

November 14, 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, and 10/2.

Site:

- Reduced overall footprint of addition significantly.
- New curb cut off Glen St serving a 3 car driveway. There are no tandem spaces. The driveway is comprised of permeable pavers. This added to the existing two car driveway provides a total of **5 parking spaces** on site, one space per unit.
- Landscaped area is **32%** well over the required **25%** and significantly more than any of the abutting properties.
- With all the new hardscape comprised of pervious pavers the site includes **45%** Pervious, well over the **30%** required.
- This site will maintain an attractive and enjoyable landscaped space that will improve the neighborhood.
- Distance from new green line **T station is 0.2 miles a 4 minute walk.**

Building form:

- The addition meets all zoning dimensional requirements.
- The rear bay and decks have been removed to create true 20' rear setback across the length of the building.
- Reduced overall building volume and footprint, and unit sizes.
- Pitched gable rooflines to correlate with the existing context.
- The Floor to Area Ratio is **1.2** well under the maximum required **2.0** allowed.
- The building height at the peak of the roof is aligned with the existing ridge, approximately **34'** well below the maximum of **40'** allowed, and also below the ridge lines of both abutting properties.

Program:

- The decreased footprint results in smaller units throughout.
- The upper units are reduced to 1 bed & 1 bath
- The lower duplex is reduced to a 3 bed 2 bath, and has a quite small living space. The challenge with this unit is keeping a bedroom suite at the first floor for accessibility for the ageing owners.

UNIT BREAKDOWN

UNIT	Hearing 1 sf	Hearing 2 sf	Hearing 3 sf	Hearing 4 sf
1	2,217	1,907	1,692	1,260
2	1,114	1,049	927	887
3	1,161	1,088	941	802
Total	4,492	4,044	3,560	2,949

Figure showing walk from site to new T station:

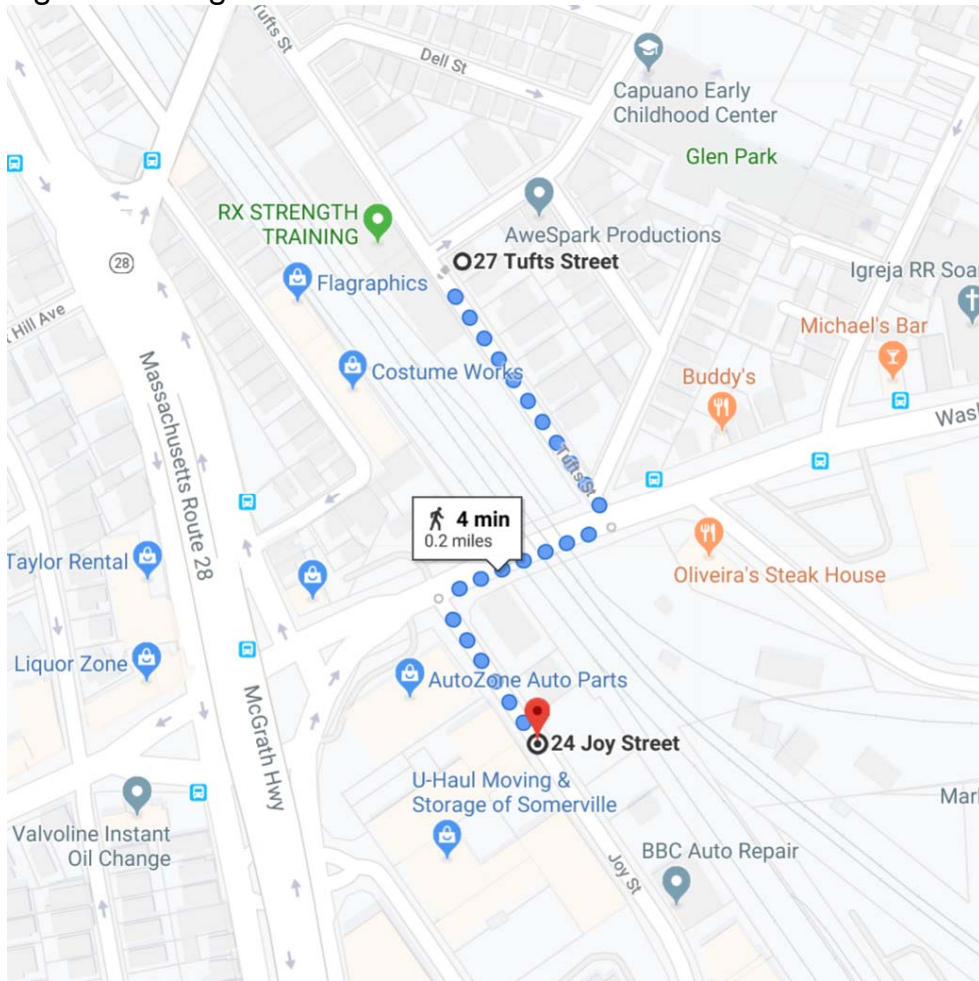


Figure showing walk from site to new T station:

