



1065 Tremont Street

Roxbury, MA 02120



Developer
784 Tremont Street
Boston MA 02118



Architect
784 Tremont Street
Boston MA 02118



HAYCON
Builder
784 Tremont Street
Boston MA 02118



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

February 28, 2014

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) 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 Redevelopment Authority (BRA) in connection with the proposed redevelopment at 1065 Tremont Street in Lower Roxbury, Boston.

The proposed project site consists of an approximately 8100 square foot lot bounded by Tremont Street and St. Cyprians Place. Presently, the parcel is owned by the Isis II Realty Trust and the single story commercial site located there is run as an insurance agency. The redevelopment of the single story building will add energy and vitality to the already improving Tremont Street corridor by increasing residents and foot traffic.

The proposed development project is a 6-story building comprised of 16 market rate residential units and 1 commercial unit. The project total build up area is approximately 16,200 square feet and will have a total of 17 off-street parking spaces.

V. William Avanesian of BREC 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 will be the architect for the project. The team has already conducted a pre-scoping meeting with BRA 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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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

Architect

Monte French Design Associates
784 Tremont St., 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.

Project Example - 94 Charles Street

94 Charles Street (formerly the Charles Street Inn) hit the market in the spring of 2012. Having been operated for 10+ years as a hotel, it posed significant zoning and permitting risks to get to the highest and best use of residential so the property sat dormant on the market for 5 months.

Utilizing its experience navigating the city's complicated entitlement process, BREC was able to take an out-of-the-box approach and reach an agreement with the sellers that would ultimately allow BREC to convert the 9-unit hotel to a 9-unit apartment building.

In April 2013 BREC completed the entitlement process and purchased the Inn from its former owners. Six months later the renovation of the building was complete and 9 short-term, furnished rental units were delivered to meet the needs of the area's hospitals, schools and growing businesses.



Project Example - 14-16 E Springfield Street

BREC purchased and developed this property in May 2010 as a vacant 2 unit building. The building was born in the early 1960's from a failed social experiment of replacing run-down brick row house buildings with pre-fabricated concrete structures, specifically designed to meet the needs of the affordable community. The 40 year affordability restrictions had expired on the property by the time BREC purchased the building; BREC saw an opportunity to work with the neighbors on a plan to redevelop the blighted building.

BREC approached the project as a two phased project. After an in depth analysis of the building and zoning code, BREC established an as of right 4 unit occupancy that was a logical intermediate step to the ultimate development plan and a good alternative if the ultimate design was not approved. It took 6 months of planning and construction to reach this intermediate step; but this multi-phased approach stabilized the building at an acceptable return and thus afforded BREC time to work through the long permitting process. Over the next eighteen months, the development team worked in collaboration with the immediate neighbors, the neighborhood association and the City of Boston to refine the design and program of what would eventually be a six-story six-unit building.

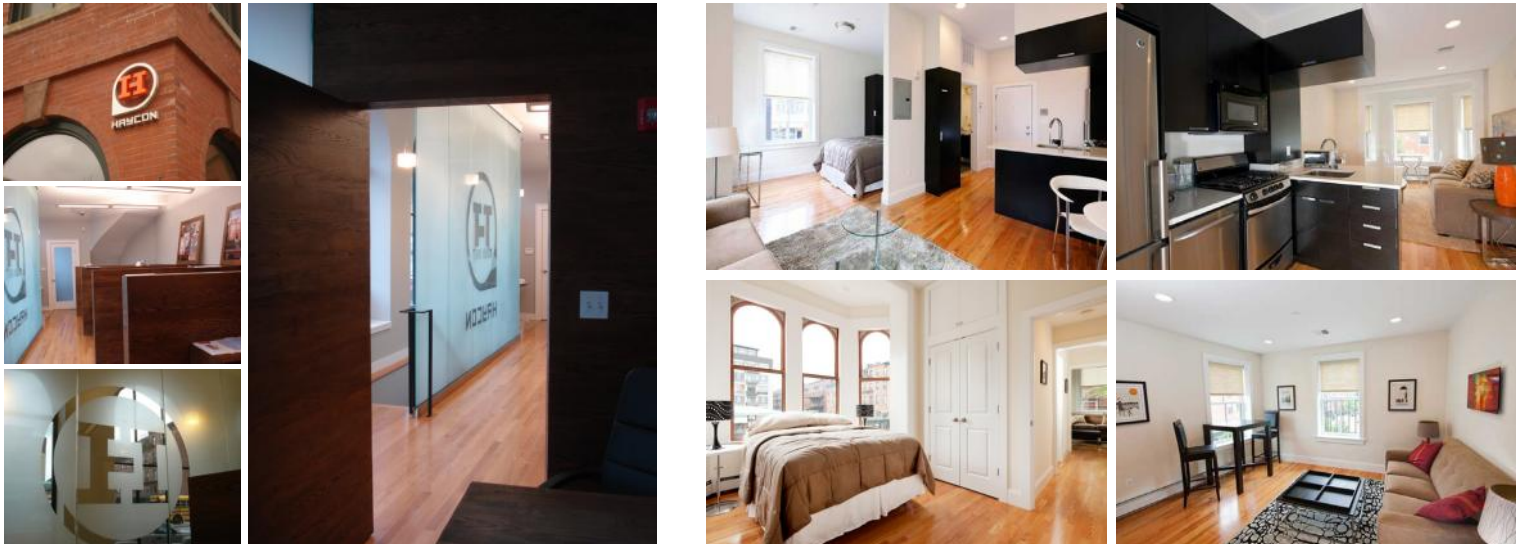
Today 14-16 E Springfield Street serves as a perfect example of how BREC leveraged a unique ability to look beyond the obvious and deliver a building that serves the needs of the neighborhood while delivering an economic return that incentivizes its investors involvement in this and future projects.



Project Example - 784 Tremont Street

At the time of BREC's purchase of this property, 784 Tremont Street was a dilapidated building that, despite several failed attempts at rehabilitation, remained a boarded-up eyesore for over a decade. Recognizing the building's historic and architectural significance, BREC worked in partnership with South End Landmarks Commission and the Massachusetts Historical Commission to incorporate the building's rich history within its development plan. This project offered unique set of development challenges and opportunities. The shallow, but long dimensions of the lot combined with the requirement to work within the existing unit boundaries ranging from 230-400 square feet made it very difficult to lay out functional and marketable units. After many hours and countless design iterations, and due in large part to Patrick Haydon's expertise, the development team delivered units that transcend the limitations of such small spaces.

In August 2011, 784 Tremont Street was placed back in service. The residential units were very well received and BREC is proud to call the first floor commercial space home.



Neighborhood Context



Aerial Site Photo of Proposed Project Site

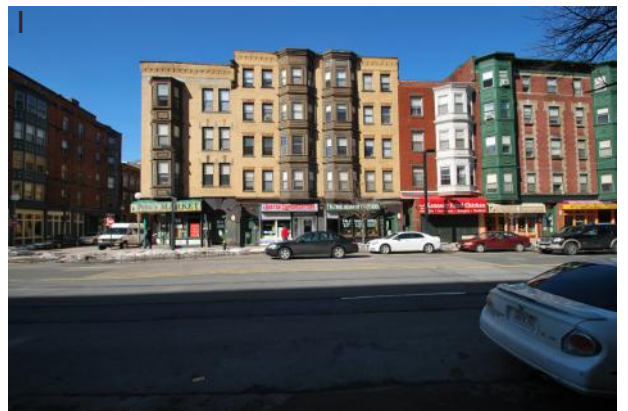
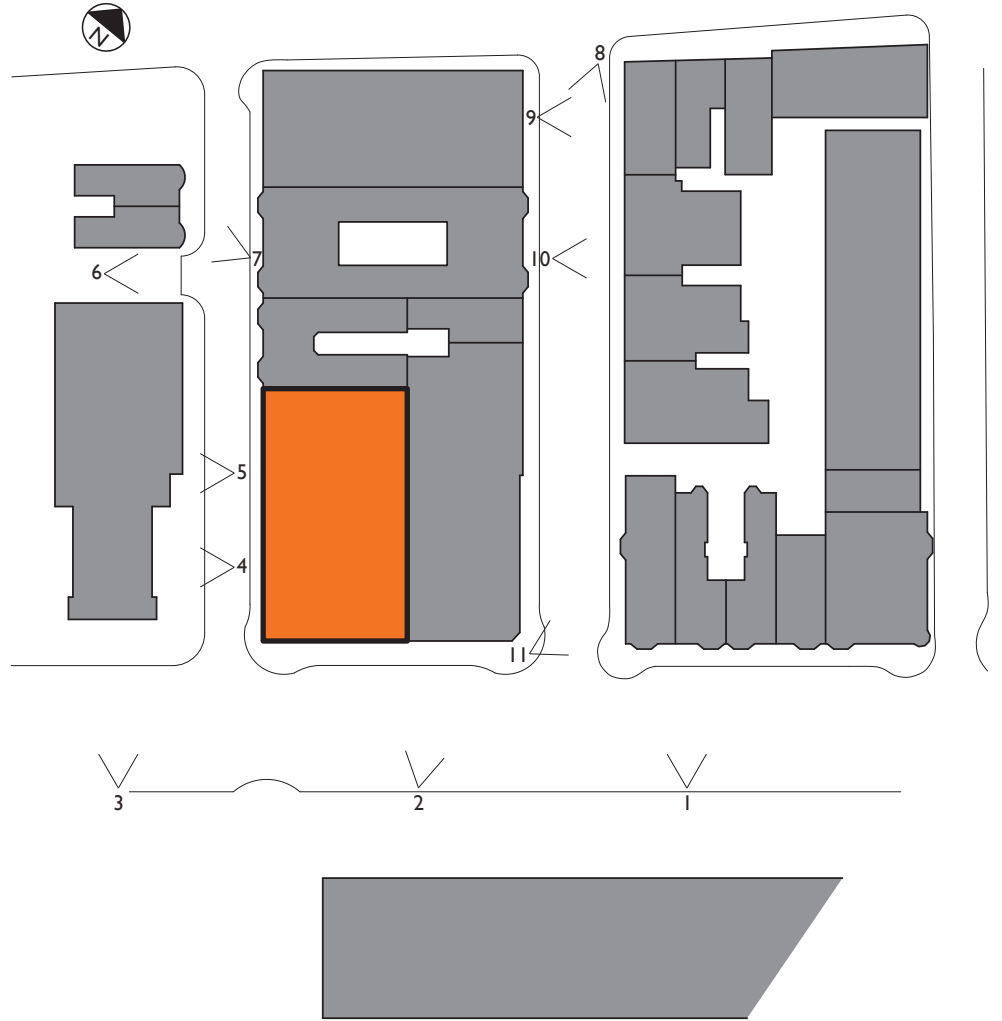


Existing Conditions from South West



Existing Conditions from South East

Neighborhood Context

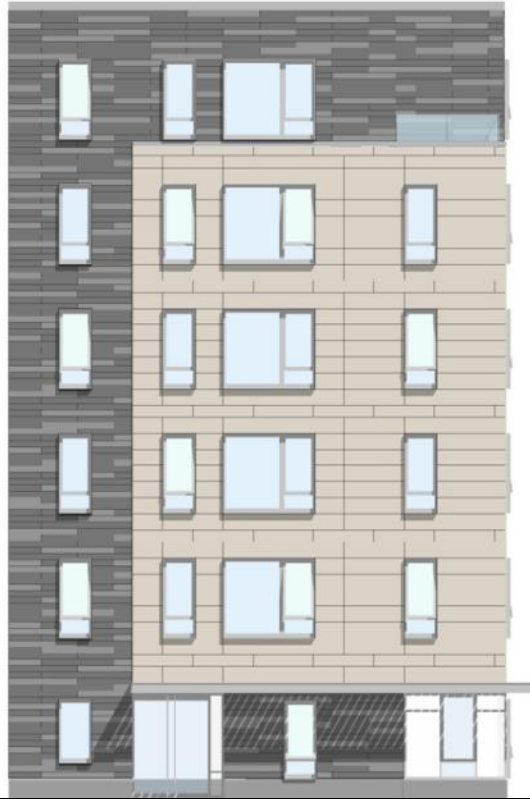


Project Description

The new construction will consist of 16 residential units and one commercial unit on six levels with a surface parking lot. The total gross development square footage is 16,164 with 17 exterior on-site/off-street parking that is dedicated to the project.

Project Summary: New Construction
For Rent Market Units
6 stories of residences
16 residences, 1 commercial unit with 17 parking spots

<u>Unit Types</u>	<u>Quantity</u>	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom Plus Study	7	41%	603 sq ft – 660 sq ft
Two Bedrooms Plus Study	9	53%	700 sq ft – 745 sq ft
Commercial	1	6%	1000 sq ft



West Elevation



South Elevation

Design



View From South West



View From South East

Zoning Analysis & Anticipated Permits

Project Summary: New Construction, 6 stories, 65' to parapet, 16 dwelling units, 1 commercial unit

Zoning District: Roxbury EDA, Roxbury District (Article 50) Boulevard Improvement and Restricted Parking Overlays

Lot Size: 8,082 sq ft

<u>Use</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
	Multifamily dwelling allowed	Multifamily dwelling	No
Maximum Floor Area Ratio	2.0	2.0*	No
Maximum Building Height	65	65	No
Minimum Lot Size	None	-	No
Minimum Usable Open Space (Square Feet per Dwelling Use)	50	850	No
Minimum Lot Width	None	-	No
Minimum Lot Frontage	None	-	No
Minimum Front Yard	None	-	No
Minimum Side Yard	None	-	No
Minimum Rear Yard	20	**	No
Off Street Parking Requirements	1.0 space per dwelling unit and 1,000 sq.ft. office use	17	No

*16,164 sq. ft. of development / 8,082 sq. ft. of lot = 2.0

**Because the property is located on a corner there are two front yards and two side yards, but no rear yard. See Article 50-44.5, Special Provision for Corner Lots.

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

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, equipment, storage, and parking for workers can be accommodated for on site. All site access will be provided through the low traffic corridor of St. Cyprians Pl. The site will have a secure perimeter during 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 details such as compliance with 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.

As part of the proposed project, the new 17-unit building will include on-site parking for 17 vehicles in order to mitigate potential parking and traffic issues. The parking will be directly accessible from St. Cyprian Place. The project site will be redeveloped with a new curb cut and improved pedestrian walkways to assure proper public safety and appropriate design.

The project is close in proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) stations of Ruggles (supporting both the Orange Line and Commuter Rail) and the Museum of Fine Arts Station (Green Line) as well as MBTA bus lines 8, 9, 15, 19, 22, 23, 28, 29, 42, 43, 44, 45, 47, 9701, 9702, 9703, CT2, and CT3. The abundance of public transportation options will help alleviate any negative impact on parking and traffic caused by the new residents.

The project site is also easily walkable to the major Boston neighborhoods of Fenway and the South End, and Northeastern University, further alleviating traffic and parking impacts.

Public Benefits

The proposed project will result in the transformation of an underutilized, unattractive, low-density, single-story commercial property into 16 market rate residential units and a commercial unit to house the existing insurance agency with 17 on-site parking spaces and site improvements for landscaping, open space, and pedestrian walkways and lighting.

The project will add another attractive, dense building to the Tremont 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, all while keeping an existing successful local business within the project site.

The proposed project will create full-time equivalent and part time jobs during the construction period. 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 try its best efforts to get local qualified workers and contractors.

Appendix A: Existing Conditions Survey

PLAN OF LAND
 IN
BOSTON (ROXBURY), MASS.
MIDDLESEX SURVEY INC. LAND SURVEYORS
131 PARK STREET NORTH READING, MA. 01864
 PHONE: (978) 664-5451 FAX: (978) 664-3980
 SCALE: 1" = 50' DATE: SEPT. 3, 2013

BASED ON PLAN IN BK. 8238 PG. 205

