

# **900 BEACON STREET MIXED USE DEVELOPMENT**

*900 Beacon Street  
Audubon Circle*

## **APPLICATION FOR SMALL PROJECT REVIEW**

*submitted to the*

**Boston Redevelopment Authority**



**Submitted by  
900 Beacon Street Realty Trust**



October 27, 2013

Peter Meade, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

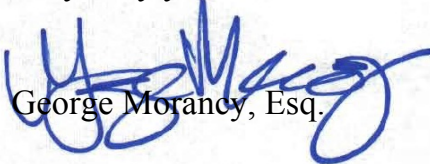
Dear Mr. Meade:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 900 Beacon Street mixed use project in the Audubon Circle neighborhood.

The proposed project is to consist of 38 new residential units, primarily market-rate, with an affordable commitment to be determined in accordance with the Mayor's executive order on inclusionary development, and 4,470 square feet of ground floor commercial/retail space.

The applicant is 900 Beacon Street Realty Trust, by its Trustees and Beneficiaries, the Yu Family, of 675 VFW Parkway, Chestnut Hill. On behalf of the applicants and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

# **900 BEACON STREET MIXED USE PROJECT**

*Audubon Circle*

## **APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80E of the Boston Zoning Code**

*Submitted by*

900 Beacon Street Realty Trust  
675 VFW Parkway  
Chestnut Hill, MA 02467

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### **I. PROJECT SUMMARY**

- 1.1 Project Team
- 1.2 Project Summary
- 1.3 Community Benefits

### **II. DETAILED PROJECT INFORMATION**

- 2.1 Project Description
- 2.2 Project Financing and Developer Pro Forma
- 2.3 Proposed Project Program, Data and Dimensions
- 2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues
- 2.5 Traffic, Parking and Access
- 2.6 Anticipated Permits and Approvals

### **III. BOSTON ZONING CODE DATA**

- 3.1 Zoning District Requirements
- 3.2 Projected As-Built Zoning Conditions
- 3.3 Zoning Relief Required
- 3.4 Building Code Analysis

### **IV. URBAN DESIGN SUBMISSION : PHOTOGRAPHS AND PLANS**

## **I. PROJECT SUMMARY**

### ***1.1 Project Team***

#### **Developer and Applicant:**

900 Beacon Street Realty Trust  
Mark, Lily, Alice and Dan Yu  
675 VFW Parkway  
Chestnut Hill, MA 02467

#### **Legal Counsel:**

George Morancy, Esq.  
Adams & Morancy, P.C.  
416 West Broadway  
South Boston, MA 02127  
Tel: 617-269-5800; Fax: 617-269-5923  
Email: gmorancy@admorlaw.com

#### **Architecture:**

Prellwitz Chillinski Associates, Inc.  
Eric Brown, AIA, LEED AP  
221 Hampshire Street  
Cambridge, MA 02139  
Tel: 617-547-8120  
Fax: 617-661-4986  
Email: ebrown@prellchil.com

#### **Surveyor:**

Donohoe and Parkhurst, Inc.  
363 Boston Street  
Topsfield, MA 01983  
Tel.: 978-887-6161

#### **Construction Management:**

*TBD*

#### **Geotechnical Engineer:**

*TBD*

### ***1.2 Project Summary***

The Proposed Project consists of the development of a 11,952± square-foot site situated at 900 Beacon Street in the Audubon Circle neighborhood, by construction of a new six-story building containing 38 residential units, 4,470 square feet of ground-floor commercial/retail space, and 36



accessory off-street parking spaces located primarily in the building's below-grade garage, which will be accessed via the private way at the rear of the site.

The proposed project would create both market-rate and affordable housing units in an attractive new building complimentary in scale, massing and design to the surrounding neighborhood.

In planning the building, great care was given to respecting the as-built conditions of the area, with the result that the proposed building has been designed and scaled to compliment the surrounding Audubon Circle neighborhood.

### **1.3 Community Benefits**

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

- *the creation of 38 new residential units in an attractive mid-rise building, including affordable units as to be determined by the Boston Redevelopment Authority in accordance with the Mayor's Executive Order on Inclusionary Development, and ground-floor restaurant space;*
- *4,470 square feet of ground-floor commercial space and associated streetscape improvements, appropriately set back from the public sidewalk, to enliven the pedestrian corridor of Beacon Street.*
- *generation of approximately one hundred fifty thousand dollars in revenue annually to the City of Boston in the form of real property tax payments;*
- *the expected creation of more than 85 construction jobs over the length of the proposed project.*

## **II. DETAILED PROJECT INFORMATION**

### **2.1 Project Description**

The Project Site includes 11,952± square feet of land area, comprising one parcel situated at 900 Beacon Street in Ward 21, being City of Boston Assessor's Parcel No. 2100220000.

The parcel is currently the site of a single-story brick building containing the Elephant Walk Restaurant. The applicant Yu Family has committed to working with the owner/operator of the Elephant Walk to keep this popular neighborhood restaurant as commercial tenant in the new building.

### **2.2 Project Financing and Developer Pro Forma**

The applicants have successfully developed several projects in the Boston area and have a strong working relationship with several major lenders, a record of proven financial security, and intend

to finance the project construction and development using traditional institutional lender financing, with an initial commitment from Bank of America.

Total Development Cost (soft/hard costs): \$13,500,000

Construction Cost (hard cost): \$13,000,000

Disclosure of Beneficial Interest in the Project

- Mark Yu, 675 VFW Parkway, Chestnut Hill: 25%
- Lily Yu, 675 VFW Parkway, Chestnut Hill: 25%
- Alice Yu, 675 VFW Parkway, Chestnut Hill: 25%
- Dan Yu, 675 VFW Parkway, Chestnut Hill: 25%
- 

Number of Construction Jobs: 85

Estimated Construction Start: Second quarter 2014

Estimated Construction Completed: Third quarter 2015

**2.3 Proposed Project Program, Data and Dimensions**

Lot Area (in square feet): 11,952 square feet

Building Height/Stories: 67 feet, 6 stories

Number of Residential Units: 38 units

- 32 one-bedroom units
- 6 two-bedroom units

Commercial Space: 4,470 square feet

Total of Building Gross Floor Area: 45,105 square feet

Floor Area Ratio: 3.77

Parking Spaces: 30 spaces in a below-grade garage; 6 grade-level exterior spaces at the rear of the site.

**2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues**

The proposed project would consist of a new six-story building. The first floor will be retail/commercial space intended to accommodate a restaurant use. Floors 2 through 6 will contain 38 residential units. There will be 32 one-bedroom units and 6 two-bedroom units. There will be one level of parking below grade with sheltered off street parking for 30 motor vehicles. There will also be 6 parking spaces on grade at the rear of the building, for a total of 36 parking

spaces. There will be bicycle parking at within the garage, and a loading area will be provided at grade behind the building. In the front of the building, an outdoor patio area will be provided for use by the commercial tenant(s) and any future restaurant.

The building skin will be a composition of brick, composite metal panels, glass fenestration, precast concrete accents and painted fiber cement trim. The materials and the projecting vertical bays are similar to and consistent with neighboring buildings. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 67 feet to the roof of the upper story. Mechanical equipment and a stairway head-house will rise above that point, but will be set back from the front edge of the building so to not be visible from the street.

The final elevation studies will be reviewed and approved by the BRA as the design process evolves.

## ***2.5 Traffic, Parking and Access***

The project's 36 on-site parking spaces will be accessed via a private way at the rear of the site. An existing Beacon Street curb cut will be closed, thus resulting in a net gain of public on-street parking. All loading or unloading activity will be directed to the rear garage area where direct elevator access to all floors in the building will be provided. Ample secure space for bicycle racks will be provided within the building's garage.

## ***2.6 Anticipated Permits and Approvals***

<b>Agency Name</b>	<b>Permit or Action</b>
Boston Redevelopment Authority	<ul style="list-style-type: none"> <li>• Article 80 Small Project Review</li> <li>• Affordable Housing Agreement</li> </ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Local Sewer and Water Tie-in and Site Plan Approval</li> </ul>
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> <li>• Parking Garage Related Permits</li> </ul>
Boston Inspectional Services Department	<ul style="list-style-type: none"> <li>• Zoning Board of Appeal Approval</li> <li>• Building Permit</li> <li>• Construction Permit</li> <li>• Certificate of Occupancy</li> </ul>

### III. BOSTON ZONING CODE DATA

#### 3.1 *Zoning District Requirements*

The site is situated within the Audubon Circle Neighborhood District's LC (Local Convenience) zoning district under Article 61 of the Boston Zoning Code, and within a Neighborhood Design Overlay District.

The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

#### *Dimensional Regulations of Article 61, Table C (required by zoning):*

Maximum Floor Area Ratio:	2.0
Maximum Building Height:	45'
Minimum Lot Size:	None
Minimum Lot Area Per Dwelling Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	50 SF
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard:	None
Minimum Side Yard:	None
Minimum Rear Yard:	25'

#### 3.2 *Proposed As-Built Zoning Conditions*

Lot Area: 11,952± square feet  
Lot Width: 92.47 feet  
Lot Frontage: 92.47 feet  
Floor Area Ratio: 3.77  
Building Height (feet): 67'  
Building Height (stories): 6  
Usable Open Space: @600 SF of sixth-floor deck space  
Front Yard Setback: Existing Beacon Street building alignment

Side Yard Setback: 0 feet

Rear Yard Setback: 19+ feet to edge of private way; approximately 27 feet to mid-point of private way (property line)

**Off-Street Parking Requirements of Article 61:**

33 market-rate residential units @ 1.5 space per unit = 49.5 spaces

5 affordable residential units @ .7 spaces per unit = 4.5 spaces

Total required off-street parking: 54 spaces

Total provided off-street parking: 36 spaces

**Off-Street Parking Guidelines by Boston Transportation Department  
(Longwood, West Fenway/Kenmore, East Fenway districts):**

38 residential units @ .75 spaces per unit = 28.5 spaces

Total provided off-street parking: 36 spaces

**Off-Street Loading Requirements:**

0-15,000 commercial square feet: 0 off-street loading bays required

**3.3 Zoning Relief Required**

Article 61, Section 11: Floor Area Ratio Excessive

Article 61, Section 11: Building Height Excessive

Article 61, Section 11: Usable Open Space Insufficient

Article 61, Section 11: Rear Yard Insufficient (measurement from edge of private way)

Article 61, Section 11: Off-Street Loading Insufficient (cited in error)

Article 61, Section 11: Off-Street Parking Insufficient

**3.4 Building Code Analysis**

The construction of the building will be IIA.

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

The building will be a mixed use building:

- Residential: R-2
- Assembly Use (Restaurant): A-2
- Parking garage: S-2

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

- R-2 requires 1-hour separation

- A-2 requires 1-hour separation
- S-2 requires 1-hour separation

#### **IV. ZONING REFUSAL LETTER : URBAN DESIGN SUBMISSION PHOTOGRAPHS AND PLANS**

<b>Exhibit 1:</b>	Zoning Code Refusal Letter
<b>Exhibit 2:</b>	Assessing Map
<b>Exhibit 3:</b>	Aerial View of Site
<b>Exhibit 4:</b>	Site Plan
<b>Exhibit 5:</b>	Building Program and Floor Plans
<b>Exhibit 6:</b>	Building Sections
<b>Exhibit 7:</b>	Building and Sidewalk Plan
<b>Exhibit 8:</b>	Current and Proposed Site Views from Audubon Circle



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. Moccia  
Inspector of Buildings

JEFFREY LEON  
221 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

January 29, 2013

**Location:** 900 BEACON ST BOSTON, MA 02215  
**Ward:** 21  
**Zoning District:** Audubon Circle N.D  
**Zoning Subdistrict:** LC  
**Appl. # :** ERT212731  
**Date Filed:** January 09, 2013  
**Purpose:** Construct a new 6 story, Mixed-use building. There will be Retail Uses located on the Ground Floor. There will be 5 stories of Residential Units ( including affordable Residential Units ) above the Ground Floor. There will be a one level underground Parking Garage. As per plans

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. 61, Section 11 **	Dimensional Regulations	Floor Area Ratio Excessive
Art. 61, Section 11 **	Dimensional Regulations	Building Height Excessive
Art. 61, Section 11 **	Dimensional Regulations	Usable Open Space Insufficient
Art. 61, Section 11 **	Dimensional Regulations	Rear Yard Insufficient
Article 61 Section 24	Off-Street Loading	Off-Street Loading Insufficient
Article 61, Section 24	Off-Street Parking	Off-Street Parking 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.

Thomas White  
(617)961-3275  
for the 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.

0 43  
feet

Parcel ID	2100220000
Owner	YU SHENG HSIUNG
Address	900 BEACON ST
Property Type	0326
Building Value	\$404,700.00
Land Value	\$687,300.00
Total Value	\$1,092,000.00
Lot Size	11260 sq ft
Land Use	Commercial



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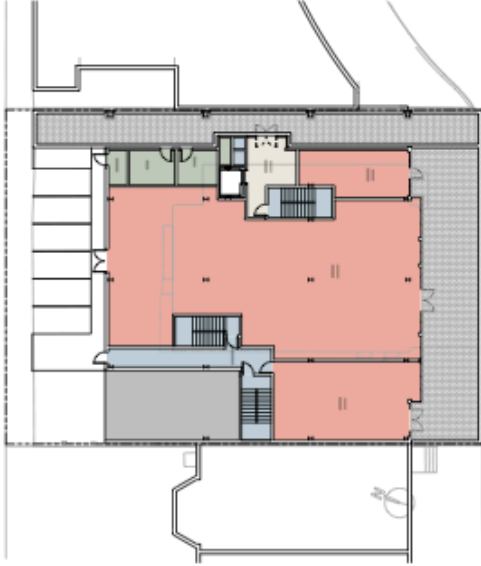
## 900 BEACON STREET





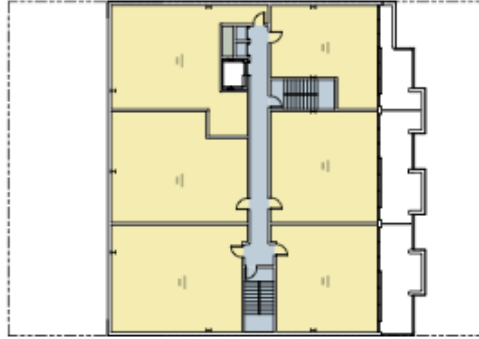


Floor Gross Square Footage  
7,940 SF



GROUND FLOOR PLAN  
Scale: 1/16" = 1'-0"

Floor Gross Square Footage  
7,245 SF



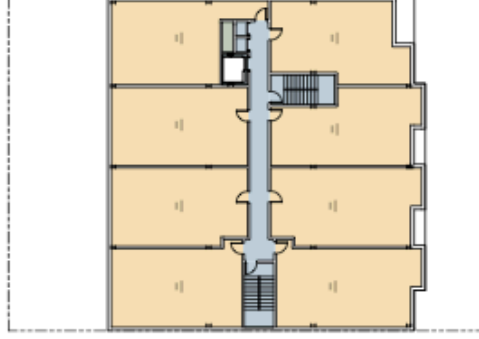
FLOOR 6  
Scale: 1/16" = 1'-0"

Floor Gross Square Footage  
10,970 SF



PARKING LEVEL  
Scale: 1/16" = 1'-0"

Floor Gross Square Footage  
7,705 SF



FLOORS 2-5  
Scale: 1/16" = 1'-0"

# **BUILDING SQUARE FOOTAGE**

Ground Floor	350 sf
Retail #1	3,310 sf
Retail #2	810 sf
Retail #3	4,470 sf
Retail Total	4,470 sf

## **Floor 2 (Floors 2-5 are similar)**

Unit #1	750 sf
Unit #2	750 sf
Unit #3	830 sf
Unit #4	830 sf
Unit #5	740 sf
Unit #6	790 sf
Unit #7	770 sf
Unit #8	770 sf
Floor Total	6,230 sf

Penthouse Floor	650 sf
Unit #33	880 sf
Unit #34	820 sf
Unit #35	1,010 sf
Unit #36	1,040 sf
Unit #37	1,040 sf
Unit #38	1,040 sf
Floor Total	5,440 sf

## **BUILDING TOTALS**

Parking Floor	10,970 sf
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Ground Floor	7,940 sf
Second Floor	7,705 sf
Third Floor	7,705 sf
Fourth Floor	7,705 sf
Fifth Floor	7,705 sf
Penthouse Floor	7,245 sf

<b>Building Total</b>	<b>45,105 sf</b>
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36 Parking Spaces	
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38 Units (total)	
Studio	0 units
1BR	32 units
2BR	6 units

44 Beds (total)	
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<b>Floors 2-5</b>	
32 Units (total)	
Studio	0 units
1BR	32 units
2BR	0 units
32 Beds (total)	

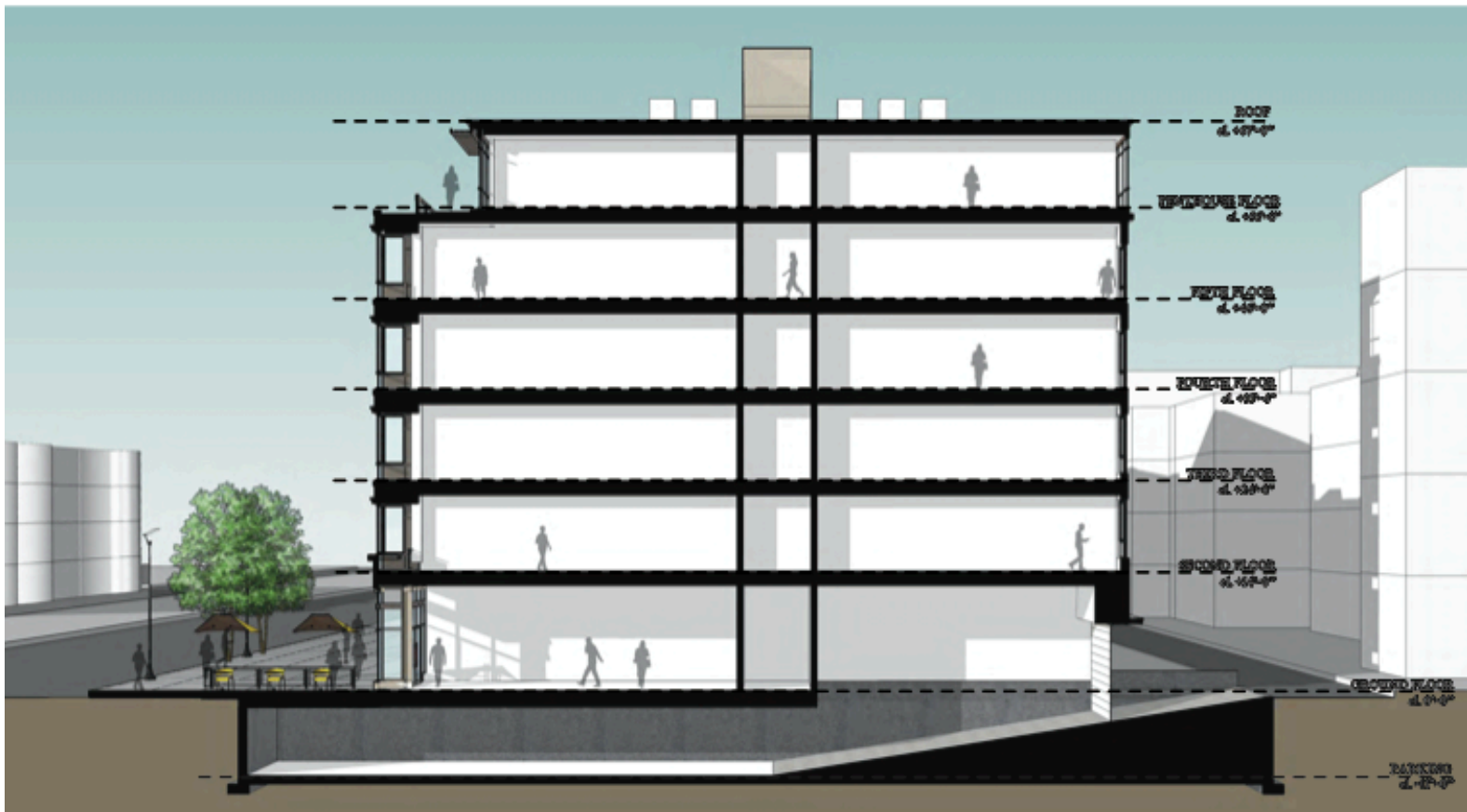
<b>Floor Gross Square Footage</b>	<b>7,705 SF</b>
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<b>Floor 6</b>	
8 Units (total)	
Studio	0 units
1BR	0 units
2BR	6 units
12 Beds (total)	

<b>Floor Gross Square Footage</b>	<b>7,245 SF</b>
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BEACON STREET ELEVATION  
Scale: 1/8" = 1'-0"



BUILDING SECTION



# 900 Beacon Street

2013.09.05

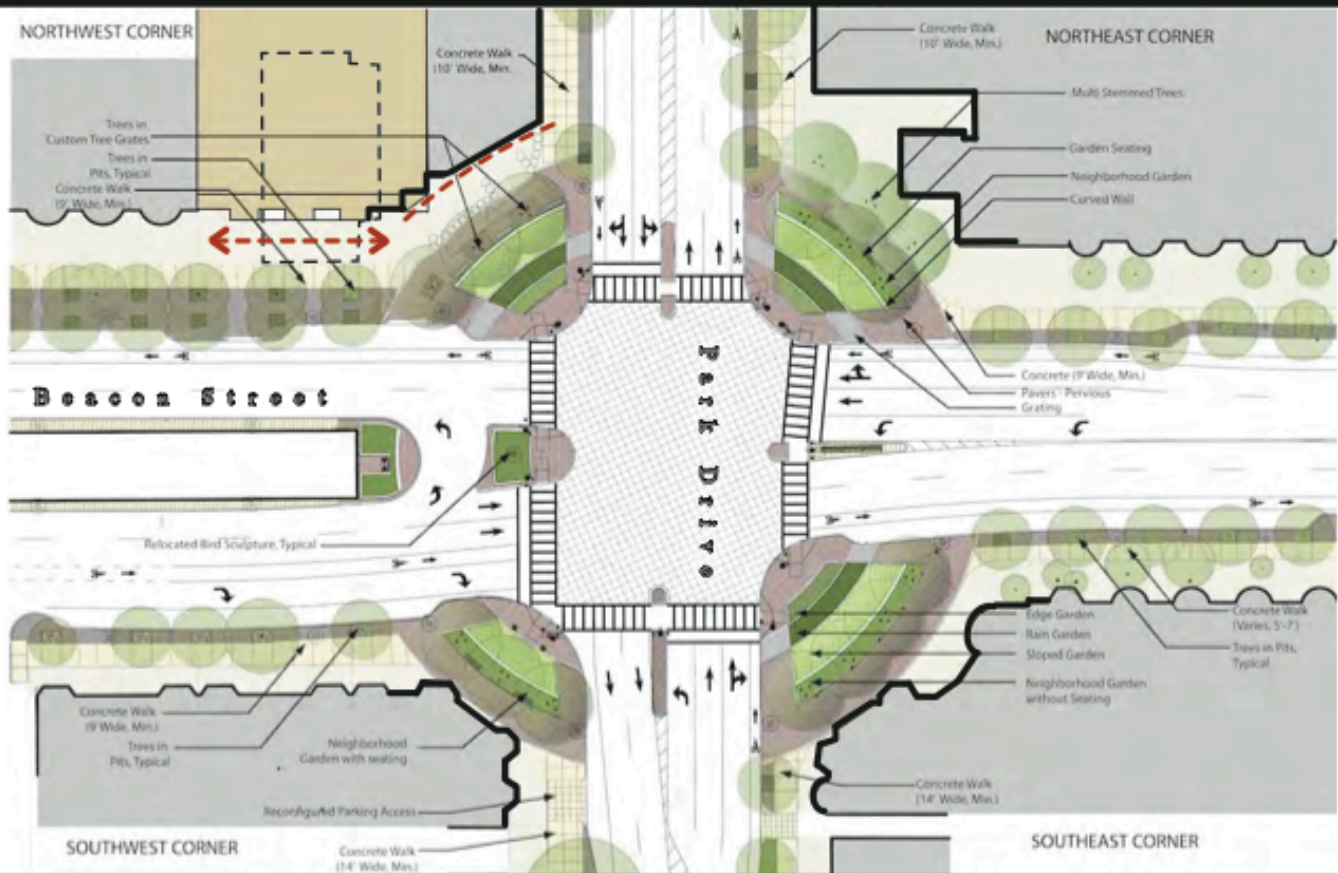
Boston, MA

2013 PROPOSAL

PCA  
POLLARD CRANDALL ASSOCIATES  
ARCHITECTS PLANNERS



AERIAL VIEW ILLUSTRATING PROPOSED URBAN STRATEGY



PROPOSED BUILDINGS & SIDEWALKS PLAN



**View Across Audubon Circle With Existing Building**



**View Across Audubon Circle With Proposed Building**

