



41 BERKELEY STREET

SOUTH END LANDMARKS DISTRICT COMMITTEE

SEPTEMBER 15, 2026

Team Introduction



Neighborhood Context Plan



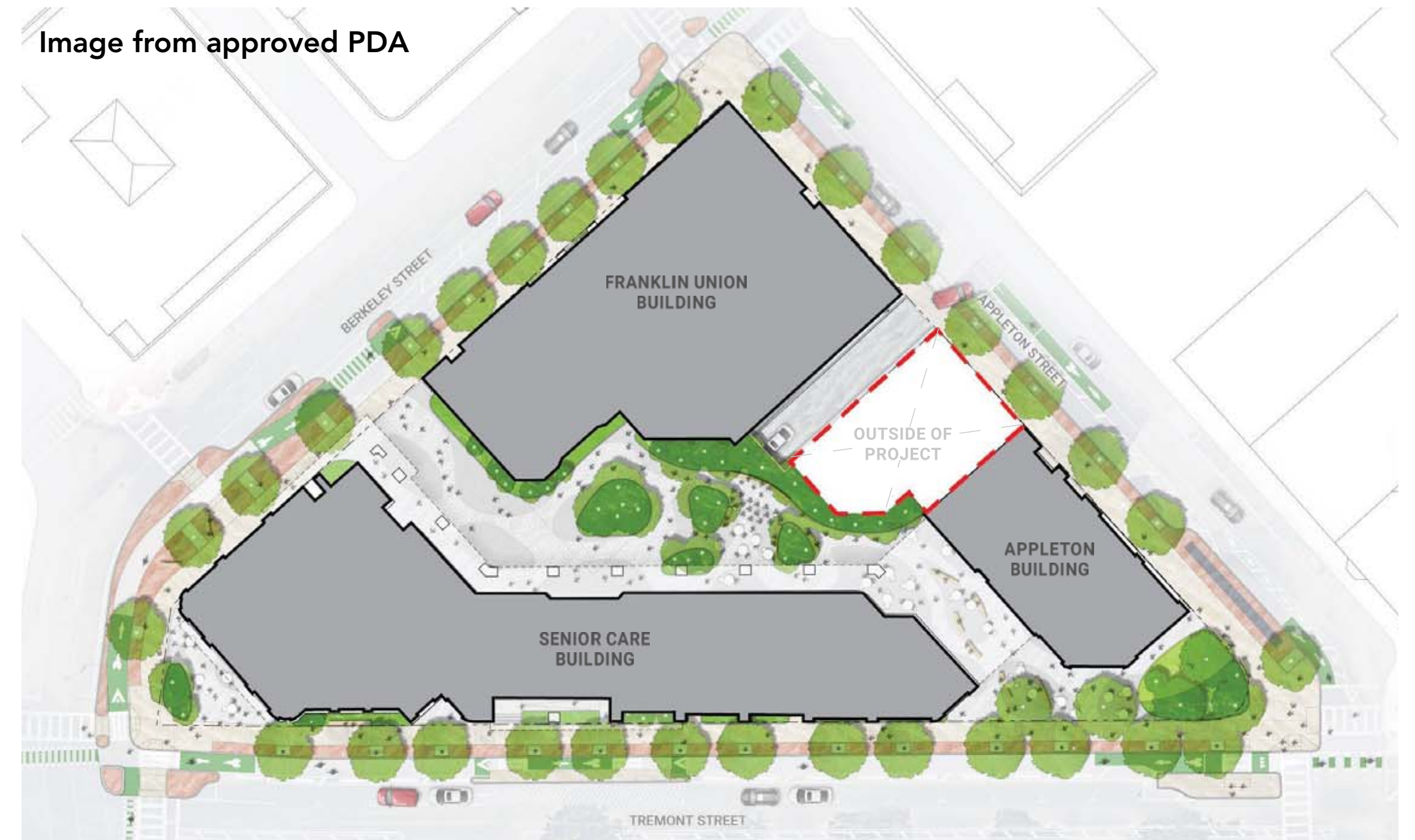
2022 PDA, Key Themes

- **Preservation** (*restoration of the Franklin Union Building and retention of 4 Appleton Facade*)
- **Public open space & activation** (*through-block pedestrian connection, improved streetscapes, and retail activation*)
- **Contextual Design** (*maintaining the South End architectural character and material palette*)

Image from approved PDA



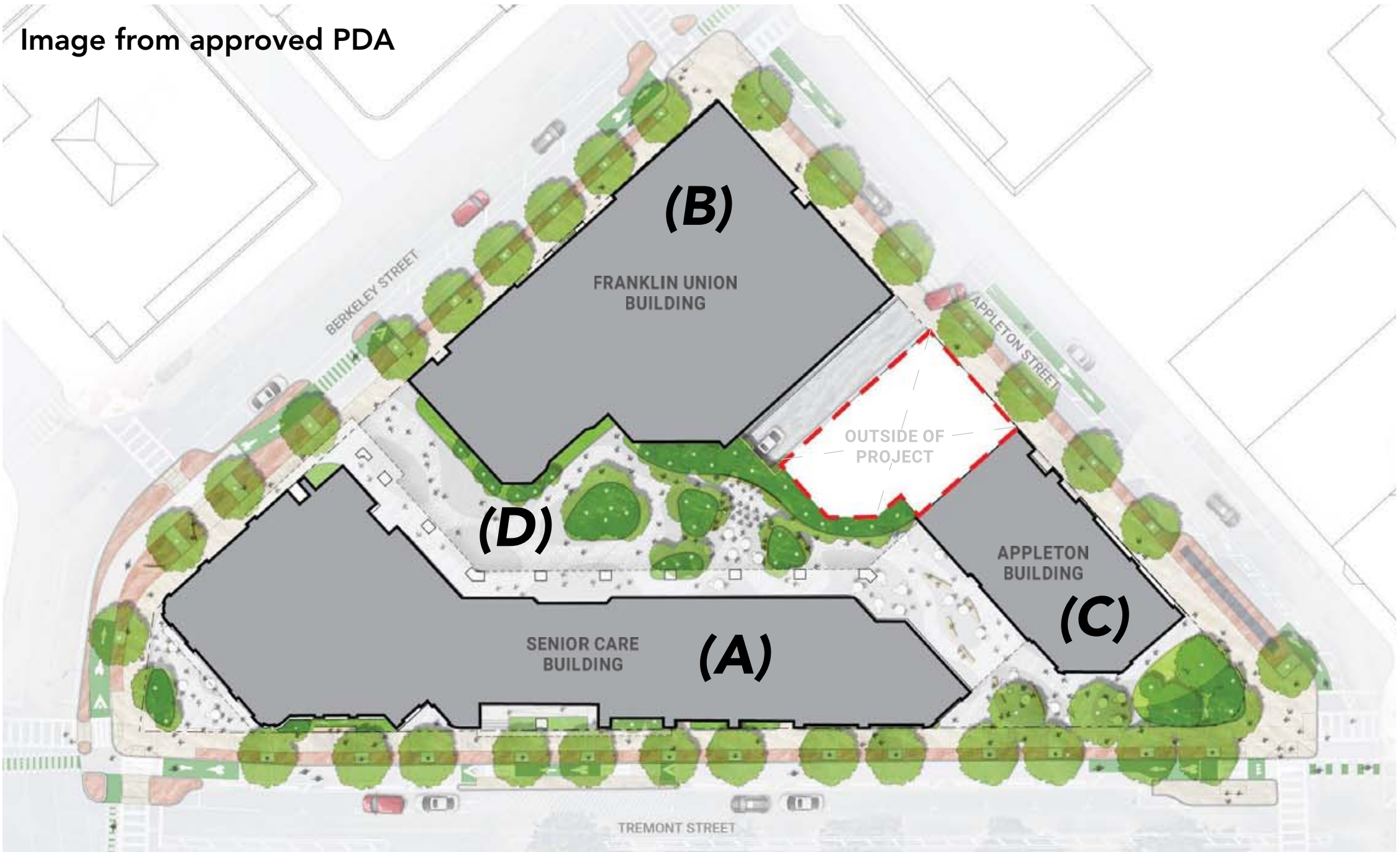
Image from approved PDA



Proposed Program

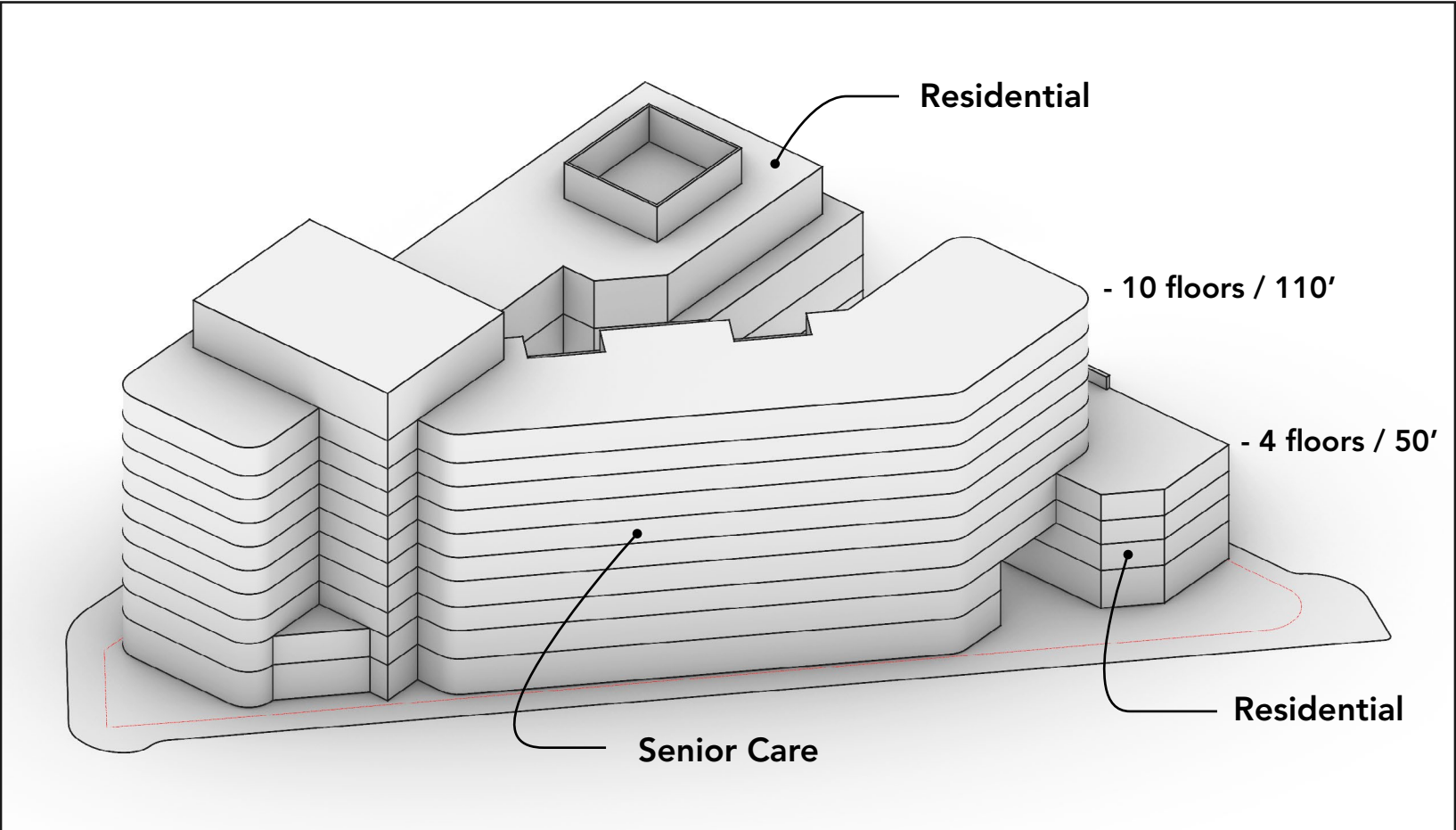
- (A) Tremont Building - ~~Senior Care~~ Residential
- (B) Franklin Union Building- Residential (No Change)
- (C) Appleton Building - Residential (No Change)
- (D) Open Space - 24% (No Change)
- Parking - ~~60 spaces~~ 93 spaces
- FAR - 5.0 (No Change)

Image from approved PDA



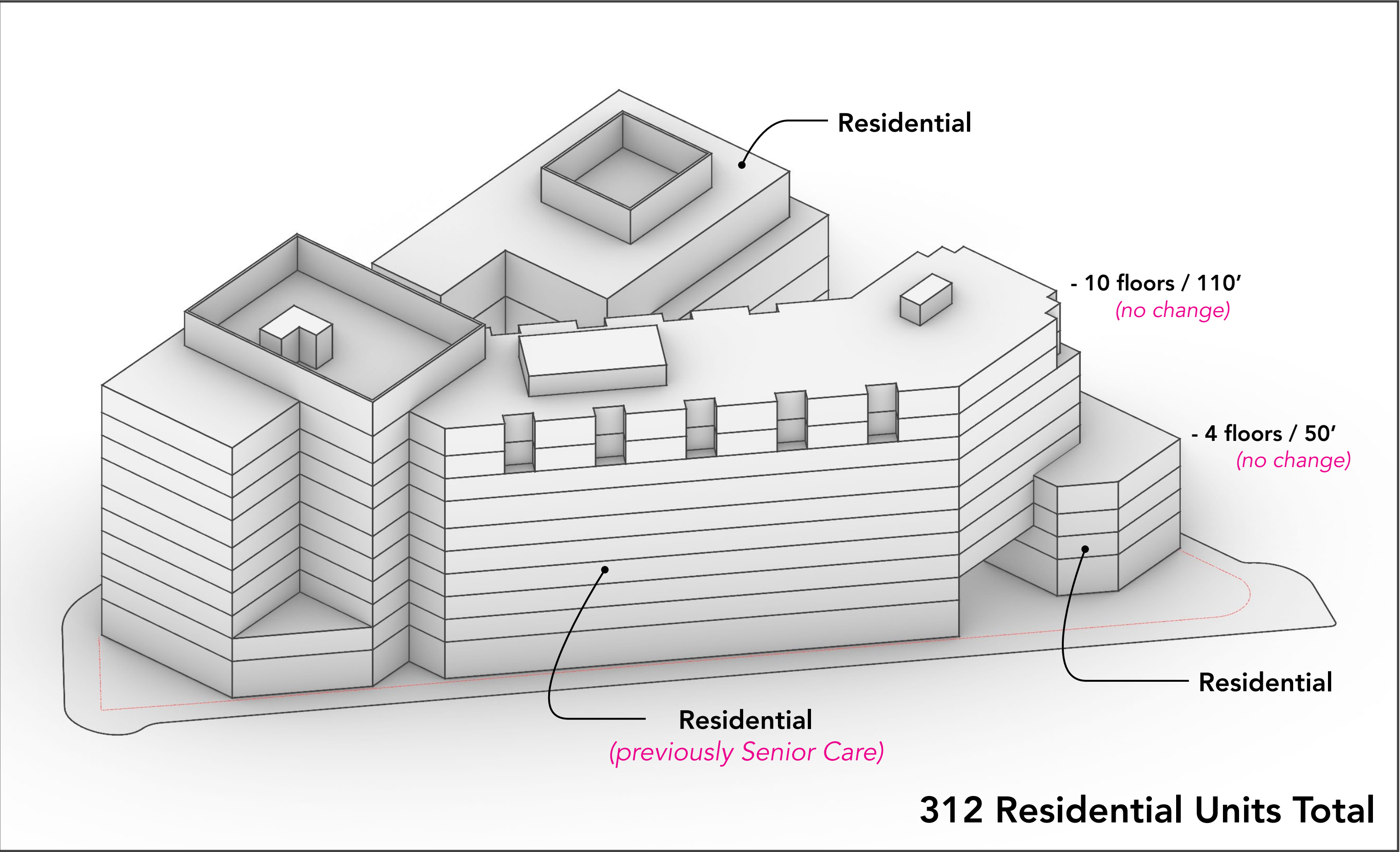
Height & Massing

2022 Massing



View 1

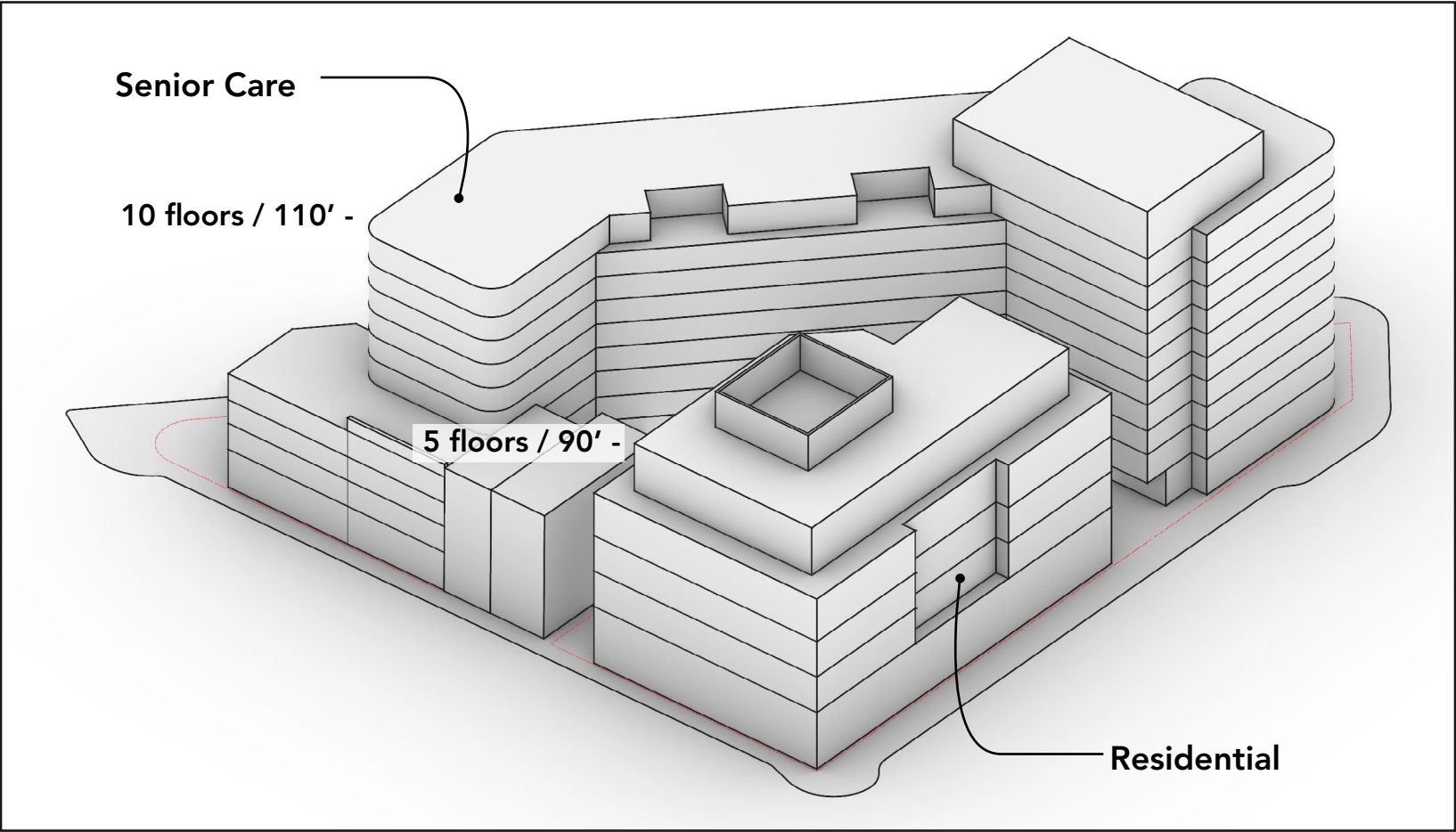
2026 Massing



View 1

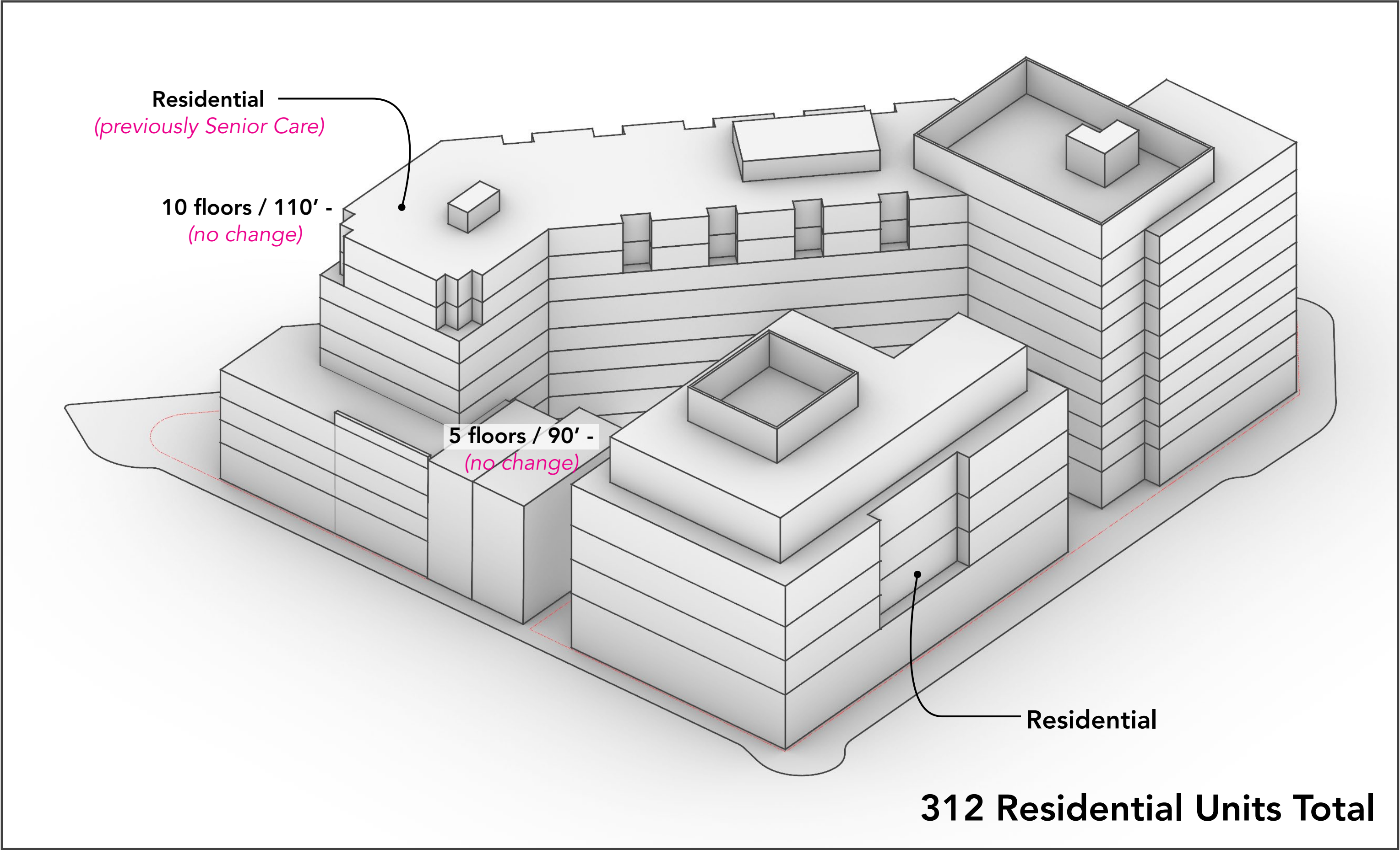
Height & Massing

2022 Massing



View 2

2026 Massing



View 2

Design Evolution

View from E Berkeley Street / Community Garden

2022



2026



Design Evolution

View from Tremont Street

2022



2026



Design Evolution
View from Warren Ave

2022



2026



Design Evolution

View from Appleton Street

2022



2026



Existing Building Facades

Reuse and Modifications



Public Realm

2022 Ground Floor Plan

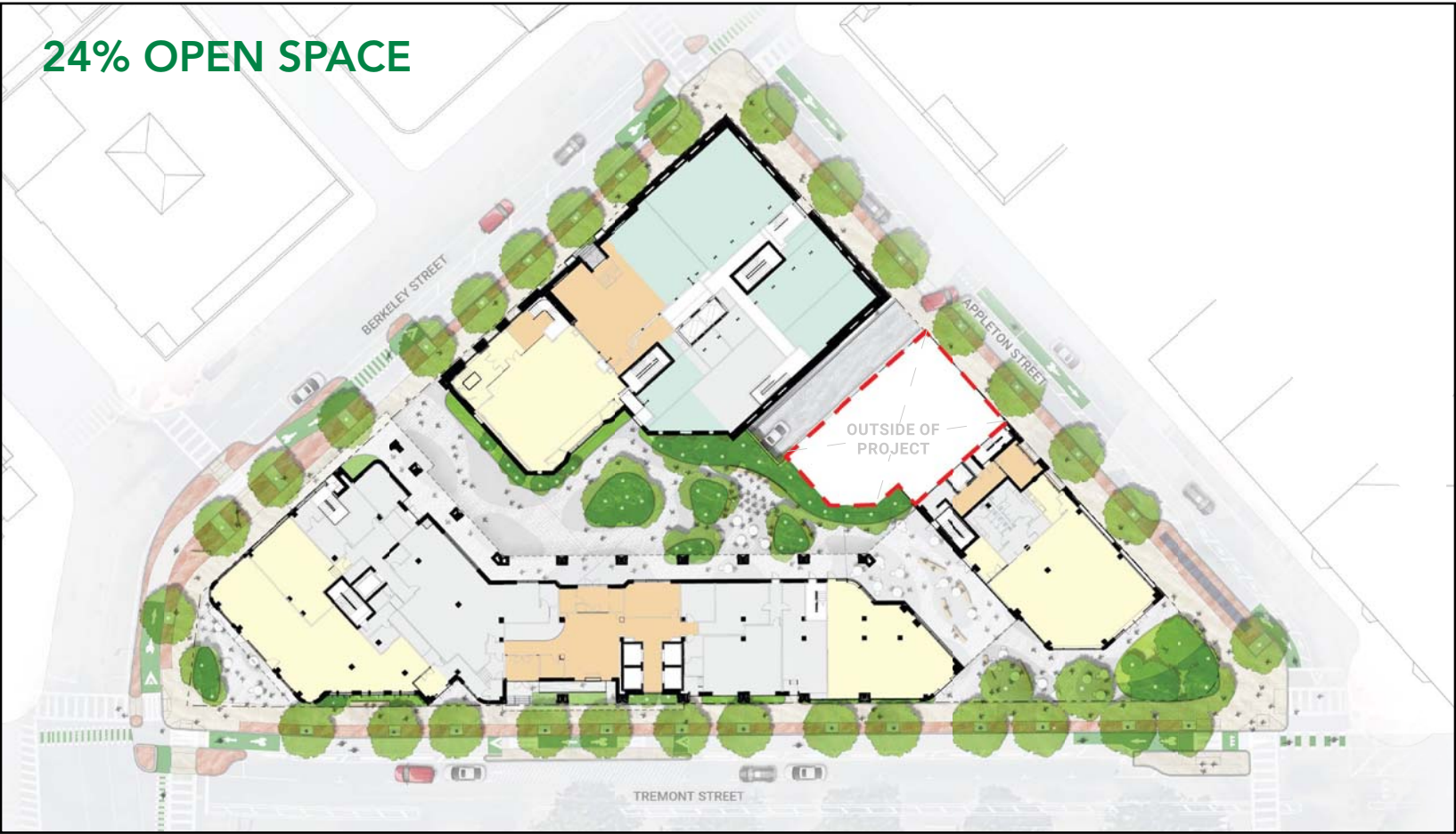
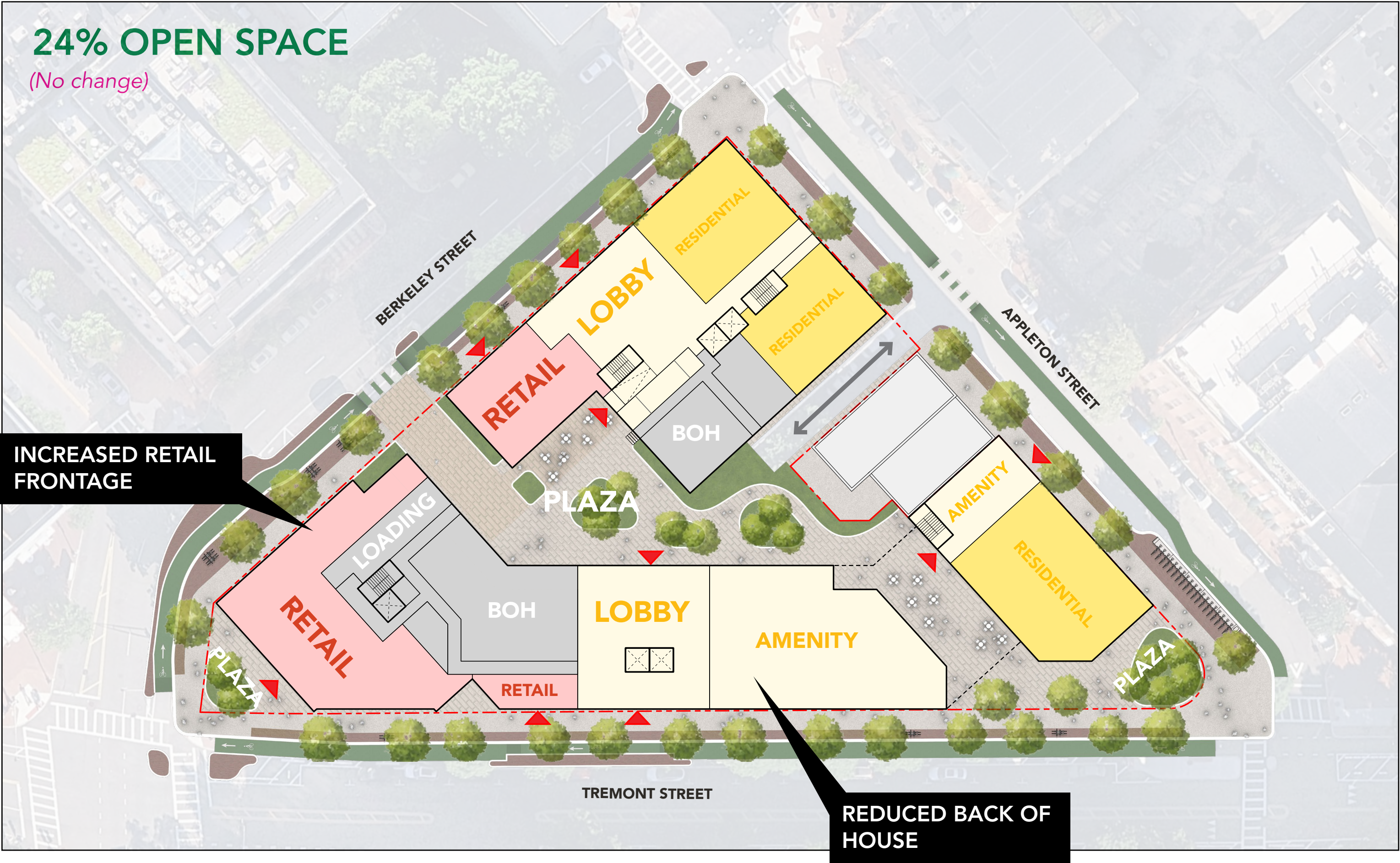


Image from approved PDA

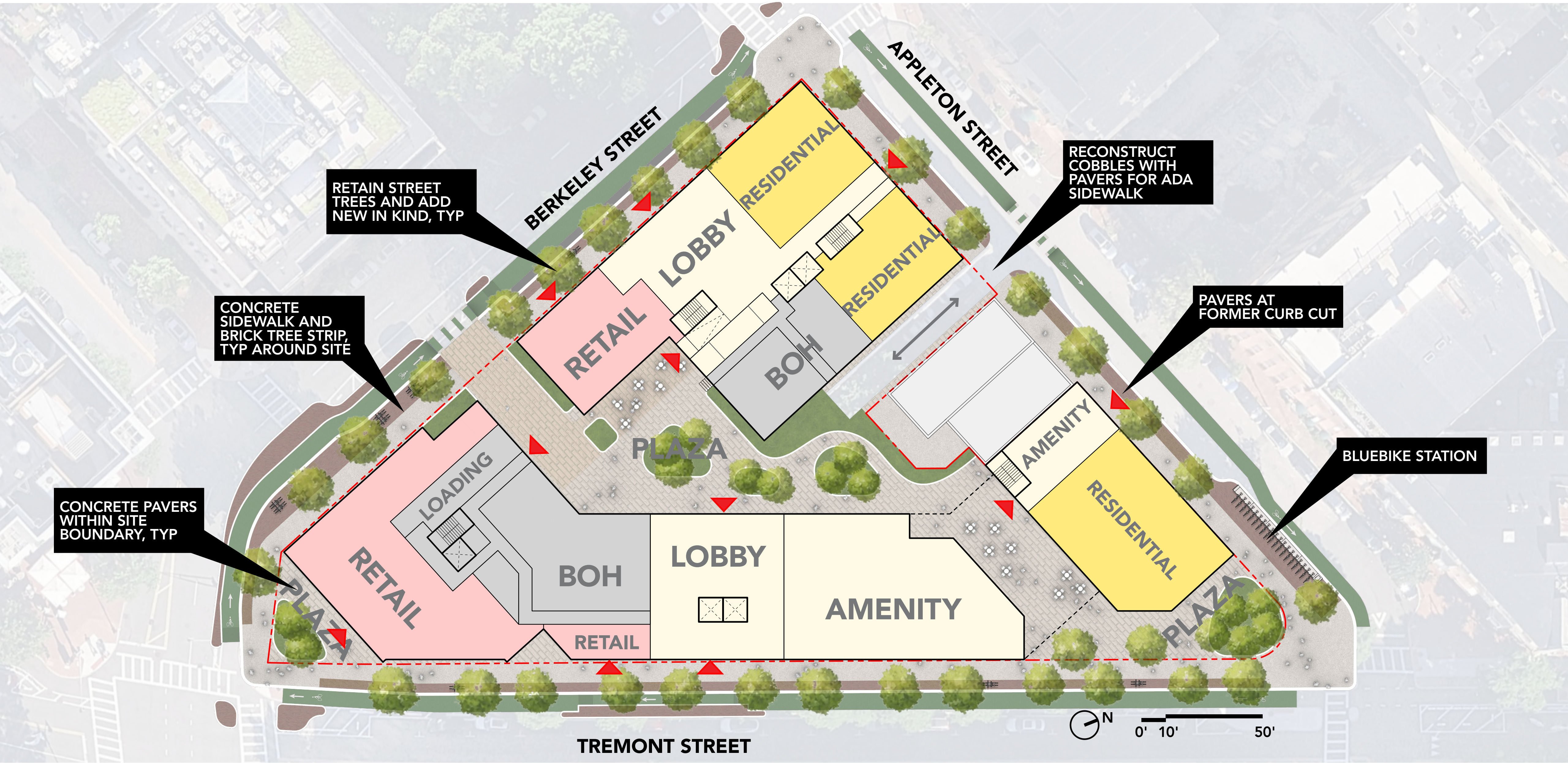
Benefits consistent with PDA:

- Publicly accessible on-site courtyard and pedestrian passageway
- Public realm improvements (widened sidewalks, raised bicycle track, buffered bike lane)
- Curb extensions at Appleton & Tremont and Berkeley & Appleton with landscaping and street furniture
- Blue Bikes installation
- Outdoor Plaza at Appleton and Tremont

2026 Ground Floor Plan (Proposed)



Ground Floor Plan





Parking

2022 Basement Plan



60 parking spaces

2026 Basement Plan (Proposed)



93 parking spaces (.3 ratio)

Public Benefits

- *Publicly accessible on-site courtyard and pedestrian passageway*
- *Public realm improvements (widened sidewalks, raised bicycle track, buffered bike lane)*
- *Curb extensions at Appleton & Tremont and Berkeley & Appleton with landscaping and street furniture*
- *Outdoor Plaza at Appleton and Tremont*
- *LEED Gold*
- *All electric buildings*
- *Further benefits and mitigation to be determined in consultation with BPDA and MOH*



THANK YOU