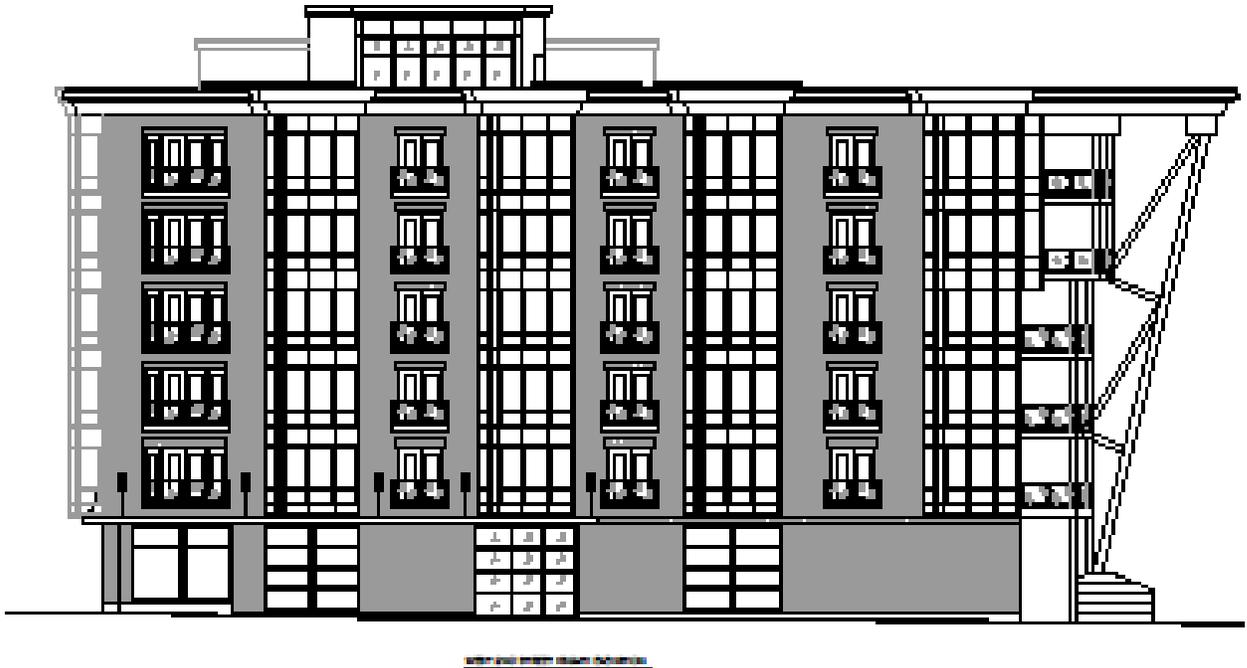


The Residences at One Hundred A

100 A Street

South Boston, MA



28 December 2015

Article 80
Small Project Review
Application

Proponent:

Oranmore Enterprises, LLC
74 Hillsdale Street
Dorchester, MA 02124

Architect:

Niles O. Sutphin, AIA
Sutphin Architects, Inc.
P.O. Box 290006
Charlestown, MA 02129

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I. Project Team

Owner/Developer Contact:

Michael Moore
Oranmore Enterprises, LLC
36 Central Avenue
Milton, MA 02186

Architect:

Niles O. Sutphin, AIA
197 8th Street, Suite 2000
P.O. Box 290006
Charlestown, MA 02129
617-337-5265

Site Engineer:

George Collins
Boston Survey, Inc.
P.O. Box 290220
Charlestown, MA 02129
617-242-1313

Structural Engineer:

Michael Schilling
McKinnon Associates, Inc.
278 Washington Street
Weymouth, MA 02188
781-331-5898

II. Letter of Intent



SUTPHIN

ARCHITECTS

197-8th Street
Suite 2000
Charlestown, MA 02129

PHONE: 617-337-5265
FAX: 617-337-5191
E-MAIL: sutphinarch@gmail.com

28 December 2015

LETTER OF INTENT

Mr. Brian P. Golden, Director
Boston Redevelopment Authority
Boston City Hall – 9th Floor
Boston, MA 02201

REF: The Residences at One Hundred A, South Boston, MA

Dear Mr. Golden:

The purpose of this letter is to inform the Boston Redevelopment Authority of the intent to develop a 9-unit luxury residential condominium to be located at 100 A Street in South Boston, MA, pursuant to the Small Project Review Article 80 Section 80E process. The development will also include an enclosed on-grade parking garage, accommodating a total of 10 cars. In addition, the developer will enter into a 10 year leasing agreement at the nearby Channel Center Parking Garage to provide for an additional 8 cars. This will provide total parking for the project for 18 cars, or 2 cars per dwelling unit. The building will be 6 stories in height, plus a small glazed observatory room at the roof level.

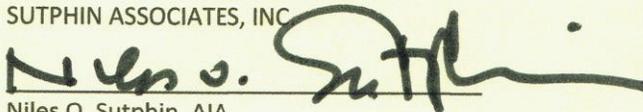
This project has recently undergone a successful community review process, and I am happy to report that the surrounding abutters and the members of the West Broadway Community Group have pledged their enthusiastic support of the proposed development.

This project is being developed by Oranmore Enterprises, LLC, whose owner is Mr. Michael Moore. Mr. Moore has developed a number of similar projects in South Boston over the past several years. Sutphin Associates, Inc. will provide architectural services.

We look forward to the continuation of our strong working relationship with the BRA as we move forward to final approval by the BRA Board of Directors.

Very truly yours,

SUTPHIN ASSOCIATES, INC


Niles O. Sutphin, AIA

III. Proposed Project Overview

Project Title: **THE RESIDENCES AT ONE HUNDRED A**

Location: 100 A Street
South Boston, MA

Project Description: New construction, 9 condominium dwelling units, 1 commercial space on A Street, 6 stories high, 5-car enclosed parking garage at grade level (Parking Lifts will increase parking capacity to 10 cars).

Lot Area: 4,169 SF

No. of Residential Dwellings: 9
Building Footprint: 3,917 GSF
Affordable Units: 0

Floor Area Configuration:

Ground Floor:	1,077 s.f. (includes lobby, exit stairways, and commercial space)
First Floor:	3,975 s.f.
Second Floor:	3,975 s.f.
Third Floor:	3,975 s.f.
Fourth Floor:	4,008 s.f.
Fifth Floor:	4,018 s.f.
<u>Roof:</u>	<u>649 s.f.</u>
	21,677 GSF TOTAL

Building Height: 68 ft., 0 in. +/-

No. of Stories: 6

Number of Interior On-Grade Parking Spaces: 5 – Parking lifts will increase total spaces to 10

Area Zoning: South Boston: M-2

IV. Proposed Project

Project Title: **THE RESIDENCES AT ONE HUNDRED A**

Location: 100 A Street
South Boston, MA

The proposed project will be a new development; a 9-unit condominium building with one commercial space at street level. The building is 5-6 stories tall and is comprised of brick, metal paneling, and Arriscraft stone block. The structure also includes 10 interior, on grade garage parking spaces.

The 9 residential condominiums are as follows:

Two Bedroom Condominium Units (8): 1,701 s.f. – 1,803 s.f.

Four Bedroom Condominium Units (1): 3,585 s.f.

There are two roof decks; one is a common roof deck and is accessible via Stairway #1, Stairway #2, and elevator. The other is a private roof deck accessible only from the four bedroom unit located on the fifth floor, which is exclusive right to use.

The proposed project will be built on a triangular site at the intersections of West Third Street, West Second Street, and A Streets. The main access to the residential lobby and the commercial space will both front on A Street.

A 10-car enclosed, on-grade parking garage is being provided and will only be accessed from West Second Street. In addition, the developer will enter into a 10 year leasing agreement at the nearby Channel Center Parking Garage to provide for 24 hour parking for 8 cars. This will provide total parking for the project for 18 cars, or 2 cars per dwelling unit.

Access to the residential units will be provided through an attractive, well-lit lobby facing onto A Street.

There will be one retail/commercial space. The preference of the neighborhood is to provide a coffee shop/snack bar to service the neighborhood.

The building will be clad in an attractive brick and black finish color aluminum curtain wall.

V. Neighborhood and Project Location

The proposed project is conveniently located within easy walking distance of one of the busiest transportation “nodes” in the City of Boston – the Broadway T Stop. This provides rapid underground transit directly into downtown Boston.

The site also borders the Gillette manufacturing complex which is located directly across the street on West 2nd Street. The proposed new 6-story structure will easily serve as an effective “transition”, or “buffer”, between manufacturing activities and the residential/commercial district where this site is located. It should be noted that the immediately adjacent Gillette buildings are of reasonably pleasant design and architectural character.

Good food shopping and other retail conveniences are easily accessible on West Broadway. Some of South Boston’s better restaurants and bars are also located in this neighborhood.

The balance of the neighborhood to the East of the site is a pleasant mix of 3-family buildings, and 3-4 story rental apartments and condominiums. The appearance of these residential neighborhoods is relatively low density and tree lined streets.

This particular site is somewhat unique due to its triangular configuration. The main entrance lobby to the 9 condominium units will be located on the A Street frontage. The small retail space will also face onto A Street as well. Parking access to and from the enclosed garage will be from West 2nd Street and should not pose any traffic hazard.

The site is also strategically located to provide easy automobile access to I-93 North and South, easy access to the Mass Turnpike, as well as Logan Airport.

VI. Project Benefits

The project offers the following benefits:

- Provides new housing units – At a time when demand is strong for new housing in Boston in general, and South Boston in particular, this project adds nine (9) new luxury residential units to the overall supply. Furthermore, since all 9 condominium units are owned by individual owners, this will further strengthen the neighborhood residential character.
- Improves and activates the streetscape – The new 6-story building will be an attractively designed contemporary building constructed on the exterior with warm earth-toned brick and black framed curtain walls. Furthermore, the neighborhood has expressed the desire to install a coffee/snack shop in the proposed retail space. This will further reinforce, as well as enhance, the residential character of the A Street corridor, which has recently developed active pedestrian traffic.
- Utilizes superior urban design – With the assistance of the BRA staff, the project will result in a substantial, first class building with a stature that pays tribute to the adjacent structures and respect for the scale and composition of the street.
- On-site parking – In addition to on-site parking, the developer has made lease commitments to provide additional parking at the nearby Channel Center Parking Garage, located a short walk from the project.
- Benefits neighborhood business district – By providing new residential dwelling units with parking, this project will provide an increase in the already strong economic vitality of the area, assist in the continued revitalization of the neighborhood residential district, and lend additional financial support to the various small local businesses on West Broadway.
- Jobs - This project will provide a total of over 90 construction jobs over a 12 month construction build-out schedule.
- Tax base – With the addition of 9 new first class condominium units, the residential tax base of the City of Boston will be further increased.
- Location - The project site is located in close proximity to the Broadway “T” stop and West Broadway Commercial District – a viable, attractive commercial area with a diversity of shopping and restaurants. The South Boston Library is nearby. Excellent public transportation bus routes on East Broadway allow easy connections to Downtown Boston.

VII. Zoning Compliance Table

ZONING ANALYSIS			
<u>THE RESIDENCES AT ONE HUNDRED A</u>			
100 A Street - South Boston, MA			
New building construction – 9 Dwelling Units + 1 Commercial Space – 10 Parking Spaces			
Zoning District: M-2 “Any other dwelling + Any other use” (for Commercial Space)			
Lot Area: 4,169 S.F.			
<u>ZONING ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>MEETS REQ'MENT (Y/N)</u>
1. Min. Lot Area Per D.U.	2,000 S.F. (For 1 or 2 Units)	4,169 S.F.	YES
2. Additional Lot Area - Each Additional D.U.	1,000 S.F. per D.U. 7 x 1,000 = 7,000 S.F. (Required)	2,169 S.F.	NO
3. Minimum Lot Width	NONE	-	YES
4. Min. Lot Frontage	NONE	-	YES
5. Maximum Floor Area Ratio	2.0 (2.0 x 4,169 S.F. = 8,338 S.F.)	2.55	NO
6. Building Height (stories)	Stories: NONE Feet: NONE	N/A	NO
7. Usable Open Space	300 S.F. PER UNIT X 9 D.U. = 2,700 S.F.	875 S.F.	NO
8. Front Yard Setback	5'	0'	NO
9. Side Yard Setback	2'-6"	0'	NO
10. Rear Yard Setback	30'	2'-0"	NO
11. Rear Yard Max. % Accessory Buildings	25%	N/A	YES
13. Parking	1.0 Parking Spaces per Unit 1.0 x 9 = 9 Spaces	5	NO
<u>Note: Project is less than 50,000 S.F. and is therefore subject to Chapter 80 BRA "Small Project" review and approval.</u>			

VIII. Zoning Code Refusal Letter



Martin 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

NILES SUTPHIN
197 EIGHTH STREET, SUITE 2000
SUTPHIN ARCHITECTS
CHARLESTOWN, MA 02129

November 12, 2015



Location: 100 A ST SOUTH BOSTON, MA 02127
Ward: 06
Zoning District: South Boston
Zoning Subdistrict: M-2
Appl. # : ERT531244
Date Filed: October 21, 2015
Purpose: Demolish existing one story masonry building; Erect new 6 story, 9 Unit residential condominium on floors 2-6; Floor one to be occupied by commercial retail and parking uses; New building to be all structural steel frame and concrete floors; All new systems; Fully sprinklered; per plans.

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.80 Sec. 80E-2	Appl. of Small Project Review	Gross Floor Area exceeds 20,000 SF.
Article 13, Section 1	Dimensional Regulations	Insufficient Minimum Lot Size.
Article 13, Section 1	Dimensional Regulations	Insufficient Min. Lot Area for Add'l D.U.
Article 13, Section 1	Dimensional Regulations	Insufficient Minimum Lot Width.
Article 13, Section 1	Dimensional Regulations	Exceeds Maximum Floor Area Ratio.
Article 13, Section 1	Dimensional Regulations	Insufficient Min. Usable Open Space per D.U.
Article 13, Section 1	Dimensional Regulations	Insufficient Minimum Front Yard Setback.
Article 13, Section 1	Dimensional Regulations	Insufficient Minimum Side Yard Setback.
Article 13, Section 1	Dimensional Regulations	Insufficient Minimum Rear Yard Setback.
Article 23, Section 1	Off Street Parking	Insufficient Off-Street Parking.
Article 23, Section 9	Parking Design	Insufficient Maneuverability.
Article 8 Section 7	Use regulations	Multifamily Dwelling is Conditional Use.
Notes		See Building Code Refusal Letter.

IX. Summary of Dwelling Units – Types & Sizes

UNIT SUMMARY			
Unit Numbers	# Bedrooms	# Bathrooms	Square Footage
1	2	2-1/2	1,745 S.F.
2	2	2-1/2	1,784 S.F.
3	2	2-1/2	1,745 S.F.
4	2	2-1/2	1,784 S.F.
5	2	2-1/2	1,745 S.F.
6	2	2-1/2	1,784 S.F.
7	2	2-1/2	1,745 S.F.
8	2	2-1/2	1,807 S.F.
9	4	3	3,608 S.F.
<p>8 - 2 BEDROOM, 2-1/2 BATH UNITS FROM 1,745 S.F. – 1,807 S.F. 1 - 4 BEDROOM, 3 BATH UNIT @ 3,608 S.F.</p>			

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 Oranmore Enterprises, LLC
Developer Brenco Construction Co.
Contact Mr. Michael Moore
Mailing Address 36 Central Avenue, Milton, MA 02186
Phone No. 617-259-5166 Fax No. _____ Email brencoconstruction@gmail.com

Brief Project Description: 6-Story Residential Luxury Condominium Units; 9 Dwelling Units total. Enclosed Parking Garage accommodating 10 cars/5 lifts; 536 sf. Retail Space

Anticipated Submission Date 11 January 2016
Anticipated Advertisement Date (if applicable) N/A

Proposed Project Name The Residence at One Hundred A
Project Address #100 A Street, South Boston, MA 02127
Assessor Parcel I.D. 0601192000 **Neighborhood** South Boston
Sub-Neighborhood (if applicable) N/A
Zoning District M-2
Urban Renewal Area ("URA") N/A

Does Project Require Modification to URA?(Y/N) N **If modification to URA is required, please describe modifications to be requested:** _____

Inst. Master Plan (Y/N) N Planned Development Area (Y/N) N 121A (Y/N) N
Zoning Relief Required -- Zoning Board of Appeals (Y/N) Y Boston Zoning Commission (Y/N) Y

Development Program

Parcel Area (Sq. Ft.) 4,169 S.F.
Proposed Building Area (Sq. Ft.) 21,677 S.F. (Zoning Area)
Proposed Building Height (Feet) 68'-0" +/- Number of Floors 6
Ground Floor Use Lobby/ Parking Upper Floor Use Multi-family Residential

Retail Sq. Ft. 536 Office Sq. Ft. N/A Hotel Sq. Ft. N/A

Industrial Sq. Ft. N/A Institutional Sq. Ft. N/A R&D Sq. Ft. N/A

Residential Sq. Ft. 21,677 S.F. Total Units 9 Condo YES Rental NO

Market Units 9 Affordable Units N/A Studios 0 1 bdrms 0 2 bdrms 8

4 bdrms 1 Artist Live/Work N/A SRO N/A Elderly N/A

Total Parking Spaces 10 Surface N/A Structured YES Below Grade NO

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

Total Development Cost (soft/hard costs) \$975,000.00
 Construction Cost (hard cost) \$4,600,000.00

Public Benefits

Number of Permanent Jobs Created (full-time equivalent) N/A
 Number of Permanent Jobs Retained (full-time equivalent) N/A
 Number of Construction Jobs Created (full-time equivalent) 90-100 persons

Estimated Development Impact Project Payments (if applicable)

Neighborhood Housing Trust N/A Neighborhood Jobs Trust N/A

Estimated Construction Start 1 June 2016 Estimated Construction Completion 1 April 2017

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Oranmore Enterprises, LLC	36 Central Avenue	100%
	Milton, MA 02186	

EXHIBITS



Looking north from W. 3rd & A St.; site (Williams tavern) & Gillette behind



Looking northeast down A Street; site on left



Looking at rear of site from W. 3rd St.



West 3rd & A Streets; looking northeast



Looking west on West 2nd Street; site at left-Gillette on the right