

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

MAY 20, 2020



Project Revisions (May 2020)



- Residential entrance/lobby areas located on Washington St.
- Retail space by reduced by approx. 3,824 square feet
- Dwelling Units reduced by 10 (from 244 to 234)
- Changes improve the overall parking program and use parking ratios

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

