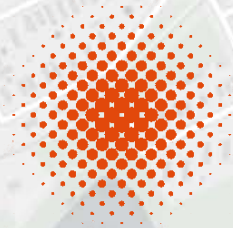


114 COLERIDGE STREET

BOSTON, MA 02128



ABUTTERS MEETING
JULY 28TH, 2021

EMBARC

PROJECT TEAM

JOSEPH M. RICUPERO
DRAGO & TOSCANO, LLP
EMBARC
VERDANT

OWNER
LEGAL
ARCHITECT
LANDSCAPE ARCHITECT

PROJECT **OVERVIEW**

PROPOSAL

- NEW CONSTRUCTION OF A THREE-STORY TOWN HOUSE BUILDING WITH NINE (9) RESIDENTIAL UNITS AND (8) PARKING SPACES

ZONING DISTRICT

- 2F-2000

LOT SIZE

- LOT A: 5,000 SF
- LOT B: 12,808 SF

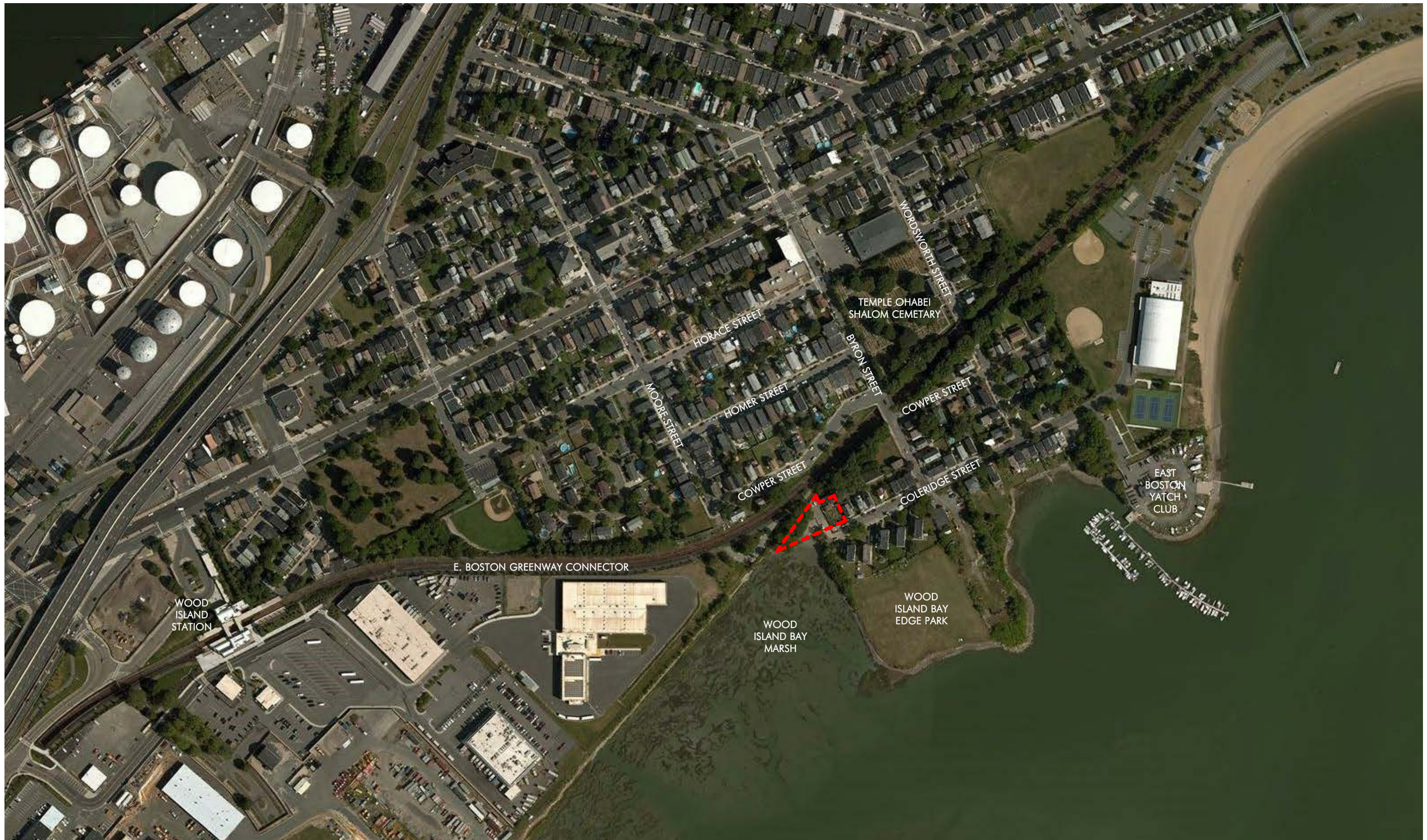
BUILDING HEIGHT

- 34'-0"

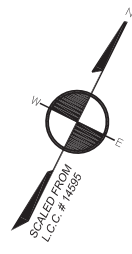
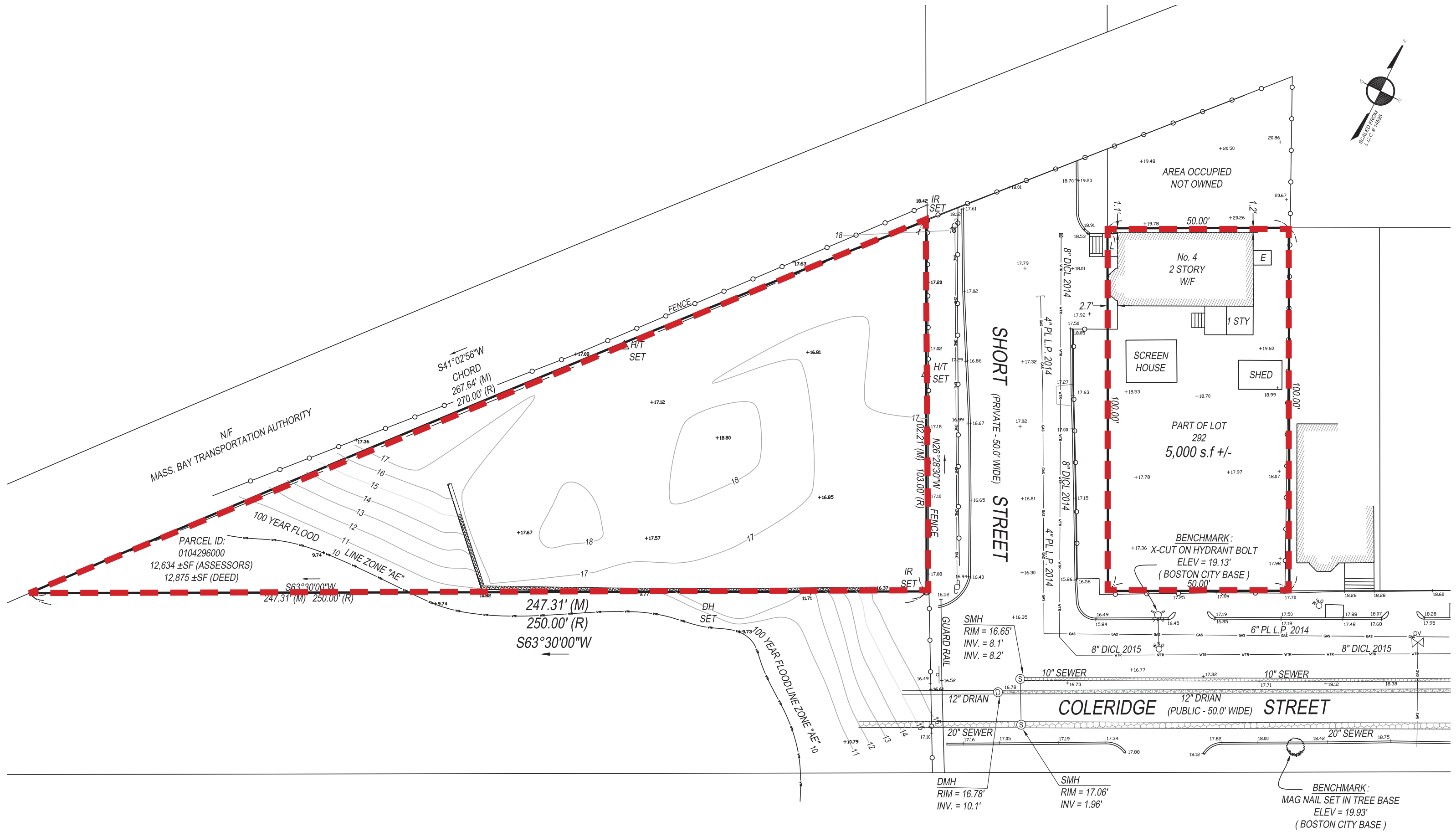
GROSS SQUARE FOOTAGE

- 10,068 SF











VIEW ALONG COLERIDGE LOOKING WEST TOWARDS SHORT STREET



VIEW ALONG COLERIDGE LOOKING WEST TOWARDS SHORT STREET



VIEW AT SHORT ST/COLERIDGE ST INTERSECTION LOOKING NORTHEAST



VIEW ALONG SHORT ST LOOKING NORTH



VIEW ALONG COLERIDGE LOOKING SOUTH



VIEW ALONG COLERIDGE LOOKING WEST TOWARDS SHORT STREET



VIEW AT SHORT ST/COLERIDGE ST INTERSECTION LOOKING WEST



VIEW LOOKING NORTHEAST ON EAST BOSTON GREENWAY CONNECTOR



ORIGINAL PROPOSAL 05/31/18



UPDATED PROPOSAL 07/16/18



UPDATED PROPOSAL 09/9/19



REVISED PROPOSAL 07/28/21



GROSS SQUARE FOOTAGE (GSF)
HEIGHT
STORIES
UNIT COUNT
PARKING / UNIT RATIO

ORIGINAL PROPOSAL 05/31/18	UPDATED PROPOSAL 07/16/18	UPDATED PROPOSAL 09/09/19	REVISED PROPOSAL 07/28/21	DIFFERENCE (FROM ORIGINAL)
27,628	24,609	16,180	10,068	-17,560 SF
45'	45'	34'	34'	-11'
4	4	3	3	-1
27	24	18	9	-18 UNITS
0.78	0.88	1.17	0.88	+0.10

DESIGN UPDATE OVERVIEW

- **BUILDING SIZE REDUCTION**

BUILDING SIZE IS REDUCED FROM 18 TO 9 UNITS.

- **ROOF LINE REDESIGN**

CHANGE FLAT ROOF TO GABLE ROOF TO HELP INTEGRATE THE NEW BUILDING WITHIN THE EXISTING CONTEXT

- **WINDOW BAYS**

INTRODUCE SERIES OF WINDOW BAY ELEMENTS TO PROVIDE ARCHITECTURAL RHYTHM TO THE FACADE, BREAK DOWN THE BUILDING MASSING AND FOCUS VIEWS TOWARDS THE WATER

- **BUILDING POSITIONING**

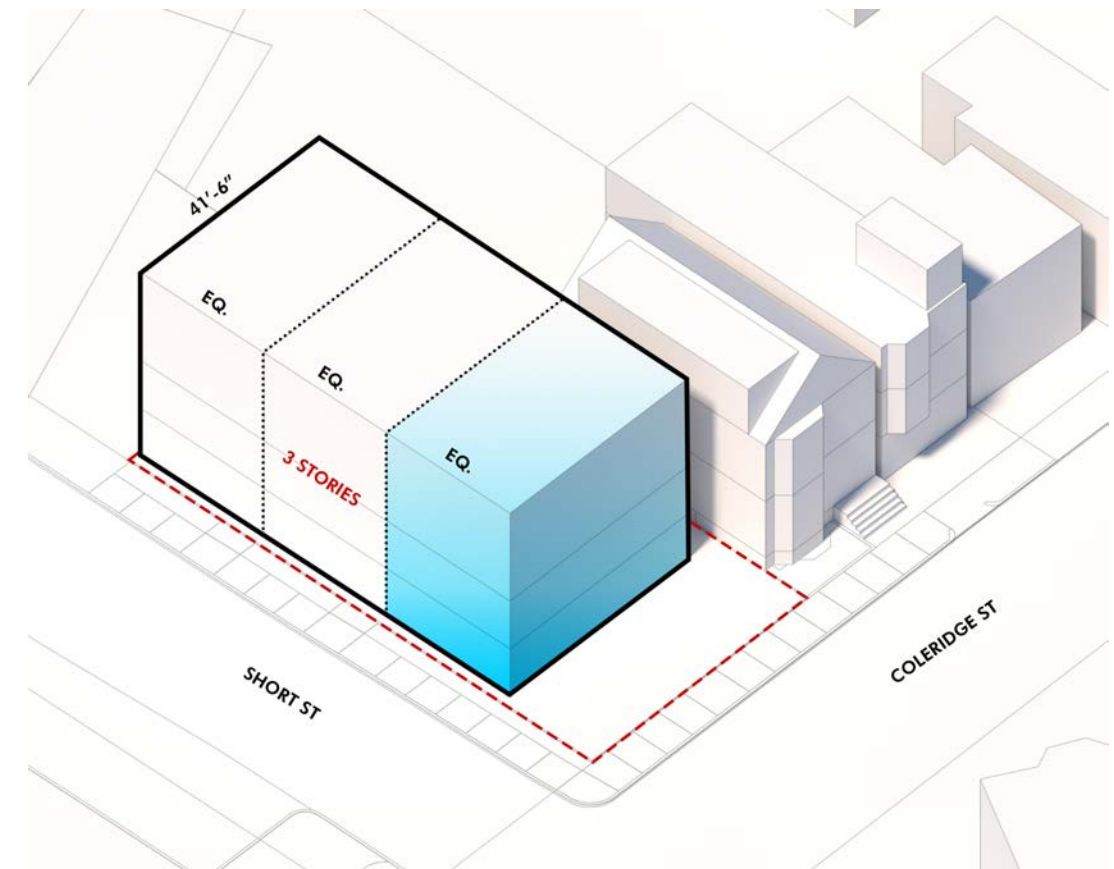
REPOSITION BUILDING FOOTPRINT ON LOT TO CREATE FRONTAGE ON BOTH SHORT AND COLERIDGE STREET. SHIFT TOWNHOUSE ALONG COLERIDGE ST WEST TO INCREASE SETBACK FROM ABUTTER.

- **EXTERIOR MATERIALS**

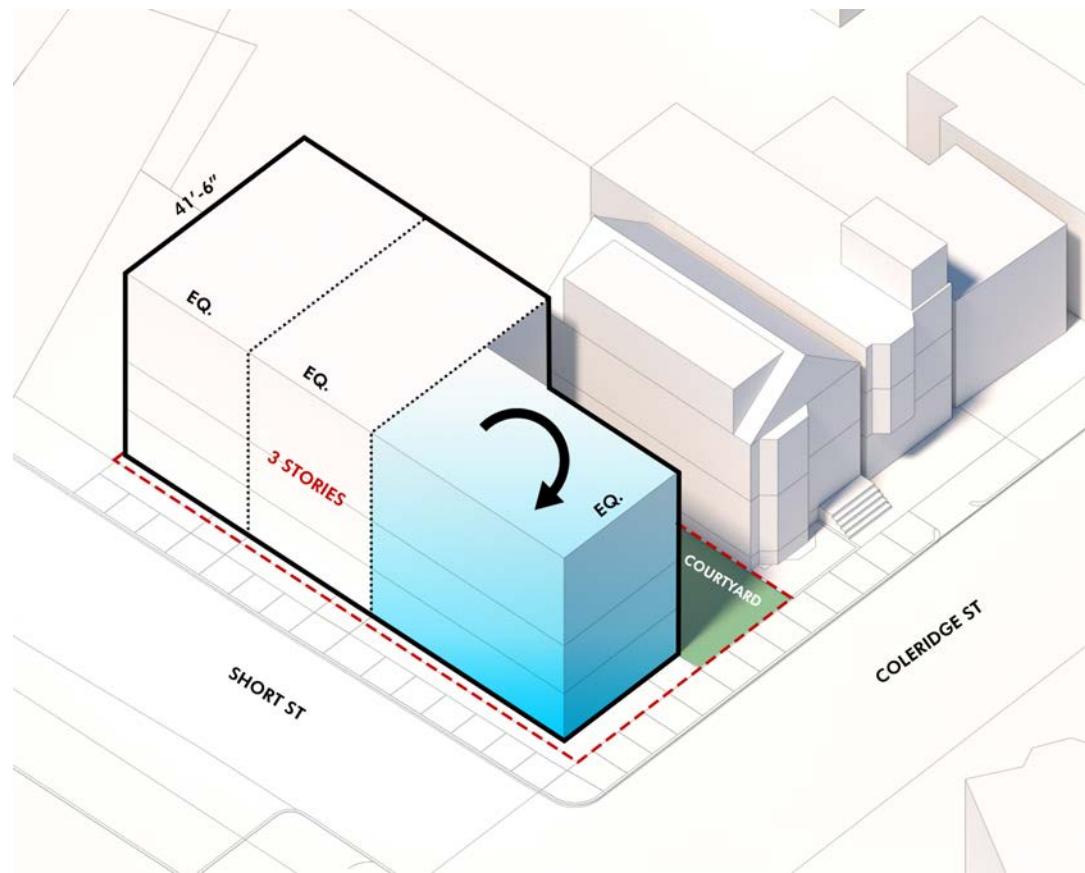
REDUCE NUMBER OF EXTERIOR MATERIALS TO SIMPLIFY FACADE OVERALL MASSING



STEP 1: PROPOSED BUILDING WILL BE ON LOT A



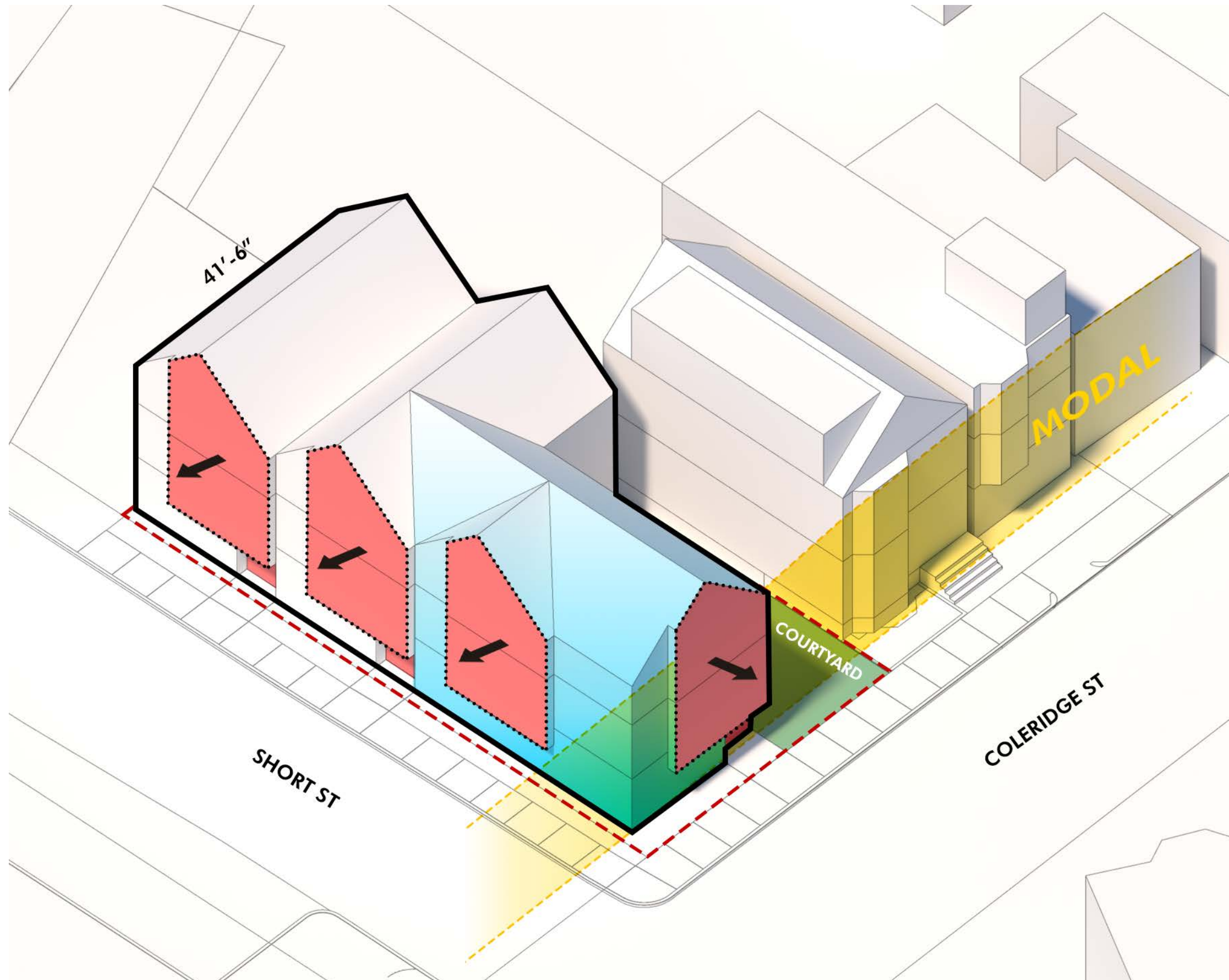
STEP 2: MASSING DIVIDED INTO THREE TOWNHOUSES OF EQUAL PROPORTIONS



STEP 3: ROTATE TOWNHOUSE TO CREATE FRONTAGE ON COLERIDGE ST AND PRESERVE EXISTING STREET RHYTHM
INTRODUCTION OF A COURTYARD AS A BUFFER ZONE BETWEEN EXISTING AND NEW BUILDINGS



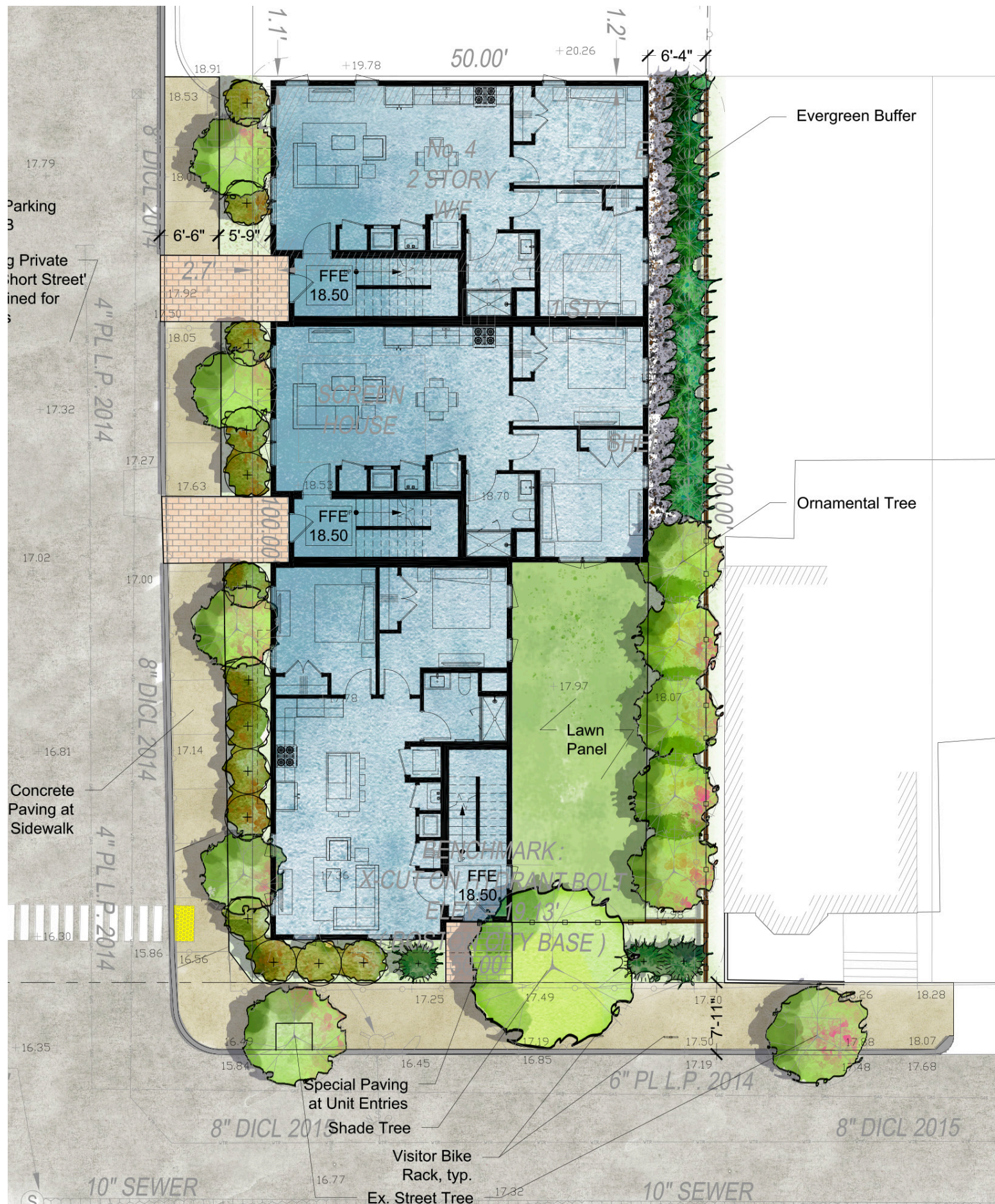
STEP 4: USE OF GABLE ROOF TO INTEGRATE THE NEW BUILDING WITH THE SURROUNDING CONTEXT.
COLERIDGE ST FACADE IS STEPPED BACK TO MATCH EXISTING CONTEXT



FINAL STEP : INTRODUCTION OF WINDOW BAYS TO HELP BREAKUP THE FACADE AND DELINEATE BUILDING ENTRANCES.
MODERN INTERPRETATION OF TRADITIONAL ROWHOUSE BAY EXPRESSION







*Acer saccharum



*Viburnum dentatum

* MASSACHUSETTS NATIVE PLANT



*Carex pensylvanica var. distans

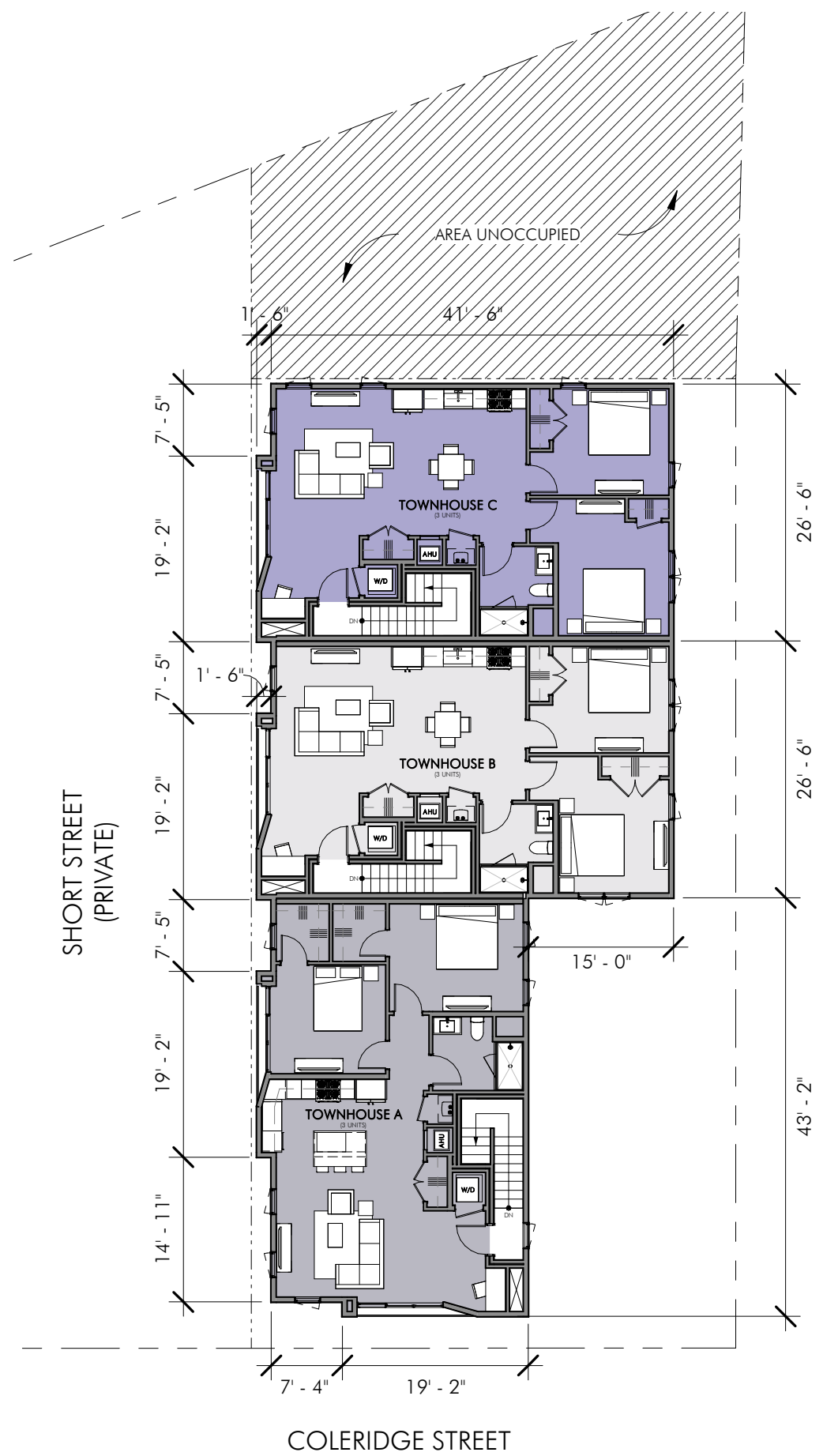
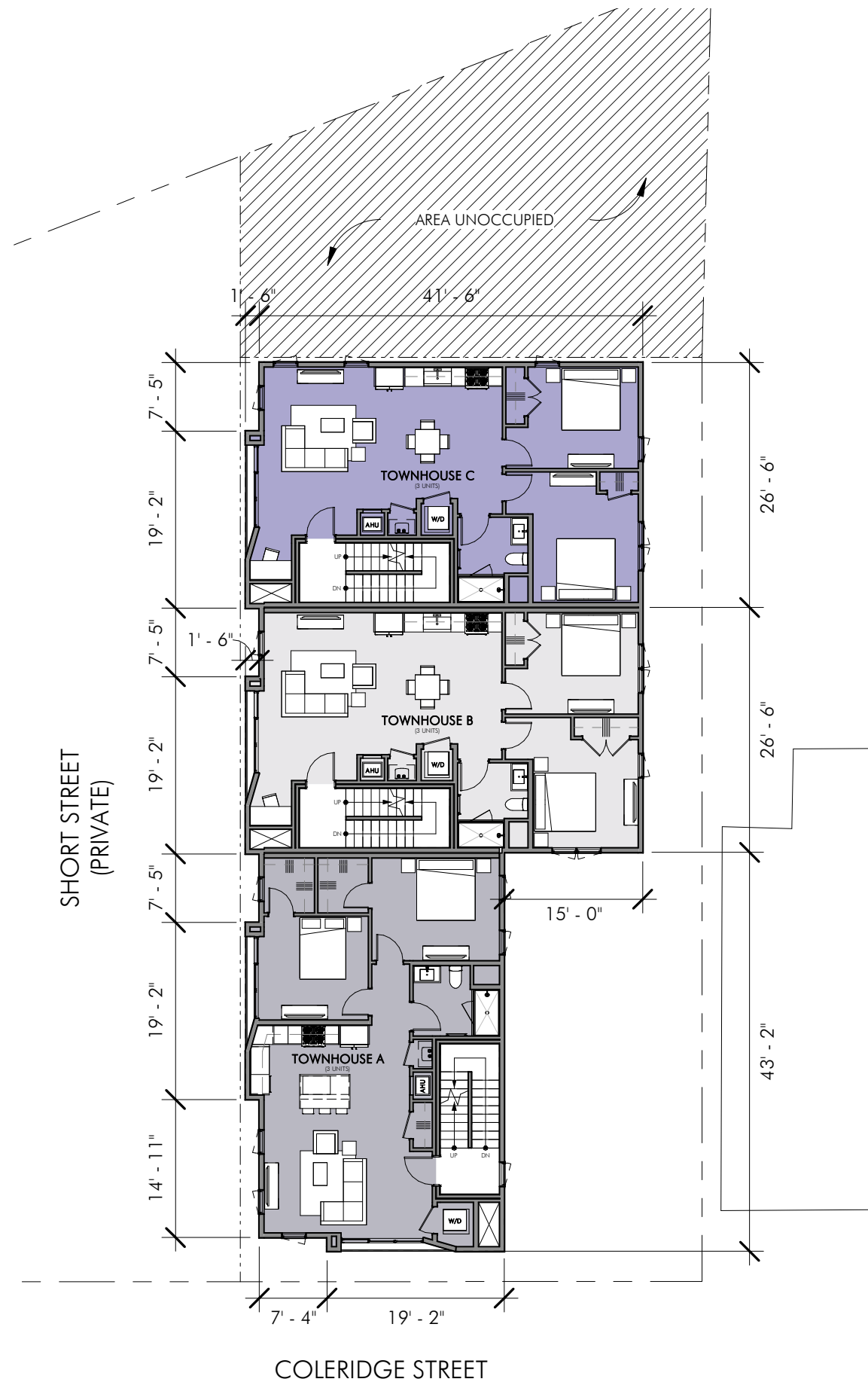


*Rhus glabra

UNIT BREAKDOWN

	NUMBER OF UNITS	AVG. SQUARE FT
· 2 BEDROOM	4	955 SF
· 2 BEDROOM +	5	1,000 SF
TOTAL UNITS	9	980 SF







COLERIDGE ST

COLERIDGE STREET ELEVATION | EMBARC

A20



SHORT STREET ELEVATION | EMBARC

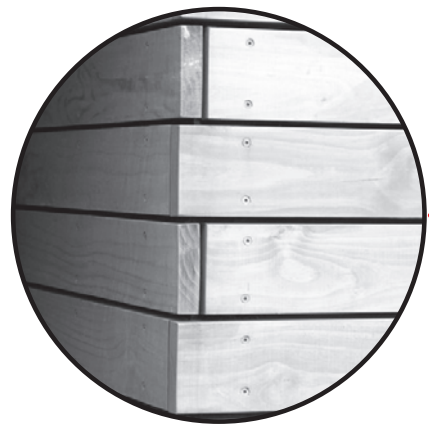




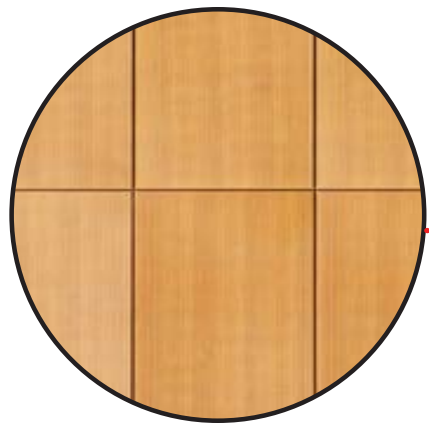
SHORT ST



STANDING SEAM METAL



HIGH DENSITY FIBER CEMENT SIDING



WOOD PANEL



