

FRANKFORT+ GOVE STREET HOUSING DEVELOPMENT

EAST BOSTON
BCDC MEETING 2
JANUARY 8, 2019





FRANKFORT/GOVE LLC DEVELOPMENT

FRANKFORT AND GOVE STREETS

EAST BOSTON

PROPOSAL:

- 112 residential units
- 84 associated parking spaces (.75 ratio)
- 112 covered bike parking spaces
- 23 outdoor bike parking spaces

AREA:

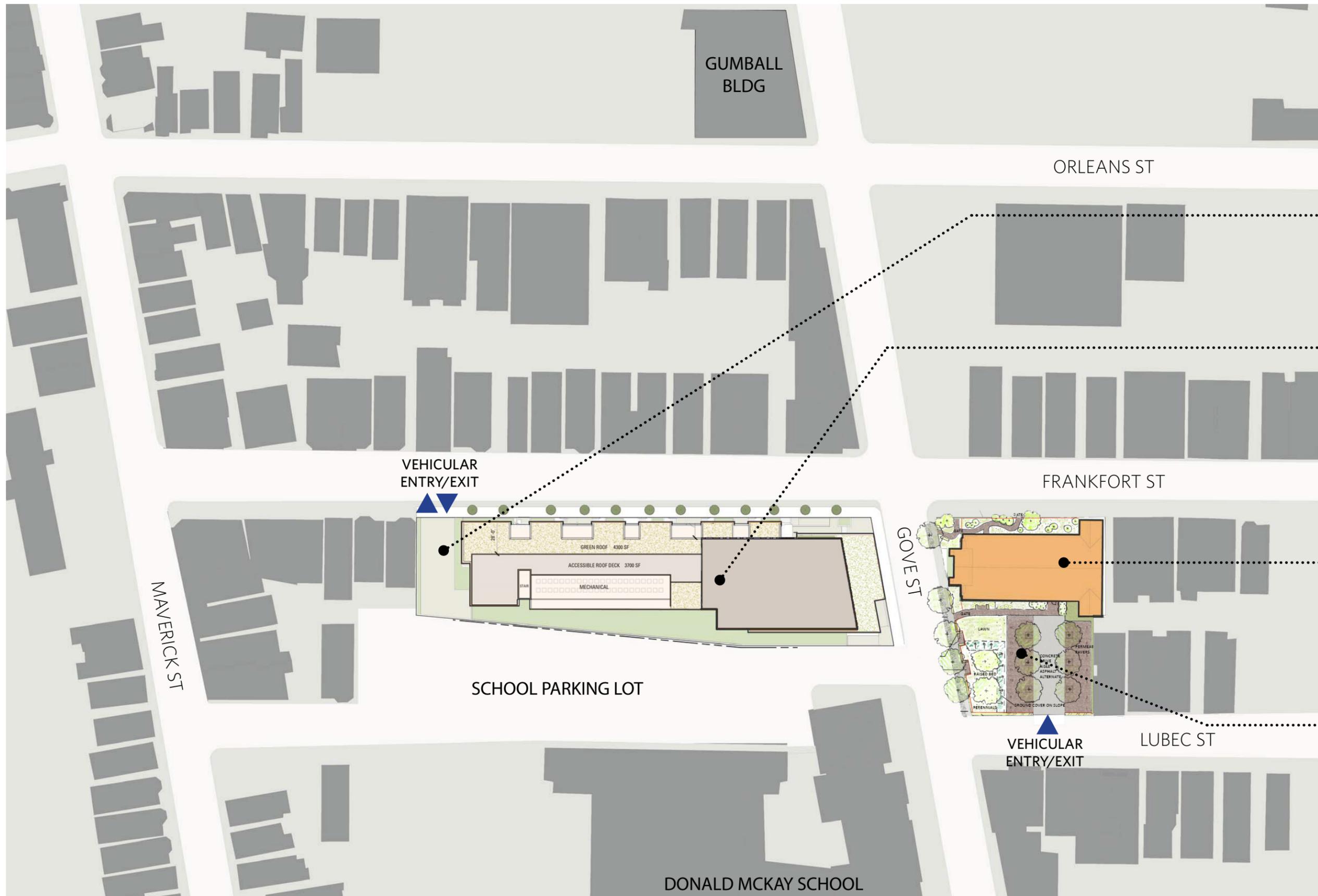
- 49,140 GSF Lot Size (Multifamily Residential)
- 120,430 GSF Residential
- 27,885 GSF Below Grade Parking
- FAR @ 2.45

HEIGHT:

- Church building : 55' at high ridge
- Frankfort and Gove Street Building
 - 4 stories @ 46'
 - 5 stories @ 55' (partial)
 - 6 stories @ 65' (partial)

OPEN SPACE:

- 22,140 square feet 45%



GUMBALL
BLDG

ORLEANS ST

**UNDERGROUND
PARKING**
71 cars

**FRANKFORT
BUILDING**
98 units

VEHICULAR
ENTRY/EXIT

FRANKFORT ST

**CHURCH
RENOVATION**
14 units

MAVERICK ST

SCHOOL PARKING LOT

GOVE ST

**PARKING &
GREEN SPACE**
13 cars

VEHICULAR
ENTRY/EXIT

LUBEC ST

DONALD MCKAY SCHOOL



SITE PLAN DIAGRAM



FRANKFORT STREET | STREET PERSPECTIVE

Bruner/Cott
ARCHITECTS

FRANKFORT/GOVE LLC
JANUARY 8, 2019

DEVELOPMENT
EAST BOSTON



FRANKFORT STREET | STREET PERSPECTIVE

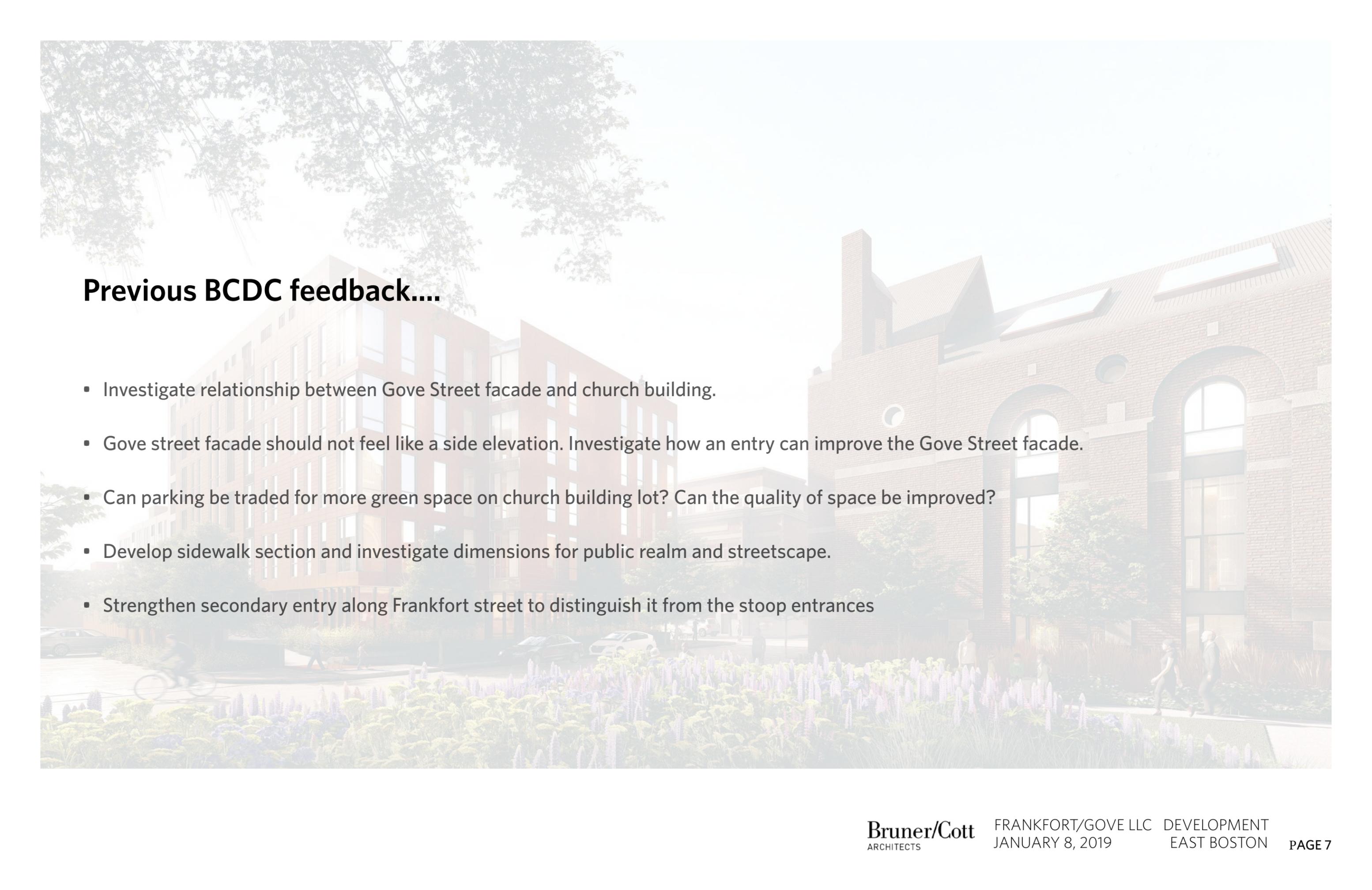
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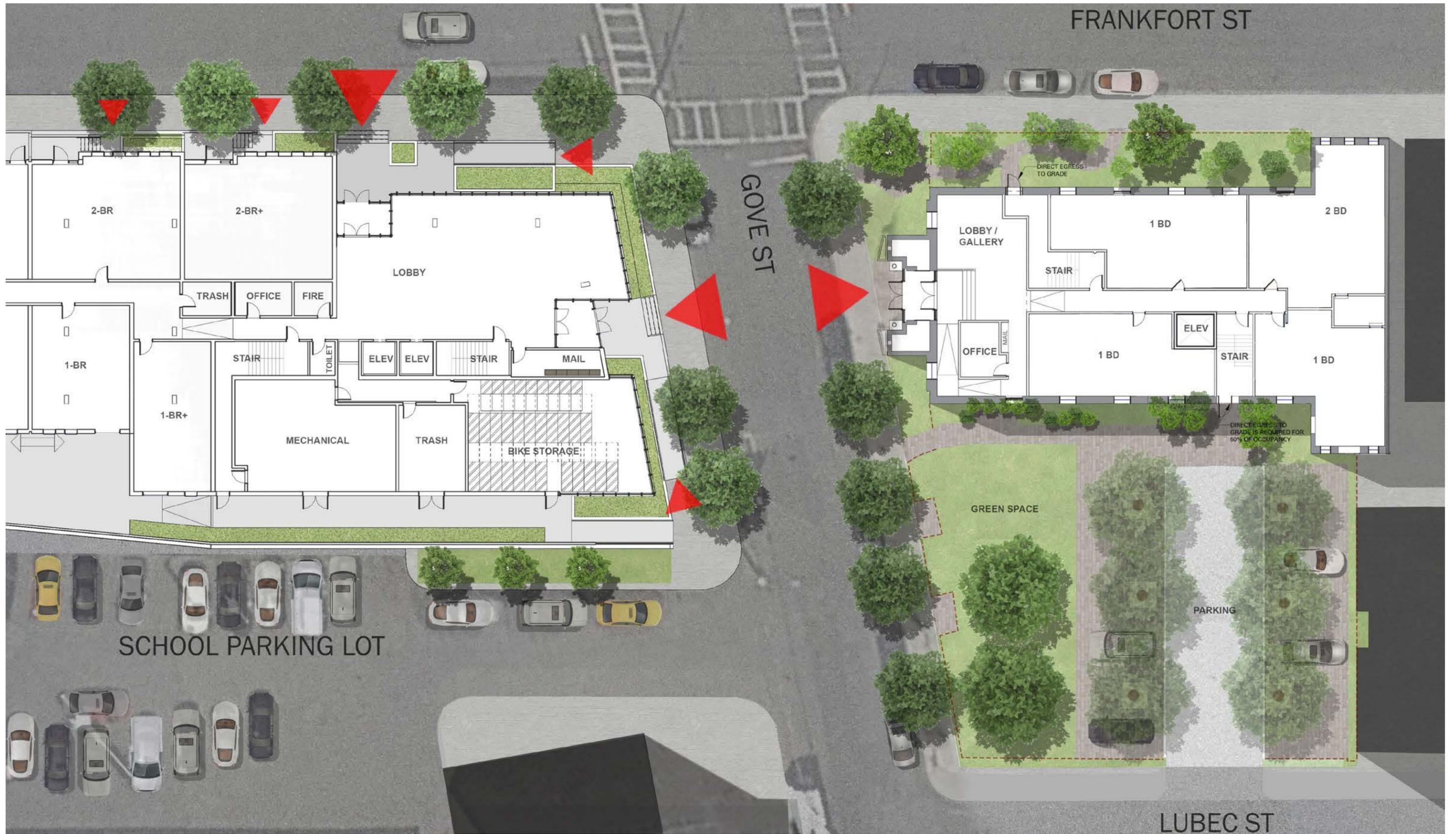


VIEW FROM LUBEC STREET TOWARDS FRANKFORT STREET



Previous BCDC feedback....

- Investigate relationship between Gove Street facade and church building.
- Gove street facade should not feel like a side elevation. Investigate how an entry can improve the Gove Street facade.
- Can parking be traded for more green space on church building lot? Can the quality of space be improved?
- Develop sidewalk section and investigate dimensions for public realm and streetscape.
- Strengthen secondary entry along Frankfort street to distinguish it from the stoop entrances



FRANKFORT & CHURCH BLDGS | SITE PLAN



**GOVE STREET ELEVATION
FRANKFORT BUILDING**



**GOVE STREET ELEVATION
CHURCH BUILDING**

FRANKFORT & CHURCH | ELEVATIONS



VIEW DOWN GOVE TOWARDS FRANKFORT CORNER

FRANKFORT BUILDING | STREET PERSPECTIVE



GOAL
REINFORCE GOVE
STREET ENTRY

LANDSCAPED
CORNER

VIEW ALONG GOVE STREET

FRANKFORT BUILDING | ELEVATION PERSPECTIVE

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EAST BOSTON



GOAL
REINFORCE GOVE
STREET ENTRY

FRANKFORT
STREET ENTRY

LANDSCAPED
CORNER

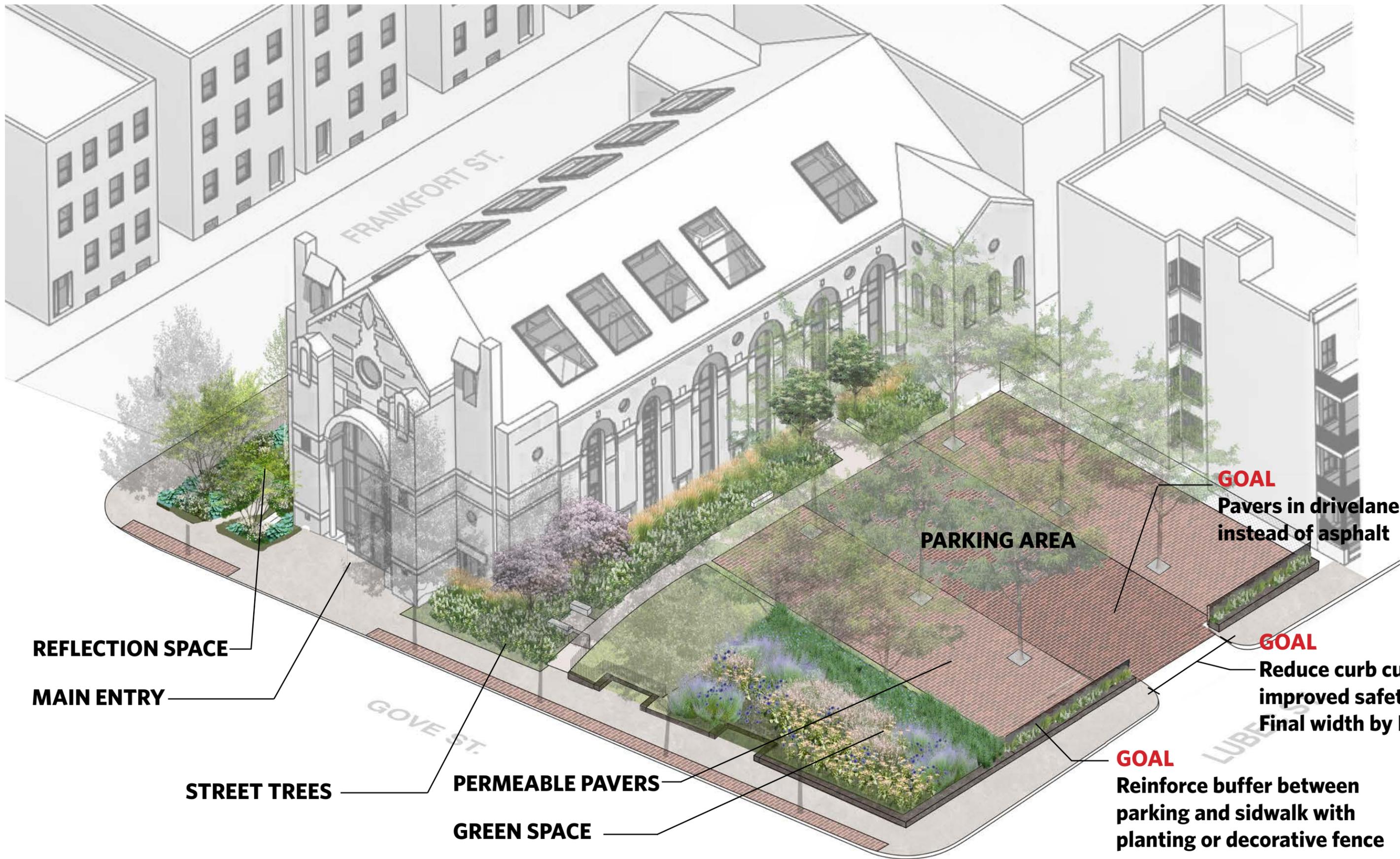
CORNER OF FRANKFORT AND GOVE

FRANKFORT BUILDING | STREET PERSPECTIVE

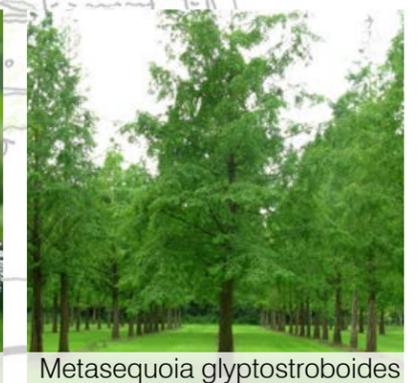
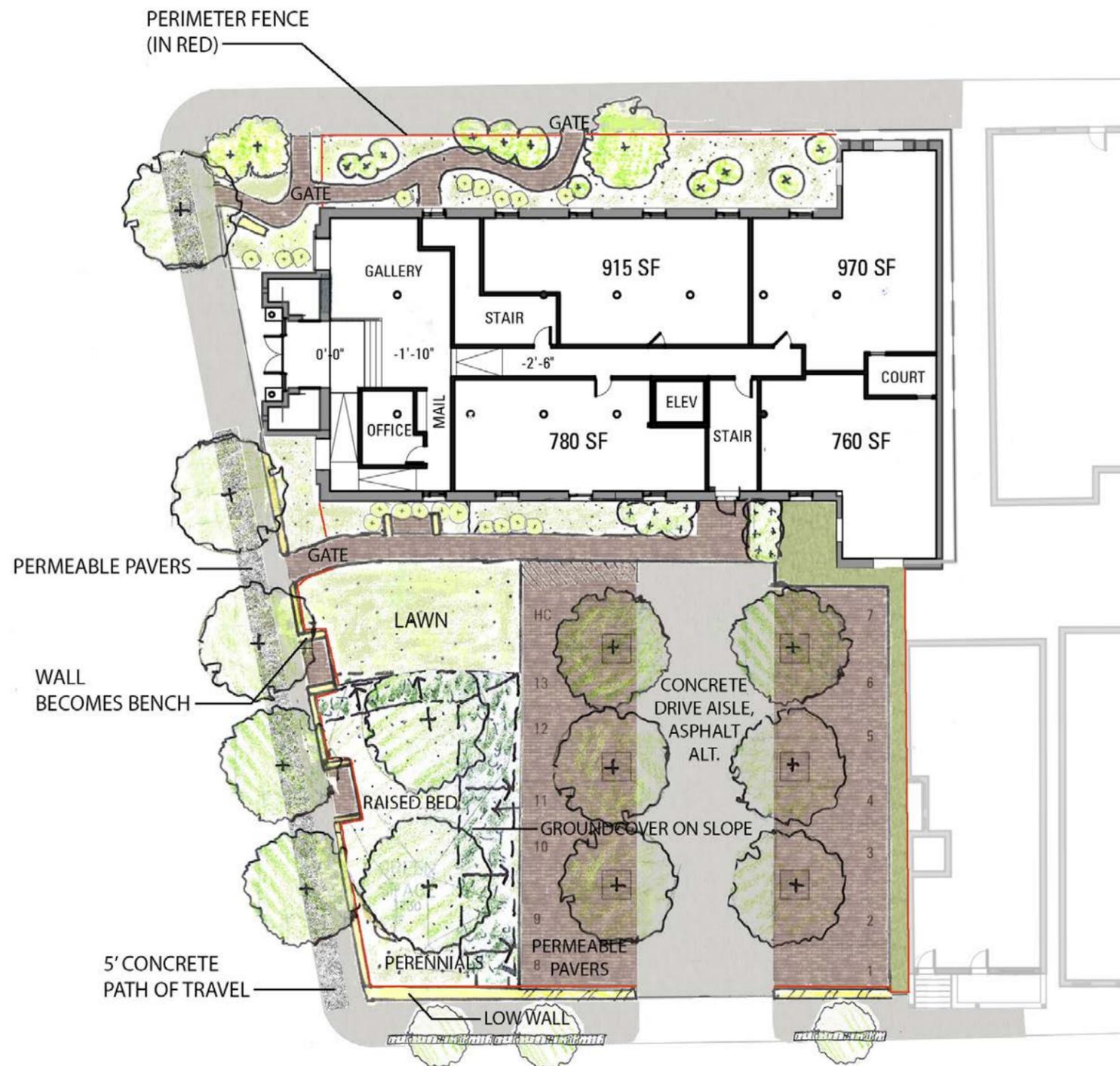
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GREEN SPACE | DESIGN STRATEGIES



CHURCH BUILDING - SITE PLAN

GREEN SPACE | MATERIAL PALETTE



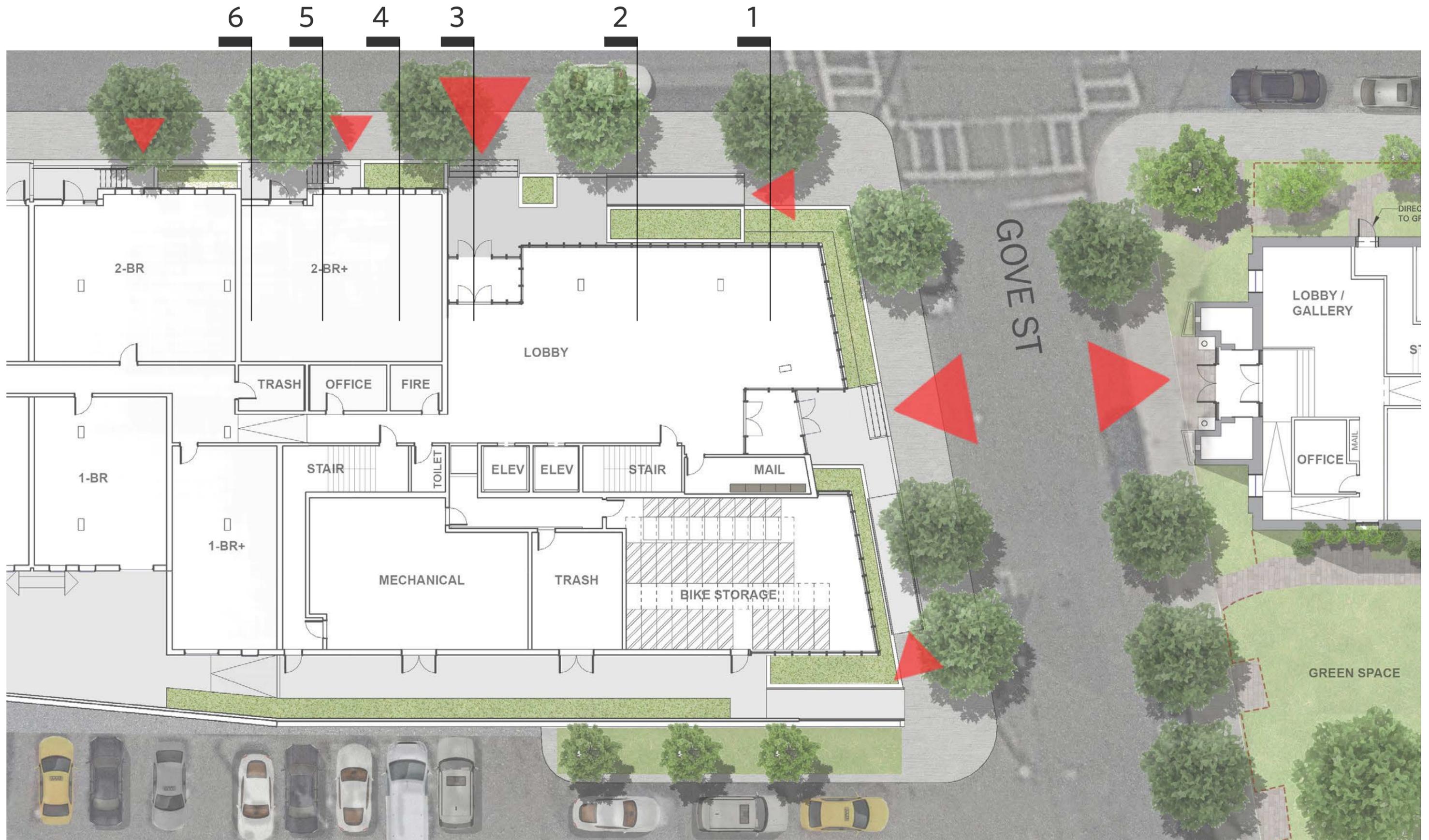
SECTION @ CHURCH PKG.
 1/8" = 1'-0" B.G. JB KMPG
 PARKING AT CHURCH

GREEN SPACE | SITE SECTION

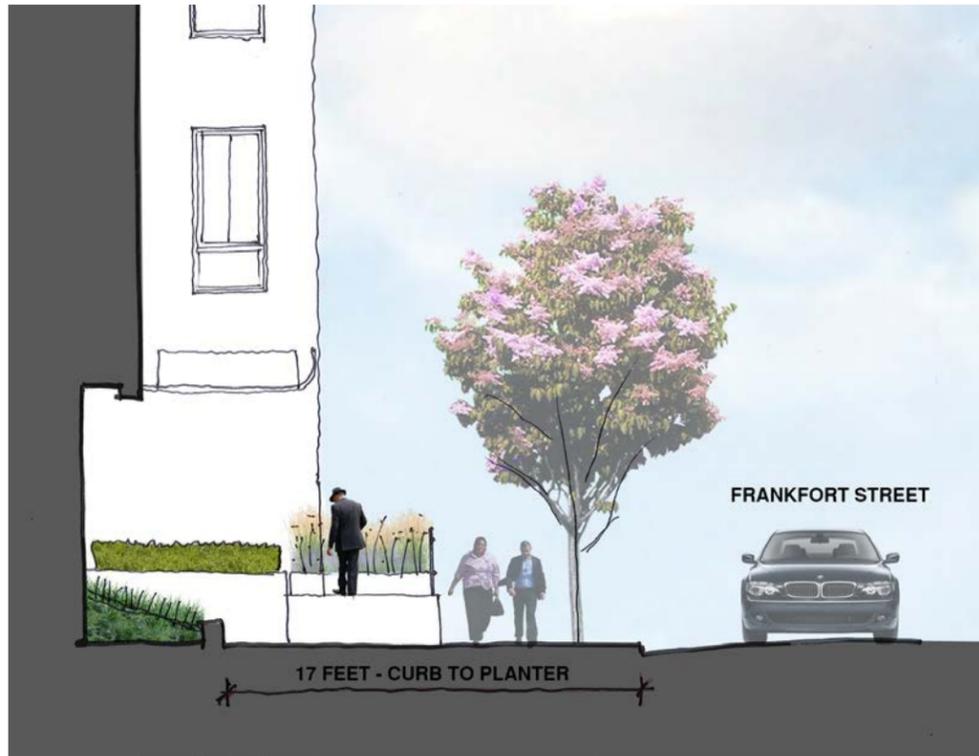
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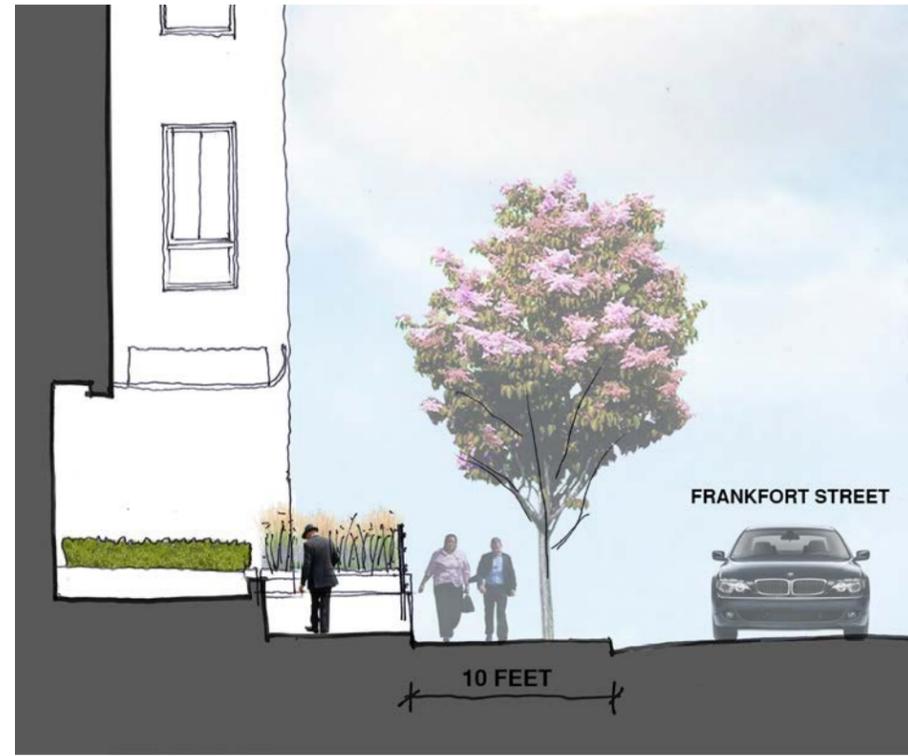
DEVELOPMENT
 EAST BOSTON



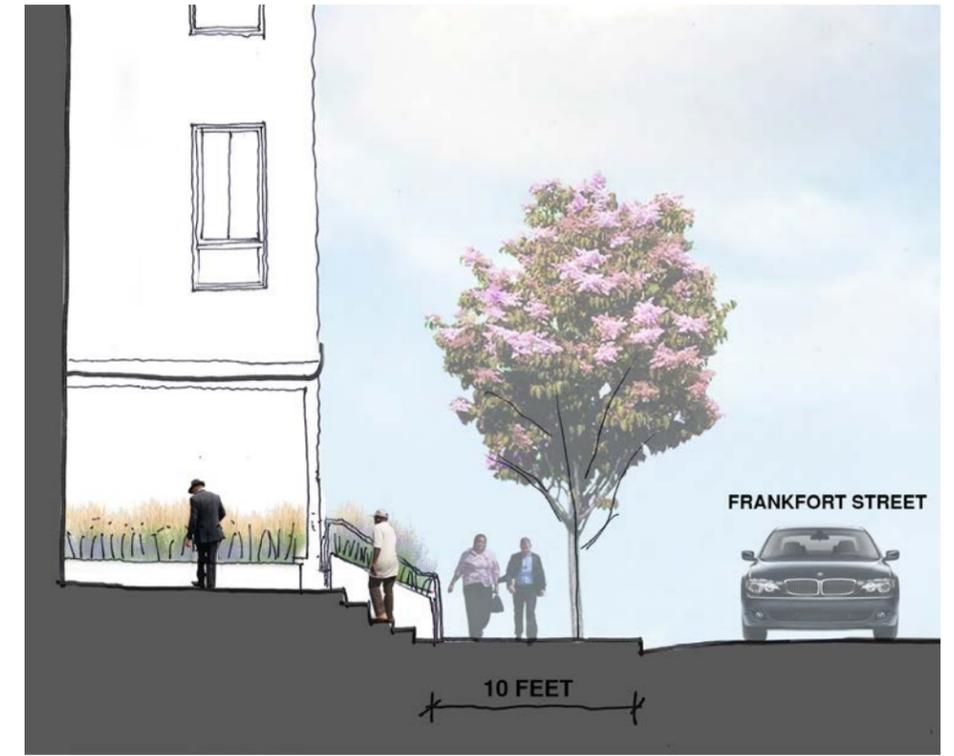
LANDSCAPE | SITE PLAN



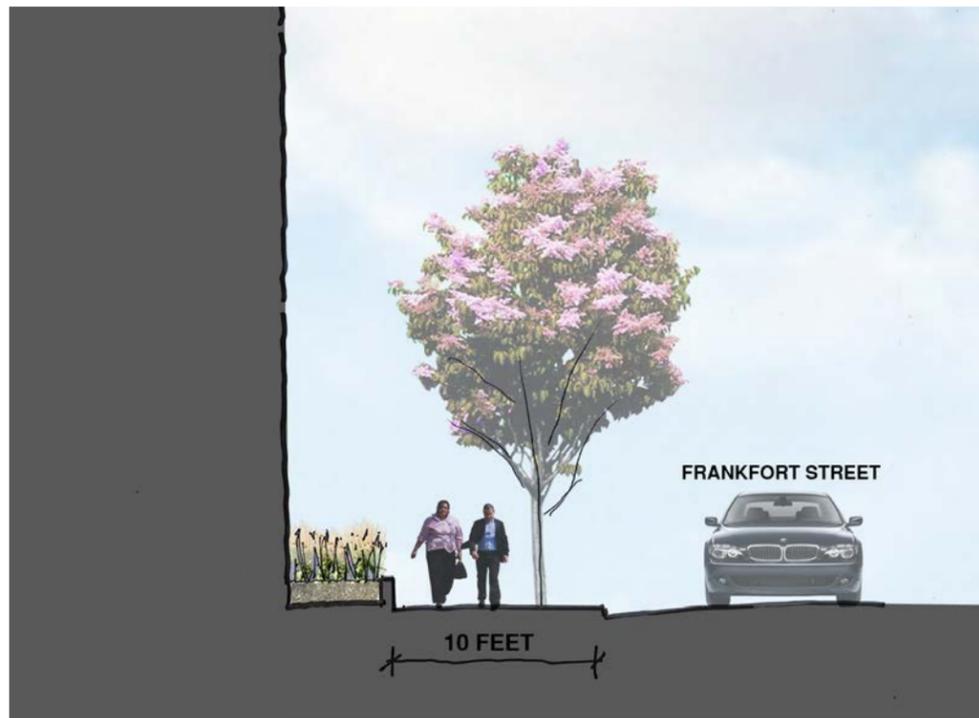
SECTION 1 - GOVE/FRANKFORT CORNER



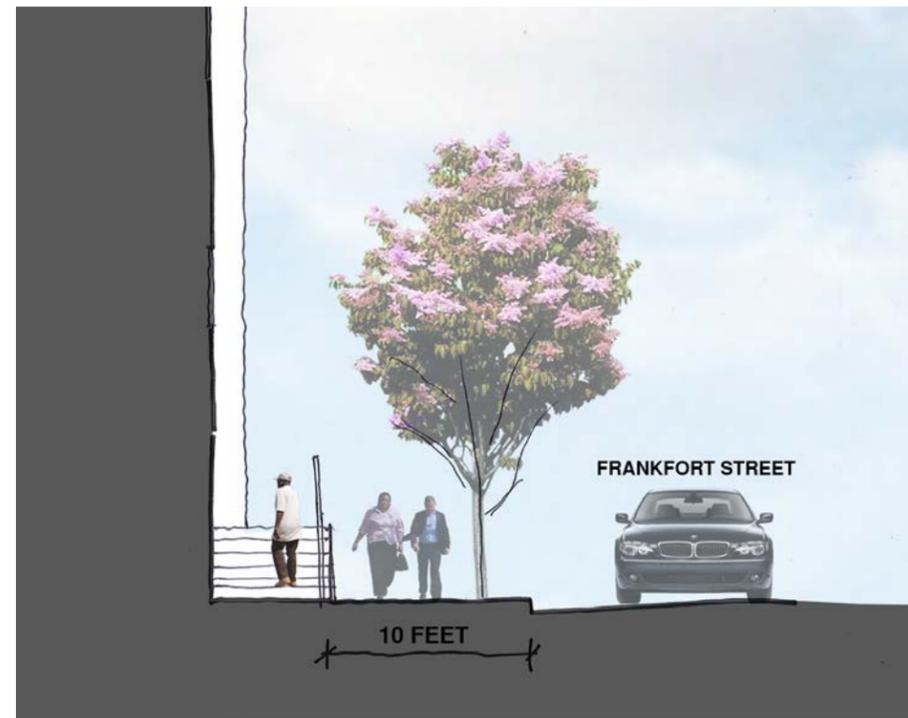
SECTION 2 - GOVE/FRANKFORT RAMP



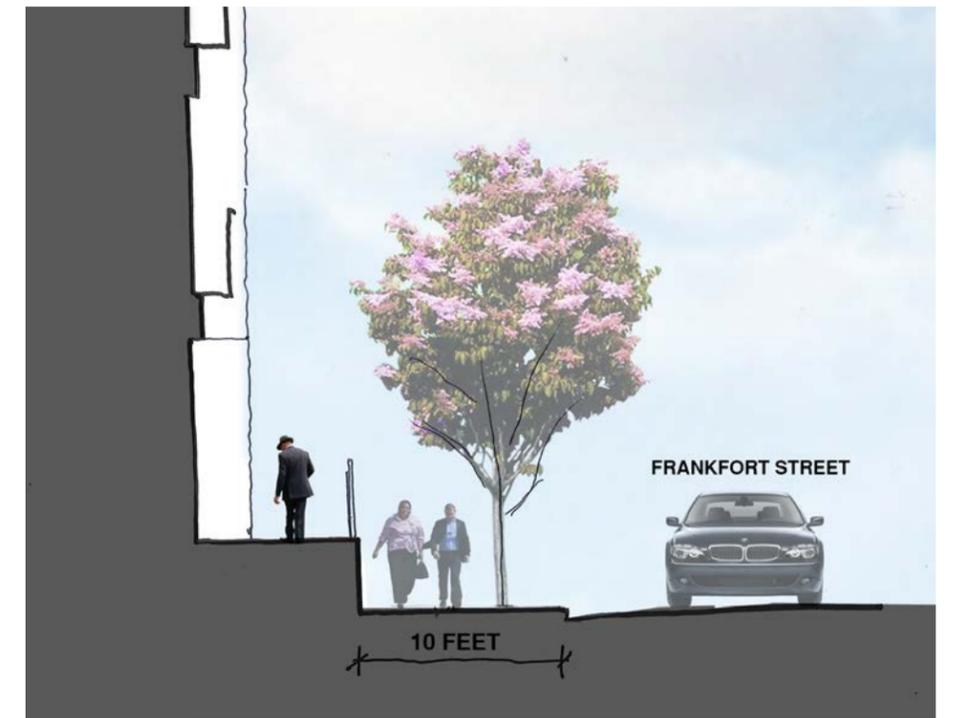
SECTION 3 - FRANKFORT ENTRY



SECTION 4 - TYP. FRANKFORT PLANTER



SECTION 5 - FRANKFORT STOOP STAIR



SECTION 6 - FRANKFORT STOOP ENTRY

LANDSCAPE | SITE SECTIONS



FRANKFORT ST SCHEMATIC ELEVATION



FRANKFORT BUILDING | SCHEMATIC ELEVATIONS



METAL SIDING OR FIBER CEMENT



ENTRY CANOPY



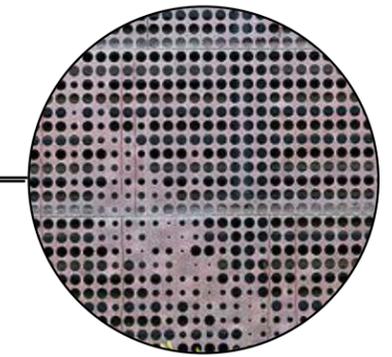
METAL RAILING JULIET BALCONY



COPING TO REFLECT CAST IRON OR STEEL

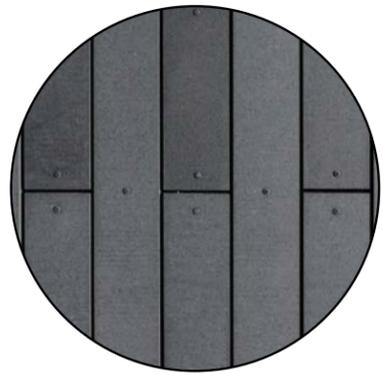


BRICK FACADE



METAL FACADE SCREEN @ ROWHOUSE ENTRY ON FRANKFORT STREET

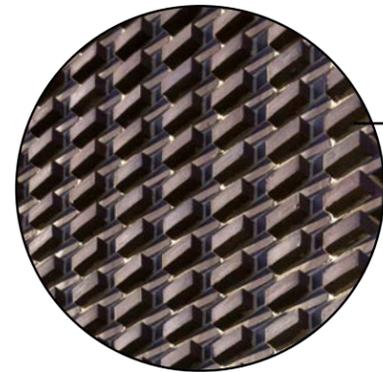
FRANKFORT BUILDING | ENTRY @ ROWHOMES



METAL SIDING OR
FIBER CEMENT



BRICK
FACADE



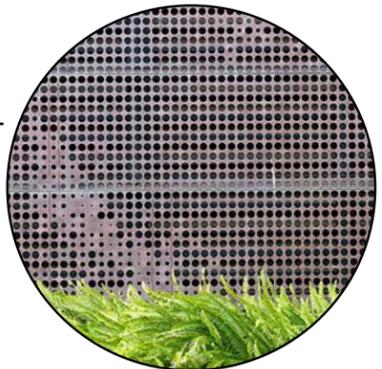
BRICK
ACCENT



CORNICE



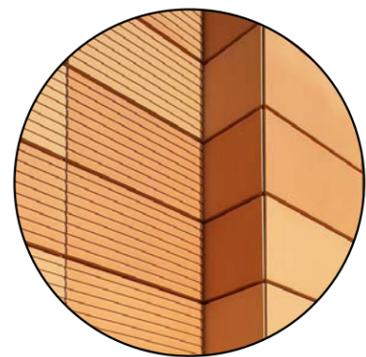
METAL RAILING
BALCONY



METAL SCREEN
@ STOOP



METAL SIDING OR FIBER CEMENT



TERRACOTTA FACADE



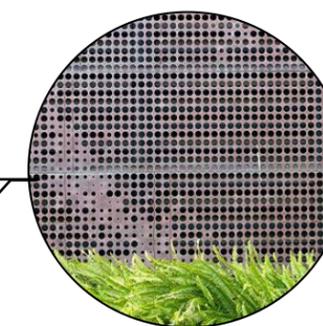
METAL RAILING JULIET BALCONY



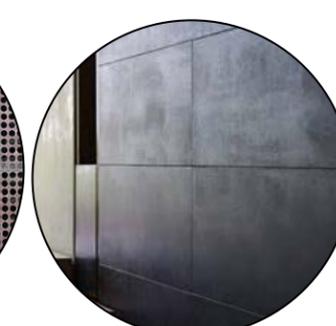
BRICK FACADE



GLAZED FACADE MARKING MAIN ENTRY AND LOBBY



METAL SCREEN GUARD AND CANOPY @ MAIN ENTRY



FRANKFORT STREET ENTRY

FRANKFORT BUILDING | FRANKFORT ST. ENTRY



FRANKFORT BUILDING | FRANKFORT ST. ELEVATION

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INTERSECTION OF FRANKFORT & GOVE ST

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JANUARY 8, 2019

DEVELOPMENT
EAST BOSTON PAGE 23