



**367 Neponset  
Avenue**  
Dorchester, MA 02122

Owner

**HC Neponset, LLC and  
PA Neponset, LLC**  
316 West Broadway  
South Boston, MA 02127

Architect

**SOSA**design  
Architects

81 Boylston St Brookline, MA 02210  
P: 617.870.9100 [www.sousadesign.com](http://www.sousadesign.com)



## 367 Neponset Avenue Dorchester

<b>Table of Contents</b>	<b>Page</b>
Project Team	3
Project Description	4
Zoning Analysis	5
Public Review	6
Existing Conditions	7
Neighborhood Context	8
Traffic & Parking / Public Benefits	10
Appendix A - Design documents	11

## **367 Neponset Avenue Dorchester**

### **Project Team**

Owner:

#### **HC Neponset, LLC and PA Neponset, LLC**

316 W. Broadway  
South Boston, MA 02167  
Contact: Paul Adamson  
617.592.5323

Architect:

#### **Sousa Design Architects**

81 Boylston Street, 2nd Floor  
Brookline, MA 02445  
Contact: Stephen A Sousa  
617.879.9100

Structural Engineer:

#### **TF Moran Engineering**

48 Constitution Drive  
Bedford, NH 03110  
Contact: Joaquin Denoya  
603.472.5166 Ext. 343

Civil Engineer:

#### **Boston Survey, Inc.**

Unit C4, Shipway Place  
Charlestown, MA 02129  
Contact: George Collins  
617.242.1313

MEP Engineer:

#### **BLW Engineers, Inc.**

311 Great Road  
Littleton, MA 01460  
Contact: Ken Beck  
978.486.4301

Legal Counsel:

#### **McDevitt Law Group PC**

161 Granite Ave  
Dorchester, MA 02124  
Contact: Daniel J. McDevitt  
617.282.7550

## 367 Neponset Avenue Dorchester

### Project Description:

This project is a re-use of an existing brick and concrete structure with frontage on two streets; Neponset Ave and Minot Street. Of the existing 14,570 square feet, the project will fit out approximately 5,500 square feet of restaurant space on Neponset Ave and expand vertically the warehouse on Minot Street into 22 residential units totaling approximately 26,000 square feet. The ground level at Minot Street will be an enclosed parking garage for 33 parking spaces and building infrastructure/ circulation. A 39-space parking lot at 372 Neponset Ave shall serve the new restaurant. The gross square footage of the restaurant and residential/parking component will be approximately 31,500 square feet, an addition of 16,930 square feet.

Project Summary:      New Construction  
Restaurant: 215 Seats  
For Rent Market Units: 3 Stories, 22 Units  
Parking Garage: 33 off-street spaces  
Restaurant Parking: 39 Spaces at 372 Neponset Ave.

<u>Unit Types</u>	<u>Quantity</u>	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom	7 (3 affordable)	32%	813 sq ft - 1025 sq ft
Two Bedroom	15	68%	995 sq ft - 1280 sq ft

### Use Category:

Use:    R-2 Residential  
         S-2 Parking Garage  
         A-2 Restaurant

Work to be completed in accordance with:

IBC - International Building Code 2009  
IEBC - International Existing Building Code 2009  
IECC - International Energy Conservation Code 2009  
IMC - International Mechanical Code 2009  
IFC - International Fire Code 2009  
780 CMR - MA Amendments to the IBC  
527 CMR - MA fire prevention and electrical regulations  
521 CMR - MA accessibility regulations  
248 CMR - MA plumbing regulations  
524 CMR - MA elevator regulations

Note: building shall be fully sprinklered

## 367 Neponset Avenue Dorchester

### Zoning Analysis:

Project Summary: New construction, 4 stories, 48' to parapet  
22 dwelling units, 215 seat restaurant  
33 space parking garage

Zoning District: Dorchester Neighborhood District 5E (LC) Article 65

Lot Size: 15,700 square feet

	Required	Proposed	Variance
<b>Use (Local Convenience)</b>	Multifamily dwelling: Conditional	Multifamily Dwelling	Yes
<b>Maximum Floor Area Ratio</b>	1.0	1.69	Yes
<b>Maximum Building Height</b>	40'	48'	Yes
<b>Minimum Lot Size</b>	None	15,700	No
<b>Minimum Usable Open Space Per Dwelling Unit</b>	50 Square Feet	100 Square Feet	No
<b>Minimum Lot Width</b>	None	-	No
<b>Minimum Lot Frontage</b>	None	-	No
<b>Minimum Front Yard</b>	None	-	No
<b>Minimum Side Yard</b>	None	-	No
<b>Minimum Rear Yard</b>	20'	*	No
<b>Off-Street Parking Requirements</b>	10+ Units: 1.5 spaces/unit	1.5	No

\* No rear yard; Property abuts two streets.

## 367 Neponset Avenue Dorchester

### Public Review:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 application, the project team conducted preliminary outreach with local community groups.

The table below lists the public permits and approvals which are anticipated to be required for this project. The list is not conclusive and subject to amendments.

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Transportation Department	Construction Management Plan (If required)
Boston Water and Sewer Commission	Site plan approval for water and sewer connections
Inspectional Services Department	Review / Compliance with State Building Code Building Construction Permit

### Construction Impact:

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, storage and parking for workers can be accommodated on site. Site access will be provided from Neponset Ave. The site will have a secure perimeter for the duration of the project.

## 367 Neponset Avenue Dorchester

### Existing Conditions



### Neponset Ave



### Minot Street



# 367 Neponset Avenue Dorchester

## Neighborhood Context



1



2



## 367 Neponset Avenue Dorchester

### Neighborhood Context (cont.)



3



4



5



6



7



8

## **367 Neponset Avenue Dorchester**

### **Traffic & Parking**

As part of the proposed project, the new 22-unit building will include on-site parking for 33 vehicles in order to mitigate potential parking and traffic issues. Residential parking will be directly accessible from Minot Street. The restaurant component will be served by a 39 space parking lot across the street at 372 Neponset Ave; both components will utilize existing curb cuts. The project is close in proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) bus lines. The abundance of public transportation options will help alleviate any negative impact on parking and traffic caused by the new residents and restaurant.

### **Public Benefits**

The proposed project will result in the transformation of an underutilized, unattractive, low-density single-story commercial property into 22 market rate residential units and a restaurant.

The project will add an attractive, dense building to the Neponset Avenue corridor, adding new residents to a portion of the city that can support more people without displacing any existing residents. This will add foot traffic and customers to the surrounding businesses and support a more vibrant economic corridor, while enabling the re-use of an existing lot and existing building.

The proposed project will create full-time equivalent and part time jobs during the construction period, with additional part-time jobs for the restaurant upon completion. Construction is expected to start once final approvals are in hand and take approximately 12-15 months to complete. The developer has a proven record of hiring locally and will make best efforts to secure local qualified workers and contractors.

**367 Neponset Avenue Dorchester**

**Appendix A: Design Documents**

(See attached)