

45 L STREET MIXED-USE DEVELOPMENT

*45 L Street
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



45 L Street Development, LLC
South Boston, Massachusetts



July 15, 2014

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden:

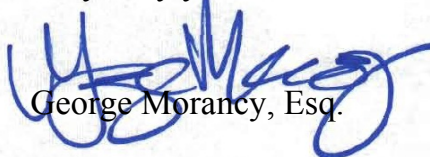
It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 45 L Street mixed-use project in South Boston.

The proposed project is to consist of 30 new residential condominium units, primarily market-rate, with 4 affordable units in accordance with the Mayor's executive order on inclusionary development, and a 1,009 square-foot ground floor commercial unit, all served by 32 parking spaces located primarily in a grade-level garage.

The applicant is 45 L Street Development, LLC, and its principal, Peter M. Leoutsakos. Architectural services are being provided by Sutphin Associates, Inc.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

45 L STREET MIXED USE PROJECT

~ South Boston ~

APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80E of the Boston Zoning Code

Submitted by

45 L Street Development, LLC

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I. PROJECT SUMMARY

1.1 *Project Team*

Developer and Applicant:

45 L Street Development, LLC – Peter M. Leoutsakos, Manager
1716 Columbia Road
South Boston, MA 02127
Tel.: 617-529-5702
Email: 45lstreetllc@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
416 West Broadway
South Boston, MA 02127
Tel: 617-269-5800; Fax: 617-269-5923
Email: gmorancy@admorlaw.com

Architecture:

Niles Sutphin
Sutphin Associates, Inc.
197 8th Street - Suite #2000
P.O. Box 290006
Charlestown, MA 02129
Tel.: 617-337-5265
Fax: 617-337-5191
Email: sutphinarch@gmail.com

Community Liaison:

Cromane Consulting
David Nagle, Principal
711 East Second Street
South Boston, MA 02127
Tel: 617-592-1131
Email: bosred8@yahoo.com

1.2 Project Summary

The Proposed Project would transform a 13,898 square-foot site situated at 45 L Street in South Boston, currently used predominantly by an auto repair shop, with the construction of a new five-story building containing 30 residential units, a 1,009 square-foot ground-floor commercial unit, and a total of 32 accessory off-street parking spaces located primarily in the building's at-grade garage, which will be entered and exited via L Street.

The proposed project would create 26 market-rate and 4 affordable housing units in an attractive new building appropriate in scale, massing and design with recent new developments on either side.

In planning the building, care was given to respecting the as-built conditions of the area, in particular the new residential multifamily buildings completing construction on either side of the project site, with the result that the proposed building has been designed and scaled to compliment lower L Street and the transition to Summer Street and the gateway to the South Boston Waterfront and seaport area.

1.3 Community Benefits

The Proposed Project will offer many public benefits to neighborhood and to the City of Boston, including:

- *the creation of 30 new residential units in an attractive mid-rise building, including 4 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *1,009 square foot of ground-floor commercial space accommodating a local insurance business;*
- *generation of over one hundred fifty thousand dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *the expected creation of more than 70 construction jobs over the length of the proposed project.*

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The Project Site includes 13,898 square feet of land area, comprising two parcels situated at 45 L Street and 45R L Street in South Boston's Ward 6, being, respectively, City of Boston Assessor's Parcels No. 0603468010 and 0603470010.

The parcel is currently the site of two 2-story buildings containing Higgins Insurance, which will occupy the new commercial unit, and European Motorsport, an auto repair business that will be relocating.

2.2 Project Financing and Developer Pro Forma

The applicant has successfully developed several projects in South Boston and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project using traditional institutional lender financing from People's United Bank or First Commons Bank.

Total Development Cost (soft/hard costs): \$11,050,000

Construction Cost (hard cost): \$10,500,000

Disclosure of Beneficial Interest in the Project

- **Peter M. Leoutsakos: 100%**

*1716 Columbia Road
South Boston, MA 02127*

Number of Construction Jobs: 70+

Estimated Construction Start: Fourth Quarter 2014

Estimated Construction Completed: Fourth Quarter 2015

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 13,898 square feet

Maximum Building Height/Stories: 5 stories, 49' 10"

Number of Residential Units: 30

- 20 2-bedroom units
- 4 3-bedroom units
- 6 1-bedrom units

Commercial Space: One 1,009 S.F. commercial units

Total of Building Gross Square Footage: 42,963 square feet

Floor Area Ratio: 3.09

Parking Spaces: 30 parking spaces in an at-grade garage, plus 2 outside visitor/commercial spaces.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of a new five-story building with a basement. The basement will remain primarily unexcavated. The programmed basement area toward the front of the building will accommodate a fitness room for building residents, a meeting room that will be made available to the public for neighborhood meetings, individual storage areas for the residential units, an elevator machine room, sprinkler room, and a room containing meters and other utility equipment.

The first floor will contain 1,009 square feet commercial space intended to consist of an office for the insurance agency currently operating at the project site, and a garage for 30 motor vehicles (plus two exterior visitor/commercial parking spaces) with vehicular access from and discharge onto L Street. Floors two through five will contain 30 residential units, all being two-bedroom units. There will also be a bicycle storage area, building storage, a trash room, and the main residential entry vestibule located on the first floor.

The building will be a composition of ground-level Arriscraft stone block around the garage, Hardieplank lap siding covering the majority of the exterior façades, with accents of brick veneer and Azek panels. The materials and architectural massing have been planned and designed to visually interrupt the massing of the building along its elevations, so as to be more consistent with traditional neighborhood design. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 49’10” to the roof line, with two stairway head-houses and an elevator override rising above that point, neither of which would be visible from a public way. No roof decks are proposed. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project’s 32 on-site parking spaces will be accessed via L Street, where an existing oversized curb cut and a second smaller curb cut interrupt almost the entire width of the site. The proposed 15’ curb cut serving the building will enable partial restoration of sidewalk curbing, potentially restoring some public parking to L Street. All loading or unloading activity will be confined to the garage area where direct elevator access to all floors in the building will be provided. Ample secure space for bicycle racks will be provided within the building’s ground-floor garage.

2.6 Anticipated Permits and Approvals

| Agency Name | Permit or Action |
|--------------------------------|---|
| Boston Redevelopment Authority | <ul style="list-style-type: none">• Article 80 Small Project Review• Affordable Housing Agreement• Design Review Approval |

| | |
|--|---|
| Boston Water and Sewer Commission | <ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval |
| Boston Public Safety Commission, Committee on Licenses | <ul style="list-style-type: none"> • Parking Garage Related Permits |
| Boston Inspectional Services Department | <ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Demolition Permit • Building Permit • Certificate of Occupancy |

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated partially within an H-1-50 residential zoning district and partially within an M-1 restricted manufacturing district. Pursuant to the provisions of Section 12-1 of the Zoning Code, the requirements of the H-1-50 zoning district are applicable.¹

The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Dimensional Regulations of Article 13, Table B

| | <u>H-1-50</u> |
|-------------------------------------|---------------|
| Maximum Floor Area Ratio: | 1.0 |
| Maximum Building Height: | 50' |
| Minimum Lot Size: | 5,000 S.F. |
| Minimum Lot Area Per Dwelling Unit: | 1,000 S.F. |

¹ Lots in Two Districts. Where a district boundary line divides a lot in single ownership of record at the time this code becomes effective, the uses allowed and the other regulations in this code applying to the less restricted portion of the lot shall be considered as extending to so much of the remainder of the lot as is within thirty feet of said district boundary line, and the uses and other regulations so extended shall be deemed to be conforming so long as the land to which they are extended shall remain part of said lot.

| | |
|---|----------|
| Minimum Usable Open Space Per Dwelling Unit: | 400 S.F. |
| Minimum Lot Width: | 50' |
| Minimum Lot Frontage: | 50' |
| Minimum Front Yard Setback: | 20' |
| Minimum Side Yard Setback: | 17' 2" |
| Minimum Rear Yard Setback: | 17' 2" |

3.2 Proposed As-Built Zoning Conditions

Lot Area: 13,898 square feet

Lot Width: 90.15'

Lot Frontage: 90.15'

Floor Area Ratio: 3.09

Maximum Building Height (feet): 49' 10"

Building Height (stories): 5

Usable Open Space: While green space cannot be provided due to the building's dimensions and site constraints, several balconies will provide a minimal amount of private open space.

Front Yard Setback: L Street existing building alignment

Side Yard Setbacks: 3'

Rear Yard Setback: 3'

Off-Street Parking Requirements of Article 23:

- 26 market-rate residential units @ .9 space per unit = 23.4 spaces
- 4 affordable residential units @ .7 spaces per unit = 2.8 spaces
- 1,009 square feet of commercial/retail space = 2 spaces

Total required off-street parking: 28 spaces

Total provided off-street parking: 32 spaces

3.3 Zoning Relief Required

Article 10, Section 1: Limitation of Area (Parking in Side Yard)

Article 14, Section 2: Lot Area for Additional Dwelling Units Insufficient

Article 15, Section 1: Excessive Floor Area Ratio

Article 19, Section 1: Side Yard Insufficient

Article 20, Section 1: Rear Yard Insufficient

Article 23, Section 1: Off-Street Parking Insufficient (*Note: Violation Eliminated*)

Article 23, Section 9: Design of Off-Street Parking Facilities

3.4 Building Code Analysis

The construction of the building will be Type 1-B for the Ground Floor and Basement and Type 5-A for Residential Floors 2 through 5.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be a mixed use building:

- Residential, Multifamily: R-2
- Business, Commercial: B
- Parking Garage: S-2

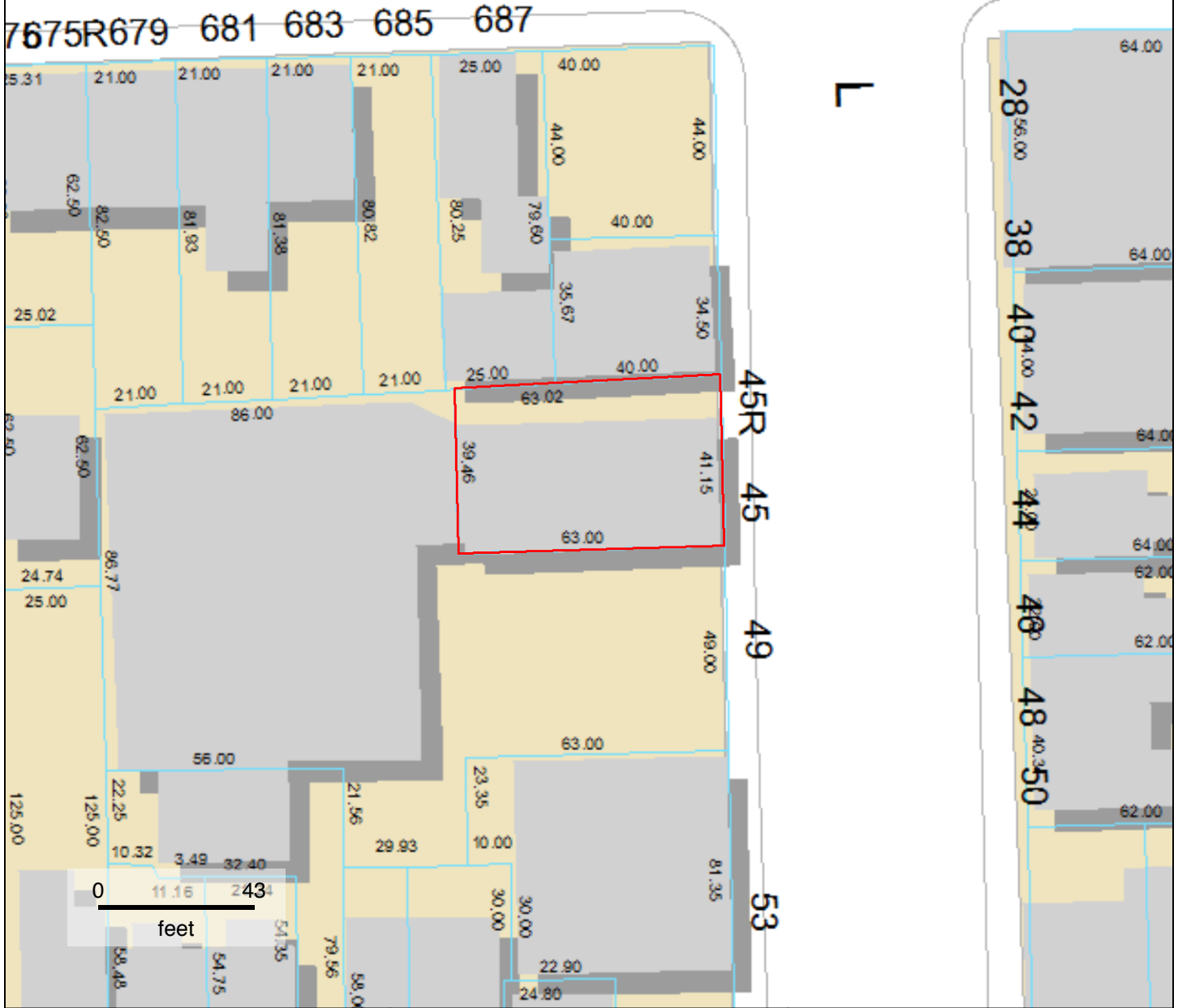
As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B requires 1-hour separation
- S-2 requires 1-hour separation

IV. ZONING REFUSAL LETTER : URBAN DESIGN SUBMISSION PHOTOGRAPHS AND PLANS

| | |
|--------------------|--|
| Exhibit 1: | 45 L Street Assessing Map |
| Exhibit 2: | 45R L Street Assessing Map |
| Exhibit 3: | Zoning Refusal Letter |
| Exhibit 4: | Bird's Eye Views of Locus from L Street, Front and Rear |
| Exhibit 5: | Bird's Eye Views of Locus From East Third and East Second Street Sides |
| Exhibit 6: | Two Views of Site From L Street |
| Exhibit 7: | Adjacent New Development Projects Under Construction |
| Exhibit 8: | Basement Floor Plan |
| Exhibit 9: | Ground Floor Plan |
| Exhibit 10: | First Floor Plan |
| Exhibit 11: | Second Floor Plan |
| Exhibit 12: | Third Floor Plan |
| Exhibit 13: | Fourth Floor Plan |
| Exhibit 14: | Roof Plan |
| Exhibit 15: | Front & Rear Elevations |
| Exhibit 16: | Side Elevations |

45 L Street Assessing Map



Property Information

Parcel ID 0603468010
Owner HIGGINS WILLIAM W JR TS
Address 45 L ST
Property Type 0317
Building Value \$231,500.00
Land Value \$96,500.00
Total Value \$328,000.00
Lot Size 2540 sq ft
Land Use Commercial

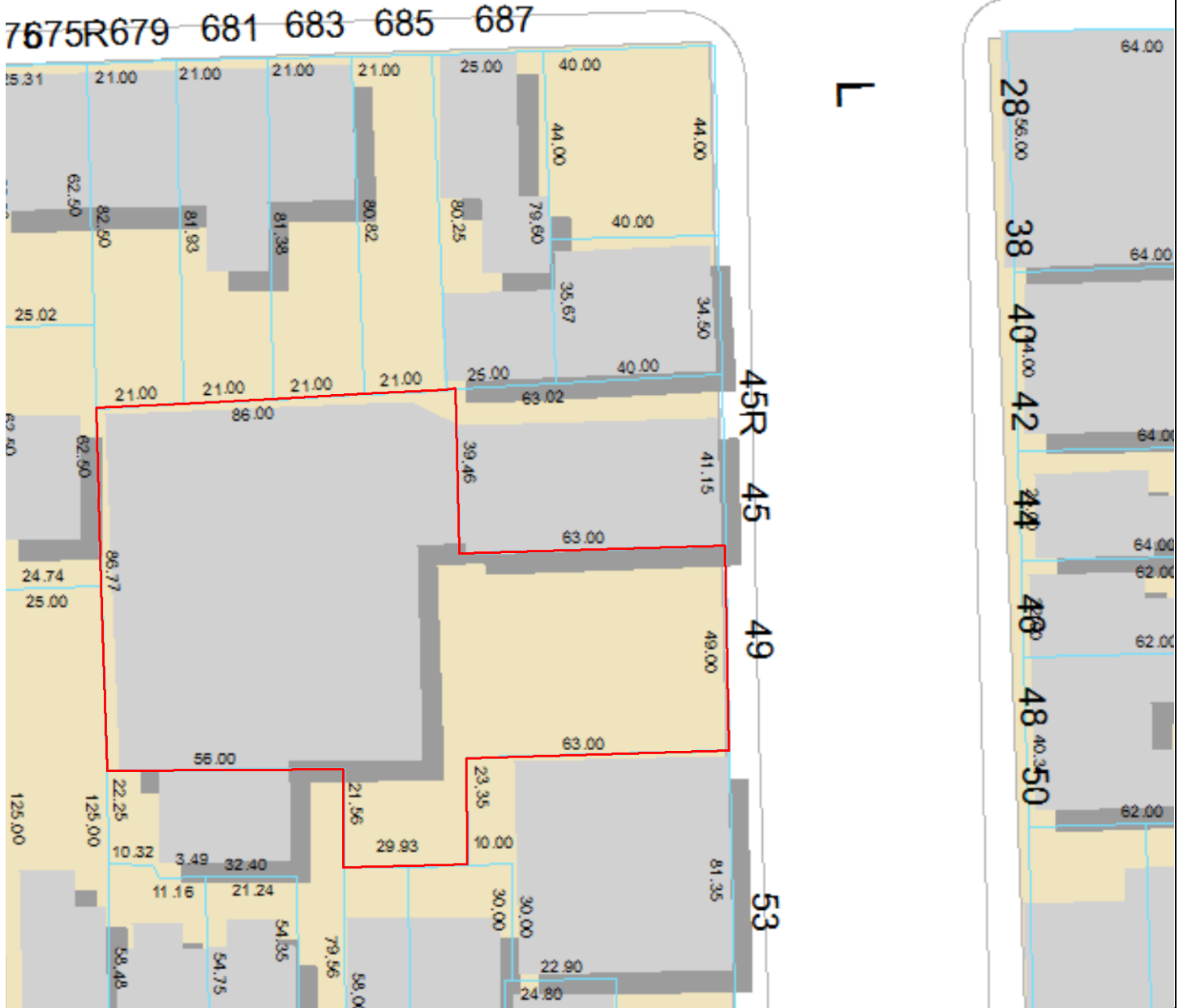


**MAP FOR REFERENCE ONLY
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45R L Street Assessing Map



Property Information

Parcel ID 0603470010
 Owner HIGGINS WILLIAM W JR TS
 Address 45R L ST
 Property Type 0332
 Building Value \$133,300.00
 Land Value \$228,700.00
 Total Value \$362,000.00
 Lot Size 11358 sq ft
 Land Use Commercial



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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. Moecia
Inspector of Buildings

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

March 28, 2014

Location: 45-47 L ST SOUTH BOSTON MA 02127
Ward: 06
Zoning District: South Boston
Zoning Subdistrict: M-1
Appl. # : ERT339562
Date Filed: February 25, 2014
Purpose: Demolish existing buildings on site; Erect new 5 story 32 Unit condominium project with one office space at grade, and a 30 car enclosed parking garage also on grade; Construction to be wood frame and brick veneer exterior finish; All new systems; Entire building to be fully sprinklered; per plans, combine lots (CONTROL CONSTRUCTION)

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 10, Section 1 | Limitation of Area | Parking in side yard. |
| Article 14, Section 2 | Lot Area For Additional Units. | |
| Article 15, Section 1 | Floor Area Ratio Excessive | |
| Article 19, Section 1 | Side Yard Insufficient. | |
| Article 23, Section 1 | Off Street Parking | Number of Parking Spaces Insufficient. |
| Article 23, Section 9 | Parking Design | Size of Spaces Insufficient & Maneuverability (Tandem Spaces). |

Notes

1. The application states that this project has less 50,000 square feet, our calculations determine this project to be over 50,000 square feet.
2. Before this project is issued this office will require more specifics including grade elevations, etc by an engineer on how 49' 10" was determined.

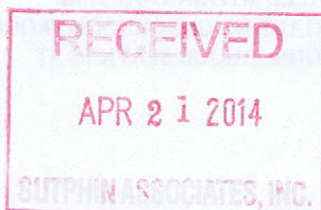
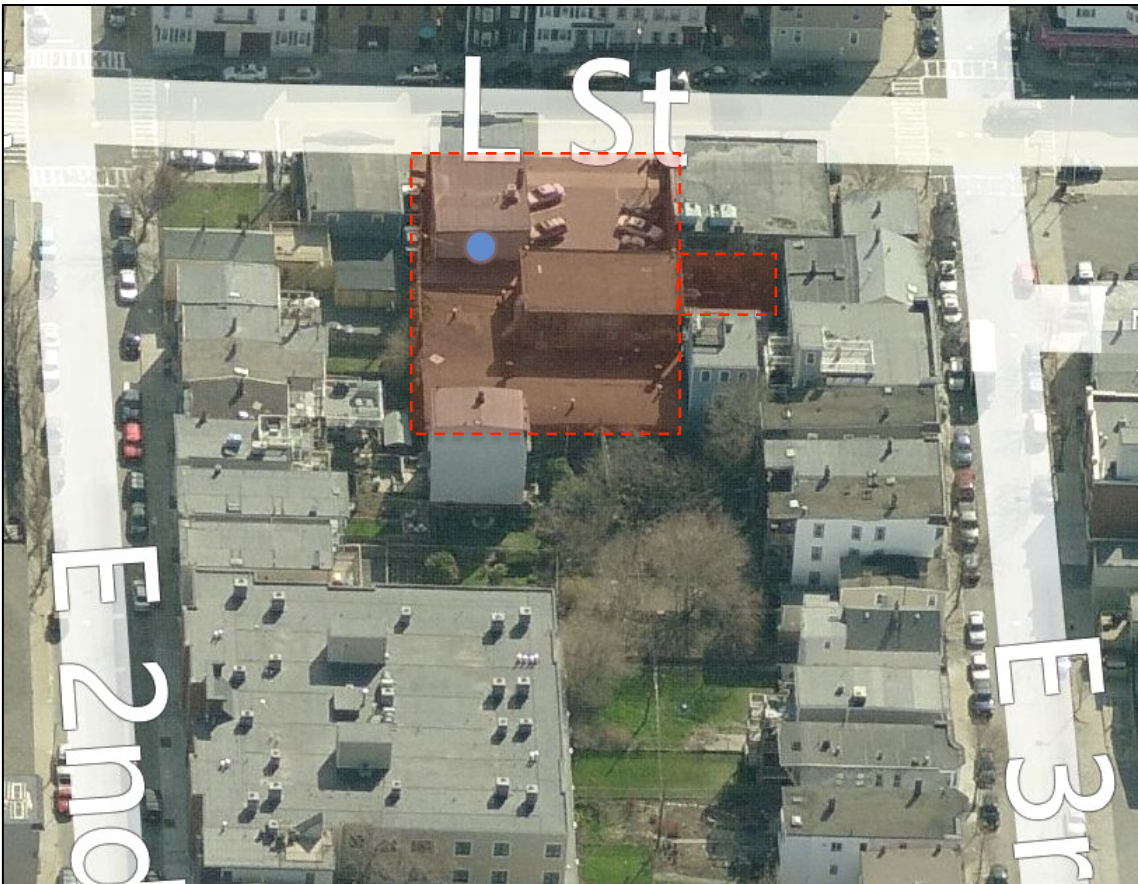
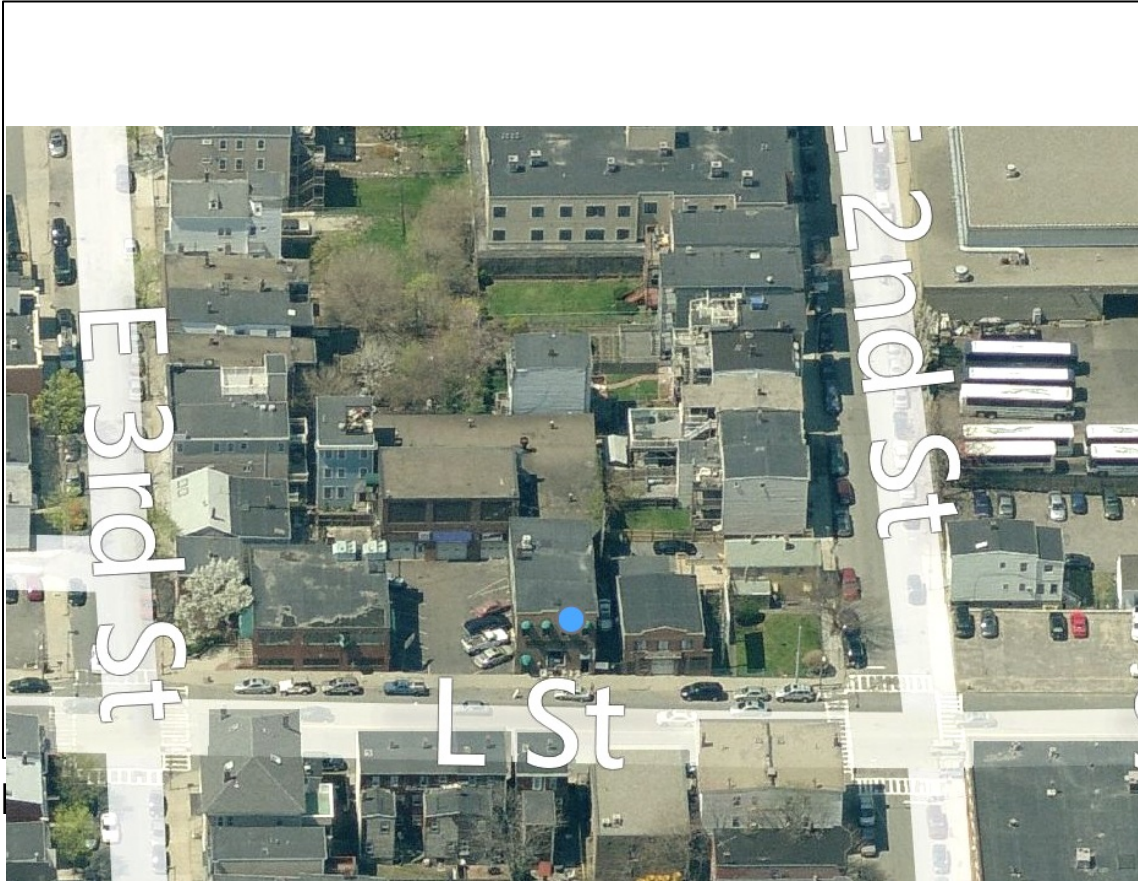


EXHIBIT "4"



Bird's Eye View of Locus from Rear



Bird's Eye View of Locus from East Third Street Side



Bird's Eye View of Locus from East Second Street Side

EXHIBIT "6"



View of Site From L Street Towards East Second



View of Site From L Street Towards East Third

Adjacent New Development Projects Under Construction

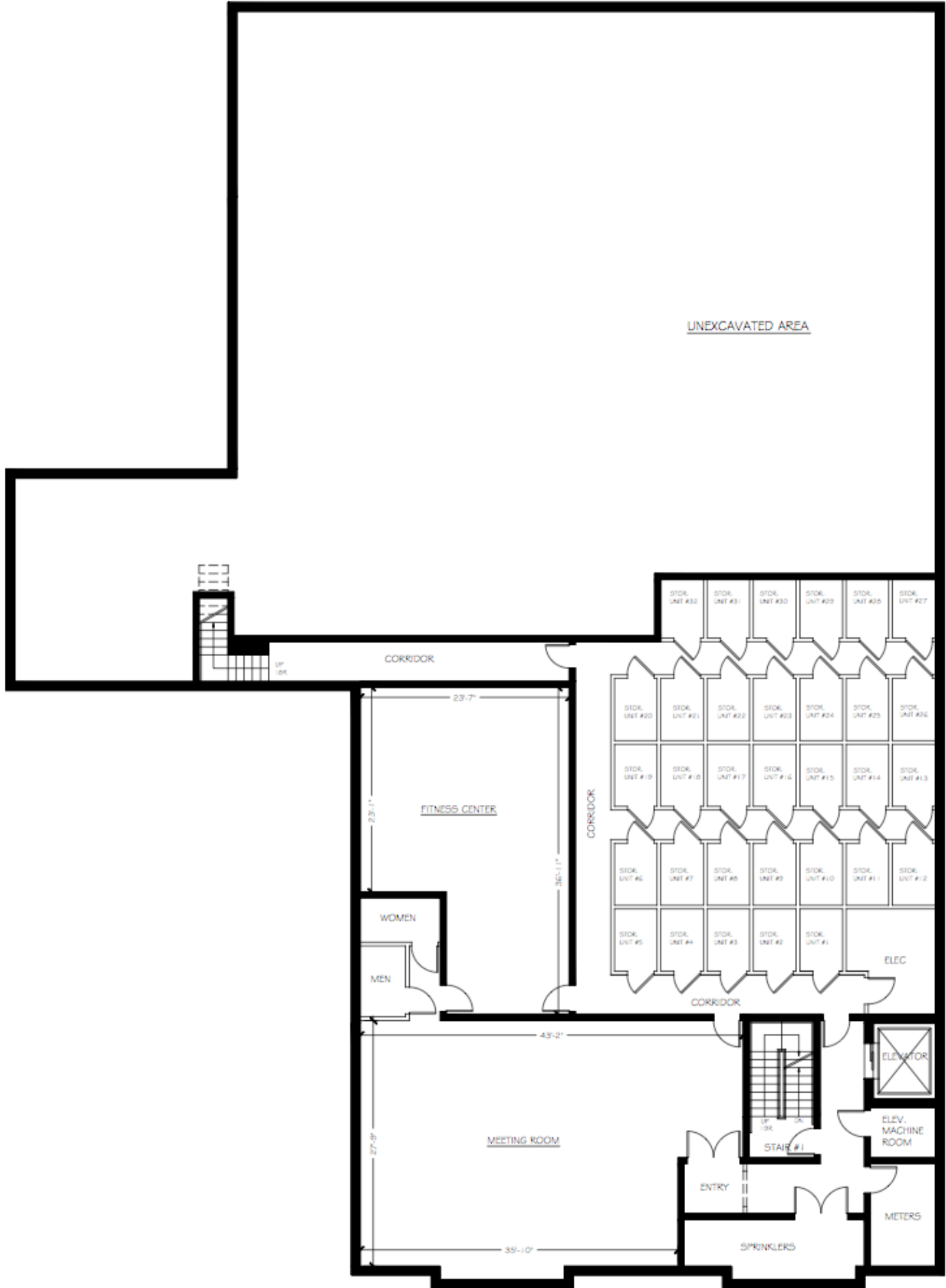


**New Development at 685-687 East Second Street
One Commercial and Nine Residential Units**

**New Development at 49 L Street
Nine Residential Units**



EXHIBIT "8" - BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN - 3,194 GSF
SCALE: 1/8" = 1'-0"

EXHIBIT "9" - GROUND FLOOR PLAN

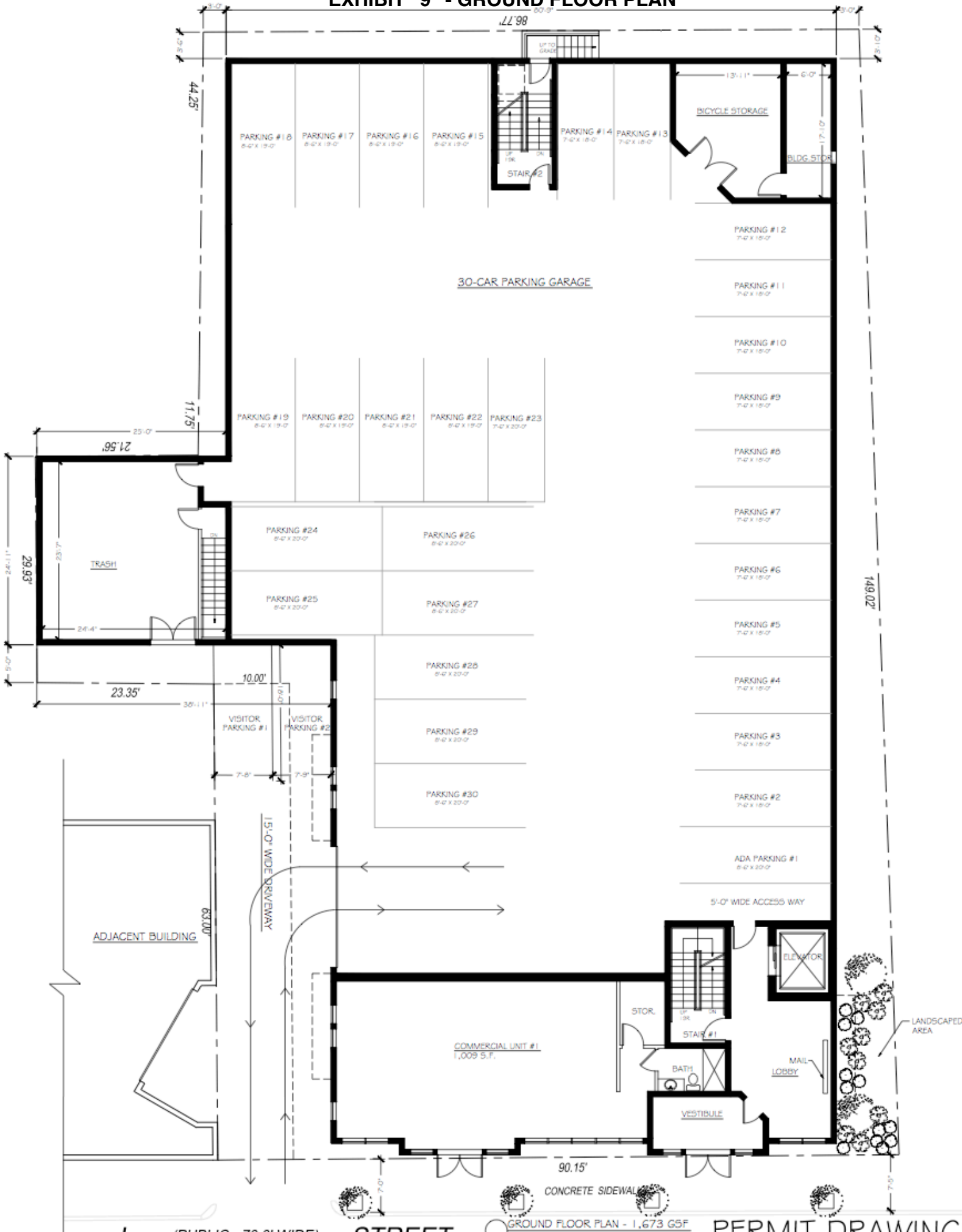
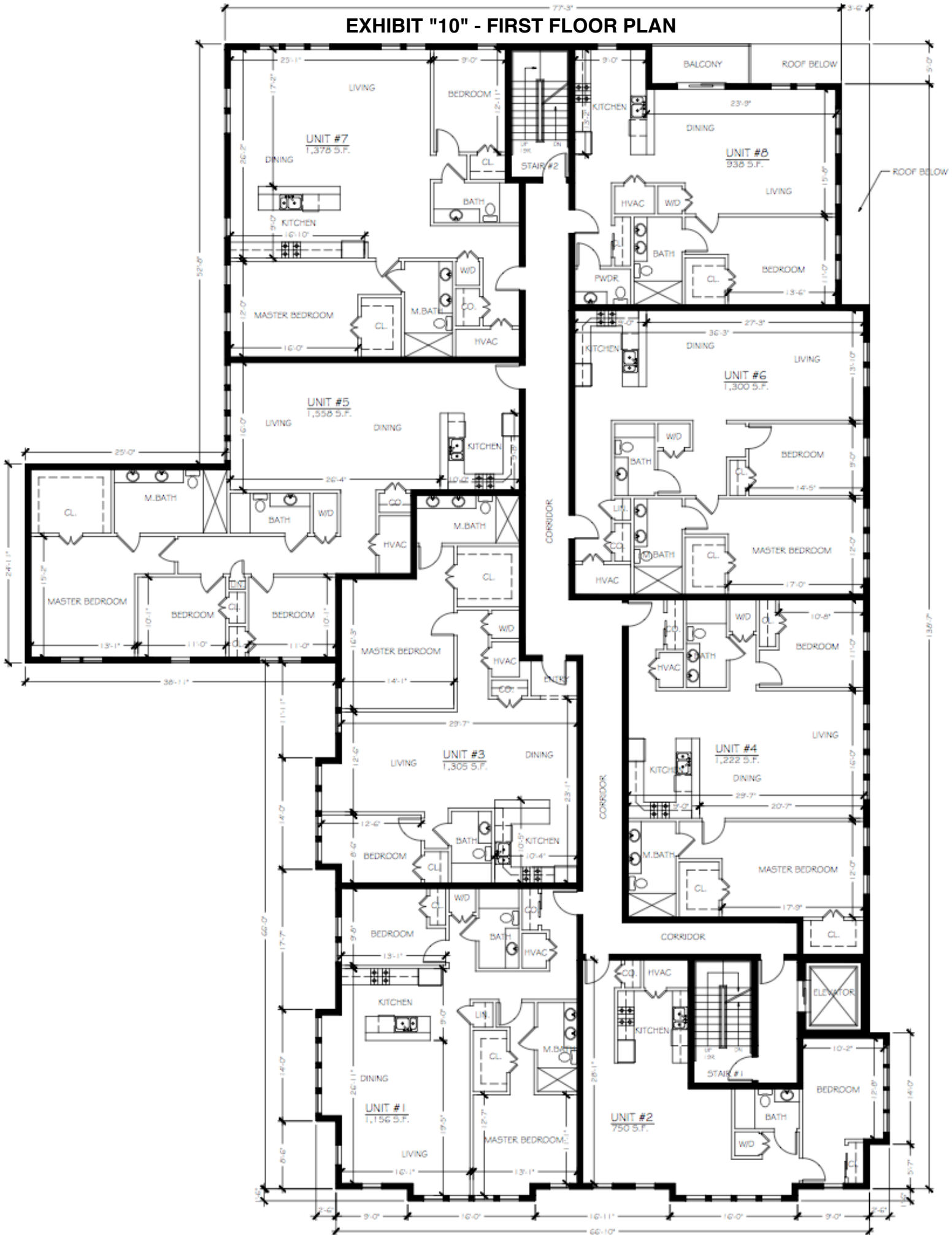
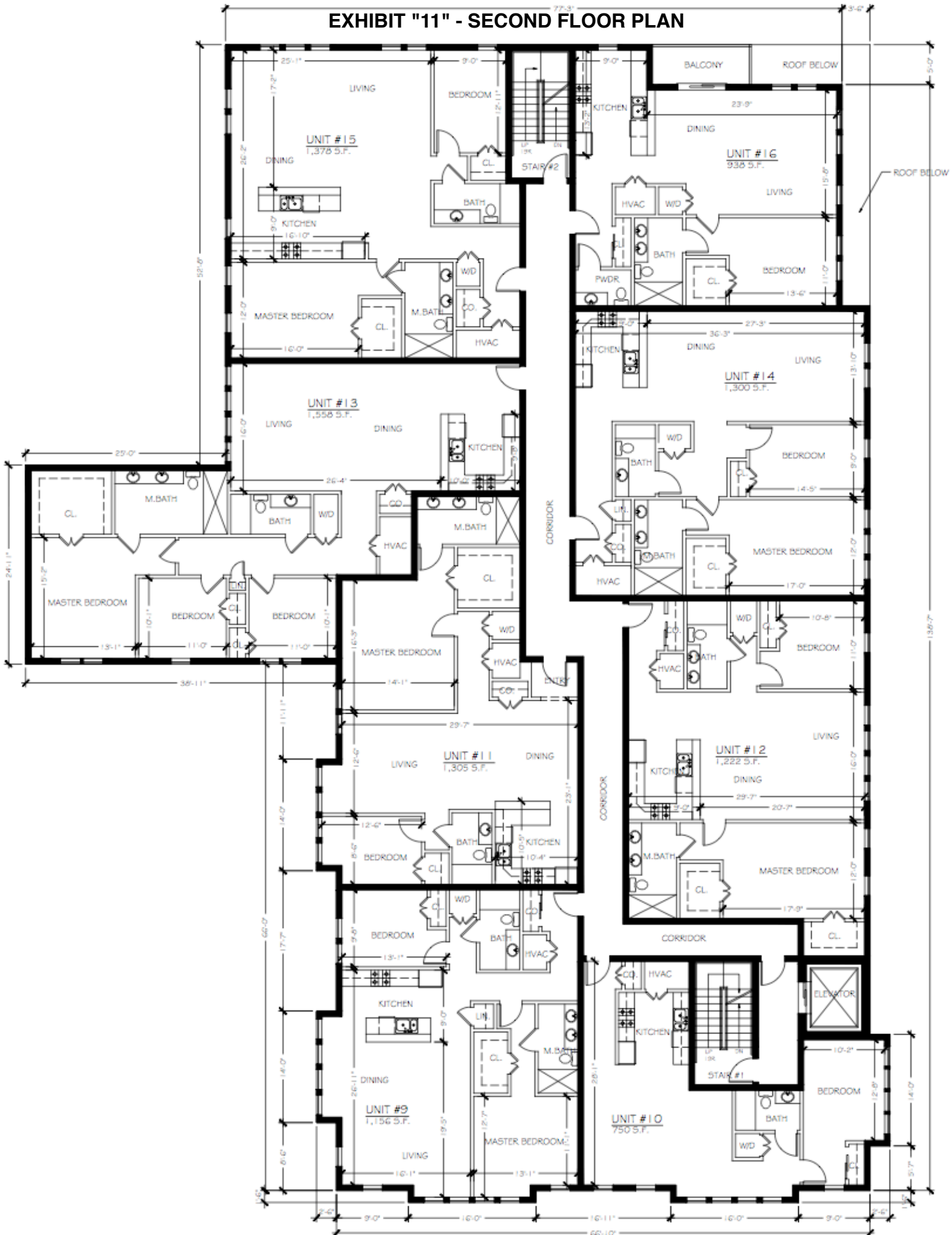


EXHIBIT "10" - FIRST FLOOR PLAN



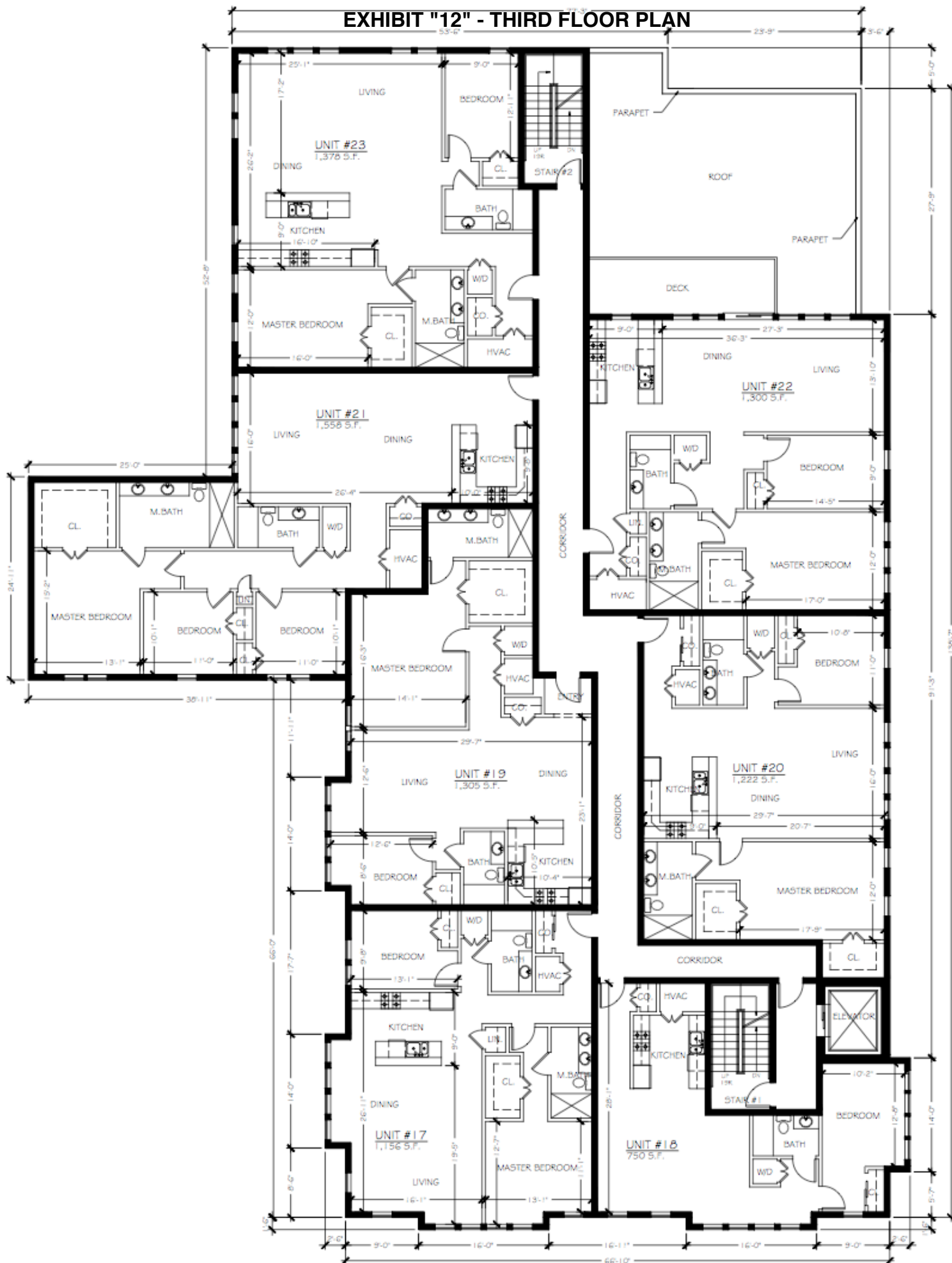
FIRST FLOOR PLAN - 10,740 GSF
SCALE: 1/8" = 1'-0"

EXHIBIT "11" - SECOND FLOOR PLAN



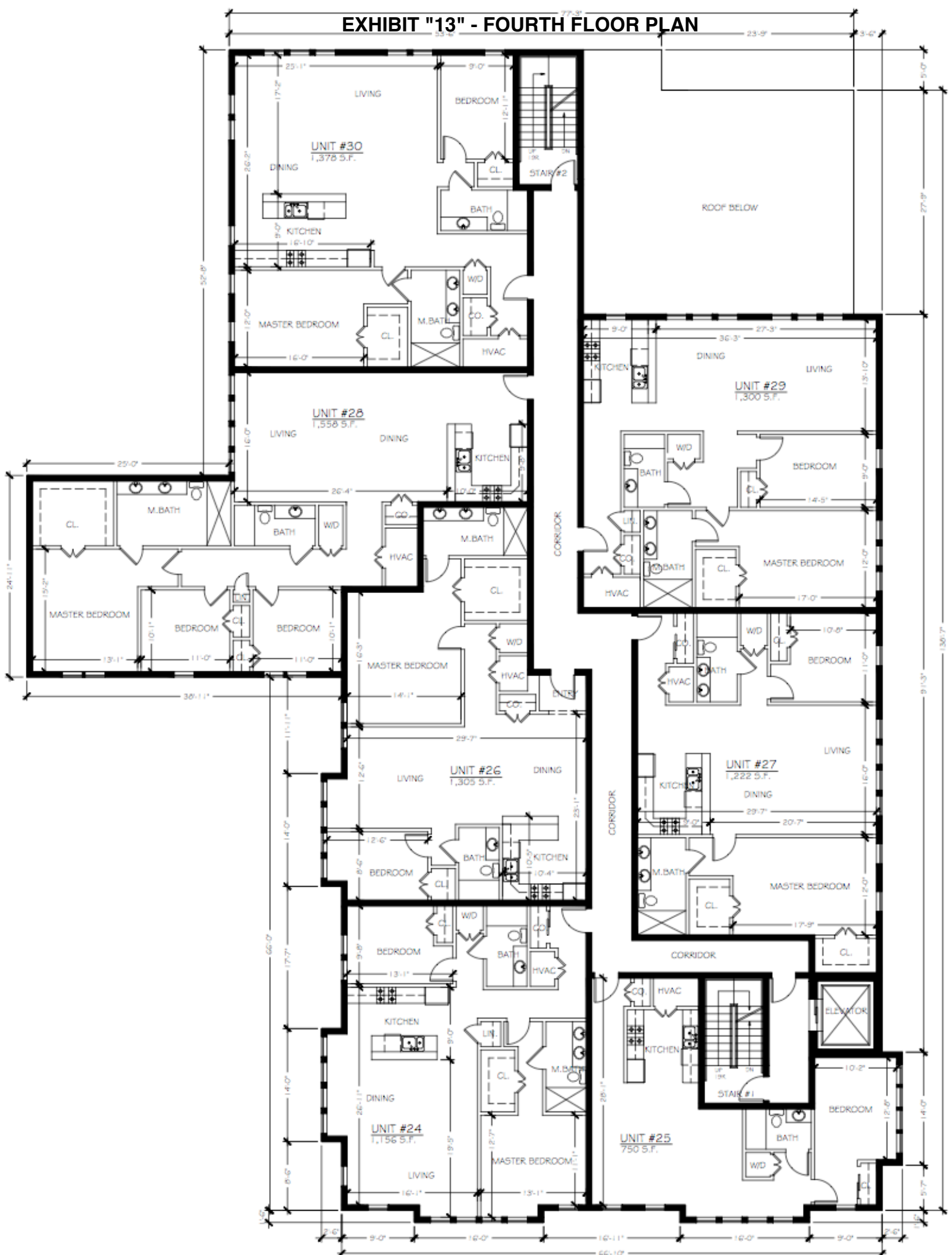
SECOND FLOOR PLAN - 10,740 GSF
SCALE: 1/8" = 1'-0"

EXHIBIT "12" - THIRD FLOOR PLAN



THIRD FLOOR PLAN - 9,786 GSF
SCALE: 1/8" = 1'-0"

EXHIBIT "13" - FOURTH FLOOR PLAN



FOURTH FLOOR PLAN - 9,786 G5F
SCALE: 1/8" = 1'-0"

EXHIBIT "14" - ROOF PLAN



EXHIBIT "15" - FRONT & REAR ELEVATIONS

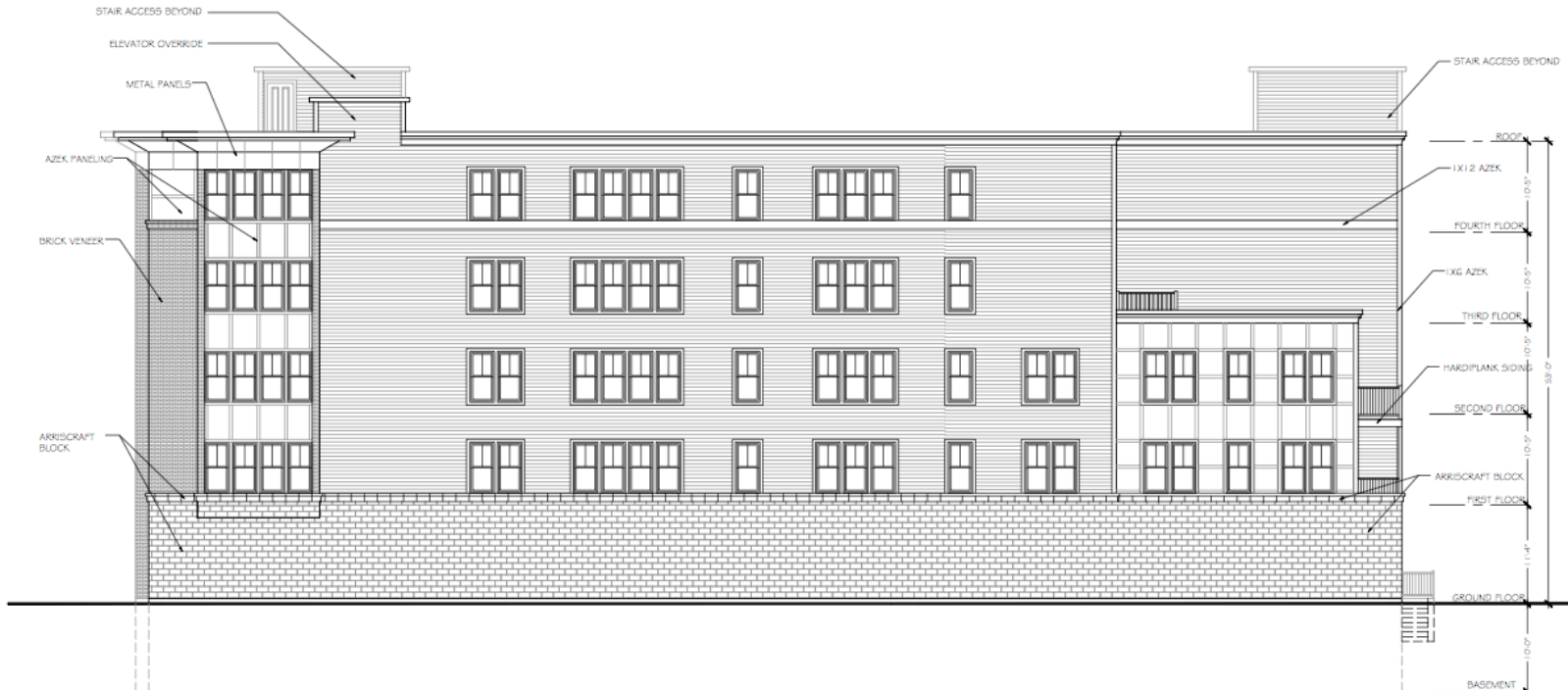


○ FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



○ REAR ELEVATION

EXHIBIT "16" - SIDE ELEVATIONS



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION