

377 West First Street Development

377 West First Street
South Boston, MA 02127

Article 80 Small Project Review

Project Notification Form

Mr. Donald Clancy
361 West First Street
South Boston, MA 02127
617-436-1000



377 West First Street Development

APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY
Pursuant to Article 80E of the Boston Zoning Code

Submitted by:

Mr. Donald Clancy
361 West First Street
South Boston, MA 02127

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Mr. Donald Clancy
361 West First Street
South Boston, MA 02127
Tel: 617-436-1000

Legal Counsel:

George Morancy, Esq.
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Tel: 617-269-3700
markcmurphyc@yahoo.com

Architecture:

Worx Architecture
Richard Mark Whiteside, AIA
10 Partridge Way
Easton, MA 02356
Tel: 508-238-2231
rmark.w3@gmail.com

Surveyor:

Boston Survey, Inc.
George Collins
4 Shipway Place, #C4
Charlestown, MA 02129
Tel: 617-242-1313
gcollins@bostonsurveyinc.com

Environmental Consultant:

Paul Manna
Tel: 617-828-7823
pmanna@trcsolutions.com

Geotechnical Engineer:

TBD

1.2 Project Summary

The Proposed Project consists of the development of an existing, vacant lot, of approximately 7,982± square feet with frontage at 377 West First Street in South Boston. This includes construction of a new five-story mixed-use building containing nine residential units, and a ground-floor professional office space containing approximately 361±, all served by 15 accessory off-street residential parking spaces located at the grade level within the building's garage.

1.3 Community Benefits

The Proposed Project will offer many public benefits to the South Boston neighborhood and the City of Boston, including:

- attractive new residential construction upon a currently underutilized vacant lot that often times houses industrial vehicles
- the creation of 9 new residential units
- tax revenue
- construction jobs

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The Project Site includes approximately 7,982± square feet of land area comprised of one continuous parcel at 377 West First Street, being City of Boston Assessor's Parcel No. 0602874000. The parcel is at present owned by the Appellant and is utilized, at times, as off-street vehicle storage for trucks and construction equipment.

2.2 Project Financing and Developer Pro Forma

Donald Clancy is the current legal owner of the Parcel ID No. 0602874000. No further action is required for ownership rights for this existing property.

Donald strives to provide the very highest level of real estate development in the City of Boston. It is a real estate development company committed to quality residential development in Boston and the surrounding areas. Donald's team includes professionals in the field of real estate brokerage and all aspects of construction management. The company excels in its core competencies such as property acquisition, construction, and sales & rentals. Donald and his project management pride themselves on their quality workmanship, professionalism, and ingenuity in all phases of property design, development and management.

In recent years, the principals have successfully developed and managed numerous residential projects in South Boston. They have strong working relationships with several major lenders in

the Boston area, a proven track record of financial security, and intend to finance the project construction and development using traditional institutional lender financing.

2.3 Proposed Project Program, Data and Dimensions

- Lot Area: 7,982± square feet (Parcel ID No. 0602874000)
- Building Height/Stories: 50' - 0" from grade plane, 5 stories
- Number of Residential Units: 9 units
 - (6) two-bedroom units
 - (3) three-bedroom units
- Commercial space: 361± square feet
- Parking: (15) off-street parking spaces at grade level garage

2.4 Urban Design Approach - Context, Massing, Materials & Other Design Issues

The Proposed Project would consist of a new five-story building containing (6) two-bedroom and (3) three-bedroom residential units and a 361± square foot professional office space. The parking garage, situated at grade level, will provide sheltered off-street parking for (15) motor vehicles. The Site is located within the Neighborhood Development Area zoning subdistrict of the South Boston Neighborhood Zoning district, Article 68 of the Boston Zoning Code.

The Neighborhood Development Area subdistricts under Article 68 were established to serve as a transition from the traditionally residential areas along the First Street and Second Street spines to South Boston's local industrial areas. The purpose of the Neighborhood Development Area subdistricts are to promote a mix of uses that include residential and commercial to activate First Street as a pedestrian-scale neighborhood street

In developing the building and the site plan, great care was given to respecting the as-built conditions in the neighborhood and the BRA's and community's planning goals for the area as expressed in Article 68. The proposed building has been designed and scaled to co-exist the surrounding neighborhood, while at the same time serving as a more modern departure from older neighborhood housing stock, and planned to minimize traffic impacts on West First Street.

Site planning, including the building's placement on the site, open space areas, and bicycle and vehicular access and parking areas, have all been designed to enhance the street frontage and surrounding building and spaces. Vehicular access and egress to and from the site have been designed so as to minimize traffic impacts on West First Street, Dorchester Street and Dresser Street, and to provide safe visual access for drivers and pedestrians.

The building's Dorchester Street and West First Street façades will reflect a pedestrian-friendly design strategy, including an inviting and attractive building entry and design elements such as, non-intrusive downspot lighting on the building's exterior surfaces and human-scale design elements. The building provides a generous setback on the West First Street side to allow for maximum enjoyment of the sidewalk along the project's northeasterly axis, and to provide the opportunity for possible future seasonal outdoor seating for the intended restaurant use. Final elevation studies and finish materials will be reviewed and approved by the BRA as the design process evolves.

Structural materials for the proposed project are planned to include a concrete foundation and parking garage, with a combination of steel framing members and wood frame construction being utilized throughout the building.

A significant portion of building energy consumption would owe to cooling and lighting systems. Orientation-specific, energy efficient glazing systems, including Low-E, would be used to reduce heat gain and increase light transmission. The building will utilize modern LED lighting throughout to lower electrical consumption, as well as utilization of modern insulating and weather proofing techniques. Each unit will have "smart" wifi-enabled thermostat for proactive temperature monitoring in order to ensure appropriate levels of natural gas fuel consumption in the winter, and A/C cooling electricity in the summer. Each unit will also be serviced by its own hybrid (natural gas and electric) water heater for maximum efficiency.

Water consumption would be minimized through several water conservation measures, such as water saving plumbing fixtures throughout the building. Recycling space is planned to be programmed for appropriate locations throughout the building. At these locations, bins for the various categories of recyclable material would be provided and collected for deposit into holding areas for pickup by recyclers.

2.5 Traffic, Parking and Access

The Proposed Project would provide (15) on-site parking spaces in a parking garage that will be at grade level. The garage would be accessed via West First Street. An existing curb cut will be relocated Westerly on West First Street approximately 15' to align the curb cut with the central garage door. All loading or unloading activity will be directed to the garage area where direct elevator access to all floors will be availability. Ample secure space for bicycle racks will be provided within the building's garage.

2.6 Anticipated Permits and Approvals

Agency Name	Permit of Action
Boston Redevelopment Authority	Article 80 Small Project Review
Boston Water and Sewer Commission	Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	Parking Garage Related Permits
Boston Inspectional Services Department	Zoning Board of Appeal Approval Building Permit Construction Permit Certificate of Occupancy Dumpster Placement Permit Sidewalk Bond
Boston Fire Department	Construction/Demolition Permit Flame Certificate(as required) Smoke Certificates (as required)

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements and Proposed As-Built Zoning Conditions

The Site is situated within the Neighborhood Development Area subdistrict of the South Boston Neighborhood District, Article 68 (Map 4F) of the Boston Zoning Code.

The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Applicable Zoning Requirements:	West First Street: First Street Neighborhood Development Area (NDA District Pursuant to Underlying Zoning Code) ¹	Project (with new construction)
Multi-family Use:	Allowed	Proposed
Accessory Professional Office Use:	Allowed	Proposed
Accessory Parking Use:	Allowed	Proposed
Maximum FAR:	2.0	2.9
Maximum Building Height:	45' - 0" ²	50' - 0"
Minimum Lot Size:	None	7,982± square feet
Minimum Lot Area for each Additional Dwelling Unit:	N/A	N/A
Minimum Usable Open Space Per Dwelling Unit:	200	None
Minimum Lot Width:	None	80' - 0"
Minimum Lot Frontage:	None	80' - 0"
Minimum Front Yard Setback:	5' - 0"	5' - 0"
Minimum Side Yard Setback:	3' - 0"	3' - 0"
Minimum Rear Yard Setback:	0' - 0" ³	0' - 0"
Off-Street Parking:	1.0 per dwelling unit 50% allowed at 7'-0" x 18'-0"	9 space required 15 spaces provided 15 at 8'-6" x 20'-0"
Off-Street Loading	None	N/A

1. For West First Street, the dimensional requirements assume construction of a building with a total of (9) dwelling units.

2. 45' for buildings fronting on First Street.

3. Street Modal.

3.2 Zoning Relief Required

3.3 Building Code Analysis

The construction of the building will be IIA

The building will be fully sprinkled in conformance with NFPA 13

The building will be a mixed use building:

- Residential: R-2
- Professional Office Space
- Parking garage: S-2

As defined by Table 508-4, fire separate requirements are as follows:

- R-2 requires 1-hour separation
- A-2 requires 1-hour separation
- S-2 requires 1-hour separation

3.4 Inspectional Services Department Documents

- Zoning Code Refusal Letter
- Zoning Board of Appeals Application

IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS AND PLANS

- EXHIBIT 1: Aerial photo of site
- EXHIBIT 2: West First Street Photo, Facing East
- EXHIBIT 3: West First Street Photo, Facing West
- EXHIBIT 4: Dresser Street Photo, Facing East
- EXHIBIT 5: Dresser Street Photo, Facing West
- EXHIBIT 6: Full set of permit architectural drawings

EXHIBIT 1 - AERIAL MAP

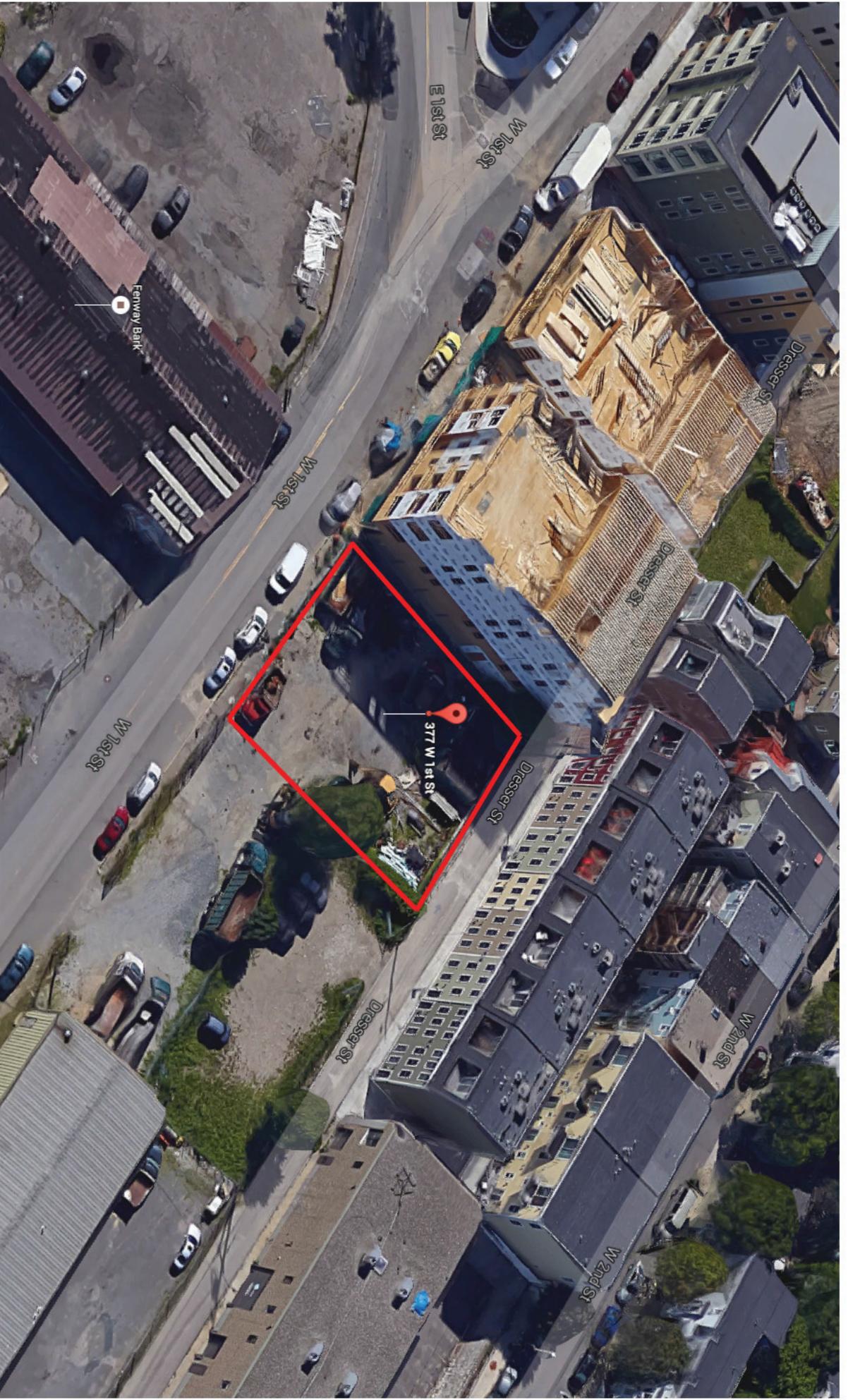


EXHIBIT 2 - WEST FIRST STREET (FACING EAST)



EXHIBIT 3 - WEST FIRST STREET (FACING WEST)

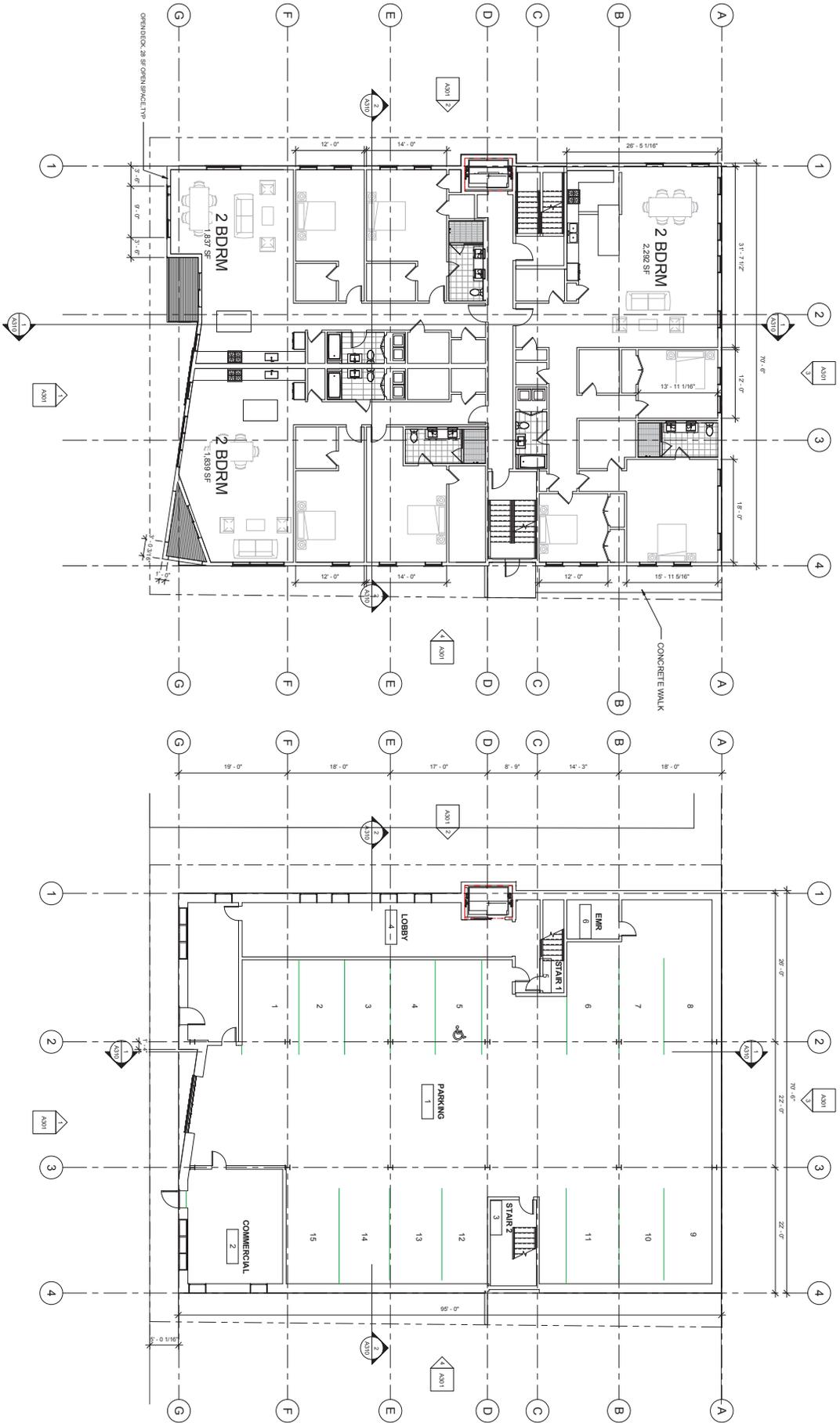


EXHIBIT 4 - DRESSER STREET (FACING EAST)



EXHIBIT 5 - DRESSER STREET (FACING WEST)





WEST FIRST STREET

BOSTON, MA
 Progress

March 22, 2016
 ARCHITECT
WORK
 Architectural design
 30 Park St.
 Boston, MA 02108
 Tel: 617.267.2222

REVISIONS

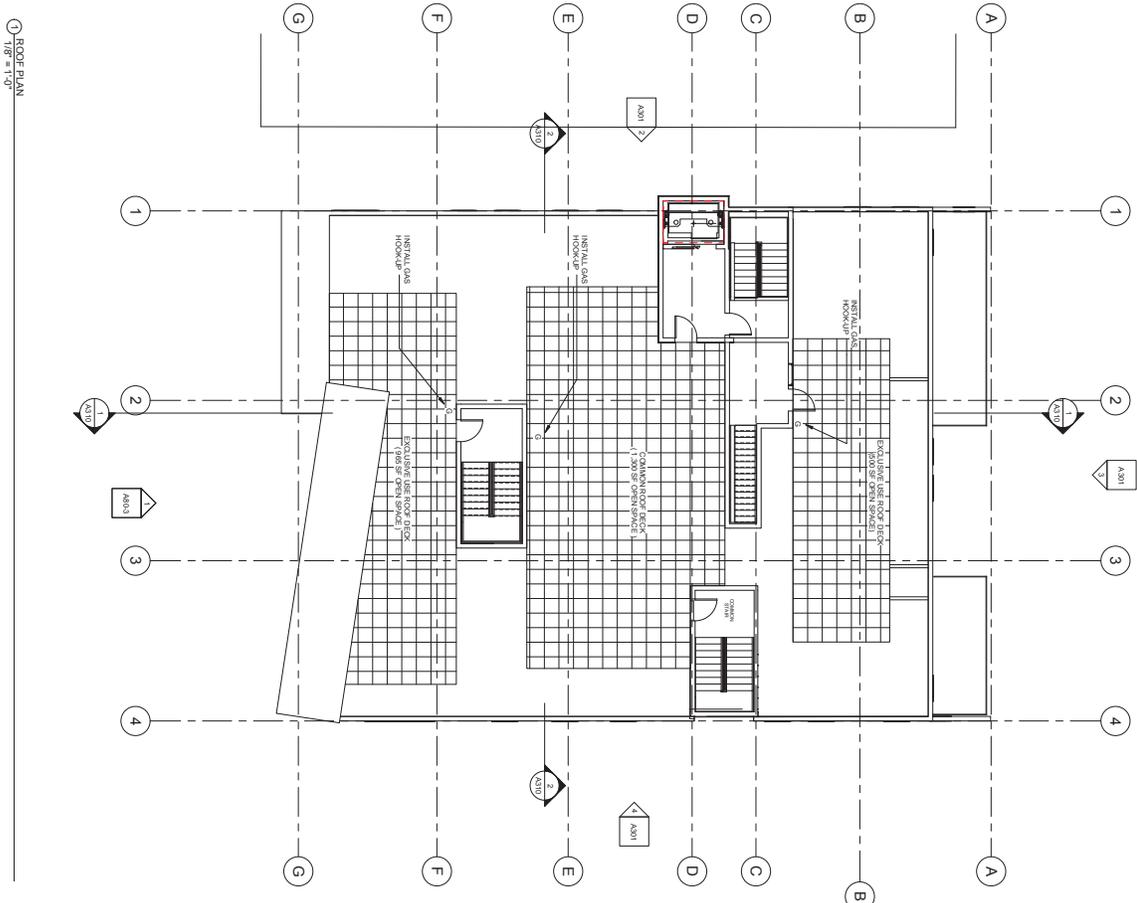
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A101

MARK WILKINSON ARCHITECTURE, INC.



WEST FIRST STREET

BOSTON, MA

Progress

March 22, 2016

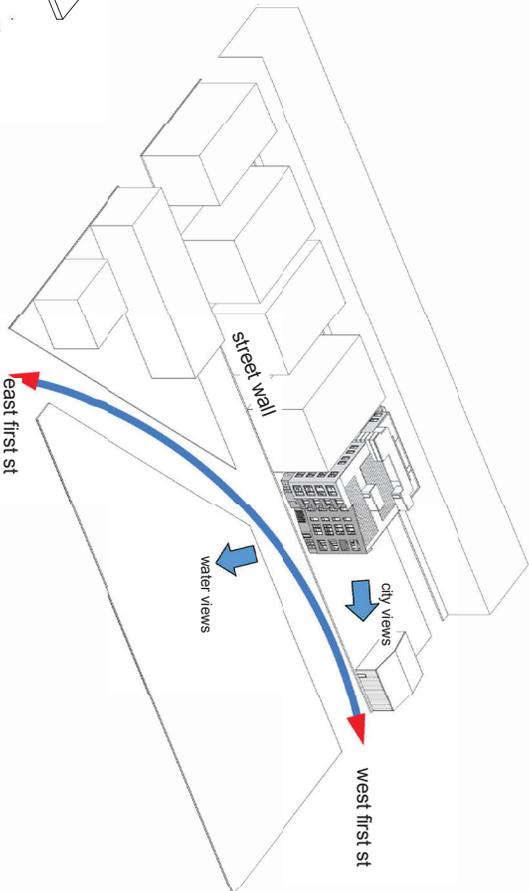
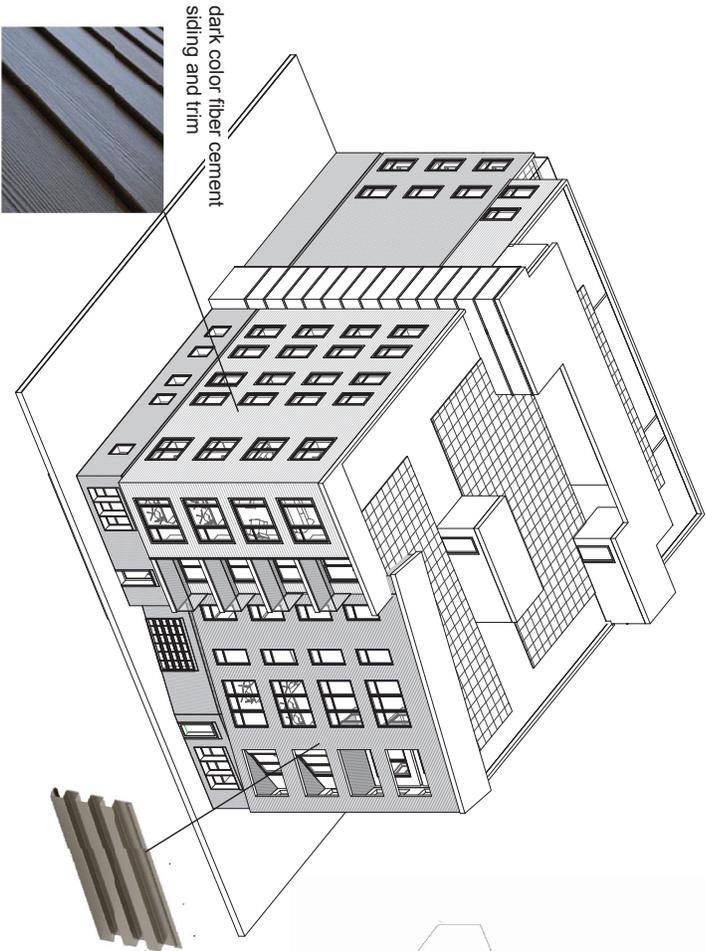
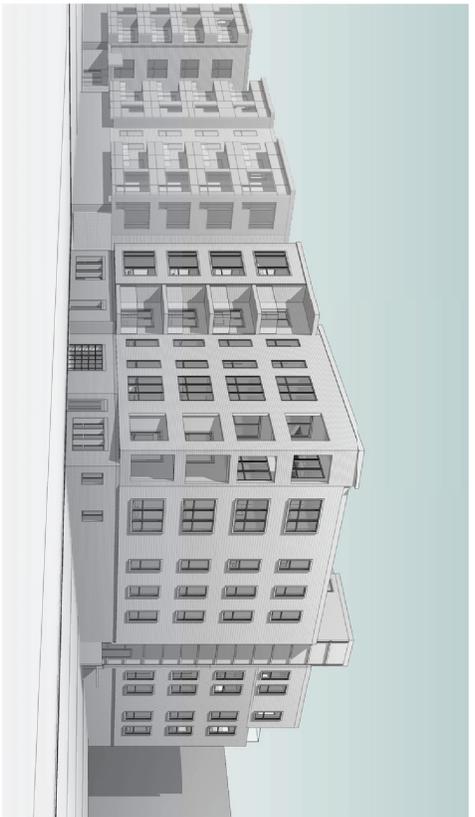
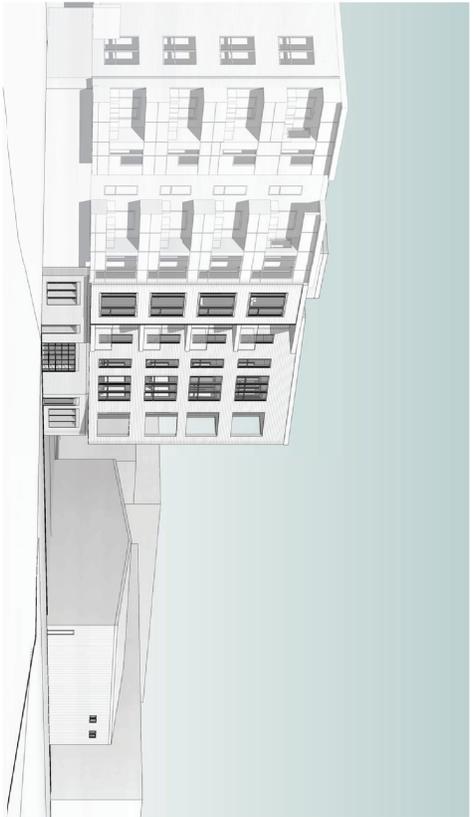
ARCHITECT
WORKX
 Architectural design
 37 Park St.
 Boston, MA 02108
 (617) 267-2222

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 CHECKED BY: RMW
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A103

OWNER: WEST FIRST STREET



horizontal metal panel

**WEST
 FIRST
 STREET**

BOSTON, MA

Progress

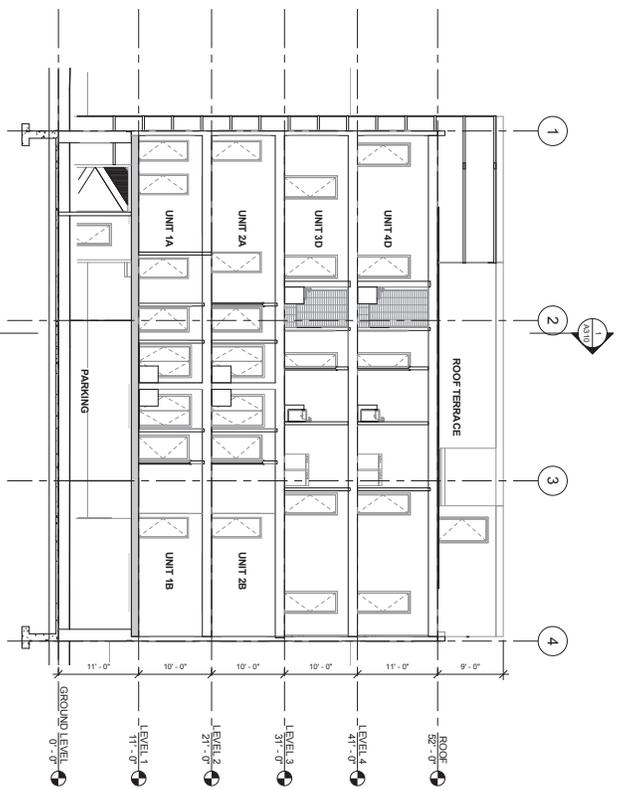
March 22, 2016

WORKX
 Architectural design
 30 Park St
 Boston, MA 02114

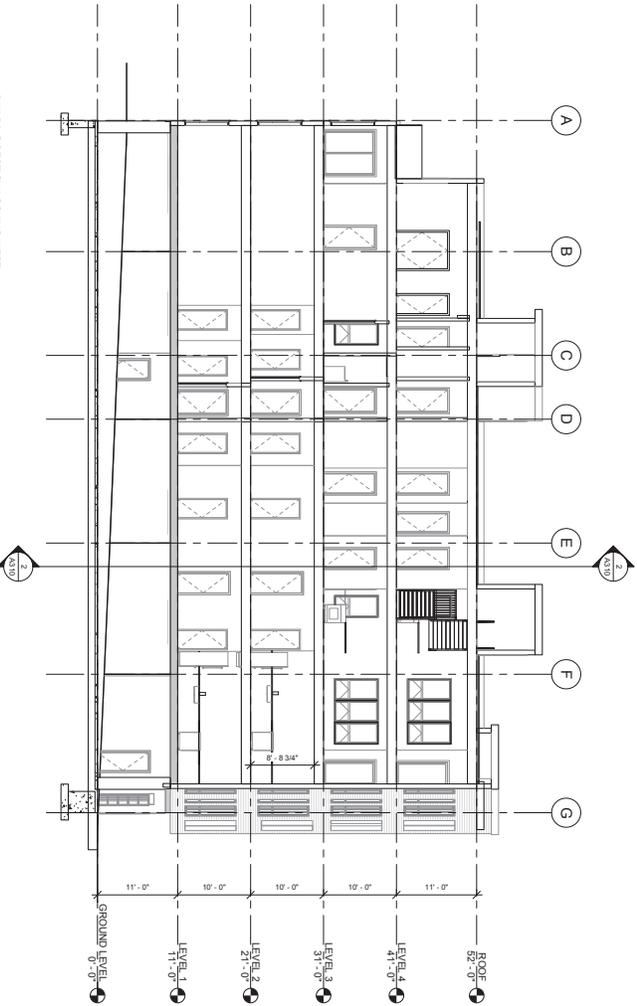
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A300

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② BUILDING SECTION LOOKING SOUTH
 1/8" = 1'-0"



① BUILDING SECTION LOOKING WEST
 1/8" = 1'-0"

WEST FIRST STREET

BOSTON, MA

Progress

March 22, 2016

WORK ARCHITECTS
 30 Park St
 Boston, MA 02108
 (617) 552-2222

A310

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BUILDING SECTIONS

DRAWING TITLE

DATE

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PROJECT

CLIENT

DESIGNED BY

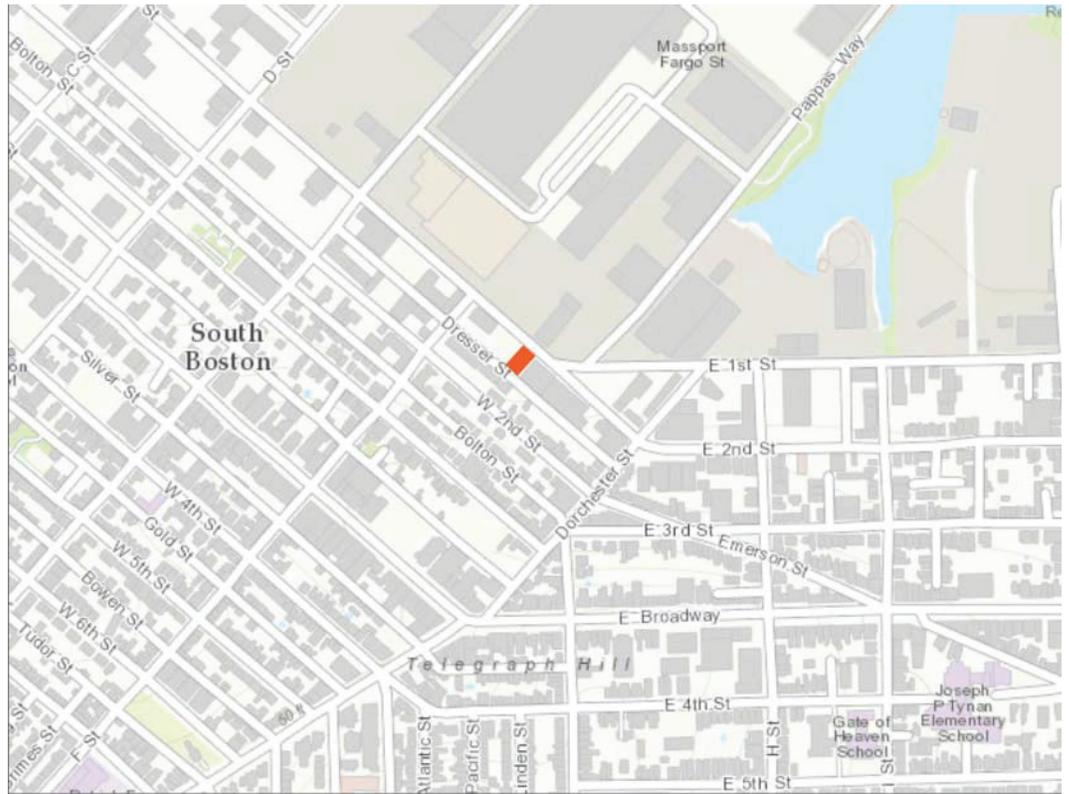
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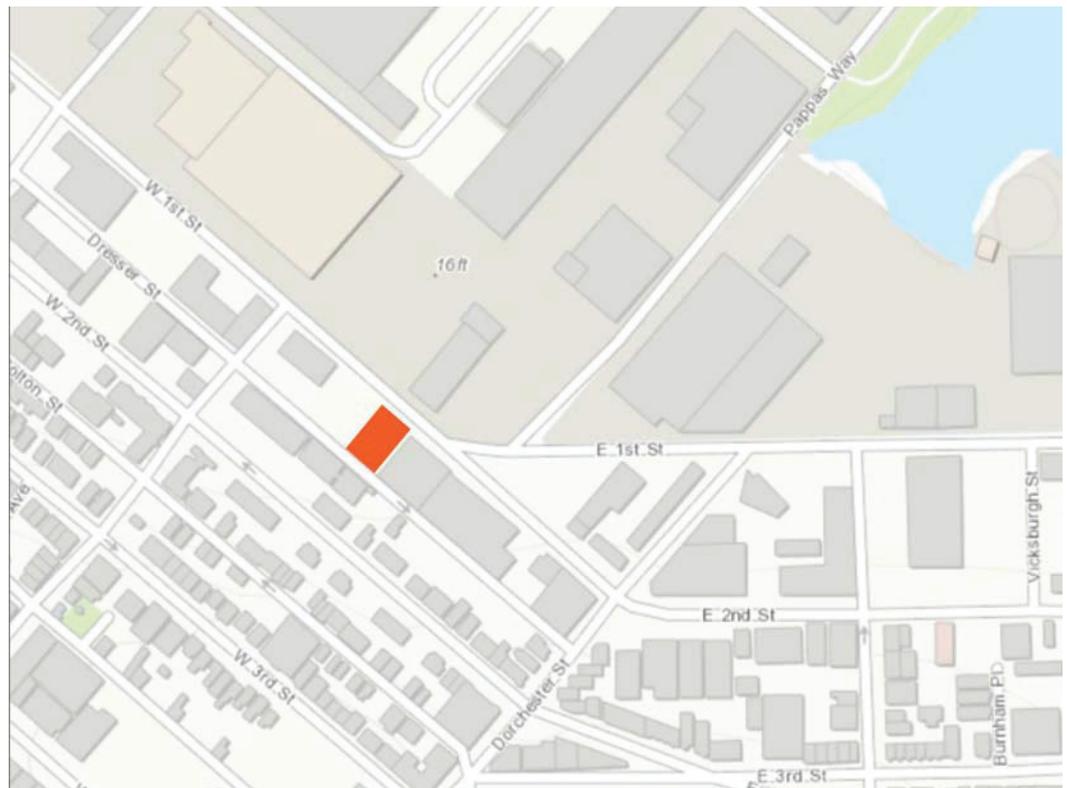
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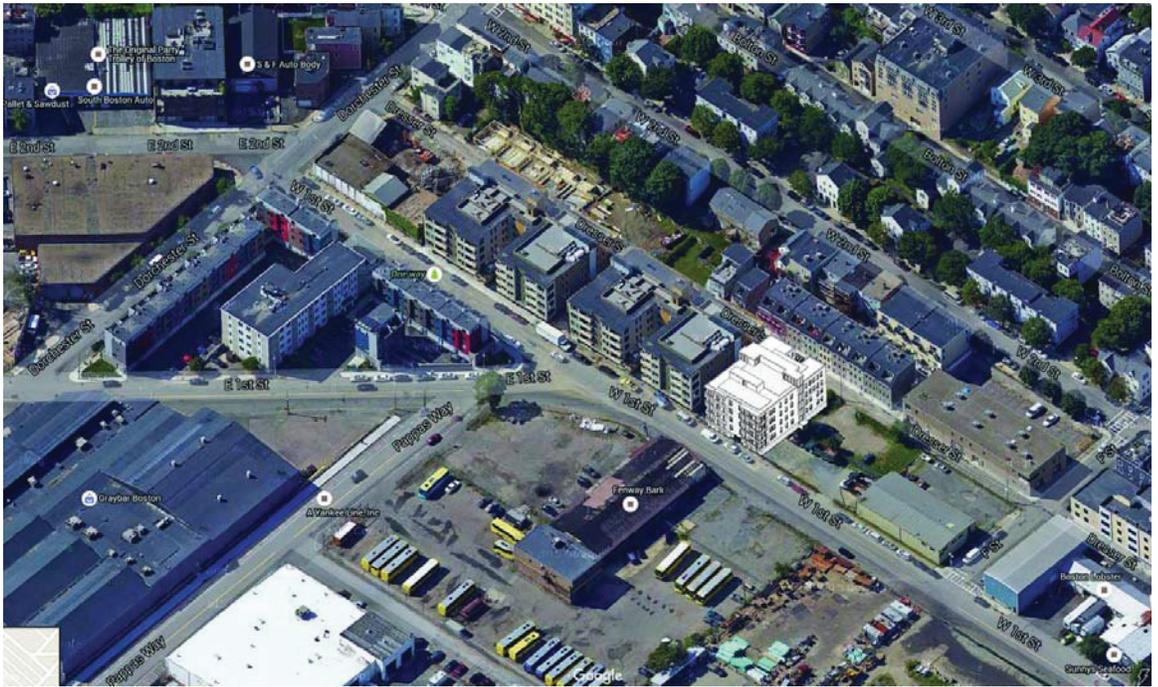
SOUTH BOSTON NEIGHBORHOOD CONTEXT



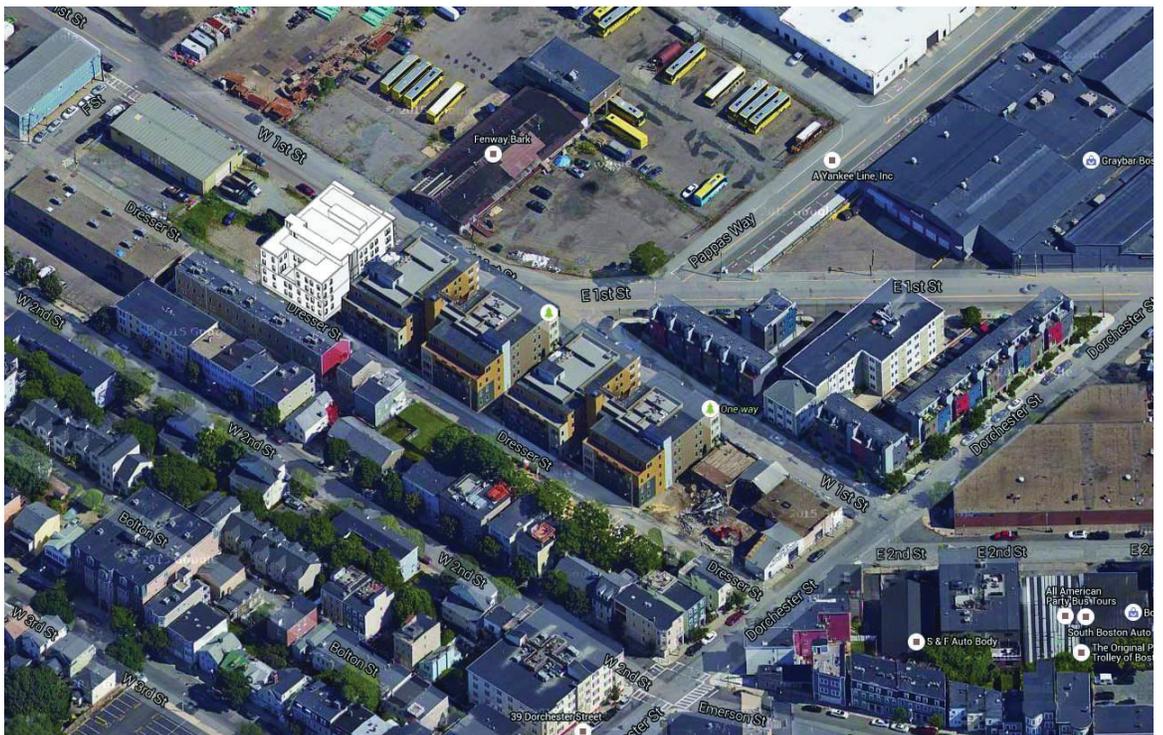
LOCAL CONTEXT

CONTEXT DIAGRAMS

WEST FIRST STREET



ARIAL VIEW FROM NORTH



ARIAL VIEW FROM SOUTH

ARIAL VIEWS
WEST FIRST STREET