

BROOKVIEW HOUSE III
12 Unit Permanent Supportive Housing
35 Hansborough Street, Dorchester - MA

APPLICATION FOR SMALL PROJECT REVIEW

SUBMITTED TO THE
BOSTON REDEVELOPMENT AUTHORITY

April 30, 2015



MWA Architects Inc.
891 Centre Street, Jamaica Plain - MA

Brookview House Development Corporation

2 Brookview Street, Dorchester - MA

Brookview House, Inc.

2 Brookview Street
Dorchester, MA 02124

May 1, 2015

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 35 Hansbrough Street, Brookview House III Affordable Housing Project.

The proposed project is to consist of 12 new permanent supportive housing units, with program space for the residents and members of the adjacent community, open space and three parking spaces. The 12 residential units and program space consist of the following: 12 residential units 12,684 sq. ft., administrative offices and program space of 4,228 sq. ft., common area/meeting room of 4,204 with a total gross sq. ft. of 21,316.

The applicant is Brookview House, Inc. located at 2 Brookview Street in Dorchester, MA 02124. Architectural services are being provided by Micheal Washington Architects, Inc.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA and its team as we move towards final approval of this much need project.

Sincerely,

Debra Hughes
President/Executive Director

**35 HANSBOROUGH STREET
BROOKVIEW HOUSE III
AFFORDABLE HOUSING**

**APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY
Pursuant to Article 80E Small Project Review of the Boston Zoning Code**

Submitted by

**Brookview House, Inc.
2 Brookview Street
Dorchester, MA 02124**

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- 3.3 Zoning Relief Required
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**IV. ZONING REFUSAL LETTER: URBAN DESIGN SUBMISSION PHOTOGRAPHS
AND PLANS**

Developer and Applicant:

Brookview House Development Corporation Inc.
2 Brookview Street
Dorchester, MA, 02124
Phone: 617-265-2965

Email: dhughes@brookviewhouse.org

Architecture:

Micheal Washington
Micheal Washington Architects Inc.
891 Centre Street, 401
Jamaica Plain, MA, 02130
Phone: 617-390-5515

Email: mwainc1@hotmail.com

Development Consultant

Emily Rothschild
Rothschild and Associates
300 Ashland Street
Holliston, MA 01746
Phone: 774-292-9364

Email: Rothassoc@earthlink.net

Legal Counsel:

Nixon Peabody LLP
Mahmood R. Firouzbakht
100 Summer Street
Boston, MA 02110
Phone: 617-671-5534

Email: Mfiroubakht@nixonpeabody.com

c/o ESCH@nixonpeabody.com

1.2 Project Summary

The proposed project, Brookview House III, will create 12 new units of subsidized housing for extremely low income families who have experienced homelessness on an 11,981 SF vacant parcel situated at 35 Hansborough Street. The newly constructed building will include 4,228 SF of classrooms for afterschool enrichment programming as well as space for adult education, training and counseling services. The total square feet of the new facility will be 22,316 square feet.

Brookview House III is modelled after Brookview House's successful existing residences on nearby Brookview Street and Moreland Street, both in its physical design and its supportive services plan.

The wood frame building is designed to complement the existing neighborhood of small multi-family properties. The density of the proposed housing located on three combined vacant parcels is similar to the density in the surrounding neighborhood.

1.3 Community Benefits

The project creates 12 new affordable housing units with community based support services. The project increases housing options for homeless families, a form of housing that is in high demand in Boston where market rents are far beyond the means of families at or below 30% of median income and many homeless families are unable to locate units at rents that are affordable even with tenant based rental vouchers. The childcare and youth services are a critical component of this service model that offers a holistic approach to family services.

Brookview House III is modeled after Brookview House's existing programs that have operated successfully for nearly 25 years. Established in 1990, the organization's mission is to help homeless and at risk families learn the skills necessary to break the cycles of homelessness and poverty. With sites in Roxbury and Dorchester, we provide a safe, community setting with customized services to give homeless moms and kids the help and skills they need to succeed. Brookview House is an organization dedicated to helping homeless moms and kids change their lives and live independently. Brookview House provides services to more than 100 moms and more than 200 kids per year with 75% leaving the ranks of homelessness permanently. When moms complete the program, they can support themselves in stable homes and their kids stay in school and thrive.

With the development of Brookview House III, we will expand the services available under this highly successful model so that more families can develop the inner strength, skills and confidence needed not only to move beyond homelessness, but to embark on a future beyond the hopelessness of entrenched poverty.

BROOKVIEW HOUSE SERVICE MODEL:

Service-Enriched Housing: Brookview provides a safe place to stay with programs on-site and lots of support. Moms who know their children are safe can focus on building the skills they need to support their families.

Youth Development Programs On-site: After School. Full Day Summer. Teen programs. Girls Groups. Boys Groups. Brookview youth programs are licensed by the Commonwealth and designed to help school-age children (ages 6 to 19) recover from the trauma of homelessness and do well in school. Our customized academic, behavioral and social supports help youth recover from the trauma of homelessness, exhibit better behavior and do well in school. Children under age 6 are referred to appropriate early education programs.

Training and Education: Our dedicated Case Managers help each individual address and overcome their particular barriers to success by offering a full range of skill building and health workshops. Each participant has a customized education, life skills and job skills training plan. Adults are also referred to GED, ABE, ESL and other training programs.

II. DETAILED PROJECT DESCRIPTION

2.1 Project Description

The Project Site includes 11,981 square feet of land area, 35 Hansborough Street combined three parcels at 31, 35 and 39 Hansborough Street in the Dorchester area of Boston. The new parcel is 35 Hansborough Street, parcel 1404470000 in Ward 14. The site is currently vacant and owned by Brookview House, Inc. Prior to construction start, Brookview House, Inc. will transfer the property to its newly formed affiliate non-profit corporation, Hansborough Affordable Housing, Inc.

2.2 Project Financing and Developer Pro Forma

Brookview House, Inc. has successfully developed several projects in Dorchester that serve as models for this proposed housing and services facility and has a strong working relationship with both private and public lenders. For this new project, Brookview House has already obtained conditional commitments of funding from the City of Boston Department of Neighborhood Development and Boston Neighborhood Housing Trust along with strong interest from Eastern Bank. An application is currently under review for funding from the Commonwealth of Massachusetts' Department of Housing and Community Development.

Total Development Cost Projection (soft/hard costs): \$4,316,000

Current Construction Cost Estimate: \$2,961,600

Disclosure of Beneficial Interest in the Project:

Brookview House, Inc.
2 Brookview Street, Dorchester, MA 02124

Hansborough Affordable Housing, Inc. (an affiliate of Brookview House)
2 Brookview Street, Dorchester, MA 02124

Number of Construction Jobs: 50 construction jobs anticipated.

Estimated Construction Start: first quarter 2016

Estimated Construction Completion: first quarter 2017

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 11,981

Maximum Building Height/Stories: 3 ½ story, 35 feet

Number of Residential Units: 12

- 9 two-bedroom units, including (1 H.C. unit)
- 3 three-bedroom units

Educational Space: 3 classrooms, library and counseling offices, total 4,228 SF

Total Building Gross Square Footage: 22,316 SF

Floor Area Ration: 1.69

Parking Spaces: 2 spaces provided. Homeless populations at or below 30% of median income cannot afford to own personal vehicles and must rely on public transportation. This site provides access to critical public transportation resources. Staffing for the educational programs will require limited parking as most staff rely on public transportation and live in nearby areas.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of 12 residential units on three (3) floors over a ground floor level of services and program space to be used by residents and the adjacent neighborhood.

Each residential floor contains 4 residential units made up of 3-2BR units and 1-3BR unit. There is circulation along 4 double loaded corridors with a control office on the first floor and an elevator that provides vertical circulation to all floors.

The ground floor provides classrooms for various age group learning activities and development programs. Also provided is a library, computer lab, conference rooms, multi-purpose rooms, offices and storage and mechanical equipment rooms.

The building contains a total of 22,316 square feet composed of the following:

12 Residential units: 12,684 sq. ft.

Administrative and Program Space: 4,228 sq. ft.

Common Areas/ Storage/ ME: 5,404 sq. ft.

The urban design approach for the building design focuses on designing a building that is compatible with the neighborhood and its surroundings, relative to size, scale, height, massing, materials, design elements and components.

The building has been designed to be compatible with the predominantly three story, three family homes along Hansborough Street, to continue the height and building components and materials. To accomplish this in 35 Hansborough, that is somewhat wider than the typical building on Hansborough Street, the front elevation is divided into similar widths, components and the familiar sections that can be observed on the street. This was done by using compatible wall and window modulation sizes, bays, porch elements and familiar material. A mansard roof is used to also reduce the appearance of additional mass and height. Common setbacks were respected and familiar materials are used.

The construction used will be a concrete foundation with wood framed construction and hardi-plank siding.

Landscaping will be used to soften the site and to relate to the green of the nearby parks.

The overall approach is to have 35 Hansborough provide services and be compatible in its location and urban design setting, and to add value to the Dorchester, Mattapan neighborhood.

2.5 Traffic Parking and Access

Access to the site is anticipated to be mostly by public transportation which is readily available on Bluehill Avenue and Morton Street which are both approximately 100 yards away.

Parking Spaces: 2 spaces provided. Homeless population at or below 30% of median income cannot afford to own personal vehicles and must rely on public transportation. This site provides access to critical public transportation resources. Staffing for the educational programs will require limited parking as most staff rely on public transportation and live in nearby areas.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none">• Article 80 Small Project Review• Affordable Housing Agreement• Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none">• Local Sewer and Water Tie-in and Site Plan Approval
Boston Inspectional Services	<ul style="list-style-type: none">• Zoning Board of Appeal Approval• Demolition Permit• Building Permit• Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 ZONING DISTRICT REQUIREMENTS AND

3.2 PROPOSED AS BUILT ZONING CONDITION

THE SITE IS LOCATED WITHIN A 3F-5000 RESIDENTIAL ZONING DISTRICT. THE APPLICABLE ZONING REQUIREMENTS, AND ANTICIPATED AS-BUILT ZONING CHARACTERISTICS OF THE PROPOSED PROJECT, AS FOLLOWS:

BROOKVIEW HOUSE III
35 HANSBOROUGH STREET

3.1

3.2

ZONING INFORMATION	ZONING DISTRICT REQUIREMENTS	PROPOSED AS BUILT ZONING CONDITION	
ZONING: 3F-5000	REQUIRED	ACTUAL	ZONING RELIEF REQUIRED
MIN. LOT SIZE:	30,000 SF	11981	*
MIN. LOT WIDTH:	35	119.9 FT	
MIN. LOT FRONTAGE:	35	119.9 FT	
MAX. F.A.R.:	0.8	1.69	*
MAX. BLDG. HEIGHT:	35	3 1/2 STORY 35	
MIN. OPEN SPACE:	4800	6407 SF	
MIN. FRONT YARD DEPTH:	15FT	10' FT (CONFORMS TO MODAL)	
MIN. SIDE YARD DEPTH:	10'-0" 10'-0"	10'-0" 13'-4"	
MIN. REAR YARD DEPTH:	30	31'-10" FT	
MIN. PARKING:	1/UNIT = 12	2	*

STATUS OF ZONING APPROVALS:
PLEASE REVIEW THE ATTACHED 3.3 DOCUMENTS FOR A SUMMARY OF THE CURRENT STATUS OF

- 1.) BUILDING PERMIT APPLICATION
- 2.) REFUSAL LETTER.
- 3.) APPLICATION TO THE ZONING BOARD OF APPEAL.
- 4.) RESULTS OF ZONING BOARD OF APPEAL HEARING.

3.3 Zoning Relief Required

Article 60	Section 40	Off-Street Parking
Article 60	Section 40	Off-Street Parking
Article 60	Section 8	Use: Forbidden
Article 60	Section 9	Dimensional Regulations
Article 60	Section 9	Dimensional Regulations
Article 60	Section 9	Dimensional Regulations
Article 60	Section 9	Dimensional Regulations
Article 60	Section 9	Dimensional Regulations

(See Attached Summation of Zoning Relief Activity)

3.3 ZONING RELIEF REQUIRED - STATUS

Micheal Washington Architects, Inc.

April 22, 2015

Code Analysis
35 Hansborough Street

Brookview House Inc.
2 Brookview Street
Dorchester, MA 02124

Re: 1-Stop Application April 2015

To Whom IT May Concern,

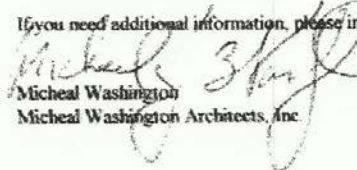
Please find attached a summation of the result of our Building Permit Application, Zoning Code Review, Building Code Violation Appeal Application, and statement of the results of that Appeal which was held on Feb. 22, 2015.

All violations and the request for relief were granted at the hearing. The decision is being prepared for the city and has not been recorded at this time.

All of the housing zoning application issues are currently approved.

The only outstanding issue is going through the Small Project Review process at the BRA in order to add the finishing of approximately 2,000 square feet of additional program space in the basement. The project team working with the BRA anticipates that this will be completed at the BRA's June Board meeting.

If you need additional information, please inform us


Micheal Washington
Micheal Washington Architects, Inc.



3.3 ZONING RELIEF REQUIRED - STATUS

RECEIVED

FEB 17 2015

MASS. HIST. COMM

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH RC 37665

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Brookview House III **After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.**
Location / Address: 35 Hansborough Street
City / Town: Dorchester, MA 02124

Project Proponent:

Name: Brookview House

Address: 2 Brookview Street

City/Town/Zip/Telephone: Dorchester, MA 02124

Brona Simon 3/4/15
Brona Simon Date
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

(See Attached Breakdown of License and funding)

Project Description (narrative): The project consist of the construction of a new 12 unit building on 3 floors containing 18,000 sq ft with administrative and program space on the ground floor level containing 4,226 sq ft.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

No

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes, see project description above and attached plans and elevations.

BROOKVIEW HOUSE III 35 HANSBOROUGH ST.

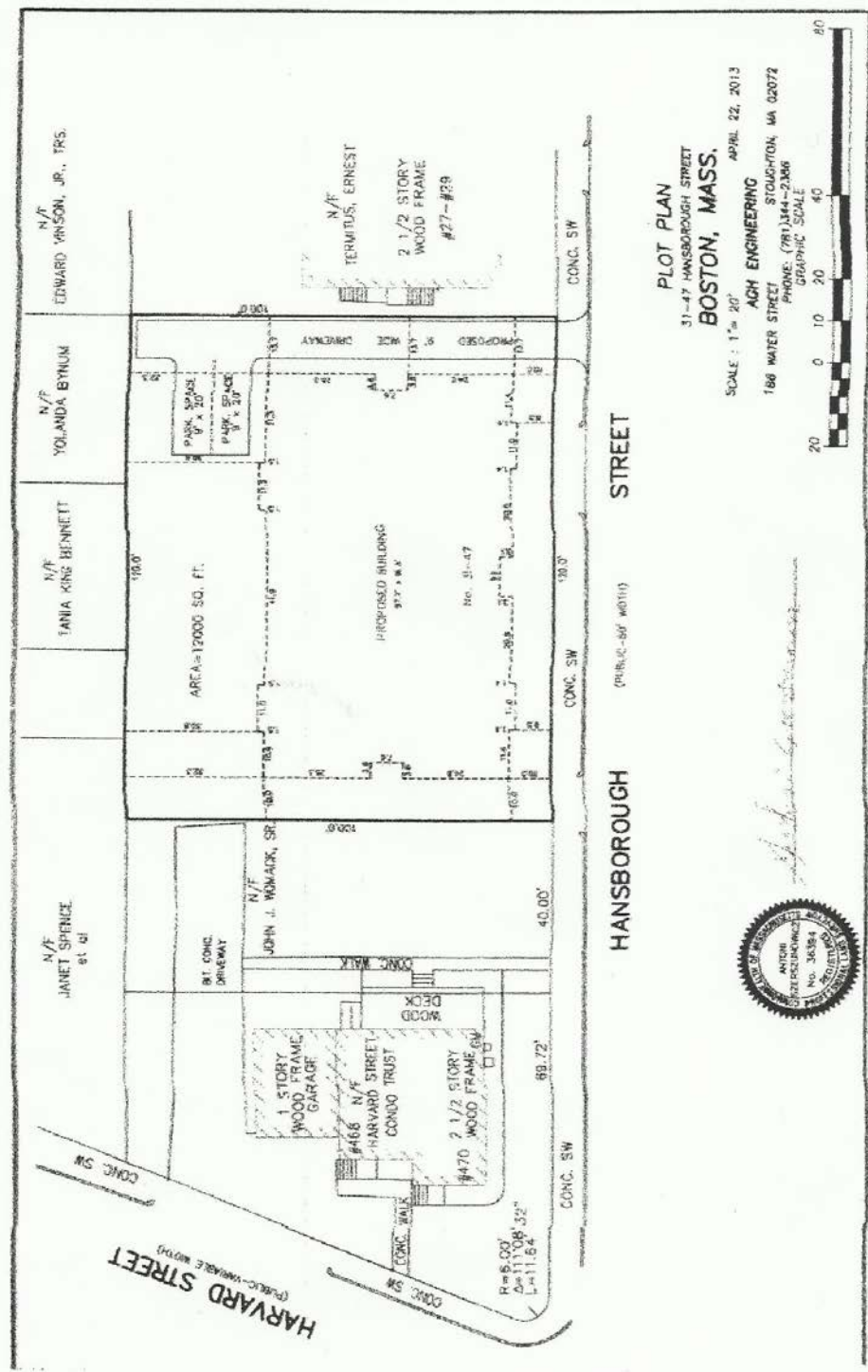
PHASE III		
	UNITS	SQ. FT.
1ST FLOOR	UNIT 1-2BR 1BATH	1094 SQ. FT.
	UNIT 2-2BR 1BATH	979 SQ. FT.
	UNIT 3-3BR 2BATH	1242 SQ. FT.
	UNIT 4-2BR 1BATH HC	979 SQ. FT.
2ND FLOOR	UNIT 5-2BR 1BATH	1094 SQ. FT.
	UNIT 6-2BR 1BATH	979 SQ. FT.
	UNIT 7-3BR 2BATH	1242 SQ. FT.
	UNIT 8-2BR 1BATH	979 SQ. FT.
3RD FLOOR	UNIT 9-2BR 1BATH	1094 SQ. FT.
	UNIT 10-2BR 1BATH	979 SQ. FT.
	UNIT 11-3BR 2BATH	1242 SQ. FT.
	UNIT 12-2BR 1BATH	979 SQ. FT.
	TOTAL 12 UNITS	12,684 SQ. FT.
GROUND FLOOR	ADMIN/PROGRAM SPACE	4,228 SQ. FT.
	COMMON AREA/STORAGE/MECH.	5,404 SQ. FT.
	TOTAL	22,916 SQ. FT.

3.3 ZONING RELIEF REQUIRED - STATUS

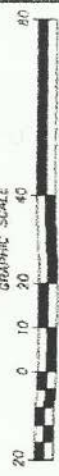
BROOKVIEW HOUSE III
35 HANSBOROUGH STREET

ZONING INFORMATION	REQUIRED	ACTUAL	ZONING RELIEF REQUIRED
ZONING: 3F-5000			
MIN. LOT SIZE:	30,000 SF	11981	*
MIN. LOT WIDTH:	35	119.9 FT	
MIN. LOT FRONTAGE:	35	119.9 FT	
MAX. F.A.R.:	0.8	1.69	*
MAX. BLDG. HEIGHT:	35	3 1/2 STORY 35	
MIN. OPEN SPACE:	4800	6407 SF	
MIN. FRONT YARD DEPTH:	15FT	10' FT (CONFORMS TO MODAL)	
MIN. SIDE YARD DEPTH:	10'-0" 10'-0"	10'-0" 13'-4"	
MIN. REAR YARD DEPTH:	30	31'-10" FT	
MIN. PARKING:	1/UNIT = 12	2	*

ITEMS THAT ARE NOT IN CONFORMANCE WITH 3F-5000 ZONING *
 ZONING RELIEF WILL BE REQUIRED FOR NONE CONFORMING ITEMS *
 RESIDENTS NOT ALLOWED TO HAVE VEHICLES .
 EMPLOYESS ARE NEIGHBORHOOD RESIDENTENTS THAT USE PUBLIC TRANSPORTATION



PLOT PLAN
 31-47 HANSBOROUGH STREET
BOSTON, MASS.
 SCALE: 1" = 20'
 APRIL 22, 2013
 ACH ENGINEERING
 186 WATER STREET SToughton, MA 02072
 PHONE: (781) 344-2386
 GRAPHIC SCALE



3.3
ZONING
RELIEF
REQUIRED
- STATUS

3.4 BUILDING CODE ANALYSIS

The construction of the building will be Type 5-B.

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

The building will be 100% residential use.

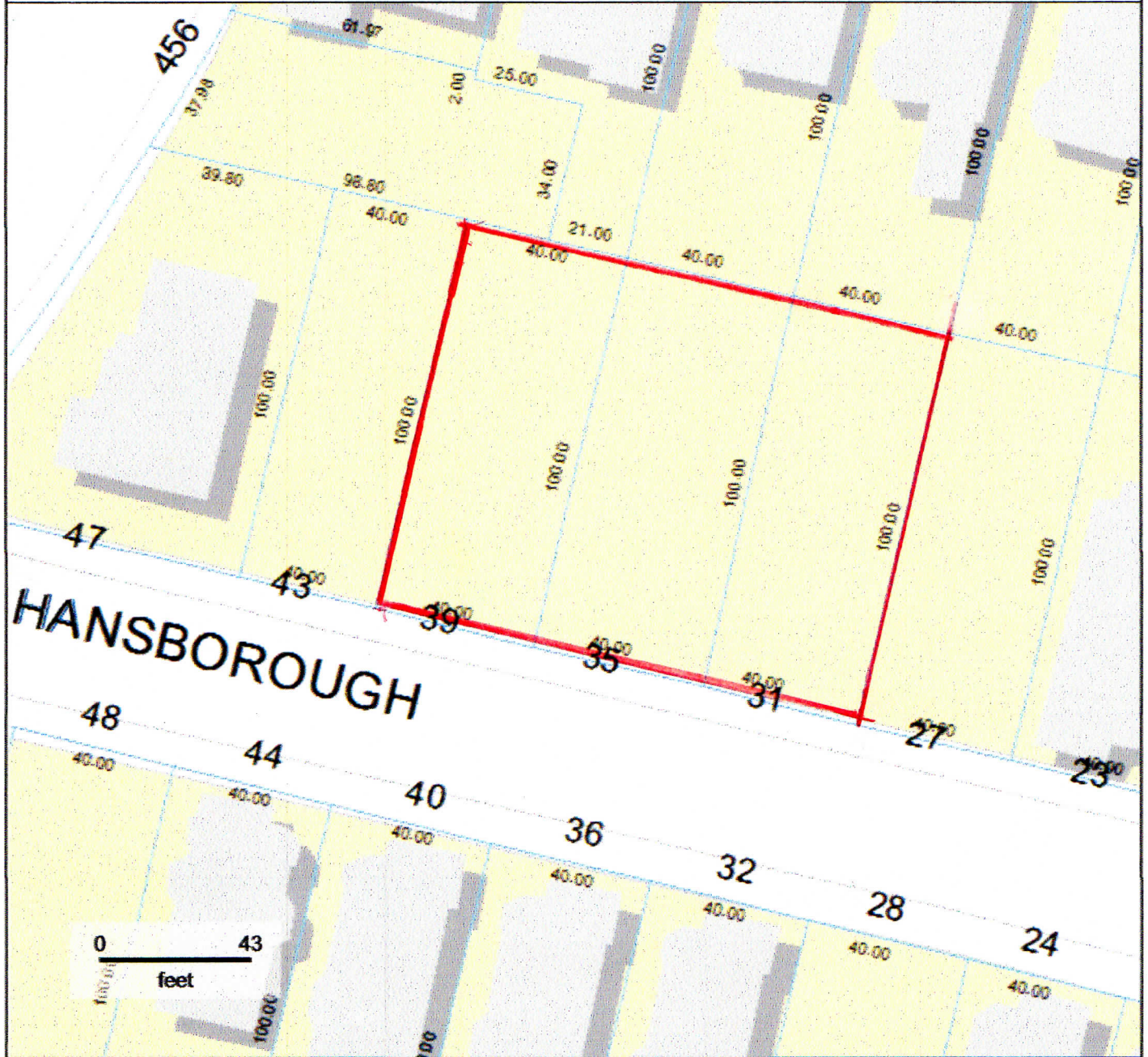
- Residential, Multifamily R-2
 - Administrative and Program space is ancillary to the residential use
-

IV. ZONING REFUSAL LETTER: URBAN DESIGN SUBMISSION

PHOTOGRAPHS AND PLANS

- | | |
|--------------------|---|
| Exhibit 1: | Hansborough Street Assessing Map |
| Exhibit 2: | Zoning Refusal Letter and Status |
| Exhibit 3: | View of Property from Hansborough Street |
| Exhibit 4: | Neighborhood View from Hansborough Street |
| Exhibit 5: | Neighborhood View from Harvard Street at Brookview Street |
| Exhibit 6: | Neighborhood View from Harvard and Hansborough Street |
| Exhibit 7: | Neighborhood View from Blue Hill Avenue Direction |
| Exhibit 8: | Site Plan |
| Exhibit 9: | Ground Floor Plan |
| Exhibit 10: | First Floor Plan |
| Exhibit 11: | Second and Third Floor Plan |
| Exhibit 12: | Front Elevation |
| Exhibit 13: | Left Side Elevation |

35 HANSBOROUGH STREET



Property Information

Parcel ID 1403190020
Owner LAMOUR VICTOR
Address 23 ASHTON ST
Property Type 0101
Building Value \$106,600.00
Land Value \$66,100.00
Total Value \$172,700.00
Lot Size 1659 sq ft
Land Use Residential - One Family



City of Boston
MAPS

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



EXHIBIT 2



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

Gary P. Moccia
Inspector of Buildings

MICHEAL WASHINGTON
891 CENTRE STREET
SUITE 402
JAMAICA PLAIN, MA 02130

December 15, 2014

Location: 35 HANSBOROUGH ST DORCHESTER, MA 02124
Ward: 14
Zoning District: Greater Mattapan
Zoning Subdistrict: 3F-5000
Appl. # : ERT369165
Date Filed: June 02, 2014
Purpose: 12 Unit Multi-Family Housing to be built at the combined site to include #'s 31, 35, & 39 Hansborough Street. Totaling 18,000 sf with an additional 4,220 sf of administrative and program space for the occupants in the basement. the building has a concrete foundation and wood frame construction with a mansard roof. Landscaping, play areas, and 2 parking spaces are provided.

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 60 Section 40	Off-Street Parking	Off street Parking Insufficient
Article 60 Section 40	Off-Street Parking	Off-street Loading Insufficient
Article 60, Section 8 * **	Use: Forbidden	Multi-family Dwelling (Forbidden)
Article 60, Section 9	Dimensional Regulations	Floor Area Ratio excessive
Article 60, Section 9	Dimensional Regulations	Height excessive
Article 60, Section 9	Dimensional Regulations	Usable Open Space insufficient
Article 60, Section 9	Dimensional Regulations	Front Yard insufficient
Article 60, Section 9 **	Dimensional Regulations	Lot Area for additional dwelling unit (s) 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.

Luis Santana
(617)961-3286
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: View of Property at Hansborough Street

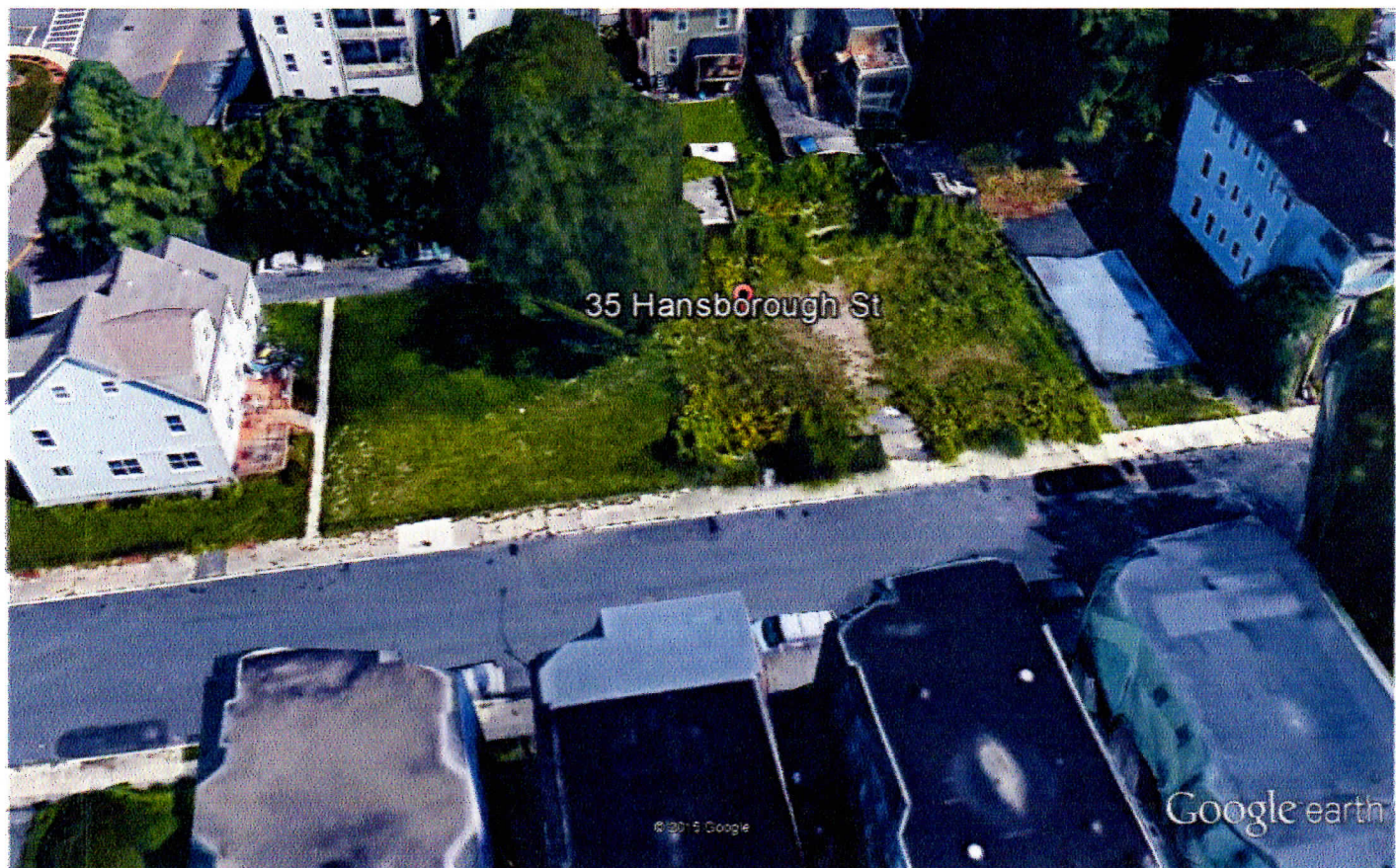


EXHIBIT 4: Neighborhood View From Hansborough Street



EXHIBIT 5: Neighborhood View From Harvard at Brookview Street

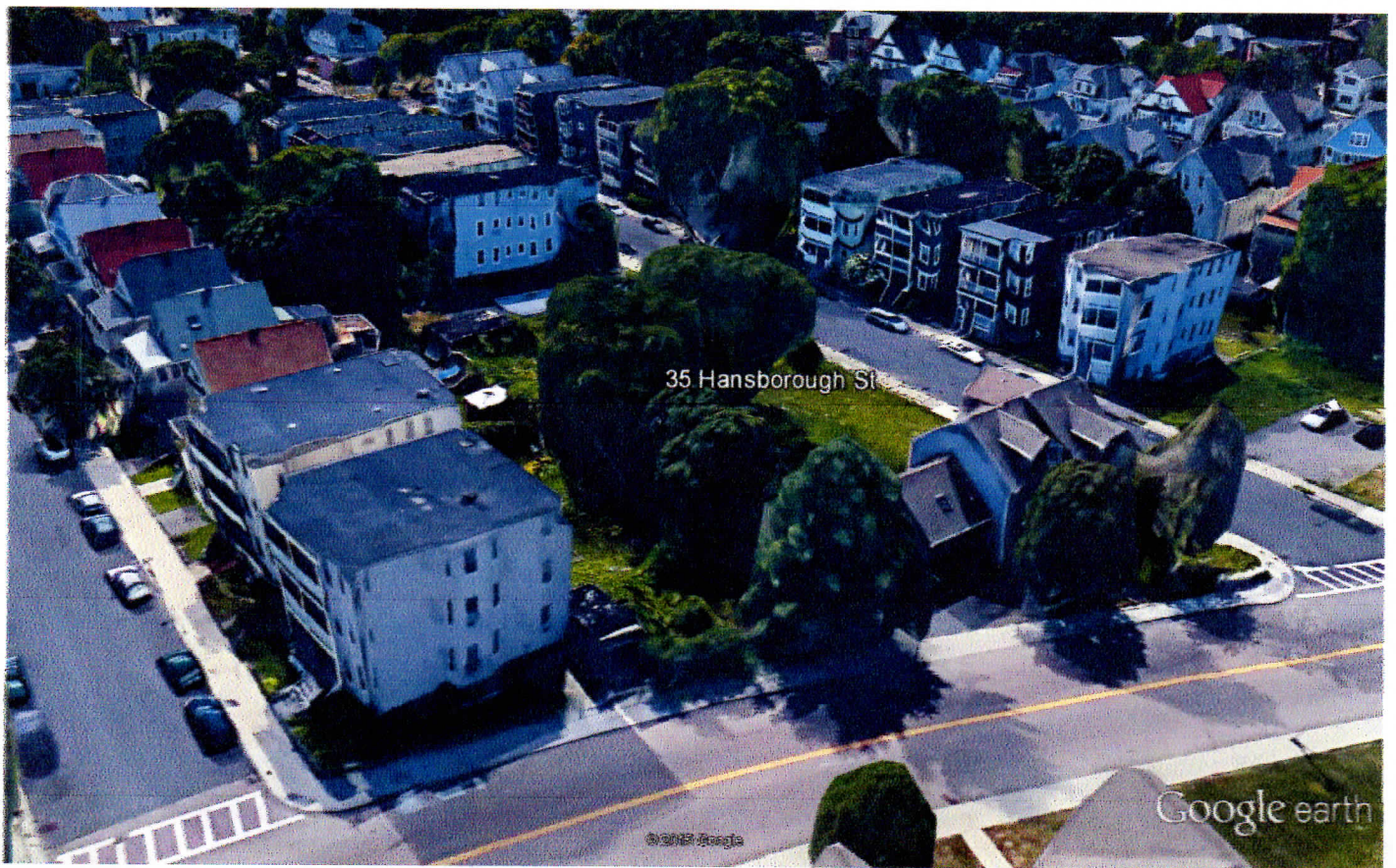


EXHIBIT 6: Neighborhood View from Harvard and Hansborough Street



EXHIBIT 7: Neighborhood View From Blue Hill Avenue Direction





EXHIBIT 8

SCALE: 1/16" = 1' - 0"



31 - 53 HANSBOROUGH STREET

BROOKVIEW HOUSE III..... 35 Hansborough Street, Dorchester - MA

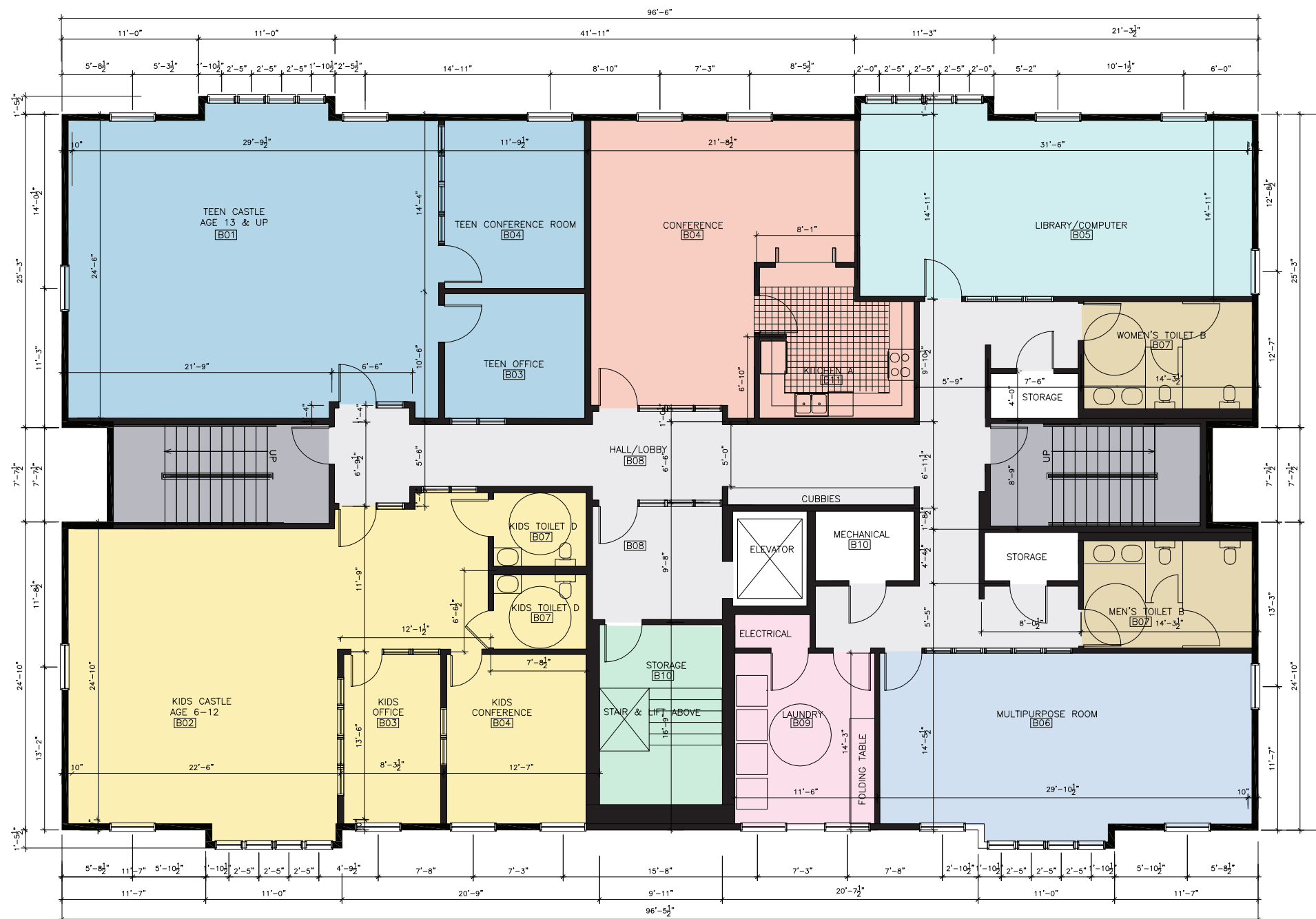


EXHIBIT 9

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

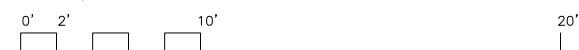


BROOKVIEW HOUSE III..... 35 Hansborough Street, Dorchester - MA



EXHIBIT 10

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



BROOKVIEW HOUSE III.....35 Hansborough Street, Dorchester - MA



EXHIBIT 11

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



BROOKVIEW HOUSE III..... 35 Hansborough Street, Dorchester - MA



EXHIBIT 12



BROOKVIEW HOUSE III..... 35 Hansborough Street, Dorchester - MA

Brookview Development Corporation
2 Brookview Street, Dorchester - MA

MWA Architects Inc.
891 Centre Street, Jamaica Plain - MA

**Exhibit
12**



EXHIBIT 13



BROOKVIEW HOUSE III..... 35 Hansborough Street, Dorchester - MA

Brookview Development Corporation
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MWA Architects Inc.
891 Centre Street, Jamaica Plain - MA

**Exhibit
13**