

SOBO Place

55 West 5th St.

South Boston, MA 02127



Application for Article 80 Small Project Review

Boston Redevelopment Authority

5/1/2016

Developer: Boston Real Estate Capital

Architect: Austin Ludwig, Arthur Choo and Company

Legal Counsel: Marc Lacasse

55 West 5th St.

South Boston, MA 02127

Project Team

Developer

Boston Real Estate Capital
10 Post Office Sq 8th Floor
Boston MA 02109
Joe Hassell
781-727-7678

Architect

Austin Ludwig
Choo and Company
One Billings Rd.
Quincy, MA 02171
617-786-7727

Legal Counsel

Marc Lacasse
75 Arlington St. Suite 500
Boston MA
617-605-2767



April 10, 2016

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 'Article 80 Small Project Review,' regarding 55 West 5th Street Boston, MA 02127.

The proposed project will consist of 36 units; 31 market rate units, 5 affordable units in accordance with the City's Inclusionary Development Program, and 1 commercial unit totaling 2,045 square feet, all will be served by 36 garage parking spaces.

The applicant is Boston Real Estate Capital, where I am the managing partner. Architectural services are provided by Arthur Choo and Company.

Many thanks to you and your wonderful staff at the BRA for your assistance thus far. We look forward to working with you on another successful development project.

Sincerely,
Joe Hassell

150 West Broadway Street

South Boston, MA 02127

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55 West 5th St.

South Boston, MA 02127

Project Description

This corner parcel (0600222000, portion of) is located near the Broadway T station in South Boston. The site is currently underutilized as a commercial property with an auto repair shop. Our plan will revitalize the area, and provide quality affordable housing with ample parking for families and young professionals. It also features exciting retail opportunities that will improve the areas streetscape. The lot is 10,000 sq. ft. on the corner of B Street and West 5th. We are proposing 36 units with 36 garage parking spaces.

In addition to a beautiful new building, we plan to improve the site with landscaping in the front and side of the property. Major mechanical systems will be located in the garage/basement level, as well as trash storage and elevator access. Our proposed building has been designed to complement the style of the neighborhood.

Project total cost \$10,000,000

Unit Mix, 36 units with 36 parking spaces

1 commercial unit 2,045 sq. ft.

6 Studios (500 Sq. Ft.)

9 one Bedrooms (650 Sq. Ft.)

21, two bedrooms (875-1000 Sq. Ft.)

Parking garage with 36 spots approx. 16000 sq ft

Common areas approx. 4000 sq. ft.

Project Site/Neighborhood Context

The 10,000 sq. ft. lot is located in the Broadway T station area, on the corner of B St. and West 5th, a prime location for redevelopment. The site is currently an eyesore with an auto repair shop. 55 West 5th is next to several other former commercial sites, which previously have been or currently are being redeveloped as well.



From B St. Facing North



From B St. Facing West



Corner of B St. and West 5th



From B St. Facing East towards Broadway

55 West 5th St.

South Boston, MA 02127

Neighborhood Context

The project site is in a great residential and commercial neighborhood with many existing residential structures and new projects being built in the immediate area. We believe that our proposed project integrates well with its surroundings, both in scale and design. It will be a positive addition to an already vibrant neighborhood, which is currently suffering from this underutilized eyesore. Our proposal has a height of 50' which we believe will complement other new construction projects of this scale in the area as shown below.



30 B Street



150 West Broadway



39 A Street

55 West 5th St.

South Boston, MA 02127

Zoning Analysis

Anticipated Permits and Public Review

<u>SOUTH BOSTON</u>	<u>MIN. LOT SIZE</u>	<u>MIN. LOT AREA PER ADDIT. UNIT</u>	<u>LOT WIDTH</u>	<u>FAR</u>	<u>MAX. HEIGHT</u>	<u>SETBACK FRONT</u>	<u>SETBACK EACH SIDE</u>	<u>SETBACK REAR</u>	<u>SETBACK OF PARAPET</u>	<u>MIN. OPEN SPACE PER UNIT</u>	<u>MIN. PARKING SPACES PER UNIT</u>
REQUIRED BY ZONING	5000 SF	1000 SF	50	0.5	35'-0" / 2.5 STORIES	20	NONE	30	NONE	400/ UNIT (14,400 SF)	1 / UNIT (36 SPACES)
PROPOSED PROJECT	10,000 SF	143 SF <small>($\frac{5000}{35}$)</small>	78'-6"	3.6	50'-0" / 5 STORIES	0'-0"	0'-0"	0'-0"	0'-0"	0 / UNIT (0 SF)	1 / UNIT (36 SPACES)

Boston Redevelopment Authority
 Boston Public Works Department
 Boston Transportation Department
 Boston Water and Sewer Commission
 Zoning Board of Appeals
 Inspectional Services Department

Article 80 Small Project Review
 Curb Cut Improvements
 Construction Management Plan(if required)
 Site Plan Approval for Connections
 Variances/Conditional Use Permits
 Review Compliance w/ Building Codes

55 West 5th St.

South Boston, MA 02127

Public Benefit

The new building will create 31 market rate units and 5 affordable housing units in a thriving area, addressing the City's affordable housing policy. Our project will clean up and utilize an outdated commercial property, which is currently an eyesore for the community. Our stylish design will complement and improve the overall look of the area. High quality, environmentally friendly, and maintenance-free materials will be used where feasible. The below ground parking will not distract from the overall appeal of the property and allows for more parking.

Traffic, Parking, and Access

The new building provides at least 1 parking space per unit (36 total units 36 spaces). The underground garage will be accessed via a new smaller curb cut. This will create some additional street parking. We are confident that this will cause little to no disturbance in the area and will ultimately benefit the community. Pedestrians will access the building's two small lobbies via a front door off of West 5th St. and another door on B St.

Water Quality/Storm Water Management

On-site water management systems will be in place and approved by the Boston Water and Sewer Commission. We do not anticipate any challenges with the site.

55 West 5th St.

South Boston, MA 02127

Construction Management

We do not anticipate any major impact to the surrounding area of the site during construction. All materials and equipment can be stored on site.

The developer and general contractor are experienced with building in South Boston, and have a great track record of working well with neighbors during the process.

Infrastructure Systems

This project requires no major changes to the current systems in place in the immediate area of the site.

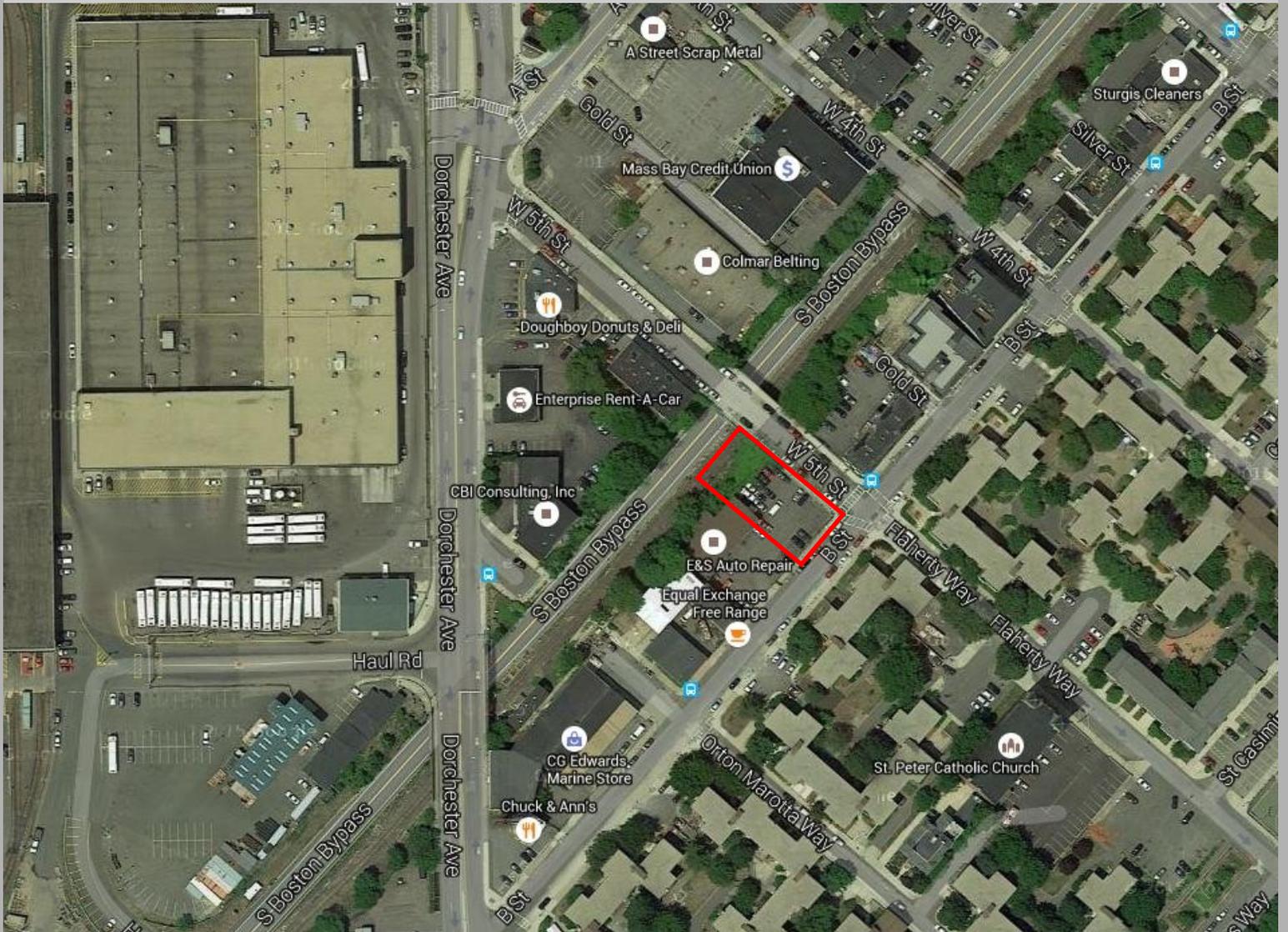
Community Outreach

We have engaged the community in the process and presented our plans to the City Side Neighborhood association. We made several edits to our plans with the information and feedback gathered from the surrounding community. We plan to continue to work closely with the community and neighbors of the site to ensure a successful development process.

55 West 5th St.

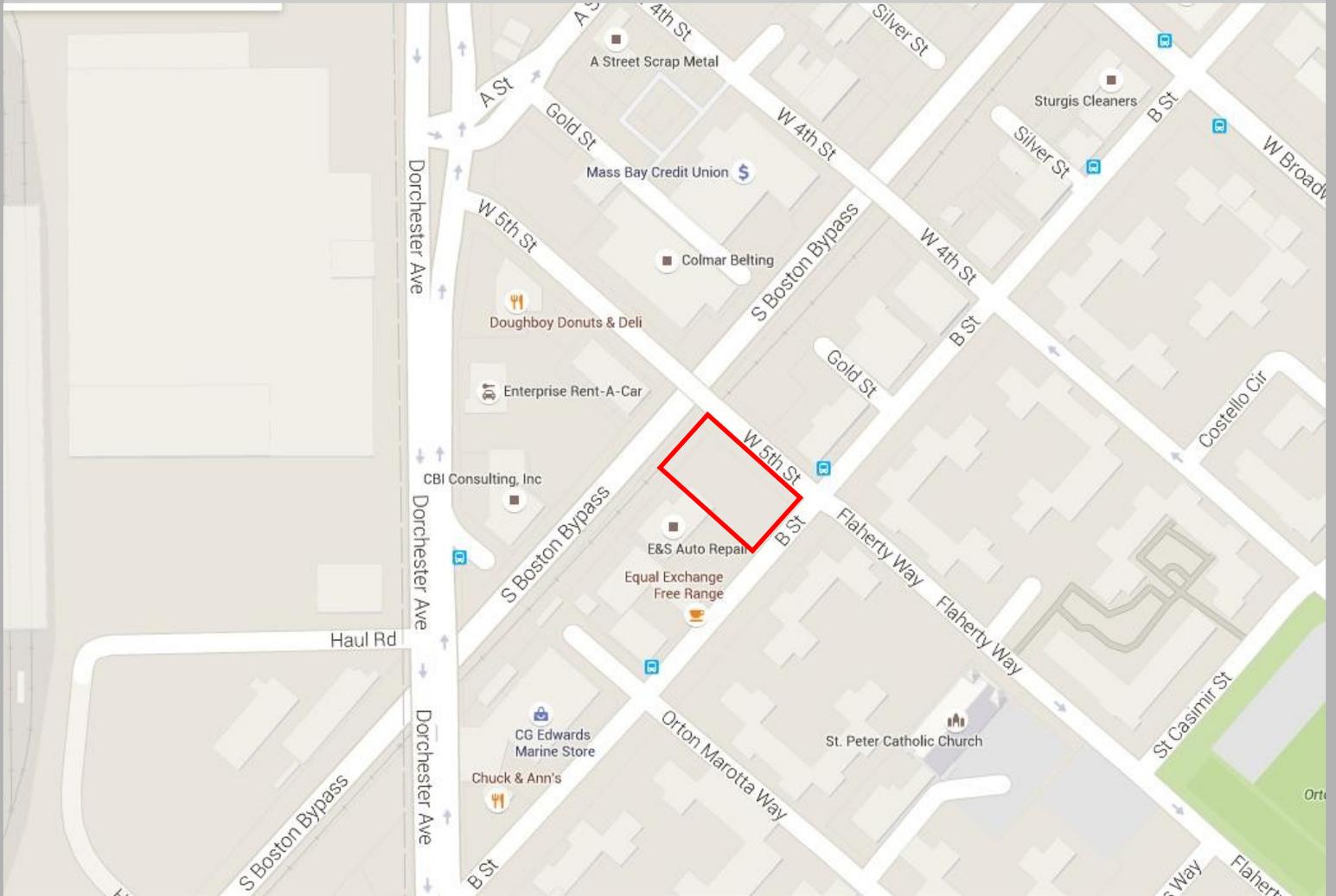
South Boston, MA 02127

Site Map Aerial View



55 West 5th St.

South Boston, MA 02127
Site Map



VERTICAL
METAL PANELS

LIGHT GRAY FIBER
CEMENT PANELS

GRAY IRON SPOT
BRICK

GRAY IRON
SPOT BRICK

STONE VENEER

Location

PROPOSED MIXED-USE
RETAIL, w/ 36 UNITS ABOVE
55 W. 5TH STREET
SOUTH BOSTON, MA



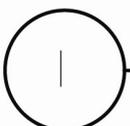
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 15144
Scale: AS NOTED
Date: 4.29.2016
Drawn By:

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.0



PROPOSED ELEVATION

1/16" = 1'-0"

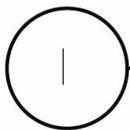
LIGHT GRAY FIBER CEMENT PANELS

GRAY IRON SPOT BRICK

ROOF LEVEL
50'-0"

VERTICAL METAL PANELS

STONE VENEER



PROPOSED ELEVATION

1/16" = 1'-0"

Location

PROPOSED MIXED-USE
RETAIL w/ 36 UNITS ABOVE
55 W. 5TH STREET
SOUTH BOSTON, MA



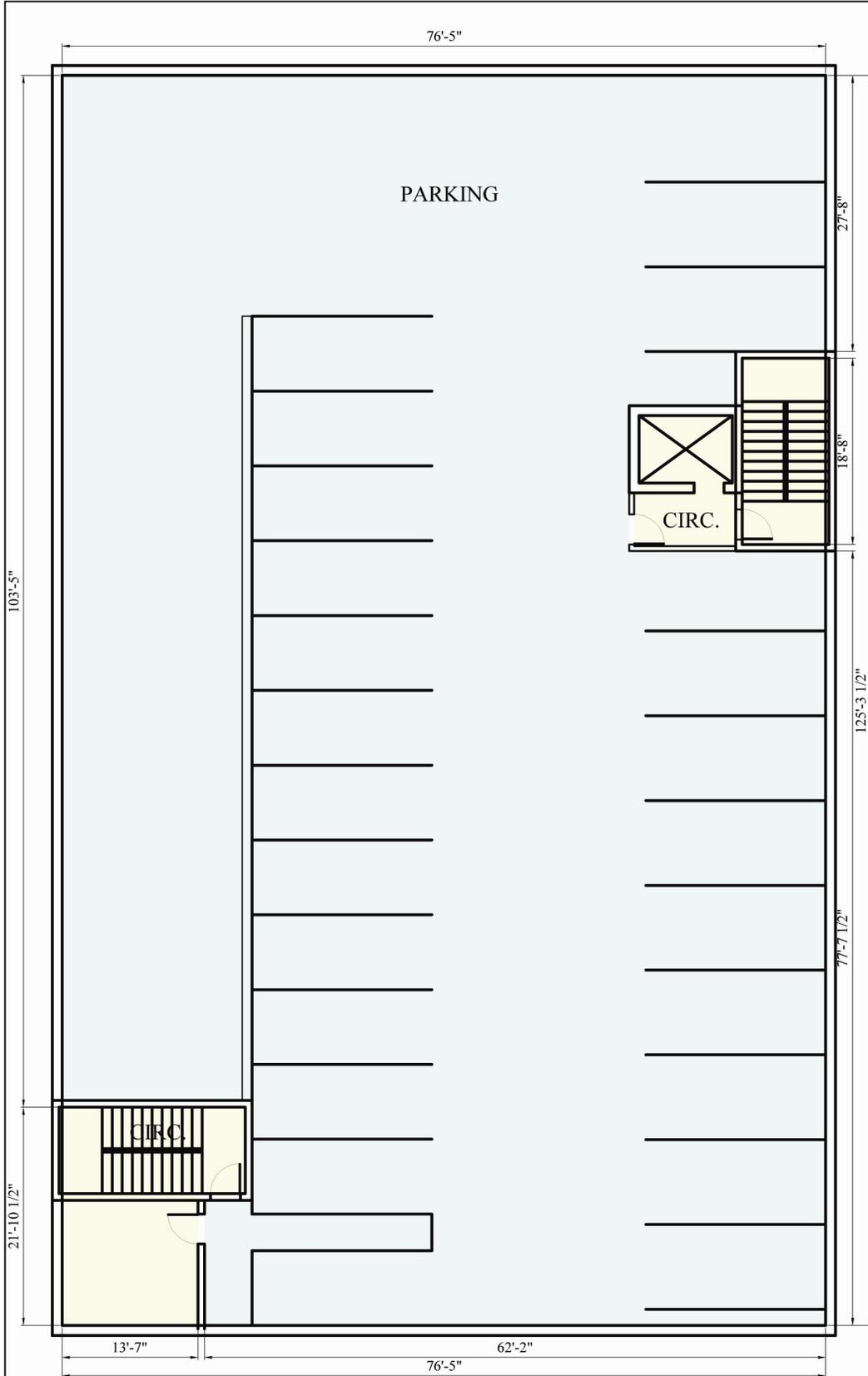
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No.	Revision Date

Project No: 15144
Scale: AS NOTED
Date: 4.29.2016
Drawn By:

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1



Location
**PROPOSED MIXED-USE
 RETAIL w/ 36 UNITS ABOVE
 55 W. 5TH STREET
 SOUTH BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

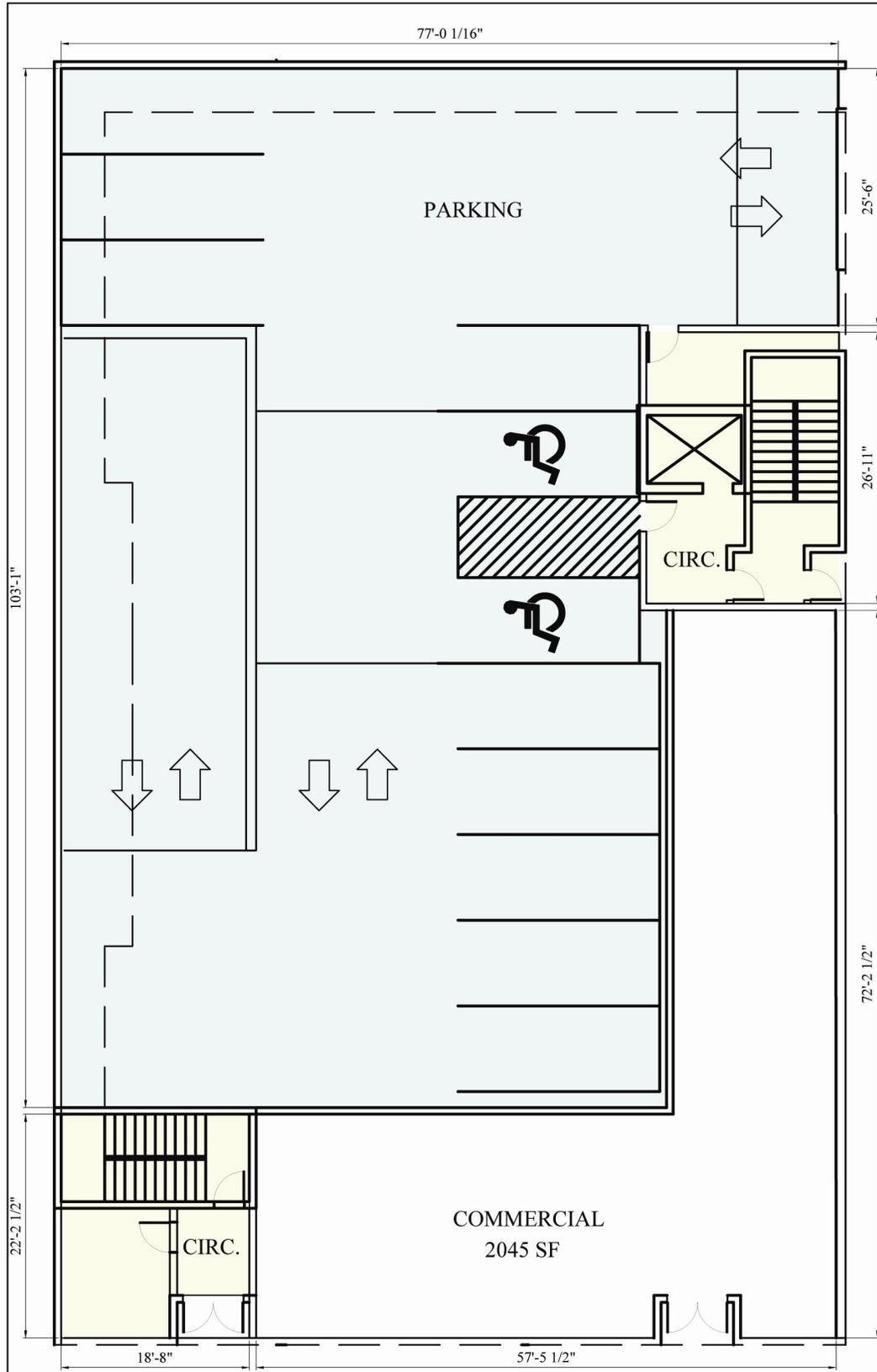
No.	Revision Date

Project No: 15144
 Scale: AS NOTED
 Date: 4.29.2016
 Drawn By:

Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.0

PROPOSED BASEMENT PLAN
 1/16" = 1'-0"



Location
**PROPOSED MIXED-USE
 RETAIL w/ 36 UNITS ABOVE
 55 W. 5TH STREET
 SOUTH BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

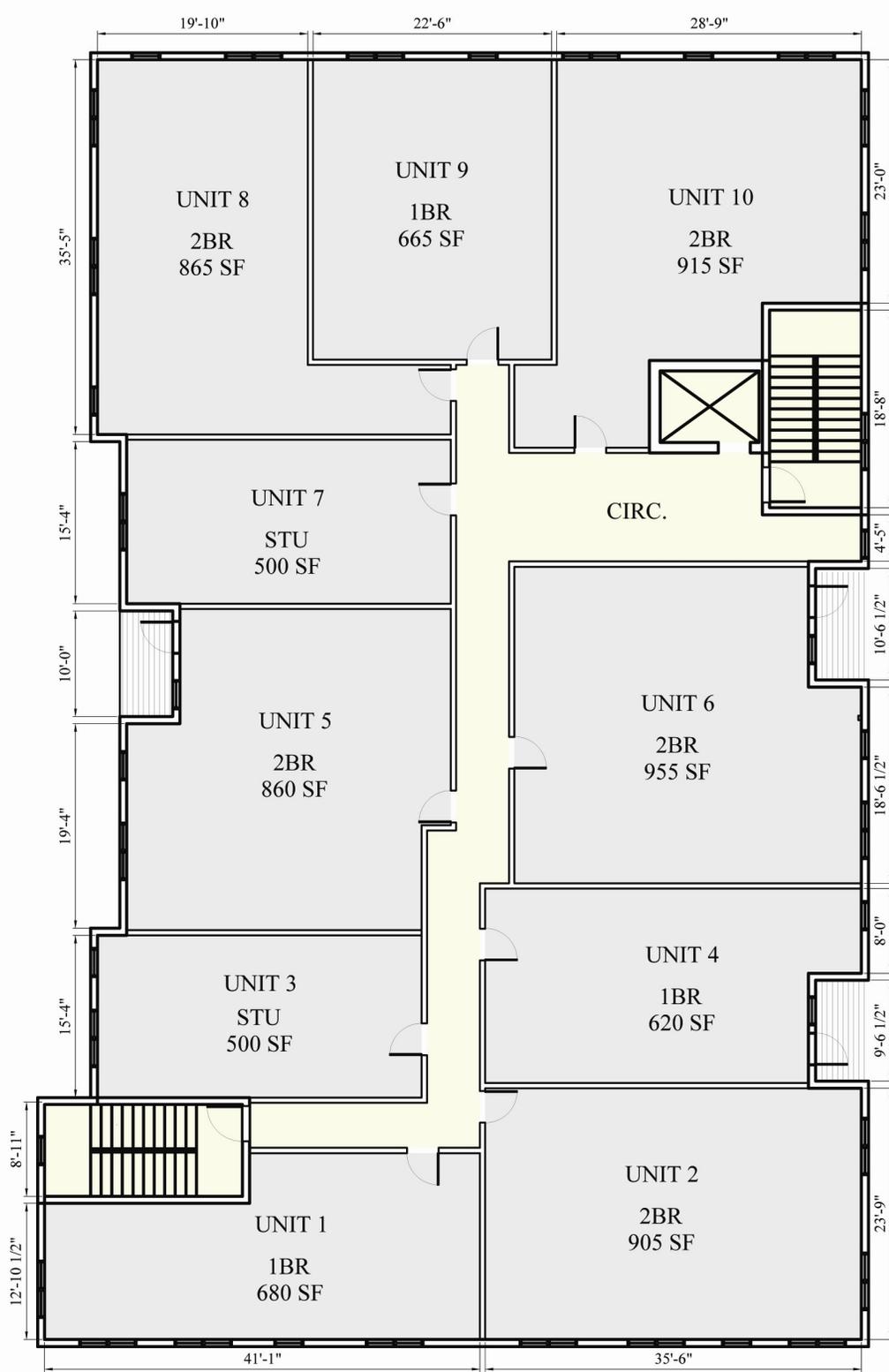
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Project No: 15144
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 Date: 4.29.2016
 Drawn By:

Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.1

PROPOSED FIRST FLOOR PLAN
 1/16" = 1'-0"



Location

**PROPOSED MIXED-USE
 RETAIL w/ 36 UNITS ABOVE
 55 W. 5TH STREET
 SOUTH BOSTON, MA**

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

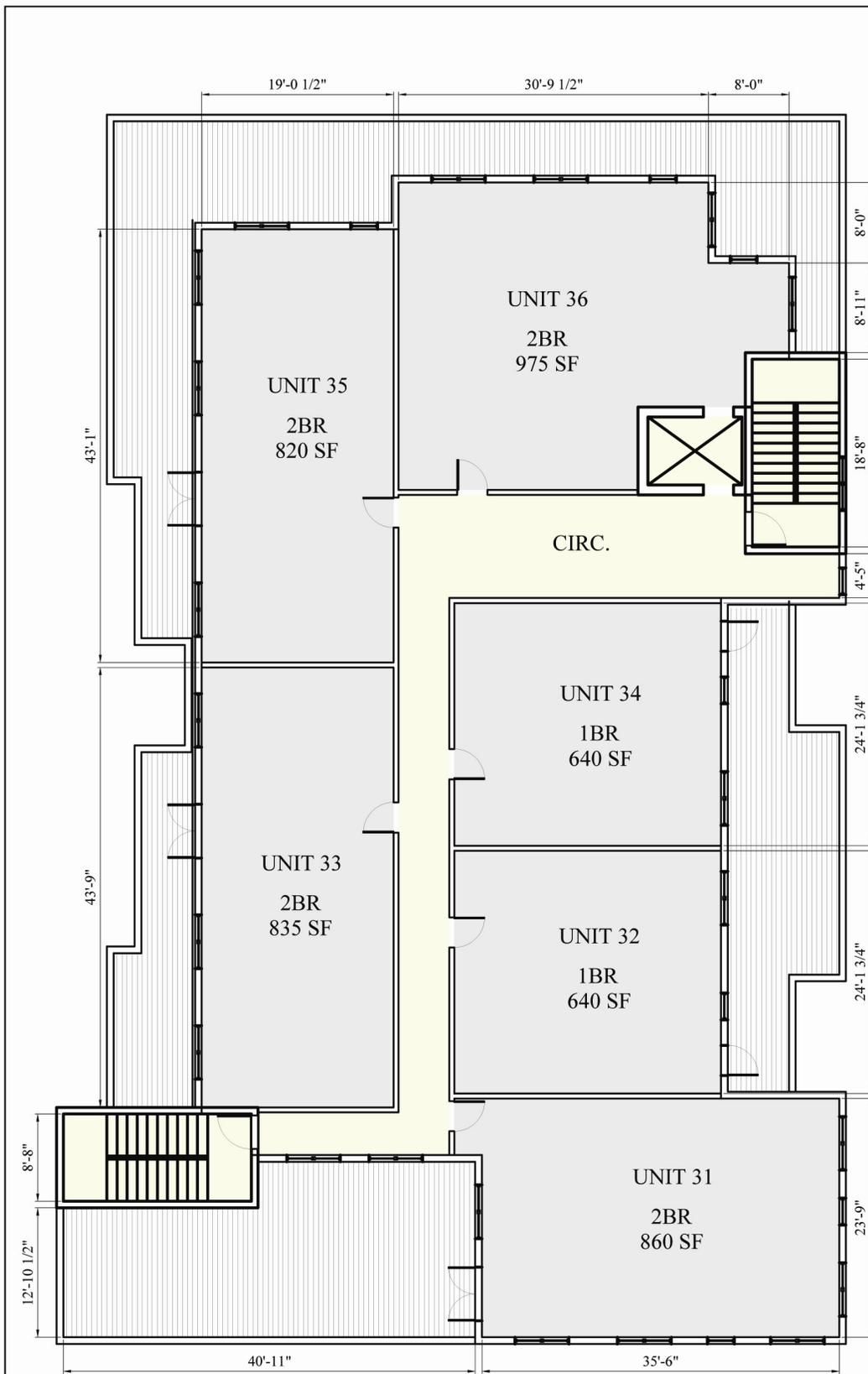
No.	Revision Date

Project No: 15144
 Scale: AS NOTED
 Date: 4.29.2016
 Drawn By:

Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.2

PROPOSED TYPICAL FLOORS, 2-4
 1/16" = 1'-0"



Location
**PROPOSED MIXED-USE
 RETAIL w/ 36 UNITS ABOVE
 55 W. 5TH STREET
 SOUTH BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

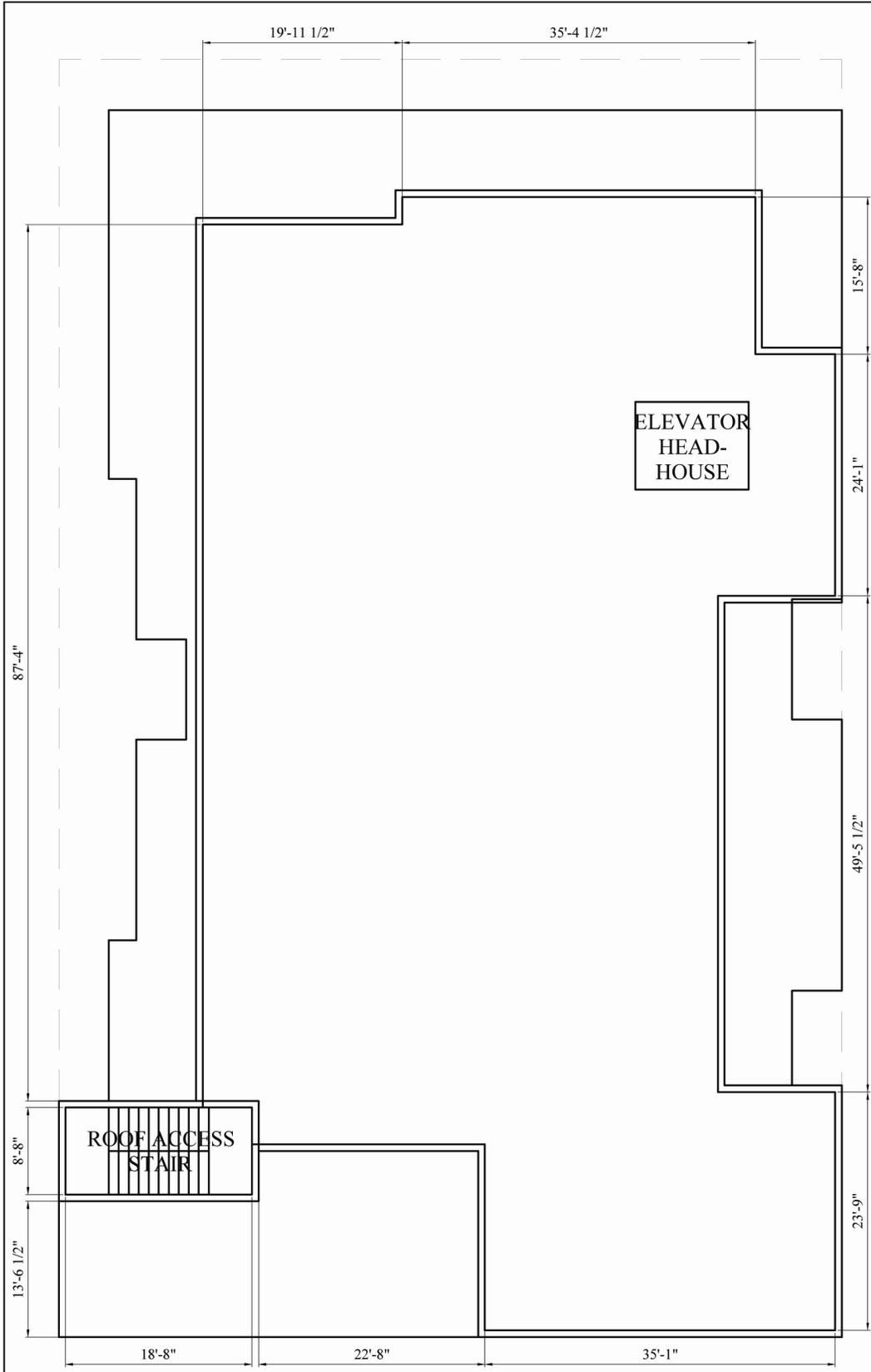
No.	Revision Date

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 Scale: AS NOTED
 Date: 4.29.2016
 Drawn By:

Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.3

PROPOSED FIFTH FLOOR PLAN
 1/16" = 1'-0"



Location
**PROPOSED MIXED-USE
 RETAIL w/ 36 UNITS ABOVE
 55 W. 5TH STREET
 SOUTH BOSTON, MA**

**Choo
 & Company, Inc.**

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Project No: 15144
 Scale: AS NOTED
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Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.4

PROPOSED ROOF PLAN
 1/16" = 1'-0"