



1440 COMMONWEALTH AVENUE

Boston (Brighton), Massachusetts

Small Project Review Application

Submitted Pursuant to Article 80 of the Boston Zoning Code

Submitted to:

Boston Planning & Development Agency

One City Hall Square

Boston, Massachusetts 02201

Submitted by:

Proponent:

1430-1440 Commonwealth Ave, LLC

Prepared by:

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30 January 2017

Developer:

1430-1440 Commonwealth Ave, LLC

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

This Small Project Review Application (“SPRA”) is being submitted to the Boston Planning & Development Agency in accordance with Article 80 of the Boston Zoning Code (“the Code”) by 1430-1440 Commonwealth Avenue, LLC (the “Proponent”) for a proposed residential and retail project at 1440 Commonwealth Avenue that has frontage on both Commonwealth Avenue and Kelton Street in the Brighton neighborhood of Boston (the “Project Site”). The project site is a total lot size of 7,300 +/- Square feet.

The proposed multi-family project consists of thirty-seven (37) new residential units and 3 retail spaces of approximately 44,890 gross square feet total floor area, (including residential units and retail spaces, stairs, circulation, community room, bike storage. There will be an underground parking garage. The proposed building is a seven level, concrete, steel building. The units mix consist of two (2) Three-Bedroom, fifteen (15) Two-Bedroom and twenty (20) One-Bedroom units. There will be thirty-three (33) parking spaces in the underground garage, and a roof top Community Room for the use of the tenants. Five (5) of thirty-seven (37) residential units will be affordable housing units at 70% AMI, (3 One-Bedroom and 2 Two-Bedroom unit). The retail space will be designed to allow the existing restaurant to return to the present location after the construction is completed.

The Proposed Project will infill, at a height similar to the adjacent buildings with direct frontage on Commonwealth Avenue and Kelton Street. The new residences will provide for much needed housing in Brighton. The site is convenient to bus services and the Commonwealth Avenue Green Line in the proximity of Warren Street, Allston Street MBTA Stations. The project is located in Ward 21, Precinct 9 in Brighton.

The Proponent has commenced the SPRA under Article 80 of the Code, necessitated because more than fourteen (14) multi-family residential units are being proposed and the project is less than 50,000 gross square feet in size within a Boston neighborhood. The Proponent has also initiated outreach to City agencies including the Boston Planning & Development Agency, and the Mayor’s Office of Neighborhood Services, as well as to abutters, neighborhood representatives, including the Brighton Allston Improvement Association, Elected Officials, including Boston City Councilor Mark Ciommo of District 9, and State Representative Kevin Honan of 17th District Suffolk as well as other interested parties with respect to the Project. The Proponent and its representatives presented preliminary design sketches for the proposed project at a regularly scheduled meeting of BAIA on May 5 2016,.

This SPRA presents details about the Proposed Project, and provides an analysis of transportation, environmental protection, infrastructure, and other components of the Project in order to inform City agencies and neighborhood residents of the Project’s potential impacts as well as mitigation measures to address impacts. Construction is expected to commence in the third quarter of 2017.

1.2 Proposed Project

1.2.1 Area Context

The Project site is located in the Brighton neighborhood of Boston, and is surrounded by a variety of uses including hospitals, residential apartment buildings, and commercial uses .Brighton High School and Fidelis Way Park are also located to the northwest of the site. The nearby sites are designed with low- to mid-rise buildings surrounded by surface parking lots and landscaped area.

The existing surrounding buildings are part of the mixed use neighborhood of four to eight stories residential multi-family buildings with other examples of residential buildings with retail-commercial spaces on the ground floor.

1.2.2 Project Site

The Proposed Project consists of a lot with a total size of 7,300 +/- square feet, with frontage on Commonwealth Avenue and Kelton Street. The site is fully built-out with 3 one-story commercial spaces. There is a 9.05' +/- grade difference on the site from Commonwealth Avenue, down to Kelton Street. This Proposed Project intends to demolish the existing commercial space for one mixed-use building with an elevator that will have improved tenant accessibility and also street alignment and massing on both Commonwealth Avenue and Kelton Street. The site is located in a Local Convenience Subdistrict (LC-1) of the Allston/Brighton Neighborhood Zoning District, as per Boston Zoning Code Article 51, Allston/Brighton. See **Figure 1.2-1** for project locus, **Figure 1.2-2** for project aerial, **Figure 1.2-3** for Assessor's Map, **Figure 1.2-4** for Existing Condition Plan.

The site is conveniently located close to the MBTA Green Line Warren Street & Allston Street Stops and the MBTA Brighton Avenue Allston Street (#66), and the Market Street Arlington Street (#86) Bus Stops. Please see neighborhood photographs showing the context for the proposed project (Figures 2.1 through 3.3).

1.2.2 Project History

- Historically there is one (1) lot. as shown on C-1.0 Record Condition Plan of Land. Three commercial spaces are built on this land. The corner space has been used as a restaurant and bar over the past 5 decades and perhaps longer. The other spaces have been occupied by a variety of other uses, such as a convince store and offices.

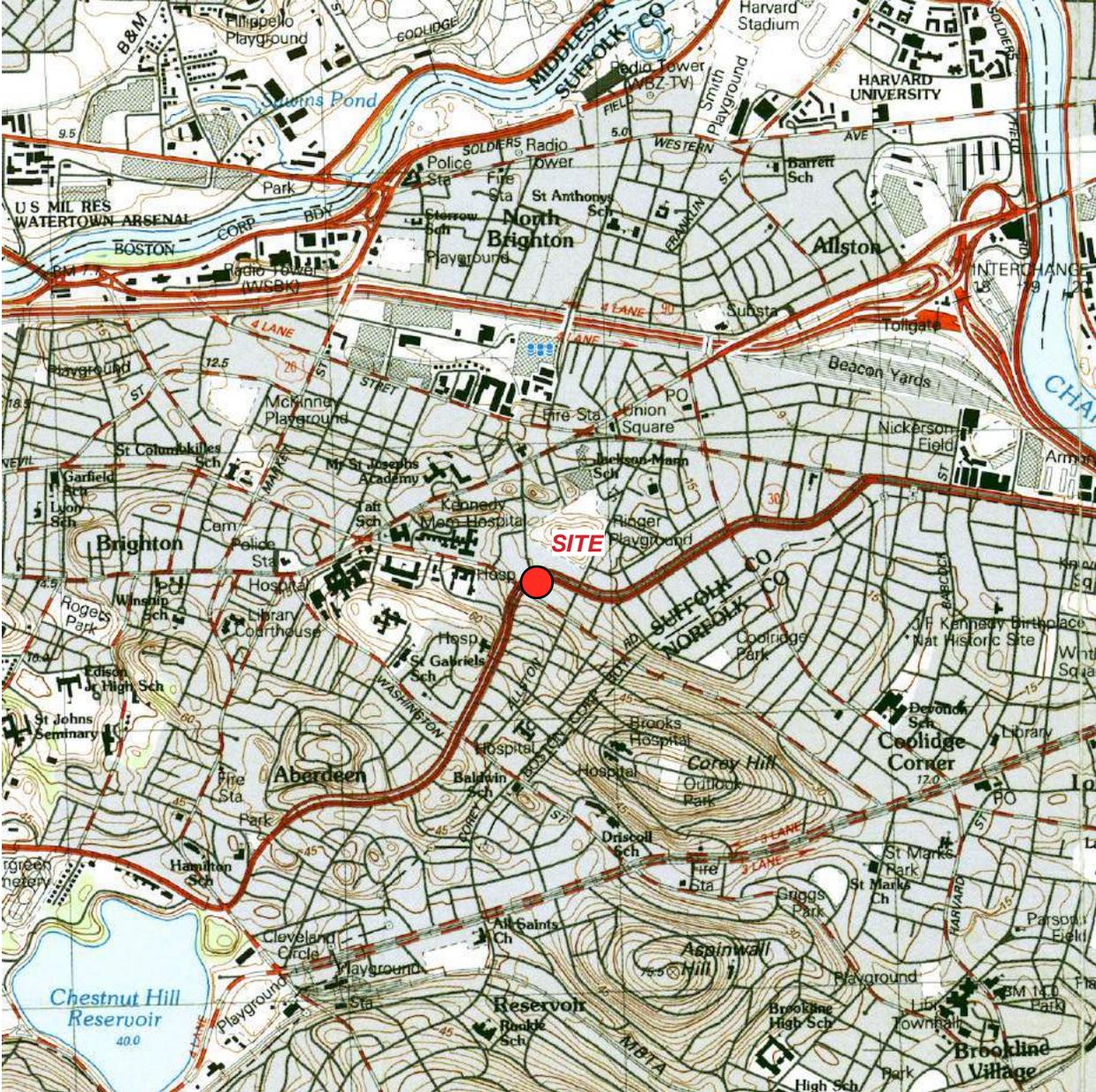


Figure 1.2-1 Project Locus (USGS Topographic Map)



Figure 1.2-2 Project Site Aerial Image - 1440 Commonwealth Ave, Boston, MA

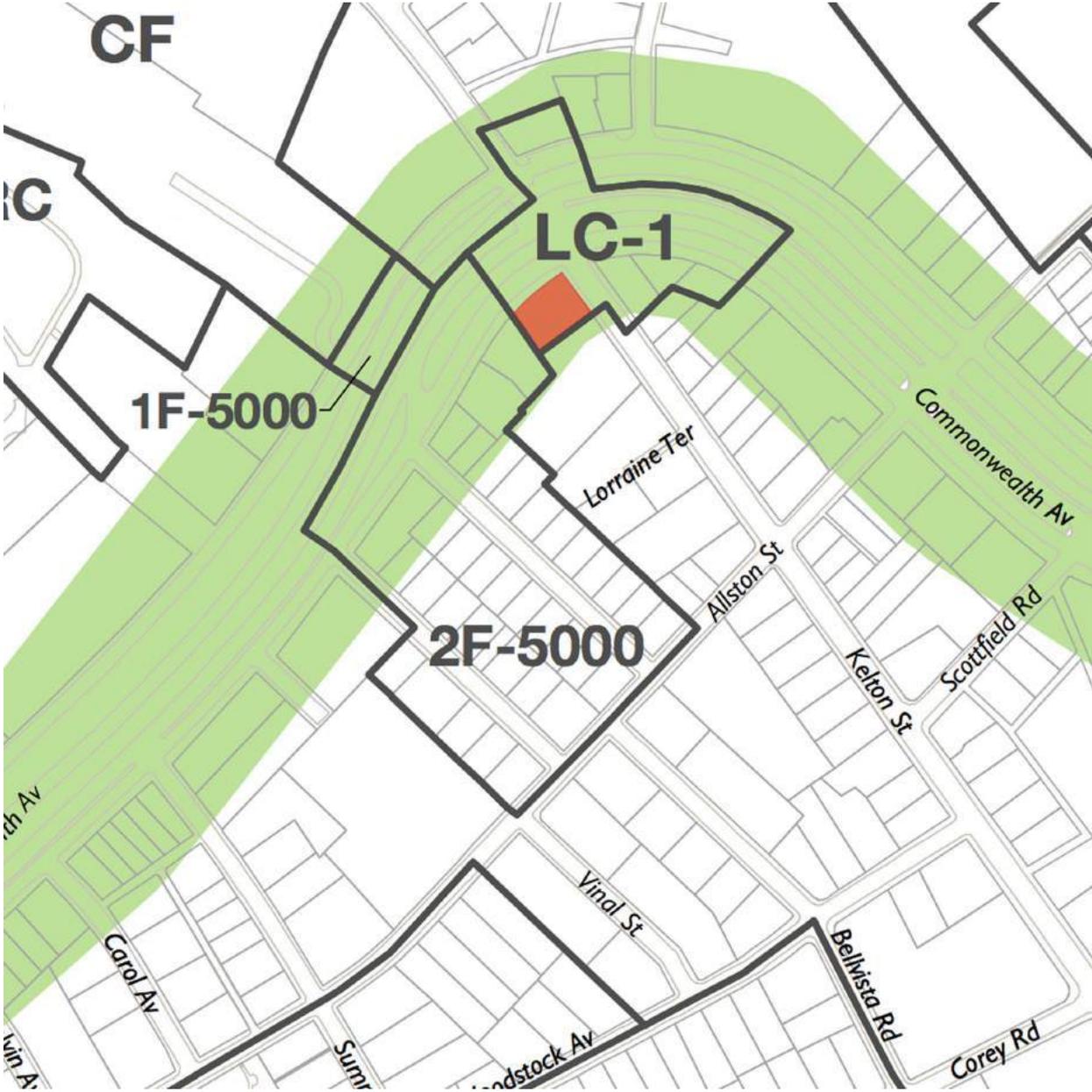


Figure 1.2-3 Assessor's Map

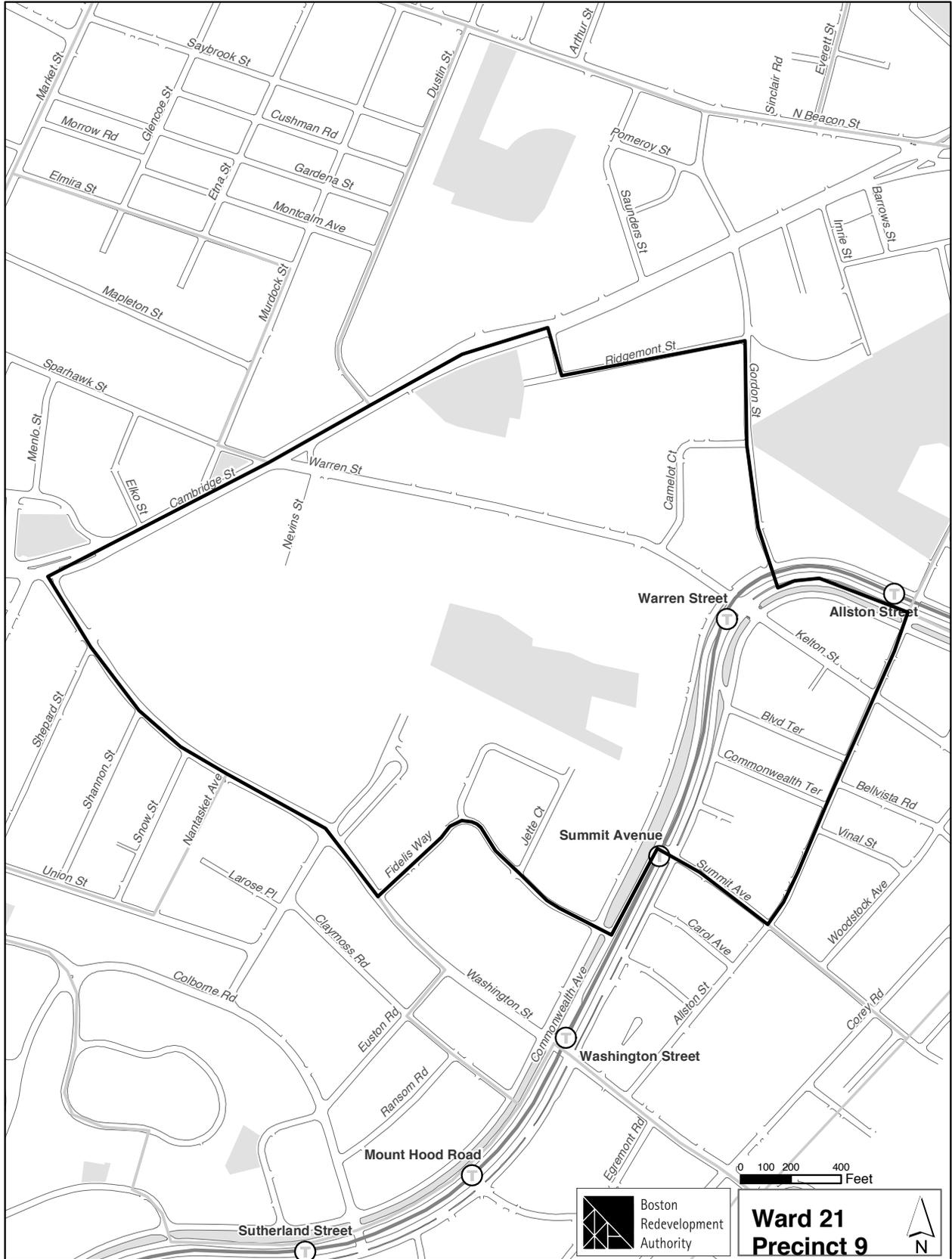


Figure 1.2-4 Ward 21 / Precinct 9 Map

Figures 2.2 Neighborhood Context Photographs



1. View of Kelton Street Looking South



2. View of Kelton Street Looking North

Figures 2.2 Neighborhood Context Photographs (continued)



3. View of Commonwealth Avenue Looking West



4. Panoramic view of Commonwealth Avenue

Figures 3.1 Existing Neighborhood Buildings



1.2.3 Project Description

The Proposed Project in part will have the appearance of a six story residential project on the corner of Commonwealth Avenue and Kelton Street; the seventh floor will set back for part of Commonwealth Avenue and Kelton Street. The breakdown of space includes approximately 44,890 +/-GSF of residential space, (including stairs/circulation), for thirty-seven (37) residential units and a Community Room of 1,000+/-GSF. The preliminary breakdown is two (2) three-bedroom units, fifteen (15) two-bedroom units, and twenty (20) one-bedroom units. Of the thirty-seven (37) residential units, there will be five (5) affordable units: three (3) one-bedroom units and two (2) two-bedroom units, both at 70% AMI. The garage level, accessed by ramp, from Kelton Street, will have thirty-three (33) covered parking spaces (stackers), representing a ratio of 0.9 spaces per unit, which is within Boston Transportation Department guidelines of 0.5 spaces per unit for a residential location convenient to public transportation.

1.2.4 Project Data / Approximate Dimensions

Based on the Current schematic Documents, we anticipate the following program:

Table 1-1 Approximate Dimensions	
Lot Area (square feet)	7,300 +/-
Total Gross Floor Area/Residential & Stairs/ Circulation/ Community Room:	44,890 +/- GSF
Building Height on Higher Elevation of Commonwealth Avenue	68 ft.
Building Height on Lower Elevation of Commonwealth Avenue	78 ft.
Building Height on Higher Elevation of Kelton Street	78 ft.
Building Height on Lower Elevation of Kelton Street	79 ft.
Floor Area Ratio (FAR)	6.14
Parking Spaces	33 spaces provided with stackers

Table 1-2 Approximate Square Footage by Floor		
Floor	Use	Gross Square Feet/ Units
Ground Level	Garage/ Circulation	+/- 7,295 SF
First Floor	Lobby/Residential/Storage/Retail Trash/Recycling/Receiving Room/Bike Room.	+/- 7295 SF / 2 Retail Spaces
Second Floor	Residential/Stairs/Circulation	+/- 6,628 SF / 7 Units
Third Floor	Residential/Stairs/Circulation	+/- 6,628 SF / 7 Units
Fourth Floor	Residential/Stairs/Circulation	+/- 6,628 SF / 7 Units
Fifth Floor	Residential/Stairs/Circulation	+/- 6,628 SF / 7 Units
6th Floor	Residential/Stairs/Circulation	+/- 6,628 SF / 7 Units

Table 1-2 Approximate Square Footage by Floor

7th Floor	Residential/Stairs/Circulation/ Community Room/Mechanical Room	+/- 4,450 SF / 2 Units
Approximate Total 37 Units (Includes 5 Affordable Units At 70% AMI) Gross Square Footage (Residential/Stairs/Circulation/Community Room and Commercial Space): 44,890 +/- GSF		

Table 1-3 Residential Unit Summary

Unit/Floor	Approximate SF	1BR	2BR	3BR	Total Units	Affordable Units at 70% AMI	Market Units
2nd Floor					7		6
201	670	1BR					
202	670	1BR					
203	670	1BR					
204	670	1BR					
205	930		2BR				
206	900		2BR				
207	915		2BR			1	
3rd Floor					7		5
301	670	1BR				1	
302	670	1BR					
303	670	1BR					
304	670	1BR					
305	930		2BR				
306	900		2BR			1	
307	915		2BR				
4th Floor					7		6
401	670	1BR					
402	670	1BR				1	
403	670	1BR					
404	670	1BR					

Table 1-3 Residential Unit Summary							
405	930		2BR				
406	900		2BR				
407	915		2BR				
5th Floor				7			6
501	670	1BR					
502	670	1BR				1	
503	670	1BR					
504	670	1BR					
505	930		2BR				
506	900		2BR				
507	915		2BR				
6th Floor				7			7
601	670	1BR					
602	670	1BR					
603	670	1BR					
604	670	1BR					
605	930		2BR				
606	900		2BR				
607	915		2BR				
7th Floor				2			2
701	1,050			3BR			
702	1,150			3BR			
Total	29,325	20	15	2	37	5	32

1.3 Summary of Project Impacts and Proposed Mitigation

1.3.1 Design Component

Section 3.0 of this SPRA presents the proposed urban design drawings and the major elements of the Project design.

1.3.2 Historic Resources

The Project Site is located on both Commonwealth Avenue and Kelton Street, where many of the wood-frame brick style buildings were built 1895 and 1910 and 1985- to-date. The Project Site is located across from Commonwealth Avenue (Greenbelt Protection). It is not expected that there will be any potential impacts to these locations due to the project's similar scale to much of the existing neighborhood..

1.3.3 Wind Impacts

The proposed project building height will be within alignment of the abutted buildings on Commonwealth Avenue and Kelton Street. Due to the presence of similar height buildings adjacent on both sides, it is not expected that pedestrian level winds will be impacted by the Proposed Project.

1.3.4 Shadow Impacts

Because the Project Site is an existing one-story brick building there will be new shadows but due to the proposed building's similar height to surrounding buildings, no significant impact is expected, (**see figures 3.11 Shadow Study**).

1.3.5 Air Quality Impacts

As additional automobile trips from the thirty-seven (37) residential units are not expected to lead to a diminution of level of service at nearby intersections, and because the garage will not require extra ventilation beyond the normal required for a 33 car garage, The number of automobiles at this location is insignificant in comparison.

1.3.6 Noise Impacts

The Proposed Project is not expected to create a noise or nuisance condition. The specified garage door will a low noise type without bells or alarms.

1.3.7 Flood Hazard Zone/Wetlands

There is no portion of the Project Site within the 100-year flood elevation as neither indicated on the Flood Insurance Rate Map, nor is there wetland resource areas regulated by the Massachusetts Wetlands Protection Act on or within 100 feet of the Project Site.

1.3.8 Stormwater Management and Water Quality

The Proposed Project is not expected to affect the water quality of nearby water bodies.

1.3.9 Groundwater and Geotechnical Impacts

No abnormal soil conditions are expected. McPhail Associates, Geotechnical Engineers will conduct soil borings that will be used to design an appropriate subsurface foundations. We have a strong working relationship with McPhail Associates who were the Geotechnical Engineers for our Gateway Terrace project in the South End.

1.3.10 Solid and Hazardous Waste Materials

A one-story brick building with 3 retail spaces are currently on the Project Site. Demolition and Handling of these materials from the resultant demolition will comply with current regulations.

1.3.11 Construction Impacts Analysis

Construction methodologies that ensure public safety on the Project Site will be employed. Construction management and scheduling will aim to minimize impacts on the surrounding environment. This will include plans for construction workers commuting and parking, routing plans for trucking and deliveries, and control of dust generation.

The number of workers required for construction of the Project will vary during the construction period. It is anticipated that all construction workers will arrive and depart prior to peak traffic periods.

Erosion and sediment control measures will be implemented during the construction of the existing foundation at the site for the Proposed Project. Drain systems approved by BWSC will have to be installed at the Project Site.

1.3.12 Transportation, Parking, and Vehicular/Pedestrian Access

Due to the Project's development program and close proximity to transit service (e.g., MBTA Green Line as well as bus service), the Proposed Project is not expected to generate a large number of daily or peak hour vehicular trips. Intersection operations will not worsen compared to Existing Conditions, indicating that the Proposed Project will not impact existing traffic operations.

The Project Site will also improve the pedestrian environment on Commonwealth Avenue and Kelton Street with attractive landscaping and exterior lighting within the Project Site.

1.3.13 Infrastructure

The civil engineer of the Project has confirmed there is enough capacity for the other utilities to service the building, including electric, gas, phone and cable, which will be connected on Kelton Street.

2.0 GENERAL INFORMATION

2.1 Proponent Information

2.1.1 Project Proponent

The Proponent, 1430-1440 Commonwealth Avenue, LLC, is focused on creating exceptionally designed residential-use places through the preservation and reuse of historic properties or through the construction of new context sensitive buildings. Yan Schechter, owner of 1430-1440 commonwealth ave, LLC , is committed to implementing the principle of New Urbanism, which promotes the creation of walkable, human scaled places that enhance local economies, improve public health, and build stronger communities. The Proponent holds title to the project and will be the entity that enters into the Article 80 agreements with the BPDA.

2.1.2 Development Team Table 2-1

Table 2-1 Project and Team information	
Project Location	1440 Commonwealth Avenue, Brighton(Boston), MA
Project Proponent / Owner	1430-1440 commonwealth ave, LLC 57 Broadlawn park #16 Chestnut Hill, MA 02467 Contact: Yan Schechter
Development Company & Management	1430-1440 commonwealth ave, LLC 57 Broadlawn park #16 Chestnut Hill, MA 02467 Contact: Yan Schechter
Architect	Hresko Associates, Inc. 36 Bromfield Street, Suite 209 Boston, MA 02118 617-350-7667 Contact: Philip Hresko
Landscape Architect	Hresko Associates, Inc. 36 Bromfield Street, Suite 209 Boston, MA 02118 617-350-7667 Contact: Philip Hresko
Surveyor	R.E. Cameron & Associates, Inc. 681 Washington Street Norwood, MA 02062 781.769.1777 Contact: Mike Mcguire
Civil Engineer	Waterfield Design Group 50 Cross Street Winchester, MA 01890 781.756.0007 Contact: Jacob Murray

Table 2-1 Project and Team information	
Structural Engineer	McNamara Salvia, Inc 101 Federal Street Boston, MA 02110 617.737.0040 Contact: Joseph A. Salvia
Geotechnical Engineer	McPhail Associates, LLC 2269 Massachusetts Avenue Cambridge, MA 02140 617.868.1420 Contact: Chris Erikson, P.E
Mechanical Engineer	Panitsas Engineering Associates, Inc. Boston, MA 01801 617-501-8336 Contact: John Panitsas
Fire Protection / Sprinklers	Covenant Fire Protection, Inc. 155-M New Boston Street Suite 131 Woburn, MA 01801 855.517.7621 Contact: Jason Kahan
Legal	To be determined
Estimated Construction Commencement	Fall of 2017
Estimated Construction Completion	Spring of 2019
Approximate Construction Cost	\$12,000,000
Status of Project Design	Schematic

2.2 Public Benefits

The Proposed Project will result in a number public benefits for the Brighton Community, as well as for the City of Boston. These benefits include:

- Creating much-needed residential rental housing; Providing five (5) affordable units (at 70% AMI), (3 one-bedroom units & 2 two-bedroom units)
- Improving the existing streetscape on two (2) city streets;
- Developing a project that is consistent with Allston/Brighton's Community planning and zoning objectives;
- Providing additional property tax revenue to the city;
- Creating construction-related employment opportunities. An estimated number of about one hundred (100) construction jobs would be created over the duration of the construction of the project.

- Addressing/understanding community concerns about occupancy impact concerns through written/enforced commitments with the Allston/Brighton Community.

2.3 Regulatory Controls and Permits

2.3.1 Zoning District

The Proposed Project at 1440 Commonwealth Avenue is located within the Local Convenience Subdistrict (“LC-1”) of the Allston/Brighton Neighborhood District, Article 51 of the Boston Zoning Code as outlined on Zoning District Map 7A-7D “Allston/Brighton Neighborhood District”, effective March 15, 2006. Multi-family residential use is a conditional use in the section 16. Accessory parking is an allowed use in an open lot or garage structure at the basement and first story levels.

The proposed building has been designed to have an FAR of 6.1 (44,890 GSF / 7,300 SF) with the exception of the underground parking garage.

The Proposed Project proposes a total of thirty-three (33) parking spaces, allocated for the residential users occupants of the project. The BTM has established parking space guidelines throughout the City to ensure that the proper parking capacity is provided with new projects. BTM’s maximum parking ratio guidelines for this area of the City is 0.50 – 1.0 parking spaces per residential unit. The Proposed Project falls within these limits, although it does not conform to the existing zoning requirement of 1 space per residential unit in accordance with Table J of the Code. The Garage Level plan shows a layout of the Thirty-three (33) parking spaces accessed from Kelton Street.

Based on the foregoing, the Proposed Project will require Zoning Relief from the Board of Appeal for the following violations: Please see Table 2.3.1

Table 2.3.1		
Violation	Violation Description	Violation Comments
Article 29, Section 8	GPOD Enforcement	
Article 51, Section 16	Use Regulations	Multi-family (conditional)
Article 51, Section 17	Dimensional Regulations	Floor Area Ratio excessive
Article 51, Section 17	Dimensional Regulations	Height excessive
Article 51, Section 17	Dimensional Regulations	Usable Open Space insufficient
Article 51, Section 17	Dimensional Regulations	Side Yard insufficient
Article 51, Section 17	Dimensional Regulations	Rear Yard insufficient
Article 51, Section 56 * **	Off-Street Loading Insufficient	
Article 51, Section 56 * **	Off-Street Parking Insufficient	

Please see Zoning Code Refusal Letter on next page.



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

PHILIP HRESKO
110 BROAD STREET
BOSTON, MA 02110

March 17, 2016

Location: 1432-1440 COMMONWEALTH AV ALLSTON MA 02135
Ward: 21
Zoning District: Allston/Brighton Neighborhood
Zoning Subdistrict: LC-1
Appl. # : ERT550528
Date Filed: December 30, 2015
Purpose: Erect new 7 story apartment 37 residential units building with 2 retail stores on first floor with 18 parking spaces underground.

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 29 Section 8	GPOD Enforcement	
Article 51, Section 16	Use Regulations	Multi-family (Conditional)
Article 51, Section 17	Dimensional Regulations	Floor Area Ratio excessive
Article 51, Section 17	Dimensional Regulations	Height excessive
Article 51, Section 17	Dimensional Regulations	Usable Open Space insufficient
Article 51, Section 17	Dimensional Regulations	Side Yard insufficient
Article 51, Section 17	Dimensional Regulations	Rear Yard insufficient
Article 51, Section 56 ***	Off-Street Loading Insufficient	
Article 51, Section 56 **	Off-Street Parking Insufficient	
Notes		Article 80 Development Review approval required.

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.

Figure 3.4 Zoning Refusal Letter

Category	Code Requirement	Proposed Project Uses & Dimensions
Dimensional Regulations, Article 51- Table E	Local Convenience Subdistrict LC-1	Residential - 37 dwelling units, located on 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor, & Roof Levels Commercial - 2 Commercial Spaces on 1st Floor
	Parking Allowed on Garage Level	33 Parking Spaces (stackers)
Floor Area Ratio (FAR) Maximum	1.0	6.1
Maximum Building Height	15 ft.	On Kelton Street: 78 ft. +/- On Commonwealth Avenue: 70 ft. +/-
Minimum Lot Size	none	none
Minimum Lot Area per Dwelling unit	none	none
Minimum Usable Open Space per Dwelling Unit	50 SF	10 SF
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard	none	none
Minimum Side Yard	none	none
Minimum Rear Yard	20 ft.	10 ft.

2.3.2 Anticipated Permits and Approvals

The public approvals expected to be required for the Proposed Project are listed in **Table 2-3**.

The Proposed Project is subject to requirements of, and the filing of a SPRA under Article 80 of the Code, necessitated because more than fourteen (14) multi-family units are being proposed and the project is less than 50,000 gross square feet in size within a Boston neighborhood.

Agency Name	Permits and Approvals
Boston Planning & Development Agency	Article 80 Small Project Review Certificate of Compliance
Boston Zoning Board of Appeals	Zoning Relief

Boston Fire Department	Approval of Fire Safety Equipment Fuel Oil Storage Permit for Garage
Boston Department of Public Works Public Improvements Commission	Permits for Street Occupancy and Operating Permit (if Necessary); Sidewalk Improvements
Boston Department of Inspectional Services	Flammable Storage Permit Building Permit Certificate(s) of Occupancy
Boston Water and Sewer Commission	Water and Sewer Connection Permits: General Services Application Site Plan Review
Boston Transportation Department	Construction Management Plan Transportation Access Plan Agreement
Boston Landmarks Commission	Article 85 Demolition Delay Review
Boston Parks Department	Construction within 100 feet of a public park or parkway

* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

2.4 Legal Information

2.4.1 Legal Judgments or Actions Pending Concerning the Proposed Project

The Project Proponent is not aware of any legal judgments or other actions pending which involve the Proposed Project.

2.4.2 History of Tax Arrears on Property Owned in Boston by the Applicant

The Proponent has no additional property in Boston on which real estate tax payments are in arrears.

2.4.3 Evidence of Site Control Over the Project Area

The Project Site is owned by 1430-1440 commonwealth Ave, LLC as documented in the Suffolk County Registry of Deeds, Book 42659, Page 217.

2.4.4 Nature and Extent of Any and All Public Easements

The Project Site is not subject to any public easements.

2.5 Public Review Process

The Proponent has been meeting with various neighborhood groups. The community has expressed great interest in the project and has overall given helpful feedback on the program and preliminary design. A listing of individuals and groups we have engaged include:

Elected Officials

Boston City Councilor Mark Ciommo of District 9
State Representative Kevin Honan of 17th District Suffolk

City Agencies

Boston Planning and Development Agency
Inspectional Services Department
Mayor's Office of Neighborhood Services Boston Parks and Recreation
Boston Fire Department
Boston Parks Department
Boston Water and Sewer Commission
Boston Public Works Department

Community Organizations

Brighton Allston Improvement Association (BAIA)

Abutters

1422 Commonwealth Avenue
1426 Commonwealth Avenue
1444 Commonwealth Avenue
1450 Commonwealth Avenue
1460 Commonwealth Avenue
1462 Commonwealth Avenue
147 Kelton Place
152 Kelton Street
153 Kelton Street
155 Kelton Street
156 Kelton Street

The Proponent's development team will continue to outreach and attend meetings with neighborhood, community and business leaders regarding the Proposed Project during the Article 80 review process, including discussions/meetings with city agencies, as may be required by the necessary permits, including:

- Boston Parks and Recreation
Boston Environment Department
- Boston Department of Public Works
Mayor's Office of Neighborhood Services
- Boston Planning and Development Agency
- The Zoning Board of Appeals
- Inspectional Services Department
-

2.6 Letters Of Support

There have been various meetings with Elected Officials, City Agencies, and Community Organizations and Abutters. There are no letters of support as of yet.

3.0 DESIGN COMPONENT

3.1 Introduction

The Proposed Project is a mixed-use development, located at 1440 Commonwealth Avenue in Brighton, which comprises of thirty-seven (37) residential units, covered parking for thirty-three (33) vehicles, thirty (37) bike racks, two (2) Commercial Spaces and new useable outdoor open spaces that exclusively serve the units. Discussion of design elements for the proposed new building is provided in the sections below, and is illustrated on the plans, perspectives, and photographs that are included in the Design Component (**See 3.10-3.11**)

3.2 Site Context

The Project's Site has frontage on Commonwealth Avenue, and on Kelton Street. The Project's Site is across from The Warren Street Station on the Green Line MBTA. This neighborhood corridor is characterized by a range of building types at different scales, and a range of architectural styles and materials, primarily residential.

3.3 Building Program

The building program includes a) residential lobby located on Commonwealth Avenue., thirty-three (33) space underground parking garage at the underground level from a ramp on Kelton Street, and thirty-seven (37) residential units, located from the second floor level through the roof level. At the first floor level, the building contains two (2) commercial spaces. A community room for building residents is located on the roof level. Building mechanicals are housed at roof level, and the condensers, servicing each unit, are appropriately located on various sections of the roof and outside areas that have minimum visibility and noise impact. The program also includes private outdoor space for many of the residential units, including outdoor patios, terraces, balconies, and a roof garden.

3.4 Design Concept

The Proposed Project is a residential building located on a unique site with an interesting and challenging topography, with a 9 ft. change of grade from one side to the other. The design is a modern interpretation of the existing residential masonry and brick buildings. The proposed building is inserted in a harmonious way in the surrounding environment to create a dialogue with the characteristics of the natural landscape of the area and the existing neighborhood buildings. The intention is to create a building that is appropriately scaled, creating a volume that is balanced between the two sides and contributes positively to the existing visual context of the neighborhood.

3.5 Height and Massing

The Proposed Project is nestled between the adjacent structures with similar height and massing. The 6-story high elevations on Commonwealth Avenue and Kelton Street align with the existing buildings and provide a continuous pedestrian façade. The seventh floor steps back from the roof edge and this allows for roof terraces. The building has a lobby adjacent to the neighboring residential building.

3.6 Façade Design, Fenestration, and Building Materials

The contemporary treatment of the facades achieves a pleasant and unified design within its context while optimizing durability and minimizing maintenance through a restrained material palette. A series of Bays and ample openings allow for natural light as well as vast views of Commonwealth Avenue and the City.

3.7 Exterior Signage and Lighting

Exterior lighting, where used, it is primarily indirect LED lighting to illuminate the building entrances, ground surfaces, and private patio and terrace areas, with particular attention paid to limiting ambient light on site.

3.8 Site Design

3.8.1 Open Space and Landscaped Areas

The site is integrating the natural landscape and topography in the built environment. The main entrance to the building is located at the Commonwealth Avenue level, the site is cascading down to Kelton Street. The landscape incorporates native, adaptive plantings for water efficient landscaping and weather-appropriate material.

3.8.2 Pedestrian Circulation

The Proposed Project has given special care in the location of the tenant bicycle storage room. This room is strategically located at side building entrance on Kelton Street. Tenants who park their car in the garage level will have direct access to the elevator. Recycling and trash disposal area is located at the first Floor level accessed through the elevator or side stairs.

3.8.3 Parking and Vehicular Circulation

The building layout optimizes efficiency and car count at the garage level, where vehicles safely enter and exit from Kelton Street. There are a total of thirty-three (33) parking spaces available.

3.9 Sustainable Design

The Proposed Project incorporates sustainable design seeking to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. This will be accomplished by optimizing site potential; minimizing non-renewable energy consumption; using environmentally preferable products; protecting and conserving water; enhancing indoor environmental quality; and optimizing operational and maintenance practices.

Individual heating and air conditioning units will be provided.

Sub-metering of Water use will be provided.

Sub-metering of gas use will be provided.

Sub-metering of electrical will be provided.

All these help keep consumption lower.

3.10 Design Submission and Project Drawings

The following are the drawings for the proposed building:
We have reduced them to fit within the format of this book.

1. T-1.00 Title Sheet
2. Plan of Land (Existing Conditions)
3. Plan of land (Proposed Building Footprint)
4. A - 1.00 Ground Floor Plan
5. A - 1.01 1st Floor Plan
6. A - 1.02 2nd floor Plan
7. A - 1.03 3rd Floor Plan
8. A - 1.04 4th Floor Plan
9. A - 1.05 5th Floor Plan
10. A - 1.06 6th Floor Plan
11. A - 1.07 Roof Plan
12. A - 2.01 North Elevation
13. A - 2.02 East Elevation
14. A - 3.01 Proposed Sections

1440

1440 COMMONWEALTH AVENUE
BOSTON, MA

Architect:

HRESKO Associates, Inc.
Architects • Landscape Architects
36 Bromfield Street, Suite 209
Boston, Massachusetts 02108
617-350-7666
e-Mail : Hresko@archusa.com
H•A Project # 32-22

Surveyor:

R.E. Cameron & Associates, Inc.
Land Surveyors, Civil Engineers
681 Washington Street,
Norwood, MA 02062
781-769-1777

Owner:

1430-1440 Commonwealth Ave, LLC
57 Broadlawn park # 16
Chestnut Hill, MA 02467
Contact: Yan Schechter



List of Drawings:

T-1.00 Title Sheet

Civil

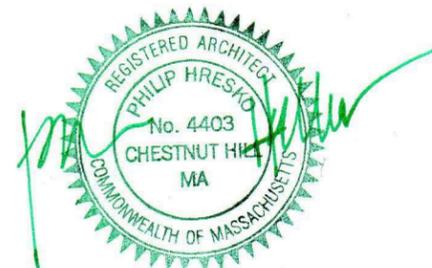
Sheet 1 Plot Plan

Architectural

A-1.00 Ground Level Plan
A-1.01 1st Floor Plan
A-1.02 2nd Floor Plan
A-1.03 3rd Floor Plan
A-1.04 4th Floor Plan
A-1.05 5th Floor Plan
A-1.06 6th Floor Plan
A-1.07 7th Floor Plan
A-2.01 North Elevation
A-2.02 East Elevation
A-3.01 Transverse Section
A-3.02 Longitudinal Section

Date: 28 April 2016

Revision Date: 20 July, 2016



UNIT COUNT					
	Commercial	1BR	2BR	3BR	TOTAL
1st Floor	2				
2nd Floor		4	3		7
3rd Floor		4	3		7
4th Floor		4	3		7
5th Floor		4	3		7
6th Floor		4	3		7
7th Floor		2	2		
Total	2	20	15	2	37

PARKING COUNT				
	SINGLE	DOUBLE	TRIPLE	TOTAL
Ground Floor	8	10	15	33

33 PARKING SPACES
(STACKERS)

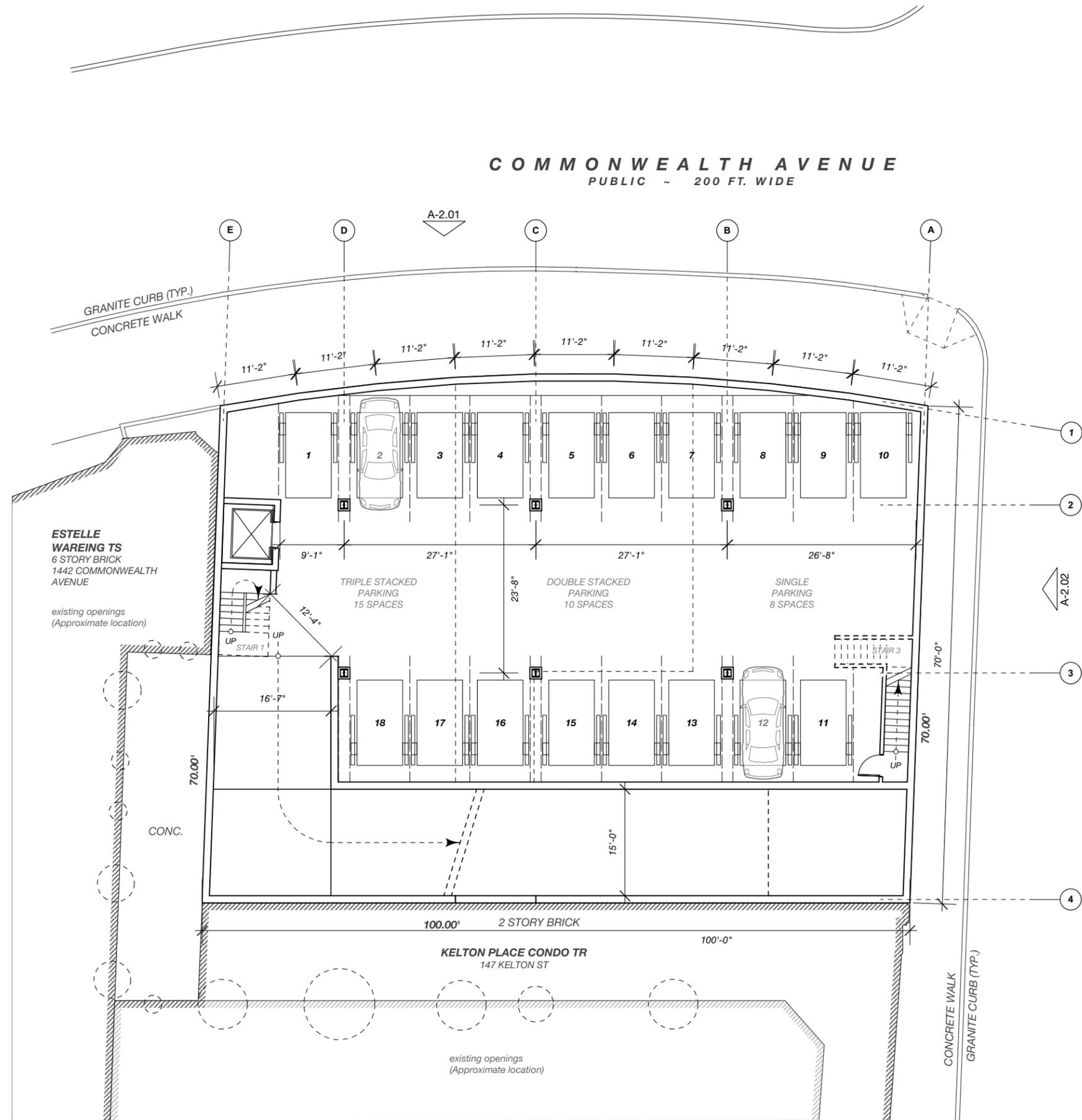
SINGLE STACK: 8
DOUBLE STACK: 10
TRIPLE STACK: 15

1440
Commonwealth
Avenue
Boston,
Massachusetts



Hresko Associates, Inc.
Architect
Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com



KELTON STREET
PUBLIC - 50' WIDE

Ground Floor Plan

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

1440

1440
Commonwealth
Avenue
Boston,
Massachusetts

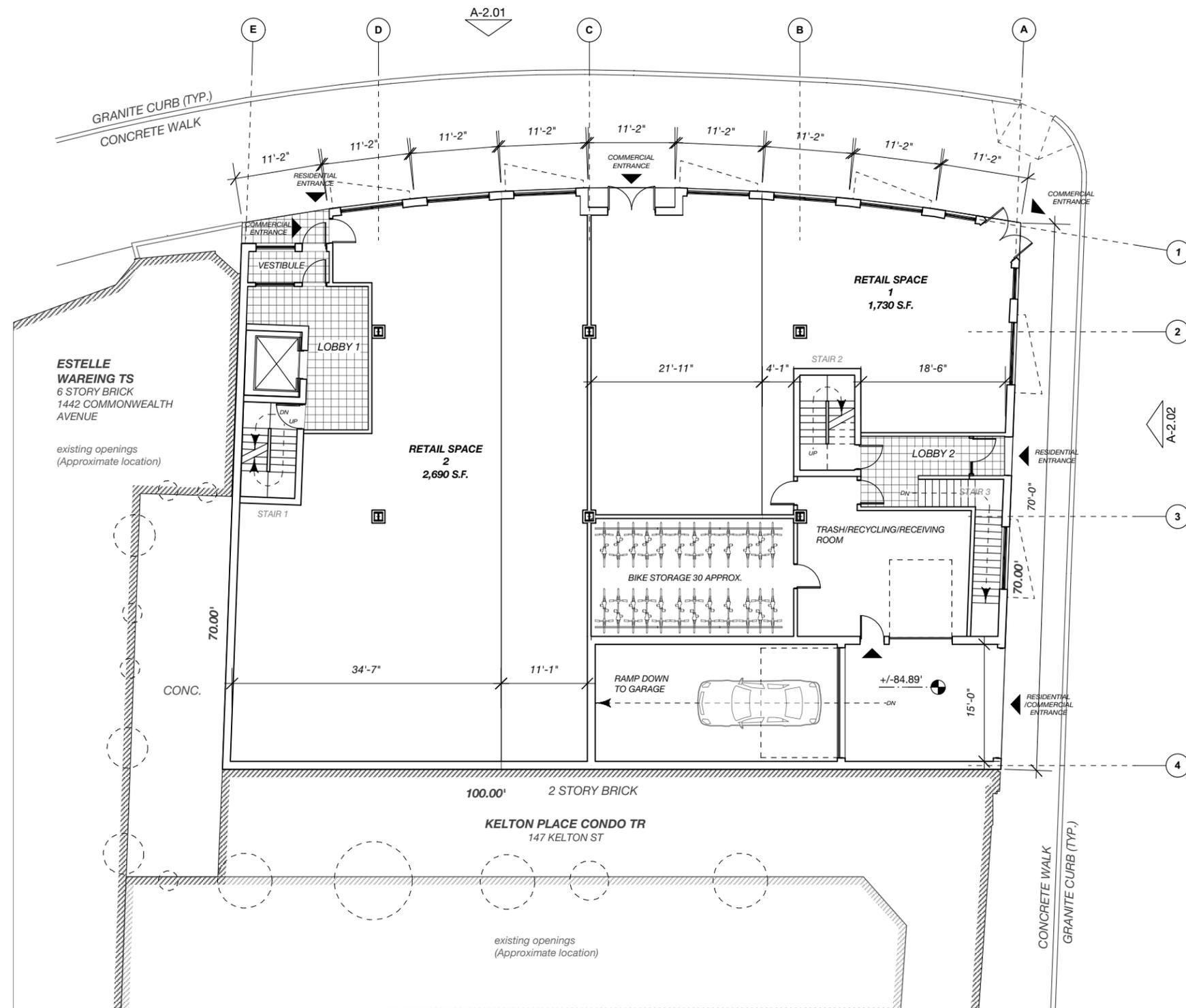


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Architect
Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com



COMMONWEALTH AVENUE
PUBLIC - 200 FT. WIDE



KELTON STREET
PUBLIC - 50' WIDE

1st
Floor
Plan

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

A-1.01

1440
Commonwealth
Avenue
Boston,
Massachusetts



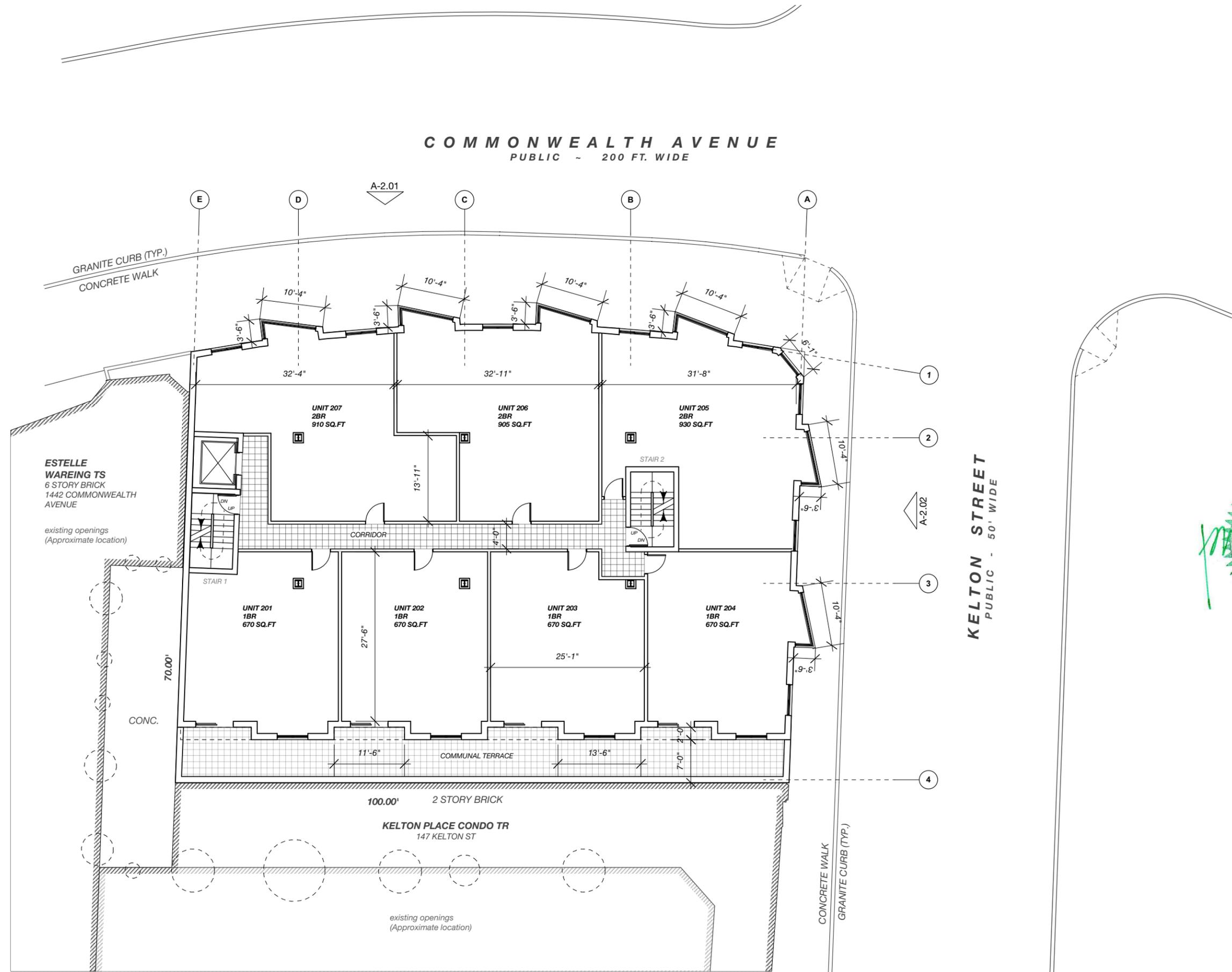
Hresko Associates, Inc.
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Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com



2nd
Floor
Plan

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"



1440

1440
Commonwealth
Avenue
Boston,
Massachusetts



Hresko Associates, Inc.
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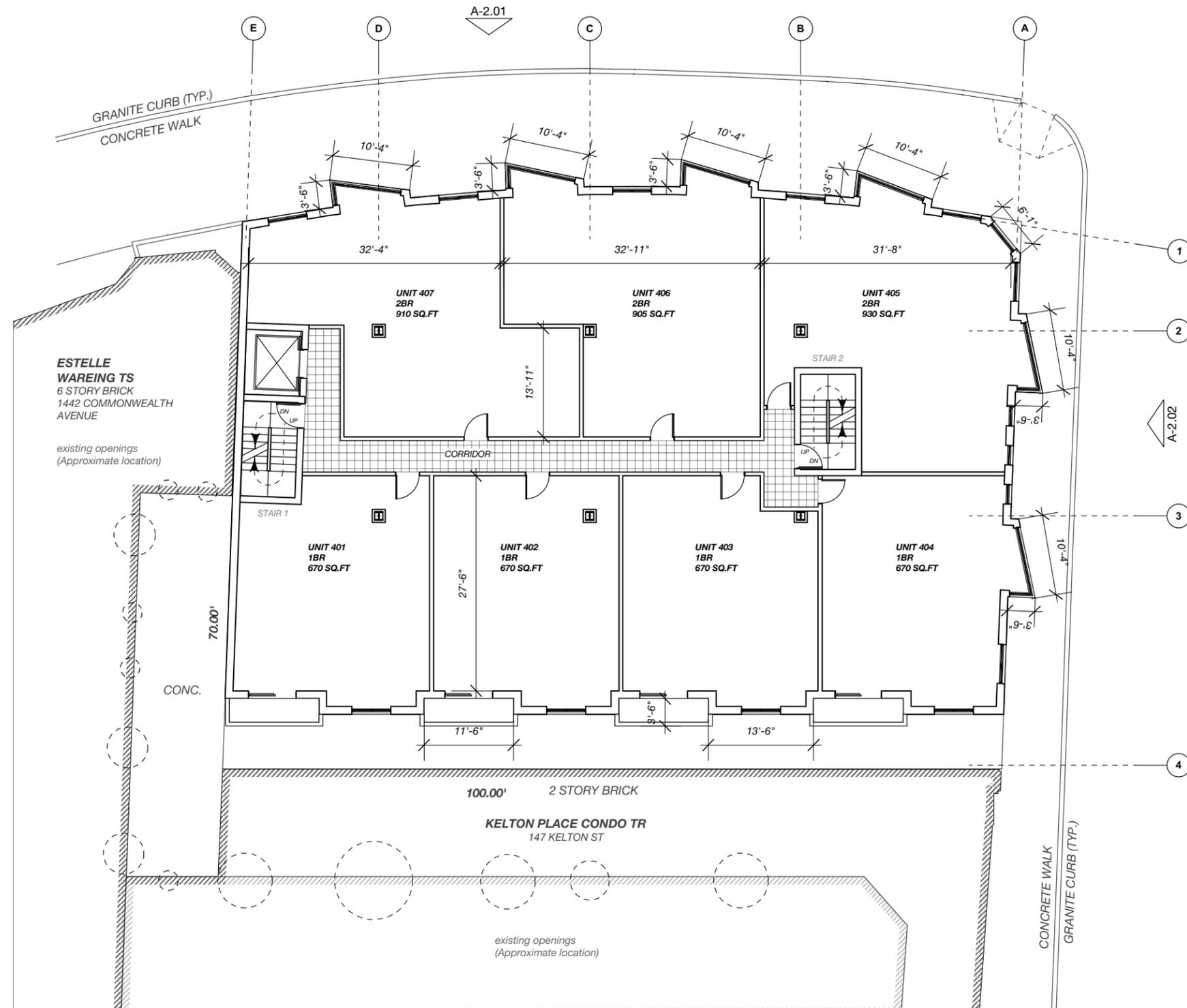
4th Floor Plan

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

A-1.04

COMMONWEALTH AVENUE

PUBLIC - 200 FT. WIDE



KELTON STREET
PUBLIC - 50' WIDE

ESTELLE
WAREING TS
6 STORY BRICK
1442 COMMONWEALTH
AVENUE

existing openings
(Approximate location)

100.00' 2 STORY BRICK
KELTON PLACE CONDO TR
147 KELTON ST

existing openings
(Approximate location)

1440
Commonwealth
Avenue
Boston,
Massachusetts

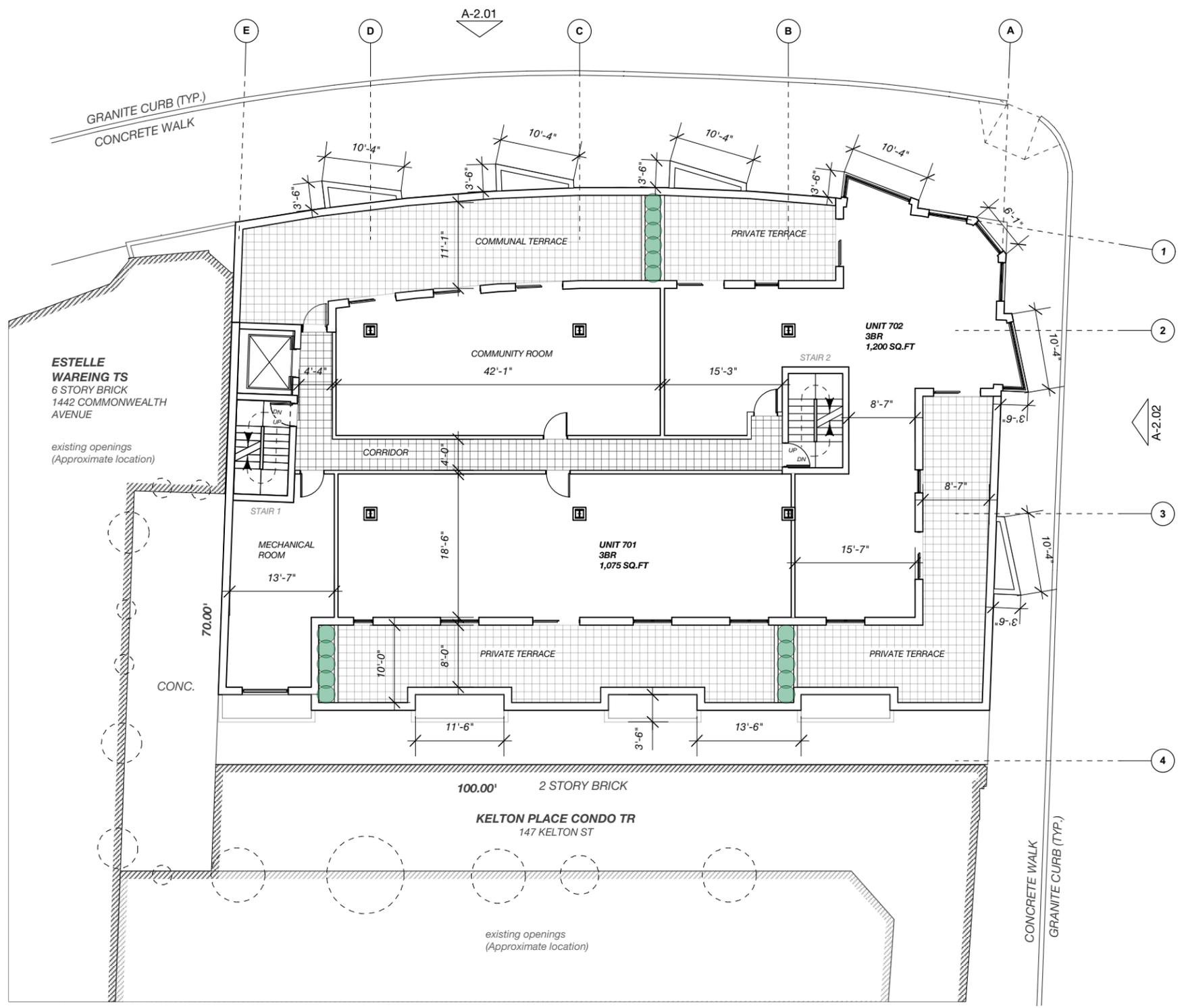


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COMMONWEALTH AVENUE
PUBLIC - 200 FT. WIDE



KELTON STREET
PUBLIC - 50' WIDE

ESTELLE
WAREING TS
6 STORY BRICK
1442 COMMONWEALTH
AVENUE

existing openings
(Approximate location)

100.00' 2 STORY BRICK

KELTON PLACE CONDO TR
147 KELTON ST

existing openings
(Approximate location)

7th
Floor
Plan

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

1440

1440
Commonwealth
Avenue
Boston,
Massachusetts



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KELTON STREET



North
Elevation

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

A-2.01

1440

1440
Commonwealth
Avenue
Boston,
Massachusetts



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COMMONWEALTH AVENUE



East
Elevation

Revision Date:
20 July 2016
Date:
28 April 2016
Scale:
1/16" = 1'-0"

ADD-11

A-2.02

3.11 Shadow Studies

Existing Conditions and the proposed building shadow studies were done.

The following are the days and time of day that Shadow Studies were done for the proposed building:

March 21

9AM

12 PM

3 PM

June 21

9 AM

12 PM

3 PM

6 PM

September 21

9 AM

12 PM

3 PM

6 PM

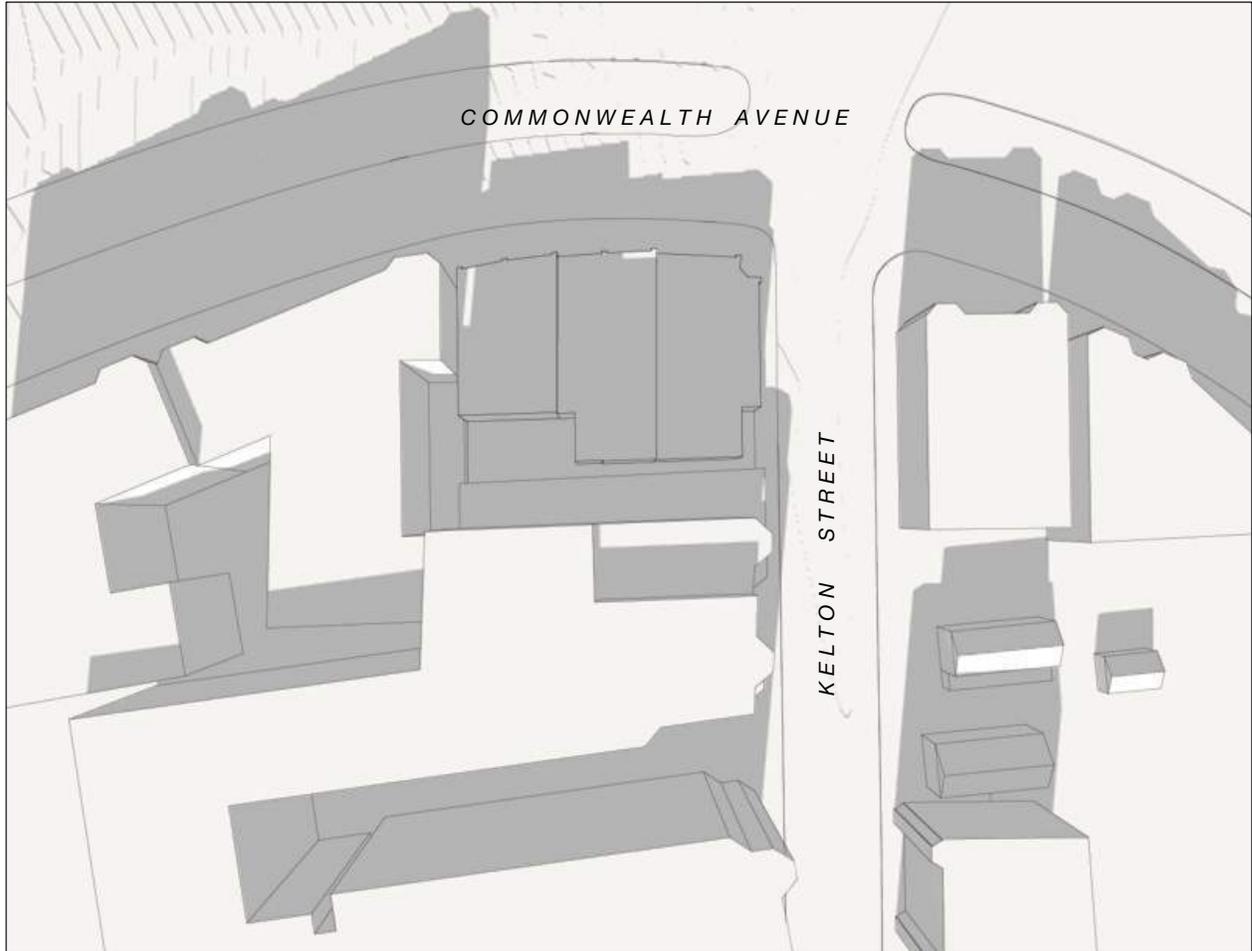
December 21

9AM

12 PM

3 PM

See attached drawings.

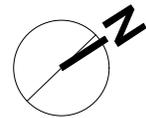


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

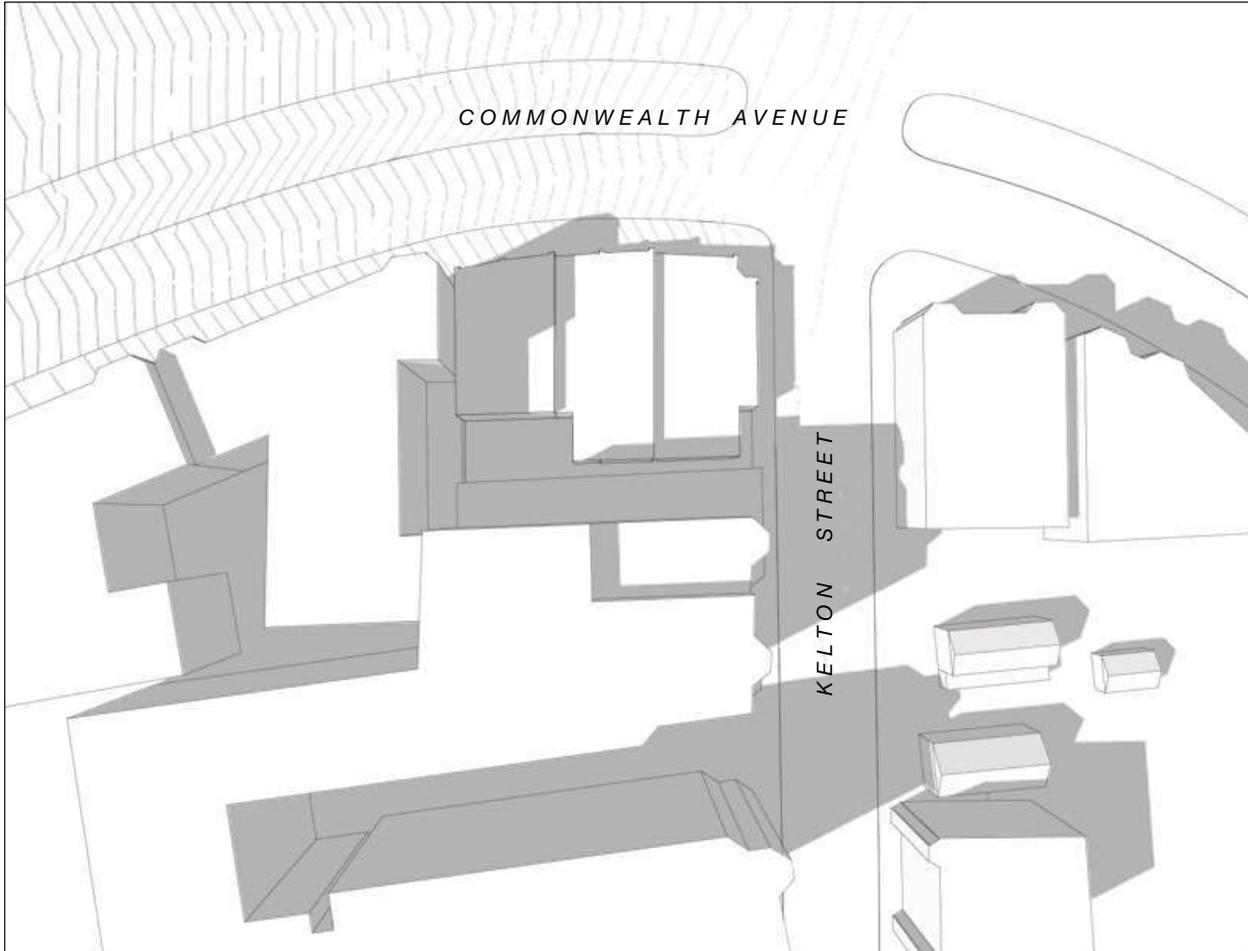
Altitude: 33.3°
Azimuth: 125.6°

Shadow Study
March 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

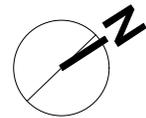


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

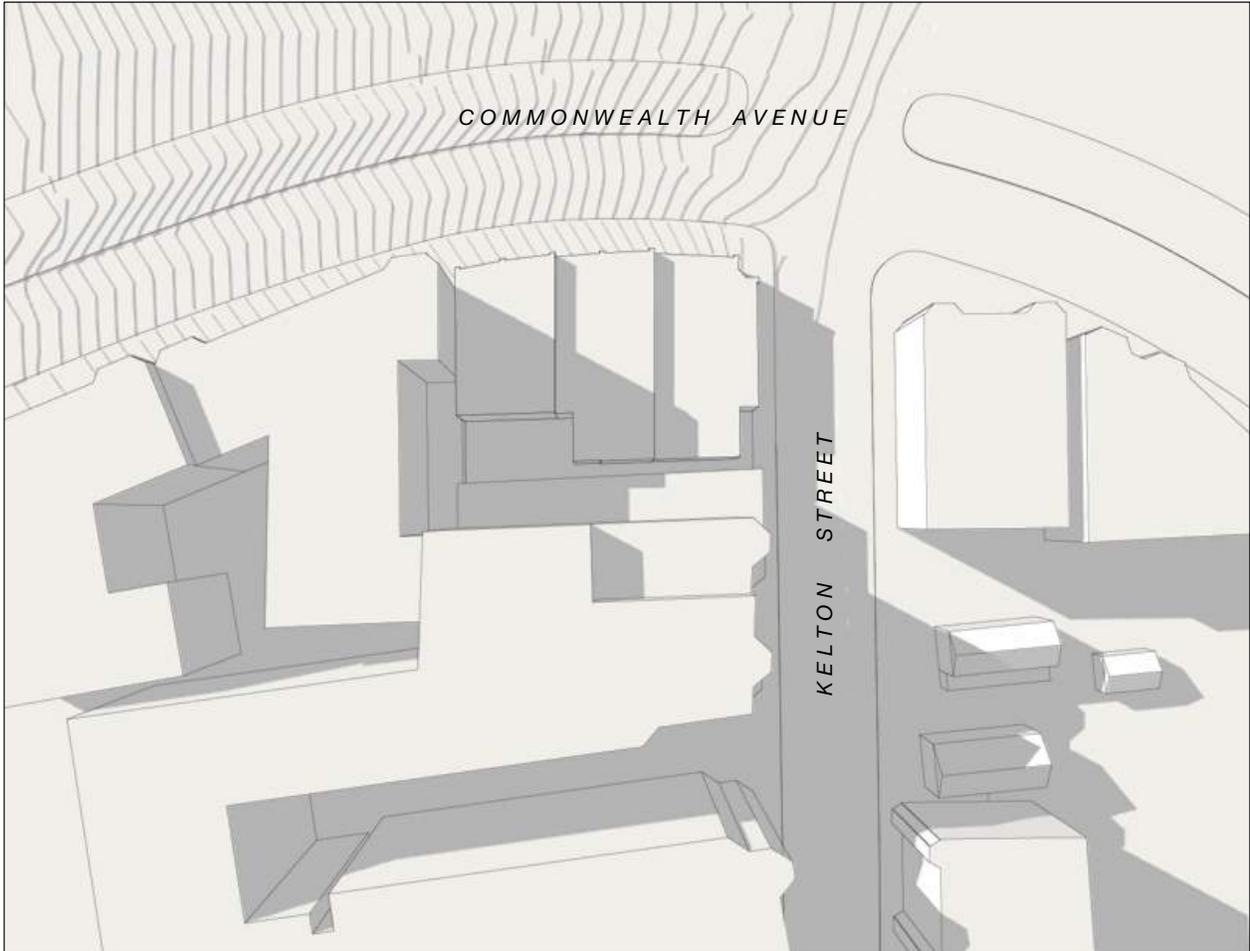
Altitude: 48.2°
Azimuth: 183.3°

Shadow Study
March 21, 12:00 PM



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Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

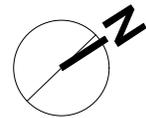


■ Existing Shadow

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Boston, Massachusetts

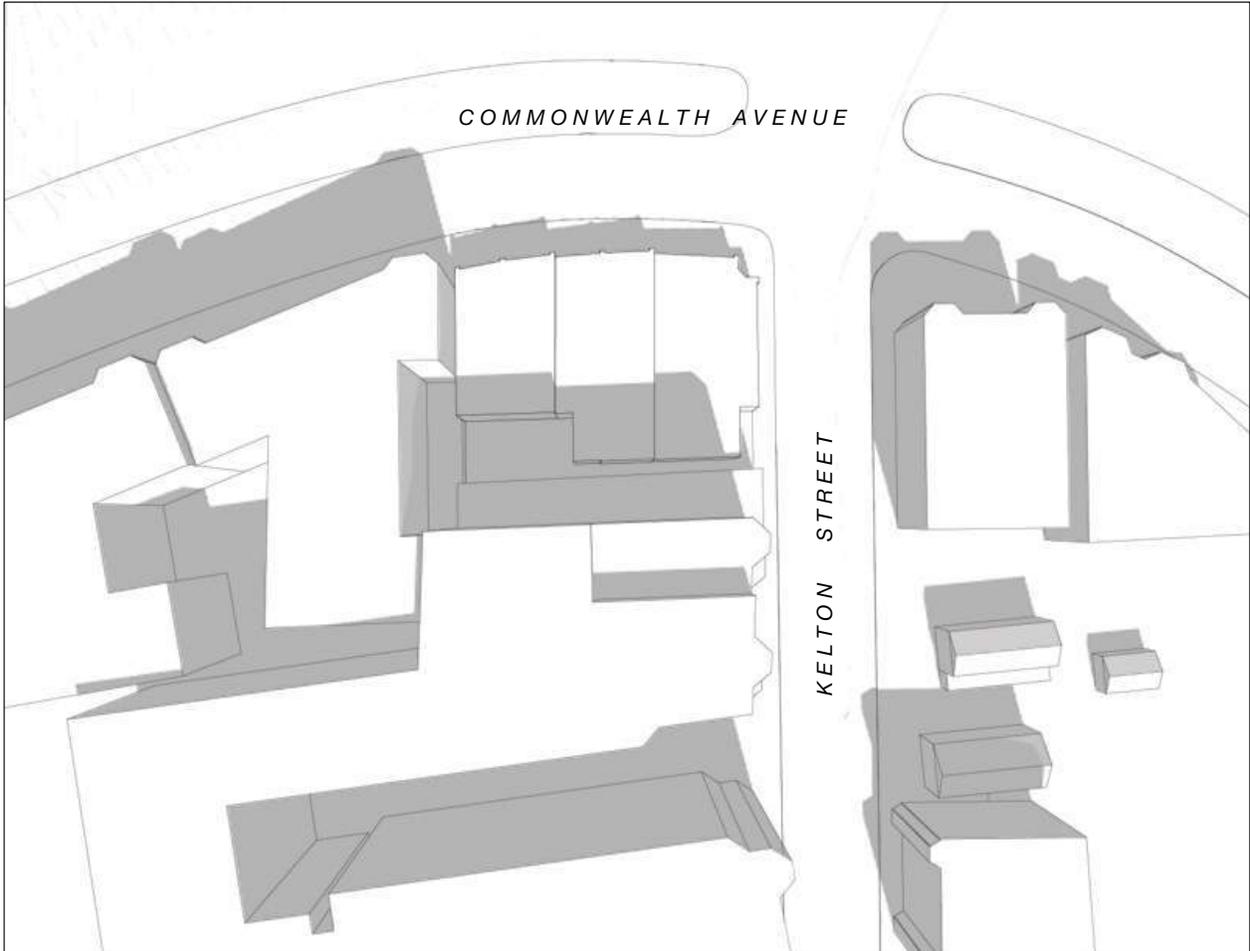
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Azimuth: 238.5°

Shadow Study
March 21, 3:00 PM



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36 Bromfield Street, Boston, MA 02108

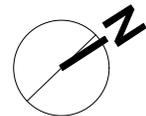


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

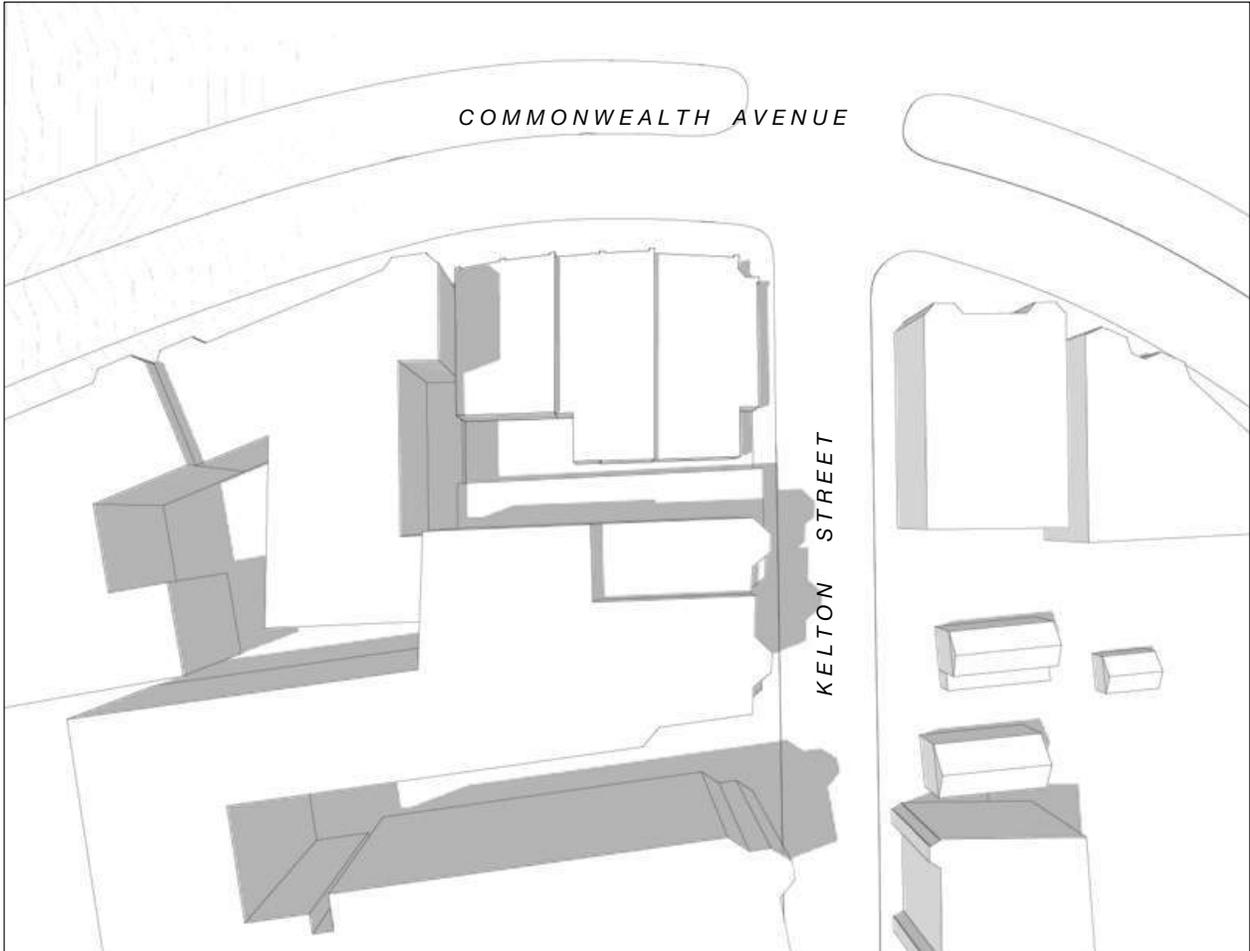
Altitude: 50.8°
Azimuth: 105.5°

Shadow Study
June 21, 9:00 AM



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Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

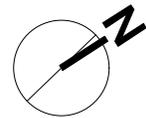


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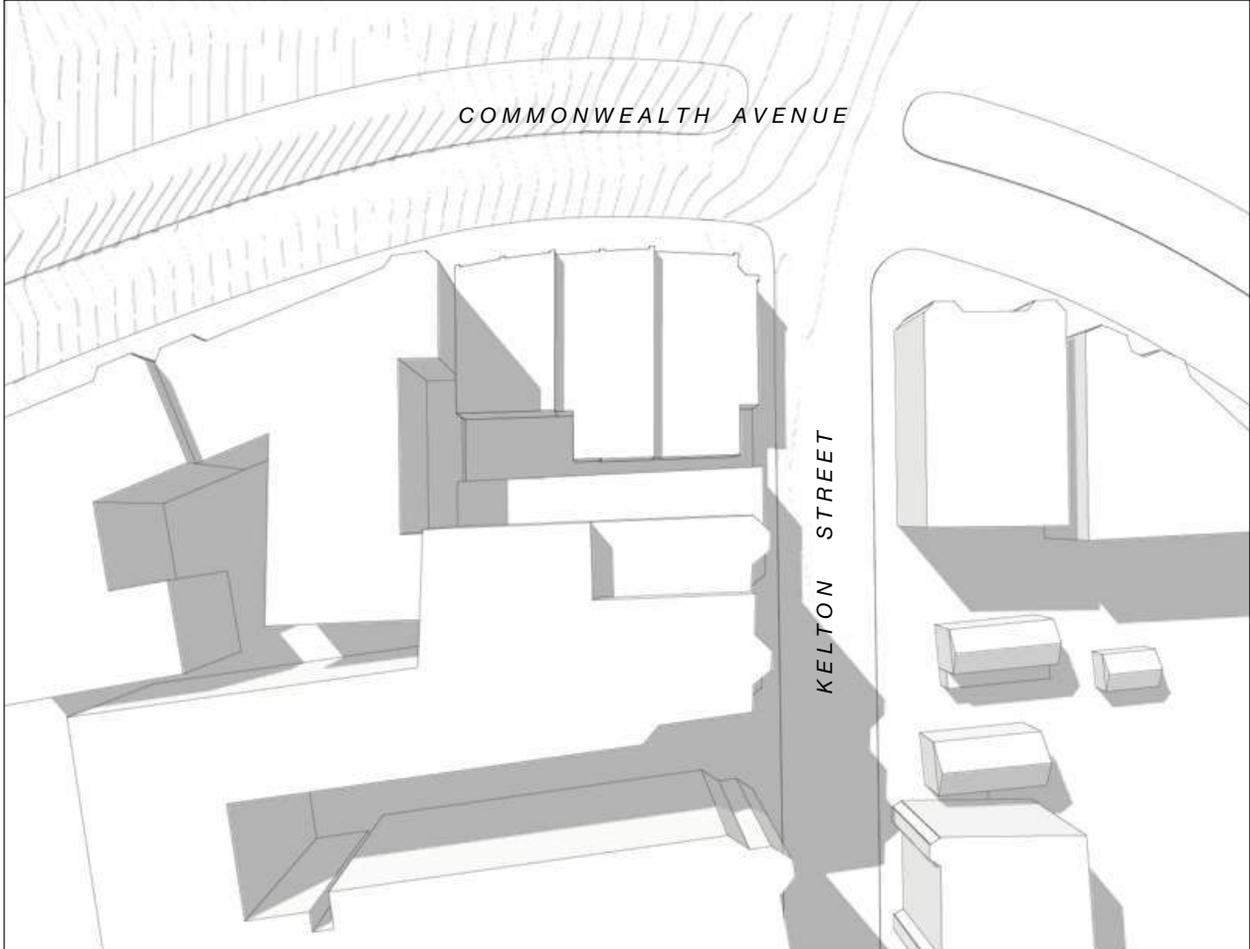
1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 70.9°
Azymuth: 189.7°

Shadow Study
June 21, 12:00 PM



HRESKO ASSOCIATES, INC
Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

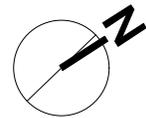


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 45.9°
Azymuth: 260.4°

Shadow Study
June 21, 3:00 PM



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36 Bromfield Street, Boston, MA 02108

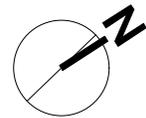


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

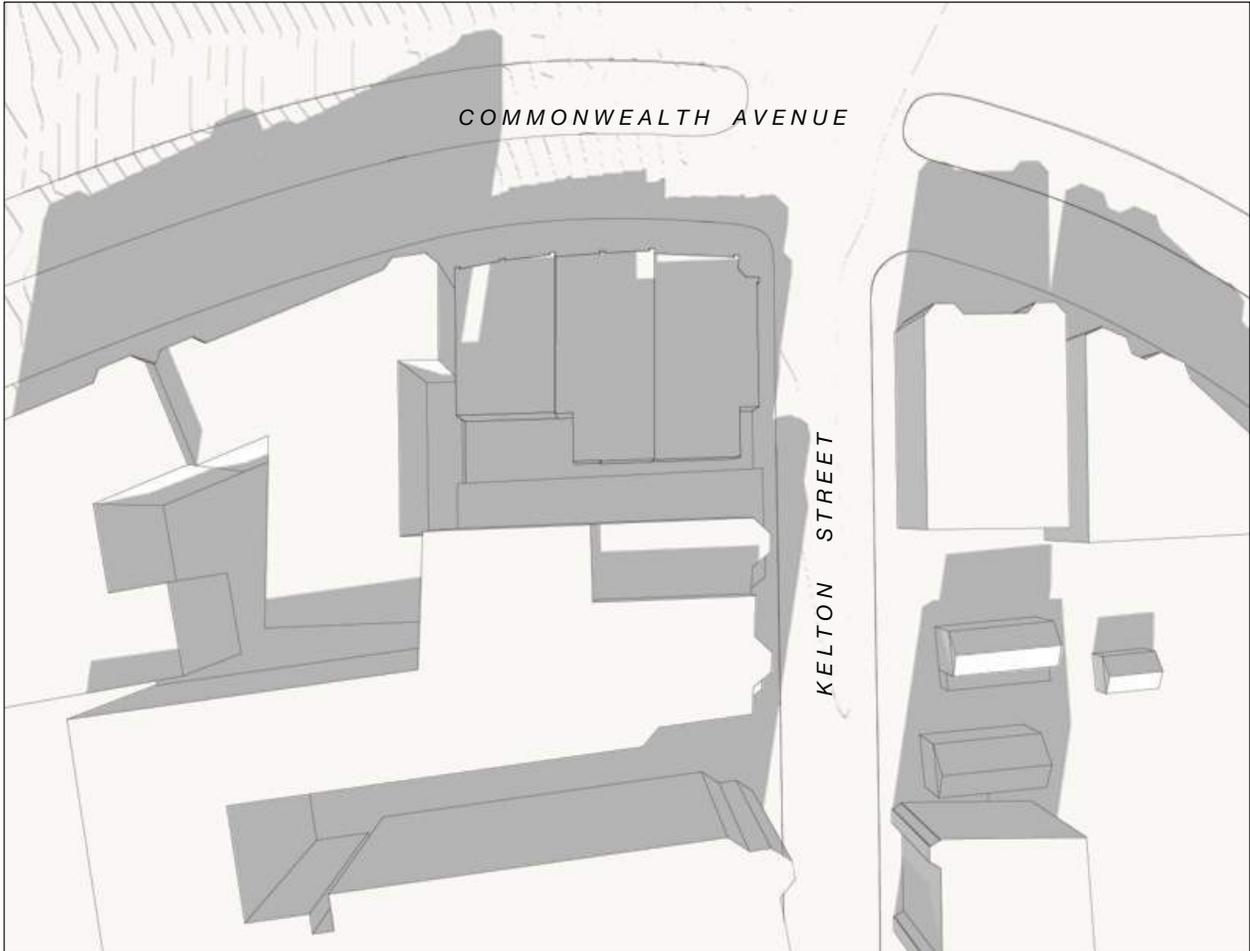
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Azimuth: 289.9°

Shadow Study
June 21, 6:00 PM



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36 Bromfield Street, Boston, MA 02108

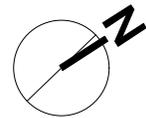


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

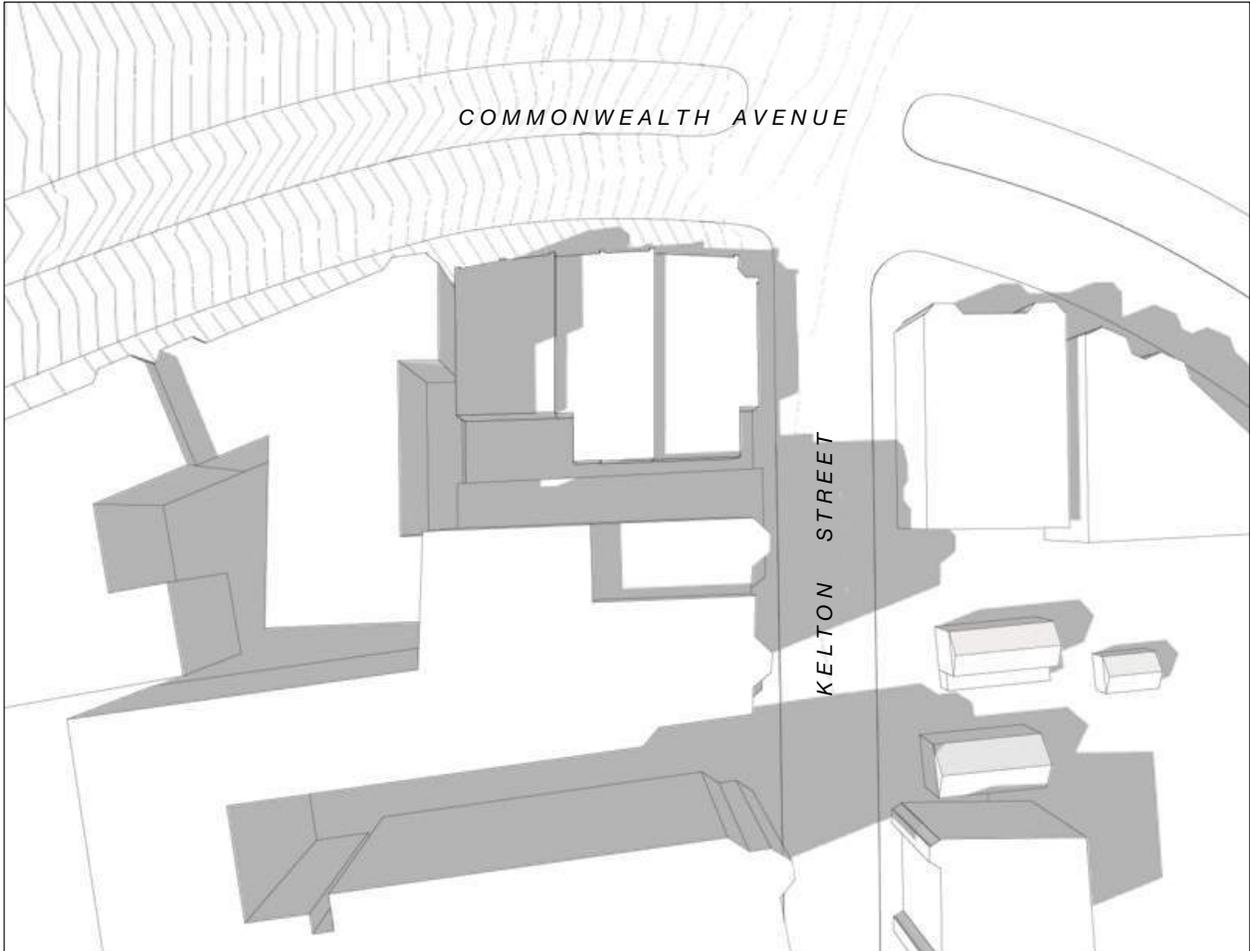
Altitude: 35.2°
Azimuth: 129.2°

Shadow Study
September 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

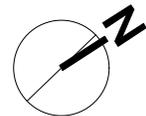


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

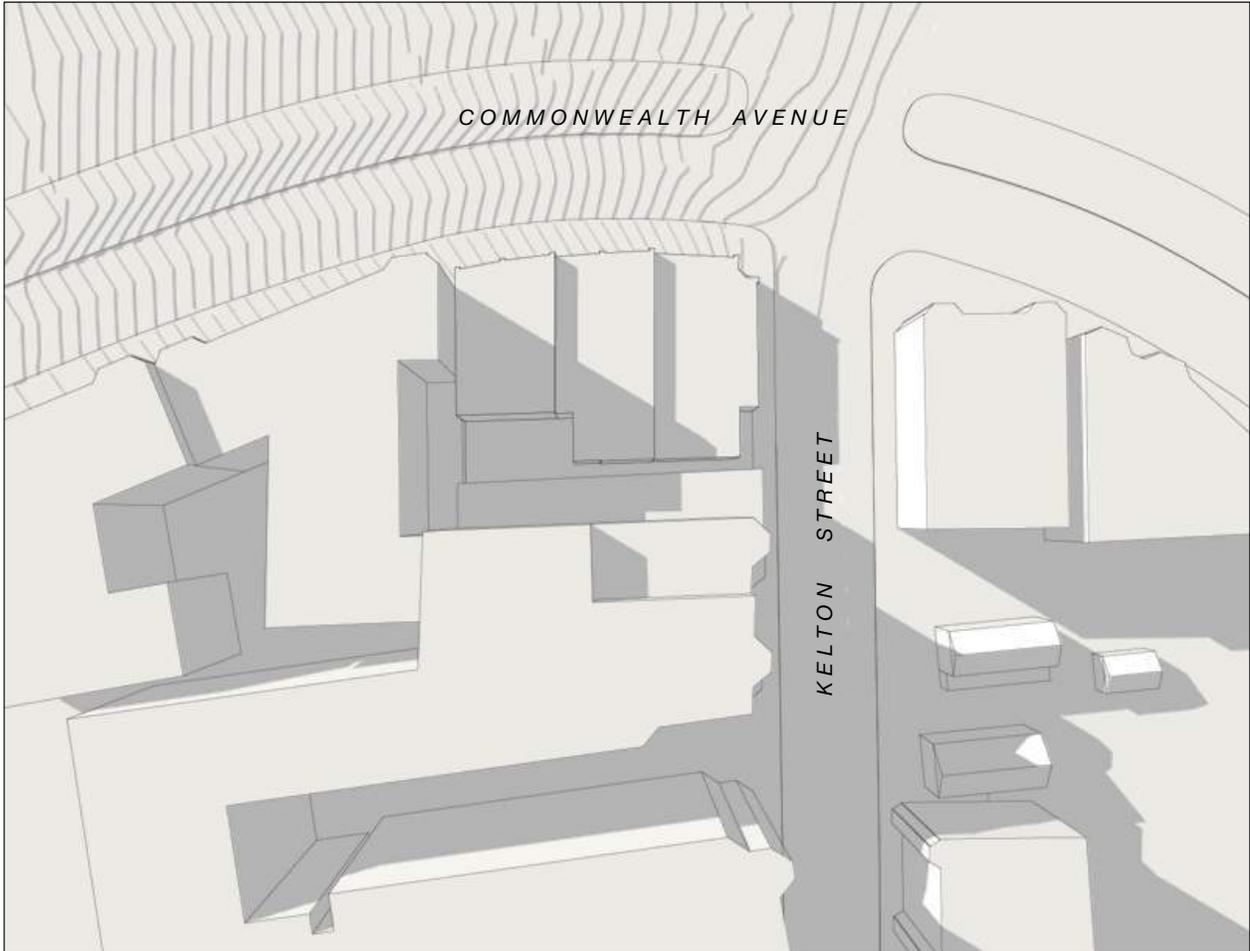
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Azimuth: 188.5°

Shadow Study
September 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

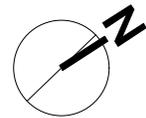


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

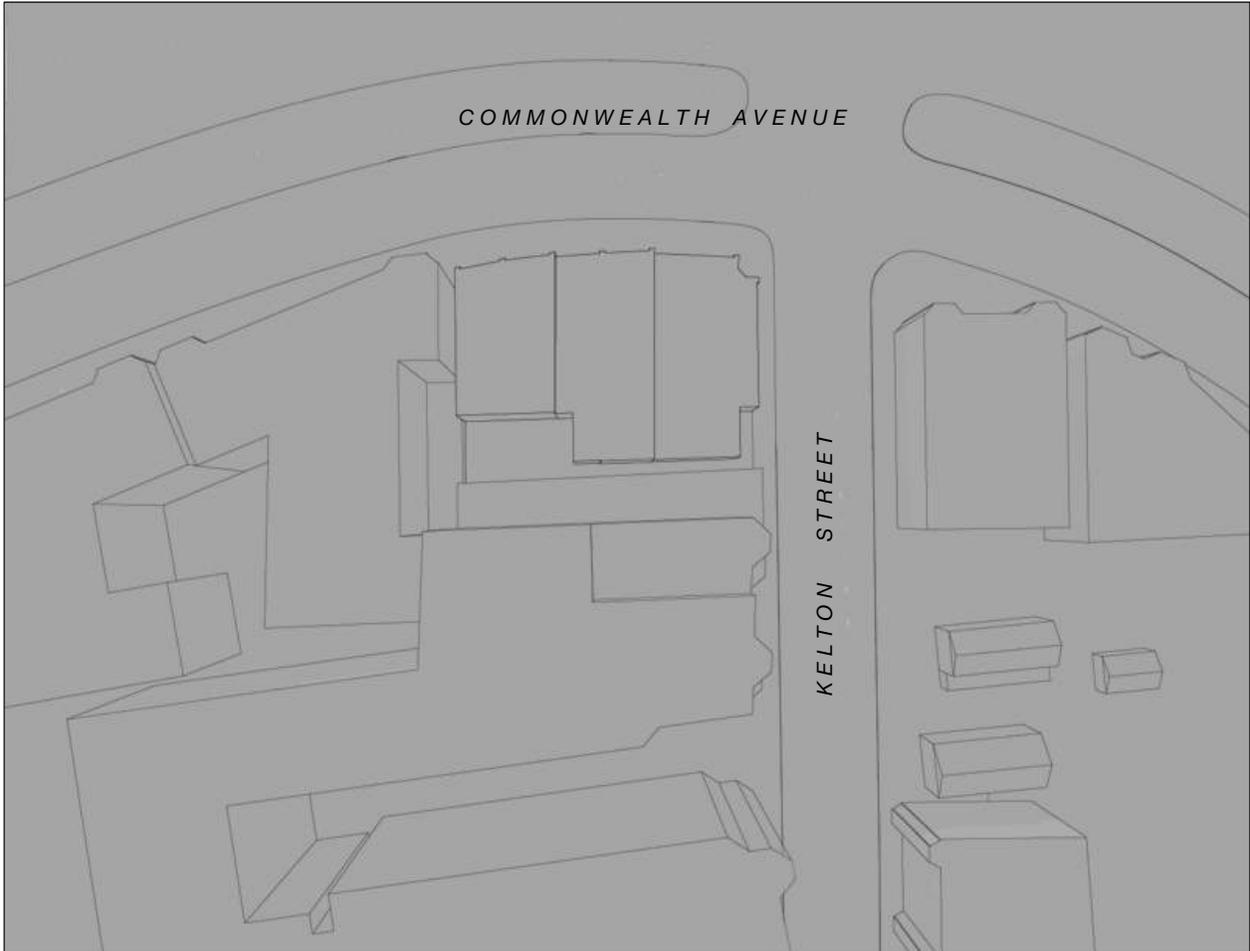
Altitude: 28.1°
Azymuth: 241.4°

Shadow Study
September 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

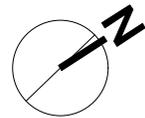


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: -4.1°
Azimuth: 274.1°

Shadow Study
September 21, 6:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

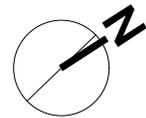


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

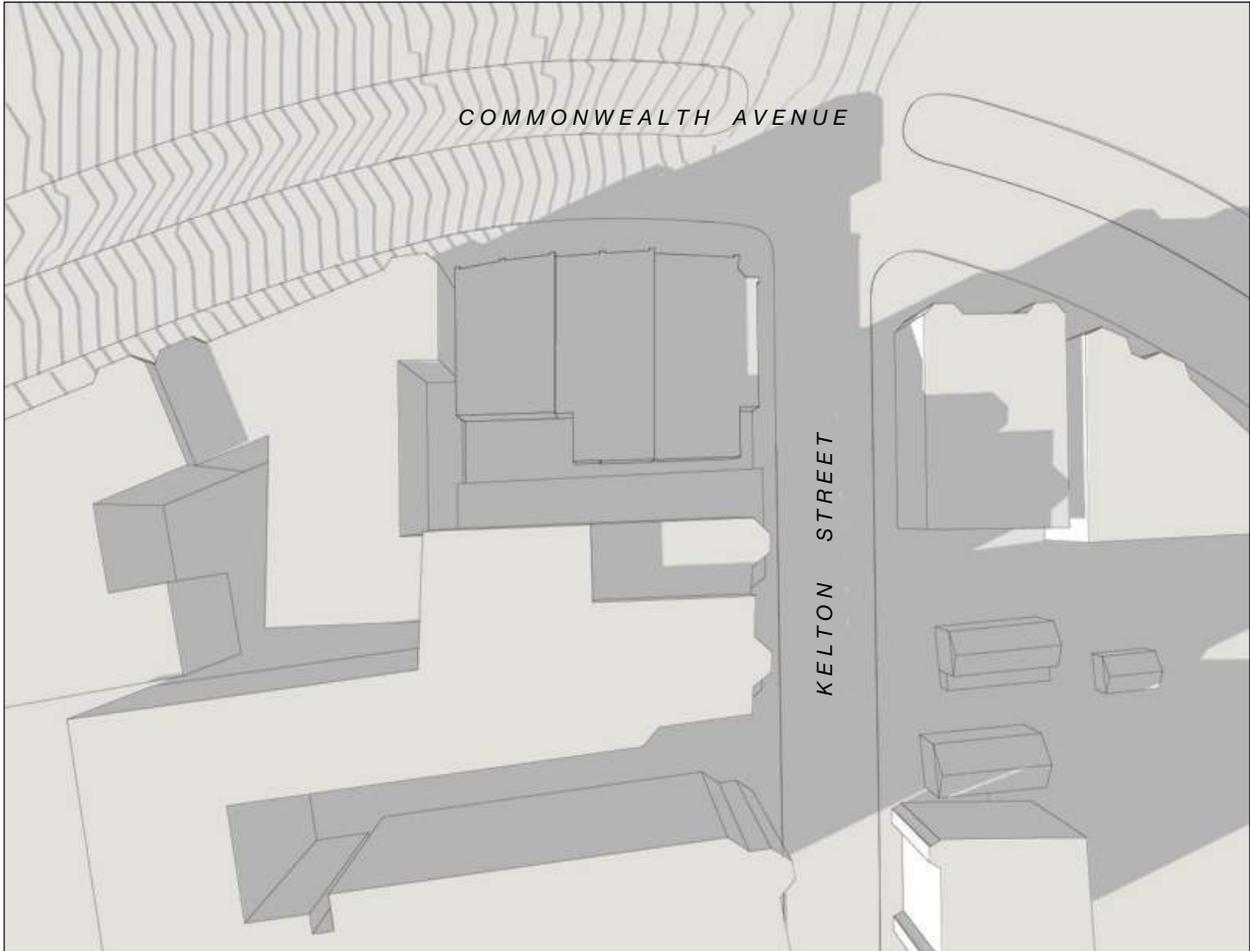
Altitude: 14.3°
Azymuth: 141.9°

Shadow Study
December 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

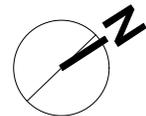


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 24.1°
Azimuth: 184.4°

Shadow Study
December 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

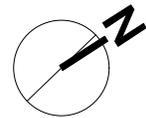


■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

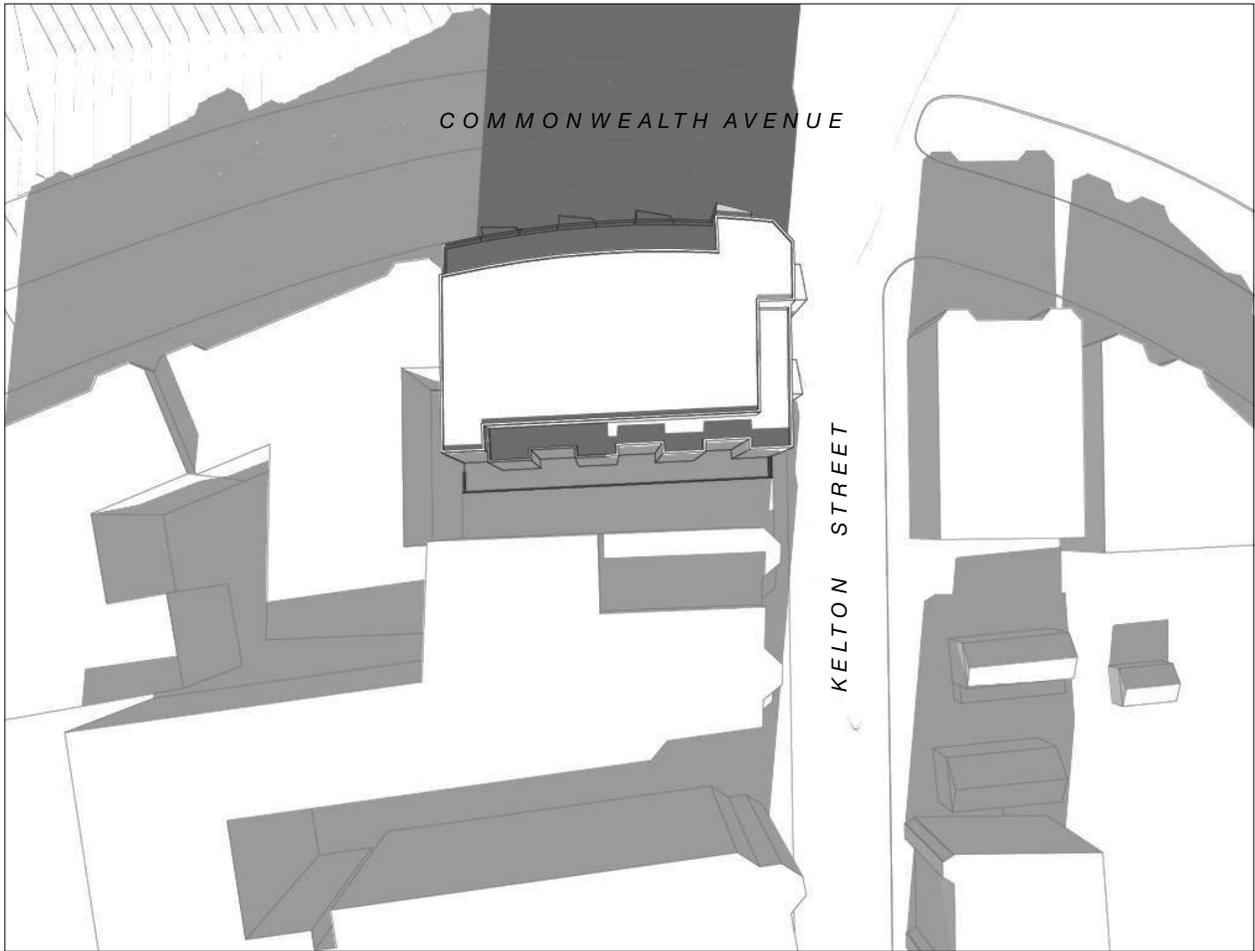
Altitude: 10.0°
Azimuth: 225.0°

Shadow Study
December 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

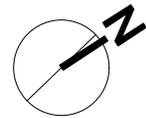


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 33.3°
Azimuth: 125.6°

Shadow Study
March 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

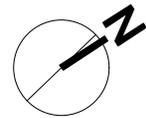


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

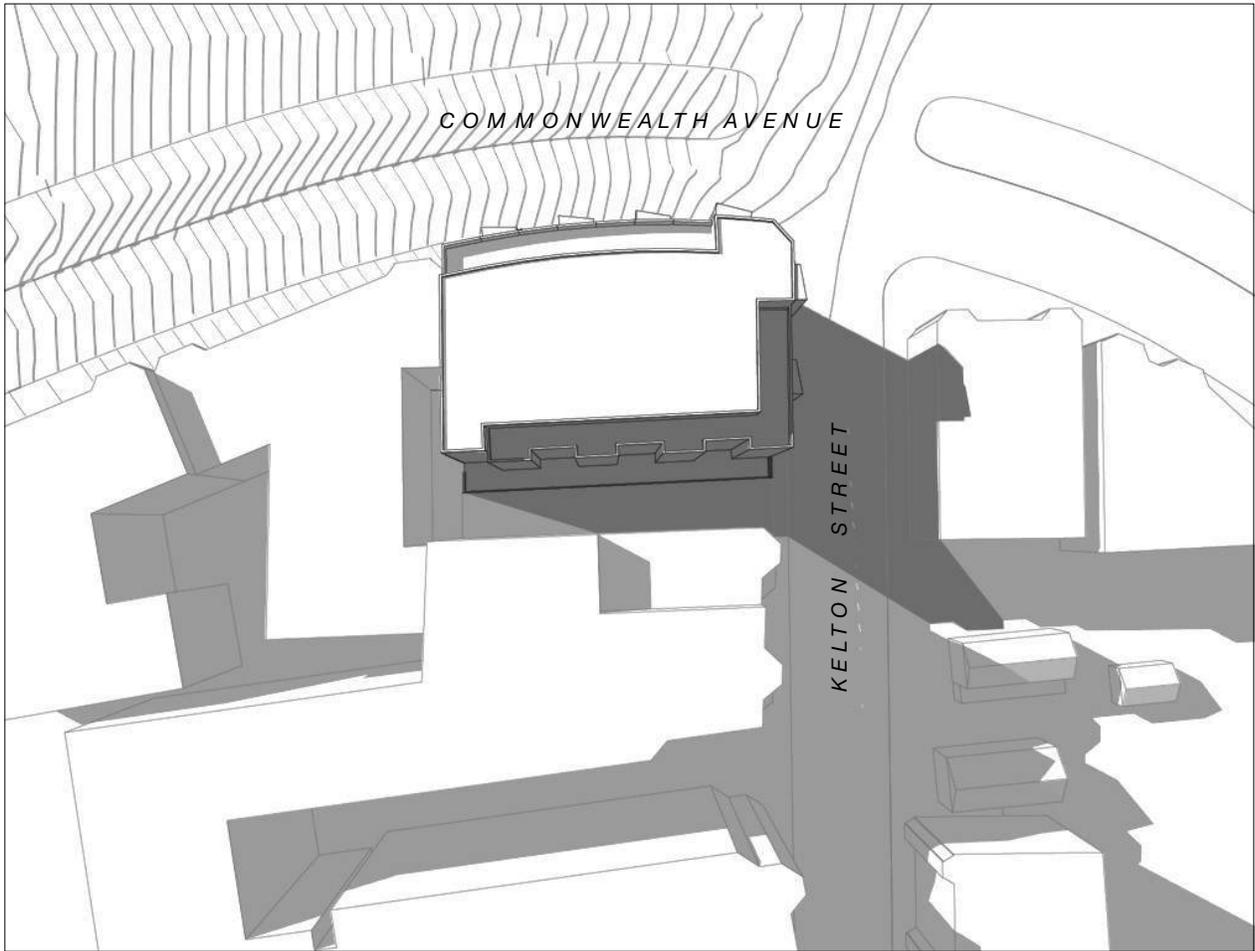
Altitude: 48.2°
Azimuth: 183.3°

Shadow Study
March 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

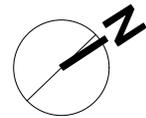


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

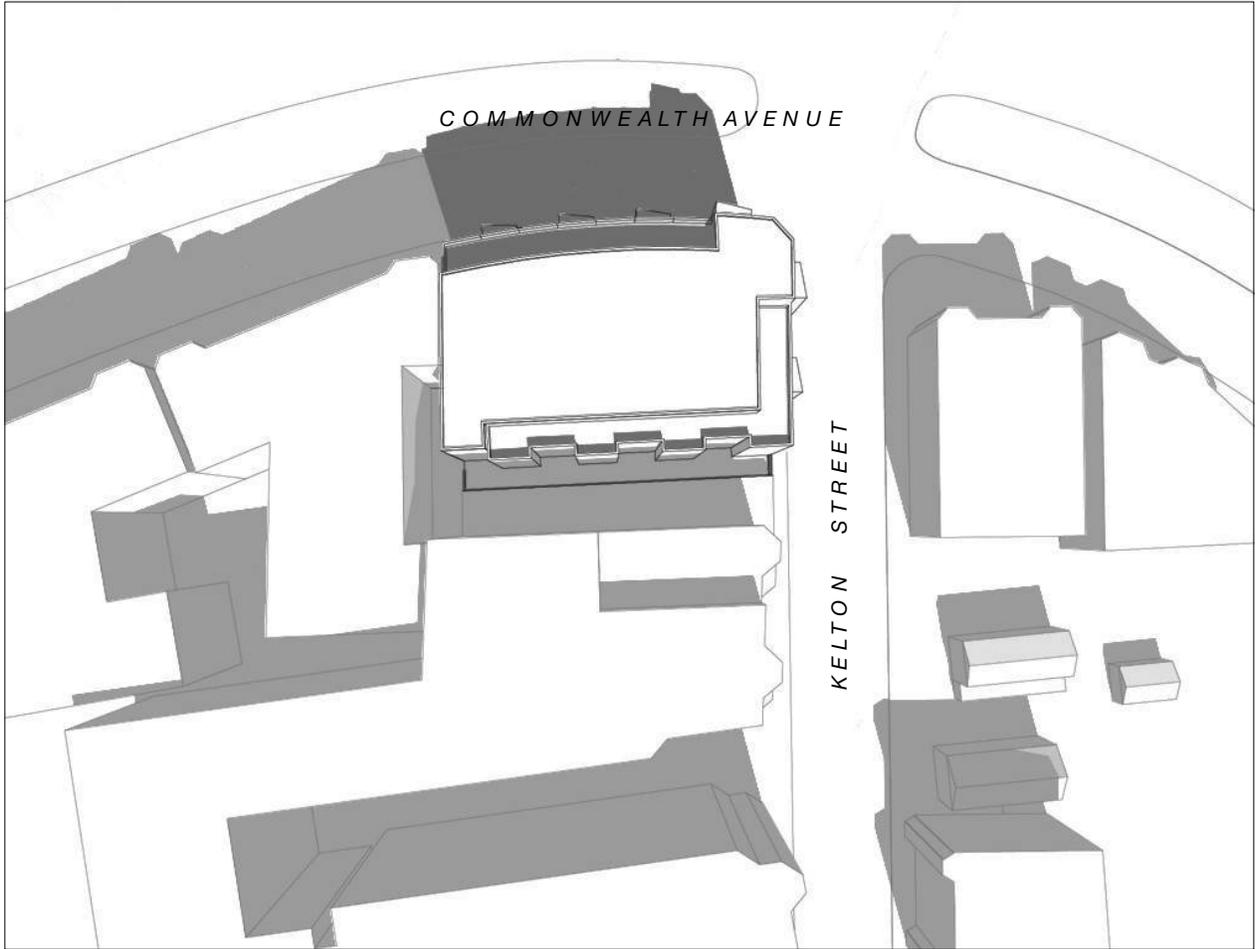
Altitude: 30.6°
Azimuth: 238.5°

Shadow Study
March 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

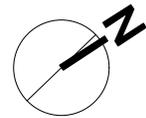


- New Shadow
- Existing Shadow

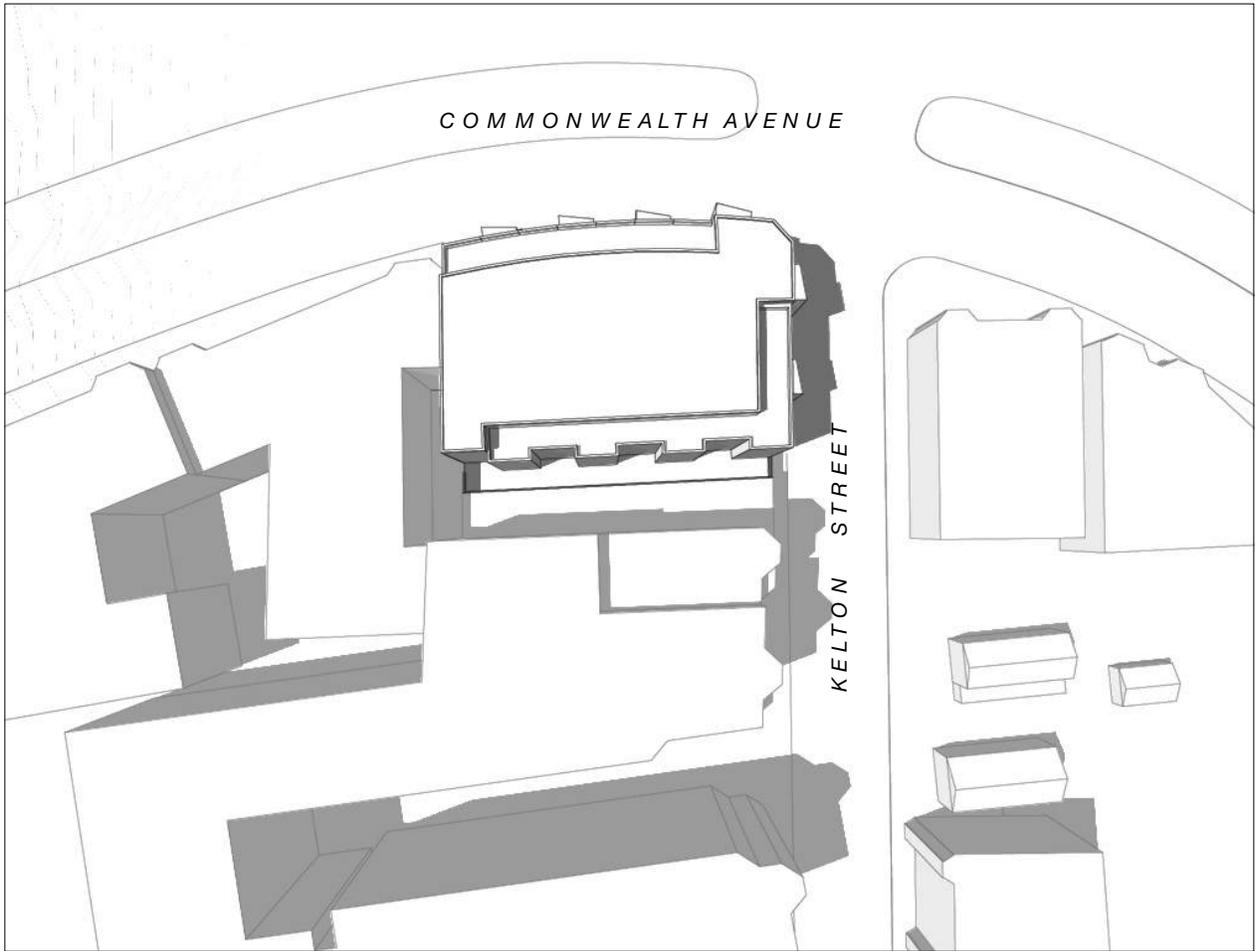
1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 50.8°
Azimuth: 105.5°

Shadow Study
June 21, 9:00 AM



HRESKO ASSOCIATES, INC
Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

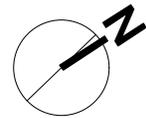


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

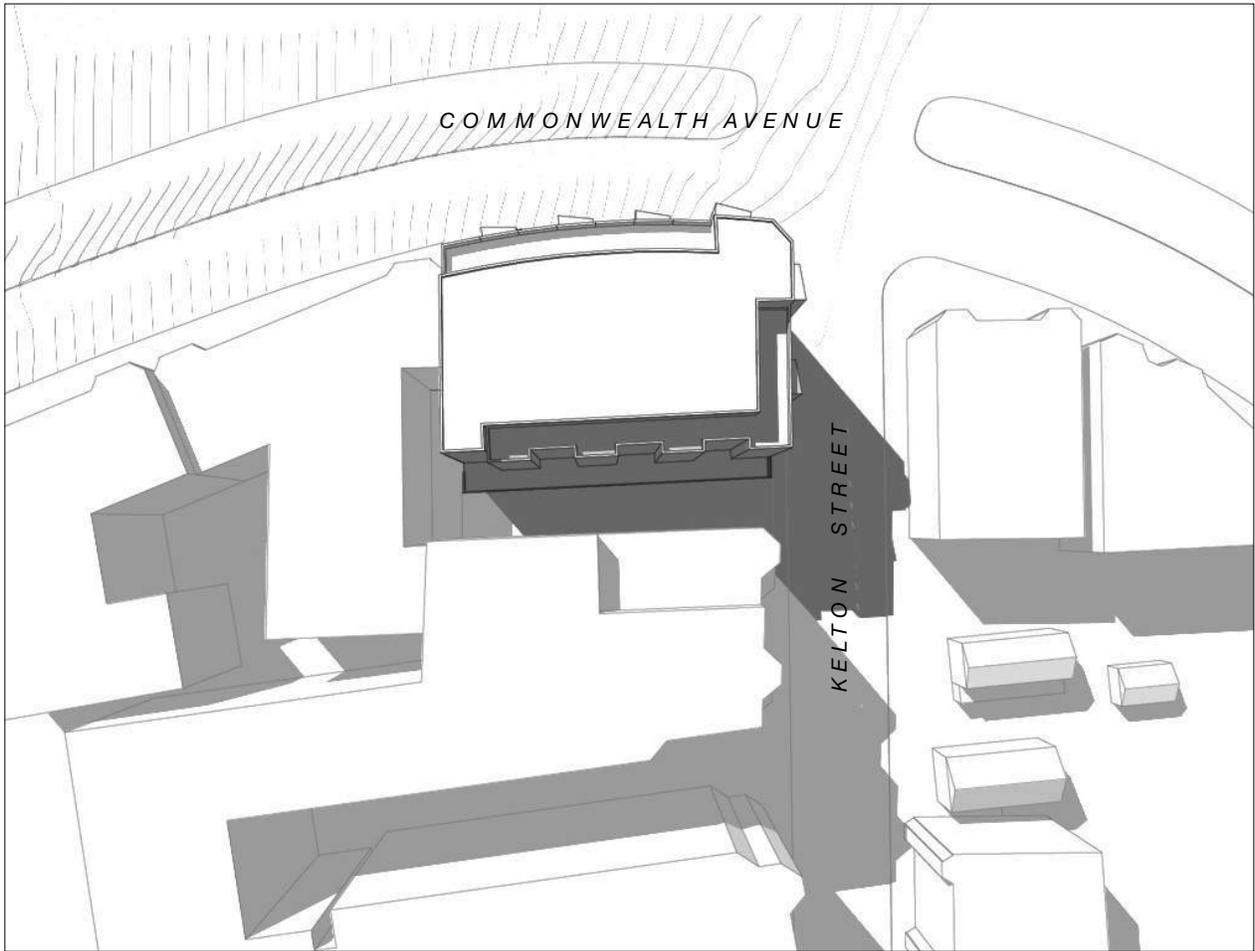
Altitude: 70.9°
Azimuth: 189.7°

Shadow Study
June 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

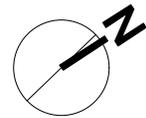


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 45.9°
Azimuth: 260.4°

Shadow Study
June 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

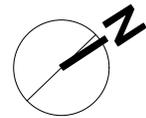


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

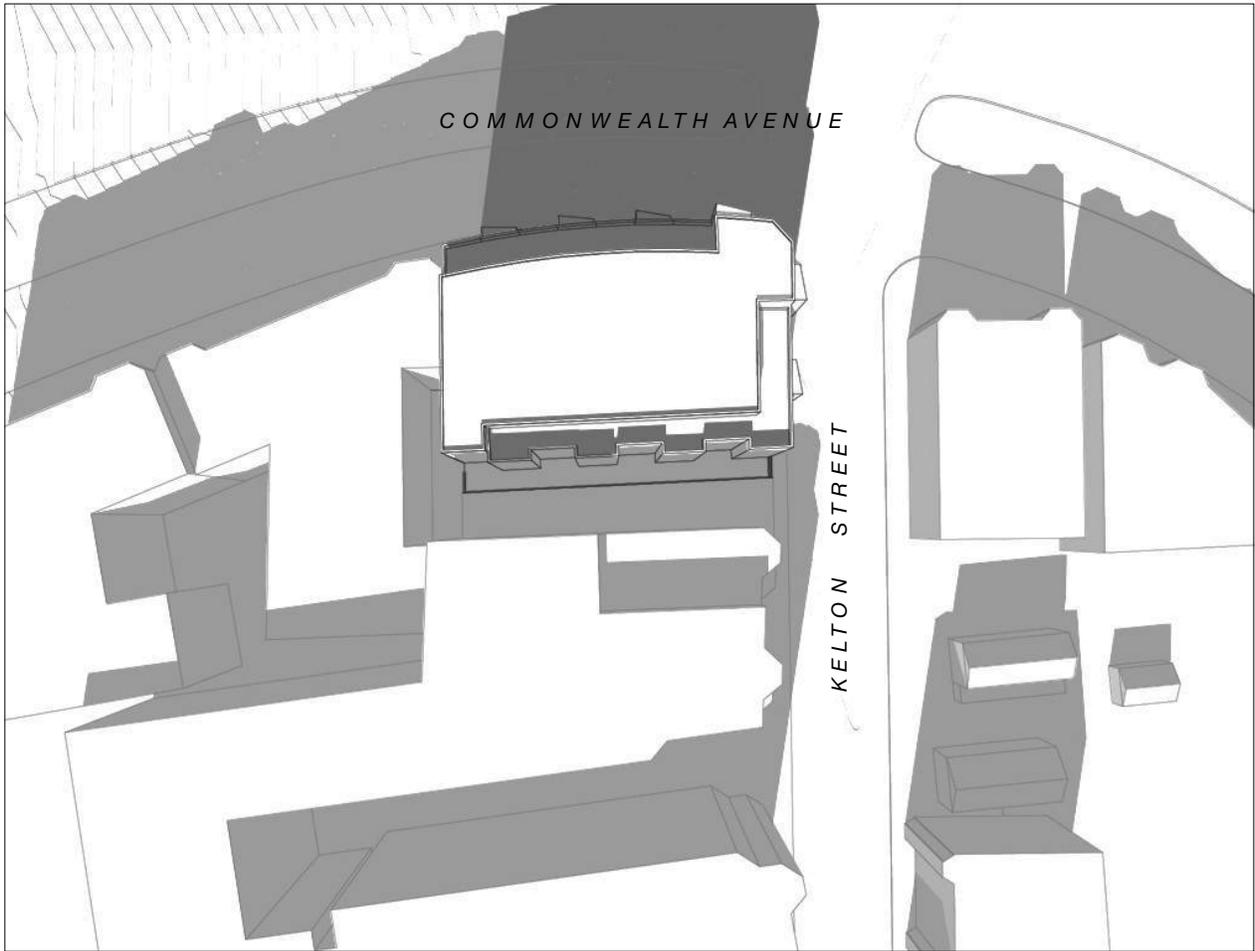
Altitude: 13.1°
Azimuth: 289.9°

Shadow Study
June 21, 6:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

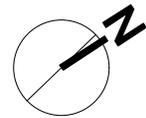


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

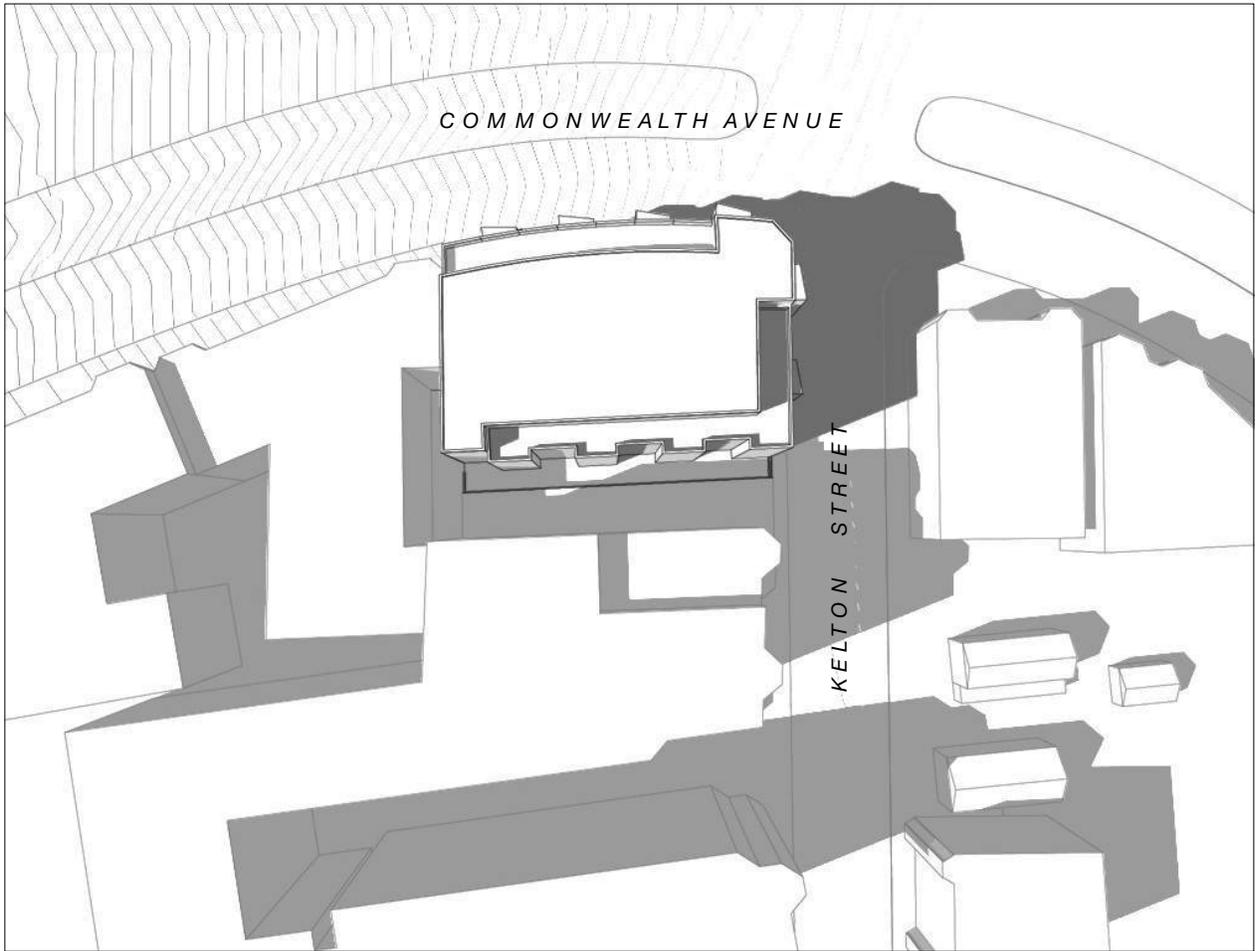
Altitude: 35.2°
Azimuth: 129.2°

Shadow Study
September 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

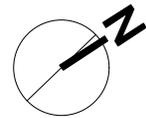


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

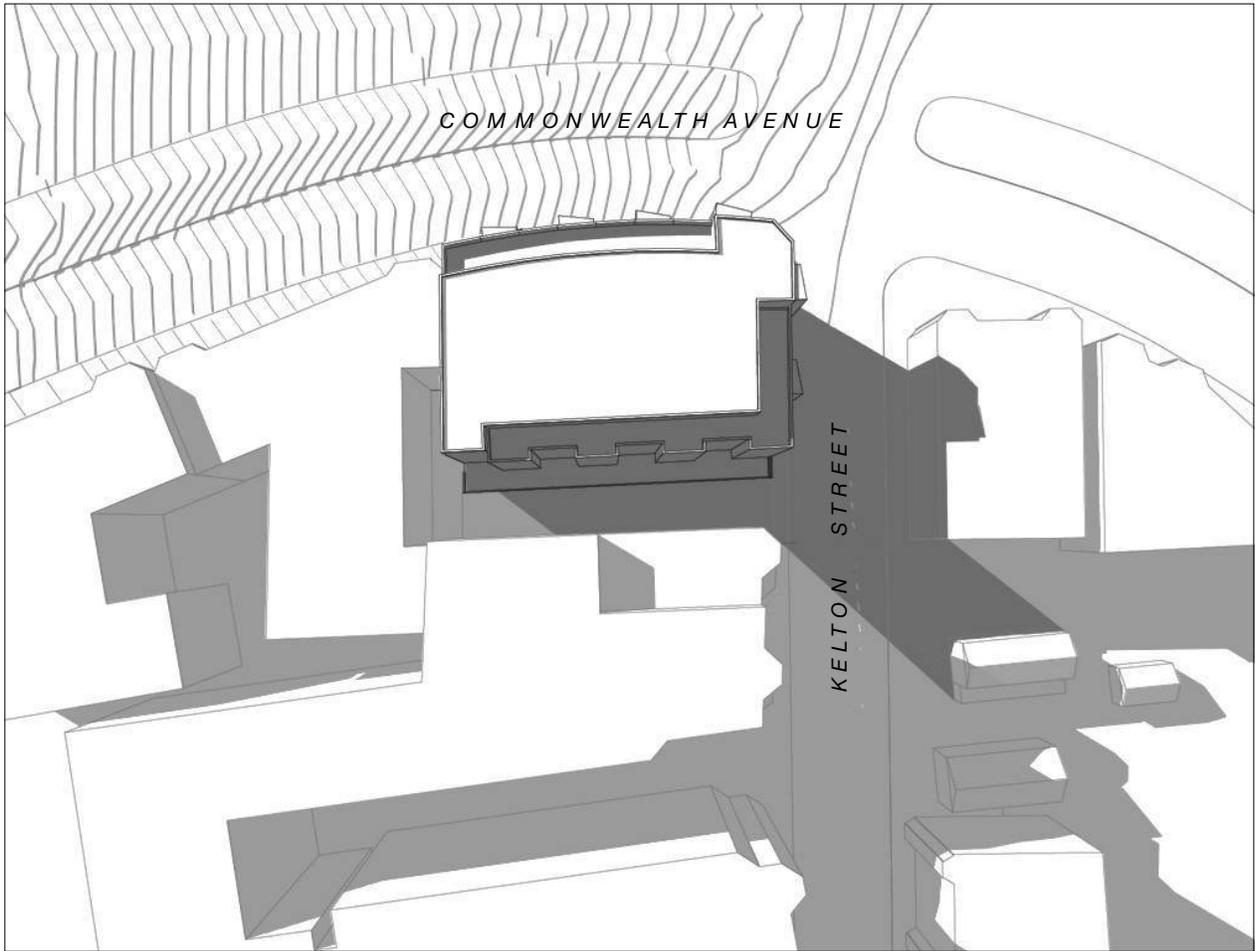
Altitude: 47.7°
Azimuth: 188.5°

Shadow Study
September 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

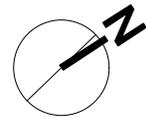


■ New Shadow
■ Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

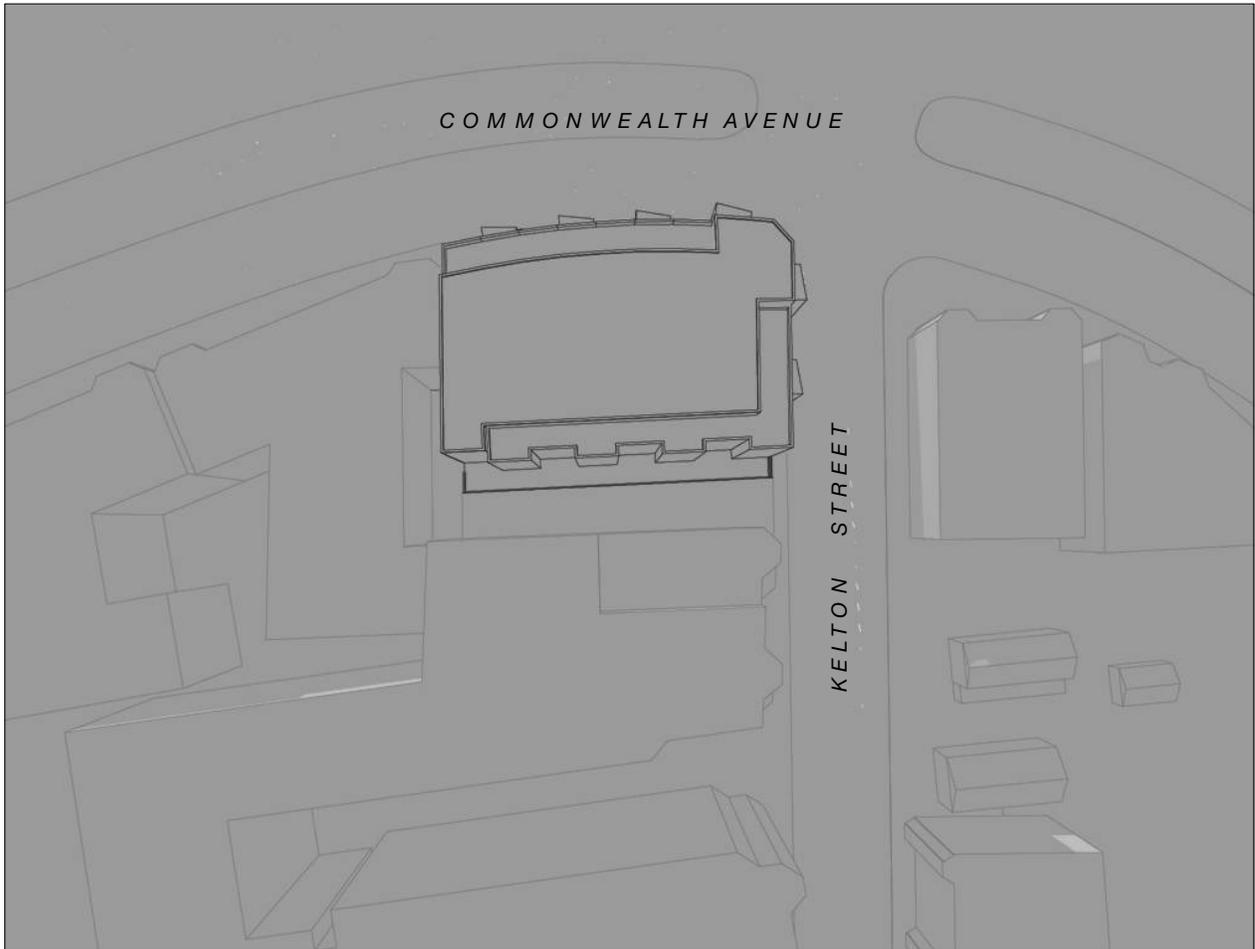
Altitude: 28.1°
Azimuth: 241.4°

Shadow Study
September 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

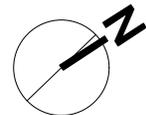


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

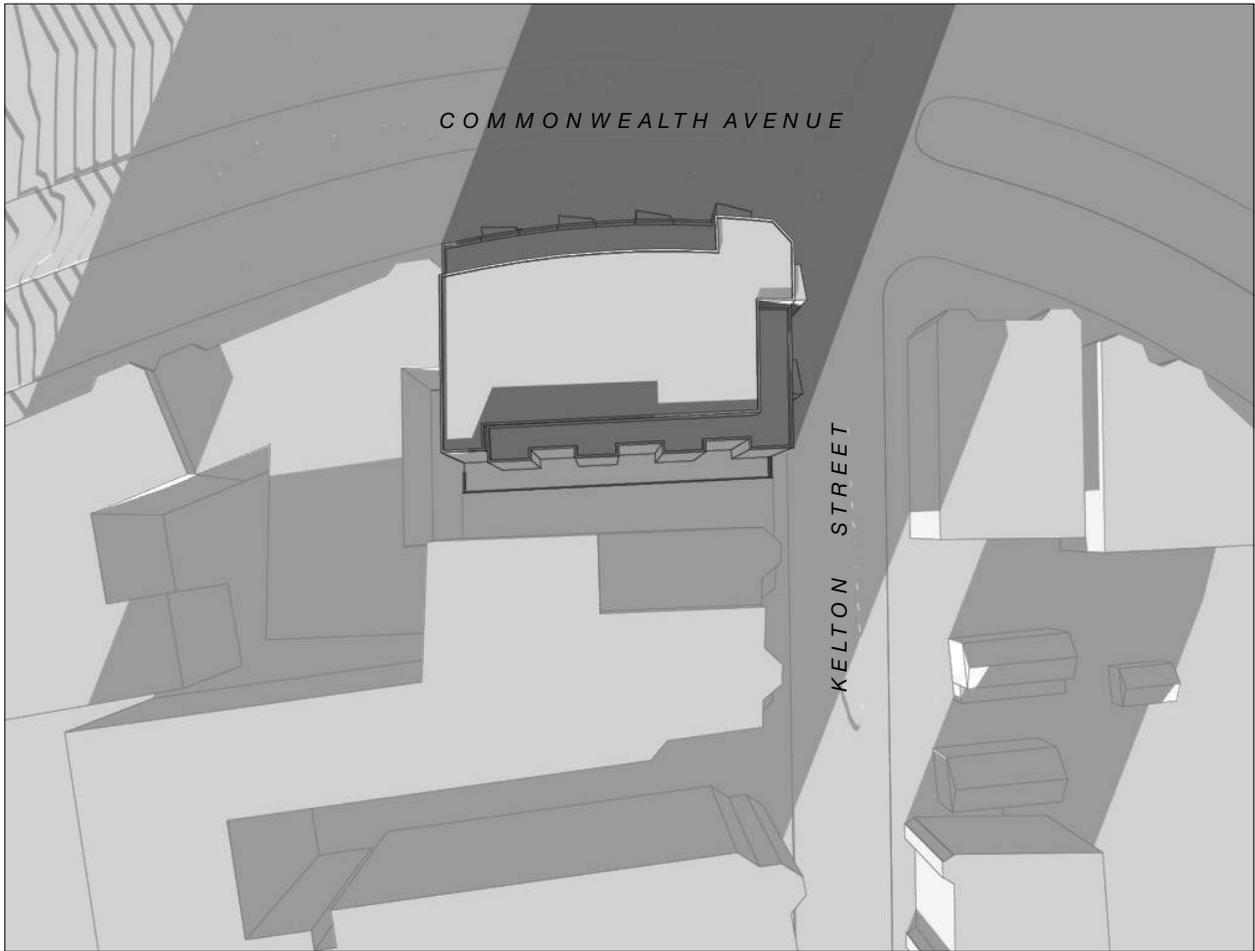
Altitude: -4.1°
Azimuth: 274.1°

Shadow Study
September 21, 6:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

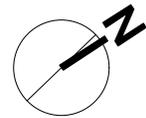


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

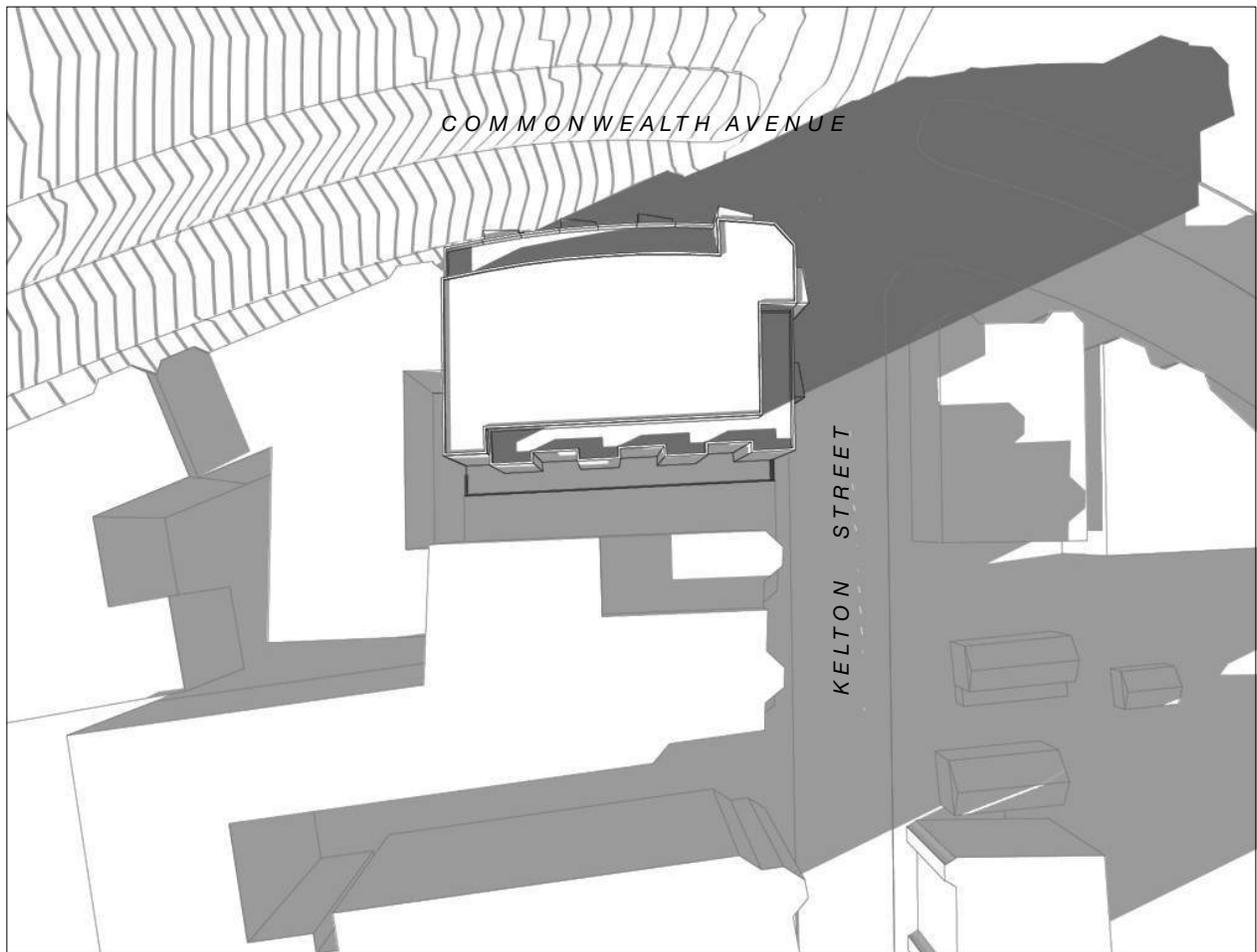
Altitude: 14.3°
Azimuth: 141.9°

Shadow Study
December 21, 9:00 AM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

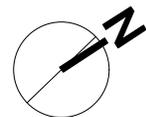


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

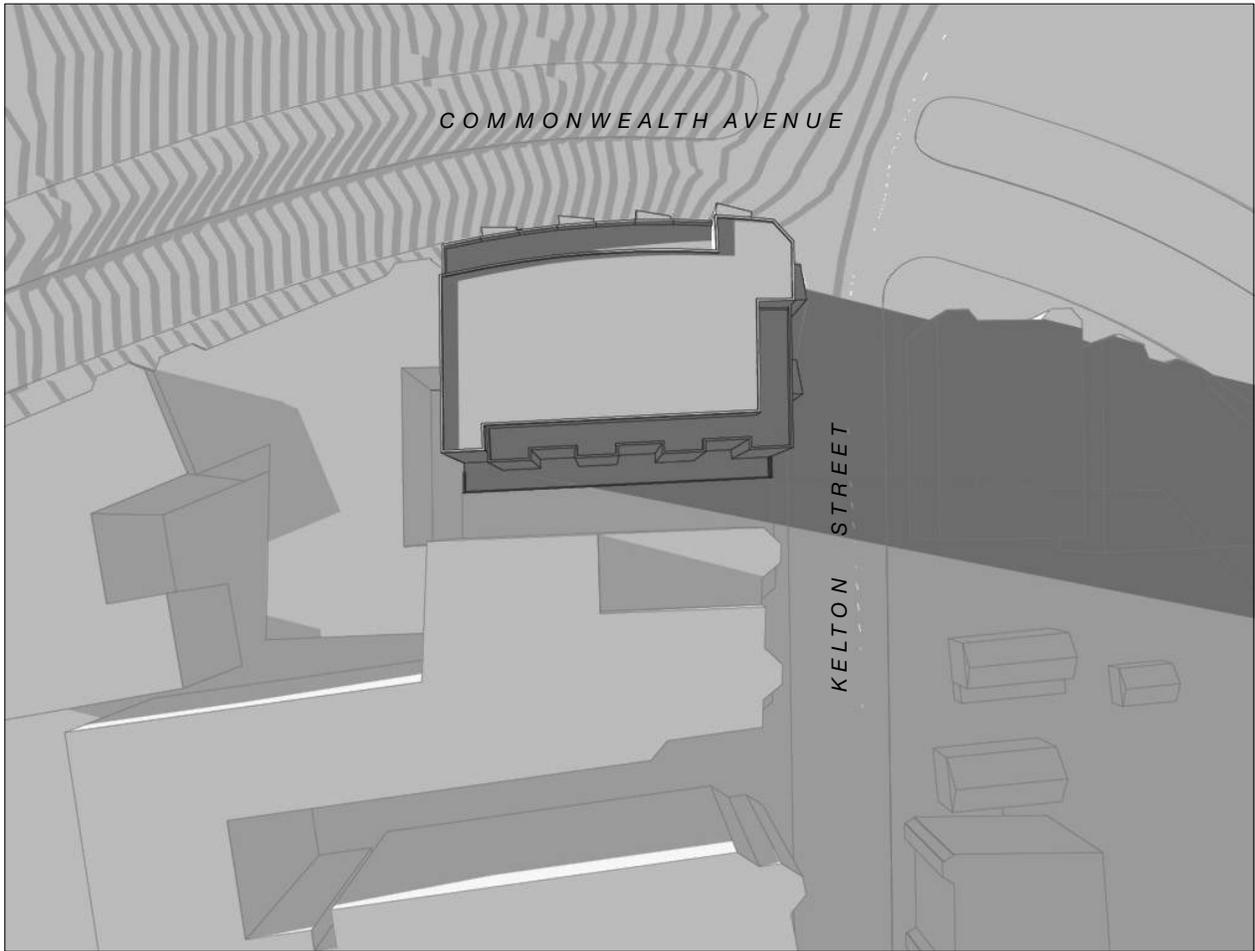
Altitude: 24.1°
Azimuth: 184.4°

Shadow Study
December 21, 12:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

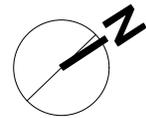


- New Shadow
- Existing Shadow

1440 Commonwealth Avenue
Boston, Massachusetts

Altitude: 10.0°
Azimuth: 225.0°

Shadow Study
December 21, 3:00 PM



HRESKO ASSOCIATES, INC

Architecture/Landscape Architecture/Interior Design
36 Bromfield Street, Boston, MA 02108

4.0 ENVIRONMENTAL PROTECTION

4.1 Geotechnical/Groundwater

We will engage the services of McPhail Associates, Geotechnical Engineers to determine the design of the foundation and any required mitigation. We have a working relationship with McPhail Associates for over 30 years.

4.2 Rodent Control

The City of Boston enforces the requirements established under Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550. This policy requires that an established rodent control program be implemented prior to issuance of any demolition or building permits. During construction, service visits will be made by a certified rodent control firm to monitor and maintain the rodent control program.

5.0 TRANSPORTATION, PARKING AND VEHICULAR/PEDESTRIAN ACCESS

5.1 Introduction

The 1440 Commonwealth Avenue Project is a transit oriented development, conveniently located within close walking distance to numerous public transit alternatives. On-site parking provisions are consistent with BTD's parking guidelines, which allow a maximum of .05 to 1.0 spaces per residential unit, and with the City of Boston Bicycle Parking Guidelines

5.2 Site Access and Circulation

Vehicular and bike access to the on-site parking garage will occur on Kelton Street. Pedestrian access to the building will occur at the front building on Commonwealth Avenue or entry at the First Floor level Entrance on Kelton Street.

5.3 Transit

The Project site is conveniently located within walking distance to a wide range of public transit alternatives, including several MBTA bus routes and the MBTA Green Line. This site is located within approximately 100 feet (a 2-minute walk) to the MBTA Green Line Warren Street Station. Weekday green line services runs approximately every 6- to 10- minutes during morning and evening peak hours. Weekend service runs every 10 to 12 minutes.

The site is located near the MBTA bus route 66 that runs between Harvard Square and Dudley Station and provides connection to Brookline Village, Coolidge Corner, and Allston, as well as Red, Orange, and Green Lines rapid transit service.

5.4 Parking

BTD has established parking space guidelines throughout the City to establish the amount of parking supply provided with new developments. BTD's maximum parking ratio guidelines for this area of the City are 0.50 to 1.0 parking spaces per residential unit. The proposed Project will provide 33 parking spaces within an on-site parking garage for the thirty-seven (37) residential units, which corresponds to a parking ratio of approximately 0.89 spaces per residential unit. The Project's parking supply is consistent with the City's guidelines and is appropriate given its convenient location with respect to numerous public transit alternatives.

The Project will also provide residents and building tenants with access to a secure covered bicycle storage area accommodating a total of 30 bicycles. There will be a bike room with direct access off Kelton Street.

5.5 Shared Cars

Car sharing, predominantly served by Zipcar in the Boston area, provides easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis and returned to their designated location. There are 3 car sharing locations (with a total of 4 vehicles) located within about a quarter-mile radius of the Project site. The owners will explore having a Zip Car located inside the Garage.

6.0 INFRASTRUCTURE SYSTEMS

6.1 Introduction

6.2 Sewage System

The Proposed Project will have an estimated daily sewage flow of approximately 6,160 gallons per day (gpd) as detailed in Table 6-1 below.

The Proposed Project does not propose any industrial uses and flows are expected to be under the 15,000 gpd that would require filing with the Massachusetts Department of Environmental Protection for a Sewer Connection Permit of Compliance Certificate.

Table 6-1 1440 Commonwealth Avenue - Sewage Flow

Proposed Project		
Building Use	314 CMR 7.00 Sewage Flow	Estimated Flow
56	110 gallons/Bedroom	6,160

6.3 Water Supply System

The water demand for the Proposed Project is projected to be, based upon fixture count, approximately 7,700 gpd. Conservative factor of 2.0 is applied to the average wastewater flows to estimate the average daily demand account for system losses, irrigation and consumption. The water will be supplied by the BWSC.

6.4 Storm Water

Stormwater runoff from the roof of the proposed building will be collected in an on-sight filtration system that is already on the site, and discharged to the existing storm drain in Kelton Street.

6.5 Anticipated Energy Requirements

6.5.1 Electrical Requirements

Eversource provides electric service in the City of Boston. It is anticipated that electric service can be provided by Eversource. Electric power supply design, and any upgrades that may be required, will be further coordinated with Eversource as the design progresses.

6.5.2 Natural Gas Requirements

National grid provides natural gas service in the project area. To the extent possible, energy-saving measures will be incorporated into the building design and construction. Any upgrades will be coordinated with National Grid.

6.5.3 Steam

The Project is not expected to use steam.

6.5.4 Telephone and Data Systems

RCN Comcast and Verizon provide telephone service in the Project area. There is overhead and underground telephone service in the area. It is anticipated that telephone service can be

provided by either Comcast or Verizon.
Any Upgrades will be coordinated with Comcast or Verizon.

6.5.5 Cable Television

The Project will use RCN, Verizon or Comcast for cable television. No private Dish Networks will be allowed on the building.

7.0 COORDINATION WITH GOVERNMENT AGENCIES

7.1 Architectural Access Board Requirements

This Proposed Project will comply with the requirements of the Architectural Access Board. The Project will also be designed to comply with the Standards of the Americans with Disabilities Act.

7.2 Massachusetts Environmental Policy Act

Based on information currently available, development of the Proposed Project is not anticipated to exceed a review threshold that would require MEPA review.

7.3 Boston Civic Design Commission

The Proposed Project is below the 100,000 gross square foot size threshold requiring automatic referral to the Boston Civic Design Commission for schematic review

7.4 Boston Parks Commission

The Project Site is located on Commonwealth Avenue. Being within consult with the Boston Parks Commission.