

THE COSMOPOLITAN

771 Harrison Avenue
Boston, Massachusetts
Supplemental Filing to Application for Small Project Review
Article 80E
*Submitted to the
Boston Redevelopment Authority*



VIEW ALONG HARRISON AVE

N.T.S.

Submitted by the Developer
761 Harrison Church, LLC
220 N. Main Street, Suite 105
Natick, MA 01760

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220 N. Main Street, Suite 105

Natick, MA 01760

P: 508-651-0700 F: 508-651-2717

September 23, 2016

Brian P. Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02011

Dear Director Golden:

The project proponent, 761 Harrison Church, LLC, hereby submits this Supplemental Filing to its prior application for Small Project Review which was submitted on February 5, 2016.

This Supplemental Filing is necessitated by the discovery of structural conditions in the former Immaculate Conception Church which make construction of a parking garage in the basement level of the church not feasible.

As a result of the discovery of these conditions in the basement level, the garage component of the project is being eliminated and the basement instead will consist of residential units.

Since there will be less parking for the project as a whole, the residential use is being changed from condominium ownership to rental apartments. In all other respects, the proposed project remains the same and is consistent with the Development Plan previously approved for PDA No. 59.

Further details of the change to the residential program is set forth in the supplemental materials attached hereto.

Sincerely,

Ronald Simons

Ronald Simons
Manager

**Supplemental Filing to Application for Small Project Review
Pursuant to Article 80E of the Boston Zoning Code**

Prior Application

The proponent filed an application for Small Project Review on February 5, 2016 together with a proposed First Amendment to the Development Plan for Harrison Commons within Planned Development Area No. 59.

The application has been the subject of several community meetings with various neighborhood association groups as well as BRA sponsored public meetings.

Demolition/Discovery

Interior demolition work has been proceeding pursuant to a demolition permit issued by the Inspectional Services Department. One of the purposes of the demolition of the ceiling in the basement of the church was to determine the structural support system for the main floor of the church and the roof structure.

Upon completion of the demolition and removal of the ceiling in the basement, it was clear that the proposed footings for the new interior steel structure for the residential floors would interfere with the existing columns/support structure. With a new footing plan and structural light gauge metal bearing system, the basement area becomes unsuitable for an open parking garage for motor vehicles.

Instead, a light gauge metal bearing wall system will be constructed. This system will be installed to the roof; and once the roof has been thus supported, the heavy timber support structure can be removed.

Accordingly, a decision has been made to eliminate the proposed 48 vehicle parking garage at the basement level of the church.

Revised Plans

The project remains substantially the same in most respects. The overall plan is to convert the former church into residential units with accessory parking and usable outdoor space in the form of balconies, terraces and patios.

Original Application

63 condominium units [6 IDP units]
9 units at rear of church connected to Penmark
48 vehicle parking in basement
25 parking spaces in Harrison Court
Balconies and terraces open space

Gross Square Footage: 91,547

Revised Plans

63 rental units [6 IDP units]
No residential units at connection
Residential units in basement
25 parking spaces in Harrison Court
Additional outdoor patios at garden

Gross Square Footage: 91,547

Revised Floor Plans are attached hereto as Exhibit A.

Parking Ratio

The proposed parking ratio of .4 parking spaces [25 spaces] for 63 rental residential units is consistent with the experience of the adjacent James Court garage. In the adjacent James & Harrison Court apartment buildings, there are 104 parking spaces for 207 residential apartment units. Since it opened in 2006, the James Court garage has experienced a utilization rate of 25% – 40% in its parking garage. It consistently has excess parking available for rental to outside residents in the neighborhood. Attached hereto as Exhibit B is a letter from Daniel Luter of Fulton Properties which manages the James & Harrison Court apartments and garage.

The lower parking ratio for rental units is attributable to the walkability of the South End, the accessibility of MBTA public transit options, ZipCar and Hubway. The proponent will consider leasing additional spaces in the James Court garage if necessary to increase the parking ratio for the 63 rental units, if during the rental occupancy, it is warranted by actual utilization rates.

Exterior/South End Landmarks District Commission Approval

The proposed change to rental units instead of condominium units does not change the overall preservation plan and approved changes for the exterior of the structure. The South End Landmarks District Commission, after several hearings, has approved in concept the proposed plan. A sub-committee of the SELDC has been appointed to further approve certain details of the plan.

The only change to the exterior plan is the introduction of patio areas outside the garden level residential units along E. Concord Street and the interior courtyard area. This will provide for additional usable open space for each of the residents of the garden level apartments and enhance the exterior perimeter of the church along E. Concord Street which is below sidewalk grade level and well buffered from the street.

Additionally, with the elimination of the parking garage in the basement level, the plan to cut an opening at the ground level for the garage doors and create a ramp on E. Concord Street has been eliminated from the plan.

Conclusion

The proponent requests that the BRA conduct a further public community meeting on this supplemental filing.

EXHIBIT A
REVISED FLOOR PLANS



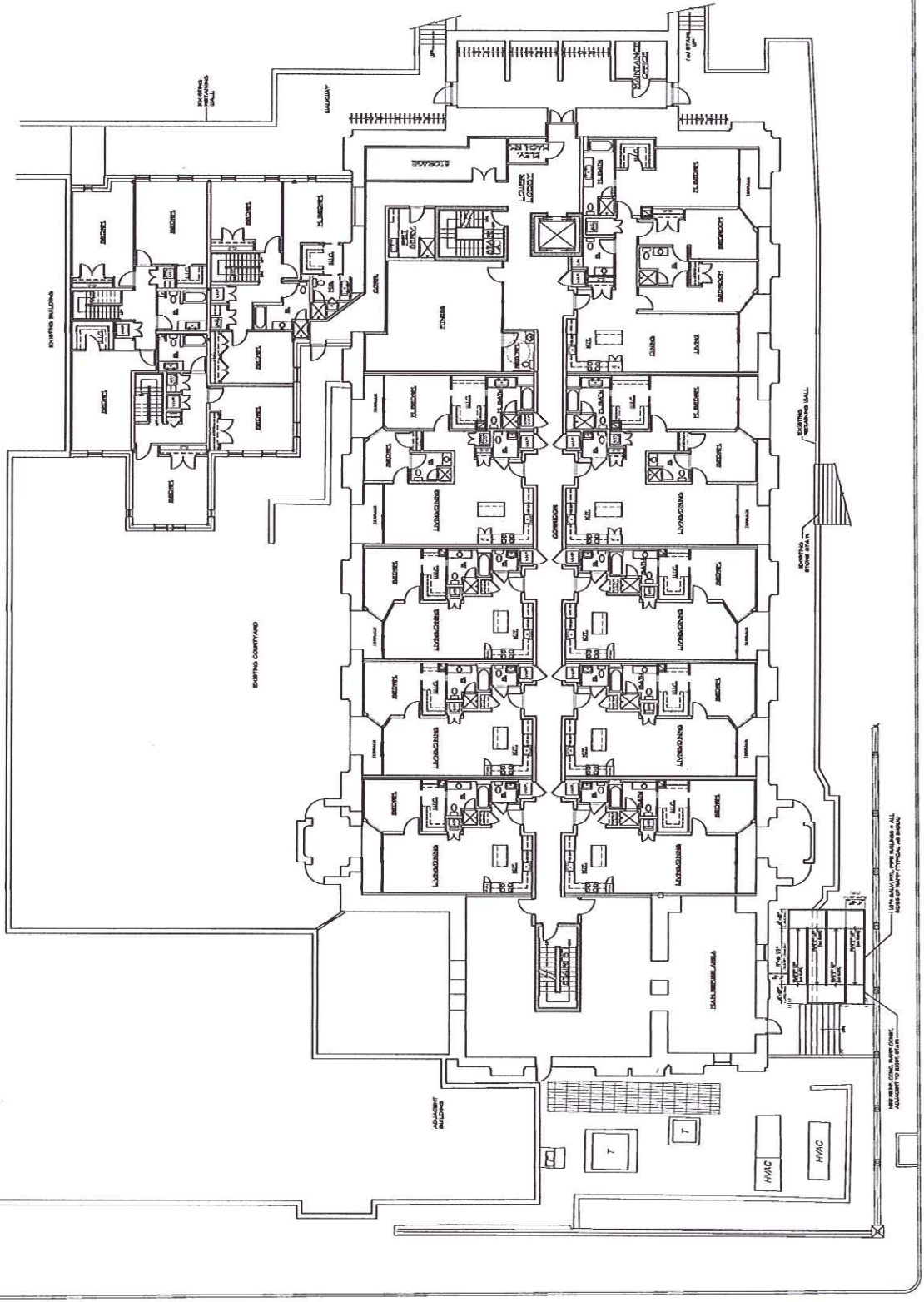
GARDEN LEVEL

NUNES+TRABERCO ARCHITECTS
120 Devon Ave #11
Boston, MA 02114
Tel: 617-552-1000
Fax: 617-552-1001

THE COSMOPOLITAN
771 HARRISON AVE.
BOSTON, MA

DATE: 11/13/13
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN
PROJECT NO.: 13000

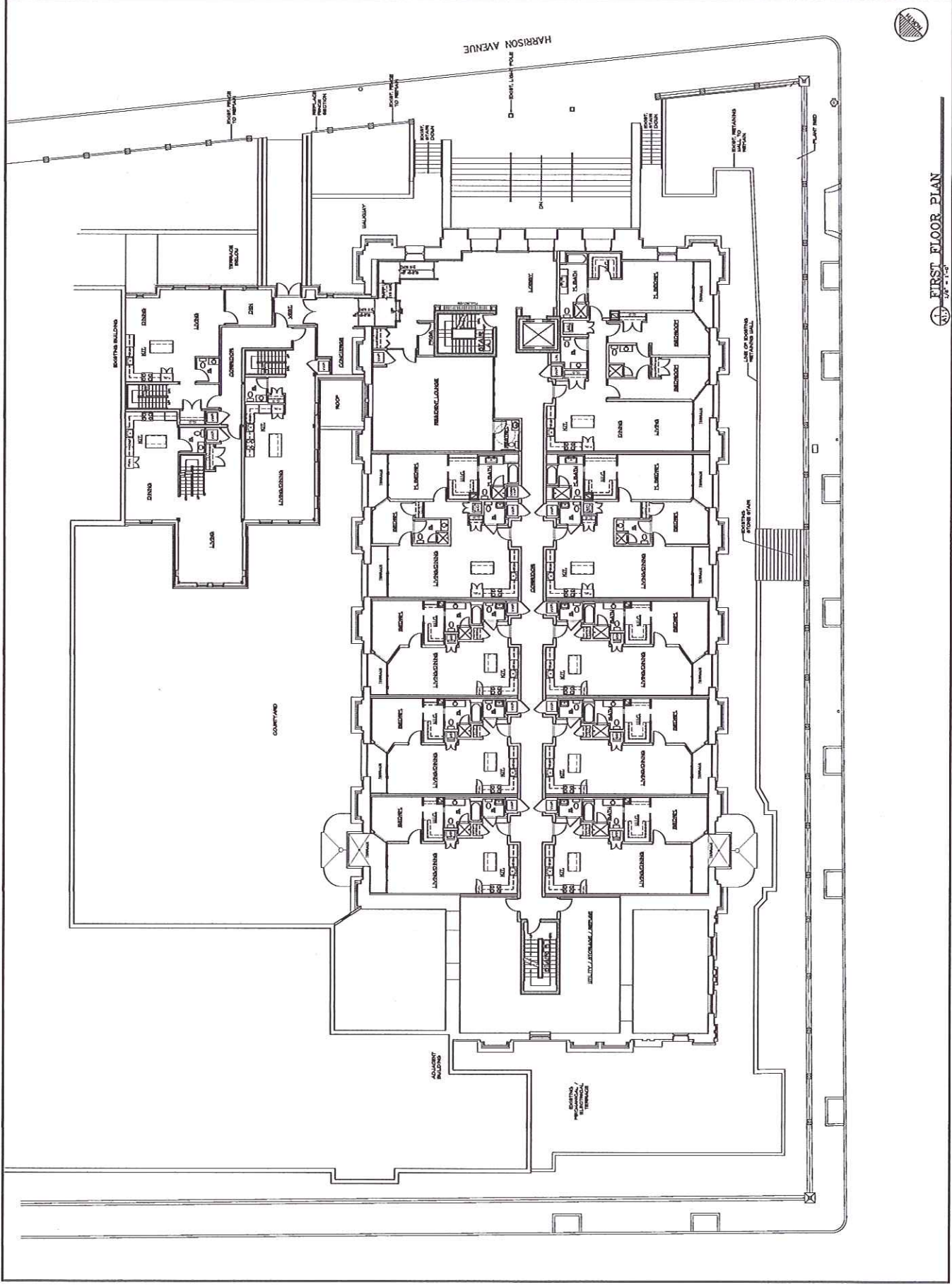
REVISIONS
NO. DESCRIPTION
1.000



SEE MECHANICAL DRAWINGS FOR ALL
MECHANICAL EQUIPMENT AND ALL
MECHANICAL ROOMS

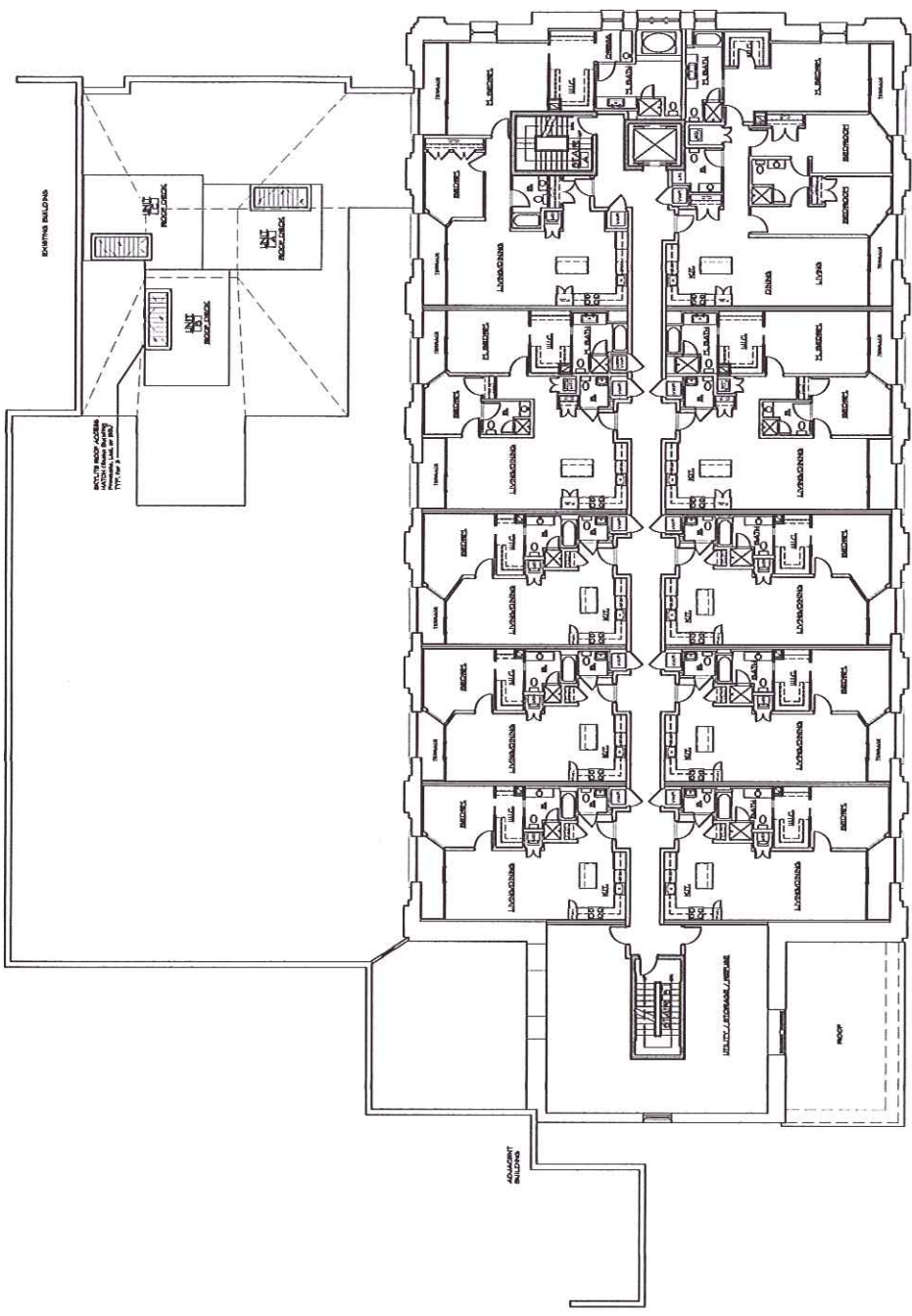
SEE MECHANICAL DRAWINGS FOR ALL
MECHANICAL EQUIPMENT AND ALL
MECHANICAL ROOMS

SEE MECHANICAL DRAWINGS FOR ALL
MECHANICAL EQUIPMENT AND ALL
MECHANICAL ROOMS





SECOND FLOOR PLAN
1/8" = 1'-0"



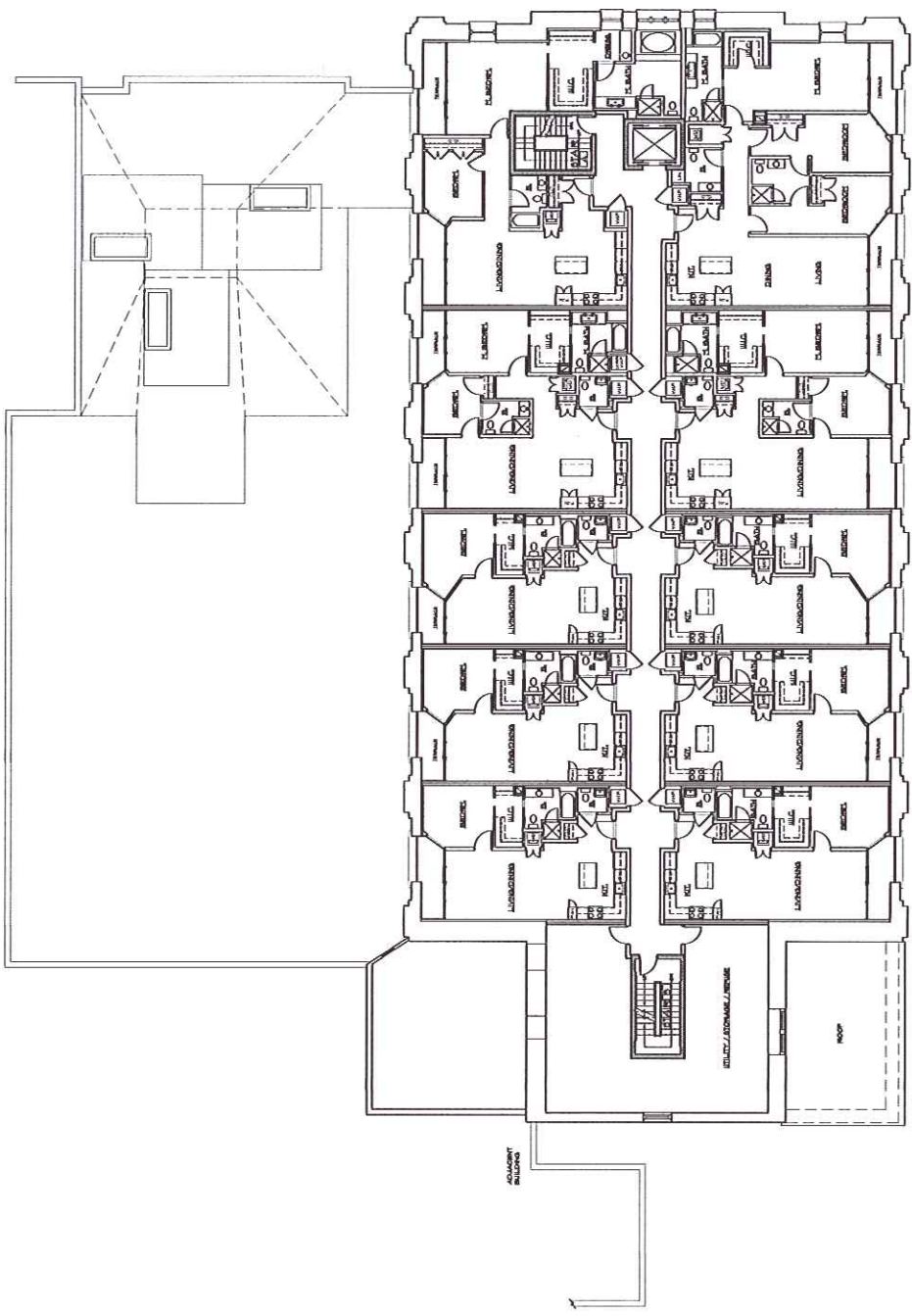
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1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
3. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
4. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
5. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

THIRD FLOOR PLAN

NUNES+TRABACCO ARCHITECTS
100 STATE STREET, SUITE 200
BOSTON, MASSACHUSETTS 02109
TEL: 617-552-1100
WWW.NUNES-TRABACCO.COM

THE COSMOPOLITAN
771 HARRISON AVE.
BOSTON, MA

DATE: 11/11/11
SCALE: 1/4" = 1'-0"
PROJECT: THE COSMOPOLITAN
SHEET: AL.3



DATE: 11/11/03
DRAWN BY: JONCHLOVA
CHECKED BY: JONCHLOVA
SCALE: 1/8" = 1'-0"

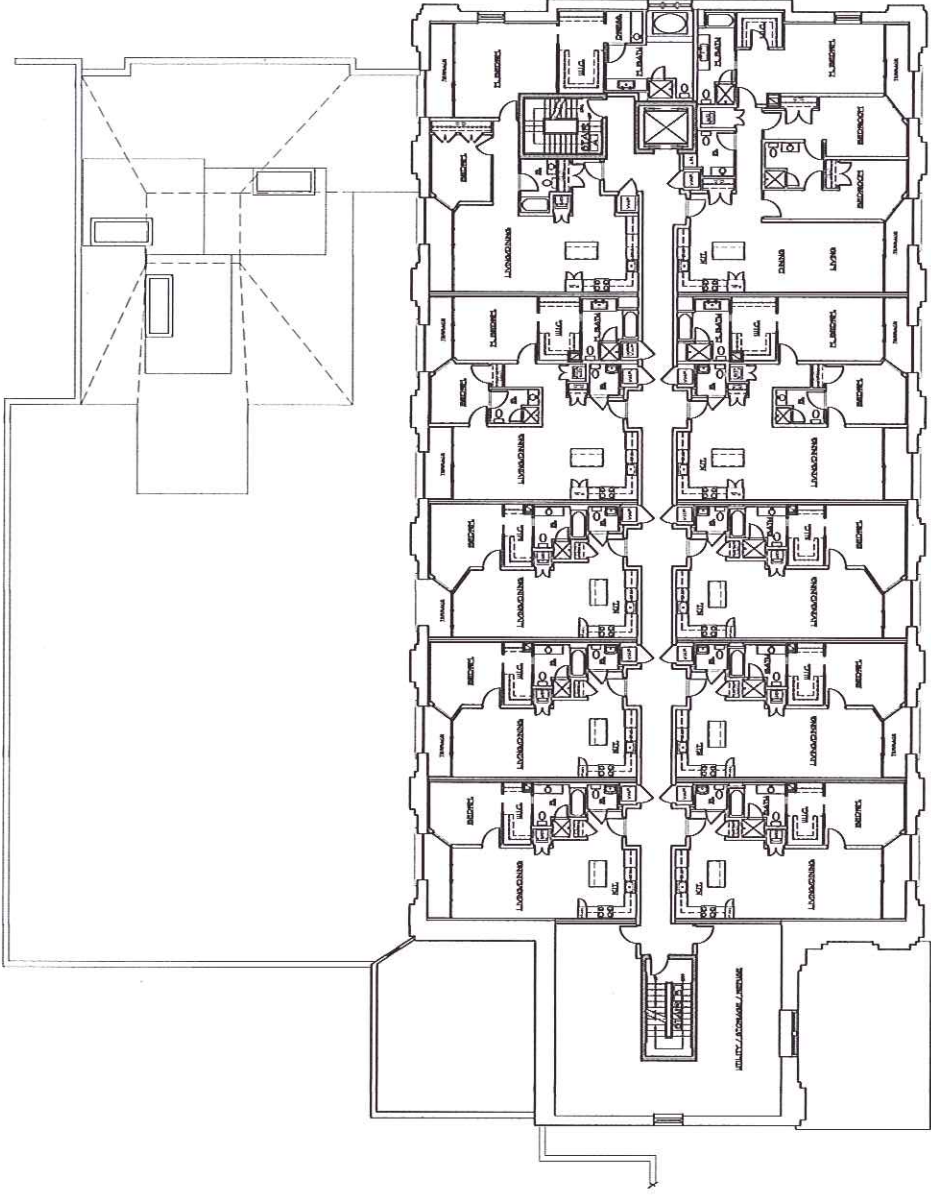
FOURTH FLOOR PLAN

NENES + TRABUCCO ARCHITECTS
128 Bedford Avenue #1
Brooklyn, Massachusetts 02148
Tel: 617-552-8888

THE COSMOPOLITAN
771 HARRISON AVE.
BOSTON, MA

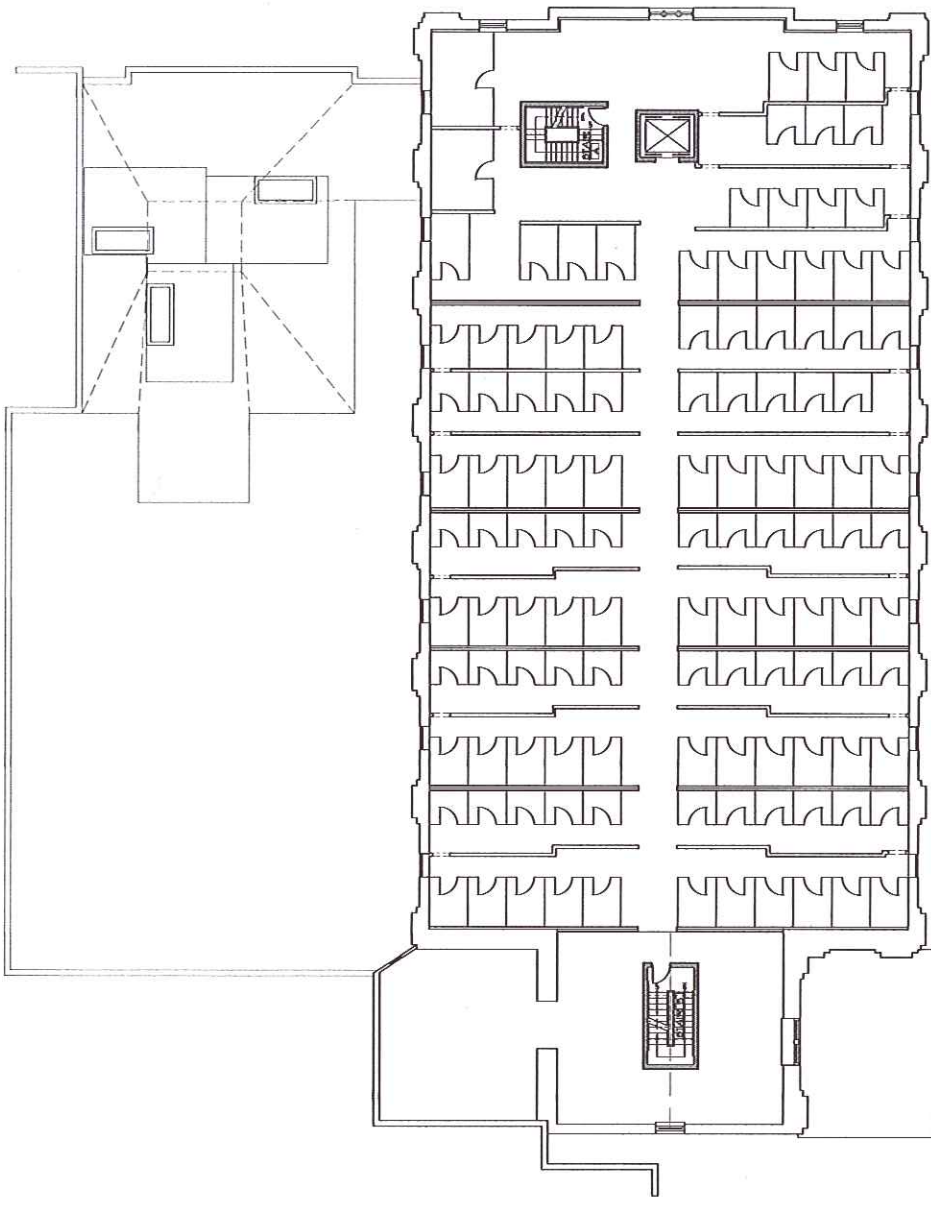
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DRAWN BY: JONCHLOVA
CHECKED BY: JONCHLOVA
SCALE: 1/8" = 1'-0"

FOURTH FLOOR PLAN
1/8" = 1'-0"



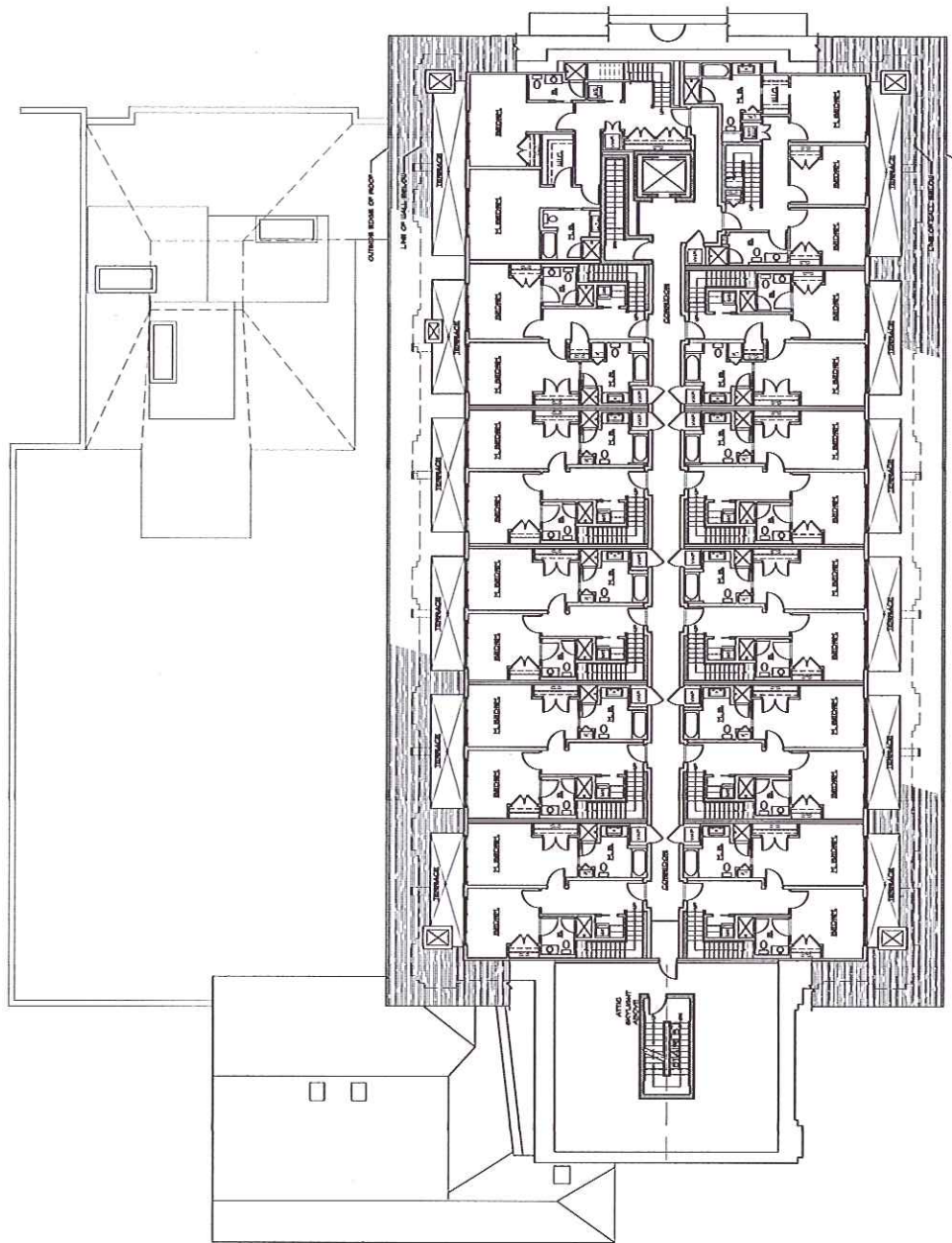


FIFTH FLOOR PLAN
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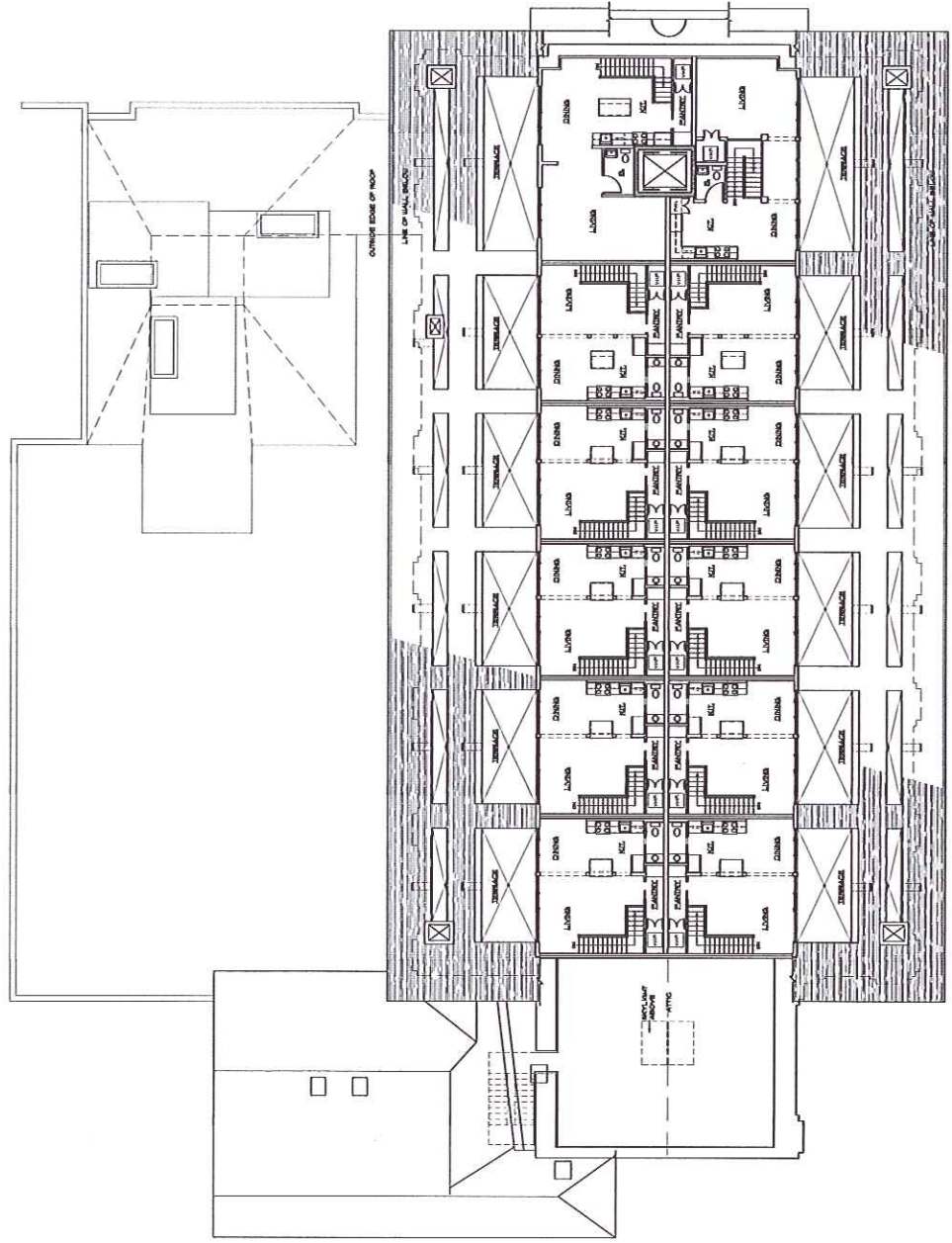




SIXTH FLOOR PLAN
A1.6

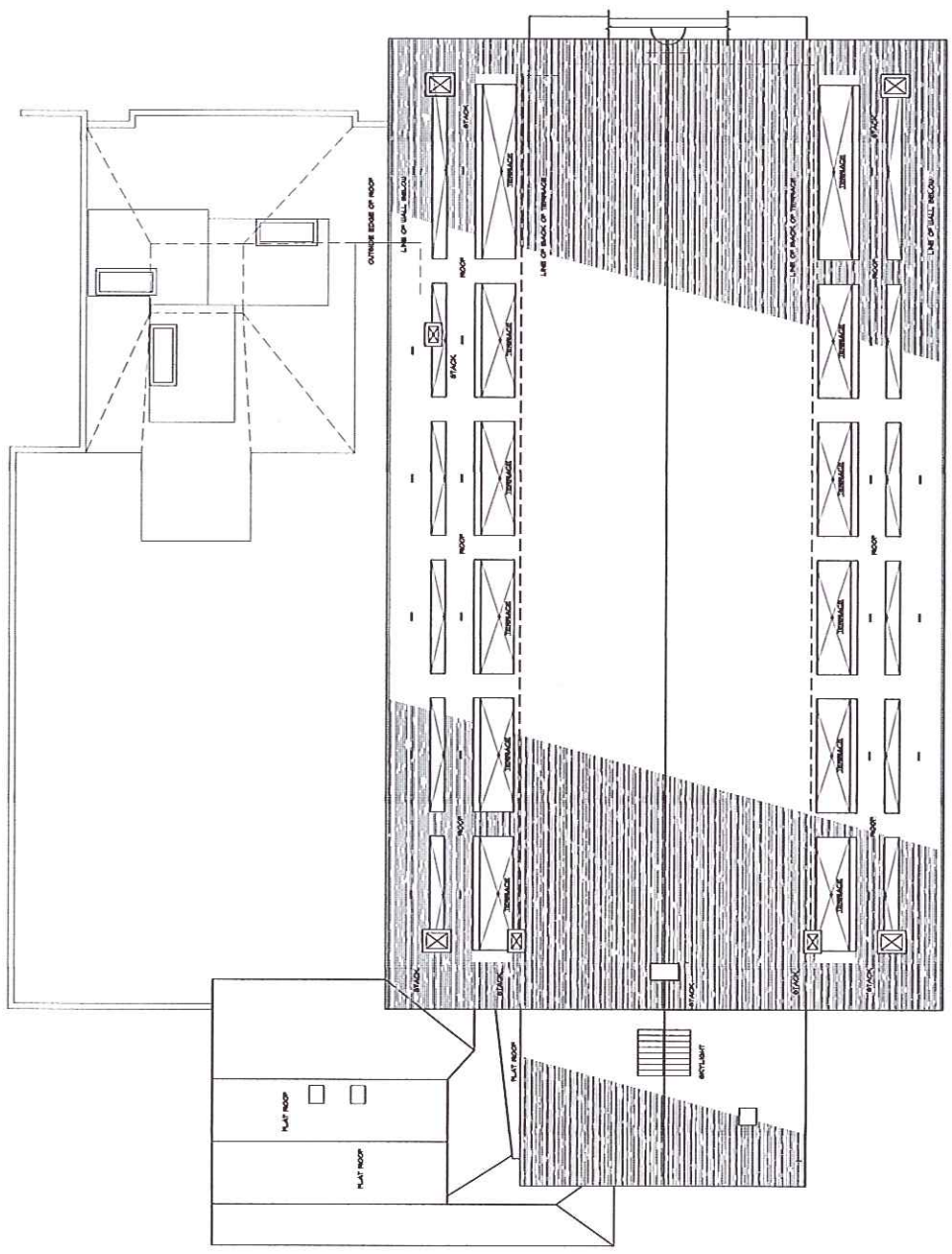


SEVENTH FLOOR PLAN
1/8" = 1'-0"





ROOF PLAN
SCALE: 1/8" = 1'-0"



OUTSIDE EDGE OF ROOF

OUTSIDE EDGE OF ROOF

LINE OF WALL BELOUG

LINE OF BACK OF TERRACE

LINE OF BACK OF TERRACE

LINE OF WALL BELOUG

PLANT ROOM

PLANT ROOM

VENT LIGHT

PROJECT NO. 100-1000
 DATE: 10/10/00
 DRAWN BY: J. J. ...
 CHECKED BY: ...
 APPROVED BY: ...

THE COSMOPOLITAN
771 HARRISON AVE.
BOSTON, MA

NUNES+TRABUCCO ARCHITECTS
 120 ...
 BOSTON, MA 02111

ROOF PLAN

SHEET NO. A1.8
 TOTAL SHEETS: 12

EXHIBIT B

LETTER FROM FULTON PROPERTIES

August 18, 2016

Mr. Ronald Simons, President
Bodwell Pines Corporation
220 North Main Street, Suite 105
Natick, MA 01760


Dear Mr. Simons,

Thank you for your inquiry about the availability of garage parking at the James Court Garage. In addition to the 25 spaces that you own in the garage, the James & Harrison Court apartment communities own 104 spaces and the owners of the Penmark Condominiums own 85 spaces. We have managed the apartment communities and the garage since they opened in 2006. It has been our experience that the parking utilization by our residents ranges between 25% and 40%. With 207 apartment units we have never been at a point where all of our 104 spaces were rented by residents of our own communities. Most of the time we rent our excess parking to neighborhood residents that are looking for garage parking options. We believe that the low parking utilization can be attributed to the walkability of the South End community, the easy accessibility to the public transportation to include the Silver Line, alternate transportation such as the car sharing options by ZipCar that are available in the garage and the newly installed Hubway bicycle sharing stations in the neighborhood. Many of our renters prefer to be in our apartments just for the reason that they can easily enjoy the community without a car. We would be more than glad to make available any of our excess parking spaces to the new residents in your community but in our experience it will be more than likely that your 25 available spaces adequate to satisfy the parking requirements of your residents. Please let me know if you have any other questions and concerns. We look forward to seeing your project move forward as we know it will be an excellent addition to the community.

Sincerely,



Daniel Luter, Vice President
Fulton Properties, LLC
120 Fulton Street
Boston, MA 02109

 Professionally managed by
Fulton
Properties

