# 566 COLUMBUS AVE., BOSTON DEVELOPMENT OVERVIEW

# **BOSTON LANDMARKS COMMISSION**

20 DECEMBER 2019

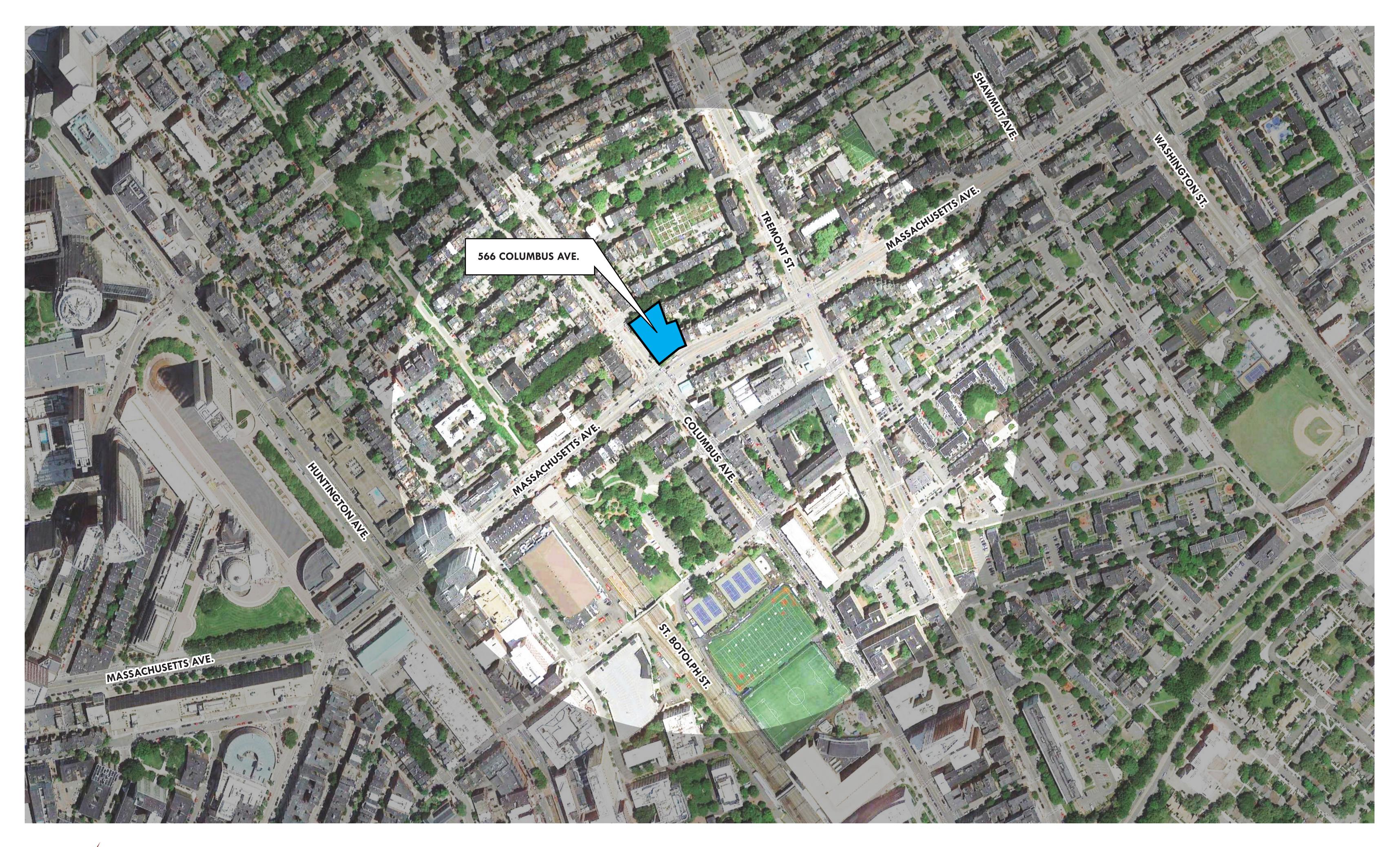






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## **NEIGHBORHOOD LOCUS MAP**











## MASS. AVE. & COLUMBUS AVE.









## MASSACHUSETTS AVE.









## MASSACHUSETTS AVE. PARKING LOT

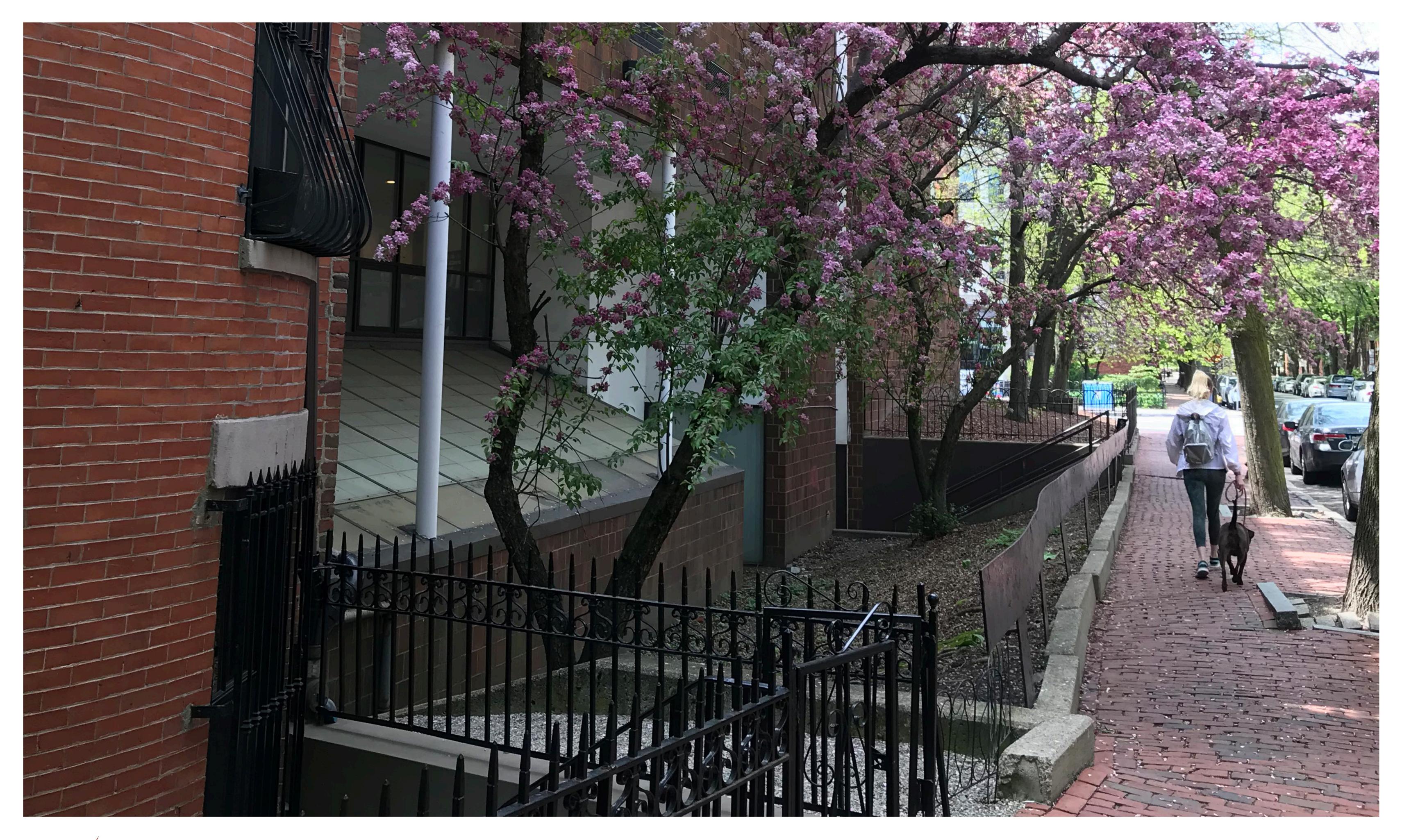








## COLUMBUS AVE.

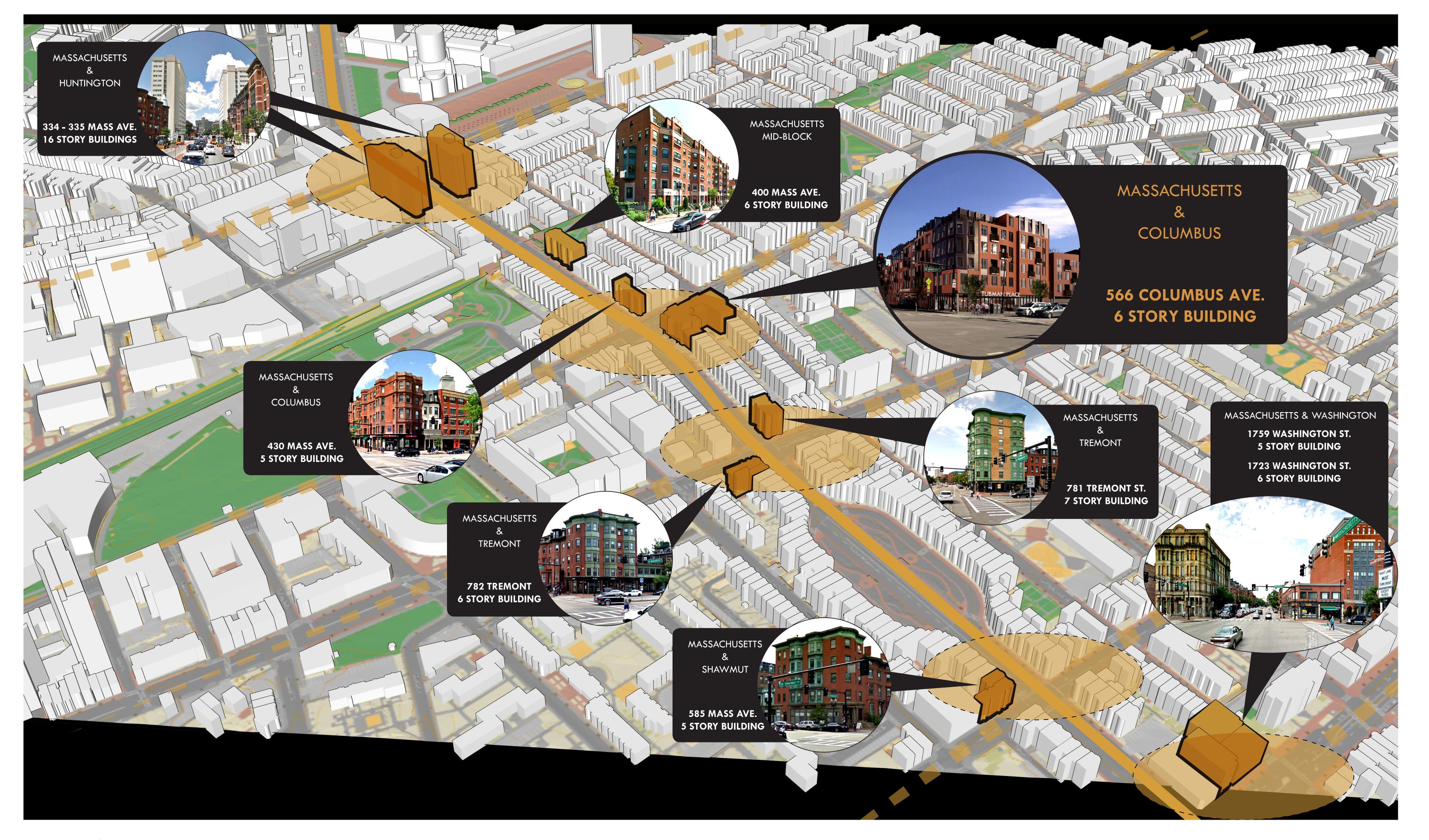








## WEST SPRINGFIELD ST.

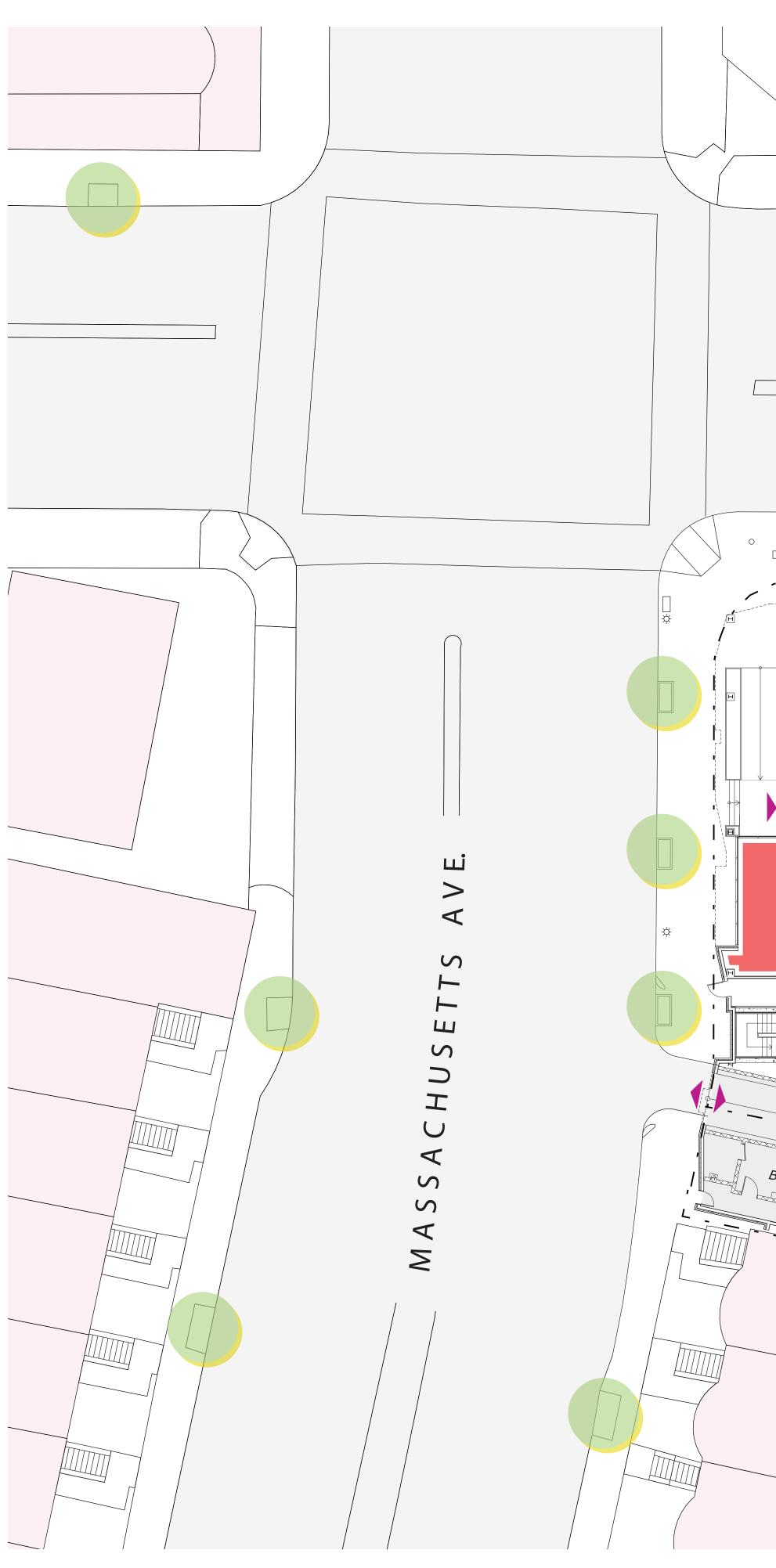








## **URBAN CONTEXT "BOOKENDED BLOCKS"**







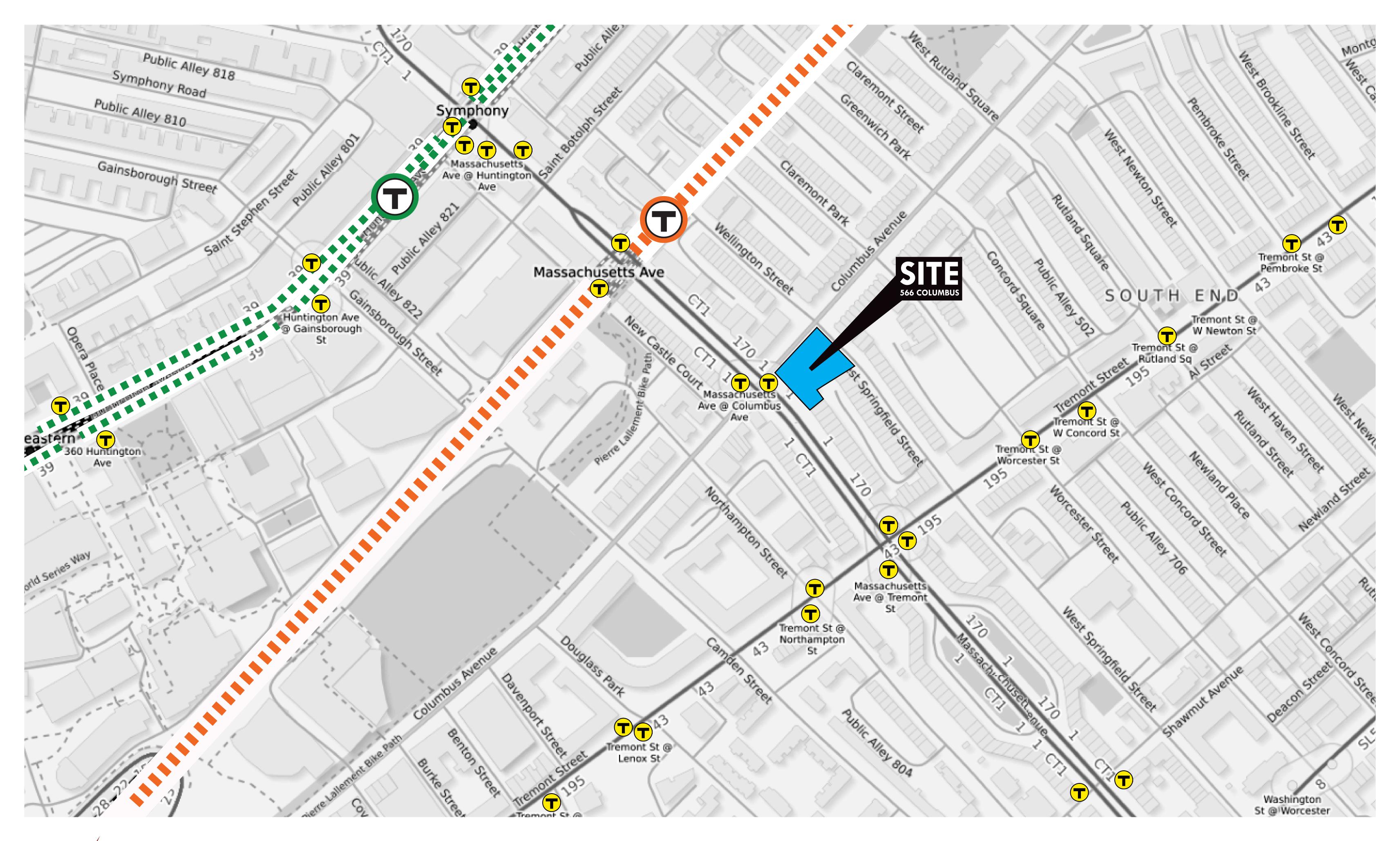


COLUMBUS AVE. G ÷. × ÷. \_\_\_\_\_ \_\_\_\_\_ Outdoor Cafe Seating  $\rightarrow$ Θ Express Cafe Θ  $|| \Theta | \bigtriangledown \langle$ н н 2BR Unit Artist Live/Work Residential Lobby Non-Profit Commercial 2BR Unit •+++> 2BR Unit •-----1BR Unit ┼┤┤╎╲┟┼┼ Residential Outdoor Courtyard Garage Access Ramp Resident 2BR Unit Bike Storage ~ Pocket Garden MEP/FP



**COMPREHENSIVE SITE PLAN** 

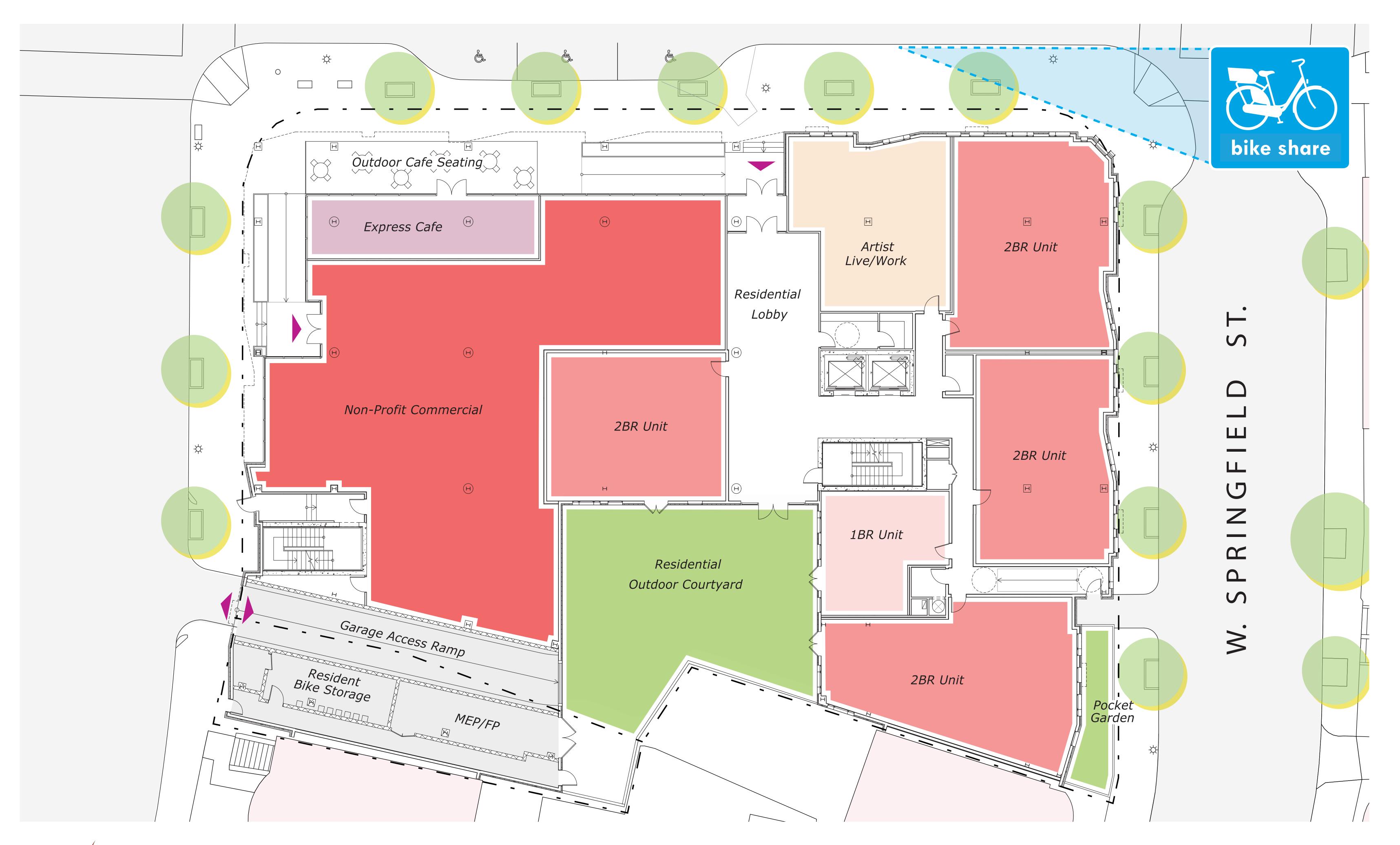








## **PUBLIC TRANSPORTATION ACCESS**







## **GROUND FLOOR PLAN**





## **ACTIVATING THE PUBLIC REALM**



## A BUILDING WITH "MULTIPLE FRONTS"







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## SOCIAL ENTERPRISE CAFE & OUTDOOR SEATING

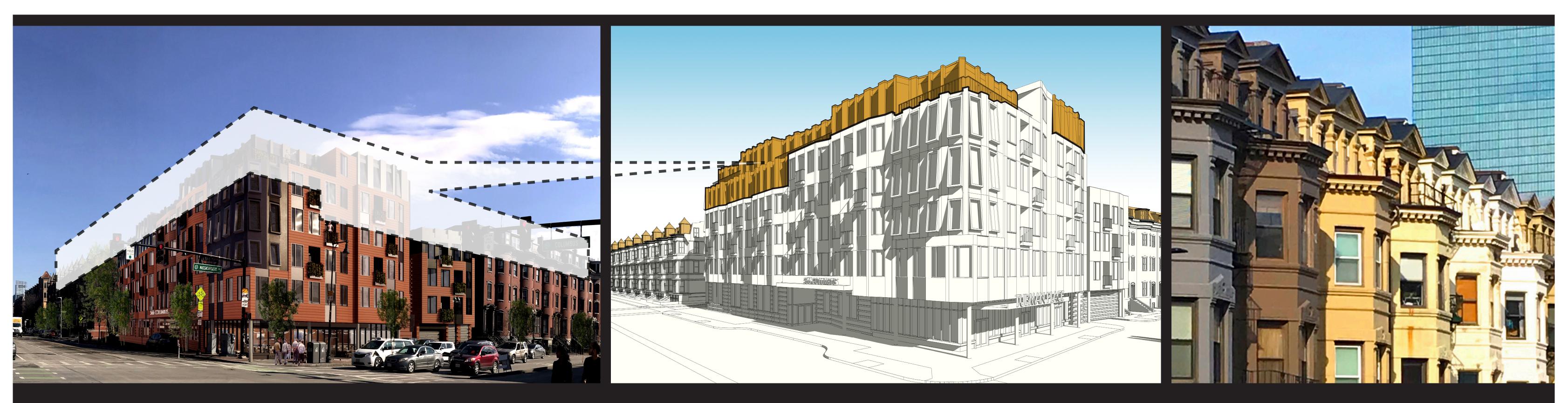
## ARTIST LIVE/WORK & GALLERY

BOULEVARD NATURE OF MASSACHUSETTS & COLUMBUS AVENUE

NON-PROFIT & OTHER COMMERCIAL SPACE

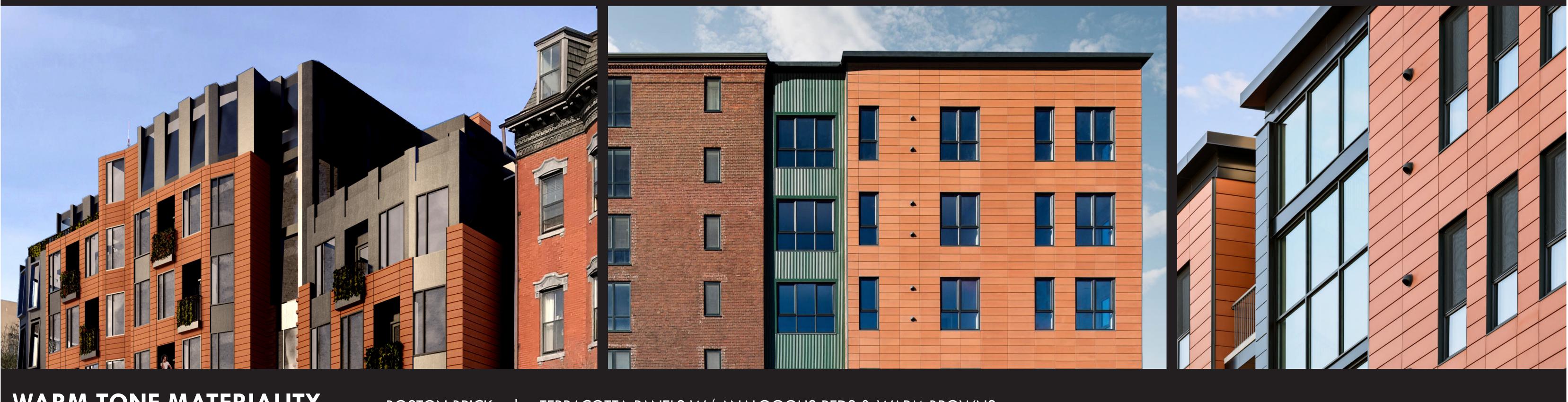
RESIDENTIAL SCALE OF WEST SPRINGFIELD STREET

## **URBAN DESIGN CONSIDERATIONS**



## **EXPRESSION OF ATTIC STORY**

MASSING SETBACK



## WARM TONE MATERIALITY

**BOSTON BRICK** 







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## DISTINCTIVE ROOF LINE

TERRACOTTA PANELS W/ ANALOGOUS REDS & WARM BROWNS

MODULATION, RHYTHM & CONTRASTING MATERIALITY CONSISTENT WITH SOUTH END CHARACTER

## **URBAN DESIGN CONSIDERATIONS**









## MASSACHUSETTS AVE. & COLUMBUS AVE.









MASSACHUSETTS AVE.









## WEST SPRINGFIELD ST.







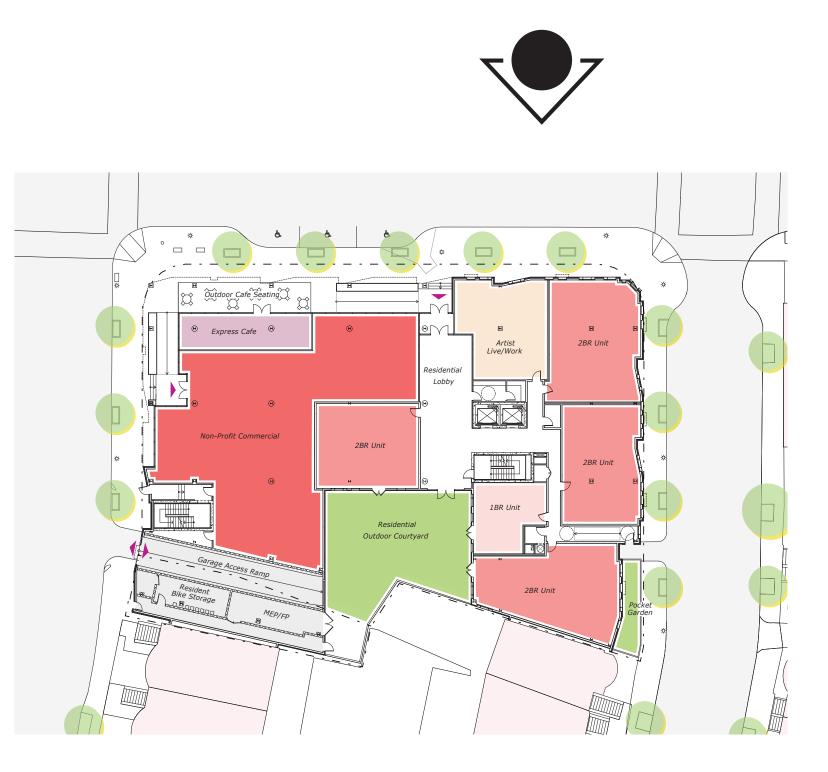






# MASSACHUSETTS AVE.

COLUMBUS AVENUE











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# COLUMBUS AVE.





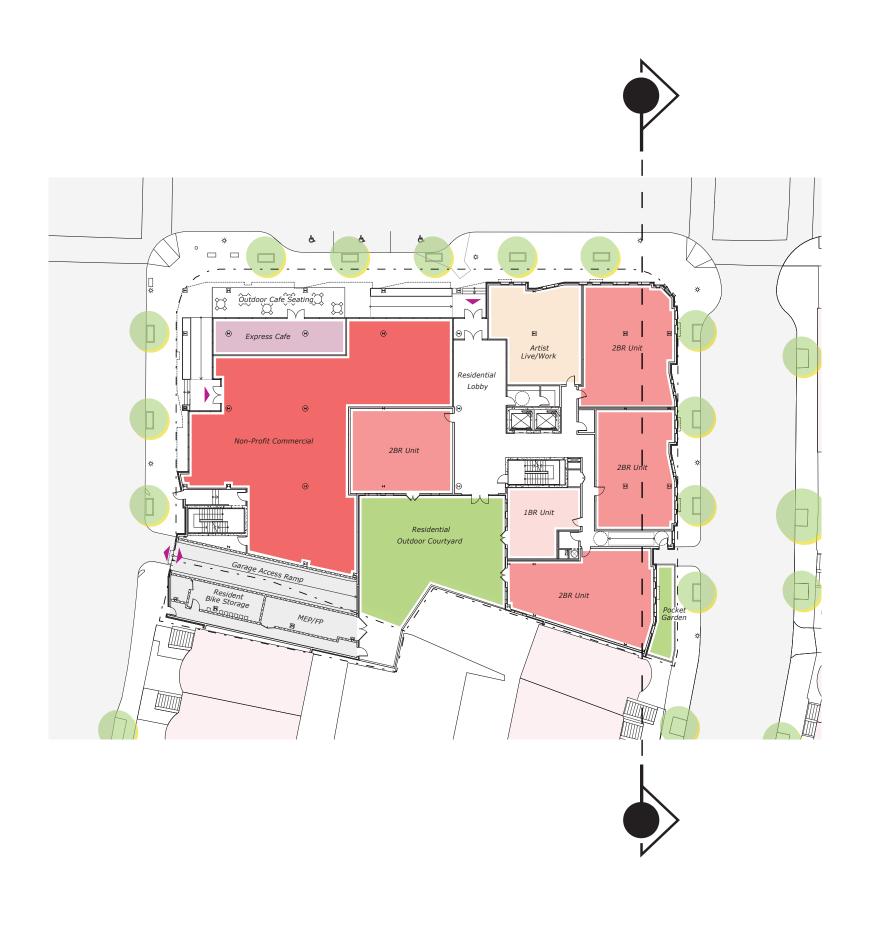


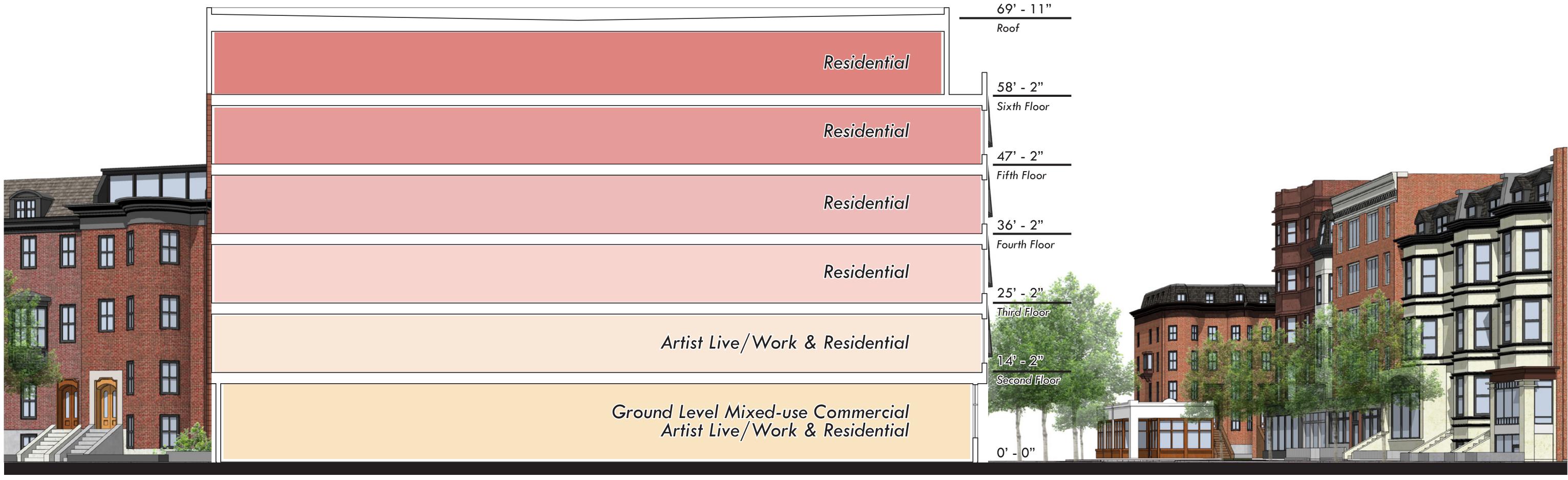






## WEST SPRINGFIELD ST.











## **BUILDING CROSS SECTION**







