

20 Taft Hill Park

Article 80E – Small Project Review Application



EMBARC
ARCHITECTURE DESIGN

Owner and Developer:

Parkhead Development, LLC
383 Dorchester Avenue, Suite 310
Boston, MA 02127

October 07. 2015

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PROJECT TEAM

Owner and Developer:

Parkhead Development, LLC

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Boston, MA 02127

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Legal Counsel

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Architect

Dartagnan Brown, RA

Embarc Studio LLC

60 K Street

Boston, MA 02127

Tel.: 617-766-8330



October 07, 2015

Mr. Brian Golden
Director
Boston Redevelopment Authority
City Hall
9th Floor
Boston, MA 02201

RE: **Application for Article 80E, Small Project Review**
20 Taft Hill Park
Roslindale, MA 02131

Dear Mr. Golden:

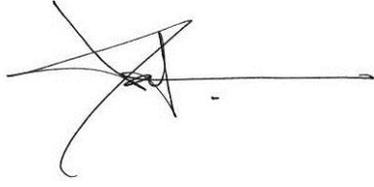
Parkhead Development LLC is pleased to submit this letter as notice for its Small Project Review application as defined in Section 80-E-5, Procedures for Small Project Review, in connection with the proposed development at 20 Taft Hill Park in the Roslindale section of Boston.

Included with this letter is the Small Project Review submission, which includes at a minimum, the team members, the Zoning Analysis and the proposed plans and elevations of the project.

The new buildings will consist of 19 condominium units, totaling 22,390 square feet of development and will include on-site parking for 19 cars. The project will be transit oriented as the site lies within walking distance to both the Roslindale Village Commuter Rail station as well as several bus routes that bring passengers to the Forest Hills Orange Line station. The project also is within a short walk to the bustling Roslindale Village business district and will be a great addition to their continued vitality.

The project team has had several discussions with neighbors to the property and the plans submitted reflect their thoughts and concerns.

Sincerely,



Dartagnan Brown | Architect

Principal

PROJECT DESCRIPTION

1.0 Site Information

The project site is comprised of 20 Taft Hill Terrace, approximately 7,089 square feet, and 20 Taft Hill Park, approximately 8,264 square feet for a total site area of 15,353 square feet. Both sites are under the same ownership and will be considered as one project. Two multi-family dwellings currently occupy the site. As part of the redevelopment of the site, the existing buildings will be demolished.

1.1 Project Cost and Financing

The estimated development costs total \$4,000,000. The project will be financed through a construction loan from Georgetown Savings Bank.

1.2 Proposed Project

The proposed project will contain 19 condominiums. The project will involve demolition of the existing buildings and construction of two new buildings that contain 13 and 6 residential units. The units will be two one bedroom units, 15 two bedroom, and two three bedroom units.

Parking is provided at a ratio of one space for each residential unit, thus 19 total spaces.

1.3 Traffic and Parking Analysis

The proposed project will include a total of 19 parking spaces. Parking will be accessed on site via Taft Hill Park.

In addition to the parking for vehicles, storage for 34 bicycles will be housed on site.

The site is located within close proximity to both the Roslindale Village commuter rail station and numerous bus routes along Washington Street, which bring passengers to the Forest Hills Orange Line station. In addition to the proximity to public transit, each condominium owner will be given a \$2,000.00 credit to his or her ride sharing or car sharing account.

BUILDING STATISTICS

Gross Floor Area and Uses of Proposed Development (measured for FAR calculation)

Building A:

<u>First Floor</u>	<u>4,880 GFA</u>	<u>Parking, Building Entry, and 1-1 BR Unit</u>
<u>Second Floor</u>	<u>4,980 GFA</u>	<u>Residential (4-2 BR Units and 1-1 BR Unit)</u>
<u>Third Floor</u>	<u>4,920 GFA</u>	<u>Residential (2-2 BR Units and 1st floor of 3 Duplex Units 1-2 BR and 2-3 BR)</u>
<u>Fourth Floor</u>	<u>4,400 GFA</u>	<u>Residential (2-2 BR Units and 2nd floor of 3 Duplex Units)</u>
Total:	15,220 GFA	

Building B:

<u>First Floor</u>	<u>2,490 GFA</u>	<u>Building Entry and 2-2 BR Units</u>
<u>Second Floor</u>	<u>2,460 GFA</u>	<u>Residential (1st floor of 4-2 BR Duplexes)</u>
<u>Third Floor</u>	<u>2,220 GFA</u>	<u>Residential (2nd floor of 4-2 BR Duplexes)</u>
Total:	7,170 GFA	
Total (Building A+B)	22,390 GFA	

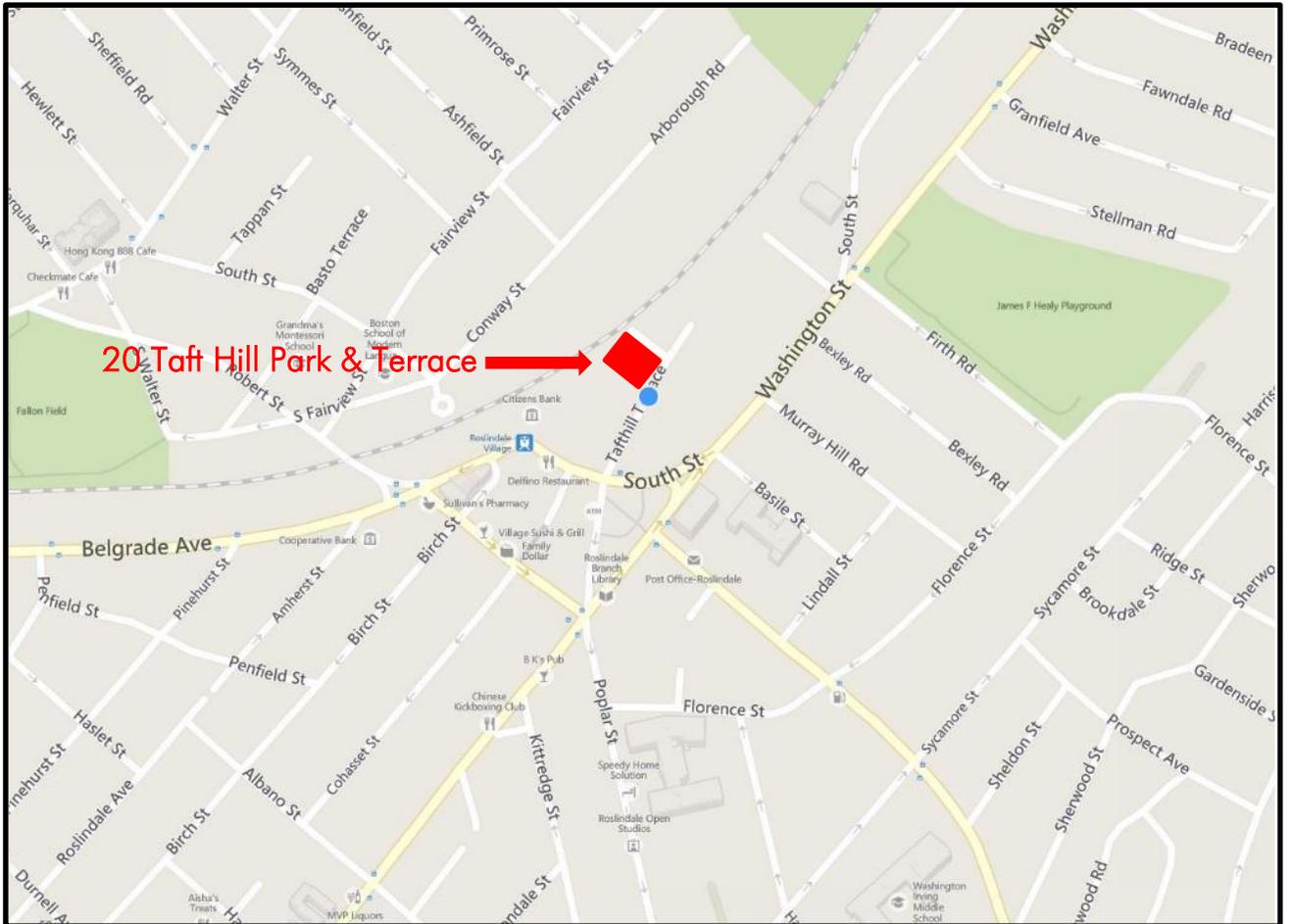
ZONING ANALYSIS

	ALLOWABLE / REQ'D.	PROPOSED	ZONING REFERENCE
Minimum Lot Size	5,000 SF	+/- 15,353 SF	Article 67, Table C (2F-5000) Sub District
Min. Lot Area per Additional Dwell. Unit.	3,000 per additional D.U.	+/- 575 SF	Article 67, Table C (2F-5000) Sub District
Minimum Lot Width	50'-0"	36.00'	Article 67, Table C (2F-5000) Sub District
Floor Area Ratio	1.0	1.45	Article 67, Table C (2F-5000) Sub District
Building Height	2 ½ Stories, 35'-0"	BLDG A: 4 Stories 44'-0" BLDG B: 3 Stories 33'5"	Article 67, Table C (2F-5000) Sub District
Usable Open Space per Dwelling Unit.	1,750 SF per D.U. = 33,250 SF	588 SF	Article 67, Table C (2F-5000) Sub District
Front Yard Setback (West 4 th)	20'-0"	BLDG A: 7.58' on Taft Hill Park BLDG B: 44.91' on Taft Hill Terr.	Article 67, Table C (2F-5000) Sub District; Section 33.1
Side Yard Setback	10'-0"	BLDG A: 22.16' to adj. property West 5.16' to adj. property East BLDG B: 6.5' to Taft Hill Park 10.16' to adj. property East	Article 67, Table C (2F-5000) Sub District; Footnote 5
Rear Yard Setback	40'-0"	BLDG A: 3.83' BLDG B: 3.16'	Article 67, Table C (2F-5000) Sub District; Section 33.1
Parapet Setback	Not Applicable		
Parking	Residential Use = 2.0 per D.U., thus 38 required.	19 Spaces Provided	Article 67, Table F; Residential Uses

Design of Off-Street Parking	8'-6" x 20'-0" = Full 7'-6" x 18'-0" = Compact	50% Compact allowed and 11% proposed.	Article 67; Section 32.5
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ISD REJECTION LETTER

LOCUS MAP



SITE PHOTOGRAPHS



View towards 20 Taft Hill Terrace from West



View towards 20 Taft Hill Park and 20 Taft Hill Terrace from West

SITE PHOTOGRAPHS

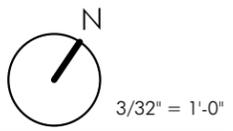
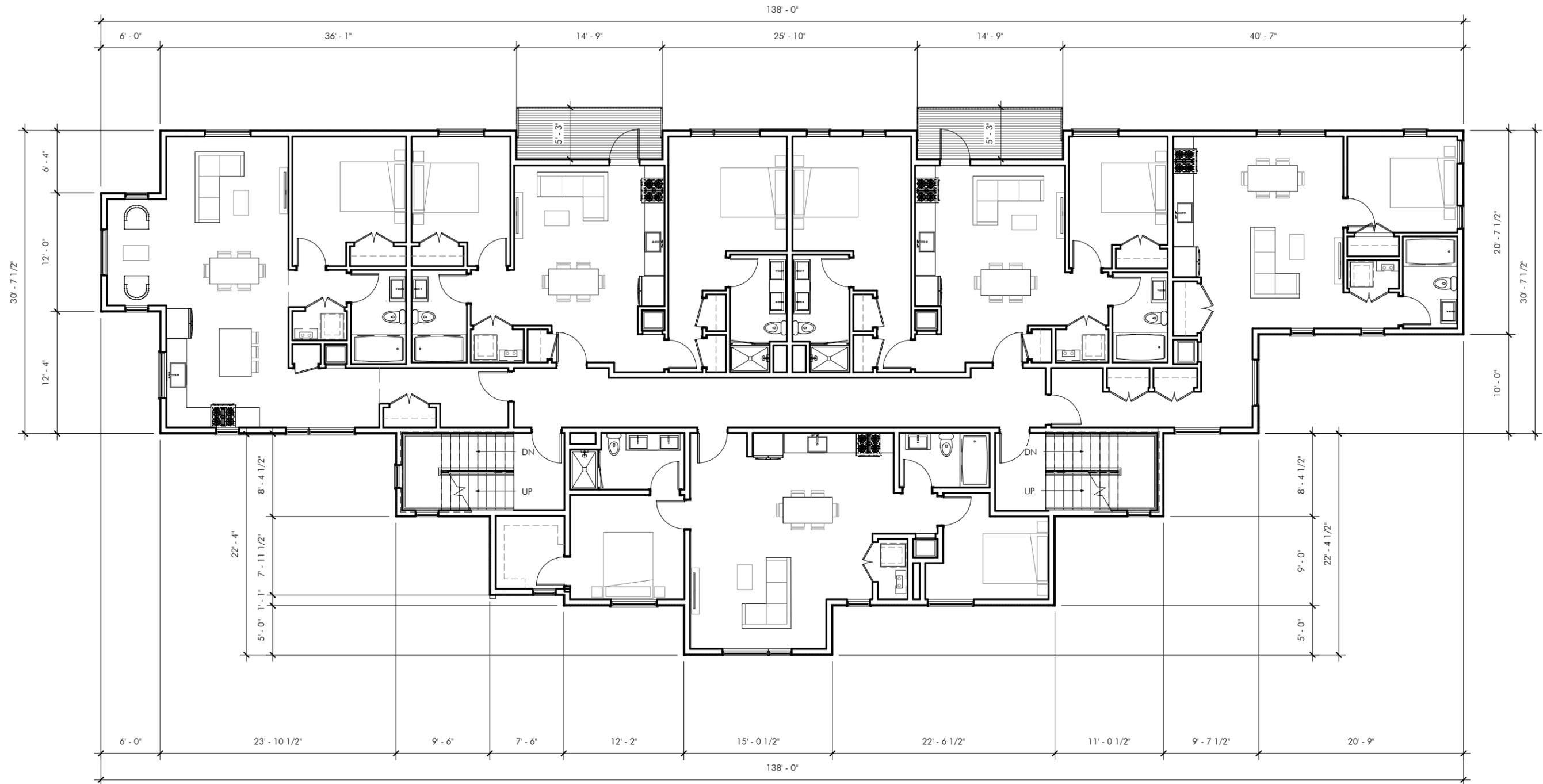


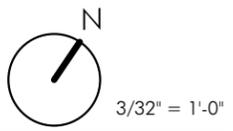
View looking down Taft Hill Terrace towards site

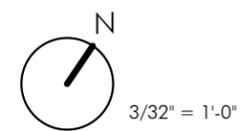
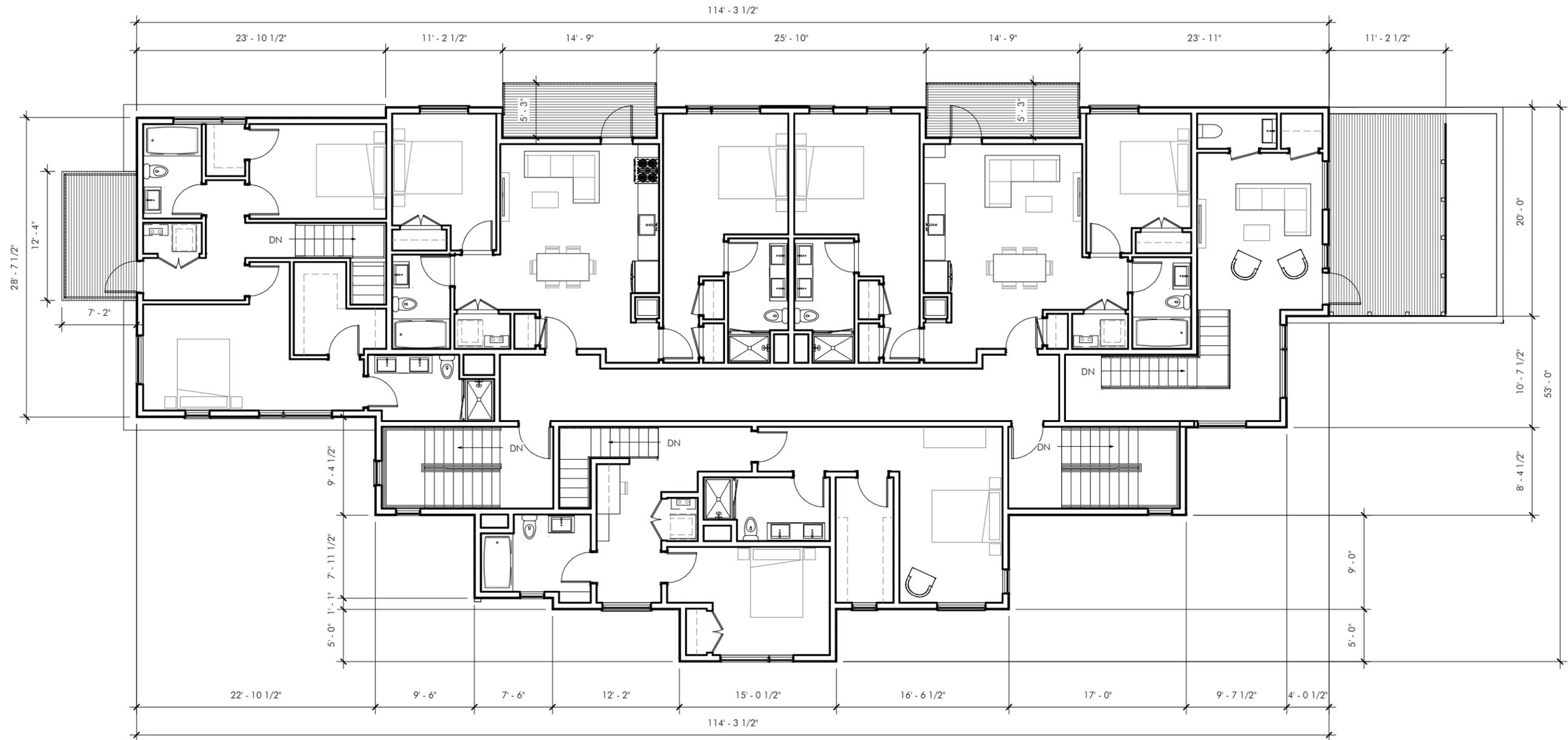


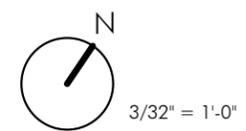
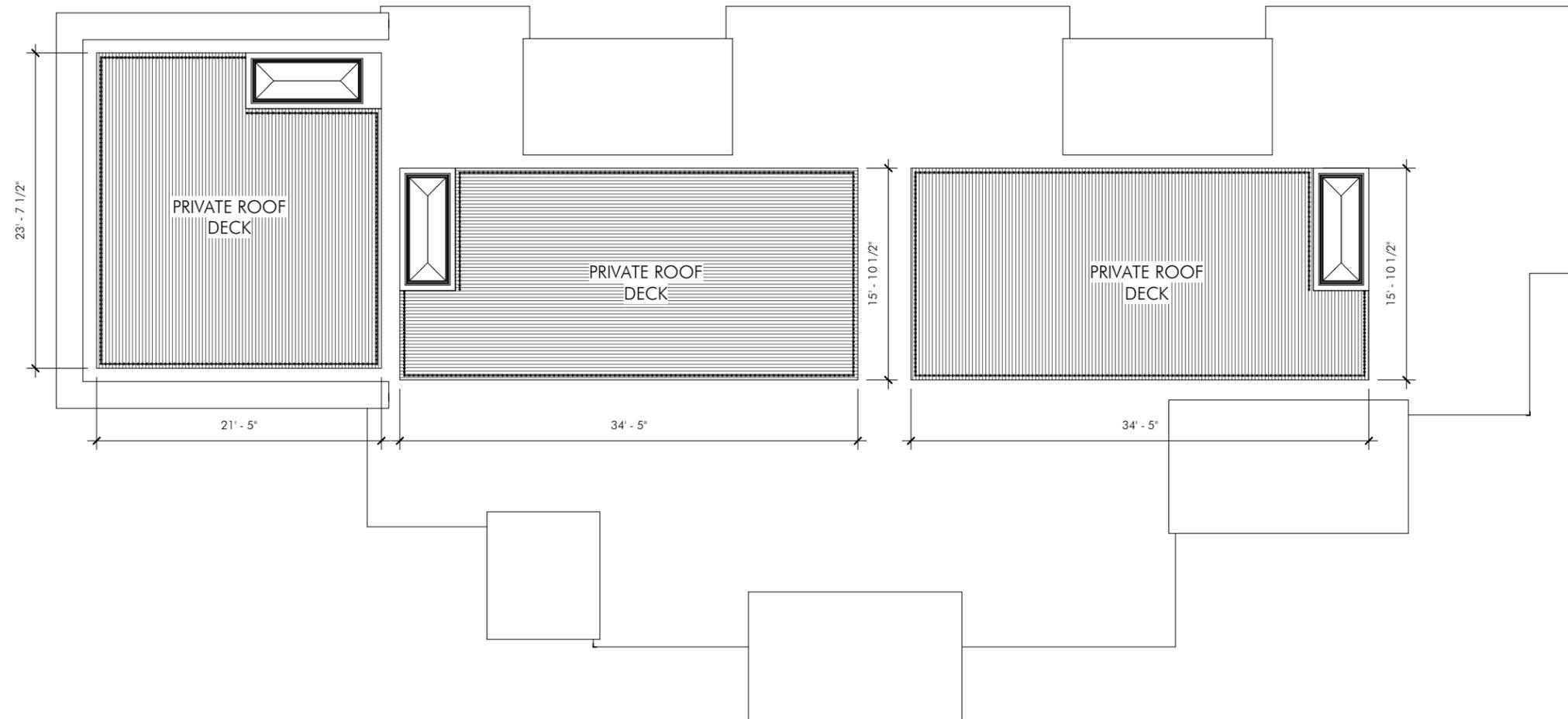
Bird's Eye aerial of view of the site

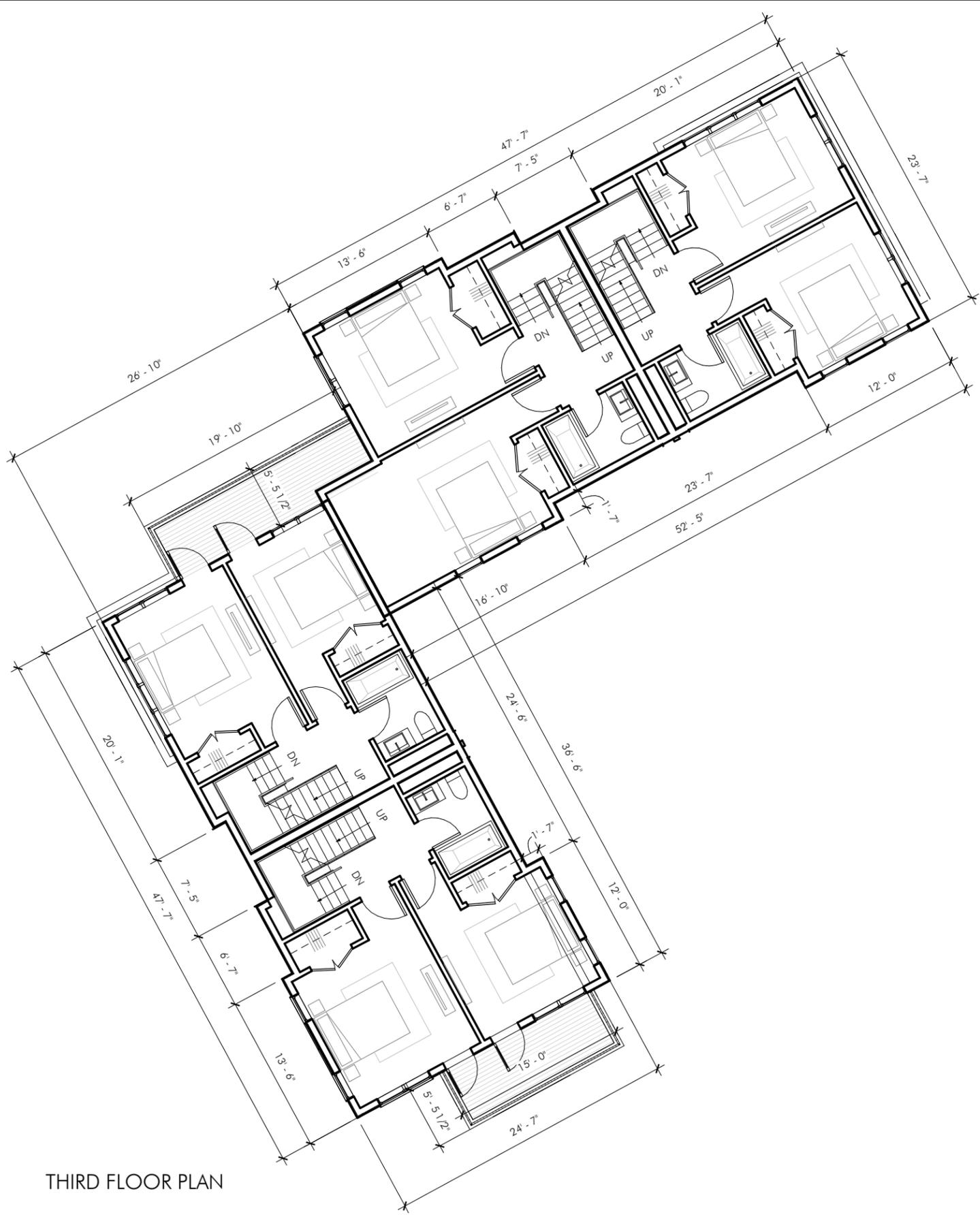
ARCHITECTURAL DRAWINGS



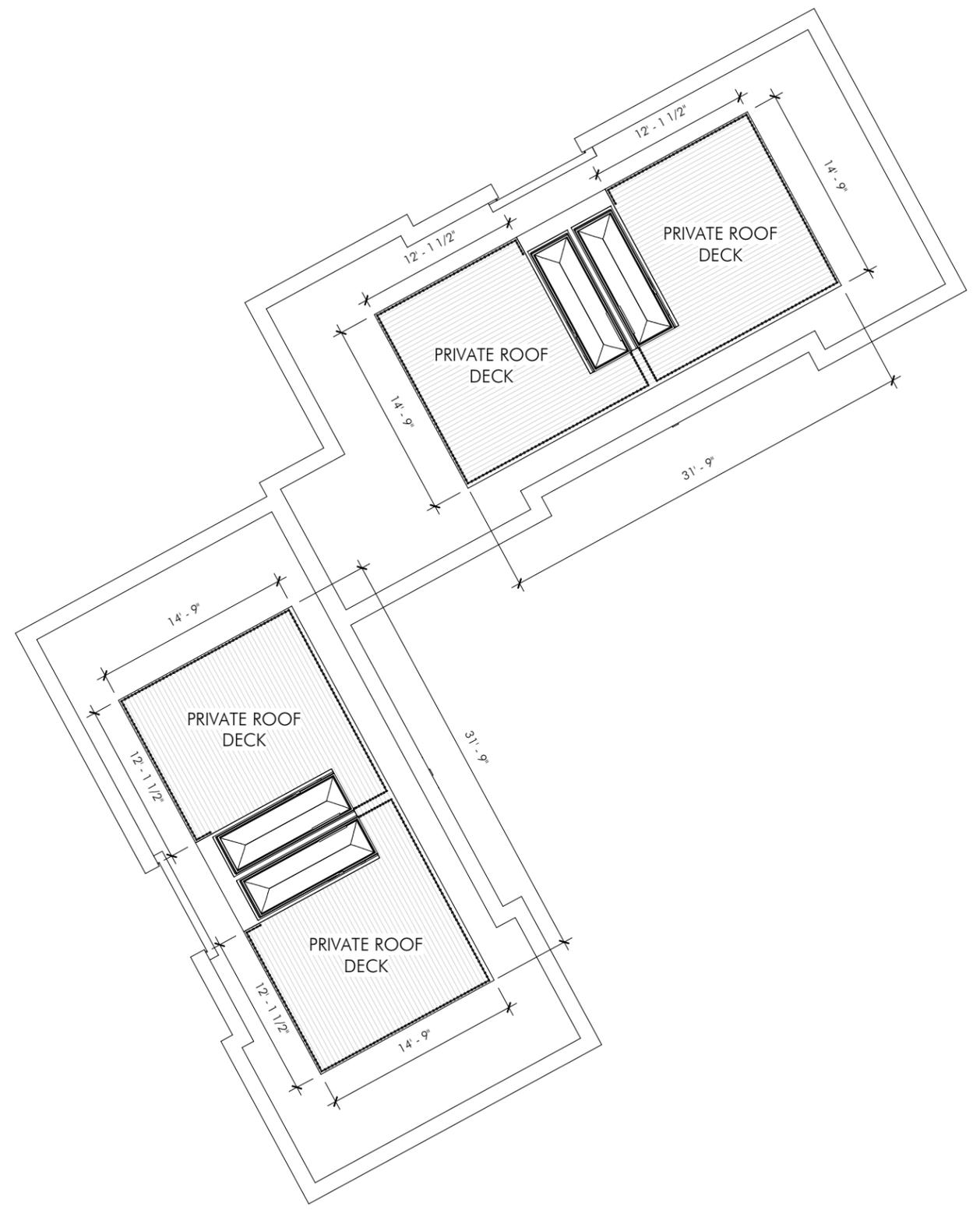








THIRD FLOOR PLAN



ROOF PLAN





SOUTH ELEVATION

3/32" = 1'-0"

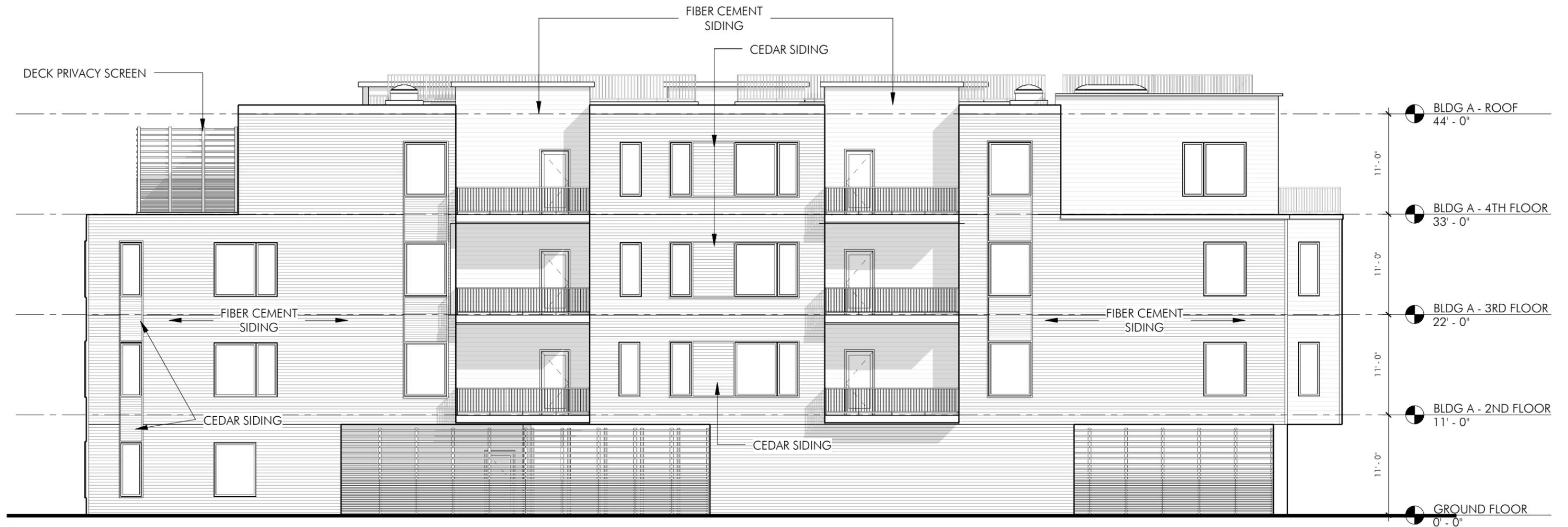


EAST ELEVATION



WEST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION



NORTH ELEVATION

3/32" = 1'-0"