

**Boston Redevelopment Authority Submission
Article 80 Small Project Review for:**

Proposed 20 Unit Multi-Family Development

**1081 River Street
Hyde Park, MA**



Developer:

Savvy Acquisitions LLC
1495 Hancock Street, 4th Floor
Quincy, MA

Architect:

Seger Architects, Inc.
10 Derby Square
Salem, MA

Development Partner

Anthony Bellanti
75 Orient Avenue
East Boston, MA

February 4, 2015

Cover Letter

February 4, 2015

Brian Golden
Director
Boston Redevelopment Authority
Boston City Hall
Boston, Ma 02201

Re: 1081 River Street Hyde Park, MA
Letter of intent to file for Project Notification under Article 80 Small Project Review

Dear Mr. Golden

Seger Architects, Inc. on behalf of Owner/Developer Kevin Norton of Savvy Acquisitions, LLC Quincy, MA is submitting this letter as Notice to file for a Project Notification Form under Article 80 for Small Project Review with the Boston Redevelopment Authority (BRA) in connection with the proposed development at 1081 River Street Hyde Park, MA.

The proposed property has an existing house currently on site and contains approximately 14,363 s.f. bounded by residential properties on three sides and with River Street frontage. The parcel is currently owned by the applicant and will continue under his ownership as condominium units. The neighborhood currently contains many multi-family dwelling buildings and the project proposed will not create a detriment to the current neighborhood context density.

The proposed development will be 100% residential elevated above dedicated parking. The proposal is for twenty (20) one and two bedroom units with elevator access and accessible and affordable units.

The project team will be headed up by John A Seger of Seger Architects, Inc. and managed by Dan Ricciarelli as Project Architect. John and Dan have previously worked with the Owner's representative and Development Partner Anthony Bellanti and will be assembling an experienced team of consultants consisting of Geotechnical, Civil, Landscape Architect, MEPFP, Structural disciplines. Seger Architects, Inc. has been involved with and created many multi-family unit projects and will work closely with the team and the staff at the BRA, to create a contextual, attractive asset to the neighborhood along River street.

We look forward to the opportunity to present this project and meet with you personally.

Sincerely,

John A. Seger, AIA
Principal

Table of Contents

Title	Page
Project Team	1-2
Project Description and Context	3
Zoning Analysis	4-5
Public Review/Permits	6
Construction Impacts	7
Traffic and Parking	8
Public Benefits	9
Neighborhood Context	10-12
Appendix A – Existing Conditions Survey	
Appendix B – Proposed Site Plan	
Appendix C – Proposed Architectural Drawings	

Project Team

Owner	Kevin Norton Savvy Acquisitions 1495 Hancock St, 4 th Floor Quincy, MA (617)755-4429
Developer	Kevin Norton Savvy Acquisitions 1495 Hancock St, 4 th Floor Quincy, MA (617)755-4429
Development Partner	Anthony Bellanti Orient Ave East Boston, MA (617)640-0566
Architect	Daniel Ricciarelli Seger Architects Inc. 10 Derby Square Salem, MA 01970 (978)744-0208
Landscape Architect	Shane I Mahoney, ASLA Groundswell Landscape Design 14 Powow Street Amesbury, MA 01913 (978)273-0870
Interior Design	Betsy Ricciarelli Interior Design 10 Derby Square Salem, MA 01970 (978)998-2903

Builder	Anthony Bellanti JS Construction Corp 57 Ferry St. Everett, MA 02149 (617)640-0566
Civil /Survey	Cheenu Srinivasa, P.E. Kalkunte Engineering Corp. 1749 Central St. Stoughton, MA 02072 (781)344-8565
Code/ Zoning Consultant	Peter Harrod Cosentini Consulting Engineers Building 200, 2 nd Floor 1 Kendall Square, Suite B2204 Cambridge, MA 02139 (617)494-9090
Geotechnical Engineer	Christopher Erikson, P.E. McPhail Associates, LLC 2269 Massachusetts Ave Cambridge, MA 02140 (617)868-1420
Structural Engineer	Michael Perham, P.E. McBrie LLC 160 Sylvan Street Danvers, MA 01923 (978)646-0097
MEPFP	John Pierga, P.E. Project Manager BLW Engineers 311 Great Road Littleton, MA (978)486-4301

Project Description

The proposed construction will consist of 20 one bedroom plus and two bedroom units on two levels elevated above dedicated parking. The gross square footage of the residence portion of the project will be 18,062 g.s.f. with net sellable square footage at 15,928 s.f. The proposed garage area is 8,575 s.f. for a total project gross square footage of 26,638 s.f.

The existing property at 1081 River Street has a 2 ½ story house with paved driveway currently on site and contains approximately 14,363 s.f. of area bounded by residential properties on three sides with River Street frontage. The parcel is partially wooded and has a stone wall along its frontage which will remain in place but be altered to conform to the proposed development needs. The parcel is currently owned by the applicant and will continue under his ownership as condominium units. The neighborhood currently contains many multi-family dwelling buildings and the project proposed will not create a detriment to the current neighborhood context and density.

Project Summary:

New Construction

Affordable and market rate condominium units
 2 stories of residences
 20 units total
 20 parking spaces indicated. Ratio at 1:1

<u>Unit Types</u>	<u>Quantity</u>	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom plus (BR plus study)	14	70%	600 - 900
Two Bedroom	6	30%	700 -900

Project Cost

Building cost.
 Garage: 8575 X \$80/S.F = \$686,000
 Residences: 18,062 GSF X \$125/S.F = \$2,257,750
 Total: \$2,943,750

Soft costs

\$2,943,750 X 1.15 = \$3,385,000
 \$169,250 per unit

Zoning Analysis

The proposed construction will consist of 20 one bedroom plus and two bedroom units on two levels elevated above dedicated parking. The gross square footage of the residence portion of the project will be 18,062 s.f. with net rentable square footage at 15,928 s.f. The proposed garage area is 8,575 s.f. for a total project gross square footage of 26,638 s.f.

Project Summary	New Construction Affordable and market rate condominium units 2 Stories of residences 20 units total 20 parking spaces indicated. Ratio 1:1
Zoning District	2F – 5,000(1), max dwelling units is two in a single structure
Lot Size	14,363 s.f.

Zoning Table and Variances

	Zoning Requirement	Proposed
Lot area minimum for dwelling units specified	5,000 s.f./D.U.	718 s.f./D.U.
Additional lot area for each additional unit	3,000 s.f./D.U.	0 s.f./D.U.
Lot width min.	50'	94'
Lot frontage min.	50'	100' +/-
Floor Area ratio Maximum	.5	1.26
Building Height Maximum Stories	2 ½	3
Usable open space Minimum s.f./	1,750 s.f.	289 s.f./unit

Dwelling unit	5,780 s.f.	
Front Yard Min. Depth	20'	15'
Side Yard Min. Depth	20'	10'
Rear Yard Min. Depth	40'	10'
Rear Yard Max. Occupancy by Accessory Buildings	25'	N/A

Public Review/Permits

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo public comment and community process. Prior to submitting this Article 80 submission the project team met with local officials and preliminarily meet with neighborhood/ community groups.

The table below lists the public permits and approvals that are anticipated to be required for the project. The list reflects the information of permits required and is complete to the best of our knowledge and belief and is subject to comment and amendment.

Required Permit reviews

AGENCY	APPROVAL
Boston Redevelopment Authority	Article 80 Large Project Review
Boston Public Works Department/ Public Improvement Commission	Curb Cut Specific repair plan approval Sidewalk approvals
Boston transportation Department	Construction management
Boston Water and Sewer Commission	Site plan approval for water and Sewer connections
Inspectional Services Department	Review/Compliance of State Building Code. Building construction permit

Construction Impacts

No negative impact is anticipated for the construction of the project. All equipment, staging and storage is anticipated to be placed on-site. The site has constraints due to distance from property lines but the General Contractor will work to contain equipment to the site and clean up daily.

Parking by construction personnel will be mostly on-site unless it conflicts with the daily work scope. The General Contractor will direct workers to public parking lots or metered parking on days where site parking is restricted.

The site will be made secure via an 8' tall chain link fence. Access will be limited to authorized personnel and workers and will be securely locked during off-work hours.

Hours of construction operation will be per local zoning ordinances.

The project should require no additional infrastructure upgrades to city utilities. A house currently exists on the site and any utility that would not support the 20 units will be up-sized to accommodate the proposed project.

Traffic and Parking

As a component of the proposal accommodations for 1:1 parking (20 vehicles) will be provided in an enclosed garage. Residences will be accessed via elevator or stairs above vehicle parking. The garage will be fully sprinklered and greater than 50% open to the exterior for ventilation. A relocated curb cut will be required and a walkway to the entrance which will be provided on the side elevation will be installed with supporting landscaping. The existing stone wall will be retained and modified to accommodate entry walk and drive.

The site is located on a major bus route and in close proximity to Route 95 and commuter rail therefore little negative impact to traffic patterns in the neighborhood will occur due to the availability of public transportation options.

As a developer option and with cooperation of the City the project could adopt a Chapter 40R Smart Growth Initiative due to proximity to transit and downtown amenities.

Public Benefits

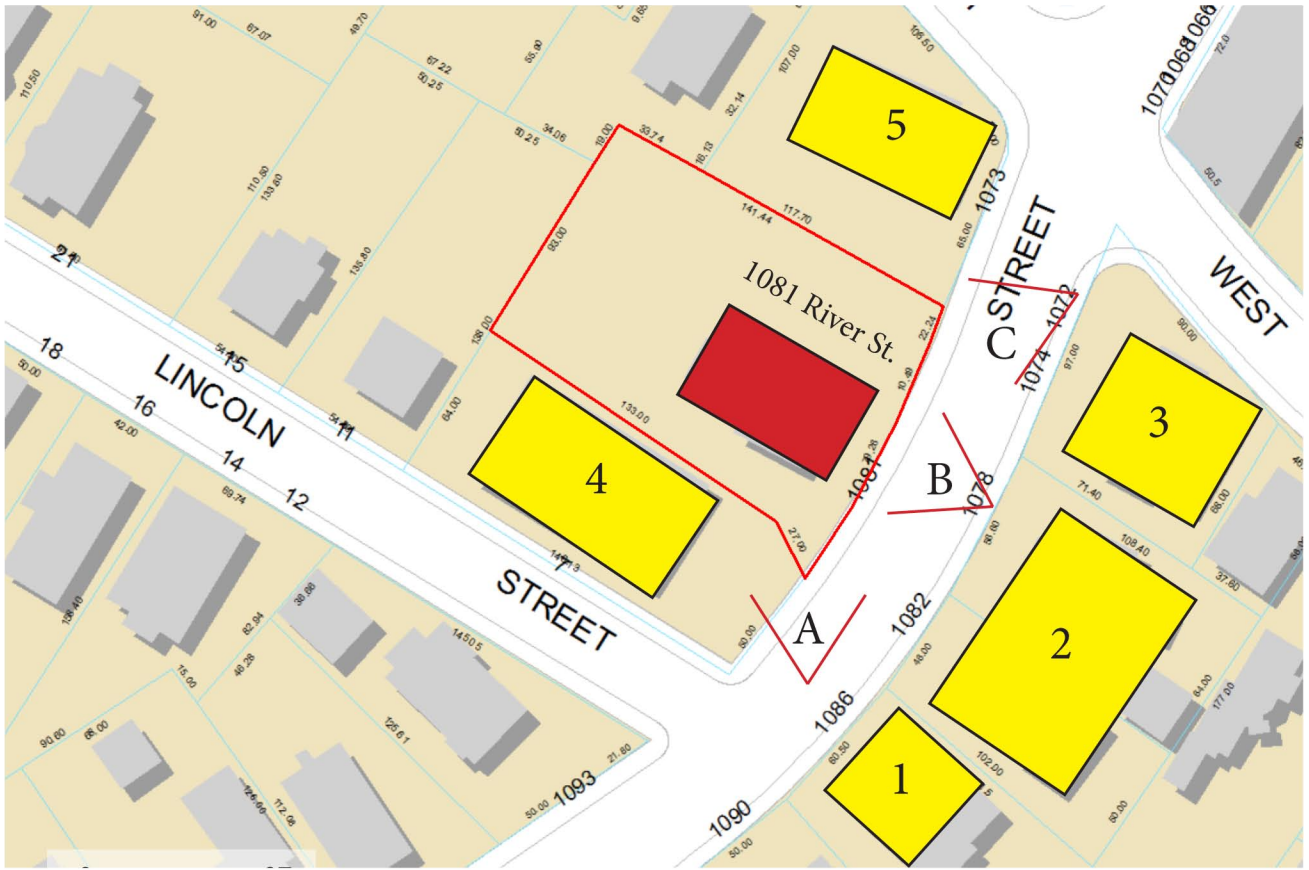
The proposed project will create full-time temporary employment during the construction period and the Owner will commit to hiring locally. The City will enjoy an increase in property tax income due to more housing units on the tax roll and the added occupancy will further enliven the community and provide more active presence to the neighborhood.

The City has stressed the need for more housing and the project will address this with the introduction of 20 more housing units.

Trash will be privately removed by a property management company so there will be no impact to City services.

- Job creation
- Increased property tax benefit
- Creation of much need affordable units and accessible unit
- Create much needed housing
- Private trash removal translates to no stress on City services
- Off street parking maintained by private property management company

Neighborhood Context



1



2



3



A



B



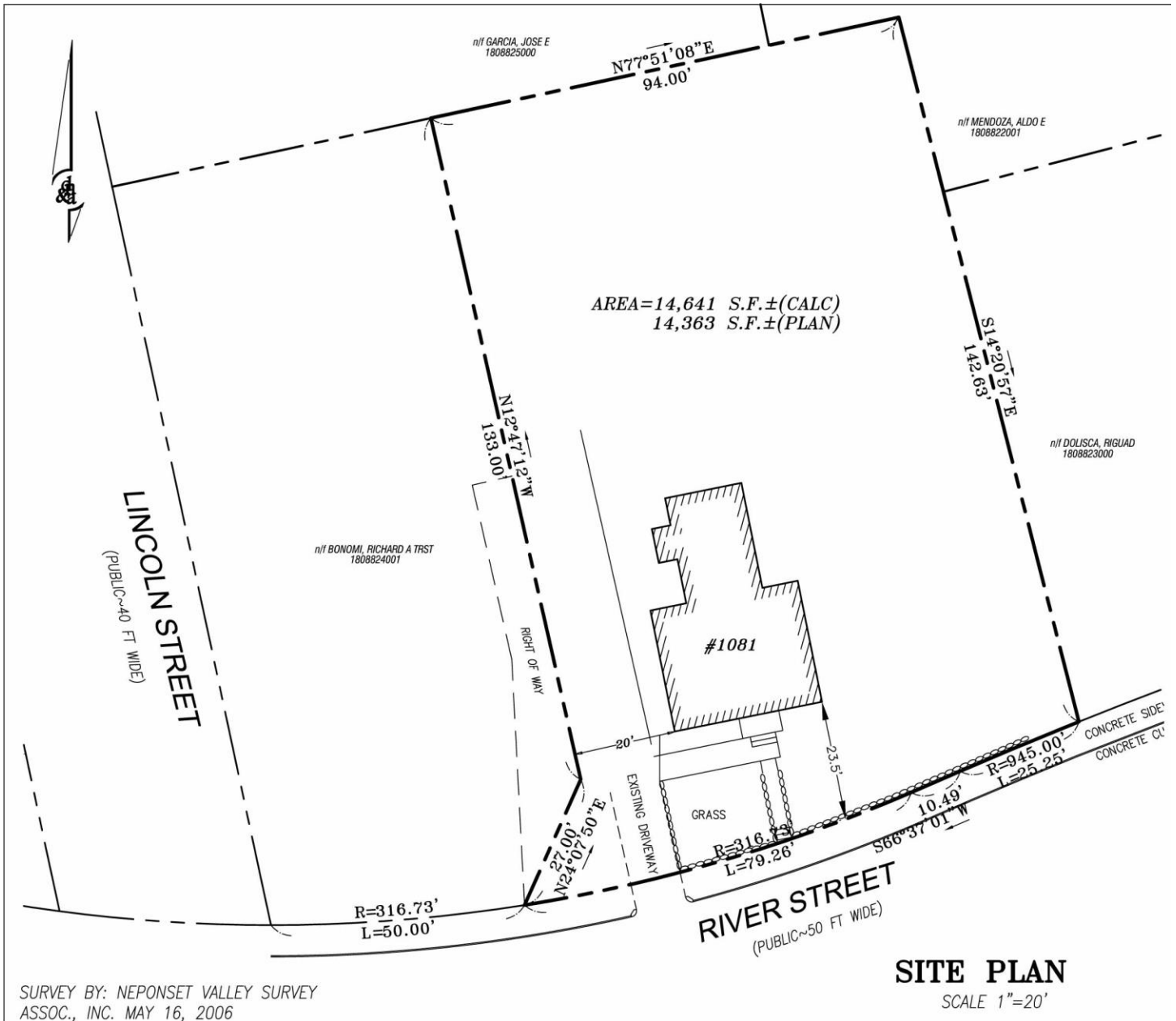
C



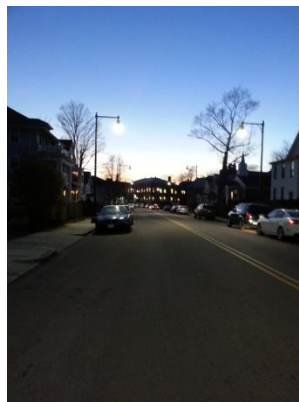
4



5

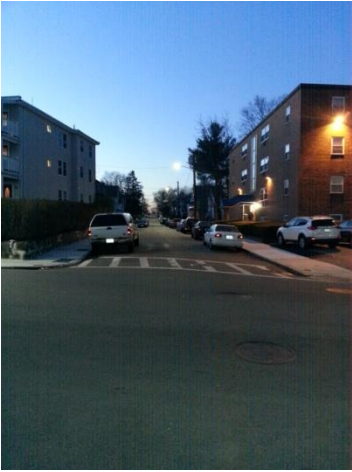


River Street looking toward Webster Street

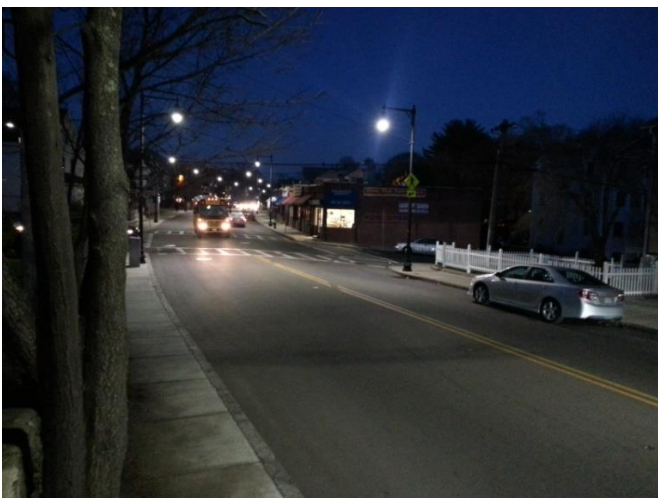
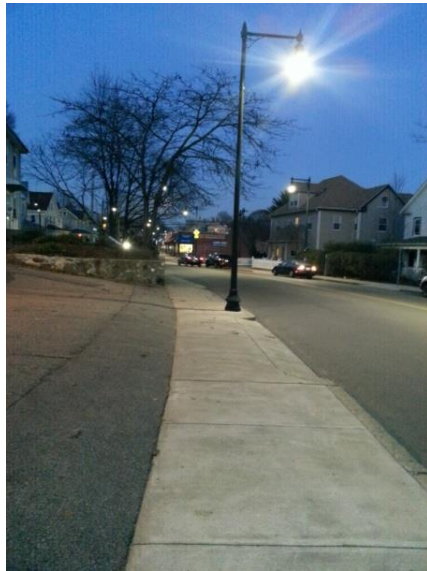
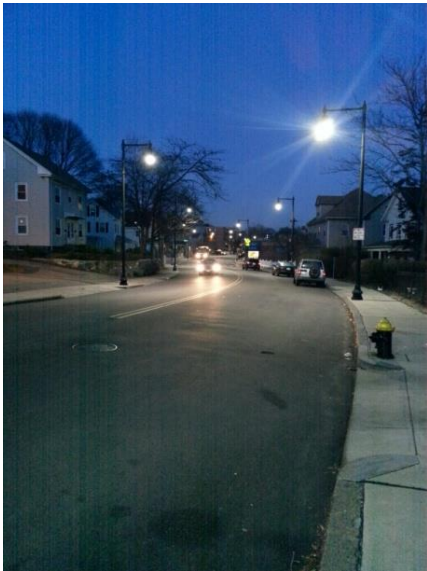


Neighborhood Context

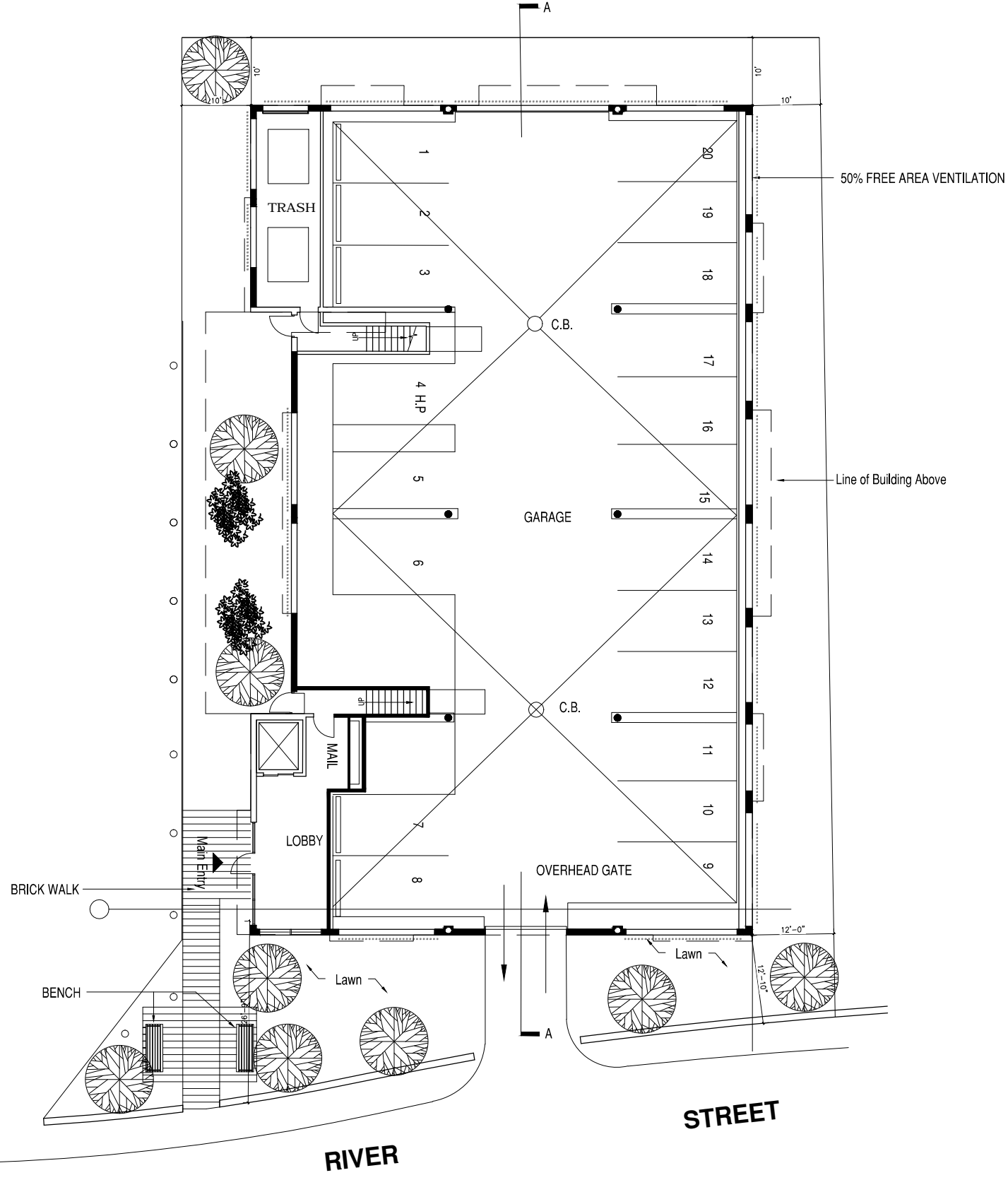
River Street looking down Lincoln Street

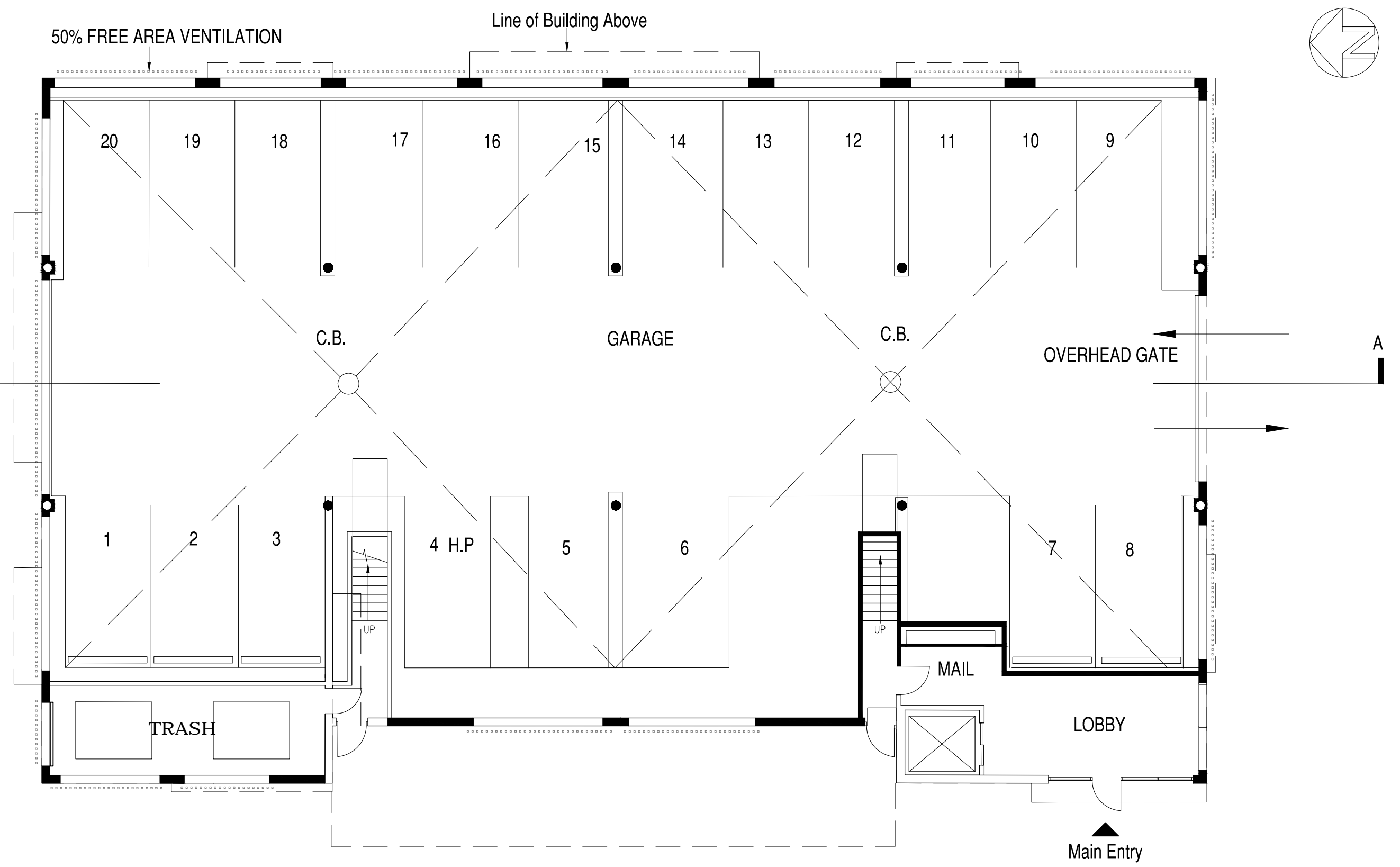


River Street looking toward West Street

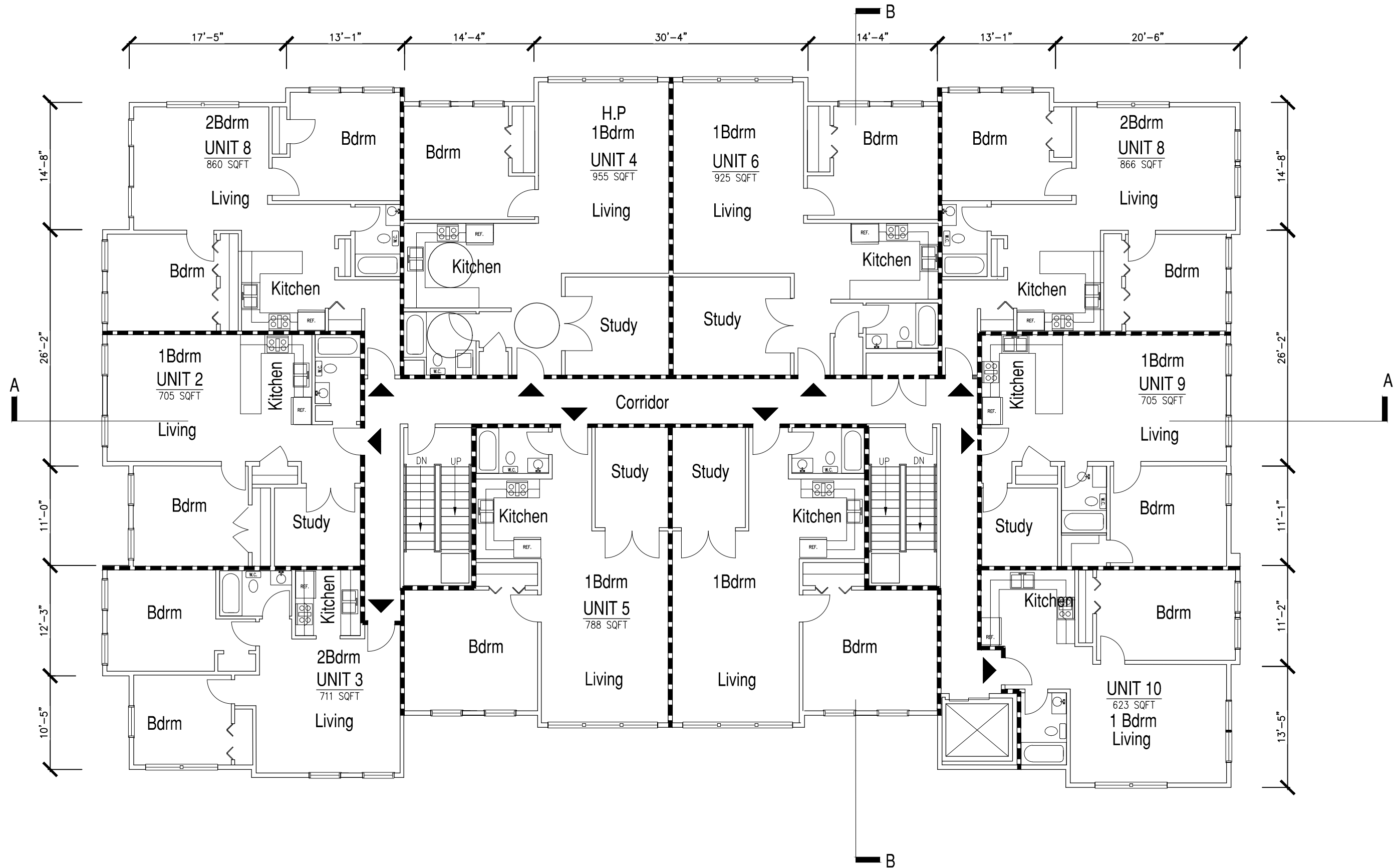


1 Site Plan
SCALE: 1"=20'





1 Garage Plan
SCALE: 3/32"=1'-0"



1 Second & Third Floor Plan
 SCALE: 3/32" = 1'-0"



1 RIVER STREET ELEVATION
 SCALE: 3/32" = 1'-0"



1 LINCOLN STREET ELEVATION
 SCALE: 3/32" = 1'-0"



1 REAR ELEVATION
 SCALE: 3/32" = 1'-0"



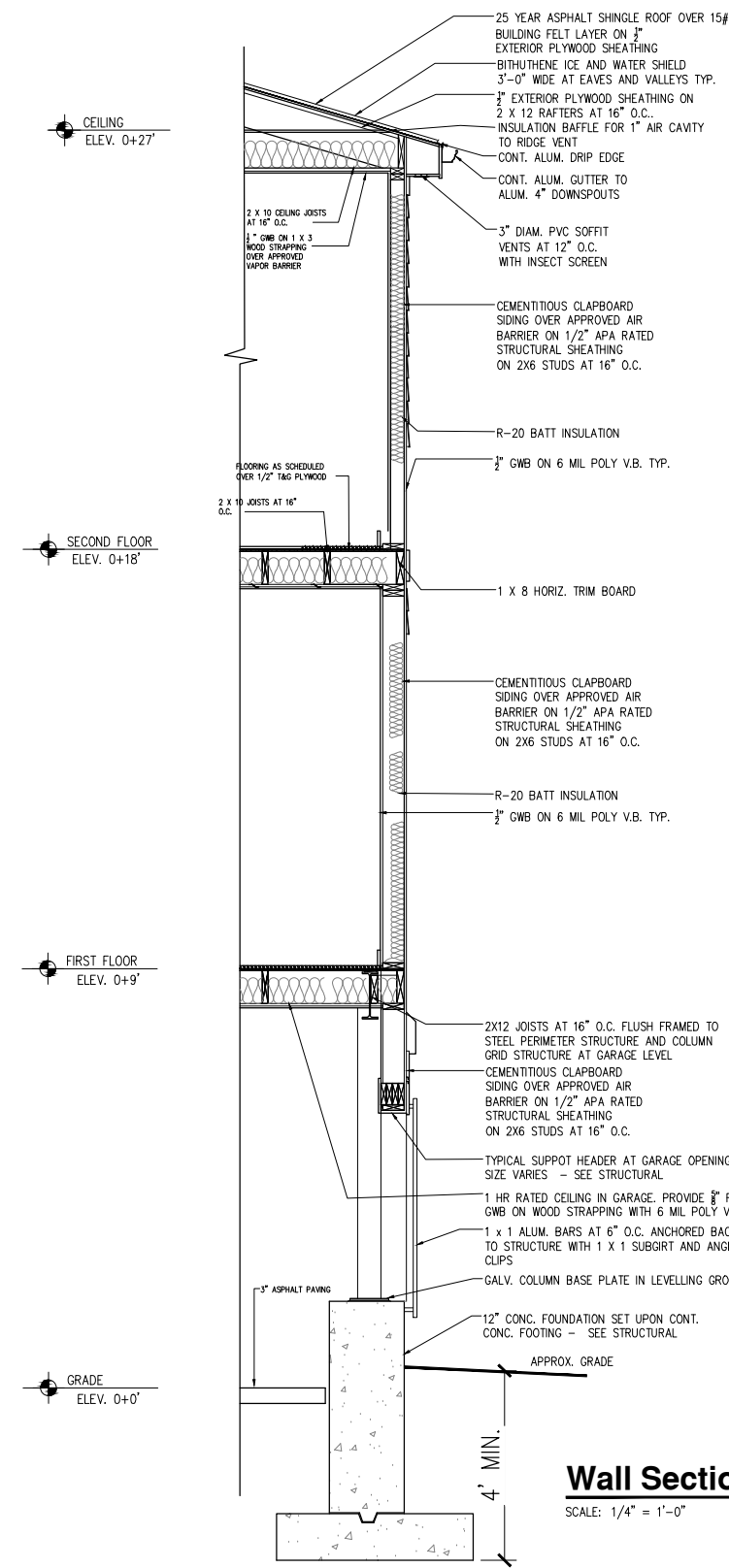
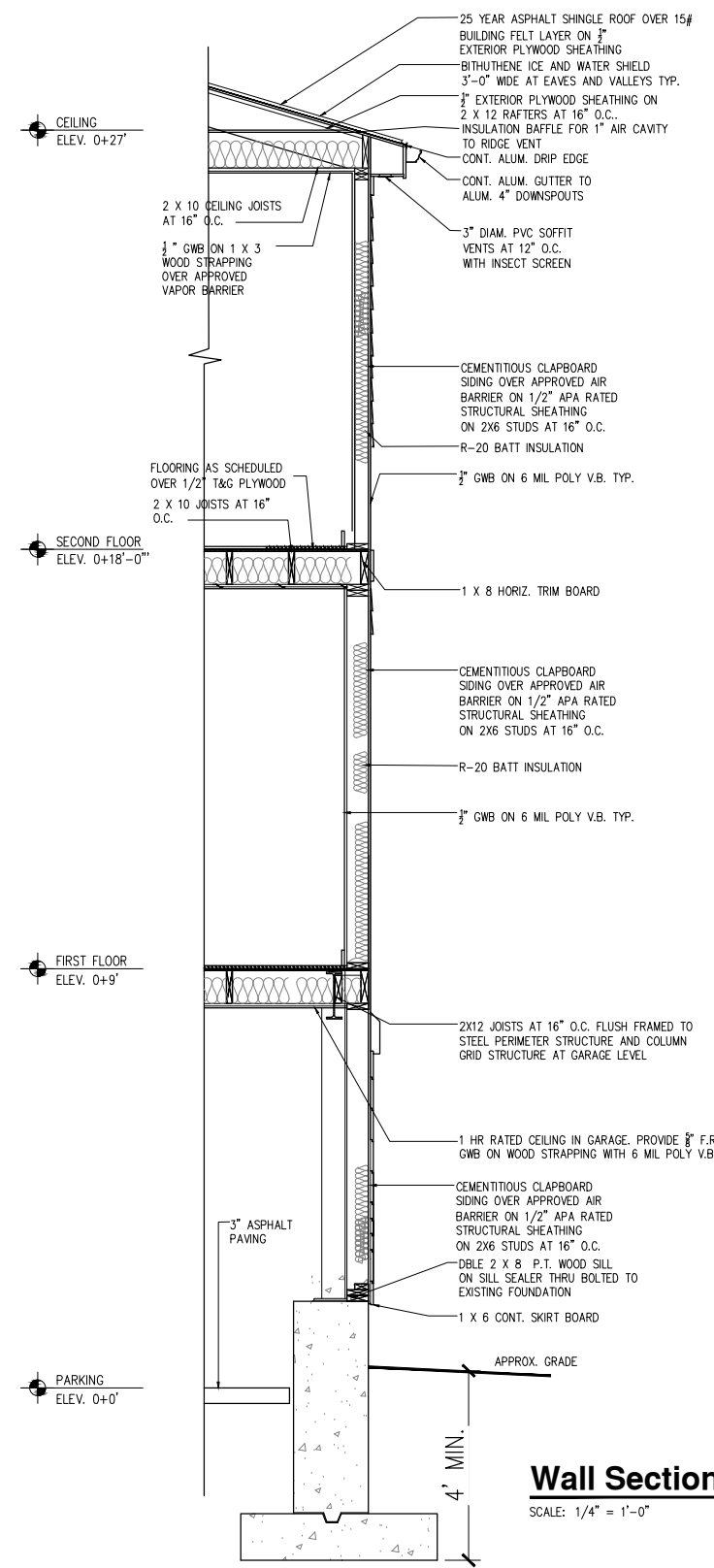
SECOND FLOOR

FIRST FLOOR

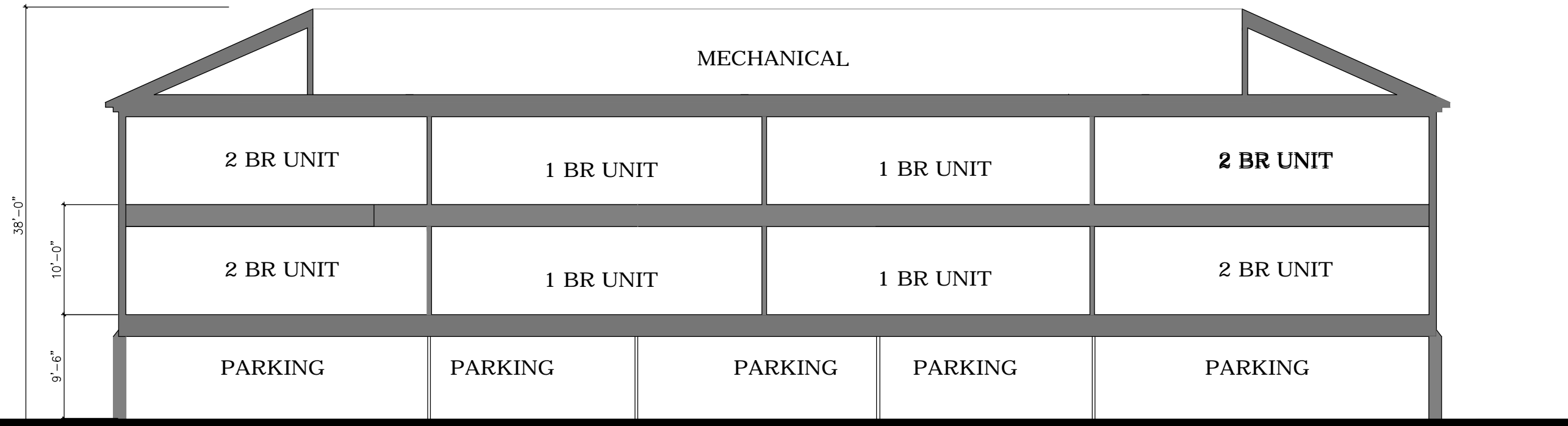
GRADE

- STANDING SEAM METAL ROOFING
- GUTTER
- DOUBLE HUNG VINYL CLAD WINDOW
- CEMENTITIOUS CLAPBOARD SIDING TYP.
- CEMENTITIOUS 4" CORNER BOARD TYP.
- CEMENTITIOUS SLOPED WATERTABLE
- CEMENTITIOUS LARGE SCALE PANELS
- 1"x1" STEEL BARS AT 6" O.C FOR GARAGE VENTILATION

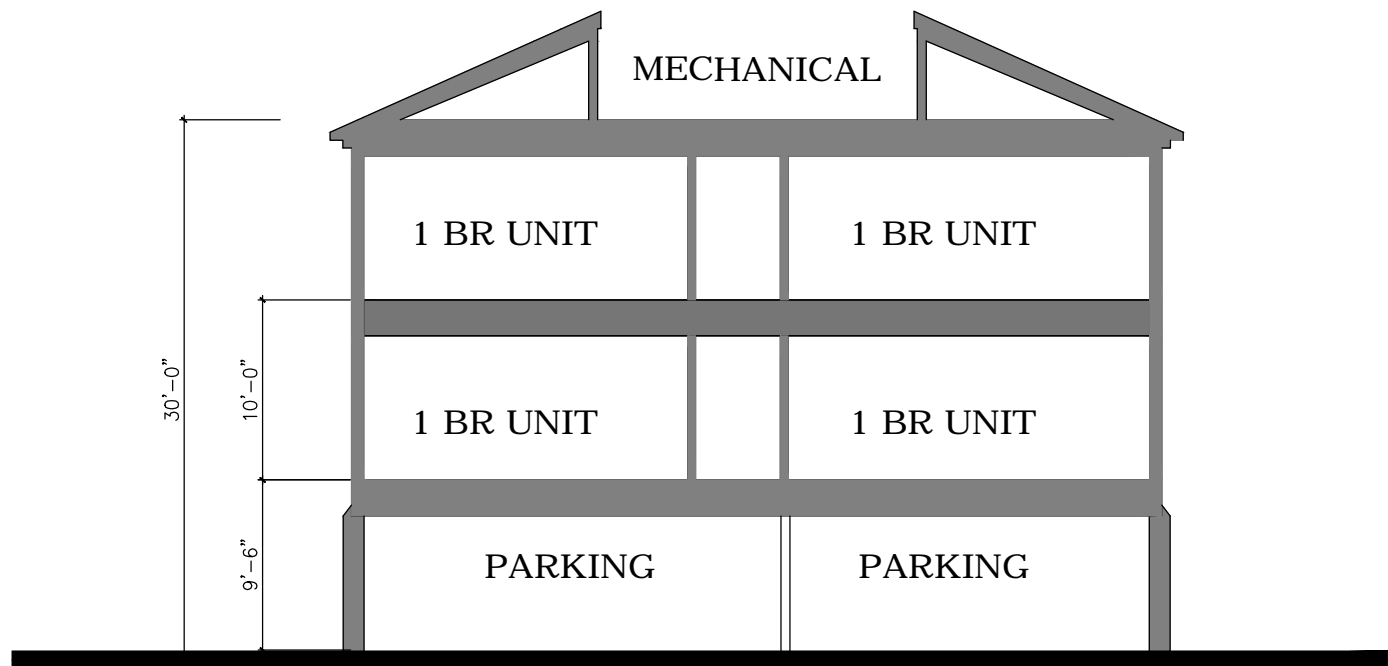
1 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 SECTION DETAILS
SCALE: 1/4" = 1'-0"



LONGITUDINAL SECTION A-A



CROSS SECTION B-B