



1065 Tremont Street, Phase II

Roxbury, MA 02120



URBAN CORE DEVELOPMENT

Developer
67 Kemble Street, 4th Floor
Boston MA 02119



HAYCON

Builder
784 Tremont Street
Boston MA 02118



Boston Real Estate
Collaborative, LLC

Developer
784 Tremont Street
Boston MA 02118

FRANCKE | FRENCH
ARCHITECTS

Architect
650 Columbus Avenue, Suite A
Boston MA 02118



Cover Letter

Brian Golden
Acting Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

January 20, 2017

RE: 1065 Tremont St., Lower Roxbury, Boston
Letter of Intent to File for Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Boston Real Estate Collaborative, LLC (BREC) in conjunction and in a partnership with Urban Core Development (UCD) LLC and on behalf of 1065 Tremont St LLC, is submitting this letter as Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Planning and Development Agency (BPDA) in connection with Phase II of the proposed redevelopment at 1065 Tremont Street in Lower Roxbury, Boston.

The proposed project involves a new construction addition to the existing improvements at 1065 Tremont Street. The site, approximately 8,100 square feet in size, is situated at the corner of Tremont Street and St. Cyprians Place. The parcel is owned by 1065 Tremont St LLC and the existing structure is managed by BREC. As with the construction of the existing building, the proposed addition will serve to further complement the energy and vitality of the Tremont Street corridor by increasing residents and foot traffic.

Phase II of the proposed development is a 6-story building comprised of 24 market rate residential and four affordable housing units. The total new project build up area is approximately 31,500 square feet.

V. William Avanesian of BREC and Joseph DiGangi of UCD will lead a team of professional architects, engineers, contractors and consultants with years of experience in the development of residential projects. Monte French of Monte French Design Associates, the architect of Phase I, will be the architect for the project. The team has already conducted a pre-scoping meeting with BPDA staff members.

We intend to pursue the Article 80 Small Project Review process for this project. We look forward to working with you and your staff.

Best Regards,

V. William Avanesian

Founding Partner, Boston Real Estate Collaborative LLC
On behalf of 1065 Tremont Street, LLC

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Project Team

Owner

1065 Tremont St. LLC
784 Tremont St., Suite A
Boston, MA 02118

Developer

Boston Real Estate Collaborative, LLC
784 Tremont St., Suite A
Boston, MA 02118

Urban Core Development, LLC
67 Kemble Street, 4th Floor
Boston, MA 02119

Architect

Francke French Architects, LLC
650 Columbus Avenue, Suite A
Boston, MA 02118

Builder

Haycon
784 Tremont St. Suite A
Boston, MA 02118

Surveyor

Steve DesRoche
95 White St.
Quincy, MA 02169

Code/Zoning Consultant

Cosentini, Consulting Engineers
Building 200, 2nd Floor
1 Kendall Square Suite B2204
Cambridge, MA 02139

Structural Engineer

Veitas & Veitas
639 Granite St.
Braintree, MA 02184

Developer Profile



BREC was formed to bring together under one roof the unique skill sets and experiences of its founding members as owners, developers, architect and builder. The combination of specialties allows BREC to invest in and develop properties that require patience, out-of-the-box thinking, and partnership with communities, neighborhoods, government and other stakeholders.

BREC was founded on the premise that an internally collaborative development team which capitalizes on all of its team members' roles and expertise would create a more informed investment strategy, a more efficient design process and ultimately produce higher quality housing. Using this approach, BREC has built a track record of success that has earned it a reputation as one of Boston's premier local development companies.

This internally collaborative foundation allows BREC to take a long-term approach in every deal and focuses on creating units, buildings and community relationships that can stand the test of time. BREC marries the unique skill sets and backgrounds of its partners to form a team that has proven its ability to successfully navigate the often complicated development process.



Urban Core Development specializes in the acquisition and redevelopment of unrestored and unoccupied brownstones, transformative adaptive reuse projects, historically sensitive restorations, and ground up construction projects in the emerging areas of Boston's core markets. Working with local community groups, area residents, city councilors, and religious institutions to ensure responsible development, we seek to enhance or revitalize neighborhoods by creating affordable workforce housing without displacement.

The environmental implications of development remain a priority for us, therefore we focus on building with sustainable materials and creating energy efficient units loaded with green living features. We continually seek out new and innovative technologies or architectural design concepts that when incorporated into our projects, enhance today's urban lifestyle.

Project Example

11 NEWCOMB STREET

11 Newcomb Street, or the Emmanuel Memorial House, is a four-story Georgian Revival inspired brick and limestone building that was constructed in 1905. BREC, in another partnership with UCD, purchased the property in the fall of 2014. Over the course of 18 months, we worked to reposition and re-develop the largely office and classroom use building into a 14-unit apartment building.

Situated along the Washington Street corridor and consisting of nearly 18,000 square feet, construction was completed in January, 2016. The renovations conformed with the Department of Interior's historic building guidelines and much of the interior historic character was retained. The project contains a mix of 1-3 bedroom units and fits the needs of a variety of tenants.

There are 15 assigned parking spaces next to the building for residents. Consistent with the team's long term strategy, the project has been successfully retained and will surely be a long term holding.



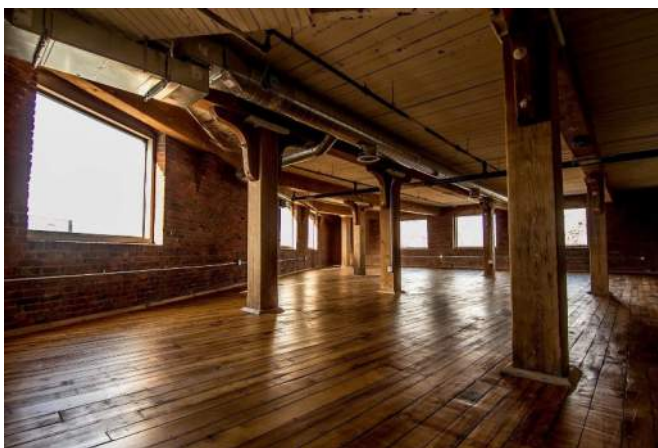
Project Example

NEWMARKET CENTER

Newmarket Center was originally constructed in the 1880's and was home to one of the premier blacksmith shops in the region. Blacksmithing operations would run from the 1880's to the mid 1930's. After a period of vacancy, the building would be occupied by the Newmarket Wool Company who operated a wool storage and sorting warehouse. The wool trade in Boston would eventually dry up and the building was boarded up and abandoned.

Urban Core Development purchased the building and adjacent lot believing that the brick and beam construction, antique wood flooring, and stone archways would provide an innovative and vibrant space. Urban Core Development conducted the extensive renovations in four phases. Each phase consisted of significant renovations that aimed to maximize available floor space. Newmarket Center currently offers 20 office suites including a penthouse suite consisting of almost 11,000 square feet. After years of hard work and multiple upgrades, Newmarket Center is revitalizing the Newmarket Industrial District and attracting new business to the area.

Today 67 Kemble Street (Newmarket Center) serves as a perfect example of how Urban Core Development leveraged a unique opportunity and delivered a building that would meet the needs of the community, while also highlighting the historic significance of the neighborhood.



Project Example

1902 - 1904 WASHINGTON STREET

BREC, in another successful joint venture with UCD, purchased 1902-1904 Washington Street for redevelopment in August 2015. Historically known as the Alonzo Dexter Residence, the building lay adjacent to our 11 Newcomb Street development. Abandoned for more than 15 years, this corner property was an eyesore for the neighborhood. The building was almost beyond repair; a fire had forced the top story to be removed some 30 years ago and much of the internal structure was compromised. Working in conjunction with Boston Landmarks Commission and the Massachusetts State Housing Preservation Organization, we went out of our way to retain and restore as much of the historic fabric of the original buildings as possible.

This historic structure, which once consisted of eight residential units and two commercial spaces, received zoning relief that allowed for the conversion to nine residential units and one commercial space. The nine residential units contain a mix of 1-4 bedroom units. Sited prominently along the gateway that connects the South End to Dudley Square, we are particularly proud of the finished product and the substantial benefit it provides to the surrounding neighborhood. These buildings are special to us for another reason - they are home to the offices of the BREC family of companies.



Existing Conditions



New Construction



Project Example

1065 TREMONT STREET PHASE I

BREC Development, in a joint venture with Urban Core Development LLC, purchased the Empire Insurance Lot located at 1065 Tremont Street in September 2014. Located within a short walk of the Orange Line and Northeastern University, the as-of-right project was completed in April 2016, delivering 16 new rental units and one commercial space.

The initial site consisted of an approximately 8,100 square foot lot bounded by Tremont Street and St. Cyprians Place. The redevelopment of the underutilized and structurally failing single-story commercial property into a 6-story, 16-unit residential market rate rental building has added energy and vitality to the rapidly improving Tremont Street corridor. The building is 16,200 square feet and is a mix of two and three-bedroom units.

Presently, the building is fully occupied by working professionals and students attending local universities. The insurance company that once resided in the single-story structure now occupies the updated first-floor commercial space.



Existing Conditions



New Construction



Neighborhood Context

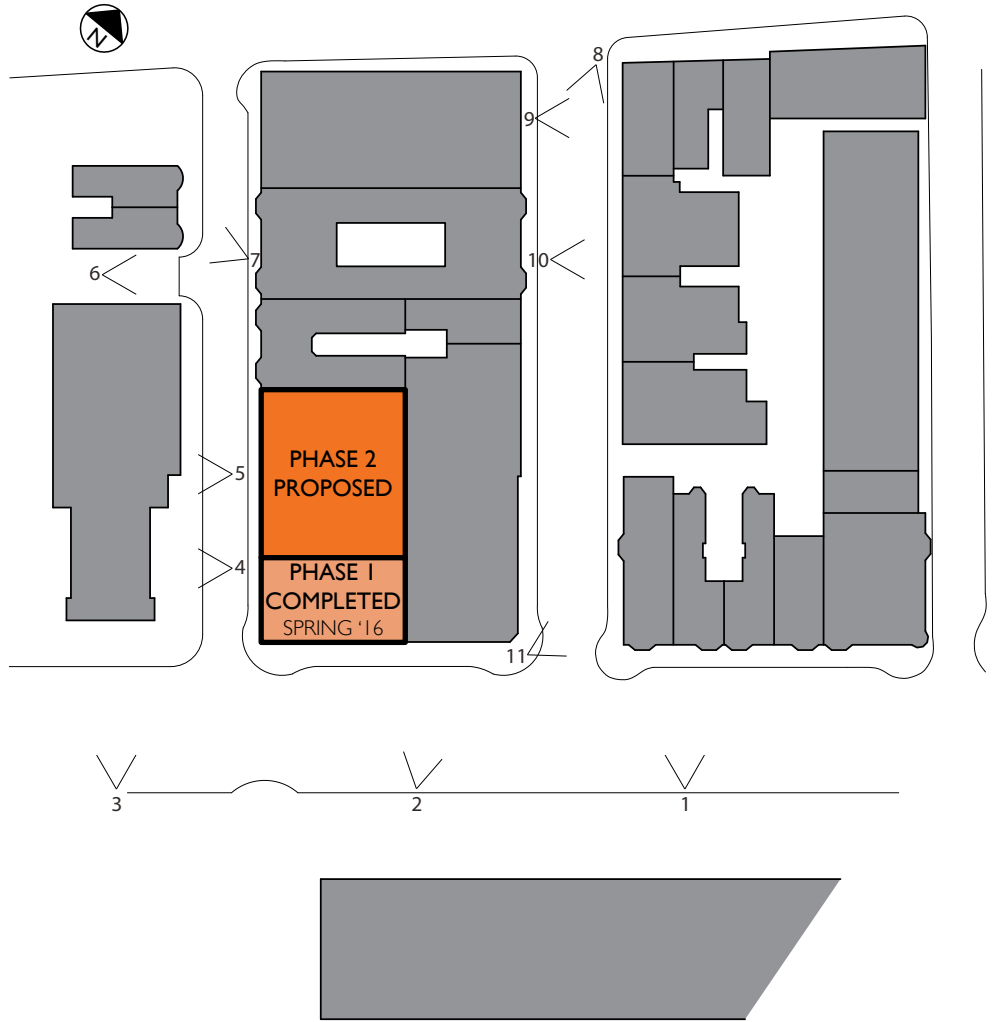
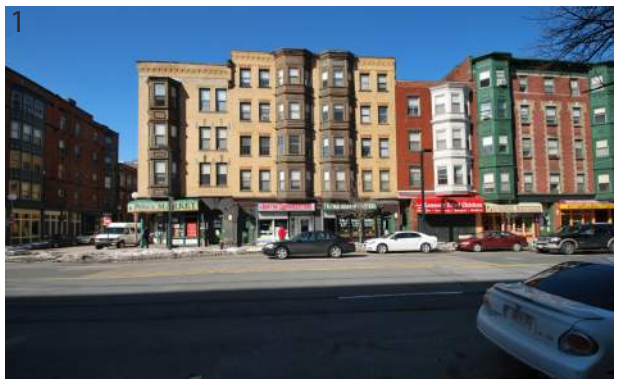


Aerial Site Photo of Proposed Project Site



Completed Phase I South West

Neighborhood Context



Project Description

The new construction will consist of 28 residential units on six levels. The project will also create or cause to be created 4 units of affordable housing in the neighborhood or immediately on site. Of the 28 units, two of the units will be compliant with MAAB Group 2 regulations for accessible design. The total gross development square footage is 31,500. Given that the site is located within two tenths of a mile from a major T and Bust stop and 100 yards of Northeastern University, the project principals in concluded that no parking spaces were needed to make the units marketable.

Project Summary:

	Unit Types	Quantity	Percentage	Unit Sizes
New Construction	One Bedroom	5	18%	370 sq ft - 405 sq ft
24 For Rent Market Units	One Bedroom	9	32%	680 sq ft - 706 sq ft
4 For Rent Affordable Units	Plus Study			
6 Stories of Residences	Two Bedroom	3	11%	750 sq ft - 972 sq ft
28 Residences Total	Two Bedrooms Plus Study	7	25%	830 sq ft - 960 sq ft
	Three Bedroom	2	7%	1,007 sq ft
	Four Bedrooms (Duplex)	1	3.6%	1706 sq ft
	Four Bedrooms Plus Study (Duplex)	1	3.6%	1630 sq ft

West Elevation



Design



View From South West



Aerial View



West Elevation

Zoning Analysis & Anticipated Permits

Project Summary: New Construction, 6 stories, 65' to parapet, 28 dwelling units
 Zoning District: Roxbury EDA, Roxbury District (Article 50) Boulevard Improvement and Restricted Parking Overlays
 Lot Size: 8,082 sq ft

1065 TREMONT PHASE TWO DEVELOPMENT PROPOSAL									
BUILDING AREA (GSF)	FLOOR	GROSS AREA - P1		GROSS AREA - P2		GROSS AREA - TOTAL		FAR ADJUSTED	
		SQUARE FEET		SQUARE FEET		SQUARE FEET		SQUARE FEET	
	BASEMENT	3,829		1,996		5,825		3,044	
	FIRST/GROUND	2,794		4,445		7,239		6,738	
	SECOND	2,800		4,568		7,368		7,140	
	THIRD	2,800		4,568		7,368		7,049	
	FOURTH	2,800		4,568		7,368		7,140	
	FIFTH	2,800		4,568		7,368		7,049	
	SIXTH	2,622		4,325		6,947		6,656	
	ROOF	381		344		725		578	
	TOTAL	20,826		29,382		49,483		45,394	
DWELLING UNITS (TOTAL)	FLOOR	1 BED	1 BED + STUDY	2 BED	2 BED + STUDY	3 BED	4 BED	4 BED + STUDY	TOTAL UNITS
							DUPLEX	DUPLEX	
	FIRST	1	1	0	0	0	1	1	
	SECOND	1	2	0	2	0	0	0	
	THIRD	1	2	0	1	1	0	0	
	FOURTH	1	2	0	2	0	0	0	
	FIFTH	1	2	0	1	1	0	0	
	SIXTH	0	0	3	1	0	0	0	
	UNIT SIZES	370 - 405 SF	680 - 706 SF	750 - 972 SF	830 - 960 SF	1,007 SF	1,706 SF	1,630 SF	
	TOTAL UNITS	5	9	3	7	2	1	1	28
DIMENSIONAL REGULATIONS	REGULATION	ZONING REQUIRED		PROVIDED		COMPLIANCE			
	LOT AREA	no minimum		8,082		COMPLIANT			
	LOT WIDTH	no minimum		50 FT		COMPLIANT			
	LOT FRONTAGE	no minimum		50 FT		COMPLIANT			
- Zoning Article 50 (Roxbury)	FLOOR AREA RATIO	2.00		5.61		NON COMPLIANT			
- EDA Subdistrict	BUILDING HT STORIES/FT	65 FT		6/64.5 FT		COMPLIANT			
- Restricted Parking Overlay	OPEN SPACE (SF)	1400 @ 28 UNITS (50 per)		0		NON COMPLIANT			
- Boulevard Planning	FRONT YARD DEPTH	no minimum		0		NON COMPLIANT			
	SIDE YARD DEPTH	no minimum		0		NON COMPLIANT			
	REAR YARD DEPTH	20 FT		0		NON COMPLIANT			
	PARKING	0 (ONSITE)		0		NON COMPLIANT			
	LOADING	1 BAY/15K-50Ksf		0		NON COMPLIANT			

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 that are anticipated to be required for the project. The list is prepared with the best knowledge, is not conclusive and is subject to amendments.

<u>Agency</u>	<u>Approval</u>
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Public Works Department/ Public Improvement Commission	Curb cut addition Specific repair plan approval Sidewalk approvals
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 of State Building Code Building Construction Permit

Construction Impacts

The development group anticipates that there will be a moderate level of impacts on the surrounding area during the construction period. The proposed project will require street closure of St. Cyprian's Pl. during a majority of the construction timeline. The sidewalk and street will be needed for staging, the laying of construction materials, equipment and storage. We have worked out an understanding with the abutting St. Cyprian's Church and they have agreed to allow the use of a portion of their lot for purposes of contractor parking and temporary storage. Police detail and best efforts will be utilized to mitigate the effect of any street closures and parking loss. The site will have a secure perimeter through the entirety of the project.

Both the developer and builder have vast experience working in and around the Boston area in dense urban neighborhoods. All of the builder's skilled subcontractors have worked on projects that entail compliance with city entities and ordinances when undertaking a project in tight spaces.

The project requires no unusual city infrastructure changes. All of the utilities such as domestic water, fire protection lines, electricity, telephone, CATV, gas, storm drainage, and sanitation are already provided for on site.

Traffic & Parking

In alignment with the Mayor's DriveBoston Initiative and Go Boston 2030, which place emphasis on decreased automobile ownership and the improvement of public transit systems to limit the city's environmental impact and traffic fatalities, no parking will be included on site. The new project site will be redeveloped with improved pedestrian walkways to help ensure proper public safety and appropriate design. We will also propose that at the end of construction, the curb cut along St Cyprian be truncated which would create 2 spaces of on street parking for the neighborhood.

The project negates the need for off-street parking due to its close proximity to public transportation. The Massachusetts Bay Transportation Authority (MBTA) station of Ruggles (supporting the Orange Line, Commuter Rail and MBTA bus lines 8, 9, 15, 19, 22, 23, 28, 29, 42, 43, 44, 45, 47, 9701, 9702, 9703, CT2 and CT3) is less than a five-minute walk (.3 miles) from the property and the Museum of Fine Arts Station (supporting the MBTA Line "E" Branch) is just over a 10-minute walk (.6 miles). This abundance of transportation options will help alleviate any negative impact on parking and traffic caused by new residents. Furthermore, the development will be filled with residential tenants and is designed specifically for students walking to and from campus.

The project site is also easily walkable to the major Boston neighborhoods of Fenway and the South End, and Northeastern University (~ 100 yards from campus), further alleviating traffic and parking impacts.

Public Benefits

The proposed project will serve to further transform what was once a dilapidated and unsafe property. Apart from the creation of 28 new residential units and two MAAB Group 2 compliant units, there will be additional site improvements for landscaping, open space, and pedestrian walkways and lighting. The project will also create or cause to be created four new affordable housing units that will provide 4 families in the neighborhood an opportunity to live in a new construction luxury building at an affordable price.

This addition to the existing building will complete the overall look and massing of 1065 Tremont Street. We feel our proposal for the overall site at 6 stories is very much in keeping with the current density in the neighborhood and falls within the height restrictions of the Economic Development Area. Not only is the scale appropriate, but we feel the building aesthetic when complete will add a great deal to the look and feel of the neighborhood. The addition will continue to bring new residents to a portion of the city that is capable of supporting more people, and most importantly it will do so without displacing any existing residents. Surrounding business will continue to benefit from increased foot traffic and an expanded customer base.

The proposed project will create numerous construction jobs and employ local and minority workers in full-time equivalent and part-time positions. Construction is expected to start once final approvals are in hand and take approximately 14-18 months to complete. BREC has a proven record of hiring locally and will seek to maximize its use of local qualified workers and contractors.

Two other local not-for-profit groups will continue to benefit from the addition. Firstly, we have been speaking with the St Cyprian Episcopal Church regarding doing improvements to their building and site that will include drainage, pavement and problems around water infiltration they are experiencing. In addition, we will help the church with coordinating some roof and fenestration repairs as those trades are on site for us doing Phase II work. The second not-for-profit group that will benefit is our development partner, Neighborhood Development Corporation of Grove Hall. Originally introduced to us by the previous owner (and current partner), NDCGH has been instrumental in the planning and coordination phase of the overall building at 1065 Tremont Street.

Lastly, the building will also be Leed Certifiable which will continue the progress Boston is making with its overall green footprint. The city and the state have done a great job setting achievable standards in this regard and our project will meet and likely exceed the high standards for new buildings.

CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

1065 Tremont Street Phase Two Boston, MA

Project Information

Owner
1065 Tremont St. LLC
784 Tremont St., Suite A
Boston, MA 02118

Builder
Haycon
784 Tremont St. Suite A
Boston, MA 02118

Architect
Francke French Architects, LLC
650 Columbus Avenue, Suite A
Boston, MA 02118

Structural Engineer
Veitas & Veitas
639 Granite St.
Braintree, MA 02184

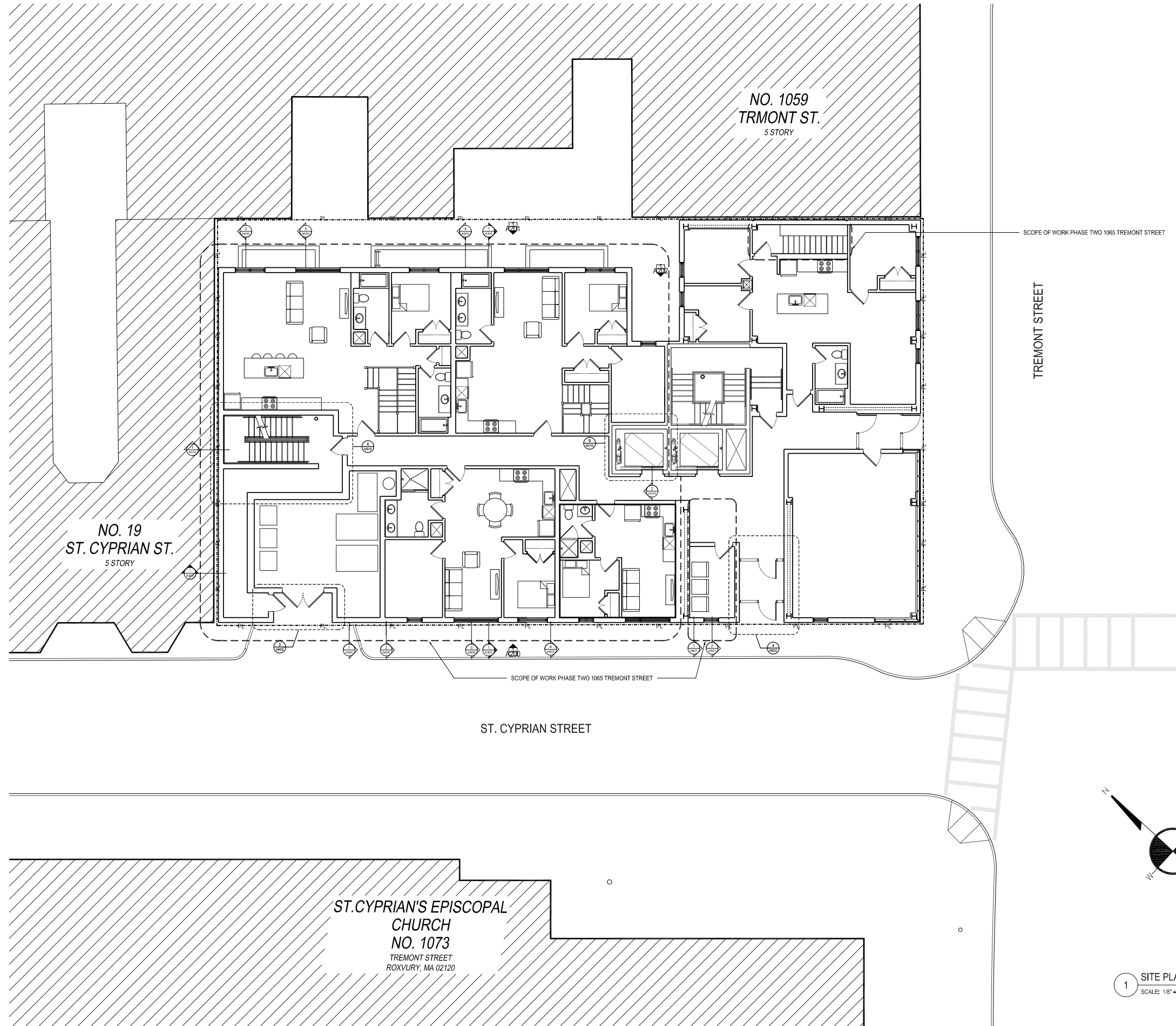
MEP Engineer & Fire Protection
South Shore Construction Consultants
345 Quincy Ave.
Braintree, MA 02184



Vicinity Map



Proposed Rendering



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

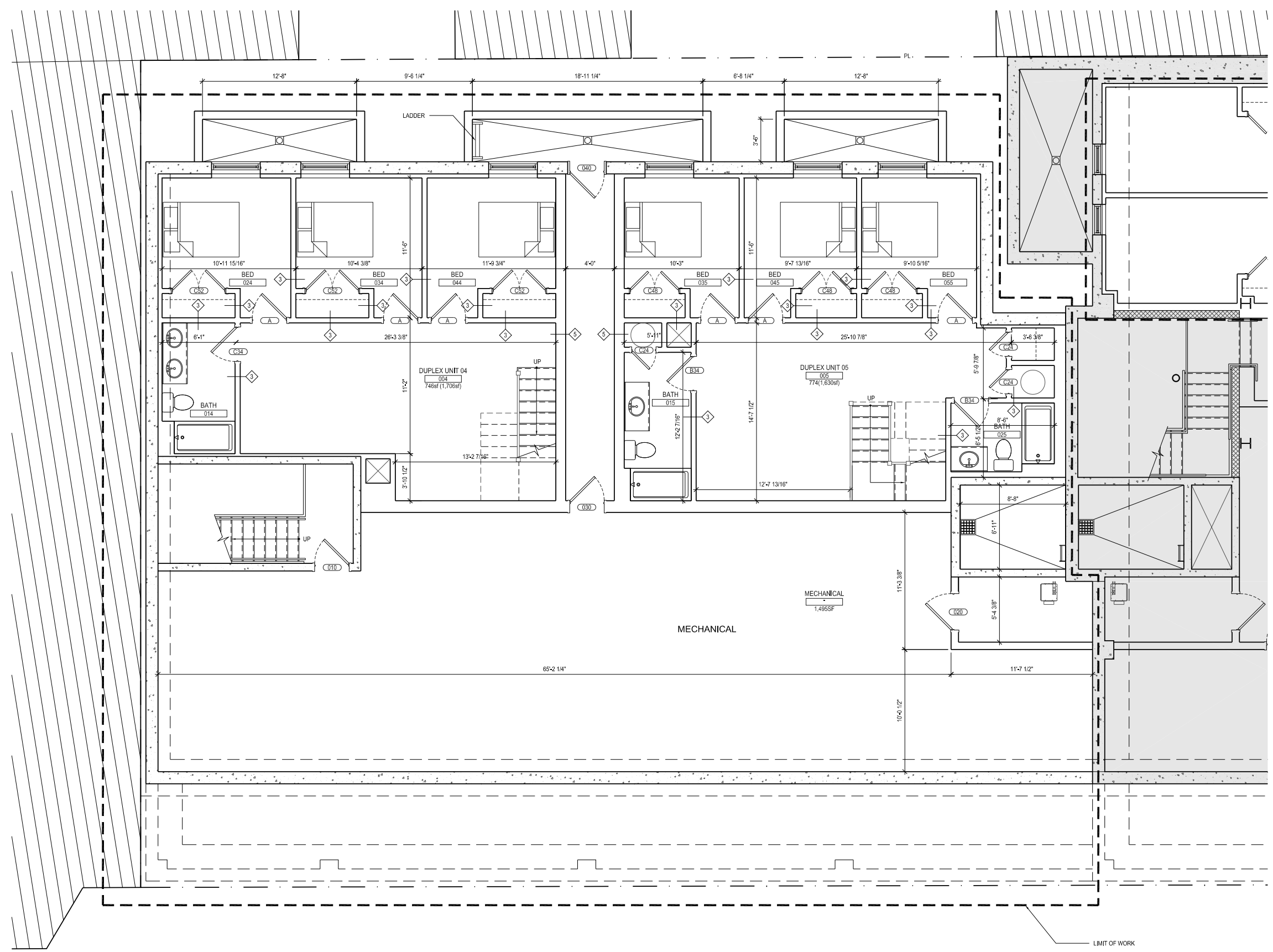
REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

SITE PLAN

1 SITE PLAN
SCALE: 1/8" = 1'-0"



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

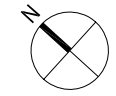
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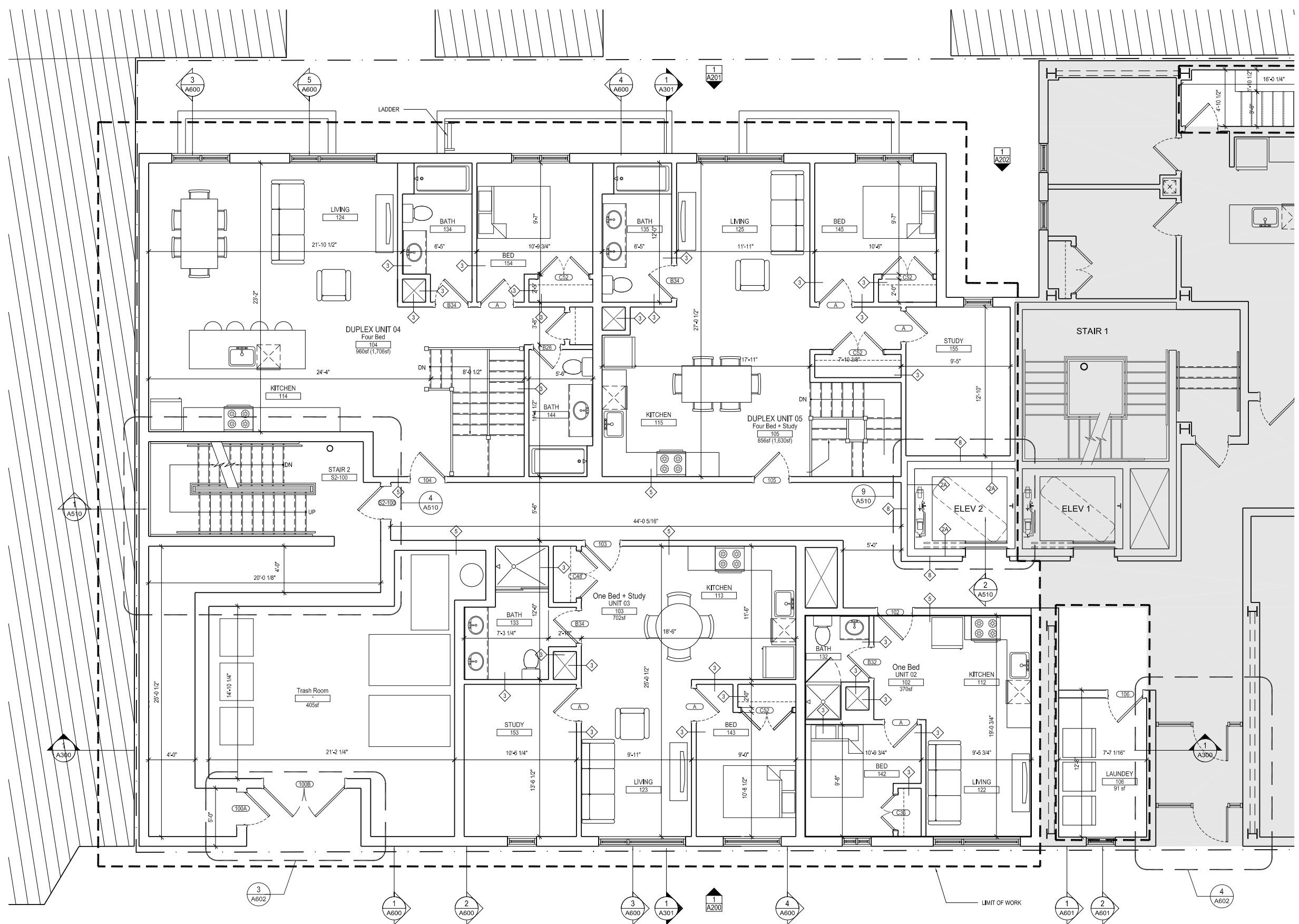
PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
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BASEMENT
PLAN

1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"





CONSULTANTS:

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(NOT FOR CONSTRUCTION)

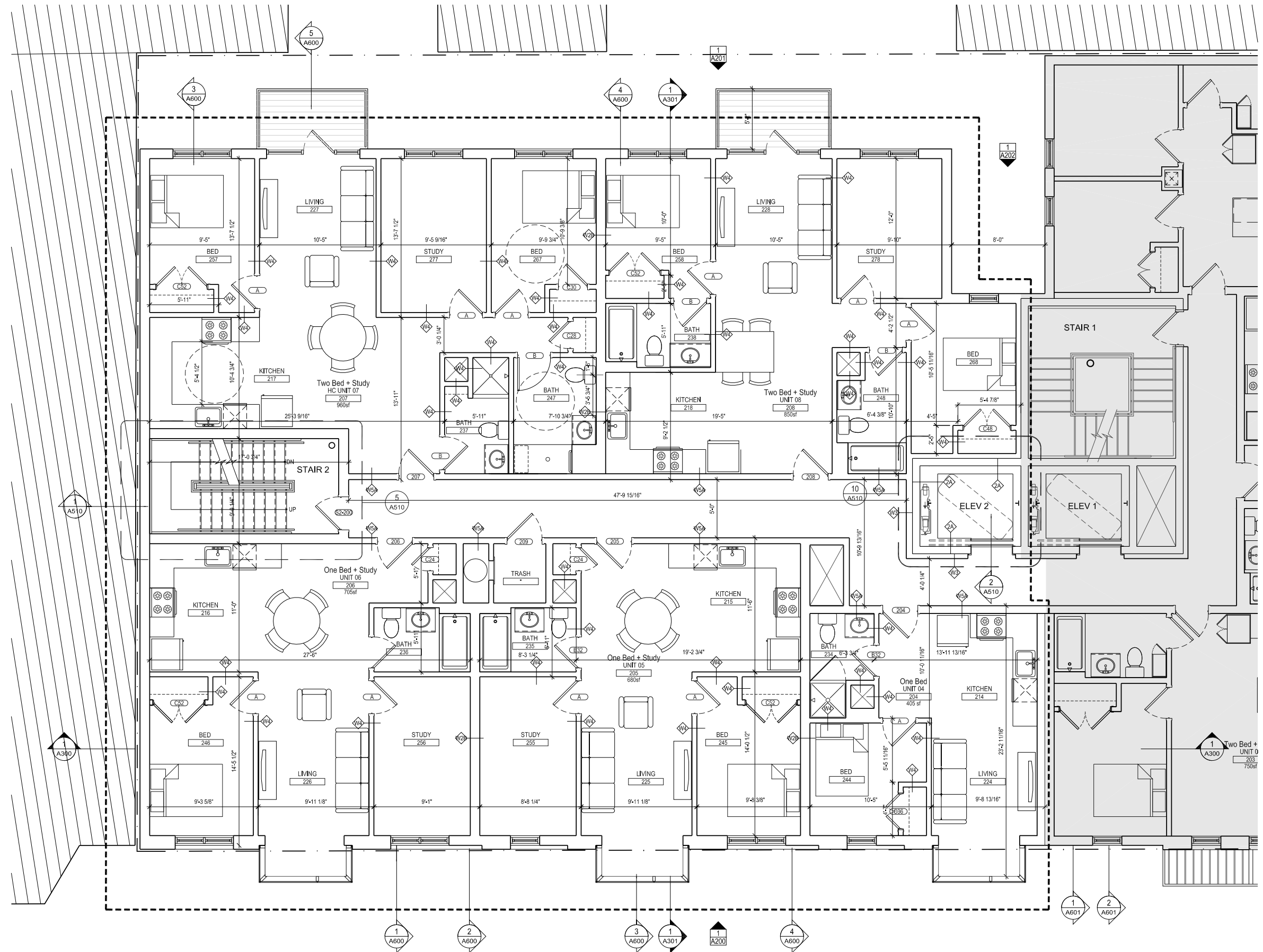
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1065 Tremont St.
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DATE ISSUED: 12/02/2016
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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR
PLAN



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

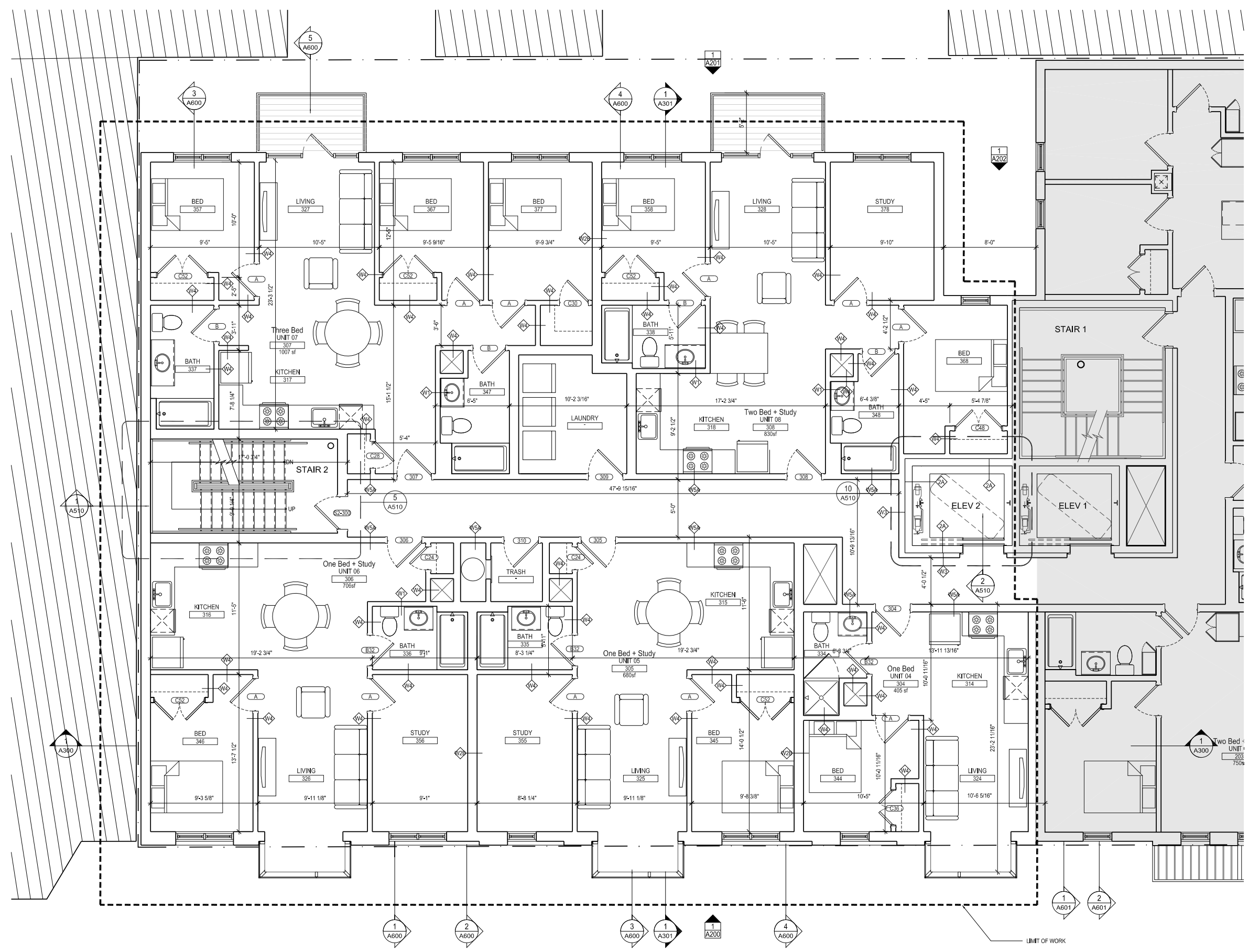
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Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

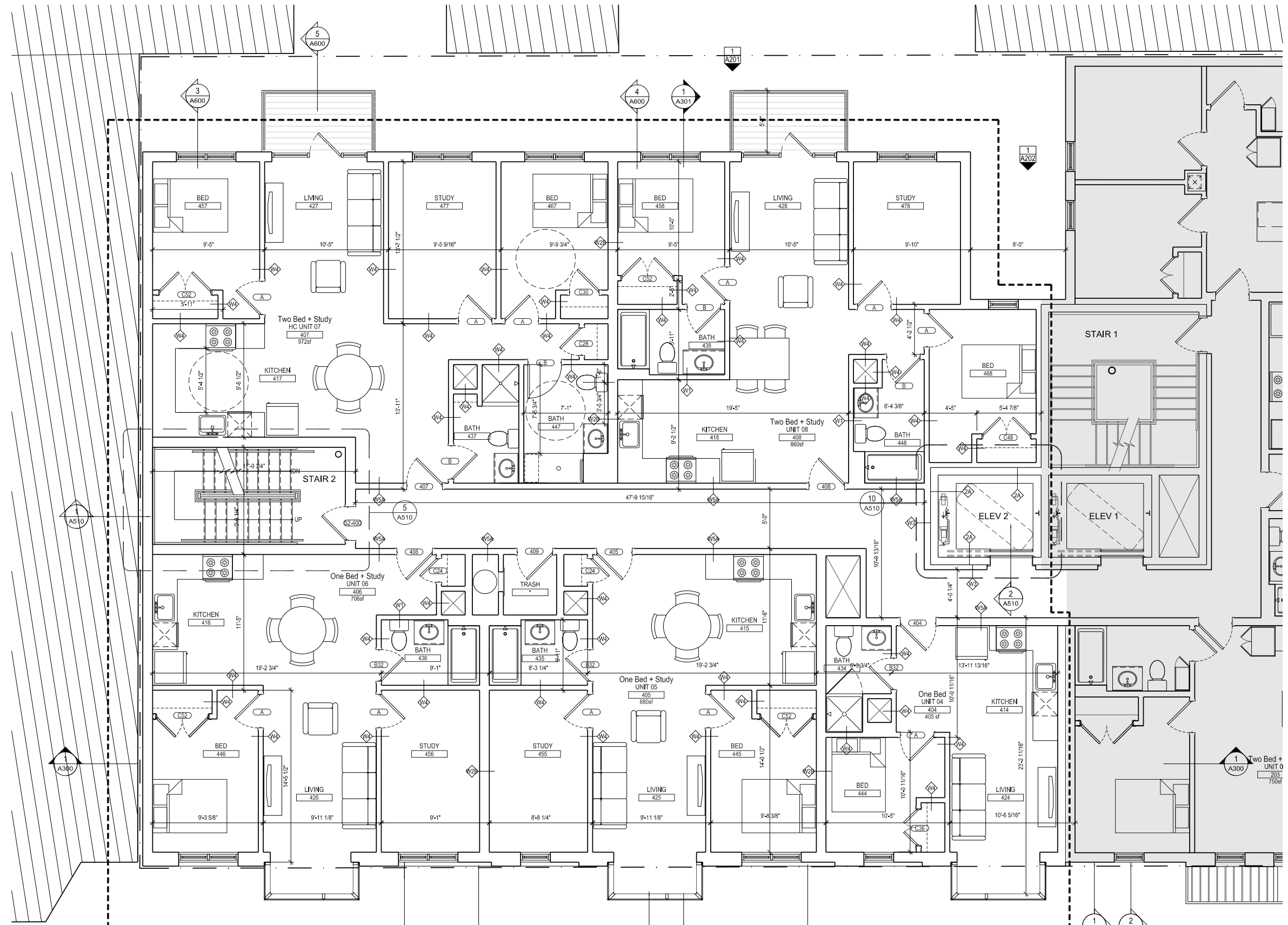
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1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

THIRD FLOOR
PLAN

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

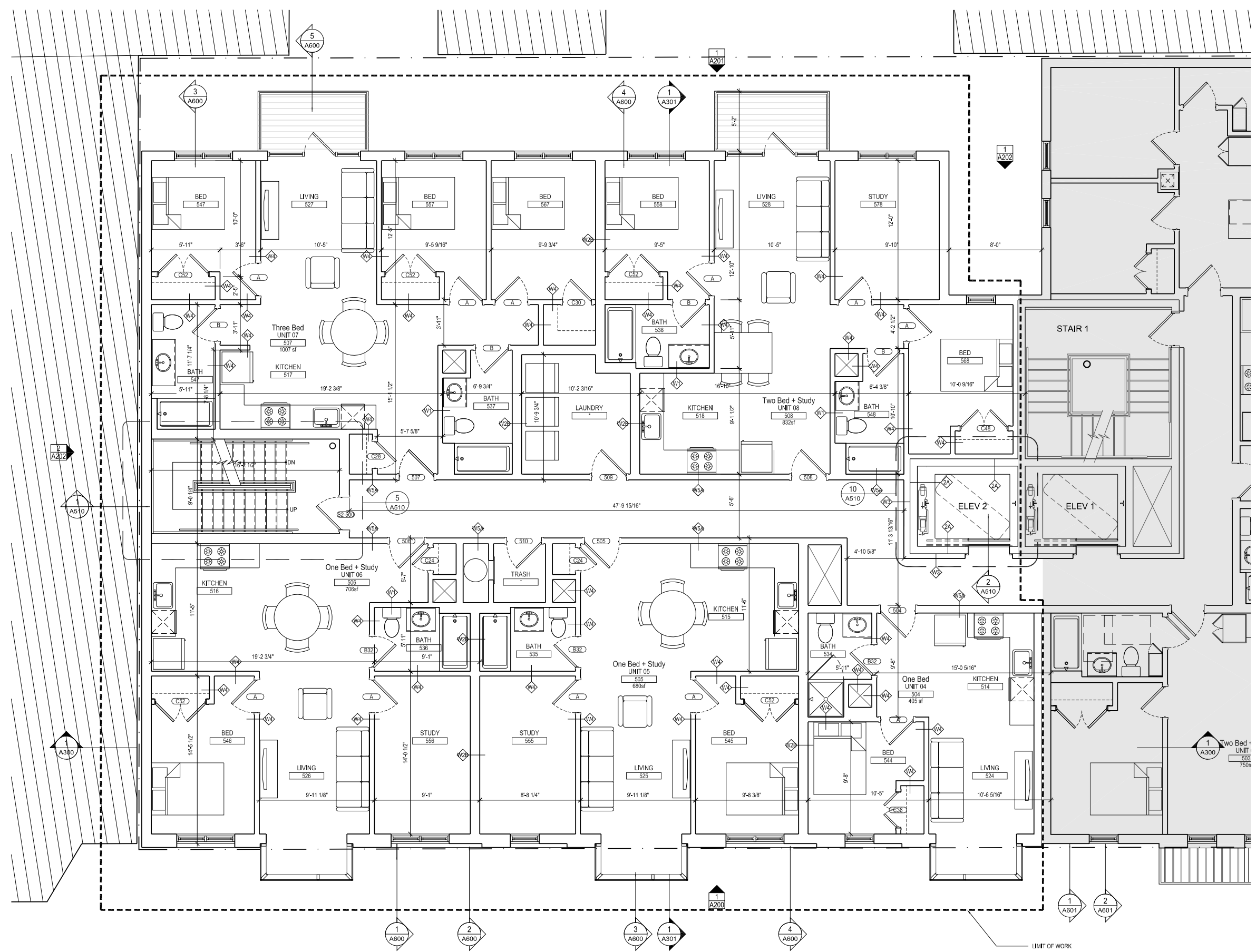
REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

FOURTH FLOOR
PLAN

1 FOURTH FLOOR
SCALE: 1/4" = 1'-0"



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

REVISIONS:

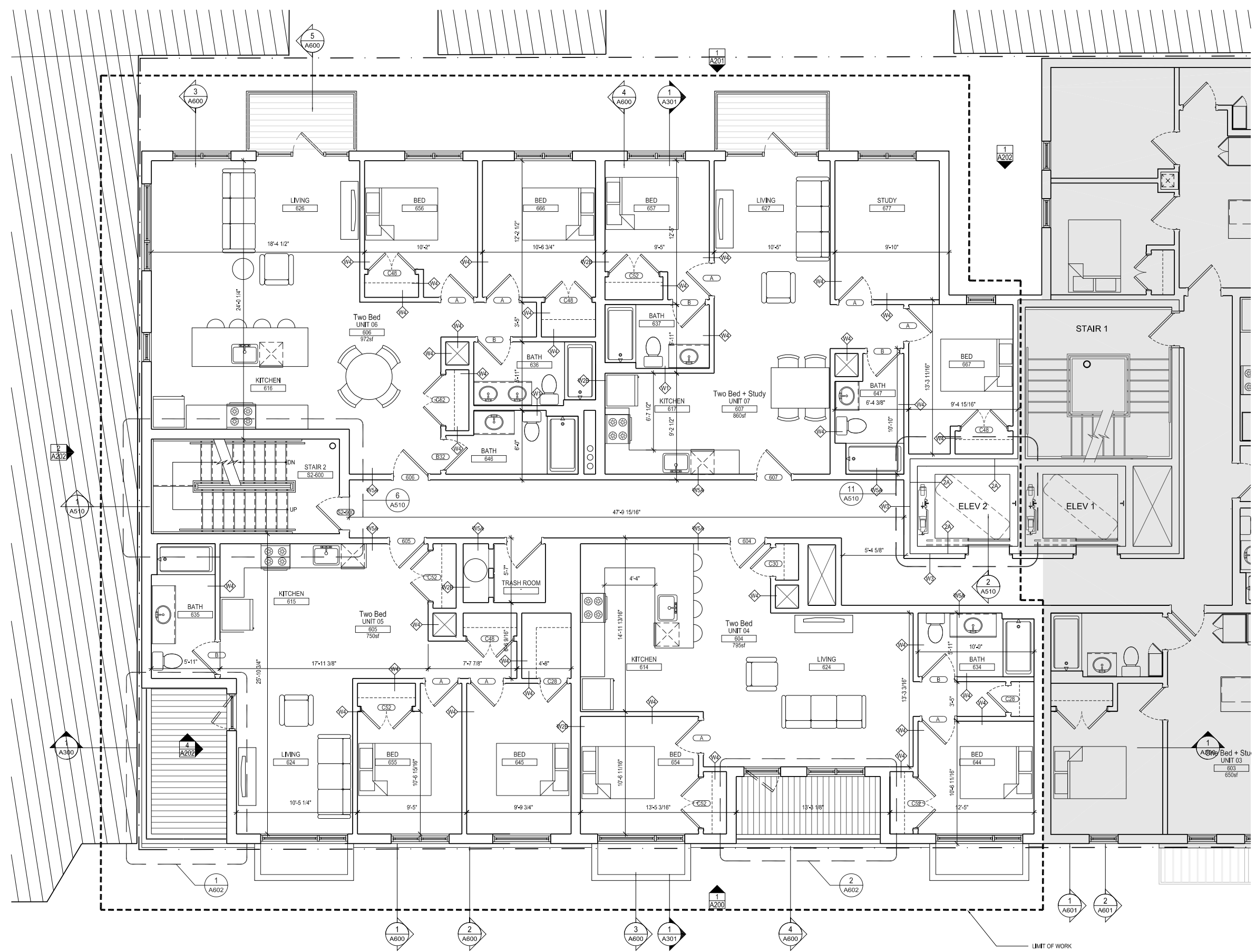
PROJECT NAME:
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Boston, Ma

DATE ISSUED: 12/02/2016
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1 FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIFTH FLOOR
PLAN



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

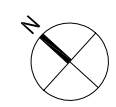
REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
PROJECT # 15016.0

SIXTH FLOOR
PLAN

1 SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"





CONSULTANTS:

SCHEMATIC DESIGN
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REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
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WEST ELEVATION
FULL STREET

1 WEST ELEVATION - FULL STREET
SCALE: 3/32" = 1'-0"



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

REVISIONS:

PROJECT NAME:
1065 Tremont St.
Phase Two
Boston, Ma

DATE ISSUED: 12/02/2016
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1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION



CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

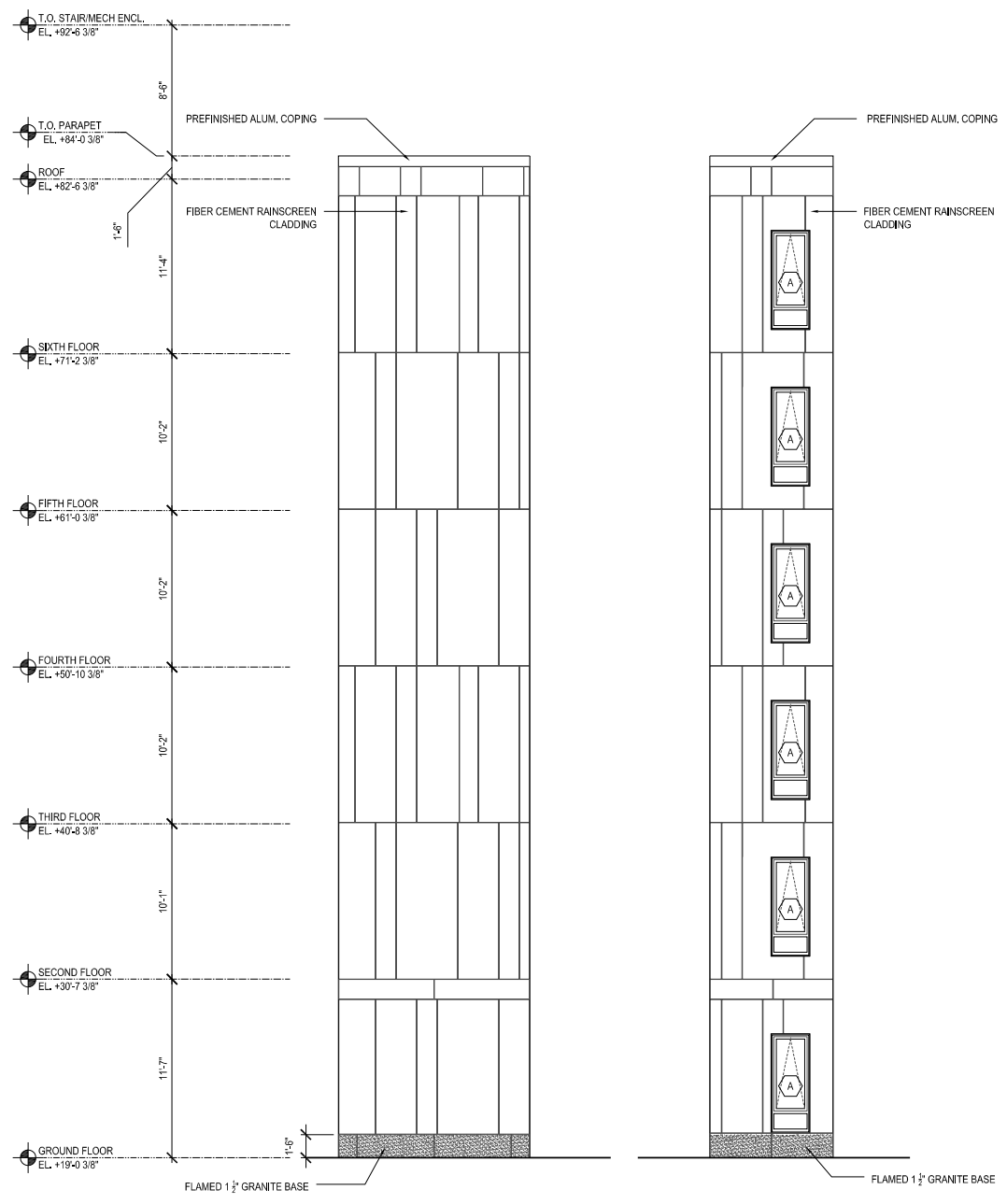
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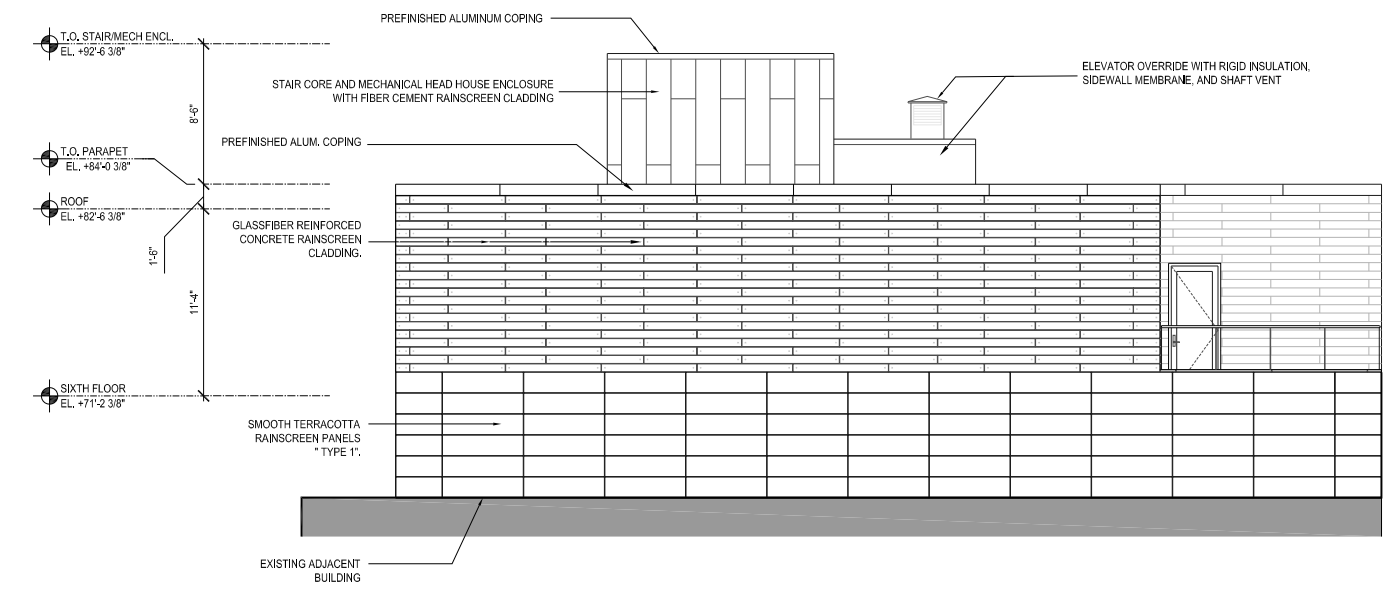
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EAST ELEVATION

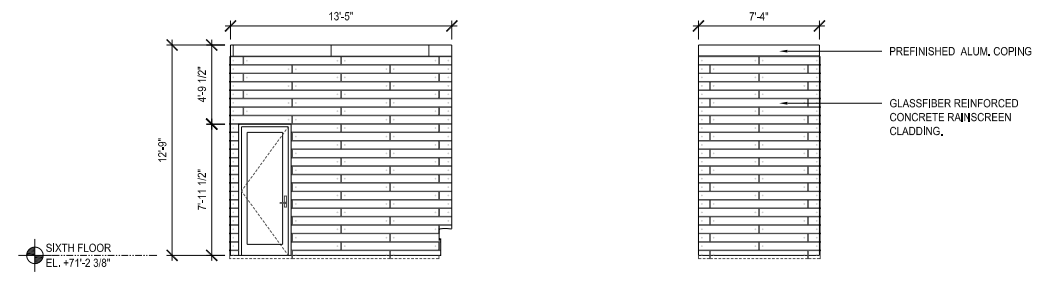
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 PART ELEVATIONS- NOTCH AT EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 PART ELEVATIONS- NORTH TERRACE AT LEVEL 6
SCALE: 3/16" = 1'-0"



4 PART ELEVATIONS- NORTH WEST TERRACE AT LEVEL 6
SCALE: 3/16" = 1'-0"

CONSULTANTS:

SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

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MISC. ELEVATIONS