

**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Retail/Residential Building
73 River Street
Mattapan, Massachusetts**



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**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Retail/Residential Building
73 River Street
Mattapan, Massachusetts**

Owner/Developer:
George Tsolirides
73 River Street
Mattapan, MA 02126

Architect:
Lucio Trabucco
Nunes Trabucco Architects
109 Highland Avenue
Needham, MA 02482
Tel: 781-455-9980
Fax: 781-444-6219
E-Mail: Trabucco@ntarchitects.net

Dated: June 16, 2015

73 River Street
Mattapan, Massachusetts



Location Site Map

73 River Street

Mattapan, Massachusetts

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

Neighborhood Context

Surrounded by residential as well as commercial developments, the property is located in a commercial center of Boston's Mattapan neighborhood. Over the past several years, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are residential apartments, professional office space, restaurants, commercial bank, and neighborhood retail businesses. The Site and immediate neighborhood is within walking distance to the Massachusetts Bay Transportation Authority (MBTA) rail station at Mattapan Center, Commuter Bus route along River Street with Bus #27, #28, #29 & #30 offering immediate access to the various neighborhood amenities of the area as well as immediate access to Downtown Boston area.

Public Benefits: Residential Units, Streetscape Improvement, Additional Tax Revenue, Job Creation and Neighborhood Business Economic Improvement

The proposed project will result in revitalizing the appeal and vibrancy of the River Street streetscape converting of an existing two, one story structures, previously used as a restaurant/Pizza and Laundry with an empty rear lot are, in a residential and commercial area. The building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will construct a new sidewalk along the frontage of the property to providing safe public pedestrian access on River Street.

In particular, the project will remove non-descriptive, underused brick structures presented by the existing conditions and use of the property, to an aesthetically pleasing residential facility complementing the immediate neighborhood.

The new development will enhance the property value and add to the City of Boston tax base. The new residential building will create construction jobs opportunities, and additional housing units. This project will result in increased pedestrian traffic in the area, and indirectly help boost the business for the nearby neighborhood merchants.

73 River Street

Mattapan, Massachusetts

Project Description

Located at 73 River Street in Boston's Mattapan neighborhood, the project features the construction of a new 4-story retail/residential building with related improvements in landscaping and pedestrian access to the site. The building, located on a 18,380 square feet, 3 parcels lot with two existing one story brick structure, will consist of **approximately 33, 942 square feet of which 2,947 square feet retail space and 5,796 residential space on lower level, 8,431 square feet ground on second level, 8,431 square feet on third level and 8,337 square feet on the fourth level.**

The Building will consist of slab on grade ground level housing retail and residential units with circulation and supporting spaces. The remaining upper floors will consist of residential units with circulation and supporting spaces. The residential units are all two bedroom units with a total of 21 units.

The building will be architecturally designed to, compliment the neighborhood's architectural character. The trash receiving will be located outside on the parking area at the rear of the building, with access from Sturbridge Street. The trash bin will be screened from the neighbors and street with metal fence with plastic inserts. Bicycle rack will also be provided adjacent to the main entryway. The entire building will be protected by a fire suppression system and fire alarm system in accordance to present day state and federal building codes. The project site itself will be developed with improvements to pedestrian access to assure proper public safety and appropriate design.

Project Site

Located in the Mattapan area, in a commercial center neighborhood and within walking distances to MBTA bus & rail stations and adjacent to commercial/retail activities, the project site is three parcels consisting of 18,380 square feet of land (.181 acre) with direct vehicular and pedestrian access off River Street and Sturbridge Street. The site is also bounded by residential neighborhood to the north, three story residential and a one story commercial structures, to the east, Sturbridge Street to the west and River Street to the south.

The project site currently consists of two story brick structures housing a drycleaner and a pizza restaurant. The topography is fairly flat sloping with most of the site is asphalt paved.

Proposed parking area and outside building areas will be lighted with lighting elements focused on the parking and walking areas and will cause no light spillage to the adjacent areas.

The building will be serviced by a passenger elevator and will meet all the latest American with Disability Act and the National Fire Protection Association requirements.

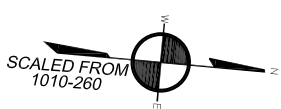
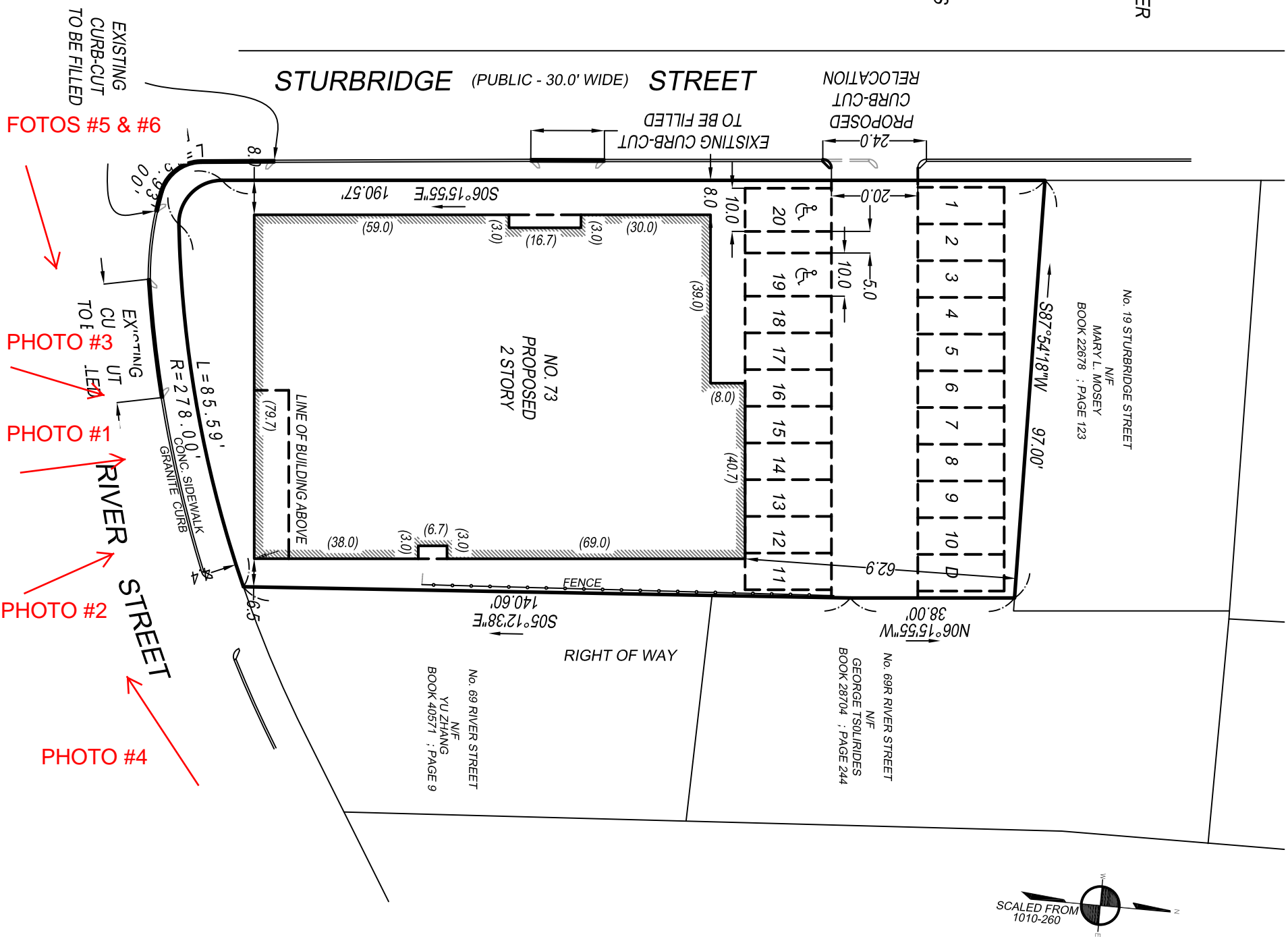
PARCEL ID(S): 1703783000
 1703784000
 1703785000

ZONING: DORCHESTER
 2F-6000

DISTRICT: DORCHESTER
 SUB-DISTRICT: 2F-6000

OVERLAYS: NONE

NOTE:
 (2) PROPOSED HANICAP SPACES
 10' X 20' (TYP.)
 (18) STANDARD PARKING SPACES
 8.5' X 20' (TYP.)



REFERENCES

DEED: BOOK 28704 : PAGE 244
 BOOK 24762 : PAGE 263

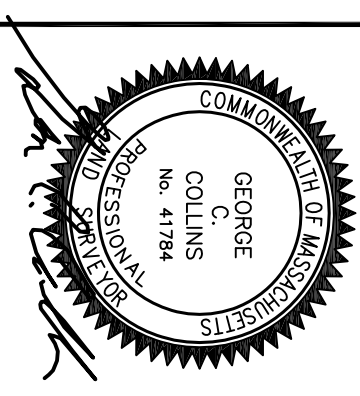
PLAN: RIVER STREET LAYOUT PLAN L-10219
 PLAN IN BOOK 16010 : PAGE 260
 PLAN IN BOOK 8635 : PAGE 170

L.C.C. # 15113A
 STURBRIDGE STREET LAYOUT PLAN L-2275
 MONSON STREET LAYOUT PLAN L-2212

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D30	119	D/T	DRM	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF NOVEMBER 25 AND NOVEMBER 26, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) THE MAJOR IMPROVEMENTS ON THE PROPERTY SHOWN FALL IN AN AREA DESIGNATED AS ZONE "X".
 MAP #: 25025C0089G
 EFFECTIVE DATE: SEPTEMBER 25, 2009

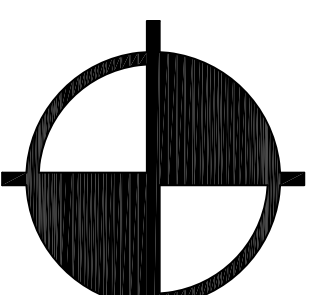


CERTIFIED PLOT PLAN
 SHOWING PROPOSED CONDITIONS
 LOCATED AT
**73-75 RIVER STREET &
 17 STURBRIDGE STREET
 MATTAPAN, MA**

SCALE: 1 INCH = 30 FEET

DATE: JUNE 16, 2015

PREPARED FOR: GEORGE TSOLIRIDES
 23 LEOMINSTER ROAD
 DEDHAM, MA. 02026



BOSTON
SURVEY, INC.

UNIT C-4, SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617)242-1313
 WWW.BOSTONSURVEYINC.COM

JOB # 13-00711

FILE # 13-00711 R2.DWG



RIVER
ST
STARBUCKS

RIVER ST GRILL
298 1813

SPIRITS
TOBACCO
BUDGET
LIQUORS
FINE
AUTO

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© 2015 Google
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Google earth



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WYOMING GRILL
EST. 1913

SPIRITS
TOBACCO
WINE
LOTTO

NO
TURN
ON RED



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MASS STATE
INSPECTION
DIVISION
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RIVER
STREET

SUNOCO

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ZONING: 73 River Street

The present site resides in a 2F 6000 (two family 6000 square foot lot minimum)

Dorchester Neighborhood District, Map 5E

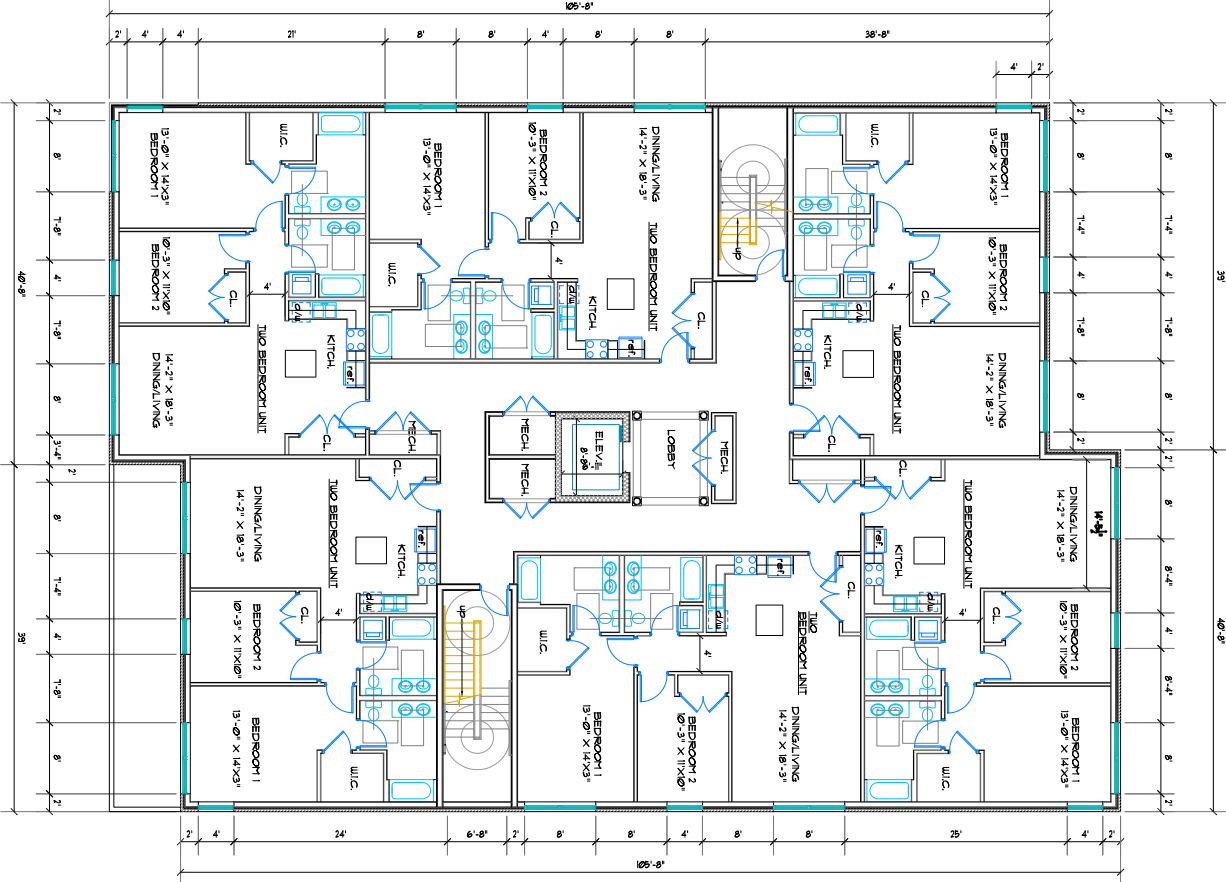
Type of use:

Multi-Family Dwelling – Prohibited: Table “A”

Total Site Square footage: 18,380

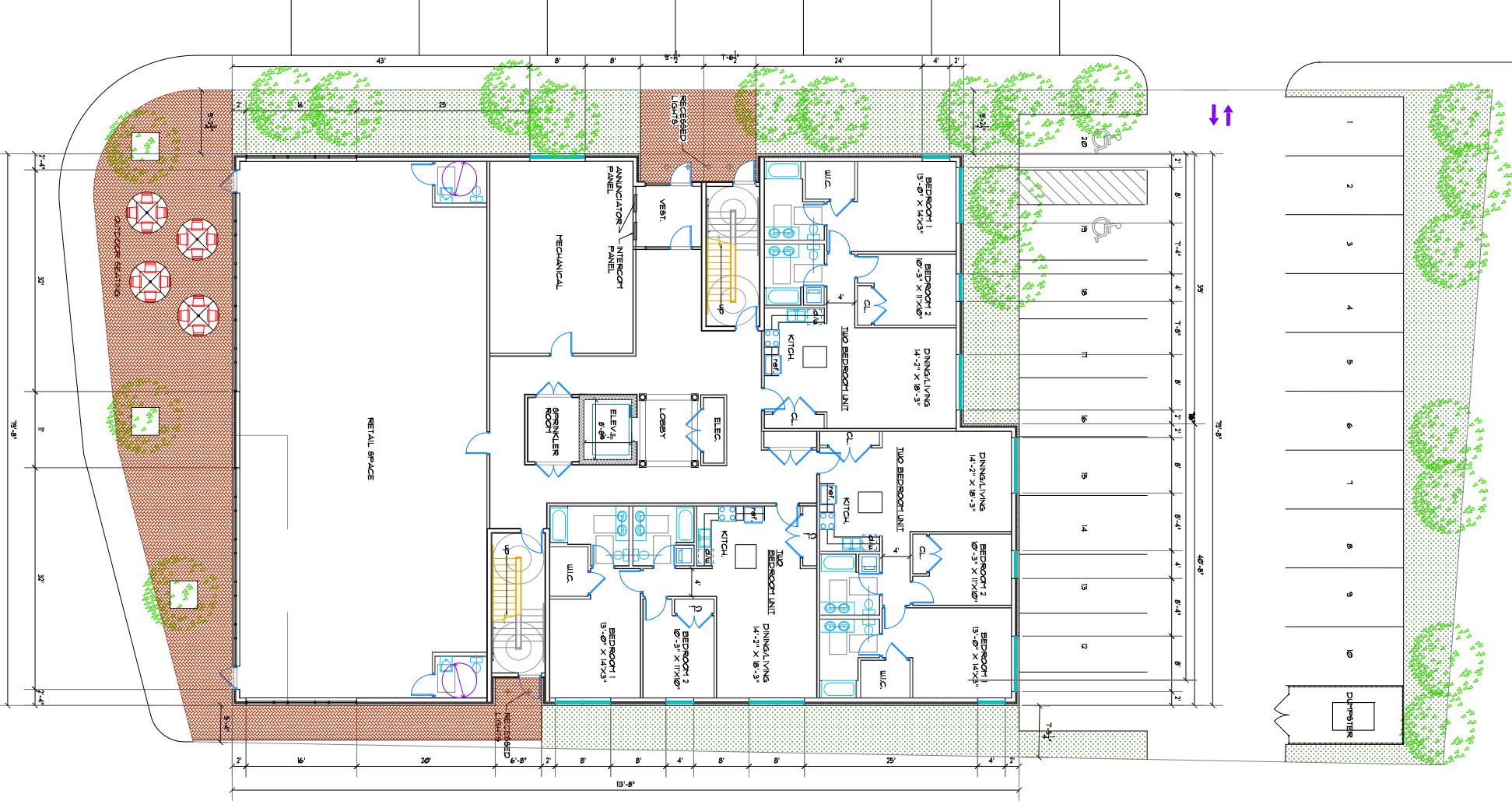
Dimensional Requirements Table “C”

	<u>Allowed</u>	<u>Proposed</u>
Lot Width minimum	40 feet	94 feet 9 inches
Lot Frontage minimum	40 feet	94 feet 9 inches
Lot Floor Area Ratio	0.4 max	1.84
Building Height	2.5 Story – 35 feet	42 feet
Usable Open Space	750 S.F./Dwelling Unit	213 S.F./Dwelling Unit
Front Yard	15 feet	5.4 feet
Side Yard	10 feet	6.8 feet
Rear Yard	20 feet	62.9 feet
Parking Requirements	1.5 Spaces/Unit	.95 Spaces/Unit



2 SECOND FLOOR PLAN
A1.0 1/8" = 1'-0"

STURBRIDGE STREET
ON STREET METERED PARKING



1 GROUND FLOOR PLAN
A1.0 1/8" = 1'-0"

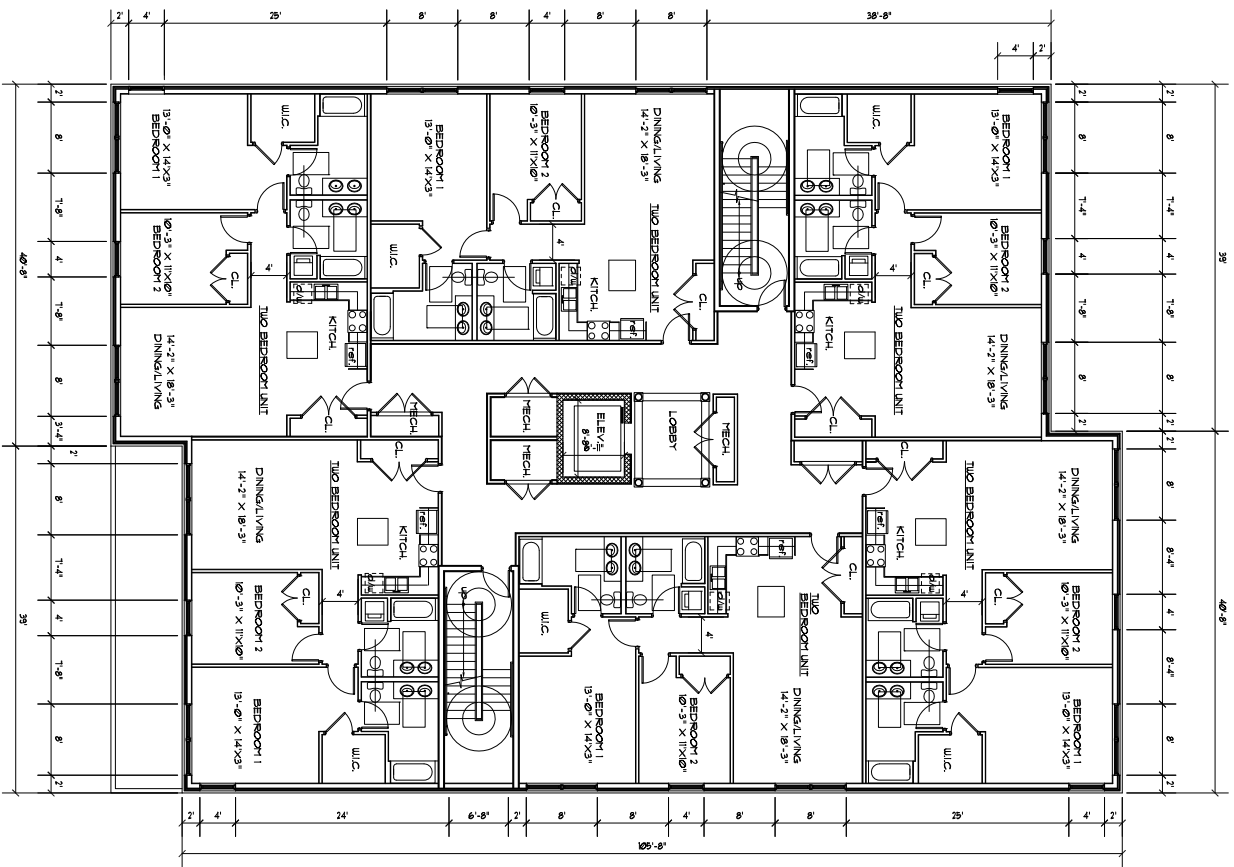
FLOOR PLANS	
TITLE	FLOOR PLANS
DATE	11/MARCH/15
PROJECT NO.	AS NOTED 1505
SCALE	1/8" = 1'-0"
DESIGNED BY	N/A
CHECKED BY	N/A
DATE	11/MARCH/15
PROJECT NO.	AS NOTED 1505

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street
781-455-9980
Needham, Massachusetts 02492
Tel 781-444-6219

RETAIL/RESIDENTIAL
73 RIVER STREET
MATTAPAN, MA

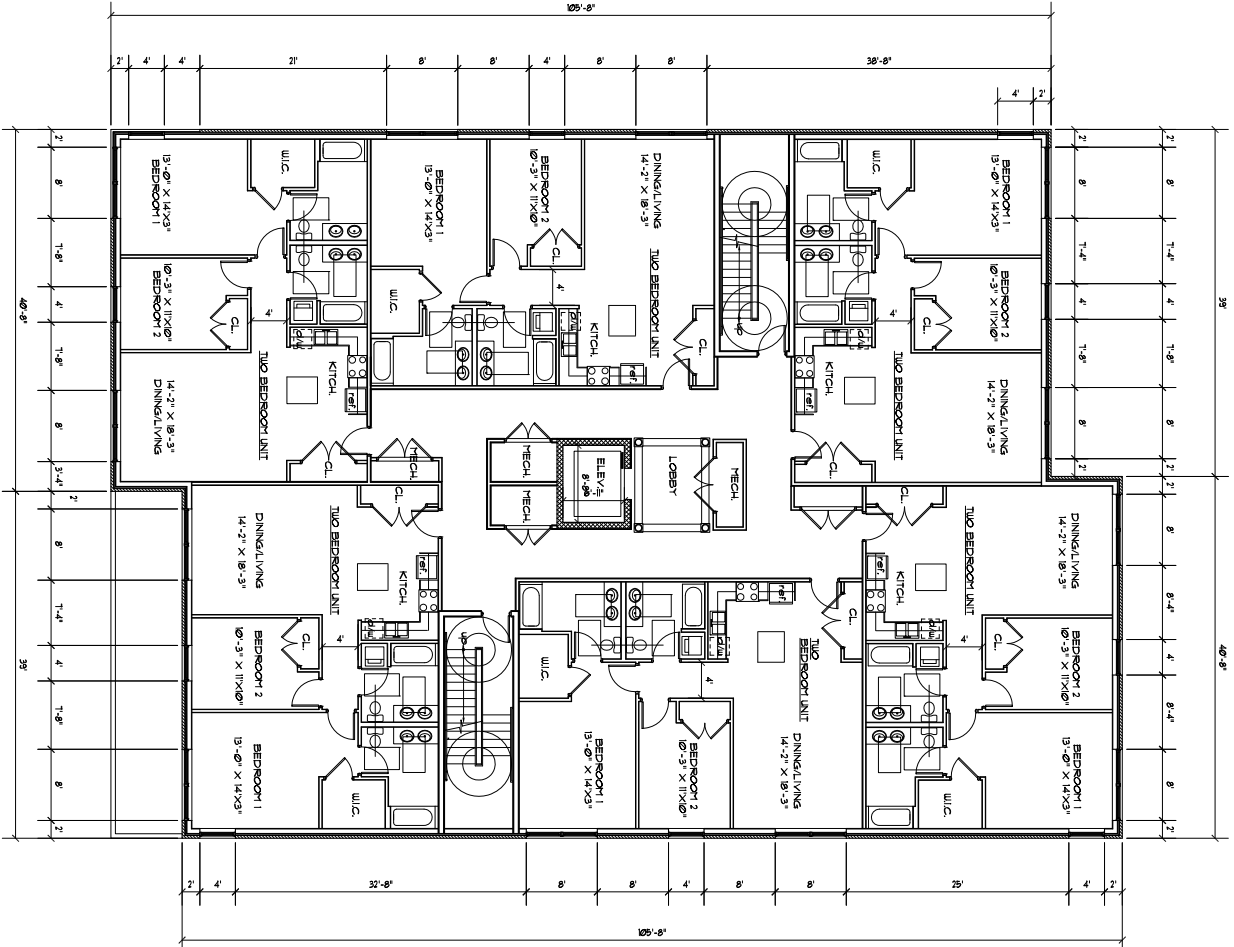
NO.	REVISIONS
1	11 MAY 2015

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2
A1.1

FOURTH FLOOR PLAN
1/8" = 1'-0"



1
A1.1

THIRD FLOOR PLAN
1/8" = 1'-0"

NO.	REVISIONS

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MATTAPAN, MA

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315a Chestnut Street Needham, Massachusetts 02492
781-455-9980 fax 781-444-6219

TITLE
FLOOR PLANS
DATE
SCALE
PROJECT NO.
1505

A1.1

73 River Street
Mattapan, Massachusetts

Appendix B: Permitting Applications and Appeals



73 River Street
Mattapan, Massachusetts

Appendix C: Notice of Intent to File PNF

16 June 2015

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: **Letter of intent to File Project Notification Form
73 River Street, Mattapan/Article 80 Small Project Review**

Dear Director Golden:

The purpose of this letter is to notify the Boston Redevelopment Authority (“BRA”) of the intent of George Tsolirides, as Owner Developer of the property and defined below as the “Project Proponent,” to file a Project Notification Form (“PNF”) with the BRA under Article 80 Small Project Review.

The proposed project, identified as “73 River Street,” features the clean-up of a vacant lot, the demolition of two one story structures and the construction of a new 4 story retail/residential building and related improvements in pedestrian access. The project will consist of the construction of retail, residential with supporting facilities on the ground floor, and residential units on floors second, third and fourth. The new building will consist of approximately 33,942 gross square feet of space, with approximately 8,743 gross square feet of street level of which 2,947 gross square feet is retail. Second, third and fourth floors will consist of 8,431 gross square feet each all residential with support facilities. Based upon the current plans for the Proposed Project, it will be necessary to seek approval variances from the Board of Appeal for: Use, floor area ratio, front yard, side yard, and off-street parking deficiencies.

By way of background, The Project Proponent filed its initial permit application for the development of the property in 7 August 2011. Since this time, the Project proponent, has engaged in extensive discussions with staff at the BRA concerning project design, conducted outreach with local elected and appointed official and made presentations to the abutters and the local neighborhood organization.

As a result of input received by its preliminary outreach above, the Project Proponent has made changes to its original scope and design, and we are now prepared to submit a PNF for this project and begin the Article 80 small project process. A copy of the rejection letter and appeal application will be included in its formal Article 80 application.

Please advise at your earlier convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

Lucio Trabucco, Partner

CC: Farid Dessources, Mayor's Office of Neighborhood Services\
District City Councilor Charles C. Yancey









