

# 33-39 Ward Street Condominiums

33-39 Ward Street  
South Boston, MA



WARD ST. ELEVATION  
SCALE: NTS

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13 January 2017

Article 80  
Small Project Review  
Application

Proponent:  
Transcend, LLC  
381 Congress Street, #208  
Boston, MA 02210

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

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I. Letter of Intent



**SUTPHIN**

197-8th Street  
Suite 2000  
Charlestown, MA 02129

**ARCHITECTS**

PHONE: 617-337-5265  
FAX: 617-337-5191  
E-MAIL: sutphinarch@gmail.com

23 December 2016

**LETTER OF INTENT**

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

**REF: 33-39 Ward Street Condominiums, South Boston, MA**

Dear Mr. Golden:

The purpose of this letter is to inform the Boston Redevelopment Authority of the intent to develop an 16-unit residential condominium to be located at #33-39 Ward Street in South Boston, MA, pursuant to the Small Project Review Article 80 Section 80E process. The development will also include an enclosed on-grade parking garage, accommodating a total of 17 cars. The building will be 5 stories in height.

This project has recently undergone a successful community review process, and I am happy to report that the surrounding abutters and the members of the Andrew Square Civic Association have pledged their enthusiastic support of the proposed development.

This project is being developed by Transcend, LLC, whose contact is Mr. Anthony Saladino. Mr. Saladino 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 BPDA as we move forward to final approval by the BPDA Board of Directors.

Very truly yours,

SUTPHIN ASSOCIATES, INC.

Niles O. Sutphin, AIA

II. Project Team

Owner/Developer Contact:

Transcend, LLC  
381 Congress Street, #208  
Boston, MA 02210  
Contact: Anthony Saladino  
310-600-1971

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:

George Collins  
Boston Survey, Inc.  
P.O. Box 290220  
Charlestown, MA 02129  
617-242-1313

Structural Engineer:

Leon A. Bombardier, PE  
Bombardier Structural Engineering  
131 Lincoln Street  
Abington, MA 02351  
508-631-3332

### III. Proposed Project Overview

Project Title: **33-39 WARD STREET CONDOMINIUMS**

Location: 33-39 Ward Street  
South Boston, MA

Project Description: New construction, 16 condominium dwelling units, 5 stories high, 17-car enclosed parking garage at grade level

Lot Area: 8,233 SF

No. of Residential Dwellings: 16  
Building Footprint: 7,220 GSF  
Affordable Units: 2

#### Floor Area Configuration:

Ground Floor:	1,222 s.f. (includes lobby, exit stairways, and commercial space)
First Floor:	6,907 s.f.
Second Floor:	7,004 s.f.
Third Floor:	7,004 s.f.
<u>Fourth Floor:</u>	<u>4,411 s.f.</u>
	26,548 GSF TOTAL

Building Height: 46 ft., 3 in. +/- (Ward Street Elevation)

No. of Stories: 5

Number of Interior On-Grade Parking Spaces: 17

Area Zoning: South Boston: H-1-50 "Any other dwelling"

#### IV. Proposed Project

Project Title: **33-39 WARD STREET CONDOMINIUM**

Location: 33-39 Ward Street  
South Boston, MA

The proposed project will be a new 16-unit condominium development. The building is 5 stories tall and is comprised of brick, metal paneling, Hardiplank siding, and Arriscraft stone block. The structure also includes 17 interior, on grade garage parking spaces.

The 16 residential condominiums are as follows:

Two Bedroom Condominium Units (13): 1,067 s.f. – 1,406 s.f.

Three Bedroom Condominium Units (3): 1,644 s.f. – 2,104 s.f.

The proposed project will be built on a triangular site at the intersections of Preble and Ward Streets. The main access to the residential lobby will front on Preble Street with a secondary entrance available to/from Ward Street. A 17-car fully enclosed, on-grade parking garage is being provided and will only be accessed from Preble Street.

Access to the residential units will be provided through an attractive, well-lit lobby accessed from both Ward and Preble Street. Four of the 2-bedroom residential units and two of the 3-bedroom residential units will have balconies with exclusive access from those units.

The building will be clad in a combination of brick veneer, Arriscraft stone block, Hardiplank siding, and metal paneling at the cornice line of the building.

## V. Neighborhood and Project Location

- The proposed project is conveniently located within easy walking distance of one of the busier transportation “nodes” in the City of Boston – the Andrew Square T Stop. This provides rapid underground transit directly into Boston and Cambridge.
- The site is located within close proximity to South Bay Center, one of the areas busier shopping centers. Good food, shopping, and restaurants are also located there.
- The balance of the neighborhood is a pleasant mix of 3-family buildings, and 3-4 story rental apartments and condominiums. The appearance of these residential neighborhoods is relatively low density and tree lined streets.
- This particular site is somewhat unique due to its triangular configuration. The main lobby for the 16 condominium units will be located on the Preble Street frontage. Parking access to and from the enclosed garage will be from Preble Street and should not pose any traffic hazard or disruption to the medium density residential character of the street.
- The main lobby access to the building will be located on Ward Street. The fourth floor residential units will be set back from the Ward Street side of the building by 19’-0”, thereby reducing the “perceived visual” height on Ward Street to 3 stories. The 5-story height will be along Preble Street due to the sloping topography of the site. However, most of the 4<sup>th</sup> floor on the Preble Street elevation has also been set back by 2’-3’, further reducing the visual height of the structure. Preble Street is a very active traffic corridor and the increased height on Preble is compatible with other new buildings on both sides of Preble Street.

## 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 sixteen (16) new residential units to the overall supply. Furthermore, since all 16 condominium units are owned by individual owners, this will further strengthen the neighborhood residential character.
- Improves and activates the streetscape – The new 5-story building will be an attractively designed contemporary building constructed on the exterior with warm earth-toned brick and metal paneling.
- Utilizes superior urban design – With the assistance of the BPDA 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 – There will be an enclosed on-grade parking garage underneath the residential floors which will provide all 16 units with a designated parking space.
- Benefits neighborhood business district – By providing new residential dwelling units with parking, this project will provide an increase in the already strong economic vitality of the Andrew Square area, assist in the continued revitalization of the neighborhood residential district, and lend additional financial support to the various local businesses around Andrew Square, as well as the large shopping center located close by at South Bay Center.
- Jobs – This project will provide a total of over 100 construction jobs over a 14-16 month construction build-out schedule.
- Tax base – With the addition of 16 new condominium units, the residential tax base of the City of Boston will be further increased.
- Location – The project site is located within easy walking distance of the Andrew Square commercial district and transportation hub. The Andrew Station is part of the main “Red Line” rapid transit system which provides easy, cost effective connections to Downtown Boston as well as Kendall Square and Harvard Square in Cambridge. Andrew Station also provides excellent bus service to surrounding neighborhoods.



VII. Zoning Compliance Table

<b>ZONING ANALYSIS</b>			
<b><u>33-39 WARD STREET CONDOMINIUM</u></b>			
33-39 Ward Street - South Boston, MA			
<b>New building construction – 16 Dwelling Units – 17 Parking Spaces</b>			
<b>Zoning District: H-1-50 “Any other dwelling “</b>			
<b>Lot Area: 8,233 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.	5,000 S.F. (For 1 Unit)	5,000 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)	3,233 S.F.	NO
3. Minimum Lot Width	50'	80'	YES
4. Maximum Floor Area Ratio	1.0 (1.0 x 8,233 S.F. = 8,233 S.F.)	3.22	NO
5. Building Height (stories)	50'	46'-3"	YES
6. Usable Open Space	400 S.F. PER UNIT X 16 D.U. = 6,400 S.F.	980 S.F.	NO
7. Front Yard Setback	20'	0'	NO
8. Side Yard Setback	70'	144'	NO
9. Rear Yard Setback	30'	0'	NO
10. Setback of Parapet	$\frac{H+L}{6}$	N/A	YES
11. Parking	1.0 Parking Spaces per Unit 1.0 x 16 = 16 Spaces	17	YES
<b><u>Note: Project is less than 50,000 S.F. and is therefore subject to Chapter 80 BPDA "Small Project" review and approval.</u></b>			

VIII. Zoning Code Refusal Letter



Martin J. Walsh  
Mayor

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

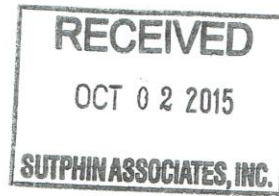
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

NILES SUTPHIN  
197 EIGHTH STREET, SUITE 2000  
SUTPHIN ARCHITECTS  
CHARLESTOWN, MA 02129

September 24, 2015



**Location:** 33-39 WARD ST SOUTH BOSTON MA 02127  
**Ward:** 07  
**Zoning District:** South Boston  
**Zoning Subdistrict:** H-1-50  
**Appl. # :** ERT514682  
**Date Filed:** August 31, 2015  
**Purpose:** Erect new 5 story residential condominium of 24 Dwelling Units above on-grade parking garage accommodating 19 car parking spaces; New building to be primarily wood frame construction; except garage to be 2 Hr rated; All new systems; Fully sprinklered; combine two parcels into one parcel; Demolish all existing structures; as per plans.

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>
Art. 14 Sec. 14-2	Additional Lot Area Required	Lot area for the add'l units: Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Floor area ratio: Excessive
Art. 17 Sec. 01	Usable open Space Insufficient	Usable open space: Insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Front yard: Insufficient
Art. 19 Sec. 01	Side yard insufficient	Side yard: Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient	Rear yard: Insufficient
Art. 23 Sec. 01	Off street parking requirements	Off street parking requirement: Insufficient
Art. 23 Sec. 09	Design	Off street parking design: Access drive and maneuverability
Art.80 Sec. 80E-2	Appl. of Small Project Review	Small project review applicability

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	3	3 – 1/2	2,104 S.F.
2,6,11	2	2	1,151 S.F.
3,7,12	2	2	1,067 S.F.
4	2	2	1,406 S.F.
5	2	2	1,162 S.F.
8,13	2	2	1,298 S.F.
9	2	2	1,214 S.F.
10	2	2	1,125 S.F.
14	2	2	1,165 S.F.
15	3	2 – 1/2	1,644 S.F.
16	3	2 – 1/2	1,739 S.F.
13 - 2 BEDROOM, 2 BATH UNITS FROM 1,067 S.F. – 1,406 S.F. 3 - 3 BEDROOM, 1 BATH UNIT FROM 1,644 S.F. – 2,104 S.F.			

**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** Transcend, LLC  
Developer Transcend, LLC  
Contact Mr. Anthony Saladino  
Mailing Address 381 Congress Street #208, Boston, MA 02210  
Phone No. 310-600-1971 Fax No. \_\_\_\_\_ Email ajsaladino1@gmail.com

**Brief Project Description:** 5-Story Residential Condominium Units; 16 Dwelling Units total. Enclosed Parking Garage accommodating 17 cars

Anticipated Submission Date 13 January 2017  
Anticipated Advertisement Date (if applicable) N/A

Proposed Project Name 33-39 Ward Street Condominiums  
Project Address #33-39 Ward Street, South Boston, MA 02127  
**Assessor Parcel I.D.** 0700676000 & 0700677000 **Neighborhood** South Boston  
Sub-Neighborhood (if applicable) N/A  
Zoning District H-1-50 "Any other dwelling"  
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) Y

Development Program

Parcel Area (Sq. Ft.) 8,233 S.F.  
Proposed Building Area (Sq. Ft.) 26,548 S.F. (Zoning Area)  
Proposed Building Height (Feet) 46'-3" +/- Number of Floors 5  
Ground Floor Use Lobby/ Parking Upper Floor Use Multi-family 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. 26,548 S.F. Total Units 16 Condo YES Rental NO

Market Units 14 Affordable Units 2 Studios 0 1 bdrms 0 2 bdrms 13

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

Total Parking Spaces 17 Surface N/A Structured YES Below Grade NO

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

Total Development Cost (soft/hard costs) \$6,200,000.00  
 Construction Cost (hard cost) \$5,500,000.00

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) 90-100 persons

Estimated Development Impact Project Payments (if applicable)

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

Estimated Construction Start 1 June 2017 Estimated Construction Completion 1 June 2018

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Transcend, LLC	381 Congress Street #208	100%
	Boston, MA 02210	

## **EXHIBITS**



**Site view from Preble Street; Ward Street uphill to the right**



**Site view at Ward Street**



**Ward Street looking northwest; site at left**



**Site view at Preble Street**





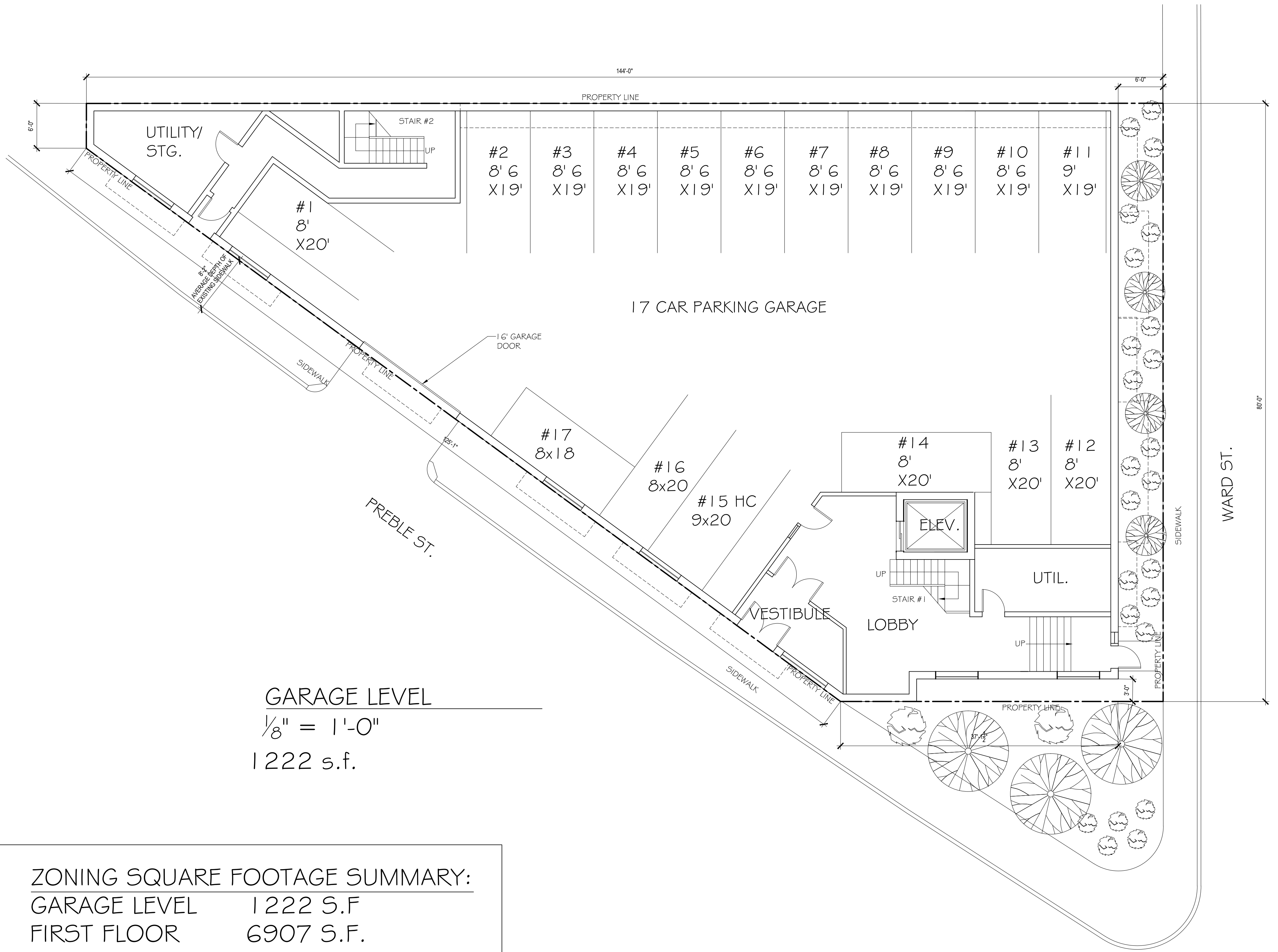
**Ward Street; site at left**



**Site view at Preble Street**

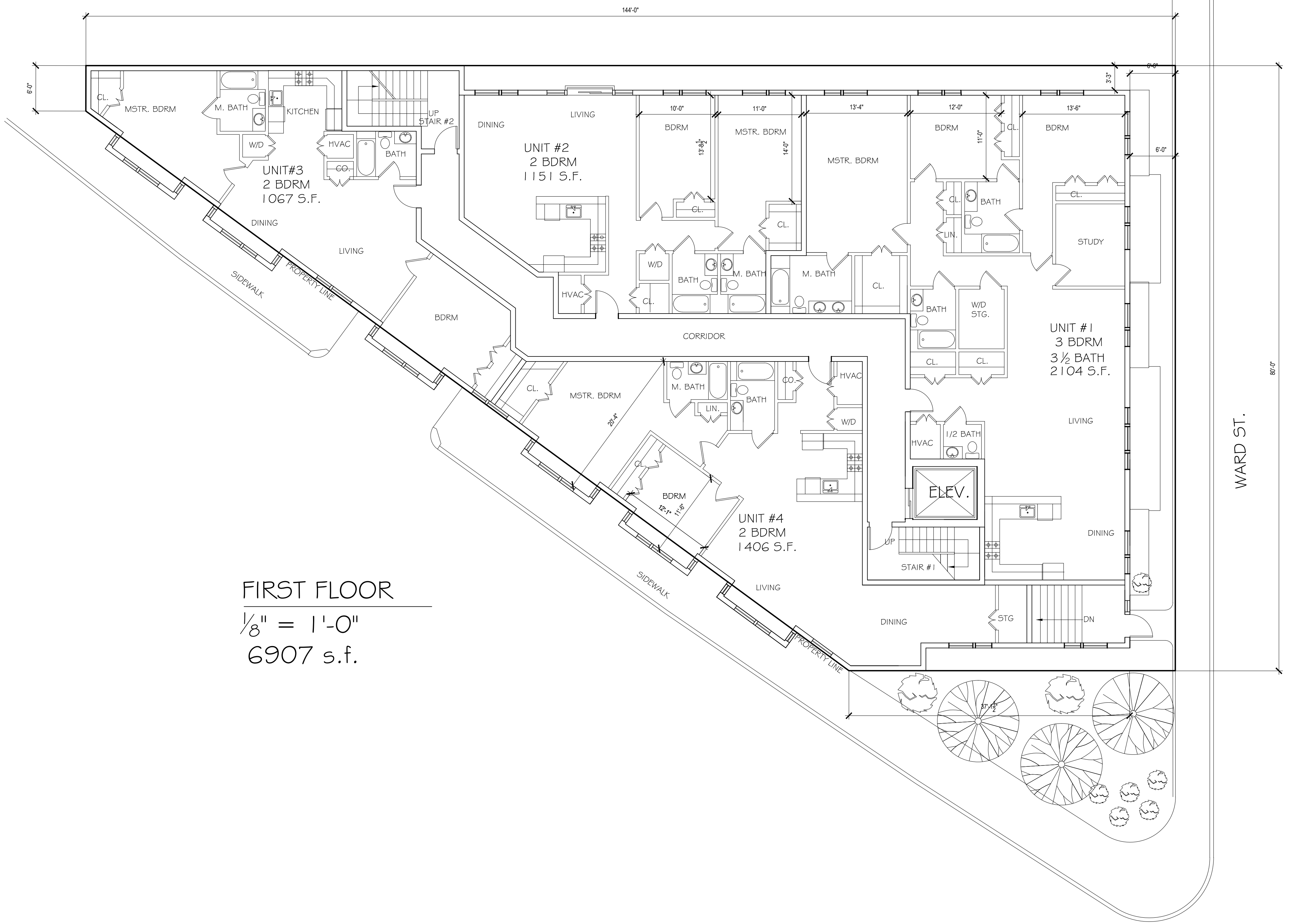


**Direct view of the site from Ward Street**



GARAGE LEVEL  
 1/8" = 1'-0"  
 1222 s.f.

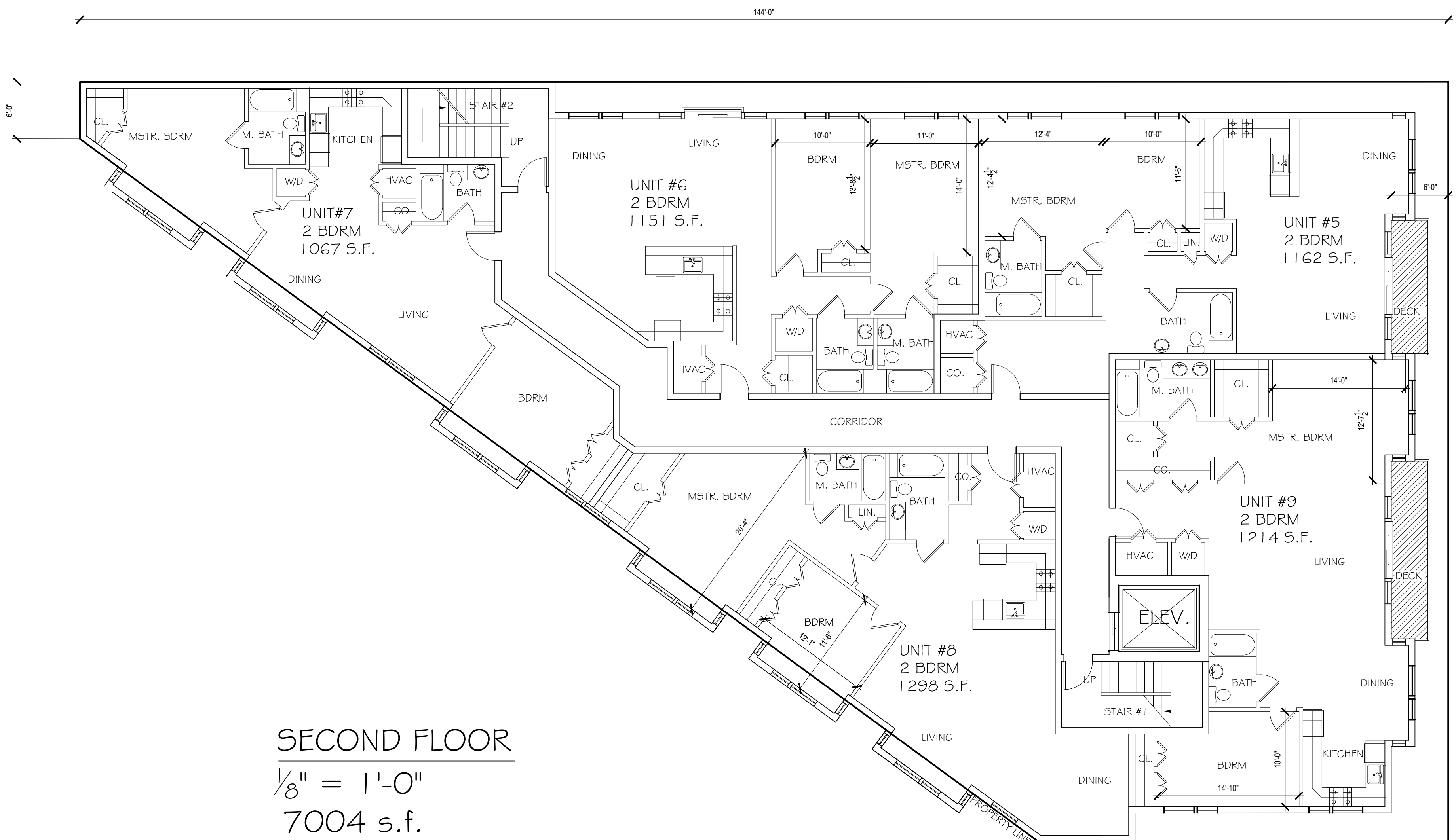
ZONING SQUARE FOOTAGE SUMMARY:	
GARAGE LEVEL	1222 S.F.
FIRST FLOOR	6907 S.F.
SECOND FLOOR	7004 S.F.
THIRD FLOOR	7004 S.F.
FOURTH FLOOR	4411 S.F.
	<u>26,548 S.F. TOTAL</u>
17 PARKING SPACES	



FIRST FLOOR

1/8" = 1'-0"

6907 s.f.

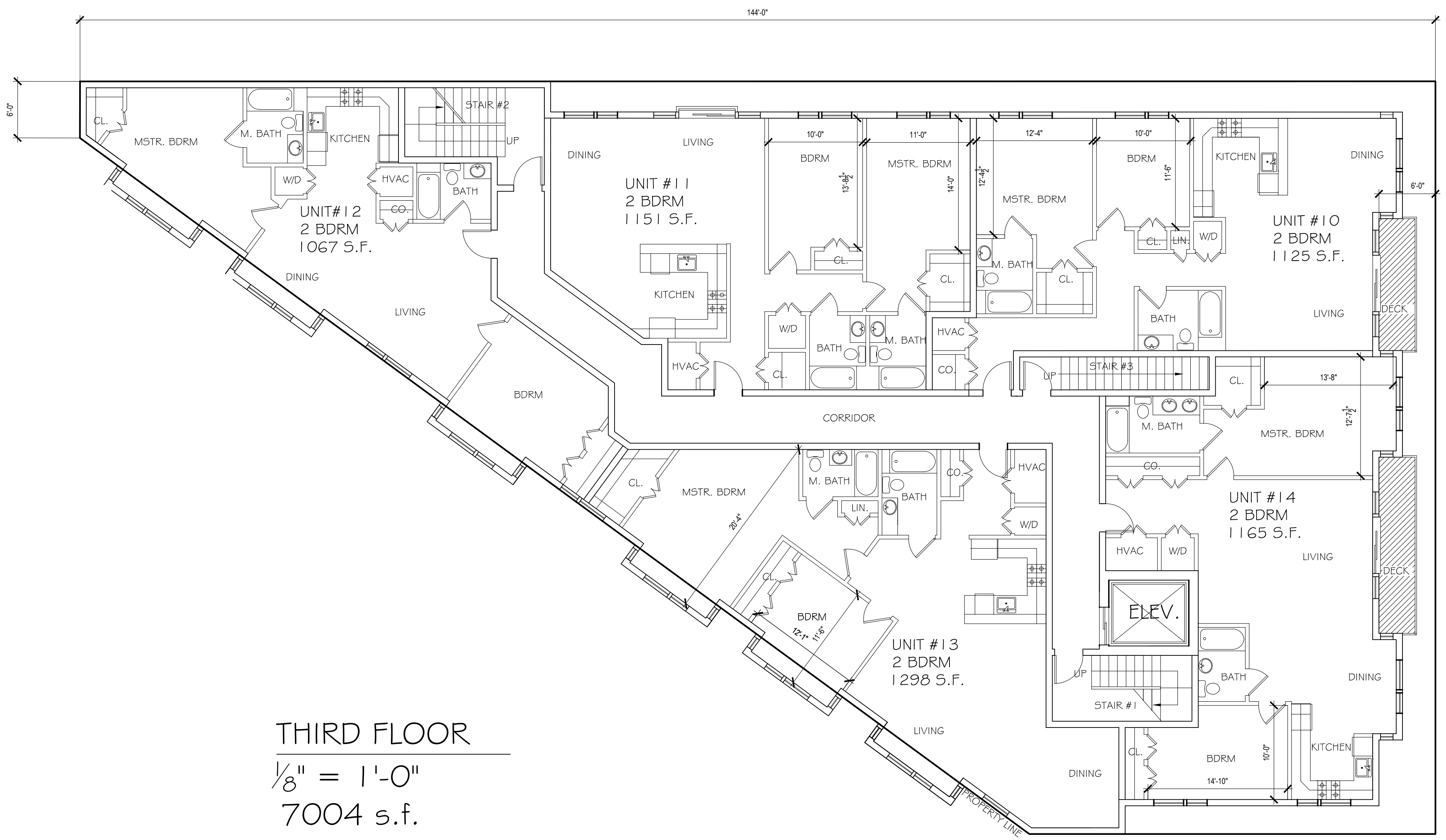


SECOND FLOOR

1/8" = 1'-0"

7004 s.f.

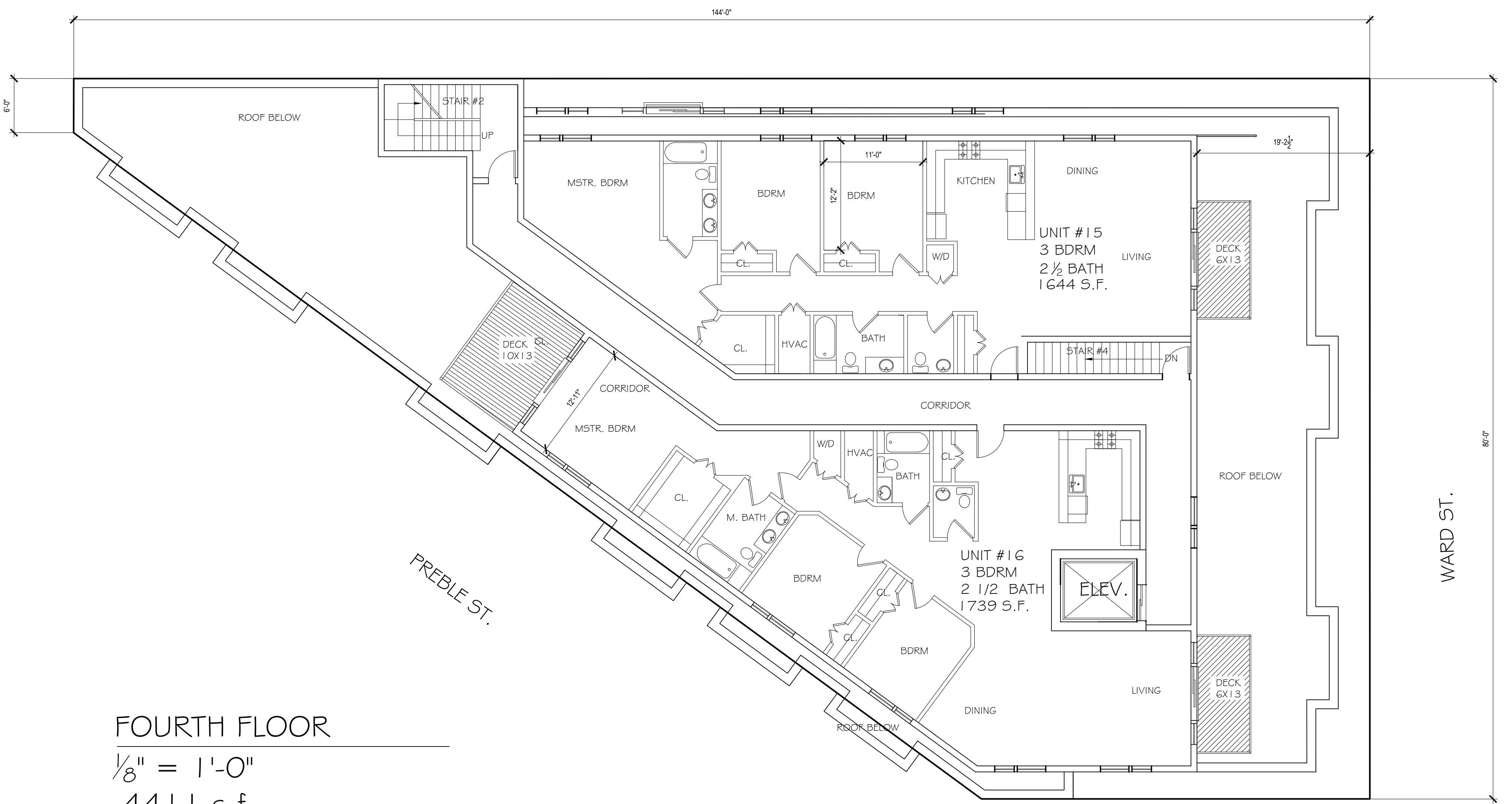




THIRD FLOOR

1/8" = 1'-0"

7004 s.f.



FOURTH FLOOR

1/8" = 1'-0"

4411 s.f.



**SUTPHIN ARCHITECTS**  
 197 8TH STREET, SUITE 2000  
 P.O. BOX 290006  
 CHARLESTOWN, MA 02129  
 PHONE: 617-337-5265  
 FAX: 617-337-5191  
 E-MAIL: SUTPHINARCH@GMAIL.COM

Project 16 UNIT CONDOMINIUM  
 33-39 Ward St.  
 South Boston, MA

Date 12-27-2016  
 Scale AS NOTED  
 Project No

Title THIRD, FOURTH  
 FLOOR PLAN

Drawing No

A-3



PREBLE ST. ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



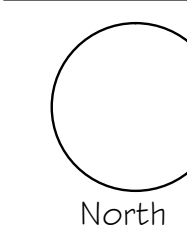
WARD ST. ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



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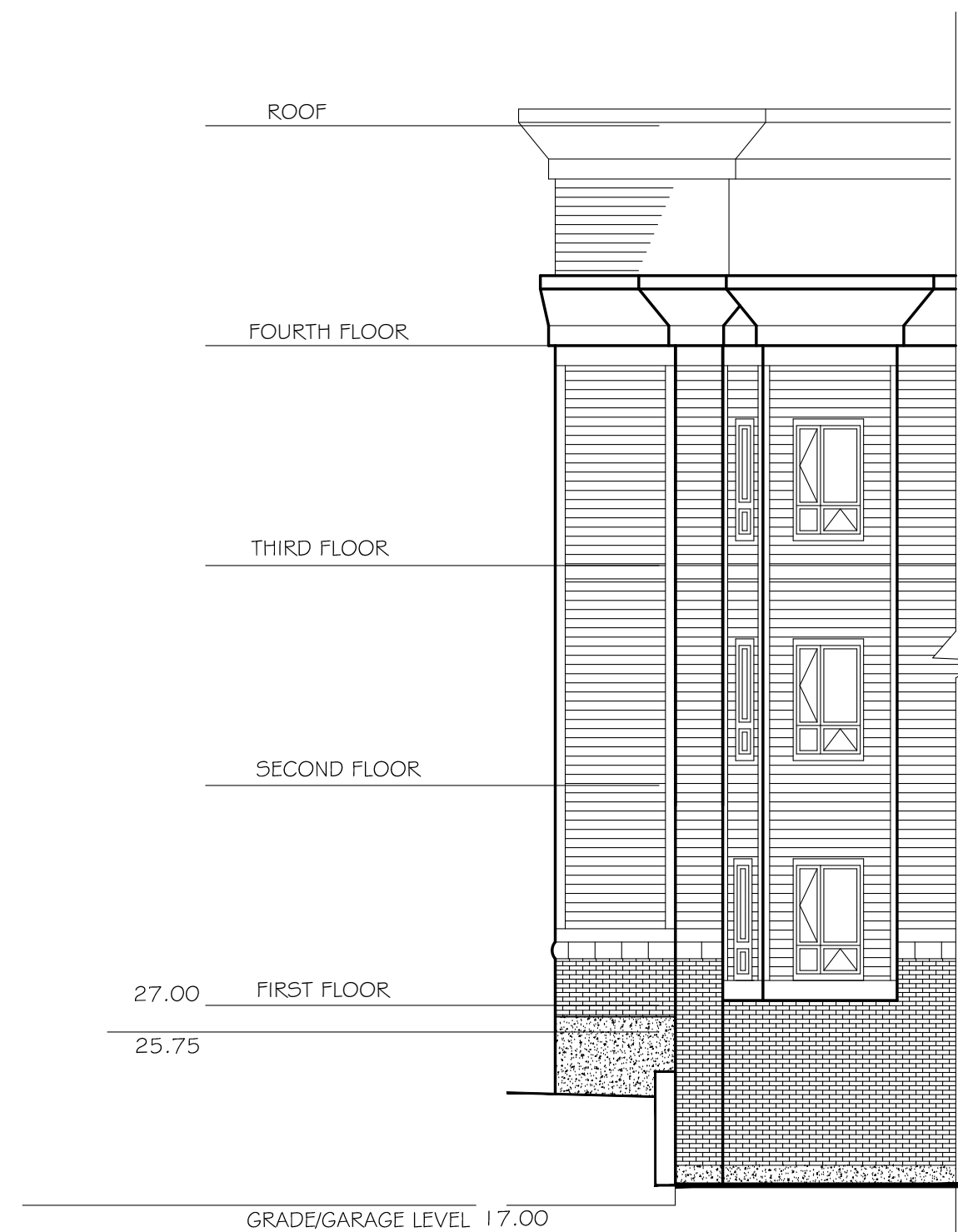


Revisions	Title
	ELEVATIONS

Drawing No  
**A-4**



RIGHT SIDE ELEVATION



REAR ELEVATION

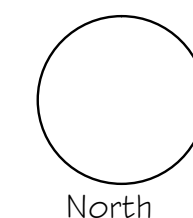
1/8" = 1'-0"



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Project 16 UNIT CONDOMINIUM  
 33-39 Ward St.  
 South Boston, MA

Date 12-27-2016  
 Scale AS NOTED  
 Project No



Revisions	Title
	ELEVATIONS

ELEVATIONS

Drawing No

A-5