



# 1235-1237 VFW Parkway, West Roxbury, MA

## BCDC BRIEFING PACKAGE

*Submitted Pursuant to Article 28 of the Boston Zoning Code*

---

**Submitted by:**

SOVAD LLC  
94 Grayfield Avenue  
West Roxbury, MA 02109

**Submitted to:**

Boston Civic Design Commission  
c/o Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**Prepared by:**

Mitchell L. Fischman (MLF) Consulting LLC  
41 Brush Hill Road  
Newton, MA 02461

October 26, 2015

**In Association with:**

KHALSA DESIGN INC  
McDermott Quilty & Miller LLP  
Blair Hines Design Associates



McDermott, Quilty & Miller LLP

---

## Table of Contents

---

|            |   |            |
|------------|---|------------|
| <b>1.0</b> | <b>PROJECT SUMMARY / OVERVIEW</b>                                       | <b>1-1</b> |
| 1.1        | Introduction.....   | 1-1        |
| 1.2        | Detailed Project Description .....                                      | 1-8        |
| 1.2.1      | Existing Conditions Plan.....   | 1-8        |
| 1.2.2      | Detailed Project Program .....  | 1-8        |
| <b>2.0</b> | <b>URBAN DESIGN AND SUSTAINABILITY</b>                                  | <b>2-1</b> |
| 2.1        | Urban Design Overview.....  | 2-1        |
| 2.2        | Building Design.....  | 2-1        |
| 2.3        | Landscape Design .....  | 2-2        |
| 2.4        | Sustainable Design/Energy Conservation .....                            | 2-2        |
| 2.4.1      | Introduction .....  | 2-2        |
| 2.4.2      | Sustainable Sites.....  | 2-2        |
| 2.4.3      | Water Efficiency .....  | 2-3        |
| 2.4.4      | Energy and Atmosphere.....  | 2-3        |
| 2.4.5      | Materials and Resources.....  | 2-4        |
| 2.4.6      | Indoor Environmental Quality .....                                      | 2-4        |
| 2.4.7      | Innovation and Design Process .....                                     | 2-5        |
| 2.5        | Urban Design Drawings.....  | 2-5        |
| <b>3.0</b> | <b>GENERAL INFORMATION</b>  | <b>3-6</b> |
| 3.1        | Project Schedule.....   | 3-6        |
| 3.2        | Project Proponent.....  | 3-6        |
| 3.3        | Public Benefits.....  | 3-6        |
| 3.4        | Zoning Overview .....   | 3-7        |
| 3.4.1      | Boston Zoning Code – Dimensional Requirements .....                     | 3-7        |
| 3.5        | Public Review Process and Agency Coordination .....                     | 3-9        |
| <b>4.0</b> | <b>ADDITIONAL PROJECT INFORMATION</b>                                   | <b>4-1</b> |
| 4.1        | Preliminary List of Permits or Other Approvals Which May be Sought..... | 4-1        |
| 4.2        | Project Team .....  | 4-2        |

## APPENDICES

Appendix A – Urban Design Drawings and LEED Checklist

Appendix B – PNF Shadow Analysis

---

## 1.0 PROJECT SUMMARY / OVERVIEW

---

### 1.1 Introduction

This Boston Civic Design Commission (“BCDC”) Briefing Package is being submitted on behalf of SOVAD LLC (‘Proponent’) for the 1235-1237 VFW Parkway Development Project in the West Roxbury neighborhood in accordance with the Article 28 requirements of the Boston Zoning Code (“Code”). The Project proposes a 84-unit, multi-family, residential development with 104,588 gross square feet on four floors with 130 parking spaces including a 73 space below-level garage and 57 surface parking spaces (the “Proposed Project”). The proposed site includes 1.8 acres (79,572 sf) bounded to the north by the Home Depot Store Parking Lot; to the south by a day-care center and a restaurant; to the west by 159 Gardner Street, an ongoing plastics manufacturing operation, and beyond that a residential neighborhood; and to the east by the Veterans of Foreign Wars (VFW) Parkway. Please see **Figures 1-1 thru 1-6**.

The Project Notification Form (“PNF”) for the Proposed Project was filed with the Boston Redevelopment Authority on October 26, 2015 in accordance with the Article 80B-1 Large Project Review requirements of the Boston Zoning Code.

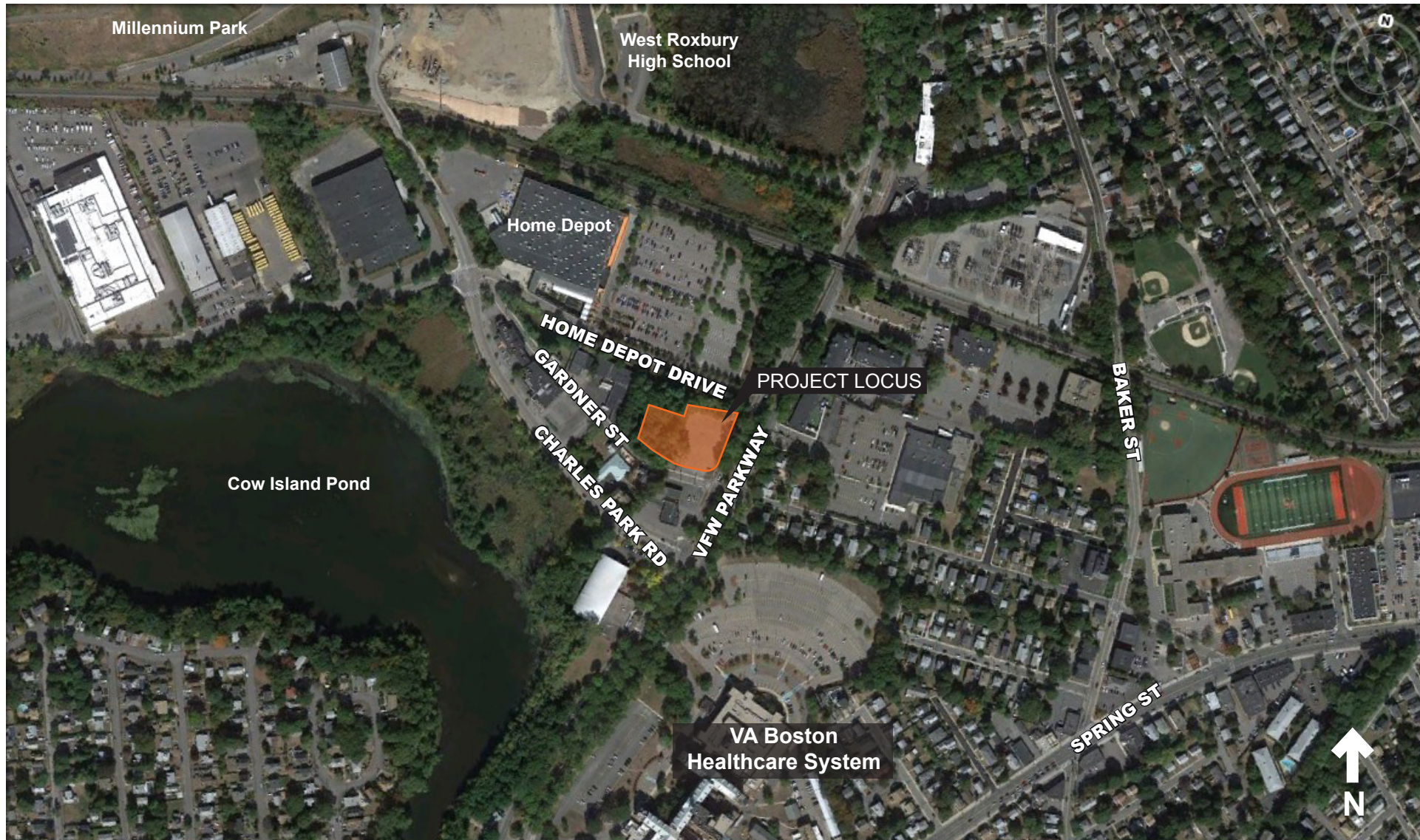
Playing a pivotal role in the continued urban transition of West Roxbury, the design of the Proposed Project requires an innovative design that is also financially feasible. Occupying a transitional site that mediates VFW Parkway, an older residential fabric, and an industrial and commercial area, the building’s design is required to negotiate different scales and urban configurations.

The building design also addresses multiple scales and the different edge conditions of the surrounding neighborhood context, different ways of reacting to public space, and accompanying material and façade articulations to reinforce the scales of these interactions. The building is massed to appear as two buildings with a transparent bridge connection. They are treated as “brother / sister” buildings sharing similar detailing, but a variety of detailing. The ‘front’ façade along VFW Parkway has no parking and a highly developed pedestrian oriented landscape.

Located between Gardner Street and the Home Depot Store access road with its main facades along VFW Parkway, the Proposed Project’s massing negotiates between the small-scale buildings of West Roxbury and the larger building context of The Veterans Administration (VA) Hospital, Home Depot and the MA Department of Conservation and Recreation ice skating rink. The Proponent has already made a number of presentations of the Proposed Project’s conceptual design to the neighborhood and Boston Redevelopment Authority as it has continued to complete modifications to its schematic design plans.

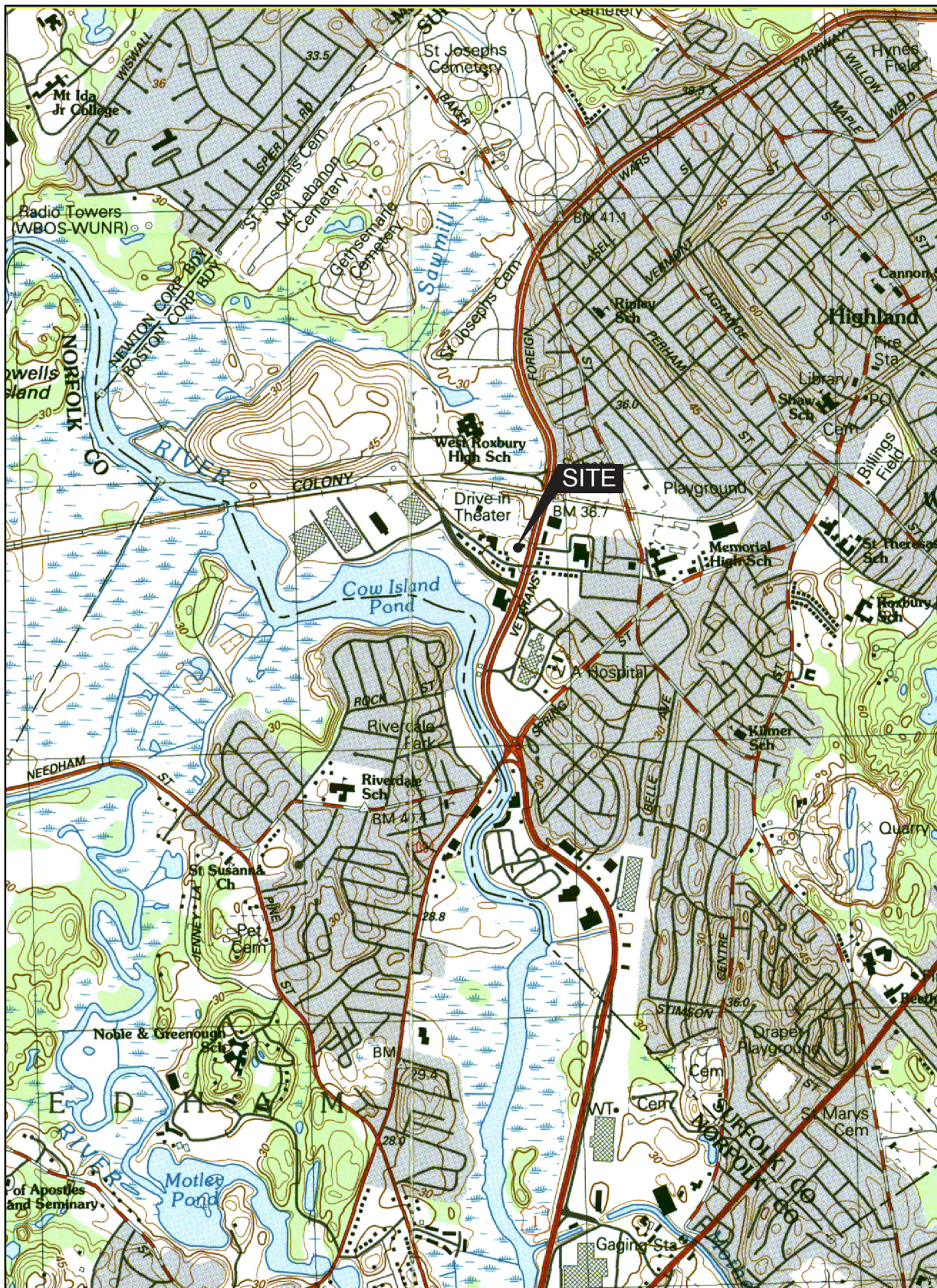
As part of the Proponent’s 84 proposed residential units, 10 on-site affordable units will be provided in accordance with the City of Boston’s Inclusionary Development Policy (the “IDP”).





**Figure 1 - 1**  
**Locus Plan**





**Figure 1-2  
USGS Map**



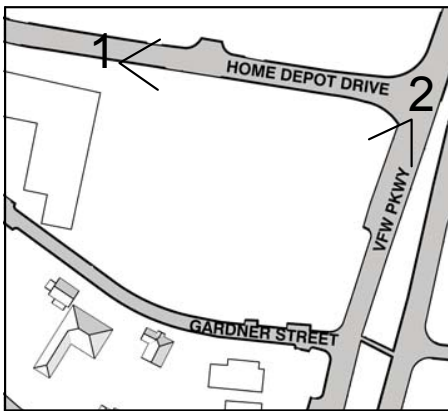


FIGURE 1-3



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**  
West Roxbury Residences  
1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

#### EXISTING PHOTOS

|                |            |       |
|----------------|------------|-------|
| Project Number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |

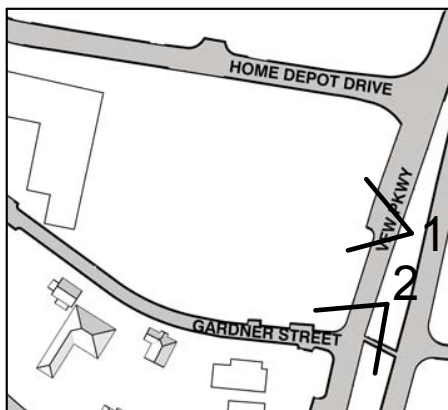


FIGURE 1-4



**KHALSA DESIGN INC.**  
 17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143 TEL:  
 617-591-8682  
 FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences

1235-1237 V.F.W. Parkway  
 165, 175 Gardner street,  
 West Roxbury, MA 02132

## EXISTING PHOTOS

|                |            |       |
|----------------|------------|-------|
| Project Number | 14099      | Scale |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        |       |



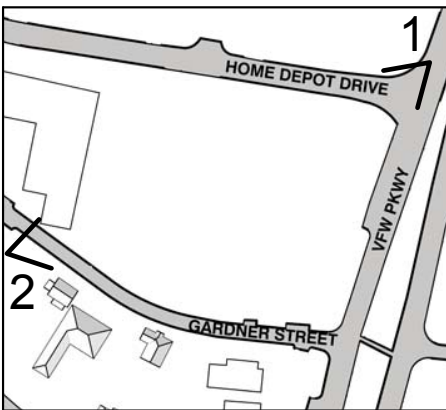


FIGURE 1-5



**KHALSA DESIGN INC.**  
 17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143 TEL:  
 617-591-8682  
 FAX: 617-591-2086

**SOVAD LLC**  
 West Roxbury Residences  
 1235-1237 V.F.W. Parkway  
 165, 175 Gardner street,  
 West Roxbury, MA 02132

**EXISTING PHOTOS**

|                |            |       |
|----------------|------------|-------|
| Project Number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |

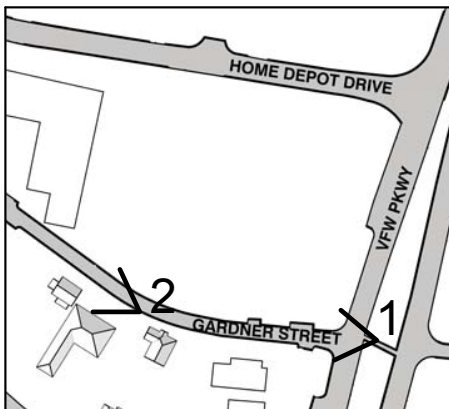


FIGURE 1-6



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

## EXISTING PHOTOS

|                |            |  |
|----------------|------------|--|
| Project Number | 14099      |  |
| Date           | 07-02-2015 |  |
| Drawn by       | NA         |  |
| Checked by     | JSK        |  |
| Scale          |            |  |

---

## 1.2 Detailed Project Description

### 1.2.1 Existing Conditions Plan

The proposed site includes 1.8 acres (79,572 sf) bounded to the north by the Home Depot Store Parking Lot; to the south by a day-care center and a restaurant; to the west by 159 Gardner Street, an ongoing plastics manufacturing operation, and beyond that a residential neighborhood; and to the east by the VFW Parkway (See **Figure 1-7. Land Title Survey Plan**)

### 1.2.2 Detailed Project Program

The Proposed Project consists of the construction of approximately 84-unit, multi-family, residential development with 104,588 gross square feet on four floors with 130 parking spaces including a 73-space below-level garage and 57 surface parking spaces (the “Proposed Project”). The proposed site is 1.8 acre (79,572 sf) bounded by VFW Parkway, Gardner Street, 159 Gardner Street, and the Home Depot West Roxbury Store (the “Proposed Site”). See Project Dimensions in **Table 1-1** below, and **Figure 1-8. Plot Plan**.

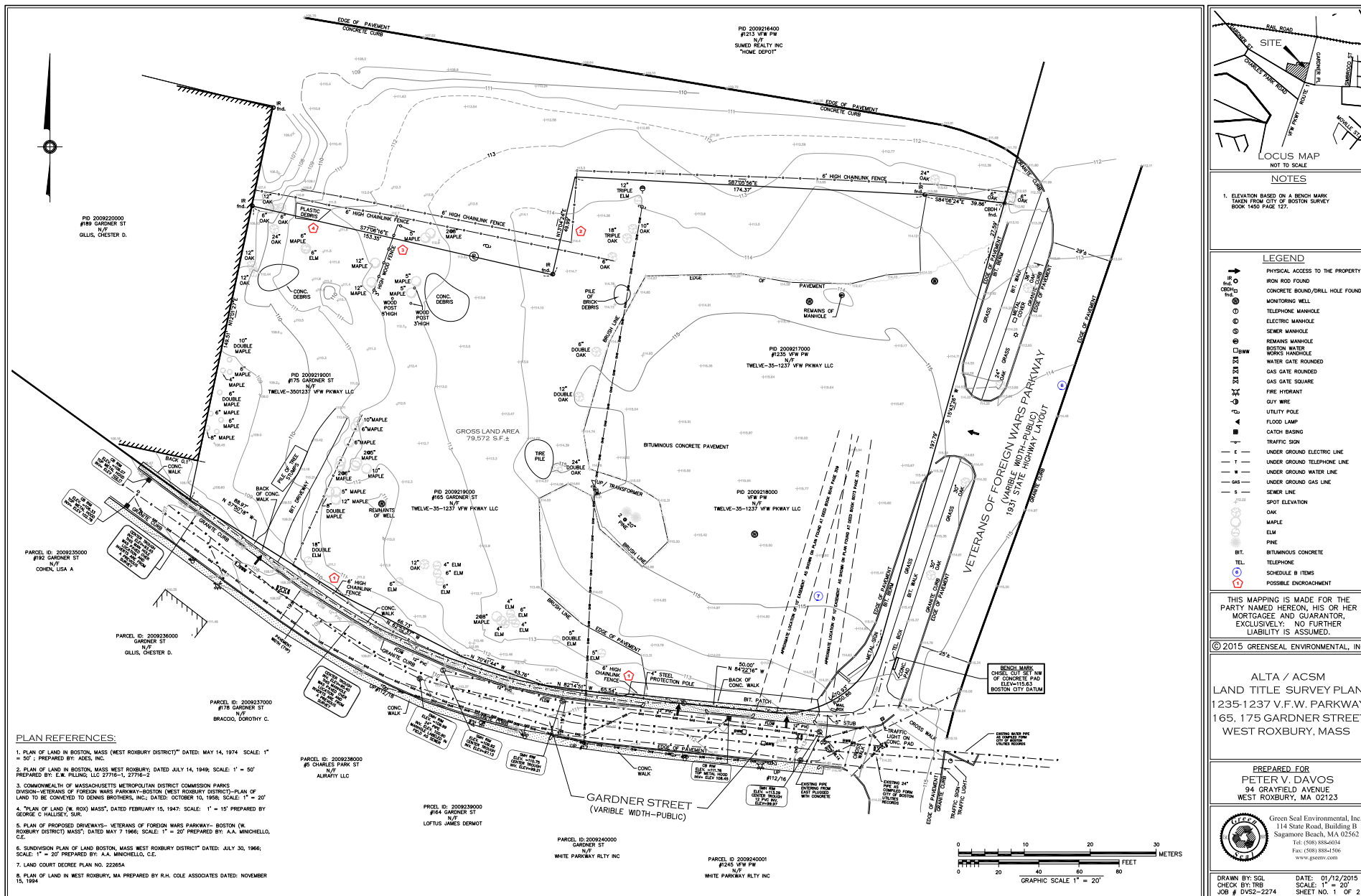
**Table 1-1 Approximate Project Dimensions of Proposed Project**

|                                      |                                |
|--------------------------------------|--------------------------------|
| <b>Lot Area</b>                      | 1.8 acres / 79,572 square feet |
| <b>Gross Building Footprint Area</b> | 26,490 sf                      |
| <b>Gross Square Feet</b>             | 104,588 +/- gross square feet  |
| <b>FAR</b>                           | 1.31                           |
| <b>Floors</b>                        | 4                              |
| <b>Height*</b>                       | 44.6 feet                      |

\*Height from Average Front Grade

The breakdown of residential units includes 21 one-bedroom units, 42 two-bedroom units, and 21 three-bedroom units, all totaling 168-bedrooms, as referenced in **Table 1-2** on the following pages.





**Figure 1 - 7**  
**Existing Conditions Plan**

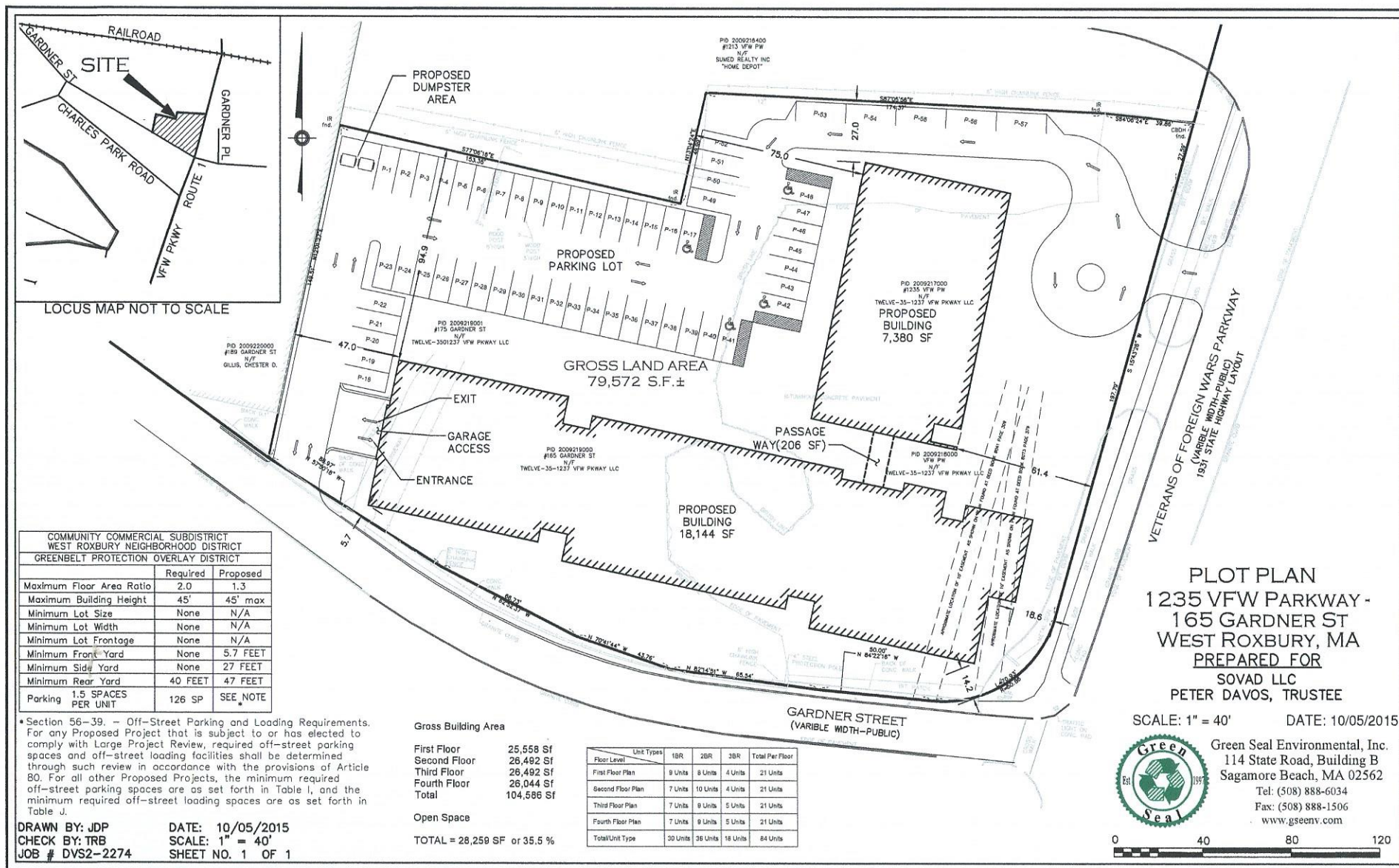


Figure 1 - 8  
Plot Plan

---

**Table 1-2. Proposed Residential Units by Bedroom Type**

| <b>Floor Level/<br/>Unit Types</b> | <b>1-BR</b>     | <b>2-BRS</b>    | <b>3-BRS</b>    | <b>Total Units<br/>Per Floor</b> |
|------------------------------------|-----------------|-----------------|-----------------|----------------------------------|
| <b>1<sup>st</sup> Floor</b>        | 9 Units         | 8 Units         | 4 Units         | <b>21</b>                        |
| <b>2<sup>nd</sup> Floor</b>        | 4 Units         | 12 Units        | 5 Units         | <b>21</b>                        |
| <b>3<sup>rd</sup> Floor</b>        | 4 Units         | 11 Units        | 6 Units         | <b>21</b>                        |
| <b>4<sup>th</sup> Floor</b>        | 4 Units         | 11 Units        | 6 Units         | <b>21</b>                        |
| <b>Total</b>                       | <b>21 Units</b> | <b>42 Units</b> | <b>21 Units</b> | <b>84 Units</b>                  |

The Site circulation plan is designed to create a safe and pleasant entry to the Proposed Project from VFW Parkway with a front door vehicle drop off from the VFW. The surface parking and below level garage will be accessed both from the VFW Parkway and Gardner Street (which is two-ways along the property's edge from the VFW). Service vehicle access will be provided from Gardner Street.



---

## **2.0 URBAN DESIGN AND SUSTAINABILITY**

---

### **2.1 Urban Design Overview**

The proposed building design addresses multiple scales and the different edge conditions of the surrounding neighborhood context, different ways of reacting to public space, and accompanying material and façade articulations to reinforce the scales of these interactions. The building is massed to appear as two buildings with a transparent bridge connection. They are treated as brother / sister buildings sharing similar detailing, but a variety of detailing. The ‘front’ façade along VFW Parkway has no parking and highly developed pedestrian oriented landscape.

In order to maximize ceiling heights, large windows, and open floor plans, the economic ramifications of various structural systems were assessed in close collaboration with contractors and consultant members of the team. This effort resulted in a straightforward, wood frame construction over an underground parking structure of steel and concrete. The mechanical solution avoids ventilation louvers on the exterior facades and the plumbing stacks are aligned vertically addressing the necessary economy and efficiency of this building type. The efficiency of the building design not only provides a larger budget for interesting architectural elements, but also sets aside funds for addressing sustainable design within the building.

The Urban Design and Sustainability figures, including the 2009 LEED Checklist, are included in **Appendix A (Figures 3-1 thru 3-18)**.

### **2.2 Building Design**

The proposed 1235-1237 VFW Parkway Project is a four-story residential apartment style building incorporating a total of approximately 84 units. In addition to the residences, the building includes community meeting rooms, tenant storage areas, outdoor terrace, and garaged and surface parking for bicycles and vehicles.

The Proponent has already made a number of presentations of the Project’s conceptual design to the neighborhood and BRA as part of the refinements for its schematic design drawings.

The circular drop-off driveway entrance to the Residences mitigates further vehicle congestion along with the one way entrance only from VFW Parkway. The tall, open entrance will be landscaped to create a pleasant environment for guests and an attractive feature for pedestrians in the neighborhood. The ground surface and ceiling materials will extend through to the interior court open space. The vehicle entrance and the two pedestrian entrances will help to animate the street level area with arrivals/departures of residents and visitors. Existing street trees and landscape also add to the pedestrian-friendly nature of the interior driveway.

---

The Proponent is committed to adopting materials that are consistent with the surrounding context. The concept of ‘two’ buildings on the site connected with a transparent bridge structure on the upper floors and a walk thru landscaped court on the ground floor reduces the apparent scale of the project.

## **2.3 Landscape Design**

The tall, open entrance at the front of the building along the VFW Parkway will be landscaped to create a pleasant environment for guests and an attractive feature for pedestrians in the neighborhood. The ground surface and ceiling materials will extend through to the interior court open space. Existing street trees and landscape also add to the pedestrian-friendly nature of the interior driveway.

As indicated on the Illustrative Landscape Plan (**Figure 3-3 in Appendix A**), street trees along the Parkway will include retention of the four (4) existing oak trees and the introduction of ornamental trees and grasses to frame the pedestrian entrance and the planting of a central flowerbed in the drop off circle at the automobile entrance from the VFW Parkway. In addition, evergreen trees and ornamental grasses will be introduced on the buffer bank along Gardner Street, and a trellis with vines will be installed along the edge of the drive at the west property line. New trees will be planted along surface parking area along the Home Depot Store edge, and additional trees and landscaping will be planted to further buffer the surface parking area.

## **2.4 Sustainable Design/Energy Conservation**

### **2.4.1 Introduction**

Sustainability informs every design decision. Enduring and efficient buildings conserve embodied energy and preserve natural resources. The project embraces the opportunity to positively influence the urban environment. Its urban location takes advantage of existing infrastructure while some access to mass transportation will reduce dependence on single occupant vehicle trips and minimize transportation impacts.

The Proponent and the Project design team are committed to an integrated design approach and are using the LEED for New Construction 2009 rating system and intend to meet certification as presented in **Figure 3-18 in Appendix A**. This rating will meet or exceed Boston’s Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

### **2.4.2 Sustainable Sites**

The development of sustainable sites is at the core of sustainable design. The sustainable sites credit category encourages development on previously developed land, minimizing a building’s impact on ecosystems and waterways, regionally appropriate landscaping, smart transportation

---

choices, stormwater runoff management, and reduction of erosion, light pollution, heat island effect, and pollution related to construction and site maintenance.

The previously developed site features connectivity to basic services in the community and is located in an urban setting that is well served by the existing utility infrastructure. The site's adjacency to basic services in the community and the development density of its urban context enable the project to satisfy available approaches to the Development Density and Community Connectivity credit. Access to the Needham line is within 0.7 miles and the 36 bus within 0.1 mile and on-site bike storage/rental will offer environmentally sound transportation alternatives. Coupled with alternative parking options, the Project will try to reduce parking capacity below zoning requirements. Through these approaches, the Project also achieves many of the Alternative Transportation credits.

The planted gardens interspersed on the ground help to limit stormwater runoff to assist in meeting Stormwater Design- Quantity credit. To achieve Heat Island Effect credits and minimize the project's impact on the creation of urban heat islands, a combination of high-albedo roofing membrane and planted areas to maximize solar reflectance and minimize heat gain. In addition more than 50% of the parking spaces are below grade.

### **2.4.3 Water Efficiency**

Buildings are major users of our potable water supply and conservation of water preserves a natural resource while reducing the amount of energy and chemicals used for sewage treatment. The goal of the Water Efficiency credit category is to encourage smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water-wise landscaping outside. To satisfy the requirements of the Water Use Reduction Prerequisite and credit, the project will incorporate water conservation strategies that include low flow plumbing fixtures for water closets and faucets. Further, drought tolerant plant species will be specified in landscaped areas to eliminate the requirement for irrigation in most areas and satisfy the requirements for the Water Efficient Landscaping credit.

### **2.4.4 Energy and Atmosphere**

According to the U.S. Department of Energy, buildings use 39% of the energy and 74% of the electricity produced each year in the United States. The Energy and Atmosphere credit category encourages a wide variety of energy strategies: commissioning; energy use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative practices.

To meet the Optimize Energy Performance credit, the building envelope will include high performance glazing systems and high levels of insulation. The HVAC system will incorporate a multi variable refrigerant volume (VRV) split HVAC system, which utilizes energy recovery units and VRV heat pumps to maximize the building's energy performance. In addition, the large



---

amount of glass used in each building reduces the daytime requirement for electrical lighting. LED, halogen or fluorescent bulbs are used in light fixtures throughout the property. These lights use much less energy, generate less heat and last much longer than incandescent bulbs.

The Project will meet or exceed the ASHRAE 90.1-2007 standard for Minimum Energy Performance through a variety of measures. Further, no chlorofluorocarbon (CFC) based refrigerants will be used in the project to reduce ozone depletion in the atmosphere and satisfy the Fundamental Refrigeration Management prerequisite. Fundamental Commissioning of Building Energy Systems will be performed to ensure that systems are operating at peak efficiency. In addition, Enhanced Commissioning will assess the performance of energy and water systems during the first days of building operation and can help to bring additional efficiency to the systems for the life of the building.

#### **2.4.5 *Materials and Resources***

During both construction and operations, buildings generate a lot of waste and use a lot of materials and resources. This credit category encourages the selection of sustainable materials, including those that are harvested and manufactured locally, contain high-recycled content, and are rapidly renewable. It also promotes the reduction of waste through building and material reuse, construction waste management, and ongoing recycling programs.

The project includes recycling facilities within the building for the convenience of the occupants in accordance with the requirements of the Storage and Collection of Recyclables prerequisite. A Demolition and Construction Waste Management Plan will be implemented to divert construction waste material from landfills per the Construction Waste Management credit. Building materials will be specified based on their recycled content and proximity of extraction and manufacturing locations to the project site such that points will be achieved in each of the Recycled Content and Regional Materials credits.

#### **2.4.6 *Indoor Environmental Quality***

The U.S. Environmental Protection Agency estimates that Americans spend about 90% of their day indoors, where the air quality can be significantly worse than outside. The Indoor Environmental Quality credit category promotes strategies that can improve indoor air through low emitting materials selection and increased ventilation. It also promotes access to natural daylight and views.

During construction, an indoor air quality management plan will be implemented to prevent contamination of mechanical systems and absorptive materials. Material specifications will include only low-emitting interior finishes for paints, carpets, and woods to preserve indoor air quality. Occupants will also have control over lighting and their thermal environment. The project shall be designed to meet or exceed the rates as per ASHRAE 62.1-2007 “Ventilation for Acceptable Indoor Air Quality” and rooms will have access to daylight and views.

---

### **2.4.7 Innovation and Design Process**

The Innovation in Design and Innovation in Operations credit categories provide additional points for projects that use new and innovative technologies, achieve performance well beyond what is required by LEED credits, or utilize green building strategies that are not specifically addressed elsewhere in LEED. This credit category also rewards projects for including a LEED Accredited Professional on the team to ensure a holistic, integrated approach to design, construction, operations and maintenance. Four credits are being pursued and could include the following.

- Innovation in Design: Exemplary Perf SS 5.2
- Innovation in Design: Exemplary Perf WEc3
- Innovation in Design: Green Housekeeping
- Innovation in Design: Energy Star Appliances
- Innovation in Design: Education Plan

Regional Priority-

- Regional Priority: SS c3
- Regional Priority: Heat Island 7.1-Non- Roof
- Regional Priority: Heat Island 7.2 Roof
- Regional Priority: SS 6.1 Stormwater Quantity

## **2.5 Urban Design Drawings**

Urban design drawings and renderings depicting the Proposed Project and the LEED 2009 Checklist found in **Appendix A** include:

- Figure 3-1: Proposed Development Aerial View
- Figure 3-2: Proposed Site- Plan View
- Figure 3-3: Landscape Plan
- Figure 3-4: Garage Plan
- Figure 3-5: First Floor Plan
- Figure 3-6: Second Floor Plan
- Figure 3-7: Third Floor Plan
- Figure 3-8: Fourth Floor
- Figure 3-9: Elevation from VFW Parkway
- Figure 3-10: Elevation From Gardner Street and Rear of Site
- Figure 3-11: Elevation View from Home Depot Drive
- Figure 3-12: Building Sections
- Figure 3-13: Perspective of Front Entrance
- Figure 3-14: Perspective From VFW Parkway
- Figure 3-15: Perspective From Backyard Parking
- Figure 3-16: Perspective of Gardner Street Side
- Figure 3-17: Perspective Viewing Backyard Parking
- Figure 3-18: LEED 2009 Checklist for New Construction and Major Renovations

---

## 3.0 GENERAL INFORMATION

---

### 3.1 Project Schedule

| Schedule                  | 1235-1237 VFW Parkway Project |
|---------------------------|-------------------------------|
| Construction Commencement | 2 <sup>nd</sup> Quarter 2016  |
| Construction Completion   | 4 <sup>th</sup> Quarter 2017  |
| Status of Project Design  | Schematic                     |

### 3.2 Project Proponent

The Project Proponent, SOVAD LLC, includes principal Peter V. Davos and his family members. As a life-long West Roxbury resident, Mr. Davos is an experienced and respected local real estate developer and property manager. With over 60 years of experience, he is a third generation builder, and he and his family have developed over 100 units of quality residential housing in Boston. They currently manage over 140,000 square feet of residential and commercial property in the Metro Boston area. As a community and neighborhood-minded developer committed to quality design and craftsmanship, two of Mr. Davos' recent real estate developments in the City earned him neighborhood praise and industry accolades, including the BRAGB Prism award for a 26-unit residential development in 2007 on Bigelow Street in Boston's Brighton neighborhood and an additional BRAGB Prism award for the development of two-single family homes in Boston's West Roxbury neighborhood.

### 3.3 Public Benefits

The Proposed Project will provide substantial public benefits to the City of Boston and the West Roxbury neighborhood. The Proposed Project provides for:

- Creating 84 units of much-needed residential rental housing of which will be affordable in accordance with the City's Inclusionary Development Policy (IDP).
- Introducing residents who will provide support to the local community and utilize local businesses;
- Encouraging other alternative modes of transport such as the use of bikes and Zip Cars;
- Replacing a blighted open and underutilized lot used for parking and storage, improving the safety and visual appearance of the area, and improving environmental conditions on the existing site;



- 
- Introducing street trees, widened sidewalks and other streetscape amenities to improve and enhance the pedestrian landscape and experience;
  - Establishing a premier example of sustainable construction and development;
  - Creating additional construction job;
  - Closing one existing curb cut along the VFW Parkway; and
  - Adding new annual property taxes for the City of Boston.

### **3.4 Zoning Overview**

The Project Site is located within the Route 1 Community Commercial (CC) sub-district of the West Roxbury Neighborhood District which is subject to Article 56 of the Code. As a result, the Proposed Project therefore requires a Conditional Use Permit for the proposed multi-family dwelling residential Use from the Boston Zoning Board of Appeal (ZBA). The Proposed Project Site is also subject to review as it is located within a Greenbelt Protection Overlay District (GPOD), which is found in Article 29 of the Code. The GPOD requires the Proponent to submit plans to the City of Boston Parks Commission for review, and additional approval of a Conditional Use Permit from the ZBA. The determination of off-street parking and loading for the Proposed Project will be reviewed by the BRA as stipulated by Article 80 and Article 56, Section 56-39 of the Code pertaining to the West Roxbury Neighborhood District. The Proposed Project is presently designed in conformance with the dimensional requirements of the Code.

#### **3.4.1 Boston Zoning Code – Dimensional Requirements**

The Proposed Project will include approximately 104,588 gross square feet of floor area. As referenced above, the Proposed Project is located within the Route 1 Community Commercial (CC) Subdistrict of the West Roxbury Neighborhood District. The CC Subdistrict allows for a maximum building height of 45 feet, a rear yard minimum setback of 40 feet, and a Maximum Floor Area Ratio (FAR) of 2.0 pursuant to Article 56 -Table F of the Code. The Proposed Project's building height will not exceed the maximum allowed height of 45 feet, includes a rear yard setback of 47 feet and a proposed FAR of 1.31, which are in accordance with those dimensional requirements permitted by the Code. In addition, the CC Subdistrict requires no Minimum Lot Size, Minimum Lot Width, Minimum Lot Frontage, Minimum Front Yard (other than conformance with Section 56-36.1, Street Wall Continuity, which does not apply to a proposed project for a residential use, such as the Proposed Project), or Minimum Side Yard. The Proposed Project shall therefore comply with the dimensional regulations and requirements as set forth in Article 56 of the Code.

For a project that is subject to Article 80 Large Project Review, required off-street parking spaces and off-street loading facilities are expected to be determined as a part of the Large Project Review in accordance with the provisions of Article 80 of the Boston Zoning Code. While the parking for the Proposed Project will be determined by Article 80 Large Project Review, the Proposed Project will provide 130 garage and surface parking spaces, which is in excess of the required parking spaces per Dwelling Unit as stated in Article 56-Table I- West Roxbury Neighborhood District - Off-Street Parking Requirements. Design elements of the Proposed Project will also be reviewed pursuant to Large Project Review.

**Table 2-1. Route 1 Community Commercial (CC) Subdistrict- Dimensional Requirements**

| <b>Dimensional Element</b>           | <b>Community Commercial (CC) Subdistrict</b> | <b>Proposed Project (1)</b> | <b>Conditional Use Permits/ Variance(s) Required?</b> |
|--------------------------------------|--|-----------------------------|---|
| <b>Min. Lot Size</b>                 | None   | 79,572 sf                   | No  |
| <b>Max. Floor Area Ratio</b>         | 2.0  | 1.31                        | No  |
| <b>Max. Building Height</b>          | 45 feet                                      | 45 feet maximum             | No  |
| <b>Min. Usable Open Space per DU</b> | N/A  | 346 sf per DU               | No  |
| <b>Minimum Lot Width</b>             | None   | N/A                         | No  |
| <b>Min. Lot Frontage</b>             | None   | N/A                         | No  |
| <b>Min. Front Yard</b>               | None   | 5.7 feet                    | No  |
| <b>Min. Side Yard</b>                | None   | 27 feet                     | No  |
| <b>Min. Rear Yard</b>                | 40 feet                                      | 47 feet                     | No  |
| <b>Min. Number of Parking Spaces</b> | (2)  | 130 spaces                  | (2)   |

1. The Proposed Project dimensions described in this table may change as the Proposed Project undergoes design review with the BRA.
2. Required off-street parking spaces are determined through BRA's Large Project Review in accordance with Article 80 of the Code.

N/A= Not Applicable

---

### **3.5 Public Review Process and Agency Coordination**

In support of the required Article 80 Large Project Review process, the Proponent has conducted, and will continue to conduct, community outreach with neighbors and abutters of the Site, including meetings and discussions with the elected representatives and officials from the area, and with the residents of the adjacent Gardner Street and Charles Park Road neighborhoods. The most recent meeting organized by the Proponent, SOVAD LLC, was a September 21, 2015 meeting at a local restaurant near to the Project Site to present plans and discuss the public review required by the BRA for the Proposed Project.

The Proponent has also discussed the Proposed Project with representatives of the Boston Redevelopment Authority (“BRA”) prior to filing this Project Notification Form in order to identify issues/concerns as well as design requirements related to the Project.

In accordance with Article 80 requirements, an Impact Advisory Committee (“IAG”) has been formed and neighborhood meeting (s) will be scheduled to review the PNF and receive community comments on the Project during the PNF public review period.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.



---

## 4.0 ADDITIONAL PROJECT INFORMATION

---

### 4.1 Preliminary List of Permits or Other Approvals Which May be Sought

| Agency Name  | Permit or Action*  |
|--|--|
| <b>Federal or State Agencies</b>   |  |
| U.S. Environmental Protection Agency   | Notice of Intent for EPA Construction Activities General Discharge Permit with associated SWPPP, If Required                 |
| MA Department of Conservation and Recreation                                   | Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening                  |
| MA Department of Environmental Protection, Division of Water Pollution Control | Sewer Connection Self Certification  |
| MA Department of Environmental Protection, Division of Air Quality Control     | Fossil Fuel Permit, If Required; Notice of Asbestos Removal; Notice of Commencement of Demolition and Construction.          |
| <b>Local Agencies</b>  |  |
| Boston Redevelopment Authority   | Article 80 Review and Execution of Related Agreements; Section 80B-6 Certificate of Compliance; BRA Board Authorization      |
| Boston Parks Commission  | Proposed Project within 100 feet of Greenbelt Overlay District or Land Subject to Parks Commission Review                    |
| Boston Transportation Department   | Transportation Access Plan Agreement; Construction Management Plan   |
| Boston Department of Public Works<br>Public Improvements Commission            | Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening; Discontinuances |
| Boston Fire Department   | Approval of Fire Safety Equipment  |
| Boston Water and Sewer Commission  | Approval for Sewer and Water and Connections; Construction Site Dewatering; and Storm Drainage                               |
| Boston Civic Design Commission   | Design Review  |
| Boston Department of Inspectional Services                                     | Building Permits; Certificates of Occupancy; Site Cleanliness Permit; Other Construction-Related Permits                     |

\*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.

## 4.2 Project Team

| Project Name                     |  | 1235-1237 VFW Parkway |
|----------------------------------|--|-----------------------|
| Property Owner / Developer       | <b>SOVAD LLC</b><br>94 Grayfield Avenue<br>West Roxbury, MA<br><a href="mailto:SovadLLCWestRoxbury@Gmail.com">SovadLLCWestRoxbury@Gmail.com</a><br><br>Peter V. Davos<br>Tel: 617-719-8668   |                       |
| Article 80 Permitting Consultant | <b>Mitchell L. Fischman Consulting<br/>("MLF Consulting") LLC</b><br>41 Brush Hill Road<br>Newton, MA 02461<br><br>Mitch Fischman<br><a href="mailto:mitchfischman@gmail.com">mitchfischman@gmail.com</a><br>Tel: 781-760-1726   |                       |
| Legal Counsel / Outreach         | <b>McDermott Quilty &amp; Miller LLP</b><br>131 Oliver Street, 5 <sup>th</sup> Floor<br>Boston, MA 02110<br>Tel: 617-946-4600<br><br>Joseph Hanley, Esq. - Partner<br><a href="mailto:jhanley@mqmlp.com">jhanley@mqmlp.com</a><br><br>Nicholas J. Zozula, Esq.<br><a href="mailto:nzozula@mqmlp.com">nzozula@mqmlp.com</a> |                       |
| Public Strategy Support          | <b>CK Strategies</b><br>233 Haverhill Street<br>No. Reading, MA 01864<br><br>Chris Keohan<br><a href="mailto:ckeohan@ckstrategies.com">ckeohan@ckstrategies.com</a><br>Cell: 617-892-2765  |                       |
| Architect                        | <b>KHALSA DESIGN INC.</b><br>17 Ivaloo Street, Suite 400<br>Somerville, MA 02143<br><br>Jai Khalsa<br><a href="mailto:JkHalsa@tkgeast.com">JkHalsa@tkgeast.com</a><br>Tel: 617-591-8682  |                       |

|                                   |   |
|-----------------------------------|---|
| Landscape Architect               | <p><b>Blair Hines Design Associates</b><br/>318 Harvard Avenue, Suite 25<br/>Brookline, MA 02446</p> <p>Blair Hines<br/><a href="mailto:bh@bhdassociates.com">bh@bhdassociates.com</a><br/>Tel: 617-478-0611</p>  |
| Transportation Planner / Engineer | <p><b>Howard Stein Hudson</b><br/>11 Beacon Street, Suite 1010<br/>Boston, MA 02108</p> <p>Brian J. Beisel, PTP<br/><a href="mailto:bbeisel@hasassoc.com">bbeisel@hasassoc.com</a><br/>Tel: 617-482-7080</p>  |
| Civil Engineer                    | <p><b>Howard Stein Hudson</b><br/>11 Beacon Street, Suite 1010<br/>Boston, MA 02108<br/>Tel: 617-482-7080</p> <p>Rick Latini, P.E.<br/><a href="mailto:rlatini@hshassoc.com">rlatini@hshassoc.com</a></p> <p>Hilary Holmes, P.E.<br/><a href="mailto:hholmes@hshassoc.com">hholmes@hshassoc.com</a></p> |
| Sustainability Consultant         | <p><b>Soden Sustainability Consulting</b><br/>19 Richardson Street<br/>Winchester, MA 01890<br/>Tel: 617-372-7857</p> <p>Colleen Ryan Soden, LEED AP BD+C<br/><a href="mailto:colleen@sodensustainability.com">colleen@sodensustainability.com</a></p>  |
| Noise and Air Consultant          | <p><b>Tech Environmental, Inc.</b><br/>Hobbs Brook Office Park<br/>303 Wyman Street, Suite 295<br/>Waltham, MA 02451</p> <p>Marc C. Wallace<br/><a href="mailto:mwallace@techenv.com">mwallace@techenv.com</a><br/>Tel: 781-890-2220 x30</p>  |



---

|   |   |
|---|---|
| Geotechnical/ Environmental /<br>21E Engineer | <b>McPhail Associates, LLC</b><br>2269 Massachusetts Avenue<br>Cambridge, MA 02140<br><br>Harry Berlis<br><a href="mailto:HJB@mcphailgeo.com">HJB@mcphailgeo.com</a><br>Tel: 617-868-1420 |
| Surveyor                                      | <b>Green Seal Environmental, Inc.</b><br>114 State Road, Building B<br>Sagamore Beach, MA 02652<br><a href="http://www.gseenv.com">www.gseenv.com</a><br>Tel: 508-888-6034                |

---

## ***APPENDIX A – URBAN DESIGN DRAWINGS AND LEED CHECKLIST FIGURES 3-1 THROUGH 3-18***

---

Urban design drawings and renderings depicting the Proposed Project and the LEED 2009 Checklist include:

- Figure 3-1: Proposed Development Aerial View
- Figure 3-2: Proposed Site- Plan View
- Figure 3-3: Landscape Plan
- Figure 3-4: Garage Plan
- Figure 3-5: First Floor Plan
- Figure 3-6: Second Floor Plan
- Figure 3-7: Third Floor Plan
- Figure 3-8: Fourth Floor
- Figure 3-9: Elevation from VFW Parkway
- Figure 3-10: Elevation From Gardner Street and Rear of Site
- Figure 3-11: Elevation View from Home Depot Drive
- Figure 3-12: Building Sections
- Figure 3-13: Perspective of Front Entrance
- Figure 3-14: Perspective From VFW Parkway
- Figure 3-15: Perspective From Backyard Parking
- Figure 3-16: Perspective of Gardner Street Side
- Figure 3-17: Perspective Viewing Backyard Parking
- Figure 3-18: LEED 2009 Checklist for New Construction and Major Renovations





FIGURE 3-1



KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

### PROPOSED DEVELOPMENT AERIAL VIEW

|                |            |
|----------------|------------|
| Project number | 14099      |
| Date           | 07-02-2015 |
| Drawn by       | NA-IL      |
| Checked by     | JSK        |

Scale





FIGURE 3-2



KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

### PROPOSED SITE - PLAN VIEW

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |





Blair Hines Design  
Associates  
LANDSCAPE ARCHITECTS

## VFW - WEST ROXBURY

### Illustrative Landscape Plan

Scale: 1" = 20'-0"

July 1, 2015

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-591-8682 FAX: 617-591-2086



FIGURE 3-3



KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

### LANDSCAPE PLAN

|                |            |
|----------------|------------|
| Project number | 14099      |
| Date           | 07-02-2015 |
| Drawn by       | Author     |
| Checked by     | JSK        |

Scale

7/30/2015 3:35:57 PM

Scheme 1 Legend

- BIKE STORAGE
- BLDG. SUPP.
- PARKING



FIGURE 3-4



**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

W Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

**GARAGE PLAN**

|                |            |       |              |
|----------------|------------|-------|--------------|
| Project number | 14099      | Scale | As indicated |
| Date           | 07-06-2015 |       |              |
| Drawn by       | Author     |       |              |
| Checked by     | Checker    |       |              |

# Scheme 1 Legend

- 1 BED
- 2 BED
- 3 BED
- Community Room
- CORRIDOR



FIGURE 3-5



## KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

W Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

## FIRST FLOOR PLAN

|                |            |       |              |
|----------------|------------|-------|--------------|
| Project number | 14099      | Scale | As indicated |
| Date           | 07-06-2015 |       |              |
| Drawn by       | Author     |       |              |
| Checked by     | Checker    |       |              |



# Scheme 1 Legend

- 1 BED
- 2 BED
- 3 BED
- CORRIDOR



FIGURE 3-6



**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

W Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

## SECOND FLOOR PLAN

|                |            |       |              |
|----------------|------------|-------|--------------|
| Project number | 14099      | Scale | As indicated |
| Date           | 07-06-2015 |       |              |
| Drawn by       | Author     |       |              |
| Checked by     | Checker    |       |              |

Scheme 1 Legend

- 1 BED
- 2 BED
- 3 BED
- CORRIDOR



FIGURE 3-7



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**  
W Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

THIRD FLOOR PLAN

|                |            |       |              |
|----------------|------------|-------|--------------|
| Project number | 14099      | Scale | As indicated |
| Date           | 07-06-2015 |       |              |
| Drawn by       | Author     |       |              |
| Checked by     | Checker    |       |              |

Scheme 1 Legend

- 1 BED
- 2 BED
- 3 BED
- CORRIDOR



FIGURE 3-8



**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

W Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

**FOURTH FLOOR PLAN**

|                |            |       |              |
|----------------|------------|-------|--------------|
| Project number | 14099      | Scale | As indicated |
| Date           | 07-06-2015 |       |              |
| Drawn by       | Author     |       |              |
| Checked by     | Checker    |       |              |



V.F.W. PARKWAY ELEVATION

FIGURE 3-9



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

**ELEVATION FROM V.F.W. PARKWAY**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | Author     |       |
| Checked by     | Checker    |       |
|                |            | Scale |



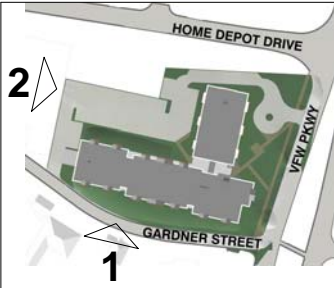


FIGURE 3-10



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086


**SOVAD LLC**  
West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

| ELEVATION FROM GARDNER ST. & REAR ELEVATION |            |       |
|---|------------|-------|
| Project number                              | 14099      |       |
| Date  | 07-02-2015 |       |
| Drawn by                                    | Author     |       |
| Checked by                                  | Checker    |       |
|   |            | Scale |





FIGURE 3-11




**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**  
West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

| ELEVATION VIEW FROM HOME DEPOT DRIVE |            |       |
|--------------------------------------|------------|-------|
| Project number                       | 14099      |       |
| Date                                 | 07-02-2015 |       |
| Drawn by                             | NA-IL      |       |
| Checked by                           | JSK        |       |
|                                      |            | Scale |



FIGURE 3-12



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**  
West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

| BUILDING SECTIONS |            |       |
|-------------------|------------|-------|
| Project number    | 14099      |       |
| Date              | 07-02-2015 |       |
| Drawn by          | NA         |       |
| Checked by        | JSK        | Scale |





FIGURE 3-13



**KHALSA DESIGN INC.**  
 17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143 TEL:  
 617-591-8682  
 FAX: 617-591-2086

# **SOVAD LLC**

West Roxbury Residences  
 1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
 West Roxbury, MA 02132

## **PERSPECTIVE OF FRONT ENTRANCE**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |





FIGURE 3-14



KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086

SOVAD LLC

West Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

| PERSPECTIVE FROM VFW PKWY |            |       |  |
|---------------------------|------------|-------|--|
| Project number            | 14099      |       |  |
| Date                      | 07-02-2015 |       |  |
| Drawn by                  | NA         |       |  |
| Checked by                | JSK        | Scale |  |





FIGURE 3-15



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086

## SOVAD LLC

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

### PERSPECTIVE FROM BACKYARD PARKING

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |





FIGURE 3-16





**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

| PERSPECTIVE OF GARDNER STREET SIDE |            |       |  |
|------------------------------------|------------|-------|--|
| Project number                     | 14099      |       |  |
| Date                               | 07-02-2015 |       |  |
| Drawn by                           | NA         |       |  |
| Checked by                         | JSK        | Scale |  |





FIGURE 3-17



KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143TEL:  
617-591-8682  
FAX: 617-591-2086

SOVAD LLC

West Roxbury Residences  
1235-1237 V.F.W. Parkway 165, 175 Gardner street,  
West Roxbury, MA 02132

PERSPECTIVE VIEWING BACKYARD PARKING

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      | Scale |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        |       |





# LEED 2009 for New Construction and Major Renovations

## Project Checklist

Figure 3-18

VFW Parkway

### 16 4 6 Sustainable Sites Possible Points: 26

| Y | ? | N |            |   |   |
|---|---|---|------------|---|---|
| Y |   |   | Prereq 1   | Construction Activity Pollution Prevention                          |   |
| 1 |   |   | Credit 1   | Site Selection  | 1 |
| 5 |   |   | Credit 2   | Development Density and Community Connectivity                      | 5 |
| 1 |   |   | Credit 3   | Brownfield Redevelopment  | 1 |
|   |   | 6 | Credit 4.1 | Alternative Transportation—Public Transportation Access             | 6 |
| 1 |   |   | Credit 4.2 | Alternative Transportation—Bicycle Storage and Changing Rooms       | 1 |
| 3 |   |   | Credit 4.3 | Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles | 3 |
|   | 2 |   | Credit 4.4 | Alternative Transportation—Parking Capacity                         | 2 |
|   | 1 |   | Credit 5.1 | Site Development—Protect or Restore Habitat                         | 1 |
| 1 |   |   | Credit 5.2 | Site Development—Maximize Open Space                                | 1 |
| 1 |   |   | Credit 6.1 | Stormwater Design—Quantity Control                                  | 1 |
| 1 |   |   | Credit 6.2 | Stormwater Design—Quality Control                                   | 1 |
| 1 |   |   | Credit 7.1 | Heat Island Effect—Non-roof   | 1 |
| 1 |   |   | Credit 7.2 | Heat Island Effect—Roof   | 1 |
|   | 1 |   | Credit 8   | Light Pollution Reduction   | 1 |

### 5 3 2 Water Efficiency Possible Points: 10

| Y | ? | N |          |                                    |        |
|---|---|---|----------|------------------------------------|--------|
| Y |   |   | Prereq 1 | Water Use Reduction—20% Reduction  |        |
| 2 | 2 |   | Credit 1 | Water Efficient Landscaping        | 2 to 4 |
|   |   | 2 | Credit 2 | Innovative Wastewater Technologies | 2      |
| 3 | 1 |   | Credit 3 | Water Use Reduction                | 2 to 4 |

### 7 8 20 Energy and Atmosphere Possible Points: 35

| Y | ? | N  |          |  |         |
|---|---|----|----------|--|---------|
| Y |   |    | Prereq 1 | Fundamental Commissioning of Building Energy Systems |         |
| Y |   |    | Prereq 2 | Minimum Energy Performance                           |         |
| Y |   |    | Prereq 3 | Fundamental Refrigerant Management                   |         |
| 4 | 3 | 12 | Credit 1 | Optimize Energy Performance                          | 1 to 19 |
|   | 1 | 6  | Credit 2 | On-Site Renewable Energy                             | 1 to 7  |
|   | 2 |    | Credit 3 | Enhanced Commissioning                               | 2       |
|   | 2 |    | Credit 4 | Enhanced Refrigerant Management                      | 2       |
| 1 |   | 2  | Credit 5 | Measurement and Verification                         | 3       |
| 2 |   |    | Credit 6 | Green Power  | 2       |

### 4 3 7 Materials and Resources Possible Points: 14

| Y | ? | N |            |   |        |
|---|---|---|------------|---|--------|
| Y |   |   | Prereq 1   | Storage and Collection of Recyclables                           |        |
|   |   | 3 | Credit 1.1 | Building Reuse—Maintain Existing Walls, Floors, and Roof        | 1 to 3 |
|   |   | 1 | Credit 1.2 | Building Reuse—Maintain 50% of Interior Non-Structural Elements | 1      |
| 2 |   |   | Credit 2   | Construction Waste Management                                   | 1 to 2 |
|   | 2 |   | Credit 3   | Materials Reuse   | 1 to 2 |

### Materials and Resources, Continued

| Y | ? | N |          |                             |        |
|---|---|---|----------|-----------------------------|--------|
| 1 | 1 |   | Credit 4 | Recycled Content            | 1 to 2 |
| 1 | 1 |   | Credit 5 | Regional Materials          | 1 to 2 |
|   |   | 1 | Credit 6 | Rapidly Renewable Materials | 1      |
|   | 1 |   | Credit 7 | Certified Wood              | 1      |

### 9 5 1 Indoor Environmental Quality Possible Points: 15

| Y | ? | N |            |  |   |
|---|---|---|------------|--|---|
| Y |   |   | Prereq 1   | Minimum Indoor Air Quality Performance                       |   |
| Y |   |   | Prereq 2   | Environmental Tobacco Smoke (ETS) Control                    |   |
|   |   | 1 | Credit 1   | Outdoor Air Delivery Monitoring                              | 1 |
|   | 1 |   | Credit 2   | Increased Ventilation  | 1 |
| 1 |   |   | Credit 3.1 | Construction IAQ Management Plan—During Construction         | 1 |
| 1 |   |   | Credit 3.2 | Construction IAQ Management Plan—Before Occupancy            | 1 |
| 1 |   |   | Credit 4.1 | Low-Emitting Materials—Adhesives and Sealants                | 1 |
| 1 |   |   | Credit 4.2 | Low-Emitting Materials—Paints and Coatings                   | 1 |
| 1 |   |   | Credit 4.3 | Low-Emitting Materials—Flooring Systems                      | 1 |
|   | 1 |   | Credit 4.4 | Low-Emitting Materials—Composite Wood and Agrifiber Products | 1 |
| 1 |   |   | Credit 5   | Indoor Chemical and Pollutant Source Control                 | 1 |
| 1 |   |   | Credit 6.1 | Controllability of Systems—Lighting                          | 1 |
| 1 |   |   | Credit 6.2 | Controllability of Systems—Thermal Comfort                   | 1 |
|   | 1 |   | Credit 7.1 | Thermal Comfort—Design                                       | 1 |
|   | 1 |   | Credit 7.2 | Thermal Comfort—Verification                                 | 1 |
|   | 1 |   | Credit 8.1 | Daylight and Views—Daylight                                  | 1 |
| 1 |   |   | Credit 8.2 | Daylight and Views—Views                                     | 1 |

### 6 Innovation and Design Process Possible Points: 6

| Y | ? | N |            |  |   |
|---|---|---|------------|--|---|
| 1 |   |   | Credit 1.1 | Innovation in Design: Exemplary Perf SS 5.2  | 1 |
| 1 |   |   | Credit 1.2 | Innovation in Design: Exemplary Perf WEC3    | 1 |
| 1 |   |   | Credit 1.3 | Innovation in Design: Green Housekeeping     | 1 |
| 1 |   |   | Credit 1.4 | Innovation in Design: Energy Star Appliances | 1 |
| 1 |   |   | Credit 1.5 | Innovation in Design: Education Plan         | 1 |
| 1 |   |   | Credit 2   | LEED Accredited Professional                 | 1 |

### 4 Regional Priority Credits Possible Points: 4

| Y | ? | N |            |   |   |
|---|---|---|------------|---|---|
| 1 |   |   | Credit 1.1 | Regional Priority: SS c3                      | 1 |
| 1 |   |   | Credit 1.2 | Regional Priority: Heat Island 7.1-Non- Roof  | 1 |
| 1 |   |   | Credit 1.3 | Regional Priority: Heat Island 7.2 Roof       | 1 |
| 1 |   |   | Credit 1.4 | Regional Priority: SS 6.1 Stormwater Quantity | 1 |

### 51 23 36 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

---

## **APPENDIX B – PNF SHADOW ANALYSIS**

---

*(The following section is abstracted from the 1235-1237 VFW Parkway PNF recently submitted to the BRA.)*

### **Introduction**

The following shadow study describes and graphically depicts anticipated new shadow impacts from the Project compared to shadows from existing buildings. The study presents the existing and built conditions for the proposed Project for the hours 9:00 AM, 12:00 Noon, and 3:00 PM for the vernal equinox, summer solstice, autumnal equinox, and winter solstice. In addition, shadows are depicted for 6:00 PM during the summer solstice and autumnal equinox.

### **Vernal Equinox (March 21)**

**Figures 4-1 through 4-3** depict shadows on March 21.

At 9:00 AM, shadows are cast in a westerly direction onto portions of the projects parking lot and the adjacent plastics manufacturing business on Gardner Street.

At 12:00 Noon, new shadow is cast in a northerly direction totally contained in the open space of the project site or the Rivermoor Street and the Home Depot access driveway area.

At 3:00 PM, new shadow from the Project is cast in a northeasterly direction mostly onto the open space of the project site or the Rivermoor Street and the Home Depot access driveway area and minor amount into the front yard on VFW Parkway.

### **Summer Solstice (June 21)**

**Figures 4-4 through 4-7** depict shadow impacts on June 21.

At 9:00 AM, shadows are cast in a westerly direction onto portions of the project's parking lot and the adjacent plastics manufacturing business on Gardner Street.

At 12:00 Noon, new shadow is cast in a northerly direction totally contained in the open space of the project site.

At 3:00 PM, new shadow from the Project is cast in a northeasterly direction totally contained in the open space of the project site.

At 6:00 PM, new shadow from the Project is cast in an easterly direction onto the open space of the project site and minor amount into the front yard on VFW Parkway

---

### **Autumnal Equinox (September 21)**

**Figures 4-8 through 4-11** depict shadow impacts on September 21.

At 9:00 AM, shadows are cast in a westerly direction onto portions of the projects parking lot and the adjacent plastic manufacturing business on Gardner Street.

At 12:00 Noon, new shadow is cast in a northerly direction totally contained in the open space of the project site or the Rivermoor Street and the Home Depot access driveway area.

At 3:00 PM, new shadow from the Project is cast in a northeasterly direction mostly onto the open space of the project site or the Rivermoor Street and the Home Depot access driveway area and minor amount into the front yard on VFW Parkway.

### **Winter Solstice (December 21)**

**Figures 4-12 through 4-14** depict shadow impacts on December 21. Winter sun casts the longest shadows of the year.

At 9:00 AM, are cast in a westerly direction onto portions of the projects parking lot and the adjacent manufacturing plastics business on Gardner Street and additionally onto Rivermoor Street and the Home Depot access driveway area.

At 12:00 Noon, new shadow is cast in a northerly direction onto the project site parking lot and Rivermoor Street and the Home Depot access driveway area.

At 3:00 PM, new shadow from the Project is cast in a northeasterly direction mostly Rivermoor Street and the Home Depot access driveway area and the VFW Parkway. .

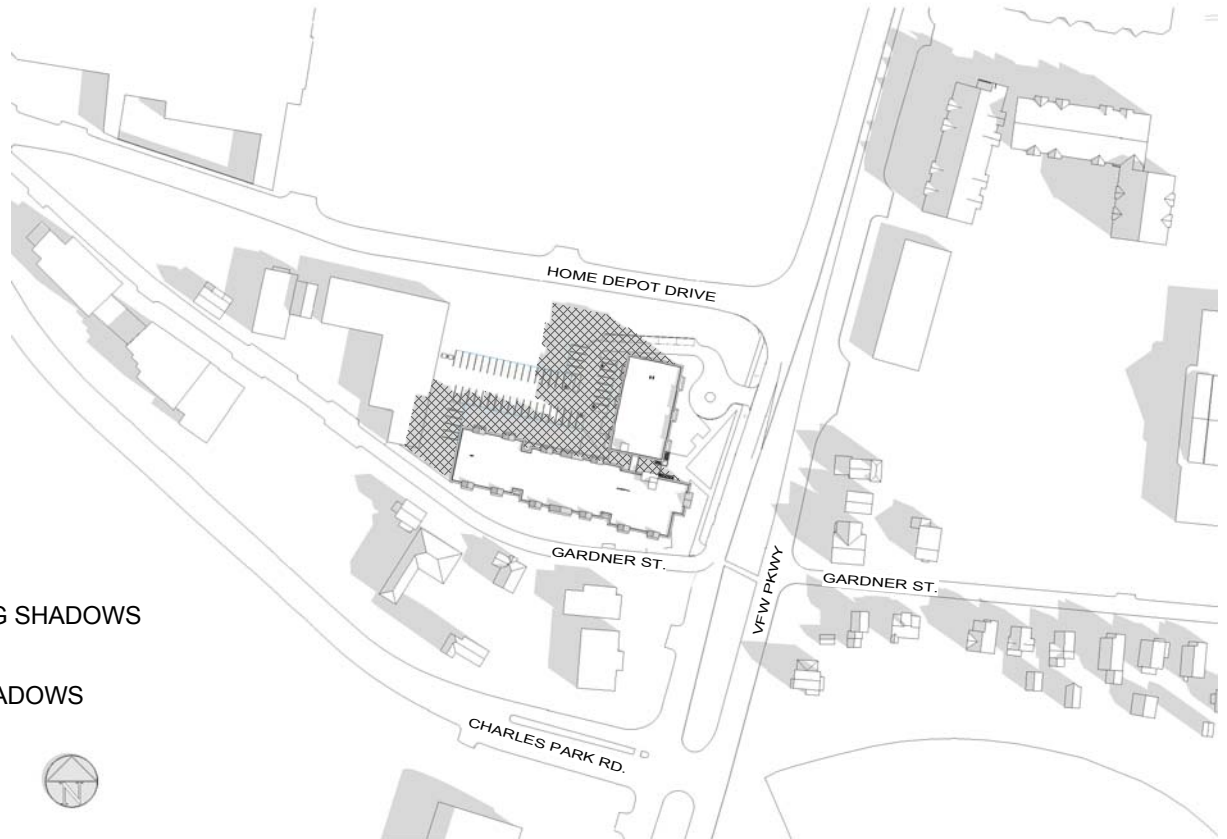
### **Summary**

Even with the proposed height of 4-floors, the Proposed Project's shadow impacts are generally not extensive. New shadow is generally limited to the streets surrounding the Site. Late afternoon and evening shadows will extend in an easterly/northeasterly direction toward the Rivermoor Street and the Home Depot access driveway area and the VFW Parkway. Overall, the Project's shadow impacts will be consistent with current patterns and will not adversely impact the Project Site and surroundings.





NO BUILD



EXISTING SHADOWS



NEW SHADOWS

BUILD

AZIMUTH 125.7 - ALTITUDE 33



**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

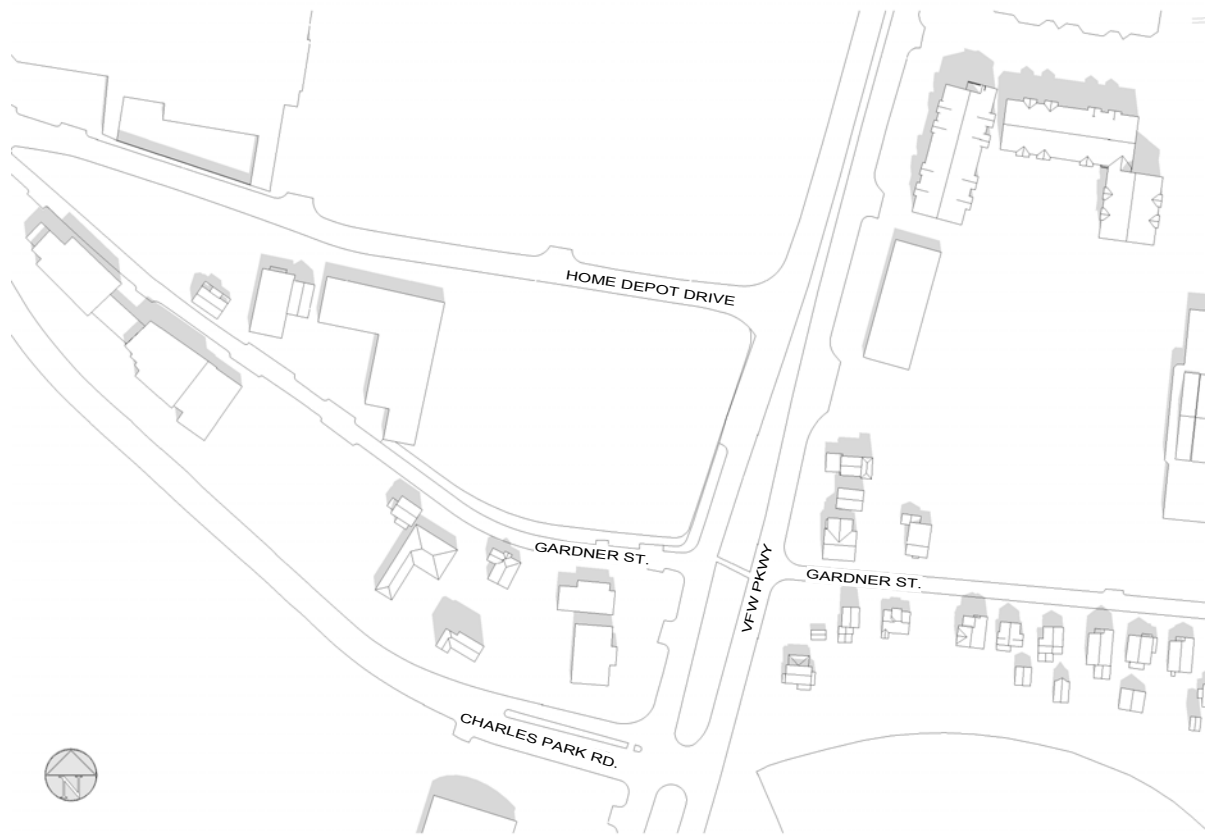
1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-1**

**MARCH 21 - 9 AM**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |

NO BUILD



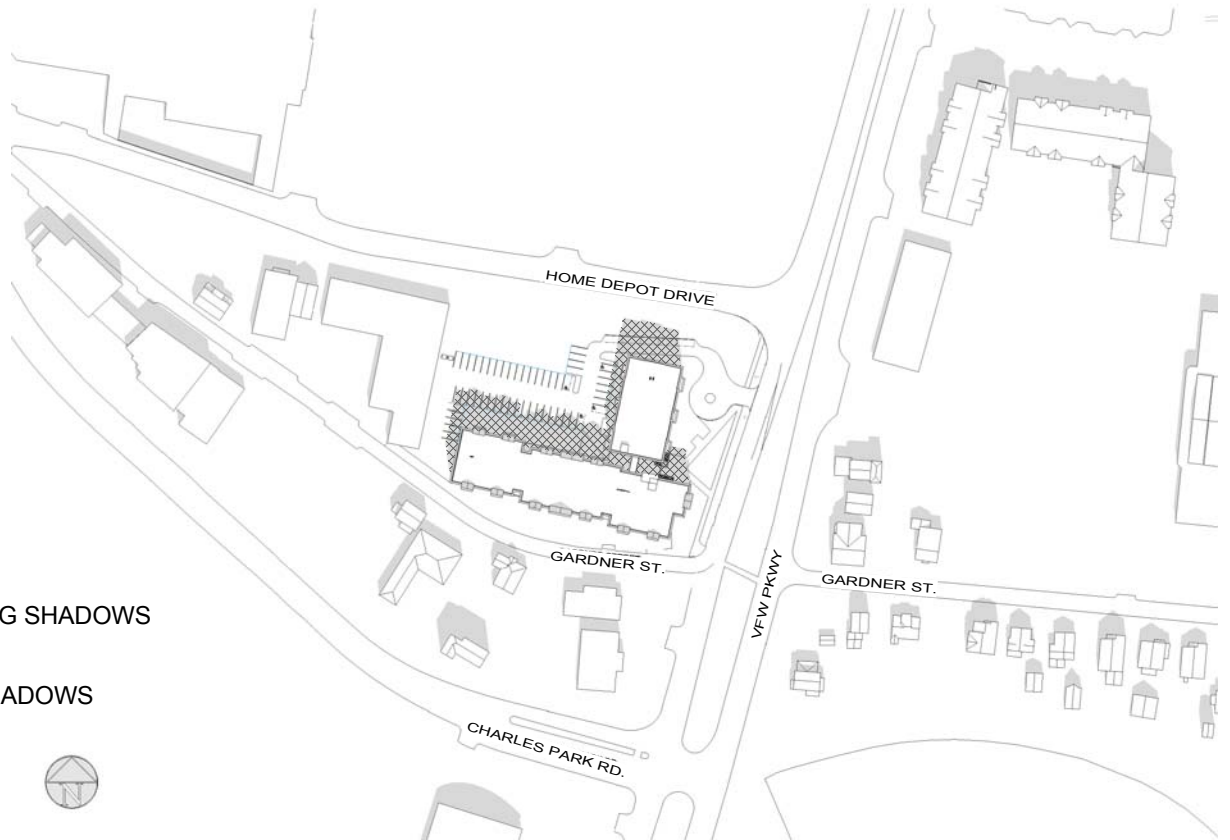
BUILD



EXISTING SHADOWS



NEW SHADOWS



**AZIMUTH -176.9 - ALTITUDE 48.0**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-2**

**MARCH 21-12 PM**

Project number 14099

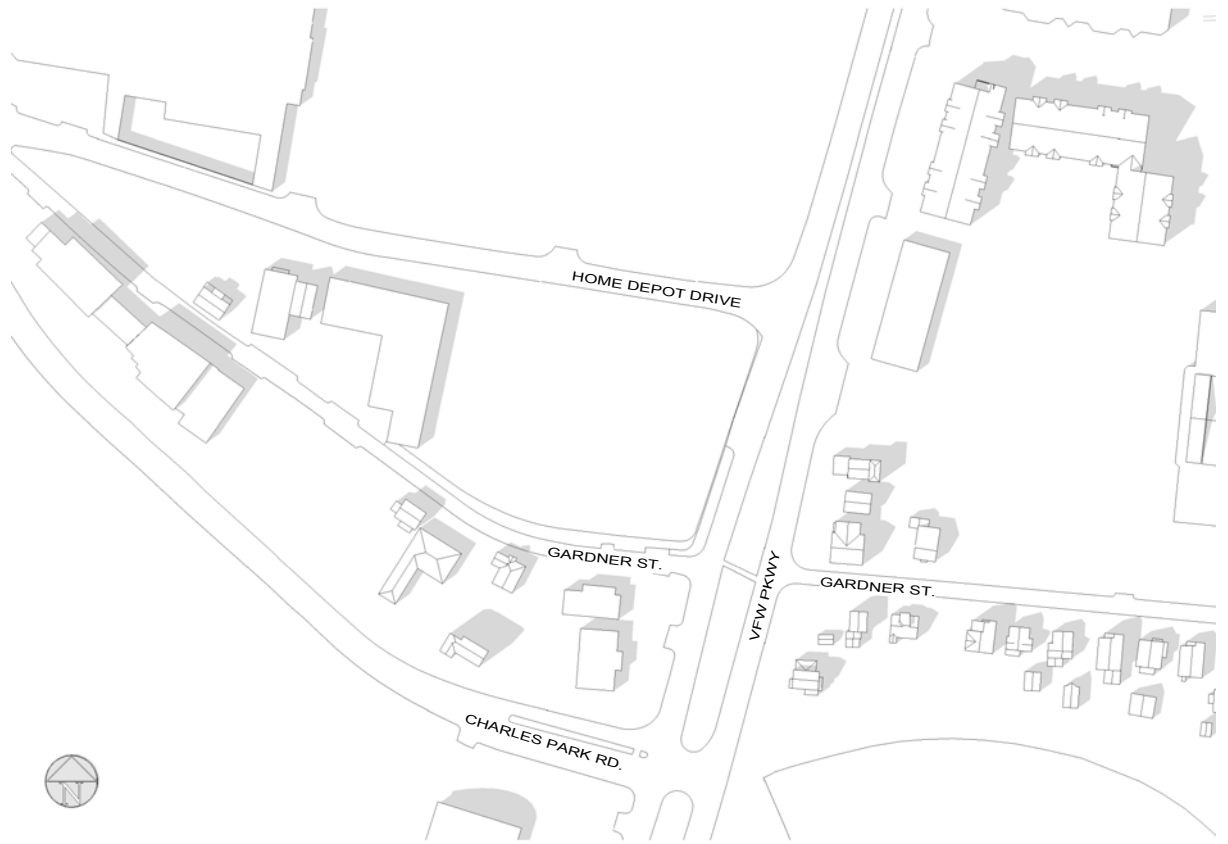
Date 07-02-2015

Drawn by NA

Checked by JSK

Scale

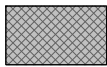
NO BUILD



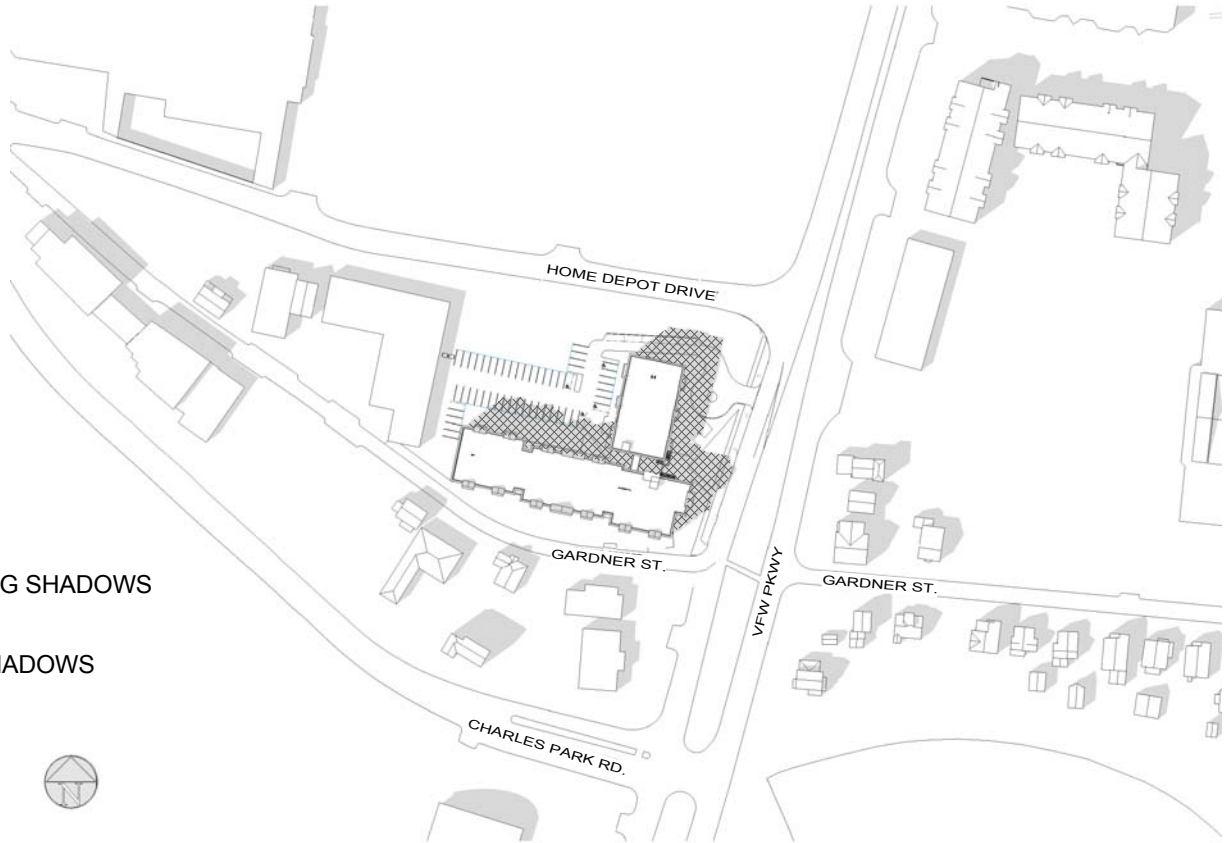
BUILD



EXISTING SHADOWS



NEW SHADOWS



**AZIMUTH -121.8 - ALTITUDE 30.5**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

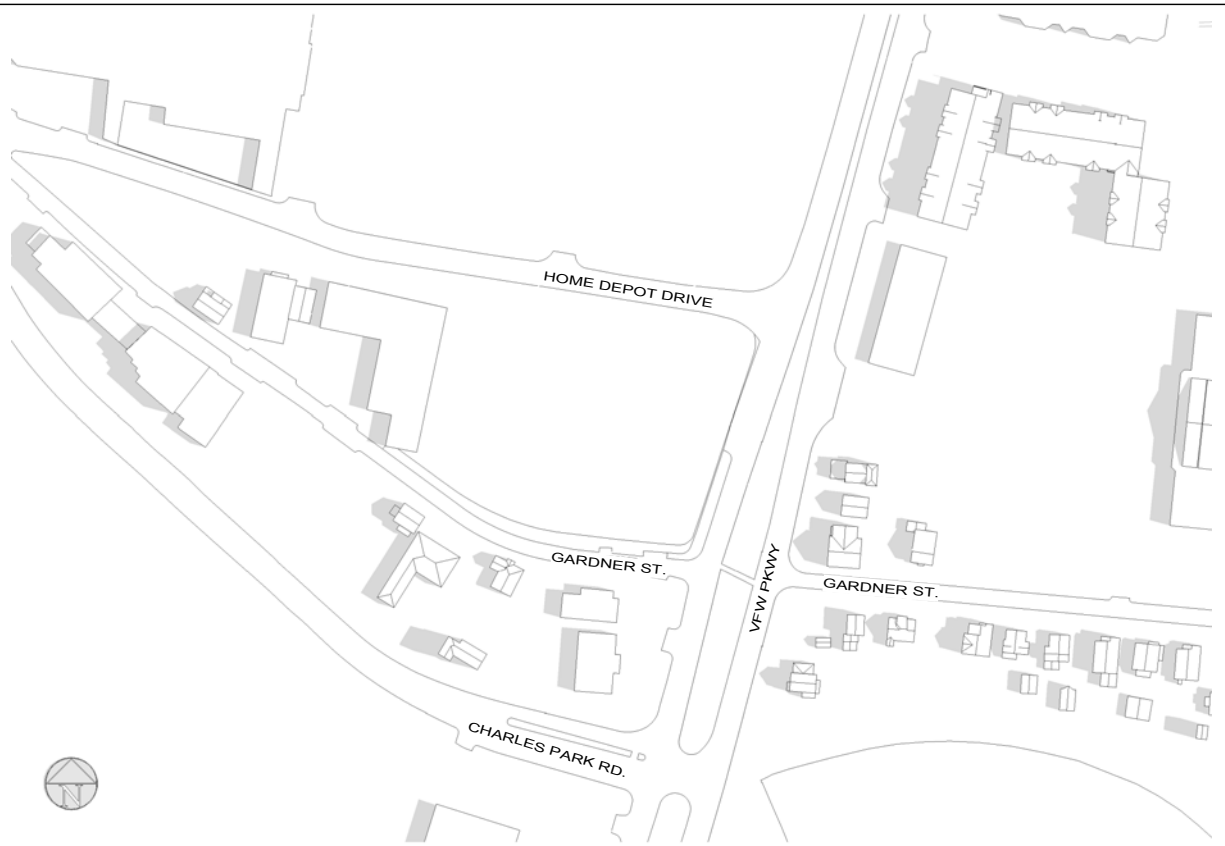
1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-3**

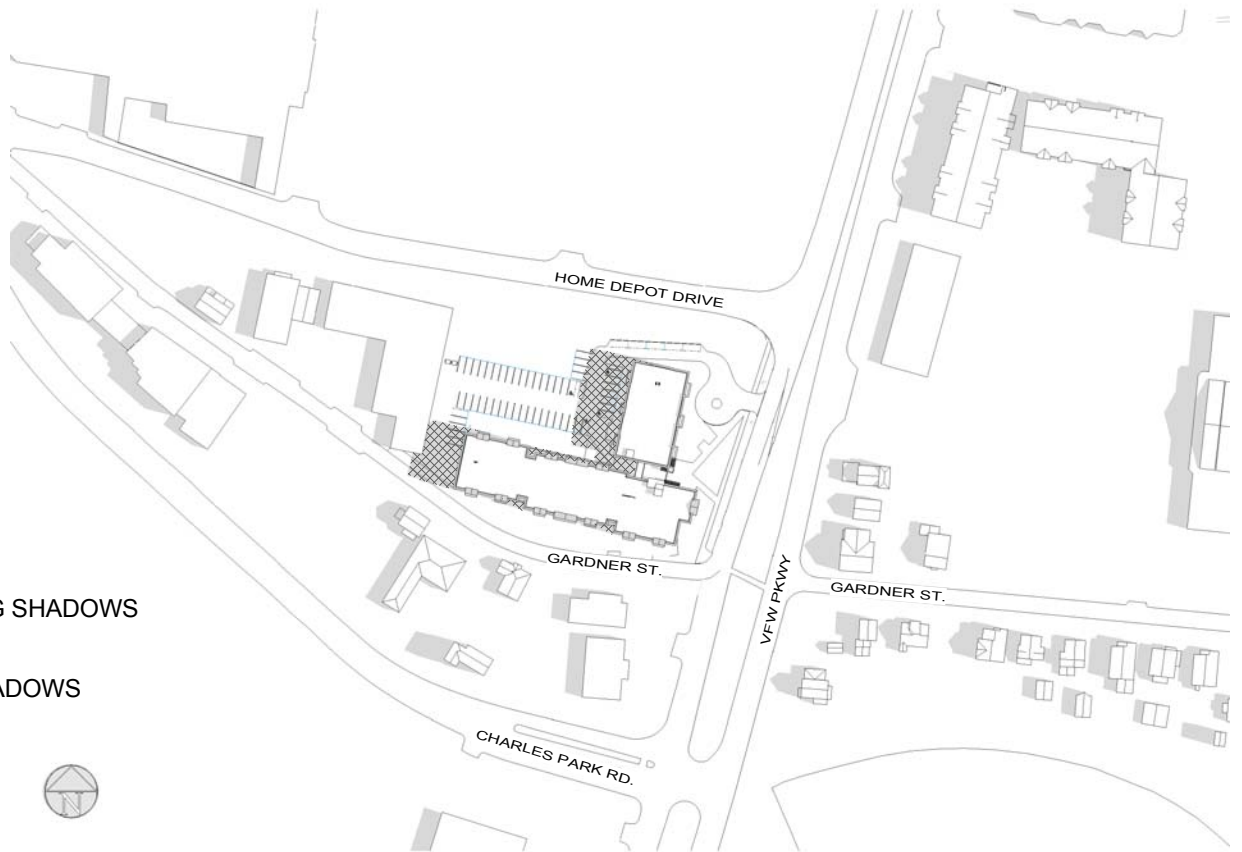
**MARCH 21 - 3 PM**

|                |            |  |
|----------------|------------|--|
| Project number | 14099      |  |
| Date           | 07-02-2015 |  |
| Drawn by       | NA         |  |
| Checked by     | JSK        |  |
| Scale          |            |  |

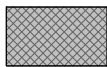




NO BUILD



EXISTING SHADOWS



NEW SHADOWS

BUILD



**AZIMUTH 93.5 - ALTITUDE 39.9**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

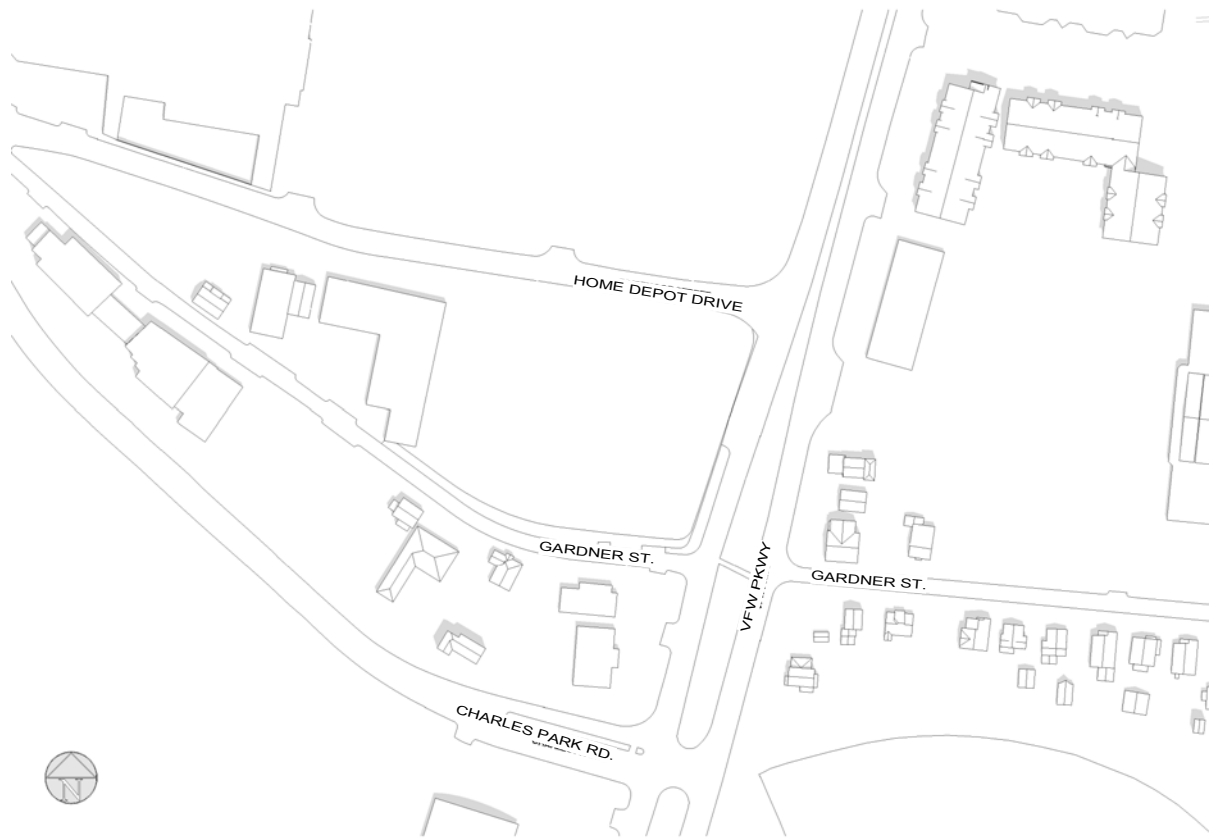
1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-4**

**JUNE 21 - 9 AM**

|                |            |  |
|----------------|------------|--|
| Project number | 14099      |  |
| Date           | 07-02-2015 |  |
| Drawn by       | NA         |  |
| Checked by     | JSK        |  |
| Scale          |            |  |

NO BUILD



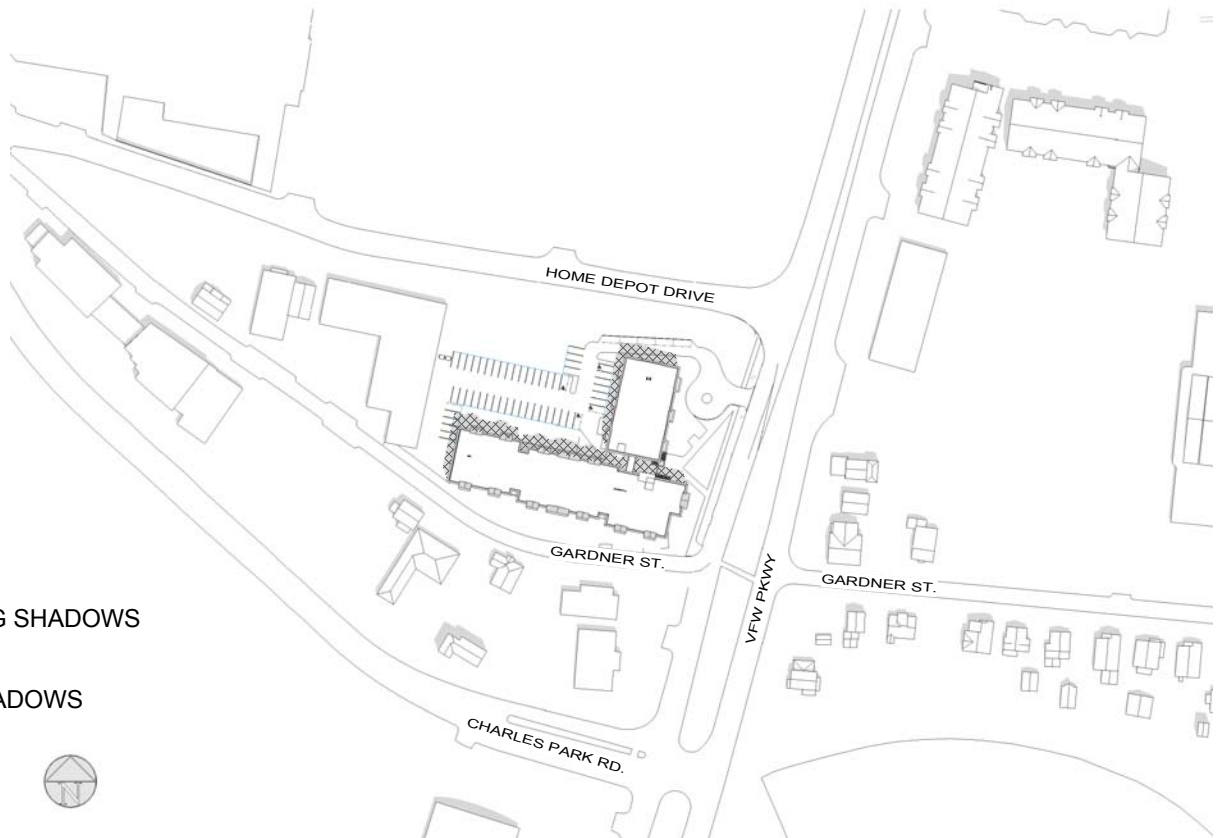
BUILD



EXISTING SHADOWS



NEW SHADOWS



**AZIMUTH 149.4 - ALTITUDE 68.8**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-5**

**JUNE 21 - 12 PM**

Project number 14099

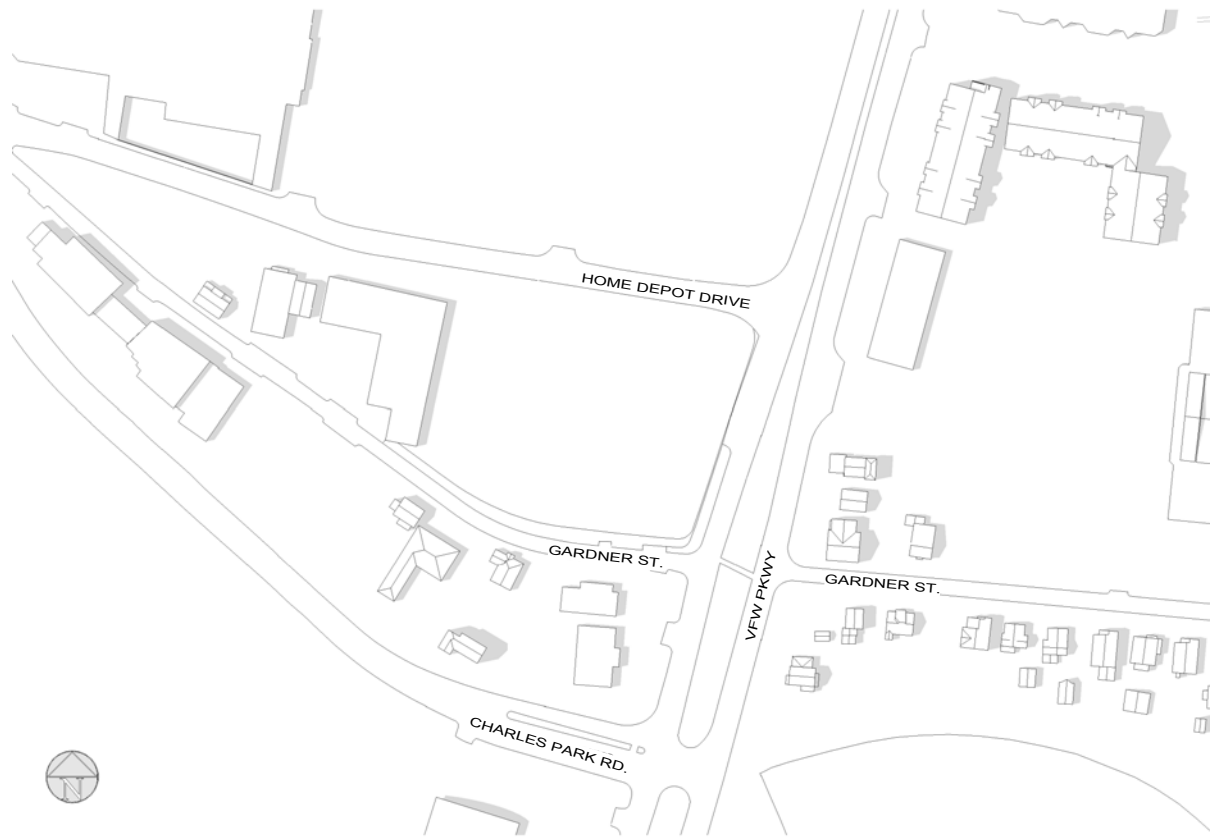
Date 07-02-2015

Drawn by NA

Checked by JSK

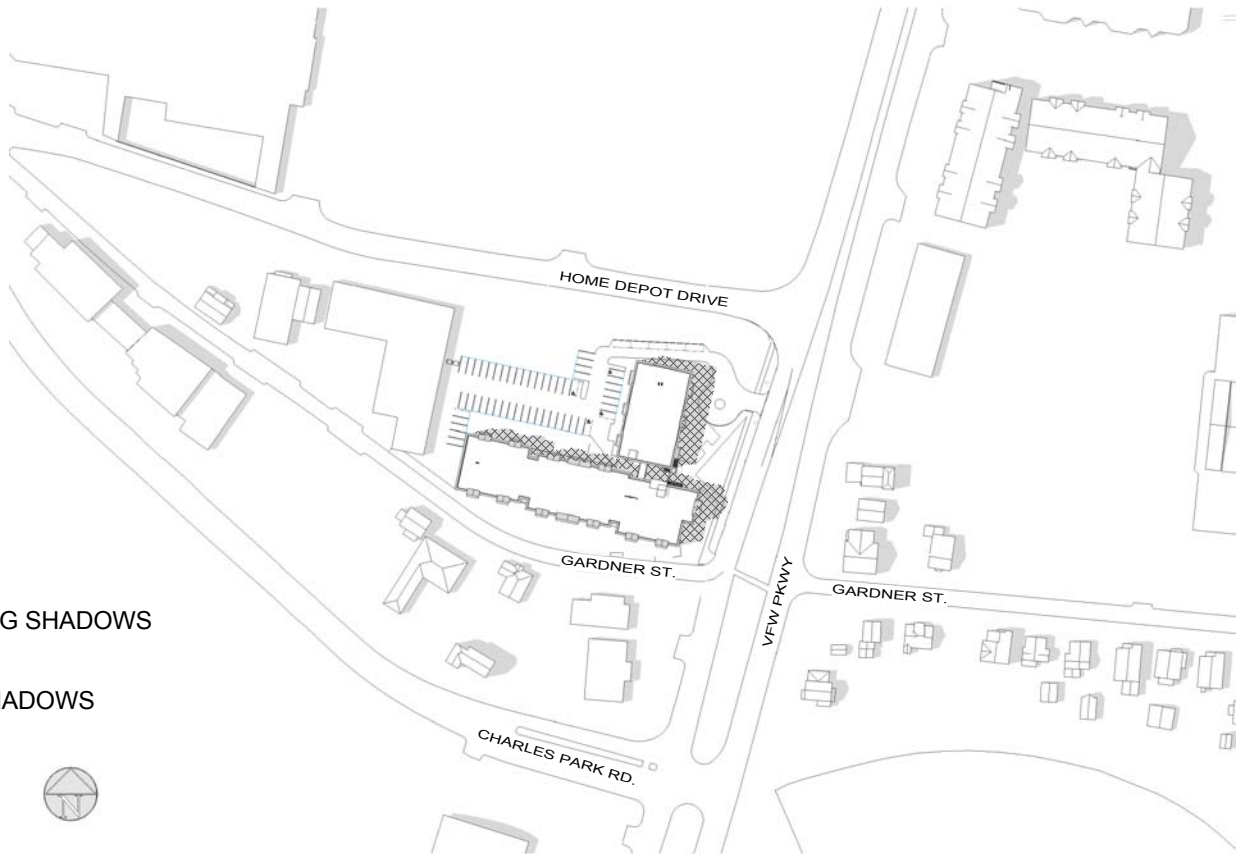
Scale

NO BUILD



EXISTING SHADOWS  
NEW SHADOWS

BUILD



AZIMUTH -113.7 - ALTITUDE 56.5



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

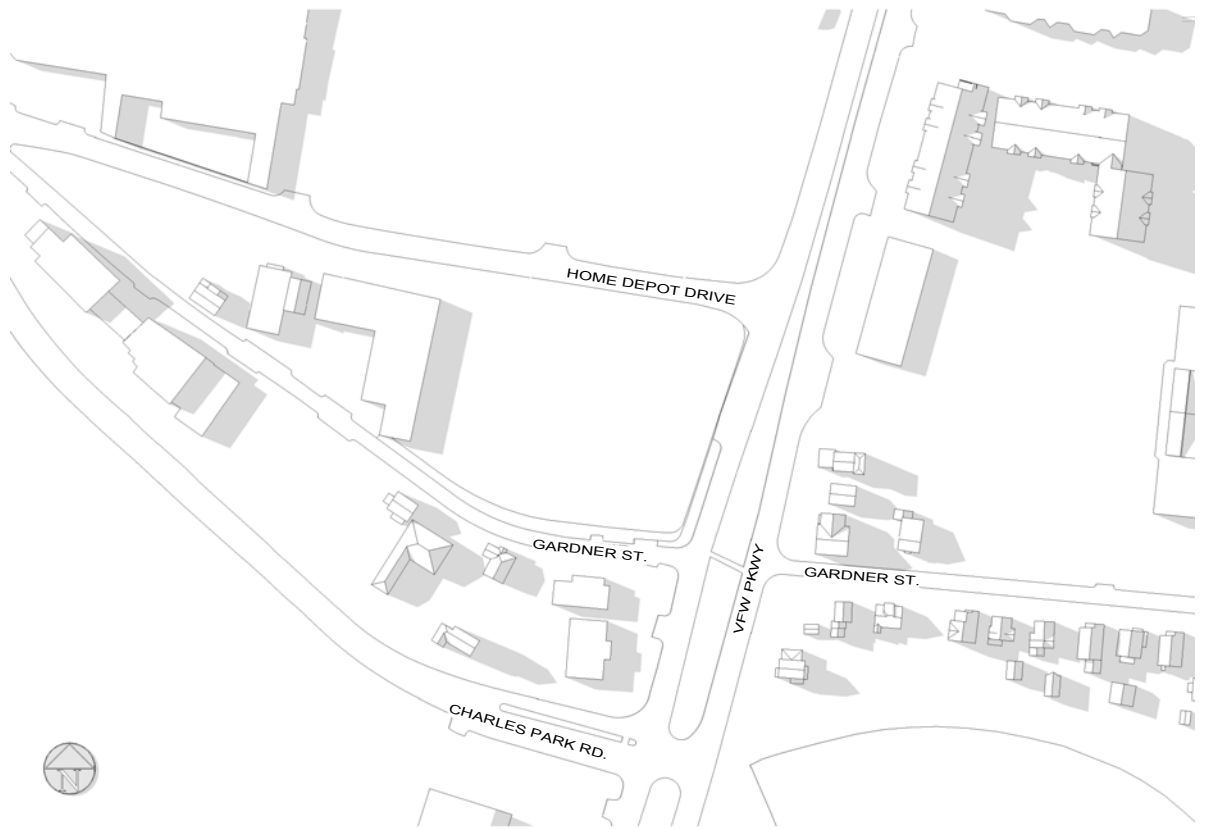
**FIGURE 4-6**

**JUNE 21 - 3 PM**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |



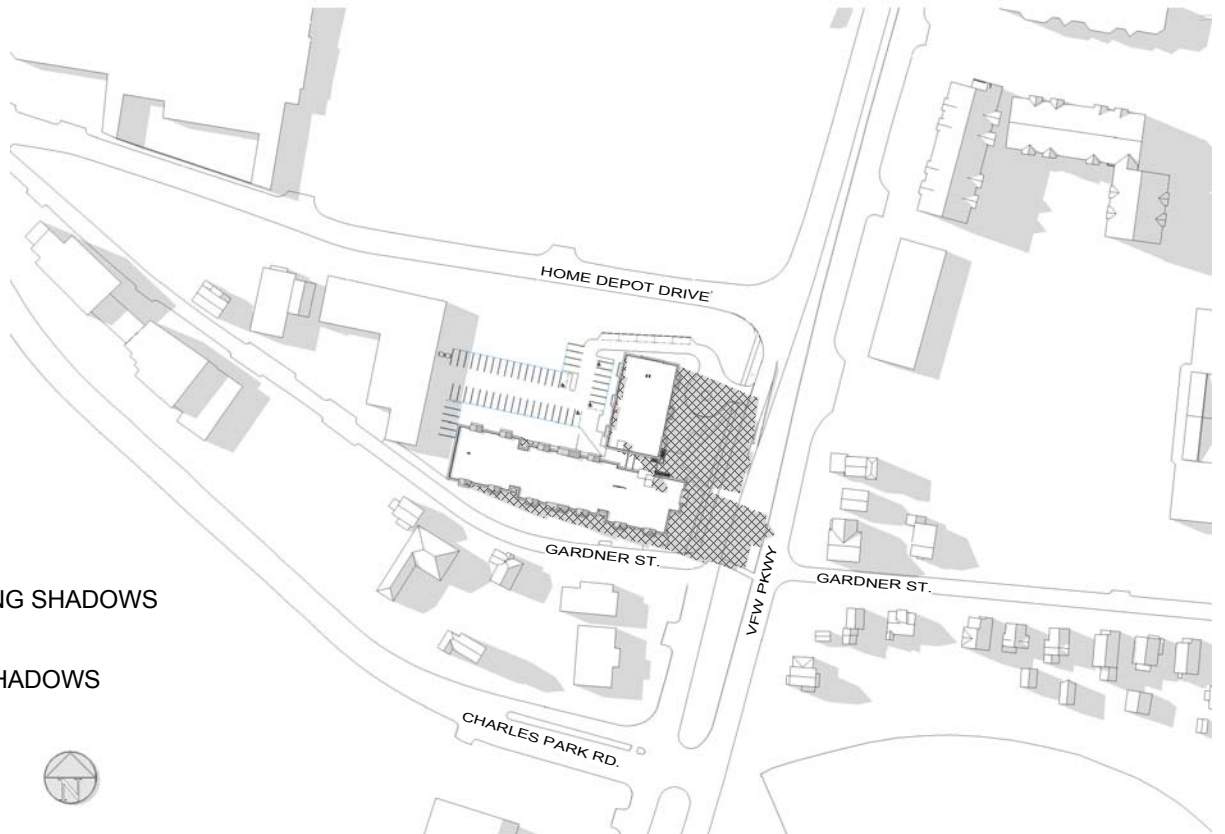
NO BUILD



BUILD

EXISTING SHADOWS

NEW SHADOWS



AZIMUTH -79.3 - ALTITUDE 23.9



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-7**

**JUNE 21 - 6 PM**

Project number 14099

Date 07-02-2015

Drawn by NA

Checked by JSK

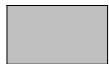
Scale

7/28/2015 3:05:23 PM

NO BUILD



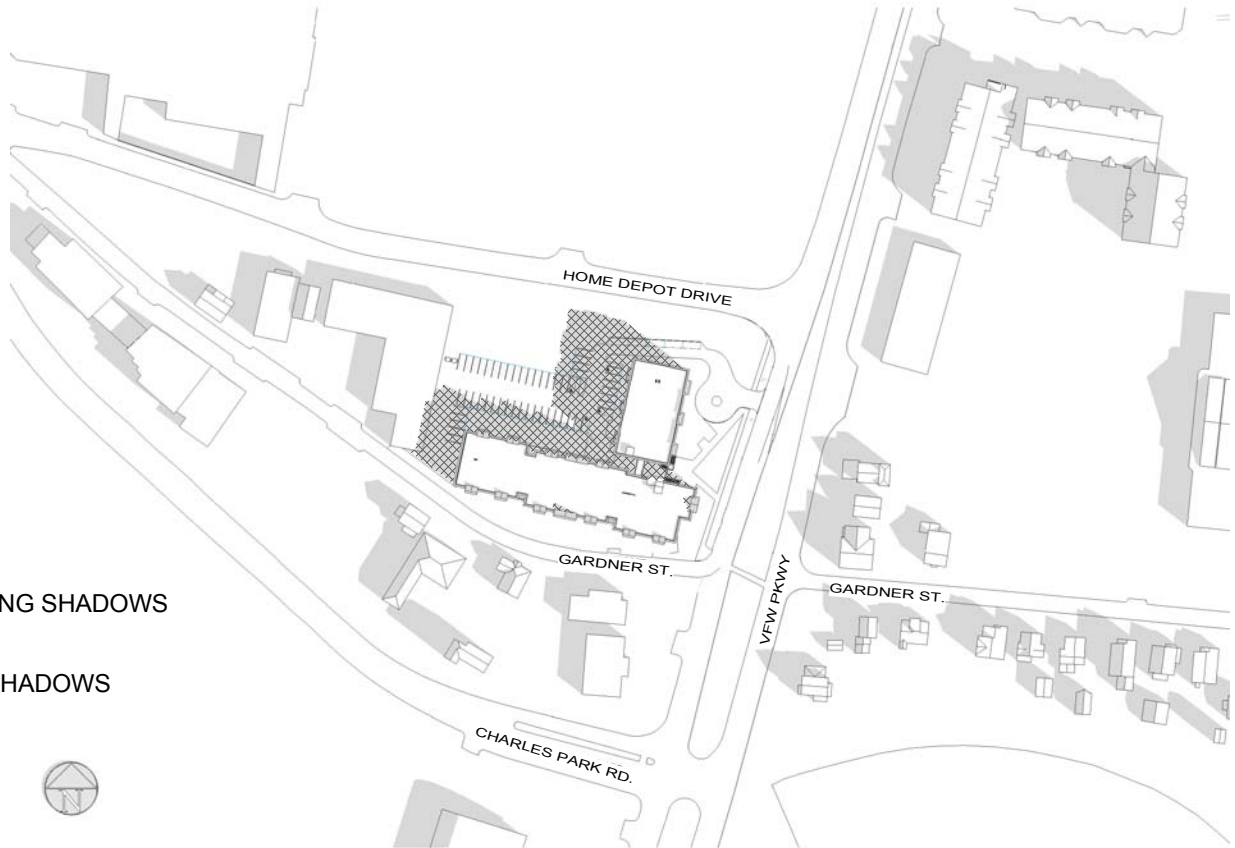
BUILD



EXISTING SHADOWS



NEW SHADOWS



**AZIMUTH 115.3 - ALTITUDE 25.9**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-8**

**SEPTEMBER 21 - 9 AM**

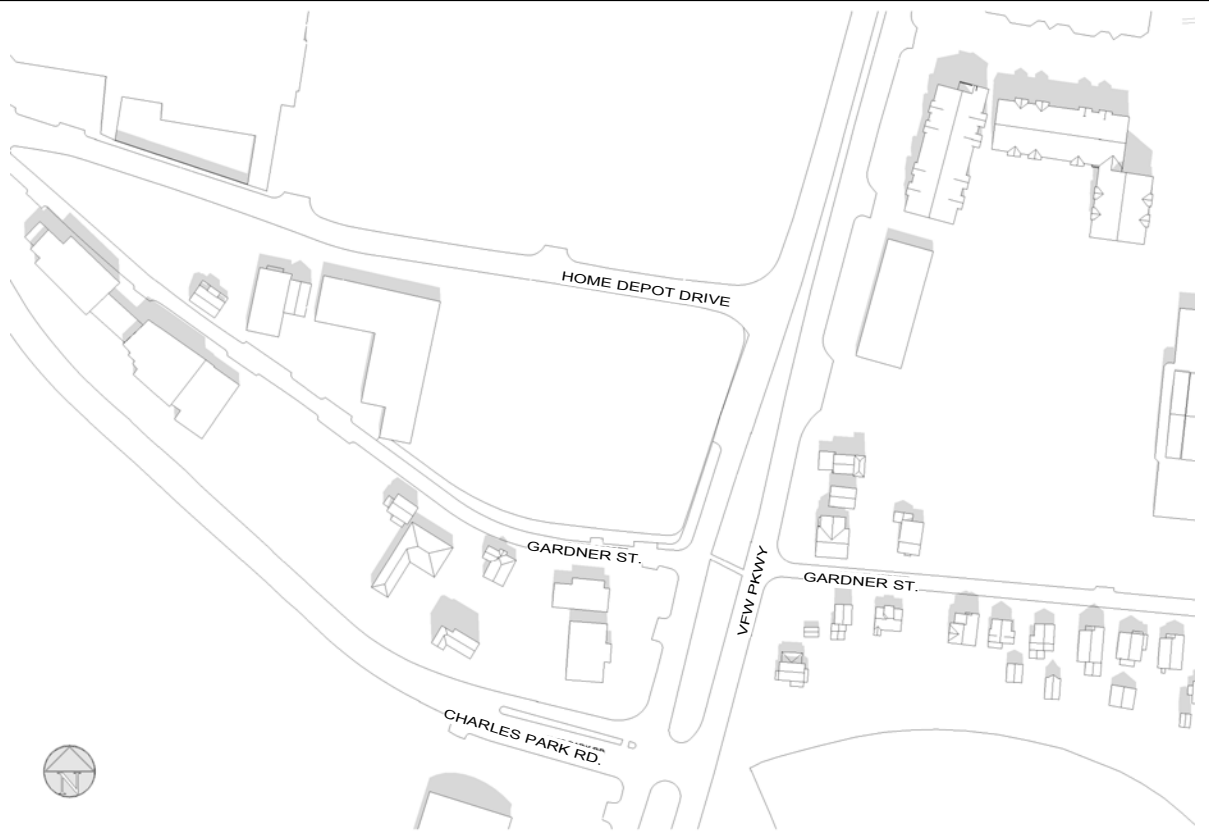
Project number 14099

Date 07-02-2015

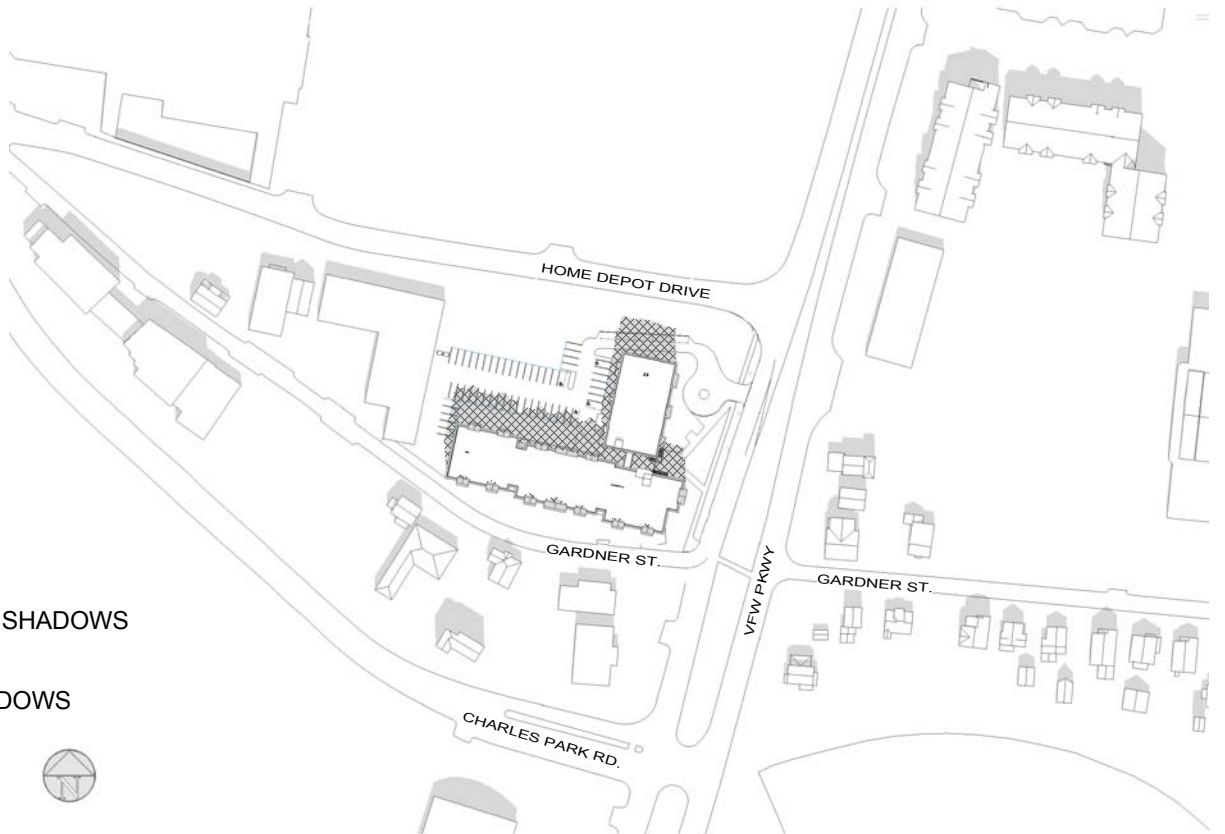
Drawn by NA

Checked by JSK

Scale



NO BUILD



EXISTING SHADOWS



NEW SHADOWS

BUILD

AZIMUTH 166.0 - ALTITUDE 47.4



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

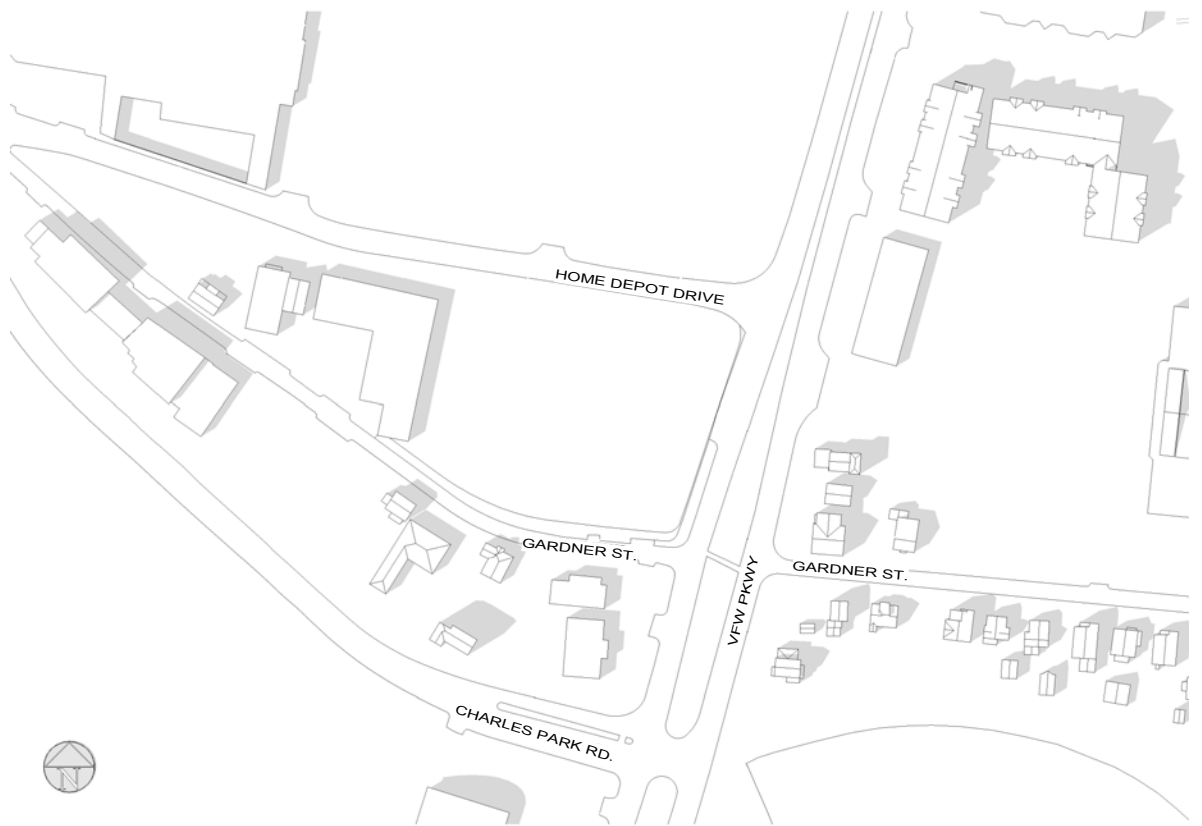
West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

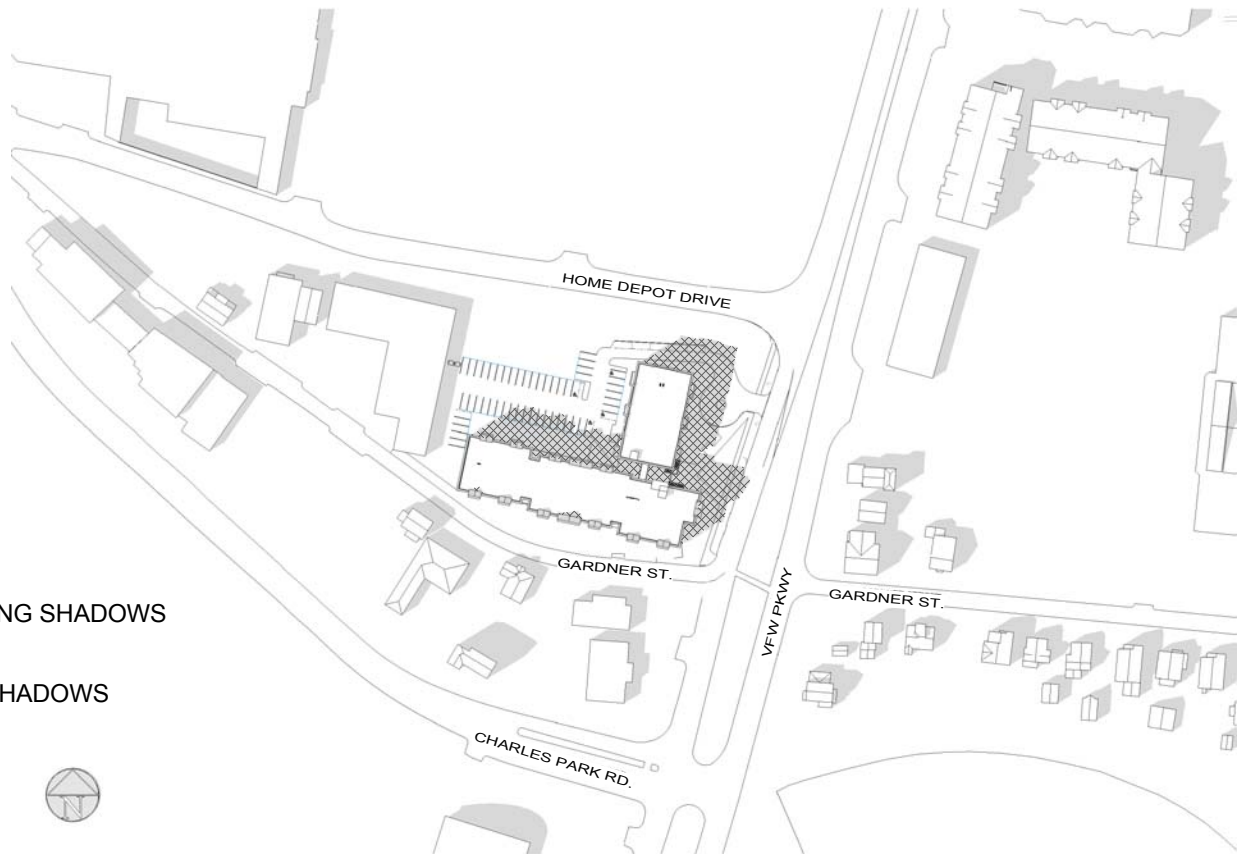
**FIGURE 4-9 SEPTEMBER 21 - 12 PM**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |





NO BUILD



EXISTING SHADOWS



NEW SHADOWS

BUILD

AZIMUTH -132.9 - ALTITUDE 37.4



**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-10 SEPTEMBER 21 - 3 PM**

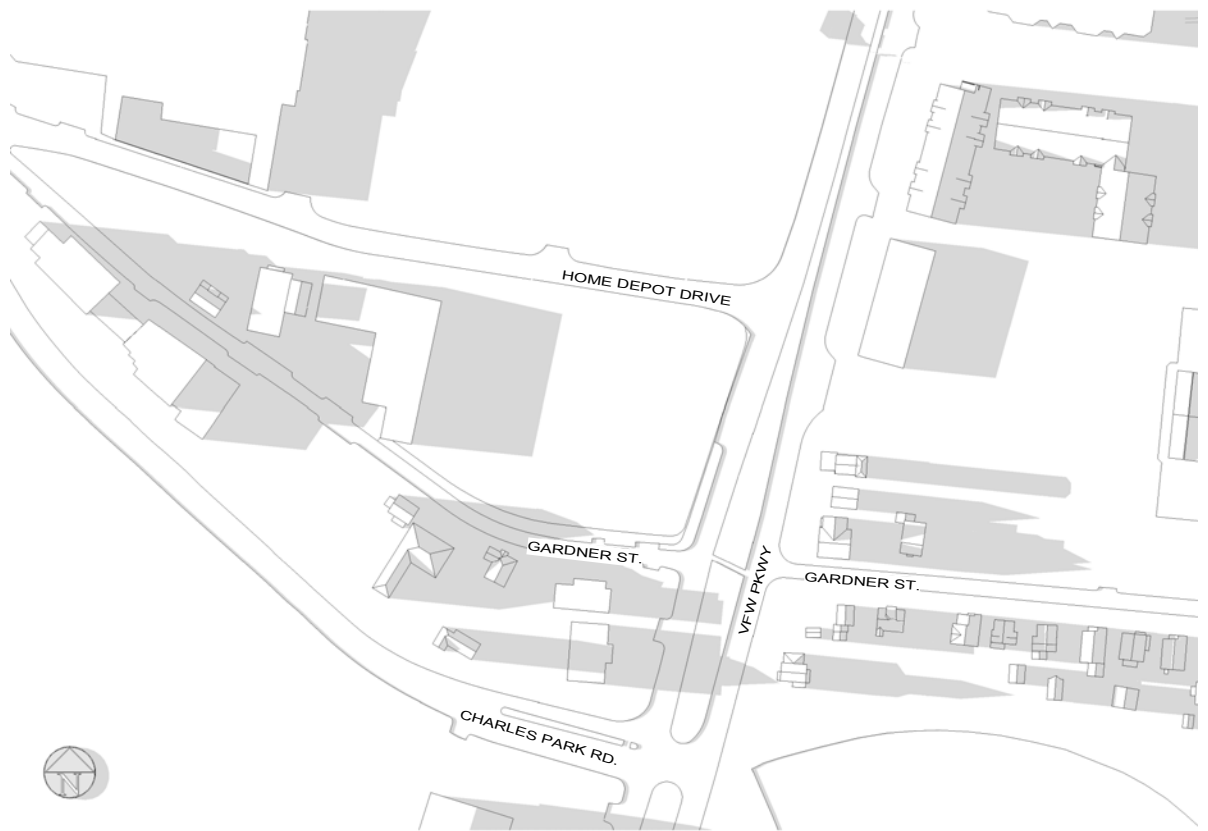
Project number 14099

Date 07-02-2015

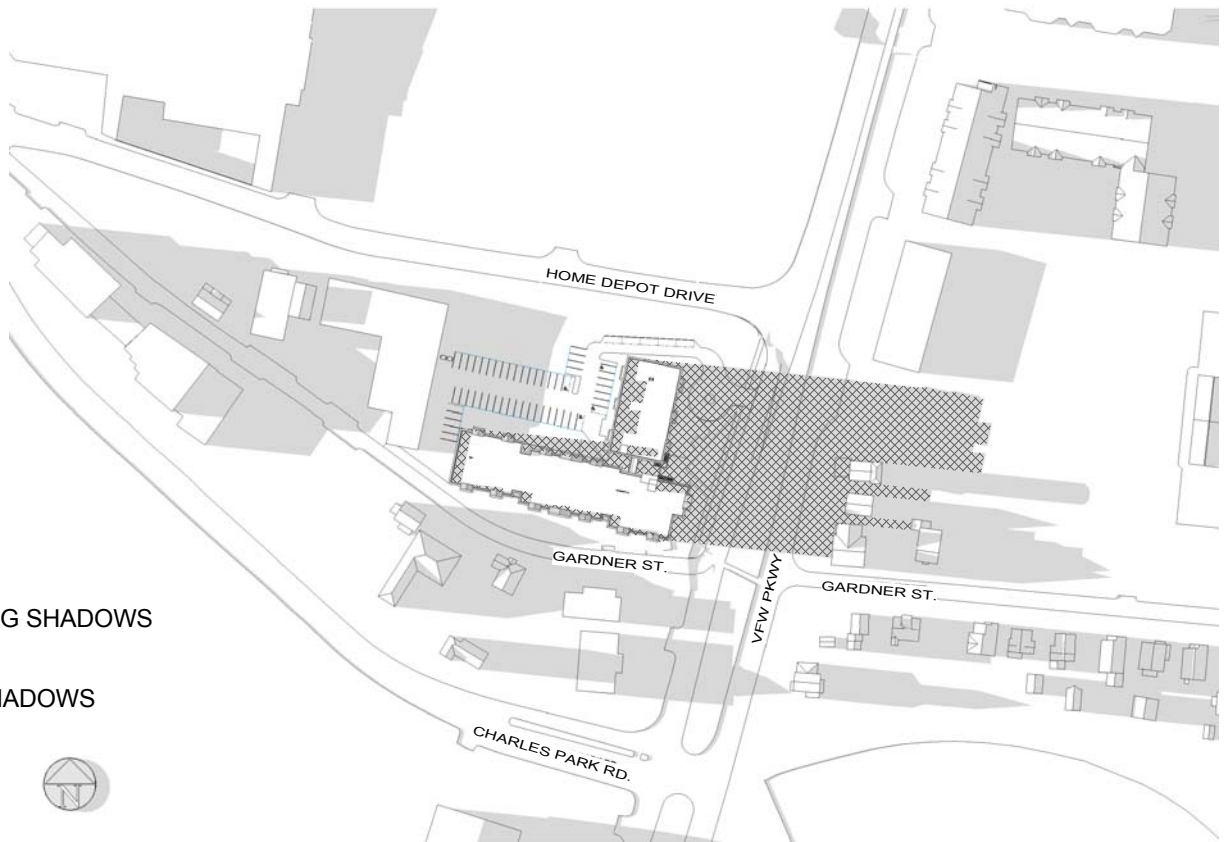
Drawn by NA

Checked by JSK

Scale



NO BUILD



EXISTING SHADOWS



NEW SHADOWS

BUILD



**AZIMUTH -96.0 - ALTITUDE 7.3**



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

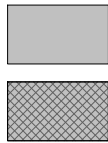
**FIGURE 4-11 SEPTEMBER 21 - 6 PM**

|                |            |       |
|----------------|------------|-------|
| Project number | 14099      |       |
| Date           | 07-02-2015 |       |
| Drawn by       | NA         |       |
| Checked by     | JSK        | Scale |

NO BUILD

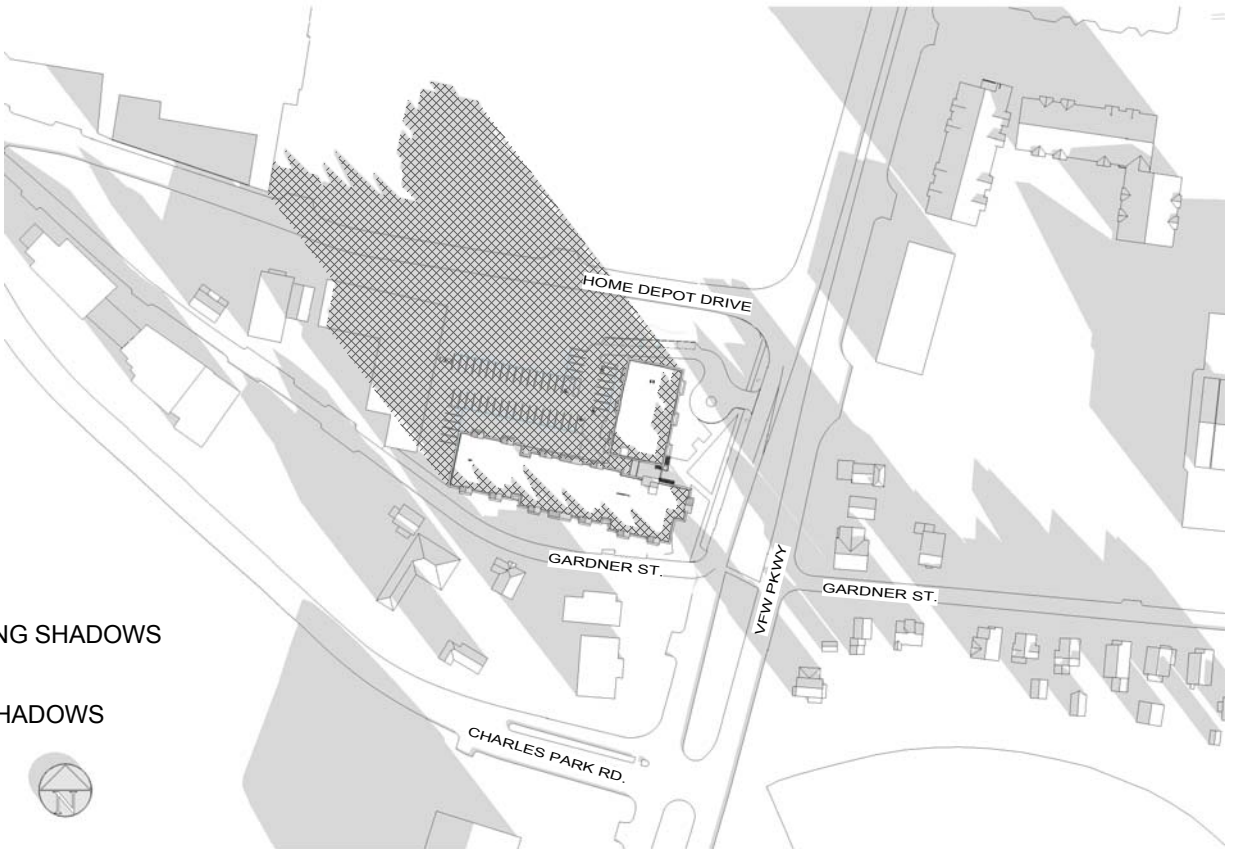


BUILD



EXISTING SHADOWS

NEW SHADOWS



AZIMUTH 141.9 - ALTITUDE 14.2



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-12**

**DECEMBER 21 - 9 AM**

Project number 14099

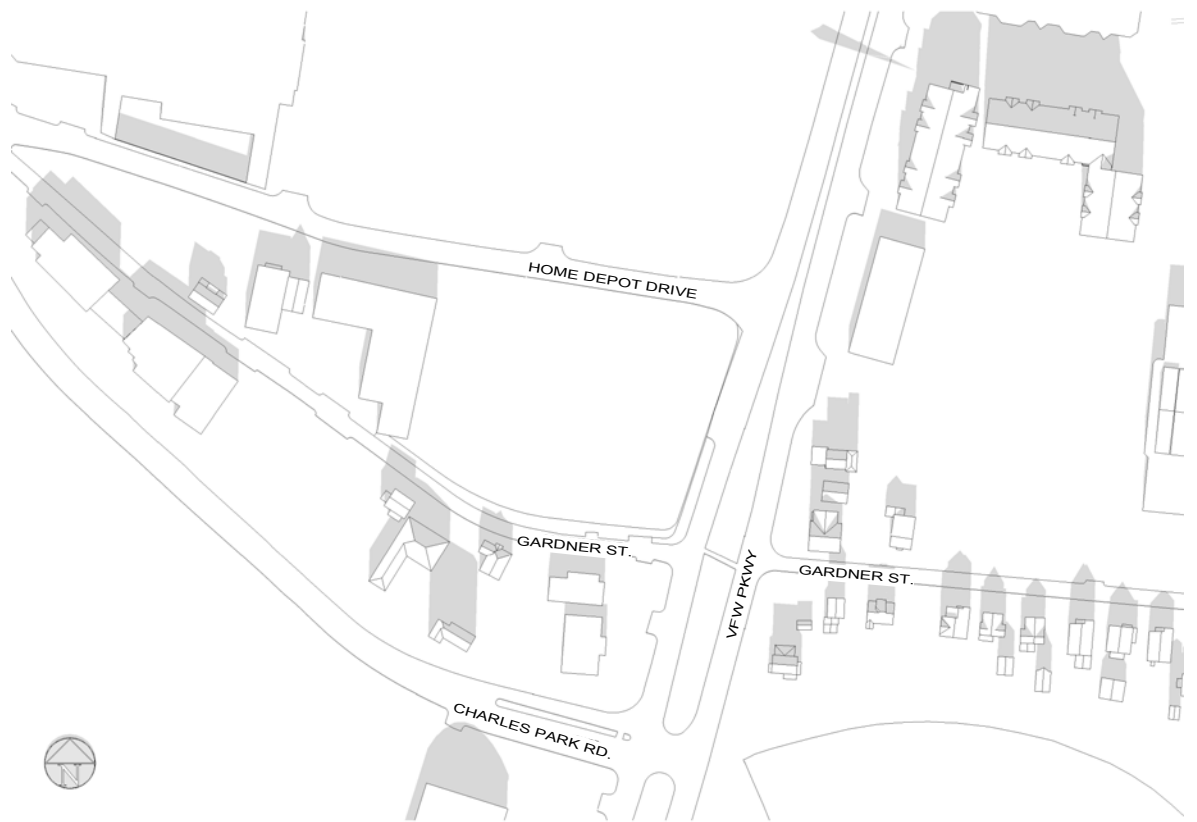
Date 07-02-2015

Drawn by NA

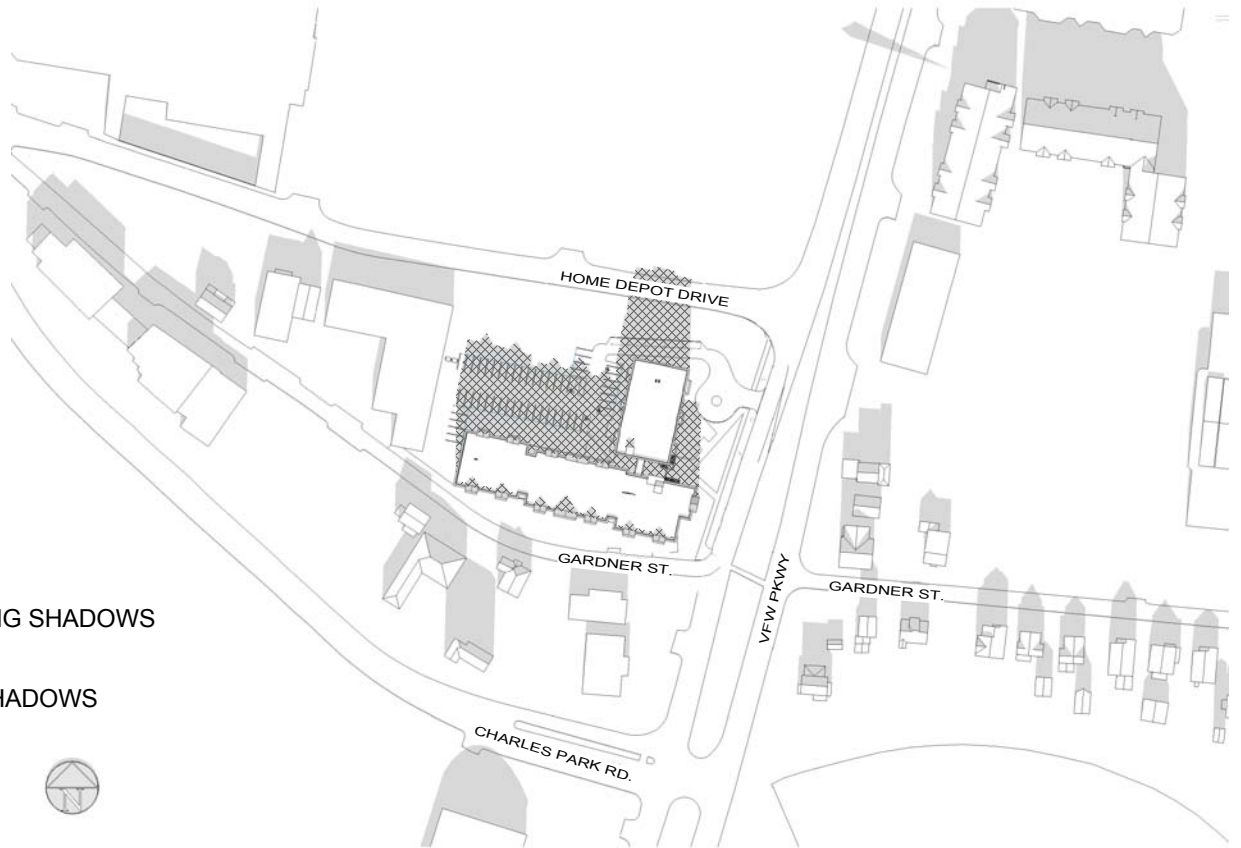
Checked by JSK

Scale





NO BUILD



EXISTING SHADOWS

NEW SHADOWS

BUILD

AZIMUTH -175.6 - ALTITUDE 24.1



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

**FIGURE 4-13 DECEMBER 21- 12 PM**

|                |            |  |
|----------------|------------|--|
| Project number | 14099      |  |
| Date           | 07-02-2015 |  |
| Drawn by       | NA         |  |
| Checked by     | JSK        |  |
| Scale          |            |  |

NO BUILD



EXISTING SHADOWS

NEW SHADOWS

BUILD



AZIMUTH -135.1 - ALTITUDE 10.0



**KHALSA DESIGN INC.**  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143 TEL:  
617-591-8682  
FAX: 617-591-2086

**SOVAD LLC**

West Roxbury Residences

1235-1237 V.F.W. Parkway  
165, 175 Gardner street,  
West Roxbury, MA 02132

FIGURE 4-14

DECEMBER 21- 3 PM

Project number 14099

Date 07-02-2015

Drawn by NA

Checked by JSK

Scale



MLF  
CONSULTING LLC



McDermott, Quilty & Miller LLP  
MQM