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SITE LOCATION

Our proposal for the empty lot at 294 Sumner is to restore the continuity of the block with a new building. This site had a building on it in 2004, before being demolished and we think a new one should fill its void. This proposal is a mixed use project with the first floor devoted to commercial space and condominiums on the lowest and upper levels. To maintain the continuity of the street, the building should be 3 stories above Sumner and have no setback, consistent with 292& 296 Sumner st and the rest of the block.

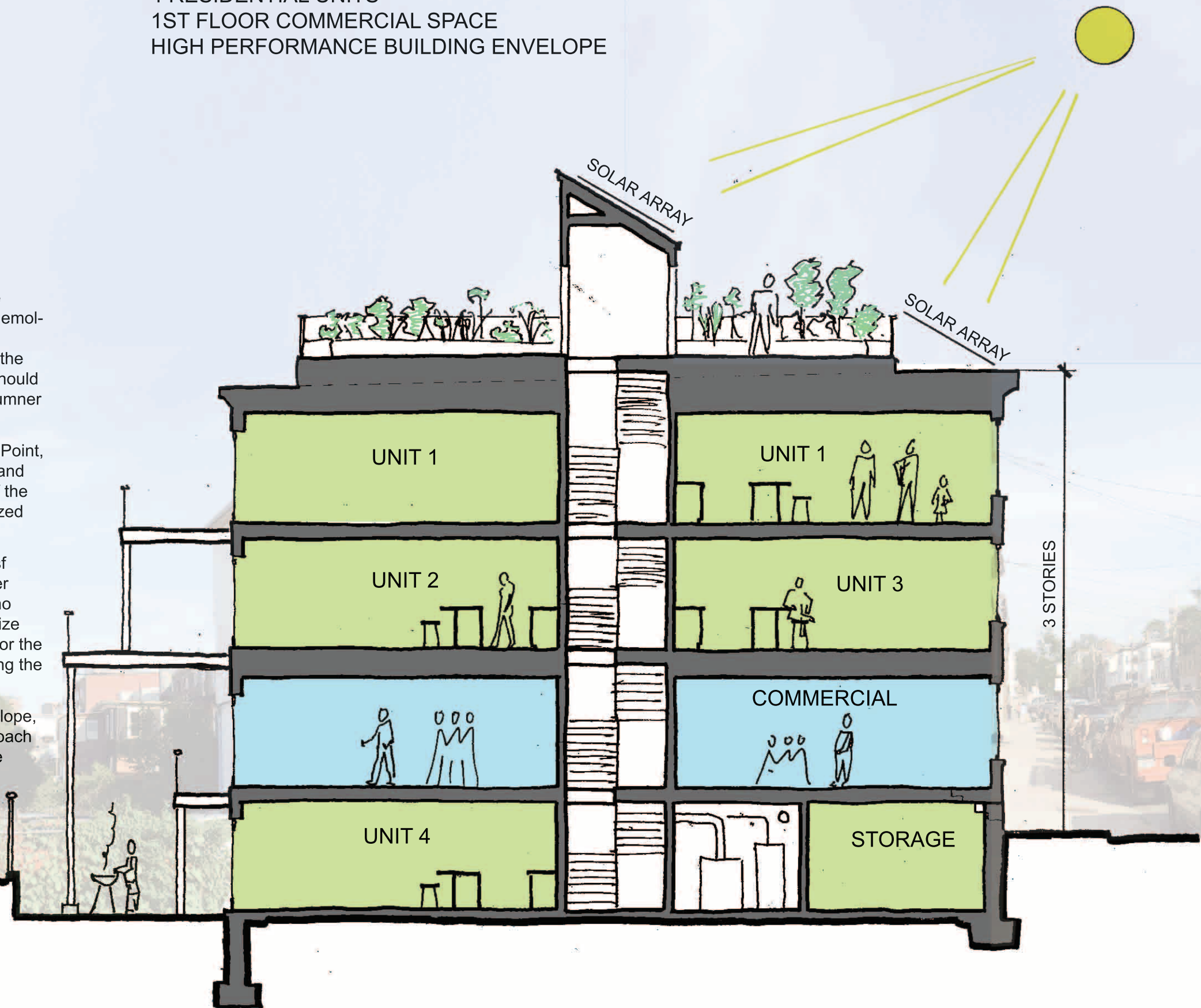
Commercial: This section of Sumner street is the commercial core of Jeffries Point, so the space on the first floor will help to activate this area. An idea we heard and liked is to make this a day care center. The location is on the way or not far off the route to work for most residents. The north west block of the site could be utilized as an outdoor space for the children.

Residential: We imagine one 1100 sf unit (2 bed, 2 bath) and three 400-600 sf units (1 bed, 1 bath). The smaller units will be sold at market rate, but the lower square footage will keep them reasonably priced for first time home buyers who want to plant roots in East Boston. They will be exquisitely designed to maximize every square foot. Three parking spots at the rear of the site will be available for the four units. Parking access will be a lane between 294 and 296 Sumner, utilizing the existing curb cut.

Sustainable Design: The building will have a high performance building envelope, gaining less heat in the summer and losing less heat in the winter. It will approach Passive House standards. A rooftop solar array will generate electricity for the building.

SUMNER LIVING

4 RESIDENTIAL UNITS
1ST FLOOR COMMERCIAL SPACE
HIGH PERFORMANCE BUILDING ENVELOPE



PROJECT TEAM:
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