

410 WEST BROADWAY MIXED USE PROJECT

*410 West Broadway
South Boston*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority





March 2, 2016

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

Dear Mr. Golden:

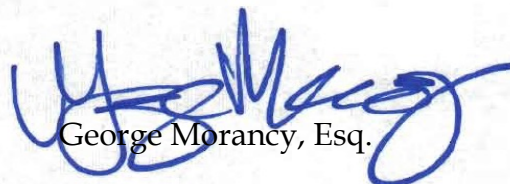
It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 410 West Broadway Mixed Use Project in South Boston.

The proposed project is to consist of 24 new residential condominium units, primarily market-rate, with 3 affordable units in accordance with the Mayor's executive order on inclusionary development, served by 28 parking spaces located in a ground-level and basement-level garage. There would also be 3,200 square feet of ground-floor commercial space serving the West Broadway neighborhood shopping district.

The applicant is Douglas R. George, the present owner of the project site. Architectural services are being provided by Choo & Company, Inc., of Quincy, 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,



George Morancy, Esq.

410 WEST BROADWAY MIXED-USE PROJECT

~ South Boston ~

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

Submitted by

Douglas R. George

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Douglas R. George
832 Dorchester Avenue, #1
Dorchester, MA 02125
Email: 410WestBroadwayProject@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Fax: 617-657-5394
Email: gmorancy@admorlaw.com

Architecture:

Choo & Company, Inc.
One Billings Road
Quincy, MA 02171
Tel.: 617-786-7727
Fax: 617-786-7715
Email: arthur@choo-design.com

Development Consultant:

Joseph Rull
MJR Consulting
15 Broad Street, Suite 601
Boston, MA 02109
Tel.: 617-391-9452
Email: joerull@mjr-consultants.com

Land Surveyor:

Ken Bouffard
Civil Environmental Consultants, LLC
8 Oak Street
Peabody, MA
Tel.: 978-531-1191

1.2 Project Narrative

The proposed project consists of a new five-story building to be situated at 410 West Broadway in South Boston. The lot size is 9,894 square feet and is currently vacant land, being the former location of a wood-frame church that suffered a major fire in 2013 and has since been demolished. The developer and applicant, Doug George, purchased the property in September of 2015 in the name of 410 West Broadway, LLC.

The building would contain approximately 3,200 square feet of ground-floor commercial space fronting on West Broadway, along with the building's main residential entry and lobby, with thirteen garage parking spaces located to the rear, accessed from Athens Street. The basement of the building would contain an additional fifteen parking spaces, commercial storage space, and building mechanical rooms. There would be 24 residential units located on floors two through five. The roof area would provide a common roof deck, an amenity storage room, and space for rooftop condensers.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 24 new residential units in an attractive low-rise building, including 3 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;
- generation thousands of 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 at least 45 construction jobs to complete the proposed project.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of 9,894± square feet of land area, being a single parcel of land situated at 410 West Broadway in South Boston, being City of Boston Assessor's Parcel No. 0601153000. The site fronts onto West Broadway and is bordered on the left and right sides by both residential and commercial buildings, and to the rear by Dresser Street, a public way.

2.2 Project Financing and Developer Pro Forma

Mr. George has successfully developed numerous residential and commercial projects in Boston and has a strong working relationship with several major lenders, a record of proven financial security, a commitment to design excellence an on-time project completion, and intends to finance the project using traditional institutional lender financing from East Boston Savings Bank.

Total Development Cost (soft/hard costs): \$12,500,000

Construction Cost (hard cost): \$7,500,000

Disclosure of Beneficial Interest in the Project

- Douglas George: 100%

Number of Construction Jobs: 45

Estimated Constructions Start: Third quarter 2016

Estimated Construction Completed: Fourth quarter 2017

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 9,894± square feet

Maximum Building Height/Stories: 5 stories, 51'-6"

Number of Residential Units: 24 two-bedroom units

Residential Unit Descriptions:

	<u>Second Floor</u>		<u>Third Floor</u>
Unit 1:	2 BR - 1,236 SF	Unit 7:	2 BR - 1,248 SF
Unit 2:	2 BR - 1,315 SF	Unit 8:	2 BR - 1,198 SF
Unit 3:	2 BR - 1,140 SF	Unit 9:	2 BR - 1,153 SF
Unit 4:	2 BR - 1,088 SF	Unit 10:	2 BR - 1,061 SF
Unit 5:	2 BR - 1,281 SF	Unit 11:	2 BR - 1,207 SF
Unit 6:	2 BR - 1,167 SF	Unit 12:	2 BR - 1,071 SF
	<u>Fourth Floor</u>		<u>Fifth Floor</u>
Unit 13:	2 BR - 1,260 SF	Unit 19:	2 BR - 1,225 SF
Unit 14:	2 BR - 1,185 SF	Unit 20:	2 BR - 1,106 SF
Unit 15:	2 BR - 1,153 SF	Unit 21:	2 BR - 1,132 SF
Unit 16:	2 BR - 1,061 SF	Unit 22:	2 BR - 971 SF
Unit 17:	2 BR - 1,272 SF	Unit 23:	2 BR - 1,054 SF
Unit 18:	2 BR - 1,159 SF	Unit 24:	2 BR - 1,042 SF

Commercial Unit Description:

First Floor: 3,200 SF of sub-dividable space

Total of Building Gross Square Footage (inc. garage & storage): 39,076 square feet

Floor Area Ratio: 3.9

Parking Spaces: 28 garage parking spaces in an at-grade and basement-level garage.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project will consist of a new five-story building. The first floor will be commercial space. Below grade, there will be one level of parking for 15 motor vehicles. On the first floor, there will also be 13 off-street garage parking spaces at grade behind the commercial space, for a total of 28 parking spaces. Floors two through five will contain 24 residential units. All of the residential units will be two-bedroom units. The building will fill the lot along West Broadway to continue and define the street wall.

Along the F Street lot line, approximately 10'-6" from the West Broadway lot line, the building will be set back approximately 3' to provide light access and additional egress width. Above the first floor, there will be a courtyard on each side of the building to allow for substantial light and air access for both the building's residential units and the neighboring buildings. The top floor will also maintain an approximately 5' setback along Athens Street, providing a step-down in height towards the residential scale of Athens Street. A common roof deck will be provided for residential open space. In

addition, each unit will have a private balcony, with some overlooking West Broadway, in an effort to promote the pedestrian quality of West Broadway.

The building’s skin will be a composition of brick, high-density fiber cement panels, fiber cement lap siding, glass fenestration, and painted fiber cement trim. The materials and rhythm of the façade are similar to and consistent with other buildings along West Broadway, incorporating traditional South Boston building materials with the form and scale of many of the newer developments along West Broadway. The materials then transition to a more residential typology in the rear, consistent with the scale of Athens Street.

Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 51’-6” to the roof of the upper story. Mechanical equipment, the stairways, and elevator shaft head-house will rise above that point, but will set back from the front edge of the building so to not be visible from the street.

The materials and architectural massing have been planned and designed to visually interrupt the massing of the building along its elevations, to be more consistent with neighborhood design. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project’s 28 on-site parking spaces will be accessed via Dresser Street, where there is no public on-street parking. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided.

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 • Design Review Approval
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• Building Permit• Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated partly within a 3F-2000 zoning subdistrict and partly within an MFR/LS (Multifamily/Local Service) subdistrict of the St. Vincent Neighborhood Zoning District, Article 57 of the Boston Zoning Code. The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Regulations of Article 57, Table A (Residential Subdistricts Use Regulations)

3F-2000 Subdistrict

Multifamily Dwelling:	Forbidden Use
Retail Use:	Forbidden Use

Regulations of Article 57, Table A (Residential Subdistricts Use Regulations)

MFR/LS Subdistrict

Multifamily Dwelling:	Allowed Use
Local Retail Use:	Allowed Use on Ground Floor

Regulations of Article 57, Table C (Dimensional Regulations in Residential Subdistricts)

3F-2000 Subdistrict

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	Stories: 3 Feet: 35'
Minimum Lot Size:	2,000 SF for 1 or 2 Units
Minimum Lot Area Per Additional Dwelling Unit:	1,000 SF
Minimum Usable Open Space Per Dwelling Unit:	300 square feet
Minimum Lot Width:	20'

Minimum Lot Frontage:	20'
Minimum Front Yard Setback:	5'
Minimum Side Yard Setback:	2 ½'
Minimum Rear Yard Setback:	30'

Regulations of Article 57, Table C (Dimensional Regulations in Residential Subdistricts)

	<u>MFR/LS Subdistrict</u>
Maximum Floor Area Ratio:	1.0
Maximum Building Height:	Stories: 3 Feet: 35'
Minimum Lot Size:	2,000 SF for 1 or 2 Units
Minimum Lot Area Per Additional Dwelling Unit:	1,000 SF
Minimum Usable Open Space Per Dwelling Unit:	200 square feet
Minimum Lot Width:	40'
Minimum Lot Frontage:	40'
Minimum Front Yard Setback:	5'
Minimum Side Yard Setback:	5'
Minimum Rear Yard Setback:	30'

3.2 Proposed As-Built Zoning Conditions

Lot Area: 9,894 square feet - (variance required)

Lot Width: 68' -- CONFORMS

Lot Frontage: 68' -- CONFORMS

Floor Area Ratio: 3.9 (variance required)

Maximum Building Height (feet): 51'-6" (variance required)

Building Height (stories): 5 -- (variance required)

Usable Open Space: 3,818 square feet (160 SF per unit) -- (variance required)

Front Yard Setback: Existing Building Alignment (modal) -- CONFORMS

Side Yard Setbacks: 0' & 3' -- (variance required)

Rear Yard Setback: 0' (Dresser Street modal) & 5' -- (variance required)

Off-Street Parking Requirements of Article 57, Table E:

Residential Parking Requirement: 1.5 spaces per unit (10+ units)

Total required off-street residential parking: 21 spaces

Total provided off-street residential parking: 28 spaces

- o *Note: Variance required for size of provided parking spaces and for maneuverability and design of off-street parking facilities.*

Off-Street Loading Requirements of Article 57, Table F:

Total required off-street loading bays (15,001-49,000 SF): 1

Total provided off-street loading bays: 1

3.3 Zoning Relief Required

Article 57, Section 8:	Forbidden Use
Article 57, Sections 9 & 11:	Lot Area for Additional Dwelling Units Insufficient
Article 57, Sections 9 & 11:	Excessive Floor Area Ratio
Article 57, Sections 9 & 11:	Rear Yard Insufficient
Article 57, Sections 9 & 11:	Front Yard Insufficient
Article 57, Sections 9 & 11:	Excessive Building Height (stories & feet)
Article 57, Sections 9 & 11:	Insufficient Usable Open Space
Article 57, Section 26:	Off-Street Parking Size & Design

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.

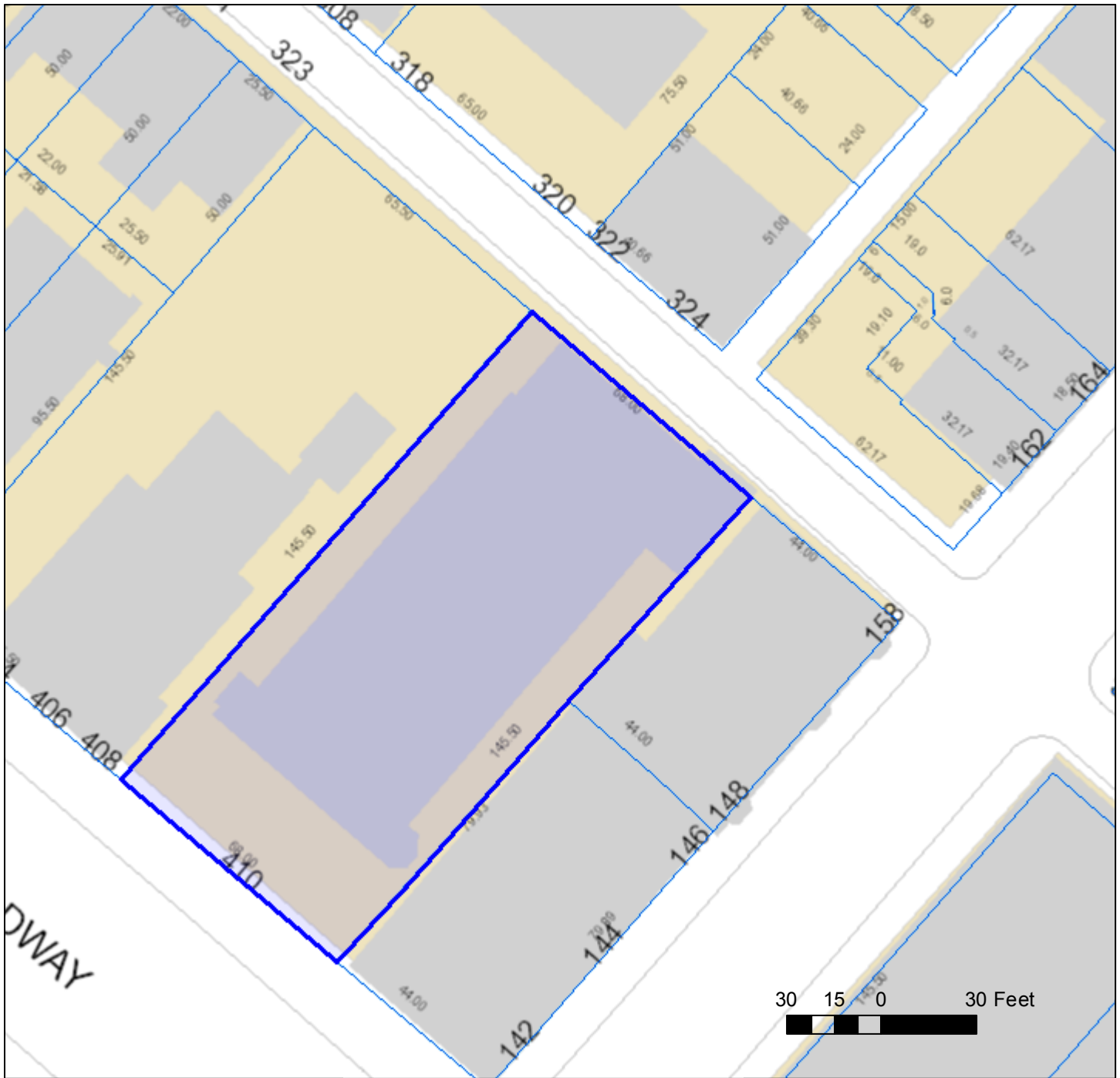
- Residential: R-2
- Ground Floor M
- Parking Garage: S-2

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. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS, AND PLANS

Exhibit 1:	Assessor's Map – Parcel View
Exhibit 2:	Assessor's Map – Aerial Photo
Exhibit 3:	Aerial Views – Current and with former Church
Exhibits 4 & 5:	Views of Site from West Broadway
Exhibits 6 & 7:	Views of Site from West Broadway and Dresser Street
Exhibit 8:	Site Plan
Exhibit 9:	Architectural Site Plan
Exhibit 10:	Circulation Plan
Exhibit 11:	Front Elevation
Exhibit 12:	Rear Elevation
Exhibit 13:	Side Elevation (F Street side)
Exhibit 14:	Side Elevation (right side)
Exhibit 15:	Basement Garage Plan
Exhibit 16:	First Floor Plan
Exhibit 17:	Second Floor Plan
Exhibit 18:	Third Floor Plan
Exhibit 19:	Fourth Floor Plan
Exhibit 20:	Fifth Floor Plan
Exhibit 21:	Roof Plan
Exhibit 22:	Urban Context – Building Heights
Exhibit 23:	Urban Context – Transit and Walking Distances

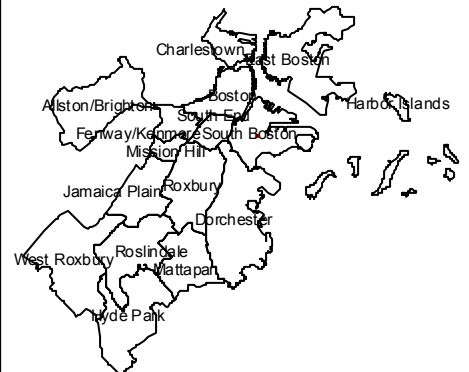


Parcel ID: 0601153000
 Address: 410 W BROADWAY
 Zipcode: 02127
 Owner: ALBANIAN ORTHODOX CHURCH
 Land Use: E
 Lot Size: 9,894 sq ft
 Living Area: 0 sq ft
 Total Value: \$317,200
 Land Value: \$317,200
 Building Value: \$0
 Gross Tax: \$0.00



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

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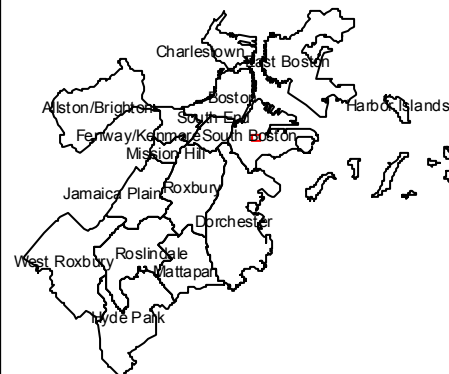


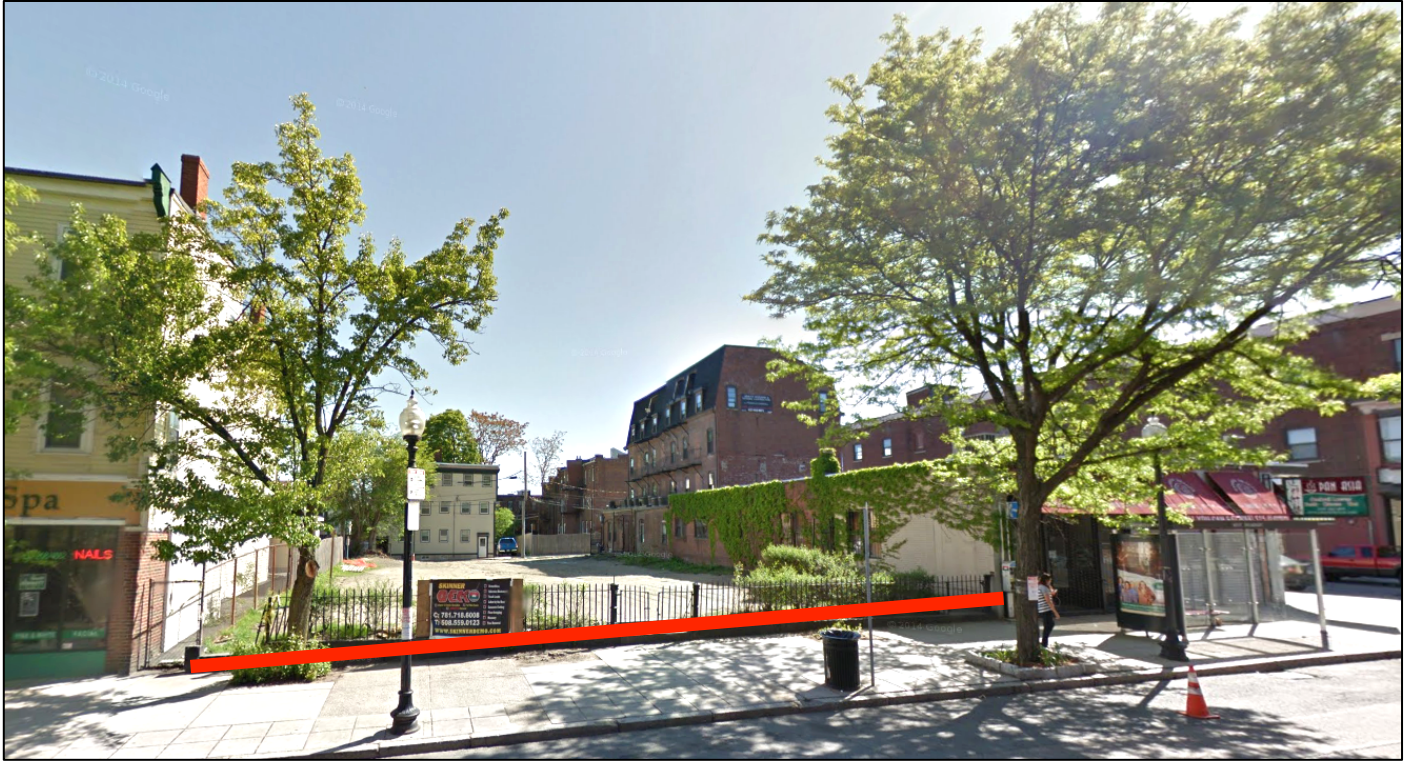
Exhibit "3"



AERIAL SHOTS OF SITE, WITH FORMER CHURCH BUILDING IN LOWER VIEW



Exhibits "4" & "5"



TWO VIEWS OF SITE FROM WEST BROADWAY



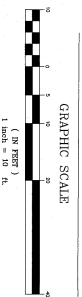
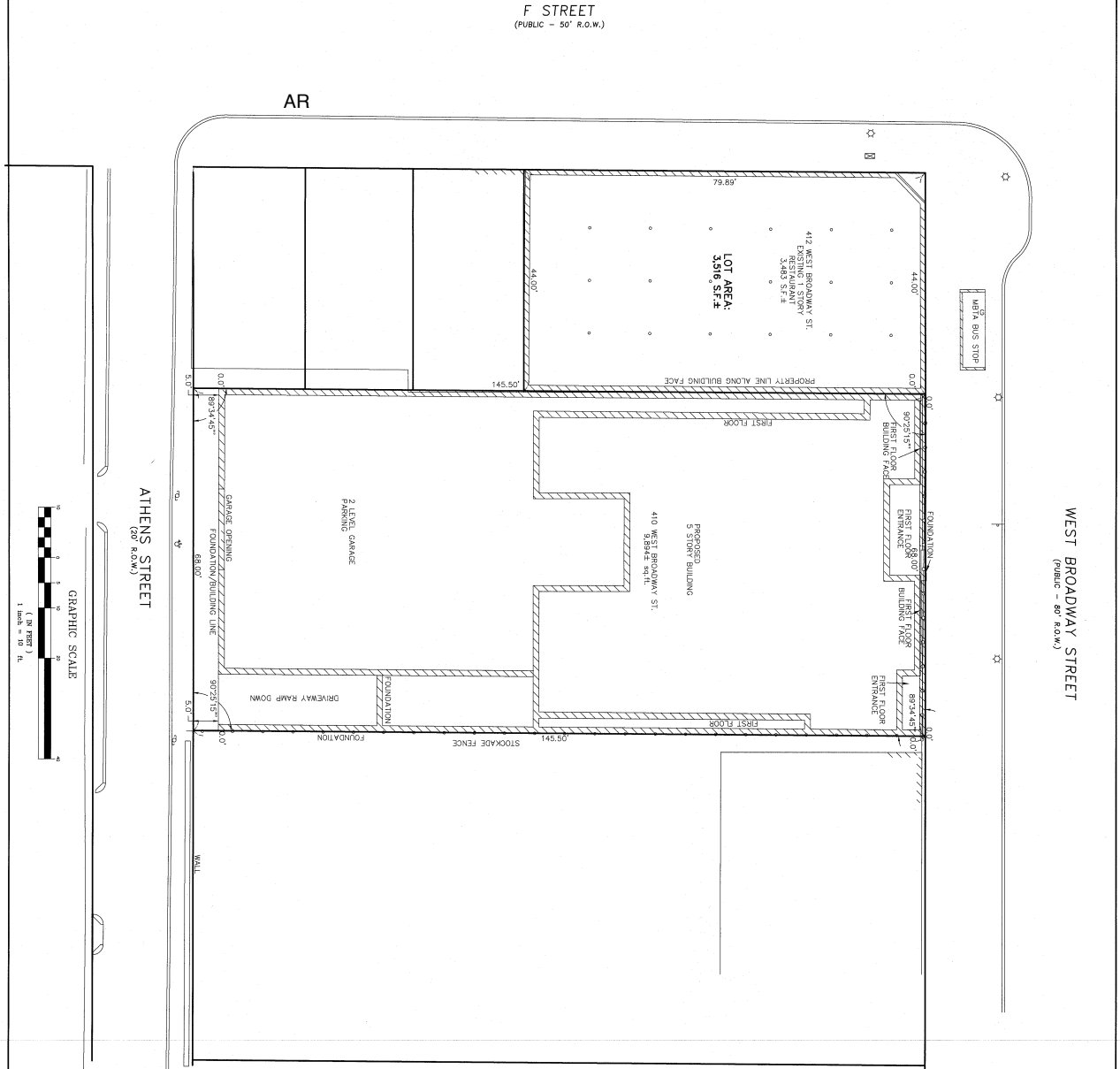
Exhibits "6" & "7"



SITE AS SEEN FROM INTERSECTION OF F STREET & WEST BROADWAY
AND FROM ATHENS STREET LOOKING TO WEST BROADWAY



Exhibit "8" SITE PLAN



PROPOSED PLOT PLAN
410 WEST BROADWAY
SOUTH BOSTON, MA
FOR
DOUG GEORGE

CIVIL ENVIRONMENTAL CONSULTANTS
8 ORK STREET PLABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1
DATE: 1/6/2015
JOB: 3469
DRAWN BY: L.J.B.

Exhibit "9"

ARCHITECTURAL SITE PLAN



Exhibit "10"
CIRCULATION PLAN

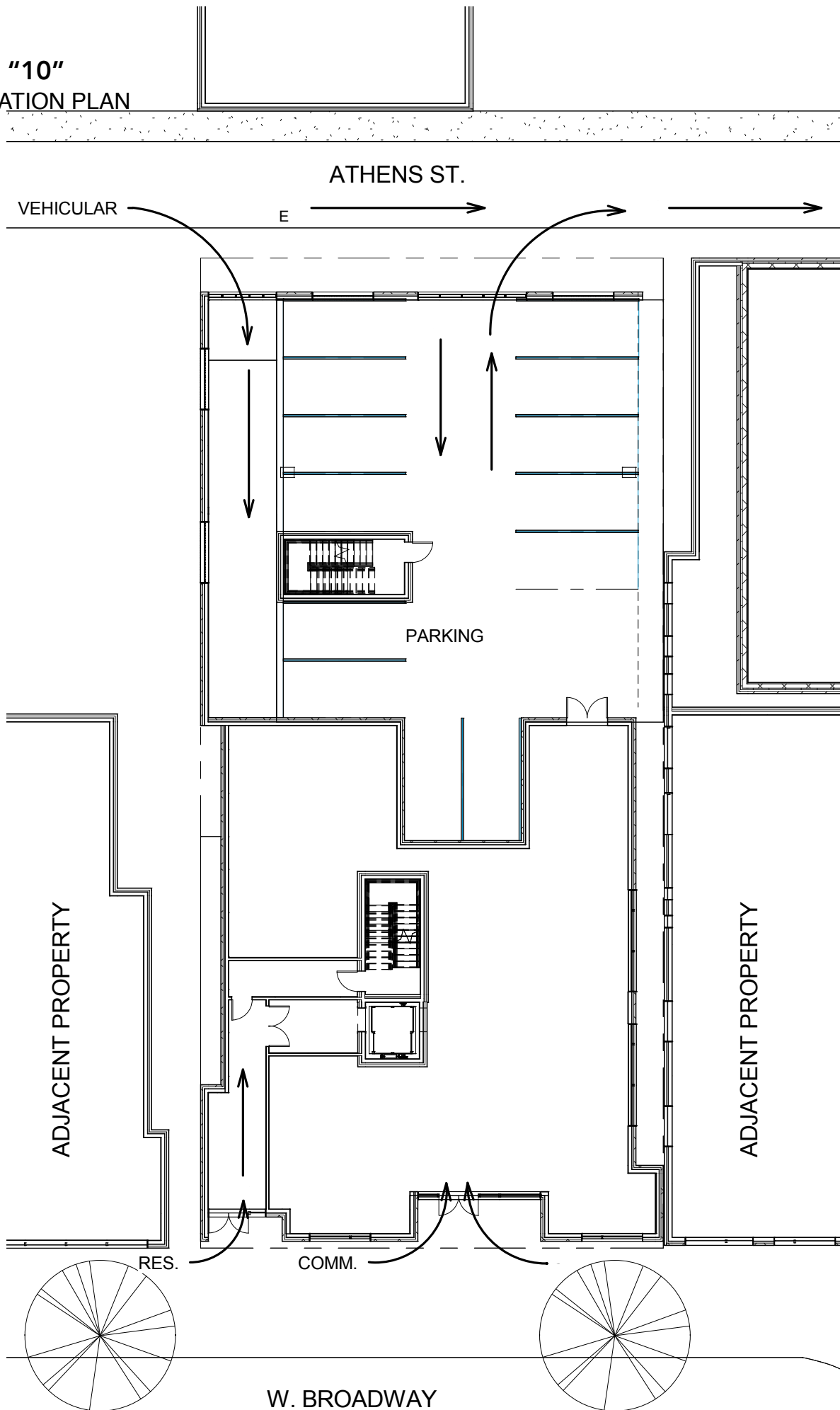


Exhibit "11"
FRONT ELEVATION (WEST BROADWAY)

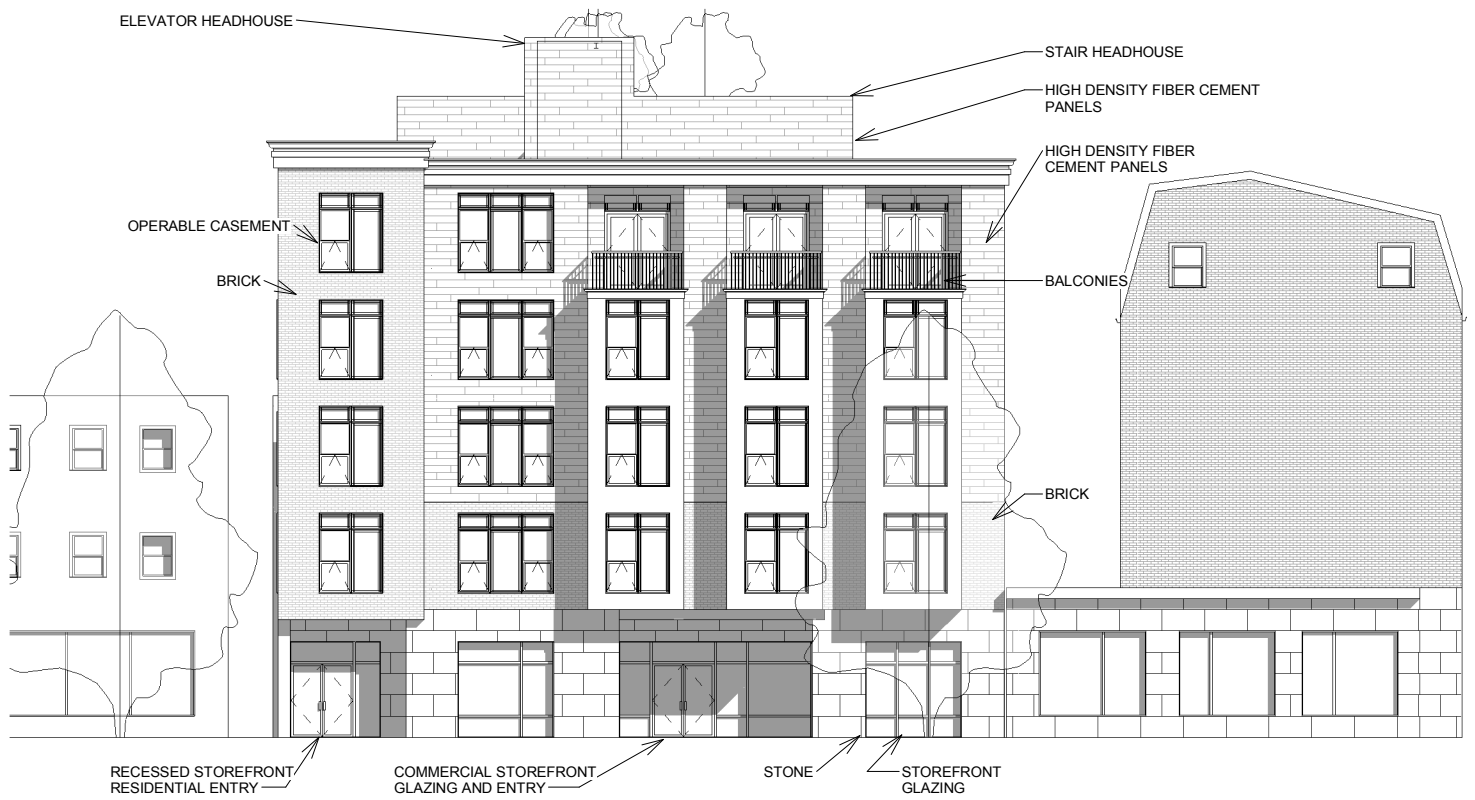


Exhibit "12"
REAR ELEVATION (ATHENS STREET)



Exhibit "13"
SIDE ELEVATION (F STREET)



Exhibit "14"
SIDE ELEVATION (RIGHT SIDE)



Exhibit "15"
BASEMENT & GARAGE PLAN

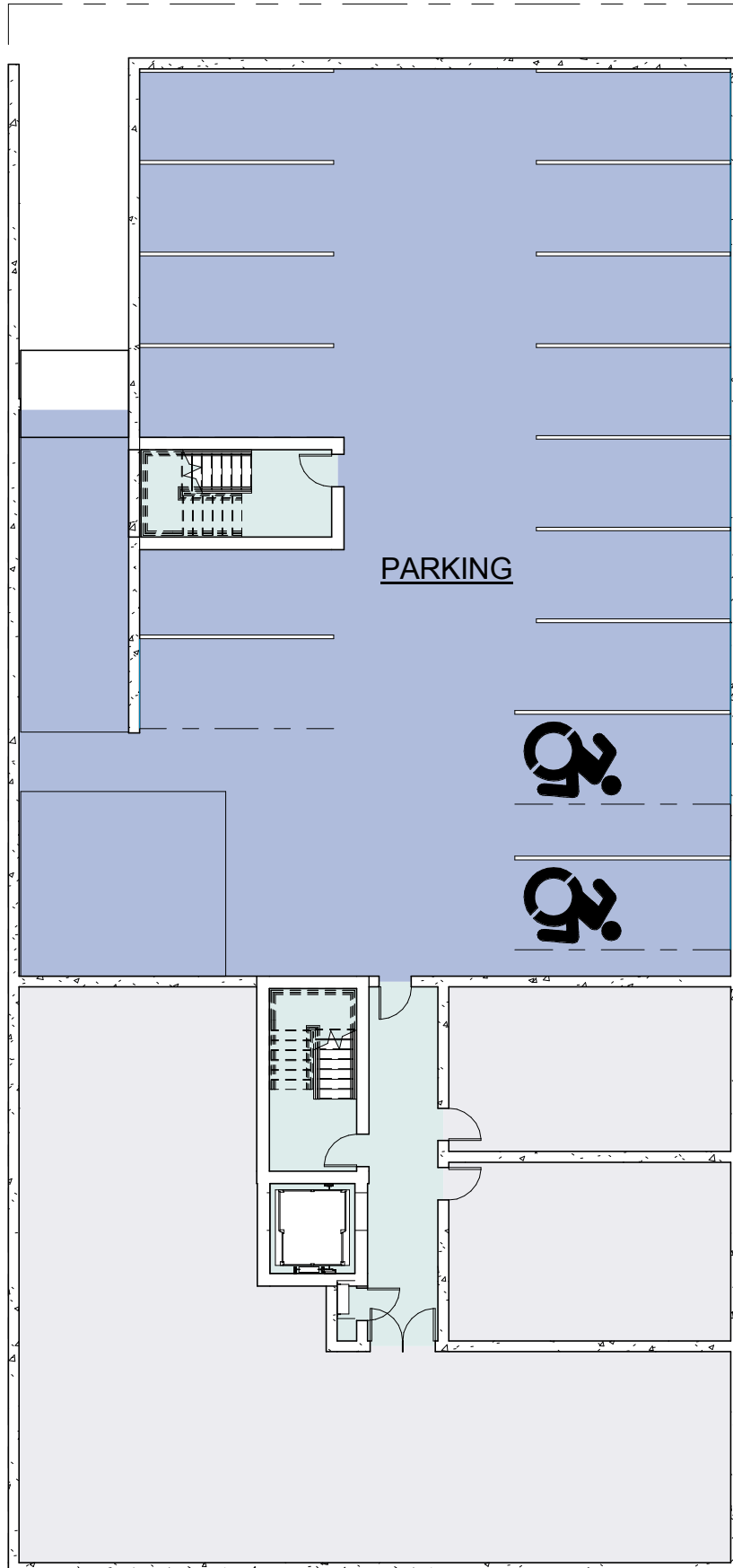


Exhibit "16"

GROUND FLOOR PLAN (COMMERCIAL SPACE & GARAGE)

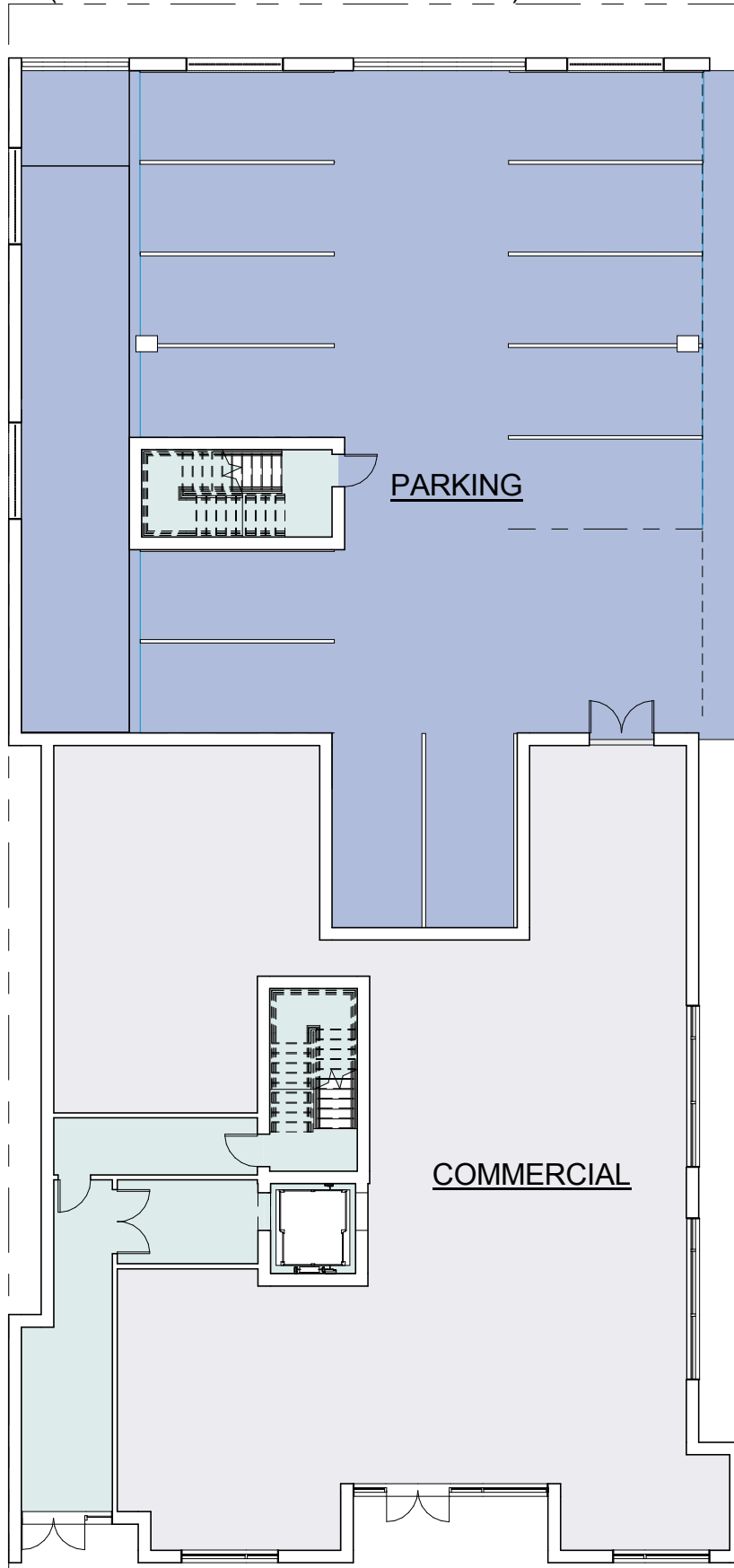


Exhibit "17"
SECOND FLOOR PLAN

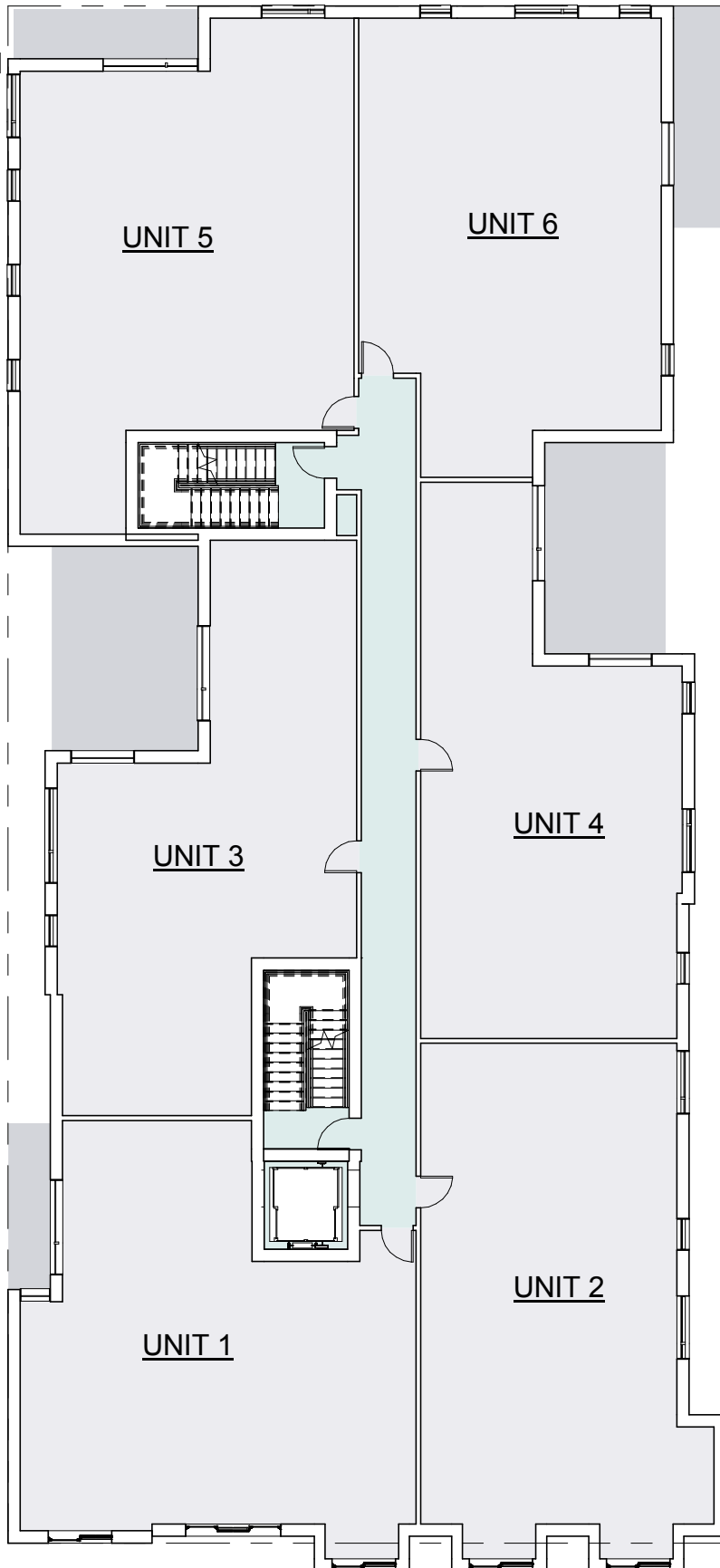


Exhibit "18"
THIRD FLOOR PLAN

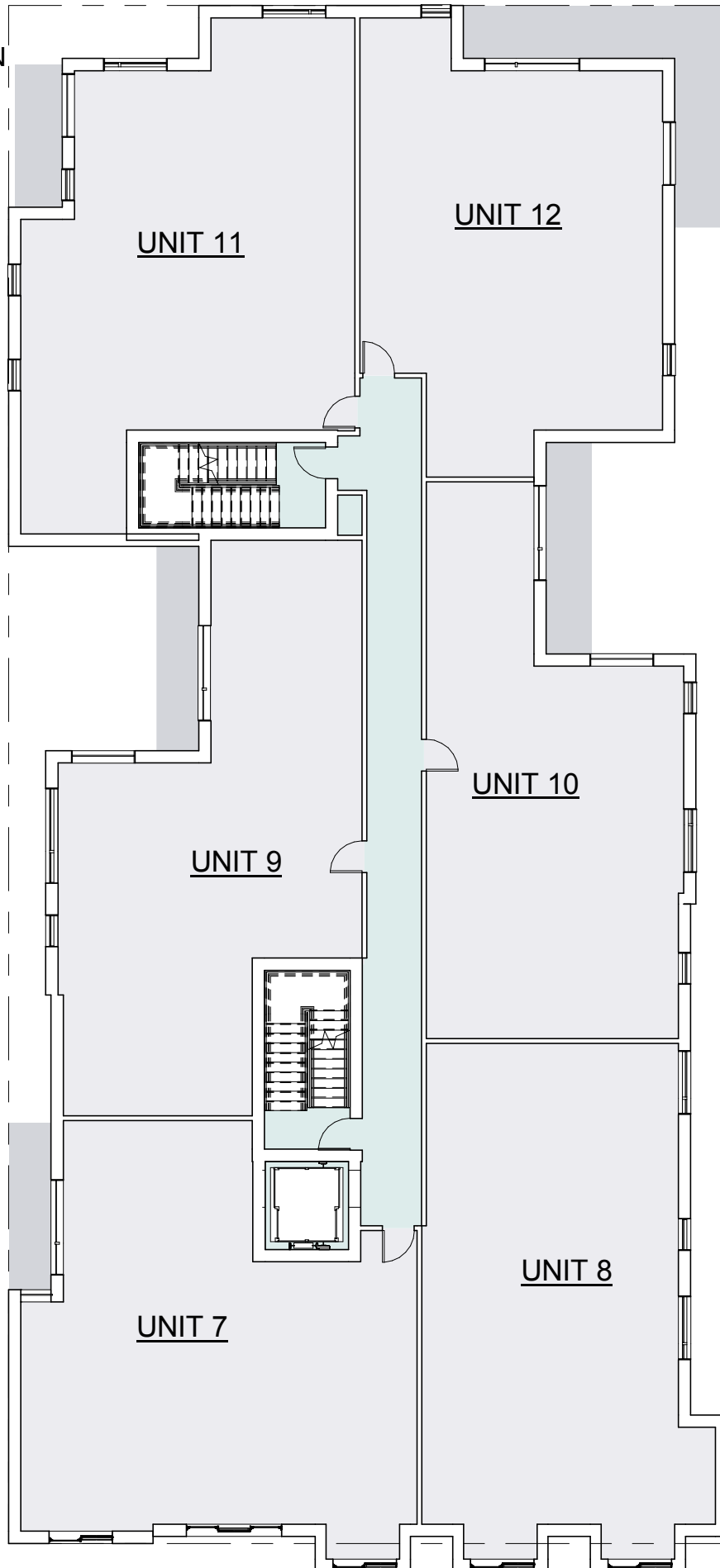


Exhibit "19"
FOURTH FLOOR PLAN

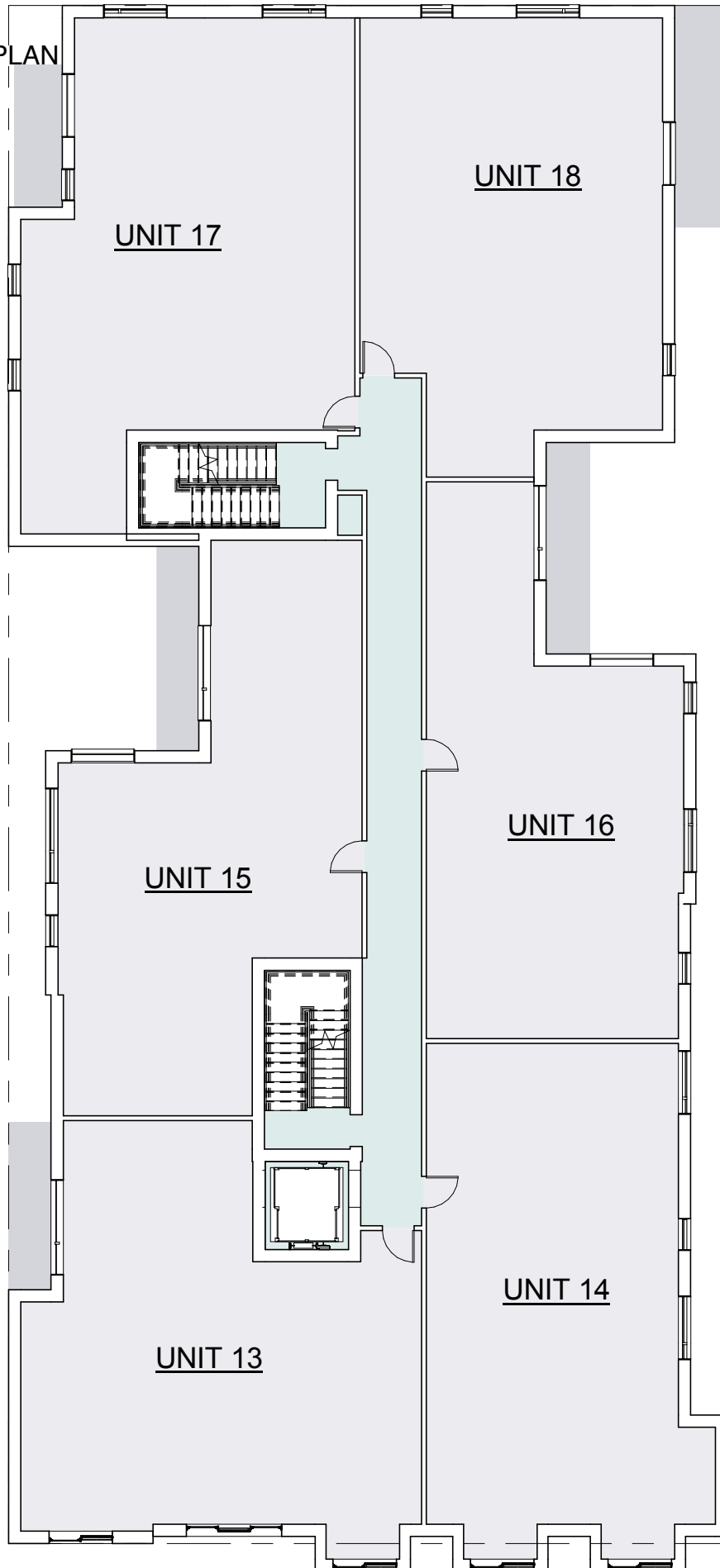


Exhibit "20"
FIFTH FLOOR PLAN

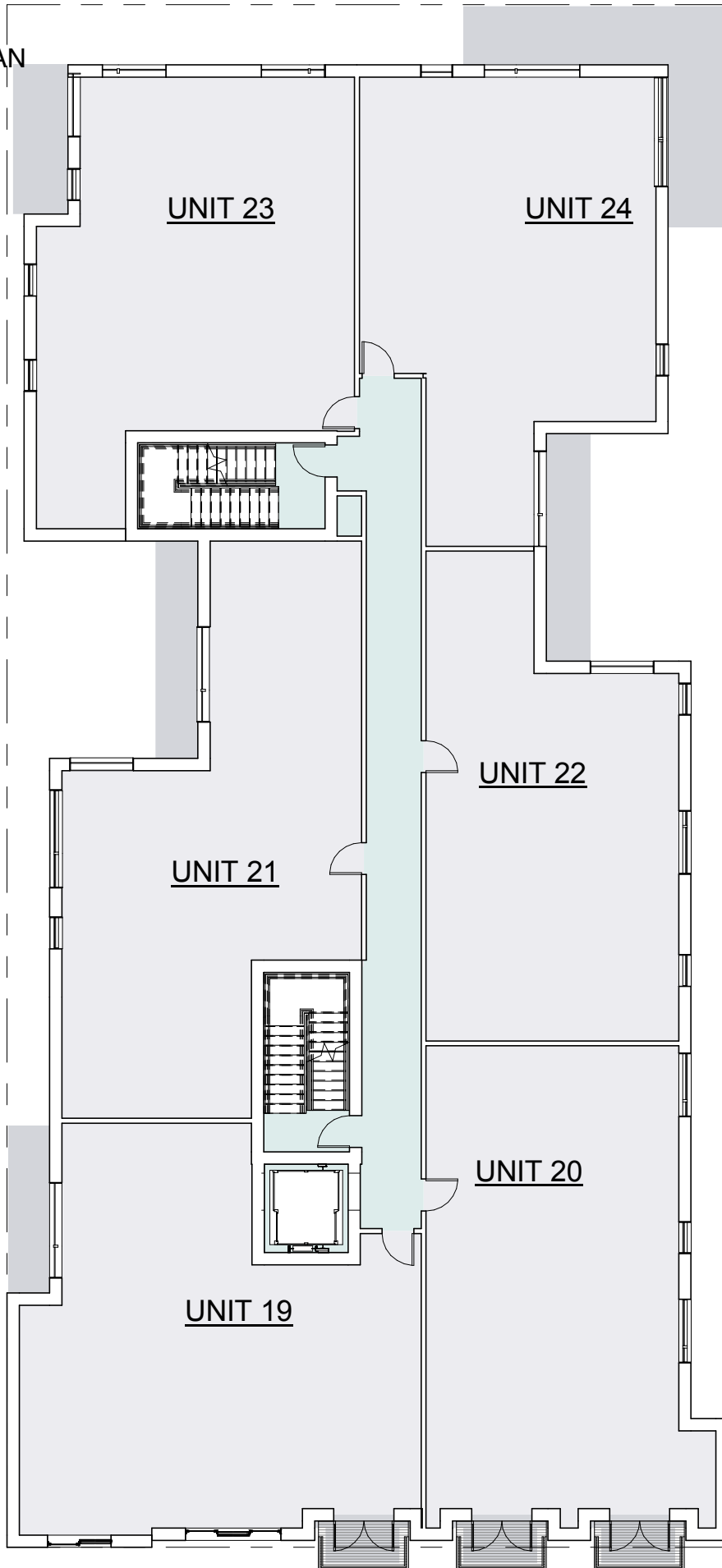


Exhibit "21"
ROOF PLAN

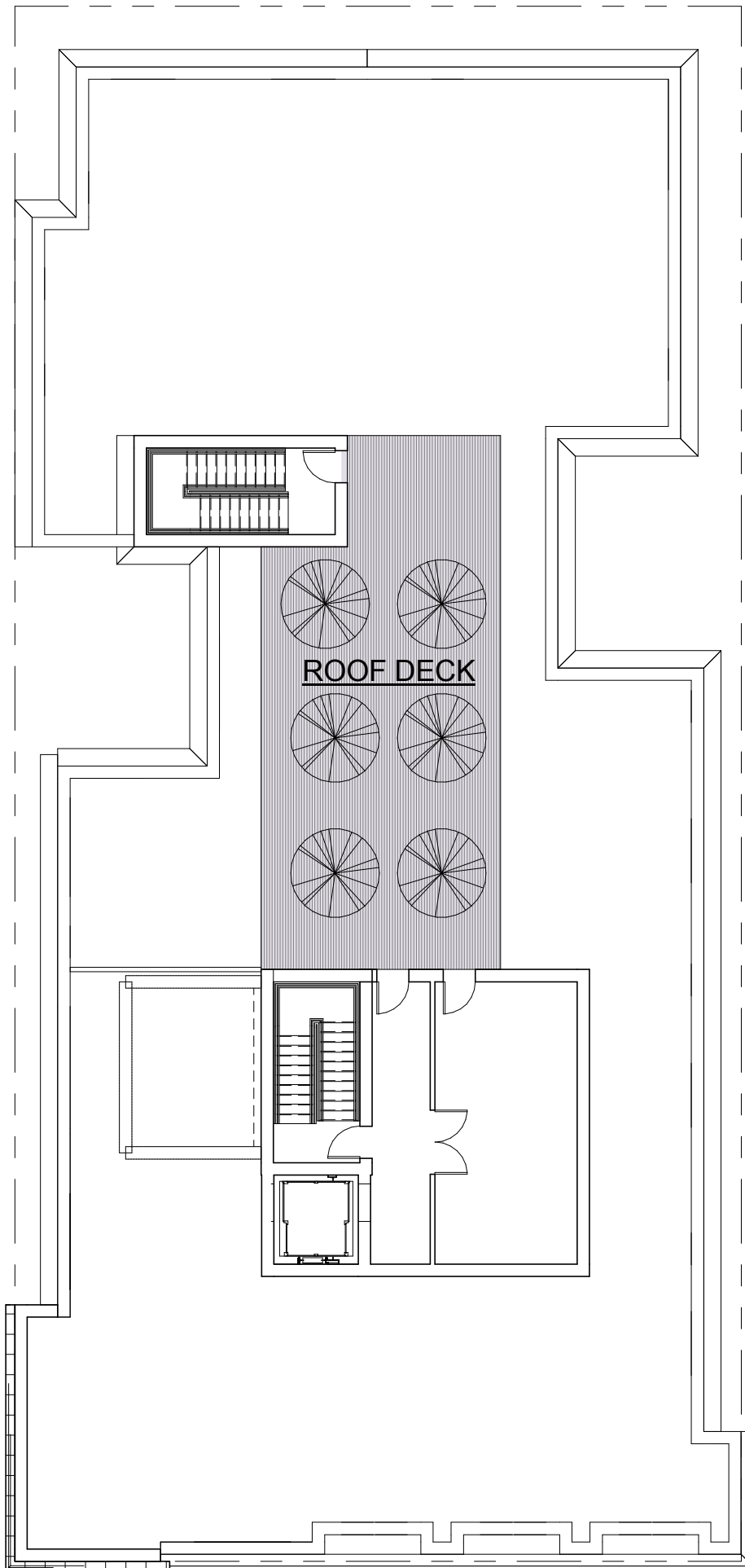


Exhibit "22"

URBAN CONTEXT — BUILDING HEIGHTS

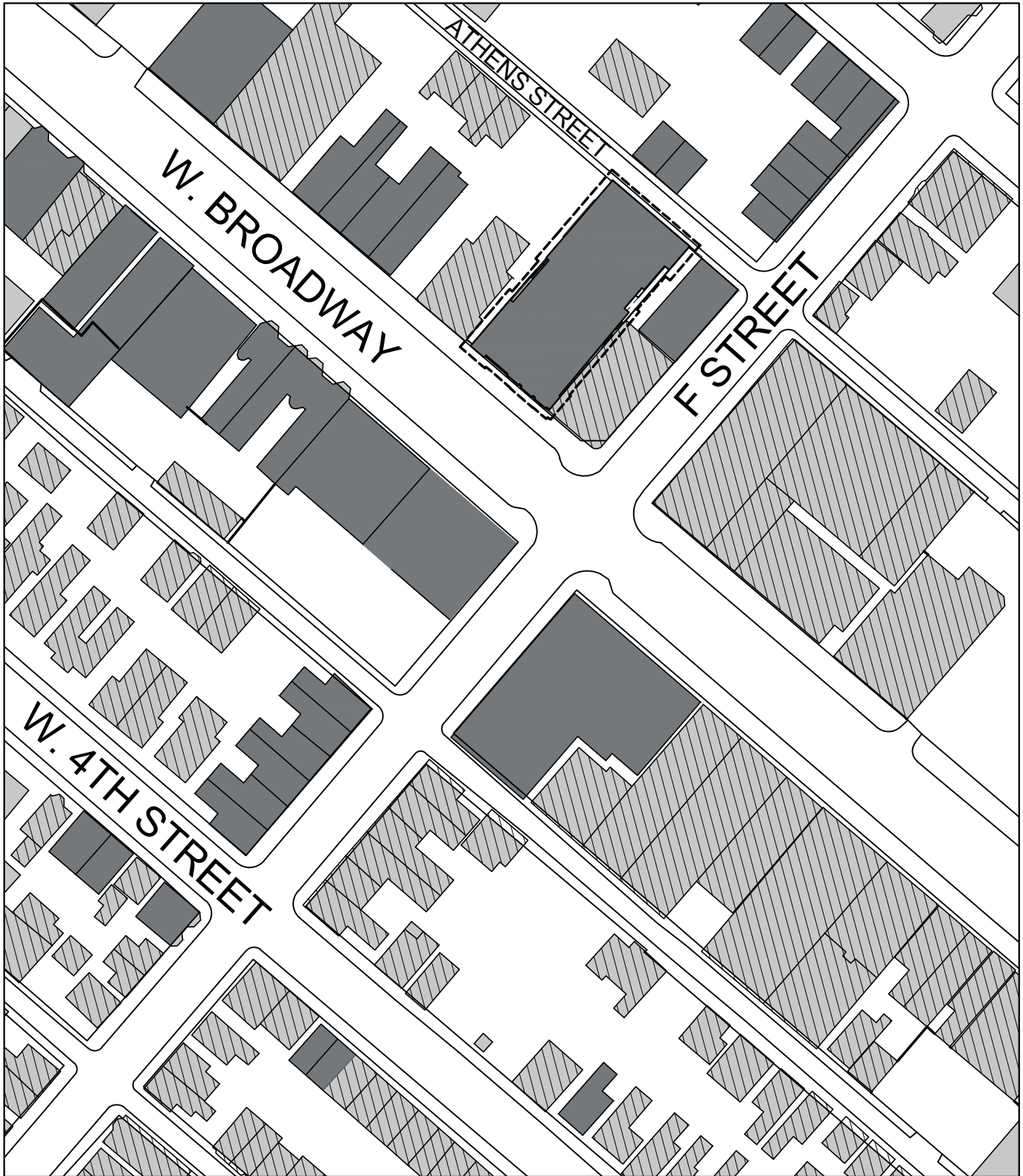


Exhibit "23" URBAN CONTEXT — TRANSIT AND WALKING DISTANCES

