

405 WASHINGTON STREET DEVELOPMENT

Codman Square NDC

November 8, 2019



PRESENTATION AGENDA

- Codman Square NDC Introduction
- Background
- 405 Washington St Proposal
- Design Concept
- Q&A

INTRODUCTION

- Codman Square NDC Introduction & Background
- Team

EXISTING CONDITION

PROPOSAL INFORMATION

- Project Info [to be inserted]
- Unit Mix
- Affordability
- Project Timeline



PERSPECTIVE FROM WASHINGTON STREET

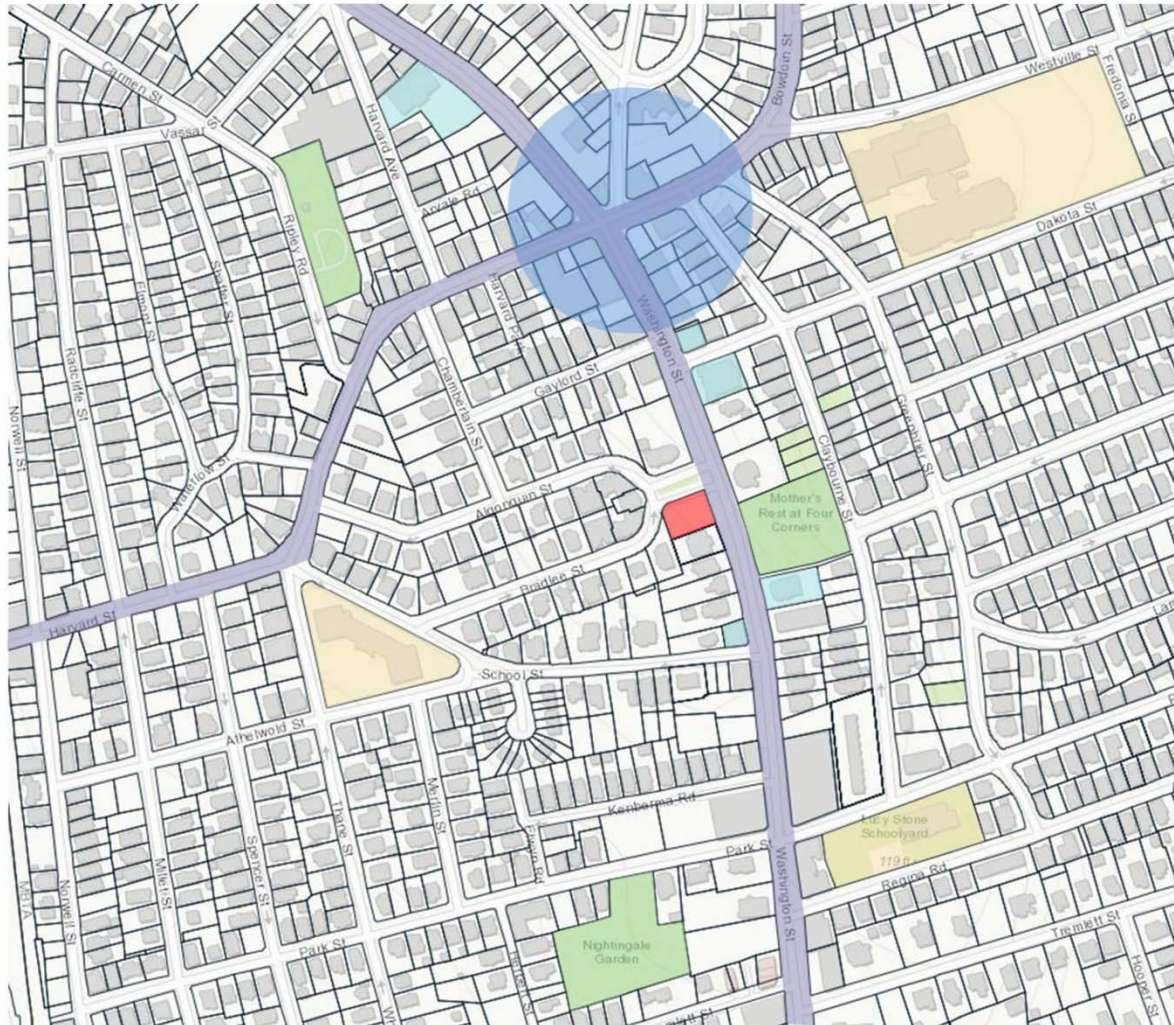
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URBAN DESIGN

Unique site features:

- Prominent corner location
- Three street frontages
- Proximity to multi-story multifamily buildings
- Mothers Rest Park across the street
- Proximity to community services



- FOUR CORNERS
RETAIL DISTRICT**
- EDUCATIONAL
INSTITUTIONS**
- 405 WASHINGTON
STREET SITE**
- PUBLIC GREENSPACES
AND PLAYGROUNDS**
- MAIN ROUTES OF TRAVEL**
- RELIGIOUS/CULTURAL
CENTERS**



NEIGHBORHOOD SITE PLAN

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SITE DESIGN

- Highest and best use of the site
- Respect required zoning setbacks
- Provide vehicular access easement



SITE PLAN



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BUILDING DESIGN

- Address need for affordable homeownership
- Compelling list of amenities.
 - Covered parking
 - Retail opportunity
 - Views to the surrounding community.
 - “Right sized” units
 - Generous spaces well zoned for privacy
 - Two full bathrooms
 - Ample storage space
 - High quality interior finishes and appliances



LOWER LEVEL PLAN

SCALE: 3/16" = 1'-0"



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TYPICAL FLOOR PLAN

SCALE: 3/16" = 1'-0"



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EXTERIOR DESIGN

- Compatible with existing neighborhood buildings
- Architectural features include:
 - Projecting bays
 - Large windows,
 - Traditional materials



EAST ELEVATION

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NORTH ELEVATION

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WEST ELEVATION

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SUSTAINABILITY

- Meets and exceeds current code requirements
- Incorporates best practices for sustainability.
- High performance thermal envelope
- High efficiency building systems
- Energy and water saving features



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Q & A