

**September 17, 2019**

**Narrative of revisions to 27 Tufts Street proposed design**

The following is to serve as a supplement to the updated design documents provided. The revision and added information are in response to feedback from the abutters, city planners, and zoning board, and are additional to the revisions made previously for the zoning board meeting on 9/4.

**Site:**

- Extended existing driveway off Tufts street with pervious pavers to host a 3<sup>rd</sup> parking space, in addition to the walkway and bike parking.
- New 8' curb cut off Glen St with on a 2 car driveway. The driveway is comprised of permeable pavers. This provides a total of 5 parking spots on site.

**Building form:**

- Increased setback on southeast side to 10' to comply with the side yard requirement.
- Reduced overall building volume and footprint, and unit sizes.
- Simplified building form and rooflines.

**Program:**

- The decreased footprint results in smaller units throughout.
- The upper units are reduced from 2 bed 2 baths to 1 bed & 1.5 bath with a study.
- Units are smaller and more compact due to reduced building footprint.

**Sustainability:**

- Units are smaller and more efficient due to reduced building footprint.
- Roof adjustments optimizes southern orientation for solar array.
- All new driveways are permeable pavers.

**Existing site conditions:**

- We had an informal review with GEI consultants, and they were confident that there would not be any issues designing a system to address the contaminants. We will engage them as soon as we have approval to proceed.

**August 9, 2019**

### **Narrative of revisions to 27 Tufts Street proposed design**

The following is to serve as a supplement to the updated design documents provided. The revision and added information are in response to feedback from the abutters, city planners, and zoning board.

#### **Site:**

- New 24" planting strip cut from existing asphalt driveway along Glen Street.
- New cedar fence at existing chain link location on Tufts and Glen St.
- Added strip of pervious pavers to side of existing driveway in place of asphalt.
- New 8' curb cut off Glen St with on car driveway. Driveway consists of two concrete ribbons with grass pavers between for max. permeability.
- Relocated condensers to flat roof above the 2<sup>nd</sup> floor, hidden between the two volumes.
- Removed exterior stair and retaining wall to basement level to allow additional landscaped area.
- Added 2<sup>nd</sup> peach tree to rear of site to match the existing one.
- Relocated window wells to the southeastern side of the building to open more rear yard space.
- Noted on site plan: two optional tandem parking spaces could be added in place of landscaped area. These spaces would be permeable pavers. With these spots the project is still able to just meet the 25% landscaped requirement. However, the client and design team prefer landscaped area over parking if allowable.

#### **Building form:**

- New open breezeway between new and old structures on first floor level.
- Removed stair down and direct access to basement level.
- Increased setback on southeast side from 2'-7" to 6'. This allows a 3' window well welcoming southern light, and 3' egress isle.
- Reduced rear bay depth to be 4' instead of 5'.
- Reduced width of rear decks to be set back 3' from the building corner.
- Removed roof deck from project. Additional solar panels on roof in its place.
- Reduced overall building volume and footprint.

**Program:**

- Unit one duplex was revised to be a 3 bedroom 3.5 bath unit with the main level as an optional group 1 accessible unit.
- Direct access to the basement level was removed, and the lower level program was revised to include one bedroom with on suite bath and a 2<sup>nd</sup> bedroom, shared bathroom, study, living area, laundry, and utility space.
- Units are smaller and more compact due to reduced building footprint.
- Removed roof deck from unit 3.

**Sustainability:**

- This project hopes to create sustainable dwellings within walking distance to public transportation including the T. Encouraging use of public transportation for commuting and recreation over private vehicular use.
- The project will be constructed with natural and low maintenance exterior materials such as cedar and fiber cement. No PVC siding or trim.
- Large solar array on roof will provide power for the building.
- Exterior garden space will provide permeable surface and option for tenants to garden.

**Existing site conditions:**

- We are aware of the contaminated site conditions. The project team takes very seriously the health of the tenants, neighbors, and community. As with any building site the construction team will conduct site analysis and design the required remediation systems to ensure the health of occupants and community.
- The project will comply with any requirements set forward by the department of environmental protections and will work with engineers to design a dwelling that is safe for its tenants and neighbors.
- The construction team will develop and construction plan to address dust and make sure that contaminated soil that is disturbed will be properly contained, removed, and disposed of with attention to health of surrounding community.

Thank you very much for your consideration.