

SOUSAdesign

Architects

February 20, 2015

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 151 Liverpool Street, East Boston MA 02128

Notice of Intent to file Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Sousa Design Architects, on behalf of Charmed Life, LLC hereby submits this Notice of Intent to file a Project Notification Form (PNF) under Article 80 for Small Project Review in connection with the proposed project at 151 Liverpool Street in East Boston.

The proposed project site consists of an 8,720 square foot lot occupied by a 2-story brick building. The redevelopment of this building will add energy and vitality to the area by increasing available residential space, jobs and revenue for local businesses.

The proposed development project is a 4-story residential building comprised of 24 units, 3 of which have been designated affordable. The total project area will be approximately 38,000 square feet and will include 35 off-street parking spaces.

Mr. David Winick and Mr. David Matteo of Charmed Life, LLC will lead a team of experienced professional architects, engineers, consultants and contractors in the development of this project.

I will be the architect for the project. Our team has conducted a pre-file meeting with BRA staff members, and anticipate presentation to the neighborhood and ONS on March 5, 2015.

We look forward to working with you and your staff.

Sincerely,



Stephen A. Sousa, AIA
President
Sousa Design Architects

architecture

interiors

graphics

81 Boylston St 2nd Floor

Brookline MA 02445

617.426.4142



151 Liverpool Street

East Boston, MA 02128

Application for:
Boston Redevelopment Authority
Article 80
Small Project Review

February 19, 2015

Charmed Life, LLC
202 West Broadway
Boston, MA 02127

Owner

SOUSAdesign
Architects

81 Boylston St Brookline, MA 02210
P: 617.870.9100 www.sousadesign.com

Architect

151 Liverpool Street East Boston

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151 Liverpool Street East Boston

Project Team

Owner:

Charmed Life, LLC

202 West Broadway
Boston, MA 02127
781.718.6197

Legal Counsel:

Adams & Morancy, P.C.

350 West Broadway
South Boston, MA 02127
Contact: George Morancy, Esq.
617.269.5800

Architect:

Sousa Design Architects

81 Boylston Street, 2nd Floor
Brookline, MA 02445
Contact: Stephen A Sousa
617.879.9100

Structural Engineer:

TBD

Civil Engineer:

TBD

MEP Engineer:

TBD

151 Liverpool Street East Boston

Project Description:

This project is an expansion of an existing two story brick structure. The project will include the renovation of the ground and second floor and the addition of approximately 22,000 square feet to the existing 16,000 square foot building, totaling 5 floors. The ground level will house an enclosed garage with 35 parking spaces and building infrastructure/ circulation. The first through fourth will house 24 rental units. The gross square footage of the garage and residential units will total approximately 38,000 square feet.

Project Summary: Renovation / Expansion of existing 2-story brick building
4 Stories, 24 Units
1 Story Parking Garage: 35 off-street spaces

<u>Unit Types</u>	<u>Quantity</u>	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom	4	17%	833 sq ft
Two Bedroom	20	83%	1061 sq ft - 1212 sq ft

Use Category:

Use: R-2 Residential
S-2 Parking Garage

Work to be completed in accordance with:

IBC - International Building Code 2009
IEBC - International Existing Building Code 2009
IECC - International Energy Conservation Code 2009
IMC - International Mechanical Code 2009
IFC - International Fire Code 2009
780 CMR - MA Amendments to the IBC
527 CMR - MA fire prevention and electrical regulations
521 CMR - MA accessibility regulations
248 CMR - MA plumbing regulations
524 CMR - MA elevator regulations

Note: building shall be fully sprinklered

151 Liverpool Street East Boston

Zoning Analysis:

Project Summary: Renovation/ New construction; 5 stories; 58' to parapet.
 24 dwelling units.
 Enclosed parking garage: 35 spaces.

Zoning District: East Boston Neighborhood District CC, Article 53

Lot Size: 8,720 Square Feet

	Required	Proposed	Variance
Use (Community Commercial)	Multifamily dwelling: Allowed	Multifamily Dwelling	No
Maximum Floor Area Ratio	1.0	2.96	Yes
Maximum Building Height	35'	58'	Yes
Minimum Lot Size	None	8,720	No
Minimum Usable Open Space Per Dwelling Unit	50 Square Feet	100 Square Feet	No
Minimum Lot Width	None	Existing	No
Minimum Lot Frontage	None	Existing	No
Minimum Front Yard	None	Existing	No
Minimum Side Yard	None	Existing	No
Minimum Rear Yard	20'	Existing	No
Off-Street Parking Requirements	10+ Units: 2 spaces/unit	1.5 spaces/unit	Yes

151 Liverpool Street East Boston

Public Review:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process.

The table below lists the public permits and approvals which are anticipated for this project. This list is not conclusive and subject to amendments.

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Transportation Department	Construction Management Plan (If required)
Boston Water and Sewer Commission	Site plan approval for water and sewer connections
Inspectional Services Department	Review / Compliance with State Building Code Building Construction Permit

Construction Impact:

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, storage and parking for workers can be accommodated on site. Site access will be provided from Liverpool Street. The site will have a secure perimeter for the duration of the project.

Project Financing, Developer Pro Forma and Disclosure of Beneficial Interest:

The applicant has successfully developed numerous projects in the City of Boston and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project construction and development using traditional institutional lender financing. An initial financing commitment has been received from Beverly Bank, current holder of a first mortgage on the property from the applicant, who purchased the property in November of 2014.

Total Development Cost (soft/hard costs): \$5,750,000.00

Construction Cost (hard cost): \$5,500,000.00

Disclosure of Beneficial Interest in the Project

— David B. Winick: 50%
167 Athens Street
South Boston, MA 02127

— David C Matteo: 50%
202 West Broadway
South Boston, MA 02127

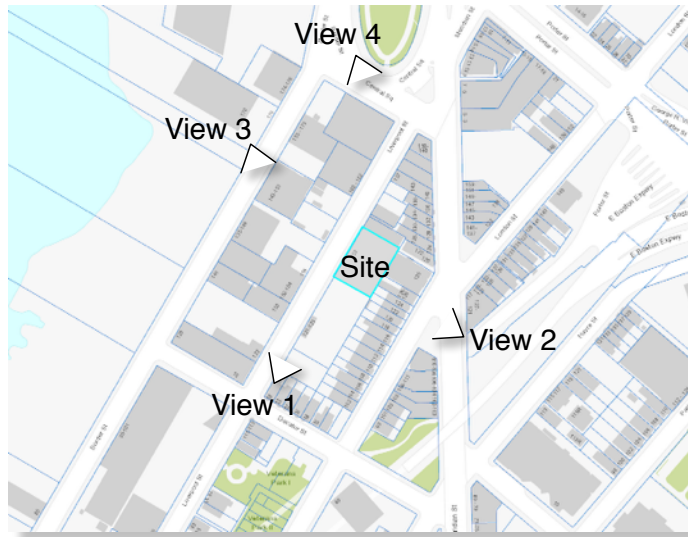
151 Liverpool Street East Boston

Existing Conditions



151 Liverpool Street East Boston

Neighborhood Context



1 - Liverpool Street



2 - Rear Abutters



3 - Border St. (Project Bread Building)

151 Liverpool Street, East Boston, MA 02128



4 - Central Sq. (Community Center)

151 Liverpool Street East Boston

Traffic & Parking

The proposed project will include on-site parking for 20 vehicles in order to mitigate potential parking and traffic issues. Residential parking will be directly accessible from Liverpool Street and will utilize existing curb cuts. The project is close in proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) subway and bus lines. The abundance of public transportation options will help alleviate any negative impact on parking and traffic caused by the new residents. Additionally, a provision for bicycle storage will be made in the garage.

Public Benefits

The proposed project will result in the transformation of an under-utilized 2-story commercial property into 24 residential units with off-street parking. Three of these units will be designated 'affordable' per the Inclusionary Development Policy.

The project will add an attractive, dense building to the East Boston community, bringing new residents to a portion of the city that can support more people without displacing any existing residents. This will add foot traffic and customers to the surrounding businesses and support a more vibrant economic corridor, while enabling the re-use of an existing building.

The proposed project will create full-time equivalent and part time jobs during the construction period. Construction is expected to start once final approvals are in hand and take approximately 12-15 months to complete. The developer has a proven record of hiring locally and will make best efforts to secure local qualified workers and contractors.

Site Use History and Environmental Conditions

The site consists of a single, three-story 8,720 square foot commercial building. The footprint of the site building covers the entire site. The ground floor of the site building is divided into two units which are occupied by two automotive repair facilities and an auto body facility: Eastern Auto Center and EMB Auto Body and KBT Auto Repair. The second and third floors of the building are currently vacant apartments in various states of repair.

The site was first developed with the construction of the current site building in 1910. The site building was later remodeled in 1982. The site building was utilized as an automobile parking garage from 1910 until the 1970s when the site was used for automobile repair/sales to present. The second floor of the site building was used for women's clothing manufacturing in the 1980s. The second and third floors of the site were apartments for an unknown period of time prior to approximately 2009.

An ASTM Phase I Environmental Site Assessment Report was prepared by Fay, Spofford & Thorndike on or about October 16, 2014. This report indicates that there are no underground storage tanks (USTs) at the site. In July 2014, a 275-gallon waste oil UST was removed from the site. During the removal of the UST, evidence of a release of petroleum and metals to soil was discovered and appropriately remediated consistent with state and federal requirements.

So as to maintain a condition of No Significant Risk at the site, a Notice of Activity and Use Limitation (AUL) was implemented at the site to control future site uses. The notice of AUL was recorded with the Suffolk County Registry of Deeds on October 8, 2014, and restricts use of the site for a single family residence, school, nursery, daycare or recreational area, or for agricultural purposes.

Future redevelopment of the site will take into consideration the possible presence of residual petroleum-impacted soil beneath the site building, which, if in existence, will be remediated consistent with state and federal requirements.

151 Liverpool Street East Boston

Appendix A: Design Documents

(See attached)

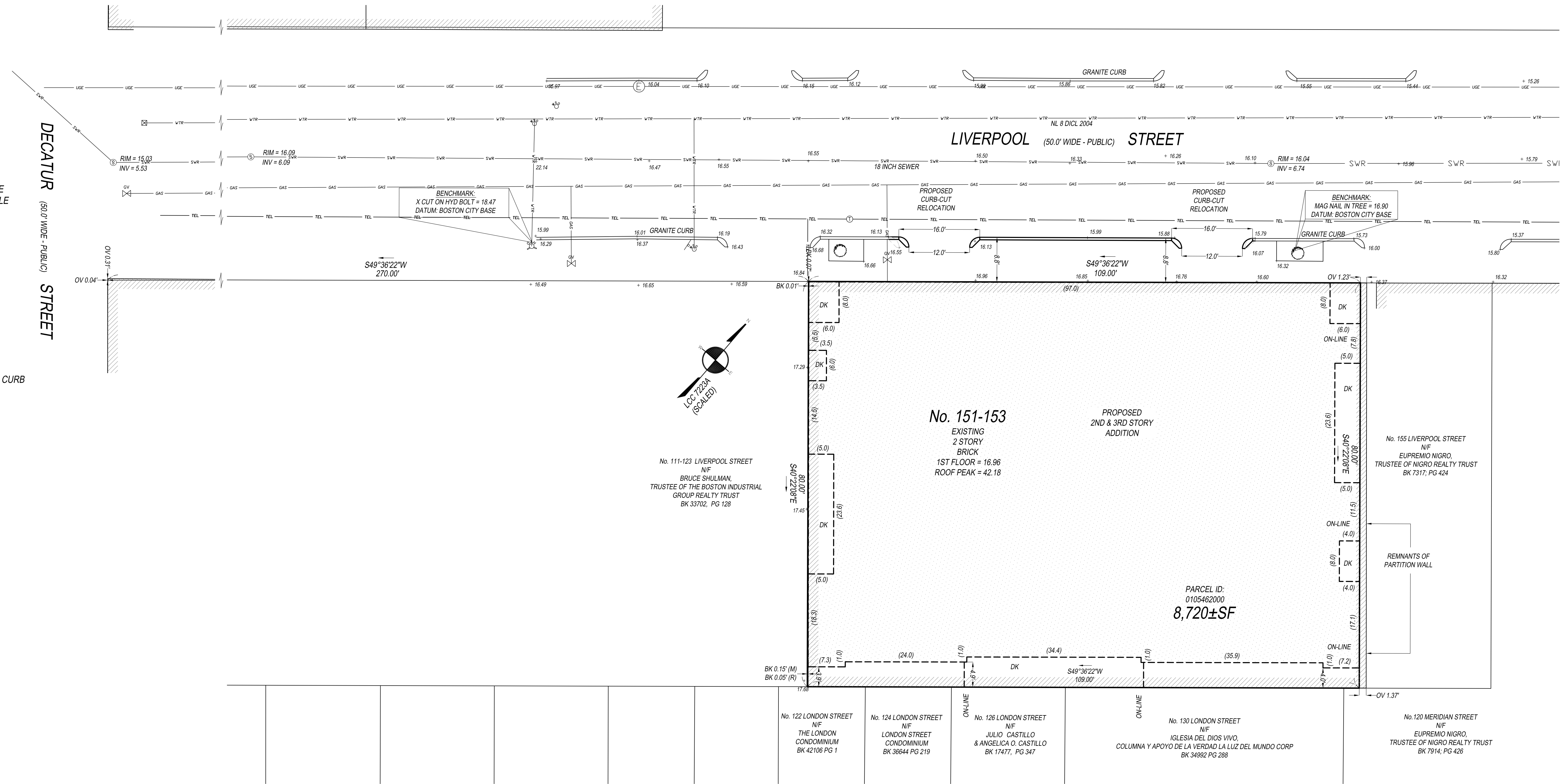
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JUNE 21 AND JUNE 22, 2012 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON. DATUM IS BASED ON BOSTON CITY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25025C EFFECTIVE DATE: 9-25-2009

ZONING:
 PARCEL ID: 0105462000
 DISTRICT: EAST BOSTON
 SUB DISTRICT: CC
 OVERLAYS: NONE

LEGEND:

- ⊠ BWSC HANDHOLE
- ⊡ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC HANDHOLE
- ⊠ GAS GATE
- ⊠ HYDRANT
- ⊠ LIGHT POLE
- ⊠ SEWER MANHOLE
- ⊠ UTILITY POLE
- ⊠ WATER GATE
- ⊠ BOTTOM BELL
- ⊠ DRILL HOLE
- ⊠ FOUND
- ⊠ INVERT
- ⊠ MAPLE
- ⊠ OAK
- ⊠ RIM
- ⊠ STONE BOUND
- ⊠ VERTICAL GRANITE CURB



DRAFTSMAN: JJH	REVIEWED BY: GCC
SITE PLAN	09/22/14
ADDED UTILITIES & TOPO	10/01/14
PROPOSED CONDITIONS	12/09/14

REFERENCES:

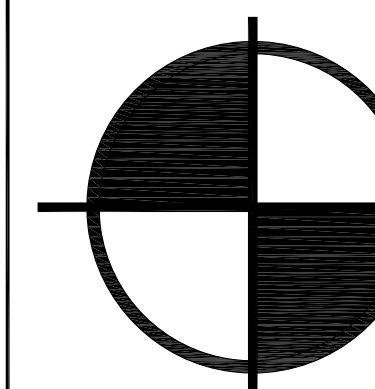
DEED: BK 43761; PG 258
 PLAN: BK 443 ; PG END
 LCC 7223-A

CITY OF BOSTON
 FB 723; PGS 108-111
 FB 822; PGS 108-111
 FB 794; PGS 40-41
 FB 528; PGS 114-115, 126-127

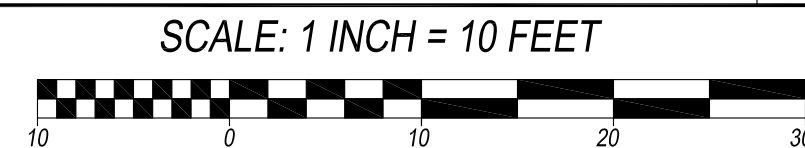
SITE PLAN OF LAND
 LOCATED AT
151 LIVERPOOL
EAST BOSTON, MA

PREPARED FOR:

CEDARWOOD DEVELOPMENT, LLC
 202 W BROADWAY
 SOUTH BOSTON, MA 02127



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617) 242-1313
 www.bostonsurveyinc.com



JOB # 14-00705

FILE # 14-00705 - 10/01/14

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

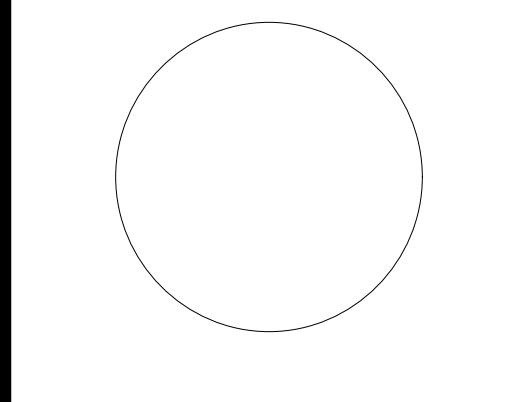
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
BRA Article 80 Review

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Architects
81 Baylston St., 2nd Floor
Brookline, MA 02446
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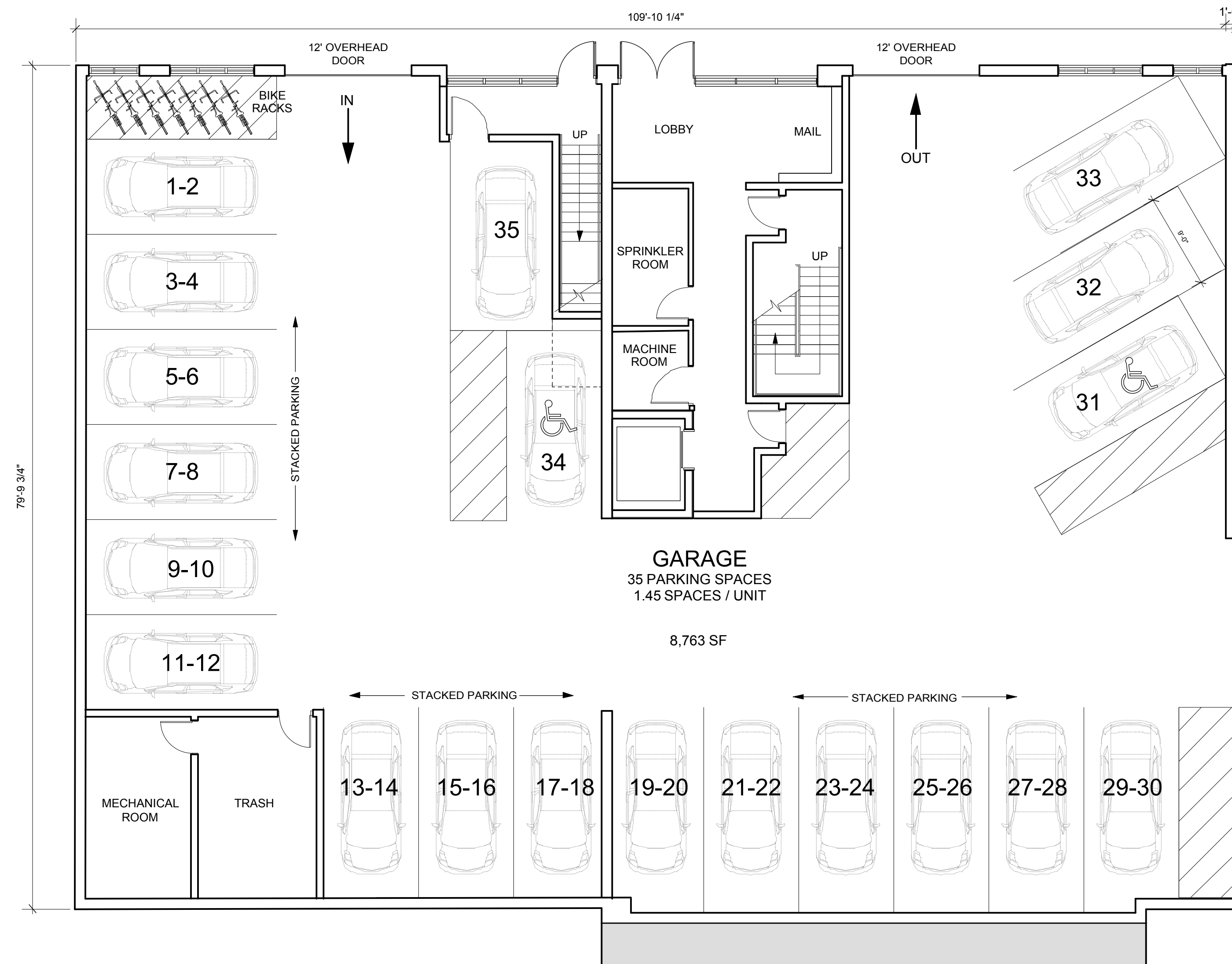
Job # 1428
Drawn by J.C.J **Ckd by** CFD
Date 02.19.2015

Revisions

No.	Description

PROPOSED GROUND FLOOR PLAN

A-1.0



1 PROPOSED GARAGE FLOOR PLAN
Scale: 1/8" = 1'-0"

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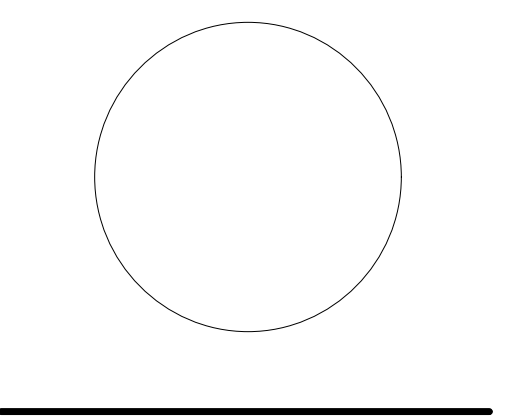
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617. 879. 9100
www.sousedesign.com



Job # 1428

Drawn by J.C.J Ckd by CFD

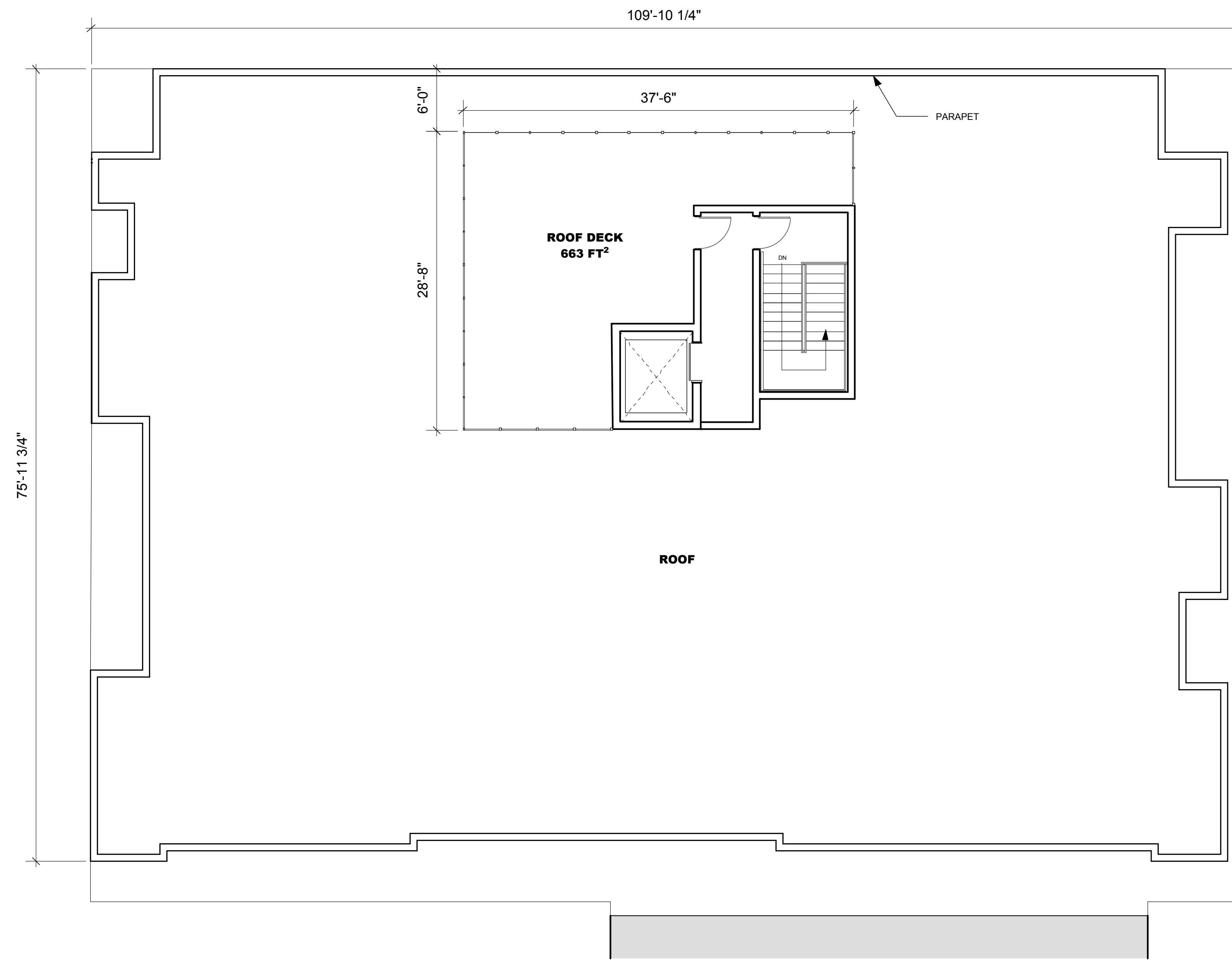
Date 02.19.2015

Revisions

No.	Description	Date

ROOF PLAN

A-1.3



1 ROOF PLAN
Scale: 1/8" = 1'-0"

151 Liverpool Street
East Boston, MA 02128

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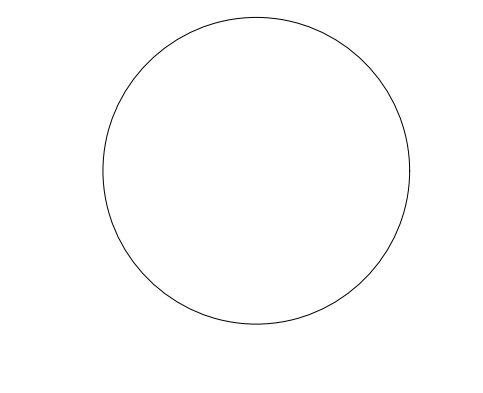
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Brookline, MA, 02445
617 . 878 . 9100
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Job # 1428

Drawn by J.C.J **Ckd by** CFD

Date 02.19.2015

Revisions	

PROPOSED ELEVATIONS

A-3.1



1 LIVERPOOL STREET (WEST) ELEVATION
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



151 LAVERPOOL

PLEASE
DO NOT BLOCK
GATE
ALL VEHICLES
WILL BE TOWED