

November 1, 2016

By Electronic Mail

Brian Golden  
Director  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: 64 Allandale Street, West Roxbury / Notice of Project Change

Dear Director Golden,

On behalf of developer WonderGroup, and pursuant to Article 80A-6 of the Boston Zoning Code, I am pleased to send you this Notice of Project Change for the Allandale Residences project proposed for 64 Allandale Street in Boston's West Roxbury Neighborhood.

Introduction

The Boston Planning and Development Agency Board voted on May 12, 2016, to authorize the issuance of a Certification of Approval for the 64 Allandale Street project. Since that date, the project has been revised in certain aspects during the ongoing public review process. This letter summarizes those changes.

Site Plan and Unit Count

Based on both community input and further study of the site, the project unit count has been reduced, and the site plan has been revised. In keeping with the goals of the City's Greenovate Boston Climate Action Plan, the project will retain a Net Zero design standard for new buildings.

*Unit Count:*

The initial project concept was for 20 new-construction townhouses, plus two residential units in the existing house at the 64 Allandale site, for a total of 22 units. The project previously approved by the BPDA proposed a reduced scope of 16 new-construction townhouses plus four units in the existing house, for a total of 20 units. The project has now been redesigned to consist of 14 new-construction townhouses, as well as four units in the existing house, for a total of 18 units. The proposed revised project site plan is attached to this letter.

The new building component of the project has therefore been reduced in scope from 20 townhouses to 14 townhouses. This represents a 1/3 reduction in overall new buildout at the site.



## *Site Plan:*

The layout of the buildings at the property has also been revised following additional study of both the development parcel itself and nearby land for potential wetlands resource areas. Extensive review of the site has confirmed that no wetlands resource areas are present on this lot. The project's site plan has been modified, however, to ensure that all new buildings will be located outside of any wetlands buffer zones projected by nearby land. The revised layout will further provide a minimum 10-foot clearance from the edge of such zones for all buildings within the site.

## Affordable Housing

The revised project will comply with the City of Boston's Inclusionary Development Policy, and will include one on-site unit that will be deed-restricted as affordable housing.

## Contribution to Parks Department

The project will contribute \$50,000 to the City of Boston Parks and Recreation Department, to be used in support of the Allandale Woods, payable upon issuance of a building permit.

## Net Zero Construction

All of the new-construction townhouses at the project will be designed to a Net Zero performance standard. The project will therefore create the city's first Net Zero neighborhood.

## Conclusion

The overall impacts of the revised project will not increase, but will rather decrease, with the changes from the previously approved project. Because the overall size, massing, and height of the project buildings will not exceed those of the previously approved project, and because the revised project will contain fewer total units, the intensity of use at the site will be reduced.

Hence, consistent with the finding required for approval of a project change pursuant to Article 80A-6, no factor "significantly increases those impacts of the Proposed Project . . . that are within the scope of the required review [so as to] warrant" its resubmission. The proponent therefore submits that approval of the proposed NPC is appropriate.

Your consideration of the revised project is appreciated. We look forward to answering any follow-up questions and providing any further information that you may require.

Very truly yours,

Donald W. Wiest  
Permitting Counsel, WonderGroup

cc:

Jacqueline Nunez, Principal, WonderGroup





STORM WATER FILTRATION AREA (TYPICAL)

VEGETATION BUFFER

FIRE TRUCK TURN-AROUND

TRAILS CONNECT TO WETLAND RECREATION AREA & ALLANDALE WOODS

SPRING HOUSE

WETLAND

ALLANDALE STREET

25' ZONING SETBACK

12' ZONING SETBACK

64' PROPOSED SETBACK

40' ZONING SETBACK

48' PROPOSED SETBACK

100' PROPOSED SETBACK

12' ZONING SETBACK

12'

EXISTING TREES RETAINED TO MAXIMUM EXTENT POSSIBLE

PERVIOUS PAVING- DRIVEWAYS, WALKWAYS, & PATIOS

EXISTING TREE GROVE RETAINED

WETLAND BUFFER

