

# Project Notification Form



## **Lucky Strike Residency Project** **289 Adams Street, Dorchester**

*Submitted to:*

Boston Redevelopment Authority  
City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

*Submitted by:*

Lucky Strike Development, LLC  
15 Neponset Avenue  
Dorchester, MA 02122

November, 2013

**Article-80  
Small Project Review  
Application**

---

**Lucky Strike Residency Project  
289 Adams Street, Dorchester**

*Submitted to:*

Boston Redevelopment Authority  
City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

*Submitted by:*

Lucky Strike Development, LLC  
15 Neponset Avenue  
Dorchester, MA 02122

*Prepared by:*

Lucky Strike Development, LLC  
15 Neponset Avenue  
Dorchester, MA 02122

*In Association with:*

Davis Square Architects  
Devellis Zrein, Inc.

November, 2013

# Table of Contents

---

1. Proposed Project Overview
2. Proposed Project
3. Project Team
4. Project Neighborhood and Location
5. Development Context
6. Project Community Benefits
7. Zoning Analysis
8. Building Code Analysis
9. Project Development Budget

## **Exhibits**

Area Zoning Map

Current Pictures and Surrounding Area

Proposed Site Plans

Architectural Plans

Other Attachments

Relationship Letter from Bank  
Community Letters of Support

## 1. Proposed Project Overview

Project Name: Lucky Strike Residency Project  
Location: 281 - 289 Adams Street, Dorchester  
Parcels Number: Parcel #1 16-00612-000 – Parcel #2 16-00613-000  
Parcel #3 16-00614-000 – Parcel #4 16-00615-000

Project Description: Construct a new mixed used wood-frame building with 4 commercial spaces, 19 market rate rental, 3 affordable rental housing units, & 14 off street parking spaces, (1 ADA compliant).

**Lot Area: 21,796 SF**

Number of Commercial Retail Spaces & Residential Dwellings: 4 retail spaces  
22 units, 19 market rate & 3 affordable units

Proposed Building Footprint: 9,684 GSF

### Floor Area

Basement Floor: Re-used partial basement 750 GSF  
Ground/First Floor: 9,684 GSF (retail spaces 7,875 & lobby 1,809 GSF)  
Second Residential Floor: 10,488 GSF  
Third Residential Floor: 10,488 GSF

**Proposed Total Gross Floor Area: 31,410 GSF**

Proposed Gross Floor Area: 9,684 GSF

**FAR: 1.45**

Housing Unit Configurations: Studios: 2 units  
One Bedroom: 12 units  
Two Bedrooms: 8 units

Proposed Building Height: 36'-6"

Number of Stories: 3 Stories

Area Zoning: Dorchester Neighborhood District



## **2. Proposed Project**

Project Name: Lucky Strike Residency Project

Location: 281-289 Adams Street  
Dorchester, MA 02122

The proposed mixed used building includes 4 commercial spaces, 22 units of residential apartments (19 market rate and 3 affordable), and 14 Off-Street parking spaces. The building will be a 3-story wood-frame structure at the corner lot of Park, Adams, and Lincoln Street. The building will be constructed above grade. The first floor will be four (4) commercial spaces; the second and third floor will be 22 rental residential apartment units. There will be paved parking lot for 14 Off-Street parking spaces. Access to parking lot from paved driveway on Adams Street and to exist on to Park Street.

The exterior of the new structure will be a combination of brick, large glass windows and clapboard and decorative design reveal elements at the top of the structure. The first floor front and its both sides building façade will be brick with large glass windows to provide the front with a main street feeling. The front building will provide a set back to widen the sidewalk. Also, the front façade will incorporate with five set back bays that act to give characters and definition of a better changing neighborhood. The proposed project design will also construct a small open green garden space and it is much needed for this dense neighborhood. Project will provide generous lighting to better serve its surrounding community.

The 4 new commercial spaces on the first floor, will be sized as follows:

- Commercial Space #1: 3,970 SF
- Commercial Space #2: 1,300 SF
- Commercial Space #3: 1,220 SF
- Commercial Space #4: 1,385 SF

The 22 residential units will be sized as follows:

- Studios - 2 units: 570 SF
- One Bedroom – 12 units: 755 – 770 SF
- Two Bedrooms – 8 units: 905 – 1,015 SF

Parking for the project will be 14 Off-Street parking spaces. Access to parking lot from paved driveway on Adams Street and to exist on to Park Street. There will be a minimum of one ADA parking space. The parking spaces will be shared between the businesses and residential units. The proposed project site is a block away from the newly renovated MBTA Red Line Fields Corner T-Station.

The proposed project will construct a 1,200 SF garden space at the corner of Adams and Lincoln Street. It will be planted with native species for enhancement of the sitting area and screening from the abutters.

### **3. Project Team**

Developer Contact: Hiep Chu, General Partner  
Lucky Strike Development, LLC  
15 Neponset Avenue  
Dorchester, MA 02122  
Telephone 617-257-7579  
Email: HiepChu@Hotmail.com

Project Representative: Hiep Chu  
15 Neponset Avenue  
Dorchester, MA 02122  
Telephone 617-257-7579  
Email: HiepChu@Hotmail.com

Architect: Clifford Boehner, AIA  
Principal  
Davis Square Architects, Inc.  
240A Elm Street  
Somerville, MA 02144  
Telephone 617-628-5700 x 106  
Email: cboehner@davissquarearchitects.com

Budgets Consultant: Dan Hart  
Hart Development  
37 Bay State Road, Suite 7  
Boston, MA 02215  
Phone: 617-437-0400  
Fax: 617-507-2437  
Email: dhart@hartdev.com

Potential Financing Institution: Michelle Cazeau  
Vice President – Commercial Lender  
Mt. Washington Bank  
A Division of East Boston Savings Bank  
708 East Broadway  
South Boston, MA 02127  
Phone: 857-524-1139  
Fax: 617-269-5713  
Email: mcazeau@ebsb.com

#### **4. Neighborhood and Project Location**

The proposed project is located in South Dorchester and in the Fields Corner neighborhood. The lot is at between Park, Adams and Lincoln Street and it is at the center of the Fields Corner neighborhood and its business center activities. The site is approximately one block walking from the newly renovated MBTA Red Line Fields Corner T-Station. From the Fields Corner T-Station riding south two stops will take residents to Ashmont neighborhood Dorchester and to Milton and riding north in approximately 15 minutes will take residents to Boston Downtown. This site is located within the Dorchester Neighborhood District Zoning, a sub-district section of Adams Street zones for MFR/LS – Multifamily Residential and Local Services. This Adams Street section consists predominately of buildings with commercial businesses on the first floor and multifamily residential units on the top floors. The proposed project is in scale and similar in uses with the existing buildings are on this section of Adams Street. Giving the proximity of the Fields Corner Sub-way T Station, this site is a perfect for smart growth location and it is a transit oriented development site.

#### **5. Development Context**

The subject parcels are located in the neighborhood of Fields Corner, Dorchester with a cluster of mixed used buildings of similar in height and scale. This proposal is seeking similar relief for scale, density (FAR), and parking as the abutting and neighborhood parcels. (See photo “Development Context”).

#### **6. Project Community Benefits**

**The proposed project offers the following community benefits:**

- Provides new commercial retail spaces – Fields Corner, Dorchester is much needed for new high quality storefront retail spaces. The effort is highly committed by the Fields Corner Main Street and Fields Corner community promoting more residents to live and utilizing the local neighborhood businesses. These retail spaces will provide neighborhood residents more family friendly shopping experiences and increase its neighborhood quality of life.
- Provides new housing units – At a time when demand is strong for new housing units in Boston in general and in Fields Corner, Dorchester in particular. This project will add twenty two (22) high quality new residential units to the overall supply and especially for a neighborhood with a strong demand of new residential units.

- Provides new affordable housing units – With housing costs in the City of Boston at an all-time high, this project will provide three (3) new affordable residential units to be priced within the reach of lower and moderate income residents of the City. Pricing will be determined by the BRA according to an affordable housing agreement.
- Improves the neighborhood – the proposed development will remove a run down and blighted structure and replace it with a thoughtfully designed attractive new building with commercial retail spaces and residential units. The project will provide a widen sidewalk along the front of building and also provide new landscaping, streetscape, and lighting along and the project surrounding. These will further enhance the neighborhood quality of life that is much needed.
- Compliments to the business community – By investing in the neighborhood and creating new modern commercial retail spaces and high quality residential units, this project will compliment the committed efforts of the Fields Corner Main Streets and the Fields Corner community in their efforts to revitalize this important neighborhood into a family friendly shopping district. One of their efforts is being done by promoting more quality residential units and attracting residents to utilize the local businesses within walking distance of the site.
- Eliminates blight – For 50 years the Lucky Strike – Bowling Alley opened its doors serving the Dorchester community their young people and families and it was once thriving business. The Lucky Strike was closed seven years ago and since then the building had deteriorated to the point beyond inhabitable for any business. It is not cost effective to rehabilitate and it has been an eyesore to the neighborhood residents. The proposed new development would be best served the Fields Corner neighborhood.
- Utilizes superior urban design – With the assistance of the BRA staff and the architect team, the project will be the first class mixed used building with a stature that pays tribute to the coming of the Fields Corner Dorchester neighborhood.
- Provides Off-Street parking – The project is able to provide limited parking requirements of the project Off-Street parking. In meeting the demand for more parking, the proposed project is located a block walking distance to and from the Red Line Fields Corner T Station. Also, both sides of the project front Adams Street are zoned for 2 hours parking Monday – Friday.

## 7. Zoning Analysis

### 289 Adams Street, Dorchester

New Construction: 4 new commercial retail spaces, 22 rental apartment units, and 14 Off-Street parking spaces.

Dorchester Neighborhood District Zoning: Article 65

Lot Area: 21,796

	<b>Zoning Items</b>	<b>Required</b>	<b>Provided</b>	<b>Meets/Exceeds Zoning Requirements</b>
1.	Lot area minimum per dwelling units	4,000 sf for first 4 units	2,000 sf	Yes
2.	Additional lot area – each additional dwelling units	1,000 sf for additional unit	19,796	No
3.	Minimum Lot width (feet)	30 feet	103 ft	Yes
4.	Minimum Lot Frontage (feet)	30 feet	250 ft	Yes
5.	Maximum Floor area ratio (FAR)	1.0 FAR 21,796 sf = 21,796 GSF	1.45 FAR 31,410 GSF	No
6.	Maximum Building Height – stories/feet	3 stories / 35 feet	3 stories / 36'- 6"	No
7.	Minimum Use-able Open Space	400 sf per unit	3,220 sf	No
8.	Minimum Front Yard	5 ft	3 ft	No
9.	Minimum Side Yard	10 ft	Adams St. 0 to 3 ft Lincoln St. 60 ft	No Yes

10.	Minimum Rear Yard	30 ft	34 ft	Yes
11.	Rear yard to accessory building	25 percent		
12.	Allowed Uses	Multi-Family Residential and Multi-Family Residential/Local Services	Allowed	Yes
13.	Parking	<p><b>1st fl. commercial</b> retail uses, 2 spaces/1,000 sf 7,875 sf x 2.00 = 16 parking spaces</p> <p><b>2nd &amp; 3rd Residential</b> 3 Affordable units x .75 = 3 parking spaces</p> <p>19 Market rental units x .75 = 15 parking spaces</p>	<p>8 parking spaces</p> <p>1 parking space</p> <p>5 parking spaces</p>	<p>No</p> <p>No</p> <p>No</p> <p>Total of 14 parking spaces provided</p>

## **8. Building Code Analysis**

### Massachusetts Building Code 8th Edition

7.1 Subject Building is three (3) stories.

7.2 Use Groups:

- a. B: Business
- b. R-2: Residential, Multi-Family

7.3 Construction Type: 5 – A

7.4 Entire building will be fully sprinklered.

7.5 Each dwelling unit is separated by a minimum of 1-hour rated assembly wall; with a 2-hour separation between the commercial spaces.

7.6 All exterior walls are 1-hour rated.

7.7 Each dwelling unit has 2 means of egress via stairway #1 and stairway #2 in addition to the elevator.

7.8 Egress stairways are 1-hour rated enclosure.

7.9 The building is served by a 3,500 lb. elevator to meet MAAB Code Requirements.

7.10 The building will meet MAAB Code Requirements.

## 9. Project Development Budgets

<b>Construction Sources</b>	
Land Loan	
Construction Loan	\$4,834,027
Mezzanine	
Equity	\$1,370,401
Deferred Fee	\$126,621
<b>Total</b>	<b>\$6,331,049</b>

<b>Uses:</b>	
Acquisition	\$670,292
Direct Construction	\$4,537,680
Misc. Construction & Contingency	\$246,884
Soft Costs	\$472,881
Developer OH	\$63,310
Marketing & Sales	\$20,000
Financing Costs	\$193,380
Fee	\$126,621
<b>TDC</b>	<b>\$6,331,049</b>

<b>Permanent Sources</b>	
Permanent Loan	\$3,932,821
Net Commercial Sales, First Floor	\$2,109,713
Equity	\$288,516
<b>Total</b>	<b>\$6,331,049</b>



## **Exhibits**

# Dorchester District Zoning Map



**Current Pictures and Surrounding Area**  
**289 Adams Street, Dorchester**

**Current Building Front Corner of Park and Adams Street**





**Current Building Front Along Adams Street**



**Current Building South Along Park Street**





**Current Building North Corner of Adams and Lincoln Street**



**Current Rear of Building**





**Mixed Use Building Corner of Park and Adams Street  
291 Adams Street, Dorchester**





**Abutting Buildings on Park Street  
110 and 106 Park Street, Dorchester**



**Across From Proposed Project Current Businesses  
286 Adams Street, Dorchester**





## Proposed Site Plans & Architectural Plans

### 289 Adams Street, Bird View Site Plan



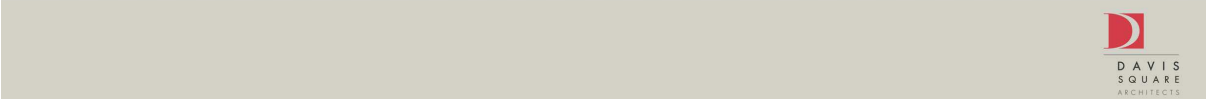
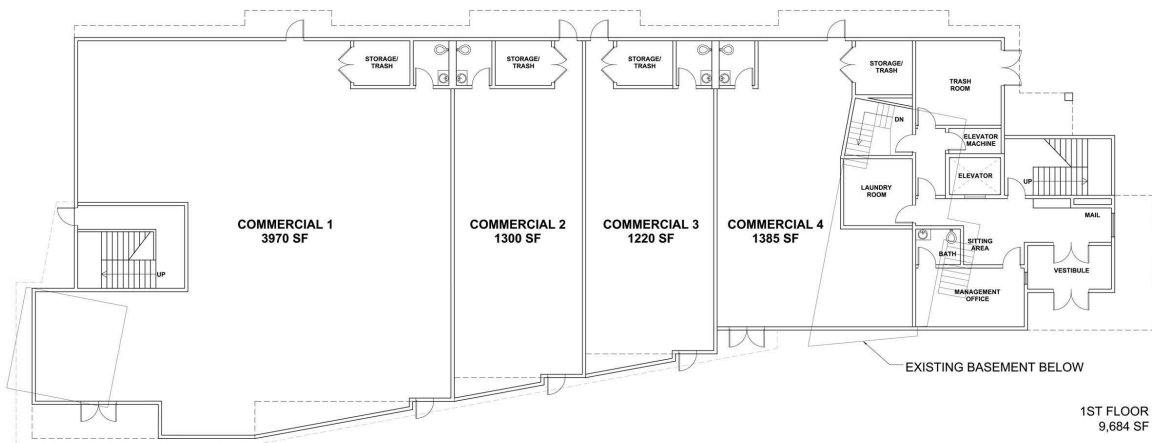
## Proposed Site Plan



Site Plan

Lucky Strike Development  
289 Adams Street, Dorchester, MA

# Proposed First Floor Plan



## Proposed Second and Third Floor Plan



**Proposed Perspective Street View, Adams and Lincoln Street**





**Proposed Perspective Street View, Adams and Park Street**





**Proposed Front Adams Street Elevation**



**Proposed Rear Elevation**



REAR ELEVATION

**Proposed Park Street Elevation**



PARK STREET

**Proposed Lincoln Street Elevation**



LINCOLN STREET

## Other Attachments



October 28, 2013

Mr. Peter Meade  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**RE: Hiep Chu - Lucky Strike Development**

Dear Mr. Meade:

I am writing this letter on behalf of Mr. Hiep Chu and Lucky Strike Development. Mr. Hiep Chu is a commercial client of Mt. Washington Bank, a Division of East Boston Savings Bank. He has maintained a satisfactory deposit and borrowing relationship with us.

Upon review of the Lucky Strike Development Project plans and specs, we provided a proposal letter to Mr. Hiep Chu. He has kept us informed on the pre-financing progress. We are waiting for the final financial information to start the underwriting/approval process.

Should you have any questions or would like to discuss this relationship, I can be reached at 857-524-1139.

Sincerely,

  
Michelle Cazeau      10-28-13  
Vice President – Commercial Lender      Date

cc: Mr. Hiep Chu

## **Support Letters**

### **These support letters will be submitted in hard copy:**

1. Boston City Councilor, Frank Baker, District 3
2. Five Streets Neighborhood Civic Association, Vivian Girard
3. Adams Convenience, Anh Nguyen, 295 Adams Street, Business Owner
4. Anh Hong Restaurant, Julie Thai, 291 Adams Street, Business and Property Owner
5. Trong Auto Body, Trong Huynh, 286 Adams Street, Business Owner
6. B&B Auto Body & Sale, Ernst Berrouet, 286 Adams Street, Business Owner
7. Allstar Custom Interior, Rafael B. Delos Santos, 276 Adams Street, Business Owner
8. My Sisters Crawfish, Tuyet, 272 Adams Street, Business Owner
9. Saigon Seafood Restaurant, Danh Nguyen, 268 Adams Street, Business and Property Owner
10. Tri-Js, Hao T. Ngo, 261 Adams Street, Business and Property Owner
11. Augusto de Pina, 25 Lincoln Street, Property Owner
12. Anthony Hines, 23 Lincoln Street, Property Owner
13. Su Van Le, 20 Lincoln Street, #1, Resident
14. Bau Nguyen, 18 Lincoln Street, #1, Resident
15. Nhat Nguyen, 67 Sagamore Street, Dorchester, Property Owner of 18 and 20 Lincoln Street
16. Thanh Huynh, 18 Lincoln Street, #2, Resident
17. Theresa M. Lydon, 110 Park Street #2, Resident
18. Thai Nguyen, 109 Park Street #1, Resident
19. Van Le, 109 Park Street, #2, Resident
20. Manh Dieu, 109 Park Street, #3, Resident