

PATRIOT HOMES

Affordable Housing for Veterans

273 D STREET, SOUTH BOSTON



BRA Article 80 Small Project Review

Submitted by

***South Boston Neighborhood Development Corp. and
Caritas Communities Inc.***

February, 2011

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Project Notification Form/Application for Small Project Review

Required Information for Document Preparation

For projects undergoing review and consideration under Article 80 of the Boston Zoning Code, applicants are requested to ensure that the following information is included in its Project Notification Form or Application for Small Project review, as the case may be:

Applicant/Project Proponent South Boston Veterans Housing, LLC
Developer South Boston Neighborhood Development Corp./Caritas Communities Inc.
Contact Donna Brown, Executive Director
Mailing Address 365 West Broadway, South Boston, MA 02127
Phone No. (617) 268-9610
Fax No. (617) 268-4813
Email donna.brown@sbnfdc.org

Brief Project Description:

The project, known as Patriot Homes, is an adaptive re-use of the existing D Street police station in to 24 apartments for very low and extremely low income military veterans. The front portion of the existing police station will be converted in to 11 studio apartments, 1 one bedroom apartment, and a management office space. The rear portion of the existing building will be demolished and a new 12 unit building will be constructed that contains 2 one bedroom and 10 two bedroom apartments. The affordability matrix will include 5 units for persons at or below 30% of area median income, 18 units for persons at or below 50% of area median income, and 1 unit at for a person or below 60% area median income (resident manager). Five apartments will be set-aside for homeless or formerly homeless veterans. Six units will have project based rental assistance. Eight of the units will be handicap accessible. There will be a parking area for 10 cars. Construction will be LEED certifiable and includes rehab of a portion the existing masonry structure and new wood frame construction. The projected schedule calls for construction to begin in late fall 2011 and occupancy to begin in late fall 2012.

Anticipated Submission Date February 2011
Anticipated Advertisement Date (if applicable) N/A

Proposed Project Name Patriot Homes
Project Address 273 D St., 244 Athens St., South Boston

Assessor Parcel I.D. 273 D St., Ward 6 Parcel 01606000
Athens St. Ward 6 Parcel 01605000
244 Athens St. Ward 6 Parcel 01604000

Neighborhood South Boston
Sub-Neighborhood (if applicable) St. Vincent Neighborhood District
Zoning District 3F-2000
Urban Renewal Area ("URA") N/A

Does Project Require Modification to URA?(Y/N) No **If modification to URA is required, please describe modifications to be requested:**

Inst. Master Plan (Y/N) No Planned Development Area (Y/N) No 121A (Y/N) No
Zoning Relief Required -- Zoning Board of Appeals (Y/N) Yes Boston Zoning Commission (Y/N) No

Development Program (TOTAL)

Parcel Area (Sq. Ft.) 17,047
Proposed Building Area (Sq. Ft.) 21,258
Proposed Building Height (Feet) 30' 5" Number of Floors 3
Ground Floor Use Residential with office Upper Floor Use Residential

Retail Sq. Ft. _____ Office Sq. Ft. 966 Hotel Sq. Ft. _____

Industrial Sq. Ft. _____ Institutional Sq. Ft. _____ R&D Sq. Ft. _____

Residential Sq. Ft. 20,292 Total Units 24 Condo _____ Rental 24

Market Units _____ Affordable Units 24 Studios 11 1 bdrms 3 2bdrms 10

3bdrms _____ Artist Live/Work _____ SRO _____ Elderly _____

Total Parking Spaces 10 Surface 10 Structured _____ Below Grade _____

(If multiple buildings are proposed, please provide development program information for each building)
SEE BELOW:

Development Program (Portion of Existing Building to Remain)

Parcel Area (Sq. Ft.) 17,047 (shared site)
Proposed Building Area (Sq. Ft.) 7,942
Proposed Building Height (Feet) 29' 6" Number of Floors 2
Ground Floor Use Residential with office Upper Floor Use Residential

Retail Sq. Ft. _____ Office Sq. Ft. 966 Hotel Sq. Ft. _____

Industrial Sq. Ft. _____ Institutional Sq. Ft. _____ R&D Sq. Ft. _____

Residential Sq. Ft. 6,976 Total Units 12 Condo _____ Rental 12

Market Units _____ Affordable Units 12 Studios 11 1 bdrms 1 (Manager) 2bdrms _____

3bdrms _____ Artist Live/Work _____ SRO _____ Elderly _____

Total Parking Spaces 5 Surface 5 Structured _____ Below Grade _____

Development Program (New Building)

Parcel Area (Sq. Ft.) 17,047 (shared site)
 Proposed Building Area (Sq. Ft.) 13,316
 Proposed Building Height (Feet) 30' 5" Number of Floors 3
 Ground Floor Use Residential Upper Floor Use Residential

Retail Sq. Ft. _____ Office Sq. Ft. _____ Hotel Sq. Ft. _____

Industrial Sq. Ft. _____ Institutional Sq. Ft. _____ R&D Sq. Ft. _____

Residential Sq. Ft. 13,316 Total Units 12 Condo _____ Rental 12

Market Units _____ Affordable Units 12 Studios _____ 1 bdrms 2 2bdrms 10

3bdrms _____ Artist Live/Work _____ SRO _____ Elderly _____

Total Parking Spaces 5 Surface 5 Structured _____ Below Grade _____

Total Development Cost (soft/hard costs) \$9,850,000.00
 Construction Cost (hard cost) \$6,448,570.00

Public Benefits

Number of Permanent Jobs Created (full-time equivalent) _____

Number of Permanent Jobs Retained (full-time equivalent) _____

Number of Construction Jobs Created (full-time equivalent) 20

Estimated Development Impact Project Payments (if applicable) _____

Neighborhood Housing Trust _____ Neighborhood Jobs Trust _____

Estimated Construction Start 10/1/11 Estimated Construction Completion 9/30/12

Disclosure of Beneficial Interest in the Project *

*There are no individuals who have a Beneficial Interest in this project. The applicant, South Boston Veterans Housing LLC is jointly owned by South Boston Neighborhood Development Corp. and Caritas Communities Inc. with each having a 50% interest in South Boston Veterans Housing LLC.

Name	Address	Percentage Interest
South Boston Neighborhood Development Corp.	365 West Broadway, South Boston, MA 02127	50%
Caritas Communities Inc.	Suite 206, 25 Braintree Hill Office Park, Braintree, MA 02184	50%

PROJECT TEAM

Developer/Sponsor

South Boston Veterans Housing LLC
c/o South Boston Neighborhood Development Corp.
365 West Broadway
South Boston, MA 02127

Contact: Donna Brown, Executive Director
(617) 268-9610

Architect

The Narrow Gate Architecture LTD
121 Berkeley St.
Boston, MA 02118

Contact: Neal Mongold
(617) 956-4012

Attorney

Cumsky & Levin
6 University Rd.
Cambridge, MA 02138

Contact: Marc Cumsky
(617) 492-9700

Surveyor

Harry R. Feldman, Inc.
1212 Shawmut Ave.
Boston, MA 02118

Contact: Michael Feldman
(617) 357-9740

Project Description

The Patriot Homes proposal will redevelop the property formerly used as the District 6 Police Station in South Boston as new housing for veterans and their families as well as some commercial office space and administrative support space.

The project will include 24 units of housing (10 - two bedroom units, 2 - one bedroom units, 11 - studio units, and one live in manager's 1 -bedroom unit). There will be approximately 960 s.f. of office space for the management office, and there will be some additional office space for veterans' services to be provided to the residents and other area veterans.

The eleven studio units and the managers unit will be located in the renovated Police Station building, along with the office spaces. The other 12 units will be located in a new wood frame building to be constructed along Athens Street where the current rear wing of the Police Station will be demolished.

The affordability matrix will include 5 units for persons at or below 30% of area median income, 18 units for persons at or below 50% of area median income, and 1 unit at for a person or below 60% area median income (resident manager). Five apartments will be set-aside for homeless or formerly homeless veterans. Six units will have project based rental assistance.

Eight of the units will be handicapped accessible or adaptable to comply with accessibility requirements.

Patriot Homes will meet an important need in South Boston, which has one of the highest percentages of veterans of any Boston neighborhood. The proposed range of housing types and the support that will be available is greatly needed in the community and the affordability is critical to serve the range of needs that veterans typically face.

The existing Police station was constructed in 1915 and was designed by architect James E. McLaughlin, who designed several notable civic buildings in Boston, including the Boston Latin School and Fenway Park. The station was designed with 2 distinct parts: the formal administrative building facing onto D Street, and the more utilitarian rear wing containing prisoner cells and dormitory rooms on the second floor. The building was mostly vacated by the Police Department in the 1990s and the floor structure of the rear wing, including the prisoner holding cells was demolished in 1998 by the City. The structure has

been vacant since then. The site is across the D Street from the South Boston Fire House.

The intent of the project design is to restore the formal historic quality of this civic landmark, to make a pleasing transition to the surrounding structures, and to revitalize an important and highly visible corner of the neighborhood.

The proposed design will renovate and restore the exterior of the station's administrative wing. The rear wing will be replaced with a new 3-story wood structure designed to harmonize with the neighboring residential context. 10 off street parking spaces will be provided behind the buildings, and landscaped buffers and screening are planned to shield the view of automobiles and provide shade and visual interest.

The project will be LEED Silver certifiable (at a minimum) and will incorporate many sustainable design features to minimize the impact of development while improving the quality of the neighborhood. If funding allows, the project will include "green roofs", solar panels for heating and hot water, and inside meters so tenants can monitor usage. Buildings will be prepped for Solar PV panels to ease the transition to that technology as it becomes more affordable in the future.

The total development cost of the project is estimated at \$9,850,000.00, including a projected construction cost of \$6,448,570.00. The project will be funded with a mix of private equity, City of Boston Department of Neighborhood Development (DND) , Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) housing program funds.

The site is comprised of 3 lots which were offered by the Department of Neighborhood Development through and RFP process in the summer of 2010. The lots form a contiguous rectangular shape, with the exception of a passageway that leads out to W. 3rd Street between two neighboring properties.

The parcels are:

Ward 6, Parcel #01606000	13,025 s.f.
Ward 6, Parcel #01605000	2,094 s.f.
Ward 6, Parcel #01604000	1,860 s.f.

PROJECT INFORMATION – SEE NEXT PAGE

PROJECT INFORMATION

Existing Building Gross Square Footage (GSF): 7942

12 Units Total: Eleven (11) Studio Apartments, One (1) 1 BR On-Site Mgr. Apt.

Floor 1:

- HP Studio (Type 4 SPO), 374 Net Square Feet (NSF)
- HP Studio (Type 4 SPO), 382 NSF
- HP Studio (Type 4 SPO), 344 NSF
- HP 1 BR Flat, 700 NSF
- Office, 966 NSF

Floor 2:

- Studio (Type 4 SPO), 430 NSF
- Studio (Type 4 SPO), 351 NSF
- Studio (Type 4 SPO), 365 NSF
- Studio (Type 4 SPO), 345 NSF
- Studio (Type 4 SPO), 345 NSF
- Studio (Type 4 SPO), 372 NSF
- Studio (Type 4 SPO), 372 NSF
- Studio (Type 4 SPO), 428 NSF

New Athens Street Building Gross Square Footage (GSF): 13,316

12 Units Total: Two (2) 1 BR Flats, Ten (10) 2 BR Flats

Floor 1:

- HP 2 BR Flat, 948 Net Square Feet (NSF)
- HP 1 BR Flat, 750 NSF
- HP 2 BR Flat, 947 NSF
- HP 1 BR Flat, 753 NSF

Floor 2:

- 2 BR Flat, 989 NSF
- 2 BR Flat, 984 NSF
- 2 BR Flat, 987 NSF
- 2 BR Flat, 985 NSF

Floor 3:

- 2 BR Flat, 989 NSF
- 2 BR Flat 984, NSF
- 2 BR Flat 987, NSF
- 2 BR Flat 985, NSF

Total NSF for Project: 16,096 Residential, 966 Office

Site and Context

The former District 6 Police Station site plays an important transition role in the uses and building forms found in this neighborhood.

The frontage along D Street is a mixture of retail, institutional and residential uses along a corridor connecting West Broadway to the industrial areas and large scale commercial uses surrounding the Boston Convention Center.

Athens St. and W. 3rd St. are densely developed low rise residential streets that form the core of the St. Vincent's neighborhood. The nearby intersection of D Street and West Broadway was once densely developed, but now features a Shell gas station and a Burger King restaurant.

The open parking lots of those businesses allow for a relatively wide open view of the historic police station from West Broadway, the main boulevard in South Boston.

The Patriot Homes redevelopment plans for the site will support and enhance the transition from disparate neighborhood characteristics. The Police Station matches the traditional massing along D Street and the brick construction is appropriate for the higher traffic mixed use corridor. The formal traditional architecture of the station will offer an important visual and cultural landmark when seen from West Broadway.

The new 3 story wood frame apartment building on Athens Street is respectful of both the scale and massing of the police station. It will be detailed, especially at the ground level, to transition smoothly towards the character of the neighboring 3 story residential buildings lining up on Athens.

The on-site automobile parking will be placed behind the buildings, shielded with landscape buffers and new trees. Although there is very little open space for recreation on the site, the Buck Playground is very nearby on W. 3rd Street, and could be easily accessed through the passageway connecting the site to W. 3rd Street. Vehicular access will be from Athens Street, which is a very narrow street, but the volume of vehicle traffic generated by the new housing is expected to be very low due to the nature of the residents and the proximity of excellent public transportation connections.

SEE ATTACHED EXISTING SITE & CONTEXT INFORMATION

SITE PHOTOS

Corner of D Street & Athens St.



SITE PHOTOS
West Elevation / D Street



SITE PHOTOS
South Elevation / Athens Street



SITE PHOTOS

East Elevation / Athens Street (Rear)



CONTEXT PHOTOS
D Street Opposite Site



Burger King Restaurant



Fire House, 272 D Street

CONTEXT PHOTOS
Athens St. Neighboring Properties



Athens St. looking Northeast



Athens St. looking Southeast

CONTEXT PHOTOS
D Street Neighboring Properties



D Street Abutter to Site – North



D Street & Athens St. – Shell Gas Station

CONTEXT PHOTOS
Historic Photo from 1960's



DISTRICT 6, 273 **D STREET**, SOUTH **BOSTON**. The building seen in this 1960s photograph was occupied from 1915 to 1981 by District 6. (Courtesy Boston **Police** Department Archives.)

Transportation and Access

The site is conveniently located for pedestrians and public transportation use on the west, "cityside," end of the South Boston peninsula at 273 D Street. It is less than half a block and visible from West Broadway, the main business district. The site is approximately 1 mile from the Boston Convention and Exhibition Center and the South Boston Waterfront. It is .25 miles to the south of Proctor and Gamble/Gillette, the largest manufacturer in New England.

In accordance with transit-oriented and pedestrian-friendly design principles, the site benefits from close proximity to public transportation: The Broadway Red Line MBTA stop is just 3 blocks (a 7-minute walk) away. A short, one-stop ride connects with South Station and regional Amtrak service. Stops for the number 9 bus route are located 100 feet away along West Broadway. South Boston lies at the convergence of Interstate 93 and the Massachusetts Turnpike, with easy access to Logan International Airport and job centers in downtown Boston, the South Boston Waterfront, Newmarket, and outside the city.

Rehabilitation and reuse of this site for housing will reactivate this portion of D Street for pedestrian use. The site has been vacant and a blight in the neighborhood for more than 10 years. Twelve parking spaces are provided on-site to accommodate the parking needs of the families in the larger units and the commercial users. Parking spaces are located in the rear of the buildings and accessed by the driveway off Athens Street. Based on the extensive management experience of Caritas Communities and South Boston NDC, we do not anticipate that the residents of the studio apartments and one-bedroom units will have cars. Therefore, 10 spaces should be more than adequate to accommodate the development's parking needs.

Patriot Homes will improve the pedestrian environment on both D and Athens Streets with increased lighting and better sidewalks, creating a safe, walkable environment conveniently located near the business district, which includes shopping, schools, churches, daycare and health services.

Community Vision, Goals, and Impact

Patriot Homes Affordable Apartments for Veterans is the result of several years of planning and community organizing in the St. Vincent's Neighborhood of South Boston. In the early 1980's, South Boston, in particular the St. Vincent's Neighborhood, had suffered from years of arson and abandonment, as well as industrial encroachment into the residential area. Since 1983, South Boston NDC has been working to revitalize this area of South Boston, creating almost 200 units of housing, supporting small businesses, and revitalizing vacant and blighted sites. The former Police Station at 273 D Street became a blighting influence in the neighborhood after it closed in the late 1990's.

After it became clear that the Boston Police Department had no plans to use the site, SBNDP entered the police station in the 2008 Federal Home Loan Bank's Affordable Housing Design Competition to explore the feasibility of Veterans housing. South Boston's percentage of Veterans is double the city-wide percentage, and developing Veterans housing has been a long-time goal of South Boston NDC. Partnering with Caritas Communities, we submitted a successful proposal to the City of Boston Department of Neighborhood Development and received Tentative Designation from the Public Facilities Commission on January 13, 2011 after an extensive community process. South Boston NDC and Caritas Communities demonstrated neighborhood support for Veterans housing with over 350 letters from community residents and Veterans' advocates, as well as elected officials, Congressman Stephen Lynch and City Councilor Bill Linehan.

Since the Boston Police Department closed the building completely in the late 1990's, the site itself has been vandalized and has deteriorated. During this same period, the surrounding South Boston neighborhood has experienced rapid condominium conversion and gentrification, resulting in the displacement of many long-time residents. With job development in the nearby South Boston Waterfront and increased transportation access with the completion of the Big Dig, this trend has continued, despite the recent economic recession. However, this site has continued to drag down the immediate surrounding area, and the West Broadway business district has suffered storefront vacancies and owner neglect.

During community meetings in the summer of 2009, local residents and business owners expressed strong support for the revitalization of the West Broadway business district and redevelopment of the police station site. In response, South Boston NDC began a Broadway Beautification project, employing local youth to plant flowers and pick up trash, while the organization continued to plan for the re-use of the police station. The design for the site addresses the goals of improvement of the surrounding neighborhood and activation of the vacant site, rehabilitation of the existing building, creation of affordable housing and sufficient resident parking on-site. It preserves much of the attractive 1915 structure and creates a new 12-unit, 3-story building along Athens Street. This new building is designed to complement the existing triple decker style of housing prevalent in the surrounding neighborhood. The height of the development is within the 35 foot height limit. While the development will require a zoning variance for parking, actual resident parking needs can be accommodated on site.

Creation of affordable housing at the former D6 Police Station will not only revitalize this site, but will also give low and moderate income Veterans and their families an opportunity to live in the community. Caritas Communities has developed Veterans' housing in New Bedford and in Bedford, and is seeing increasing demand for this housing type. In addition, the number of Veterans on the Boston Housing Authority waiting list has increased from 450 in 2008, to 687 in 2010, a 53% increase. There is no other comparable housing for Veterans in the City of Boston. Patriot Homes for Veterans will not only have a positive impact on the South Boston neighborhood, it will also address a critical affordable housing need for Veterans.

ZONING CODE ANALYSIS: 273 D Street South Boston
St. Vincent Neighborhood District
3F-2000 (Three Family Residential Subdistrict)

Dimensional Requirements

	<u>Required</u>	<u>Proposed</u>	<u>Compliant ?</u>
Minimum Lot Area	1000 SF/Unit	16,941 SF	Yes
Additional Lot Area per Additional Dwelling Unit	1000 SF	693 SF	No
Minimum Lot Width	20'-0"	NA	Yes
Minimum Lot Frontage	20'-0"	97'-7", 174'-0"	Yes
Maximum Floor Area Ratio	1.0	0.8	Yes
Maximum Building Height (Stories)	3 Stories	2 Stories (Existing), 3 Stories (New)	Yes
Maximum Building Height (Feet)	35'-0"	29'-8" (Existing), 31'-6"	Yes
Minimum Useable Open Space per Dwelling Unit	300 SF	142 SF	No
Minimum Front Yard Depth	5'-0"	5'-4" (Existing), 5'-0"	Yes
Minimum Side Yard Width	2'-6"	NA	Yes
Minimum Rear Yard Depth	40'-0"	127'-8", 3'-6"	Yes
Maximum Rear Yard Occupied by Accessory Bldgs	25%	0%	Yes

Parking

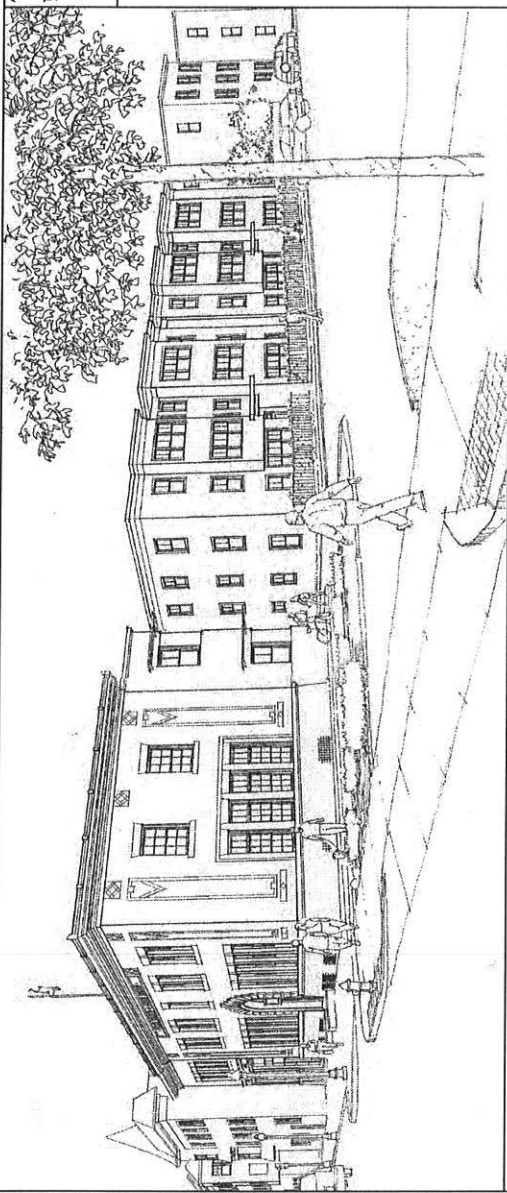
Required (per Table E, St. Vincent Neighborhood District)

18 Spaces Total: 16 Residential (0.7 x 24 Affordable Dwelling Units), 2 Office

Proposed

10 Spaces Total: 1 Van Accessible, 5 Compact, 4 Standard

No



Patriot Homes

at the former District 6 Police Station

273 D Street South Boston, MA

Developers: South Boston Neighborhood Development Corporation
 365 West Broadway
 South Boston, MA 02127
 T: (617) 268-9610
 www.sbnfdc.org

Caritas Communities, Inc.
 25 Braintree Hill Office Park
 Braintree, MA 02184
 T: (781) 843-1242
 F: (781) 356-1717
 www.caritascommunities.org

Architect: The Narrow Gate Architecture, LTD
 121 East Berkeley Street, 3rd Floor
 Boston, MA 02118
 T: (617) 956-4012
 F: (617) 956-4015
 www.the-narrow-gate.com

DRAWING LIST

- A-1 Cover Sheet
- A-2 Perspective Site Plan
- A-3 Police Station Basement Floor Plan
- A-4 Police Station First Floor Plan
- A-5 Police Station Second Floor Plan
- A-6 Athens Street First Floor Plan
- A-7 Athens Street Second and Third Floor Plan Elevations
- A-8 Elevations
- A-9 Elevations
- A-10 Wall Section

DATE: 01/25/11
 SCALE: No. Book
 No. Book

A-1

COVER SHEET

PROJECT INFORMATION

- Renovation of Existing Former Police Station For Single Person Occupancy (SPO) Housing and SBND Offices
- New Construction of a twelve (12) unit apartment building

Existing Building
 Gross Square Footage (GSF): 7942

12 Units total: One (1) 1 BR Flat, Eleven (11) Type 3 Studios; plus One (1) Office

Floor 1:

- HP Studio [Type 4 SPO], 374 Net Square Feet (NSF)
- HP Studio [Type 4 SPO], 382 NSF
- HP Studio [Type 4 SPO], 344 NSF
- HP 1 BR Flat, 700 NSF
- Office, 966 NSF

Floor 2:

- Studio [Type 4 SPO], 430 NSF
- Studio [Type 4 SPO], 351 NSF
- Studio [Type 4 SPO], 365 NSF
- Studio [Type 4 SPO], 345 NSF
- Studio [Type 4 SPO], 372 NSF
- Studio [Type 4 SPO], 372 NSF
- Studio [Type 4 SPO], 428 NSF

New Athens Street Building

Gross Square Footage (GSF): 13,316

12 Units total: Two (2) 1 BR Flats, Ten (10) 2 BR Flats

Floor 1:

- HP 2 BR Flat, 948 Net Square Feet (NSF)
- HP 1 BR Flat, 750 NSF
- HP 2 BR Flat, 947 NSF
- HP 1 BR Flat, 753 NSF

Floor 2:

- 2 BR Flat, 989 NSF
- 2 BR Flat, 984 NSF
- 2 BR Flat, 987 NSF
- 2 BR Flat, 985 NSF

Floor 3:

- 2 BR Flat, 989 NSF
- 2 BR Flat 984, NSF
- 2 BR Flat 987, NSF
- 2 BR Flat 985, NSF

Total NSF: 16,096 Residential, 966 Office

NOTE: ALL SPO UNITS TYPE 4 PER DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND) RESIDENTIAL DESIGN STANDARDS FOR REHABILITATION PROJECTS [JUNE 2008]

Type 4 - 340 Square Feet

Unit Description: SPO with full kitchen within the unit and includes a private bath with shower and no congregate dining and no on-site support facilities such as TV room, reading areas, community living rooms, etc. It is assumed the cooking facilities include a sink, 2 linear feet of counter, small 4 burner stove and a 12 cu. ft. upright refrigerator. This resident may require off site special needs.) Space shall be provided for the following:

- Basic unit - 240 SF
- Close - 25 SF
- Bathroom - 40 SF
- Cooking facilities - 35 SF (this square footage includes 3' clearance in front of counter)
- To be furnished with a single bed space, Dresser, Mirror, Nightstand, Writing desk, two chairs, a dining table, 4 chairs and a Stelf with space for TV/ Radio.

NOTE: ALL DWELLING IN BOTH BUILDINGS UNITS HAVE A PRIVATE, FULL BATH.

NOTE: Article 80 Small Project Review applies to this project because its 15 or more units and the aggregate area is greater than 20,000 SF.

Article 85 Demolition Delay applies to this project because the portion of the existing building proposed to be demolished is over 50 years old.

ZONING CODE
 St. Vincent Neighborhood District
 3F:2000 (Three Family Residential Subdistrict)

Minimum Lot Area	Additional Lot Area for Each Additional Dwelling Unit	Minimum Lot Width	Minimum Lot Frontage	Maximum Floor Area Ratio	Maximum Building Height (Stories)	Maximum Usable Open Space per Dwelling Unit	Minimum Front Yard Depth	Minimum Side Yard Width	Minimum Rear Yard Depth	Maximum Rear Yard Occupancy by Accessory Buildings
16,941 SF	1000 SF/Unit	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
693 SF	1000 SF	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
NA	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
97'-7", 174'-0"	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
0.8	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
2 Stories (Existing), 3 Stories	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
29'-8" (Existing), 31'-6"	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
142 SF	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
5'-4" (Existing), 5'-0"	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
NA	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
127'-8", 3'-6"	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%
0%	20'-0"	20'-0"	20'-0"	1.0	3 Stories	300 SF	5'-0"	2'-6"	40'-0"	25%

Parking

Required (per Table E, St. Vincent Neighborhood District)
 18 Spaces Total: 16 Residential (0.7 x 24 Affordable Dwelling Units), 2 Office

Proposed
 10 Spaces Total: 1 Van Accessible, 5 Compact, 4 Standard

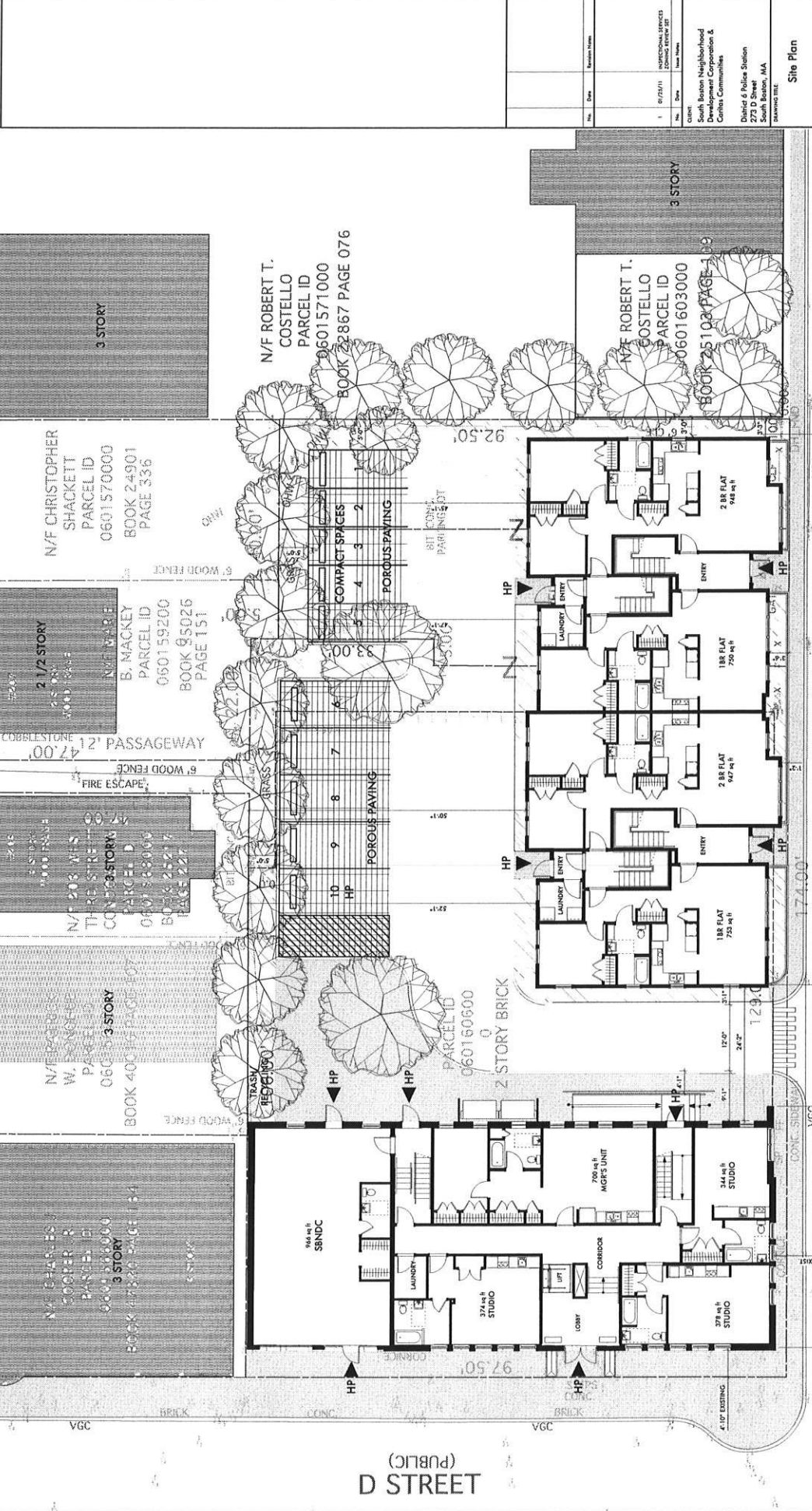
ARCHITECT:

THE NARROW GATE
 ARCHITECTS
 121 EASTERN AVENUE #4, BOSTON, MA 02118
 TEL: 617.552.1234 FAX: 617.552.1235
 WWW.THEMINDSTUDIO.COM



Perspective View from D Street

No.	Date	Issue Name
CLIENT: South Boston Neighborhood Development Corporation & Citizen Committees		
PROJECT: District of Police Station 275 D Street South Boston, MA		
DRAWING TITLE: Perspective View from D Street		
DATE:	8/17/10	DRAWING NO.
SCALE:	No. Scale	



No.	Date	Revision Notes
1	01/25/11	INSPECTORAL SERVICES ZONING REVIEW SET

CITY: South Boston Neighborhood Development Corporation & Centra Communities
 DISTRICT: District 6 Police Station
 PROJECT: 273 D Street, South Boston, MA
 DRAWING: D Street Police Station Basement
 DATE: 01/25/11
 SCALE: 1/4" = 1'-0"

D STREET POLICE STATION - BASEMENT
 Scale: 1/4" = 1'-0"



A-3

No.	Date	Revision Notes
1	07/25/11	INSTRUMENTAL SERVICES CONSIDER REVISION SET

CLIENT
 South Boston Neighborhood
 Development Corporation &
 Curtis Communities

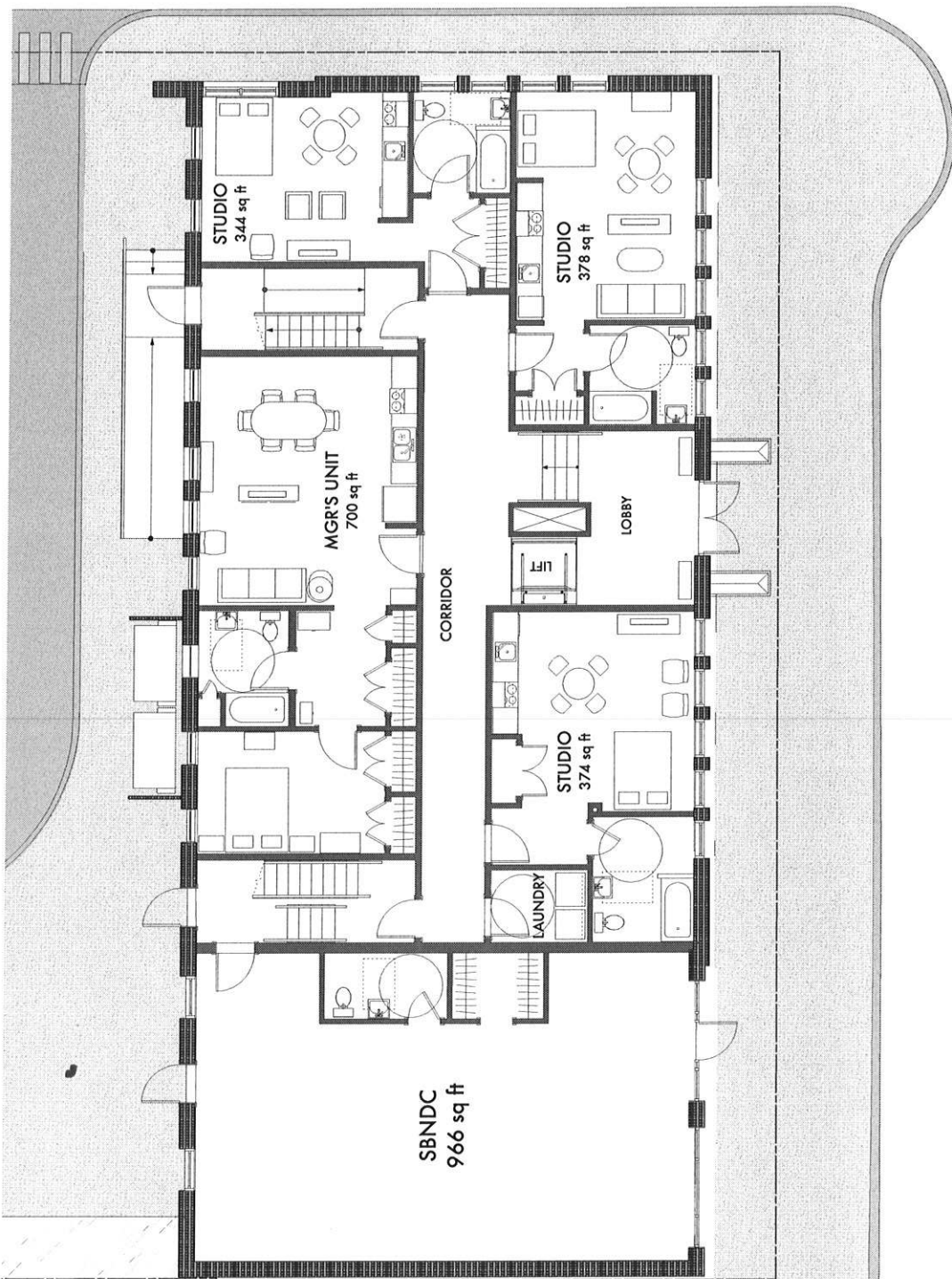
DESIGNED BY
 D Street Police Station
 273 D Street
 South Boston, MA

DRAWING TITLE
D Street Police Station
First Floor

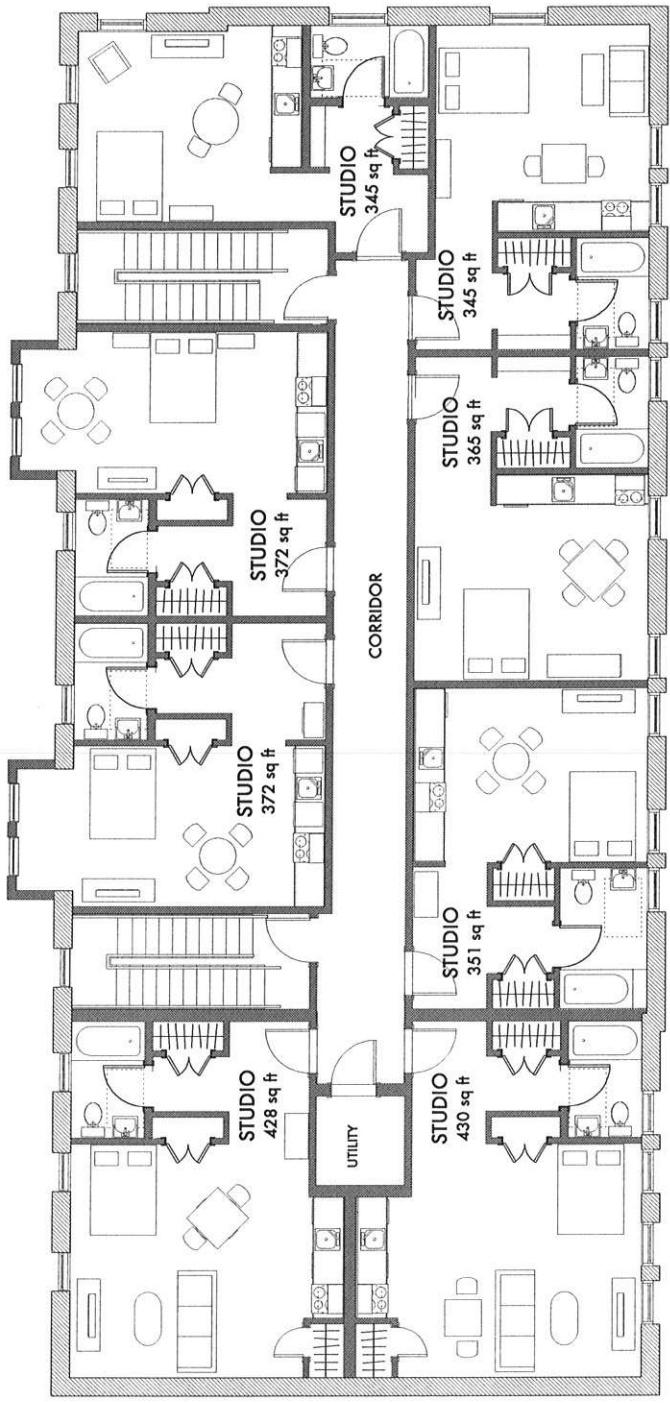
SCALE
 1/4" = 1'-0"

DATE
 01/25/11

DRAWING NO.
A-4



D STREET POLICE STATION - FIRST FLOOR
 Scale: 1/4" = 1'-0"



D STREET POLICE STATION - SECOND FLOOR
 Scale: 1/4" = 1'-0"

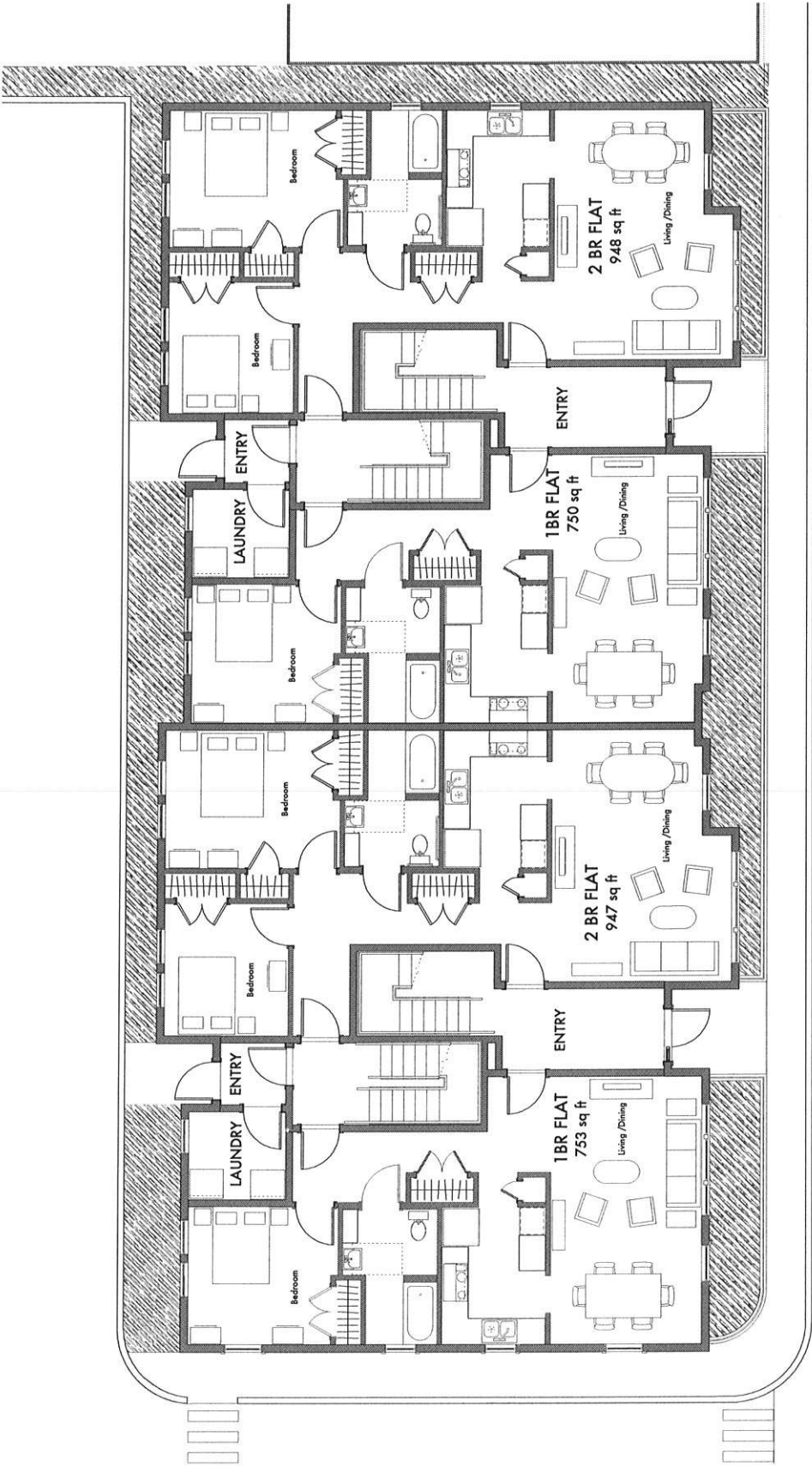
No.	Date	Revision Notes
1	01/25/11	FUNCTIONAL SERVICES ZONING REVIEW SET

Client:
 South Boston Neighborhood
 Development Corporation &
 Caritas Communities

Design & Police Station
 273 D Street
 South Boston, MA

Drawn by: [Name]
 Checked by: [Name]
 Second Floor

DATE: 01/25/11
 SCALE: 1/4" = 1'-0"
A-5



ATHENS STREET - FIRST FLOOR
 Scale: 1/4" = 1'-0"

No.	Date	Revision Number
1	6/29/11	
INSPECTION SERVICES 2000 STATE ST		
Client: South Boston Neighborhood Development Corporation & Centra Communities		
District & Police Station 273 D Street South Boston, MA		
Drawing Title: Athens Street First Floor		
DATE:	01/25/10	DRAWING NO.
SCALE:	1/8" = 1'-0"	

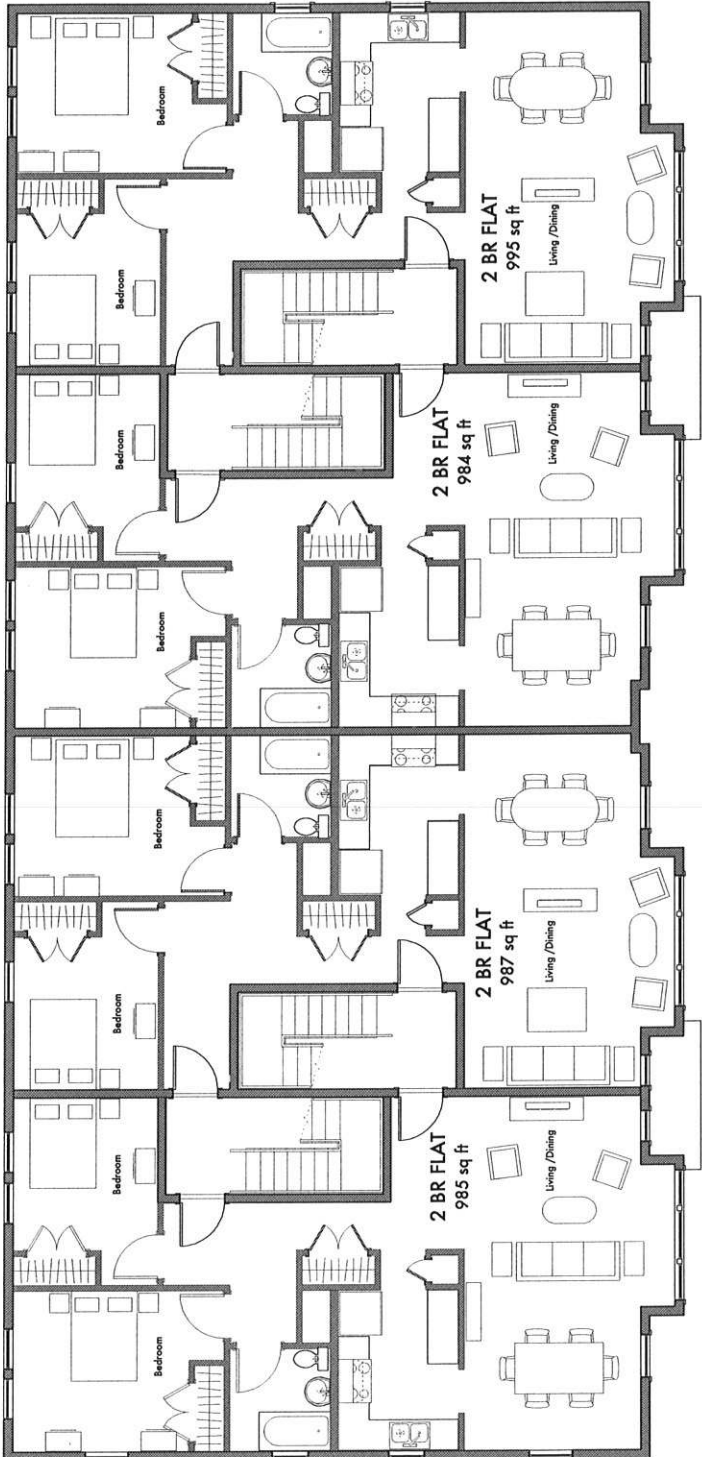
A-6

No.	Date	Revision Notes
A	8/23/11	FUNCTIONAL SERVICES REVISION #2

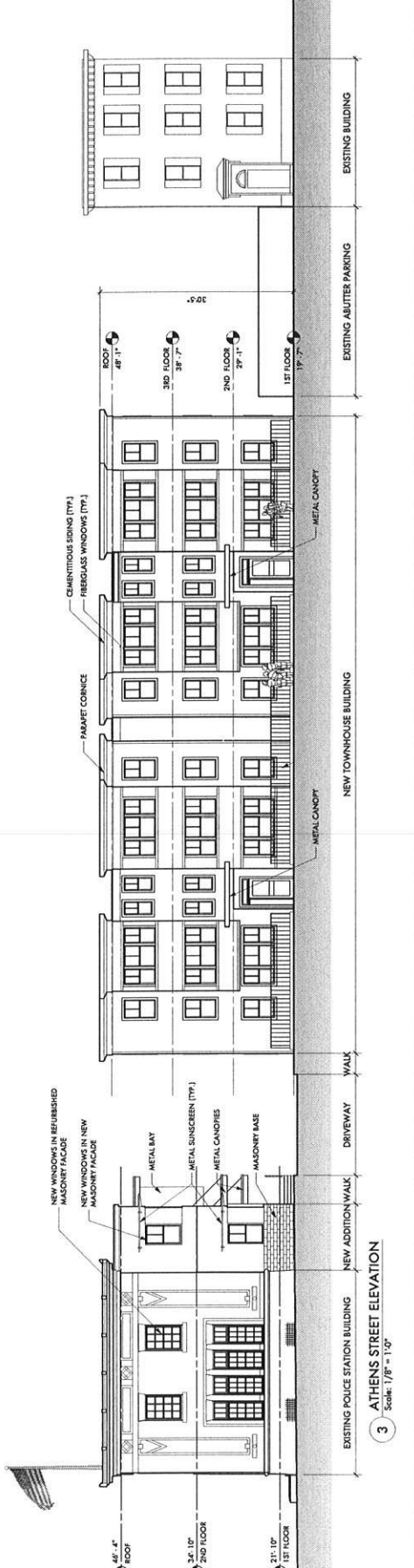
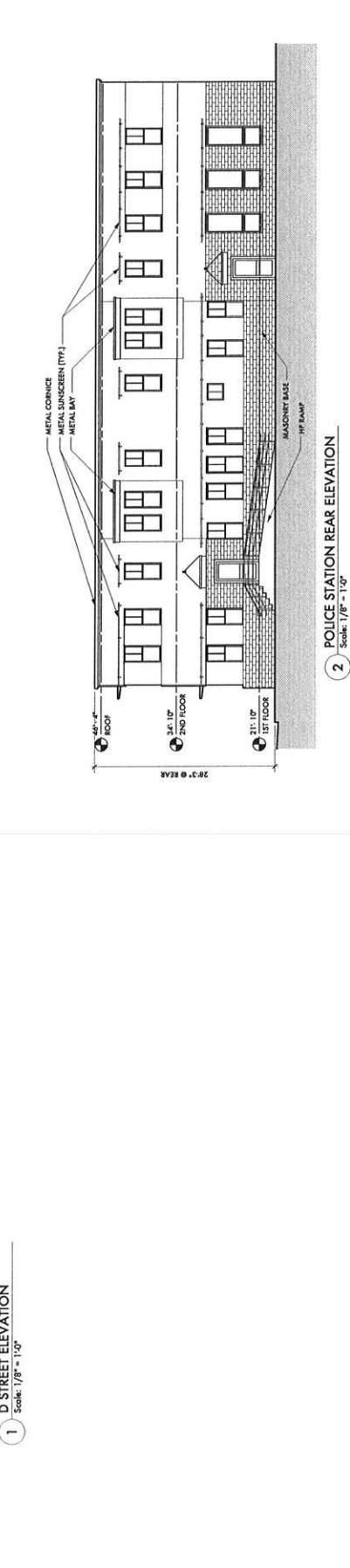
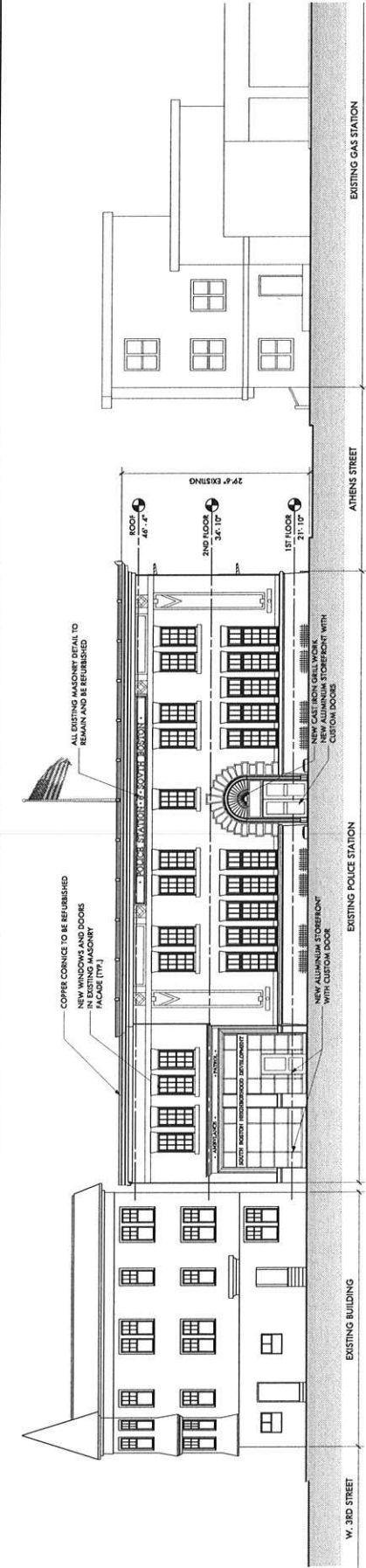
CLIENT
 South Boston Neighborhood
 Development Corporation &
 Caritas Communities

PROJECT
 District 6 Police Station
 279 D Street
 South Boston, MA

DATE: 01/25/10
 SCALE: 1/4"=1'-0"
Second & Third Floors
 DRAWING NO. **A-7**



ATHENS STREET - SECOND & THIRD FLOORS
 Scale: 1/4" = 1'-0"



No.	Date	Revised Notes
1	6/25/11	FUNCTIONAL SERVICES REVISIONS TO 2/11/11
CLIENT: South Boston Neighborhood Development Corporation & Caritas Committee		
DESIGNER: District & Police Station 273 D Street South Boston, MA Drawing Title:		

DATE:	6/25/11
SCALE:	1/8" = 1'-0"
A-8	