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. Adams & Morancy, P.C. 350 West Broadway South Boston, MA 02127 Tel: 617-269-5800 gmorancy@admorlaw.com

Mark C. Murphy, Esq. Mark C. Murphy, P.C. 472 West Broadway South Boston, MA 02127 Tel: 617-269-3700 markcmurphypc@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 require 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

o (6) two-bedroom units

o (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 conversation 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	Parking Garage Related Permits
on Licenses	
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	Allowed	Proposed
Use:		•
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	N/A	N/A
Additional Dwelling Unit:		
Minimum Usable Open Space	200	None
Per Dwelling Unit:		
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	9 space required
	50% allowed at 7'-0" x 18'-0"	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.

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

^{2. 45&#}x27; for buildings fronting on First Street.

^{3.} Street Modal.

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

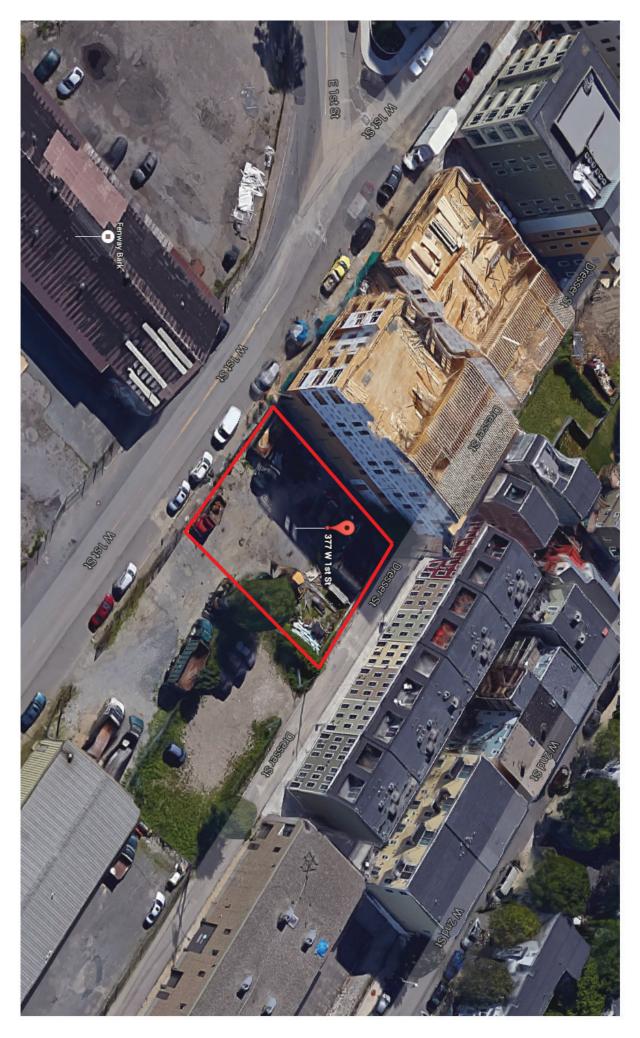


EXHIBIT 2 - WEST FIRST STREET (FACING EAST)



EXHIBIT 3 - WEST FIRST STREET (FACING WEST)

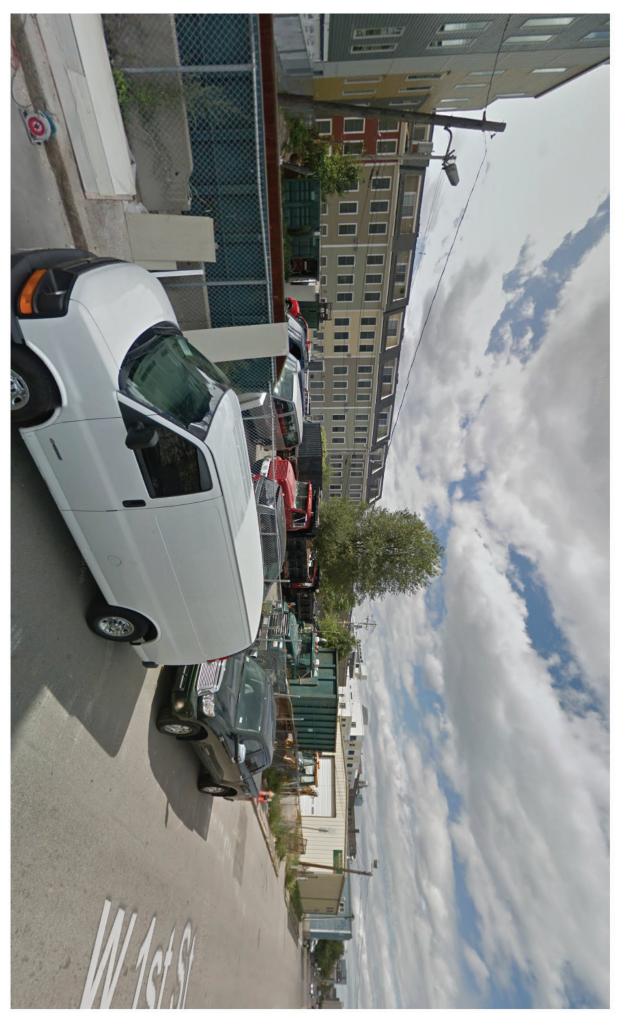


EXHIBIT 4 - DRESSER STREET (FACING EAST)

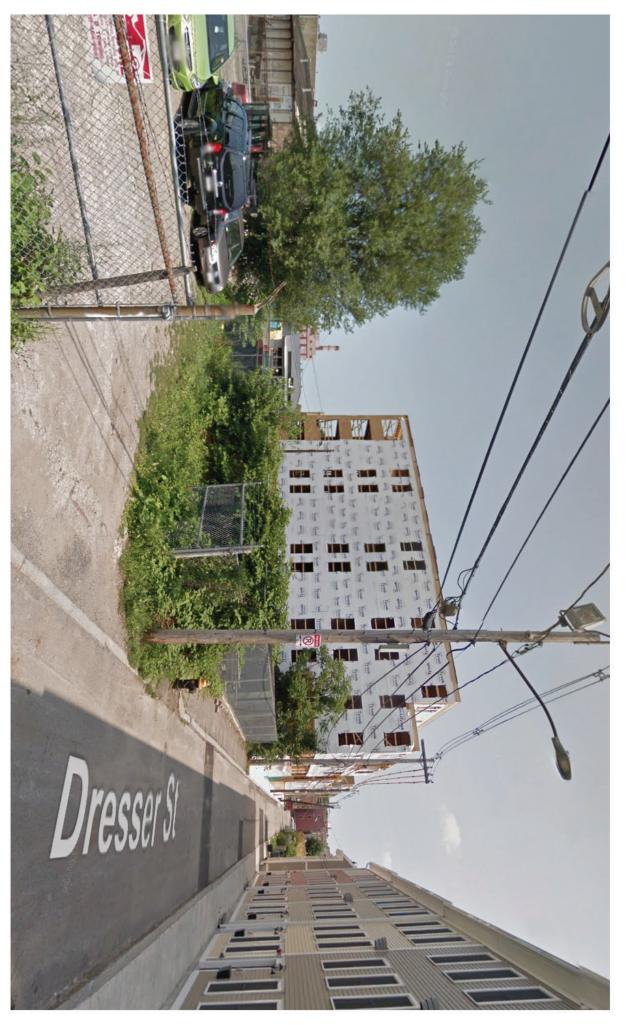
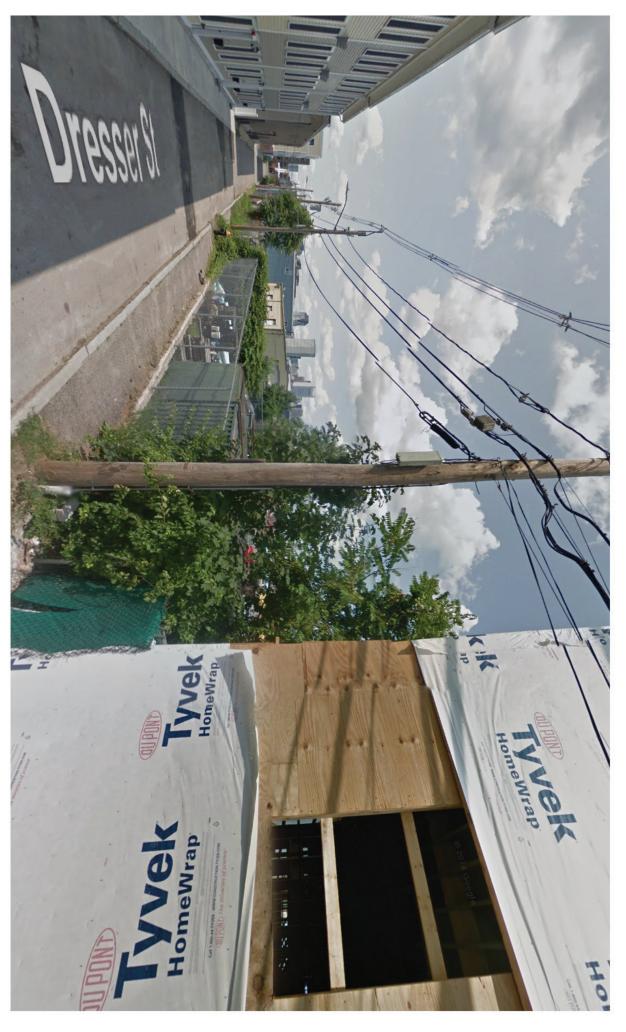


EXHIBIT 5 - DRESSER STREET (FACING WEST)



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> EXTERIOR ELEVATION
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> CRAWING SHEET WINDOW TAG
> DOOR TAG
> WALL TYPE TAG
> APPLIANCE TAG
> REVISION TAG
> CENTER LINE NORTH ARROW

> > ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BULIDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC OR SUBCONTRACTORS.

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IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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OWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE

ABBREVIATIONS

SYMBOLS

GENERAL REQUIREMENTS

ALL CONSTRUCTION NATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.

ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. WHEN SECIEC FEATURES OF CONSTRUCTION ARE NOT PULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.

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TOTAL LOT AREA

7,000 SF (MINIMUM) (LOT SF FOR 3 D.U)

PROPOSED PROJECT:

7,982 SF (existing)
2.9 (proposed)
23,409 SF (proposed)
50'-0" from grade plane

BUILDING AND ZONING INFORMATION

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WORX March 22, 2016 Progress BOSTON, MA

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FIRST STREET

WEST

ALL SIBCOM TRACTORS SHALL INSPECT THE SITE AND COMPET ANY QUESTIONS RECARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL COKE? THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PROOR TO COMMENCING WORK.

CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRACES WID SUBCONTRACTORS AND SHALL BE RESPONSEDE FOR MY ACTS, OURSEONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.

CONTRACTIOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES. CONTRACTIOR SHALL NOTIFY ARCHITECT MINEDATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.

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ALL WALL FRAMING SHALL BE 2x4 AT 16" ON CENTER UNLESS OTHERWISE NOTED.

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FIR.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2006, THE INTERNATIONAL EXERCY CONSERVATION CODE (IBC) 2006, AND THE MASSACHUSETTS BUILDING CODE 2009 AMENDMENTS, CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

OFF STREET PAR 1.0 PER DWELLINGUNIT
7 PER AFFORADABLE UNIT
50% ALLOWED @ 7-0" X 18-0"

9 SPACES REQUIRED 15 SPACES PROVIDED 15 @ 8'-6" X 20'-0"

FRONT DECKS (8) 28 SFEACH = 224
REAR DECK (1) 233 SF
ROOF DECK (3) 500 + 1,328 + 96.5 = 2,793 SF
TOTAL OPEN SPACE = 3,270 SF

5.0" 3.0" 0.0" (STREET MODAL)

ISABLE OPEN SPACE REC

200 SF PER UNIT 1,800 SF REQUIRED

MAX FAR:
MAX BULL DING AREA
HEIGHT LIMITATION:
SETBACKS:
FRONT YARD:
SIDE YARD
REAR YEARD:

USE GROUP:

CONSTRUCTION TYPE:

FIRE PROTECTION SYSTEMS: R-2 MULTIFAMILY RESIDENTIA

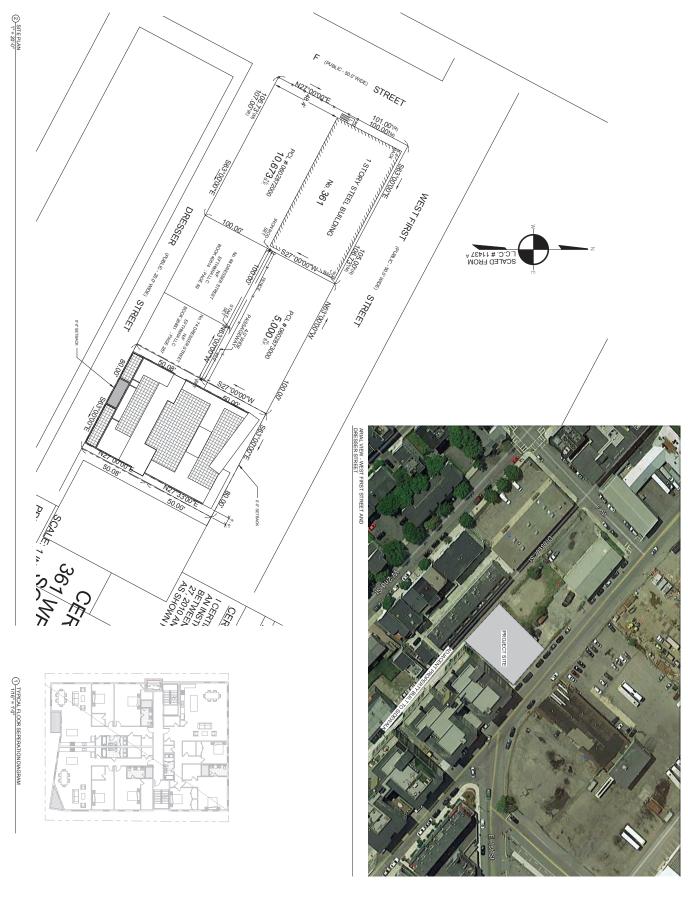
6,020 GSF	460 GSF for mechanical and storage	6,480 GSF	
6,120 GSF	578 GSF for mechanical and storage	6,698 GSF	
6,120 GSF	578 GSF for mechanical and storage	6,698 GSF	
500 GSF	5,881 GSF for parking, utility, and storage	6,381 GSF	
FAR GSF	GSF DEDUCTIONS PER F.A.R	GSF	[

23,147 GSF/7,982 lot SF = 2.9 FAR

NOTE: FA.R HAS BEEN CALCULATED IN ACCORDANCE WITH SECTION 2A-1 IN ARTICLE 80 NEIGHBORHOOD DISTRICTS

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WEST FIRST STREET

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GROUND LEVEL &
LEVEL 1 AND 2 PLAN

March 22, 2016

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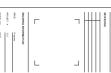
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WEST FIRST STREET BOSTON, MA

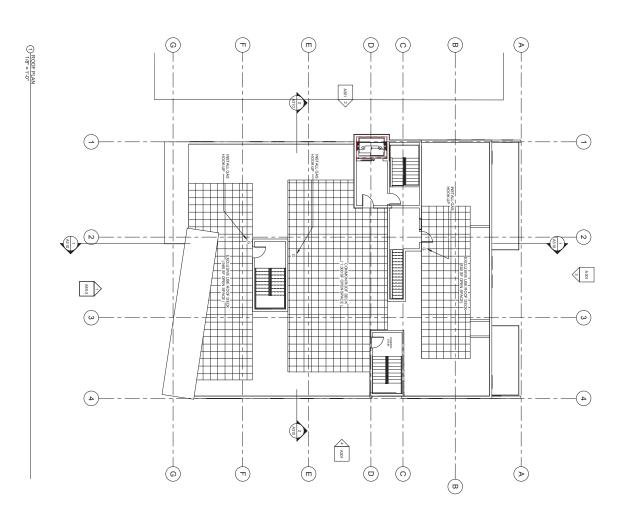
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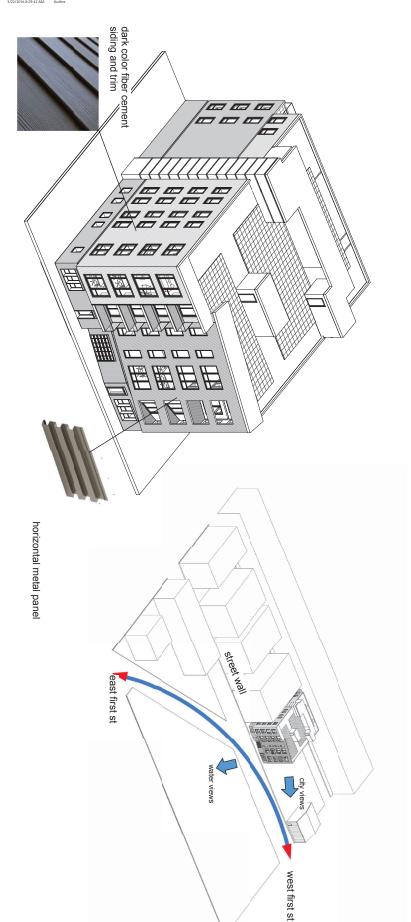
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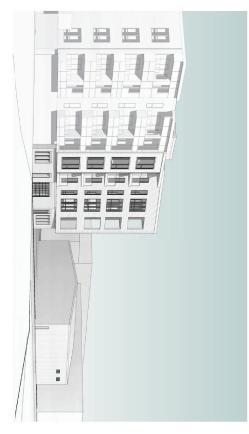
LEVEL 3 AND LEVEL 4 PLAN

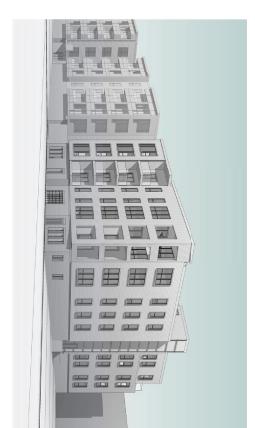


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March 22, 2016

architect

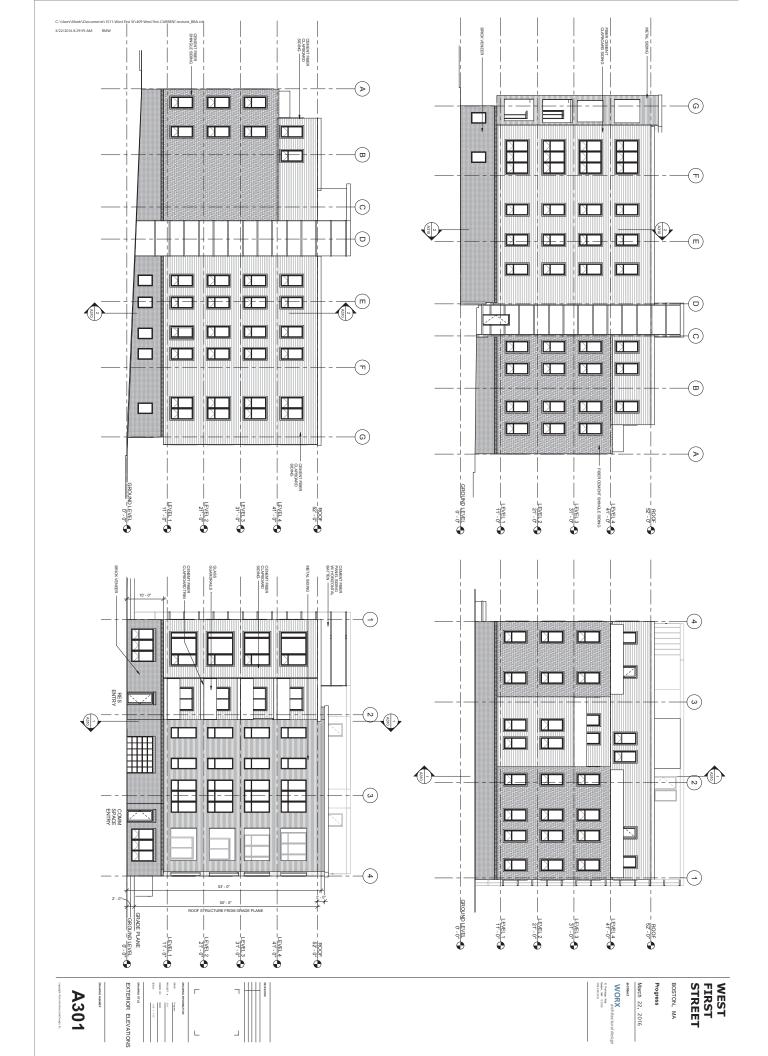
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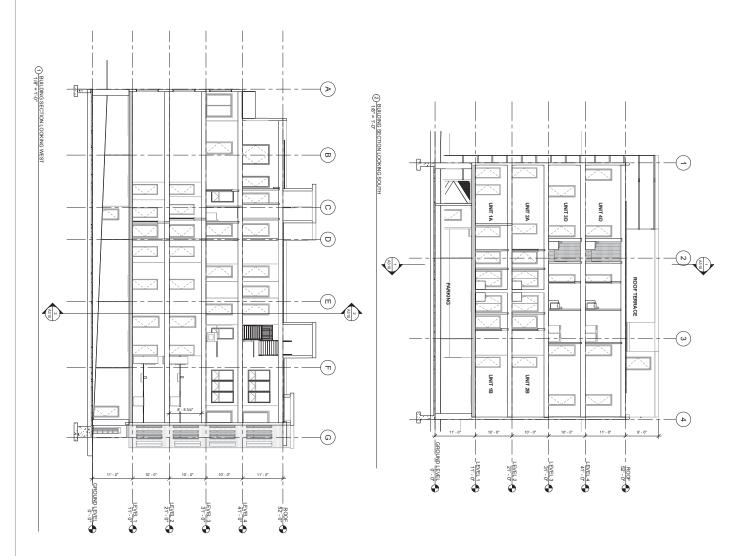
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Progress BOSTON, MA

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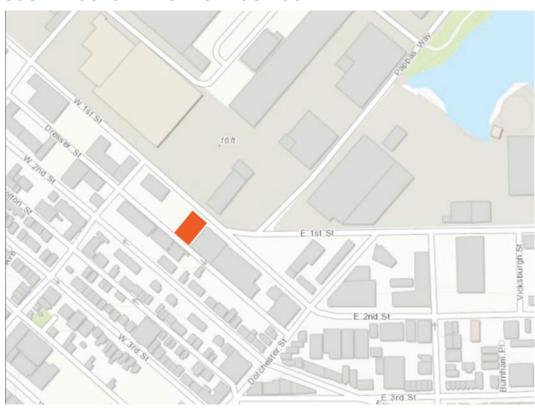




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SOUTH BOSTON NEIGHBORHOOD CONTEXT



LOCAL CONTEXT

CONTEXT DIAGRAMS
WEST FIRST STREET





ARIAL VIEW FROM NORTH



ARIAL VIEW FROM SOUTH

ARIAL VIEWS WEST FIRST STREET

