



45 TOWNSEND STREET

Subcommittee Presentation

February 12, 2019



45 Townsend Street



Existing Conditions

- Maintain the residential edges along Townsend Street
- Incorporate the sight lines from Dennison and Harrishof Streets when designing building massing
- Provide publicly accessible green space and pedestrian connectivity
- Internalize any vehicular drop-off, garage entries, and service circulation
- Preserve the natural setting and limit vehicular circulation other than emergency access



Design Principles



REDUCED BUILDING LEGS BY ~20 - 50 FT

REDUCED TOWNSEND FAÇADE FROM 5 STORIES TO 4

TOWNSEND ST

INCREASED TOWNSEND FAÇADE FROM 5 FLOORS TO 6

REDUCED HEIGHT FACING DENNISON FROM 8 FLOORS TO 5

CREATED OPENINGS IN THE MASSING TO PRESERVE VIEW CORRIDORS

SHIFTED MASSING AWAY FROM HARRISHOF AND REDUCED FROM 8 TO 5 FLOORS

CODMAN PARK

DENNISON ST

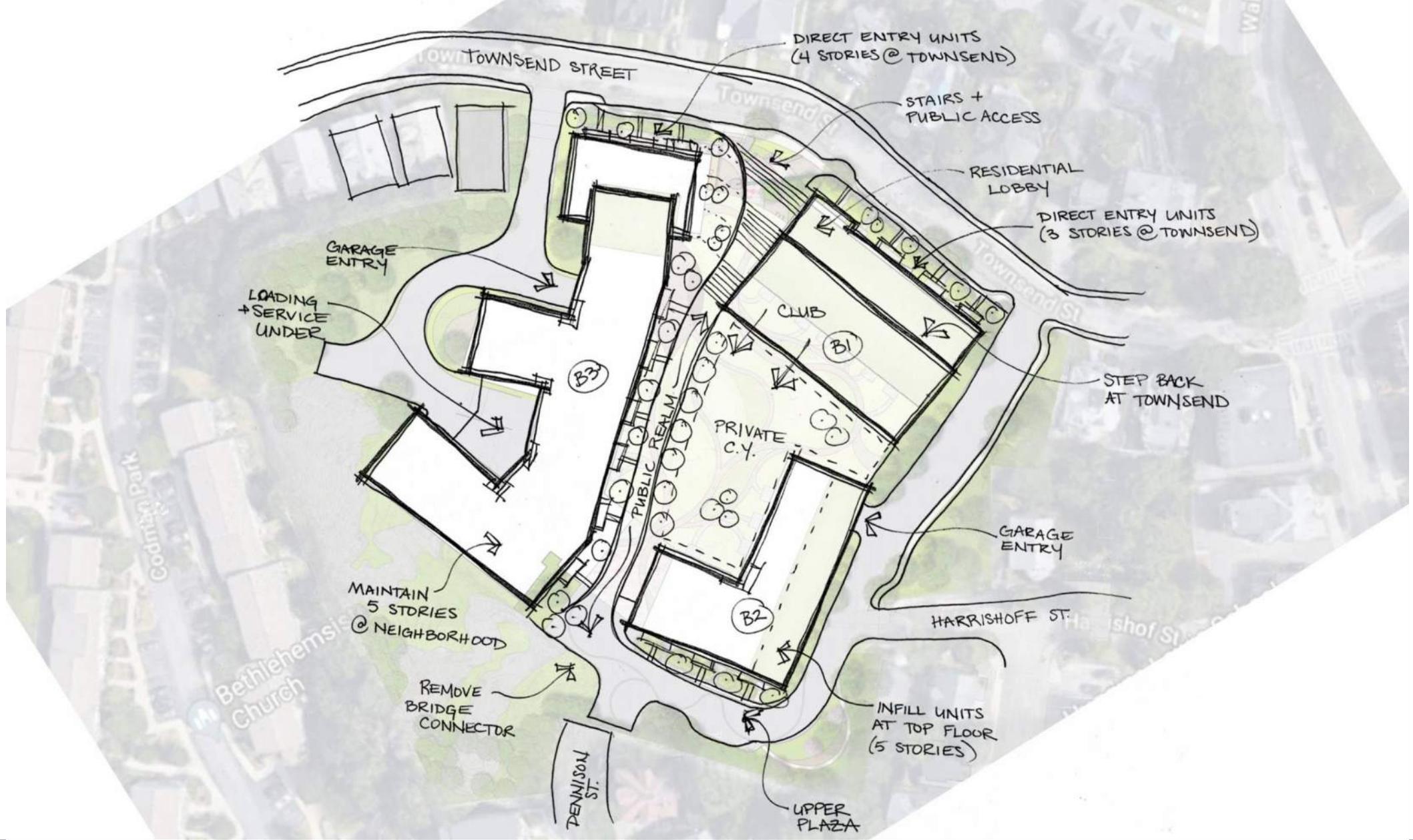
HARRISHOF ST

Proposed
Previous EPNF

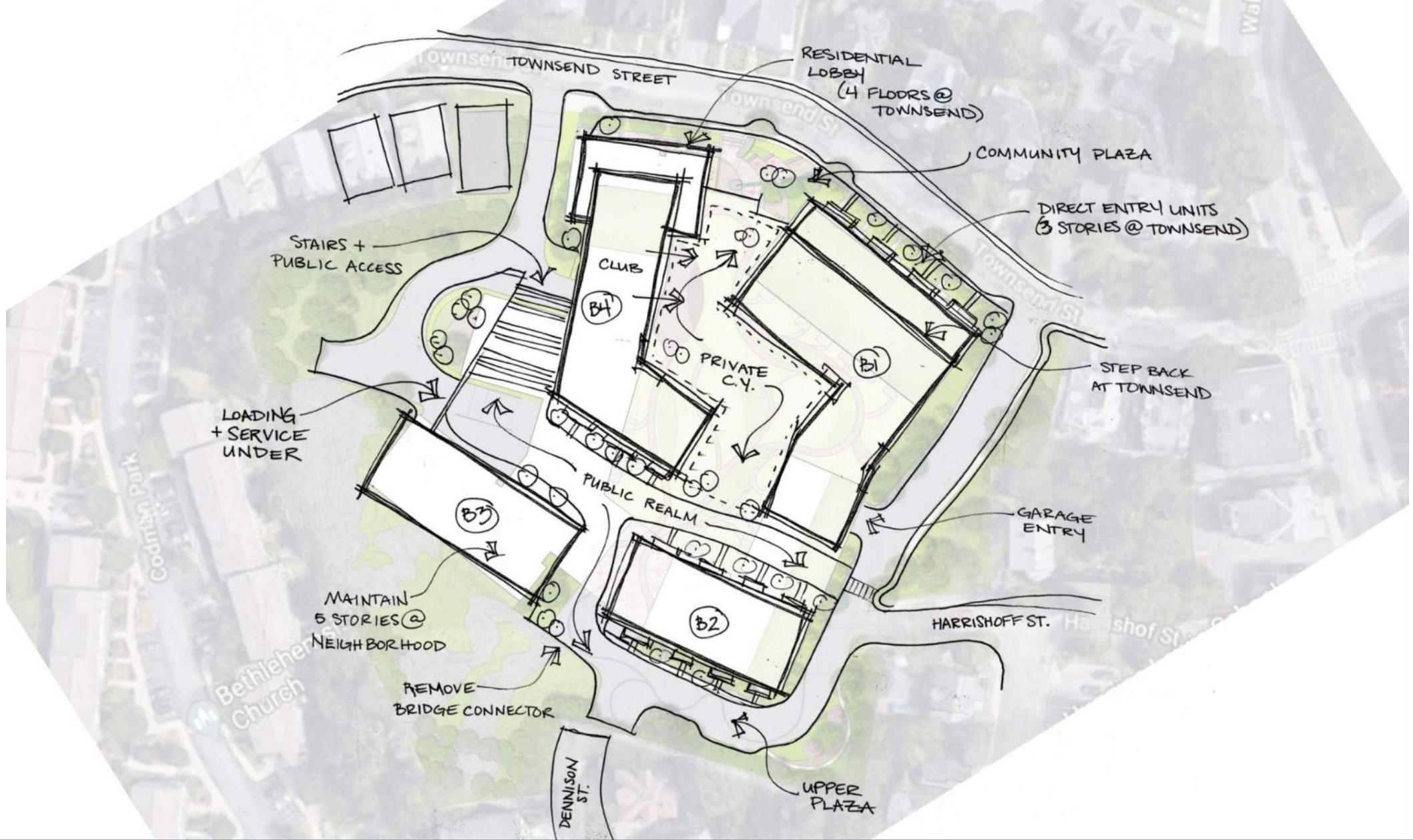
Design Adjustments

- Create pedestrian connectivity through the site for community use
- Reduce overall massing
- Clarify landscaping approach – public vs. private exterior spaces





Option 1

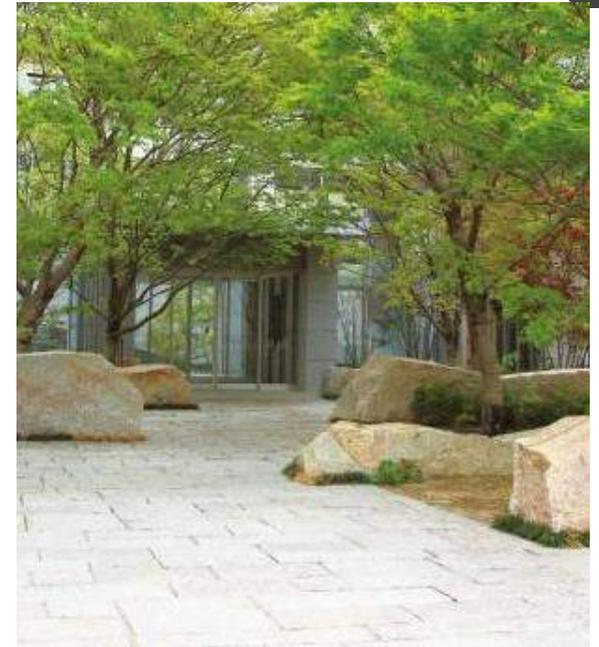


Option 2

Landscape / Public Realm Strategy

1. Entrance Plaza
2. Townsend Street Entrances
3. Resident Plaza
4. Garage Façade Treatment
5. Maintain buffers / neighborhood edges

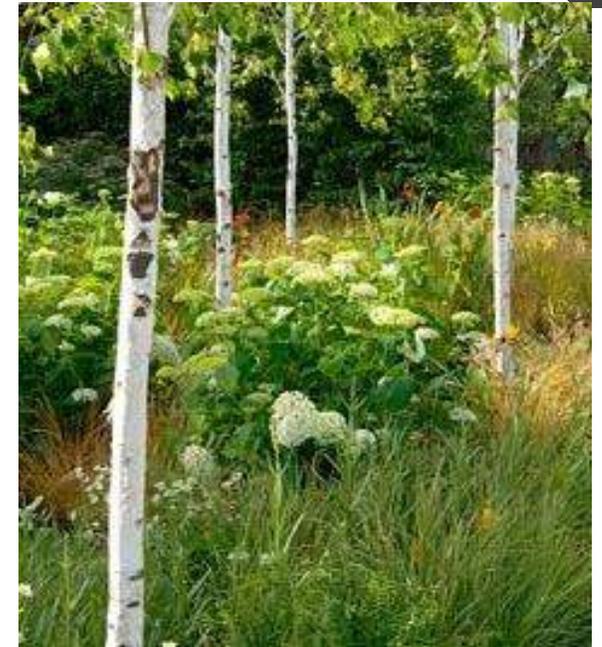




Entrance Plaza



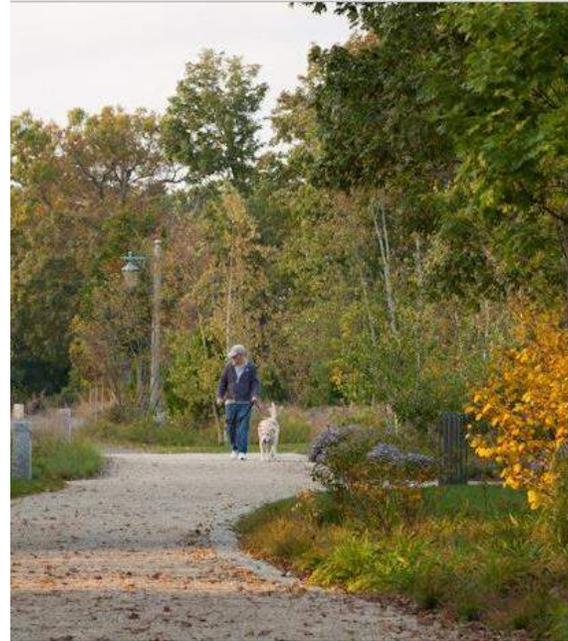
Entrance Plaza



Townsend Street Entrances



Townsend Street Entrances



Residence Plaza



Residence Plaza

A photograph of a street scene, overlaid with a blue tint. The scene features a modern, multi-story building with a light-colored facade and numerous windows, situated on a hillside. To the right, a traditional house with a white porch and columns is visible. The street is lined with parked cars, and a utility pole with wires is on the left. The text "Thank You" is centered in the image in a white, bold, sans-serif font.

Thank You