

Gate of Heaven Residential Development
616 East Fourth Street, Boston



Application for Article 80 Small Project Review
Boston Redevelopment Authority
September 14, 2012

Developer: **Cronin Group, LLC**
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Boston MA 02210
T: 617.737.2366

Architect: **Neshamkin French Architects, INC**
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Legal Council: **Sullivan and McDermott**
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NESHAMKIN FRENCH ARCHITECTS, INC.

5 MONUMENT SQUARE CHARLESTOWN, MA 02129

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September 14, 2012

Mr. Lance Campbell
Senior Project Manager
Boston Redevelopment Authority
1 City Hall Plaza
Boston, Mass. 02201

RE: Request for Article 80, Small Project Review
616 East Fourth Street
Boston, Ma 02127
NFA # 0926

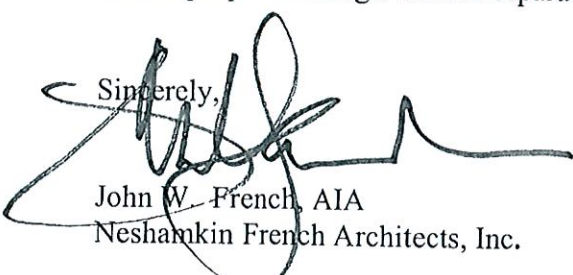
Dear Mr. Campbell,

This letter shall serve as the application for the above referenced property for Article 80, Small Project Review as described in Section 80- E-5, Procedures for Small Project Review. We have attached to this application site plans, landscaping plan, building plans and elevations. A brief Summary of the Project is as follows:

The Development Entity is the The Cronin Group, LLC. It's managing member and primary Contact is Jon Cronin, a Developer with extensive experience in the St. Vincent neighborhood. The Design Team consists of Neshamkin French Architects, Neponset Valley Survey Associates, Howard Stein Hudson Associates and TF Moran. The Development consists of a twenty-four unit apartment building designed within the existing structure of 616 East Fourth Street. The design includes the addition of dormers along the length of both sides of the building. It is our intention to preserve the existing exterior masonry shell of the building and preserve the character of the existing neighborhood.

Parking is provided on site in an underground parking garage as well as off site. 33 spaces are required by code for the residential units and 21 are provided. Access to the parking garage is located at neighboring property 606 East Fourth Street. Cross easement for vehicular access has been established between the two properties. Howard Stein Hudson will submit a traffic study for the proposed design under a separate cover.

Sincerely,



John W. French, AIA
Neshamkin French Architects, Inc.

Cc: Jon Cronin
Bill McDermott

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616 East Fourth Street, Boston

Project Team

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Gate of Heaven Residential Development

616 East Fourth Street, Boston

Project Description

The Development consists of a twenty-four unit apartment building, on four floors, designed within the existing structure of 616 East Fourth Street. The design preserves the existing exterior masonry shell of the building, maintaining the character of the existing neighborhood. The addition of dormers along the length of both sides of the building is a shared design element with the newly constructed apartment building at 606 East Fourth Street.

Traffic, Parking and Vehicular and Pedestrian Access

Parking for the proposed 24 units at 616 East Fourth Street is provided on site in an underground parking garage as well as off site. Access to the parking garage is located at neighboring property 606 East Fourth Street. Cross easement for vehicular access has been established between the two properties. The proposed parking garage for 616 East Fourth Street provides a total of 21 spaces. The parking garage of the adjoining property will provide 6 additional offsite parking spaces. Howard Stein Hudson has been hired to review the traffic impacts of the addition of 24 residential units to the neighborhood. This study will be submitted under a separate cover. The proposed design maintains the main building entrance of the existing building and provides a second means of egress at the rear of the building exiting into the side yard on I Street.

Landscaping and Screening

The proposed design maintains all of the existing street trees along Fourth and I streets as well as the existing side yard along the length of the building on I street. The side yard will be replanted with Cherry Trees, Maple leaf Viburnum and seasonal planting beds. Additional Green space and planting is provided between the existing building and the neighboring property at 606 East Fourth Street.