

11 DORCHESTER STREET DEVELOPMENT

*11 Dorchester Street
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



Allure Boston, LLC
202 West Broadway
South Boston, Massachusetts

September 17, 2013

Peter Meade, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

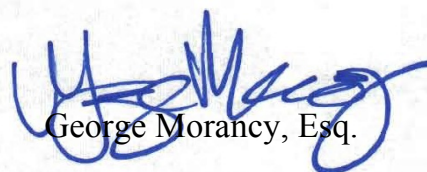
Dear Mr. Meade:

It is my pleasure to submit this application for Small Project Review, pursuant to Article 80, Section 80E of the Boston Zoning Code, for the 11 Dorchester Street mixed-use project in South Boston.

The proposed project is to consist of 30 new residential units, primarily market-rate, with an affordable commitment to be determined in accordance with the Mayor's executive order on inclusionary development, and a ground-floor restaurant.

The applicant is Allure Boston, LLC, by its principals, David B. Winick and David C. Matteo. On behalf of the applicants and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this exciting project.

Very truly yours,


George Morancy, Esq.

11 DORCHESTER STREET PROJECT

South Boston, Massachusetts

APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80E of the Boston Zoning Code

Submitted by

**Allure Boston, LLC
202 West Broadway
South Boston, MA 02127**

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I. PROJECT SUMMARY

1.1 *Project Team*

Developer and Applicant:

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Email: davematteo@gmail.com

Environmental Consultant:

TBD

Geotechnical Engineer:

TBD

1.2 Project Summary

The Proposed Project consists of the re-development of a 12,803± square-foot site at the corner of Dorchester Street and West First Street in South Boston by demolishing the existing commercial/industrial buildings and constructing a new five-story mixed-use building containing 30 residential units, including affordable units to be determined by the Boston Redevelopment Authority in accordance with its Inclusionary Development Program, and a ground-floor restaurant containing 2,230± square feet, all served by 54 accessory off-street residential parking spaces located both at grade and below grade within the building's garage.

All vehicular traffic will enter and exit the building's garage to and from West First Street, thus allowing two existing curb cuts located on the Dorchester Street side of the property to be closed, creating additional curbside public parking. The proposed project would create both market-rate and affordable housing units, and a ground-floor restaurant to enliven the streetscape and neighborhood, in an attractive new building of bold yet respectful design.

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 industrial site;*
- *the creation of 30 new residential units, including affordable units as to be determined by the Boston Redevelopment Authority in accordance with the Mayor's Executive Order on Inclusionary Development, and ground-floor restaurant space;*
- *a commitment to negotiated public improvements, including sitting areas and/or street trees and public planting areas along West First Street to complement the new building and site and to appropriately enliven the streetscape;*
- *generation of well over one hundred thousand dollars in revenue annually to the City of Boston in the form of real property tax payments;*
- *the expected creation of more than 100 construction jobs over the length of the proposed project, as well as several permanent positions which will be necessary for building management and upkeep;*

- *replacement of an aesthetically unappealing commercial concrete block building in the midst of a thriving residential neighborhood with an active and attractive mixed-use development.*

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The Project Site includes 12,803± square feet of land area, comprising two contiguous parcels, one at 11 Dorchester Street, being City of Boston Assessor's Parcel No. 0602877000, and one at 415 West First Street, being City of Boston Assessor's Parcel No. 0602876000.

The parcel is at present the location of New England Auto Body, an automotive repair and storage use that has become anachronistic in neighborhood that has been growing increasingly residential in character.

2.2 Project Financing and Developer Pro Forma

Allure Boston, LLC, is a Massachusetts limited liability company whose members are involved in the acquisition, investment, development, and management of numerous residential properties in South Boston.

Allure Boston, LLC, strives to provide the very highest level of real estate development in the City of Boston. It is a real estate development company committed to quality residential development in Boston and the surrounding areas. The team at Allure Boston includes professionals in the field of real estate brokerage and all aspects of construction management. The company excels in its core competencies such as property acquisition, construction, and sales & rentals. Allure Boston and its principals pride themselves on their quality workmanship, professionalism, and ingenuity in all phases of property design, development and management.

In recent years, the principals have successfully developed and managed numerous residential projects in South Boston. They have strong working relationships with several major lenders in the Boston area, a proven track record of financial security, and intend to finance the project construction and development using traditional institutional lender financing.

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 13,803 square feet.

Building Height/Stories: 45 feet (from median grade on Dorchester Street).

Number of Residential Units: 30 units.

- 3 studio units
- 17 one-bedroom units
- 10 two-bedroom units

Commercial Space: 2,230± square foot ground-floor restaurant.

Total of Building Gross Floor Area: 29,344 square feet.

Floor Area Ratio: 2.33

Parking Spaces: 54 at-grade and below-grade garage spaces.

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

The proposed project would consist of a new five-story building containing 24 two-bedroom residential units located on floor two through five, and 2,230± square feet of first-floor restaurant space. The parking garage, situated partly at grade and partly below grade, will provide sheltered off-street parking for 54 motor vehicles. The site is located within the First Street Neighborhood Development Area (NDA), a zoning subdistrict of the South Boston Neighborhood Zoning district, Article 68 of the Boston Zoning Code.

The Neighborhood Development Area subdistricts under Article 68 were established to serve as a transition from the traditionally residential areas along the First Street and Second Street spines to South Boston's local industrial areas. The purpose of the Neighborhood Development Area subdistricts are to promote a mix of uses that include residential and commercial to activate First Street as a pedestrian-scale neighborhood street

In developing the building and the site plan, great care was given to respecting the as-built conditions in the neighborhood and the BRA's and community's planning goals for the area as expressed in Article 68. The proposed building has been designed and scaled to co-exist the surrounding neighborhood, while at the same time serving as a more modern departure from older neighborhood housing stock, and planned to minimize traffic impacts on Dorchester Street.

Site planning, including the building's placement on the site, open space areas, and bicycle and vehicular access and parking areas, have all been designed to enhance the street frontage and surrounding building and spaces. Vehicular access and egress to and from the site have been designed so as to minimize traffic impacts on Dorchester Street, West First Street and Dresser Street, and to provide safe visual access for drivers and pedestrians.

The building's Dorchester Street and West First Street façades will reflect a pedestrian-friendly design strategy, including an inviting and attractive building entry and design elements such as street trees, non-intrusive downspot lighting on the building's exterior surfaces, and human-scale design elements. The building provides a generous setback on the West First Street side to allow for maximum enjoyment of the sidewalk along the project's northeasterly axis, and to provide the opportunity for possible future seasonal outdoor seating for the intended restaurant use. Final elevation studies and finish materials will be reviewed and approved by the BRA as the design process evolves. The height of the building will not exceed 45 feet at the site's median grade, which is the maximum building height allowed by zoning.

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 54 on-site parking spaces in a parking garage that will be partly at grade and partly below grade. The garage would be accessed via West First Street, while two existing curb cuts located on the Dorchester Street side of the property will be closed, thus creating additional curbside public parking. All loading or unloading activity will be directed to the garage area where direct elevator access to all floors will be available. Ample secure space for bicycle racks will be provided within the building’s garage.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement
Boston Water and Sewer Commission	<ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval

<p>Boston Public Safety Commission, Committee on Licenses</p> <p>Licensing Board for the City of Boston</p>	<ul style="list-style-type: none"> • Parking Garage Related Permits • Common Victualler License • Alcoholic Beverages License
<p>Boston Inspectional Services Department</p>	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Building Permit • Construction Permit • Certificate of Occupancy • Food Service Health Permit • Food Safety Manager’s License • Site Cleanliness License • Dumpster Placement Permit • Sidewalk Café Permit

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated within Neighborhood Development Area subdistrict of the South Boston Neighborhood District, Article 68 (Map 4F) of the Boston Zoning Code.

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

Dimensional Regulations of Article 68, Table E (required by zoning):

- Minimum Lot Size: None
- Lot Area for Each Additional Dwelling Units: N/A
- Total minimum lot area required for project: N/A
- Minimum Lot Width: None
- Minimum Lot Frontage: None
- Maximum Floor Area Ratio: 2.0
- Maximum Building Height (stories): N/A
- Maximum Building Height (feet): 45
- Usable Open Space Per Dwelling Unit: 200 square feet
- Minimum Front Yard Setback: As determined by Small Project Review
- Minimum Side Yard Setback: 5 feet¹
- Minimum Rear Yard Setback: 20 feet

¹The subject lot abuts Dorchester Street, West First Street and Dresser Street. Per the provisions of Section 68-4.4, if a lot abuts more than one street, the requirements for front yards shall apply along every street line. The minimum setbacks along each street line have been determined through Small Project Review, as required by Table E of Article 68.

3.2 ***Proposed As-Built Zoning Conditions***

Lot Area: 12,803 square feet
Lot Width: 96.69 feet
Lot Frontage: 96.69 feet
Floor Area Ratio: 2.33
Building Height (stories): 5
Building Height (feet): 45
Usable Open Space: 3,784 square feet at grade, 4,150 square of decks open to the sky (7,934 square feet total)
Front Yard Setback: Existing building alignment (Dorchester Street)
Side Yard Setback: 10 feet (West First Street), 3.5 feet (Dresser Street)
Rear Yard Setback: 20 feet

Off-Street Parking Requirements of Article 68, Table G:

26 market-rate residential units @ 1 space per unit = 26 spaces
4 affordable residential units @ .7 spaces per unit = 3 spaces
Restaurant: 4 spaces per 1,000 square feet x 2,230 square feet = 9 spaces

Total required off-street parking: 38 spaces
Total provided off-street parking: 54 spaces

3.3 ***Zoning Relief Required***

The permit application, ERT237489, was refused by the Building Department due to the cited need for zoning relief in the form of variances for the violations below.

Article 10, Section 1: Limitation of Area of Accessory Use (No outdoor seating for the restaurant is allowed in the required front yard area)

- *NOTE: Potential future outdoor seating would be located entirely on the West First Street side of the building, which is the side yard area of the site.*

Article 68, Section 8: Height Excessive

- *NOTE: Violation based upon initial violation. Violation has been eliminated.*

Article 68, Section 8: Floor Area Ratio Excessive

Article 68, Section 8: Usable Open Space Insufficient

- *NOTE: Violation based upon initial violation. Violation has been eliminated.*

Article 68, Section 34: Traffic Visibility Across Corner

- *NOTE: Violation based upon initial violation. Violation has been eliminated.*

Article 3-1A (Special Purpose Overlay Districts): Restricted parking overlay district (pertains parking for restaurant use only)

3.4 *Building Code Analysis*

The construction of the building will be IIA.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be a mixed use building:

- Residential: R-2
- Assembly Use (Restaurant): A-2
- Parking garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- A-2 requires 1-hour separation
- S-2 requires 1-hour separation

3.5 *Inspectional Services Department Documents*

- *Zoning Code Refusal Letter*
- *Zoning Board of Appeal application*

IV. URBAN DESIGN SUBMISSION : PHOTOGRAPHS AND PLANS

Exhibit 1:	Certified Site Plan
Exhibit 2:	Aerial view of site
Exhibit 3:	Front Locus view
Exhibit 4:	View down West First Street, Locus at left
Exhibit 5:	View down Dorchester Street, Locus at left
Exhibit 6:	Locus view at corner of Dorchester and West First Streets
Exhibits 7:	Locus view from West First Street with new residential building in foreground
Exhibit 8:	Sheet A1.B – Lower level garage
Exhibit 9:	Sheet A1.B.2 – Lower level garage (2)
Exhibit 10:	Sheet A1.1 – Grade level plan
Exhibit 11:	Sheet A1.2 – Floor Plans, Floors 2 through 4
Exhibit 12:	Sheet A1.3 – Fifth Floor Plan (Penthouse Level)
Exhibit 13:	Sheet A3.1 – Section A-A
Exhibit 14:	Sheet A4.1 – Side Elevations
Exhibit 15:	Sheet A4.2 – Rear Elevation and Dresser Street Elevation
Exhibit 16:	Building Rendering 1
Exhibit 17:	Building Rendering 2
Exhibit 18:	Building Rendering 3

EXHIBIT 2 - AERIAL VIEW



EXHIBIT 3 - FRONT VIEW OF LOCUS



EXHIBIT 4 - VIEW DOWN WEST FIRST STREET



EXHIBIT 5 - VIEW DOWN DORCHESTER STREET



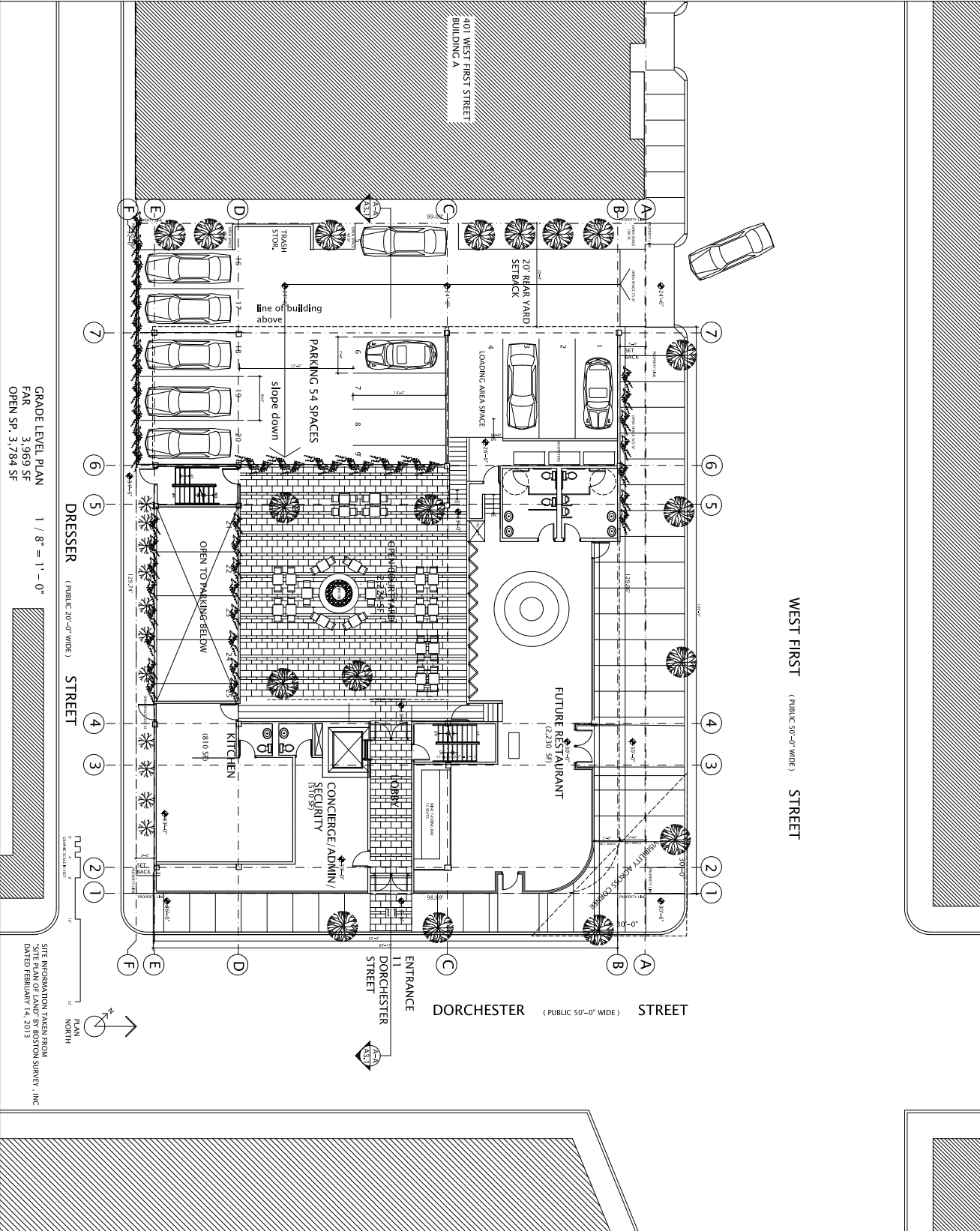
EXHIBIT 6 - LOCUS AT CORNER OF DORCHESTER & WEST FIRST STREETS



EXHIBIT 7 - LOCUS VIEW FROM WEST FIRST STREET



EXHIBIT 10 - SHEET A1.B



GRADE LEVEL PLAN
 FAR 3,969 SF
 OPEN SP. 3,784 SF

1 / 8" = 1' - 0"

SITE REGISTRATION TAGS FROM
 DATED FEBRUARY 14, 2013

A1.1

DATE: 02/14/13
 DRAWN: SHANNON
 CHECKED: [blank]
GROUND FLOOR PLAN
 PLAN 1 / 8" = 1' - 0"

RESIDENCES @
 11 DORCHESTER ST.
 SOUTH BOSTON MA
 PROJECT 13-013

NO.	DATE	DESCRIPTION
01	02/14/13	Initial working session
02	02/14/13	Final working session
03	02/14/13	Final working session

ZONING SUBMISSION
 15 APRIL 2013

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 GIN: 308-631-3332

SURVEYOR
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 TEL: 617-242-1313

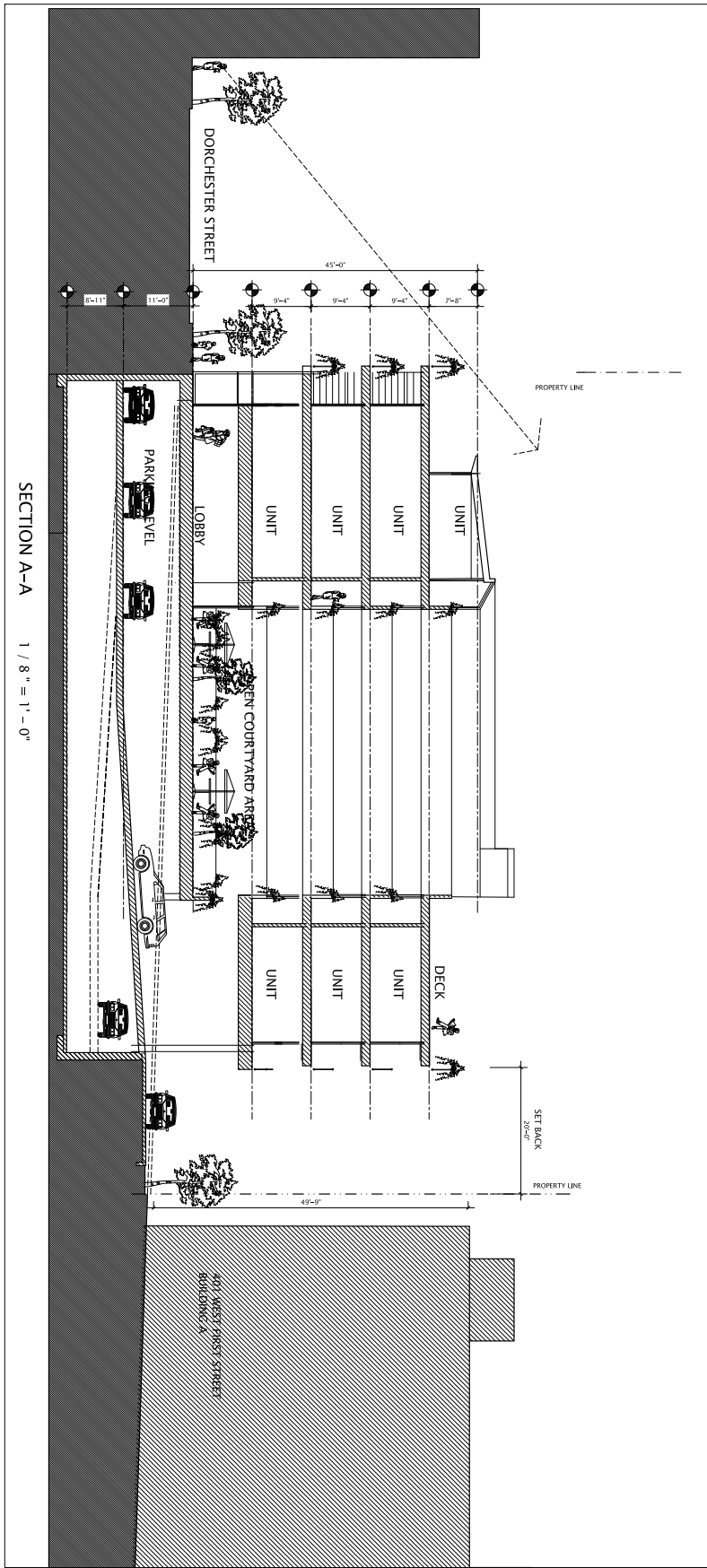
OWNER
 CEDARWOOD DEVELOP.

374 CONGRESS STREET
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REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10000
 EXPIRES 12/31/2014

PISANI & ASSOCIATES
 ARCHITECTS
 100 STATE STREET
 BOSTON, MA 02109

EXHIBIT 13 - SHEET A3.1



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ZONING SUBMISSION
 15 APRIL 2013

NO.	DATE	DESCRIPTION	REVISIONS
03	04.10.13	REVISED	
02	04.03.13	REVISED	
01	03.01.13	INITIAL DESIGN	

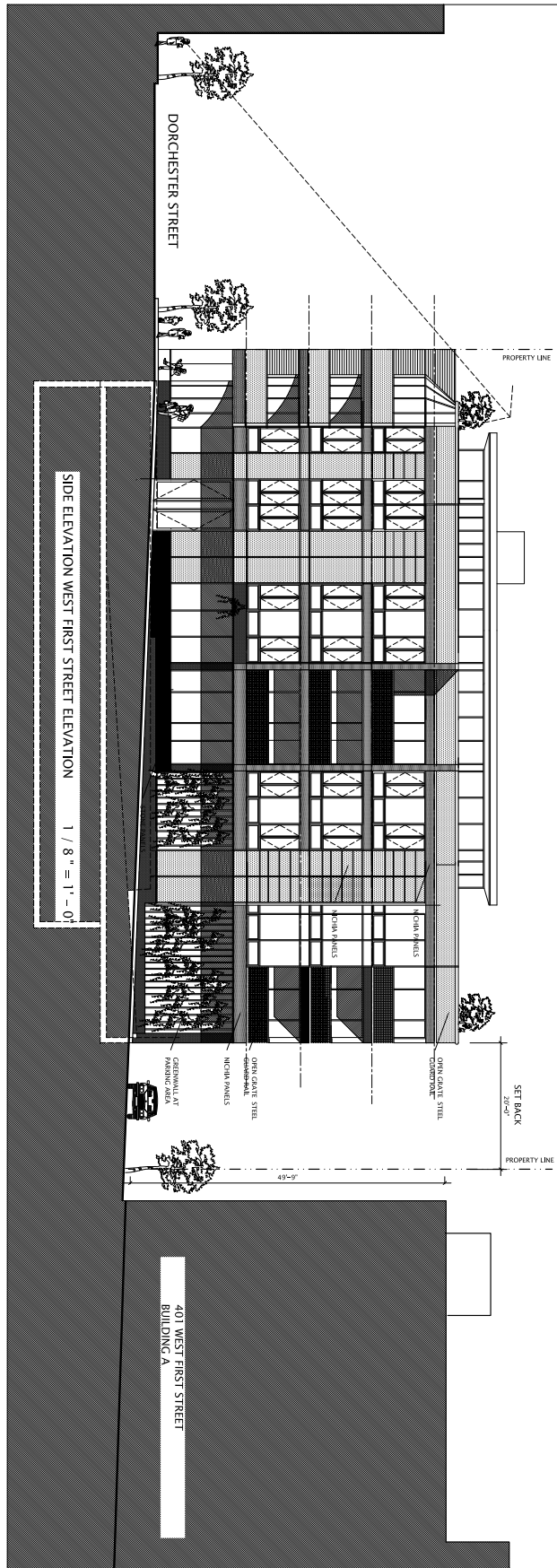
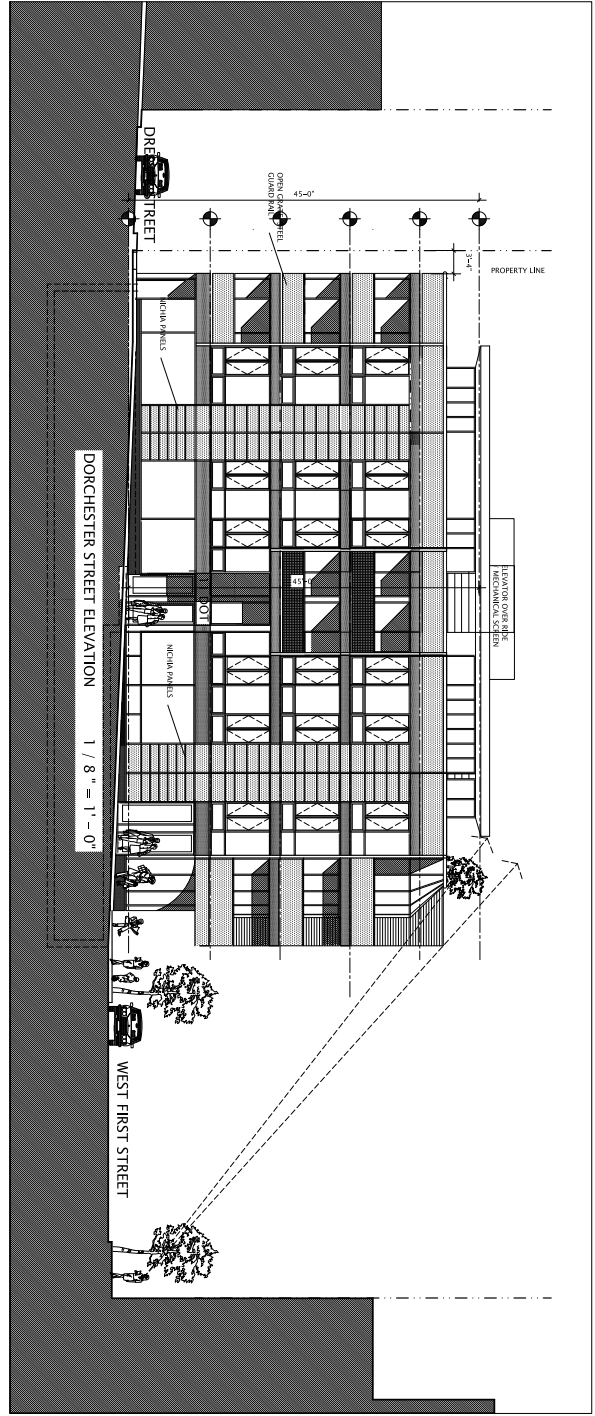
RESPONSE TO
 11 DORCHESTER ST.
 SOUTH BOSTON, MA
 PROJECT NO. 13-03

DRAWING
 SECTION A-A
 1/8" = 1'-0"

A3.1

DATE **DRAWN** **CHECKED**
 04/15/13 [Signature] [Signature]

EXHIBIT 14 - SHEET A4.1



PISANI & ASSOCIATES
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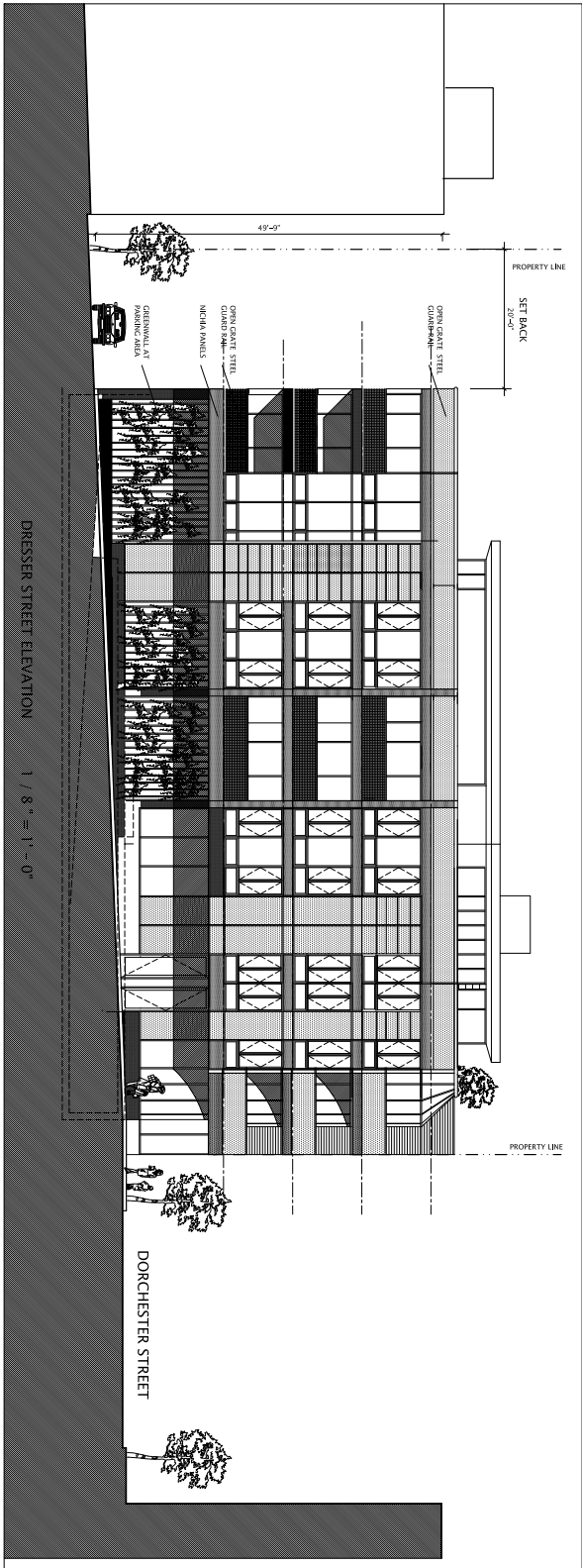
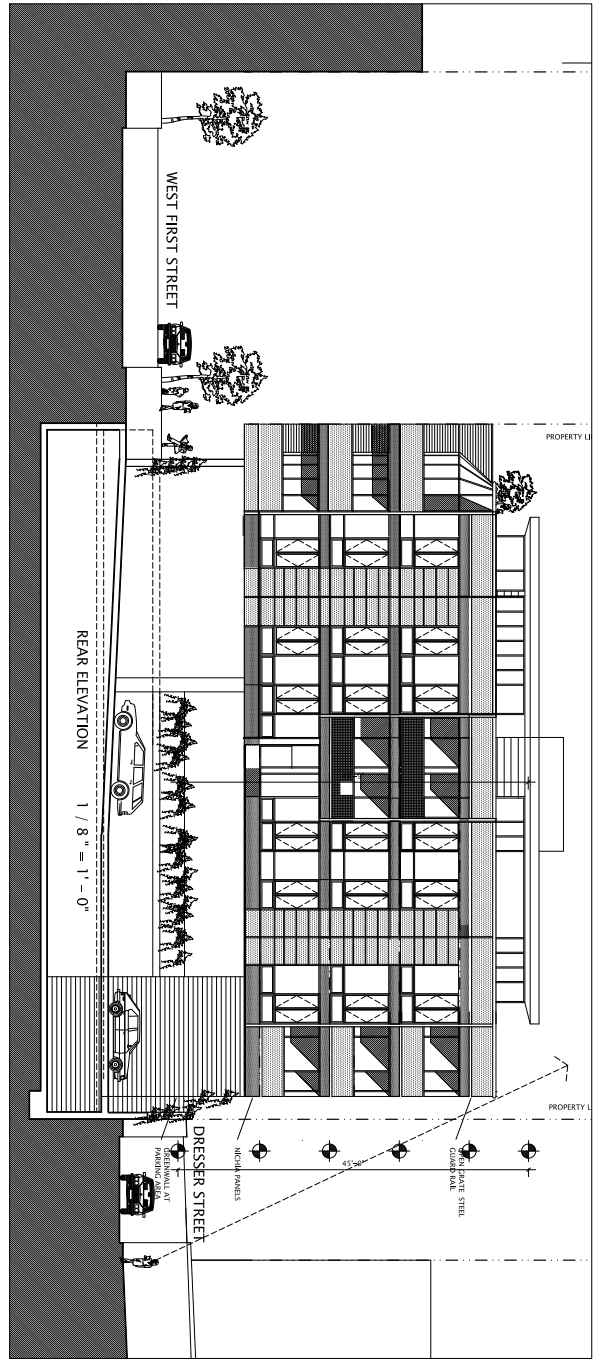
ZONING SUBMISSION
15 APRIL 2013

NO.	DATE	DESCRIPTION
02	07/26/13	REVISED PER COMMENTS
01	07/26/13	ISSUED FOR PERMITS

RESPONSE TO:
11 DORCHESTER ST.
SOUTH BOSTON, MA

DATE: 07/26/13
DRAWN: CHOCED
CHECKED: CHOCED
SCALE: 1/8" = 1'-0"
A4.1

EXHIBIT 15 - SHEET A4.2



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DATE: 04/15/2013
TIME: 10:00 AM
PROJECT: 11-0111

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ZONING SUBMISSION
15 APRIL 2013

NO.	DATE	DESCRIPTION
02	04/15/2013	30% working revision
01	04/15/2013	100% working revision

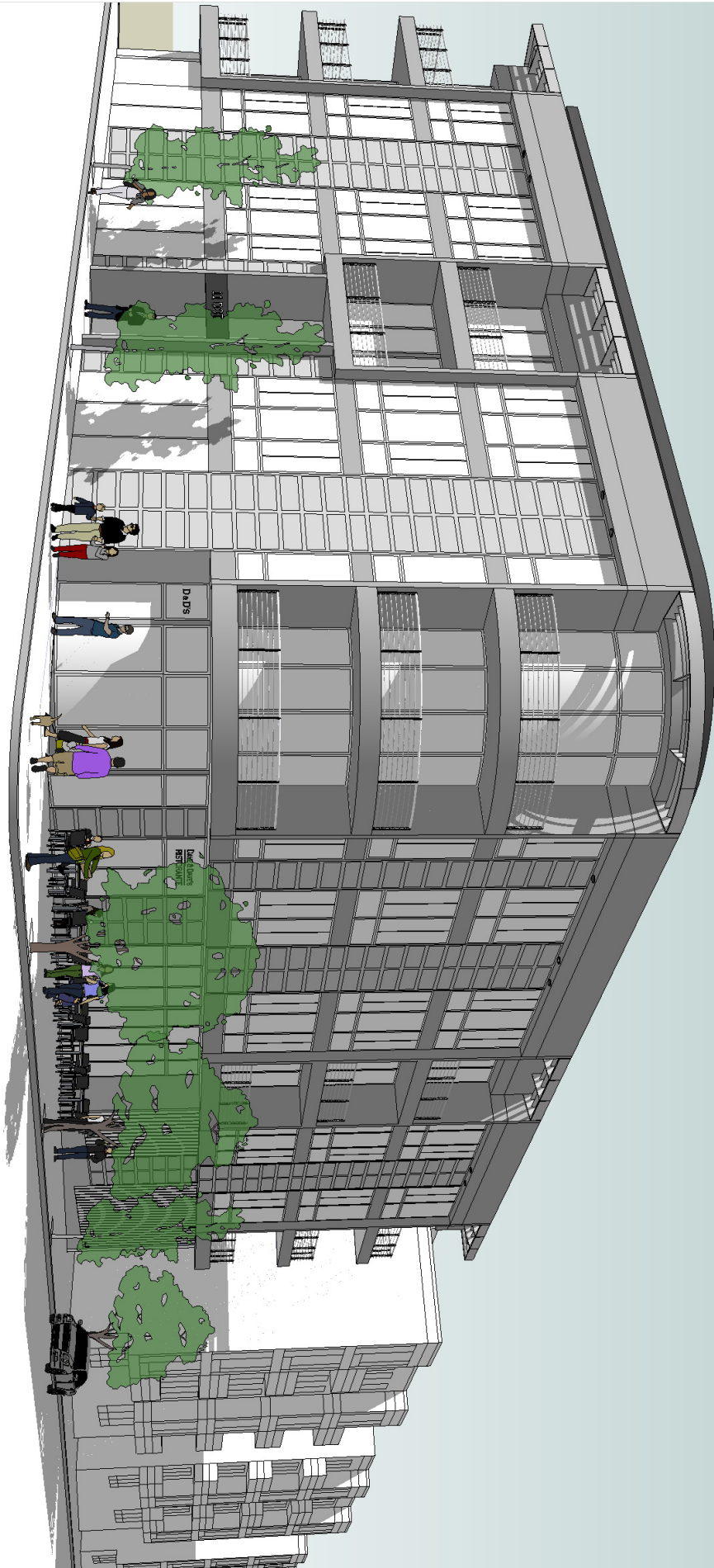
RESPONSE @
111 DORCHESTER ST.
SOUTH BOSTON MA
PROJECT: 11-0111

DATE: 04/15/2013
DRAWN: [blank]
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ELEVATIONS
1/8" = 1'-0"

A4.2

EXHIBIT 16 - BUILDING RENDERING 1



ALLURE 11 Dorchester Street

8.30.2013

PISANI + ASSOCIATES ARCHITECTS

EXHIBIT 17 - BUILDING RENDERING 2



ALLURE 11 Dorchester Street

8.30.2013

PISANI + ASSOCIATES ARCHITECTS

EXHIBIT 18 - BUILDING RENDERING 3

