

Article 80

Small Project Review Application



320 Maverick Street, East Boston, MA

January 05, 2015

320 Maverick Place - East Boston, MA

Proponent:
320 Maverick St., LLC

Architect:
John LaFreniere A.I.A.
LaFreniere Architects

Project Attorney:
Jeffrey Drago
Law Offices of Jeffrey R. Drago

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I. Proposed Project Overview

Project Title: 320 Maverick Place
Location: 320 Maverick Street, East Boston
Parcel Number: 0104128000, 00104129000, 0104129005

Project Description: Construct 29 Market Rate and 4 affordable (4.3 affordable required by BRA) residential apartments located in a new wood framed building constructed above a new on-grade parking garage for 32 vehicles.

Lot Area: 16,567 sf

No. of Residential Dwellings: 33 (29 market rate, 4 affordable (4.3 affordable required by BRA))

Proposed Building Footprint: 10,200 GSF

Ground Floor: 885 GSF
Second Residential Floor: 10,453 GSF
Third Residential Floor: 10,453 GSF
Fourth Residential Floor: 10,408 GSF
Fifth Residential Floor: 7,475 GSF

Proposed Gross Floor Area: 39,674 GSF

FAR: 2.39

One Bedrooms: 10
Two Bedrooms: 23

Proposed Building Height: 53 ft 8in (+/-)*

No. of Stories: 5 (including parking at grade level)

Number of Parking Spaces: 32 (2 ADA compliant)

Zoning Area: East Boston Neighborhood District
3F - 3 Family Residential Subdistrict

* Dimension taken from centerline of proposed building (at grade) to top of roof joists (+/-)

II. Proposed Project

Project Title: 320 Maverick Place

Location: 320 Maverick Street,
East Boston, MA 02128

The Proposed Development Project (“Project”) is located at 320 Maverick Street in the East Boston section of Boston. The site of the Project is a 16,567 square foot underutilized parcel of open land along Maverick Street. The parcel is located in the Jeffries Point section of East Boston, and abuts Massport’s property at Logan Airport. The Jeffries Point area has become a desirable neighborhood for new residents moving to Boston because of the areas many shops and restaurants, and close proximity to public transportation. The Proposed Project is a market rate residential condominium development that includes on-site affordable housing units. The Project includes thirty-three (33) residential units with thirty-two (32) parking spaces for residents. The Project will provide housing to a growing neighborhood that is looking to see more home ownership projects in the community. The 320 Maverick Street, LLC, is the owner of the parcel and the developer of the Project, and is comprised of Mr. Joseph Ricupero and Mr. John Zirpolo. The Developers are both experienced businessmen in the East Boston community, and have developed and managed many residential housing projects in East Boston.

The Project falls under a 3-F 2000 zoning district and will consist of ten (1) bedroom units and twenty-three (2) bedroom units throughout the proposed building. The Project will consist of a five story residential structure at a height of 43 ft. 8 inches at the front of the building, and 53 ft. 8 inches at the rear of the building. The Project will include twenty-nine market rate units and four affordable units (4.3 required by BRA) on site. The building will include 32 deeded ground level parking spaces (28 covered, 6 uncovered) that will be exclusive for residents of the building. The private parking garage will have an entrance along Maverick Street for residents to enter and exit the building. The top floor of the building will include penthouse units with private rooftop decks that overlook Boston’s skyline.

The Project is ideally situated within walking distance to Maverick MBTA train station and along an MBTA bus route, which is convenient for those residents that are commuting to Downtown Boston. The Project is also conveniently located near the Maverick Square shopping district that has many neighborhood restaurants and local businesses. The Project will be constructed directly in front of the Massport Conrac Parking Garage at Boston Logan Airport, which will cover a garish looking parking facility with a modern residential building. The residents of 320 Maverick Street will have ample green space on site, which will include a private court yard at the rear of the building and trees and planters around the building.

The Project has gone through an extensive community outreach process. The developers met with the Jeffries Point Neighborhood Association over a year period to come up with a development concept and building design that would revitalize this section of East Boston. The Project team has also received the support of East Boston’s local elected officials. This Project will bring needed market rate housing to the community and revitalize an otherwise abandoned site.

III. Neighborhood and Project Location

The Proposed Project is located on Maverick Street at the corner of Lamson Street and is bordered by Massport's property in the East Boston section of Boston. The location of the Project is within walking distance to Maverick Square, with its many restaurants and retail stores nearby. The current site is a 16,567 sq. ft. parcel with an address of 320 Maverick Street. The Proposed Project site is an underutilized former gas station that has sat idle for many years. The site is located in the Jeffries point section of East Boston. Jeffries Point has had a recent influx of young professional residents that are looking to live in the neighborhood, bringing a need for more market rate housing projects. This section of East Boston is attractive for folks commuting to work, due to its close proximity to public transportation at Maverick Square Train Station and to the Maverick Square business district.

The Proposed Project is located within walking distance of the area's most utilized amenities. The site is less than one block from the East Boston Health Center and within walking distance to the East Boston Greenway and many neighborhood parks. The location of this site is ideal for the resident commuter or working professional because of its close proximity to public transit, neighborhood shopping, residential housing, and open space.

IV. Development Context

The Project will contain thirty-three (33) units of residential housing, with 23 two-bedroom units ranging from 835 to 1275 sq.ft. and ten one-bedroom units ranging from 610 to 695 sq.ft. The Project will include six penthouse units located on the top floor of the building. The unit composition has been designed to meet housing needs in the East Boston neighborhood. The Project will also include 32 on-site parking spaces (28 covered, 6 uncovered) located at the ground level of the building.

The subject parcel is located within a cluster of multi-unit residential apartment and commercial buildings of varying height and scale. Given the unique size of this parcel of land, thirty-three units of housing would keep with the makeup and composition of the surrounding community. The proposed building would not cause any negative shadowing or prohibit neighboring building views that could be detrimental to the abutters. The Project location is unique, in that there are no residential abutters in the rear or right side of the property. The Proposed Project will replace neighbors views of a parking garage with a residential building This proposal is seeking zoning relief under Article 53 of the Boston Zoning Code, for the following violations: Height, Multi-Family Use, Lot-Area size, Rear Yard, FAR, and Parking and Open Space.

V. Project Benefits

The proposed project offers the following benefits:

- Provides New Housing Units - East Boston has seen an influx of new people moving in because of its close proximity to Downtown Boston, and accessible public transportation, and therefore there is a strong need for new market rate residential housing. The Project will create 33 units of housing, with a mixture of one and two bedroom units.
- Provides Market Rate Ownership- The Project is comprised of market rate condominium units. The East Boston community has voiced concern over the low number of new market rate condominiums. This Project will foster home ownership in the neighborhood.
- Provides Affordable Housing - As East Boston apartment prices continue to rise there is a strong need to keep longtime residents, and new families from being out priced. This Project will create affordable units that will meet the Boston Redevelopment Authority housing requirement of five affordable units.
- Revitalization of Site - The Project will revitalize an abandoned and blighted former gas station and provide new infrastructure and landscaping.
- On-Site Parking - This Project will create 32 on-site parking spaces for residents of the building. This parking ratio is much higher than most new projects in the area. The Project is also within walking distance to public transportation, which will encourage less need for vehicular travel.
- Greenspace- The Project will create greenspace with an exterior courtyard located in the rear of the Property for the exclusive use of the residents. The front and rear of building will be beautified with planters and grass area.
- Eliminate Blight - Over the years the parcel of land has deteriorated, and it is uneven and overgrown with weeds. This Project will clean up this parcel and create a visually aesthetic building and landscape that will complement the surrounding residential community.
- Job Creation - This Project will create temporary construction and labor jobs during the development process. It will also create permanent jobs in the form of property management of the building and grounds.

VI. Zoning Analysis

320 Maverick Street, East Boston

New construction - 33 Condominium Dwelling Units - 32 Parking Spaces

Zoning District: Article 53 - East Boston Neighborhood District

Lot Area: 16,567 sq. ft.

	Zoning Item	Required	Provided	Meets/ Exceeds Zoning Requirements
1	Lot area minimum per dwelling units (D.U.)	2,000 sf (for fist 2 Units)	2,000 sf	Yes
2	Lot area minimum per dwelling units (D.U.)	1,000 sf per DU	14,567 sf	No
3	Minimum Lot Width (ft)	20 ft.	174 ft. - 10 in.	Yes
4	Minimum Lot Frontage (ft)	20 ft.	174 ft. - 10 in.	Yes
5	Maximum Floor Area Ratio (F.A.R.)	1 (1 x 16,567sf = 16,567GSF)	2.39 (39,674 G.S.F.)	No
6	Maximum Building Height - stories/ft	3 stories / 35 ft.	5 stories / 53 ft. - 8in.	No
7	Minimum Usable Open Space	300sf / unit	4,687 sf / 33 units = 142sf / unit	No
8	Minimum Front Yard	5 ft.	5 ft.	Yes
9	Minimum Side Yard	2.5 ft.	3 ft.	Yes
10	Minimum Rear Yard	40 ft.	29 ft.	No
	Other Zoning Requirements			
11	Allowed Uses	Three Family Residential (3F)	Multi-family residential	No
12	Parking	5 affordable D.U's required (5x.7) = 4 parking spaces 2 parking spaces per unit (28x2=56) 4 affordable + 56 market rate = 60 parking spaces		No (32 parking spaces provided)

VII. Building Code Analysis

Massachusetts Building State Code 8th Edition

1. Subject Building is a total of five (5) stories. Four (4) stories over parking on ground floor
2. Use Groups: R-2: Residential Multi-Family
3. Construction Type: Type 5A
4. Entire building will be fully sprinklered.
5. Each dwelling unit will be separated by a minimum 1-hr rated assembly wall, with a 2-hr separation between garage and 2nd floor.
6. All exterior walls are 1-hr rated.
7. Each dwelling unit has 2 independent means of egress via stairway #1 and stairway #2
8. Egress stairways are 2-hr rated enclosures.
9. The building is served by a 3,500 lb elevator to meet MAAB requirements.
10. The building will meet MAAB code requirements

VIII. Project Team

Developer/Sponsor:

320 Maverick St., LLC

Joseph Ricupero
1222 Bennington St.
East Boston, MA 02128
617-569-1718
capitolwasteservices@verizon.net

John Zirpolo
261 Maverick St.
East Boston, MA 02128
857-829-0964
johnzirpolo@coraelectric.com

Zoning/ Permitting Attorney:

Law Offices of Jeffery R. Drago
Jeffrey R. Drago, Esq.
62B Commercial Wharf East
Boston, MA 02110
617-646-4467
jeffrey@drago-law.com

Architect:

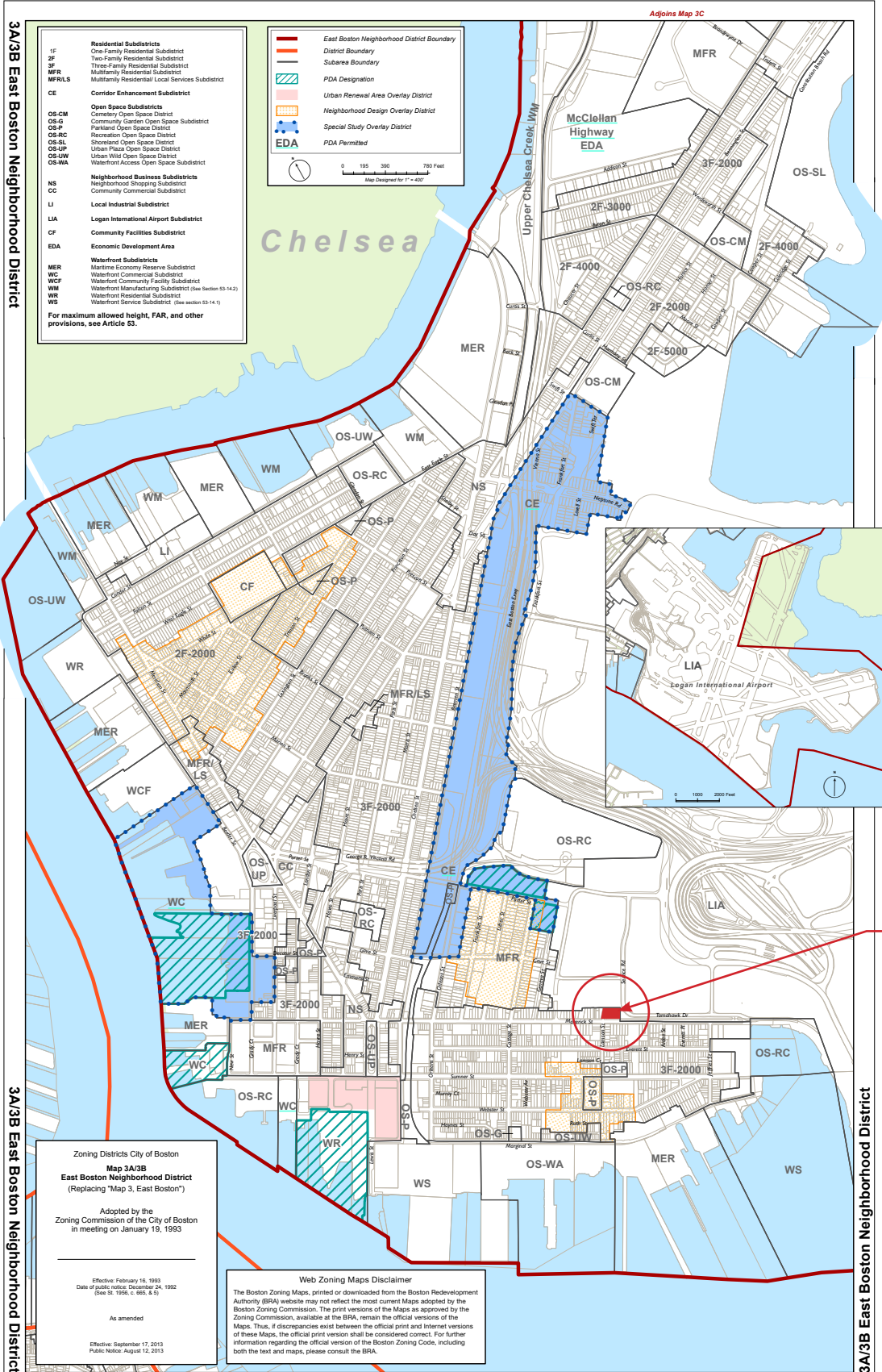
John LaFreniere A.I.A.
LaFreniere Architects, Inc
678 Massachusetts Avenue
Cambridge, MA 02139
617-661-4222
jl@l-architects.net

Geoenvironmental Engineer:

Jason S. Huestis
McPhail Associates, LLC
2269 Massachusetts Ave.
Cambridge, MA 02140
617-868-1420 Ext. 337
JSH@mcphailgeo.com

EXHIBITS

BRA Area Zoning Map



■ Pictures



320 Maverick Site With ConRAC Garage Behind



View From Lamson Street Toward 320 Maverick Site

■ Pictures



Maverick St. View Looking Southwest



Maverick St. View Looking Southeast

■ Pictures

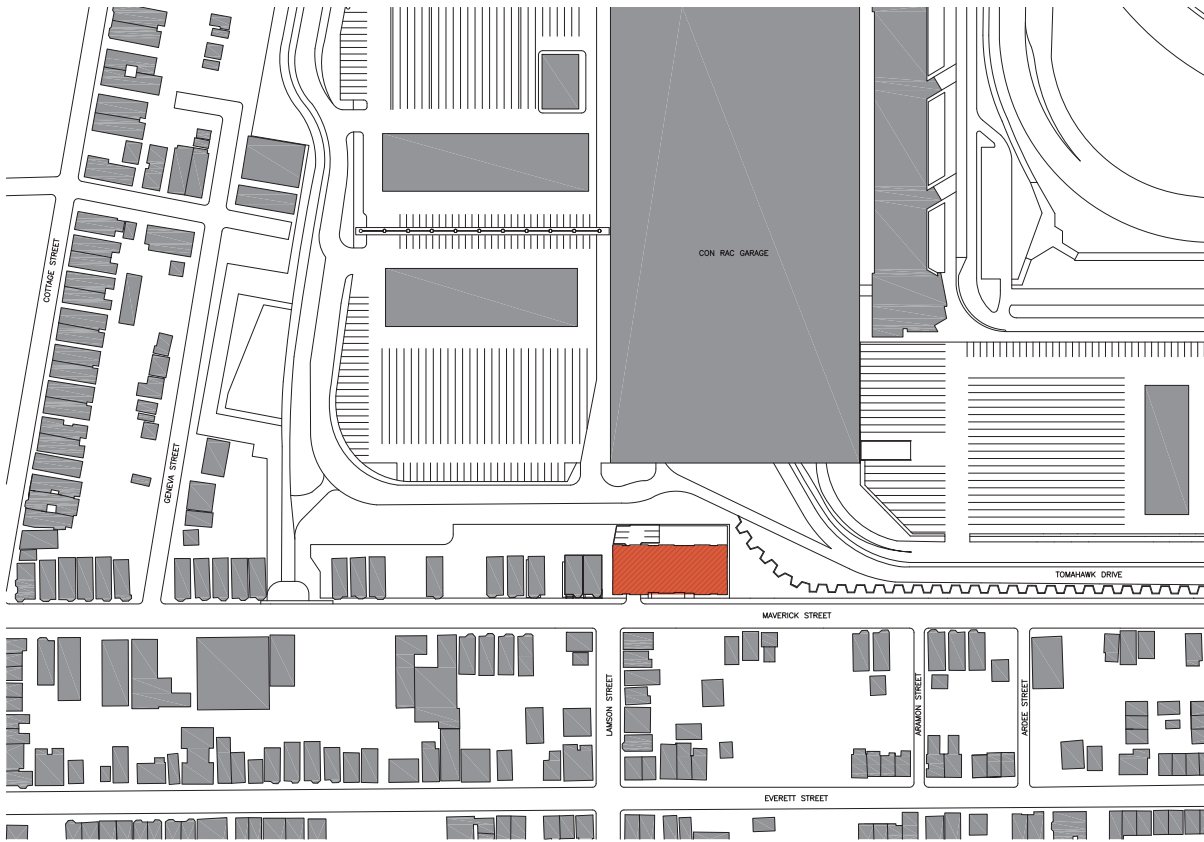


Maverick St. View Looking Northwest

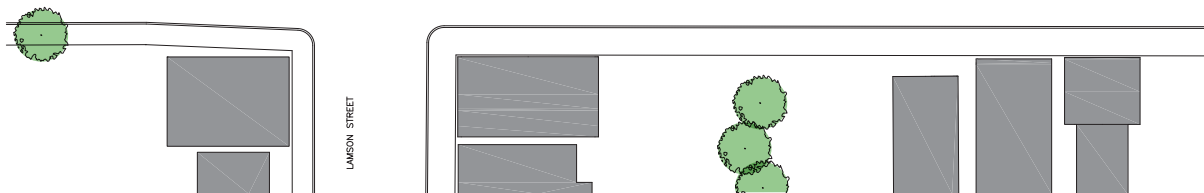
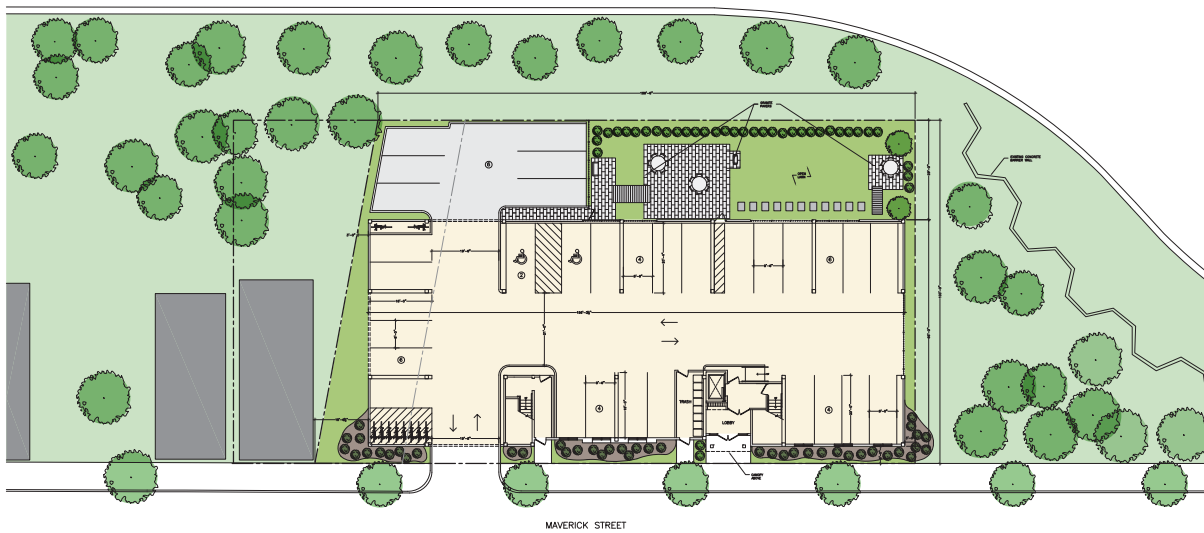


Maverick St. View Looking Northwest

Context / Site Plans

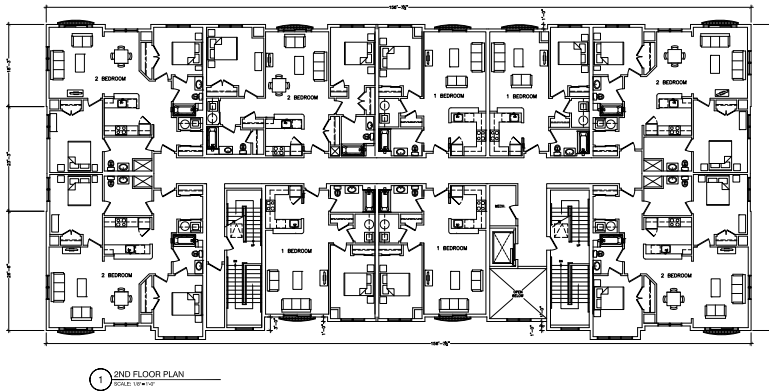
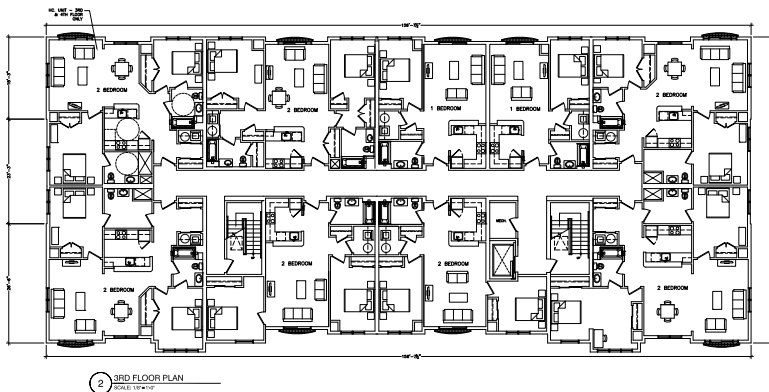
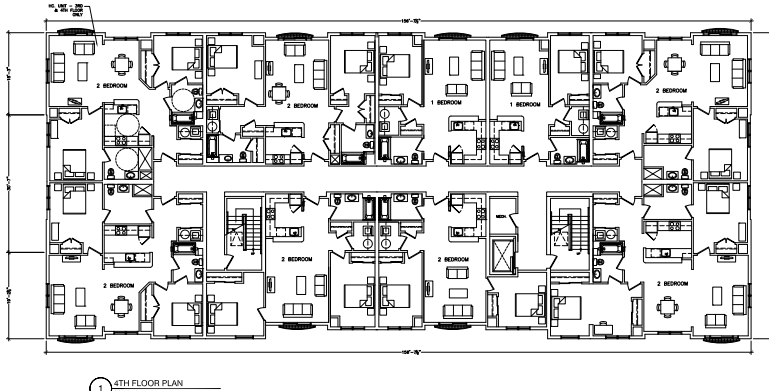
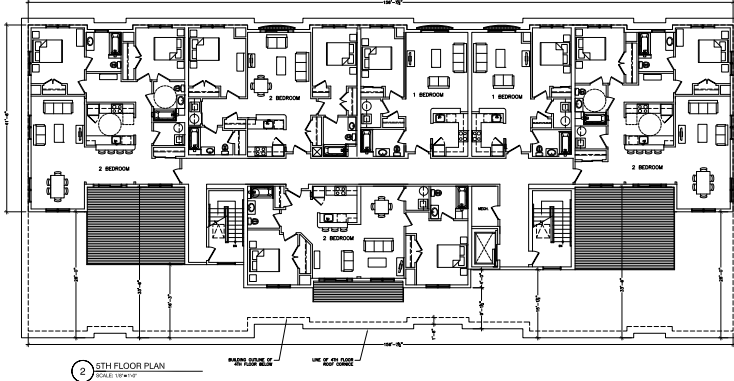


SITE CONTEXT PLAN



SITE PLAN

Construction Drawings



LAFRENIERE ARCHITECTS
 MR. STANLEY GAZDZ
 475 CONCORD AVENUE
 CAMBRIDGE, MA 02142
 WWW.LAFRENIEREARCHITECTS.COM

320 MAVERICK PLACE
 EAST BOSTON, MA

PERMIT DRAWINGS

REVISIONS:

DATE: OCTOBER 14, 2014
 PROJECT #: 13007
 SCALE: AS NOTED

4TH, 5TH FLOOR PLAN
A1.3

LAFRENIERE ARCHITECTS
 MR. STANLEY GAZDZ
 475 CONCORD AVENUE
 CAMBRIDGE, MA 02142
 WWW.LAFRENIEREARCHITECTS.COM

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REVISIONS:

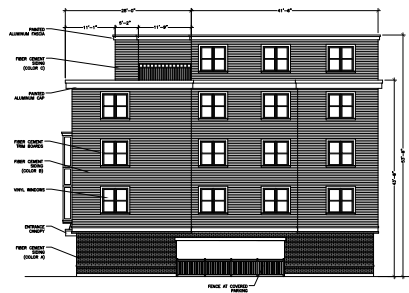
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2ND, 3RD FLOOR PLANS
A1.2

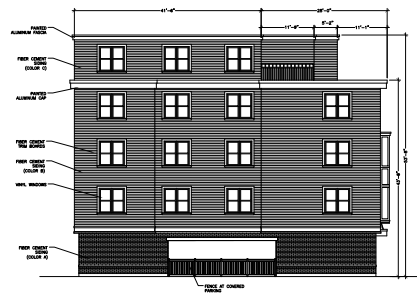
Construction Drawings



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

L'ARENIERE ARCHITECTS
 108 ST. PAUL STREET
 CAMBRIDGE, MA 02142
 TEL: 617.452.4222
 FAX: 617.452.4224
 www.larenierearchitects.com

320 MAVERICK PLACE
 EAST BOSTON, MA

PERMIT DRAWINGS

REVISIONS:

DATE: OCTOBER 14, 2014
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EXTERIOR ELEVATIONS
A2.1



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

L'ARENIERE ARCHITECTS
 108 ST. PAUL STREET
 CAMBRIDGE, MA 02142
 TEL: 617.452.4222
 FAX: 617.452.4224
 www.larenierearchitects.com

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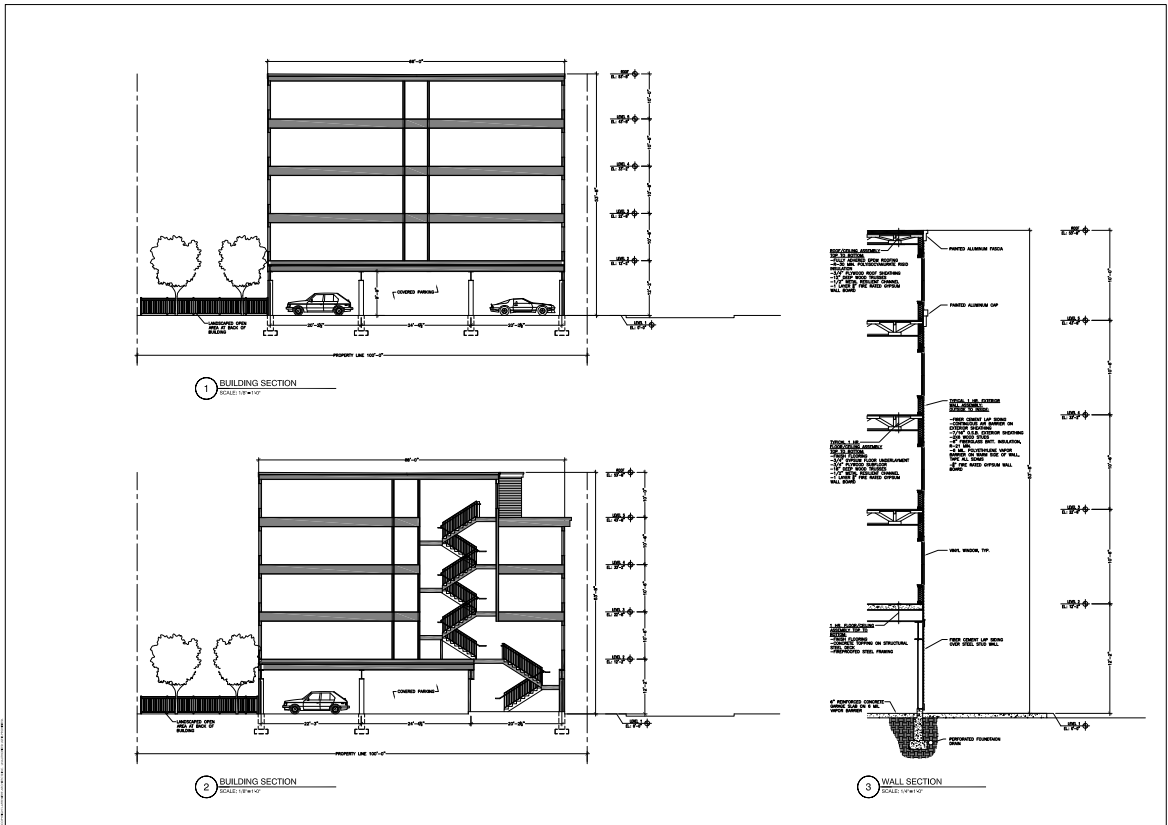
PERMIT DRAWINGS

REVISIONS:

DATE: OCTOBER 14, 2014
 PROJECT #: 13007
 SCALE: AS NOTED

EXTERIOR ELEVATIONS
A2.2

Construction Drawings



LA RENIERE ARCHITECTS
100 STATE STREET
EAST BOSTON, MA 02128
TEL: 617-552-1234
WWW.LARENIEREARCHITECTS.COM

320 MAVERICK PLACE
EAST BOSTON, MA

PERMIT DRAWINGS

REVISIONS:

DATE: OCTOBER 14, 2014
PROJECT #: 13007
SCALE: AS NOTED

BUILDING AND WALL SECTIONS
A3.1

■ Renderings



Aerial View



Maverick Street View Looking Southwest

■ Renderings



Maverick Street View Looking Southeast



Open Area At Back Of Building

■ Renderings



Front View Of Building



View At Corner Of Building