

**Boston Redevelopment Authority d/b/a Boston Planning & Development Agency
Article 80E, Small Project Review Application,
Proposed Renovation and Expansion Project for Self-Storage,
44 Lochdale Road, Roslindale, Massachusetts**

May 1, 2017



Submitted to:
Boston Redevelopment
Authority d/b/a Boston
Planning & Development
Agency,
One City Hall Square
Boston, MA 02201

Submitted by:
Roslindale Storage
Holdings LLC c/o The
Grossman Companies,
Inc., One Adams Place
859 Willard Street, Suite
501, Quincy, MA 02169

Prepared by:
SN Consulting Group,
892 Worcester Street, Suite
200, Wellesley, MA 02482

Andrew H. Kara
Direct Dial: (617) 330-7148
E-mail: akara@rubinrudman.com

May 1, 2017

Via Hand Delivery and
Via Electronic Mail

Mr. Brian Golden, Director
Boston Redevelopment Authority d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007
Attn: Mr. Michael Rooney, Project Assistant

Re: Article 80E Small Project Review Application –
44 Lochdale Road, Roslindale, Massachusetts

Dear Director Golden:

This office is counsel to Roslindale Storage Holdings LLC, a Massachusetts limited liability company (the “Proponent”), the owner of 44 Lochdale Road, Roslindale, Massachusetts (the “Property”). The Proponent proposes to renovate the existing building located at the Property and construct a new three (3) story addition containing approximately 49,822 square feet of gross floor area for self-storage use together with thirty five (35) below grade parking spaces and two (2) interior loading areas (the “Proposed Project”). On behalf of the Proponent, we are pleased to submit the enclosed Small Project Review Application (the “SPRA”) in accordance with Article 80E of the Boston Zoning Code with respect to the Proposed Project.

Situated in the Roslindale Neighborhood of Boston, the Proposed Project will be located on an approximately 59,677 square foot parcel of land that currently contains an existing building containing approximately 44,384 square feet of gross floor area for storage use. The Property is bounded on the north side by Lochdale Road, on the south side by Mahler Road, on the west side by the MBTA rail line, and on the east side the Property is located two lots in from Washington Street.

The Proposed Project will provide a modern, safe and convenient storage facility. The incorporation of a new modern facade and other streetscape improvements including new plantings will greatly enhance the aesthetics of the Property. The Proposed Project will be Leadership in Energy and Environmental Design (LEED) certified and will include features such as a white roof to reduce heat island effects.

Mr. Brian Golden, Director
Attn: Mr. Michael Rooney, Project Manager
Boston Redevelopment Authority d/b/a Boston Planning & Development Agency
May 1, 2017
Page 2

The Proposed Project is located within the Roslindale Neighborhood District and further located within a Local Industrial ("LI") Zoning Subdistrict in accordance with Article 67 of the Boston Zoning Code (the "Code"), as shown on Maps 10A-10B, Roslindale Neighborhood District, of the Boston Zoning Maps. The immediate area contains a number of other industrial uses. The Proposed Project will require zoning relief from the City of Boston Zoning Board of Appeal ("ZBA") with respect to certain dimensional violations of the Code.

Prior to submitting the SPRA, the Proponent conducted multiple pre-filing meetings with the Boston Planning & Development Agency and also met with Boston District 5 City Councilor Timothy McCarthy. In addition, the Proponent also conducted a pre-filing Abutter's Meeting sponsored by the Mayor's Office of Neighborhood Services. The SPRA reflects modifications and design changes that were made as a direct result of these preliminary meetings and discussions.

We look forward to working with you and the Roslindale community on this exciting project.

Very truly yours,



Andrew H. Kara

AHK/mk
Enclosure

cc: Mr. Jonathan Greeley, Director of Development Review
Mr. Michael Rooney, Project Assistant
Boston District 5 City Councilor Timothy McCarthy
Mr. Daniel Murphy, Mayor's Office of Neighborhood Services
Mr. David Grossman, The Grossman Companies, Inc.
Mr. Drew Pepoli, The Grossman Companies, Inc.
Mr. Avi Shoss, SN Consulting Group
Mr. Kevin Nice, SN Consulting Group
Mr. Jay Walsh

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7. Environmental; Public Review Process and Project Design
8. Exhibits

Project Team

Owner:

Roslindale Storage Holdings LLC
c/o The Grossman Companies, Inc.
One Adam Place, 859 Willard Street, Suite 501
Quincy, MA 02169
Phone: (617) 472-2000
Attention: Mr. David B. Grossman
Mr. Drew Pepoli

Community Outreach:

Mr. Jay Walsh
15 Gilmore Terrace
Boston, MA 02132
Phone: (617) 293-8331

Architect:

SN Consulting Group
892 Worcester Street, Suite 200
Wellesley, MA 02482
Phone: (781) 396-0929
Attention: Mr. Avi Michael Shoss
Mr. Kevin Nice

Legal:

Rubin and Rudman LLP
50 Rowes Wharf
Boston, MA 02110
Phone: (617) 330-7000
Attention: Andrew Kara

Small Project Review Summary:

This Small Project Review Application (“SPRA”) is being submitted to the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency (“BPDA”) by Roslindale Storage Holdings LLC, a Massachusetts limited liability company (the “Proponent”) in accordance with Article 80E of the Boston Zoning Code (the “Code”). The Proponent is proposing to renovate and expand the existing storage building located at 44 Lochdale Road, Roslindale, Massachusetts (the “Property”). The Property contains approximately 59,677 square feet of lot area and an existing building that is two (2) stories containing approximately 44,384 square feet of gross floor area for storage space use (including the storage space currently used by Autopart International) plus parking for approximately fifteen (15) vehicles (the “Existing Building”).

Project Description:

The proposed project includes the renovation of the Existing Building and the construction of an addition containing approximately 49,822 square feet of new gross floor area containing three (3) stories for self-storage use (the “Project”). In addition, new interior parking will be created in the basement for approximately thirty five (35) vehicles. Furthermore, there will be a speed ramp incorporated within the Project to allow for more control and better access to the parking and loading areas located with the basement of the Project. Finally, the access to the Property off Mahler Road will be discontinued with all access occurring off Lochdale Road to allow for safer, more convenient access by the community.

Project Summary:

Project Description: Renovation of Existing Building and construction of a new three (3) story addition containing approximately 49,822 square feet of gross floor area for self-storage use (the “Building Addition”). The lot area of the Property contains approximately 59,677 square feet.

Parking and Loading: Thirty five (35) parking spaces and two (2) loading docks located in the basement of the Project. Four (4) additional loading docks located at the exterior of the Property and fronting on Lochdale Road will remain in place.

Floor Area Configuration:

Building Addition

- 35 parking spaces, loading and mechanicals in Basement
- 17,380 sf 1st Floor (new storage)
- 17,380 sf 2nd Floor (new storage)
- 15,062 sf 3rd Floor (new storage)

49,822 sf of new storage use

Proposed Building Height: 35'-8" feet typically, 41'-2" at elevator shaft

Number of Stories: Three (3) stories

Developer:

The Proponent is an affiliate of The Grossman Companies, Inc. ("TGCI"). TGCI is a family owned and operated real estate company that provides real estate investment/acquisition, private lending, brokerage, and property management services. TGCI currently owns and manages a diverse portfolio of properties located in New England containing approximately 2.5 Million square feet spanning all major property types including office, industrial, retail, storage and residential uses. TGCI previously developed a high quality self-storage facility located in East Boston, Massachusetts. TGCI was founded in 1980 and is based in Quincy, Massachusetts.

Architect:

The architect for the Project is SN Consulting Group ("SNCG"). SNCG is a multidisciplinary architecture and consulting firm that combines each aspect of the commercial property development process into a unified approach for greater efficiency and value. From due diligence and master planning to tenant coordination and construction management, SNCG concentrates on all phases of the development process, empowering its clients to visualize the potential of their capital assets and create revenue-generating investments.

Description of Property:

The Property currently contains an existing two (2) story storage facility containing approximately 44,384 square feet of gross floor area together with fifteen (15) parking spaces and four (4) loading bays. The Existing Building is approximately 23'-4" in height. The Property is bounded on the north side by Lochdale Road, on the south side by Mahler Road, on the west side by the MBTA rail line, and on the east side the Property is located two lots in from Washington Street.

Zoning:

The Project is located within the Roslindale Neighborhood District and further located within a Local Industrial (“LI”) Zoning Subdistrict in accordance with Article 67 of the Code, as shown on Maps 10A-10B, Roslindale Neighborhood District, of the Boston Zoning Maps. The Project will require zoning relief from the City of Boston Zoning Board of Appeal (“ZBA”) with respect to certain dimensional violations of the Code. The zoning relief required for the Project will be confirmed by the City of Boston Inspectional Services Department (“ISD”) through the issuance of a “Turndown Letter”.

Landscaping:

The proposed landscape design along the new building frontage on Mahler Road includes new planting areas and greening. The existing five (5) foot sidewalk will be improved. Paving improvements will be made to the sidewalk and new planters will be added within the building footprint and a new planter will be created bordering the adjacent building.

Neighborhood context:

The design of the Project compliments the other commercial and industrial buildings located within the immediate area. Lochdale Road currently consists of a number of other industrial buildings and uses including but not limited to Cataldo Ambulance and Kinetic Systems. In addition, Mahler Road is also predominately industrial and contains a number of diverse uses including but not limited to the Boston’s Animal Care and Control.

Parking and Transportation:

Access to the Property will be provided off Lochdale Road. The Project will contain thirty five (35) parking spaces located in the basement. There will be a new speed ramp incorporated within the Project to allow for more controlled and better access to the parking and loading areas located with the basement of the Project. The Project will result in a lower amount of vehicle trips generated at the Property because of the conversion of the Autopart International storage space. The existing parking at the Property is currently more than adequate to meet the existing demand which is not parking intensive. As a result, the Project will not negatively impact parking and traffic in the immediate area.

Loading and Service Access:

The loading will occur both inside the Property through two (2) interior loading docks and outside the Property through four (4) existing exterior loading docks. The Proponent will implement measures to handle the anticipated generation, storage, and disposal of solid waste generated by the Project. Operational measures will be considered that will be employed to promote waste reduction and recycling. In addition, the disposal and construction contracts will include specific language to ensure the contractor's compliance with City and State regulations. Construction debris will be recycled to the maximum extent possible. The new speed ramp will allow for a more controlled and better access to the interior parking and loading area for customers and vehicles.

Public Benefits:

The Project will result in a number public benefits for the Roslindale Neighborhood, as well as for the City of Boston. These benefits will include but are not limited to the following:

- New façade for Existing Building and Project;
- New streetscape improvements;
- New LEED certified improvements;
- Improved storm water drainage;
- New construction Jobs and
- New property tax revenue.

Job creation:

The construction process will last for a period of 12 months and will employ approximately one hundred (100) people over the course of construction. One (1) new full time job will be created from the Project. The number of construction workers will vary over the duration of the construction of the Project which is estimated to cost approximately \$4.25 Million Dollars based on current construction estimates reviewed by the Proponent.

Environmental:

The Project will employ many smart choices and strategies to ensure a green and energy efficient building that is responsive to the environment. The Project will be LEED certifiable and will include features such as a white roof to reduce heat island effects. The Project is being built primarily over existing impervious surface and will not adversely affect any nearby water bodies. To reduce neighborhood stormwater issues, stormwater will be infiltrated onsite or retained onsite and released after storm events. The Proponent's engineer will review specific stormwater requirements with the Boston Water and Sewer Commission following submission of the Site Plan Review Application with that Agency. There is no portion of the Property within the one hundred (100) year flood elevation as neither indicated on the Flood Insurance Rate Map, nor are there wetland resource areas regulated by the Massachusetts Wetlands Protection Act on or within one hundred (100) feet of the Property. Solar panels are being reviewed for inclusion in the Project. The Project will use materials with recycled content where possible. Shadow

impacts will be minimal as the Building Addition is on the southeast side of the Property and shadows will fall onto the Existing Building.

Public Review Process:

The Project Team has met with Boston District 5 City Councilor Timothy McCarthy, held multiple pre-filing meetings with the BPDA, met with various stakeholders within the community and conducted a pre-filing Abutter’s Meeting sponsored by the Mayor’s Office of Neighborhood Services. The Project Team will continue to meet with the community and other stakeholders during the Article 80E review process.

Project Design:

The Project’s design, including a new building façade, is intended to enhance the aesthetics of both the Property and street in general. The Project is consistent and generally harmonious with the surrounding area which is predominately industrial. The creation of the new building façade allows for a better visualization of the Project from both Mahler and Lochdale Roads and frames the Existing Building

The proposed building designs relate well to the scale and materials of the neighborhood. The Building Addition massing is set back on both sides at the third level which is behind the adjacent Cataldo building which limits visual impact from street level. The facade consists of fiber cement panels and unit masonry which are materials that harmonize with the adjacent buildings. Within the major façade along Mahler Road typical industrial-type windows have been included and on the first floor planter wells have been inset for building interest and additional landscaping.

The brick of the Existing Building will be updated to be consistent with the Building Addition’s colors and design.

Exhibits

1. BPDA Article 80 File Submission
2. Existing Conditions Ariel Photograph
3. Existing Conditions Photographs
4. Existing Site Plan
5. Concept Plan
6. Basement Floor Plan
7. Main Floor Plan
8. Second Floor Plan
9. Third Floor Plan
10. East and South Conceptual Elevations
11. West and North Conceptual Elevations
12. Mahler Road View

Article 80 File Submission

This service is provided by the Boston Planning & Development Agency to facilitate the sharing and transfer of large format file submission. It is not intended, nor should it be used, as a repository for user files. Please note any files older than 3 months will be automatically purged. If you have any questions regarding digital record retention, please contact the BPDA (<http://www.bostonplans.org/about-us/contact-us>).

Development Project:

--Select a Project--

Project Details

| | |
|-------------------------------|--|
| Project Name: | Roslindale Self Storage |
| Street #: | 44 |
| Street Name: | Lochdale Road |
| Project Cost: | \$4,250,000 |
| Parking Spaces: | 35 |
| Residential Units: | 0 |
| Hotel Units: | 0 |
| Dom Beds: | If Applicable |
| Hospital Beds: | If Applicable |
| Institutional: | <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Medical |
| Land (Square Feet): | 59,677 |
| Project (Square Feet): | 49,822 |

Project Square Footage

| | |
|-------------------------|-------------|
| Office: | Square feet |
| Hotel: | Square feet |
| Retail: | Square feet |
| Industrial: | 49,822 |
| Residential Own: | Square feet |

| | |
|--------------------------|-------------|
| Residential Rent: | Square feet |
| Dormitory: | Square feet |
| Classroom: | Square feet |
| R&D: | Square feet |
| Medical Clinical: | Square feet |
| Cultural: | Square feet |
| Other: | Square feet |

Map

44 Lochdale Road Q

Drag and drop the pin marker to select a location.



Lat/Lon:

42.29454

-71.12087400000001

Zoom:

18

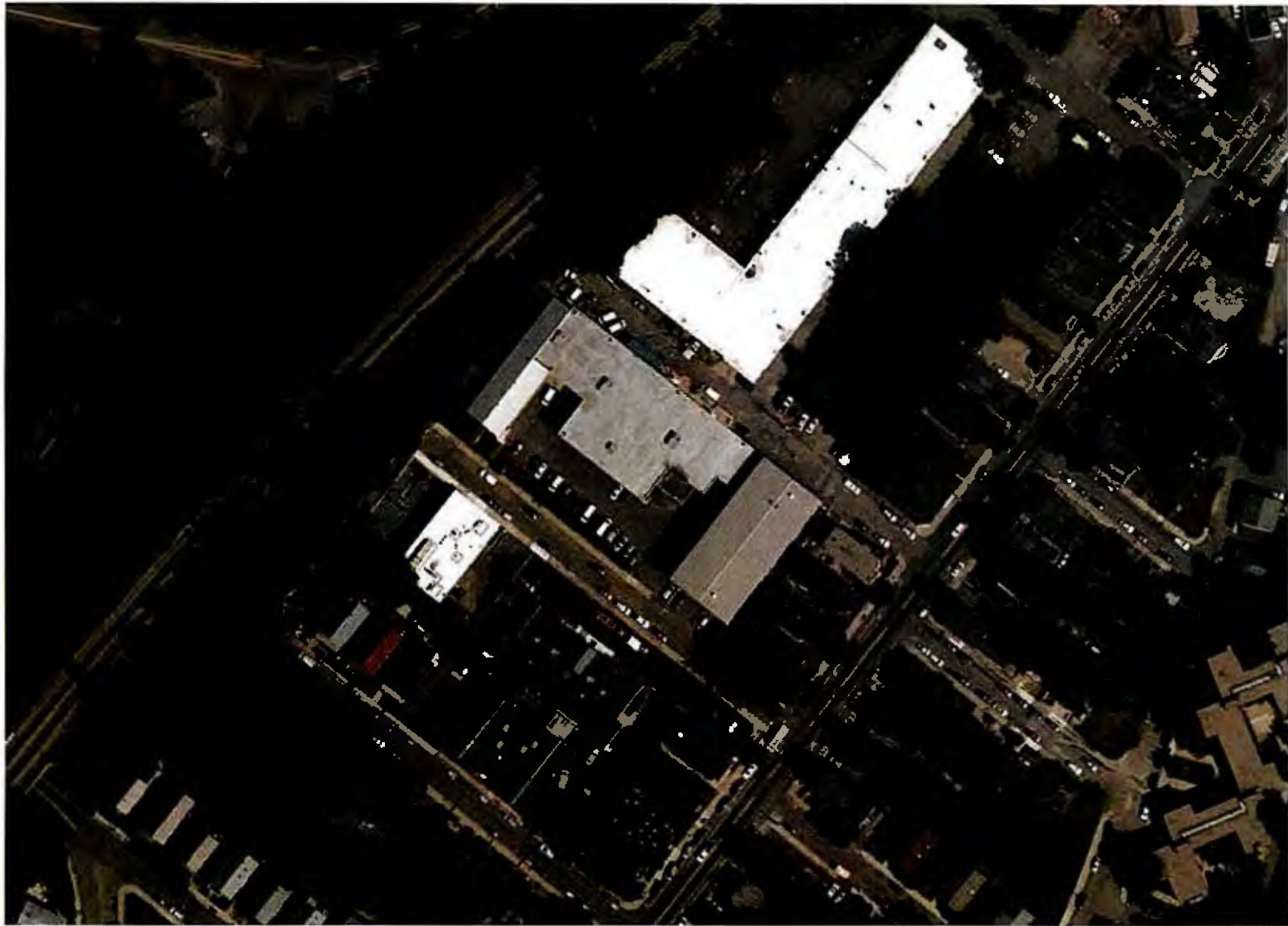


Your Email: nice@snconsultinggroup.com

First Name: Kevin

Last Name: Nice

Send to:



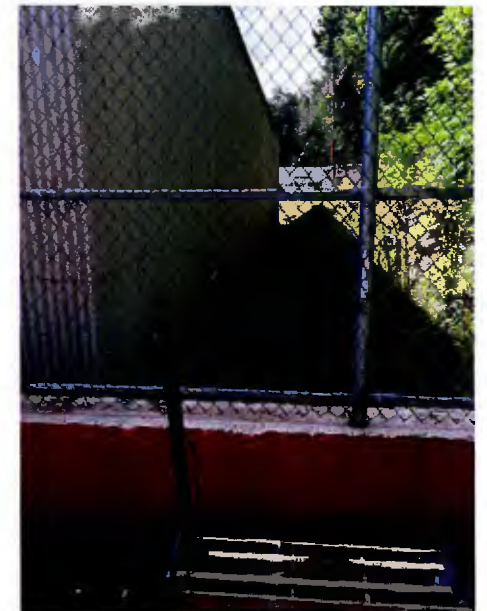
The Grossman Companies, Inc.
Innovations in Real Estate

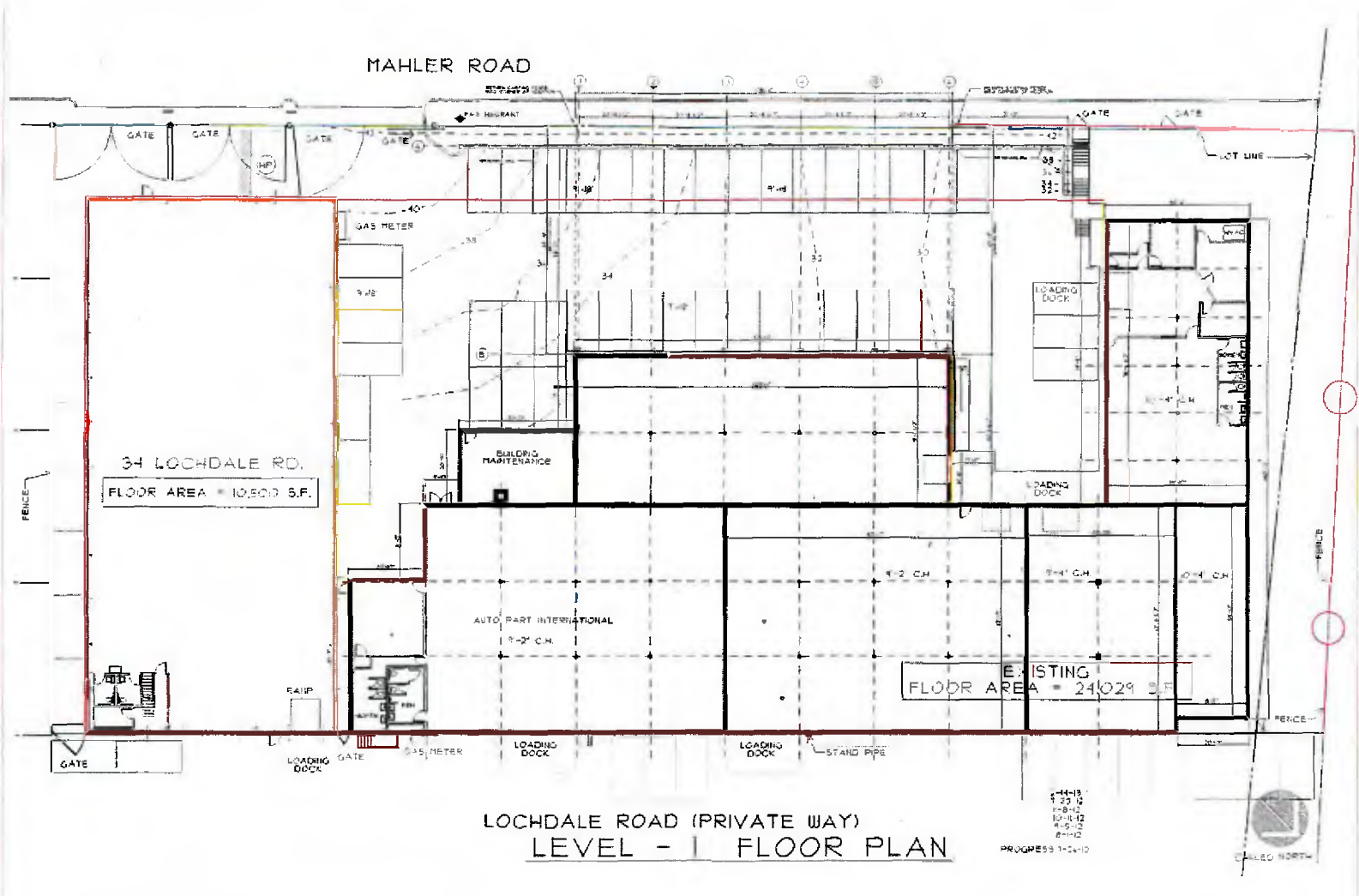
Roslindale Self Storage Renovation
Existing Conditions

Scale: NTS
09.22.16

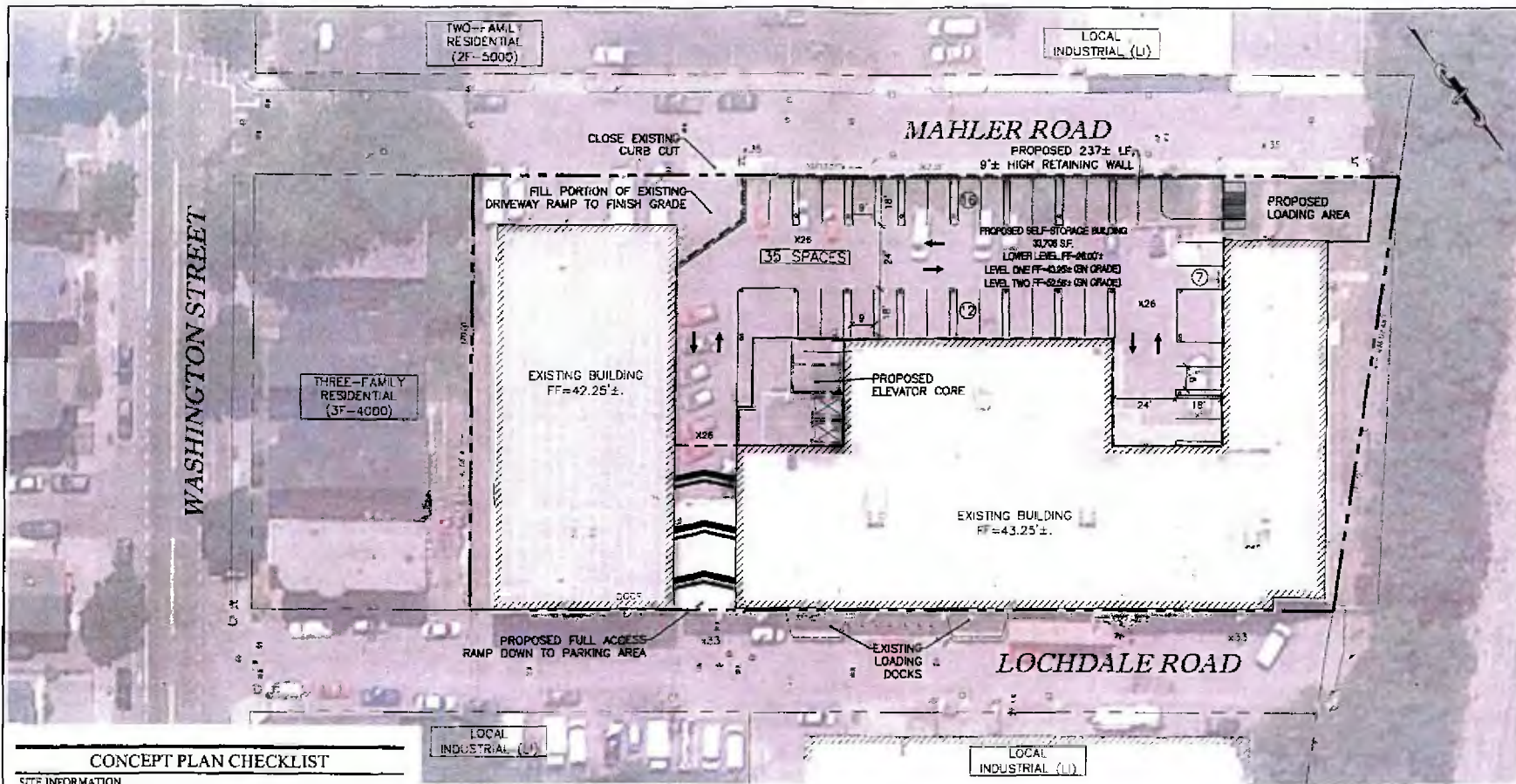
44 Lochdale Road
Roslindale, Massachusetts

snconsulting group
Design & Development Services





LOCHDALE ROAD (PRIVATE WAY)
LEVEL - 1 FLOOR PLAN



PROJECT LOCATION:
44 LOCHDALE ROAD
ROSLINDALE, MA 02131

PREPARED BY:
CIVIL DESIGN GROUP, LLC
10 HIGHT STREET, SUITE 201
ROSLINDALE, MA 02131
TEL: 617.688.8888
WWW.CIVILDESIGNGROUP.COM

PREPARED FOR:
CONSULTING GROUP
897 WORCESTER STREET (SU. 9)
WILMINGTON, MASSACHUSETTS 02462

REVISIONS:

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CONCEPT PLAN CHECKLIST

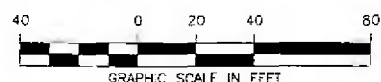
| SITE INFORMATION | |
|--------------------------|--|
| SITE LOCATION | 44 LOCHDALE ROAD ROSLINDALE, MA |
| TOTAL SITE AREA | 1.37± TOTAL ACRES |
| MAP NUMBER | 10A-10B |
| PARCEL # | 160283000 |
| BOUNDARY SURVEY | PROPERTY BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY COONE SURVEYING, INC. ON 08/27/2015. |
| TOTAL PARKING REQUIRED | STORAGE USES: 0.3 SPACES/1000 SF OF GFA = 43 SPACES (CALCULATION TO BE CONFIRMED AT INFORMAL) |
| TOTAL PARKING PROVIDED | 35 SPACES |
| ZONING INFORMATION | |
| EXISTING ZONING DISTRICT | ROSLINDALE NEIGHBORHOOD |
| PROPOSED ZONING | LOCAL INDUSTRIAL (LI) |
| PROPOSED ZONING | NO CHANGE |
| BUILDING HEIGHT LIMIT | 30 FEET |
| BUILDING SETBACKS | FRONT YARD: NONE SIDE YARD: NONE REAR YARD: 20 FEET PARKING SETBACKS: 5 FEET |
| MAXIMUM FLOOR AREA RATIO | 100% (1.43X± - NOT MET) |

PROJECT NOTES:

1. THE SITE CURRENTLY INCLUDES A 24,000± SF COMMERCIAL STRUCTURE AND A 10,500± SF COMMERCIAL STRUCTURE WITH ASSOCIATED PARKING AREAS.
2. THIS PROJECT INCLUDES PARTIAL DEMOLITION OF THE EXISTING BUILDING, CONSTRUCTION OF A SPEED RAMP ON LOCHDALE AVE TO CREATE A NEW ROUTE TO PARKING AT EXISTING GRADE, CLOSING OF THE EXISTING CURB CUT ON MAHLER ROAD, CONSTRUCTION OF AN ELEVATOR CORE, AND CONSTRUCTION OF ADDITIONAL BUILDING SQUARE FOOTAGE WITH PARKING/SITE IMPROVEMENTS.
3. THE SITE LIES WITHIN THE LOCAL INDUSTRIAL DISTRICT, WHICH BASED ON THE REVIEW OF THE ZONING BYLAWS DOES NOT INCLUDE A SPECIFIED SELF-STORAGE USE. FURTHER INVESTIGATION WILL BE REQUIRED.
4. PARKING SPACES ARE SHOWN AS 5'x10'.
5. UTILITIES, SEWER, WATER, GAS AND ELECTRIC SERVICES APPEAR TO BE AVAILABLE TO THE SITE.
6. THE TOTAL BUILDING AREA APPEARS TO EXCEED THE MAXIMUM FLOOR AREA RATIO FOR THE SITE. THEREFORE, RELIEF MAY BE REQUIRED.
7. PARKING REQUIREMENT NOT MET. THEREFORE, RELIEF MAY BE REQUIRED.
8. PROPOSED BUILDING HEIGHT MAY EXCEED 35' DUE TO VERIFY BUILDING HEIGHT.
9. 5' PARKING AND RESIDENTIAL LANDSCAPE BUFFER NOT MET. RELIEF MAY BE REQUIRED.

LEGEND:

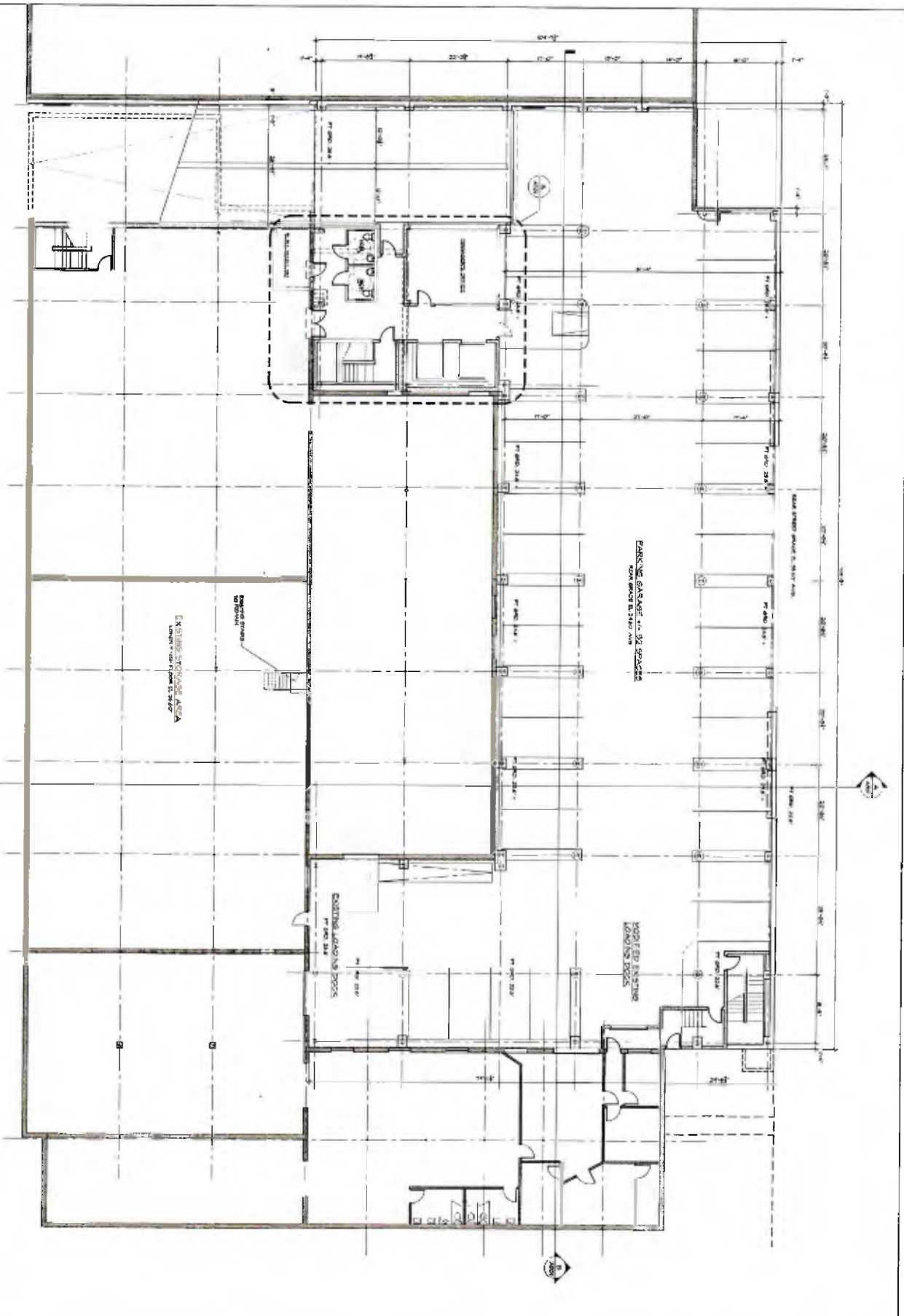
- x26 PROPOSED SPOT GRAD
- x33 EXISTING SPOT GRAD



THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY.

CONCEPT PLAN CP-1

REVIEWED BY: [Signature]
DATE: 08/28/2015
JOB NUMBER: 15091

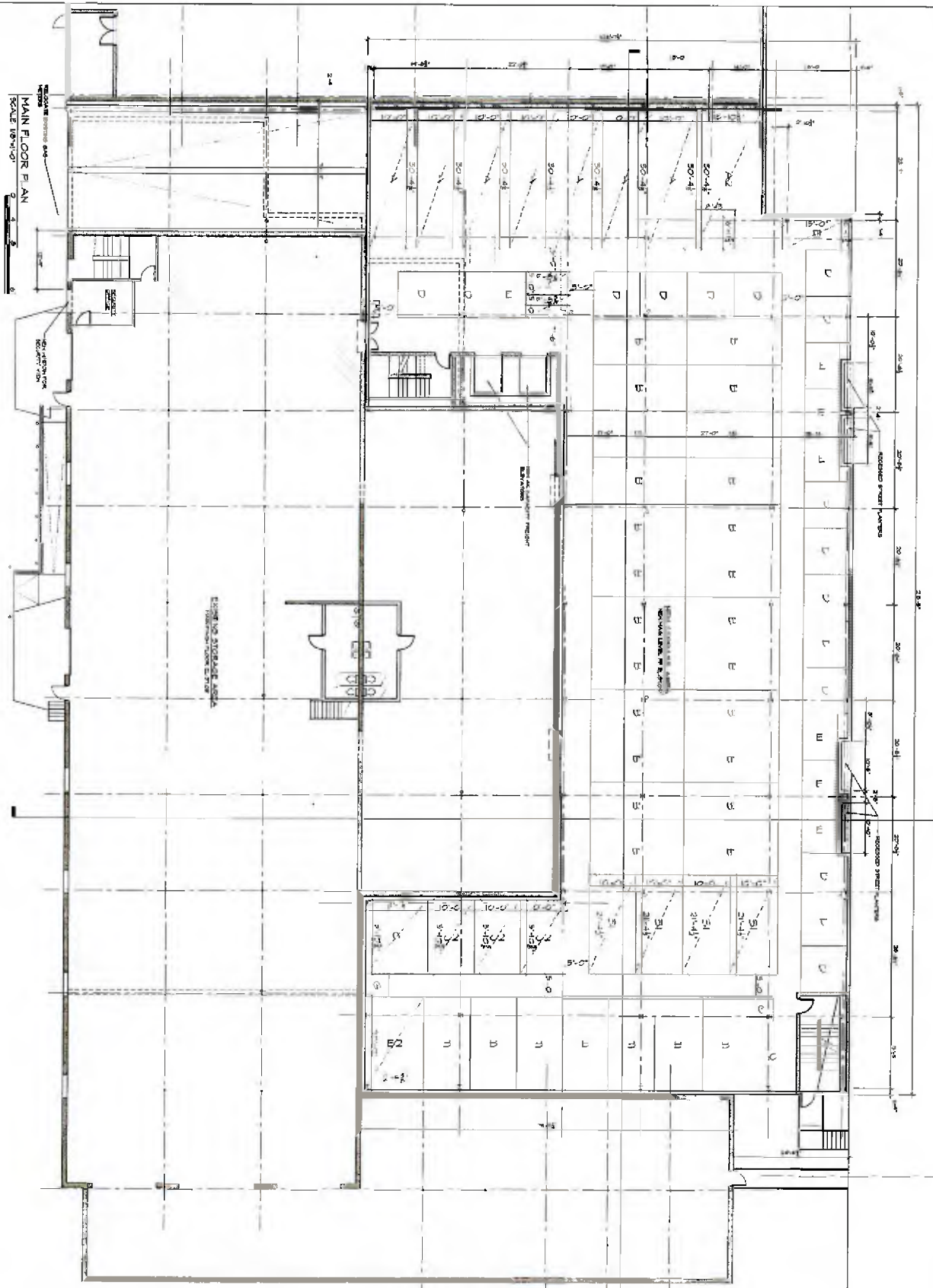


BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
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PROGRESS SET



MAIN FLOOR PLAN
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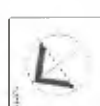
GENERAL NOTES:

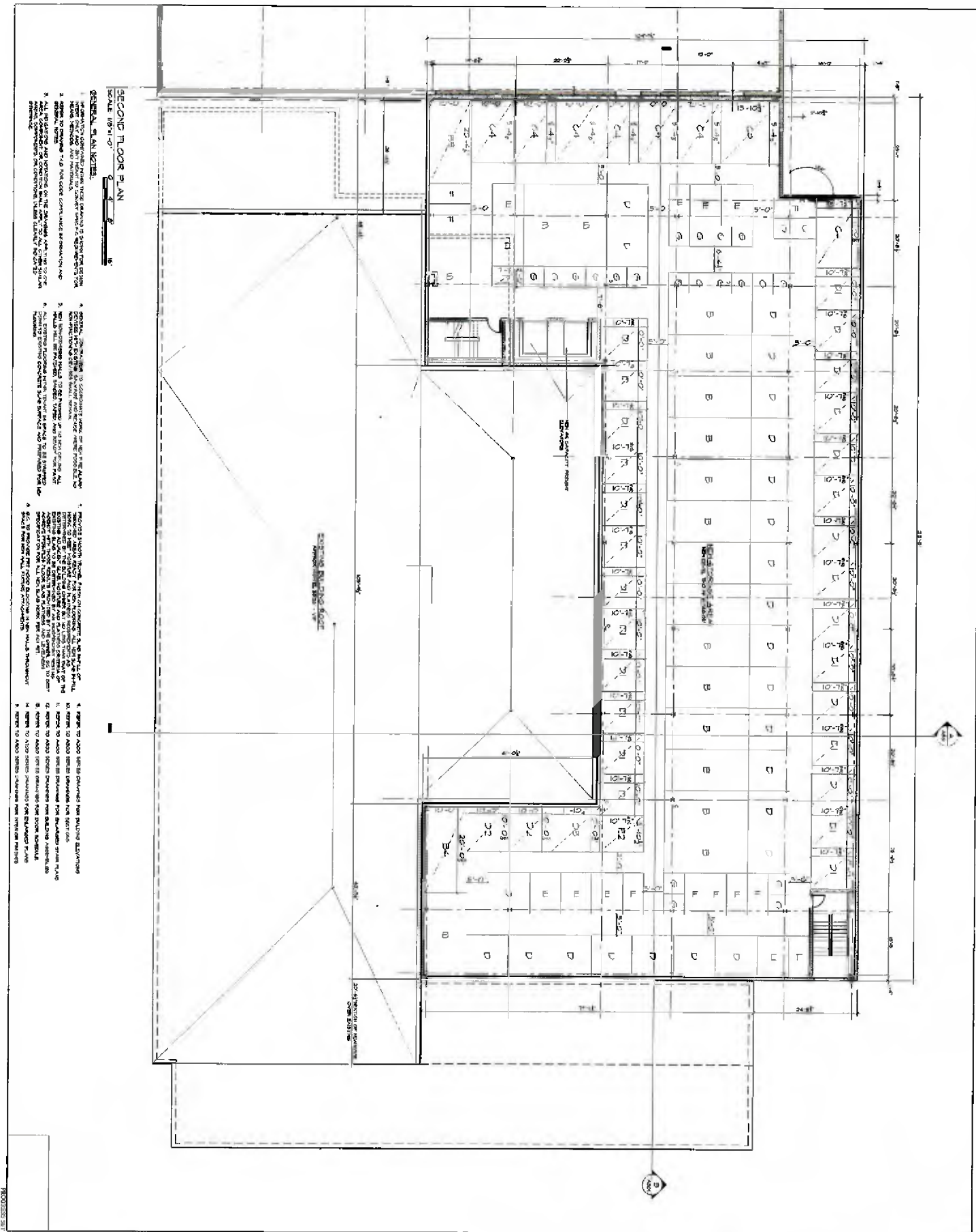
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE AND UTILITIES AND RECORD THEM.
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50. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

A101

SELF STORAGE BUILDING EXPANSION
The Grossman Co. 34 Lochdale Road - Rosindale MA. - No. 141900
MAIN FLOOR PLAN - ALT

SN Consulting Group
Design & Development
13 Pleasant Street
Boston, MA 02111
Tel: 617.552.1000
Fax: 617.552.1001





SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

SECTION 1-A-1

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1. PROVIDE A MAINTENANCE ROOM, APPROXIMATELY 10' x 10', LOCATED AT THE END OF THE CORRIDOR, WITH A SINK, CLOSET, AND STORAGE.
2. PROVIDE A MAINTENANCE ROOM, APPROXIMATELY 10' x 10', LOCATED AT THE END OF THE CORRIDOR, WITH A SINK, CLOSET, AND STORAGE.
3. PROVIDE A MAINTENANCE ROOM, APPROXIMATELY 10' x 10', LOCATED AT THE END OF THE CORRIDOR, WITH A SINK, CLOSET, AND STORAGE.
4. PROVIDE A MAINTENANCE ROOM, APPROXIMATELY 10' x 10', LOCATED AT THE END OF THE CORRIDOR, WITH A SINK, CLOSET, AND STORAGE.
5. PROVIDE A MAINTENANCE ROOM, APPROXIMATELY 10' x 10', LOCATED AT THE END OF THE CORRIDOR, WITH A SINK, CLOSET, AND STORAGE.

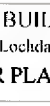
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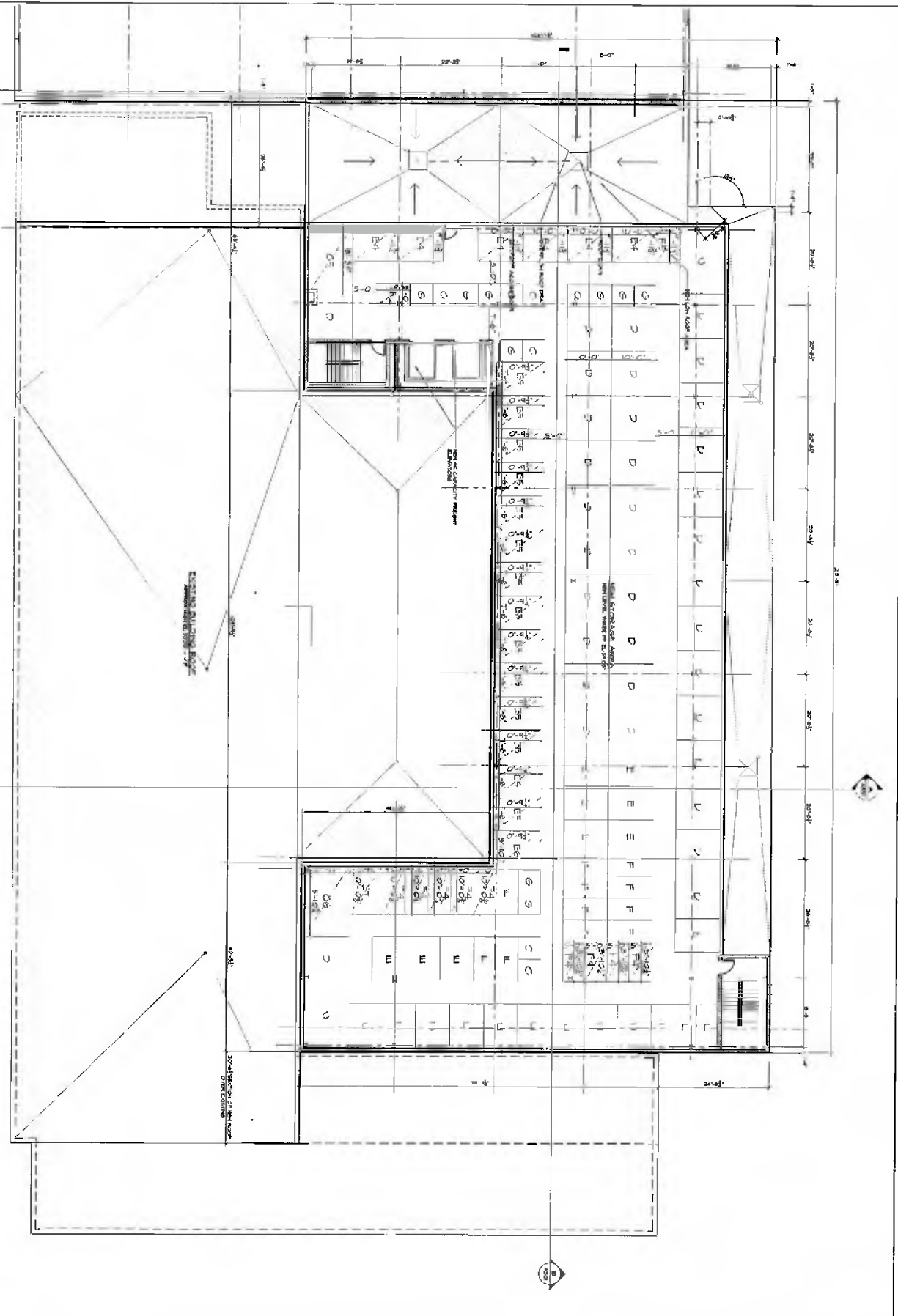
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A102

SELF STORAGE BUILDING EXPANSION
The Grossman Co. 34 Lochdale Road - Roslindale MA. - No. 141906
SECOND FLOOR PLAN

SN Consulting Group
Design & Development
115 South Street
Boston, MA 02111
Tel: 617.552.1111
Fax: 617.552.1112
www.snconsulting.com



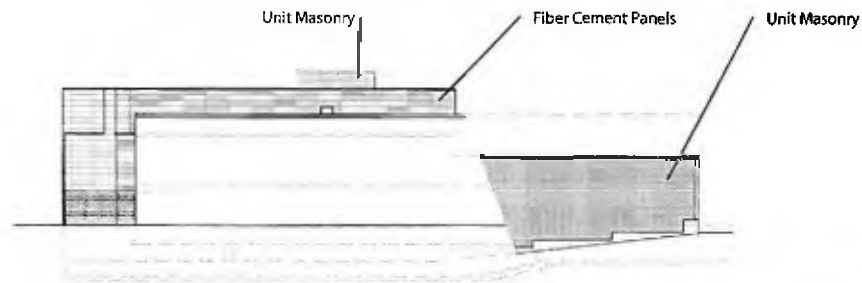


THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

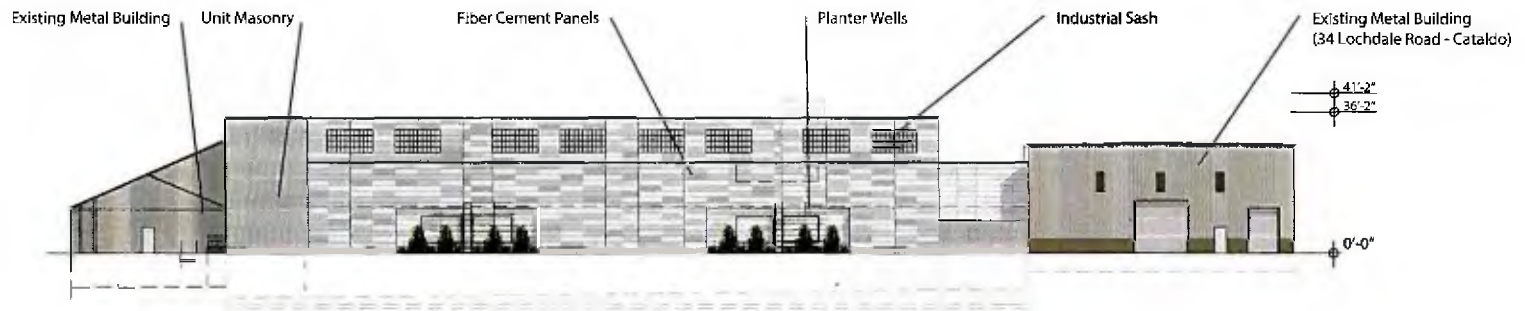
GENERAL PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS, AND STANDARDS.
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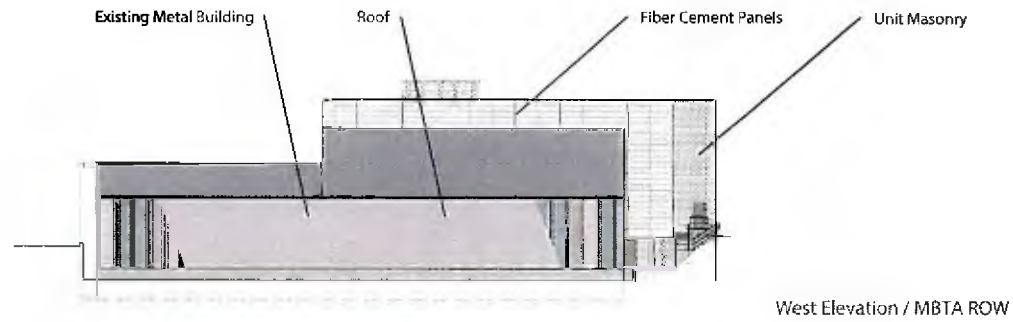




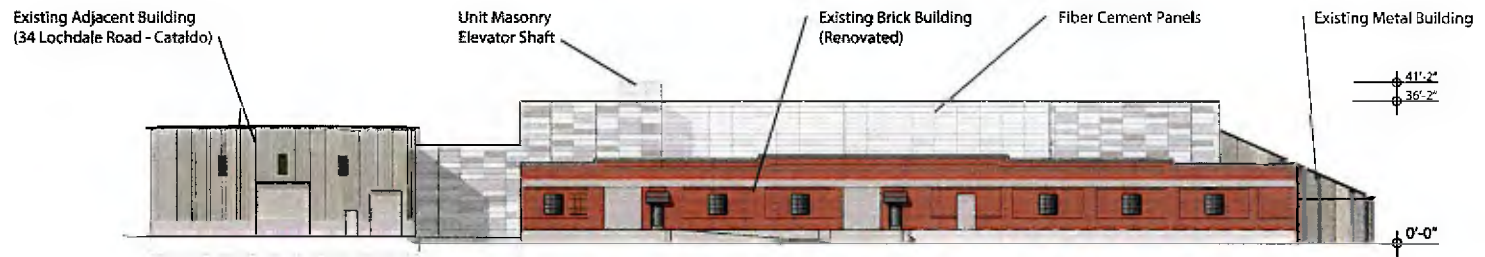
East Elevation / Section



South Elevation / Mahler Road



West Elevation / MBTA ROW



North Elevation / Lochdale Road



The Grossman Companies, Inc.
Innovations in Real Estate

Roslindale Self Storage Renovation
View of Mahler Road Facade

Scale: NTS
03.16.17

44 Lochdale Road
Roslindale, Massachusetts

snconsulting group
Design & Development Services