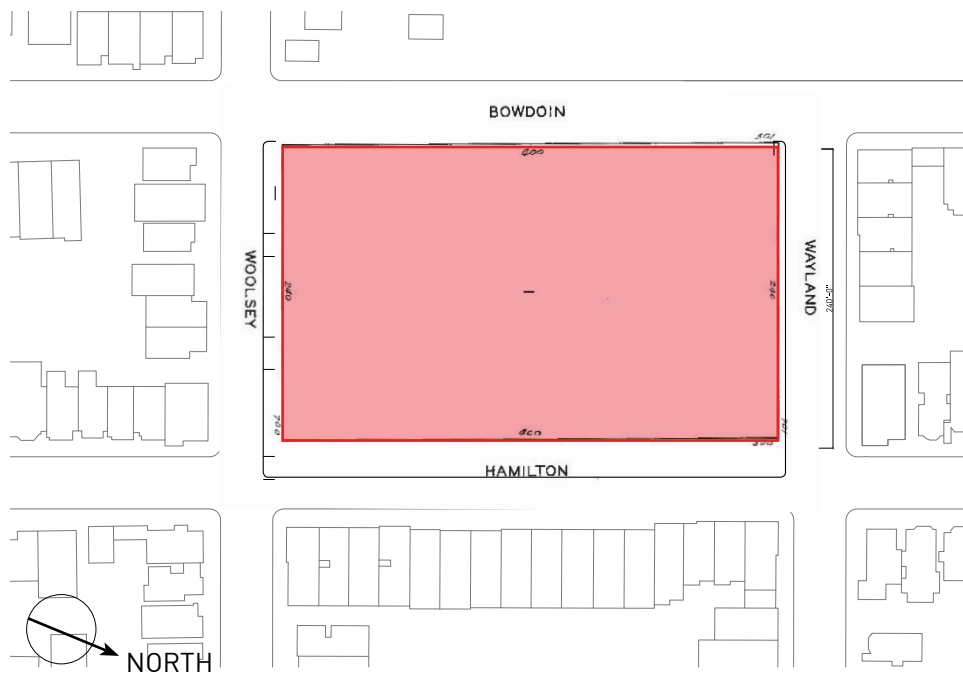


# 770 WOOLSEY

Planning Commission Presentation\_November 18, 2021



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DUPLEX TYPE A  
(FRONT AND BACK UNITS)

DUPLEX TYPE B  
(FLATS)

DUPLEX TYPE C  
(FLATS)

WOOLSEY ST

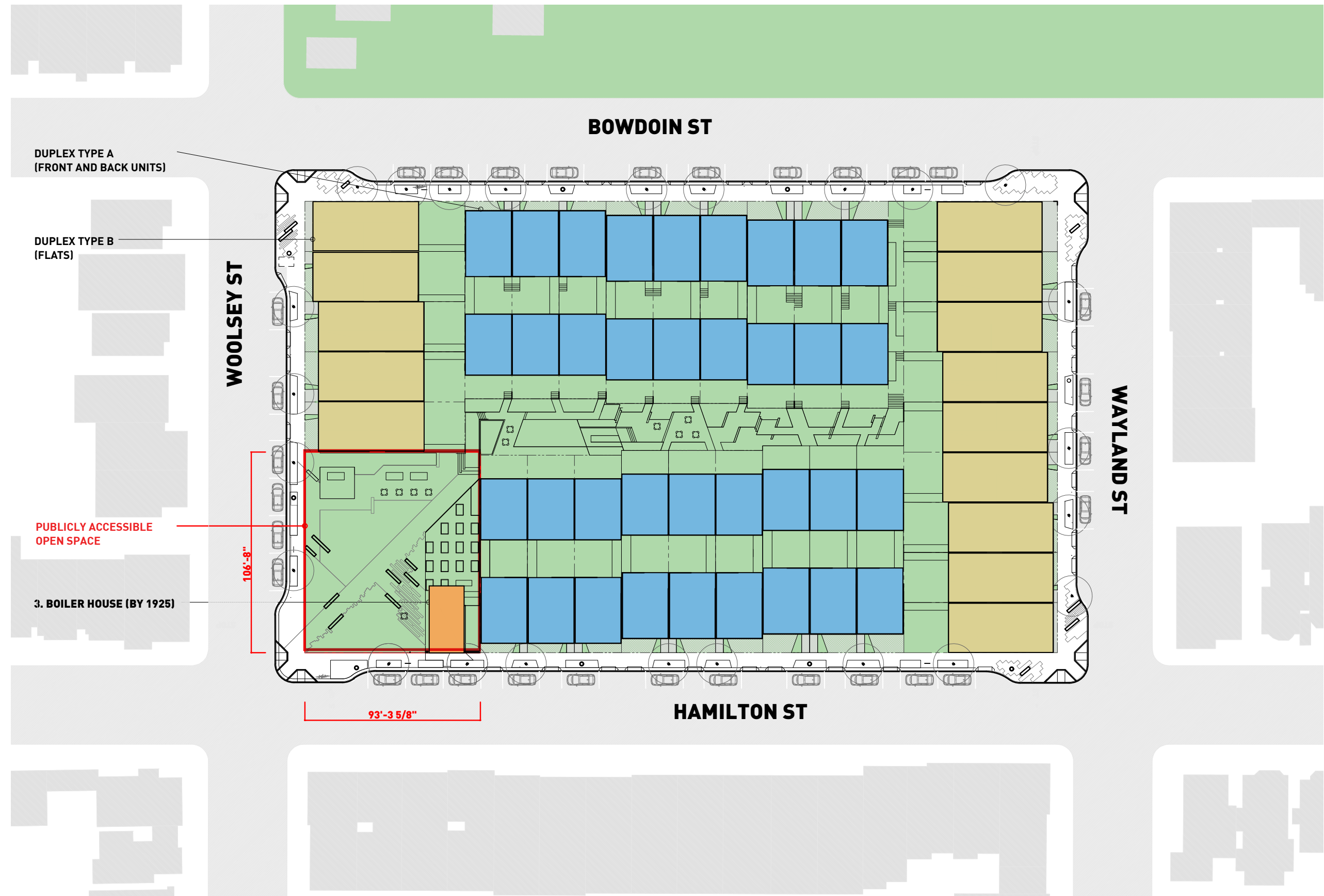
BOWDOIN ST

WAYLAND ST

HAMILTON ST

0 20FT 60FT 120FT

63-UNIT BASE SCHEME 10/21/2018 (NO PUBLICLY ACCESSIBLE OPEN SPACE)



DUPLEX TYPE A  
(FRONT AND BACK UNITS)

DUPLEX TYPE B  
(FLATS)

PUBLICLY ACCESSIBLE  
OPEN SPACE

3. BOILER HOUSE (BY 1925)

BOWDOIN ST

WOOLSEY ST

WAYLAND ST

106'-8"

93'-3 5/8"

HAMILTON ST

0 20FT 60FT 120FT

63-UNIT REVISED SCHEME 11/26/2019 (WITH 9,952 SF PUBLICLY ACCESSIBLE OPEN SPACE)



DUPLEX TYPE A  
(FRONT AND BACK UNITS)

DUPLEX TYPE B  
(FLATS)

PUBLICLY ACCESSIBLE  
OPEN SPACE

GREENHOUSE '#1' AND  
'#2' REBUILT IN ORIGINAL  
SIZE AND LOCATION

BOILER HOUSE REBUILT IN  
ORIGINAL SIZE AND  
LOCATION W/ (1) PUBLIC,  
UNISEX BATHROOM

WOOLSEY ST

BOWDOIN ST

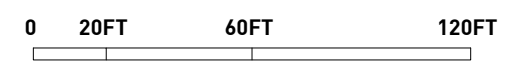
WAYLAND ST

120'-6"

136'

HAMILTON ST

DUPLEX TYPE C  
(FLATS)



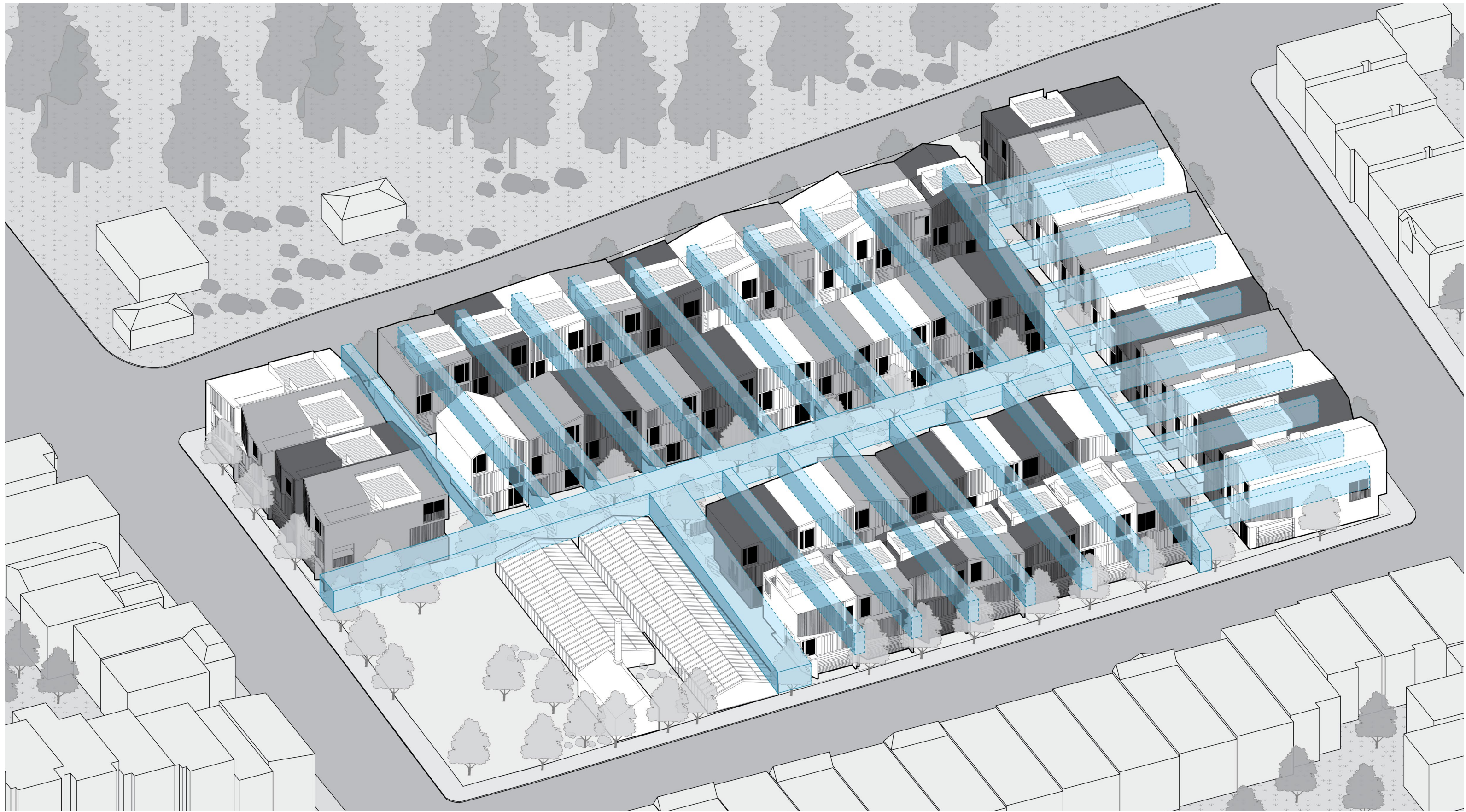
62-UNIT CURRENT SCHEME 09/17/2021 (WITH 17,371 SF PUBLICLY ACCESSIBLE OPEN SPACE)



**PROJECT DATA**

<b>BUILDING AREA:</b>	<b>118,565 SF</b>
<b>PUBLICLY ACCESSIBLE OPEN SPACE:</b>	<b>17,371 SF</b>
<b>DWELLING UNITS:</b>	<b>62</b>
	- 28 2-BEDROOM UNITS
	- 34 3-BEDROOM UNITS
	- 12 BMR UNITS

**PROPOSED SCHEME - AERIAL VIEW**



**SITE CIRCULATION DIAGRAM**



1" = 40'-0"

LANDSCAPE PLAN



**KEYED NOTES**

<span style="display:inline-block; width:15px; height:10px; background-color:#008080; border:1px solid black;"></span>	UNIT TYPE A.1 (3B/3Ba)
<span style="display:inline-block; width:15px; height:10px; background-color:#ADD8E6; border:1px solid black;"></span>	UNIT TYPE A.2/A.3 (3B/3Ba)
<span style="display:inline-block; width:15px; height:10px; background-color:#D2691E; border:1px solid black;"></span>	UNIT TYPE B.1 (2B/2Ba)
<span style="display:inline-block; width:15px; height:10px; background-color:#FFD700; border:1px solid black;"></span>	UNIT TYPE B.2 (2B/2Ba)
<span style="display:inline-block; width:15px; height:10px; background-color:#D2691E; border:1px solid black;"></span>	UNIT TYPE C.1 (2B/2Ba)
<span style="display:inline-block; width:15px; height:10px; background-color:#FFB6C1; border:1px solid black;"></span>	UNIT TYPE C.2 (2B/2Ba)

**UNIT MIX**





Unit Type A.1

Pedestrian Entry

Voluntary Varied Front Setbacks:

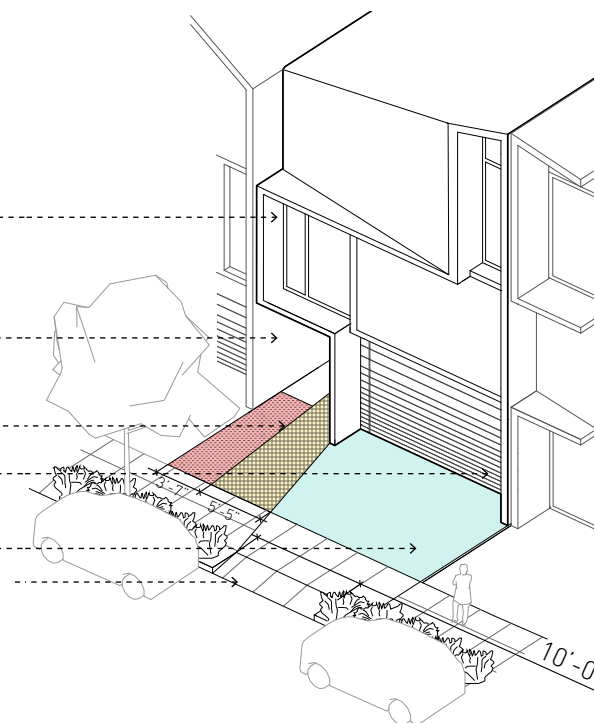
Provide a Pedestrian Scale by prioritizing the Pedestrian Entry, an Enhanced Streetscape with additional building articulation, and Vegetation on Both Sides of the Sidewalk.

Concealed Garage Door / Vehicular Entry

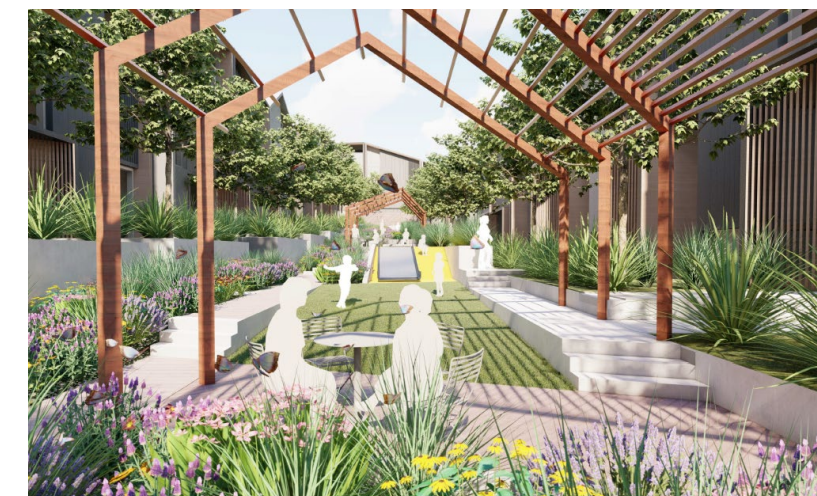
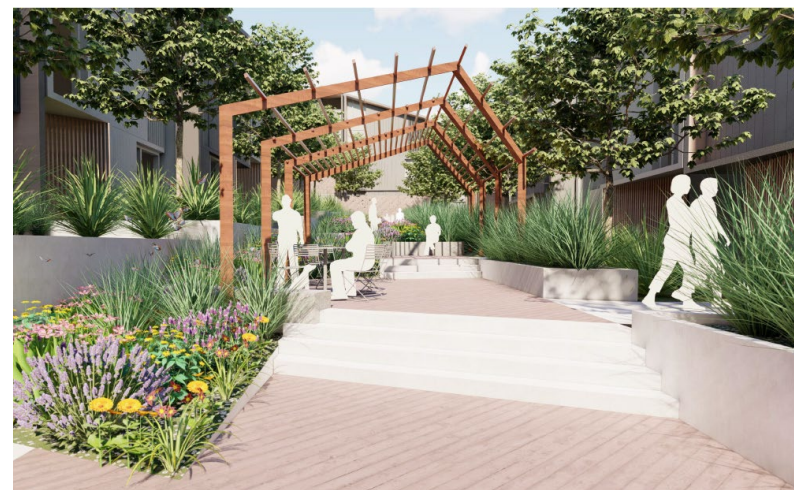
Permeable Surface Driveway

Curbscut positioned to maximize large planting areas and on-street curb uses and to calm vehicular use and promote safe and pedestrian oriented sidewalk.

Project voluntarily proposes 50% of voluntary front setback area to be at least 50% permeable surface.



**STREET FRONTAGE DIAGRAM**



**VIEWS FROM THE COMMUNAL SPINE (MEWS)**

**AXONOMETRIC AND MEWS PERSPECTIVES**



WOOLSEY ST ELEVATION



HAMILTON ST ELEVATION



WAYLAND ST ELEVATION



BOWDOIN ST ELEVATION

STREET ELEVATIONS



VIEW ALONG HAMILTON STREET



VIEW FROM THE CORNER OF WAYLAND STREET AND HAMILTON STREET