566 COLUMBUS AVE., BOSTON DEVELOPMENT OVERVIEW

BOSTON LANDMARKS COMMISSION

20 DECEMBER 2019

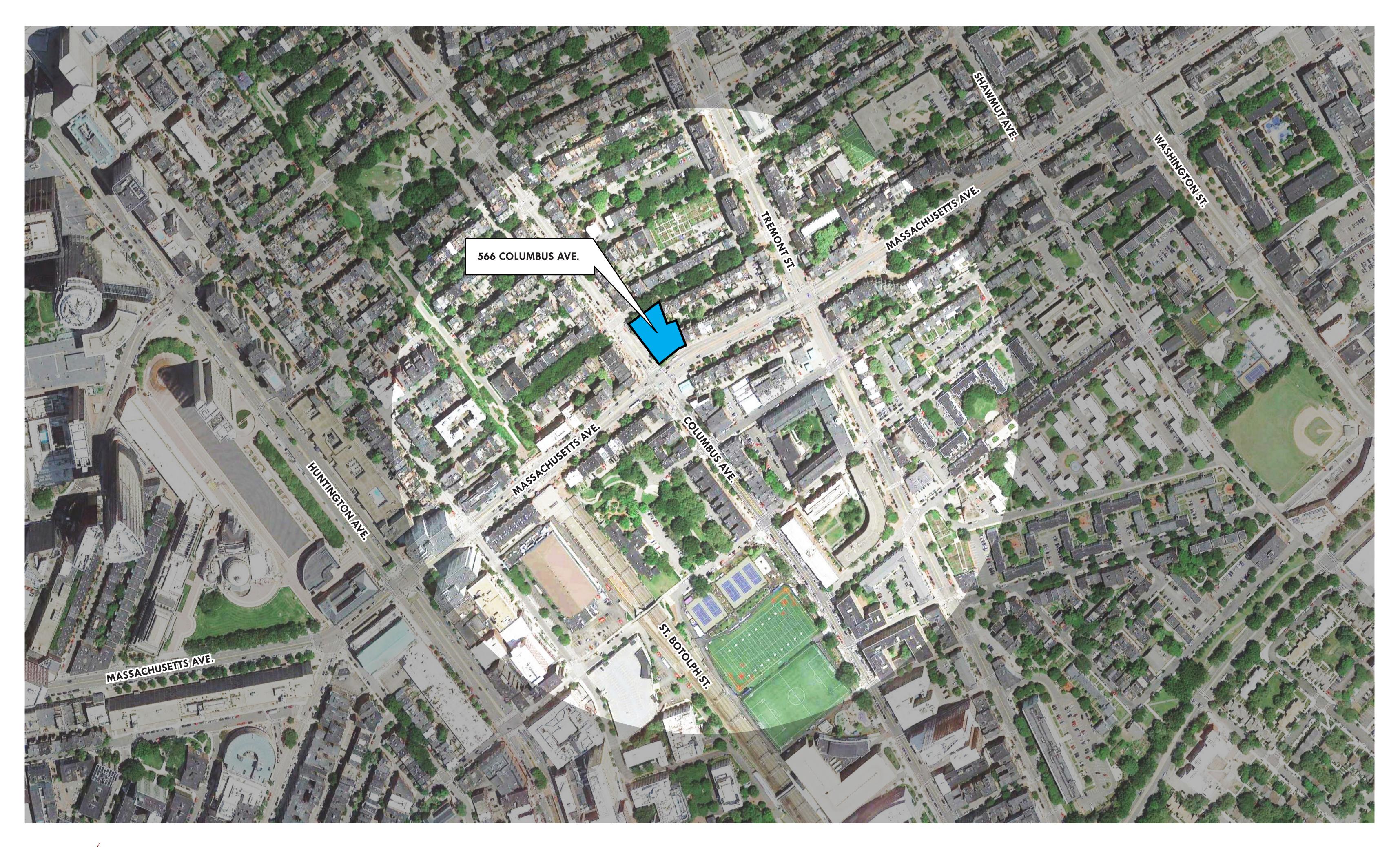






566 Columbus Ave. Bostom 200 DECEMBER 20119











NEIGHBORHOOD LOCUS MAP











MASS. AVE. & COLUMBUS AVE.









MASSACHUSETTS AVE.









MASSACHUSETTS AVE. PARKING LOT

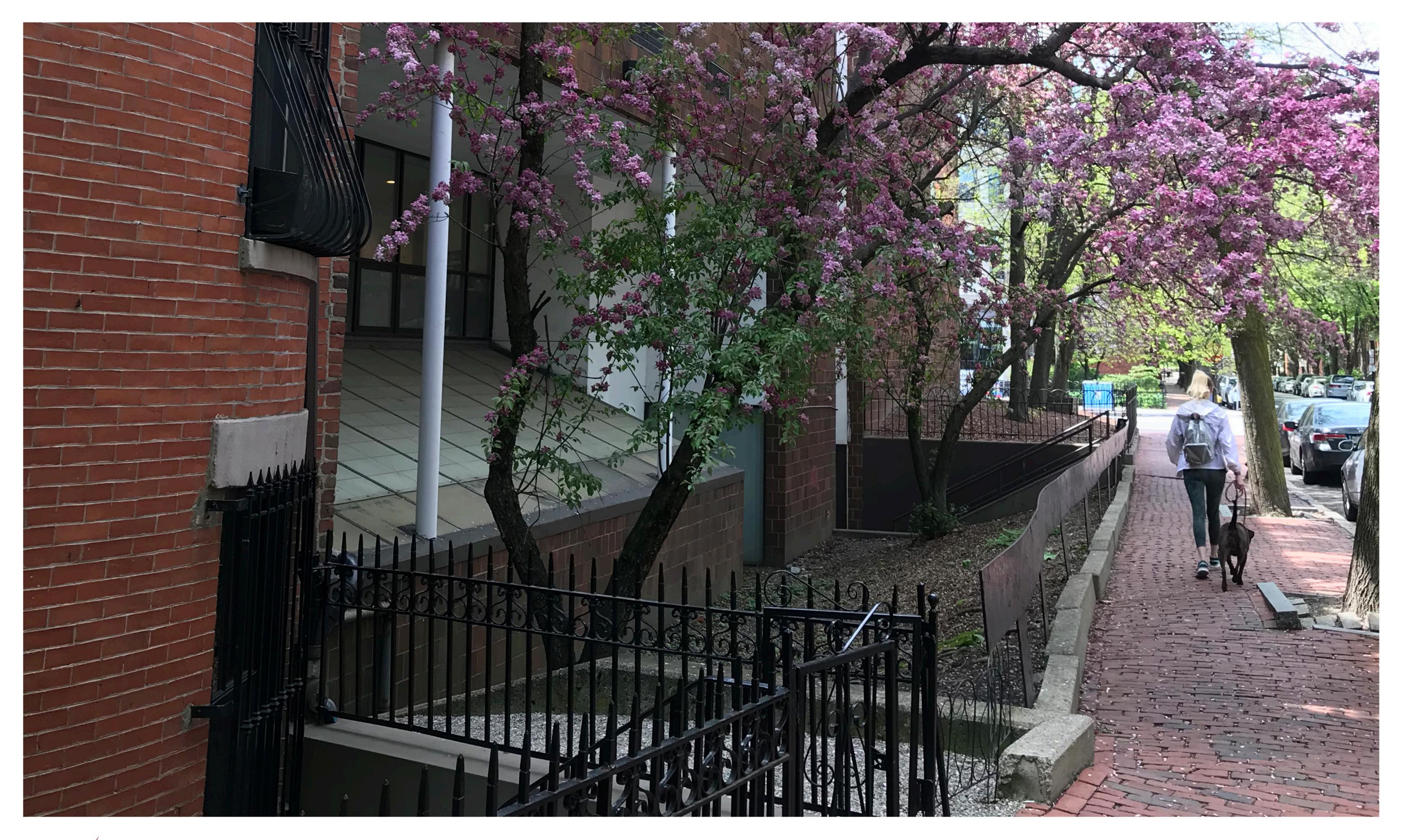








COLUMBUS AVE.

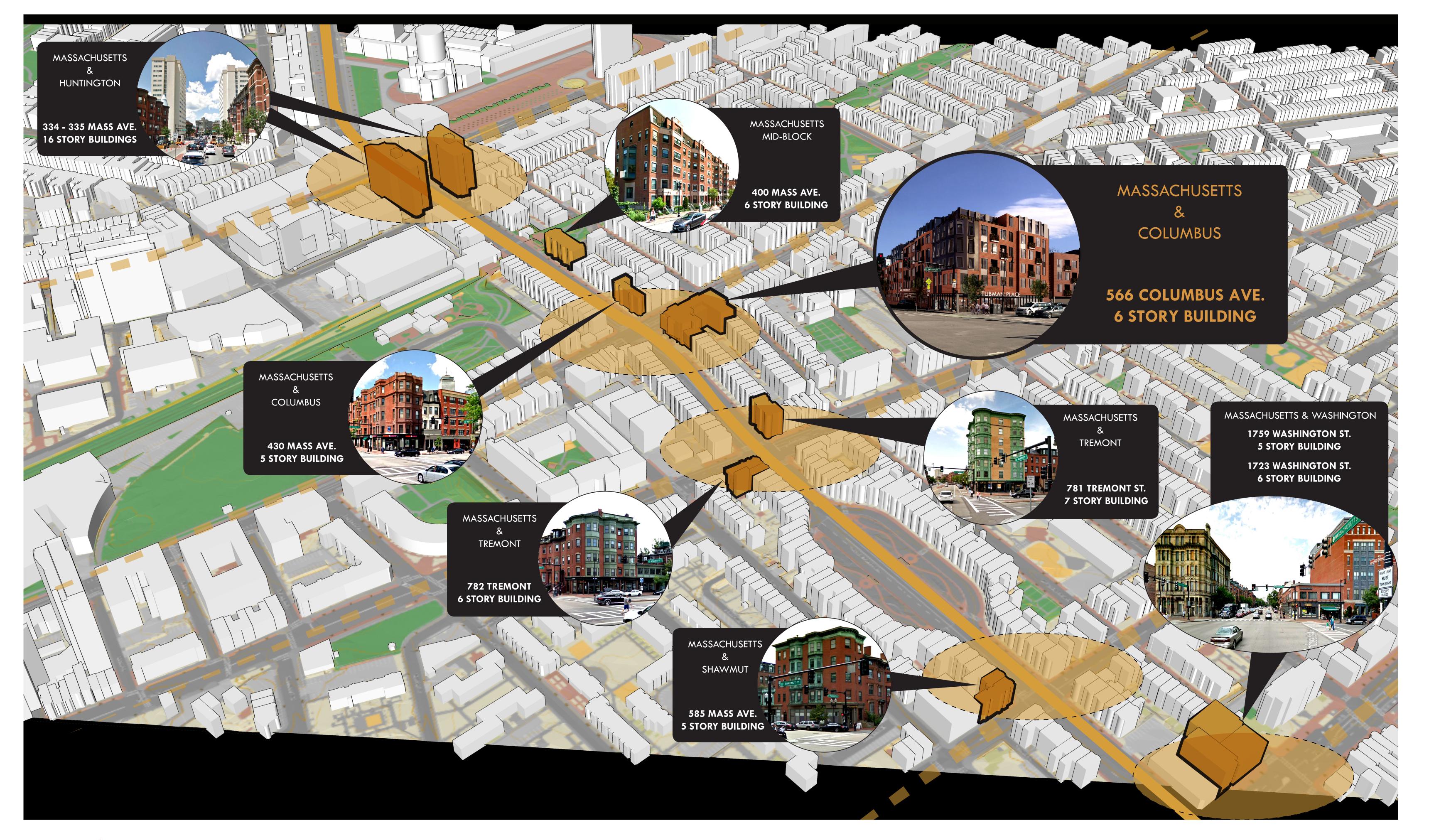








WEST SPRINGFIELD ST.

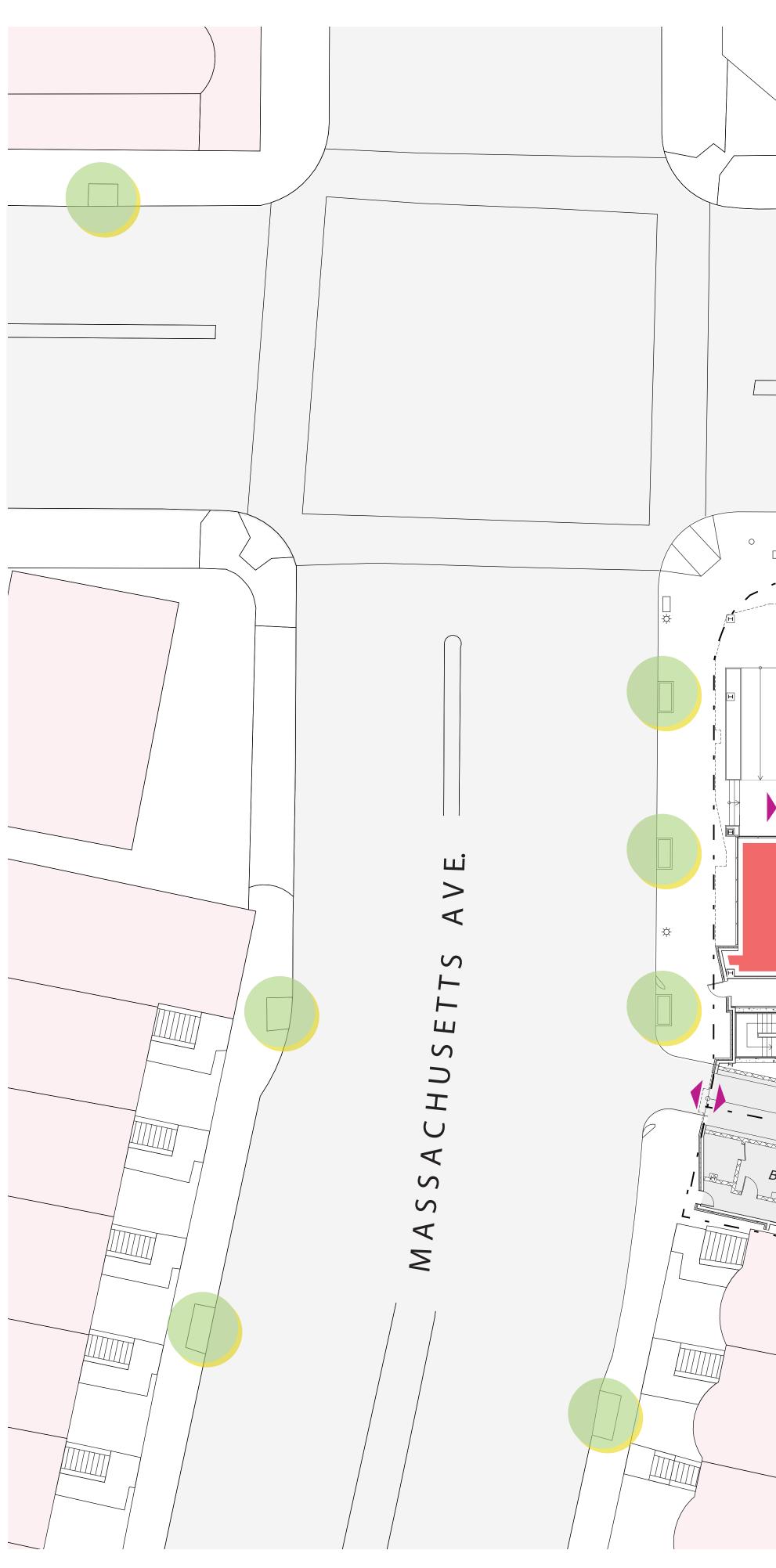








URBAN CONTEXT "BOOKENDED BLOCKS"







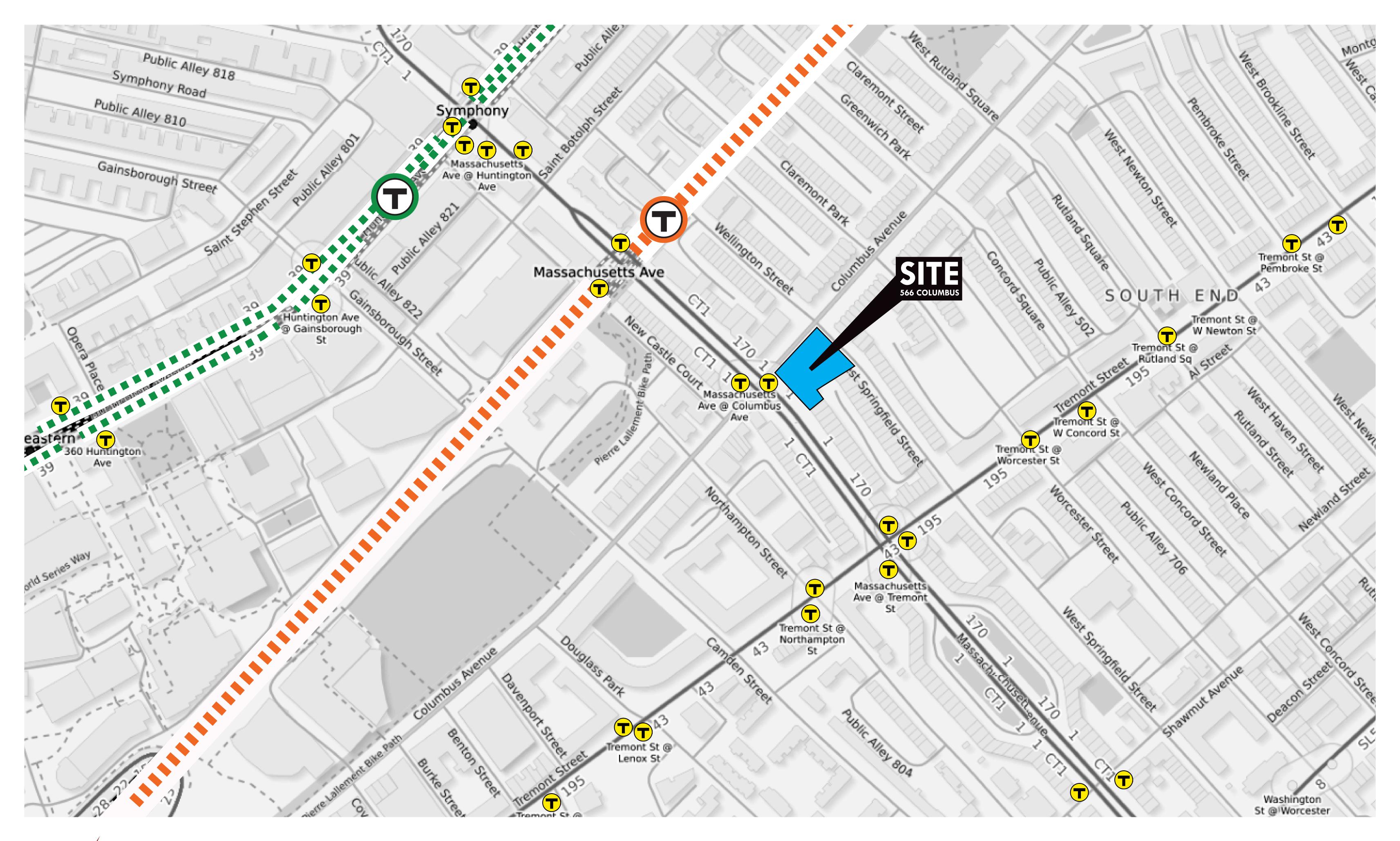


COLUMBUS AVE. G ÷. × ÷. _____ _____ Outdoor Cafe Seating \rightarrow Θ Express Cafe Θ $|| \Theta | \bigtriangledown \langle$ н н 2BR Unit Artist Live/Work Residential Lobby Non-Profit Commercial 2BR Unit •+++> 2BR Unit •-----1BR Unit ┼┤┤╎╲┟┼┼ Residential Outdoor Courtyard Garage Access Ramp Resident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

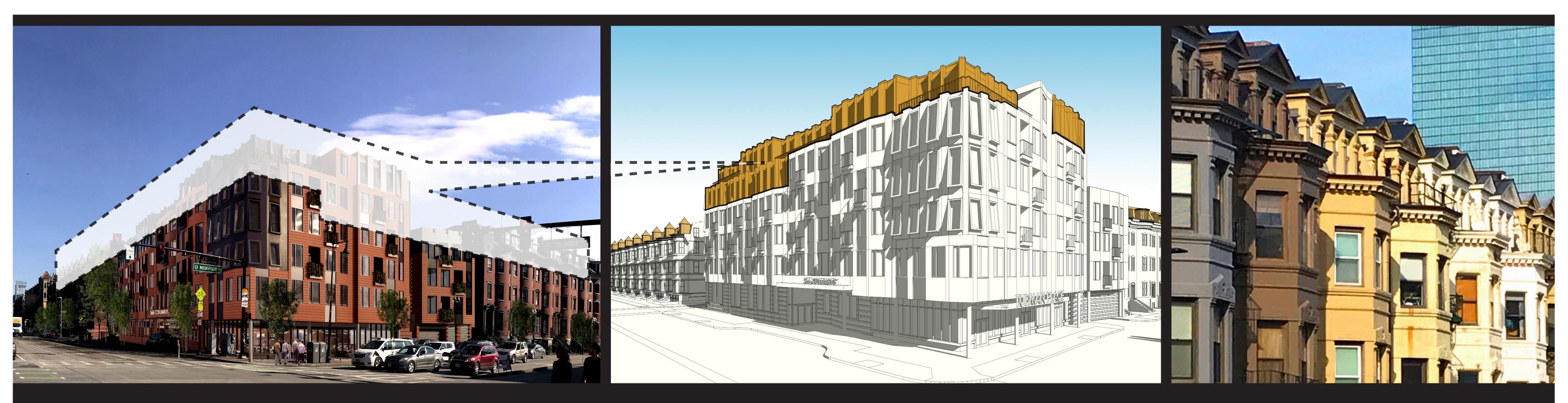
ARTIST LIVE/WORK & GALLERY

BOULEVARD NATURE OF MASSACHUSETTS & COLUMBUS AVENUE

NON-PROFIT & OTHER COMMERCIAL SPACE

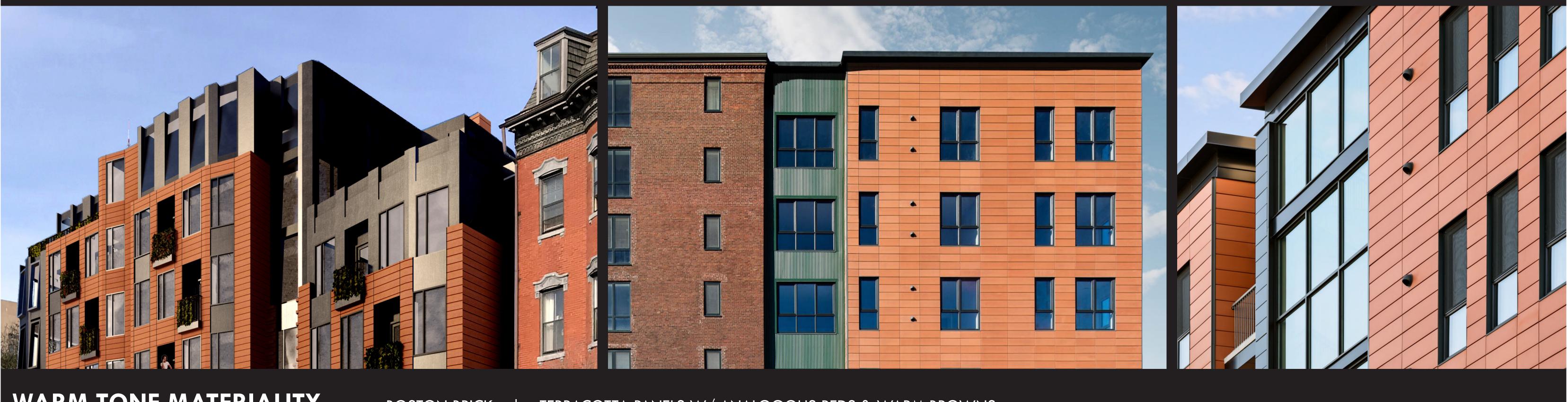
RESIDENTIAL SCALE OF WEST SPRINGFIELD STREET

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.







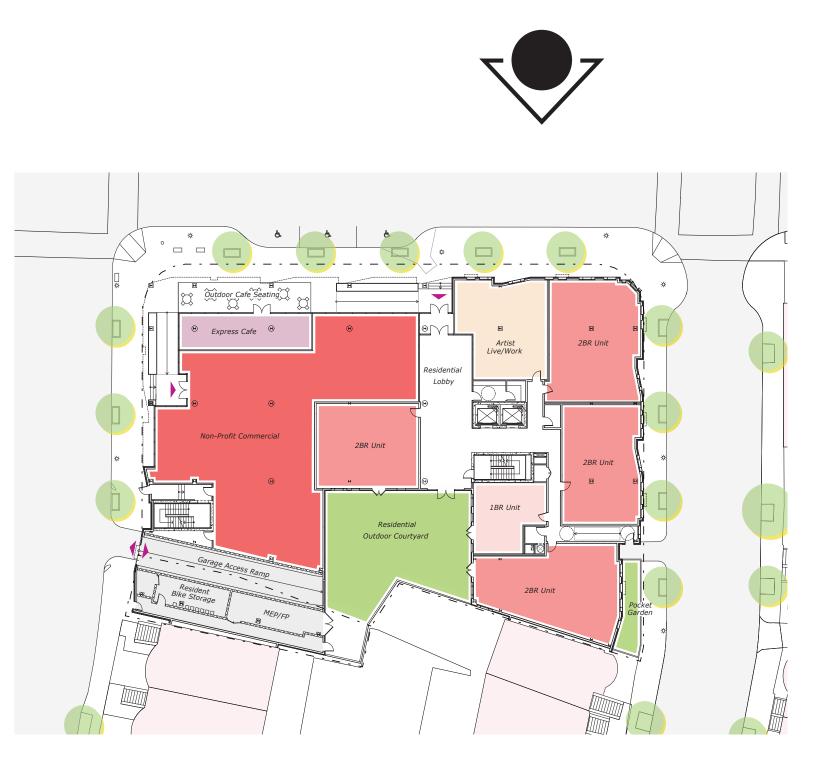






MASSACHUSETTS AVE.

COLUMBUS AVENUE











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COLUMBUS AVE.





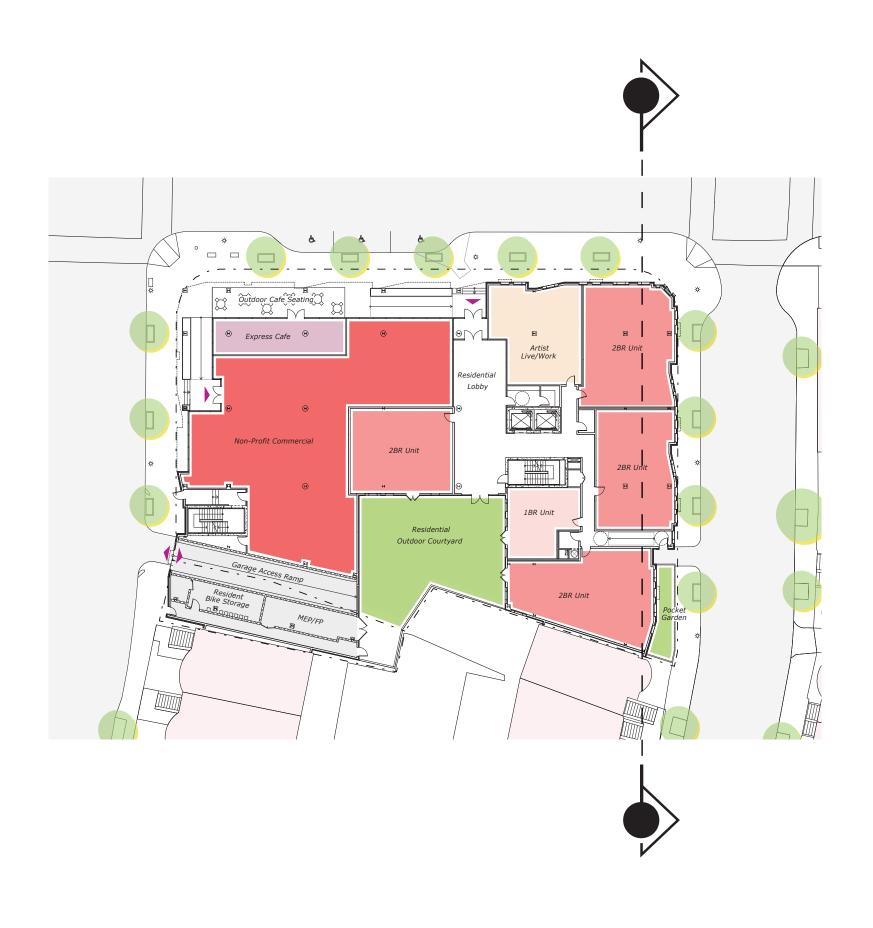


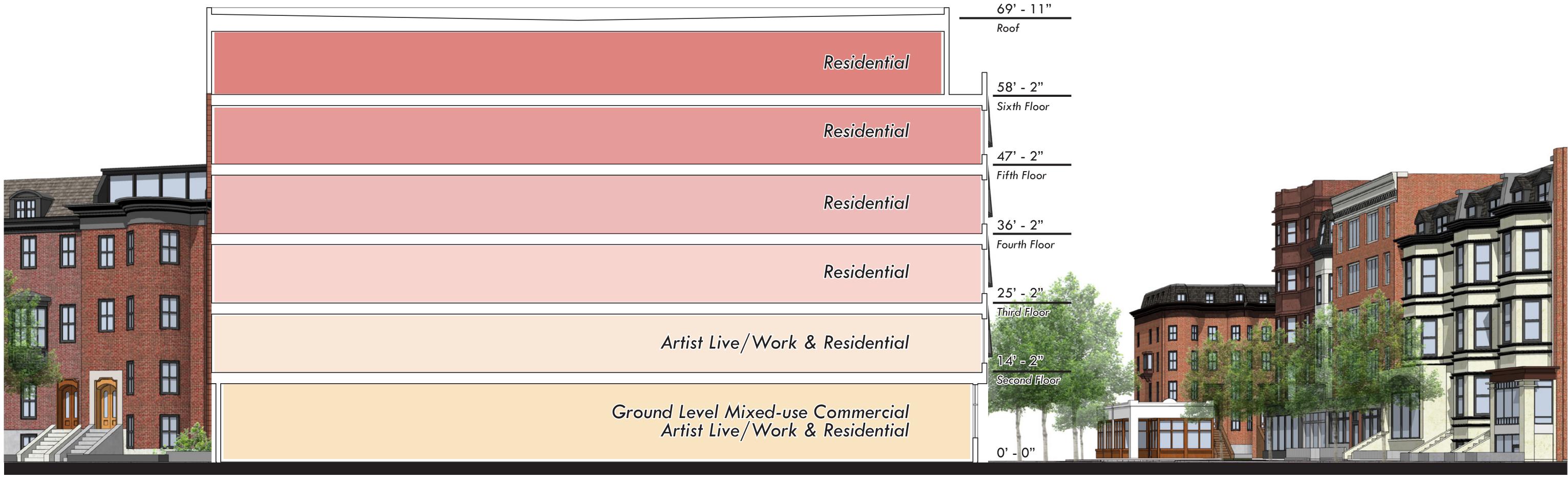






WEST SPRINGFIELD ST.











BUILDING CROSS SECTION







