

# 927-939 Boylston Street

Boston, Massachusetts



HAMLEN COMPANY

939 Boylston Street, Boston, MA.  
Perspective at corner of Hereford and  
Boylston

DATE ISSUED  
09/26/2014

cbt 877.262.4338  
70 Cornhill Street, Boston, MA 02108

## Application for Article 80 Small Project Review Boston Redevelopment Authority

Owner/Developer: **939 Associates Limited Partnership & the Hamlen Company**  
Architect: **CBT/Childs Bertman Tseckares Inc, Architects**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# 927-939 Boylston Street

Boston, Massachusetts

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**927-939 Boylston Street**  
Boston, Massachusetts

November 25, 2014

Mr. Brian Golden, Interim Director  
Boston Redevelopment Authority  
Boston City Hall  
One City Hall Square  
Boston, MA 02201

Re: ARTICLE 80 SMALL PROJECT REVIEW APPLICATION  
**927-939 Boylston Street**  
Boston, MA 02115

Dear Mr. Golden:

On behalf of 939 Associates Limited Partnership and the Hamlen Company (collectively the "Applicant"), please find the enclosed application for Article 80 Small Project Review. The Applicant proposes to build a ten (10) story multiuse building with fifteen (15) residential units, two (2) ground level retail spaces, one (1) second level shell office or educational space, and a new enclosed parking garage with thirty-five (35) spaces on what is currently an open parking lot located at 939 Boylston Street (the "Proposed Project").

The project will replace the existing open parking lot, which has a capacity of eighteen (18) vehicles, with a total of thirty-five (35) spaces in a new enclosed parking garage accessible via a direct access automated facility. Twenty-three (23) of these spaces are planned for the residents of the Proposed Project (1.5 spaces per unit). The remaining twelve (12) spaces will be reserved for lease to Boston Tennis and Racquet Club (the "Club") members and retail managers. This off-street parking is offered in order to mitigate any potential parking and traffic concerns, notwithstanding the fact that the Proposed Project is within walking distance of the MBTA Hynes Convention Center and Copley Square Green Line and along the MBTA Boylston Street bus line.

The Proposed Project will create much needed housing and retail space in the Back Bay neighborhood in a manner that is consistent with and complimentary to the existing architecture and character of the neighborhood.

The Applicant recently met with the Neighborhood Association of the Back Bay's Architectural Committee to provide an overview of the Proposed Project. In the coming weeks the Applicant will further review the Proposed Project with the Back Bay Architectural Commission (the "BBAC"), local elected and appointed officials, abutters, and other interested parties and looks forward to working with the Boston Redevelopment Authority (the "BRA") during the Article 80 process. The Applicant will also coordinate with the Boston Groundwater Trust to develop a ground water strategy acceptable for this location.

Thank you for your consideration and on behalf of 939 Associates Limited Partnership and the Hamlen Company, the Applicant looks forward to working with you on this project.

Sincerely,

Stephen V. Miller  
McDermott, Quilty & Miller, LLP

Cc:  
Karen Simao, Esq.  
Lesley Delaney Hawkins, Esq.

Enclosure

## **927-939 Boylston Street**

Boston, Massachusetts

### **Development Team**

#### **Developer:**

The Hamlen Company  
54 Canal Street  
Boston, MA 02114  
Charles McKenzie  
617-742-9955

939 Associates Limited Partnership  
c/o Hamlen Company  
54 Canal Street  
Boston, MA 02114  
617-742-9955

#### **Legal Counsel:**

McDermott, Quilty & Miller LLP  
131 Oliver Street, 5<sup>th</sup> Floor  
Boston, MA 02110  
Stephen V. Miller Esq. & Karen D. Simão, Esq.  
617-946-4600

#### **Architect:**

CBT/Childs Bertman Tseckares Inc.  
110 Canal Street  
Boston, MA 02114  
David Hancock, Principal  
617-262-4354

#### **Structural Engineer:**

Thorton Tomasetti  
470 Atlantic Avenue, 4<sup>th</sup> Floor  
Boston, MA 02210  
Lisa Davey, Senior Associate  
617-273-8313

#### **MEP/FP Engineer:**

AHA Consulting Engineers  
28 Hartwell Avenue, 3<sup>rd</sup> Floor  
Lexington, MA 02421  
Martin Holloran, Chief Executive Officer  
781-372-3000

# 927-939 Boylston Street

Boston, Massachusetts

## Project Description

Located at 939 Boylston Street in the Back Bay neighborhood of Boston, the Proposed Project seeks to build a ten (10) story multiuse building with fifteen (15) residential units, two (2) ground level retail spaces, one (1) second level shell office or educational space, and a new enclosed parking garage on what is currently an open parking lot. The Proposed Project also includes a new sidewalk level entrance to improve accessibility and interior reconstruction providing an interior landing inside the new door, interior stairs to the existing ground level, and installation of a wheelchair lift inside the building.

The Proposed Project seeks to build upon the existing structure, which is considered an original building in the Back Bay neighborhood. The existing building was designed by Parker and Thomas in the Beaux Arts classical revival style. Built in 1902 by Frank L. Whitcomb, the building is home to the Boston Tennis and Racquet Club (the "Club") containing its original tennis and racquet courts and remains one of the oldest athletic and social clubs in Boston. All residents of the Proposed Project will have access to the Club, which houses fitness facilities, food service, social areas, and meeting space.

The existing open parking lot has a capacity of eighteen (18) vehicles. The Proposed Project will provide a revised and upgraded parking plan consisting of a total of thirty-five (35) parking spaces in a new enclosed parking garage accessible via a direct access automated parking facility. Currently, twenty-three (23) spaces are planned for the residents of the Proposed Project (1.5 spaces per unit) and twelve (12) are reserved for lease to Club members and retail managers.

The Proposed Project is consistent with the Boston Zoning Code as it applies to this site. The Floor Area Ratio ("FAR") is considerably less than eight (8), the height is under the one-hundred and twenty (120) foot maximum restriction, and the proposed uses are allowed. The Proposed Project will require relief to the extent it is in a Groundwater Conservation Overlay District and the Applicant will work with the Boston Groundwater Trust to develop a ground water strategy acceptable for this location.

## Synopsis of Units and Amenities

### Level 1-Retail

One (1) Entrance to the residences and Club

Two (2) Retail spaces

### Level 2- Office

Continued use by Berkeley School of Music - accessed from the adjacent building located at 925 Boylston Street

### Levels 3-6-Residential

Two (2) Units per level at 1750 Gross Square Footage (GSF)

One (1) Bedroom plus den

### Levels 7-9-Residential

Two (2) Units per level at 2600 GSF

Three (3) Bedrooms

### Penthouse Level (10<sup>th</sup> Level)-Residential

One (1) Unit at 5200 GSF

Four (4) Bedrooms

# **927-939 Boylston Street**

Boston, Massachusetts

## **Project Site**

Located on Boylston Street in the Back Bay neighborhood of Boston, the Proposed Project site is presently an open parking lot, located at the corner of Hereford and Boylston Streets. The total new gross area of the Proposed Project is approximately 49,500 square feet. Vehicular access will be via the alley at the rear of the building, as is presently the case. Pedestrian access will continue to be from the Boylston Street sidewalk for all uses.

## **Neighborhood Context**

The immediate area consists primarily of structures containing ground level retail space and upper levels of multi-family residential units. The Proposed Project will be consistent with the surrounding uses and located on a heavily traveled pedestrian thoroughfare.

## **Public Benefits**

The Proposed Project will result in the creation of fifteen (15) residences, two (2) retail spaces, (1) existing shell office space, and a new enclosed parking garage on what is currently an open parking lot. The Proposed Project will provide much-needed residential housing and retail space in a manner that is consistent with and complimentary to the existing character of the neighborhood. Additionally, the Proposed Project will include widening and repaving the sidewalk in front of the retail spaces, new landscaping along Boylston Street, and increased accessibility to the Club, including a wheelchair lift for the Club and residences. Both the interior and exterior of the existing building will be refurbished, including refurbishing the lobby area, power washing and repointing of all brick and glazed terra-cotta elements of the façade, and the restoration of the existing attic windows.

The Proposed Project has been designed keeping in mind the historic character and architecture of the existing building and the Back Bay neighborhood.

## **Traffic, Parking, and Vehicular and Pedestrian Access**

The Proposed Project will provide a total of thirty-five (35) parking spaces in a new enclosed parking garage. Currently, twenty-three (23) spaces are planned for the residents of the Proposed Project (1.5 spaces per unit) and twelve (12) are reserved for lease to Club members and retail managers. The off-street parking is offered to mitigate potential parking and traffic issues associated with the project.

The parking and traffic generated by the Proposed Project (residential, retail, and the Club) tends to occur during off-peak traffic periods. Given the off-peak nature of the uses, the new enclosed parking garage, and the continued access from the alley in the rear of the building, there is no reason to believe the Proposed Project will negatively impact traffic, parking, and vehicular and pedestrian access.

Additionally, the project's close proximity to public transportation, including the Massachusetts Bay Transportation Authority's ("MBTA") Hynes Convention Center and Copley Square Green Line stations and along its Boylston Street bus line helps to further alleviate any potential negative impact on parking and traffic.

## **927-939 Boylston Street**

Boston, Massachusetts

### **Project Cost and Financing**

The Proposed Project is estimated to cost Forty Million Dollars (\$40,000,000.00). The Applicant maintains longstanding relationships with multiple area banks and anticipates utilizing their services to finance the construction.

### **Project Time Frame**

The Applicant plans to commence construction of the Proposed Project approximately three (3) months following final approval by the Boston Redevelopment Authority and the Boston Zoning Board of Appeal. Construction is expected to last approximately twenty (20) to twenty-four (24) months.

**927-939 Boylston Street**  
Boston, Massachusetts

**Neighborhood Site Map**





# 927-939 Boylston Street

Boston, Massachusetts

## Zoning Analysis

**District:** Boston Proper

**Sub District:** B-8-120a (Business District)

**Uses:** Multi-family dwelling, retail business, office space, and private club operated for members only are ALLOWED uses.

**Overlay:** The Groundwater Conservation overlay applies. The Restricted Parking overlay does not apply based on the FAR of the Proposed Project.

<u>DIMENSIONAL</u>	<u>Required</u>	<u>Provided</u>
Lot Size Minimum:	None	17,024 sq ft
For each add'l. dwell. Unit	None	0
FAR:	8.0	5.1
Setbacks:		
Front Yard:	10 ft.	9 ft. - 4 in. (existing)
Side Yard:	None	Not required (corner lot)
Rear Yard:	5 ft.	Not required (corner lot; existing is 0'-0" )
Usable Open Space/Unit:	50 sq ft.	94 sq ft (front yard)
Height (Feet):	120'- 0"	119'-11"
Height (Stories):	Not regulated	10
Off Street Parking	Not Req'd (Sec 23-6(a))	35

# 927-939 Boylston Street

Boston, Massachusetts

## Community Outreach and Anticipated Permits

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. The Applicant is fully committed to meeting to discuss the Proposed Project with local elected and appointed officials, the Neighborhood Association of the Back Bay, and other stakeholders in the neighborhood.

The table below lists the public permits and approvals that are anticipated to be required for the project.

### Anticipated Permits and Approvals

AGENCY	APPROVAL
City: Boston Redevelopment Authority	◆ Article 80 Small Project Review Application
Boston Transportation Department	◆ Construction Management Plan (if required)
Boston Water and Sewer Commission	◆ Site Plan approval for water and sewer connections
Public Improvement Commission	◆ Specific repair plan approval & Earth Retention Plan
Zoning Board of Appeals	◆ Groundwater
Boston Groundwater Trust	◆ Develop groundwater proposal
Public Works Department	◆ Curb Cut Permit
Back Bay Architectural District Commission	◆ Design Approval

HEREFORD STREET



NEW RETAIL ENTRANCE

EXISTING MAIN ENTRANCE

NEW ACCESSIBLE ENTRANCE

NEW RETAIL ENTRANCE

BOYLSTON STREET

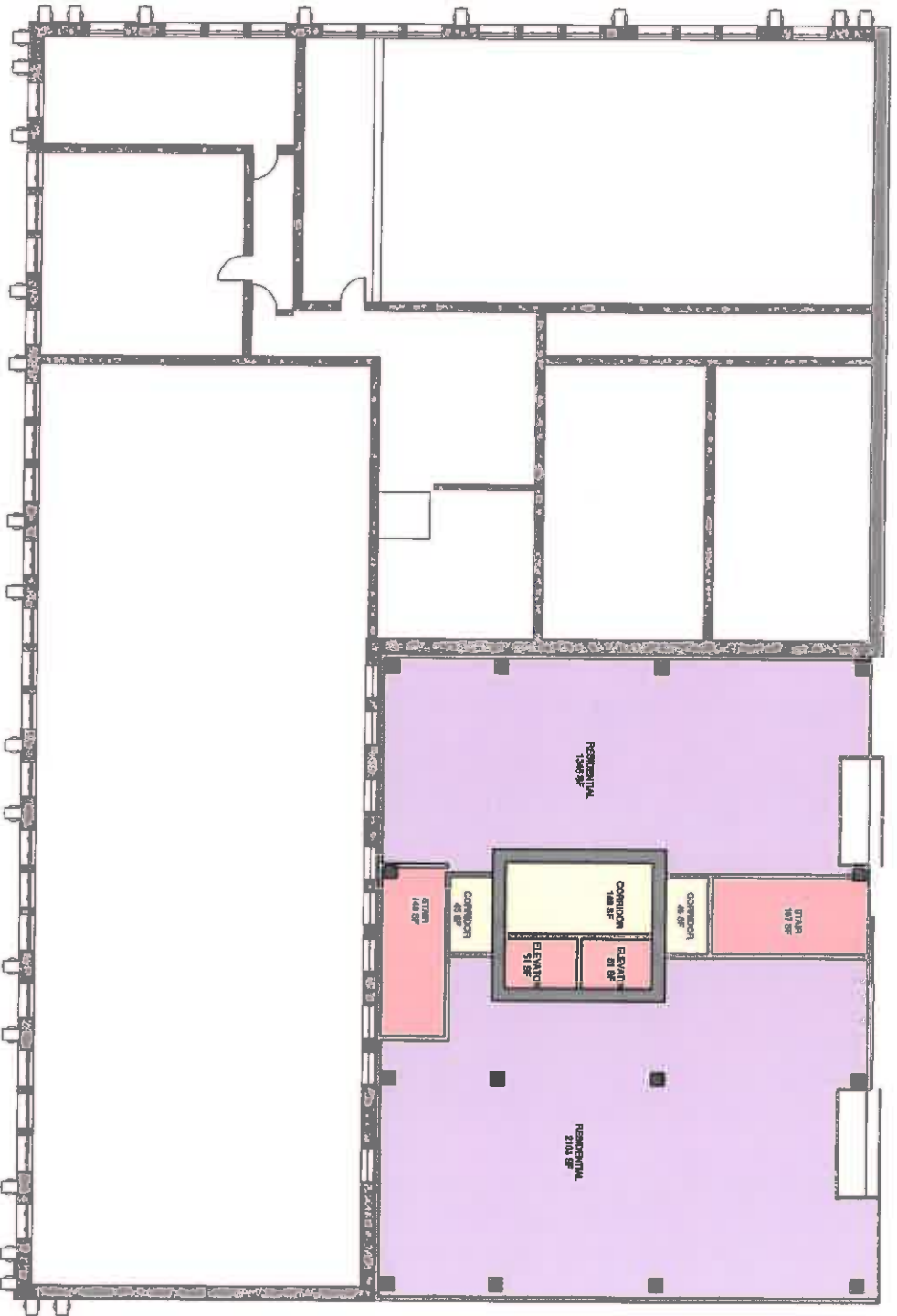
NEW RETAIL ENTRANCE

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939 Boylston Street, Boston, MA.  
Typical Podium Plan - Level 5

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110 canal street boston, ma 02114

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09/05/2014



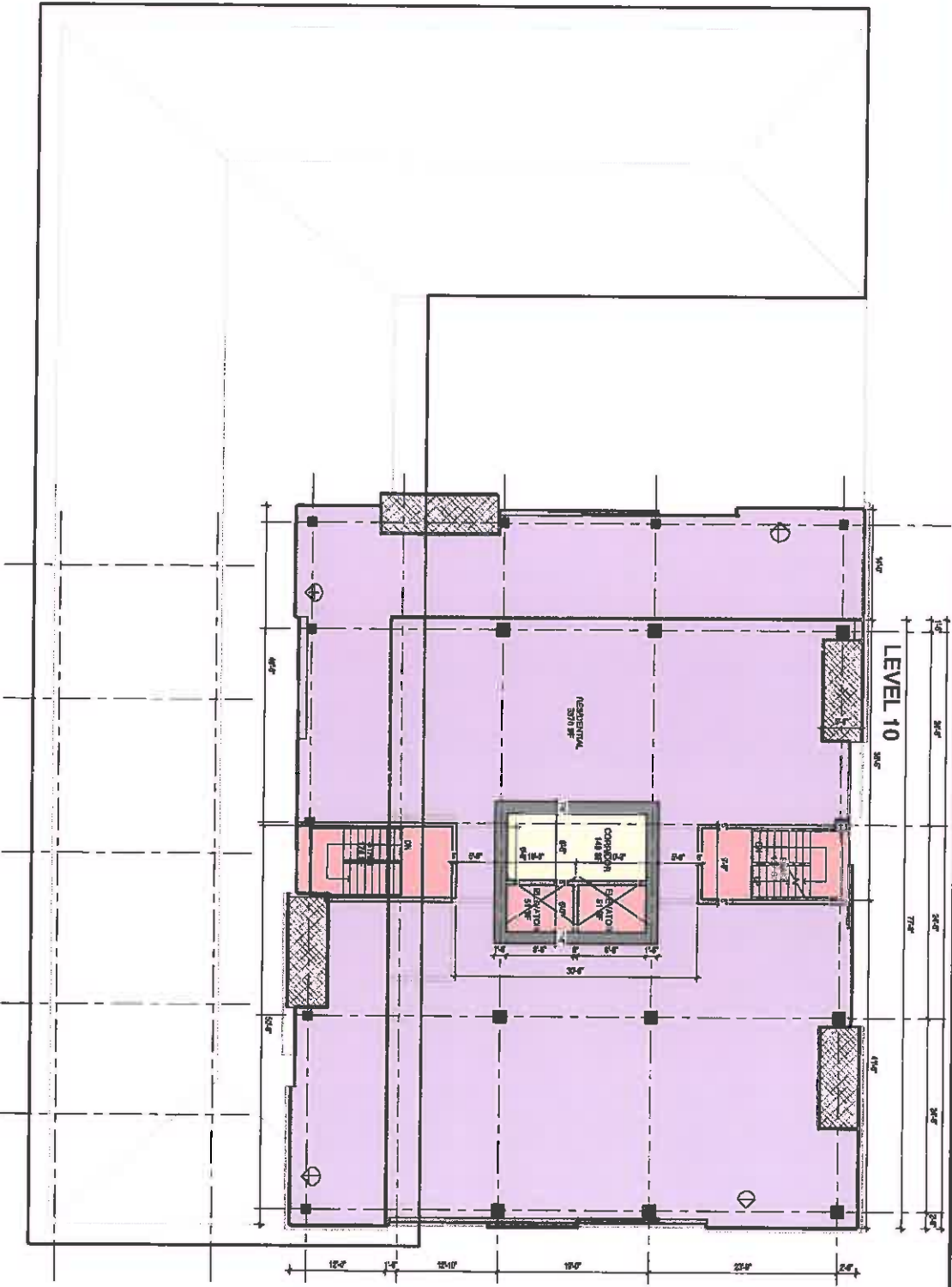
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939 Boylston Street, Boston, MA.  
 Typical Podium Plan - Level 5

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**LEVEL 10**

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**939 Boylston Street, Boston, MA.**  
 Typical Residential Floor - Level 10

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**HAMILTEN COMPANY**

**939 Boylston Street, Boston, MA.**

Perspective at corner of Herelord and

Boylston

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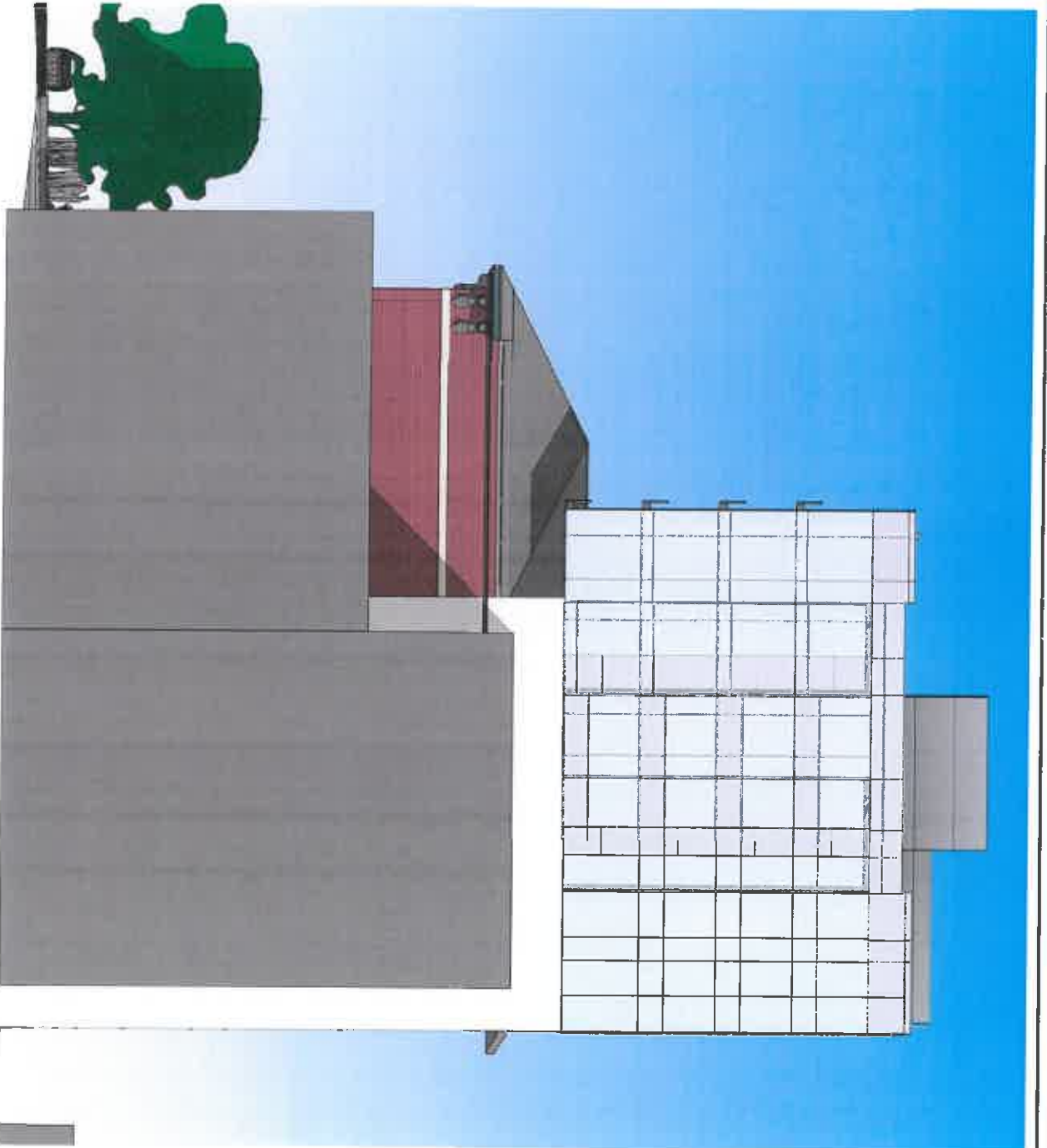


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 Section through Boylston St.

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**HAMLEN COMPANY**

**939 Boylston Street, Boston, MA.**  
East Elevation

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**HAMLEN COMPANY**

**939 Boylston Street, Boston, MA.**  
North Elevation

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HAMLEN COMPANY

939 Boylston Street, Boston, MA.  
South Elevation

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HAMLEN COMPANY

939 Boylston Street, Boston, MA.  
West Elevation

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