

839 Beacon Street Mixed-Use Project

Application for Article 80 Small Project Review

Submitted to:
Boston Redevelopment Authority



Submitted by:

Miner Realty Inc.
PO Box 51827
Boston, MA 02205-1827

WaypointKLA
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Boston, MA 02118
Attn: Gary Stoloff (617) 605-1996
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Miner Realty Inc.
PO Box 51827
Boston, MA 02205-1827

March 28, 2016

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall – 9th Floor
Boston, MA 02201

Re: 839 Beacon Street

Dear Mr. Golden:

I am delighted to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 839 Beacon Street mixed-use project at 839 Beacon Street in the Audubon Circle neighborhood.

The proposed project consists of 45 new residential rental apartments, including 6 affordable units in accordance with the Mayor's executive order on inclusionary development, and will include approximately 4,500 square feet of ground floor commercial space, all served by 30 parking spaces located at grade and in a below grade garage.

The applicant is 12 Miner Realty Inc., a family enterprise owned by the Fong family of Toronto, Canada, and is represented by WaypointKLA, a Boston-based real estate development consulting firm.

On behalf of the entire development team, we would like to thank the BRA for its guidance to date, and look forward to continuing our positive working relationship as we move toward final approval of the project.

Very truly yours,

Gary Stoloff
WaypointKLA

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Application to the Boston Redevelopment Authority Pursuant to Article 80E of the Boston Zoning Code

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Miner Realty Inc.
&
WaypointKLA

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1. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant

Miner Realty Inc.
PO Box 51827
Boston, MA 02205-1827
Contact: Simon Lee
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Development Consultant

WaypointKLA
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Legal Counsel

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(617) 345-6062
rsilman@nixonpeabody.com

Architect

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Cambridge, MA 02139
Contact: Eric Brown
(617) 547-8120
ebrown@prellchil.com

Civil Engineer

HW Moore Associates, Inc.
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Boston, MA 02118
Contact: Jim White
(617) 357-8145
jwhite@hwmoore.com

Land Surveyor

Harry R. Feldman Inc.
112 Shawmut Avenue
Boston, MA 02118
(617) 357-9740

Government & Public Relations

Solomon McCown
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Boston, MA 02109
Contact: Dan Cence
(617) 777-8974
dcence@solomonmccown.com

1.2 Project Narrative

The proposed project will replace an existing two story commercial building situated on a 13,883 square foot lot with a new five story mixed-use building containing 45 residential units, 4,500 square feet of ground floor commercial space and 30 parking spaces.

The proposed project will create 39 market rate and 6 affordable housing units in a modern new building in the Audubon Circle neighborhood near Kenmore Square.

In planning the building and site, careful attention was paid to the existing environment with the building's massing and height matching the existing apartment buildings directly east of the project site, and the exterior building materials selected to harmonize with the existing neighborhood.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 45 new residential units in an attractive modern building, including 6 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;
- the generation of significant annual revenue to the City of Boston once the project is completed in the form of new real property tax payments;
- the expected creation of more than 125 construction jobs over the length of the proposed project;
- a significant financial contribution to the Audubon Circle Neighborhood Association's public beautification efforts;

2. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site includes 13,883 square feet of land area, comprising two parcels of land located at 835-843 Beacon Street and 12-14 Miner Street in the Audubon Circle neighborhood of Boston, being City of Boston Assessor's Parcel No. 2100168000 and 2100169000. The parcels are currently the site of a two story commercial building.

2.2 Project Financing and Development Pro Forma

The applicant intends to finance the project using traditional institutional lender financing.

Total Development Cost (hard & soft costs) \$17,500,000.

Construction Cost (hard cost) \$15,000,000.

Estimated Construction Jobs: 125

Estimated Construction Start 4th Quarter 2016

Estimated Construction Completion 4th Quarter 2017

2.3 Proposed Project Program, Data and Dimensions

Lot Area: 13,883 square feet

Number of Residential Units: 45

Unit Mix: 2 three bedroom
4 two bedroom
23 one bedroom
16 studios

Commercial Space: 4,500 sf currently programmed as two units

Total Building Square Footage: 46,850

Floor Area Ratio: 3.4

Parking Spaces: 30 total: 26 in underground garage, 4 at grade

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of a new five story building with 45 residential units and approximately 4,500 square feet of commercial space, with a total of 30 parking spaces, 4 at grade and 26 located in a basement level garage.

The first floor will contain two commercial/retail units facing Beacon Street, thus enlivening the pedestrian experience on this side of the building. The first floor facing Beacon Street will also contain the main residential entry vestibule and lobby. The first floor will also include three apartments, resident lounge, conference room and exercise room.

The basement level will consist of a parking garage, trash room, bike storage rooms, sprinkler room and electric room.

The second and third floors will contain 11 apartments each: 4 studios, 6 one bedrooms, and 1 two bedroom. The fourth and fifth floors will contain 10 apartments each: 3 studios, 5 one bedrooms, 1 two bedroom and 1 three bedroom.

The roof level will contain a roof terrace, kitchen facility and rest room.

The building massing is similar to the apartment buildings directly to the east of the project site. We have continued the existing cornice line of those buildings to maintain a consistent front edge along this block. The proposed maximum building height is 60 feet at the street. The stair and elevator head houses as well as the small area servicing the roof terrace will be higher.

The building materials have been selected to harmonize with the nearby buildings. Although the building architecture is modern, the material colors and textures were chosen from the palette of the neighborhood. The siding will be a mixture of brick and fiber cement panel, using a modern interpretation of the traditional window bay vocabulary.

2.5 Traffic, Parking and Access

The project's on-site parking spaces will be accessed via an existing curb cut on Miner Street. All loading and unloading will be confined to rear of the project site through the garage where direct elevator access will be provided. Secure bicycle storage will be available in the garage level for 50 bicycles.

2.6 Anticipated Permits and Approvals

Agency

Boston Redevelopment Authority

Boston Water & Sewer Commission

Boston Public Safety Commission

Boston Inspectional Services Department

Permit or Action

Article 80 Small Project Review
Affordable Housing Agreement

Site Plan Approval
Sewer & Water Tie-ins

Parking Garage related permits

Zoning Board of Appeal approval
Demolition permit
Building Permit
Certificate of Occupancy

3. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The front portion and rear portion of the project site are situated within the LC (local convenience) subdistrict within the Audubon Circle Neighborhood District – Article 61. The middle portion of the project site is located in the MFR (multi-family residential) zoning district.

Pursuant to Section 12-1 of the Zoning Code, if a district boundary line divides a lot in single ownership of record, “the uses allowed and the other regulations in this code applying to the less restricted portion of the lot shall be considered as extending to so much of the remainder of the lot as is within thirty feet of said district boundary line, and the uses and other regulations so extended shall be deemed to be conforming so long as the land to which they are extended shall remain part of said lot.” The middle portion of the project site is less than 60 feet wide and the LC zoning regulations are less restrictive, therefore, the LC zoning regulations apply to the entire project site.

Regulations of Article 61 – Table A Use Regulations

Multifamily Dwelling	Allowed
Banking or Postal	Forbidden
Agency or Professional Office	Allowed on first floor
Restaurant	Conditional on first floor
Restaurant with Take-Out	Forbidden
Bakery	Allowed on first floor
Local Retail	Allowed on first floor
Service Uses	Varies on first floor
Trade Uses	Varies on first floor

Regulations of Article 61 – Table C Dimensional Regulations

	<u>Allowed/Required</u>	<u>Proposed</u>
Maximum FAR	2.0x13,883=27,766sf	46,850sf/13,883=3.4
Maximum Building Height	45ft	60ft
Minimum Lot Size	None	
Minimum Lot Area/Unit	None	
Minimum Usable Open Space/unit	50sf/unit	55sf/unit
Minimum Lot Width	None	
Minimum Lot Frontage	None	
Minimum Front Yard	None	
Minimum Side Yard	None	
Minimum Rear Yard	25ft	46ft

Regulations of Article 61 – Table D Off-Street Parking

For 10+ Units	1.5 spaces/unit	0.67 spaces/unit = 30 spaces
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Regulations of Article 61 – Table E Off-Street Loading

For 15,001-49,999 sf	1 loading bay	1 loading bay
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3.2 Proposed As-Built Zoning Conditions

Lot Area:	13,883 sf
Lot Width:	86 ft
Lot Frontage:	86 ft
Floor Area Ratio:	3.4 (requires variance)
Maximum Building Height:	60 ft at street (requires variance)
Building Height (stories):	5
Usable Open Space:	2,500 sf
Front Yard Setback:	0
Side Yard Setbacks:	0
Rear Yard Setbacks:	46 ft
Parking – residential requirement	0.67 spaces per unit (requires variance)
Parking – commercial requirement	varies according to use
Off-Street loading	1 loading bay

3.3 Zoning Relief Required

Article 61, Section 10	Use – Bank – Forbidden
Article 61, Section 10	Use – Restaurant with Takeout – Forbidden
Article 61, Section 10	Use – Restaurant – Conditional (on first floor)
Article 61, Section 11	Excessive Floor Area Ratio
Article 61, Section 11	Excessive Building Height
Article 61, Section 11	Insufficient Usable Open Space
Article 61, Section 24	Insufficient Off-Street Parking

3.4 Building Code Analysis

The construction of the building will be Type 1A for the ground floor and basement levels and Type 5A for the residential floors 2-5.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be mixed-use as follows:

- Multifamily Residential: R-2
- Mercantile: M
- Assembly (Restaurant) : A-2
- Parking Garage: S-2

Fire separation requirements between uses are as follows:

- R-2 requires 1-hour separation
- B, A-2 and M require 1-hour separation
- S-2 requires 1-hour separation

4. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS AND PLANS

Exhibit 1	Assessor's Map
Exhibit 2	Existing Aerial Site Context
Exhibit 3	Views of the Site from Beacon Street
Exhibit 4	Views of the Site from Miner Street
Exhibit 5	Public Transportation Map
Exhibit 6	Existing Site Survey
Exhibit 7	Garage and Ground Level Plan
Exhibit 8	Second - Fifth Floor and Roof Plans
Exhibit 9	Front, Rear and Side Elevations
Exhibit 10	Project Rendering

12 Miner Assessors map

March 23, 2016



Parcel ID: 2100169000
Address: 12 MINER ST
Zipcode: 02215
Owner: RAINEN EDWARD TS
Land Use: Commercial
Lot Size: 10,320 sq ft
Living Area: 15,050 sq ft
Total Value: \$3,929,000
Land Value: \$2,732,300
Building Value: \$1,196,700
Gross Tax: \$105,336.49



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

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Exhibit 2

Existing Aerial Site Context



Exhibit 3

Public Transportation Map

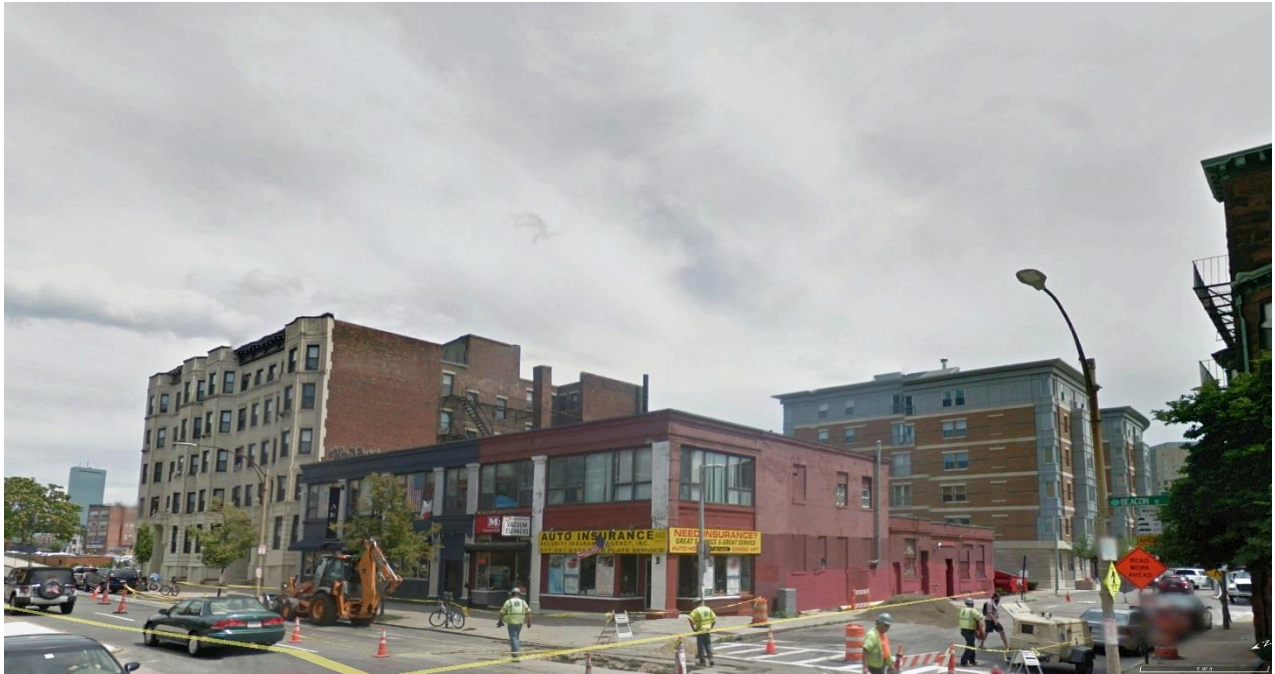


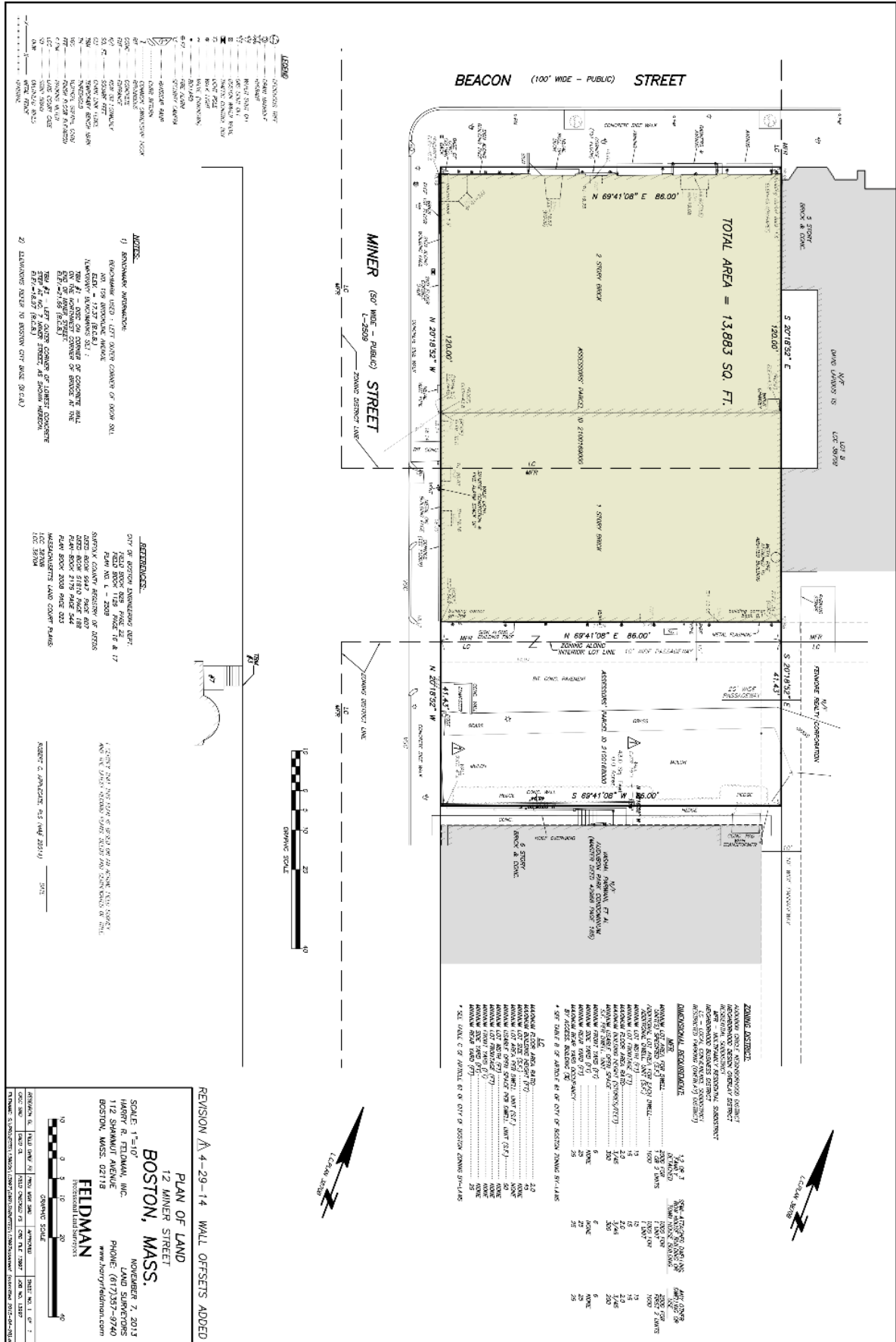
Exhibit 4

Views of the Site from Beacon Street



Exhibit 5

Views of the Site from Miner Street



REVISION A-4-29-14 WALL OFFSETS ADDED

PLAN OF LAND
12 MINER STREET
BOSTON, MASS.

NOVEMBER 7, 2013
 LAND SURVEYORS
 HARRY R. FELDMAN, INC.
 122 SPRINGFIELD AVENUE
 BOSTON, MASS. 02119
 PHONE: (617)351-9740
 WWW.HRYFELDMAN.COM

SCALE: 1"=10'
 FIELD BOOK NO. 1000
 FIELD NOTES NO. 1000
 DRAWING NO. 1000
 SHEET NO. 1 OF 1

FELDMAN

DATE: 05/14/2014
 DRAWING SCALE: 1"=10'
 SHEET NO. 1 OF 1

PROJECT: 12 MINER STREET, 05/14/2014

Exhibit 6 Existing Site Plan



Exhibit 8

Second - Fifth Floor and Roof Plans



2 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



RENDERING



3 REAR ELEVATION
1/8" = 1'-0"

	PROJECT: 839 BEACON STREET ARCHITECT: PCA DATE: 08/2024	839 BEACON STREET 839 BEACON STREET, BOSTON, MA 02215	PCA PROJECT #: 15047.00
	SHEET: A2-1 DATE: 08/2024		
ELEVATIONS & RENDERINGS			
A2-1			



Exhibit 10

Project Rendering