

85-93 WILLOW COURT RESIDENTIAL PROJECT

*85-93 Willow Court
Dorchester, Massachusetts*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority





February 11, 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 Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 85-93 Willow Court Residential Project in Dorchester.

The proposed project is to consist of 14 new residential condominium units, primarily market-rate, with 2 affordable units in accordance with the Mayor's executive order on inclusionary development, served by 21 parking spaces located in a ground-level garage.

The applicant is Patrick Cibotti, the present owner of the project site. Architectural services are being provided by RCA, LLC, of Dorchester, Massachusetts.

On behalf of the applicant 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.

85-93 WILLOW COURT RESIDENTIAL PROJECT

~ *Dorchester* ~

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

Submitted by

Patrick Cibotti

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I. PROJECT SUMMARY

1.1 *Project Team*

Developer and Applicant:

Patrick Cibotti
839 Albany Street
Boston, MA 02119
Email: 85willowcourtdevelopment@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Fax: 617-657-5394
Email: gmorancy@admorlaw.com

Architecture:

RCA, LLC
415 Neponset Avenue
Dorchester, MA 02122
Tel.: 617-282-0030
Fax: 617-282-1080
Email: cdrew@roche-christopher.com

Land Surveyor:

Greater Boston Surveying and Engineering
Paul J. Tyrell, P.E., P.L.S., LEED/AP
19 Fredith Road
Weymouth, MA 02189
Tel: 781-331-6128

1.2 Project Narrative

The proposed project would replace a single-story cement stucco commercial building at 85 Willow Court, a dated two-story single-family dwelling at 91 Willow Court, and a single-story concrete block repair/service garage at 93 Willow Court, on a consolidated lot containing 9,108± square feet of land, with an attractive new five-story building containing 14 residential units, including 2 affordable units, and 21 ground-level garage parking spaces.

In planning the building and site, careful attention was paid to the as-built and proposed densities and massing of the area, in particular the new and proposed construction in the immediate area that is transforming this area of Dorchester into a thriving and vibrant new residential neighborhood, with a number of new residential development projects complimenting numerous existing area businesses, retail stores, and restaurants. The development team worked closely with the BRA and the community—in particular, the McCormack Civic Association—during the planning process, with particular attention being paid to the details of the ongoing retail shopping center development plan at the nearby South Bay Shopping Center.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- *the creation of 14 new residential units in an attractive low-rise building, including 2 affordable units in accordance with the Mayor’s Executive Order on Inclusionary Development;*
- *generation of tens of thousands of 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 30 construction jobs to complete the proposed project.*

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site includes 9,108± square feet of land area, comprising three parcels of land situated at 85-91-93 Willow Court in Dorchester, being City of Boston Assessor's Parcel Nos. 0703493000, 0703495000, and 0703496000, currently the location of a single-story cement stucco commercial building at 85 Willow Court, a dated two-story single-family dwelling at 91 Willow Court, and a single-story concrete block repair/service garage at 93 Willow Court. The site fronts onto Willow Court and is bordered on the left side by Allstate Road, on the right side by Baker Court, and to the rear by a recently-approved 9-unit residential project at 8-12 Baker Court.

2.2 Project Financing and Developer Pro Forma

The applicant, Patrick Cibotti, owns the three parcels of land and will incur no acquisition costs. Mr. Cibotti has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project using traditional institutional lender financing from a local commercial bank.

Total Development Cost (soft/hard costs including acquisition): \$4,200,000

Construction Cost (hard cost): \$4,200,000

Disclosure of Beneficial Interest in the Project

- Patrick Cibotti: 100%
839 Albany Street
Boston, MA 02119

Number of Construction Jobs: 30±

Estimated Construction Start: Third Quarter 2016

Estimated Construction Completed: Third Quarter 2017

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 9,108± square feet

Maximum Building Height/Stories: 5 stories, 50'

Number of Residential Units: 14

- 7 two-bedroom units
- 7 three-bedroom units

Unit Descriptions:	Units 1, 5, 9:	3 bedrooms, 1,389 square feet
	Units 2, 6, 10:	2 bedrooms, 1,201 square feet
	Units 3, 7, 11:	3 bedrooms, 1,541 square feet
	Units 4, 8, 12:	2 bedrooms, 1,434 square feet
	Unit 13:	2 bedrooms, 1,673 square feet
	Unit 14:	3 bedrooms, 1,740 square feet

Total of Building Gross Square Footage: 23,496± square feet

Floor Area Ratio: 2.58±

Parking Spaces: 21 garage parking spaces in an at-grade garage.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of a new five-story building to contain 14 residential units and 21 structured parking spaces.

The ground-floor garage will consist of 21 parking spaces with vehicular access from Baker Court and will contain the main residential entry vestibule and lobby on the corner of Willow Court and Baker Court. The first floor will also have a mechanical room, a sprinkler room, and a bicycle storage area. The building will have two egress stairs and elevator which will service the entire building.

There will be a partial basement consisting of an elevator mechanical room, a building mechanical room, and a common trash room for the building.

The second, third, and fourth floors will each contain two two-bedroom units with private balconies on each floor, and two three-bedroom units with private balconies on each floor. The fifth floor (penthouse level) will consist of one two-bedroom unit with a private terrace, and one three-bedroom unit with a private terrace.

The building is currently planned to be a composition of ground-floor level stone block, with brick veneer above on the second, third and fourth floors. The fifth floor (penthouse level) will be a brick veneer on the side elevations and metal siding on the Allstate Road and Baker Court elevations.

The materials and architectural massing have been planned and designed to visually interrupt the massing of the building along its elevations, to be more consistent with neighborhood design. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 50 feet. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project's 21 on-site parking spaces will be accessed via Baker Court, where an existing curb cut will provide garage access. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided. Ample secure space for bicycle storage 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 • Design Review Approval
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

- Parking Garage Related Permits
-

Boston Inspectional Services Department

- 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 a CC (Community Commercial) zoning sub-district of the Dorchester Neighborhood Zoning District, Article 65 of the Boston Zoning Code. The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Regulations of Article 65, Table B (Use Regulations)

Local Industrial Sub-districts

Multifamily Dwelling: Conditional Use

Regulations of Article 65, Table D (Dimensional Regulations)

Community Commercial Sub-District

Maximum Floor Area Ratio:	2.0
Maximum Building Height:	45'
Minimum Lot Size:	None
Minimum Lot Area Per Additional Dwelling Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	50 square feet
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard Setback:	None
Minimum Side Yard Setback:	None

Minimum Rear Yard Setback: 20'

3.2 Proposed As-Built Zoning Conditions

Lot Area: 9,108 square feet -- CONFORMS

Lot Width: 99'-9½" -- CONFORMS

Lot Frontage: 99'-9½" -- CONFORMS

Floor Area Ratio: 2.58 (*variance required*)

Maximum Building Height (feet): 50' (*variance required*)

Building Height (stories): 5 -- CONFORMS

Usable Open Space: 2,748 square feet -- CONFORMS

Front Yard Setback: 1'-5¾" -- CONFORMS

Side Yard Setbacks: 3' & 7' -- CONFORMS

Rear Yard Setback: 6' (*variance required*)

Off-Street Parking Requirements of Article 65, Table G:

1.5 spaces per unit (10+ units)

Total required off-street residential parking: 21 spaces

Total provided off-street residential parking: 21 spaces (*variance required for maneuverability and design arising from tandem parking formation*)

3.3 Zoning Relief Required

Article 65, Section 15: Conditional Use

Article 65, Section 16: Excessive Floor Area Ratio

Article 65, Section 16: Rear Yard Insufficient

Article 65, Section 16: Excessive Building Height

Article 65, Section 16: Insufficient Usable Open Space (*as cited*)

3.4 Building Code Analysis

The construction of the building is expected to be Type 1A for the Ground Floor and Basement levels and Type 3A for Residential Floors 2 through 5.

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

The building will be a mixed use building:

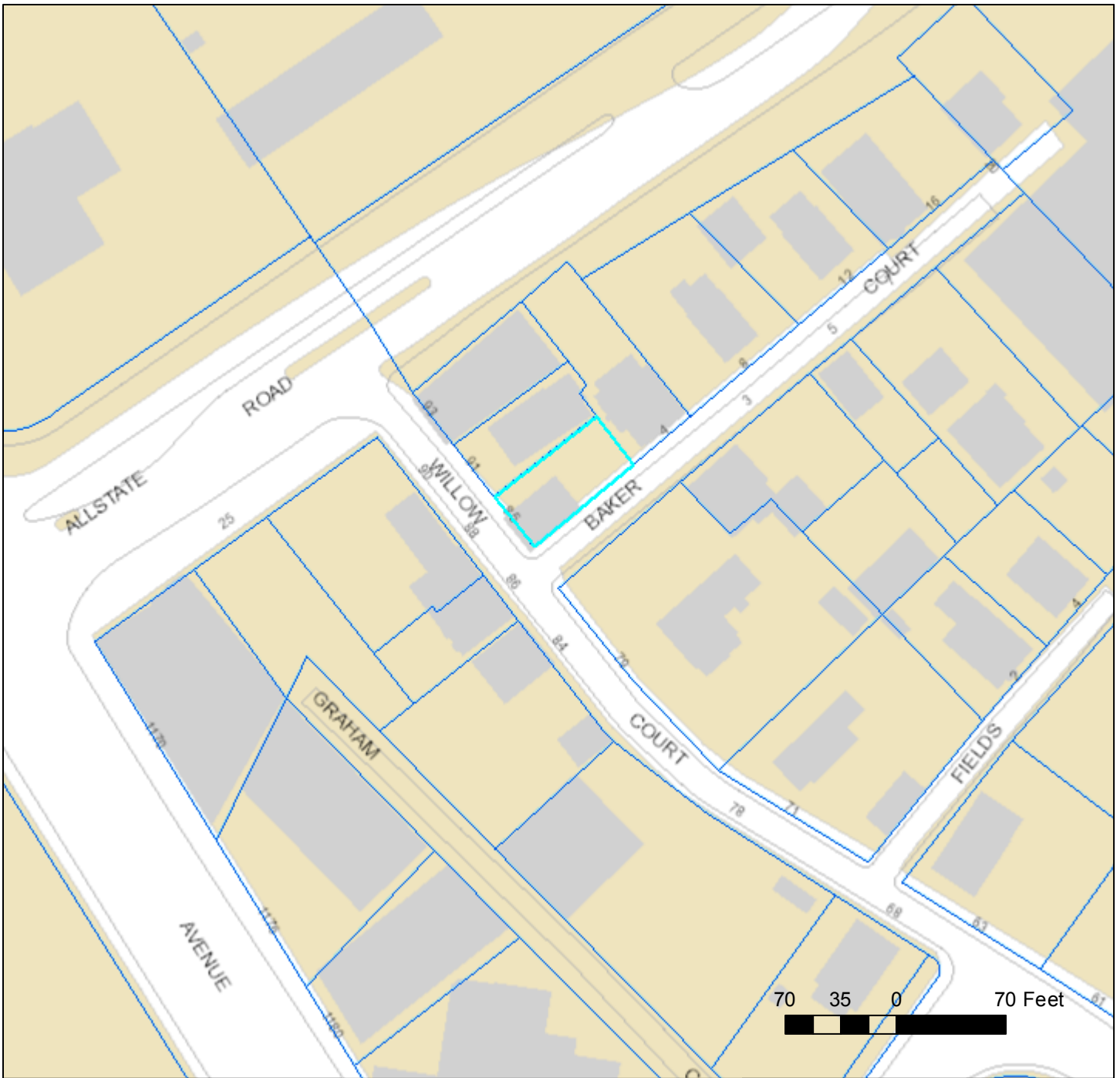
- Multifamily Residential: R-2
- Parking Garage: S-2

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

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS, AND PLANS

Exhibit 1-3:	Assessor's Maps
Exhibit 4:	Site and Neighborhood Context Maps
Exhibit 5:	View of Site from Corner of Willow Court & Allstate Road
Exhibit 6:	View of Site from Corner of Willow Court & Baker Court
Exhibit 7:	Site Plan Showing Existing & Proposed Conditions
Exhibit 8:	Basement Plan
Exhibit 9:	First Floor Plan
Exhibit 10:	Second, Third & Fourth Floor Plans
Exhibit 11:	Penthouse Level and Roof Plans
Exhibit 12:	Baker Court & Allstate Road Elevations
Exhibit 13:	Willow Court & Rear Elevations



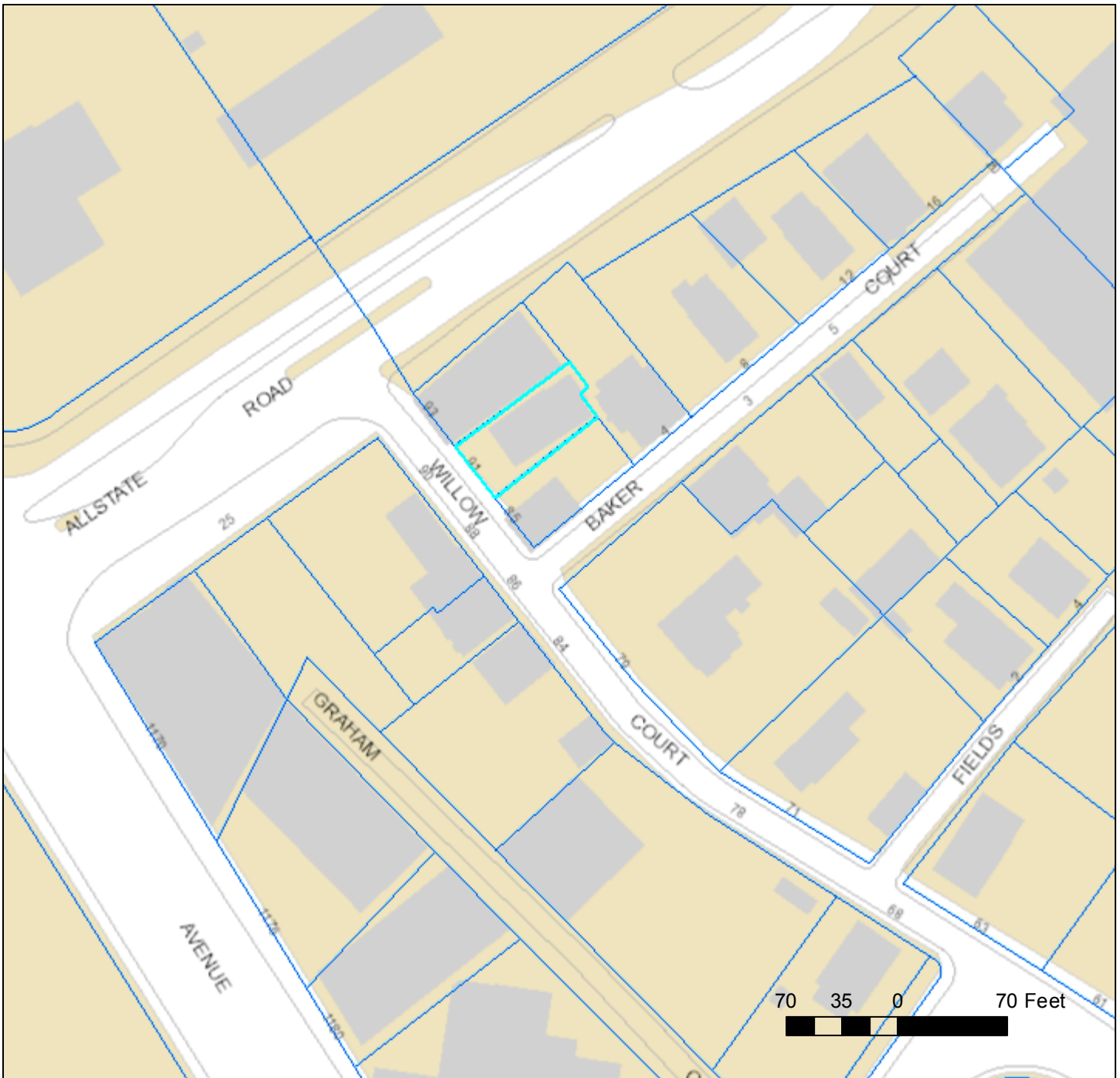
Parcel ID: 0703494000
 Address: 85 WILLOW CT
 Zipcode: 02125
 Owner: CIBOTTI PATRICK TS
 Land Use: C
 Lot Size: 1,659 sq ft
 Living Area: 600 sq ft
 Total Value: \$53,300
 Land Value: \$24,500
 Building Value: \$28,800
 Gross Tax: \$1,573.42



**MAP FOR REFERENCE ONLY
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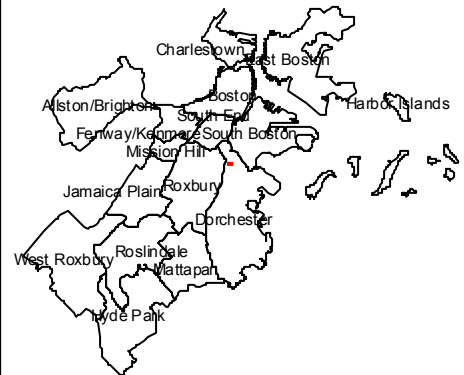


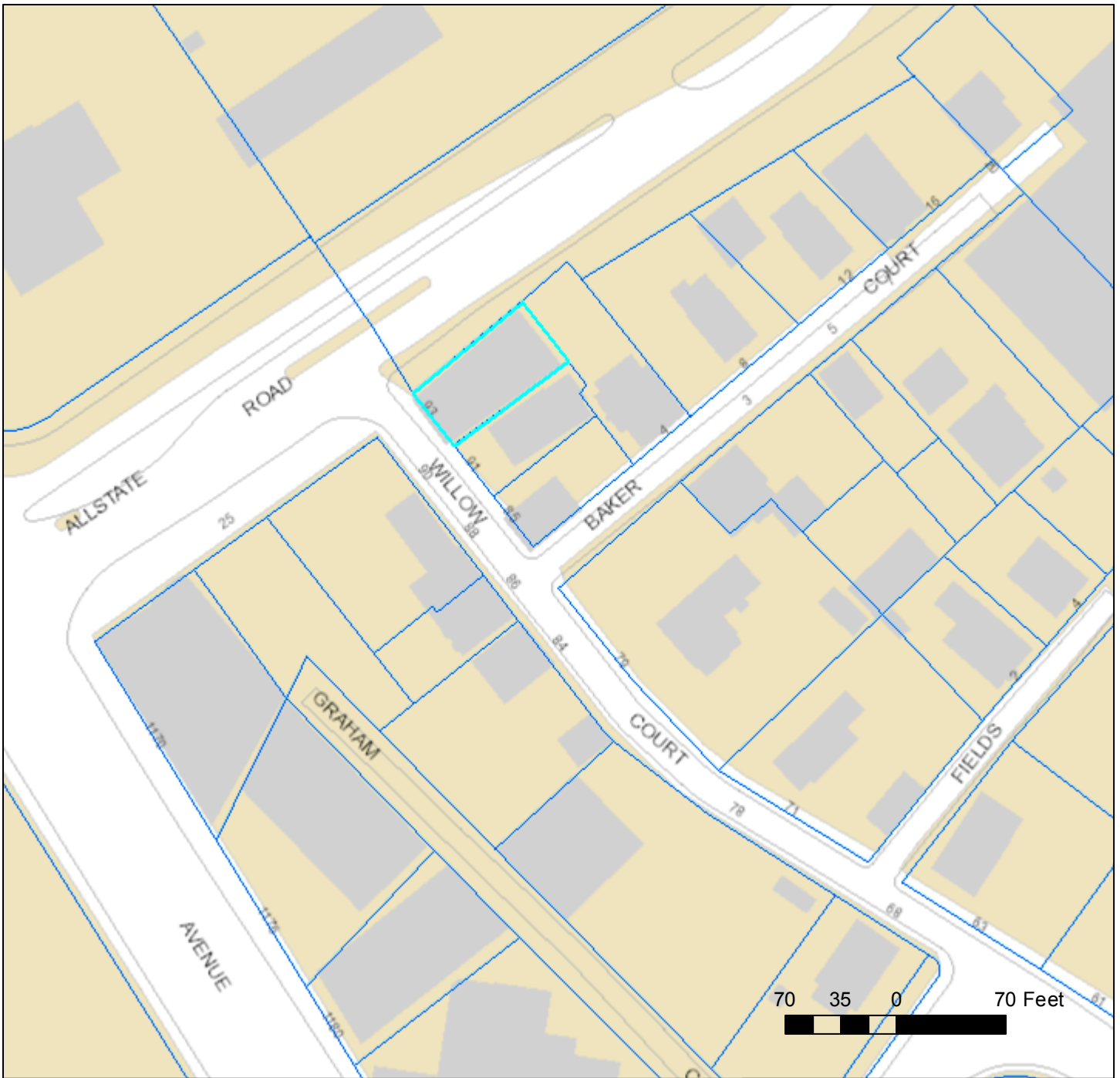
Parcel ID: 0703495000
 Address: 91 WILLOW CT
 Zipcode: 02125
 Owner: CIBOTTI PATRICK W
 Land Use: R1
 Lot Size: 2,203 sq ft
 Living Area: 1,410 sq ft
 Total Value: \$208,200
 Land Value: \$88,000
 Building Value: \$120,200
 Gross Tax: \$2,521.30



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Parcel ID: 0703496000
 Address: 93 WILLOW CT
 Zipcode: 02125
 Owner: CIBOTTI PATRICK
 Land Use: C
 Lot Size: 2,197 sq ft
 Living Area: 1,755 sq ft
 Total Value: \$122,500
 Land Value: \$50,100
 Building Value: \$72,400
 Gross Tax: \$3,616.20



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Exhibit "4" - Site and Neighborhood Context Maps

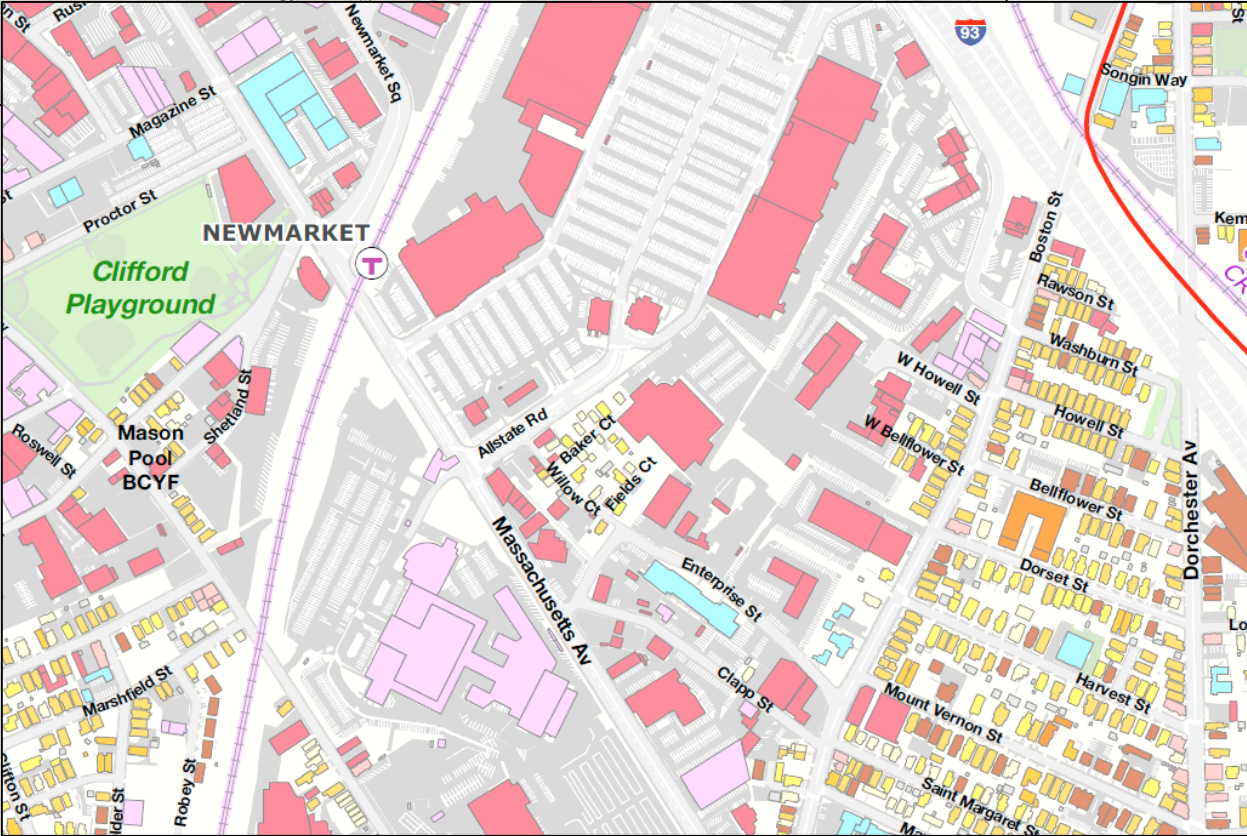
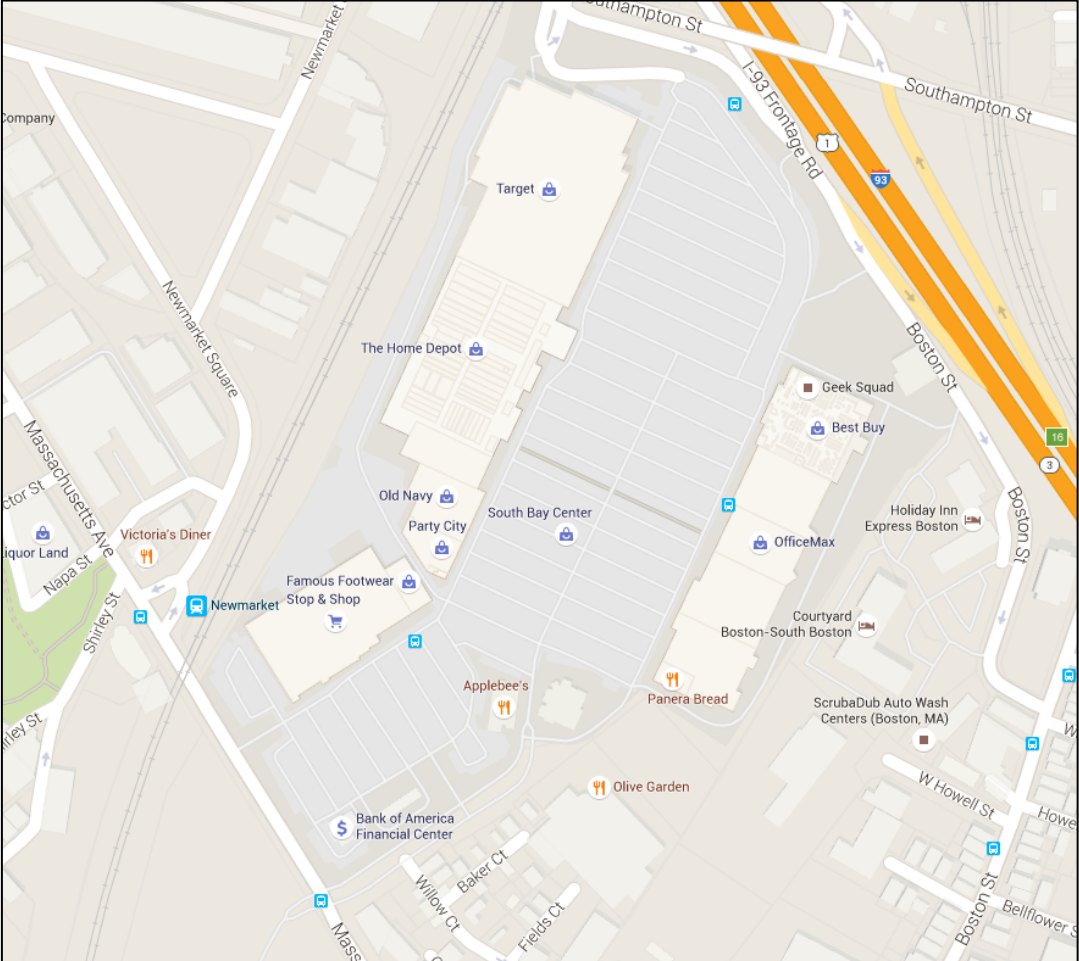


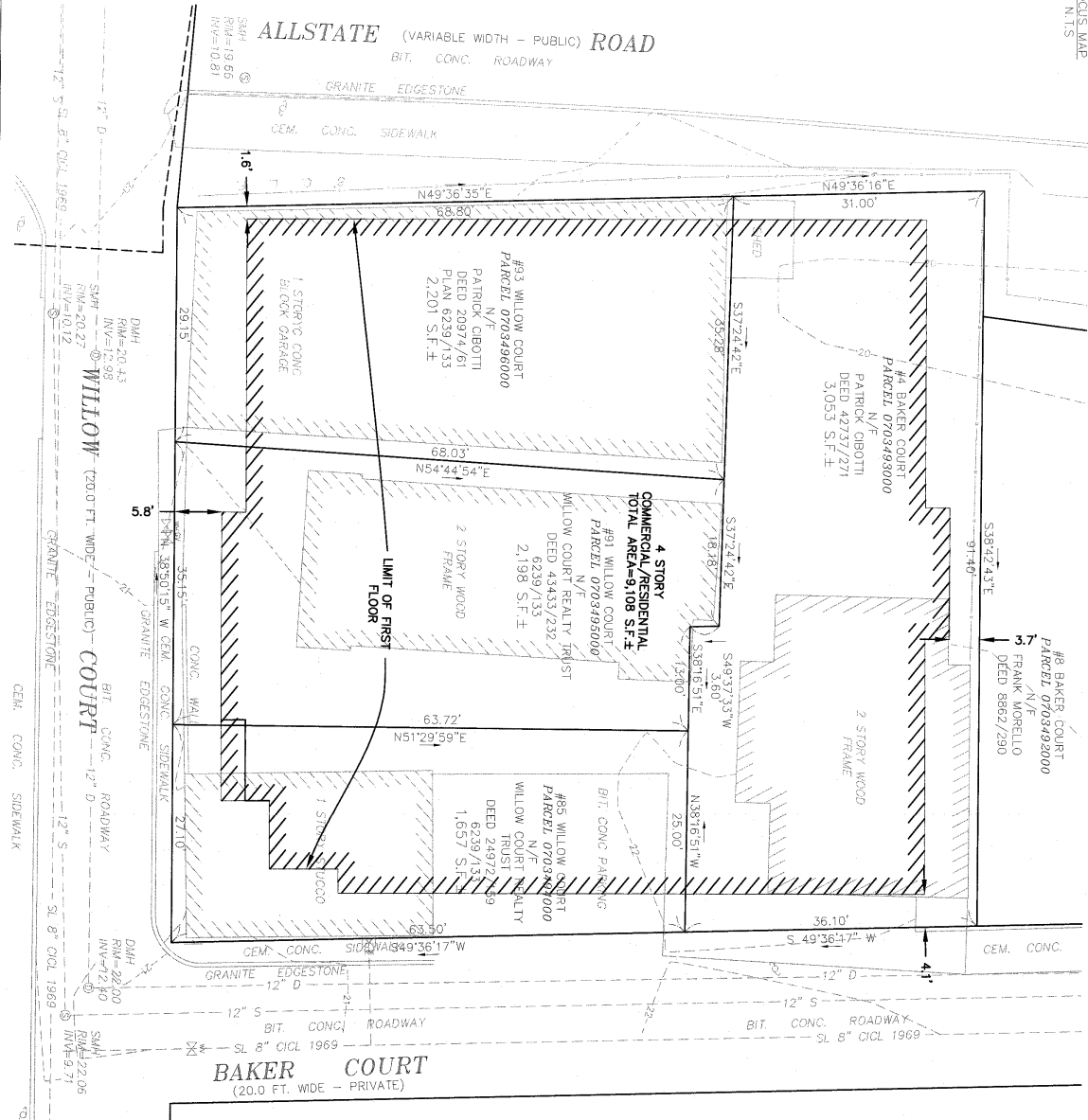
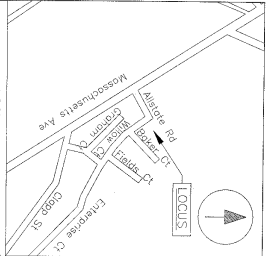
Exhibit "5" - View of Site from Corner of Willow Court and Allstate Road



Exhibit "6" - View of Site from Corner of Willow Court and Baker Court



Exhibit "7" - Site Plan Showing Existing & Proposed Conditions



PLAN OF PROPOSED CONSTRUCTION
85-91 WILLOW COURT & 8 BAKER COURT
BOSTON, MASSACHUSETTS
(ROXBURY DISTRICT)

PREPARED FOR
PAT CIBOTTI
838 ALBANY STREET
BOSTON, MA
617-442-6600

GREATERT BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WESTMOUTH, MA 02189
(781) 551-9188

DATE: JANUARY 8, 2016

SCALE: 1"=10'

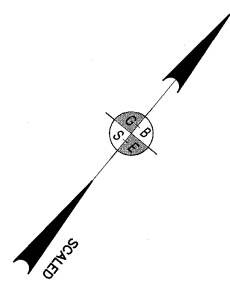
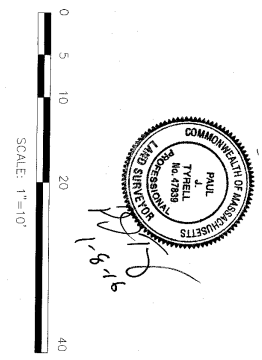


Exhibit "8" - Basement Plan

BASEMENT PLAN

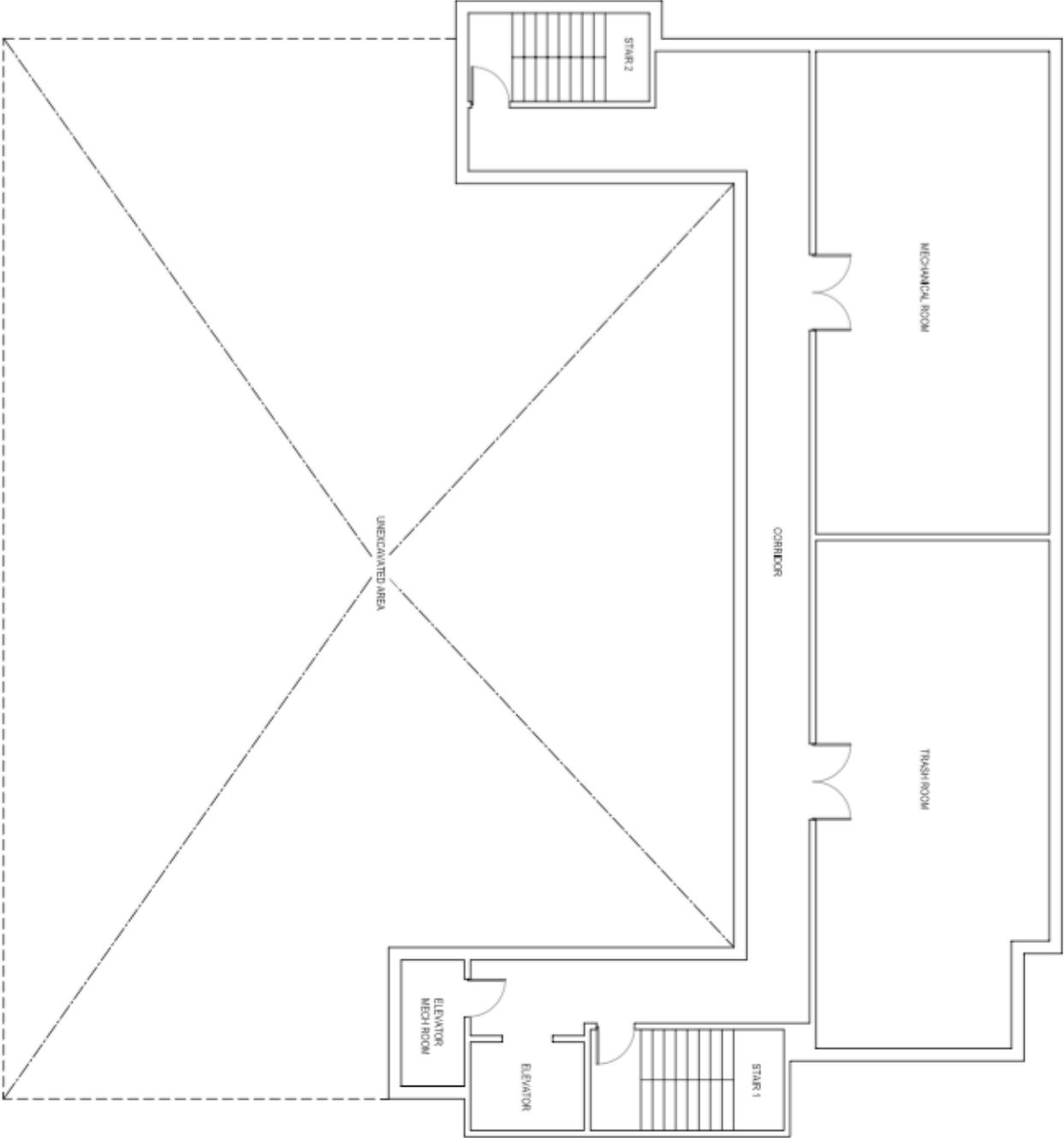
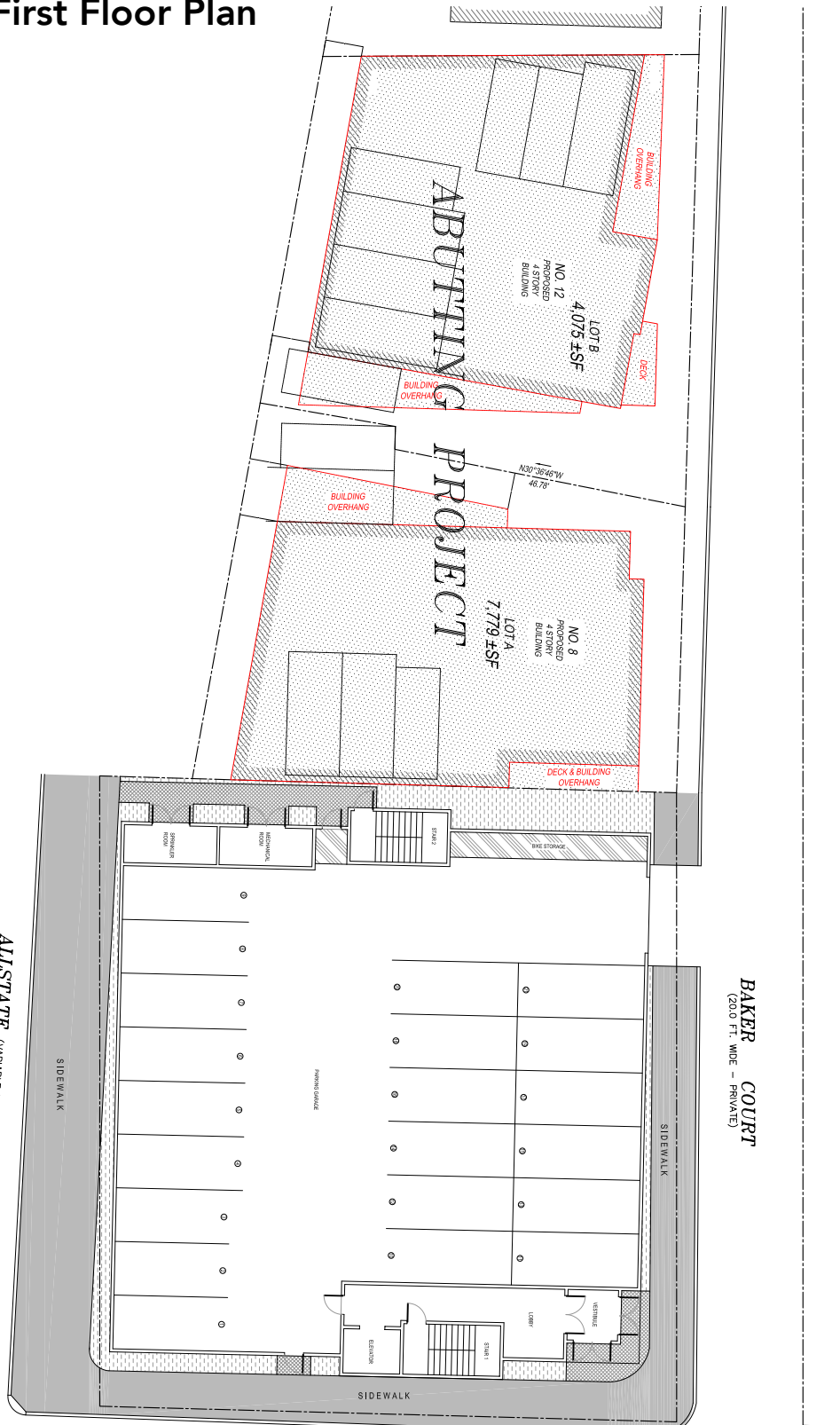


Exhibit "9" - First Floor Plan



ALLSTATE (VARIABLE WIDTH - PUBLIC) **ROAD**
BUCKET PROJECT
BAKER COURT
 (20.0 FT. WIDE - PRIVATE)

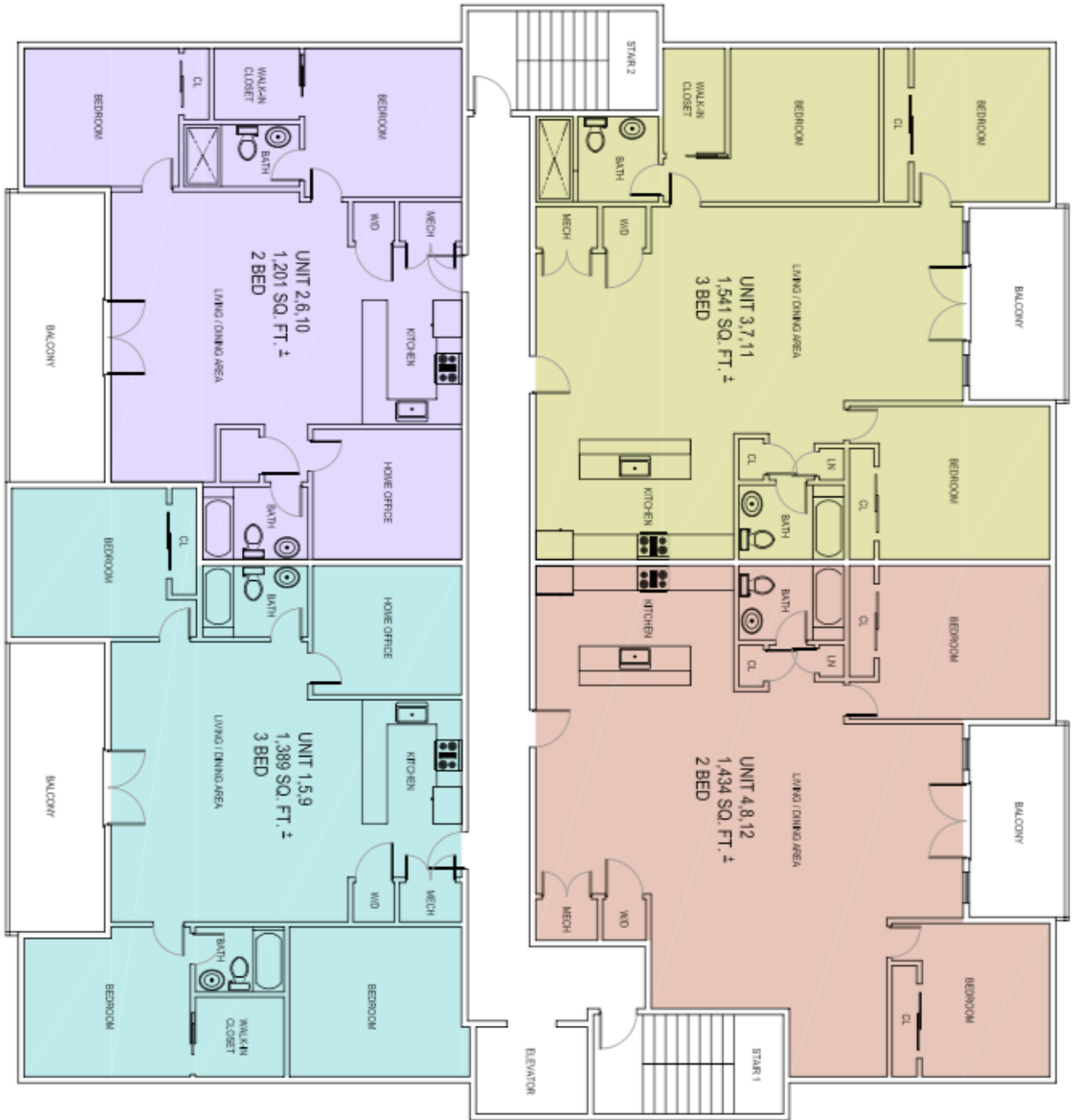
WILLOW (20.0 FT. WIDE - PUBLIC) **COURT**

REV.	DATE	DESCRIPTION
XXX	XXX	XXX

GENERAL NOTE:
 VERIFY AND CORRECT ALL CONDITIONS IN OUR DIMENSIONS SHOWN
 BEFORE CONSTRUCTION OF ANY WORK. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS BEFORE PROCEEDING WITH CONSTRUCTION.

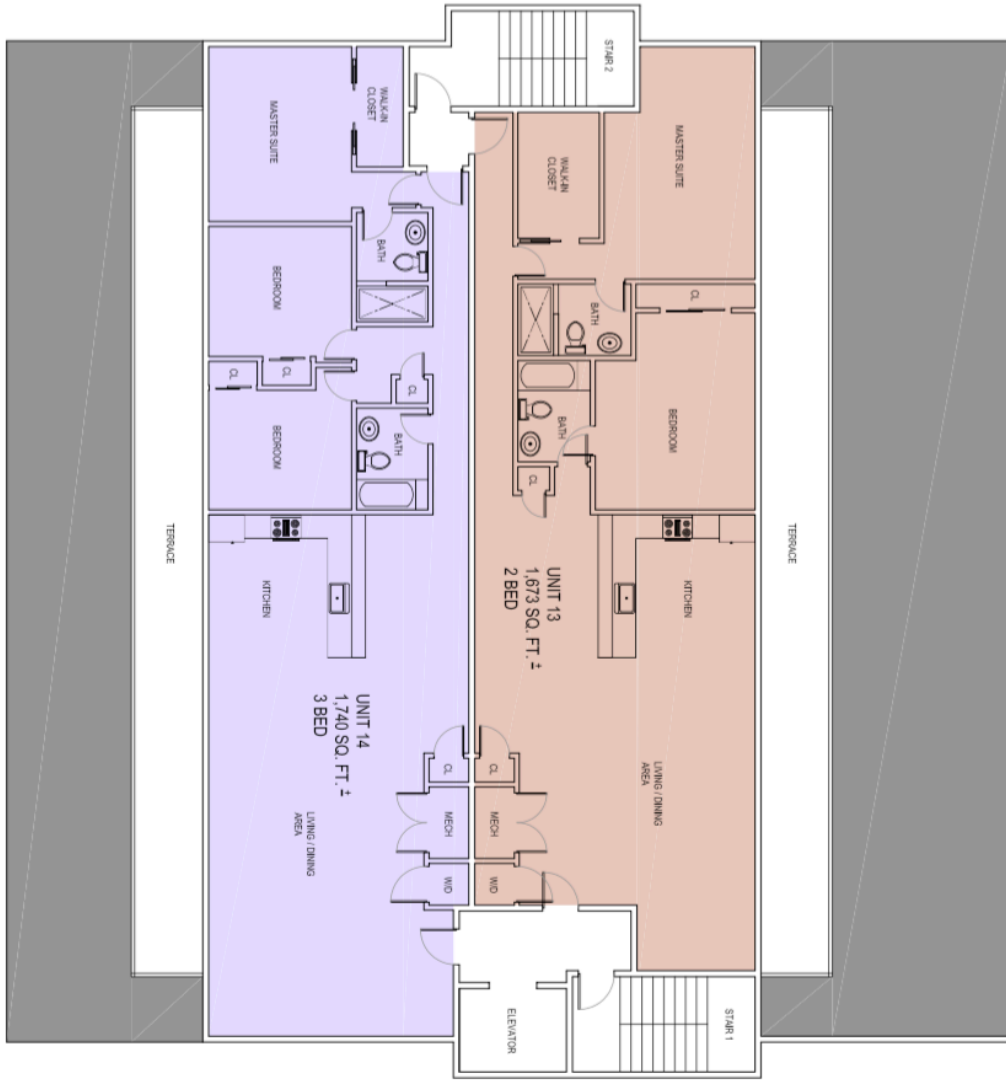
A1	PROPOSED FLOOR PLANS	PROJECT # 144055 DATE: 1-6-16 REV: CD SCALE: 1/8" = 1'-0" DRAWN BY: CD CHECKED BY: R.P.B.	Patrick Cibotti 85-93 Willow Court Dorchester, Ma 02121	<p>RCA, LLC 415 Nipponet Ave. www.rcachristopher.com Telephone: 617-282-9030 Dorchester, Massachusetts 02122 Fax: 617-282-1090</p>
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Exhibit "10" - Second, Third & Fourth Floor Plans

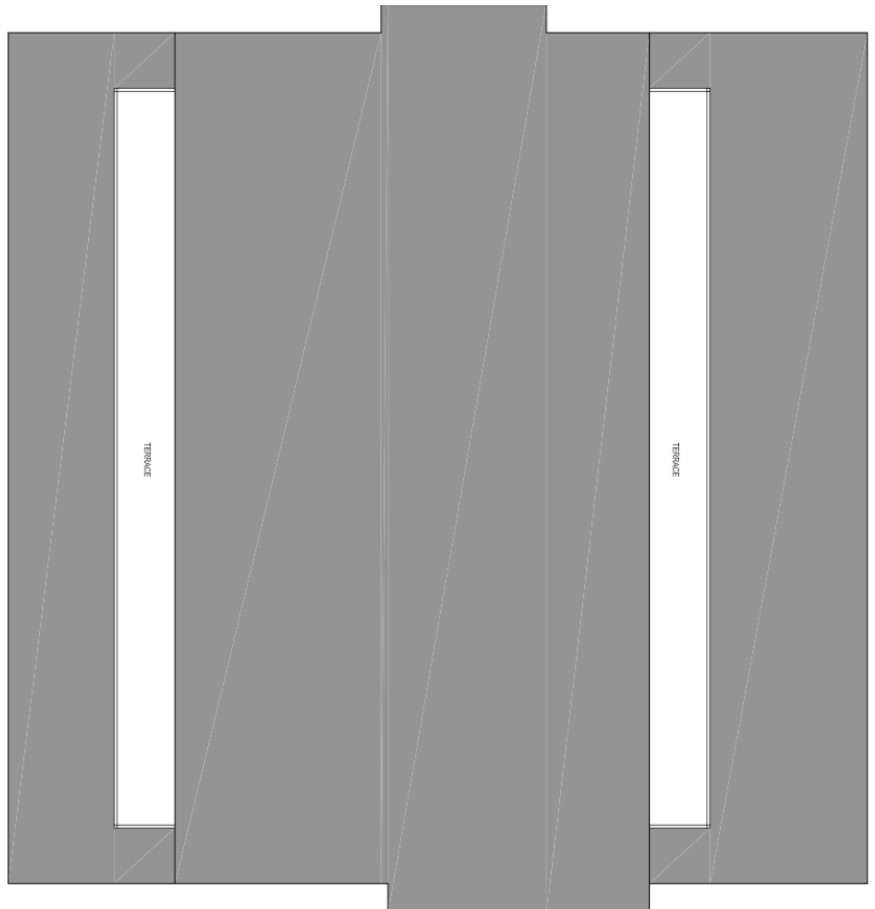


SECOND, THIRD & FOURTH FLOOR PLANS

Exhibit "11" - Penthouse & Roof Plans



PENTHOUSE PLAN



ROOF PLAN

Exhibit "12" - Baker Court & Allstate Road Elevations



WILLOW

Exhibit "13" - Willow Court & Rear Elevations

