

Walker Park Apartments

67 Walnut Park + 80 Walnut Park – Roxbury
Application for Article 80 Small Project Review



SUBMITTED TO THE BOSTON REDEVELOPMENT AUTHORITY
May 13th, 2015



Developer:
Egleston Infill LLC c/o Urban Edge Housing Corporation

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May 12, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Walker Park Apartments Project Letter of Intent

Dear Mr. Golden,

We are pleased to submit to you an application for Article 80 Small Project Review for the Walker Park project, a 2 site, 2 building, 49 unit, affordable housing development located in the Egleston Square section of Boston's Roxbury neighborhood. Urban Edge has been based in the Egleston Square neighborhood for over 40 years and are deeply committed to both the creation and the long-term management of high quality housing in the neighborhood.

Prior to the submission of this application, Urban Edge undertook substantial neighborhood outreach, including hosting 6 community meetings, presenting thrice to the Garrison-Trotter Neighborhood Association, meeting with Egleston Square Main Streets, the Egleston Square Neighborhood Association, and the Friends of the Egleston Square Library. We also collected over 80 surveys from neighborhood residents, and obtained over 200 letters of support from neighborhood households. We have met with abutters and have earned their support, and have discussed the project with city and state officials who in turn now support the project. As a result of the positive feedback and notable guidance that we have received, we are now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application. We look forward to working with you to ensure a successful outcome.

Sincerely yours,

A handwritten signature in black ink that reads "Susan Davy, CEO".

Susan Davy
Interim Chief Executive Officer

CC: Kaira Fox, Mayor's Office of Neighborhood Services
City Councilor Tito Jackson
City Councilor Matt O'Malley
Sheila Dillon, Chief of Housing and Director of Neighborhood Development



Egleston Square Neighborhood

Overview

Located at 80 Walnut Park, 67 Walnut Park, and 2040 Columbus Avenue in Boston's Roxbury neighborhood, the Walker Park project features the improvement of two vacant lots and one blighted building through the construction of two high-quality apartment buildings. Walker Park Apartments takes its name from Delphine Walker, a much beloved community activist who resided for most of her life in the house that once occupied the 80 Walnut Park site.

The proposed building at 80 Walnut Park will be a 44 foot, tall 18,764 gross square foot structure consisting of 17 units of rental housing, and will include 12 parking spaces behind the building. The proposed building at 67 Walnut Park is a 44 foot tall, 31,160 gross square foot structure consisting of 32 units of rental housing, and will include 22 parking spaces behind the building.

Project Team

Owner/Developer:

Egleston Infill LLC
c/o Urban Edge Housing Corporation
1542 Columbus Avenue, Suite 2
Roxbury, MA 02119
Contact: Jeremy Wilkening and Peter Erhartic

Architect:

Prellwitz Chilinski Associates
221 Hampshire Street
Cambridge, MA 02139
Contact: Daniel Molenkamp and David Chilinski

Attorney:

Klein Hornig LLP
101 Arch Street, Suite 1101
Boston, MA 02110
Contact: Joseph Lieber, Esq.

Owner's Construction Representative:

CS2C/NE (an MBE Firm)
427 Pearl Street
Brockton, MA 02301
Contact: J. Nathaniel Hailey

Civil Engineer/Surveyor:

Samiotes Consultants (a WOBE Firm)
20 A Street
Framingham, MA 01701
Contact: Andrew Truman

MEP Engineer:

Wozny/Barbar & Associates
1090 Washington Street
Hanover, MA 02339
Contact: Zbigniew M. Wozny, P.E.

Geotechnical Engineer:

Geotechnical Partnership, Inc. (a WOBE Firm)
45 New Ocean Street
Swampscott, MA 01907
Contact: Lisa Casselli

Project Sites

80 Walnut Park is a 10,871 square foot vacant lot abutting the Walnut Avenue Playground, an apartment building at 72 Walnut Park, and the Hilton Terrace townhomes. 67 Walnut Park/2040 Columbus Avenue is located diagonally across from 80 Walnut Park. 67 Walnut Park/2040 Columbus is a 24,119 square foot site, zoned for multi-family residential use, that currently includes a long-vacant and blighted house to be demolished for the development. The 67 Walnut Park site abuts two 3-decker apartment buildings, an Urban Edge-owned apartment building at 2030 Columbus Avenue, and the Egleston Square Branch Library.

Design Vision and Lean Pilot

The designs of the proposed Walker Park buildings will fit the massing and aesthetics of the surrounding neighborhood while being firmly contemporary. The surrounding neighborhood consists primarily of 3-4 story apartment buildings with brick, stucco, and wood facades. 67 Walnut Park façade juts-back on the street facing elevation to break-up the massing of the building. This approach maintains the aesthetic rhythm of the adjacent three-deckers. The driveway and parking will be removed from the front of 67 Walnut Park and concealed at the rear of the building, where an open green space will in turn buffer the parking from Columbus Avenue. The parking and green space at 67 Walnut Park maintains the current opening facing Columbus Avenue between 67 Walnut Park, the Egleston Square Branch Library and 2030 Columbus Avenue.

80 Walnut Park will include rear parking concealed from the street. With units at street level, the building will enliven Walnut Park and the adjacent Walnut Avenue Playground. The massing of the building will match that of the apartment buildings situated on the even-numbered side of Walnut Park. The site placement of the building will be in keeping with the other apartment buildings on the street while limiting the building's effect on the rear abutters, which are smaller-scale townhouses. The building steps back at the location of the drive aisle to be model with the adjacent structure at 72 Walnut Park and to emphasize 80 Walnut Park's entrance.

The project allows for a unique opportunity to relate the project sites to existing public space. The proposed parking and open space at the project's 67 Walnut Park site abuts the public park located behind the Egleston Square Branch Library. The project will enable easier access from Walnut Park and the surrounding streets to Columbus Avenue, the library, its park, and nearby bus routes. 80 Walnut Park abuts the Walnut Avenue Play Area which will be a resource for residents of Walker Park Apartments. The development's households will provide additional eyes on these parks, in turn improving public safety.

The project is a Lean Pilot Project, whereby Urban Edge is working closely with the City of Boston Department of Neighborhood Development, Massachusetts Housing Partnership, and Enterprise Community Partners to contain the costs of developing affordable housing in the City of Boston. Construction practices will be made more efficient by bringing crucial stakeholders to the table from the commencement of the design process. These stakeholders include construction manager, city and state officials, the architect, the MEP, structural, and civil engineers, funders, property management, and the owner. This process allows the project team to better coordinate design and construction to increase predictability of cost, quality, and schedule, and decrease inefficiencies and late stage value engineering.

In conjunction with this effort, the project team is seeking efficiencies in soft costs and public processes to accompany the hard cost efficiency efforts.

Green Narrative

Urban Edge is a recognized leader in greening affordable housing. Through our experience with many green rehabilitations and new construction projects, we have developed a set of green development standards that we incorporate into all of our real estate projects. These standards help us create high-quality living environments, promote healthy lifestyles, and reduce our impact on environmental resources.

Urban Design Standards:

- Create affordable housing options easily accessible to a range of transportation options
- Contribute to a pedestrian-oriented streetscape that is active and feels safe and comfortable
- Increase resident ownership of space, for example by maximizing active doorways on street level
- Create new public space and enhance existing public space abutting both project parcels

Real Estate Development Standards:

- Pursue third party green certification, such as LEED, for every new construction project; follow Green Communities Criteria for every rehab project
- Meet energy efficiency standard of 5-8 BTU's per sf per heating degree day (depending on age of building)
- Install thermostats with maximum upper limits and no setback
- Provide a high quality indoor environment by installing direct exhausts in kitchen and bathrooms; using solid surface flooring instead of carpet; and using only no-VOC paints, sealants, and solvents.
- Install low-flow water fixtures and ensure that water use is under 20,000 gallons per bedroom per year
- Reduce construction waste with a goal of recycling 75% of waste

Environmental Stewardship Standards:

- Use only green cleaning products certified by state standards for environmentally preferable products
- Adhere to Urban Edge's green operation & maintenance plan
- Use integrated pest management strategies to reduce use of chemicals
- Provide recycling opportunities in every building
- Hang posters describing energy and water conservation strategies in visible locations throughout the building
- Use WegoWise to track energy and water usage
- Landscape using only native, drought-resistant plants

Neighborhood Context

The surrounding Egleston Square neighborhood consists mostly of 3-4 story residential apartment buildings and a handful of 1-3 family homes. The massing of the proposed Walker Park buildings is comparable, as determined by floor-area-ratio and building height, to the other multi-family building on the nearby blocks of Walnut Park and Columbus Avenue. Aesthetically, the neighborhood features a wide range of architectural styles and façade materials including wood, stucco, brick, and concrete.

In keeping with the site's context, the proposed building at 67 Walnut Park has been aesthetically divided into two parts to mirror the rhythm of the adjacent three-decker apartment houses. The building will feature a clapboard façade in keeping with both the adjacent buildings and the existing building on the site.

80 Walnut Park is partially placed at the street lot-line mirroring most of the other 3-4 story apartment buildings on Walnut Park while stepped back to be model with the adjacent structure at 72 Walnut Park. The building is clapboard in keeping with the house that previously stood on the site and with the adjacent townhouses behind the building. The coloring will be in keeping with the adjacent buildings.

Public Benefits

Affordability – Walker Park will be 100% affordable to households earning less than 60% of the area median income (AMI), with 15% of those units reserved for extremely low income residents earning 30% of the AMI.

Family Units – Over 73% of the Walker Park units will be family-sized. The adjacent Walnut Avenue Playground and Egleston Square Branch Library offer excellent family-friendly public amenities.

Accessibility – The inclusion of an elevator at both project buildings makes the development well-suited to house elderly and disabled citizens. The sites are transit oriented, near to the Jackson Square and Stony Brook Orange Line stations as well as myriad bus lines.

Efficiency of Public Funds – The development is a Lean Pilot Program, whereby the Developer is working in partnership with the City of Boston DND to undertake efficiency measures to contain construction costs and make best use of public resources.

Diminishing Blight – The development is improving sites that currently house vacant lots and a vacant blighted house.

Job Creation – The project will also create as many as 27 construction jobs as well as 2 permanent local jobs through the maintenance and operations of the building.

Improving Public Space – The project will improve public access to the park located behind Egleston Square Branch Library. It will also create a path that connects Walnut Park and the surrounding streets with Columbus Avenue and Egleston Square.

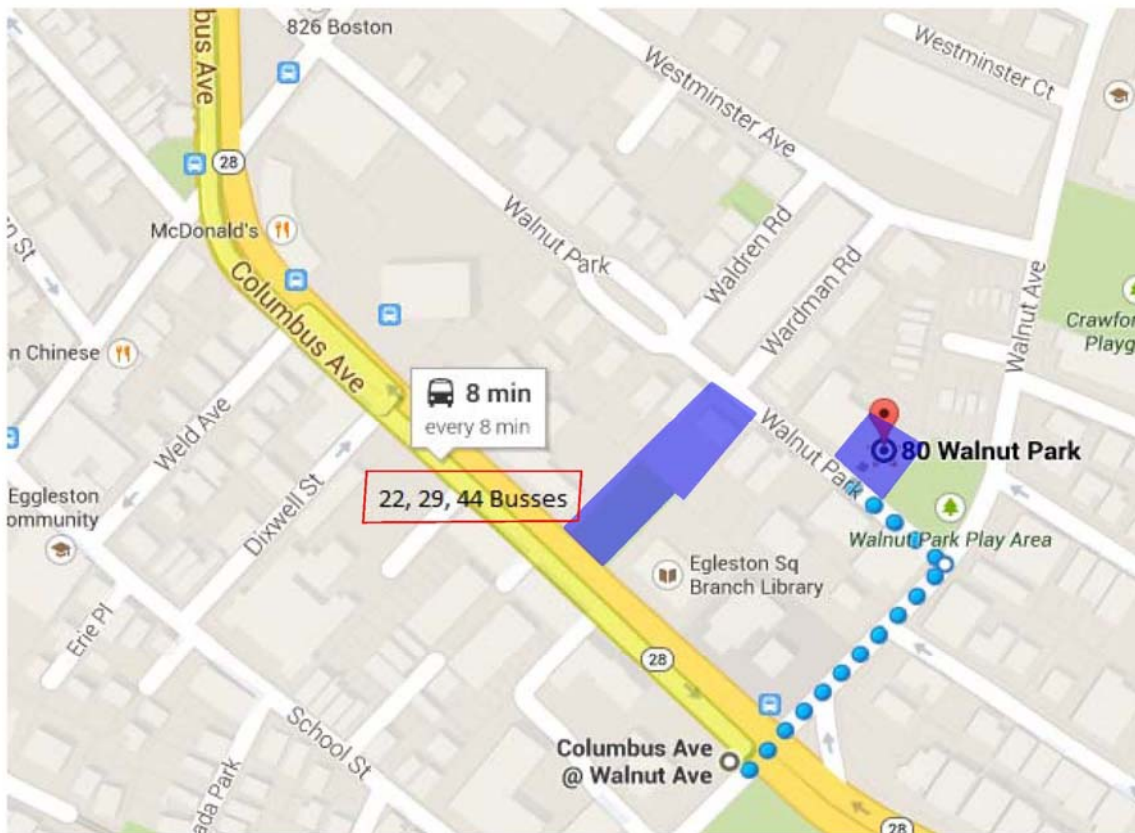
Public Safety – The project’s buildings will provide street level units abutting both two public parks and the active public through-street of Walnut Park. The increase of “eyes on the street,” pedestrian activity, lighting, and security monitoring, will in turn improve public safety for the surrounding community.

Traffic, Parking & Vehicular Access

At 80 Walnut Park, parking will be accessed through a side driveway that cuts through the building and will be tucked behind the building. The existing curb cut at 80 Walnut Park will be removed and a new curb cut added at the drive aisle location. The site will hold parking for 12 vehicles.

At 67 Walnut Park, parking will be accessed from an existing driveway at 2030 Columbus Avenue belonging to UE Apartments LLC, a subsidiary of Urban Edge. The site will include 22 parking spaces. The existing curb cut will be eliminated at 67 Walnut Park, thereby adding another on-street public parking space on Walnut Park. No new curb cut will be needed for the 67 Walnut Park site.

The project is in close proximity to public transportation, located less than 1 mile to Stony Brook and Jackson Square T stations, and one block from Bus Route #42 which connects to the Silver Line and Bus Routes #22, #29, and #44.



Bus routes in proximity to Walker Park parcels (purple)

Existing Conditions

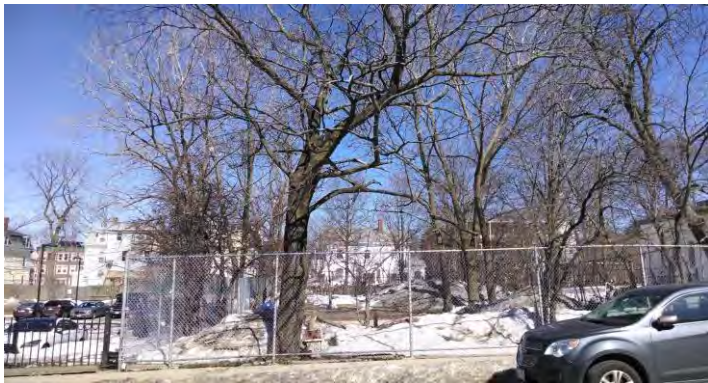
The Walker Park sites are currently blighting influences on the surrounding neighborhood. 67 Walnut Park features a long-vacant house that, until being purchased by Urban Edge, showed signs of hosting squatters. The 67 Walnut Park building has been deteriorating for decades with all of the pipes having been stolen and the windows boarded-up. 80 Walnut Park has been a vacant lot for almost 10 years. 2040 Columbus Avenue has been a vacant for at least 30 years.



80 Walnut Pk. - Toward Hilton Terrace



80 Walnut Pk. - Toward 72 Walnut Pk.



2040 Columbus Ave. - View from Columbus Ave.



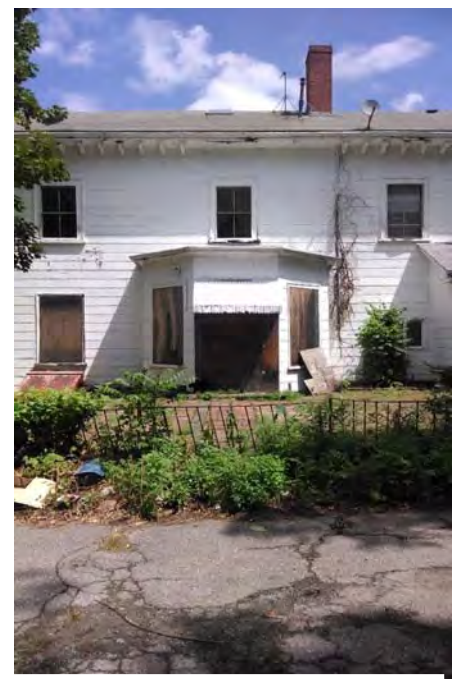
2040 Columbus Ave. - View from 2030 Columbus Ave.



67 Walnut - Interior 1



67 Walnut - Interior 2



67 Walnut - North Elevation



67 Walnut - Interior 3



67 Walnut - South Elevation

Zoning Compliance and Required Relief

67 Walnut Park Zoning (Roxbury District – MFR)

ZONING SUMMARY

Project: Walker Park Apartments

Site Address: 67 Walnut Park, Roxbury MA

Site Description: A two story, two family wood structure is currently situated on the site. The properties on each side along Walnut Park each contain 3 story wood multi-family residential buildings. The front of the lot along the street faces northeast. Overall the topography has about an 8 foot height increase from street/sidewalk to a high point at the rear of the site (south corner). The rear of the lot abuts properties with frontage on Columbus Avenue including 2040 Columbus Avenue. The area of these two properties have been combined to calculate FAR, open space, etc.

67 Walnut Park:

- Parcel ID: 1101615000
- Lot Size: 14,705 SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6C

2040 Columbus Ave:

- Parcel ID: 1101625000
- Lot Size: 9,414 SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6C

Combined Lot Area = 24,119 SF

Project Description: Proposed building consists of a 4 story residential structure containing a total of 32 dwelling units. TUnit sizes range from one to three bedrooms.

ZONING REQUIREMENT (TABLE F)	AS OF RIGHT	PROPOSED	RELIEF REQUIRED
NUMBER OF DWELLING UNITS PER LOT AREA	23	32 (NOTE 1)	YES
LOT WIDTH/FRONTAGE (FEET)	40 MIN.	87 ACTUAL	NO
FLOOR AREA RATIO (FAR)	1.0	1.29 (NOTE 2)	YES
BUILDING HEIGHT (STORIES/FEET)	4/45	4/44	NO
OPEN SPACE PER DWELLING UNIT (SQ. FEET)	200	277 (NOTE 3)	NO
FRONT YARD MINIMUM DEPTH (FEET)	20 (OR MODAL)	22	NO
SIDE YARD MINIMUM WIDTH (FEET)	10	10	NO
REAR YARD MINIMUM DEPTH (FEET)	20	20 (NOTE 4)	NO

1. For multi-family dwellings Table F requires 4,000 SF of lot area for the first 3 units and an additional 1,000 SF for each added unit. (Lot area for 3 units = 4,000 SF) + (Lot area for 29 additional units = 29,000 SF) = 33,000 SF which is more than the 24,119 SF total lot area.
2. Gross floor area doesn't include mechanical spaces or non-occupied basements (if provided) as defined in the zoning regulations. FAR is based on the combined site area of 67 Walnut Park and 2040 Columbus Avenue.
3. 50% percent of open space can be comprised of balconies in MFR sub-districts (if provided). 32 units x 200 SF = 6,400 SF open area required. Remaining lot area outside of building footprint and parking = 8,864 SF.
4. Section 50-44.2 allows for conformity with existing building alignment. There are several buildings on the same block on the same side of the street with a minimal setback. Therefore, a modal setback in alignment with adjacent structures is allowed but not proposed.

Parking Requirements: Per Table H in Article 50, off-street parking requirements are .7 spaces per affordable dwelling unit. 32 units x .7 = 22 minimum parking spaces required. 2 accessible parking spaces have been provided.

80 Walnut Park Zoning (Roxbury District – MFR)

ZONING SUMMARY

Project: Walker Park Apartments

Site Address: 80 Walnut Park, Roxbury MA

Site Description: A two story, two family wood structure is currently situated on the site. The properties on each side along Walnut Park each contain 3 story wood multi-family residential buildings. The front of the lot along the street faces northeast. Overall the topography has about an 8 foot height increase from street/sidewalk to a high point at the rear of the site (south corner). The rear of the lot abuts properties with frontage on Columbus Avenue including 2040 Columbus Avenue. The area of these two properties have been combined to calculate FAR, open space, etc.

80 Walnut Park:

- Parcel ID: 1101680000
- Lot Size: 10,871 SF SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6

Project Description: : The proposed building consists of a 4 story structure including an entrance Lobby, drive aisle and 2 dwelling units on the Ground Floor. The Second, Third and Fourth Floors will consist of additional dwelling units (5 per floor) yielding a total of 17 dwelling units for the building.

ZONING REQUIREMENT (TABLE F)	AS OF RIGHT	PROPOSED	RELIEF REQUIRED
NUMBER OF DWELLING UNITS PER LOT AREA	9	17 (NOTE 1)	YES
LOT WIDTH/FRONTAGE (FEET)	40 MIN.	97 ACTUAL	NO
FLOOR AREA RATIO (FAR)	1.0	1.71 (NOTE 2)	YES
BUILDING HEIGHT (STORIES/FEET)	4/45	4/44	NO
OPEN SPACE PER DWELLING UNIT (SQ. FEET)	200	165.5 (NOTE 3)	YES
FRONT YARD MINIMUM DEPTH (FEET)	20 (OR MODAL)	3 (NOTE 4)	YES
SIDE YARD MINIMUM WIDTH (FEET)	10	10	NO
REAR YARD MINIMUM DEPTH (FEET)	20	20	NO

1. For multi-family dwellings Table F requires 4,000 SF of lot area for the first 3 units and an additional 1,000 SF for each added unit. (Lot area for 3 units = 4,000 SF) + (Lot area for 14 additional units = 14,000 SF) = 18,000 SF which is more than 10,871 SF lot area
2. Gross floor area doesn't include drive aisle under the building at the ground floor, mechanical spaces or non-occupied basements as defined in the zoning regulations.
3. 50% percent of open space can be comprised of balconies in MFR sub-districts (if provided). 17 units x 200 SF = 3,400 SF open area required. Remaining lot area outside of parking area and building footprint = 2,814 SF.
4. Section 50-44.2 allows for conformity with existing building alignment. Although there are several buildings on the street with a minimal setback, there are not "two or more" within the same block on the same side as the street (as defined in the zoning regulations). The proposed front yard along Walnut Park is 3 feet.

Parking Requirements: Per Table H in Article 50, off-street parking requirements are .7 spaces per affordable dwelling unit. 17 units x .7 = 12 minimum parking spaces required. 1 accessible parking space has been provided.

Unit Mix

Unit Mix – 67 Walnut Park

UNIT MIX	1 BR	2 BR	3 BR
LEVEL 1	4	4	1
LEVEL 2	2	4	2
LEVEL 3	2	4	2
LEVEL 4	2	5	1
TOTAL	10	18	4
32 UNITS	31%	56%	13%

GROSS BUILDING AREA

1ST FLOOR	7,790 SF
2ND FLOOR	7,790 SF
3RD FLOOR	7,790 SF
4TH FLOOR	7,790 SF
TOTAL	31,160 SF

FAR: 31,160 SF / 24,119 SF = 1.29
OPEN SPACE = 8,684 SF

6,630 SF PARKING AREA, 22 SPACES PROVIDED
32 X .7 (PARKING RATIO) = 22 SPACES REQUIRED

LAND USE

BUILDING AREA:	32%
OPEN SPACE:	40%
PARKING AREA:	28%

Unit Mix – 80 Walnut Park

UNIT MIX	1 BR	2 BR	3 BR
LEVEL 1	0	1	1
LEVEL 2	1	3	1
LEVEL 3	1	3	1
LEVEL 4	1	3	1
TOTAL	3	10	4
17 UNITS	18%	59%	23%

GROSS AREA

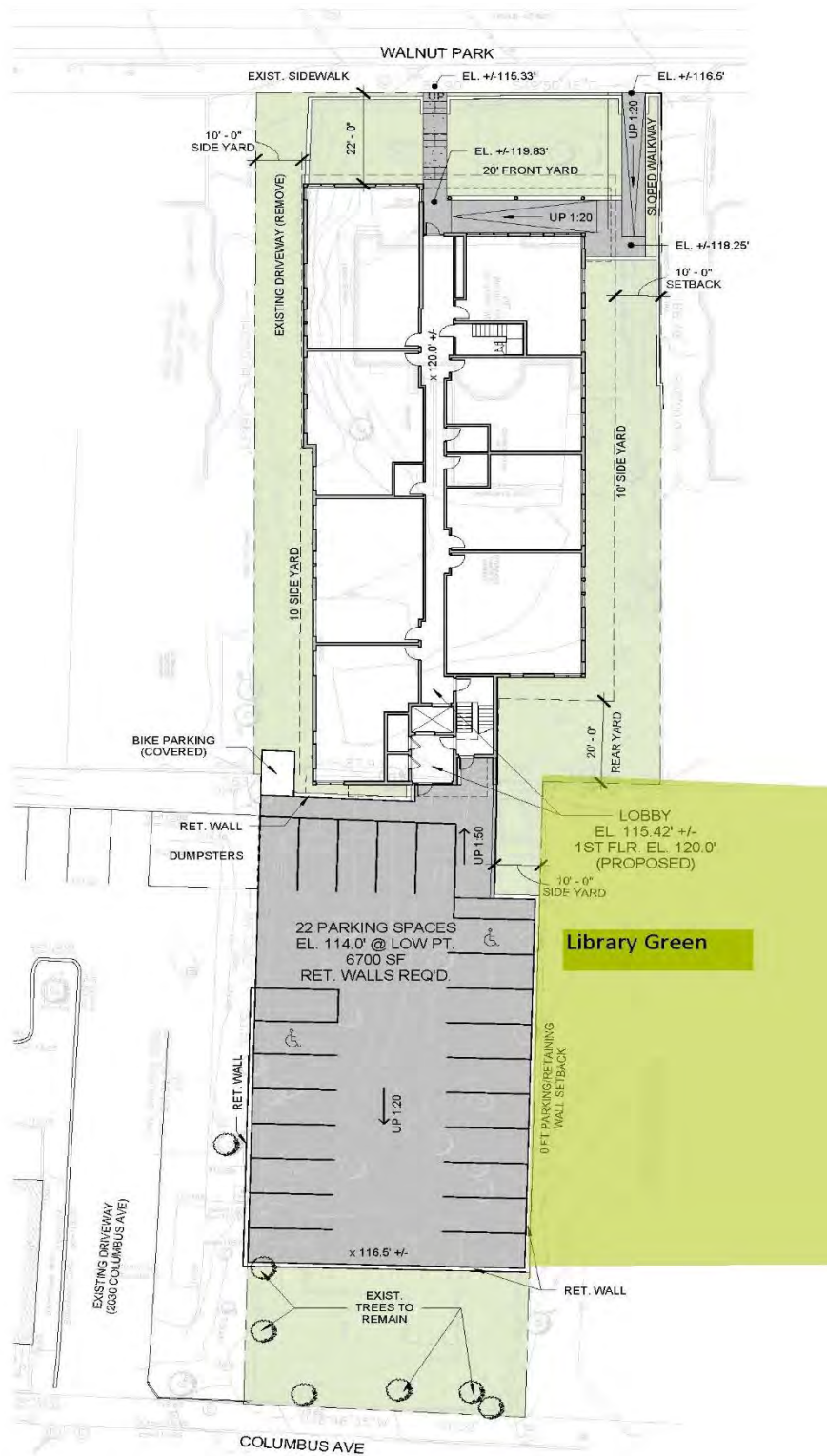
1ST FLOOR	3,410 SF
2ND FLOOR	5,118 SF
3RD FLOOR	5,118 SF
4TH FLOOR	5,118 SF
TOTAL	18,764 SF

FAR: 18,764 / 10,871 SF = 1.71 (w/ mech. spaces omitted)
2,609 SF OPEN SPACE (3,400 SF REQ'D)

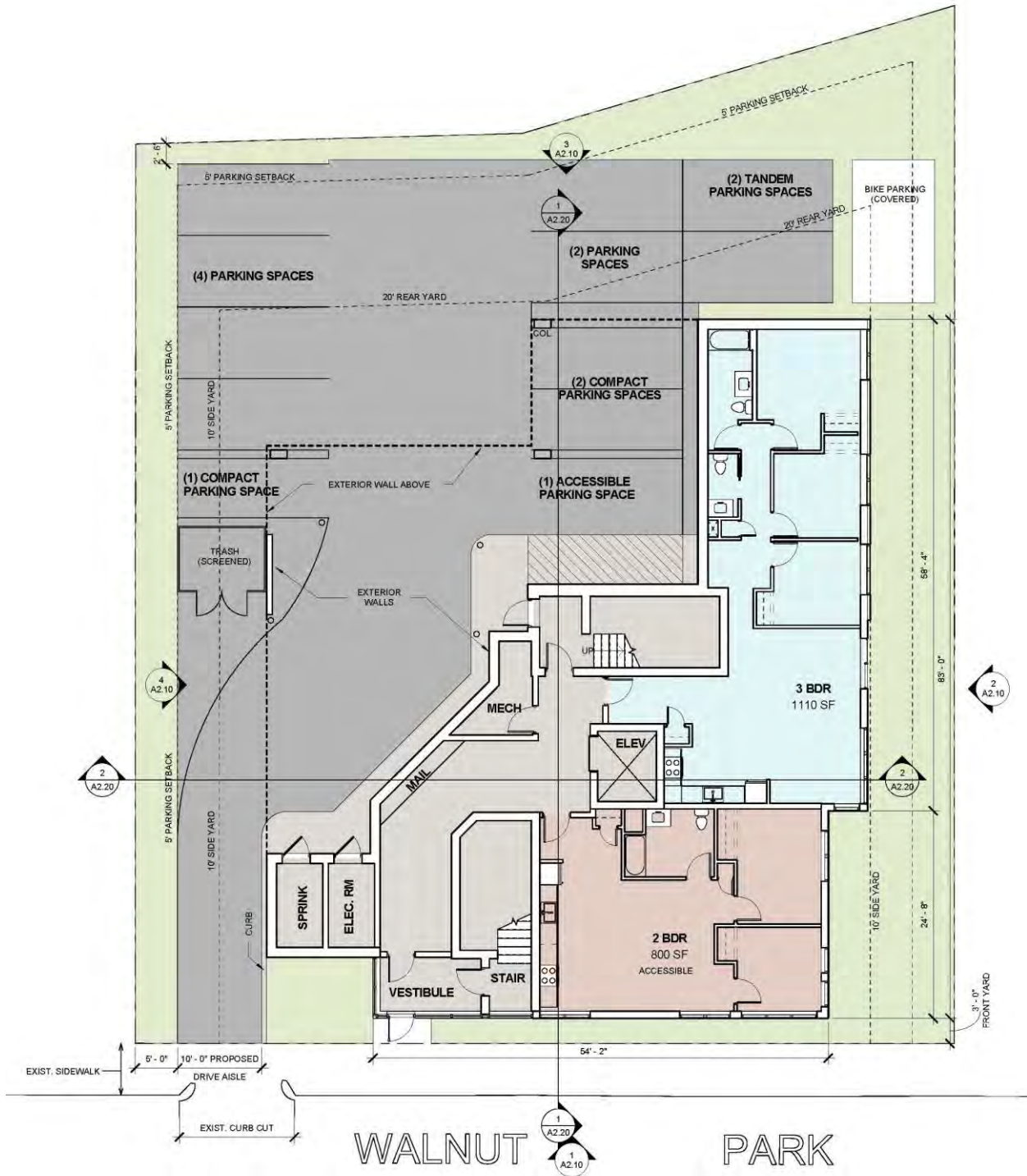
12 PARKING SPACES PROVIDED
17 UNITS X .7 (PARKING RATIO) = 12 SPACES REQUIRED

Site Plan

67 Walnut Park



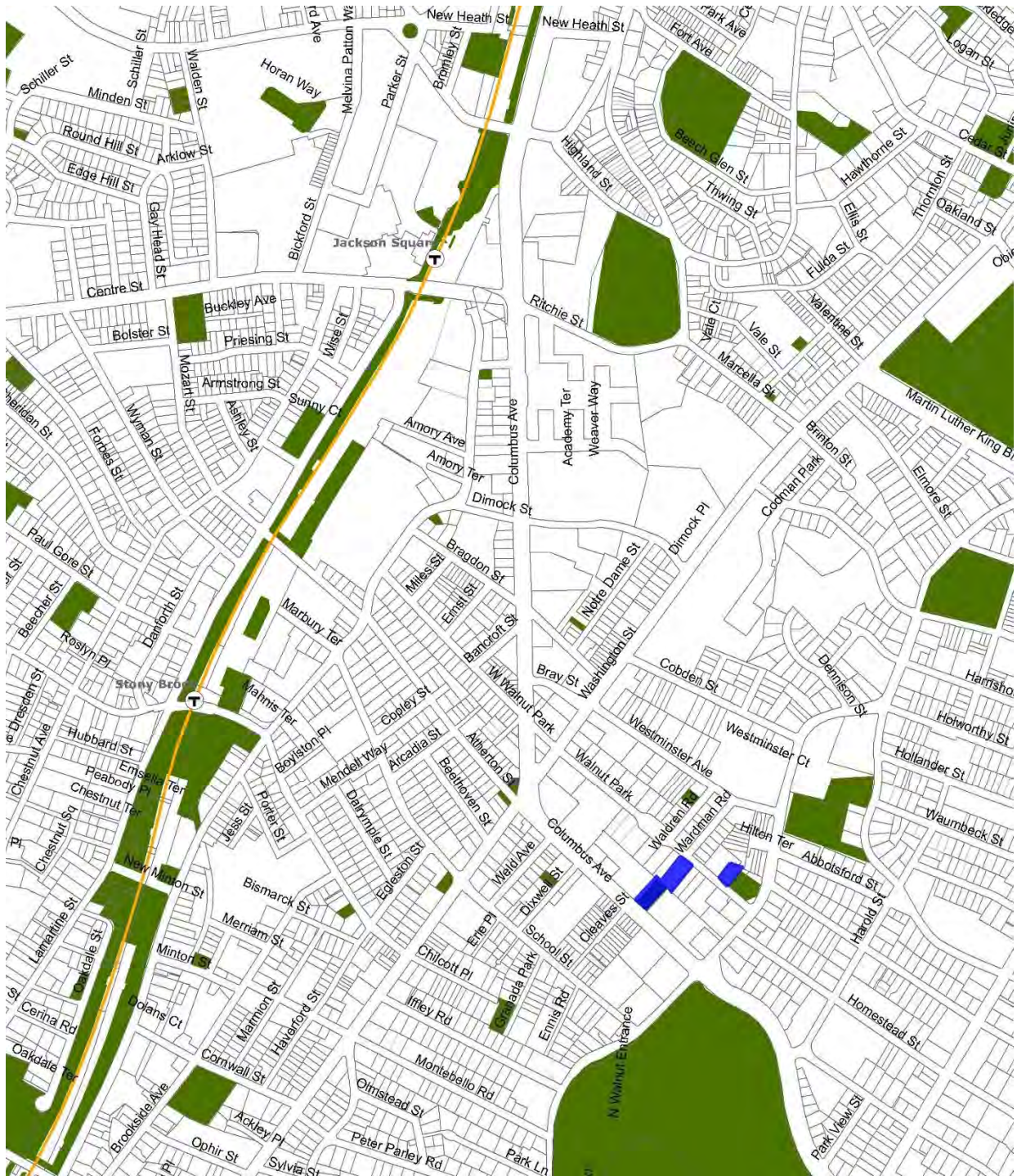
80 Walnut Park



Anticipated Permits and Further Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comments and community process. Prior to submitting this application, however, the project team met extensively with the community, including Egleston Square Main Streets, Egleston Square Neighborhood Organization, Garrison-Trotter Neighborhood Association, and many neighborhood residents. The project received over 200 letter of support from neighborhood households, 6 of which are abutters. This application includes their input. The list below includes the public permits and approvals that are anticipated to be required for the project:

- BRA: Article 80 Small Project Review
- Zoning Board of Appeals:
 - 80 Walnut Park:
 - Unit Count
 - Floor Area Ratio
 - Front Yard Depth
 - Open Space
 - 67 Walnut Park
 - Unit Count
 - Floor Area Ratio
- Boston Parks Department: Project Review Application
- Boston Water & Sewer Commission: Site Plan Approvals for Water and Sewer Connections
- Article 85 Review: for 67 Walnut Park
 - Complete: Boston Landmarks Commission has deemed the building at 67 Walnut Park not to be historically significant and the building not subject to demolition delay
- Boston Public Works Department: Curb Cut Improvements/Commercial Driveway Application
- Boston Transportation Department: Construction Management Plan (if required)



Egleston Square and Surrounding Area. Walker Park Sites in Purple.

Attachments

Appendix A: Letters of Support

- City Councilor Matt O'Malley
- City Councilor Tito Jackson
- State Representative Liz Malia
- State Senator Sonia Chang-Diaz
- Garrison-Trotter Neighborhood Association
- Egleston Square Neighborhood Association
- Egleston Square Main Streets
- City Life/Vida Urbana
- Abutters:
 - 3 Hilton Terrace
 - 17 Hilton Terrace
 - 21 Hilton Terrace
 - 25 Hilton Terrace
 - 2030 Columbus Ave. #4
 - 2030 Columbus Ave. #5
 - Friends of the Egleston Square Library



MATT O'MALLEY
BOSTON CITY COUNCILOR
DISTRICT 6

December 19, 2014

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

City of Boston
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Re: Walker Park Apartments – 80 Walnut Park, 67 Walnut Park, 2040 Columbus Avenue, Boston (Roxbury), MA

To Whom It May Concern:

I am writing this letter to express support for Urban Edge's proposal to redevelop two vacant and one blighted site into high quality housing affordable for low-income working families. The project, called Walker Park Apartments, is in line with the Mayor's initiative to create 53,000 additional housing units in Boston's neighborhoods, and aligns with the community's desire to combat blight in the neighborhood.

This project is located one block from major bus lines and less than a mile from two orange line stations, making each of the project's buildings transit oriented. Additionally, units will be built to green standards above those required by the City's stretch code.

Urban Edge has a long history in the Egleston Square section of Roxbury, and has played an active role for decades in revitalizing the square and its surrounding neighborhoods. Urban Edge is committed to the long-term stewardship and management of Walker Park Apartments, including offering significant services and amenities to the development's future households.

Finally, this development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

This proposal deserves the full support of the City and the State and I look forward to its successful completion. Please give this proposal every consideration.

Sincerely,

Matt O'Malley
Boston City Councilor
Jamaica Plain, West Roxbury, parts of Roxbury and Roslindale, and the Back of the Hill



TITO JACKSON
BOSTON CITY COUNCILLOR
DISTRICT 7

April 7, 2015

I am writing to express my support for Urban Edge's proposal for development of approximately 40 new affordable units located at 80 Walnut Park, 67 Walnut Park and 2040 Columbus Ave in Roxbury's Egleston Square neighborhood. The properties, which have been vacant and blighted for several years, will undergo major development; with the intent to extend opportunities for long term affordability for local residents.

Urban Edge has invested significantly in Jamaica Plain, Roxbury, and Dorchester over the past 40 years by providing safe and affordable housing to many local residents. I have worked collaboratively with Urban Edge on other development projects and I am confident in their ability to successfully work with the community to meet the goals Boston Residency Jobs Project at the Walker Apartment development project.

In summary, this project is critical to the continued revitalization of our community and I am in full support.

Should you have additional questions, please contact my office.

Thank you,

Tito Jackson
Boston City Councilor, District 7



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

**REPRESENTATIVE
LIZ MALIA**

11TH SUFFOLK DISTRICT

ROOM 33, STATE HOUSE

TEL: (617) 722-2060

FAX: (617) 722-2849

Liz.Malia@mahouse.gov

CHAIR

Committee on Mental Health & Substance Abuse

December 18, 2014

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

City of Boston
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

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Finally, this development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

This proposal deserves the full support of the City and the State and I look forward to its successful completion and ask for your full support as well.

Sincerely,

A handwritten signature in black ink, appearing to read "Liz Malia". The signature is written in a cursive, flowing style.

Liz Malia
State Representative, 11th Suffolk District



Commonwealth of Massachusetts
MASSACHUSETTS SENATE
State House Room 312-D Boston, MA 02133

SENATOR SONIA CHANG-DÍAZ
SECOND SUFFOLK DISTRICT

TEL. (617) 722-1673
Sonia.Chang-Diaz@state.ma.us
www.senatorchangdiaz.com

February 13, 2015

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

City of Boston
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

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Boston (Roxbury), MA

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I am writing this letter to express support for Urban Edge's proposal to redevelop two vacant and one blighted site into high quality housing affordable for low-income working families. The project, called Walker Park Apartments, is in line with the Mayor's initiative to create 53,000 additional housing units in Boston's neighborhoods, and aligns with the community's desire to combat blight in the neighborhood.

This project is located one block from major bus lines and less than a mile from two Orange Line stations, making each of the project's buildings transit oriented. Additionally, units will be built to green standards above those required by the City's stretch code.

Urban Edge has a long history in the Egleston Square section of Roxbury, and has played an active role for decades in revitalizing the square and its surrounding neighborhoods. Urban Edge is committed to the long-term stewardship and management of Walker Park Apartments, including offering significant services and amenities to the development's future households.

Finally, this development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

This proposal deserves the full support of the City and the State and I look forward to its successful completion and ask for your full support as well.

Saludos,

A handwritten signature in black ink, appearing to be "Sam Lytle".



GARRISON-TROTTER NEIGHBORHOOD ASSOCIATION

March 18, 2015

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Officers and Board

Officers

President

Louis A. Elisa

Vice President

Cheryl Clyburn Crawford

Treasurer

Roderick McLaren

Secretary

Allison Meierding

Connie Forbes

At-Large Board

Joseph Eubanks

Nefertiti Lawrence

Daniel Richardson

Sarah Ann Shaw

Daniel Smith

Jacquolyn Payne-Thompson

Re: Walker Park Apartments – 80 Walnut Park, 67 Walnut Park, 2040 Columbus Avenue

To Whom It May Concern:

Sunday March 8, 2015 the members of the Garrison Trotter Neighborhood Association (GTNA), met with proponents and representatives of Urban Edge for its 67 and 80 Walnut Park Development; the Walker Park Apartments, spoke with their representatives, reviewed the plans and discussed their programs for the sites.

After careful evaluation and analysis of the proposed project it was agreed and voted by the members of GTNA to support their application for development along with an agreed understanding that Urban Edge will maintain continuous dialogue with Garrison Trotter Neighborhood Association as well as other members of the community throughout the life of the development particularly after completion.

Projects like Walker Park Apartments will go a long way in helping to sustain, grow and maintain the community in a healthy and supportive manner. Therefore, we look forward to working with Urban Edge in their progressive growth and development within the Garrison Trotter Neighborhood Association area and we greatly appreciate the confidence and trust of the ZBA and the BRA in their supporting efforts that encourage and respect community involvement and participation.

If there are any questions please do not hesitate to contact the Association at the address listed above.

Respectfully,

Louis A. Elisa, President

Cc: Urban Edge

Egleston Square Neighborhood Association

December 17, 2014

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

City of Boston
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Re: Walker Park Apartments – 80 Walnut Park, 67 Walnut Park, 2040 Columbus Avenue, Boston (Roxbury), MA

To Whom It May Concern:

As the President of the Egleston Square Neighborhood Association (ESNA) I am writing this letter to express support for Urban Edge's proposal to redevelop two vacant and one blighted site into high quality housing affordable for low-income working families. The project, called Walker Park Apartments, is in line with the Mayor's initiative to create 53,000 additional housing units in Boston's neighborhoods, and aligns with the community's desire to combat blight in the neighborhood.

This project is located one block from major bus lines and less than a mile from two orange line stations, making each of the project's buildings transit oriented. Additionally, units will be built to green standards above those required by the City's stretch code.

Urban Edge has a long history in the Egleston Square section of Roxbury, and has played an active role for decades in revitalizing the square and its surrounding neighborhoods. Urban Edge is committed to the long-term stewardship and management of Walker Park Apartments, including offering significant services and amenities to the development's future households.

Finally, this development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

This proposal deserves the full support of the City and the State and I look forward to its successful completion and ask for your full support as well.

Sincerely,



Pablo Calderón
Egleston Square Neighborhood Association, President



egleston sq.
MAIN STREET

Board of Directors
Co-President
Juan Gonzalez *JPNDC*

Co-President
Solomon Lemma
Egleston Liquors

Treasurer/Clerk
Ron Hafer
Resident

Carlos Espinoza-Toro
JPNET

Manuel Feliz
Boston Express MS

Rosana Javier
Latino Beauty Salon

Logan Keck
Christ the King Church

Galen Moore
Resident

Timothy Reardon
Resident

Karen Sama
826Boston

Robert Torres
Urban Edge

January 23, 2015

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

Re: The Walker Park Apartments – 67 Walnut Park, 80 Walnut Park and 2040 Columbus

Dear Councilor Jackson and Councilor O'Malley:

I am writing to express Egleston Square Main Street's support for Urban Edge's proposal to build high quality, affordable, rental housing at 80 Walnut Park, 2040 Columbus Avenue and 67 Walnut Park in Roxbury. The proposed project would include roughly 40-50 units of affordable rental units split between the three sites.

Over the past few months, Urban Edge has sought feedback from neighborhood residents and other stakeholders in a variety of forums including four open community meetings, extensive community door-to-door surveying, and meetings with representatives from local neighborhood groups.

Urban Edge has invested heavily in Roxbury, Jamaica Plain, and the surrounding communities over the past 40 years by providing safe and affordable housing to many of the area's residents and we are confident that they will be successful in the development of 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue. **We urge our elected officials to support the development of affordable housing at 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue.** Thank you for your consideration.

Sincerely,

Luis E. Cotto | Executive Director
Egleston Square Main Street

CC: Senator Sonia Chang-Díaz
Representative Liz Malia



**CITY LIFE
VIDA URBANA**

Stand Up, Fight Back.

City of Boston
Boston Redevelopment Authority
26 Court Street
Boston, MA 02108

Re: Walker Park Apartments – 80 Walnut Park, 67 Walnut Park, 2040 Columbus Avenue, Boston (Roxbury), MA

January 22, 2015

To Whom It May Concern:

This letter is to express support for Urban Edge's proposal to redevelop two vacant and one blighted site into high quality housing affordable for low-income working families. The project, called Walker Park Apartments, is in line with the Mayor's initiative to create 53,000 additional housing units in Boston's neighborhoods, and aligns with the community's desire to combat blight in the neighborhood.

This project is located one block from major bus lines and less than a mile from two orange line stations, making each of the project's buildings transit oriented. Additionally, units will be built to green standards above those required by the City's stretch code. This development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

Urban Edge has a long history in the Egleston Square section of Roxbury, and is committed to the long-term stewardship and management of Walker Park Apartments, including offering significant services and amenities to the development's future households.

City Life/Vida Urbana likewise has long organized and advocated for affordable housing, especially in Jamaica Plain/Roxbury border where we have been located for decades. We are deeply concerned about the growing and well-publicized effects of real estate speculation in the Egleston Square, which puts longtime residents and businesses at risk of displacement.

This proposal to create housing affordable to the existing workforce of our common neighborhood deserves the full support of the City and the State and we look forward to its successful completion and ask for your full support as well.

Sincerely,


Executive Director

cc: Boston Dept of Neighborhood Development



February 28, 2015

City of Boston
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

City of Boston
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Re: Walker Park Apartments – 80 Walnut Park, 67 Walnut Park, 2040 Columbus Avenue, Boston (Roxbury), MA

To Whom It May Concern:

I am writing this letter to express support for Urban Edge's proposal to redevelop two vacant and one blighted site into high quality housing affordable for low-income working families. The Friends Group of the Egleston Square Branch Library is a 501(c)3 non-profit organization that operates out of the Egleston Square Branch Library at 2044 Columbus Avenue. *As such, our organization is headquartered on an abutting property.* We are delighted with the proposal and are excited by Urban Edge's involvement. They reached out to us to hold a community meeting, rescheduling multiple times due to snow, and the meeting was a fantastic opportunity to discuss areas where we have common goals.

Specifically, the Friends have long had plans make improvements to the library lot that would include a reading garden and public art. Urban Edge indicated they were interested in these plans and could be a partner in moving parts of the project forward. Our organization is small, and a partner like Urban Edge would be extremely beneficial to us and the library. Because of the potential for collaboration, we believe Urban Edge will not only improve 2040 Columbus, 80 Walnut Park, and 67 Walnut Park, but also 2044 Columbus with its increased presence in Egleston Square.

In our view, Urban Edge is a model neighborhood development group. They are actively involved in the neighborhoods surrounding their properties, they help organizations like ours reach their residents, and they actively seek community partners to work with.

The project, called Walker Park Apartments, is in line with the Mayor's initiative to create 53,000 additional housing units in Boston's neighborhoods, and aligns with the community's desire to combat blight in the neighborhood.

This project is located one block from major bus lines and less than a mile from two orange line stations, making each of the project's buildings transit oriented. Additionally, units will be built to green standards above those required by the City's stretch code.

Urban Edge has a long history in the Egleston Square section of Roxbury, and has played an active role for decades in revitalizing the square and its surrounding neighborhoods. Urban Edge is committed to the long-term stewardship and management of Walker Park Apartments, including offering significant services and amenities to the development's future households.

Finally, this development is part of a pilot program supported by the Department of Neighborhood Development to make best use of City resources and reduce the cost of designing and constructing affordable housing through innovative integrated project delivery techniques.

This proposal deserves the full support of the City and the State and I look forward to its successful completion and ask for your full support as well.

Sincerely,



Brandon Abbs, President
Julianna Brody-Fialkin, Secretary
Martha Karchere, Treasurer

December, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

Re: 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue

Dear Councilor Jackson and Councilor O'Malley:

As a resident of the Roxbury community I am writing to express my strong support for Urban Edge's proposal to build high quality, affordable, rental housing at 80 Walnut Park (Ward 11, Precinct 3), 2040 Columbus Avenue (Ward 11, Precinct 5) and 67 Walnut Park (Ward 11, Precinct 5) in Roxbury. The proposed project would include roughly 40-50 units of affordable rental units split between the three sites.

Over the past few months, Urban Edge has sought feedback from neighborhood residents and other stakeholders in a variety of forums including three open community meetings, extensive community door-to-door surveying, and meetings with representatives from local neighborhood groups.

Urban Edge has invested heavily in Roxbury, Jamaica Plain, and the surrounding communities over the past 40 years by providing safe and affordable housing to many of the area's residents and I am confident that they will be successful in the development of 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue. **I urge you to support the development of affordable housing at 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue.** Thank you for your consideration.

Sincerely,

Name: *Shawn Robinson*

Address: *3 Hilton Terr*

857-719-4246

CC: Senator Sonia Chang-Díaz
Representative Liz Malia

December, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

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Sincerely,

Name:

ISRAEL THOMPSON

Address:

17 HILTON TERR
ROXBURY MASS 617-541-0954

CC: Senator Sonia Chang-Díaz
Representative Liz Malia

December, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

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Sincerely,

Name: Winta Haule Winta Haule

Address: 21 Hilton Terrace
Boston, MA 02119

CC: Senator Sonia Chang-Díaz
Representative Liz Malia



December, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

Re: 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue

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Sincerely,

Name: JOAN MOSS

Address: 25 HILTON ST.
ROXB. MA 02119-1154

CC: Senator Sonia Chang-Díaz
Representative Liz Malia

August, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

Re: 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue

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Sincerely,

Name: _____

Address: _____

Treabelle Rivera

*2030 Columbus Ave #4
Boston MA 02119*

August, 2014

City Councilor Tito Jackson
1 City Hall Square, Suite 550
Boston, MA 02201

City Councilor Matt O'Malley
1 City Hall Square, Suite 550
Boston, MA 02201

Re: 67 Walnut Park, 80 Walnut Park and 2040 Columbus Avenue

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Sincerely,

Name:

Alvin Cromartu

Address:

2030 ~~Columbus~~ Columbus Ave #5
Roxbury mass
02119

Appendix B: Architectural Plans and Elevations

WALKER PARK

ROXBURY, MA



67 WALNUT PARK

PCA PROJECT #: 14025.00

DRAWING LIST		
SHEET NO.	SHEET NAME	ISSUE DATE
GENERAL		
G0-0	COVER	04/14/14
CIVIL		
EX 1.1	EXISTING CONDITIONS PLANS	03/16/15
ARCHITECTURAL		
A1.00	PROPOSED SITE PLAN	04/14/15
A1.10	FLOOR PLANS	04/14/15
A2.10	BUILDING ELEVATIONS	04/14/15
A2.20	BUILDING SECTIONS	04/14/15
A3.10	RENDERING	04/14/15

ZONING SUMMARY

Project: Walker Park Apartments

Site Address: 67 Walnut Park, Roxbury MA

Site Description: A two story, two family wood structure is currently situated on the site. The properties on each side along Walnut Park each contain 3 story wood multi-family residential buildings. The front of the lot along the street faces northeast. Overall the topography has about an 8 foot height increase from street/sidewalk to a high point at the rear of the site (south corner). The rear of the lot abuts properties with frontage on Columbus Avenue including 2040 Columbus Avenue. The area of these two properties have been combined to calculate FAR, open space, etc.

67 Walnut Park:

- Parcel ID: 1101615000
- Lot Size: 14,705 SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6C

2040 Columbus Ave:

- Parcel ID: 1101625000
- Lot Size: 9,414 SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6C

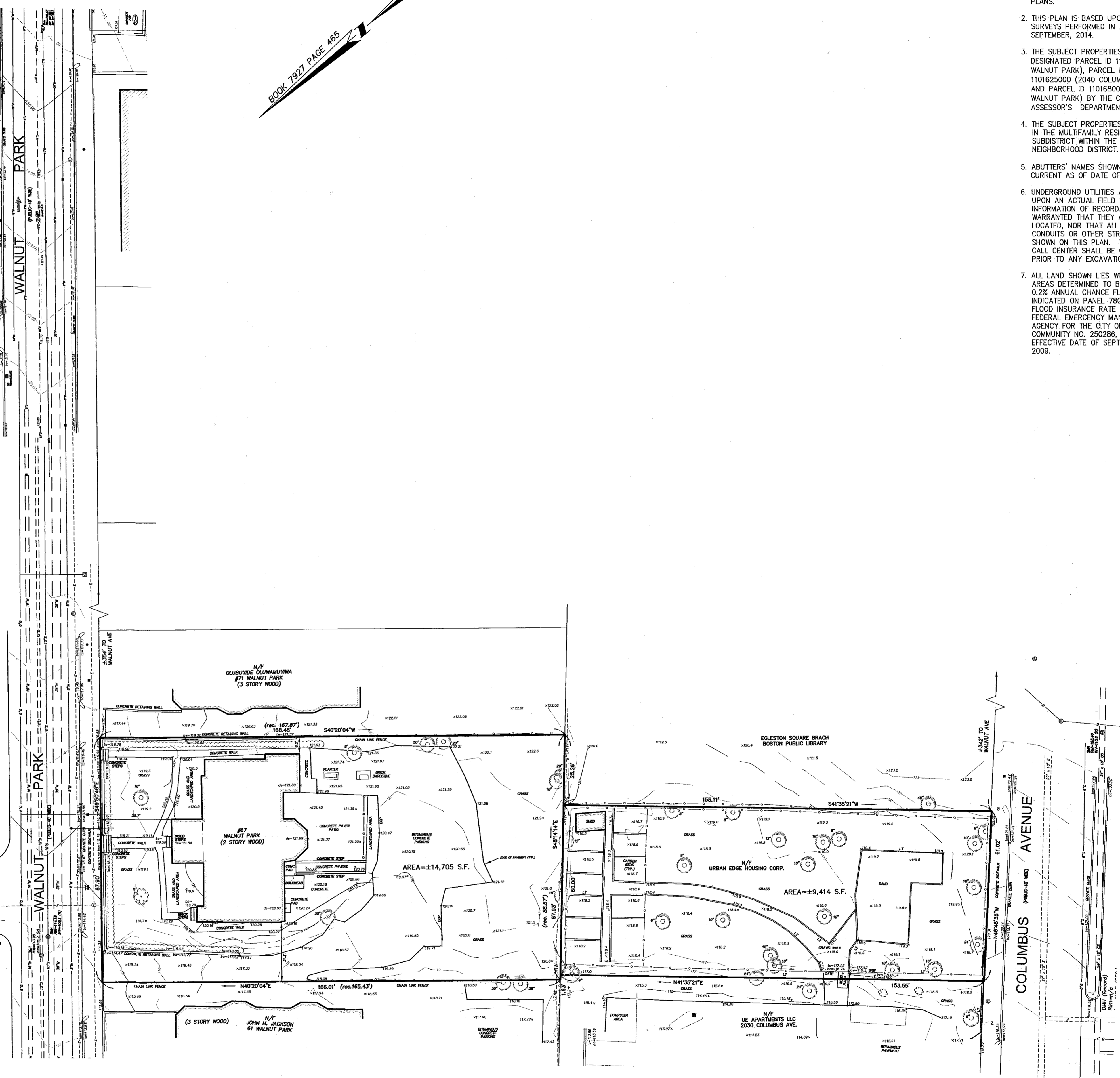
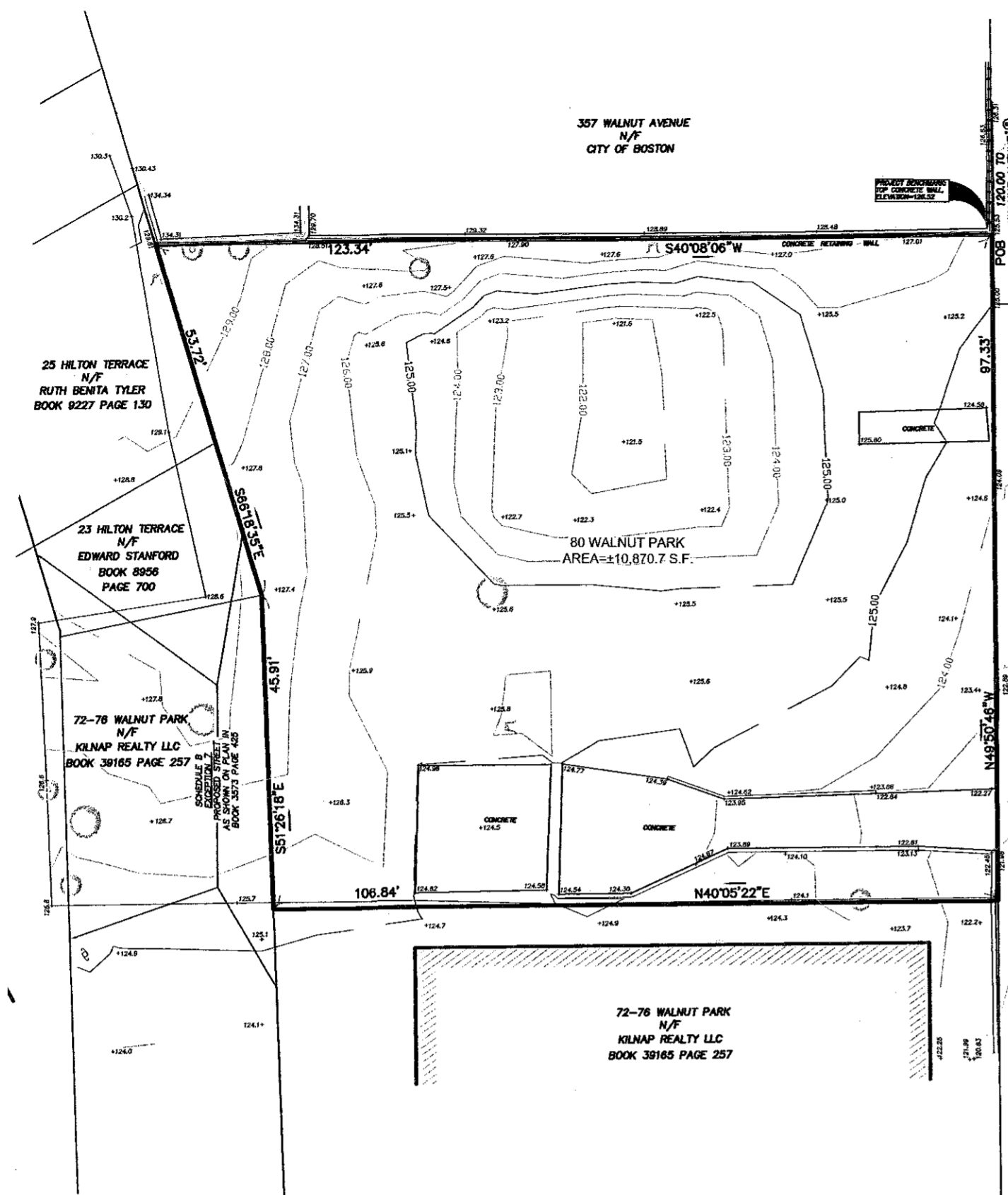
Combined Lot Area = 24,119 SF

Project Description: Proposed building consists of a 4 story residential structure containing a total of 32 dwelling units. TUnit sizes range from one to three bedrooms.

ZONING REQUIREMENT (TABLE F)	AS OF RIGHT	PROPOSED	RELIEF REQUIRED
NUMBER OF DWELLING UNITS PER LOT AREA	23	32 (NOTE 1)	YES
LOT WIDTH/FRONTAGE (FEET)	40 MIN.	87 ACTUAL	NO
FLOOR AREA RATIO (FAR)	1.0	1.29 (NOTE 2)	YES
BUILDING HEIGHT (STORIES/FEET)	4/45	4/44	NO
OPEN SPACE PER DWELLING UNIT (SQ. FEET)	200	277 (NOTE 3)	NO
FRONT YARD MINIMUM DEPTH (FEET)	20 (OR MODAL)	22	NO
SIDE YARD MINIMUM WIDTH (FEET)	10	10	NO
REAR YARD MINIMUM DEPTH (FEET)	20	20 (NOTE 4)	NO

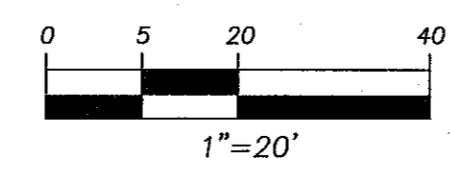
1. For multi-family dwellings Table F requires 4,000 SF of lot area for the first 3 units and an additional 1,000 SF for each added unit. (Lot area for 3 units = 4,000 SF) + (Lot area for 29 additional units = 29,000 SF) = 33,000 SF which is more than the 24,119 SF total lot area.
2. Gross floor area doesn't include mechanical spaces or non-occupied basements (if provided) as defined in the zoning regulations. FAR is based on the combined site area of 67 Walnut Park and 2040 Columbus Avenue.
3. 50% percent of open space can be comprised of balconies in MFR sub-districts (if provided). 32 units x 200 SF = 6,400 SF open area required. Remaining lot area outside of building footprint and parking = 8,864 SF.
4. Section 50-44.2 allows for conformity with existing building alignment. There are several buildings on the same block on the same side of the street with a minimal setback. Therefore, a modal setback in alignment with adjacent structures is allowed but not proposed.

Parking Requirements: Per Table H in Article 50, off-street parking requirements are .7 spaces per affordable dwelling unit. 32 units x .7 = 22 minimum parking spaces required. 2 accessible parking spaces have been provided.



LEGEND

- ⊞ CATCHBASIN
- ⊙ SEWER MANHOLE
- ⊙ CABLE MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ WATER SERVICE
- ⊙ GAS GATE
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ STREET LIGHT CONTROL BOX
- S SEWER LINE
- D DRAIN LINE
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- C CABLE LINE
- HANDRAIL
- OVERHEAD WIRES
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- +119.50 SPOT GRADE
- tc= TOP OF CURB ELEVATION
- bc= BOTTOM OF CURB ELEVATION
- ts= TOP OF STEP ELEVATION
- bs= BOTTOM OF STEP ELEVATION
- ws= WINDOW SILL ELEVATION
- FFE= FINISHED FLOOR ELEVATION
- (R) RECORD (TAKEN FROM RECORD DRAWINGS)
- n/a INVERT NOT AVAILABLE
- DECIDUOUS TREE (WITH TRUNK CALIPER SIZE)
- DETECTABLE WARNING STRIP (ON WCR)
- DWS TRAFFIC FLOW
- (25.5') DENOTES BUILDING DIMENSION AT GROUND LEVEL
- LT LANDSCAPE TIMBER
- ds= DOOR SILL ELEVATION
- tw= TOP OF WALL ELEVATION
- bw= BOTTOM OF WALL ELEVATION



GENERAL NOTES

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE BOSTON CITY DATUM AS DETERMINED FROM INVERTS SHOWN ON BOSTON WATER AND SEWER COMMISSION PLANS.
2. THIS PLAN IS BASED UPON INSTRUMENT SURVEYS PERFORMED IN APRIL AND SEPTEMBER, 2014.
3. THE SUBJECT PROPERTIES ARE DESIGNATED PARCEL ID 1101615000 (67 WALNUT PARK), PARCEL ID 1101625000 (2040 COLUMBUS AVENUE) AND PARCEL ID 1101680000 (80 WALNUT PARK) BY THE CITY OF BOSTON ASSESSOR'S DEPARTMENT.
4. THE SUBJECT PROPERTIES ARE LOCATED IN THE MULTIFAMILY RESIDENTIAL SUBDISTRICT WITHIN THE ROXBURY NEIGHBORHOOD DISTRICT.
5. ABUTTERS' NAMES SHOWN WERE CURRENT AS OF DATE OF THE SURVEYS.
6. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
7. ALL LAND SHOWN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 78G OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BOSTON, COMMUNITY NO. 250286, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

PCA
PRELWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELWITZ CHILINSKI ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER:
URBAN EDGE
1592 COLUMBUS AVE
ROXBURY, MA 02119
(617) 989-9824

CIVIL ENGINEER AND SURVEYOR:
SAMOTES CONSULTANTS INC.
20 A STREET
FRAMINGHAM, MA 01701
(508) 877-6888

**WALKER PARK
67 & 80 WALNUT PARK**

ROXBURY, MA 02139

PCA PROJECT #: 14025.00

REVISIONS:

NO.	DATE	DESCRIPTION

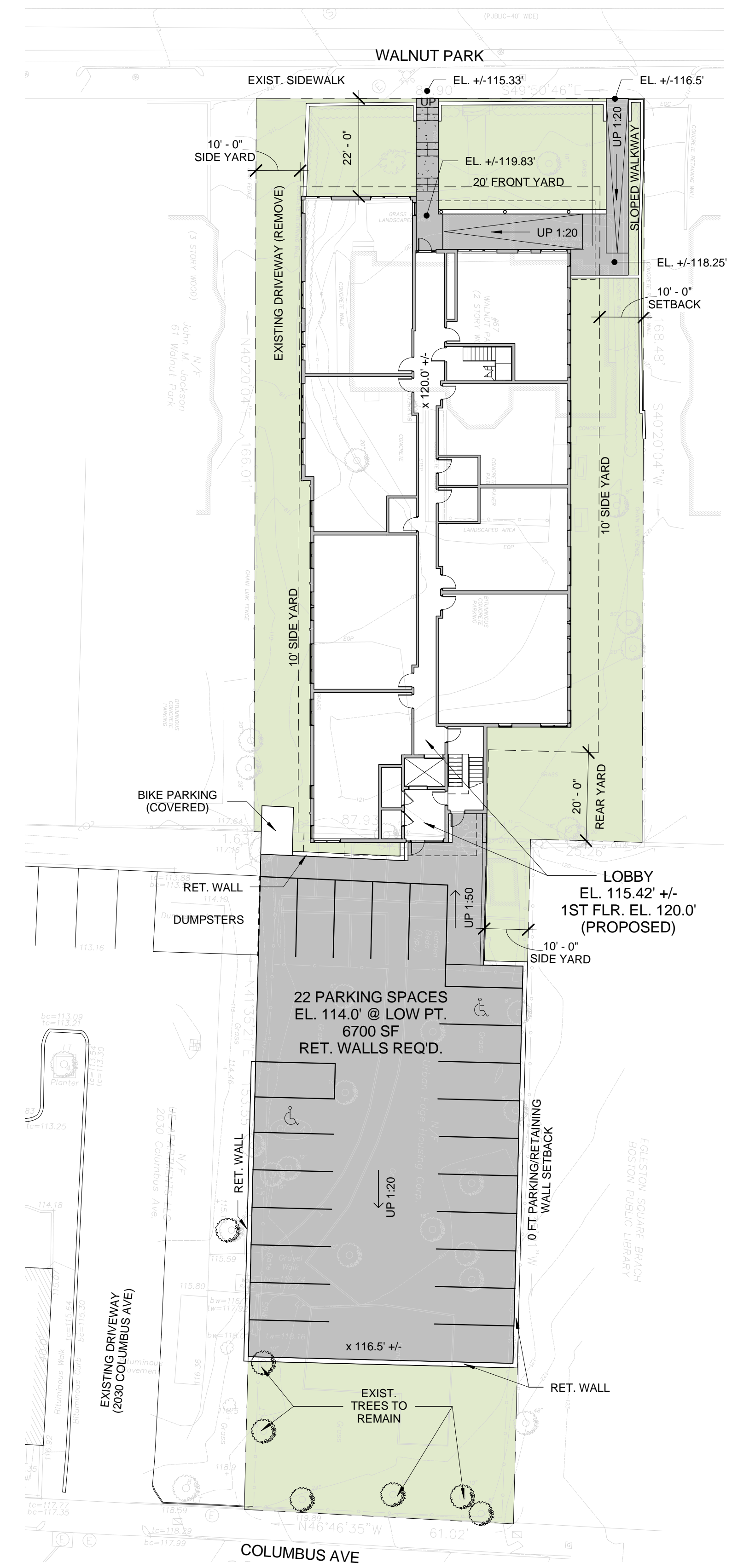
ORIGINAL ISSUE:
ZONING SET
03/16/15

SCALE: As indicated

**EXISTING
CONDITIONS
PLAN**

EX 1.1

**WALKER PARK
67 WALNUT PARK**
ROXBURY, MA
PCA PROJECT #: 14025.00



1 PROPOSED SITE PLAN
1" = 20'-0"

REVISIONS:

ORIGINAL ISSUE:
ZONING SET
04/14/15
SCALE: 1" = 20'-0"

PROPOSED
SITE PLAN

A1.00

**WALKER PARK
67 WALNUT PARK**
ROXBURY, MA



2 TYP. SECOND, THIRD & FOURTH FLR. PLANS
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

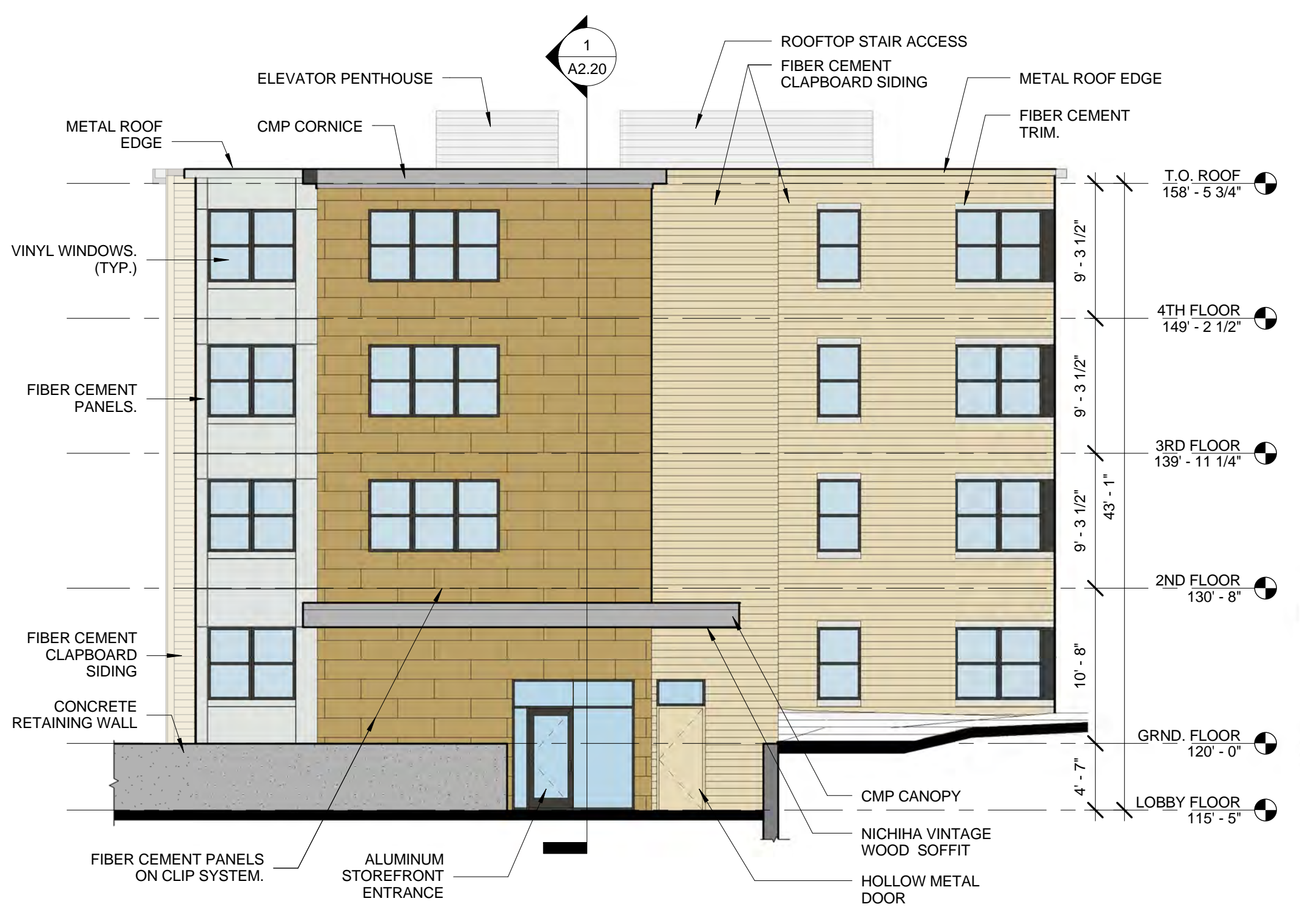
REVISIONS:

ORIGINAL ISSUE:
ZONING SET
04/14/15
SCALE: 1/8" = 1'-0"

FLOOR PLANS

A1.10

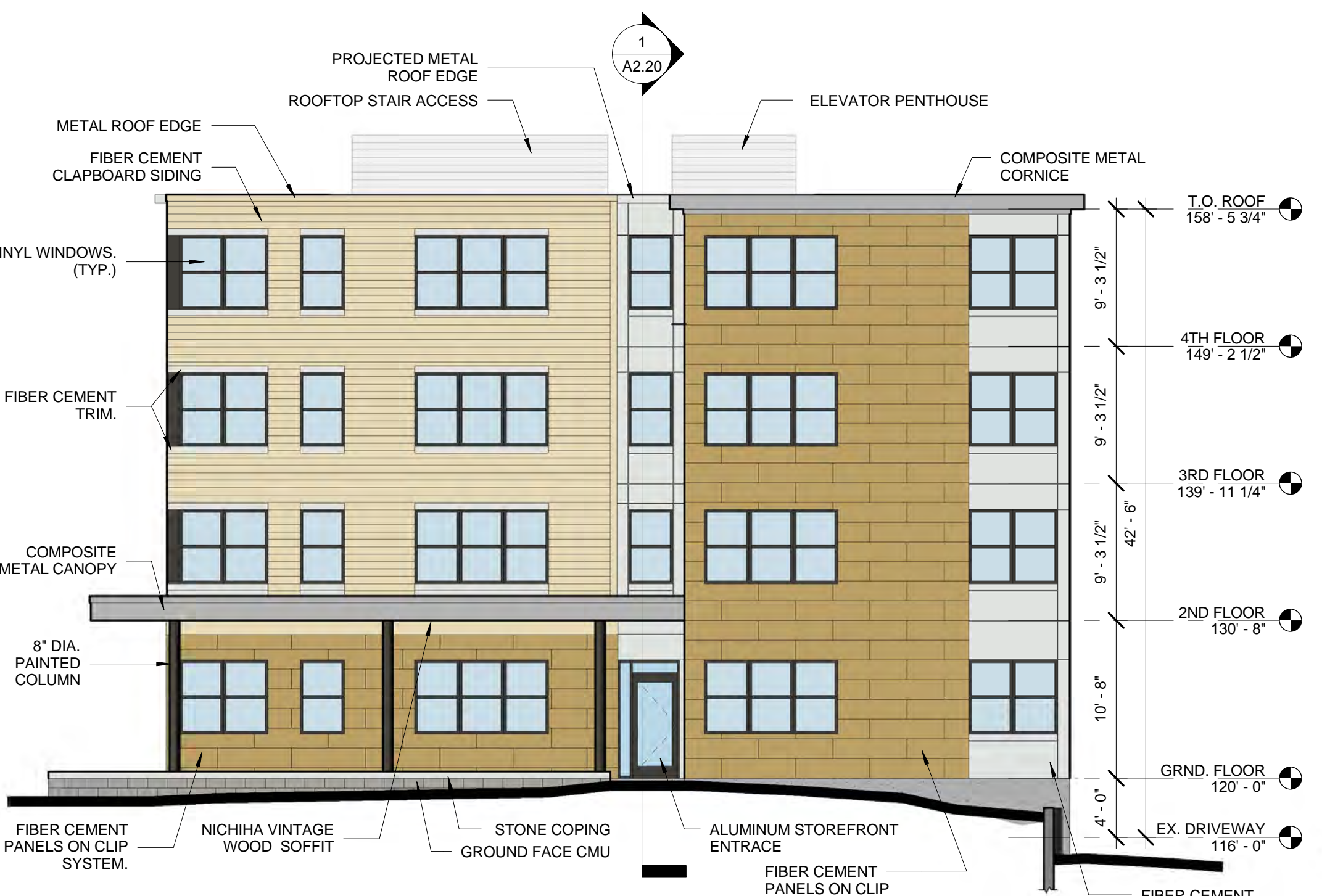
67 WALNUT PARK: GLAZING CALCULATIONS				
LOCATION	SOLID WALL AREA	TOTAL WINDOW AREA	PENHOUSE WALL AREA	PERCENTAGE OF GLAZING*
SOUTH ELEVATION	1,938 SF	518 SF	134 SF	21%
EAST ELEVATION	4,386 SF	1,245 SF	93 SF	22%
NORTH ELEVATION	1,616 SF	738 SF	134 SF	31%
WEST ELEVATION	4251 SF	1,380 SF	93 SF	25%
TOTAL	12,191 SF	3,881 SF	454 SF	24%



4 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

**WALKER PARK
67 WALNUT PARK**
ROXBURY, MA

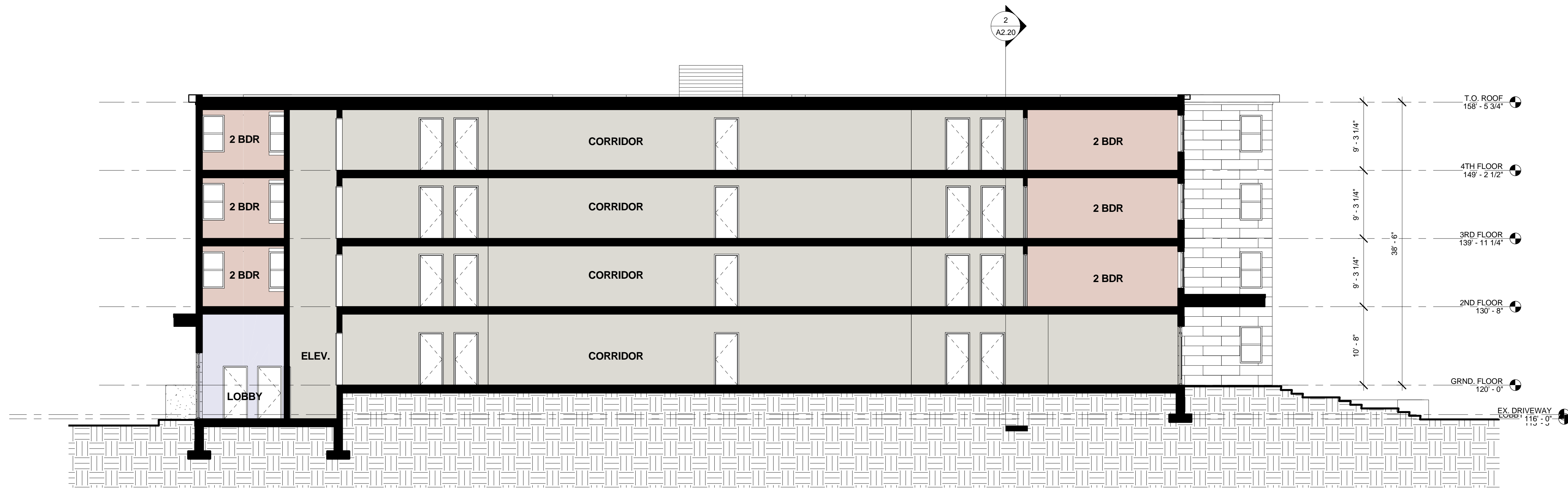
PCA PROJECT #: 14025.00

REVISIONS:

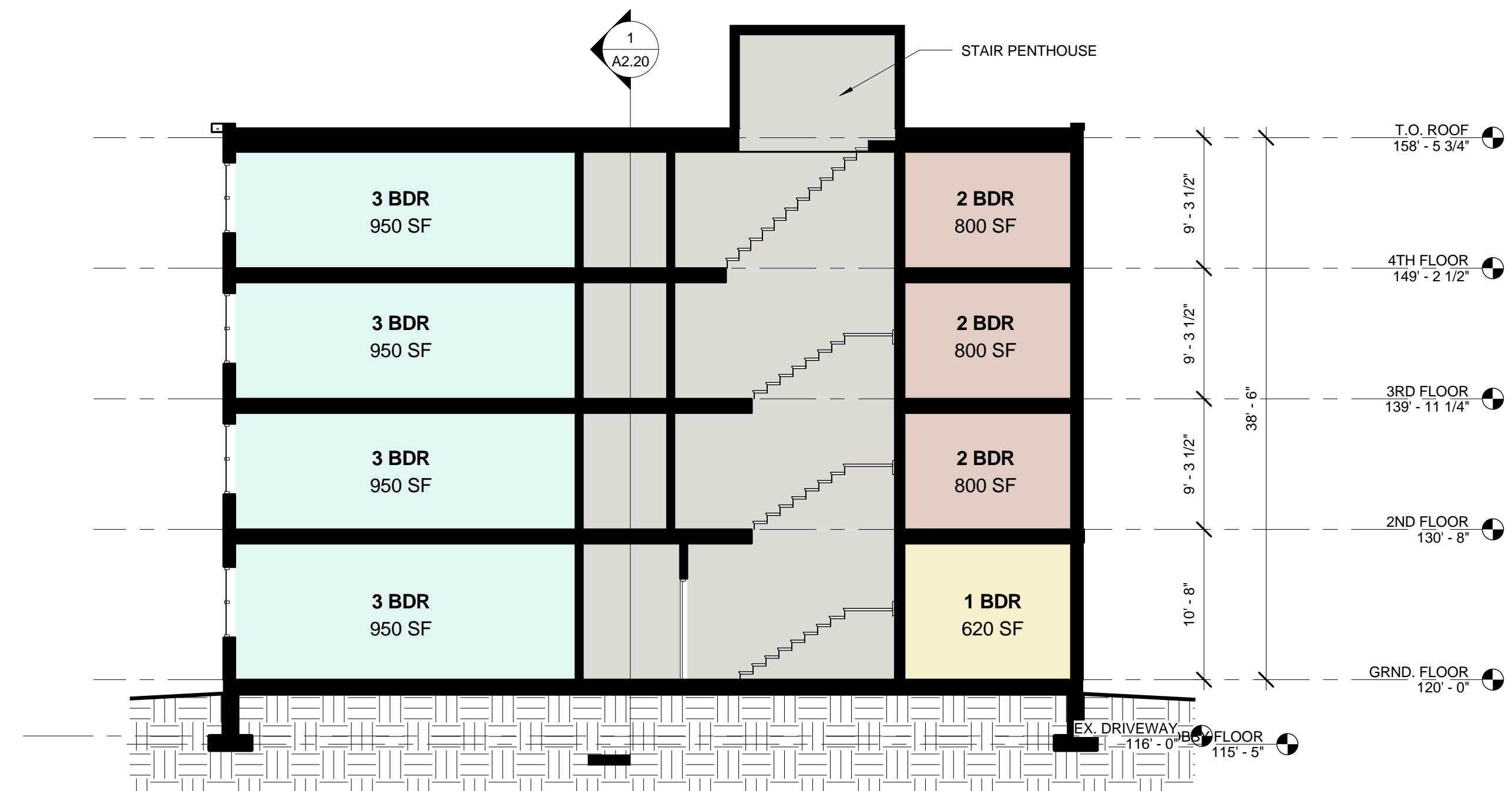
ORIGINAL ISSUE:
ZONING SET
04/14/15
SCALE: As indicated

BUILDING ELEVATIONS

A2.10



1 NORTH-SOUTH SECTION
1/8" = 1'-0"



2 EAST-WEST SECTION
1/8" = 1'-0"



LOOKING WEST ON WALNUT PARK



LOOKING EAST ON WALNUT PARK

PCA

PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELLWITZ CHILINSKI
ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER:
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**WALKER PARK
67 WALNUT PARK**
ROXBURY, MA

PCA PROJECT #: 14025.00

REVISIONS:

ORIGINAL ISSUE:
ZONING SET
04/14/15

SCALE:

RENDERINGS

A3.10

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WALKER PARK APARTMENTS 80 WALNUT PARK

ROXBURY, MA

PCA PROJECT #: 14025.00



DRAWING LIST		
SHEET NO.	SHEET NAME	ISSUE DATE
GENERAL		
G0-0	COVER	04/14/15
CIVIL		
EX 1.1	EXISTING CONDITIONS PLANS	03/16/15
ARCHITECTURAL		
A1.10	1ST & 2ND FLOOR PLANS	05/12/15
A2.10	BUILDING ELEVATIONS	05/12/15
A2.20	BUILDING SECTIONS	04/14/15
A3.10	RENDERINGS	04/14/15

ZONING SUMMARY

Project: Walker Park Apartments

Site Address: 80 Walnut Park, Roxbury MA

Site Description: A two story, two family wood structure is currently situated on the site. The properties on each side along Walnut Park each contain 3 story wood multi-family residential buildings. The front of the lot along the street faces northeast. Overall the topography has about an 8 foot height increase from street/sidewalk to a high point at the rear of the site (south corner). The rear of the lot abuts properties with frontage on Columbus Avenue including 2040 Columbus Avenue. The area of these two properties have been combined to calculate FAR, open space, etc.

80 Walnut Park:

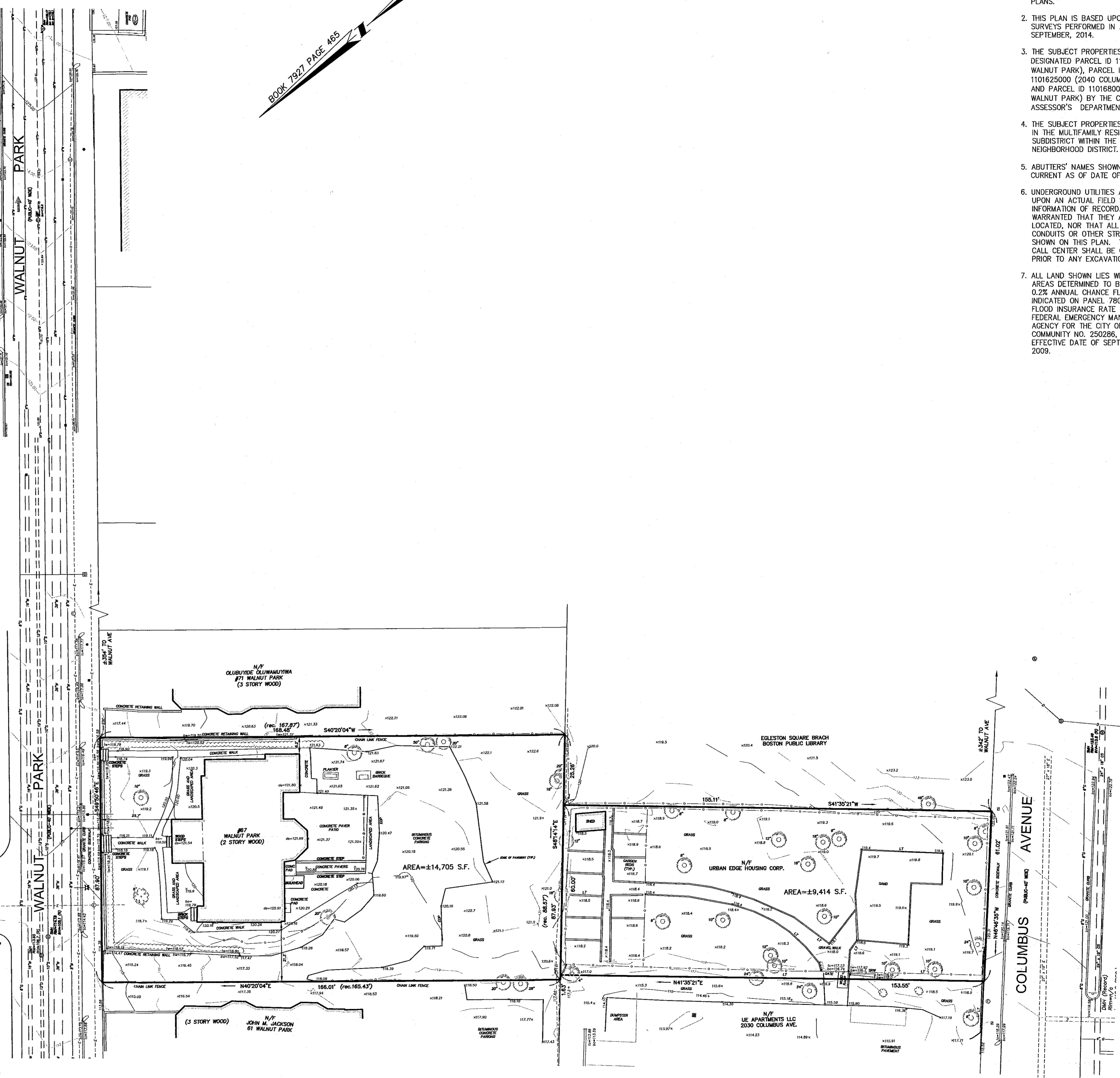
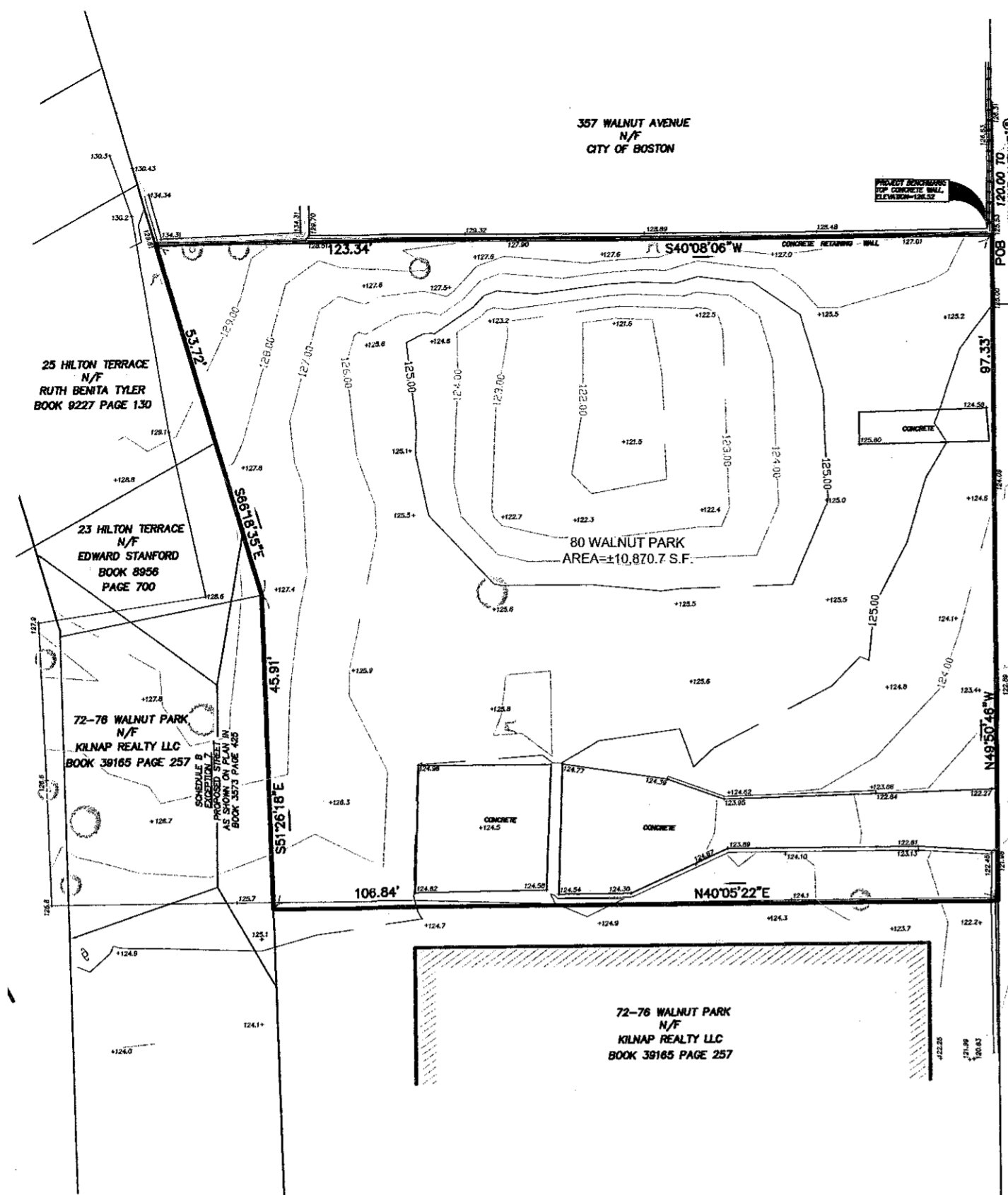
- Parcel ID: 1101680000
- Lot Size: 10,871 SF SF (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ no overlay district
- Specific Applicable Zoning Documents: Article 50 and Map 6B/6

Project Description: : The proposed building consists of a 4 story structure including an entrance Lobby, drive aisle and 2 dwelling units on the Ground Floor. The Second, Third and Fourth Floors will consist of additional dwelling units (5 per floor) yielding a total of 17 dwelling units for the building.

ZONING REQUIREMENT (TABLE F)	AS OF RIGHT	PROPOSED	RELIEF REQUIRED
NUMBER OF DWELLING UNITS PER LOT AREA	9	17 (NOTE 1)	YES
LOT WIDTH/FRONTAGE (FEET)	40 MIN.	97 ACTUAL	NO
FLOOR AREA RATIO (FAR)	1.0	1.71 (NOTE 2)	YES
BUILDING HEIGHT (STORIES/FEET)	4/45	4/44	NO
OPEN SPACE PER DWELLING UNIT (SQ. FEET)	200	165.5 (NOTE 3)	YES
FRONT YARD MINIMUM DEPTH (FEET)	20 (OR MODAL)	3 (NOTE 4)	YES
SIDE YARD MINIMUM WIDTH (FEET)	10	10	NO
REAR YARD MINIMUM DEPTH (FEET)	20	20	NO

1. For multi-family dwellings Table F requires 4,000 SF of lot area for the first 3 units and an additional 1,000 SF for each added unit. (Lot area for 3 units = 4,000 SF) + (Lot area for 14 additional units = 14,000 SF) = 18,000 SF which is more than 10,871 SF lot area
2. Gross floor area doesn't include drive aisle under the building at the ground floor, mechanical spaces or non-occupied basements as defined in the zoning regulations.
3. 50% percent of open space can be comprised of balconies in MFR sub-districts (if provided). 17 units x 200 SF = 3,400 SF open area required. Remaining lot area outside of parking area and building footprint = 2,814 SF.
4. Section 50-44.2 allows for conformity with existing building alignment. Although there are several buildings on the street with a minimal setback, there are not "two or more" within the same block on the same side as the street (as defined in the zoning regulations). The proposed front yard along Walnut Park is 3 feet.

Parking Requirements: Per Table H in Article 50, off-street parking requirements are .7 spaces per affordable dwelling unit. 17 units x .7 = 12 minimum parking spaces required. 1 accessible parking space has been provided.



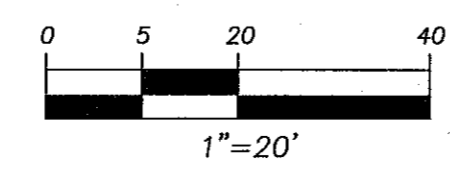
BOOK 7927 PAGE 165

GENERAL NOTES

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE BOSTON CITY DATUM AS DETERMINED FROM INVERTS SHOWN ON BOSTON WATER AND SEWER COMMISSION PLANS.
2. THIS PLAN IS BASED UPON INSTRUMENT SURVEYS PERFORMED IN APRIL AND SEPTEMBER, 2014.
3. THE SUBJECT PROPERTIES ARE DESIGNATED PARCEL ID 1101615000 (67 WALNUT PARK), PARCEL ID 1101625000 (2040 COLUMBUS AVENUE) AND PARCEL ID 1101680000 (80 WALNUT PARK) BY THE CITY OF BOSTON ASSESSOR'S DEPARTMENT.
4. THE SUBJECT PROPERTIES ARE LOCATED IN THE MULTIFAMILY RESIDENTIAL SUBDISTRICT WITHIN THE ROXBURY NEIGHBORHOOD DISTRICT.
5. ABUTTERS' NAMES SHOWN WERE CURRENT AS OF DATE OF THE SURVEYS.
6. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
7. ALL LAND SHOWN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 78G OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BOSTON, COMMUNITY NO. 250286, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

LEGEND

- ⊞ CATCHBASIN
- ⊙ SEWER MANHOLE
- ⊙ CABLE MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ WATER SERVICE
- ⊙ GAS GATE
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ STREET LIGHT CONTROL BOX
- S SEWER LINE
- D DRAIN LINE
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- C CABLE LINE
- HANDRAIL
- OVERHEAD WIRES
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- +119.50 SPOT GRADE
- tc= TOP OF CURB ELEVATION
- bc= BOTTOM OF CURB ELEVATION
- ts= TOP OF STEP ELEVATION
- bs= BOTTOM OF STEP ELEVATION
- ws= WINDOW SILL ELEVATION
- FFE= FINISHED FLOOR ELEVATION
- (R) RECORD (TAKEN FROM RECORD DRAWINGS)
- n/a INVERT NOT AVAILABLE
- DECIDUOUS TREE (WITH TRUNK CALIPER SIZE)
- DETECTABLE WARNING STRIP (ON WCR)
- DWS TRAFFIC FLOW
- (25.5') DENOTES BUILDING DIMENSION AT GROUND LEVEL
- LT LANDSCAPE TIMBER
- ds= DOOR SILL ELEVATION
- tw= TOP OF WALL ELEVATION
- bw= BOTTOM OF WALL ELEVATION



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CIVIL ENGINEER AND SURVEYOR:
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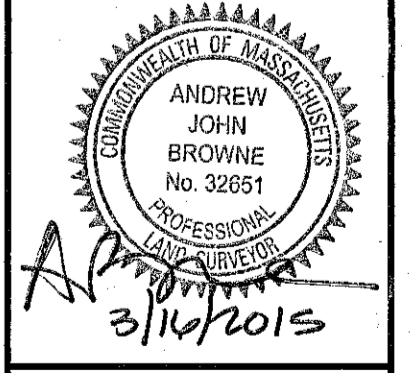
**WALKER PARK
67 & 80 WALNUT PARK**

ROXBURY, MA 02139

PCA PROJECT #: 14025.00

REVISIONS:

NO.	DATE	DESCRIPTION



ORIGINAL ISSUE:
ZONING SET
03/16/15

SCALE: As indicated

**EXISTING
CONDITIONS
PLAN**

EX 1.1

**WALKER PARK APARTMENTS
80 WALNUT PARK**

PCA PROJECT #: 14025.00

ROXBURY, MA 02139

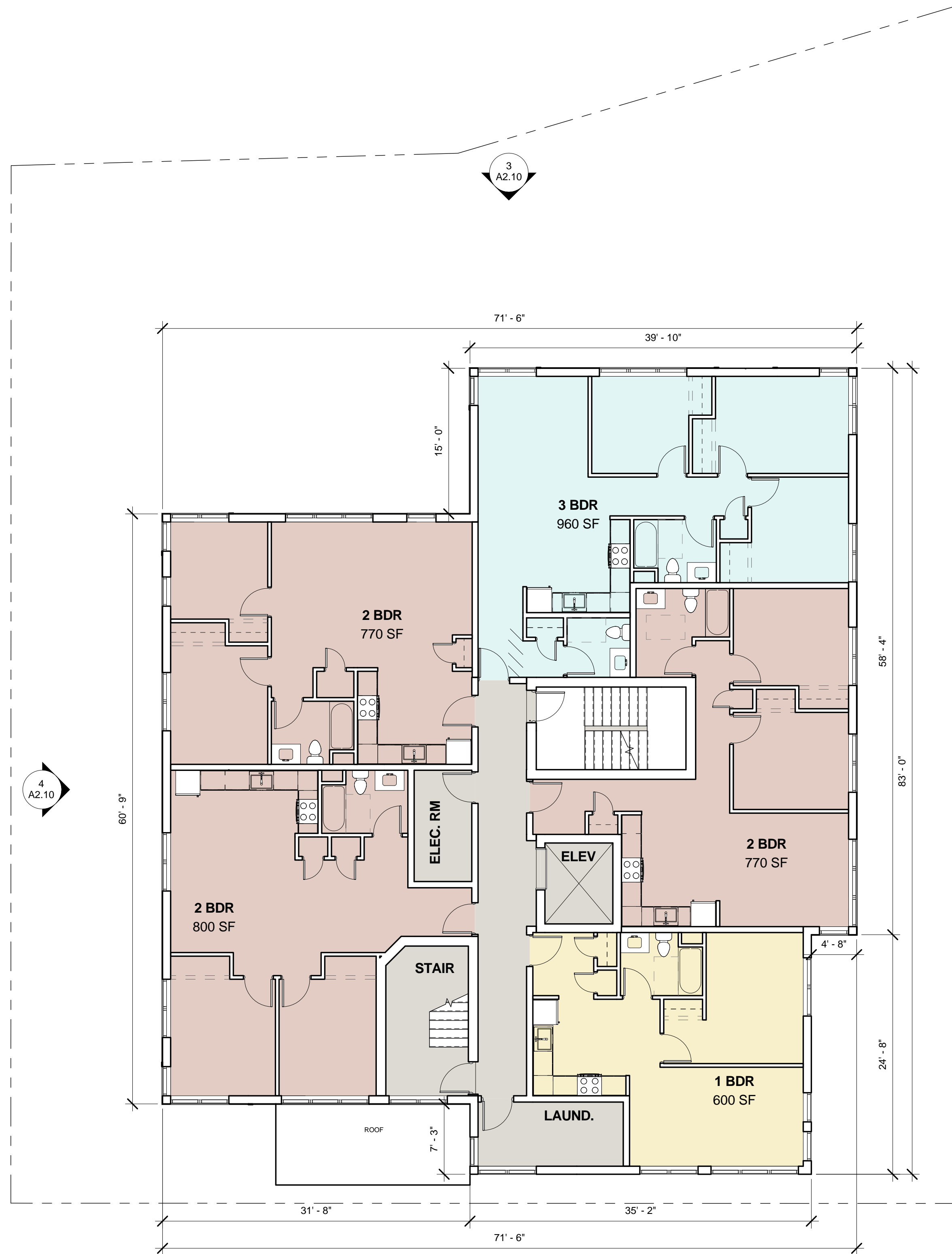
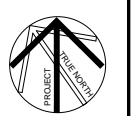
REVISIONS:

A	ZONING SET - DRIVE AISLE REVISION	05-12-2015
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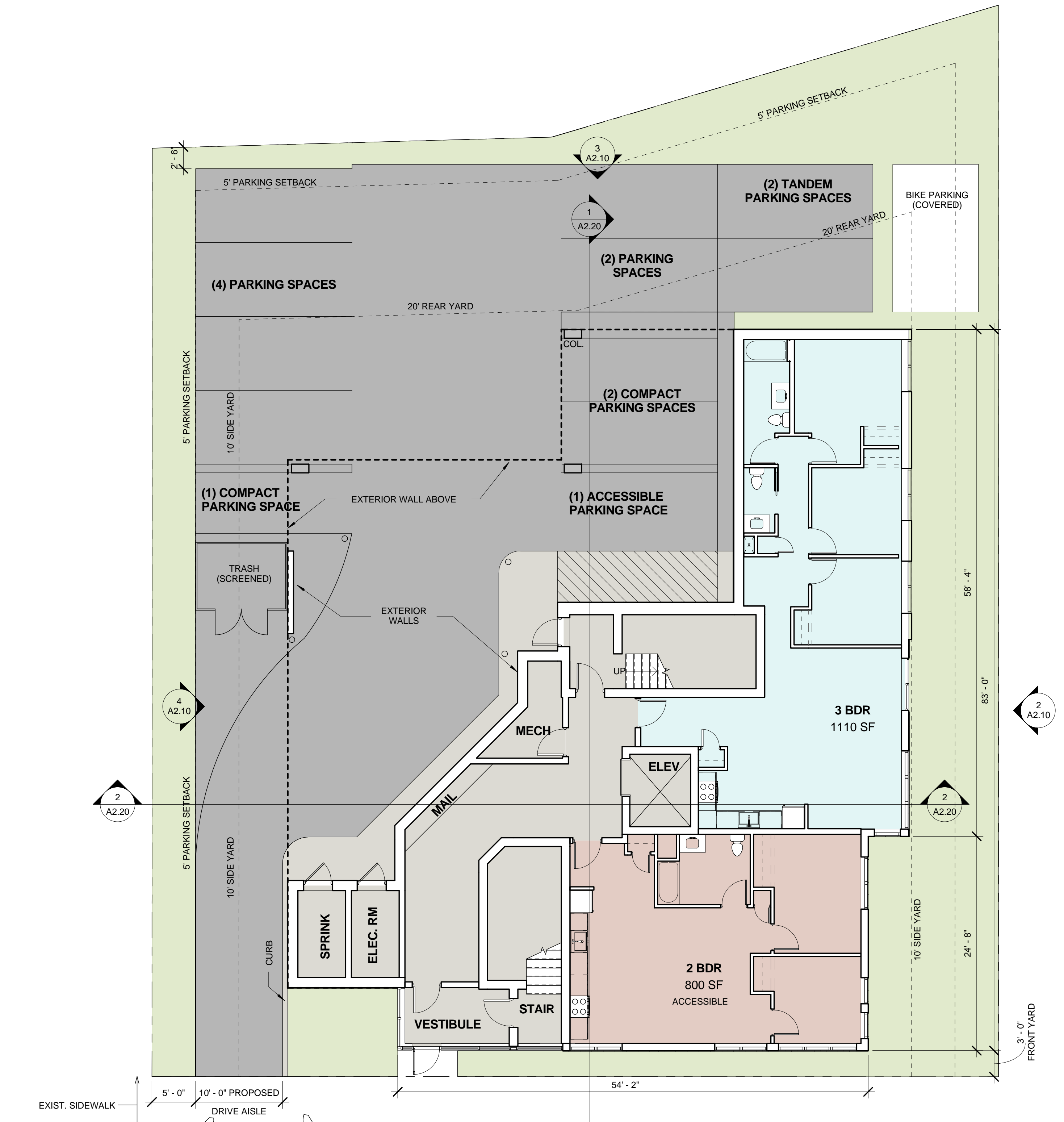
ORIGINAL ISSUE:
ZONING SET
05/12/15
SCALE: 1/8" = 1'-0"

1ST & 2ND
FLOOR PLANS

A1.10



2 FLOORS 2-4
1/8" = 1'-0"



1 FIRST FLR. & PROPOSED SITE
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

REVISIONS:	DATE	DESCRIPTION
A	05-12-2015	ZONING SET - DRIVE AISLE REVISION

ORIGINAL ISSUE:
ZONING SET
05/12/15
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS



EXISTING VIEW LOOKING WEST ON WALNUT PARK



EXISTING VIEW LOOKING EAST ON WALNUT PARK



VIEW 1: LOOKING WEST ON WALNUT PARK



VIEW 2: LOOKING EAST ON WALNUT PARK

80 WALNUT PARK RENDERINGS

Appendix C: Financing

SOURCES & USES			
Sources of Funds	Total	Per Unit	Status
Loan	\$ 2,343,627	\$ 47,829	LOI
Tax Credit Equity	\$ 9,142,110	\$ 186,574	LOI/Applied
Subordinate Debt	\$ 5,273,760	\$ 107,628	Applied
Deferred Fee	\$ 350,000	\$ 7,143	Committed
TOTAL	\$17,109,497	\$ 349,173	
Uses of Funds	Total	Per Unit	
Acquisition Total	\$ 1,525,000	\$ 31,122	
Construction	\$11,061,750	\$ 225,750	
Soft Costs	\$ 2,562,024	\$ 52,286	
Fee, Overhead, Reserves	\$ 1,960,723	\$ 40,015	
TDC	\$17,109,497	\$ 349,173	