

**City of Boston**  
**Boston Redevelopment Authority**  
**Article 80 Small Project Review**  
**February 3, 2014**

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**40 Malvern Street**  
**Allston, MA.**

*Submitted to:*  
**Boston Redevelopment Authority**  
**One City Hall Plaza, 9<sup>th</sup> Floor**  
**Boston, MA. 02201**

*Submitted & Prepared by:*  
**Hamilton Construction Management Corp**  
**39 Brighton Avenue**  
**Boston, MA. 02134**

*For the developer:*  
**HSH Realty Limited Partnership**  
**39 Brighton Avenue**  
**Boston, MA 02134**

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## **1.0 GENERAL INFORMATION AND PROJECT DESCRIPTION**

### **1.1 Project Summary**

The project will consist of a six story building totaling 49,850 gross square feet. The building will contain 48 rental apartments, a green roof which will be accessible to the building tenants and their guests, and 44 surface parking spaces.

Located one block from Packard's Corner and the intersection of Commonwealth Avenue and Brighton Avenue, 40 Malvern Street is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services. Its proximity to these services allows simple access to virtually all neighborhoods in the city and beyond.

### **1.2 Development Team**

Developer: HSH Realty Limited Partnership  
39 Brighton Avenue  
Boston, MA 02134  
Tel: (617) 783-0039

Architect: Developmental resources  
44 Harrison Street  
Newton, MA 02461  
Tel: (617) 491-3690

Construction: Hamilton Construction Management Corp.  
39 Brighton Avenue  
Boston, MA. 02134  
Tel. (617) 783-0039

Civil Engineer/Survey: Nitsch Engineering  
Two Center Plaza, Suite 430  
Boston, MA. 02108

## **1.3 Development Opportunity**

### ***1.3.1 Area Background***

Once home to stockyards and meatpacking industries, the Allston-Brighton neighborhood today is a diverse haven for commercial and residential uses. Annexed as part of Boston in 1873, Allston-Brighton is home to generations of families and newcomers, alike, which add to the area's unique flavor.

Commercial areas in Brighton Center, Cleveland Circle, and Oak and Union Squares lend to the area's diverse character, as well. Likewise, Allston-Brighton's close proximity to local universities, such as Boston College, Boston University, and the Harvard Graduate School of Business, make Allston-Brighton home to a large percentage of Boston's student population.

### ***1.3.2 Development Site***

Located one block from Packard's Corner and the intersection of Commonwealth Avenue and Brighton Avenue, 40 Malvern Street is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services. Its proximity to these services allows simple access to virtually all neighborhoods in the city and beyond.

### ***1.3.3 Existing Site Uses***

Current use of the site consists of an open air parking lot and a single family house at 98 Gardner Street on the Corner of Gardner and Malvern Streets. Prior to this use, the site contained a residential building consistent with existing buildings on Ashford and Gardner Streets.

### ***1.3.4 Development Team***

Founded in 1954 with the acquisition of a six-unit building, The Hamilton Company, owned by Harold Brown, has become one of the largest privately held real estate organizations in the country. Originally involved in Residential Development, The Hamilton Company, Inc. has grown into a full service real estate firm, managing and leasing over 2,800,000 square feet of commercial space, 5,000 residential units, and developing and constructing both residential and commercial projects throughout New England.

The Hamilton Company employs 170 full-time employees and has full time accounting, legal, architectural, construction, maintenance and property management departments to assist in the management and leasing needs of all of the Company's commercial and residential buildings. The developer of this project is the HSH Realty Limited Partnership which is a related business entity.

## **1.4 Project Description**

### ***1.4.1 Project Overview***

The design concept envisions a freestanding 6 story apartment building with 48 apartment units and 44 surface parking spaces accessible from Gardner Street and Ashford Street. A green roof will be incorporated with access for use by residents and their guests. Because of its location at the Western border of the Boston University Campus and larger privately owned commercial properties to its East and South, 40 Malvern Street is uniquely situated to create a buffer and transition between the considerably more commercial context to the East and the primarily residential neighborhood immediately to its West. Exterior façade materials will consist of masonry and glass with metal and precast elements that will complement the architecture of the surrounding mixed-use neighborhood while not attempting to duplicate it.

### ***1.4.2 Building Program & Project Elements***

- 4 one-bedroom residences.
- 44 two-bedroom residences.
- Green roof with access for tenants and their guests
- Surface parking (44 spaces)
- Ground Floor Lobby
- Common Laundry

### ***1.4.3 Floor Plans / Site Plans (See Exhibits)***

## **1.5 Preliminary Project schedule**

Construction of this project is estimated to last 12 months, with initial site work to begin in the Fall of 2014 or early in 2015.

## 1.6 Community Outreach

The proponents believe that the success of the project will stem from creating a dialog with the community. A preliminary meeting and presentation before the Allston Civic Association Executive Board and at one of their public meetings have already taken place, as well as design meetings with the BRA, and the project has been well received.

## 1.7 Regulatory Controls & Permits

### 1.7.1 City review

The proposed project requires zoning relief and is subject to BRA Article 80 Small Project Review.

### 1.7.2 Additional Permits and approvals

In addition to ZBA, BRA, and ISD review, the project will require permitting by the Boston Water and Sewer Commission for new utility services and on-site storm water management.

## 1.8 Zoning

### 1.8.1 Existing Zoning

Existing zoning is 3F-4000 Three Family Residential Subdistrict within the Allston-Brighton Neighborhood District with a FAR of .8, 3 stories, 35' height restriction, and 2 parking spaces per unit. Front yard setback is 20'. Rear yard setback is 30' feet. Side yard setback is 5' on one side and 10' on the other side. Useable open space is 650 SF per unit. Maximum number of units = 31,564 SF / 2,000 SF per unit = 15 Units.

The proposed 48 unit apartment building is six stories in height, 65' high with 44 surface parking spaces and a green roof. A number of variances will be required as follows:

| Proposed 48 Unit Apartment Building:       | Net SF    | Gross SF          |
|--|-----------|-------------------|
| Basement (mechanical, electrical, storage) |           | 8,200 SF (1).     |
| First Floor: 4 - 2 BR units @ 775 SF =     | 3,100 SF  | 8,200 SF (2).     |
| 4 - 1 BR units @ 720 SF =                  | 2,880 SF  |                   |
| Second Fl.: 8 - 2 BR units @ 830 SF =      | 6,640 SF  | 8,330 SF (2).     |
| Third Floor: 8 - 2 BR units @ 830 SF =     | 6,640 SF  | 8,330 SF (2).     |
| Fourth Fl.: 8 - 2 BR units @ 830 SF =      | 6,640 SF  | 8,330 SF (2).     |
| Fifth Floor: 8 - 2 BR units @ 830 SF =     | 6,640 SF  | 8,330 SF (2).     |
| Sixth Floor: 8 - 2 BR units @ 830 SF =     | 6,640 SF  | 8,330 SF (2).     |
| Roof: Mechanical Penthouse+Laundry:        |           | 2,270 SF (1).(3). |
| Total Area =                               | 39,180 SF | 49,850 SF (4).    |

- (1). Not included in FAR. Total Gross Area w/basement/mech = 60,320 SF
- (2). Covered but not enclosed exterior porches do not count as FAR. Exterior porches and Green Roof do count as Open Space.
- (3). Mechanical Penthouses and Laundry do not count as FAR. The Laundry is considered an Accessory Use and is not Occupied Space.
- (4). Small Project Review is required for projects less than 50,000 SF.

Zoning Calculations:

FAR = .8 allowed. The site area is 31,564 SF x .8 = 25,251 SF allowable. The proposed gross building area is 49,850 / 31,564 = 1.58 FAR.

Variance from Article 51, Section 9 is required.

Parking = 48 units x 2 = 96 parking spaces required. 44 spaces provided. Ratio of .92 parking spaces per unit.

Variance from Article 51, Section 56 is required.

Building Height: 35' required. The proposed building height is 65' with the First Floor 5' above grade and 10' floor-to-floor heights.

Variance from Article 51, Section 9 is required.

Maximum # Stories/ Units: 3 stories allowed, 6 stories proposed. The number of units = 15 units allowed. 48 units proposed.

Variance from Article 51, Section 9 is required.

Open Space: 650 SF/unit required x 48 units = 31,200 SF required. There is approximately 11,860 SF of Open Space @ grade + a Green Roof with approximately 6,000 SF + 44 porches with 2,810 SF for a total area of 20,670 SF or 430 SF of Open Space per unit.

Variance from Article 51, Section 9 is required.

Setbacks: Section 51-9.4 requires the front entrance within Residential Subdistricts to have the main entrance face the Front Lot Line. Since the site faces on three streets (Ashford, Malvern and Gardner), the Front Yard Setback is on Malvern Street.

Front Yard Setback: 20' is required along Malvern Street, 5' is provided to the foundation with a 4'-4" cantilevered apartment bow windows. The proposed building aligns with existing 0' setback of the commercial buildings on Malvern Street. 8" Setback provided to the bow windows.

(Bow windows cantilever 4'-4" @ 2th though 6th Floors). The proposed building is within the Front Yard Setback.

Variance from Article 51, Section 9 is required.

Side Yard Setback (Ashford Street): 5' + 10' required, 20.5' provided.

Side Yard Setback (Gardner Street): 5' + 10' required, 143' provided

Rear Yard Setback: 30' required, 65' provided to foundation and 60'-8" provided to face of bow windows @ 2nd through 6th Floors.

Off-Street Loading is not required in most residential districts but is required in Allston/Brighton. Table K requires one off-street loading bay.

Variance from Article 51, Section 56 is required.

Table A: Multi-family dwelling are forbidden in Three Family (3F) Zones.

Variance from Article 51, Section 8 is required.

Chapter 80 - Small Project Review: The proposed 48 unit apartment building requires BRA approval under Chapter 80 - Small Project Review for projects between 20,000 SF and 50,000 SF.

Variances Required:

Article 51, Table D:

Stories: 3 stories, 15 units allowed. 6 stories, 48 units proposed.

Height: 35' allowed. 65' proposed.

FAR: .8 allowed, FAR of 1.58 proposed.

Open Space: 650 SF/unit required. 430 SF/unit proposed.

Front Yard Setback: 20' required. Building within Front Yard Setback.

Article 51, Table J:

Parking: 96 spaces required. 44 spaces proposed (2 HC).

Section 51-56.4.(a): Parking within Front Yard Setback.

Article 51, Table K: No Loading Dock Provided.

Article 51, Table A: Multi-family dwelling are forbidden in Three Family (3F) Zones.

HC Accessibility: Two Group 2A units will be provided along with one HC accessible parking space and one HC van parking space.

Variance required from MA AAB for number of HC units.

48 units x 5% = 2.4 units required. 2 HC units provided.



## **2.0 TRANSPORTATION AND PARKING**

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### **2.1 Site access**

Residents and guests will enter the main building lobby accessed off of Malvern Street or from the parking lots at the rear and side of the building. Automobiles will enter the site off of Malvern Street or Ashford Street. Both the main lobby entrance and the rear entrance into the lobby will have direct access to the elevators and will be wheelchair accessible.

### **2.2 Parking**

The project includes provisions for 44 parking spaces which can easily be accommodated on site while maintaining many of the existing mature trees.

### **2.3 MBTA Commuter Rail Service**

The site is located one block from the intersection of Commonwealth Avenue and Brighton Avenue. It is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services.

## **3.0 ENVIRONMENTAL PROTECTION COMPONENT**

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### **3.1 Water quality/Storm water Management**

The civil engineer will incorporate an on-site storm water management system in compliance with Boston Water and Sewer Commission requirements. No dewatering is anticipated during construction as the groundwater elevation is at least 15 feet below the maximum anticipated depth of excavation.

### **3.2 Geotechnical Impact**

No adverse geotechnical impact is anticipated. The proposed foundation will consist of conventional concrete spread footings with no deep foundation systems required. The location of the proposed building on the site and the existing site topography is such that minimal excavation is required. No temporary or permanent encroachment or vertical discontinuance will be required on public land and no underpinning of adjacent buildings is required. Ground water management during construction is not anticipated as the ground water level is at least 15 feet below the depth of proposed excavation.

### **3.3 Construction Impact**

No adverse construction impact is anticipated on the site or at surrounding properties. All construction materials, equipment, staging for delivery of materials and parking for construction workers can be accommodated on site or at other properties owned by the developer and related entities. The Contractor has many years of experience working in Boston and has a proven track record of working with all city entities, compliance with all ordinances, and being a good neighbor when undertaking projects in tight urban environments.

## **4.0 INFRASTRUCTURE SYSTEMS COMPONENT**

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The project requires no unusual or high-impact infrastructure upgrades or changes. Utility installations to the site will consist of domestic water, fire pipe, sanitary, storm line, natural gas, electric, CATV, and telephone, all of which are available without “provider upgrades”. It is not known at this time if a transformer will be required but the design has incorporated space on the Northeast corner of the site if one is required. If a transformer is required it will be appropriately screened with landscaping.



MALVERN STREET SITE LOCATION — PERSPECTIVE VIEW LOOKING TO THE NORTHEAST

Image © 2013 TerraMetrics



EXISTING PARKING ON SITE — LOOKING WEST



EXISTING WALLS ALONG ASHFORD STREET



MALVERN STREET FRONTAGE



GARDINER & MALVERN CORNER



GARDINER & MALVERN CORNER  
98 GARDINER HOUSE



MALVERN — 98 GARDINER GARAGE



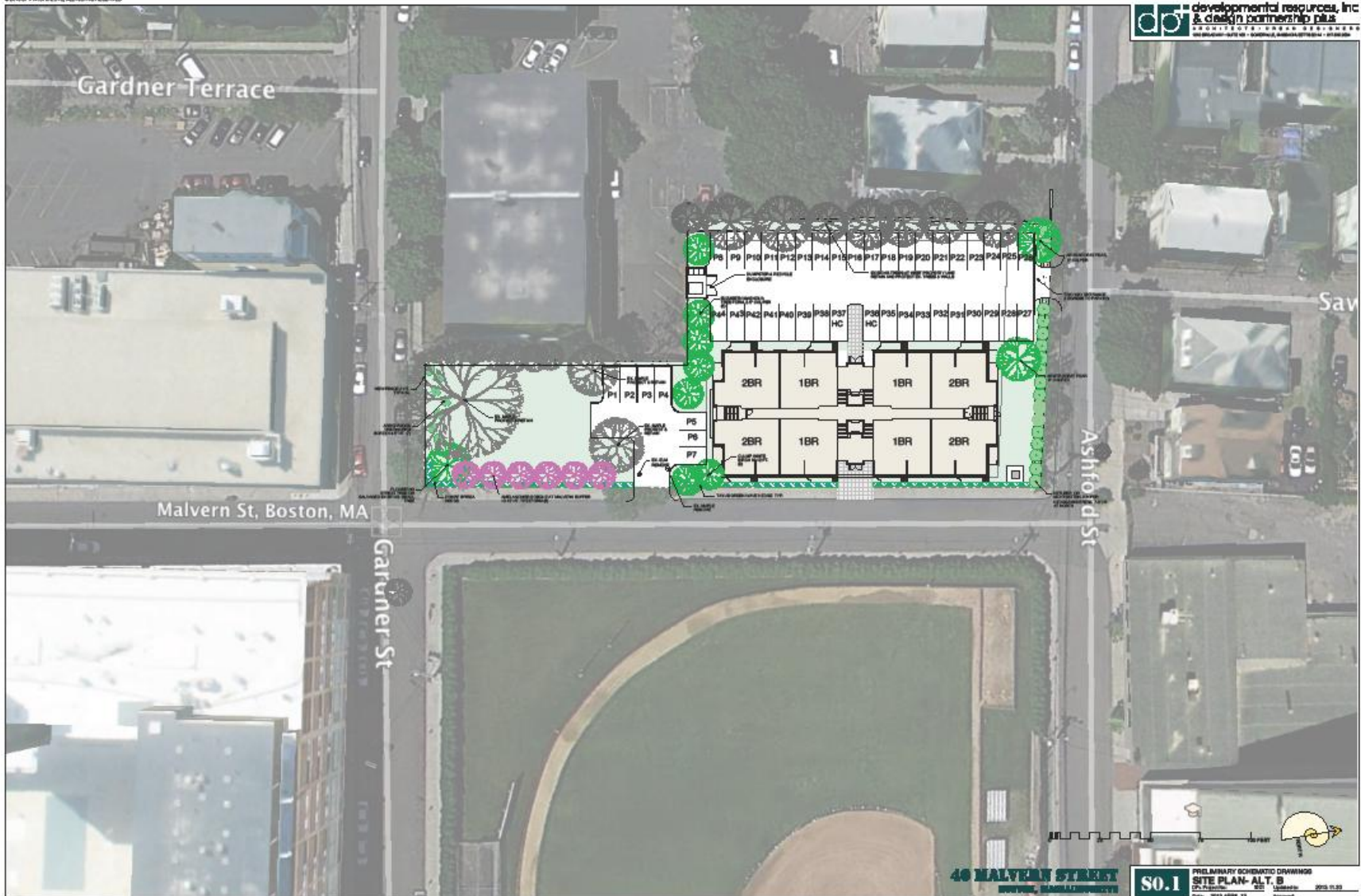
MALVERN & ASHFORD CORNER



MALVERN & ASHFORD CORNER — LOOKING WEST

**40 MALVERN STREET**  
BOSTON, MASSACHUSETTS

**S0.2** PRELIMINARY SCHEMATIC DRAWINGS  
SITE LOCATION PERSPECTIVE  
Date: 2013 APRIL 12 Approved: [Signature]



**40 MALVERN STREET**  
BOSTON, MASSACHUSETTS

**S0.1** PRELIMINARY SCHEMATIC DRAWING  
 SITE PLAN-ALT. B  
 Date: 2011 APRIL 12      Issued: 2011 03 09  
 Approved: \_\_\_\_\_



MALVERN STREET FRONTAGE — PERSPECTIVE VIEW LOOKING TO THE NORTHWEST

**Building Code Analysis:**

The proposed six story, 48 unit apartment building is Residential Use Group R-2 with eight apartments per floor. The basement level has mechanical, meter room, main electric and 8-2 tenant storage. The height of the proposed building is 86' from the 1<sup>st</sup> floor to top of the structural roof slab and 88' from the grade plane. The area per floor is 8,330 SF.

The proposed building is Type 1B construction with a minimum of 2 hour fire separation between floors. The two exit stairs, elevator and mechanical shafts will have a minimum two hour fire rating. Exterior walls and interior tenant separation walls will be a minimum of one hour fire rating.

An wet sprinkler system will be installed in the residential portion of the building and basement. Standpipes will be located in each exit stair and a Standpipe connection will be installed in the front yard. The sprinkler system will be installed per NFPA-13 standards. Smoke detectors and fire alarm system shall be installed per NFPA-72. Final design approval is required from the Boston Fire Department.

| Table 605: Type 1B Construction | Required   | Provided  |
|---------------------------------|------------|-----------|
| Height                          | 11 stories | 8 stories |
| Area                            | Unlimited  | 8,330 SF  |

| Table 601:                               | Required | Provided |
|--|----------|----------|
| Primary structural frame                 | 2 hour   | 2 hour   |
| Interior & exterior bearing walls        | 2 hour   | 2 hour   |
| Nonbearing walls & partitions            | 0 hour   | 1 hour   |
| Floor construction and secondary members | 2 hour   | 2 hour   |
| Roof construction and secondary members  | 1 hour   | 2 hour   |

| Table 602:                                       | Required | Provided   |
|--|----------|------------|
| Fire separation distance < 5, Use Group R-2, 8-2 | 1 hour   | 1 hour (a) |
| Fire separation 5' or x < 10 Use Group R-2, 8-2  | 1 hour   | 1 hour (a) |
| Table 608.4: Required separation of occupancies  | 1 hour   | 1 hour (a) |

|   |                |
|---|----------------|
| 621 CMR: Number of 2A dwellings: 48 x 6% = 2.4 required | 2 provided (b) |
| Number of HC van parking spaces = 1 required            | 1 provided     |

Notes (a): Fire ratings will match minimum code requirements.  
 (b): Variance from Architectural Access Board required.

**CONTACTS**

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**HAMILTON CONSTRUCTION MANAGEMENT**  
 MR. STEVE WEINIG, VICE PRESIDENT

**DESIGN ARCHITECT:**  
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**ARCHITECT OF RECORD:**  
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 617-869-1420,

**SPRINKLER ENGINEER:**  
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 BYFIELD, MA 01922  
 ATTN: MR. LUIS FERNANDEZ PE  
 978-469-0172, 978-465-2371 (FAX#)

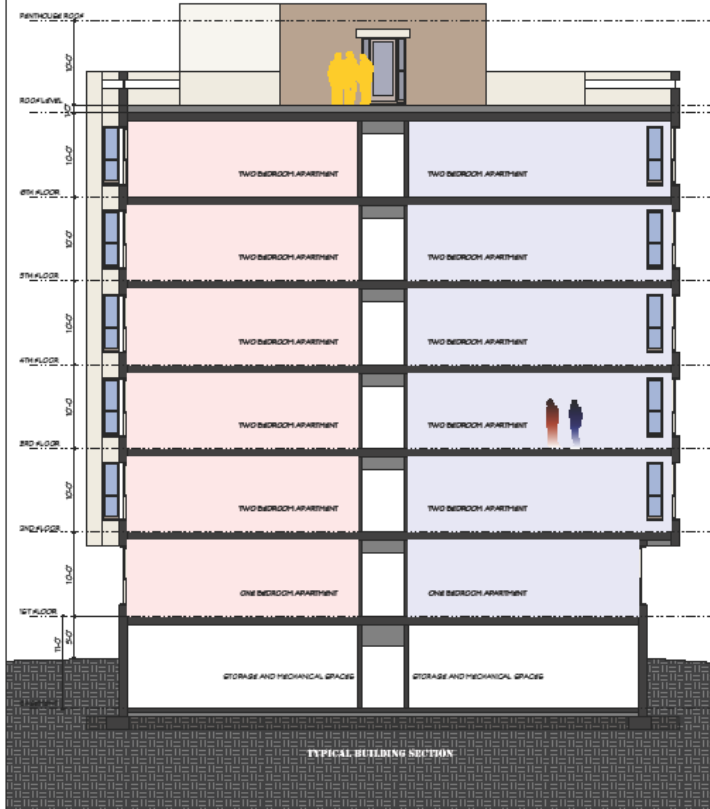


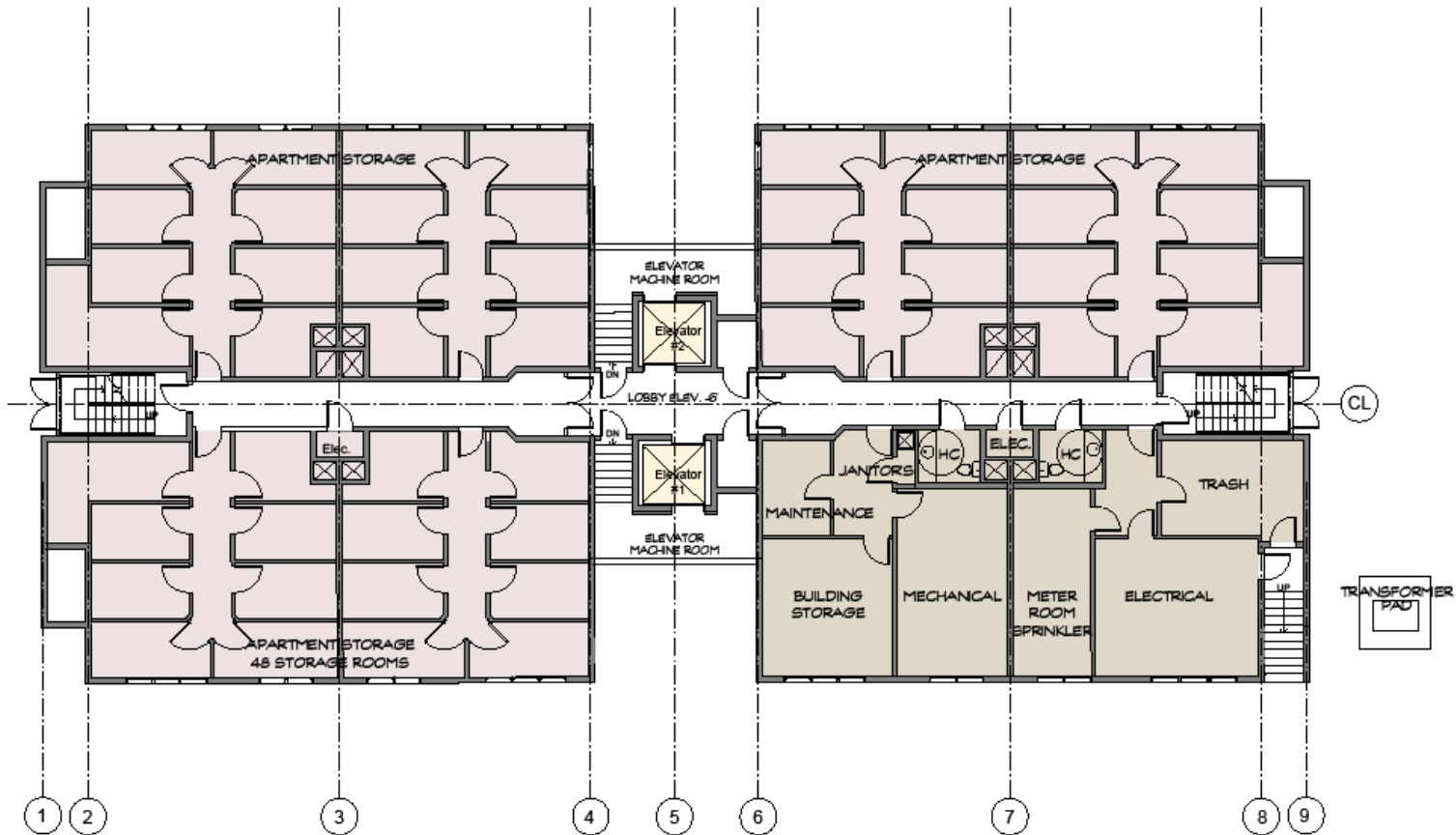
EAST ELEVATION (WEST SIMILAR / OPP. HAND)

131117—SCHEME

**40 MALVERN STREET**  
Boulder, Colorado

**A-4** PRELIMINARY SCHEMATIC DRAWINGS  
EAST ELEVATION  
DATE: 01/10/12 DRAWN BY: [unintelligible] CHECKED BY: [unintelligible]



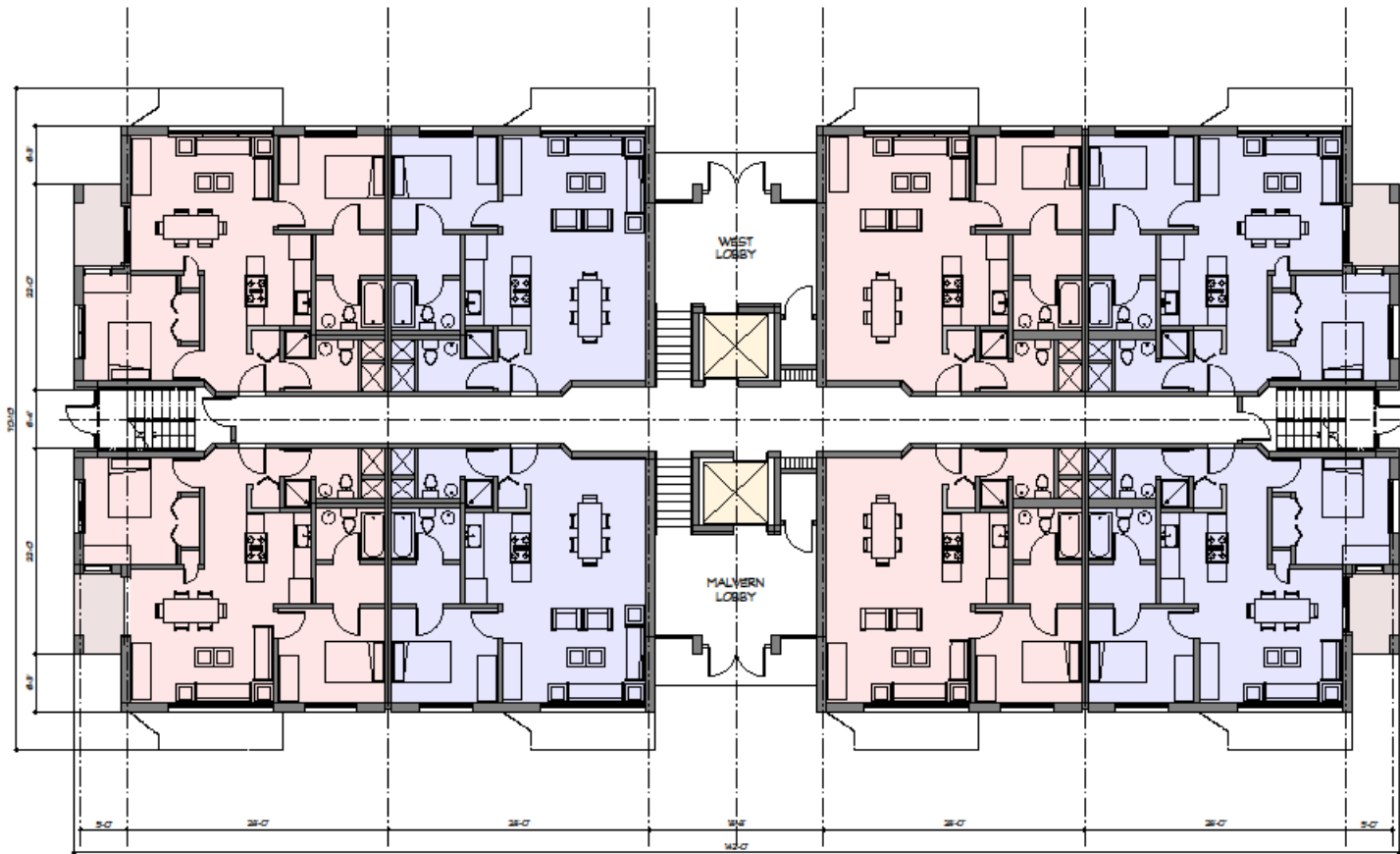


131117—SCHEME

**40 MALVERN STREET**  
BOSTON, MASSACHUSETTS

**A.0** PRELIMINARY SCHEMATIC DRAWINGS  
BASEMENT FLOOR PLAN  
DATE: 2012 APR 12  
SCALE: 1/8" = 1'-0"





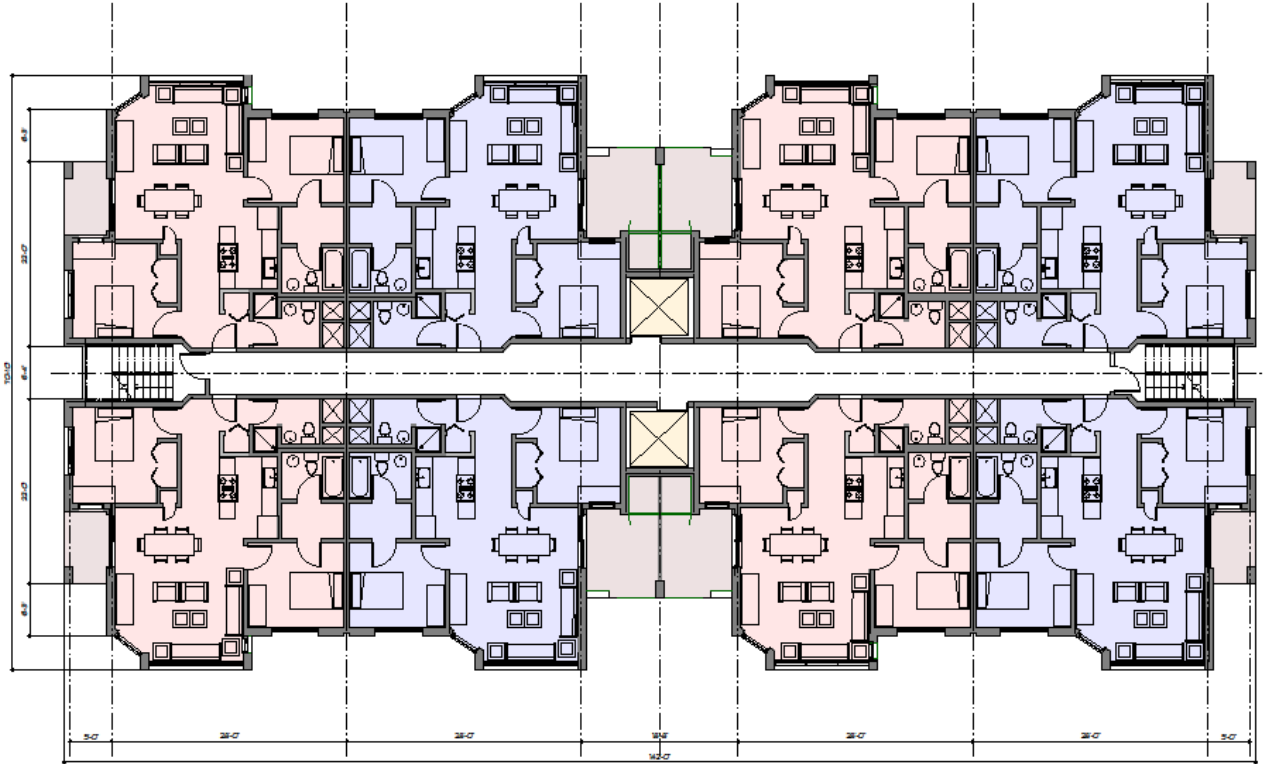
GROUND LEVEL FLOOR PLAN

131117—SCHEME

**40 MALVERN STREET**  
BOSTON, MASSACHUSETTS

**A.1**

|                                |    |         |               |
|--------------------------------|----|---------|---------------|
| PRELIMINARY SCHEMATIC DRAWINGS |    |         |               |
| GROUND FLOOR PLAN              |    |         |               |
| DATE                           | BY | CHECKED | DATE          |
| 2013 APRIL 22                  | DR | DR      | 2013 APRIL 22 |
| DATE                           | BY | CHECKED | DATE          |
|                                |    |         |               |



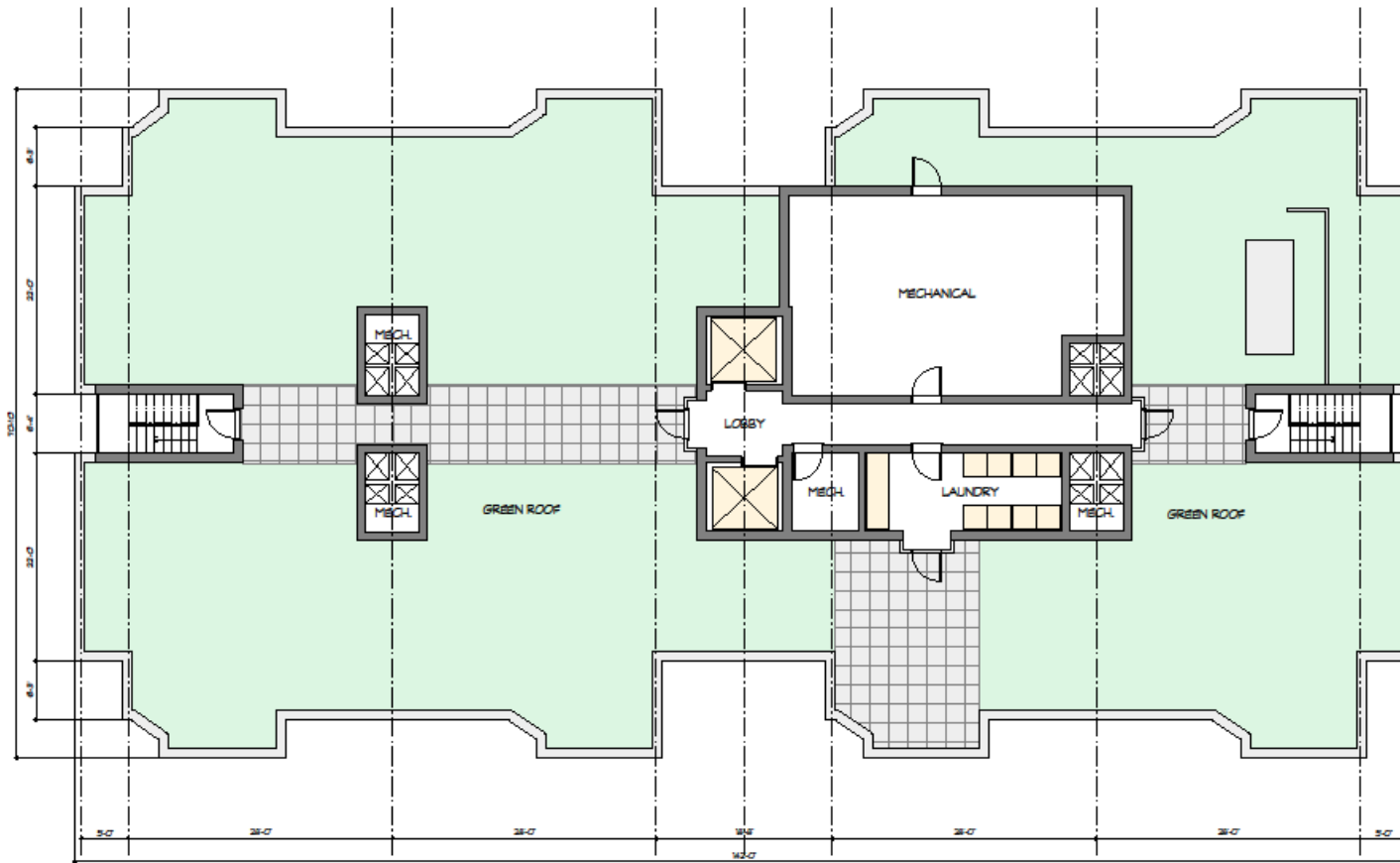
FLOOR PLAN—TYPICAL FOR FLOORS 2—6

131117—SCHEME

**40 MALVERN STREET**  
DUNTON, MASSACHUSETTS

**A.2**

THIS IS A SCHEMATIC DRAWING  
TYPICAL FLOOR PLAN 2-6  
DATE: 07/19/12  
SCALE: AS SHOWN



ROOF PLAN

131117—SCHEME

## Malvern Street Design Analysis

Existing zoning is 3F-4000 Three Family Residential Subdistrict within the Allston-Brighton Neighborhood District with a FAR of .8, 3 stories, 35' height restriction, and 2 parking spaces per unit. Front yard setback is 20'. Rear yard setback is 30' feet. Side yard setback is 5' on one side and 10' on the other side. Useable open space is 650 SF per unit. Maximum number of units = 31,564 SF / 2,000 SF per unit = 15 Units.

The proposed 48 unit apartment building is six stories in height, 65' high with 44 surface parking spaces and a Green Roof. A number of variances are required. See Malvern Street Zoning Analysis, dated 01.29.2014.

| <u>Proposed 48 Unit Apartment Building:</u> | <u>Net SF</u> | <u>Gross SF</u>          |
|---|---------------|--------------------------|
| Basement (mechanical, electrical, storage)  |               | 8,200 SF (1).            |
| First Floor: 4 - 2 BR units @ 775 SF =      | 3,100 SF      | 8,200 SF (2).            |
| 4 - 1 BR units @ 720 SF =                   | 2,880 SF      |                          |
| Second Fl.: 8 - 2 BR units @ 830 SF =       | 6,640 SF      | 8,330 SF (2).            |
| Third Floor: 8 - 2 BR units @ 830 SF =      | 6,640 SF      | 8,330 SF (2).            |
| Fourth Fl.: 8 - 2 BR units @ 830 SF =       | 6,640 SF      | 8,330 SF (2).            |
| Fifth Floor: 8 - 2 BR units @ 830 SF =      | 6,640 SF      | 8,330 SF (2).            |
| Sixth Floor: 8 - 2 BR units @ 830 SF =      | 6,640 SF      | 8,330 SF (2).            |
| Roof: Mechanical Penthouse+Laundry: _____   |               | <u>2,270 SF (1).(3).</u> |
| Total Area =                                | 39,180 SF     | 49,850 SF (4).           |

- (1). Not included in FAR. Total Gross Area w/basement/mech = 60,320 SF
- (2). Covered but not enclosed exterior porches do not count as FAR. Exterior porches and Green Roof do count as Open Space.
- (3). Mechanical Penthouses and Laundry do not count as FAR. The Laundry is considered an Accessory Use and is not Occupied Space.
- (4). Small Project Review is required for projects less than 50,000 SF.

Neighborhood: This residential neighborhood is located at the end of the BU campus between Ashford and Gardner Street. 40 Malvern Street is located across from the BU Athletic Field at the beginning of the existing residential area.

Existing Housing: A number of the original houses were replaced over a number of years with 3 story brick apartment buildings so there is a mix of existing wood-framed houses and block apartments with surface parking lots.

Existing Site: Two existing lots were combined to create 40 Malvern Street with a total of 31,654 SF. Lot 4-6 is a 63 car asphalt parking lot with substantial trees in a 4' wide strip between an existing concrete wall and the rear property line with the abutter at 67-69 Ashford Street. Lot 3 has an existing 2 ½ story wood frame house, 2 car garage with a number of mature trees and lawn. The existing wood frame house at 98 Gardner Street is in poor condition and will be demolished.

Building Design: The proposed six story, 48 unit apartment building faces Malvern Street and aligns with the other commercial and residential buildings which face onto Malvern Street. The height, size and scale of the new apartment building will match 1079 Commonwealth Avenue and the residential dormitories on the BU campus. The building setback is over 20' from Ashford Street to align with the existing apartment buildings and 98 Gardner Street will be demolished to provide landscaped open space.

The brick exterior will be Belden Beaver Blend with aluminum panels at the cantilevered bow windows with large aluminum double-hung windows.

The typical two-bedroom apartments have 830 SF with kitchen, two full baths and cover exterior porch. There are four one-bedroom apartments with 720 SF and four two-bedroom apartments with 775 SF on the 1st Floor.

Landscape Plan: New landscaping will be installed to screen the abutters and will include Keteer or Montbatten Juniper hedge/windbreak with two new Aristocrat Pear trees along Ashford Street, five Elizabeth Magnolia trees along the property line with 90 Gardner Street, seven Arrowwood Viburnum evergreens along Gardner street, two Clump White Birch, six Amelanchier Bosque and a Taxus Green Wave hedge along Malvern Street. The existing mature trees at 98 Gardner Street will be preserved along with the trees along the property line with 67-69 Ashford Street. A new 4' high black wrought iron fence will be installed at the property line and a 6' high solid security fence at the dumpster enclosure.

Parking Plan: The number of parking spaces will be reduced on the combined site from 67 cars to 44 cars. 37 parking spaces are located at the rear lot with access off Ashford Street and 7 parking spaces are located in a small lot with access off Malvern Street. Direct access to good MBTA public transportation and grocery stores within walking distance allow for the reduction of the number of parking spaces below the two parking space per apartment unit requirement.

All parking spaces are 8.5' x 20'. Two parking spaces are HC accessible.

Basement Plan: Apartment and bike storage along with mechanical, electrical, meter and trash collection rooms will be provided in the basement.

Green Roof and Open Space: The combination of landscaped open space at 98 Gardner Street, private exterior porches and structured Green Roof with vegetation and plantings will provide the residents with a variety of open space.

New construction is required to be LEED Certifiable.