

Weld American



1400 Centre Street, Roslindale, MA

Project Team

Owner:

Horizon Development LLC, Braintree

John Sullivan

Project Manager:

Real Estate Equity Development and Consulting, Jamaica Plain

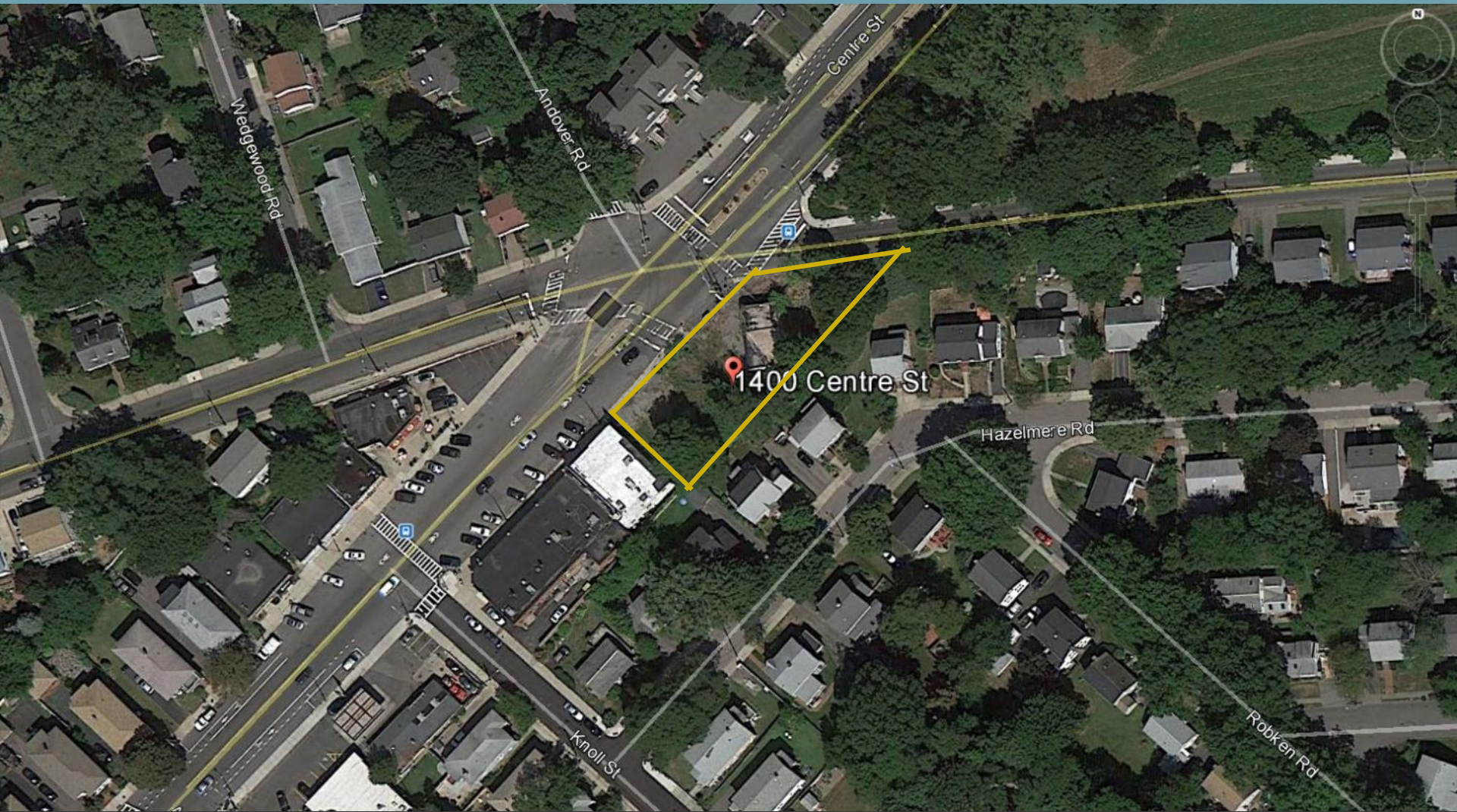
Gary Martell

Architect:

RF Schmidt Architect LLC, Brookline

Rick Schmidt, AIA

Site



1400 Centre Street, Roslindale, MA

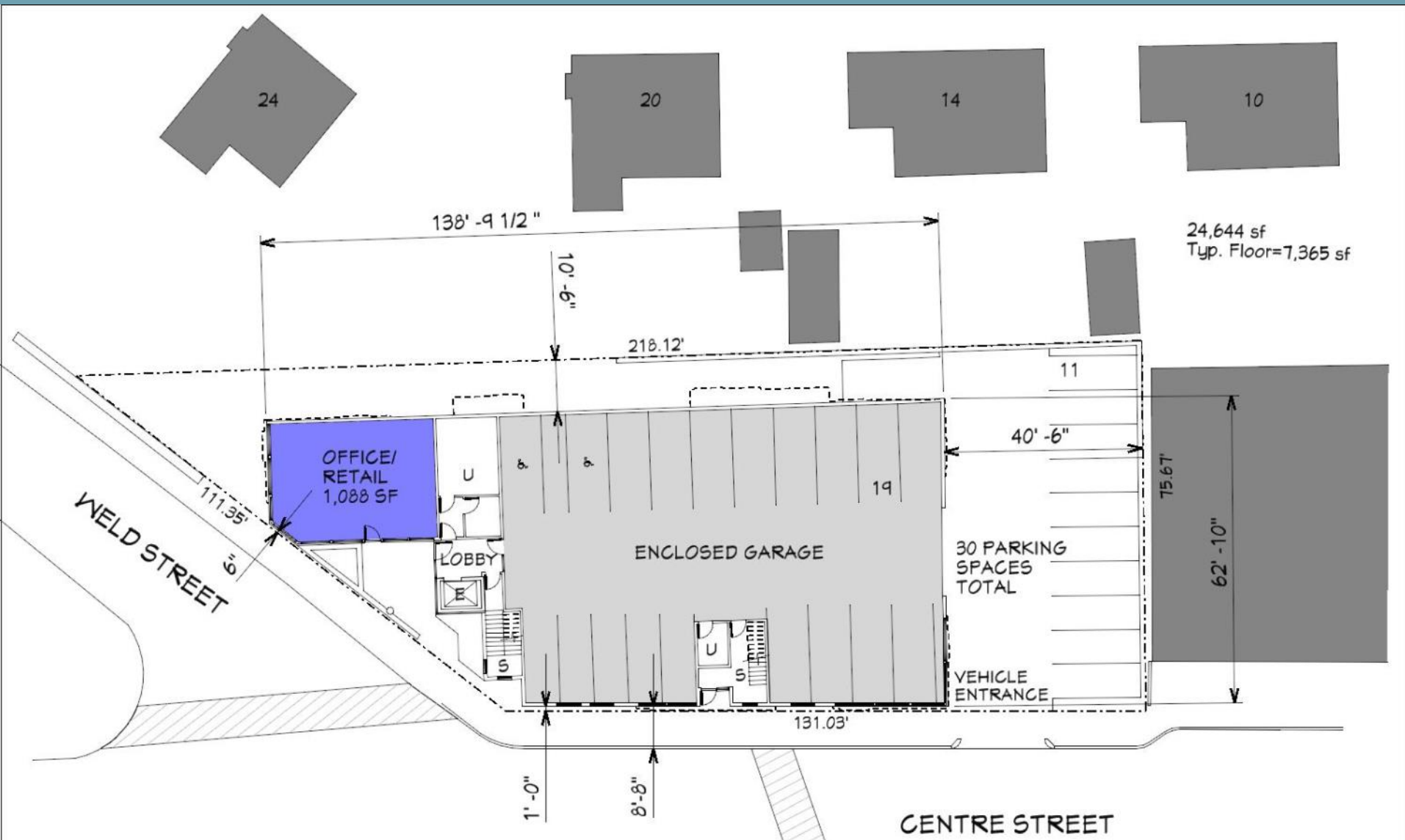
As-of-right 19 Units

Existing Site Plan



As-of-right 19 Units

1st Floor Plan



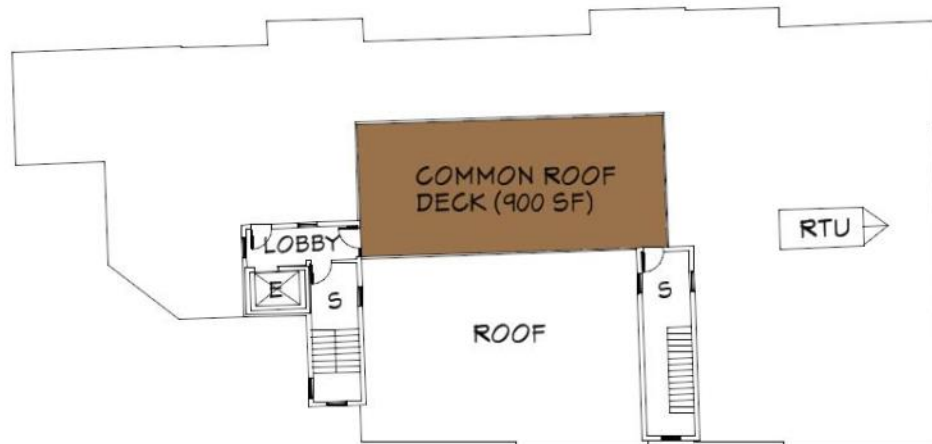
As-of-right 19 Units

2nd-4th Floors Plan



As-of-right 19 Units

Roof Plan



As-of-right 19 Units

Weld & Centre South (Existing)



1400 Centre Street, Roslindale, MA

As-of-right 19 Units

Weld & Centre South (Proposed)



1400 Centre Street, Roslindale, MA

As-of-right 19 Units

Weld & Centre North (Existing)



1400 Centre Street, Roslindale, MA

As-of-right 19 Units

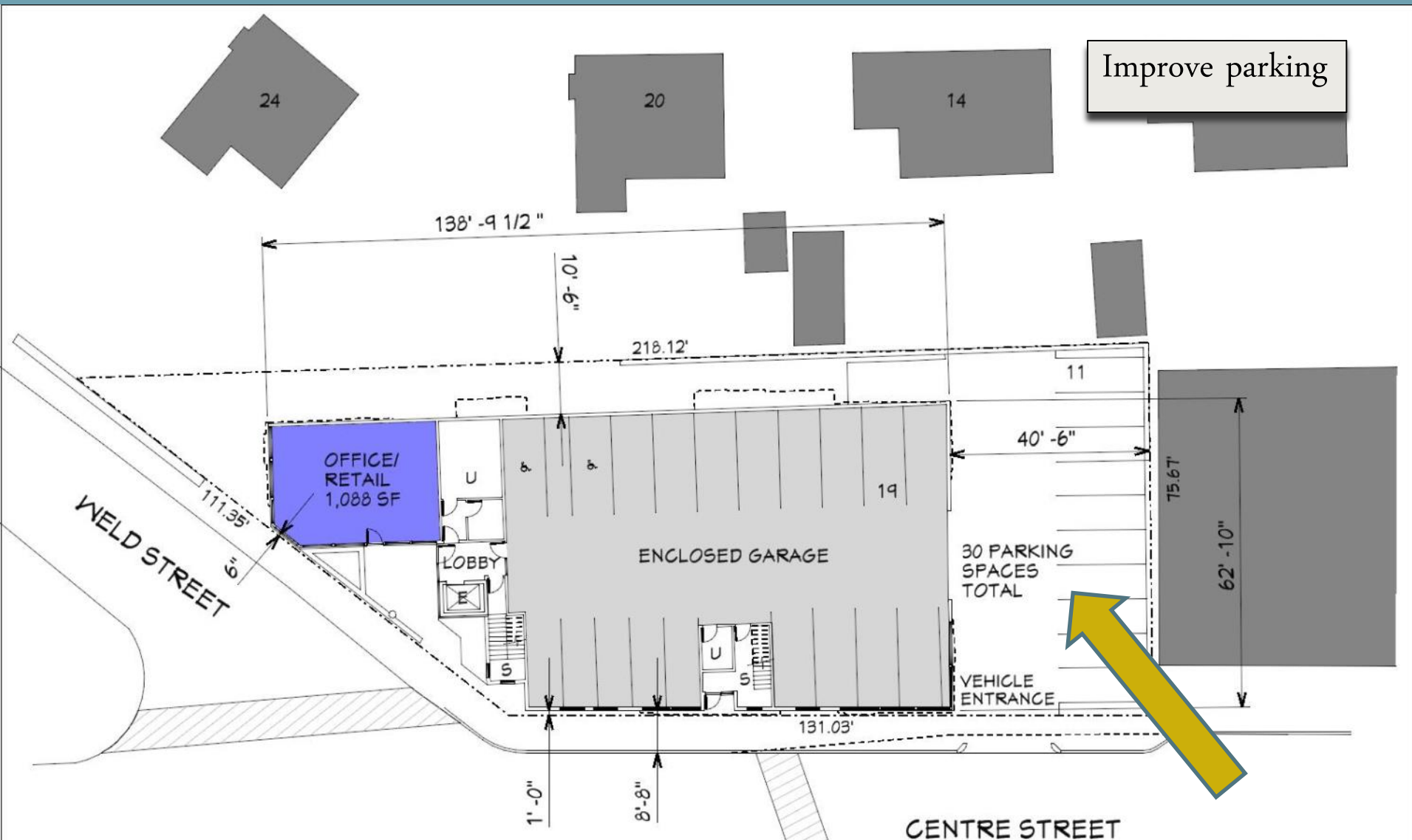
Weld & Centre North (Proposed)



1400 Centre Street, Roslindale, MA

As-of-right 19 Units

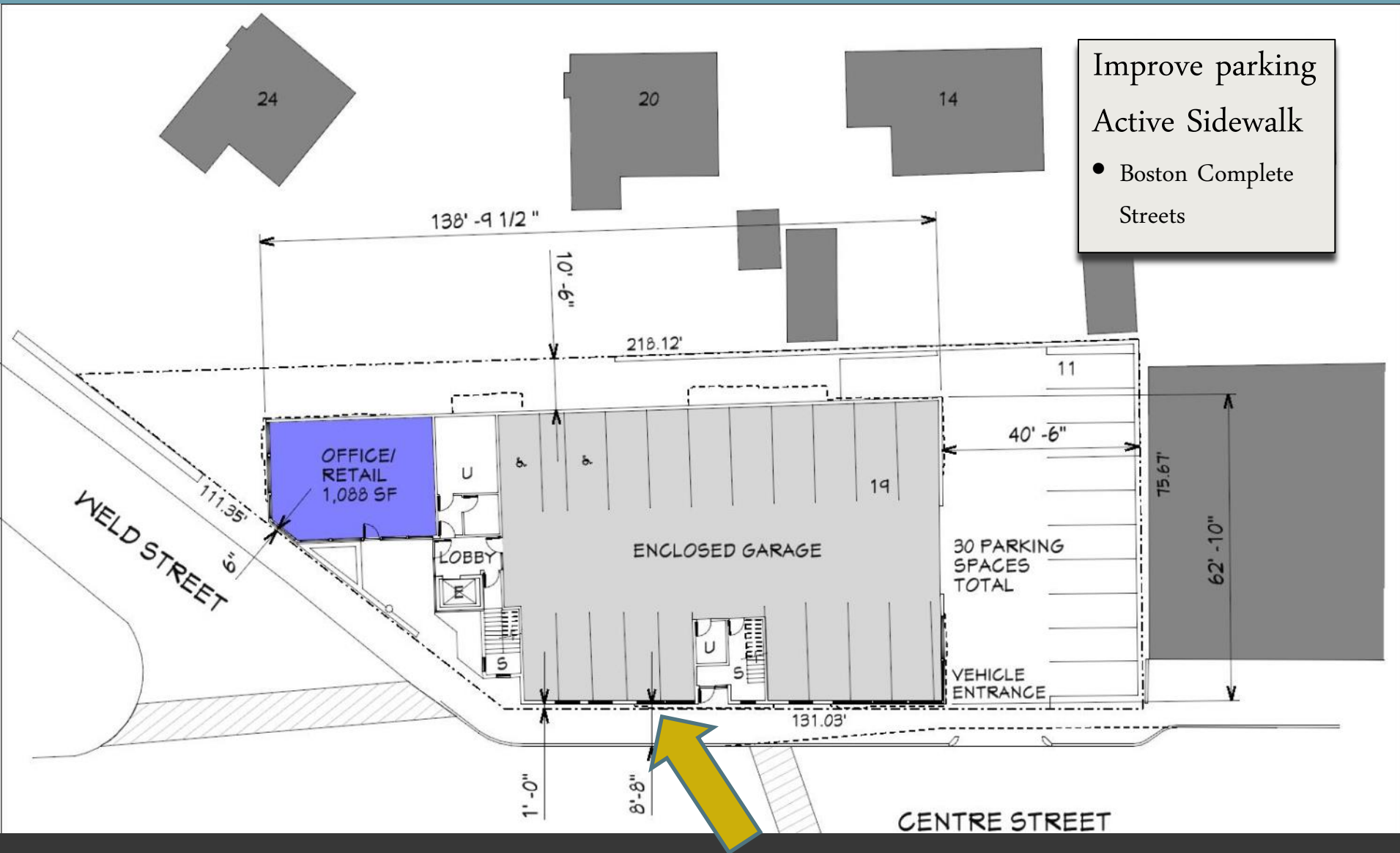
BRA Comments



Improve parking

As-of-right 19 Units

BRA Comments



FEATURES TO ACTIVATE SIDEWALKS

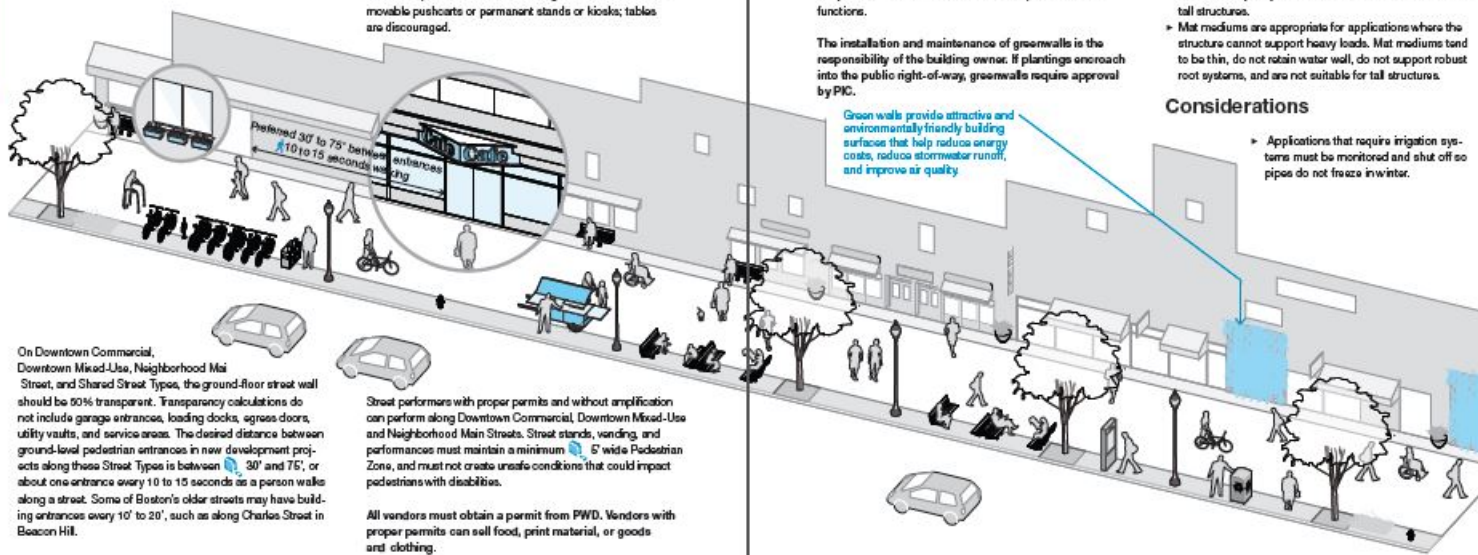
Vibrant Street Wall

Well-designed ground-floor spaces with a mix of uses are principle ingredients for a vibrant street front, particularly on Downtown Commercial, Downtown Mixed-Use, Neighborhood Main Street, and Shared Street Types. Offices, residences, and other uses that desire privacy are best placed on floors above the street level. Retail and restaurant uses are more conducive to a vibrant street wall and are preferred on the ground floor adjacent to the sidewalk.

The modulation of building facades and treatments creates visual interest along the street wall. Large windows visible from the sidewalk expose activity within the building to the passerby, and help blend the boundary between the sidewalk environment and indoor spaces.

Awnings, lighting, signs, and foliage also contribute to visual interest, as they add color and texture to the street edge. Hanging baskets of flowers and plants on light poles and building facades provide color and seasonal variety to sidewalks. This can also be achieved with flower boxes, low planters, or vines on the building face. Awnings and signs should be scaled for both drivers and pedestrians. Awnings can provide shelter from the elements in addition to demarcating stores and entrances. Signs should be unique but made of appropriate materials reflecting the urban context of the neighborhood and Street Type.

With the exception of Parkways and Residential Street Types, permitted vending in the Frontage Zone is encouraged where sufficient space exists. Street vending can take the form of movable pushcarts or permanent stands or kiosks; tables are discouraged.



On Downtown Commercial, Downtown Mixed-Use, Neighborhood Main Street, and Shared Street Types, the ground-floor street wall should be 80% transparent. Transparency calculations do not include garage entrances, loading docks, access doors, utility vaults, and service areas. The desired distance between ground-level pedestrian entrances in new development projects along these Street Types is between 30' and 75', or about one entrance every 10 to 15 seconds as a person walks along a street. Some of Boston's older streets may have building entrances every 10' to 20', such as along Charles Street in Beacon Hill.

Street performers with proper permits and without amplification can perform along Downtown Commercial, Downtown Mixed-Use and Neighborhood Main Streets. Street stands, vending, and performances must maintain a minimum 5' wide Pedestrian Zone, and must not create unsafe conditions that could impact pedestrians with disabilities.

All vendors must obtain a permit from PWD. Vendors with proper permits can sell food, print material, or goods and clothing.

FEATURES TO ACTIVATE SIDEWALKS

Green Walls

Overview

Where transparency in the building edge is not achievable, greenwalls are encouraged to provide visual interest and variation to the street edge. Greenwalls can perform stormwater management functions, increase energy efficiency, and improve air quality.

Plants can be rooted in the ground and trained up the wall or in modular panels on the wall. In addition to making building surfaces more attractive, greenwalls can reduce the "heat island effect," provide thermal insulation for buildings. Most greenwalls use irrigation systems to water plants throughout the year, and come in different forms, shapes, costs, and functions.

The installation and maintenance of greenwalls is the responsibility of the building owner. If plantings encroach into the public right-of-way, greenwalls require approval by PIC.

Green walls provide attractive and environmentally friendly building surfaces that help reduce energy costs, reduce stormwater runoff, and improve air quality.

Use

Modular panels come in three basic varieties of growing mediums. They are composed of loose soil, fiber or felt mats, or structural mediums which combine the two. The appropriate type of system depends on the building structure and availability of water.

- Structural mediums are preferred despite higher installation costs. These systems are long-lasting, require less maintenance, and are more flexible.
- Loose-soil systems are best suited where occasional replanting and regular maintenance is possible. Loose soil can be messy, may erode over time, and is not suitable for tall structures.
- Mat mediums are appropriate for applications where the structure cannot support heavy loads. Mat mediums tend to be thin, do not retain water well, do not support robust root systems, and are not suitable for tall structures.

Considerations

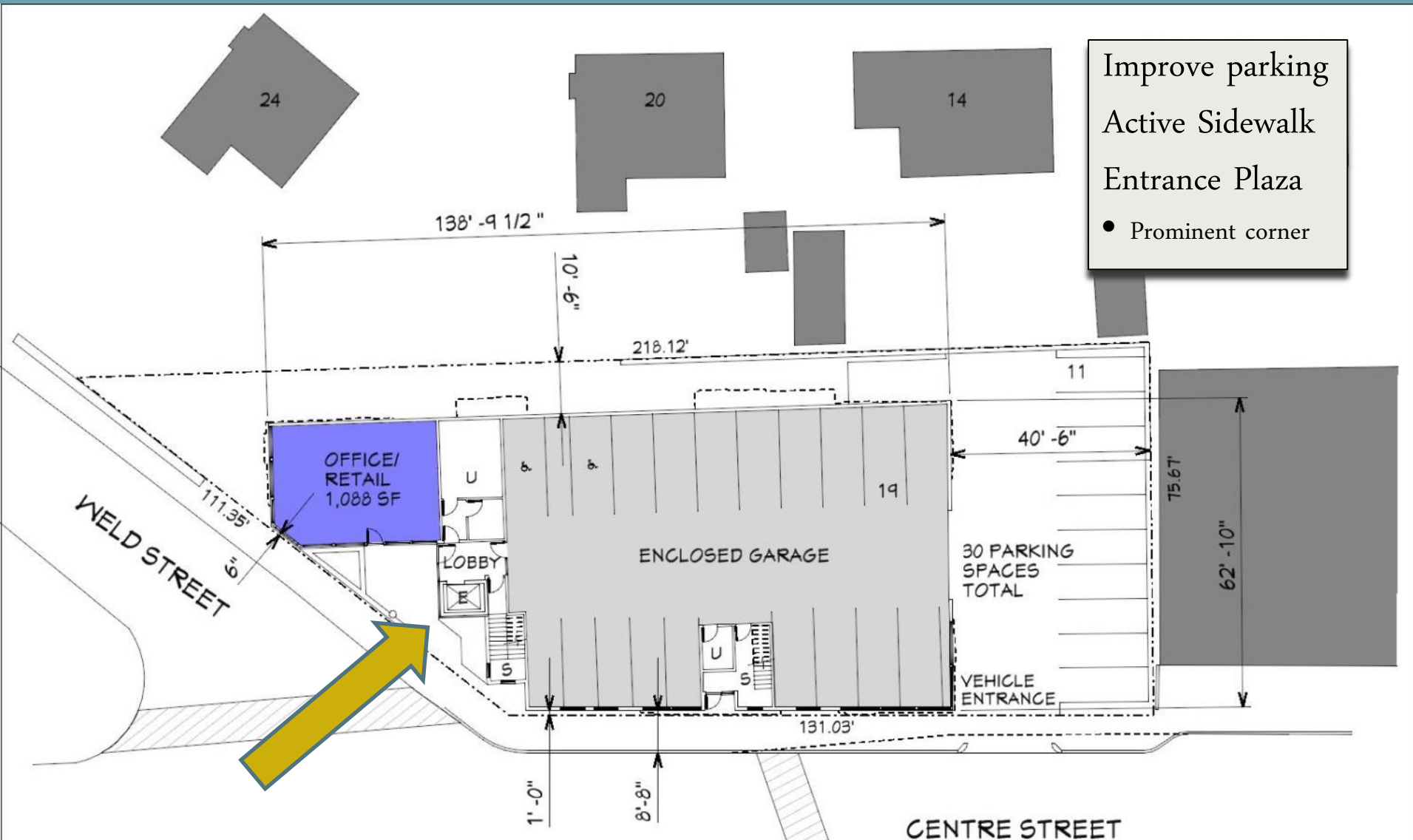
- Applications that require irrigation systems must be monitored and shut off so pipes do not freeze in winter.

2 SIDEWALKS

2 SIDEWALKS

As-of-right 19 Units

BRA Comments

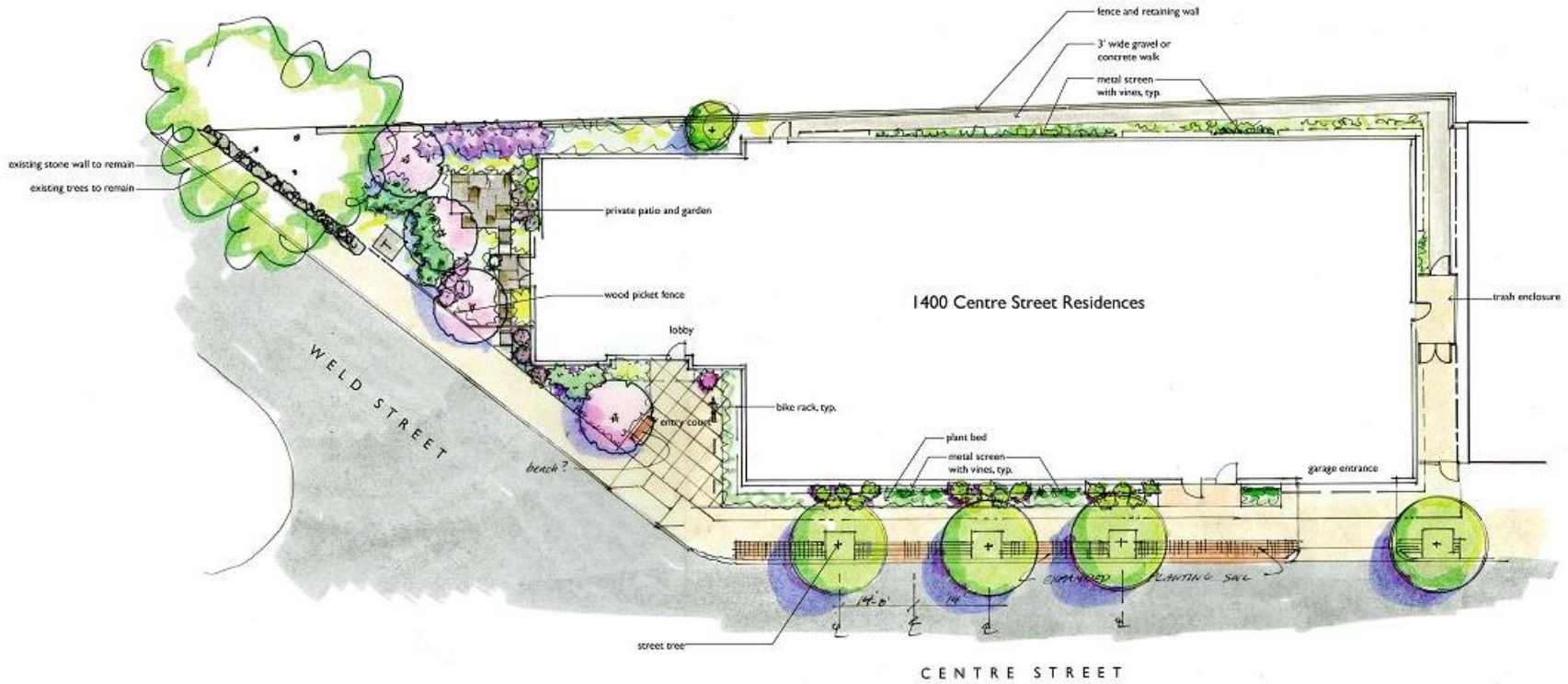


Improve parking
Active Sidewalk
Entrance Plaza

- Prominent corner

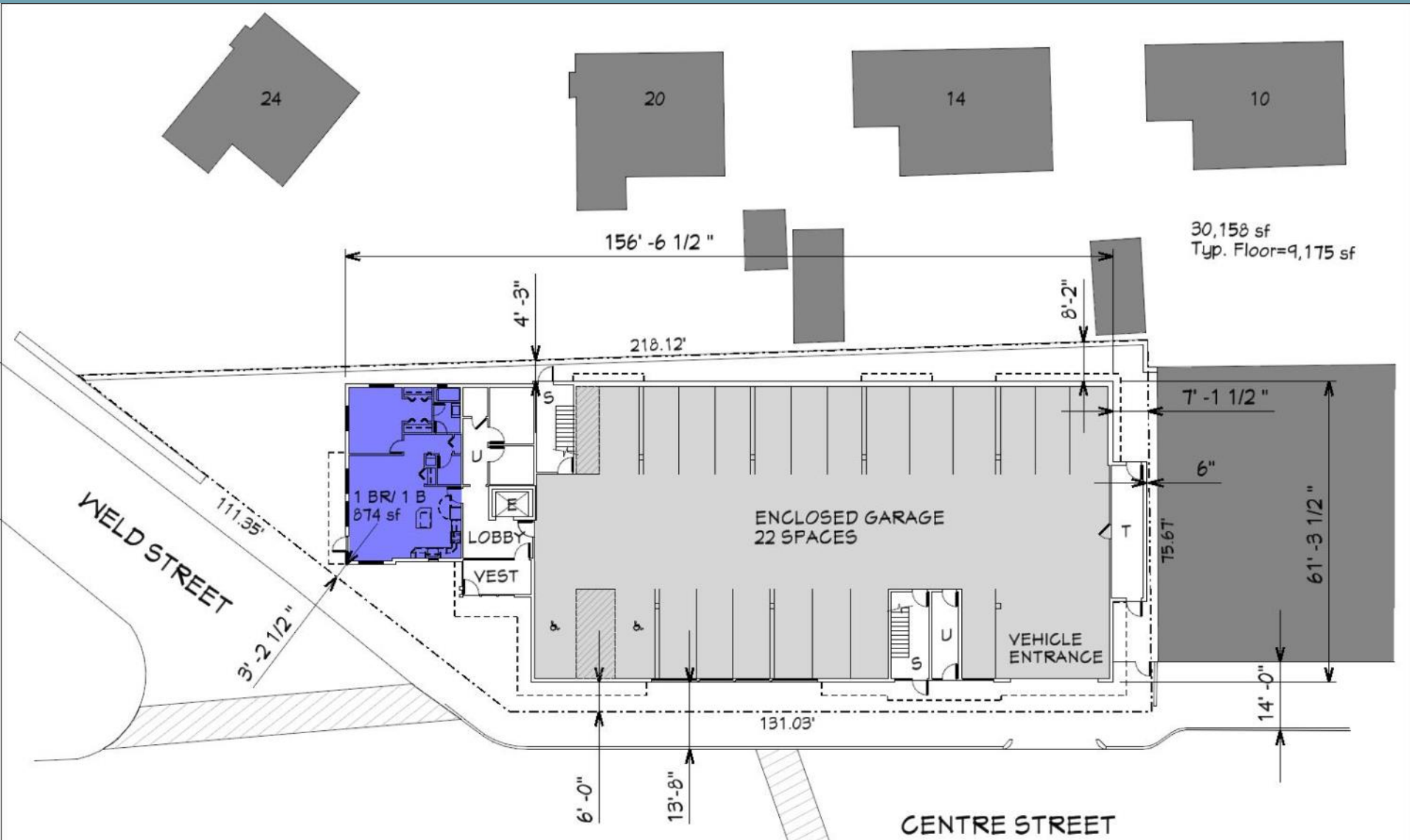
Variance 22 Units

Landscaping Plan



Variance 22 Units

1st Floor Plan



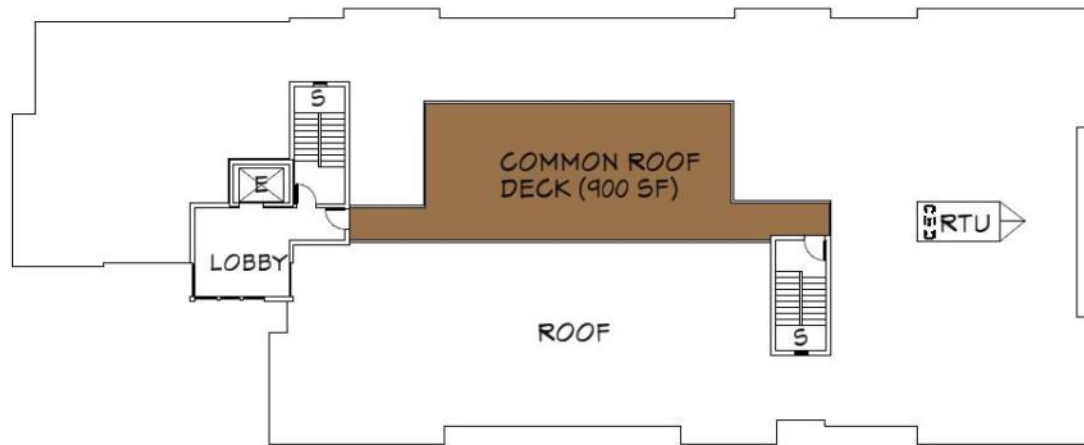
Variance 22 Units

2nd-4th Floors Plan



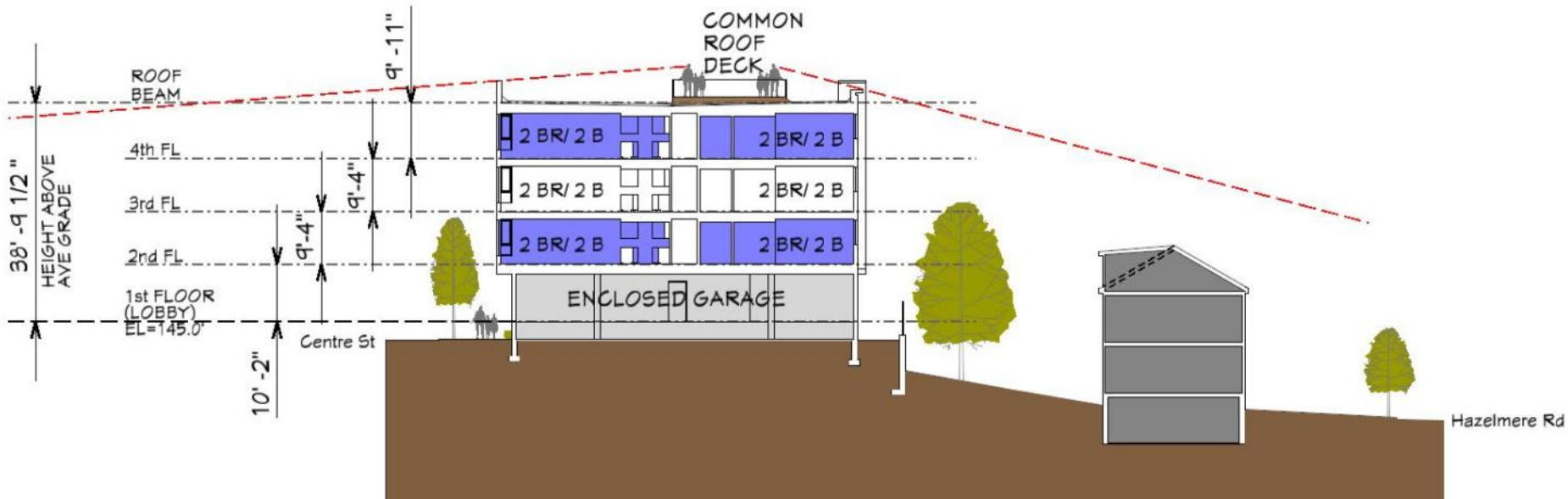
Variance 22 Units

Roof Plan



Variance 22 Units

Section



Variance 22 Units

Weld & Centre South (Existing)



1400 Centre Street, Roslindale, MA

Variance 22 Units

Weld & Centre South (Proposed)



1400 Centre Street, Roslindale, MA

Variance 22 Units

Weld & Centre North (Existing)



Variance 22 Units

Weld & Centre North (Proposed)



1400 Centre Street, Roslindale, MA

Variance 22 Units

Hazelmere Rd. (Existing)



1400 Centre Street, Roslindale, MA

Variance 22 Units

Hazelmere Rd. (Proposed)



1400 Centre Street, Roslindale, MA

As-of-Right 19 units



Variance 22 units



Summary

Centre St. View (North)

As-of-Right 19 units



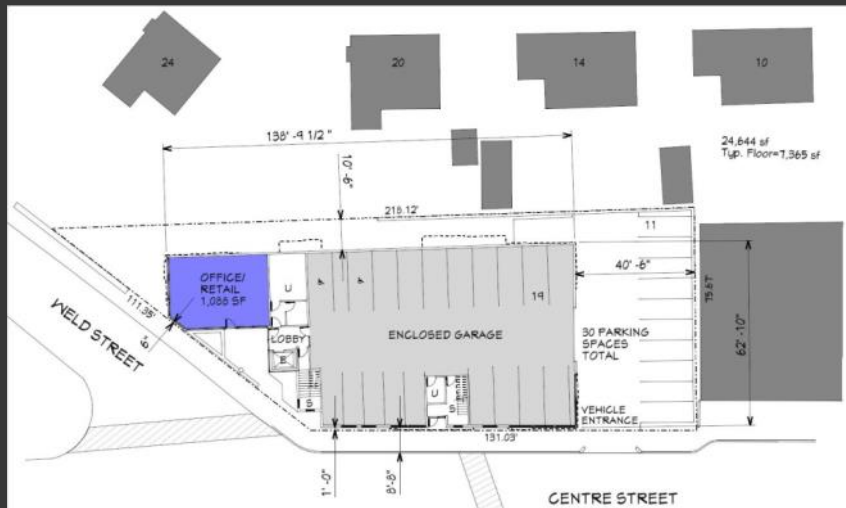
Variance 22 units



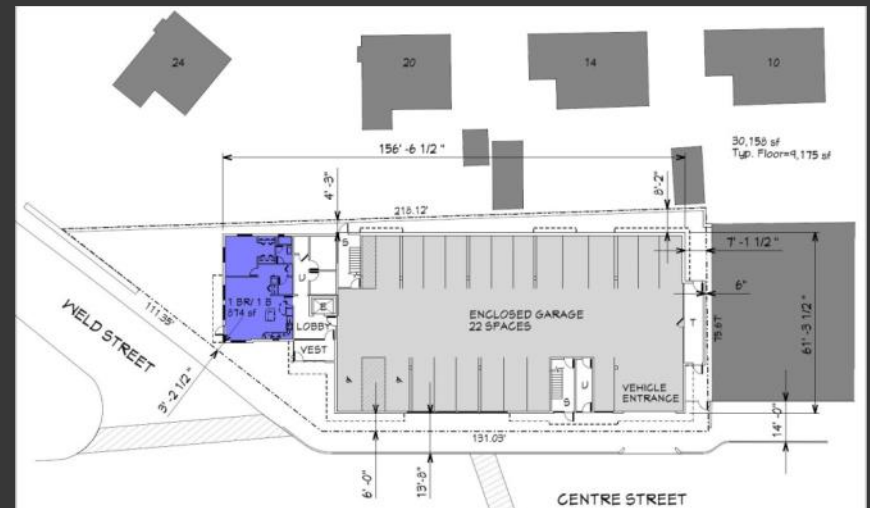
Summary

1st Floor Plan

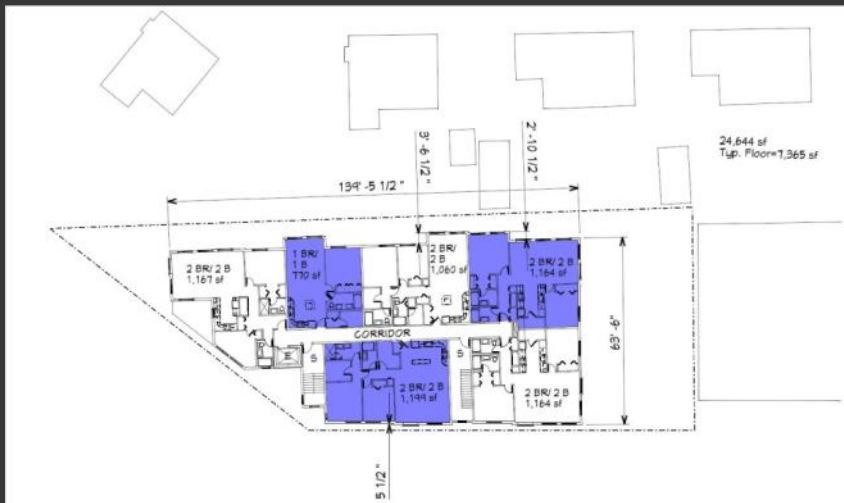
As-of-Right 19 units



Variance 22 units



As-of-Right 19 units



Variance 22 units



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Questions & comments



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