

# Article 80 Small Project Review Application

## Enterprise Mixed Use Development

248 Dorchester Avenue

South Boston 02127



**utile**

Evergreen Property Group  
Utile, Inc. Architecture + Planning





Attn: Director Brian Golden  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. Golden,

On behalf of Evergreen Property Group, I am pleased to introduce both our proposed mixed-use development for 248 Dorchester Avenue in South Boston, and our project team.

We have assembled a team that includes Utile Inc. and McDermott, Quilty & Miller to oversee the planning phase and community outreach of the project over these past six months. We are confident their experience and creativity will result in a project we will be proud of and will help to further define the West Broadway neighborhood as a place where design comes to thrive.

I founded Evergreen Property Group five years ago to develop high quality, environmentally cognizant, design-driven, urban-infill projects. Our proposed building fulfills EPG's goals to further the quality of Boston's built environment and serve its inhabitants and visitors. To that end, we've identified and acquired a site at a transit-rich location that can support mixed uses within a growing, active, and exciting neighborhood. It is one we are already active participants in—Utile and EPG are currently near completion of a 31-unit mixed-use property at 22-26 West Broadway. Our work here over the last two years has given us a great understanding of the neighborhood's needs and values, and they've greatly informed our design choices at 248 Dorchester Ave.

After considering the site specifics, we have worked to design the appropriate building program: a mid-rise apartment building with first floor retail, which is consistent with and will reinforce the prevailing character of new and existing construction in this neighborhood. Our building has been designed to uphold high standards of urban design, feature environmentally conscious building materials making use of energy-reducing features, and showcase appealing contemporary architecture. The proposed building would minimally impact current traffic levels and increase foot traffic in the area.

In the following pages, we will outline specifics of the proposed project, show its context in the neighborhood, and list its key benefits. We look forward to a continued dialog with your team as we refine the project and work toward approval.

Should you have any questions, please feel free to contact me or Michael LeBlanc of Utile, Inc.

Best regards,



Jason Cincotta

Principal  
Evergreen Property Group



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# Project Narrative

## Project Overview

The proposed development at 248 Dorchester Avenue will make a meaningful contribution to the growing development of this South Boston neighborhood. We aim to do this with the construction of a six-story, mixed-use building that combines retail and 33 residential rental units, four of which are affordable units in compliance with the City's inclusionary development policy, along with 33 on-site parking spaces. In addition to providing affordable units, the project will help offer a market-rate solution to Boston's challenges of escalating rents and scarcity of workforce housing by offering 22 apartments that are a unique unit type that is specifically targeted to accommodate workforce couples and emerging families. Along Dorchester Ave, we propose to add a continuous retail frontage that will contribute to and enhance the neighborhood's existing pedestrian amenities. This will increase the foot traffic in the area, appealing to both local residents and visitors who can easily access this neighborhood from the Broadway T-station, a short walk from the site. The project will introduce a new level of development investment along Dorchester Ave and reinforce the expansion of the West Broadway commercial district.

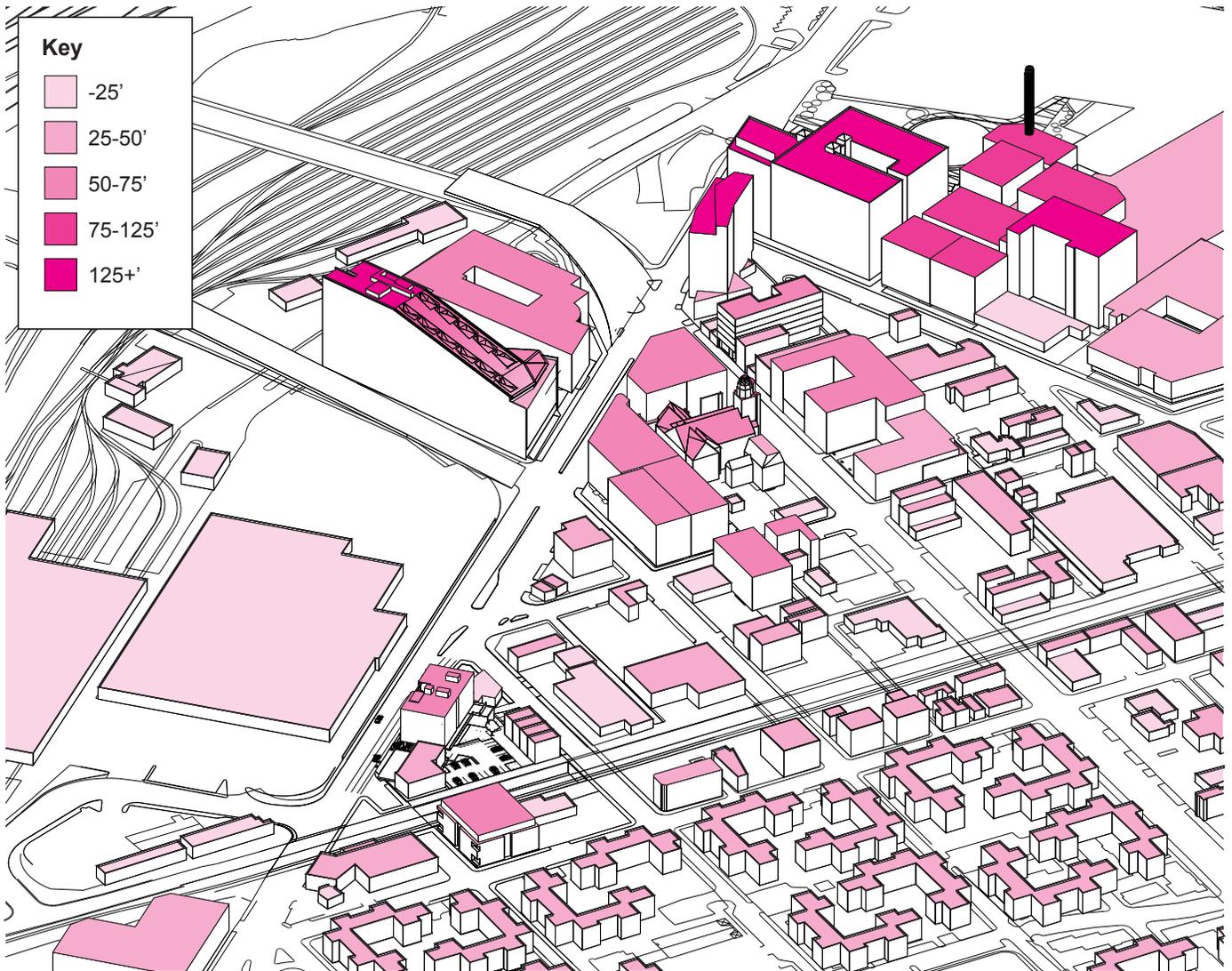
## Design Vision

The proposed building at 248 Dorchester Ave will be a Gateway development to the West Broadway commercial District as visitors approach from Andrew Square and Dorchester beyond. The project's design has been inspired both by the contemporary wave of development projects populating this neighborhood as well as the emerging Harrison Avenue corridor just across the expressway from the site. The duplex units with their 18' high ceilings are configured to take advantage of the spectacular views of the Back Bay to the west and the dense urban fabric of South Boston and Dorchester heights to the east. The ceiling height also maximizes day light and views for spaces deep within the plan. The ground floor retail space will target a restaurant tenant and has been designed for ease of off street loading and maximum exposure and visibility to Dorchester Ave. The storefront has been set back from the street allowing for 20' wide sidewalks with an 11' zone for out-

door dining with carefully designed planters and tree wells. The sidewalks have been designed to Boston's "Complete Streets" criteria. The contemporary design of the facade in particular will help to further establish this area as one of the cities' most exciting architectural destinations. The facades will use the highest quality materials. In terms of the proposed building height, we feel that 70' is an excellent scale for buildings along this stretch of Dorchester Avenue as it nears the West Broadway intersection.

## Traffic Impact/Benefits

248 Dorchester Ave. aims to reinforce the transit oriented neighborhood that is already establishing itself near the Broadway T at the intersection of Dorchester Avenue and West Broadway by encouraging the use of public and shared transit options. We are also interested in attracting visitors to the growing retail and commercial establishments within a short walk from the Broadway T-station hub in addition to tapping into the transit-rich environment (refer to page 13) that already exists (T-station, bus stops, Hubway node, and Zipcar stations). These many convenient and affordable transit options enable us to attract many car-free households. With easy access to grocery stores, cafes, bars, and restaurants (refer to page 12) in the neighborhood, we anticipate few trips per day by our residents. Additionally, the project will provide 33 on-site parking spaces equaling one parking space per proposed dwelling unit. Additionally, we plan to allow for off street truck access for tenant move in and commercial space loading. This will ensure that Dorchester Ave and its proposed bike path are not congested with truck loading. The proposed building at 248 Dorchester is very much in keeping with the massing of nearby buildings and developments, enhances the diverse local mix of uses, provides efficient vehicular and pedestrian access, and adds active ground floor retail frontages. We respectfully submit that density, program, location, and design are ideally suited to this rapidly developing neighborhood.



**Neighborhood Building Heights**

# Public Benefits

**a. Affordability** – The project will add 4 new affordable units to the neighborhood in compliance with the City’s inclusionary development policy. Additionally, the project will provide much needed market rate units at transit oriented development in furtherance of the mayors 2030 housing.

**b. Robust retail space** – The project will include approximately 4,400 square feet of active retail space which will increase daytime presence in the building and provide additional eyes on the street at all hours of the day. The addition of retail space at this location further builds on the expansion of the West Broadway commercial district as it turns the corner onto Dorchester Avenue.

**c. Sidewalk amenities/street life** – The proposed development aims to set a new standard for sidewalk design and amenities for this stretch of Dorchester Avenue in line with the city’s “Complete Streets” guidelines. The design of the new street level facades will enhance the activity on the street by adding lighting, activity, and additional transparency to the street level as well the potential for outdoor dining areas if applicable.

**d. Transit Oriented Design** – The project site is just steps from the MBTA Broadway Red Line station, and one stop from South Station, the city’s intermodal transportation hub. The site is also located on several bus routes and in close proximity to Hubway and Zipcar locations. It is therefore an ideal site for multi-family housing. (see Appendix A)

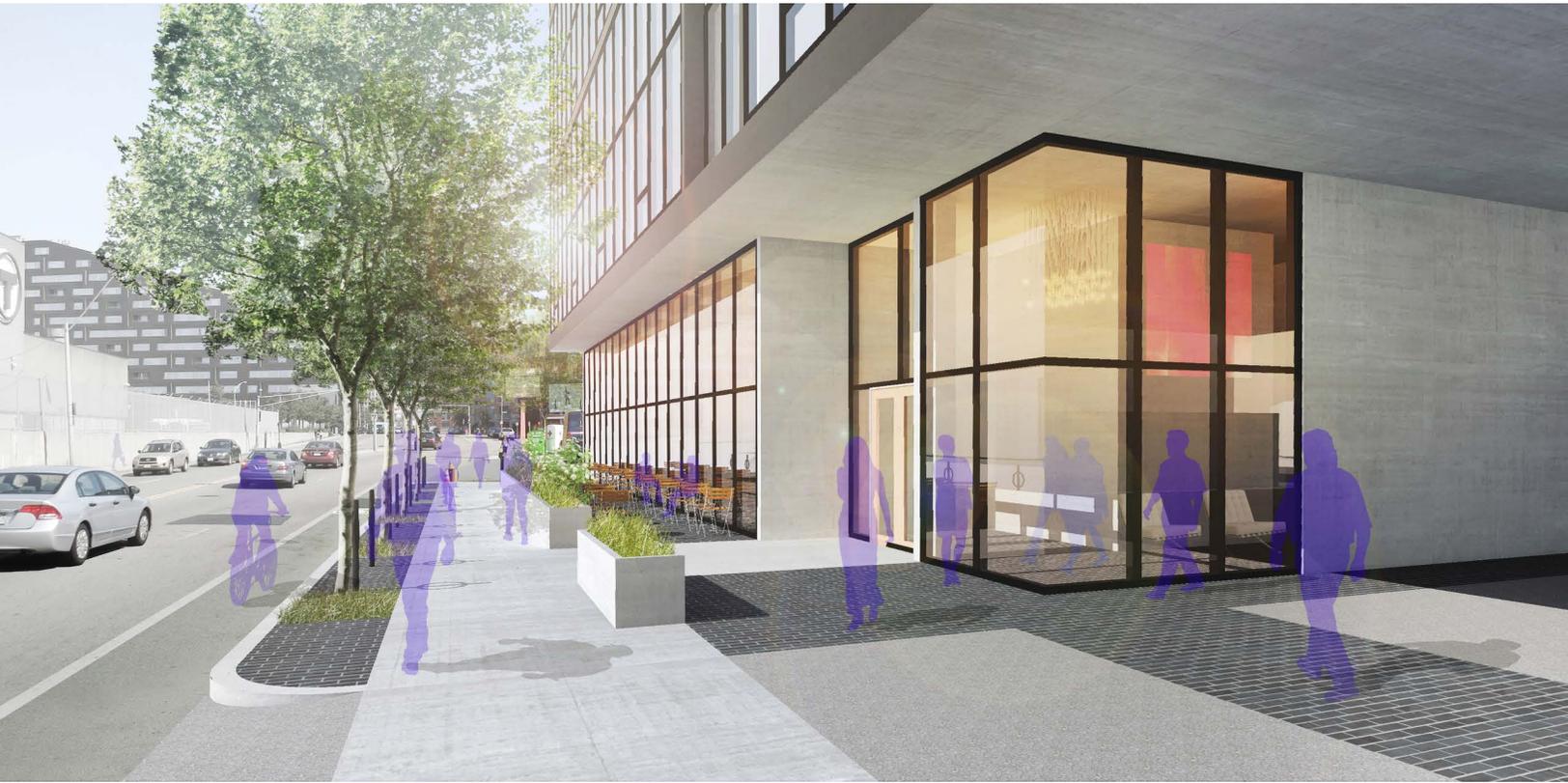
**e. Revitalization and Infill of under-utilized lot along the Dorchester Avenue corridor** – This stretch of Dorchester Avenue has been historically underutilized in terms of density, commercial uses and residential uses. The proposed development will address each of these issues by creating 33 new homes and a robust retail/commercial program.

**f. Loading off Dorchester Ave** – The project will allow retail loading and residential move ins to be served from the rear of the building off street and out of site from the sidewalk limiting congestion and allowing for the city’s proposed bike path to be unobstructed when it comes to fruition.

**g. Cutting edge design** –The surrounding area features some of the best recent residential design in Boston. The project team is committed to successfully combining appropriate respect for the existing historic context with the exciting architectural dialog that is currently emerging in the neighborhood.

**h. Sustainable design** –The development team is committed to exceeding stretch code and continuing to be a leader in sustainable design standards and low energy buildings.

**i. Jobs and Investment** –With an estimated cost of construction of 13 million dollars, the proposed development also result in the creation of approximately 30 new construction jobs over an 18 month period and longer-term job creation as part of the ground level retail/restaurant use.



**Proposed Dorchester Avenue Sidewalk**

# Neighborhood



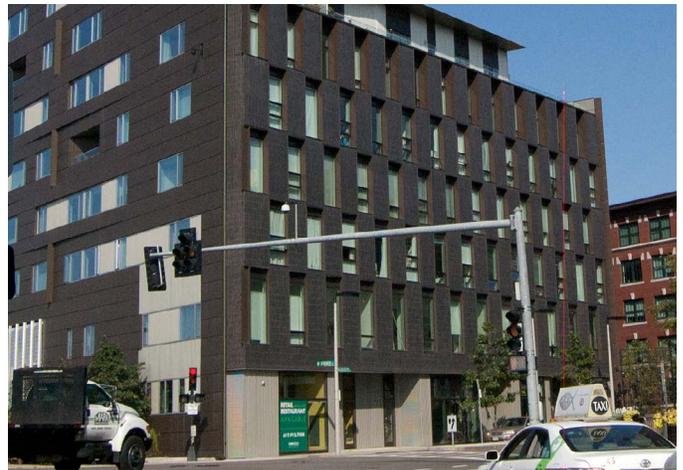
36 A Street



30 B Street



The Macallen Building, West 4th St. Facade



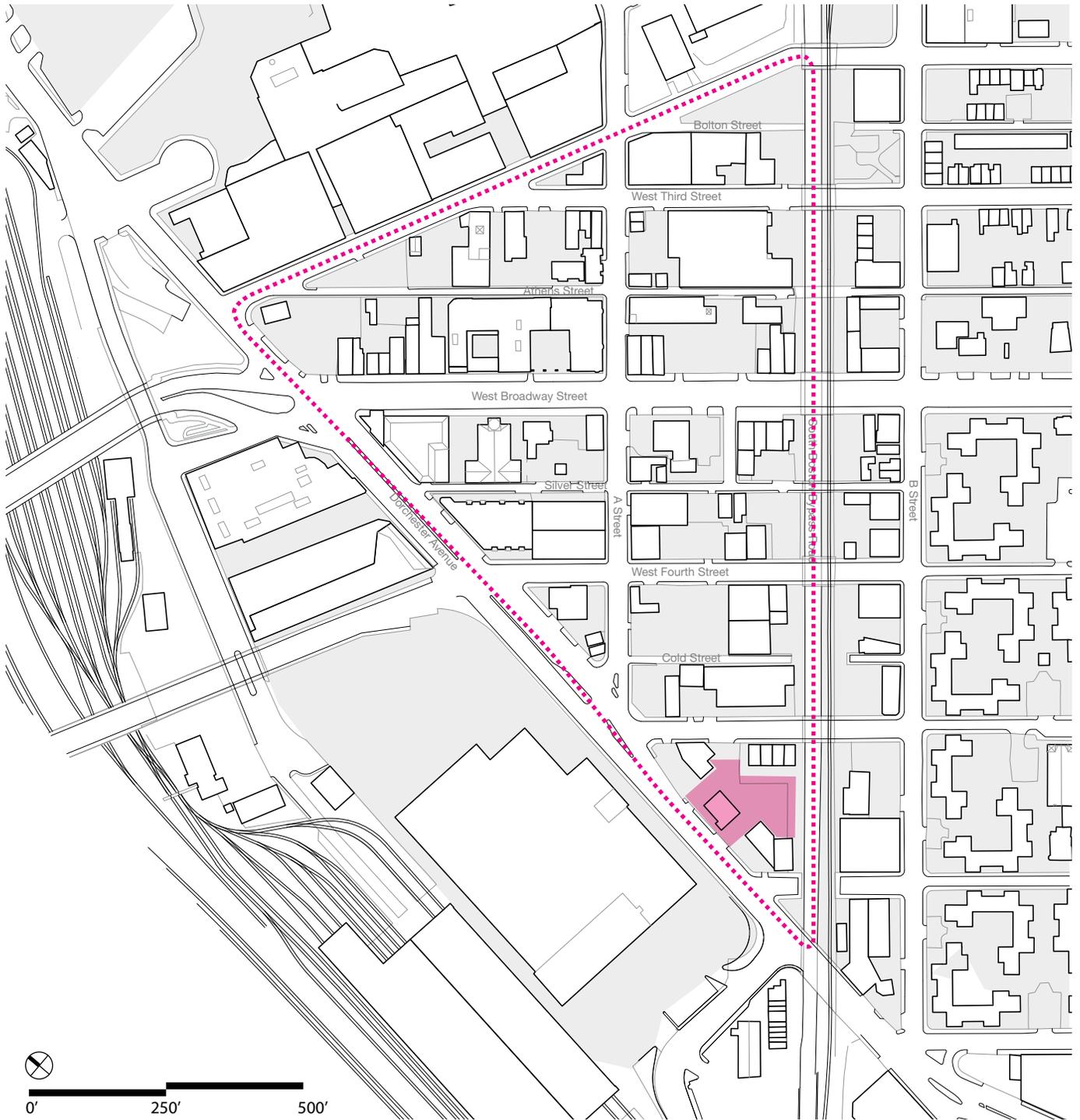
The Macallen Building, Dorchester St. Facade



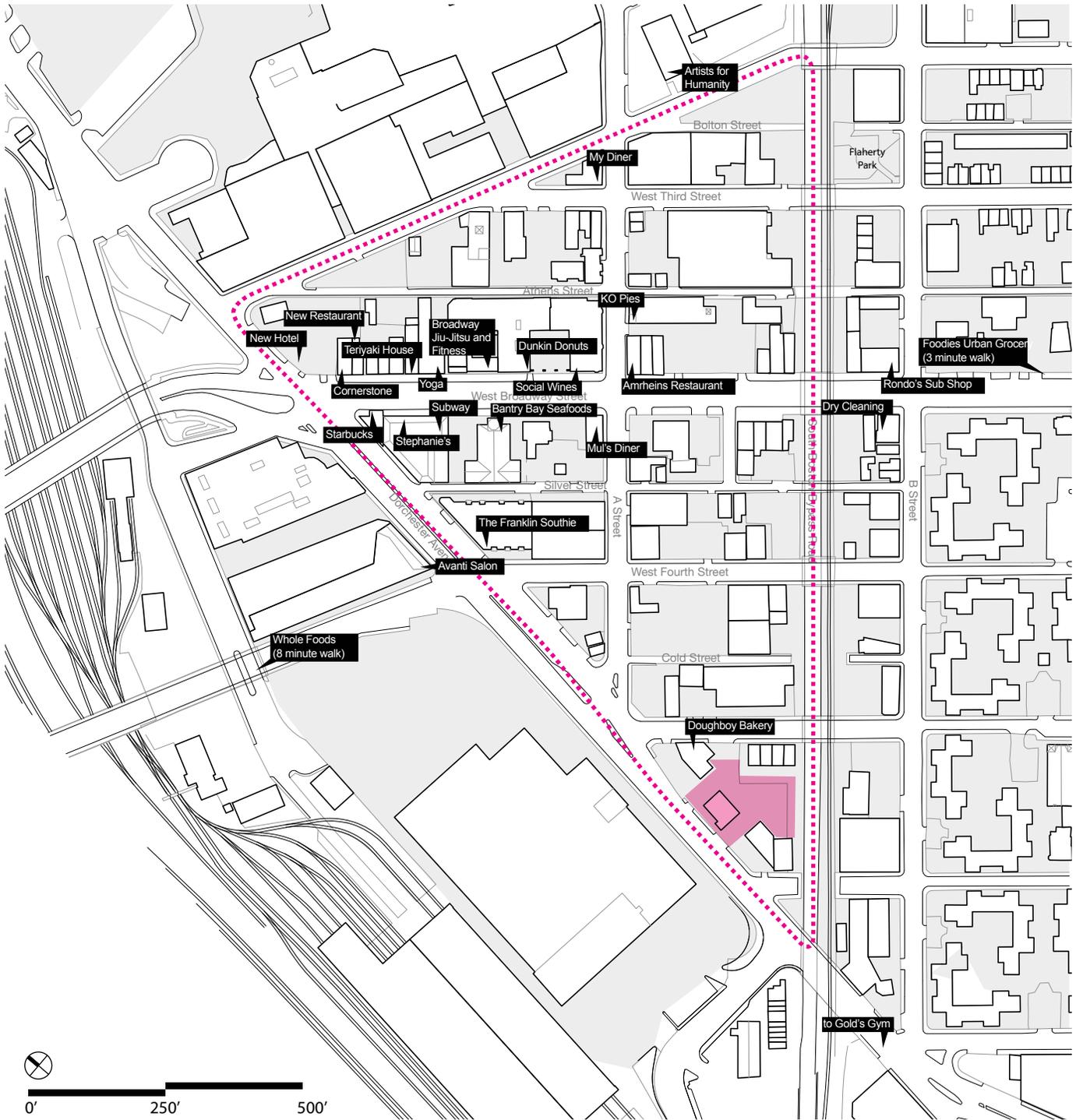
Allele Lofts, 150 Dorchester Ave.



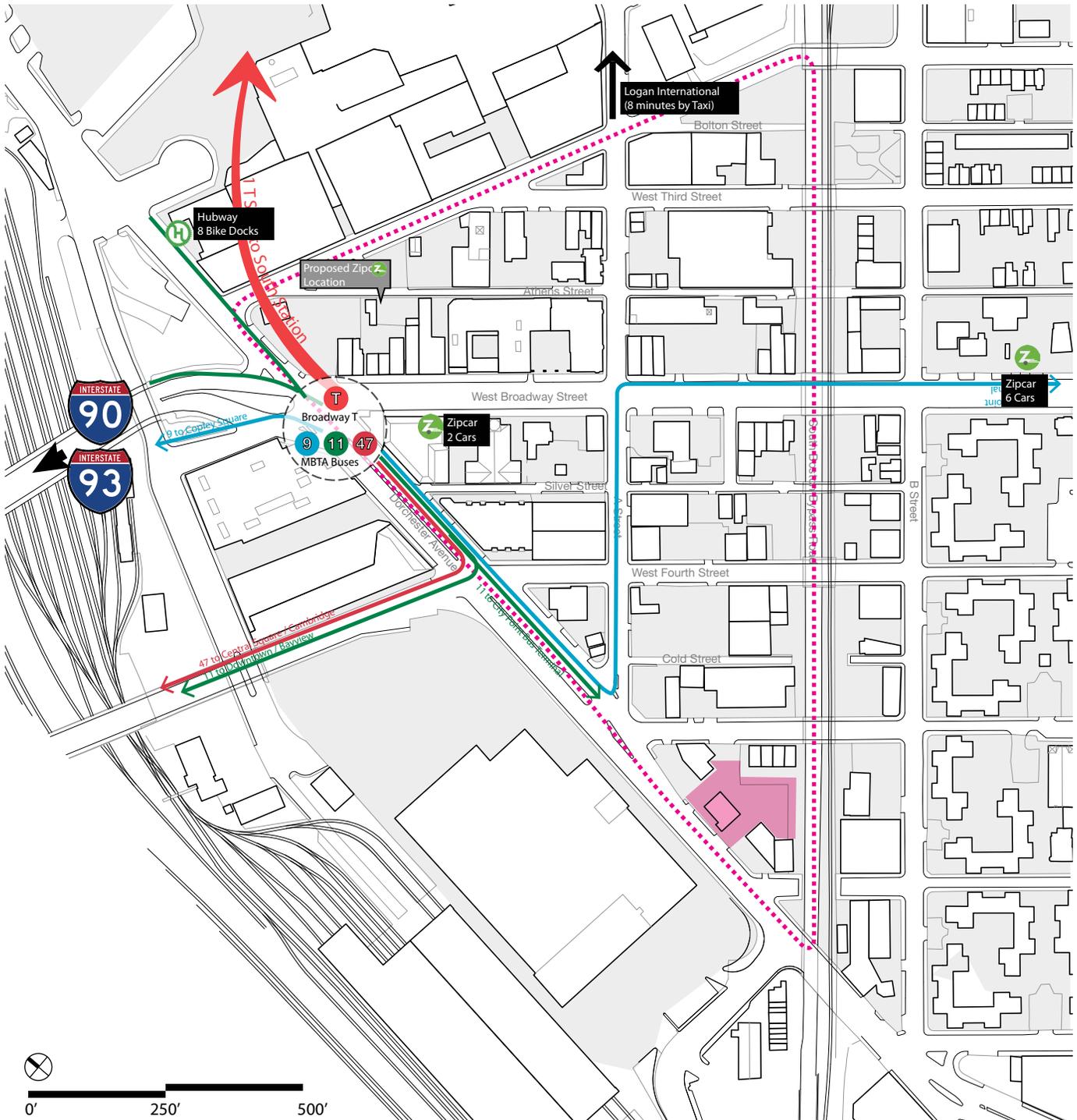
Court Square Press Building, 9 West Broadway



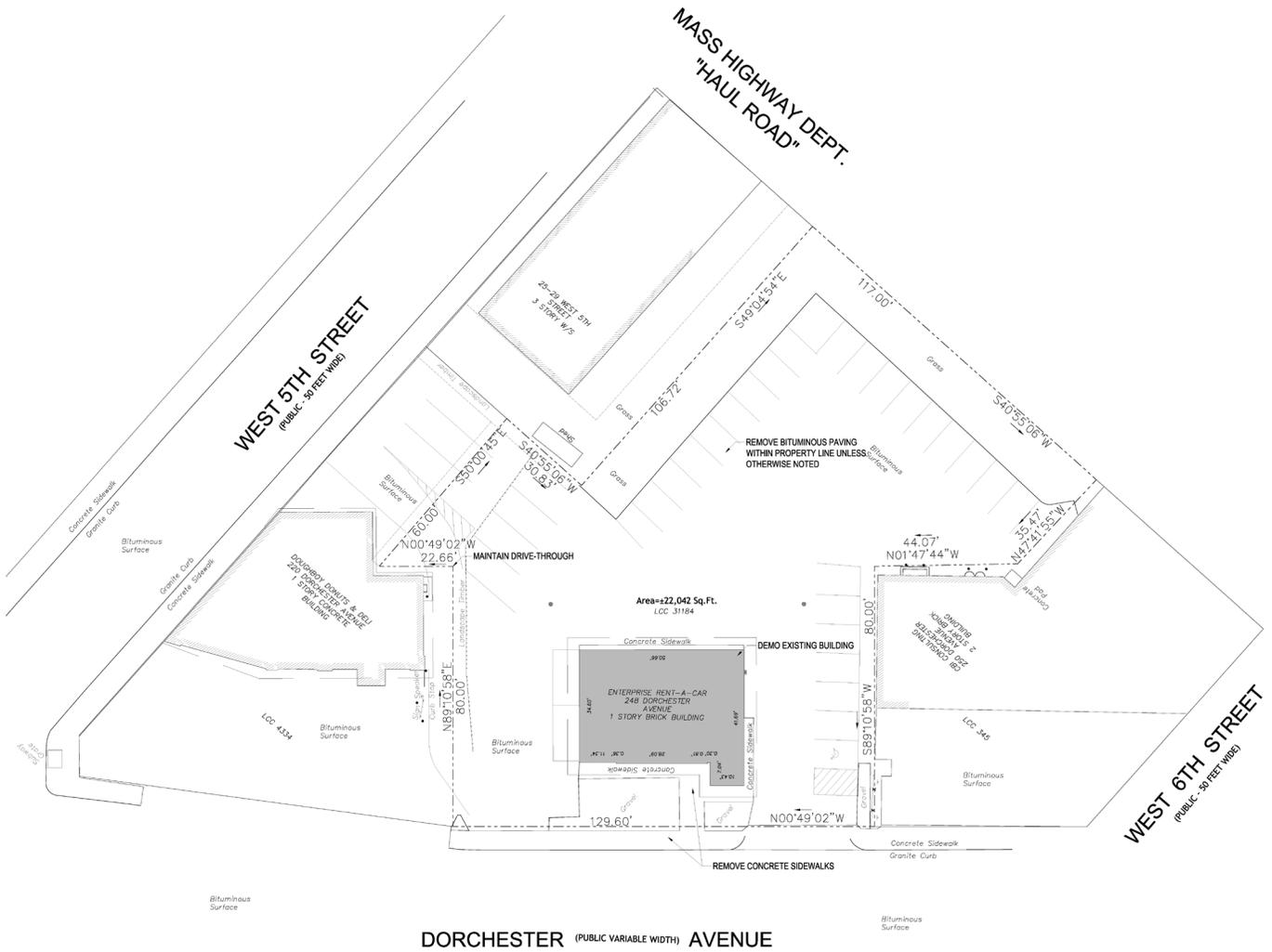
# Neighborhood Amenities



# Proximity to Public Transportation



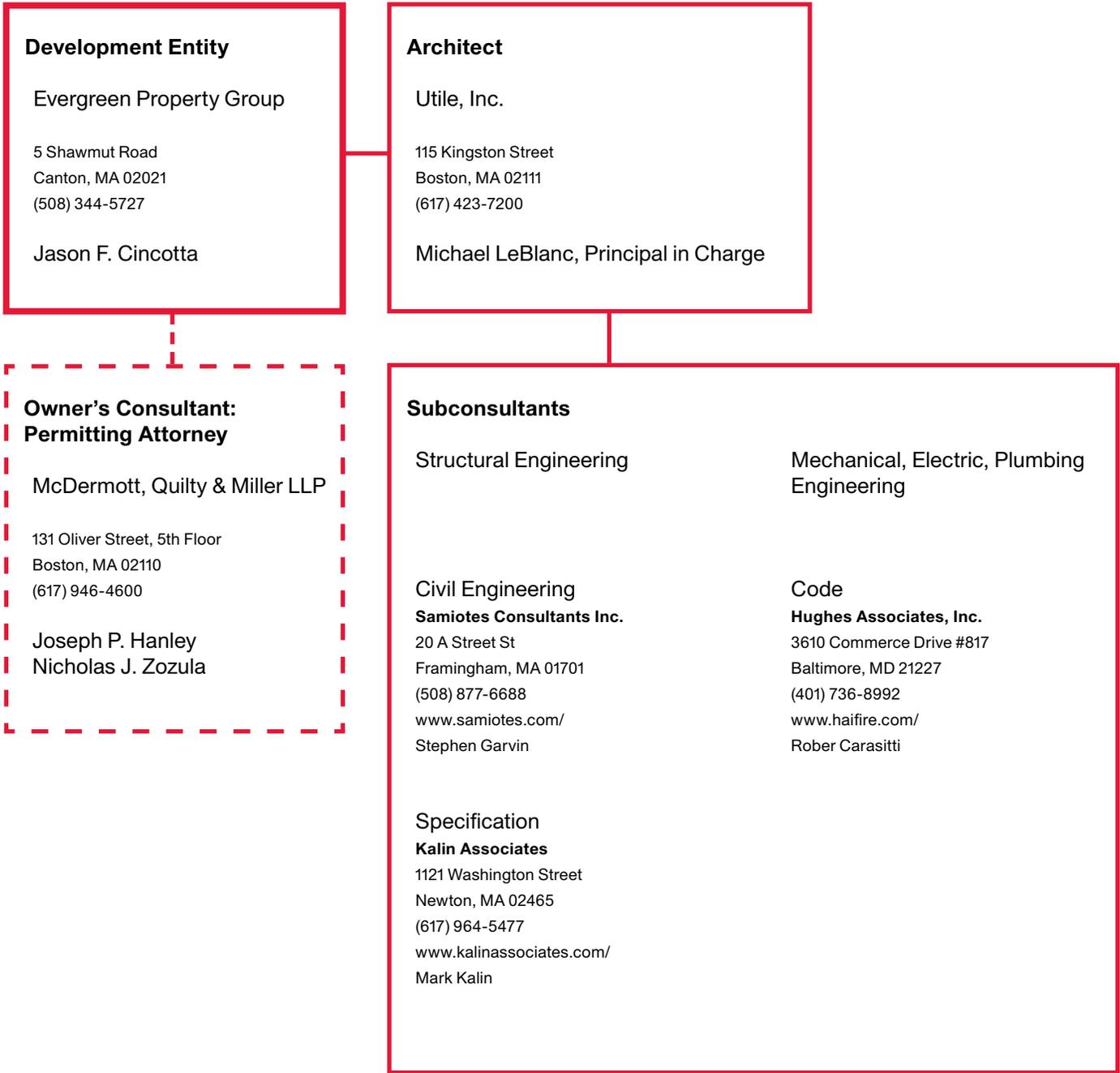
# Site Survey



# Existing Buildings



# Development Team



# Zoning Analysis and Relief Required

The site is located in an M1 zoning district based on Saint Vincent Neighborhood District Article, Article 57 of the Boston Zoning Code. Because of the proposed residential use on site, zoning code refers us to the H1 district for dimensional requirements. The residential use is consistent with that of numerous buildings in the immediate area. As detailed below, the project is additionally anticipated to require zoning relief in connection with a number of dimensional requirements as outlined in the table below and in the Zoning relief letter appended to this application. The building will be comparable in height and massing to neighboring structures.

## Gross Building Area Calculation

Floor B		2,000
Ground Floor		6,673
Retail	4,834	
Parking	1:1 (33 spaces)	
Floor 2	13 Residential Units	7,986
Floor 3	0 Residential Units	4,922
Floor 4	13 Residential Units	4,922
Floor 5	0 Residential Units	4,922
Floor 6	7 Residential Units	4,922
<b>Total</b>	<b>33 Residential Units</b>	<b>42,536</b>

## Zoning Summary

	Min. Lot Size	1000 sf per Additional dwelling unit	Min Lot Width	Minimum Lot Frontage	Maximum F.A.R. (43,650/22,042)	Max Height in Stories	Max. Height in Ft.	Usable Open Space 400sf per D.U.	Front Yard Setback	Side Yard Setback	Rear Yard Setback 57-27.9 thru block sites	Parking dimension and maneuver ability	Onsite parking Commercial (2/1000sf) Use	On site parking 1.0/D.U. Market Rate, 7/unit Affordable	
Req'd	5,000	36,000	50'	None	1.00	None	None	13,200	20'	23'	20'		H-1	10	32
248 Dorchester Avenue, South Boston, MA Proposed	22,042sf	<b>22,042sf</b>	129.6'	129.6'	<b>1.98</b>	6.0	69'-10"	<b>1,910</b>	<b>10'</b>	<b>3'</b>	<b>1'</b>	<b>See Plan</b>	<b>Multi-fam/commercial</b>	<b>0</b>	33
Relief req'd	N	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y

South Boston Neighborhood District  
**M-1, Defer to H-1**  
 33 Total units: 29 M.R. + 4 Affordable  
 Total GSF - 43,650

## Anticipated Permits and Public Review Process:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the Proposed Project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with abutting and area residents and property owners and also processed the proposal with the applicable local elected and appointed officials and at community meetings before both the St. Vincent Neighborhood Association and the West Broadway Neighborhood Association. This application includes major project modifications and design changes which resulted from the input received through the preliminary outreach process.

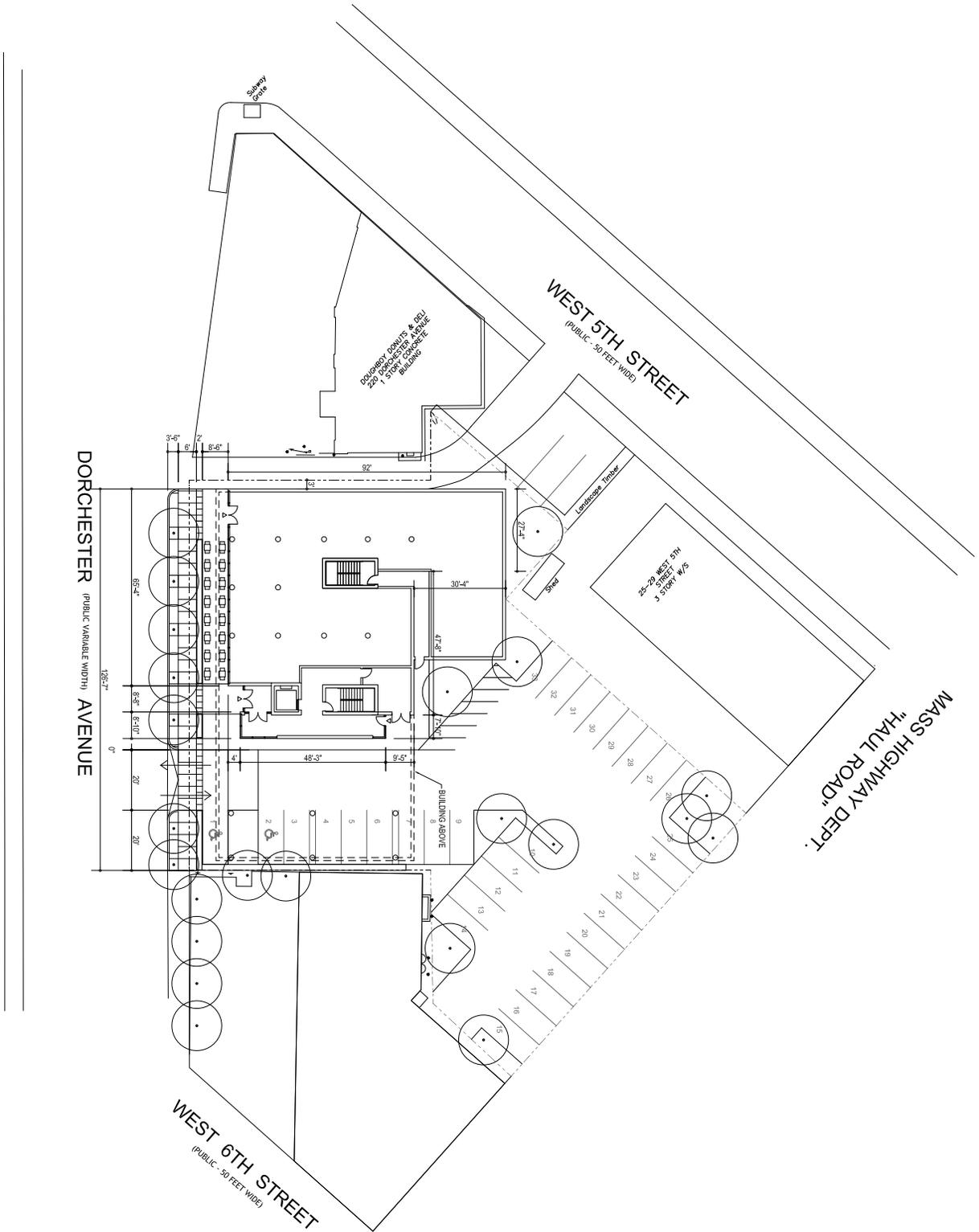
The table below outlines the public permits and approvals that are anticipated to be required for the project.

### Anticipated Permits and Approvals:

City Agency	Approval
Boston Redevelopment Authority (BRA)	Article 80 Small Project Review Application
Boston Transportation Department (BTD)	Construction Management Plan
Boston Water and Sewer Commission (BWSC)	Site Plan Approval for Water and Sewer
Public Improvement Commission (PIC)	Specific repair plan approval and Potential Discontinuance
Zoning Board of Appeals (ZBA)	Variances and Conditional Uses

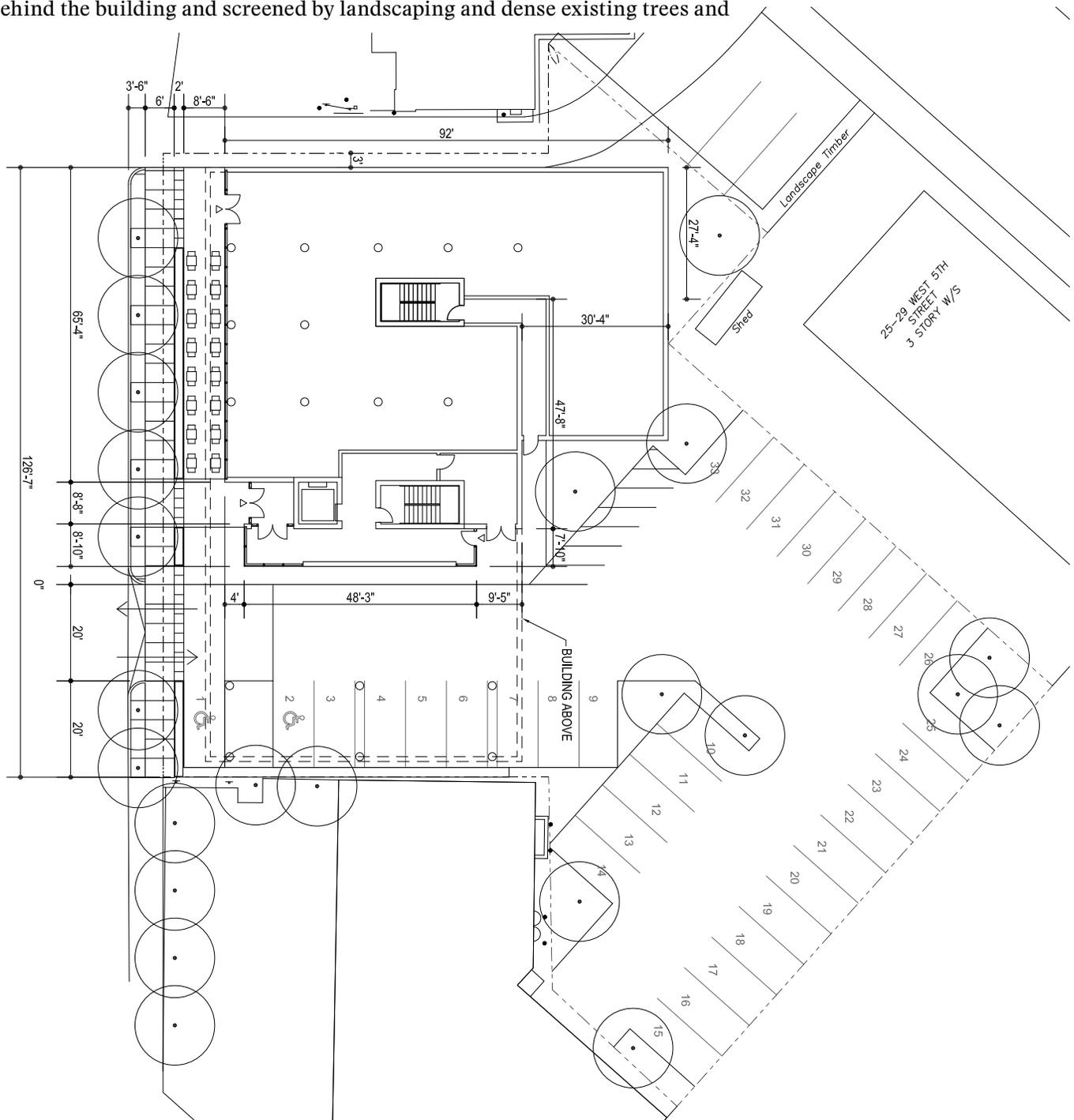


# Site Plan

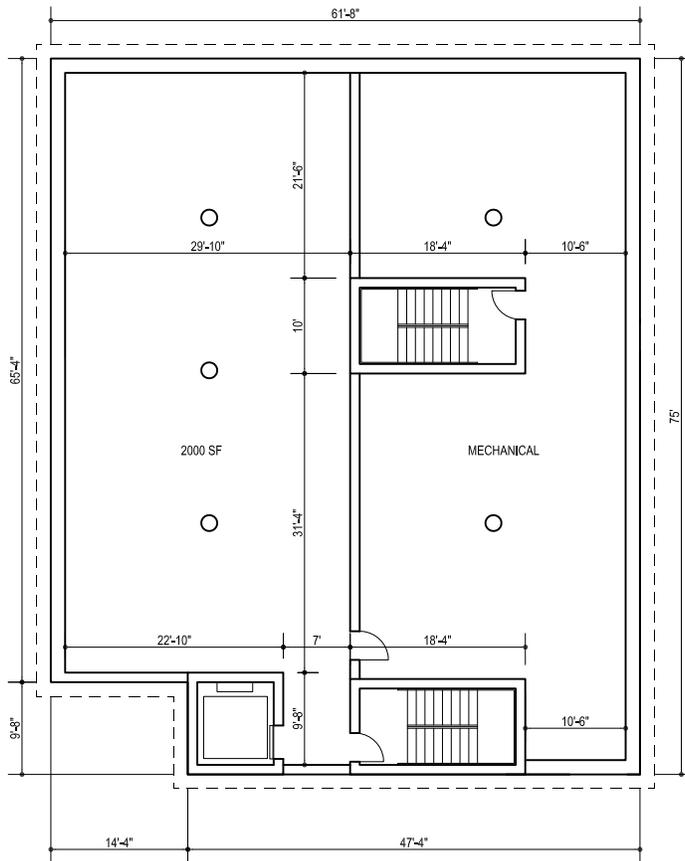


# Access and Parking

We have allotted 33 surface parking spaces for the residents at 248 Dorchester Avenue. Seven of the proposed spaces will be located under the building including the two van accessible spaces. The remaining spaces will be located behind the building and screened by landscaping and dense existing trees and

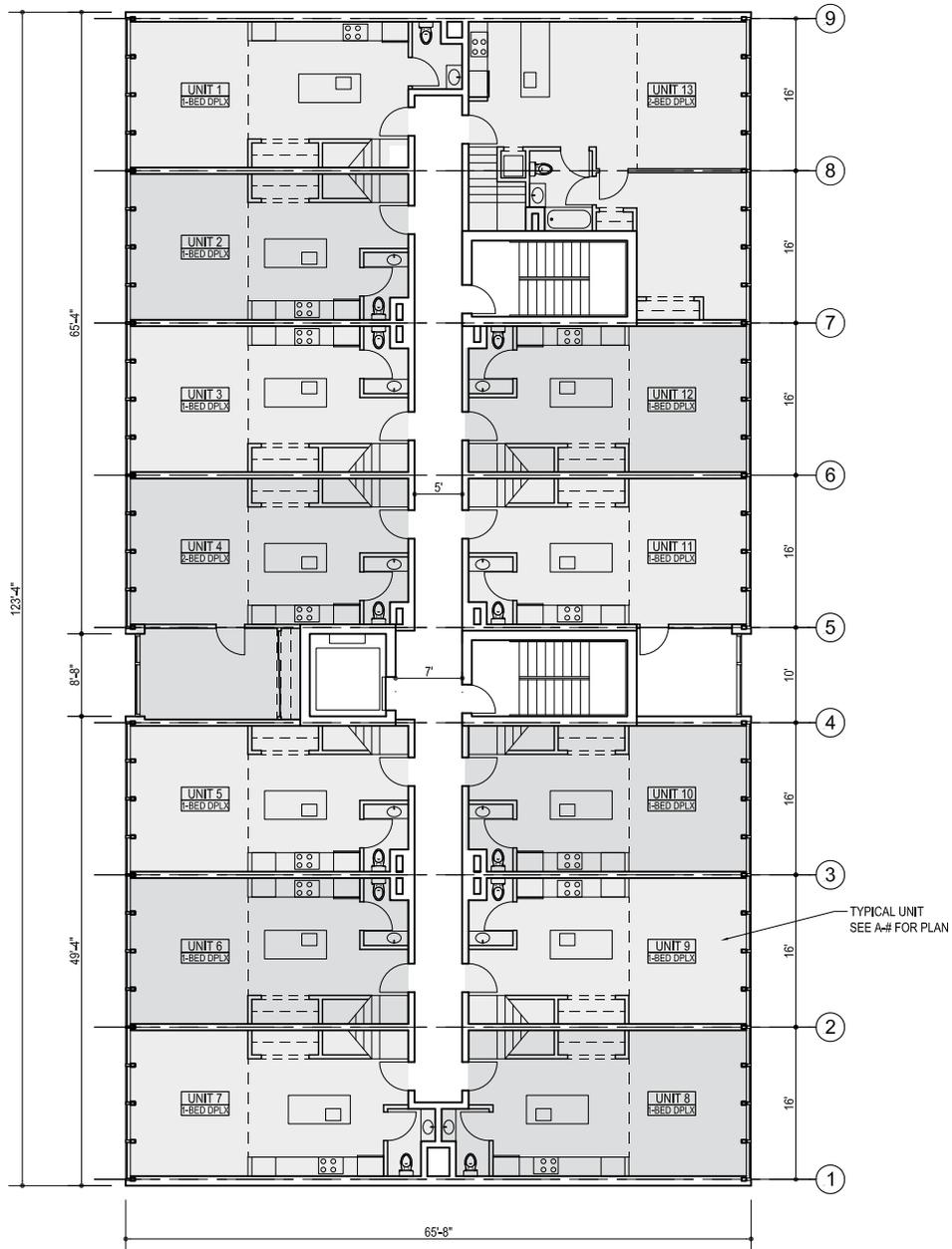


# Basement Plan

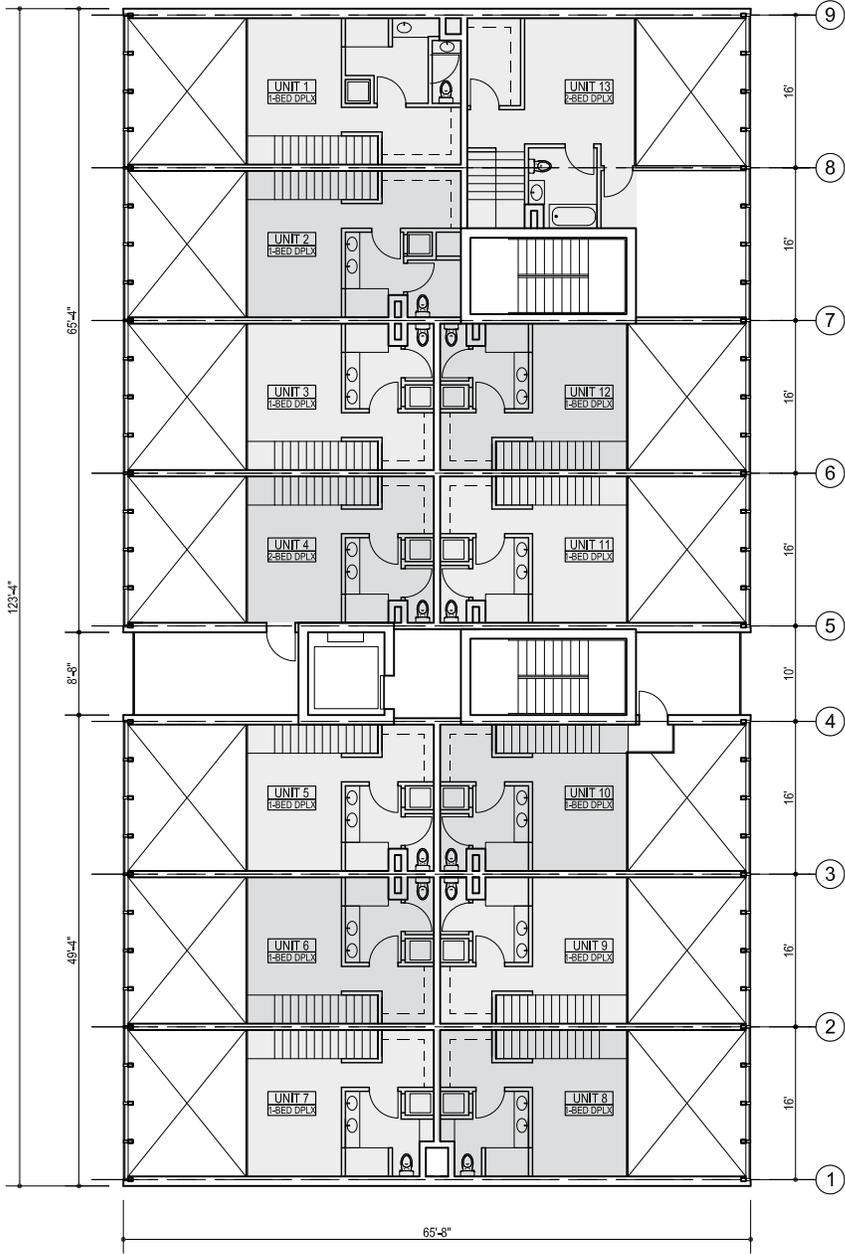




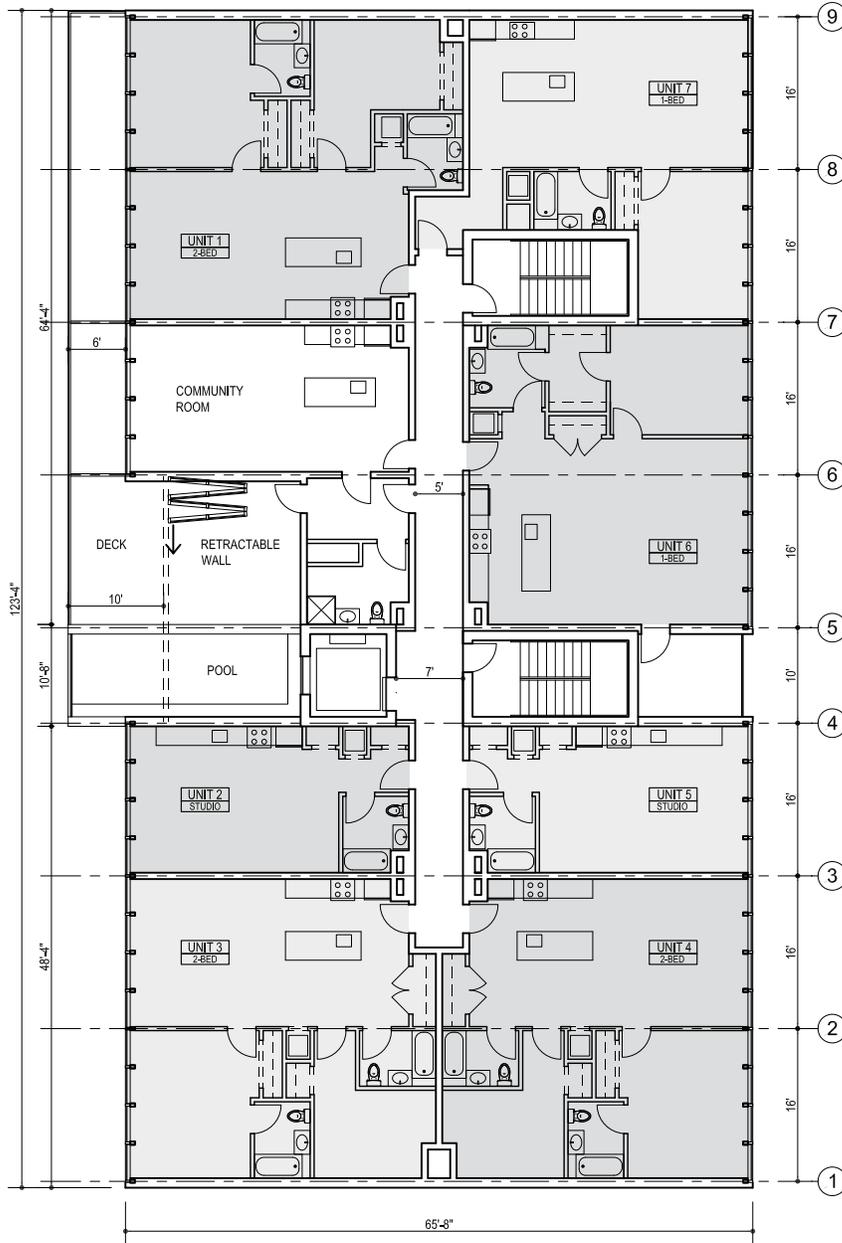
# Plan Floors 2 and 4



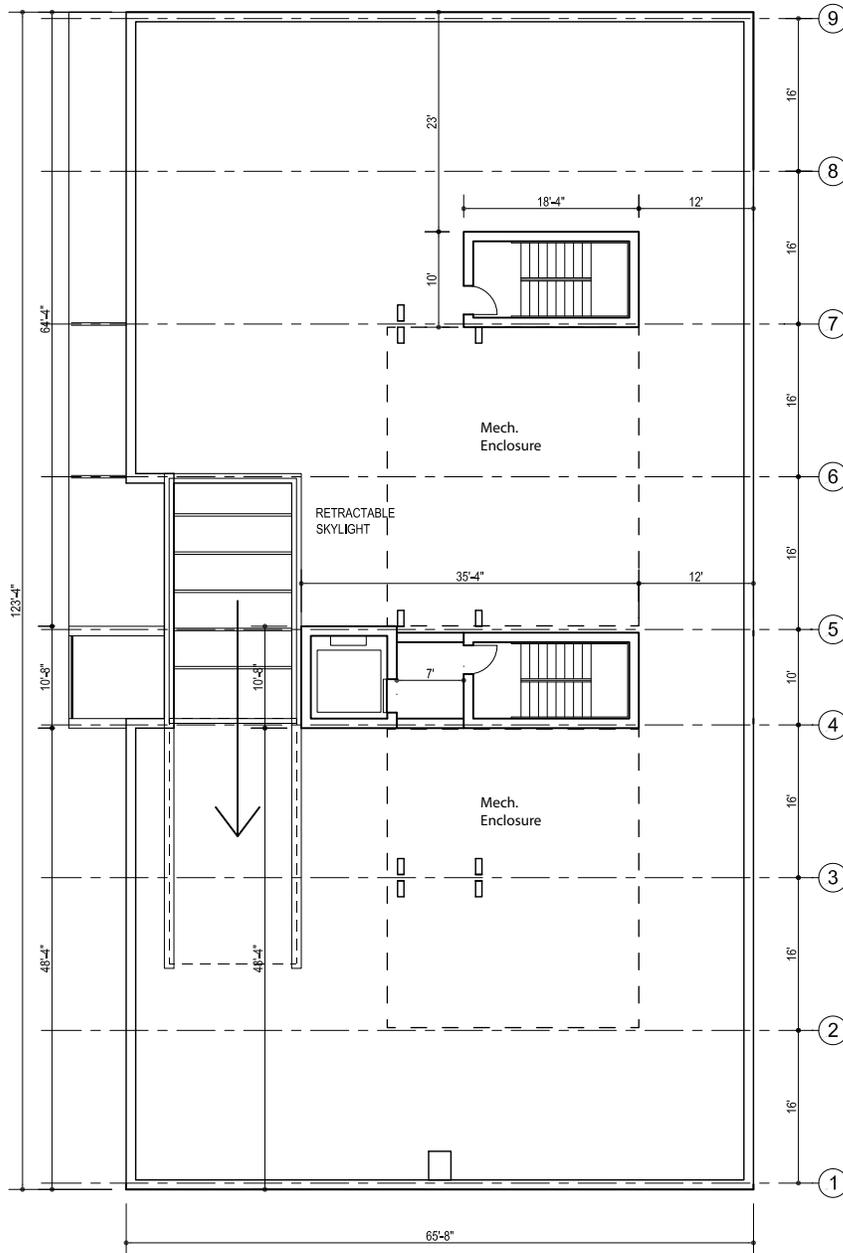
# Plan Floors 3 and 5



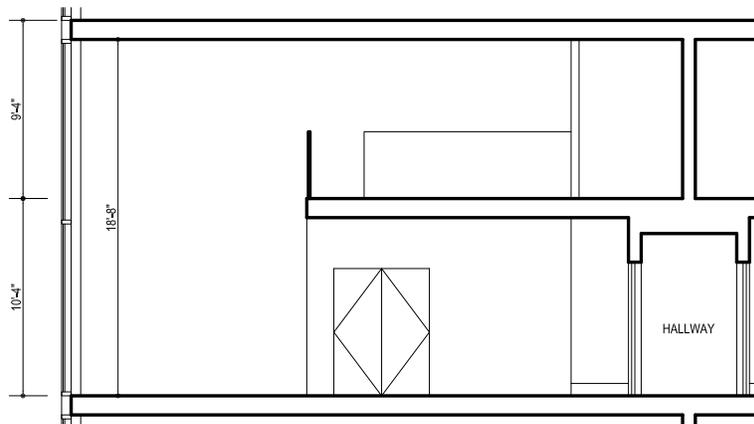
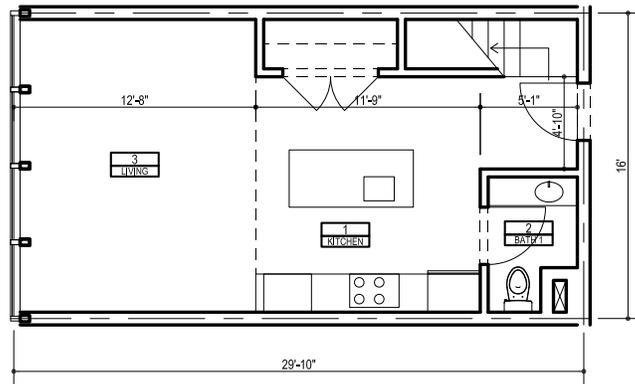
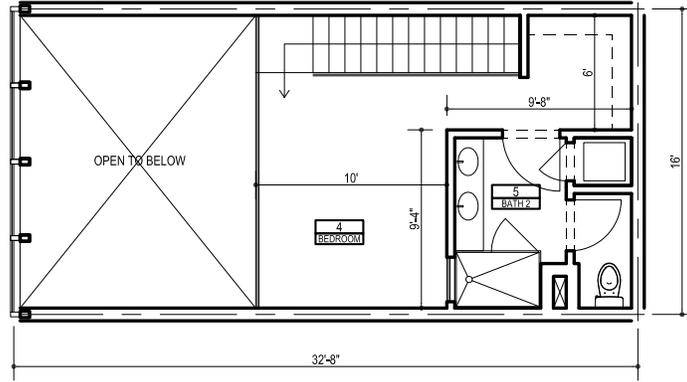
# Plan Floors 6



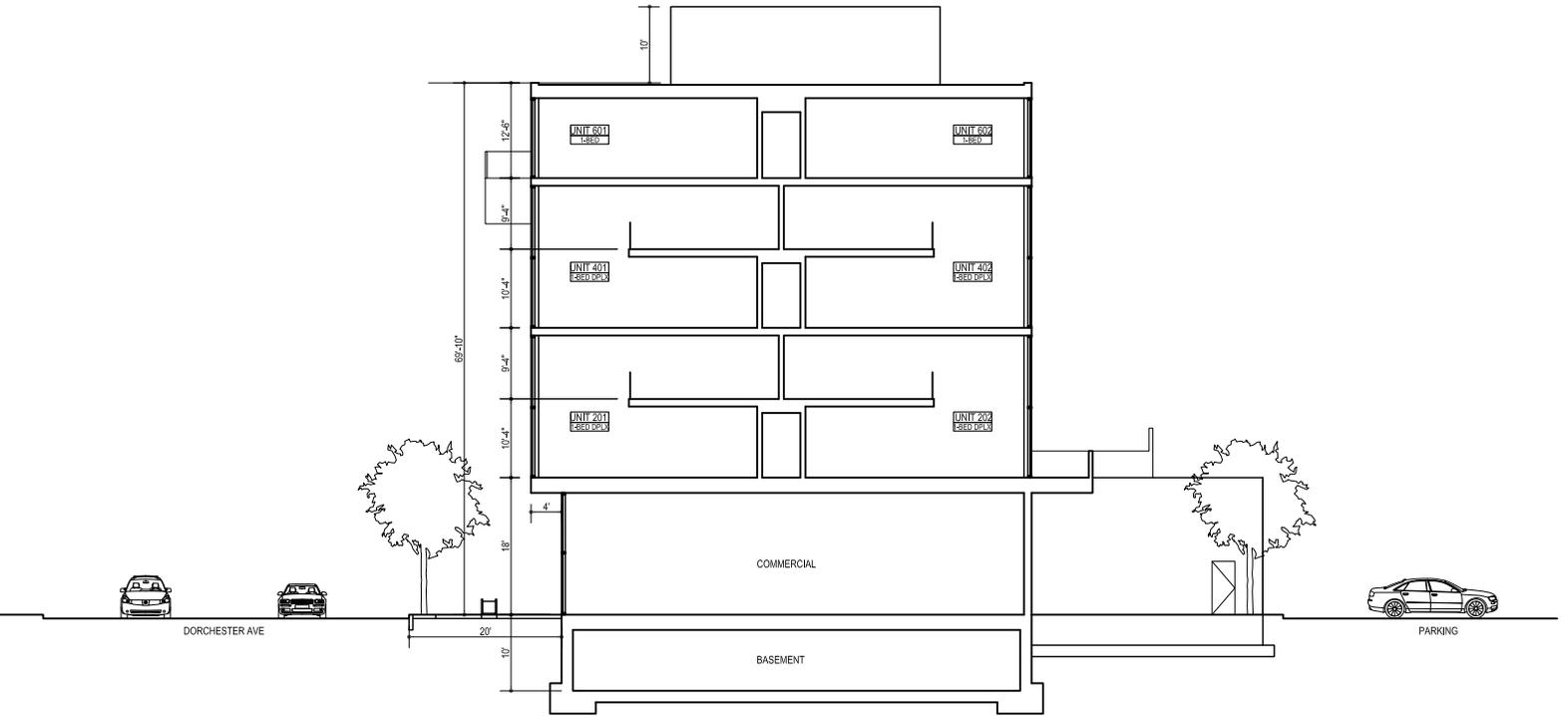
# Roof Plan



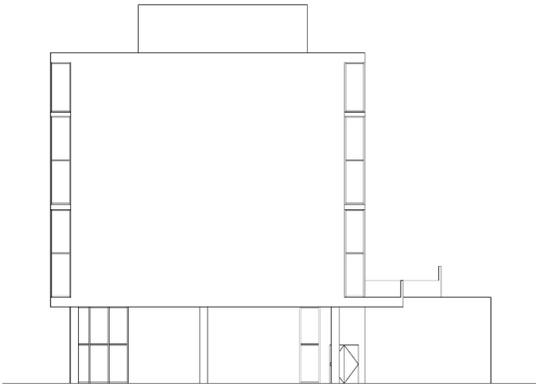
# Typical Duplex Unit Plans Floors 2 through 5



# Building Sections



# Elevations

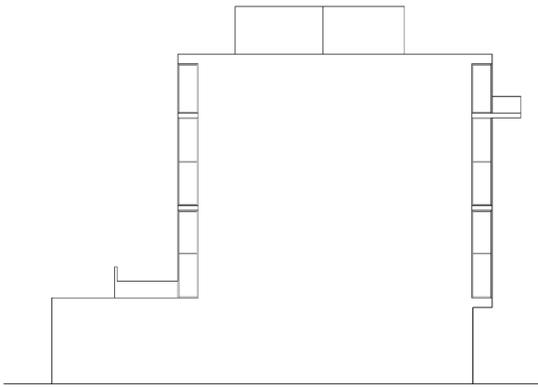


South Elevation

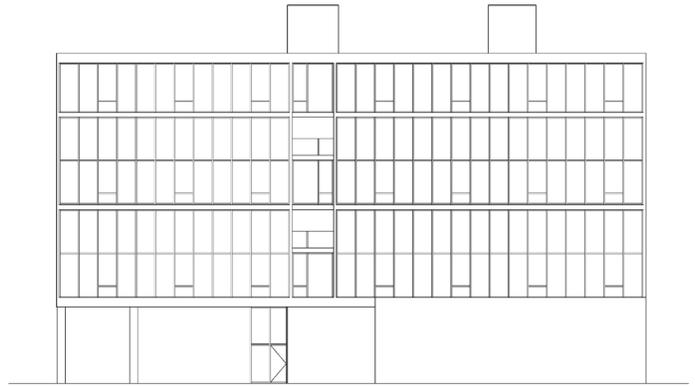


West Elevation





North Elevation



East Elevation



# Appendix A Time-Scale Subway Map

The transit map by Stone Brown Design shows the distance between stops scaled to the time it takes to travel between them. The Broadway stop is a quick stop to South Station and then easily accessible to all T-lines.

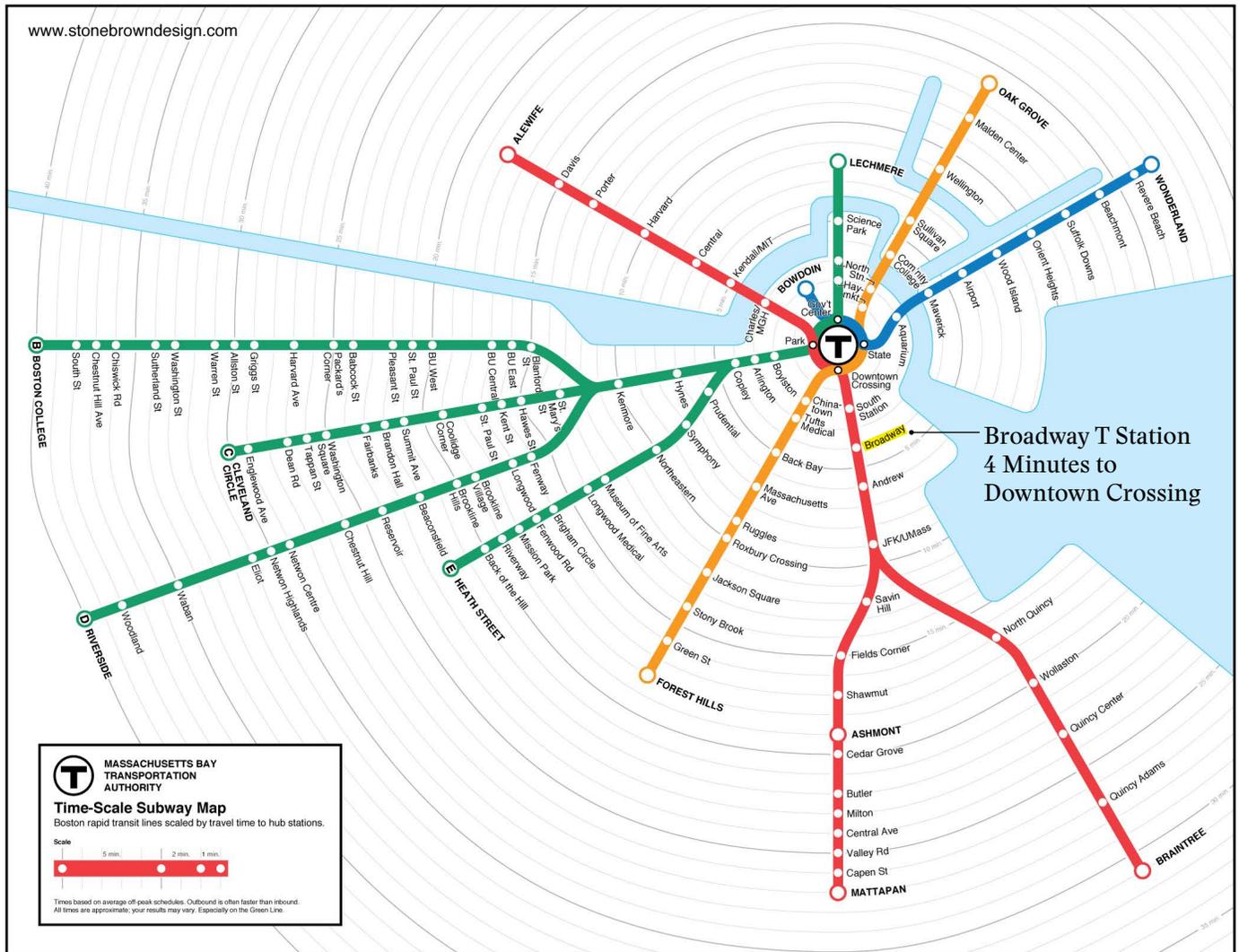


Image from stonebrowndesign.com

# Appendix B ISD Rejection Letter



Martha J. Walsh  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

### ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

NICHOLAS ZOZULA  
131 OLIVER STREET  
5TH FLOOR  
BOSTON, MA 02110

December 02, 2014

**Location:** 246-248 DORCHESTER AV SOUTH BOSTON MA 02127  
**Ward:** 06  
**Zoning District:** South Boston  
**Zoning Subdistrict:** M-1  
**Appl. # :** ERT428987  
**Date Filed:** November 21, 2014  
**Purpose:** Demolish existing building(short form to be pulled). Build new building as per plan, a proposed new mixed-use retail and residential building with 33 total units, 33 on-site parking spaces and ground floor retail space.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 08 Sec.07	Use: Conditional	
Art. 10 Sec. 01	Limitation of parking areas	Front yard parking
Art. 14 Sec. 1	Lot Area Insufficient	
Art. 15 Sec. 01	Floor Area Ratio excessive	
Art. 17 Section 1 **	Usable Open Space Insufficient	
Art. 18 Section 1 **	Front Yard Insufficient	
Art. 19 Section 1 **	Side Yard Insufficient	
Art. 23 Section 1 **	Off-Street Parking (Residential) Insufficient	parking insufficient
Notes		article 80 e 2 applicability

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

  
 Kevin Yetman  
 (617)961-3246  
 for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972 and Chapter 656, Acts of 1956, Section 19.

# Appendix C Appeal petition to the City of Boston Board of Appeal

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



## APPEAL under Boston Zoning Code

BOA 452644  
- [Signature]  
\$1,200

Boston, Massachusetts December 5, 2014

To the Board of Appeal in the Inspection Services Department of the City of Boston:  
the Authorized Agent for the Owner

The undersigned, being .....  
The Owner(s) or authorized agent  
of the lot at 246-248 Dorchester Avenue 6 South Boston  
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

### DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to demolish an existing building on the property and erect a new six (6) story mixed-use retail and residential building with 33 residential units, ground floor retail/commercial space and on-site parking for 33 vehicles.

### STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will enable the Appellant to revitalize an under-utilized property site by removing and replacing an existing building with a new mixed use residential and retail development, which includes an appropriate allotment of on-site parking along with related improvements in open space, landscaping, and pedestrian/vehicular access and design.

### PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project is not detrimental to the surrounding community; but will instead help activate an under-utilized parcel with an architecturally pleasing building consistent in size and scope with the surrounding area. The scope of the proposed project is consistent with the context of the Dorchester Avenue neighborhood, and in furtherance of the planning goals for the overall area.

### COMMENTS

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER Evergreen Property Group  
AUTHORIZED AGENT Joseph P. Hanley, Esq.  
ADDRESS McDermott, Quilty & Miller LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624

[Signature: Joseph P. Hanley]

BD 504a Revised 2005

## Appendix C Proposed Financing

Evergreen Property Group, LLC is a real estate company involved in acquisition, investment, development, and management of a portfolio of properties encompassing a variety of use types in Greater Boston. Since 2009, we have purchased five residential and mixed-use properties in the City of Boston, redeveloping three. We are near completion on a 31-unit mixed-use project at 22-26 West Broadway that features 4,700 square feet of retail.

At 248 Dorchester Ave, EPG retains an option to purchase the approximately 22,000 square foot lot comprising the Enterprise Rent-A-Car office and vehicle parking lot. EPG intends to close on the lot with an all-cash transaction upon receiving approvals for the proposed project. During construction, our intention for this project is to finance between 30 and 35 percent of total project value and to obtain a construction loan for the remaining 65 to 70 percent. The estimated project cost is approximately \$13MM. EPG has closed on loans totaling over \$16MM in the last three years, and has ample experience financing real estate development.







**utile**