

Notice of Project Change

425 LAGRANGE STREET

WEST ROXBURY, MASSACHUSETTS

FEBRUARY 17, 2016



Submitted to:

BOSTON REDEVELOPMENT AUTHORITY
One City Hall Square
Boston, MA 02201

Submitted by:

LAGRANGE AMA REALTY VENTURES, LLC

Prepared by:

THOMAS MAISTROS DEVELOPMENT CONSULTING
Thomas Maistros, AIA

In Association with:

NESHAMKIN FRENCH ARCHITECTS, INC.
HOWARD/STEIN-HUDSON

February 17, 2016

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall
Boston, Ma 02201

Re: 425 LaGrange Street, West Roxbury, MA
Notice of Project Change

Dear Mr. Golden;

At the request of Michael Argiros and LaGrange AMA Realty Ventures, LLC, I am submitting this Notice of Project Change regarding the recently approved residential development at 425 LaGrange Street, West Roxbury. The development was approved by the Boston Redevelopment Authority (BRA) Board at its October 15, 2015 Meeting.

LaGrange AMA Realty Ventures, LLC is requesting that the approval be modified to allow for owner occupied units (condominiums) as an alternative to rental units as described in the Small Project Review Application and the BRA Board vote. This change will also allow the unit count to be reduced to 40 resulting in a further reduction in the overall building mass and the number of parking spaces. The pricing for the affordable units will be included in the forthcoming BRA Board vote and in the final Affordable Housing Agreement and Restriction. All detailed description of the changes is proved in the following text and illustrations.

We look forward to the opportunity to present this Notice to the BRA at its earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Maistros Jr.', with a large, sweeping flourish at the end.

Thomas J. Maistros Jr, AIA

NOTICE OF PROJECT CHANGE - SUMMARY

LaGrange LMA Realty Ventures, LLC. is proposing a change to residential development project approved by the Boston Redevelopment Authority Board. Originally planned as rentals, the Proponent has reassessed the ownership structure and determined that owner occupied units would be more advantageous to the West Roxbury neighborhood. This change would create a more stable occupancy and allow the density to be further reduced. Specific use and density changes are as follows.

Ownership/Program

The approved Project Notification Form described a 48 unit building with a proforma based on rental apartments. A reassessment of that proposal showed that if the Project was based on condominium ownership, it could be restructured and advanced as a 40 unit building. The program would be modified to include 24-one bedroom, 15-two bedroom and one-three bedroom units. Studio units would be eliminated. The Project would provide five affordable condominium units priced to comply with the City's affordability guidelines. Common area on the first floor is expanded including an exercise room.

Table 1-1 Approximate Project Dimensions

Project Element	Dimension
Project Site	27,045 SF
Residential Space	40 units/47,700 SF
Parking – below grade (Garage)	65 spaces
Open Space	Approximately 7,738 SF - 193 SF/Unit
Building Height	35 feet

Massing/Design

The proposed program change would result in a reduction of the overall building from 49,800 to approximately 47,700 square feet. The building length would be reduced by a bay or approximately 27' increasing the side yard setback from the commuter rail viaduct. The footprint for the underground parking level would remain as delineated in the PNF creating the opportunity for an exterior deck at the building's western end.

Although the overall footprint has been reduced significantly, the area utilized within the footprint has expanded with the addition of a unit on the first floor (due to the relocation of the garage entrance) and the enclosure of the courtyard that was planned for the first floor. Aside from the building length and garage entrance, all other features of the elevation would remain as shown in the PNF - a three story, mansard building with a central entrance accented by the tower.

Parking

The adjustment in number of units would allow for a corresponding reduction in the required number of parking spaces. The revised plan will have 65 spaces with 60 being available to the property owners and five (5) available for visitors. The reduction in spaces within the same footprint would allow all spaces to now

conform to the dimensional standards established in Article 56, Section 39 of the Boston Zoning Code. As a result, the Proposed Project will no longer require a variance from that section of the Code.

To create the most efficient parking layout thereby maximizing the number of spaces, the parking garage entrance has been moved back to the western end of the property closer to the commuter rail viaduct. Vehicles exiting the garage would be restricted to making a right turn only since the sightlines of traffic approaching eastbound on LaGrange are limited.

Open Space

The reduction in the building footprint will allow for an increase in the useable open space. The area above the parking garage will be available as a hard-scaped patio accessible from the first floor corridor

Zoning

This proposed Change would effect the Boston Inspectional Services Department's determination of required zoning variances. Zoning Board of Appeals actions would still be required: a dimensional variance for Minimum Rear Yard, a variance for off-street loading, and a conditional use permit for Residential Use at grade. However, as a result of the reduction of residential units and subsequent redesign of the parking garage, all of the parking spaces now comply to the dimensional standards set forth in Article 56, Section 39 of the Zoning Code. This variance would no longer be required.

Following the anticipated vote of the Zoning Board of Appeals and the passage of the requisite appeal period, the Project will be in conformance with all necessary zoning.

ZONING TABLE AND VARIANCES

	Zoning Requirement	Proposed
Maximum F.A.R.	2.0	1.76
Maximum Building Height	35 Feet	34'-9"
Minimum Lot Area	None	27,045 SF
Min. Lot Area per D.U.	N/A	40 TOTAL
Min, Usable Open Space/D.U.	50 SF	193 SF+/-
Minimum Lot Width	None	320 Feet
Minimum Lot Frontage	None	350 Feet
Minimum Front Yard	None	1'-0"
Minimum Side Yard	None	6'-6"
Minimum Rear Yard	40 Feet	Average 10'-7"
Off-Street Parking	1.5 Spaces/Unit	1.6 Spaces/Unit
Off-Street Loading	1 Bay	0 Bays
Allowed Use	Neighborhood Shopping	Residential (conditional on 1 st Fl)

Design Exhibits

Neshamkin French Architects (NFA), Project Architect, has prepared the following plans and elevations illustrating the proposed changes to the design.

Site/First Floor Plan



Centre

n/f
City of Boston - Westerly Burial Ground

n/f
Anderson
Courtney Keith TS

Street

LaGrange

① SITE PLAN
3/20' = 1'-0"

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- COMMON AMENITIES

3-STORIES		TOTAL	
S	1 2 3		
1ST FL.	0 8 3 1		12
2ND FL.	0 8 6 0		14
3RD FL.	0 8 6 0		14
TOTAL	0 24 15 1		40

AFFORDABLE UNITS		3-BED	
1-BED	22	16	1
2-BED	3	2	0
AVG. SF. (NET)	850 SF.	1,174 SF.	1,528 SF.

425
LAGRANGE
STREET
WEST BURY, MA

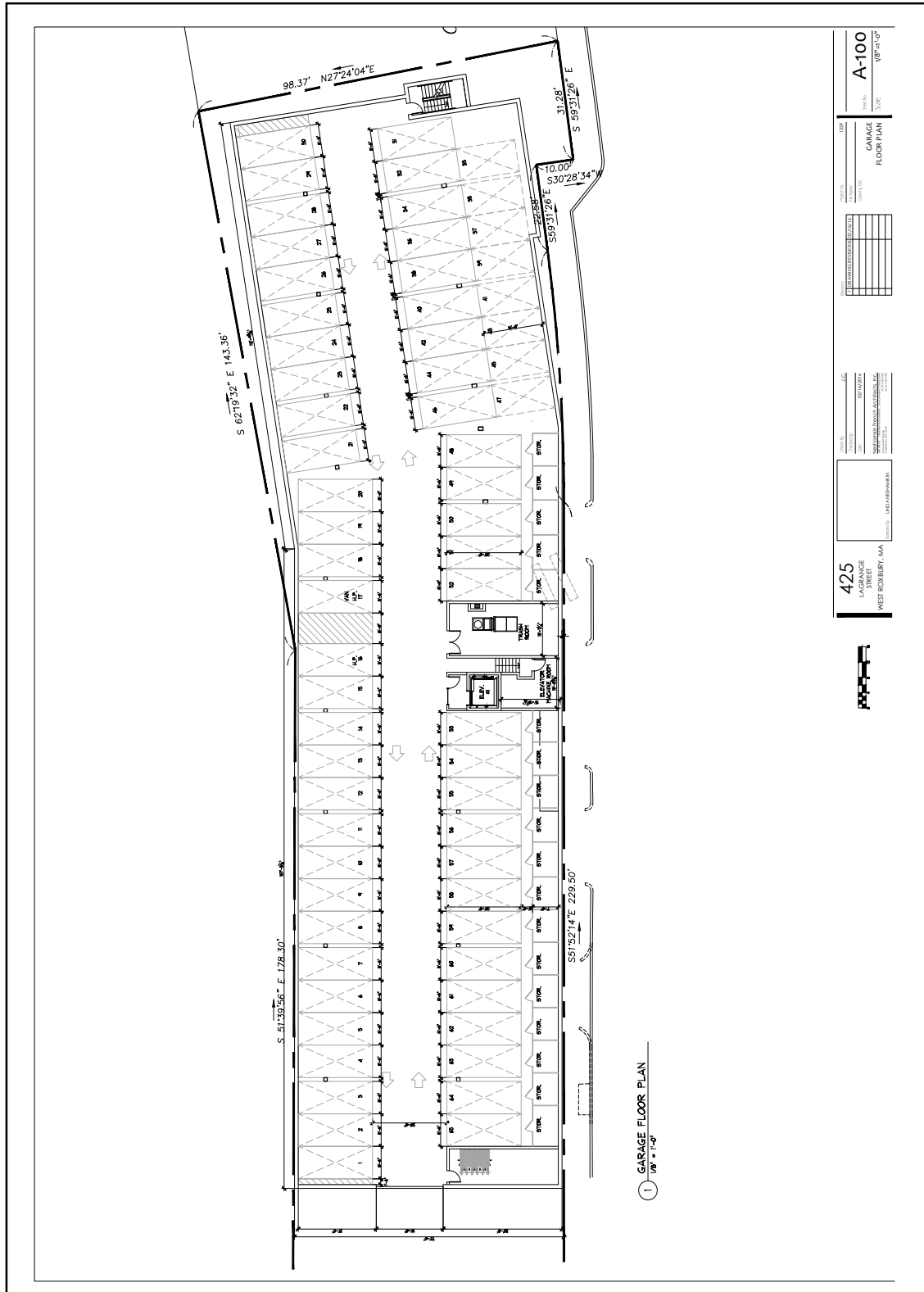
ARCHITECTURAL
SITE PLAN

A-001

3/21/17

SCALE: 3/21/17

Parking Level

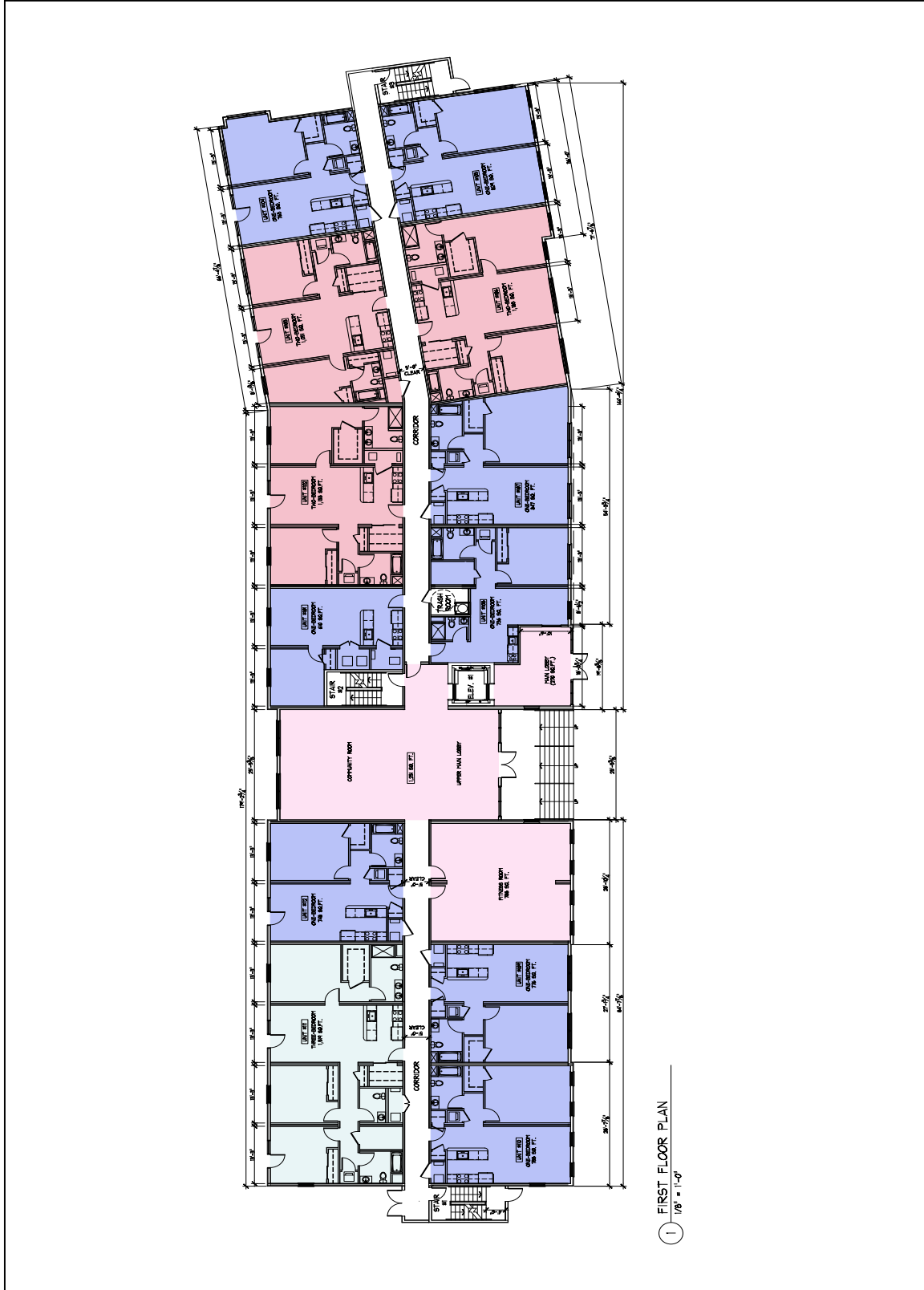


425
LAGRANGE
WEST ROXBURY, MA

DATE: 10/20/16
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"

PROJECT: 425 LAGRANGE GARAGE
SHEET: A-100
FLOOR PLAN

First Floor Plan



Second Floor Plan



Third Floor Plan



Elevations



PROJECT'S CERTIFICATION

This NPC has been submitted to the Boston Redevelopment Authority as required under the Development Review Procedures.



Signature of Proponent's Representative

LaGrange AMA Realty Ventures, LLC

February 17, 2016



Signature of Preparer

Thomas Maistros, Jr.
Consultant

Development

February 17, 2016