

Five Washington Street

BPDA Board Meeting - 6/14/18





live

18

Affordable Apartments

- 108 Apartments
- Public realm improvements



work

12,500

SF of Retail Space

- 2 Retail Tenants
- 15 permanent jobs
- On-Site Property Manager



connect

108

Bike Storage Spaces

- Bike Repair Station
- LEED Silver Certified
- Pocket Park

Site Location

BOSTON

BROOKLINE



3 MIN WALK

6 MIN WALK

WASHINGTON STREET

COREY ROAD

BEACON STREET

COMM AVE



Existing Conditions



Corey Road and Washington Street Intersection

Context



Brookline 2 Story Residences



Brookline 3 Story Walk-ups



Boston 5-9 Story Brick Buildings – “Patricia White Apartments” and “B’nai B’rith Housing”



Boston 5 Story Nursing Home – “Brighton House”

Project Information

4 and 5 Stories Tall

108 Units, 18 affordable =
16.6%

131,500 GSF (1,000 GSF
reduction)

104 parking spaces, .71 ratio
(25 retail, 79 residential)

12,500 sf ground floor retail
including 1000 sf local retail
space, at discounted rent

Pocket park with landscape,
benches, lighting

Bike storage for 108 bikes,
Hubway, public bike racks





Ground Floor Plan

Design Revisions from Community & IAG Input

- 1) Fewer Units (115 to 108)
- 2) Additional affordable units (13% to 16.6%)
- 3) Increased 3BR's 4 to 9
- 4) Widened sidewalks along hill side of Corey Rd. by 2'-0" & nearby crosswalk and bike lane improvements
- 5) Pulled building massing away from Corey Rd. & lowered brick volumes to 4 stories
- 6) Lightened gray volume



Before

Washington Street and Corey Road Intersection



After

Washington Street and Corey Road Intersection





Before

Sidewalk Width: 8'-6" | Existing Sidewalk Width: ~4'-6" to ~7'-2"



After

Sidewalk Width: 10'-6" | Existing Sidewalk Width: ~4'-6" to ~7'-2"

From Top of Corey Road



Before
Top of Corey Road

From Top of Corey Road



After
Top of Corey Road

Community Benefits

- \$25,000 contribution to support the **Brighton Allston Mobility Study**.
- \$20/unit/month for the first 5 years of stabilized occupancy if shuttle service has commenced operations.
- \$10,000 contribution to **Baldwin Academy** for Improvements to Landscaping and Recreational Areas for benefit of students and school community.
- \$10,000 contribution to **Brighton Center Library** for after school programs (or Brighton Library of IAG choice).
- \$5,000 contribution to **Boston Parks Department** for enhancements to local Boston/Brighton Park selected by IAG.
- **Blue Bikes** Station on-site.

Additional Community Benefits

- **\$1,500,000** environmental remediation and stormwater drainage improvements to alleviate flooding issues and transform blighted site
- **Jobs** Temporary construction jobs as well as 15 permanent retail and property management jobs.
- **Decrease** in a.m. and p.m. automobile trips & overall trips to the site from current gas station use
- **1 curb cut** instead of 6 curb cuts in and out of the site
- **Developers will own, operate, and maintain** the property in the long term.

