

# Application for Small Project Review

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## 41-51 Walnut Park

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September 29, 2017

Urban Edge Housing Corporation





September 29, 2017

Gary Webster  
Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
1 City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02108

RE: 41-51 Walnut Park Application for Small Project Review

Dear Mr. Webster:

It is my pleasure to submit this application for Small Project Review for the 41-51 Walnut Park development to the City of Boston's Planning and Development Agency.

The proposed 41-51 Walnut Park project consists of a five-story, 47,000 square foot residential property on a .5 acre lot located in the Egleston Square neighborhood of Roxbury. This project would redevelop a severely blighted site into 42 units of high quality new construction rental housing, playing a critical role in the overall investment strategy for Walnut Park and Egleston Square.

Urban Edge greatly appreciates the BPDA's interest in our project to date, and we look forward to working further with you and your staff on this important community development project. Please feel free to contact me or Emily Loomis, Director of Real Estate at (617) 989-9313 or [eloomis@urbanedge.org](mailto:eloomis@urbanedge.org) if you or your staff have any questions.

Sincerely,

Frank Shea  
Chief Executive Officer

Cc: Jonathan Greeley, Director of Development Review, BPDA  
Sheila Dillion, Director, Department of Neighborhood Development

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1542 Columbus Avenue Roxbury, MA 02119 Tel: 617.989.9300 Fax: 617.427.8931 [www.urbanedge.org](http://www.urbanedge.org)



## **SECTION I: NARRATIVE**

The proposed 41-51 Walnut Park development consists of an approximately 45,885 square foot, five-story building located on a .5 acre site in the Egleston Square neighborhood of Roxbury. The new construction, residential property will redevelop a severely blighted property, and in the process, provide 42 units of high quality affordable housing and amenities to low income households.

### Project History

Urban Edge Housing Corporation has been investing in Egleston Square for many years, and owns a number of properties on Walnut Park and the surrounding blocks. Most notably, in July, Urban Edge broke ground on Walker Park Apartments, which will redevelop three vacant parcels into 49 units of affordable housing, at the far end of the street.

41-51 Walnut Park is a critical piece of this ongoing reinvestment initiative. Acquired in 2016, 41 Walnut Park is one of the few remaining blighted properties on the block, with two long-abandoned and severely dilapidated buildings on the site. The adjacent 51 Walnut Park was acquired to create a developable property. Together, they create a half-acre site ideal for redevelopment that will contribute to blight and crime reduction and to the broader community investment strategy for Walnut Park and Egleston Square.

### Property Details

The proposed development at 41-51 Walnut Park consists of a 45,885 square foot, five story building, situated on a 21,900 square foot (.5 acre) site. The building will contain 42 units of rental housing: nine – one bedroom units, 27 – two bedroom units, and six – three bedroom units. The property will incorporate a community room, media room, and small office where our Community Engagement staff may meet with residents.

The property also incorporates on-site laundry, 28 parking spaces in the rear of the building, a small patio, and a front porch. Subject to City approvals, Urban Edge has proposed making landscaping improvements to the median island across from the property in order to increase the quality of green space in the neighborhood. There is also a large playground on Walnut Park and another park located on less than a block away. The design's inclusion of significant interior common areas is the result of extensive community feedback.

100% of the units will be affordable to low-income households, with some set-asides for households transitioning from homelessness and those with accessibility and supportive housing needs. Urban Edge anticipates that the Boston Department of Neighborhood Development and the Massachusetts Department of Housing and Community Development will both contribute funds to this project.

Note that building metrics and property details are also summarized in charts below and in Section III, Graphic Submission.

### Design, Neighborhood Context, and Traffic

41-51 Walnut Park has been designed to complement the surrounding neighborhood and to contribute to a high quality of life for its residents by creating active indoor and outdoor spaces at the ground level.

The project is designed to provide a thru-site connection, from the front of the building to the back. The orientation of the lobby and common areas will create a visual link between the open space at the rear of the site and the green space at the Walnut Park median. A large community room will be oriented

along the central corridor and is intended to be used as a gathering space for residents and also for occasional programming and community meetings for neighborhood residents. Joined along the route will be a series of small gathering spaces, including a "front porch" to the community room, a rear play area, sitting areas, and landscaped areas.

The project will seek at least LEED Silver certifiable status, with efficient building systems and envelope, integrated and native landscaping, storm water management and reduced water usage. The building is located on a previously developed site, reducing the environmental impact, and is within a half-mile of multiple transit options. We will additionally explore the feasibility of including a portion of green roof on the project, depending on the cost and funding sources available.

The 41 and 51 Walnut Park sites currently have two curb cuts, which will be replaced with a single curb cut for the proposed development. The site is in close proximity to two MBTA stations and bus routes with frequent service, providing a transit oriented location that reduces the need for on-site parking. The project will provide a 0.67 parking ratio.

### Community Engagement

Urban Edge began engaging with the community around 41-51 Walnut Park even before hiring an architect, including hosting two formal meetings with community groups, attending two meetings of the Garrison Trotter Neighborhood Association, conducting a variety of formal and informal meetings with individual residents of the surrounding neighborhood, door-knocking, meeting with the staff of multiple elected officials, and conducting surveys. As discussed above, the meetings and interviews have helped to shape the project design, particularly the extensive community space. Surveys and conversations with neighborhood residents established a strong interest in the creation of additional affordable housing opportunities in the neighborhood, and also concerns about crime and safety. The proposed project will address both of these concerns by creating 100% affordable housing and redeveloping a property with vacant and blighted structures. The project enjoys widespread support, including an initial support letter from the Garrison Trotter Neighborhood Association and the Egleston Square Neighborhood Association. Urban Edge has committed to regular community meetings throughout the development process.

## **SECTION II: PROJECT BACKGROUND AND SPECIFIC DETAILS**

### Applicant Information

1. Project Name: 41-51 Walnut Park
2. Proponent's Name: Urban Edge Housing Corporation on behalf of 4151 LLC, the owner
3. Address of Project: 41 and 51 Walnut Park, Roxbury, MA 02119  
Lon/Lat: 42°18'54.3"N 71°05'44.6"W

### Project Area

1. Dimensional Information:
  - a. Parcel IDs: 41 Walnut Park: 1101611000  
51 Walnut Park: 1101612000
  - b. Site Survey and Plot Plan: See pages 5 and 6 of the Graphic Submission.
  - c. Site Dimensions: The two sites are adjacent to each other and will be treated as a single lot. See page 5 of the Graphic Submission.
2. Current Zoning: A detailed analysis of current zoning and requested relief is provided on page 4 of the Graphic Submission.



### Project Design

The proposed building consists of a 42-unit, five story, residential rental property. The ground floor includes community rooms and a small office, common laundry, and two dwelling units. A small play space and a surface lot with twenty-eight parking spaces are in the rear of the building. Building metrics are summarized in the table below.

Building Metrics				
SITE DATA		PROGRAM		
Lot Size (SF)	21,891	Total Gross Area	47,375	
FAR	2.1	FAR Area	45,855	
FAR Square Footage	45,885	<b>Program</b>	<b># of units</b>	<b>Approximate SF</b>
Total Units	42	1 bedroom	9	5,580
Parking Spaces	28	2 bedroom	27	21,870
Parking Ratio	.67	3 bedroom	6	6,780
Building Height	5 Stories	<i>SUBTOTAL</i>	<i>42</i>	<i>34,230</i>
		Amenities		2,700
		Office / Restroom		220
		MEP / Storage / Trash		1,490

Total construction cost is estimated to be approximately \$11.5 million, although total development costs are likely to exceed \$17.9 million. The City of Boston Department of Neighborhood Development will likely play a critical role in funding this project.

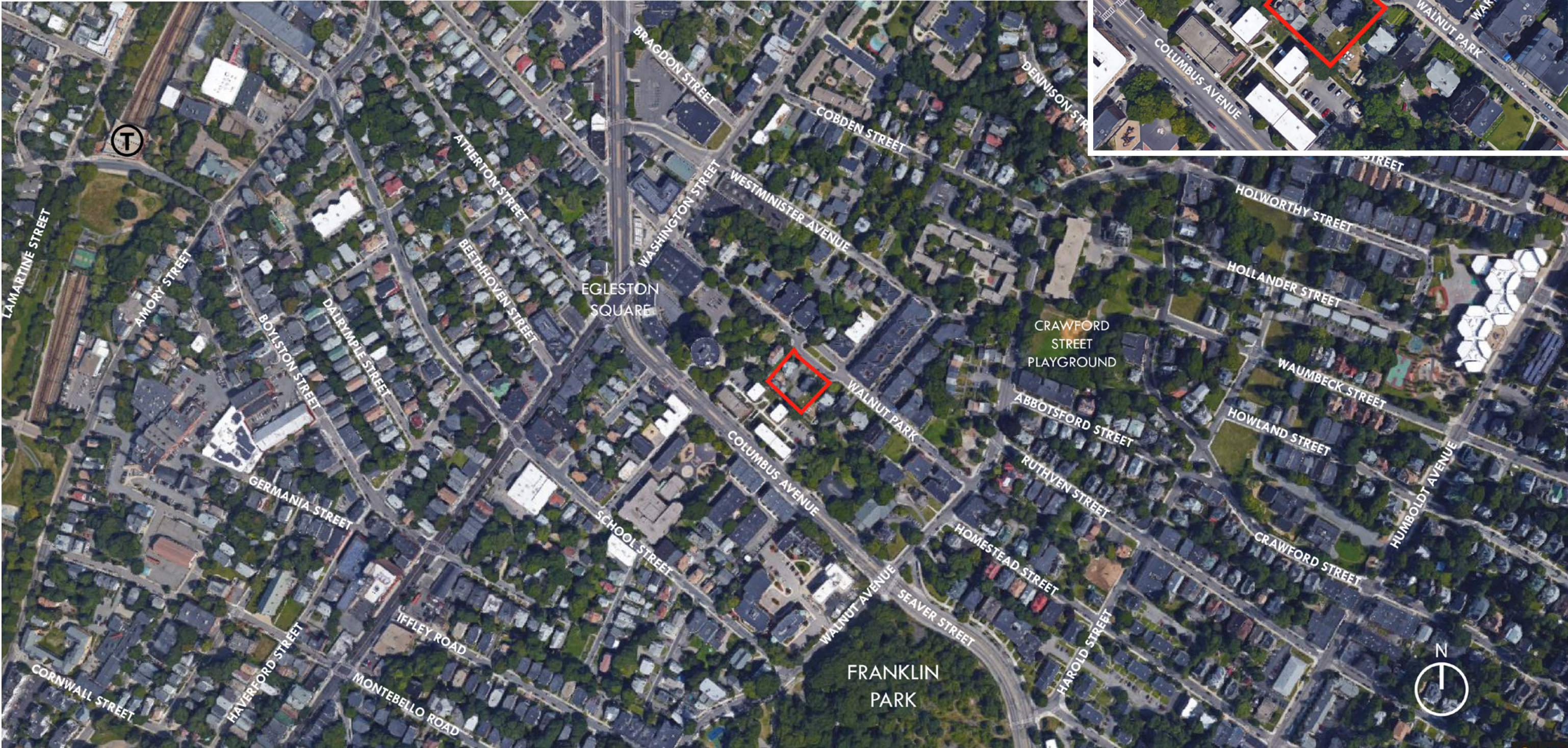
### SECTION III: GRAPHIC SUBMISSION

Please see following page.

**41-51 WALNUT PARK  
APPLICATION FOR ARTICLE 80  
SMALL PROJECT REVIEW  
SEPTEMBER 29, 2017**

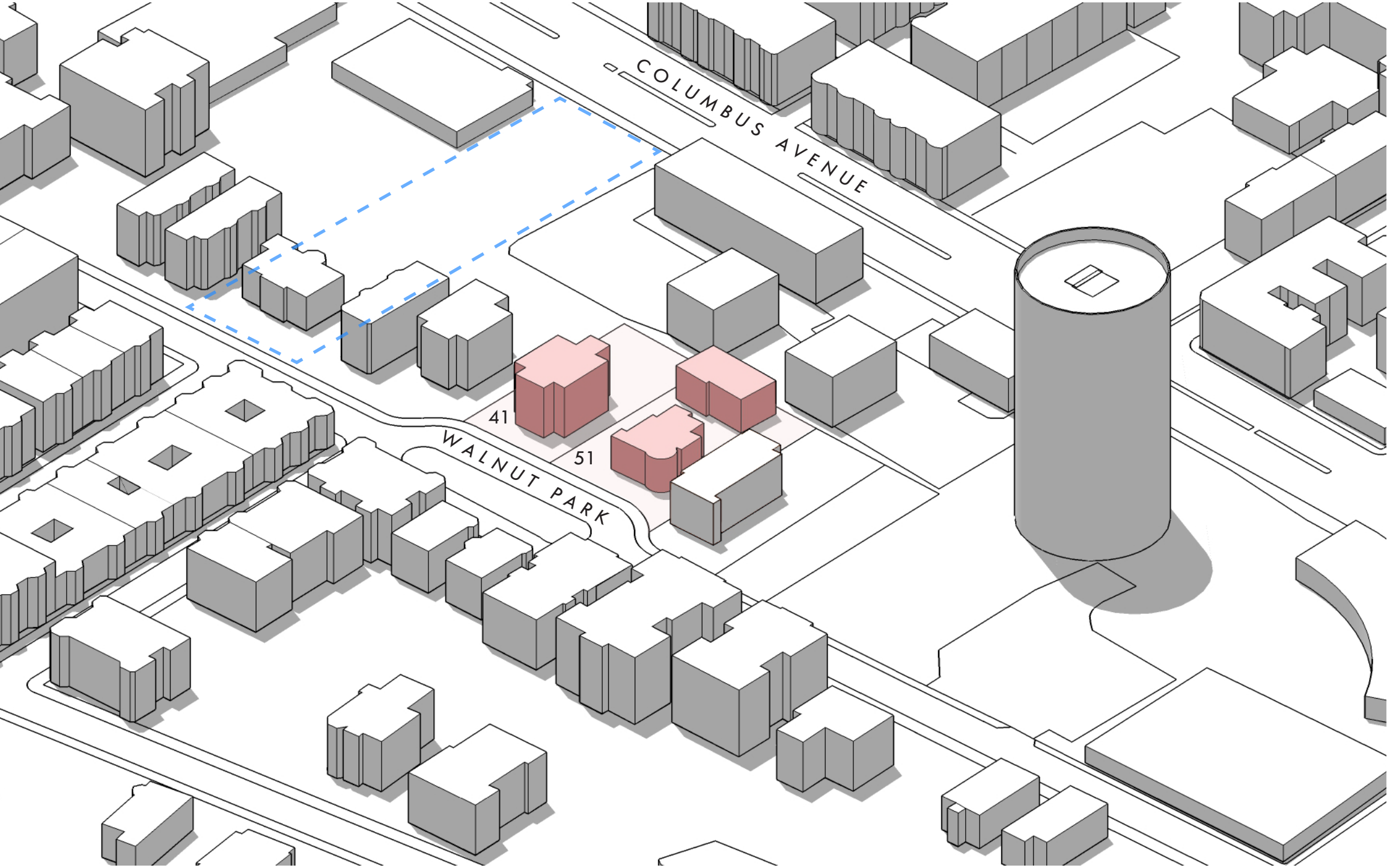


# SITE LOCATION MAP: 41 WALNUT PARK







# EXISTING SITE



## EXISTING SITE

-  **41-51 WALNUT PARK**  
21,891 SF
-  **67 WALNUT PARK**  
(WALKER PARK DEVELOPMENT)

# ZONING ANALYSIS

**PROJECT OVERVIEW:**

**Site 1:** 41 Walnut Park & **Site 2:** 51 Walnut Park are located in the Roxbury Neighborhood Zoning District and the Multi-family Residential subdistrict (MFR) in Roxbury, MA. Map No. : 6A-6C Article : [50](#)

The following Zoning Regulations apply to the project:

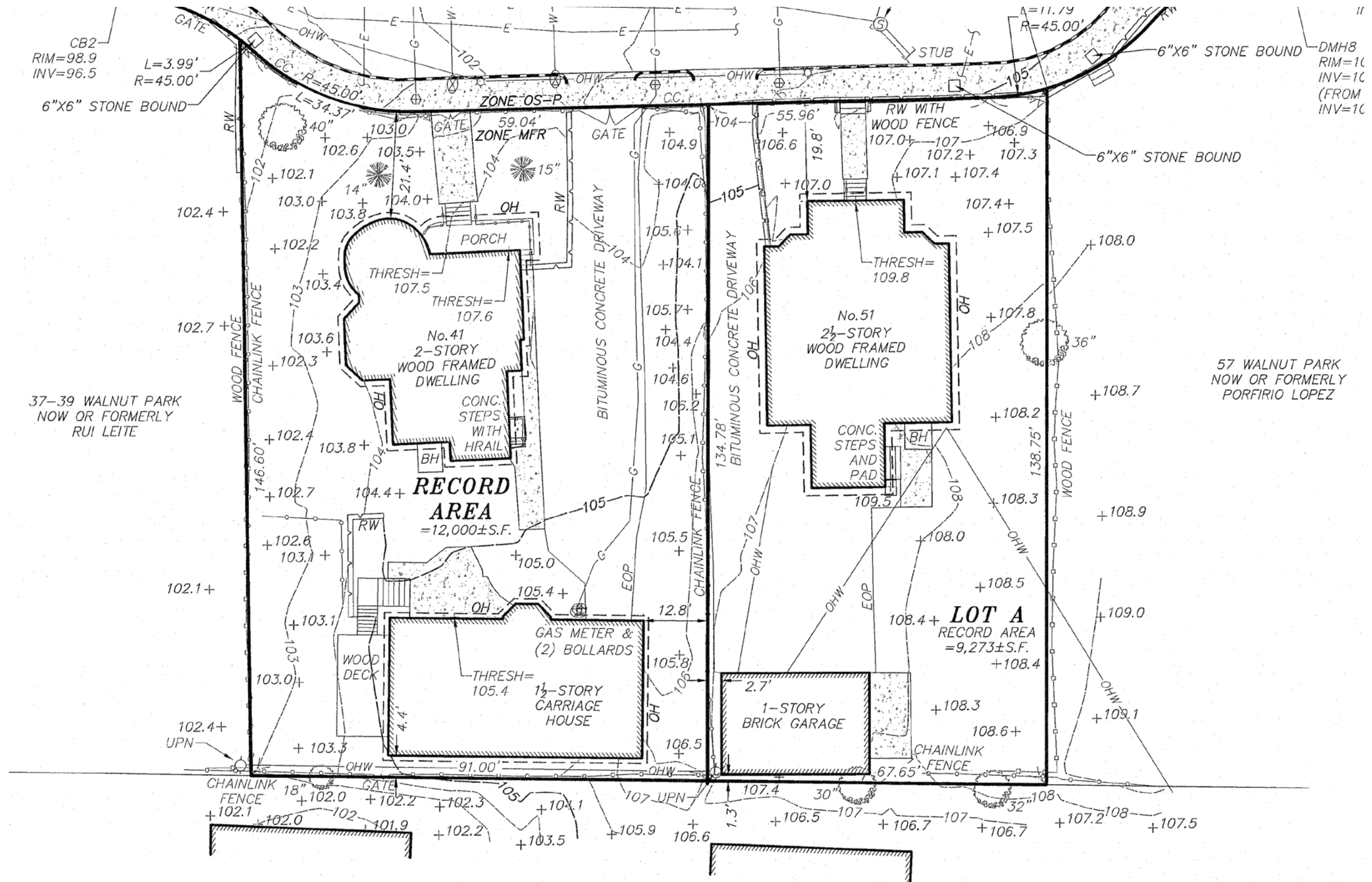
PROPOSED BUILDING USE	ZONING REGULATIONS FOR MFR SUBDISTRICT		VARIANCE NEEDED YES/NO
MULTI-FAMILY	ALLOWED		No

CONDITION	REQUIREMENT	PROPOSED PROJECT	VARIANCE NEEDED YES/NO
Lot area minimum	4,000 sf for first 3 units	498 sf per unit	Yes
Additional lot area for each dwelling unit	1,000 sf	498 sf per unit	Yes
Lot width minimum	40' - 0"	158'-0"	No
Lot frontage minimum	40' - 0"	169'-0"	No
Floor area ratio	1.0	2.1	Yes
Building height maximum	4 stories / 45'-0"	5 stories / 55'-0"	Yes
Usable open space minimum per dwelling unit	200 sf per unit	98 sf per unit (4,119 total open space)	Yes
Front yard minimum depth	20'-0"	6'-6" *	No*
Side yard minimum width	10'-0"	10'-0"	No
Rear yard minimum depth	20'-0"	4'-0"	Yes
Maximum Rear Yard Occupancy by Accessory	25%	N/A	N/A
Minimum Off-street Parking Required	0.7 spaces per dwelling unit	28 spaces @ 42 units= .67 spaces per dwelling unit	Yes

\* Section 50-44.2 Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.

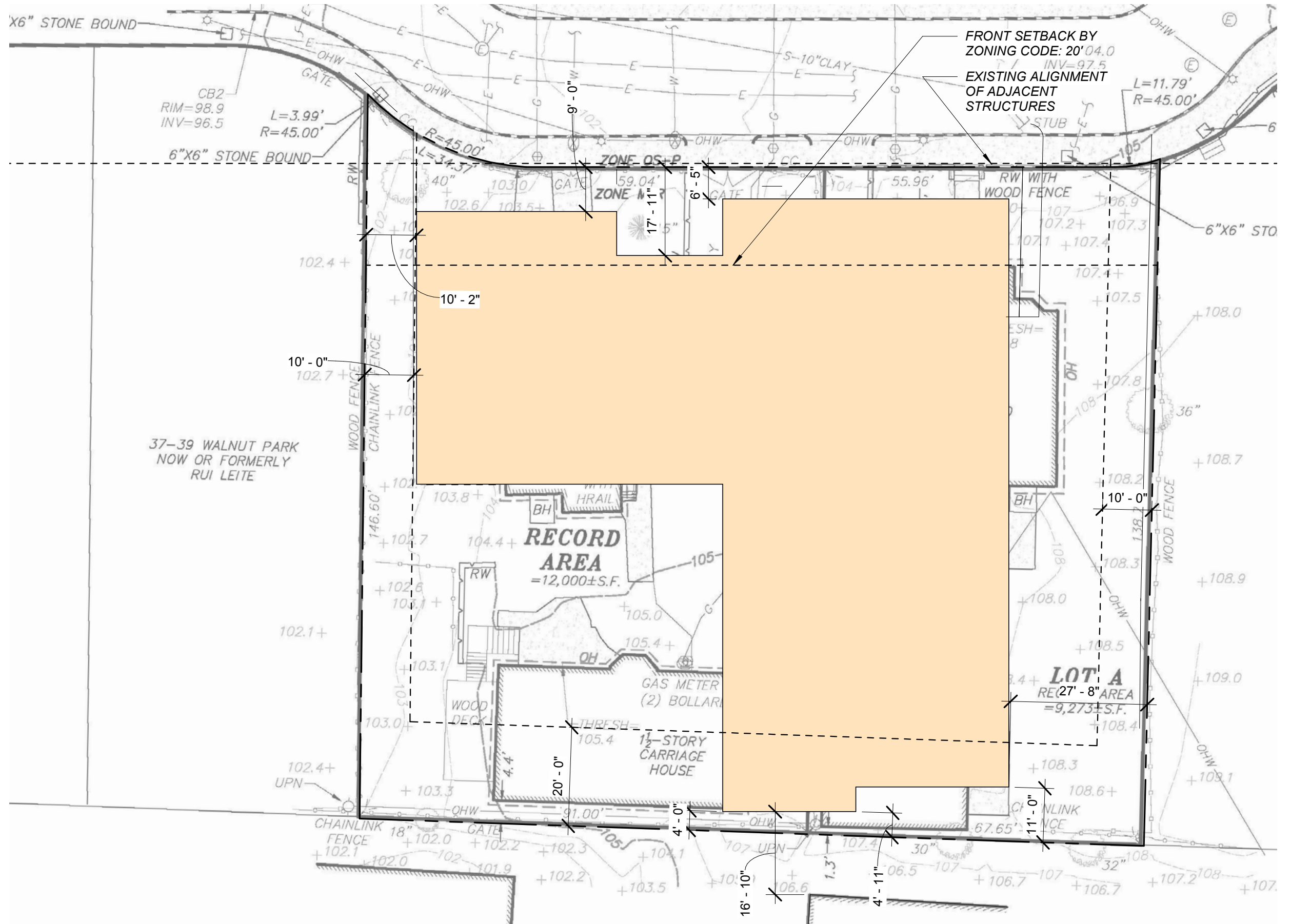
# SITE SURVEY

1"=20'





1"=20'



# SURFACE PARKING DIAGRAM

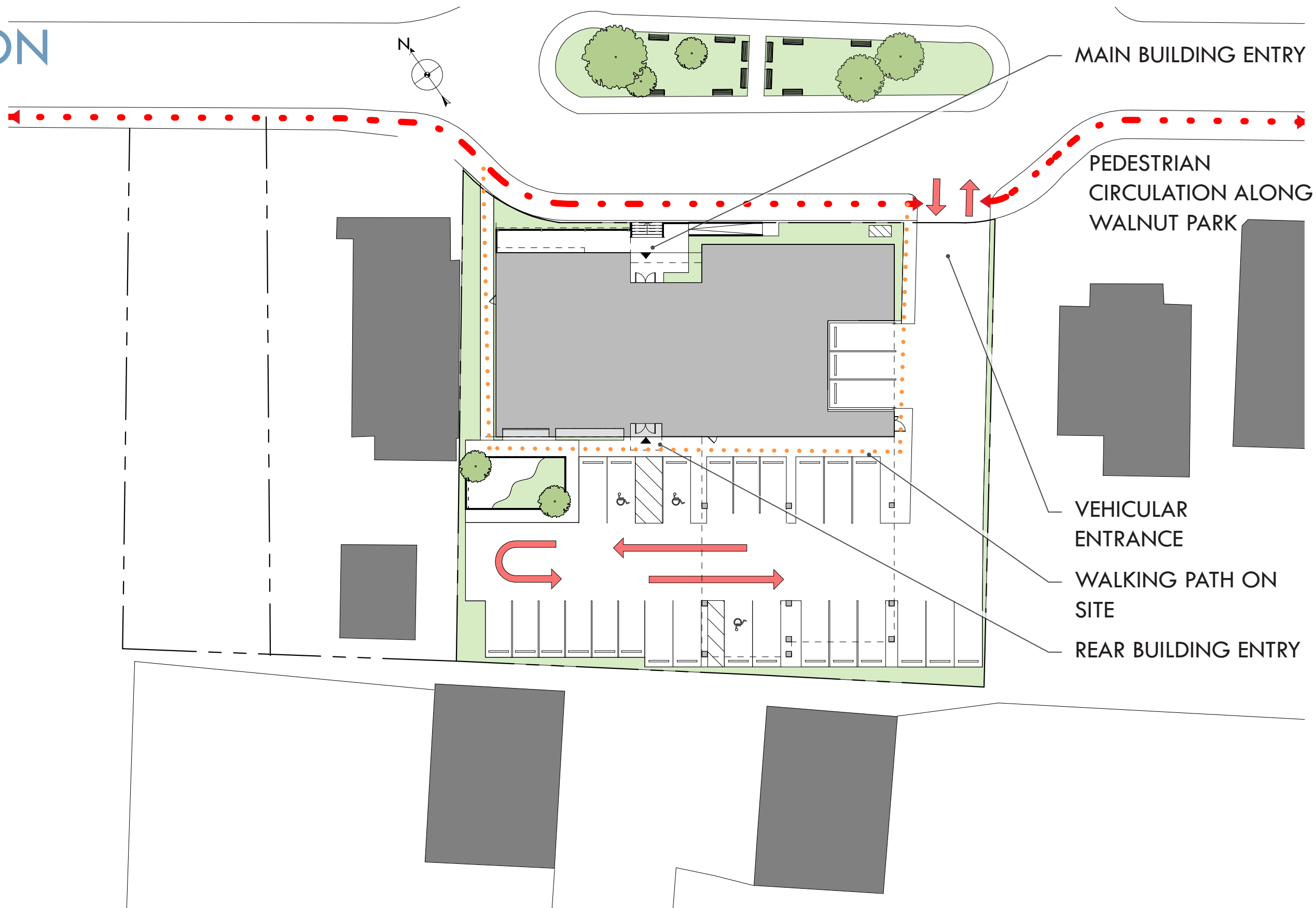
1"=30'





# SITE CIRCULATION DIAGRAM

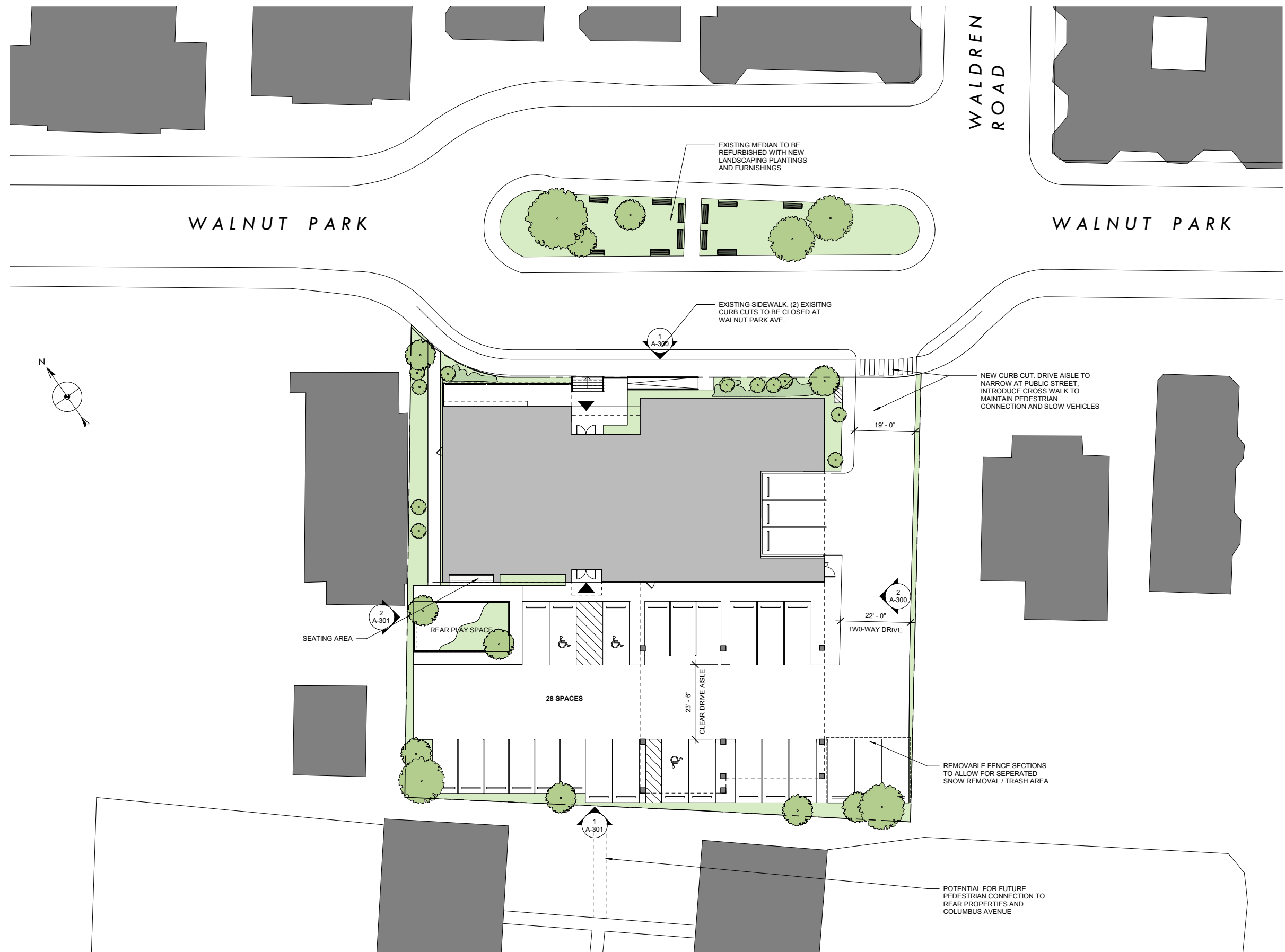
1"=30'



NEIGHBOR-  
HOOD PLAN  
1"=100'



SITE PLAN  
1/32"=1'-0"



# FIRST FLOOR

## PLAN

1/16"=1'-0"

PROGRAM KEY

1-BED UNITS

2-BED UNITS

3-BED UNITS

LOBBY & AMENITY SPACE

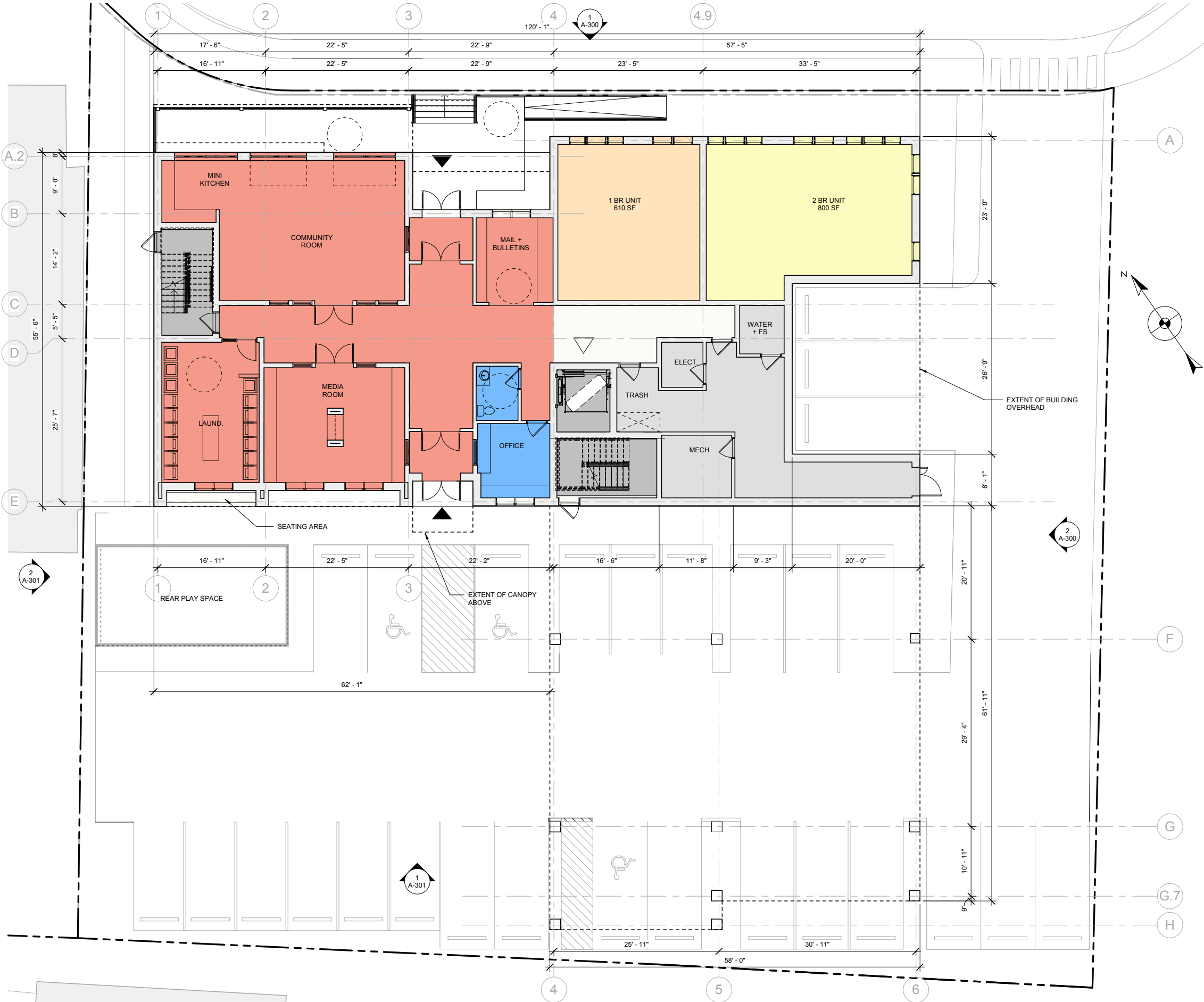
UTILITY

OFFICE

BUILDING ENTRY

PROGRAM KEY

1" = 40'-0"

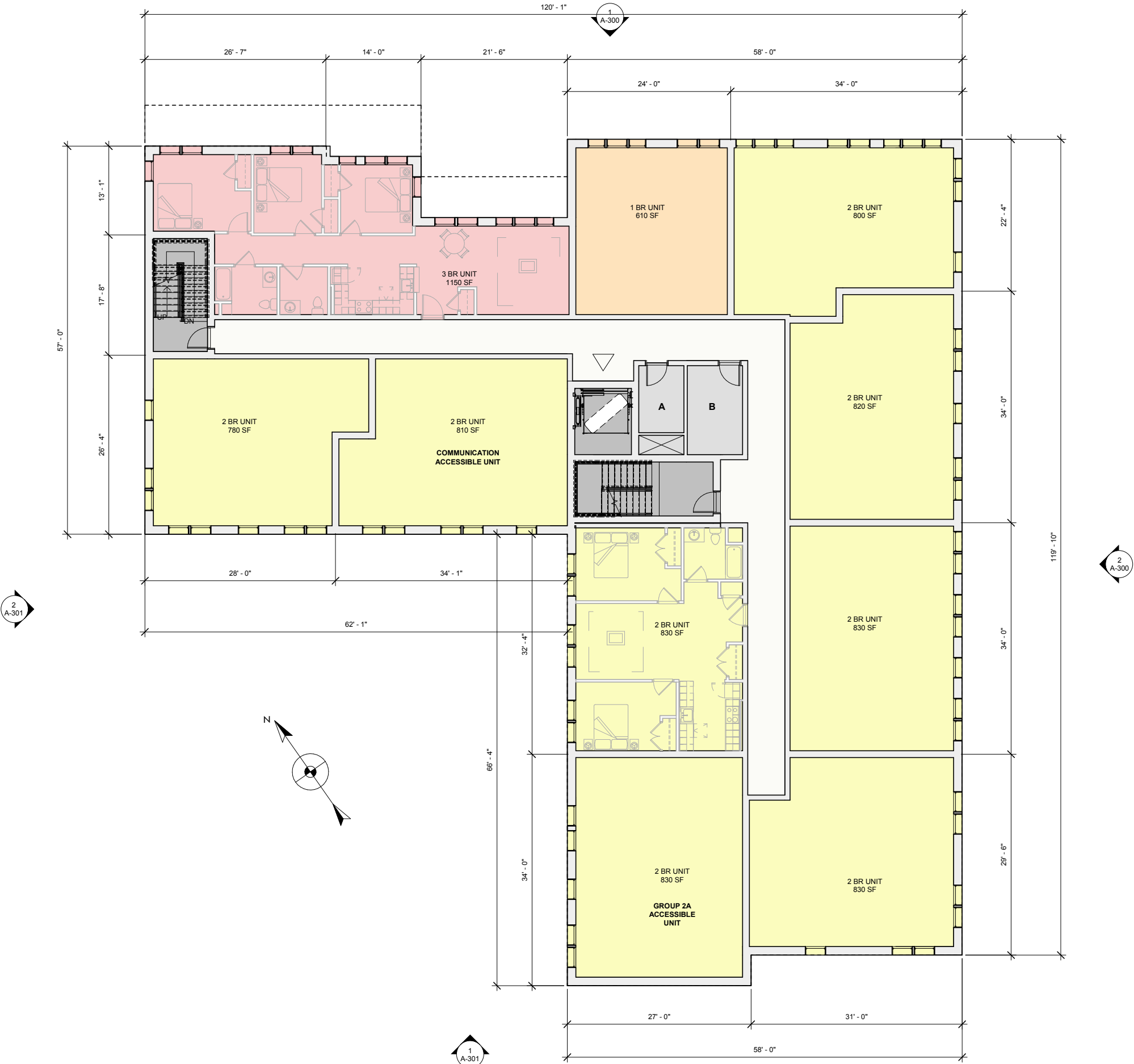


# TYPICAL SECOND + THIRD FLOOR PLAN

1/16"=1'-0"

- TYPICAL NOTES**
- A. TRASH AND RECYCLING ROOM W/ CHUTE TO FIRST FLOOR TRASH ROOM
  - B. UTILITY ROOM:
    - a. 2ND FLOOR: JANITORS CLOSET
    - b. 3RD FLOOR: ELECTRIC
    - c. 4TH FLOOR TEL/DATA
    - d. 5TH FLOOR ELEVATOR MACHINE ROOM
  - C. ALL UNITS IDENTIFIED AS "GROUP 2A UNITS" ARE TO COMPLY WITH MAAB 521 CMR AND COMMUNITY BASED HOUSING (CBH) GUIDELINES
  - D. 5% OF UNITS TO BE ACCESSIBLE:  
 42 TOTAL UNITS X .05= ~3 GROUP 2A UNITS.  
 2% OF UNITS TO BE COMMUNICATION ACCESSIBLE  
 42 TOTAL UNITS X .02= ~1 UNIT

- PROGRAM KEY**
- 1-BED UNITS
  - 2-BED UNITS
  - 3-BED UNITS
  - LOBBY & AMENITY SPACE
  - UTILITY
  - OFFICE
  - BUILDING ENTRY



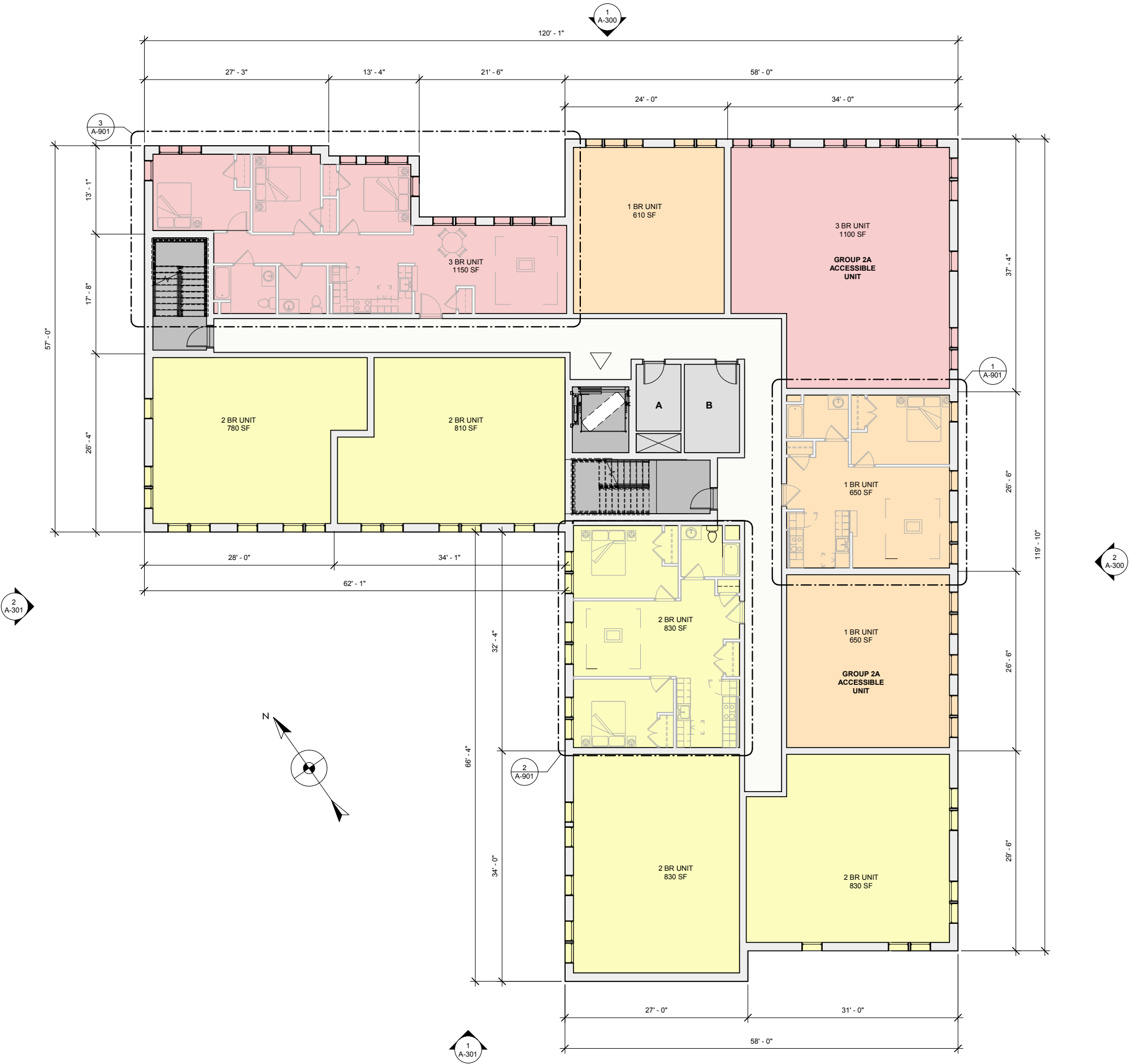
# TYPICAL FOURTH + FIFTH FLOOR PLAN

1/16"=1'-0"

- TYPICAL NOTES**
- A. TRASH AND RECYCLING ROOM W/ CHUTE TO FIRST FLOOR TRASH ROOM
  - B. UTILITY ROOM:
    - a. 2ND FLOOR: JANITORS CLOSET
    - b. 3RD FLOOR: ELECTRIC
    - c. 4TH FLOOR TEL/DATA
    - d. 5TH FLOOR ELEVATOR MACHINE ROOM
  - C. ALL UNITS IDENTIFIED AS "GROUP 2A UNITS" ARE TO COMPLY WITH MAAB 521 CMR AND COMMUNITY BASED HOUSING (CBH) GUIDELINES
  - D. 5% OF UNITS TO BE ACCESSIBLE:  
 42 TOTAL UNITS X .05= ~3 GROUP 2A UNITS.  
 2% OF UNITS TO BE COMMUNICATION ACCESSIBLE  
 42 TOTAL UNITS X .02= ~1 UNIT

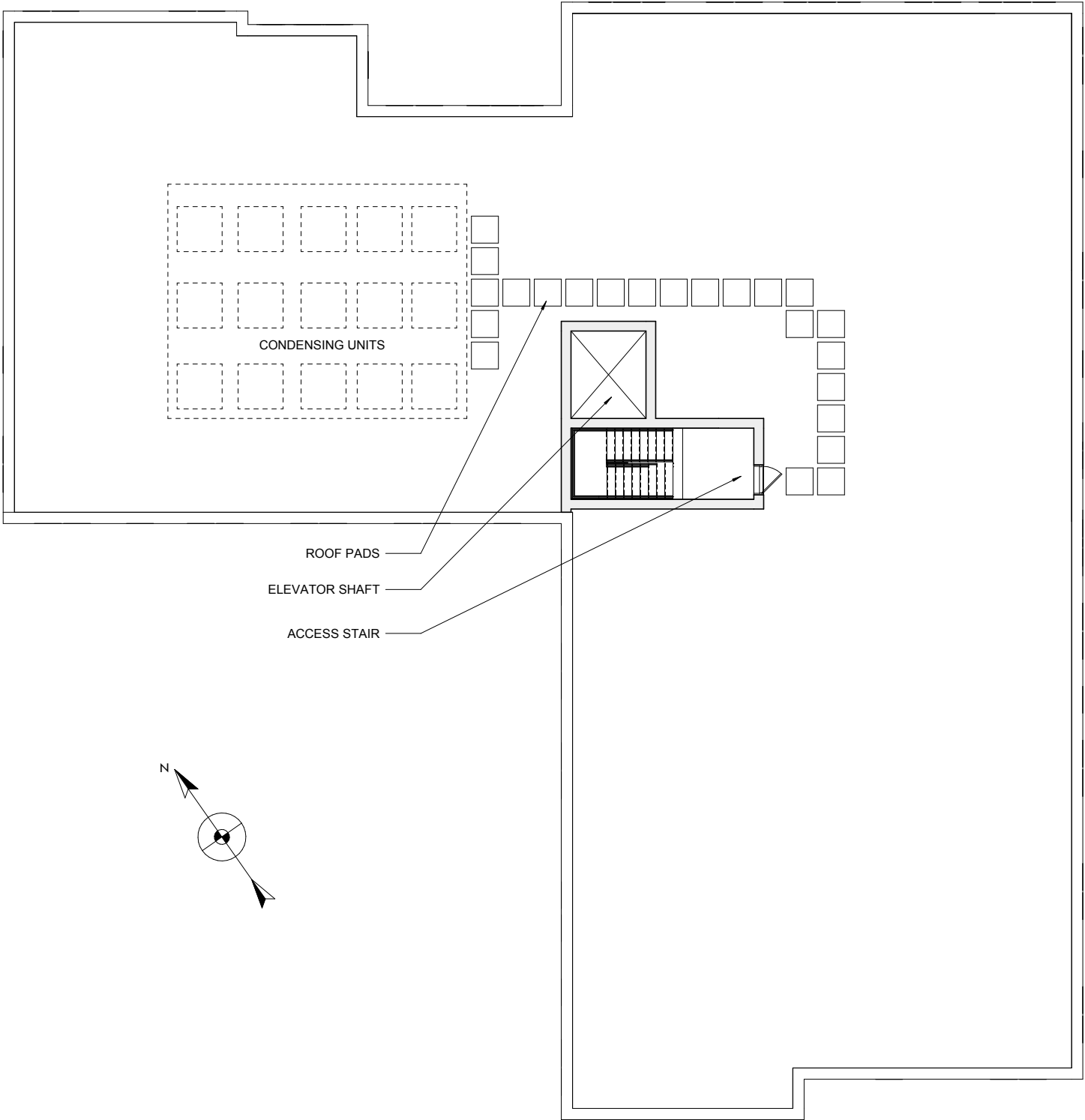
**PROGRAM KEY**

- 1-BED UNITS
- 2-BED UNITS
- 3-BED UNITS
- LOBBY & AMENITY SPACE
- UTILITY
- OFFICE
- BUILDING ENTRY



# ROOF PLAN

1/16"=1'-0"



# PROJECT PROGRAM AND METRICS

1/16"=1'-0"

SITE DATA			PROGRAM		Total			LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5	
Lot Size (SF)	21,891		TOTAL FLOOR PLATE GROSS AREA (SF)		47375			5935		10360		10360		10360		10360	
FAR	2.1		*FAR AREA (SF)		45885			5125		10190		10190		10190		10190	
*FAR SQUARE FOOTAGE	45885		PROGRAM	AVG. SIZE (SF)	Units	(APPX) SF	Unit (%)	UNIT	SF	UNIT	SF	UNIT	SF	UNIT	SF	UNIT	SF
Total Unit Count	42		1 Bedroom	620	9	5580	21%	1	620	1	620	1	620	3	1860	3	1860
Parking Spaces	28		2 Bedrooms	810	27	21870	64%	1	810	8	6480	8	6480	5	4050	5	4050
Parking Ratio	0.67		3 Bedrooms	1130	6	6780	14%	0	0	1	1130	1	1130	2	2260	2	2260
Building Height (Roof)	5 stories		Amenities			2,700			2,700								
			Office and Restroom			220			220								
			MEP / Storage/ Trash			1,490			810		170		170		170		170
			Totals:	42			2		10		10		10		10		

\*As per Boston Zoning Code, square footage calculated for FAR does not include: parking spaces within the building footprint that are required by zoning, mechanical plumbing and utility equipment rooms, and storage facilities



# WALNUT PARK STREET ELEVATION

1/16"=1'-0"



$$1/16'' = 1'-0''$$


# REAR (SOUTH) ELEVATION

1/16"=1'-0"





# WEST ELEVATION

1/16"=1'-0"



② WEST ELEVATION  
1/8" = 1'-0"

# WALNUT PARK ENTRY SIGNAGE

1/8"=1'-0"



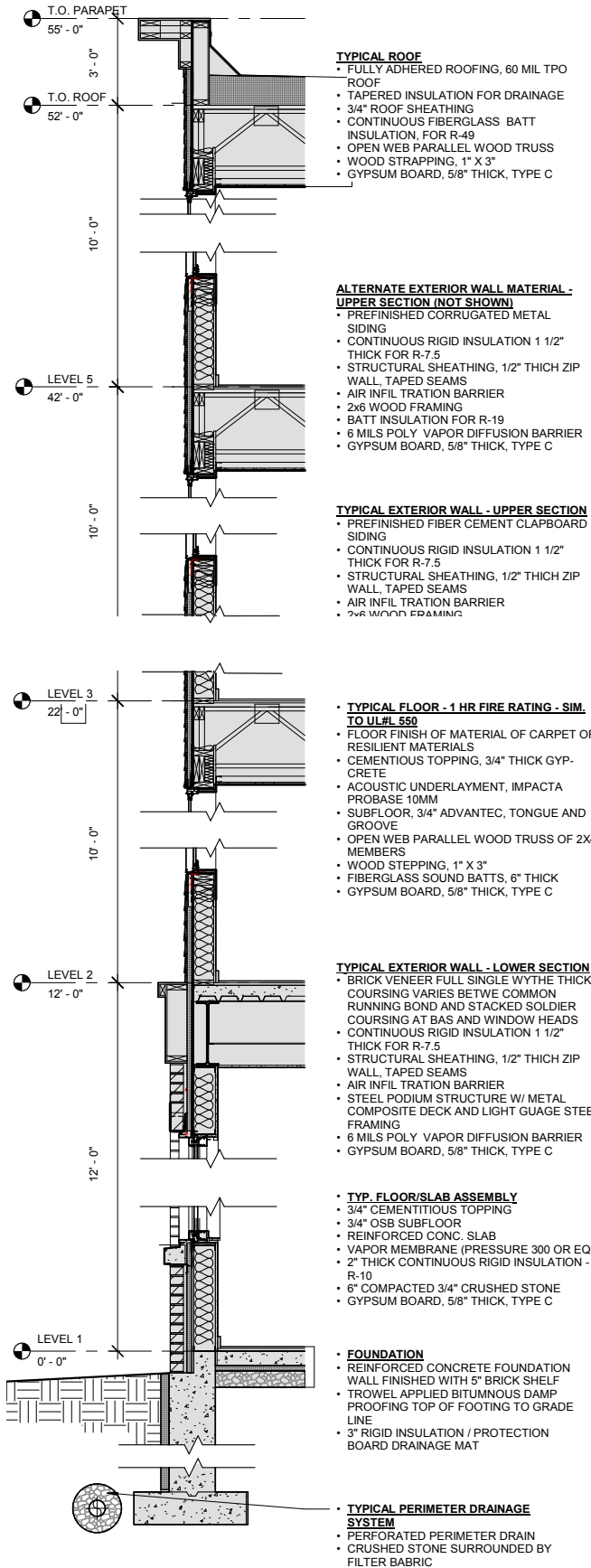
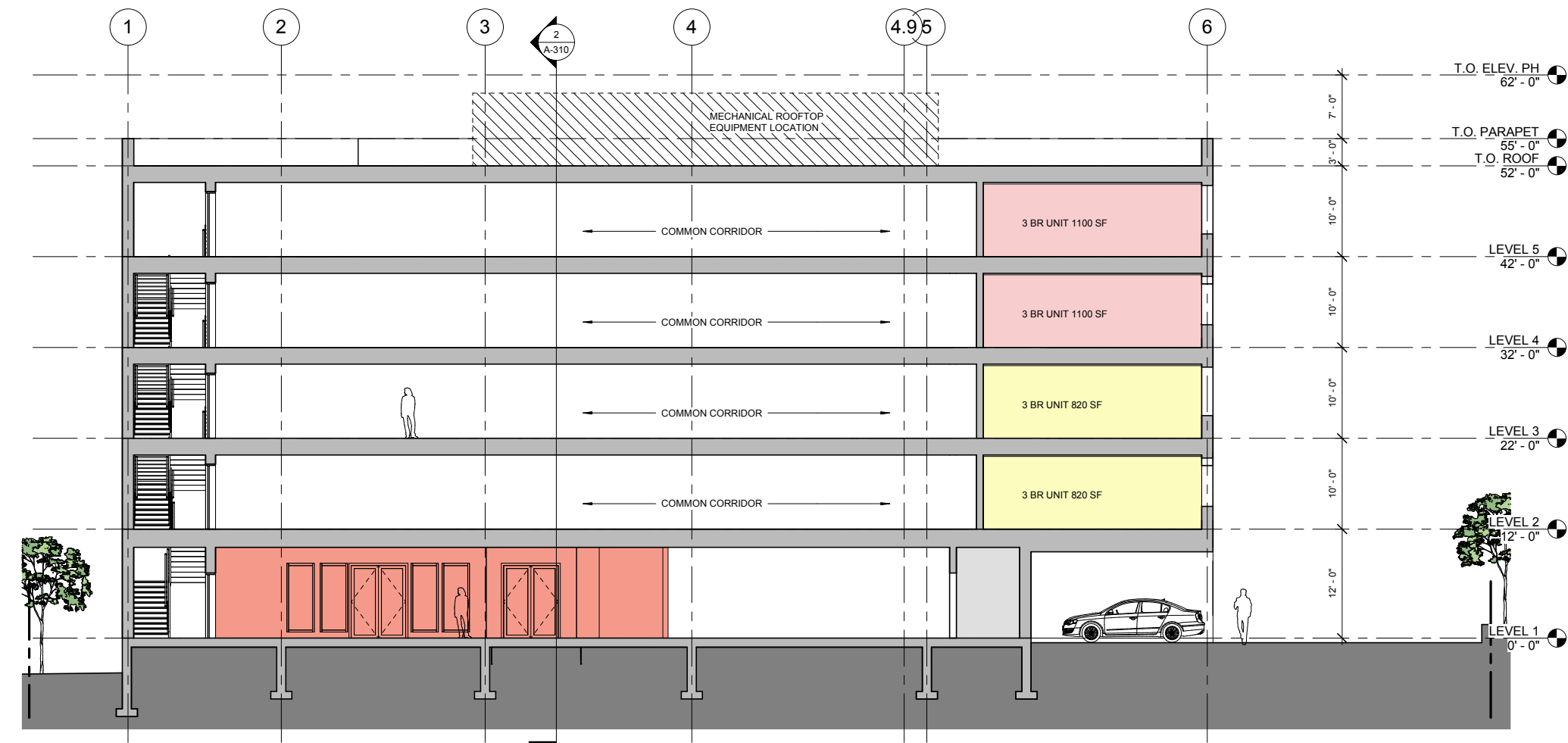
# NORTH-SOUTH BUILDING SECTION

1/16"=1'-0"



# NORTH-SOUTH BUILDING SECTION

1/16"=1'-0"



TYPICAL ENVELOPE COMPONENTS  
1/4"=1'-0"



# LEED CHECKLIST

1/16"=1'-0"

THE PROJECT TEAM IS PURSUING  
LEED GOLD CERTIFIABLE



## LEED v4 for Building Design and Construction: Multifamily Midrise Project Checklist

Project Name: 41-51 Walnut Park  
Date: 9/27/2017

Y	?	N				
2			Credit	Integrative Process	2	
15	0	1	Location and Transportation			15
Y			Prereq	Floodplain Avoidance	Required	
PERFORMANCE PATH						
			Credit	LEED for Neighborhood Development Location	15	
PRESCRIPTIVE PATH						
8			Credit	Site Selection	8	
3			Credit	Compact Development	3	
2			Credit	Community Resources	2	
1.5		0.5	Credit	Access to Transit	2	
6	6	1	Sustainable Sites			7
Y			Prereq	Construction Activity Pollution Prevention	Required	
Y			Prereq	No Invasive Plants	Required	
1	1		Credit	Heat Island Reduction	2	
3			Credit	Rainwater Management	3	
2			Credit	Non-Toxic Pest Control	2	
8	2	0	Water Efficiency			12
Y			Prereq	Water Metering	Required	
PERFORMANCE PATH						
			Credit	Total Water Use	12	
PRESCRIPTIVE PATH						
5	1		Credit	Indoor Water Use	6	
3	1		Credit	Outdoor Water Use	4	
15	10	2	Energy and Atmosphere			37
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Energy Metering	Required	
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required	
15	5		Credit	Annual Energy Use	30	
	5		Credit	Efficient Hot Water Distribution	5	
		2	Credit	Advanced Utility Tracking	2	
2	5	2	Materials and Resources			9
Y			Prereq	Certified Tropical Wood	Required	
Y			Prereq	Durability Management	Required	
1			Credit	Durability Management Verification	1	
	3	2	Credit	Environmentally Preferable Products	5	
1	2		Credit	Construction Waste Management	3	

9.5	6	3	Indoor Environmental Quality			18
Y			Prereq	Ventilation	Required	
Y			Prereq	Combustion Venting	Required	
Y			Prereq	Garage Pollutant Protection	Required	
Y			Prereq	Radon-Resistant Construction	Required	
Y			Prereq	Air Filtering	Required	
Y			Prereq	Environmental Tobacco Smoke	Required	
Y			Prereq	Compartmentalization	Required	
2	1		Credit	Enhanced Ventilation	3	
1	1		Credit	Contaminant Control	2	
1	2		Credit	Balancing of Heating and Cooling Distribution Systems	3	
		3	Credit	Enhanced Compartmentalization	3	
2			Credit	Enhanced Combustion Venting	2	
1			Credit	Enhanced Garage Pollutant Protection	1	
1.5	1.5		Credit	Low Emitting Products	3	
1			Credit	No Environmental Tobacco Smoke	1	
0	0	6	Innovation			6
Y			Prereq	Preliminary Rating	Required	
		5	Credit	Innovation	5	
		1	Credit	LEED AP Homes	1	
4	0	0	Regional Priority			4
1			Credit	Regional Priority: Specific Credit	1	
1			Credit	Regional Priority: Specific Credit	1	
1			Credit	Regional Priority: Specific Credit	1	
1			Credit	Regional Priority: Specific Credit	1	
61	29	15	TOTALS			Possible Points: 110

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



# SITE AND CONTEXT



View of site from Walnut Park



View of site from southeast side of Walnut Park



View looking into site from Walnut Park



37-39 Walnut Park



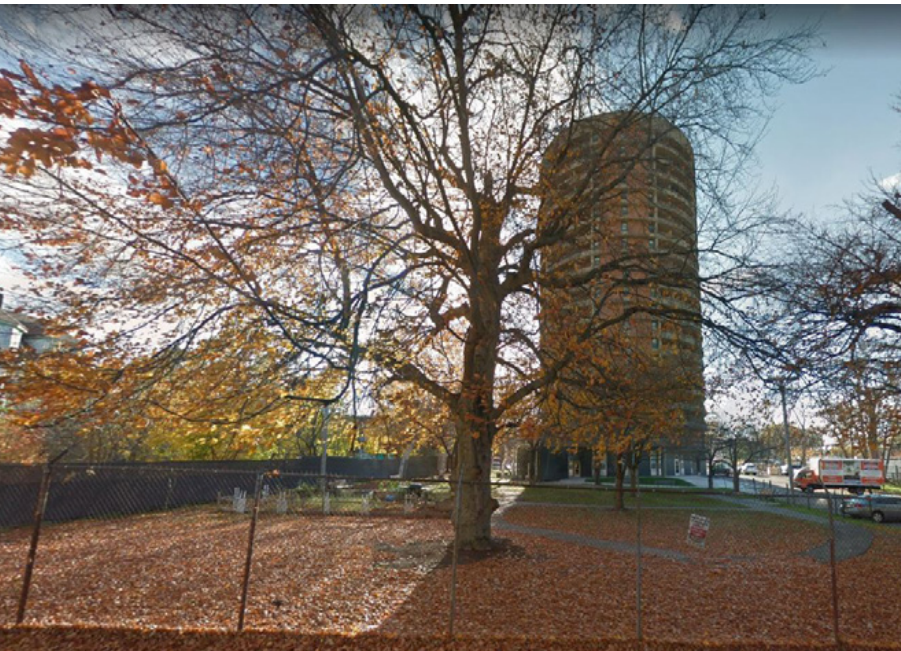
# SITE AND CONTEXT



50 & 60 Walnut Park opposite the site



30 Walnut Park opposite the site



1990 Columbus Avenue



View of site from adjacent development on 2020-2030 Columbus Ave.



View of site from Walnut Park



# RENDERING AT WALNUT PARK





# AERIAL VIEW OF 41 WALNUT PARK





September 26, 2017

Ms. Shaina Korman-Houston  
Urban Edge  
1542 Columbus Avenue, Suite 2  
Roxbury, MA 02119

Shaina,

As we continue to progress on the conceptual/schematic design for the proposed 41-51 Walnut Park residential project located in Roxbury, MA we have compiled the zoning requirements for the above mentioned properties as summarized below:

**Project:** 41-51 Walnut Park

**Site Address:** 41-51 Walnut Park, Roxbury, MA

**Site Description:** The two sites are adjacent to each other on the same street (Walnut Park) and will be treated as a single lot. The two parcels are situated between (2) three-family on the west and east, the parcel on the west side is currently vacant. Both 41 & 51 Walnut Park currently feature 2-3 story dwelling structures as varying levels of disrepair. Overall the topography has approximately a 2 foot increase in height from front to rear and a 5 foot increase in height from side to side at the combined frontage of the two properties.

**41 Walnut Park:**

- Parcel ID: 1101611000
- Lot Size: 12,105 sq ft (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ Neighborhood Design Review overlay
- Specific Applicable Zoning Documents: Article 50, Map 6A-6C

**51 Walnut Park:**

- Parcel ID: 1101612000
- Lot Size: 9,273 sq ft (per Assessor's report)
- Zoning Sub District: MFR (Multi-Family Residential) w/ Neighborhood Design Review overlay
- Specific Applicable Zoning Documents: Article 50, Map 6A-6C

Combined Lot Size: 21,378 sq ft

**Project Description:** Proposed building consists of a 5 story structure. The ground floor includes an entrance lobby, drive aisle, outdoor surface parking, common amenity space and 2 dwelling units. The second, third, fourth & fifth floors consist of additional 10 dwelling units per floor yielding a building total of 42.

Zoning Requirement (Table F)	As of Right	Proposed	Relief Required
Number of Dwelling Units per Lot Area <sup>1</sup>	20	42	Yes
Lot Width/Frontage (Feet)	45'-0" Min.	161.19' Actual	No
Floor Area Ratio (FAR) <sup>2</sup>	1.0	2.1	Yes
Building Height (Stories/Feet)	4/45'-0"	5/55'-0"	Yes

Open Space Per Dwelling Unit (Sq. Feet) <sup>3</sup>	200 sf	98 sf	Yes
Front Yard Minimum Depth (Feet) <sup>4</sup>	20'-0" (or Modal)	Modal	No
Side Yard Minimum Width (Feet)	10'-0"	10'-0"	No
Rear Yard Minimum Depth (Feet)	20'-0"	4'-0"	Yes

1. For multi-family dwellings Table F requires 4,000 sf of lot area for the first 3 units and an additional 1,000 sf for each added unit. (Lot area 3 units = 4,000 sf) + (Lot area for 39 additional units = 39,000 sf) which is more than the 21,378 sf combined lot area.
2. Gross floor area doesn't include parking spaces within the building footprint required for zoning, mechanical spaces, storage facilities or non-occupied basements (if provided) as defined in the zoning regulations. FAR is based on the combine area of 41 & 51 Walnut Park.
3. The developer plans to redesign and renovate the currently underutilized existing park in front of the site.
4. Section 50-44.2 allows for conformity with existing building alignment. There are several buildings on the same block on the same side of the street with a minimal setback. Therefore, a modal setback in alignment with adjacent structures is allowed.

**Parking Requirements:** Per Table H in Article 50, off-street parking requirements are .7 spaces per affordable dwelling unit (44 units x .7 = 31 minimum parking spaces required) A minimum of 28 will be provided, and a variance will be required.

Please let us know if you have any comments or questions.

Regards,



Gregory Minott, LEED AP  
Managing Principal