

# 135 Athens Street Condominium

135 Athens Street  
South Boston, MA



FRONT ELEVATION @ WEST BROADWAY

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30 July 2014

Article 80  
Small Project Review  
Application

Proponent:

135 Athens Street Realty Trust  
RMC Development  
P.O. Box 51182  
Boston, MA 02205

Architect:

Niles O. Sutphin, AIA  
Sutphin Architects, Inc.  
P.O. Box 290006  
Charlestown, MA 02129

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I. Project Team

Owner/Developer Contact:

Ryan Connelly  
RMC Development  
P.O. Box 51182  
Boston, MA 02205

Architect:

Niles O. Sutphin, AIA  
197 8<sup>th</sup> Street, Suite 2000  
P.O. Box 290006  
Charlestown, MA 02129  
617-337-5265

Site Engineer:

Ken Bouffard  
CEC Land Surveyors, Inc.  
8 Oak Street  
Peabody, MA 01960  
978-531-1191

Structural Engineer:

Lee Bombardier  
Bombardier Structural Engineering  
131 Lincoln Street  
Abington, MA 02351  
508-631-3332

Mechanical Engineer (MEPS)

Zade Associates, LLC  
140 Beach Street  
Boston, MA 02111  
617-338-4406



**SUTPHIN**

**ARCHITECTS**

197-8th Street  
Suite 2000  
Charlestown, MA 02129

PHONE: 617-337-5265  
FAX: 617-337-5191  
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14 July 2014

**LETTER OF INTENT**

Mr. Brian P. Golden, Director  
Boston Redevelopment Authority  
Boston redevelopment Authority  
Boston City Hall-9<sup>th</sup> Floor  
Boston, MA 02201

**REF: #135 Athens Street Condominium South Boston, MA**

Dear Mr. Golden:

The purpose of this letter is to inform the Boston Redevelopment Authority of the intent to develop a 15 unit residential condominium to be located at #135 Athens Street in South Boston, MA pursuant to the Small Project Review Article 80 Section 80E process. The development will also include an enclosed at-grade parking garage accommodating a total of 20 cars. The main part of the building will be 4 stories in height facing West Broadway and reducing to 2 stories in height facing Athens Street at the rear of the property.

This project has recently undergone a very lengthy community review process, and I am happy to report that the surrounding abutters and the St. Vincents Community Group have pledged their enthusiastic support of the proposed development.

This project is being developed by RMC Development, LLC whose principal is Mr. Ryan Connelly. Mr. Connelly has developed a number of similar projects in South Boston over the past several years. Sutphin Associates, Inc. will provide architectural services.

We look forward to the continuation of our strong working relationship with the BRA as we move forward to final approval by the BRA Board of Directors.

Very truly yours,

SUTPHIN ASSOCIATES, INC.

Niles O. Sutphin, AIA

III. Proposed Project Overview

Project Title: **135 ATHENS STREET CONDOMINIUM**

Location: 135 Athens Street  
South Boston, MA

Project Description: New construction, 15 dwelling unit condominium; 2 affordable units, 3-4 stories, 20-car enclosed parking garage at grade level.

Lot Area: 6,614 SF

No. of Residential Dwellings: 15  
Building Footprint: 5,514 GSF  
Affordable Units: 2

Floor Area Configuration:

Ground floor:	5,514 s.f. (includes garage and lobby)
First Floor:	5,591 s.f.
Second Floor:	5,591 s.f.
Third Floor:	3,525 s.f.

Proposed Building Height:

West Broadway Elevation:	40'-6"
Athens Street Elevation:	24'-6"

No. of Stories: 3-4

Total Number of Garage Parking Spaces: 20 (1 ADA compliant)

Area Zoning: Saint Vincent's Neighborhood District  
Sub District: 3F-2000

#### IV. Proposed Project

Project Title: **135 ATHENS STREET CONDOMINIUM**

Location: 135 Athens Street  
South Boston, MA

The proposed project will be a new development; a 15-unit condominium building. The building is 3-4 stories tall and is comprised of brick, Hardiplank siding, decorative paneling, and Arriscraft stone block. The structure also includes 20 interior, on-grade garage parking spaces.

The 15 residential apartments are sized as follows:

One Bedroom Apartments (9): 700 S.F. – 751 S.F.

Two Bedroom Apartments (6): 919 S.F. – 1,225 S.F.

There is one individual roof deck accessible only from the one bedroom unit located on the third floor.

The proposed project will be located at the end of Gardner Place, between West Broadway and Athens Street. The “front door”/main access to the building lobby will face toward West Broadway.

A 20-car enclosed, on-grade parking garage is being provided and will be accessed only from West Broadway via Gardner Place.

A larger residential condominium/commercial building called 170 West Broadway will be constructed in the near future, immediately adjacent to the right of 135 Athens Street condominium. Early on it was agreed by the two developers to share some facilities, such as the widening of Gardner Place to 21’ to accommodate two-way traffic access to both parking garages. The developer of 170 West Broadway is providing a covered walkway from West Broadway to the lobby entrance of their condominium. We plan to extend special paving from that point to the lobby entrance to 135 Athens Street.

The developers of both 135 Athens Street and 170 West Broadway are providing a 5’ wide paved sidewalk connection (between buildings) allowing for pedestrian access to and from Athens Street and West Broadway.

The 135 Athens Street building will be set back 5’ from the rear property line to provide for additional open space for Athens Street residents. This area will be fully landscaped with mature trees, lawn, and shrubbery.

In order to provide for a more “residential” scale for neighbors on Athens Street, the building has been stepped back at the third floor so that only two residential floors face onto Athens Street. The building height at the rear is 24’-6” from sidewalk to roof line. The entire rear elevation will be clad with Hardiplank siding.

The front elevation facing West Broadway will be 40’-6” high. Building materials will include an attractive Arriscraft stone base encompassing the ground floor. The remaining façade will be an attractive red brick.

## V. Neighborhood and Project Location

The proposed project is well located within the “heart” of South Boston and the commercial development located along West Broadway. The site is advantageously located facing West Broadway and is within short walking distances to all local shopping and restaurants.

The balance of the neighborhood is of pleasant residential character comprised of mostly 3-4 story single-family residences as well as some commercial mix and other large condominium buildings.

The location of the site is easily accessible via public surface bus transportation and is within easy walking distance to the T stop on lower Broadway.

## VI. Project Benefits

The project offers the following benefits:

- Provides new housing units – At a time when demand is strong for new housing in Boston in general, and South Boston in particular, this project adds fifteen (15) new residential units to the overall supply. Furthermore, since all 15 condominium units are owned by individual owners, this will further strengthen neighborhood residential character.
- Improves and activates the streetscape – The proposed building will be constructed of attractive materials; Arriscraft stone (base), brick façade that faces onto West Broadway, and Hardiplank siding that faces onto Athens Street. There will be a 5' wide pedestrian passageway connecting Athens Street to West Broadway.
- Utilizes superior urban design – With the assistance of the BRA staff, the project will result in a substantial, first class building with a stature that pays tribute to the adjacent structures and respect for the scale and composition of the street.
- On-site parking – The project is able to provide for the parking requirements of the project on-site within an enclosed parking garage, rather than increasing the strain on the local parking infrastructure.
- Benefits neighborhood business district – By providing new residential dwelling units with parking, this project will provide an increase in the economic vitality of the area, assist in the continued revitalization of the neighborhood residential district, and lend additional financial support to the local small businesses on West Broadway.
- Jobs - This project will provide a total of 75 construction jobs over a 9 month construction build-out schedule.
- Tax base – With the addition of 15 new first class condominium units, the residential tax base of the City of Boston will be further increased.
- Location - The project site is located in close proximity to the West Broadway Commercial District – a viable, attractive commercial area with a diversity of shopping and restaurants. Excellent public transportation bus routes on West Broadway allow easy connections to Downtown Boston.
- Affordable Units - The project will make available 2 affordable units through the BRA's subsidized housing program.



VII. Zoning Compliance Table

<b>ZONING ANALYSIS</b>			
<b>#135 Athens Street Condominium</b>			
135 Athens Street - South Boston, MA			
<b>New Residential Development – 15 Condominium Dwelling Units – 20 Parking Spaces</b>			
<b>Zoning District: St. Vincent’s Neighborhood District: 3F-2000</b>			
<b>Lot Area: 6,614 S.F.</b>			
<u>ZONING ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>MEETS REQ'MENT (Y/N)</u>
1. Min. Lot Area Per D.U.	2,000 S.F. (For 1 <sup>st</sup> 2 Units)	2,000 S.F.	YES
2. Additional Lot Area - Each Additional D.U.	1,000 S.F. per D.U. 15 x 1,000 = 15,000 S.F. (Required)	4,614 S.F.	NO
3. Minimum Lot Width	20'	110'	YES
4. Minimum Lot Frontage	20'	110'	YES
5. Maximum Floor Area Ratio (F.A.R.)	1.0 (1.0 X 6,614 S.F. = 6,614 S.F.)	2.27 (15,010 S.F.)	NO
6. Maximum Building Height	3 Stories / 35'	40'-6"	NO
7. Minimum Front Yard	5'	5'	YES
8. Minimum Side Yard	2-1/2'	0'	NO
9. Minimum Rear Yard	30'	5'	NO
10. Minimum Usable Open Space	4,500 S.F. (300 S.F./Dwelling Unit)	1,155 S.F.	NO
11. Rear Yard Max. % Accessory Buildings	N/A	N/A	YES
13. Parking	1.5 Parking Spaces per Unit 1.5 x 15 = 22 Spaces	20	NO
<b><u>Note: Project is less than 20,000 S.F. but is subject to Chapter 80 BRA "Small Project" review and approval due to the fact that the project is 15 Dwelling Units.</u></b>			

VIII. Zoning Code Refusal Letter



Thomas M. Menino  
Mayor

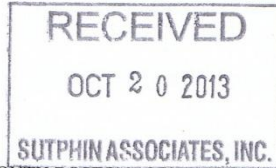
**Boston Inspectional Services Department**  
**Planning and Zoning Division**

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

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

NILES SUTPHIN  
SUTPHIN ARCHITECTS, INC.  
P.O. BOX 290006  
CHARLESTOWN, MA 02129



October 08, 2013

**Location:** 135 ATHENS ST SOUTH BOSTON 7 SOUTH BOSTON, MA 02127  
**Ward:** 06  
**Zoning District:** St Vincent  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT283448  
**Date Filed:** September 06, 2013  
**Purpose:** Demolish existing structure; Re-use existing foundations; Erect new 5 story-20unit residential condominium building-Including First Floor garage and lobby-4 residential floors over garage; Change of Occupancy; All new systems; Entire building to be fully sprinkletred.

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>
Article 57, Section 11 **	Use: Conditional	Multi residwelling unit is a conditional use
Article 57, Section 12 **	Dimensional Regulations	Floor area ratio excessive
Article 57, Section 12 **	Dimensional Regulations	Minimum height requirements excessive
Article 57, Section 12 **	Dimensional Regulations	Minimum rear yard requirements insufficient
Article 57, Section 12 **	Dimensional Regulations	Minimum required usable open space insufficient
Article 57, Section 12 **	Dimensional Regulations	Side yard insufficient
Article 57, Section 22 **	Roof Structure Restrictions	Roof structures restricted district (structures above roof for human habitation exceeds 10% of the roof area)
Article 57, Section 26 **	Off-Street Parking Insufficient	Off street parking insufficient

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.

  
 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.

IX. Summary of Dwelling Units – Types & Sizes

<b>UNIT SUMMARY</b>			
<b>Unit Numbers</b>	<b># Bedrooms</b>	<b># Bathrooms</b>	<b>Square Footage</b>
1,7	2	2	928 S.F.
2,8	2	1-1/2	919 S.F.
3,9	1	1	701 S.F.
4,10	1	1	700 S.F.
5,11	1	1	713 S.F.
6,12	1	1	727 S.F.
13	2	2	1,130 S.F.
14	2	2	1,225 S.F.
15	1	1	751 S.F.
<p>9 - 1 BEDROOM, 1 BATH UNITS FROM 700 S.F. – 751 S.F.            2 - 2 BEDROOM, 1-1/2 BATH UNITS @ 919 S.F.            4 - 2 BEDROOM, 2 BATH UNITS FROM 928 S.F. - 1,225 S.F.</p>			

**Project Notification Form/Application for Small Project Review**

**Required Information for Document Preparation**

For projects undergoing review and consideration under Article 80 of the Boston Zoning Code, applicants are requested to ensure that the following information is included in its Project Notification Form or Application for Small Project review, as the case may be:

**Applicant/Project Proponent** 135 Athens Street Realty Trust  
Developer Ms. Leah Popielarski  
Contact Mr. Ryan Connelly  
Mailing Address RMC Development, P.O. Box 51182, Boston, MA 02205  
Phone No. 617-908-7185 Fax No. 617-507-7972 Email: rconnelly@rmcdev.net

**Brief Project Description:** New construction – 15 Dwelling Units, 20 Parking Spaces; 3-4 story building with enclosed parking garage at grade

Anticipated Submission Date August 2014  
Anticipated Advertisement Date (if applicable) N/A

Proposed Project Name #135 Athens Street Condominium  
Project Address #135 Athens Street, South Boston, MA 02127  
**Assessor Parcel I.D.** 0600268000 **Neighborhood** South Boston  
Sub-Neighborhood (if applicable) N/A  
Zoning District St. Vincent’s; 3F-2000 (Sub-district)  
Urban Renewal Area (“URA”) N/A

Does Project Require Modification to URA?(Y/N) N **If modification to URA is required, please describe modifications to be requested:** \_\_\_\_\_

Inst. Master Plan (Y/N) N Planned Development Area (Y/N) N 121A (Y/N) N  
Zoning Relief Required -- Zoning Board of Appeals (Y/N) Y Boston Zoning Commission (Y/N) N

Development Program

Parcel Area (Sq. Ft.) 6,614 S.F.  
Proposed Building Area (Sq. Ft.) 15,010 S.F. (Zoning Area)  
Proposed Building Height (Feet) 40’-6” Number of Floors 3-4  
Ground Floor Use Lobby/Garage Upper Floor Use Residential

Retail Sq. Ft. N/A Office Sq. Ft. N/A Hotel Sq. Ft. N/A

Industrial Sq. Ft. N/A Institutional Sq. Ft. N/A R&D Sq. Ft. N/A

Residential Sq. Ft. 15,010 S.F. Total Units 15 Condo YES Rental NO

Market Units 13 Affordable Units 2 Studios 0 1 bdrms 9 2 bdrms 6

3 bdrms 0 Artist Live/Work N/A SRO N/A Elderly N/A

Total Parking Spaces 20 Surface N/A Structured 20 Below Grade N/A

(If multiple buildings are proposed, please provide development program information for each building)

Total Development Cost (soft/hard costs) \$4,110,000.00  
 Construction Cost (hard cost) \$3,400,000.00

Public Benefits

Number of Permanent Jobs Created (full-time equivalent) N/A  
 Number of Permanent Jobs Retained (full-time equivalent) N/A  
 Number of Construction Jobs Created (full-time equivalent) 75

Estimated Development Impact Project Payments (if applicable)

Neighborhood Housing Trust N/A Neighborhood Jobs Trust N/A

Estimated Construction Start 1 March 2015 Estimated Construction Completion 31 December 2015

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Leah Popielarski	P.O. Box 51182	100%
	Boston, MA 02205	

## **EXHIBITS**

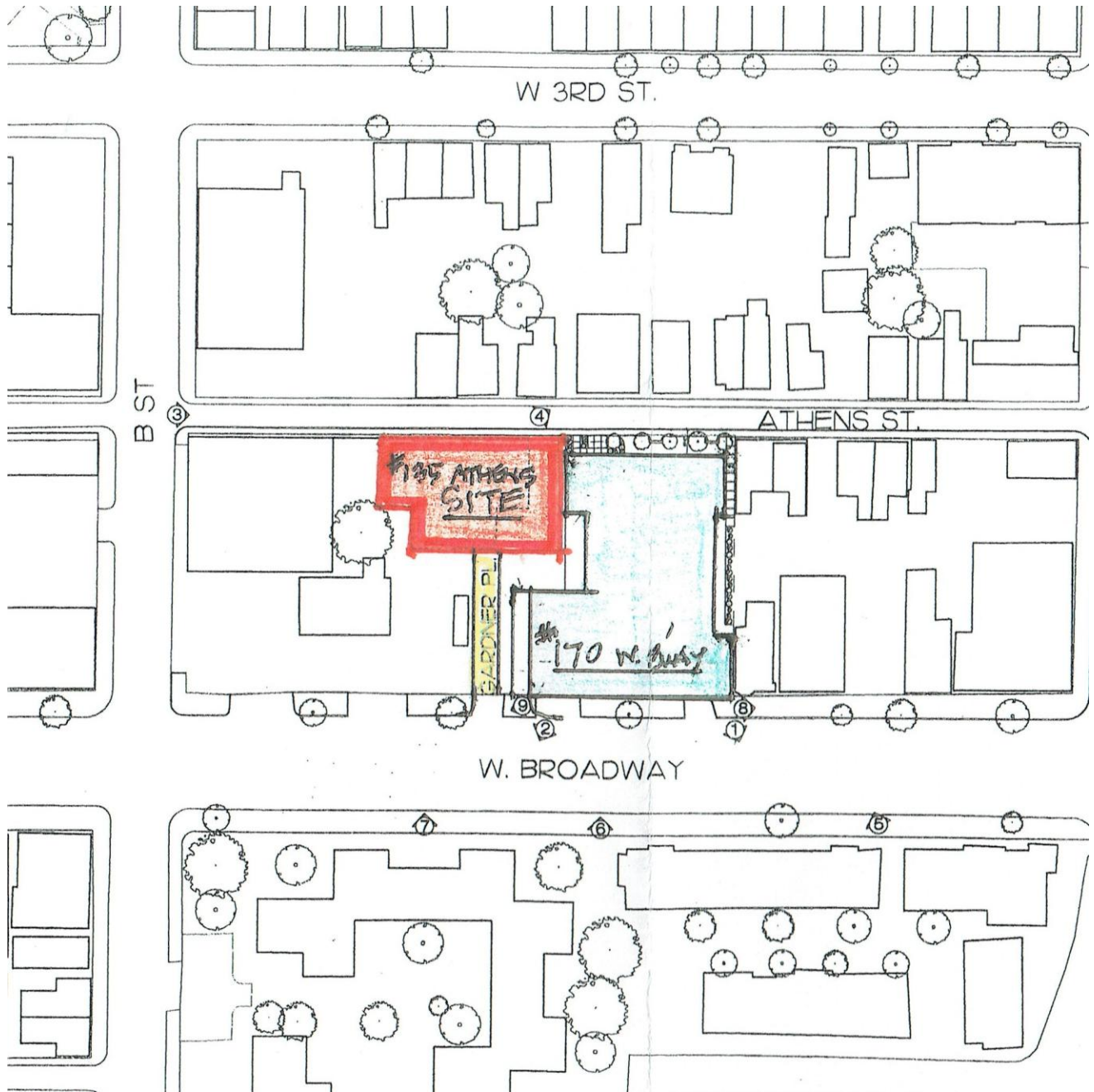


Diagram of site



**View of site from West Broadway – Liberty Bell to the right**





**View of site from West Broadway looking down Gardner Place**



**View of site from West Broadway, looking northwest**



**View from Gardner Place across West Broadway**



**View of site to the left, showing residences across Athens Street**



**View from site, showing residences across Athens Street**