

488 DORCHESTER AVENUE MIXED-USE DEVELOPMENT

*488 Dorchester Avenue
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



R&B Investments, LLC
Milton, Massachusetts

April 3, 2014

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

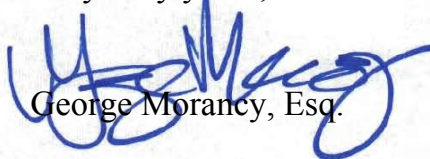
Dear Mr. Golden:

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 488 Dorchester Avenue mixed-use project in South Boston.

The proposed project is to consist of 33 new residential condominium units, primarily market-rate, with an affordable commitment to be determined in accordance with the Mayor's executive order on inclusionary development, and 2,091 square feet of ground floor commercial/retail space, all served by thirty-three parking spaces in a grade-level garage.

The applicant is R & B Investments, LLC, and its principals, Thomas G. Broderick, Jr., and Timothy J. Russell. On behalf of the applicants 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.

488 DORCHESTER AVENUE MIXED USE PROJECT

~ South Boston ~

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

Submitted by

R & B Investments, LLC

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I. PROJECT SUMMARY

1.1 *Project Team*

Developer and Applicant:

R & B Investments, LLC – Thomas G. Broderick, Jr., and Timothy J. Russell
180 Canton Avenue
Milton, MA 02186
Tel.: 617-281-1883
Fax: 617-553-1987
Email: tgbroderick@aol.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:

Russell Design Associates
58 Evergreen Street
Kingston, MA 02364
Tel: 781-844-4531
Email: rusdesign@att.net

Surveyor and Engineers:

Contact Architect:
Russell Design Associates
58 Evergreen Street
Kingston, MA 02364
Tel: 781-844-4531
Email: rusdesign@att.net

Construction Management:

Trinity Green Development, LLC – Thomas G. Broderick, Jr., and Timothy J. Russell
180 Canton Avenue
Milton, MA 02186
Tel.: 617-281-1883
Fax: 617-553-1987
Email: tgbroderick@aol.com

1.2 Project Summary

The Proposed Project consists of the development of a 18,514 square-foot site situated at 488 Dorchester Avenue in the Andrew Square area of South Boston, by construction of a new four-story building containing 33 residential units, 2,091 square feet of ground-floor commercial/retail space, and 33 accessory off-street parking spaces located in the building's at-grade garage, which will be entered via Dorchester Avenue and will exit onto Middle Street.

The proposed project would create both market-rate and affordable housing units in an attractive new building appropriate in scale, massing and design to Dorchester Avenue and the emerging residential redevelopment of this area of the Andrew Square neighborhood.

In planning the building, great care was given to respecting the as-built conditions of the area, with the result that the proposed building has been designed and scaled to compliment the busy thoroughfare of Dorchester Avenue, the ongoing multi-family residential development in the area, and the more traditional neighborhood housing east of the site.

1.3 Community Benefits

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

- *the creation of 33 new residential units in an attractive low-rise building, including 4 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development, and ground-floor restaurant space;*
- *2,091 square feet of ground-floor commercial/retail space and associated planned streetscape improvements.*
- *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 18,514 square feet of land area, comprising one parcel situated at 488 Dorchester Avenue in Ward 7, being City of Boston Assessor's Parcel No. 0700176000.

The parcel is currently the site of a single-story commercial warehouse building containing the offices of Deco Systems, a trucking company that is relocating.

2.2 Project Financing and Developer Pro Forma

The applicants have successfully developed numerous projects in South Boston and the City of Boston and have a strong working relationship with several major lenders, a record of proven financial security, and intend to finance the project construction and development using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$8,500,000.00

Construction Cost (hard cost): \$6,500,000.00

Disclosure of Beneficial Interest in the Project

- **Thomas G. Broderick, Jr.: 50%**
180 Canton Avenue
Milton, MA 02186
- **Timothy J. Russell: 50%**
58 Evergreen Street
Kingston, MA 02364

Number of Construction Jobs: 70+

Estimated Construction Start: Third Quarter 2014

Estimated Construction Completed: Third Quarter 2015

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 18,514 square feet

Maximum Building Height/Stories: 4 stories, 44 feet

Number of Residential Units: 33 two-bedroom units

Commercial/Retail Space: 2,091 square feet

Total of Building Gross Square Footage: 49,900 square feet

Floor Area Ratio: 2.7

Parking Spaces: 33 spaces in an at-grade garage.

2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues

The proposed project would consist of a new four-story building. The first floor will contain 2,091 square feet retail/commercial space intended to accommodate use serving the local

community, and a garage for 33 motor vehicles with vehicular access from Dorchester Avenue and discharge onto Middle Street. Floors two through four will contain 33 residential units, all being two-bedroom units. There will be bicycle parking within the garage, as well as a loading area and trash handling/recycling facilities.

The building skin will be a composition of brick, composite metal panels, glass fenestration, painted fiber cement siding, and painted fiber cement trim. The materials and the massing are intended to visually interrupt the massing of the building along its elevations, evoking smaller, individual building consistent with neighboring design. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 44 feet to the highest point of the fourth-story roof. Mechanical equipment and stairway head-houses will rise above that point, but will be set back from the edges of the building so to not be visible from the street.

The final elevation studies will be reviewed and approved by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project’s 33 on-site parking spaces will be accessed via Dorchester Avenue, where existing curb cuts interrupt almost the entire width of the site. The closing of most of the existing curb cut area will result in several on-street parking spaces being returned to public use. Vehicles will discharge from the side of the building onto Middle Street, which is a one-way street leading into Dorchester Avenue. A new curb cut will be necessary on the Middle Street side of the site, but no on-street public parking will be eliminated as no parking is allowed on the southerly side of Middle Street abutting the site. All loading or unloading activity will be directed 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 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
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 within an H-1-50 zoning district under Article 61 of the Boston Zoning Code, and within a Restricted Parking Overlay District.

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

Dimensional Regulations of Article 13, Table B (required by zoning):

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	50'
Minimum Lot Size:	5,000
Minimum Lot Area Per Dwelling Unit:	1,000
Minimum Usable Open Space Per Dwelling Unit:	400 SF
Minimum Lot Width:	50'
Minimum Lot Frontage:	50'
Minimum Front Yard Setback:	20'
Minimum Side Yard Setback:	17' (left side), 15' (right side) ¹
Minimum Rear Yard Setback:	30'

¹ See Article 13, Table B, Footnote 4: Ten feet plus one twentieth of the length of the wall parallel (or within 45° of parallel) to the side lot line.

3.2 Proposed As-Built Zoning Conditions

Lot Area: 18,514 square feet

Lot Width: 156 feet

Lot Frontage: 156 feet

Floor Area Ratio: 2.7

Maximum Building Height (feet): 44'

Building Height (stories): 4

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

Front Yard Setback: Dorchester Avenue building alignment

Side Yard Setback: 0

Rear Yard Setback: 6'

Off-Street Parking Requirements of Article 23:

- 29 market-rate residential units @ .9 space per unit = 26.1 spaces
- 4 affordable residential units @ .7 spaces per unit = 2.8 spaces

- 2,091 square feet of commercial/retail space = 3.5 spaces

Total required off-street parking: 32.4 spaces

Total provided off-street parking: 33 spaces

Off-Street Parking Guidelines by Boston Transportation Department (South Boston – Near MBTA Station (Andrew Station/Red Line)):

- 33 residential units @ .75 spaces per unit = 24.75 spaces
- 2,091 square feet of commercial/retail space = 3.5 spaces

Total required off-street parking (transit-oriented development): 25.25 spaces

Total provided off-street parking: 33 spaces

Off-Street Loading Requirements:

0-15,000 commercial square feet: 0 off-street loading bays required

Total provided off-street parking: 33 spaces

3.3 Zoning Relief Required

Article 8, Section 7: Forbidden Use (Commercial/Retail Space)

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

Article 15, Section 1: Excessive Floor Area Ratio

Article 16, Section 1: Excessive Building Height

Article 17, Section 1: Usable Open Space Insufficient

Article 18, Section 1: Front Yard Insufficient (Dorchester Avenue)
 Article 18, Section 1: Front Yard Insufficient (Woodward Street) (*note: Woodward Street is not the front of the building*)
 Article 18, Section 1: Front Yard Insufficient (Middle Street) (*note: Middle Street is not the front of the building*)
 Article 19, Section 1: Side Yard Insufficient
 Article 20, Section 1: Rear Yard Insufficient
 Article 23, Section 1: Off-Street Parking Insufficient
 Article 23, Section 9: Design of Off-Street Parking Facilities

3.4 Building Code Analysis

The construction of the building will be Type VA.

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

The building will be a mixed use building:

- Residential: R-2
- Business B, Assembly A-3 or Mercantile M.
- Parking garage: S-2

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

- R-2 requires 1-hour separation
- B, A-3 and M requires 1-hour separation
- S-2 requires 1-hour separation

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

Exhibit 1:	Assessing Map
Exhibit 2:	Aerial View of Site
Exhibit 3:	Existing Site Plan
Exhibit 4:	Proposed Site Plan
Exhibit 5:	Unit Schedule
Exhibit 6:	Zoning Code Refusal Letter
Exhibit 7:	Massing View from Andrew Square Perspective
Exhibit 8:	Massing View from the North
Exhibit 9:	Alternate Aerial Views of Site
Exhibit 10:	Street Level View and Close Up Aerial View
Exhibit 11:	Street Level Views of Site
Exhibit 12:	Street Level Views of Site
Exhibit 13:	Study of Site's Proximity to Public Transportation
Exhibit 14:	Exhibit of Vehicular and Pedestrian Access to Site
Exhibits 15-19:	Floor Plans of Proposed Building
Exhibits 20-25:	Building Elevations (including Elevation Details)

488 Dorchester Avenue Assessor Data



Property Information

Parcel ID 0700176000
Owner VIGORITO ANTONIO
Address 488 DORCHESTER AV
Property Type 0316
Building Value \$128,200.00
Land Value \$160,800.00
Total Value \$289,000.00
Lot Size 18519 sq ft
Land Use Commercial



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.

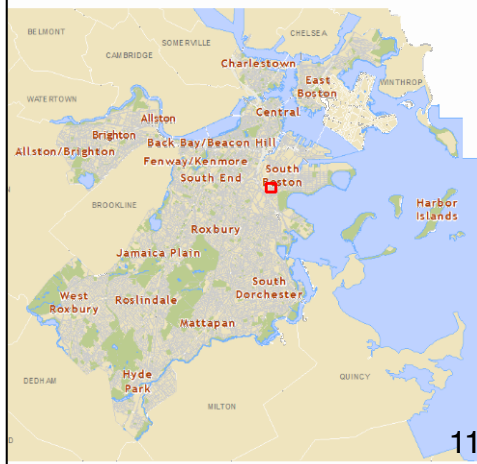


EXHIBIT "2"

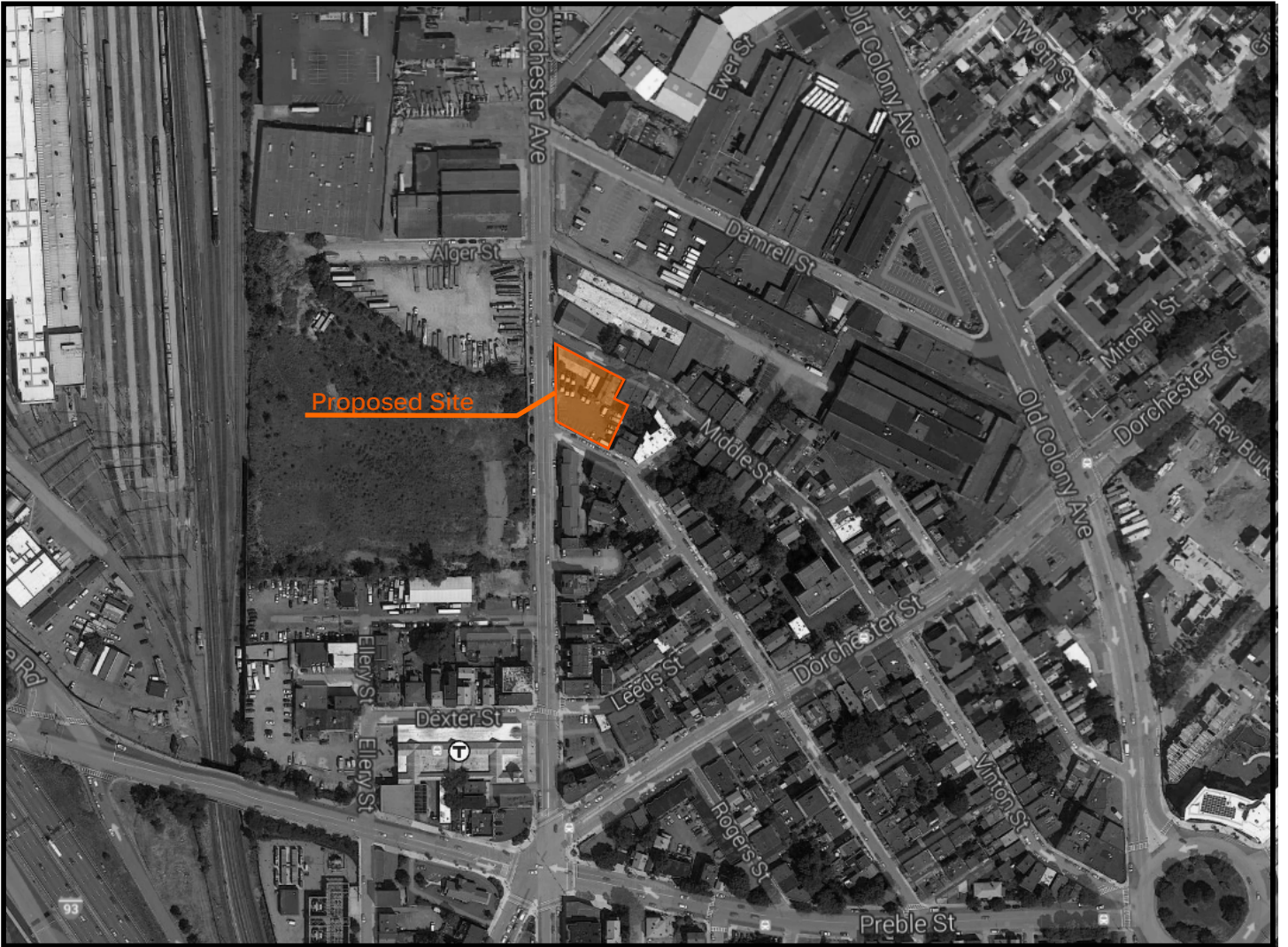


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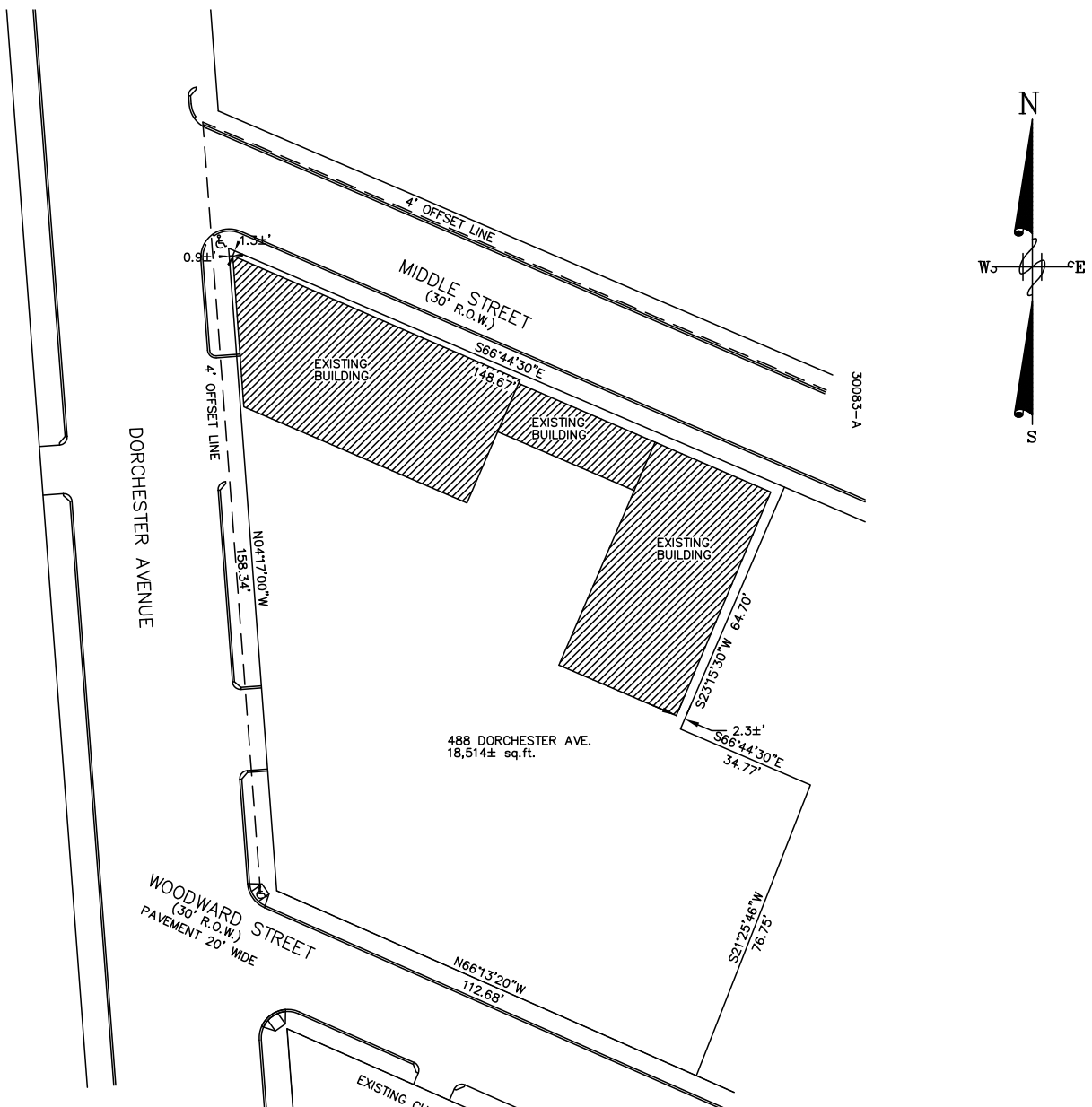


EXHIBIT "4"

DORCHESTER AVE

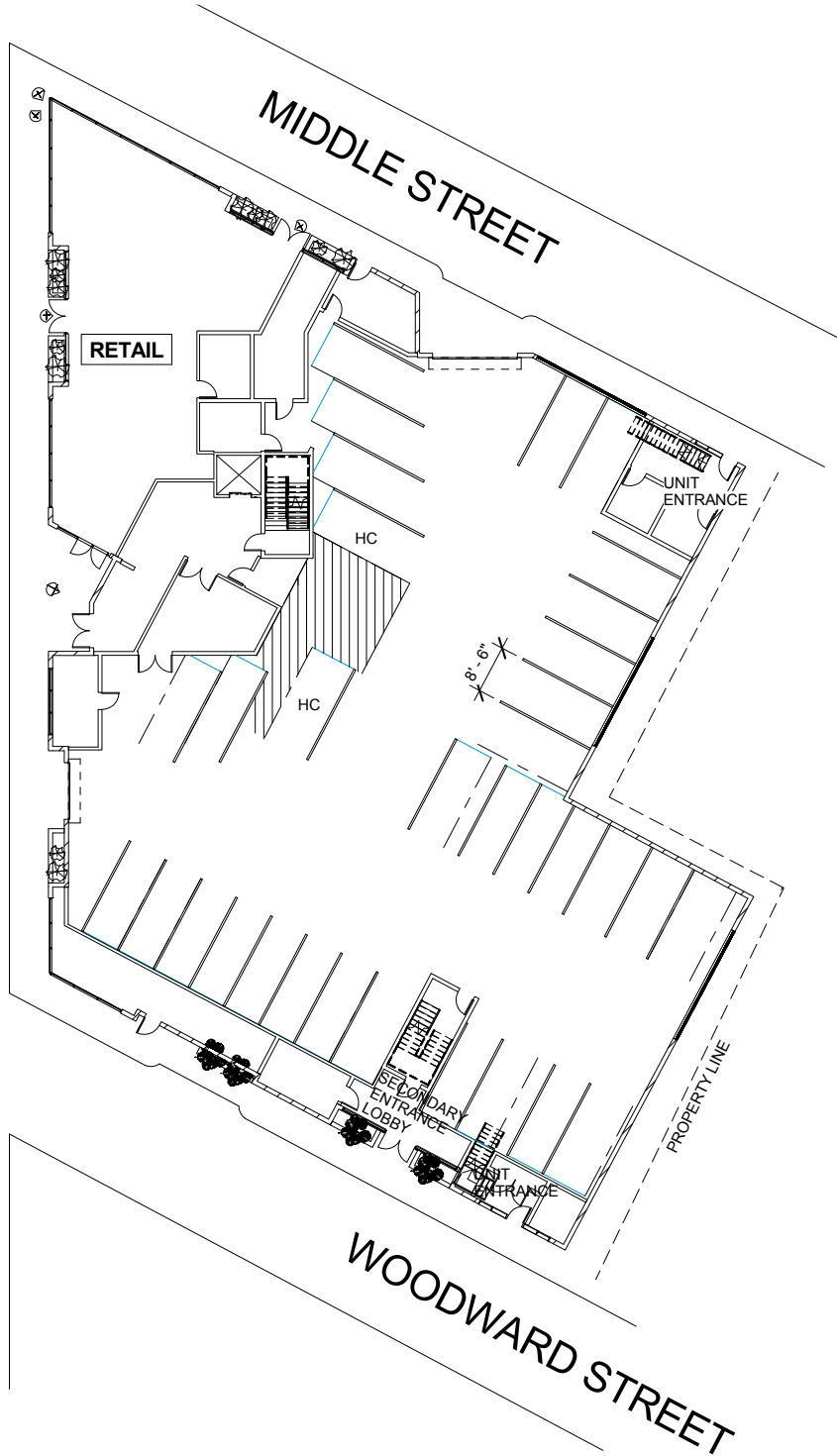


EXHIBIT "5"

UNIT SCHEDULE			
Name	Level	Comments	Area
UNIT 01	Level 2	2 BED/2 BATH	1307 SF
UNIT 02	Level 2	2 BED/2 BATH	1022 SF
UNIT 03	Level 2	2 BED/2 BATH	992 SF
UNIT 04	Level 2	2 BED/2 BATH	1127 SF
UNIT 05	Level 2	2 BED/2 BATH	865 SF
UNIT 06	Level 2	2 BED/2 BATH	1362 SF
UNIT 07	Level 2	2 BED/2 BATH	1247 SF
UNIT 08	Level 2	2 BED/2 BATH	1256 SF
UNIT 09	Level 2	2 BED/2 BATH	1081 SF
UNIT 10	Level 2	2 BED/2 BATH	916 SF
UNIT 11	Level 2	2 BED/2 BATH	1106 SF
UNIT 12	Level 3	2 BED/2 BATH	1307 SF
UNIT 13	Level 3	2 BED/2 BATH	1022 SF
UNIT 14	Level 3	2 BED/2 BATH	992 SF
UNIT 15	Level 3	2 BED/2 BATH	1127 SF
UNIT 16	Level 3	2 BED/2 BATH	865 SF
UNIT 17	Level 3	2 BED/2 BATH	1362 SF
UNIT 18	Level 3	2 BED/2 BATH	1247 SF
UNIT 19	Level 3	2 BED/2 BATH	1120 SF
UNIT 20	Level 3	2 BED/2 BATH	1081 SF
UNIT 21	Level 3	2 BED/2 BATH	1080 SF
UNIT 22	Level 3	2 BED/2 BATH	1106 SF
UNIT 23	Level 4	2 BED/2 BATH	1318 SF
UNIT 24	Level 4	2 BED/2 BATH	841 SF
UNIT 26	Level 4	2 BED/2 BATH	973 SF
UNIT 27	Level 4	2 BED/2 BATH	867 SF
UNIT 28	Level 4	2 BED/2 BATH	1220 SF
UNIT 29	Level 4	2 BED/2 BATH	1153 SF
UNIT 30	Level 4	2 BED/2 BATH	1120 SF
UNIT 31	Level 4	2 BED/2 BATH	933 SF
UNIT 32	Level 4	2 BED/2 BATH	863 SF
UNIT 33	Level 4	2 BED/2 BATH	1106 SF



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

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

Thomas M. Menino
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

TIMOTHY RUSSELL
58 EVERGREEN ST
KINGSTON, MA 02364

November 14, 2013

Location: 486-490 DORCHESTER AV SOUTH BOSTON / SOUTH BOSTON/ MA 02127
Ward: 07
Zoning District: South Boston
Zoning Subdistrict: H-1-50
Appl. # : ERT294688
Date Filed: October 11, 2013
Purpose: Demolish existing one story structures. Construct a five story building to contain: First floor to have two commercial spaces (retail) and covered parking. Second, third, fourth and fifth floors to contain a total of thirty six residential units.

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. 08 Sec. 07	Use: Forbidden	Retail space use is a forbidden use.
Art. 14 Sec. 14-2	Additional Lot Area Required	Lot area for the other dwelling units is insufficient
Art. 15 Sec. 15-1	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	Minimum front yard requirements (Dorchester Av) is insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Minimum front yard requirements (Woodward St) is insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Minimum front yard requirements (Middle Street) is 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 requirements insufficient
Art. 23 Section 9 **	Design of off-street parking facilities	Off street parking design (space=8.5'x20.0' or 7.0'x18.0')
Art. 80 Sec. 80E-2	Small Proj. Review	SMALL PROJECT REVIEW APPLICABILITY
Article 16, Section 1 **	Height Excessive	Height excessive

TIMOTHY RUSSELL
58 EVERGREEN ST
KINGSTON, MA 02364

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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.

EXHIBIT "7"

View from Andrew Square

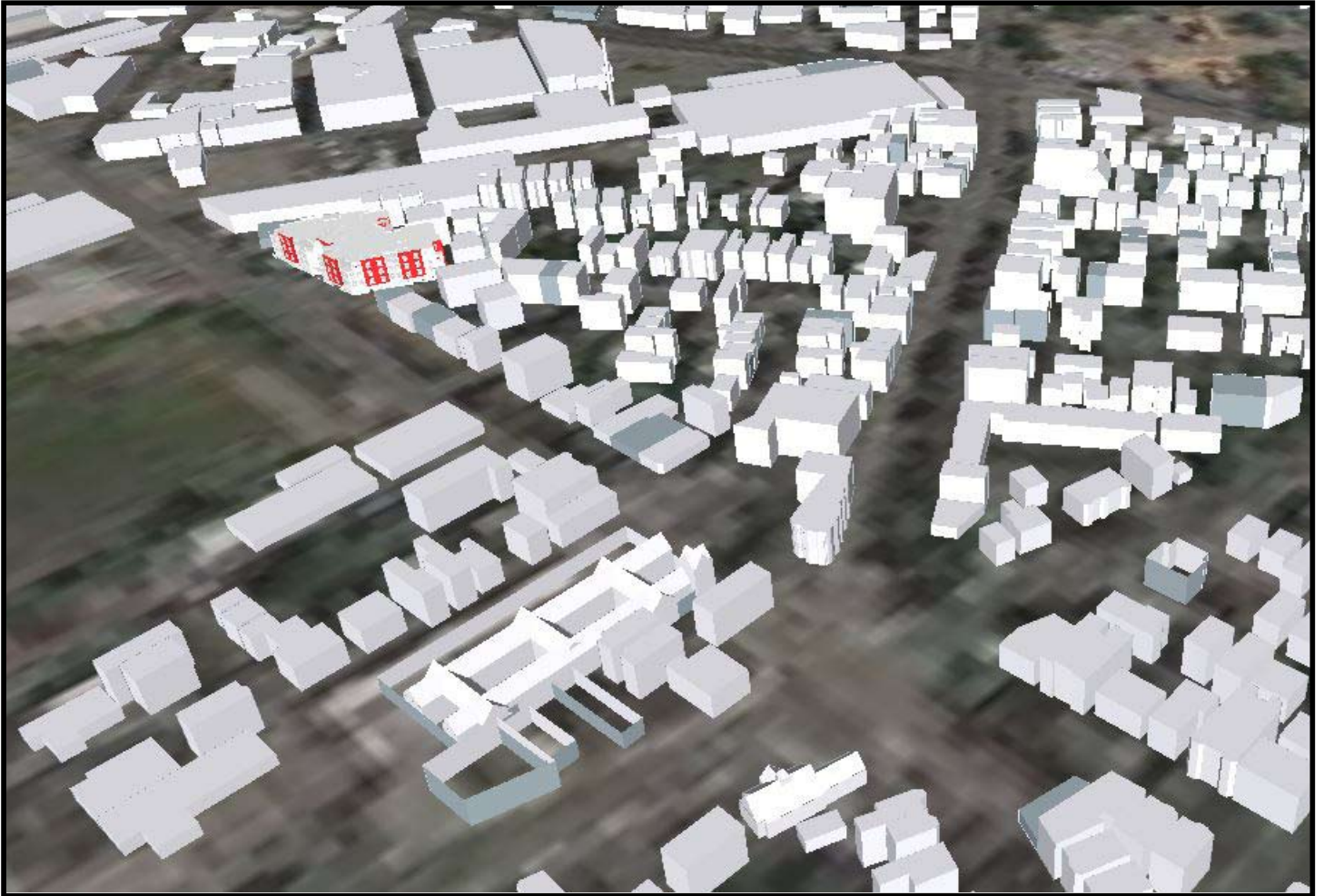


EXHIBIT "8"

View from the North



EXHIBIT "9"



MBTA ANDREW STATION (RED LINE)

LOCUS



EXHIBIT "10"



VIEW OF LOCUS FROM DORCHESTER AVENUE AT CORNER OF WOODWARD STREET.



AERIAL VIEW OF LOCUS.

EXHIBIT "11"



VIEW UP WOODWARD STREET WITH LOCUS AT LEFT.

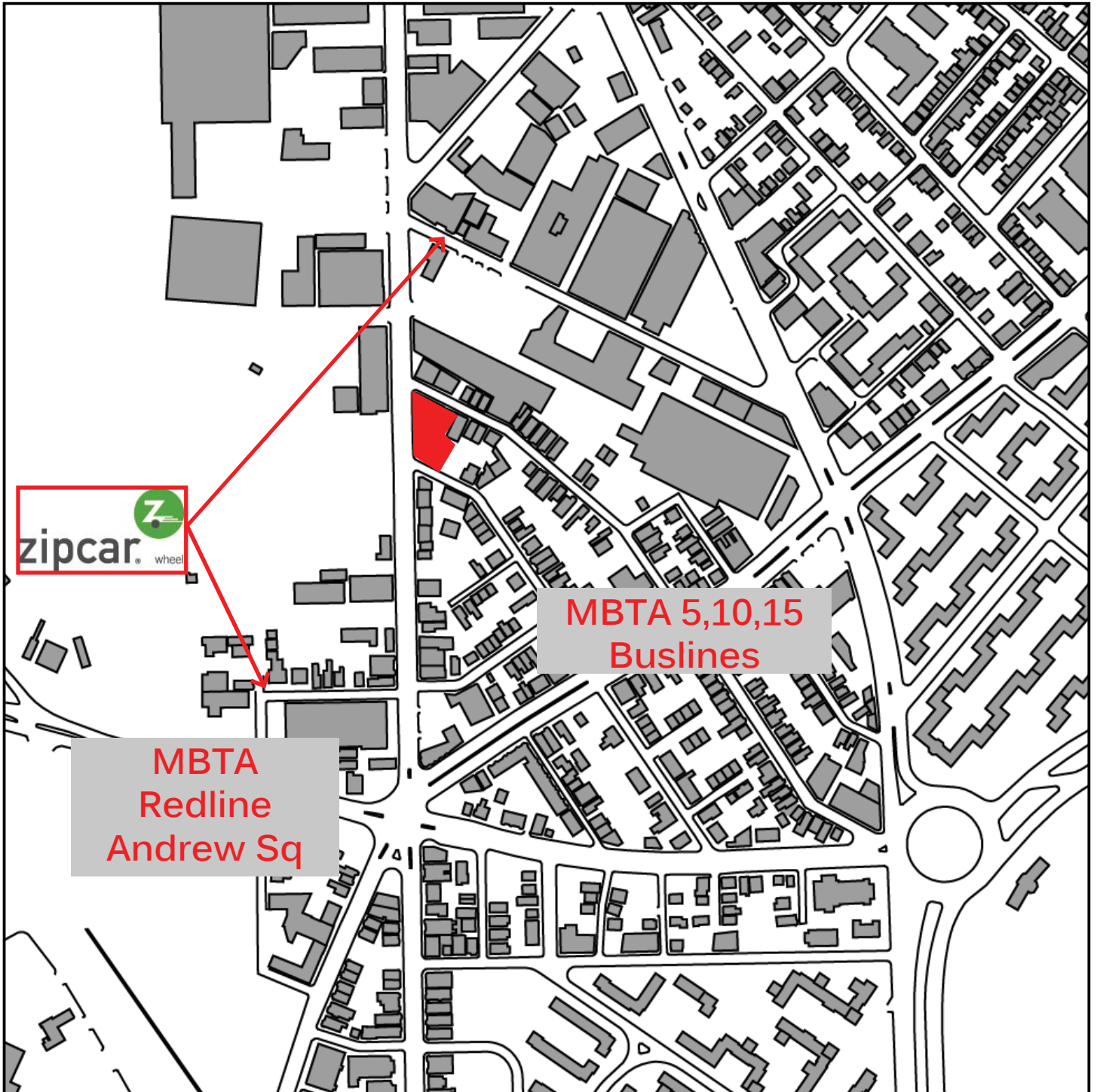


VIEW UP MIDDLE STREET WITH LOCUS AT RIGHT.

EXHIBIT "12"

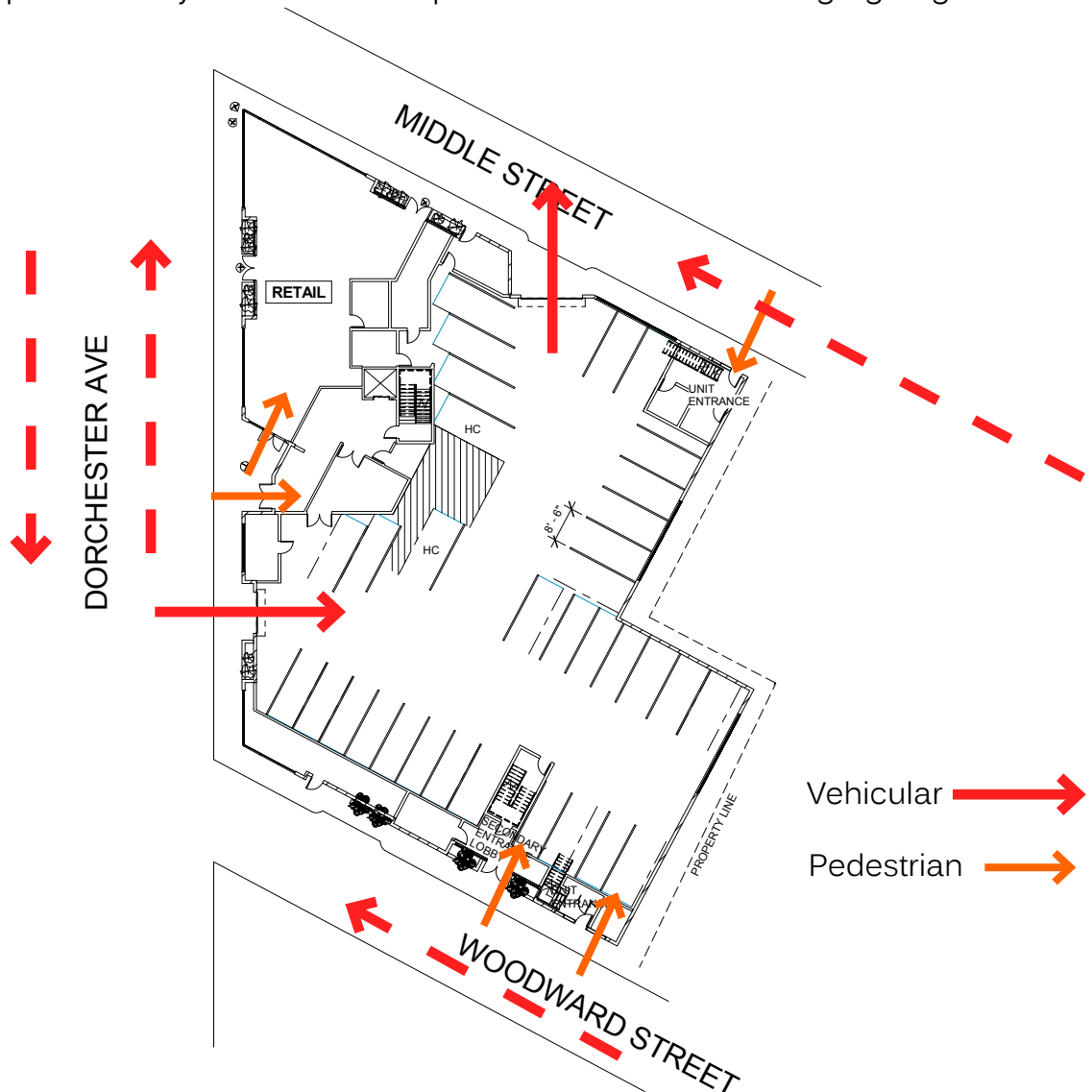


Proximity to Transportation

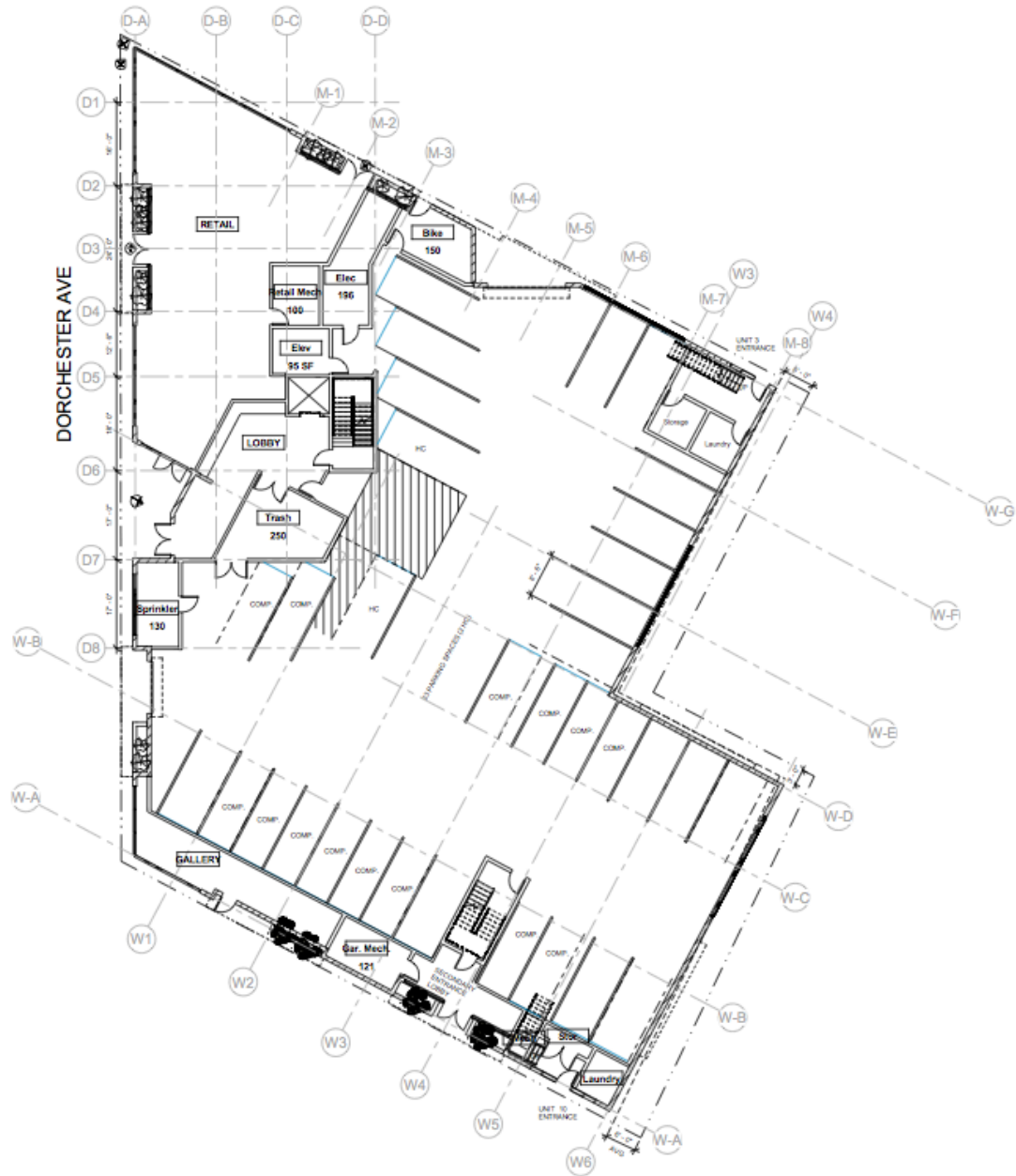


Proposed Vehicular and Pedestrian Access

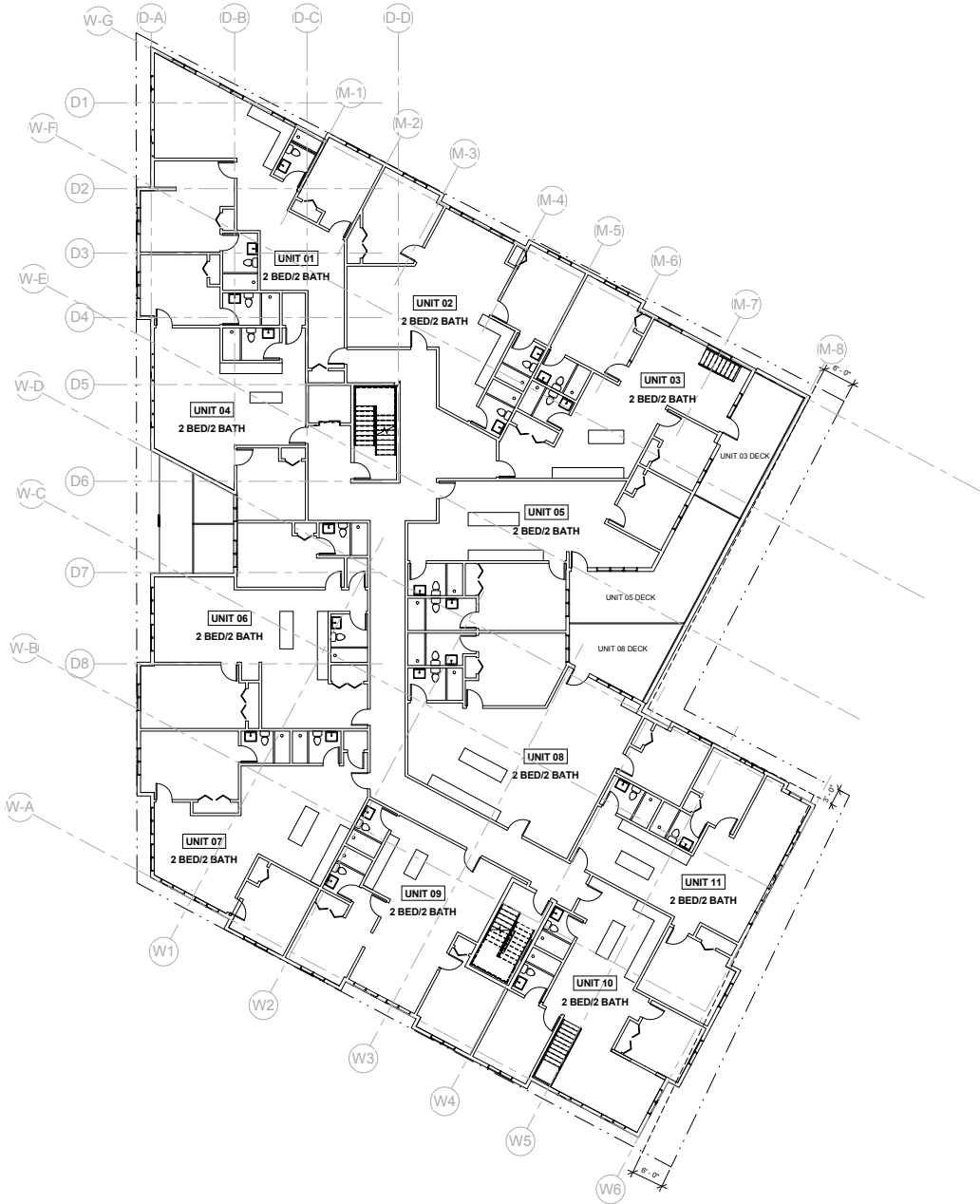
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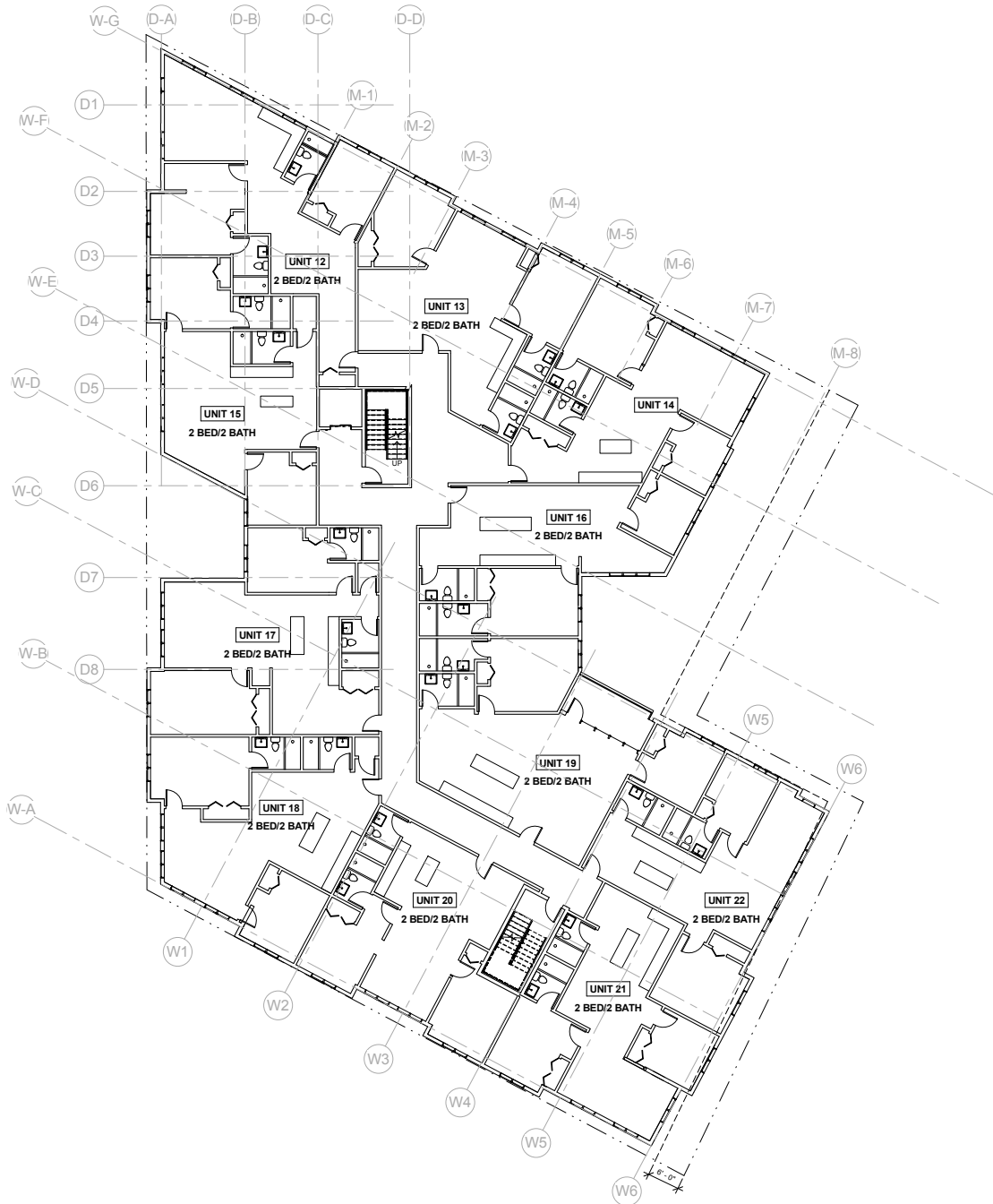
Ground Floor Plan



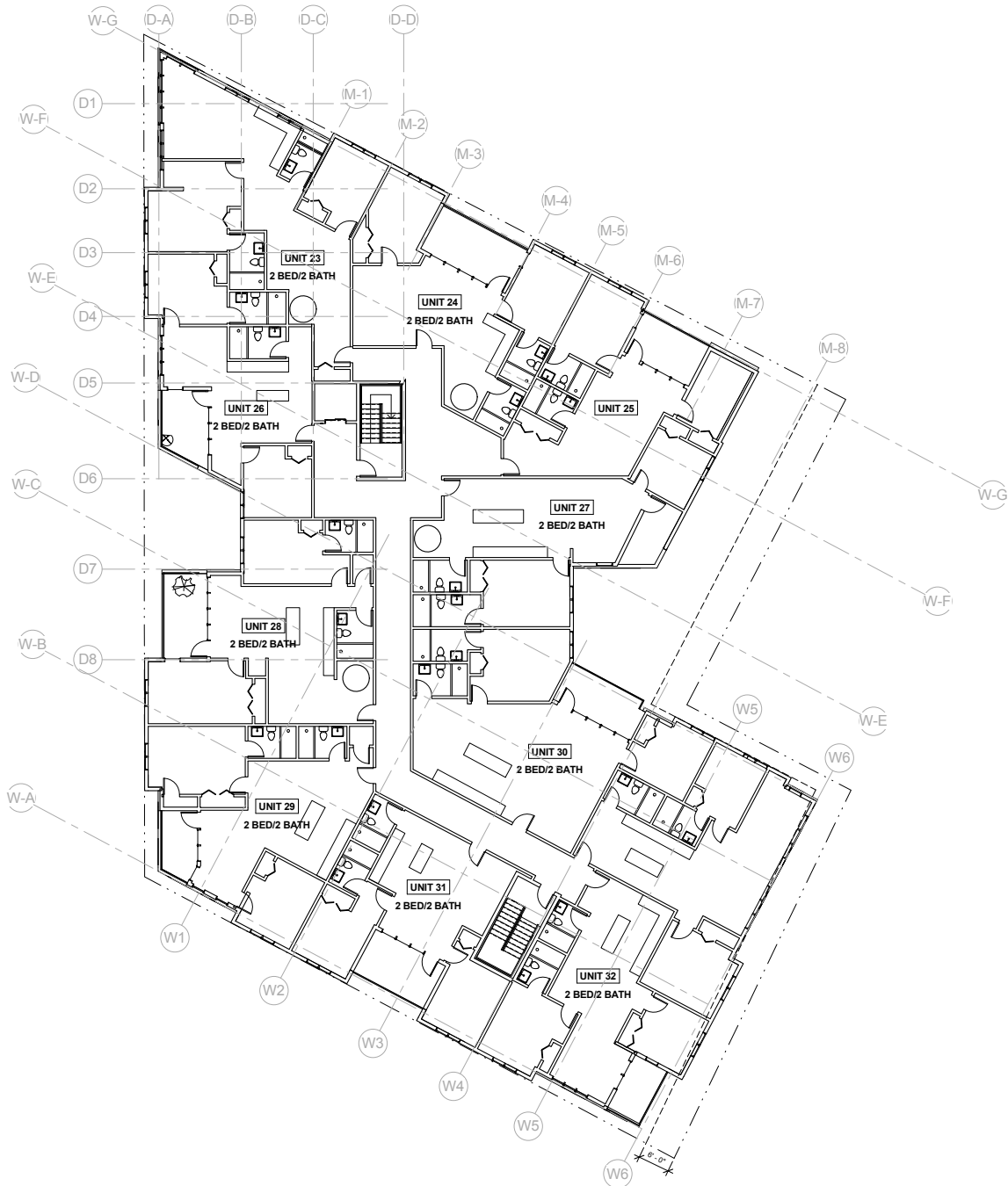
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Roof Plan

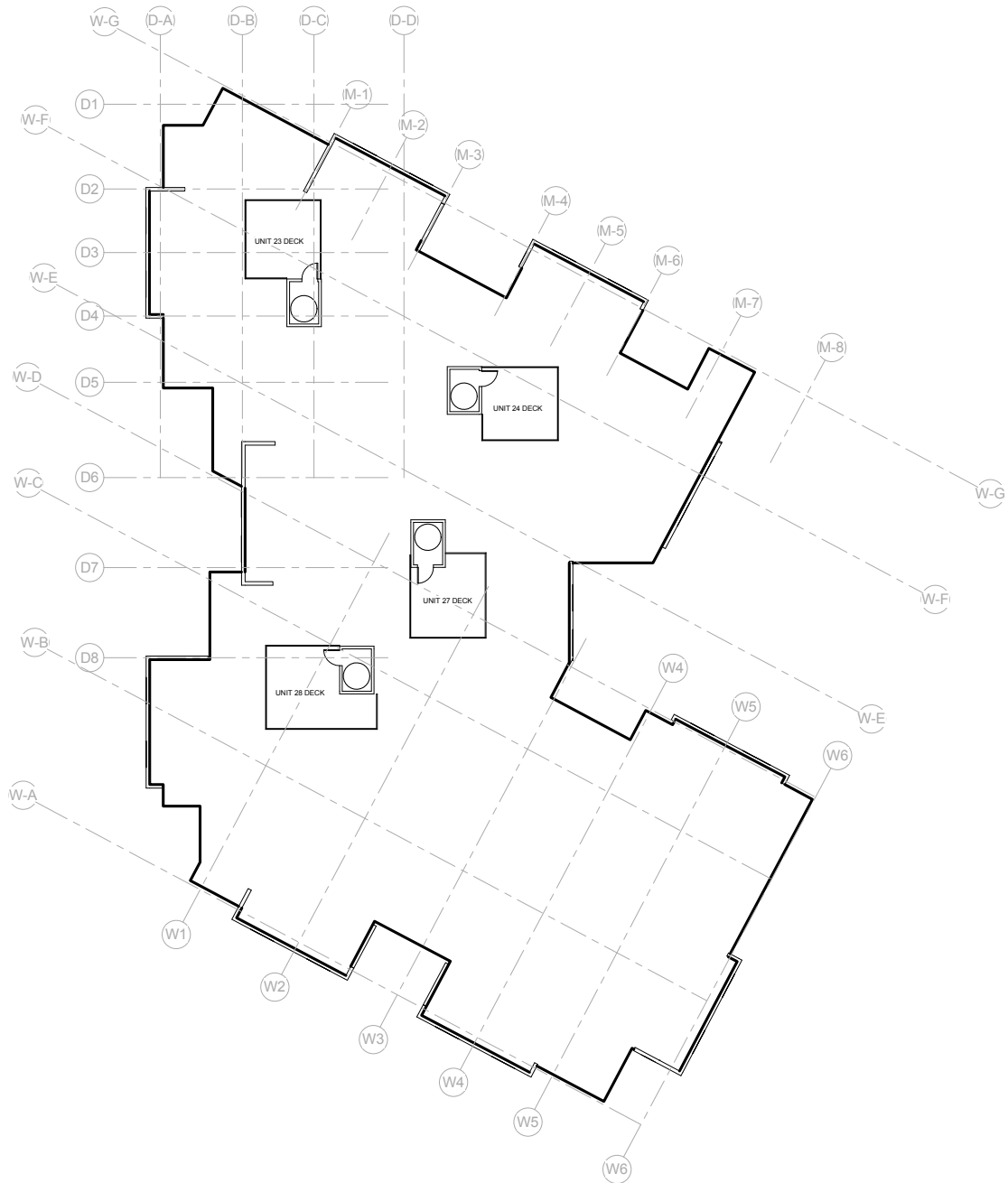


EXHIBIT "20"



**NORTH ELEVATION
MIDDLE STREET**



**SOUTH ELEVATION
WOODWARD STREET**

EXHIBIT "21"



**EAST ELEVATION
REAR OF BUILDING**



**WEST (FRONT) ELEVATION
DORCHESTER AVENUE**

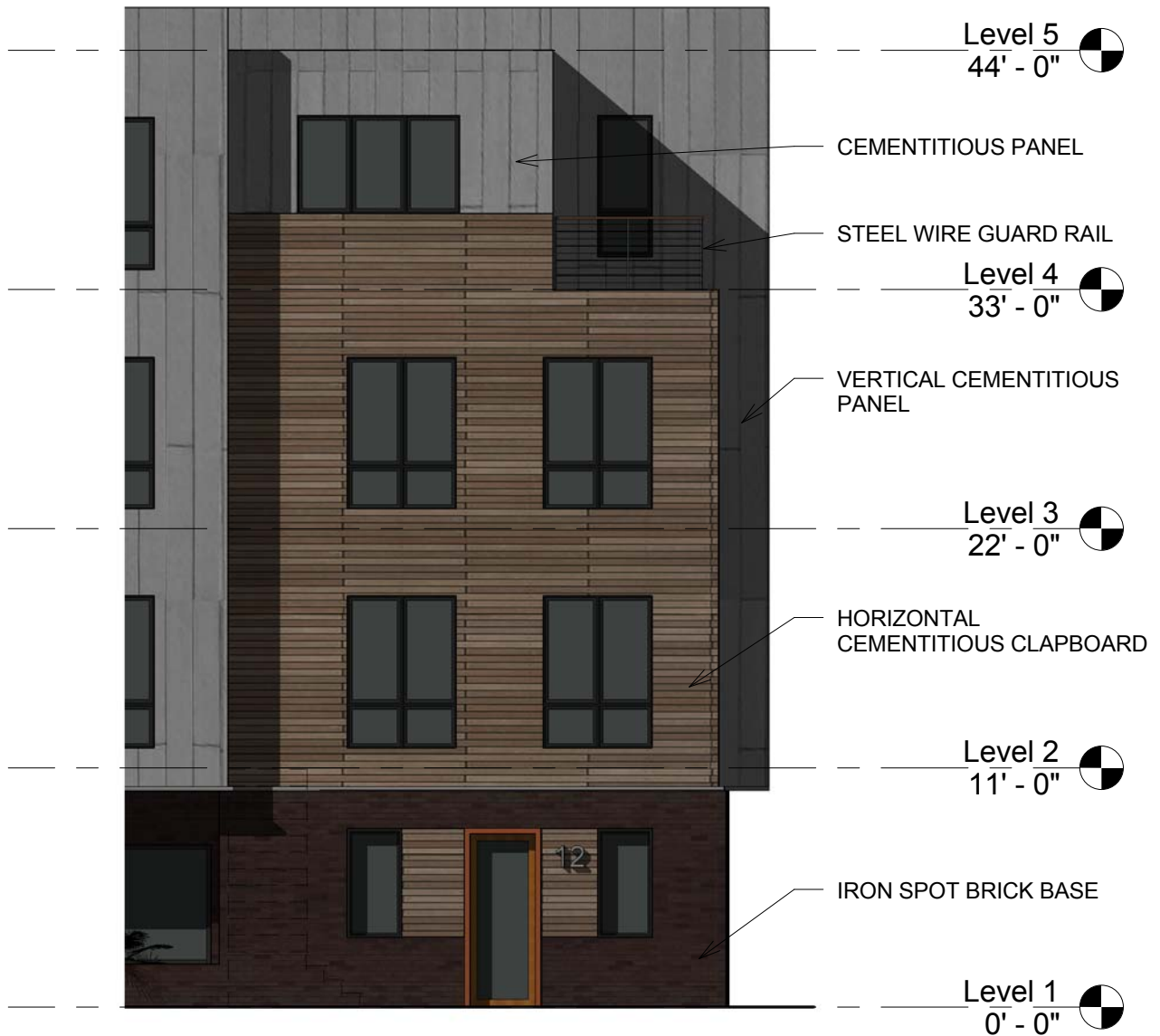
Elevation Details - Main Entrance



Elevation Details - Middle Street: Unit 4 Private Entrance



Elevation Details - Woodward Street: Unit 10 Private Entrance



Elevation Details - Typical Projected Bay

