

11 TAFTHILL TERRACE

Article 80 - Small Project Review Application



Owner and Developer:
EBCPAC Development LLC
540 Gallivan Blvd,
Dorchester, MA 02124

May 30, 2019

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Project Team

Owner and Developer:

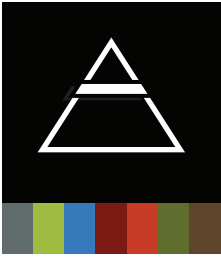
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ZEPHYR ARCHITECTS

May 30, 2019

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

**RE: Application for Article 80, Small Project Review
11 Taft Hill Terrace,
Roslindale, MA 02131**

Dear Director Golden,

EBCPAC Development LLC is pleased to submit this application for Small Project Review under Article 80, of the Boston Zoning Code, with respect to the proposed development at 11 Taft Hill Terrace in the Roslindale neighborhood of Boston.

The proponent's project contemplates the construction of 16 condominium units (two of which would be subject to the inclusionary development policy), on-site parking for 14 cars and has a gross square footage of approximately 25,950 square feet. The existing structure is a multi-family dwelling that is slated to be demolished and be replaced with a four-story building.

This project is transit oriented with close proximity to several bus lines to and from Forest Hills Orange Line Station as well as the Roslindale Village Commuter Rail Station. The site is adjacent to Municipal Lot #8 as well as within a short walk to Roslindale Village, a thriving commercial hub of businesses, Adams Park, and a Farmers Market. The surrounding area is a mix of multi family residential building as well as commercial and medical uses.

This proposal consists of the team members, project summary, Zoning Analysis and the proposed plans and elevations for the project.

The proposed development is a reflection of feedback and input from several local organizations and abutting neighbors. The project team met with the local community to discuss this project on several occasions.

Thank you for your time and consideration.

Sincerely,

Jason Arndt, AIA | LEED AP

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Cc: Jonathan Greeley, BPDA
Michael Christopher, BPDA
Michael Sinatra, BPDA
Ebony DaRosa, BPDA

Joseph Coppinger, Mayor's Office of Neighborhood Services
City Councilor Timothy McCarthy

Project summary

Site Information

The project site, Parcel #2000025000, 11 Taft Hill Terrace, is approximately 9,779 sf. As a part of this development the existing 3 story, six-family wood framed residential structure contained on the site will be demolished.

Project Cost and Financing

The estimated total cost of this project is \$4,500,000. It will be financed through a construction loan from Rockland Trust Bank

Proposed Project

The proposed project will house 16 Condominiums. The existing structure will be demolished and a single 4 story structure will be erected in its place. Level one will contain a single onebedroom ADA unit along with the entry lobby and 14 on-grage parking spaces contained within the building footprint. The three levels above will be a mix of 1 bedroom, 2 bedroom and 3 bedroom units.

Traffic and Parking Analysis

The proposed project includes 14 parking spaces. They are contained within the footprint of the building and are accessed from Taft Hill Terrace. 16 bicycle parking spaces will also be provided within the garage area.

The site is adjacent to Municipal Lot #8, as well as being in close proximity to both the Roslindale Village Commuter Rail station and numerous bus lines to the Forest Hill Orange Line T Station.

Building Statistics

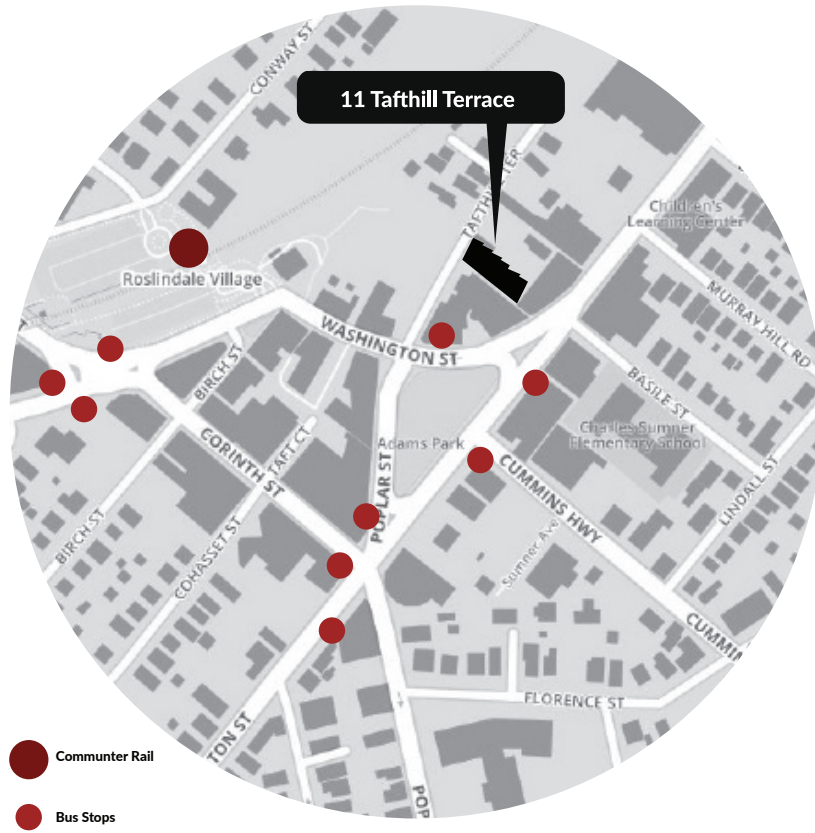
<u>Level 1</u>	<u>6,488 GFA</u>	<u>Parking Building Entry, and (1) 1 Bedroom Unit</u>
<u>Level 2</u>	<u>6,488 GFA</u>	<u>Residential - (1) 1 Bedroom Unit & (5) 2 Bedroom Units</u>
<u>Level 3</u>	<u>6,488 GFA</u>	<u>Residential - (1) 2 Bedroom Unit & (2) 3 Bedroom Units</u>
<u>Level 4</u>	<u>6,488 GFA</u>	<u>Residential - (1) 1 Bedroom Unit & (5) 2 Bedroom Units</u>
Total	25,952 GFA	16 Residential Units

Zoning analysis

ROSLINDALE NEIGHBORHOOD, 2F-5000

	Required	Proposed	Compliance
Min Area/Unit	8000 sq.ft.	(E) Lot 9775 sq.ft.	Variance Required
Lot Width	50'	66'	Yes
FAR	.5	2.1	Variance Required
Height	2.5 Stories / 35'	4 Stories / 43'	Variance Required
Usable Open Space	1750/Unit sq.ft.	2602 Total sq.ft.	Variance Required
Front Yard	20' / Street Alignment	6'-8" & 2'-2" @ Deck	Yes
Side Yard	10'	3' and 10'	Variance Requested
Rear Yard	40' / Building Alignment	5.0'	Variance Requested

Locus map



Aerial view

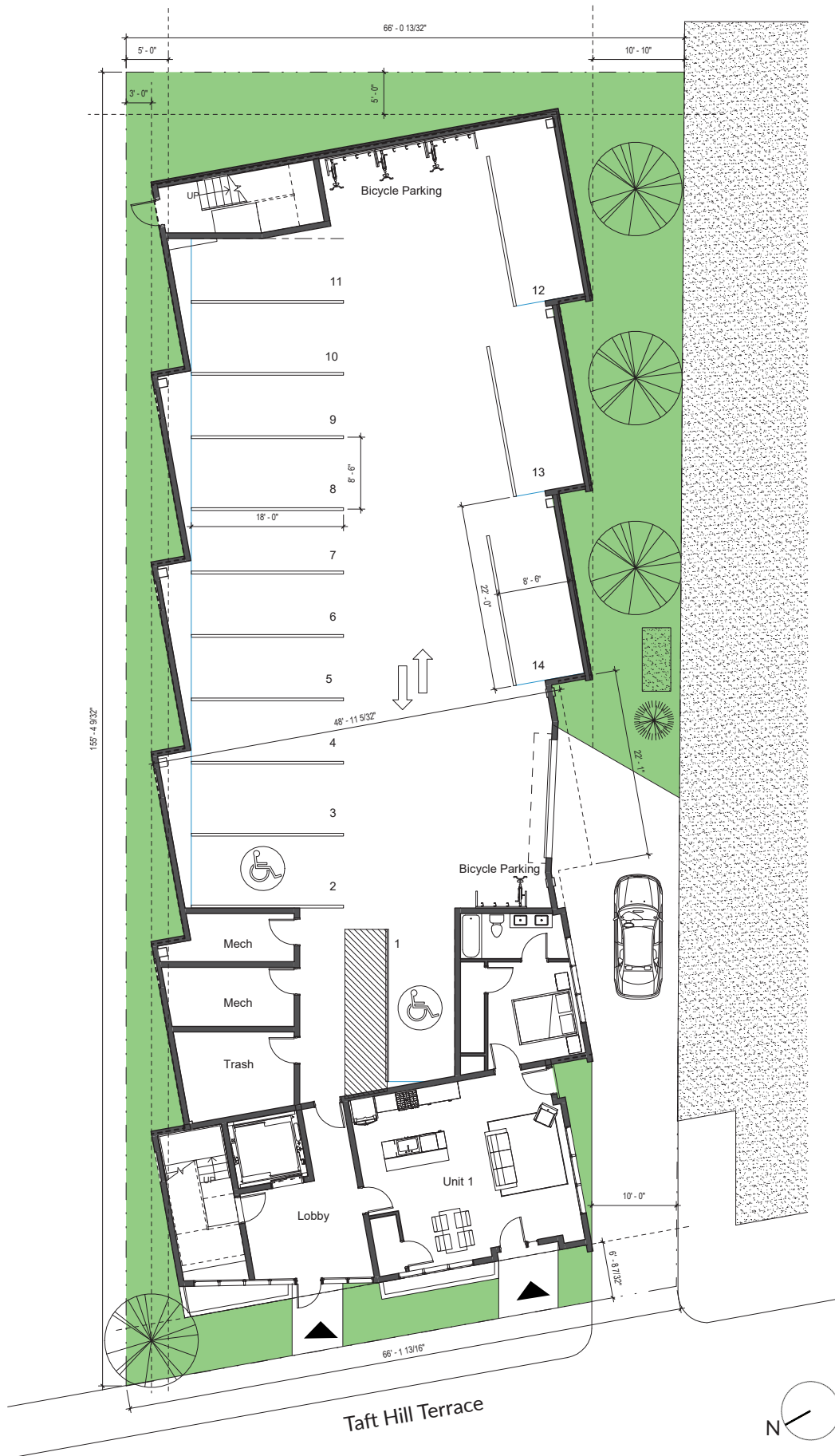




EXISTING - VIEW FROM TAFT HILL TERRACE



EXISTING - VIEW FROM REAR YARD TOWARDS WASHINGTON STREET



Level 1 - Proposed

1/8" = 1'-0"

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Level 2 - Proposed

1/8" = 1'-0"

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Level 3 - Proposed

1/8" = 1'-0"



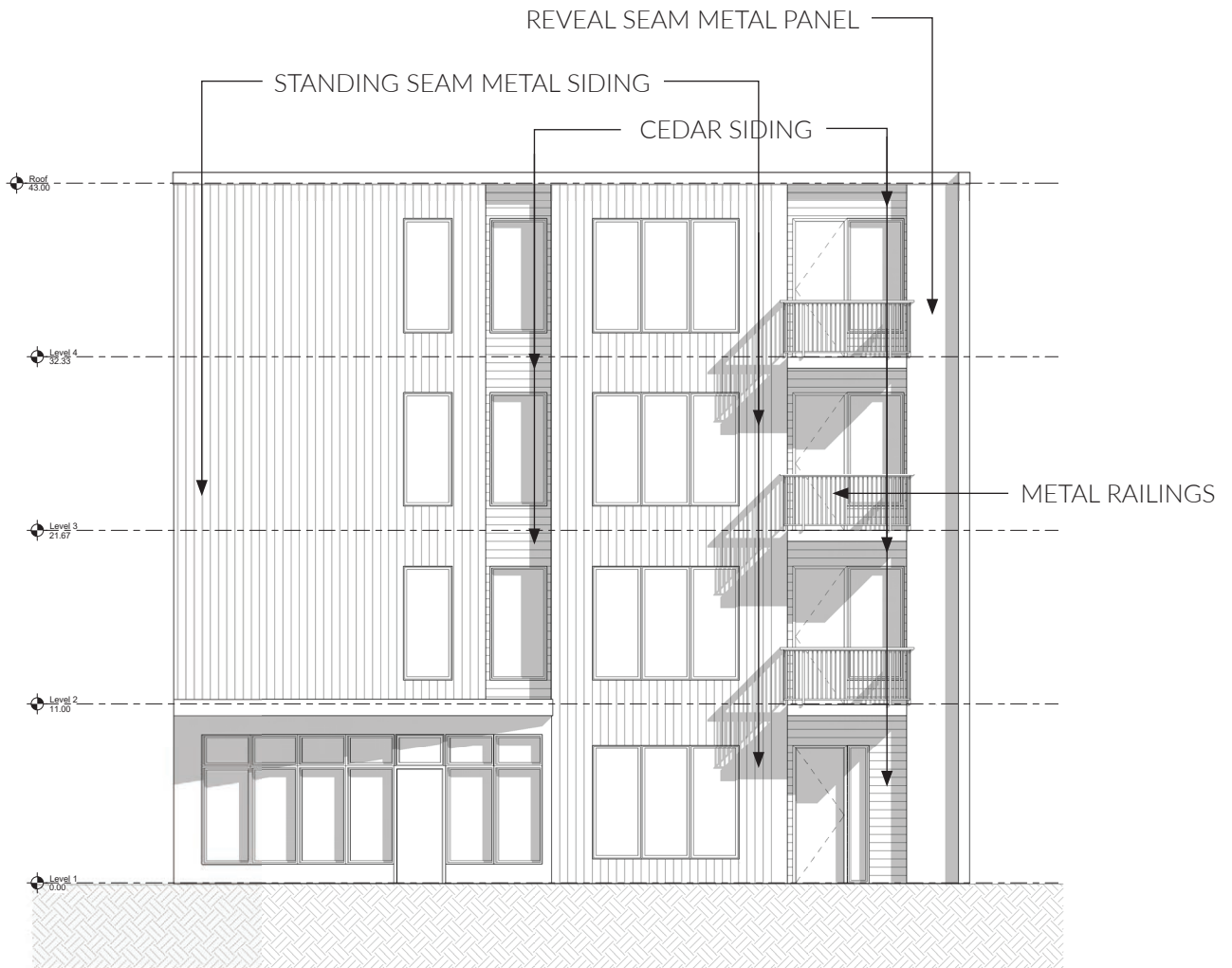
Level 4 - Proposed

1/8" = 1'-0"



Roof

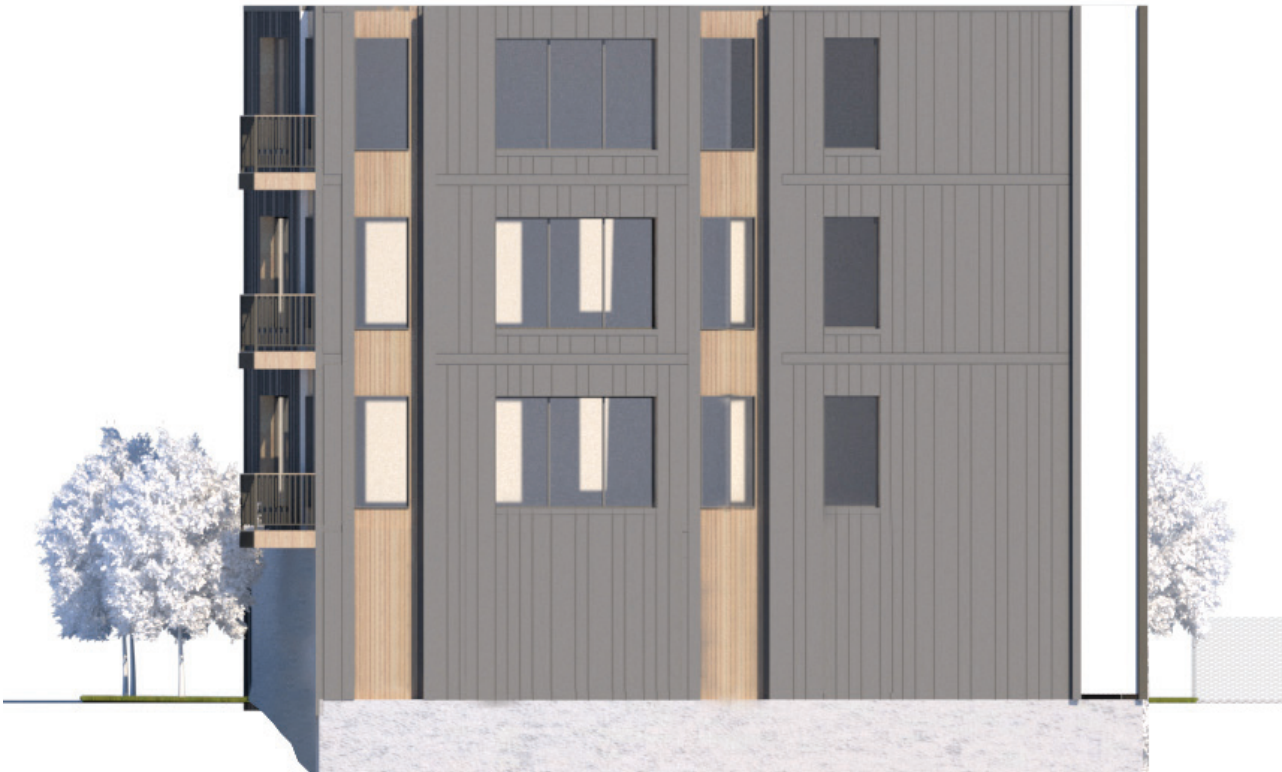
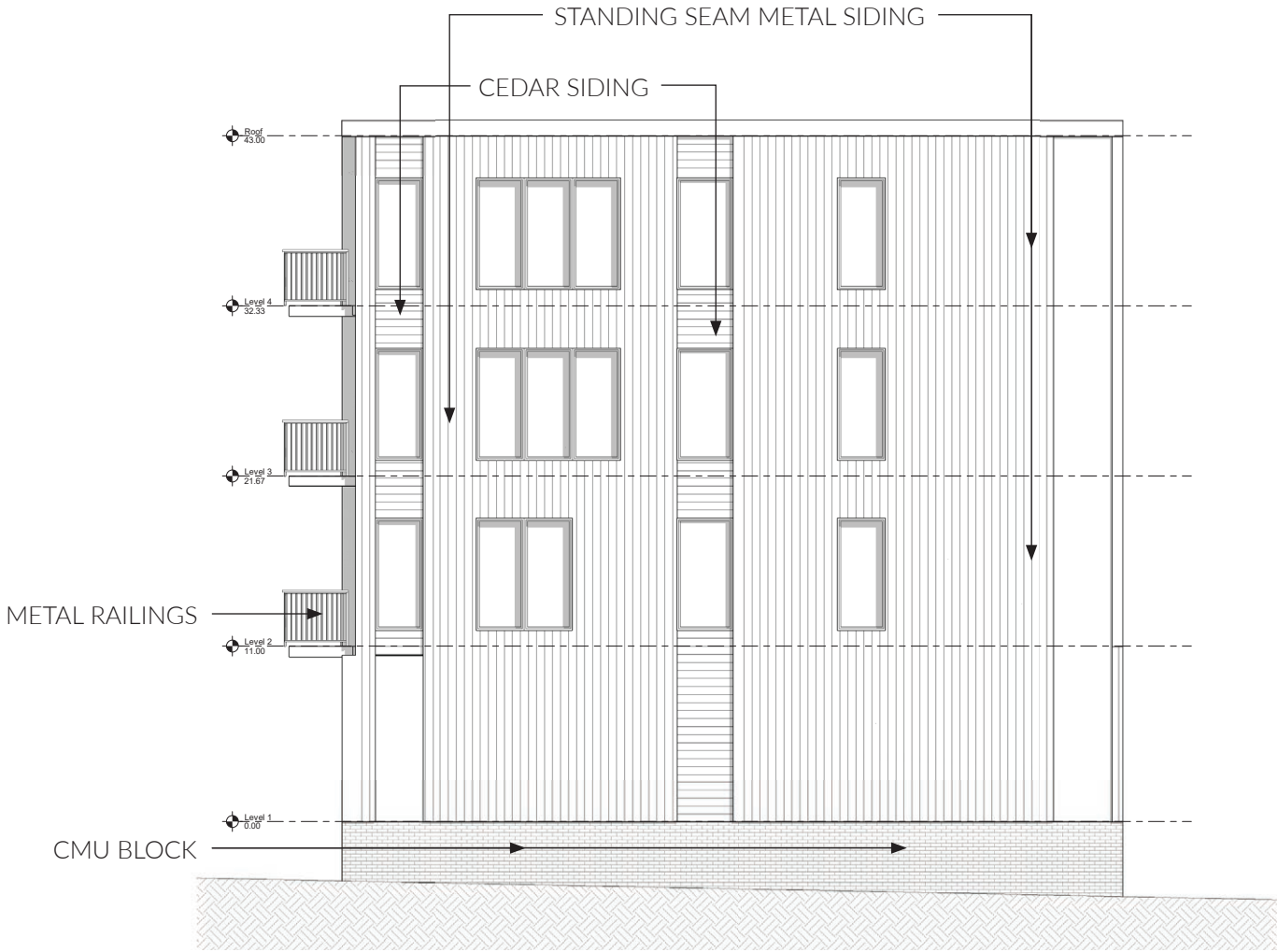
1/8" = 1'-0"



Elevation - West



Elevation - South



Elevation - East

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Elevation - North



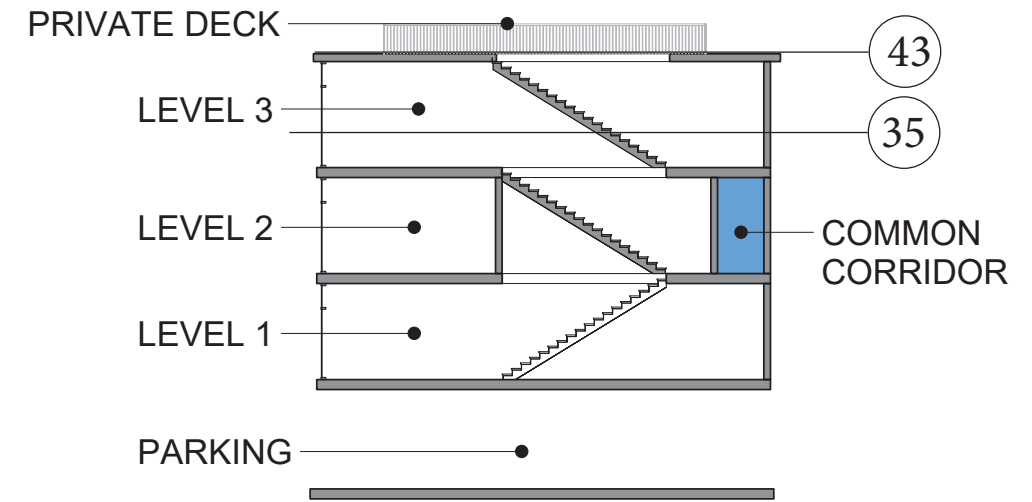
VIEW FROM BASTILLE STREET



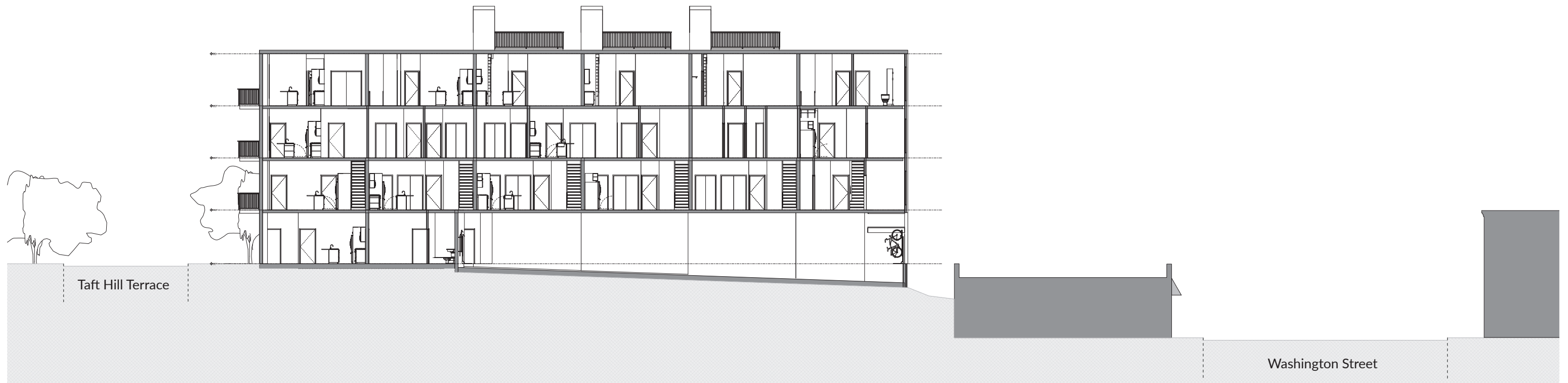
VIEW FROM ADAMS PARK



VIEW FROM TAFT HILL TERRACE



Section - Circulation



Section - Site