

**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Residential Building
16-20 Peterborough Street
Boston, Massachusetts**



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16 – 20 Peterborough Street

Boston, Massachusetts

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**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Residential Building
16-20 Peterborough Street
Boston, Massachusetts**

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Dated: September 20, 2012

16-20 Peterborough Street

Boston, Massachusetts

Project Description

Located at 16-20 Peterborough Street in Boston's Fenway neighborhood, the project features the construction of a new 5-story residential building with related improvements in landscaping and pedestrian access to the site. The building, located on a 7,905 square feet lot with an existing one story brick structure, will consist of **approximately 27, 159 square feet of which 1,864 square feet of lower level, 5,023 square feet ground floor level and 20,272 square feet on the second, third level, fourth and fifth levels.**

The Building will consist of the basement (lower level) space with office space, circulation and supporting spaces. The street (ground floor) level as well as the upper stories will house twenty (20) two bedroom residential units.

The building will be architecturally designed to, compliment the neighborhood's architectural character. The trash receiving will be located outside on the lower level at the rear of the building, off a service alley, where it will be shielded from the street. Bicycle rack will also be provided adjacent to the main entryway. The entire building will be protected by a fire suppression system and fire alarm system in accordance to present day state and federal building codes. The project site itself will be developed with improvements to pedestrian access to assure proper public safety and appropriate design.

Project Site

Located in the Fenway area, in a residential neighborhood and within walking distances to MBTA bus & rail stations and adjacent to commercial/retail activities, the project site is a parcel consisting of 7,905 square feet of land (.181 acre) with direct vehicular and pedestrian access off Peterborough Street. The site is also bounded by Peterborough Street to the north, three and a half story residential structure, to the west, five and a half story residential structure to the east and service alleyway to the south.

The project site is currently consists of a one story brick structure and the topography is fairly steep sloping from Peterborough Street toward the rea of the building (service alleyway and parking area).

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Boston, Massachusetts

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

Neighborhood Context

Surrounded by numerous residential developments, the property is located in a residential area of Boston's Fenway neighborhood. Over the past several years, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are residential apartments, professional office space, restaurants, commercial bank, and neighborhood retail businesses. The Site and immediate neighborhood is within walking distance to the Massachusetts Bay Transportation Authority (MBTA) Yawkey Commuter rail station, Kenmore Green Line station and Commuter Bus route along Boylston Street and Brookline avenue offering immediate access to the various neighborhood amenities of the area as well as immediate access to Downtown Boston area.

Public Benefits: Residential Units, Streetscape Improvement, Additional Tax Revenue, Job Creation and Neighborhood Business Economic Improvement

The proposed project will result in revitalizing the appeal and vibrancy of the Peterborough Street streetscape converting of an existing one story structure, previously used as a restaurant with an empty office are, into a Class A residential use building. The building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will construct a new sidewalk along the frontage of the property to providing safe public pedestrian access on Peterborough Street.

In particular, the project will remove a non-descriptive, underused brick structure presented by the existing conditions and use of the property, to an aesthetically pleasing residential facility complementing the immediate neighborhood.

The new development will enhance the property value and add to the City of Boston tax base. The new residential building will create construction jobs opportunities, and additional housing units. This project will result in increased pedestrian traffic in the area, and indirectly help boost the business for the nearby neighborhood merchants.

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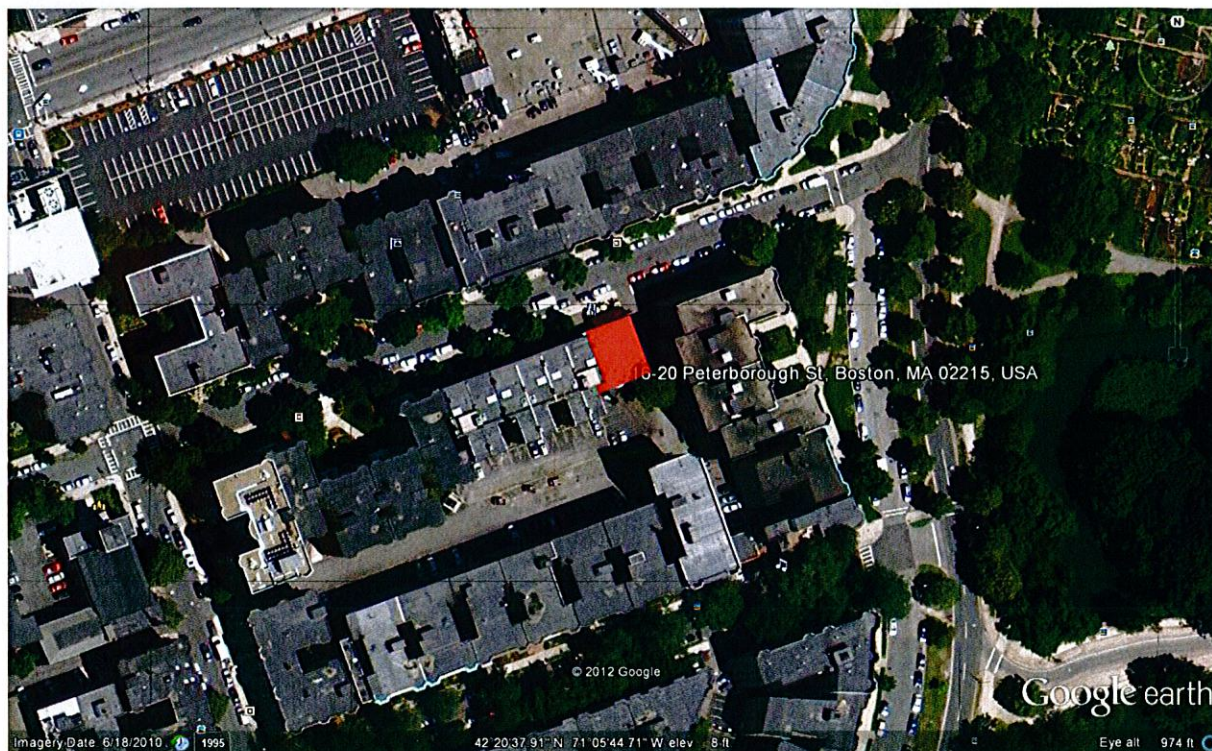
Traffic, Parking and Vehicular and Pedestrian Access

The proposed project, due to site size, will include 10 on-site parking spaces with one HP van accessible space. There will be on street parking available at the back of the property under the proposed structure, accessible via existing alleyway.

The project's close proximity to public transportation, including the MBTA Green Line stations Kenmore and Symphony stations, Yawkey Commuter Rail station and bus routes along Boylston Street and Brookline Avenue, helps to alleviate any potential negative impact on parking and traffic. In particular the project site is in the Fenway area of Boston, 5 to 10 minute walk from the Kenmore and Symphony station of the Green Line and Yawkey Commuter Rail Line and adjacent to bus routes, providing service options to downtown Boston.

In order to encourage the use of public transportation, the Owner in cooperation with tenants, will implement incentive systems to encourage ridership by tenants. These programs will help reduce commuter vehicle trips to the neighborhood; and therefore minimize traffic congestion in the neighborhood. Additionally, to encourage the employees to access the site by bicycle, there will be on-site bicycle rack available at the front door access to the building.

16-20 Peterborough Street
Boston, Massachusetts

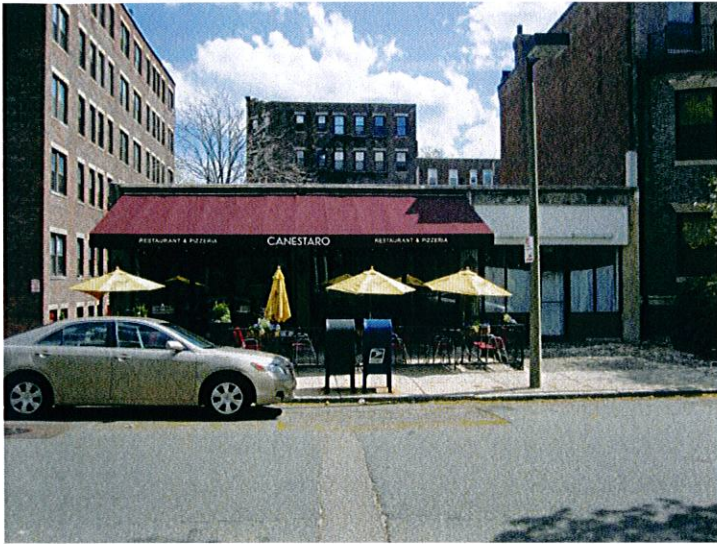


Location Site Map

6-14 Taber Street

Roxbury, Massachusetts

Neighborhood Photographs



View of across from Site



View of site along Peterborough Street



View of site at left side of Building



View of site at right side of building

6-14 Taber Street

Roxbury, Massachusetts

Neighborhood Photographs



View from rear of site



View from rear of site



View across from site



View from across the site

16-20 Peterborough Street

Boston, Massachusetts

Zoning Analysis

Lot area: 7,905 s.f.

Boston Zoning By Laws

Neighborhood Design Overlay District. *

MFR2 – Multi-Family Residential Sub district

Article 66 Fenway District:

Map 1Q

Uses: Table “A”

Allowed:

Multi-Family

Table “C”

Required		Provided
Lot Area/Dwelling Unit sq. ft.	None	—
Additional Lot Area for each unit	None	—
Lot width min. ft.	None	57.26'
Maximum Floor to Area Ratio:	4.0 (31,620 sf.)	3.43 (27,116 sf.)
Maximum Building Height:	Story (N/A) 75'-0"	62'-0"
Minimum Usable Open Space:	100 sf./Unit = 2,000 sf.	640 sf. *
Minimum Front Yard Depth ft.: (Street line continuity)	3'	12'-8"
Minimum Side Yard Depth ft.:	None	None
Minimum Rear Yard Depth:	20'-0"	20'-0"

Table “F”: Off Street Parking Requirements

Residential:

0.75 Parking Spaces per Dwelling Unit = 15 spaces

12 Spaces *

***Denotes Zoning Board Relief**

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Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and appointed officials, made presentation to the relevant neighborhood groups, including the Fenway Civic Association, Fenway CDC, also discussed the proposed project with certain area residents, and business Owners. This application includes the input in the preliminary outreach process including, specifically the exterior wall material as well as the façade along Peterborough Street

The table below lists the public permits and approvals that are anticipated to be required for the project.

AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Public Works Department	◆	Sidewalk improvements
	Boston Water & Sewer Commission	◆	Site Plan approval for water and Sewer connections
	Zoning Board of Appeals	◆	Variances

16-20 Peterborough Street

Boston, Massachusetts

Appendix A: Site Plans, Architectural Plans and Elevations

Architectural Narrative:

- New building is a five story residential use building, with accessory office space at lower level that replaces an existing one story building which houses a restaurant with storage at lower level.
- New building design is complementary of the existing residential brick buildings and fits within the neighborhood setting and the Boston vernacular.
- New building is steel framed structure with concrete floors with brick and cementitious panel cladding.
- Lower level: Approximately 1,866 s.f. consisting of office space, lobby area, elevator, stairs and mechanical area with parking area.
- Ground Floor: Approximately 5,023 s.f. consisting of, four two bedroom residential units and circulation area.
- Second, Third, Fourth and Fifth Floors are approximately 5,063 s.f. each consisting of four, two bedroom residential units and circulation area each.
- Building Façade treatment is as follows:
 - 4" brick veneer, air space, 1 ½" rigid insulation on insulated metal stud framing. Matches building materials in the neighborhood and the height of the veneer will also match the height of the veneer at adjacent buildings.
 - Cementitious panels veneer, 1 ½" rigid insulation on insulated metal stud framing.
 - Insulated fiberglass double/hung windows with a "U" value of .30
 - Pre-finished Aluminum ornamental eave trim on parapet to cap building façade.
 - Main entry area: will be emphasized with metal structural canopy.
 - Three sides, for the first three floors, of the building have the same façade treatment in keeping with the neighborhood architecture. The fourth and fifth façade will have cementitious panels which will respond to the existing building across alleyway.
- Building main entryway will be off Peterborough Street with additional entry area on lower level at rear of building.
- Height of building will be approximately 58'-0" complementing neighborhood structures.
- Dumpster will be located at the rear of the building off common rear alleyway.



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**PROPOSED BUILDING
PETERBOROUGH STREET
BOSTON, MA**

