

30 THORN STREET HYDE PARK, MA



ARTICLE 80 SMALL PROJECT REVIEW APPLICATION

THIRTY THORN LLC

EMBARC

MCDERMOTT, QUILTY & MILLER LLP

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DEVELOPMENT PROPOSAL – EXHIBITS

PROJECT SUMMARY

PROJECT TEAM

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McDERMOTT
QUILTY &
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28 STATE STREET, SUITE 802
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30 ROWES WHARF, SUITE 600
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VIA HAND DELIVERY

June 11, 2018

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

**Re: Article 80 Small Project Review Application
30 Thorn Street, Hyde Park, MA**

Dear Director Golden:

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

Situated on an approximately 10,821 square foot parcel in the East River Street neighborhood of Hyde Park located on a dead end street off River Street, the proposed project contemplates the improvement and revitalization of a vacant and underutilized property site at 30 Thorn Street (the “Property”) and construction of a new six (6) story, 45 unit residential building with 21 off-street parking spaces at grade and beneath the new structure in an appropriately designed building along with related improvements in landscaping, site design and pedestrian access, consistent with the character and housing needs of the surrounding community (the “Proposed Project”). The Proposed Project will revitalize this under-utilized property site with a residential development of market-rate and on-site affordable housing (six (6) IDP units) and a building aesthetic appropriate in scale, massing and design for this section of the Hyde Park neighborhood. Additionally, the Proponent owns the adjacent properties at 10 and 20 Thorn Street (32 total units) and the Proposed Project will allow it to complete the overall development of these three (3) neighboring properties for a fully established and cohesive residential program.

The Proponent has already begun to undertake extensive preliminary outreach with nearby and abutting property owners, area residents, local elected and appointed officials and agency staff to seek and integrate input into its development program; at community meetings before the East River Street Neighborhood Association (which voted to conditionally support the initial Proposed Project) and by its own initial abutters meeting in the neighborhood. As a result of the input received and continued dialogue with the community, the Proponent has made certain changes to the original project scope, design, parking, landscape, vehicular and pedestrian

access, and it is now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application and we look forward to working with you on this positive development project.

Very truly yours,

A handwritten signature in black ink, reading "Joseph P. Hanley". The signature is written in a cursive style with a large, looping initial "J".

Joseph P. Hanley, Partner

PROJECT SUMMARY

This Small Project Review Application is being submitted by Thirty Thorn LLC (the “Proponent”) in accordance with Article 80, Section E of the City of Boston Zoning Code (the “Code”). The proposed project consists of the development of a 10,821 square-foot vacant and under-utilized parcel of land on Thorn Street in Hyde Park (the “Project Site”). The scope of development includes the construction of a new six (6) story building of approximately 38,760 gross square feet containing 45 residential units and 21 off-street parking spaces located in the building’s semi-below grade parking garage with related improvements in site, landscaping and pedestrian and vehicular access (the “Proposed Project”). The garage will be both entered and exited via an access drive to the left of the building off Thorn Street.

The Proposed Project would create a residential development combining market-rate and income restricted affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design for Hyde Park’s emerging growth and revitalization. In planning the building, great care was given to respecting the area’s as-built conditions. As a result, the proposed building has been designed and scaled to complement Thorn Street and the area’s long-existing multifamily residential buildings. Six (6) on-site affordable residential units will also be provided as part of the Proposed Project, in conformance with the City’s Inclusionary Development Policy (“IDP”).

COMMUNITY BENEFITS

The Proposed Project will offer many public benefits to the Hyde Park neighborhood and to the City of Boston, including the following:

- Replacing an overgrown, trash-filled, long-vacant lot with 45 new residential units of much-needed high-quality housing of which six (6) will be affordable in accordance with the City’s Inclusionary Development Policy and related improvements in site, landscaping and pedestrian and vehicular access.
- Introducing new neighborhood residents who will provide support to the local community and utilize local businesses.
- Including a project scope and scale that is intended to further the residential policy goals of Boston Mayor Martin J. Walsh’s 2030 Housing Plan.
- Encouraging alternative modes of transportation through the use of bicycling, walking, and public transportation due to the walkable proximity of several bus lines along River Street and the MBTA Mattapan Redline Subway Station.
- Generating hundreds of thousands of dollars in new property tax revenue annually to the City.
- Estimating approximately \$7 million in construction costs, the proposed project will result in the creation of approximately thirty (30) to forty (40) new construction jobs over an 18 month period.

DETAILED PROJECT SITE INFORMATION

PROJECT SITE

The Project Site includes approximately 10,821 square feet of land area on Thorn Street in Hyde Park, comprising one parcel located at the end of this dead-end street. The rear of the Project Site abuts MBTA Commuter Rail tracks for the Franklin and Fairmount lines. The City of Boston Assessor's Parcel Number is 1801553000 located in Ward 18 of the City of Boston.

The Project Site is bounded as follows as shown on "Plan of Estate of John G. Ray, River Street, Hyde Park, Boston, Mass. R.B. Bellamy, C.E. dated November 22, 1917", and recorded with Book 4068, Page 109 in the Suffolk County Registry of Deeds (the "Plan"): southeasterly by Thorn Street, one hundred ten (110) feet; northeasterly by Lot 24, as shown on the Plan, one hundred (100) feet; northwesterly by land of New York, New Haven and Hartford Railroad, as shown on said Plan, one hundred ten (110) feet; and southwesterly by Lot 21, as shown on said Plan, one hundred (100) feet.



DETAILED PROJECT INFORMATION

PROPOSED PROGRAM, DATA AND DIMENSIONS

Lot Area:	10,821 Sqft
Maximum Building Height/Stories:	61'-10" Ft / 6 Stories
Number of Residential Units Proposed:	45
Total Building Square Footage:	38,760 Sqft
Floor Area Ratio:	3.58
Parking Spaces:	21

DESIGN APPROACH

The Proposed Project would consist of a new six (6) story building consisting of five (5) floors of residential units over one level of parking that is partially below grade and intended to accommodate the needs of the building's residents with the provision of 21 parking spaces. The Proposed Project will contain 45 total residential units of various sizes including 15 studios, 15 one bedroom units, 10 two bedroom units and five (5) three bedroom units. There will also be a resident lounge/common area and mechanical space.

The development is located near the end of Thorn Street, a dead end street located just off River Street, which is a main thoroughfare between Mattapan and Hyde Park. The neighborhood offers several parks, restaurants and cafes. The building's siting is derived from a creative response to its context and urban conditions. The partially below grade parking is pushed to the rear of the site, adjacent to the MBTA tracks, leaving space for the lobby and common area at the ground level adjacent to the street. The addition of a sidewalk where one does not currently exist at the vacant lot will create a pedestrian friendly experience for both residents and neighbors.

The proposed massing includes a vertical reveal at the front stair which breaks the building into two halves and diminishes the overall scale while creating more pleasing proportions. A palette of complementary facade materials creates a contemporary aesthetic that will serve as a compelling precedent for the area's current and future development.

DETAILED PROJECT INFORMATION

TRAFFIC, PARKING AND ACCESS

The proposed development includes 21 on-site parking spaces, 19 covered in a semi-below grade parking garage at the right rear of the site, that will be accessed via an access drive to the left of the building off Thorn Street (with the two uncovered spaces to the back left of the site. Vehicles will both enter and discharge from the garage onto a private way adjacent to the building and out to Thorn Street via an existing curb cut. Direct elevator access is provided from the parking to all residential floors of the building through the interior lobby. Secure and covered bike storage will be provided adjacent to the parking while several visitor bike racks will be located near the sidewalk at the building entry.

ANTICIPATED PERMITS AND APPROVALS

Boston Planning and Development Agency

- Article 80 Small Project Review Certification of Approval
- Affordable Rental Housing Agreement and Restriction
- Community Benefits Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

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

Boston Inspectional Services Department Committee on License

- Parking Garage Related Permits, Storage of 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 Landmarks Commission

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

Boston Department of Public Works Public Improvements Commission

- Possible Sidewalk Repair Plan, Curb Cut Permit, Specific Repairs Plan, Pedestrian Easement

DETAILED PROJECT INFORMATION

PUBLIC REVIEW PROCESS

In support of the required Article 80 Small Project Review process and prior to submission of this application, the Proponent conducted extensive preliminary outreach with abutting and nearby property owners, residents, businesses, the abutting Boston Housing Authority Hassan Apartments (“Hassan”), and the East River Street Neighborhood Association (“ERSNA”), as well as related discussions with local elected and appointed officials from the area, including but not limited to, the Mayor’s Office of Neighborhood Services Hyde Park Liaison Bryan Flynn and District City Councilor McCarthy’s Office. In particular, the Proponent appeared and presented the Proposed Project at two (2) separate meetings with the ERSNA (September 11, 2017 and December 11, 2017) resulting in a conditional letter of support for the Proposed Project (see Exhibit 18 herein), held its own voluntary initial abutters meeting on November 20, 2017, and presented to Hassan on February 6, 2018, in order to obtain feedback from those in the direct vicinity of the Property Site. Feedback from this extensive preliminary outreach was then incorporated into the resulting Proposed Project and 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 City agencies, the ERSNA, Hassan, local business organizations, abutting and nearby property owners and other interested parties as part of the Article 80 public review process.

BOSTON ZONING CODE

ZONING DISTRICT REQUIREMENTS & PROPOSED DESIGN PROCESS

The Project Site is situated within the Multifamily Residential (MFR) Zoning Subdistrict in the Hyde Park Neighborhood Zoning District, and is therefore subject to Article 69 of the Zoning Code. The site is also situated within a Neighborhood Design Review Overlay District. The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	Multifamily Residential (MFR) Subdistrict	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	5,000 Sqft	10,821 Sqft	None
Minimum Lot Area / Add'l Unit	2,500 Sqft / Unit	132 Sqft / Unit	Variance
Minimum Lot Width	None	108'-3"	None
Minimum Frontage	None	108'-3"	None
Maximum Floor Area Ratio (FAR)	2.0	3.58	Variance
Maximum Building Height	35'-0" / 3 Stories	61'-10" / 6 Stories	Variance
Minimum Usable Open Space / Unit	400 Sqft / Unit (18,000 Sqft Total)	19 Sqft / Unit (870 Sqft Total)	Variance
Minimum Front Yard	20'	Varies 1'-0" to 6'-6"	Variance
Minimum Side Yard	10'	Varies 5'-7" to 20'-0"	Variance
Minimum Rear Yard	40'	5'-0"	Variance
Minimum Parking Spaces per Dwelling Unit	2.0 per D/U	0.47 per D/U	Variance
Off-Street Loading	1 Bay Required over 15,001 Sqft	No Loading Bay	Variance

ZONING CODE USE REQUIREMENTS

The Property Site is located within the MFR Zoning Subdistrict of the Hyde Park Neighborhood Zoning District, which was established to encourage low to medium-density multifamily areas with a variety of allowed housing types, including Multifamily Dwellings. As such, the Proposed Project's proposed use as a Multifamily Dwelling is an Allowed Use under the Zoning Code.

BOSTON ZONING CODE

ZONING RELIEF REQUIRED (SEE EXHIBIT 2)

Article 69 Section 29	Off-Street Parking Insufficient
Article 69 Section 29	Off-Street Loading Insufficient
Article 69 Section 9	Lot Area for Add'l Dwelling Units Insufficient
Article 69 Section 9	Floor Area Ratio Excessive
Article 69 Section 9	Building Height Excessive
Article 69 Section 9	Building Height (# of Stories) Excessive
Article 69 Section 9	Usable Open Space Insufficient
Article 69 Section 9	Front Yard Insufficient
Article 69 Section 9	Side Yard Insufficient
Article 69 Section 9	Rear Yard Insufficient

BUILDING CODE ANALYSIS

The construction of the building is expected to be Type 1-A for parking/ground floor and Type 3-B for floors 2-6.

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

The building will be a multi-family residential building:

- Residential: Use Group R-2
- Parking Garage: Use Group S-2

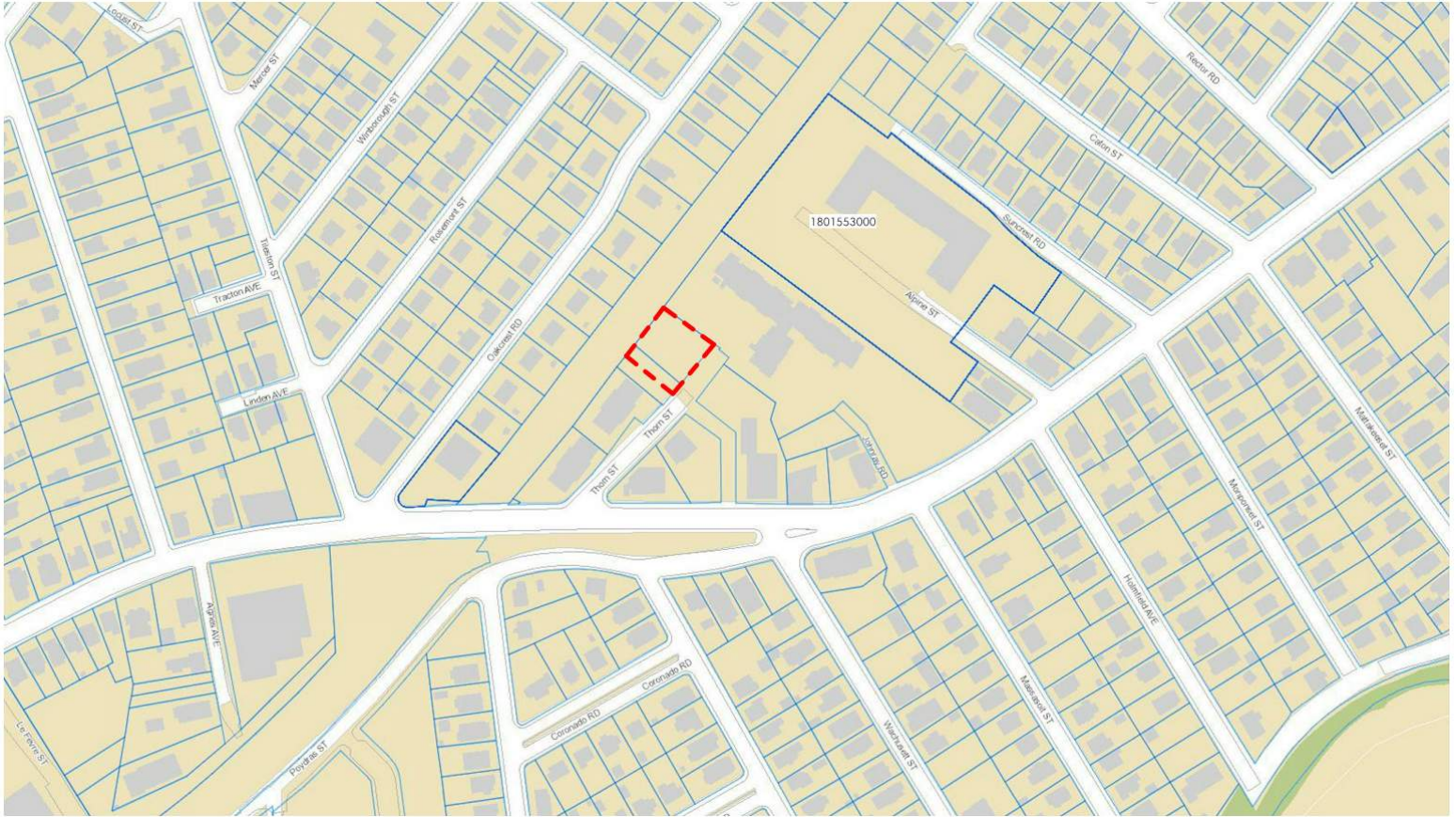
As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

DEVELOPMENT PROPOSAL - EXHIBITS

Exhibit 1:	Assessor's Map
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Zoning Code Appeal
Exhibit 4:	Existing Conditions
Exhibit 5:	Surrounding Urban Context
Exhibit 6:	Surrounding Building Heights
Exhibit 7:	Neighboring Transit Locations
Exhibit 8:	Proposed Site Plan + Section
Exhibit 9:	Design Concept
Exhibit 10:	Thorn Street Perspectives
Exhibit 11:	Unit Schedule
Exhibit 12:	Garage Floor Plan
Exhibit 13:	Residential Floor Plan
Exhibit 14:	South + East Elevations
Exhibit 15:	North + West Elevations
Exhibit 16:	Streetscape
Exhibit 17:	Site Fencing + Planting
Exhibit 18:	East River Street Neighborhood Association Letter of Conditional Support

EXHIBIT 1 – ASSESSOR’S MAP



Assessor Information

Parcel ID	1801553000
Address	Thorn St, Boston, MA 02136
Property Type	Residential Land
Classification Code	106 (Residential Property / RES ANCILL IMPROVEMT)
Lot Size	5,500 Sq Ft

EXHIBIT 2 – ZONING CODE REFUSAL



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

JOE CONSALVO
647 BOYLSTON STREET
BOSTON, MA 02116

January 17, 2018

Location: 30 THORN ST HYDE PARK/, MA 02136
Ward: 18
Zoning District: Hyde Park N.D
Zoning Subdistrict: MFR
Appl. # : ERT789478
Date Filed: December 28, 2017
Purpose: Erect a 6 story, 40 Unit Residential Building with 21 on-grade Parking spaces located beneath structure.

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 69 Section 29	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 69 Section 29	Off-Street Parking & Loading Req	Off-Street Loading Insufficient
Article 69 Section 9	Dimensional Regulations	Lot Area for Additional Dwelling Units Insufficient
Article 69 Section 9	Dimensional Regulations	Floor Area Ratio Excessive
Article 69 Section 9	Dimensional Regulations	Building Height Excessive
Article 69 Section 9	Dimensional Regulations	Building Height (# of Stories) Excessive
Article 69 Section 9	Dimensional Regulations	Usable Open Space Insufficient
Article 69 Section 9	Dimensional Regulations	Front Yard Insufficient
Article 69 Section 9	Dimensional Regulations	Side Yard Insufficient
Article 69 Section 9	Dimensional Regulations	Rear Yard Insufficient

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.

Thomas White
(617)961-3275
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

BoA 299147

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 February 5, 2018

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

24 (aka 30) Thorn Street 18 Hyde Park N.D. / MFR
of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional 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 six (6) story, 40 unit residential building with 21 on-site parking spaces at grade and beneath the new structure at the premises, as per plans.

STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will enable the Appellant to improve and revitalize this vacant and under-utilized property site of approximately 10,821 square feet with a new and appropriately designed residential building, consistent with the character and housing needs of the surrounding community.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project is not detrimental to the surrounding community. Rather, the project will activate a long vacant and under-utilized lot, which includes certain unique property characteristics, with a preferred residential use and appropriate project scale. The project will also help to accommodate the increased demand for high-quality residential housing in the Hyde Park neighborhood; COMMENTS consistent with the required conditions for the requested Variances under Article 7-3 of the 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 Thirty Thorn 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

EXHIBIT 4 – EXISTING CONDITIONS



VIEW 1 LOOKING NORTHEAST UP THORN STREET



VIEW 3 HOUSING AUTHORITY BUILDING ADJACENT TO SITE



VIEW 2 LOOKING WEST AT SITE

EXHIBIT 4 – EXISTING CONDITIONS

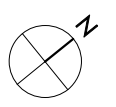
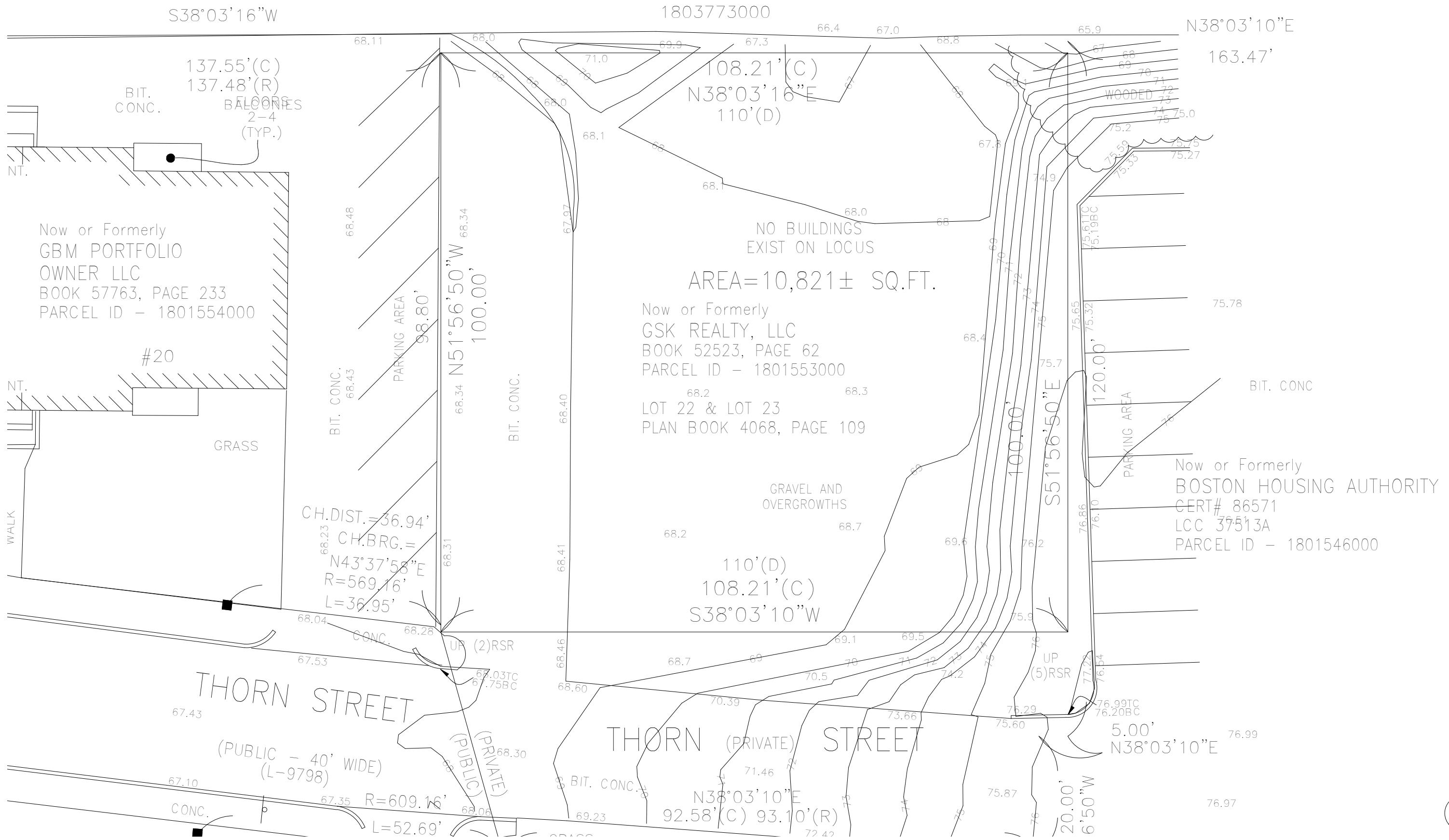


EXHIBIT 5 – SURROUNDING URBAN CONTEXT

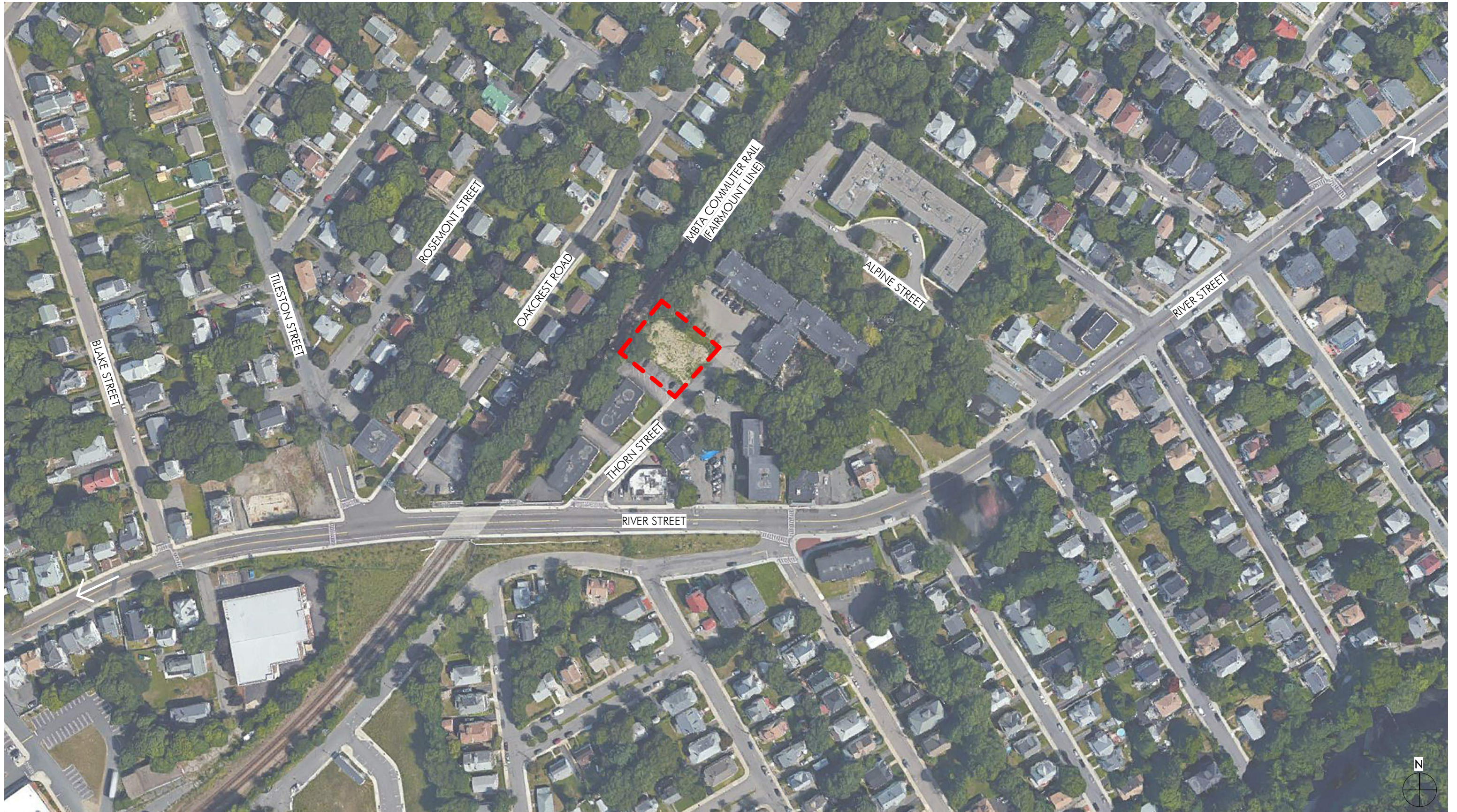


EXHIBIT 5 – SURROUNDING URBAN CONTEXT

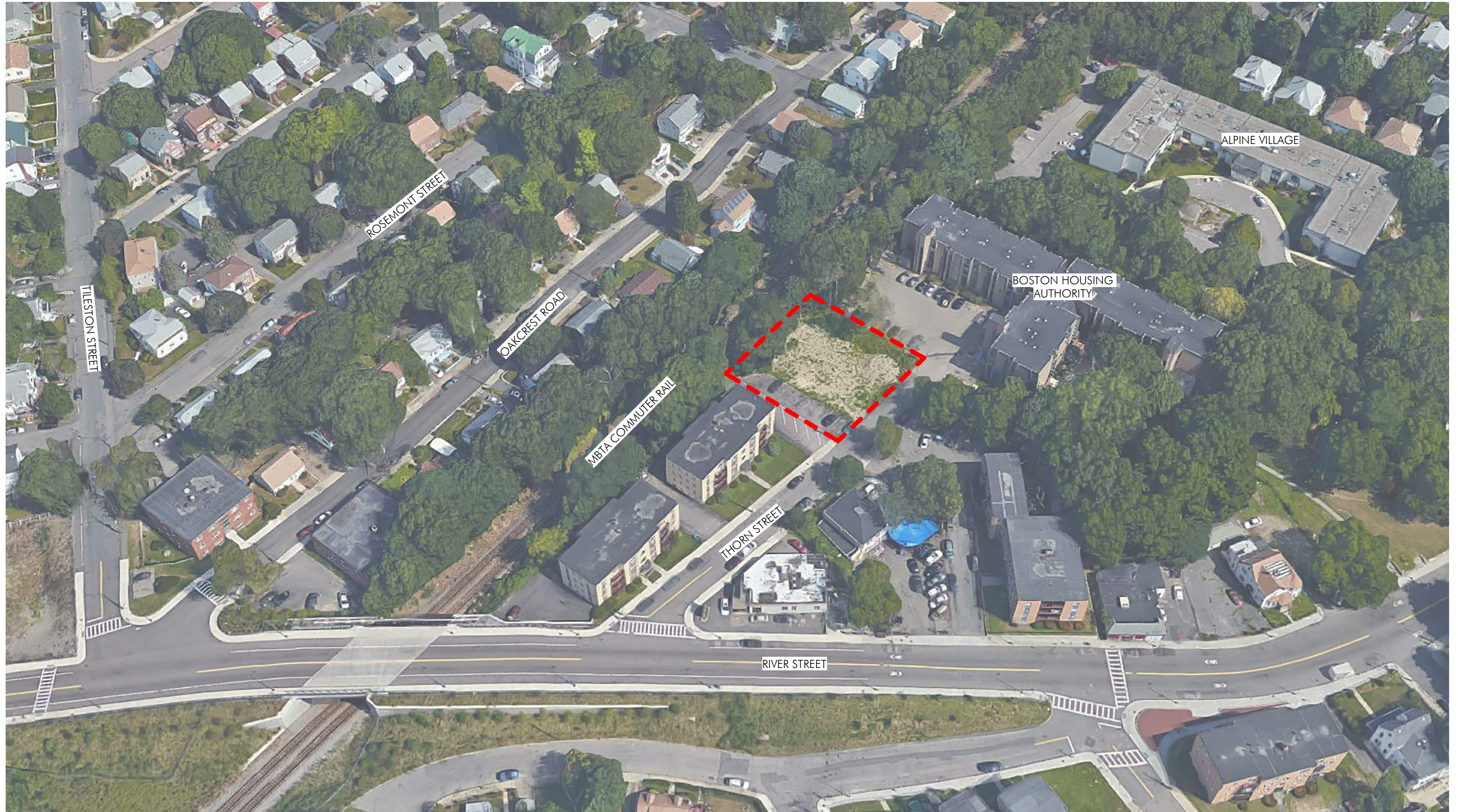


EXHIBIT 6 – SURROUNDING BUILDING HEIGHTS



EXHIBIT 7 – NEIGHBORING TRANSIT LOCATIONS



EXHIBIT 8 – PROPOSED SITE PLAN + SECTION

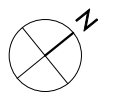
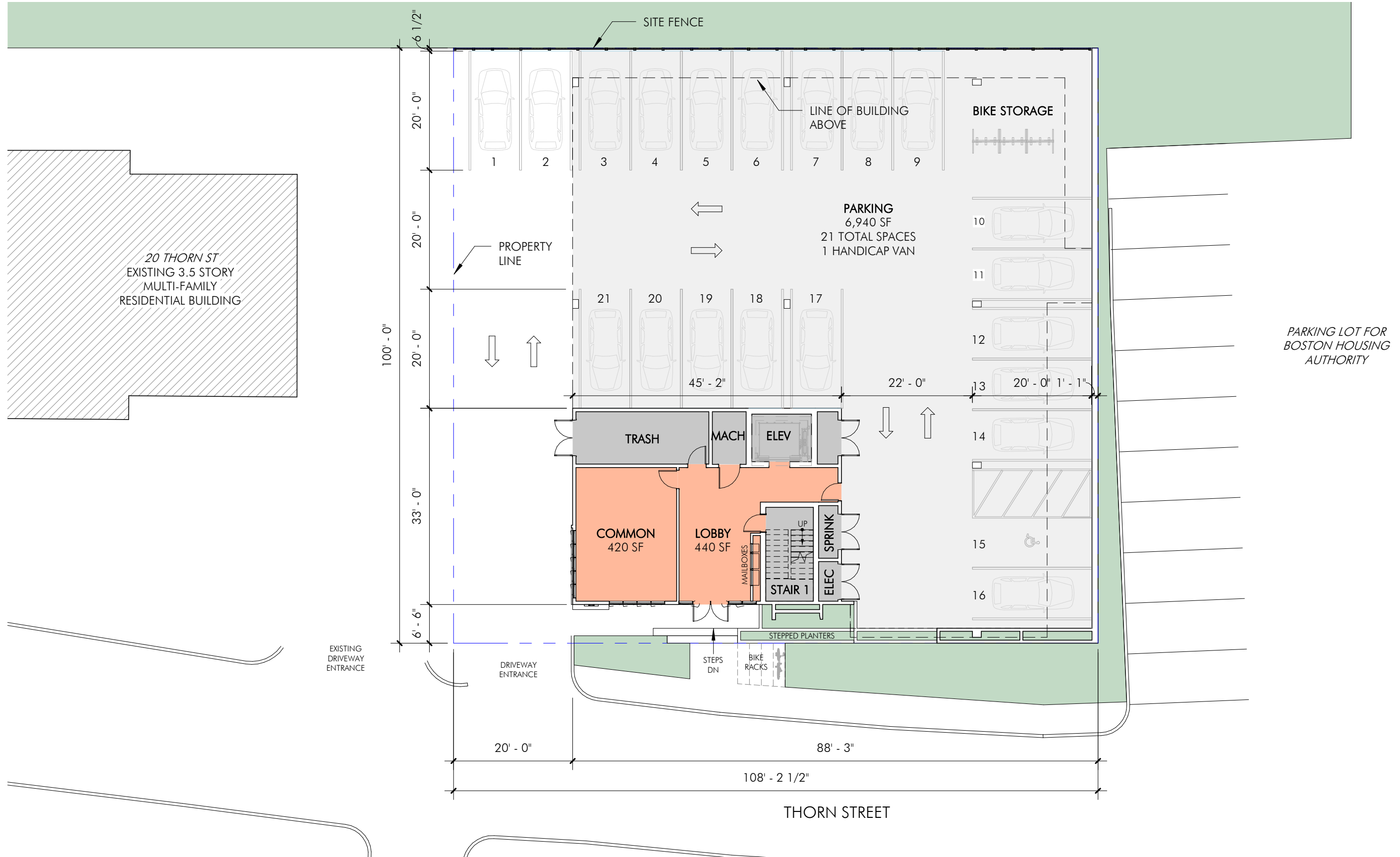
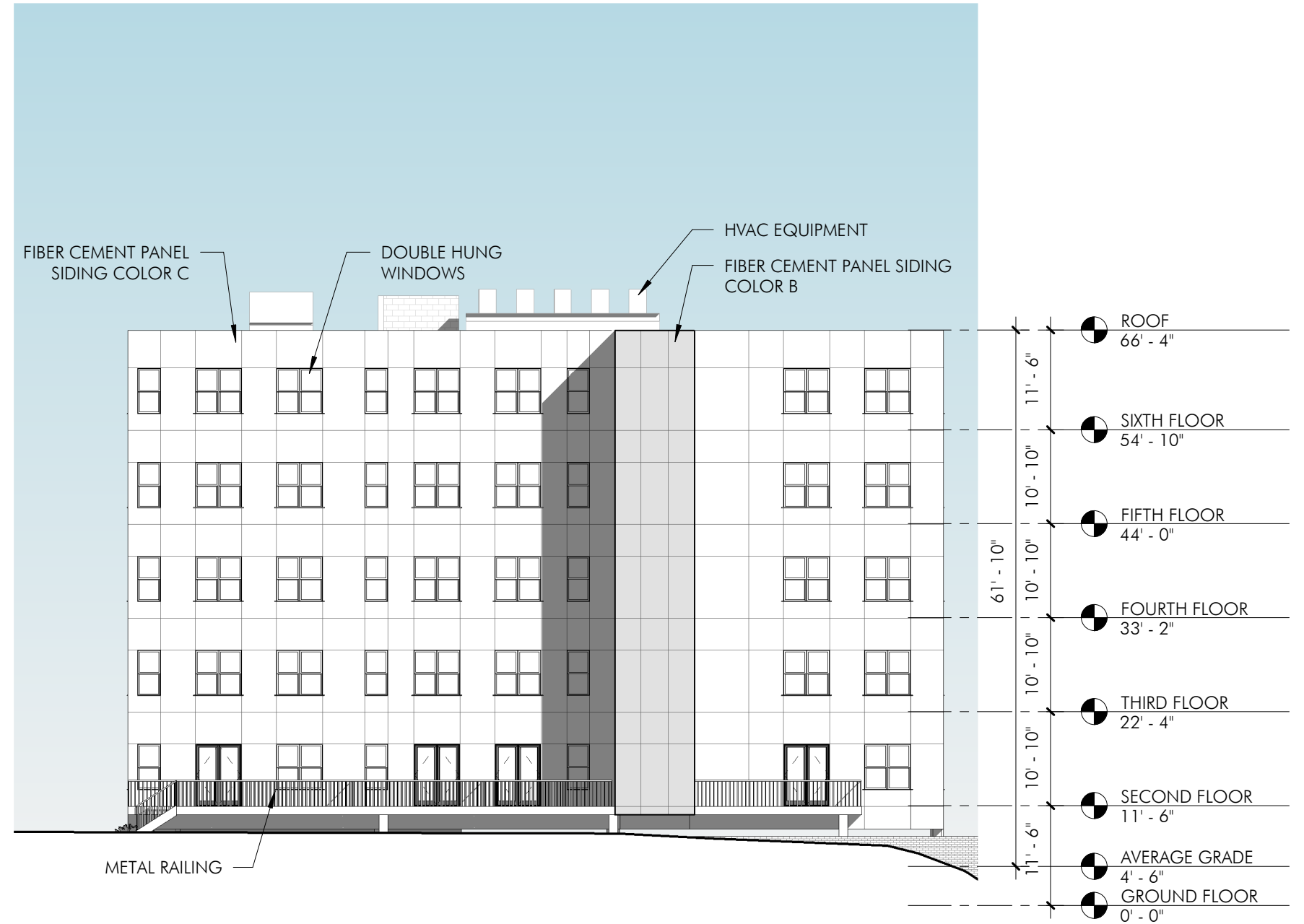
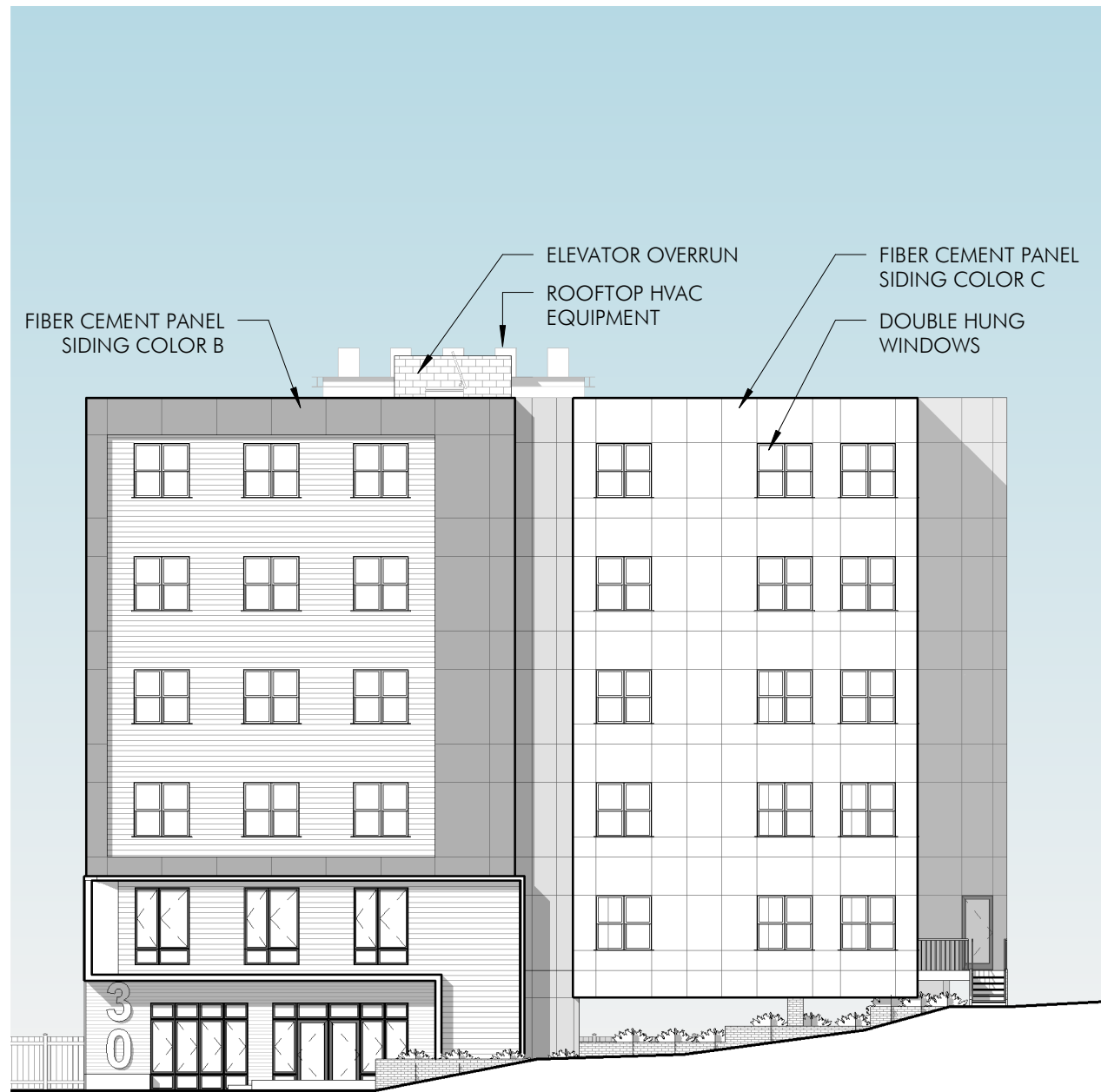


EXHIBIT 8 – PROPOSED SITE PLAN + SECTION



1 SOUTH (THORN STREET) ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"

EXHIBIT 9 – DESIGN CONCEPT



EXHIBIT 10 – THORN STREET PERSPECTIVES



EXHIBIT 10 – THORN STREET PERSPECTIVES



EXHIBIT 11 – UNIT SUMMARY

PROGRAM AREAS

RENTABLE / SELLABLE AREA		
AREA TYPE	TYPE	AREA
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	770 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	3 BD	1,010 SF
RESIDENTIAL	STUDIO	520 SF
RESIDENTIAL	STUDIO	540 SF
RESIDENTIAL	STUDIO	540 SF
SECOND FLOOR: 9		6,530 SF

RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	770 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	3 BD	1,010 SF
RESIDENTIAL	STUDIO	520 SF
RESIDENTIAL	STUDIO	540 SF
RESIDENTIAL	STUDIO	540 SF
THIRD FLOOR: 9		6,530 SF

RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	770 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	3 BD	1,010 SF
RESIDENTIAL	STUDIO	520 SF
RESIDENTIAL	STUDIO	540 SF
RESIDENTIAL	STUDIO	540 SF
FOURTH FLOOR: 9		6,530 SF

RENTABLE / SELLABLE AREA		
AREA TYPE	TYPE	AREA
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	770 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	3 BD	1,010 SF
RESIDENTIAL	STUDIO	520 SF
RESIDENTIAL	STUDIO	540 SF
RESIDENTIAL	STUDIO	540 SF
FIFTH FLOOR: 9		6,530 SF

RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	670 SF
RESIDENTIAL	1 BD	770 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	2 BD	900 SF
RESIDENTIAL	3 BD	1,010 SF
RESIDENTIAL	STUDIO	520 SF
RESIDENTIAL	STUDIO	540 SF
RESIDENTIAL	STUDIO	540 SF
SIXTH FLOOR: 9		6,530 SF
TOTAL RENTABLE/SELLABLE GSF		32,660 SF

UNIT COUNT	
TYPE	COUNT
1 BD	15
2 BD	10
3 BD	5
STUDIO	15
TOTAL UNITS	45

BUILDING GSF / FAR		
LEVEL	AREA	FAR
GROUND FLOOR	1,490 SF	0.14
SECOND FLOOR	7,450 SF	0.69
THIRD FLOOR	7,450 SF	0.69
FOURTH FLOOR	7,450 SF	0.69
FIFTH FLOOR	7,450 SF	0.69
SIXTH FLOOR	7,450 SF	0.69
TOTAL BUILDING GSF	38,760 SF	3.58

TOTAL SITE GSF: 10,821 SF

PARKING COUNT	
TYPE	COUNT
HANDICAP	1
STANDARD	20
TOTAL PARKING SPACES	21

PARKING/UNIT RATIO : 0.47

PROPERTY	UNITS	SPOTS	RATIO	USED
10 & 20 THORN STREET	32	13	0.41	6
731-733 RIVER STREET	21	13	0.62	9
720 RIVER STREET	15	18	1.20	8

COMMON AREA	
AREA TYPE	AREA
CORE	630 SF
RESIDENTIAL LOBBY/Common	860 SF
GROUND FLOOR	1,490 SF

CORE	920 SF
SECOND FLOOR	920 SF

CORE	920 SF
THIRD FLOOR	920 SF

CORE	920 SF
FOURTH FLOOR	920 SF

CORE	920 SF
FIFTH FLOOR	920 SF

CORE	920 SF
SIXTH FLOOR	920 SF
TOTAL COMMON GSF	6,100 SF

EXHIBIT 12 – GARAGE FLOOR PLAN

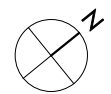
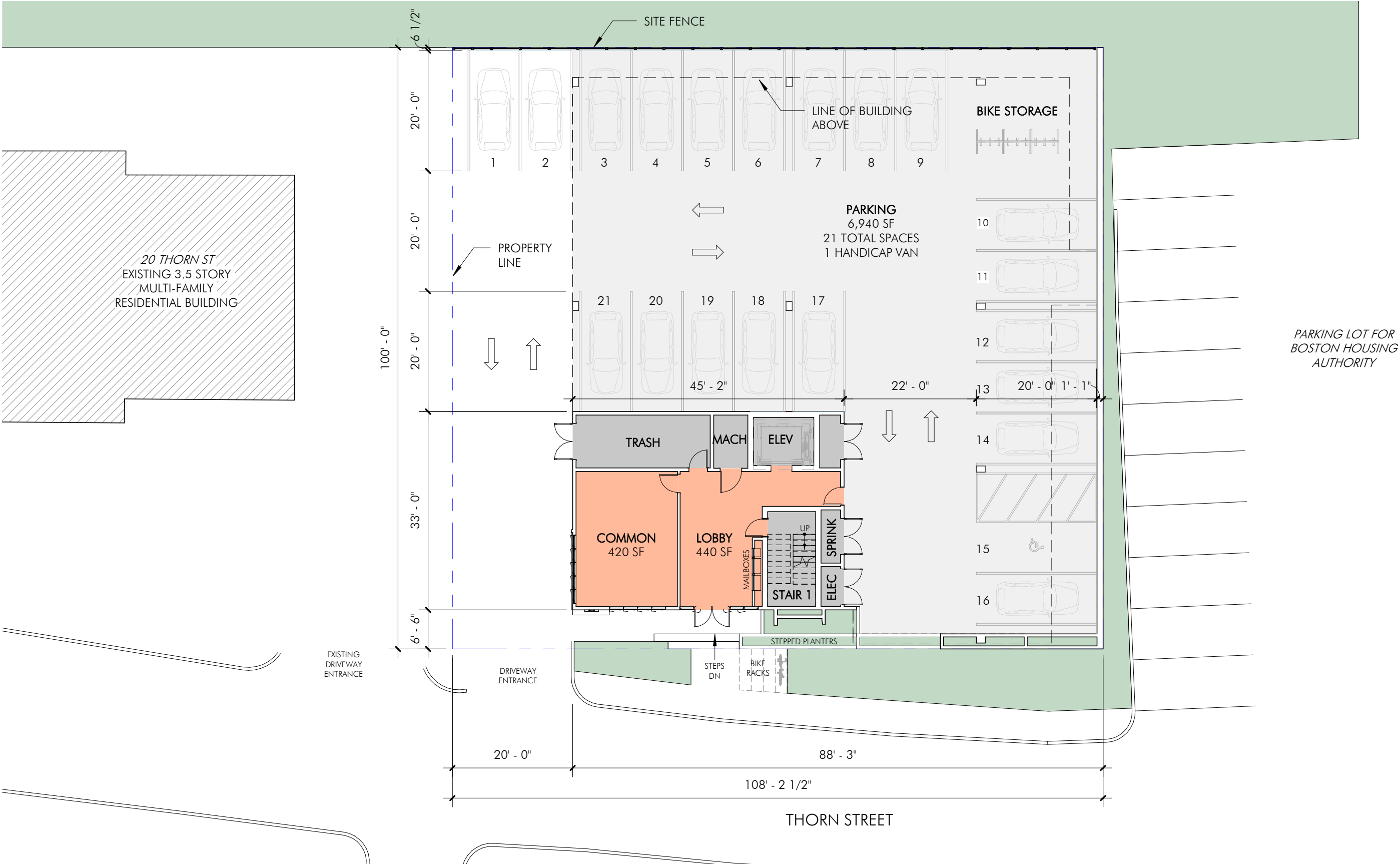


EXHIBIT 13 – RESIDENTIAL FLOOR PLAN

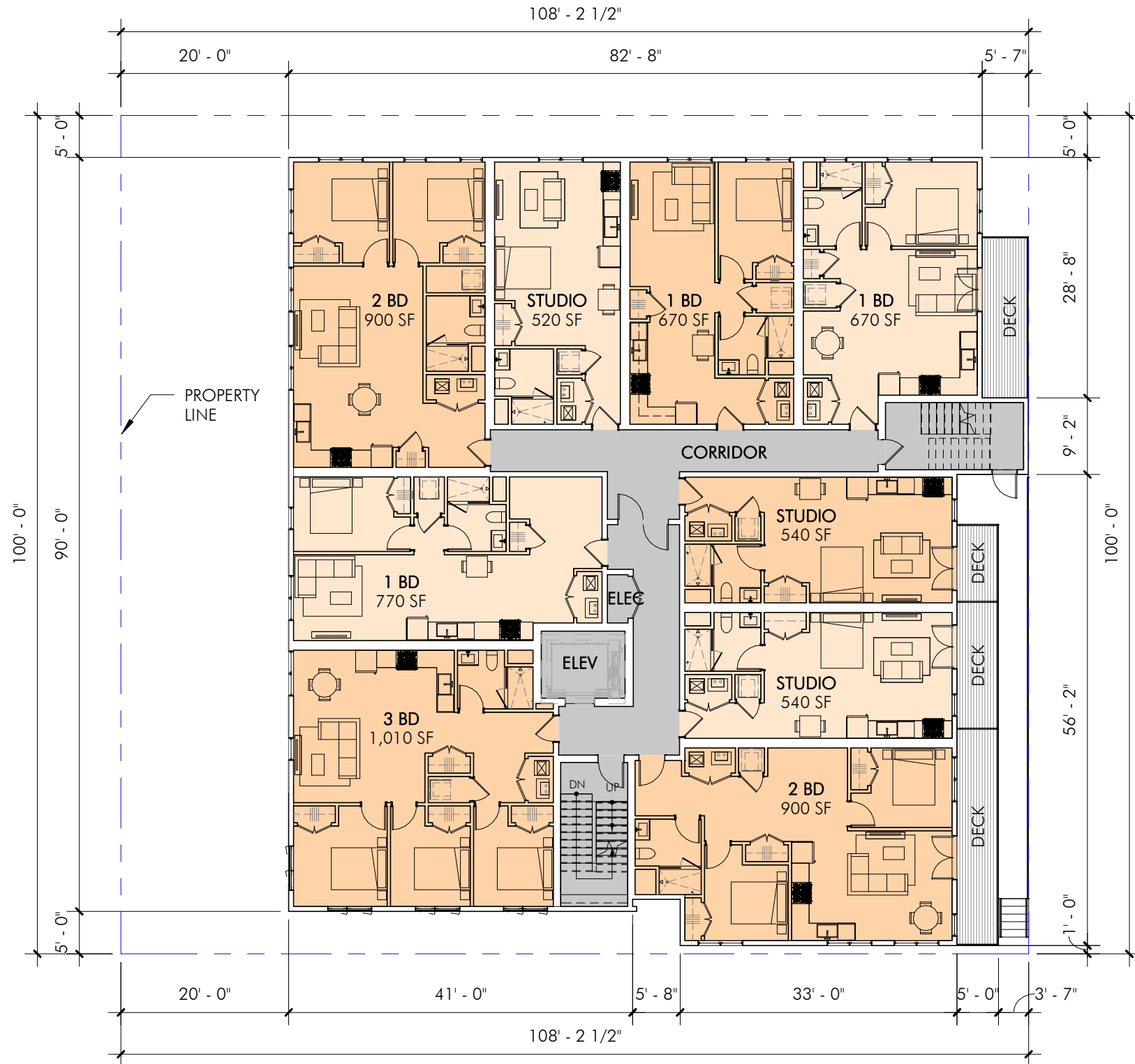
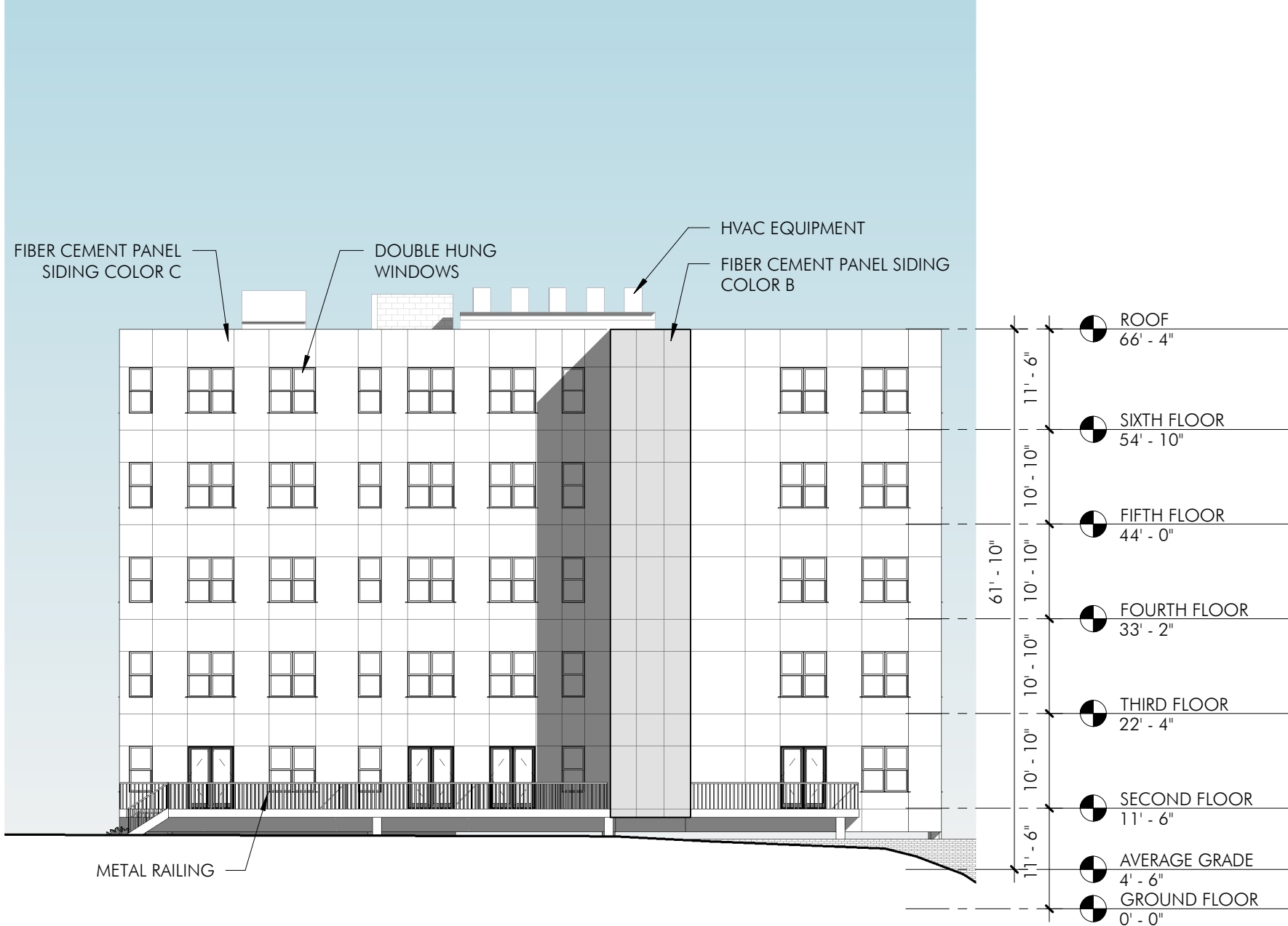
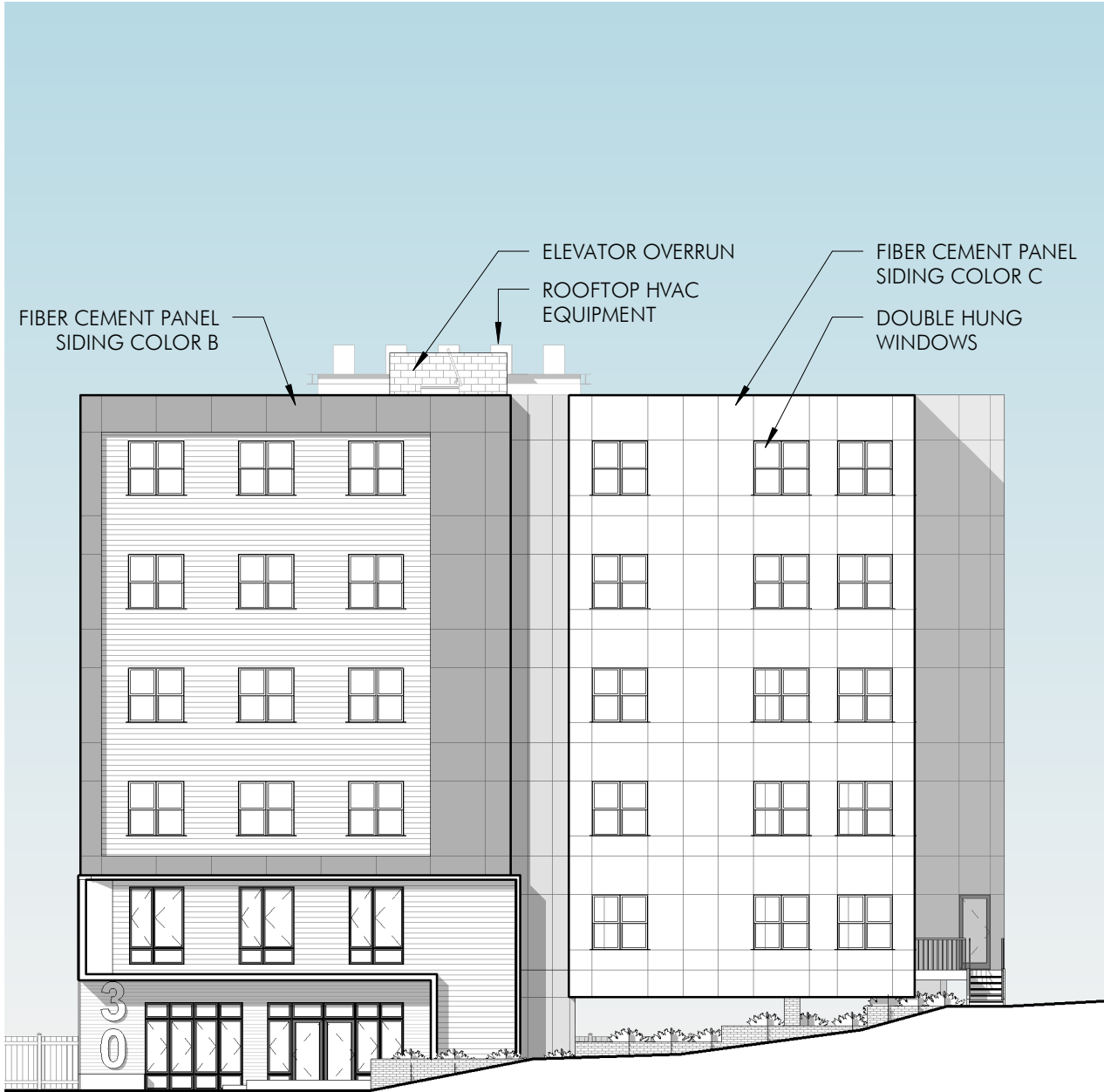


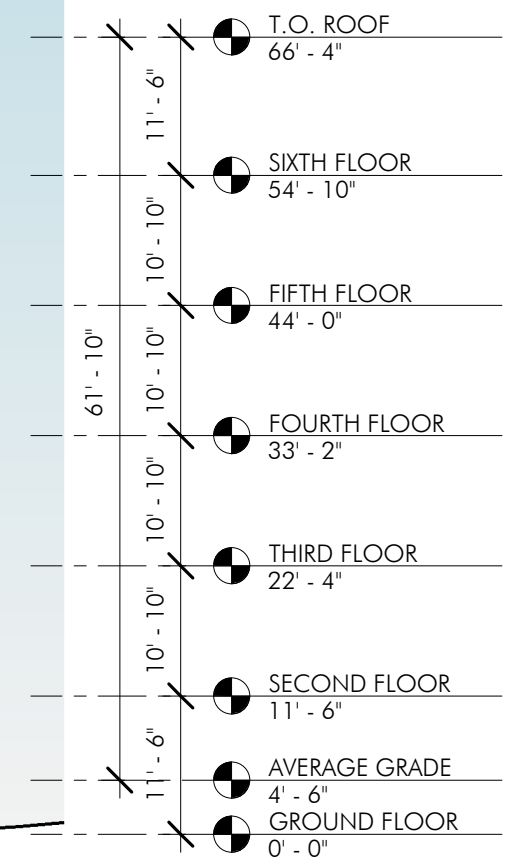
EXHIBIT 14 – SOUTH + EAST ELEVATIONS



1 SOUTH (THORN STREET) ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"

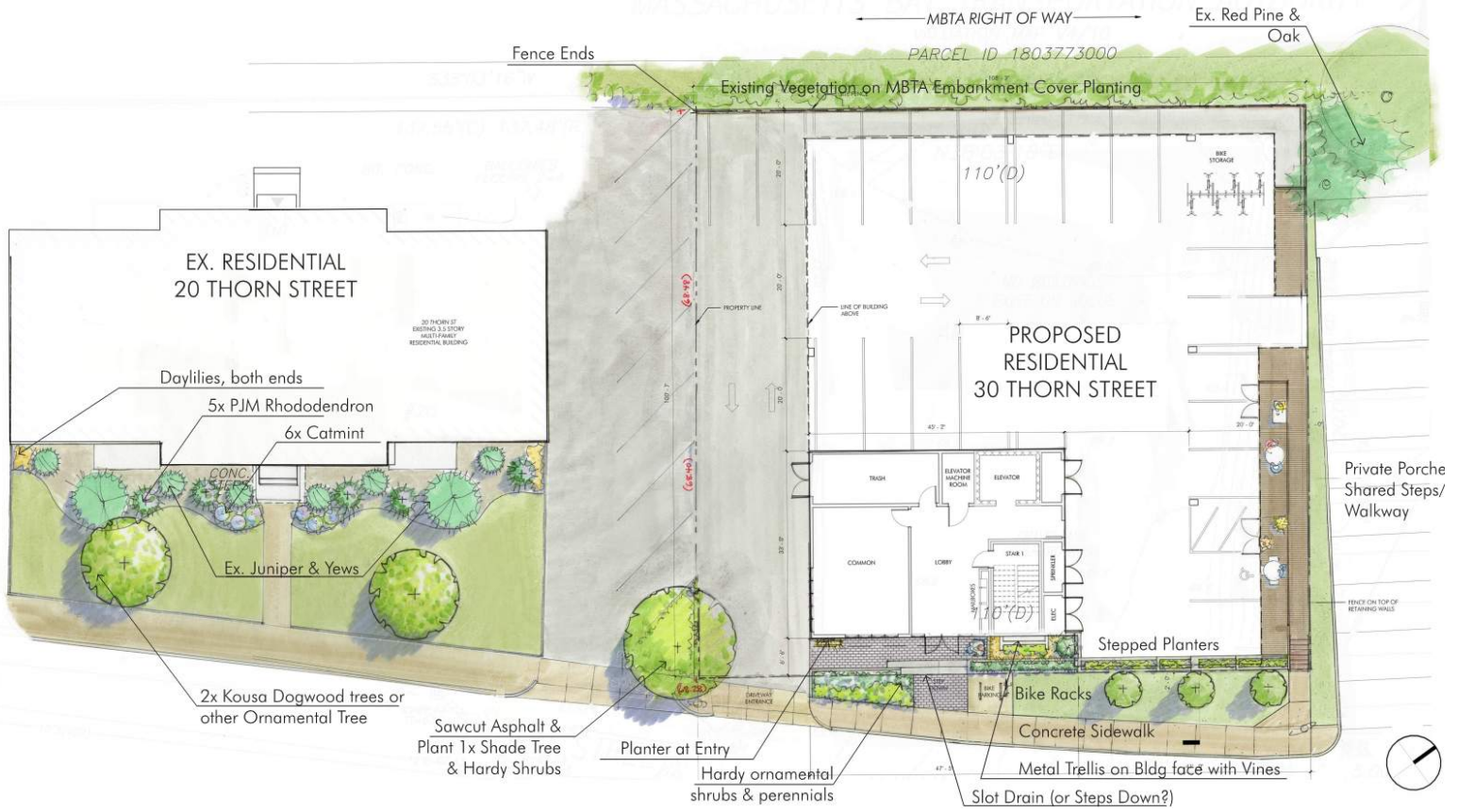
EXHIBIT 15 – NORTH + WEST ELEVATIONS



1 NORTH ELEVATION
1/16" = 1'-0"

2 WEST ELEVATION
1/16" = 1'-0"

EXHIBIT 16 – STREETSCAPE

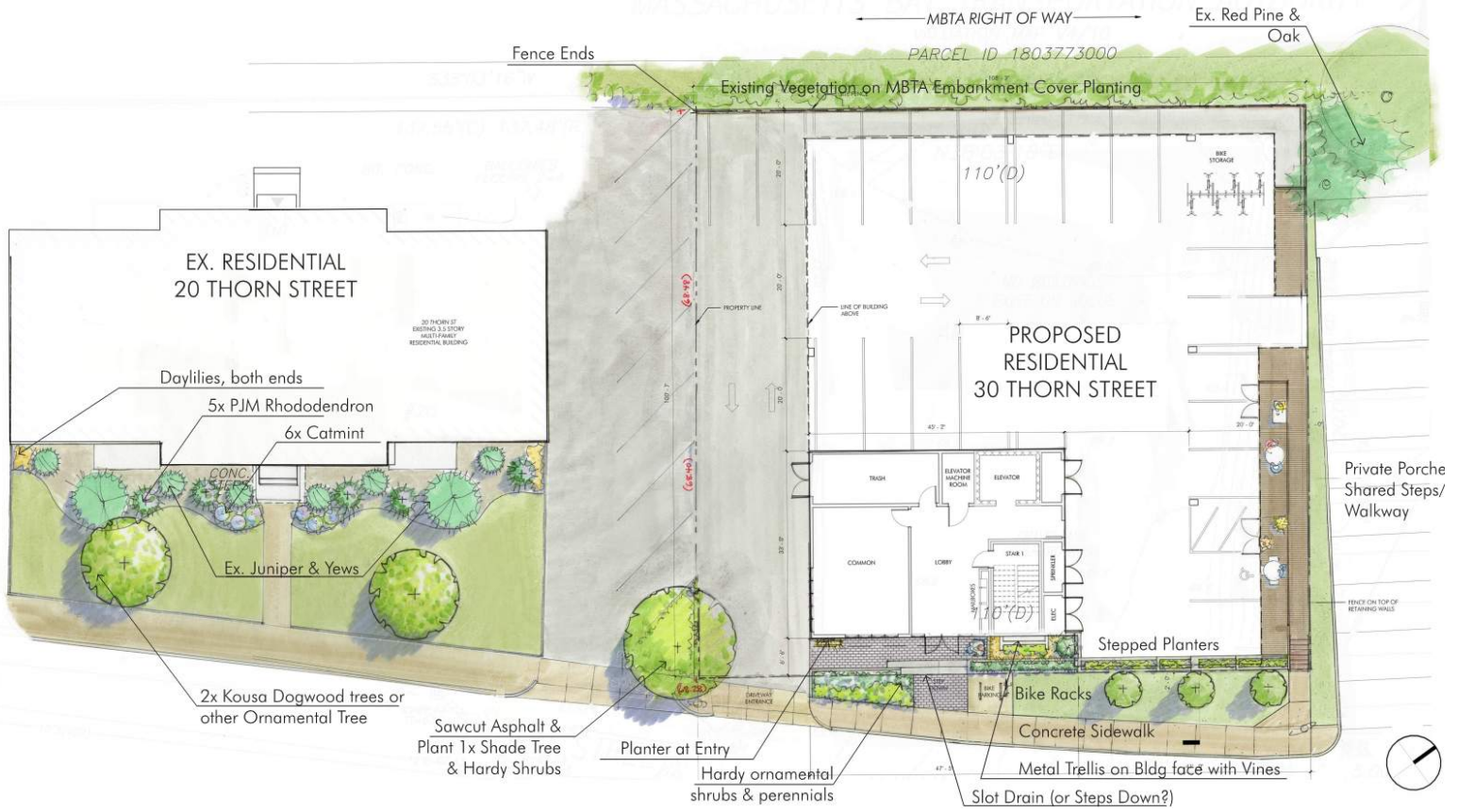


Stepped Planters (Steel or Cast Concrete)
 The planters contain ornamental grasses, sculptural evergreens and vine for year-round appeal.

Planters step with grade from 6" reveal to 24" reveal maximum



EXHIBIT 17 – SITE FENCING + PLANTING



SITE FENCE
Horizontal board fence
along MBTA Embankment
and at Trash Enclosure



EXHIBIT 18 – ERSNA LETTER OF SUPPORT

January 9, 2018

Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201

Christine Araujo, Chairwoman
Board of Appeal
1010 Mass. Ave., 5th floor
Boston, MA 02118

Re: 30 Thorn Street, Hyde Park, Boston, MA

Article 80 Small Project Review Residential Development

Dear Director Golden and Chairwoman Araujo:

On behalf of the East River Street Neighborhood Association, I am writing to inform you of our non-opposition to the proposed project and acceptance for the developer to proceed with the BPDA's Article 80 Small Project Review Process, with the understanding that we would continue to review and discuss the overall development upon filing.

As a group of abutting and nearby residents on River Street and the immediate Hyde Park area, we have organized and participated in two (2) neighborhood meetings with the development team of 30 Thorn Street, resulting in certain project modifications and design considerations. The current proposal, which we will continue to discuss and process with them, includes the development of a vacant and underutilized property site with a new 6 (six) story residential building of approximately 36,881 gross square feet, including approximately 40 residential units (of various bedroom sizes), on-site parking for 21 vehicles and related improvements in site, landscaping, pedestrian and vehicular access.

Since September, the developer has worked with us in a respectful and productive manner, and we are supportive of the proposed revitalization of this underutilized site with a vibrant residential development that fits in with our community. In this regard, we will continue to meet and work together with the development team to address any project related concerns, as part of the BPDA's Article 80 process.

Thank you for your time and attention.

Barbara Hamilton

Barbara Hamilton, Coordinator
East River Street Neighborhood Association

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy