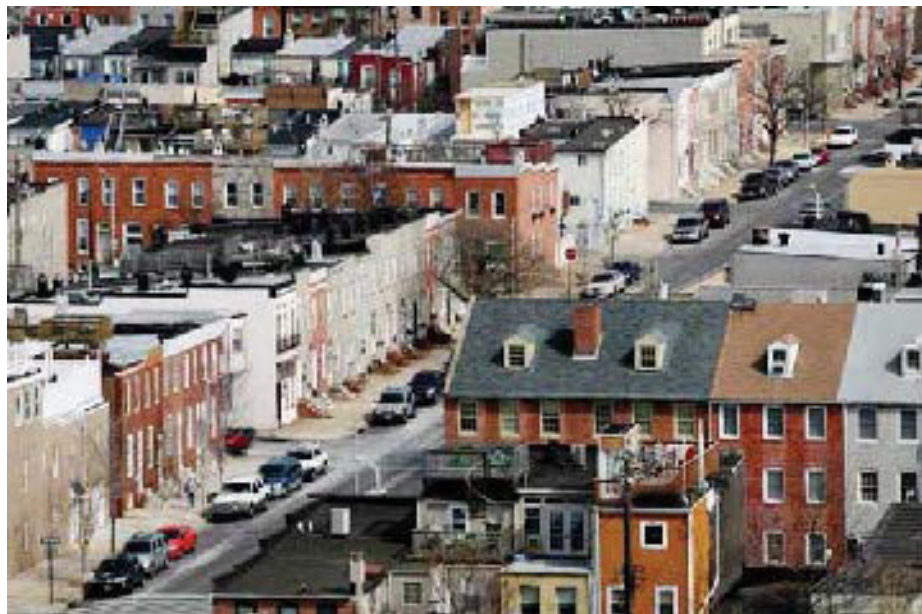
Elliot Street



O'Donnell Square

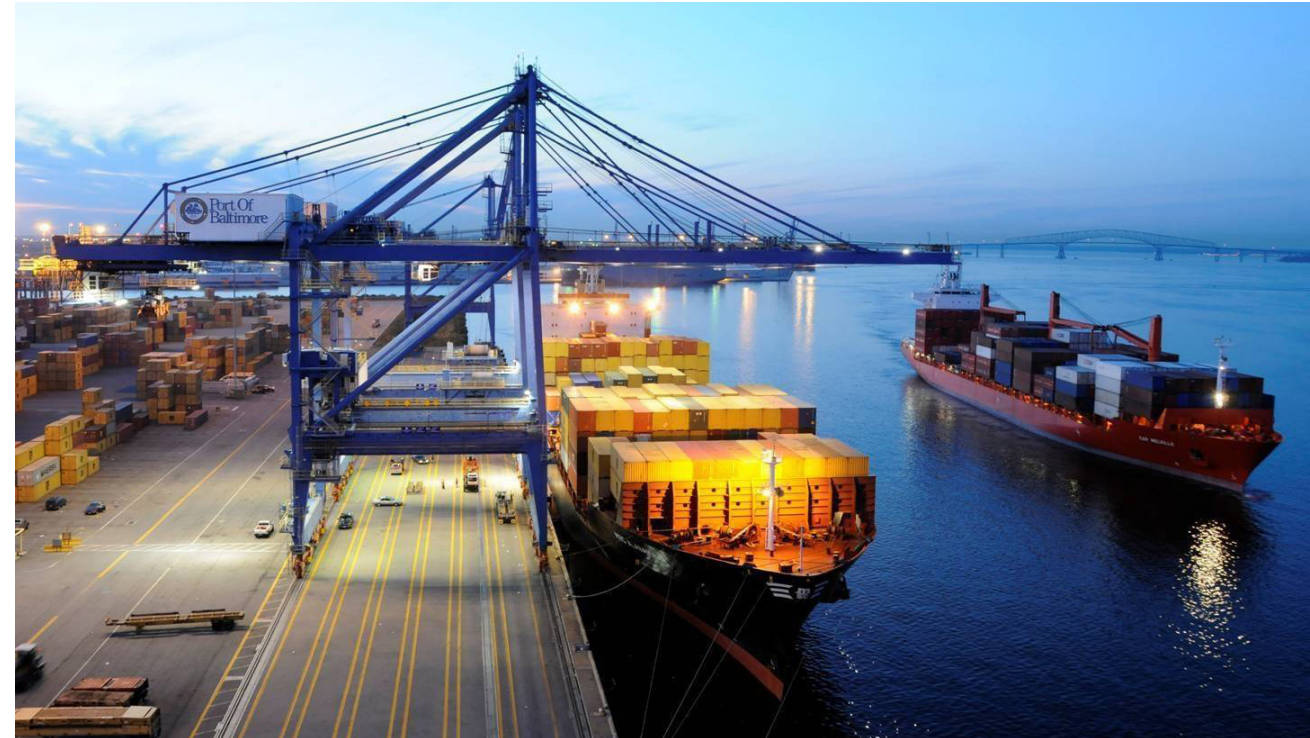


O'Donnell Street



S. Highland Avenue

HARBOR CONTEXT



COMMERCIAL CONTEXT



MIXED-USE CONTEXT



Domain



Broom Factory



Gunner

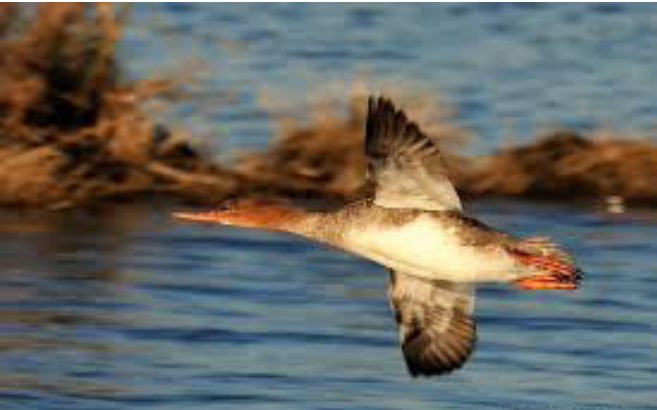


Tindeco Wharf

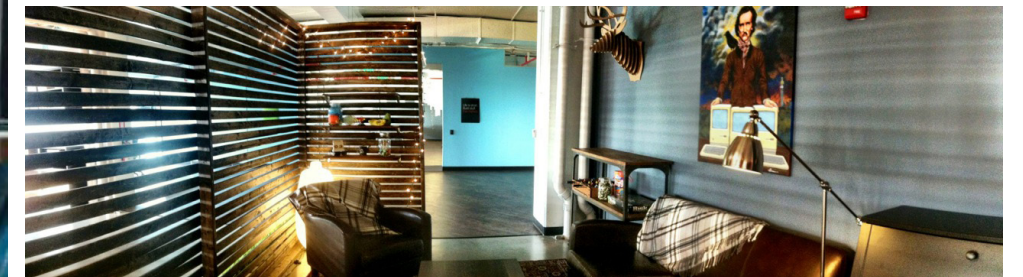


Hanover Brewers Hill

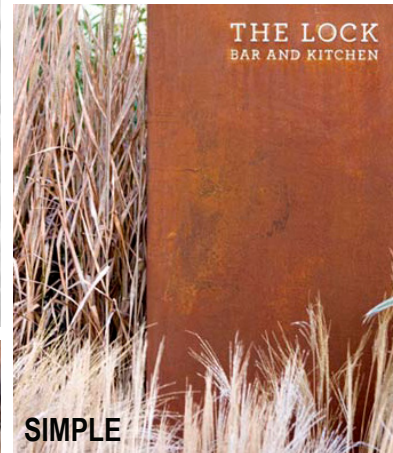
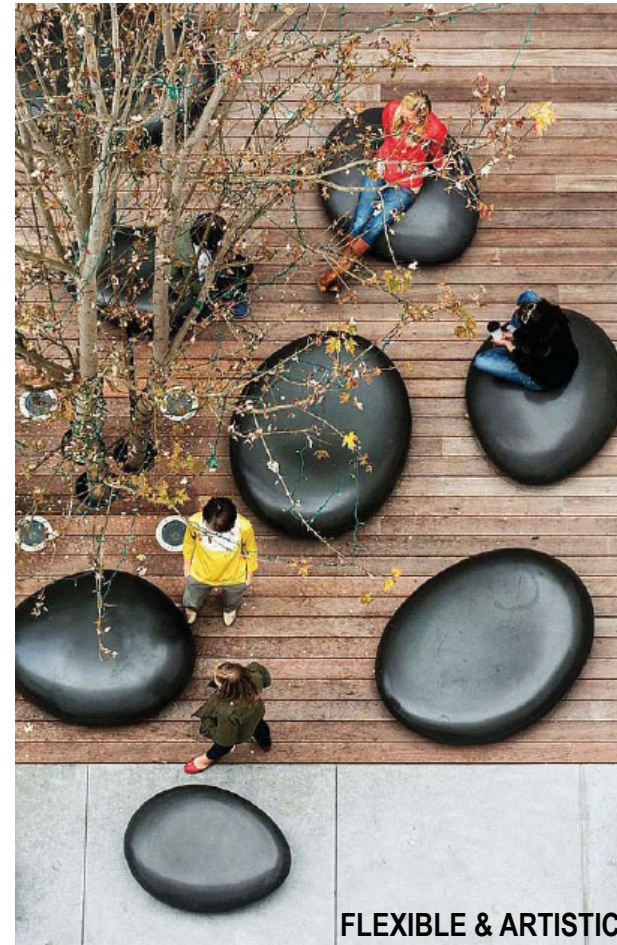
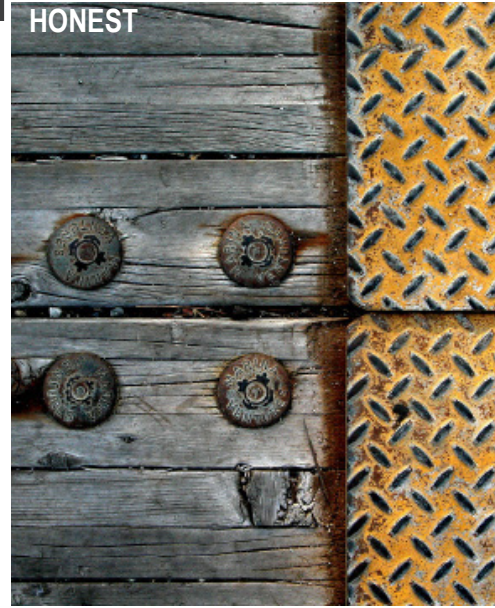
WATERFRONT CONTEXT



CULTURAL CONTEXT



DESIGN INTERPRETATION



PROJECT VISION

1. **VIABLE** 240 UNIT APARTMENT BUILDING

2. **CONTEXTUAL** BALANCE

CURRENT SITE



CURRENT SITE

FROM SOUTHEAST



CURRENT SITE

FROM SOUTHWEST



CURRENT SITE

FROM NORTHWEST



CURRENT SITE

FROM NORTHEAST



ADJACENT MASSING



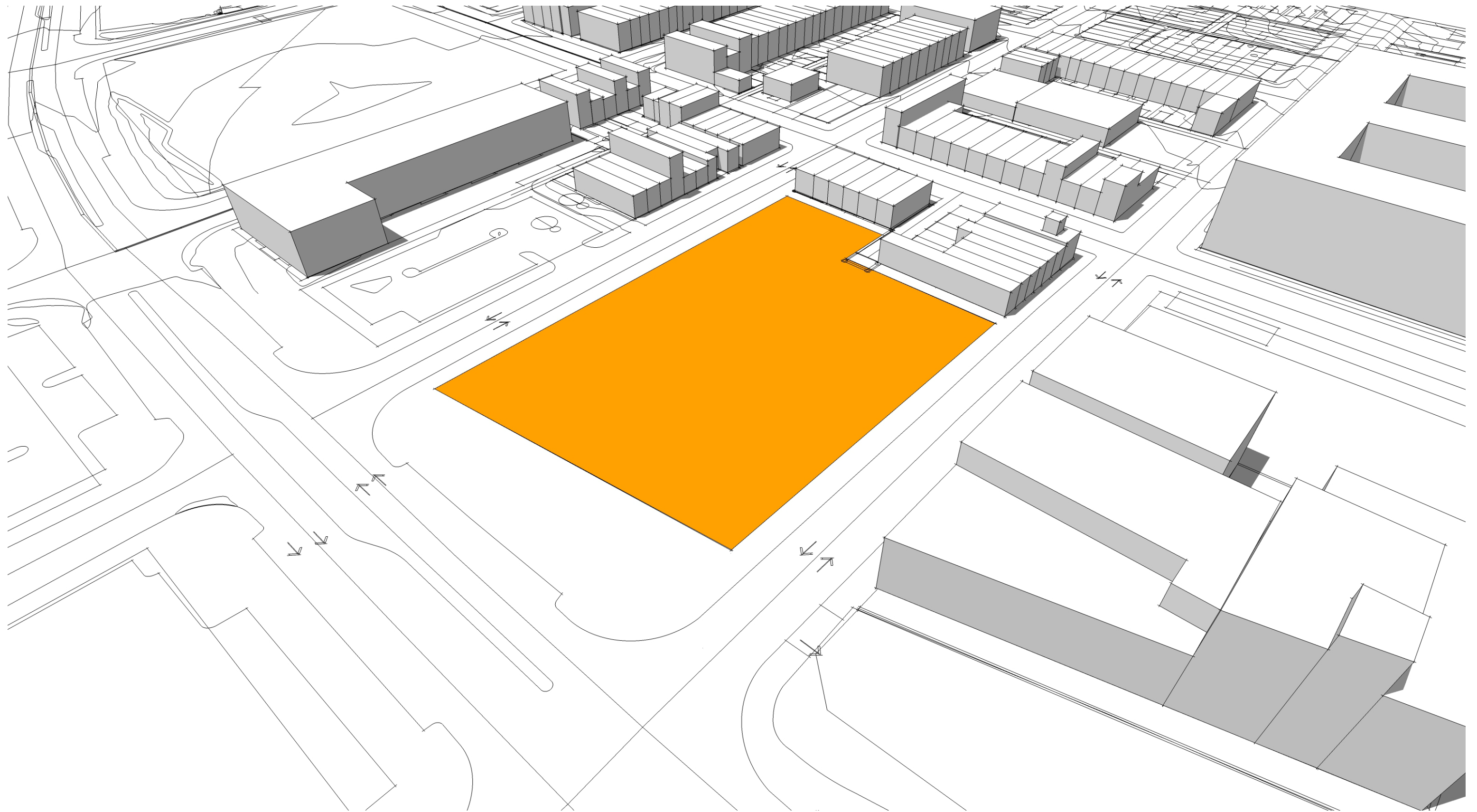
COPT

- SINGLE STORY
- TWO-THREE STORIES
- FOUR-SIX STORIES
- SIX-TEN STORIES
- + TEN STORIES



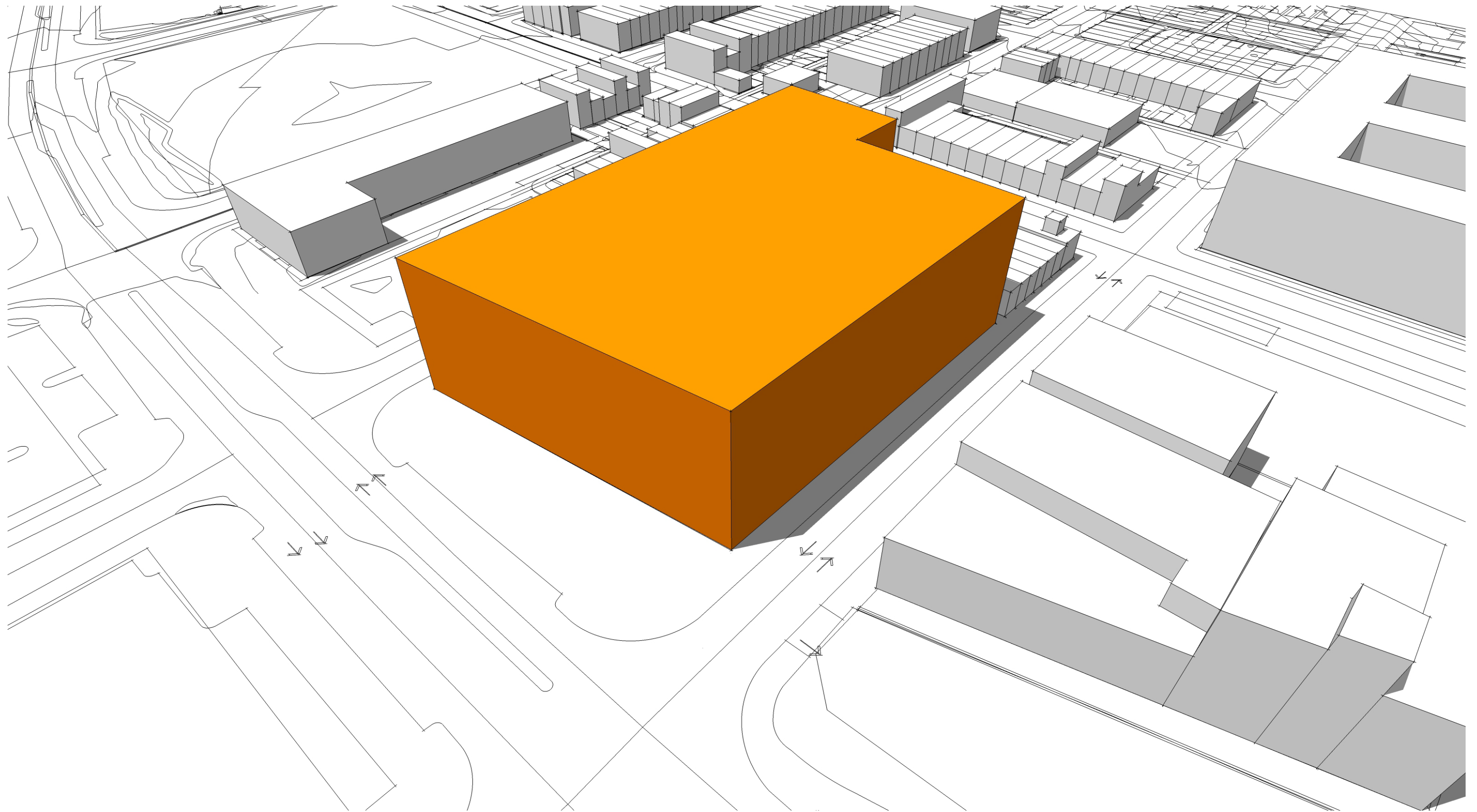
MASSING DIAGRAMS

THE SITE



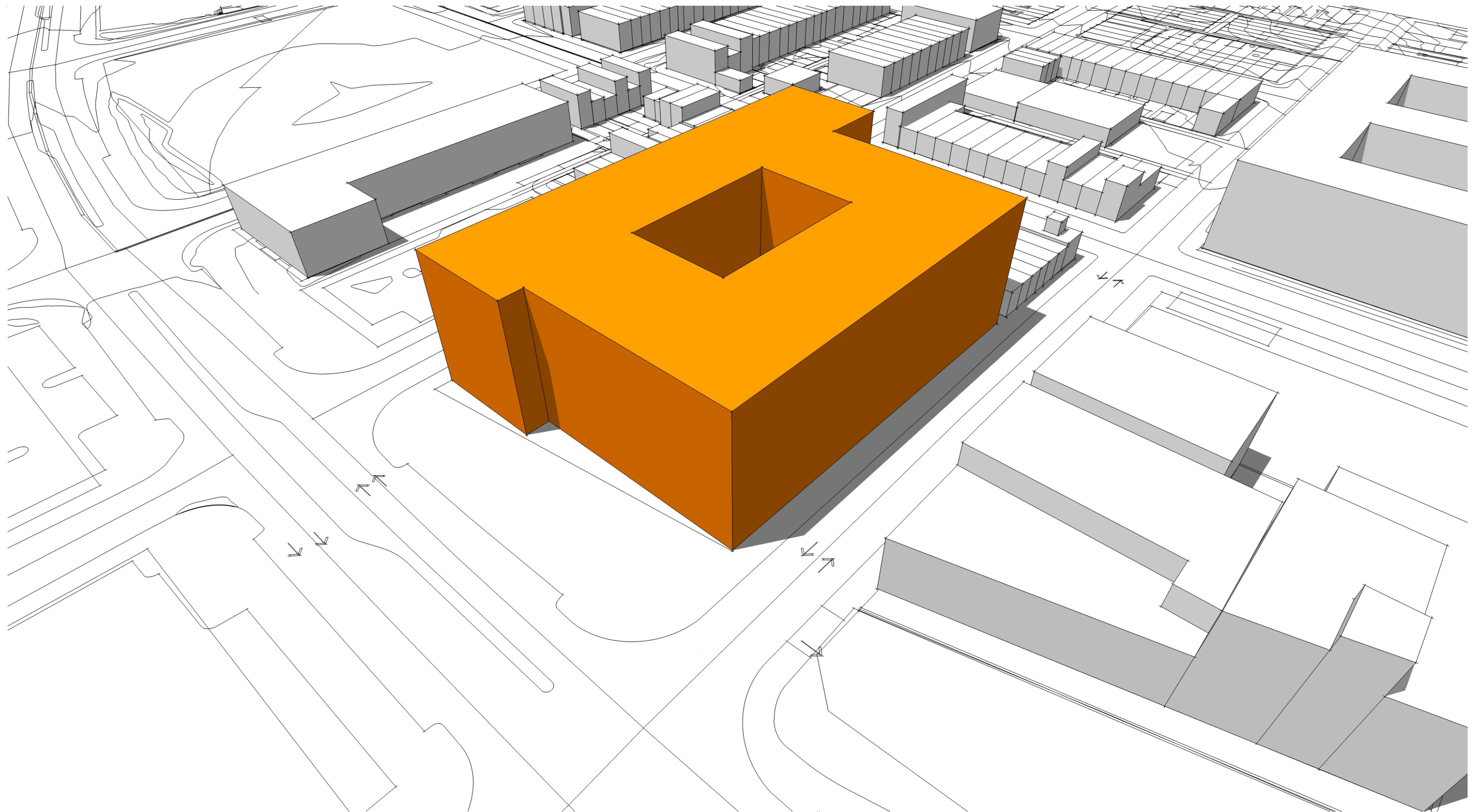
MASSING DIAGRAMS

BUILDABLE MASS $\leq 85'-0"$



MASSING DIAGRAMS

RESIDENTIAL FORM OPTIONS



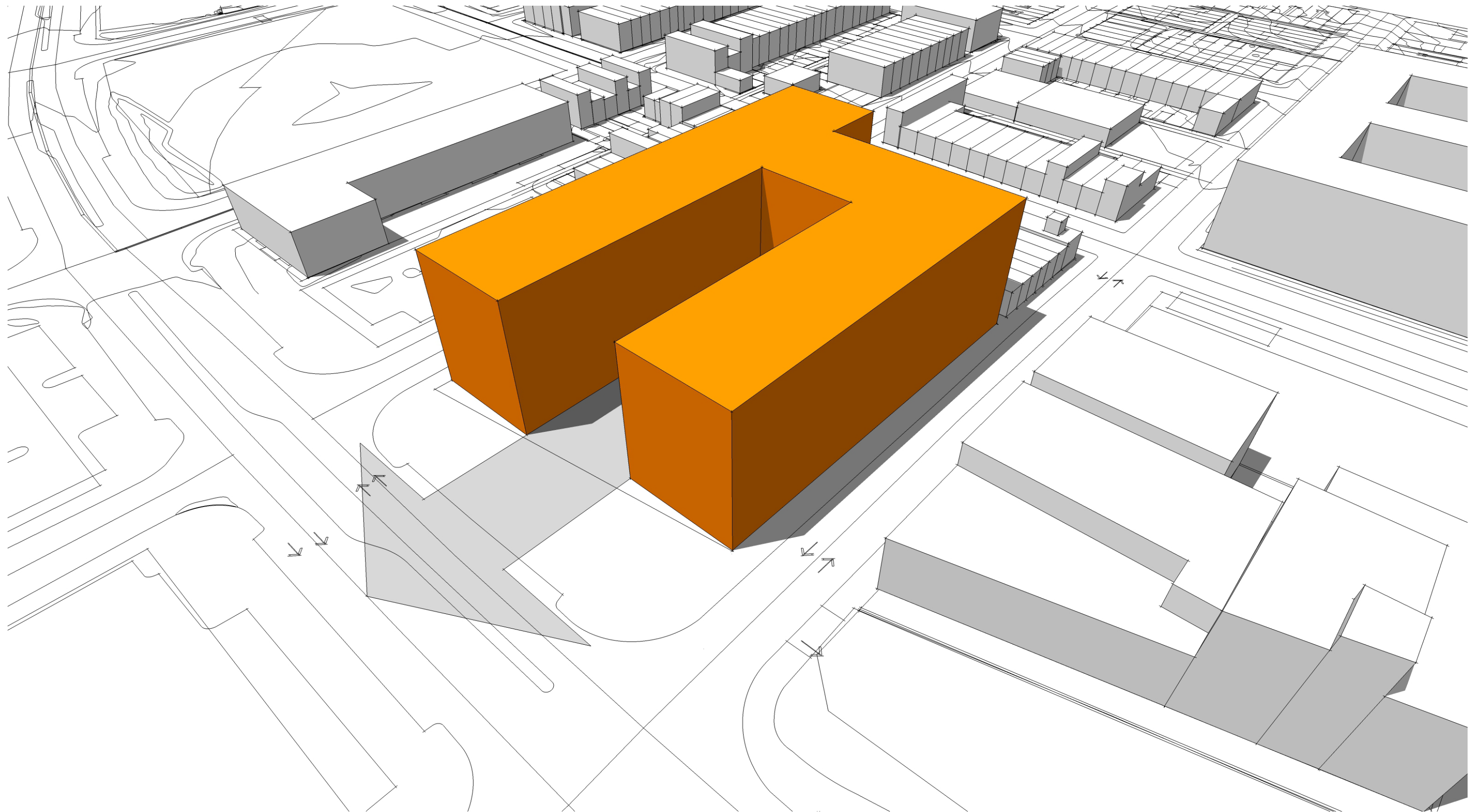
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RESIDENTIAL FORM OPTIONS



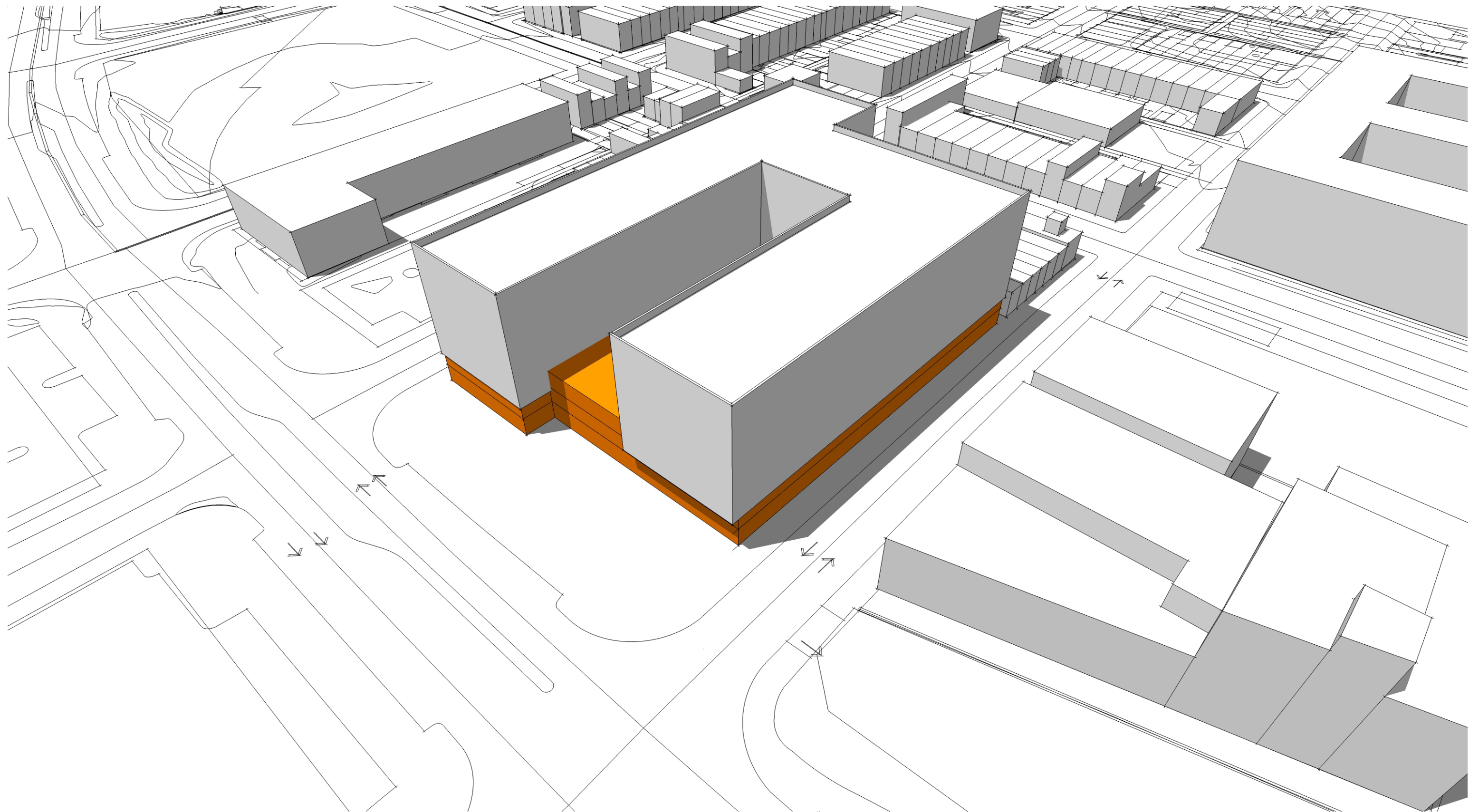
MASSING DIAGRAMS

PREFERRED FORM



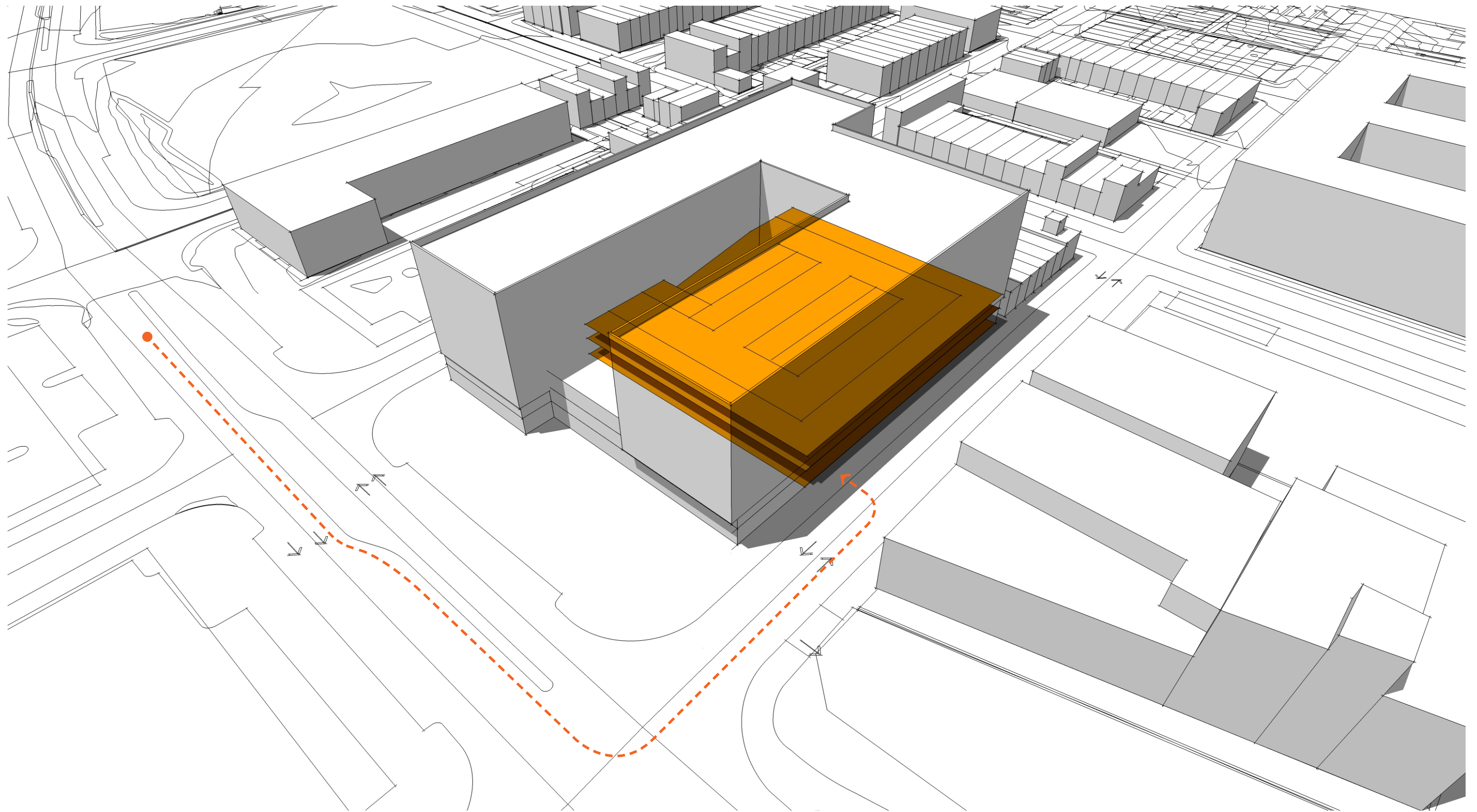
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MASONRY BASE



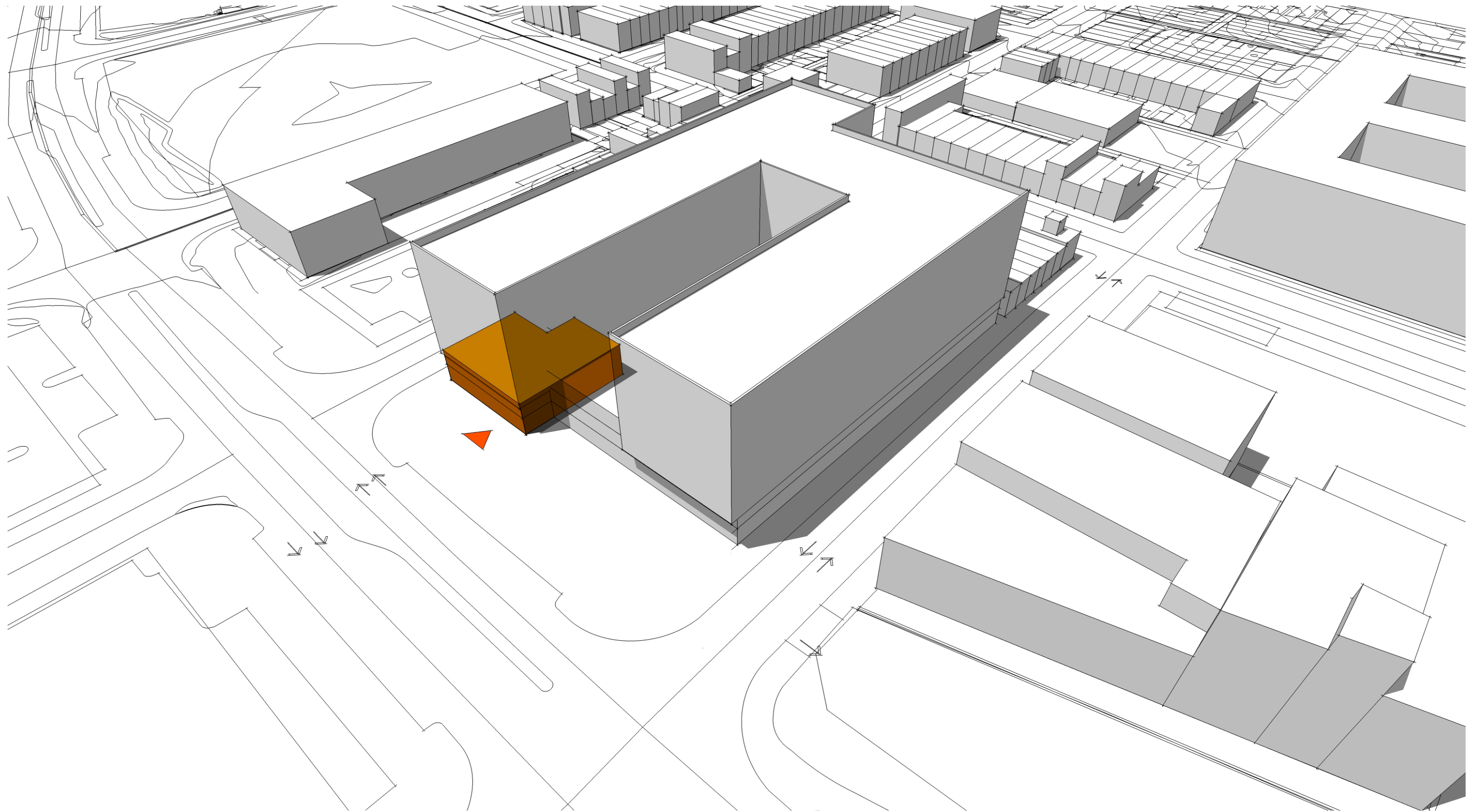
MASSING DIAGRAMS

1:1 PARKING



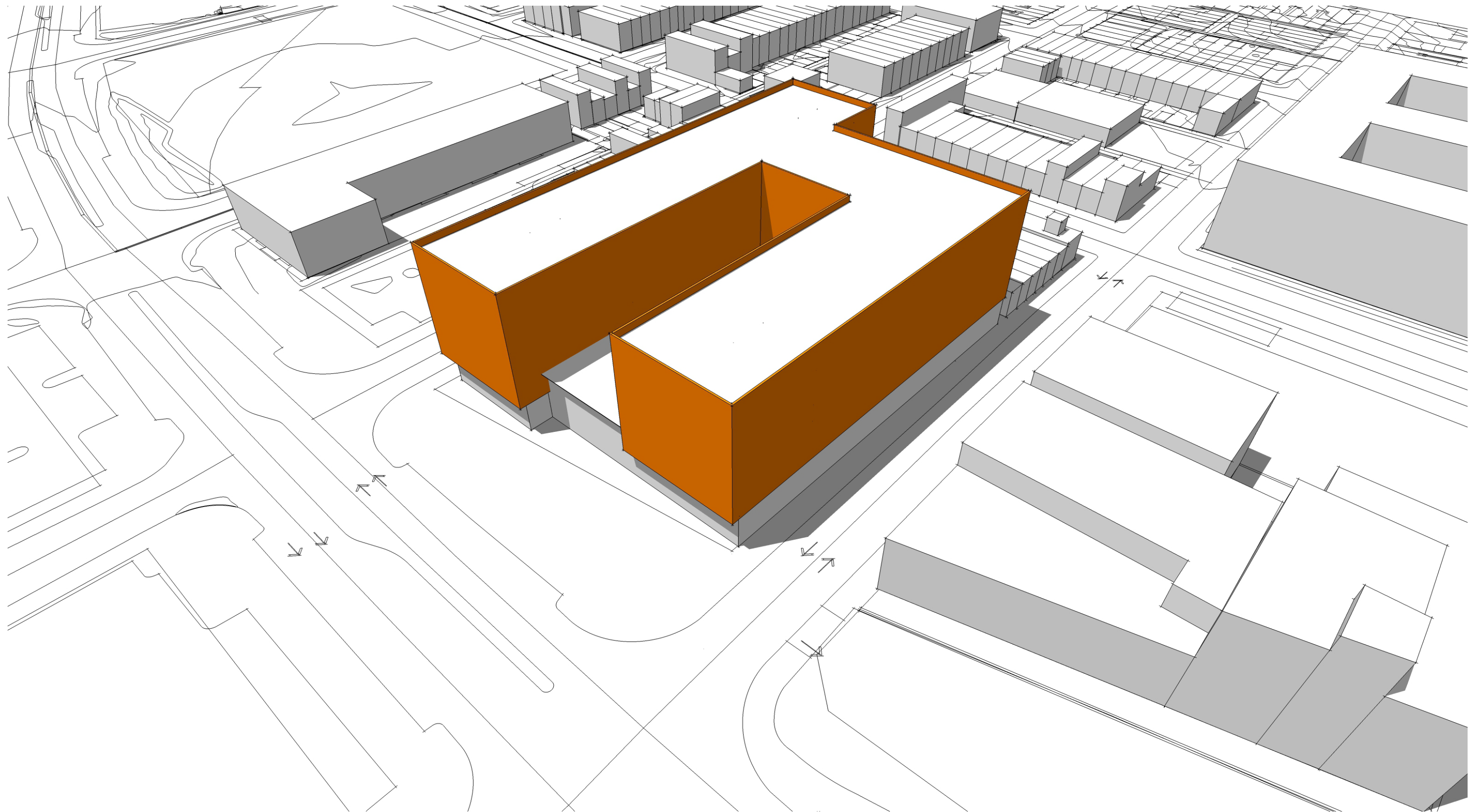
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ENTRY LOBBY



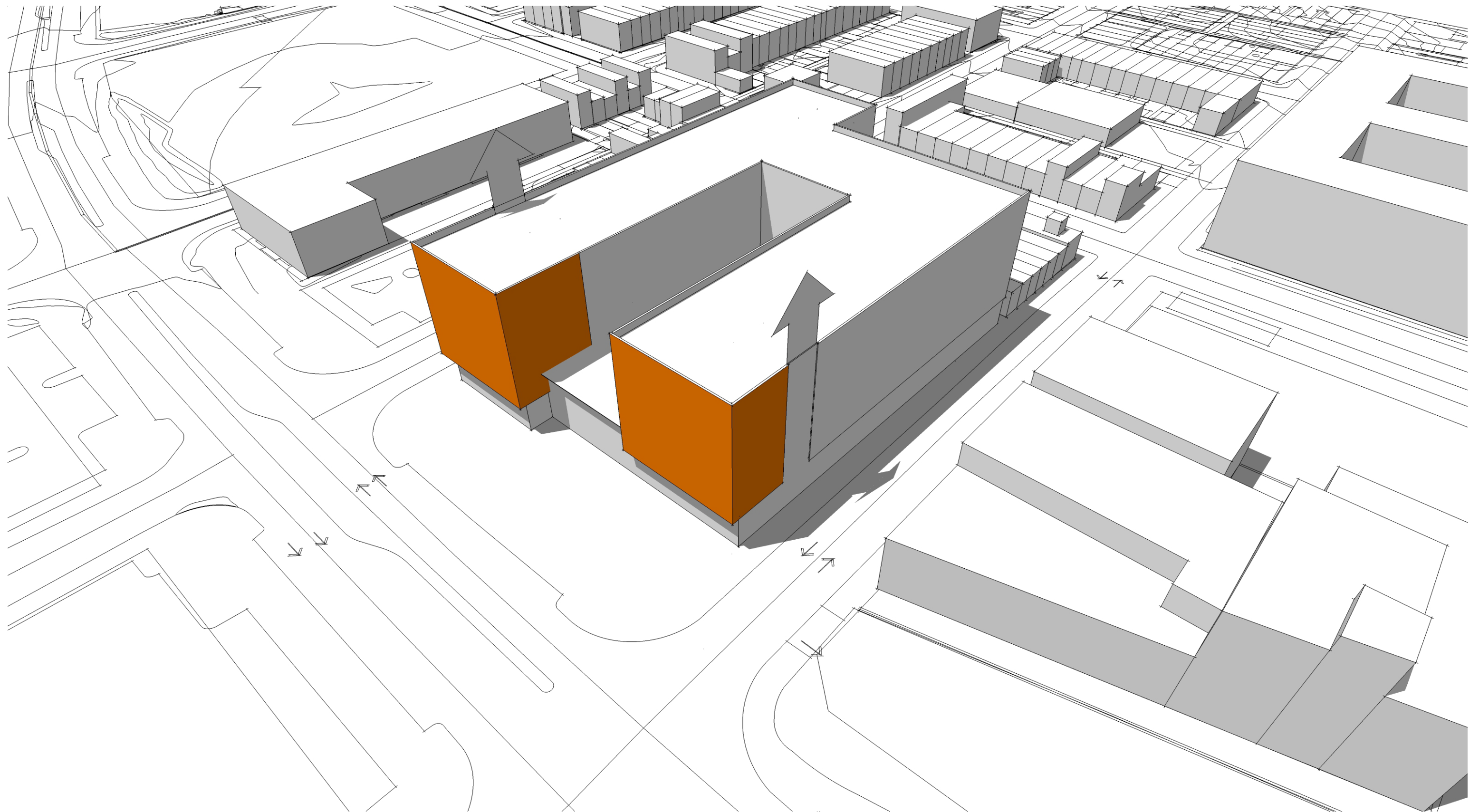
MASSING DIAGRAMS

SKIN



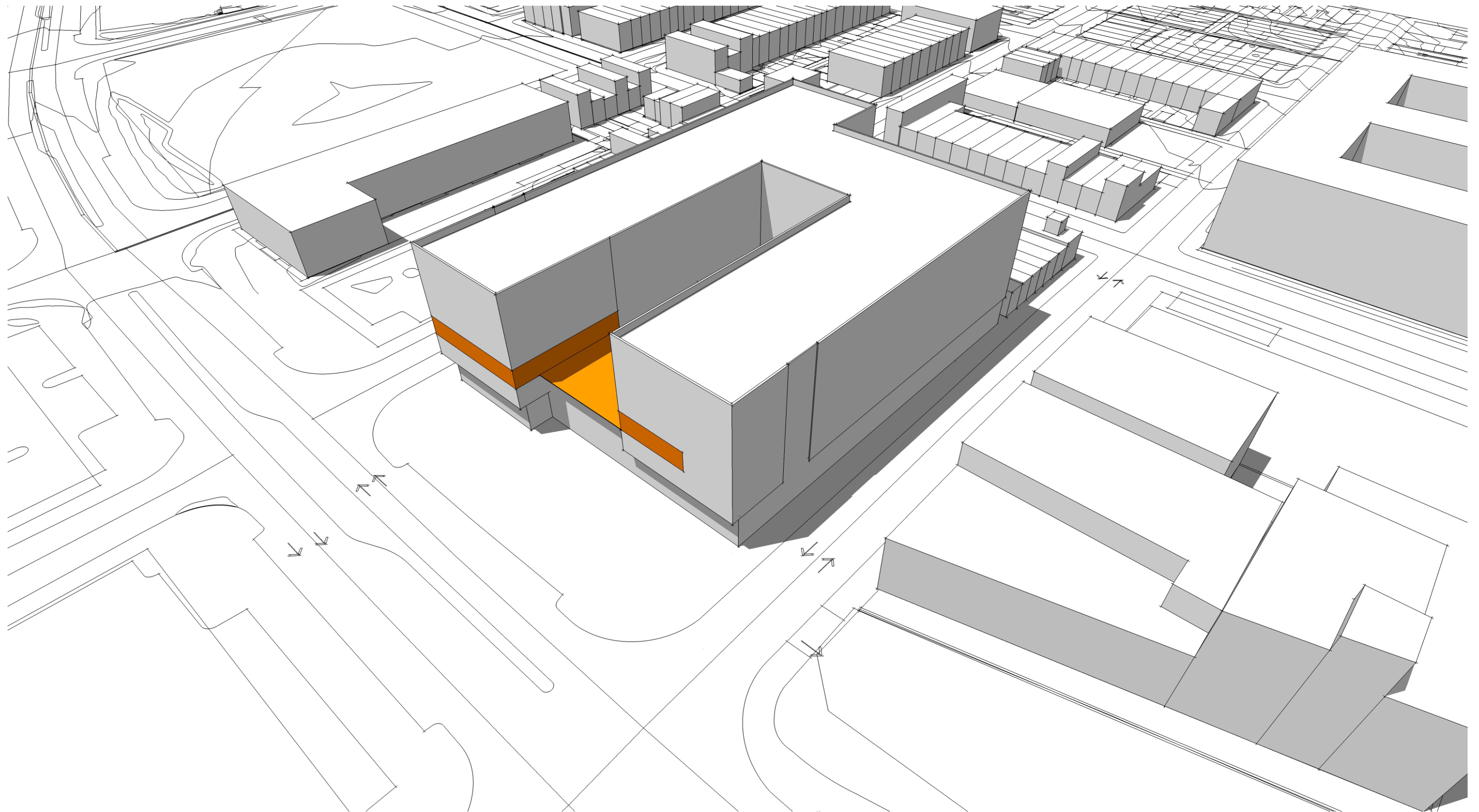
MASSING DIAGRAMS

HEAD HOUSES



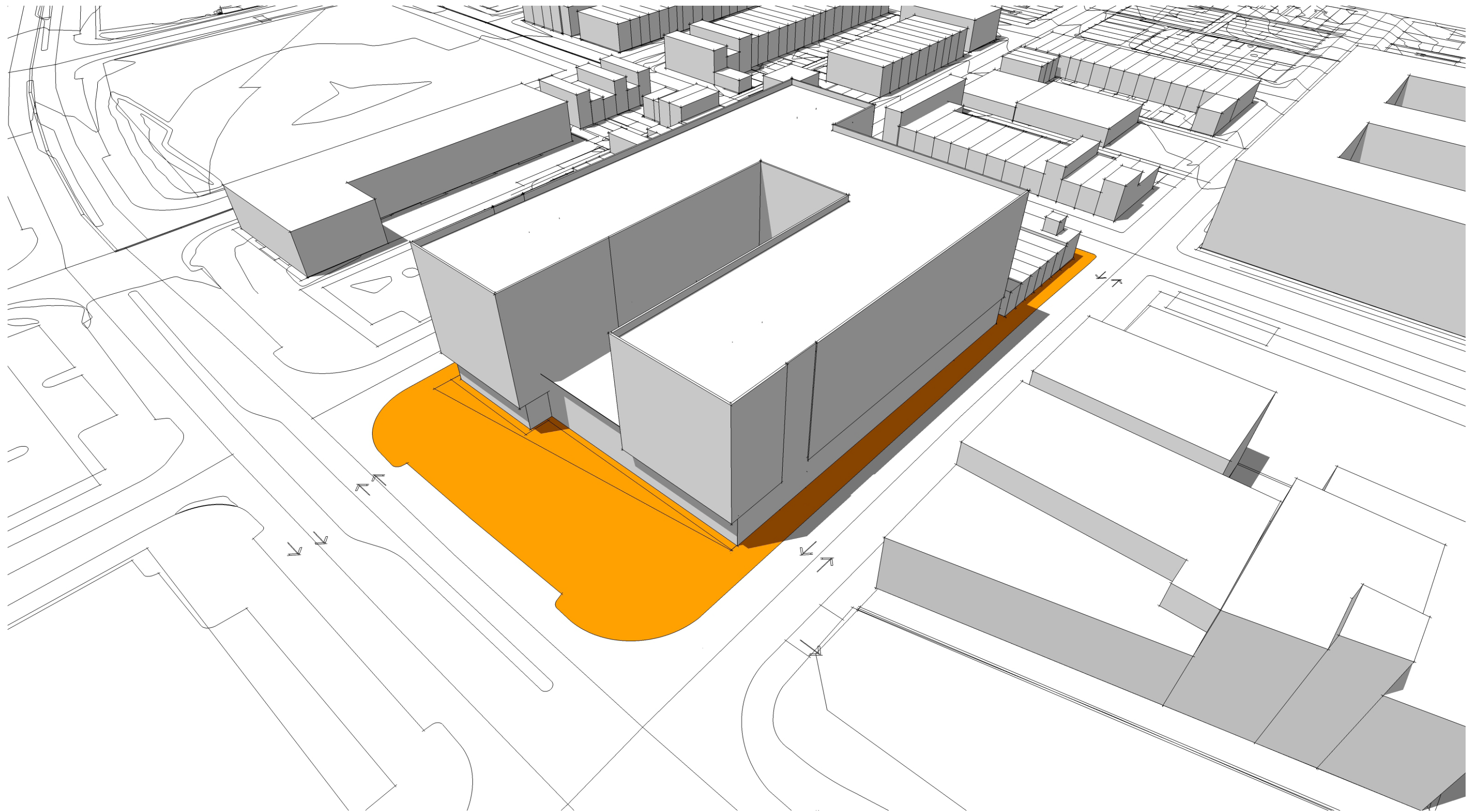
MASSING DIAGRAMS

AMENITY SWATH



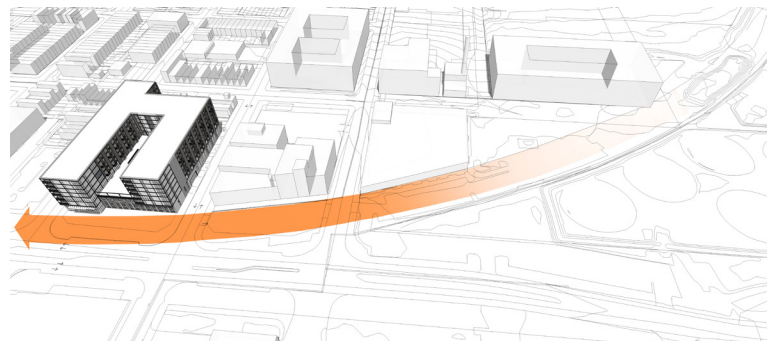
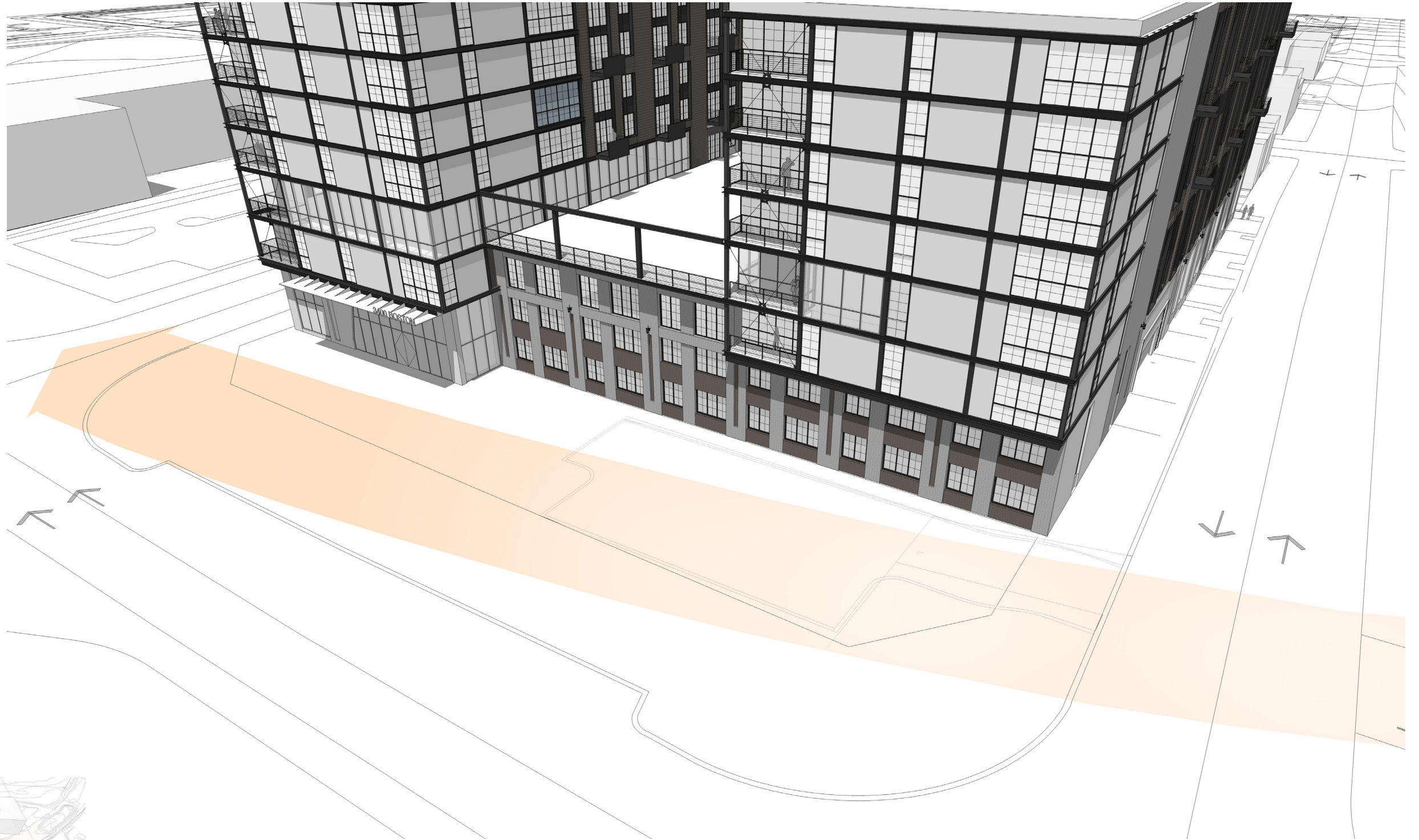
MASSING DIAGRAMS

LANDSCAPE



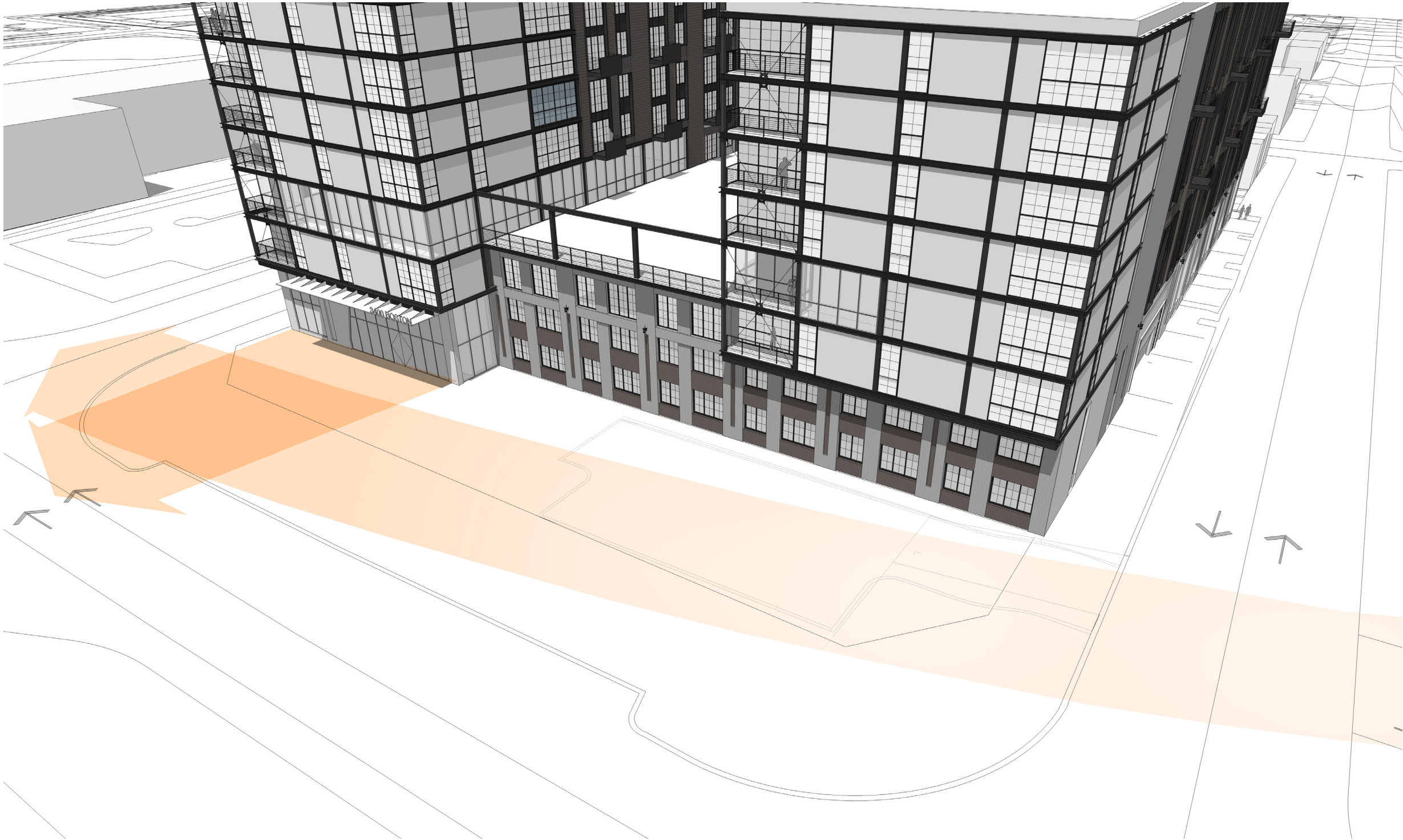
SITE DESIGN

ENTRY PLAZA



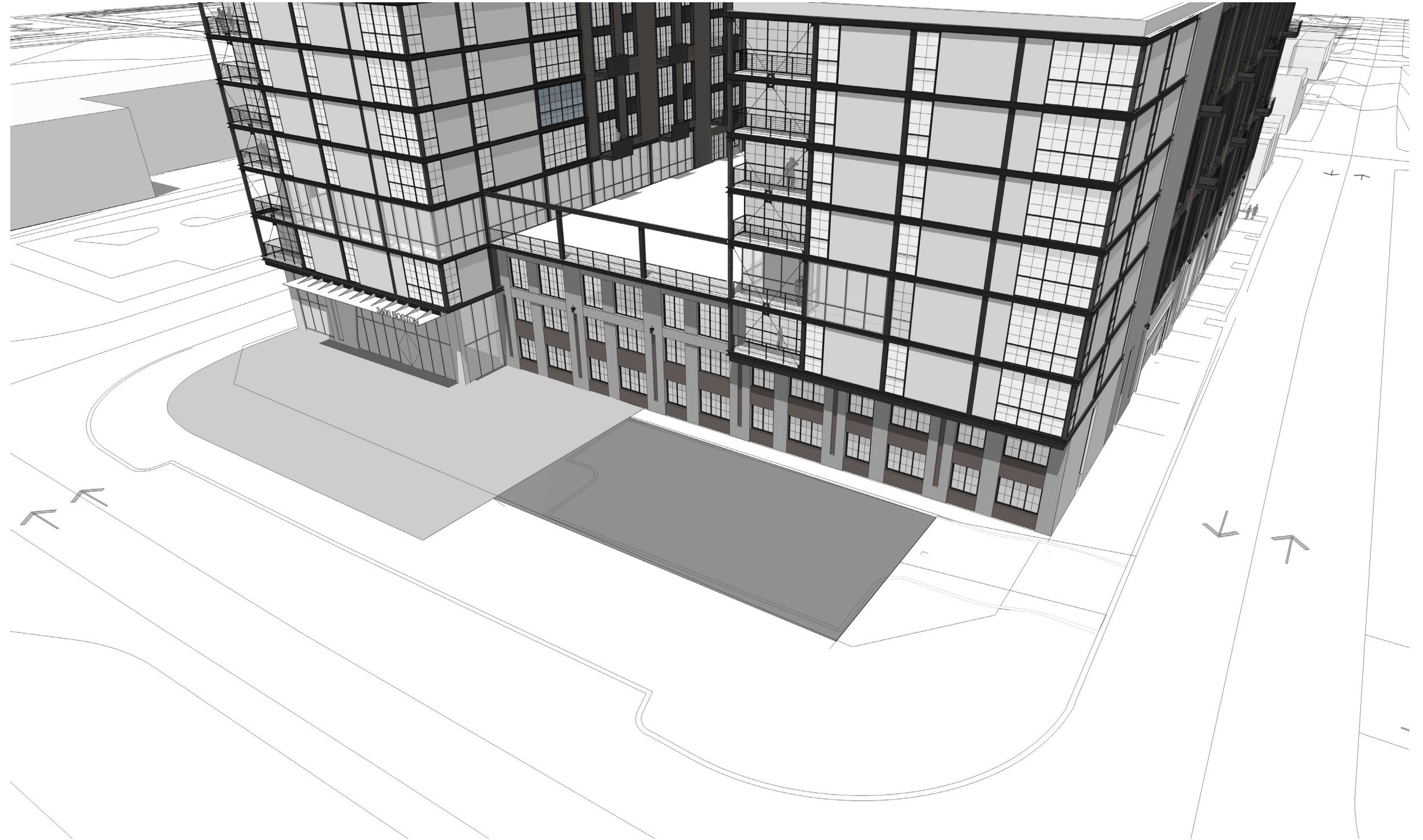
SITE DESIGN

ENTRY PLAZA



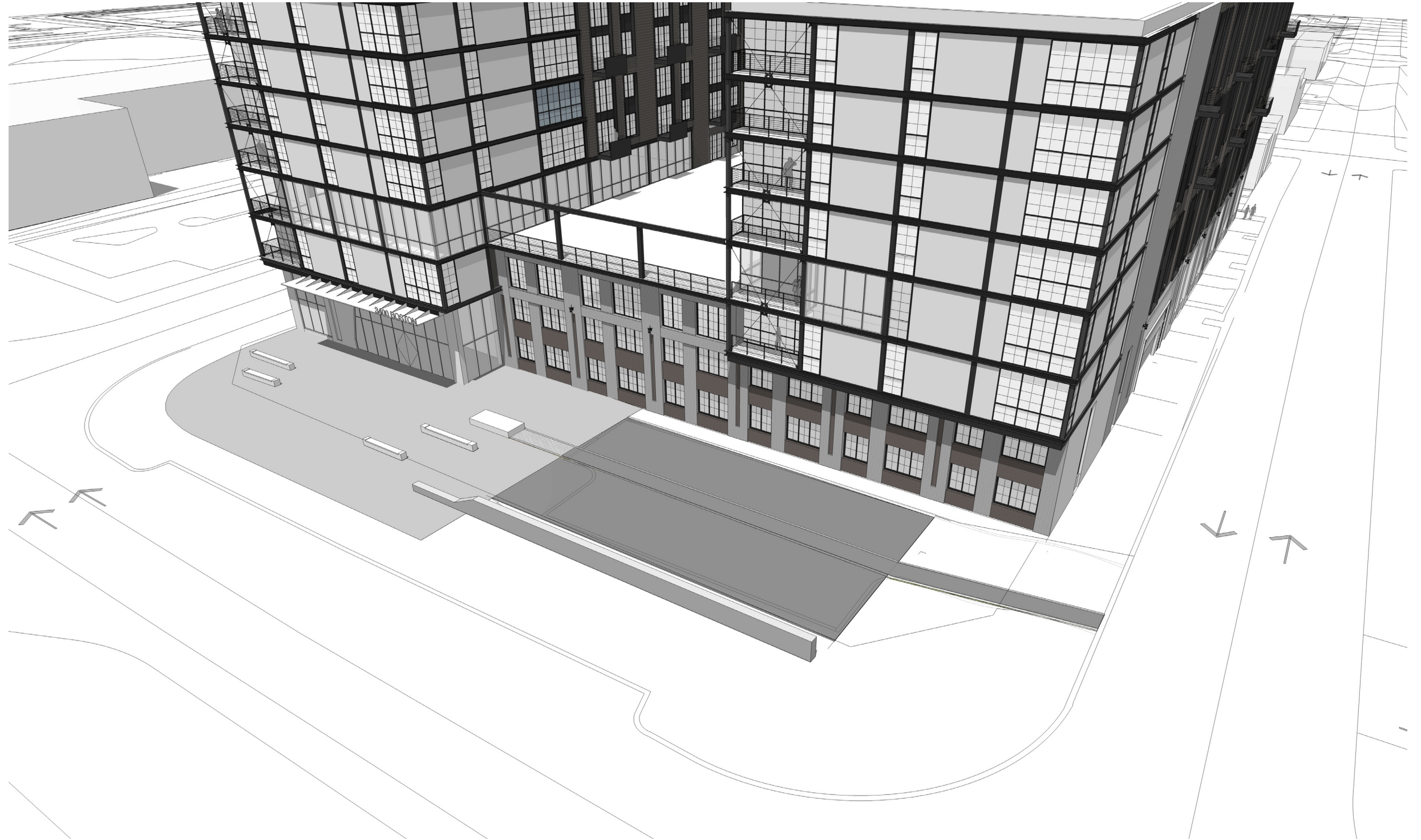
SITE DESIGN

ENTRY PLAZA



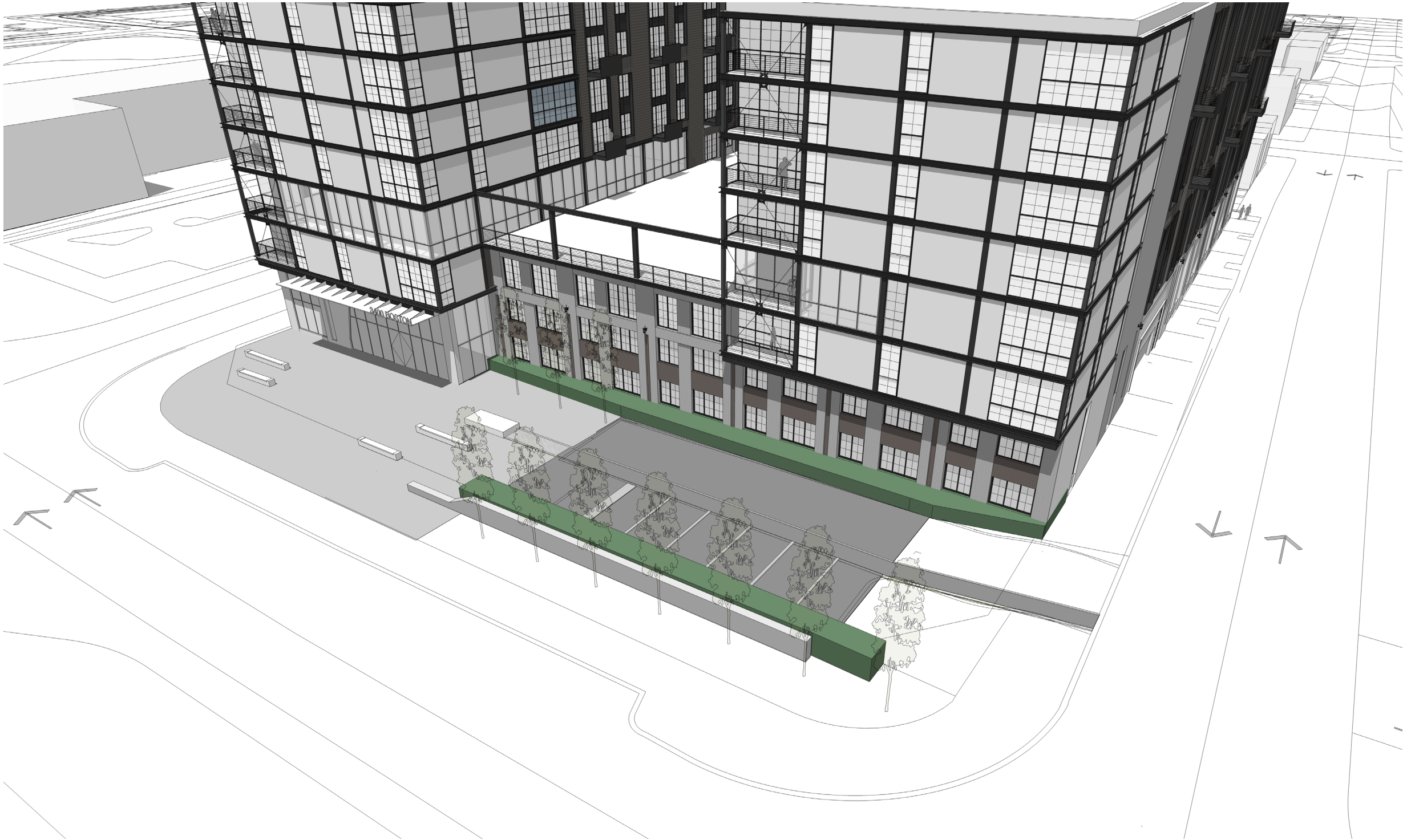
SITE DESIGN

ENTRY PLAZA



SITE DESIGN

ENTRY PLAZA



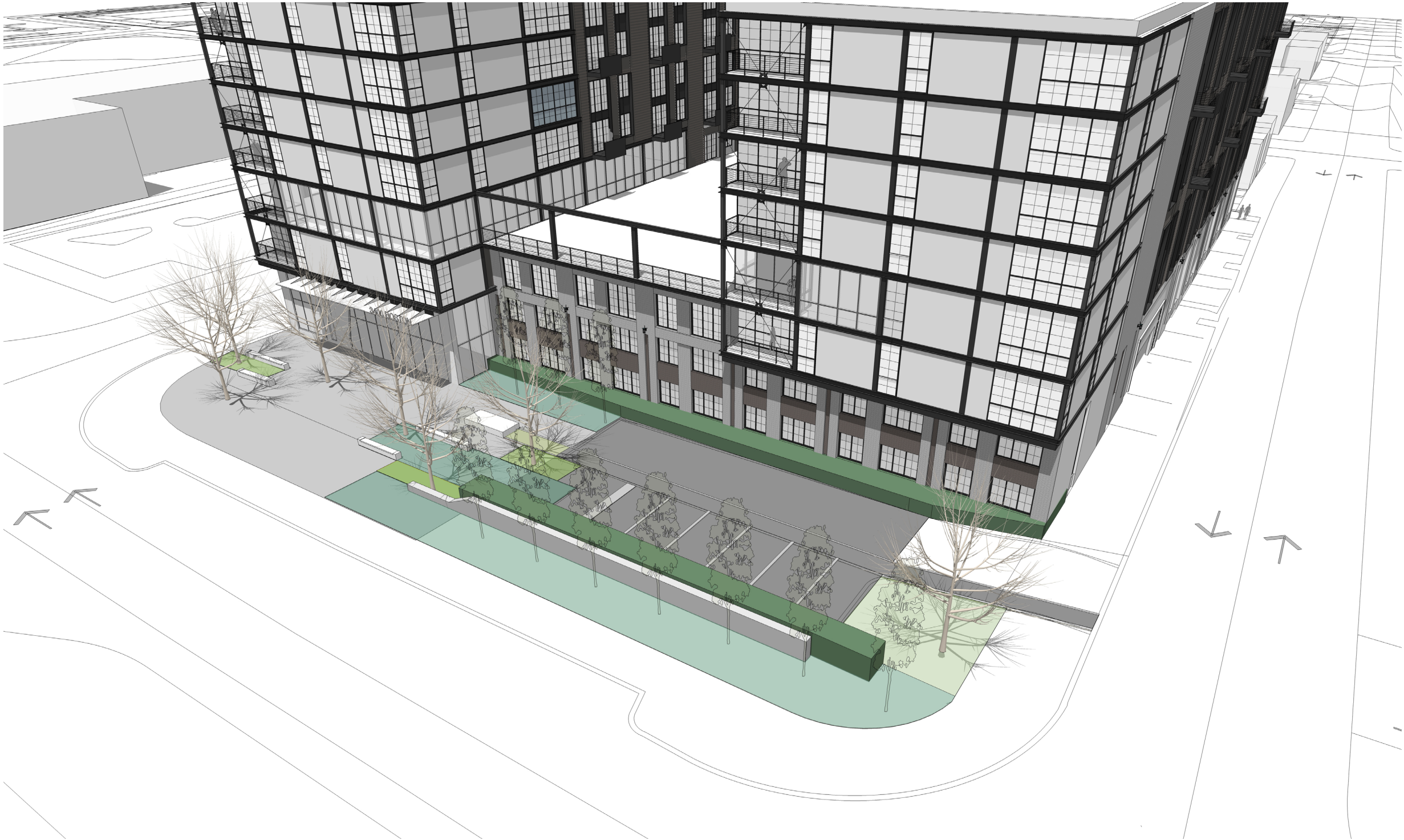
SITE DESIGN

ENTRY PLAZA



SITE DESIGN

ENTRY PLAZA



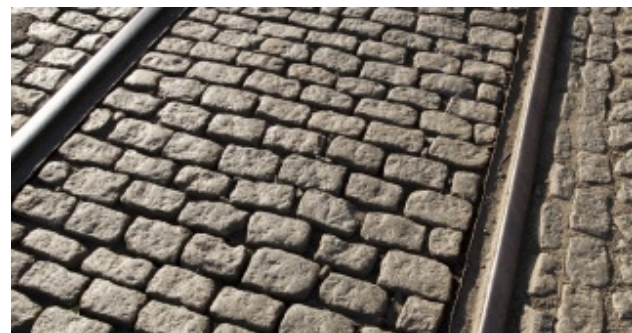
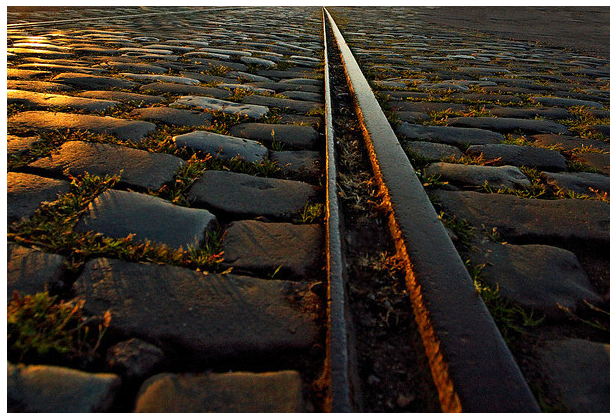
SITE DESIGN

ENTRY PLAZA



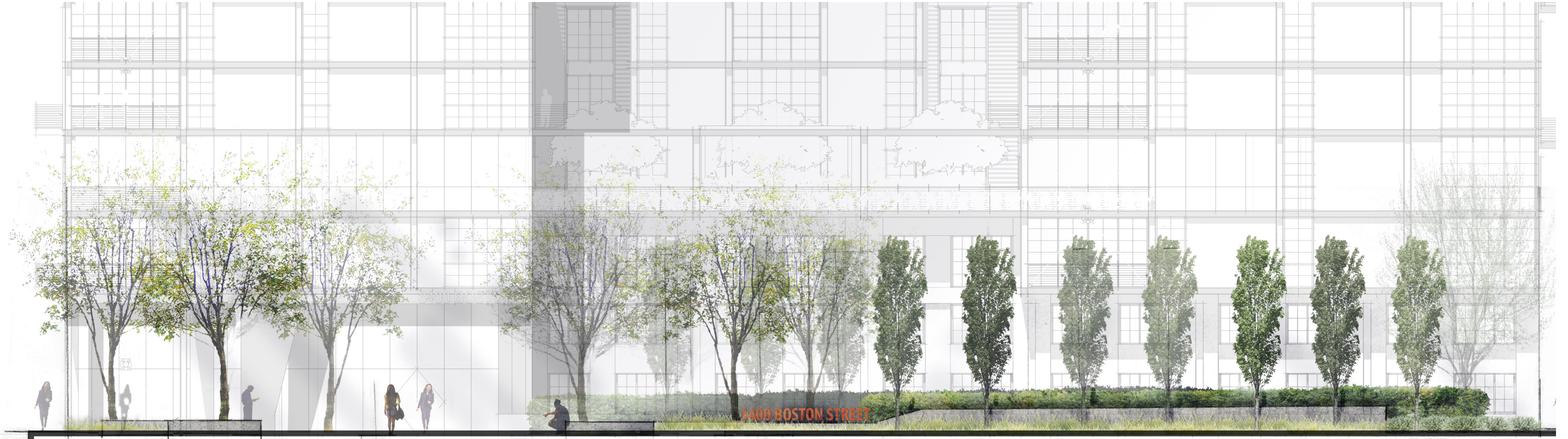
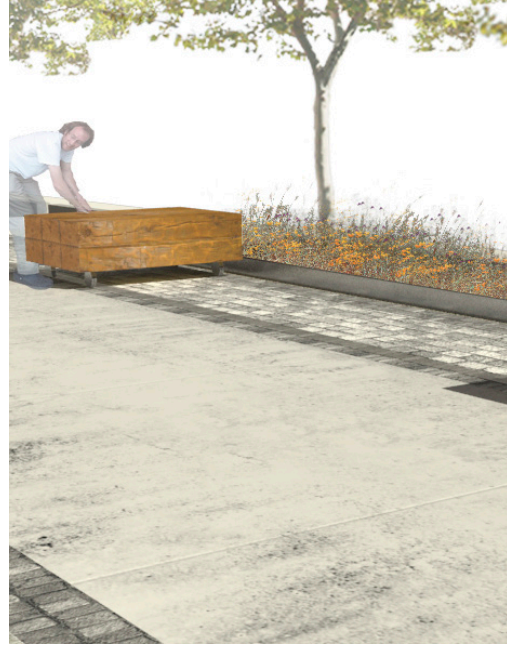
SITE DESIGN

ENTRY PLAZA



SITE DESIGN

ENTRY PLAZA



SITE DESIGN

ENTRY PLAZA



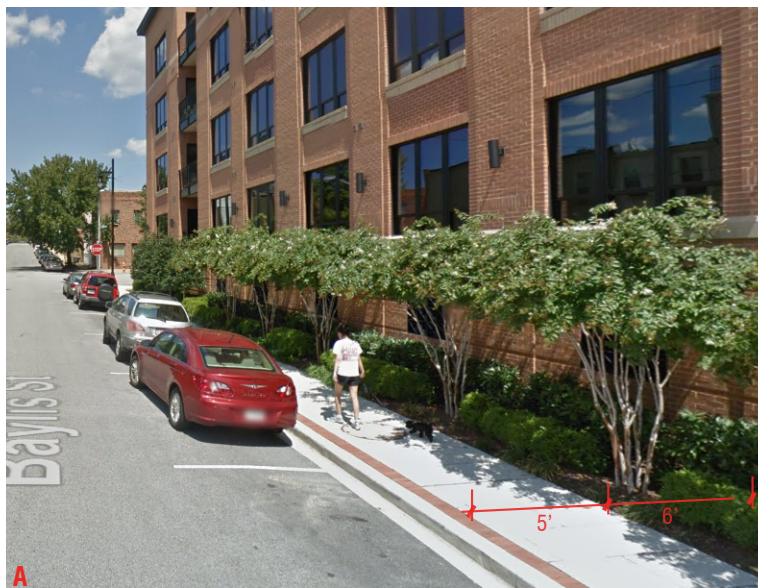
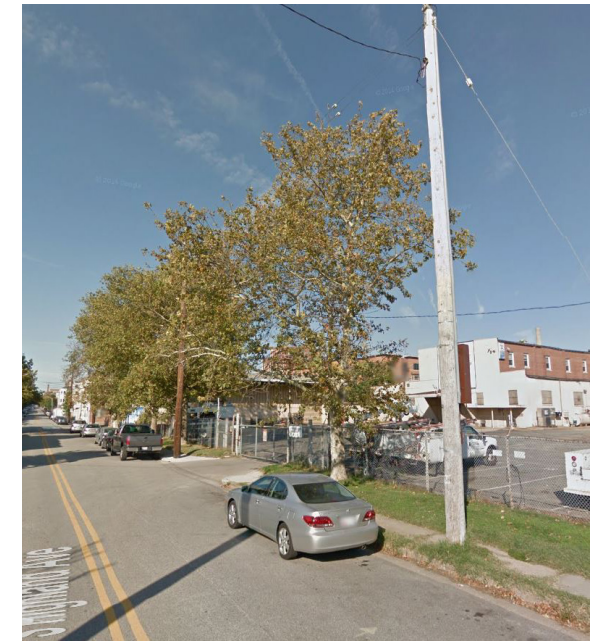
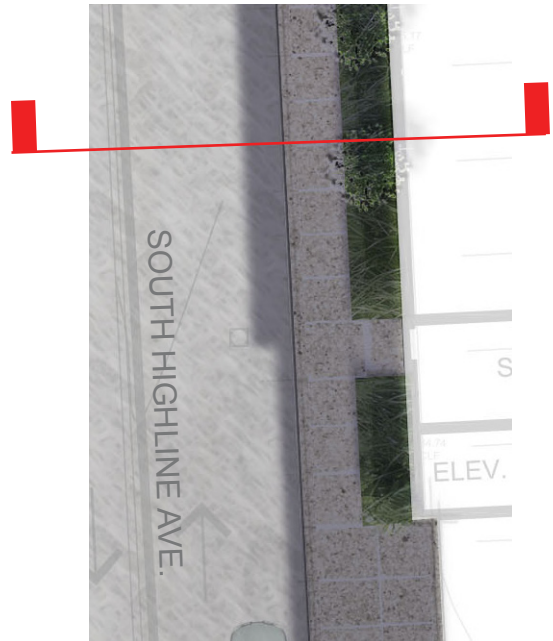
SITE DESIGN

ENTRY PLAZA



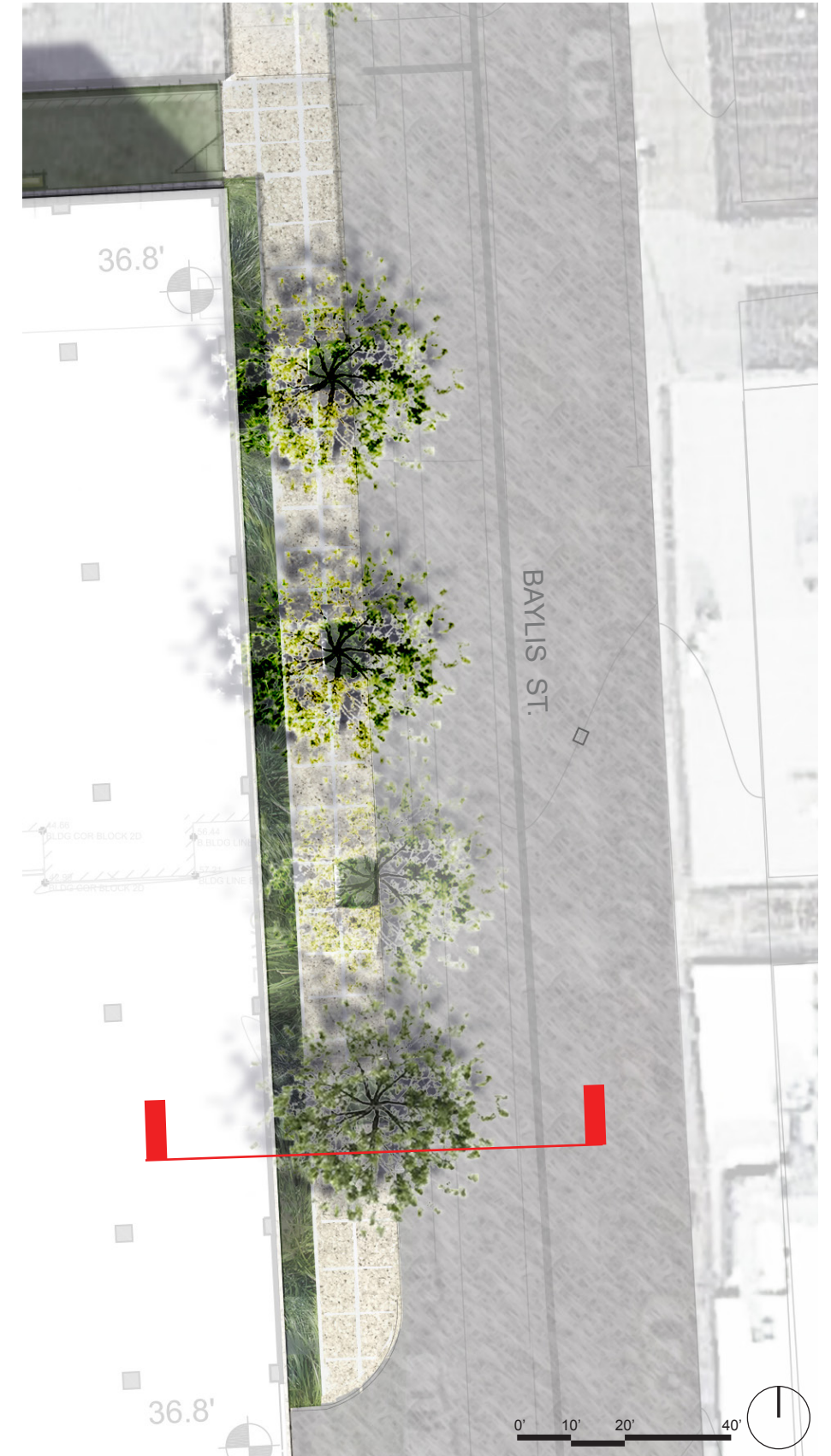
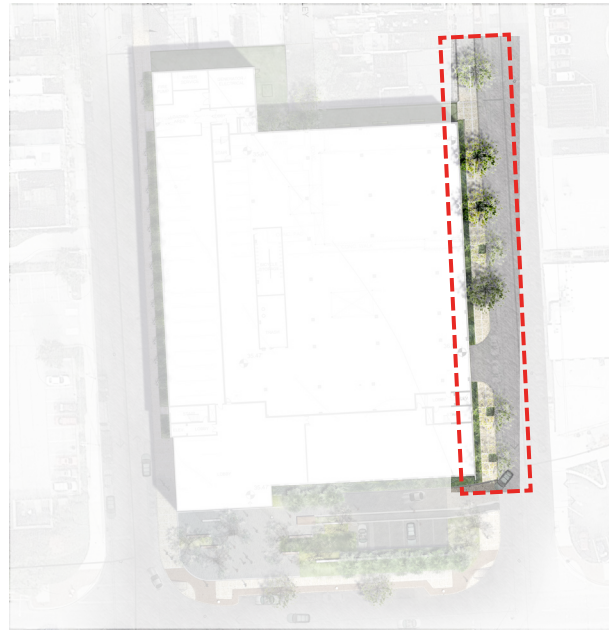
SITE DESIGN

S. HIGHLAND STREETSCAPE



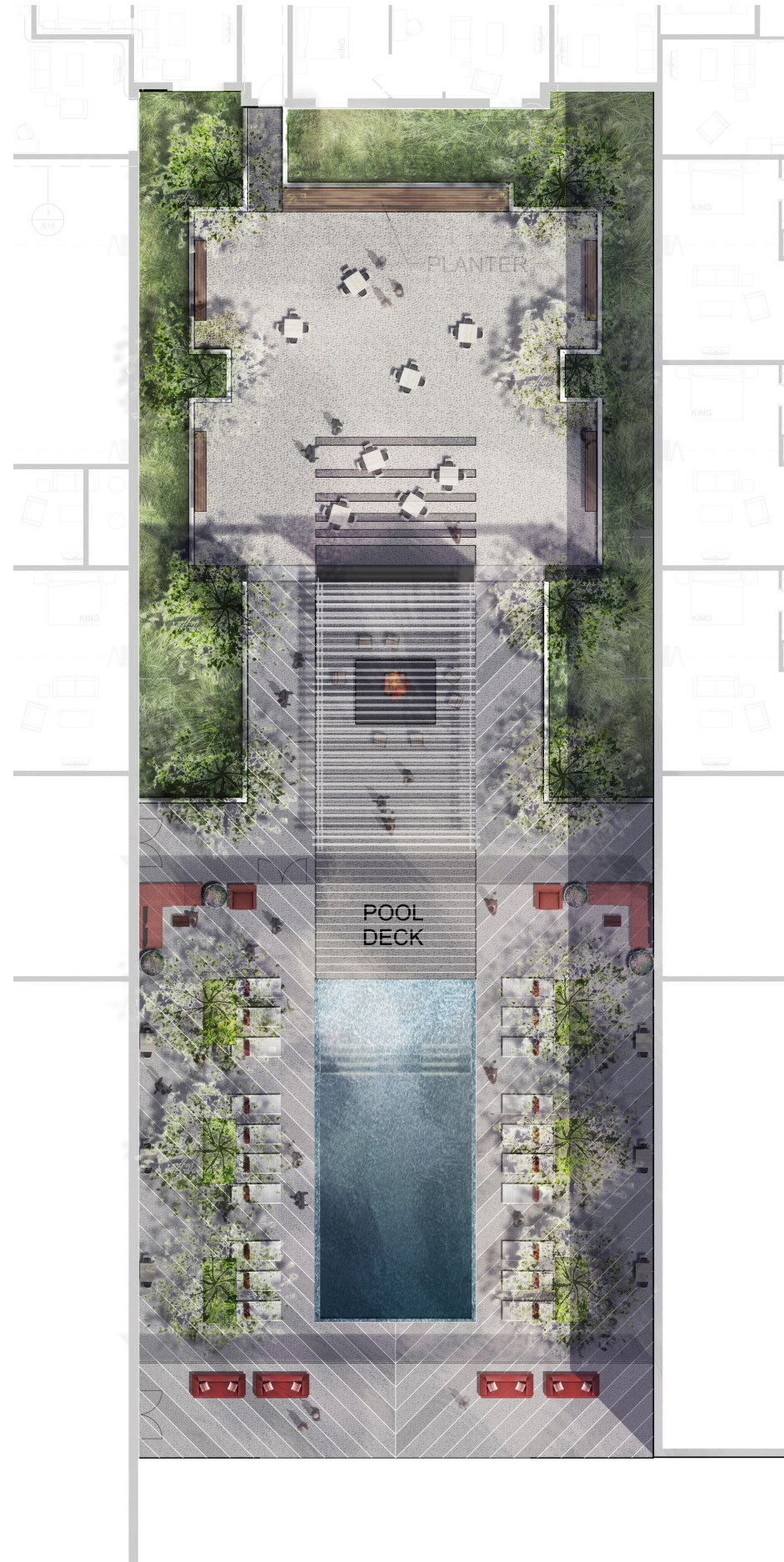
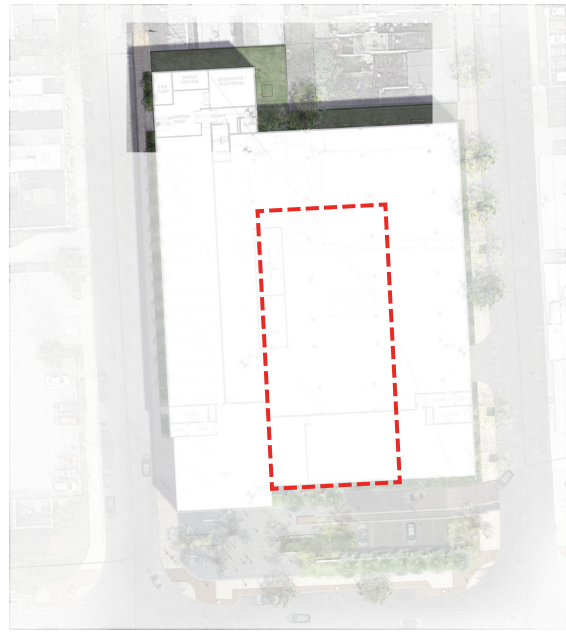
SITE DESIGN

BAYLIS STREETScape



SITE DESIGN

ROOF DECK



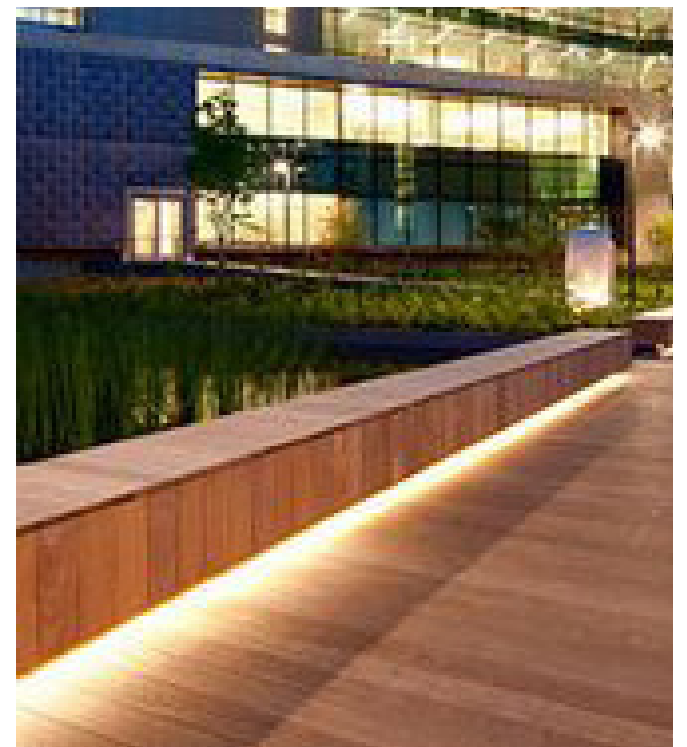
SITE DESIGN

OVERALL



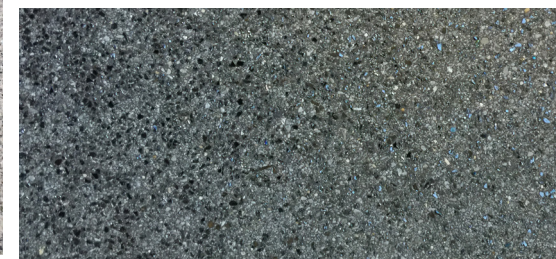
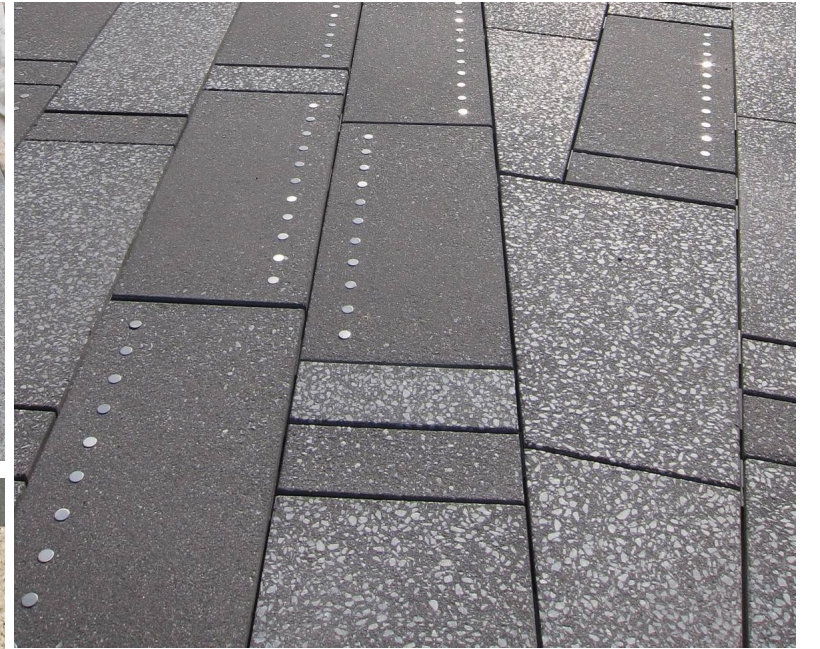
SITE DESIGN

FURNISHINGS



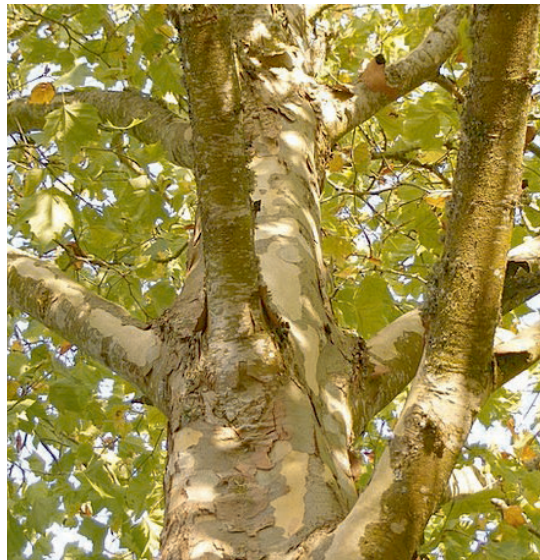
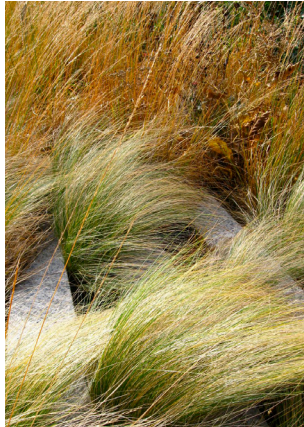
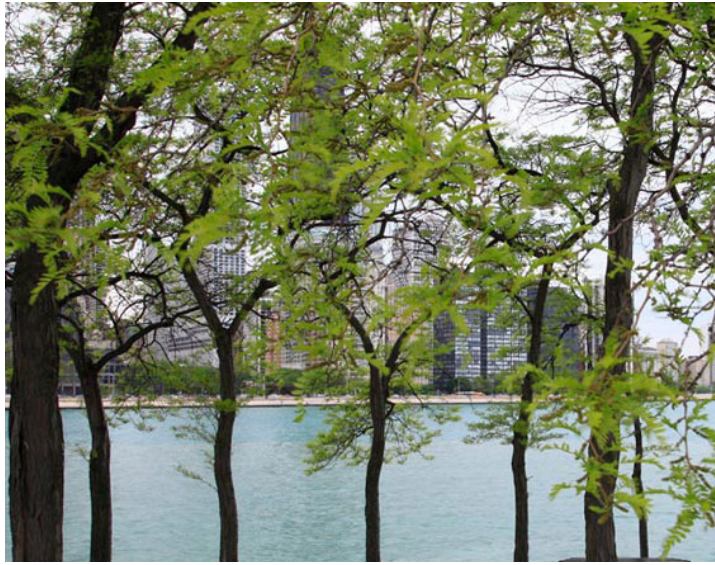
SITE DESIGN

MATERIALS

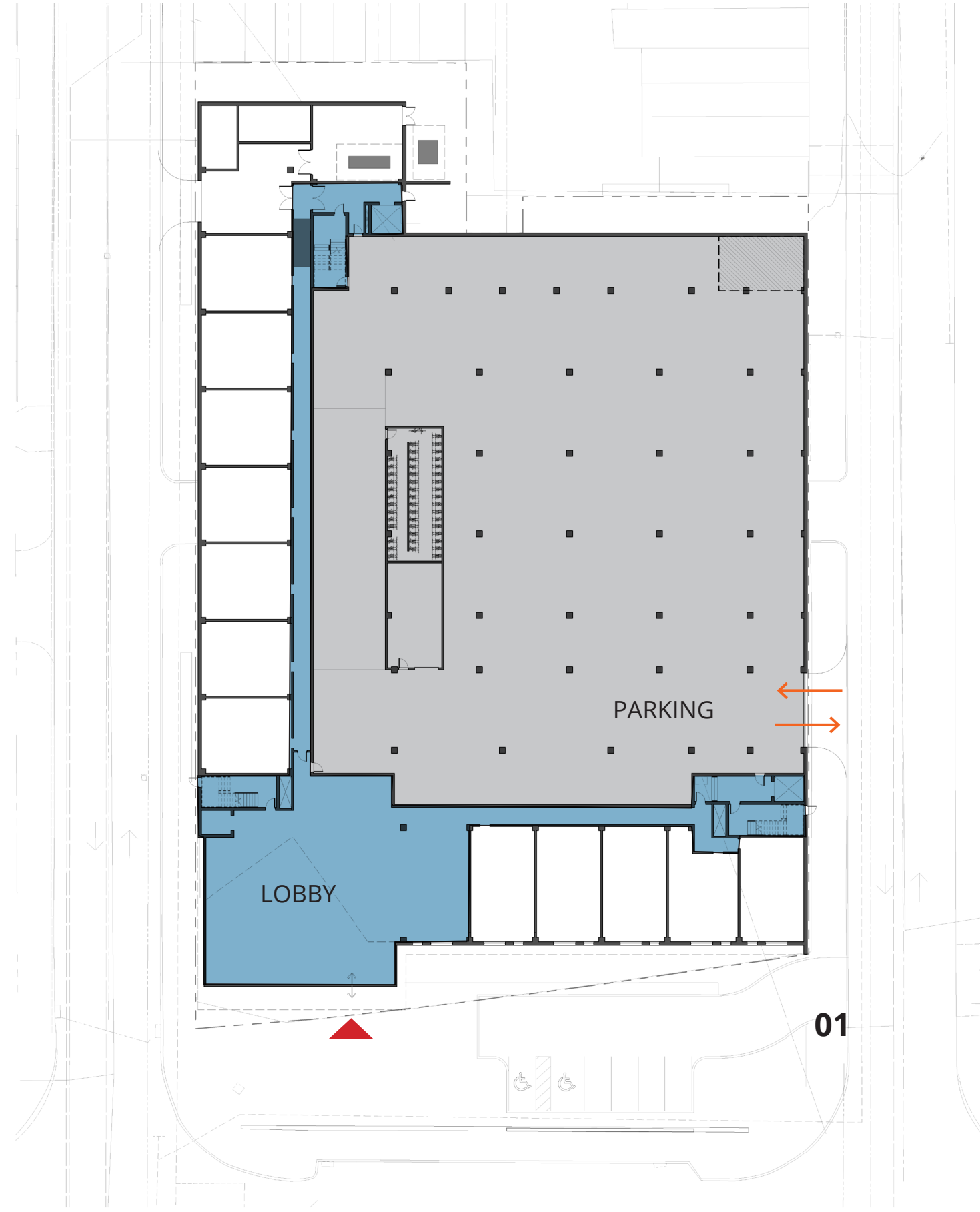


SITE DESIGN

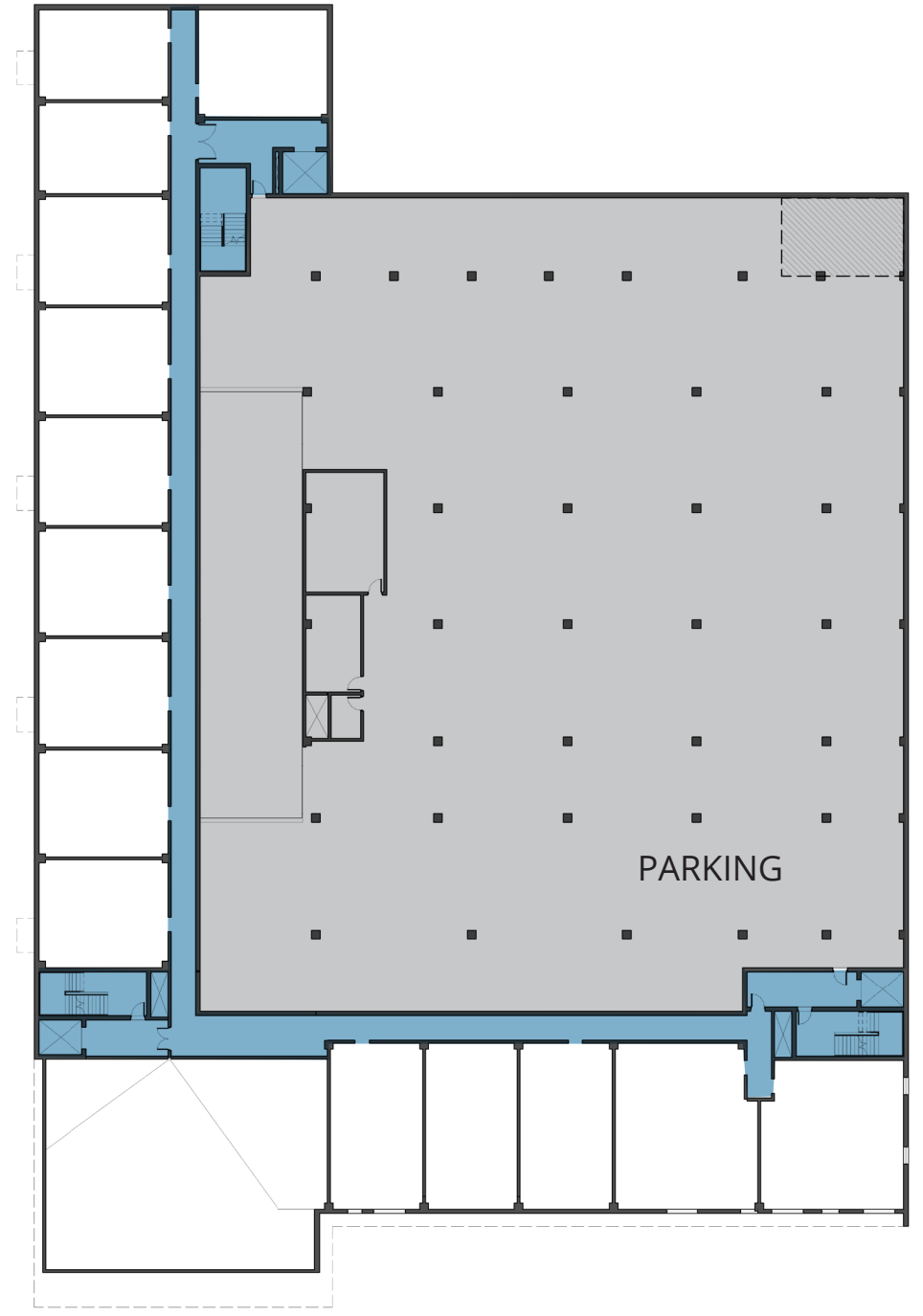
PLANTING



FLOOR PLANS

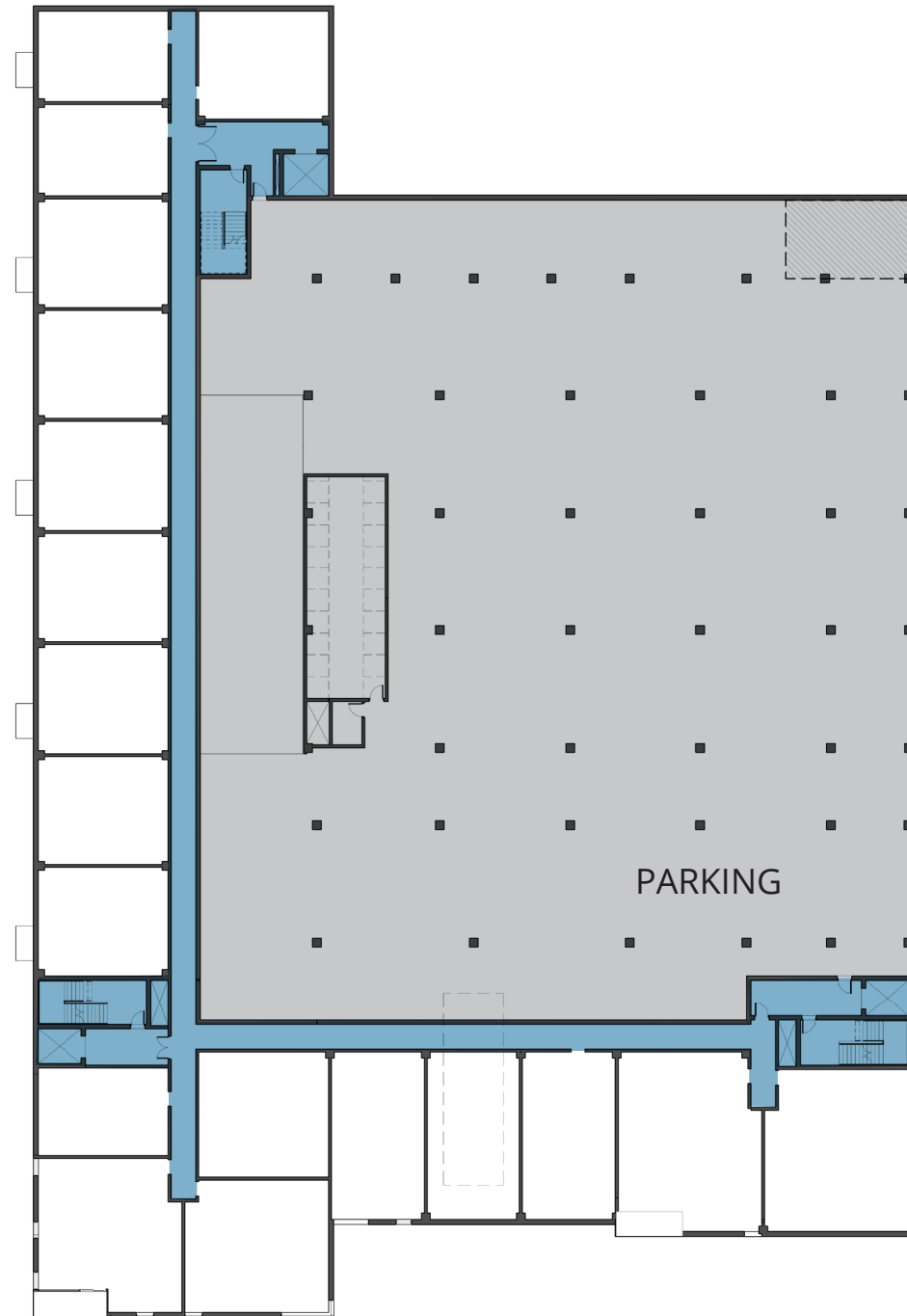


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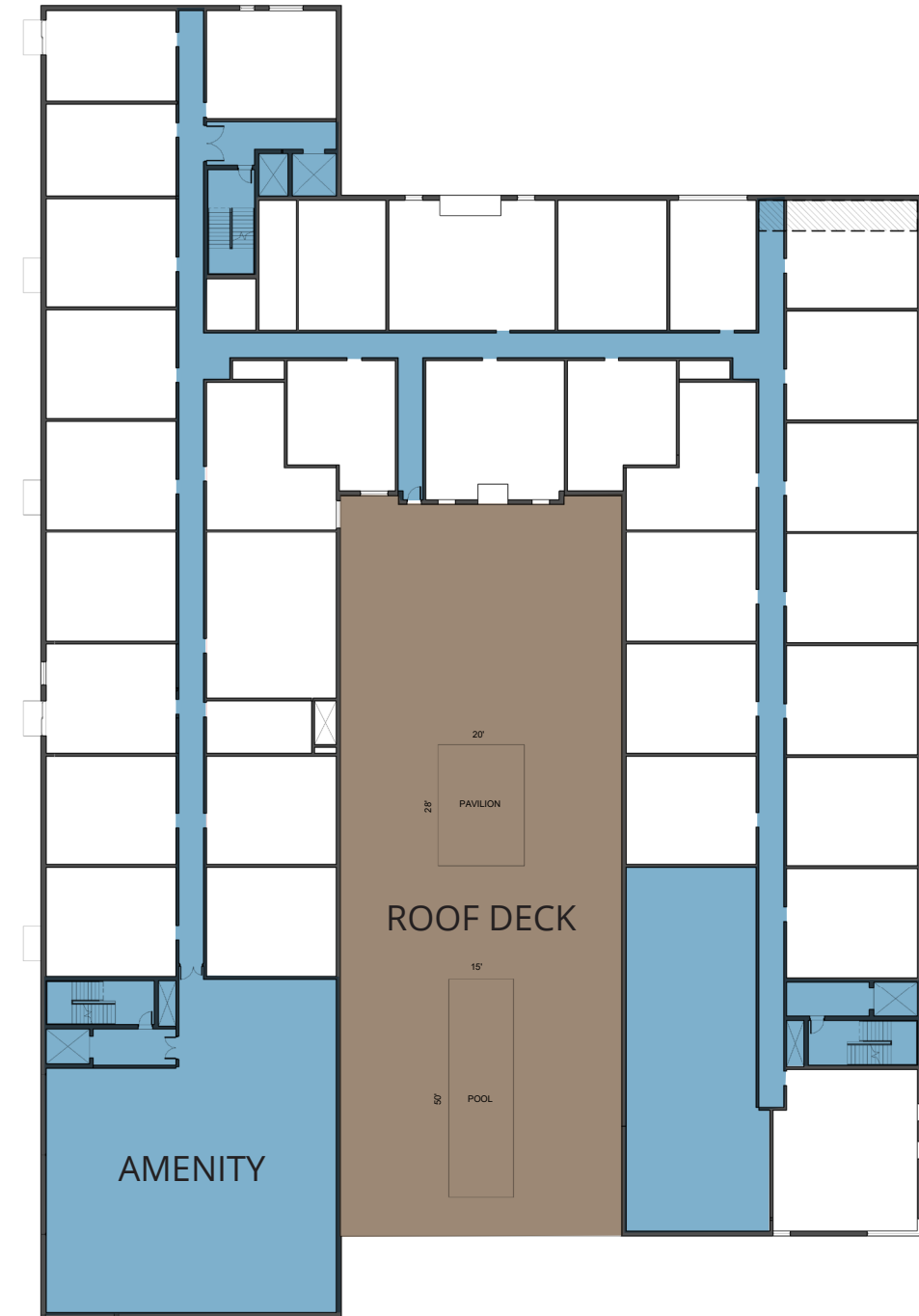


02

FLOOR PLANS

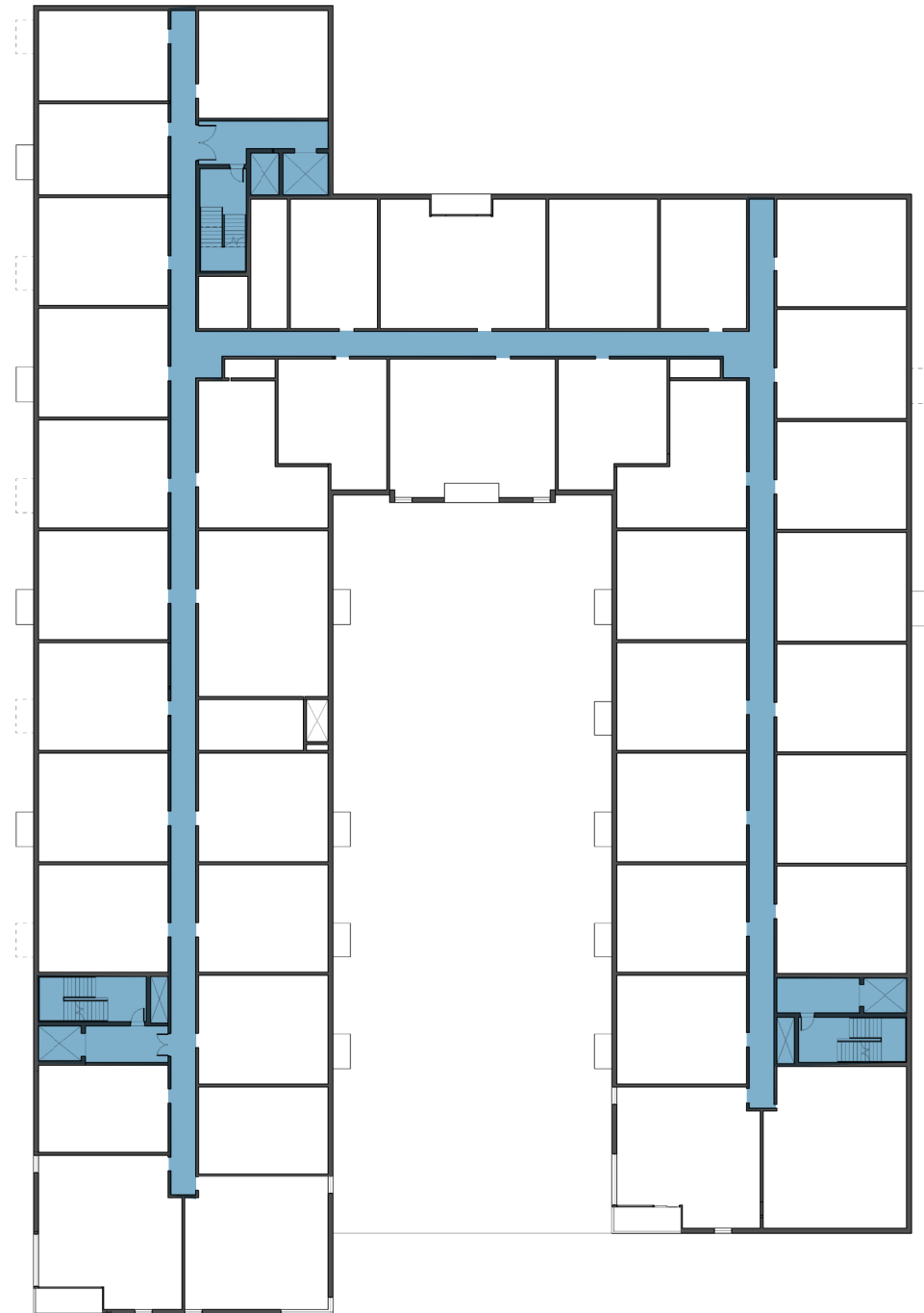


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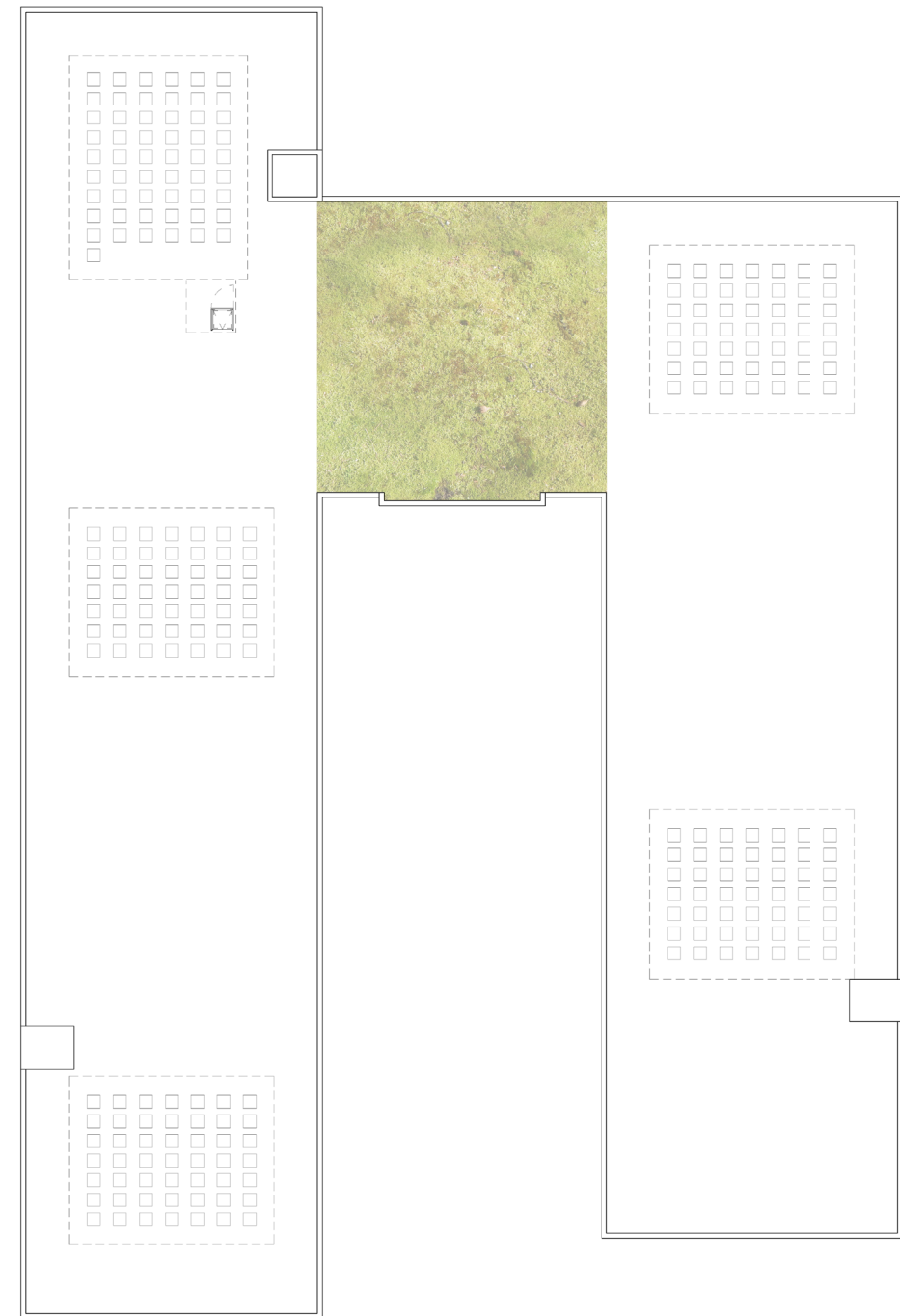


04

FLOOR PLANS



05-08



ROOF

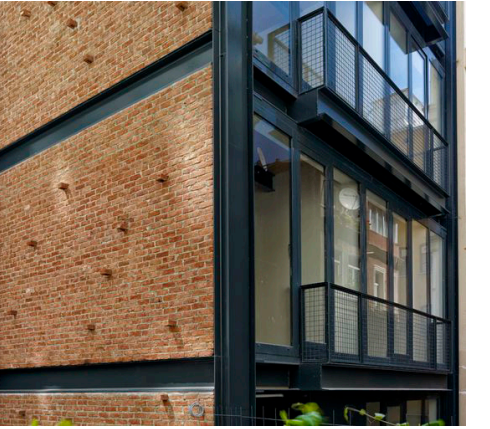
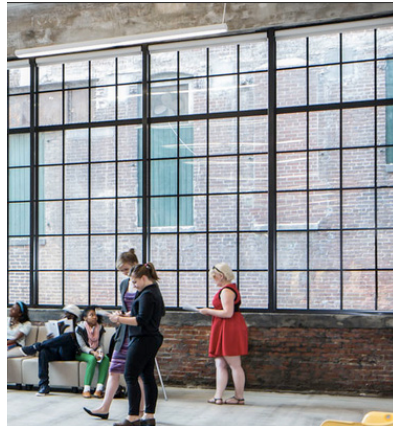
BUILDING PERSPECTIVES

OVERALL



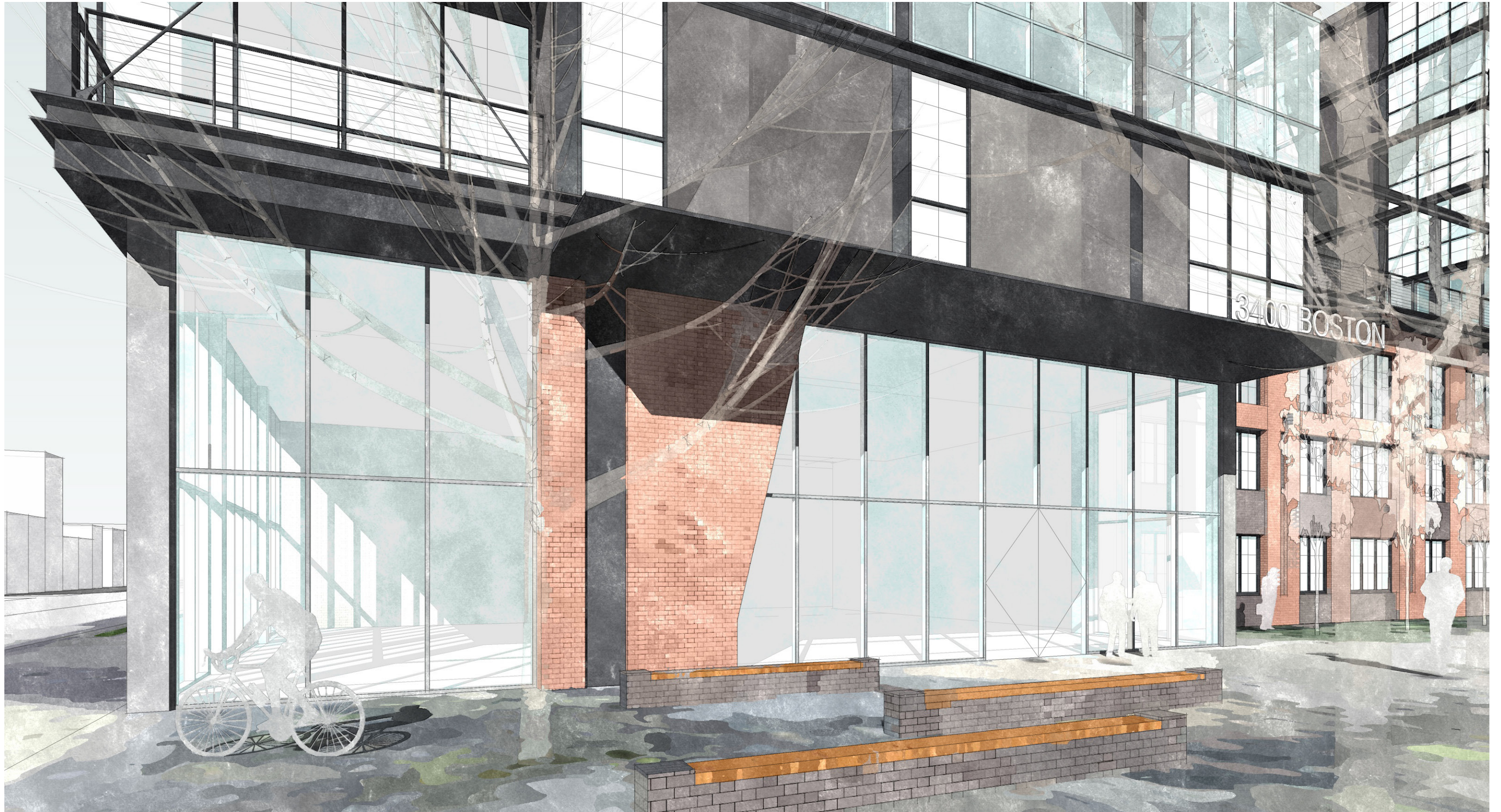
BUILDING PERSPECTIVES

BOSTON ELEVATION



BUILDING PERSPECTIVES

MAIN ENTRY



BUILDING PERSPECTIVES

WEST ELEVATION



BUILDING PERSPECTIVES

SOUTHEAST FROM BOSTON



BUILDING PERSPECTIVES

SOUTHWEST FROM BOSTON





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DEVELOPMENT
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MAHAN RYKIEL
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