

# Department of Planning and Development



**APPLICATION #09-20**

**DUNSTAN EAST**

1149, 1151, 1169, 1171-1173,  
1179, AND 1185 WASHINGTON ST.;  
32-34 DUNSTAN ST.; & 12, 18, 24,  
AND 25 KEMPTON PL

**COMPREHENSIVE PERMIT**

**JUNE 8, 2020**




# Project Revisions (June 2020)



- Revised architectural plans and rendered elevations (14 sheets) dated June 1
  - Reduction of about 5,570 SF from the 6th floor of Building 1 (located along Dunstan Street) from 12,350 SF to 6,780 SF
  - Reduction has been offset by an increase in the square footage (and height from three to four stories) of Building Two along Washington Street
  - Total number of proposed units in the development remains unchanged at 234

# Site design, civil engineering, stormwater management, and sustainability



- Horsley Witten peer review response

# Other Issues



- Engineering- Inflow and Infiltration (I&I) fees
  - the applicant has stated that it would contribute \$515,510 as the cash equivalent of 25% of the I&I fee as based on the project containing 369 bedrooms and 8,417 square feet of retail (consistent with recent practice)
  
- Conservation Commission
  - Initial presentation the May 14 Conservation Commission meeting. Hearing continued to June 25
  
- Fire Department
  - reviewed and approved site plan (i.e., access, hydrant locations, etc.).

# Other Issues



## ➤ Sustainability

- electric residential cooking, heating and cooling, and hot water systems;
- 10% of parking spaces would have electric vehicle (EV) charging stations (and infrastructure would be installed to facilitate an additional 10% of the garaged spaces);
- embodied carbon analysis of alternate materials.





# Affordability



- As a “40B” rental development, 25% of the residential units must be affordable to households with incomes of up to 80% of the Average Median Income level.
- Reduction in total number of units reduces affordable units from 61 to 59.
- Applicant has indicated deeper affordability for 8 of 59 affordable units
  - Affordable to households earning up to only 50% of the Area Median Income.
  - Applicant should provide additional information, e.g., unit sizes, number of bedrooms, etc.




# Sustainability



- Applicant has indicated that it will:
  - install EV charging stations at 10% of parking stalls, infrastructure for additional 10%
  - install electric residential cooking, heating and cooling, and hot water systems
  - conduct an “embodied carbon analysis of alternate materials”

# Site design, civil engineering, stormwater management, and sustainability



- City's peer reviewer, Horsley Witten, reviewing applicant's recently submitted responses
  - full response in advance of subsequent meeting
- Initial Planning Department comments:
  - project design consistent with the Washington Street Area Vision Plan recently adopted by the City Council
    - variety of heights of 5-6 stories along Washington St
    - courtyard connecting Washington St to Cheesecake Brook
    - underground parking

# Project Revisions- parking



## ➤ Residential Parking

- 234 stalls- 1.0 parking space per residential unit.
- 11 dedicated Guest stalls- 0.05/per residential unit  
(Guest parking previously “shared” with office tenants)

## ➤ Retail Parking

- 29 Spaces- 3.5 parking spaces/1,000 SF  
(previously 2.4 parking spaces/1,000 SF)

## ➤ Office Parking

- 20 Spaces- 2.5 parking spaces/1,000 SF.  
(previously 19- 2.4 parking spaces/1,000 SF)

## Planning Department continues to be supportive of proposed parking:

- unbundled, 1 for 1 residential parking; existing on-street parking on Washington St.

# Transportation



- BETA peer review response



# Elevations



# Elevations



# Next Steps

