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ALLSTON BRIGHTON

Developer eyes 5-story building with 44 apartments, retail space at North Beacon, Everett streets in Brighton

Posted by Matt Rocheleau January 17, 2013 11:20 AM

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By Matt Rocheleau, Town Correspondent

A development proposal filed recently with the city calls for construction of a new, five-story, 44-unit apartment building with ground-floor retail space at the corner of North Beacon and Everett streets in Brighton.

The 37,171 square-foot building at 37-41 N. Beacon St. would contain four first-floor retail spaces along with nine studios and 15 one-bedroom, 17 two-bedroom and three three-bedroom units, according to Sebastian Mariscal, owner of Sebastian Mariscal Studio, the company leading the project.

The developer is hopeful to start construction in early 2014. The project would take about one year to complete.

The building would be built across three parcels along N. Beacon between Everett Street and Sinclair Road. Together, the properties comprise about 18,100 square feet and include a used car dealer lot and a two-family home and garage, which would be razed, Mariscal said by phone Thursday.

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The apartments would be marketed primarily to people who live a work-at-home lifestyle. The building will feature unique components that would allow for certain spaces to be flexible for both home and work use, he said.

“There are a lot of people now who work from home so we would want to facilitate that,” Mariscal said.

He said the building will have a green and sustainable-living focus.

There will be a 60-by-70-foot garden in the center of the building. Nearly every unit will have a private patio and garden. The building will also feature roof-top community gardens.

“We want to bring a lot of gardens and green open space,” Mariscal said.

The company is considering two options for a partially below-ground basement space: either 88 spaces for bicycle parking and six spaces for car-sharing that would allow room for one storage space per unit; or 32 spaces for car parking, six of which would be used for car sharing, and would allow room for reduced storage.

He said six of the apartments would be designated as affordable housing.

He said his company would retain ownership of the building and would move its nearby offices into one of the building’s retail spaces. Mariscal said he envisions one of the other spaces being occupied by a healthy food business and ideas for the other two spots are still being worked out.

His company was founded in San Diego about 13 years ago and opened an office in Somerville about seven months ago.

This project would be the company’s first in the Boston area, said Mariscal, who moved nearby recently.

The proposal was formally filed with the city within the past week, launching a public review process through the Boston Redevelopment Authority.

Officials at the city department did not immediately respond to request for further information and comment this week.

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But the agency has scheduled a community meeting to review and discuss the project on Thursday, Jan. 31, at 6:30 p.m. in the community room of the Jackson Mann Community Center in Allston.

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