

4945 Wash

4945 Washington Street

West Roxbury, MA 02132



Application for Article 80 Small Project Review

Boston Redevelopment Authority

January 7, 2016

Owner/Developer: St Mary's Broad St LLC

Legal Consultant: McDermott, Quilty & Miller, LLP

Architect: O'Sullivan Architects, Inc

4945 Washington Street,
West Roxbury, MA 02132

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January 7, 2016

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: Phil Cohen

**Re: Article 80 Small Project Review Application
4945 Washington Street, West Roxbury**

Dear Director Golden:

As counsel to St. Mary's Broad St, LLC, the owner-developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated at the property site of the former Todesca Landscaping business in the West Roxbury Neighborhood District, 4945 Washington Street consists of 36,712+/- square feet of underutilized land, with a single story concrete block building surrounded by an asphalt and dirt parking area and little to no landscape improvements (the "Property Site"). The Property Site is bounded by Washington Street at its front (to the south) with an adjacent, undeveloped private way known as Willet Street to the east. The immediate area at the front of the Property Site is predominantly multi-family residential in nature with three (3) and four (4) story brick apartment buildings, while the use at the rear is also residential, but consists of one and two family homes.

The Proposed Project, which has been modified from its originally-proposed plans with a reduction in unit density, increase in the number of on-site parking spaces and with certain set-back measures to lessen building height impacts at the rear and front elevations, includes the removal of the existing single-story building and overall upgrade of the Property Site with a new, four (4) story residential building that includes ample on-site parking and related improvements in landscaping, pedestrian access and design.

The new residential building will consist of approximately 47,537 square feet of gross area, with 46 residential rental units in a four-story building and 67 on-site parking spaces. There will be 37 on-site parking spaces contained within the building situated below grade with an additional 22 spaces located outside at grade to the rear and 8 exterior spaces at the front of the site. The total resulting on-site parking spaces created for the

Brian Golden, Director

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Proposed Project will equal an ample ratio of 1.45 parking spaces to units. The four (4) levels of the building above the garage/entry lobby space will consist of approximately 46,721 square feet of residential area, with a mix of one (1) and two (2) bedroom units. Some units will have private balconies while all residents will have the use of a common roof terrace located at the third residential level situated behind the parapet wall. A total of six (6) of the residential units will be designated as affordable.

The Proposed Project has been specifically designed to blend with the surrounding structures while maintaining its own identity and to mitigate any potential negative impacts on the surrounding residential buildings. By using the existing vehicular access point off of Washington Street and directing all vehicular and pedestrian access from Washington Street to the west of the proposed building we limit the overall impact on the neighboring properties and utilize the significant tree buffer that exists between the apartment buildings located on Carol Circle and the Project Site to the Proposed Project's advantage. The new building has also been sufficiently set-back from Washington Street due to the location and shape of the site which helps to address shadow and view issues and provide for related streetscape improvements.

As noted above, the massing of the new building has also been revised and modified since its original plans with certain site planning strategies and the existing neighborhood aesthetic to create the form and style of a building that relates to the fabric of the community and also maintains its own identity. The new building is 4 stories and +/- 49'-6" tall (from street grade) which relates to the scale of the buildings along Washington Street, however the actual grade rises at the rear of the site reducing building height by approximately 5 feet. The grade continues to rise gradually the further the Property Site moves north towards the residential structures located behind. Also, more than one-third of the top floor of the building has been reduced by one (1) floor at the front and rear of the proposed building to provide a more aesthetically pleasing transition from Washington Street to the smaller scale residential buildings located to the north of the Property Site. In addition, the individual elevations of the building incorporate different architectural elements as tools to help even further breakdown the scale. The use of angular bays, material changes, and window pattern and rhythm, help to visually break down the length of the facades of the building, and the intermittent, horizontal banding and material changes help mitigate the building height.

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach with a group of abutting and area residents and also processed the proposal at an organized abutters' meeting hosted by the Mayor's Office of Neighborhood Services and at two (2) initial community meetings

Brian Golden, Director

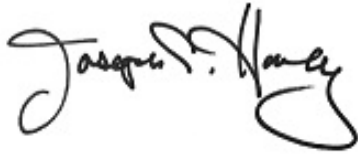
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before the West Roxbury Civic and Improvement Association (“WRCIA”), who voted not to oppose the Proposed Project, as revised. Furthermore, the Project Proponent also obtained letters of support for the Proposed Project from two (2) of its direct abutting property owners. As a result of input received, the Project Proponent modified its originally-proposed plans to reduce the unit density, increase on-site parking and lessen the building height impacts at the rear and front elevations.

Thank you for your consideration of this application, and I look forward to working with BRA on this positive development proposal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph P. Hanley". The signature is fluid and cursive, with a large, stylized initial "J".

Joseph P. Hanley, Partner

cc: Chris Rusk, Mayor’s Office of Neighborhood Services
District City Councilor O’Malley
State Senator Rush
State Representative Coppinger

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West Roxbury, MA 02132

Development Team:

Developer/Project Proponent:

St Mary's Broad St LLC
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CC: Ralph Vacca

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CC: Bassam (Sam) Taleb

Phone: 617-464-5300

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Architect:

4945 Washington Street,
West Roxbury, MA 02132

Project Description:

The Proposed Project is situated on the Property Site formerly used by Todesca Landscaping at 4945 Washington Street in West Roxbury consisting of 36,712+/- square feet of underutilized land, with a single story concrete block building surrounded by an asphalt and dirt parking area as well as various debris left on the site and little to no landscape improvements (the "Property Site"). The Property Site is bounded by Washington Street at its front (to the south) with an adjacent, undeveloped private way known as Willet Street to the east. The immediate area at the front of the Property Site is predominantly multi-family residential in nature with three (3) and four (4) story brick apartment buildings, while the use at the rear is also residential, but consists of one and two family homes.

The Proposed Project, which has been modified from its originally-proposed plans with a reduction in unit density, increase in the number of on-site parking spaces and with certain set-back measures to lessen building height impacts at the rear and front elevations, includes the removal of the existing single-story building and overall upgrade of the Property Site with a new, four (4) story residential building that includes on-site parking and related improvements in landscaping, pedestrian access and design. The new residential building will consist of approximately 47,537 square feet of gross area, with 46 residential rental units in a four-story building and 67 on-site parking spaces. 37 of the on-site parking spaces will be contained within the building and situated below grade; with an additional 22 spaces located outside at grade to the rear and 8 exterior spaces at the front of the site. The total parking spaces provided as part of the Proposed Project will equal an ample ratio of 1.45 parking spaces to units. The four (4) levels of the building above the garage/entry lobby space will consist of approximately 46,721 square feet of residential area, with a mix of one (1) and two (2) bedroom units. Some units will have private balconies while all residents will have the use of a common roof terrace located at the third residential level situated behind the parapet wall. A total of six (6) of the residential units will be designated as affordable.

The Proposed Project has been specifically designed to blend with the surrounding structures while maintaining its own identity and to mitigate any potential negative impacts on the surrounding residential buildings. By using the existing vehicular access point off of Washington Street and directing all vehicular and pedestrian access from Washington Street to the west of the proposed building we limit the overall impact on the neighboring properties and utilize the significant tree buffer that exists between the apartment buildings located on Carol Circle and the Project Site to the Proposed Project's advantage. The new building has also been sufficiently set-back from Washington Street due to the location and shape of the site which helps to address shadow and view issues and provide for related streetscape improvements.

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As noted above, the massing of the new building has also been revised and modified since its original plans with certain site planning strategies and the existing neighborhood aesthetic to create the form and style of a building that relates to the fabric of the community and also maintains its own identity. The new building is 4 stories and +/- 49'-6" tall (from street grade) which relates to the scale of the buildings along Washington Street, however the actual grade rises at the rear of the site reducing building height by approximately 5 feet. The grade continues to rise gradually the further the Property Site moves north towards the residential structures located behind. Also, more than one-third of the top floor of the building has been reduced by one (1) floor at the front and rear of the proposed building to provide a more aesthetically pleasing transition from Washington Street to the smaller scale residential buildings located to the north of the Property Site. In addition, the individual elevations of the building incorporate different architectural elements as tools to help even further breakdown the scale. The use of angular bays, material changes, and window pattern and rhythm, help visually break down the length of the facades of the building, and the intermittent, horizontal banding and material changes help mitigate the building height.

The Proposed Project consists of a mix of exterior cladding materials similar to the surrounding neighborhood as well as masonry and related detailing.

The new building will also have a dedicated trash and recycle rooms which will have coordinated pick-up service as necessary, as well as, a bicycle storage room located on the inside of ground floor which is accessed through the surface level parking.

Building Metrics:

RESIDENTIAL UNIT MIX AND PARKING COUNTS:

PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1 ST	6	NA	7	NA	NA	13
2 ND	6	0	7	0	0	13
3 RD	5	0	7	0	0	12
4 TH	2	0	6	0	0	8
TOTAL	19	0	27	0	0	46
% TOTAL	42%	0%	58%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						37
SURFACE/GROUND LEVEL						30
TOTAL PARKING						67
SPACES PER UNIT						1.45

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BUILDING PROGRAM BY FLOOR & UNIT TYPES SQUARE FOOTAGES:

Square Footage of Building excluded from F.A.R.

BASEMENT LEVEL:

Parking within building	11,206 sf
<u>Building Utilities & Trash/Recycling</u>	<u>996 sf</u>
TOTAL GSF	12,202 sf

FIRST FLOOR LEVEL:

Building Utilities	272 sf
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SECOND FLOOR LEVEL:

Building Utilities	272 sf
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THIRD FLOOR LEVEL:

Building Utilities	250 sf
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FOURTH FLOOR LEVEL:

<u>Building Utilities</u>	<u>156 sf</u>
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TOTAL BUILDING GSF EXCLUDED FROM F.A.R. 13,152 SF

Square Footage of Building included in F.A.R

GROUND FLOOR LEVEL:

Circulation + Lobby	870 sf
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FIRST FLOOR LEVEL:

Residential units and common areas	12,836 sf
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SECOND FLOOR LEVEL:

Residential units and common areas	12,875 sf
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THIRD FLOOR LEVEL:

Residential units and common areas	12,376 sf
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FOURTH FLOOR LEVEL:

<u>Residential units and common areas</u>	<u>8,562 sf</u>
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TOTAL BUILDING GSF INCLUDED IN F.A.R. 47,519 GSF

LOT SIZE: 36,712 SF

F.A.R. 1.3

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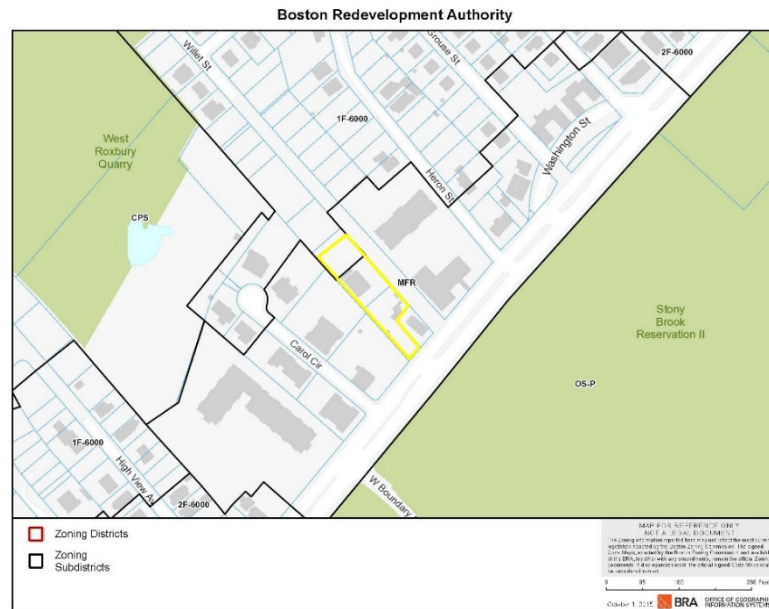
Project Site:

Situated in West Roxbury's Neighborhood District, the Property Site of 4945 Washington Street is an underutilized site, consisting of +/-36,712 square feet of land, with an existing single story structure surrounded by an unimproved asphalt and dirt parking area which is littered with debris from the previous business located on the Property Site. The Property Site is approximately 1.3 miles from the West Roxbury commuter rail stop and is conveniently located along multiple MBTA bus lines, as well as located directly across Washington Street from the Stony Brook Reservation. The Property Site has frontage on Washington Street and an undeveloped "paper" street known as Willet Street to the east. Also, on the easterly side, across Willet Street, are two (2) residential abutting buildings of similar size and shape as the Proposed Project. Immediately to the west, along Washington Street, adjacent to the project site, is a gas station with residential abutters located behind it which front on Carol Circle. To the rear of the project site are a number of undeveloped, 1F 6000 zoned, lots. The Proposed Project proposes to have all pedestrian and vehicular access enter via Washington Street, with the main residential entrance facing towards Washington and one other required residential building egress exiting out of the building on the westerly side towards the rear of the site. This egress most likely will be used exclusively as an emergency egress and potentially as an entrance for residents who are parking in the back lot. The existing site currently has one curb cut on Washington Street which will be used for access to the project. The Project Site also features a grade change running the length the property of approximately 9 feet, which slopes up from Washington Street (EL: 213.0) to the North, towards the rear of the site (EL. 222.0).

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Neighborhood & Zoning Context:

The Property Site is located within the West Roxbury Neighborhood District. The majority of the Property Site is located within the Multifamily Residential (MFR) Sub District, with a smaller portion to the rear of the site located within a 1F-6000 zone. The site is bounded on the front and both sides by the MFR Sub District. Consistent with the area, the Proposed Project is for a residential apartment building of similar size and shape of those currently found in the existing neighborhood.



Public Benefits: Affordable Housing and Job Creation:

The Proposed Project will contribute to the much-needed revitalization of the section of the neighborhood along Washington Street by upgrading this underutilized Property Site with a new residential development which will reinvigorate this particular area. The Proposed Project will also provide six (6) new affordable housing units as part of its overall residential program.

With a preliminary estimate of \$6,900,000 in construction costs, the Proposed Project will also result in the creation of approximately 30 new construction jobs over an 18-month period.

Traffic, Parking and Vehicular and Pedestrian Access:

As described earlier, the Project Site has street frontage along Washington Street. The Proposed Project proposes to utilize Washington Street as the main vehicular and pedestrian access for the building via an existing curb cut. The massing of the building has been pulled away from Washington Street due to the configuration of the site which provides for a new safe pedestrian sidewalk along one side of the driveway and parking. All vehicular access for the new 67 on-site parking spaces will be accessed via Washington Street. Pedestrian access for the Proposed Project will run adjacent to the driveway and

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parking with the main residential building lobby located approximately 125' from Washington Street. There will also be an additional secondary egress which is required for the residential building, exiting out of the building on the westerly side towards the rear of the site, which will most likely be used exclusively as an emergency egress and as an entrance for residents who are parking in the back lot. The Project Site will also be developed with appropriate design and site improvements to provide proper public safety and functionality.

Finally, as part of the initial public outreach and pre-filing administrative review process, the Proposed Project was also been revised from its original plans with an increase in on-site parking from 62 to 67 spaces and correlated reduction in the number of residential units from 48 to 46. As a result, the Proposed Project now provides an ample allotment of on-site parking in excess of the Zoning Code's off-street parking requirements. This resulting on-site parking program is also consistent with recent statistical data for on-site parking in West Roxbury; at similarly-sized residential developments and existing buildings in the area and with regard to the distinction in vehicle ownership for rental versus home-ownership buildings. In support of this analysis, the Project Proponent developed and provided the following research and review, as part of its community outreach process with regard to the appropriate allocation of on-site parking:

Parking & Vehicle Ownership Fact Sheet

Proposed 46-unit Residential Development (Rental)

4945 Washington Street, West Roxbury

Project Background:

The Project Proponent seeks to revitalize this long-underutilized and environmentally-contaminated property (former Todessca Landscaping) with a 4-story, 46-unit residential development, with ample on-site parking and major upgrades in landscaping and site design.

On-Site Vehicle Parking & Key Statistics in the Immediate Area:

The Proposed Project will create a total of 67 on-site parking spaces for 46 units of high-quality rental housing (6 of which will be "affordable," as required by the City of Boston).

- The Proposed Project's on-site parking ratio of 1.45 spaces per unit is *consistent with recent statistics for vehicle ownership in West Roxbury and Boston, as well as with certain nearby and abutting multi-family condominium developments*, which are larger in scale and have either less or similar on-site parking (*see chart below*).

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- Furthermore, apartment renters in Boston own far less vehicles than condominium/home owners (*see chart below*). Thus, the Proposed Project will provide ample on-site parking for its high-quality rental program, with a ratio that meets the parking needs of its future occupants and also exceeds the requirements of the Boston Zoning Code.

Development’s On-Site Parking v. Larger Abutting and Nearby Condo Buildings:

- Abutting Stonybrook Condominiums at 4925 Washington St. & 14 Heron St.: 83 total units of *homeownership* with 83 on-site parking space = ***only 1 space per unit!***
- Highland Park Condominiums at 4975 Washington St.: 74 units of *homeownership* with 111 on-site parking space = ***1.5 spaces per unit.***

Differences in Vehicle Ownership – Condo/Home-ownership v. Rental Buildings:

Boston Condo/Home Ownership: 13 % owners have no vehicles whatsoever

Boston Rental Apartments: ***47% of renters have no vehicles whatsoever***

Boston Condo/Home Ownership:

Boston Rental Apartments:

48% have only 1 vehicle

40% have only 1 vehicle

29% have 2 vehicles

10% have 2 vehicles

8% have 3 vehicles

Only 2.5 % have 3 vehicles

Vehicle Ownership for Development in West Roxbury:

According to a recent review by Metropolitan Area Planning Commission (2015 census data), ***vehicle ownership at the development is estimated at 1.06 passenger vehicles per unit.*** Furthermore, vehicle ownership data for the immediate neighborhood does not vary much from this estimate -- ***ranging from 0.97 to 1.1 vehicle spaces per unit.***

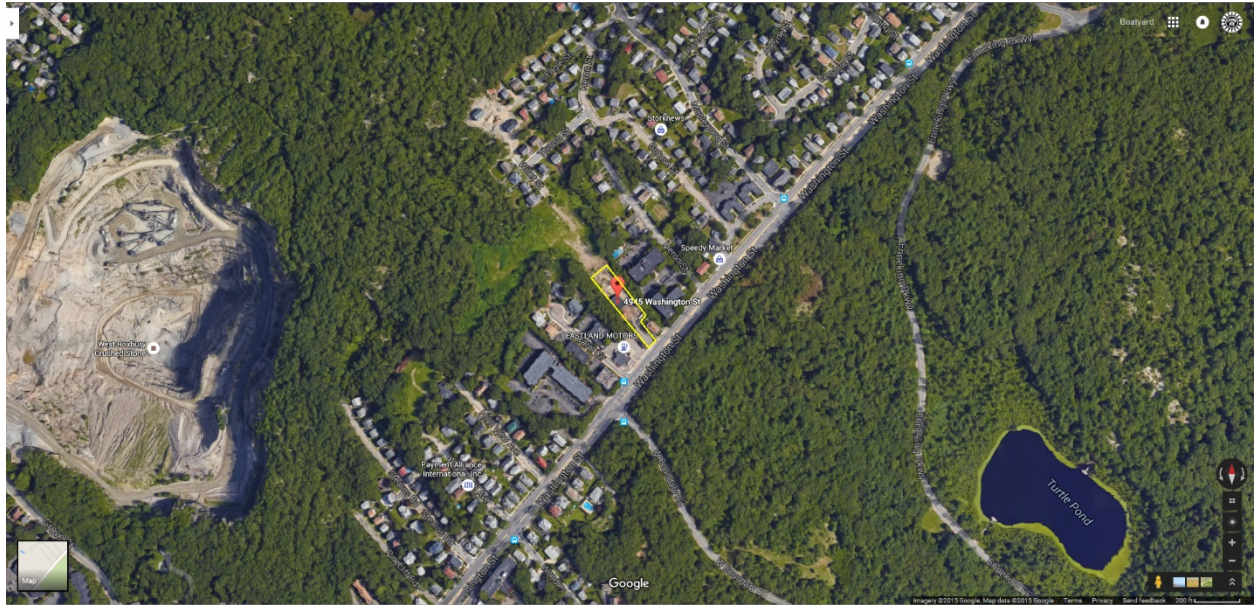
*Source of statistical information above for abutting and nearby condominium building from City of Boston Assessing Dept. records; City-wide parking, rental v. condo data from American Community Survey (ACS), U.S. Census Bureau (for 2009-2013).

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Neighborhood Site Map & Photographs:



Aerial view of 4945 Washington Street Neighborhood

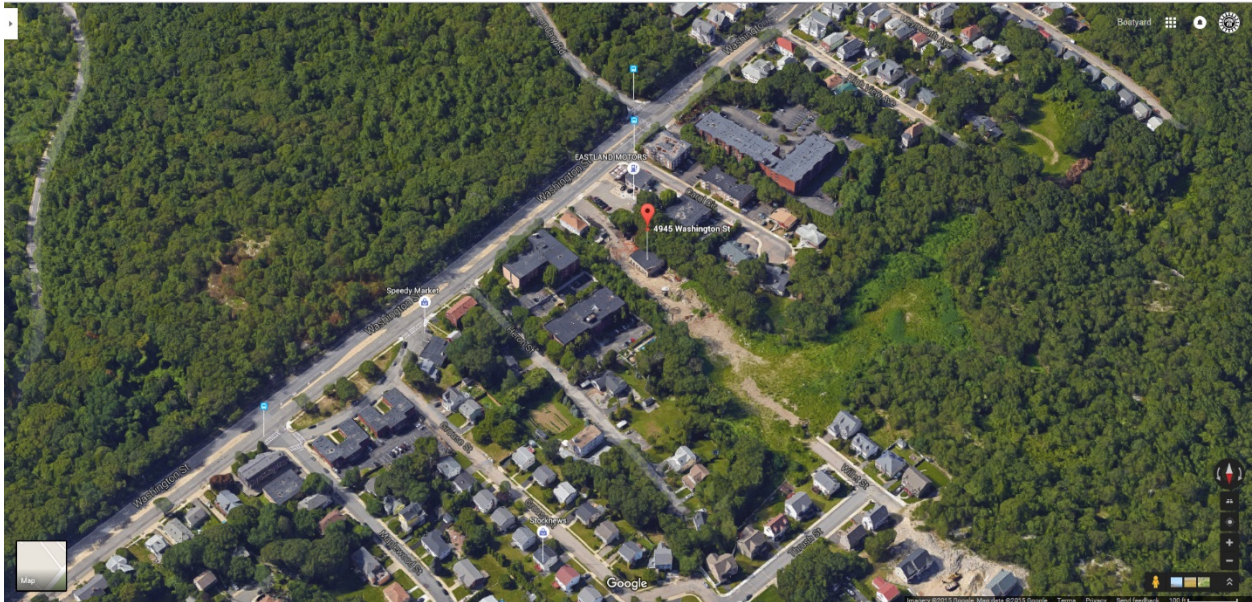


Aerial view of 4945 Washington Street Site

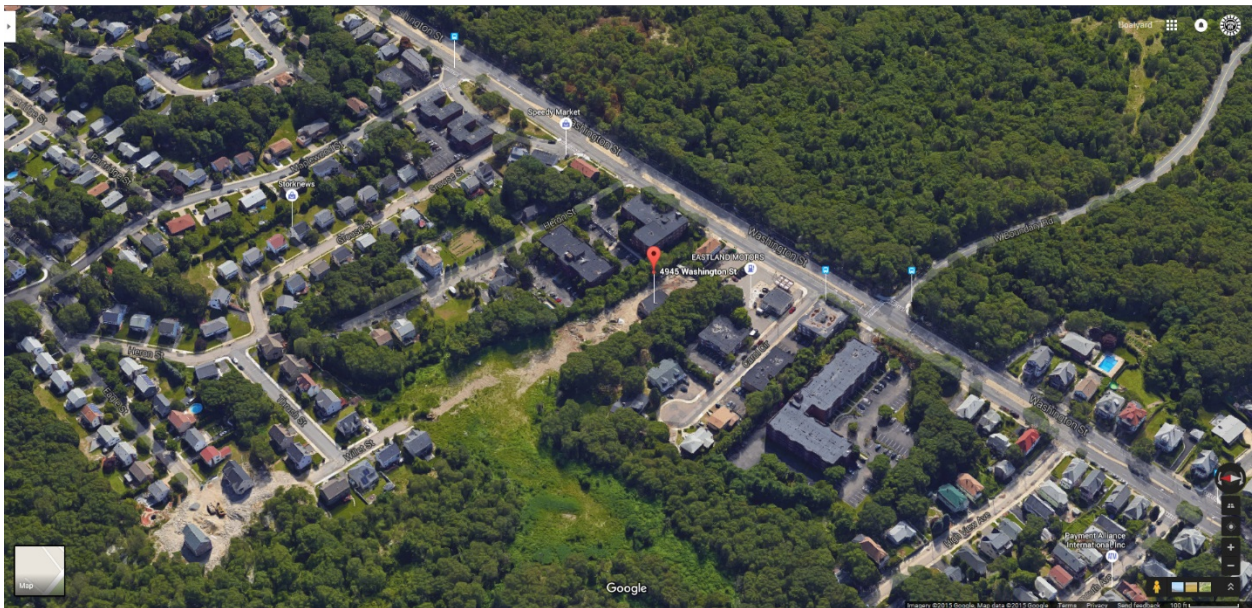
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Bird's eye view northeast of 4945 Washington Street Site



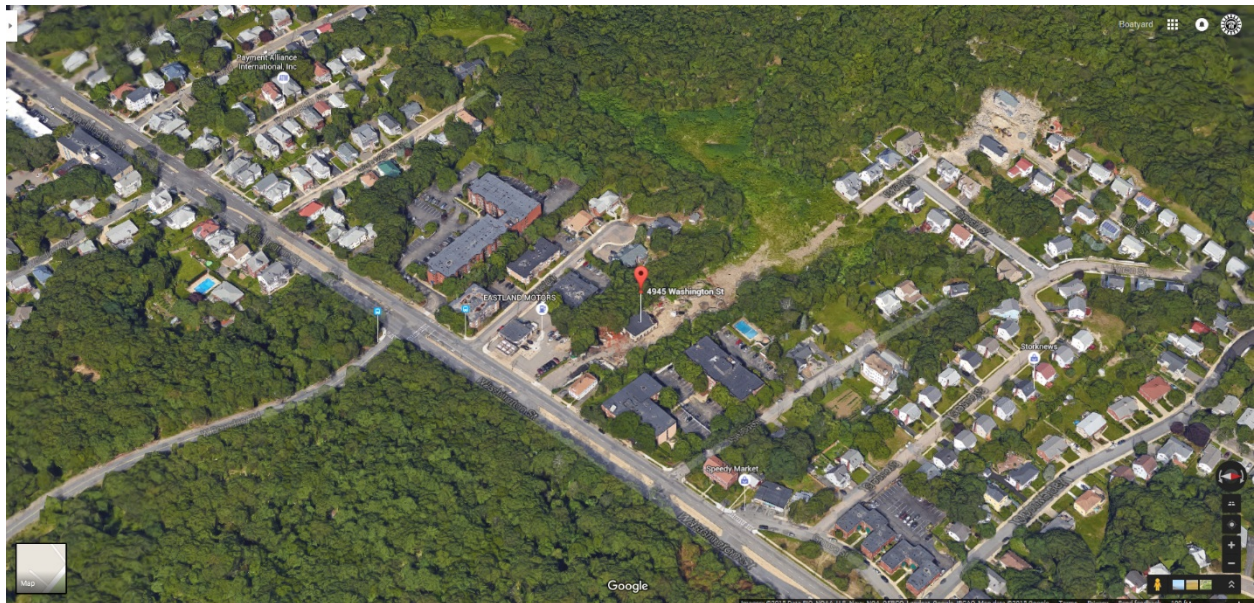
Bird's eye view northwest of 4945 Washington Street Site

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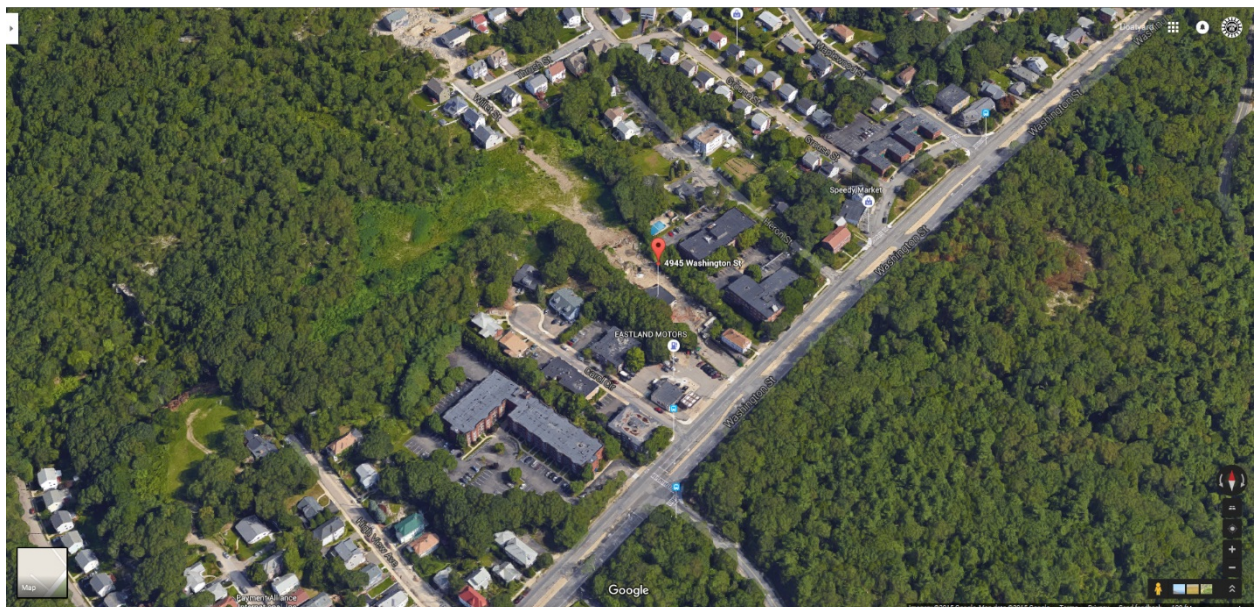
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Bird's eye view southeast of 4945 Washington Street Site



Bird's eye view southwest of 4945 Washington Street Site

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View North up Washington Street from in front of Project Site



View South down Washington Street from in front of Project Site.



View into Project Site from Washington Street.

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View from across
Washington Street



View from Carol Circle



View from Willet Street

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View from site to Willet Street beyond.



View from site to Washington Street.



View from site to Carol Circle.

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Zoning Analysis:

Parcel Information:

Assessing Address:	4945 Washington Street
Accessing Parcel ID:	2002962000, 2003316000, 2003315000
Zoning District:	West Roxbury Neighborhood District
Residential Sub Districts:	MFR & 1F-6000
Overlay:	NONE
Historic District:	NONE
Square Footage:	total = +/- 36,712

Use and Occupancy: - MFR

Current Use and Occupancy: Commercial

Allowable Uses:

<u>Use</u>	<u>Applicability</u>
Bank and Postal Uses	NA
Community Uses	NA
Cultural Uses	NA
Dormitory and Fraternity Uses	NA
Educational Uses	NA
Entertainment Uses	NA
Funerary Uses	NA
Health Care Uses	NA
Hotel and Conference Center Uses	NA
Office Uses	NA
Open Space Uses	NA
Public Service Uses	NA
Residential Uses	
Congregate living complex	Conditional
Elderly housing	Allowed
Group residence, limited	Allowed
Lodging house	Conditional

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Mobile home	Conditional
Mobile home park	Conditional
Multi-Family Dwelling	Allowed
One family detached dwelling	Allowed
One family semi-attached dwelling	Allowed
Orphanage	Conditional
Row house	Allowed
Temporary dwelling structure	Conditional
Three family detached dwelling	Allowed
Townhouse	Allowed
Transitional Housing or Homeless Shelter	Conditional
Two family detached dwelling	Allowed
Two family semi-attached dwelling	Allowed
Restaurant Uses	NA
Retail Uses	NA
Service Uses	NA
Storage Uses, Major	NA
Trade Uses	NA
Transportation	NA
Vehicular Uses	NA
Wholesale Uses	NA
Accessory and Ancillary Uses	NA

Proposed Uses:

<u>Use</u>	<u>Applicability</u>
<i>Multi-Family Residential</i>	<i>Allowed</i>

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Use and Occupancy: - 1F-6000

Current Use and Occupancy: Commercial

Allowable Uses:

<u>Use</u>	<u>Applicability</u>
Bank and Postal Uses	NA
Community Uses	NA
Cultural Uses	NA
Dormitory and Fraternity Uses	NA
Educational Uses	NA
Entertainment Uses	NA
Funerary Uses	NA
Health Care Uses	NA
Hotel and Conference Center Uses	NA
Office Uses	NA
Open Space Uses	NA
Public Service Uses	NA
Residential Uses	
Congregate living complex	Forbidden
Elderly housing	Forbidden
Group residence, limited	Allowed
Lodging house	Forbidden
Mobile home	Forbidden
Mobile home park	Forbidden
Multi-Family Dwelling	Forbidden
One family detached dwelling	Allowed
One family semi-attached dwelling	Forbidden
Orphanage	Forbidden
Row house	Forbidden
Temporary dwelling structure	Conditional
Three family detached dwelling	Forbidden
Townhouse	Forbidden
Transitional Housing or Homeless Shelter	Forbidden

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Two family detached dwelling	Forbidden
Two family semi-attached dwelling	Forbidden
Restaurant Uses	NA
Retail Uses	NA
Service Uses	NA
Storage Uses, Major	NA
Trade Uses	NA
Transportation	NA
Vehicular Uses	NA
Wholesale Uses	NA
Accessory and Ancillary Uses	NA

Proposed Uses:

<u>Use</u>	<u>Applicability</u>
<i>Multi-Family Residential</i>	<i>Forbidden (Variance Needed)</i>

Dimensional Regulations and Requirements – MFR Subdistrict:

Lot Size Minimum:	4,000 sf for 1st 3 units 1,000 sf for each additional unit = 47,000 sf
<i>Lot Size Proposed:</i>	<i>36,712 sf (Variance Needed)</i>
Lot Width Minimum:	50 feet
<i>Lot Width Minimum Proposed:</i>	<i>50.68 feet at front, 100 feet at rear</i>
Lot Frontage Minimum:	50 feet
<i>Lot Frontage Minimum:</i>	<i>50.68 feet</i>
Floor Area Ratio (FAR):	1.0
<i>Floor Area Ratio (FAR) provided:</i>	<i>1.3 (.3 over allowable) (Variance Needed)</i>
<i>(Building GSF/Lot size)</i>	<i>(47,609/36,712)</i>
Building Height allowed (stories- feet):	3 stories – 35 feet
<i>Building Height Proposed (stories):</i>	<i>4 stories – 49.5 feet (Variance Needed)</i>
Front Yard Setback Minimum:	25 feet
	Article §56.36.1 - Conformity with Existing Building Alignment
<i>Front Yard Setback Minimum Proposed:</i>	<i>14 feet 8 inches</i>

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Side Yard Setback Minimum:	10 feet
<i>Side Yard Setback Minimum Proposed:</i>	<i>5 feet (Variance Needed)</i>
Rear Yard Setback Minimum:	20 feet
<i>Rear Yard Setback Minimum Proposed:</i>	<i>74 feet</i>
Usable Open Space per Dwelling Unit:	150 sf per unit = 6,900 sf
<i>Open Space Proposed:</i>	<i>6462 sf (Variance Needed)</i>

Dimensional Regulations and Requirements – 1F-6000 Subdistrict:

Lot Size Minimum:	6,000 sf with no additional minimum lot area per dwelling unit (N/A)
<i>Lot Size Proposed:</i>	<i>36,712 sf</i>
Lot Width Minimum:	60 feet
<i>Lot Width Minimum Proposed:</i>	<i>50.68 feet at front, 100 feet at rear (Variance Needed)</i>
Lot Frontage Minimum:	60 feet
<i>Lot Frontage Minimum:</i>	<i>50.68 feet (Variance Needed)</i>
Floor Area Ratio (FAR):	0.4
<i>Floor Area Ratio (FAR) provided:</i>	<i>1.3 (Variance Needed)</i>
<i>(Building GSF/Lot size)</i>	<i>(47,609/36,712)</i>
Building Height allowed (stories- feet):	2.5 stories – 35 feet
<i>Building Height Proposed (stories):</i>	<i>4 stories – 49.5 feet (Variance Needed)</i>
Front Yard Setback Minimum:	20 feet
	Article §56.36.1 - Conformity with Existing Building Alignment
<i>Front Yard Setback Minimum Proposed:</i>	<i>14 feet 8 inches</i>
Side Yard Setback Minimum:	12 feet
<i>Side Yard Setback Minimum Proposed:</i>	<i>5 feet (Variance Needed)</i>
Rear Yard Setback Minimum:	30 feet
<i>Rear Yard Setback Minimum Proposed:</i>	<i>74 feet</i>
Usable Open Space per Dwelling Unit:	1,800 sf per unit = 82,800 sf
<i>Open Space Proposed:</i>	<i>6462 sf (Variance Needed)</i>

4945 Washington Street,
West Roxbury, MA 02132

Off-Street Parking Requirements:

Residential (R1):	1.5 spaces/dwelling unit (60)
Residential, Affordable (R2):	.7 spaces/affordable dwelling unit (4.2)
Parking Spaces Required:	60(R1) + 4.2(R2) = 64.2
<i>Parking Spaces Provided:</i>	<i>67 spaces</i>

Anticipated Permits, Public Review and Initial Support:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the Proposed Project shall undergo further public comment and community process. Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach with a group of abutting and area residents and also processed the proposal at an organized abutters’ meeting hosted by the Mayor’s Office of Neighborhood Services on October 1, 2015, and at two (2) initial community meetings before the West Roxbury Civic and Improvement Association (“WRCIA”), who voted not to oppose the Proposed Project, as revised. Furthermore, the Project Proponent also obtained letters of support for the Proposed Project from two (2) of its direct abutting property owners, including a two-family residence at the front and a gas station property at its side. As a result of input received, the Project Proponent modified its originally-proposed plans to reduce the unit density, increase on-site parking and lessen the building height impacts at the rear and front elevations. (See Appendix C hereto for preliminary community outreach activities and abutter support).

The table below outlines the public permits and approvals that are anticipated to be required for the Proposed Project.

Anticipated Permits and Approvals:

<u>City Agency</u>	<u>Approval</u>
Boston Redevelopment Authority (BRA)	Article 80 Small Project Review Application
Boston Transportation Department (BTD)	Construction Management Plan
Boston Water and Sewer Commission (BWSC)	Site Plan Approval for Water and Sewer
Public Improvement Commission (PIC)	Specific repair plan approval and Potential Discontinuance
Zoning Board of Appeals (ZBA)	Variances and Conditional Uses
Boston Parks and Recreation	Application for Park Commission Review

4945 Washington Street,
West Roxbury, MA 02132

Inspectional Services Department

Building Permits; Certificates of Occupancy; Site
Cleanliness Permit; Other Construction Related
Permits

Boston Landmarks Commission –
Environment Department

Article 85 Demolition Delay Review
(Determination of No Significance)

Appendix A: Architectural Plans and Elevations:

Please find attached the following drawings dated 12/02/2015:

<u>Sheet #</u>	<u>Drawing Name</u>	
Sheet 1 of 1	Certified Plot Plan (dated 12-3-2015)	<i>[Prepared by J.F. Hennessy Co.]</i>
A1.0	Parking Level Plan	
A1.1	First Residential Level Plan	
A1.2	Second Residential Level Plan	
A1.3	Third Residential Level Plan	
A1.4	Fourth Residential Level Plan	
A1.5	Roof Plan	
A1.6	Roof Level Floor Plan	
A2.0	Building Elevations	
A2.1	Building Elevations	
A3.0	Building Perspective	
A3.1	Building Perspective	
A3.2	Building Perspective	
A3.3	Building Perspective	
A3.4	Building Perspective	
A4.0	Shadow Study - March 20	
A4.1	Shadow Study – June 20	
A4.2	Shadow Study – September 22	
A4.3	Shadow Study – December 22	

4945 Wash

January 7, 2016

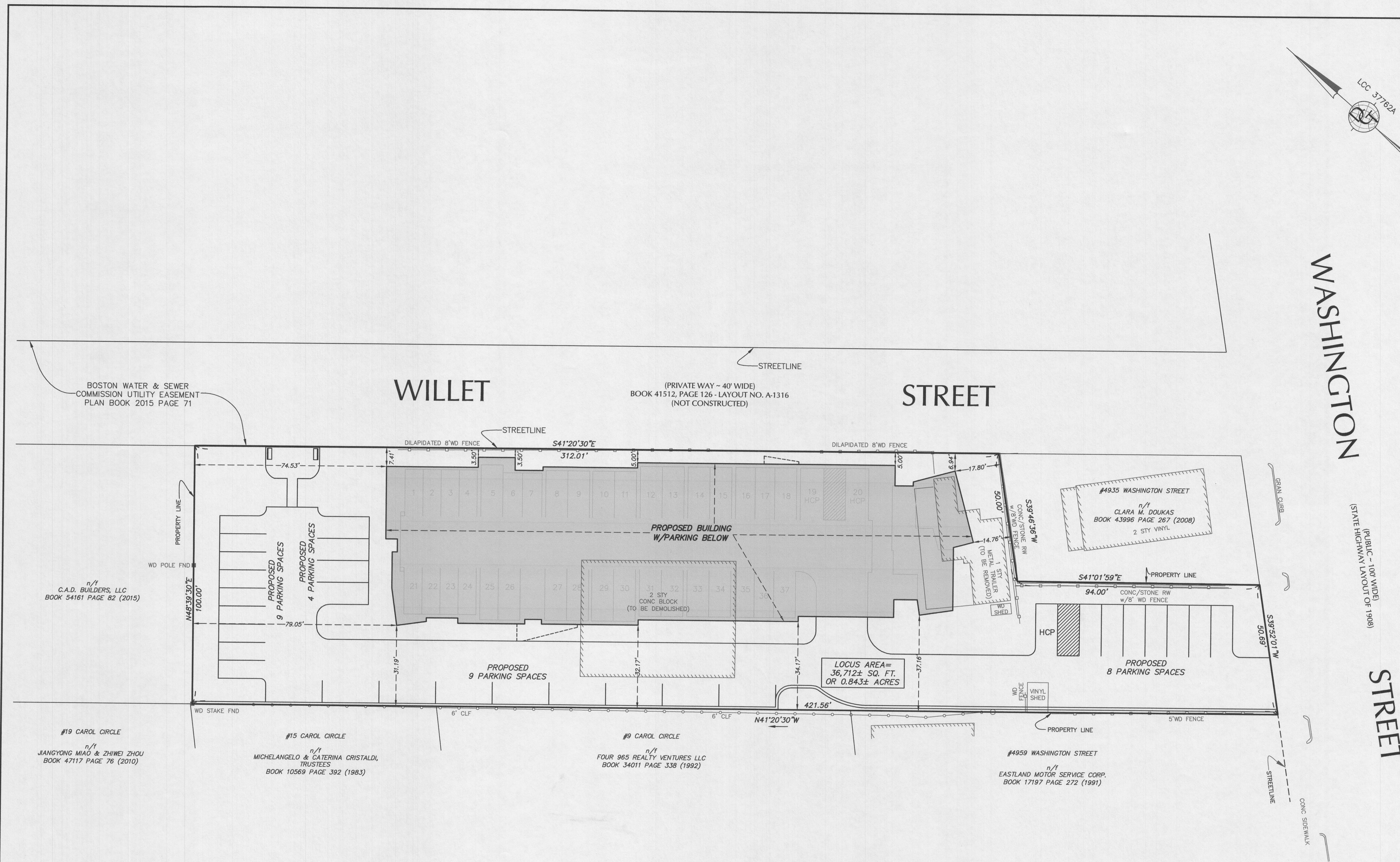
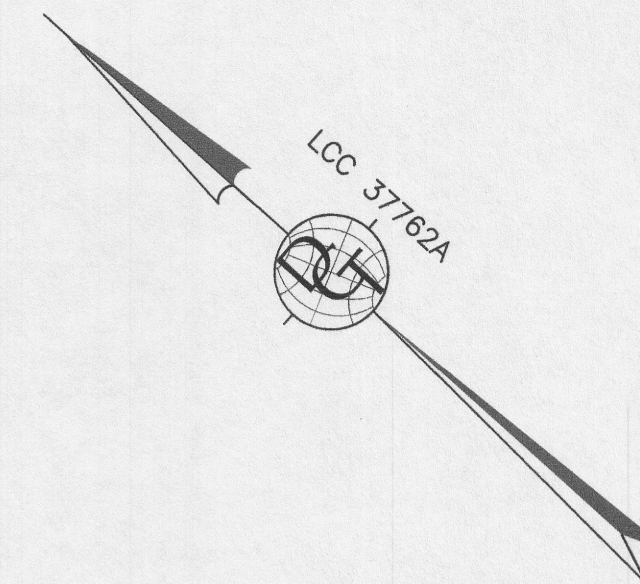
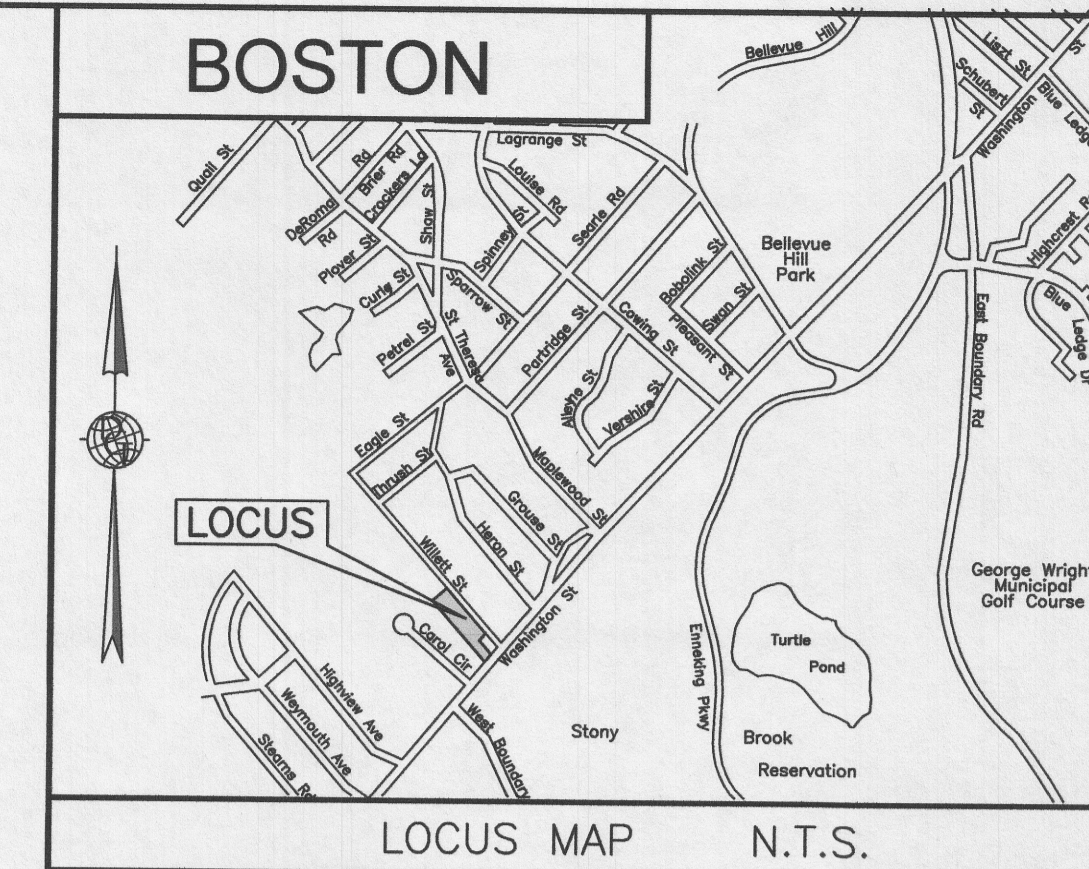
4945 Washington Street,
West Roxbury, MA 02132

Appendix B: Permitting Applications and Appeals:

Please see attached Permit applications, and ISD Zoning and Building Code Applications

Appendix C: Preliminary Community Outreach & Support Materials:

Please see attached community meeting notices and abutter letters of support.



BOSTON WATER & SEWER COMMISSION UTILITY EASEMENT PLAN BOOK 2015 PAGE 71

WILLET STREET (PRIVATE WAY - 40' WIDE) BOOK 41512, PAGE 126 - LAYOUT NO. A-1316 (NOT CONSTRUCTED)

WASHINGTON STREET (PUBLIC - 100' WIDE) (STATE HIGHWAY LAYOUT OF 1908)

STREET

n/f C.A.D. BUILDERS, LLC BOOK 54161 PAGE 82 (2015)

n/f JIANGYONG MIAO & ZHIWEI ZHOU BOOK 47117 PAGE 76 (2010)

n/f MICHELANGELO & CATERINA CRISTALDI, TRUSTEES BOOK 10569 PAGE 392 (1983)

n/f FOUR 965 REALTY VENTURES LLC BOOK 34011 PAGE 338 (1992)

n/f EASTLAND MOTOR SERVICE CORP. BOOK 17197 PAGE 272 (1991)

LOCUS AREA = 36,712± SQ. FT. OR 0.843± ACRES

LEGEND:
CLF CHAIN LINK FENCE
CONC CONCRETE
FND FOUND
RW RETAINING WALL
STY STORY
WD WOOD

SCALE: 1" = 20'
0 10 20 40

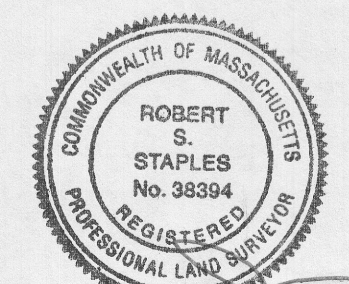
REFERENCES:

OWNER OF RECORD: N/F ANGELO TODESCA
LOCUS DEED: BOOK 7490 PAGE 509 (1980)
BOOK 7403 PAGE 213 (1959)
BOOK 7403 PAGE 212 (1959)
LOCUS PLAN: BOOK 1792 PAGE 293 (1887)

NOTES:

- 1) FIELD SURVEY PERFORMED: APRIL 27-30, 2015.
- 2) SELECTED DETAILS SHOWN ONLY.
- 3) FOR PROPOSED BUILDING AND PARKING REFER TO PLANS BY O'SULLIVAN ARCHITECTS.

I HEREBY CERTIFY THAT:
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



PROFESSIONAL LAND SURVEYOR DATE 4 DEC 2015

V.V.	PARKING	12-3-15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		H-981_01PL_R1.DWG	

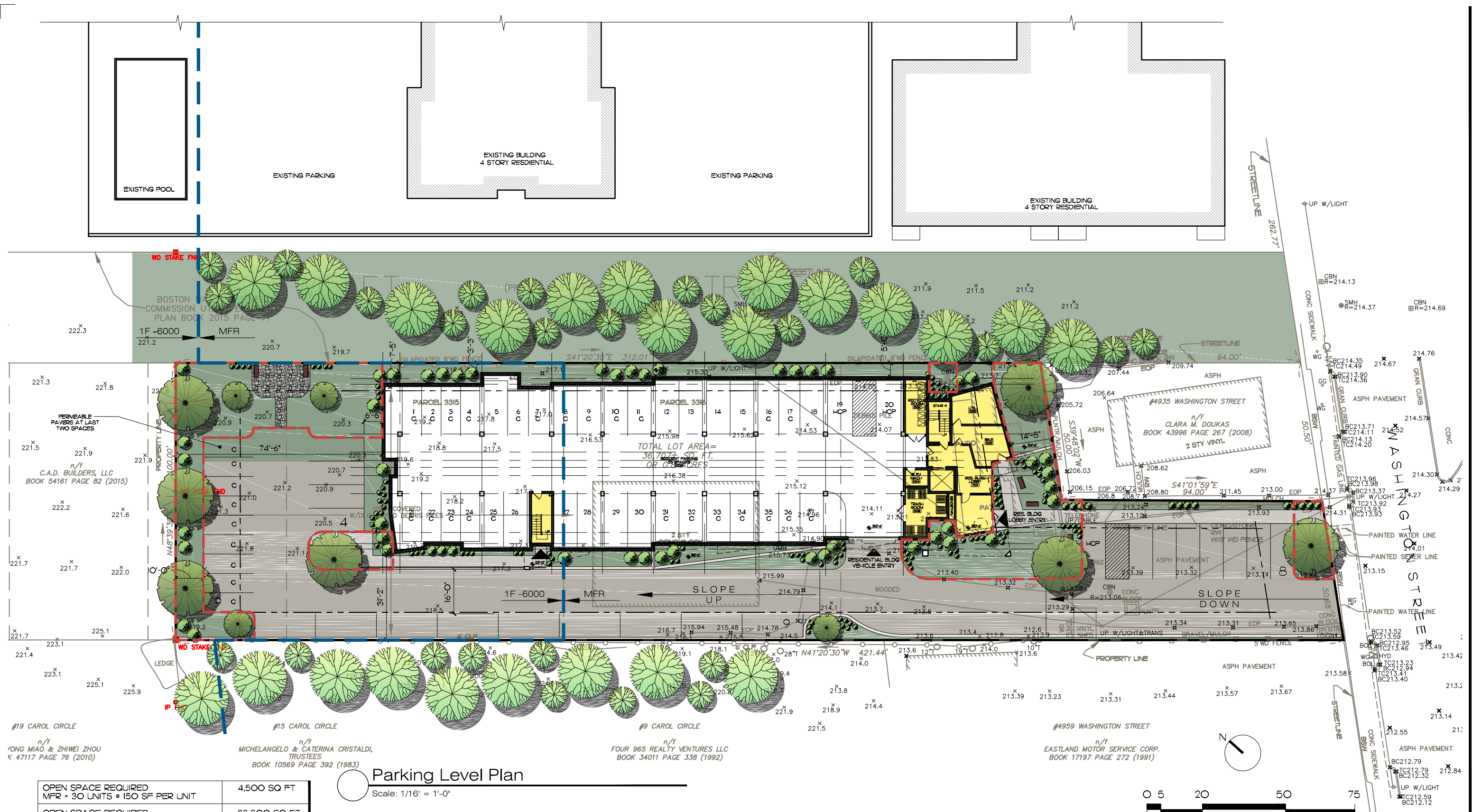
4945 WASHINGTON STREET

PLOT PLAN OF LAND SHOWING PROPOSED BUILDING AND PARKING IN BOSTON, MASSACHUSETTS SUFFOLK COUNTY - WEST ROXBURY DISTRICT

PREPARED FOR:
VACCA PROPERTY MANAGEMENT

PREPARED BY:
J.F. Hennessy Co.
A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.
P.O. BOX 909
BROOKLINE, MA 02446
TEL: 617-566-3860
info@jfhennessycompany.com

RESEARCH: D. CLIFFORD
FIELD: A. RUSH
CALCULATION: B. TALEB
DRAFTING: I. MITRE, W. SHEN
CHECK: B. TALEB
PROJ. MANAGER: B. TALEB
DATE: 22-OCT-2015
JOB NO. H-981.01
CRD FILE H-981-ALL.CRD
SHEET NO. 1 OF 1



#19 CAROL CIRCLE n/f YONG MIAO & ZHIWEI ZHOU K 47117 PAGE 76 (2010)

#15 CAROL CIRCLE n/f MICHELANGELO & CATERINA CRISTALDI, TRUSTEES BOOK 10569 PAGE 392 (1983)

#9 CAROL CIRCLE n/f FOUR 965 REALTY VENTURES LLC BOOK 34011 PAGE 338 (1992)

#4959 WASHINGTON STREET n/f EASTLAND MOTOR SERVICE CORP. BOOK 17197 PAGE 272 (1991)

OPEN SPACE REQUIRED MFR = 30 UNITS • 150 SF PER UNIT	4,500 SQ FT
OPEN SPACE REQUIRED IF-600 = 16 UNITS • 1,800 SF PER UNIT	28,800 SQ FT
OPEN SPACE PROPOSED	6,462 SQ FT

Open Space Calculation

Parking Level Plan
Scale: 1/16" = 1'-0"

4945 WASHINGTON STREET WEST ROXBURY, MA

December 2, 2015

A 1.0

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First Residential Level Plan
Scale: 1/8" = 1'-0"

4945 Washington St, West Roxbury, MA				
FLOOR	1BR	2BR	TOTAL	TOTAL FLOOR GSF
BSMNT	0	0	0	888
1ST	6	7	13	12,836
2ND	6	7	13	12,875
3RD	5	7	12	12,376
4TH	2	6	8	8,562
TOTAL	19	27	46	47,537
% MIX	41%	59%	100%	
TOTAL SITE SF				36,712
F.A.R.				1.30
PARKING PROVIDED				67 (37 UNDER BLDG)
PARKING PROVIDED PER UNIT (SPACE/UNIT)				1.45

4945 WASHINGTON STREET WEST ROXBURY, MA

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A 1.1



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Second Residential Level Plan
 Scale: 1/8" = 1'-0"



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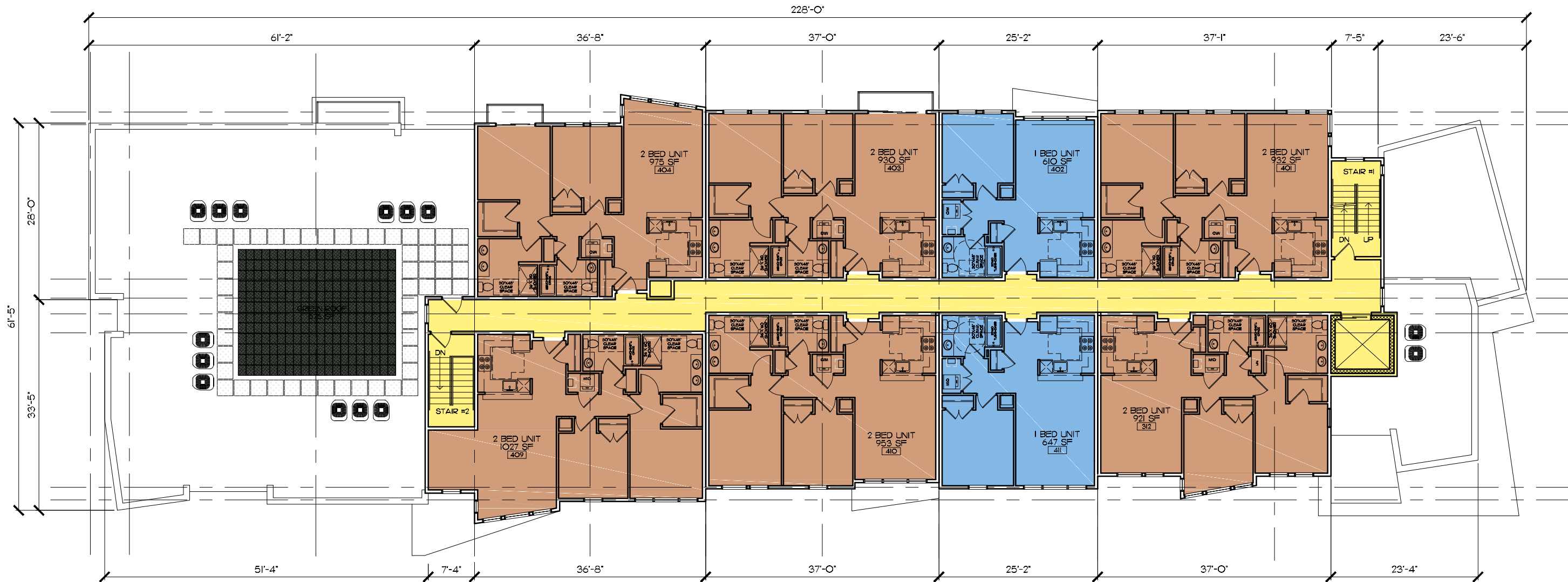
Third Residential Level Plan
 Scale: 1/8" = 1'-0"



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A 1.3

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Fourth Residential Level Plan
 Scale: 1/8" = 1'-0"

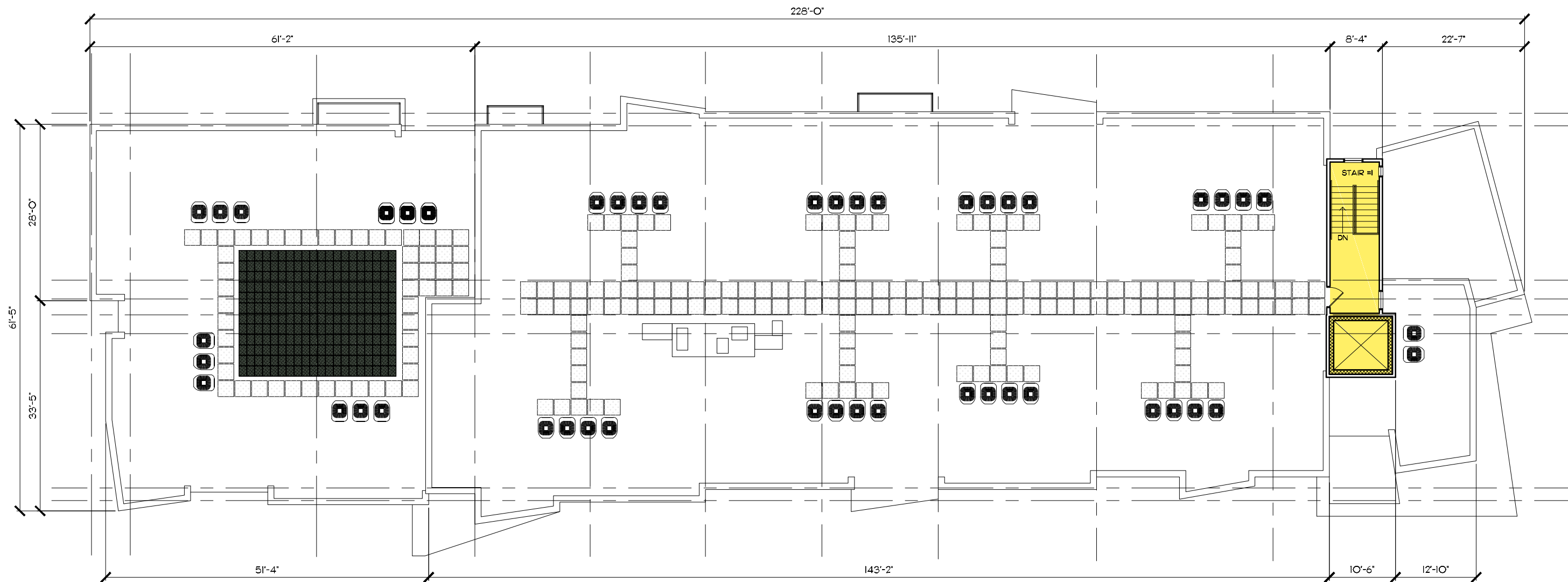


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Roof Plan
Scale: 1/8" = 1'-0"



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A 1.5



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Left Side Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"

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A2.1



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○ View from Washington Street at Entry Drive

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A 3.0



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○ View from South

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○ View from North at Entry Drive

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○ View From North on Willet Street

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○ View from Washington Street at Willet Street

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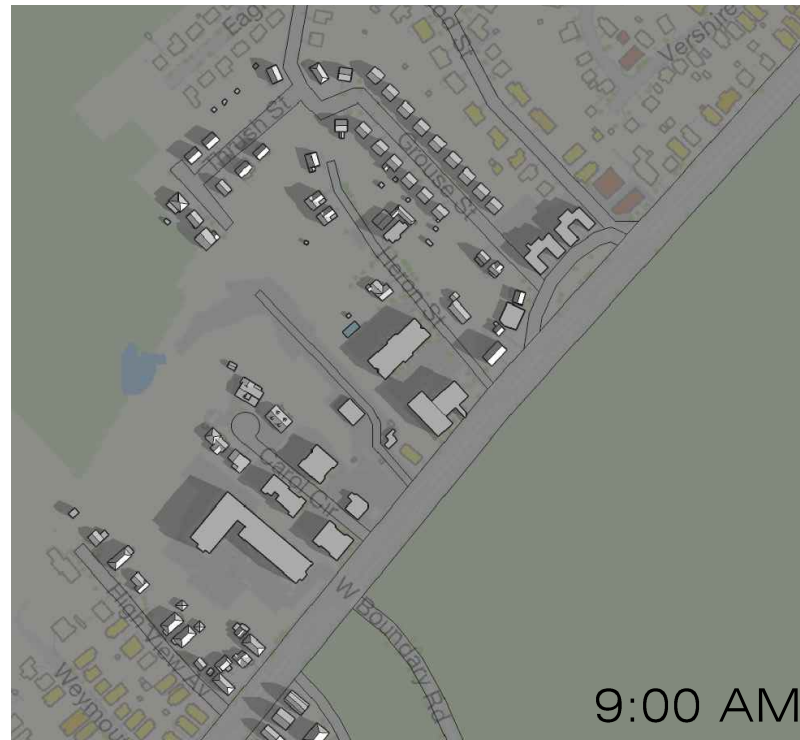
580 MAIN STREET, SUITE 204 ■ READING, MA 01867

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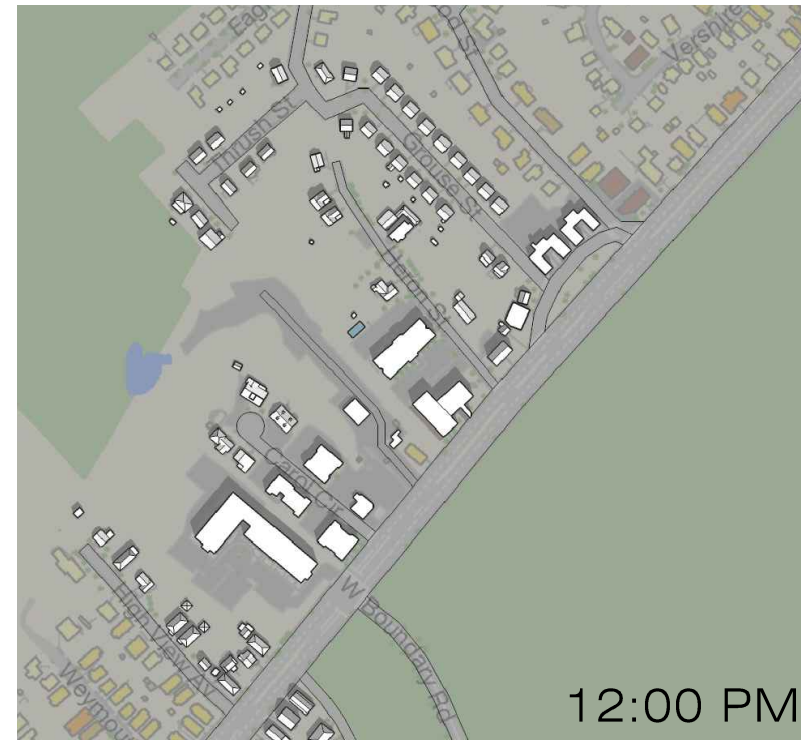
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SHADOW STUDY - MARCH 20

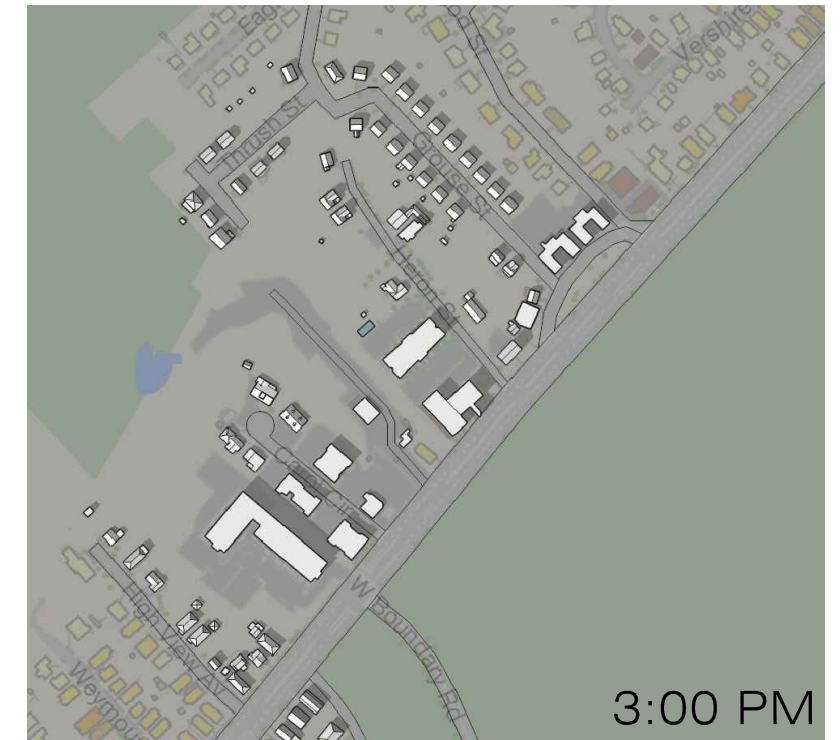
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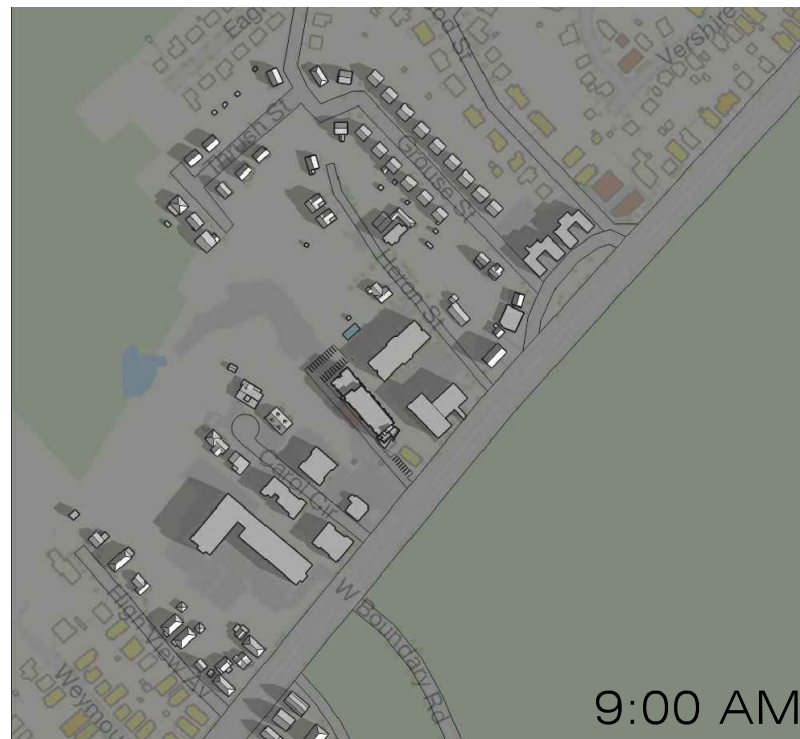


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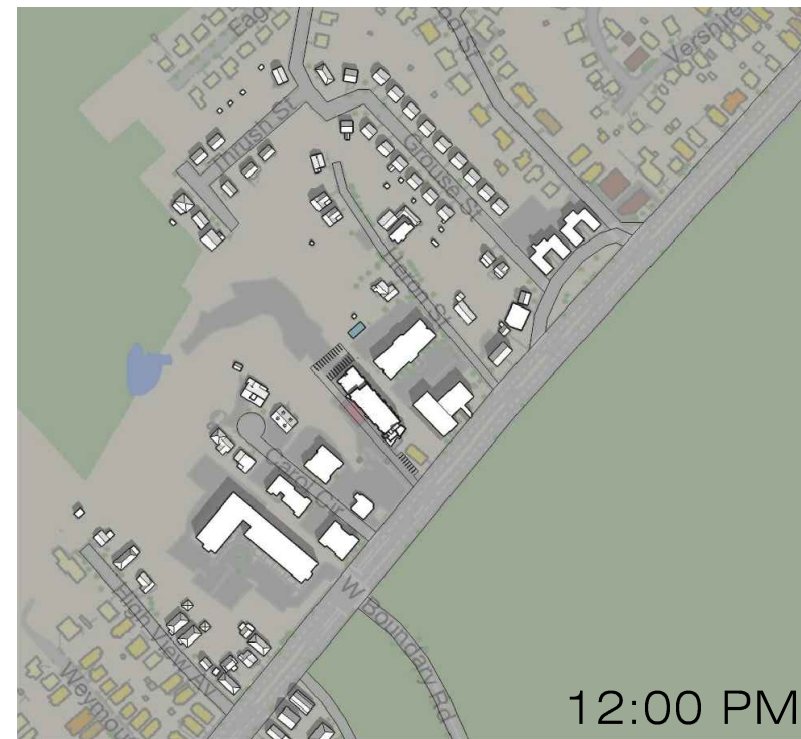


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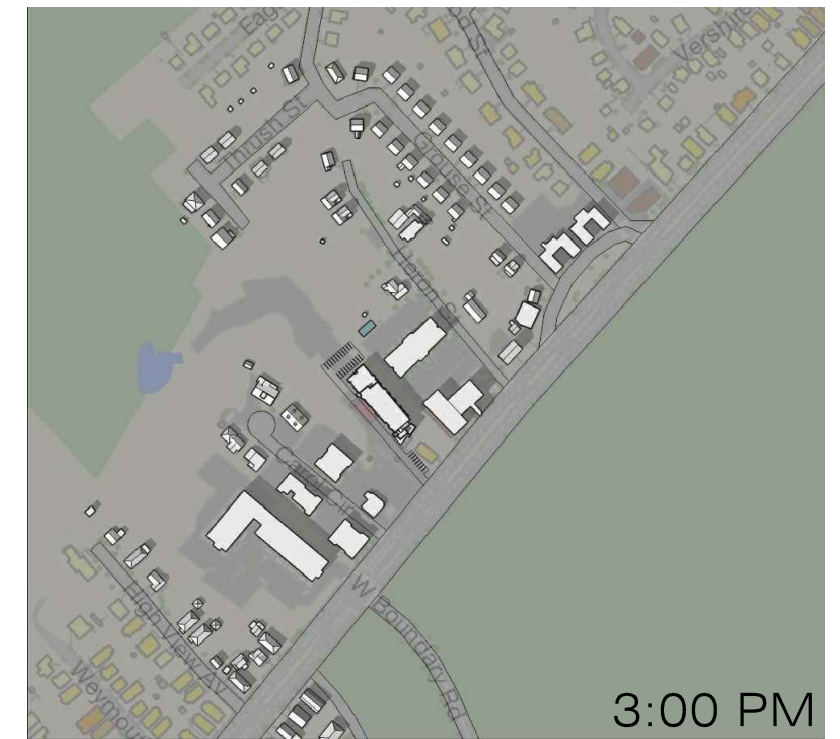
PROPOSED



9:00 AM



12:00 PM



3:00 PM

4945 WASHINGTON STREET
WEST ROXBURY, MA

December 2, 2015

A 4.0



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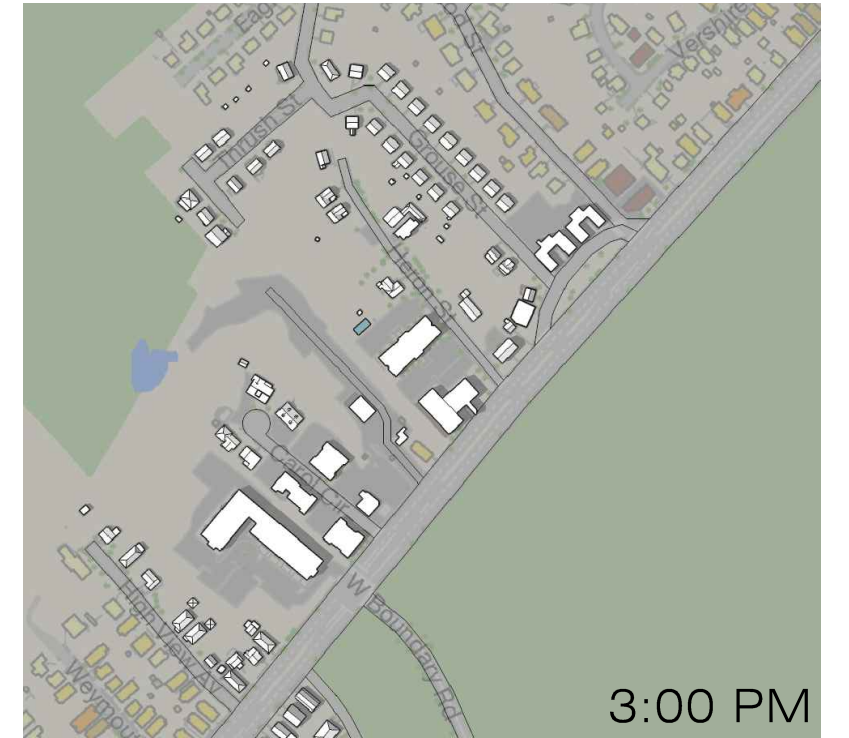
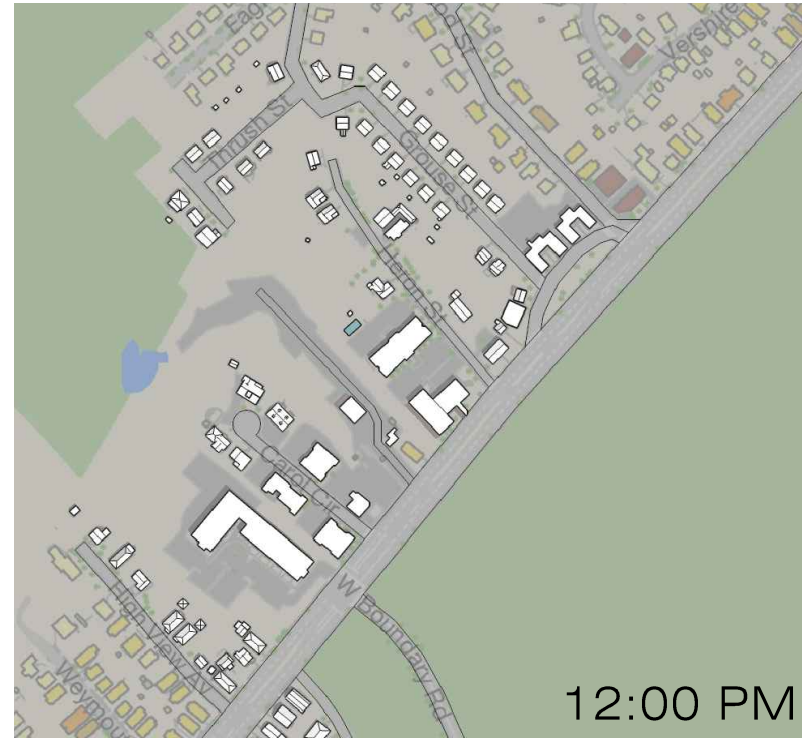
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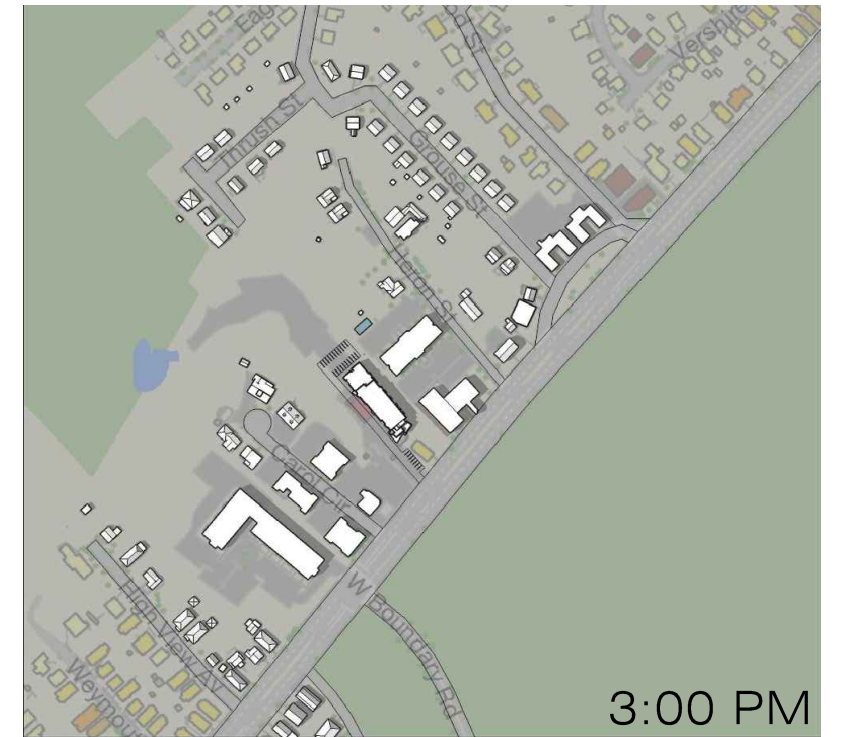
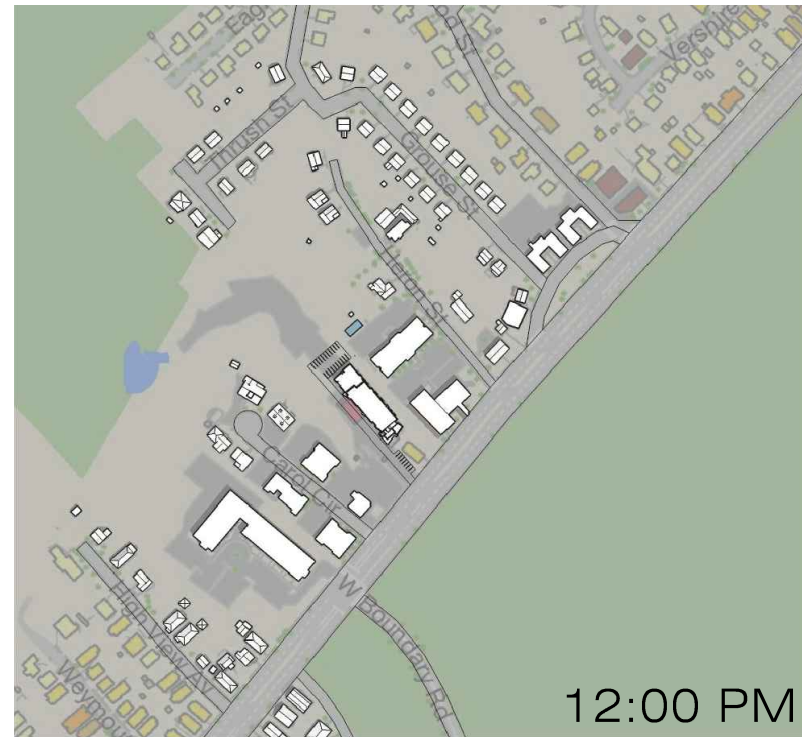
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SHADOW STUDY - JUNE 20

EXISTING



PROPOSED



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December 2, 2015

A4.1



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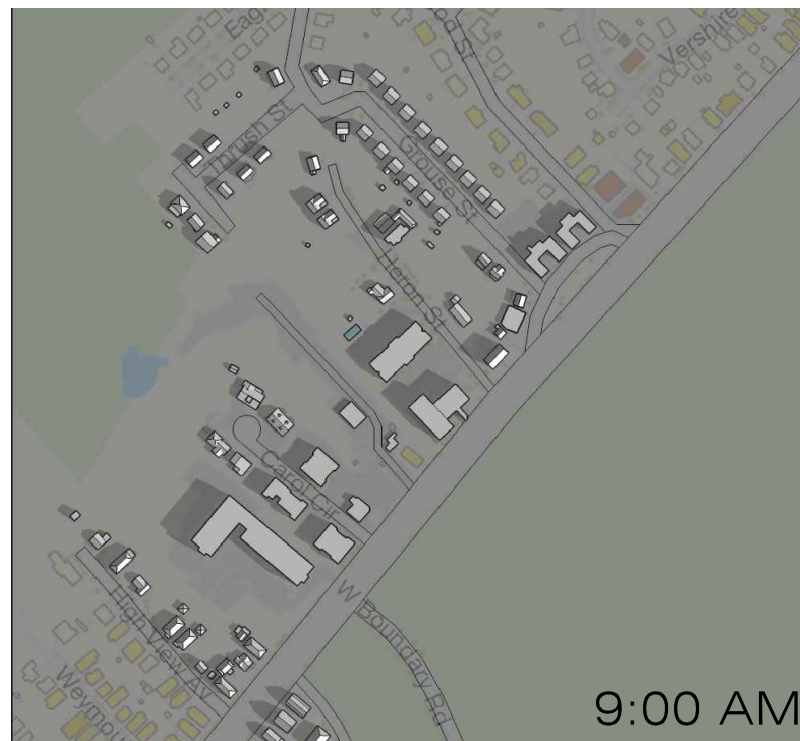
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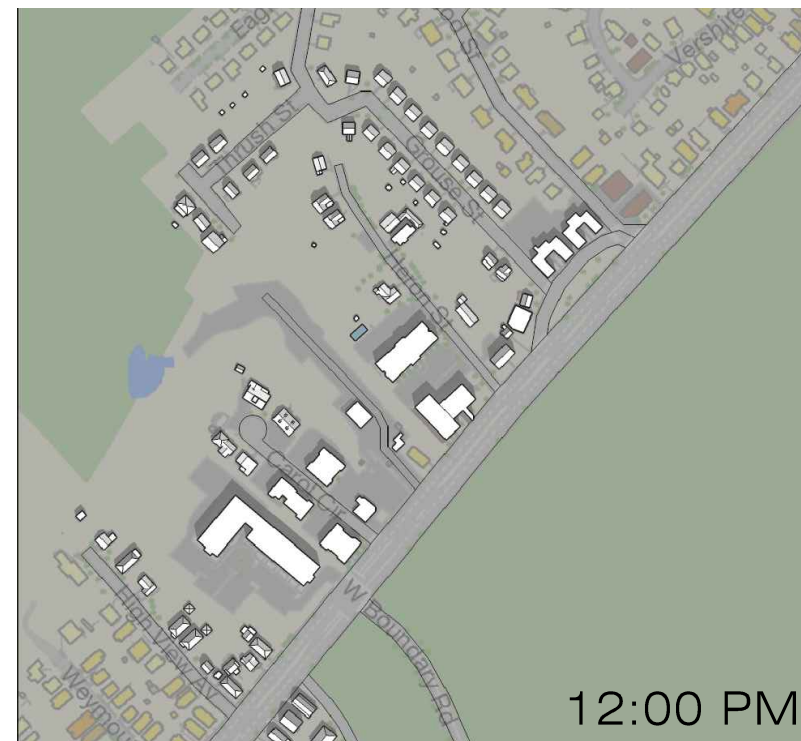
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SHADOW STUDY - SEPTEMBER 22

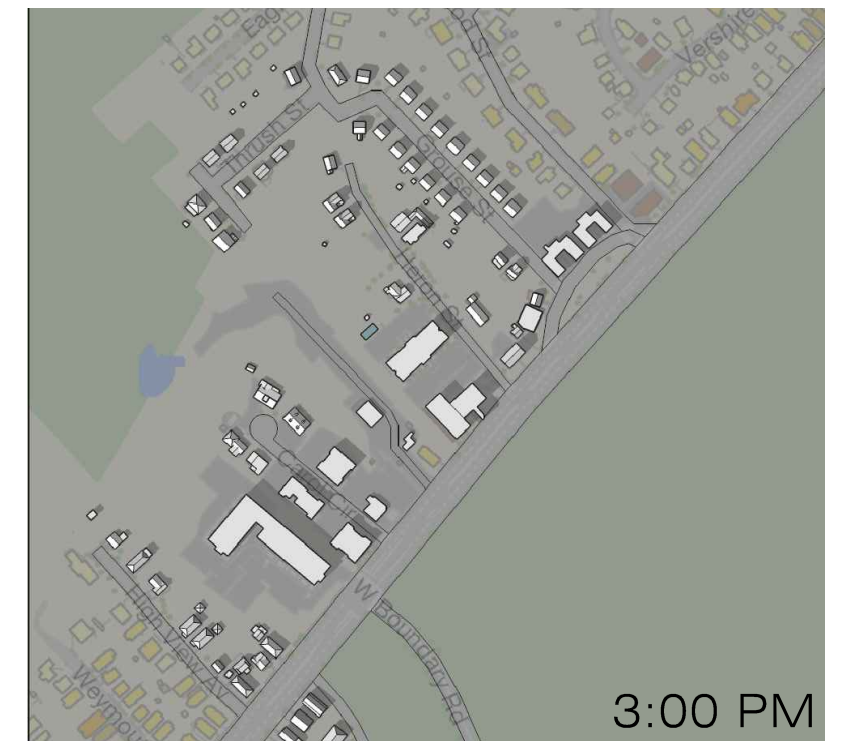
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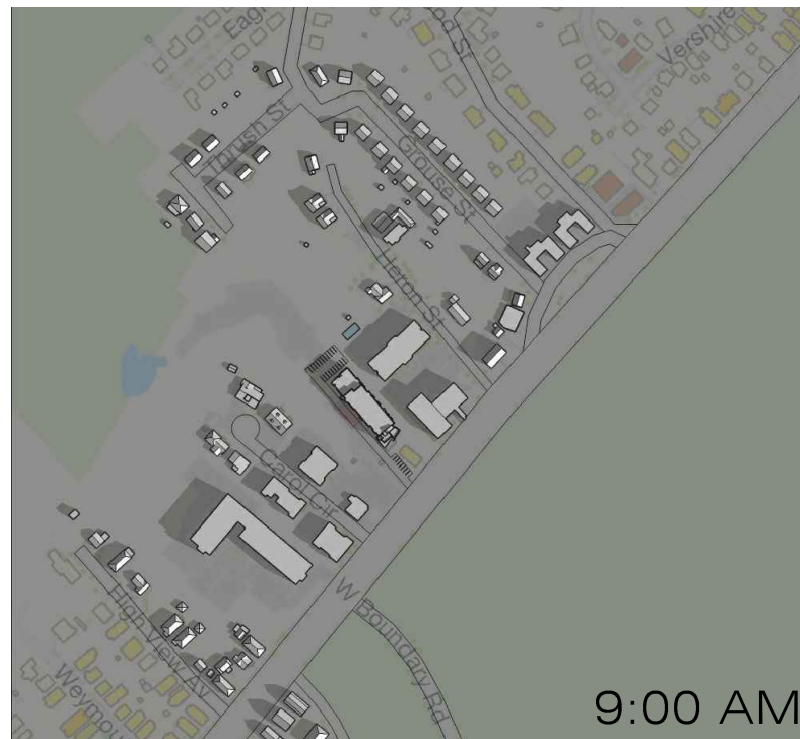


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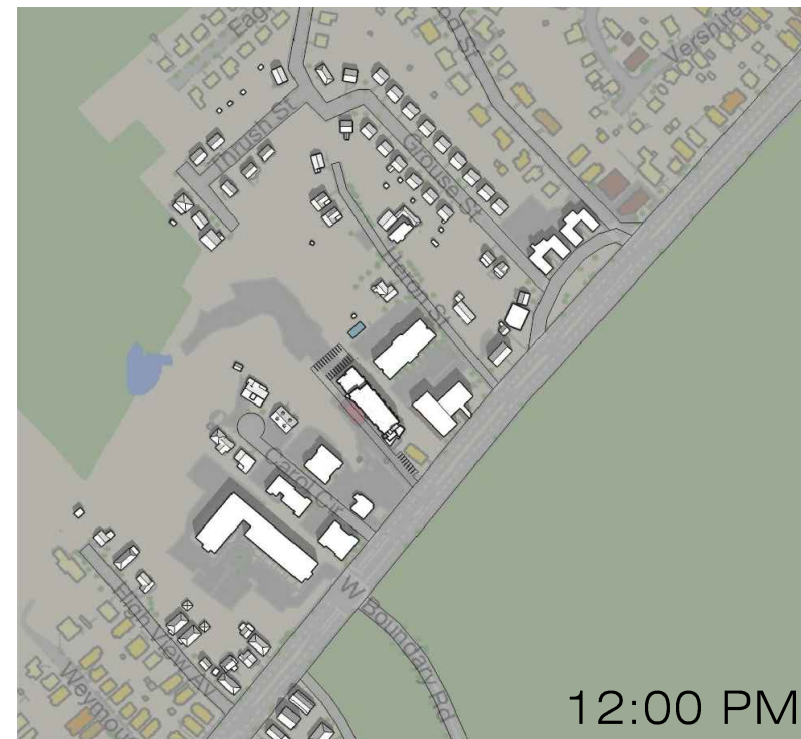


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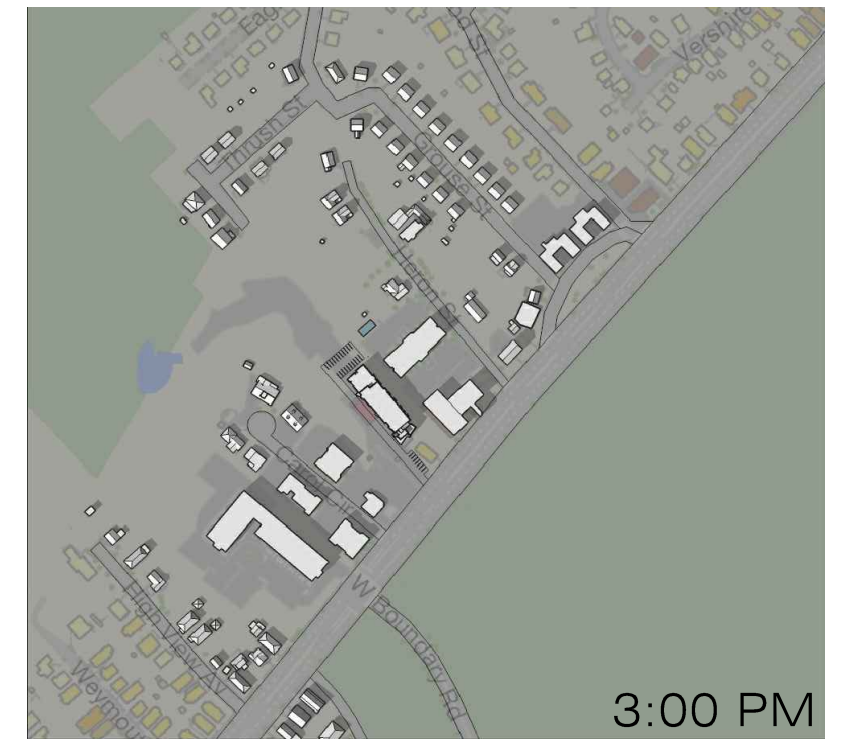
PROPOSED



9:00 AM



12:00 PM



3:00 PM

4945 WASHINGTON STREET
WEST ROXBURY, MA

December 2, 2015

A 4.2



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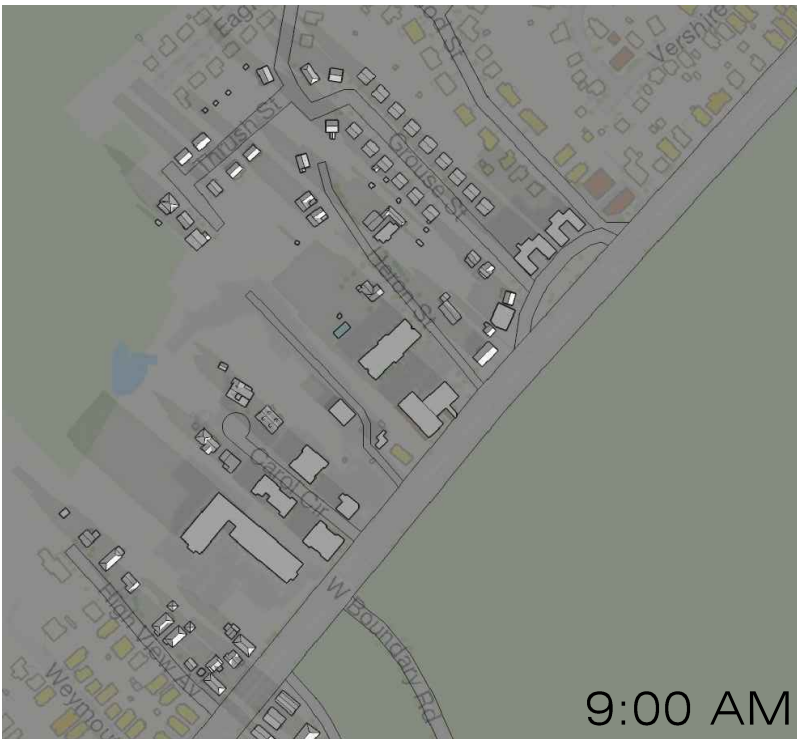
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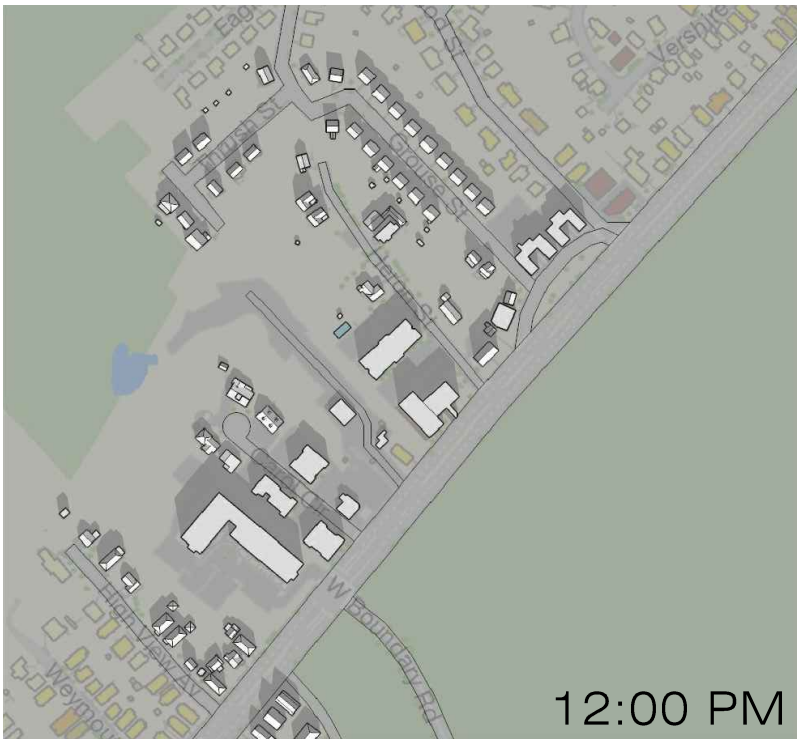
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SHADOW STUDY - DECEMBER 22

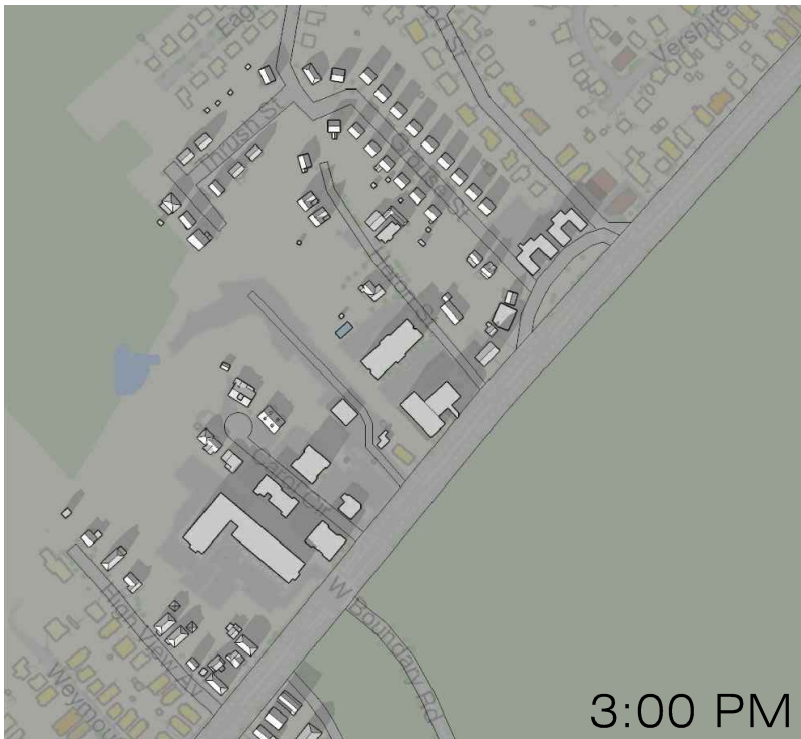
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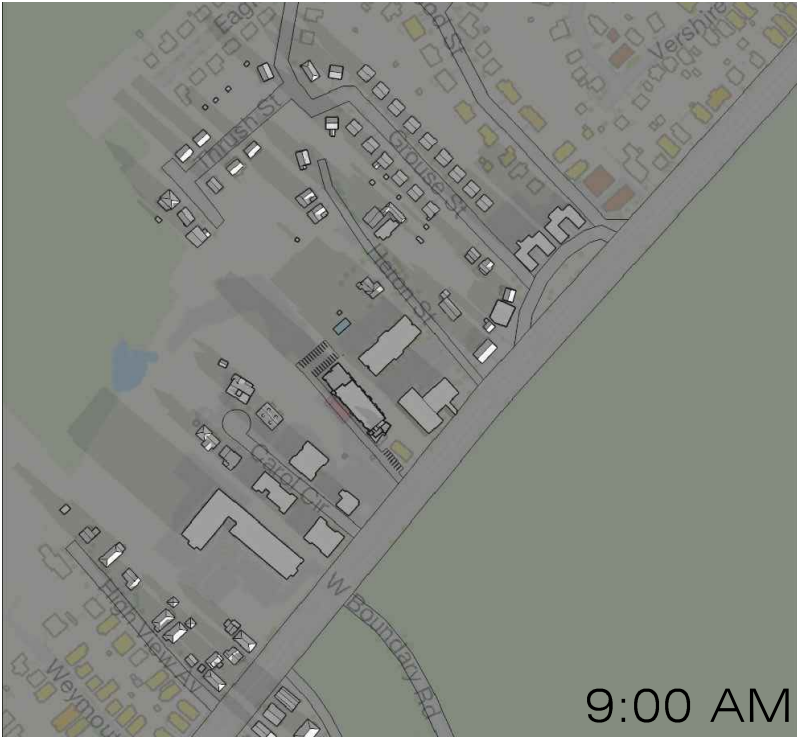


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PROPOSED



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4945 WASHINGTON STREET
WEST ROXBURY, MA

December 2, 2015

A 4.3



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Martin J. Walsh
Mayor

Boston Inspectional Services Department

Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

DAVID OSULLIVAN
580 MAIN ST SUITE 204
READING, MA 01867

December 29, 2015

Location: 4945 WASHINGTON ST WEST ROXBURY, MA 02132
Ward: 20
Zoning District: West Roxbury N.D
Zoning Subdistrict: MFR / (1F - 6000)
Appl. # : ERT544475
Date Filed: December 07, 2015
Purpose: Combine 4 existing Lots located at 4945 Washington Street in West Roxbury, which consists of 36,712+/- square feet. The Project includes the demolition of an existing 1-story Building. Erect a new 4-story Residential Building. The new building is +/- 47,537 square feet of gross area, with 46 rental Residential Units, and 67 on-site Parking spaces (37 under building). It will be a mix of one (1) and two (2) bedroom units. There will also be a common Roof Terrace located at the 3rd Floor Level.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 56 Section 40	Appl of Dimen's Regs	(1F - 6000 Zoning District) Conformity with Existing Building Alignment
Article 56 Section 40	Appl of Dimen's Regs	(MFR Zoning District) Conformity with Existing Building Alignment
Article 56, Section 7	Use Regulations	Use (1F - 6000 Zoning District) : Multifamily Dwelling : Forbidden
Article 56, Section 7	Use Regulations	Use (1F - 6000 Zoning District) : Accessory Parking : Forbidden
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Location of Main Entrance Shall Face the Front Lot Line
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Lot Area for Additional Dwelling Units Insufficient
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Lot Frontage Insufficient
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Floor Area Ratio Excessive
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Building Height Excessive
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Building Height (# of Stories) Excessive
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Usable Open Space Insufficient
Article 56, Section 8	Dimensional Regulations	(1F - 6000 Zoning District) Side Yard Insufficient
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Location of Main Entrance Shall Face the Front Lot Line
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Lot Frontage Insufficient

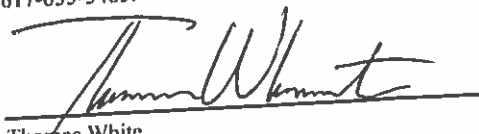
December 29, 2015

DAVID OSULLIVAN
580 MAIN ST SUITE 204
READING, MA 01867

Location: 4945 WASHINGTON ST WEST ROXBURY, MA 02132
 Ward: 20
 Zoning District: West Roxbury N.D
 Zoning Subdistrict: MFR / (1F - 6000)
 Appl. # : ERT544475
 Date Filed: December 07, 2015
 Purpose: Combine 4 existing Lots located at 4945 Washington Street in West Roxbury, which consists of 36,712+/- square feet. The Project includes the demolition of an existing 1-story Building. Erect a new 4-story Residential Building. The new building is +/- 47,537 square feet of gross area, with 46 rental Residential Units, and 67 on-site Parking spaces (37 under building). It will be a mix of one (1) and two (2) bedroom units. There will also be a common Roof Terrace located at the 3rd Floor Level.

Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Floor Area Ratio Excessive
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Building Height Excessive
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Building Height (# of Stories) Excessive
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Usable Open Space Insufficient
Article 56, Section 8	Dimensional Regulations	(MFR Zoning District) Side Yard Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.



Thomas White
(617)961-3275
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Martin J. Walsh
Mayor

Boston Inspectional Services Department

Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Gary P. Moccia
Inspector of Buildings

BUILDING CODE REFUSAL

December 29, 2015

DAVID OSULLIVAN
580 MAIN ST SUITE 204
READING, MA 01867

Re: Application # : **ERT544475**
Date Filed: December 03, 2015
Location: 4945 WASHINGTON ST WEST ROXBURY, MA 02132
Ward: 20
Purpose: Combine 4 existing Lots located at 4945 Washington Street in West Roxbury, which consists of 36,712 +/- square feet. The Project includes the demolition of an existing 1-story Building. Erect a new 4-story Residential Building. The new building is +/- 47,537 square feet of gross area, with 46 rental Residential Units, and 67 on-site Parking spaces (37 under building). It will be a mix of one (1) and two (2) bedroom units. There will also be a common Roof Terrace located at the 3rd Floor Level.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
780CMR, 8th Edition		1021.1 Exits from stories. All spaces within each <i>story</i> shall have access to the minimum number of <i>approved</i> independent <i>exits</i> as specified in Table 1021.1 based on the <i>occupant load</i> of the <i>story</i> . For the purposes of this chapter, occupied roofs shall be provided with <i>exits</i> as required for stories. There is No Second Means of Egress from the 4th Floor Green Roof

Thomas White
for the Commissioner
(617)961-3275

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Abutters Meeting

The Mayor's Office of Neighborhood Services, along with the new owner and proposed developer of the vacant and long-under-utilized Todesca Landscaping property site at 4945 Washington Street (Ralph Vacca of Vacca Homes), invite the abutters and surrounding neighbors of this address to an initial meeting to discuss a preliminary proposal for a potential multi-unit residential development at the site. While no applications have been filed with the City of Boston yet, the developer has prepared initial preliminary plans for a potential new 4-story residential development, with 48 residential units, on-site parking, vehicular access from Washington Street and related site and landscape improvements.

Where: William Ohrenberger School
175 West Boundary Rd., West Roxbury
When: Thursday, October 1, 2015
Time: 6:30 PM

Again, while the new owner-developer has not made any filings with the City of Boston yet, the potential proposed development project will eventually require public hearings and approvals by the Boston Redevelopment Authority and City's Zoning Board of Appeals, at a future date (to be determined). No hearings scheduled yet.

Questions/Concerns, contact:
Chris Rusk
Mayor's Office of Neighborhood Services
Office: (617) 635- 4818
Cell: (617) 908-2169
christopher.rusk@boston.gov



July 14, 2015

Christine Araujo, Chair
City of Boston Board of Appeal
1010 Mass. Ave., 4th floor
Boston, MA 02118

Brian P. Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA

Re: 4945 Washington Street, West Roxbury
Proposed Residential Development Project

Dear Chair Araujo and Director Golden:

As an immediate residential abutter in the West Roxbury neighborhood, I am writing to express my support for the new owner-developer's proposal to upgrade the under-utilized and neglected property site at 4945 Washington Street into a new 4-story residential development, with 48 residential units, on-site parking, vehicular access from Washington Street and related site and landscape improvements.

I feel that this project would be a major improvement to the immediate neighborhood - by upgrading this nuisance property site with an appropriately-designed residential building and certain landscape and open space improvements consistent with that of the surrounding neighborhood.

I also appreciate the developer's commitment to provide landscape buffering, fencing and design measures separating our property from the development, as well to make and pay for certain improvements to our property as a mitigation measure to be determined together in the future.

Sincerely,

Name: Rita Doukas, Helen Doukas, Clara Doukas
Address: 4935 Washington St.
West Roxbury MA 02132

cc: City Councillor Matt O'Malley
Chris Rusk, Office of Neighborhood Services, West Roxbury
Neighborhood Coordinator

Dated: 9-9, 2015

Christine Araujo, Chair
City of Boston Board of Appeal
1010 Mass. Ave., 4th floor
Boston, MA 02118

Brian P. Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201

Re: 4945 Washington Street, West Roxbury - Proposed Residential Development Project

Dear Chair Araujo and Director Golden:

As an abutting property owner and long-time business operator at 4959 Washington Street in the West Roxbury, I am writing to express my support for the new owner-developer's proposal to upgrade the under-utilized and neglected property at 4945 Washington Street into a new 4-story residential development, with 48 residential units, on-site parking, vehicular access from Washington Street and related site and landscape improvements.

I have had the opportunity to meet with the developer and review his plans, and I feel that this project would be a major improvement to the immediate neighborhood – by upgrading this nuisance property site with an appropriately-designed residential building and certain landscape and open space improvements consistent with that of the surrounding neighborhood.

I also appreciate the developer's commitment to provide landscape buffering, fencing and design measures separating our property from the development.

Sincerely, *Philip Mabardy*

Name: PHILIP MABARDY

Address: 4959 WASHINGTON ST, WEST ROXBURY

cc: City Councilor Matt O'Malley
Chris Rusk, Office of Neighborhood Services, West Roxbury Neighborhood Coordinator