



80 + 100 SMITH STREET / MISSION HILL

BOSTON LANDMARKS COMMISSION - 9-27-2022 HEARING, ADVISORY REVIEW

SEPTEMBER 2022

RODE

TEAM

DEVELOPER

Mission Associates LLC

David Mackay

LAND USE COUNSEL

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PROJECT ARCHITECT

RODE Architects

Eric Robinson, Ben Wan

COMMUNITY OUTREACH

Waterville Consulting

Sean Curran

CONTENTS

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2005 Approved vs Current Proposed
- Proposed Design Approach:
/ Massing
/ Facade Character
- Appendix




80 - 90 - 100 SMITH STREET

Approx. 62,686 sf Lot
Zoning District: CF - Tremont Community Facilities
USE: Multi-Family Dwelling is allowed as of right

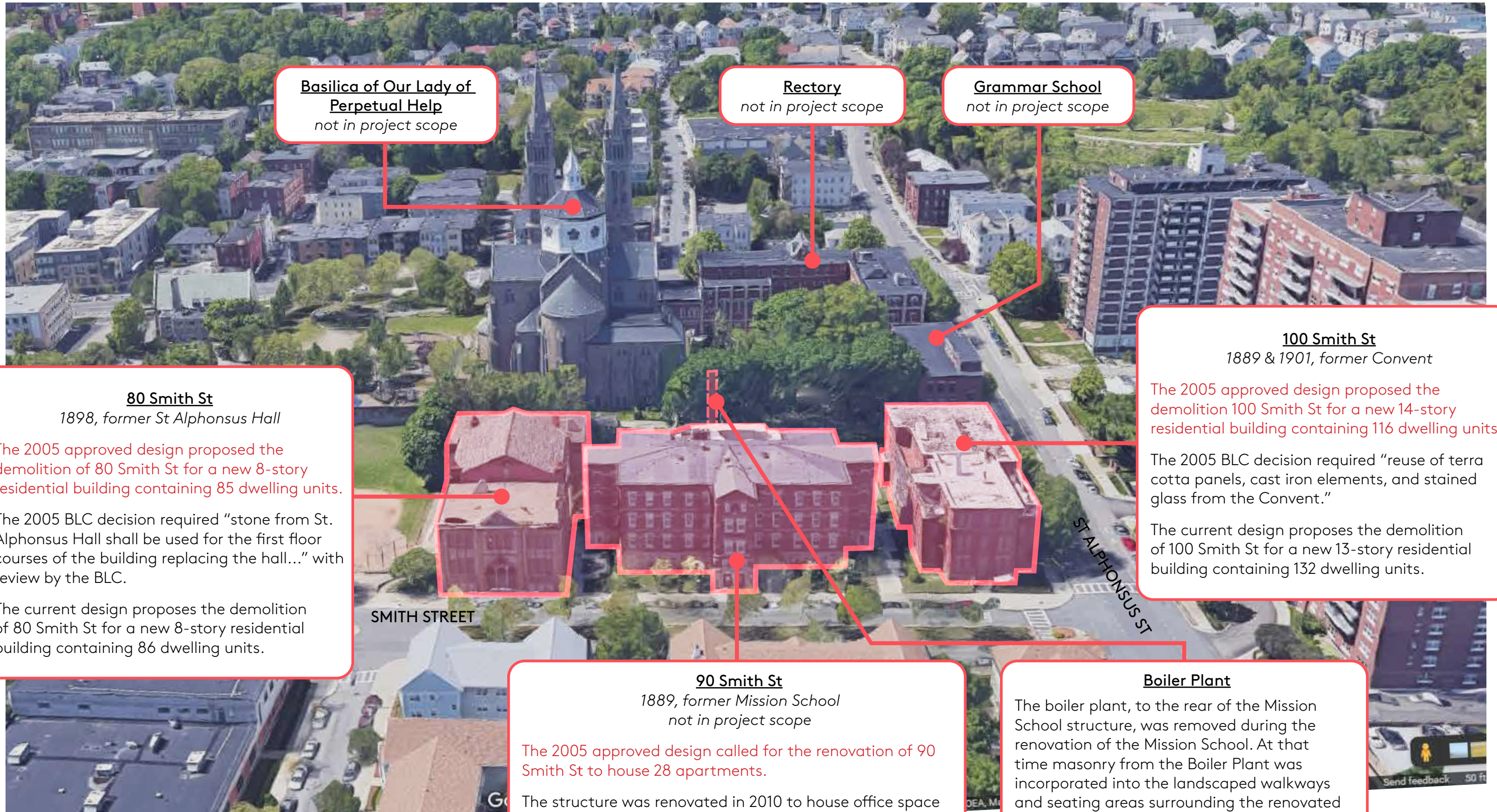
Zoning Requirements

FAR / Height	3.0 / 55'
Min Open Space / Unit (sf)	50 / Unit
Rear Yard Setback	20'
Parking	1.0 / Unit (Subject to Art. 80b)



An aerial photograph of a city campus, likely a university. The image shows a dense collection of buildings, including several tall, modern high-rise structures and many smaller, older buildings. There are green spaces, including a large baseball field in the lower-left quadrant and various courtyards. The overall scene is a mix of urban development and greenery.

I. DESIGN COMPARISON:
2005 APPROVED vs CURRENT PROPOSED



Basilica of Our Lady of Perpetual Help
not in project scope

Rectory
not in project scope

Grammar School
not in project scope

80 Smith St
1898, former St Alphonsus Hall

The 2005 approved design proposed the demolition of 80 Smith St for a new 8-story residential building containing 85 dwelling units.

The 2005 BLC decision required "stone from St. Alphonsus Hall shall be used for the first floor courses of the building replacing the hall..." with review by the BLC.

The current design proposes the demolition of 80 Smith St for a new 8-story residential building containing 86 dwelling units.

100 Smith St
1889 & 1901, former Convent

The 2005 approved design proposed the demolition 100 Smith St for a new 14-story residential building containing 116 dwelling units.

The 2005 BLC decision required "reuse of terra cotta panels, cast iron elements, and stained glass from the Convent."

The current design proposes the demolition of 100 Smith St for a new 13-story residential building containing 132 dwelling units.

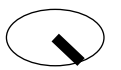
90 Smith St
1889, former Mission School
not in project scope

The 2005 approved design called for the renovation of 90 Smith St to house 28 apartments.

The structure was renovated in 2010 to house office space for the Harvard T.H. Chan School of Public Health.

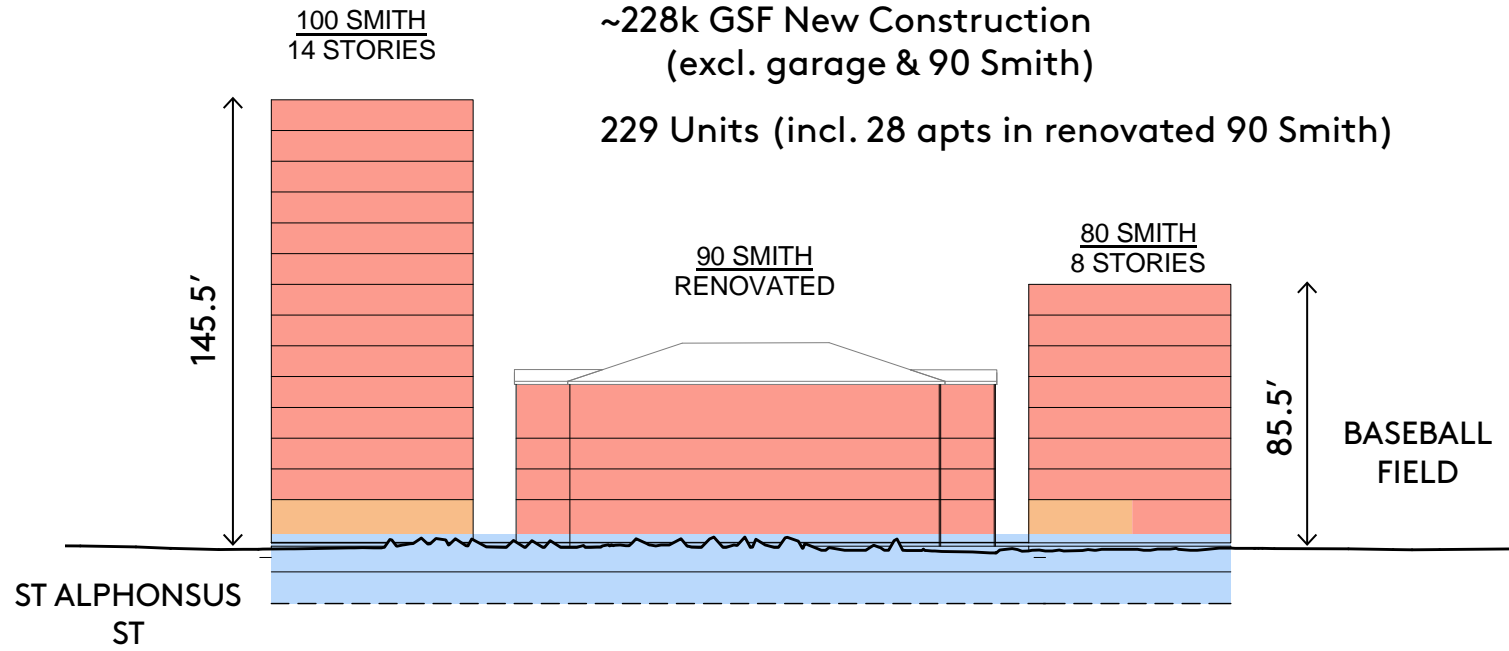
Boiler Plant

The boiler plant, to the rear of the Mission School structure, was removed during the renovation of the Mission School. At that time masonry from the Boiler Plant was incorporated into the landscaped walkways and seating areas surrounding the renovated Mission School.



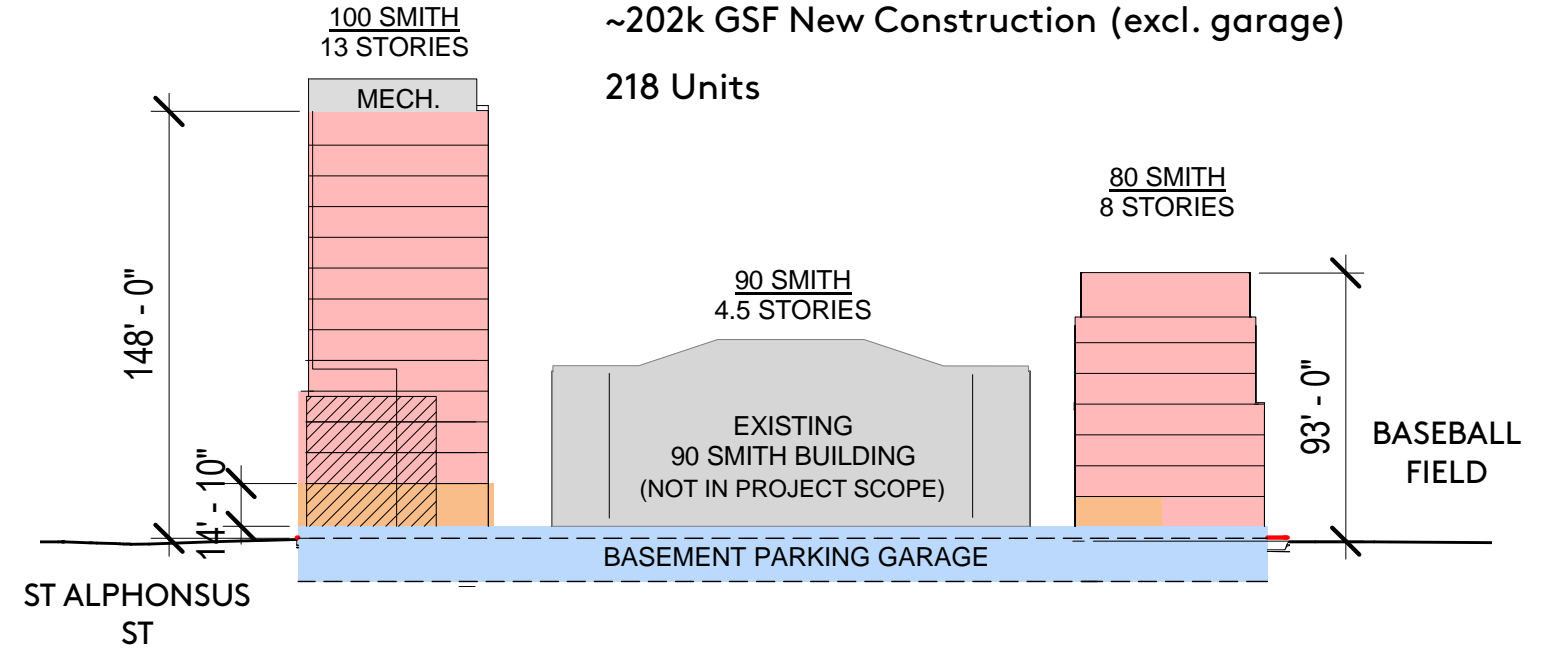
2005 PERMITTED DESIGN

14 + 8 stories; renovated 90 Smith
~228k GSF New Construction
(excl. garage & 90 Smith)
229 Units (incl. 28 apts in renovated 90 Smith)



CURRENT PROPOSAL

13 + 8 stories
~202k GSF New Construction (excl. garage)
218 Units



13-story tower at 100 Smith; 8-story building at 80 Smith; 90 Smith out of scope. One below-grade level of 2-high stacked parking under 80 & 100 Smith buildings. Surface parking space in the rear court, above the below-grade parking.

PROGRAM

- 13 + 8 Stories
 - 202,000 + 29,500 SF below grade parking (2-high and 3-high stackers)
 - 86 Units @ 80 Smith
 - 132 Units @ 100 Smith
- 218 TOTAL UNITS**

149 Parking spaces in total

- 24 at-grade open-air spaces for Harvard School of Public Health
- 16 below-grade spaces for Harvard School of Public Health
- 109 below-grade 2-high automated stackers for resi. units (0.5 / unit)

Bike Parking:

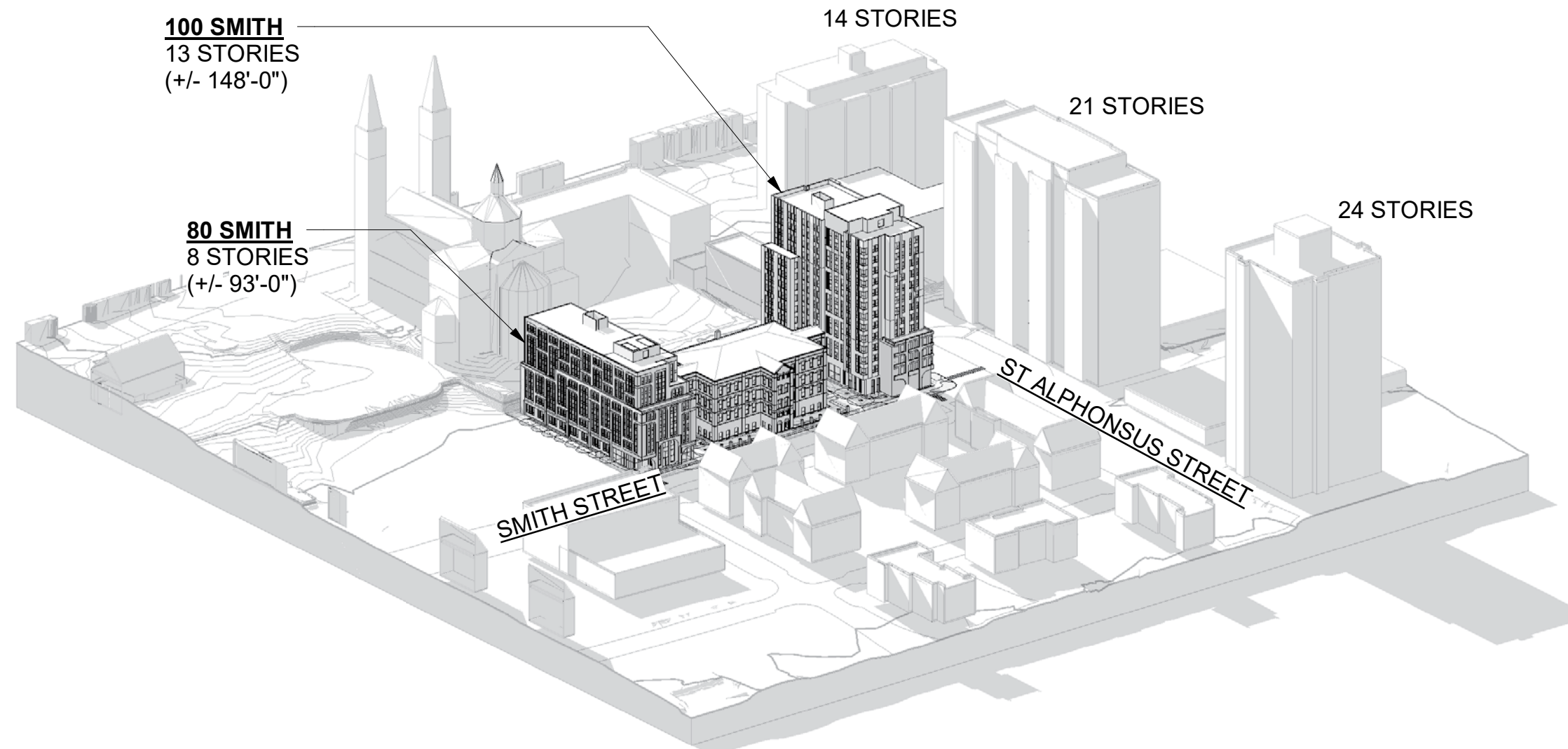
- new 15 dock bluebike station
- 44 short term spaces
- 218 indoor secured long term spaces

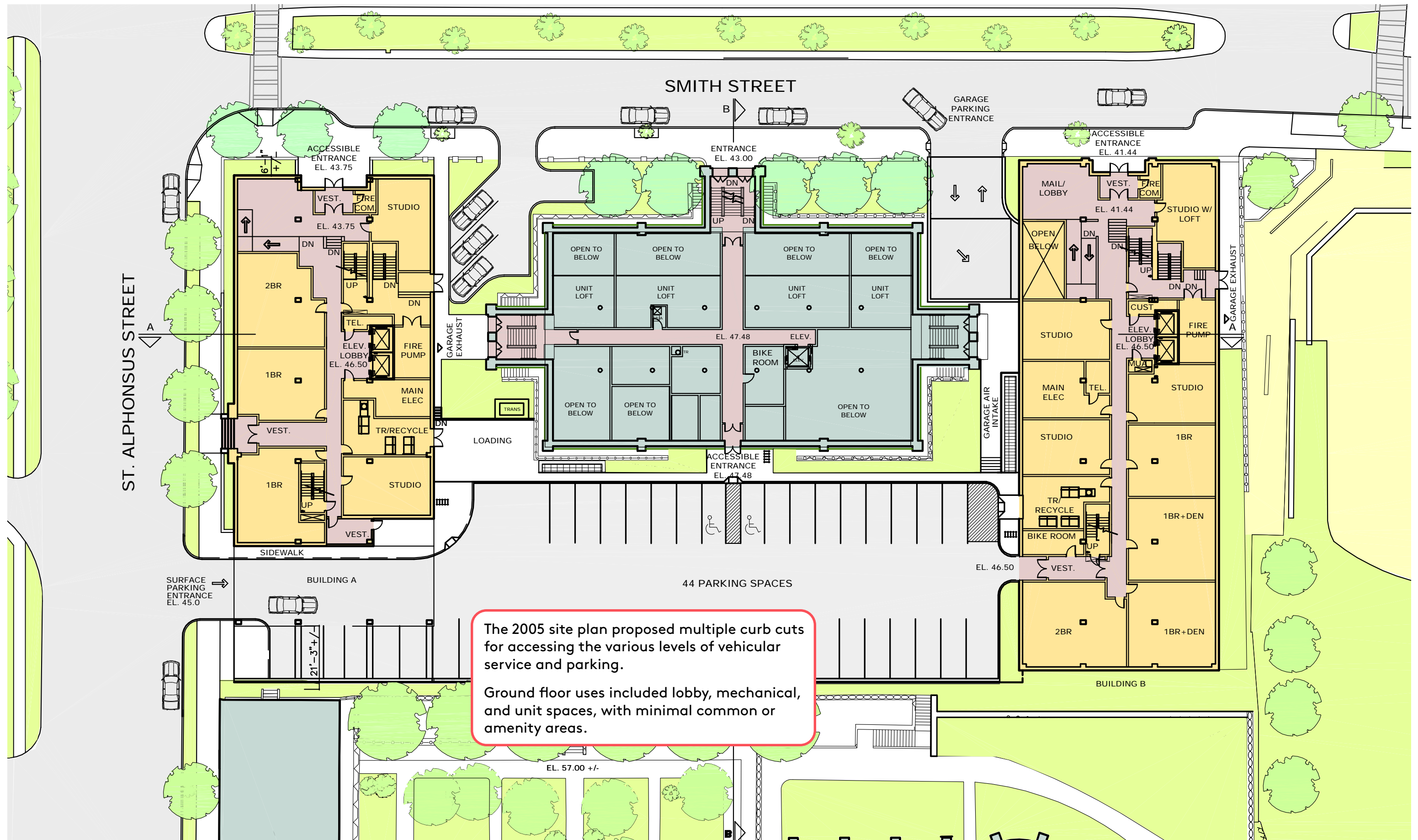
80 Smith Unit Count

Studio:	13 (15%)
1-Bdrm:	33 (38%)
1-Bdrm +:	20 (23%)
2-Bdrm:	20 (23%)
86 Units	

100 Smith Unit Count

Studio:	35 (26%)
1-Bdrm:	38 (29%)
1-Bdrm +:	25 (19%)
2-Bdrm:	34 (26%)
132 Units	

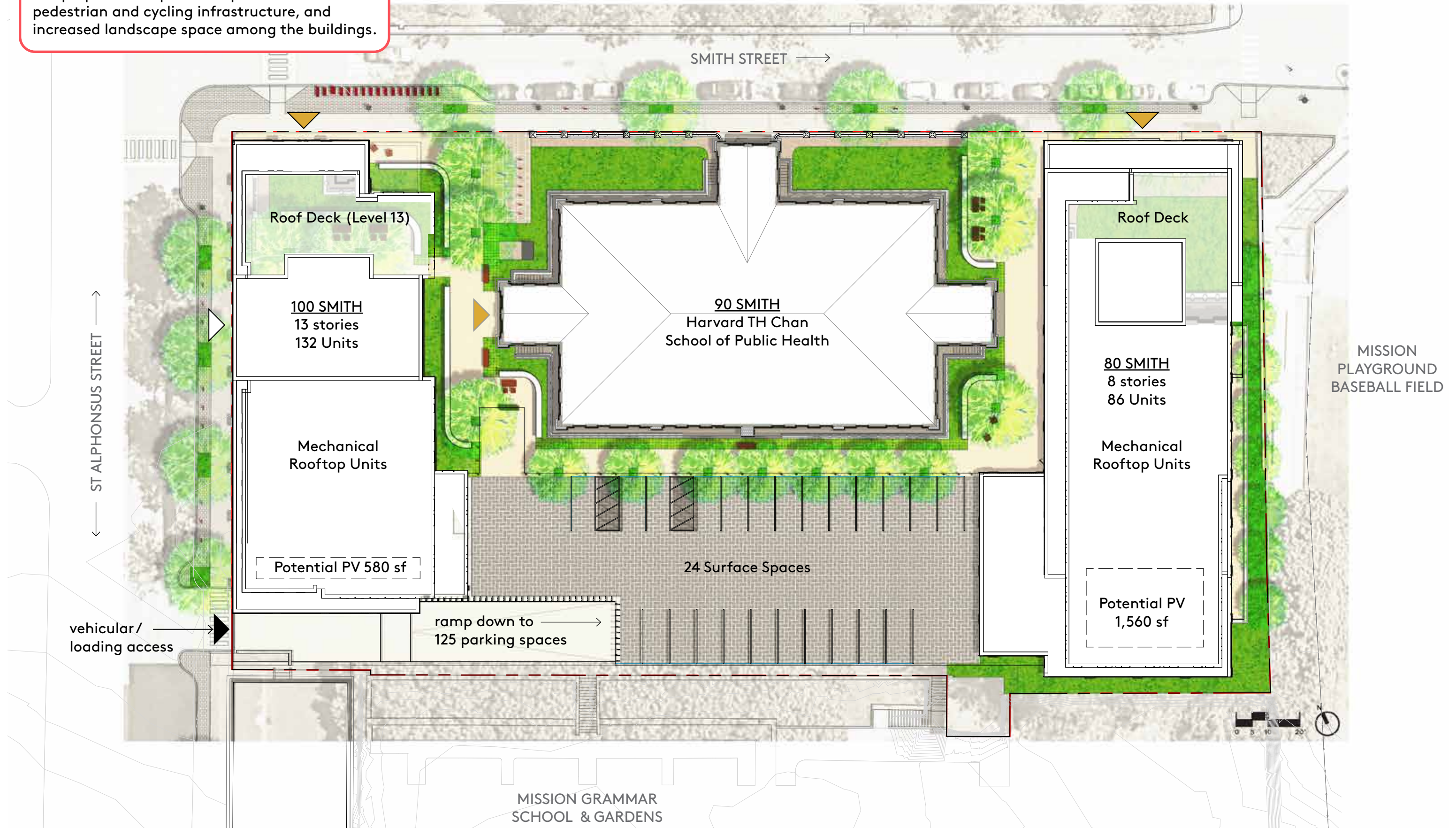




The 2005 site plan proposed multiple curb cuts for accessing the various levels of vehicular service and parking.

Ground floor uses included lobby, mechanical, and unit spaces, with minimal common or amenity areas.

The proposed site plan incorporates better pedestrian and cycling infrastructure, and increased landscape space among the buildings.



PROGRAM LEGEND

- LOBBY
- CORE
- AMENITY
- STUDIO
- 1-BEDROOM
- 2-BEDROOM

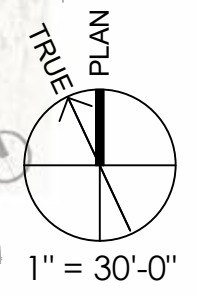
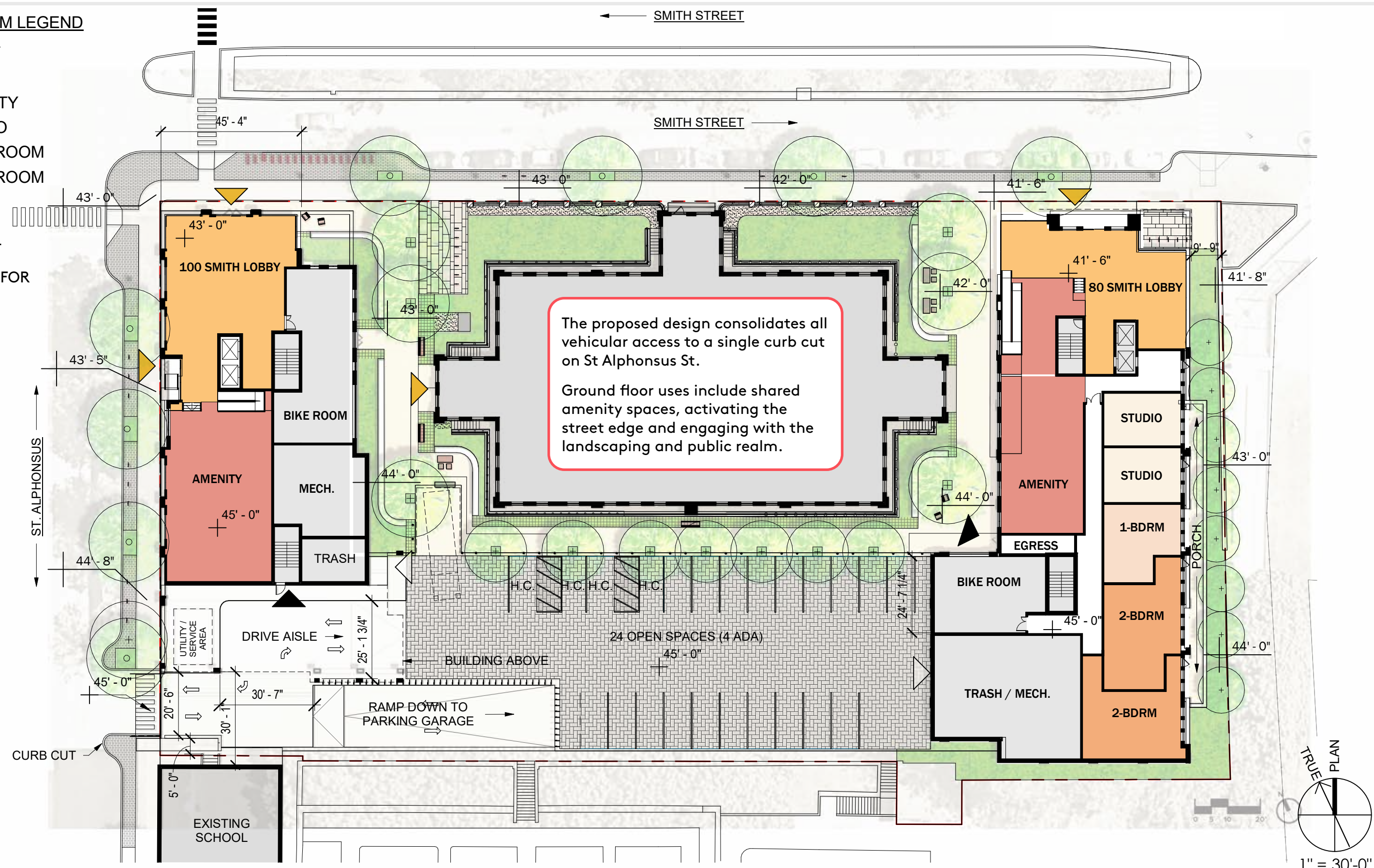
INTERNAL SECURED STORAGE FOR 218 BIKES

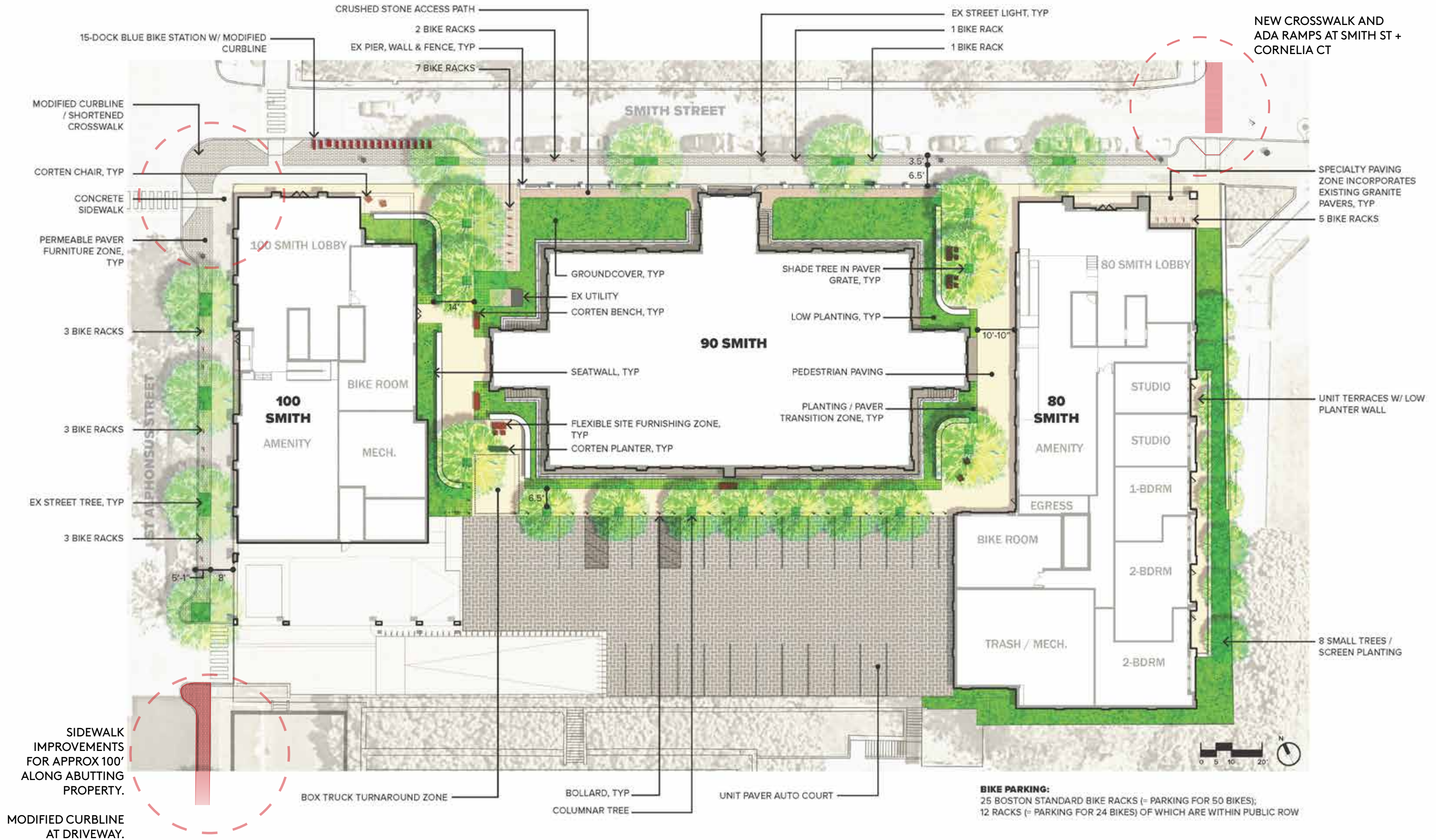
← SMITH STREET

SMITH STREET →

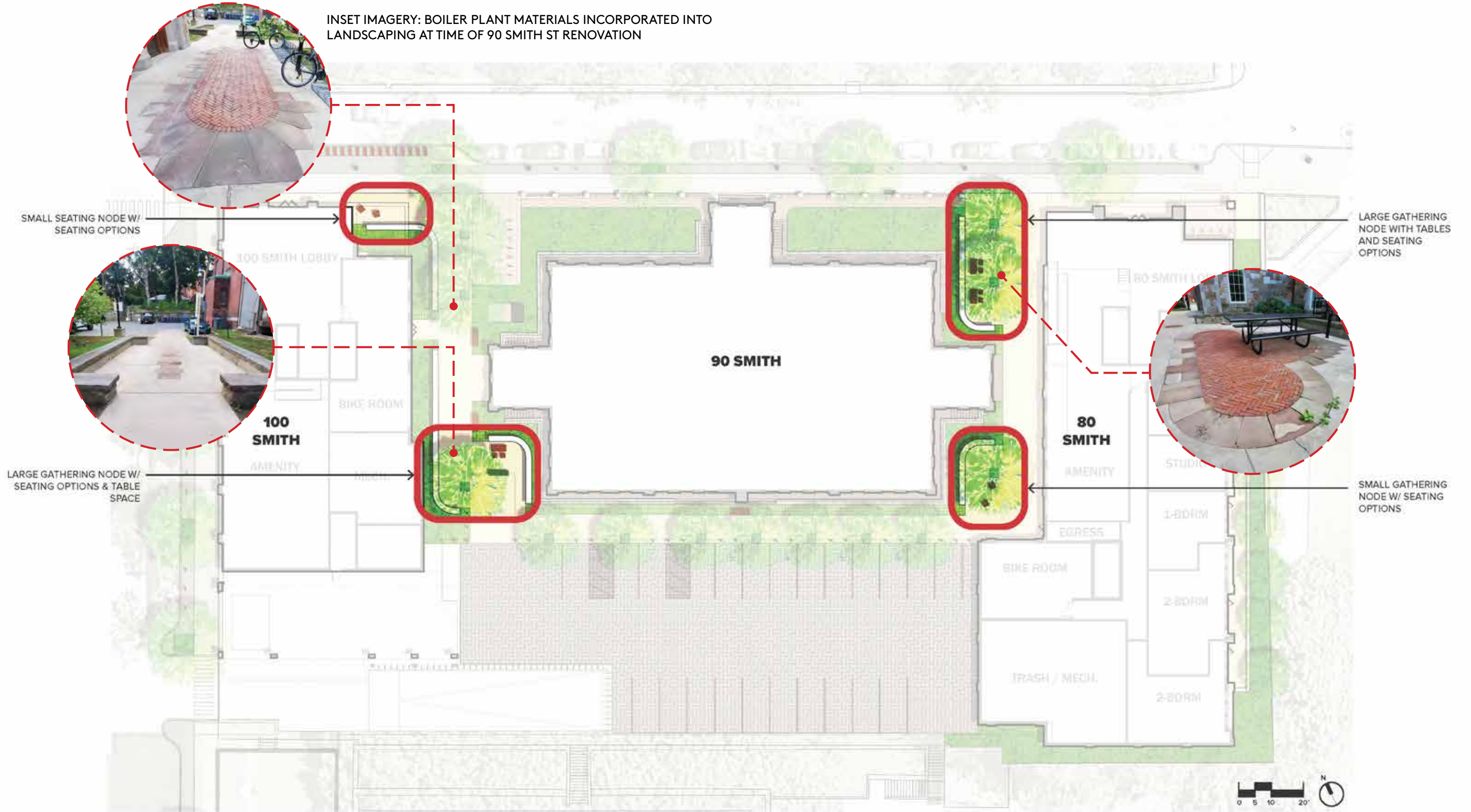
The proposed design consolidates all vehicular access to a single curb cut on St Alphonsus St.

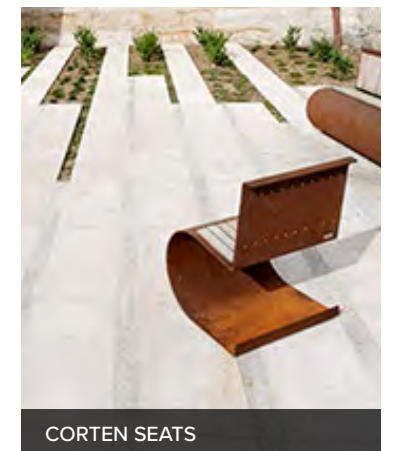
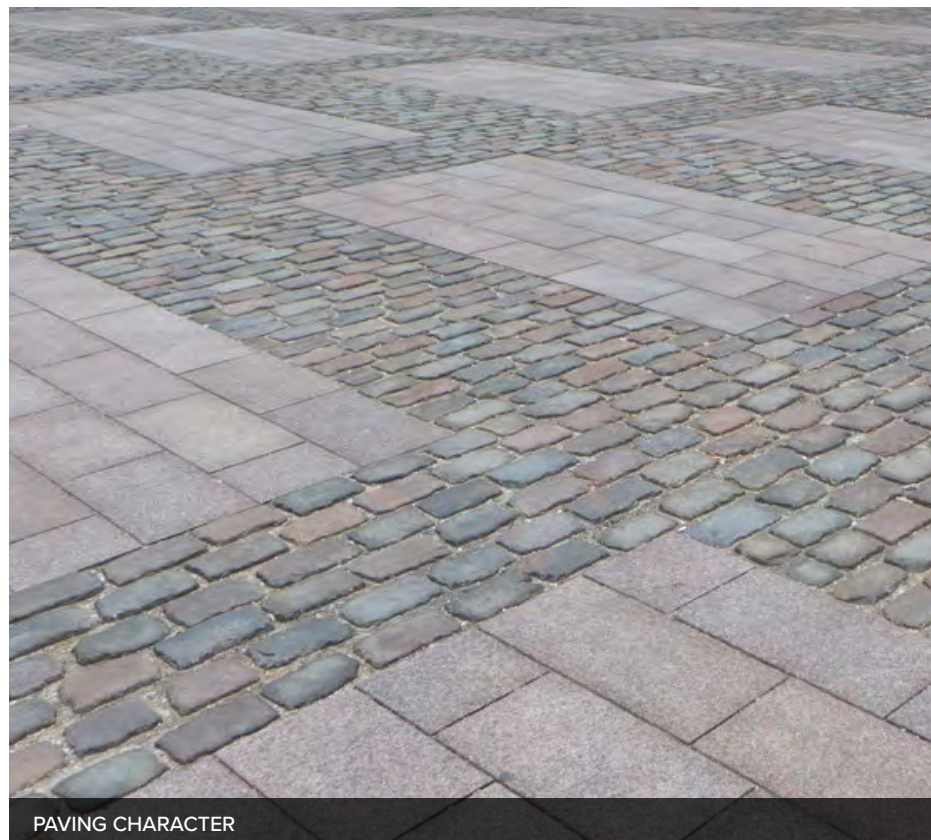
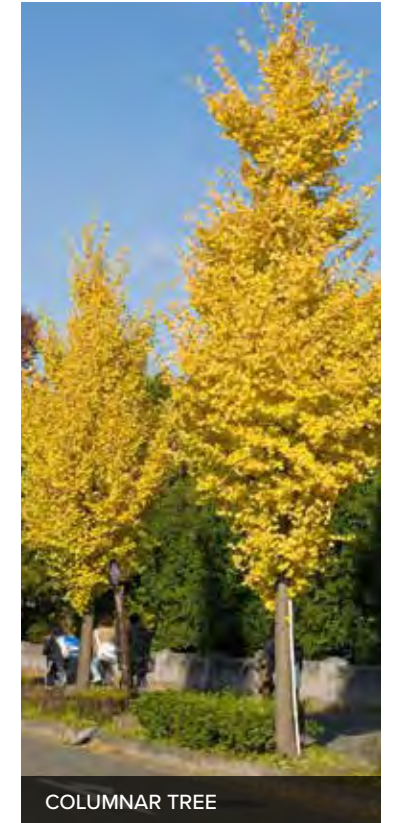
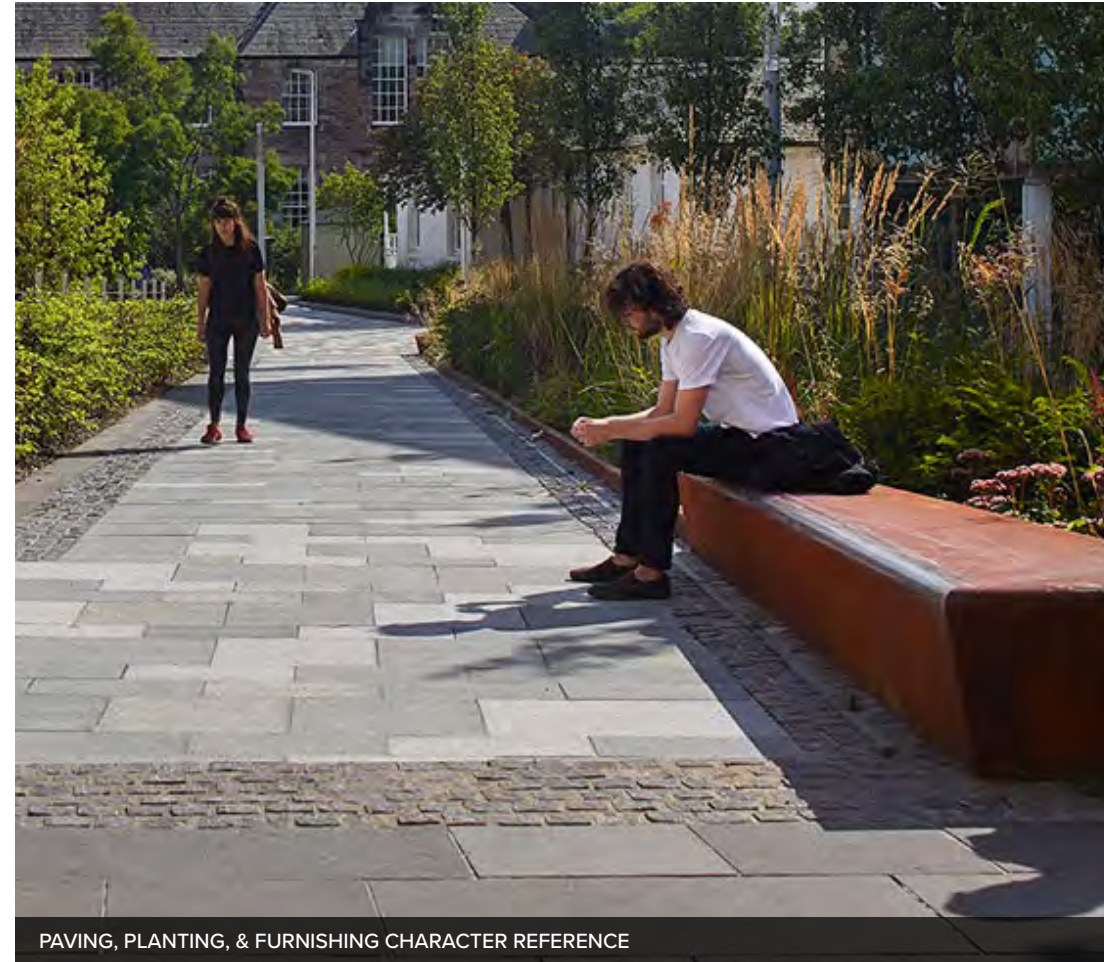
Ground floor uses include shared amenity spaces, activating the street edge and engaging with the landscaping and public realm.





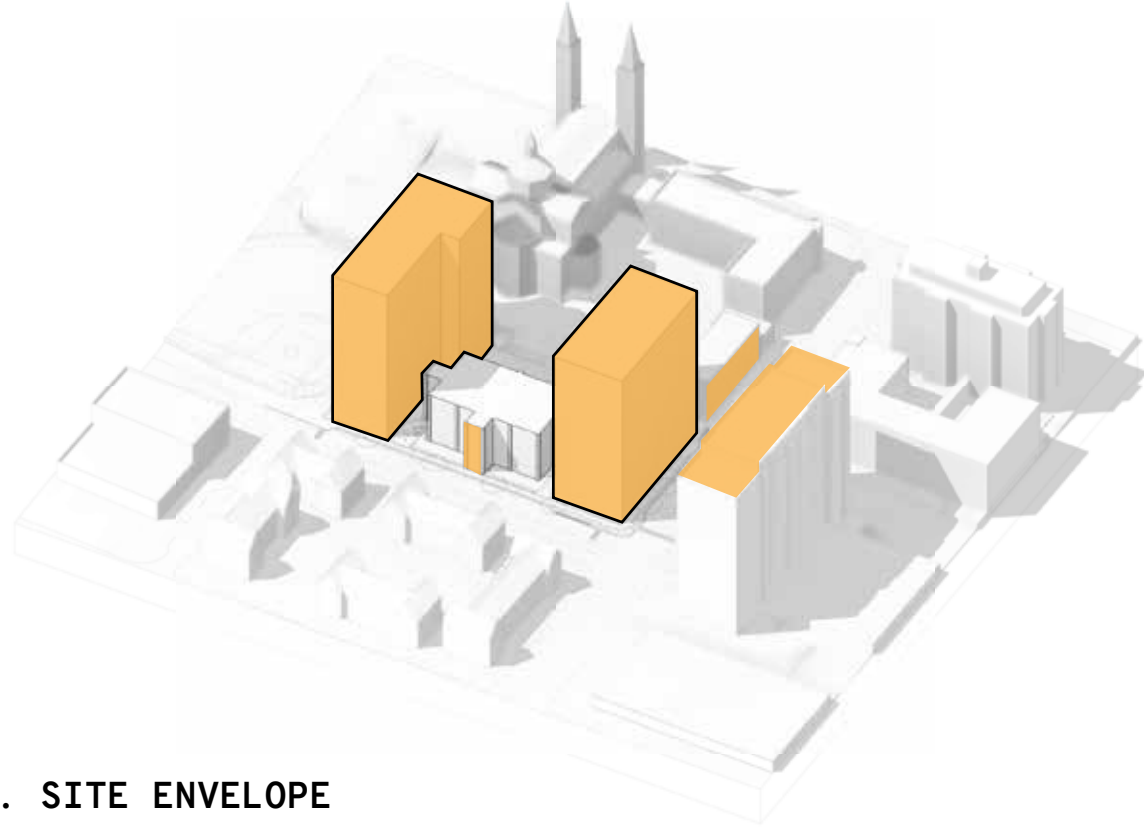
INSET IMAGERY: BOILER PLANT MATERIALS INCORPORATED INTO LANDSCAPING AT TIME OF 90 SMITH ST RENOVATION





An aerial photograph of a city campus. The image shows a mix of architectural styles, including several tall, modern brick and concrete high-rise buildings. There are also older, lower-rise buildings with varied rooflines. Green spaces, including a large baseball field and several smaller parks, are interspersed among the buildings. A road with a median runs through the lower right portion of the image. The overall scene is a dense urban environment.

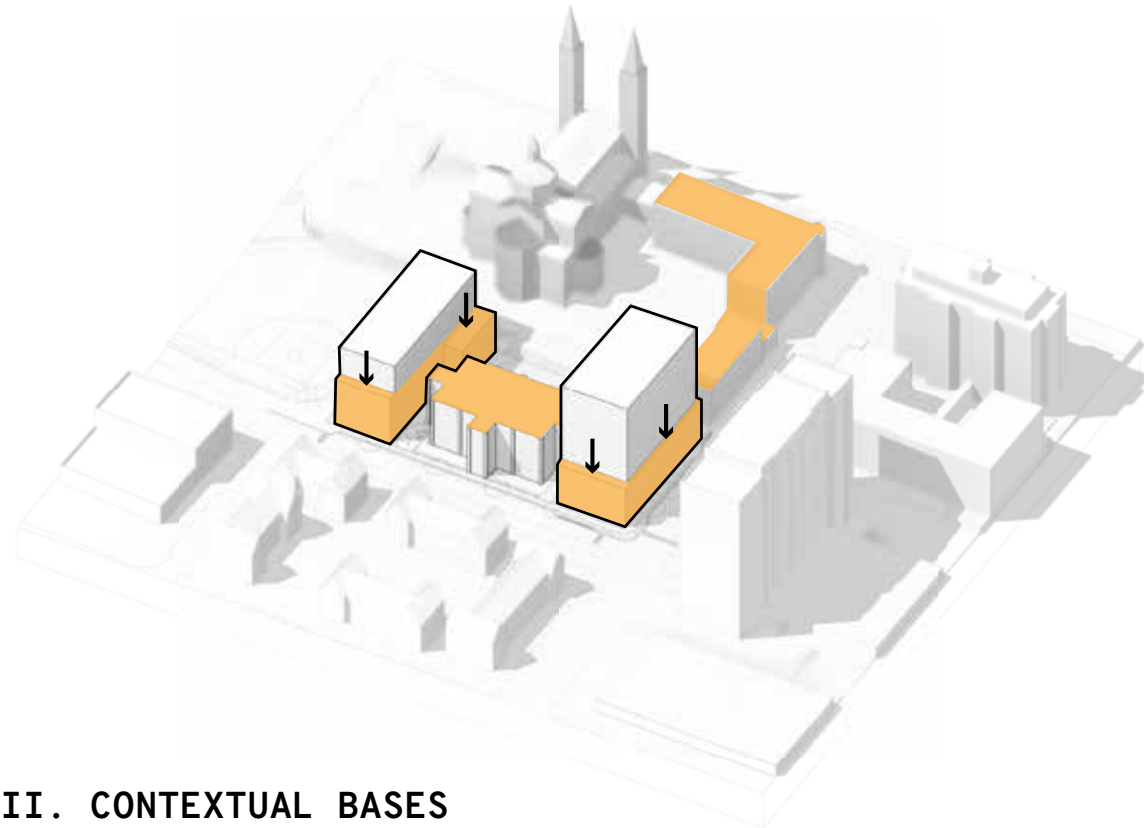
II. PROPOSED DESIGN APPROACH: MASSING



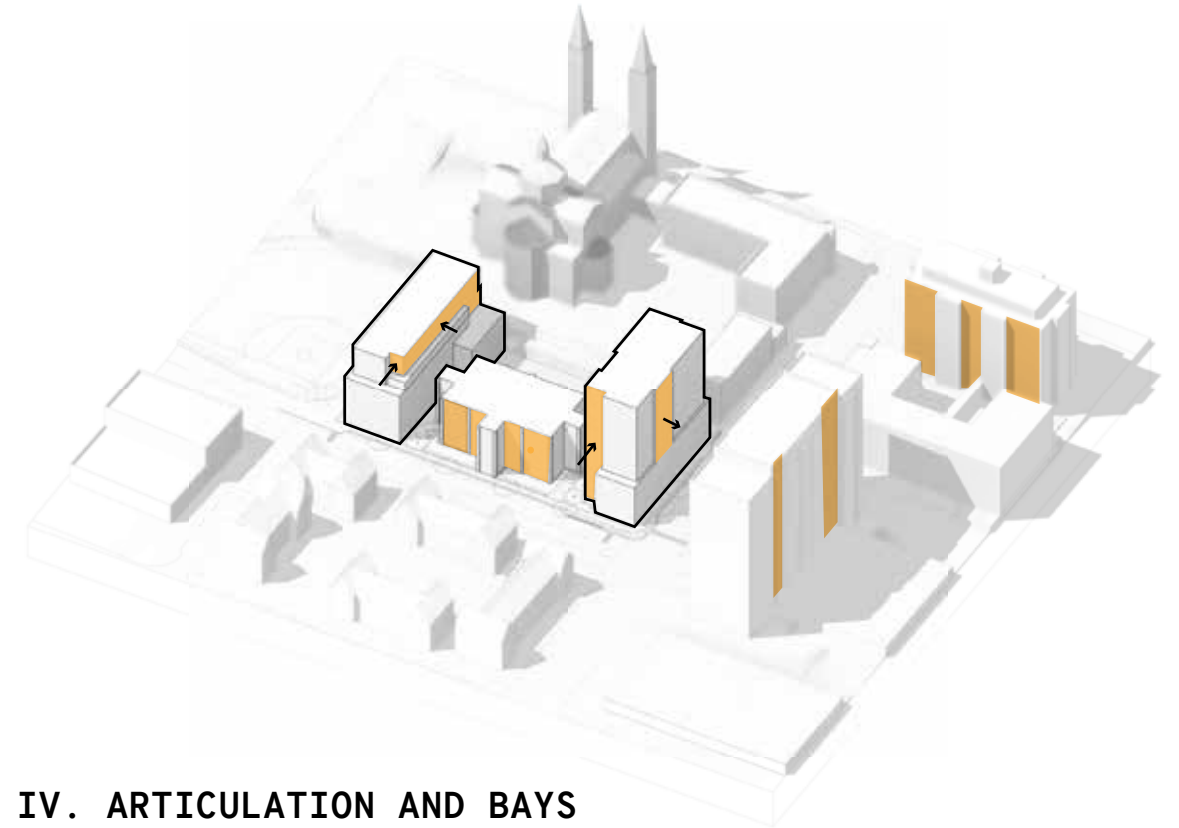
I. SITE ENVELOPE



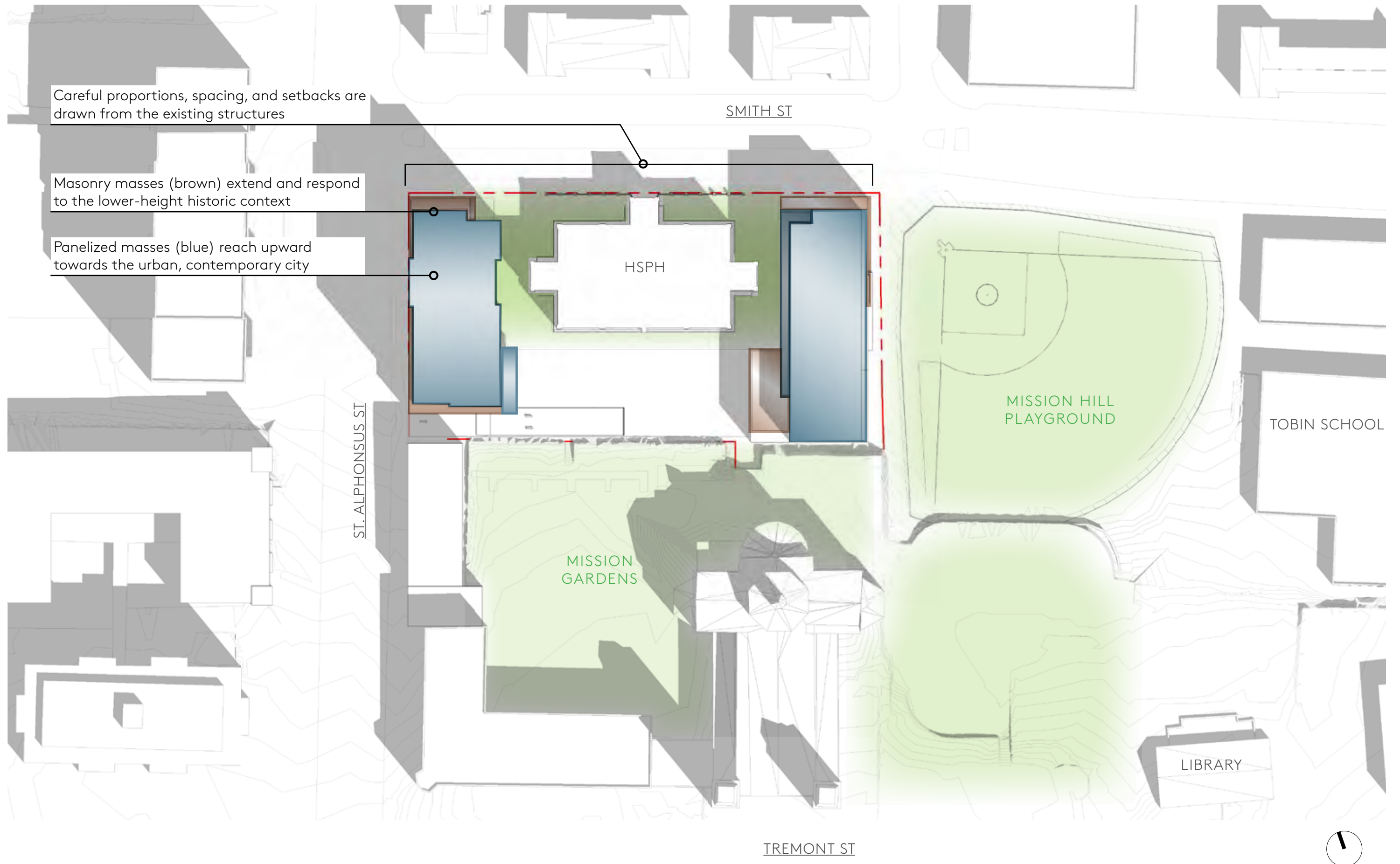
II. TRANSITIONAL HEIGHT ADJUSTMENTS



III. CONTEXTUAL BASES



IV. ARTICULATION AND BAYS



Careful proportions, spacing, and setbacks are drawn from the existing structures

Masonry masses (brown) extend and respond to the lower-height historic context

Panelized masses (blue) reach upward towards the urban, contemporary city

SMITH ST

HSPH

ST. ALPHONSUS ST

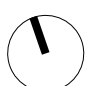
MISSION HILL PLAYGROUND

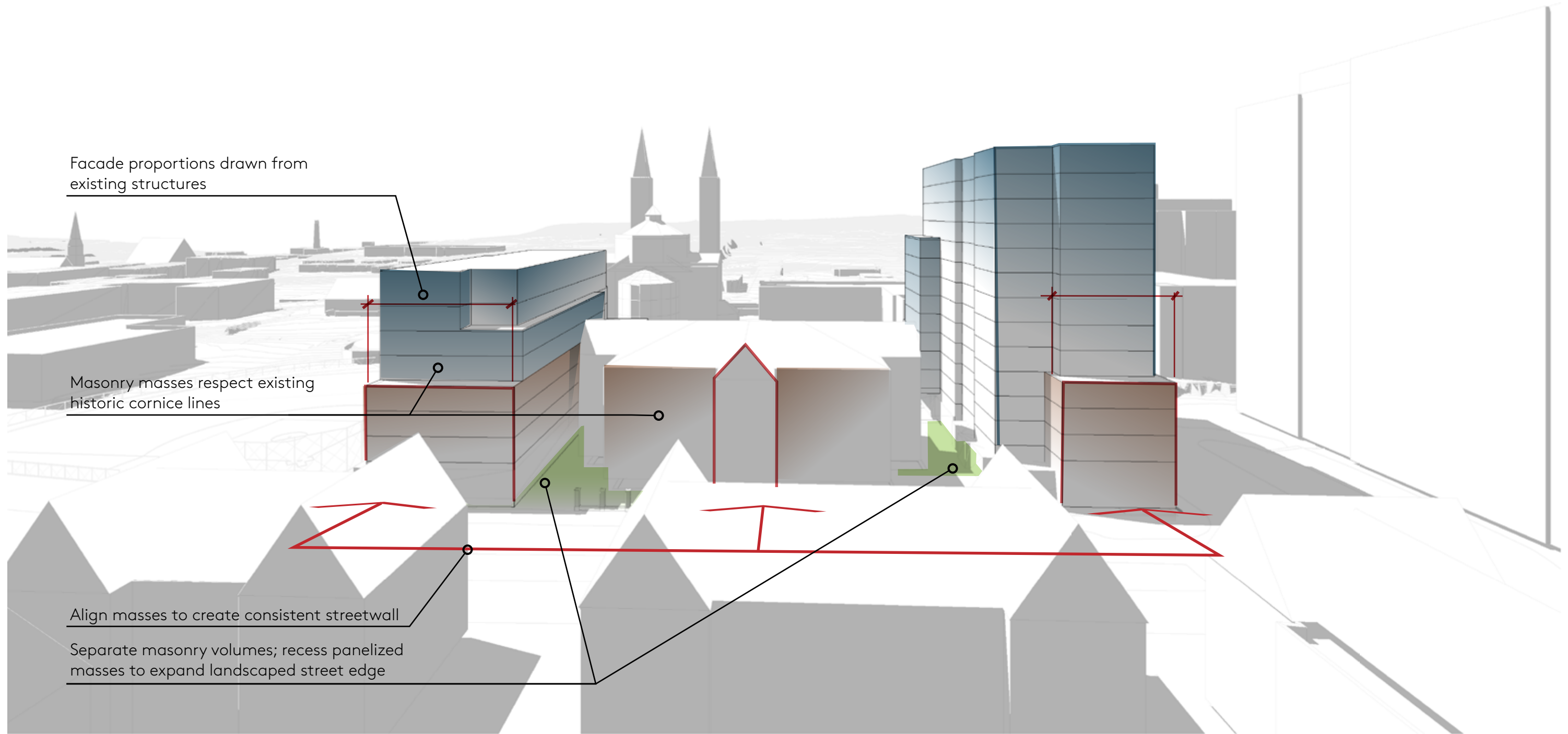
TOBIN SCHOOL

MISSION GARDENS

LIBRARY

TREMONT ST



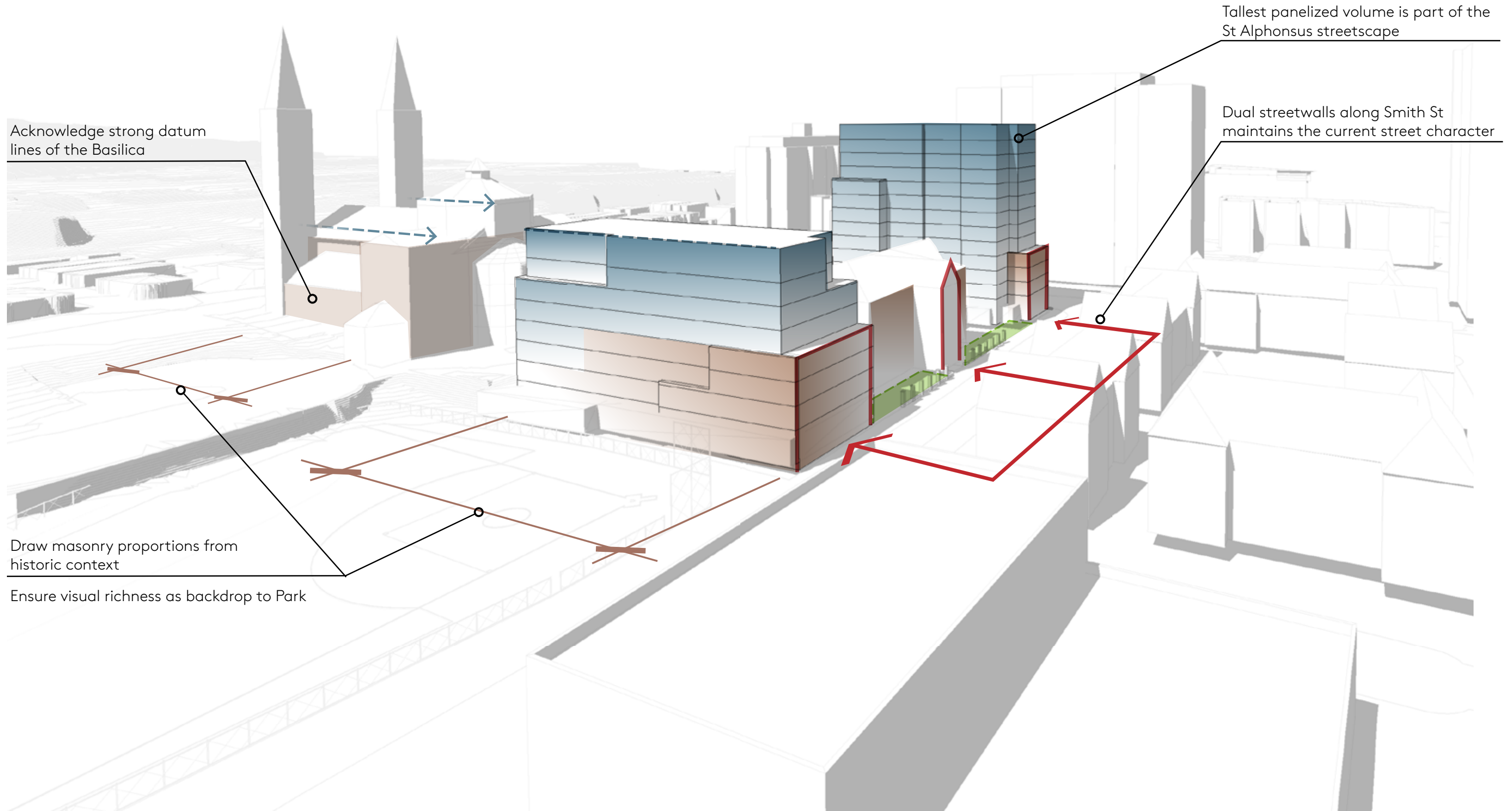


Facade proportions drawn from existing structures

Masonry masses respect existing historic cornice lines

Align masses to create consistent streetwall

Separate masonry volumes; recess panelized masses to expand landscaped street edge



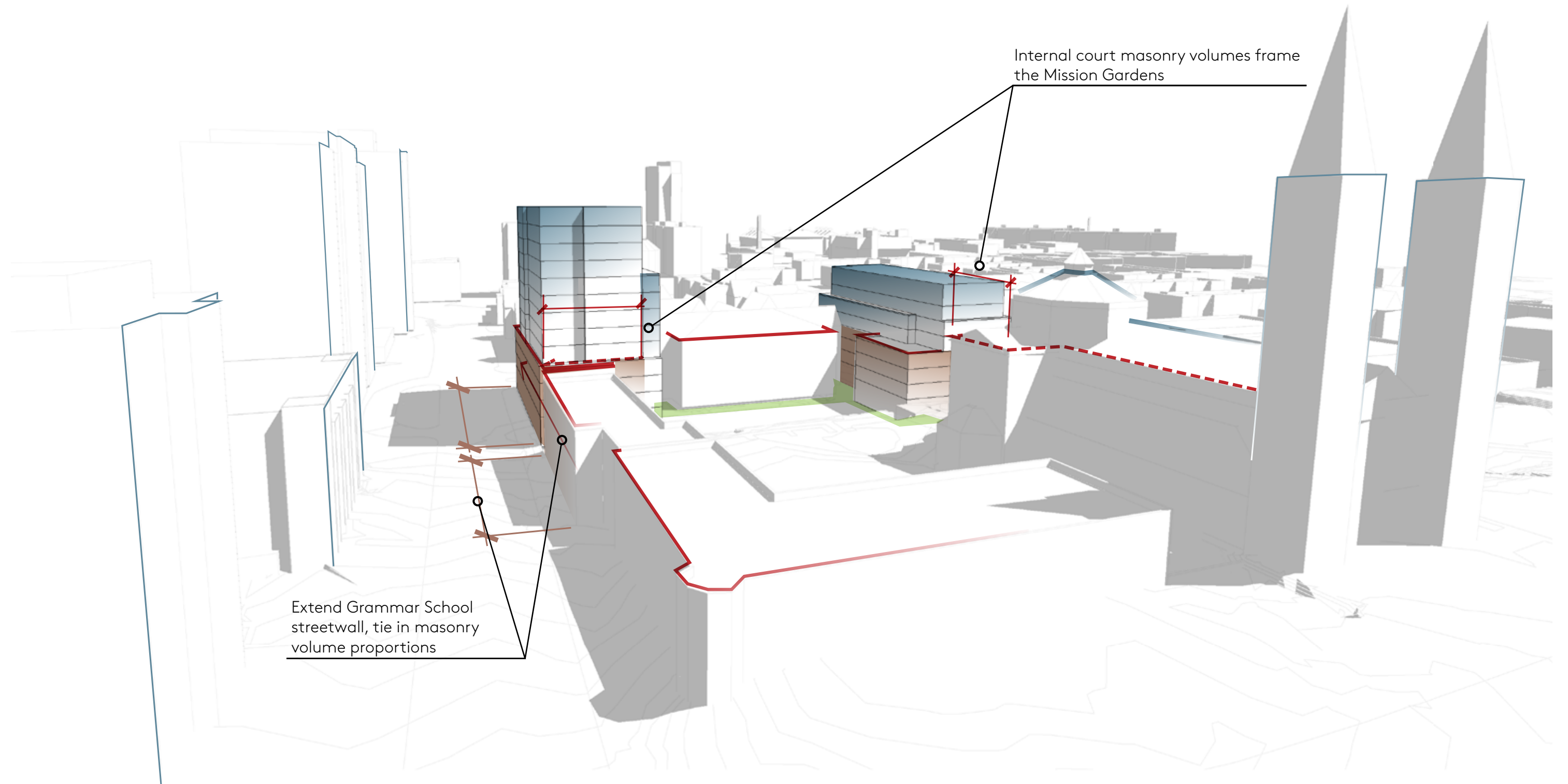
Acknowledge strong datum lines of the Basilica

Tallest panelized volume is part of the St Alphonsus streetscape

Dual streetwalls along Smith St maintains the current street character

Draw masonry proportions from historic context

Ensure visual richness as backdrop to Park



Internal court masonry volumes frame the Mission Gardens

Extend Grammar School streetwall, tie in masonry volume proportions

Solid red line indicates footprints of original Mission Church Complex structures. Grey solid hatch indicates proposed building footprints.

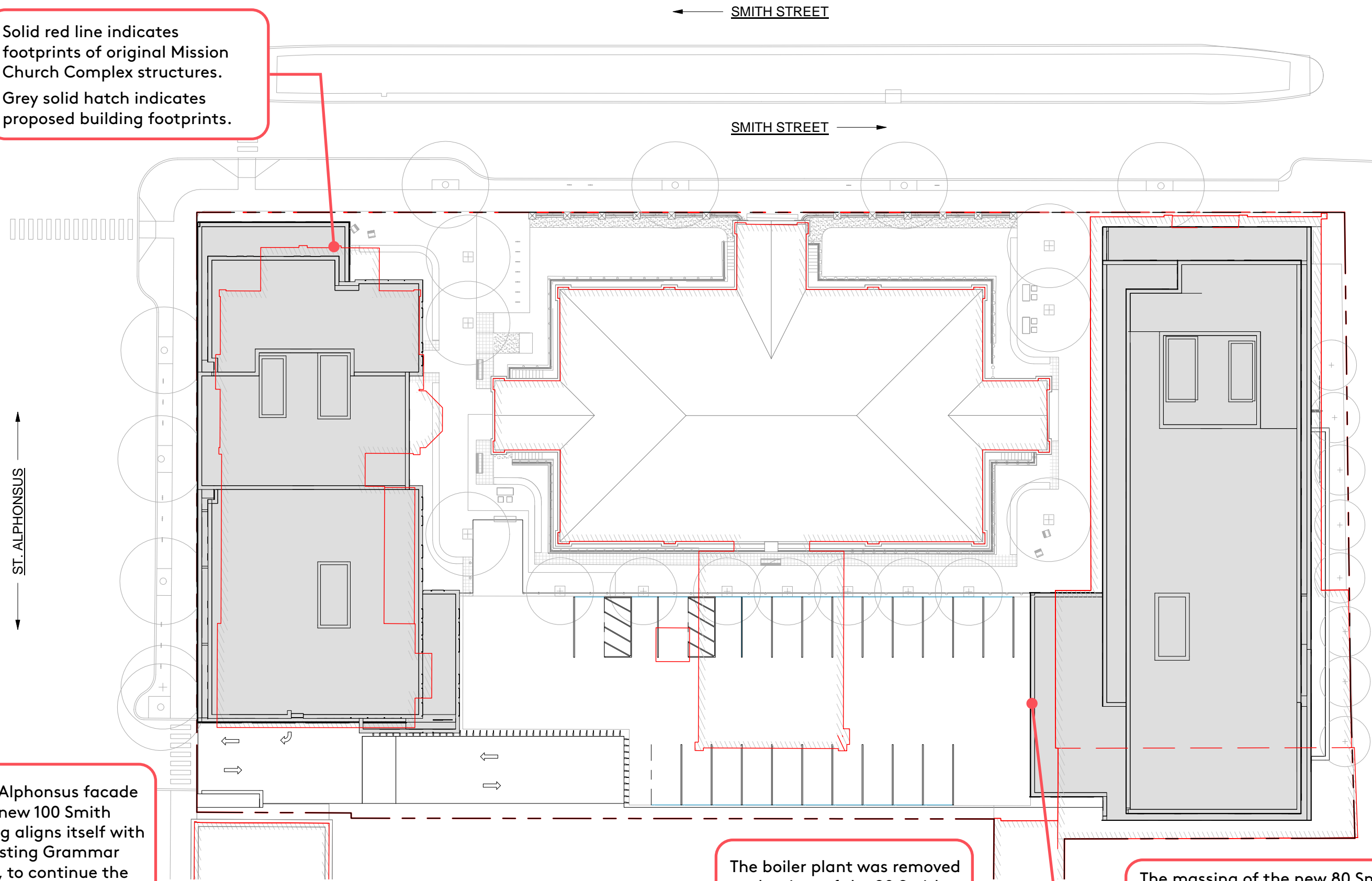
80 Smith aligns its Smith St facade with the new 100 Smith St building, increasing the sidewalk width.

80 Smith increases the separation from the former Mission School by three feet, in response to the greater height of the new building. The new building is setback farther from the park-side lotline than the existing building.

The St Alphonsus facade of the new 100 Smith building aligns itself with the existing Grammar School, to continue the street wall.

The boiler plant was removed at the time of the 90 Smith renovation

The massing of the new 80 Smith building frames the eastern end of the parking area, and steps down in building height to preserve views of the Basilica apse and lantern.

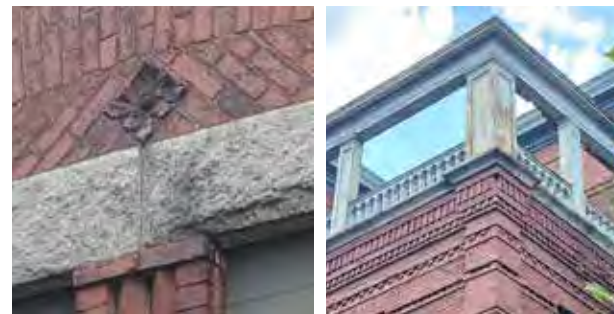


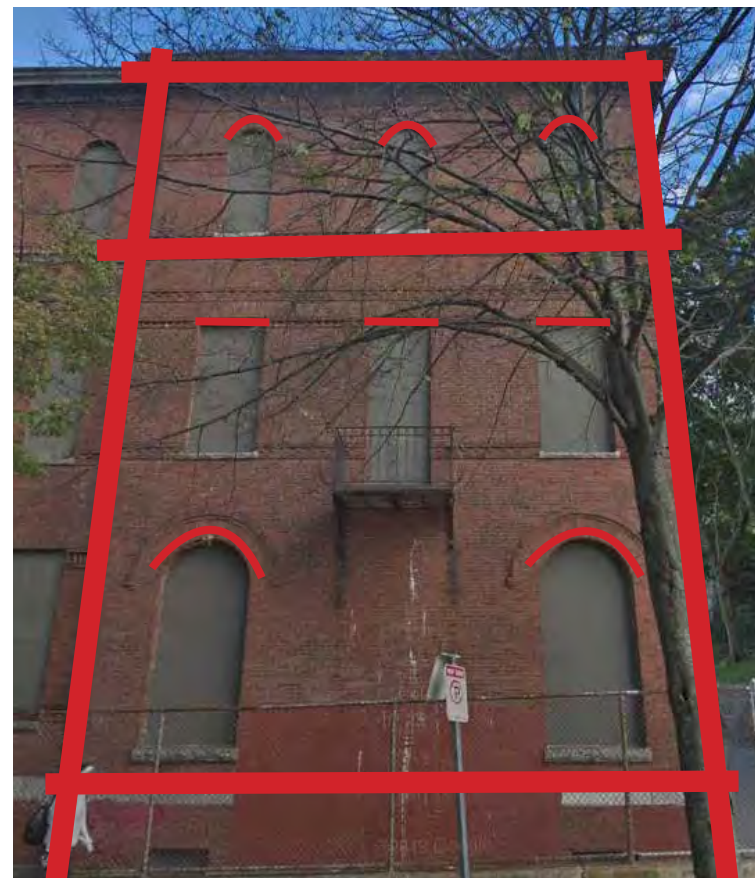
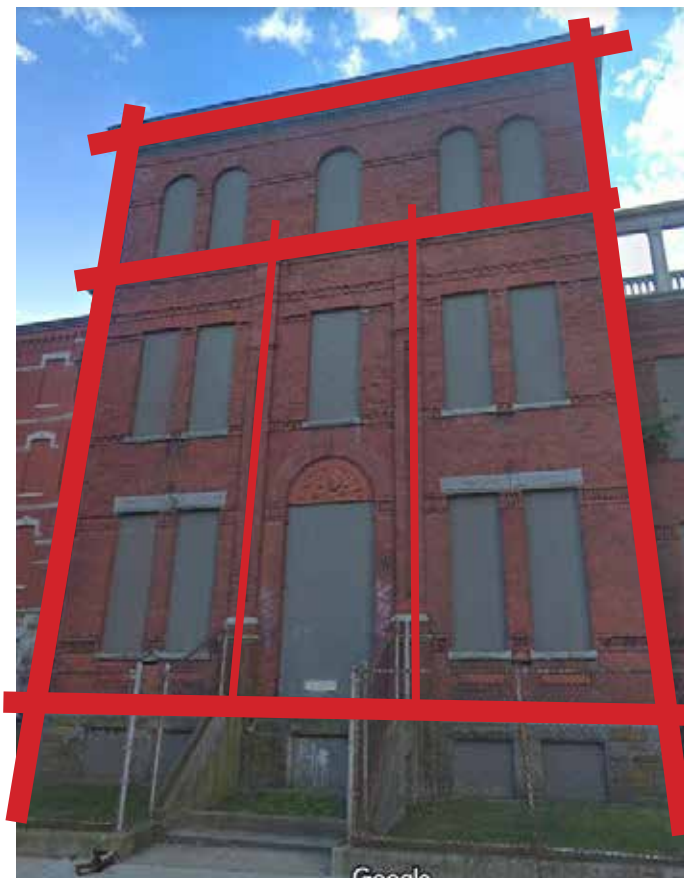
An aerial photograph of a city campus. The image shows a mix of architectural styles, including several tall, modern high-rise buildings with grid-like window patterns. There are also older, lower-rise buildings with varied rooflines. A prominent feature is a large, green, oval-shaped field, likely a baseball field, located in the lower-left quadrant. The surrounding area is densely packed with buildings and trees. The overall scene is a mix of urban development and green space.

III. PROPOSED DESIGN APPROACH: FACADE CHARACTER



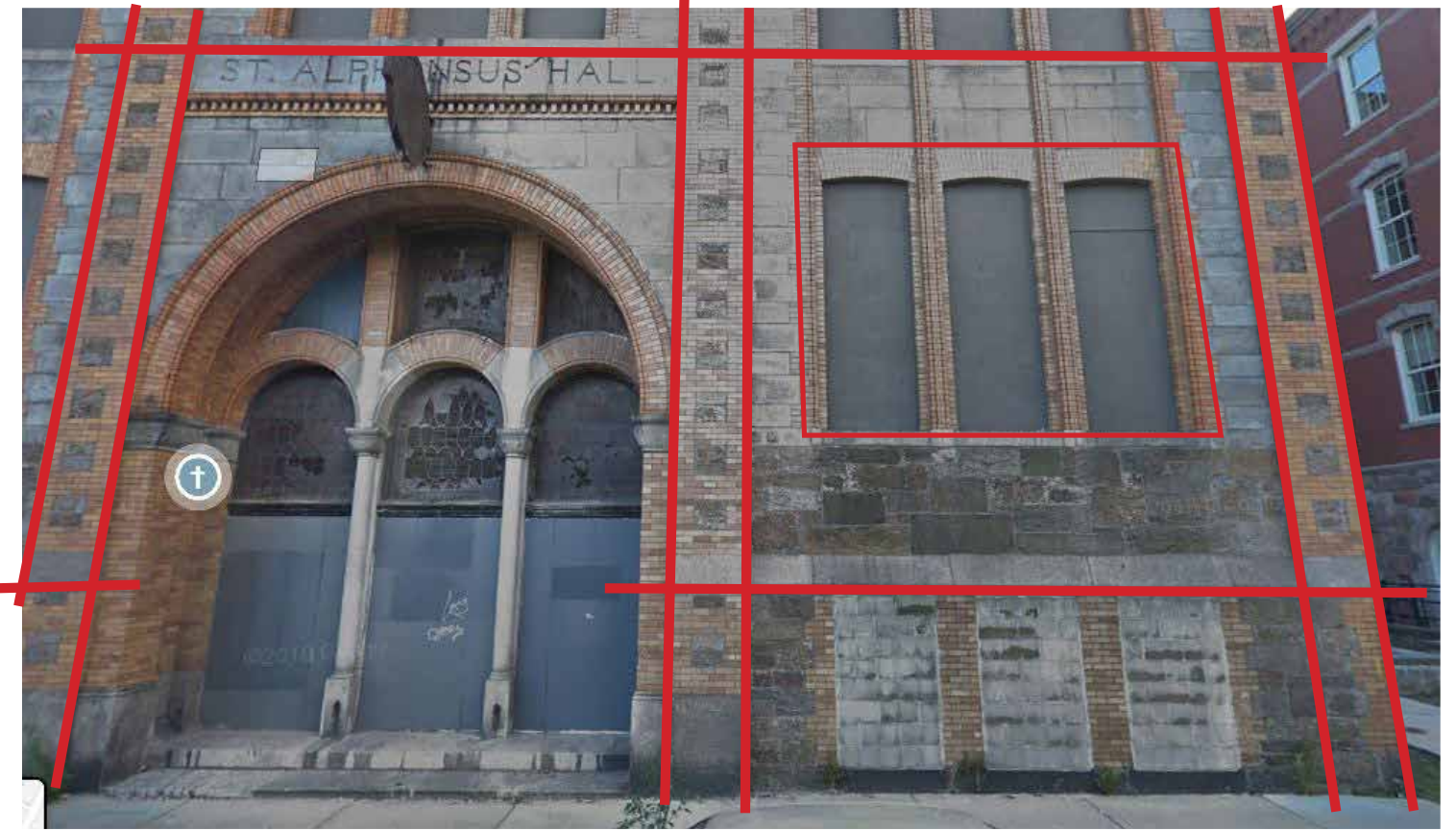


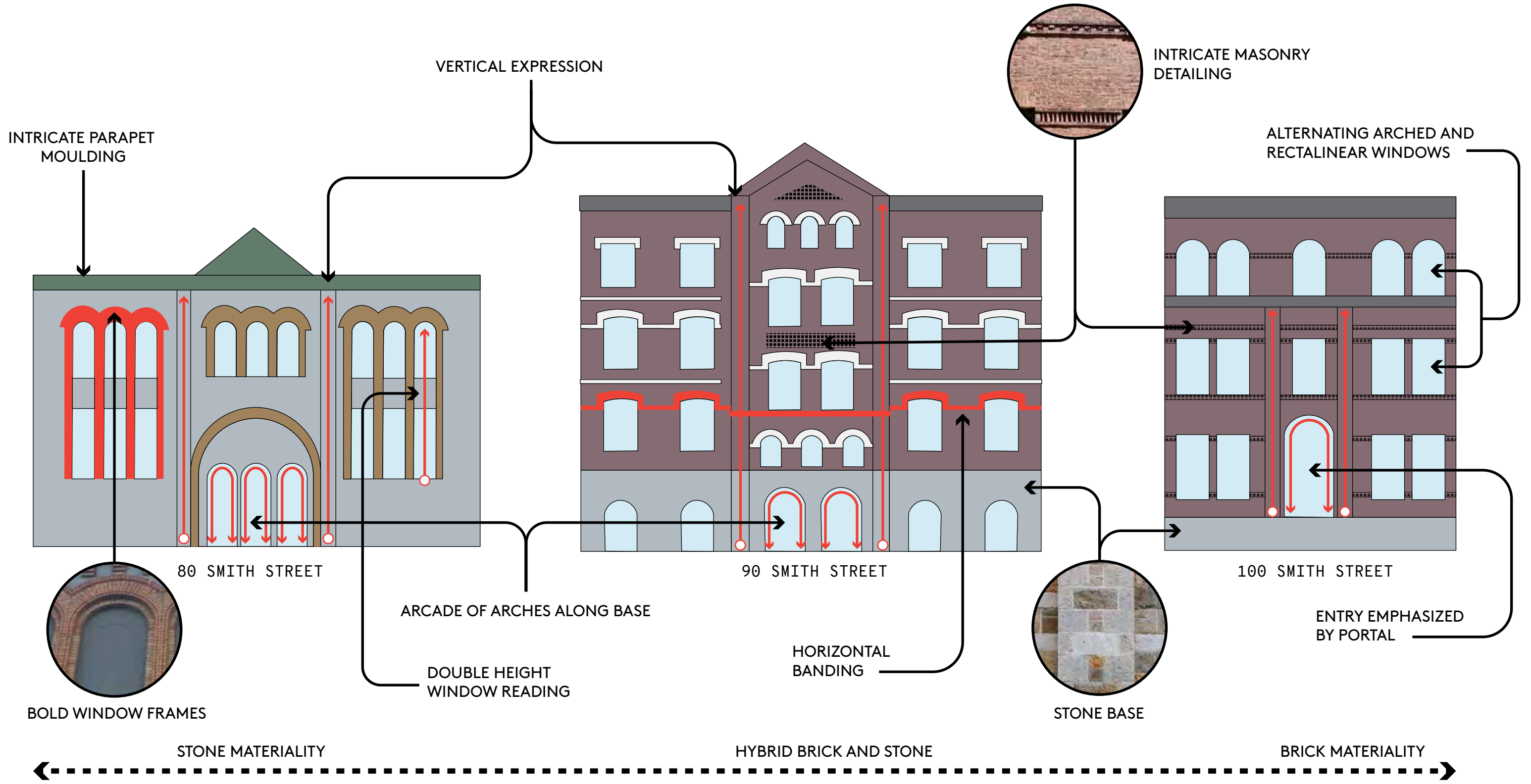








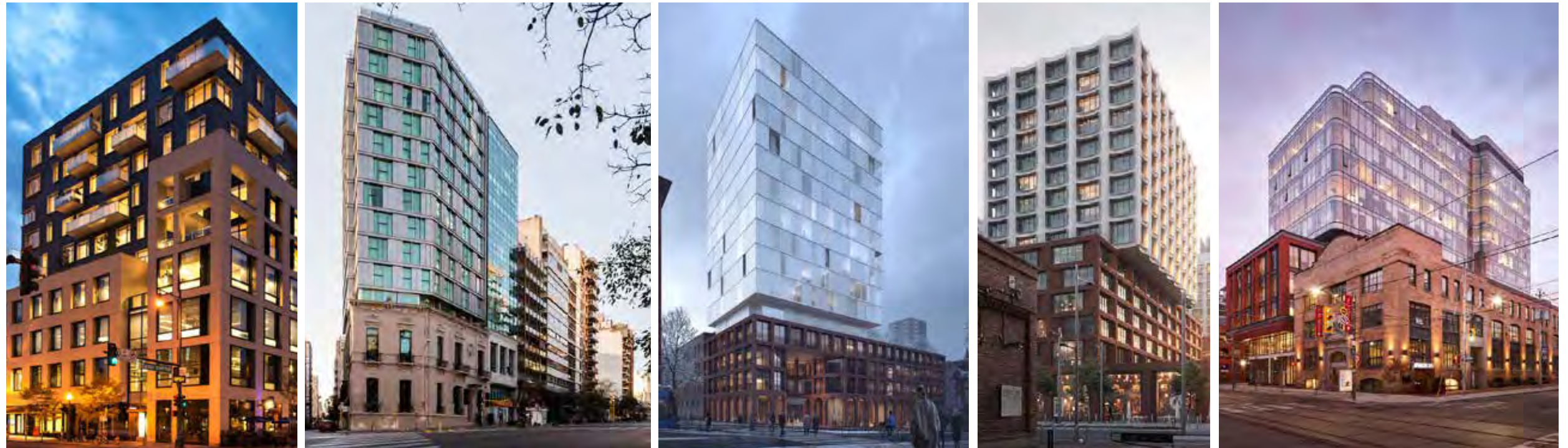






MASONRY DETAILING - **CONTEXTUAL** AND *MODERN*

CONTEMPORARY TOWER : CONTEXTUAL PROPORTIONS





extend existing streetwall

extrude contemporary tower

contextual base

active streetscape edge

detailing evokes character of existing campus

modern tower





panelized system; accent profiles



*masonry bays; inset panels;
accent colors imply depth*



*terra cotta, cast iron, and stained
glass items for salvage*

*opportunities for reuse at building
entries, first level masonry courses*

contextual base

active streetscape edge

detailing evokes character of existing campus

modern tower

massing steps down towards Basilica



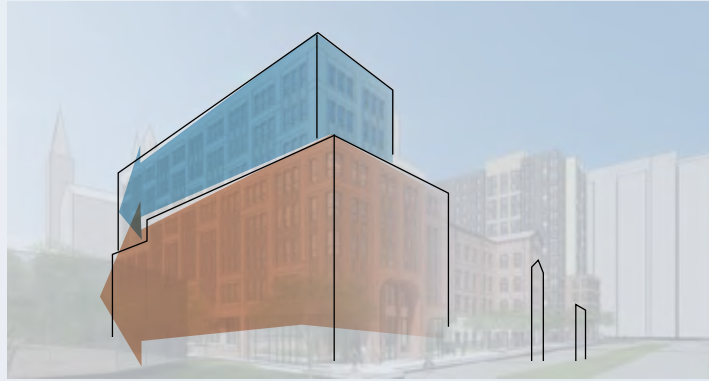




VIEW FROM TREMONT AND ST ALPHONSUS



VIEW FROM ST ALPHONSUS TOWARDS MISSION HILL



*coordinate streetwall and proportions of Smith St
wrap facade language around to park face
simplified 'weaving' language from St Alphonsus facade
light / sand tones drawn from existing building*





masonry bays; inset panels; accent colors

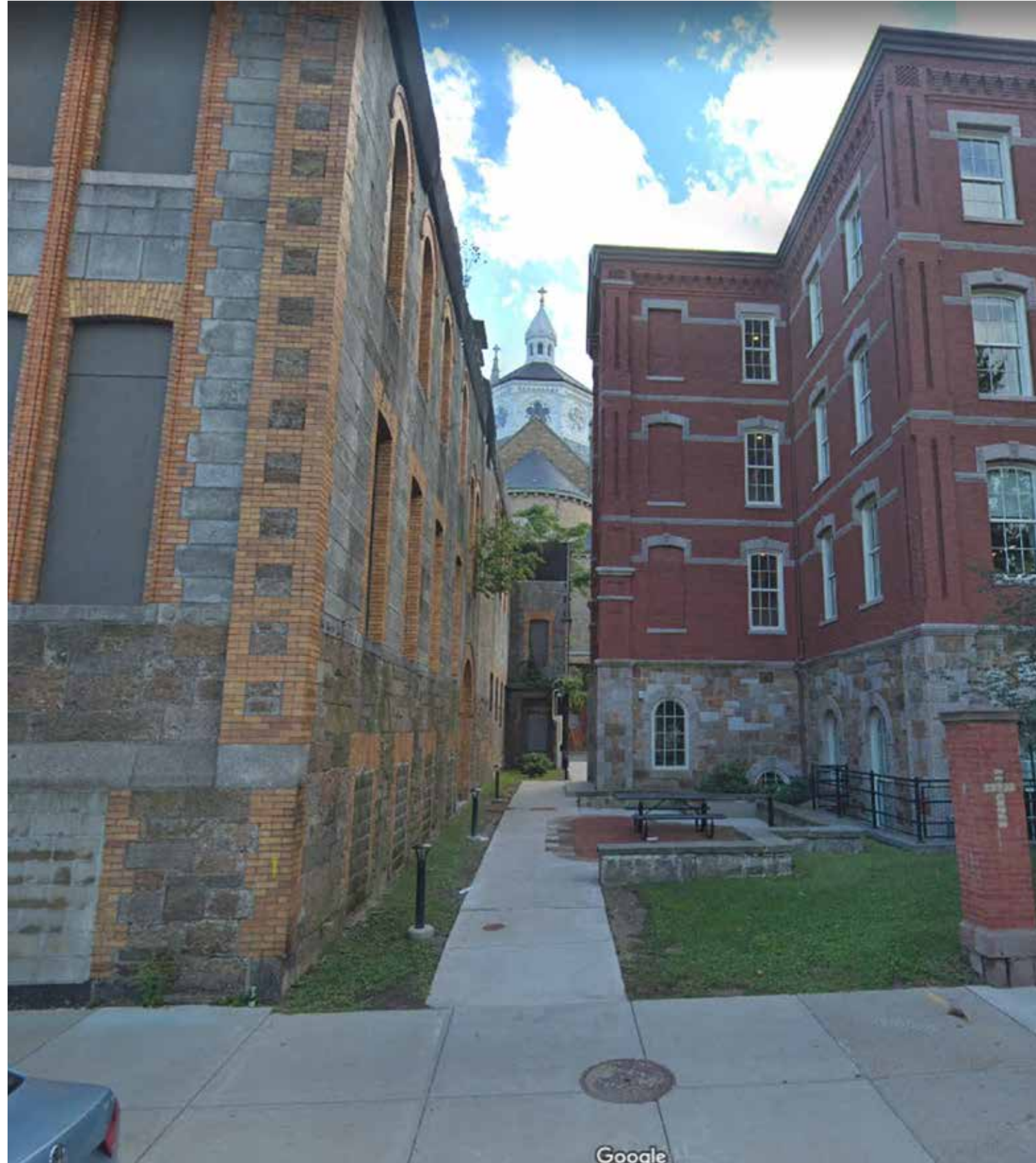
panelized system; accent profiles



St Alphonsus Hall stone for salvage, opportunity for reuse along street- and park-facing ground level masonry facades

architectural elements provide rich opportunities for reference in new construction







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APPENDIX

- Neighborhood Context
- Proposed Design: Floor Plans
- 2005 Approved Design vs Proposed Design rendering / elevation comparison



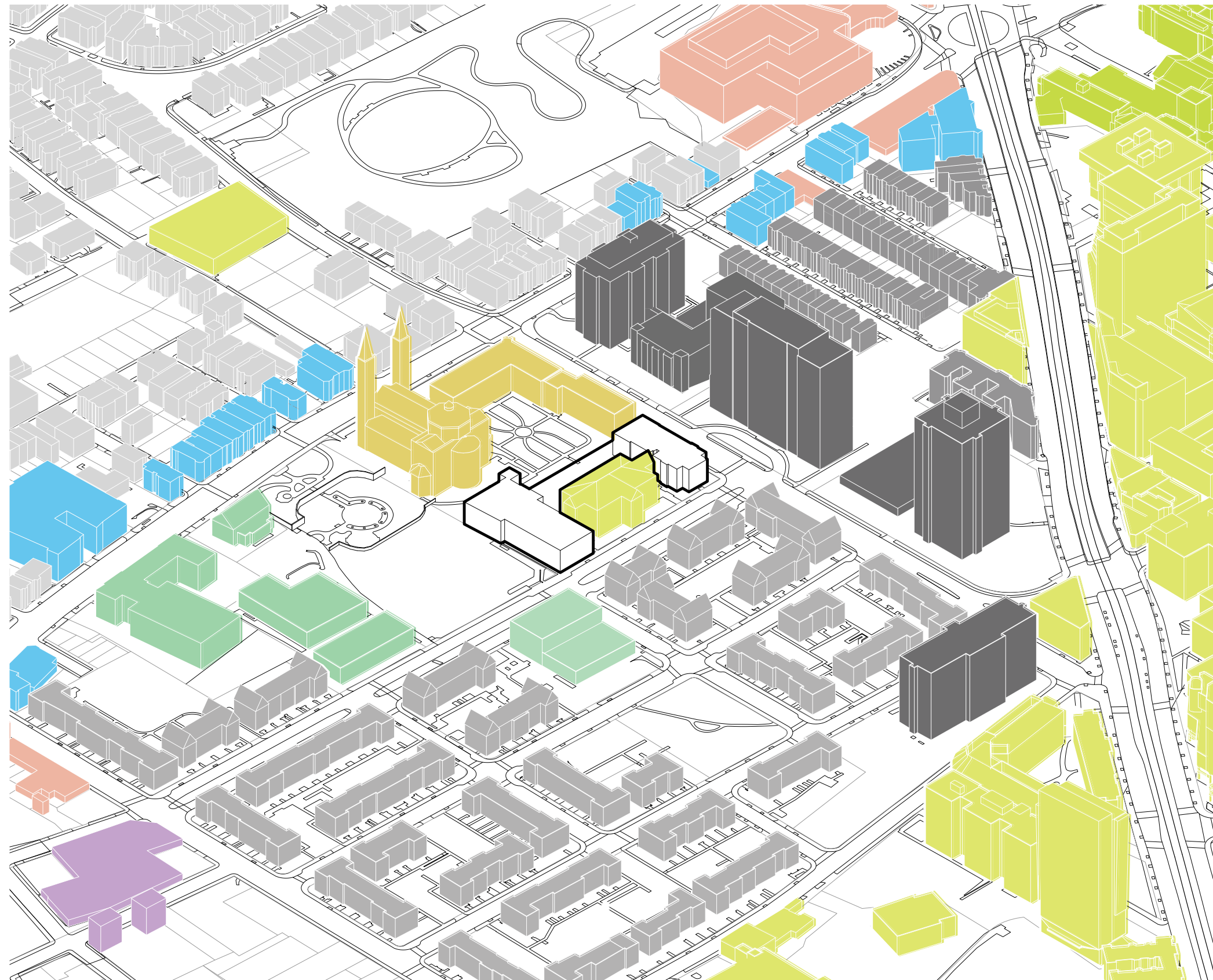






- RESIDENTIAL
- MIXED USE RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- INSTITUTIONAL/PUBLIC
- PARKING

- RESIDENTIAL (TRIPLE DECKER)
- RESIDENTIAL (LOW-RISE PUBLIC)
- RESIDENTIAL (3-4 STORIES)
- RESIDENTIAL (HIGH-RISE)
- MIXED USE RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- RELIGIOUS
- INSTITUTIONAL (UNIVERSITY)
- INSTITUTIONAL (HEALTHCARE)
- PUBLIC



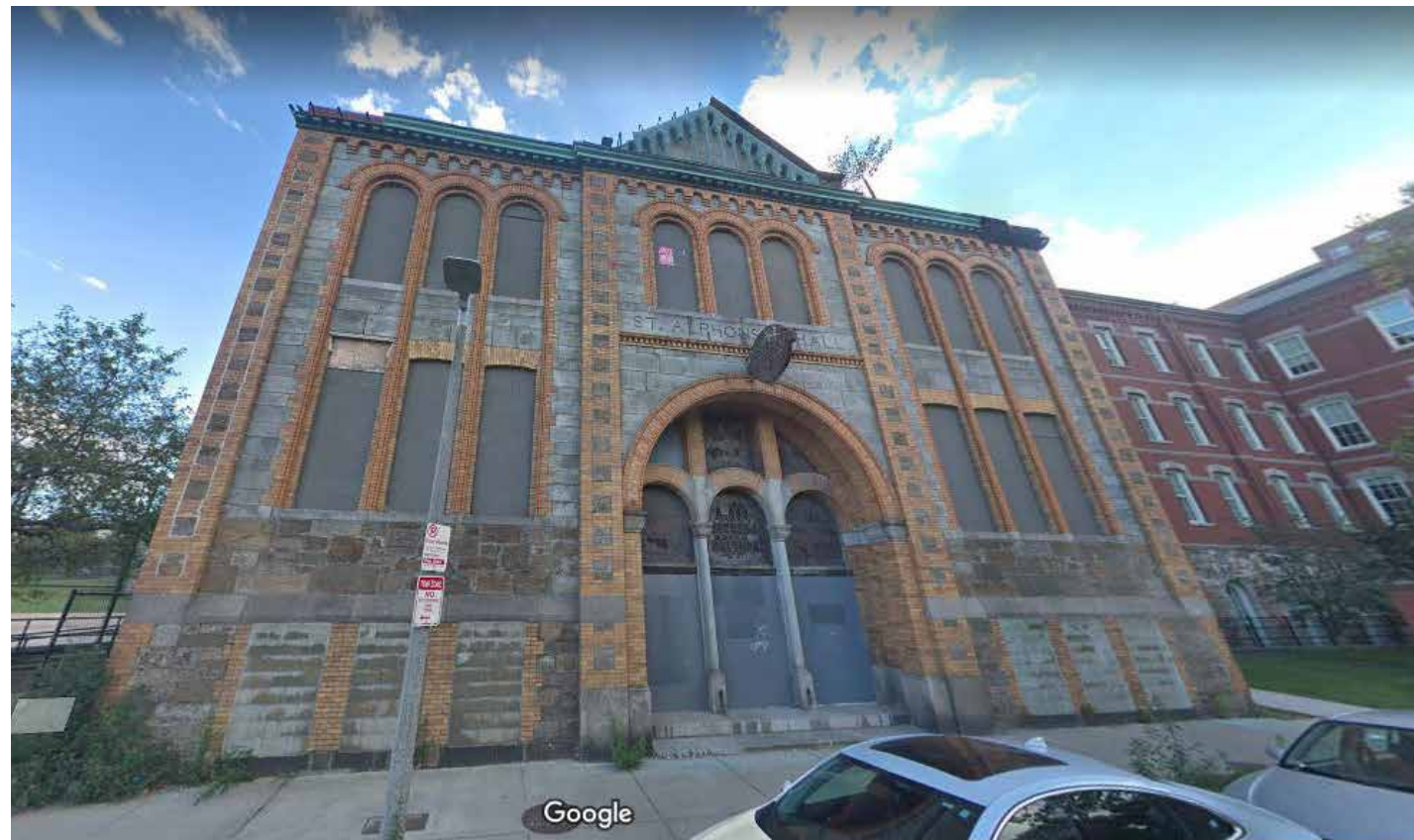




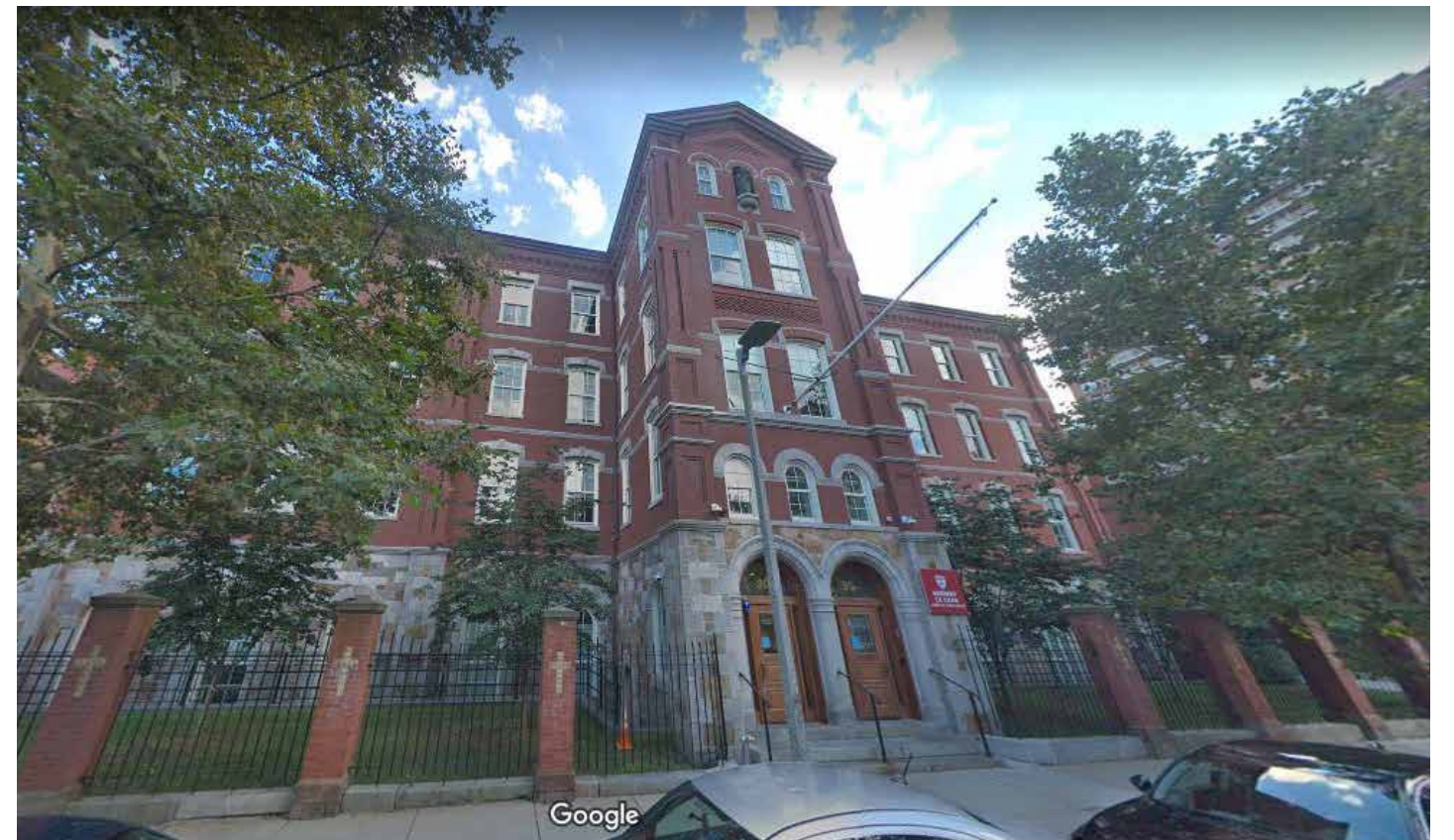
AERIAL VIEW



100 SMITH STREET



80 SMITH STREET - ST ALPHONSUS HALL



90 SMITH STREET - HPH



MISSION MAIN APARTMENTS



MISSION MAIN APARTMENTS



MISSION MAIN COMMUNITY CENTER



MISSION MAIN APARTMENTS - AERIAL



BASILICA OF OUR LADY OF PERPETUAL HELP



BASILICA OF OUR LADY OF PERPETUAL HELP



MISSION HILL PLAYGROUND & PARK



MISSION HILL PLAYGROUND & PARK



LONGWOOD APARTMENT TOWERS



LONGWOOD APARTMENT TOWERS - AERIAL



MISSION GRAMMER SCHOOL

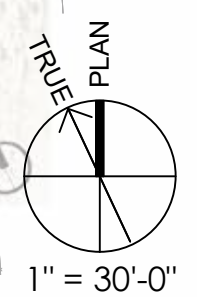
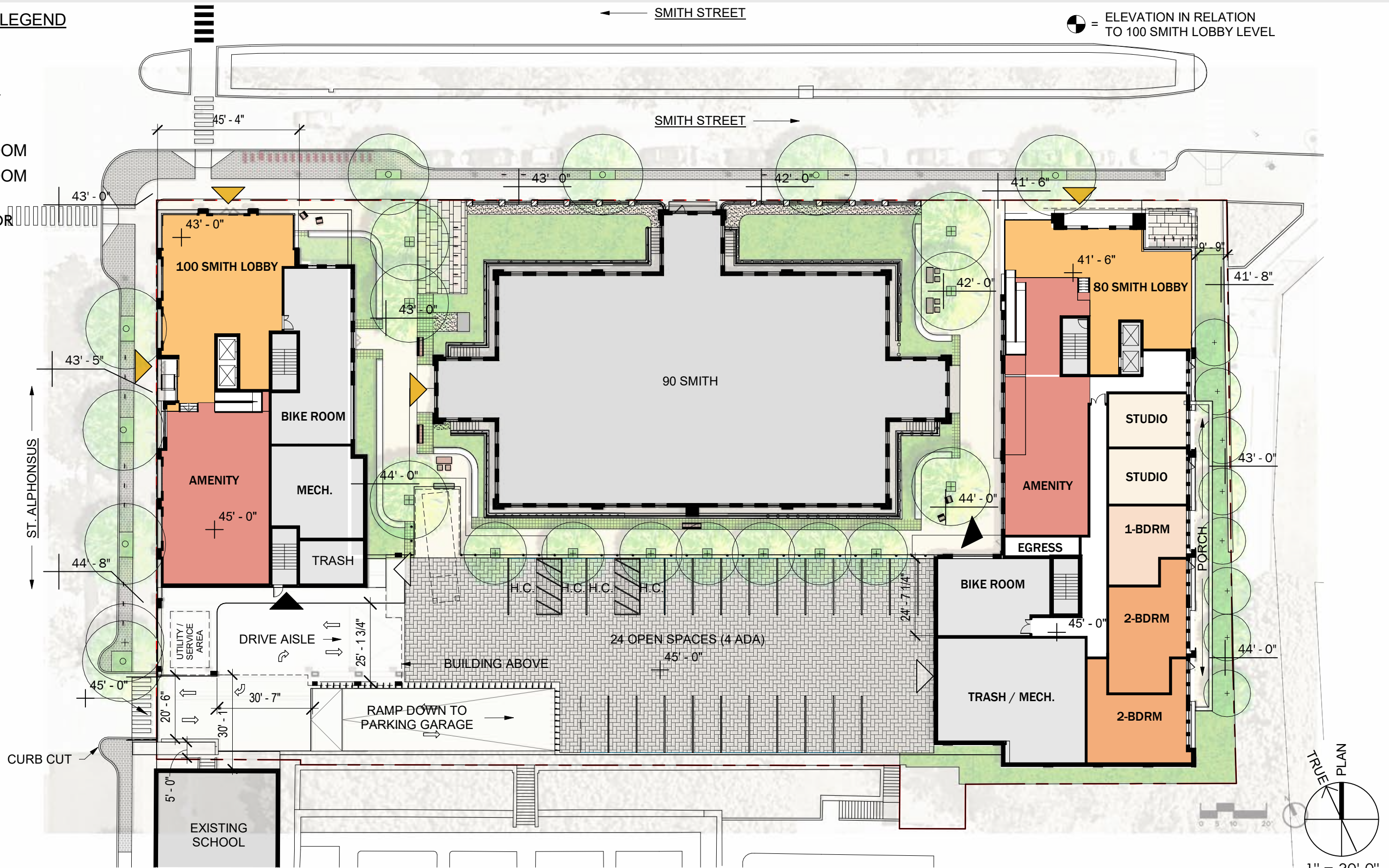


CHARLESBANK COOPERATIVE CORP APARTMENTS

PROGRAM LEGEND



- LOBBY
- CORE
- AMENITY
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- INTERNAL SECURED STORAGE FOR 218 BIKES

= ELEVATION IN RELATION TO 100 SMITH LOBBY LEVEL

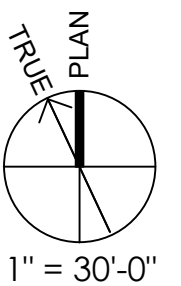
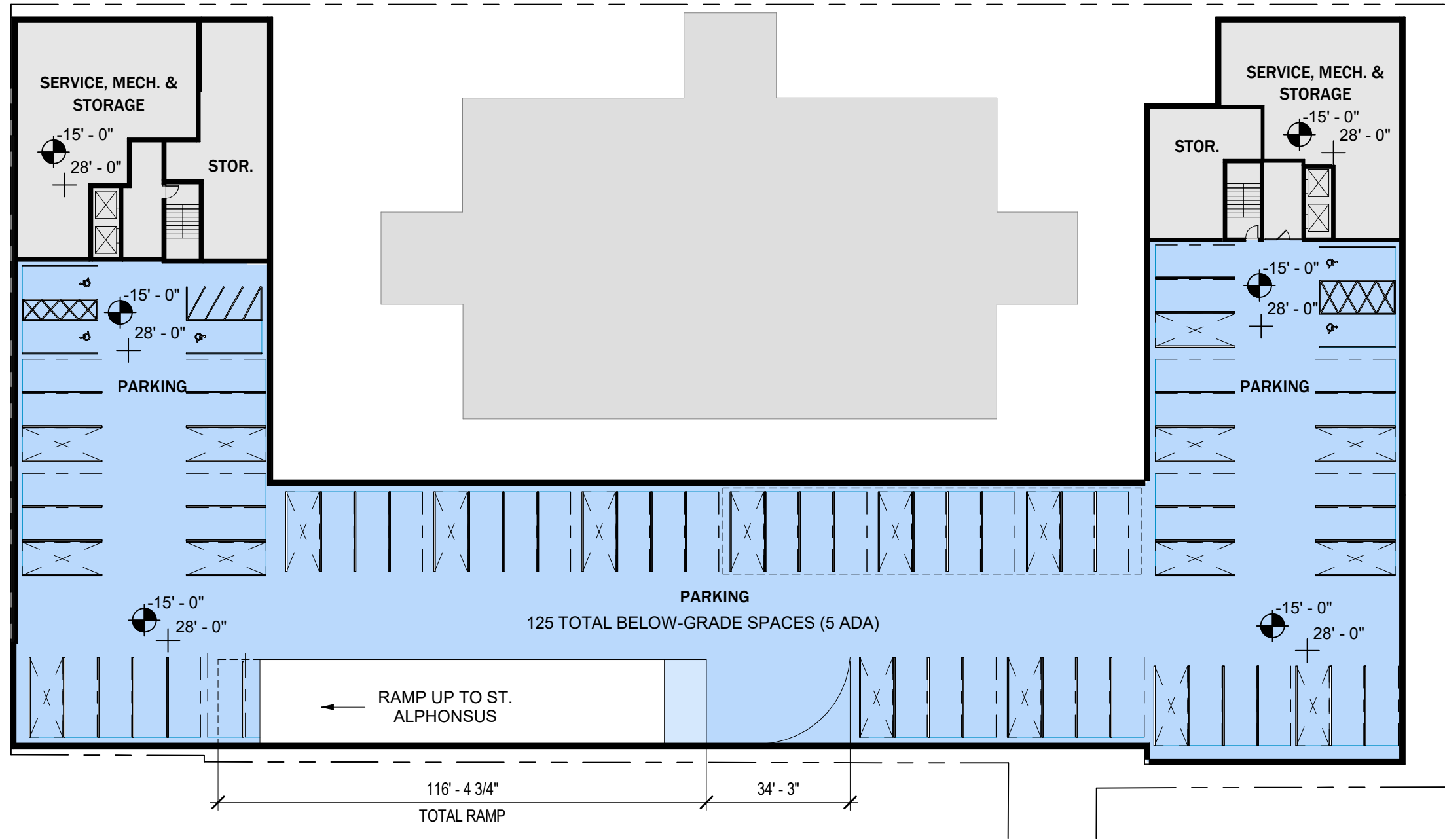


 = ELEVATION IN RELATION TO 100 SMITH LOBBY LEVEL

PROGRAM LEGEND

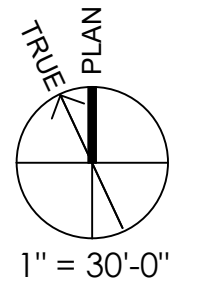
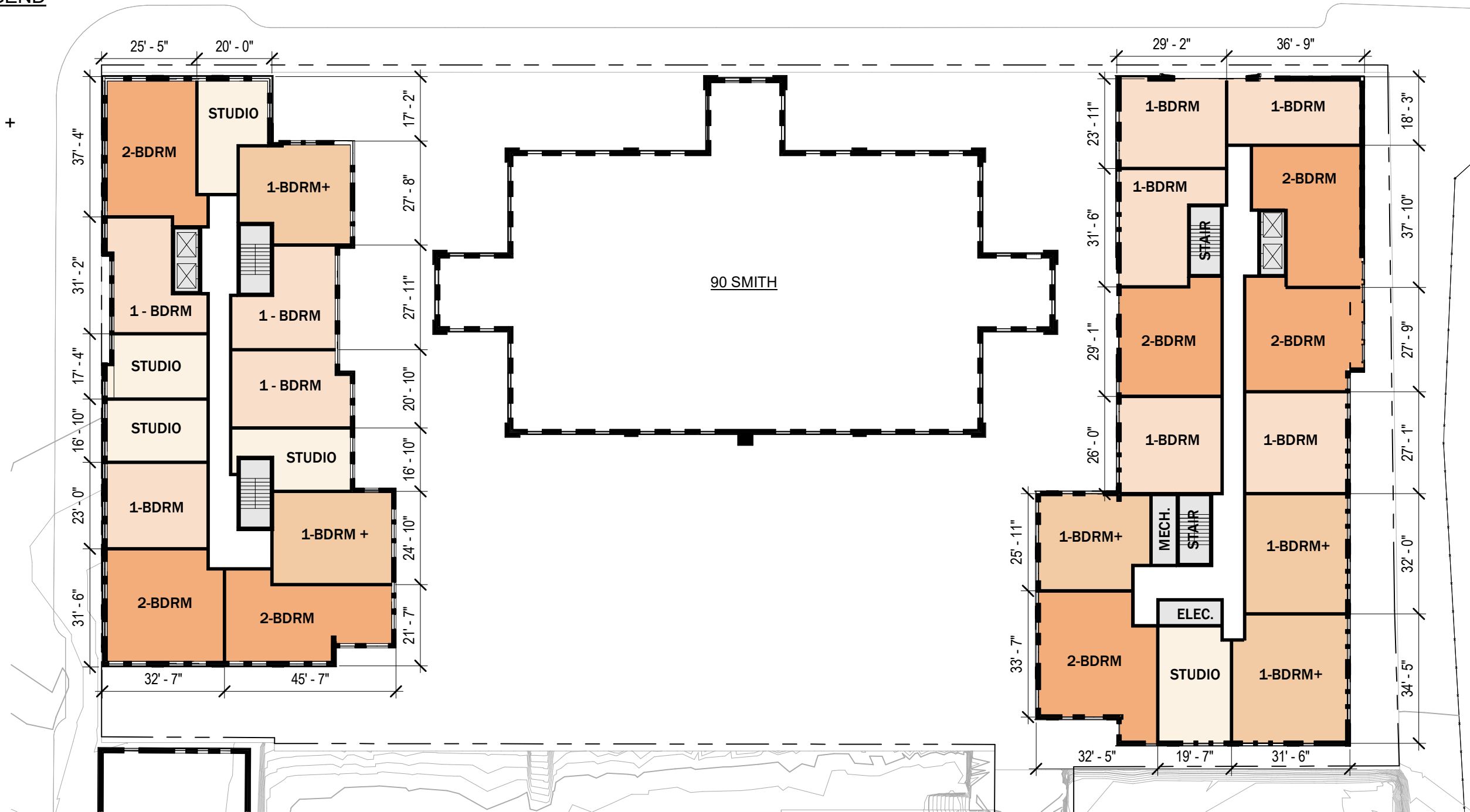
-  CORE
-  PARKING

149 TOTAL SPACES
(40 HPH, 109 RESI.)
(.5 RESIDENTIAL RATIO)



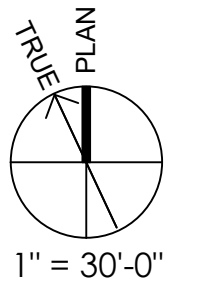
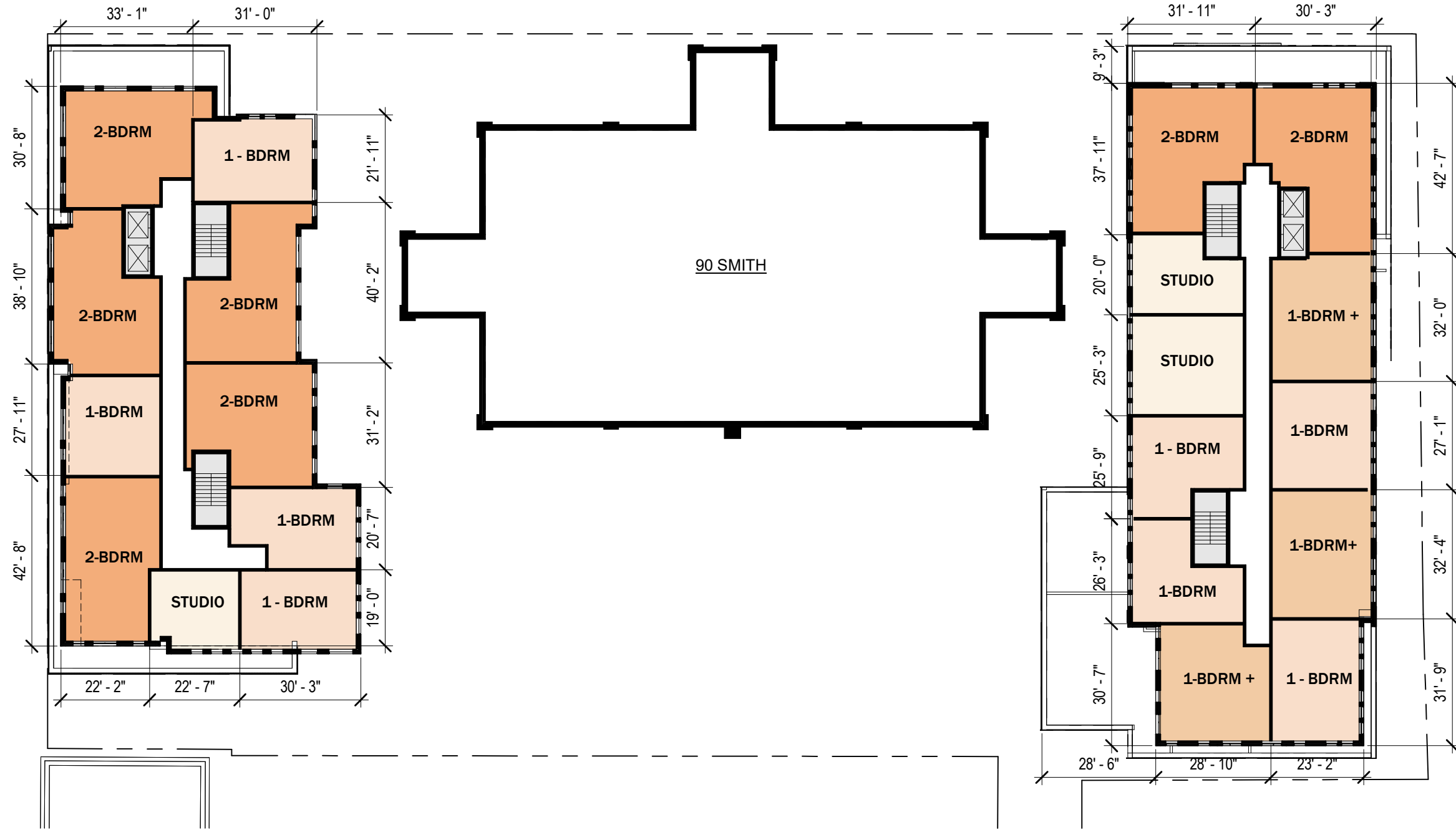
PROGRAM LEGEND

- CORE
- STUDIO
- 1-BEDROOM
- 1-BEDROOM +
- 2-BEDROOM



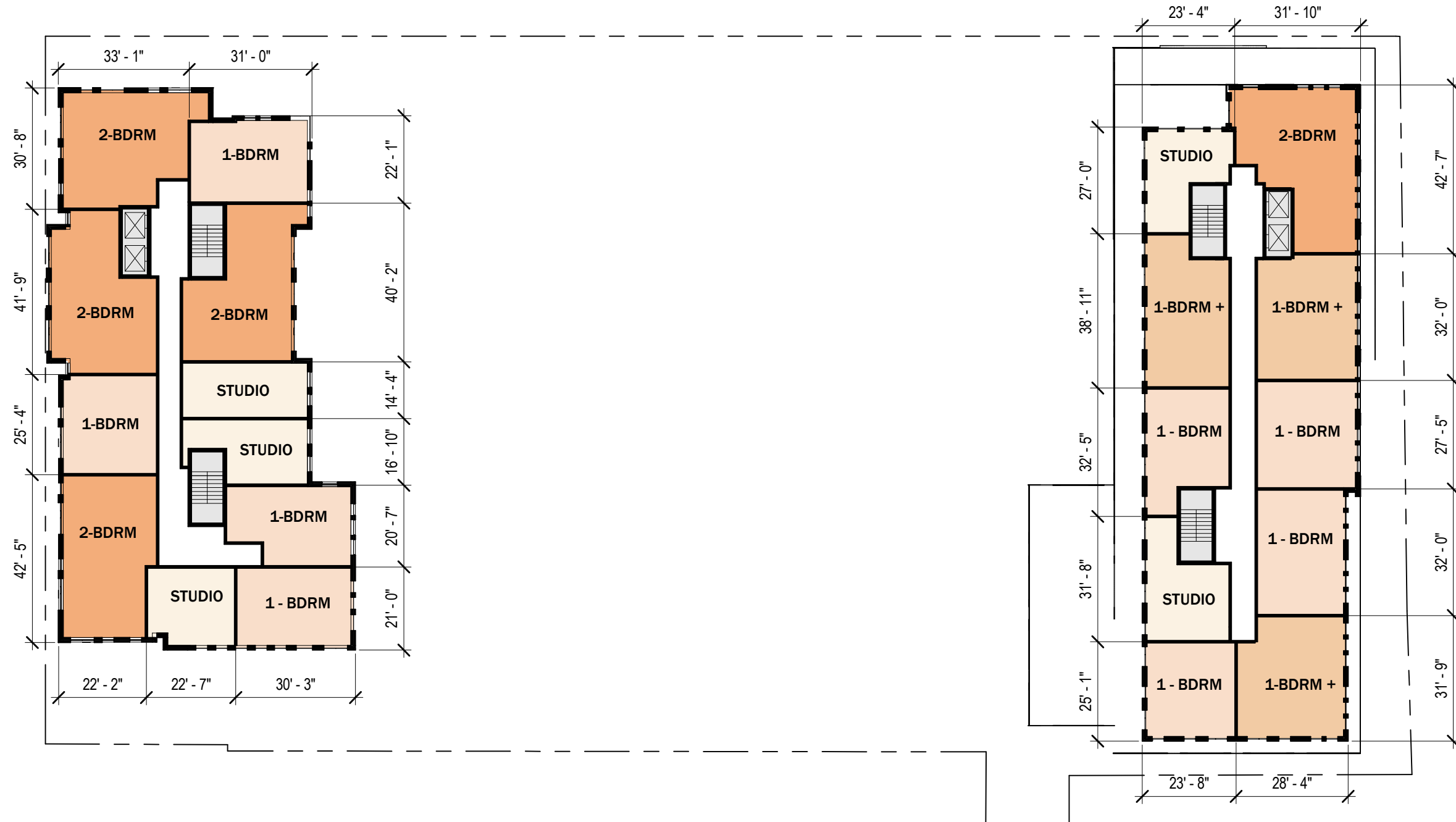
PROGRAM LEGEND

- CORE
- STUDIO
- 1-BEDROOM
- 1-BEDROOM +
- 2-BEDROOM



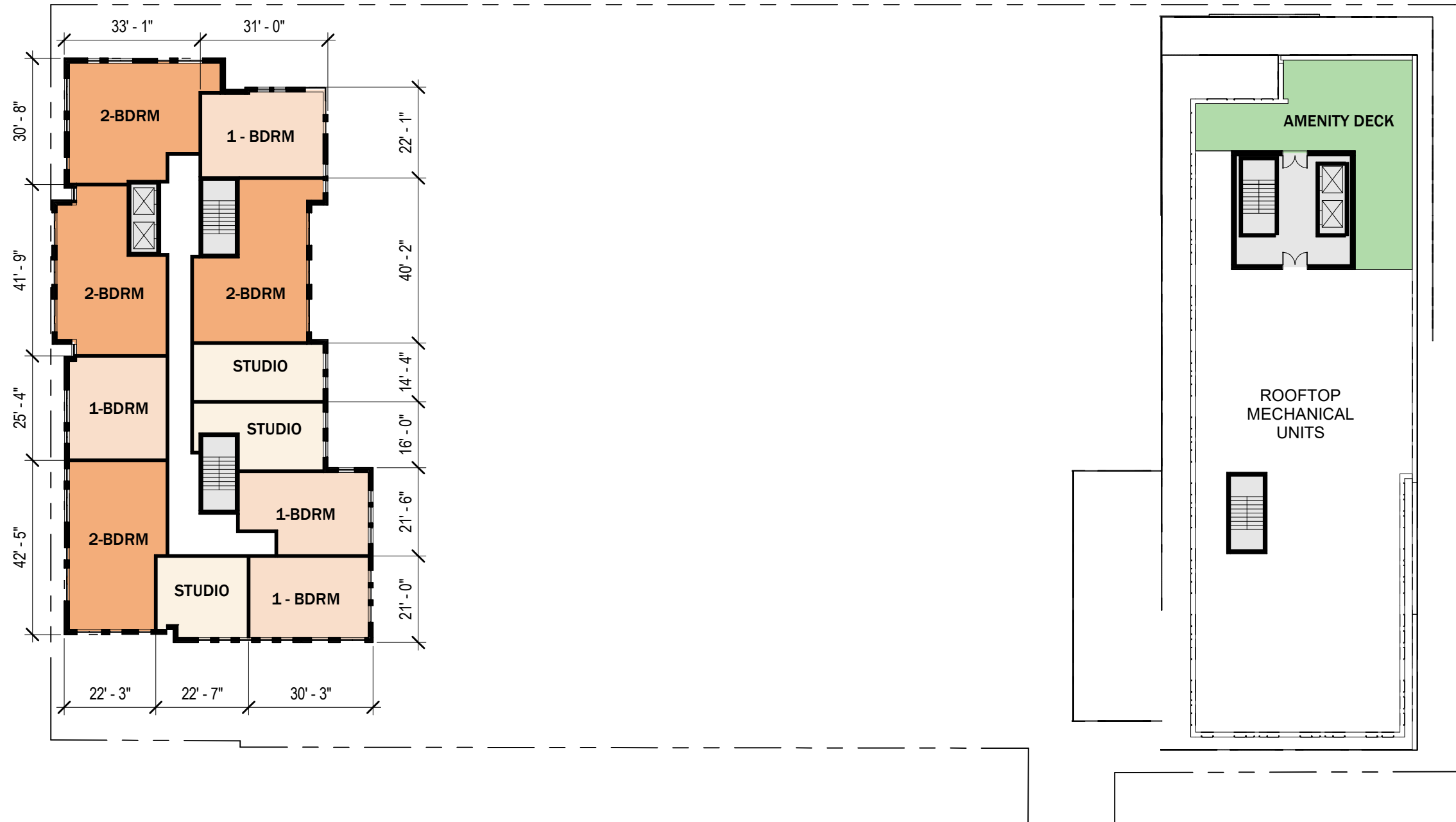
PROGRAM LEGEND

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- 1-BEDROOM
- 1-BEDROOM +
- 2-BEDROOM



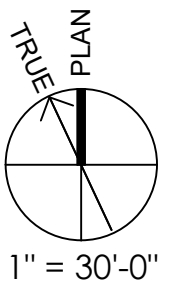
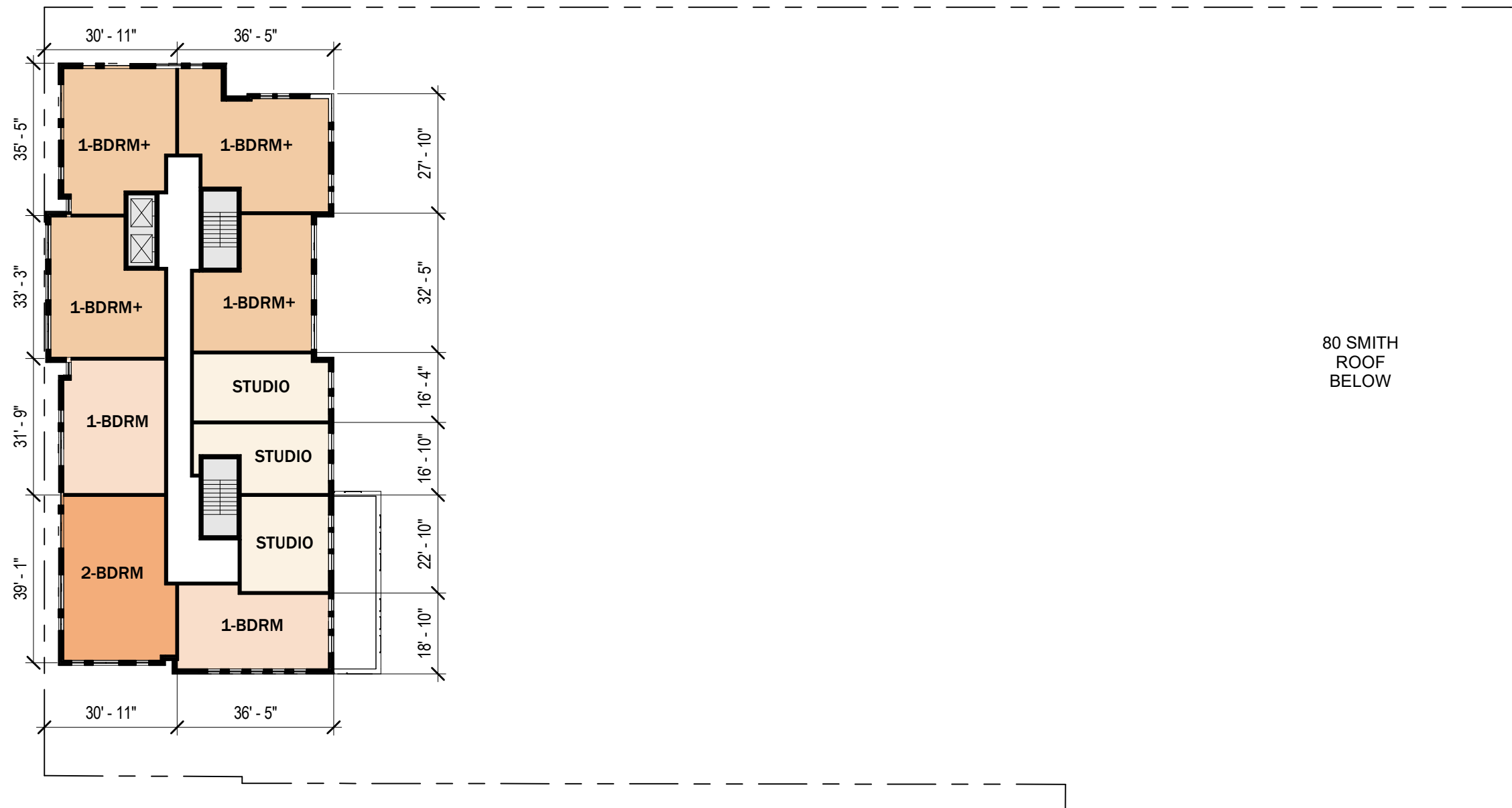
PROGRAM LEGEND

- CORE
- AMENITY DECK
- STUDIO
- 1-BEDROOM
- 2-BEDROOM



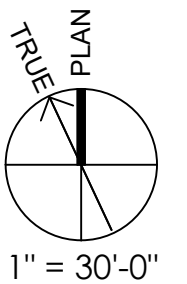
PROGRAM LEGEND

- CORE
- STUDIO
- 1-BEDROOM
- 1-BEDROOM +
- 2-BEDROOM



PROGRAM LEGEND

- CORE
- AMENITY DECK







extend existing streetwall

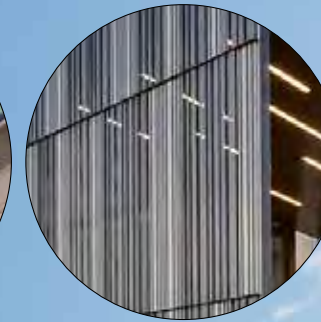
extrude contemporary tower

contextual base

active streetscape edge

detailing evokes character of existing campus

modern tower



panelized system; accent profiles



*masonry bays; inset panels;
accent colors imply depth*



contextual base

active streetscape edge

detailing evokes character of existing campus

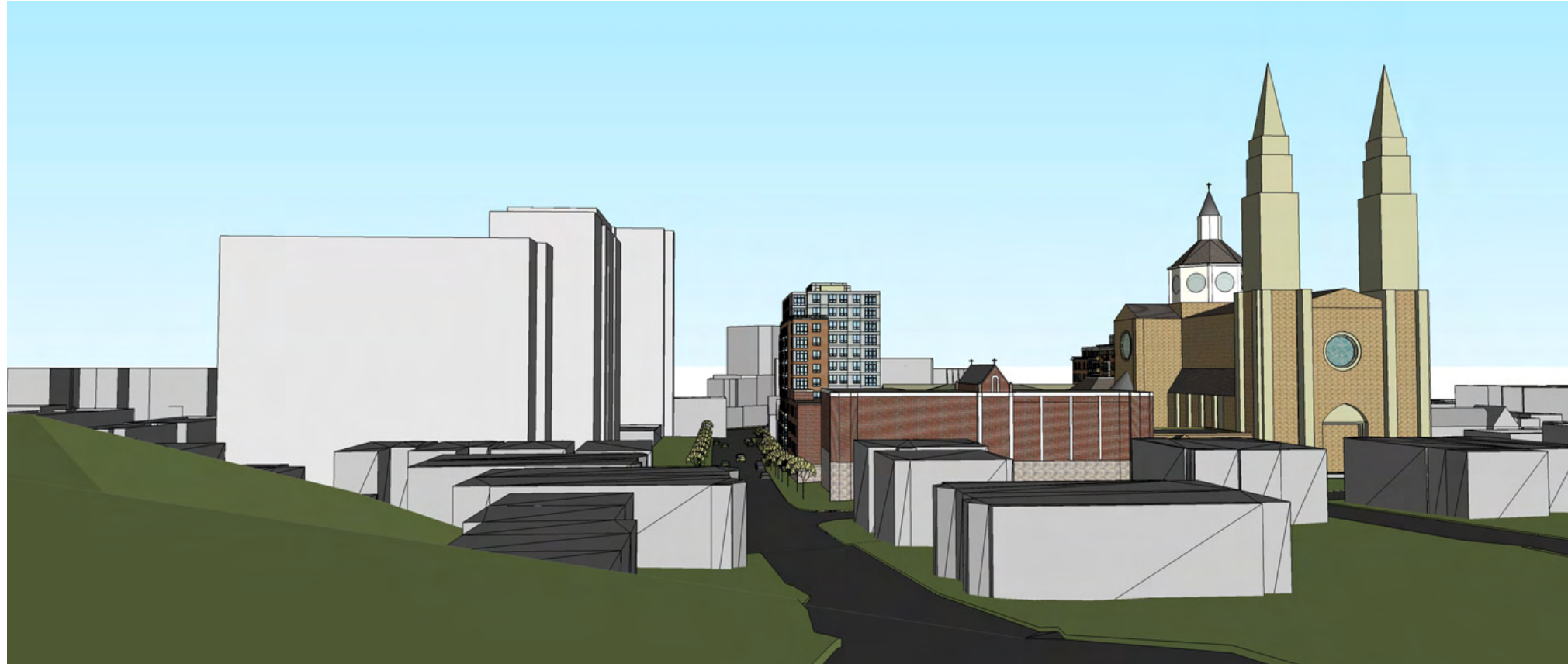
modern tower

massing steps down towards Basilica









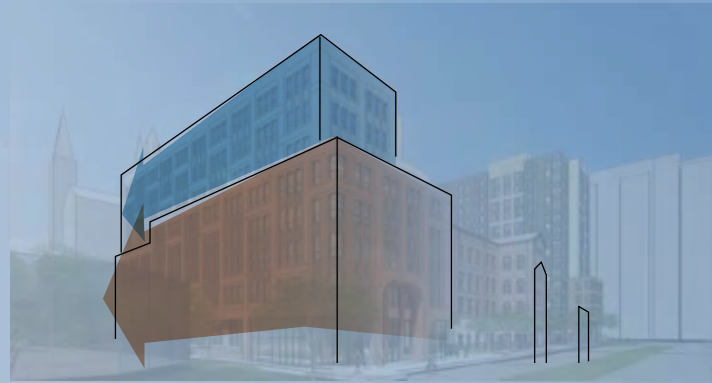


VIEW FROM TREMONT AND ST ALPHONSUS



VIEW FROM ST ALPHONSUS TOWARDS MISSION HILL





*coordinate streetwall and proportions of Smith St
wrap facade language around to park face
simplified 'weaving' language from St Alphonsus facade
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