

# 458-460 Washington Street

Brighton, Massachusetts



Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**  
Dated May 24, 2012

Developer: **Washington Victory Apartments Limited Partnership I, SMC Partners LLC, General Partner**  
Architect: **Choo & Company, Inc.**  
Legal Counsel: **Peter T. Lyons, Attorney at Law**

**458-460 Washington Street**  
Brighton, Massachusetts

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Architecture and Engineering

May 24, 2012

Peter Meade, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007  
Attn: Lance Campbell

VIA HAND DELIVERY

**Re: Article 80 Small Project Review Application  
458-460 Washington Street, Brighton MA**

Dear Director Meade:

As architect to Washington Victory Apartments Limited Partnership I, SMC Partners LLC, General Partner, the owner-developer of the above referenced property, I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on 31,268 square feet of land and located at 458-460 Washington Street in Boston's Brighton Neighborhood, the proposed project contemplates the development of a new residential building, with 24 residential units on three levels (3) above an enclosed parking garage of approximately 7,500 square feet, and on-site parking for 19 vehicles. The existing funeral home will be converted to four (4) residential units. Outside, there will be a total of 29 additional parking spaces, for a grand total of 48 parking spaces.

After filing its initial building permit application and related appeal for the residential redevelopment of the referenced premises in March of 2012 (originally seeking to develop a 38-unit building with 54 parking spaces), the owner-developer engaged in extensive discussions with the BRA concerning project design, conducted outreach with local elected and appointed officials and also made several presentations to the relevant neighborhood groups, including the Brighton Allston Improvement Association ("BAIA"), and the Allston-Brighton Historic Association. As a result of input received, the owner-developer has reduced the unit count and made changes to the original scope, design, parking (including provision of 8 parking spaces for Shanly Street Residents), revised plan to keep original house and renovate into 4 units, landscaping and vehicular and pedestrian access to the site, and is now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application, and I look forward to working with you towards a successful outcome.

Very truly yours,

CHOO & COMPANY, INC.

Arthur Choo Jr., A.I.A.

cc: Angela Holm, Mayor's Office of Neighborhood Services  
District City Councilor Mark Ciommo

458-460 Washington Street  
Brighton, Massachusetts

## Project Team

### Owner-Developer:

Washington Victory Apartments Limited Partnership I,  
SMC Partners LLC, General Partner  
100 Galen Street, Ste 301  
Watertown MA 02472  
Steve Chapman  
(617) 923-8933; email [smc@smcmgtco.com](mailto:smc@smcmgtco.com)

### Legal Counsel:

Peter T. Lyons  
Attorney At Law  
99 Fulton Street  
Boston MA 02109  
(617) 728-9728; email [ptlatty@aol.com](mailto:ptlatty@aol.com)

### Architect:

Choo & Company, Inc.  
One Billings Road  
Quincy MA 02171  
Arthur Choo Jr.  
(617) 786-7727; email [arthur@choo-design.com](mailto:arthur@choo-design.com)

### Civil Engineer:

Hayes Associates  
40 Harrison Avenue  
Woburn, MA 01801  
Larry Hayes  
(781) 998-0246, email [hayes\\_associates@yahoo.com](mailto:hayes_associates@yahoo.com)

### Landscape Architect:

Mark Mazzarelli Associates, LLC  
284 Concord Avenue  
Cambridge MA 02138  
Mark Mazzarelli  
(617) 227-2312, email [mazzarelli@verizon.net](mailto:mazzarelli@verizon.net)

# 458-460 Washington Street

Brighton, Massachusetts

## Project Description

Located at 458-460 Washington Street in Boston's Brighton neighborhood, the proposed project features the rehabilitation of a partially vacant lot with the construction of a new residential building with an enclosed parking garage, exterior parking and related improvements in landscaping and vehicular and pedestrian access to the site. The existing funeral home building, which will be renovated, and converted into four (4) residential units consists of approximately 5,147 square feet of building, with four (4) units on two (2) levels.

The new construction will consist of approximately 22,338 square feet of building, with 24 residential units on three levels (3) above an enclosed parking garage of approximately 7,500 square feet for 19 vehicles. Outside, there will be a total of 29 additional parking spaces.

The building will be architecturally designed to compliment the neighborhood's architectural character. The trash receiving will be located inside the garage. The entire building including the parking garage will be provided with a fire suppression system. The project site itself will be redeveloped with improvements in vehicular and pedestrian access to assure proper public safety and appropriate design.

As shown below, all 28 units will be generously-sized studio, one (1) bedroom or two (2) bedroom units. There is (1) one studio unit with a square footage of 650 square feet. There are 19 one bedroom units with a minimum of 750 square feet. There are eight (8) two bedroom units with a minimum of 900 square feet. Each unit will include a washer/dryer. There is a gas fired HVAC system in each unit. Utilities will be metered to the tenants. Storage space will be offered in the basement of the renovated building.

### SQUARE FOOTAGE SUMMARY

#### RENOVATION OF 460 WASHINGTON STREET

4 UNITS- 2 – 2 BR AT FIRST FLOOR

2 – 1BR AT SECOND FLOOR

23 STORAGE UNITS AT BASEMENT

TOTAL GROSS SF-	5,147 ( INCL BSMT)
LEASEABLE SF	3,414 SF
COMMON	499 SF

#### NEW CONSTRUCTION- 458 WASHINGTON STREET

24 UNITS 1 STUDIO

17 – 1 BEDROOM UNITS

6 – 2 BEDROOM UNITS

TOTAL GROSS SF	29,728 SF ( INCL GARAGE)
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TOTAL BUILDING SF	22,338 SF
LEASABLE SF	19,541 SF
COMMON SF	3,548 SF

## **458-460 Washington Street**

Brighton, Massachusetts

### **Project Site**

Located at 458-460 Washington Street in Brighton, the project site consists of 31,268 square feet of land with direct vehicular and pedestrian access from Washington Street and Shanley Street.

### **Neighborhood Context**

Multi-family homes and condominiums line the streets of this welcoming neighborhood, which is located in the northwest corner of Boston, on the shores of the Charles River. Many of Brighton's small businesses are located along Washington Street, which runs straight through Brighton Center to Oak Square. The Brighton Center Main Streets Program has been actively attracting new businesses to the neighborhood, as well as offering grants for storefront renovations. St. Elizabeth's Hospital and the Franciscan Children's Hospital also call Brighton home. Families, young professionals and graduate students are all lured to Brighton for its tranquil yet dynamic atmosphere. Located within a short walk to the Massachusetts Bay Transportation Authority Green Line subway stops and along its bus lines, the immediate neighborhood is also convenient to public transportation while offering immediate access to the various neighborhood amenities of the area.

### **Public Benefits and Job Creation**

The proposed project will result in the rehabilitation and residential conversion of a primarily vacant piece of property into appropriately-designed 24-unit and 4-unit residential buildings with 33 on-site parking spaces and improvements in landscaping and vehicular and pedestrian access. In particular, the project will remove a potential nuisance presented by the existing conditions and provide much-needed residential housing in a manner that is consistent with and complimentary to the surrounding neighborhood.

## **458-460 Washington Street**

Brighton, Massachusetts

In addition to the creation of housing and designation of certain affordable units, the proposed project will create up to 30 construction jobs (full-time equivalent) over a 10 month period. Construction is expected to start once final approvals are in hand and take approximately twelve (12) months to complete.

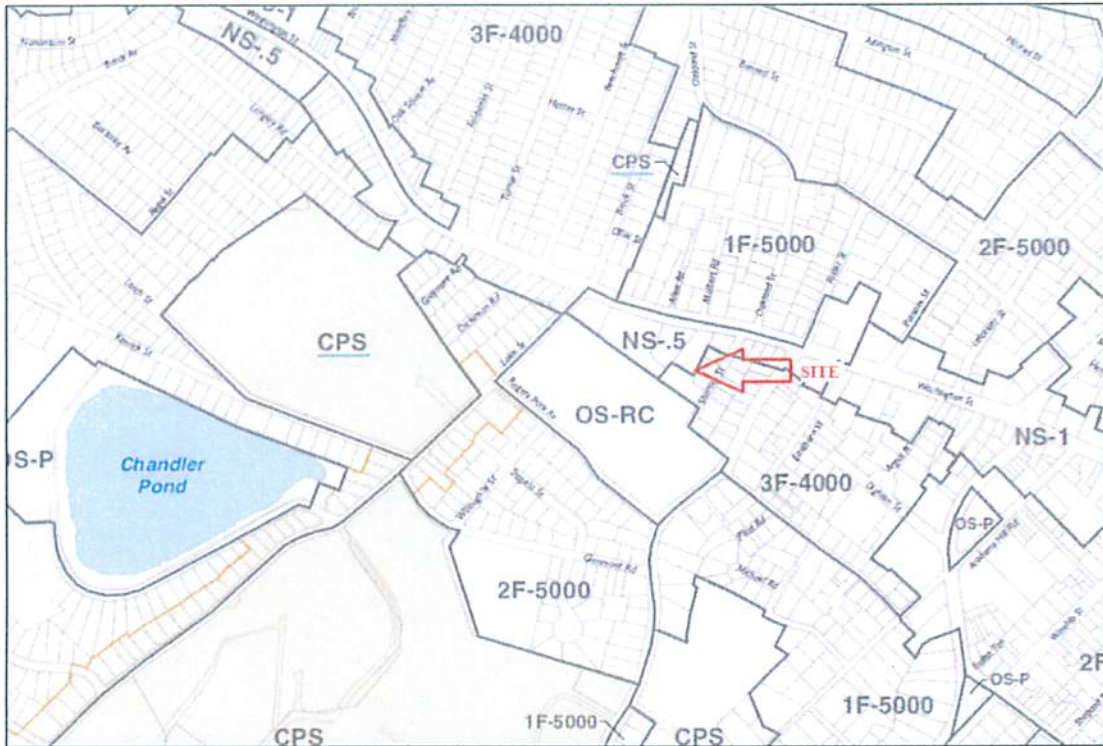
### **Traffic, Parking and Vehicular and Pedestrian Access**

As part of the proposed project, the new 28-unit residential building will include on-site parking for 40 plus vehicles in order to mitigate potential parking and traffic issues associated with the project. The parking will be directly accessible from an improved curb-cut entrance at the southwest of the site, and the project site itself will be redeveloped with improvements in vehicular and pedestrian access to assure proper public safety and appropriate design. 19 of the on-site parking spaces will be contained in an underground garaged parking facility, with the remaining 29 exterior spaces screened from the street and the building's entry, for a total of 48 parking spaces.

Additionally, the project's close proximity to public transportation, including the Massachusetts Bay Transportation Authority's ("MBTA") stations and along its bus line, help to further alleviate any potential negative impact on parking and traffic. In particular, the project site is within one-quarter mile from the "B" branch of the MBTA's Green Line and along bus route #501 (Brighton/MassPike) providing service options to points in Boston.

458-460 Washington Street  
Brighton, Massachusetts

Neighborhood Site Map





## 458-460 Washington Street

Brighton, Massachusetts

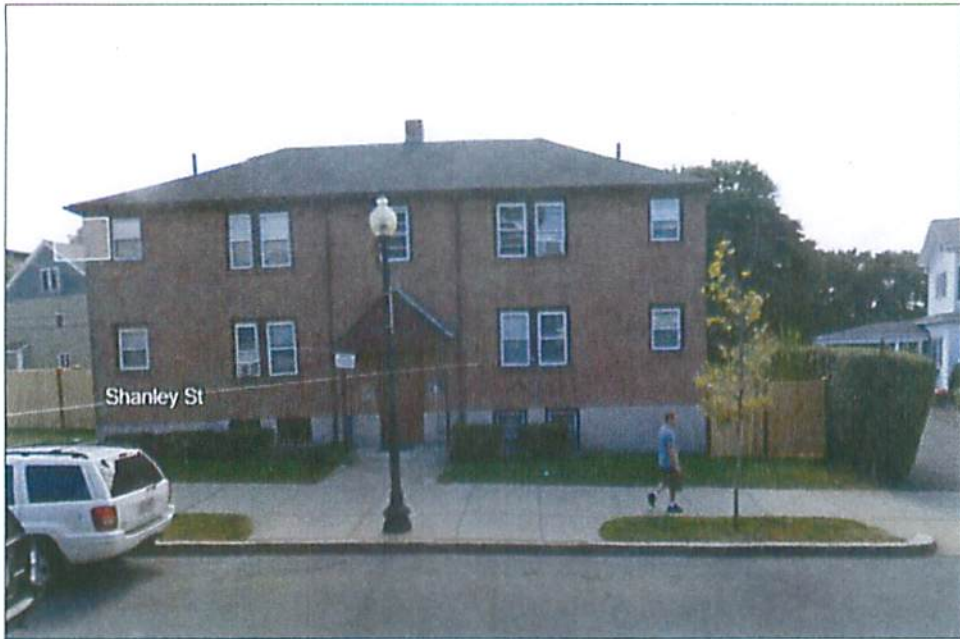
### Neighborhood Photographs



460 Washington Street-Former Funeral Home



View of 462 Washington Street- to the right of lot



View of 450 Washington Street- to the left of the lot



View of 7 Shanley Street- around the corner

**458-460 Washington Street**  
 Brighton, Massachusetts

**Zoning Summary**

**District: NS-.5 Parcel 1- 16,791 SF**

	<b>Proposed</b>	<b>Required</b>
<b>Use</b>	<b>MFR 10 units</b>	<b>Conditional</b>
<b>FAR</b>	<b>0.68</b>	<b>0.5</b>
<b>Setbacks</b>	<b>Front 30' Side 5' Rear 0'</b>	<b>Front None Side None Rear 20'</b>
<b>Height</b>	<b>32'</b>	<b>35'</b>
<b>Parking</b>	<b>1.42 per unit</b>	<b>2 per unit</b>
<b>Open Space per unit</b>	<b>1264</b>	<b>50</b>

**District: 3F-4000 Parcel 2-14,477 SF**

	<b>Proposed</b>	<b>Required</b>
<b>Use</b>	<b>MFR 18 Units</b>	<b>Forbidden</b>
<b>FAR</b>	<b>1.16</b>	<b>0.8</b>
<b>Setbacks</b>	<b>Front 138' Sides- Left 102',Right 6' Rear 6'</b>	<b>Front 20' Side 5' Rear 30'</b>
<b>Height</b>	<b>3 stories- 32'</b>	<b>3 stories- 35'</b>
<b>Parking</b>	<b>1.42 per unit</b>	<b>2.0 per unit</b>
<b>Open Space per unit</b>	<b>385</b>	<b>650</b>
<b>AVG. Open space per unit</b>		<b>824</b>

- Variances:**  
**Floor Area Ratio (FAR)**  
**Rear Setback**  
**MFR Use**  
**Parking**

## Anticipated Permits and Further Public Review

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. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and appointed officials and also made several presentations to the relevant neighborhood groups.

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

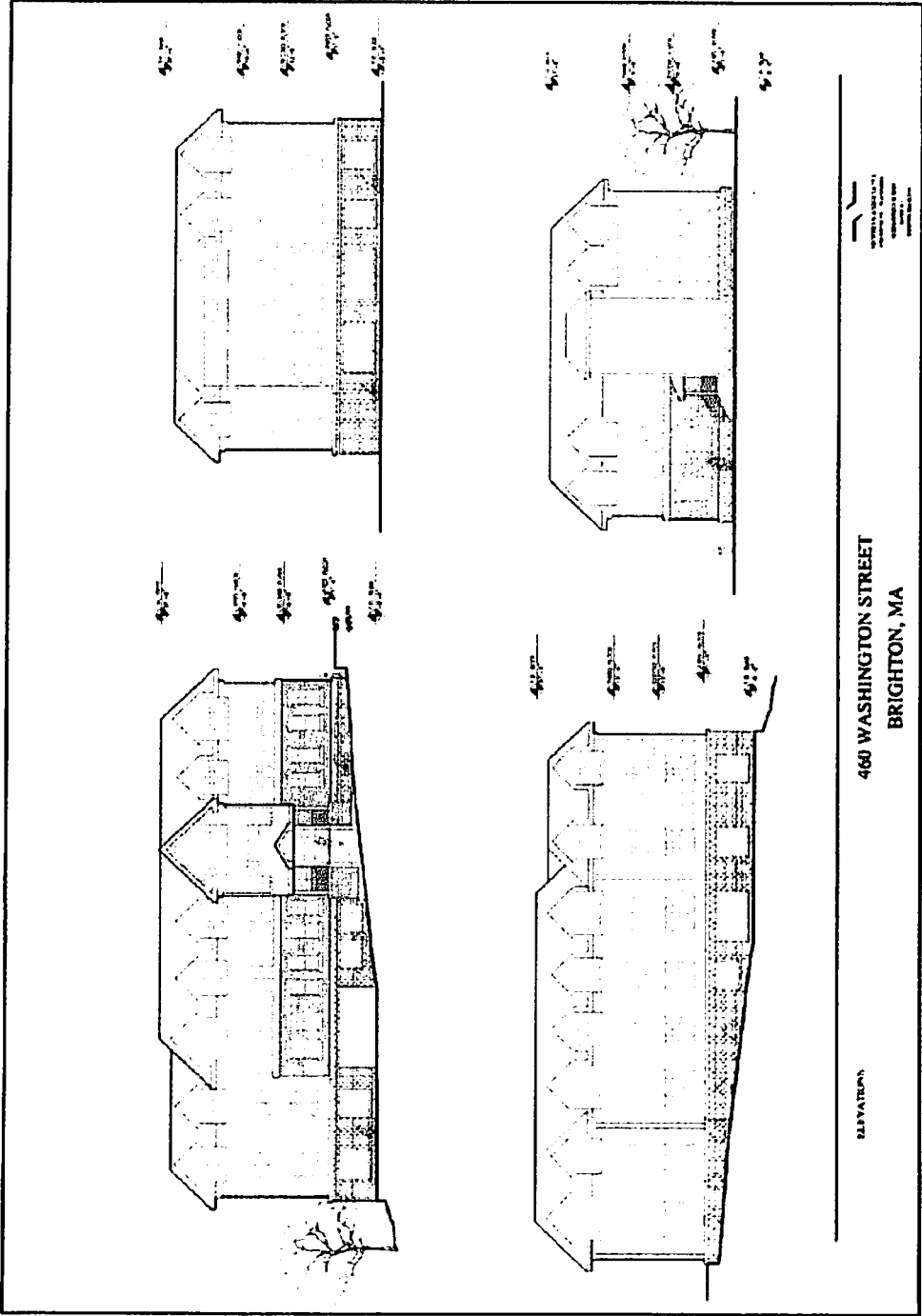
### Anticipated Permits and Approvals

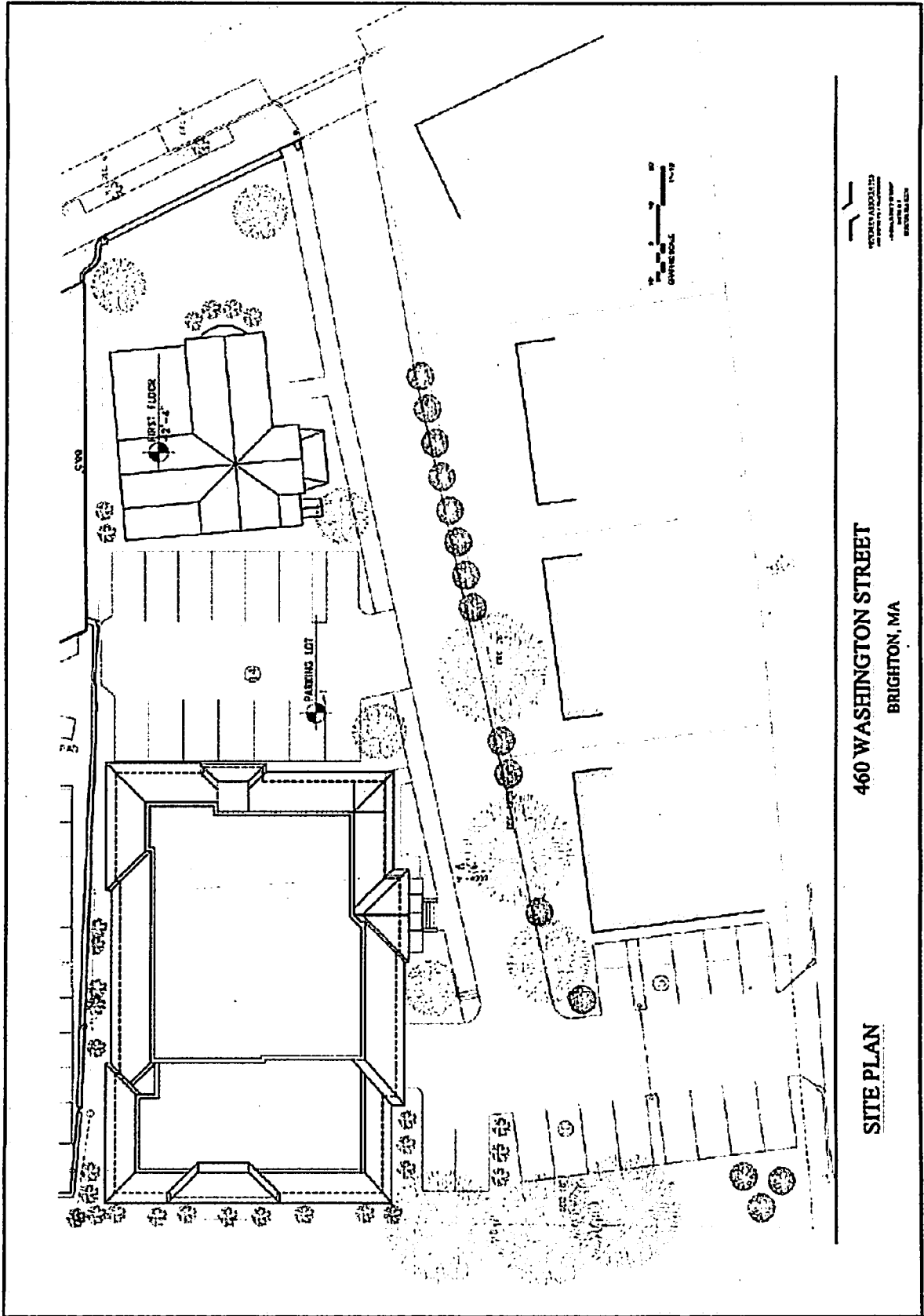
AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Public Works Department	◆	Curb cut improvements
	Boston Transportation Department	◆	Construction Management Plan (if required)
	Boston Water and Sewer Commission	◆	Site Plan approval for water and sewer connections
	Public Improvement Commission	◆	Specific repair plan approval
	Zoning Board of Appeals	◆	Variances

# 458-460 Washington Street

Brighton, Massachusetts

## Appendix A: Architectural Plans and Elevations

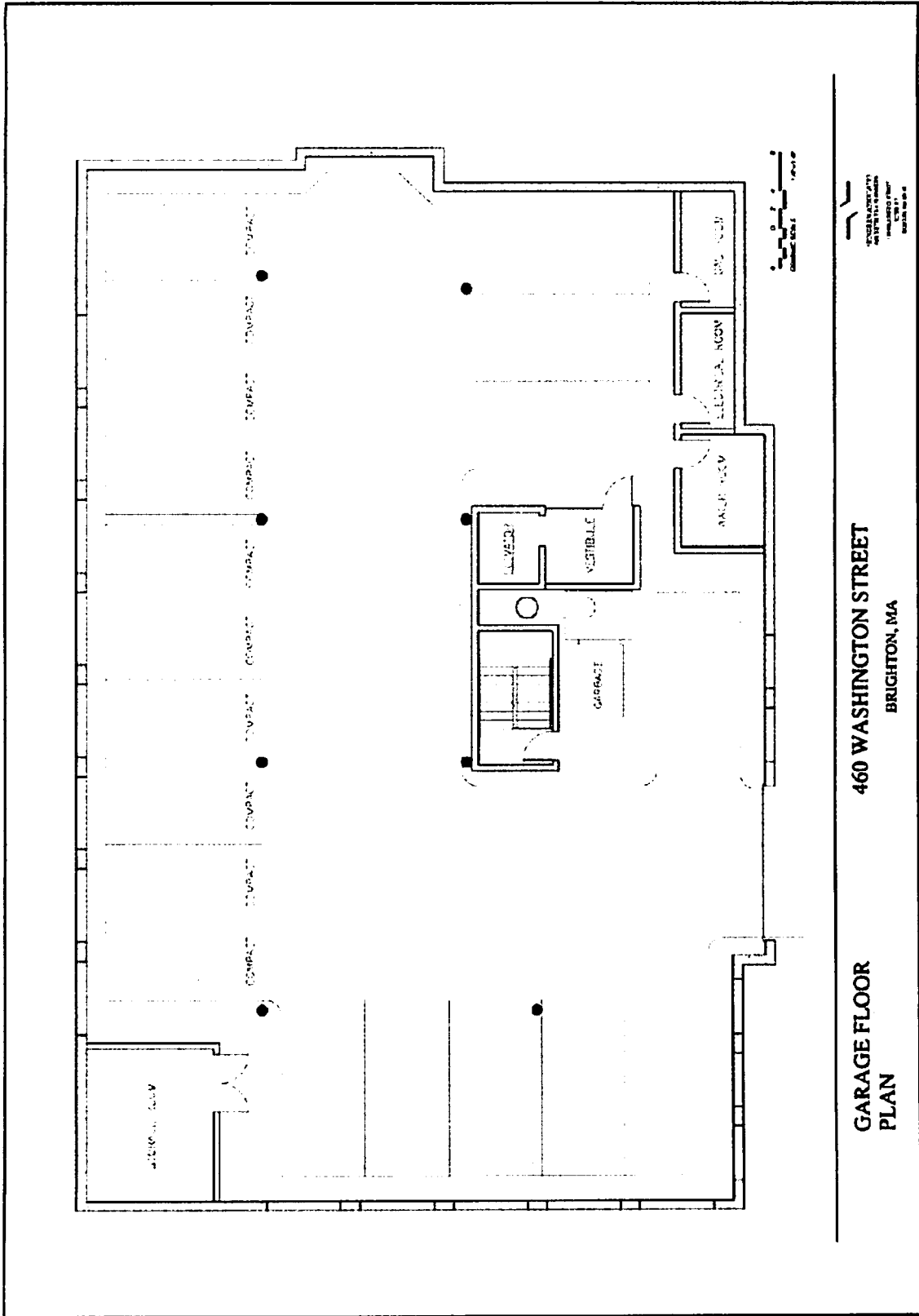


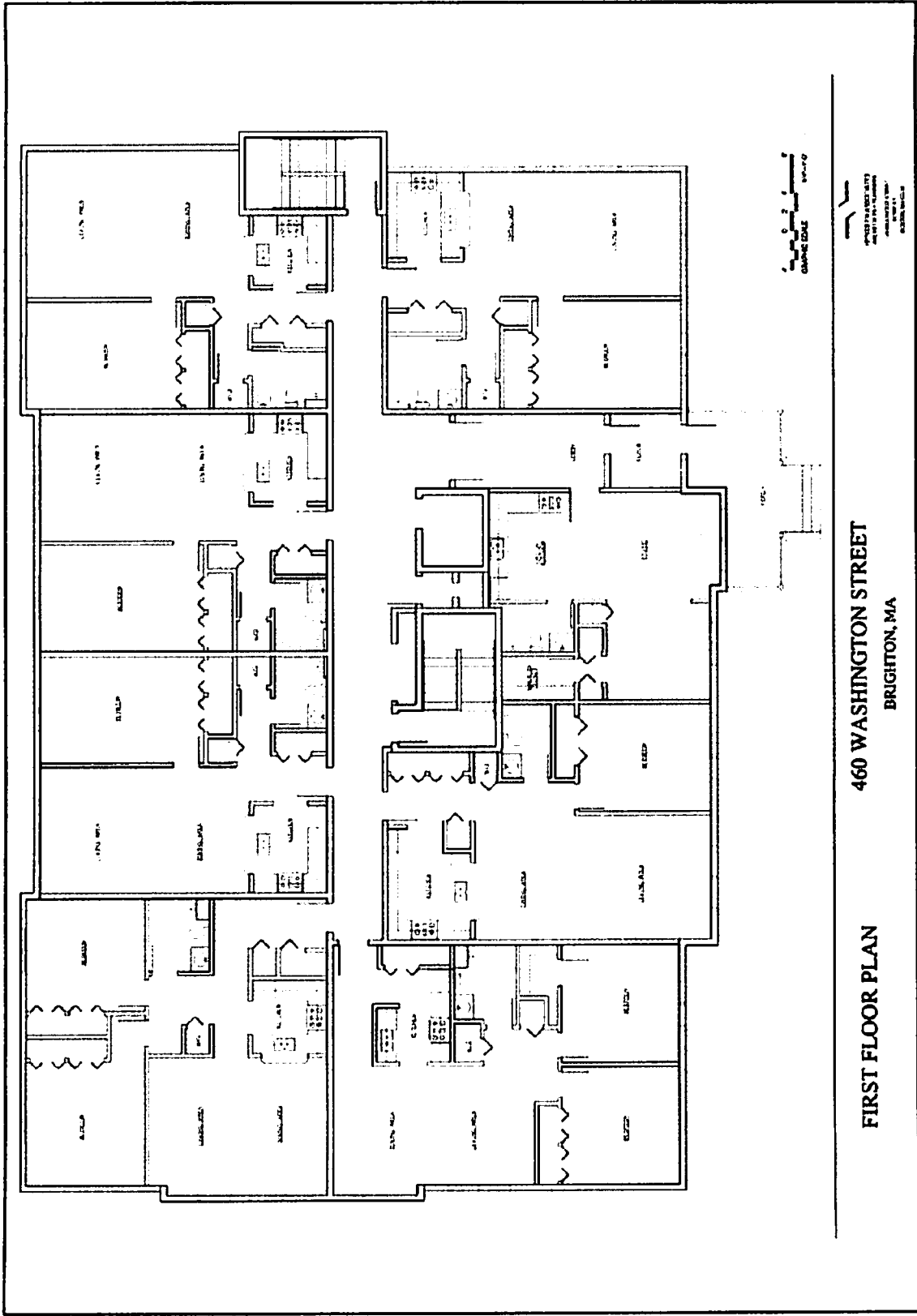


GENERAL CONTRACTOR  
 ARCHITECTURE & INTERIOR DESIGN  
 100 STATE STREET  
 BOSTON, MA 02109

460 WASHINGTON STREET  
 BRIGHTON, MA

SITE PLAN

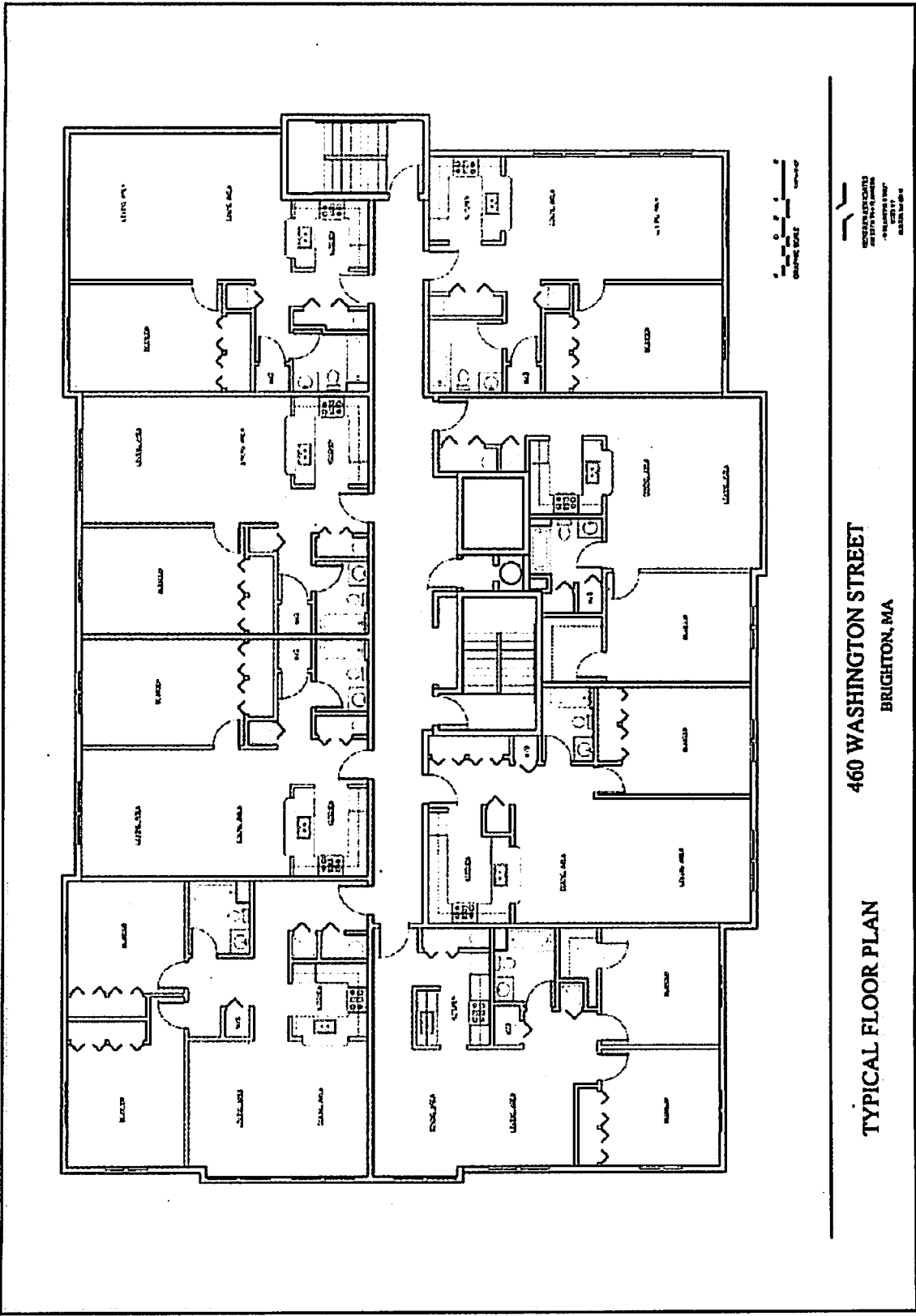




460 WASHINGTON STREET  
BRIGHTON, MA

FIRST FLOOR PLAN





460 WASHINGTON STREET  
 BRIGHTON, MA

TYPICAL FLOOR PLAN

# Appendix B: Permitting Applications and Appeals

APR-13-2012 04:09

P. 01



Thomas M. Menino  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

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

### ZONING CODE REFUSAL

Gary P. Massie  
Inspector of Buildings

ARTHUR CHOO  
1 BILLINGS ROAD  
QUINCY, MA 02171

April 13, 2012

Location: 458 WASHINGTON ST BRIGHTON, MA 02135  
Ward: 22  
Zoning District: Allston/Brighton, Article 51  
Zoning Subdistrict: NS  
Appl. #: ERT124651  
Date Filed: March 13, 2012  
Purpose: combining 2 lots at 460 and 458 Washington Street to erect 24 residential units.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 51 Sec. 08	Use Regulations	Residential uses, Conditional
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub	Floor Area Ratio Excessive
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub	Building Height Excessive
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub	Front Yard Insufficient
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub	Rear Yard Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Kenneth Morin  
(617) 951-3280  
City Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Thomas M. Menino  
Mayor

**Boston Inspectional Services Department  
Planning and Zoning Division**

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

**ZONING CODE REFUSAL**

Gary P. Moeria  
Inspector of Buildings

ARTHUR CHOO  
1 BILLINGS ROAD  
QUINCY, MA 02171


April 13, 2012

**Location:** 460 WASHINGTON ST BRIGHTON, MA 02135  
**Ward:** 22  
**Zoning District:** Allston / Brighton  
**Zoning Subdistrict:** NS-5  
**Appl. # :** A11124648  
**Date Filed:** March 13, 2012  
**Purpose:** Change occupancy from a retail space to 4 residential units.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 51 Sec. 08	Use Regulations	Residential Uses, Conditional.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

  
Kenneth Morin  
(617)961-3280  
for the Commissioner

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TOTAL P.02