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ALLSTON BRIGHTON

BRA board backs 5-story building after developer backs off no-car demand

Posted by Matt Rocheleau March 14, 2013 09:42 PM

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(Boston Redevelopment Authority)

By Matt Rocheleau, Town Correspondent

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The city's redevelopment authority board voted to back a \$10.7-million proposal to build a five-story building with 41 apartments and ground-floor retail space after the developer backed off his plan to ban tenants from owning a car.

The 37,000-square-foot project at the corner of North Beacon and Everett streets in Allston would have 35 parking spaces in the latest version of the building plans. The project still needs final approval from the city's zoning board.

The developer, architect Sebastian Mariscal, had [initially proposed](#) a plan that would have offered no parking, except six spaces reserved for car-sharing vehicles. Tenants of the building would have been required to pledge to not own a car.

But, [residents said they were concerned](#) that tenants might break that promise and park cars along already-crowded neighborhood streets.

So, Mariscal has decided to proceed with his backup plan, which provides 35 vehicles spots as well as two bicycle parking spots per unit.

Mariscal [told the Globe last week](#) that if he gets full city approval to build the project, he will seek out tenants without cars. And, if he proves his point, he may seek to convert the car parking to storage space or for more bicycle parking.

The proposed building would have a green and sustainable-living focus, city officials said. It calls for numerous environmentally-friendly elements, including a storm water retention system, a centralized garden space, photovoltaic roof panels and rooftop vegetable gardens.

There would be 9 studios, 15 one-bedroom, 15 two-bedroom and two three-bedroom units. Five of the units would be designated as affordable housing, according to city officials.

There would be as much as 7,300 square feet of first-floor retail.

The developer [has said](#) he is hopeful to start construction in early 2014. The project would take about one year to complete.

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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.

The project would create an estimated 87 construction jobs, city officials said.

The redevelopment authority board gave its endorsement Thursday night, while Mariscal and city officials acknowledged he has more work to do to address other neighborhood concerns about the project before seeking final approval from the Zoning Board of Appeals.

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