

Application for Article 80 Small Project Review  
**New England Heritage Homes**



New England Avenue, Colonial Avenue, Mallard Avenue,  
and Southern Avenue, Dorchester, MA

August 18, 2017

Submitted to:  
Boston Planning and Development Agency

Submitted by:

Codman Square NDC

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CSNDC: New England Heritage Homes  
BPDA Article 80, Small Project Review Application

August 18, 2017

Brian P. Golden, Director  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> floor  
Boston, MA 02201-1007  
Attn: Phil Cohen

**Re: Article 80 Small Project Review Application - Revision  
New England Heritage Homes, Dorchester, MA**

Dear Director Golden:

On behalf of Codman Square Neighborhood Development Corporation, I am pleased to submit the enclosed updated version of Article 80 Small Project Review for New England Heritage Homes. We made a previous Article 80 submission dated December 9, 2015.

Following the 2015 PNF submittal, CSNDC and the (formerly) Boston Redevelopment Authority held a public meeting on January 20<sup>th</sup>, 2016. There was also a follow up meeting on March 22, 2016 project staff of BRA, Boston Department of Neighborhood Development, Boston Transportation Department, and the Talbot Norfolk Triangle community.

Please note the following updates to the development plans:

- The most significant change is the reduction of units to 16 (down from 17).
- The size of the units increased substantially from net 1,280 SF up to a minimum of net 1,465 SF, and the largest units now have net 1,607 SF.
- The project mix previously had three single family detached homes and one multifamily unit. The current configuration has two single family detached units and no multifamily units. The remaining 14 units in the current configuration are single family duplexes.

These changes reflect the comments and suggestions received during the review process with the various City agencies and the public. We believe the revisions improve the project and we look forward to the redevelopment as part of the larger community efforts underway through the city's Neighborhood Slow Streets program and New England Ave Improvement Plan.

We continue to engage with DND concerning project design, maintain an open line of communication with local elected and appointed officials, and work with neighborhood groups and businesses.

Please see the content of this application for details about the project. Please contact CSNDC's Director of Real Estate K. Beth O'Donnell (617-825-4224 x123, beth@csndc.com) with any questions or comments. Thank you for your consideration, and I look forward to completing the Article 80 process.

Sincerely,

Gail Latimore  
President



December 9, 2015

Brian P. Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> floor  
Boston, MA 02201-1007  
Attn: Phil Cohen

**Re: Article 80 Small Project Review Application**  
**New England Heritage Homes, Dorchester, MA**

Dear Director Golden:

On behalf of Codman Square Neighborhood Development Corporation, I am pleased to submit the enclosed application for Article 80 Small Project Review for New England Heritage Homes.

The New England Heritage Homes (NEHH) is a proposed affordable homeownership project of 16 mixed-income fee-simple units located in the Talbot Norfolk Triangle neighborhood of Codman Square in Dorchester. The proposed development is within 1/4 mile of the new Talbot Ave Station on the Fairmount Line, which provides an opportunity to achieve transit access and walkability, while creating new affordable opportunities for moderate income homebuyers in Codman Square Neighborhood Development Corporation's (CSNDC) service area. The parcels include two City-owned vacant lots and are located within Dorchester's Eco-Innovation District (EID).

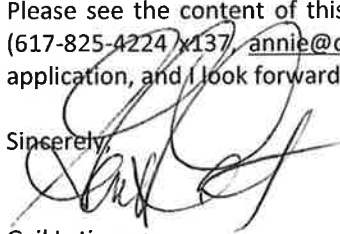
CSNDC and the Codman Square community are excited about this project for many reasons, among them:

- Transit oriented development in support of the MBTA Fairmount Line Talbot Station;
- A mixture of affordable units, ranging from 80-100% area median income or below;
- Green design and construction that meets LEED standards;
- Revitalization of underutilized property;
- Affordable homeownership and asset development; and
- Construction-related local jobs and workforce diversity.

We have engaged in extensive discussions with the City of Boston's Department of Neighborhood Development (DND) concerning project design, conducted outreach with local elected and appointed officials, and also worked with neighborhood groups and businesses. These groups include the Talbot Norfolk Triangle Neighbors United and Codman Square Neighborhood Council. This project will address a vital need in the community to produce more workforce and middle income housing while revitalizing an otherwise abandoned site.

Please see the content of this application for details about the project. Please contact Project Manager Annie Wong (617-825-4224 x137, [annie@csndc.com](mailto:annie@csndc.com)) with any questions or comments. Thank you for your consideration of this application, and I look forward to the Article 80 process.

Sincerely,



Gail Latimore  
President

### Required Information for Document Preparation

For projects undergoing review and consideration under Article 80 of the Boston Zoning Code, applicants are requested to ensure that the following information is included in its Project Notification Form or Application for Small Project review, as the case may be:

**Applicant/Project Proponent:** "New England Heritage Homes" Codman Square Neighborhood Development Corporation d/b/a Codman Community Development, Inc.

Developer: same  
Contact: K. Beth O'Donnell, Director of Real Estate  
Mailing Address: 587 Washington St., Dorchester MA 02124  
Phone #: 617-825-4224 x123  
Email: beth@csndc.com

**Brief Project Description:** 16 affordable homeownership units in nine new buildings; all affordable, (100% AMI or below); 16 parking spaces

Anticipated Submission Date: 8/18/2017  
Anticipated Advertisement Date: 3/1/2017

Proposed Project Name: New England Heritage Homes

Project Address:

1. 28 Mallard Avenue,
2. 30 Mallard Avenue,
3. 32 Mallard Avenue,
4. 34 Mallard Avenue,
5. 36 Mallard Avenue,
6. 63 Colonial Avenue,
7. 68 Colonial Avenue,
8. 70 Colonial Avenue,
9. 30 New England Avenue,
10. 42 New England Avenue,
11. 60 New England Avenue,
12. 70 New England Avenue,
13. 80 New England Avenue,
14. 90 New England Avenue,
15. 129 Southern Avenue,
16. 131 Southern Avenue,

All of the above addresses are in Dorchester, MA 02124

Assessor Parcel Numbers: 30 New England (Parcel #17-01569000), Colonial Ave (#17-01535000), Colonial Ave (Parcel #17-01536000), 63 Colonial Ave (Parcel #17-01568000), Mallard Ave (Parcel #17-01570000), 131 Southern Ave. (Parcel #1701534000) and 133 Southern Ave. (Parcel #1701534001), Dorchester, MA 02124

Neighborhood: Dorchester

Sub-Neighborhood (if applicable): Zoning District 3F-6000

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Does Project Require Modification to URA?(Y/N): NO

Inst. Master Plan (Y/N) No    Planned Development Area (Y/N) No    121A (Y/N) No

Zoning Relief Required -- Zoning Board of Appeal (Y/N) Yes    Boston Zoning Commission (Y/N) No

### Development Program

Parcel Area (Sq. Ft.): 41,294sq. ft.

Proposed Building Area (Gross Sq. Ft.): 24,075 sq. ft.

Proposed Building Height (Feet):

2.5 Story 34 FT (28 Mallard Avenue, 30 Mallard Avenue, 32 Mallard Avenue, 34 Mallard Avenue, 36 Mallard Avenue, 63 Colonial Avenue, 70 Colonial Avenue, 30 New England Avenue, 42 New England Avenue, 60 New England Avenue, 70 New England Avenue, 80 New England Avenue, 90 New England Avenue, and 131 Southern Avenue)

2.5 Story 32 FT (129 Southern Avenue, 68 Colonial Avenue)

Number of Floors: 2.5

Ground Floor Use: Residential

Upper Floor Use: Residential

Retail Sq. Ft.: N/A

Office Sq. Ft.: N/A

Hotel Sq. Ft.: N/A

Industrial Sq. Ft.: N/A

Institutional Sq. Ft.: N/A

R&D Sq. Ft. N/A

Residential Gross Sq. Ft.: 24,075 sq. ft.    Total Units: 16    Condo: 0    Rental: 0

Market Units: 0    Affordable Units: 16    Studios: 0    1bdrms: 0    2bdrms: 0

3bdrms: 16    4bdrms:    Artist Live/Work : 0    SRO N/A    Elderly N/A

Total Parking Spaces: 16    Surface: 16    Structured \_\_\_\_    Below Grade \_\_\_\_\_

Total Development Cost (soft/hard costs): +/- \$6.9 Million

Construction Cost (hard cost): +/- \$4.3 Million

Public Benefits

Number of Permanent Jobs Created (full-time equivalent): none  
Number of Permanent Jobs Retained (full-time equivalent): none  
Number of Construction Jobs Created (full-time equivalent): 25

Estimated Development Impact Project Payments (if applicable): none

Estimated Construction Start: December 1, 2017  
Estimated Construction Completion: November 30, 2018

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Codman Community Development, Inc.	CSNDC, 587 Washington St., Dorchester MA, 02124	100%

CSNDC: New England Heritage Homes  
BPDA Article 80, Small Project Review Application

**Project Team**

**Developer / Sponsor:**

Codman Square Neighborhood Development Corporation  
587 Washington Street  
Dorchester, MA 02124

Megan Reagon, Project Manager  
617-825-4224 x137  
[megan@csndc.com](mailto:megan@csndc.com)

Intiya Isaza-Figueroa, Senior Project Manager  
617-825-4224 x145  
[intiya@csndc.com](mailto:intiya@csndc.com)

K. Beth O'Donnell, Director of Real Estate Development  
617-825-4224 x1123  
[beth@csndc.com](mailto:beth@csndc.com)

**Legal Counsel:**

Goulston & Storrs  
400 Atlantic Avenue  
Boston, MA 02110-3333

Joseph D. Feaster, Jr.  
McKenzie & Associates, P.C.  
183 State Street, Suite 6  
Boston, MA 02109  
office: 617-723-0400, Ext. 5134  
Fax: 617-723-7234  
[jfeaster@mckenzielawpc.com](mailto:jfeaster@mckenzielawpc.com)

**Architect:**

Michael Washington Architects, Inc.  
1208 VFW Parkway, Suite 201  
West Roxbury, MA 02132  
office: (617) 390-5515

Michael Washington (Principal in Charge)  
[mwainc1@hotmail.com](mailto:mwainc1@hotmail.com)

Benjamin Lee, RA, NCARB, LEED AP  
Project Architect  
E: [blee@mwaboston.com](mailto:blee@mwaboston.com)



CSNDC: New England Heritage Homes  
BPDA Article 80, Small Project Review Application

**Surveyor**

Antoni Szerszunowicz P.L.S.  
c/o AGH Engineering  
166 Water Street  
Stoughton, MA 02072  
office (781)344-2386  
szerszun@comcast.net

## Project Description

### Overview

New England Heritage Homes (NEHH) is a proposed affordable homeownership project of 16 mixed-income fee-simple units on an existing assembly of seven parcels of land totaling approximately 40,000 square feet. The parcels are located near the intersection of New England Avenue, Mallard Avenue, Colonial Avenue, and Southern Avenue in the Talbot Norfolk Triangle neighborhood of Codman Square in Dorchester, and are within 1/4 mile of the new Talbot Ave Station on the Fairmount Line. The project spans seven existing parcels, including two City-owned vacant lots and is located within Dorchester's Eco-Innovation District (EID). The proposed development will provide an opportunity to achieve transit access and walkability, while creating new affordable opportunities for moderate income homebuyers in Codman Square Neighborhood Development Corporation's (CSNDC) service area.

The project, developed by Codman Community Development, Inc. (a subsidiary of CSNDC), is a part of a larger effort of the Fairmount Indigo CDC Collaborative, in which CSNDC, Dorchester Bay EDC (DBEDC), and Southwest Boston CDC (SWBCDC) have targeted development opportunities near existing and planned stops on the MBTA Fairmount commuter rail line.

#### *Highlights of the project include:*

- Transit oriented, sustainable development in support of the MBTA Fairmount Line Talbot Station (down the street from the site), and in support of the Fairmount Collaborative<sup>1</sup>;
- A mixture of affordable units, including 8 units affordable to residents earning 80% AMI or below, and 8 units affordable to residents earning 100% AMI or below;
- "Green" design and construction that meets LEED Silver Certifiable standards and compliments the work being completed in the Dorchester Eco-Innovation District;
- Revitalization of underutilized property, including City-owned vacant lots;
- Affordable homeownership and asset development; and
- Construction-related local jobs and workforce diversity. CSNDC has signed onto a pledge with the Mass Minority Contractors Association (MMCA). The goal of this agreement is for at least 30% MBE participation, and at least 10% WBE participation.
- In conjunction with several initiatives to transform and strengthen this immediate area, including Dorchester Eco Innovation District, Boston's Neighborhood Slow Streets program, the New England Ave Improvement Plan, and CSNDC's Talbot Commons I development.

### Project Location & Neighborhood Context

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<sup>1</sup> The Fairmount Line, running from Readville to South Station, is the only MBTA commuter rail line lying entirely within Boston city limits. For years since World War II, it has run through communities of color in Mattapan, Dorchester and Roxbury, while offering little or no service to these communities. A combination of factors (community-led demands for environmental equity; court-mandated mitigation for the Big Dig; and renewed concern for cost-effective alternatives to auto transportation) led to binding commitments by the MBTA to upgrade the line and service. Two of the stops lie in CSNDC's service area; Four Corners stop opened in July, 2013 and the Talbot Avenue opened in November, 2012. In 2004, CSNDC joined with three other CDC's (Dorchester Bay, Mattapan, and South-west Boston) in the Fairmount Collaborative, to plan for and carry out the physical and social redevelopment needed to support expansion of the Line. The Collaborative has sponsored a nationally recognized planning study by Goody-Clancy (copies of which are available upon request), won several grants to support its work (from Surdna, Hyams, Boston Foundation and others), and sponsored extensive community planning around each of the new stops.

As illustrated in the maps below, the site is located in the Talbot Norfolk Triangle (TNT) area of Dorchester's Codman Square and falls within Dorchester's Eco Innovation District. The TNT is bounded on the north by Talbot Avenue, on the west by New England Avenue and on the South by Norfolk Street. The neighborhood consists of a mix of 1, 2 and 3 family residential buildings midblock; multifamily housing primarily on Talbot Avenue and Norfolk Street; commercial and retail enterprises on Talbot Avenue and Norfolk Street, and scattered industrial properties. In the general vicinity of the development site there are commercial/industrial uses, including several auto repair and body shops, a junk yard, and numerous restaurants and retail convenience stores.

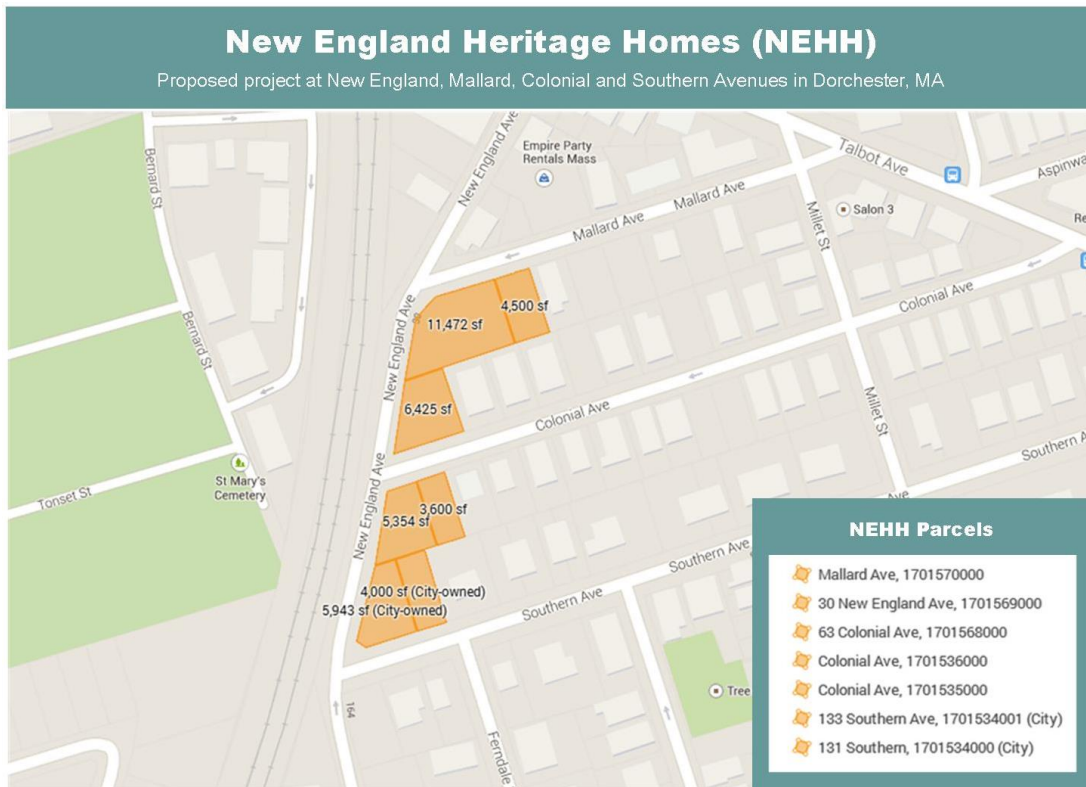


Figure 1 - NEHH Site Map

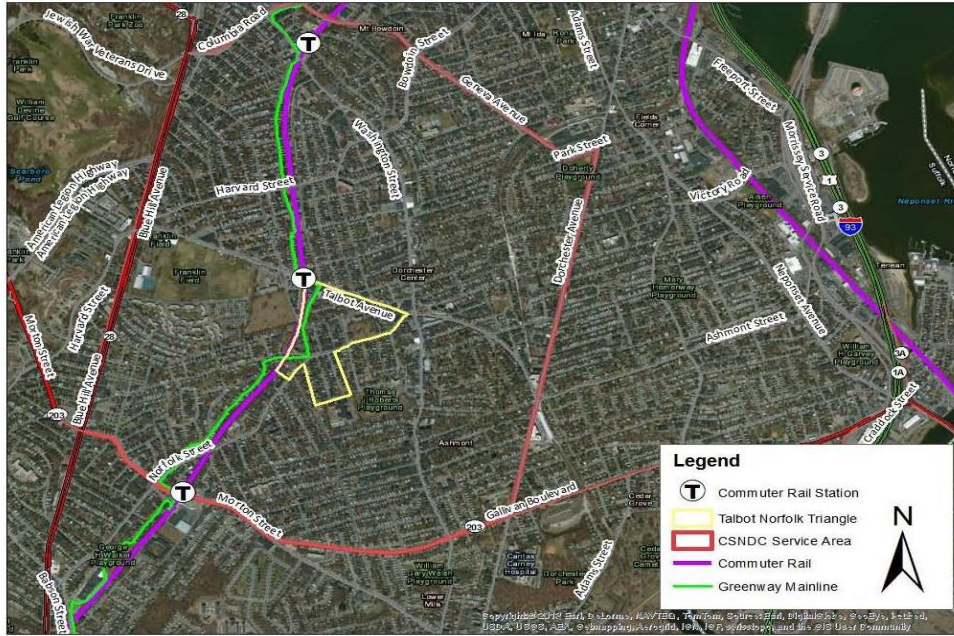


Figure 2 Map of Talbot Norfolk Triangle

**Site Area**

	<b>Property Address</b>	<b>Parcel #</b>	<b>Square Feet</b>
1.	30 New England Avenue	1701569000	11,472
2.	Colonial Avenue	1701535000	5,354
3.	Colonial Avenue	1701536000	3,600
4.	63 Colonial Avenue	1701568000	6,425
5.	Mallard Avenue	1701570000	4,500
6.	131 Southern Avenue	1701534000	4,000
7.	133 Southern Avenue	1701534001	5,943
<b>TOTAL:</b>			<b>41,294</b>

**Acquisition**

CSNDC purchased the first five parcels of the site area in April 2015. CSNDC received developer designation for the City-owned parcels in mid-December 2015 and a subsequent extension was voted on in January 2017. The developer designation remains in effect until December 16, 2017.

**Existing Conditions**

All site parcels are vacant land. The combined square footage of the site is approximately 41,294 square feet, and the parcels are all in Dorchester’s 3F-6000 zoning district.

Phase I and Phase II Environmental Site Assessments have been completed on the New England Avenue, Colonial Avenue, and Mallard Avenue parcels. The Phase II indicated a need for Limited Removal Action (LRA), at a cost slightly less than our MassDevelopment’s Brownfields grant. The LRA was completed in July 2015. Phase 1 and Phase 2 Environmental Site Assessments have been completed for 131-133 Southern Avenue. No further investigation is required.

**Proposed Use**

The proposed project involves the new construction of nine (9) two ½ story buildings, yielding 16 units of fee simple housing. Seven (7) of the new buildings will be constructed as attached, side-by-side duplexes (each to be sold separately as single family homes) and two will be single family homes.

<b>Unit Type</b>	<b>Number of New Buildings</b>	<b>Number of Units</b>	<b>Gross Square Feet per Unit</b>	<b>Net Square Feet per Unit</b>
Single family: 2-3 BR	2	2	1846	1607
Duplexes sold as single family: 2-3 BR	7	14		
		TYPE MB WITHOUT BAY	1665	1465
		TYPE MB WITH BAY	1750	1529
<b>Totals</b>	<b>9</b>	<b>16</b>		

## **Design Narrative**

The design concept for New England Heritage Homes was developed to accomplish a number of very important program goals. The goals included developing the site plan, building types and units so that they would be compatible with those in the Talbot Norfolk Triangle Neighborhood, and enhance the environment, living conditions, and property values throughout the Triangle. The site design concept also attempts to create and finalize the neighborhood edge at the end of Mallard Avenue, Colonial Avenue and Southern Avenue at New England Avenue.

The site concept design uses the placement of two types, with variations within these types, of fee simple houses, including single family and attached, side-by-side two family houses (each to be sold separately), to complete the urban design character of the neighborhood at New England Avenue. The development will have addresses and front doors on all the streets. The landscape treatment along the length of the project at New England Avenue will serve as a connector between Norfolk Street and Talbot Avenue. The plan encourages use and circulation along New England Avenue and will assist in spurring activity and redevelopment at both ends of the street.

The four proposed unit types address the compatibility issues of size, shape, scale, and other architectural character and elements in the neighborhood. They are single and two family structures, 2 ½ stories high with sloped roofs, individual entrances with front and rear facing yard areas, and parking. The structures have poured concrete foundations with wood frame construction, asphalt shingle roofing and cementitious siding.

The architectural elements include bay windows, entry porches with canopies, wood clad double hung windows and picket fencing.

The materials, products and components proposed were selected for their energy conservation characteristics, durability and aesthetic quality.

The type of structures, materials and components provided are consistent with the existing character of the housing in the neighborhood. The consistency of height, scale, size and architectural character and elements will create continuity and enhance the character of the environment, help maintain neighborhood property values and support current and future marketability.

The buildings are designed to stretch code requirements. Following are the special feature included in the design and construction:

### Foundations:

The structures have 10" reinforced poured concrete foundation wall sitting on 10" x 24" continuous concrete footing. Four inch slabs on grade are used in basements. Dampproofing will be provided on the exterior foundation wall and 3" R-20 foam insulation will be provided at the interior of the foundation walls. 3½" 100 PSI R-20 expanded polystyrene insulation will be installed under the basement slabs.

### Exterior Wood Frame Wall Construction:

Wall construction will provide a single 2" x 6" wood stud wall with the standard interior finish wall material and a layer of exterior sheathing covered by a 3" hunter insulation panel with sheathing board applied and final exterior siding. The 5½" of insulation in the stud cavity will provide a minimum R-21 and a 2" Hunter Insulation panel will provide an additional R-10 to the exterior wall construction for a total R-30. Construction provides for Tyvek, zip, or other building wrap system plus exterior siding.

Wood Frame Roof Construction:

The project provides for two situations for the wood frame roof construction.

The Second Situation: the second situation provides for a condition when there is habitable space in the attic. In this case, the insulation is provided at the sloped roof framing in a construction component made up of the rafter framing and plywood sheathing and R-50 netted cellulose, fiberglass batt, or low density foam insulation between the rafter.

Other building components used to help achieve energy efficiency are listed below:

Windows: Double hung, double glazed, U-30 windows are specified for the project to further minimize energy consumption.

Solar Ready Roof Systems: The buildings with appropriate orientation will be solar ready. All components needed for installation of solar panel will be included in the base design. A disconnect switch and all necessary conduit from roof to basement will be included.

Landscaping will be provided to enhance each home and the adjacent community. The design and construction for the New England Heritage Homes project will make use of all currently available technology to ensure energy efficiency.

**Green Design / LEED**

NEHH represents the latest effort by CSNDC to produce "green" sustainable real estate developments. The project will also compliment the sustainability work already underway in the Eco Innovation District. The project will conform to LEED Silver Certifiable and City of Boston green standards. Since the project is within the boundaries of the Dorchester Eco Innovation District, we also aim to be able to raise energy and resource use standards on some or all of these homes while still producing quality, affordable homeownership opportunities for local residents.

### Proposed For Sale Units

The proposed unit mix includes 8 units affordable to residents earning 80% AMI or below, and 8 units affordable to residents earning 100% AMI or below.

Proposed For Sale Units					
Unit Type	80% AMI		100% AMI		Total
	Number of Units	Sales Price	Number of Units	Sales Price	
Unattached Single Family: 2-3BR	1	\$294,000	1	\$350,000	2
Attached Single Family: 2-3 BR	7	\$284,000	7	\$340,000	14
<b>Totals</b>	<b>8</b>		<b>8</b>		<b>16</b>

### Funding and Financing

CSNDC has received acquisition and predevelopment financing from the Local Initiatives Support Corporation and The City of Boston's Department of Neighborhood Development (through the Fairmount Corridor Acquisition Loan Fund "FCALF"). CSNDC has also been awarded grant awards from MassDevelopment's Brownfields Site Assessment Grant, and the Massachusetts Pathway to Zero Grant program. NEHH was recently awarded \$600,000 in Neighborhood Housing Trust funding from the City of Boston and a Project Reinvest – Neighborhoods grant that will infuse approximately \$430,000 into durability and sustainability features for NEHH.

### Permitting & Zoning

Following the 2015 PNF submittal, CSNDC and the (formerly) Boston Redevelopment Authority held a public meeting on January 20<sup>th</sup>, 2016. There was also a follow up meeting on March 22, 2016 project staff of BRA, Boston Department of Neighborhood Development, Boston Transportation Department, and the Talbot Norfolk Triangle community.

Initial NEHH drawing sets were submitted to Boston ISD on January 23, 2015. The most recent ISD rejection letters were issued on May 7, 2015. An updated drawing set was submitted to ISD August 18, 2017, and we anticipate that ISD will issue rejection letters within 30 days to address zoning violations.

NEHH is subject to Boston Planning and Development Agency Article 80 Small Project Review. An introductory meeting with BRA was held on Wednesday, December 9, 2015. An application was submitted to the BRA on December 9, 2015. With this updated BPDA Article Small Project Review submission, CSNDC and the BPDA will hold a community meeting.



## Zoning Map

As shown (below) zoning for the new construction site are all 3F-6000.

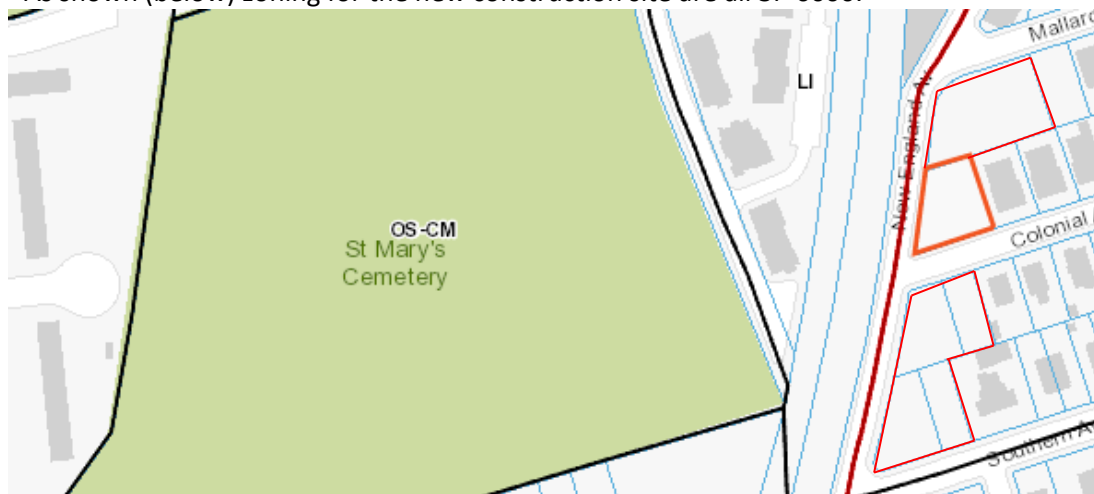


Figure 3 Zoning Map

## Marketing and Lease Up

CSNDC has commissioned a market study which has concluded that the project is appropriate for the site, that there is significant demand for it, and that market absorption will be satisfactory. CSNDC has a successful history with affordable homeownership projects, including our Franklin Field and Norwell Whitfield Homes projects. More recently, CSNDC has completed the renovation and successful sale of four multi-family homes through the Neighborhood Stabilization Program.

## Community and Elected Official Support

CSNDC has engaged in extensive discussions with neighborhood groups and businesses, including the Talbot Norfolk Triangle Neighbors United and Codman Square Neighborhood Council. We have also been working in partnership with the City of Boston's Department of Neighborhood Development (DND) concerning project design, and conducted outreach with local elected and appointed officials.

## Construction

Construction is projected to begin in December 2017 and will follow an 11 month schedule. Projected completion is November 2018.

## Project Team

- Sponsor / Developer: CSNDC
- Architect: Michael Washington Architects, Inc.
- Green Design: Conservation Services Group
- Environmental Engineering: McPhail Associates, LLC
- Project Attorney: Goulston and Storrs
- Zoning Attorney: McKenzie and Associates
- Marketing and Sale: City of Boston

### **Public Benefits: Affordable Housing and Job Creation**

New England Heritage Homes will provide a range of community benefits, including:

- Homeownership & Neighborhood Stabilization - Dorchester has seen an influx of new residents and rising real estate costs in recent years because of its proximity to public transportation and access to downtown Boston. NEHH addresses a significant need in the community to provide homeownership opportunities that will help stabilize the neighborhood through community asset building.
- New Construction - All of the units will be new construction and built to at least LEED Silver certification.
- Affordable Housing - As Dorchester prices continue to rise there is a strong need to keep longtime residents, and new families from being out priced. NEHH consists entirely of affordable units and strongly aligns with the affordability goals outlined in the Mayor Walsh's "Housing a Changing City 2030" housing plan.
- Transit Oriented Development - NEHH is within walking distance to public transportation, which will encourage less need for vehicular travel.
- Job Creation - NEHH will also be an agent for economic development by providing approximately 30-40 construction jobs over a 12 month construction period.
- Revitalization Of Site - The project will revitalize abandoned and vacant lots and provide new infrastructure and landscaping.

### **Traffic, Parking and Access**

The current design calls for 16 parking spaces. The ratio of 1 space per unit should be sufficient, especially considering the sites' proximity to the Fairmount Line's Talbot train station. We do not anticipate a significant traffic impact and accordingly we have not commissioned a traffic study at this time.

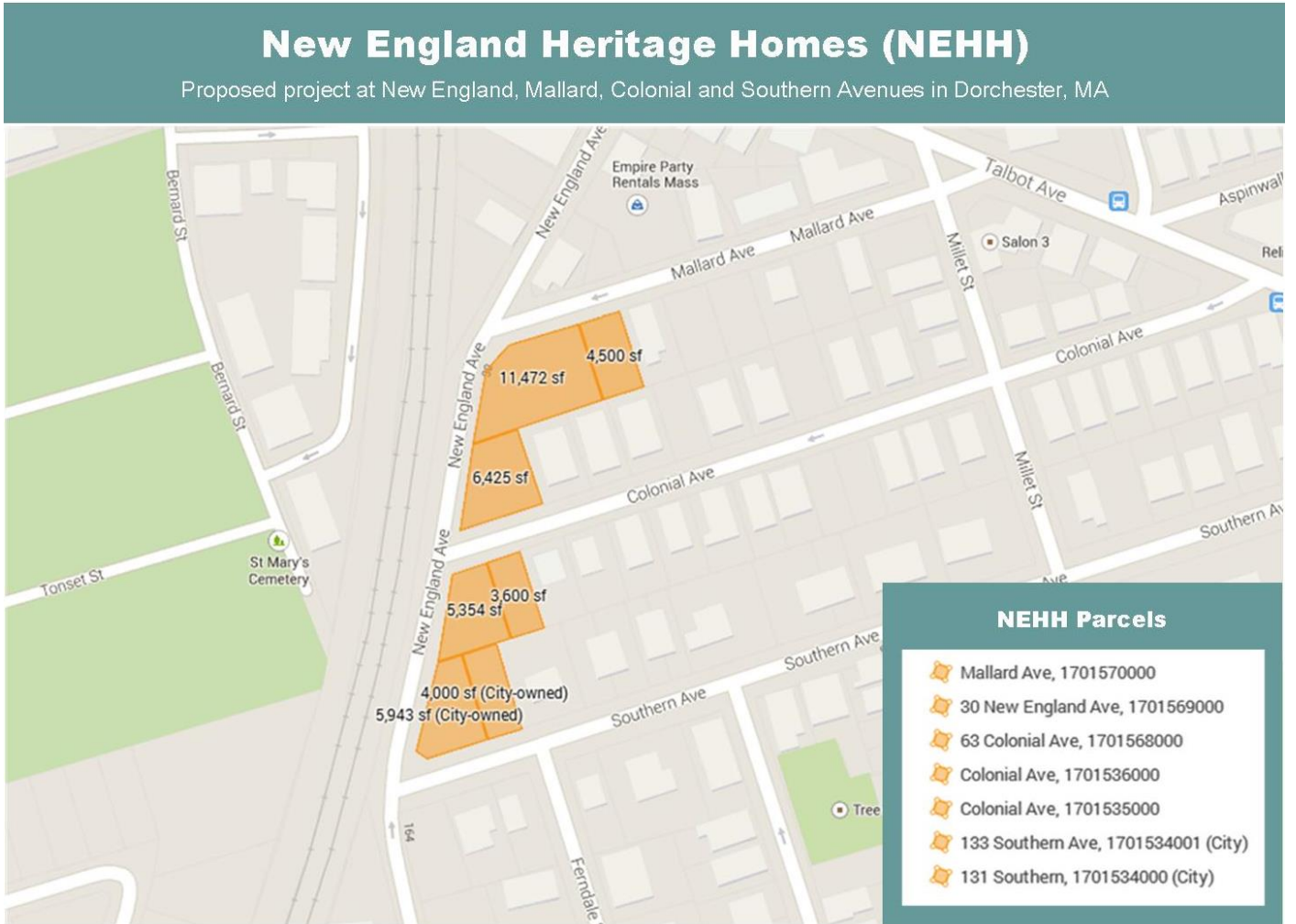
Pedestrians will have ease of access to the site and the construction plan will include rehabilitation of the City of Boston sidewalks along the perimeter of the site, to the extent required by the Boston Public Works requirements.

NEHH will also have access to a range of public transportation options. The Talbot Avenue Station on the Fairmount commuter line is .1 miles from the site. MBTA #22 bus line (.1 miles from the site, with frequent service) provides access to the Red Line Ashmont Station and the Orange Line Jackson Square Station. The site is within 1 mile of the Red Line Shawmut Station as well.

We are working in coordination with the project staff of the BTD's Neighborhood Slow Streets and in accordance with the New England Avenue Improvement Plan.

Map and Photos

1) Locus Map Showing parcels



2) Site Photos - Existing

a) View from New England Avenue onto Mallard Avenue



b) View from Colonial Avenue onto Mallard Avenue



c) View from New England Avenue



d) View from Colonial Avenue onto New England Avenue



e) View of Colonial Avenue parcel facing south



f) View of New England Avenue from Southern Avenue



g) View of Southern Avenue Parcels



CSNDC: New England Heritage Homes  
BPDA Article 80, Small Project Review Application

### **Zoning Analysis**

Note: This analysis is based on drawings was submitted to Boston ISD on August 18, 2017. Sponsor anticipates that the ISD will issue rejection letters and plans to file appeals with the Boston Zoning Board of Appeal.



<b>129 SOUTHERN AVE (LOT Q) TYPE A4</b>		
1,846 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,310 SF
<b>MIN. LOT WIDTH:</b>	40 FT	35.53 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	35.53 FT
<b>MAX. F.A.R.:</b>	0.4	0.8
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 32 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,464 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	12.20 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	5.1 FT 12.6 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	15.90 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>68 COLONIAL AVE (LOT J) TYPE A4</b>		
1,846 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	3,143 SF
<b>MIN. LOT WIDTH:</b>	40 FT	34.92 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	34.92 FT
<b>MAX. F.A.R.:</b>	0.4	0.59
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 32 FT

<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	2,297 FT
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.0 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	5.1 FT 12.0 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	38.10 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>70 NEW ENGLAND AVE (LOT M) TYPE MB WITHOUT BAY</b>		
<b>1,665 SF</b>		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	1,992 SF
<b>MIN. LOT WIDTH:</b>	40 FT	34.10 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	34.10 FT
<b>MAX. F.A.R.:</b>	0.4	0.84
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,186 FT
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	8.35 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	13.38 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	20.65 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>80 NEW ENGLAND AVE (LOT N) TYPE MB WITH BAY</b>		
<b>1,750 SF</b>		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>

<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,223 SF
<b>MIN. LOT WIDTH:</b>	40 FT	32.60 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	32.60 FT
<b>MAX. F.A.R.:</b>	0.4	0.79
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,453 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	12.10 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	7.88 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	25.54 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>131 SOUTHERN AVE (LOT P) TYPE MB WITH BAY</b>		
<b>1,750 SF</b>		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,662 SF
<b>MIN. LOT WIDTH:</b>	40 FT	76.57 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	76,57 FT
<b>MAX. F.A.R.:</b>	0.4	0.66
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,854 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.29 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	14.52 FT 21.60 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	N/A
<b>MIN. PARKING:</b>	1 / UNIT	1

<b>90 NEW ENGLAND AVE (LOT O) TYPE MB WITHOUT BAY</b>		
1,665 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	1,951 SF
<b>MIN. LOT WIDTH:</b>	40 FT	34.56 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	34.56 FT
<b>MAX. F.A.R.:</b>	0.4	0.85
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,145 FT
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	10.31 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	13.38 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	16.69 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>63 COLONIAL AVE (LOT H) TYPE MB WITH BAY</b>		
1,750 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,715 SF
<b>MIN. LOT WIDTH:</b>	40 FT	93.88 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	93.88 FT
<b>MAX. F.A.R.:</b>	0.4	0.65
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,907 SF

<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.46 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	10.75 FT 29.44 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	N/A
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>42 NEW ENGLAND AVE (LOT G) TYPE MB WITHOUT BAY</b>		
1,665 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	3,710 SF
<b>MIN. LOT WIDTH:</b>	40 FT	64.88 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	64.88 FT
<b>MAX. F.A.R.:</b>	0.4	0.45
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	2,904 FT
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	8.10 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	42.19 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	24.48 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>30 NEW ENGLAND AVE (LOT F) TYPE MB WITH BAY</b>		
1,750 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>

<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,670 SF
<b>MIN. LOT WIDTH:</b>	40 FT	34.56 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	34.56 FT
<b>MAX. F.A.R.:</b>	0.4	0.66
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,900 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	14.20 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	15.20 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	26.00 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>36 MALLARD AVE (LOT E) TYPE MB WITHOUT BAY</b>		
<b>1,665 SF</b>		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	3,661 SF
<b>MIN. LOT WIDTH:</b>	40 FT	44.56 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	44.56 FT
<b>MAX. F.A.R.:</b>	0.4	0.45
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	2,817 FT
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	42.50 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	12.10 FT 21.00 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	N/A
<b>MIN. PARKING:</b>	1 / UNIT	1

<b>70 COLONIAL AVE (LOT K) TYPE MB WITH BAY</b>		
1,750 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,326 SF
<b>MIN. LOT WIDTH:</b>	40 FT	27.28 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	27.28 FT
<b>MAX. F.A.R.:</b>	0.4	0.75
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,556 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	12.44 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	11.1 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	22.56 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>60 NEW ENGLAND AVE (LOT L) TYPE MB WITHOUT BAY</b>		
1,665 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,290 SF
<b>MIN. LOT WIDTH:</b>	40 FT	81.51 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	81.51 FT
<b>MAX. F.A.R.:</b>	0.4	0.73
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,446 FT

<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	5.1 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	17.58 FT 17.44 FT
<b>MIN. REAR YARD DEPTH:</b>	20 FT	N/A
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>28 MALLARD AVE (LOT A) TYPE MB WITH BAY</b>		
1,750 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>		
	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,432 SF
<b>MIN. LOT WIDTH:</b>	40 FT	27.02 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	27.02 FT
<b>MAX. F.A.R.:</b>	0.4	0.72
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,662 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.50 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	10.90 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	38.10 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>30 MALLARD AVE (LOT B) TYPE MB WITH BAY</b>		
1,750 SF		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>		
	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,390 SF



<b>MIN. LOT WIDTH:</b>	40 FT	26.55 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	26.55 FT
<b>MAX. F.A.R.:</b>	0.4	0.73
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,620 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.50 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	10.40 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	38.10 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>32 MALLARD AVE (LOT C) TYPE MB WITH BAY</b>		
<b>1,750 SF</b>		
<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,429 SF
<b>MIN. LOT WIDTH:</b>	40 FT	26.99 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	26.99 FT
<b>MAX. F.A.R.:</b>	0.4	0.72
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,659 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.50 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	10.80 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	38.10 FT
<b>MIN. PARKING:</b>	1 / UNIT	1
<b>34 MALLARD AVE (LOT D) TYPE MB WITH BAY</b>		
<b>1,750 SF</b>		

<b>ZONING: 3F 6000 DORCHESTER NEIGHBORHOOD DISTRICT THREE FAMILY RESIDENTIAL</b>	<b>REQUIRED</b>	<b>ACTURAL</b>
<b>MIN. LOT SIZE:</b>	6000 SF FOR 2 UNITS +3000 SF PER ADDITIONAL UNIT	2,390 SF
<b>MIN. LOT WIDTH:</b>	40 FT	26.55 FT
<b>MIN. LOT FRONTAGE:</b>	40 FT	26.55 FT
<b>MAX. F.A.R.:</b>	0.4	0.73
<b>MAX. BLDG. HEIGHT:</b>	2 1/2 STORY 35 FT	2 1/2 STORY 34 FT
<b>MIN. OPEN SPACE:</b>	750 SF PER UNIT	1,620 SF
<b>MIN. FRONT YARD DEPTH:</b>	15 FT / MOD.	15.50 FT
<b>MIN. SIDE YARD DEPTH:</b>	10 FT 10 FT	10.40 FT N/A
<b>MIN. REAR YARD DEPTH:</b>	20 FT	38.10 FT
<b>MIN. PARKING:</b>	1 / UNIT	1

CSNDC: New England Heritage Homes  
BPDA Article 80, Small Project Review Application

## Appendix A: Architectural Drawings

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[https://www.dropbox.com/s/iwo0j9ydq4itb46/Appendix%20A\\_2017.08.14\\_New%20England%20Heritage%20Home\\_All%20Units.pdf?dl=0](https://www.dropbox.com/s/iwo0j9ydq4itb46/Appendix%20A_2017.08.14_New%20England%20Heritage%20Home_All%20Units.pdf?dl=0)

CSNDC: New England Heritage Homes  
 BPDA Article 80, Small Project Review Application  
 Appendix B: Permit Applications

Addresses	ERT Filed	Lot Per Plan
129 Southern	ERT739742	Lot Q
131 Southern	ERT739743	LOT P
90 New England	ERT739736	LOT O
80 New England	ERT739735	LOT N
70 New England	ERT739734	LOT M
60 New England	ERT739754	LOT L
42 New England	ERT739731	LOT G
30 New England	ERT739730	LOT F
70 Colonial	ERT739741	LOT K
68 Colonial	ERT739739	LOT J
63 Colonial	ERT739738	LOT H
36 Mallard	ERT739728	LOT E
34 Mallard	ERT739726	LOT D
32 Mallard	ERT739725	LOT C
30 Mallard	ERT739723	LOT B
28 Mallard	ERT739722	LOT A

Addresses	ALT Filed	Lot Per Plan
28 Mallard	ALT739823	LOT A
30 Mallard		LOT B
32 Mallard	ALT739824	LOT C
34 Mallard		LOT D
36 Mallard		LOT E
30 New England		LOT F
42 New England	ALT739825	LOT G
63 Colonial		LOT H
68 Colonial	ALT745624	LOT J
70 Colonial	ALT739829	LOT K
60 New England		LOT L
	ALT739828	
70 New England		LOT M
80 New England		LOT N
90 New England		LOT O
131 Southern		LOT P
129 Southern		LOT Q