



MORTON STREET RESIDENCES
COMMUNITY PRESENTATION

BOSTON, MA
AUGUST 14, 2018

PROJECT SUMMARY

PROPOSED PROJECT:
FOUR-STORY BUILDING W/ PARKING IN LEVEL 1
(27) RESIDENTIAL UNITS
(1) RETAIL SPACE

LOT SIZE:
18,118 SQUARE FEET (0.41 ACRES)

ZONING DISTRICT:
GREATER MATTAPAN NEIGHBORHOOD DISTRICT

BUILDING HEIGHT:
44'-0"

BUILDING AREA:
28,000 SQUARE FEET TOTAL

LEVEL 1	2,659
LEVEL 2	9,800
LEVEL 3	9,800
LEVEL 4	9,800
TOTAL	33,059

UNIT SUMMARY:
LEVEL 1
PARKING AND RETAIL

LEVEL 2
(8) 2-BEDROOM UNITS **9 UNITS**
(1) 1-BEDROOM UNITS

LEVEL 3
(8) 2-BEDROOM UNITS **9 UNITS**
(1) 1-BEDROOM UNITS

LEVEL 4
(8) 2-BEDROOM UNITS **9 UNITS**
(1) 1-BEDROOM UNITS

TOTAL: 27 UNITS

AVERAGE UNIT
AREA 792 SF

MORTON STREET RESIDENCES PROJECT SUMMARY

ZONING ANALYSIS

ARTICLE 60

GREATER MATTAPAN NEIGHBORHOOD DISTRICT

SECTION 60.7

THREE FAMILY RESIDENTIAL SUB. DISTRICT (3F)

		REQUIRED	PROPOSED	COMPLIANCE	VARIANCE RELIEF
LOT WIDTH		45'	--	YES	--
LOT FRONTAGE		45'	--	YES	--
F.A.R.		0.8	1.76	NO	YES
BUILDING HEIGHT		3 STORIES/ 35'	4 STORIES/ 45'	NO	YES
OPEN SPACE/ UNIT		600 SF	308 SF	NO	YES
SET BACKS					
	FRONT	10'	10'	YES	--
	SIDE	7'	7	YES	--
	REAR	30'	30'	YES	--
PARKING					
	1/UNIT	27	29	YES	--

MORTON STREET RESIDENCES
ZONING ANALYSIS

Web Zoning Maps Disclaimer
 The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.

**Jamaica Plain
 Maps 9A, 9B, 9C**

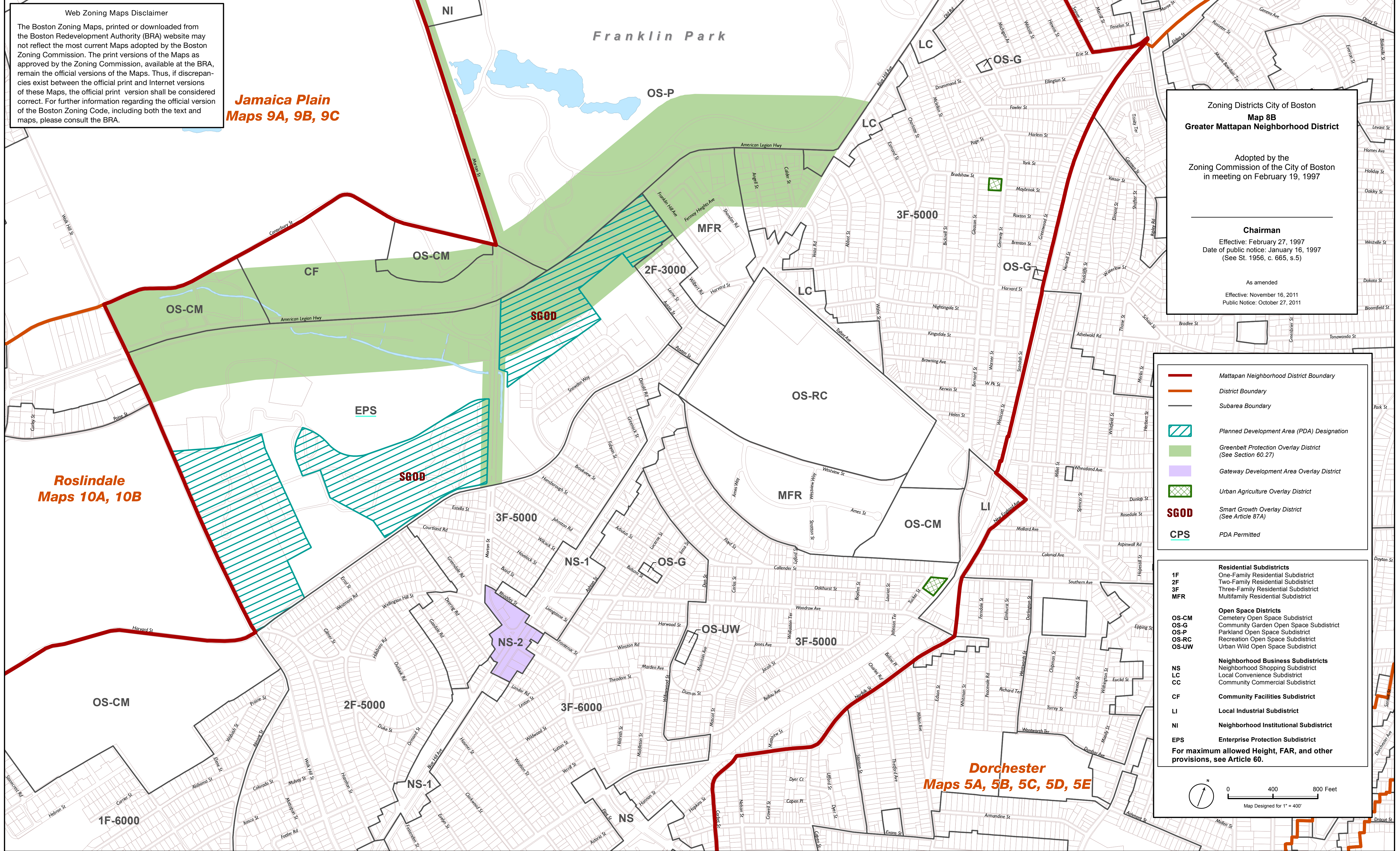
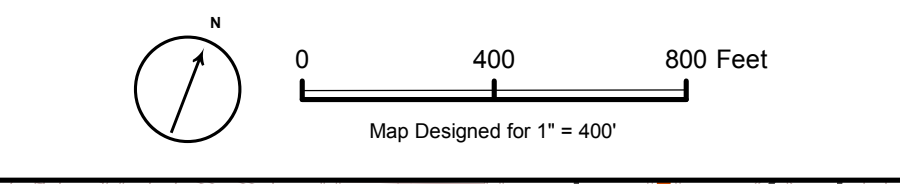
**Roslindale
 Maps 10A, 10B**

**Dorchester
 Maps 5A, 5B, 5C, 5D, 5E**

Zoning Districts City of Boston
**Map 8B
 Greater Mattapan Neighborhood District**
 Adopted by the
 Zoning Commission of the City of Boston
 in meeting on February 19, 1997
 Chairman
 Effective: February 27, 1997
 Date of public notice: January 16, 1997
 (See St. 1956, c. 665, s.5)
 As amended
 Effective: November 16, 2011
 Public Notice: October 27, 2011

- Mattapan Neighborhood District Boundary
- District Boundary
- Subarea Boundary
- Planned Development Area (PDA) Designation
- Greenbelt Protection Overlay District (See Section 60.27)
- Gateway Development Area Overlay District
- Urban Agriculture Overlay District
- Smart Growth Overlay District (See Article 87A)
- PDA Permitted

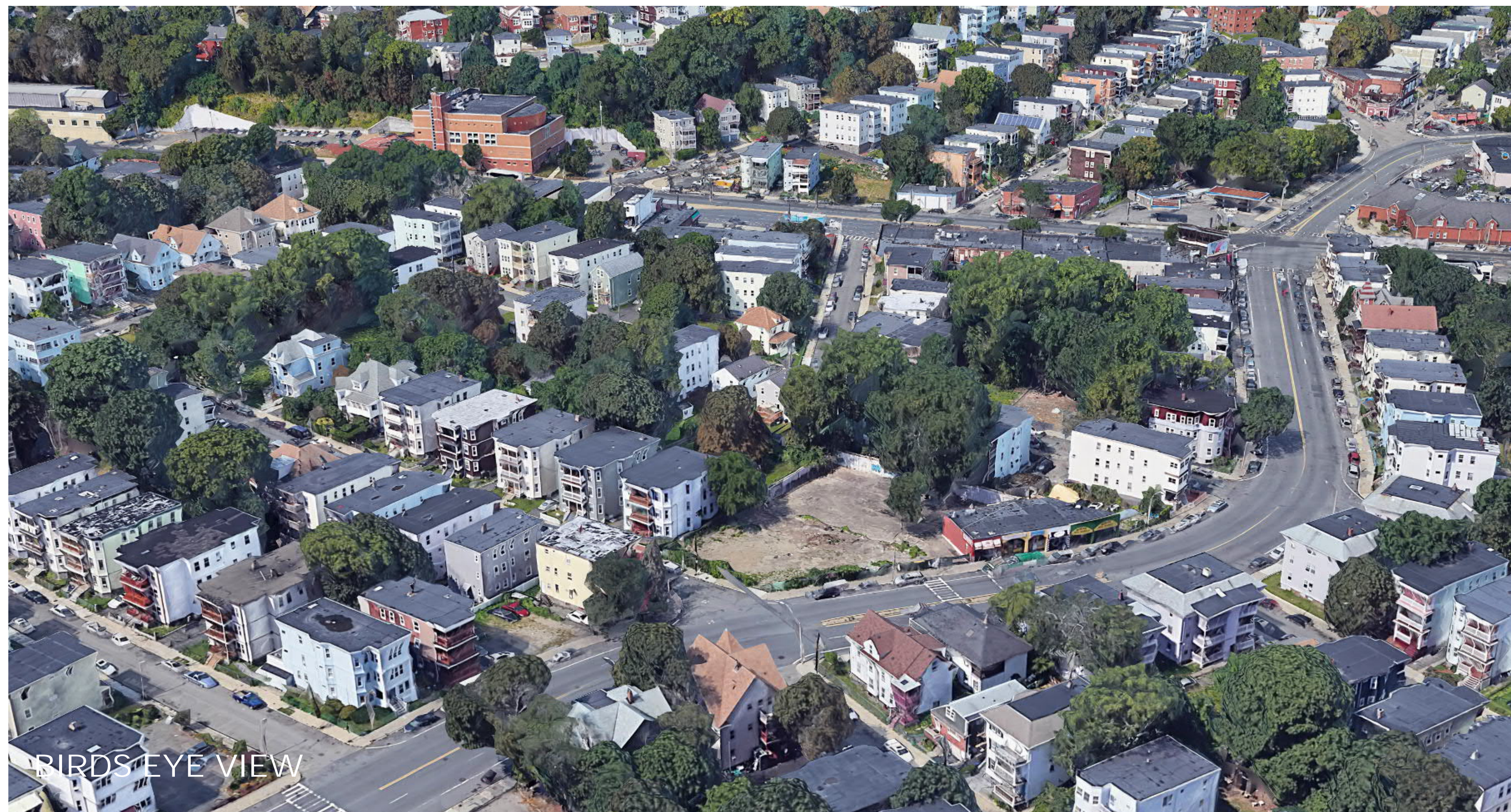
- Residential Subdistricts**
 1F One-Family Residential Subdistrict
 2F Two-Family Residential Subdistrict
 3F Three-Family Residential Subdistrict
 MFR Multifamily Residential Subdistrict
- Open Space Districts**
 OS-CM Cemetery Open Space Subdistrict
 OS-G Community Garden Open Space Subdistrict
 OS-P Parkland Open Space Subdistrict
 OS-RC Recreation Open Space Subdistrict
 OS-UW Urban Wild Open Space Subdistrict
- Neighborhood Business Subdistricts**
 NS Neighborhood Shopping Subdistrict
 LC Local Convenience Subdistrict
 CC Community Commercial Subdistrict
- Community Facilities Subdistrict**
 CF
- Local Industrial Subdistrict**
 LI
- Neighborhood Institutional Subdistrict**
 NI
- Enterprise Protection Subdistrict**
 EPS
- For maximum allowed Height, FAR, and other provisions, see Article 60.



**MORTON STREET RESIDENCES
 ZONING MAP**

BOSTON, MA
 AUGUST 14, 2018





BIRDS EYE VIEW



MORTON ST. TOWARDS SITE



MORTON ST. INTERSECTION



WILDWOOD ST. TOWARDS SITE



MORTON ST. CONTEXT

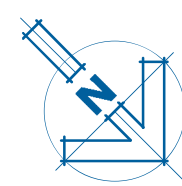
MORTON STREET RESIDENCES SITE CONTEXT IMAGES

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GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"
 0 24



MORTON STREET RESIDENCES
 GROUND FLOORPLAN AND SITE CONTEXT

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TYPICAL UNIT PLAN

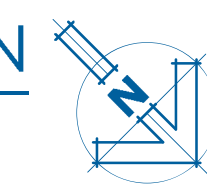
SCALE: 1/4" = 1'-0"
0 8



DWELLING UNIT LEVEL (LEVEL 2 + 3 + 4)
9,751 SF (GROSS)

UPPER LEVELS FLOOR PLAN

SCALE: 3/32" = 1'-0"
0 24



MORTON STREET RESIDENCES
TYPICAL UPPER LEVEL



MORTON STREET RESIDENCES
EXTERIOR ELEVATIONS



MORTON STREET RESIDENCES
VIEW FROM MORTON STREET

BOSTON, MA
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MORTON STREET RESIDENCES
OVERALL FACADE VIEW

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MORTON STREET RESIDENCES
VIEW FROM INTERSECTION

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