

Trinity Green Investments, LLC
180 Canton Avenue
Milton, MA 02186
Telephone (617) 281-1833 Facsimile (617) 553-1987
E-Mail: TGBroderick@aol.com

August 29, 2016

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden:

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 123 Hamilton Street.

The proposed project is to consist of 52 new self-contained studio rental units 1,319 square feet of ground floor common space, a 400 square foot administrative suite and 8 accessory off-street parking spaces.

The applicant is Trinity Green Investments, LLC, and its principals, Timothy J. Russell and myself. 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,



Thomas G. Broderick, Jr.
Manager

123 HAMILTON STREET 52 STUDIO UNIT PROJECT

~ Dorchester ~

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

Submitted by

Trinity Green Investments, LLC

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Trinity Green Investments, LLC – Thomas G. Broderick, Jr., and Timothy J. Russell
180 Canton Avenue
Milton, MA 02186
Tel.: 617-281-1883
Fax: 617-553-1987
Email: tgbroderick@aol.com

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:

Russell Design Associates
58 Evergreen Street
Kingston, MA 02364
Tel: 781-844-4531
Email: rusdesign@att.net

Surveyor and Engineers:

Contact Architect:
Russell Design Associates
58 Evergreen Street
Kingston, MA 02364
Tel: 781-844-4531
Email: rusdesign@att.net

Construction Management:

Trinity Green Development, LLC – Thomas G. Broderick, Jr., and Timothy J. Russell
180 Canton Avenue
Milton, MA 02186
Tel.: 617-281-1883
Fax: 617-553-1987
Email: tgbroderick@aol.com

1.2 Project Summary

The Proposed Project consists of the development of a 22,602 square-foot site, situated at 123 Hamilton Street, just off of Bowdoin Street between Geneva Ave and Hancock Street, by construction of a new three-story building containing 52 studio rental units, 1,319 square feet of ground floor common space, a 400 square foot administrative suite and 8 accessory off-street parking spaces located in the building's at-grade garage, which will be entered and exited via Hamilton Street.

The applicant intends to master lease the entire building to the Pine Street Inn. The Pine Street Inn will lease 100% of the studio units to a target tenant group that is chronically or formerly homeless and 55 years of age or older in an attractive new building appropriate in scale, massing and design to Hamilton Street and the surrounding neighborhoods.

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 two and three family buildings which make up most of the nearby building types.

1.3 Community Benefits

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

- *The creation of 52 studio rental units in an attractive mid-rise building, it is the applicants intention to master lease the entire building to the Pine Street Inn which will make all 52 studio rental units affordable to a target tenant group that is chronically or formerly homeless and 55 years of age or older. In the event the Pine Street Inn cannot master lease the building then 7 affordable units shall be provided in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *1,319 square feet of ground-floor common space, available to the building tenants and the surrounding community.*
- *Generation of over one hundred and fifty thousand dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *The expected creation of more than 70 construction jobs over the length of the proposed project.*

II. DETAILED PROJECT INFORMATION

2.1 *Project Description*

The Project Site includes 22,602 square feet of land area, comprised of a parcel situated at 123 Hamilton Street in Ward 15, being City of Boston Assessor's Parcel No. 1502099000. The parcel is currently the site of an abandon single-story commercial warehouse.

2.2 *Project Financing and Developer Pro Forma*

The applicants have successfully developed numerous projects in Dorchester and the City of Boston 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.

Total Development Cost (soft/hard costs): \$8,500,000.00

Construction Cost (hard cost): \$6,500,000.00

Disclosure of Beneficial Interest in the Project

- **Thomas G. Broderick, Jr.: 50%**
180 Canton Avenue
Milton, MA 02186
- **Timothy J. Russell: 50%**
58 Evergreen Street
Kingston, MA 02364

Number of Construction Jobs: 70+

Estimated Constructions Start: First Quarter 2017

Estimated Construction Completed: First Quarter 2018

2.3 *Proposed Project Program, Data and Dimensions*

Lot Area (in square feet): 22,602 square feet

Maximum Building Height/Stories: 3 stories, 34 feet

Number of Residential Units: 52 studio units

Common/Community Space: 1,319 square feet

Total of Building Gross Square Footage: 28,547 square feet

Floor Area Ratio: 1.26

Parking Spaces: 8 spaces in an at-grade garage.

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

The proposed project would consist of a new three-story building. The first floor will contain 6 studio units and 1,319 square feet of common space intended to accommodate tenants and the surrounding community with easy access from the building lobby and also directly from the exterior of the building at the front of the building on Hamilton Street. A garage for 8 motor vehicles with vehicular access via a driveway off of Hamilton Street is tucked under two floors of units and is set back from the street. Floors two and three will contain 46 residential units, all being studio units. There will be bicycle parking within the garage, as well as a loading area and trash handling/recycling facilities.

The proposed project is setback varying distances from the property line along Hamilton Street to set the parking back, recess the entrance away from neighbors and to anchor the building at the street with the community common space. The setbacks also provide enough space for both plantings and pedestrian activity to thrive.

The building skin will be a composition of glass fenestration, painted fiber cement siding, and painted fiber cement trim. The materials and the massing are intended to tie the building into the surrounding area by creating a texture and scale appropriate for residential living. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 34 feet to the highest point of the three-story roof. Mechanical equipment and stairway head-houses will rise above that point, but will be set back from the edges 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 8 on-site parking spaces will be accessed via Hamilton Street, where existing curb cuts total approximately 36' in length. The proposed curb cut is approximately 21'. All loading or unloading activity will be directed to the 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

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

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated within an 3F-5000 zoning district under Article 65 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 13, Table B (required by zoning):

Maximum Floor Area Ratio:	.5
Maximum Building Height:	35'
Minimum Lot Size:	5,000
Minimum Lot Area Per Dwelling Unit:	N/A
Minimum Usable Open Space Per Dwelling Unit:	0 SF
Minimum Lot Width:	50'
Minimum Lot Frontage:	50'
Minimum Front Yard Setback:	15'
Minimum Side Yard Setback:	10'
Minimum Rear Yard Setback:	30'

3.2 *Proposed As-Built Zoning Conditions*

Lot Area: 22,602 square feet
 Lot Width: 140.1' feet
 Lot Frontage: 155' feet
 Floor Area Ratio: 1.26
 Maximum Building Height (feet): 34'
 Building Height (stories): 3
 Usable Open Space: 10,038 Square feet
 Front Yard Setback: 6' (community room) ,72' (entrance), 22' (parking)
 Side Yard Setback: 0'(South) , 9'(North)
 Rear Yard Setback: 10'-9"

Off-Street Parking Requirements of Article 23:

- 52 residential units @ 1.5 space per unit = 78 spaces

3.3 Zoning Relief Required

Article 65, Section 41: Off-Street Parking Insufficient
Article 65, Section 41: Off-Street Loading Insufficient
Article 65, Section 8: Use regulations, Multi-Family dwellings forbidden
Article 65, Section 9: Dimensional regulations, Exceeds maximum floor area ratio
Article 65, Section 9: Dimensional regulations, Exceeds maximum number of stories
Article 65, Section 9: Dimensional regulations, Exceeds Side yard

3.4 Building Code Analysis

The construction of the building will be Type VA.

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

The building will be a mixed use building:

- Residential: R-2
- Common Space appurtenant to R-2
- Parking garage: S-2

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

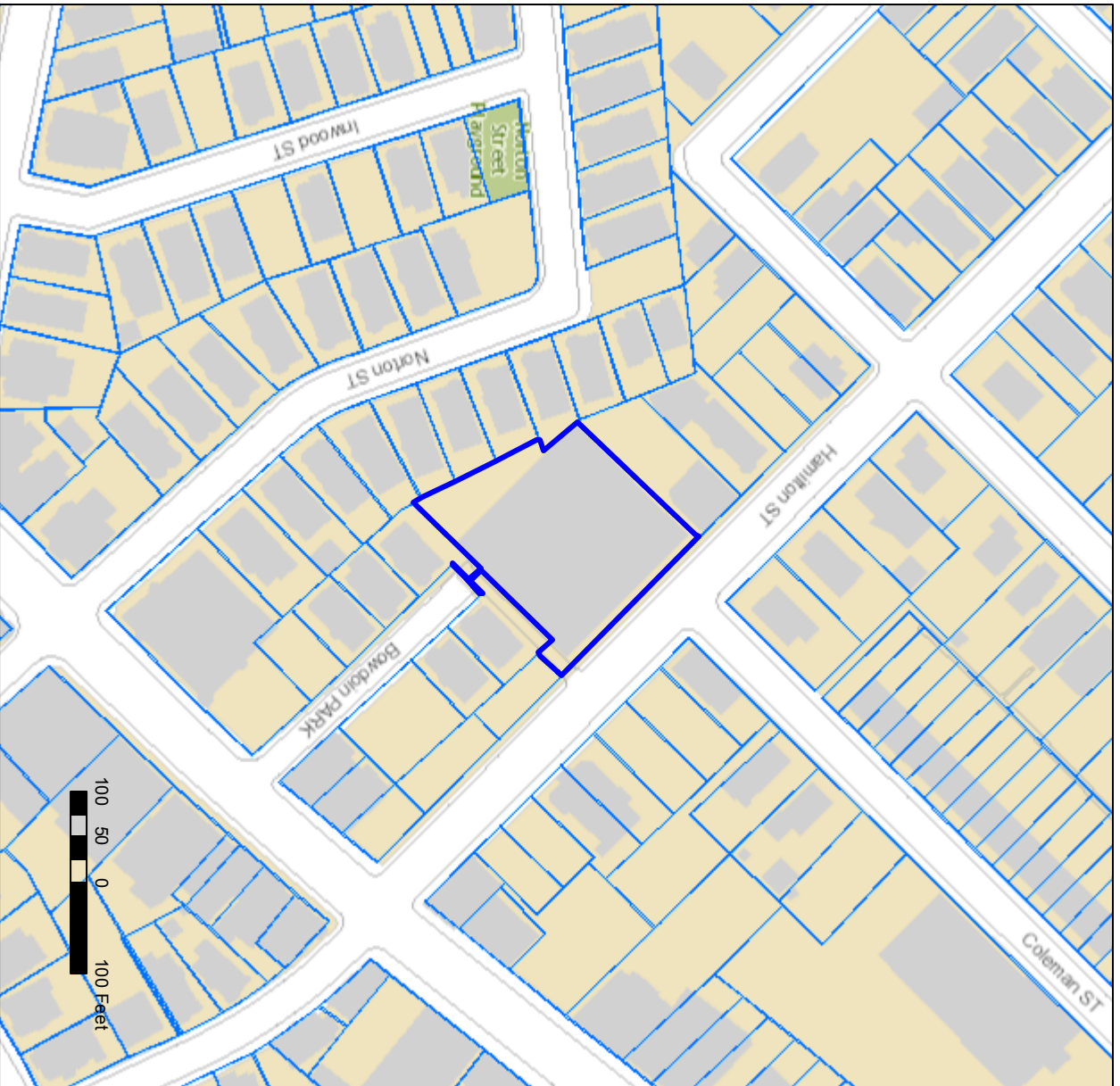
- R-2 requires 1-hour separation
- B, A-3 and M requires 1-hour separation
- S-2 requires 1-hour separation

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

Exhibit 1:	Assessing Map
Exhibit 2:	Aerial View of Site
Exhibit 3:	Existing Site Plan
Exhibit 4:	Proposed Site Plan
Exhibit 5:	Unit Schedule
Exhibit 6:	Zoning Code Refusal Letter
Exhibit 7:	Locus Map
Exhibit 8:	reserved
Exhibit 9:	Alternate Aerial Views of Site
Exhibit 10:	Street Level Views of Site
Exhibit 11:	Street Level View of Proposed
Exhibit 12:	Street Level View of Proposed
Exhibit 13:	Street Level View of Proposed
Exhibit 14:	reserved
Exhibits 15-20:	Floor Plans & Elevations of Proposed Building

123 Hamilton

June 23, 2016



Parcel ID: 1502099000
 Address: 121 129 HAMILTON ST
 Zipcode: 02125
 Owner: FLYNN DENNIS A
 Land Use: Commercial
 Lot Size: 22,602 sq ft
 Living Area: 16,800 sq ft
 Total Value: \$389,600
 Land Value: \$184,700
 Building Value: \$204,900
 Gross Tax: \$10,445.18



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supersede any federal, state or local laws or regulations.

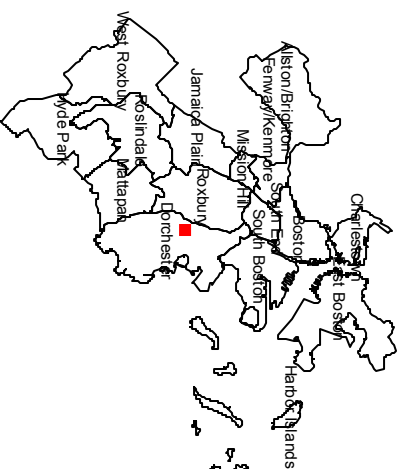
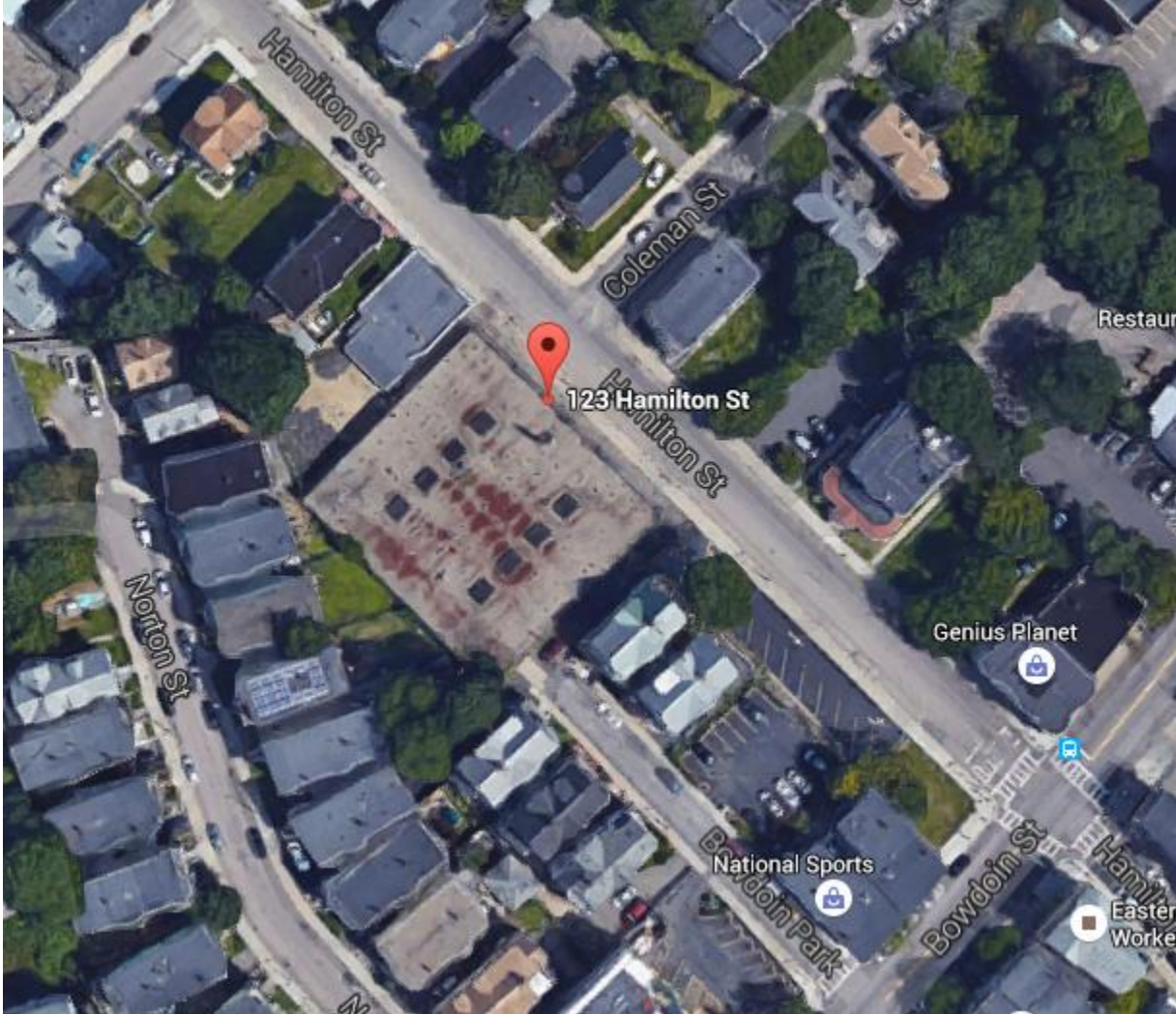
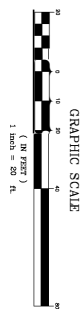
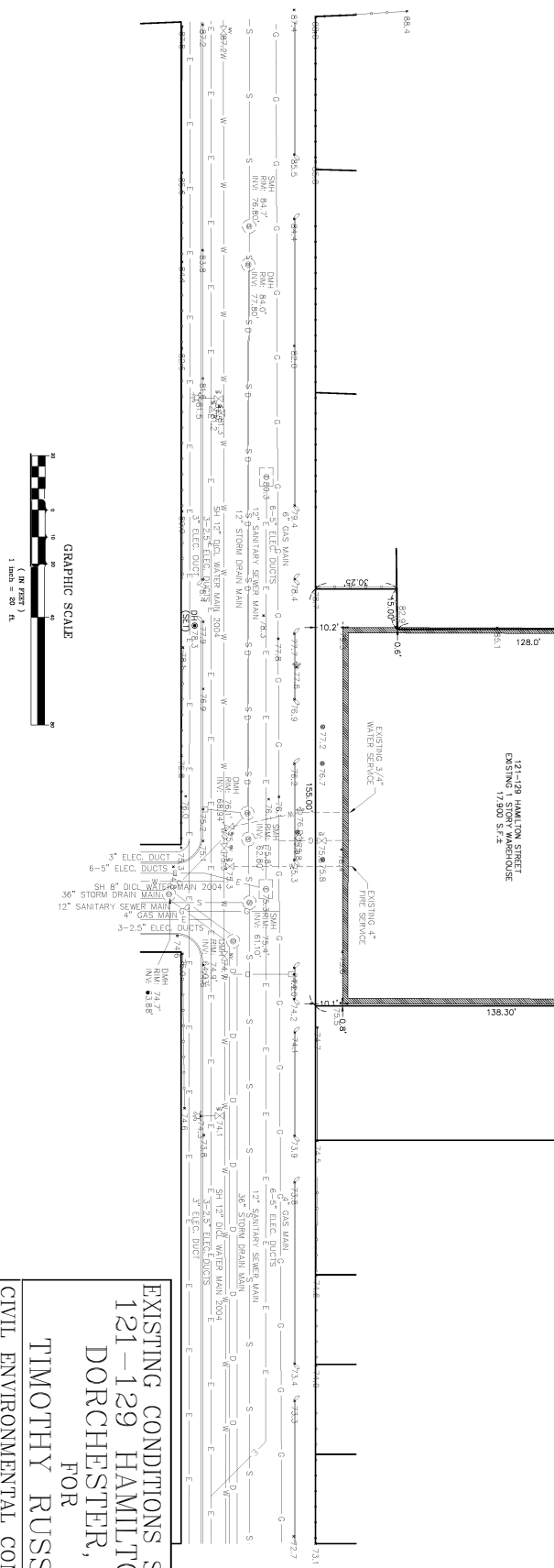
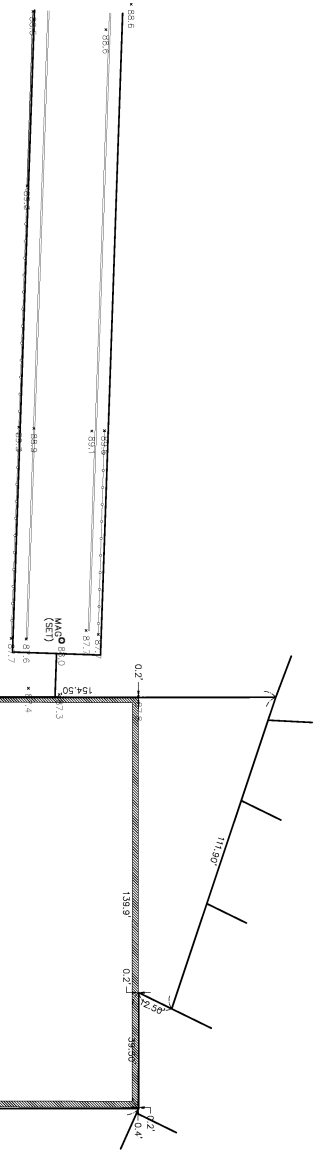
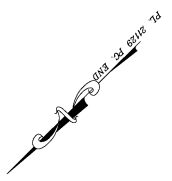


Exhibit 2 – Aerial of Site





EXISTING CONDITIONS SITE PLAN
121-129 HAMILTON ST.
DORCHESTER, MA
 FOR
TIMOTHY RUSSELL
 CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1 DATE: 5/21/2015 JOB: 3403
 DRAWN BY: C.R.L.

Exhibit 04 – Proposed Site Plan



Exhibit 05– Unit Schedule

UNIT SCHEDULE	
Name	Area

UNIT 1 HC	444 SF
UNIT 2 HC	394 SF
UNIT 3 HC	372 SF
UNIT 4 HC	388 SF
UNIT 5 HC	388 SF
UNIT 6 HC	371 SF
UNIT 7 HC	391 SF
UNIT 8 HC	389 SF
UNIT 9 HC	385 SF
UNIT 10 HC	385 SF
UNIT 11 HC	385 SF
UNIT 12 HC	371 SF
UNIT 13	298 SF
UNIT 14	298 SF
UNIT 15	266 SF
UNIT 16	312 SF
UNIT 17	302 SF
UNIT 18	307 SF
UNIT 19	307 SF
UNIT 20 HC	382 SF
UNIT 21 HC	377 SF
UNIT 22	301 SF
UNIT 23	288 SF
UNIT 24	281 SF
UNIT 25	385 SF
UNIT 26	301 SF

UNIT SCHEDULE	
Name	Area

UNIT 27	301 SF
UNIT 28	301 SF
UNIT 29	301 SF
UNIT 30 HC	391 SF
UNIT 31 HC	389 SF
UNIT 32 HC	385 SF
UNIT 33 HC	385 SF
UNIT 34 HC	385 SF
UNIT 35 HC	371 SF
UNIT 36	298 SF
UNIT 37	298 SF
UNIT 38	266 SF
UNIT 39	312 SF
UNIT 40	302 SF
UNIT 41	307 SF
UNIT 42	307 SF
UNIT 43 HC	382 SF
UNIT 44 HC	377 SF
UNIT 45	301 SF
UNIT 46	288 SF
UNIT 47	281 SF
UNIT 48	385 SF
UNIT 49	301 SF
UNIT 50	301 SF
UNIT 51	301 SF
UNIT 52	301 SF

6/14/2016 1:33:43 AM



Boston Inspectional Services Department

Planning and Zoning Division


1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

TIMOTHY RUSSELL
58 EVERGREEN ST
KINGSTON, MA 02364

April 14, 2016 

AUG 29 2016

Location: 123 HAMILTON ST DORCHESTER, MA 02125
Ward: 15
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 3F-5000
Appl. # : ERT570150
Date Filed: March 11, 2016
Purpose: Erect new 3-story, 52 studio units residential building. First floor proposes enclosed parking, residential units, accessory offices, and common areas. Upper floors proposes residential units.

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>
Article 65, Section 41 **	Off-Street Parking & Loading Req.	Insufficient off-street parking (<1.5 per d.u.)
Article 65, Section 41 **	Off-Street Parking & Loading Req.	Insufficient off-street loading (<1.0)
Article 65, Section 8	Use Regulations	Multi-family Dwelling: Forbidden Use
Article 65, Section 9	Dimensional Regulations	Exceeds maximum floor area ratio (>.5)
Article 65, Section 9	Dimensional Regulations	Exceeds maximum number of stories (>2-1/2 stories)
Article 65, Section 9	Dimensional Regulations	Insufficient side yard width (<10')
Notes		Per Section 80E-2 - Applicability of Small Project Review , small project review shall apply.

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.



Lisa Hoang
(617)961-3359
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.

Exhibit 7 – Locus Map

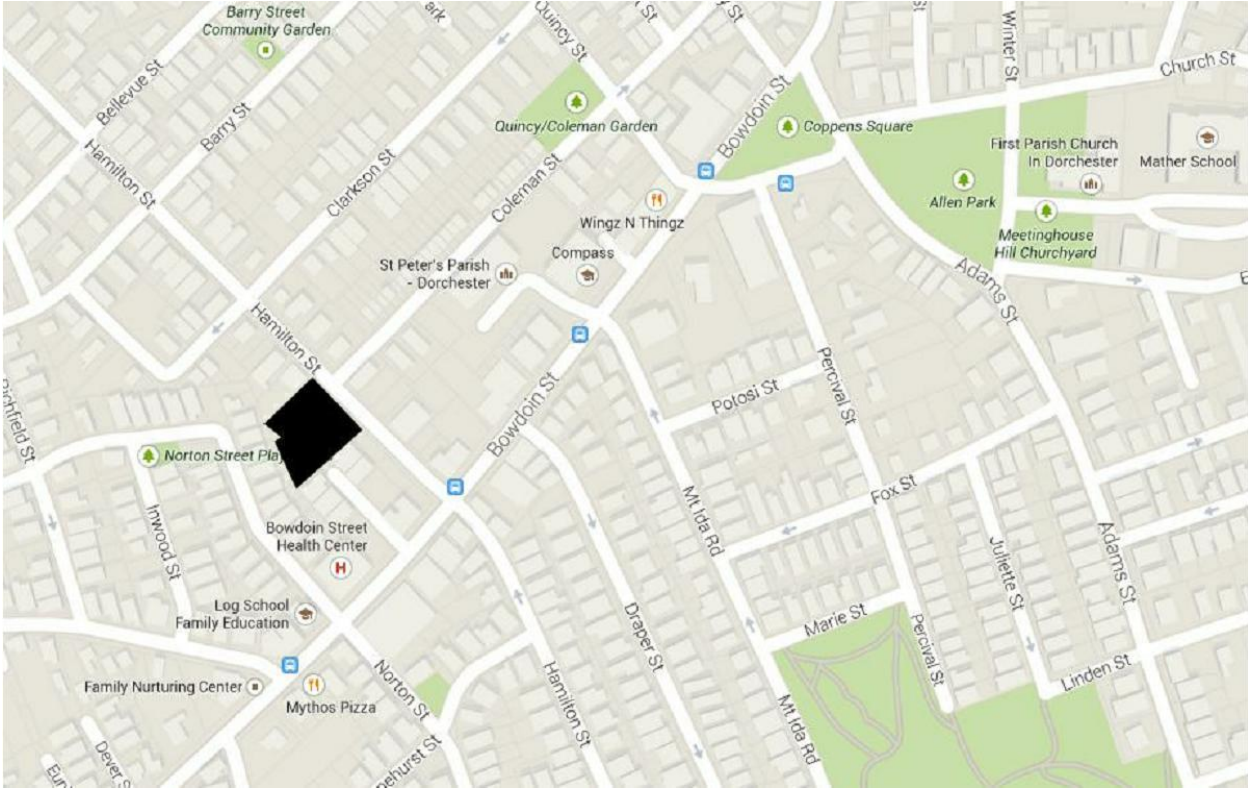


Exhibit 9 – Alternate Aerial View of Site



Exhibit 10 – Street Views of Site





123 Hamilton Street - Mixed Use Project

Exhibit 11– Street View of Proposed



Exhibit 12– Street View of Proposed



Exhibit 13– Street View of Proposed



Exhibit 15 – Ground Floor Plan



Exhibit16 – Second Floor Plan



Exhibit 17 – Third Floor Plan



Exhibit 18 – Elevation from street



Exhibit 19 – Accessible Unit

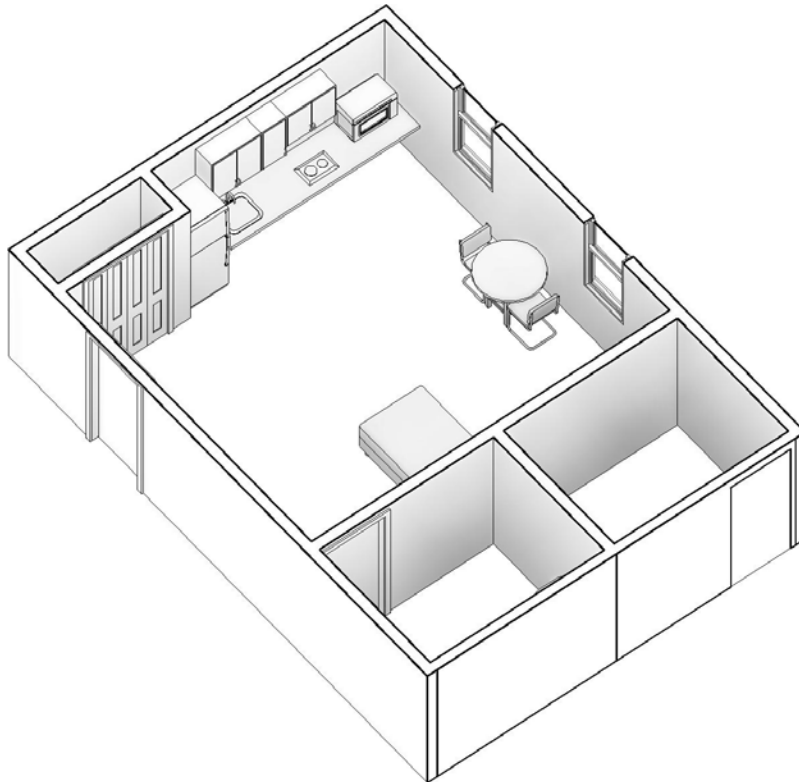
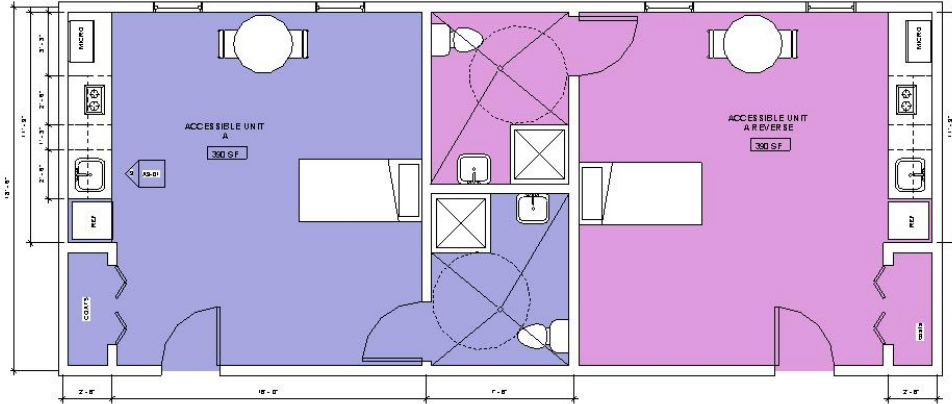


Exhibit 20 – Typical Unit

