

150 West Broadway Street

South Boston, MA 02127



Application for Article 80 Small Project Review

Boston Redevelopment Authority

6/23/2014

Developer: City Point Place, LLC

Architect: Arthur Choo and Company

Legal Counsel: Mark Murphy, PC



150 West Broadway Street

South Boston, MA 02127

Project Team

Developer

CITY POINT PLACE, LLC

444 East Third Street

Boston, MA 02127

Joe Hassell

781-727-7678

Stephen T. Pitrowski

781-603-3221

Architect Choo and Company

One Billings Rd.

Quincy, MA 02171

617-786-7727

Legal Council

Mark Murphy PC

472 W. Broadway

South Boston, MA 02127

617-269-3700



June 23, 2014

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 Article 80 Small Project Review regarding 150 West Broadway Street Boston, MA 02127.

The proposed project will consist of 27 market rate units and 4 affordable units in accordance with the City's Inclusionary Development Program, and 4 commercial units totaling 5785 square feet — all will be served by 33 underground garage parking spaces.

The applicant is City Point Place, LLC, which Stephen T. Pitrowski and I are the principals. Architectural services are being provided by Arthur Choo and Company.

Many thanks to you and your wonderful staff at the BRA for your assistance thus far. We look forward to working with you on another successful development project.

Sincerely,
Joe Hassell

150 West Broadway Street

South Boston, MA 02127

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150 West Broadway Street

South Boston, MA 02127

Project Description

This prestigious corner parcel is located near the Broadway T station in South Boston. The site is currently underutilized as a commercial property with an auto repair shop and a used car lot. Our plan will revitalize the area and provide quality affordable housing with ample parking for families and young professionals, as well as exciting retail opportunities that will improve the areas streetscape. The lot is 11,407 sq. ft. on the corner of B Street and West Broadway on the downtown Boston side. We are proposing 31 units with 33 underground parking spaces.

As well as a beautiful new building, we plan to improve the site with landscaping in the front, rear, and side of the property. Major mechanical systems will be located in the garage/basement level, as well as trash storage and elevator access. Our proposed building has been designed to complement the style of the neighborhood.

Unit Mix, 31 units with 33 parking spaces

4 commercial units averaging 1400 sq. ft. each

4 townhouse style units at approx. 1200 sq. ft. (2 bed 2 bath)

24 units at approx 950 sq. ft. (2 bed 2 bath)

3 units at 1300 sq. ft. (2 bed 2 bath)

Parking garage with 33 spots approx. 10000 sq ft

Common areas approx. 4000 sq. ft.

150 West Broadway Street

South Boston, MA 02127

Project Site

The 11,407 sq. ft. lot is located in the Broadway T station area, on the corner of B St. and West Broadway, a prime location for redevelopment. The site is currently an eyesore with an auto repair shop and a used car lot. 150 West Broadway is next to several other former commercial sites, which previously have been or currently are being redeveloped as well.



West Broadway Facing East



West Broadway Facing West



Front View

150 West Broadway Street

South Boston, MA 02127

Neighborhood Context

The project site is in a great residential and commercial neighborhood with many existing larger structures and new projects being built in the immediate area. We believe that our proposed project integrates well with its surroundings, both in scale and design. It will be a positive addition to an already vibrant neighborhood, which is currently suffering from this underutilized eyesore. Our proposal has a height of 49' 11" which we believe will complement other new construction projects of this scale on Broadway, as shown below.



50 West Broadway



11 West Broadway



333-339 West Broadway

150 West Broadway Street

South Boston, MA 02127

Zoning Analysis

ZONING SUMMARY

ARTICLE 57
SAINT VINCENT ZONE
NS SUBDISTRICT

<u>ANY OTHER DWELLING</u>	<u>MIN. LOT SIZE</u>	<u>MIN. LOT AREA PER ADD. UNIT</u>	<u>TOTAL LOT SIZE</u>	<u>LOT WIDTH/ FRONTAGE</u>	<u>FAR</u>	<u>BLDG. HEIGHT</u>	<u>USABLE OPEN SPACE</u>	<u>SETBACK FRONT</u>	<u>SETBACK SIDE</u>	<u>SETBACK REAR</u>	<u>MAX USE REAR YARD</u>
REQUIRED BY ZONING	0	0	11407 +/- S.F.	0	1.0	35'	^{3 STORIES} 50/UNIT	0	0	20'	25%
PROPOSED PROJECT	NA	300 +/- S.F.	11407 +/- S.F.	162.13'	^{42826/11407} 3.75	^{5 STORIES} 49'-11" ±	50/UNIT	0'	3'-8"/20'-6"	0/3'-8"/25'-8"	0 %

PARKING REQUIREMENT
RESIDENTIAL USE: 1.5 SPACE PER UNIT
COMMERCIAL USE: 0

REQUIRED 47 SPACES

PROPOSED 33 SPACES

Anticipated Permits and Public Review

Boston Redevelopment Authority	Article 80 Small Project Review
Boston Public Works Department	Curb Cut Improvements
Boston Transportation Department	Construction Management Plan(if required)
Boston Water and Sewer Commission	Site Plan Approval for Connections
Zoning Board of Appeals	Variances/Conditional Use Permits
Inspectional Services Department	Review Compliance w/ Building Codes

150 West Broadway Street

South Boston, MA 02127

Public Benefit

The new building will create 27 market rate units and 4 affordable housing units in a thriving area, addressing the City's affordable housing policy. Our project will clean up and utilize an outdated commercial property, which is currently an eyesore for the community. Our traditional design will complement and improve the overall look of the area. High quality materials such as environmentally friendly and maintenance-free will be used where feasible. The below ground parking will not distract from the overall appeal of the property and allows for more parking.

Traffic, Parking, and Access

The new building provides at least 1 parking space per unit (31 total units 33 spaces). Also, by closing the curb cuts for the existing commercial lot, we hope to provide 6-8 new on-street parking spaces for the community. The underground garage will be accessed via an existing curb cut. We are confident that this will cause little to no disturbance in the area and will ultimately benefit the community. Pedestrians will access the building's small lobby via a front door off of Gardener Place.

Water Quality/Storm Water Management

On-site water management systems will be in place and approved by the Boston Water and Sewer Commission. We do not anticipate any challenges with the site.

150 West Broadway Street

South Boston, MA 02127

Construction Management

We do not anticipate any major impact to the surrounding area of the site during construction. All materials and equipment can be stored on site and accessed from Gardener Place. The developer and general contractor are very well-versed in South Boston construction and have a great track record of working well with neighbors during the process.

Infrastructure Systems

This project requires no major changes or to the current systems in place in the immediate area of the site.

150 West Broadway Street

South Boston, MA 02127

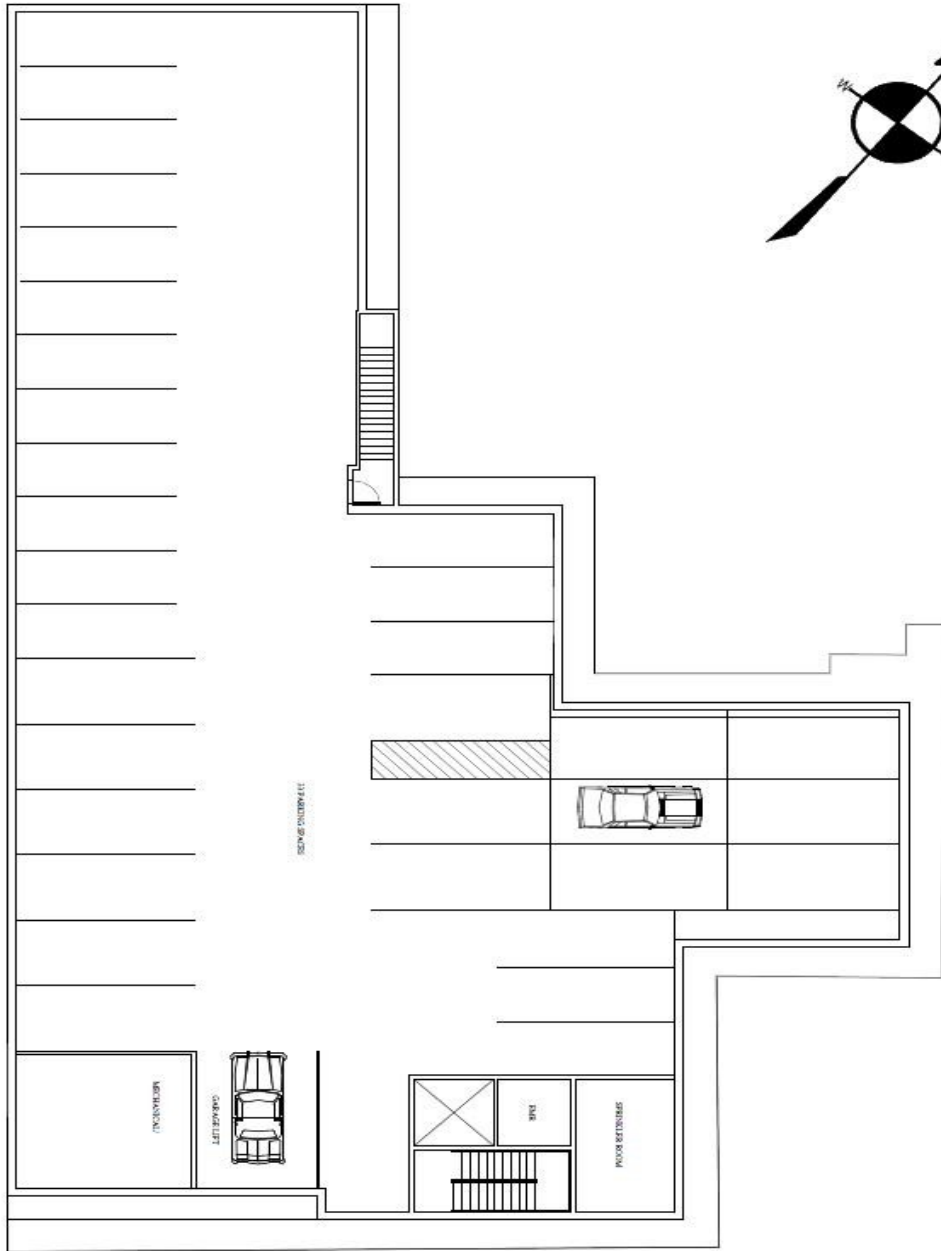
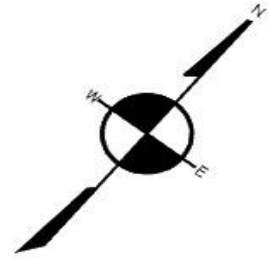
Site Map Aerial View



150 West Broadway Street

South Boston, MA 02127
Site Map





1 GARAGE FLOOR PLAN
01-16-14

13247

PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA

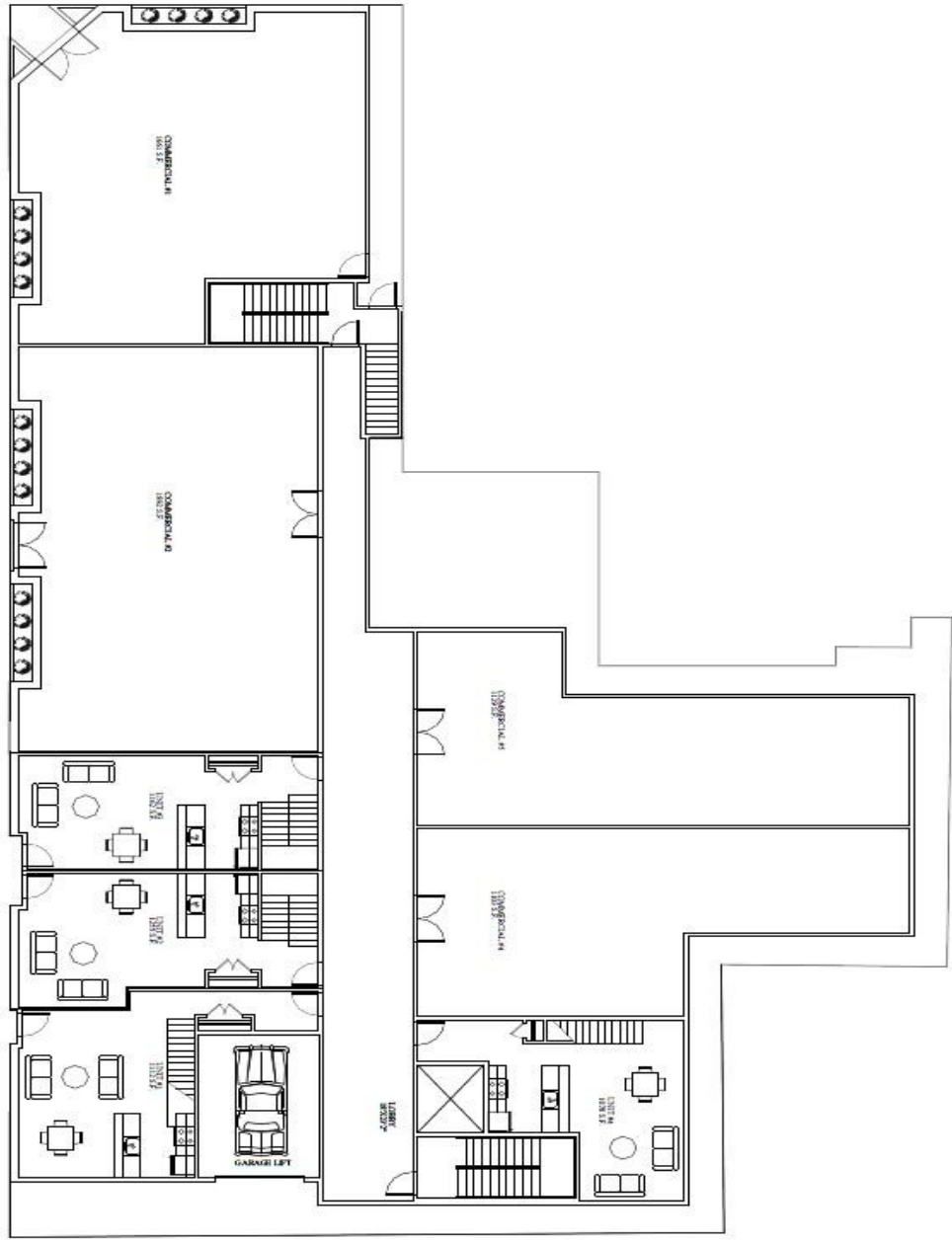


Date	Revision
04-15-2014	
04-24-2014	
06-11-2014	

Project No: 13247
 Size: AS NOTED
 Date: 01-16-2014
 Plan No: CL

FLOOR
 PLANS

A-1.0



1 FIRST FLOOR PLAN
01-14-14

**PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA**

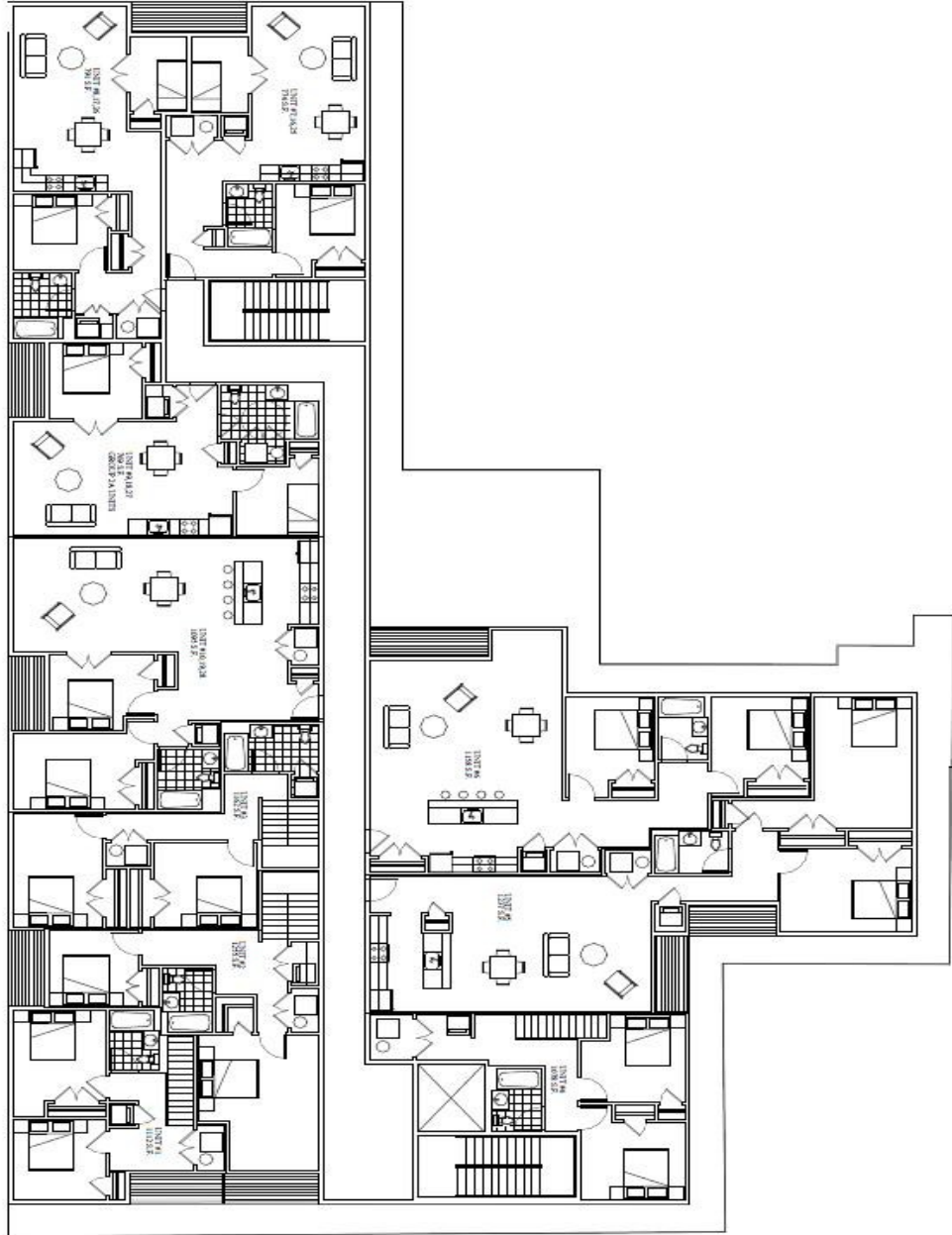
Green Company, Inc.
ONE BRIDGE STREET SUITE 400, MA 02111
BOSTON, MA 02111
TEL: 617.552.1111
WWW.GREENCOMPANY.COM

Rev	Description	Date
01	04-15-2014	
02	04-24-2014	
03	06-11-2014	

Project No: 13247
 Size: AS NOTED
 Date: 01-16-2014
 Drawn By: CL

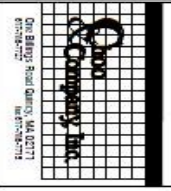
FLOOR
PLANS

A-1.1



1 SECOND FLOOR PLAN

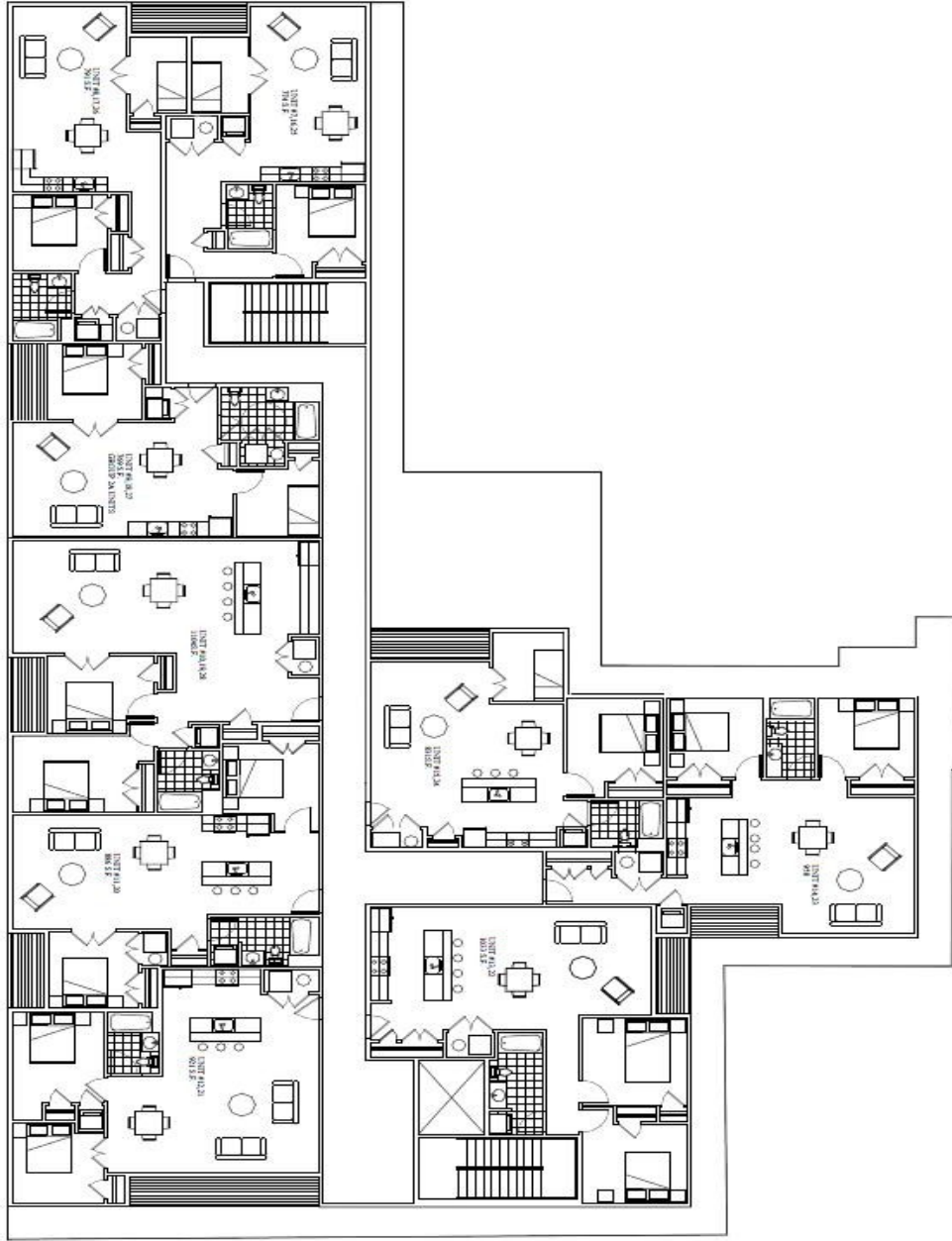
PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA



Project No.	13247
Site	AS NOTED
Plan No.	01-16-2014
Drawn By	CL
Issue	
04-15-2014	
04-24-2014	
06-11-2014	

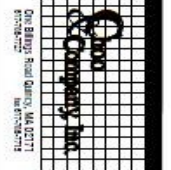
FLOOR PLANS

A-1.2



1 FIRST & FOURTH FLOOR PLANS
VP-150

PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA

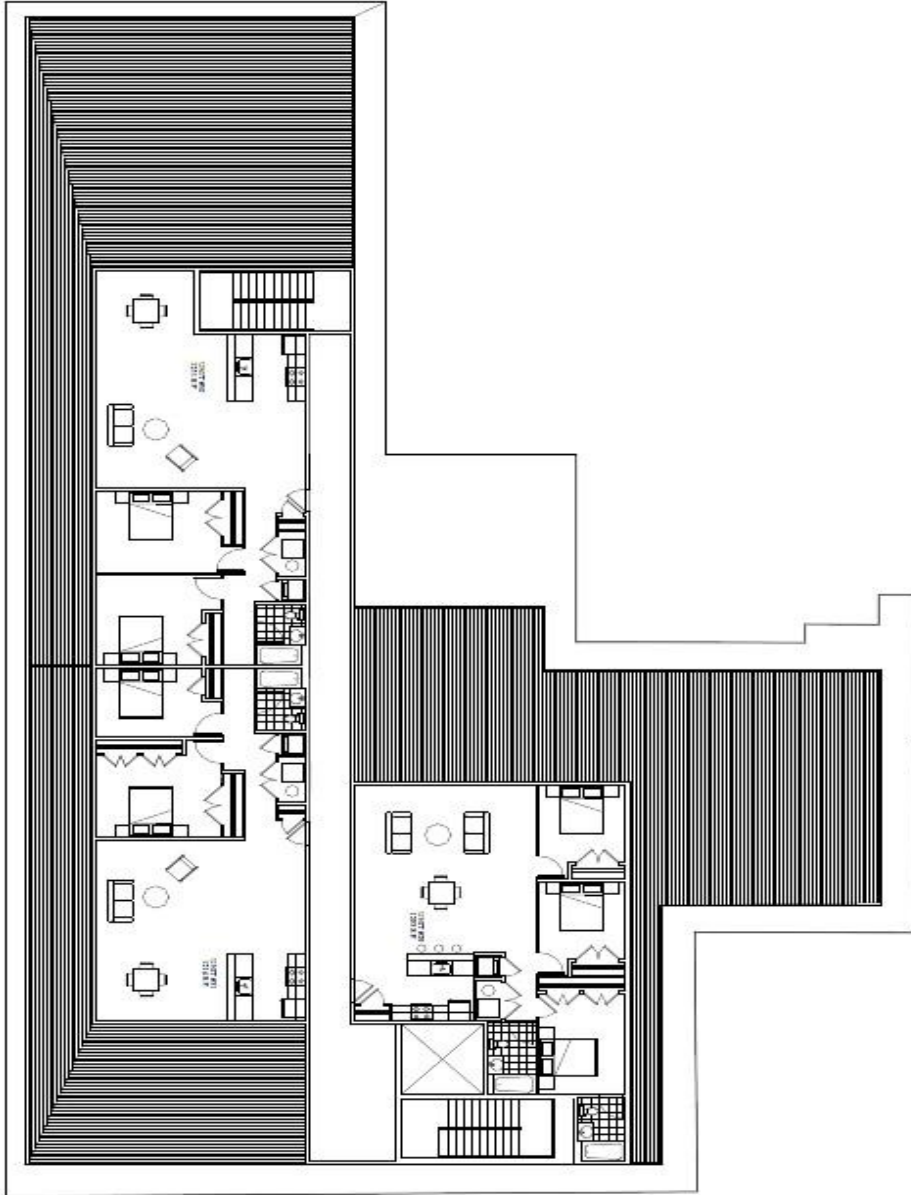


Rev	Description	Date
01	04-15-2014	
02	04-24-2014	
03	06-11-2014	

Project No: 13247
 Name: AS NOTED
 Date: 01-16-2014
 Design: CL

FLOOR PLANS

A-1.3



1 FLOOR PLAN
10-1-12

**PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA**



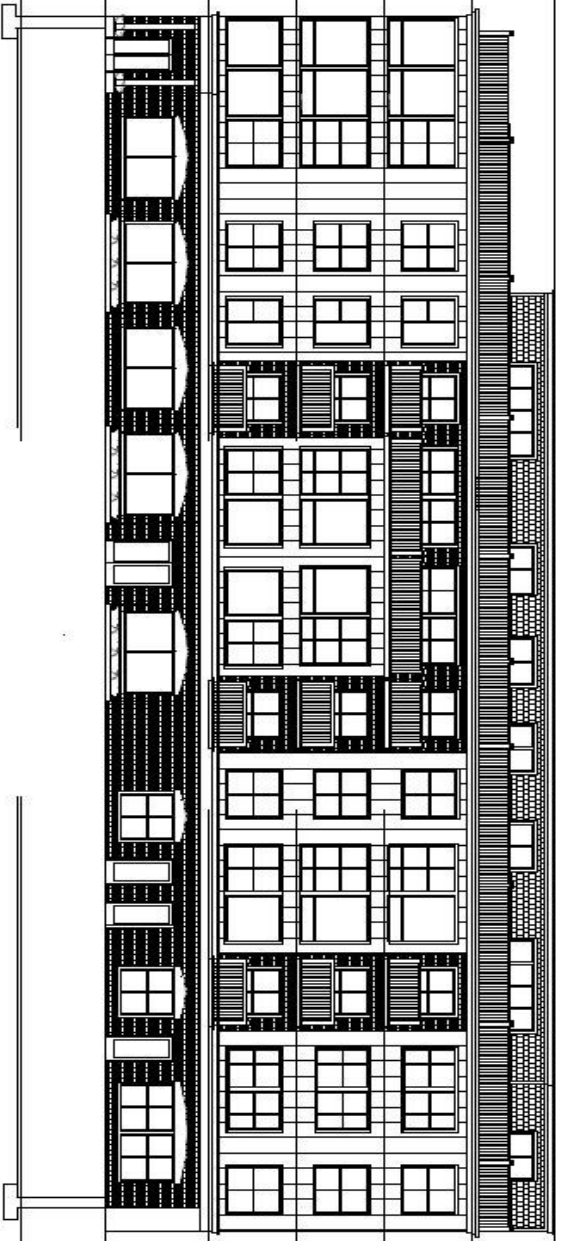
NO.	REVISION
04-15-2014	
04-24-2014	
06-11-2014	

Project No: 13247
 Date: AS NOTED
 Date: 01-16-2014
 Author: CL

FLOOR
 PLANS

A-1.4

1 3/8" = 1'-0"
SOUTH ELEVATION



47'-0"	5'-6"	4'-6"	4'-0"	4'-6"	5'-6"	4'-6"	5'-11"	5'-4"
FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR	FLOOR TO FLOOR

PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA



Gray Building Solutions
200 State Street, Suite 2000
Boston, MA 02109
Tel: 617.338.7000

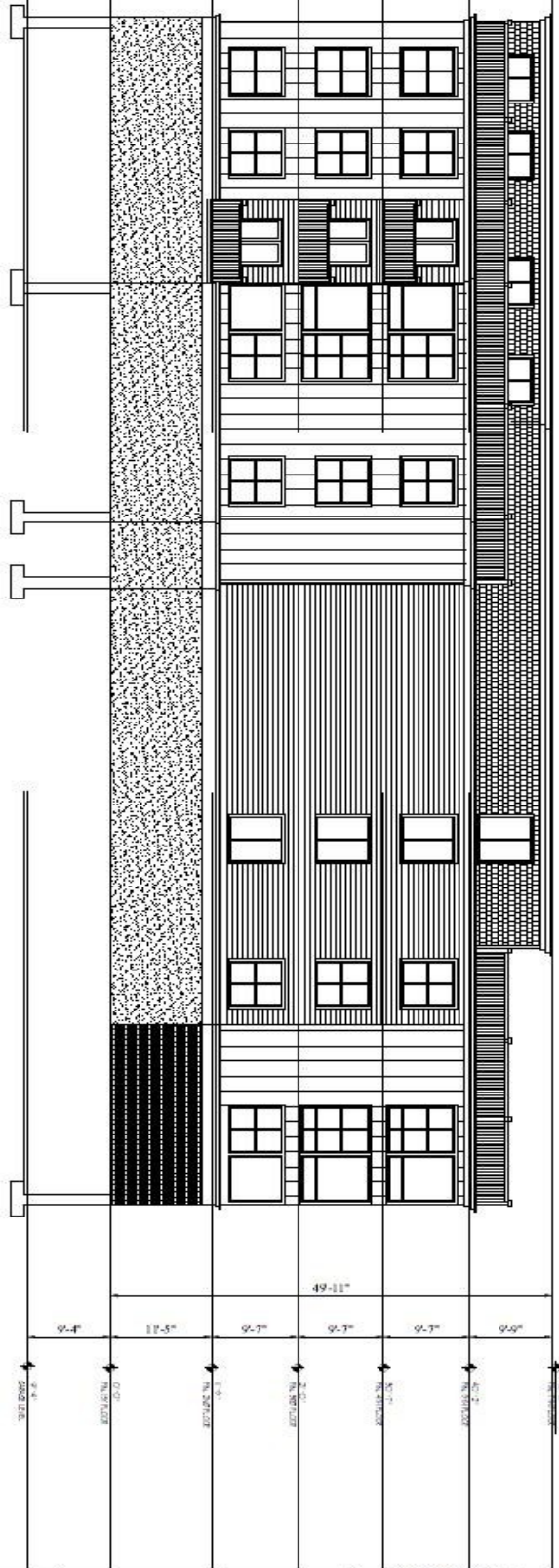
Revised	By	Date
		04-15-2014
		04-24-2014
		06-11-2014

Project No. 13247
 Status AS NOTED
 Permit No. 01-16-2014
 Drawing No. CL

ELEVATIONS

A-2.1

1 NORTH ELEVATION



PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA



No.	Revised For
1	04-13-2014
2	04-24-2014
3	06-11-2014

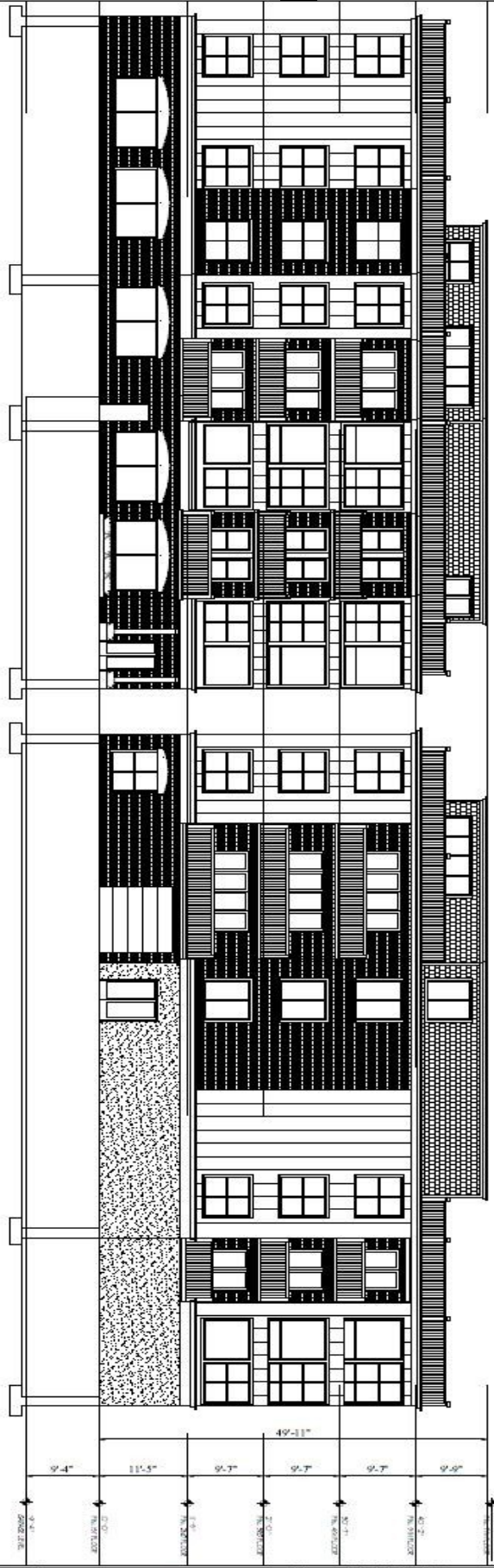
Project No. 13247
 Status AS NOTED
 Date 01-16-2014
 Drawn By CL
 Check Date

ELEVATIONS

A-2.2

1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



**PROPOSED 31 UNITS,
4 RETAIL SPACES & GARAGE
150 WEST BROADWAY
SOUTH BOSTON, MA**



Project No.	13247
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Date	01-16-2014
Drawn By	CL
Check By	
Issue	
04-15-2014	
04-24-2014	
06-11-2014	

ELEVATIONS

A-2.3