

THE RESIDENCES AT DAHLGREN HALL

*309 E Street
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



Dahlgren Hall, LLC
534 E. Broadway
South Boston, MA 02127

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

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1.2 Project Summary

The Proposed Project consists of the development on a 9,060 square-foot site, situated at 309 E Street in South Boston, Construction will be new four-story building, containing 18 residential units, including affordable units, served by 20 accessory off-street parking spaces, including 2 accessible parking stalls and 2 tandem stalls located within the building's ground-level garage.

The site is currently home to 5 residential units and an open parking lot.

The site is on the corner of E Street and Silver Street, is situated within H-1-50 zone of the Boston Zoning Code of South Boston

In developing the building and site plans, great care was given to respecting the as-built conditions of the neighborhood. The Proposed Project would create both market-rate and affordable housing units. In terms of massing and design we are rebuilding the front elevations to restore the original façade of Dahlgren Hall.

The goal of the proposed building design is to recreate and restore a bit of the historic fabric of south Boston.

All vehicular traffic would enter and exit the building's garage from Silver Street a one-way street

1.3 Community Benefits

The Proposed Project will offer many public benefits to South Boston neighborhood and the City of Boston, including:

- *attractive new residential construction upon a currently underutilized site;*
- *the creation of 18 new residential units, including affordable units.*
- *generation of approximately \$100,000 in revenue annually to the City of Boston in the form of real property tax payments;*
- *creation of approximately 100 construction job positions over the length of the proposed project, as well as several permanent positions which will be necessary for building management and upkeep;*
- *rebuilding of a historically important building in the neighborhood.*

II. DETAILED PROJECT INFORMATION

2.1 *Project Description*

The Project Site includes 9,060 square feet of land area, comprising one parcel situated at 309 E Street in South Boston, being City of Boston Assessor's Parcel No. 0601111000.

2.2 *Project Financing and Developer Pro Forma*

Dahlgren Hall, LLC, is a privately-held real estate company involved in the acquisition, investment, development, and management of a diverse portfolio of real estate properties and is headquartered in South Boston, Massachusetts.

In recent years, the company has successfully developed and managed residential projects

- 69 Thomas Park, South Boston:
- 1-3 Philip Street, Dorchester
- 553 East Fifth, South Boston
- 45 Vinton Street
- 34 Coffey Street, Dorchester
- 21-27 Temple Place, Boston:

The company will purchase 309 E Street with a combination of 40% cash and 60% conventional financing.

2.3 *Proposed Project Program, Data and Dimensions*

Lot Area (in square feet): 9,060 square feet

Building Height/Stories:

- 54' to the top of highest habitable area.
- lowest level will be entry lobby and enclosed parking
- there will be 3 levels of residential units (6 units per floor)
- the upper most level will house community space and a screened roof deck.
- the highest point of the roof will be 69'(which is a non habitable space)

Number of Residential Units: 18 units

- 3 one-bedroom units
- 15 two-bedroom units
- Common area
- Community area
- Building support area

Total of Building Gross Floor Area: 26,814 square feet

Floor Area Ratio: 2.95

Parking Spaces: 20 in first-floor garage (including 2 accessible spaces)

2.4 Urban Design Approach – Context, Massing, Material Historical & Other Design Issues

The Proposed Project would consist of a new building containing 15 two-bedroom and 3 one-bedroom residential units, above a ground-floor parking garage. The parking garage, which would be accessed entirely by Silver Street, would provide enclosed off-street parking for 20 motor vehicles.

The massing of the proposed building would be a combination of a brick base articulated with a cut-stone band, hardi plank siding at the upper level, and an extended wood cornice, with balconies having a metal railing systems.

The proposed massing is to be representative of the original Dahlgren Memorial Hall, which is referenced a number of times in John J Toomey’s book, “History of South Boston (it’s past and present) and prospects of the future”. Exhibit 3 includes a photograph of the original building next to the proposed building. Below are two photograph of the interior of the original building



We could not find a definitive date the building was constructed; however we did find a list of commanders for the Dahlgren Post 2 that meet at the hall
Again a reference from John J Toomey's book, "History of South Boston (it's past and present) and prospects of the future"

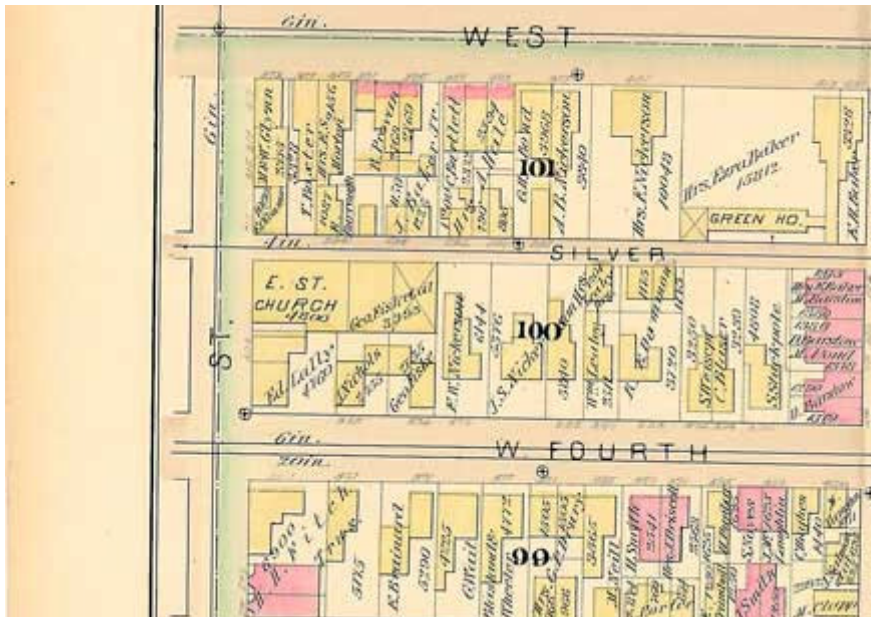
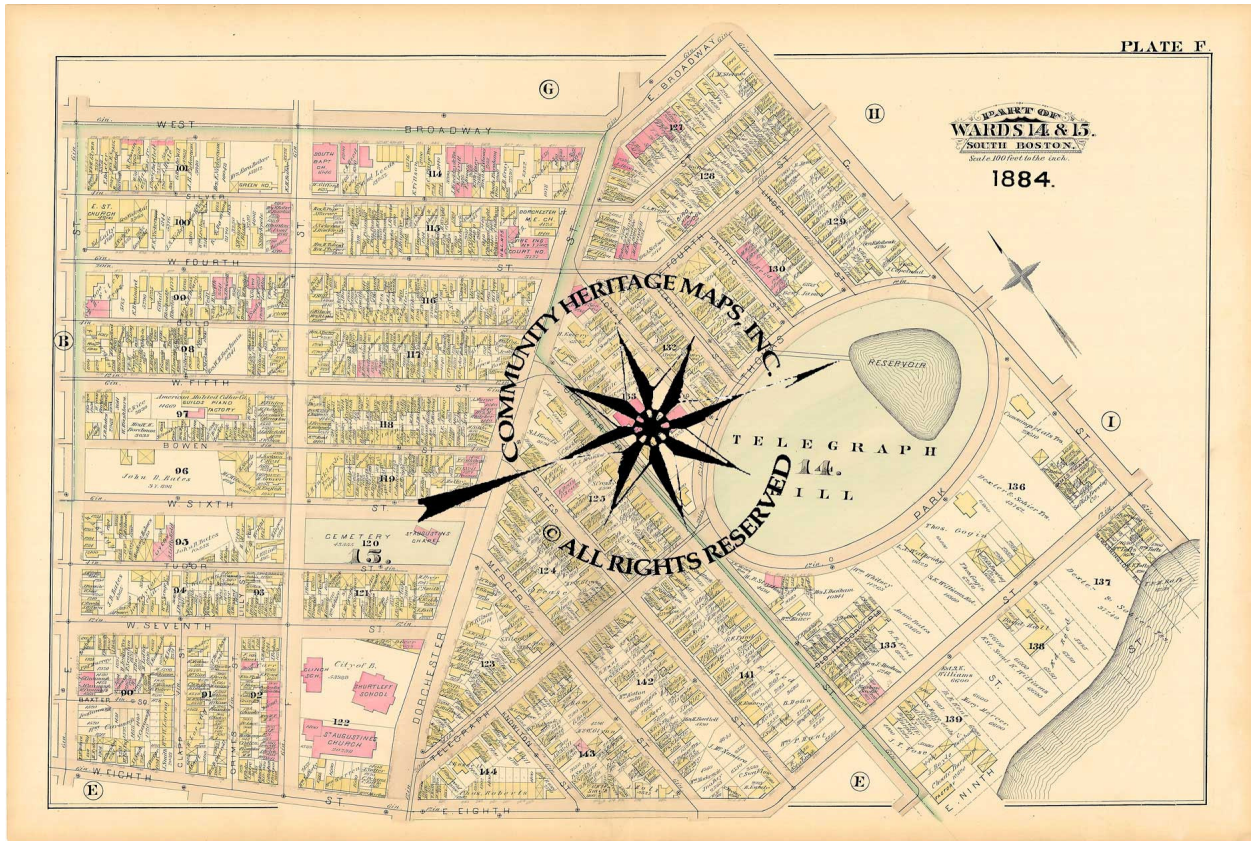
"Dahlgren Post 2, G. A. R. — This veteran organization, one of the oldest in the country, was started in 1880. Since then it has done much good among its members, affording relief to those in need and promoting a more than fraternal spirit within its ranks.

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The commanders of the post have been as follows:

*George A. Thayer 1 850- 1882;
George C. Joslin 1883;
Col. J.Payson Bradley 1884;
Arthur Neilson .88^5;
Charles H. Whiting 1886;
George II. Innis 1887;
William F. Gierke 1888;
Robert H. Henderson 1889;
Benjamin F. Drown 1 S90 ; J.
Frank Foster 1891 ;
Herbert Appleton 1892;
Henry S. Treadwell 1893;
Asa D. Smith 1S94; Charles S.
Clerke 1895; George W. Sanborn 1896;
Richard R. Walsh 1 S97 ;
Fredolin Kramer 1898;
William K. Sawyer 1899;
Francis Z. Jenks 1900;
Frank Wilkinson 1901."*

On the following page is an 1884 Ward map that illustrates the building as E Street Church.



The final elevation studies will be reviewed and approved by the BRA as the design process evolves. Windows will be a combination of operable and fixed sashes, with window openings reflecting both the scale and shape of the existing adjacent buildings. The proposed height is being designed to match what was the original building on site, these heights are not inconsistent with the neighborhood in general, which contains a

mixture of traditional three-story building, as well as taller structures such as the nearby Bigelow Condominiums, which is approximately 56 feet tall.

The building's E Street façade would reflect a pedestrian friendly design strategy, including an inviting and attractive building entry and design elements such as street trees, non-intrusive downspout lighting on the building's exterior surfaces, and human-scale design elements.

Structural materials for the Proposed Project are planned to include a concrete foundation and parking garage, with a combination of steel framing members and wood frame construction being utilized throughout the building.

A significant portion of building energy consumption would owe to cooling and lighting systems. Orientation-specific, energy efficient glazing systems, including Low-E, would be used to reduce heat gain and increase light transmission. Other energy conservation measures being evaluated include the introduction of new energy-efficient lighting and mechanical systems.

The large windows would account for a maximum amount of interior daylight and would incorporate operating sashes to provide natural ventilation within all units. Passive solar gain would be achieved through these glazed areas.

The HVAC and lighting systems would be energy efficient and regulated by individual unit owners. All appliances and other electrical equipment would be "Energy Star" certified, where possible.

Water consumption would be minimized through several water conservation measures, such as water saving plumbing fixtures throughout the building. Recycling space is planned to be programmed for appropriate locations throughout the building. At these locations, bins for the various categories of recyclable material would be provided and collected for deposit into holding areas for pickup by recyclers.

2.5 Traffic, Parking and Access

The Proposed Project would provide 20 on-site parking spaces in grade-level parking garage. The garage would be accessed via Silver Street. Thus, no existing public on-street parking spaces would be eliminated. Any loading or unloading activity will be directed to the garage where direct elevator access to all floors would be available.

A key component of this development is its location to public transportation. There are several bus routes within walking distance, as well as the MBTA's Broadway Red Line station.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Massachusetts Dept of Environmental Protection, Division of Water Pollution Control	Sewer Connection Permit
Boston Redevelopment Authority	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement
Boston Water and Sewer Commission	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	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Building Permits • Construction Permits • Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 Zoning Districts

The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project for zoning are as follows:

3.2 H-1-50 ZONE

Minimum Lot Size	5,000 sq. ft.
Lot Area for Each Additional Dwelling Units	1,000 sq. ft.
Total Lot Area Required For Project	15,000 sq. ft.
Minimum Lot Width	50'
Minimum Lot Frontage	None
Maximum Floor Area Ratio	1.0
Maximum Building Height (stories)	n/a
Maximum Building Height (feet)	50'
Usable Open Space Per Dwelling Unit	n/a'
Minimum Front Yard Setback	20'-0"
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	30'

3.3 Off-Street Parking Requirements

- 18 market-rate residential units @ .9 spaces per unit = 17 spaces
 Total required off-street parking: 17 spaces
 Total provided off-street parking: 20 spaces

3.4 Projected As-Built Zoning Conditions

Lot Size	9,060 sq. ft.
Lot Width	60'
Lot Frontage	60'
Floor Area Ratio	2.95
Building Height (stories)	1 parking, 2 residential and 1 community space
Building Height (feet)	69'-0"
Usable Open Space Per Dwelling Unit	n/a
Front Yard Setback	None (street alignment)
Side Yard Setback	1'-1/2":
Rear Yard Setback	3"

3.5 Zoning Violations / Required Relief (Pending)

IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS AND PLANS

Site photos, design drawings, and renderings depicting the Proposed Project are provided as follows:

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