

31 TUFTS ST

Community Presentation
March 30, 2021

E3 DEVELOPMENT LLC



WHAT WE

DO:

**URBAN
DESIGN
BUILD**



ACTIVISM ARCHITECTURE

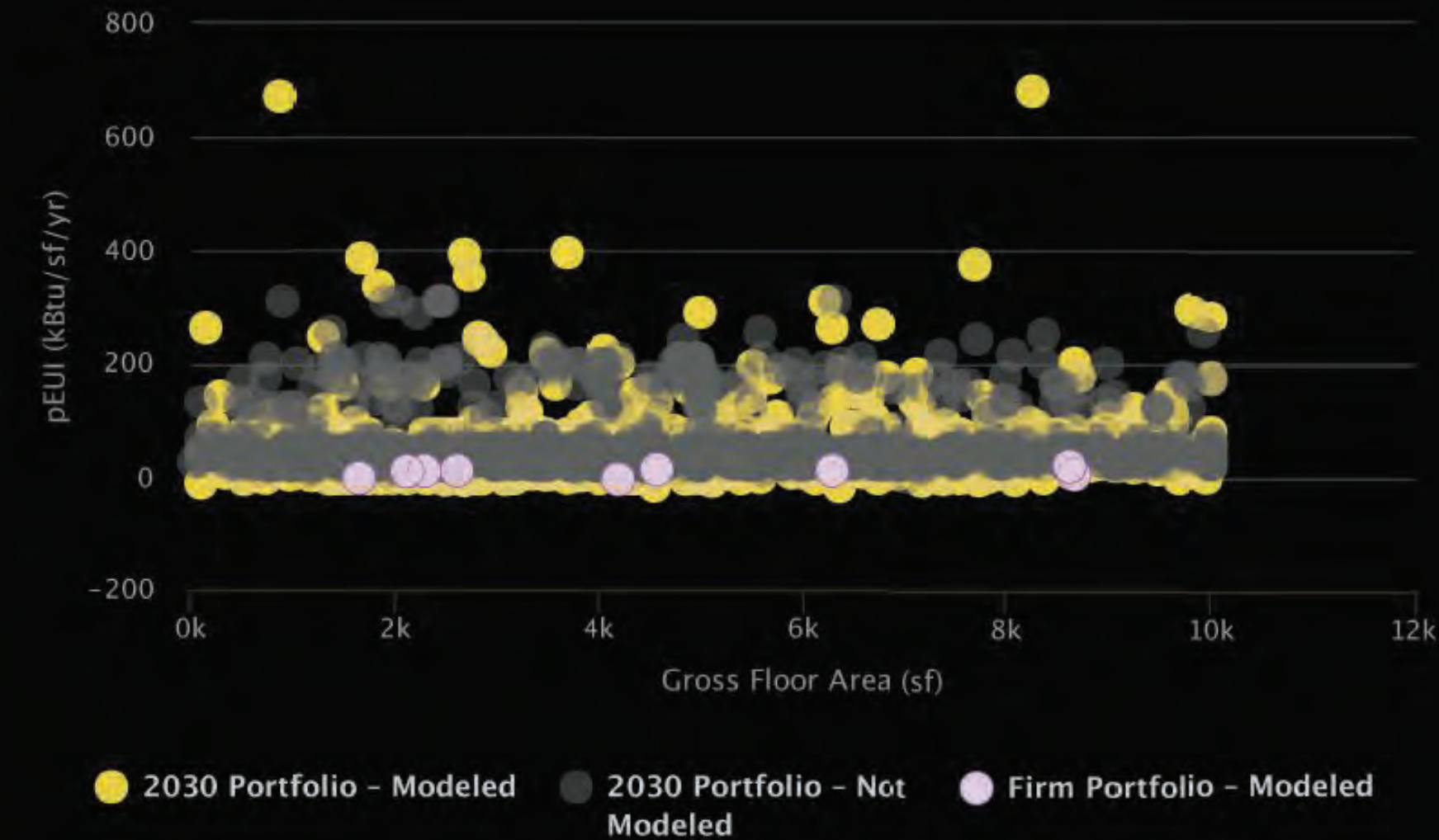


PT's mission is to facilitate Boston's rapid transition to Future Housing; healthy for the person, healthy for the community, healthy for the planet.

AIA 2030

Every project we've designed or built since founding in 2008 has been Passive House or Zero Net Energy.

Every project has exceeded the AIA 2030 goals.





1/4 MILE RADIUS = 5 MINUTE WALK

31 TUFTS ST

Glen Park

Early Childhood Center

Michael's Bar

Buddy's Takeout

Oliverira's Steak House

EAST SOMERVILLE FUTURE GREEN LINE STOP

Washington Street

Holiday Inn

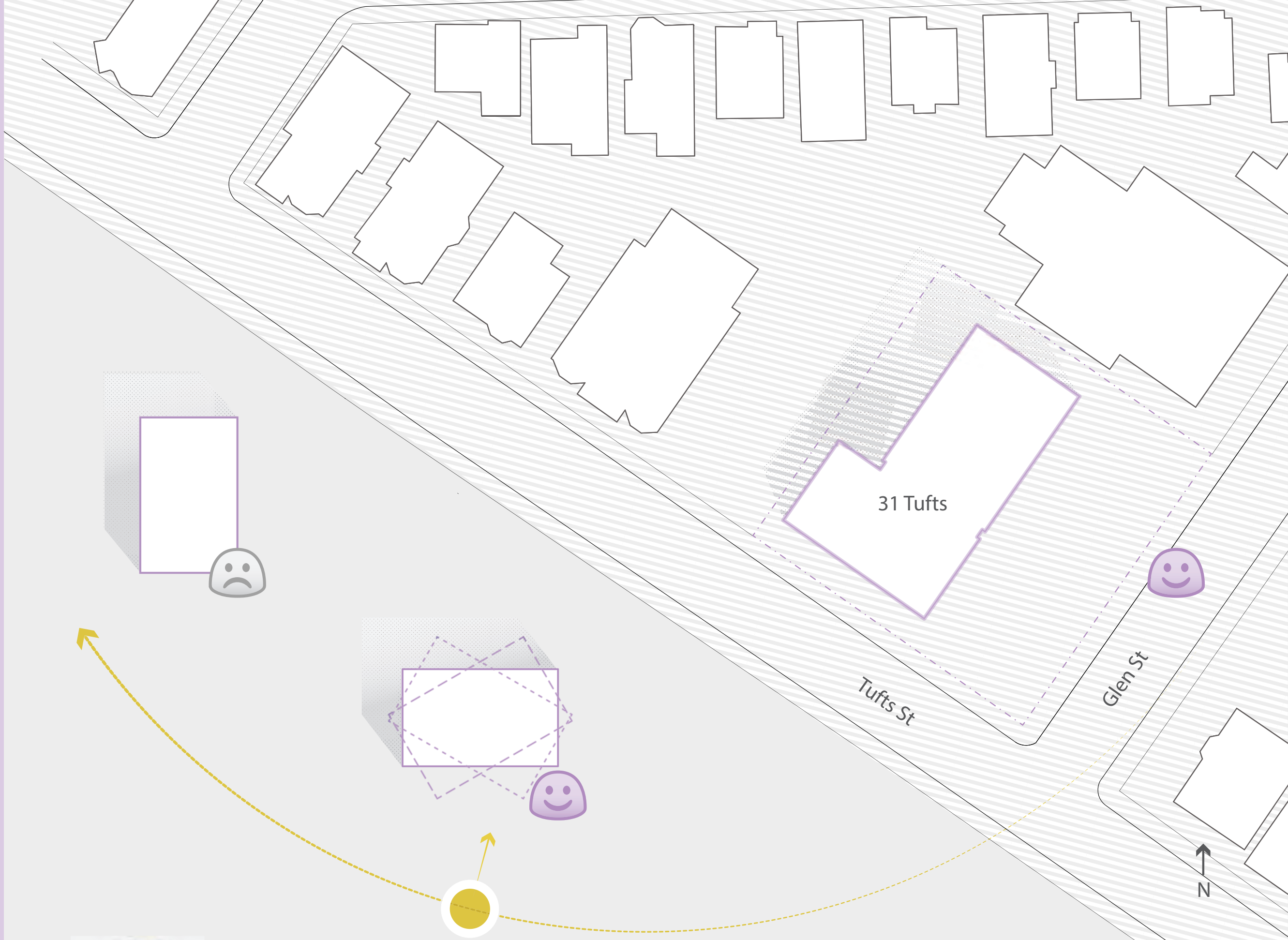
Veterinarian Hospital

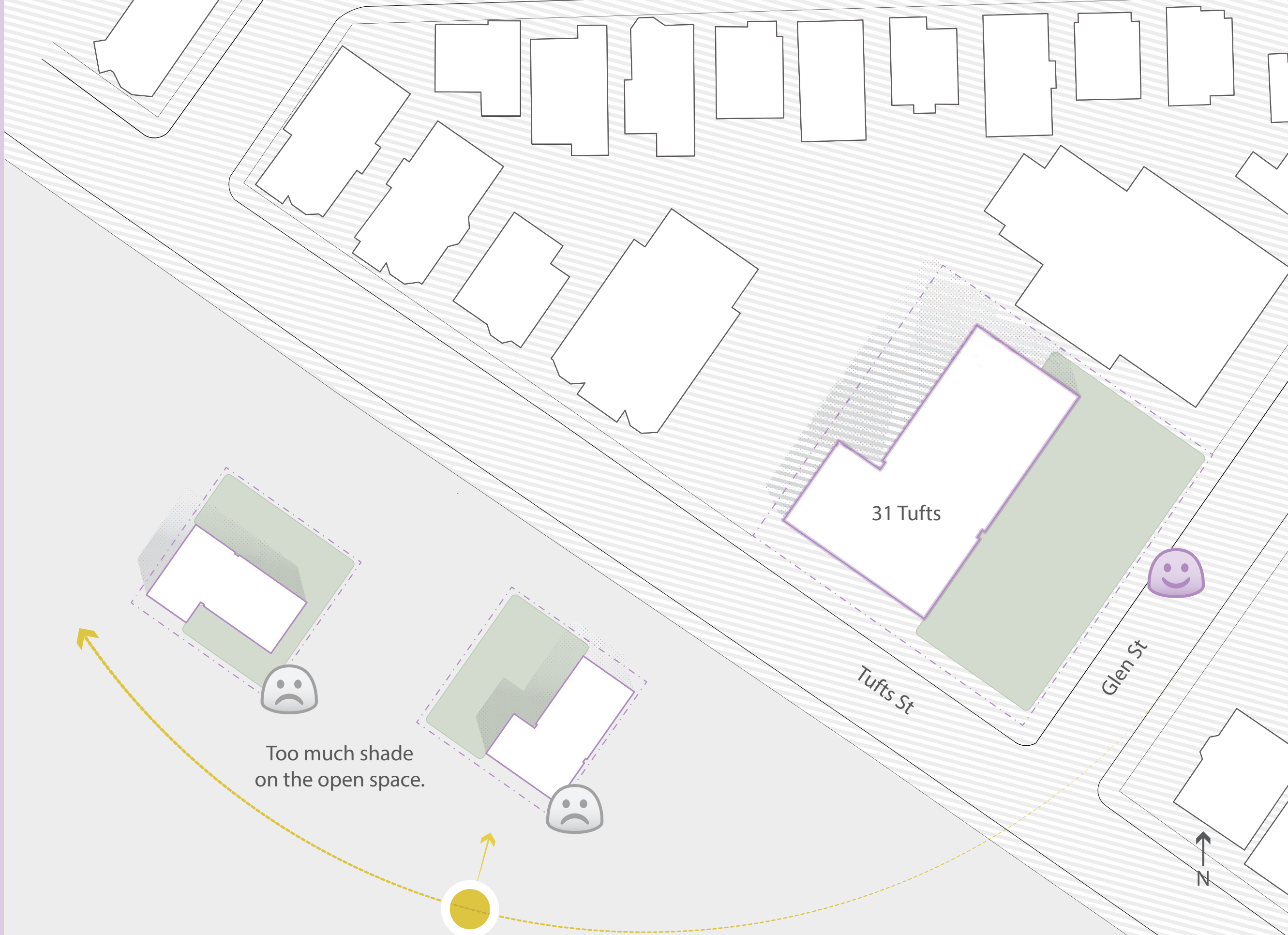


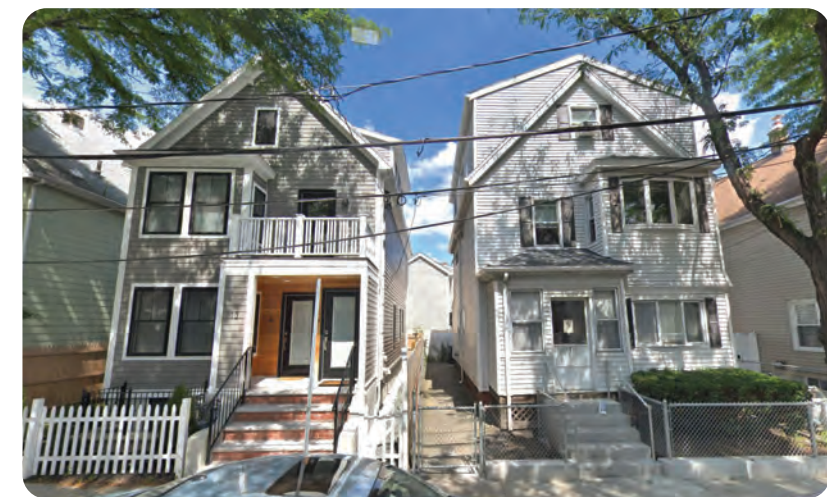






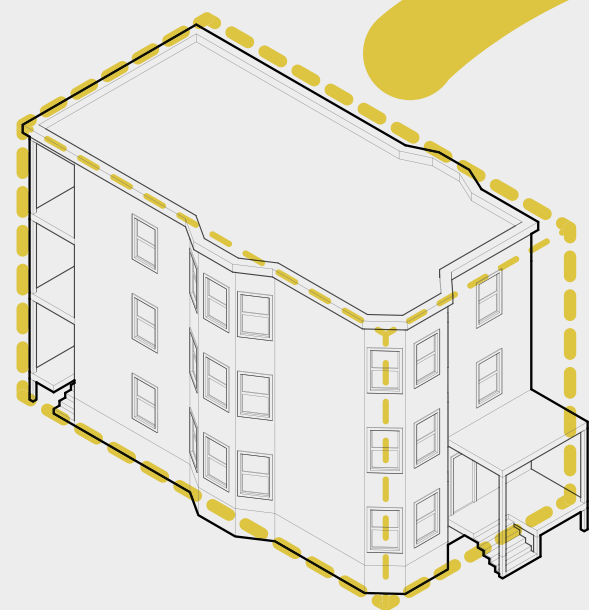




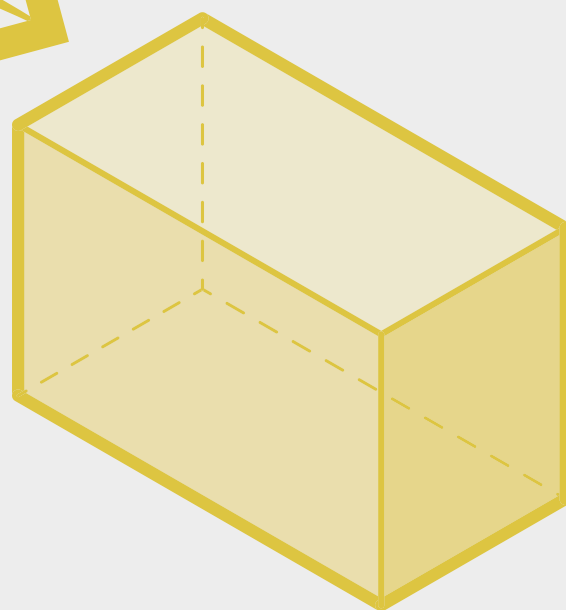




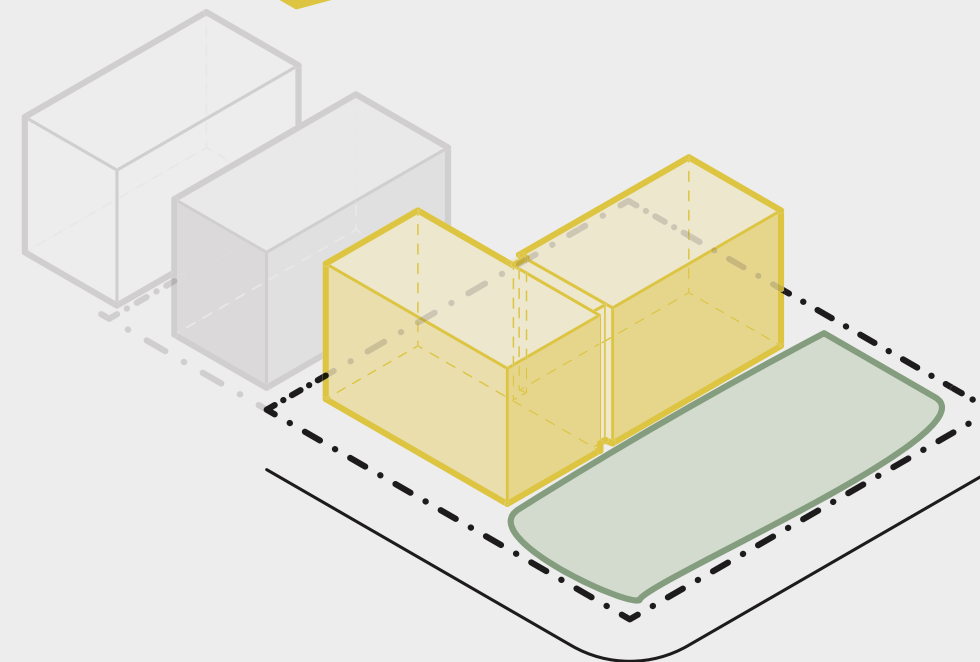
THE UBIQUITOUS “THREE-DECKER” OF THE SOMERVILLE AREA MAKES UP A HUGE PORTION OF THE TOTAL RESIDENCES IN THE CITY. IT IS ONLY FITTING THAT ITS GEOMETRY INSPIRES THIS PROJECT’S DESIGN, WHICH AIMS TO REPLICATE THE SCALE OF ITS CONTEXT WHILE PROVIDING MUCH IMPROVED PUBLIC OUTDOOR SPACE.



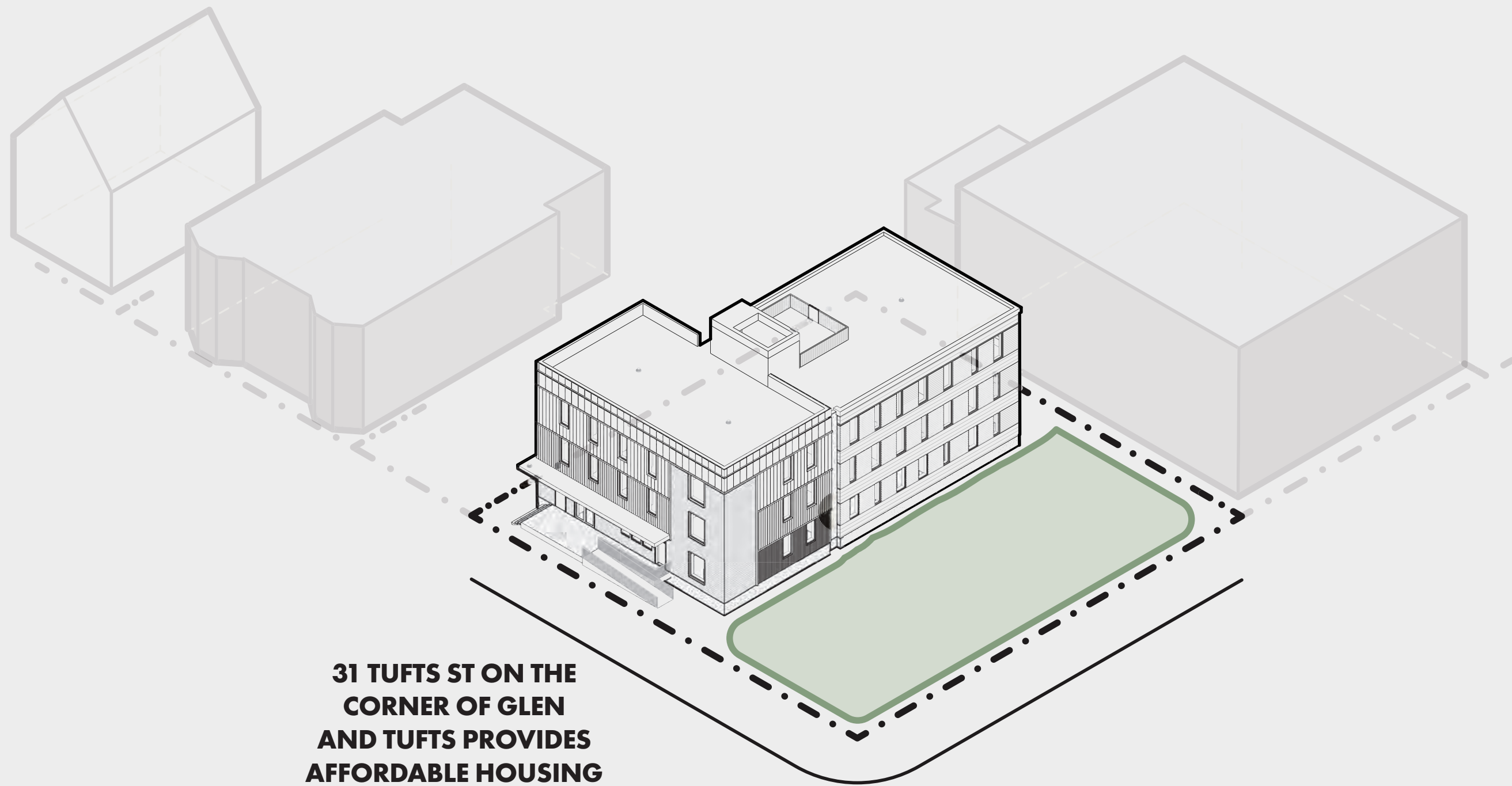
**THE UBIQUITOUS
"THREE-DECKER" OF
THE SOMERVILLE AREA.**



**ABSTRACTED VOLUME
OF THE THREE-DECKER
TO BE EMPLOYED BY 31
TUFTS DESIGN.**



**REARRANGED THREE-
DECKER VOLUMES
CREATE PUBLIC POCKET
PARK ON THE CORNER.**



**31 TUFTS ST ON THE
CORNER OF GLEN
AND TUFTS PROVIDES
AFFORDABLE HOUSING
AND APPEALING
OUTDOOR SPACE FOR
THE NEIGHBORHOOD.**







31 TUFTS BY THE NUMBERS

16 TOTAL UNITS

- (1) 3-BEDROOM
- (3) 2-BEDROOMS
- (4) 1-BEDROOMS
- (8) STUDIOS

APPROXIMATELY 14,016 GSF

4,672 GSF/FLOOR

APPROXIMATELY 5,000 SF POCKET PARK

16 BIKE PARKING SPACES

1/UNIT

