



Mr. Raul Duverge
Project Manager
Development Review
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, MA 02201

RE: **125 Sumner Street**
Project Revisions

Raul,

Please find the cover letter in support of the exhibits provided for 125 Sumner Street (plans by The Architectural Team, Inc. dated April 25, 2017 and landscape design exhibits by Halvorson Design Partnership dated April 27, 2017). These exhibits reflect revisions made since the last BPDA design meeting.

The most significant building changes occur at Building 1. At the request of the Boston Housing Authority, the unit mix for the 20 replacement units was revised to accommodate the needs of the existing residents. This resulted in the conversion of five 3-BR units to five 2-BR units. Instead of reducing the building size, two additional units have been provided within a similar footprint, which brings the total number of rental units to 22.

Additional revisions are canonized in the below response to the March 17, 2017 memo from Matthew Martin. In italics are the comments from the memo followed by the response.

1.) Sidewalk widths are either not shown (Sumner St.) or under the complete streets minimums as shown along Jacobbe Way. All sidewalks within the project scope must meet complete streets standards

Sidewalks indicated on the revised plans meet Boston Complete Streets guidelines. The sidewalk condition along the Havre Street extension has been revised to maximize planting areas. In lieu of providing minimal tree beds on each side of the street, a single more generous bed has been proposed on the east side. The revised configuration also increases the minimum planting beds depth from Building 1 to the Havre Street extension sidewalk from 4'-0" to 6'-0".

2.) The landscaped planting beds that run along the sidewalks on Sumner and Jacobbe have yet to be fully designed. Once compliant sidewalks have been added a fresh look should be taken for what can happen in these zones. Transformers, gas meters etc. should all be relocated to less visible locations either midblock or elsewhere for building 2. Consider an inside notch in the building or an otherwise less visible location. The raised planter along the edge of the outdoor patio for building 1 should be at least 5' in width in order to accommodate plantings that will be viable long term.

To accommodate the transformers, one parallel parking space located near Sumner Street was eliminated. This will allow for the transformers to be located above the flood elevation without having to berm the transformer pad; and will also allow for some adjacent plantings. The planting bed at the south of the Commons Patio is proposed to accommodate the community garden plots. This location from the west side of Building 1 will provide considerable more sunlight. The landscape architect shall provide images for other planting beds around the site.

3.) Due to the limited space available for sidewalks along Havre Street, the outdoor access ramps provided for building 1 should be either incorporated inside the building or possibly setback away from the edge of the sidewalk to allow for a more generous sidewalk condition at the two entry points to the building. In either case, a more generous sidewalk beyond the minimum requirements of Complete Streets should exist in front of the entrances. Furthermore, the ramps proposed for Building 2 near Sumner Street should be moved away from the corner and possibly combined so as to limit their length along the public sidewalk.

At Building 1, the revised configuration allows for more space from the sidewalk to the resident entries. At Building 2, modifications to the building interior to accommodate interior ramps has reduced the required the exterior ramp length. The assembly of the ramps at this location has been re-oriented to be integrated into the architectural design with its location directly below the projecting bay above.

4.) Building 1 in plan is essentially a long rectangle, and we'd like to have you break up the mass of the building by setting the middle section of the building back several feet. The building has already been architecturally broken into three parts along Havre St. so this would follow along with the existing language of the building but also provide a more generous space for residents to ingress and egress at the building's two entrances.

This has been addressed by pushing the central section of the Building back by 3'-0". This not only further breaks down the massing but also provides a planting buffer between the sidewalk and entrance ramp and provides more space between the sidewalk and resident entries. An additional stoop entry has been incorporated to provide access to the added units located on the upper floor.

5.) Building 1 currently does not have a unique floor plan to allow for more windows for the end units facing Sumner and Jacobbe road. It's important that the end units have a more formal "front" building facade not only on Havre and Clippership Lane, but also addressing the busier streets at the ends of the block.

The 2-BR unit layout closest to Sumner Street has been modified to allow for an additional window at the kitchen. At the 3-BR unit located at the south, additional windows were provided both at the kitchen and at the projecting corner element.

6.) The current renderings show what appears to be a concrete base (or similar) for both buildings. It's unclear what the finish condition will be at this area but it's important that robust finish materials be used at the areas (not poured concrete). Most of the current exterior materials proposed for the buildings are fiber cement products which would not work well at the base of the building, so it will be important to develop some alternate finish materials that can be used at the base. The final building design should incorporate a mixture of materials which will allow for a richer exterior facade to be produced.

Exposed foundation areas are proposed to be faced with dimensional limestone cladding or similar material. Final selections to be determined.

125 Sumner Street
Project Revisions
April 25, 2017
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Sincerely,

The Architectural Team, Inc.



Andrew N Stebbins LEED AP
Senior Project Manager

cc: Chris Fleming, Andrew Colbert/ Winn Development
Vita Shklovsky/Lendlease
Jamie Fay, Robert Ricchi/Fort Point Associates
Robert Adams, Shannon Lane/ Halvorson Design Partnership

125 Sumner BPDA Design Session

Mixed Income
Housing Project



Existing Conditions



Existing Conditions



Photograph 1: View of the Site looking southeast along Sumner Street



Photograph 3: View of the Site looking west from Clipper Ship Lane



Photograph 2: View of the Site looking southwest from Sumner Street along Clipper Ship Lane



Photograph 4: View of the Site looking northwest from the corner of Clipper Ship Lane and Jacobbe Road

Design Adjustments

- **Building 1 Unit Count/Mix:** BHA requested a change in the unit mix for the 20 replacement units in order to meet the needs of the current residents; by converting five of the 3-BR units to 2-BR units. Instead of reducing the building size, two additional affordable rental units are being proposed (one 1-BR and one 2-BR).
- **Street Trees :** The street trees along the Havre Street extension have been reconfigured to be located on only on the east side. Benefits: 1) allows for deeper tree pit/planting zone, which helps long-term viability. 2) trees are not subject to swinging car doors and landscape zone less likely to be subject to foot traffic.
- **Boston Complete Streets:** all sidewalks meet Boston Complete Street guidelines.
- **Community Gardens relocation:** the community garden plots are proposed to be relocated from the west of Building 1 to the south of the community garden. This location will afford more sun exposure to the gardens.
- **Transformer relocation:** one parallel parking space closest to Sumner Street has been eliminated in order to accommodate transformers. Benefits: 1) transformer pads are now above the flood elevation without having to berm up, 2) there is more room for plantings adjacent to the transformers than the previous locations.
- **Added windows:** windows were added to each end of Building 2 to provide more life to each of those street elevations.

Design Adjustments

- **Building 1 Unit Count/Mix:** BHA requested a change in the unit mix for the 20 replacement units in order to meet the needs of the current residents by converting five of the 3-BR units to 2-BR units. Instead of reducing the building size, two additional affordable rental units are being proposed (one 1-BR and one 2-BR).

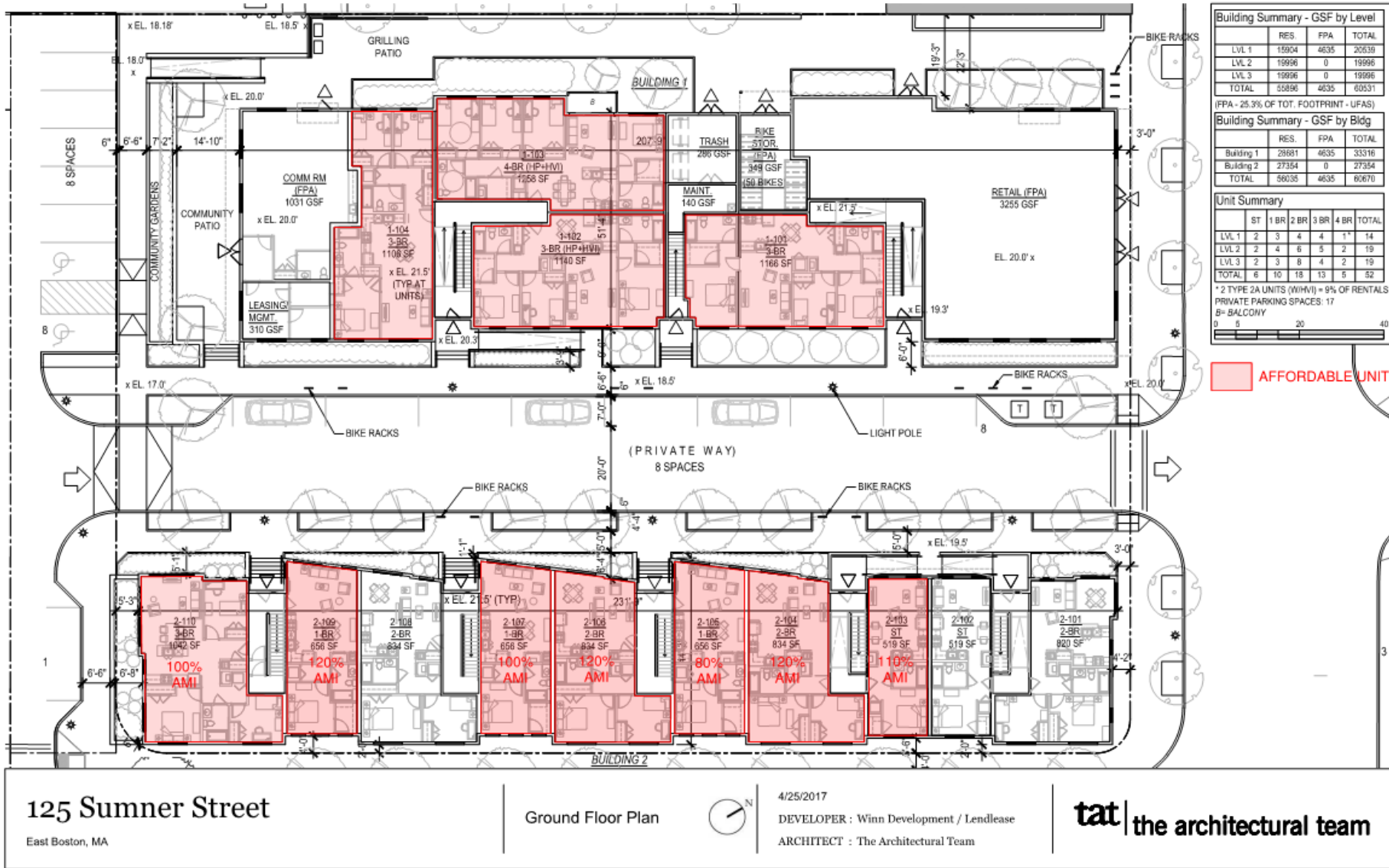
Project Program - Original

| Project Element | Approximate Dimension |
|------------------------------------|--|
| Land Area | 1.1 Acres |
| Building 1 | |
| Residential SF | 29,189 SF |
| Units | 20 affordable BHA rental units |
| Unit Mix | 15 – 3BRs, 5 – 4BRs |
| Common Amenity / FPA SF | 4,809 SF |
| Total Square Footage | 33,998 SF |
| Building Height / Stories | 35 feet / 3 stories |
| Building 2 | |
| Residential SF | 27,354 SF |
| Units | 30 mixed-income condominium units |
| Unit Mix | 6 – Studios, 9 – 1BRs, 12 – 2BRs, 3 – 3BRs |
| Building Height / Stories | 35 feet / 3 stories |
| Project Totals | |
| Building 1 + 2 Totals | 50 units / 61,352 SF |
| Parking and Bicycle Storage | |
| Parking | 18 Spaces |
| Covered Bicycle Storage | 40 spaces |

Project Program - Revised

| Project Element | Approximate Dimension |
|------------------------------------|---|
| Land Area | 1.1 Acres |
| Building 1 | |
| Residential SF | 28,691 SF |
| Units | 22 affordable BHA rental units |
| Unit Mix | 1 – 1BR, 6 – 2BRs, 10 – 3BRs, 5 – 4BRs |
| Common Amenity / FPA SF | 4,635 SF |
| Total Square Footage | 33,316 SF |
| Building Height / Stories | 35 feet / 3 stories |
| Building 2 | |
| Residential SF | 27,354 SF |
| Units | 30 mixed-income condominium units |
| Unit Mix | 6 – Studios, 9 – 1BRs, 12 – 2BRs, 3 – 3BRs |
| Building Height / Stories | 35 feet / 3 stories |
| Project Totals | |
| Building 1 + 2 Totals | 52 units / 60,670 SF |
| Parking and Bicycle Storage | |
| Parking | 17 Spaces |
| Covered Bicycle Storage | 50 Spaces |

Affordable Unit Locations- Revised



Building Summary - GSF by Level

| | RES | FPA | TOTAL |
|-------|-------|------|-------|
| LVL 1 | 15904 | 4635 | 20539 |
| LVL 2 | 15996 | 0 | 15996 |
| LVL 3 | 15996 | 0 | 15996 |
| TOTAL | 55896 | 4635 | 60531 |

(FPA - 25.3% OF TOT. FOOTPRINT - UFAS)

Building Summary - GSF by Bldg

| | RES | FPA | TOTAL |
|------------|-------|------|-------|
| Building 1 | 29881 | 4635 | 33516 |
| Building 2 | 27354 | 0 | 27354 |
| TOTAL | 56035 | 4635 | 60670 |

Unit Summary

| | ST | 1 BR | 2 BR | 3 BR | 4 BR | TOTAL |
|-------|----|------|------|------|------|-------|
| LVL 1 | 2 | 3 | 4 | 4 | 1 | 14 |
| LVL 2 | 2 | 4 | 6 | 5 | 2 | 19 |
| LVL 3 | 2 | 3 | 8 | 4 | 2 | 19 |
| TOTAL | 6 | 10 | 18 | 13 | 5 | 52 |

* 2 TYPE 2A UNITS (W/HV) = 9% OF RENTALS
PRIVATE PARKING SPACES: 17
B= BALCONY
0 5 20 40

AFFORDABLE UNIT

Affordable Unit Locations- Revised



| Building Summary - GSF by Level | | | |
|---------------------------------|-------|------|-------|
| | RES | FPA | TOTAL |
| LVL 1 | 15904 | 4635 | 20539 |
| LVL 2 | 15996 | 0 | 15996 |
| LVL 3 | 15996 | 0 | 15996 |
| TOTAL | 55896 | 4635 | 60531 |

(FPA - 25.3% OF TOT. FOOTPRINT - UFAS)

| Building Summary - GSF by Bldg | | | |
|--------------------------------|-------|------|-------|
| | RES | FPA | TOTAL |
| Building 1 | 29681 | 4635 | 33316 |
| Building 2 | 27354 | 0 | 27354 |
| TOTAL | 56035 | 4635 | 60670 |

| Unit Summary | | | | | | |
|--------------|----|------|------|------|------|-------|
| | ST | 1 BR | 2 BR | 3 BR | 4 BR | TOTAL |
| LVL 1 | 2 | 3 | 4 | 4 | 1 | 14 |
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PRIVATE PARKING SPACES: 17
B= BALCONY
0 5 20 40

AFFORDABLE UNIT

Affordable Unit Locations- Revised



125 Sumner Street

East Boston, MA

Third Floor Plan



4/25/2017

DEVELOPER : Winn Development / Leaselease

ARCHITECT : The Architectural Team

tat | the architectural team

HALVORSON DESIGN
PARTNERSHIP



tat the architectural team

WinnCompanies

Affordable Unit Locations- Revised

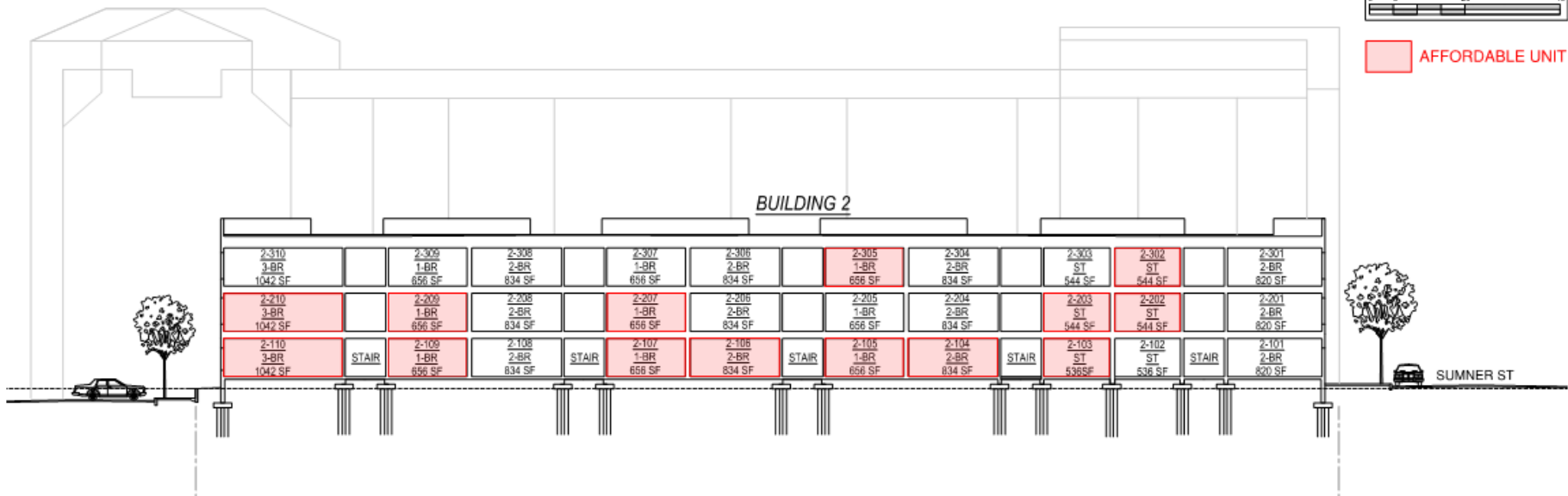
| Building Summary - GSF by Level | | | |
|---------------------------------|-------|------|-------|
| | RES. | FPA | TOTAL |
| LVL 1 | 15904 | 4635 | 20539 |
| LVL 2 | 19996 | 0 | 19996 |
| LVL 3 | 19996 | 0 | 19996 |
| TOTAL | 55896 | 4635 | 60531 |

(FPA - 25.3% OF TOT. FOOTPRINT - UFAS)

| Building Summary - GSF by Bldg | | | |
|--------------------------------|-------|------|-------|
| | RES. | FPA | TOTAL |
| Building 1 | 28681 | 4635 | 33316 |
| Building 2 | 27354 | 0 | 27354 |
| TOTAL | 56035 | 4635 | 60670 |

| Unit Summary | | | | | | |
|--------------|----|------|------|------|------|-------|
| | ST | 1 BR | 2 BR | 3 BR | 4 BR | TOTAL |
| LVL 1 | 2 | 3 | 4 | 4 | 1* | 14 |
| LVL 2 | 2 | 4 | 6 | 5 | 2 | 19 |
| LVL 3 | 2 | 3 | 8 | 4 | 2 | 19 |
| TOTAL | 6 | 10 | 18 | 13 | 5 | 52 |

* 2 TYPE 2A UNITS (WHVI) = 9% OF RENTALS
PRIVATE PARKING SPACES: 17
B= BALCONY
0 5 20 40



AFFORDABLE UNIT

| | | |
|---|---------------------------|--|
| <p>125 Sumner Street East Boston, MA</p> | <p>Building 2 Section</p> | <p>4/25/2017 DEVELOPER : Winn Development / Lendlease ARCHITECT : The Architectural Team</p> |
|---|---------------------------|--|

tat | the architectural team

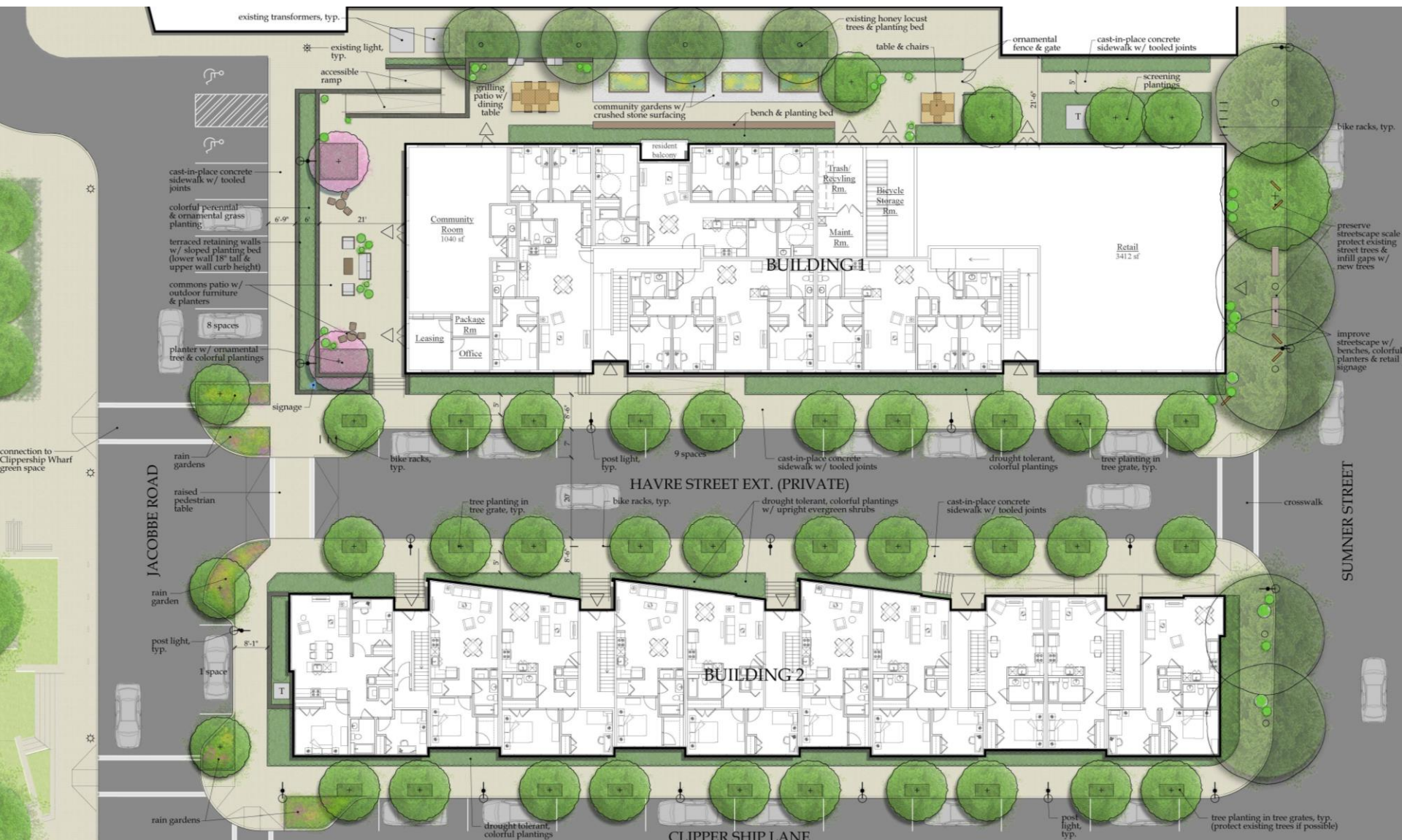
HALVORSON DESIGN
PARTNERSHIP



tat the architectural team

WinnCompanies

Site Plan – Original



Site Plan - Revised

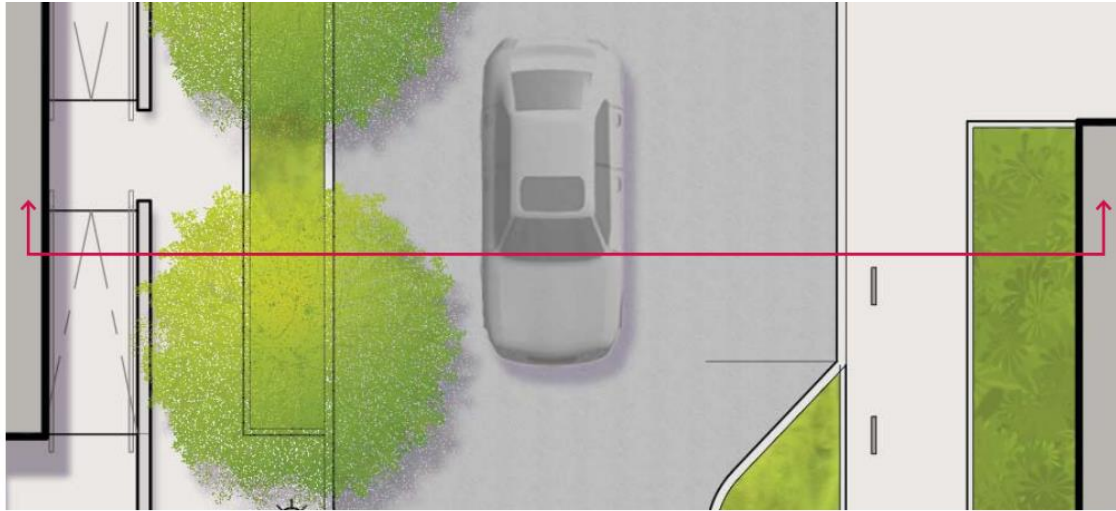


Streetscape

- **Street Trees :** The street trees along the Havre Street extension have been reconfigured to be located on only on the east side. Benefits: 1) allows for deeper tree pit/planting zone, which helps long-term viability. 2) trees are not subject to swinging car doors and landscape zone less likely to be subject to foot traffic.
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Proposed Streetscape Layout



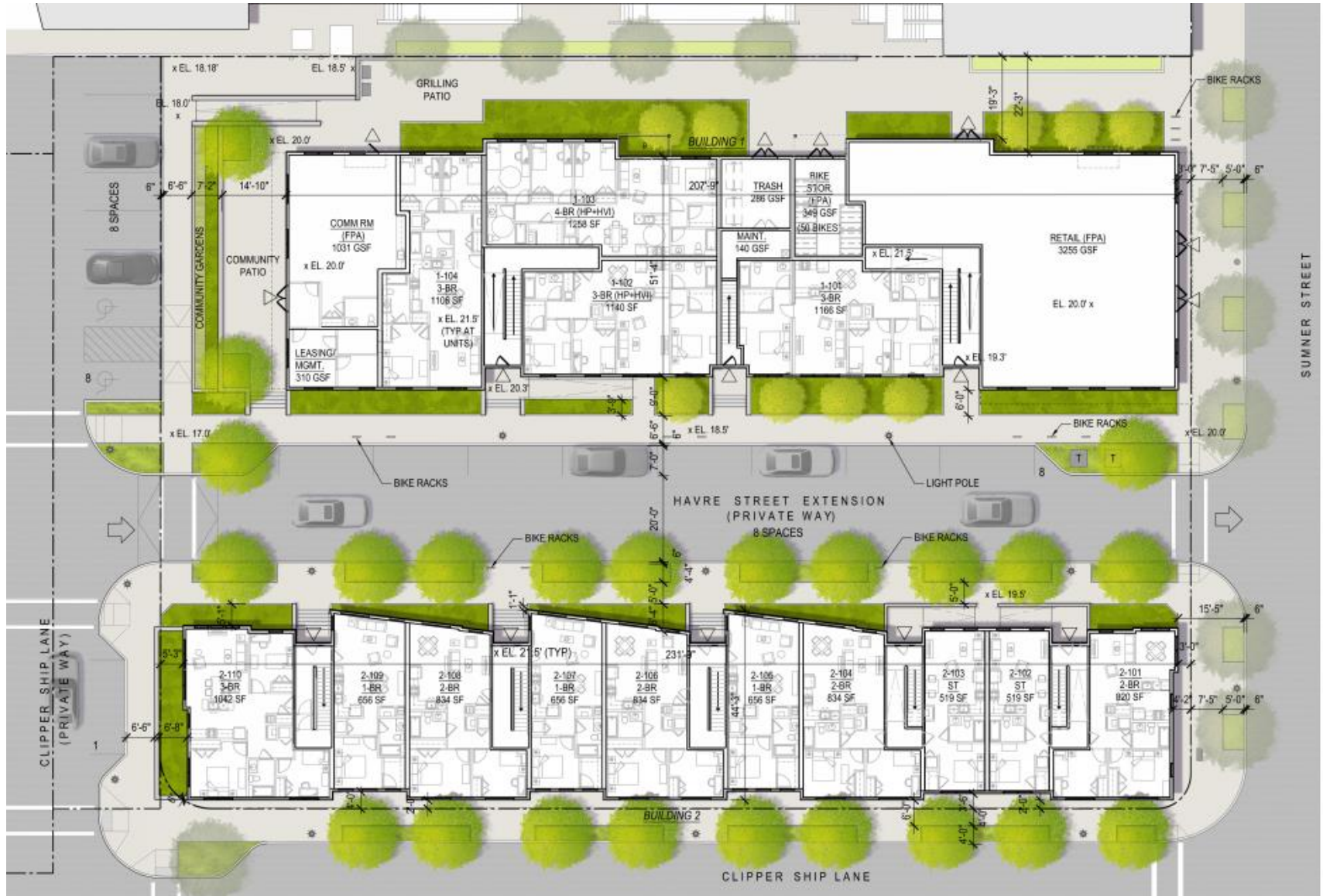
Planting Inspiration



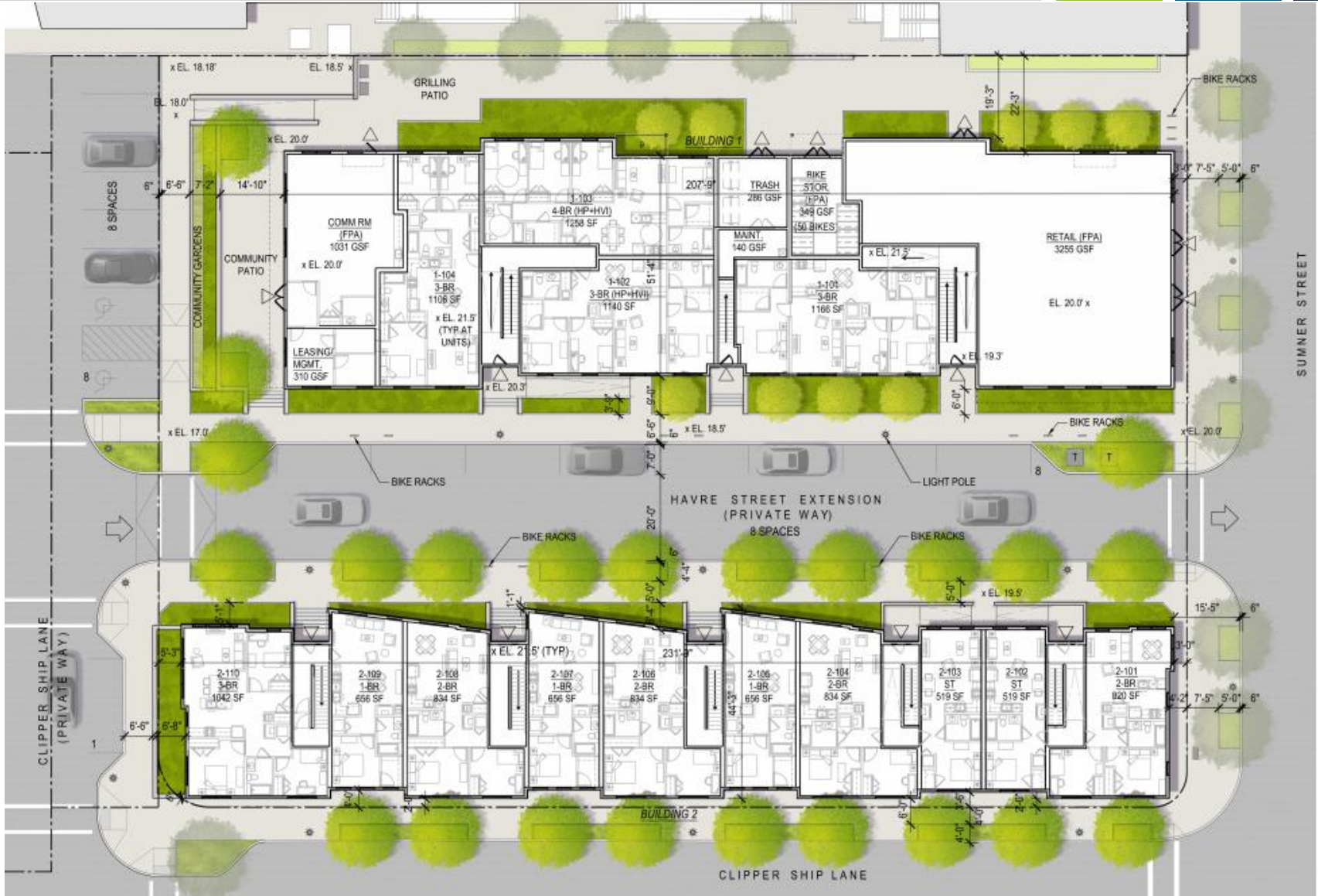
Design Adjustments

- **Boston Complete Streets:** all sidewalks meet Boston Complete Street guidelines.
- **Community Gardens relocation:** the community garden plots are proposed to be relocated from the west of Building 1 to the south of the community garden. This location will afford more sun exposure to the gardens.

Site Plan - Revised



Ground Floor Plan - Revised



Second Floor Plan - Revised



Third Floor Plan - Revised

