

Epiphany School Expansion

232 Centre Street
Dorchester, MA 02124



Application for Article 80 Small Project Review

submitted to:
Boston Redevelopment Authority

submitted by:
Epiphany School, Inc.
154 Centre Street
Dorchester, MA 02124

date:
October 19, 2015

October 19, 2015

By Courier

Edward M. McGuire III
Project Assistant
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, Massachusetts 02201

RE: Epiphany School Expansion Application for Article 80 Small Project Review

Dear Edward,

On behalf of the Epiphany School, please find enclosed ten (10) copies of the Small Project Review Application for the proposed Epiphany School Expansion located at 232 Centre Street in Dorchester. We have also submitted an electronic copy of this application to the Boston Redevelopment Authority's on-line document portal.

Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'ML', with a long, sweeping horizontal line extending to the right.

Michael Lindstrom, AIA, LEED AP

Enclosures

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Project Information

Proposed Project Name:	Epiphany School Expansion
Zoning District:	Dorchester Neighborhood
Sub-District:	2F-5000
Sub-District Type:	Two-Family Residential
Zoning Relief:	Anticipating seeking relief for Use and Stories
Parcel Area:	87,979 sf
Proposed Building Area:	25,220 sf
Proposed Building Height:	34'-8"
Number of Floors:	1 to 3
Ground Floor Use:	Entrance Lobby, Graduate Support, Community Room, Classrooms, Greenhouse, Support Areas, Teacher Housing
Second Floor Use:	Graduate Support, Offices, Teacher Housing
Third Floor Use:	Teacher Housing
Estimated Construction Start:	Summer 2016
Estimated Construction Completion:	Summer 2017

Project Team

Applicant:	Epiphany School, Inc. 154 Centre Street Dorchester, MA 02124 (617) 326-0425 The Rev. John H. Finley IV	Architect:	studioMLA 233 Harvard Street, 32 Brookline, MA 02446 (617) 608-1551 Michael Lindstrom
Owner's Project Manager:	John F. Kennedy 1280 Great Plain Avenue Needham, MA 02492 (781) 267-3711	Legal Counsel:	Goodwin Procter LLP Exchange Place Boston, MA 02109 (617) 570-1000 Robert H. Fitzgerald
Civil Engineer:	Highpoint Engineering, Inc. Canton Corporate Place 45 Dan Road, Suite 140 Canton, MA 02021 (781) 770-0970 Michael Fabbiano	Structural Engineer:	Foley Buhl Roberts & Associates, Inc. 2150 Washington Street Newton, MA 02462 (617) 527-9600 Jonathan D. Buhl

The Epiphany School

Epiphany is an independent, tuition-free school located at 154 Centre Street (aka 55 Sharp Street) in Dorchester serving economically disadvantaged children, as well as children who have been abused and neglected. As a “full-service” school, Epiphany is committed to working with the whole family.

For nearly twenty years, Epiphany has served several hundred children from Dorchester and other Boston neighborhoods. Students are admitted to the Epiphany School through a lottery which includes children who are eligible for free or reduced lunch; admission is also generally automatically extended to the student’s siblings as well. In addition, students are referred to Epiphany from the Department of Children and Families as well as Horizons for Homeless Children. With an intensive 12-hour school day and devoted teachers and staff, including a cohort of Teaching Fellows who are being trained as teachers, Epiphany students achieve grade level performance and leave Epiphany well-equipped to succeed in high school. Graduates then receive abiding support from the school, including over \$100,000 annually in scholarship support as well as tutorial assistance, academic advising, and summer jobs through to college and into the workforce. Indeed, several graduates have completed college and returned to Epiphany to give back to the community by teaching the next generation of Epiphany students.

Epiphany’s facility at 154 Centre Street is teeming with activity and increasingly short on space. As a result, Epiphany has acquired the property located at 218, 220 and 232 Centre Street, just a short walk from the current school house, in order to alleviate its growing pains. In particular, Epiphany has concluded that its students and families are best served by moving the administrative functions and graduate support services out of 154 Centre Street to open up additional space there.

In addition, Epiphany plans to supplement its 17 raised planting beds, where the students and teachers currently grow vegetables six months of the year, with a greenhouse for the year-round study of horticulture. Epiphany also intends to start working with its families earlier and serve younger students with early learning classrooms that will provide automatic admission to (and primarily serve) younger siblings of current students. All of these school functions will remain under the oversight of a single principal, head of school, and board of directors.

Finally, as part of its exemplary educational program, Epiphany provides teaching training opportunities for college graduates through its Teaching Fellows program for college graduates committed to urban education. Epiphany currently provides housing for its Fellows at 232 Centre Street and plans to provide three new housing units for its Teaching Fellows. Initially, this will allow for the relocation of Fellows currently residing in the existing residential space at 232 Centre Street while that space is renovated, but eventually it is anticipated that the Teaching Fellow program will expand to include ten more Fellows.

Project Description

As previously mentioned, Epiphany is the owner of property located at 218, 220 and 232 Centre Street in Dorchester, totaling approximately 87,979 square feet (the "Property"). The Property is currently improved with a three-family dwelling and garage (218 Centre Street) and an existing two-story brick building known as the former Industrial School for Girls (232 Centre Street) (collectively, the "Existing Buildings"). The Existing Buildings presently house teachers of Epiphany's middle school students.

Epiphany's proposed project on the Property consists of the construction of a new one-to-three story structure containing approximately 25,220 square feet of space for: (1) school administration, (2) graduate support and family services; (3) a greenhouse and outdoor gardening area for middle school students; (4) three dwelling units for Teaching Fellows; (5) the early learning classrooms, primarily serving siblings (up to five years of age) of middle school students and their families; and (6) forty-two (42) off-street parking spaces and related courtyard, landscaping and other improvements (collectively, the "Project").

Zoning Review

The Property is located within the Dorchester Neighborhood District's 2F-5000 subdistrict, the same subdistrict as Epiphany middle school which was authorized as a conditional use (elementary or secondary school) by the Board of Appeal in 2000. See BZC 21492; Permit # 5107/00 (December 5, 2000). Within the 2F-5000 subdistrict, elementary school and secondary schools continue to be allowed as a conditional use.

Multi-family residential uses are forbidden in the 2F-5000 District; however, residential uses providing no more than two dwelling units in the same building are allowed as of right. Because the Project includes three dwelling units within the new building, a variance will be required to allow three dwelling units in the same building as well as the associated accessory parking.

According to the Site Plan, the Project complies with all applicable dimensional requirements except for maximum number of stories (2.5). The Project proposes a one- to three-story building which exceeds the maximum story limitation of 2.5 stories and, therefore, requires a variance from this requirement. Notably, the height of the building is consistent with the maximum height allowed of 35 feet.

Thus, it is anticipated that the Project will require zoning relief from the Board of Appeal.

Anticipated Permits and Approvals

The public approvals expected to be required for the Project are identified in the table below, which is a preliminary list based upon the current Project design; however, it is possible that some of the permits or approvals listed will not be required, or that additional permits or approvals will be necessary to complete the project.

Agency	Permits/Approvals
Boston Redevelopment Authority	Article 80 Small Project Review (Certificate of Compliance)
Boston Zoning Board of Appeal	Conditional Use Permits, Variances (as needed)
Boston Landmarks Commission	Design Review (Certificate of Appropriateness)
Boston Transportation Department	Curb Cut Permit
Boston Water and Sewer Commission	Site Plan Approval for Water and Sewer Connections
Boston Fire Department	Approval of fire safety equipment
Boston Department of Public Works Public Improvements Commission	Permits for street occupancy and opening permit (if necessary); sidewalk improvements; curb cuts
Boston Department of Inspectional Services	Building permit(s) Certificate(s) of Occupancy

Traffic Impact

Being sensitive to the fact that the Property is located within a residential neighborhood, a design objective was to provide enough on-site parking to ensure staff and guests would not impact the available parking for residents of the neighborhood; the Project provides more than the minimum parking required under applicable zoning requirements in order to achieve this goal. Additionally, the proposed plan incorporates a loading space to keep delivery trucks from idling on the residential street.

Expected traffic generated by the Project is atypical of most educational facilities as there will not be a regular stream of busses at drop off and pick up times. Instead, most parents and students will arrive either by foot from the nearby bus/train stops or the existing schoolhouse, or by personal vehicle. Occasionally vans may be utilized for arranged off-site educational trips.

The facility's hours of operations are expected to be from 7:00 am to 8:00 pm during the week, with occasional weekend functions. Evening activities during the week include: graduate support, teacher professional development, and parenting and adult education classes. Epiphany anticipates there will be staggered arrivals and departures throughout the day such that impacts to peak traffic times are minimal. Epiphany will also make efforts to arrange its schedule so as to minimize conflicts with the neighboring Henderson School's schedule. This approach, along with the ample parking provided, will minimize congestion on the street and reduce the impact to neighbors.

Design Process

The Property is a large, wooded site containing a historic building formerly known as the Industrial School for Girls. The design process for the center began with investigating ways to keep the existing structure, currently being utilized as teacher housing for the Epiphany School, intact while being sensitive to its historic significance. Additionally it is important to the program that the children who will be attending have access to quiet, natural spaces away from the activity of the street. This site is unique as it contains many mature trees, something not typically found in dense urban settings, and early on it became clear that efforts would need to be made to retain as many trees as reasonably possible.

With these goals in mind our design objectives became the following:

1. Do not obstruct the front view of the former Industrial School for Girls.
2. Protect and preserve as many mature trees as reasonably possible.
3. Place new classrooms at the rear of the site so they have a relationship to the wooded areas
4. Minimize street presence to integrate into the existing scale/rhythm of the neighborhood
5. Utilize residential materials and detailing to compliment the existing architecture of the community

These design guidelines lead us to an inverted “L” shaped building, with the narrowest width of the building along the street and reaching north on the site and east behind the existing building. We aimed to keep the housing component of the program along the street, the office and graduate support functions in the middle of the building, with the classrooms nestled in the back of the site. This layout allowed us to create a series of courtyards between the new and existing structures as a way to respect and incorporate the historical building.

The teacher’s housing component has its own residential scale entrance at the street, while the main entrance for the building is further into the site, in the Entry Courtyard between the new and old buildings. This allows groups to gather near the entrance away from the street for both safety and in respect of the residential neighborhood. Landscaping and pathways will help direct visitors to the main entrance.

Community Outreach

Epiphany has regularly engaged the community by attending local civic association meetings for several years to keep the community informed about the Epiphany School. As the design has developed, Epiphany has also hosted meetings for neighbors at the School as well as had neighbors graciously host meetings at their homes to discuss the plans and goals of the Project. Additionally there have been multiple leaflet drops and the school’s plans have been covered in the Dorchester Reporter as a way to reach community members who have been unable to attend the meetings.

The development team has listened closely to the concerns and suggestions voiced by neighbors in the various meetings and has worked diligently to respond to and incorporate their contributions. We feel that the Project is stronger having received so much feedback from the community.

Project Documentation

Existing Conditions

Locus Plan

Site Plan

Civil Layout & Materials Plan

Floor Plans

Building Elevations

Building Views



View Up Street



Front Yard



Neighbors - Adjacent



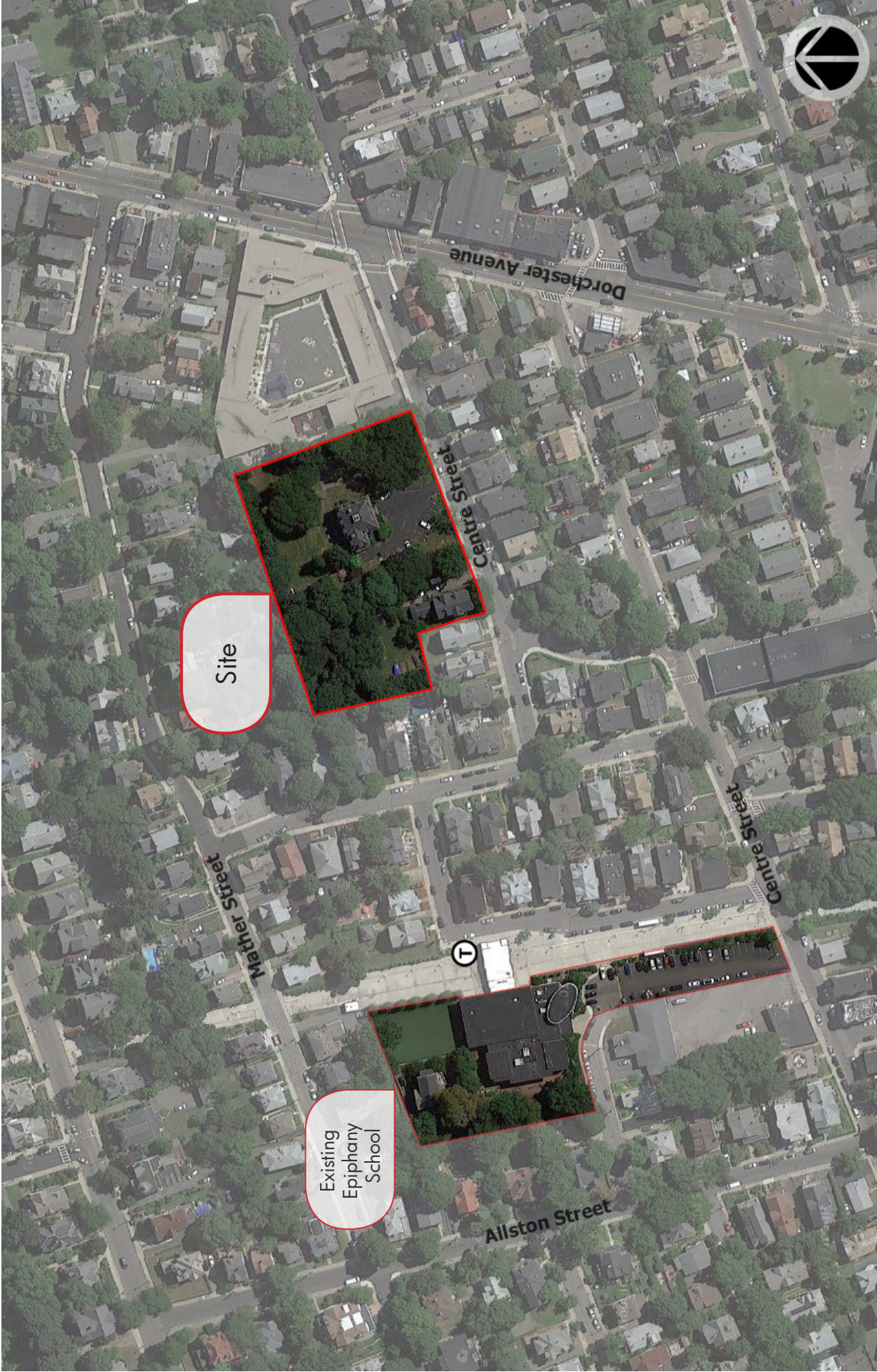
Neighbors - Across



Front Yard - Looking NW

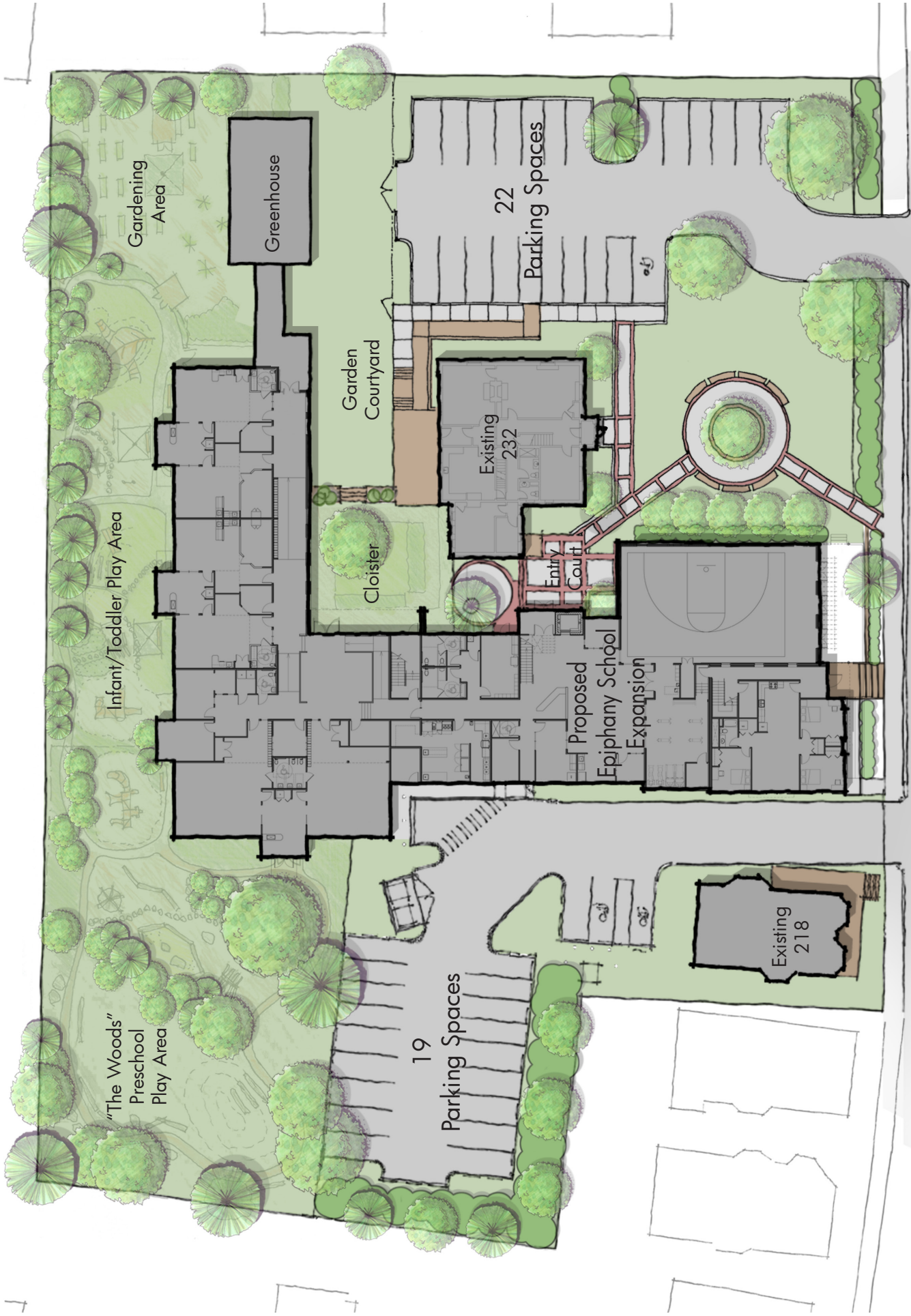


Back Yard - Looking NE



Site

Existing Epiphany School



ZONING SUMMARY CHART

CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA (MIN)	5,000 SF	87,893 SF	NO CHANGE	YES
LOT WIDTH (MIN)	30 FT	293.3 FT	NO CHANGE	YES
LOT DEPTH (MIN)	30 FT	250 FT	NO CHANGE	YES
1.5X SIDE SETBACK (MIN)	5 FT	25 FT	NO CHANGE	YES
1.5X REAR SETBACK (MIN)	5 FT	25 FT	NO CHANGE	YES
BUILDING HEIGHT (MAX)	21 STOREYS 65 FT	2 STOREYS 28 FT	3 STOREYS 34 FT	NO
FRONT YARD DEPTH (MIN)	15 FT	10.5 FT	11.8 FT (R)	NO (R)
REAR YARD DEPTH (MIN)	10 FT	30 FT	32.7 FT (R)	YES
REAR YARD DEPTH (MIN) BY ACCESSORY BLOCK (MAX)	25%	0%	NO CHANGE	YES

- THE ZONING REQUIREMENTS NOTED ABOVE ARE BASED ON THE DOCUMENT ENTITLED ARTICLE 66, DORCHESTER NEIGHBORHOOD DISTRICT ARTICLE INSERTED ON JULY 17, 2022.
- SECTION 66.01 OF THE ZONING CODE REQUIRES THAT THE MAIN ENTRANCE OF A DWELLING FACE THE FRONT LOT LINE.
- THE ZONING DEPARTMENT HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT THE PROJECT COMPLETION OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ZONING AND SUBORDINATE REGULATIONS. THE PROJECT WILL BE SUBJECT TO THE ZONING DEPARTMENT'S REVIEW AND APPROVAL. THE PROJECT WILL BE SUBJECT TO THE ZONING DEPARTMENT'S REVIEW AND APPROVAL. THE PROJECT WILL BE SUBJECT TO THE ZONING DEPARTMENT'S REVIEW AND APPROVAL.
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VEHICULAR PARKING REQUIREMENTS

DESCRIPTION	CALCULATION	AREA UNITS	REQUIRED	PROPOSED
ELEMENTARY OR SECONDARY SCHOOL	67.99 / 1,000 S.F.	20,823 S.F.	19 SPACES	--
LODGING HOUSE	0.5 SP. UNIT	8 UNITS (2)	4 SPACES	--
1 TO 9 RESIDENTIAL UNITS	1.5 SP. UNIT	6 UNITS (2)	9 SPACES	--
TOTAL		TOTALS:	32 SPACES	42 SPACES

1. TWO NEW SELF-STORAGE UNITS LOCATED IN LODGING HOUSE AT 232 CENTRE STREET, 1900' x 4.5 UNITS PER ARTICLE 66. TABLE F, NOTE 2 (R) OF BOSTON ZONING CODE.

2. INCLUDED 3 NEW UNITS IN PROPOSED BUILDING PLUS 3 EXISTING UNITS AT 218 CENTRE STREET.

PARKING SUMMARY (R)

DESCRIPTION	REQUIRED	PROVIDED	REQUIRE	PROPOSED
REQUIRE SPACES	32 S.F.	42 S.F.	10	10
COMPACT PARKING SPACES	11	21	10	10
STANDARD ACCESSIBLE PARKING SPACES	2	2	2	2
TOTAL SPACES	45	64	22	22

1. FIFTY PERCENT OF PARKING SPACES PROVIDED MAY BE COMPACT SPACES AS OF RIGHT PER ARTICLE 66, SECTION 66.14.5 (R)

PARCEL OWNERSHIP SUMMARY (R)

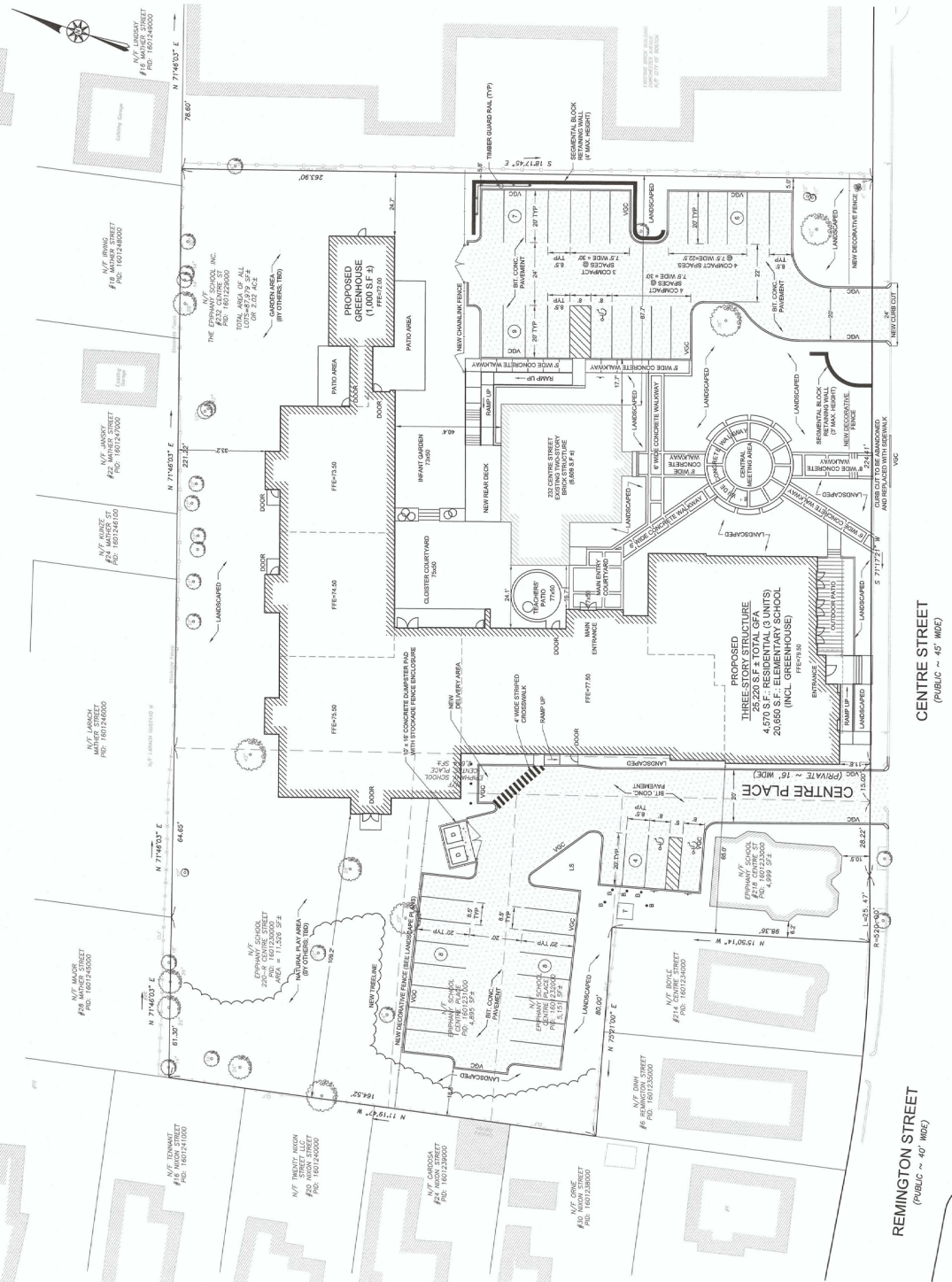
LOCATION: CITY OF BOSTON, DORCHESTER NEIGHBORHOOD

PARCEL ID	CURRENT RECORD OWNER	ADDRESS	LOT AREA (PER ASSESSMENT)
1601235000	THE EPHRAIM SCHOOL INC.	214 CENTRE STREET	11,508 S.F.
1601235000	THE EPHRAIM SCHOOL INC.	216 CENTRE STREET	11,508 S.F.
1601235000	THE EPHRAIM SCHOOL INC.	218 CENTRE STREET	4,989 S.F.
1601235000	THE EPHRAIM SCHOOL INC.	218 CENTRE STREET	4,989 S.F.
1601235000	THE EPHRAIM SCHOOL INC.	19 WISE PRIVATE HWY	2,418 S.F.

1. THE SUBJECT PROPERTY IDENTIFIED AS SHOWN BASED ON THE CITY OF BOSTON ASSESSORS ONLINE DATABASE AS OF 7/21/22.

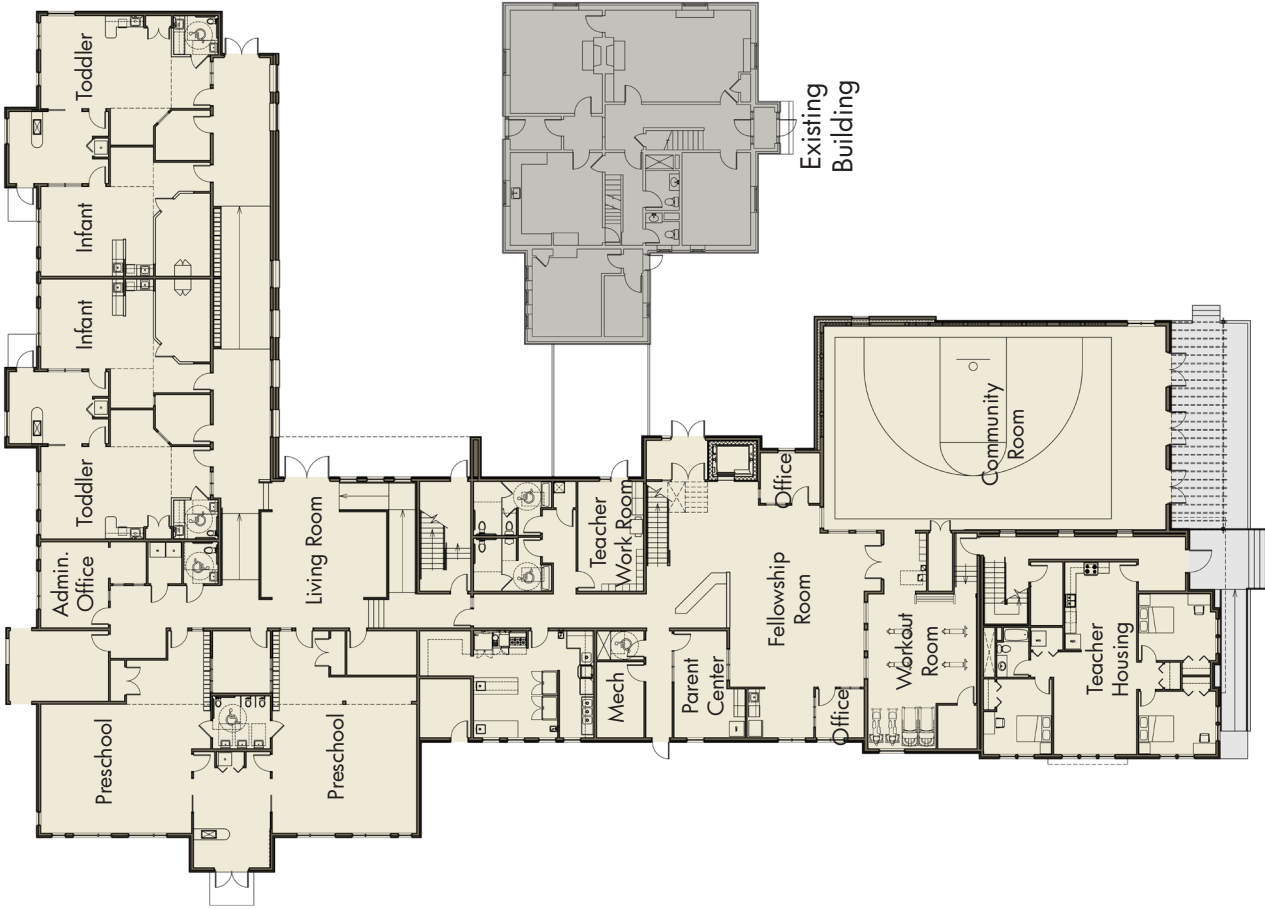
GENERAL NOTES

- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A PRIMARY SOURCE OF RECORD FOR THE DORCHESTER NEIGHBORHOOD DISTRICT ARTICLE INSERTED ON JULY 17, 2022.
- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON RECORDS ON FILE AT THE CITY OF BOSTON RECORDS DEPARTMENT. FIELD SURVEY SERVICES IN JULY 2020.
- AMBITTER IDENTIFICATION WAS TAKEN FROM CITY OF BOSTON RECORDS DEPARTMENT. FIELD SURVEY SERVICES IN JULY 2020.
- FLOORPLAN INFORMATION WAS OBTAINED FROM THE CITY OF BOSTON RECORDS DEPARTMENT. FIELD SURVEY SERVICES IN JULY 2020.

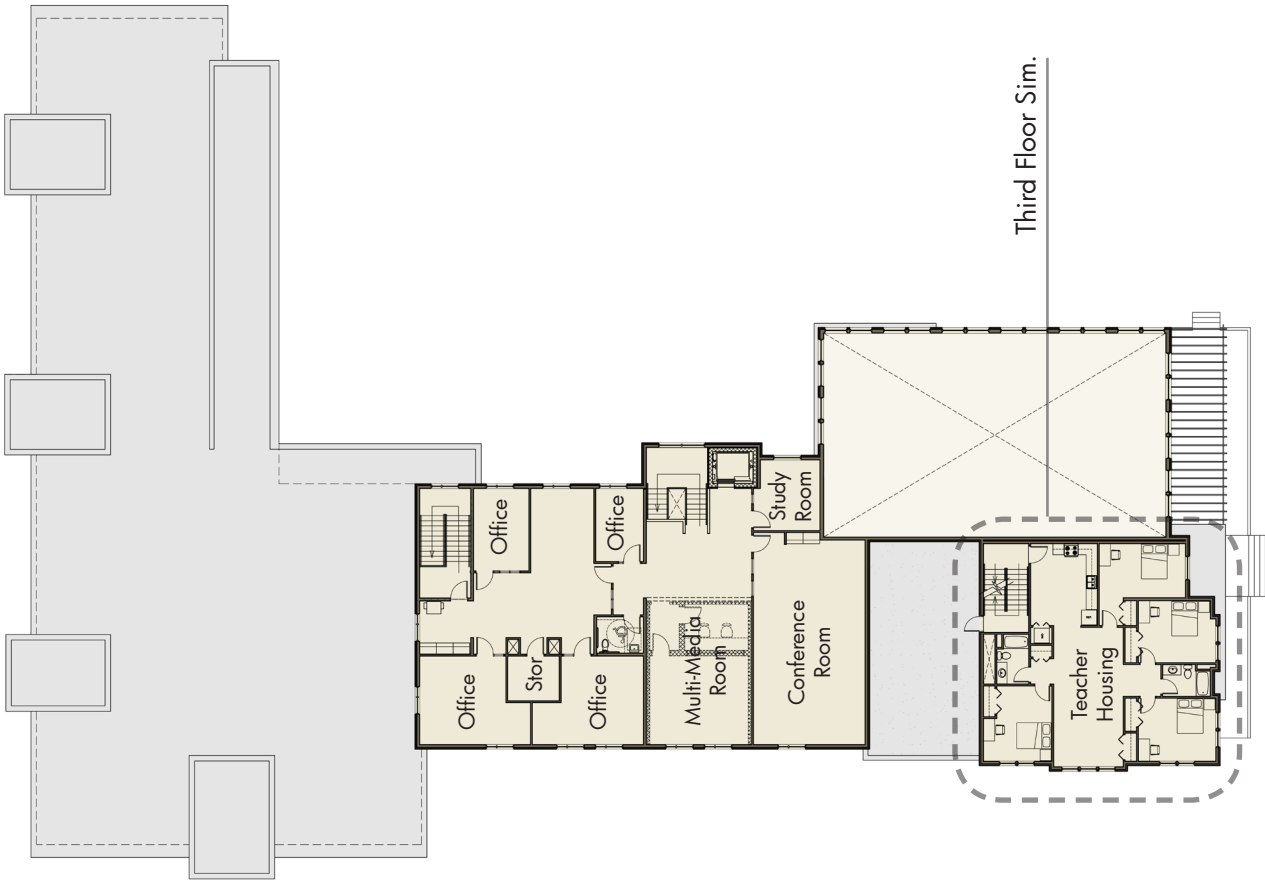


SYMBOL LEGEND

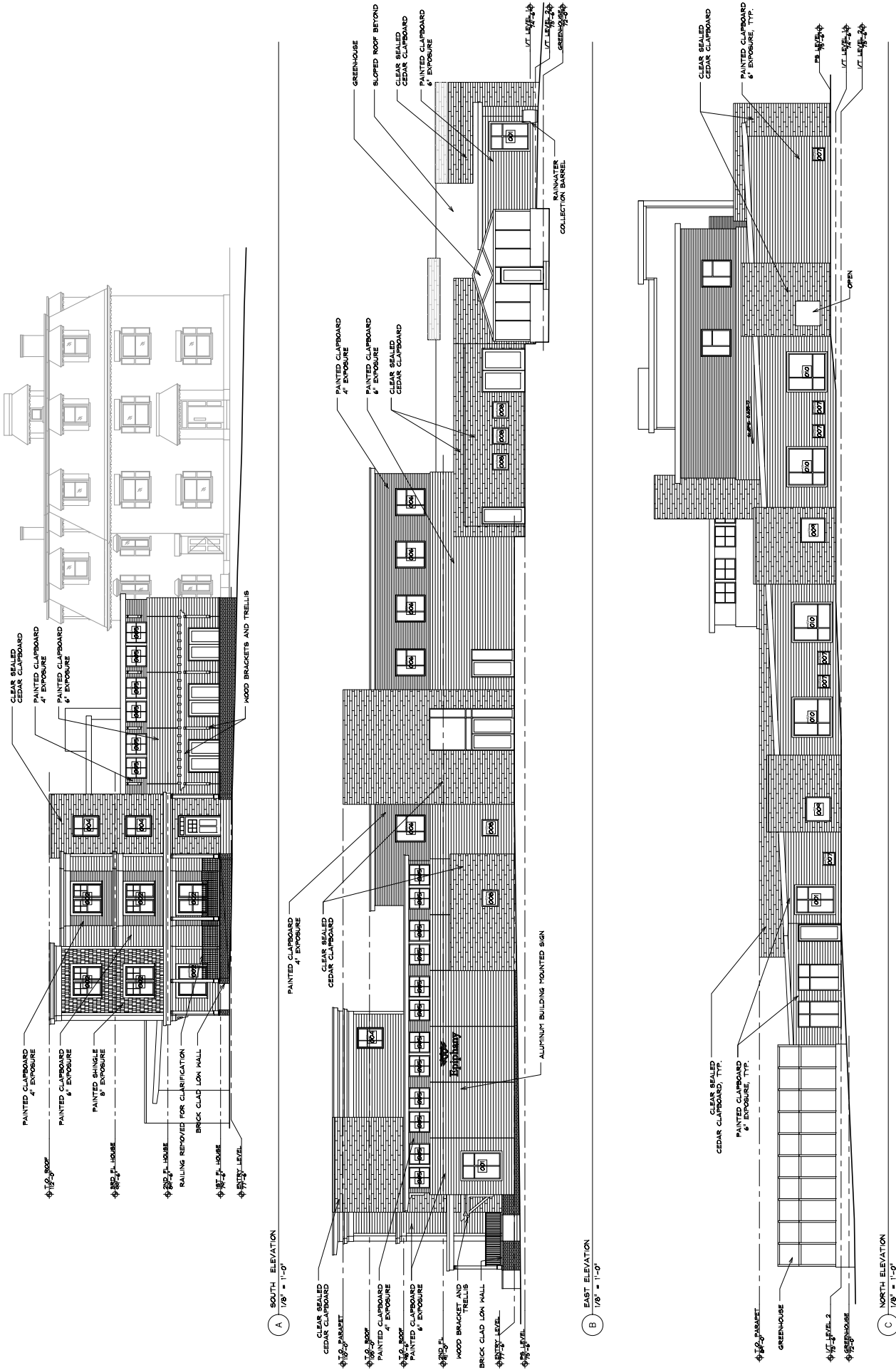
●	ISOLAND
○	VERTICAL GRANITE CURB
▭	HANDICAP PARKING SPAC
▭	HANDICAP PARKING STALL
▭	LANDSCAPE AREA
▭	PARKING COUNT
▭	DUAL LAMP POST LOCATION
▭	STORAGE FENCE ENCLOSURE
▭	BITUMINOUS CONCRETE PAVEMENT
▭	TRANSFORMER PAD
○	EXISTING TREE TO REMAIN



First Floor Plan



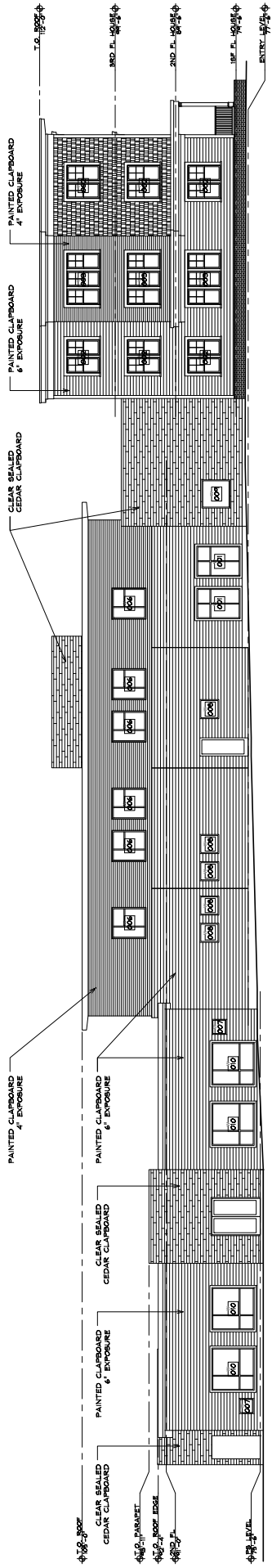
Second Floor Plan



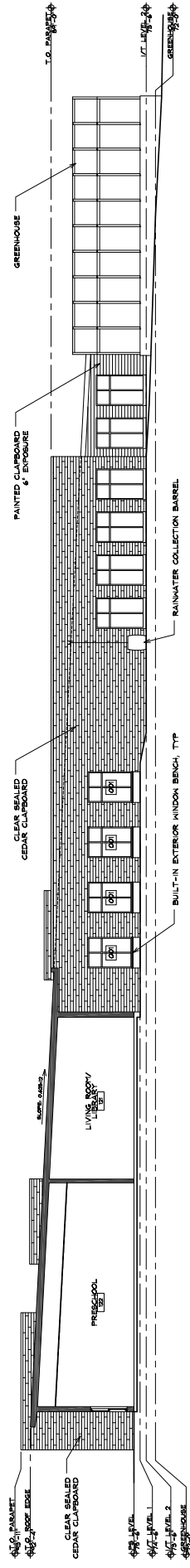
(A) SOUTH ELEVATION
1/8" = 1'-0"

(B) EAST ELEVATION
1/8" = 1'-0"

(C) NORTH ELEVATION
1/8" = 1'-0"



A WEST ELEVATION
1/8" = 1'-0"



B SOUTH ELEVATION/SECTION
1/8" = 1'-0"



← 214
Centre Street

Epiphany School Expansion Site
218 & 232 Centre Street

Henderson
School →

Street Elevation



SE View - Community Room



SW View - Teacher Housing



NE View - Classroom Wing & Greenhouse



NW View - Classrooms

