

Article 80 Small Project Review Application

NOTICE OF PROJECT CHANGE:

33-39 South Huntington Avenue Mixed Use Development
33-39 South Huntington Avenue
Mission Hill, MA 02116

Walter Huntington LLC: Contact: Doug George

Adams & Morancy, P.C. : Contact: George Morancy

MJR Consulting: Contact: Joseph Rull

RODE
Architects Inc.



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Project Summary

Project Team

Developer and Applicant

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Surveyor

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978-531-1191

Project Summary

Project Summary

The Proposed Project consists of the re-development of a 12,000 square-foot site situated at 33-39 South Huntington Avenue in Mission Hill, by the construction of a new five-and-six-story building containing 38 residential units, 7,080 square feet of ground-floor commercial/retail restaurant space, and 26 accessory off-street parking spaces located in the building's below-grade garage. The garage will be entered and exited via South Huntington Avenue.

The Proposed Project would create a mixed-use development combining market-rate and affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design to the Huntington Avenue and South Huntington Avenue nexus, in addition to the area's emerging redevelopment.

In planning the building, great care was given to respecting the area's as-built conditions. As a result, the proposed building has been designed and scaled to compliment the busy thoroughfares of Huntington Avenue and South Huntington Avenue, the area's ongoing multi-family residential development, and the surrounding mixed-use development proposals.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the City of Boston, including the following:

- The creation of 38 new residential units, including five (5) affordable units;
- 7,080 square feet of ground-floor interior commercial/retail restaurant space;
- Sidewalks widened to activate public space and increase interaction;
- Future generation of hundreds of thousands of dollars in new property and sales tax revenue annually to the City of Boston;
- The expected creation of more than seventy (70) construction jobs over the length of the project.

Detailed Project Information

Project Description

The Project Site includes 12,000 square feet of land area, comprising four parcels situated at 33-39 South Huntington Avenue. The four City of Boston Assessor's Parcel No's include 1001590000 (2,000 Ft²), 1001591000 (4,000 Ft²), 1001592000 (3,440 Ft²) and 1001593000 (2,560 Ft²).

Proposed Program, Data and Dimensions

Lot Area: 12,000 Ft²

Maximum Building Height/Stories: 69'-11", 6 stories

Number of Residential Units: 38

Commercial/Retail Space: 7,080 Ft²

Total Building Square Footage: 45,500 Ft²

Floor Area Ratio: 3.79

Parking Spaces: 26

Design Approach

The Proposed Project would consist of a new five and six story building. The below-grade floor will contain 10,926 square feet of parking, storage, and mechanical space, intending to accommodate the needs of the building's residents through the provision of 26 parking spaces. The first floor will contain 7,080 square feet of commercial/retail restaurant space intended to accommodate a use or uses serving the local community. Floors two through six will contain 38 total residential units, with one, two, and three bedroom units. There will be bicycle parking within the sub grade garage in addition to trash handling and recycling facilities, storage, and mechanical space.

The building's massing is derived from a creative reassessment of its site context and urban conditions. A series of metal panels provide a strong identity along the segmented urban grid of South Huntington Avenue, and serve to subdivide the building form, composed primarily of terracotta, metal and glass. With the addition of terracotta, the design possesses a rich material palette that relates to its immediate context and serves as a compelling precedent for the area's future development.

The building skin will be a composition of brick masonry, metal panels, glass fenestration and terracotta. Windows will be a combination of operable and fixed sashes. The proposed total building maximum height is 69'-11"ft stepping down to 50ft as the building steps down from Huntington Avenue towards the surrounding 3.5 story structures.

Detailed Project Information Cont.

Traffic, Parking and Access

The project's 26 on-site parking spaces will be accessed via South Huntington Avenue. Vehicles will both enter and discharge from the access drive on South Huntington Avenue, with direct elevator access provided to all floors in the building from the interior lobby. Ample secure space for bicycle racks will be provided as part of the subgrade garage.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review
- Affordable Housing Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits

Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Code Data

Zoning District Requirements

Per application of the provisions of Article 12, Section 1, of the Boston Zoning Code, the site is situated within a RH (Row House) zoning district under Article 59 of the Boston Zoning Code, the Mission Hill Neighborhood District Article. The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	3 Stories, 35 Feet
Minimum Lot Size:	1,400 for up to 2 units
Minimum Lot Area / Add'l Unit:	700
Minimum Usable Open Space Per Dwelling Unit:	200
Minimum Lot Width:	15
Minimum Lot Frontage:	15'
Minimum Front Yard Setback:	5'
Minimum Side Yard Setback:	0'
Minimum Rear Yard Setback:	25'

Proposed Design

Lot Area:	12,000 Ft ²
Lot Width:	150 Ft
Lot Frontage:	150 Ft
Floor Area Ratio:	3.79
Maximum Building Height: Building Height (stories):	69'-11" (6)
Usable Open Space:	7,112 Ft ² (Balconies & ground)
Front Yard Setback:	Varies; 0'-0" (min)
Side Yard Setback:	Varies; 5' (South); 6" (North);
Rear Yard Setback:	10'

Off-Street Parking Requirements:

Residential Component: 38 Parking Spaces for 38 Residential Units
Commercial/Retail Component: 12 (2.0 Spaces per 1000 GSF)

Off-Street Parking Guidelines by Boston Transportation Department (Mission Hill – Near MBTA Stop (Riverway / Green Line)):

1 space per market-rate unit; .7 space per Affordable Unit (Table J, Footnote 3)

Totals: Residential: 37 spaces, Commercial: 12 spaces, Total 47 spaces

Off-Street Loading: No loading provided. Assumes city required temporary moving/loading permit on S. Huntington Ave.

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 14, Section 14-2:	Additional Lot Area Required
Article 15, Section 1:	Floor Area Ratio Excessive
Article 16, Section 1:	Building Height Excessive
Article 17, Section 1:	Usable Open Space Insufficient
Article 18, Section 1:	Front Yard Insufficient
Article 20, Section 1:	Rear Yard Insufficient
Article 23, Section 23-1:	Off Street Parking Insufficient
Article 24, Section 24-1:	Off Street Loading Bay Required (1)

Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 2nd to 6th floor.

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

The building will be a mixed-use building:

- Residential: R-2
- Mercantile M
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

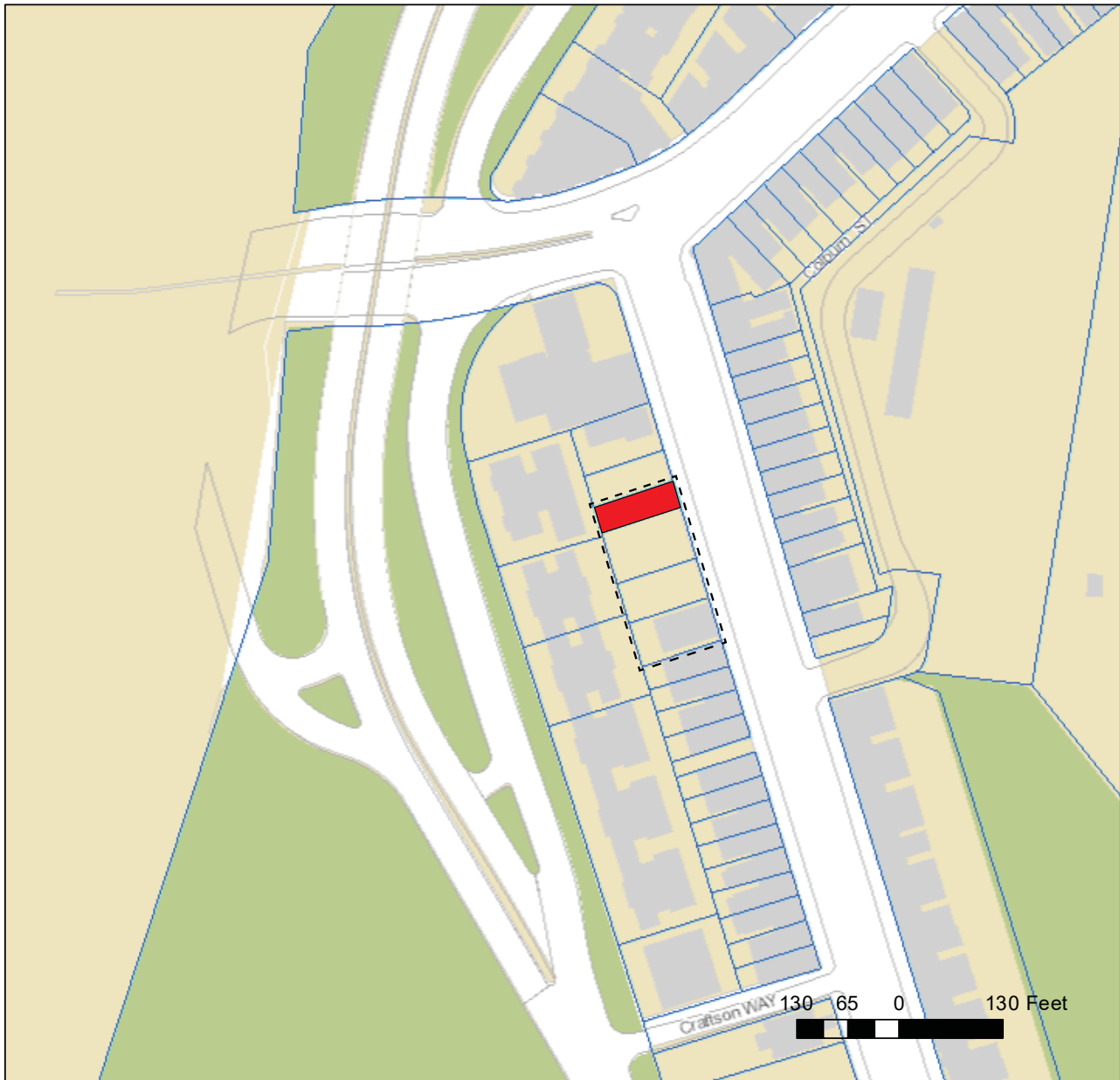
Development Proposal

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Exhibit 1

Assessor's Map – Parcel 1

December 16, 2015



Parcel ID: 1001590000
Address: 31 S HUNTINGTON AV
Zipcode: 02116
Owner: ROSATI ROBERT C TS
Land Use: CL
Lot Size: 2,000 sq ft
Living Area: 0 sq ft
Total Value: \$36,600
Land Value: \$36,600
Building Value: \$0
Gross Tax: \$1,080.43



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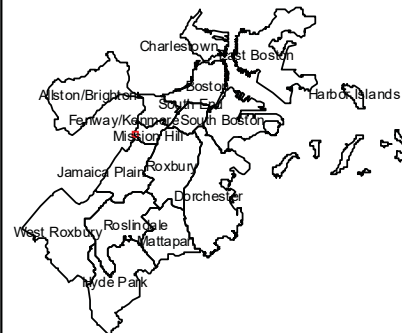
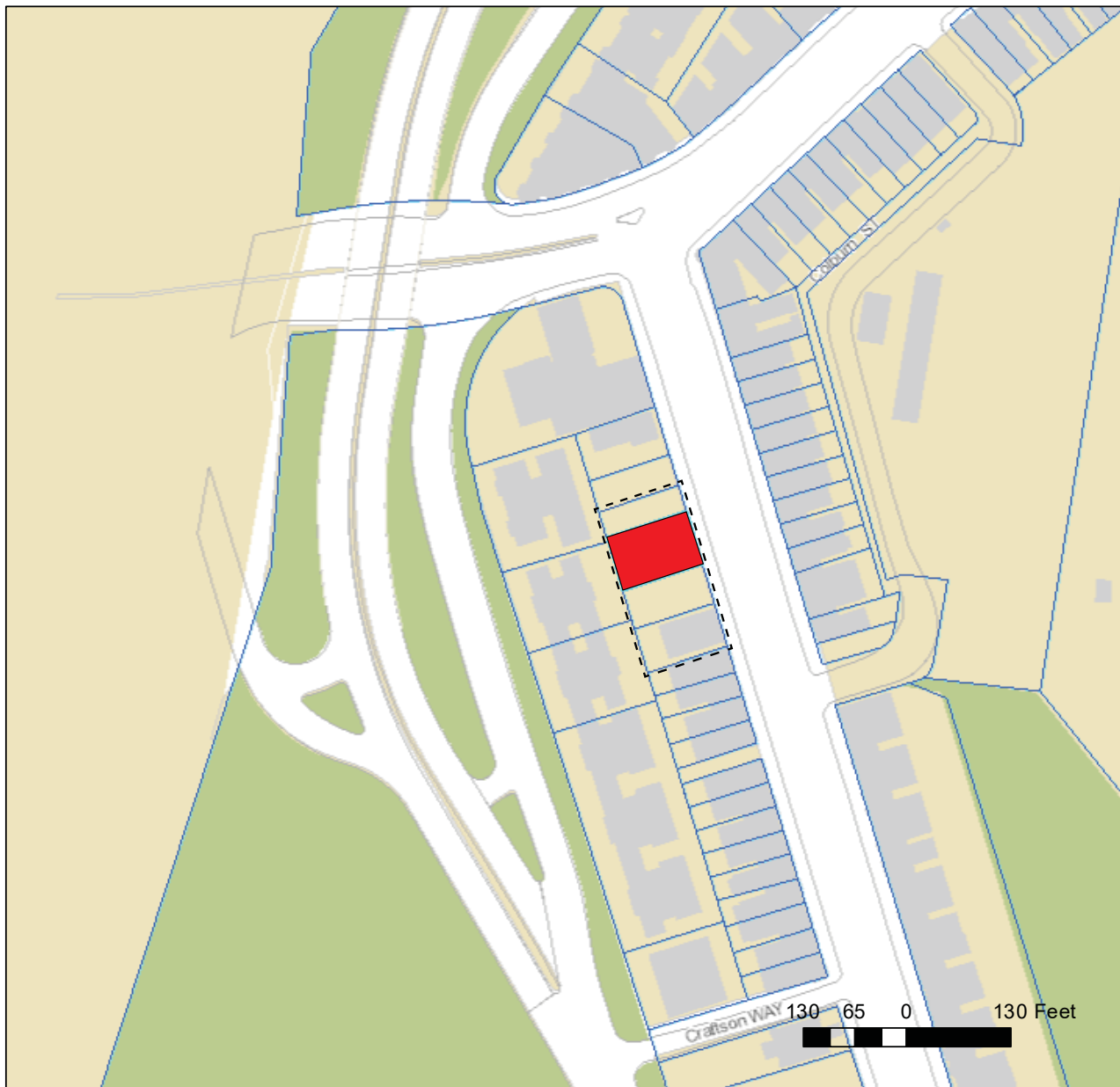


Exhibit 2

Assessor's Map - Parcel 2

December 16, 2015



Parcel ID: 1001591000
Address: 33 37 S HUNTINGTON AV
Zipcode: 02116
Owner: ROSATI ROBERT C TS
Land Use: CL
Lot Size: 4,000 sq ft
Living Area: 0 sq ft
Total Value: \$58,800
Land Value: \$58,800
Building Value: \$0
Gross Tax: \$1,735.78



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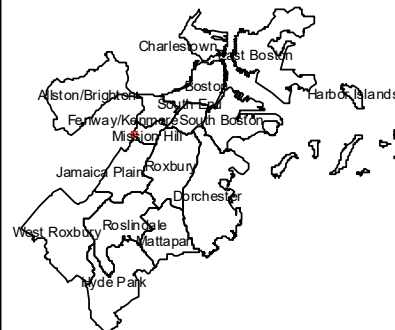
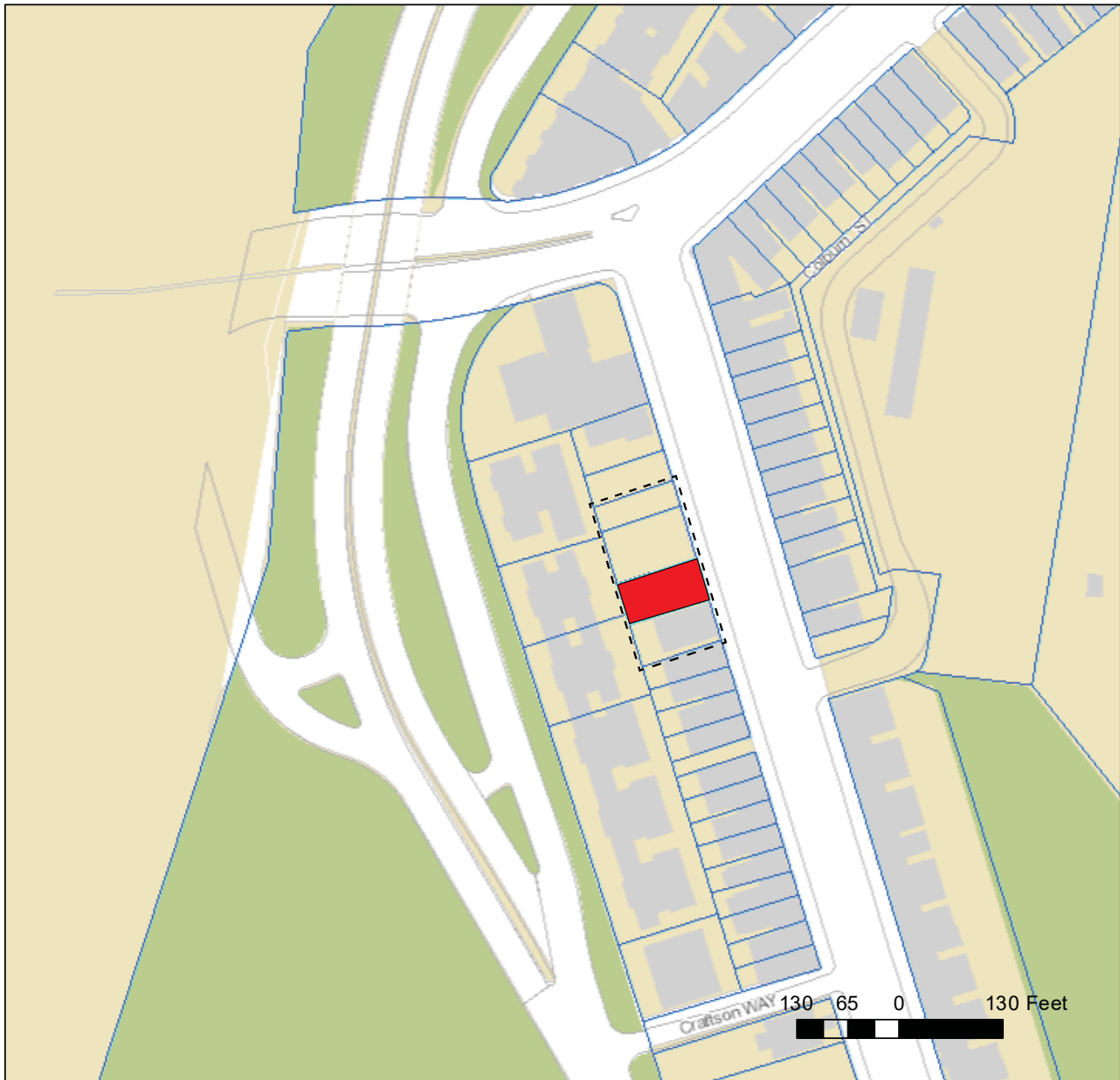


Exhibit 3

Assessor's Map – Parcel 3

December 16, 2015



Parcel ID: 1001592000
Address: 41 S HUNTINGTON AV
Zipcode: 02116
Owner: ROSATI ROBERT C TS
Land Use: CL
Lot Size: 3,440 sq ft
Living Area: 0 sq ft
Total Value: \$51,400
Land Value: \$51,400
Building Value: \$0
Gross Tax: \$1,517.33



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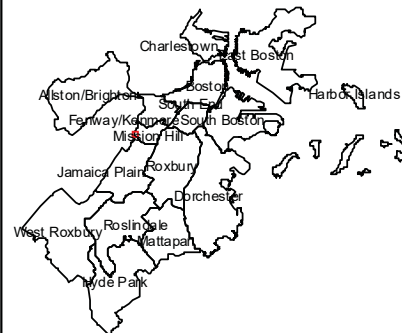
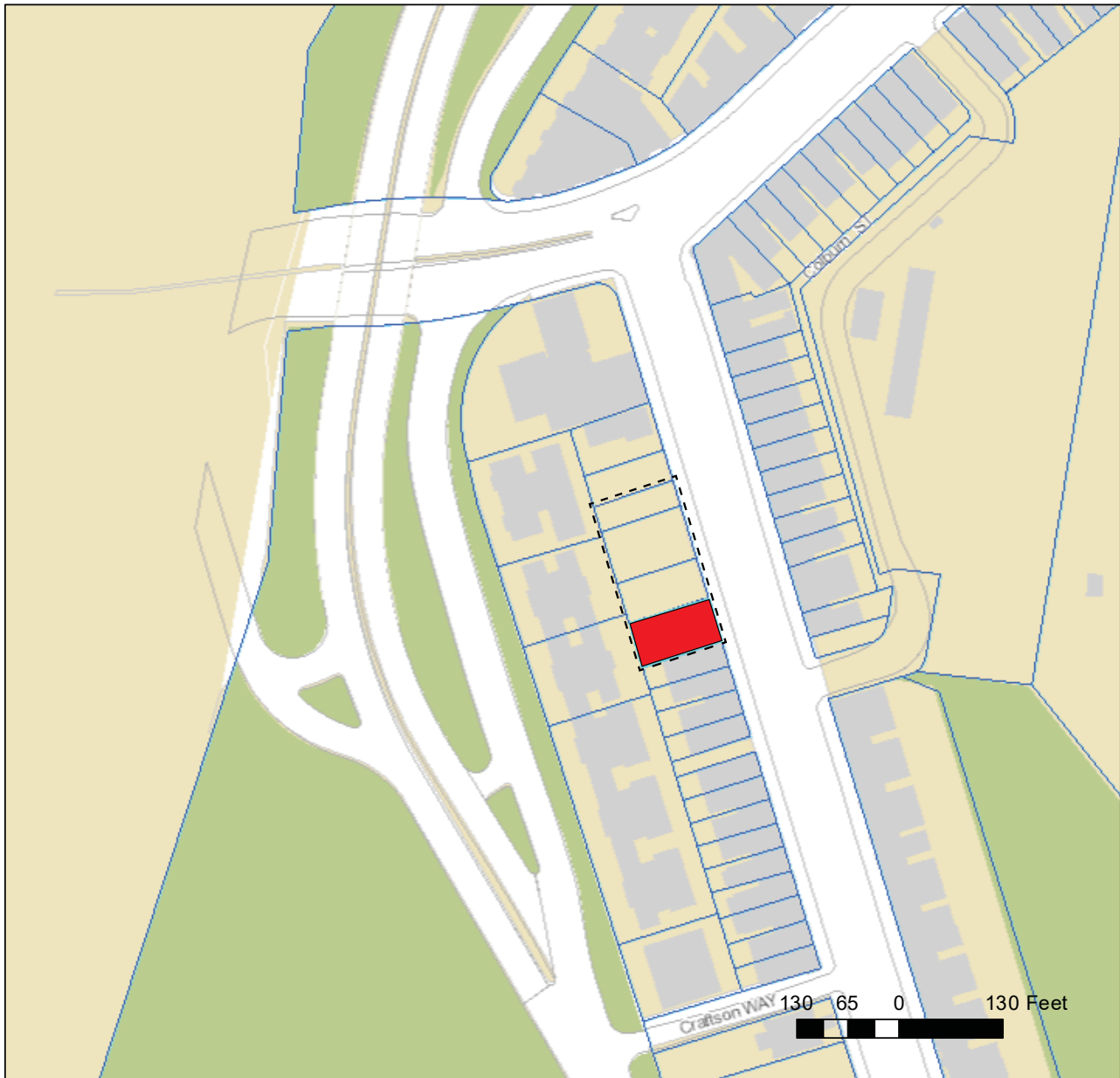


Exhibit 4

Assessor's Map – Parcel 4

December 16, 2015



Parcel ID: 1001593000
Address: 43 45 S HUNTINGTON AV
Zipcode: 02116
Owner: ROSATI ROBERT C TS
Land Use: C
Lot Size: 2,560 sq ft
Living Area: 1,760 sq ft
Total Value: \$146,000
Land Value: \$50,500
Building Value: \$95,500
Gross Tax: \$4,309.92



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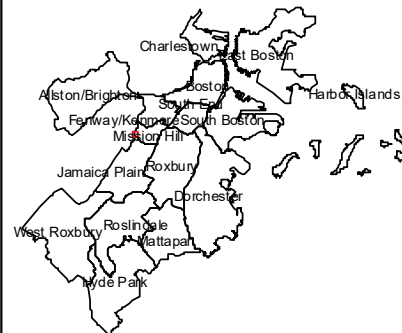


Exhibit 5

Surrounding Urban Context

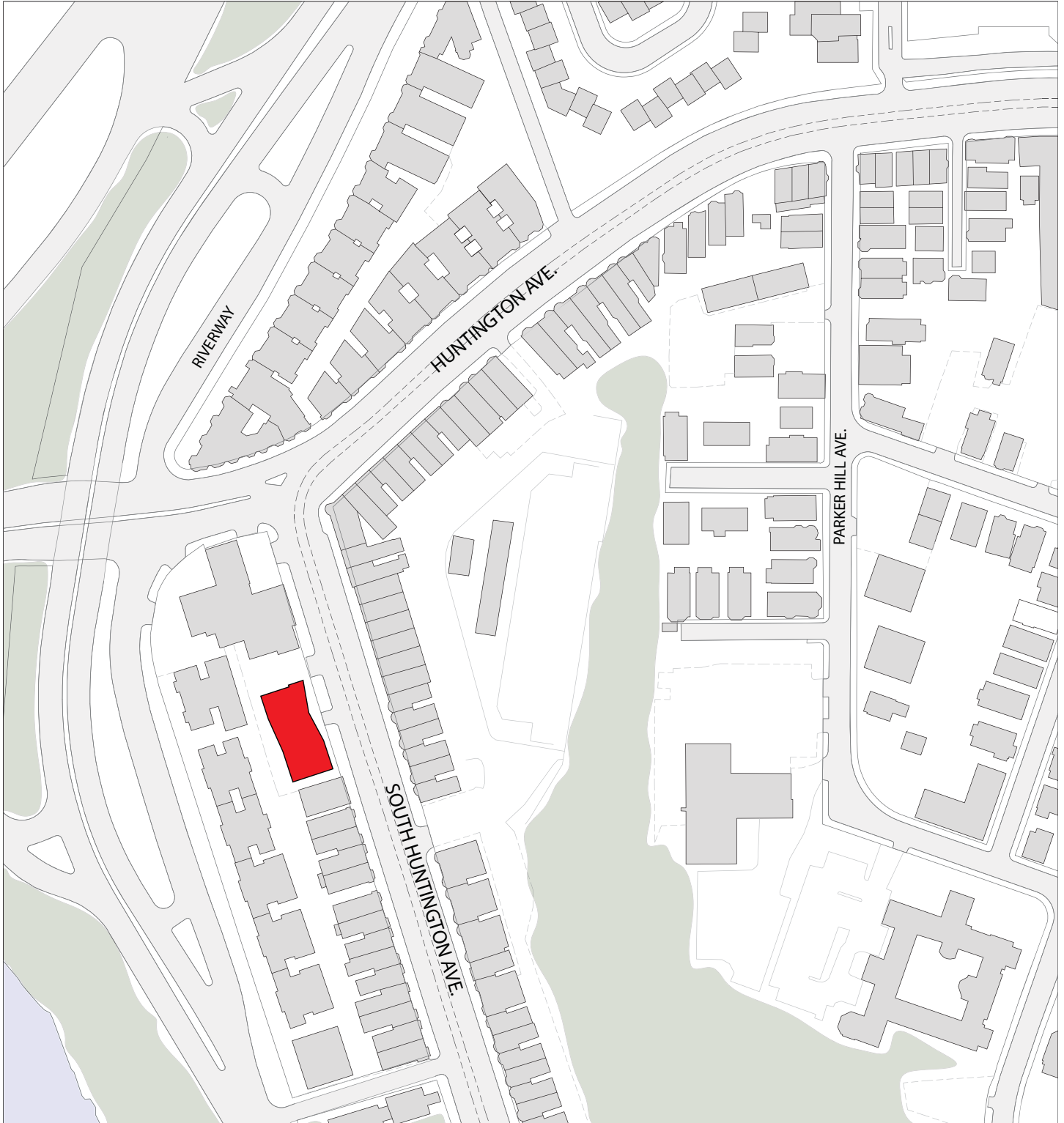


Exhibit 6

Neighboring Transit Locations

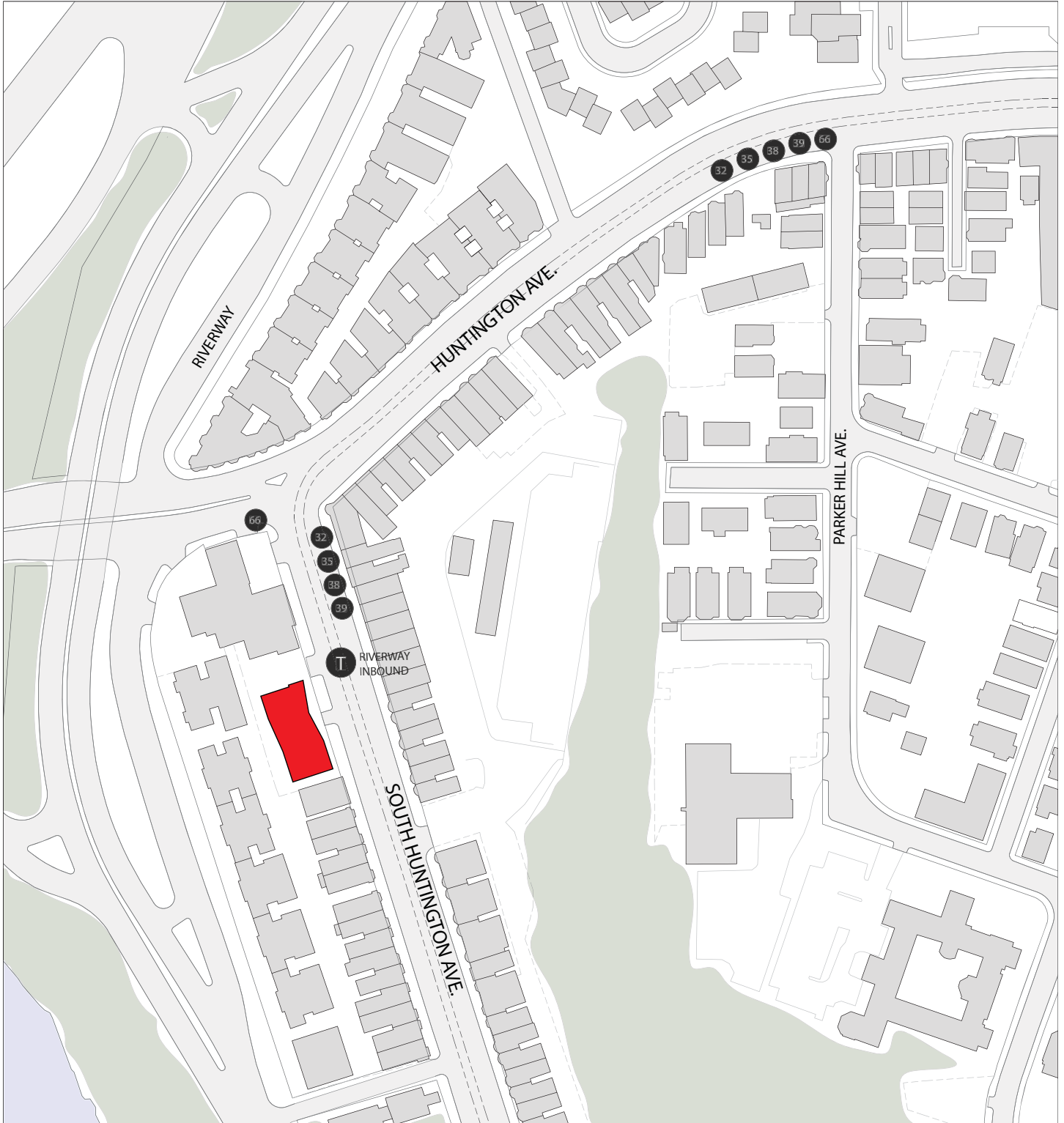


Exhibit 7

Walking Proximity

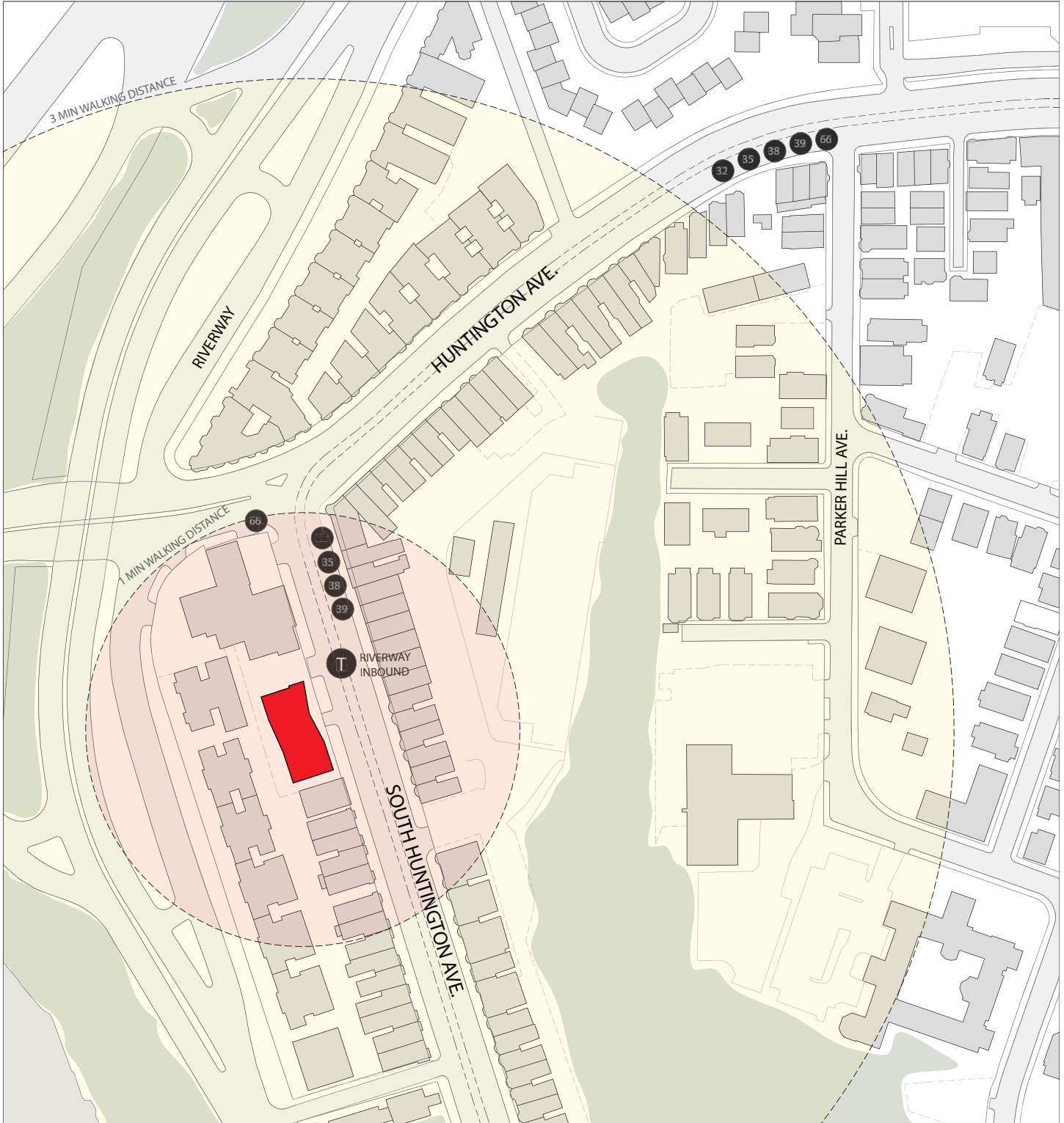


Exhibit 8

Adjacent Building Heights

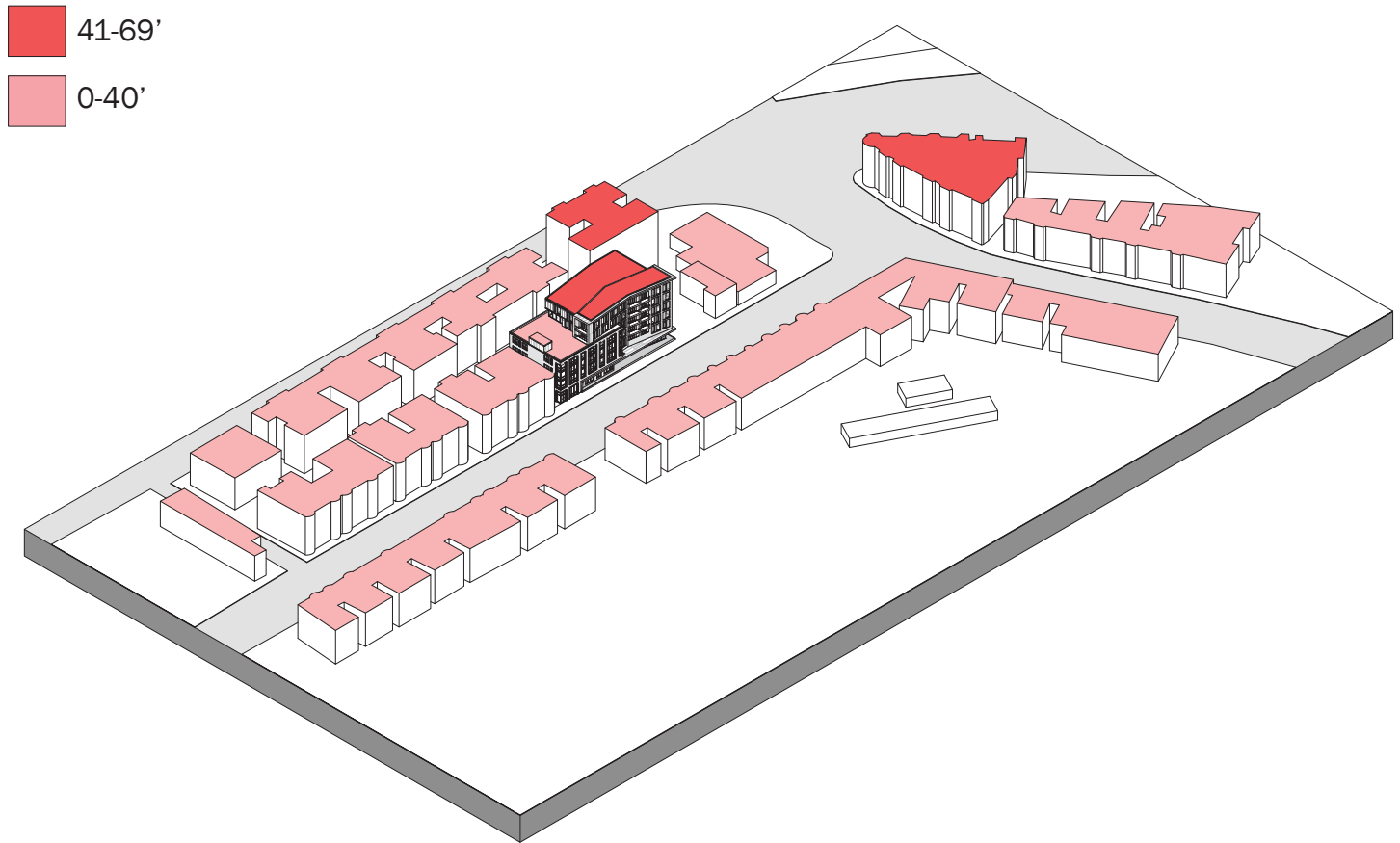


Exhibit 9

Looking South along South Huntington Avenue



Exhibit 10

Looking North along South Huntington Avenue



Exhibit 11

Unit Schedule

Unit Schedule (Gross)		
Level	Area	Name
Level 2	802 SF	1 BEDROOM
Level 2	902 SF	1 BEDROOM
Level 2	757 SF	1 BEDROOM
Level 2	939 SF	2 BEDROOM
Level 2	802 SF	1 BEDROOM
Level 2	976 SF	2 BEDROOM
Level 2	877 SF	1 BEDROOM
Level 2	833 SF	2 BEDROOM
Level 2	669 SF	0 BEDROOM
Level 3	933 SF	2 BEDROOM
Level 3	972 SF	2 BEDROOM
Level 3	864 SF	1 BEDROOM
Level 3	757 SF	1 BEDROOM
Level 3	893 SF	1 BEDROOM
Level 3	804 SF	1 BEDROOM
Level 3	802 SF	1 BEDROOM
Level 3	664 SF	0 BEDROOM
Level 3	826 SF	2 BEDROOM
Level 4	957 SF	2 BEDROOM
Level 4	864 SF	1 BEDROOM
Level 4	933 SF	2 BEDROOM
Level 4	757 SF	1 BEDROOM
Level 4	893 SF	1 BEDROOM
Level 4	804 SF	1 BEDROOM
Level 4	802 SF	1 BEDROOM
Level 4	826 SF	2 BEDROOM
Level 4	664 SF	0 BEDROOM
Level 5	1034 SF	1 BEDROOM
Level 5	754 SF	1 BEDROOM
Level 5	934 SF	2 BEDROOM
Level 5	946 SF	2 BEDROOM
Level 5	751 SF	1 BEDROOM
Level 6	990 SF	1 BEDROOM
Level 6	559 SF	1 BEDROOM
Level 6	757 SF	1 BEDROOM
Level 6	811 SF	1 BEDROOM
Level 6	961 SF	2 BEDROOM
Level 6	933 SF	2 BEDROOM
Grand total: 38	32003 SF	

Exhibit 12

Site Plan



Exhibit 13

Basement Plan

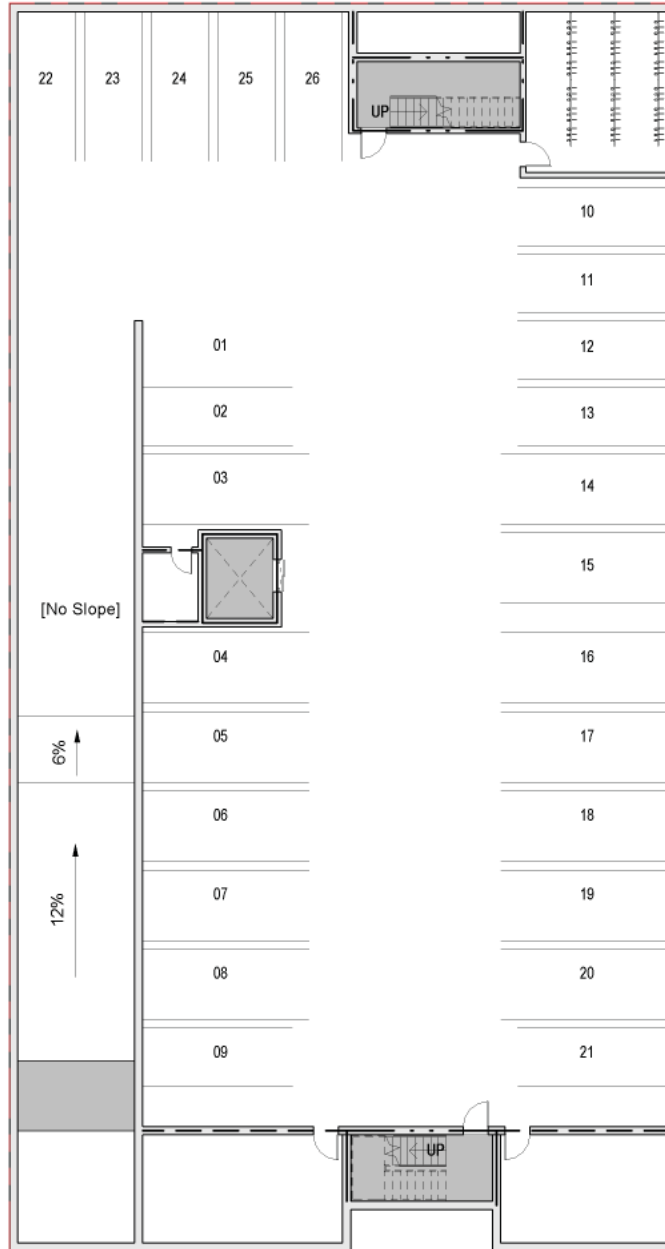


Exhibit 14

Ground Floor Plan

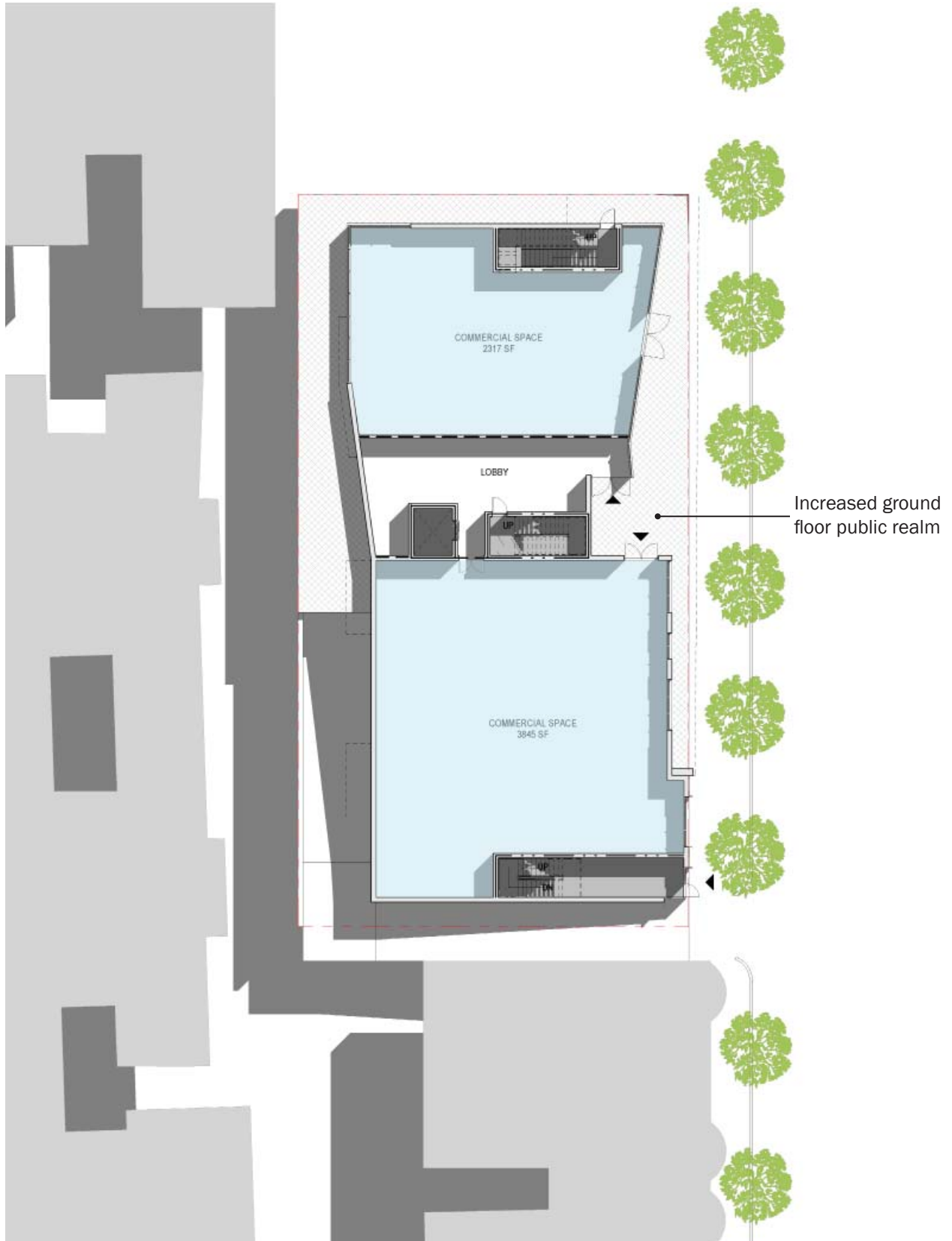


Exhibit 15

2nd-4th Floor Plan

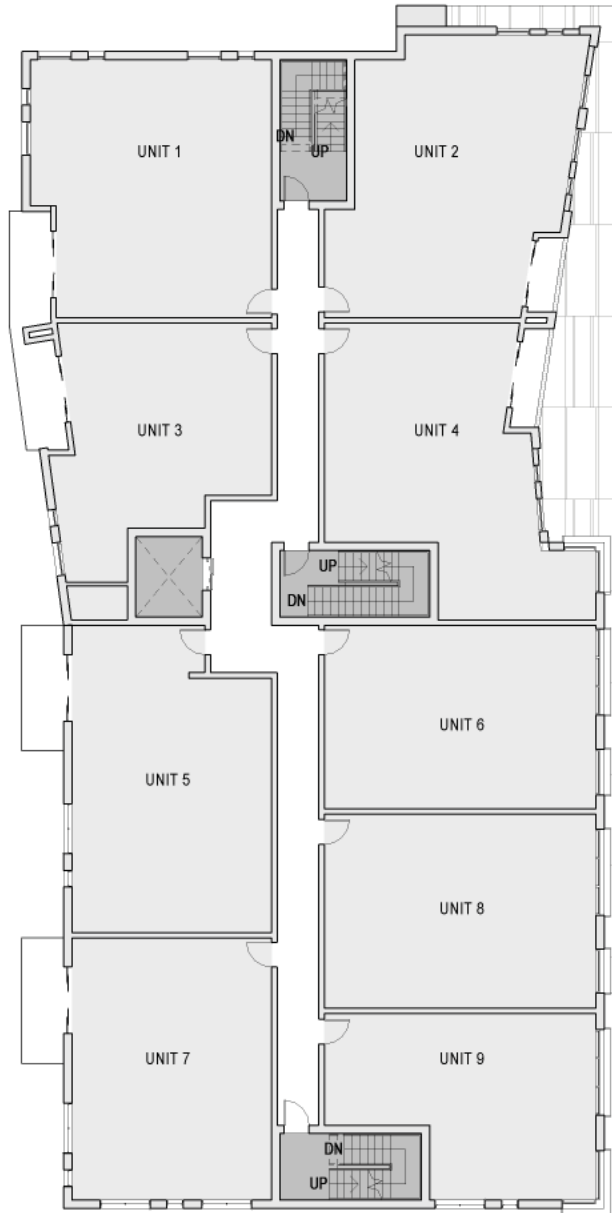


Exhibit 16

5th - 6th Floor Plan



Exhibit 17

Vehicular Circulation

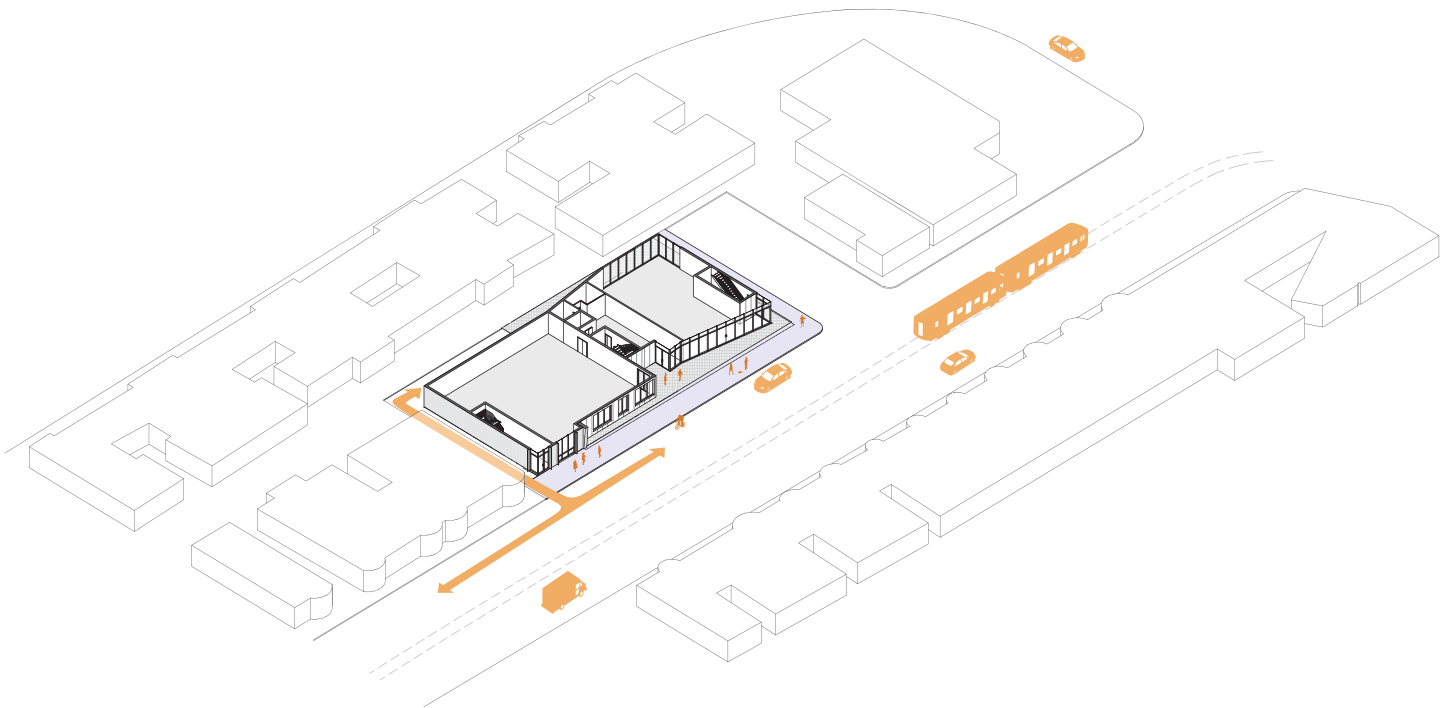


Exhibit 18

East Elevation and South Elevation



South Elevation



East Elevation

Exhibit 19

North Elevation and West Elevation



North Elevation



West Elevation