

# 872 BROADWAY

## PLANNING BOARD MEETING

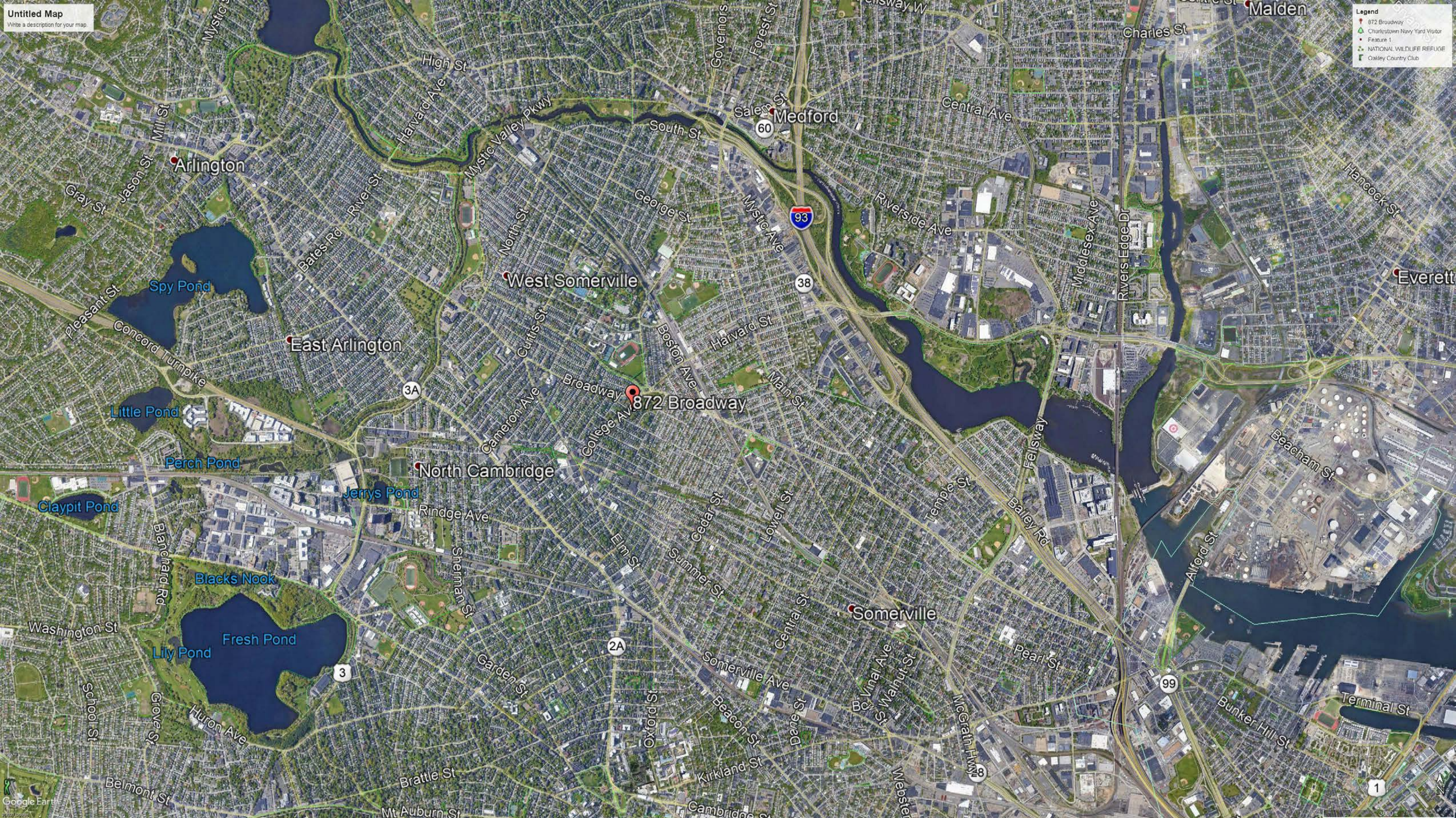
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October 2021



# CONTEXT





TUFTS NEIGHBORHOOD

872 BROADWAY

October 2021

BALANCE  
ARCHITECTS

BA





POWDER HOUSE SQUARE

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THE BLOCK

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VIEW FROM BROADWAY



VIEW FROM REAR YARD



VIEW FROM SIDE YARD





NEIGHBORS LEFT & RIGHT

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LOOKING TOWARDS POWDER HOUSE SQUARE



LOOKING DOWN BROADWAY



NEIGHBORS ACROSS

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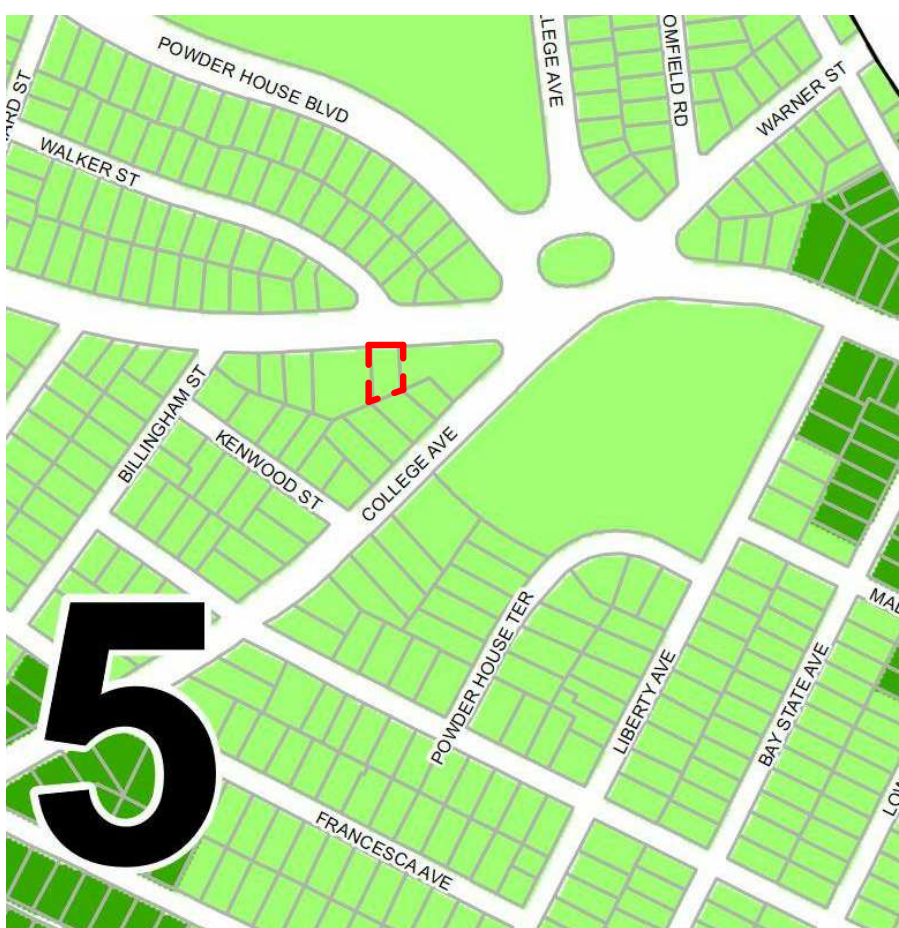


ZONING TYPE



MR3 ZONING, REAR YARD ABUTTING NR

STATION AREA WALKSHED



HALF MILE

PEDESTRIAN STREET MAP



NOT A PEDESTRIAN STREET

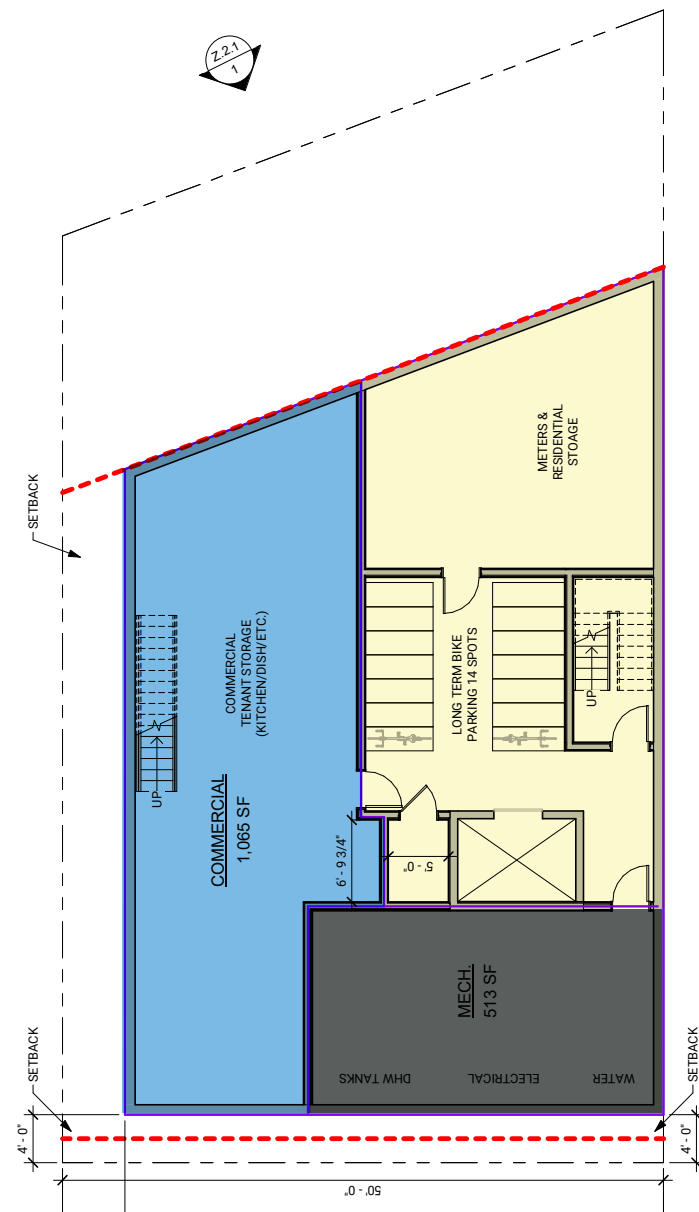


# MASSING

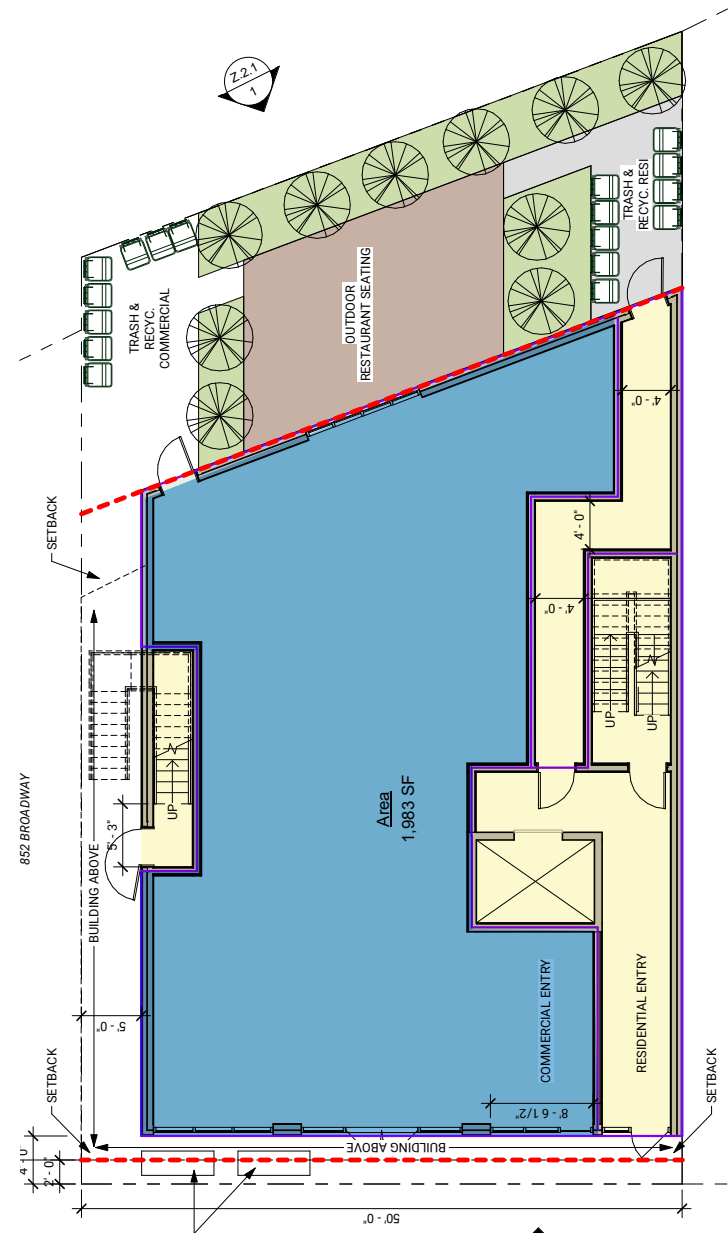


# **SCHEMATIC PROGRAM**

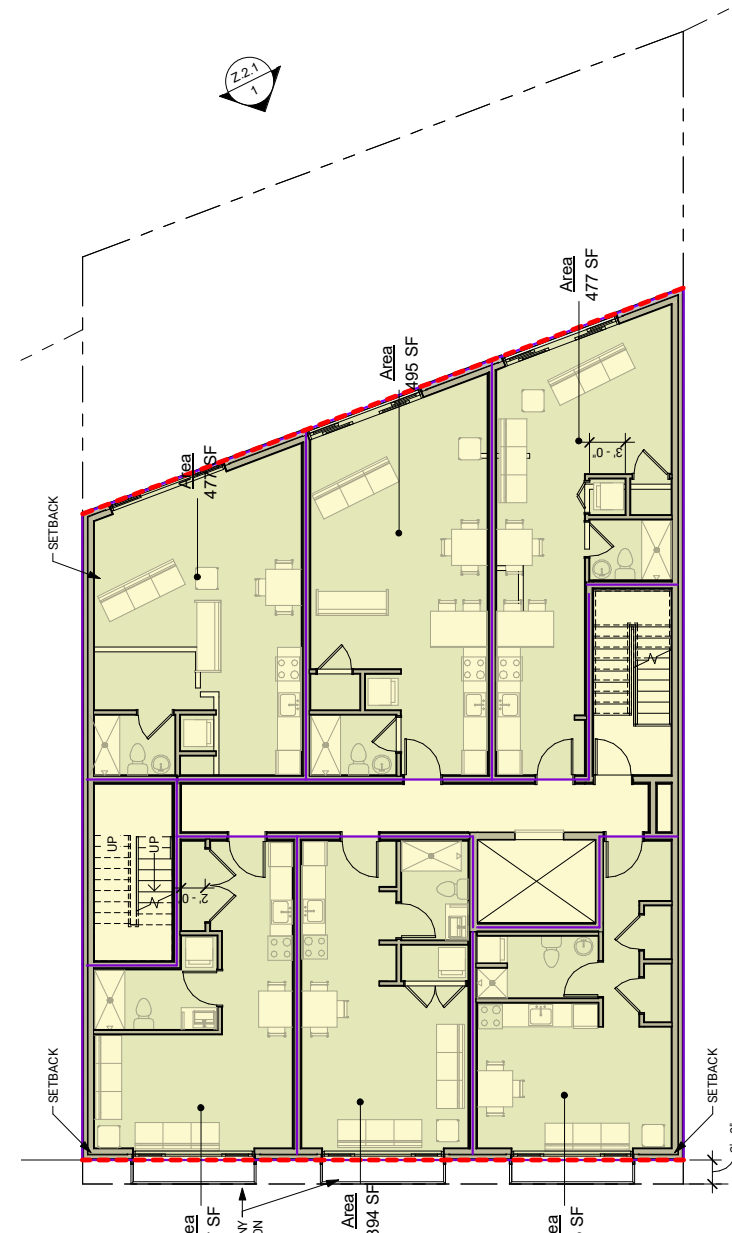




**BASEMENT LEVEL**



**GROUND FLOOR LEVEL**



**FLOORS 2 & 3**



COMMERCIAL - RETAIL/RESTAURANT/CAFE

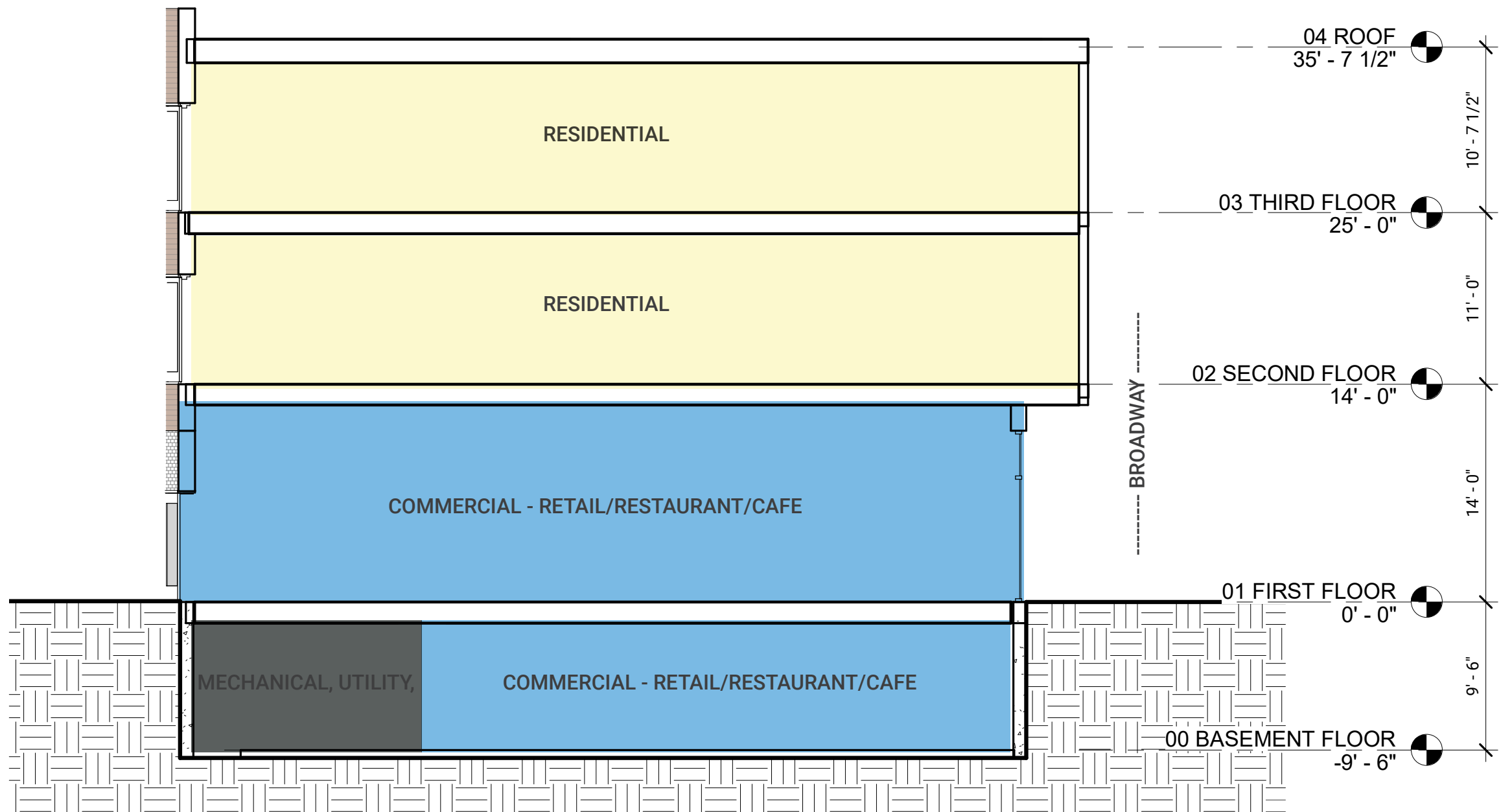


MECHANICAL, UTILITY,



RESIDENTIAL







# **SITE STRATEGY**



## OUTDOOR SEATING AREA FOR COMMERCIAL AREA

## CONCENTRATION OF VEGETATIVE LANDSCAPE

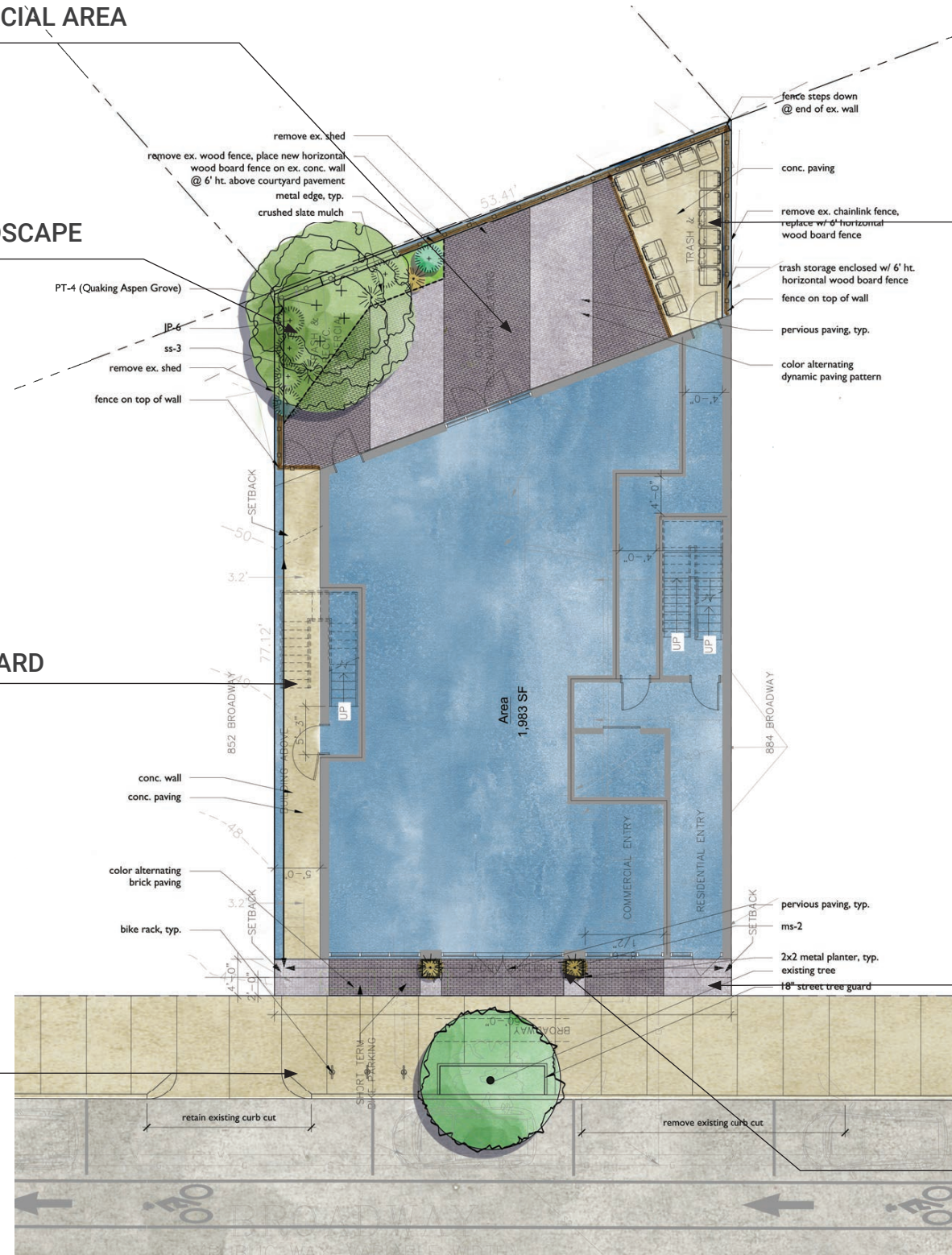
### PATHWAY FROM BROADWAY TO REAR YARD

## SHORT TERM BIKE PARKING

**FENCED IN TRASH & RECYCLING AREA**

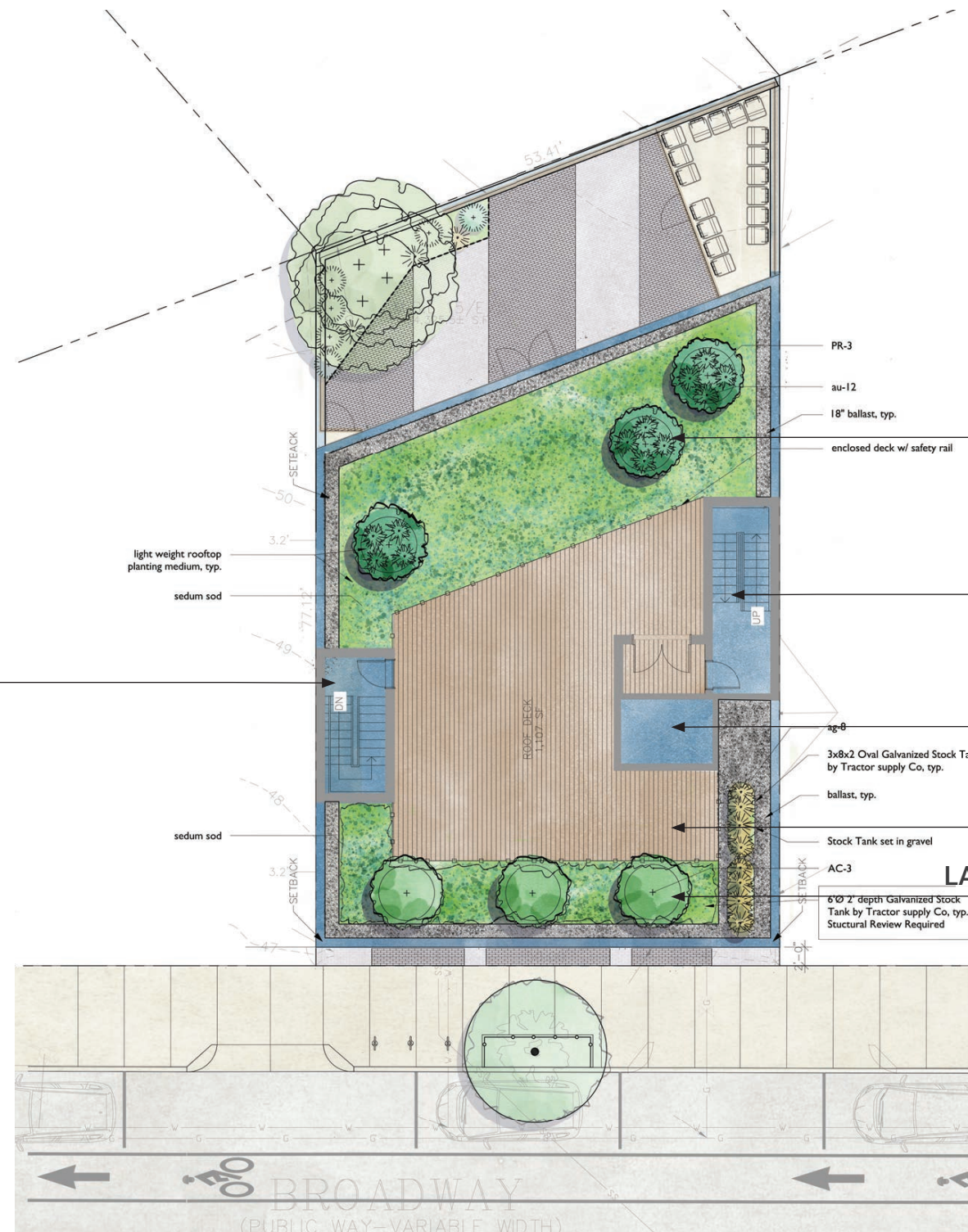
## RESIDENTIAL ENTRY

PERVIOUS PAVERS ALONG AREA  
SETBACK FROM THE SIDEWALK





STAIR TO ROOF



LANDSCAPED AREA @ REAR OF ROOF

STAIR TO ROOF

ELEVATOR TO ROOF

ROOF DECK PORTION

LANDSCAPED AREA ALONG BROADWAY



# PERSPECTIVES



ROOF DECK

3 STORIES



COMMERCIAL

SLIGHT PROJECTION/OVERHANG





MASSING - BROADWAY FRONT

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October 2021









ROOF DECK

3 STORIES

REAR YARD

COMMERCIAL

MASSING - REAR

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## DESIGN OPTIONS



PHENOLIC RESIGN PANEL  
POWER COATED STEEL RAILINGS  
ACM PANEL  
LARGE STOREFRONT SYSTEM ON GROUND  
LEVEL WITH FACE BRICK



OPTION 1

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FIBER CEMENT SIDING  
PHENOLIC RESIGN PANELS  
LARGE STOREFONT SYSTEM ON GROUND LEVEL  
GLASS RAILINGS





FIBER CEMENT SIDING  
PHENOLIC RESIGN PANELS  
LARGE STOREFONT SYSTEM ON GROUND LEVEL  
GLASS RAILINGS  
ARCHITECTURAL CMU







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SCHEME 1

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SCHEME 2

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