

# Article 80 Small Project Review Application

## 110 Savin Hill Avenue Mixed Use Development

110 Savin Hill Avenue  
Dorchester, MA 02125

102-110 Savin Hill Avenue, LLC  
RODE Architects, Inc.

**RODE**  
ARCHITECTS INC



June 20, 2017

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square (9<sup>th</sup> Floor)  
Boston, MA 02201

RE: **110 Savin Hill Avenue, Dorchester, MA**  
**Article 80E, Small Project Review Application**

Dear Director Golden:

On behalf of 102-110 Savin Hill Avenue, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the Boston Zoning Code.

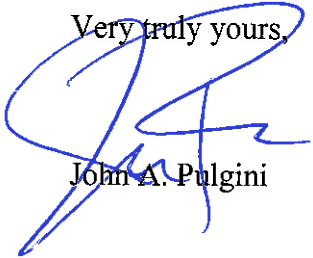
The proposed development is located at 110 Savin Hill Avenue, 10 Sydney Street and 14 Sydney Street in the Savin Hill Neighborhood of Dorchester. The three (3) parcels total approximately 12,778 square feet (the "Project Site"). The Project Site sits on the corner of historic Savin Hill Avenue and the corner of Sydney Street, just steps away from the Savin Hill MBTA Station. Currently, the three (3) parcel site contains a boarded up retail building, and four (4) units of housing in two separate structures.

The proposed development calls for the razing of three structures, and the creation of an attractive and energy efficient three (3) story commercial building, and a striking three (3) story residential building consisting of nine (9) units with 13 parking spaces. This development will enliven and visually enhance the look and feel of this prominent intersection in Savin Hill, an area to which the Savin Hill MBTA Station provides a constant flow of pedestrians, causing this node to become a point of connection for the residents of Savin Hill during their daily commute.

The development team will be led by partner and project manager James Baker. Mr. Baker will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential and commercial projects. Prior to the submission of this application, the development team has conducted extensive community outreach, with abutting property owners, neighborhood groups, and area businesses. The design depicted in the attached application reflects the invaluable input received during that outreach. In addition, there have been preliminary design meetings with BPDA staff members and associated city agencies.

We intend to pursue the Article 80E Small Project Review Process for this Proposed Project and we look forward to continuing our strong working relationship with the BPDA, the community, and the elected officials in the months ahead.

Very truly yours,



John A. Pulgini

CC: John Campbell, Project Manager, B.P.D.A  
David Cotter, Mayor's Office of Neighborhood Services  
Frank Baker, District City Councilor  
Annissa Essaibi George, Boston City Councilor  
Linda Dorcena-Forry, State Senator  
Dan Hunt, State Representative

# Contents

<b>Proposed Project Overview</b>	07
<b>Proposed Project</b>	09
<b>Neighborhood and Project Location</b>	10
<b>Development Context</b>	11
<b>Urban Design Context</b>	12
<b>Proposed Project Benefits</b>	13
<b>Zoning Analysis</b>	14
<b>Inclusionary Development Policy (IDP)</b>	15
<b>Project Team</b>	16

## **Development Proposal**

Assessor's Zoning Map - Parcel 1	18
Assessor's Zoning Map - Parcel 2	19
Assessor's Zoning Map - Parcel 3	20
Site Aerial Perspective	21
Site Plan	21
Surrounding Urban Context	22
Basement Plan	24
Ground Level Plan	25
Second Level Plan	26
Third Level Plan	27
Fourth Level Plan	28
Savin Hill Avenue Elevation	29
Sydney Street Elevation	29
Residential Parking Lot Side Elevation	30
Cristo Rey Elevation	30
Savin Hill Avenue Perspective	31
Corner of Savin Hill Ave and Sydney St Perspective	32
Cristo Rey Perspective	33
Sydney Street Perspective	34

# Proposed Project Overview

**Project Name:** 110 Savin Hill Avenue

**Project Address:** 110 Savin Hill Avenue , Dorchester, 02125

**Project Description:** Demolition of three (3) existing structures on three separate tax lots (i) a one-story commercial building (Parcel ID# 1302687000); (ii) a three-family residential building (Parcel ID# 1302686000); and (iii) a single family home (Parcel ID#1302685000) followed by the construction of a three story commercial building to include approximately 14,182 gross square feet of commercial retail, and a three story with mezzanine residential building including one (1) adaptable dwelling unit, below eight (8) residential units, supported by thirteen (13) onsite vehicular parking spaces and five (5) spaces dedicated for bicycles.

**Lot/Site Area:** 12,778 square feet

**No.of Dwelling Units:** 9 Units  
(1 Adaptive Unit at grade, 6 two bedroom, and 2 three bedroom)

<b>Floor Area:</b>	<b>COMMERCIAL</b>	
	Basement	3,608 square feet
	Ground Level	4,373 square feet
	Second Level	3,646 square feet
	Third Level	2,255 square feet
	Total Floor Area	14,182 square feet, Gross
	FAR Square Feet	10,574 square feet
	<b>RESIDENTIAL</b>	
	Ground Level	910 square feet
	Second Level	5,050 square feet
	Third Level & Headhouse	7,450 square feet
	Total Floor Area	13,775 square feet, Gross
	FAR Square Feet	13,410 square feet
	<b>BUILDING TOTALS</b>	
	Total Building	23,957square feet
	FAR Square Feet	23,984 square feet
	Lot Area	12,778 square feet
	FAR	1.88
	Parking Spaces	15

# Proposed Project Overview

## Unit Configurations:

### RESIDENTIAL

One Bedroom	1 adaptable unit
Two Bedroom	6
Three Bedroom	2
Height	43-0'
Stories	3.5

## Zoning District:

### ARTICLE 65, DORCHESTER NEIGHBORHOOD DISTRICT

- 110 Savin Hill Ave – Local Convenience | Restricted Parking
- 10 Sydney Street – 2F-4000 | Restricted Parking
- 14 Sydney Street – 2F-4000 | Restricted Parking

### VARIANCES:

Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

# Proposed Project

The site is located at 110 Savin Hill Avenue, 10 Sydney Street and 14 Sydney Street in the Savin Hill neighborhood of Dorchester, on three (3) parcels of land, parcel ID# 1302687000, parcel ID# 1302686000, and parcel ID#1302685000, totaling approximately 12,778 square feet (the “Project Site”). The Project Site sits on the corner of historic Savin Hill Avenue and the corner of Sydney Street, just steps away from the Savin Hill MBTA Red Line Station which provides direct connections south to Braintree, Quincy and Mattapan, plus access to the urban core at Downtown Crossing, South Station and beyond to Cambridge. Currently the three parcel site contains a boarded-up retail use and four units of housing in two separate structures.

The proposed development calls for razing the three (3) structures, and creating a new, attractive and energy efficient, commercial and residential building that will enliven and visually enhance the look and feel of this prominent intersection in Savin Hill. The proposed development will consist of a three-story commercial building containing 14,182 gross square feet of space fronting on Savin Hill Avenue and a three story with mezzanine residential building with 13,775 of gross square feet fronting on Sydney Street, containing, nine (9) dwelling units and thirteen (13) parking spaces. The nine (9) dwelling units will consist of one (1) one-bedroom adaptable dwelling unit, six (6) two-bedroom units and two (2) three-bedroom units. All parking is located at grade and concealed within the footprint of the building. Access and egress to the internal vehicle and bicycle parking spaces will be from the existing centralized curb-cut located on Sydney Street (collectively, the “Proposed Project”).

# The Neighborhood and Project Location

The Proposed Project is located at an important retail node of Savin Hill Avenue at the corner of Sydney Street in the Dorchester Neighborhood of Boston. The Proposed Project is located to the west of the Southeast Expressway and the Savin Hill MBTA's Red Line Station, and a four (4) blocks east of Dorchester Avenue within walking distance of everything of the following:

- A. Savin Hill MBTA (Red Line) 200 Feet
- B. McConnell Park 5 minutes
- C. Savin Hill Park 7 minutes
- D. Savin Hill Beach 7 minutes
- E. The Harborwalk 13 minutes
- F. The James Blake House 15 minutes
- G. Joe Moakley Park and Carson Beach 19 minutes

The Proposed Project is extremely well served by public transportation using the Massachusetts Bay Transportation Authority ("MBTA") system. As noted above the Savin Hill Red Line Station is 200 feet and the MBTA #18, Bus route on Dorchester Avenue connecting to the Andrews Station transportation hub (additional bus routes and Red Line).



# Development Context

The Proposed Project will contain nine (9) residential units of housing. The one bedroom adaptable dwelling unit consists of approximately 770 square feet of floor area, Gross; six (6) two bedroom units average approximately 1,416 square feet of floor area, Gross; and three-bedroom units, average 1,816 square feet of floor area, Gross.

Per Map 5A-5E Dorchester Neighborhood District, the Proposed Project is located within two zoning subdistricts (i) the Two Family Residential Subdistrict “2F-4000”, Restricted Parking Overlay and (ii) Local Convenience Subdistrict “LC”, Restricted Parking Overlay. Based on the attached schematic designs the Proposed Project will be seeking relief from the City of Boston’s Zoning Board of Appeals.

# Urban Design Context

## CORNER STORE

The proposed project would consist of a new three story building. The below-grade floor will contain 3,608 square feet of storage and utility space, intending to accommodate the needs of both building's tenants. The first floor will contain 3,555 square feet of commercial/retail restaurant space (for tenant #1) intended to accommodate a use or uses serving the local community, additionally the first floor will contain a dedicated back of house/loading zone. There will also be a 345 square foot lobby/stair area on street level serving tenant #2. The second and third levels will contain 3,646 square feet and 2,555 square feet, respectively, of commercial/retail restaurant space for tenant #2.

The building's massing is derived from a creative reassessment of it's site context and urban conditions. It is important to note that this intersection is a node of activity within a dense residential neighborhood. The Savin Hill T-station provides a constant flow of pedestrians, so this node becomes a point of connection for residents in their daily commute. The buildings three story alignment reflects the neighboring school, which has had a significant presence in the village. The buildings first story is setback to gesture the one story commercial buildings across Savin Hill Avenue, while the entry is carved out to provide corner relief at the corner. The remaining two story setbacks provide a clear identity along Savin Hill Avenue, relating directly to its neighboring buildings in scale, sizing, and materiality. Both the form and materials support the notion that this development bridges between past, present, and future.

The building skin will be a composition of clapboards, wood tone composite panels, glass fenestration and metal accenting. Windows will be a combination of operable and fixed.

## RESIDENTIAL BUILDING

The proposed project would consist of a new three story (plus mezzanine) building. The first floor will contain 1 residential unit, parking for 13 cars, 140 square foot lobby and 365 square feet of utility space. Floors two through four, will contain 8 residential units, bringing the total number of units to 9.

The building's massing is derived from a creative reassessment of its site context and urban conditions. The residential entry serves to subdivide the building form, while the setbacks gesture to the adjacent building heights. The use of masonry provides a strong identity, relating directly to materials on buildings within the Savin village. With the addition of metal panels, the design possesses a rich material palette that relates to its immediate context and serves as a compelling precedent for the area's future development.

# Proposed Project Benefits

## A. NEW HOUSING UNITS:

including a adaptable dwelling unit at the ground level complementing the other retail and restaurant uses in the district and feeding off the adjacent public transportation options. These units will be attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active district.

## B. SITE ENRICHMENT:

the Proposed Project will transform the current use into a new mixed-use development, enlivening the retail uses all along Savin Hill and Dorchester Avenue and adding to the overall fabric of the district.

## C. ENLIVENED EDGE:

the Proposed Project will enliven the corner of Savin Hill Avenue and Sydney Street with a new edge of attractive architecture

## D. JOB CREATION & TAXES:

the Proposed Project will be a job creator during construction and at occupancy. In addition to jobs, the Proposed Project will be increasing the city's tax base with the inclusion of nine (9) units of housing and 9,300 square feet of commercial ground floor retail uses.

## E. TOTAL DEVELOPMENT COST:

3 million (\$3,000,000)

# Zoning Analysis

## NEW CONSTRUCTION:

- 9 Residential Units
- 9,300sf Commercial Use
- 15 Parking Spaces

## ZONING DISTRICT:

- Local Convenience Subdistrict "LC"
- Two Family 2F-4000

## LOT AREA:

- 12,778

## 110 SAVIN HILL AVENUE (PARCEL ID# 1302687000)

- Local Convenience "LC" Restricted Parking Overlay
- FAR = 1.0
- Height = 40'-0"
- Set Backs = 20'-0" Rear Yard (None for Front and Side)

## 10 SYDNEY STREET (PARCEL ID# 1302686000)

- Two Family Residential District "2F-4000" Restricted Parking Overlay
- FAR = 0.5
- Height = 2 ½ stories (35'-0")

## 14 SYDNEY STREET (PARCEL ID#1302685000)

- Two Family Residential District "2F-4000" Restricted Parking Overlay
- FAR = 0.5
- Height = 2 ½ stories (35'-0")

Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

- |                                   |  |
|-----------------------------------|--|
| • Floor Area Calculation          | $23,984/12,778 = 1.88$   |
| • Off Street Parking Calculations | $9,300 / 2,000 = 4.65$ (5) required commercial<br>$1.25$ per dwelling unit x 9 units = 11.25 parking spaces (12) |

# Inclusionary Development Policy (IDP)

The Proposed Project consists of nine (9) dwelling units and as a result does not trigger the requirement to include IDP units of housing.

# Project Team

## PROPOSER/OWNER:

102-110 Savin Hill Avenue, LLC  
James M. Baker  
866 Dorchester Avenue  
Dorchester, MA 02125

## ARCHITECT:

RODE Architects Inc.  
Kevin Deabler, AIA  
535 Albany Street #405  
Boston, MA 02118  
(617) 422-0090  
kevin@rodearchitects.com

## ZONING/PERMITTING

Pulcini and Norton LLP  
John A. Pulcini, Esq  
10 Forbes Road  
Braintree, MA 02184  
(781) 843-2200  
JPulcini@pulcininorton.com

# Development Proposal

## Exhibit A:

- Assessor's Zoning Map - Parcel 1
- Assessor's Zoning Map - Parcel 2
- Assessor's Zoning Map - Parcel 3

## Exhibit B:

- Site Aerial Perspective
- Site Plan

## Exhibit C:

- Surrounding Urban Context

## Exhibit D:

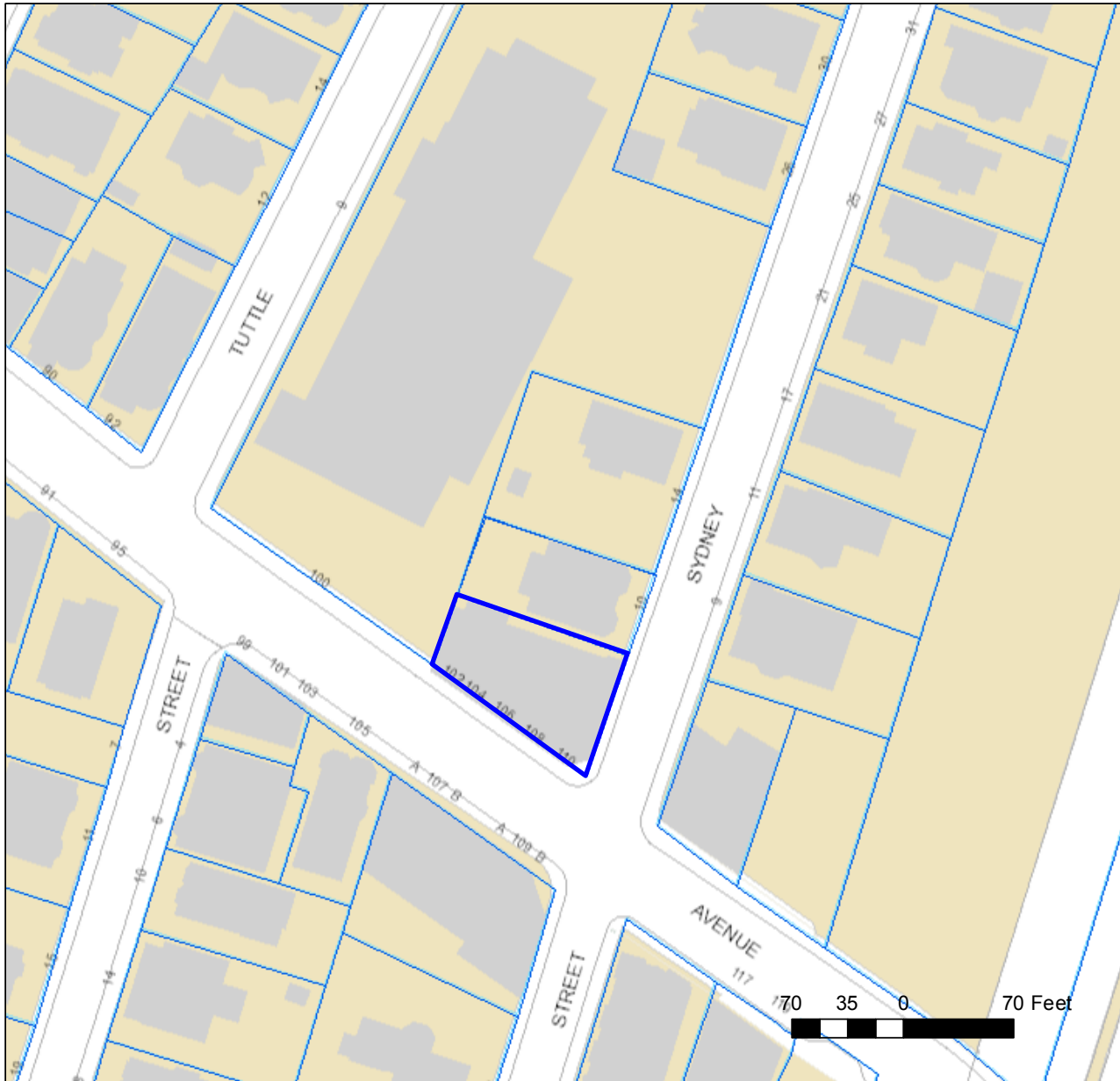
- Basement Plan
- Ground Level Plan
- Second Level Plan
- Third Level Plan
- Fourth Level Plan
- Savin Hill Elevation
- Sydney Street Elevation
- Residential Parking Lot Side Elevation
- Cristo Rey Elevation
- Savin Hill Avenue Perspective
- Cristo Rey Perspective
- Corner of Savin Hill Ave and Sydney St Perspective
- Sydney Street Perspective

# Exhibit A

## Assessor's Map – Parcel 1

110 Savin Hill Avenue

June 15, 2017

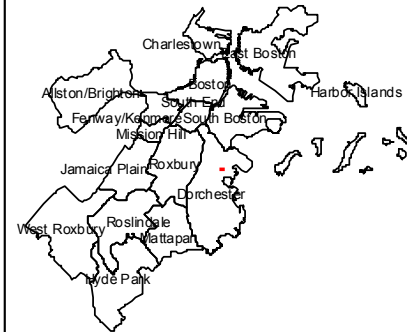


Parcel ID: 1302687000  
Address: 102 110 SAVIN HILL AV  
Zipcode: 02125  
Owner: DESMOND ANTHONY TS  
Land Use: Commercial  
Lot Size: 3,858.00 sq ft  
Living Area: 3,458.00 sq ft  
Total Value: \$397,600.00  
Land Value: \$187,800.00  
Building Value: \$209,800.00  
Gross Tax: \$10,087.11



**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 supercede any federal, state or local laws or regulations.



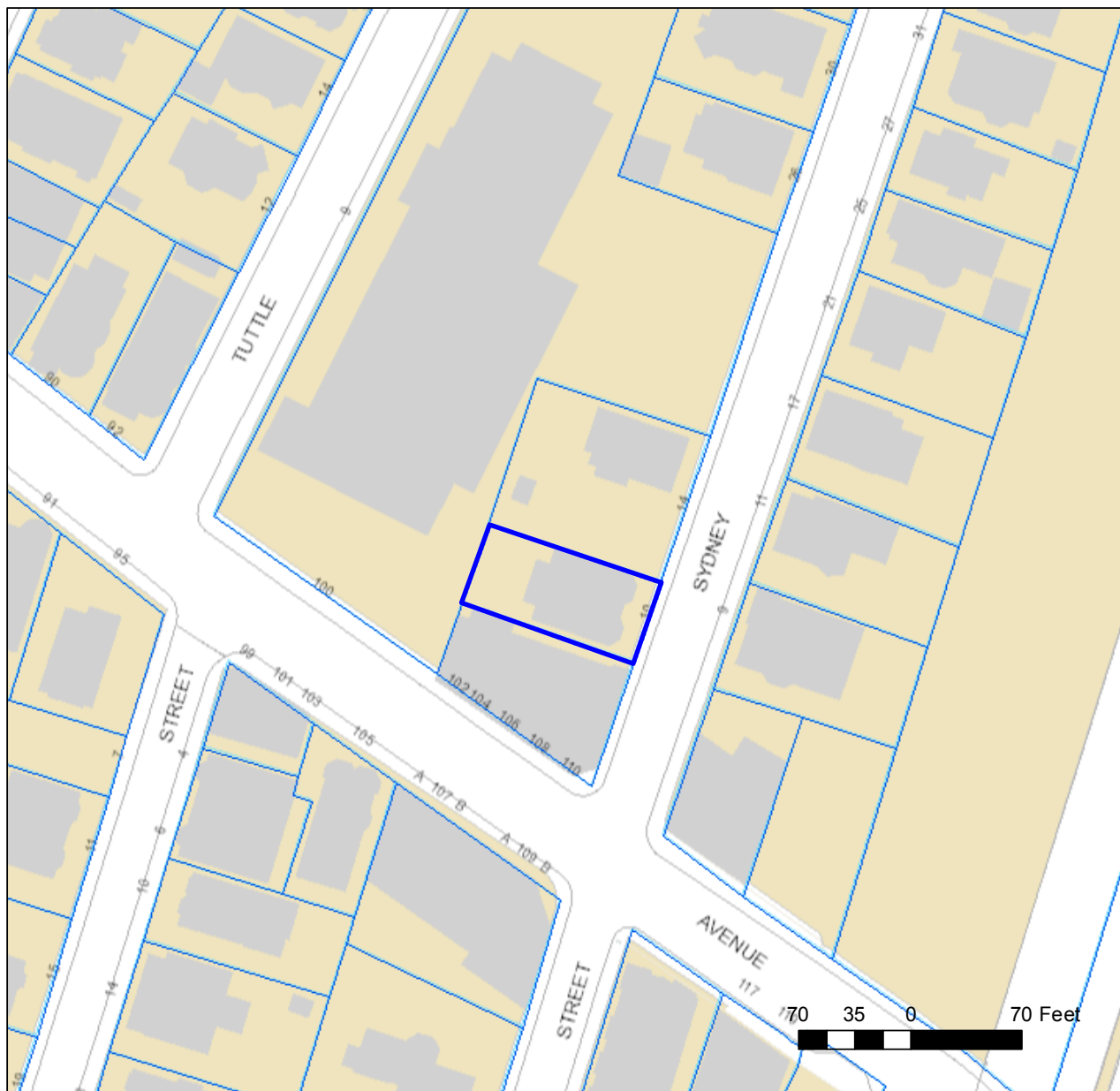


# Exhibit A

## Assessor's Map – Parcel 2

### 10 Sydney Street

June 15, 2017

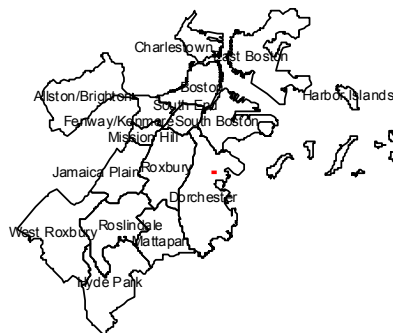


Parcel ID: 1302686000  
Address: 10 SYDNEY ST  
Zipcode: 02125  
Owner: HOBIN GAIL M  
Land Use: Residential 3-family  
Lot Size: 3,200.00 sq ft  
Living Area: 3,510.00 sq ft  
Total Value: \$686,200.00  
Land Value: \$177,200.00  
Building Value: \$509,000.00  
Gross Tax: \$7,266.86



#### 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 supercede any federal, state or local laws or regulations.

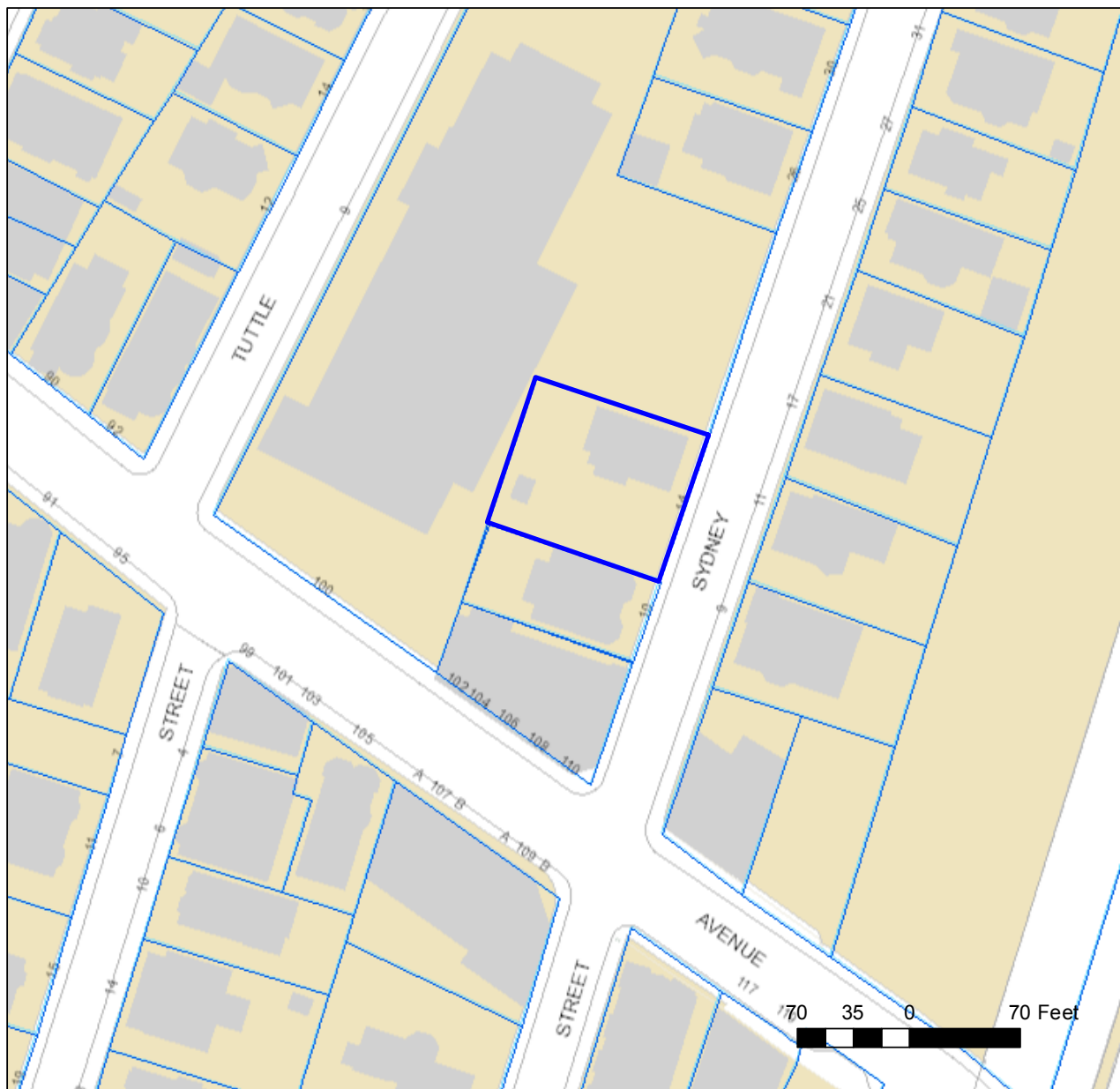


# Exhibit A

## Assessor's Map – Parcel 3

### 14 Sydney Street

June 15, 2017

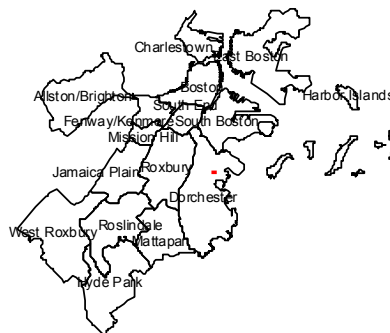


Parcel ID: 1302685000  
Address: 14 SYDNEY ST  
Zipcode: 02125  
Owner: MCKITTRICK ROBERT M  
Land Use: Residential 1-family  
Lot Size: 5,600.00 sq ft  
Living Area: 2,131.00 sq ft  
Total Value: \$557,800.00  
Land Value: \$186,600.00  
Building Value: \$371,200.00  
Gross Tax: \$5,907.10



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

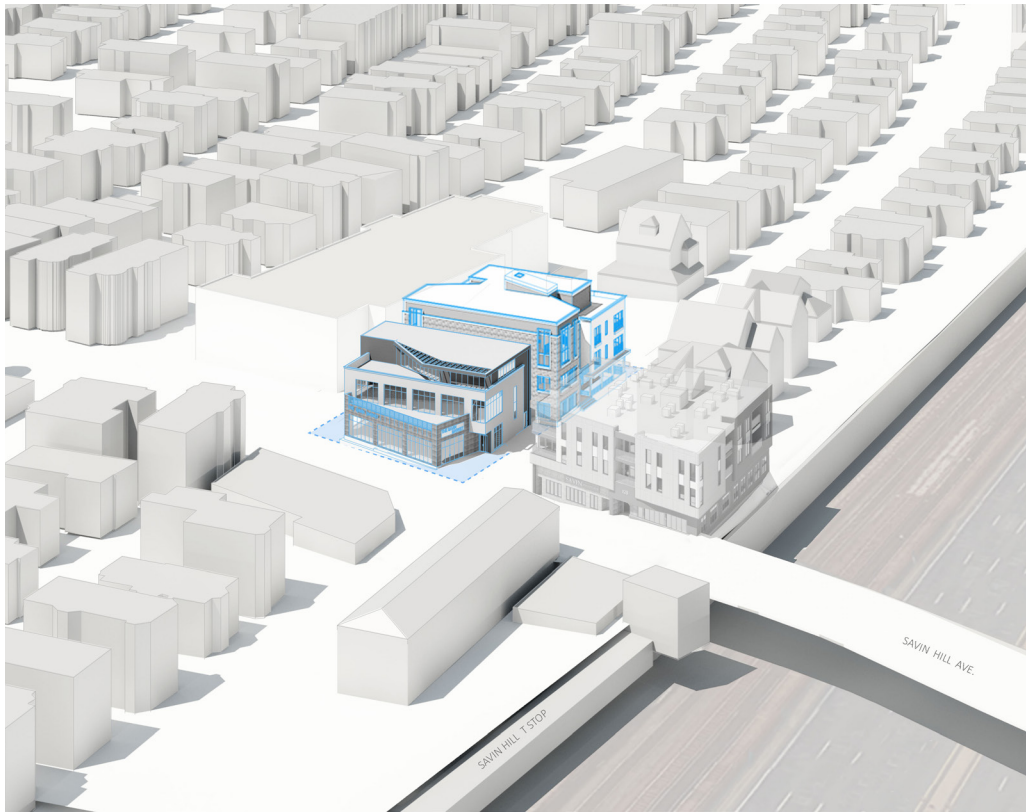
The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use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



# Exhibit B

## Site Aerial Perspective

## Site Plan



# Exhibit C

## Surrounding Urban Context



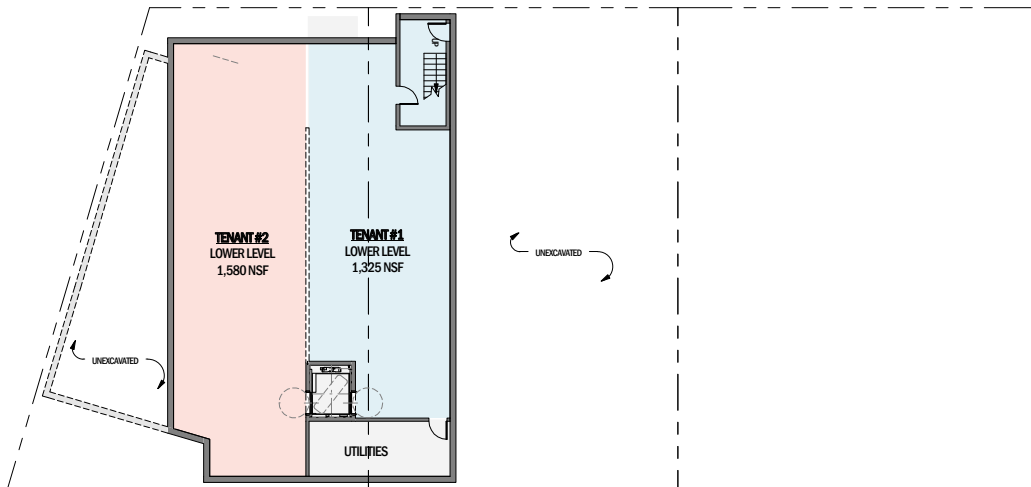
# Exhibit C

## Surrounding Urban Context



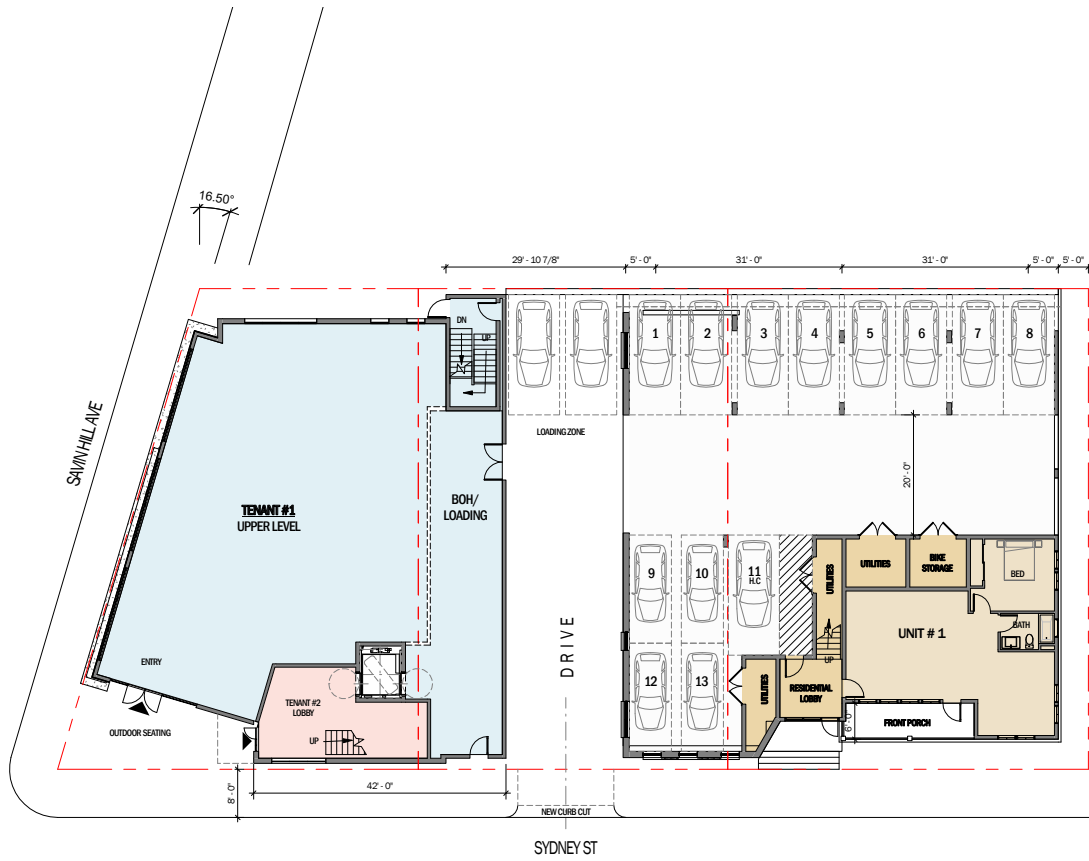
# Exhibit D

## Basement Plan



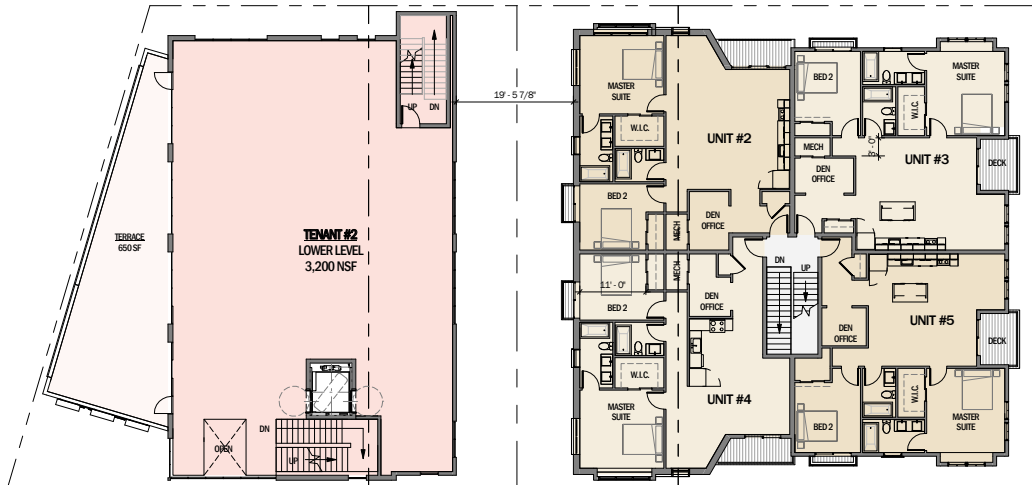
# Exhibit D

## Ground Level Plan



# Exhibit D

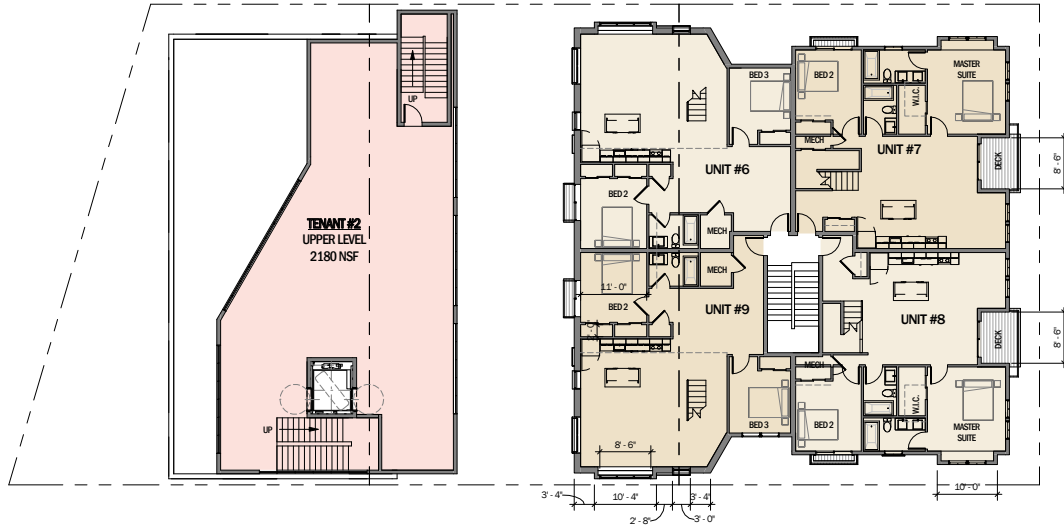
## Second Level Plan





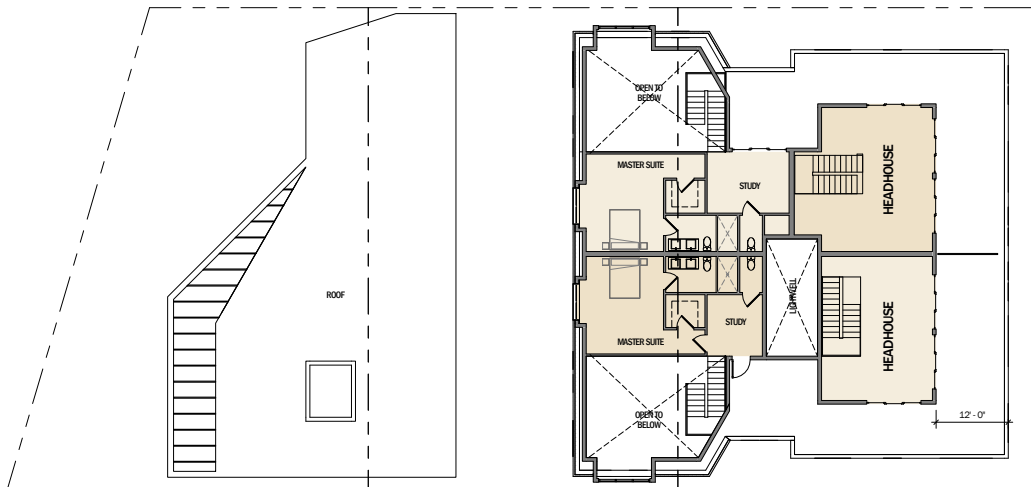
# Exhibit D

## Third Level Plan



# Exhibit D

## Fourth Level Plan

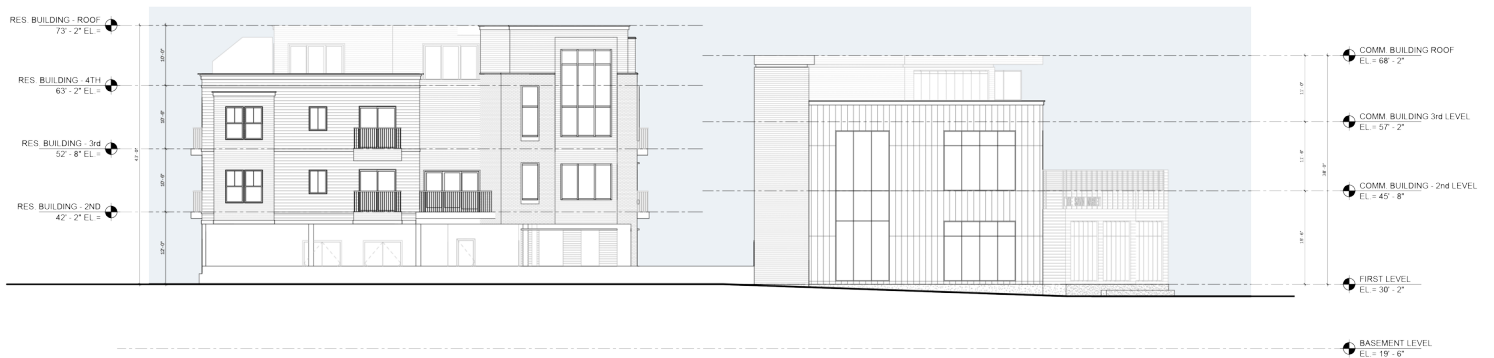




# Exhibit D



## Residential Parking Lot Side Elevation



## Cristo Rey Elevation

# Exhibit D

## Savin Hill Avenue Perspective



# Exhibit D

## Corner of Savin Hill Ave & Sydney St, Perspective



# Exhibit D

## Cristo Rey Perspective



# Exhibit D

## Sydney Street Perspective

