

70 Parker Hill Avenue Development

***70 Parker Hill Avenue
Mission Hill***

**Application for Small Project Review
*Submitted to the***

Boston Redevelopment Authority



70 Parker Hill Avenue, Mission Hill

Application for Small Project Review Pursuant to Section 80E of the Boston Zoning Code

Submitted by

Jamaica View, LLC

1200 Bennington St. East Boston, Ma. 02128

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1. Project Summary

1.1 Project Team

Developer, Applicant, and General Contractor

Jamaica View, LLC
In conjunction with G.V.W., Incorporated
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Environmental Consultant

TBD

Geotechnical Engineer

TBD

1.2 Project Summary

The proposed project consists of the adaptive reuse and expansion of the two existing structures located at 70 Parker Hill Road in the Mission Hill section of Boston. These two structures (building and stand-alone garage) comprise approximately **33,020** square feet in area (or 25,840 SF per the Boston Zoning Code Article 2A definition of gross floor area). The main building is six stories in height, including a basement that is below grade in most areas but partially below grade in others, and the separate garage building is two stories. The existing building was previously owned and utilized by New England Baptist Hospital, but has been vacant for approximately ten years. The building borders the Mission Hill neighborhood as well as the New England Baptist property and a senior living building across the street. Its complete renovation and expansion to market rate rental multi-family housing would not only transform the building's institutional look and feel but bring 46 new housing units and their occupants to this transit-friendly area. All parking for the site, 29 vehicles or .63 cars / unit, would be on-site, either in surface parking spaces or in structured spaces at the base of the building. The entire perimeter of the building will be designed to incorporate new landscaping and street edges consistent with a first class redevelopment.

The existing building and expansion would contain approximately eight units on a typical floor, with a mix of units from studios to 2 bedroom units. The expansion will add **4,760** GSF of new floor area at the inside corner of the existing " L " shaped building, and a new sixth floor (**6,140 GSF**) on top of the existing building, for a total of 10,900 GSF.

1.3 Neighborhood Context

The goal of the project's design is to change the character of the existing institutional office feel to a more contemporary residential building. This will be achieved through the incorporation of more modern but compatible exterior materials. The proportion of solid to void filled with glass and modern materials is increasing from bottom to top to change the building's overall image to one more appropriate to a multi-family housing project. The views to the east and north in particular are spectacular, which will make for highly appealing residential units. Given the property's location related to New England Baptist, the Longwood Medical Area, and nearby transit options on Huntington Avenue, we feel that the transformation of the property will help to revitalize this currently inactive, non-contributing, and decaying corner in Mission Hill in a way that is sympathetic to the institutional and residential demarcation line on which the property exists. Given the property's direct adjacency to residential uses, we believe that a multi-family rental use in the project is consistent with its context. The proponent has met with several direct abutters and has received positive feedback on the project.

1.4 Community Benefits

- A. 40-50 Construction Jobs
- B. 46 new market rate rental residences including 6 affordable units
- C. Improved building safety systems and energy efficiency
- D. A reduction in vehicle trips due to shift in use from office to residential, and location near transit
- E. Hard and soft scape street edge improvements
- F. Conversion of approximately 1800 SF of pavement into green space (10% of site area).
- G. Generating additional annual tax revenue to the City
- H. Creating an attractive and active use in place of a decaying and inactive non-contributing real estate

2. Detailed Project Information

2.1 Existing Conditions

The project consists of **17,797** SF of land area on a single parcel being City of Boston Assessor's Parcel No. 1284 (Ward 10) at the corner of Parker Hill Avenue and Sunset Avenue in the Mission Hill section of Boston.

The Parcel has been used for a variety of uses in its history but most recently as office space for New England Baptist. It was originally designed as a dormitory and housed nursing students. The new project will be a welcome addition to an area that is residential in nature on this side of Parker Hill Road

2.2 Developer Profile

G.V.W., Incorporated is a Massachusetts corporation that has 28 years of experience in the development of both commercial and residential real estate, both new construction and adaptive re-use and historic preservation. The firm is acting as the Developer for the ownership entity of the project, Jamaica View located at 70 Parker Hill Avenue. George V. Wattendorf is a founding partner of **G.V.W., Inc.**, and will manage the development of the project. Given his nearly 30 years of developing and constructing real estate, George Wattendorf has strong working relationships with several major lenders in the Boston area and a proven track record of financial security. It is the intention of the firm to finance the development of 70 Parker Hill Avenue using a combination of private equity and traditional lender financing. G.V.W., Inc. has experience in many facets of the construction industry, completing over 400 projects in and around the Boston area ranging in size to upwards of 30-million dollars. The firm's breadth of knowledge in the real estate and construction industry derives from the variety of projects, both private and public, that it has successfully completed, including a multitude of housing projects, condominium conversions, and renovations in Boston, as well as schools, police stations, community centers, various other public projects, and extensive site-work projects.

2.3 Anticipated Project Program and Dimensions:

Lot Area: 17,797 Square Feet

Building height: 63 feet from the median grade on Parker Hill Avenue at 6 stories (5 existing plus 1 floor addition)

Number and mix of residential units: 46 units

- A. 6 Studio units
- B. 33 One Bedroom units
- C. 7 Two Bedroom units
- C. Amenity spaces including Lobby, residential storage, bike storage, Fitness
- D. Total building GSF: 43,940 SF, Art. 2A GFA: 37,880 SF
- E. FAR: EXISTING: 1.5, PROPOSED: 2.1
- F. Parking spaces: 29 at .63 cars / unit

2.4 Urban Design Approach – Context, Massing, Materials

The existing building and parking structure are situated at the boundary between the Mission Hill residential and the New England Baptist Hospital areas and, as such, the building is of “transitional” scale at 6 stories and 37,880 GSF. The main building at the site presents an institutional look and feel to the neighborhood and to the street. Given its current and long term vacancy, it is in need of qualitative and quantitative improvements. Jamaica View, LLC, in conjunction with G.W.V., Incorporated, is committed to transforming the existing building to a market rate rental project of approximately 46 units through renovation, expansion, and repositioning of the two structures on the site.

The renovation and expansion provides an opportunity to utilize more contemporary materials and glass to create a more residential look and feel in a way that blends new with existing to create a total transformation of the project. The images included in this submission of the exterior explain how the selective removal of existing brick and glass on select building areas in combination with the addition in the inside corner of the “ L ” and the top floor are interwoven to create a new look and feel on this important street edge. It should also be noted that the entrance to the project has been relocated to the end of the building closest to the parking and a new skin system is applied to that new entrance location. The current corner is renovated to become part of a corner unit.

2.5 Traffic, Parking, and Access

Through the repositioning of the property, there will be two access and exit points, both where they currently exist, on Parker Hill Avenue. The area of pavement converted to soft scape deck and lawn for the residences. The parking counts are at approximately .63 cars per unit which we believe is appropriate for the use given its proximity to transit. The majority of parking is on grade with some cars parked on a structured platform at the first floor level of the existing building. Moving activities for the residences will take place off of the upper level of the parking platform thru the Lobby Entry or through the lower level below it. Trash dumpsters will be wheeled thru the lower parking level and loaded in the lower parking lot.

3. Boston Zoning Code Data

3.1 Zoning Context

Map 6D of the Boston Zoning Maps indicates that the Site is located within the New England Baptist Institutional subdistrict established by Code Article 59, the Mission Hill Neighborhood District. Although the Restricted Parking Overlay District extends into Mission Hill, the Site is located outside of this overlay area. Since the Project involves the creation of more than 14 new dwelling units, it is subject to the design review component of Code Section 80E, Small Project Review.

Because the Site is located at the intersection of two streets, Parker Hill Avenue and Sunset Street, it is a corner lot. The definition of “lot line, front” in Code Article 2A provides in pertinent part that “[t]he owner of a lot abutting on two or more streets may designate as the front lot line whichever of the two widest streets he chooses.” The Proponent designates Parker Hill Avenue as the Project’s front lot line.

In addition, Code Section 59-38.4 provides that, “If a Lot abuts on more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 59-38. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.” The survey of the property indicates that the Site’s depth along Sunset Street is exactly 100 feet. According, the relevant front yard setback applies at the Site’s lot line along Parker Hill Avenue only.

Finally, note that the Project is not a “proposed institutional project” as defined by Code Article 2A, Definitions (“a Proposed Project occupied or to be occupied for Institutional Uses upon issuance of a building, use, or occupancy permit”). It therefore is not subject to the Institutional Master Plan Review provisions of Code Section 80D.

3.2 Zoning Compliance

Use:

The Project’s primary use as a multifamily residential building is forbidden within the New England Baptist Hospital Institutional subdistrict. A variance will therefore be required for this use.

Project Dimensions:

Table F to Article 59 nominally applies to projects within Conservation Protection Subdistricts, but Article 59 indicates that the dimensional regulations for non-institutional projects situated within the Institutional subdistricts are supplied by Table F. The zoning requirements applicable to, approximate dimensions of, and zoning relief required for the Proposed Project are therefore as follows:

Dimensional Zoning Category	Maximum FAR	Maximum Building Height	Minimum Lot Size	Maximum No. of Dwelling Units per Acre
Required Condition	0.3	35'	1 acre for residential use	3
Proposed Condition	2.1	63'	0.41 acre	46 total units
Relief Required?	Yes	Yes	Yes	Yes

Dimensional Zoning Category	Minimum Lot Width	Minimum Lot Frontage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Required Condition	None	None	50'/Existing building alignment	50'	50'
Proposed Condition	N/a	N/a	Parker Hill Ave Extension of building to be consistent with existing front facades	Sunset St 7.3' /Existing	0.1'/9.4' /Existing
Relief Required?	No	No	Yes	Yes	Yes

Parking and Loading:

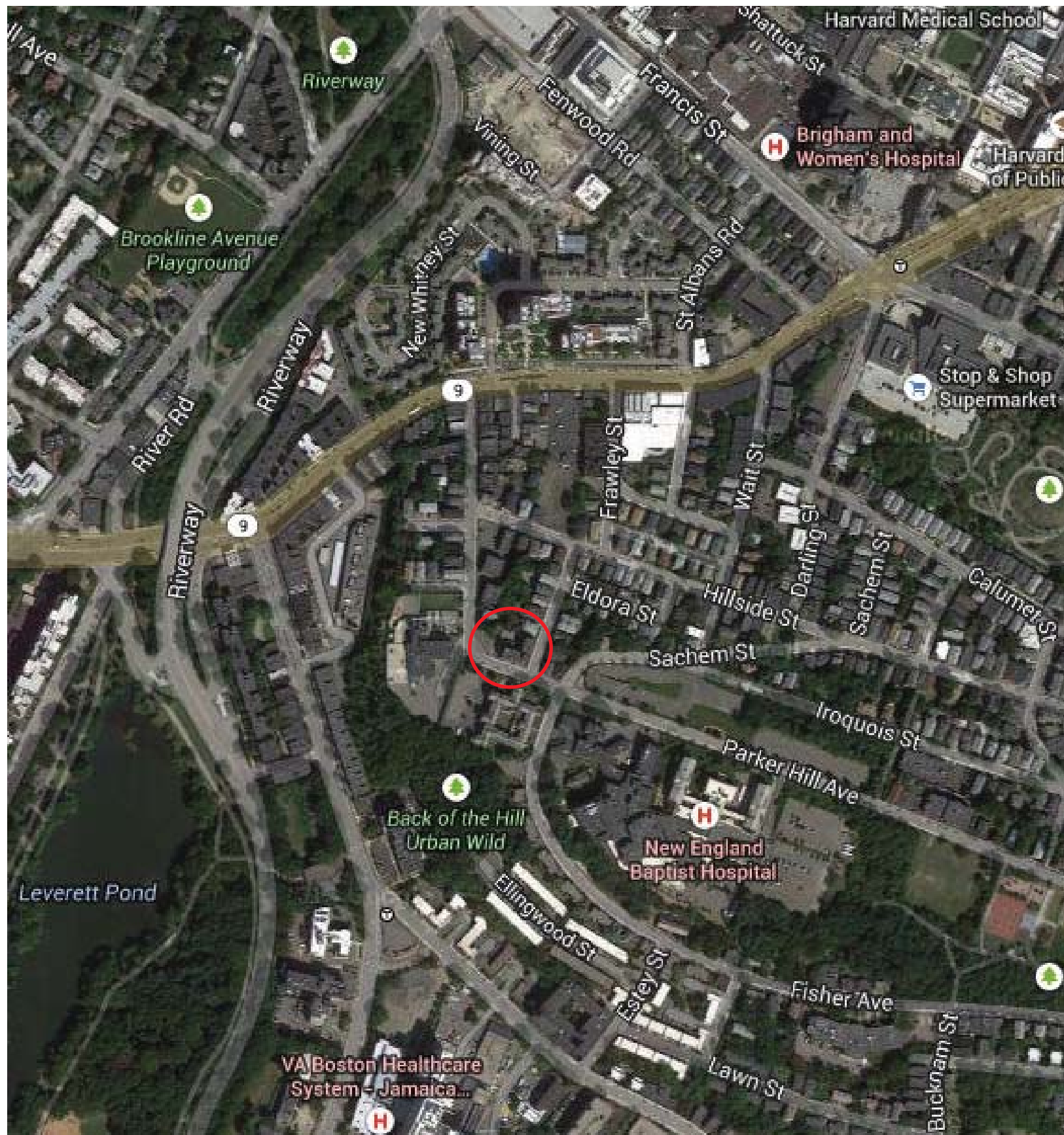
Pursuant to Table J to Article 59, residential uses must supply off-street parking spaces at a ratio of 1.0 spaces per dwelling unit. Table J provides that parking is required for “affordable” units at a ratio of 0.7 spaces per unit, but the definition of this term in Article 2A varies from that used in the City’s Inclusionary Development Policy (“IDP”). For this reason, the proponent will treat the applicable requirement as being 1.0 spaces per dwelling unit for all residential units, regardless of whether they are market-rate or “affordable” per the IPD, for purposes of seeking zoning relief. Because the Project will supply a total of 29 off-street parking spaces, at a ratio of 0.63 spaces/unit, it will require a variance for off-street parking.

Pursuant to Table K, a project comprising more than 15,000 square feet of gross floor area must provide one loading bay. The Project does not contain a dedicated loading bay. A variance will be required for this aspect of the Project.

4. Urban Design Submission: Photographs and Plans

The attached Exhibits are included to further define the existing conditions and the proposed project

Exhibit 1:	Satellite and Existing Conditions Images
Exhibit 2:	Existing Conditions Survey
Exhibit 3:	Proposed Site Plan
Exhibit 4A-C:	Proposed Building Plans
Exhibit 5A-B:	Birds Eye Views of North-West and South-East Corner
Exhibit 6:	Proposed Building Perspective Views



PARKER HILL AVENUE LOOKING EAST



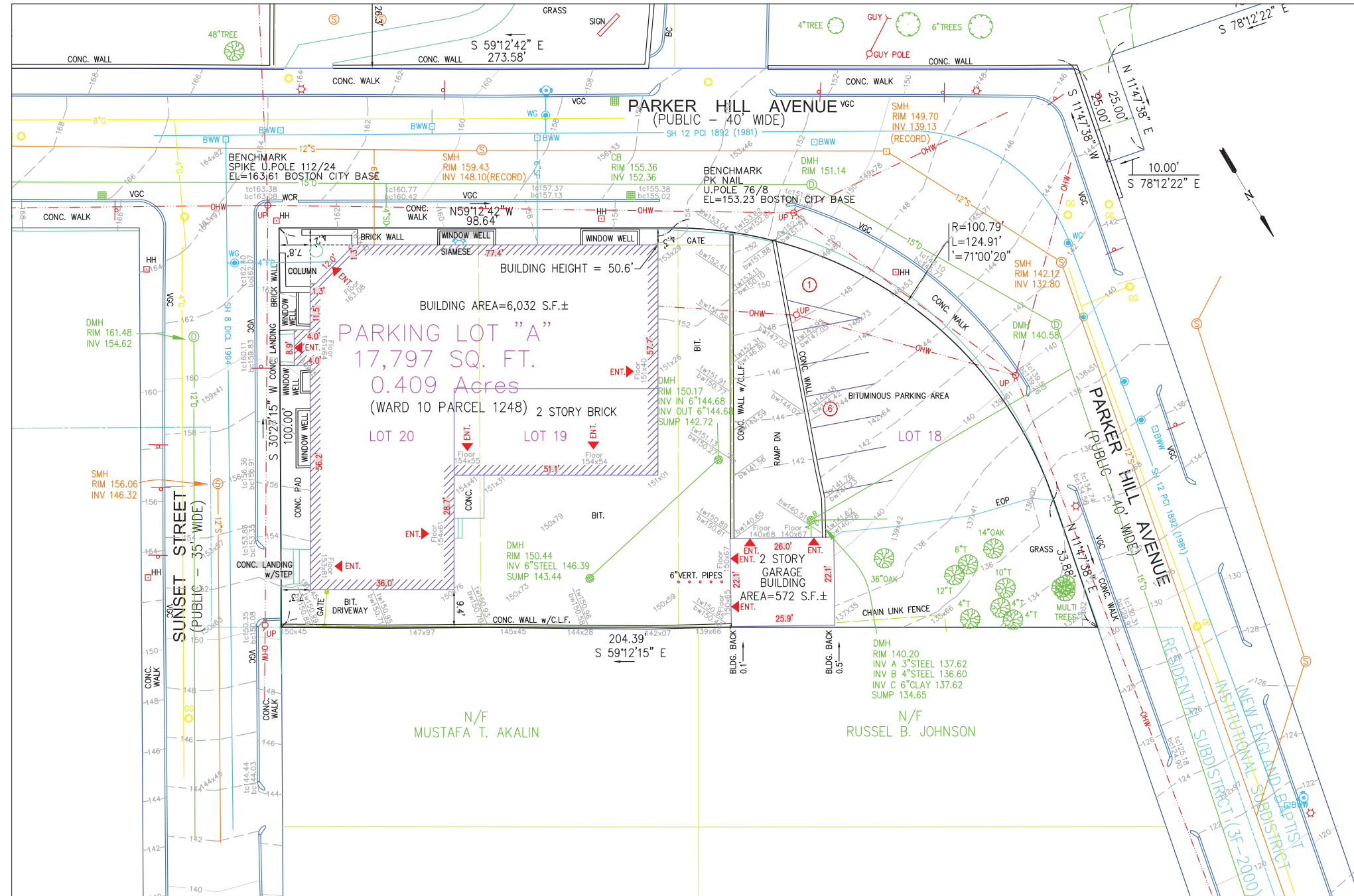
PARKER HILL AVENUE LOOKING WEST

SATELLITE AND EXISTING CONDITIONS IMAGES

EXHIBIT 1
70 PARKER HILL AVENUE, BOSTON, MA

JULY 2014

1. TOPOGRAPHIC FEATURES BASED UPON A FIELD SURVEY BY MARCHIONDA & ASSOCIATES, L.P PERFORMED IN MAY OF 2014. VERTICAL DATUM IS BOSTON CITY BASE.
2. THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT OR COMPLETE AND ARE SHOWN BASED UPON DIGSAFE MARKINGS, VISUAL OBSERVATION, INFORMATION PROVIDED BY BOSTON WATER AND SEWER COMMISSION AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY.
3. CONTRACTORS SHALL VERIFY ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC AND SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATIONS.
4. PROPERTY LINES SHOWN ARE FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY" DATED APRIL 28, 2008 PREPARED BY VANASSE HANGEN BRUSTLIN, INC



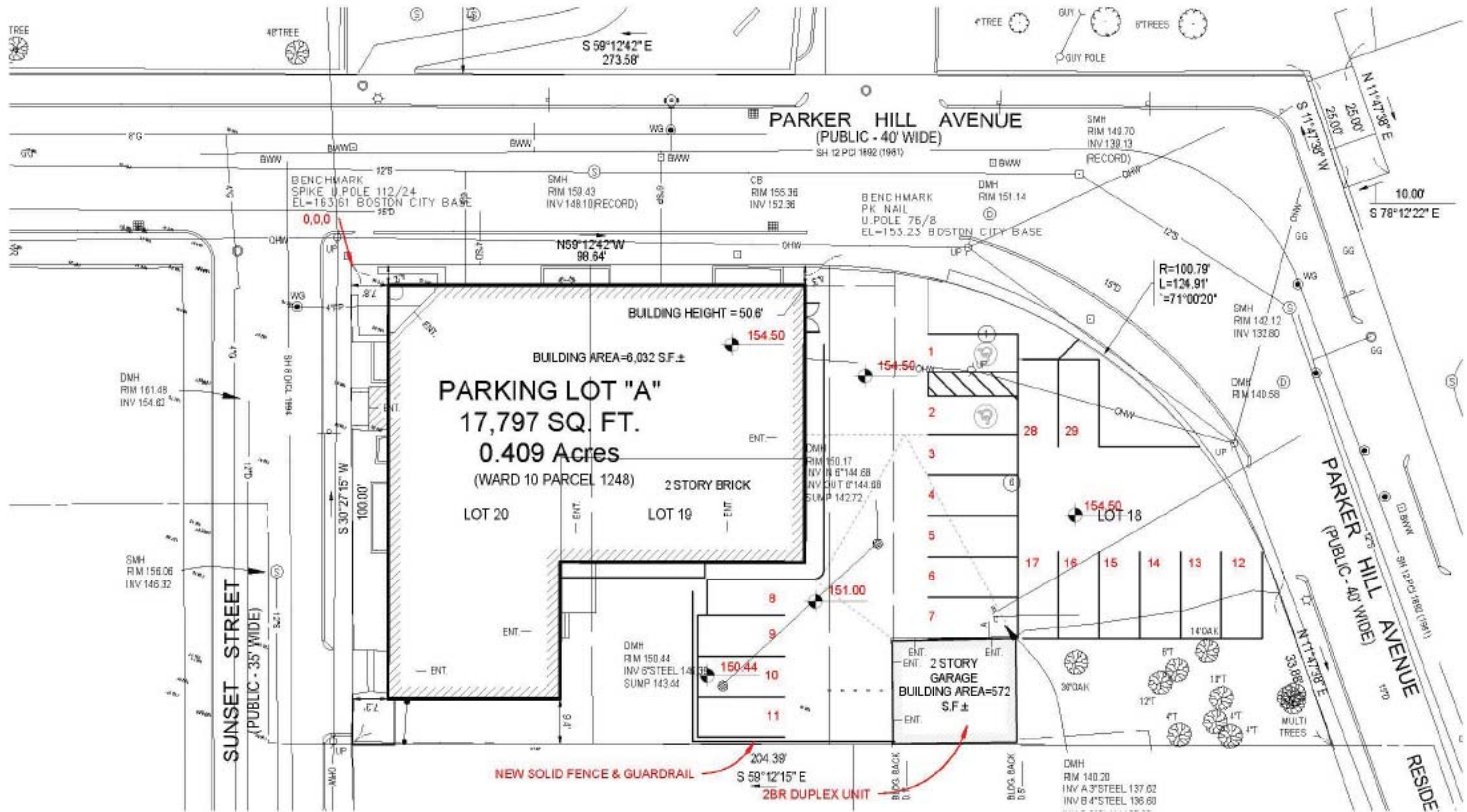
Marchionda
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website: www.marchionda.com

DATE: 6-4-14
734-12 Parker Hill Boston\Existing Conditions.dwg
EXISTING CONDITIONS
M. & A. NO. 734-12 SCALE: 1"=20'
SHEET 1 OF 1

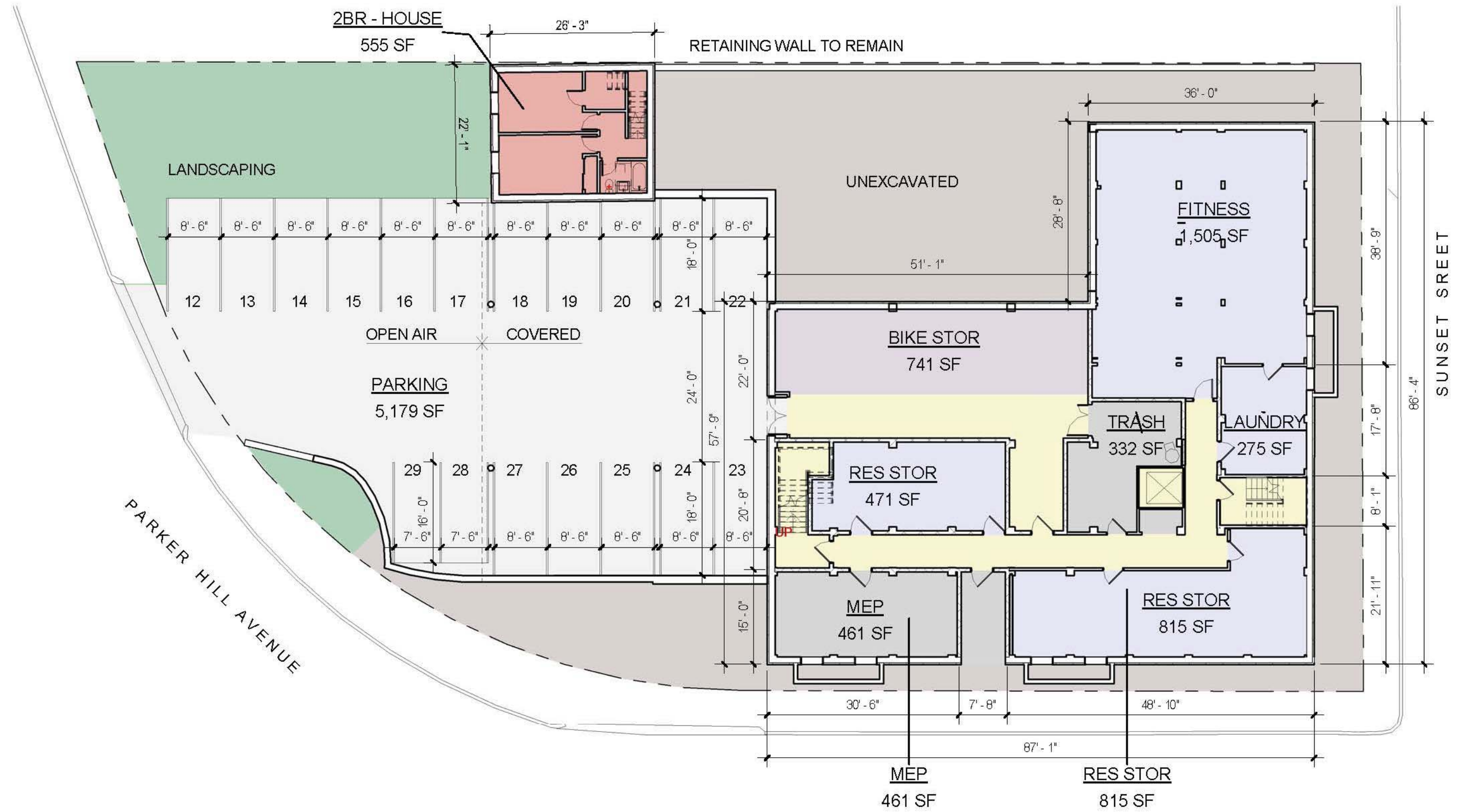
EXISTING CONDITIONS		
70 PARKER HILL AVENUE WARD 10 PARCEL 1248 BOSTON (MISSION HILL) MA PREPARED FOR G.V.W., INCORPORATED 1200 BENNINGTON STREET EAST BOSTON, MA 02128		
REV.	DESCRIPTION	DATE

DRW:	DSG:	CHK:
SMM		

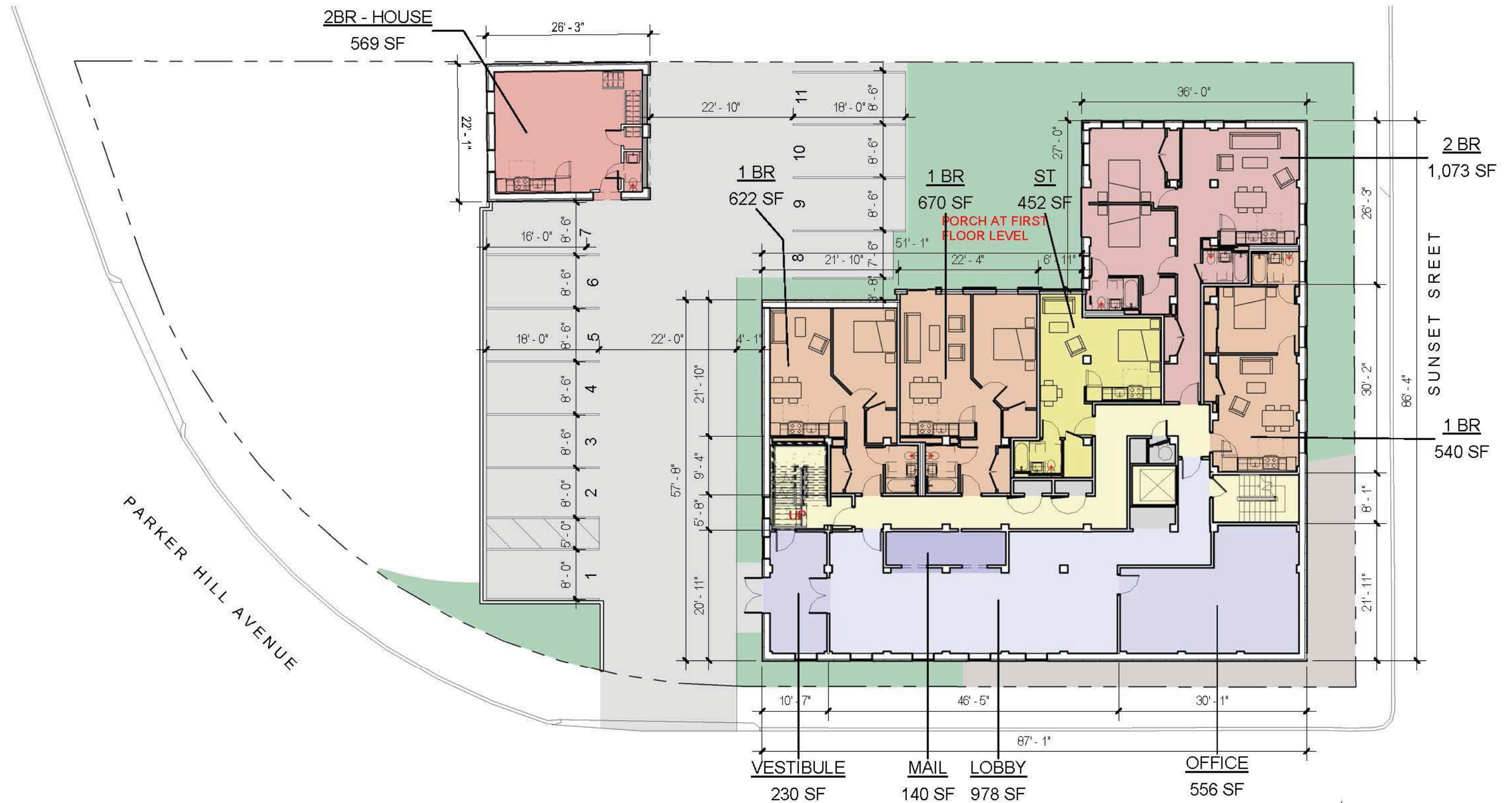


PROPOSED SITE PLAN

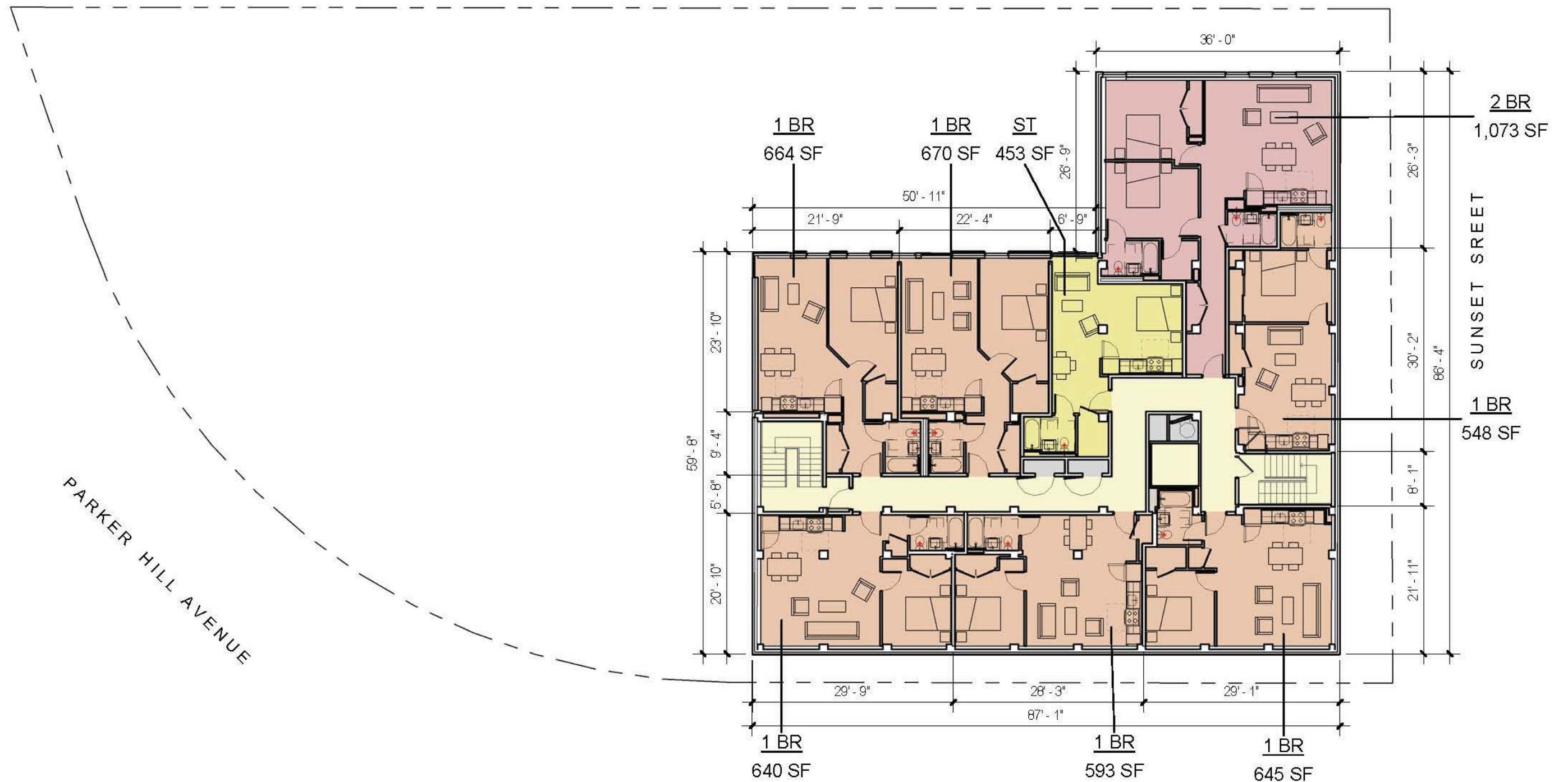
EXHIBIT 3
70 PARKER HILL AVENUE, BOSTON, MA



PROPOSED BUILDING BASEMENT PLAN



PROPOSED BUILDING FIRST FLOOR PLAN



PROPOSED BUILDING SECOND THRU SIXTH FLOOR

EXHIBIT 4C
70 PARKER HILL AVENUE, BOSTON, MA



EXISTING



- ROOF-TOP EQUIPMENT
- PRIVATE OUTDOOR TERRACES ON FIRST FLOOR
- RETAINING WALL AND TREES

PROPOSED

BIRDS EYE VIEW OF NORTH-WEST CORNER



EXISTING



DROP-OFF

PLANTING BETWEEN AREA WAYS

REMOVE WALLS AT CURRENT ENTRANCE

PROPOSED

BIRDS EYE VIEW OF SOUTH-EAST CORNER

EXHIBIT 5B
70 PARKER HILL AVENUE, BOSTON, MA

JULY 2014



LOOKING EAST ON PARKER HILL AVENUE



CORNER OF PARKER HILL AVENUE AND SUNSET STREET (FORMER MAIN ENTRANCE)



NEW MAIN ENTRANCE



UP SUNSET STREET

PROPOSED BUILDING PERSPECTIVE VIEWS