



SMALL PROJECT REVIEW

**Application Submitted to
Boston Redevelopment Authority
Pursuant to article 80E of the Boston Zoning Code
c/o Mr. Brian Golden, Director**

*Application Submitted by
King David Hotels Corp
(Legal Owners)*



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1625 VFW Parkway, West Roxbury, Massachusetts 02132 Tel: 800-488-2760



SMALL PROJECT REVIEW

Application Submitted for: Small Project Review

Pursuant to article 80E of the Boston zoning code.

Submitted by:

King David Hotels Corp.

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DEVELOPER KING DAVID HOTELS CORP,

Shimon Nissim Trabelsi
1625 VFW Parkway,
West Roxbury, MA 02132
TEL: 800 -488-2760

PROJECT LEGAL COUNSEL

Hyman I. Stramer, Esq.
134 Main Street
Milford MA 01757
TEL: 508-478-6944

PROJECT MARKETING ADVISOR

Thomas R. *Blakely*,
TRB & Associates, Inc.
144 Lincoln Road - Suite 201
Lincoln, MA 01773
TEL: 781-259-1234

ARCHITECTURAL

Michael Oratovsky, A1A
60 Malcolm road
Jamaica Plain MA
TEL: 617-388-1374

CIVIL SURVEY & ENGINEERING

Kevin Fleming
C y p r u s D e s i g n, I n c.
1501 Main Street Unit 24
Tewksbury, MA 01876
TEL: 978-640-1019

ENGINEERING FIRE SERVICES

Chris D. Johnson
70 Bacon Street
Pawtucket, RI 02860
TEL:800.966.0000

PROJECT ENGINEERING AND ARCHITECTURAL

Stas Berdichevsky Engineer,
ECOSPAN Composite Floor System
20 HELL ST.
BEDFORD MA 02 155

Hyman I. Stramer, Esq.

134 Main Street Milford MA 01757

TEL: 508-478-6944

Project legal counsel

Dear Mr. Brian Golden. BRA Director.

It is my pleasure to submit the King David Hotel application for the BRA review.

Developer. Mr. Trabelsi will build King David Hotel in compliance with local zoning ordinances and by-laws.

- No special permit or variance is needed.
- Total building square footage will be 49,872 (under 50,000 ft.²).
- Lower level will have an indoor swimming pool, exercise room and kitchen.
- Ground level will have a hotel lobby, hotel grill, bar restaurant and a hotel ballroom.
- The additional three identical floors will have hotel rooms and suites totaling 69 rooms.
- Total hotel height will be 45 feet, maximum allowed.
- We intend this location to serve as a model first hotel in a national hotel chain.
- King David Hotels Corp., a startup going public, acquired the property which will be developed under the leadership of Mr. Trabelsi.
- Please see attached design, hotel floors and elevation which was developed after several preliminary meetings with the Boston Redevelopment Authority.

Very truly yours.

Hyman I. Stramer, Esq.



PROJECT SUMMARY

We are proud to present King David Hotel West Roxbury, Mass.

King David Hotels Corp. intends that the contemplated facility at the subject location will serve as model for a national multi-unit hotel chain. The company has completed the Purchase of 3 acres of prime land on Route 1 on the VFW Parkway in West Roxbury, MA. In addition, the company has secured an additional \$5 million in financing commitments to build the hotel as designed.

King David Hotel Corp. will be making a public offering in order to raise an additional \$10 million to continue King David Hotels as national multi-unit hotel chain..

King David Hotels general features.

Located in front of busy Route 1, King David Hotels will be a four story building totaling 49,872 SQ FT with a New England exterior of stone and brick containing sixty nine hotel rooms. The lower level will include a heated swimming pool with an exercise room, storage and a kitchen. The hotel lobby will include a 5000 ft.² ballroom and King David grill and bar restaurant. Hotel rooms will be on the second, third and fourth floors with all floors to be identical. The hotel will provide sixty parking spaces, with two handicapped spaces, as required, together with lush landscaping..

Surrounding landscaping.

Unlike residential buildings, hotels have an enormous benefit to the local community. King David Hotel will be visible from busy Route 1, and will improve the overall streetscape with a professional design and lush landscaping. This will be an improvement to the surrounding commercial area and surrounding mix of diversified buildings and landscaping, which include, Prime Toyota and Honda. Pets Supply , Burger King, McDonalds, Mobile Tires Shop and U-Haul Storage.

Community benefits.

In addition to regular real estate and daily sales taxes, King David Hotel will generate large tourist business and sales tax revenue with its luxurious facilities. In addition King David Hotel will employ an average of 30 employees, many of whom will be local area residents. All surrounding businesses will see an immediate increase in store sales. The local hospital, West Roxbury Memorial, will also benefit from the nearby King David Hotel with approximately an 8 minute walk. Also family members of the patients will be able to use the hotel as needed along with doctors and hospital staff.

Assessing Department | City of Boston



Address	1625 VFW PW
Parcel ID	2010646001
Owner	DAVISON WILLIAM A TS
Property Type	0319
Land Use	Commercial
Structure	
Lot Size	155092 sq ft
Living Area	
Style	
Stories	
Bedrooms	
Valuation	
Land	\$1,391,086.00
Building	\$567,038.00
Total	\$1,958,124.00
Tax	\$62,581.64
Residential Exemption	No



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supersede any federal, state or local laws or regulations.

Local zoning and regulations for 1625 VFW Parkway West Roxbury Massachusetts

Key: A = Allowed, C = Conditional, F = Forbidden
WEST ROXBURY NEIGHBORHOOD DISTRICT. USE TABLE B

Regulations

Neighborhood Business Sub districts and Local Industrial

TABLE B - Continued		
	Neighborhood Business Subdistrict Neighborhood Shopping	Community Commercial
<u>Funerary Uses</u>		
Cemetery	F	F
Columbarium	F	F
Crematory	F	F
Funeral home	A	A
Mortuary chapel	A	A
<u>Health Care Uses</u>		
Clinic	C	C
Clinical laboratory	C	C
Custodial care facility	F	C
Group care residence, general	F	C
Hospital ⁽²⁾	F	C
Nursing or convalescent home ⁽²⁾	C	C
(:As amended on September 20, 1996.)		
<u>Hotel and Conference Center Uses</u>		
Bed and breakfast	C	A
Conference center	F	A
Executive suites	F	A
Hotel	F	A
Motel	F	C

TABLE I - Continued	
West Roxbury Neighborhood District Off-Street Parking Requirements	
Residential and Related Uses(1)	
	Spaces per Dwelling Unit(2)
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0

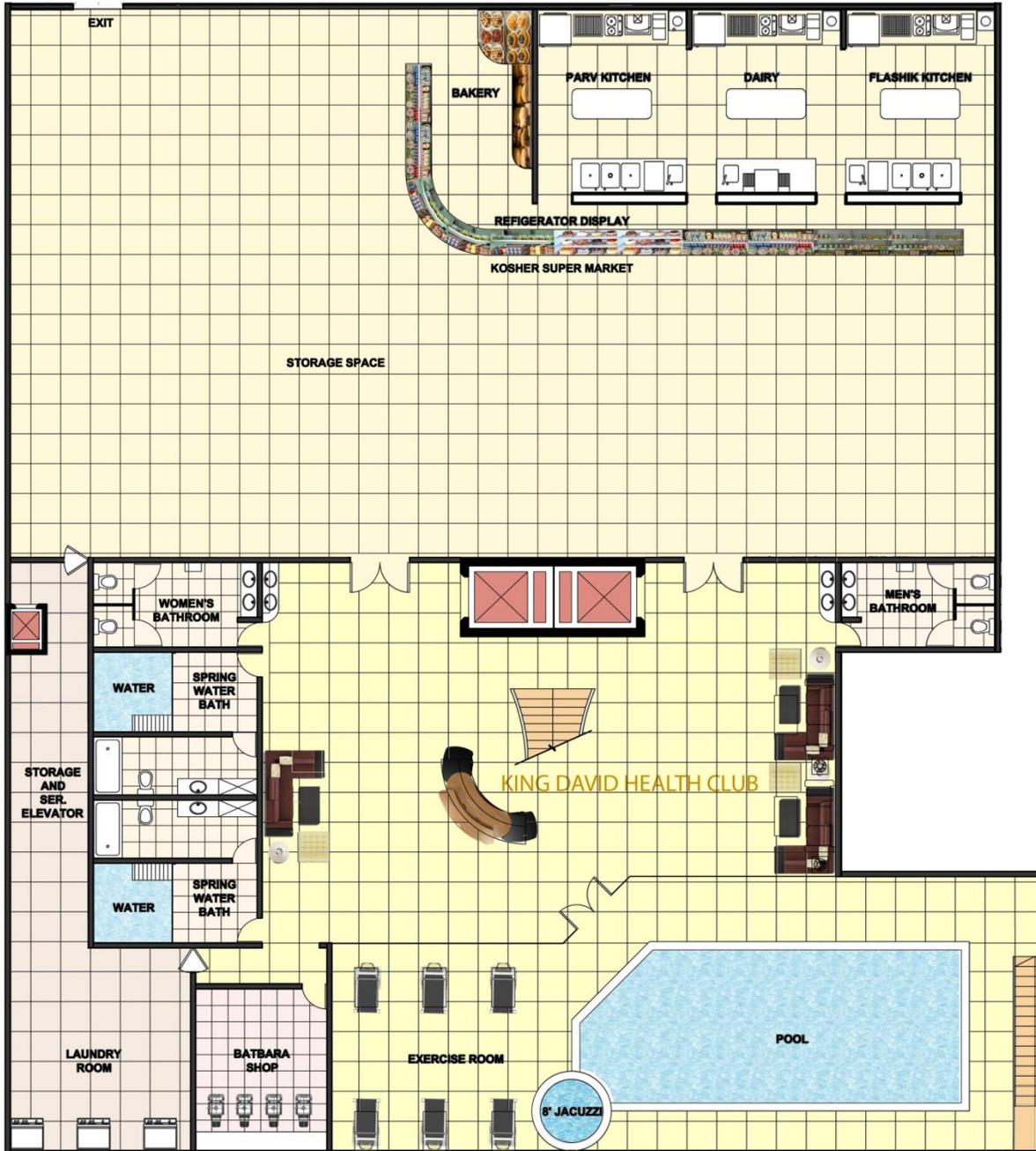
TABLE OF AREAS:
 ZONIN DISTRICT----- CC
 MAX. HEIGHT----- 45 FT
 MAX. FAR -----20
 MIN. PARKING FOR 2 SLEEPING ROOMES .7
 MINIMUM 2 HANDICAP PARKING SPACES
 LOTS 21 & 23 TOTAL SQ FT, 115,387
 BUILDING FOOT PRINT SQ FT 11,300
 DRIVE WAYS & PARKING SQ 19,500
 LOT COVERAGE % 30,800 EQUAL 27%
 LOT GREEN OPEN SPACE 80,500
 EQUAL 70% OPEN SPACE

PROPOSED NEW SITE PLAN

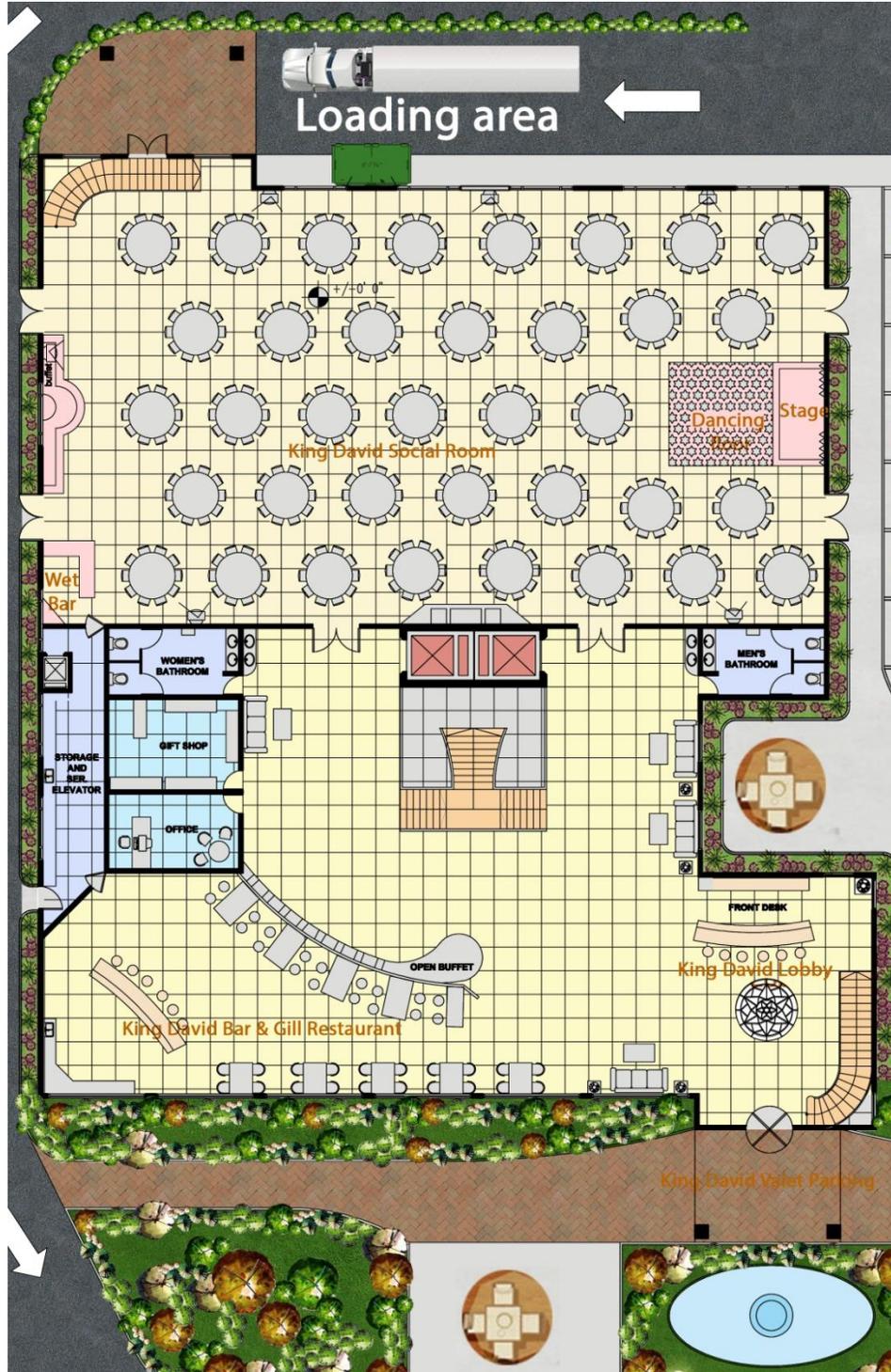


1625 VFW Parkway West Roxbury Mass. 02132

BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



HOTEL ROOMS AND SUITES 2-3-4 FLOORS





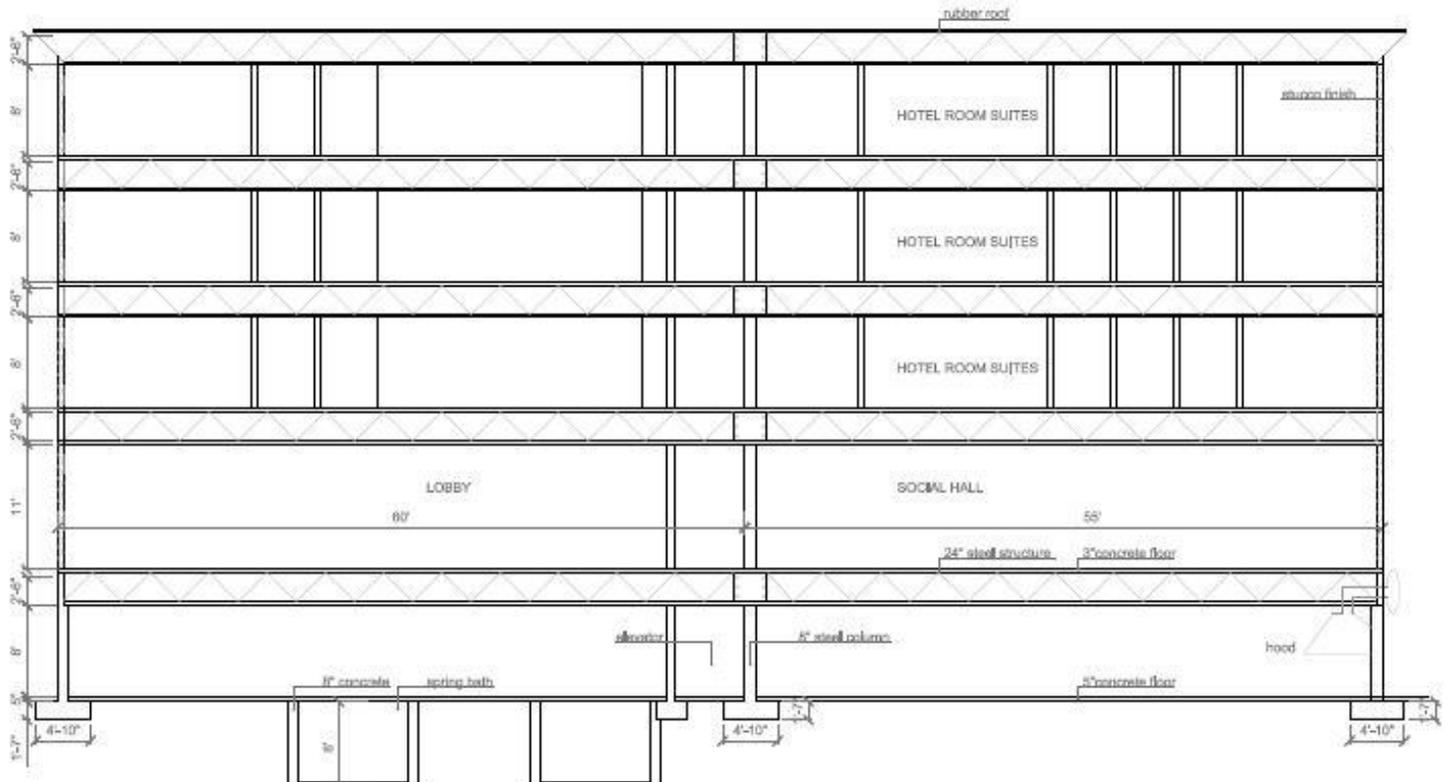
HOTEL LEFT SIDE ELEVATION



HOTEL RIGHT SIDE ELEVATION



HOTEL CROSS SECTIONS



DIMENSIONAL REQUIREMENTS

DISTRICT: WEST ROXBURY COMMUNITY CG
(NOTE 13 & 14)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	115,387 s.f.	115,387 s.f.
FRONTAGE	NONE	271.8'	271.8'
FRONT SETBACK	NONE	60' (NOTE 15)	43'
SIDE SETBACK	NONE	20' (NOTE 15)	18'
REAR SETBACK	40'	316' (NOTE 15)	281'
MAX. FLOOR AREA RATIO	2.0	N/A	0.4 (SEE F.A.R. CALC.)
MINIMUM OPEN SPACE	N/A	N/A	N/A
MAX. BUILDING HEIGHT	45'	N/A	< 45'

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buying experience▶

prime

 
PRIME TOYOTA - BOSTON

Tuesday, March 31, 2015
To Whom It May Concern,

Please be advised that we will allow the proposed King David Hotel (to be located at 1625 VFW Parkway) to utilize the back of our lot at Prime Honda and Prime Toyota for additional parking when needed.

Sincerely,

David
David Rosenberg
CEO, Prime Motor Group
425 Providence Highway
Westwood, MA 02090

Direct Line: 781.234.2090

Assistant: Laura Hernandez
lhernandez@primemotorgroup.com
781.234.2003



SUMMARIZING HOTEL POINTS

- King David Hotel is a fresh and new IPO, West Roxbury Massachusetts first to be built.
- No special permits or variances will be needed to build King David Hotel.
- Exterior finish of the hotel to be a mix of lime-stone and clay brick veneer.
- All of the hotels sleeping rooms will have an exterior balcony with 5 foot French egress doors.
- Total square feet of the hotel will be 49,872 SQ FT. with 69 hotel rooms.
- Hotel will have 60 parking spaces, more than double required by zoning.
- In case of a special event over flow parking will be directed next door to valet parking.
- Total hotel height will be only 45 feet as allowed by zoning and a total of only 4 floors.
- King David Hotel was reviewed by Boston Conservation Committee and was approved.
- West Roxbury VA Hospital is a 5 minute walk to King David Hotel suites.
- Patients, doctors, nurses, residents and visitors already showing excitement.
- King David Hotel landmark will be surrounded with lush landscape and a waterfall.

West Roxbury new landmark

Very truly yours

Nissim Trabelsi,

Pres. and CEO,
King David Hotels Corp.

And may God bless.

1625 VFW Parkway, West Roxbury, Massachusetts 02132. Tel: 800 -488-2760