



URBANICA

# 50 Symphony Road

FENWAY | BOSTON, MA

Application for Article 80 Small Project Review  
Boston Redevelopment Authority  
September 18, 2013



Peter Meade  
Director  
Boston Redevelopment Authority  
Boston City Hall, 9th Floor  
Boston, MA 02201

September 18, 2013

**Re: 50 Symphony Road, Fenway, Boston  
Letter of Intent to File for Project Notification Form under Article 80 Small Projects Review**

Dear Mr. Meade,

Urbanica, Inc., on behalf of 50 Symphony Road, LLC is submitting this letter as Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Redevelopment Authority (BRA) in connection with the proposed redevelopment at 50 Symphony Road in Fenway, Boston.

The proposed project site consists of an approximately 6000 square feet lot bounded by Symphony Road and Public Alley 810. Presently, the parcel of land is owned and managed by 50 Symphony Road, LLC as a surface parking lot. The redevelopment of the temporary surface parking lot will revitalize and reenergize the neighborhood and create more owner occupied units in the thriving Fenway neighborhood.

The development concept includes 20 residential condominium units (including 3 units of on-site affordable units to be sold at 80%-100% AMI). The project total build up area is approximately 28,278 square feet +/- . The project will have a total of 11 off-street parking and bike storage area.

Kamran Zahedi from Urbanica, Inc will lead a team of professional architects, engineers and consultants with extensive experience in the development of residential projects. Urbanica Design, Inc led by Stephen Chung, will be the architect for the project. The team has already conducted pre-scoping meeting with the BRA staff members and has undertaken outreach meetings with abutters and interested neighborhood groups.

We intend to pursue the Article 80 Small Project Review process for this project. We look forward to working with you and your staff to achieve a successful development project that will greatly benefit the neighborhood of Fenway and the City of Boston.

Regards,



Kamran Zahedi  
Principal, Urbanica, Inc

On behalf of 50 Symphony Road, LLC

CC:  
Mike Meskin, Real Estate Management & Investment  
Manager of 50 Symphony Road, LLC

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# 50 Symphony Road

FENWAY | BOSTON, MA

Application for Article 80 Small Project Review, Boston Redevelopment Authority

**OWNER**

50 Symphony Road, LLC  
c/o Real Estate Management & Investment  
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T. 617-421-9900

**DEVELOPER**

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Boston, MA 02116  
T. 617-654-8900

**ARCHITECT**

Urbanica Design, Inc  
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**SURVEYOR**

Greater Boston Surveying and Engineering  
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T. 781-331-6128

**CODE/ZONING CONSULTANT**

AKF Engineers  
41 Farnsworth Street, 3rd Floor  
Boston, MA 02210  
T. 617-535-8242

## DEVELOPER AND ARCHITECT PROFILE



# URBANICA

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

### “...DIFFERENTIATION BY DESIGN...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose.

Urbanica has an outstanding track record of successfully completed projects in both public and private ventures. Most recently, Urbanica has focused efforts on Request for Proposals from public agencies as well as working with private landowners in the City of Boston for the redevelopment of their urban lots.

Urbanica has successfully completed mutiple publically-awarded projects like a former police station in Somerville, the former Area D4 police station in Boston’s South End, and the Engine 1 Fire Station in Belmont as well as the first Energy Positive townhouse project in the City of Boston. Urbanica has also completed 691 Residences on Massachusetts Avenue to much critical acclaim.

[www.urbanicaboston.com](http://www.urbanicaboston.com)

## RELEVANT PROJECTS



### D4 SOUTH END

7 Warren Avenue, Boston, MA (2006)

This project involves the conversion of former D-4 police station into a new luxury condominium building with twenty five units. The existing shell will be restored to its former state with only minor modifications on the principal elevations. The rear elevation consists of a new two-story block which taken together with the existing building envelope, forms a courtyard. The new courtyard will be covered with a glass roof and conform to green building concepts.



This project was awarded to Urbanica in response to an RFP sponsored by the BRA in 2003. Urbanica was selected over some of the most prominent developers in the city largely based on their growing reputation as “one of the top design/development companies in Boston.”



### SIX9ONE RESIDENCES

691 Massachusetts Avenue, South End, Boston, MA (2011)

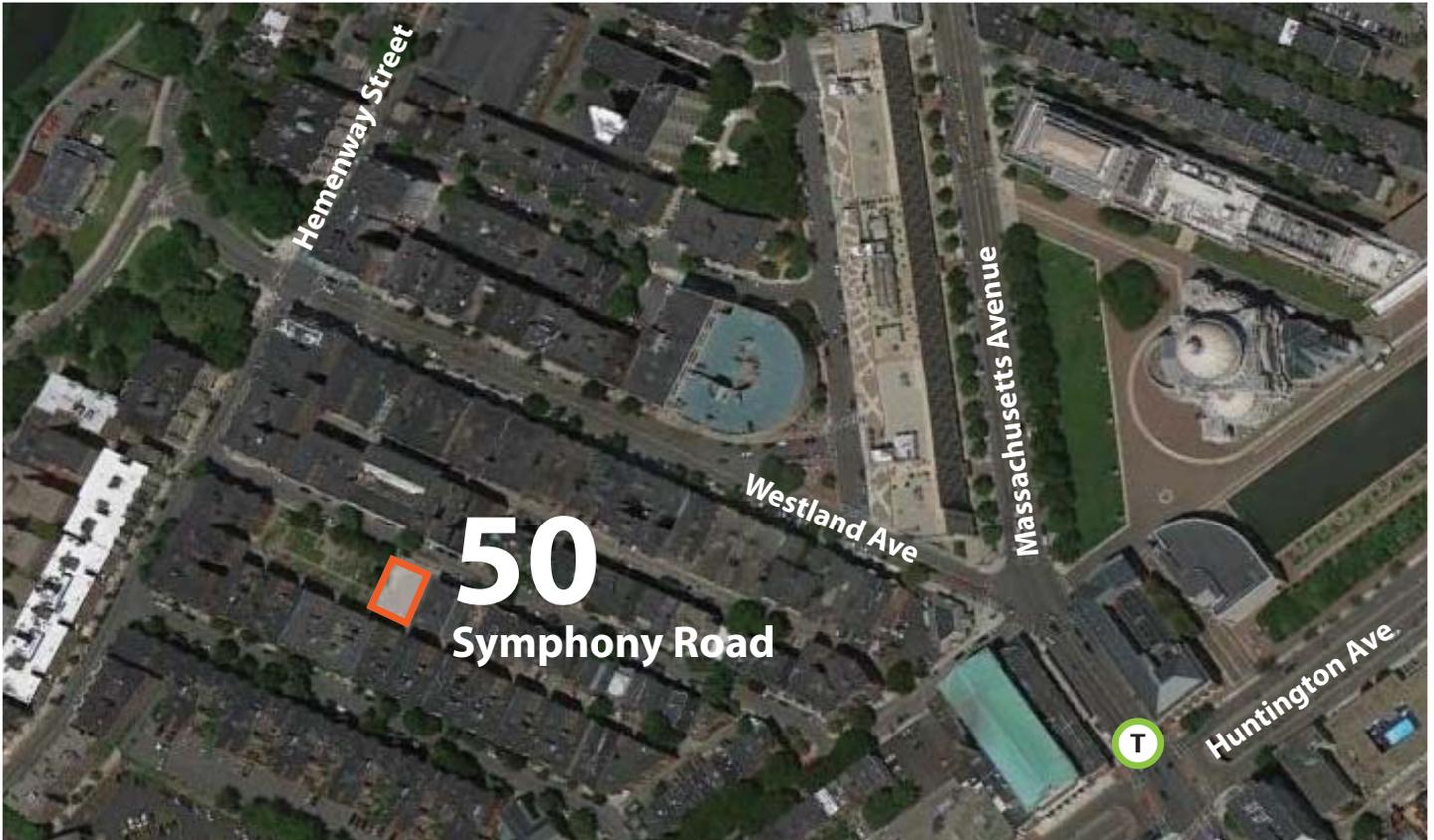
six9one RESIDENCES is one of the last new-built developments in South End, Boston, with approximately 45,000 sqft of space including the basement garage.

Ground floor units are proposed as Small Office Home Office or “SoHo” units, taking advantage of the easy street access. These six first floor units are intended to attract professionals with a home office, or artists who would like to house a small gallery.



There are 40 residential units, ranging from 550 sqft to 1,800 sqft with unit types including studio, one bedroom and two bedrooms residences. There are also 30 deeded parking spaces available.

# SITE PLAN AND EXISTING CONDITION



AERIAL SITE PHOTO OF PROPOSED PROJECT SITE

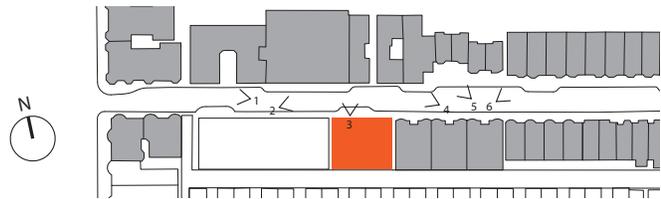


EXISTING CONDITION OF 50 SYMPHONY ROAD

# NEIGHBORHOOD CONTEXT



NORTHSIDE STREET CONTEXT



SOUTHSIDE STREET CONTEXT



# PROJECT DESCRIPTION AND PROGRAM

The new construction will consist of 20 residential units on five levels and a basement parking level. The total gross development square footage is around 28,278 sf +/- with 11 interior on-site/off-street parking that is dedicated to the project. There will be bike storage spaces for residents.

**PROJECT SUMMARY:** New Construction  
For Sale/Home Ownership Condominium  
5 Stories of Residences with Basement Parking  
20 Residential units with 11 parking spots  
3 Onsite Affordable units at 80-100% AMI

UNIT TYPES	QUANTITY	PERCENTAGE	AVERAGE UNIT SIZES
ONE BEDROOM	2 units	10%	650 sf - 725 sf average +/-
ONE BEDROOM PLUS STUDY	4 units	20%	890 sf average +/-
TWO BEDROOMS	14 units	70%	910 sf - 1085 sf average +/-
<b>TOTAL</b>	<b>20 units</b>		

## DESIGN

The proposed project is inspired by the bowfront townhouses in the Symphony Road area. The use of bow, square or angular bay windows in the existing building stock defines the street edge. For 50 Symphony Road, the proposed double bowfront design sensitively captures the rhythm of the neighborhood.

The proposed material palette is influenced by the surrounding context. A stone base level, a brick middle level and a metal top level will provide clear definition to the building massing. The use of a decorative window lintel, horizontal textured brick coursings, a rusticated stone base and cornices creates interesting shadows and textures in the facade. The use of the metal panels on the penthouse level as well as the back facade will enable the building to have a “lighter” massing as well as enabling it to blend into the sky.

The building is primarily accessed at grade from Symphony Road for accessibility reasons. The vehicular access is located on the back facade (on Public Alley 810). There will be an elevator service with stops on all levels. The first floor residential is around 6 feet above grade, allowing for privacy from the street level view. This is also contextually consistent with the existing “parlor” levels of the surrounding townhouses.

On the west facade, there are outdoor balconies that are craved out from the brick facade. These spaces will overlook the charming Symphony Road Community Gardens. The tower at the corner acts as an architectural “book-end” element, corresponding to the existing turret located at the other end of Symphony Road.

By smartly using contextual cues and rhythms, the design of 50 Symphony Road aims to be a subtle contemporary interpretation of a classical bowfront building.



LEGEND

- Red dashed line: Bow Front Rhythm
- Black line: Cornice Line
- Purple line: Recessed Entrance
- Orange bar: Window Lintel
- Green line: Major Horizontal Coursing
- Light blue line: Minor Horizontal Coursing

ANALYSIS OF CONTEXTUAL RHYTHMS



PROPOSED FRONT ELEVATION OF 50 SYMPHONY ROAD

# DESIGN



PROPOSED SIDE ELEVATION (COMMUNITY GARDEN SIDE)



PROPOSED BACK ELEVATION (PUBLIC ALLEY 810)



PERSPECTIVE LOOKING WEST (ON SYMPHONY ROAD)



PERSPECTIVE LOOKING EAST (ON SYMPHONY ROAD)

# ZONING ANALYSIS

Below is the zoning analysis on the proposed project:

**PROJECT SUMMARY** : New Construction, 5 Levels with Basement, 20 dwelling units  
**ZONING DISTRICT** : MFR-1, Fenway Neighborhood District (Article 66)  
**LOT SIZE** : 6000 sf +/-

<b>DIMENSIONAL REGULATIONS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE NEEDED</b>
Lot Area Minimum	None	-	-
Additional Lot Area	None	-	-
Lot Width Minimum	None	-	-
Lot Frontage	None	-	-
Floor Area Ratio*	4.0	3.91	No
Building Height Maximum	60'	58'-6"	No
Usable Open Space Minimum (sq ft)	100 sf/ dwelling unit 2000 sf needed	1600 sf	Yes
Front Yard Minimum	None	-	-
Side Yard Minimum	None	-	-
Rear Yard Minimum	10' (for shallow lot)	4'-4"	Yes
Off-Street Parking	0.75 per unit (15 spots needed)	0.55 per unit (11 proposed)	Yes

**ADDITIONAL REVIEWS:**

Neighborhood Design Overlay District  
 Groundwater Conservation Overlay District

**\* FLOOR AREA RATIO CALCULATION**

4787 sf x 4 (First to Fourth Floor) + 4565 sf (Fifth Floor) - 250sf (Mechanical Room) = 23,685 sf  
 FAR = 23,685 sf / 6000 sf = 3.91

Parking Garage and Mechanical Support Spaces are not included in F.A.R. calculation

## ANTICIPATED PERMITS AND PUBLIC REVIEW

Pursuant to the requirements of Small Project Review under the Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 application, the project team conducted preliminary outreach with local community groups and made several presentations to the relevant neighborhood groups.

The table below lists the public permits and approvals that are anticipated to be required for the project. The list is prepared with the best of knowledge, is not conclusive and is subject to amendments.

<b>AGENCY</b>	<b>APPROVAL</b>
<b>Boston Redevelopment Authority</b>	Article 80 Small Project Review Application Neighborhood Design Overlay District Review
<b>Boston Public Works Department/ Public Improvement Commission</b>	Curb Cut Improvements Specific repair plan approval
<b>Boston Transportation Department</b>	Construction Management Plan (if required)
<b>Boston Water and Sewer Commission</b>	Site Plan approval for water and sewer connections Groundwater Conservation Overlay District
<b>Zoning Board of Appeals</b>	Variances/Conditional Use Permits
<b>Inspectional Services Department</b>	Review/Compliance of State Building Code Building Code Variance for Parti-Wall Condition/ Fire Separation Distance (780 CMR 705.8) Building Construction Permit

# CONSTRUCTION IMPACTS

## WATER QUALITY/ STORM WATER MANAGEMENT

On-site storm water management systems and groundwater recharge will be introduced in compliance with Boston Water and Sewer Commission requirements and the Groundwater Conservation Overlay District requirements.

## CONSTRUCTION IMPACT

No adverse construction impact is anticipated on the site or at the surrounding properties. All construction materials, equipment, staging for delivery of materials and parking for construction workers can be accommodated on the site. The developer and general contractor have many years of experience working in Boston and dense urban neighborhood. Urbanica and its subcontractors have a proven track record of working with all city entities, compliance with all ordinances and being a good neighbor when undertaking projects in a tight urban environment.

## INFRASTRUCTURE SYSTEMS

The project requires no unusual or high-impact infrastructure upgrades or changes. Utility installations to the site will consist of domestic water, fire protection lines, sanitary, storm line, natural gas, electric, telephone, CATV, all of which are readily available at the neighborhood.

## TRAFFIC AND PARKING

As part of the proposed project, the new 20-units residential building will include on-site parking for 11 vehicles in order to mitigate potential parking and traffic issues. The parking will be directly accessible from Public Alley 810. The project site will be redeveloped with improvements to the vehicular curb cut and pedestrian walkway to assure proper public safety and appropriate design.

Additionally, the project's close proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) stations of Symphony (Green Line), Hynes Convention Center (Green Line) and Massachusetts Avenue (Orange Line) as well as MBTA bus lines 1, CT1, 9, 39, 55, 57 and 170 will help to further alleviate any potential negative impact on parking and traffic as public transportation is clearly in abundance for the new residents.

The provisions of bicycle racks (1:1 ratio of bike storage space to residential unit) will promote the use of more sustainable form of transportation and the availability of multiple car-sharing locations within a 1/2 mile walking distance greatly reduces the dependency on automobile. The project site is also easily walkable to major Boston neighborhoods of Fenway, Copley, Back Bay and South End. Furthermore, the proposed project is close proximity to public amenities. We anticipate that the 11 proposed parking spaces provided will satisfy the needs of the residents.

## PUBLIC BENEFITS

The proposed project will result in the rehabilitation of surface parking lot into 20 units of residential condominiums with 11 on-site parking spaces and site improvements in the landscaping and pedestrian pavements/lighting.

In addition to the creation of 17 units of market rate residential homeownership housing, the designation of 3 units of On-site Affordable units will be made available for sale in coordination with the City of Boston as part of the Inclusionary Housing Policy. This is consistent with the requests from the neighborhood for affordable housing provisions. The residential homeownership condominium is consistent and complimentary to the surroundings.

The proposed project will create full-time equivalent and part time jobs during the construction period. Construction is expected to start once final approvals are in hand and take approximately 12-18 months to complete. The developer has a proven track record on hiring locally and will try its best efforts to get local qualified workers and contractors.

# SHADOW STUDIES ANALYSIS

A shadow impact analysis was conducted for the hours of 9am, 12pm, 3pm and 6pm during the vernal equinox (March 21), summer solstice (June 21), autumnal equinox (September 21) and winter solstice (December 21).

The shadow studies presents the analysis for 3 scenarios. This is graphically explained in the following drawings. The matrix is read top to bottom for the times of day and is read left to right, for these following scenarios:

## **Left Column**

No Build Scenario - showing existing shadows from surrounding context

## **Middle Column**

As of Right Scenario - showing the effects from a generic Rectangular Building at as-of-right height of 60' and as-of-right setbacks.

## **Right Column (Outlined in Orange)**

Proposed Scenario - showing effects from the proposed Bowfront scheme

## **SPRING**

During the vernal equinox on March 21, the impacts of the project shadow are oriented on the northwesterly direction of the proposed building casting some shadows mostly on a small corner of the Symphony Community Garden between the morning hours until noontime. From 12pm onwards, the project related shadows will mostly contained on the Symphony Road with no impact to the Symphony Road Community Garden.

## **SUMMER**

During the summer solstice on June 21, the shadow impact will be in the early morning up until 12pm. The shadows impact on the Symphony Road Community Garden will be at its eastern corner and is considerably less than during Spring and Fall due to the high Summer sun angles. From 12pm onwards, the project related shadows are again contained on Symphony Road with no impact to the Community Garden.

## **FALL**

As in the spring, during the autumnal equinox which starts on September 21, the impacts of the project shadows are oriented north-westerly corner of the proposed building casting some shadows mostly on a small corner of the Symphony Community Garden between the morning hours. At 12pm to 6pm, the project related shadows will mostly contained on the Symphony Road with no impact to the Symphony Road Community Garden.

## **WINTER**

Due to the low sun angle and dense urban fabric, the shadow impacts from the proposed project during the winter solstice which starts on December 21 does not contribute to the existing shadow conditions. The area is in shadow for most part of the day due to the existing surrounding urban fabric. There are no new adverse effects introduced. Fortunately, this is also a time where the Symphony Road Community Gardens is not being utilized.

We believe the proposed building will have minimal impacts to the surrounding areas.

# SHADOW STUDIES\_SPRING AND SUMMER



Shadow Study: March 20, Spring Equinox



Shadow Study: June 21, Summer Solstice

# SHADOW STUDIES\_FALL AND WINTER



Shadow Study: Sept. 23, Autumnal Equinox

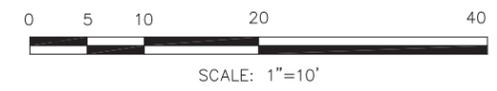
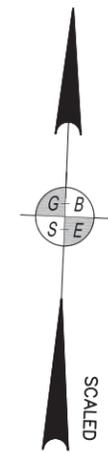
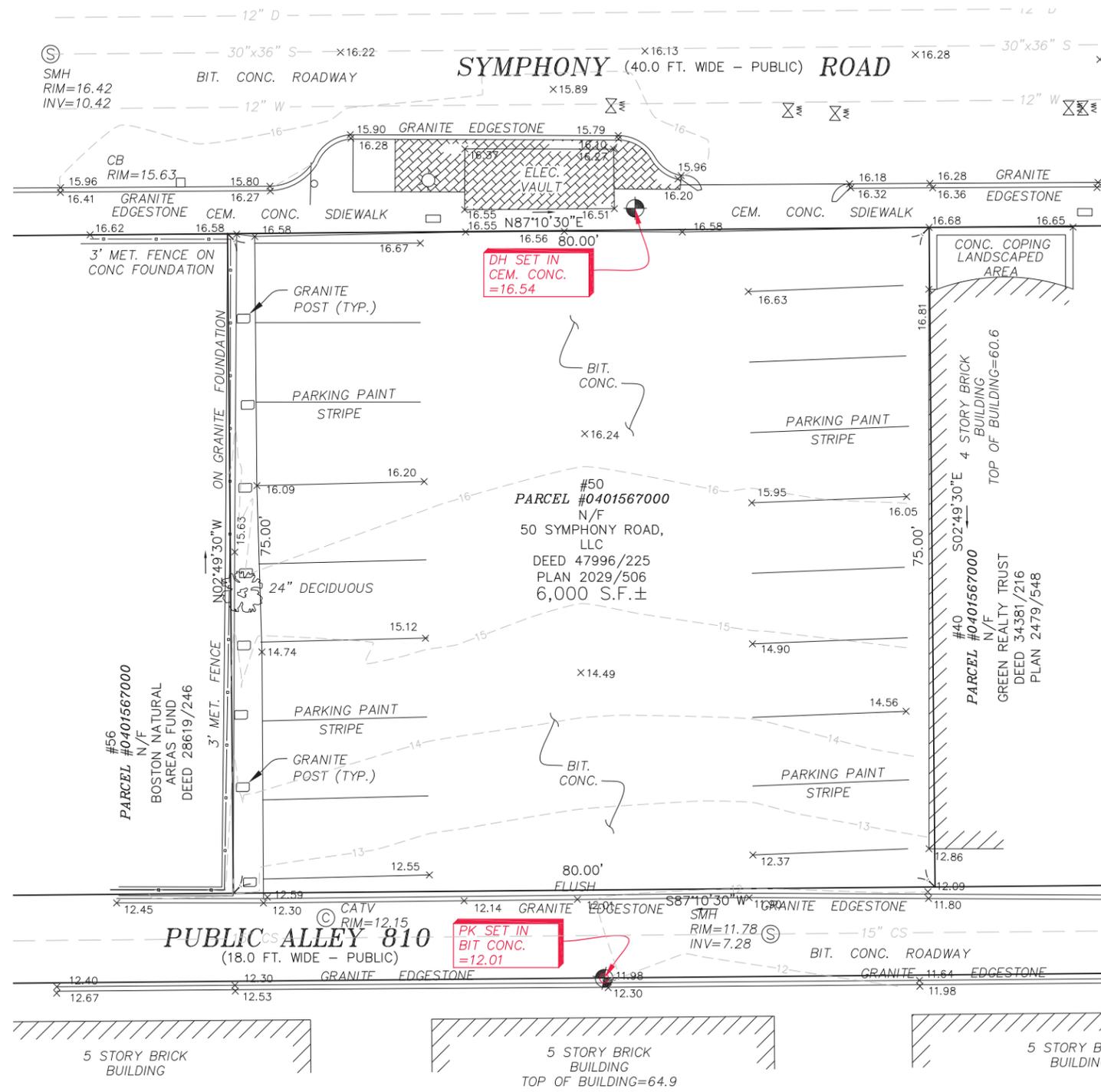
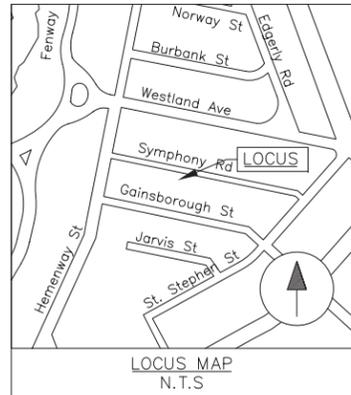


Shadow Study: Dec. 21, Winter Solstice

# APPENDICES

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**APPENDIX A: EXISTING CONDITIONS SURVEY PLAN**



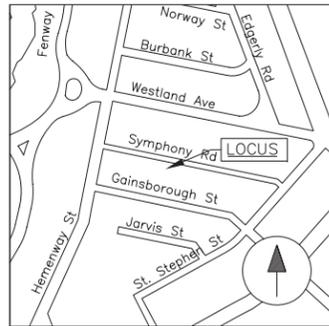
**PLAN OF LAND**  
**50 SYMPHONY ROAD**  
**BOSTON, MASSACHUSETTS**  
**(BOSTON PROPER DISTRICT)**

PREPARED FOR  
 ANDREW WEESNER  
 URBANICA DESIGN AND DEVELOPMENT  
 1412 BERKLEY STREET  
 BOSTON, MA 02116

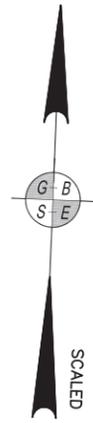
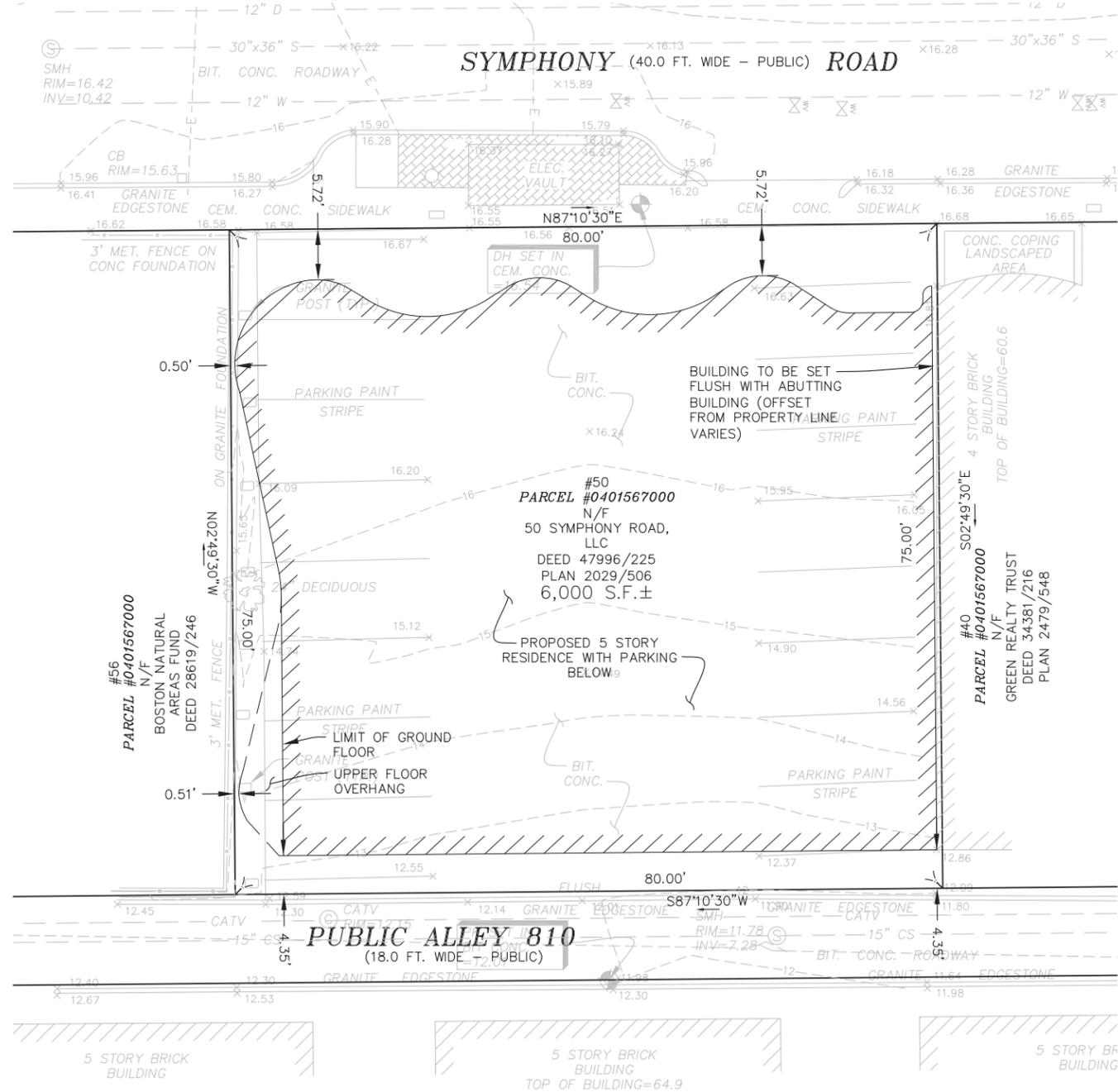
**GREATER BOSTON SURVEYING AND ENGINEERING**  
 19 FREDITH ROAD  
 WEYMOUTH, MA 02189  
 (781) 331-6128

CALC BY: PJT	DATE: MAY 26, 2013	SCALE: 1"=10'
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**APPENDIX B: PROPOSED PLOT PLAN**



LOCUS MAP  
N.T.S



**PLAN OF PROPOSED CONSTRUCTION**  
**50 SYMPHONY ROAD**  
**BOSTON, MASSACHUSETTS**  
**(BOSTON PROPER DISTRICT)**

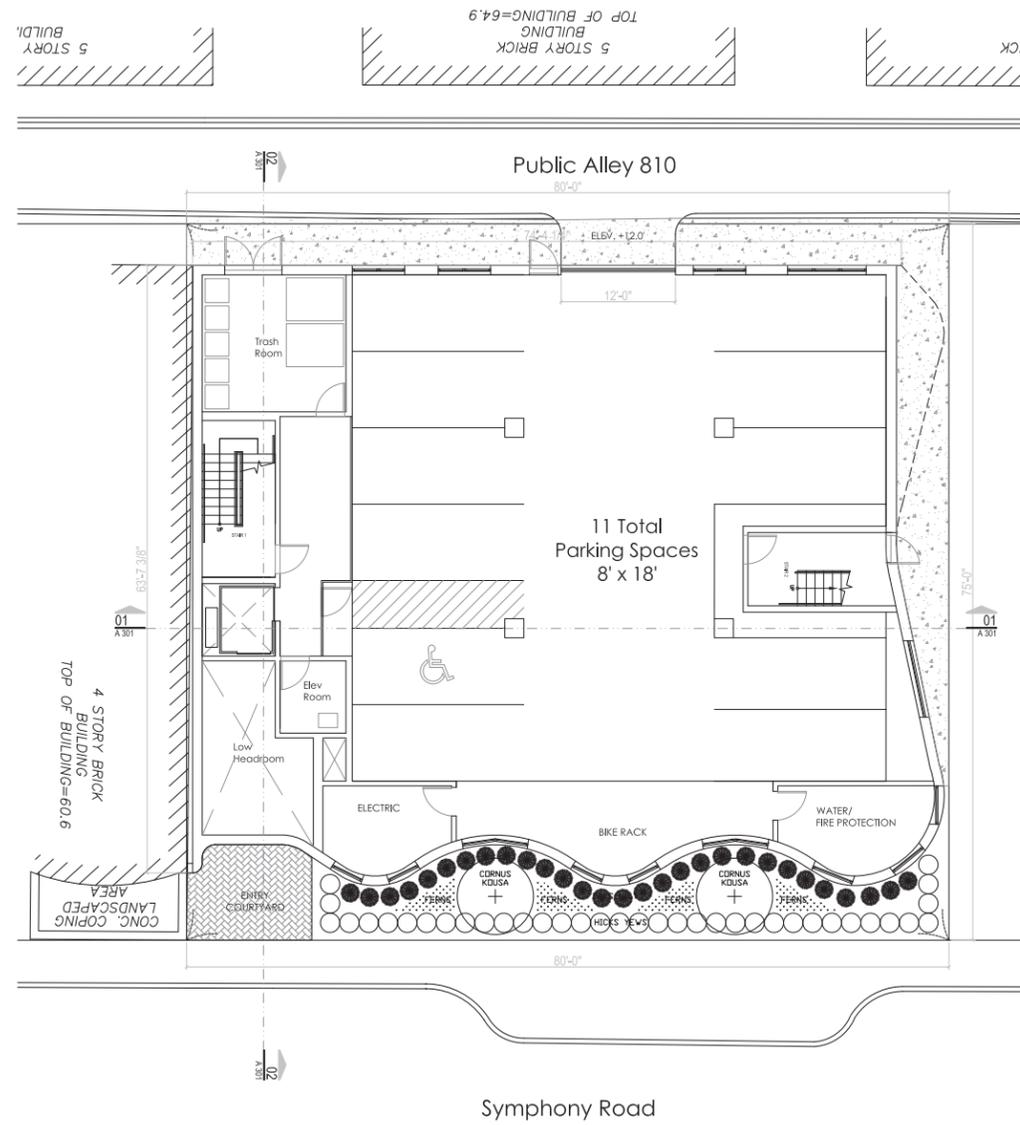
PREPARED FOR  
ANDREW WEESNER  
URBANICA DESIGN AND DEVELOPMENT  
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BOSTON, MA 02116

**GREATER BOSTON SURVEYING AND ENGINEERING**  
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WEYMOUTH, MA 02189  
(781) 331-6128

GC  
SE

CALC BY: PJT	DATE: SEPTEMBER 11, 2013	SCALE: 1"=10'
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# APPENDIX C: ARCHITECTURAL DRAWINGS



**01** BASEMENT AND SITE PLAN  
SCALE [1/8"=1'-0"]



**02** FIRST FLOOR PLAN  
SCALE [1/8"=1'-0"]

ARCHITECT  
**URBANICA**  
 142 Berkeley St, Suite 402  
 Boston, MA 02138  
 T. 617-654-8900  
 F. 617-654-8901

NOT FOR  
 CONSTRUCTION

DATE	ISSUE DESCRIPTION	BY	CHECK
09.11.2013	ZBA SET	SP	SC

PROJECT  
 50 SYMPHONY RD.  
 FENWAY, BOSTON

DRAWING TITLE  
 TYPICAL  
 FLOOR PLANS

DRAWING NUMBER  
**A101**

SCALE  
 1/8" = 1'-0"

# APPENDIX C: ARCHITECTURAL DRAWINGS



**01** SECOND TO FOURTH FLOOR PLAN  
SCALE [1/8"=1'-0"]



**02** FIFTH FLOOR PLAN  
SCALE [1/8"=1'-0"]

ARCHITECT  
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 F. 617-654-8901

**NOT FOR  
 CONSTRUCTION**

DATE	ISSUE DESCRIPTION	BY	CHECK
09.11.2013	ZBA SET	SP	SC

PROJECT  
**50 SYMPHONY RD.  
 FENWAY, BOSTON**

DRAWING TITLE  
**TYPICAL  
 FLOOR PLANS**

DRAWING NUMBER  
**A102**

SCALE  
 1/8" = 1'-0"

# APPENDIX C: ARCHITECTURAL DRAWINGS



01 SYMPHONY ROAD  
NORTH ELEVATION  
SCALE [1/8"=1'-0"]



02 PUBLIC ALLEY 810  
SOUTH ELEVATION  
SCALE [1/8"=1'-0"]



03 COMMUNITY GARDEN  
WEST ELEVATION  
SCALE [1/8"=1'-0"]

ARCHITECT  
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NOT FOR  
CONSTRUCTION

DATE	ISSUE DESCRIPTION	BY	CHECK
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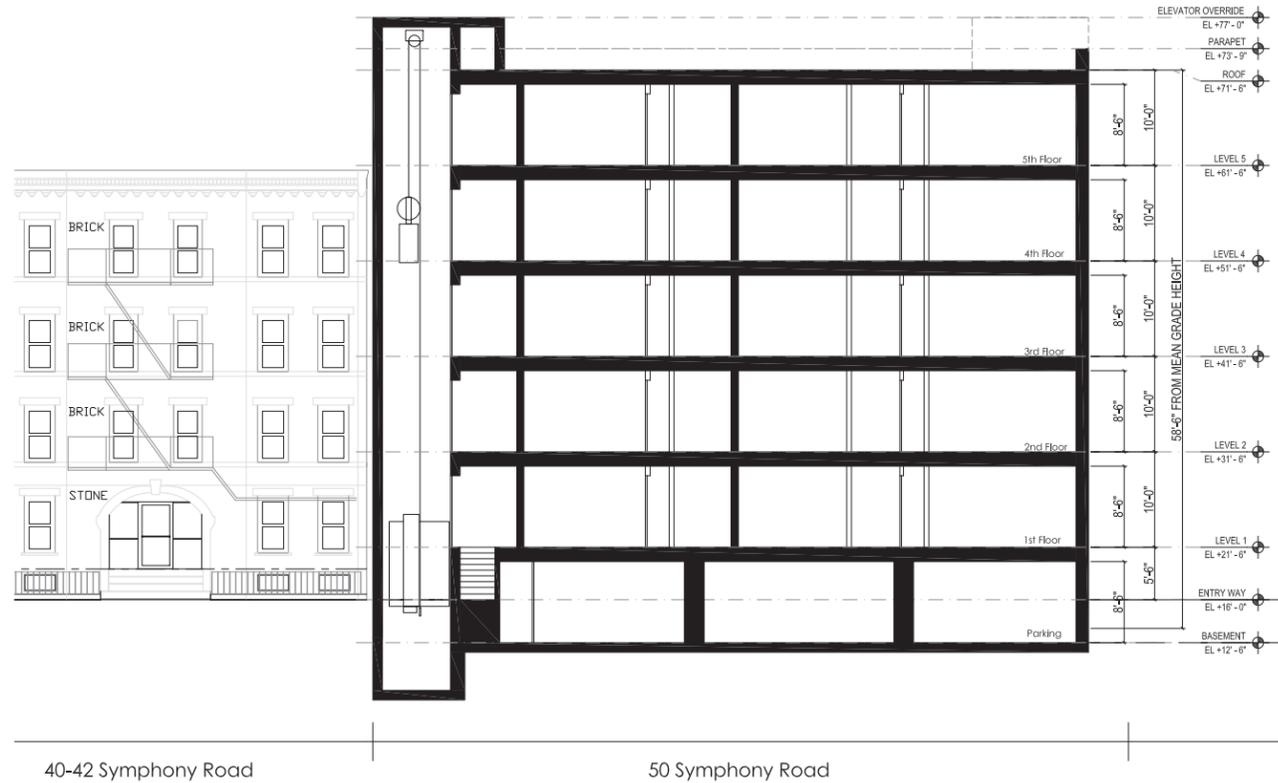
PROJECT  
50 SYMPHONY RD.  
FENWAY, BOSTON

DRAWING TITLE  
TYPICAL  
ELEVATIONS

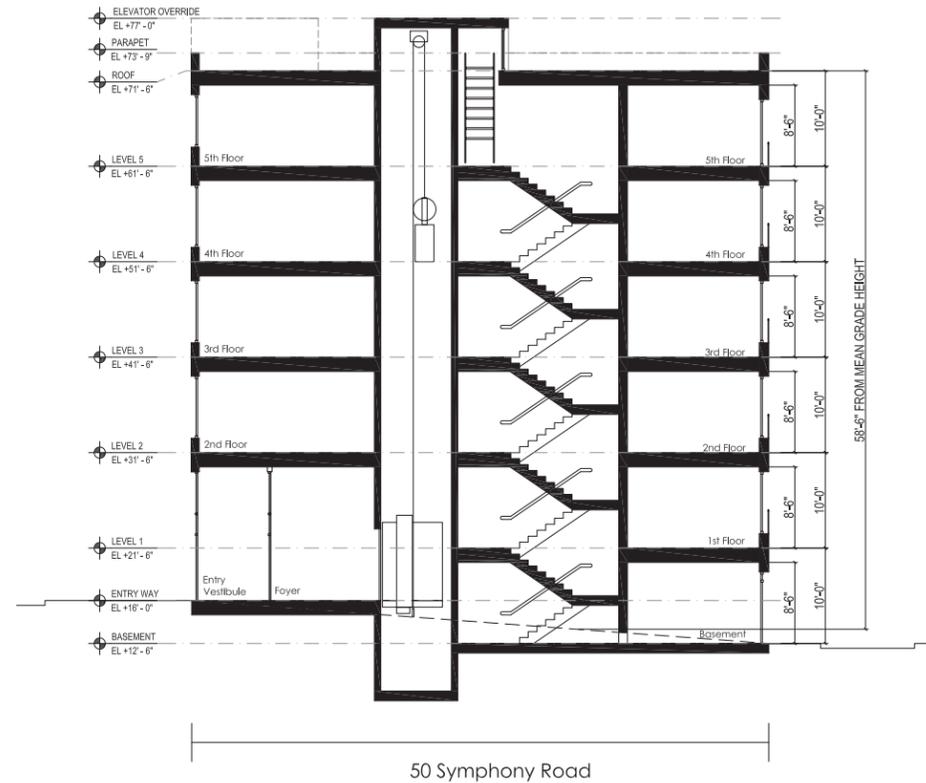
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SCALE  
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# APPENDIX C: ARCHITECTURAL DRAWINGS



01 SECTION A-A  
SCALE [1/8"=1'-0"]



02 SECTION B-B  
SCALE [1/8"=1'-0"]

ARCHITECT  
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NOT FOR  
 CONSTRUCTION

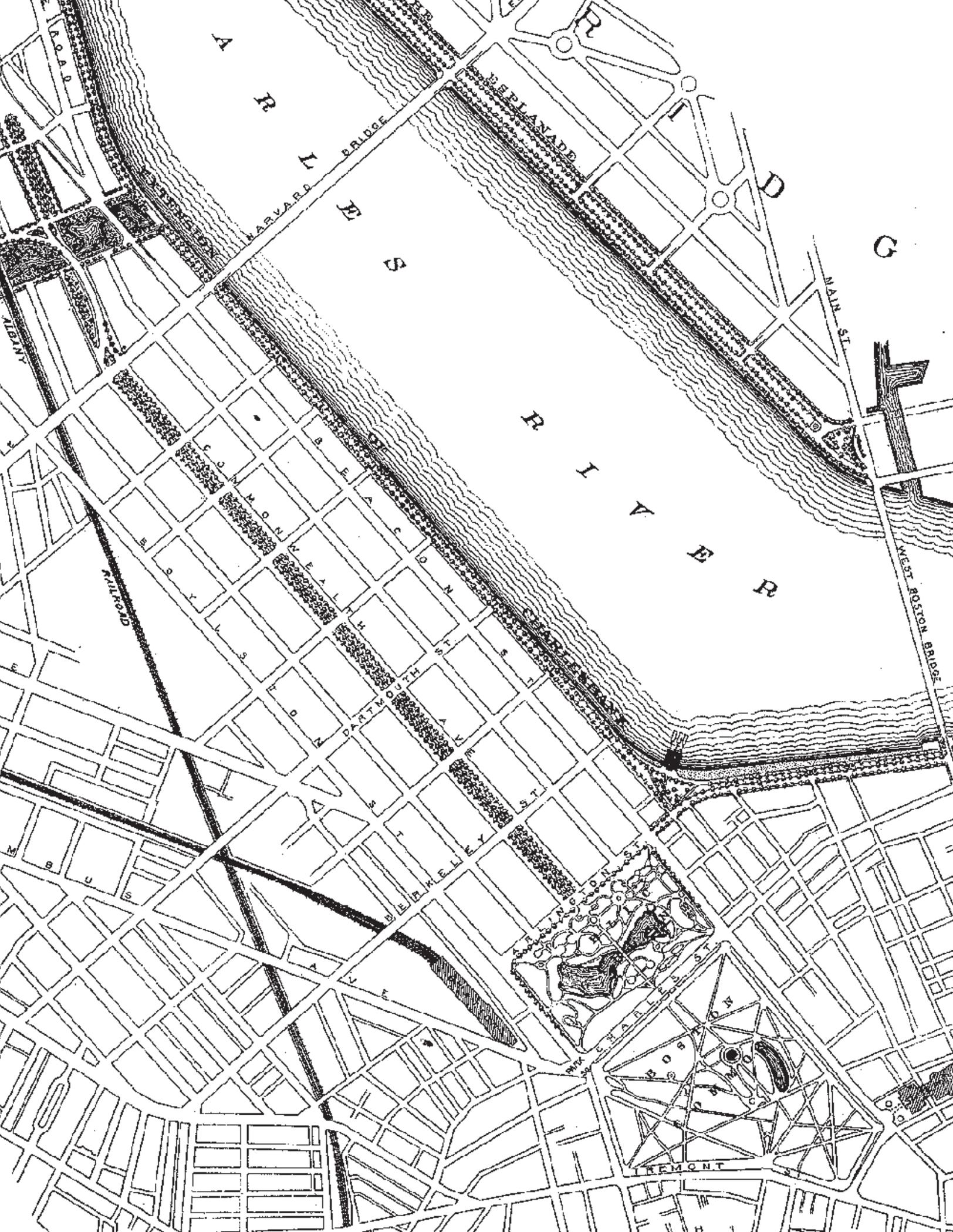
DATE	ISSUE DESCRIPTION	BY	CHECK
09.11.2013	ZBA SET	SP	SC

PROJECT  
 50 SYMPHONY RD.  
 FENWAY, BOSTON

DRAWING TITLE  
 TYPICAL SECTIONS

DRAWING NUMBER  
**A301**

SCALE  
 1/8" = 1'-0"



# URBANICA

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T. 617-654-8900 F. 617-654-8901