

40-50 Warren Street

Article 80 - Small Project Review Application



Owner and Developer:

40-50 Warren Street, LLC
183 West Canton Street, Suite 4
Boston, MA 02210

September 27, 2019

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Project Team

Owner and Developer:

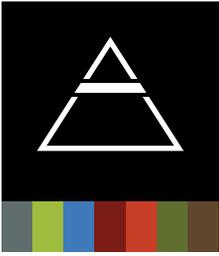
40 - 50 Warren Street, LLC
183 West Canton Street, Suite 4
Boston, MA 02210

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September 27, 2019

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

**RE: Application for Article 80, Small Project Review
40-50 Warren Street
Roxbury, MA 02119**

Dear Director Golden,

40-50 Warren Street, LLC is pleased to submit this application for Small Project Review under Article 80, of the Boston Zoning Code, with respect to the proposed development at 40-50 Warren Street in the Roxbury neighborhood of Boston.

The proponent's project contemplates the construction of 25 apartment units (2/3 of which would be subject to the inclusionary development policy), no on-site car parking, and has a gross floor area of approximately 36,770 square feet. It will be a ground-up six story building.

This project is transit-oriented with close proximity to several bus lines to and from Dudley Square Station Station as well as Ruggles Orange Line Station. The site is in the heart of Dudley Square, a thriving commercial hub of businesses, and to many of the South End and Dorchester's urban amenities. The surrounding area is a mix of multi family residential building as well as commercial, municipal, and educational uses.

This proposal consists of the team members, project summary, zoning analysis and the proposed plans and elevations for the project.

The proposed development is a reflection of feedback and input from several local organizations and abutting neighbors. The project team met with the PRC, the local community, DND, and the BPDA to discuss this project on several occasions.

Thank you for your time and consideration.

Sincerely,

Jason Arndt, AIA | LEED AP
Principal, Zephyr Architects

Cc: Dana Whitesides, BPDA
Patrick Hoey, BPDA
John Feuerbach, BPDA
Meghan Richard, BPDA
Ebony DaRosa, BPDA
Joseph Coppinger, Mayor's Office of Neighborhood Services
City Councilor Kim Janey

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315 A Street, Suite A
Boston, MA 02210

Project summary

Site Information

The project site, Parcel #0802550000 at 40-50 Warren Street, is approximately 8,296 sf. The Parcel is currently a public parking lot with no existing structures.

Project Cost and Financing

The estimated total cost of this project is \$11,102,531. It will be financed through a construction loan from Boston Private, as well as State and City funding.

Proposed Project

The proposed project will contain 25 Apartments, co-working space, and ground floor retail/restaurant programming. Additionally level one will contain a residential entry lobby. The residential levels above will be a mix of studio, 1, and 2 bedroom units. The ground floor features residential entrances, service spaces, a dedicated entrance to the co working spaces on floors 2 and 3, and restaurant and retail space at the sidewalk. The building's gross floor area is 36,770 square feet. It will be 70 feet tall and is comprised of 6 stories.

Affordability

20 of the 25 apartments will be affordable units. All affordable units fall below the 60% range of area median income, with 3 of those units in the lowest range of affordability: rental assistance.

Traffic and Parking Analysis

The proposed project includes no parking spaces. 28 bicycle parking spaces will also be provided within the ground floor.

The site is in close proximity to the Dudley Bus Station and the Ruggles Orange Line T Station.

Building Statistics

<u>Level 1</u>	<u>6,368 GFA</u>	<u>Building Entry, Service, Bike Storage, Retail</u>
<u>Level 2-3</u>	<u>6,900 GFA</u>	<u>Co-Work & Residential - (2) 2 Bedroom Units</u>
<u>Level 4-6</u>	<u>5,534 GFA</u>	<u>Residential - (4) 2 Bedroom, (2) 1 Bedrooms, (1) Studio</u>
Total	36,770 GFA	25 Residential Units

Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Total Units</i>
	0	0	0	0	0	0
0 bedroom	0	1	1	0	1	3
1 bedroom	1	0	4	0	1	6
2 BR	2	0	11	0	3	16
	0	0	0	0	0	0
	0	0	0	0	0	0
Total Units	3	1	16	0	5	25
Home Units*	0	0	0	0	0	0

*HOME units included in the above totals. Other Income=Below 80% of median income

Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
0	0.0	0.0	0.0	0.0	0.0	-
0 bedroom	0.0	505.0	505.0	505.0	505.0	505
1 bedroom	608.0	608.0	608.0	608.0	608.0	608
2 BR	763.0	763.0	763.0	763.0	763.0	763
0	0.0	0.0	0.0	0.0	0.0	N/A
0	0.0	0.0	0.0	0.0	0.0	-

Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
0	0.0	0.0	0.0	0.0	0.0	0.0
0 bedroom	1.0	1.0	1.0	1.0	1.0	1.0
1 bedroom	1.0	1.0	1.0	1.0	1.0	1.0
2 BR	1.0	1.0	1.0	1.0	1.0	1.0
0	0.0	0.0	0.0	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0

. Number of buildings planned	<i>Total</i>	<i>New</i>	
		<i>Construction</i>	<i>Rehabilitation</i>
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	1	1	
e. High-rise	0		
f. Other	0		
TOTAL	1	1	0
. Number of units:	25	25	0
. Gross Square Footage			
a. Residential	21,592	21,592	-
b. Commercial	15,166	15,166	-
. Net Rentable Square Footage:	<i>Total</i>		<i>Percent of Gross</i>
a. Residential	17,371 s.f.		80%
b. Commercial	12,201 s.f.		80%
. Number of handicapped accessible units	3	Percent of total	12%

Zoning analysis

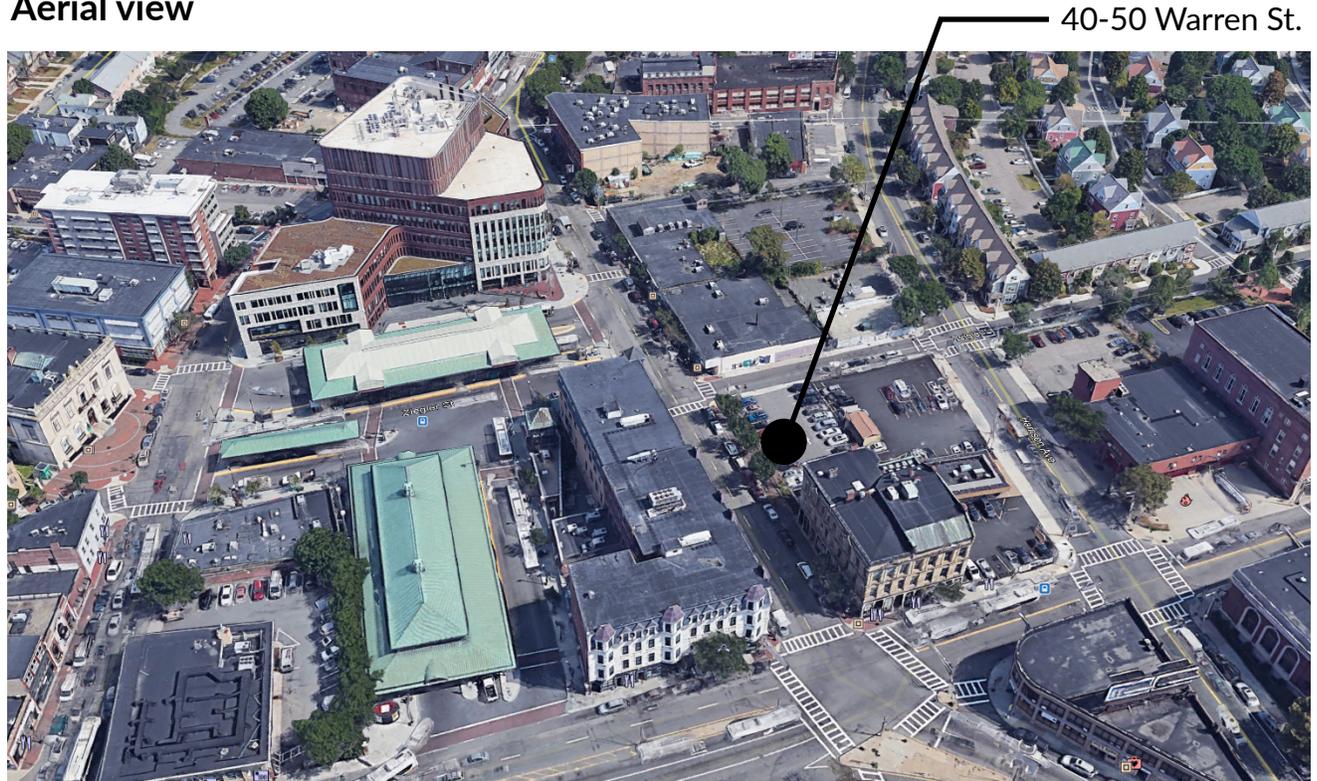
ROXBURY NEIGHBORHOOD, DUDLEY SQUARE EDA

	Required	Proposed	Compliance
Min Area/Unit	None		N/A
Lot Width	None		N/A
FAR	2.0	4.43	Variance Required
Height	55'	70'	Variance Required
Usable Open Space	None		N/A
Front Yard	None	1'	N/A
Side Yard	None	1'-2"	N/A
Rear Yard	20'	0' to 4'-0"	Variance Required
Parking	1/1000 Office 2/1000 Retail 1/D.U.	0	Variance Required
	=38 Spaces		

Locus map



Aerial view



40-50 WARREN STREET

ROXBURY, MA 02119

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EXISTING - VIEW FROM DUDLEY STATION



EXISTING - VIEW FROM WARREN STREET

40-50 WARREN STREET

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40-50 WARREN ST. LANDSCAPE CONCEPT

40-50 WARREN STREET

ROXBURY, MA 02119



1 SUSTAINABLE RAIN GARDEN



2 PUBLIC ART



3 PROPOSED COLUMNAR STREET TREE, i.e. 'GREEN PILLAR' OAK



4 CATENARY LIGHTS



5 MASONRY WALL WITH MURAL



6 CAST IN PLACE CONCRETE SEATING



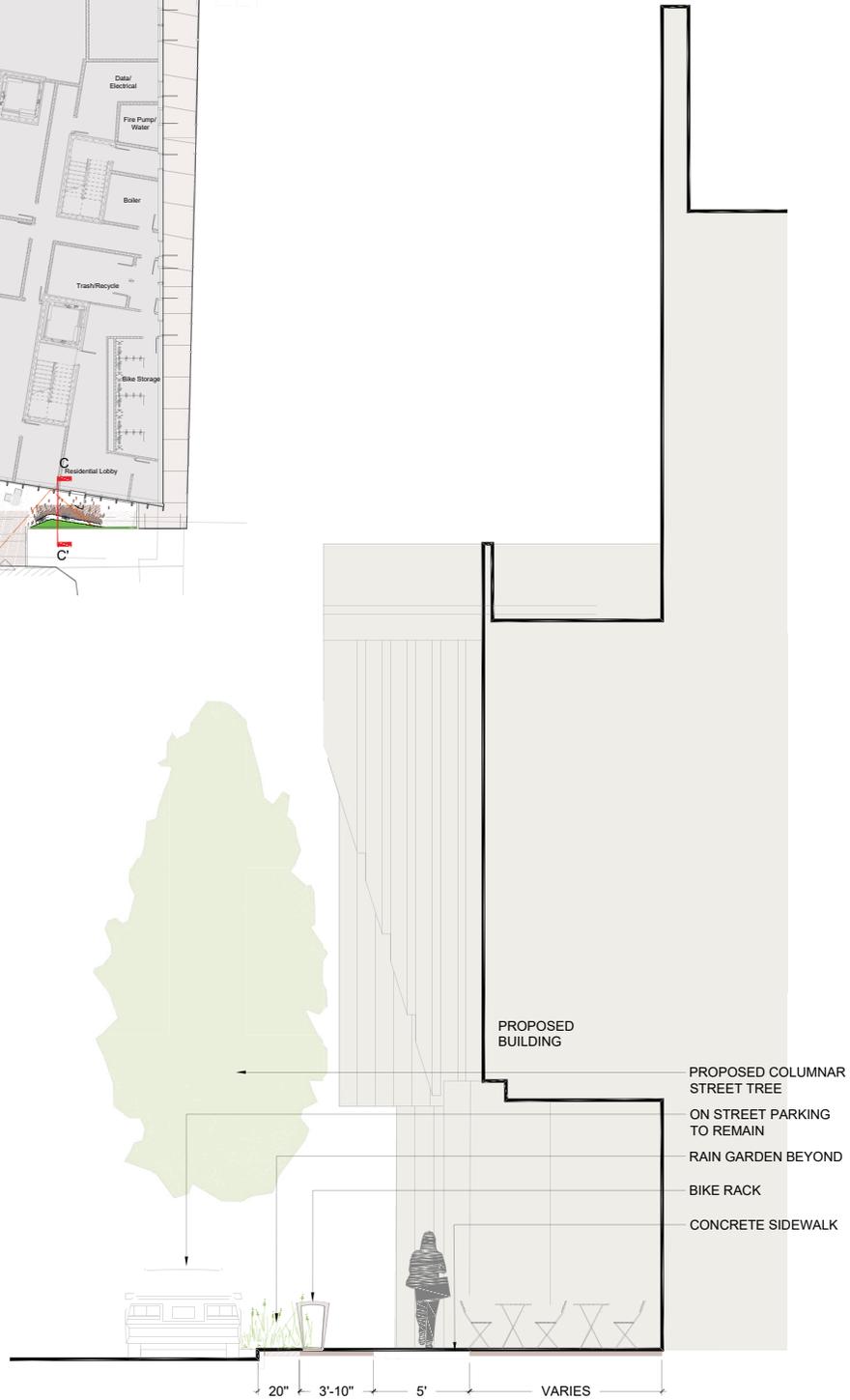
7 INTERACTIVE LIGHT INSTALLATION



8 ART PROMENADE PAVING

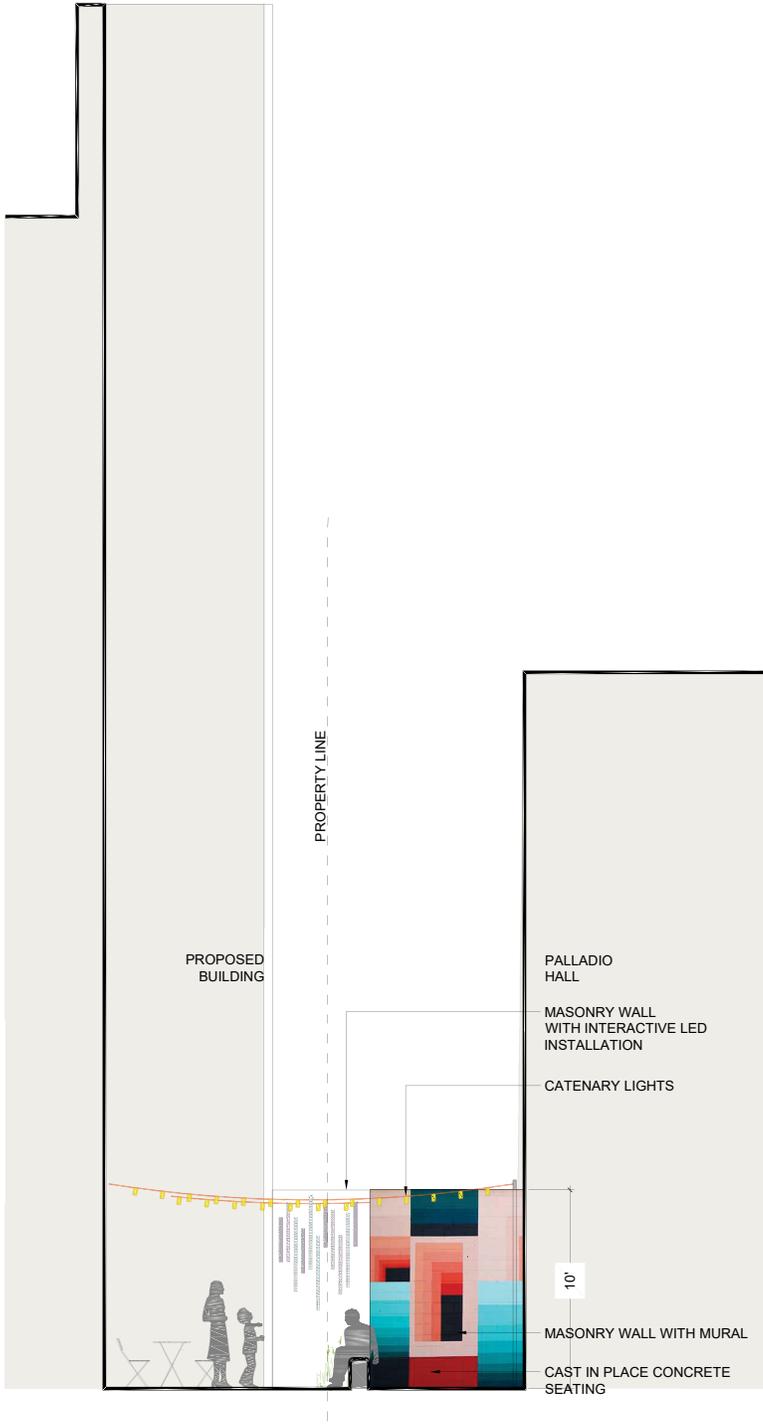


SECTION KEY PLAN

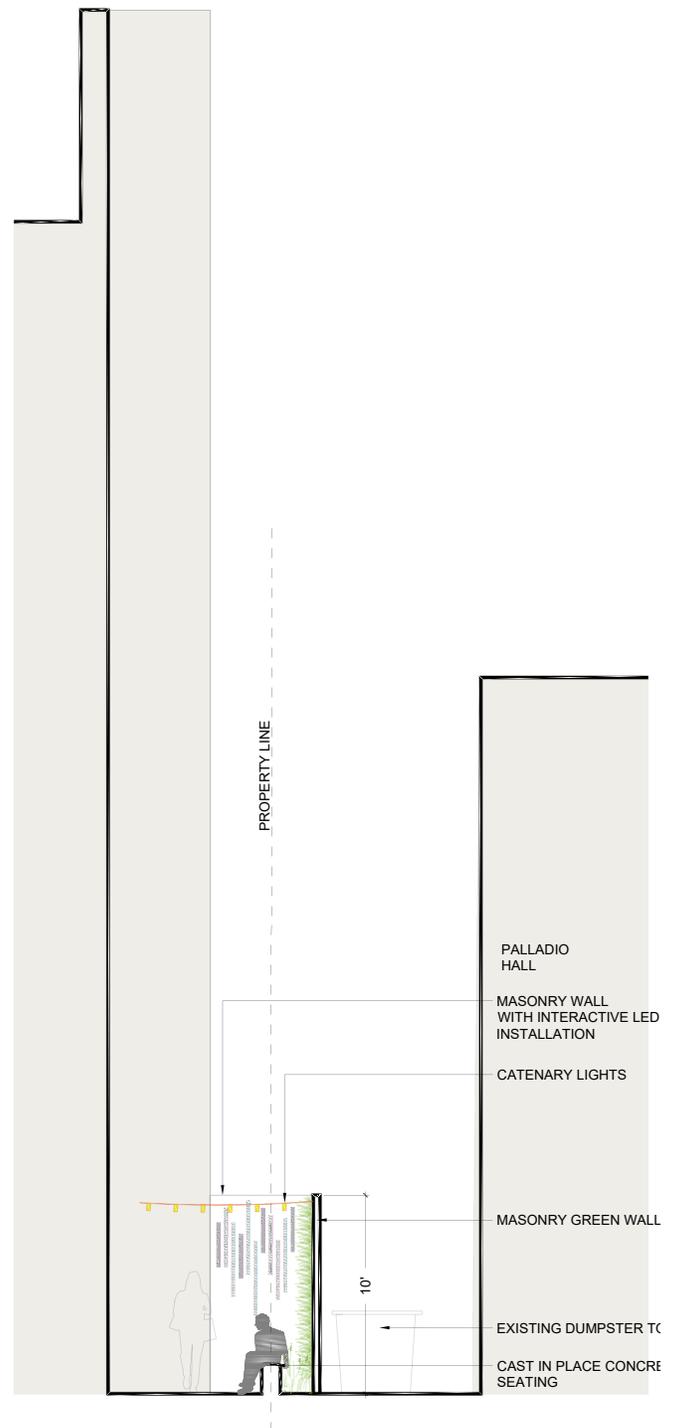


SECTION A - A'
TYPICAL WARREN ST. STREETScape, LOOKING NORTH

40-50 WARREN ST. LANDSCAPE CONCEPT - SECTIONS

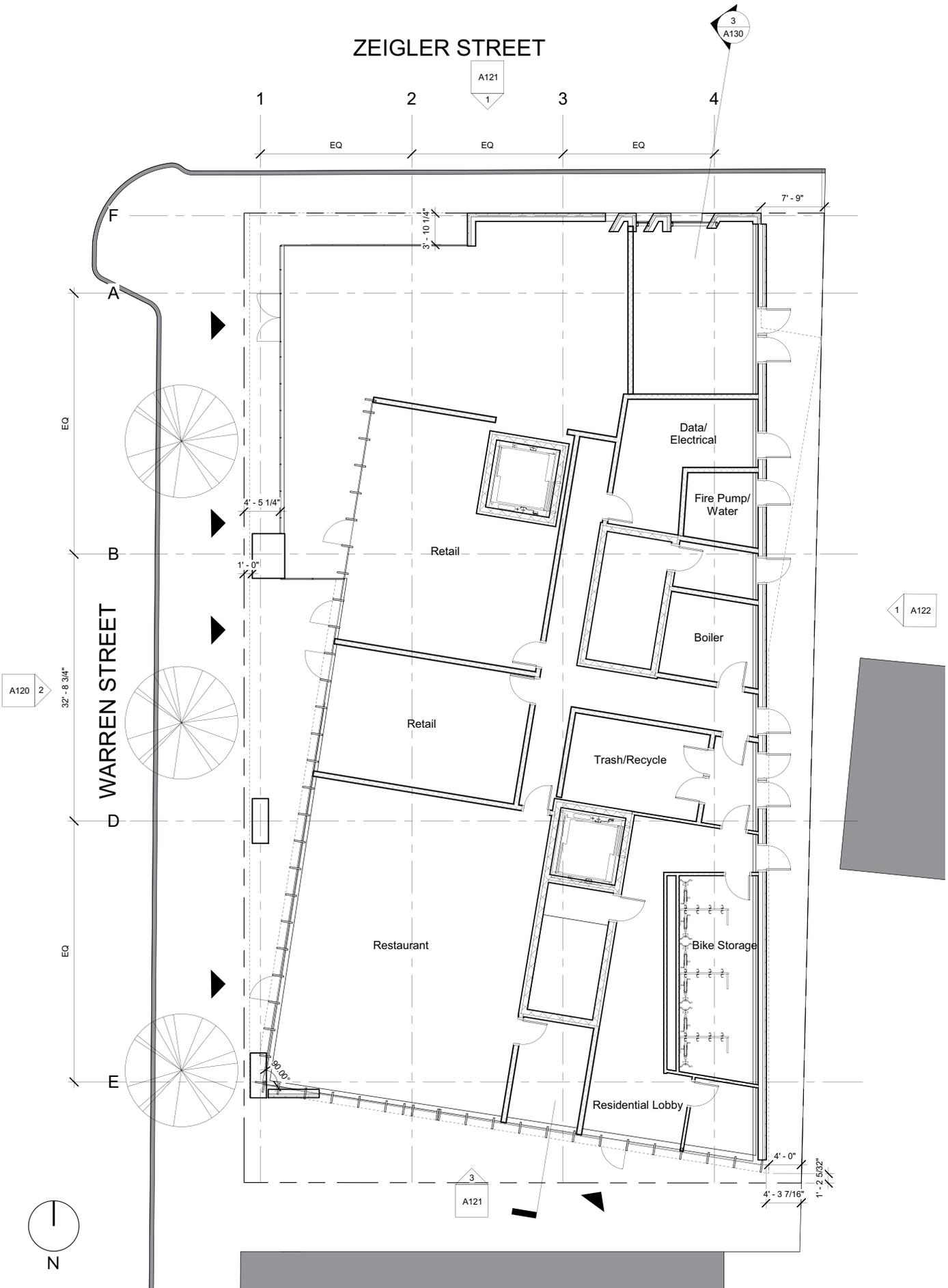


SECTION B - B'
ART PROMENADE, LOOKING EAST



SECTION C - C'
ART PROMENADE, LOOKING EAST

ZEIGLER STREET

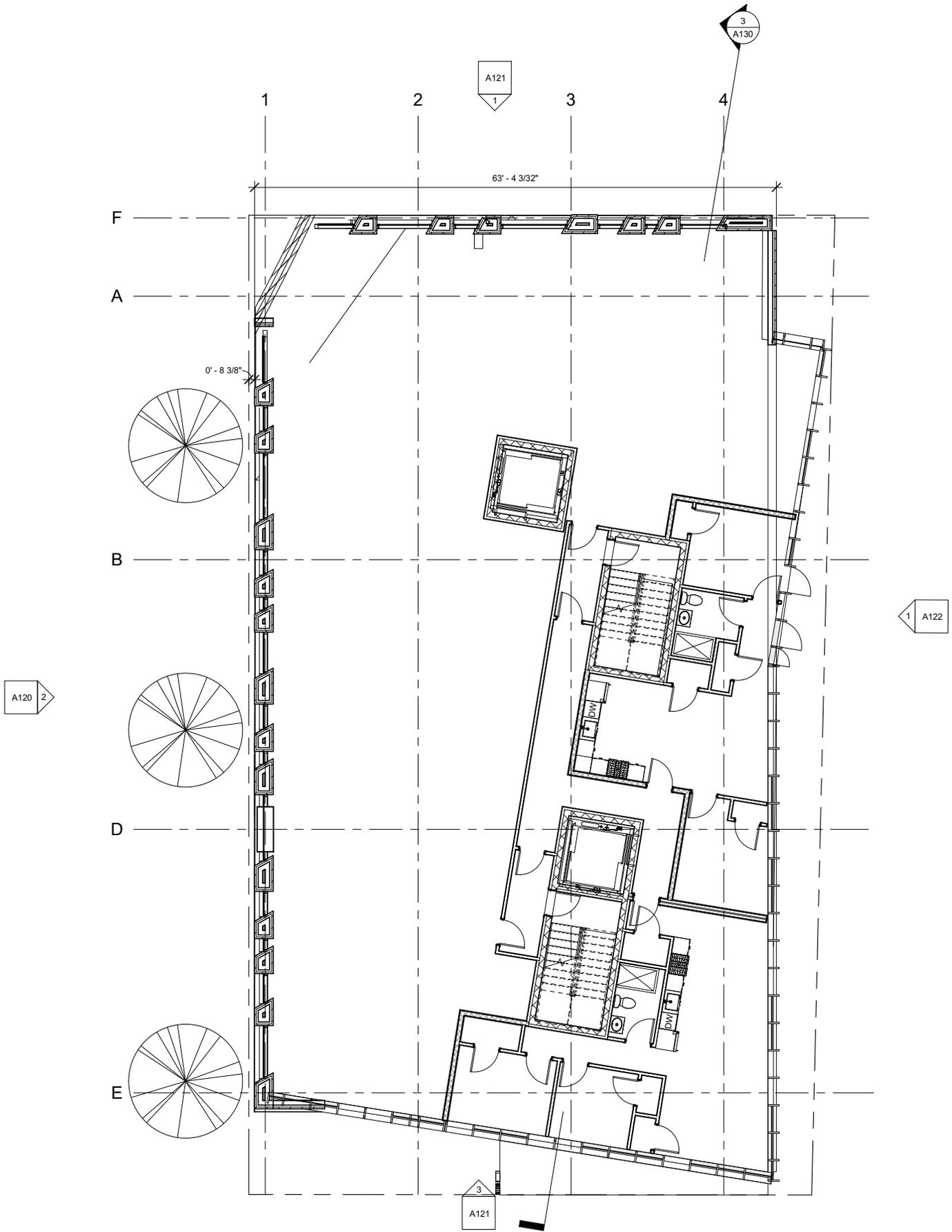


LEVEL 1 PROPOSED

40-50 WARREN STREET

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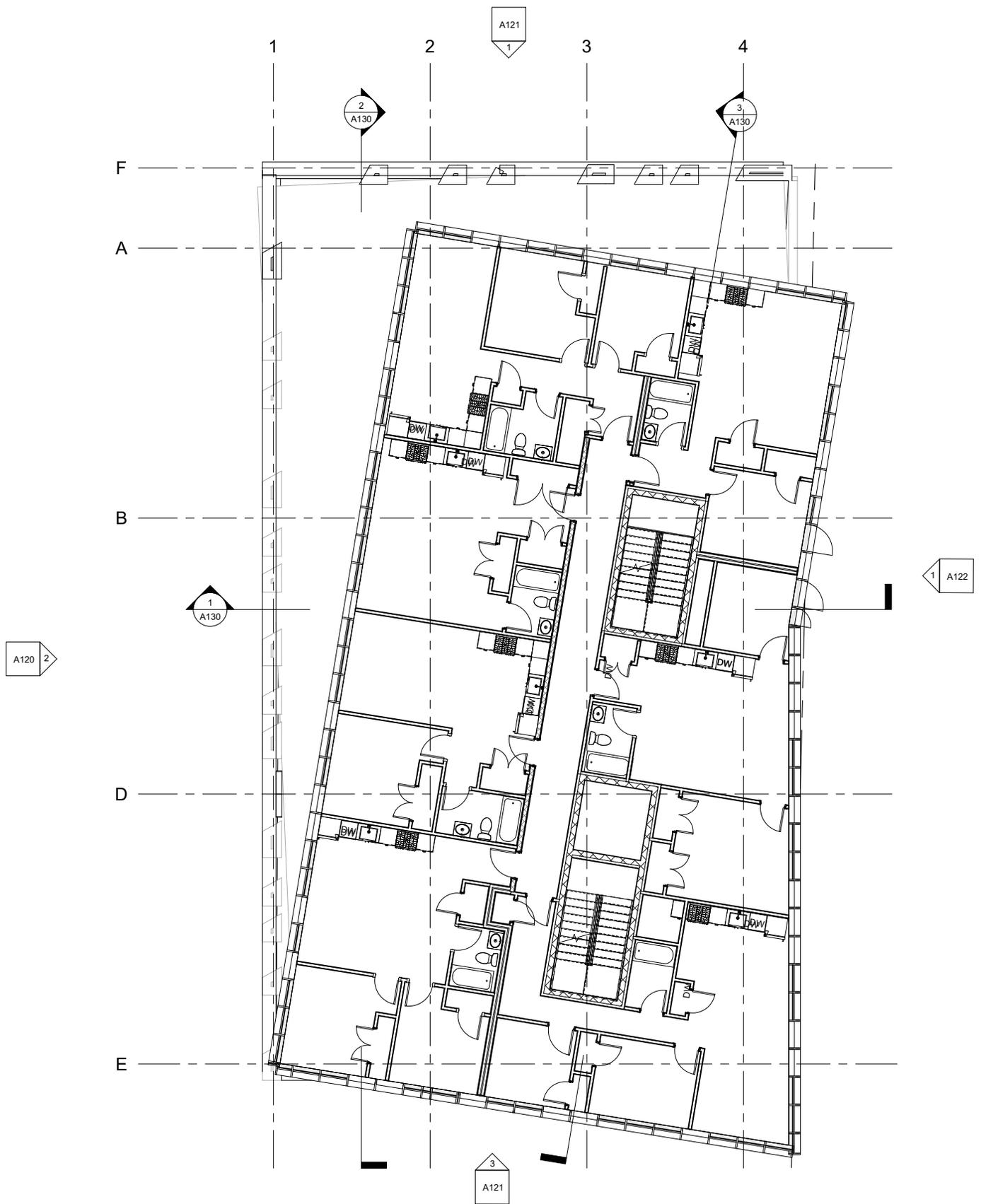
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LEVEL 2-3 PROPOSED

40-50 WARREN STREET

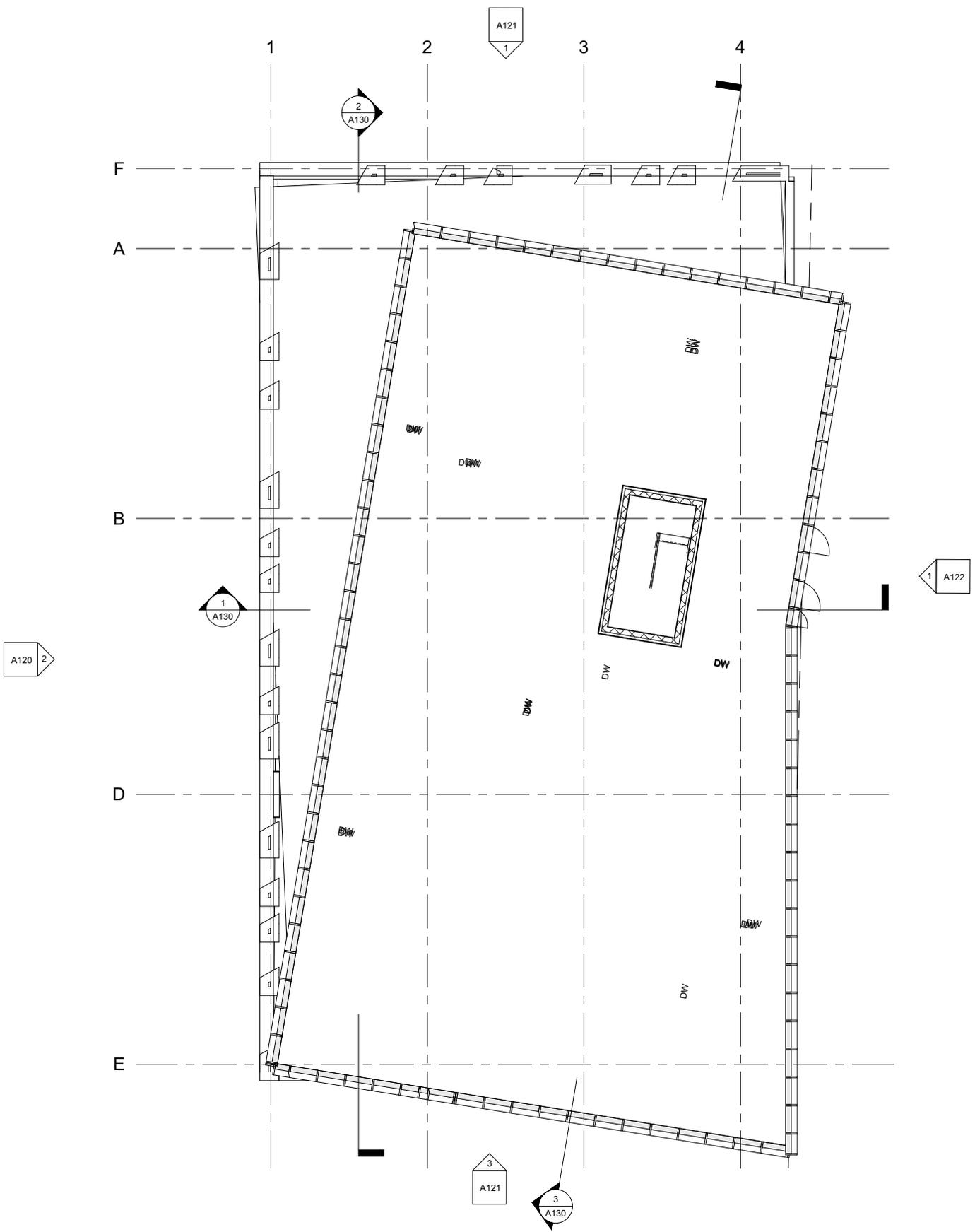
ROXBURY, MA 02119



LEVEL 4-6 PROPOSED

40-50 WARREN STREET

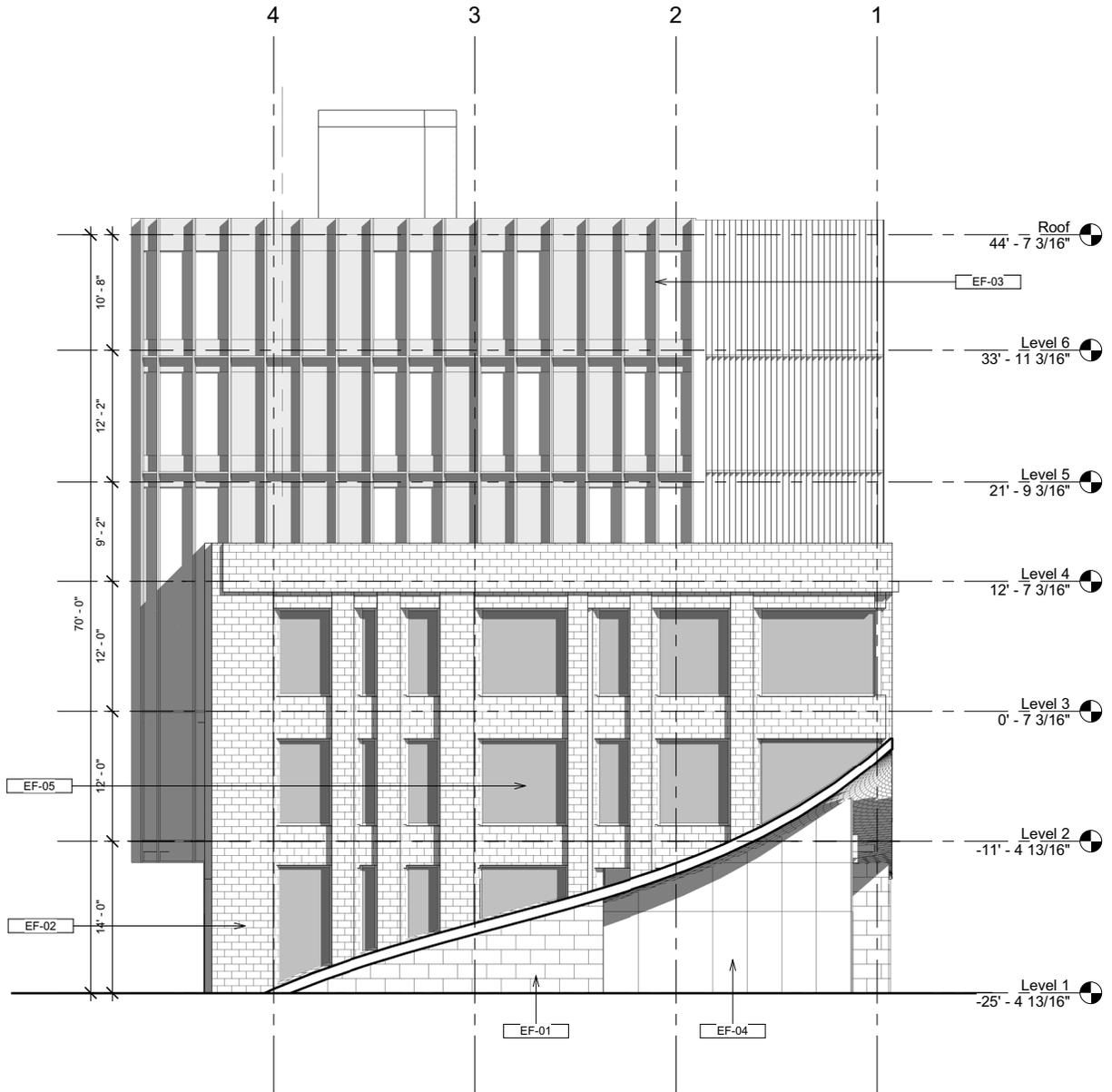
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ROOF

40-50 WARREN STREET

ROXBURY, MA 02119



Elevation - North

40-50 WARREN STREET

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EF-01
Copper Paneling - 36" x 72" Flat Seam

EF-02
Manufactured Stone - Beige

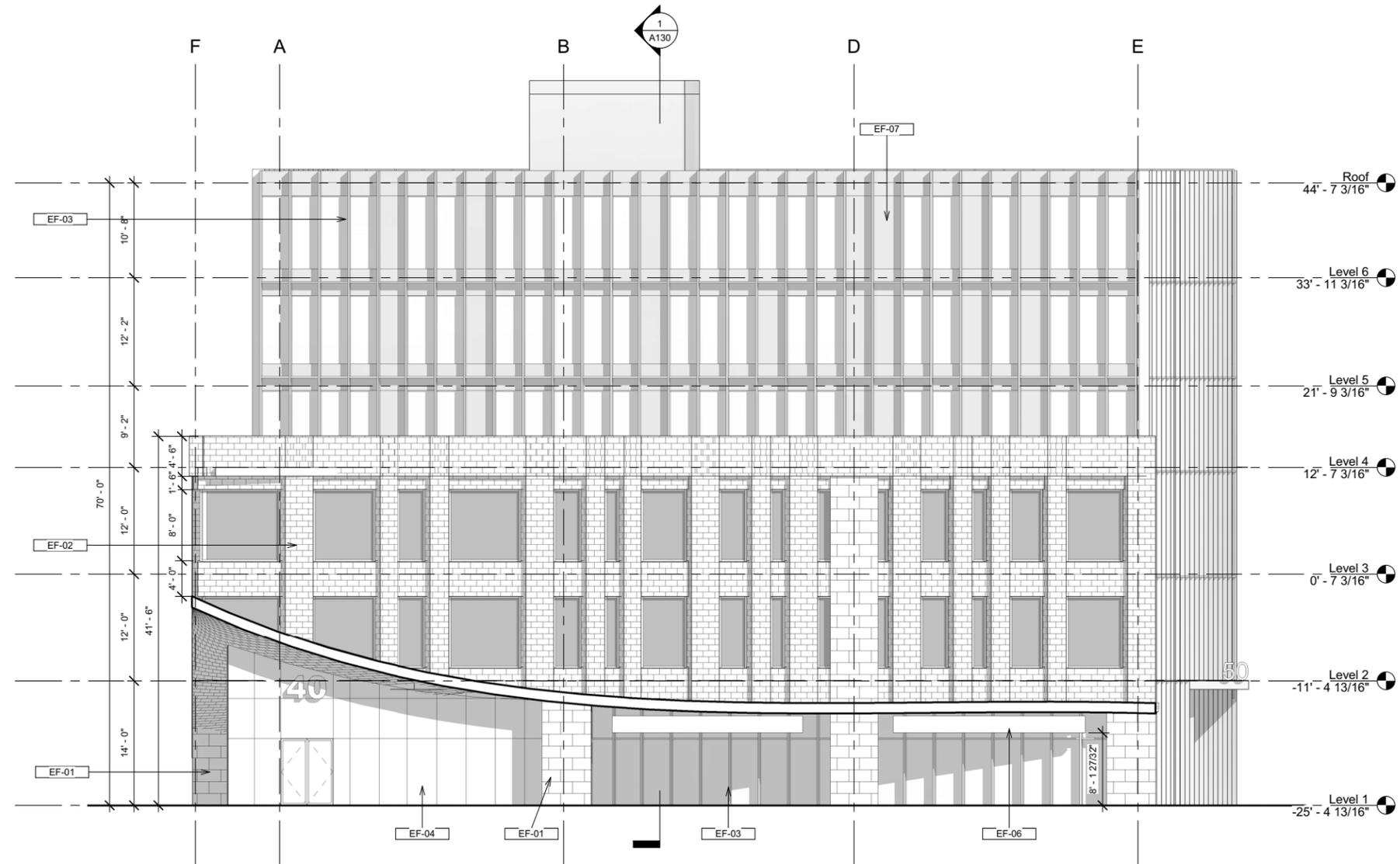
EF-03
Extruded Alum. Mullions - Dark Bronze

EF-04
High Performance Storefront - Blade Mullion - Bronze

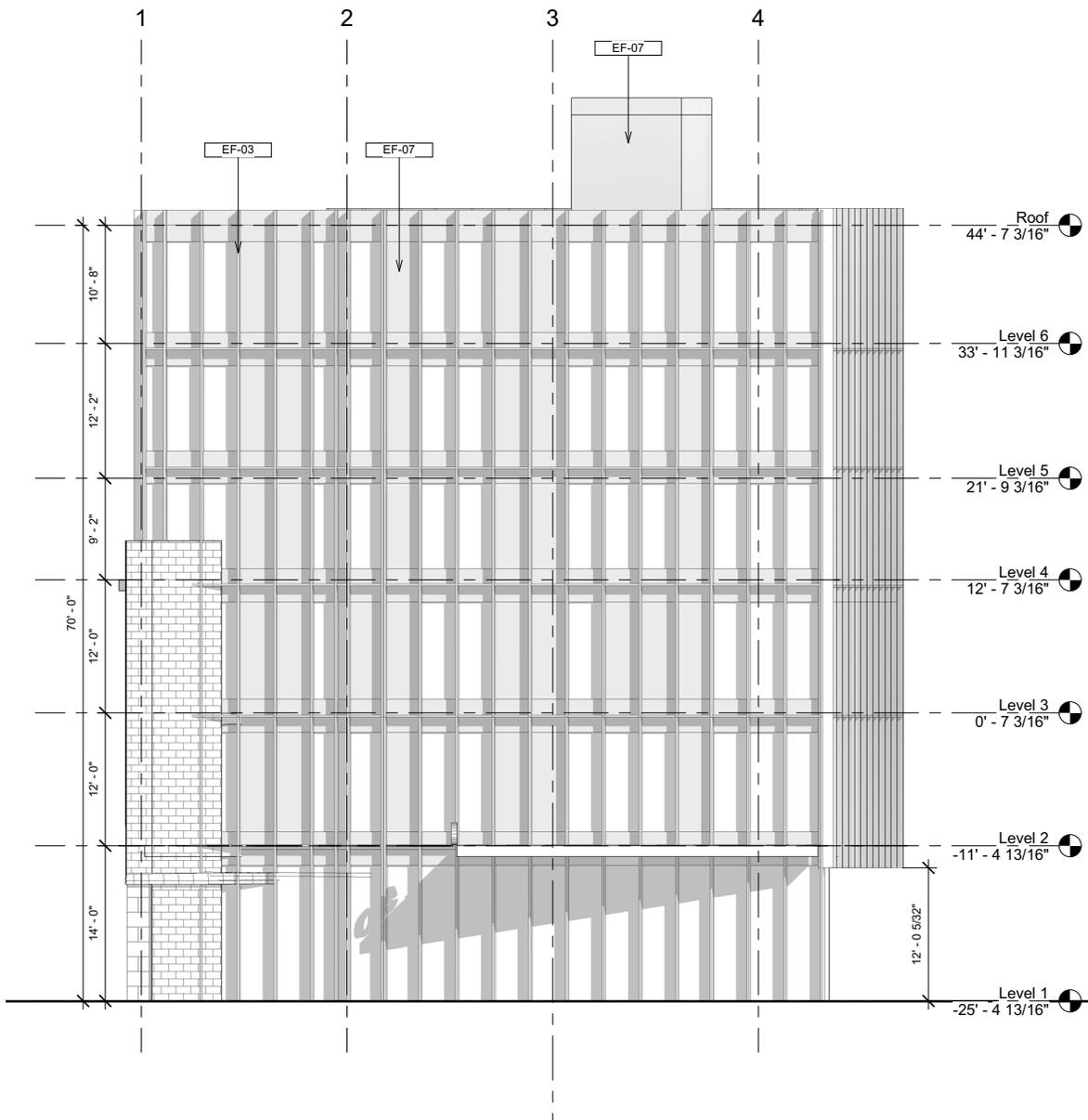
EF-05
High Performance Window Wall - Bronze Frame

EF-06
ACM Signs - Bronze

EF-07
ACM Panels - Bronze



Elevation - West



Elevation - South

40-50 WARREN STREET

ROXBURY, MA 02119

EF-01
Copper Paneling - 36" x 72" Flat Seam

EF-02
Manufactured Stone - Beige

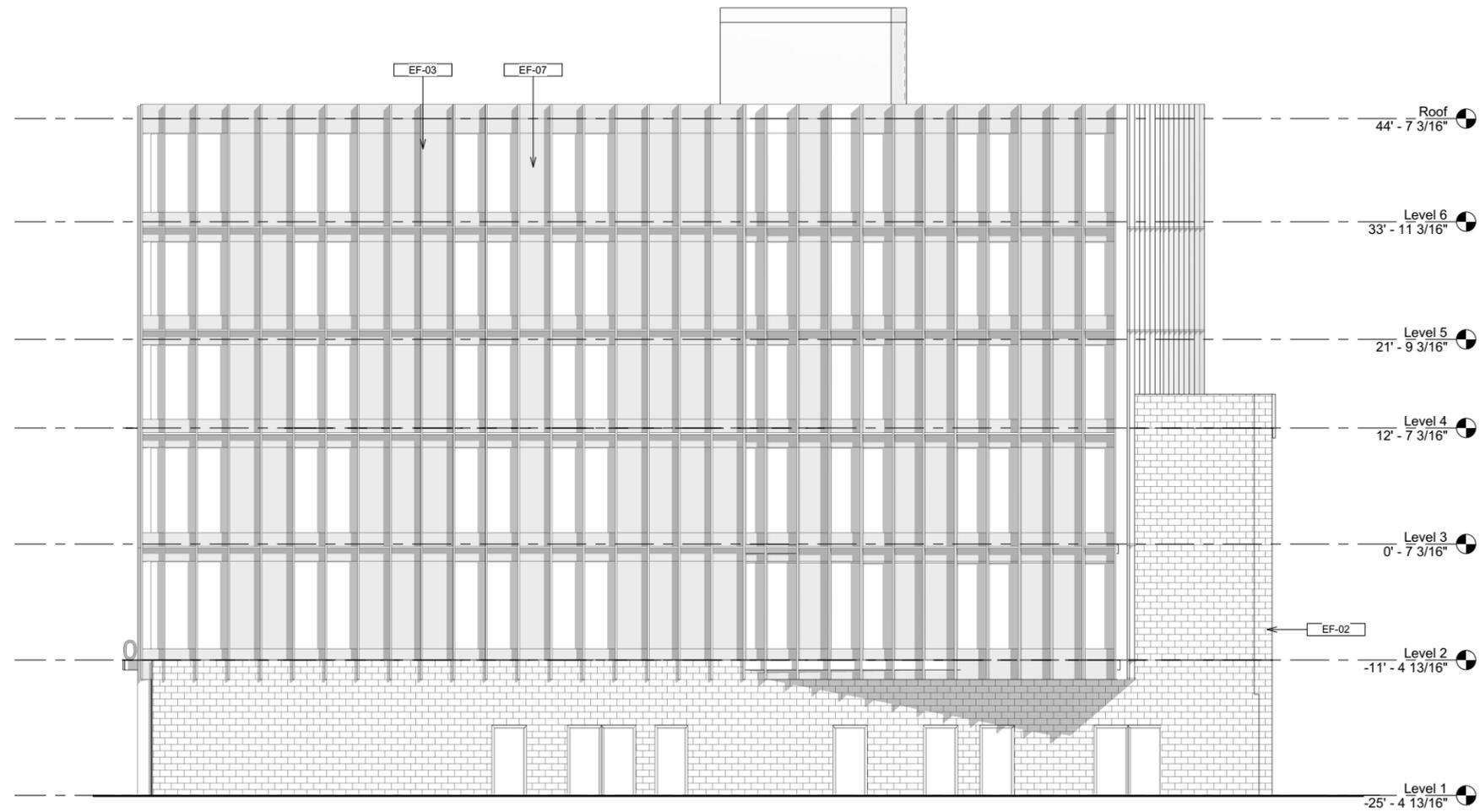
EF-03
Extruded Alum. Mullions - Dark Bronze

EF-04
High Performance Storefront - Blade
Mullion - Bronze

EF-05
High Performance Window Wall -
Bronze Frame

EF-06
ACM Signs - Bronze

EF-07
ACM Panels - Bronze



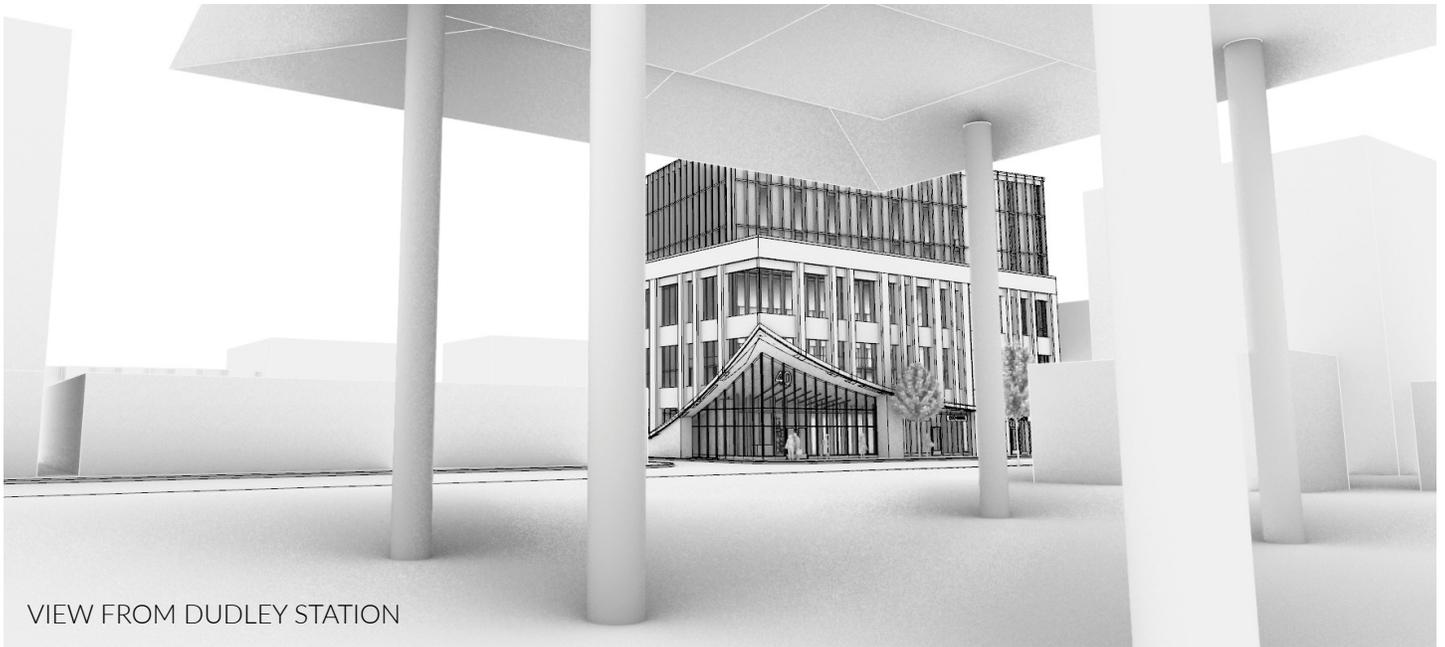
Elevation - East

40-50 WARREN STREET

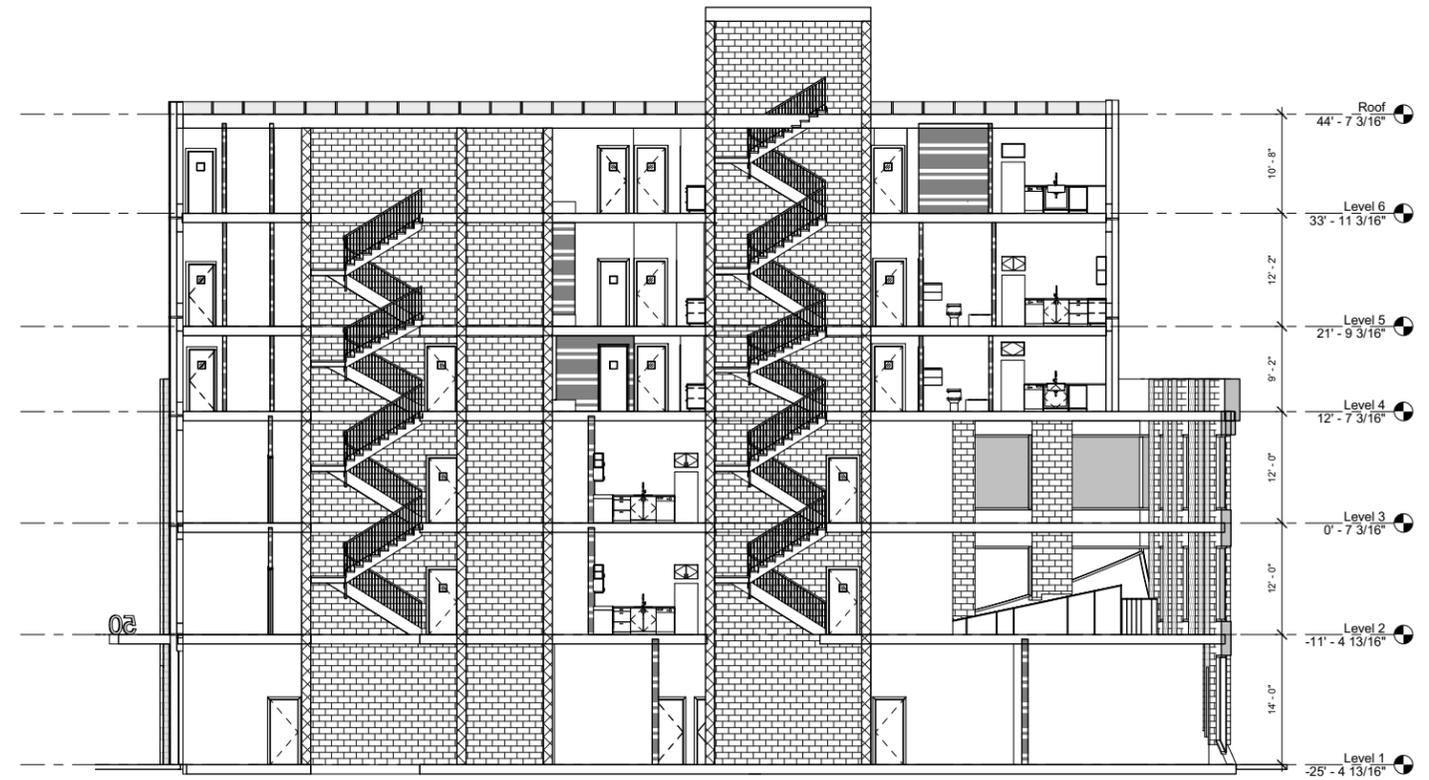
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VIEW FROM WARREN STREET (W ELEVATION)

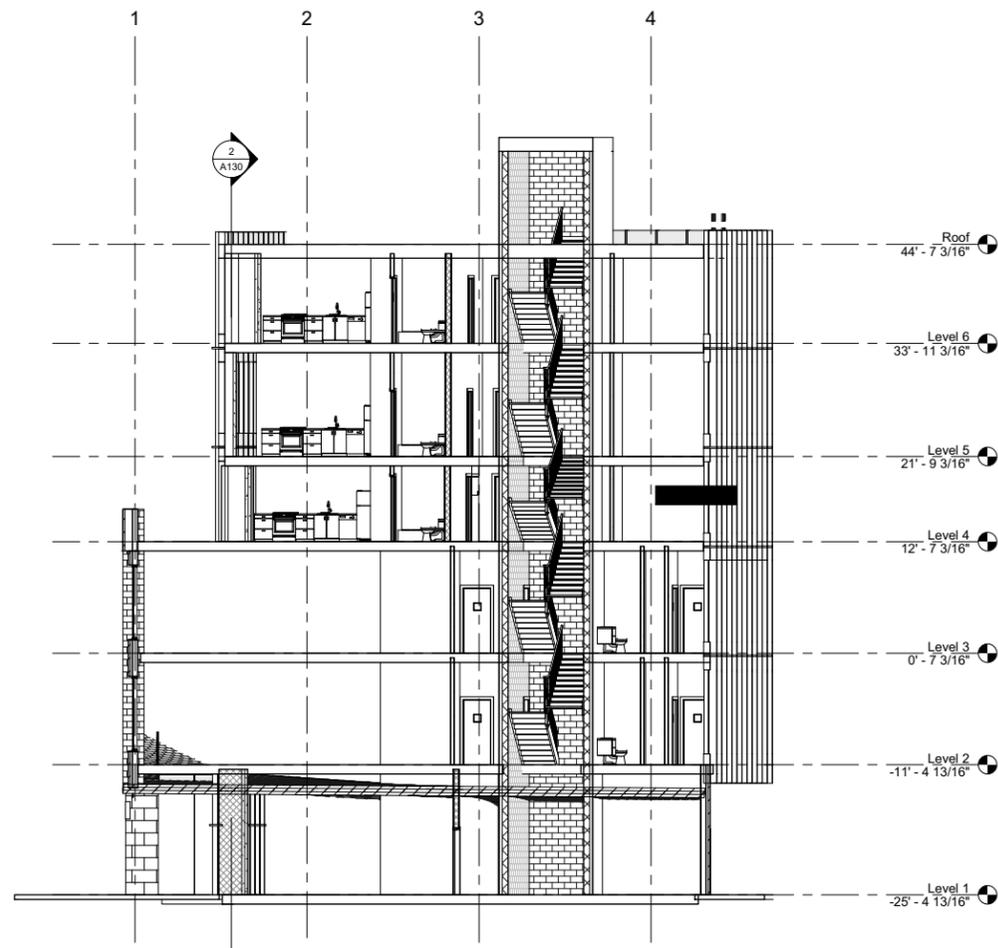


VIEW FROM DUDLEY STATION

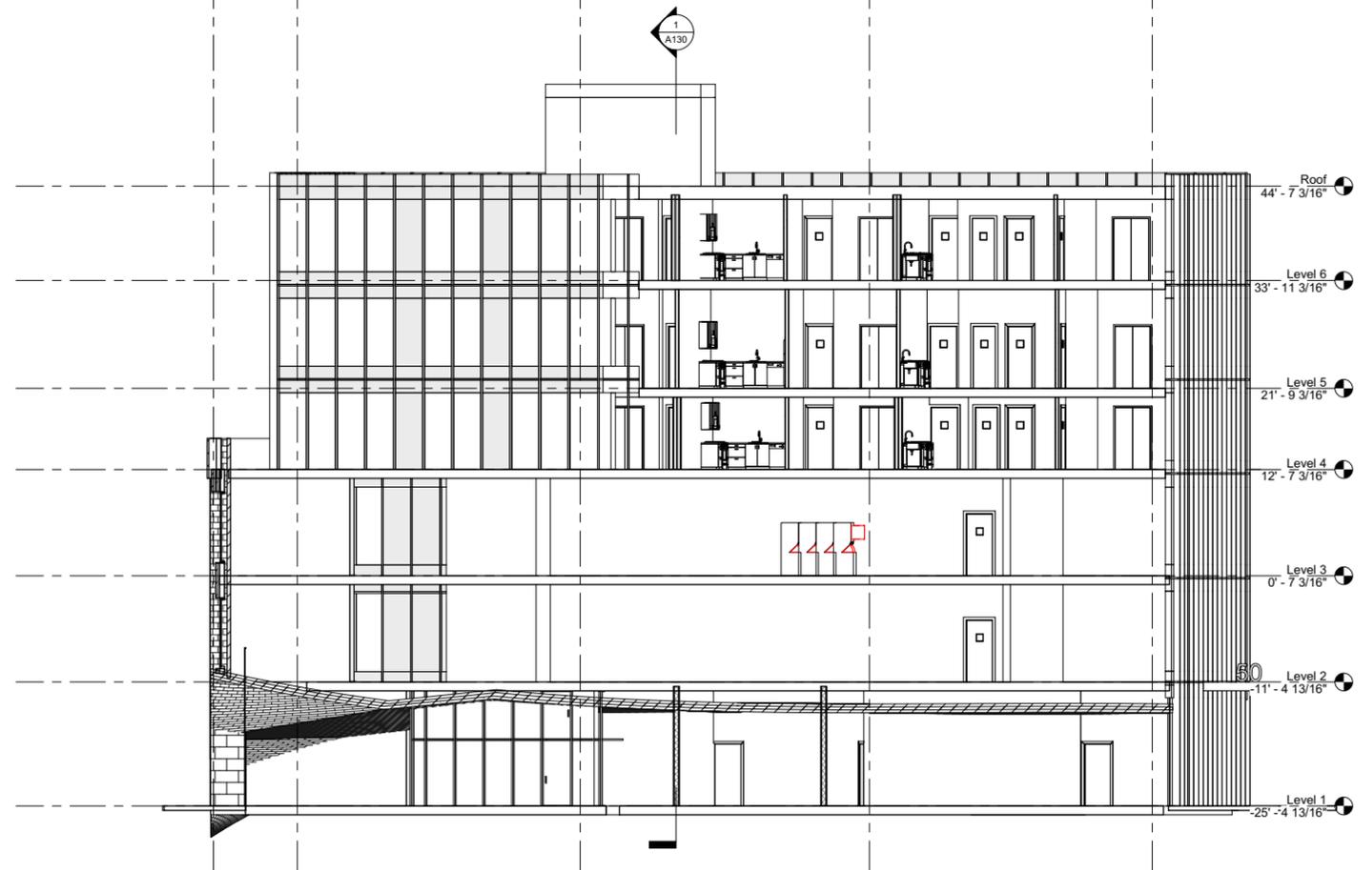


LONG SECTION - CIRCULATION

F A B D E



TRANSVERSE SECTION - CIRCULATION



LONG SECTION - PROGRAMMING