10 Chandler St
South End | Boston

South End Landmark District Commission
FULL COMMISSION REVIEW
January 07, 2025

PRE-FINAL DRAFT

JGE ANIMAL ARTS architecture · animals · people
QPD
ANIMAL RESCUE LEAGUE of BOSTON
A champion for animals

Building Gross Square Footage (GSF)

Level 1:	11,500	SF
Level 2:	9,600	SF
Level 3:	9,400	SF
Total GFA:	**30,500**	**SF**

Article 80 Small Project Review

Off-Street Parking

Parking Spaces:	23 Standard Stalls 2 ADA Stalls
Total Parking:	**25 Spaces**
Parking Ratio:	**1 per 1,000 SF**

Dimensional Regulations	CC Zoning Subdistrict	Proposed Project Conditions	Zoning Relief Required
Maximum Floor Area Ratio	4.0	0.75	None
Maximum Building Height	70'-0"	45'-0"	None
Minimum Lot Size	None	N/A	None
Minimum Lot Area Per Dwelling Unit	None	N/A	None
Minimum Usable Open Space Per Dwelling Unit	200 SF	N/A	None
Minimum Lot Width	None	N/A	None
Minimum Lot Frontage	None	N/A	None
Minimum Front Yard	None	N/A	None
Minimum Side Yard	None	N/A	None
Minimum Rear Yard	20'-0"	20'-0"	None

Parcel Area: 41,512 SF

Conformance with zoning code use regulations: Animal Hospital and Kennel Allowed by Right.

ANIMAL
RESCUE
LEAGUE
of BOSTON
A champion for animals
10 Chandler Street
(617) 426-9170
arlboston.org
EXIT
Administration
Adoptions
Center
ANIMAL
RESCUE
LEAGUE
of BOSTON

ANIMAL RESCUE LEAGUE of BOSTON
10 Chandler Street
617-426-9170
arlboston.org
84625

Parking
2 Hour
Limit
DONATE TEXTILES

ELLIS EARLY LEARNING PARK
Please
No Dogs
No Strollers
E
Ellis Early Learning Children's Park
Dedicated To Leo J. Delaney
August 5, 2021
ELLIS

ANIMAL RESCUE LEAGUE
OF BOSTON
ELLIS EARLY LEARNING PARK

ANIMAL RESCUE LEAGUE
OF BOSTON

NOTICE

HERALD

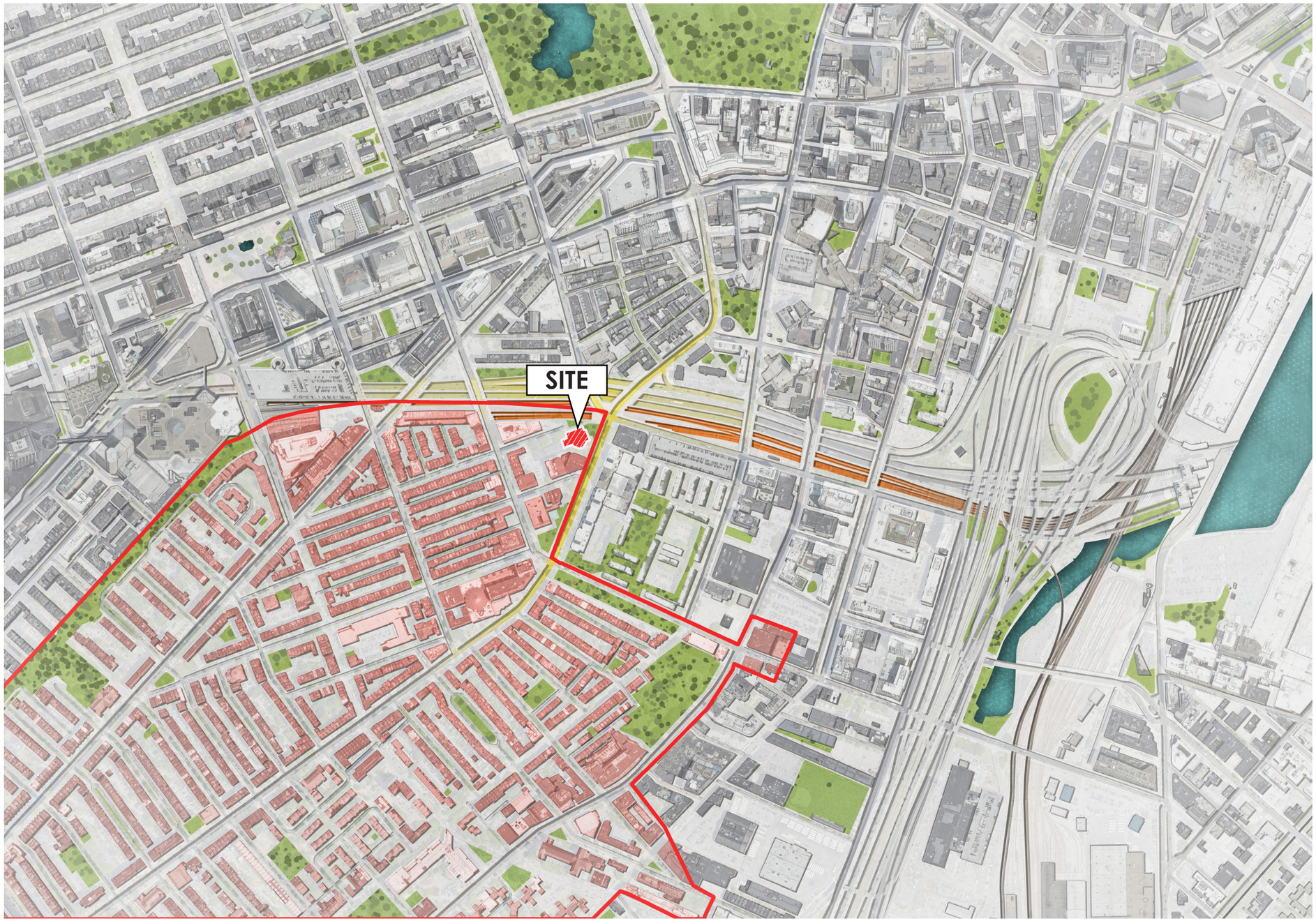
IMUNE

ANIMAL RESCUE LEAGUE OF BOSTON
5MXY27
7PK564

STAYPINEAPPLE
X83 790

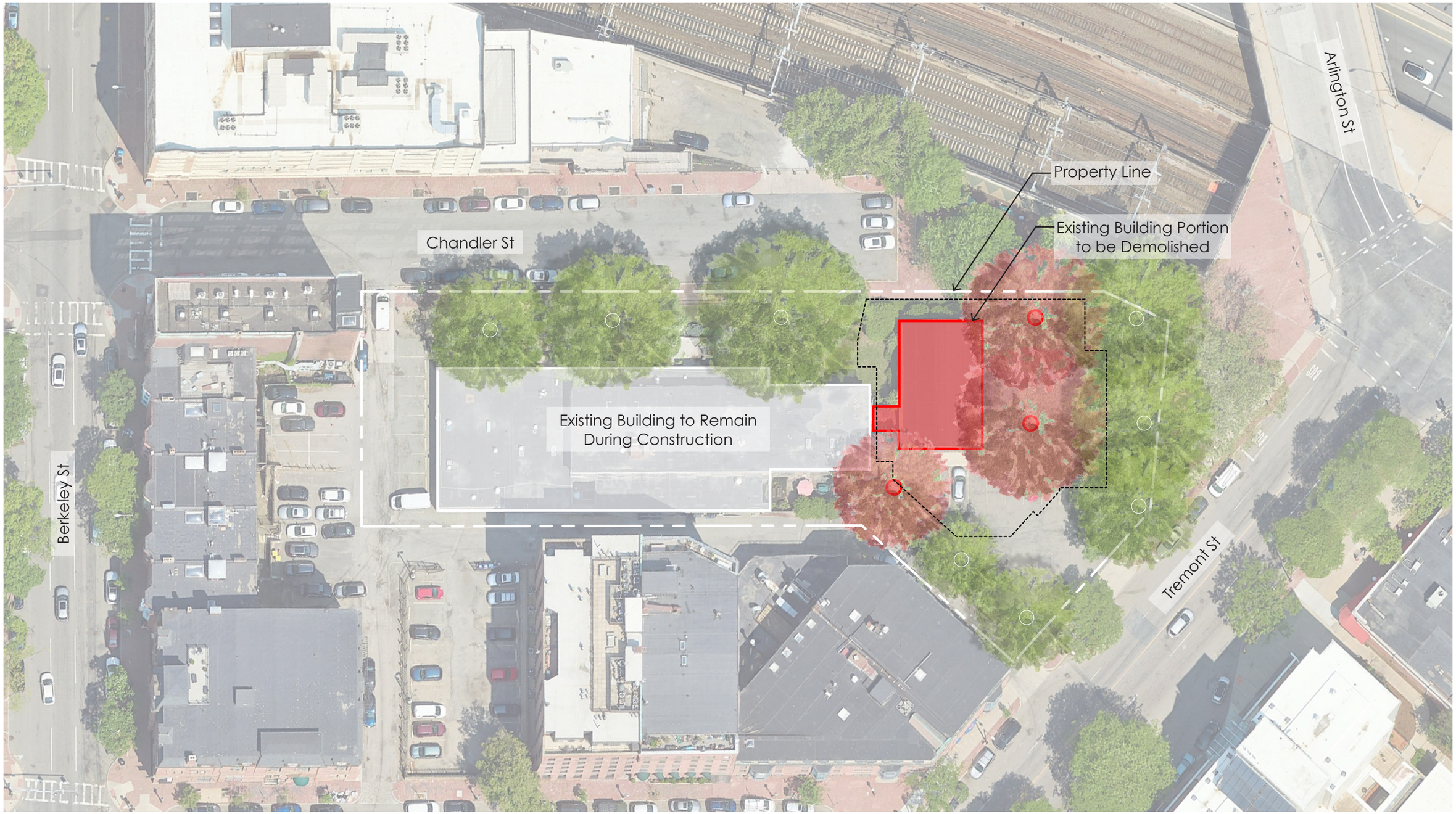
CONFECTIONERY-ICE CREAM

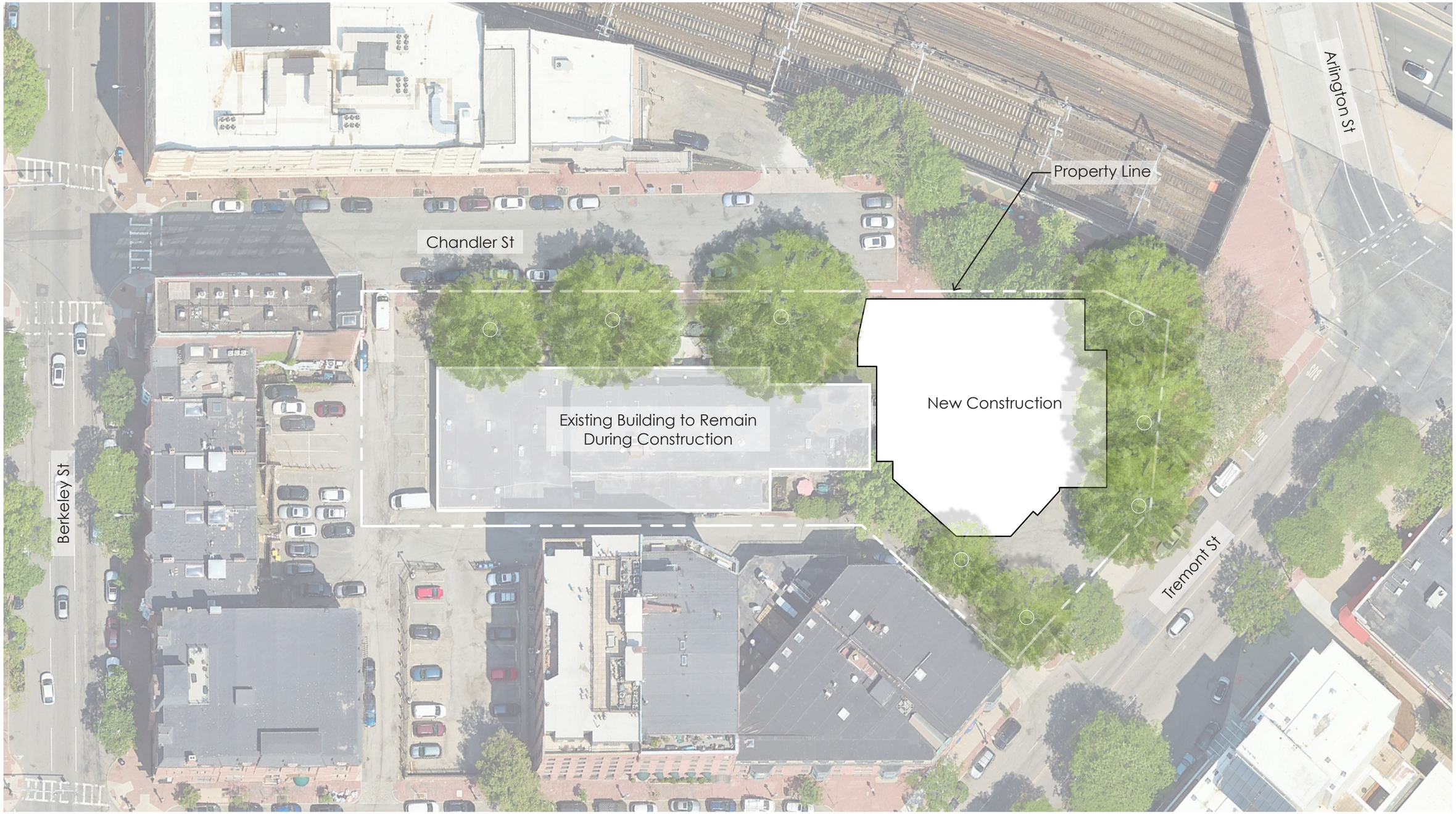
Parking
2 Hour
Limit
Mon.-Fri.
8 a.m.-6 p.m.
BOSTON
VETERINARY CARE
DONATE TEXTILES
5YCR 97

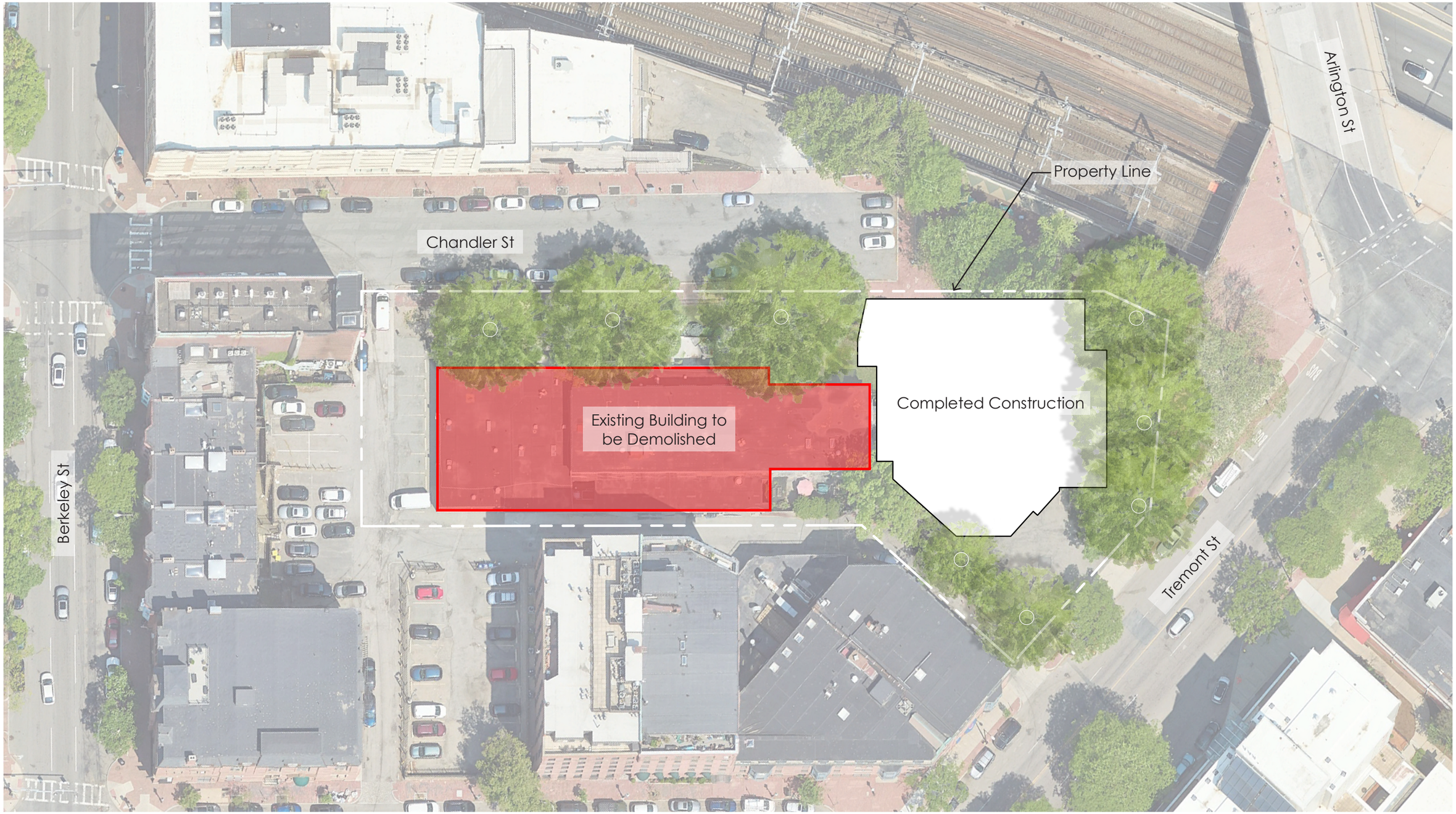


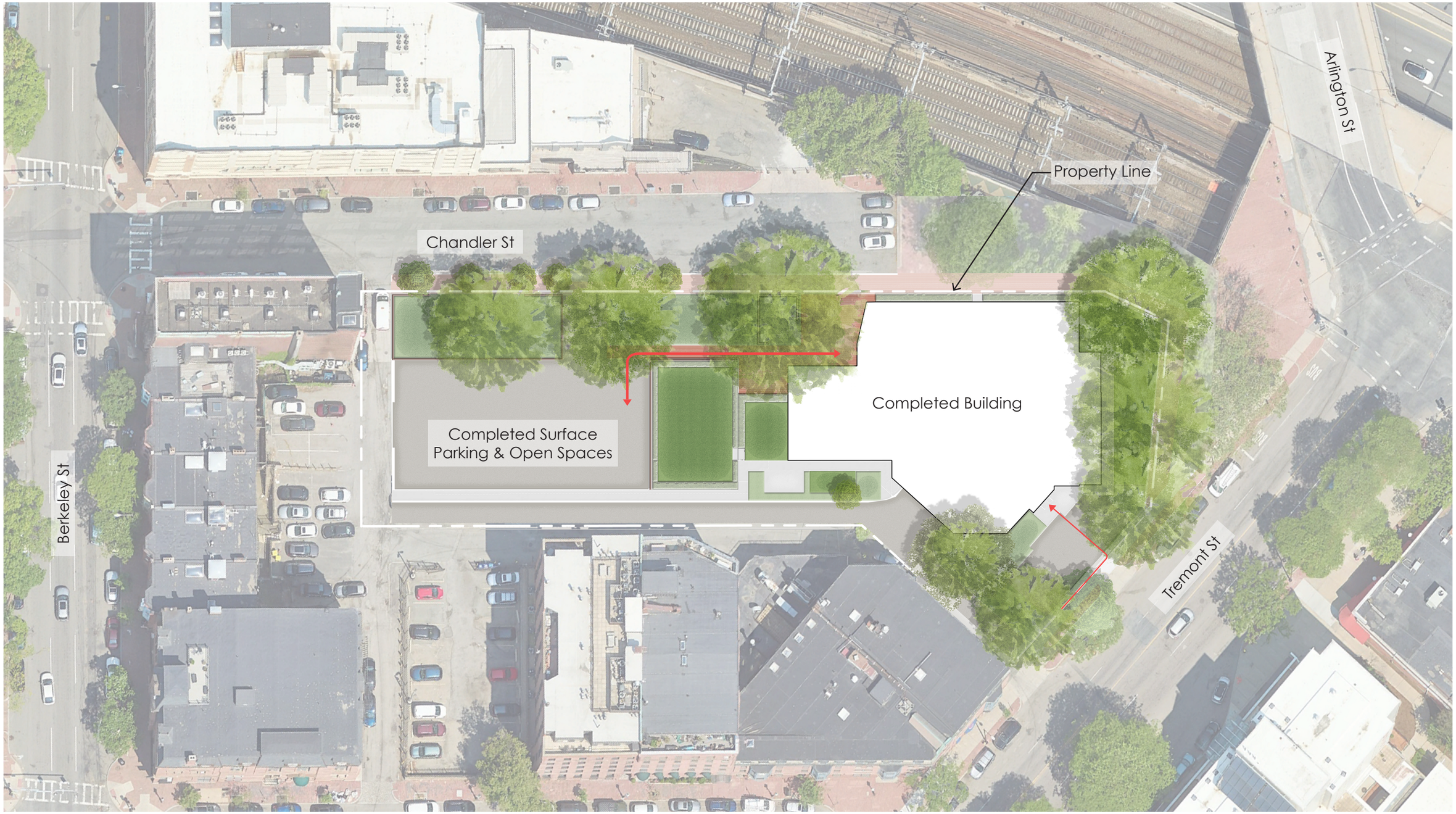
- Mass Pike Tremont Street
- Orange Line / Commuter Rail
- South End Landmark District

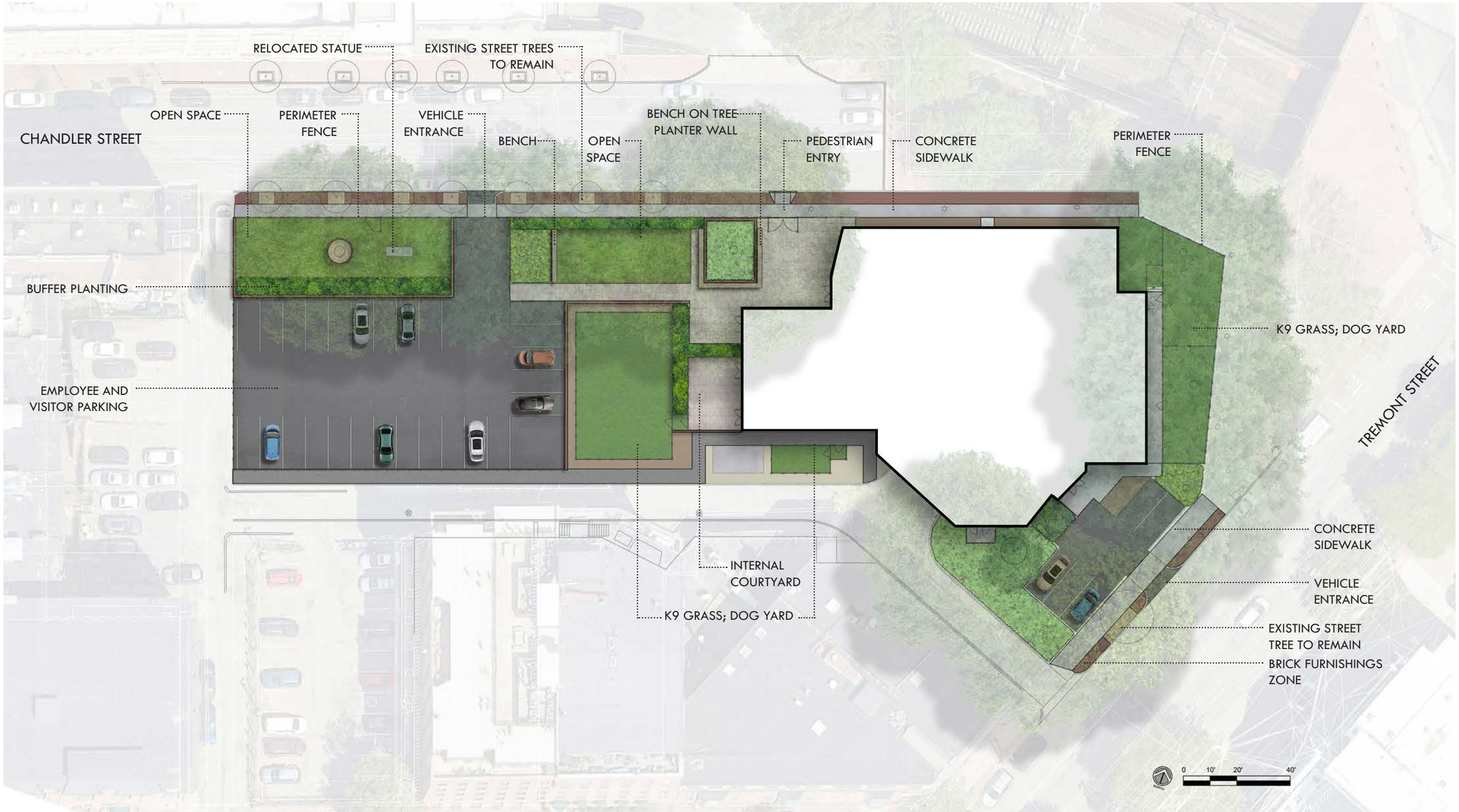
Chandler St
Property Line
Arlington St
Existing Building
Berkeley St
Tremont St

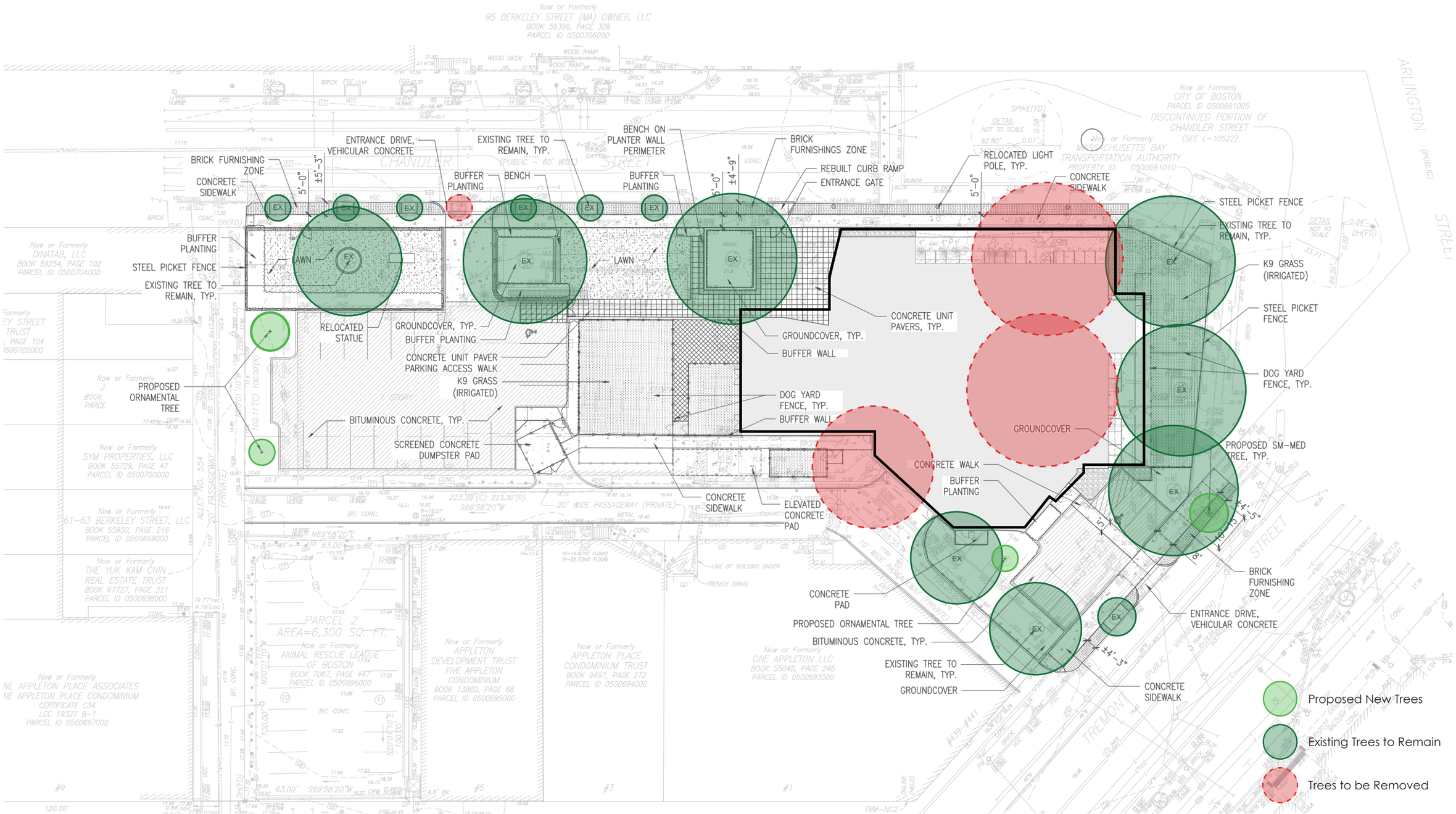

Property Line
Existing Building Portion
to be Demolished
Chandler St
Existing Building to Remain
During Construction
Arlington St
Berkeley St
Tremont St

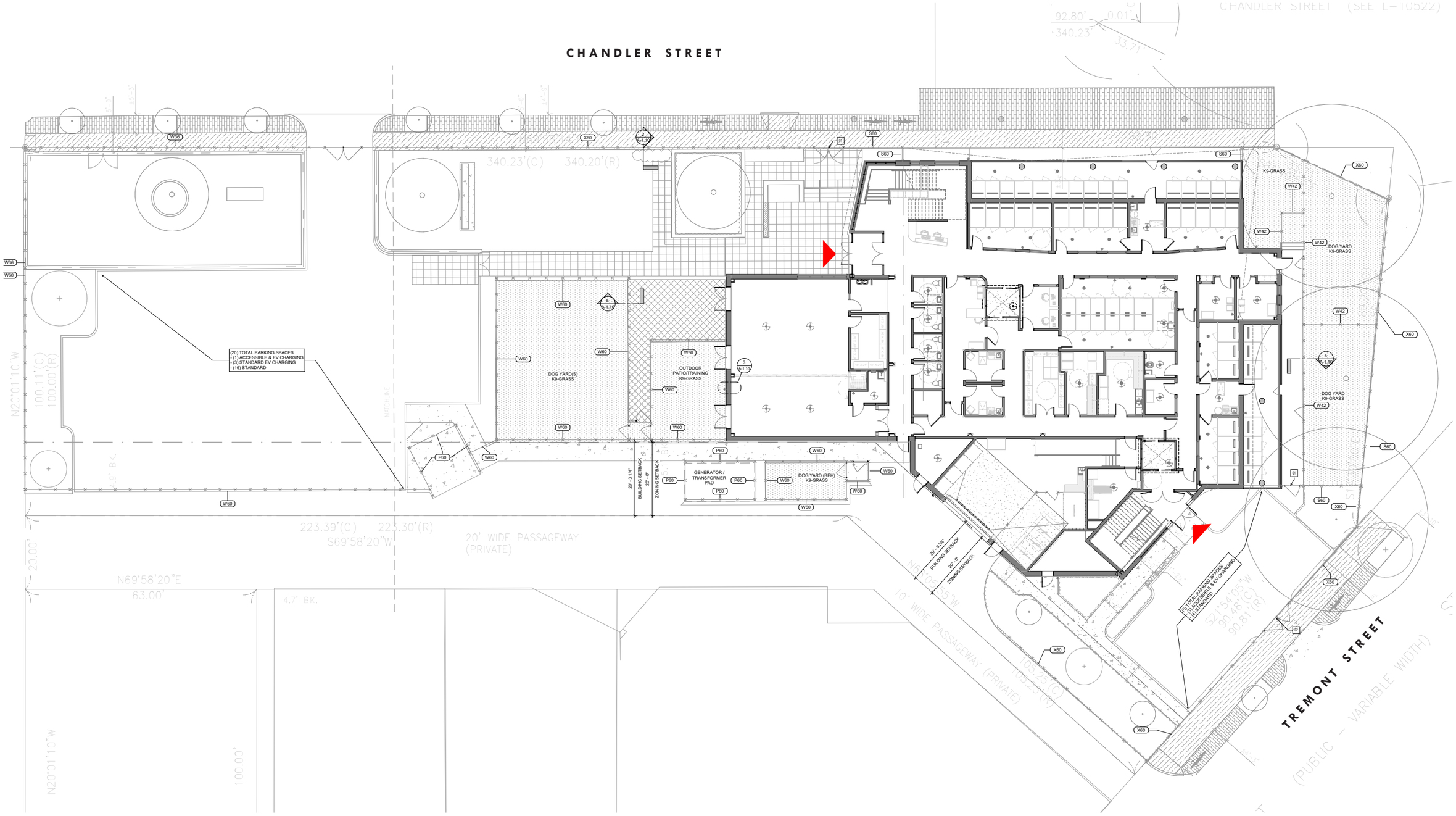

Chandler St
Property Line
Arlington St
Existing Building to Remain
During Construction
New Construction
Berkeley St
Tremont St


Chandler St
Property Line
Arlington St
Existing Building to
be Demolished
Completed Construction
Berkeley St
Tremont St


Arlington St
Property Line
Chandler St
Completed Surface
Parking & Open Spaces
Completed Building
Berkeley St
Tremont St


RELOCATED STATUE
EXISTING STREET TREES TO REMAIN
CHANDLER STREET
OPEN SPACE
PERIMETER FENCE
VEHICLE ENTRANCE
BENCH
OPEN SPACE
BENCH ON TREE PLANTER WALL
PEDESTRIAN ENTRY
CONCRETE SIDEWALK
PERIMETER FENCE
BUFFER PLANTING
EMPLOYEE AND VISITOR PARKING
K9 GRASS; DOG YARD
TREMONT STREET
INTERNAL COURTYARD
K9 GRASS; DOG YARD
CONCRETE SIDEWALK
VEHICLE ENTRANCE
EXISTING STREET TREE TO REMAIN
BRICK FURNISHINGS ZONE
0
10'
20'
40'


BRICK FURNISHING ZONE
CONCRETE SIDEWALK
5'-0"
±5'-3"
ENTRANCE DRIVE, VEHICULAR CONCRETE
EXISTING TREE TO REMAIN, TYP.
BUFFER PLANTING
BENCH
BENCH ON PLANTER WALL PERIMETER
BUFFER PLANTING
5'-0"
±4'-9"
BRICK FURNISHINGS ZONE
REBUILT CURB RAMP
ENTRANCE GATE
RELOCATED LIGHT POLE, TYP.
5'-0"
CONCRETE SIDEWALK
STEEL PICKET FENCE
EXISTING TREE TO REMAIN, TYP.
K9 GRASS (IRRIGATED)
STEEL PICKET FENCE
DOG YARD FENCE, TYP.
PROPOSED SM–MED TREE, TYP.
BRICK FURNISHING ZONE
ENTRANCE DRIVE, VEHICULAR CONCRETE
CONCRETE SIDEWALK
BUFFER PLANTING
STEEL PICKET FENCE
EXISTING TREE TO REMAIN, TYP.
LAWN
RELOCATED STATUE
GROUNDCOVER, TYP.
BUFFER PLANTING
CONCRETE UNIT PAVER PARKING ACCESS WALK
K9 GRASS (IRRIGATED)
BITUMINOUS CONCRETE, TYP.
SCREENED CONCRETE DUMPSTER PAD
PROPOSED ORNAMENTAL TREE
CONCRETE UNIT PAVERS, TYP.
GROUNDCOVER, TYP.
BUFFER WALL
DOG YARD FENCE, TYP.
BUFFER WALL
GROUNDCOVER
CONCRETE WALK
BUFFER PLANTING
CONCRETE SIDEWALK
ELEVATED CONCRETE PAD
CONCRETE PAD
PROPOSED ORNAMENTAL TREE
BITUMINOUS CONCRETE, TYP.
EXISTING TREE TO REMAIN, TYP.
GROUNDCOVER
CONCRETE SIDEWALK
Proposed New Trees
Existing Trees to Remain
Trees to be Removed

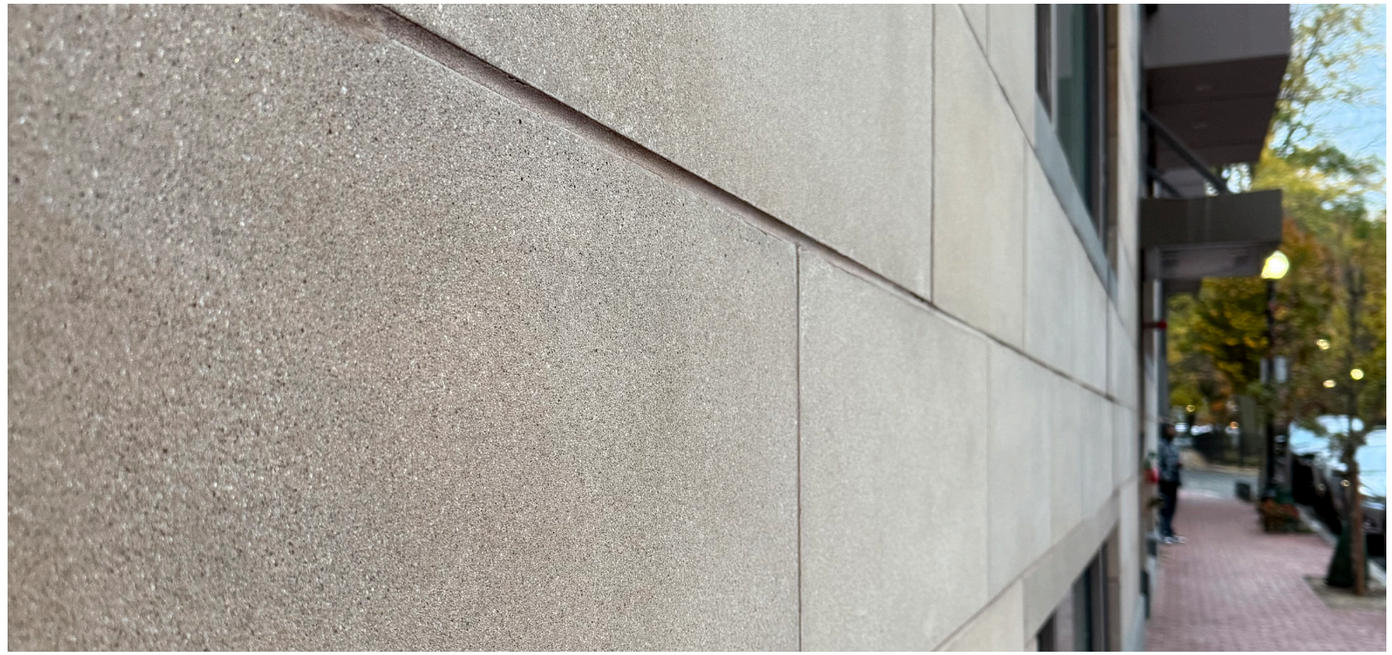

CHANDLER STREET
CHANDLER STREET (SEE L-10522)
340.23'(C) 340.20'(R)
92.80'
0.01'
340.23'
33.71'
(20) TOTAL PARKING SPACES
- (1) ACCESSIBLE & EV CHARGING
- (3) STANDARD EV CHARGING
- (16) STANDARD
N20°01'10"W
100.11'(C)
100.00'(R)
4.9' BK.
DOG YARD(S)
K9-GRASS
OUTDOOR
PATIO/TRAINING
K9-GRASS
GENERATOR /
TRANSFORMER
PAD
DOG YARD (BEH)
K9-GRASS
20'-3 1/4"
BUILDING SETBACK
20'-0"
ZONING SETBACK
223.39'(C) 223.30'(R)
S69°58'20"W
20' WIDE PASSAGEWAY
(PRIVATE)
20.00'
N69°58'20"E
63.00'
4.7' BK.
N20°01'10"W
100.00'
K9-GRASS
DOG YARD
K9-GRASS
DOG YARD
K9-GRASS
(9) TOTAL PARKING SPACES
(1) ACCESSIBLE & EV CHARGING
(8) STANDARD
S21°54'05"W
90.48'(C)
90.61'(R)
10' WIDE PASSAGEWAY (PRIVATE)
105.25'(C)
105.25'(M)
TREMONT STREET
(PUBLIC – VARIABLE WIDTH)

ELLIS MEMORIAL CHILDREN'S PARK

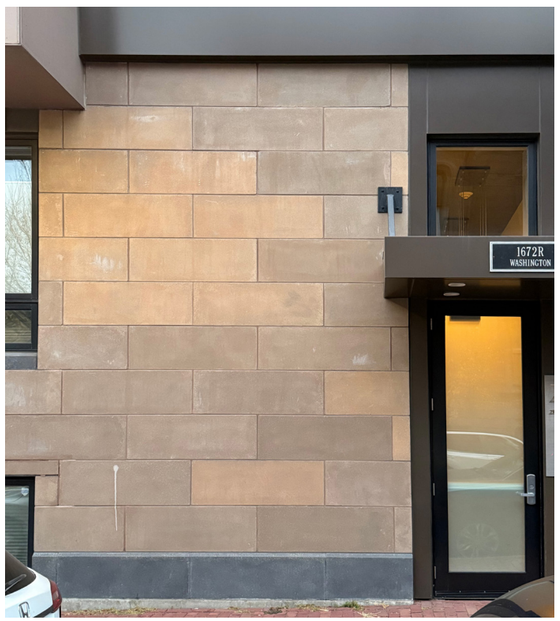
CHANDLER ST
ST.CHARLES ST

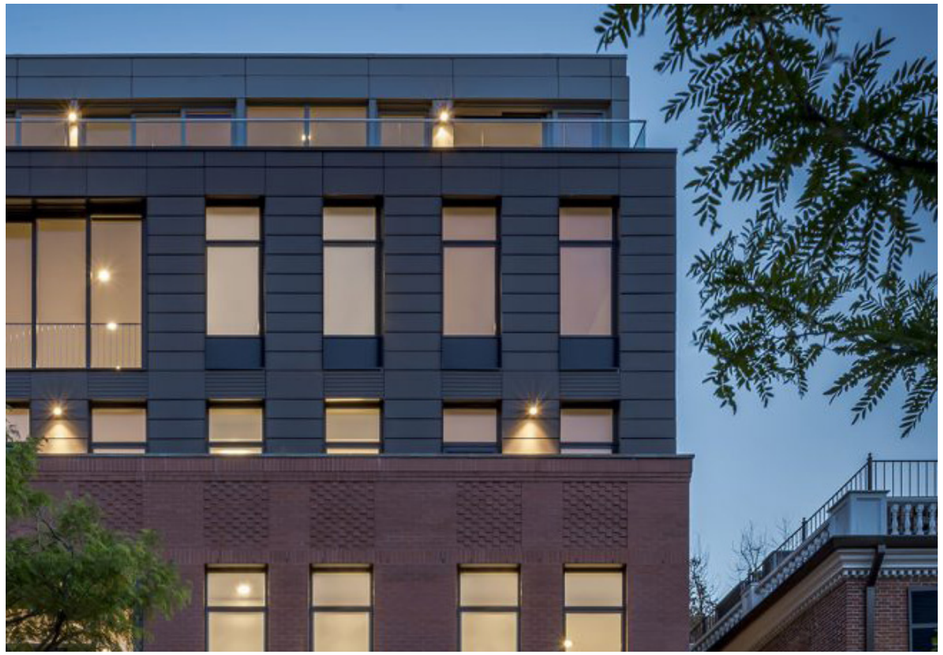
ANTHONY C.
AVENI
SQUARE

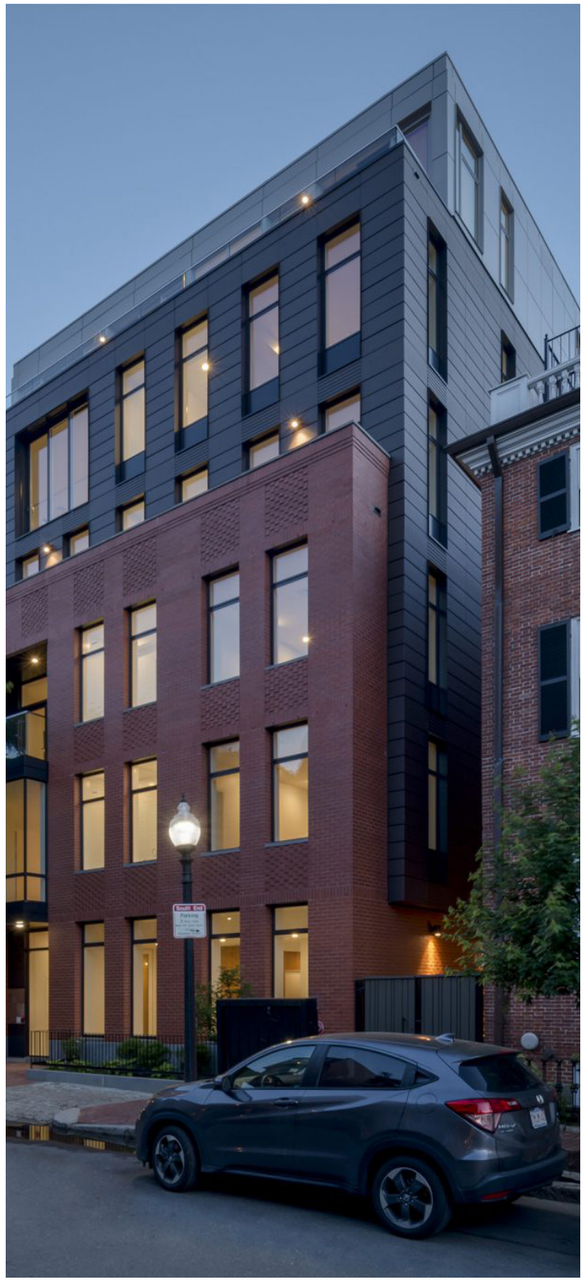
WASHINGTON ST
WORCESTER ST

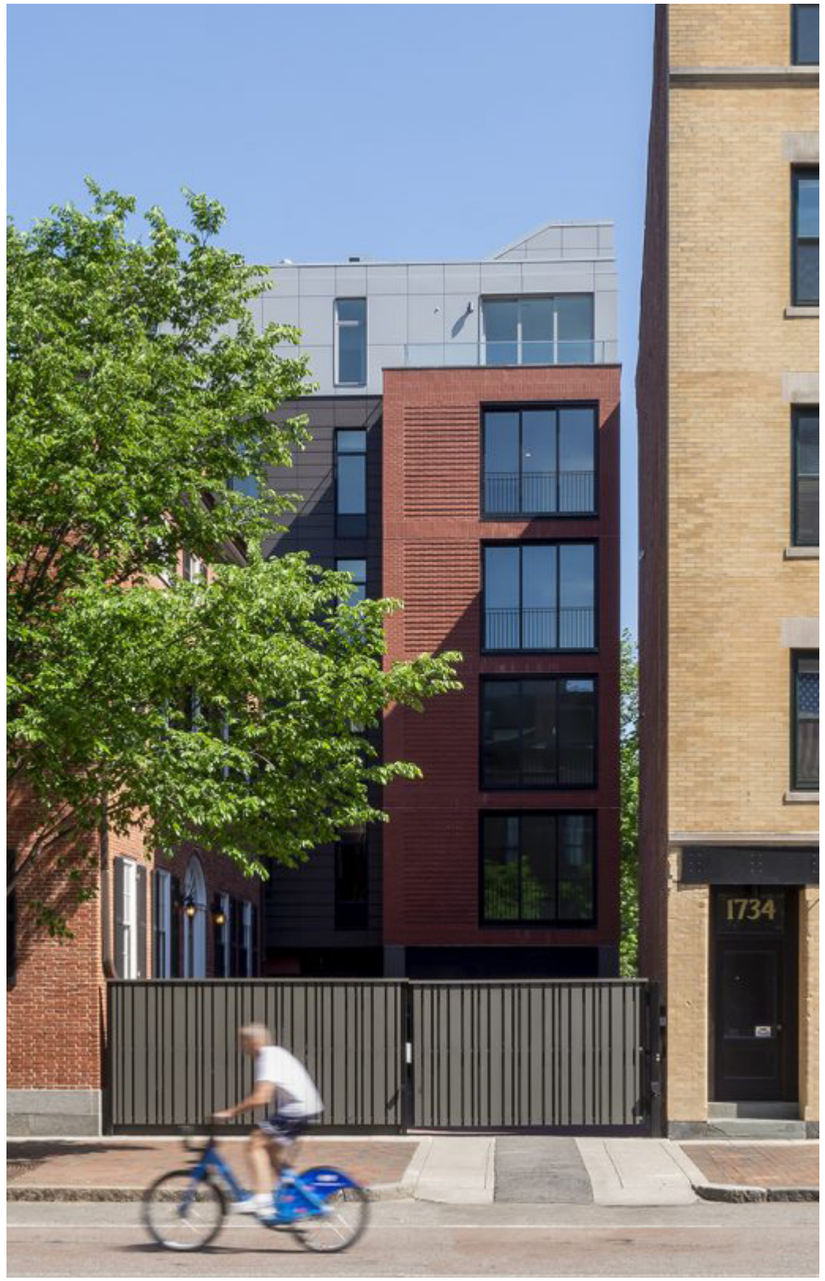


1672


1672R
WASHINGTON



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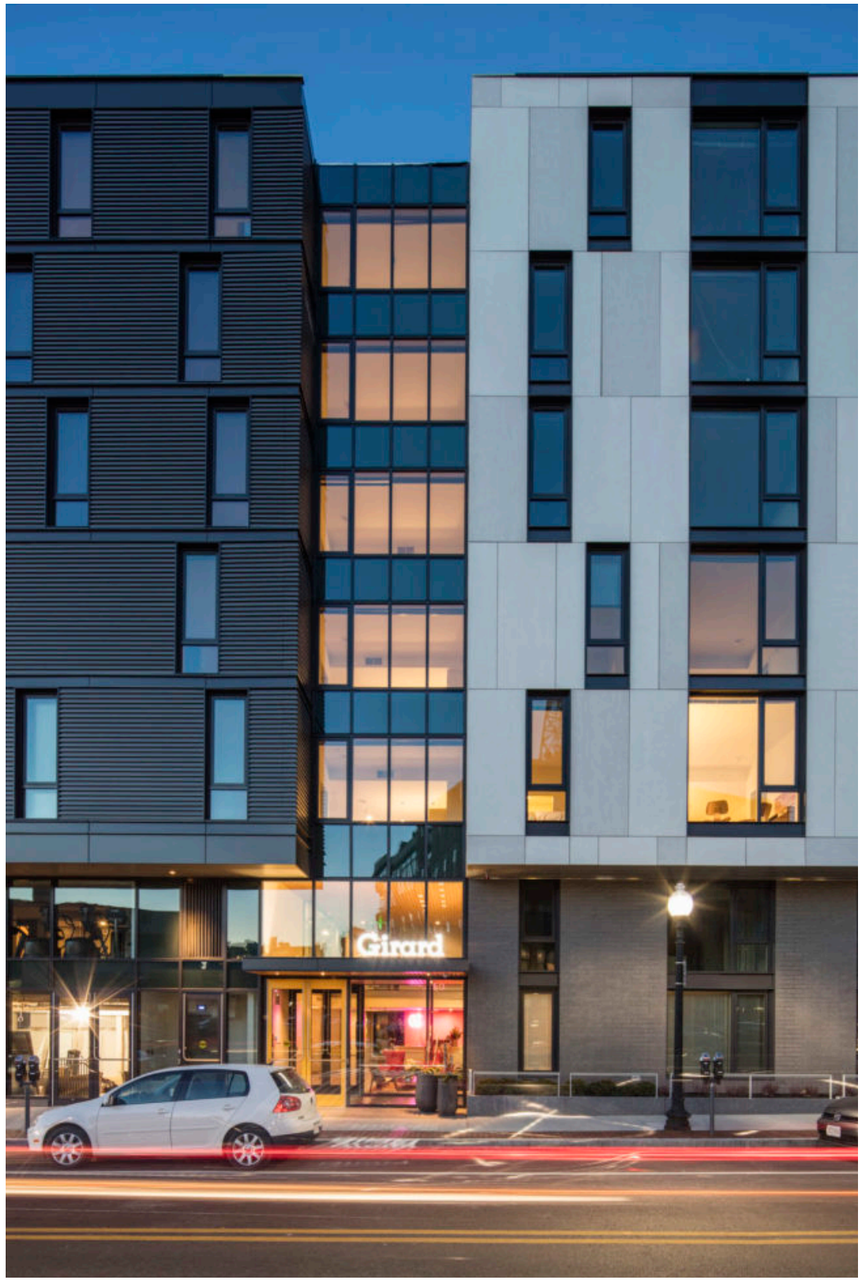
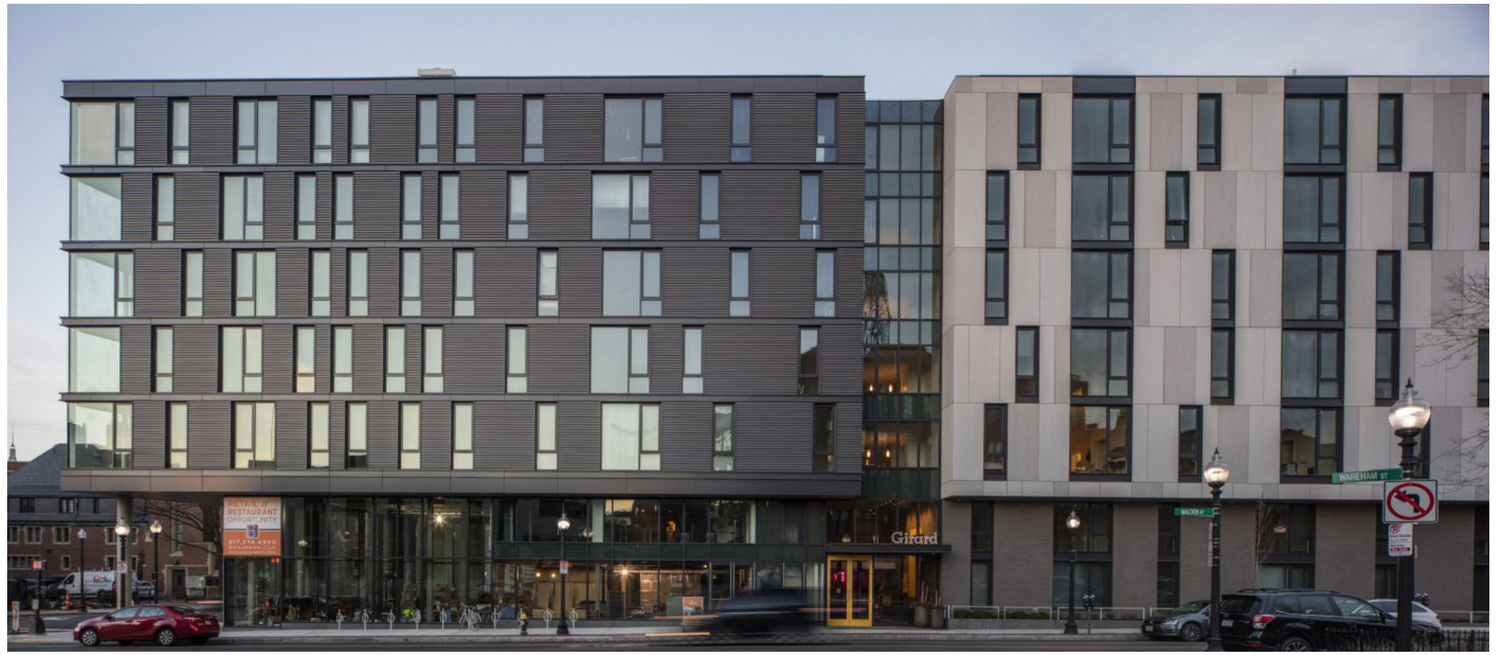
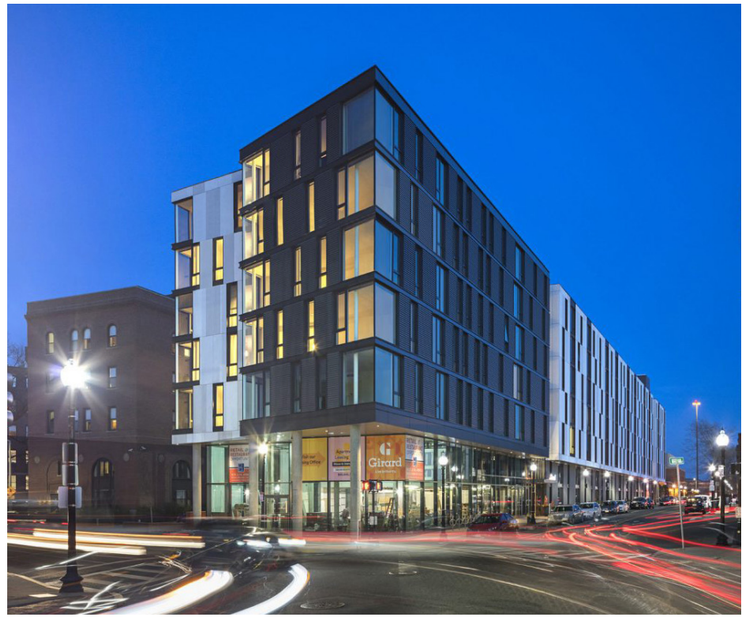

Girard


RESTAURANT
OPPORTUNITY
617.274.4900
WAREHAM ST
Girard


Girard

Girard

THE BOSTON
CONSERVATORY
MUSIC DANCE THEATER
THE BOSTON CONSERVATORY
MUSIC DANCE THEATER

170

4 Clarendon @ Warren St.

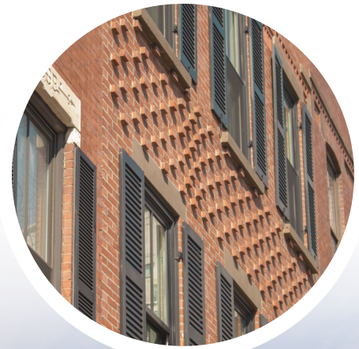
Berkeley @ Chandler St.

75 Clarendon @ Columbus Ave.

264-278 Shawmut Ave.

264-278 Shawmut Ave.

THEATER IN THE ROUND



ORNAMENT AND CRAFT

ERODING THE GRID

DISTILLING THE TOWNHOUSE

ANIMAL RESCUE LEAGUE OF BOSTO

ANIMAL RESCUE LEAGUE OF BOSTON
ANIMAL RESCUE LEAGUE OF BOSTON

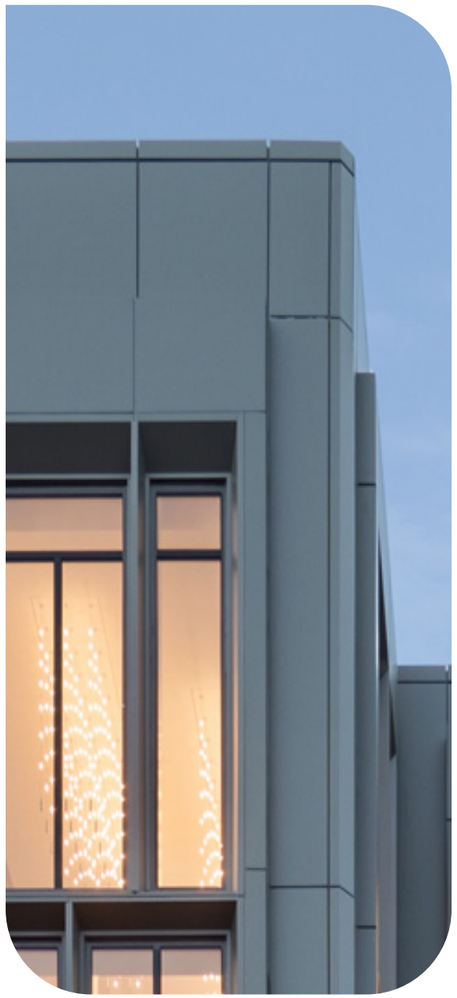
ANIMAL RESCUE LEAGUE OF BOSTON

ANIMAL RESCUE LEAGUE OF BOST

ANIMAL RESCUE LEAGUE OF BOSTON
ANIMAL RESCUE LEAGUE OF BOSTON

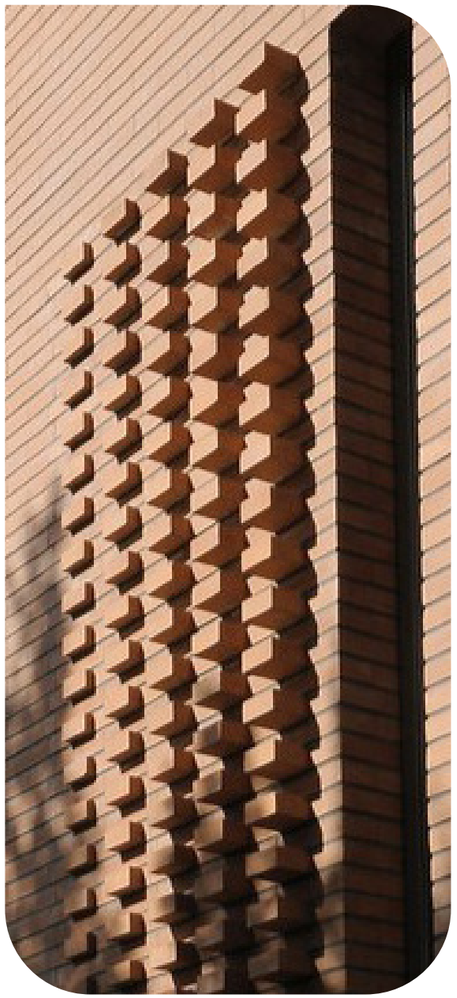
BOSTON VETERINARY CARE

Composite Metal Panel

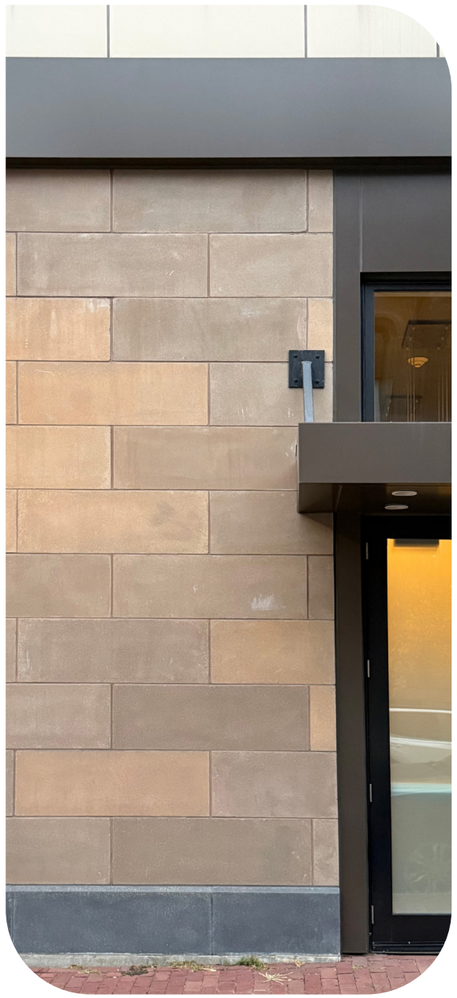


Full-Depth Red Brick

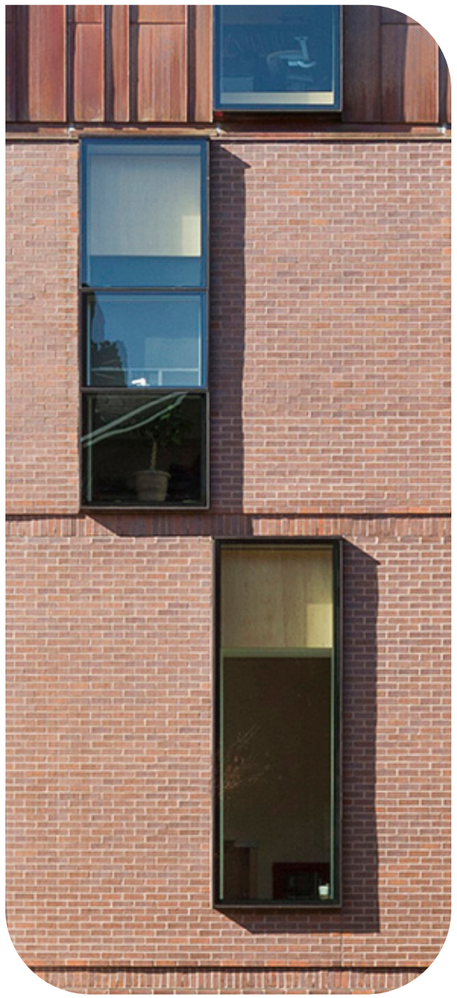
Brick Articulation



Architectural Masonry



Punched Windows



From Berkeley St. Bridge

EXIT 134 C
SOUTH
93
Quincy
1/2 MILE

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From Arlington St. Bridge

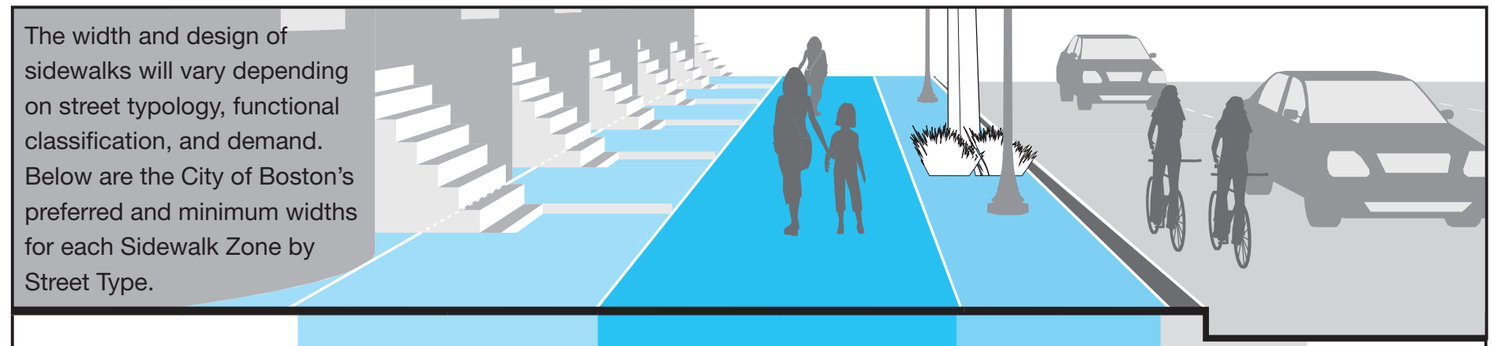
STATE LAW
YIELD
TO
WITHIN CROSSWALK
APPLETON ST
BNV
RESTAURANT FOR LEASE
FedEx

JGE ANIMAL ARTS architecture · animals · people QPD ANIMAL RESCUE LEAGUE of BOSTON

From Chandler St.

Preferred and Minimum Widths for Sidewalk Zones

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



TREMONT ST

CHANDLER ST

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2’	0’	12’	8’	6’	1’-6”	6”	20’-6”	10’
Downtown Mixed-Use	2’	0’	10’	8’	6’	1’-6”	6”	18’-6”	10’
Neighborhood Main	2’	0’	8’	5’	6’	1’-6”	6”	16’-6”	7’
Neighborhood Connector	2’	0’	8’	5’ (4’)*	5’	1’-6”	6”	15’-6”	7’
Neighborhood Residential	2’	0’	5’	5’ (4’)*	4’	1’-6”	6”	11’-6”	7’
Industrial Street	2’	0’	5’	5’ (4’)*	4’	1’-6”	6”	11’-6”	7’
Shared Street	2’	0’	Varies	5’ (4’)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6’	5’	10’	5’	6”	16’-6”	10’-6”
Boulevard	2’	0’	6’	5’	10’	5’	6”	18’-6”	11’-6”

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
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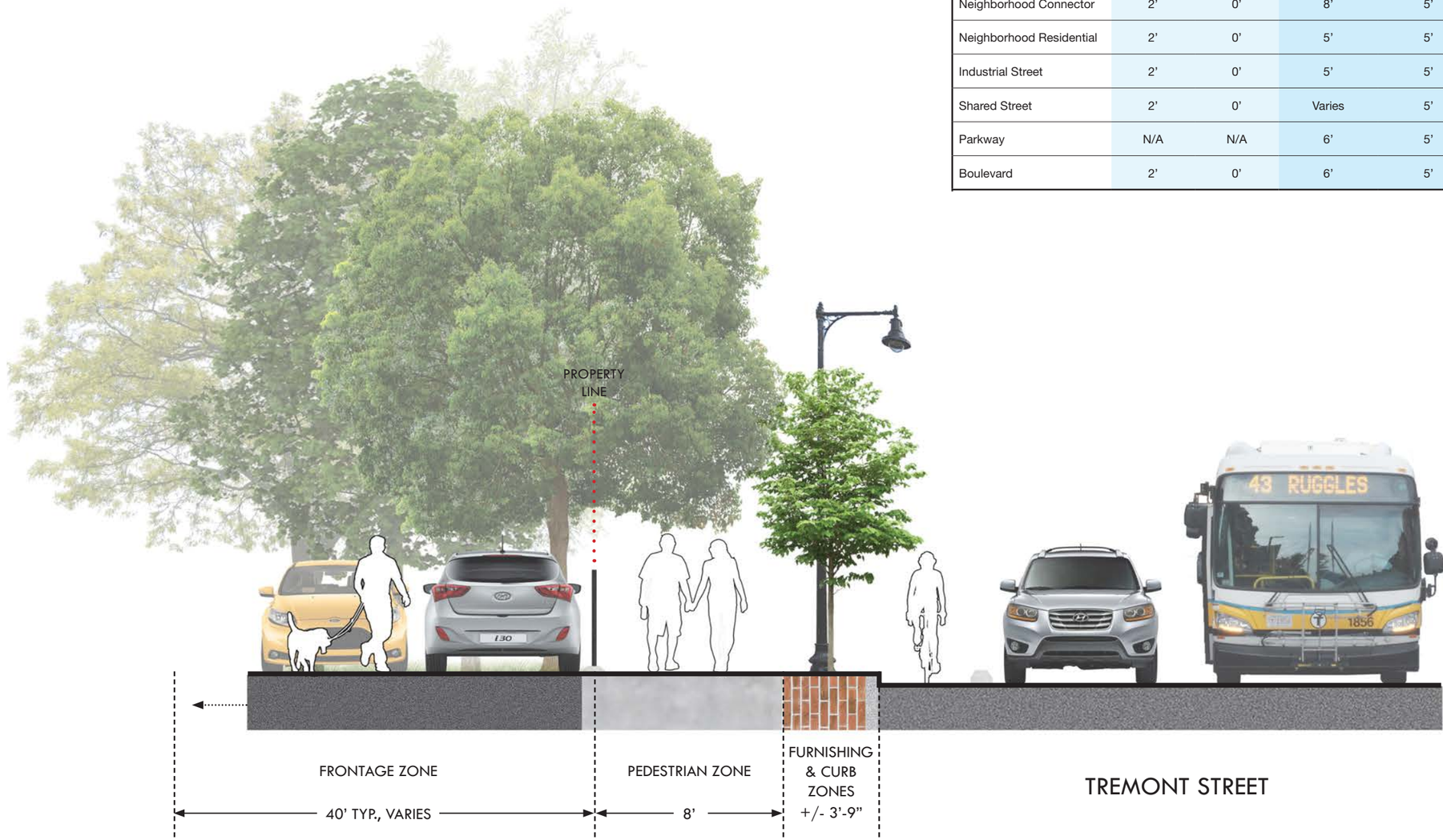
Neighborhood Residential	2’	0’	5’	5’ (4’)*	4’	1’-6”	6”	11’-6”	7’
Industrial Street	2’	0’	5’	5’ (4’)*	4’	1’-6”	6”	11’-6”	7’
Shared Street	2’	0’	Varies	5’ (4’)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6’	5’	10’	5’	6”	16’-6”	10’-6”
Boulevard	2’	0’	6’	5’	10’	5’	6”	18’-6”	11’-6”



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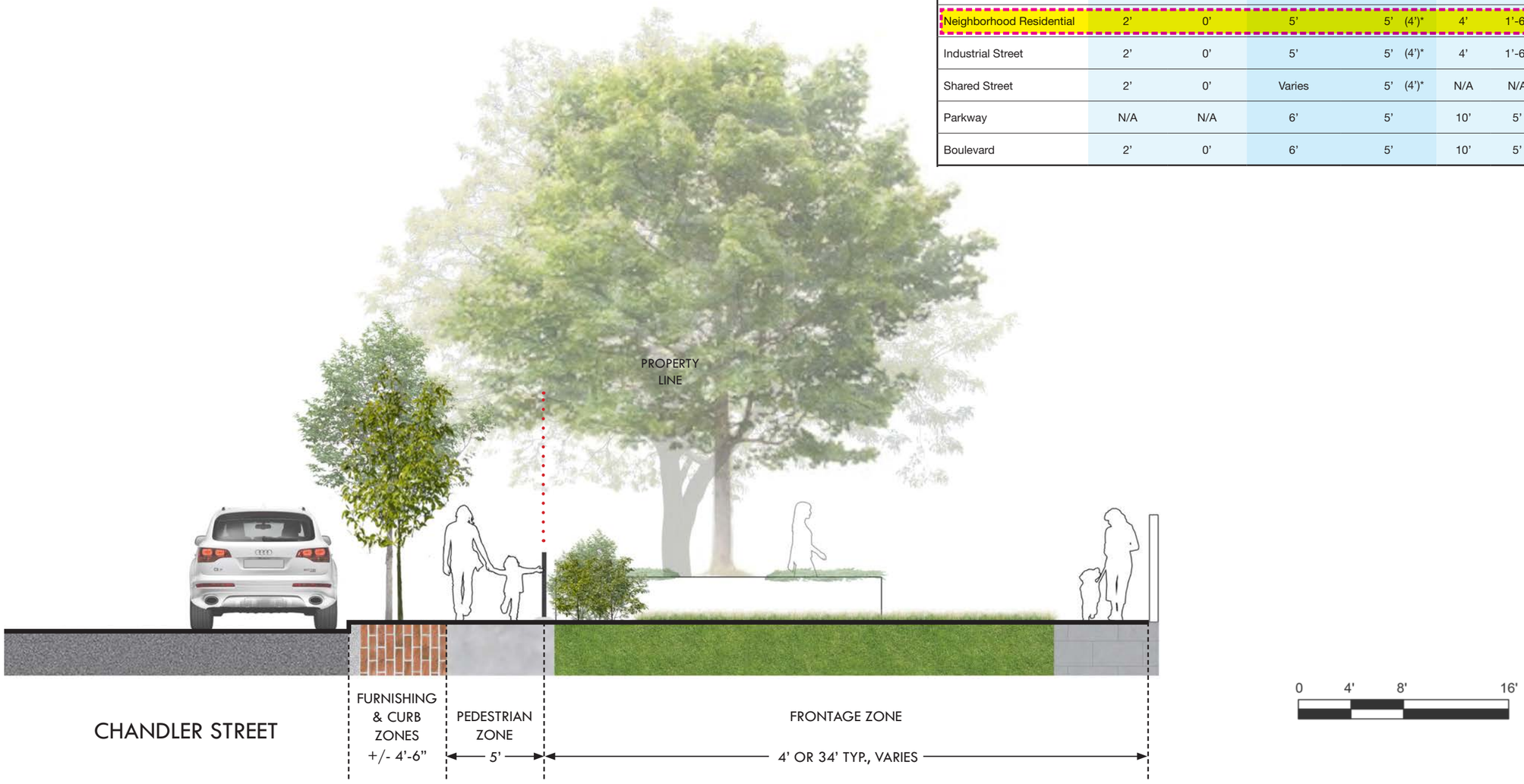
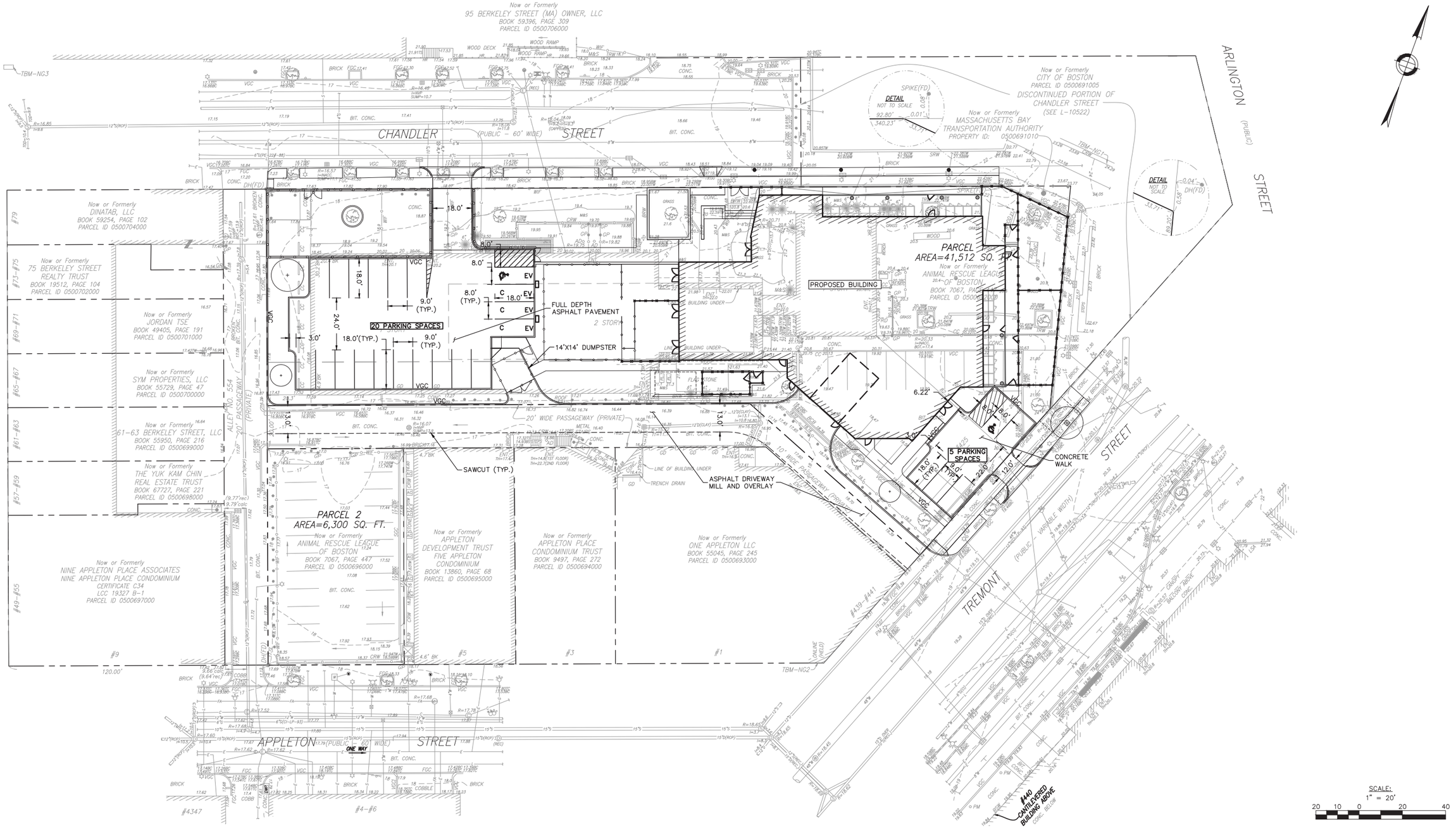


ANIMAL RESCUE LEAGUE OF BOSTO



PRE-FINAL DRAFT | **10 Chandler St** / / South End Landmark District Commission Review / / January 07, 2025

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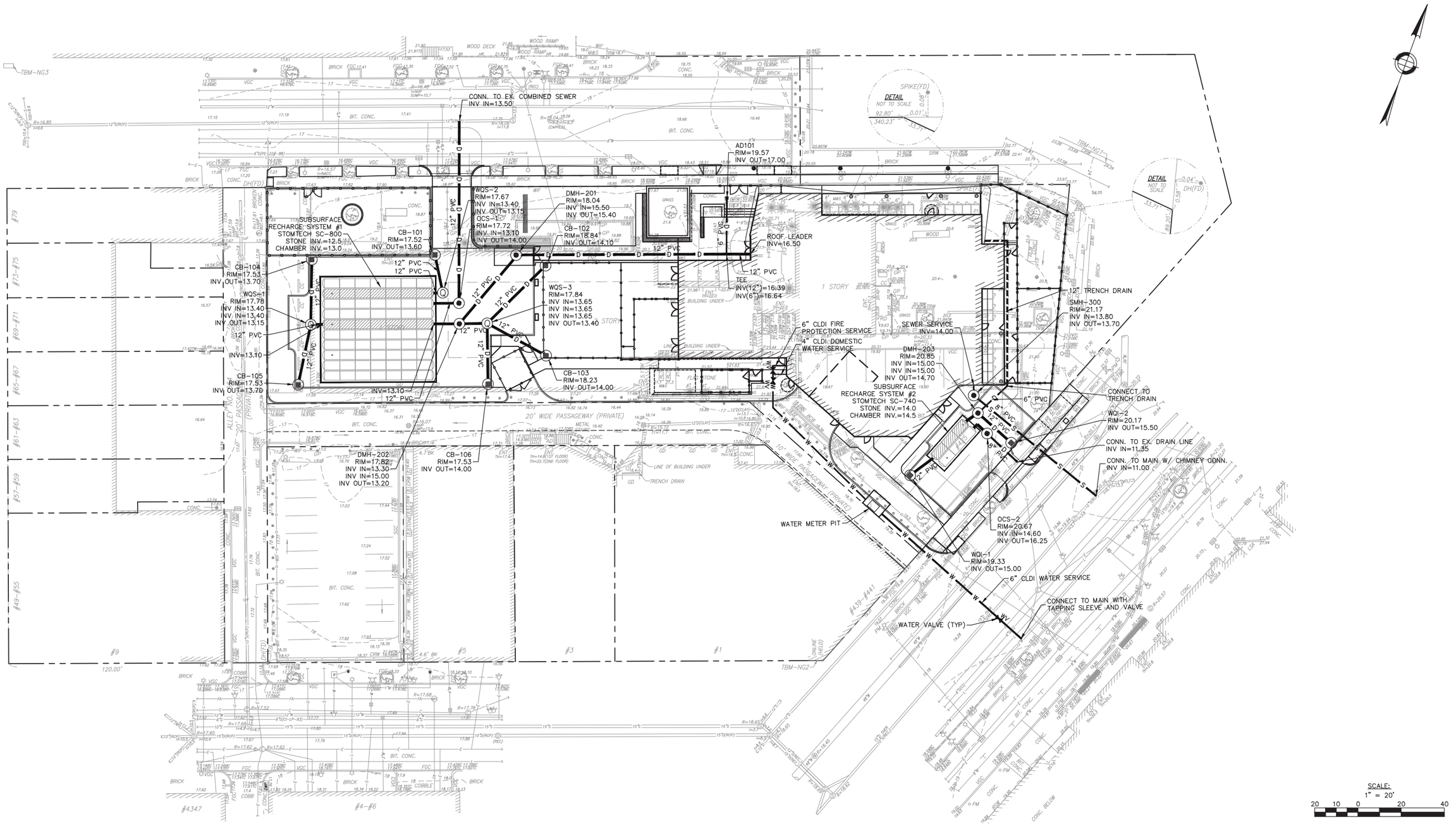
Civil Site Plan

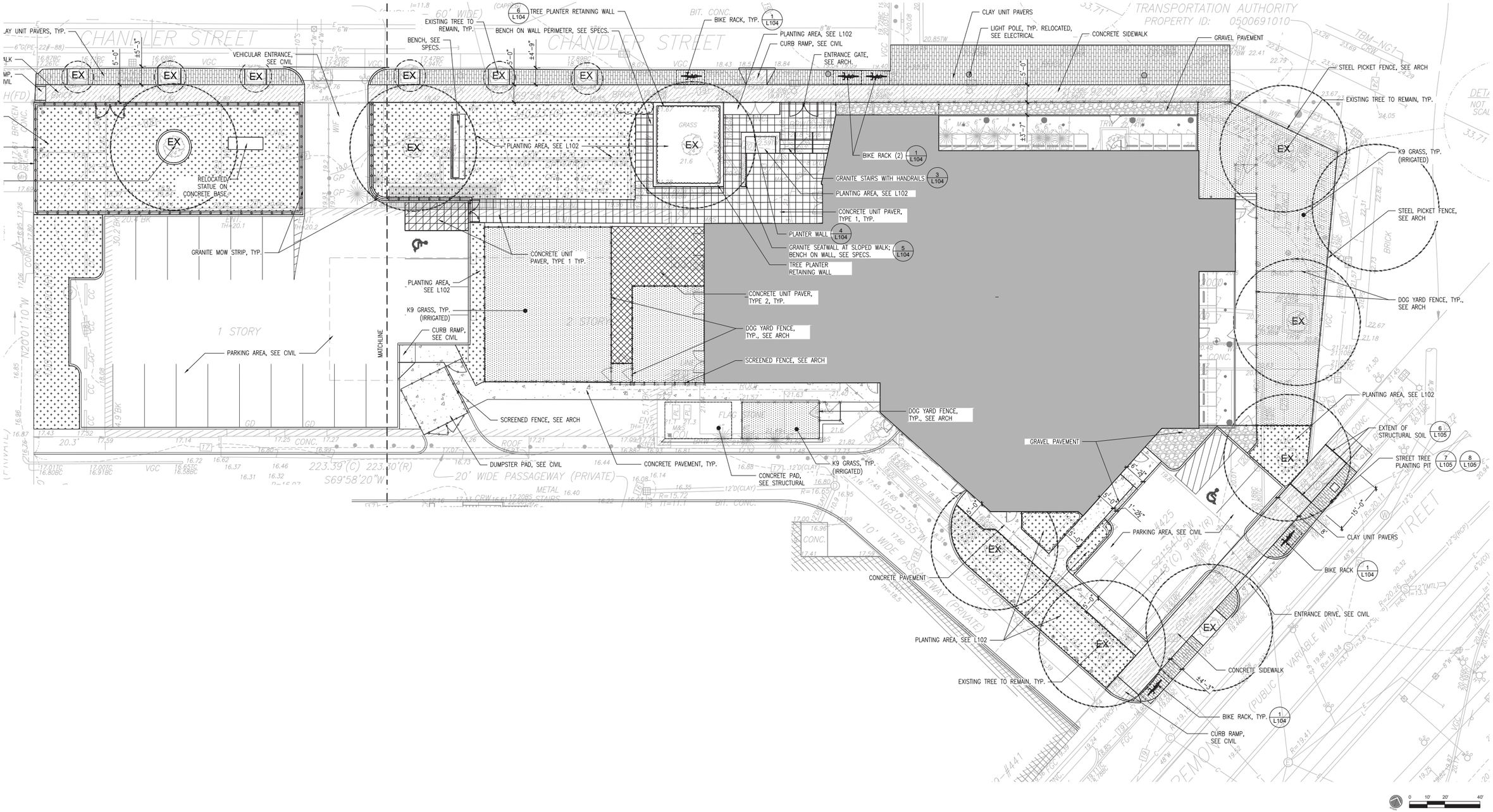


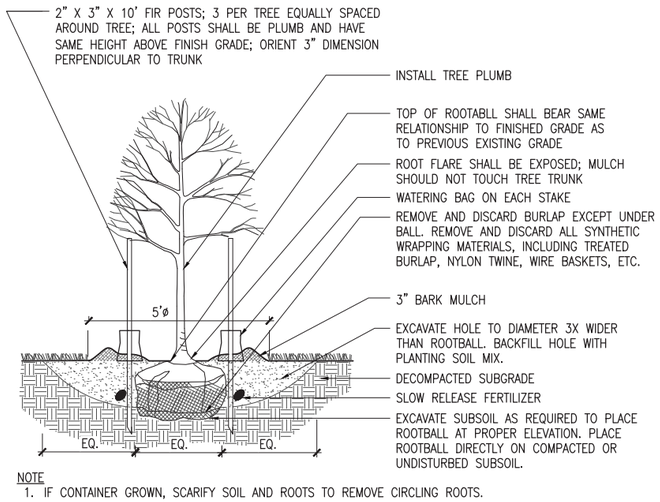
10 Chandler St / / South End Landmark District Commission Advisory Review / / November 06, 2024

JGE ANIMAL ARTS architecture • animals • people QPD ANIMAL RESCUE LEAGUE of BOSTON A champion for animals

Site Utility Plan

II


CHANDLER STREET
CHANDLER STREET
TRANSPORTATION AUTHORITY
PROPERTY ID: 0500691010
60' WIDE)
20' WIDE PASSAGEWAY (PRIVATE)
10' WIDE PASSAGEWAY (PRIVATE)
1 STORY
MATCHLINE
TREE PLANTER RETAINING WALL
EXISTING TREE TO REMAIN, TYP.
BENCH ON WALL PERIMETER, SEE SPECS.
BENCH, SEE SPECS.
VEHICULAR ENTRANCE, SEE CIVIL
BIKE RACK, TYP.
PLANTING AREA, SEE L102
CURB RAMP, SEE CIVIL
ENTRANCE GATE, SEE ARCH.
CLAY UNIT PAVERS
LIGHT POLE, TYP. RELOCATED, SEE ELECTRICAL
CONCRETE SIDEWALK
GRAVEL PAVEMENT
STEEL PICKET FENCE, SEE ARCH
EXISTING TREE TO REMAIN, TYP.
K9 GRASS, TYP. (IRRIGATED)
STEEL PICKET FENCE, SEE ARCH
DOG YARD FENCE, TYP., SEE ARCH
PLANTING AREA, SEE L102
EXTENT OF STRUCTURAL SOIL
STREET TREE PLANTING PIT
CLAY UNIT PAVERS, TYP.
RELOCATED STATUE ON CONCRETE BASE
GRANITE MOW STRIP, TYP.
PLANTING AREA, SEE L102
CONCRETE UNIT PAVER, TYPE 1 TYP.
K9 GRASS, TYP. (IRRIGATED)
CURB RAMP, SEE CIVIL
PARKING AREA, SEE CIVIL
BIKE RACK (2)
GRANITE STAIRS WITH HANDRAILS
PLANTING AREA, SEE L102
CONCRETE UNIT PAVER, TYPE 1, TYP.
PLANTER WALL
GRANITE SEATWALL AT SLOPED WALK; BENCH ON WALL, SEE SPECS.
TREE PLANTER RETAINING WALL
CONCRETE UNIT PAVER, TYPE 2, TYP.
DOG YARD FENCE, TYP., SEE ARCH
SCREENED FENCE, SEE ARCH
DOG YARD FENCE, TYP., SEE ARCH
SCREENED FENCE, SEE ARCH
DUMPSTER PAD, SEE CIVIL
CONCRETE PAVEMENT, TYP.
CONCRETE PAD, SEE STRUCTURAL
K9 GRASS, TYP. (IRRIGATED)
GRAVEL PAVEMENT
PARKING AREA, SEE CIVIL
CONCRETE PAVEMENT
PLANTING AREA, SEE L102
EXISTING TREE TO REMAIN, TYP.
BIKE RACK, TYP.
CURB RAMP, SEE CIVIL
ENTRANCE DRIVE, SEE CIVIL
CONCRETE SIDEWALK
BIKE RACK
CLAY UNIT PAVERS
S69°58'20"W
223.39'(C) 223.20'(R)
N20°01'10"W
N68°05'55"W
0 10' 20' 40'

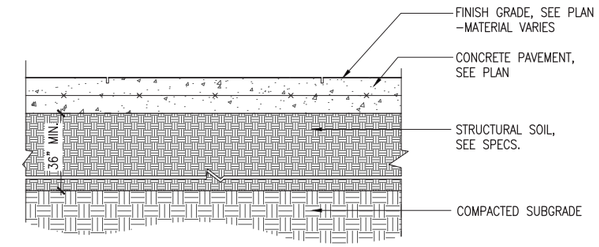


NOTE
1. IF CONTAINER GROWN, SCARIFY SOIL AND ROOTS TO REMOVE CIRCLING ROOTS.

SECTION ELEVATION

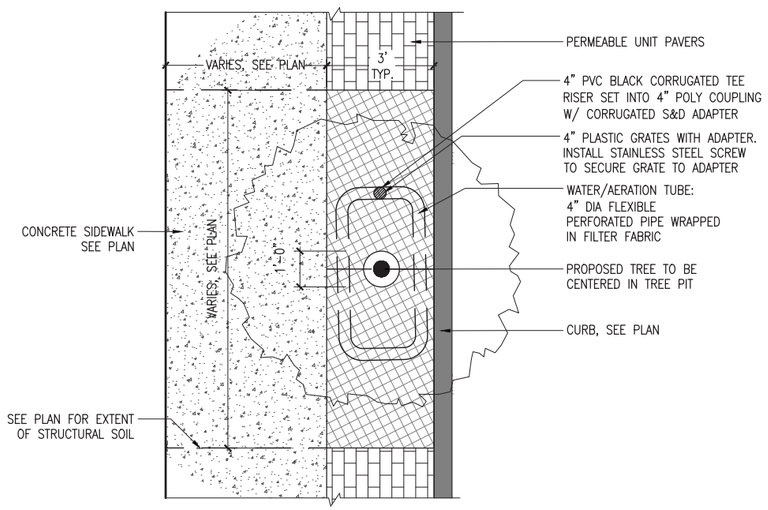
4 DECIDUOUS TREE PLANTING - SITE

SCALE: 3/4" = 1'-0"



6 STRUCTURAL SOIL

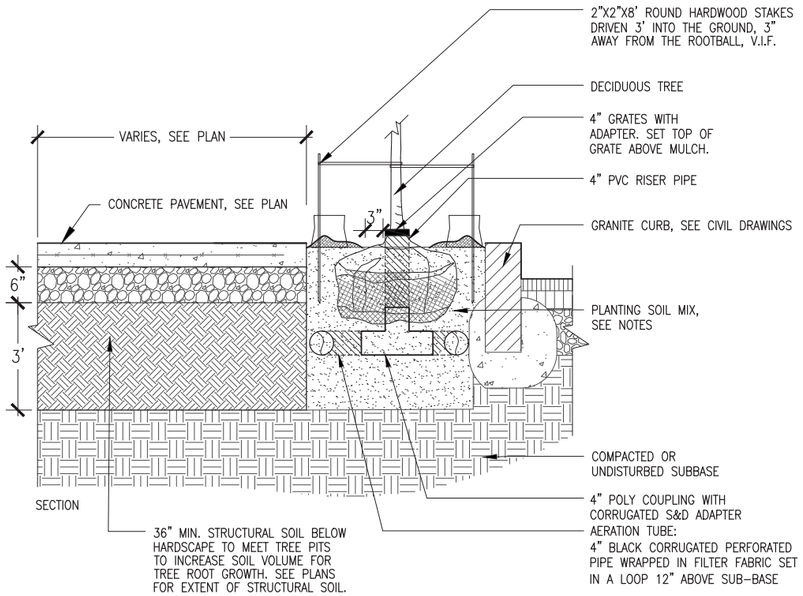
SCALE: 1 1/2" = 1'-0"



PLAN

7 STREET TREE PIT PLAN

SCALE: 1/2" = 1'-0"



SECTION

NOTES:
1. INSTALL WRAPPED 4" PERFORATED AERATION TUBE IN EACH TREE PIT.
2. PLANTING IN TREE PIT: HOLE SHALL BE EXCAVATED A MINIMUM OF TWICE THE DIAMETER OF THE ROOTBALL. BACKFILL THE PLANTING HOLE WITH PLANTING SOIL MIX IN LAYERS NOT TO EXCEED SIX (6) INCHES AT ONE TIME. LIGHTLY TAMP OR THOROUGHLY WATER IN EACH LAYER OF SOIL THAT IS PLACED AROUND THE ROOTBALL TO THOROUGHLY SETTLE THE SOIL. CONTINUE BACKFILLING WITH THE NEXT LAYER OF SOIL UNTIL THE PLANTING MIX LEVEL IS AT THE LEVEL THAT THE PLANT WAS PREVIOUSLY GROWN. WATER IN AGAIN AND ADJUST SOIL LEVEL TO COMPENSATE FOR ANY SETTLEMENT THAT MAY OCCUR.
3. SET TREE BOTTOM OF ROOT FLARE AT OR SLIGHTLY ABOVE FINISHED GRADE OF THE SIDEWALK.

8 STREET TREE PIT SECTION

SCALE: 1" = 1'-0"