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ALLSTON BRIGHTON, BROOKLINE

Four-story apartment building proposed on Allston-Brookline line

Posted by Matt Rocheleau October 14, 2011 11:50 AM

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A rendering of the proposed development at 60-66 Brainerd Rd. (left).

By Matt Rocheleau, Town Correspondent

A Boston developer is proposing to build a four-story, 79-unit apartment building along the Allston-Brookline border across the street from where the same developer recently began construction on a five-story, 100-unit residential building.

The \$14.5-million loft-style development at 60-66 Brainerd Rd., dubbed “The Edge,” would include 52 one-bedroom, 23 two-bedroom and four studio units, according to [project notification plans](#) filed with the city this week by developer The Mount Vernon Company.

There would be one parking space for each apartment unit – 31 spots would fit in a below-grade garage and 48 spaces would be created in a surface parking lot behind the proposed 83,500 square-foot structure, according to the plans.

An existing 47,000 square-foot warehouse building on that site would be demolished, the plans say. Around two-thirds of the 1.2-acre property sits in Allston, while the remaining land is in Brookline.

The latest proposal would be built across the street from [an ongoing \\$23-million construction project](#) at the corner of Brainerd Road and Griggs Street. The Mount Vernon Company received city approval for that development, all of

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The Mount Vernon Company received city approval for that development, all of which is in Allston, last December.

The plans for 9-23 Griggs St. call for a five-story, 135,000 square-foot residential building with 100 units and 101 parking spaces to be completed by summer 2012. Crews demolished auto repair garages there this summer and the new building has begun to take shape on a plot of land that measures just less than one acre.

The developer's plans say the 60-66 Brainerd Rd. project would employ around 145 construction workers, take about 12 months to complete and would be finished by summer 2013. The building is expected to reach silver LEED certification, officials said.

The Mount Vernon Company bought the Brainerd Road site for \$3.25 million in March, and purchased 9-23 Griggs St. for \$4.65 million last December, state records show.

Less than one block away from the two sites at the corner of Griggs Street and Commonwealth Avenue, two existing Allston apartment buildings were purchased in 2003 by the same development and housing management company for \$11.4 million, state records show. The company has since renovated those properties, which house a combined 80 units.

The filing of the Brainerd Road proposal initiated Boston's public, large project (Article 80B) review and approval process.

The redevelopment authority said public comments, due by Nov. 9, can be submitted in writing to Mr. Erico Lopez, Project Manager, BRA, Boston City Hall, Boston, MA 02201 or by e-mail to erico.lopez.bra@cityofboston.gov.

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A rendering of the Brookline-facing facade of the proposed building at 60-66 Brainerd Rd.



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