

217 Kent - Requested Items
04.01.2022

1 - grading and slope: civil drawings (for stormwater, fire dept, design review)

Please note that the slope of the ramp is noted on the floor plans, as are spot grades at the corners of the building and building entry points. Hancock Associates to provide draft of Civil Package by 04.12.2022.

1a. Fire Dept - calculation to roof line / high-rise? (surveyor's plan)

The approximate average grade is +29'. The building would be classified as High-rise if it exceeded 70' above the average grade. The proposed project is only 67.5' above the average grade and therefore not considered high rise construction.

1b. Design - entry level plan and street sections across abutters, re privacy for units

Site sections have been provided (A-0 thru A-3) to demonstrate the relationship with abutters as well as at the entry-level units. Please note that entry level units are located where the outside grade is lower, thus providing a higher sill height from the outside and affording more privacy to the units inside. Additionally, landscaping is provided at the exterior of the entry level units along Kent Street to provide additional buffer/ screening.

Please note that the preliminary landscape plan is expected on 04.06.2022.

2 - amenity space

See [City of Boston Compact Living Guidelines](#) for suggested amenity sf per unit recommendation (per Cliff

The compact Living Guidelines recommend 40 sf per unit for the first 29 units and an additional 20 sf per unit thereafter for a total of 2,580 sf. The current proposed design have 6,448 sf of shared amenity space.

3 - Comparison of Living Area before and now

The following represents the average unit size for the previous design proposal and updated design:

Studio:	Previously 511 sf; Currently 522 sf
1 Bedroom Unit:	Previously 727 sf; Currently 640 sf
2 Bedroom Unit:	Previously 835 sf; Currently 825 sf
3 Bedroom Unit:	Previously 1,088 sf; Currently 976 sf

4 - 3D model and side by side comparisons

Please find attached 3d massing with an outline of the previous proposed building extents outlined in red.

5 - Shadow studies before and now

Please find attached updated shadow studies. A red outline has been provided on the updated shadow studies to show the former building and shadow extents.

6 - Street sections - compare before and after comparison (in general)

The attached sections show the proposed design and the previous building extents are shown in red for reference.

7 - Sky view angles from different perspectives: street, 1-2-3, etc floors of abutters

Included in the attached package are 3d views from miscellaneous angles to give a sense of scale in relation to the adjacent properties.

8 - Retaining walls - any and all and height

Locations are shown in the architectural and landscaping plans. Final heights will be included in the Civil Plans scheduled for delivery 04.12.2022.

9 - Building elevation and material call outs; any overhand of bays over ramp?

Please see attached sectional elevations. Note that articulation of elevations is still being refined. Intent is to submit updated elevations and street level renderings prior to next ZBA hearing. There are overhead bays at the ramp, but this has been significantly reduced to ensure fire apparatus clearances.

10 - CMP: We advise you to reach out to contractors to begin thinking about construction on this site, especially because of slope and lack of secondary street; MBTA and narrow Kent.

The development team has begun conversations regarding the Construction Management Plans and will continue with construction considerations as the project progresses.

11 - Stormwater - Fully design now to confirm that system will function. Delaying this component will create construction delays and only increase costs. We urge the Applicant to appreciate the value of feasibility studies availed during the public hearing. Please confirm.

Hancock Associates had a productive meeting with Dan O'Donnell and Robert King on 03/10/22 and confirmed feasibility of Stormwater Systems. Complete Stormwater and Site Plan package anticipated on 04.12.2022.