

# Article 80 Small Project Review Application

## 232 Old Colony Avenue Mixed Use Development

232 Old Colony Avenue  
South Boston, MA 02127

232 Old Colony Avenue, LP  
RODE Architects, Inc.





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# Project Summary

## **Project Team**

### Developer and Applicant

232 Old Colony, LP  
546 East Broadway  
South Boston, MA 02127  
Tel: 857 496 0425  
Ryan P. Sillery, Manager  
Email: RSillery@citypointcapital.com

### Legal Counsel:

George Morancy, Esq.  
Adams & Morancy, P.C.  
350 West Broadway  
South Boston, MA 02127  
Tel: 617 422 0090; Fax: 617 422 0094  
Email: gmorancy@admorlaw.com

### Architecture:

RODE Architects Inc.  
535 Albany Street, #405  
Boston, MA 02118  
Tel: 617 269 5800; Fax: 617 657 5934  
Kevin Deabler  
Email: kevin@rodearchitects.com

### Surveyor

Boston Survey  
C-4 Shipway Place  
Charlestown, MA 02129  
Tel: 617 242 1313; Fax: 617 242 1616  
George Collins  
Email: gcollins@bostonsurveyinc.com

### Construction Management

West Side Real Estate Services  
546 East Broadway  
South Boston, MA 02127  
Tel: 857 496 0425  
Email: RSillery@citypointcapital.com

# Project Summary

## Project Summary

The Proposed Project consists of the re-development of a 9,383 square-foot site situated at 232 Old Colony Avenue in South Boston, by construction of a new five-and-six-story building containing 28 residential units, 2,881 square feet of ground-floor commercial/retail restaurant space, and 29 accessory off-street parking spaces located in the building's at-and-below-grade garage. The garage will be entered and exited via Mitchell Street, feeding directly into Old Colony Avenue by means of an arterial connection at Gustin Street.

The Proposed Project would create a mixed-use development combining market-rate and affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design to the Old Colony Ave and Dorchester Street nexus, in addition to the area's emerging redevelopment.

In planning the building, great care was given to respecting the area's as-built conditions. As a result, the proposed building has been designed and scaled to compliment the busy thoroughfare of Old Colony Avenue and Dorchester Street, the area's ongoing multi-family residential development, and the surrounding mixed-use development proposals.

## Community Benefits

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

- The creation of 28 new residential units, including four (4) affordable units;
- 2,881 square feet of ground-floor interior commercial/retail restaurant space.
- 1,305 square feet of additional outdoor seating, and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property and sales tax revenue annually to the City of Boston;
- The expected creation of more than seventy (70) construction jobs over the length of the project.

# Detailed Project Information

## Project Description

The Project Site includes 9,383 square feet of land area, comprising three parcels situated at 232 Old Colony Avenue. The three City of Boston Assessor's Parcel No's include 0700420000 (3,248 Ft<sup>2</sup>), 0700421000 (1,774 Ft<sup>2</sup>), and 0700422000 (4,361 Ft<sup>2</sup>).

The Parcel is the site of the permanently closed Stadium Sports Bar and Grill.

## Proposed Program, Data and Dimensions

Lot Area: 9,383 Ft<sup>2</sup>

Maximum Building Height/Stories: 69 feet, 6 stories

Number of Residential Units: 28

Commercial/Retail Space: 2,881 Ft<sup>2</sup>

Total Building Square Footage: 38,371 Ft<sup>2</sup>

Floor Area Ratio: 4.09

Parking Spaces: 29

## Design Approach

The Proposed Project would consist of a new five and six story building. The below-grade floor will contain 7,955 square feet of parking, storage, and mechanical space, intending to accommodate the needs of the building's residents through the provision of 20 parking spaces. The first floor will contain 2,881 square feet of commercial/retail restaurant space intended to accommodate a use or uses serving the local community. In addition, there will be an enclosed parking garage containing an additional 9 parking spaces, with vehicular access to and from Mitchell Street. Floors two through six will contain 28 total residential units, with one, two, and three bedroom units. There will be bicycle parking within the sub grade and first floor garage, in addition to trash handling and recycling facilities, storage, and mechanical space.

The building's massing is derived from a creative reassessment of it's site context and urban conditions. A series of metal panels provide a strong identity along the segmented urban grid of Old Colony Ave, and serve to subdivide the building form, composed primarily of brick masonry and glass. With the addition of wood tone composite panels, the design possesses a rich material palette that relates to it's immediate context and serves as a compelling precedent for the area's future development.

The building skin will be a composition of brick masonry, metal panels, glass fenestration and wood tone composite panels. Windows will be a combination of operable and fixed sashes. The proposed total building maximum height is 69ft stepping down to 58ft at the corner of Old Colony Avenue and Mitchell Street.

# Detailed Project Information Cont.

## **Traffic, Parking and Access**

The project's 29 on-site parking spaces will be accessed via Mitchell Street, utilizing Gustin Street as an arterial connection. Vehicles will both enter and discharge from the garage on Mitchell Street, leading into Old Colony Avenue, with direct elevator access provided to all floors in the building from the interior lobby. Ample secure space for bicycle racks will be provided within the two floors of the building's garage.

## **Anticipated Permits and Approvals**

### Boston Redevelopment Authority

- Article 80 Small Project Review
- Affordable Housing Agreement
- Final Design Review Approval

### Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

### Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits

### Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

# Boston Zoning Code Data

## Zoning District Requirements

The site is situated within an M-1 (Restricted Manufacturing) zoning district under the Boston Zoning Code (Base Code), and within a Restricted Parking Overlay District. The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	2 ½ Stories, 35 Feet
Minimum Lot Size:	5,000 SF
Minimum Lot Area / Add'l Unit:	1,000
Minimum Usable Open Space Per Dwelling Unit:	400
Minimum Lot Width:	50'
Minimum Lot Frontage:	50'
Minimum Front Yard Setback:	20'

### Minimum Side Yard Setback:

10' + 1/20 Length of Building Side Wall (Note: Per Section 19-4, no side yard is required in an H district between the front yard required by the Code and a line parallel thereto and seventy feet in the rear thereof.)

### Minimum Rear Yard Setback:

10' + 1/20 Length of Building Rear Wall (Note: Per Section 20-8, for each full foot by which a lot is less than one hundred feet deep, six inches shall be deducted from the depth otherwise required for the rear yard thereof; provided that in no event shall the rear yard of any such lot be less than ten feet deep.)

## Proposed Design

Lot Area:	9,383 Ft <sup>2</sup>
Lot Width:	Varies
Lot Frontage:	158 Ft
Floor Area Ratio:	4.09
Maximum Building Height: Building Height (stories):	69Ft
Usable Open Space:	5,796 Ft <sup>2</sup> (Balconies & ground)
Front Yard Setback:	Varies; 1'6" (min); 11'0" (max)
Side Yard Setback:	Varies; 7'2" (Left, min); 7'11" (Left, max); 2'10" (Right, max & min)
Rear Yard Setback:	Varies; 1'1" (min); 4'2" (max)

### Off-Street Parking Requirements:

Residential Component: 25 Parking Spaces for 28 Residential Units  
Commercial Component: Varies Depending on the Commercial Use

### Off-Street Parking Guidelines by Boston Transportation Department (South Boston – Near MBTA Station (Andrew Station / Red Line)):

Residential: 21 spaces, Commercial: 2 spaces, Total 23 spaces

### Off-Street Loading: No Loading Bay Required

# Boston Zoning Code Data Cont.

## Zoning Relief Required

Article 13, Section 4:	Dwellings in Nonresidential District
Article 14, Section 14-2:	Additional Lot Area Required
Article 15, Section 1:	Floor Area Ratio Excessive
Article 16, Section 1:	Building Height Excessive
Article 17, Section 1:	Usable Open Space Insufficient
Article 18, Section 1:	Front Yard Insufficient
Article 20, Section 1:	Rear Yard Insufficient
Article 23, Section 23-1:	Off Street Parking Insufficient

## Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 2nd to 6th floor.

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

The building will be a mixed-use building:

- Residential: R-2
- Mercantile M
- 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 require 1-hour separation
- S-2 requires 1-hour separation

# Development Proposal

Exhibit 1:	Assessor's Map – Parcel 1
Exhibit 2:	Assessor's Map – Parcel 2
Exhibit 3:	Assessor's Map - Parcel 3
Exhibit 4:	Zoning Code Refusal
Exhibit 5:	Surrounding Urban Context
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Exhibit 11:	Northeast Perspective
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# Exhibit 1

## Assessor's Map - Parcel 1

City of Boston GIS

8/31/2015

### 232 Old Colony Ave - Parcel 1 - Assessor Data



**Property Information**

Parcel ID	0700420000
Owner	TWO-32 OLD COLONY LLC
Address	MITCHELL ST
Property Type	0326
Building Value	\$350,112.00
Land Value	\$181,997.00
Total Value	\$532,109.00
Lot Size	3248 sq ft
Land Use	Commercial



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

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# Exhibit 2

## Assessor's Map - Parcel 2

City of Boston GIS

8/31/2015

### 232 Old Colony Ave - Parcel 2 - Assessor Data



Property Information	
Parcel ID	0700421000
Owner	TWO-32 OLD COLONY LLC
Address	232 OLD COLONY AV
Property Type	0327
Building Value	\$191,237.00
Land Value	\$99,410.00
Total Value	\$290,647.00
Lot Size	1774 sq ft
Land Use	Commercial




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

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# Exhibit 4

## Zoning Code Refusal



Martin J. Walsh  
Mayor

### Boston Inspectional Services Department Planning and Zoning Division

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

#### ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

CHRIS DREW  
415 NEPONSET AVE  
DORCHESTER, MA 02122

April 24, 2015

**Location:** 232 OLD COLONY AV SOUTH BOSTON, MA 02127  
**Ward:** 07  
**Zoning District:** South Boston  
**Zoning Subdistrict:** M-1  
**Appl # :** ERT458548  
**Date Filed:** March 31, 2015  
**Purpose:** To erect new 6 story residential building with 30 units & restaurant space at the ground floor along with garage parking as per plans. Also, combine parcels: 0700421000, 0700420000, 0700422000, new parcel to be 9,383 sf

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>
Art. 13 Sec. 04	Dwellings in Nonresidential district	Dwellings in a non residential zoning district
Art. 14 Sec. 14-2	Additional Lot Area Required	Lot area for the add'l dwelling units is insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Max building height: Excessive
Art. 15 Sec. 01	Floor Area Ratio excessive	Max building height: Excessive (3 stories max allowed)
Art. 15 Sec. 01	Floor Area Ratio excessive	Usable open space: Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Mini rear yard requirement: Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Minimum front yard requirement: Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Minimum front yard requirement (Gustin Street): Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	
Art. 15 Sec. 01	Floor Area Ratio excessive	Minimum off street parking requirements: Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	
Art. 18 Sec. 01	Front Yard Insufficient	Minimum front yard requirement: Insufficient
Art. 18 Sec. 01 **	Front Yard Insufficient	Minimum front yard requirement (Gustin Street): Insufficient
Art. 23 Sec. 23-1 *	Off street parking insufficient	Minimum off street parking requirements: Insufficient
Article 16 Section 1	Building Height Excessive	Max building height: Excessive (3 stories max allowed)
Article 16 Section 1	Building Height Excessive	Max building height: Excessive
Article 17 Section 1	Usable Open Space Insufficient	Usable open space: Insufficient
Article 20 Section 1	Rear Yard	Mini rear yard requirement: Insufficient

# Exhibit 4 Cont.

## Zoning Code Refusal (Cont.)

CHRIS DREW  
415 NEPONSET AVE  
DORCHESTER, MA 02122

April 24, 2015

**Location:** 232 OLD COLONY AV SOUTH BOSTON, MA 02127  
**Ward:** 07  
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**Purpose:** To erect new 6 story residential building with 30 units & restaurant space at the ground floor along with garage parking as per plans. Also, combine parcels: 0700421000, 0700420000, 0700422000, new parcel to be 9,383 sf

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.

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Marc Joseph  
(617)961-3233  
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 5

## Surrounding Urban Context



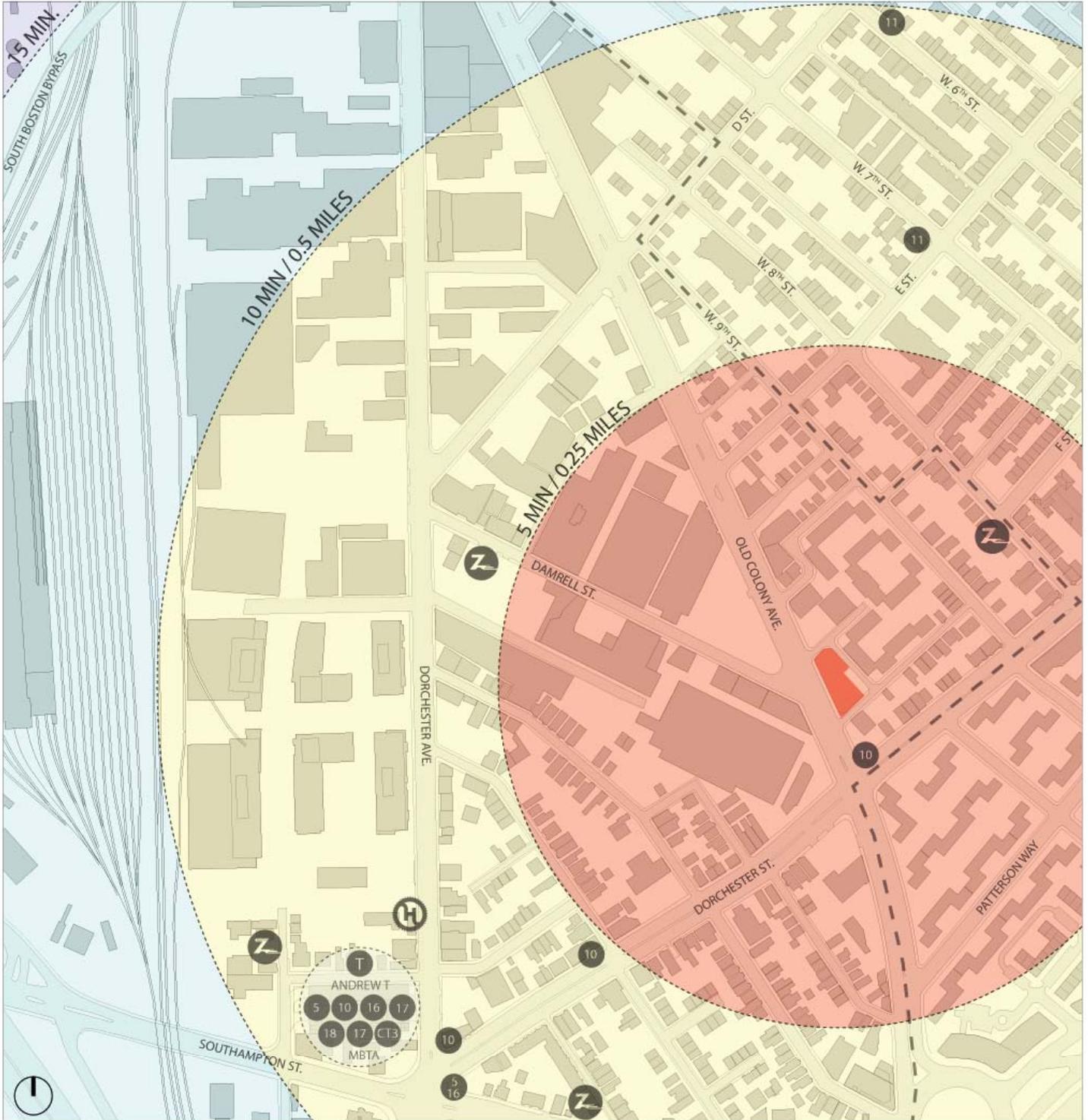
# Exhibit 6

## Neighboring Transit Locations



# Exhibit 7

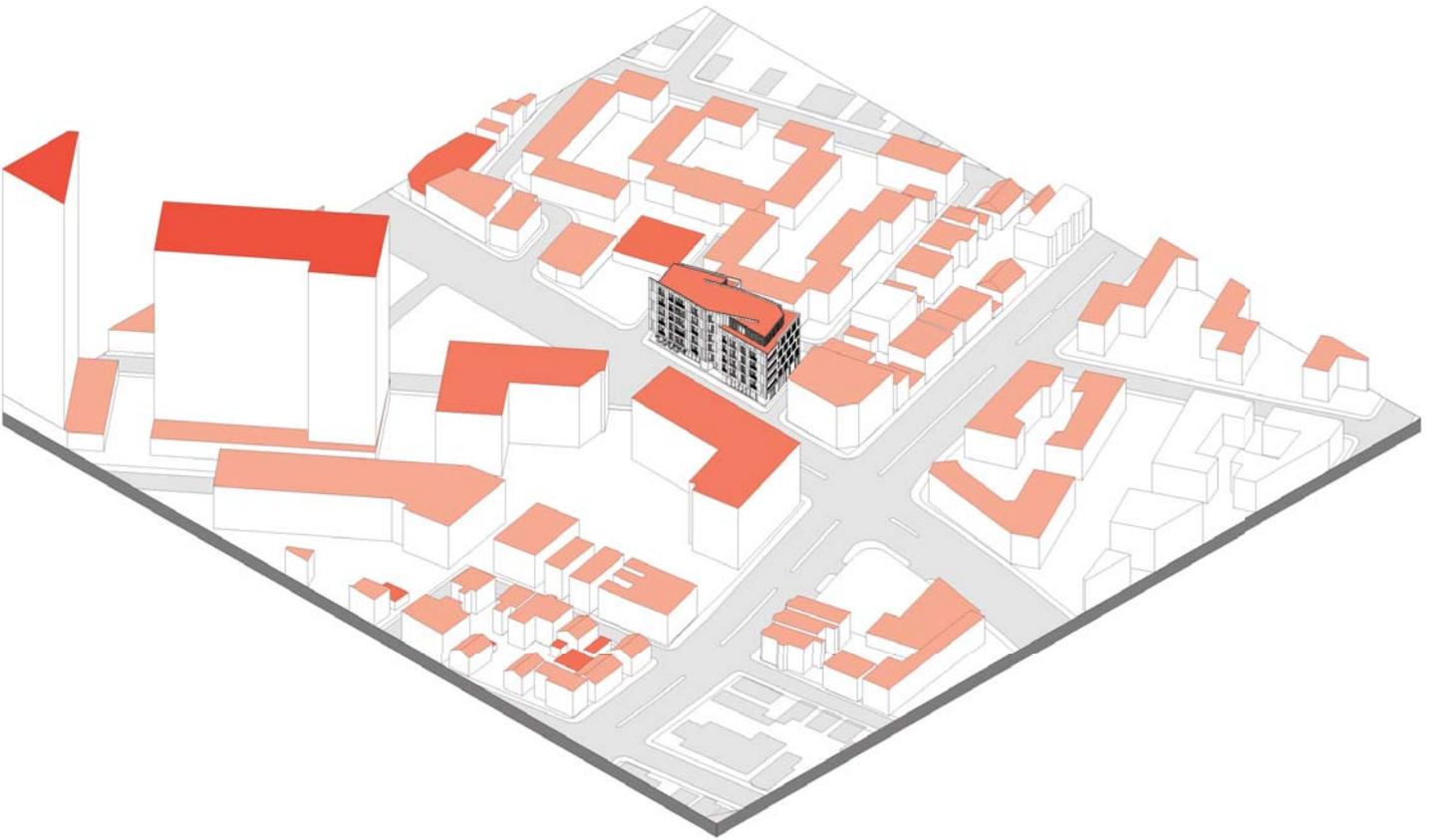
## Walking Proximity



# Exhibit 8

## Adjacent Building Heights

BUILDING HEIGHTS	
	0 - 25'
	25 - 50'
	50 - 70'
	+200'



# Exhibit 9

## Old Colony Avenue Perspective



# Exhibit 10

## North Perspective



# Exhibit 11

## Northeast Perspective



# Exhibit 12

## Unit Schedule

UNIT 01	2ND FLOOR	1 BEDROOM	931 SF
UNIT 02	2ND FLOOR	1 BEDROOM	775 SF
UNIT 03	2ND FLOOR	2 BEDROOM	992 SF
UNIT 04	2ND FLOOR	2 BEDROOM	1197 SF
UNIT 05	2ND FLOOR	2 BEDROOM	1137 SF
UNIT 06	2ND FLOOR	2 BEDROOM	1266 SF
UNIT 07	3RD FLOOR	1 BEDROOM	931 SF
UNIT 08	3RD FLOOR	1 BEDROOM	775 SF
UNIT 09	3RD FLOOR	2 BEDROOM	992 SF
UNIT 10	3RD FLOOR	2 BEDROOM	1197 SF
UNIT 11	3RD FLOOR	2 BEDROOM	1137 SF
UNIT 12	3RD FLOOR	2 BEDROOM	1236 SF
UNIT 13	4TH FLOOR	1 BEDROOM	931 SF
UNIT 14	4TH FLOOR	1 BEDROOM	775 SF
UNIT 15	4TH FLOOR	2 BEDROOM	992 SF
UNIT 16	4TH FLOOR	2 BEDROOM	1197 SF
UNIT 17	4TH FLOOR	2 BEDROOM	1137 SF
UNIT 18	4TH FLOOR	2 BEDROOM	1236 SF
UNIT 19	5TH FLOOR	1 BEDROOM	931 SF
UNIT 20	5TH FLOOR	1 BEDROOM	775 SF
UNIT 21	5TH FLOOR	2 BEDROOM	992 SF
UNIT 22	5TH FLOOR	2 BEDROOM	1197 SF
UNIT 23	5TH FLOOR	2 BEDROOM	1137 SF
UNIT 24	5TH FLOOR	2 BEDROOM	1236 SF
UNIT 25	6TH FLOOR	2 BEDROOM	1160 SF
UNIT 26	6TH FLOOR	3 BEDROOM	1442 SF
UNIT 27	6TH FLOOR	1 BEDROOM	710 SF
UNIT 28	6TH FLOOR	2 BEDROOM	1064 SF

Total: 28			29479 SF
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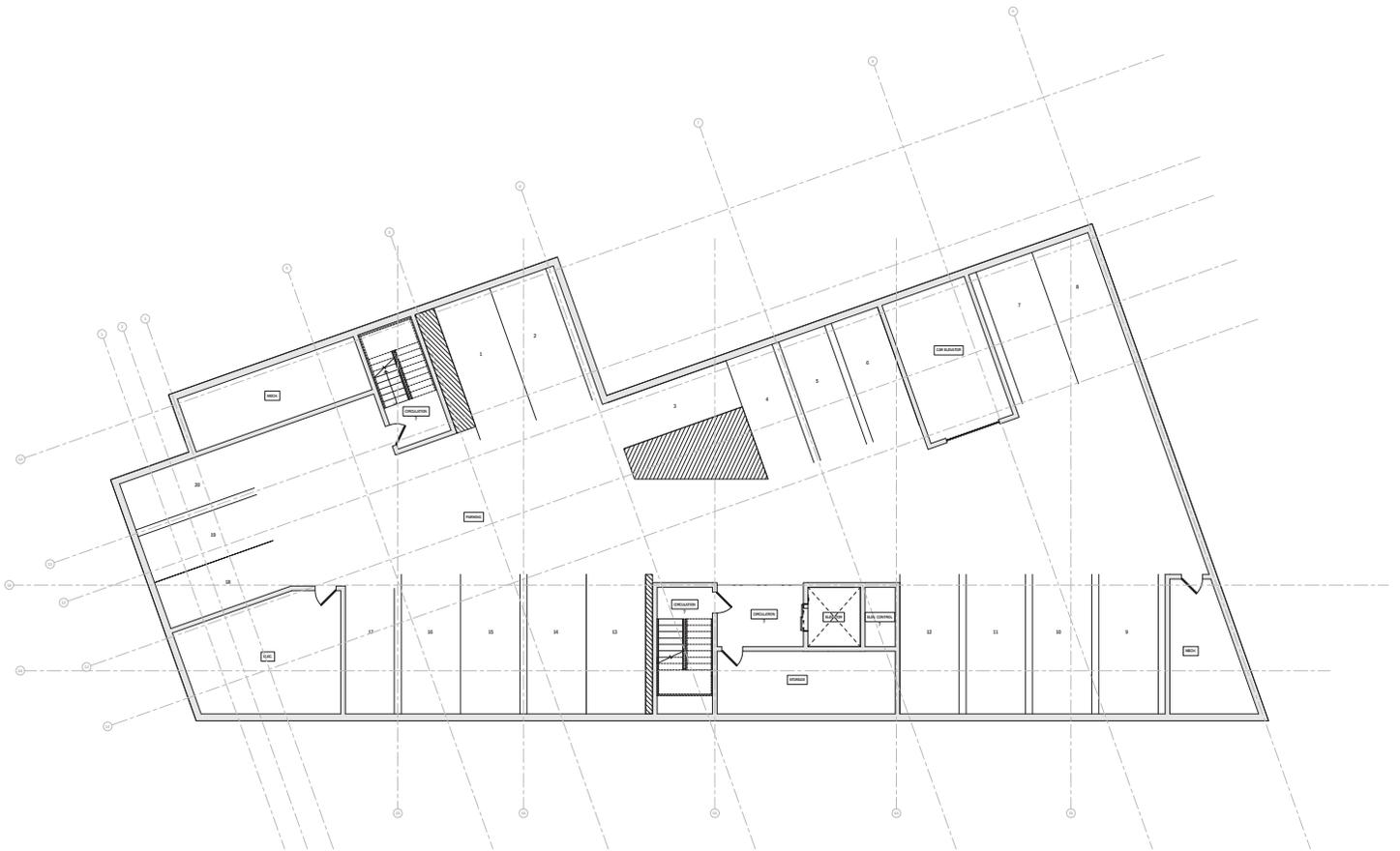
# Exhibit 13

## Site Plan



# Exhibit 14

## Basement Plan



# Exhibit 15

## Ground Floor Plan





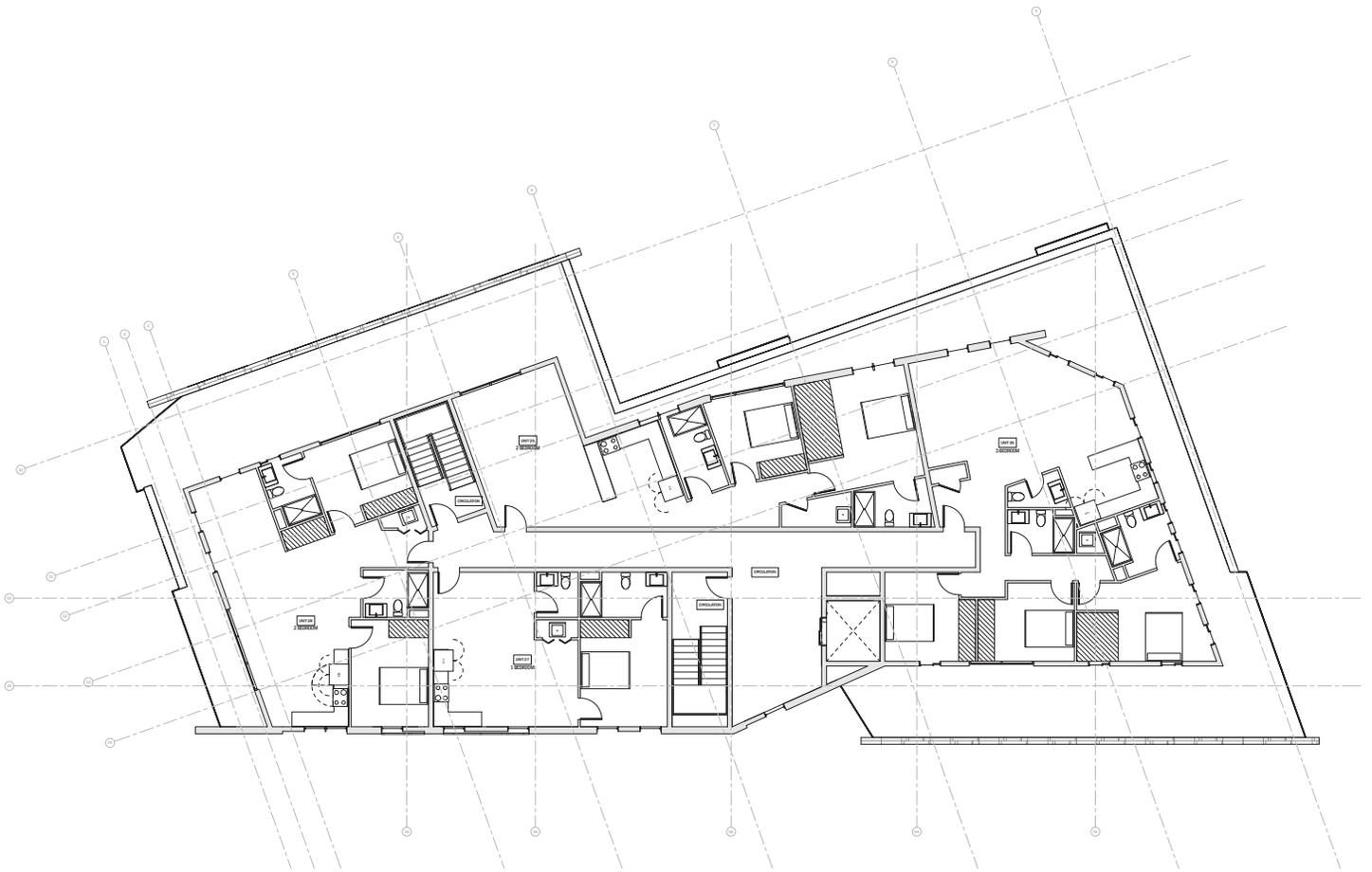
# Exhibit 17

## 3rd - 5th Floor Plan



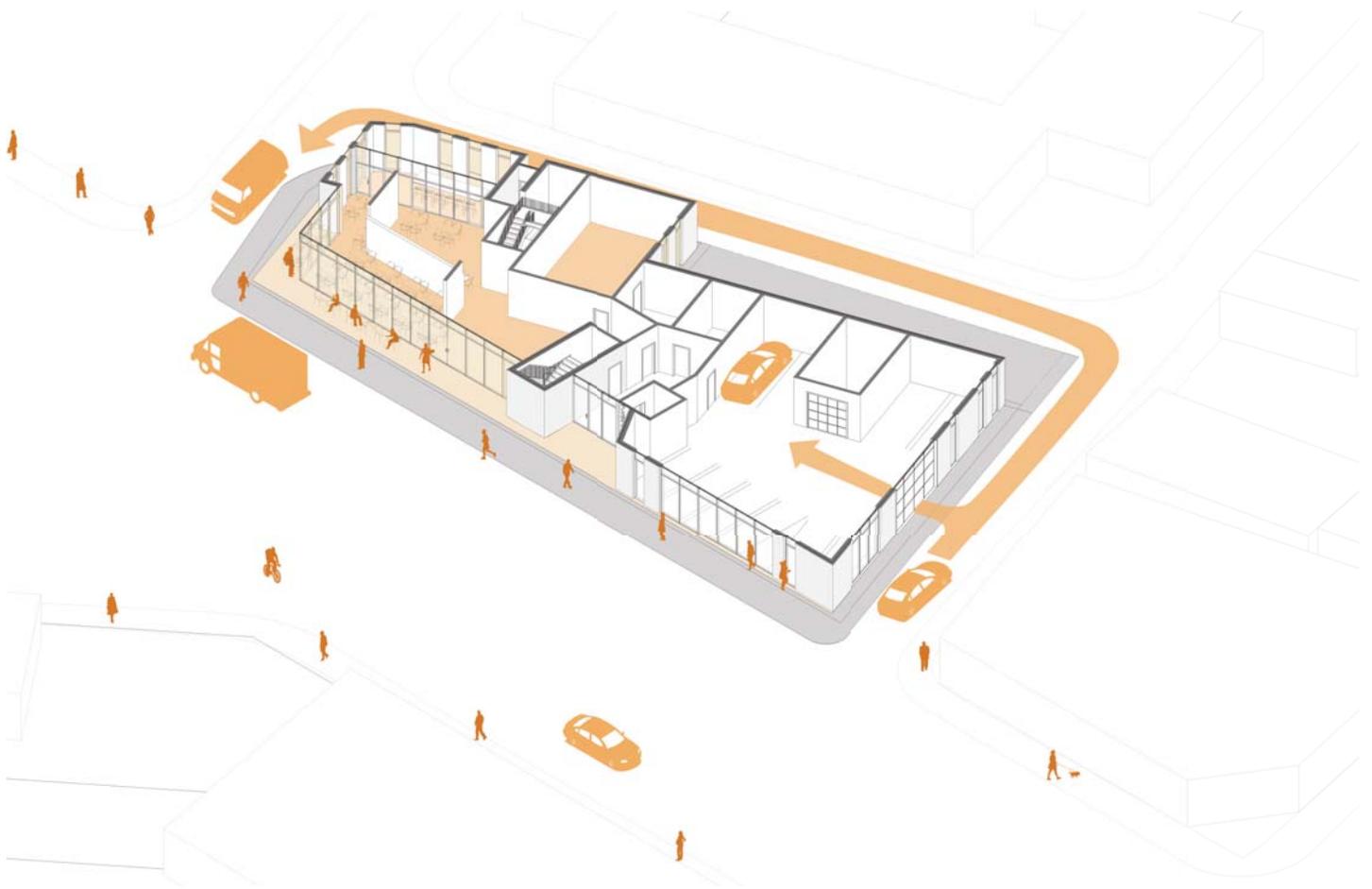
# Exhibit 18

## 6th Floor Penthouse Plan



# Exhibit 19

## Vehicular Circulation



# Exhibit 20

## North Elevation



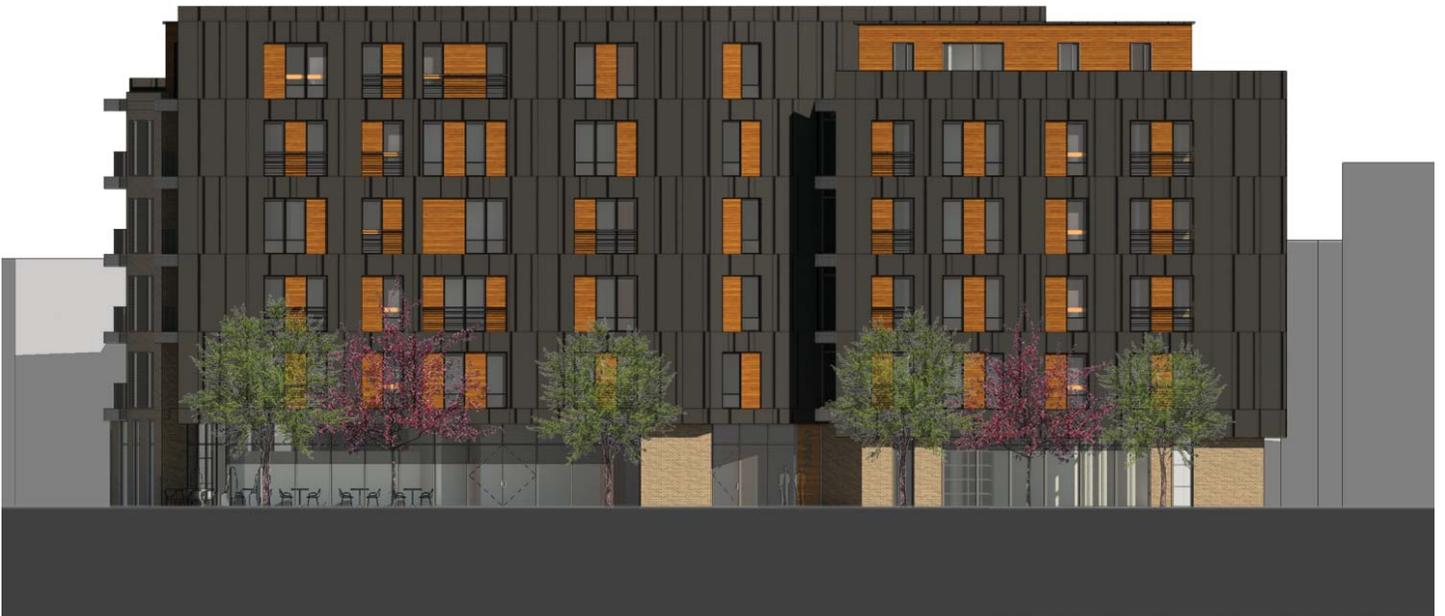
# Exhibit 21

## South Elevation



# Exhibit 22

## East Elevation



# Exhibit 23

## West Elevation



# Exhibit 24

## Material Details

### LEGEND

- 1. Composite wood tone panel
- 2. Metal rail
- 3. Metal panel
- 4. Running bond brick
- 5. Extruded Flemish bond header brick
- 6. Soldier course brick
- 7. Storefront Glazing
- 8. Punched window

