Five Washington Street BPDA Board Meeting - 6/14/18







18
Affordable Apartments

- 108 Apartments
- Public realm improvements



12,500 SF of Retail Space

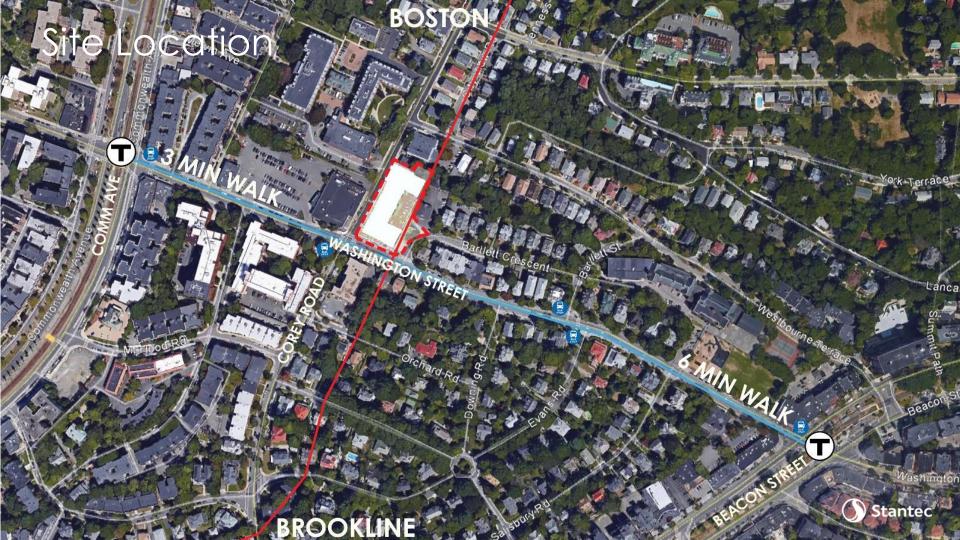
- 2 Retail Tenants
- 15 permanent jobs
- On-Site Property Manager



connect

108
Bike Storage Spaces

- Bike Repair Station
- LEED Silver Certified
- Pocket Park





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





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















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 Briahton 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
- JODS 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
- 1CUrb CUt instead of 6 curb cuts in and out of the site
- Developers will own, operate, and maintain the property in the long term.