

# 482 WEST BROADWAY MIXED USE PROJECT

*482 West Broadway  
South Boston, Massachusetts*

## APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

*submitted to the*

## Boston Redevelopment Authority



**Adams & Morancy**  
COUNSELORS - AT - LAW

**PISANI + ASSOCIATES**  

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**A R C H I T E C T S**



February 22, 2016

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> 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 482 West Broadway Mixed Use Project in South Boston.

The proposed project is to consist of a new five-story building containing 18 residential condominium units on floors two through five, with approximately 4,190 square feet of sub-dividable ground-floor commercial space, served by 21 below-grade off-street parking spaces. In accordance with the Mayor's executive order on inclusionary development, the residential units will consist of 16 market-rate and two affordable units, with the developer also paying a cash contribution to the City's Inclusionary Development Fund.

The applicant is Frank E. Sorrenti, who currently owns the entire site and operates the Perkins Supply plumbing supply store currently located at the site. The project architects are the firm of Pisani + Associates, Inc., of Boston, Massachusetts.

On behalf of the applicant 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,

A handwritten signature in blue ink, appearing to read 'George Morancy', written over a light blue rectangular background.

George Morancy, Esq.



# **482 WEST BROADWAY MIXED-USE PROJECT**

*~ South Boston ~*

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

*Submitted by*

**Frank E. Sorrenti**

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## **I. PROJECT SUMMARY**

### ***1.1 Development Team***

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

Frank E. Sorrenti  
15 Valdora Drive  
Stoneham, MA 02180  
Tel.: 617-268-4646  
Email: perco480@gmail.com

#### **Legal Counsel:**

George Morancy, Esq.  
Adams & Morancy, P.C.  
350 West Broadway  
South Boston, MA 02127  
Tel: 617-269-5800  
Fax: 617-653-5934  
Email: gmorancy@admorlaw.com

#### **Architecture:**

Pisani + Associates, Inc.  
374 Congress Street  
Boston, MA 02210  
Tel: 617-423-1022  
Fax: 617-423-0939  
Email: apisani@pisani.com

#### **Surveyor:**

Boston Survey Inc.  
George Collins  
Unit 4-C Shipway Place  
Charlestown, MA, 02129  
Tel.: 617-242-1313  
gcollins@bostonsurveyinc.com

## **1.2 Project Summary**

The Proposed Project consists of the consolidation of three lots on West Broadway in South Boston into a new lot containing 9,477 square feet of land, demolition of the existing commercial buildings, and the development of a new five-story mixed-use building containing 4,190 square feet of ground-floor commercial space, 18 residential units on floors two through five, with 23 below-grade garage parking spaces.

The proposed project would create both market-rate and affordable housing units in an attractive newly redesigned building appropriate in scale, massing and design to the surrounding 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 18 new residential units in an attractive low-rise building, including two affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *generation of approximately 80 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 24 construction jobs generated by the proposed project;*
- *the replacement of an commercial cmu block building with an attractive new low-rise mixed-use development.*

# **II. DETAILED PROJECT INFORMATION**

## **2.1 Site and Project Description**

The Project Site includes 9,477 square feet of land area, comprising three parcels situated at 476 West Broadway in South Boston, being City of Boston Assessor's Parcel No. 0601891000, 478A West Broadway in South Boston, being City of Boston Assessor's Parcel No. 0601890000, and 81-89 Dorchester Street in South Boston, being City of Boston Assessor's Parcel No. 0601889000. The West Broadway parcels are currently the site of a two-story brick commercial building classified by the City as "Commercial; Retail, Warehouse, and Service," which is currently home to Perkins Plumbing Supply. The parcel at 81-89 Dorchester Street is a single story brick commercial building and classified by the City as "Commercial property/ Strip CTR Stores," that is currently home to a Dunkin' Donuts outlet.

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

Mr. Sorrenti is a successful local business owner with a strong working relationship with several major lenders. He owns the site outright and intends to finance the project construction and development using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$8,400,000.00

Construction Cost (hard cost): \$8,400,000.00

### ***Disclosure of Beneficial Interest in the Project***

- Frank E. Sorrenti, Jr.: 100%

Number of Construction Jobs: 24+

Estimated Construction Start: Second quarter 2017

Estimated Construction Completed and Occupancy: Second quarter 2018

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

Lot Area (in square feet): 9,477 square feet

Maximum Building Height/Stories: 5 stories, 51' 4"

Estimated square feet of commercial space: 4,190 square feet

Number of Residential Units: 18 residential units, of which 6 would be one-bedroom units and 12 would be two-bedroom units.

Total of Building Gross Square Footage: 48,692 square feet

Proposed Floor Area Ratio: 3.59

Parking Spaces: 21 spaces, all of which are to be located within a below-grade garage accessed from Dorchester Street.

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

The proposed project would consist of the erection of a mixed-use commercial and residential building. The basement level will consist primarily of a parking garage for 21 motor vehicles, with vehicular access from, and discharge to, Dorchester Street, utilizing an existing curb cut.

The basement level will also contain three stairways, a trash storage room, mechanical room, an electrical room, and a bicycle storage area.

The first floor will contain three retail spaces totaling 4,190 square feet, and the main lobby, elevator access, mail room, security, and three egresses, including main building entrance. The second, third, and fourth floor will each contain two one-bedroom and three two-bedroom dwelling units, all with on-floor storage rooms. The fifth floor will contain three custom penthouse units, two of approximately 1,000 square feet, and one of approximately 1,675 square feet.

The building skin will be a composition of brick panels with large floor-to-ceiling glazing covering the majority of the exterior façades, with accents of metal panels. The materials and façade details are intended to visually interrupt the massing of the building along its elevations in order to better integrate with the West Broadway and Dorchester Street streetscapes. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 51 feet 4 inches and five stories from the West Broadway median grade.

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 21 on-site parking spaces will be accessed by an existing curb cut on Dorchester Street. Ample secure space for bicycles 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>• Design Review Approval</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>• Certificate of Occupancy</li> </ul>
Boston Landmarks Commission	<ul style="list-style-type: none"> <li>• Article 85 Demolition Approval</li> </ul>

### III. BOSTON ZONING CODE DATA

#### 3.1 Zoning District Requirements

The site is situated within an NS Neighborhood Shopping Zoning Sub-District, within Article 57 of the Boston Zoning Code, the Saint Vincent Neighborhood District.

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

Article 57, Table B: Use Regulations

Multifamily Dwelling: Conditional Use

Commercial Use: Varies according to specific use

#### 3.2 Article 57, Table D: Dimensional Regulations & Proposed Conditions

ITEM	REQUIRED	EXISTING/PROPOSED OR INTENT	STATUS
MIN. LOT SIZE	NONE	9,477± SF	CONFORMS
LOT AREA min PER DWELLING UNIT	N/A	N/A	N/A
MIN. LOT WIDTH	NONE	108' WEST BROADWAY	CONFORMS
MIN. LOT FRONTAGE	NONE	108' WEST BROADWAY	CONFORMS
MAX. ALLOWABLE FAR	1.0	3.59	ZONING RELIEF
MAX. ALLOWABLE BUILDING HEIGHT	35'	±51'-8" ALIGNED WITH ADJACENT BUILDING ON WEST BROADWAY	ZONING RELIEF
MIN. USABLE OPEN SPACE / DWELLING UNIT	50 SF x 18 Units = 900 SF	COURTYARD + DECKS = 5,037 SF	CONFORMS
MIN. FRONT YARD	NONE		
MIN. SIDE YARD	NONE		ZONING RELIEF
MIN. REAR YARD	20'	0'	ZONING RELIEF

#### Off-Street Parking Requirements of Article 57:

Retail 2.0 spaces/ 1,000 square feet; 4,190 square feet = 8 spaces

- 1-3 residential units @ 1 spaces per unit = 3 spaces
- 4-9 residential units @ 1.25 spaces per unit = 8 spaces
- 10-16 residential units @ 1.5 spaces per unit = 9 spaces
- 2 affordable units @ .7 spaces per unit = 2



### **3.3 Zoning Relief Required**

Article 57, Section 11:	<i>Multifamily Dwelling is Conditional</i>
Article 57, Section 12:	<i>Excessive Floor Area Ratio</i>
Article 57, Section 12:	<i>Excessive Building Height</i>
Article 57, Section 12:	<i>Insufficient Usable Open Space</i>
Article 57, Section 12:	<i>Insufficient Rear Yard</i>
Article 57, Section 26:	<i>Insufficient Off-Street Parking</i>
Article 57, Section 26:	<i>Insufficient Off-Street Loading</i>

### **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.

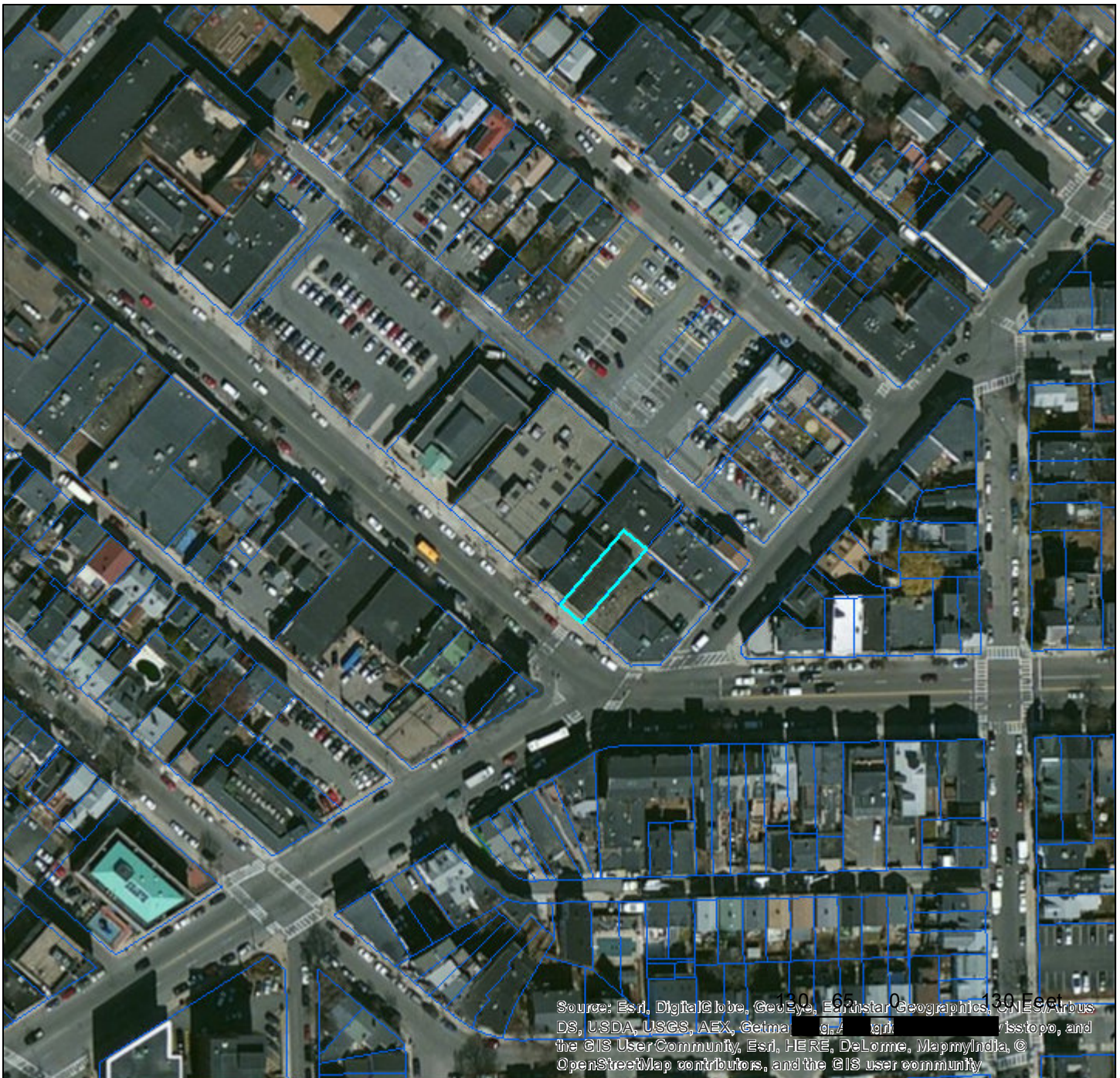
- Residential: R-2
- Ground Floor M
- Parking Garage: S-2

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

- R-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>	Parcel 1 Assessing Map
<b>Exhibit 2:</b>	Parcel 2 Assessing Map
<b>Exhibit 3:</b>	Parcel 3 Assessing Map
<b>Exhibits 4 &amp; 5:</b>	Aerial View of the Site – 2 Views
<b>Exhibits 6 &amp; 7:</b>	Street Views of the Site from West Broadway – 2 Views
<b>Exhibits 8 &amp; 9:</b>	Street Views of the Site from Dorchester Street – 2 Views
<b>Exhibits 10 &amp; 11:</b>	Street Views of the Site from West Broadway – 2 Views
<b>Exhibit 12:</b>	Site Plan
<b>Exhibit 13:</b>	Lower Level Garage Plan
<b>Exhibit 14:</b>	Ground Level Plan
<b>Exhibit 15:</b>	Second Floor Plan
<b>Exhibit 16:</b>	Third & Fourth Floor Plan
<b>Exhibit 17:</b>	Penthouse Level (Fifth Floor)
<b>Exhibit 18:</b>	Massing Studies and Front Renderings
<b>Exhibit 19:</b>	Sectional Studies
<b>Exhibit 20:</b>	Street View Renderings, 4 Views



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getma, IGN, swisstopo, and the GIS UserCommunity, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Parcel ID: 0601891000  
Address: 476 HF476 W BROADWAY  
Zipcode: 02127  
Owner: SORRENTI FRANK E JR ETAL  
Land Use: C  
Lot Size: 2,443 sq ft  
Living Area: 4,050 sq ft  
Total Value: \$294,543  
Land Value: \$114,291  
Building Value: \$180,252  
Gross Tax: \$8,694.91

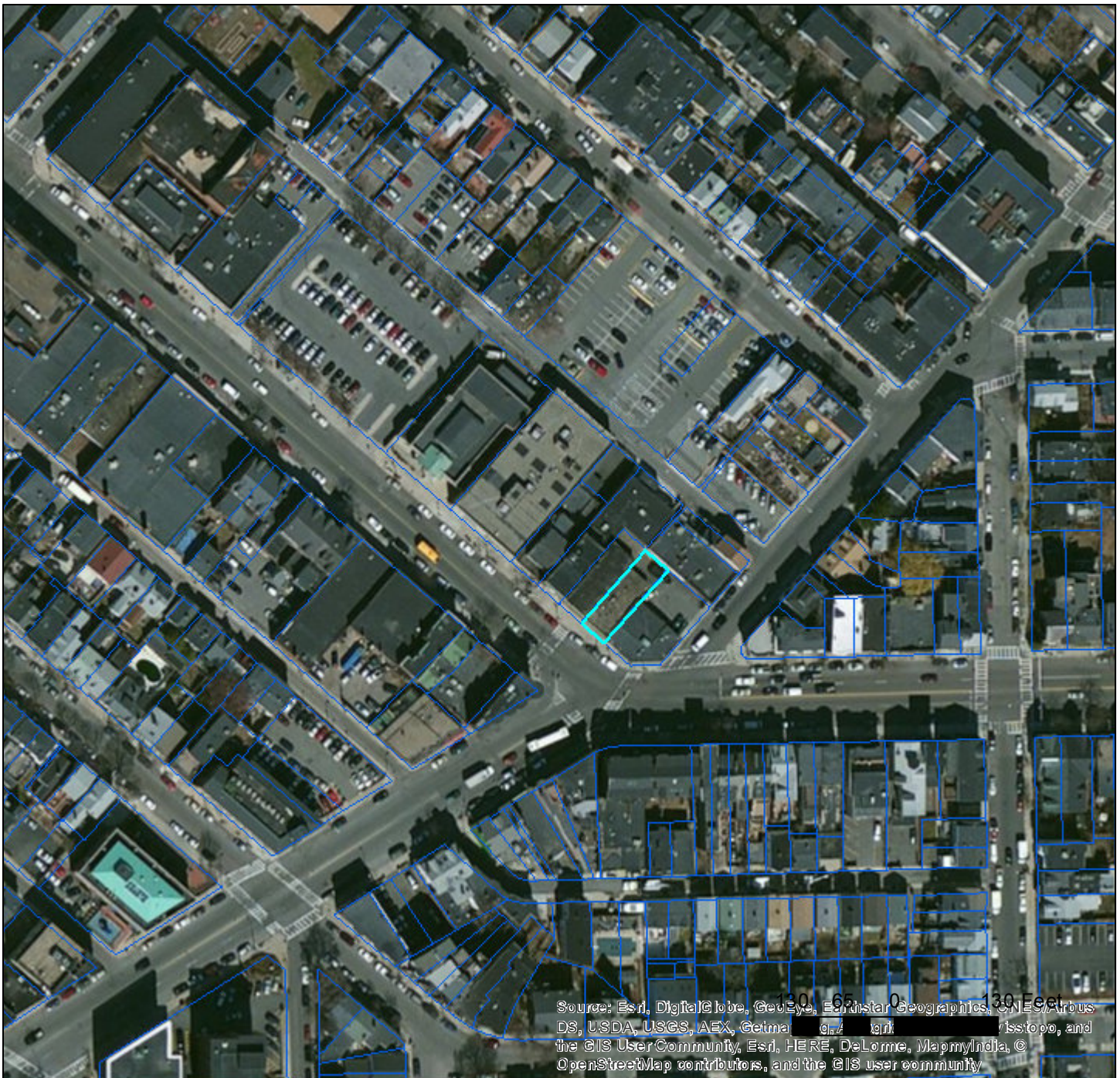


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Parcel ID: 0601890000  
Address: 480 478A W BROADWAY  
Zipcode: 02127  
Owner: SORRENTI FRANK E JR ETAL  
Land Use: C  
Lot Size: 2,475 sq ft  
Living Area: 3,564 sq ft  
Total Value: \$298,457  
Land Value: \$115,809  
Building Value: \$182,648  
Gross Tax: \$8,810.45

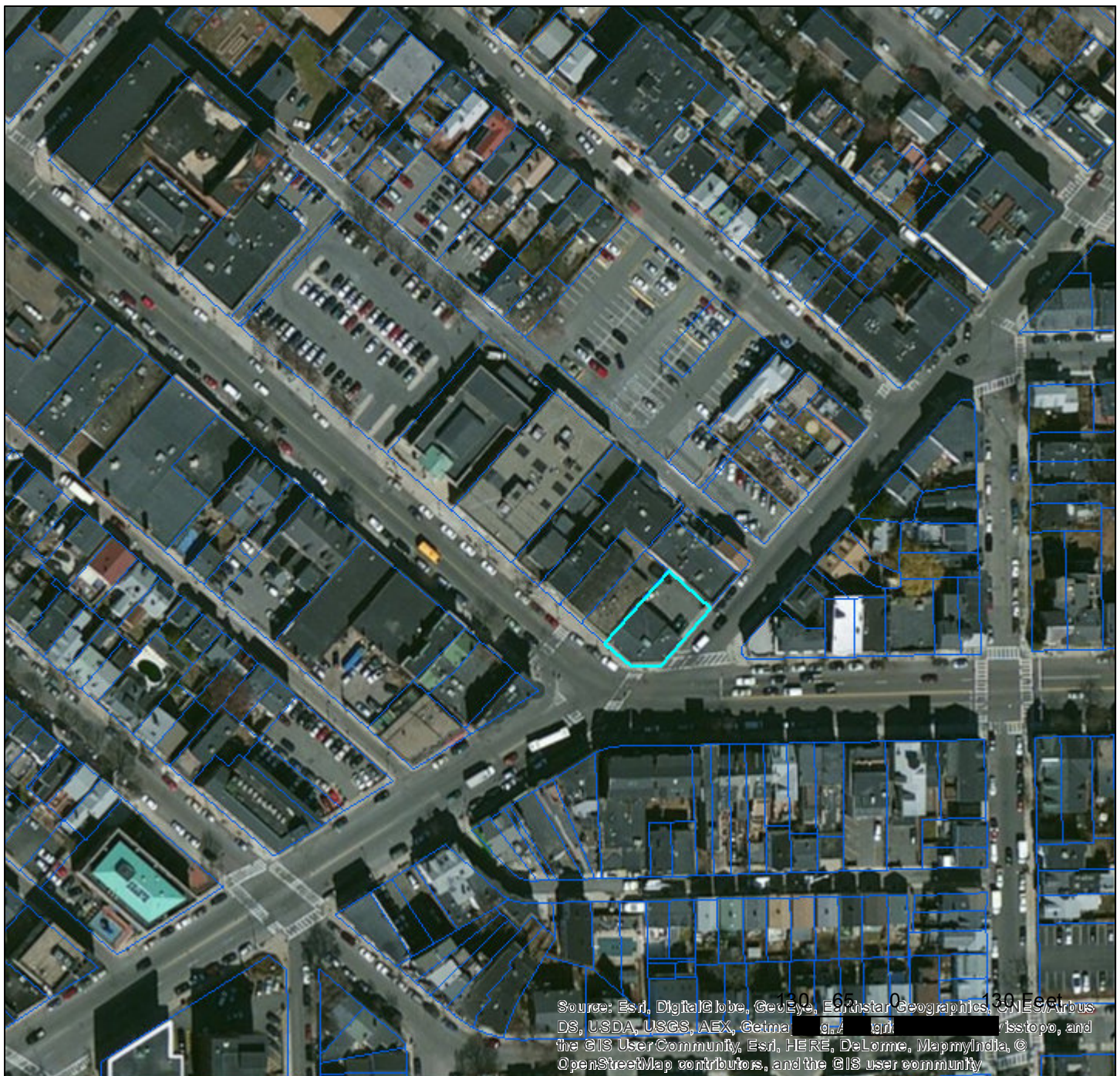


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Parcel ID: 0601889000  
Address: 81 89 DORCHESTER ST  
Zipcode: 02127  
Owner: SORRENTI FRANK E JR ETAL  
Land Use: C  
Lot Size: 4,600 sq ft  
Living Area: 2,336 sq ft  
Total Value: \$600,500  
Land Value: \$175,200  
Building Value: \$425,300  
Gross Tax: \$17,726.76



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Exhibits "4" & "5"





Exhibits "6" & "7"





Exhibits "8 & 9"

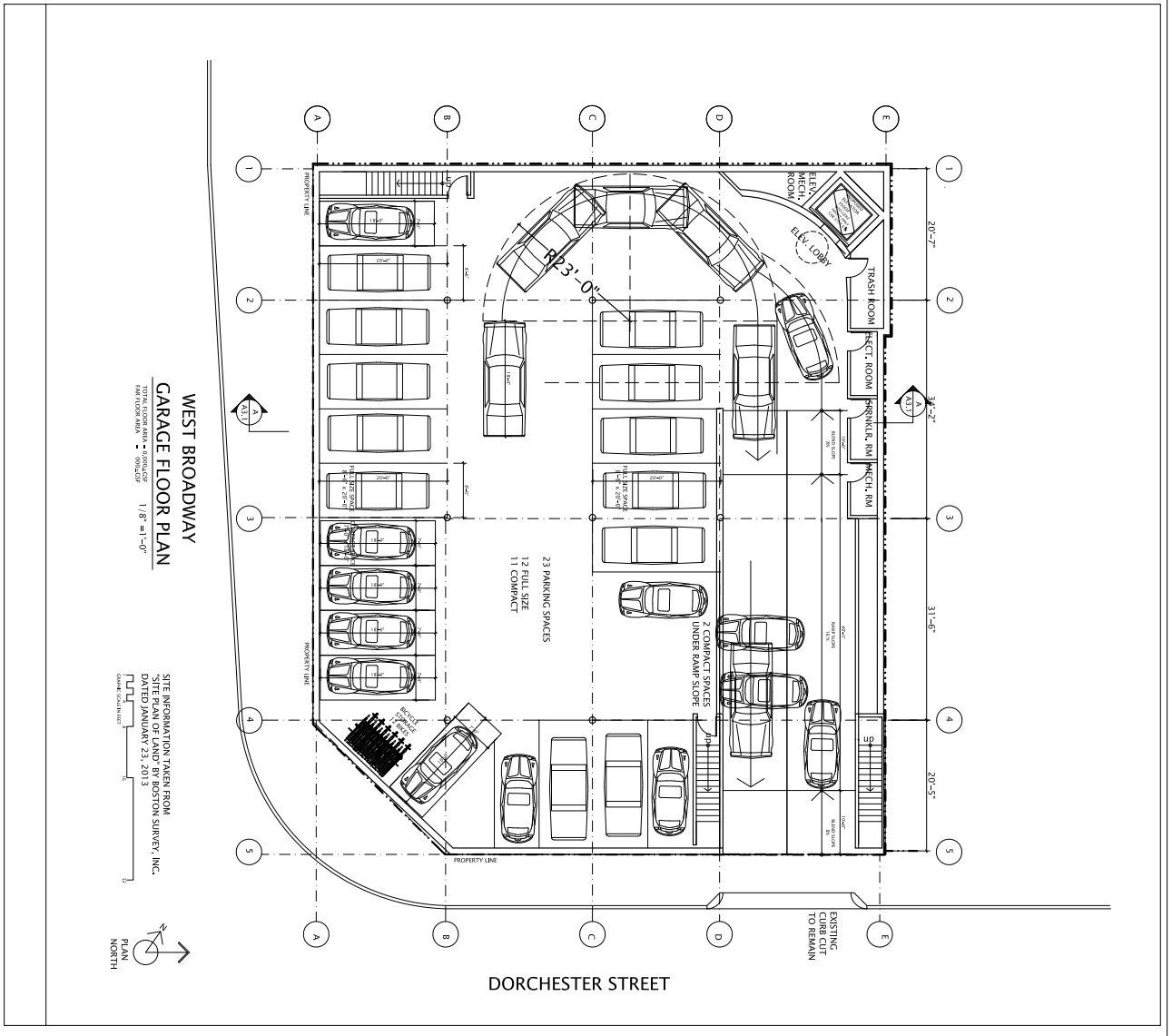




## Exhibits "10" & "11"







**OWNER**  
FRANK & GAIL SORRELL

**SURVEYOR**  
BOSTON SURVEY, INC.  
UNIT 4-C SHIPWAY PLACE  
CHARLESTOWN MA 02129

**PROJECT**  
31 CORSON STREET  
BOSTON, MA 02207  
TEL: (617) 552-0828  
E-MAIL: gqs@bostonma.com

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MASSACHUSETTS. I CERTIFY THAT I AM THE AUTHOR OF THESE PLANS AND THAT I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

**DATE** DATE **TIME** **CHECKED**

**PARING LEVEL** 1/8" = 1'-0"

**SCALE** A1.0.1

**DEP. NO.**

**NO.** **DATE** **DESCRIPTION**

**REVISIONS**

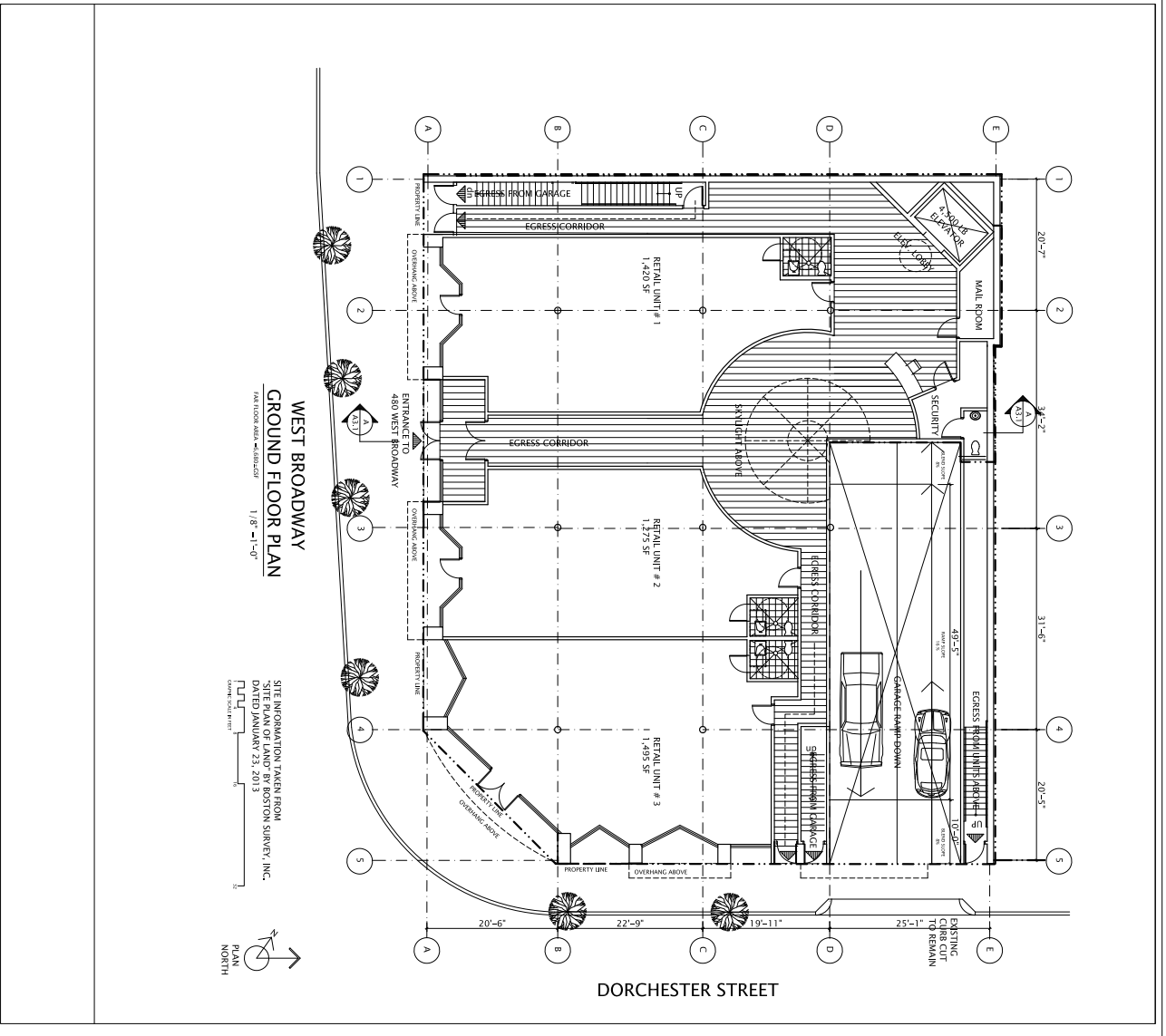
1 1/2/14 THE FINAL DESIGN

**PROJECT** WEST BROADWAY

**PROJECT LOCATION** WEST BROADWAY MA

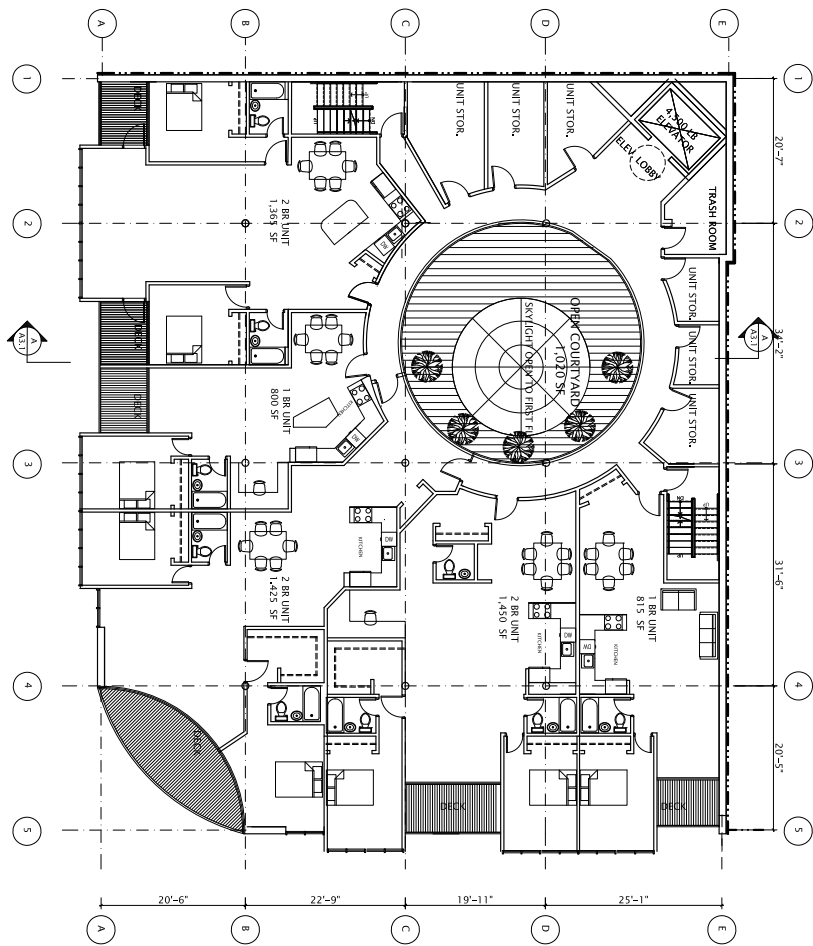
**-ZONING SUBMISSION**

**30 AUGUST 2014**

[illegible]







THIRD & FOURTH FLOOR  
TOTAL FLOOR AREA = 6,000 SQ. FT.  
FLOOR AREA PER UNIT = 1,000 SQ. FT.  
1/8" = 1'-0"

SITE INFORMATION TAKEN FROM  
SURVEY OF THE PROPERTY  
DATED FEBRUARY 14, 2013  
SURVEYOR: FRANK & GAIL SORRENTI



PISANI & ASSOCIATES  
ARCHITECTS  
374 CONGRESS STREET  
BOSTON, MA 02210-1807  
TEL: (617) 452-0088  
FAX: (617) 452-0089

OWNER  
FRANK & GAIL SORRENTI

SURVEYOR  
BOSTON SURVEY, INC.  
UNIT 4-C SHIPWAY PLACE  
CHARLESTOWN MA 02129

ZONING Submission  
02 SEPT 2014

NO.	DATE	DESCRIPTION
1	11/14/13	1st REVISION
2	12/14/13	2nd REVISION
3	01/15/14	3rd REVISION
4	02/14/14	4th REVISION
5	03/14/14	5th REVISION
6	04/14/14	6th REVISION
7	05/14/14	7th REVISION
8	06/14/14	8th REVISION
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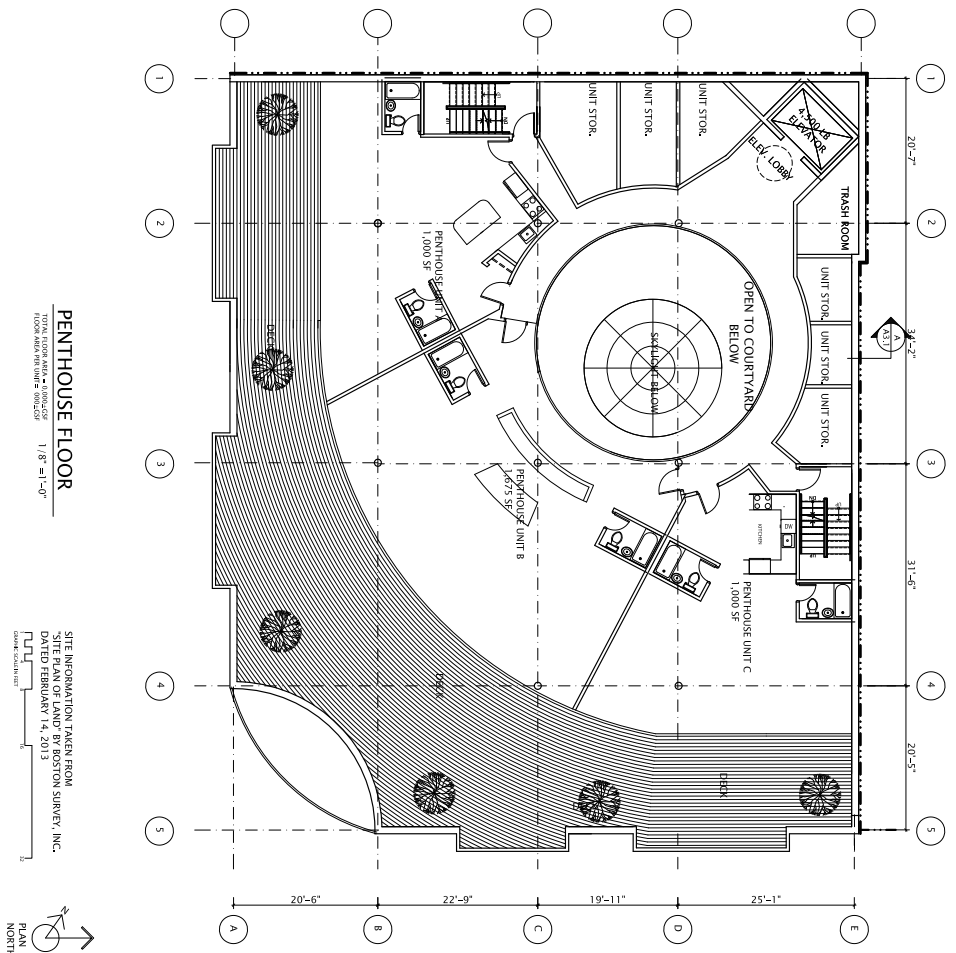
150  
WEST BROADWAY  
SOUTH BOSTON MA

DATE: 11/14/13  
DRAWN: J. PISANI  
CHECKED: J. PISANI  
PROJECT: 150-13  
TYP UNIT PLANS  
1/8" = 1'-0"

A1.3

CDC, NO.

THIS PLAN IS THE PROPERTY OF PISANI & ASSOCIATES, ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PISANI & ASSOCIATES, ARCHITECTS.



**PENTHOUSE FLOOR**

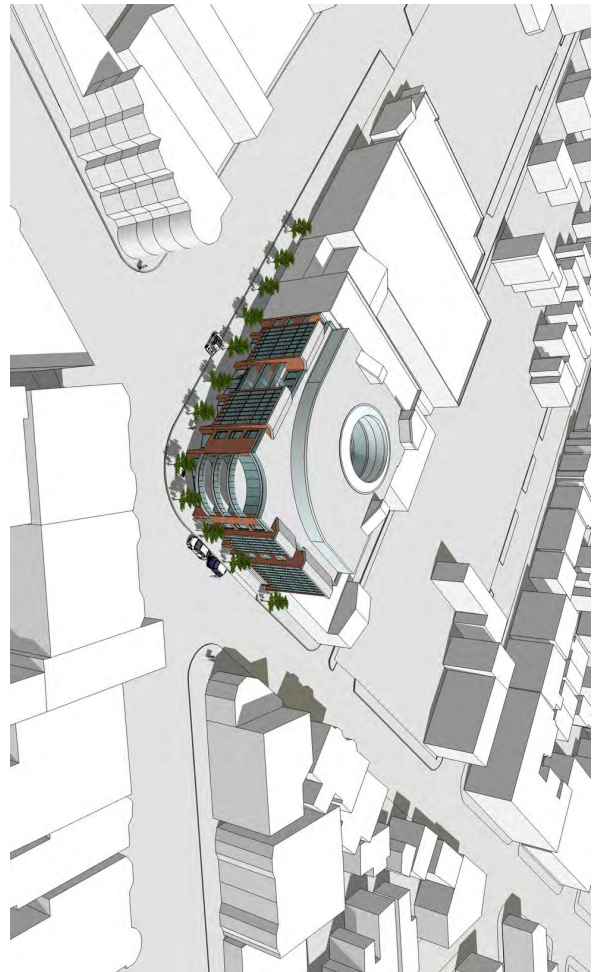
SITE INFORMATION TAKEN FROM  
"SITE PLAN OF LAND" BY BOSTON SURVEY, INC.  
DATED FEBRUARY 14, 2013

CG&M: SOUTH EEST

16

[illegible]

# Exhibit "18"







# Exhibit "20"

