



54 Pleasant Street

Dorchester, MA 02125

Application for:
Boston Redevelopment Authority
Article 80

June 2, 2017

Owner:

54 Pleasant Street, LLC

Boston, MA 02125

Architect:

SOUSAdesign
Architects

81 Boylston St Brookline, MA 02210
P: 617.870.9100 www.sousadesign.com

June 15, 2017

Mr. Brian Golden
Director
Boston Planning and Development Agency
One City Hall Square (9th Floor)
Boston, MA 02201

RE: 54 Pleasant Street, Dorchester, MA 02125
Application for "Small Project Review"

Small Project Review Application under Article 80E of the Boston Zoning Code

Dear Director Golden:

On behalf of 54 Pleasant Street, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 54 Pleasant Street in the Dorchester section of Boston.

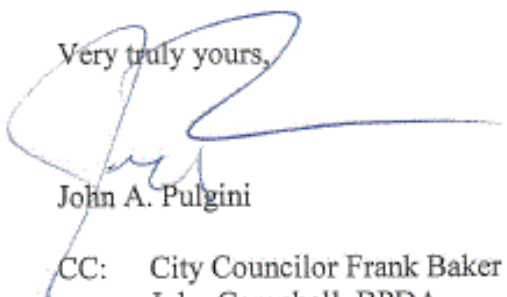
The proposed project site consists of an approximately 14,688 square foot lot that sits on the corner of Pleasant Street and Pearl Street, adjacent to the intersection where Stoughton Street meets Pleasant Street in Dorchester. Presently, the site has a two and a half (2 ½) story building housing a funeral home along with an unattached garage. The redevelopment of this lot will create an attractive and energy efficient building that will enliven and visually enhance the residential look and feel of this section of Pleasant Street.

The proposed development will consist of a three-story residential building, containing seventeen (17) condominium units and twenty (20) parking spaces. All parking will be located below grade to maximize open space and landscaping.

The development team will be led by Joey Arcari, owner of 54 Pleasant Street, LLC. Mr. Arcari will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential projects.

We intend to pursue the Article 80E Small Project Review Process for this project. We look forward to continuing our strong working relationship with the BPDA, the community, and the elected officials as we move towards final approval of this project.

Very truly yours,



John A. Pulgini

CC: City Councilor Frank Baker
John Campbell, BPDA
Jon Greeley, BPDA
Michael Cannizzo, BPDA

54 Pleasant Street, Dorchester

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54 Pleasant Street, Dorchester

i. Proposed Project Overview

Project Name:	54 Pleasant Street
Address:	54 Pleasant Street, Dorchester, 02125
Project Description:	Demolition of the existing Scally-Trayers Funeral Home, a two and a half (2 ½) story commercial building followed by the construction of seventeen (17) units of housing with parking onsite for twenty (20) vehicles and ten (10) enclosed bicycle parking spaces.
Lot / Site Area:	14,688 square feet
No. of Dwelling Units:	17 Units (5 one bedroom, 9 two bedroom, and 3 three bedroom)

Floor Area, Gross

Basement :	795 square feet (6,595sf parking excluded)
Ground Floor:	7,260 square feet (470sf parking exclude)
Floor Two:	7,565 square feet
Floor Three:	6,910 square feet
Total Floor Area:	22,530 square feet, Gross
Floor Area Ratio:	1.53

Unit Configurations

One Bedroom:	5
Two Bedrooms:	9
Three Bedroom	3
Height:	34'

54 Pleasant Street, Dorchester

Stories:	3
Parking Spaces:	20
Zoning District:	Article 65, Dorchester Neighborhood District – 2F-5000 - NDOD
Variances:	Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

ii. Proposed Project

The site located at 54 Pleasant Street, on one (1) parcel of land, parcel ID# 1302095000 totaling approximately 14,688 square feet (the “Project Site”). The Project Site sits on the corner of historic Pleasant Street and the corner of Pearl Street adjacent to the intersection where Stoughton Street meets Pleasant Street in Dorchester. Currently the site contains a two and a half (2 ½) story building housing a funeral home use along with an unattached garage.

The proposed development calls for razing the current structures, and creating a new, attractive and energy efficient building that will enliven and visually enhancing the residential look and feel of this primary intersection along Pleasant Street. The enliven use of will consist of a three-story residential building, containing seventeen (17) dwelling units and twenty (20) parking spaces. The seventeen (17) units will consist of five one-bedroom units, nine two-bedroom units and three three-bedroom units. All parking is located below grade and concealed within the footprint of the building. No retail is associated with the Proposed Project. Access and egress to the internal vehicle and bicycle parking spaces will be from the existing curb-cut located on Pleasant Street (collectively, the “Proposed Project”).

iii. The Neighborhood and Project Location

The Proposed Project is located at the mid-point of Pleasant Street at the northeast corner of the intersection of Pleasant Street and Stoughton Street in the Dorchester Neighborhood of Boston. The Proposed Project is located east of Uphams Corner and Jones Hill and a block west of Dorchester Avenue within walking distance of everything of the following:

- a. The James Blake House 7 minutes
- b. The Strand Theatre 9 minute
 - i. Savin Hill MBTA (Red Line) 10 minute
 - ii. Fairmount Line MBTA (Commuter Rail) 12 minutes

54 Pleasant Street, Dorchester

iii. Kroc Center	12 minutes
iv. Fields Corner	19 minutes

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. As noted above both Savin Hill (Red) and Uphams Corner (Commuter) Line Stations are less than a twelve (12) minute walk and the MBTA #16, 17, 18& 41 Bus routes on Dorchester Avenue and Columbia Road connect to all adjacent major station hubs like Andrews Station (Red Line) and Dudley (additional bus routes).

iv. Development Context

The Proposed Project will contain seventeen (17) residential units of housing. The one bedroom units average approximately 907 square feet of Floor Area, Gross per floor; two bedroom units average approximately 1,063 square feet of Floor Area, Gross per floor; and three-bedroom units, average 1,540 square feet of Floor Area, Gross per floor.

Per Map 5A-5E Dorchester Neighborhood District, the Proposed Project is located within the Two Family Residential Subdistrict “2F-5000” and directly adjacent to the Three-Family Residential Subdistrict “3F-5000”. Based on the attached schematic designs the Proposed Project will be seeking relief from the City of Boston’s Zoning Board of Appeals.

v. Urban Design Context

The project location is a residential neighborhood featuring predominantly triple-decker multifamily homes. Within the area, corner lots typically feature larger multi-family residences. The proposed project looks to use the vernacular and scale of the local architecture to suit the neighborhood’s context. The front yard and open space has also been sized as to follow the density and scale established throughout the adjacent urban design context.

54 Pleasant Street, Dorchester

vi. Proposed Project Benefits

- a. New Housing Units – removing what was a necessary but poorly activated use and with no associated parking, a high impact use during evening weekday and weekend hours. These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active residential district.
- b. Site Enrichment – the Proposed Project will transform the current use into an typical residential use, enlivening the retail uses all along Dorchester Avenue and adding to the overall fabric of the district.
- c. Enlivened Edge – the Proposed Project will enliven the corner of Pleasant Street, Pearl Street and Stoughton Street with a new edge of attractive architecture
- d. Job Creation & Taxes – the Proposed Project will be a job creator during . In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of seventeen (17) units of housing.
- e. Total Development Cost is seven million (\$7,000,000)

54 Pleasant Street, Dorchester

vii. Zoning Analysis

54 Pleasant Street

New Construction – 17 Residential Dwelling Units – 20 Parking Spaces

Zoning District: Dorchester Neighborhood District – 2F-5000 - NDOD

Lot Area: 14,688

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	5,000sf	14,866sf	14,866sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	N/A
3.	Minimum Lot Width (feet)	50'	121.28'	121.28'
4.	Maximum Floor Area Ratio (FAR)	0.5	0.40	1.35
5.	Maximum Building Height	35 feet	N/A	34'
6.	Minimum Open Space Per Dwelling Unit	None	300sf/unit	300sf/unit
7.	Minimum Front Yard	15'	N/A	10' / 13'
8.	Minimum Side Yard	10'	N/A	5'
9.	Minimum Rear Yard	30'	N/A	18'
10.	Minimum Off-Street Parking	1.5 per dwelling Unit	N/A	20 spaces (1.18 parking spaces/unit)
11.	Use	2F-5000	Funeral Home Use	MFR

Floor Area Calculation $22,530/14,688 = 1.53$

Off Street Parking Calculations $1.18 \text{ per dwelling unit} \times 17 \text{ units} = 20 \text{ parking spaces}$

54 Pleasant Street, Dorchester

viii. Inclusionary Development Policy (IDP)

The 54 Pleasant Street project will provide 17 new ownership housing units with approximately 2 units designated as IDP units, per Boston's Inclusionary Housing Ordinance. The Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the IDP Units. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the City of Boston Office of Fair Housing and Equity and the BRA, which shall be approved along with the execution of the Affordable Rental Housing Agreement and Restriction. Preference for the IDP Units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and

The IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on each IDP Unit(s) to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

ix. Project Team

Proponent / Owner

54 Pleasant Street, LLC
Joey Arcari
54 Pleasant Street
Dorchester, MA 02125
(617) 320-7553
Joey@taverninthesquare.com

54 Pleasant Street, Dorchester

Architect

Sousa Design Architects
Stephen A. Sousa
81 Boylston Street (2nd Floor)
Brookline, MA 02445
(617) 879-9100
Sousa@sousadesign.com

Zoning / Permitting

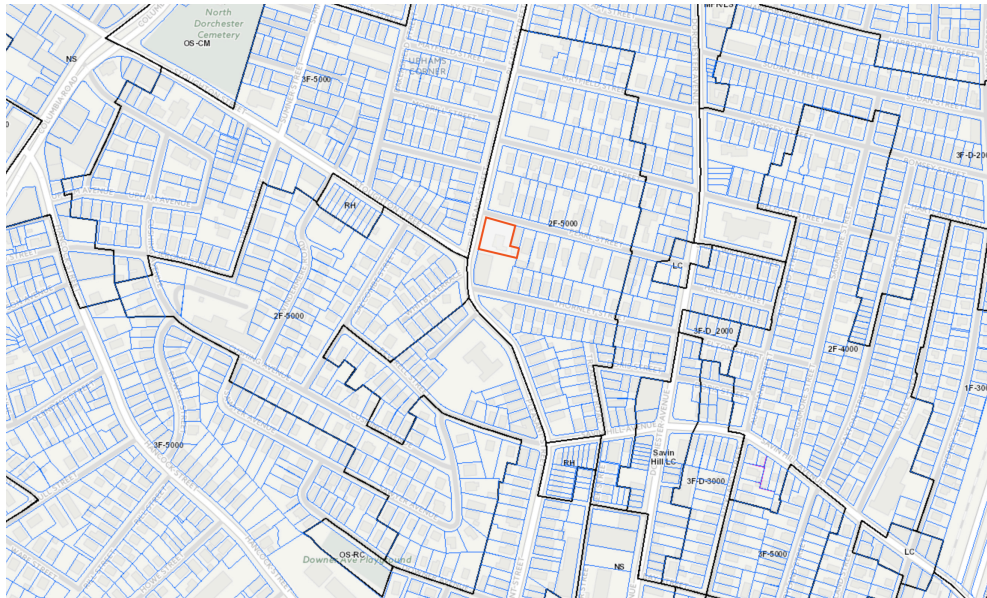
Pulgini and Norton LLP
John A. Pulgini, Esq
10 Forbes Road
Braintree, MA 02184
(781) 843-2200
JPulgini@pulginiandnorton.com

General Contractor

ACS Group, Inc.
Mucio Aquino
3 Chilton Street
Everett, MA 02149
(617) 381-0822
mucio@acsgruoinc.com

54 Pleasant Street, Dorchester

BRA Zoning Map



Assessing

Parcel ID : 1302095000
Address : 54 PLEASANT ST, 02125
Owner : TRAYERS JAMES L JR
More Info : [Assessor's Report](#)
See Also : [Property Viewer](#)

Zoning

Zoning District : Dorchester
Neighborhood
Zoning Subdistrict : 2F-5000
Subdistrict Type : [Two-Family Residential](#)
Overlays : [NDOD](#)
Map No. : 5A-5E
Article : [65 \(Table\)](#)

Exhibit A

54 Pleasant Street, Dorchester

Aerial Perspective
The Project Site

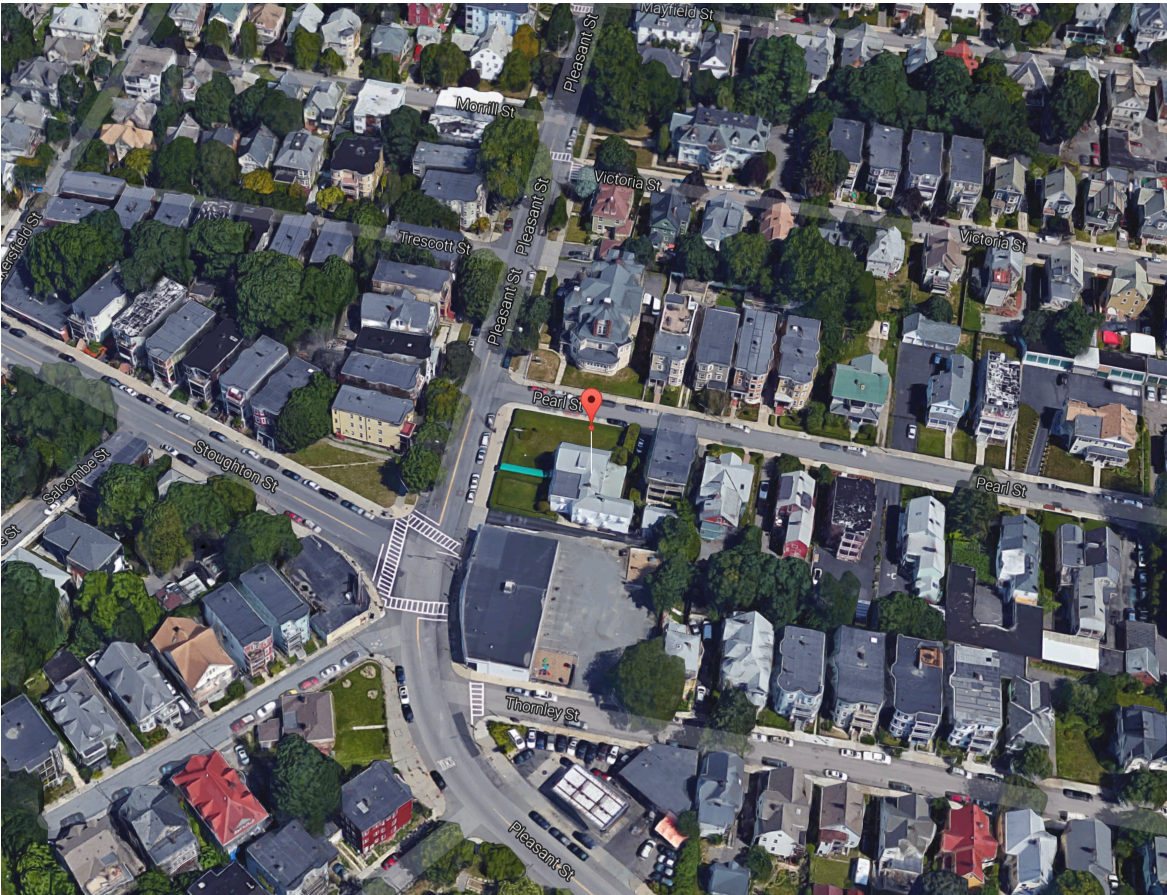


Exhibit B

54 Pleasant Street, Dorchester

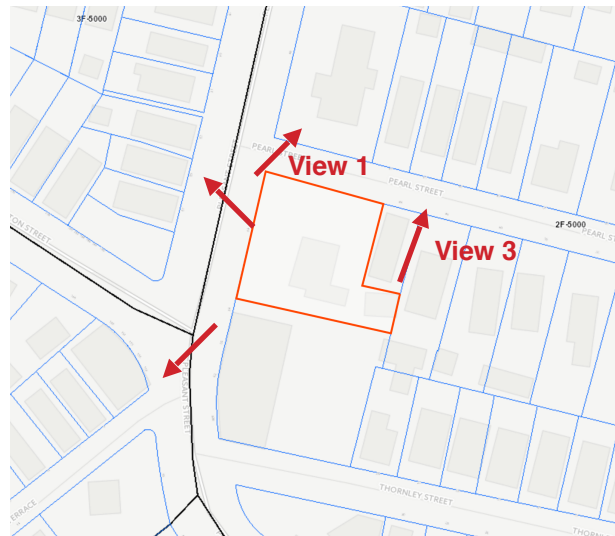
Google Street Views



Exhibit C

54 Pleasant Street, Dorchester

Neighborhood Context



1.



2.



3.



4.

Exhibit D

54 Pleasant Street, Dorchester

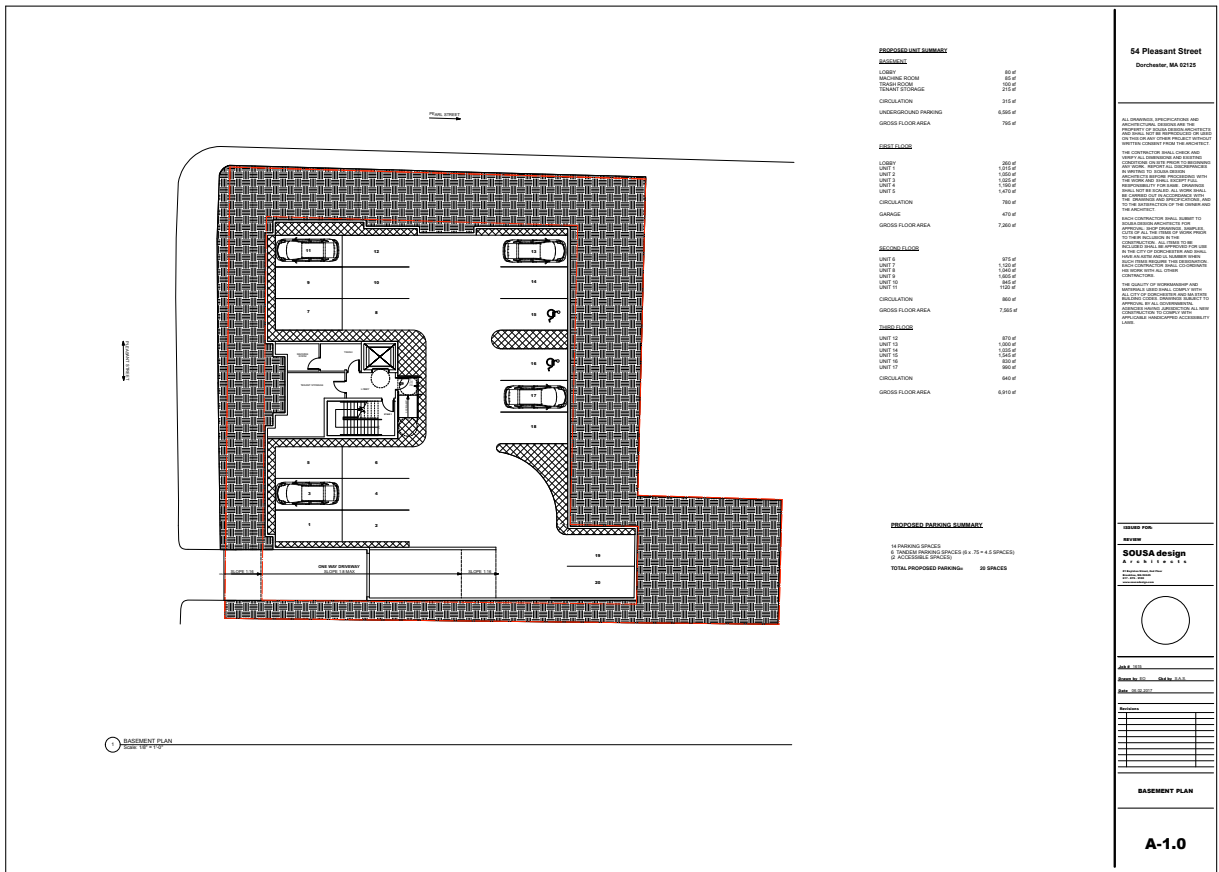
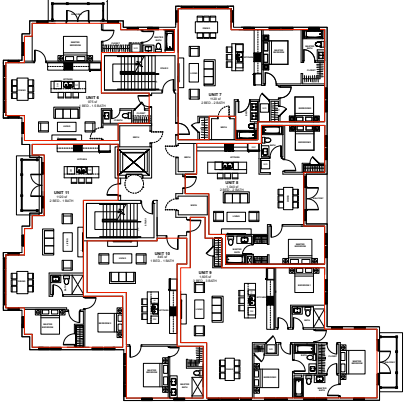


Exhibit E

54 Pleasant Street, Dorchester



FOORING UNIT SUMMARY

BASEMENT

LOBBY	85 sf
MECHANICAL ROOM	85 sf
TENANT STORAGE	215 sf
CIRCULATION	716 sf
GROSS FLOOR AREA	6,565 sf

FIRST FLOOR

LOBBY	200 sf
UNIT 1	1,015 sf
UNIT 2	1,000 sf
UNIT 3	1,180 sf
UNIT 4	1,470 sf
CIRCULATION	780 sf
GARAGE	470 sf
GROSS FLOOR AREA	7,260 sf

SECOND FLOOR

UNIT 5	875 sf
UNIT 6	1,250 sf
UNIT 7	1,000 sf
UNIT 8	1,000 sf
UNIT 9	885 sf
UNIT 10	1,000 sf
CIRCULATION	880 sf
GROSS FLOOR AREA	7,560 sf

THIRD FLOOR

UNIT 11	875 sf
UNIT 12	1,000 sf
UNIT 13	1,000 sf
UNIT 14	1,000 sf
UNIT 15	1,000 sf
UNIT 16	800 sf
UNIT 17	800 sf
CIRCULATION	640 sf
GROSS FLOOR AREA	8,910 sf

54 Pleasant Street
Dorchester, MA 02125

ALL DIMENSIONS INDICATED ON THIS DRAWING ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.

ISSUED FOR:

REVIEW:

SOUSA design
ARCHITECTS

DATE: 10/15/2019

PROJECT: 54 Pleasant Street, Dorchester, MA

SECOND FLOOR PLAN

A-1.2

Exhibit E

54 Pleasant Street, Dorchester

54 Pleasant Street
Dorchester, MA 02125

All structural, mechanical, and electrical systems shall be designed in accordance with the applicable codes and standards of the Commonwealth of Massachusetts and the City of Dorchester. The contractor shall check and verify the accuracy of all information and drawings provided by the architect and engineer. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the safety and health of all workers and the public. The contractor shall be responsible for the protection of the environment and the community. The contractor shall be responsible for the quality and workmanship of all construction. The contractor shall be responsible for the completion of all construction within the specified time frame. The contractor shall be responsible for the payment of all taxes and fees. The contractor shall be responsible for the maintenance and repair of all construction. The contractor shall be responsible for the removal of all construction debris. The contractor shall be responsible for the cleanup of all construction sites. The contractor shall be responsible for the safety and health of all workers and the public. The contractor shall be responsible for the protection of the environment and the community. The contractor shall be responsible for the quality and workmanship of all construction. The contractor shall be responsible for the completion of all construction within the specified time frame. The contractor shall be responsible for the payment of all taxes and fees. The contractor shall be responsible for the maintenance and repair of all construction. The contractor shall be responsible for the removal of all construction debris. The contractor shall be responsible for the cleanup of all construction sites.

DESIGN FIRM
REVIEW
SOUSA design
ARCHITECTS

DATE	BY	DESCRIPTION

EXTERIOR WEST FRONT ELEVATION
A-2.1

Exhibit E

54 Pleasant Street, Dorchester



Exhibit E

54 Pleasant Street, Dorchester



Exhibit E

