



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

May 17, 2019

Raul Duverge, Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Notice of Project Change, 6-26 New Street, East Boston

Dear Mr. Duverge:

This letter is submitted on behalf of Navy Yard Hospitality Group (the "Proponent") to inform you of a Notice of Project Change for the 6-26 New Street development project (the "Site"). I respectfully request that the Boston Planning & Development Agency (BPDA) determine that no further review is required under Article 80B and 80C as the Project change is insignificant and does not generate any additional impacts. The Project impacts have been adequately considered in the Draft Project Impact Report and subsequent approvals.

The Site is located north of LoPresti Park, east of Boston Harbor, west of New and Sumner streets, and south of property owned by Boston Towing and Transportation. The Proponent proposes to add an approximately 1,893 square-foot canopy to the single-story restaurant building located at the Site. The canopy will convert outdoor seating to indoor seating to help meet the demand for extended season seating, which is expected to grow substantially due to nearby developments currently under construction. Other project changes include relocating the Designated Port Area ("DPA") access route and adding floats to the water transportation dock to increase recreational boating access to the Site (the "Proposed Project").

Project History

The Site was developed in 2016 in accordance with the Amended and Restated Development Plan that was approved and became effective on October 17, 2014. Components of this Project included two residential buildings (a 16-story and a 4-story) with a total of 259 dwelling units, a 4,900 square-foot commercial space on the ground floor, 155 off-street parking spaces, a two-story parking garage, a water-transportation dock, substantial public open space, and other waterfront amenities (the "Approved Project"). The Approved Project also included a vehicular access route to the East Boston DPA portion of the Site's watershed from the intersection of New and Sumner streets. A restaurant, known as "Reel House," opened in the unoccupied 1-story portion of the development in

2017. Exterior restaurant seating is located between this building and a raised deck, which also has some outdoor restaurant seating.

Proposed Project Changes

This section details the proposed changes regarding the canopy, DPA access route, and the dock expansion. See Table 1: Proposed Project Changes for a summary of Project changes from the existing to the Proposed Project.

Canopy

The Proposed Project includes the addition of a one-story canopy to expand the use of the Reel House restaurant into the early spring and late fall seasons. The approximately 12-foot high canopy will be approximately 82-feet long by 23-feet wide (1,893 sf) and located between the waterfront side of the existing one-story building and the raised deck. The west face of the canopy will be approximately six inches from the first “step” that leads up to the raised deck. The canopy will be constructed with approximately 10 steel columns on spread footings. Moveable glass panels will be located on the three exterior sides. The roof drainage will tie into the existing storm drainage, which will be treated before it empties into Boston Harbor.

Table 1: Proposed Project Changes

	Approved Project (Completed in 2017)	Proposed Project (2019)	Net Change
GFA (sf) (1)	242,615	244,508	+ 1,893
FAR	2.9	2.9	0.0
Building Footprint (sf)	37,920	39,813	+ 1,893
Stories	Redeveloped Building: 16 New Building: 4 Parking Garage: 2	Redvp. Building: 16 New Building: 4 Parking Garage: 2 Canopy: 1	Redvp. Building: 0 New Building: 0 Parking Garage: 0 Canopy: + 1
Height (ft)	Redvp. Building: 200 New Building: 56 Parking Garage: 26	Redvp. Building: 200 New Building: 56 Parking Garage: 26 Canopy: 12	Redvp. Building: 0 New Building: 0 Parking Garage: 0 Canopy: + 12
Units	259	259	0
Parking Spaces	Garage: 129 to 141 Surface: 14 Total: 143 to 155	Garage: 129 to 141 Surface: 14 Total: 143 to 155	Garage: 0 Surface: 0 Total: 0
Public Open Space (sf)	42,667	40,774	-1,893

(1) GFA – Gross Floor Area

The proposed canopy is designed to be an extension of the restaurant. The intent is to have full transparency between the restaurant, the patio dining area and the waterfront. The entire perimeter of the canopy enclosure is operable bi-folding storefront so that the enclosure can be fully opened. The exterior finish of the canopy as well as the canopy height will match that of the existing storefront system and datum to allow the canopy to act as an extension of the existing structure. The existing patio pavers are to remain, leaving this extension to retain the feel of a patio dining area. Please note that access to the enclosed canopy area will still be through the restaurant entry, but there are also two points of egress from the enclosed area: one on the North side and one on the South side of the structure. The use will be consistent with the existing exterior restaurant seating area except it will be enclosed on a seasonal basis.

DPA Access Route

A portion of the existing DPA access route will be relocated to allow for the new canopy. Vehicles can access the route from New Street through the approximately 13-foot-wide space between the two residential buildings and then continue to the existing route and turn-around area in front of the 16-story building.

Dock Expansion

The Proponent intends to add approximately 1,550 sf of docks to the existing water transportation dock. This new recreational marina will accommodate up to nine vessels and will provide direct access to the water for public use.

The Project Changes are minimal in nature, designed merely to allow for the expanded public use and enjoyment of the waterfront, and do not result in significant impacts as compared to the Approved Project for the reasons outlined below.

Increase in Project Size or Intensity of Use/Expansion of Project

There will not be any increases in the number of stories, height, or unit count. The FAR will increase slightly but not enough to change the existing FAR of 2.9. The GFA will increase 1,893 sf or less than 0.8 percent of total GFA. The building footprint will increase by 1,893 sf, as well. Furthermore, the proposed restaurant canopy will change the existing outside seating area to seasonal inside seating area. These are relatively insignificant changes to the approved development.

Generation of Additional or Greater Impacts

The Project Change will not significantly generate additional or greater impacts in terms of wind, shadow, public realm, or urban design. Although there is a minor reduction in the existing public open space, the canopy will provide more protection for the public as a seating area during the spring, summer, and fall months. The proposed docks will increase the public's use of and access to the waterfront.

Increase in Traffic Impacts or the Number of vehicle Parking Spaces

There is no increase in vehicle parking spaces, and there will be no increase in traffic impacts. This Project is located 0.25 miles from the MBTA's Maverick Station and has an on-site water-taxi stop and a bike-share station. An expansion of the docking space for short term stays is also planned. It is anticipated that many residents and visitors will use transit, water taxis, bicycles, and expanded berthing area to access the Site.

Change in Expected Commencement or Completions Date

The approved development was completed in 2016. The Project will start as soon as it receives local and state approvals, and will take approximately 3 months to complete.

Change in Project Site

The location of the Project Site has not changed.

Need for Additional Zoning Relief/New Permit or Request for Financial Assistance or Land Transfer

The Project requires only a minor change to the existing Planned Development Area.

Changes in Surrounding Area/Ambient Environment

There have been no significant changes to the surrounding area or environment.

Based on the above analysis, we request a determination that no further review is required pursuant to Article 80, Section 80A-6.2. of the Boston Zoning Code.

Thank you for your attention to this matter. Please feel free to contact me with any questions at (617) 357-7044 x208.

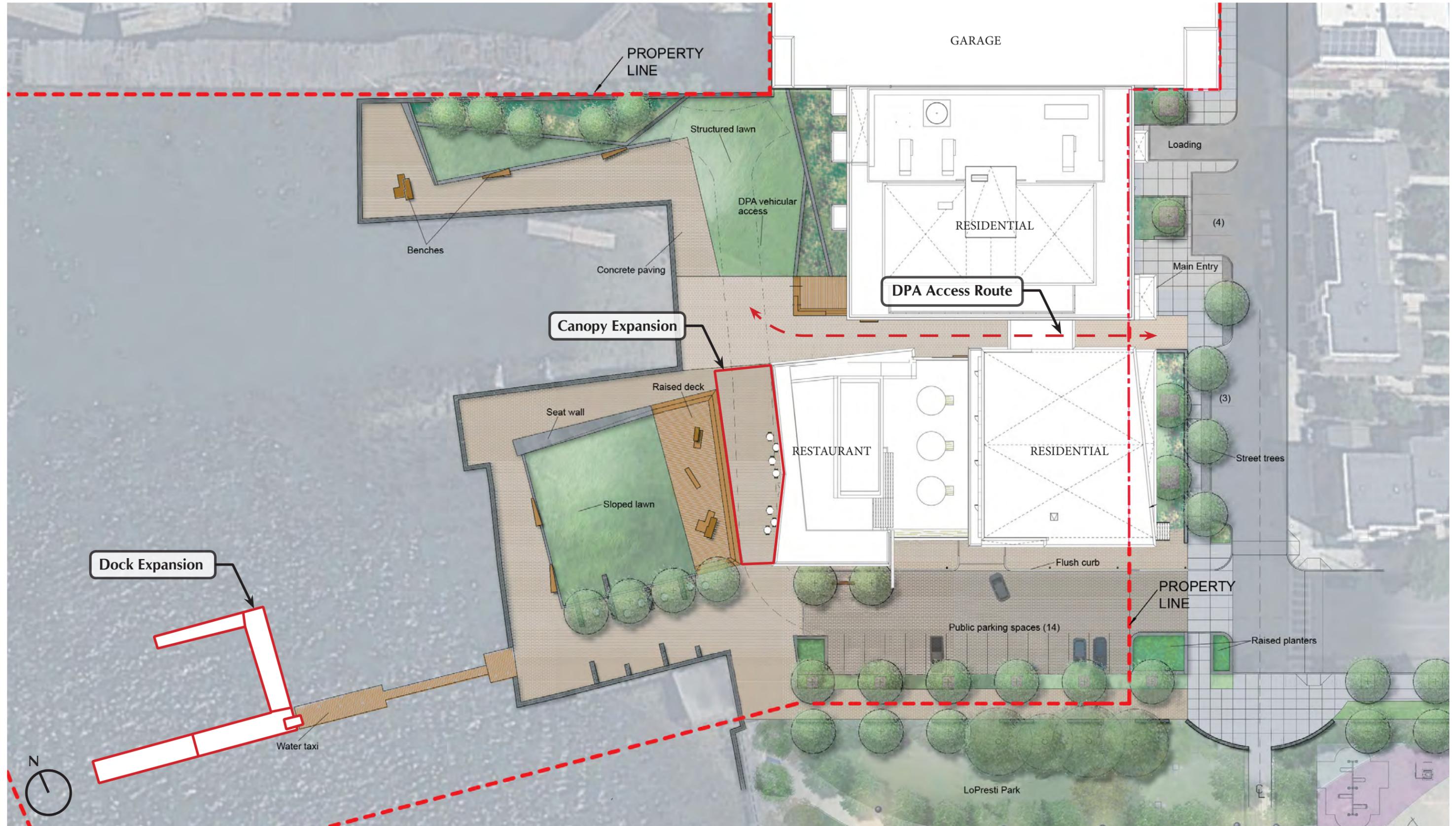
Sincerely,



Richard Jabba

Cc: Charlie Lerner, Navy Yard Hospitality Group
Kelly Saito, Gerding Edlen
Jamie Fay, Fort Point Associates, Inc.

Encl: Figure 1: Site Plan
NPC Submission Plan Set (9 Sheets), 6-29-2018
First Amendment to Amended and Restated Development Plan



ISSUED FOR:
NPC SUBMISSION ONLY
06.29.2018

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

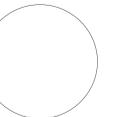
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

PROJECT DIRECTORY	GENERAL NOTES	CODE	LOCUS MAP														
<p>TENANT:</p> <p>Raw Restaurant Group 1412 42 8th Street Charlestown, MA 02129</p> <p>Attn: C. Charles Larner, III 813-785-5446</p> <p>ARCHITECT:</p> <p>SOUSA design 81 Boylston St., 2nd Floor Brookline, MA 02445</p> <p>Attn: Stephen A. Sousa 617-879-9100</p>	<ol style="list-style-type: none"> THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT. 	<p>15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.</p> <p>16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT.</p> <p>17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.</p> <p>18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.</p> <p>TENANT SPACE SUMMARY:</p> <p>Interior: ± 4,834 SF (EXISTING) Canopy: ± 1,893 SF</p> <p>Total: ± 6,727 SF</p> <p>USE CATEGORY:</p> <p>Use: A-2 (Restaurant)</p> <p>BUILDING CODE:</p> <p>WORK TO BE COMPLETED IN ACCORDANCE TO:</p> <p>IBC - International Building Code 2012 IEBC - International Existing Building Code 2012 IECC - International Energy Conservation Code 2009 IMC - International Mechanical Code 2009 IFC - International Fire Code 2009 780 CMR - MA Amendments to the IBC 527 CMR - MA fire prevention and electrical regulations 521 CMR - MA accessibility regulations 248 CMR - MA plumbing regulations 524 CMR - MA elevator regulations</p> <p>CONSTRUCTION TYPE:</p> <p>Type: 1A</p> <p>**BUILDING IS FULLY SPRINKLERED**</p> <p>FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS</p> <table border="1"> <tr><td>PRIMARY STRUCTURAL FRAME</td><td>3 HOUR</td></tr> <tr><td>LOAD BEARING EXTERIOR WALLS</td><td>3 HOUR</td></tr> <tr><td>LOAD BEARING INTERIOR WALLS</td><td>3 HOUR</td></tr> <tr><td>NONBEARING EXTERIOR WALLS</td><td>1 HOUR</td></tr> <tr><td>NONBEARING INTERIOR WALLS</td><td>0 HOUR</td></tr> <tr><td>FLOOR CONSTRUCTION</td><td>2 HOUR</td></tr> <tr><td>ROOF CONSTRUCTION</td><td>1 1/2 HOUR</td></tr> </table>	PRIMARY STRUCTURAL FRAME	3 HOUR	LOAD BEARING EXTERIOR WALLS	3 HOUR	LOAD BEARING INTERIOR WALLS	3 HOUR	NONBEARING EXTERIOR WALLS	1 HOUR	NONBEARING INTERIOR WALLS	0 HOUR	FLOOR CONSTRUCTION	2 HOUR	ROOF CONSTRUCTION	1 1/2 HOUR	
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ISSUED FOR:
NPC SUBMISSION
06.29.2018



Job # 1611

Drawn by: Ckd by:

Date: 06.29.2018

Revisions

NO	DESCRIPTION	DATE
01	NPC SUBMISSION	06.29.2018
	EXISTING STEPS	05.13.2019

COVER PAGE

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128

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ISSUED FOR:
NPC SUBMISSION
06.29.2018

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Job # 1611

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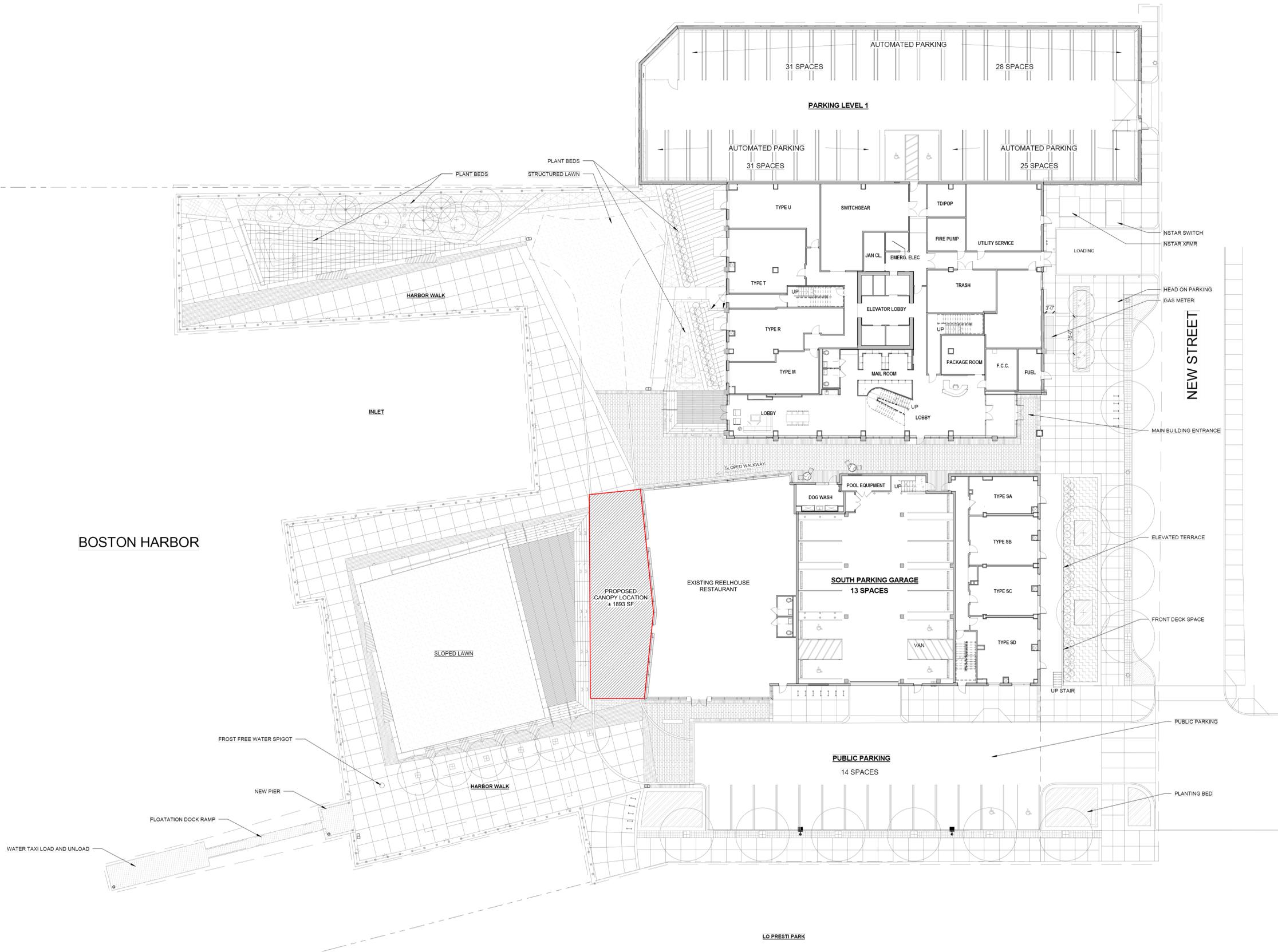
Date: 06.29.2018

Revisions

NO.	DATE	DESCRIPTION

SITE PLAN

A-100



1 SITE PLAN
Scale: 1/16" = 1'-0"



24 New Street

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EAST BOSTON, MA 02128

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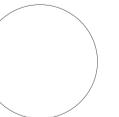
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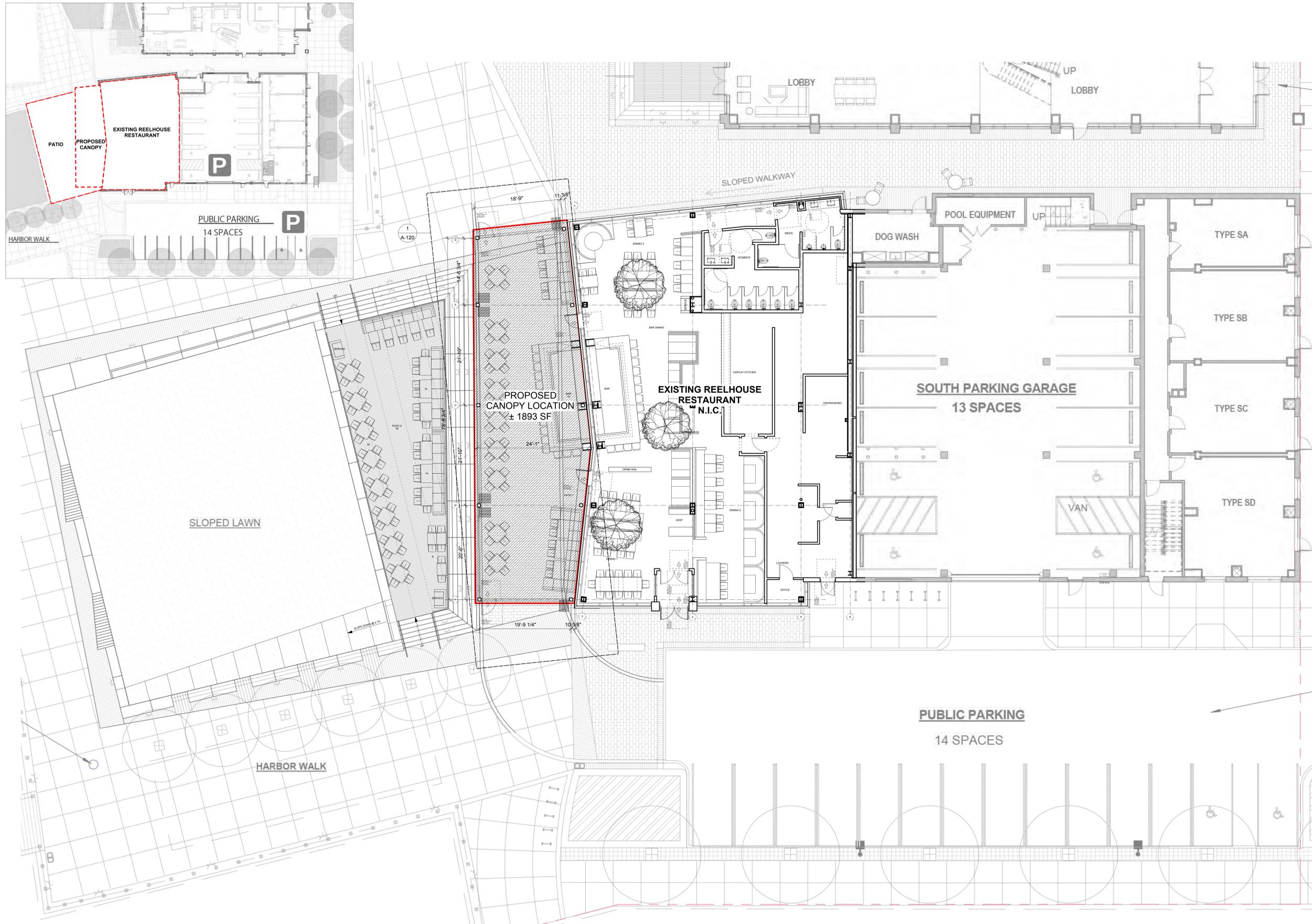
Drawn by: Ckd by:

Date: 06.29.2018

Revisions

BUILDING PLAN

A-110



1 BUILDING PLAN
Scale: 1/8" = 1'-0"



24 New Street

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EAST BOSTON, MA 02128

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ISSUED FOR:
NPC SUBMISSION
06.29.2018

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Job # 1611

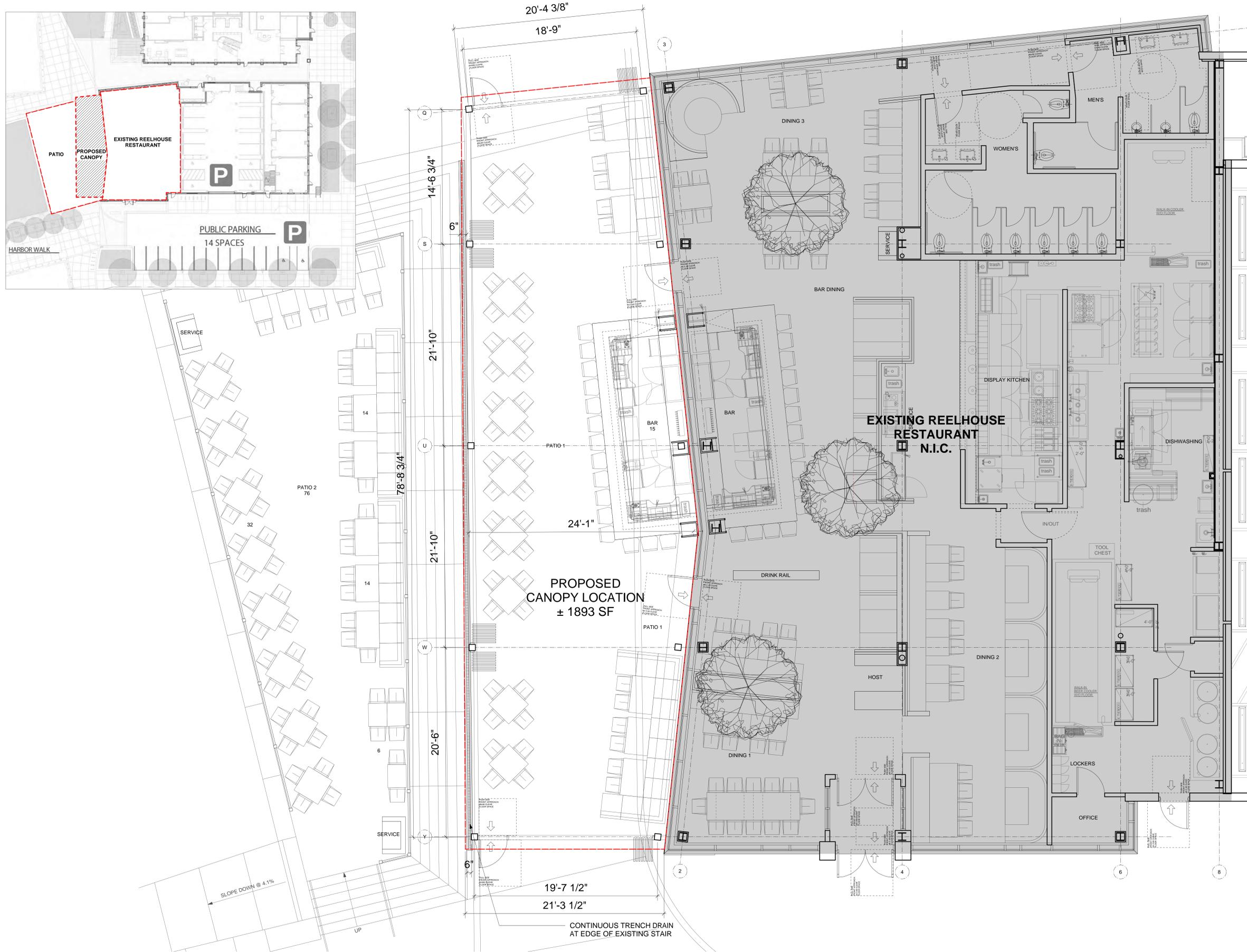
Drawn by: Ckd by:

Date: 06.29.2018

Revisions		
01	NPC SUBMISSION	06.29.2018
	EXISTING STEPS	05.13.2019

ENLARGED
PATIO PLAN

A-120



1 ENLARGED PATIO PLAN
Scale: 1/4" = 1'-0"

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128

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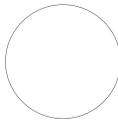
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ISSUED FOR:
NFC SUBMISSION
06.29.2018

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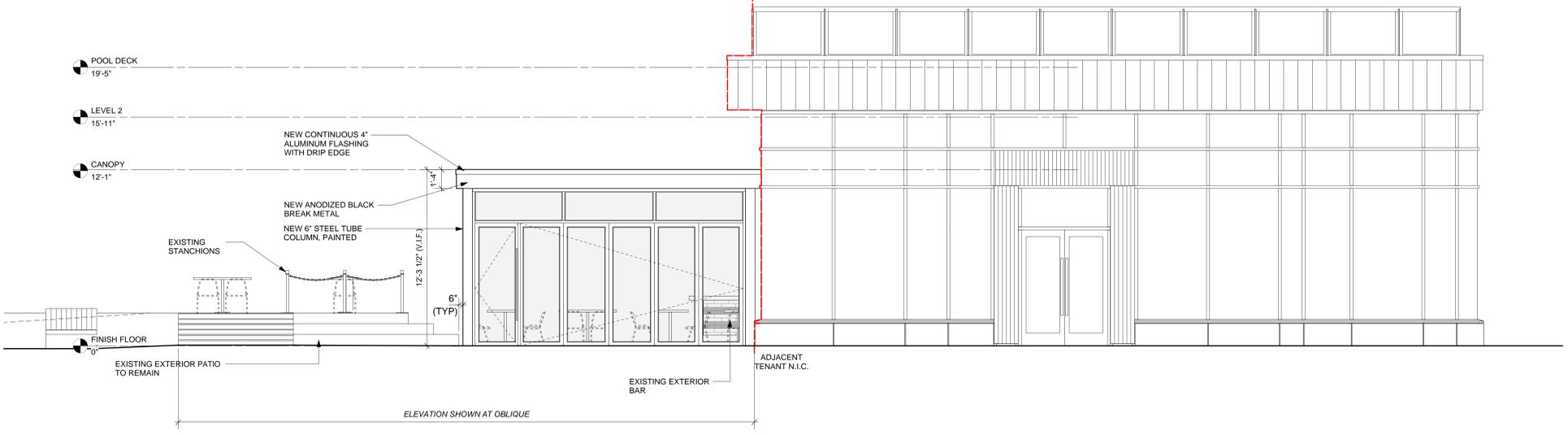


Job # 1611
Drawn by: Ckd by:
Date: 06.29.2018

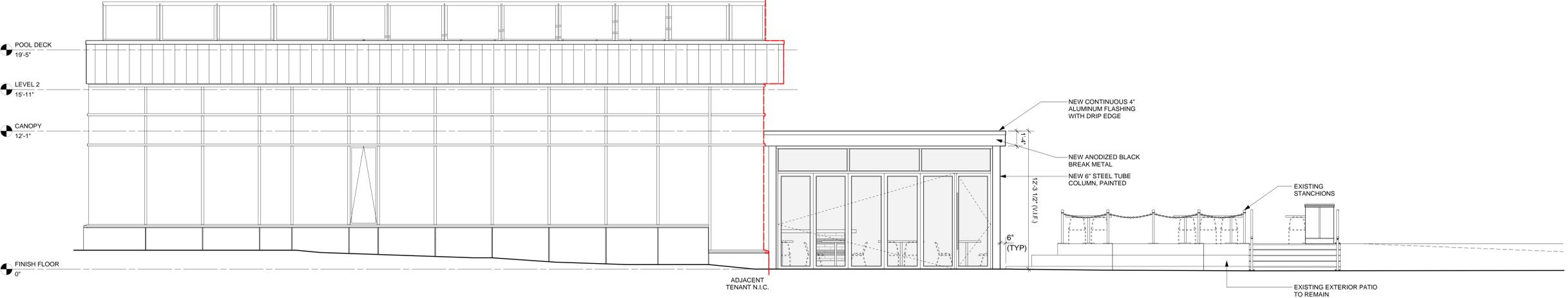
Revisions		
01	NFC SUBMISSION	06.29.2018
	EXISTING STEPS	05.13.2019

EXTERIOR ELEVATIONS

A-200



1 EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128

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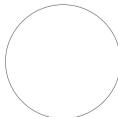
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ISSUED FOR:
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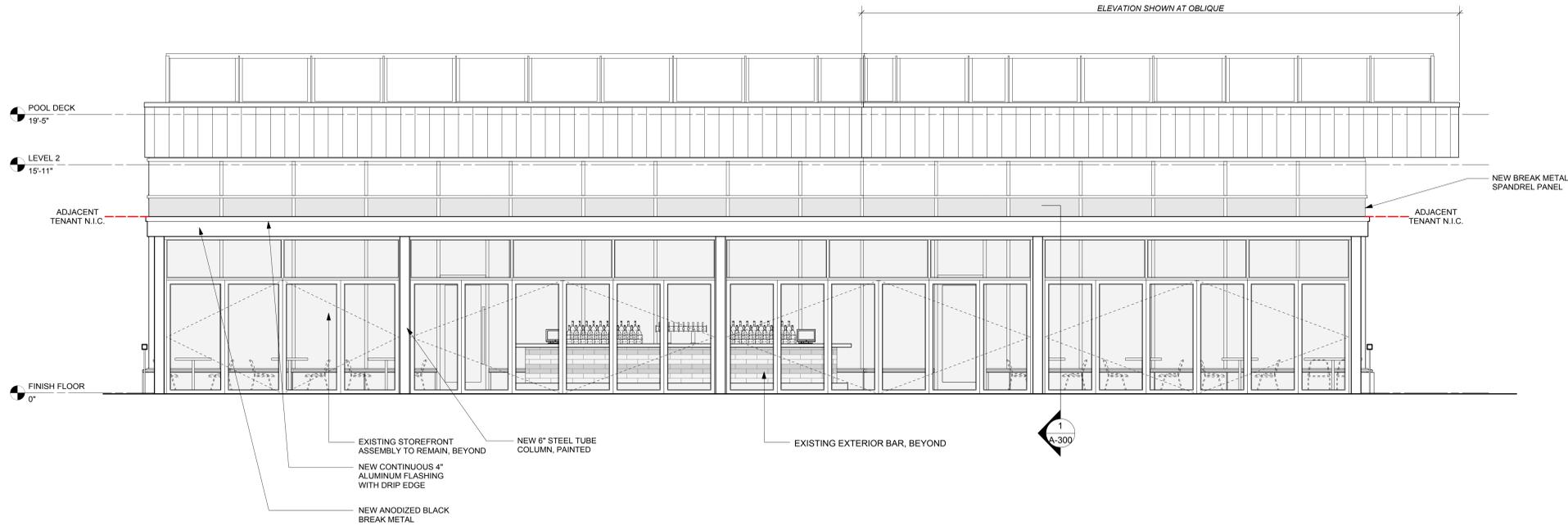
Date: 06.29.2018

Revisions

No.	Description

EXTERIOR ELEVATIONS

A-201



1 EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128

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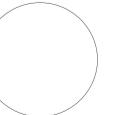
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06.29.2018

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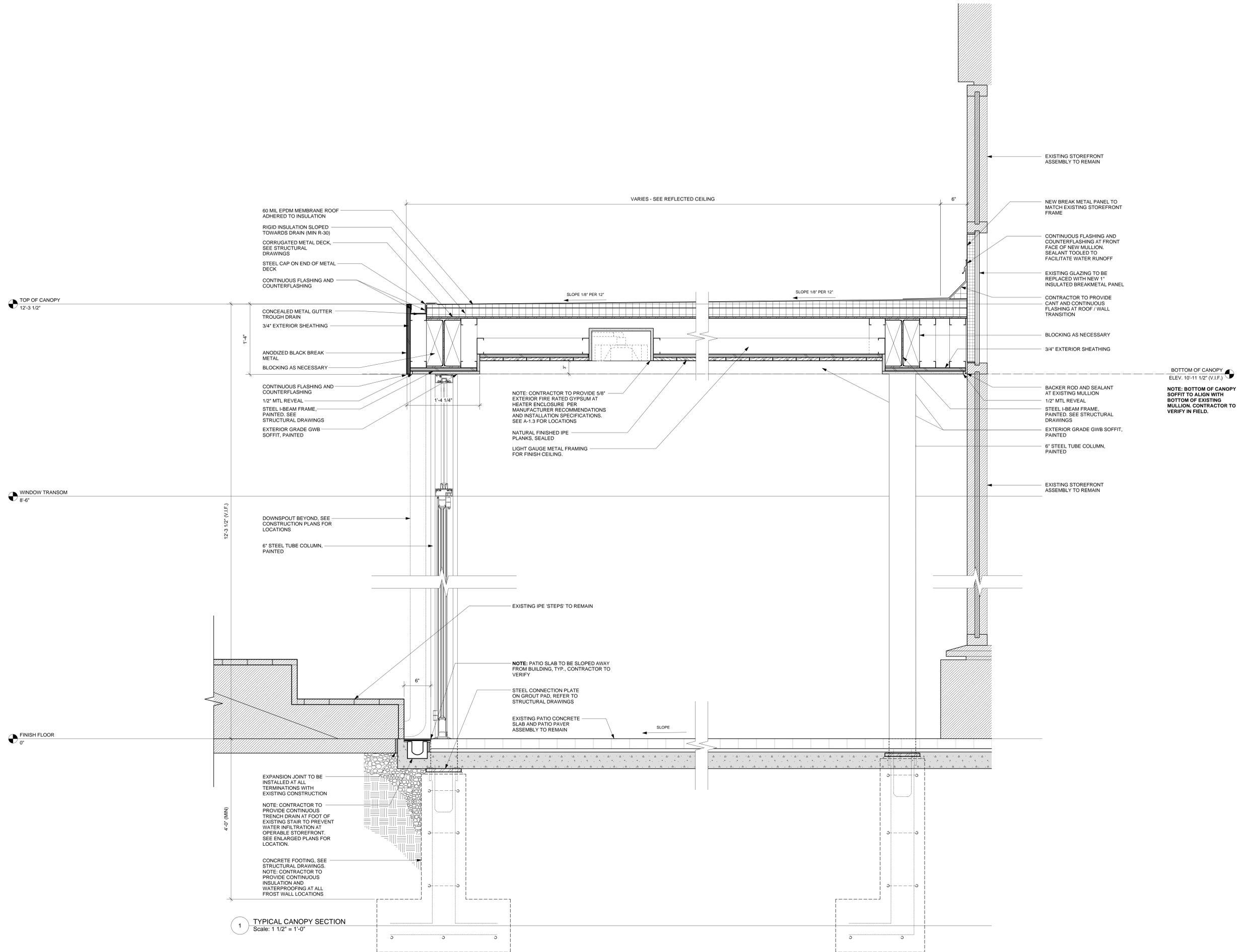
Date: 06.29.2018

Revisions

NO.	DESCRIPTION	DATE
01	EXISTING STEPS	05.13.2019

EXTERIOR CANOPY DETAILS

A-300



1 TYPICAL CANOPY SECTION
Scale: 1 1/2" = 1'-0"

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128



1 EXTERIOR RENDERING
Scale: 1/2" = 1'-0"

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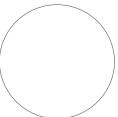
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NPC SUBMISSION
06.29.2018

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Job # 1611
Drawn by: Ckd by:
Date: 06.29.2018

Revisions

No.	Description	Date

**EXTERIOR
RENDERINGS**

A-400

24 New Street

24 NEW STREET
EAST BOSTON, MA 02128



1 EXTERIOR RENDERING
Scale: 1/2" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

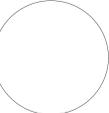
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
NPC SUBMISSION
06.29.2018

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Job # 1611

Drawn by: Ckd by:

Date: 06.29.2018

Revisions

No.	Description	Date

**EXTERIOR
RENDERINGS**

A-401