

136 Shawmut Avenue

Article 80 - Small Project Review Application



Owner and Developer

136 Shawmut LLC
540 Tremont Street, Suite 8
Boston, MA 02116

March 19, 2015

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Project Team

Owner and Developer

136 Shawmut LLC
540 Tremont Street, Suite 8
Boston, MA 02116
Tel.: 617-542-3500

Architect

Finegold Alexander + Associates
77 North Washington Street
Boston, MA 02114
Tel.: 617-227-9272

Development Consultant

Harry R. Collings
Real Estate Sales and Development Consulting
Ten Derne Street
Boston, MA 02114
Tel.: 617-263-1157

Legal Council

LaCasse Law
75 Arlington Street #500
Boston, MA 02116

Survey

Boston Survey, Inc.
Unit C-4 Shipways Place
Charlestown, MA 02129

Civil Engineer

HW Moore Associates, Inc.
112 Shawmut Avenue
Boston, MA 02118

Structural Engineer

McNamara Salvia
101 Federal Street, 11th Floor
Boston, MA 02110

MEP Engineer

WSP
88 Black Falcon Avenue, Suite 210
Boston, MA 02210

Landscape Architect

Kyle Zick Landscape Architecture
36 Bromfield Street, Suite 202
Boston, MA 02210

March 19, 2015

Mr. Tyler Norod
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Request for Article 80, Small Project Review
136 Shawmut Avenue
Boston, MA 02118

Dear Mr. Norod:

On behalf of the Owner and Developer, 136 Shawmut LLC, we are submitting this application for the redevelopment of 136 Shawmut Avenue to the Boston Redevelopment Authority for Small Project Review as defined in Section 80-E-5, Procedures for Small Project Review.

Included with this letter is the Small Project Review submission, which includes the team members, the Zoning Analysis, and the proposed plans and elevations of the project.

The new building will be the reuse of the site and exterior of the former Holy Trinity German Catholic Church and Rectory. The project will clean, repair, and make limited modifications to the existing Roxbury Puddingstone of the church and rectory. A new 8 story steel structure with glass curtain wall will be constructed along the existing walls of the church and will contain 33 residential units. The basement level will include 24 parking spaces, tenant support space, and a new access ramp from Shawmut Avenue. The main entry will be modified to permit accessibility, and the project will comply with city requirements with respect to groundwater.

We look forward to working with you, the BRA and the City of Boston, on this significant project. Please call me with any questions.

Sincerely,



James G. Alexander, FAIA, LEED AP BD+C
Principal-in-Charge
jga@faainc.com

Project Description

PROJECT SUMMARY

The proposed project will be the reuse of the former Holy Trinity German Church and Rectory in Boston's South End. The location on Shawmut Avenue, between Herald Street and E Berkeley Street, is within the New York Streets sub-district. The interior of the church will be completely demolished and removed, while the exterior masonry façade will remain in place. An 8 story building (plus basement parking) will be constructed within the existing exterior walls, with a new steel and glass structure rising above the stone cornice line of the existing building. The exterior masonry of the church will be cleaned and refurbished. The Basement level of the building will contain 24 parking spaces, which will be accessible via Shawmut Ave. Levels 1 through 8 will contain 33 residential units and 57,904 square feet of residential space.

The proposed project will create new housing options in a unique new building in this rapidly growing section of the South End. This dramatic design will blend old and new, creating a bold centerpiece for this developing neighborhood.

EXISTING CONDITIONS

The subject property is a 17,272 square foot parcel. The parcel has 102.67 linear feet of frontage on Shawmut Avenue, which is a one way street. The existing church and rectory were built in 1874 and contain approximately 32,945 gross square feet. The building has been vacant for roughly 5 years. The existing tower spires reach approximately 110 feet in elevation.

NEIGHBORHOOD CONTEXT

The site is located in the EDA North sub-district of the South End Neighborhood District. It is also part of the Protected Area of the South End Landmark District, and within the territory of the Old Dover Neighborhood Association.

Neighboring properties serve both residential and commercial uses. The proposed project follows several new residential and commercial projects under construction in the area including the Ink Block and 275 Albany Street. Other proposed residential, commercial, and office projects in the immediate area have been recently approved. The project will also help to activate this portion of Shawmut Avenue, as it serves as a pedestrian connective corridor between downtown and the South End.

PUBLIC BENEFITS

The proposed project will not only preserve the classic architecture of the former church, but further revitalize its appearance and presence in the neighborhood. The project will transform a vacant site into much needed housing units in the City of Boston with striking architectural design. Upon completion, the project will generate additional property tax revenue for the City. The proposed project will also create a significant number of construction jobs. The proponent is committed to hiring local contractors and tradespeople.

The owner has a strong history of cooperation and collaboration with neighbors on prior projects and intends to continue developing relationships with abutters to 136 Shawmut Avenue. They have met with representatives from the Chinese Evangelical Church and Castle Square, direct abutters to the property, and a presentation was made to the Old Dover Neighborhood Association.

TRAFFIC, PARKING, TRANSPORTATION

The project will provide onsite parking for 24 vehicles in order to mitigate potential traffic and parking issues. This results in a parking ratio of .73 spaces per unit. The parking garage will be accessed via a ramp from Shawmut Avenue. There will be 14 parking spaces in the garage, each equipped with a stacker system, resulting in space for 28 vehicles. Each stacker space is counted as .75 parking spaces, accounting for the 24 space total for parking calculations. In addition, there will be a bicycle room with space for 20 bicycles.

A variety of other transportation options exist in the immediate area. The site is blocks away from multiple MBTA Bus Lines, the MBTA Orange Line, Zip Cars, and Hubway Stations.

RUBBISH REMOVAL & RECYCLING

City sanitation and recycling trucks will provide weekly trash pickups on Shawmut Avenue. A trash room will be located in the basement of the building. Recycling receptacles will be provided for use by all building residents. Space for recyclable materials will be provided within the trash room.

Zoning Analysis

ANTICIPATED PERMITS AND REVIEW PROCESS

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	Compliance with Building Code/Building Permit
Boston Public Works Department	Curb Cut Permit (if required)

ZONING ANALYSIS

136 Shawmut Ave, Location Info	
Assessing Address	136-146R Shawmut Ave, Boston MA 02118
Assessing Parcel Numbers	0306170000, 306171000
Zoning District	South End Neighborhood District
Sub District	Economic Development Area (EDA) North
Overlay	Groundwater Protection Overlay District, Restricted Parking Overlay District
Historic District	South End Protected Area
Square Footage	17,272 SF

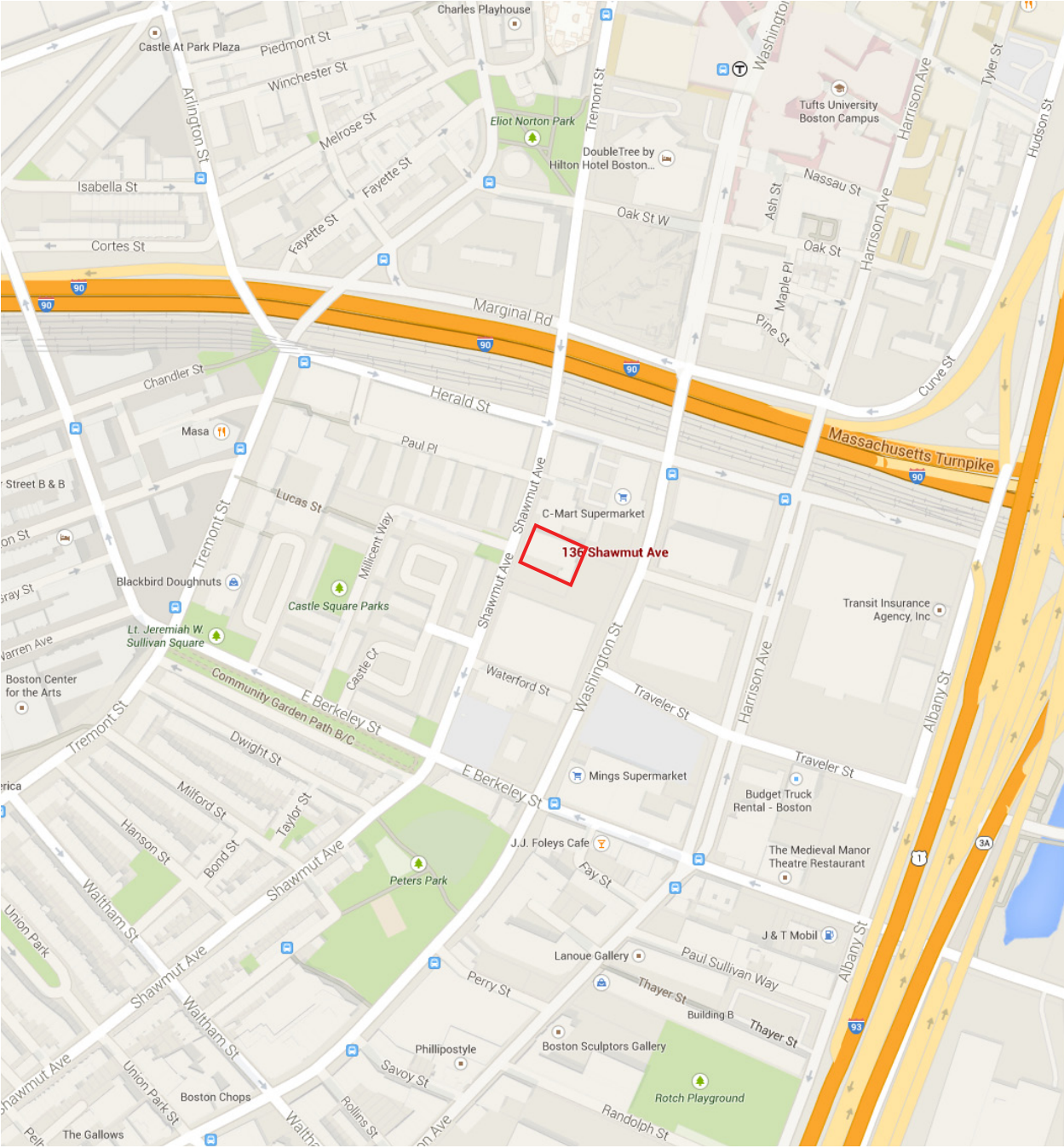
Dimensional Regulations and Requirements	Allowable/Required	Proposed	Zoning Reference
Lot Size Minimum	None	17,272 SF	Article 64, Table G "EDA North"
Lot Width Minimum	None	<i>existing</i>	Article 64, Table G "EDA North"
Front Yard Setback Minimum	None	<i>existing</i>	Article 64, Table G "EDA North"
Rear Yard Setback Minimum	20	<i>existing</i>	Article 64, Table G "EDA North"
Side Yard Setback Minimum	None	<i>existing</i>	Article 64, Table G "EDA North"
Floor Area Ratio (FAR)	4.0	3.99	Article 64, Table G "EDA North"
Building Height Allowed (stories)	n/a	8 stories	Article 64, Table G "EDA North"
Building Height Allowed (feet)	100 ft	99 ft (approx.)	Article 64, Table G "EDA North"
Usable Open Space	50 SF per unit = 1,650 SF	2,052 SF	Article 64, Table G "EDA North"
Parking Spaces	0.7 spaces per unit = 24	24 spaces	

Building Statistics

GROSS FLOOR AREA AND USES OF PROPOSED DEVELOPMENT

Level	Use	Proposed Building GSF	Proposed GSF (FAR)
Level 0 (Rectory Basement)	Crawl Space	1,659 SF	0 SF
Basement	Parking, Mechanical, Support	11,833 SF	2,325 SF
Level 1	Lobby, Residential	11,677 SF	11,291 SF
Level 2	Residential	11,708 SF	11,339 SF
Level 3	Residential	11,280 SF	10,959 SF
Level 4	Residential	8,963 SF	8,659 SF
Level 5	Residential	6,240 SF	6,055 SF
Level 6	Residential	6,240 SF	6,055 SF
Level 7	Residential	6,240 SF	6,055 SF
Level 8	Residential	6,240 SF	6,070 SF
Total		82,080 SF	68,808 SF
Existing Building GSF		32,945 SF	
Proposed New Building GSF		49,135 SF	
Allowable GSF (FAR)			69,088 SF

Locus Map



136 Shawmut Avenue

Site Photographs



View Looking Northeast on Shawmut Avenue



View Looking Northwest

Site Photographs



View Looking West



View Looking Southeast on Shawmut Avenue

Architectural Drawings

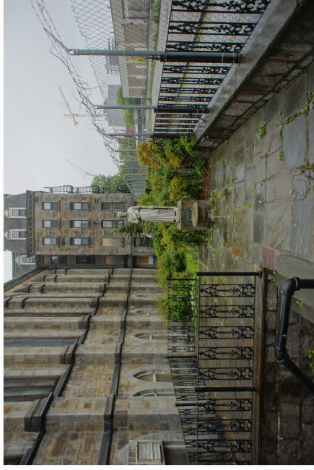
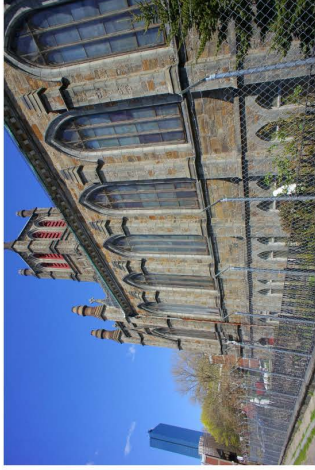
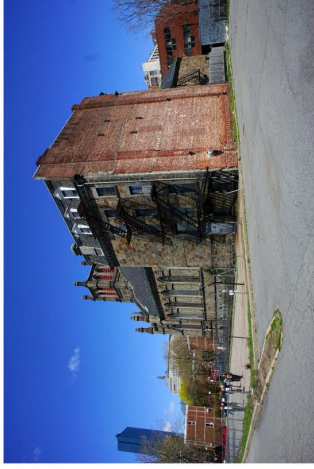


Source: Boston Redevelopment Authority

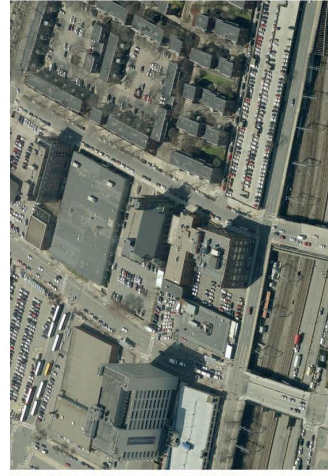
PROJECTED DEVELOPMENT

136 SHAWMUT

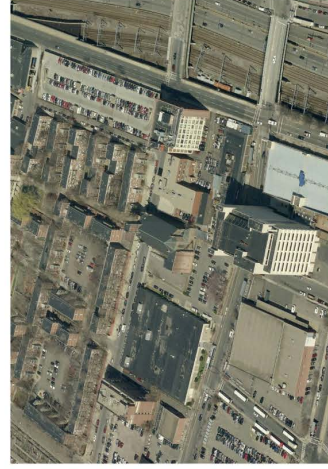
SITE LOCATION



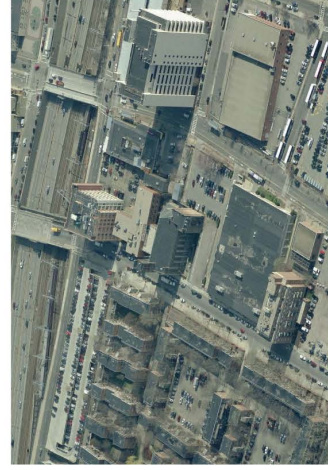
EXISTING PHOTOS



NORTH VIEW



EAST VIEW



SOUTH VIEW



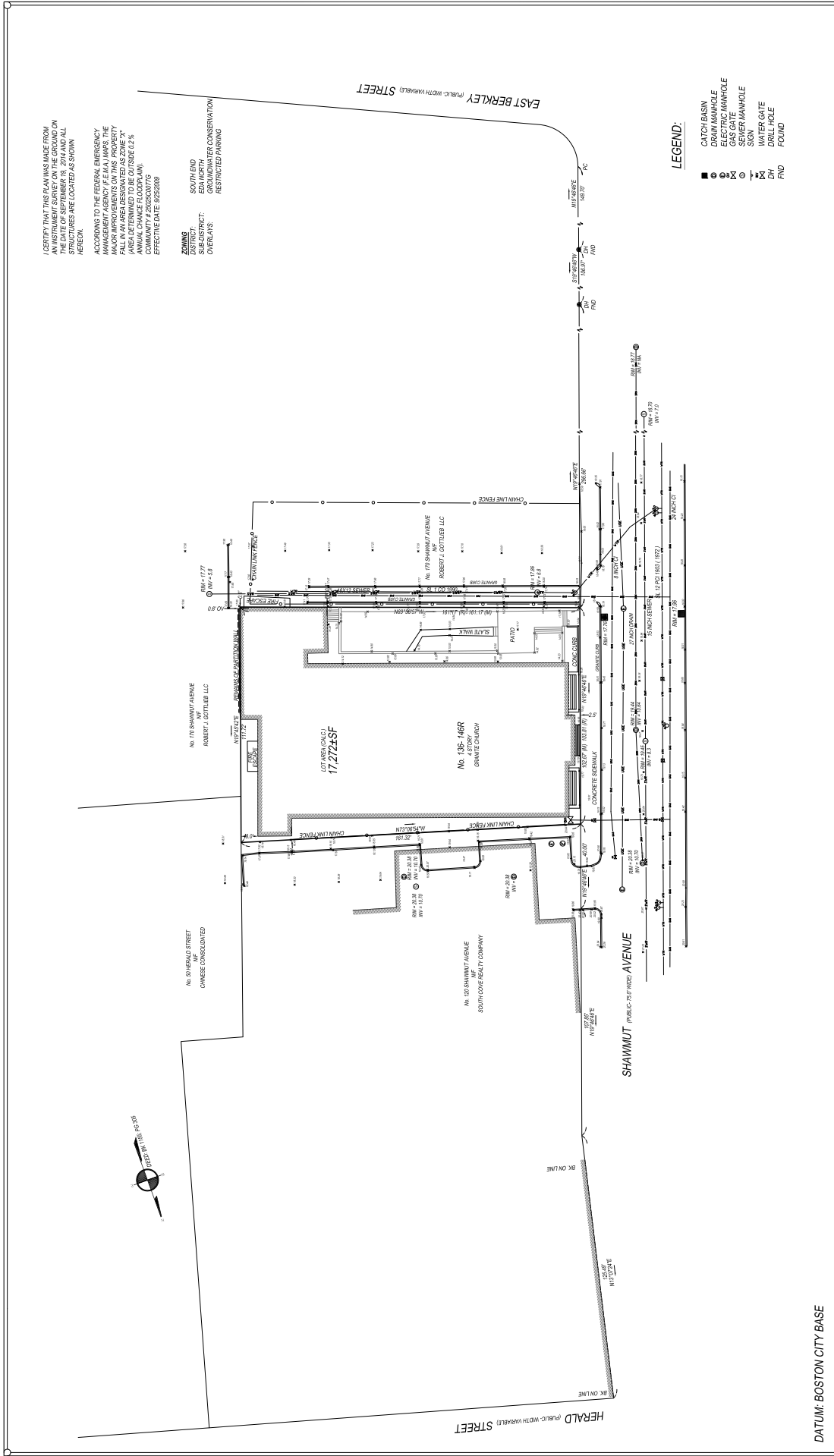
WEST VIEW

136 SHAWMUT

EXISTING PHOTOS | CONTEXT

New Boston Ventures

Finegold Alexander + Associates Inc



DATUM: BOSTON CITY BASE

DRAFTSMAN: SAP	REVIEWED BY: GCC
PLAN PREPARED	09/22/14
TOPO AND UTILITIES	11/18/14

REFERENCES:
 DEED: BK 1155; PG 305
 PLAN: BK 8073; PG 543
 PLAN: BK 15806; PG 77
 LCC 19508-C
 5587-A
 L-563 SHAWMUT AVENUE
 L-9453 SHAWMUT AVENUE

CERTIFIED PLOT PLAN
 LOCATED AT
136-146R SHAWMUT AVENUE
 BOSTON, MA 02118

PREPARED FOR:
 NEW BOSTON ADVENTURES
 MARC SVAITSKY
 540 TREMONT STREET, SUITE 8
 BOSTON, MA 02116

BOSTON SURVEY, INC.
 100 STATE STREET
 CHARLESTOWN, MA 02129
 (617) 242-1133
 www.bostonsurvey.com

LEGEND:
 ■ CATCH BASIN
 ○ DRAIN MANHOLE
 ○ EXISTING MANHOLE
 ○ GAS GATE
 ○ SEWER MANHOLE
 ○ SIGN
 ○ WATER GATE
 ○ VALVE
 ○ UNUSABLE
 ○ FOUND

NOTICE:
 I CERTIFY THAT THIS PLAN WAS MADE FROM A REASONABLE AND ACCURATE SURVEY AND THAT THE DATE OF SEPTEMBER 19, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREIN.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THIS PROJECT FALLS IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 1% ANNUAL FLOOD RISK) (COMMUNITY # 2505000776) EFFECTIVE DATE 8/25/2009
ZONING: SOUTH END
DISTRICT: SOUTH END
OVERLAYS: GROUNDWATER CONSERVATION RESTRICTED PARKING

JOB # 14-00730 **FILE # 13-00730 - 09/22/14**

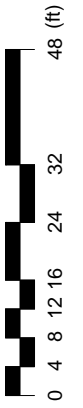


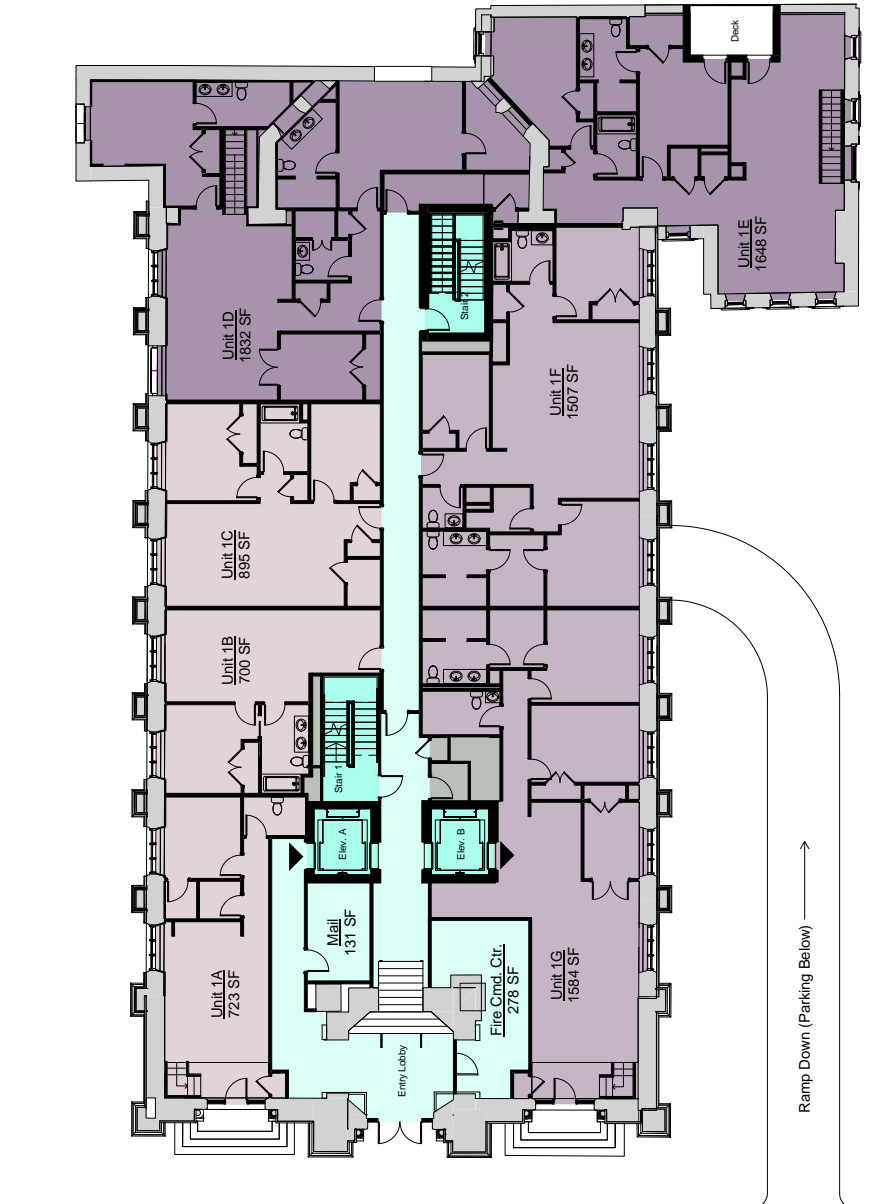
- Residential Unit Types
- One Bedroom
 - Two Bedroom
 - Three Bedroom
 - Penthouse
 - Circulation
 - Vertical Circulation
 - Support

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Basement



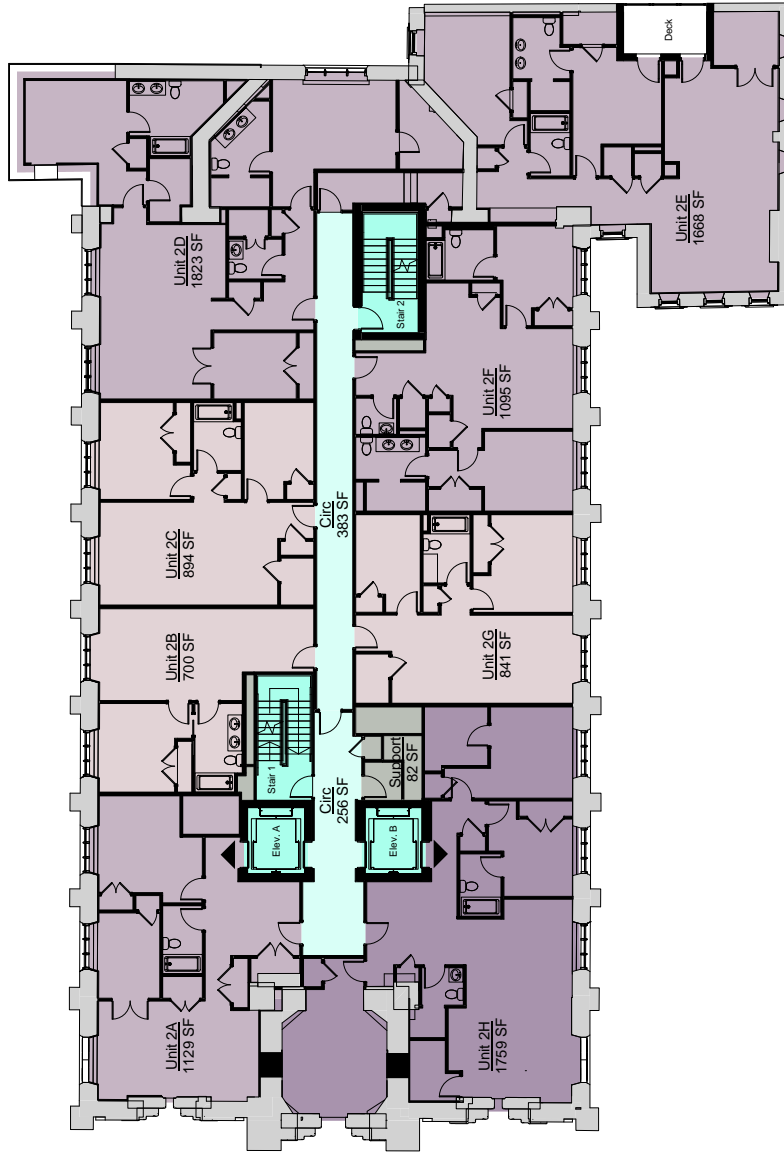


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Level 1

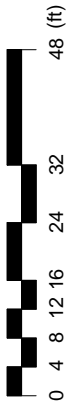


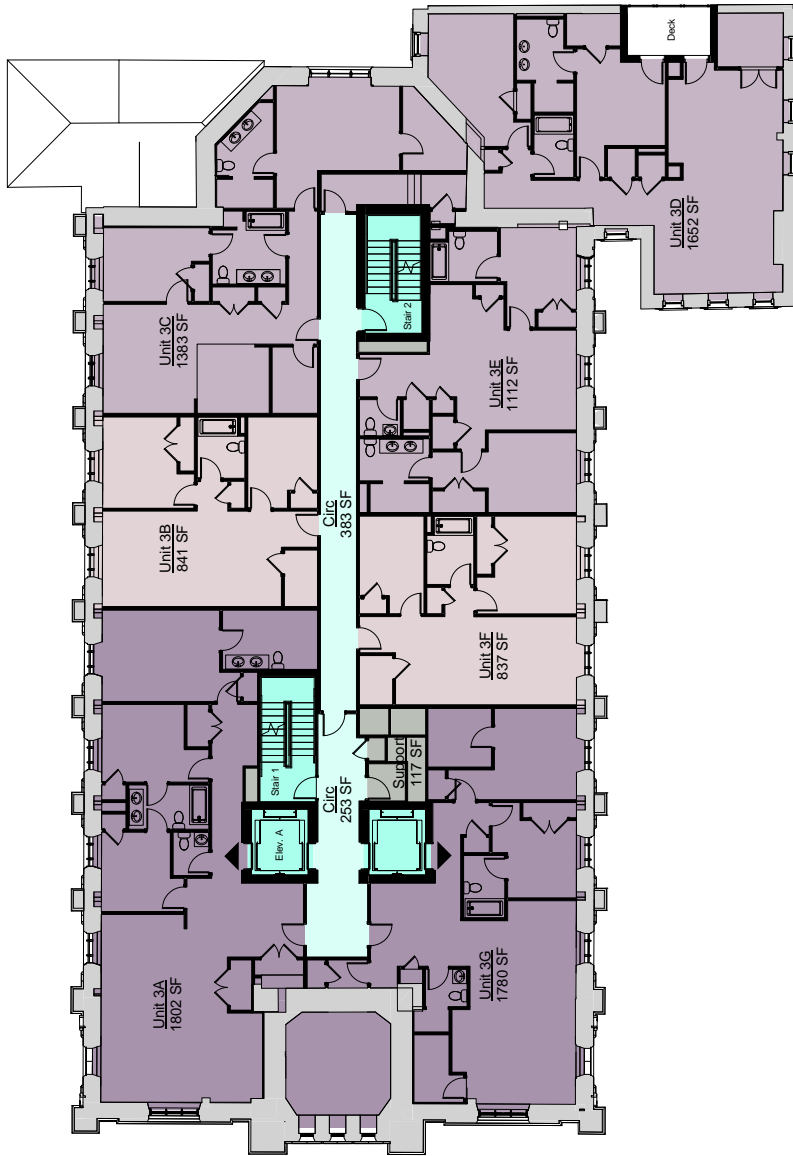
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Level 2



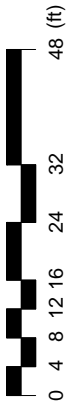


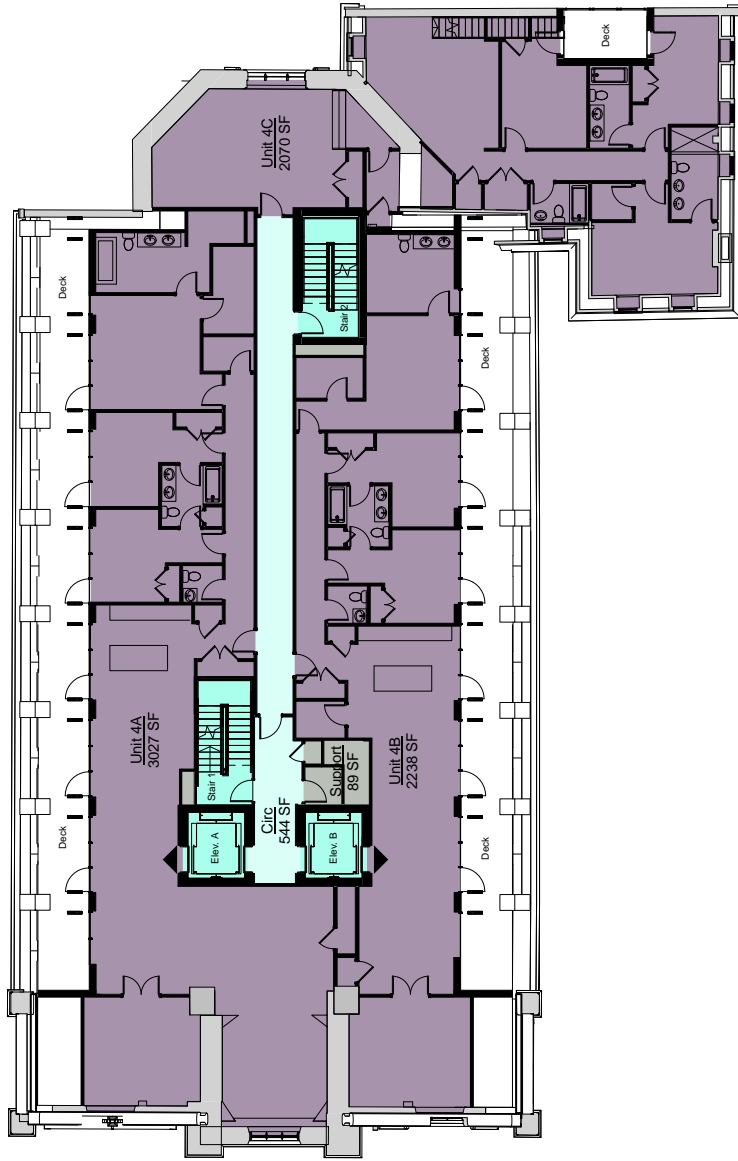
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Level 3



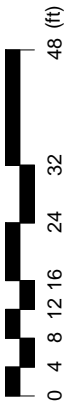


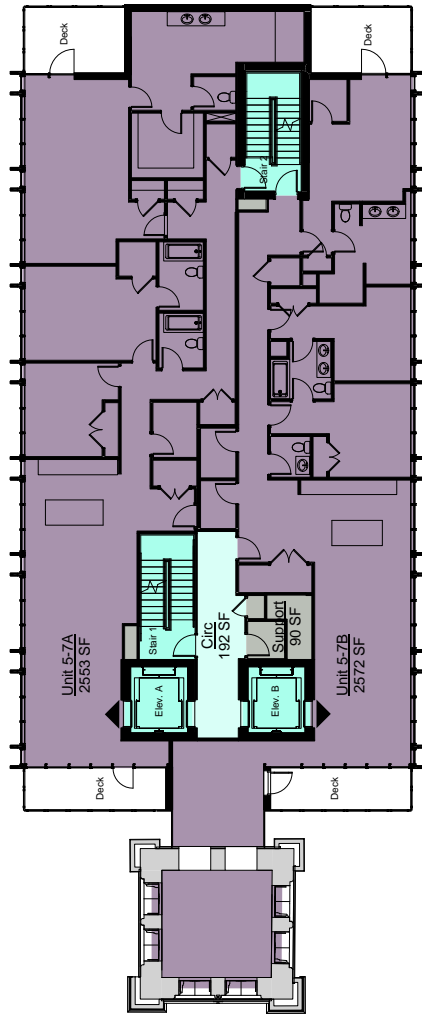
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 - Vertical Circulation
 - Support

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 136 Shawmut Avenue
 Boston, MA 02118

Level 4



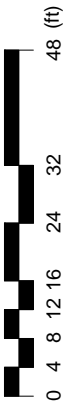


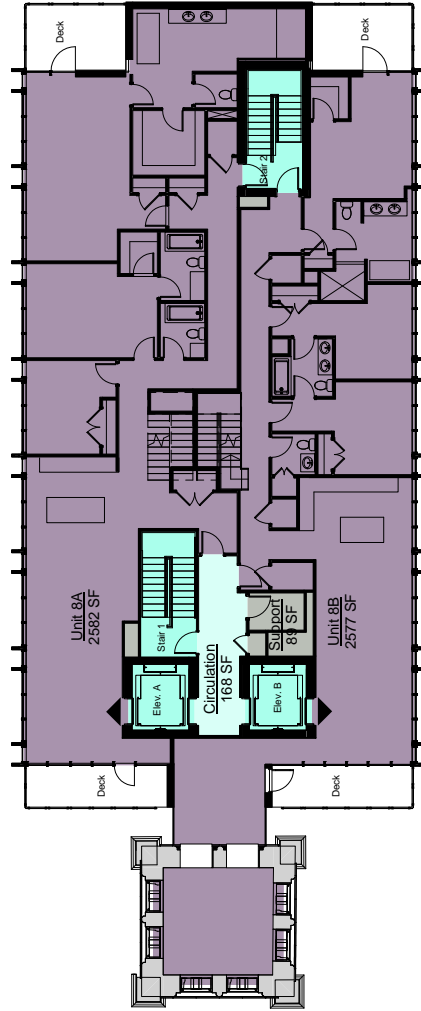
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 - Support

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Level 5-7 Typical





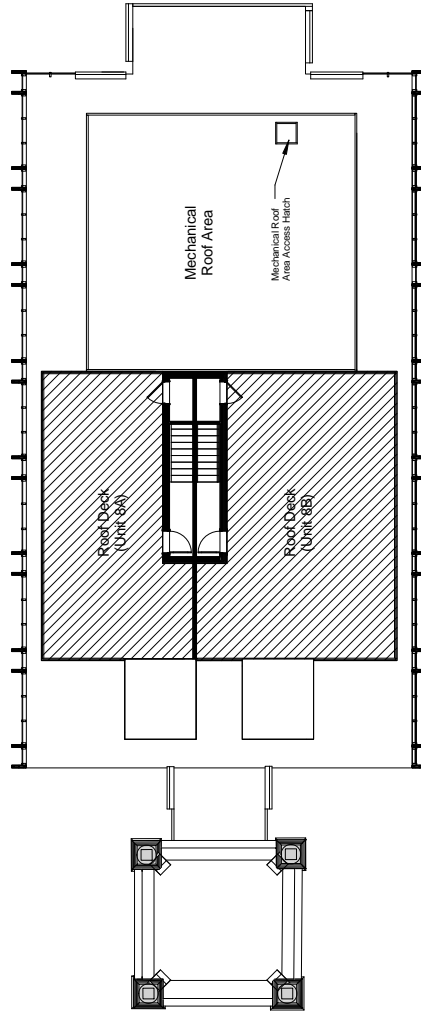
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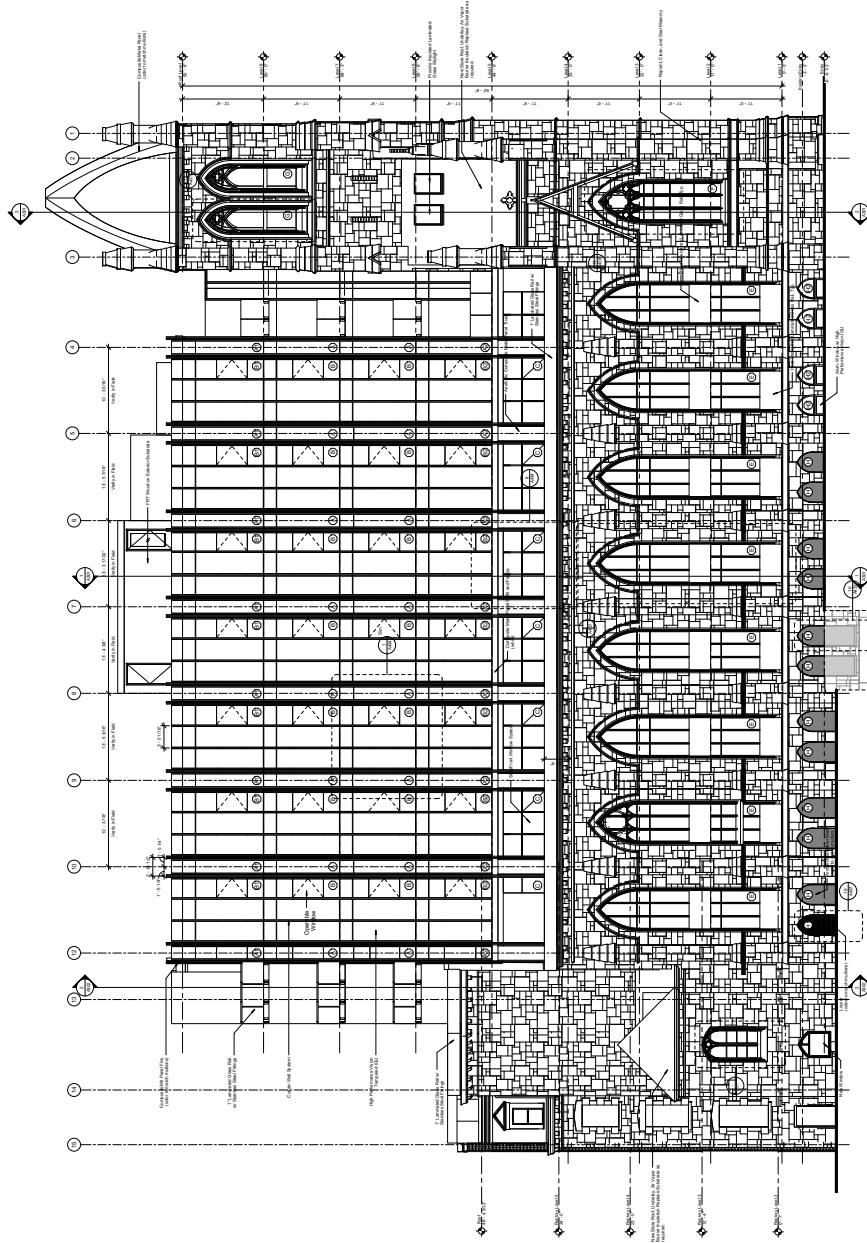
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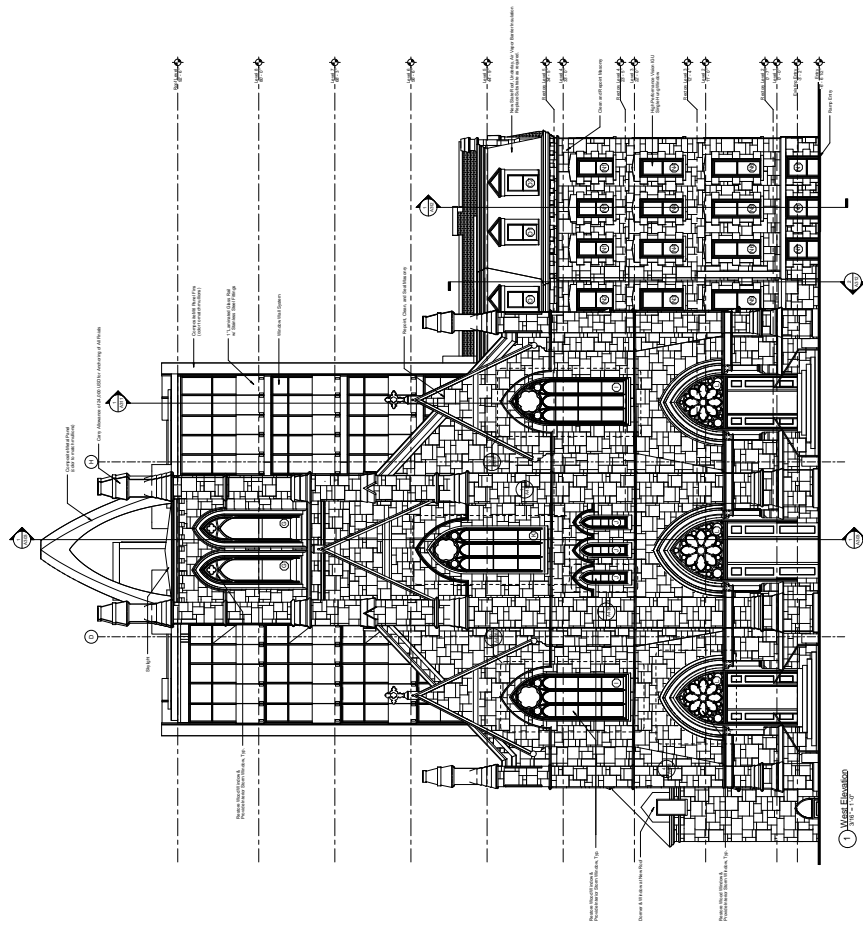
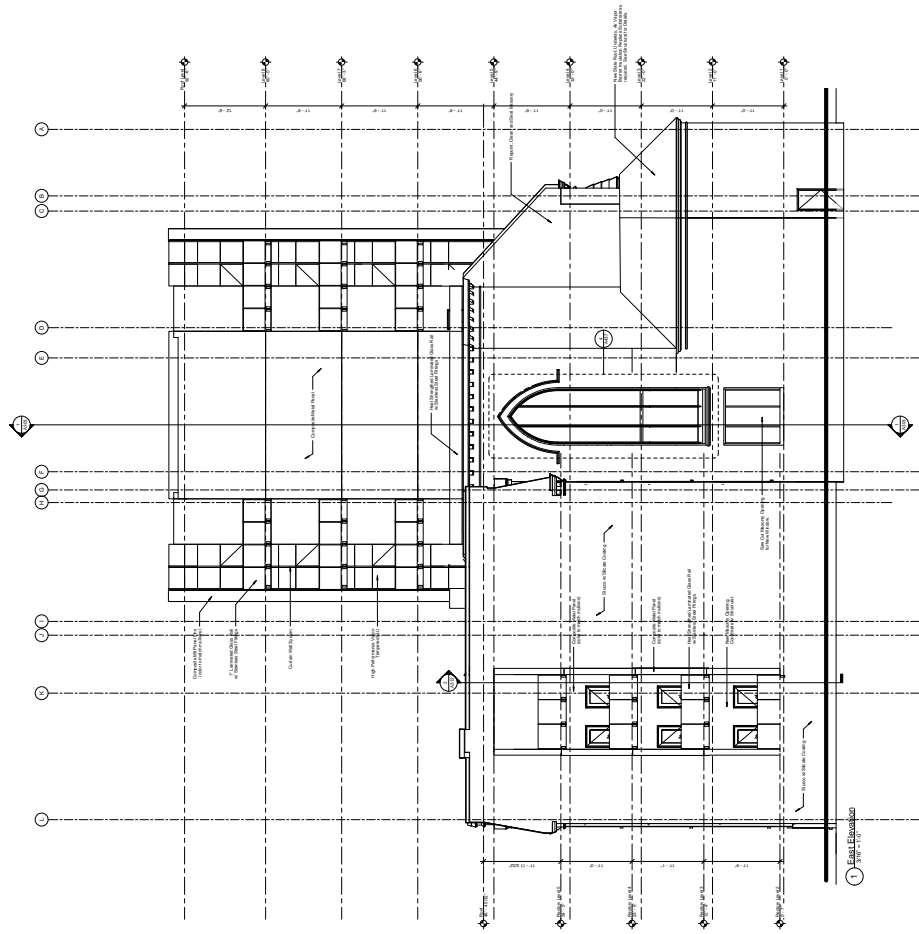
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Level 8











Street Perspective from Shawmut Avenue

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Shawmut Avenue Day Rendering

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