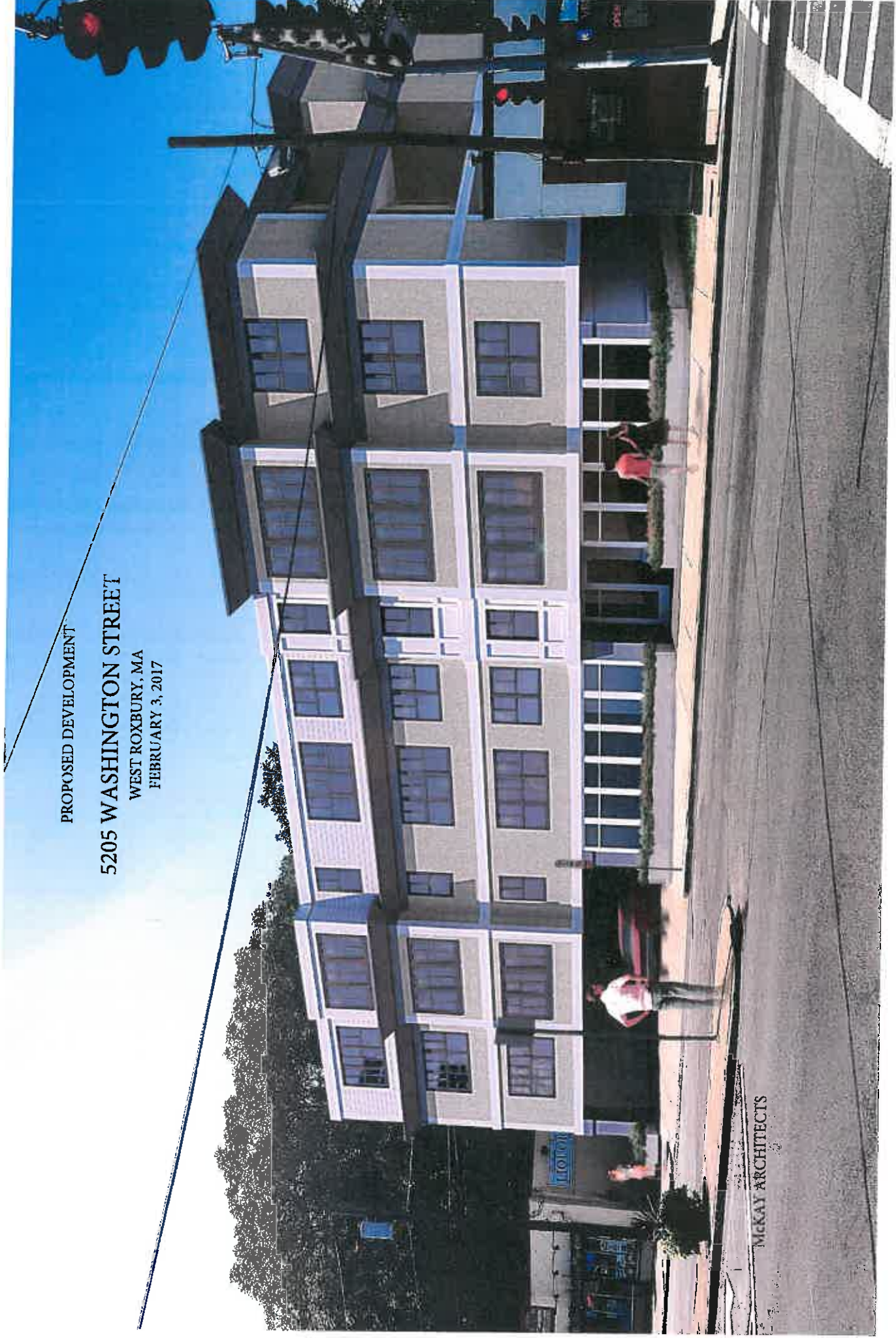


PROPOSED DEVELOPMENT
5205 WASHINGTON STREET
WEST ROXBURY, MA
FEBRUARY 3, 2017

McKAY ARCHITECTS



March 14, 2017

Mr. Brian Golden
Director
Boston Planning and Development Agency
One City Hall Square (9th Floor)
Boston, MA 02201

RE: 5205 Washington Street, West Roxbury, MA
Application for "Small Project Review"

Small Project Review Application under Article 80E of the Boston Zoning Code

Dear Director Golden:

On behalf of Hub Development, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 5205 Washington Street in the West Roxbury section of Boston.

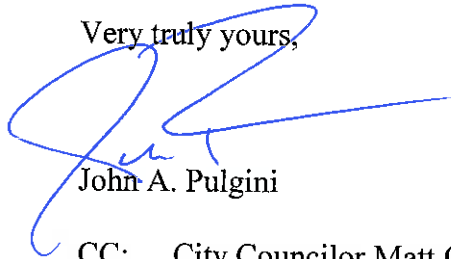
The proposed project site consists of an approximately 12,061 square foot lot that sits on the east side of Washington Street at the intersection of Washington Street and Grove Street in West Roxbury. Presently, the parcel has a one-story building housing an automotive use, specifically Lee Myles Transmissions, along with an adjacent parking lot that occupies approximately 35% of the total Project Site area. The redevelopment of this lot will add energy and vitality to the Washington and Grove Street intersection with a brand new building housing 17 new residential apartments.

The proposed development project is a four-story building comprised of 17 residential units on floors two through four, with parking and storage on level one. The development will provide 26 on-site parking spots, which will be contained in the interior of the structure.

The development team will be led by Antonio Ferrara, Owner of Hub Development, LLC. Mr. Ferrara will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential projects.

We intend to pursue the Article 80E Small Project Review Process for this project. We look forward to continuing our strong working relationship with the BPDA, the community, and the elected officials as we move towards final approval of this project.

Very truly yours,



John A. Pulgini

CC: City Councilor Matt O'Malley
Phil Cohen, BPDA
Jon Greeley, BPDA
Michael Cannizzo, BPDA

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i. Proposed Project Overview

Project Name: 5205 Washington Street
Address: 5205 Washington Street, West Roxbury, 02132
Project Description: Demolition of the existing one (1) story commercial building followed by the construction of seventeen (17) units of housing with parking onsite for twenty-six (26) vehicles and (12) enclosed bicycle parking spaces.
Lot / Site Area: 12,061 square feet
No. of Dwelling Units: 17 Units (9 one bedroom + 8 two bedroom)

Floor Area, Gross

Ground Floor: 660 square feet (excludes parking)
Floor Two: 7,338 square feet
Floor Three: 7,338 square feet
Floor Four: 7,338 square feet
FAR Square Footage: 22,674 square feet, Gross
Floor Area Ratio: 1.88

Unit Configurations

One Bedroom: 9
Two Bedrooms: 8
Height: 34'-6"
Stories: 4
Parking Spaces: 26

Zoning District:	Article 56, West Roxbury – Neighborhood Shopping (“NS”)
Variances:	Preliminary analysis indicates the Proposed Project requires no zoning relief from the Code.

ii. Proposed Project

The site located at 5205 Washington Street, on one (1) parcel of land, parcel ID# 2011564010 totaling approximately 12,061 square feet (the “Project Site”). The Project Site sits on the east side of Washington Street at the intersection on Washington Street and Grove Street in West Roxbury. Currently the site is a one (1) story building housing an automotive use, specifically Lee Myles Transmissions along with an adjacent surface parking that occupies approximately 35% of the total Project Site area. The Project Site is completely impervious, containing no open space and is dedicated to an automotive use and detracting from an active street wall along Washington Street and Grove Street retail node.

The proposed development calls for razing the current structure, removing the asphalt parking lot and creating a new, attractive and energy efficient building that will enliven and visually enhance what is the primary gateway corridor to Boston. The revitalization of the Project Site consists of a four-story residential building, containing seventeen (17) dwelling units and twenty-six (26) parking spaces. The seventeen (17) units will consist of nine (9) one bedroom units and eight (8) two bedroom units. All of the thirty (30) parking spaces are located internally to the building, at grade, concealed behind an active street wall of retail/office space and access via the existing curb-cut on Washington Street. Access and egress to the internal vehicle and bicycle parking spaces will be from Washington Street at the existing curb-cut, (collectively, the “Proposed Project”).

The Proponent of the Proposed Project is HUB Development, LLC. The HUB Development team is led by Antonio Ferrara, a lifelong resident of Boston. In fact, Mr. Ferrara lives in West Roxbury, approximately one half mile from the proposed development. For more than a decade, Mr. Ferrara has been developing and redeveloping housing all across Boston. In that time, he has developed a reputation as a quality and responsible builder, who uses the finest architecture, most talented

craftsman, and the highest quality building products, to ensure that his work enhances the surrounding neighborhoods.

iii. The Neighborhood and Project Location

The Proposed Project is located on Washington Street at the eastern corner of the intersection of Washington Street and Grove Street in the West Roxbury Neighborhood of Boston. The Proposed Project is located at the southern end of the Washington Street as you approach the Dedham town line boarder and within walking distance of the retail nodes along Washington Street.

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. Three (3) major bus connections allow for easy access to Forest Hills: (i) the MBTA 35 Bus, (ii) the MBTA 40 Bus and (iii) the MBTA 34 Bus all providing connections to either the MBTA Orange Line via Forest Hills, Commuter Rail Stations at, West Roxbury, Belgrade or Highland and MBTA Green Line Connections along the D-Branch and E-Branch systems.

iv. Development Context

The Proposed Project will contain seventeen (17) residential units of housing, consisting of nine (9) one bedroom units and eight (8) two bedroom units. The one bedroom units (three (3) per floor except for the fourth floor which only has one unit) average approximately 938 square feet of Floor Area, Gross, and the two bedroom units (three (3) per floor except for the fourth which has four units) average approximately 1,246 square feet of Floor Area, Gross.

Per Map 11A-11E West Roxbury Neighborhood District, the Proposed Project is located within the Neighborhood Shopping Subdistrict “NS” and in-directly abuts due to significant grade changes, the One-Family Residential Subdistrict “1F-6000”. Based on the attached schematic designs, the Proposed Project does not appear to require zoning relief from the City of Boston’s Zoning Board of Appeals.

v. Urban Design Context

The project has been designed to be consistent with the intent of the Neighborhood Shopping District. The 17 residential units will provide added vitality to a neighborhood of small shops and restaurants. The parking is located on site with the

majority of the spaces under the proposed building. The project site will be developed with appropriate design and site improvements to provide proper public safety and functionality. The building has been designed responding to a more commercial level of detail versus a residential “gabled” structure. We designed the building to fit within the context of the neighboring shops.

vi. Proposed Project Benefits

- a. New Housing Units – removing what was a non-conforming automobile use. These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that builds upon the other small projects that have begun re-shaping this small retail node of Washington Street.
- b. Site Enrichment – the Proposed Project will transform the current 9:00 to 5:00 automotive use into an eighteen hour residential use, enlivening the retail uses all along Washington Street and adding to the overall fabric of the district.
- c. Enlivened Edge – the Proposed Project will enliven the corner of Grove Street and Washington Street with a new edge of attractive architecture, active retail/ office space
- d. Job Creation & Taxes – the Proposed Project will be a job creator both during and after construction. In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of seventeen (17) units of housing and retail/ office space.

vii. Zoning Analysis

5205 Washington Street

New Construction – 17 Residential Dwelling Units – 26 Parking Spaces

Zoning District: Neighborhood Shopping Subdistrict “NS”

Lot Area: 12,061

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	None	12,061sf	12,061sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	N/A
3.	Minimum Lot Width (feet)	None	N/A	N/A
4.	Maximum Floor Area Ratio (FAR)	2.0	0.65 approx.	1.88
5.	Maximum Building Height	35 feet	14' approx.	34'-6"
6.	Minimum Open Space Per Dwelling Unit	50sf	N/A	850sf
7.	Minimum Front Yard	None	None	None
8.	Minimum Side Yard	None	N/A	N/A
9.	Minimum Rear Yard	40 feet	N/A	40 Feet
10.	Minimum Off-Street Parking	1.5 per dwelling Unit 2.0 office / retail use	N/A	26 spaces (1.53 parking ratio)
11.	Use	NS	LI	MFR

Floor Area Calculation $22,674/12,061 = 1.88$

Off Street Parking Calculations $1.53 \text{ per dwelling unit} \times 17 \text{ units} = 26 \text{ parking spaces}$

viii. Project Team

Owner

Keon Realty Trust
Paul Keon
5205 Washington Street
West Roxbury, MA 02132
(617) 327-2120

Applicant

HUB Development LLC
Tony Ferrara
20 Milton Street (Suite 112)
Dedham, MA 02062
(617) 438-2171
tony@hubmtg.com

Architect

McKay Architects
Michael McKay - Principal Architect
35 Bryant Street
Dedham, MA 02026
781.326.5400
mike@mckayarchitects.net

Zoning/Permitting

Pulgini and Norton LLP
John A. Pulgini, Esq
10 Forbes Road
Suite 410
Braintree, MA 02184
(781) 843-2200
jpulgini@pulginiandnorton.com

General Contractor

HUB Development LLC
Tony Ferrara
20 Milton Street (Suite 112)
Dedham, MA 02062
(617) 438-2171
tony@hubmtg.com

Civil Engineer

Norwood Engineering Co., Inc.
1410 Route One
Norwood, MA 02061
(781) 762-0143

Exhibit A

BRA Zoning Map

5205 Washington Street

February 27, 2017

Parcel ID: 2011564010
Address: 5205 WASHINGTON ST
Zipcode: 02132
Owner: KEON PAUL E
Land Use: Commercial
Lot Size: 12,191 sq ft
Living Area: 5,000 sq ft
Total Value: \$472,200
Land Value: \$329,600
Building Value: \$142,600
Gross Tax: \$12,659.68



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied) the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supersede any federal, state or local laws or regulations.

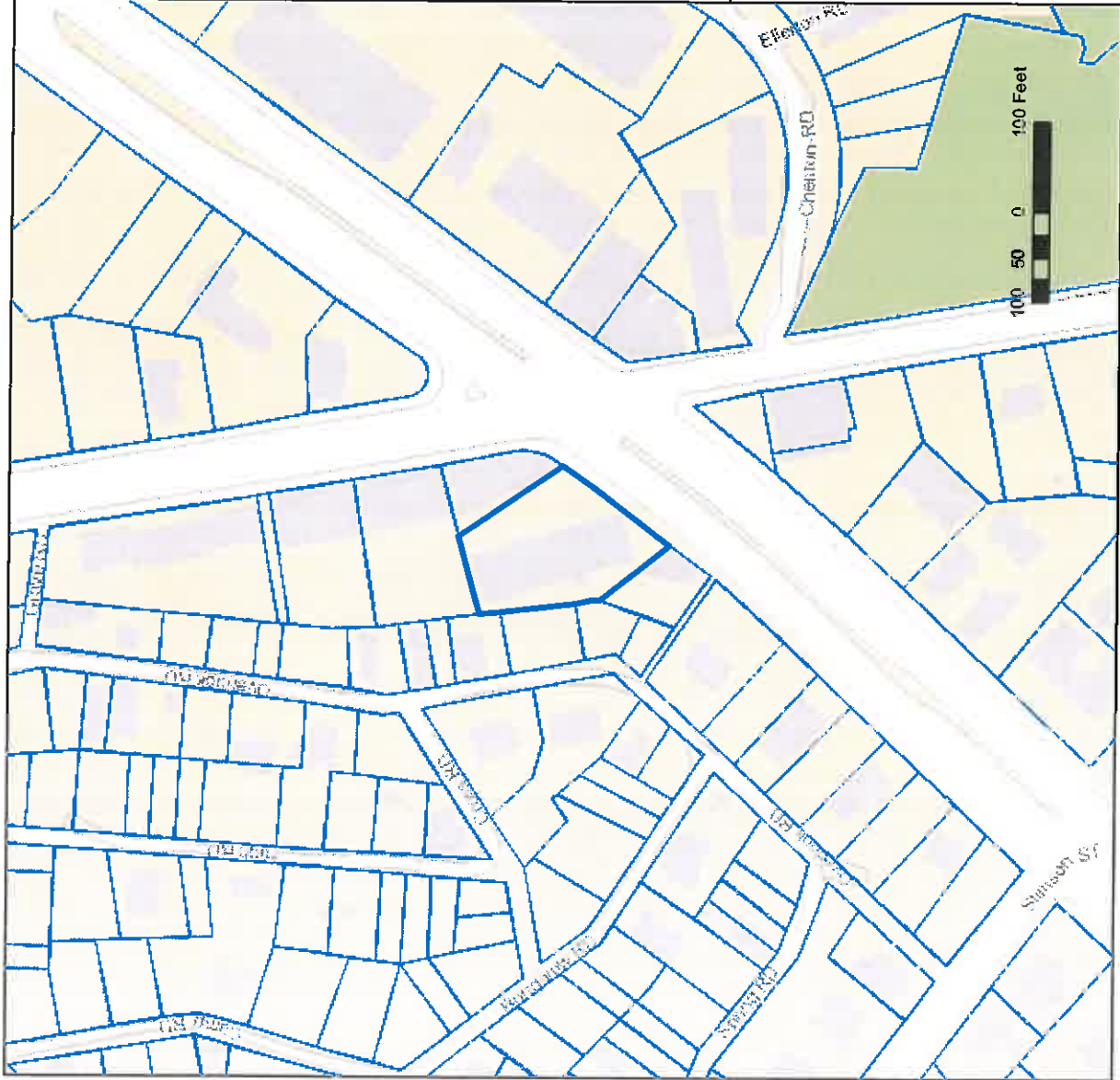
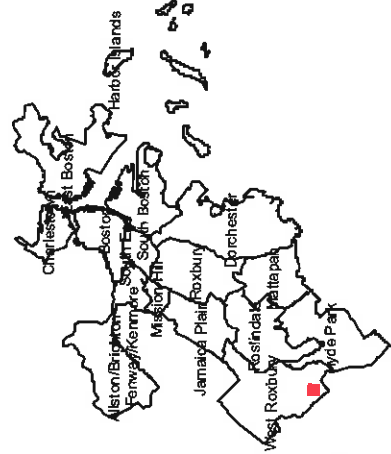


Exhibit B

Aerial Perspective

The Project Site

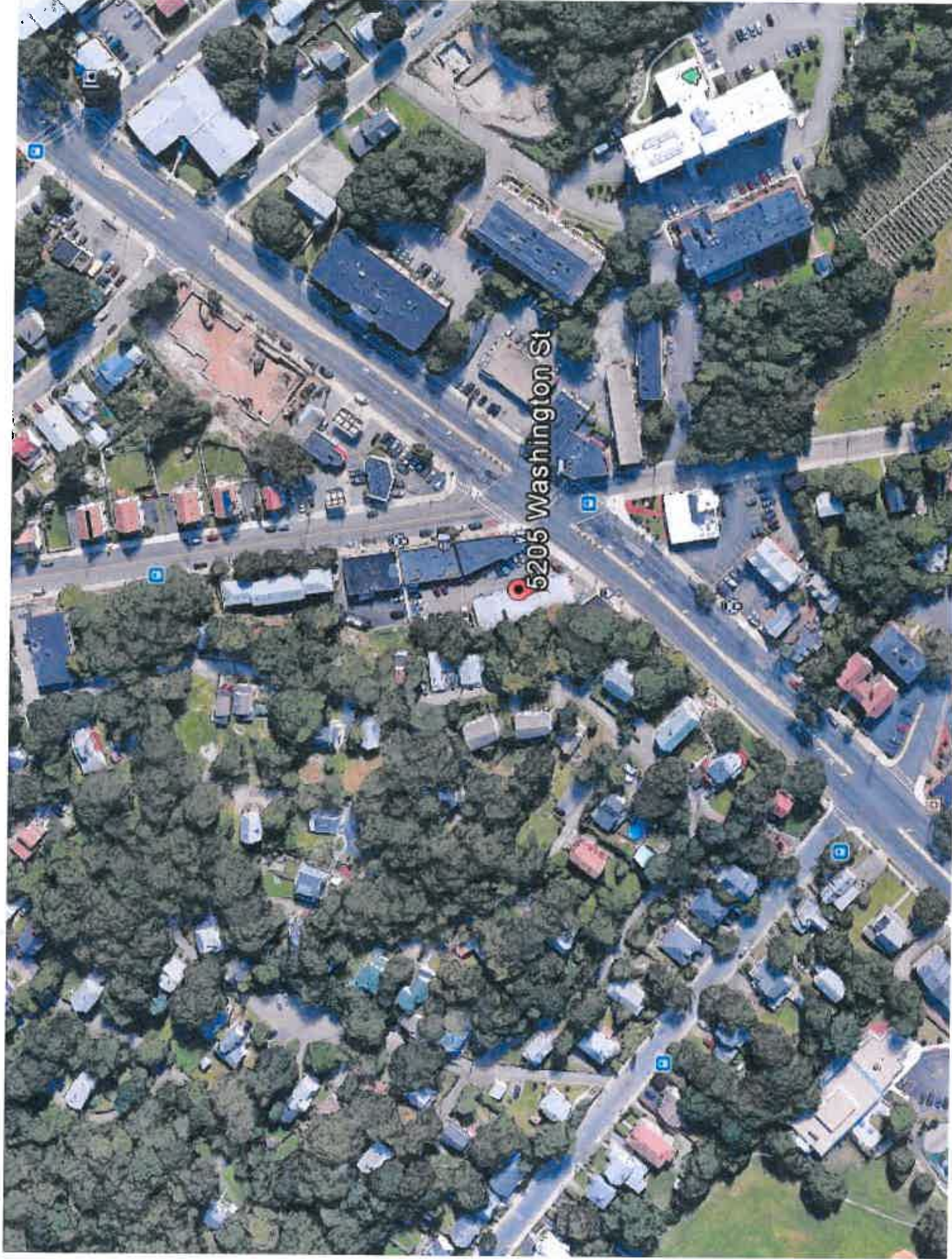


Exhibit C
Street Views







Exhibit D
Schematic Design Set
January 2017

EXHIBIT E

Boston ISD Determination Letter

December 2016



Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh
Mayor

Gary P. Moccia
Inspector of Buildings

December 15, 2016

RE: 5205 Washington St

WARD: 20

REF. APPLICATION NO.: **ERT657914**

PLAN REVIEWER: Kevin Yetman

PHONE.: (617)961-3246

ANTONIO FERRARA
20 MILTON STREET SUITE 112
DEDHAM, MA 02026

The following information is needed to enable the review process to be completed on the above application for permit. Please mail or drop off all requested information to **1010 Massachusetts Ave., 5th Floor, Counter 2, between 8AM and 4PM.** Providing all requested information will expedite the review process. Always refer to your application number when discussing this permit application.

1. Two sets of plans to scale showing all architectural, structural, electrical, mechanical and fire protection work are required. stamped & signed by a Massachusetts Registered Architect ("A.I.A.") or Engineer ("P.E.")
2. Two set of floor plans to scale are required, stamped & signed by a Mass. A.I.A. or P.E.
Please label all rooms, indicate all doors and windows, provide ceiling height.
 Two sets of foundation and framing plans with sizes and dimensions, stamped and signed by a Mass. A.I.A. or P.E.
3. The following approvals are required from: Landmarks, Parks & Recreation, Public Works,
 Lodging House Removal Permit (Rental Housing Resource) Boston Water & Sewer, Health Department,
 Mayor's Office of Neighborhood Services, Community Sanitation, Demo List.
4. Before your permit can be issued: A licensed Builder's information & signature are required (must be in person),
 A 1&2 family homeowner's affidavit is required (available at 1010 Mass. Ave).
5. Two sets of plans showing all fire protection work are required, stamped & signed by a Massachusetts registered installer or engineer. Include: sprinkler plans including piping, hydraulic calculations,
 hydrant flow test less than 1 year old, sprinkler system narrative per 7890 CMR 901,
 fire alarm plans per 780 CMR 907 & 908.
6. Provide building elevation showing street frontage, existing signage, proposed signage, sign dimensions and location of sign on building facade.
7. Two copies of your plot plan/mortgage survey plan are required, certified by a Massachusetts Registered Land Surveyor.
Please indicate All existing structures, All proposed additions/decks/dormers, All proposed/required off-street parking
8. Design review is required by the Boston Redevelopment Authority due to: Board of Appeal provisio,
 Requirements of underlying zoning district, Small/Large Project Review (Article 80). Please pick up your plans at the Inspectional Services Department 1010 Mass. Ave. Please call the BRA at 617-722-4300 to schedule an appointment.
9. Please call to set up an appointment to discuss your application.
10. Your permit has been approved. Please provide your application number at Plans Examination, Counter 2 between 8am - 4pm when you arrive.
11. Additional Comments: The revised drawings answered the zoning questions I had. Design review and 2 sets of construction documents are required for a building code review. Call if you have any questions