

# Article 80 Small Project Review Application

**25 Fountain/50 Regent Street**  
**Multi-Family Residential Development**  
25 Fountain Street & 50 Regent Street  
Roxbury, MA 02119

OFR Dev LLC  
Prellwitz Chilinski Associates



25 Fountain Street

McDERMOTT  
QUILTY &  
MILLER LLP

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28 STATE STREET, SUITE 802  
BOSTON, MA 02109

September 5, 2019

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201-1007  
Attn: Tim Czerwinski, Project Manager

**Re: Article 80 Small Project Review Application  
25 Fountain Street/50 Regent Street, Ward 12, Roxbury**

Dear Director Golden:

As counsel to OFR Dev LLC, the owner-developer of the above-referenced property (the "Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated within a Multifamily Residential Zoning Subdistrict and the Washington Park Urban Renewal District, the underutilized, uniquely-constrained and topographically-challenged site consists of approximately 36,634sf of land that fronts on both Fountain Street and Regent Street in the Dudley Square section of Roxbury (the "Site"). The Site previously consisted of residential homes that were demolished in the mid 1960's as part of the Washington Park Urban Renewal plan. However, for the past 55 years, the Site has remained vacant.

The Proponent envisions the revitalization of the Site with the creation of a combined 51 ownership units in two (2) distinct buildings thus completing the urban renewal vision and providing much-needed condominium home-ownership housing (of which over 50% (26 units) will be deed restricted units for qualified buyers earning at or below 100% of the area median income), as well as 43 off street parking spaces (of which 20 will be garaged beneath 25 Fountain and 23 will be surface spaces between 25 Fountain and 50 Regent) and public realm improvements, ample off-site bicycle storage, and pedestrian and vehicular site improvements (collectively, the "Proposed Project"). The Dudley Square MBTA station, nine (9) different bus stops and two (2) Blue Bike stations are located within a 10 minute walk of the Site and existing walking paths will provide additional connectivity to the nearby Dudley Square retail, the soon to be renovated Boston Public Library – Dudley Square branch, new retail at Bartlett Station and the recreation amenities within Malcolm X park.

Prior to submitting this Article 80 application for Small Project Review, the Proponent conducted extensive preliminary outreach with the Fountain Hill Square Condominium Trust, Warren Garden Residents, Tommy Rock Association, Mayor's Office of Neighborhood Services as well nearby and abutting property owners, area residents, local elected and appointed officials and agency staff to seek and integrate input into its development program. Feedback from these discussions has been incorporated into the final design included as part of this application.

Brian Golden, Director  
September 5, 2019  
Page 2 of 2

Thank you for your consideration of this application and we look forward to working with the BPDA on this positive development proposal to bring affordable and mixed-income home ownership opportunities to Dudley Square.

Very truly yours,

A handwritten signature in blue ink that reads "Joseph P. Hanley" with a circled "e" at the end.

Joseph P. Hanley, Partner

cc: Tim Czerwinski, BPDA Project Manager  
Jessica Thomas, Mayors Office of Neighborhood Services  
District City Councilor Janey  
State Senator Chang-Diaz  
State Representative Tyler

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# Project Summary

## Project Team

### Developer and Applicant

OFR Dev LLC  
75 Arlington Street, Boston, MA 02116  
(917) 340-3187  
Kevin Maguire – Manager  
Denisha McDonald – Our Village Initiatives  
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### Legal Counsel

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### Development Consultant

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(617) 803-5492  
Parke Sickler  
psickler@waypointkla.com

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(617) 547-8120  
Laura Homich - Partner  
lhomich@prellchil.com

### Civil Engineer

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121 East Berkeley St, #4, Boston, MA 02118  
(617) 357-8145  
Bob Carter  
rcarter@hwmoore.com

### Surveyor

Feldman  
152 Hampden Street, Boston, MA 02119  
(617) 357-9740

# Project Summary

## Project Summary

This Small Project Review Application is being submitted by OFR Dev LLC (the “Proponent”) in accordance with Article 80, Section E of the City of Boston Zoning Code. The proposed project consists of the redevelopment of an underutilized, uniquely-constrained and topographically-challenged Site of approximately 36,634sf of land that fronts on both Fountain Street and Regent Street in the Dudley Square section of Roxbury (the “Site”). The Proponent envisions the revitalization of the Site with the creation of a combined 51 ownership units in two (2) distinct buildings thus completing the urban renewal vision and providing much-needed condominium home-ownership housing (of which over 50% (26 units) will be deed restricted units for qualified buyers earning at or below 100% of the area median income), as well as 41 off street parking spaces (of which 20 will be garaged beneath 25 Fountain and 21 will be surface spaces between 25 Fountain and 50 Regent) and related public realm improvements, ample off-site bicycle storage, and pedestrian and vehicular site improvements (collectively, the “Proposed Project”). Specifically, 25 Fountain Street will consist of a four (4) story residential mid-rise elevator building over a single level of enclosed parking with 42 residential units whereas the 50 Regent Street component will consist of a three (3) story residential walk up building with nine (9) residential units. The development will provide access to the proposed 41 off-street parking spaces via a single curb cut located on Fountain Street. This single curb cut will provide direct access to 21 surface parking spaces and 20 garaged parking spaces. Additionally, approximately 310 linear feet of existing street frontage will allow for an additional approximate 10 on street parking spaces adjacent to the Site. As a result, 51 total parking spaces will be available to the Proposed Project.

As the Site is a vacant lot within the Washington Park Urban Renewal District, great care was given to create a thoughtful in-fill development which reinforces the residential character of the immediate neighborhood. The residential context within the neighborhood is eclectic with building types and aesthetic styles from multiple periods including a mixture of late 19th century single family homes, early 20<sup>th</sup> century multifamily buildings and clusters of late 20<sup>th</sup> century modern in-fill. When completed, the Proposed Project will create 51 mixed income ownership units within two buildings of varied scale which reinforce this unique residential setting immediately adjacent to Dudley Square.

## Community Benefits

The Proposed Project will offer many public benefits to the Roxbury neighborhood and to the City of Boston, including but not limited to the following:

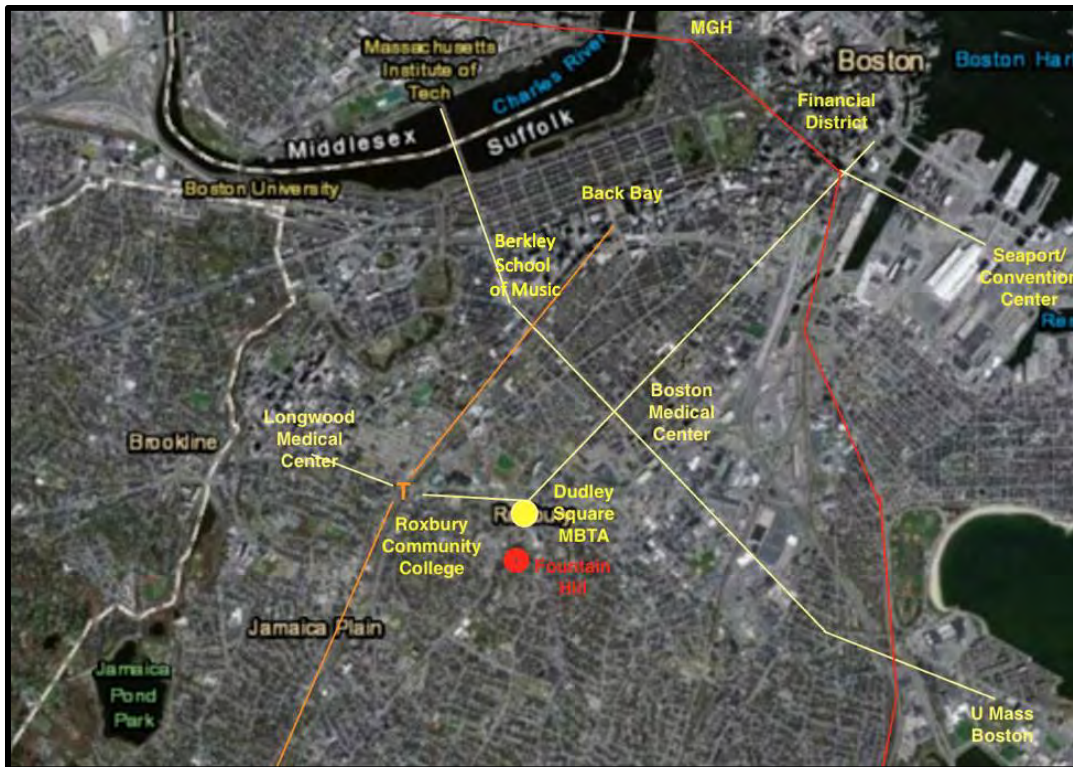
- Activating an urban renewal site that has been vacant and underutilized for over 50 years;
- Creating 51 units of much-needed, mixed-income and affordable homeownership housing within a community that is experiencing significant development pressure where existing sites are being replaced with buildings offering market rate rental units;
- Providing ownership opportunities for a wide spectrum of incomes including 26 units (more than 50% of the total) that will be restricted for sale to individuals and families earning at or below 100% of the area median income;
- Early engagement of potential homebuyers from the surrounding community via targeted outreach and wealth creation classes that will begin 24 months prior to the anticipated completion of construction;
- Introducing new neighborhood residents who will provide support to the neighborhood commercial/retail businesses in and around Dudley Square;
- Creating a community built to encourage alternative modes of transportation through the active use of bicycling, walking and the use of public transportation from the Dudley Square MBTA station;
- Furthering the residential policy goals of Boston Mayor Martin J. Walsh’s 2030 housing plan;
- Fulfilling the urban renewal objective of creating a neighborhood of owners;

- With a preliminary estimate of \$12 million in construction costs, the Proposed Project will result in the creation of approximately sixty (60) new construction jobs over a 16 month period; and
- The generation of additional annual revenue to the City of Boston once the project is completed in the form of new real property tax payments on a Site that currently provides next to zero property taxes.

## Detailed Project Information

### Project Summary

The Project Site includes approximately 36,634 square feet of land area comprising one parcel with frontage on both Fountain Street and Regent Street in the Roxbury neighborhood of Boston. The Site is a long vacant urban renewal property located approximately one half-mile from Dudley Square. The City of Boston Assessor's Parcel Number is 1201489010 located in Ward 12 of the City of Boston.



# Detailed Project Information

## Proposed Project Program, Data and Dimensions

Lot Area:	36,634 sf	
Maximum Building Height/Stories:	60 ft, 4 stories (25 Fountain); 45 ft, 2 stories (50 Regent)	
Number of Residential Units:	51	
Total Building Square Footage:	49,244 sf	
Floor Area Ratio:	1.35 total	
Parking Spaces:	41 total: 20 in garage, 21 off-site surface Additional 10 street spaces located at property line	
Total Parking Ratio:	0.84 on site	
Unit Mix:	<u>25 Fountain</u>	<u>50 Regent</u>
	15 studios	1 one bedroom
	27 one bedroom	4 two bedrooms
		4 three bedrooms

## Design Approach

As the Site is a vacant lot within the Washington Park Urban Renewal District with frontage on two distinct streets, great care was given to create a thoughtful in-fill development which reinforces the residential character of the immediate neighborhood.

The residential context within the neighborhood is eclectic with building types and aesthetic styles from multiple periods including a mixture of late 19th century single family homes, early 20<sup>th</sup> century multifamily buildings and various clusters of late 20<sup>th</sup> century modern tabula rasa infill related to urban renewal.

When completed, the Proposed Project will create 51 mixed income ownership units within two buildings of varied scale which reinforce this unique residential setting immediately adjacent to Dudley Square.





# Detailed Project Information (cont'd)

## Traffic, Parking and Access

The proposed development includes 41 on-site parking spaces that will be accessed via a single curb cut on Fountain Street, which will service residents of both 25 Fountain and 50 Regent.

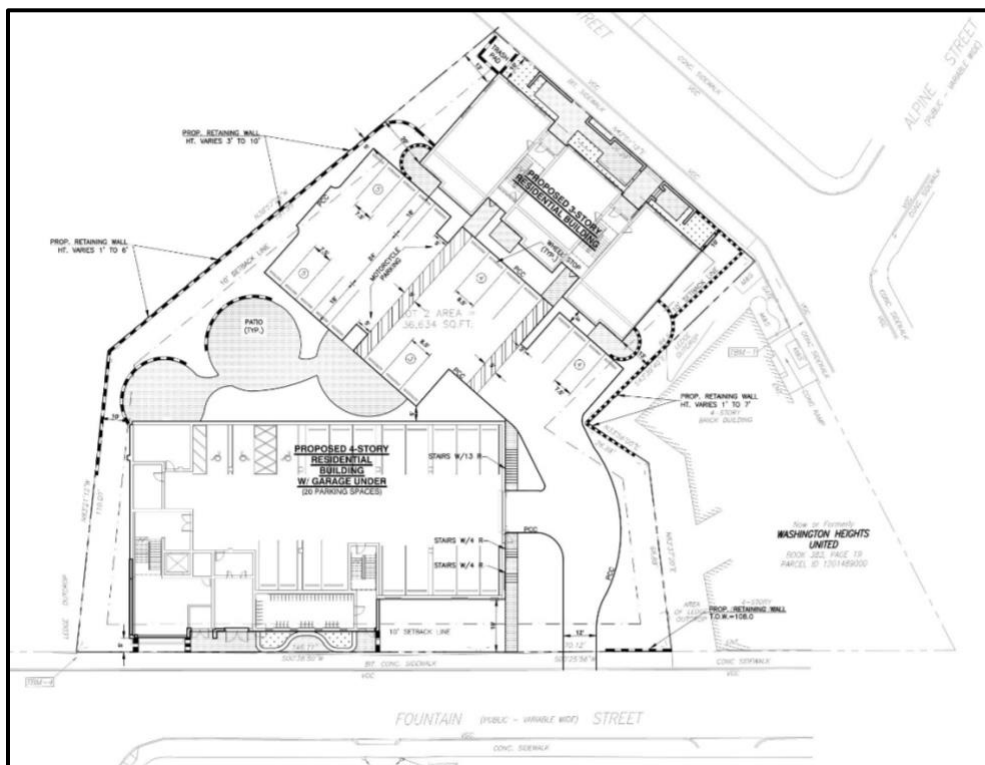
Vehicles will both enter and discharge from the Fountain Street curb cut. The decision to eliminate a curb cut on Regent Street and consolidate access to Fountain Street was based on feedback from the community during initial discussions.

The consolidation of curb cuts also ensures that 310 linear of street parking is available at the property line on both Fountain and Regent Streets. This equates to roughly 10 additional parking spaces.

The nine (9) units within the Regent Street walk up building will have nine (9) dedicated parking spaces within the surface parking lot. Residents will access the Regent Street building from the surface parking area at the 2<sup>nd</sup> floor or directly from Regent Street.

Units within the Fountain Street elevator building will have access to 20 garage spaces, 14 on-site parking spaces and nine (9) street spaces. Direct access to the building elevator is available from each of these locations but at different elevations. The enclosed parking spaces under the building will have direct access to the building elevator from level 1.5. Residents or guests entering from the street will have direct elevator access at level 1. Residents utilizing the surface parking spaces will enter the Fountain Street building at level 2 through the common amenity room. This design ensures that the Fountain Street building is accessible from all 3 points of entry.

As part of the public realm design, a bicycle storage room has been located at sidewalk level on Fountain Street. Directly accessible at grade and with the capacity to store 42 bicycles, this amenity greatly facilitates the ability of residents to return to the building on bike with immediate and safe storage.



# Detailed Project Information (cont'd)

## Anticipated Permits and Approvals

### Boston Planning and Development Authority

- Land Disposition Agreement (“LDA”) Fourth Amendment and Minor Modification to Washington Park Urban Renewal Plan for Parcel I-2
- Article 80 Small Project Review Certification of Approval
- Affordable Housing Agreement
- Final Design Review Approval

### Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

### Boston Inspectional Services Department Committee on Licenses

- Parking garage Related Permits, Flammable Fuels

### Boston Fire Department

- Permits for Construction and Fire Alarm

### Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Building Permit
- Certificate of Occupancy

### Boston Department of Public Works – Public Improvement Commission

- Curb Cut Permit, Possible Additional Permits

### Boston Landmarks Commission

- Neighborhood Design Review Overlay District is subject to potential review by the Boston Landmarks Commission

### Boston Parks Commission

Proposed Project within 100 feet of Park subject to City Ordinance 7.4-11

## Public Review Process

In support of the required Article 80 Small Project Review process and prior to submission of this application, the Proponent has conducted extensive community outreach with abutting and nearby property owners, residents, the Fountain Hill Square Condominium Trust, Warren Garden Residents, Tommy Rock Association, Roxbury Neighborhood Council as well as District City Councilor Janey and State Representative Tyler. Feedback from these discussions has been incorporated into the final design included as part of this application.

Finally, the Proponent has also processed the Proposed Project as part of the BPDA’s pre-file review prior to filing this Application in order to identify and respond to certain issues of concern and advance its design. The Proponent will continue to meet with neighborhood associations, City agencies, abutters, neighbors and other interested parties as part of the Article 80 public review process.

## Washington Park Urban Renewal Plan Area

The Site is located within the Urban Renewal Plan for the Washington Park Urban Renewal Area dated January 14, 1963, and is subject to an LDA dated March 30, 1988.

At the conclusion of the Proposed Project’s community process and review, the Proponent will work with the BPDA to amend the LDA (for a fourth time) and make changes specific the LDA to allow for the Proposed Project. Additionally, the Proponent will also work with the BPDA to introduce a Minor Modification of the Washington Park

Urban Renewal Plan for Parcel I-2 to allow for the Proposed Project (in terms of new height allotment, floor area ratio maximum, etc.).

The LDA Amendment and Minor Modification require a publicly advertised (Urban Renewal referenced) Community Meeting and, due to the potential Minor Modification, notice to the Department of Housing and Community Development for Massachusetts and the Boston City Council President at least thirty days prior to any action by the BPDA with regard to approval of the Proposed Project and this Article 80 Small Project Review application.

## Boston Zoning Code

### Zoning District Requirements & Proposed Design

#### Roxbury Neighborhood District – Article 50

The Site is located within the MFR (Multifamily Residential) Subdistrict of the Roxbury Neighborhood District, which is regulated pursuant to Article 50 of the Zoning Code. The Site is subject to a Neighborhood Design Review Overlay; the site is not adjacent to a business district (i.e. no transitional requirements).

#### Section 50-26 – Establishment of Residential Subdistricts

Multifamily Residential Subdistricts, as indicated by the designation “MFR” on BPDA Zoning Maps 6A/6B. The Multifamily Residential Subdistricts are established to encourage medium-density multifamily areas with a variety of allowed housing types including one-, two- and three-family Dwellings, Row Houses, Town Houses and Multi Family Dwellings.

#### Section 50-38 – Roxbury Neighborhood District Design Review

If Gross Square Footage is limited to 49,999 sf, a large project review is not required.

#### Regulations of Article 50 – Table F Dimensional Regulations

The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

ZONING SUMMARY	REQUIRED	PROPOSED	VARIANCE		
FLOOR AREA RATIO	1.0 FAR LOT SIZE: 36,634 SF	1.35 FAR PROJECT GFA: 49,244	YES		
DWELLING UNIT (D.U.) / LOT SF <small>(LOT - 4000SF FIRST 3 UNITS ) + (LOT - 4000SF ) / 1000 PER D.U. )) = TOTAL D.U.</small>	35 UNITS	51 UNITS <small>42 @ BUILDING F, 9 @ BUILDING F</small>	YES		
USEABLE OPEN SPACE MINIMUM PER D.U. <small>200 SF PER D.U. = 200SF X 51 UNITS</small>	10,200 SF	14,000 SF	NO		
		<b>PROPOSED BUILDING F</b>	<b>VARIANCE MID-RISE</b>	<b>PROPOSED BUILDING R</b>	<b>VARIANCE WALK-UP</b>
SETBACKS FRONT YARD	20' - 0"	5'-0" MODAL SETBACK	YES	10'-0"	YES
SIDE YARD	10' - 0"	10' - 0"	NO	10' - 0"	NO
(NO REAR YARD, LOT FRONTS ON 2 STREETS)	-----	-----	---	-----	--
BUILDING HEIGHT	4 STORIES, 45'	PODIUM + 4 STORIES 60' HEIGHT	YES	PODIUM + 2 STORIES 45' HEIGHT	NO

Regulations of Article 50 – Table H Off-Street Parking

ZONING SUMMARY	REQUIRED	PROPOSED	VARIANCE
AUTOMOBILE PARKING	0.7 SPACES PER UNIT AFFORDABLE 1.0 SPACES PER UNIT MARKET RATE	.8 PROVIDED 3 ACCESSIBLE	NO
BIKE PARKING	1.0 PER UNIT	1.0 PER UNIT	NO

Zoning Code Use Requirements

Section 50-26 – Establishment of Residential Sub districts

Multifamily Residential Subdistricts, as indicated by the designation “MFR” on BPDA Zoning Maps 6A/6B. The Multifamily Residential Subdistricts are established to encourage medium-density multifamily areas with a variety of allowed housing types including one-, two- and three-family Dwellings, Row Houses, Town Houses and Multi Family Dwellings. As such, the Proposed Project’s use as a Multifamily Dwelling is an Allowed Use under the Zoning Code.

Anticipated Zoning Relief Required

- Article 50, Section 29: Floor Area Ratio Excessive
- Article 50, Section 29: Dwelling Unit/Lot SF Excessive
- Article 50, Section 29: Minimum Front Yard Insufficient
- Article 50, Section 29: Building Height Excessive
- Article 50, Section 43: Off-Street Loading Insufficient

Building Code Analysis

The construction of the building will be Type 1A for the ground floor/parking level and Type 5A for the residential floors 2-5.

The building will be fully sprinkled in conformance with NFPA 13.

Fire separation requirements between uses are as follows:

- R-2 requires 1-hour separation

# Development Proposal

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	1 <sup>st</sup> Floor and M	
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# Exhibit 1

Assessor's Map

**Boston Tax Parcel Viewer**

Parcel ID: 1201489010  
Address: FOUNTAIN ST, 02119  
Owner: FOUNTAIN HILL SQUARE  
Land Use: RL

Lot Size: 36,639.00 sq ft  
Living Area: 0.00 sq ft

Total Value: \$282,500.00  
Land Value: \$282,500.00  
Building Value: \$0.00

Gross Tax: \$2,977.55

For additional information from the Assessing Department, [click here.](#)

[Zoom to](#)

Harvard University, City of Boston, MassGIS, Esri Canada, Esri

# Exhibit 2

## Zoning Code Refusal – 25 Fountain St



Martin J. Walsh  
Mayor

### Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

#### ZONING CODE REFUSAL

Sean Lydon  
Inspector of Buildings

July 09, 2019

OFR DEVELOPMENT LLC  
75 ARLINGTON STREET, SUITE 500  
BOSTON, MA 02116

**Location:** 25 FOUNTAIN ST ROXBURY, MA 02119  
**Ward:** 12  
**Zoning District:** Roxbury Neighborhood  
**Zoning Subdistrict:** MFR  
**Appl. #:** ERT958420  
**Date Filed:** June 06, 2019  
**Purpose:** New 42 unit 5-story multi-family building. level 1 is concrete podium consisting of an open air parking and common area. Levels 2-5 is wood frame construction consisting of residential units. Site includes a common driveway and parking to be shared with a new 9 unit 3-story bldg at 50 Regent St filed under ERT958426

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 50, Section 29 * *	Add'l Lot Area Insufficient	
Article 50, Section 29 **	Floor Area Ratio Excessive	
Article 50, Section 29 * * *	Bldg Height Excessive (Stories)	
Article 50, Section 29 * * * *	Bldg Height Excessive (Feet)	
Article 50, Section 29 * * * *	Front Yard Insufficient	
Article 50, Section 29 * * * * *	Rear Yard Insufficient	
Article 50, Section 43	Off-Street Parking & Loading Req	Off-Street Loading Insufficient
Notes		Neighborhood Design Review and Parks Department Review required

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Lisa Hoang  
(617)961-3359  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# Exhibit 2 (cont'd)

Zoning Code Refusal – 50 Regent St



Martin J. Walsh  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

### ZONING CODE REFUSAL

Sean Lydon  
Inspector of Buildings

OFR DEVELOPMENT LLC  
75 ARLINGTON STREET, SUITE 500  
BOSTON, MA 02116

July 09, 2019

**Location:** 50 REGENT ST ROXBURY, MA 02119  
**Ward:** 12  
**Zoning District:** Roxbury Neighborhood  
**Zoning Subdistrict:** MFR  
**Appl. #:** **ERT958426**  
**Date Filed:** June 06, 2019  
**Purpose:** New 9 unit 4 level wood framed multi-family building. Levels 1 & 2 consist of common area and 3 units. Levels 3 & 4 each consist of 3 units. The site consists of a common driveway, parking, landscaping and outdoor amenities to be shared with 50 Fountain St filed under ERT958420

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 50, Section 29 * *	Add'l Lot Area Insufficient	
Article 50, Section 29 **	Floor Area Ratio Excessive	
Article 50, Section 29 ***	Front Yard Insufficient	
Article 50, Section 29 ****	Rear Yard Insufficient	
Notes		Neighborhood Design Review and Parks Department Review required

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Lisa Hoang  
(617)961-3359  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



# Exhibit 3

## Zoning Code Appeal

A. 25 Fountain Street – BOA # 976351

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

BOA 976351



### APPEAL under Boston Zoning Code

Boston, Massachusetts July 16, 2019

To the Board of Appeal in the Inspection Services Department of the City of Boston:  
The Authorized Agent for the Owner  
The undersigned, being \_\_\_\_\_  
The Owner(s) or authorized agent  
of the lot at 25 Fountain Street 12 Roxbury Neighborhood/MFR

herby appeal(s) under St. 1956, c. 865, s. 8, to the Board of Appeal in the Inspection Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

**DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL**

This appeal seeks permission to erect a new 42-unit multifamily mid-rise residential building (with approximately 50% designated as affordable units for qualified buyers earning at or below 100% of the area median income), with on-site garage parking, including a common driveway and surface parking area to be shared with a new 9 unit building at 50 Regent Street filed under ERT958426, as per plans.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to revitalize a unique property site that has a steep grade change causing it to be constrained and topographically-challenged, with a new appropriately scaled and designed residential development that includes ample on-site vehicular and bicycle parking and related improvements in open space, landscaping, public realm and pedestrian/vehicular access and design.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the proposed project is not detrimental to the surrounding community and includes certain unique land conditions that necessitate the grant of relief requested. Rather, the project will revitalize the property to better conform with the character, context and growth of the surrounding community, in furtherance of planning and housing goals for the Roxbury neighborhood and consistent with the Board's findings for the requested

**COMMENTS** Variances required by Article 7-3 of the City of Boston Zoning Code.

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER OFR Dev LLC  
 AUTHORIZED AGENT Nicholas J. Zozula, Esq.  
 ADDRESS McDermott, Quilty & Miller LLP  
 28 State Street, Suite 802  
 Boston, Massachusetts 02109  
 TELEPHONE (617) 946-4600  
 FAX (617) 946-4624

ED 504a Revised 2005

B. 50 Regent Street – BOA # 976352

BOA 976352

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



**APPEAL**  
under Boston Zoning Code

Boston, Massachusetts July 16, 2019

To the Board of Appeal in the Inspection Services Department of the City of Boston:  
the Authorized Agent for the Owner

The undersigned, being \_\_\_\_\_  
The Owner(s) or authorized agent

of the lot at 50 Regent Street 12 Roxbury Neighborhood/MFR  
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspection Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

**DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL.**

This appeal seeks permission to erect a new 9-unit multifamily residential walk-up building (with approximately 50% designated as affordable units for qualified buyers earning at or below 100% of the area median income), with on-site parking, including a common driveway and surface parking area to be shared with a new 42 unit residential mid-rise building at 25 Fountain Street filed under ERT958420, as per plans.

**STATE REASONS FOR THIS PROPOSAL.**

Allowance of the within appeal will enable the Appellant to revitalize a unique property site that has a steep grade change causing it to be constrained and topographically-challenged, with a new appropriately scaled and designed residential development that includes ample on-site vehicular and bicycle parking and related improvements in open space, landscaping, public realm and pedestrian/vehicular access and design.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the proposed project is not detrimental to the surrounding community and includes certain unique land conditions that necessitate the grant of relief requested. Rather, the project will revitalize the property to better conform with the character, context and growth of the surrounding community, in furtherance of planning and housing goals for the Roxbury neighborhood and consistent with the Board's findings for the requested

**COMMENTS** Variances required by Article 7-3 of the City of Boston Zoning Code.

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER OFR Dev LLC *Nicholas J. Zozzola*  
AUTHORIZED AGENT Nicholas J. Zozzola, Esq.  
ADDRESS McDermott, Quilty & Miller LLP  
28 State Street, Suite 802  
Boston, Massachusetts 02109  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624

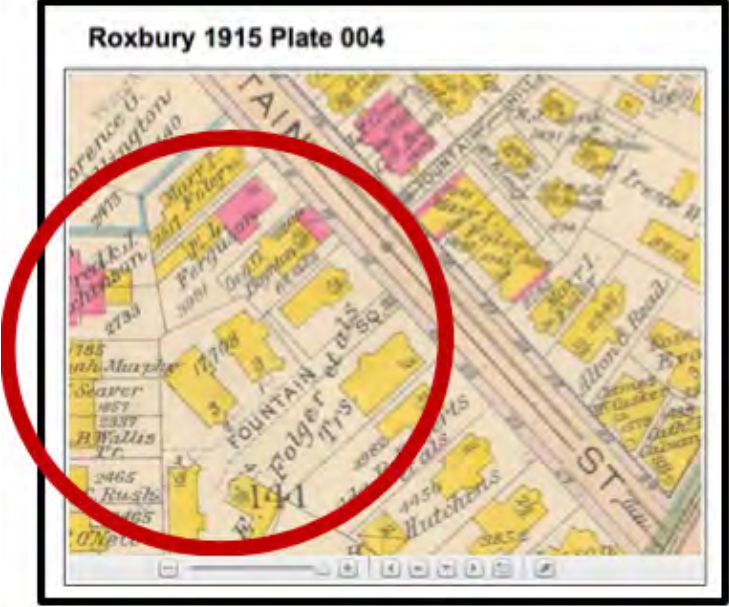
BD 5146 Revised 2015



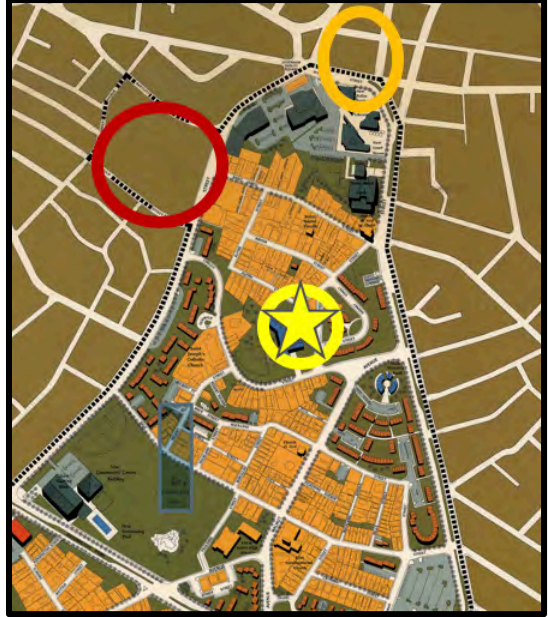
# Exhibit 4

## Urban Renewal Context

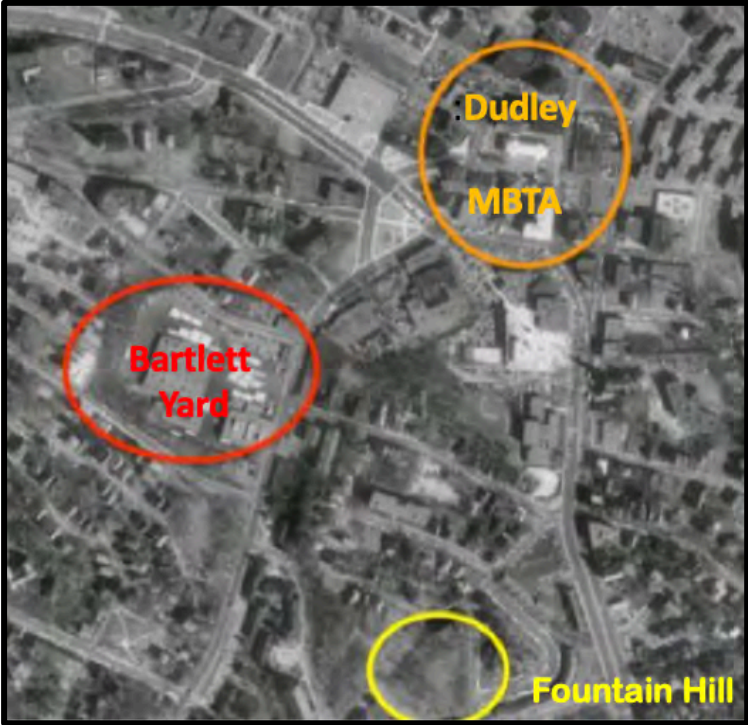
Sandborn Map from 1915 Showing Multiple Homes at 25F/50R



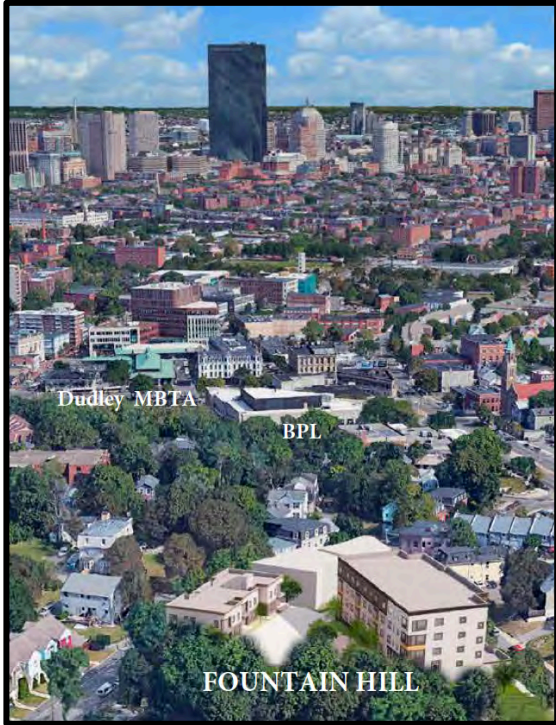
Original WP Urban Renewal Plan



Aerial Photo 1968 – Fountain Hill Demolished



Current Proposal for Infill at 25 Fountain



# Exhibit 4 (cont'd)

Urban Renewal Context

Fountain Street circa 1960 before urban renewal



# Exhibit 5

## Existing Conditions

Fountain Street 2019 approximately 50 years after urban renewal



# Exhibit 5 (cont'd)

## Existing Conditions

25 Fountain Street



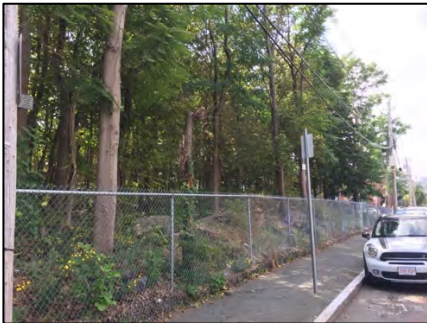
25 Fountain Street on Left Side of Road w Warren Gardens on Right Side of Road



View of Sidewalk Immediately Adjacent to 25 Fountain

# Exhibit 5 (contd)

## Existing Conditions



50 Regent Street



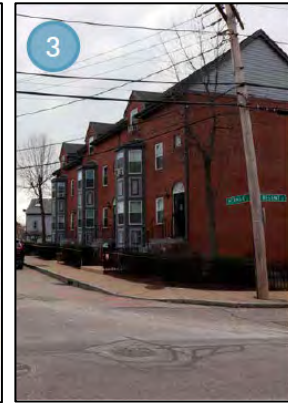
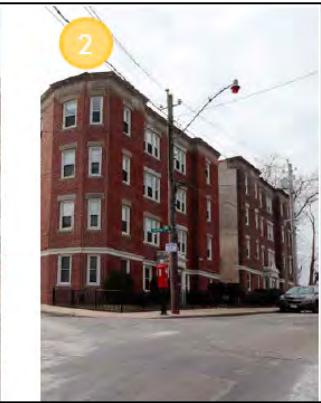
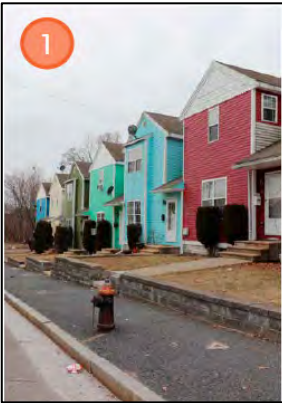
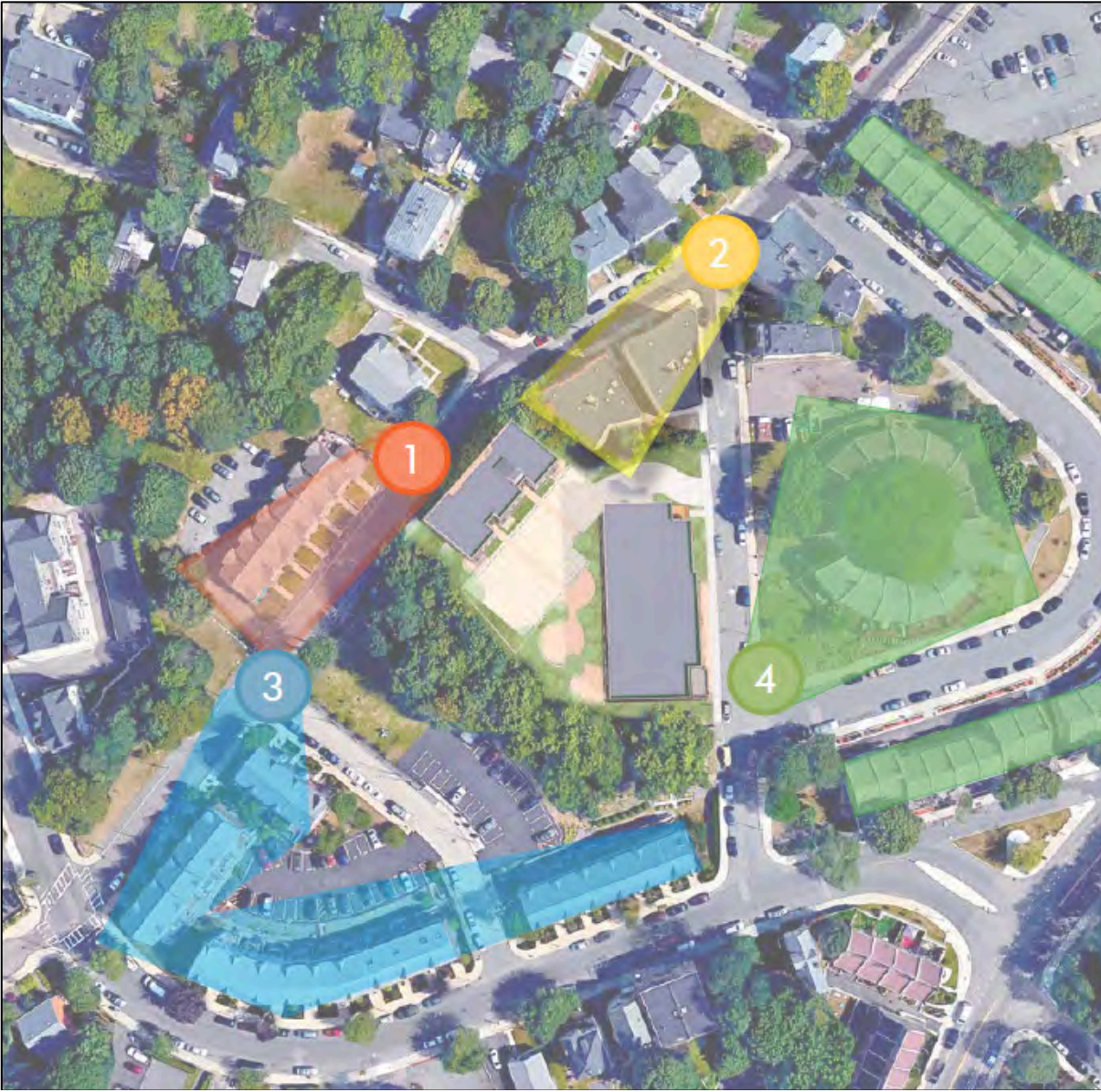
50 Regent on Right Side of Road



50 Regent on Left Side of Road

# Exhibit 6

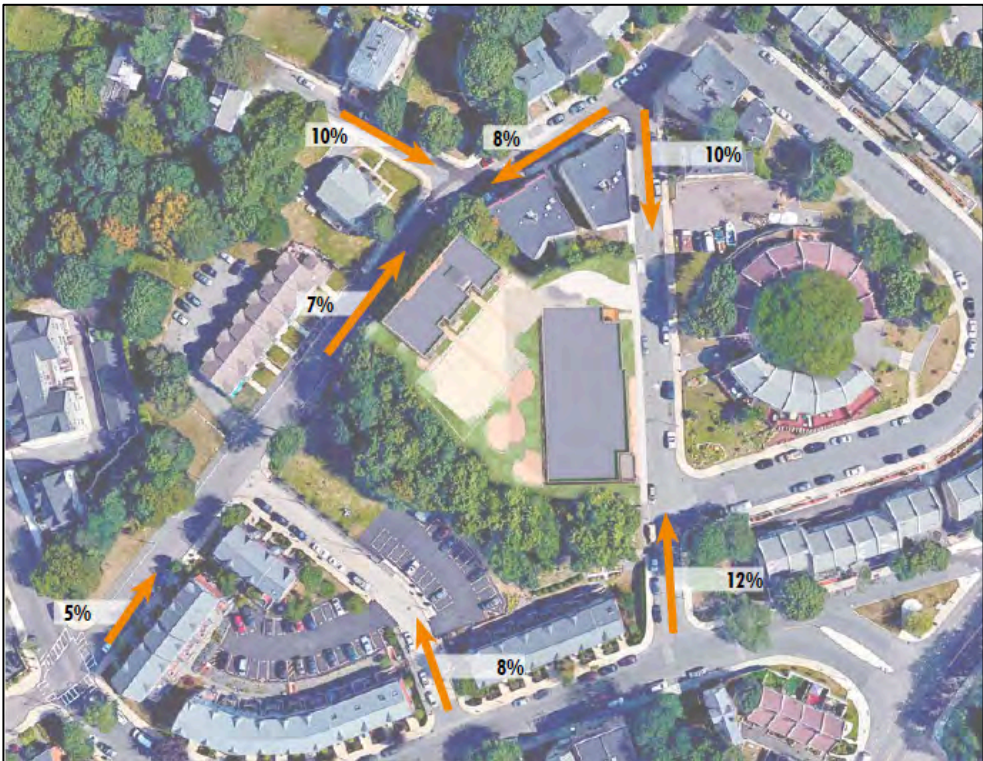
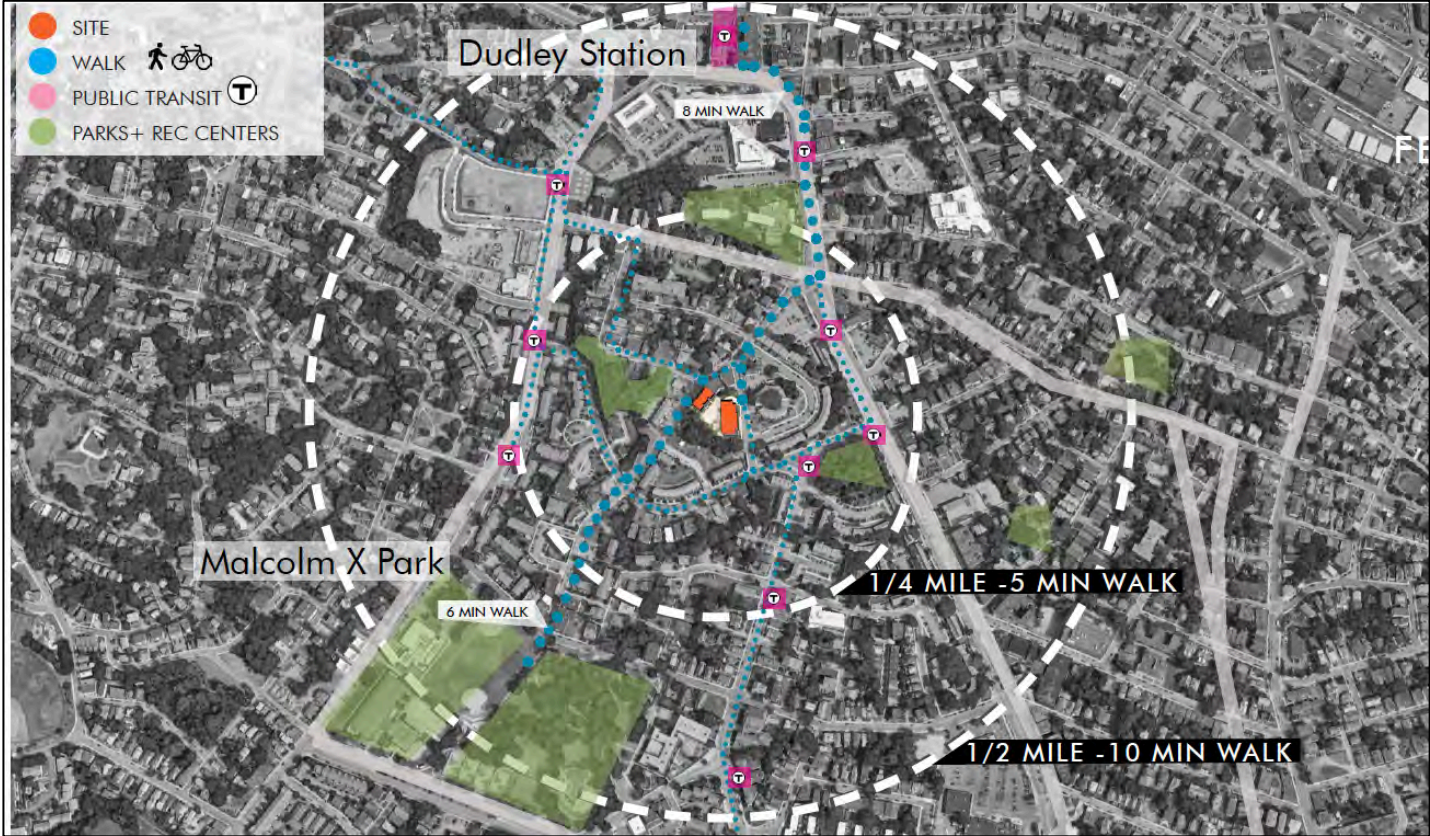
## Surrounding Urban Context





# Exhibit 7

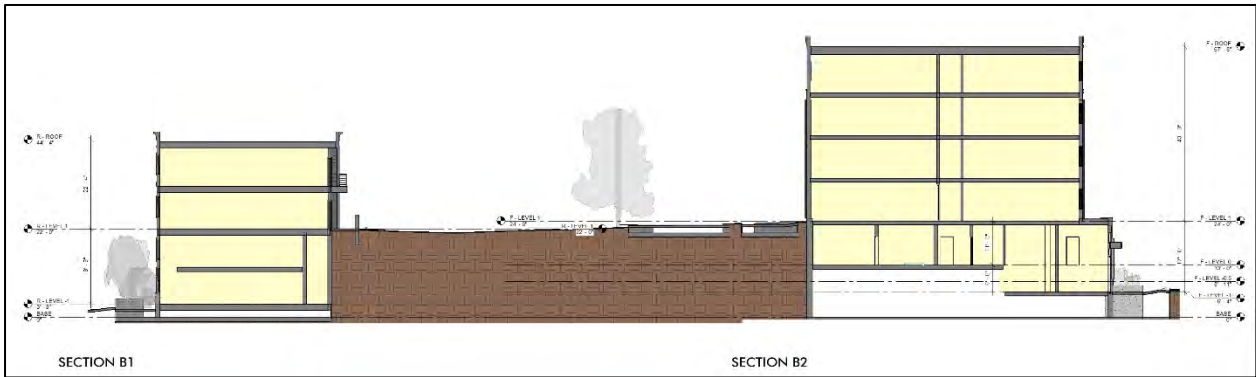
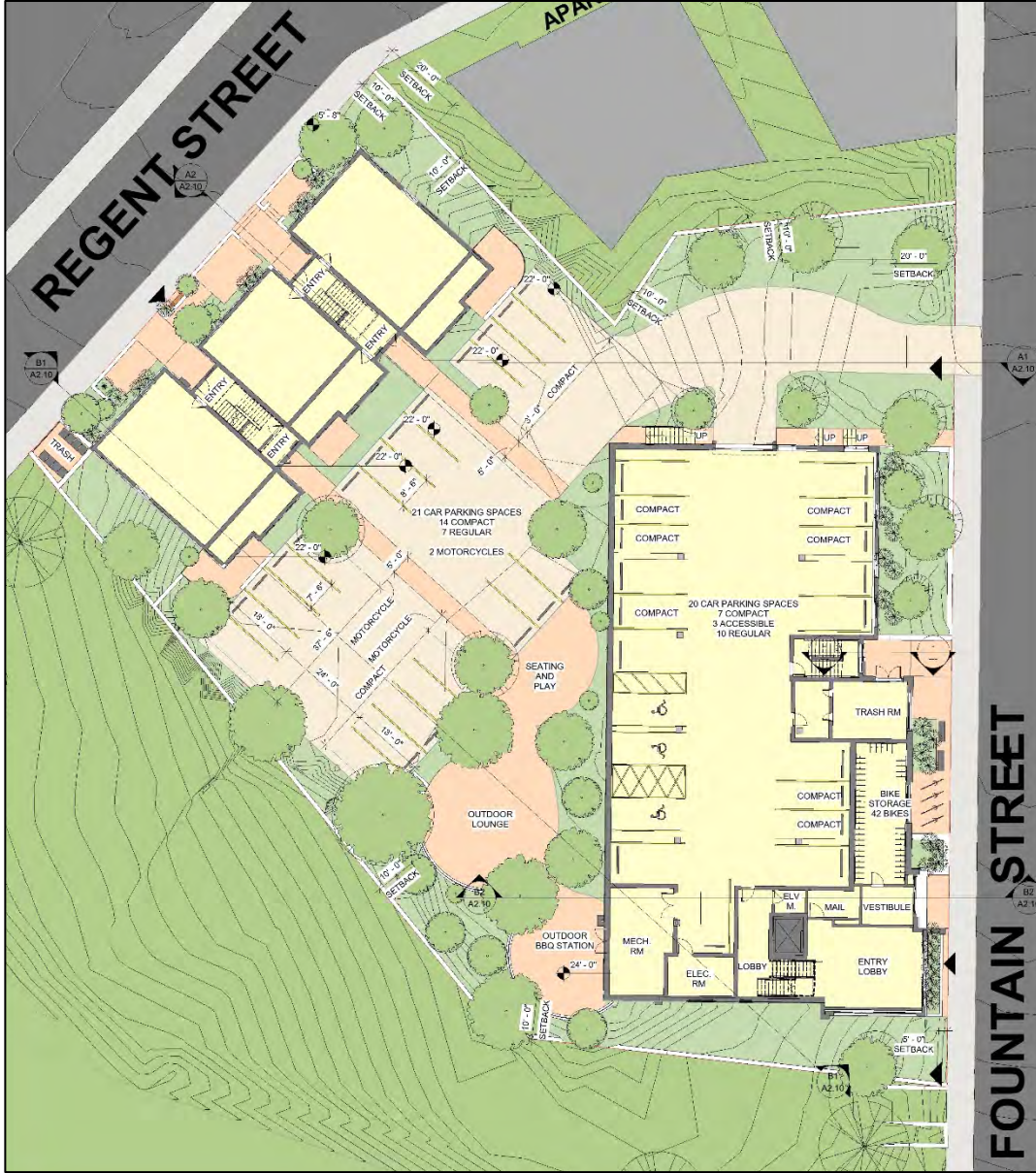
## Mobility



Grade of Adjacent Streets

# Exhibit 8

## Proposed Site Plan & Section



# Exhibit 9

Design Concept



Street Elevations



Aerial View

# Exhibit 10

## 25 Fountain Street Perspective



# Exhibit 11

## Unit Schedule – 25 Fountain Street (42 Units)

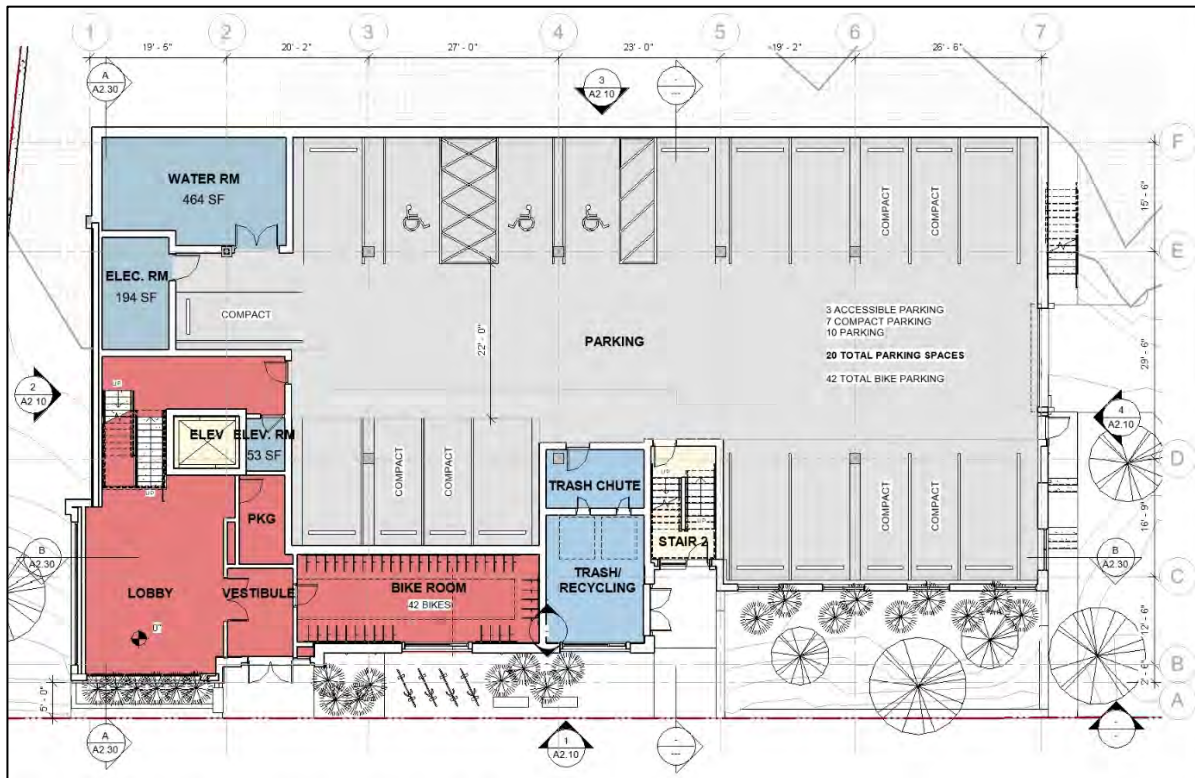
25 Fountain Street				AFFORDABILITY		
Unit Number	# BR	# BA	NSF	Over 100%	100%	80%
101	1	1	731	1	0	0
102	0	1	627	0	1	0
103	0	1	616	0	0	1
104	1	1	681	0	0	1
105	1	1	706	0	1	0
106	1	1	766	1	0	0
107	0	1	611	0	1	0
108	1	1	757	1	0	0
109	1	1	749	0	0	1
Amentiy	0	1	1384			
201	1	1	731	1	0	0
202	0	1	627	0	1	0
203	0	1	609	0	0	1
204	1	1	681	0	1	0
205	1	1	706	1	0	0
206	1	1	766	1	0	0
207	0	1	611	1	0	0
208	1	1	757	0	0	1
209	1	1	749	0	0	1
210	0	1	600	1	0	0
211	1	1	712	1	0	0
301	1	1	731	1	0	0
302	0	1	627	0	0	1
303	0	1	609	0	1	0
304	1	1	681	0	1	0
305	1	1	619	1	0	0
306	1	1	766	1	0	0
307	0	1	611	0	0	1
308	1	1	757	0	1	0
309	1	1	749	1	0	0
310	0	1	600	1	0	0
311	1	1	712	1	0	0
401	1	1	731	1	0	0
402	0	1	627	0	0	1
403	0	1	609	0	1	0
404	1	1	681	0	0	1
405	1	1	619	1	0	0
406	1	1	766	1	0	0
407	0	1	611	1	0	0
408	1	1	757	1	0	0
409	1	1	749	0	1	0
410	0	1	600	1	0	0
411	1	1	712	1	0	0
	27	43	30101	22	10	10

# Exhibit 12

## 25 Fountain Street – Floor Plans (Level 0 & Level 1)



Level 1



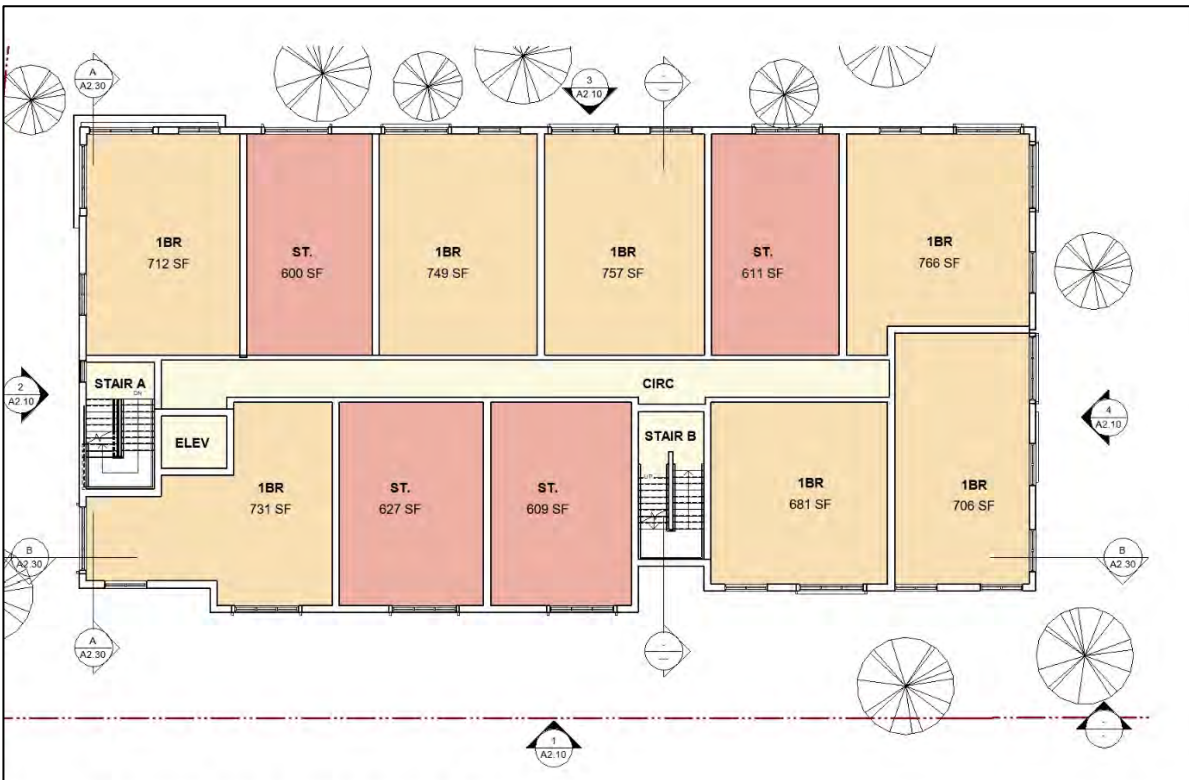
Level 0 – Fountain Street

# Exhibit 13

## 25 Fountain Street – Floor Plans (Level 2 & Level 3/4)



Levels 3-4



Level 2

# Exhibit 14

## 25 Fountain Street – Elevations



East Elevation – Fountain Street



North Elevation – Driveway Entry

West Elevation – Back of Site



# Exhibit 15

## 50 Regent Street Perspective



# Exhibit 16

Unit Schedule – 50 Regent Street (9 Units)

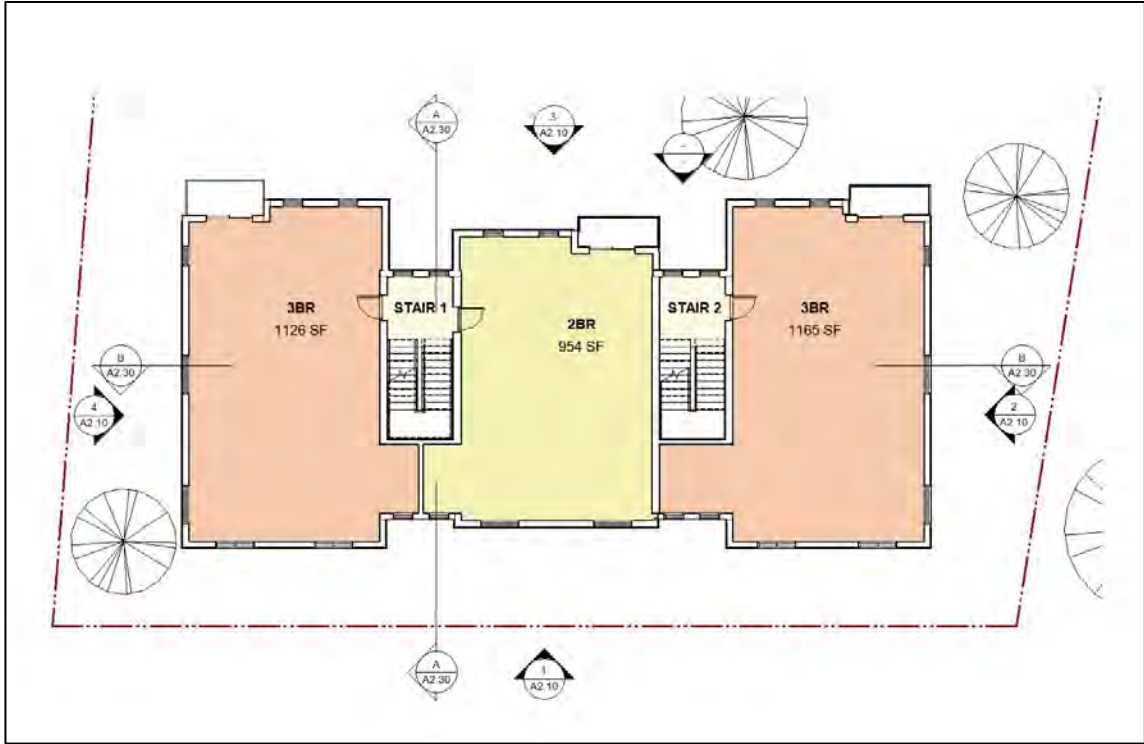
WALK UP BUILDING				AFFORDABILITY		
Unit Number	#BR	#BA	NSF	Over 110%	100% AMI	80% AMI
101	2	1	1075	1	0	0
102	1	1	697	1	0	0
103	2	1	1077	1	0	0
201	3	2	1126	0	1	0
202	2	1	954	0	0	1
203	3	1.5	1165	0	0	1
301	3	1.5	1126	0	0	1
302	2	1	954	0	1	0
303	3	1.5	1165	0	1	0
				3	3	3

Unit Mix

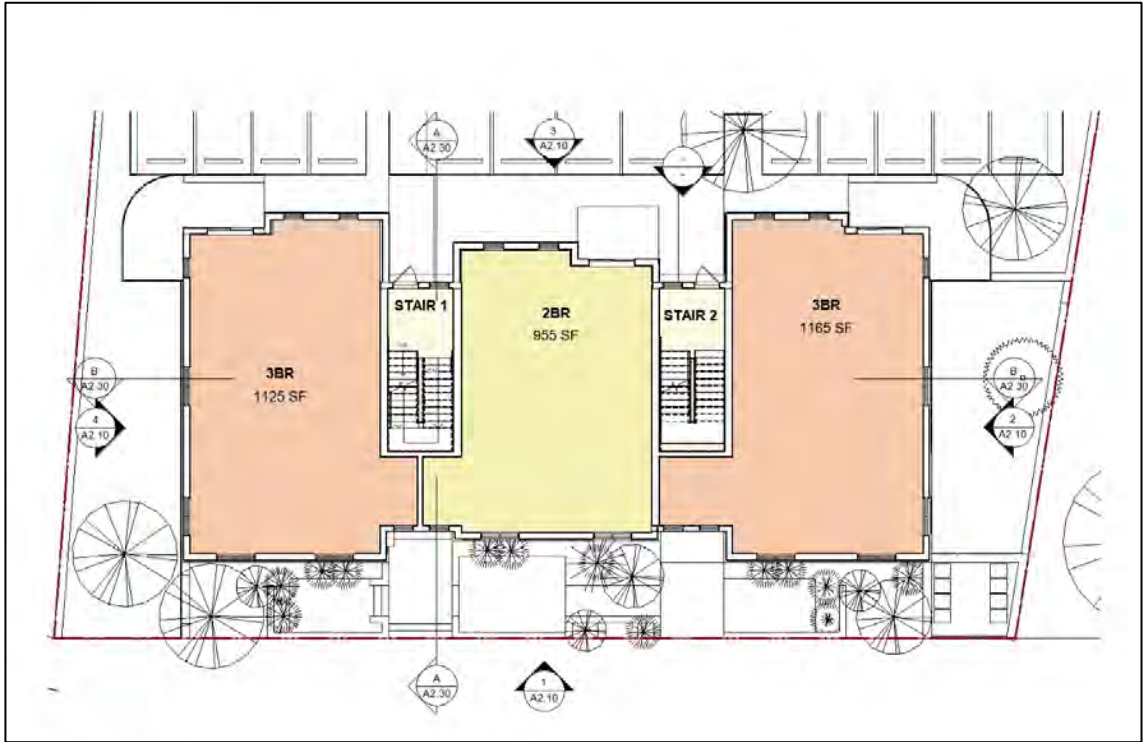
- 3 BR Units – 4
- 2 BR Units – 4
- 1 BR Units - 1

# Exhibit 18

## 50 Regent Street – Floor Plans (Regent Street Level 2 & 3)



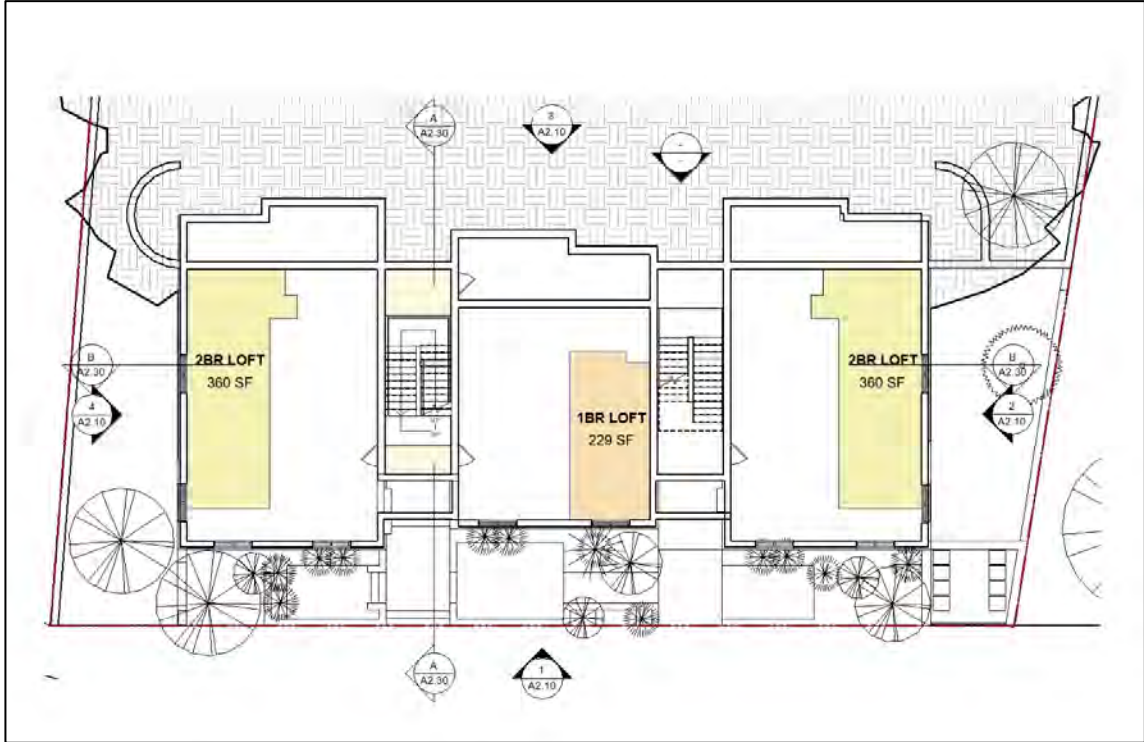
Level 3



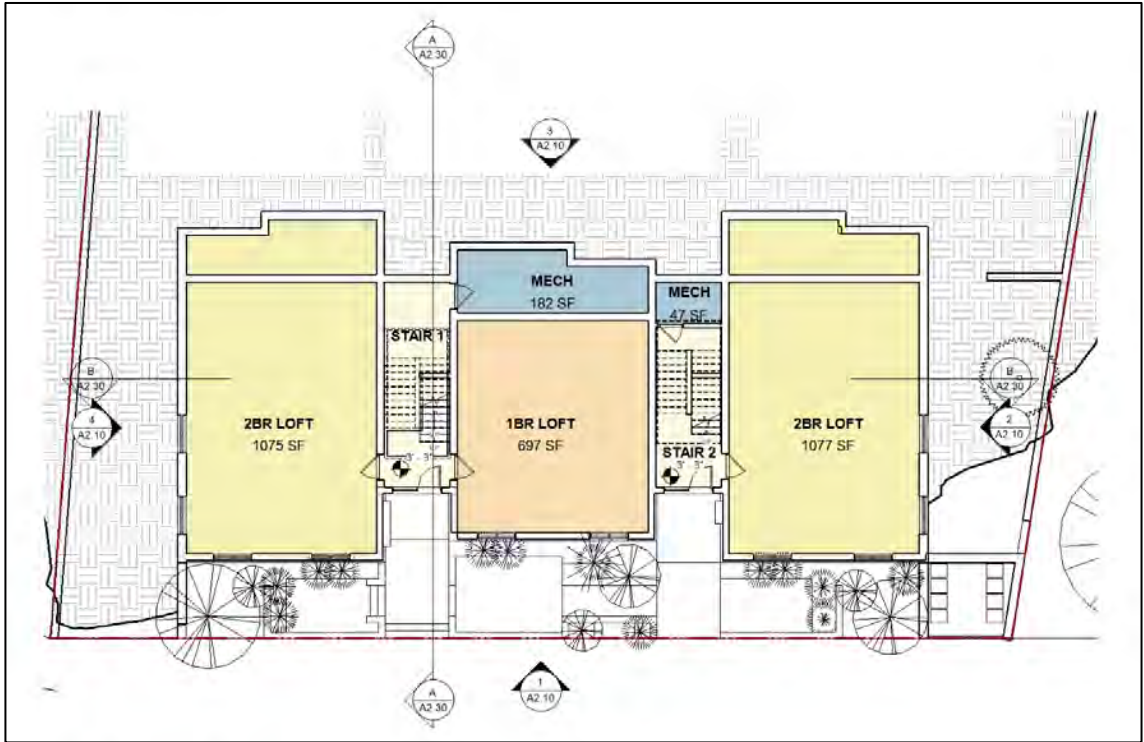
Level 2

# Exhibit 17

50 Regent Street – Floor Plans (Regent Street Level 1 & M)



Level Mezzanine – Loft



Level -1 – Regent Street

# Exhibit 19

## 50 Regent Street – Elevations



West Elevation – Regent Street



North/South Elevation

East Elevation – Back of Site

# Exhibit 20

ISD Turndown Set

See attached

# FOUNTAIN HILL

25 FOUNTAIN ST & 50 REGENT ST, ROXBURY, MA  
08/22/2019 ZONING SUBMISSION

PCA PROJECT #: 17066.00



## PROJECT DATA

LOT SQUARE FOOTAGE: 36,634 SF  
BUILDING GROSS FLOOR AREA: 49,261 SF  
NUMBER OF UNITS: 51 UNITS  
42 (BUILDING F)  
9 (BUILDING R)

PARKING SPACES: 41 SPACES  
21 COMPACT  
3 ACCESSIBLE  
17 REGULAR  
2 MOTORCYCLE SPACES

### BUILDING F: MULTIFAMILY

SPACE	GROSS BUILDING AREA			
PARKING/SERVICE	8,171 SF*			
LEVEL 1	1,541 SF			
LEVEL 2	8,968 SF			
LEVEL 3	8,968 SF			
LEVEL 4	8,852 SF			
LEVEL 5	8,935 SF			
TOTAL	37,255 SF RES.   8,171 SF* PARKING/SERVICE (NOT INCLUDED IN GSF)			
UNIT MIX	STUDIO	1 BEDRM	1 BEDRM+	TOTAL
LEVEL 1	4	4	1	9
LEVEL 2	5	5	1	11
LEVEL 3	5	5	1	11
LEVEL 4	5	5	1	11
TOTAL UNITS	19	19	4	42

### BUILDING R: WALK-UP

SPACE	GROSS BUILDING AREA				
1ST FLR	3,862 SF				
2ND FLR	4,022 SF				
3RD FLR	4,022 SF				
TOTAL	12,006 SF				
UNIT MIX	1 BED LOFT	2 BED	2 BED LOFT	3 BED	TOTAL
LEVEL 1	1		2		3
LEVEL 2		1		2	3
LEVEL 3		1		2	3
AVG UNIT AREA	787 SF	1100 SF	1060 SF	1100 SF	
TOTAL UNITS					9

## ZONING ANALYSIS

**Roxbury Neighborhood District - Article 50**  
Map6A/6B of the Boston redevelopment website indicates that the property is within an MFR (Multi Family Residential) Zone  
- MFR Zone with no overlays.  
- Not adjacent to a business district (no transitional requirements)

**Section 50-26 - Establishment of Residential Sub districts.**  
Multifamily Residential Sub districts, as indicated by the designation "MFR" on said Maps. The Multifamily Residential Sub districts are established to encourage medium-density multifamily areas with a variety of allowed housing types including one-, two-, and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

**Section 50-38 - Roxbury Neighborhood District Design Review.**  
If Gross Square Footage is limited to 49,999SF, a large project review is not required.

**Table B - Use Regulations in Residential Subdistricts**  
Multi-family Dwelling ALLOWABLE

Table F - Dimensional Regulations in Residential Subdistricts

ZONING SUMMARY	REQUIRED	PROPOSED	VARIANCE	PROPOSED BUILDING F	VARIANCE MID-RISE	PROPOSED BUILDING R	VARIANCE WALK-UP
FLOOR AREA RATIO	1.0 FAR LOT SIZE: 36,634 SF	1.35 FAR PROJECT GFAL: 49,244	YES				
DWELLING UNIT (D.U.) / LOT SF <small>(D.U. = (GROSS FLOOR AREA) / (LOT - (8000 SF) + (1000 PER D.U.) * TOTAL D.U.)</small>	35 UNITS	51 UNITS <small>(42 BUILDING F + 9 BUILDING R)</small>	YES				
USEABLE OPEN SPACE MINIMUM PER D.U. <small>200 SF PER D.U. + 2000 SF PER UNIT</small>	10,200 SF	14,000 SF	NO				
SETBACKS							
FRONT YARD	20' - 0"	5'-0" MEDIAN SETBACK	YES			10'-0"	YES
SIDE YARD	10' - 0"	10' - 0"	NO			10' - 0"	NO
(NO REAR YARD, LOT FRONTS ON 2 STREETS)	----	----	---			----	---
BUILDING HEIGHT	4 STORIES, 45'	PODIUM + 4 STORIES 60' HEIGHT	YES			PODIUM + 2 STORIES 45' HEIGHT	NO

Table H - Offstreet Parking Requirements (Residential and Related Uses)

ZONING SUMMARY	REQUIRED	PROPOSED	VARIANCE
AUTOMOBILE PARKING	0.7 SPACES PER UNIT AFFORDABLE 1.0 SPACES PER UNIT MARKET RATE	8 PROVIDED 3 ACCESSIBLE	NO
BIKE PARKING	1.0 PER UNIT	1.0 PER UNIT	NO

**Accessible Units**  
Due to the impracticality of this highly sloped site the 2 required Group 2A units will be located in the elevator building. The remaining units in the elevator building will be Group 1 units. Within the non-elevator building the units at the level of the parking area will be Group 1.



**LEGEND**

- 70 INDEX CONTOUR
- 67 INTERMEDIATE CONTOUR
- 66.5 HALF FOOT CONTOUR
- 66.05 TC SPOT GRADE TOP CURB
- 65.55 BC SPOT GRADE BOTTOM CURB
- 65.75 SPOT GRADE
- VGC VERTICAL GRANITE CURB
- PCC PRECAST CONCRETE CURB
- RETAINING WALL
- 12" D DRAIN LINE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- G GAS SERVICE
- 8" S SEWER LINE
- 8" W WATER LINE
- CONCRETE SURFACE
- LANDSCAPE SURFACE



ARCHITECT:  
 PRELLWITZ CHILINSKI ASSOCIATES, INC.  
 221 Hampshire Street  
 Cambridge, MA 02139  
 617-547-8120

OWNER:  
 OXBOW URBAN LLC  
 75 Arlington St. #500  
 Boston, MA 02116  
 917-340-3187

CIVIL ENGINEERS:  
 H.W. MOORE ASSOCIATES, INC.  
 A Division of Hancock Associates  
 121 E Berkeley St.  
 Boston MA, 02118  
 617-357-8145

**FOUNTAIN HILL SQUARE**  
 FOUNTAIN HILL ROXBURY, MA

PCA PROJECT # 17066.00

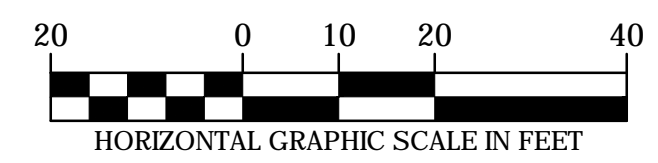
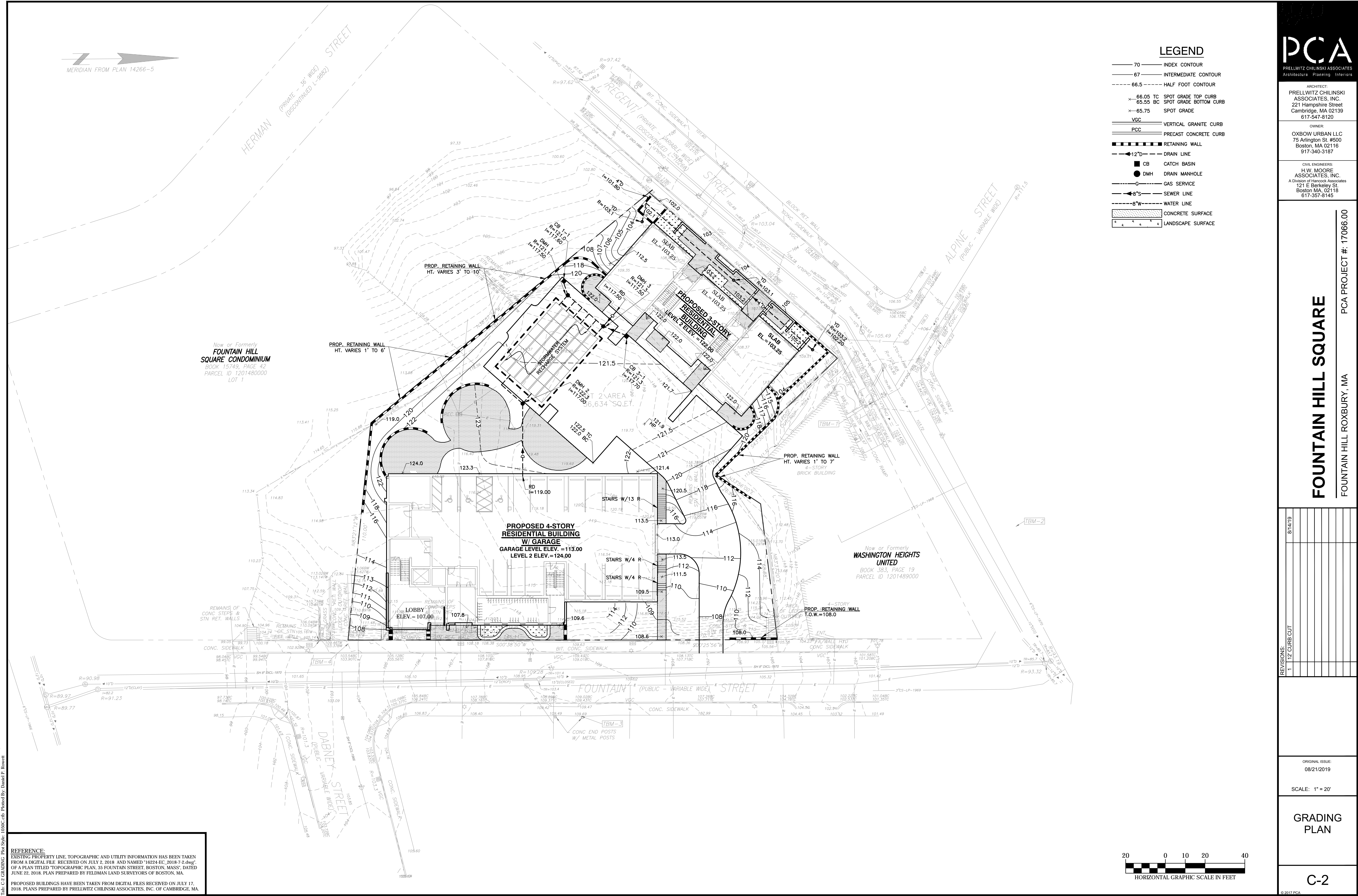
8/14/19	
REVISIONS:	
1	12 CURB CUT

ORIGINAL ISSUE:  
 08/21/2019

SCALE: 1" = 20'

**GRADING PLAN**

C-2



REFERENCE:  
 EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION HAS BEEN TAKEN FROM A DIGITAL FILE RECEIVED ON JULY 2, 2018 AND NAMED '16224-EC\_2018-7-2.dwg'. OF A PLAN TITLED 'TOPOGRAPHIC PLAN, 35 FOUNTAIN STREET, BOSTON, MASS', DATED JUNE 22, 2018. PLAN PREPARED BY FELDMAN LAND SURVEYORS OF BOSTON, MA.

PROPOSED BUILDINGS HAVE BEEN TAKEN FROM DIGITAL FILES RECEIVED ON JULY 17, 2018. PLANS PREPARED BY PRELLWITZ CHILINSKI ASSOCIATES, INC. OF CAMBRIDGE, MA.

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HERMAN STREET  
(PRIVATE - 36' WIDE)  
(DISCONTINUED L-9882)

REGENT STREET  
(PRIVATE - VARIABLE WIDE)  
(DISCONTINUED L-10206)

ALPINE STREET  
(PUBLIC - VARIABLE WIDE)

FOUNTAIN STREET  
(PUBLIC - VARIABLE WIDE)

Now or Formerly  
**FOUNTAIN HILL  
SQUARE CONDOMINIUM**  
BOOK 15743, PAGE 42  
PARCEL ID 1201480000  
LOT 1

PROP. RETAINING WALL  
HT. VARIES 1' TO 6'

PROP. RETAINING WALL  
HT. VARIES 3' TO 10'

PROP. RETAINING WALL  
HT. VARIES 1' TO 7'

PROP. RETAINING WALL  
T.O.W. = 108.0

**PROPOSED 4-STORY  
RESIDENTIAL  
BUILDING  
W/ GARAGE UNDER  
(20 PARKING SPACES)**

**PROPOSED 3-STORY  
RESIDENTIAL BUILDING**

Now or Formerly  
**WASHINGTON HEIGHTS  
UNITED**  
BOOK 383, PAGE 19  
PARCEL ID 1201489000

LOT 2 AREA =  
36,634 SQ.FT.

**NOTES:**

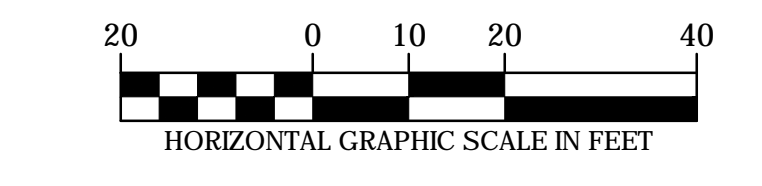
- FOR DATUM REFERENCE, SEE SURVEY.
- LOCATIONS AND SIZES OF UNDERGROUND UTILITIES TAKEN FROM BEST AVAILABLE INFORMATION AND IS NOT WARRANTED TO BE CORRECT. NOR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. CONTRACTOR WILL BE RESPONSIBLE TO LOCATE ALL EXISTING SERVICES AND TO VERIFY SIZES FOR INSTALLATION OF NEW WORK.
- THE CONTRACTOR SHALL CONTACT "DIG-SAFE" AT 1-888-344-7233, ATLEAST 72 HOURS (3 WORKING DAYS) PRIOR TO ANY EXCAVATION AND/OR SURFSURFACE TESTING TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION.
- ALL PARKING SPACES TO BE 8.5x18' OR 8.5x22' FOR PARALLEL SPACES, UNLESS OTHERWISE NOTED.
- HANDICAPPED PARKING AND ACCESS TO BE PROVIDED IN ACCORDANCE WITH ADA REGULATIONS AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.
- SAW CUT EXISTING PAVEMENT WHERE NEW PAVEMENT MATCHES THE EXISTING PAVEMENT.
- EROSION CONTROL MEASURES TO BE PROVIDED AROUND THE PERIMETER OF THE CONSTRUCTION AREAS TO CONTROL SEDIMENTATION AND TO PROTECT DRAINAGE STRUCTURES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT CONTROLS. EROSION CONTROL TUBES SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM WASHING OFF THE SITE. HAY BALES, CRUSHED STONE OR SILT SACKS SHALL BE SET AROUND ON-SITE CATCH BASINS TO PREVENT SEDIMENT FROM WASHING INTO THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROLS. WET DOWN DEBRIS TO PREVENT AIR POLLUTION BY DUST RISING FROM DEMOLITION WORK OR ROCK CRUSHING. CONTINUOUSLY CLEAN DRIVES AND WALKS OF FALLEN OR WIND BLOWN DEBRIS.

**PARKING SUMMARY:**

NUMBER OF UNITS = 51  
NUMBER OF EXTERIOR PARKING SPACES = 21  
NUMBER OF GARAGE PARKING SPACES = 20  
TOTAL NUMBER OF PARKING SPACES = 41  
PARKING RATIO = 0.8 SPACE/UNIT

**LEGEND**

- 70 INDEX CONTOUR
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**REFERENCE:**  
EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION HAS BEEN TAKEN FROM A DIGITAL FILE RECEIVED ON JULY 2, 2018 AND NAMED "16204\_EC\_2018-7-2.dwg" OF A PLAN TITLED "TOPOGRAPHIC PLAN, 35 FOUNTAIN STREET, BOSTON, MASS", DATED JUNE 22, 2018. PLAN PREPARED BY FELDMAN LAND SURVEYORS OF BOSTON, MA.  
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ARCHITECT:  
**PRELWITZ CHILINSKI ASSOCIATES, INC.**  
221 Hampshire Street  
Cambridge, MA 02139  
617-547-8120

OWNER:  
**OXBOW URBAN LLC**  
75 Arlington St. #500  
Boston, MA 02116  
917-340-3187

CIVIL ENGINEERS:  
**H.W. MOORE ASSOCIATES, INC.**  
A Division of Hancock Associates  
121 E Berkeley St.  
Boston, MA 02118  
617-357-8145

**FOUNTAIN HILL SQUARE**  
FOUNTAIN HILL ROXBURY, MA  
PCA PROJECT # 17066.00

8/14/19			
1	TZ CURB CUT		

ORIGINAL ISSUE:  
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SCALE: 1" = 20'

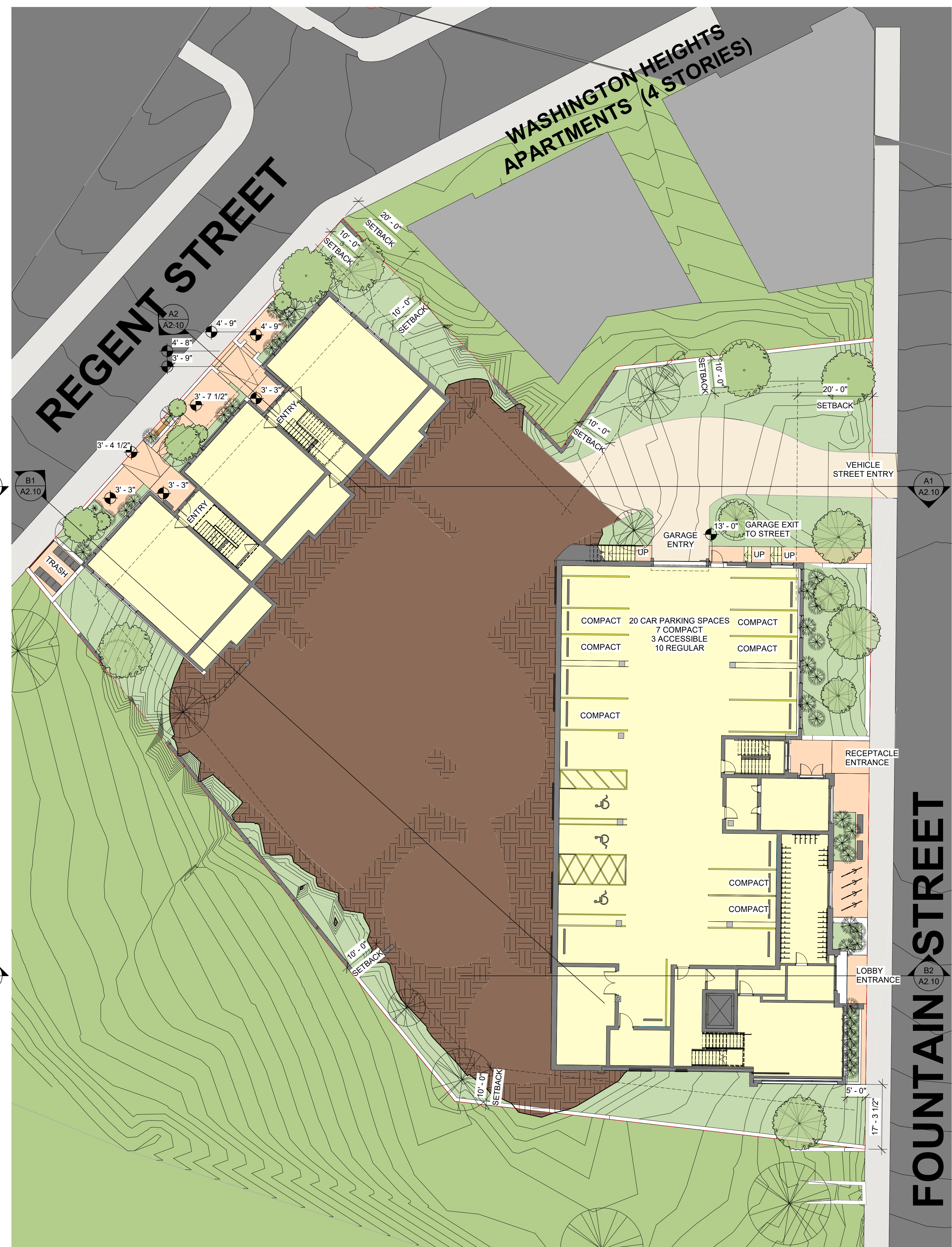
**SITE PLAN**

**C-1**

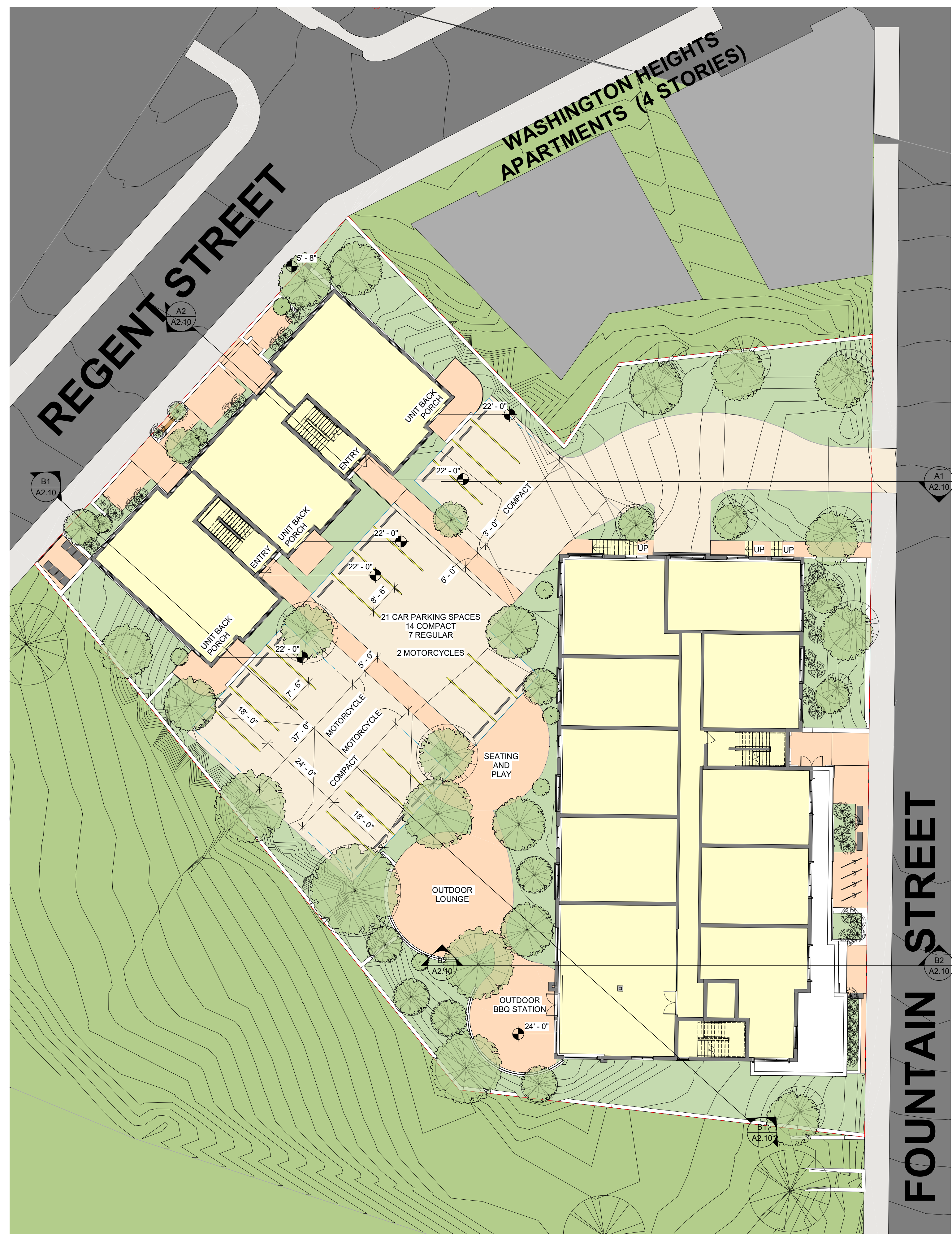
REVISIONS:


ORIGINAL ISSUE:  
08/22/2019  
SCALE: 1/16" = 1'-0"

OVERALL  
SITE PLANS



**1** SITE PLAN - LEVEL 1  
1/16" = 1'-0"

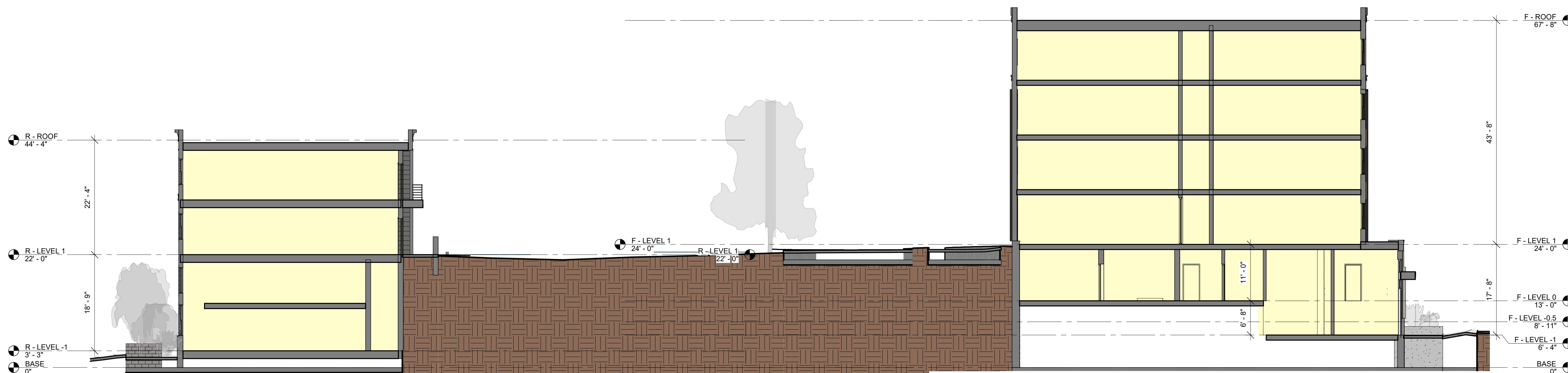


**2** SITE PLAN - LEVEL 2  
1/16" = 1'-0"



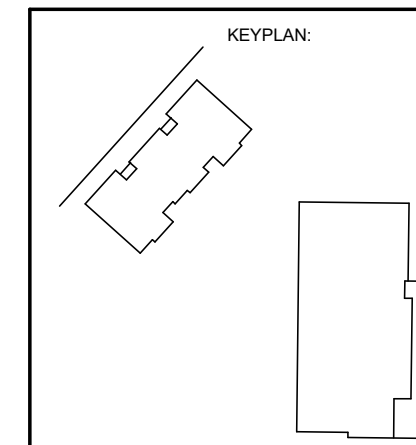
SECTION A1

SECTION A2



SECTION B1

SECTION B2



REVISIONS:

ORIGINAL ISSUE:  
08/22/2019  
SCALE: 3/32" = 1'-0"

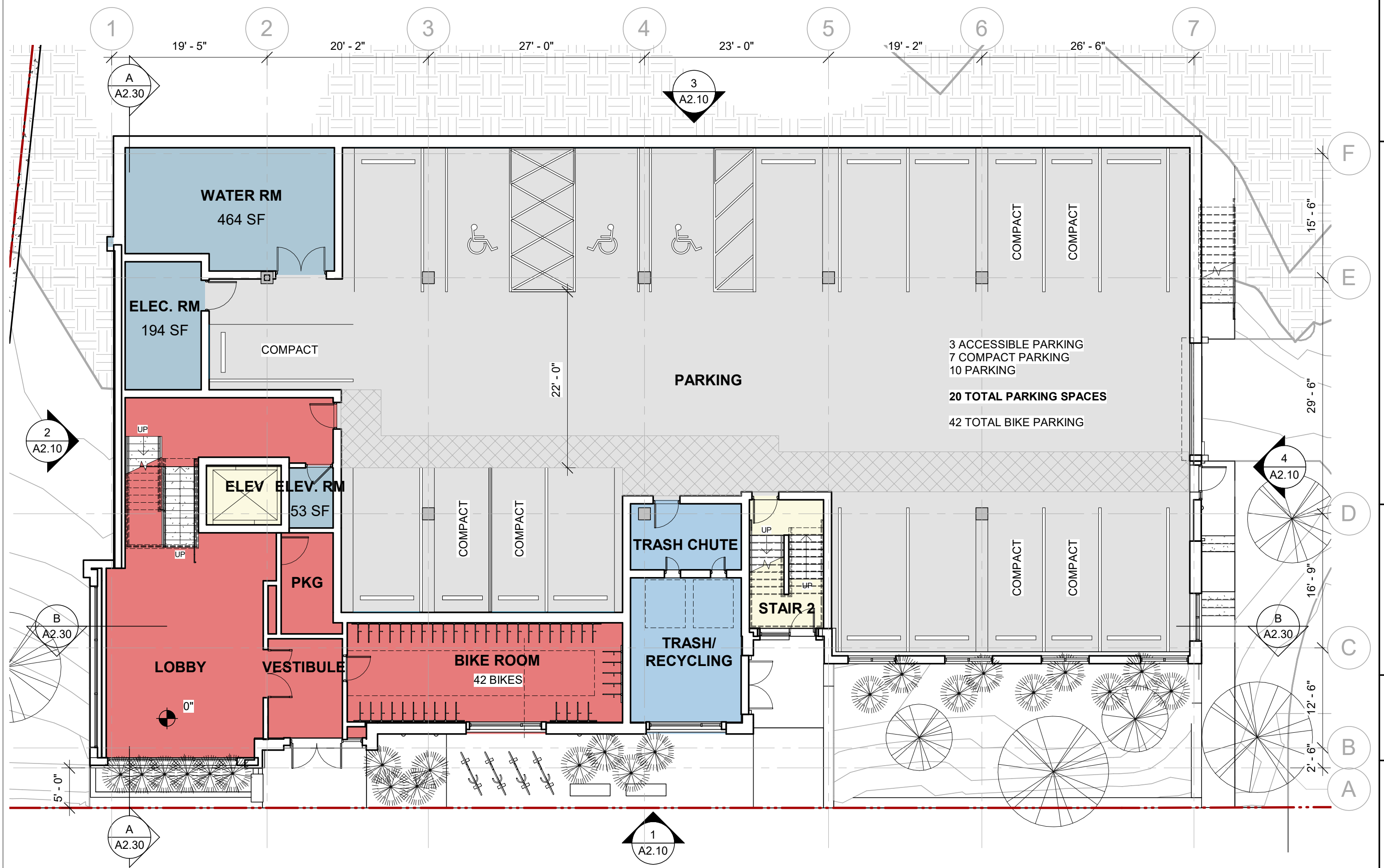
SITE SECTIONS

A2.10



**4** BUILDING F - LEVEL 3-4 FLOOR PLAN  
3/32" = 1'-0"

**2** BUILDING F - LEVEL 1 FLOOR PLAN  
3/32" = 1'-0"



**3** BUILDING F - LEVEL 2 FLOOR PLAN  
3/32" = 1'-0"

**1** BUILDING F - LEVEL 0 FLOOR PLAN  
3/32" = 1'-0"

REVISIONS:

ORIGINAL ISSUE:  
ZONING SUBMISSION  
08/22/2019  
SCALE: 3/32" = 1'-0"

OVERALL FLOOR PLANS

A1.11



**4** BUILDING F - NORTH ELEVATION  
 3/32" = 1'-0"



**3** BUILDING F - WEST ELEVATION  
 3/32" = 1'-0"



**2** BUILDING F - SOUTH ELEVATION  
 3/32" = 1'-0"



**1** BUILDING F - EAST ELEVATION  
 3/32" = 1'-0"

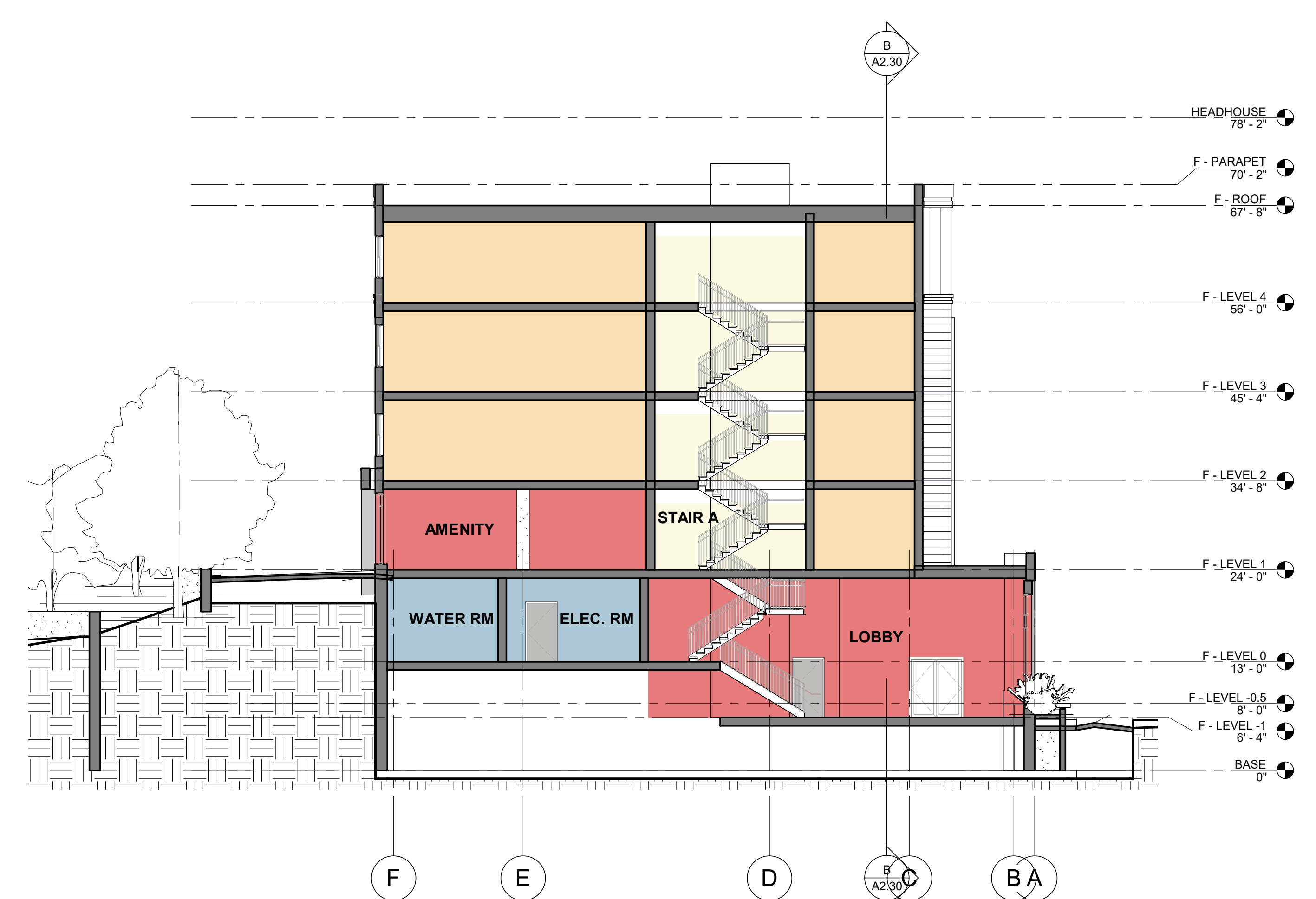


REVISIONS:

ORIGINAL ISSUE  
 ZONING SUBMISSION  
 08/22/2019  
 SCALE: As indicated

**BUILDING ELEVATIONS**

A2.10



**B** SECTION B-B  
3/32" = 1'-0"

**A - A** SECTION A-A  
3/32" = 1'-0"

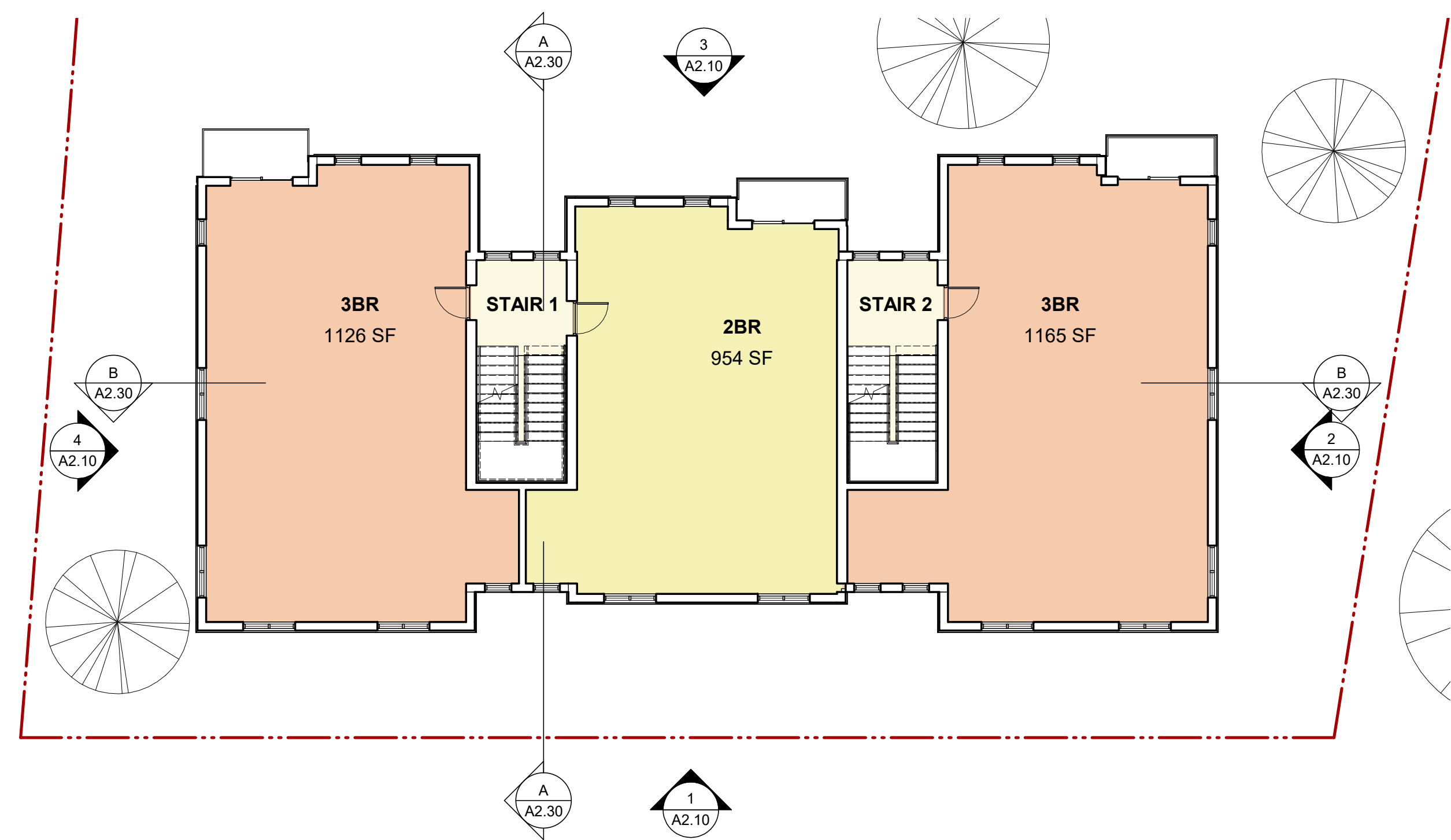
REVISIONS:

ORIGINAL ISSUE:  
ZONING SUBMISSION  
08/22/2019

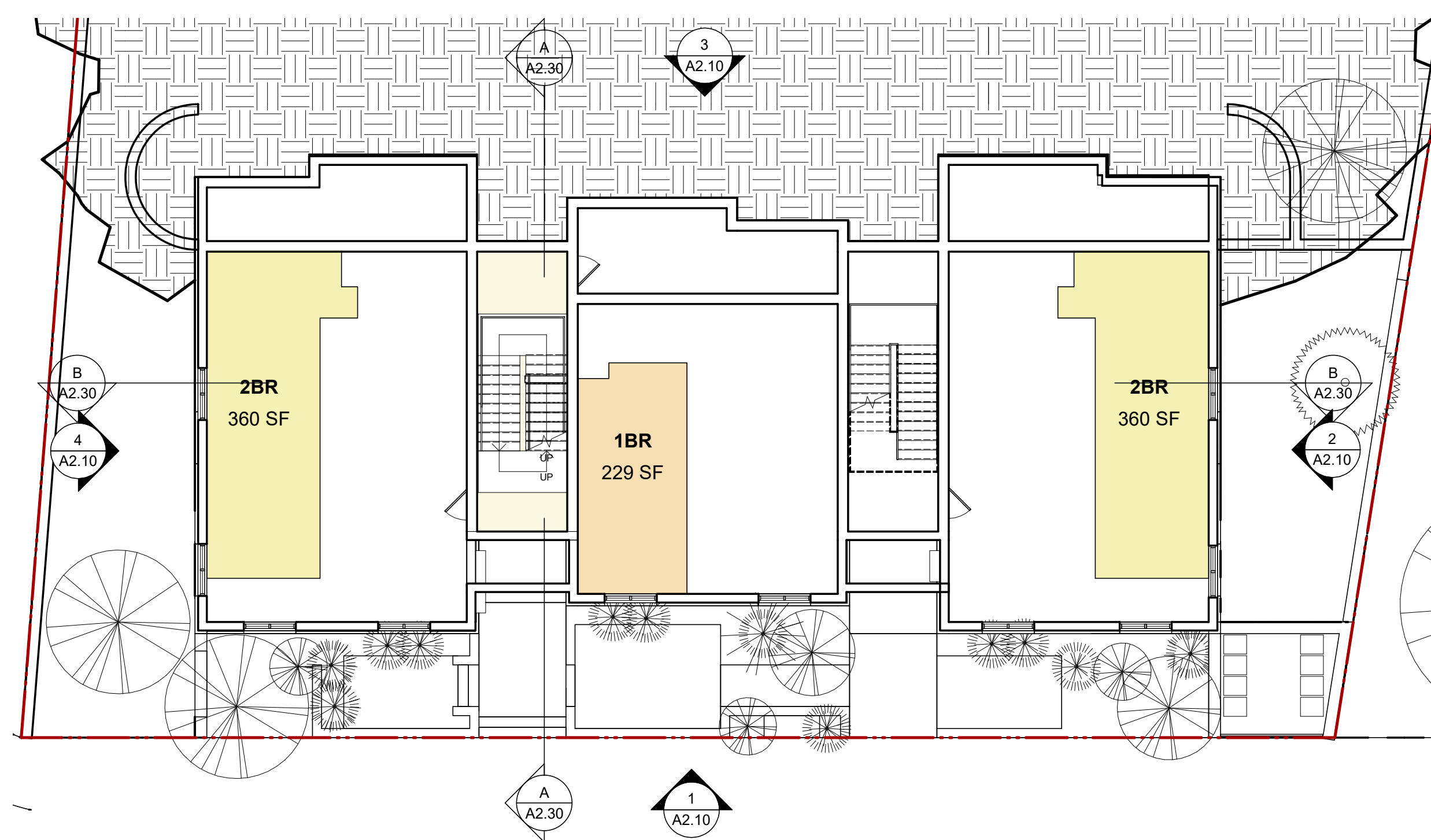
SCALE: 3/32" = 1'-0"

**BUILDING SECTIONS**

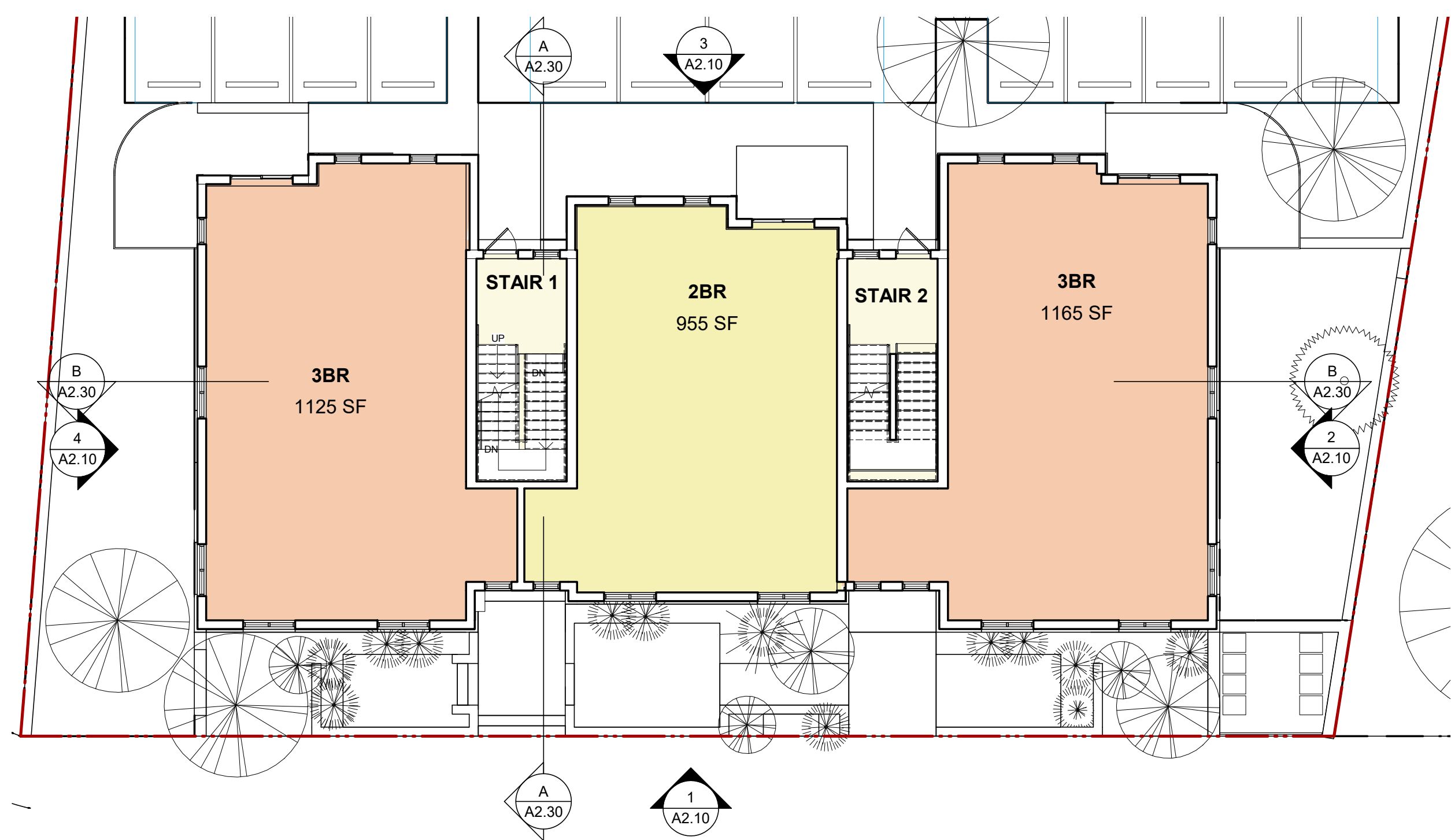
**A2.30**



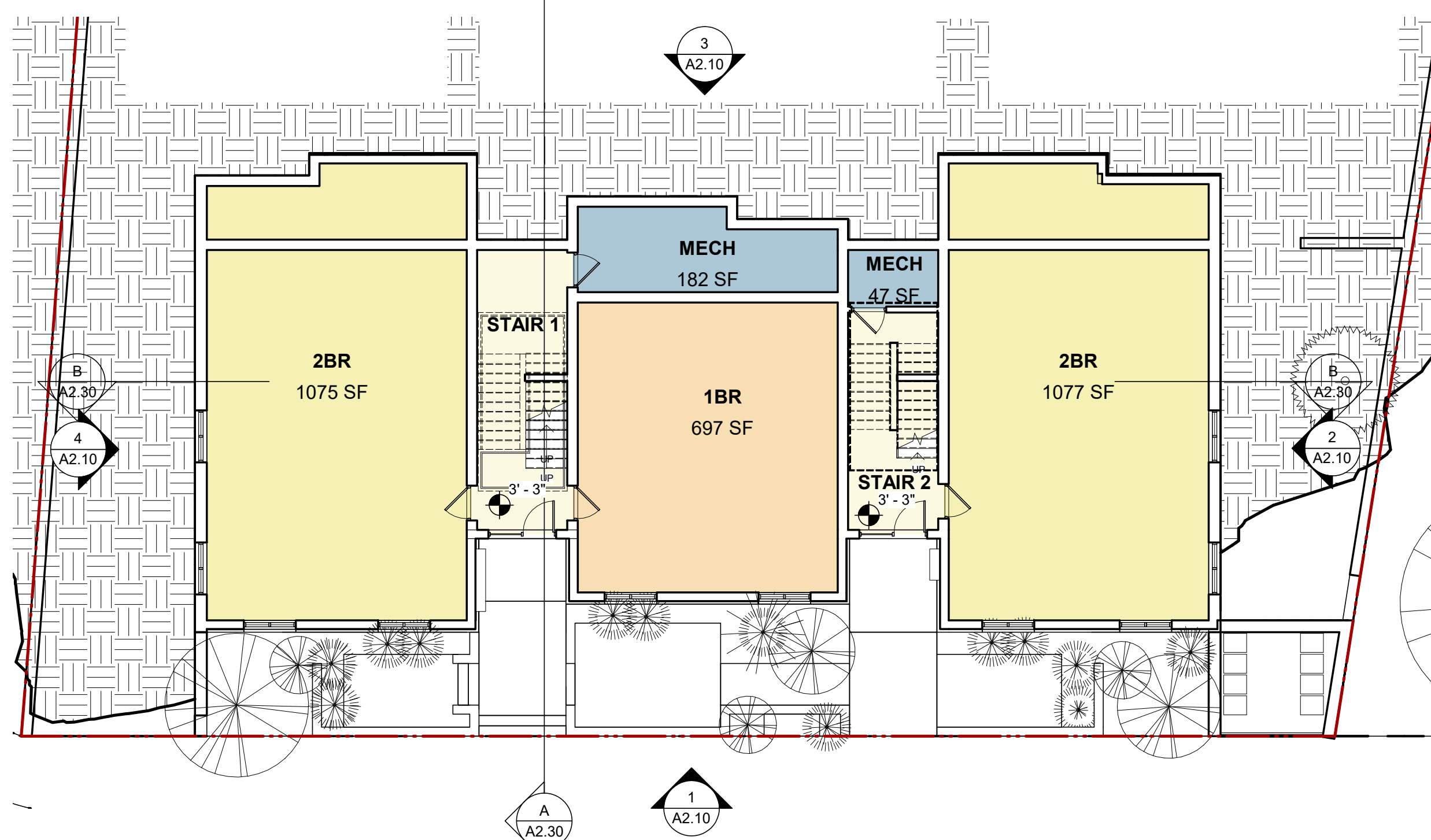
**3 R6 - LEVEL 2-3**  
3/32" = 1'-0"



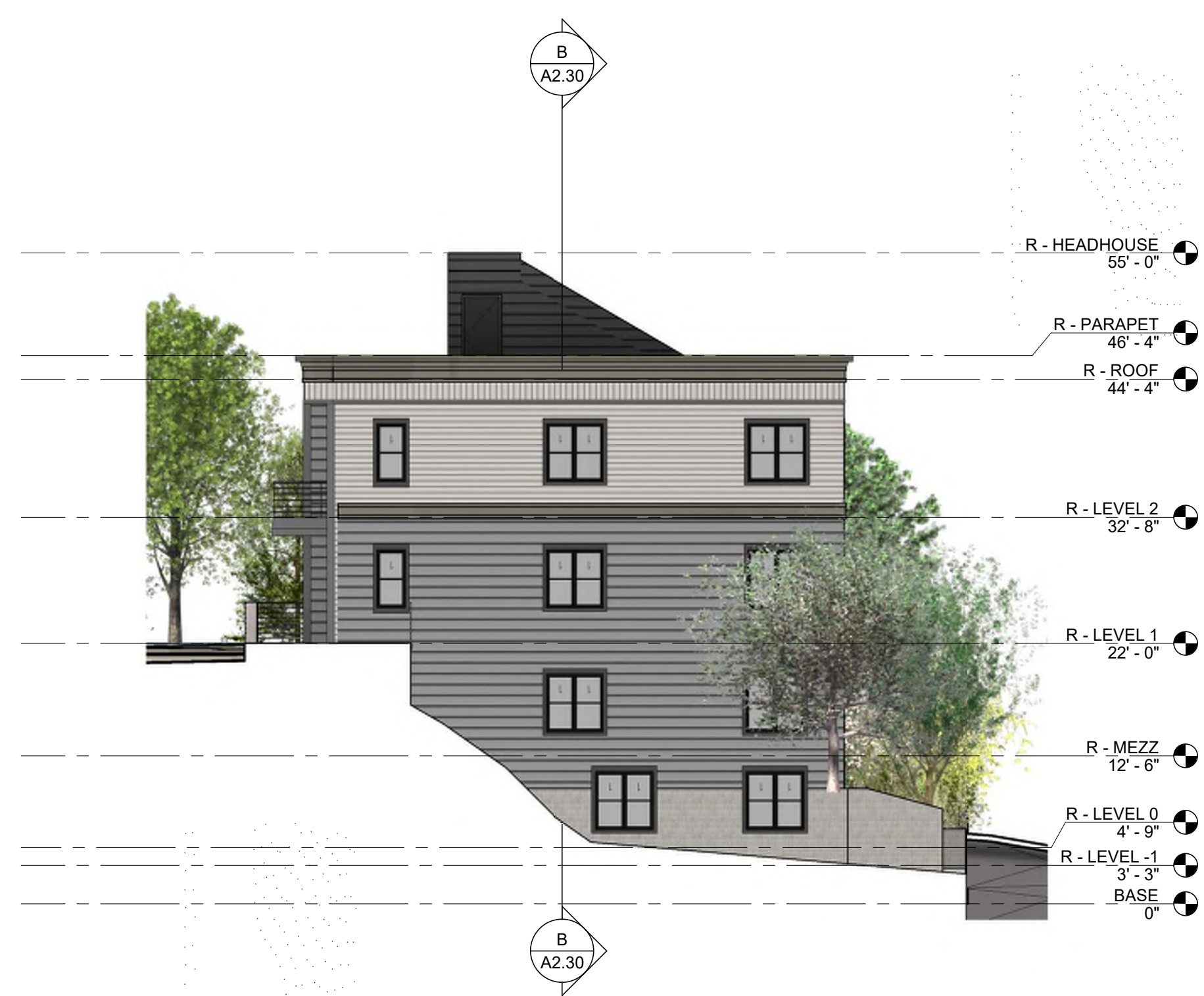
**4 R - MEZZ**  
3/32" = 1'-0"



**2 R - LEVEL 1**  
3/32" = 1'-0"



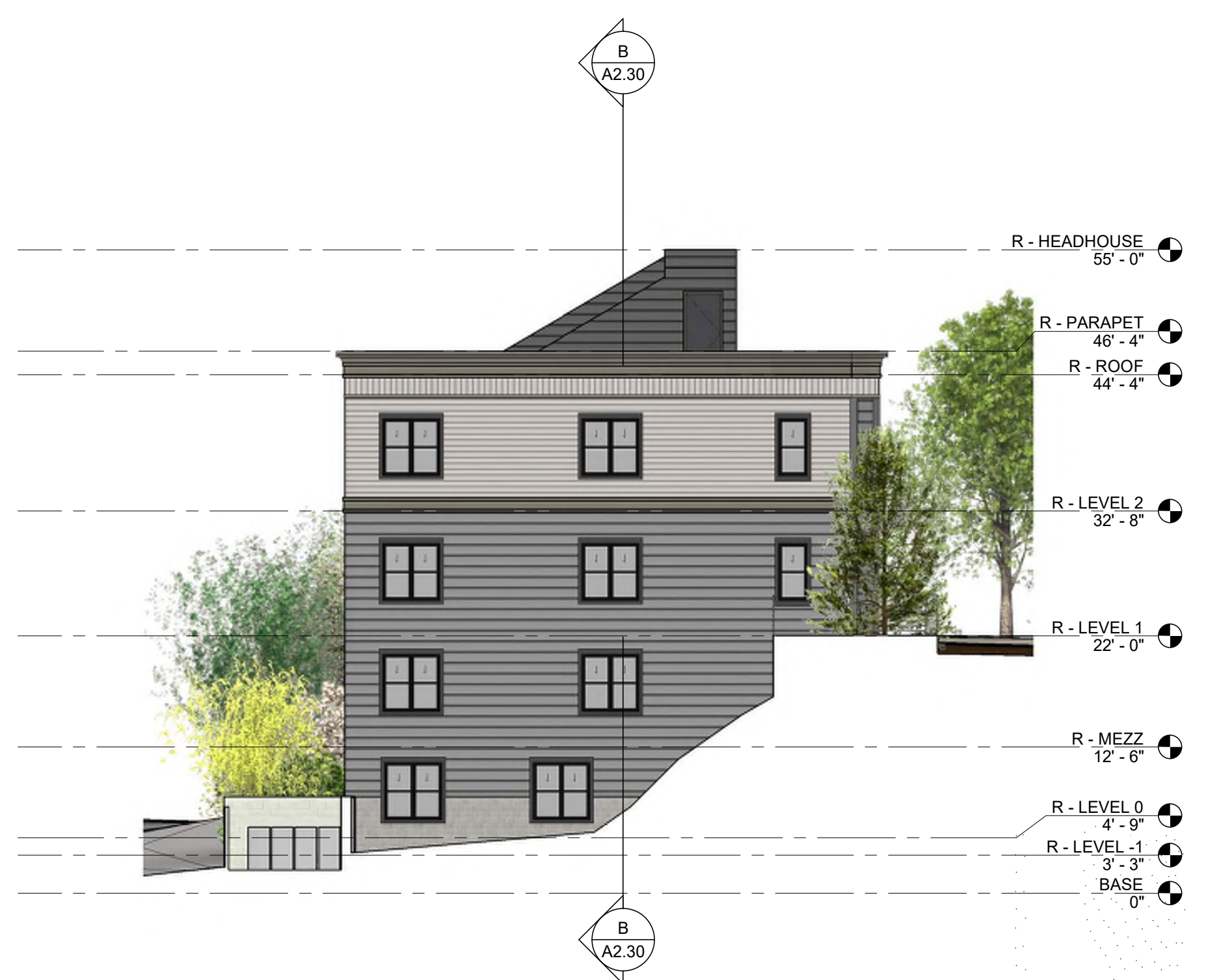
**1 R - LEVEL -1**  
3/32" = 1'-0"



**4** BUILDING R - NORTH ELEVATION  
3/32" = 1'-0"



**3** BUILDING R - EAST ELEVATION  
3/32" = 1'-0"



**2** BUILDING R - SOUTH ELEVATION  
3/32" = 1'-0"



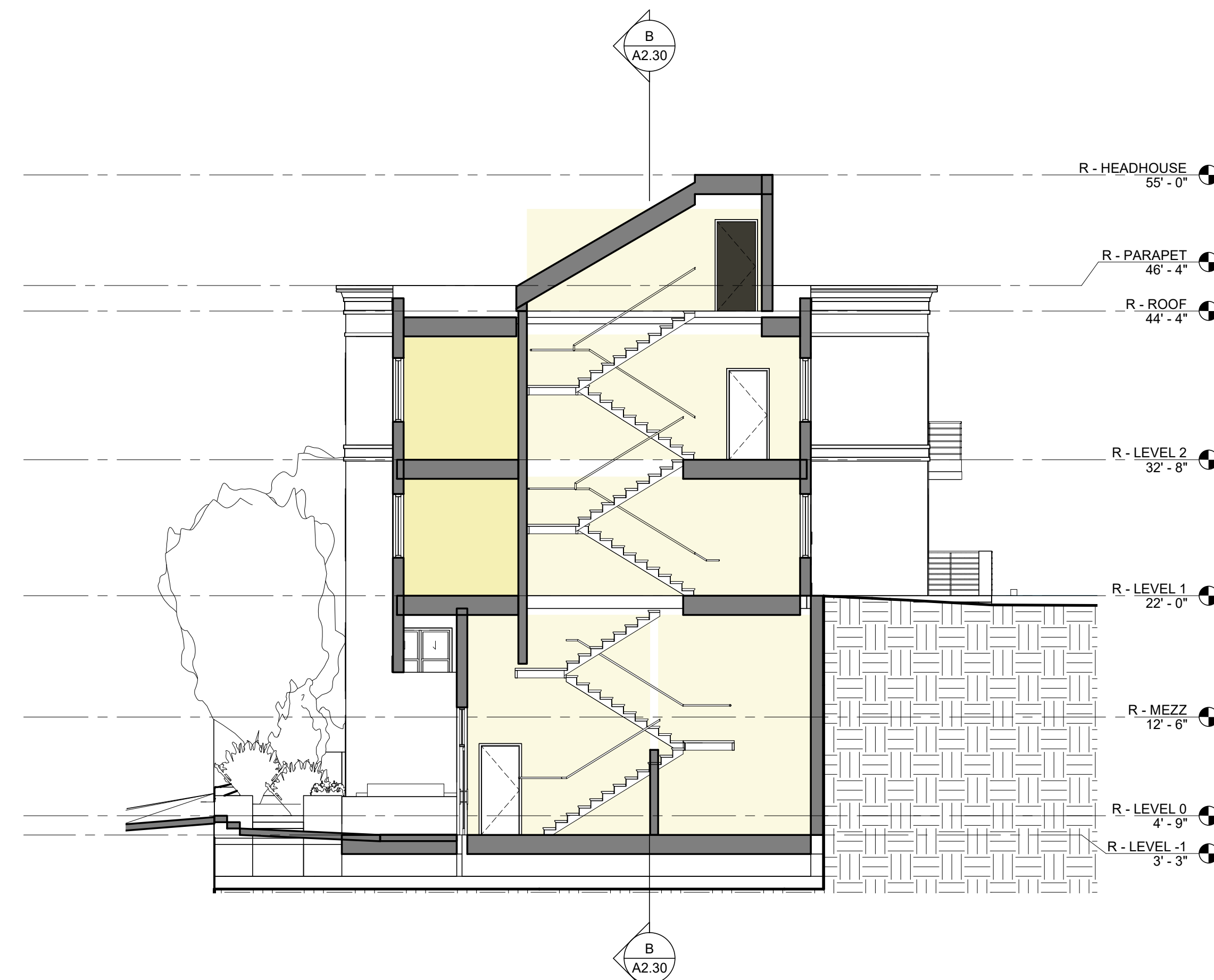
**1** BUILDING R - WEST ELEVATION  
3/32" = 1'-0"







**B** SECTION B-B  
1/8" = 1'-0"



**A - A** SECTION A-A  
1/8" = 1'-0"

REVISIONS:

ORIGINAL ISSUE:  
ZONING SUBMISSION  
08/22/2019

SCALE: 1/8" = 1'-0"

**BUILDING  
SECTIONS**

A2.30