

Broadstone Bare Cove - Revised Proposal

230 Beal Street

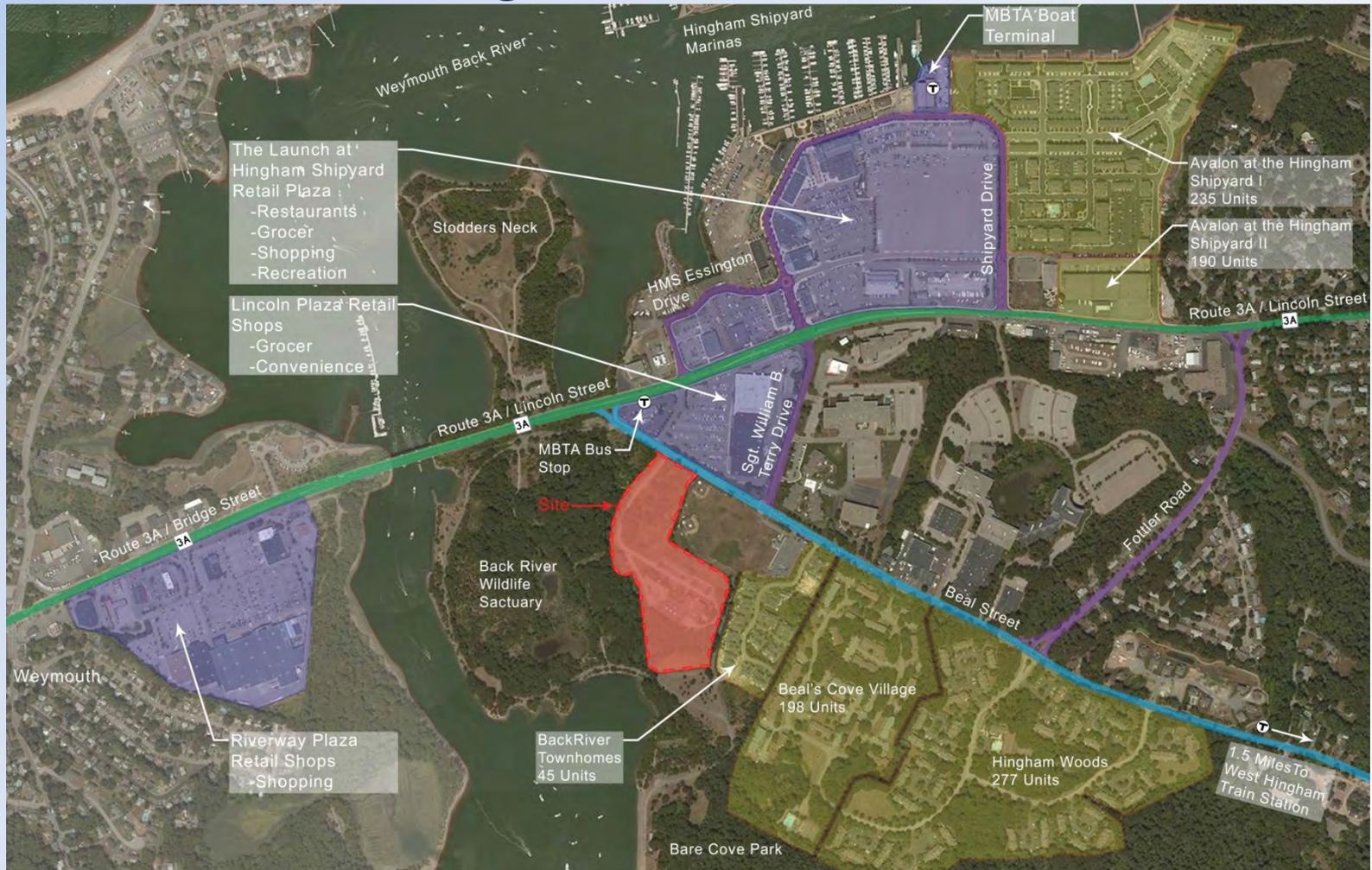


Building I, View from Beal Street

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Neighborhood Context



Amended Proposal - Summary

- 300 units reduced to 220
- Five story program reduced to three & four
- Increased setbacks from BackRiver Townhomes from 100' to 220'
- Parking garage removed, parking buried subgrade below buildings

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Amended Site Plan



Defining the Architecture

Design & Character – Coastal New England

- Break down massing and scale of buildings
- Contextual design approach / Design language similar to Back River
- Traditional materials and detailing
 - Clapboard siding
 - Cedar shakes
 - Substantial window and building trim
 - Divided lite windows
- Columns and porches / active outdoor spaces
- Traditional color palette
- Pitched roof to hide mechanical equipment and control noise

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Breaking Down the Massing



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Breaking Down the Massing

Varied and articulated
roofline / substantial
trim and detailing

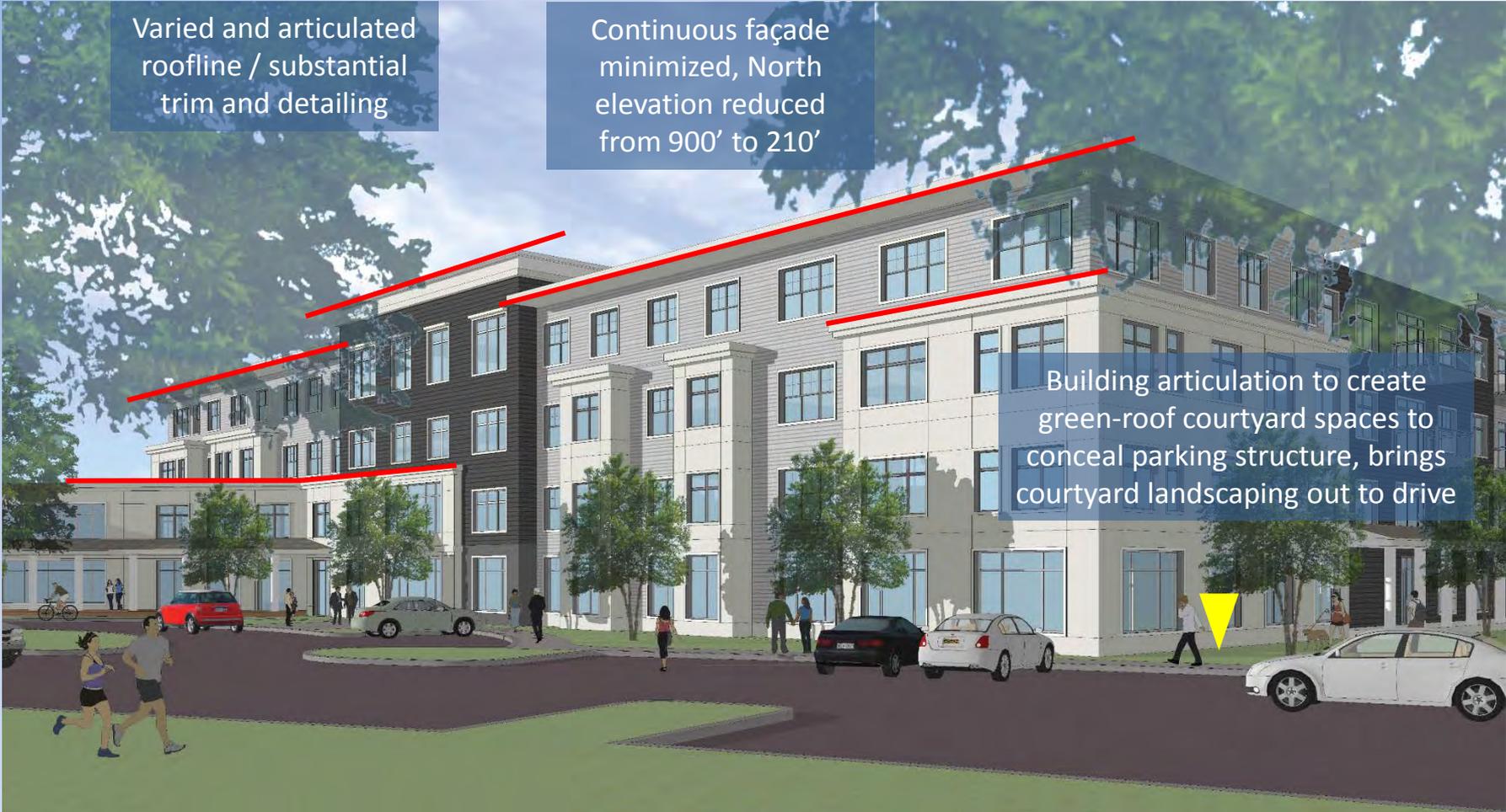
Continuous façade
minimized, North
elevation reduced
from 900' to 210'



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Breaking Down the Massing



Varied and articulated
roofline / substantial
trim and detailing

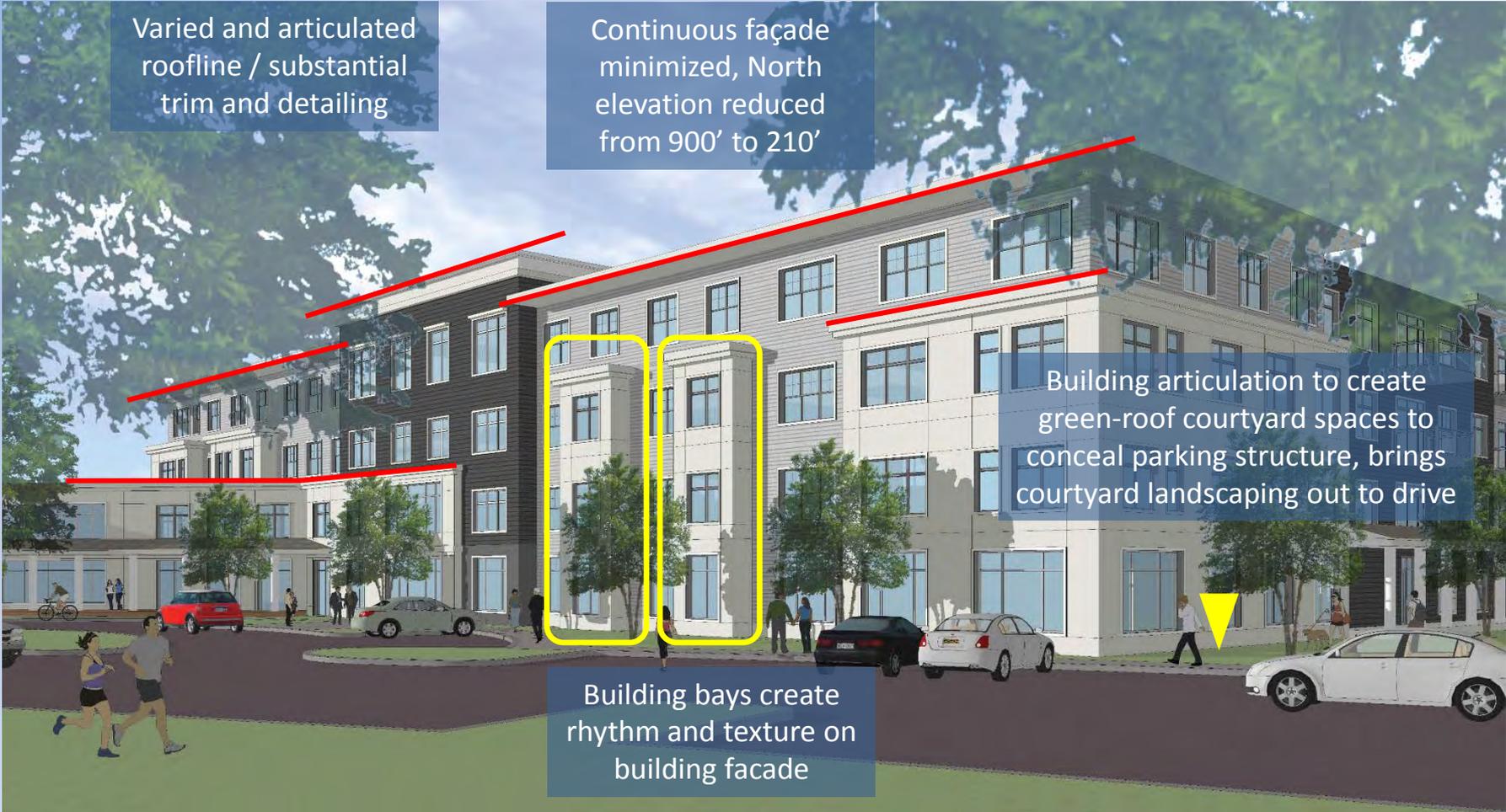
Continuous façade
minimized, North
elevation reduced
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Building articulation to create
green-roof courtyard spaces to
conceal parking structure, brings
courtyard landscaping out to drive

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Breaking Down the Massing



Varied and articulated
roofline / substantial
trim and detailing

Continuous façade
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from 900' to 210'

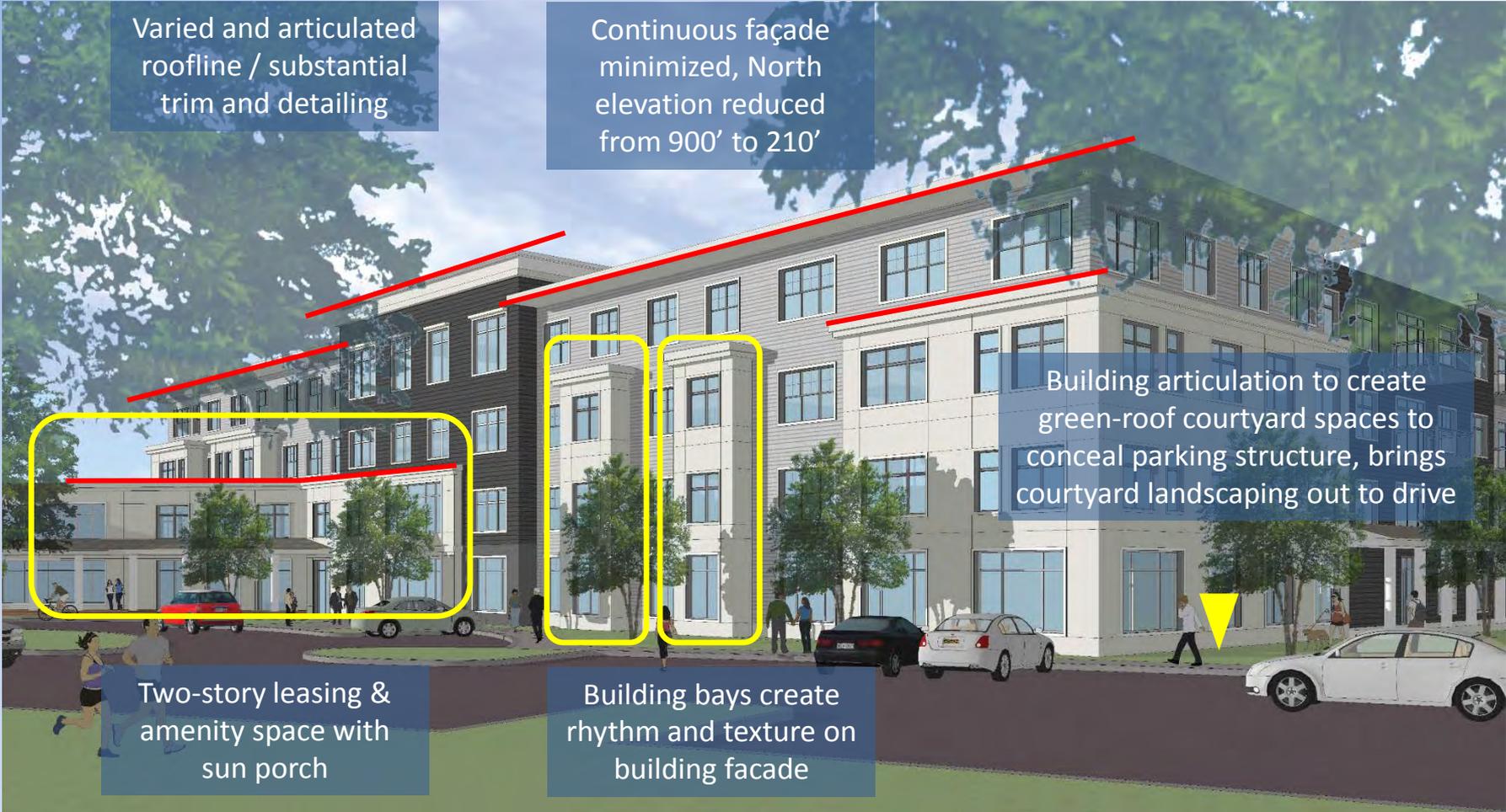
Building articulation to create
green-roof courtyard spaces to
conceal parking structure, brings
courtyard landscaping out to drive

Building bays create
rhythm and texture on
building facade

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Breaking Down the Massing



Varied and articulated
roofline / substantial
trim and detailing

Continuous façade
minimized, North
elevation reduced
from 900' to 210'

Two-story leasing &
amenity space with
sun porch

Building bays create
rhythm and texture on
building facade

Building articulation to create
green-roof courtyard spaces to
conceal parking structure, brings
courtyard landscaping out to drive

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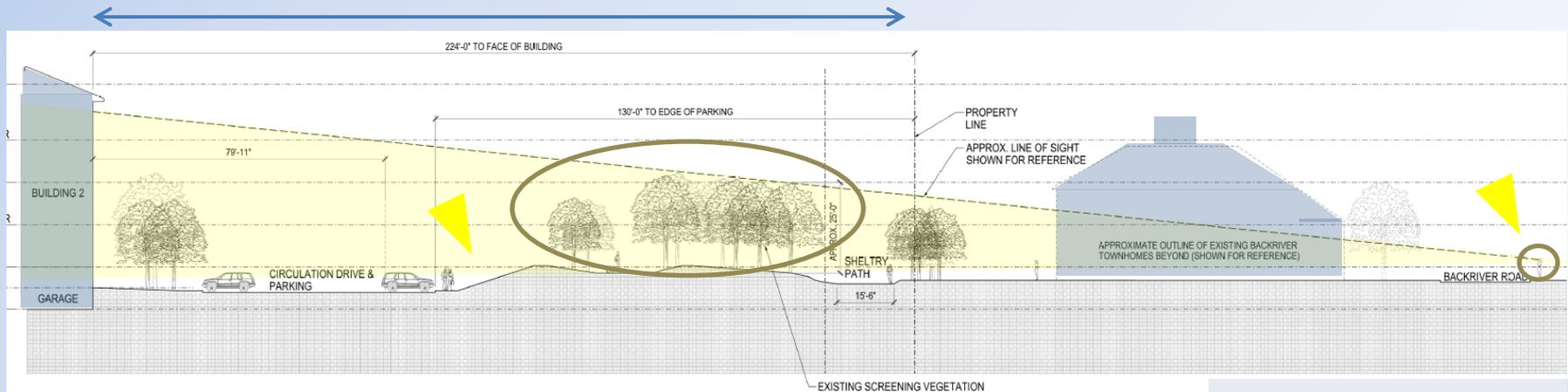
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BackRiver Townhomes' Setbacks Site Section

At closest, 224' to Back River property line

Location of perspective
for view renderings

View Spectrum,
BackRiver Townhomes,
New building location



Existing mature tree line
on and adjacent to site

Over 6' high berm along
parking lots, over 130'
to property line, and
through buffer

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Winter View from BackRiver Townhomes



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Summer View from BackRiver Townhomes



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Balloon Study – View from Sheltry Path



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Balloon Study – View from Sheltry Path



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Balloon Study – View from Sheltry Path



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Balloon Study – View from Bare Cove Park



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Balloon Study – View from Bare Cove Park



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Thank You



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Site Plan



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View from Beal Street



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Building 1 Entry Court



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Building 2 from Sheltry Path Connection



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