

PARKER & TERRACE ST DEVELOPMENT

ARTICLE 80 - SMALL PROJECT REVIEW APPLICATION

January 07, 2013



**796, 794, 792, 790, 788, 786, 784, 782, 780, 778 PARKER ST & 77 TERRACE
ST. MISSION HILL,
BOSTON, MA 02120**

DEVELOPER:

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1. PROJECT TEAM

DEVELOPER:

SEBASTIAN MARISCAL STUDIO

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2. PROPOSED PROJECT OVERVIEW

PROJECT TITLE:

Parker & Terrace St. Development

LOCATION:

796, 794, 792, 790, 788, 786, 784, 782, 780, 778 PARKER ST & 77 TERRACE St.

Boston, MA 02120

Planned District: Mission Hill

796 PARKER	1000428000	2738	3F-3000
794 PARKER	1000429000	5526	3F-3000
792 PARKER	1000430000	3817	3F-3000
790 PARKER	1000431000	2926	3F-3000
788 PARKER	1000432000	2901	3F-3000
786 PARKER	1000433000	2577	3F-3000
784 PARKER	1000434000	2394	3F-3000
782 PARKER	1000435000	2204	3F-3000
780 PARKER	1000436000	2200	3F-3000
778 PARKER	1000437000	2174	3F-3000
77 TERRACE	1000396000	28,300	LI
	TOTAL	57,757.00	

LOT AREA:

57,757 sq.ft.

Proposed Footprint: 34,289.06 sq.ft, (59% of Lot Area)

ZONING:

3F-3000

LI

UNIT CONFIGURATION:

(29) One bedroom units: 753 sq.ft – 955 sq.ft*

(10) Two bedroom units: 1,051 sq.ft – 1,263 sq.ft*

(5) Three bedroom units: 1,232 sq.ft – 1,562 sq.ft*

(44) Total Units: (34) Market / (10) Affordable

(1) Retail: 4,124 sq.ft

(30) Car Parking Spaces

(82) Bike parking spaces

(48) Storage Units

3. PROPOSED PROJECT DESCRIPTION

Our project is unique in that the massing of the building is not experienced from Parker St. Instead, residents and neighbors find a park-like view comprised of a community garden and a solar farm. The approach effectively minimizes shading of the community garden and neighboring buildings. The building is terraced into the hill, taking advantage of the steep topography between Parker St. and Terrace St. A series of courtyards step down the site, providing a dramatic passage between the two streets.

The combination of 44 diverse units creates a piece of architecture that seems to be carved from the elements rather than constructed. Each residential unit is designed around an outdoor space that helps create a unified indoor/outdoor experience and further erodes the massing of the building. Within the building's voids, light is ever changing, creating a cyclical array that resists a static perception of the spaces.

Below the residential units, retail space helps activate Terrace St.; behind the retail space, a basement houses 30 vehicular parking spaces, 82 bicycle spaces, storage units for each residential unit, and equipment areas.

The roof of the building is programmed with open green space. A large community garden provides a link between tenants and the surrounding community. The garden will offer space for growing vegetables as well as social gathering. Toward Terrace St., photovoltaic panels are laid out in rows, allowing grasses to grow in the spaces under and between the panels.

The proposal's forward-thinking approach to the design of building and landscape is matched by its social ambition. Our goal is to create a place where various interests in the Mission Hill community can converge, linking artists, art-lovers, gardeners, bicyclists, residents, and neighbors to name a few.

4. EXISTING CONDITIONS

The site consists of eleven parcels according to their following parcel numbers, with a total of 57,757 sq.ft. The Site currently is a vacant lot with a community garden and an art park.

1. 1000428000
2. 1000429000
3. 1000430000
4. 1000431000
5. 1000432000
6. 1000433000
7. 1000434000

8. 1000435000
9. 1000436000
10. 1000437000
11. 1000396000

5. PROJECT NEIGHBORHOOD AND LOCATION

Our project responds to both the topography of the site and the distinct characters of the streets abutting our site. Parker St. is a residential street with existing art park and community garden functions. Our project adds no massing to this street and enhances and extends the existing art park and community garden to create a productive landscape. Terrace St. is comprised of large two and three story buildings. It is unique in its diversity of programs and extensive urban art. Our proposal activates the streetscape with three stories of building massing eroded by gardens and two retail spaces at grade. Our project will follow in the footsteps of Oliver Lofts by Winn Companies in terms of providing residential units along Terrace St. We believe that with the addition of our project, Terrace St. can reach the critical mass necessary to become a vital anchor for the surrounding neighborhoods.

6. PROJECT BENEFITS

Not a Building, a PARK

In response to the unique conditions of the site and to the goals set forth in the RFP, our proposal integrates landscape and building into a single system by taking advantage of the dramatic change in elevation from Parker to Terrace Street. From Parker Street, residents do not encounter a building but, rather, a productive landscape that accommodates a community garden and solar farm. The landscape is punctured from below by a series of community courtyards that gradually step down to Terrace Street, providing a dramatic footpath from Parker and access to the residential units below.

44 Units & 53 private patios-gardens

Twelve different residential unit types, enrich the diversity and sustained tenancy. Each spacious and flexible unit opens onto a private garden, always allowing the conditioned space to breath. This outdoor private space is valued as much as any interior space, furthermore this vegetated space brings us back to the intimate connection with nature. The relation of enclosed and open-green and the built massing, shape the courtyards producing a wide range of experiential conditions. This dialogue filtered by native trees and vegetation creates an active building energizing all outdoor categories, from farming, public spaces and private ones.

Designed by influential context

In contrast to the experience of landscape from Parker Street, the design along Terrace Street responds to the light industrial character of the surrounding buildings. Patios, courtyards, and murals punctuate the steel façade of the building. Retail spaces permeate and activate the street and are defined by an inner courtyard with an open stair that connects the action on Terrace Street to the Productive landscape above.

E+ Sustainability

Our proposal is forward thinking in its integration of sustainable building and landscape strategies. Our project incorporates a 14,000 sq.ft community garden on its roof. This roof garden helps insulate the building and is the first step in a water filtration process that naturally filters and stores rainwater onsite for re-use. Residential and retail units enjoy natural ventilation and are accessed from courtyards, reducing conditioned circulation space. A 14,500 sq.ft solar farm provides electricity for the energy efficient residential units and retail space. The PV panels are freestanding from the building, so that as the efficiency of the panels increases over time, the solar farm can be converted to more productive uses. Heat is provided through a geothermal heating system and is distributed through radiant heating in the floors. Through several green strategies, the design achieves a projected energy surplus of 21% and a LEED score of +123 points.

NET ENERGY SURPLUS: 21%

- Photovoltaic Panels
- Recycle of storm and gray water
- Geothermal
- Green Roofs
- Passive Cooling
- Super Insulated walls
- High efficiency lighting and appliances
- Electric Car charging Station
- Car Sharing and 82 Bike parking spaces
- Efficient grading to maximize cut & fill
- Zero impact at Parker Street, providing a Park instead of a Building

Green space

- 53 Private patios-gardens: 9,398 sq.ft
 - Community courtyards: 13,294 sq.ft
 - Parker St. Entrances: 2,332 sq.ft
 - Parker St. Public Space: 2,310 sq.ft
 - Community Urban Farm: 14,253 sq.ft
 - Solar Farm (PV Panels): 14,631 sq.ft
- Total Green Space: 58,113 sq.ft.**

Q+ Increase of quality of life

In addition to considerations of performance, this project attempts to expand the terms of sustainability to include greater consideration of human experience and quality of life. The first goal of this project was to design a sustainable building and landscape that also increased contact between people and nature within an urban context. We believe that this contact can be socially, psychologically, physically, and nutritionally beneficial. At many key points in the project, the relationship between performance and experience is accentuated. We have made a great effort not only design a sustainable building, but to show how a sustainable building can be an extraordinary place to live.

7. TRAFFIC AND PARKING ANALYSIS

The proposed project will include 30 parking spaces and 82 bike parking spaces directly accessible from a single curb cut along Terrace Street. The parking spaces are below grade. The project site itself will include improvements in vehicular and pedestrian access to assure proper public safety and appropriate design

Additionally, the project is located roughly 1000 feet from the Roxbury Crossing T stop of the MBTA's Red line and within a block of the Southwest Corridor bike path.

8. ZONING ANALYSIS

The project is located within the 3F-3000 and LI districts as defined by the Boston Zoning Code. The applicant has conducted preliminary community outreach with neighbors and abutters of the Property, and plans to file a permit application with the City of Boston Inspectional Services Department ("ISD") soon. The Project will require variance and dimensional relief from the City of Boston Board of Appeal (the "Board") for certain use, dimensional, parking, and other violations. Following receipt of refusal letter from ISD on the Applicant's Permit Application, required relief will be filed with the Board.

ITEM	3F-3000		LI	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
USE	RES	RES	MISC.	RES + RET
DWELLING UNITS	UNIT 1: 1500 UNIT 2-10: 3000	16	-	28
FAR	1.0 / 29,457	.41 / 12,178	2.0 / 56,600	1.23 / 34,890
MAX HEIGHT	35	2.5	40	34.5
MAX STORIES	3	0	-	3
MIN USABLE OPEN SPACE	600 + 25% LOT EXCEEDING MIN PER UNIT	1841.06	50	1010.71
FRONT	10	10	-	-
REAR	35	-	20	-
SIDE	7	7	-	-
MIN LOT FRONTAGE	45	285	-	-
MIN LOT WIDTH	45	285	-	-
PARKING	9	9	-	21

9. PROPOSED PROJECT AREAS

GROSS AREA	TOTAL
RESIDENTIAL	42579.86
RETAIL	4124.00
PARKER SHED	364.83
TOTAL	47068.69

BASEMENT AREA	TOTAL
CAR PARKING	10268.84
BIKE SHOP+ BIKE PARKING	1351.93
STORAGE	836.51
MECHANICAL	1500.00
TOTAL	13957.28

OPEN-GREEN AREA	TOTAL
COURTYARDS	13294.04
PATIOS	9398.02
COMMUNITY GARDENS	14252.74
SOLAR FARM	14630.75
CIRCULATION	1895.60
PARKER ST. PUBLIC	2309.82
PARKER ST. ENTRANCES	2331.64
TOTAL	58112.61

UNIT AREAS					ENCLOSED	PATIO	UNIT
UNIT TYPE	UNIT TOTAL	UNIT NUMBER	BR	BA	TOTAL	TOTAL	TOTAL
A1	19						
		A1-1	1	1	828.10	113.97	942.07
		A1-2	1	1	892.94	175.44	1068.38
		A1-3	1	1	858.86	44.58	903.44
		A1-4	1	1	858.70	0.00	858.70
		A1-5	1	1	781.00	180.00	961.00
		A1-6	1	1	765.64	0.00	765.64
		A1-7	1	1	753.00	163.17	916.17
		A1-8	1	1	776.20	162.84	939.04
		A1-9	1	1	781.00	218.02	999.02
		A1-10	1	1	769.03	171.70	940.73
		A1-11	1	1	762.63	143.59	906.22
		A1-12	1	1	772.50	162.53	935.03
		A1-13	1	1	778.79	164.00	942.79
		A1-14	1	1	774.98	180.00	954.98
		A1-15	1	1	767.71	165.00	932.71
		A1-16	1	1	771.67	175.40	947.07
		A1-17	1	1	773.03	165.53	938.56
		A1-18	1	1	765.54	175.53	941.07
		A1-19	1	1	768.34	180.00	948.34
A2	2						
		A2-1	1	1	875.34	133.37	1008.71
		A2-2	1	1	806.02	441.91	1247.93
A3	1						
		A3-1	1	1	798.75	240.00	1038.75
A4	1						
		A4-1	1	1	888.61	378.31	1266.92
A5	3						
		A5-1	1	1	962.45	219.25	1181.70
		A5-2	1	1	954.94	340.12	1295.06
		A5-3	1	1	850.00	296.72	1146.72
A6	1						
		A6-1	1	1	851.54	0.00	851.54
A7	1						
		A7-1	1	1	878.76	282.94	1161.70
A8	1						
		A8-1	1	1	819.83	353.44	1173.27
1 BEDROOM	29				23685.90	5427.36	29113.26

UNIT AREAS					ENCLOSED	PATIO	UNIT
UNIT TYPE	UNIT TOTAL	UNIT NUMBER	BR	BA	TOTAL	TOTAL	TOTAL
B2	1	B2-1	2	1	1133.26	145.25	1278.51
B3a	2	B3a-1	2	1	1069.82	457.09	1526.91
		B3a-2	2	1	1050.90	316.47	1367.37
B3b	2	B3b-1	2	1	1262.86	518.49	1781.35
		B3b-2	2	1	1234.17	295.06	1529.23
B4	2	B4-1	2	2	1185.80	199.83	1385.63
		B4-2	2	2	1224.51	384.50	1609.01
B5	1	B5-1	2	1	1113.72	305.71	1419.43
B6	1	B6-1	2	1.5	1100.00	86.88	1186.88
B7	1	B7-1	2	2	1213.65	105.49	1319.14
2 BEDROOMS	10				11588.69	2814.77	14403.46
C1	2	C1-1	3	2	1561.58	123.33	1684.91
		C1-2	3	2	1502.99	119.98	1622.97
C2	2	C2-1	3	2	1480.76	309.38	1790.14
		C2-2	3	2.5	1527.80	469.20	1997.00
C3	1	C3-1	3	2	1231.61	134.00	1365.61
TOTAL							
3 BEDROOMS	5				7304.74	1155.89	8460.63
TOTAL	44				42579.33	9398.02	51977.35

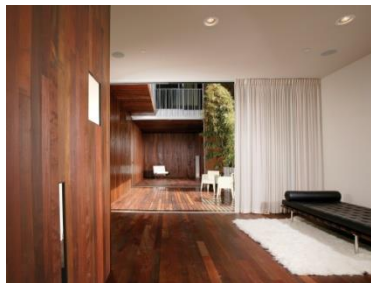
10. APPLICANT INFORMATION

Working as a Developer/Designer/Builder Sebastian Mariscal Studio has completed a diverse range of projects.

With its office in greater Boston, SMS has projects in Boston, San Diego, Los Angeles, New York and Mexico.

SMS's successful developments have become pivotal points in the city fabric of downtown San Diego and La Jolla CA. SMS has developed-designed-built over \$35 million dollars in real estate value and design-built more than 100,000 sq.ft.

SMS has been the recipient of national and international architecture and development awards and has had the opportunity to share his work in multiple lectures and publications.



11. PRELIMINARY FINANCING INFO

Estimated Total Development Cost - \$ 13,145,000.00

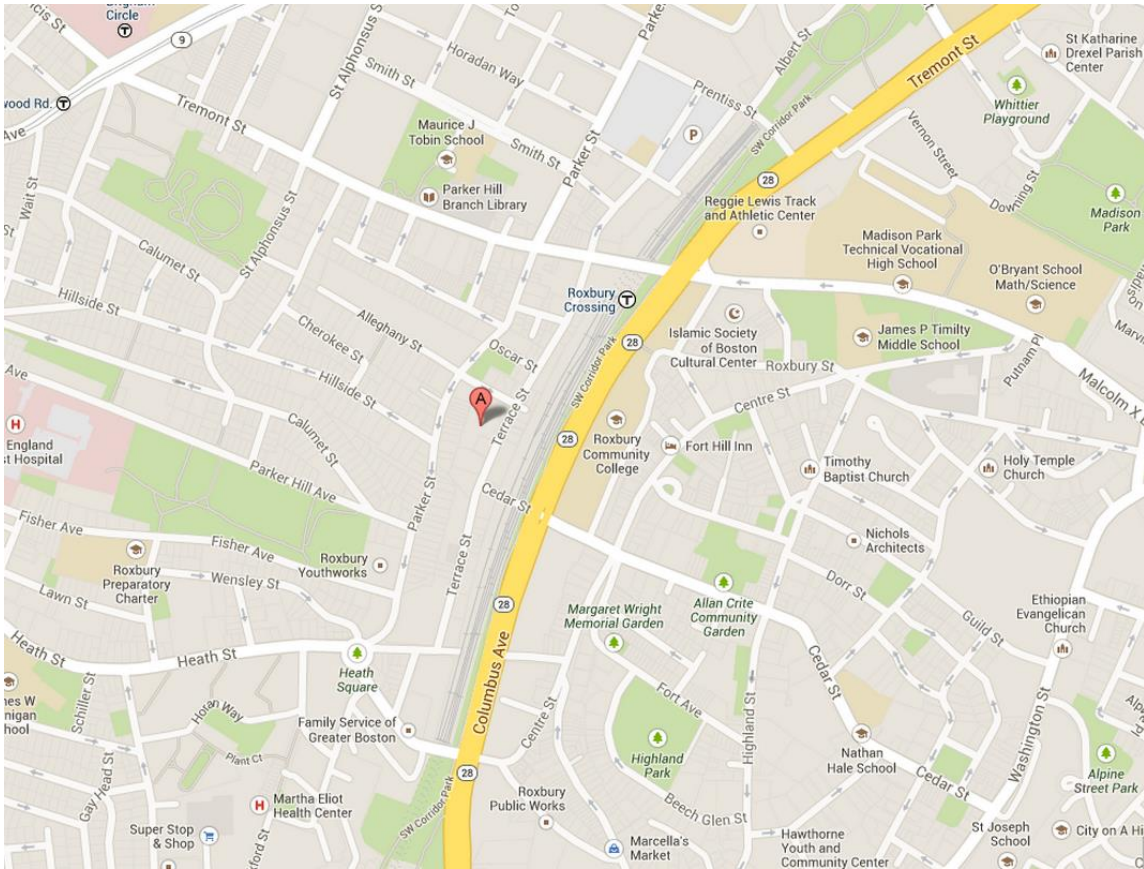
- Equity - 30 %
- Debt - 70 %

EXHIBITS

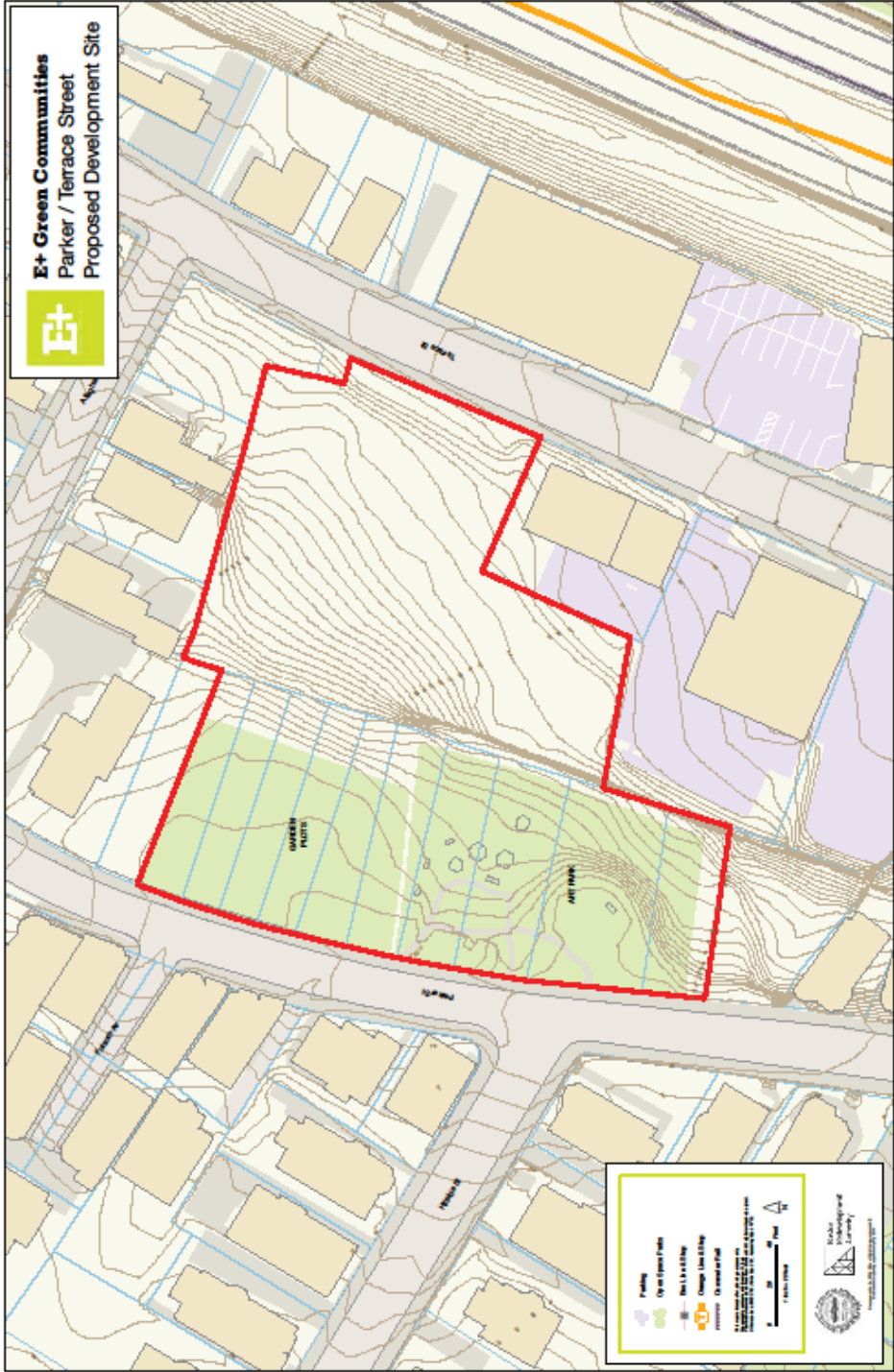
1. LOCUS MAP

Project Address:

796, 794, 792, 790, 788, 786, 784, 782, 780, 778 PARKER & 77 TERRACE St. MISSION HILL
BOSTON, MA 02120



2. EXISTING SITE PLAN



3. SITE PHOTOGRAPHS



AERIAL VIEW



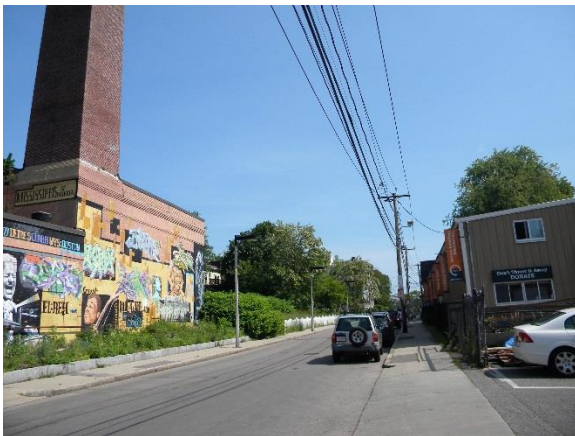
TERRACE ST / ALLEGHANY ST CORNER



TERRACE ST



PARKER ST @ HILLSIDE ST



TERRACE ST @ CEDAR ST CORNER



PARKER ST

4. NEIGHBORHOOD PHOTOGRAPHS



TERRACE ST



PARKER ST



COLUMBUS AV @ CEDAR ST



COLUMBUS AV



PARKER ST



TERRACE ST @ OSCAR ST

5. ISD REJECTION LETTER

6. PROPOSED ARCHITECTURAL DRAWINGS



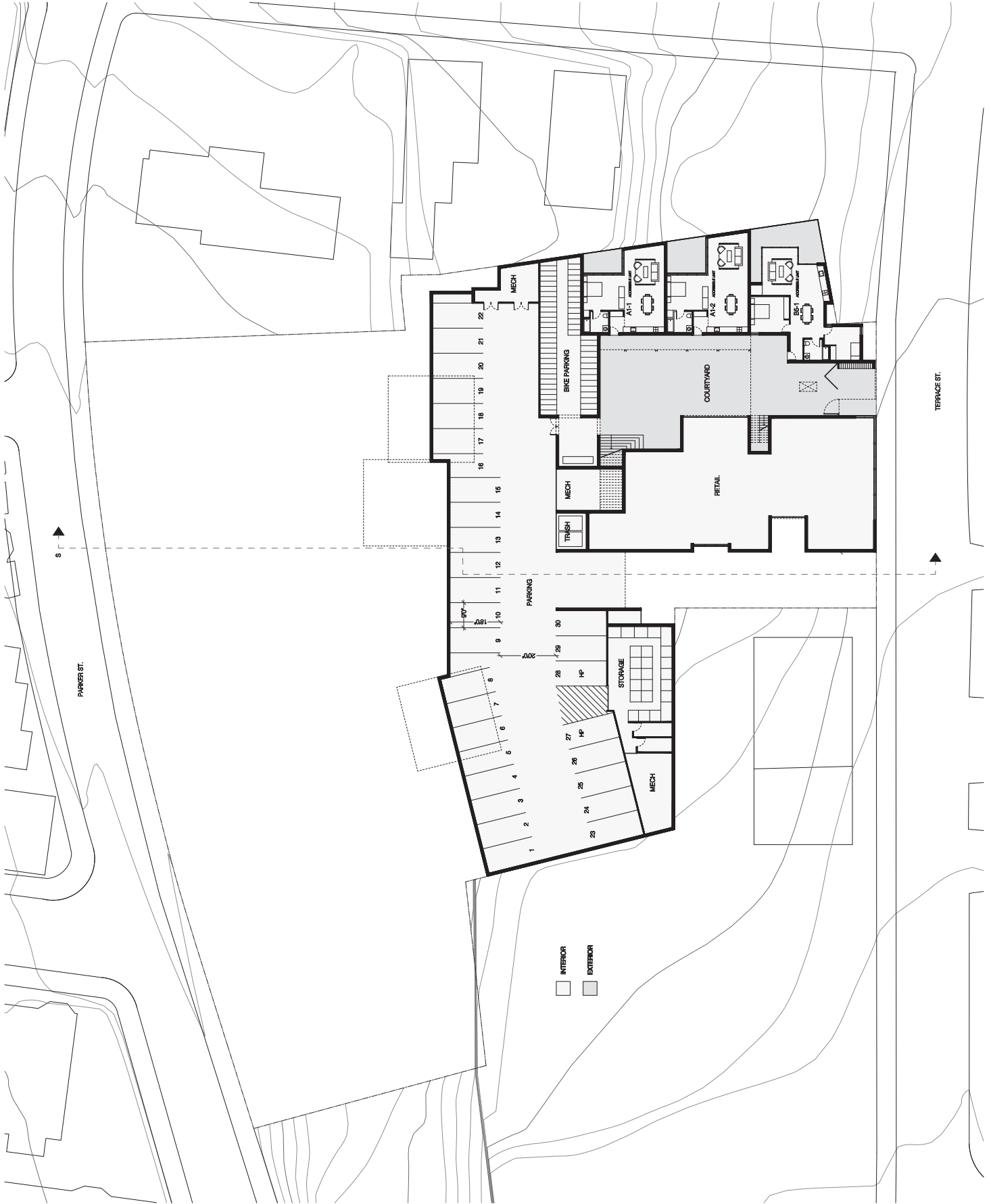
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 www.sebastianmarsical.com

MISSION HILL
 BOSTON, MA

FIRST FLOOR PLAN

DATE: 10.09.13
 SCHEMATIC DESIGN

A1.1





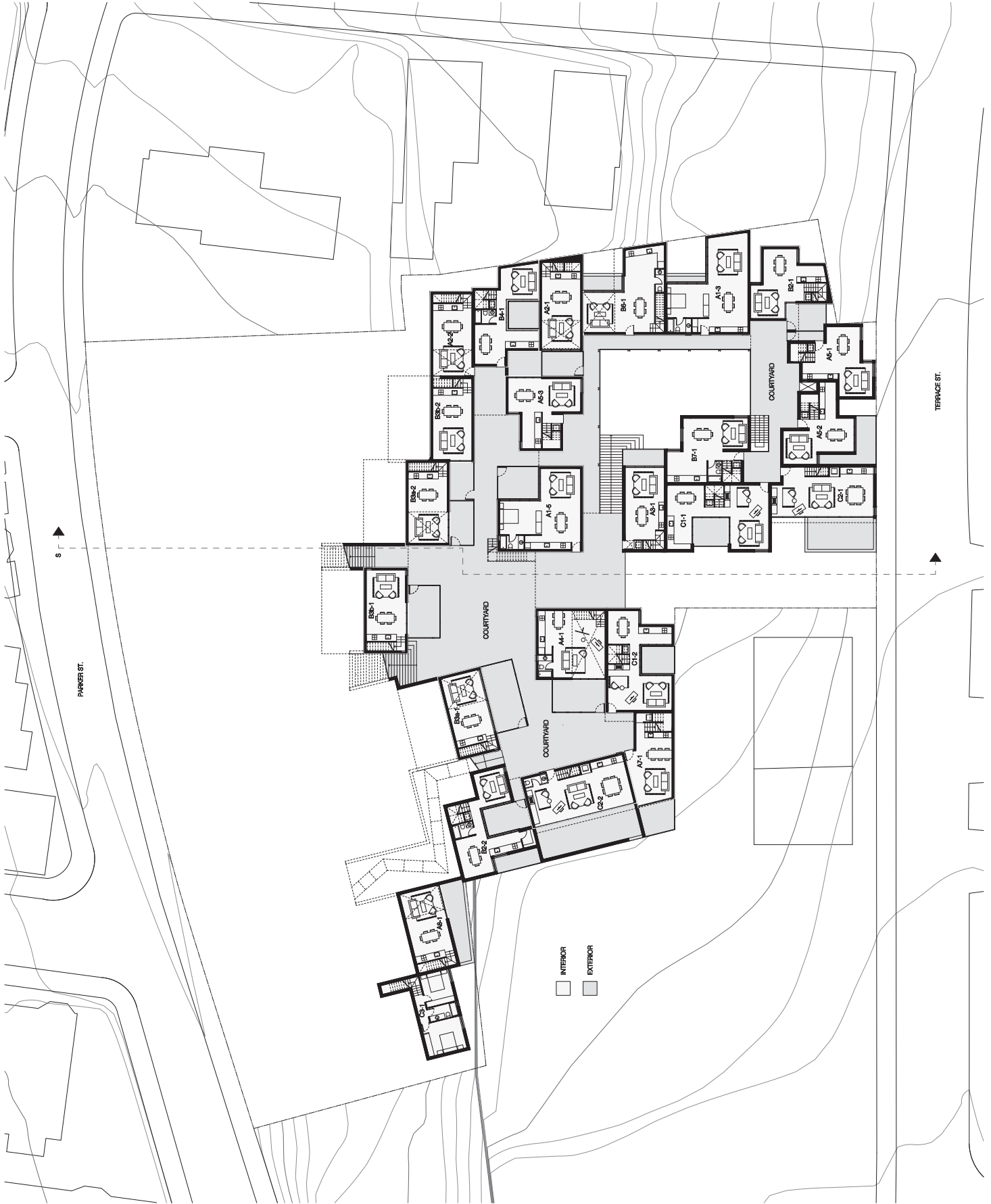
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SECOND FLOOR PLAN

DATE: 10.09.13
SCHEMATIC DESIGN

A1.2





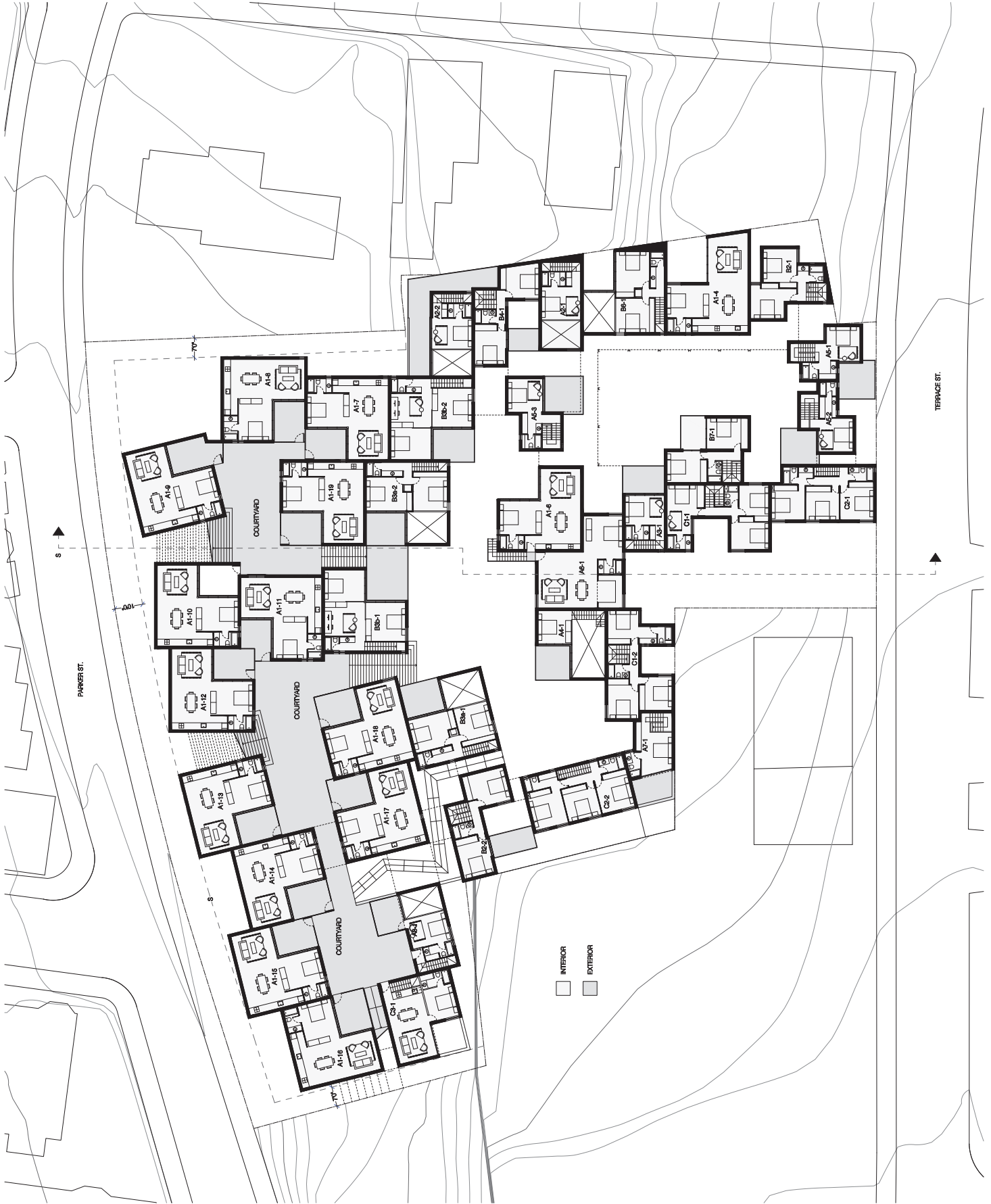
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MISSION HILL
BOSTON, MA

THIRD FLOOR PLAN

DATE: 10.04.13
SCHEMATIC DESIGN

A1.3





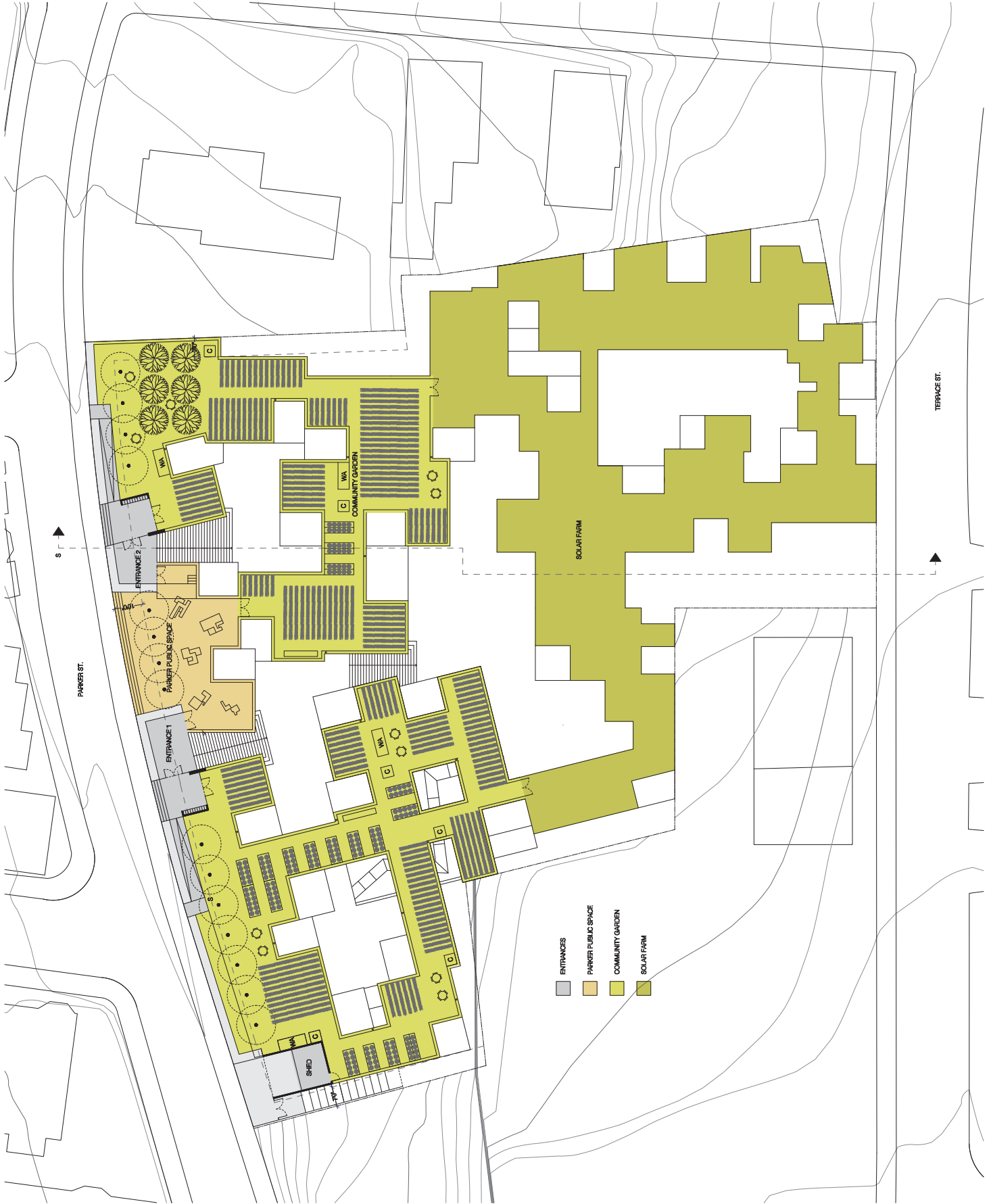
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MISSION HILL
BOSTON, MA

SITE / ROOF PLAN

DATE: 10.08.13
SCHEMATIC DESIGN

A0.1



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MISSION HILL
BOSTON, MA

ELEVATIONS 1 & 2

DATE: 10.08.13
SCALE: 3/32" = 1'-0"
SCHEMATIC DESIGN

A2.1

