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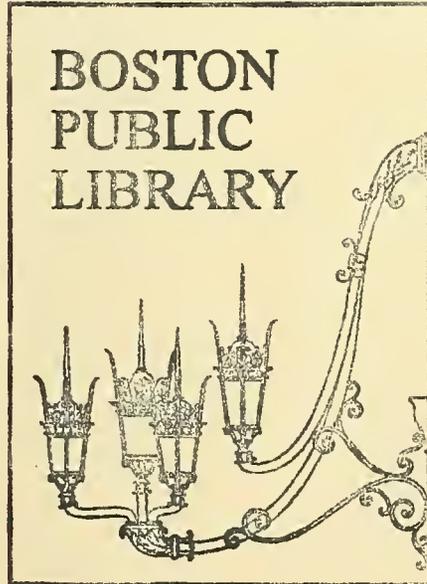


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84 Dartmouth Street

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in the South End Landmark District

a Proposal by the Beal Companies



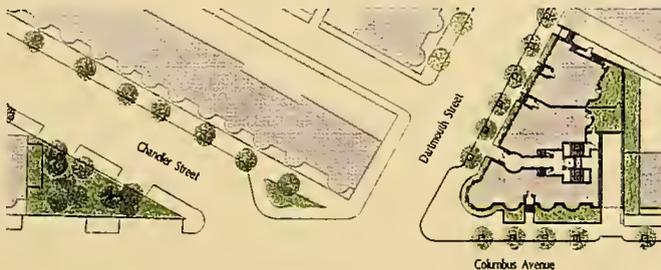
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Major Benefits of the Beal proposal

- ❖ thirteen refined new homes in a distinctive landmark residence
 - ❖ *removal of hazardous, contaminated landfill*
 - ❖ indoor parking for residents and neighbors
- ❖ *handicapped access in twelve of the thirteen homes, and on all parking levels*
 - ❖ four family-sized, affordably priced homes for one- or two-parent households and first-time moderate-income buyers
- ❖ *critical funding for twelve South End youth programs in education, recreation, arts, day care, after-school activities, and job training*
 - ❖ a development team of twelve expert firms, with long-time South End residents as key staff
 - ❖ *a new landscape of six parks and gardens*



What Beal offers that other proposals don't...

✓ *An End to Environmental Contamination*

• The Beal Companies and their environmental engineers know the nature and origin of the contamination, and have the time, money, expertise, and technology to safely remove and contain the dangerous substances at this site. **Previous efforts were unsuccessful** because the developers failed to budget enough time and enough funds, and lacked the experience to adequately address the issues.

✓ *Community Parking* • To create more street parking for neighbors, indoor parking spaces are being deeded with all market rate homes, and four to eighteen community parking spaces are also being built. **The number of extra spaces is limited**, and depends upon community input and soil conditions.

✓ *Respect for Landmark Requirements* •

The South End Landmark Commission is reviewing this design under "Category A" rules, which require strict conformity on corner lots, and which require that new buildings be continuous and "occupy the full width of the primary frontage at the property line." Unlike other proposals that violate this principle, the Beal design fully complies with the landmark requirements, fills in the block completely, and avoids creating a permanent "missing tooth" in the middle of the block.



Dartmouth Street

✓ *Highest Quality Materials* • The Beal design uses authentic landmark regulation materials, including slate, copper, wood, granite, and wrought iron, unlike other designs that substitute lower quality imitation materials.

✓ *Richard Bertman, Architect-in-Charge*, is a member of the South End Landmarks Commis-

sion, and is chair of the Boston Landmarks Commission Design Review Committee. *Douglas C. Sulzer, Project Manager*, has lived and worked in the South End for over twenty years and maintained a private architectural practice for ten years serving mostly South End homeowners.

✓ *Appropriate Size* • Both the height and the density of the Beal design are consistent with the height and density of buildings on adjacent blocks.



Columbus Avenue

✓ *Realistic Schedule* • The Beal Companies include the necessary nine months for resolving hazardous contamination and obtaining approvals from fourteen government agencies and neighborhood groups. Other proposals allow as little as only two months for such work.

✓ *The Beal Companies* • Founded one hundred ten years ago, Beal is one of Boston's oldest and most successful real estate firms. The Beal tradition of revitalizing urban neighborhoods, improving the environment, and preserving historic buildings is continuing at 84 Dartmouth Street. Beal's financial capacity ensures that even if unexpected problems raise costs or delay the schedule, the project will be completed as approved, unlike previous efforts that failed.

❖ To support this proposal, deliver a letter by 5:00 p.m. on May 5 to Mr. John Feuerbach, Department of Neighborhood Development, 26 Court Street, Eighth Floor, Boston, MA 02108, fax number 635-0383.

❖ For more information or a 6-page, color brochure, call Jim Shanahan of Rondeau Real Estate at 247-0300.