

87-93 West Broadway, South Boston, MA

Mixed-Use Residential/Commercial Development



BCDC Briefing Package

July 11, 2017

SUBMITTED BY:

Broadway & A St. LLC
c/o Oranmore Enterprises LLC
36 Central Avenue, Unit C-2
Milton, MA 02186

PREPARED BY:



Mitchell L. Fischman ("MLF Consulting") LLC
41 Brush Hill Road
Newton, MA 02461

SUBMITTED TO:

Boston Civic Design Commission
c/o Boston Planning and Development
Agency
One City Hall Square, 9th Floor
Boston, MA 02201

IN ASSOCIATION WITH:

STEFANOV ARCHITECTS

Adams & Morancy, P.C.
MJR Consultants LLC
Soden Sustainability Consulting
BSC Group

Table of Contents

1.0	PROJECT SUMMARY / OVERVIEW	1-1
1.1	Introduction.....	1-1
1.2	Detailed Project Description	1-7
1.2.1	Existing Conditions Plan.....	1-7
1.2.2	Detailed Project Program	1-7
2.0	URBAN DESIGN AND SUSTAINABILITY	2-1
2.1	Urban Design Overview.....	2-1
2.2	Building Design.....	2-2
2.3	Landscape Design	2-2
2.4	Sustainable Design/Energy Conservation	2-3
2.5	Urban Design Drawings and LEED Checklist	2-3
3.0	GENERAL INFORMATION	3-1
3.1	Project Schedule.....	3-1
3.2	Applicant Information	3-1
3.2.1	Project Proponent.....	3-1
3.3	Public Benefits.....	3-2
3.4	Regulatory Controls and Permits	3-2
3.4.1	Zoning Overview	3-2
3.4.2	Boston Zoning Code – Use Requirements.....	3-2
3.4.3	Boston Zoning Code – Dimensional Requirements	3-3
3.5	Public Review Process and Agency Coordination	3-5
4.0	ADDITIONAL PROJECT INFORMATION	4-1
4.1	Preliminary List of Permits or Other Approvals Which May be Sought	4-1
4.2	Project Team	4-2

APPENDIX A - URBAN DESIGN FIGURES AND LEED CHECKLIST

APPENDIX B- SHADOW DRAWINGS - 87-93 WEST BROADWAY

1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This Boston Civic Design Commission (“BCDC”) Briefing Package is being submitted on behalf of **Broadway & A St LLC** c/o Oranmore Enterprises LLC (the “Proponent”) for a mixed use multi-family residential/ retail development at 87-93 West Broadway in the South Boston neighborhood in accordance with the Article 80 requirements of the Boston Zoning Code (“Code”). The Project proposes construction of approximately 65 residential units with 9,000 square feet (sf) of ground floor retail space with a total overall project floor area of approximately 98,000 sf and with approximately 88 below-level garage spaces accessed from a new driveway off Silver Street and two handicapped van spaces accessed from the adjacent private driveway on the first floor (the “Proposed Project”). The existing curb cuts along West Broadway and A Street will be closed as part of the Project. Loading and service will be from West Broadway. The Project will include an on-site bicycle storage room for 70 bicycles.

The proposed site includes 0.45 acres (19,723 sf) bounded to the north by West Broadway, to the south by Silver Street, to the west by A Street, and to the east by the right-of-way abutting 101 West Broadway (the South Boston District C-6 Police Station). The scope and scale of the Proponent’s residential program is also intended to further the residential policy goals of Martin Walsh’s 2030 Housing Plan

It should also be noted that the BPDA is in the process, with City officials and neighborhood participants, of updating the zoning of both East Broadway and West Broadway, and that the Proposed Project was designed taking into consideration anticipated new building height and massing limitations on West Broadway. Please see **Figures 1-1** thru **1-5**.

A Project Notification Form was filed with the Boston Planning and Development Agency on June 15, 2017.

The nearby neighborhood is a mix of light industrial, retail, and other commercial uses, as well as residential buildings ranging from a small number of single-family homes to numerous multi-unit condominiums and apartments. MBTA buses run on routes 9, 11 and 47 close to the site on both Dorchester Avenue and West Broadway, and the Broadway Redline Line rapid transit station is one block from the site. Broadway Station provides a direct connection to South Station and downtown Boston, and points north to Cambridge and south to Quincy. The context of the immediate area is supportive of, and well-suited to, the proposed scale and scope of the Proposed Project, including several buildings of four to six stories in height, and the Macallen Building with a height of up to ten stories at Dorchester Avenue and West Fourth Street.

Figure 1-1. Project Locus

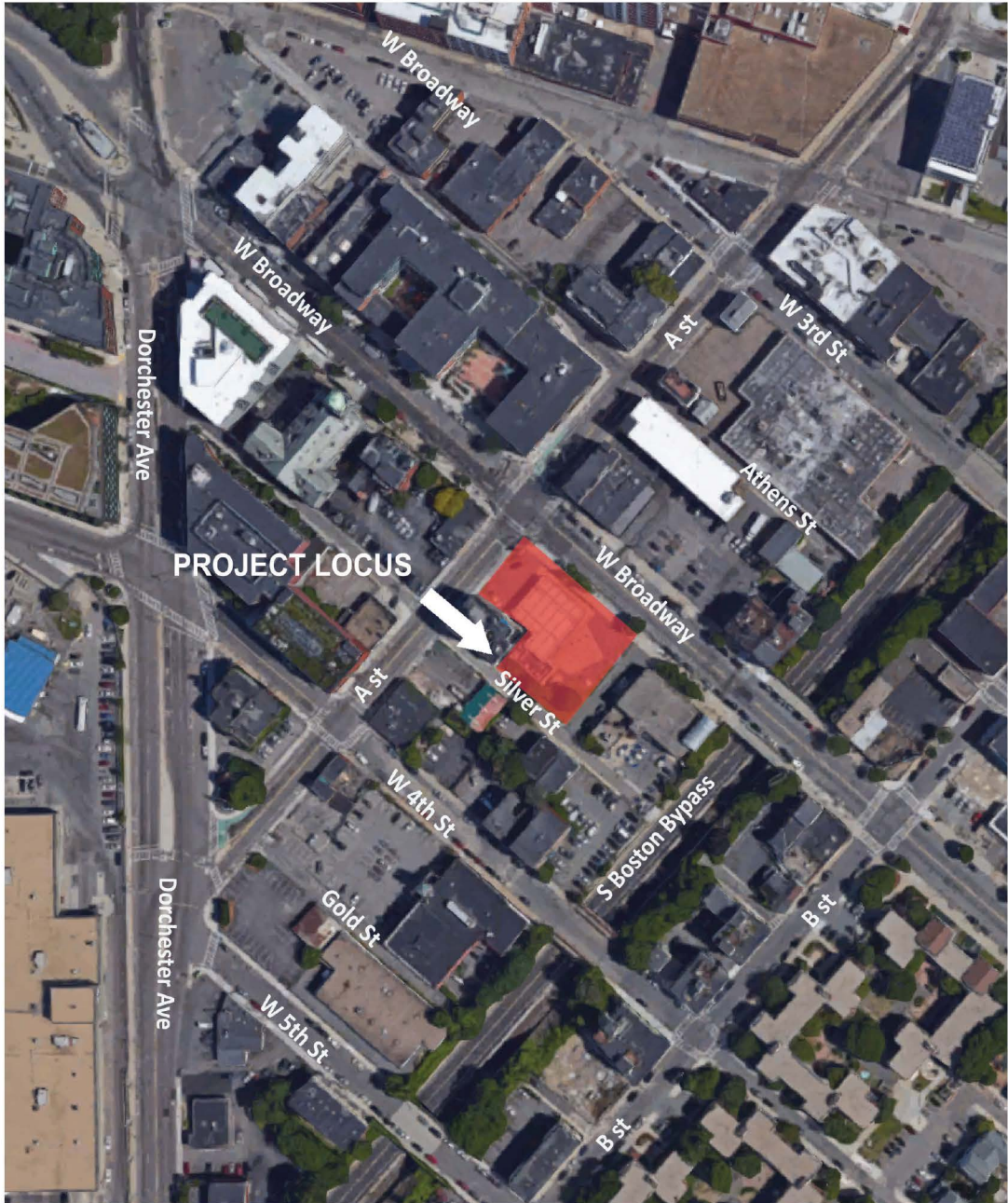


Figure 1-2. USGS Map

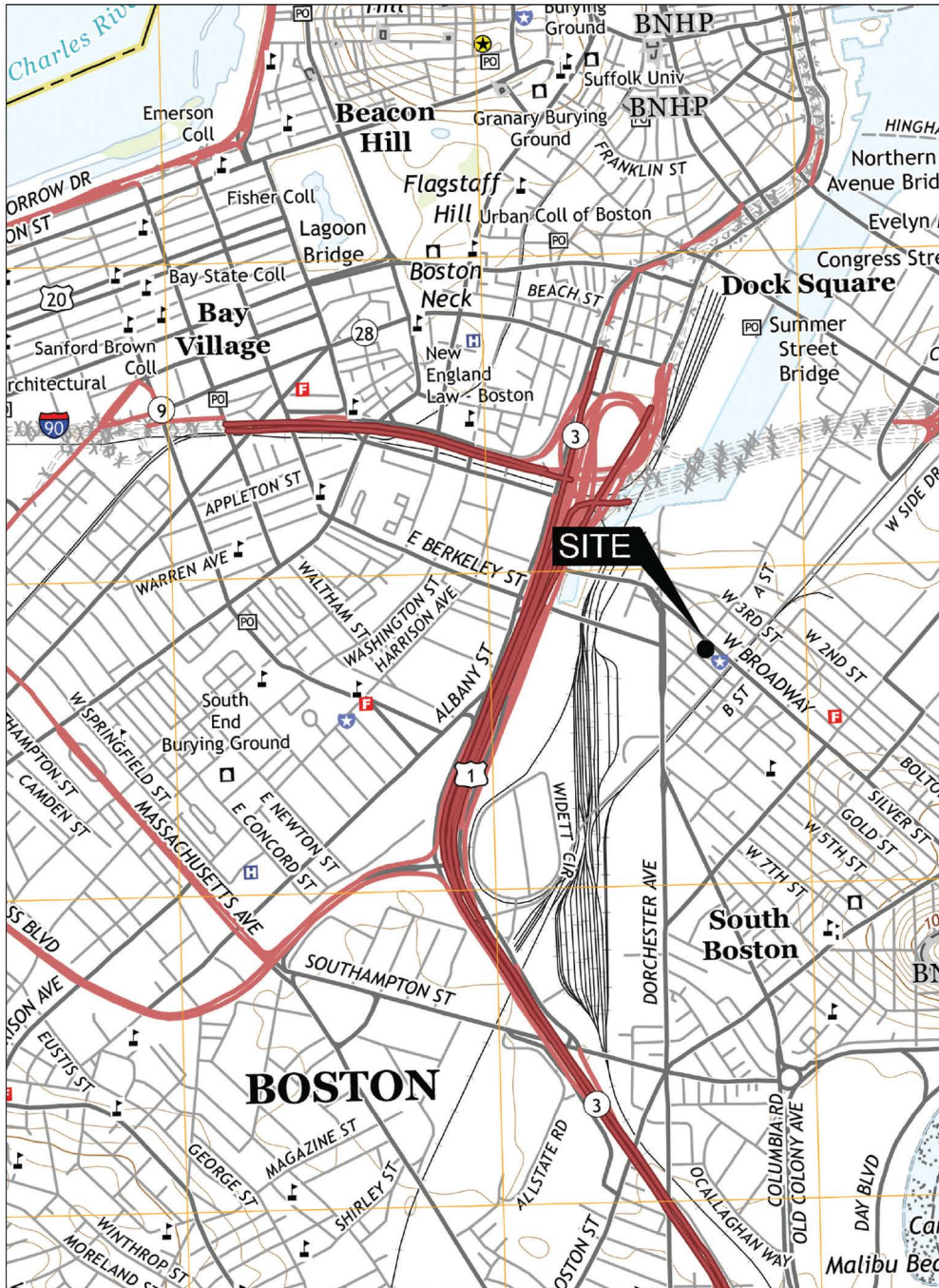


Figure 1-3. Existing Site Photos



Existing Gas Station on Site

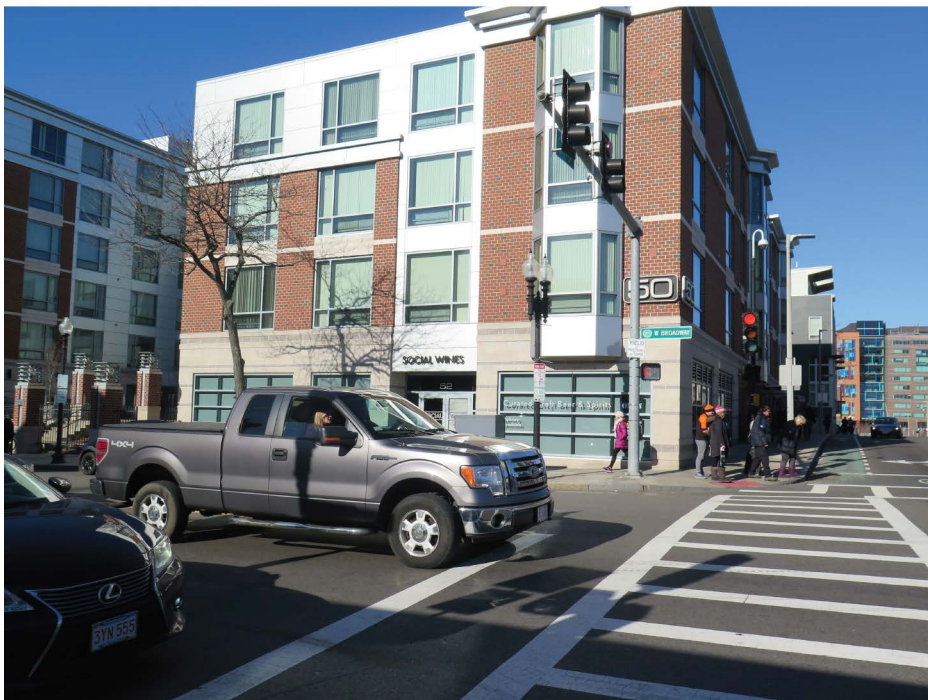


View of Site Along West Broadway

Figure 1-4. Existing Site Photos



Amarins Restaurant Across From Site



50 West Broadway at the Corner of A Street

Figure 1-5. Existing Site Photos



Driveway Next to the Site at 103-111 West Broadway



Silver Street at Rear of the Site

Figure 1-6. Existing Site Photos



Adjacent Buildings Along Silver Street



Rear of Existing Gas Station Along Silver Street

1.2 Detailed Project Description

1.2.1 Existing Conditions Plan

The proposed site includes 0.45 acres (19,723 sf) bounded to the north by West Broadway, to the south by Silver Street, to the west by A Street and to the east by the right-of-way abutting 101 West Broadway (the South Boston District C-6 Police Station). The site is currently occupied by a gas station with access from West Broadway and A Street from two large curb cuts on West Broadway and one on A Street. The station includes a main structure with six gas pumps on two islands, all of which will be demolished to allow for the new construction. (See **Figure 1-7. Existing Conditions Plan.**)

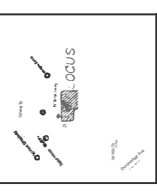
1.2.2 Detailed Project Program

The Project proposes construction of 65 multi-family residential units with 9,000 square feet of ground-floor retail space and lobby, with a total buildout of approximately 98,000 square feet, including approximately 88 below-level garage spaces accessed from a new driveway along Silver Street, and two handicapped van spaces on the first floor accessed from the adjacent right-of-way (the “Proposed Project”). The residential units currently planned to include 55 two-bedroom and 10 one-bedroom units. At least two retail spaces are planned for the ground floor along West Broadway. Surrounded by several abutting and nearby structures of four (4) to six (6) stories in height, including a multi-story apartment building across from the site at the corner of West Broadway and A Street, the context of the immediate area is supportive of and well-suited to the scale and scope of the Proposed Project. See Project Dimensions in **Table 1-1** below.

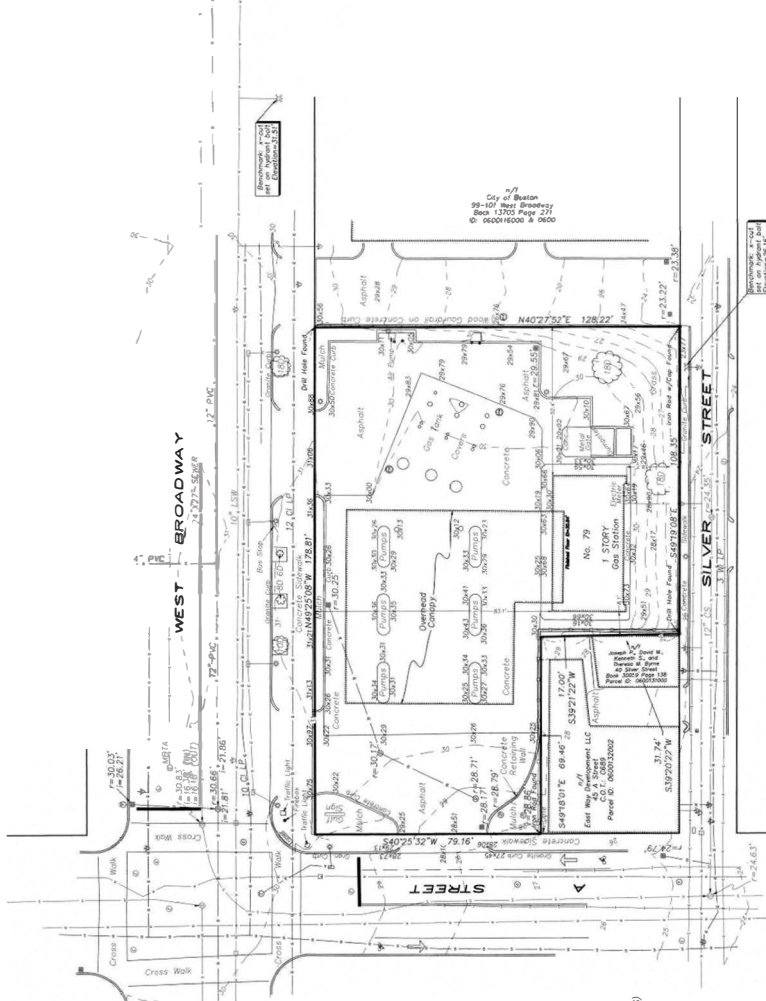
Table 1-1. Approximate Project Dimensions of Proposed Project

Lot Area	0.45 acres / 19,723 square feet
Gross Floor Area	98,000 square feet
Floor Area Ratio	4.9
Floors	6
Height*	69.5 feet

*Height from Average Front Grade



LEGEND MAP (R.15)



LFGFND

- These standard symbols all be found in the drawings.
- ① STRUCTURE CAPPING
 - ② GAK LINE
 - ③ WATER LINE
 - ④ SEWER LINE
 - ⑤ ELECTRIC LINE
 - ⑥ FENCE
 - ⑦ GUARD RAIL
 - ⑧ CAS GATE
 - ⑨ HYDRANT
 - ⑩ VALVE
 - ⑪ CATCH BASIN
 - ⑫ MANHOLE SEWER
 - ⑬ MANHOLE TELEPHONE
 - ⑭ MANHOLE UNKNOWN
 - ⑮ MANHOLE CABLE
 - ⑯ MANHOLE ELECTRIC
 - ⑰ LIGHT POLE
 - ⑱ MOWING WELL
 - ⑳ SIGN
 - BELLHOLE
 - TREE DECIDUOUS (TRUNK SIZE INCHES)
 - IRON ROD FOUND

GENERAL NOTES

OWNER OF RECORD: MOWARD PROPERTIES, LLC
 75-79 WEST BROADWAY S. BOSTON, MA 02127
 DEED REFERENCE: BOOK 8803, PAGE 347
 PLAN REFERENCE: L.C.P. 28 (P&A) / DOCUMENT No. 689711
 TAX MAP REFERENCE: PARCEL ID: 060011000 & 060012000
 DATUM REFERENCE: BOSTON CITY MUSE

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A SR09A0103 ZONING DISTRICT

MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAX. R. TO OCC. BLDG. AREA (SQ. FT.)	MAX. BLDG. AREA (SQ. FT.)	MAX. HEIGHT (FEET)
20	5	20	200	2500	18.75

THE ZONING INFORMATION REFERRED HEREON IS FROM THE STREET ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR INFORMATION ONLY. THE ZONING INFORMATION IS SUBJECT TO ANY AMENDMENTS, REVISIONS, OR SUPPLEMENTARY ORDINANCES. THE FINAL AUTHORITY ON ZONING MATTERS IS THE ZONING BOARD OF APPEALS, WHICH HAS THE POWER TO VARY THE ZONING ORDINANCE, SINCE EXISTING REGULATIONS, PROVISIONS, AND OTHER ORDINANCES MAY BE IN CONFLICT WITH THE ZONING ORDINANCE. THIS PROPERTY THE BUILDING OWNER MUST CONSULT WITH THE ZONING BOARD OF APPEALS TO OBTAIN THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

THE FRONT YARD SETBACK SHALL BE TREATED THROUGH SHALL OR THROUGHOUT THE FRONT YARD SETBACK AS CALCULATED BY THE METHOD PROVIDED IN SECTION 18.2 OF THE ZONING CODE.

ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP NO. 2201-001, PARCELS 210, 216, THE PARCELS FALLS IN AN AREA CLASSIFIED AS ZONE "X".

EXISTING CONDITIONS
 PLAN OF LAND
 91 93 WEST BROADWAY
 BOSTON, MASS. 02127

PREPARED FOR
BRENCO CONSTRUCTION
 BY
OTTE & DWYER, INC.
 LAND SURVEYORS

WWW.OTTEDWYER.COM
 69 APRILFON STREET
 SUITE 200
 P.O. BOX 882
 BOSTON, MA 02118
 (617) 263-8155
 MARCH 30, 2017
 SCALE: 1"=20'

DATE: 03/22/17
 FOR OTTE & DWYER, INC.

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON THE ACTUAL FIELD SURVEY BY OTTE & DWYER, INC. LAND SURVEYORS ON MARCH 22, 2017.

Figure 1-7. Existing Conditions Plan

GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of utility owners and are approximate only. The surveyor makes no guarantee as to the accuracy or location of any utility lines shown hereon. The surveyor's only responsibility is to locate and mark the utilities as shown on the drawings. It is the responsibility of the owner to verify the location and depth of all utilities before any excavation or construction work is undertaken. The surveyor is not responsible for any damage to or destruction of any utility lines shown or not shown on this plan. A single call TOUCASATE at 811 before you dig.

17-109-009 WATERBURY, MASS. 01567
 03/22/2017

87- 93 WEST BROADWAY, SO. BOSTON

The Site circulation plan is designed to create a safe and pleasant entry to the Proposed Project from West Broadway with a front door vehicle drop off at West Broadway. The rear facing garage will be accessed from Silver Street, with access to Silver Street from West Broadway being possible utilizing the existing right-of-way bounding the easterly side of the site. Service vehicle access will be provided from West Broadway.

2.0 URBAN DESIGN AND SUSTAINABILITY

2.1 Urban Design Overview

The proposed building is a six-story mixed use building whose first floor will be commercial space and parking with five floors of approximately 65 residences above, topped by a rooftop of private and common decks. The building also contains tenant storage areas and bicycle parking.

On the busy traffic intersection of West Broadway and A Street, this building stands as a gateway building into South Boston, both coming up A Street from the Seaport District, and into the City from Dorchester Avenue, as well as coming across the James M. Kelly Bridge. The proposed structure is similar in scale to the other developments around the MBTA's Broadway rapid transit station. This site, currently occupied by a gas station, has no substantial urban presence. A glass tower at the corner of West Broadway and A Street would occupy the corner, with a planned outdoor space at its base, and would be illuminated at night.

West Broadway, one block up from the Broadway Station, is quite busy with pedestrians. This building will offer varied commercial opportunities, with a potential restaurant and other retail spaces that would enhance the neighborhood with a more active streetscape. Street trees and bicycle parking would occupy the band of the sidewalk closest to the street, with an ample sidewalk next to the building. The trees and projecting canopy with a signage band above the retail space will bring the scale down on the sidewalk to the pedestrian level, while the signage above will appeal to the vehicular traffic passing by.

The mass of the building is scaled down by introduction of vertical recessed areas that are glazed at the backside, providing a break of the primary surface cladding and reflecting back the side walls of the recess. Horizontally, there is the commercial first floor, which is a glazed curtain wall with spandrel glass terminated by a projecting horizontal sign band. The main body of the building is the four floors of residences, which would be clad in a smooth surface indicative of stone or another solid material punctuated by both open and closed balconies vertically. These balconies would provide an outside space for the tenants to watch the activity on West Broadway. The top floor would be set back slightly and would be clad in a textured metal tile, forming the topmost portion of a classic tripartite horizontal design approach. The resulting combination of vertical recessed elements and strong horizontal materiality will create smaller visual areas of the building, breaking down the massing of the building as a whole. This approach would wrap around West Broadway to A Street, providing visual continuity. The sidewalk would be enlarged on A Street to match that on West Broadway, in accordance with the city's Complete Streets initiative, so that more street trees could be added, thus further activating the West Broadway side of the building. The design concept is finally brought together at the corner of West Broadway and A Street with an outdoor seating area, partially recessed under the building and the projecting glass tower above, offering a commanding and impressive view of street activity on West Broadway and A Street.

The urban design drawings and LEED v4 BD+C Checklist are included at the end of this section (**Figures 3-1** thru **3-19** in **Appendix A**).

2.2 Building Design

The proposed building is a six-story mixed use building whose first floor will be commercial space and parking with five floors of containing approximately 65 residences above, topped by a roof top of private and common decks. In addition to the residential units, the building includes a lobby, open and enclosed bays, an open-air seating area at grade on the corner of A Street and West Broadway, a parking garage for 88 cars, bicycle parking, and tenant storage areas. The Proponent has already made a number of presentations of the Project's conceptual design to the neighborhood and BPDA as part of the refinements for the schematic design drawings.

The Proponent is committed to adopting solid surfacing materials that are consistent with the surrounding context. The use of vertical recessed and protruding elements coupled with horizontal material banding reduces the apparent scale of the project by creating smaller areas.

The vehicular access is from the private way connecting West Broadway to Silver Street. There is a mechanical parking system proposed for the building which would allow 11 cars to be parked in a space that would normally hold three at grade, in addition to having these spaces be in a tandem arrangement. Where there might otherwise be 12 tandem spaces, there will instead be 88 parking spaces using an automated vertical parking system that will deliver the desired car to grade upon exiting the garage, or store a car upon parking in the garage. Exiting cars would turn onto Silver Street and exit onto A Street. There would also be two at-grade handicap van spaces off the adjoining private way. Tenants would be able to drive in and walk into the elevator lobby close by, walk to the lobby, or walk out to the street.

The residential units wrap the building's exterior, flanked by streets on most of sides. Windows will populate the exterior of the building, providing light and air to the units within. Each building face would have commanding city views, with the front of the building facing north basked in soft even light facing the Seaport District, the units located on the easterly side greeting the morning sun, the Silver Street face likewise benefitting from direct sunlight and views of South Boston and the Dorchester Avenue corridor, and the A Street side facing the setting sun and views of downtown Boston.

Units are generous in size, consisting of two bedroom and two baths with ample living kitchen dining areas. Nine private rooftop decks are proposed, as well as common deck and common green space for roof-top recreation.

2.3 Landscape Design

The large residential entry on West Broadway with the building marquee above will clearly announce the building's residential entrance while also providing access to the two flanking commercial spaces. There will be a secondary entrance under the vertical recessed element, providing access to the commercial space, which includes the open- air seating area at the A Street corner of the building. Both West Broadway and A Street will be supplied with 10 foot wide sidewalks. All the existing curb cuts would be eliminated, providing more public parking along West Broadway. The sidewalks will be populated with street trees, bike locking racks, and pedestrian-friendly street furniture.

The roofscape will provide both private roof decks for building residents, as well as a common deck and greenspace area. All the decks will be accessed by elevators with second means of egress by the stairs. The private roof decks will be deeded to the units on the top floor, while the common roof deck will have tables and for the enjoyment of building residents guests. The common green area will be of low-maintenance material for passive recreation.

2.4 Sustainable Design/Energy Conservation

The proposed project involves developing 65 residential units with approximately 9,000 square of retail space, , with a total overall project floor area of approximately 98,000 square feet and including approximately 88 below-level garage spaces accessed from Silver Street. The proposed site consists of 0.45 acre (19,723 square feet).

To meet the City of Boston Requirements the project is demonstrating the compliance with the LEED BD&C v4 criteria. The project is currently tracking 44 points in the YES column with 50 in the “maybe” column, with all to be further evaluated over the coming weeks and months to determine final credit achievement. The Project team has outlined in the narrative below how the project intends to achieve the prerequisites and credits for the LEED BD&C v4 certification (See **Figure 3-19 in Appendix A**).

2.5 Urban Design Drawings and LEED Checklist

Urban design drawings and renderings depicting the Proposed Project and the LEED BD&C v4 Checklist are contained in **Appendix A** and include:

- Figure 3-1. Proposed Development Aerial View
- Figure 3-2. Proposed Site Plan View
- Figure 3-3. Ground Floor Landscape Plan
- Figure 3-4. Roof Level Landscape Plan
- Figure 3-5. Garage Plan
- Figure 3-6. First Floor Plan
- Figure 3-7. Typical 2nd through 5th Floor Plans
- Figure 3-8. 6th Level Penthouse Floor Plan
- Figure 3-9. Roof Level
- Figure 3-10. West Broadway Street Elevation
- Figure 3-11. A Street Elevation
- Figure 3-12. West Elevation at Police Station
- Figure 3-13. Longitudinal Section
- Figure 3-14. Cross Section Looking East
- Figure 3-15. Cross Section Looking West
- Figure 3-16. Perspective – Front Entrances
- Figure 3-17. Perspective at Corner- West Broadway and A Street
- Figure 3-18. Perspective From West Access Road
- Figure 3-19. LEED v4 BD+C: New Construction and Major Renovation

3.0 GENERAL INFORMATION

3.1 Project Schedule

Construction Commencement	2 nd Quarter 2018
Construction Completion	4 th Quarter 2019
Status of Project Design	Schematic

3.2 Applicant Information

3.2.1 Project Proponent

The Proponent, Broadway & A St LLC, a Massachusetts limited liability company formed for the express purpose of completing the 87-93 West Broadway Mixed-Use Development Project. Its managers, Michael Moore, Joseph Allen, Patrick Costello and Seamus Moore have over two decades of experience successfully developing residential projects in Boston, particularly in the South Boston market.

All these managers have been members of Oranmore Enterprises LLC, a real-estate development company that have been in operation since 2002 and completed many projects in South Boston including the St. Augustine’s Church residential conversion project and 637 East First Street, South Boston.

The Proponent has a strong and established working relationship with several major local lenders, a record of proven financial security, and intends to finance the construction and development of the Project using traditional institutional lender financing, with an initial financing commitment from the Needham Bank.

3.3 Public Benefits

The Proposed Project will provide substantial public benefits to the City of Boston and the South Boston neighborhood. The Proposed Project provides for:

- Creation of 65 new housing units, including 8 affordable units in accordance with the City's Inclusionary Development Policy (IDP);
- Addition of approximately 9,000 square feet of new commercial space on West Broadway;
- Introduction of new neighborhood residents who will provide support to the local community and utilize local businesses;
- Encouraging the use of alternative modes of transportation, such as mass transit, ride sharing services, and bicycle use;
- Improving the safety and visual appearance of the site by removing large curb cuts on A Street and West Broadway, and improving environmental conditions at the property, which is the site of a gas station;
- Exploring the planting of new street trees, widened sidewalks, and other streetscape amenities to improve and enhance the pedestrian landscape and experience;
- Establishing a premier example of sustainable construction and development;
- Temporary creation of many new jobs in the construction and building trade industries; and
- Substantial addition to real property taxes for the City of Boston.

3.4 Regulatory Controls and Permits

3.4.1 Zoning Overview

The Project Site is located within an MFR/LS (Multifamily Residential/ Local Service) sub-district of the South Boston Neighborhood District, Article 68 of the Code, which allows for new multi-family residential and mixed-use buildings of the sort contemplated by the Proposed Project, but certain dimensional characteristics of the proposed building would require relief from the terms of the Boston Zoning Code. It should be noted that the BPDA is in the process, with City officials and neighborhood participants, of updating the zoning of both East Broadway and West Broadway and that the Proposed Project was designed taking into consideration anticipated new building height and massing limitations on West Broadway. The surrounding neighborhood is a mix of commercial/retail, residential, and office uses. While 88 off-street garage spaces are currently programmed, the final amount of off-street parking and loading will be reviewed and determined by the BPDA pursuant to the provisions of the Article 80 Large Project review process.

3.4.2 Boston Zoning Code – Use Requirements

The Proposed Project will include residential space and accessory uses thereto. Multifamily residential use is an allowed use within the relevant zoning sub-district, as are most commercial uses that are envisioned for inclusion in the new development.

3.4.3 Boston Zoning Code – Dimensional Requirements

The Proposed Project will include approximately 98,000 feet of gross floor area on a site that consists of 19,723 square feet of land, for a resulting projected floor area ratio of approximately 5. Current zoning establishes a maximum Floor Area Ratio (FAR) of 2. The applicable dimensional regulations under zoning require a front setback as determined by Article 80 review, side setbacks of three feet, a rear setback of twenty feet, and a maximum building height of forty feet. Article 68 requires 200 square feet of usable open space per dwelling unit. While the proposed building is designed to reach a height of seventy feet, and will therefore require variances under current zoning for building height, excessive FAR, and rear yard setback, at a minimum, the development team is being responsive to cues about future height and density goals being discussed as both West Broadway and East Broadway are being studied for updated zoning.

For a project that is subject to Large Project Review, required off-street parking spaces and off-street loading facilities are expected to be determined as a part of the Large Project Review process in accordance with the provisions of Article 80 of the Boston Zoning Code. Design elements of the Proposed Project will also be reviewed pursuant to Large Project Review.

87- 93 WEST BROADWAY, SO. BOSTON

Table 2-1. Multifamily Residential/Local Service (MFR/LS) Subdistrict - Dimensional and Off-Street Parking Requirements

Dimensional Element	Multifamily Residential/Local Service (MFR/LS) Subdistrict	Proposed Project ¹	Expected Zoning Relief Required?
Minimum Lot Size	None	19,723 sf	No
Max. Floor Area Ratio	2.0	5.0	Yes
Max. Building Height	40 feet	70 feet	Yes
Minimum Lot Width	20 feet	95 feet	No
Minimum Lot Frontage	20 feet	95 feet	No
Minimum Front Yard Setback	5 feet ²	Per Article 80 ²	No
Minimum Side Yard	3 feet	0 feet	Yes
Minimum Rear Yard	20 feet	0 feet	Yes
Required Off-Street Parking	Per Article 80 ³	88 spaces	Per Article 80 ³
Minimum Number of Loading Bays	Per Article 80	2 in the Garage	Per Article 80 ³
Minimum Usable Open Space	200 sf/dwelling unit(du)	93 sf/du	Yes

1. The dimensions cited in the prior table may change as the Proposed Project undergoes ongoing review by BPDA staff.
2. The required front yard setback shall be determined through the Large Project Review process.
3. Required off-street parking and loading spaces shall be determined through the Large Project Review process.

3.5 Public Review Process and Agency Coordination

The Proponent has conducted, and will continue to conduct, community outreach with neighbors and abutters of the Site, including meetings and discussions with the elected representatives and officials from the area, and with area residents.

This process has included, to date, presentations to the West Broadway Neighborhood Association, the St. Vincent/Lower End Neighborhood Association, and the Cityside Neighborhood Association, as well as two meetings with a review group consisting of South Boston elected officials and their representatives.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning and Development Agency prior to filing the Project Notification Form in order to identify issues/concerns as well as design requirements related to the Project.

In accordance with Article 80 requirements, an Impact Advisory Committee (“IAG”) has been formed and neighborhood meeting will be scheduled to review the Project’s PNF filing and receive community comments on the Project during the PNF public review period.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.

4.0 ADDITIONAL PROJECT INFORMATION

4.1 Preliminary List of Permits or Other Approvals Which May be Sought

Agency Name	Permit or Action*
Local Agencies	
Boston Planning and Development Agency	Article 80 Review and Execution of Related Agreements; Section 80B-6 Certificate of Compliance
Boston Public Safety Commission – Committee on Licenses	Garage License, Flammable Fuels
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works Public Improvements Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer Commission	Approval for Sewer and Water and Connections; Construction Site Dewatering; and Storm Drainage
Boston Department of Inspectional Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits

*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.2 Project Team

Project Name	
87-93 West Broadway, South Boston	
Property Owner / Developer	<p>Broadway & A St LLC, a Massachusetts Limited Liability Company c/o Oranmore Enterprises LLC 36 Central Avenue, Unit C-2 Milton, MA 02186</p> <p>Michael Moore Tel: 617-296-4548 brencoconstruction@gmail.com</p> <p>Seamus Moore seamiemoore72@gmail.com</p>
Article 80 Permitting Consultant	<p>Mitchell L. Fischman Consulting (“MLF Consulting”) LLC 41 Brush Hill Road Newton, MA 02461</p> <p>Mitch Fischman mitchfischman@gmail.com Tel: 781-760-1726</p>
Legal Counsel	<p>Adams & Morancy, P.C. 350 West Broadway South Boston, MA 02127 Tel: 617-269-5800</p> <p>George Morancy, Esq. gmorancy@admorlaw.com</p> <p>Patrick Mahoney, Esq. pmahoney@admorlaw.com</p>
Public/Agency Outreach	<p>Joe Rull MJR Consulting LLC 15 Broad Street Boston, MA 02109 Tel: 617-686-4034 joerull76@gmail.com</p>

87- 93 WEST BROADWAY, SO. BOSTON

<p>Architect</p>	<p>Stefanov Architects, Inc 423 West Broadway, Suite 404 South Boston, MA Tel: 617-765-0573</p> <p>Douglas Stefanov douglasjstefanov@gmail.com</p> <p>Gary Galfoman galfoman@gmail.com</p>
<p>Landscape Architect</p>	<p>BSC Group 803 Summer Street Boston, MA 02127 Tel: 617 896 4327</p> <p>Monique Hall moniquehall@gmail.com</p>
<p>Transportation Planner / Engineer</p>	<p>Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108 Tel: 617-482-7080</p> <p>Michael Santos, P.E. msantos@hasassoc.com Tel: 617-348-3350</p>
<p>Civil Engineer/ Infrastructure</p>	<p>Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108 Tel: 617-482-7080</p> <p>Rick Latini, P.E. rlatini@hshassoc.com</p> <p>James Downing, EIT jdowning@hshassoc.com</p>
<p>Sustainability Consultant</p>	<p>Soden Sustainability Consulting 19 Richardson Street Winchester, MA 01890 Tel: 617-372-7857</p> <p>Colleen Ryan Soden, LEED AP BD+C colleen@sodensustainability.com</p>

87- 93 WEST BROADWAY, SO. BOSTON

<p>Noise and Air Consultant</p>	<p>Tech Environmental, Inc. Hobbs Brook Office Park 303 Wyman Street, Suite 295 Waltham, MA 02451 Tel: 781-890-2220</p> <p>Marc C. Wallace mwallace@techenv.com Tel: 781-890-2220 x30</p>
<p>Geotechnical</p>	<p>Kevin Martin, P.E. 7 Marshall Road Hampstead, NH 03841 Tel: 781-718-4084 kevinmartinpe@aol.com</p>
<p>Environmental / 21E</p>	<p>Cooperstown Environmental LLC 23 Main Street Andover, MA 01810 Tel: 978-470-4755 www.copperstownenv.com</p>
<p>Surveyor</p>	<p>Otte & Dwyer Land Surveyors 59 Appleton Street Saugus, MA 01906 Tel: 781-233-8155</p>

APPENDIX A - URBAN DESIGN FIGURES AND LEED CHECKLIST

Urban Design Drawings and LEED Checklist

Urban design drawings and renderings depicting the Proposed Project and the LEED BD&C v4 Checklist are contained in **Appendix A** that follows and include:

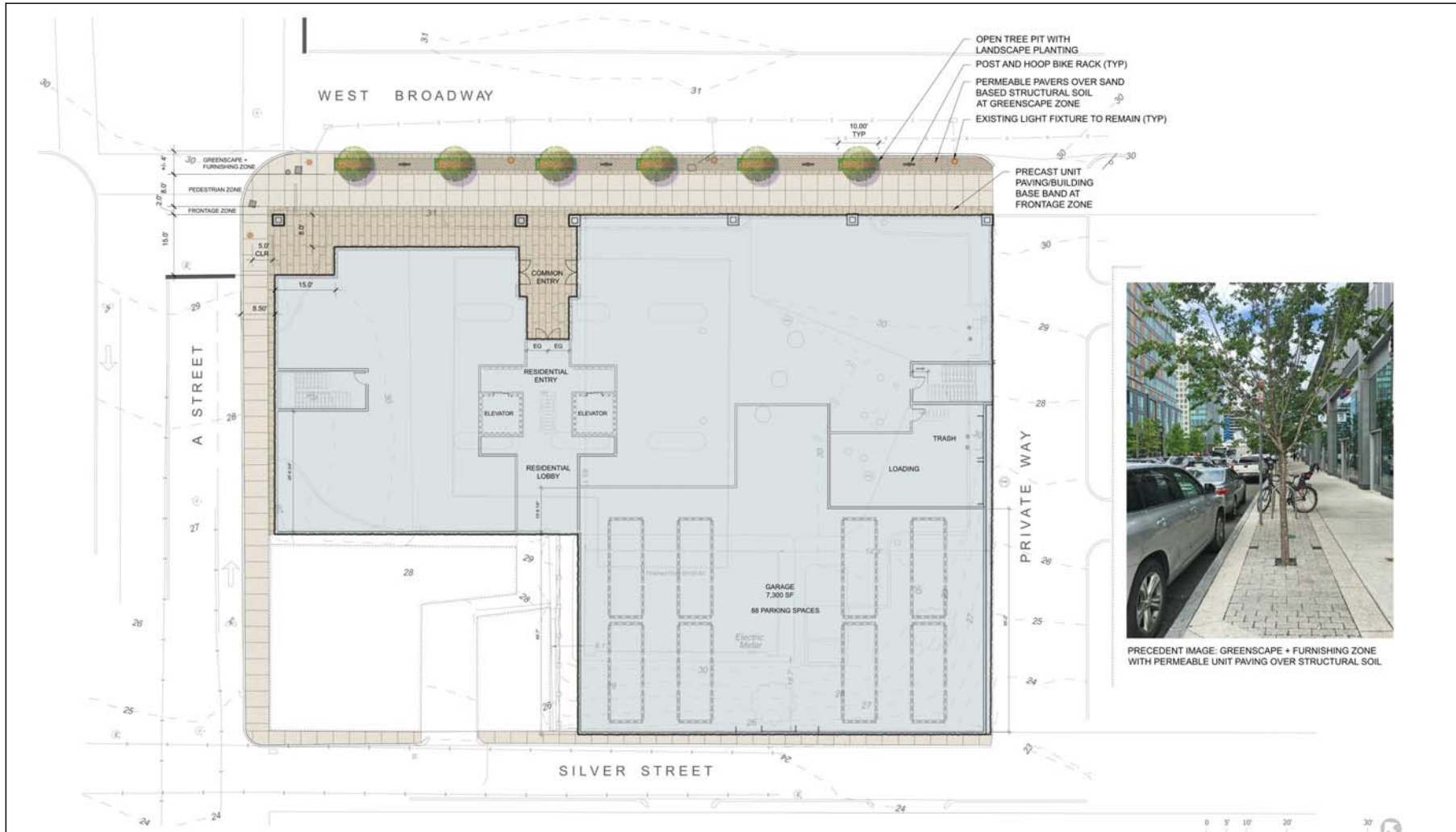
- Figure 3-1. Proposed Development Aerial View
- Figure 3-2. Proposed Site Plan View
- Figure 3-3. Ground Floor Landscape Plan
- Figure 3-4. Roof Level Landscape Plan
- Figure 3-5. Garage Plan
- Figure 3-6. First Floor Plan
- Figure 3-7. Typical 2nd through 5th Floor Plans
- Figure 3-8. 6th Level Penthouse Floor Plan
- Figure 3-9. Roof Level
- Figure 3-10. West Broadway Street Elevation
- Figure 3-11. A Street Elevation
- Figure 3-12. West Elevation at Police Station
- Figure 3-13. Longitudinal Section
- Figure 3-14. Cross Section Looking East
- Figure 3-15. Cross Section Looking West
- Figure 3-16. Perspective – Front Entrances
- Figure 3-17. Perspective at Corner- West Broadway and A Street
- Figure 3-18. Perspective From West Access Road
- Figure 3-19. LEED v4 BD+C: New Construction and Major Renovation



Proposed Development Aerial View



Proposed Site Plan



PRECEDENT IMAGE: GREENSCAPE + FURNISHING ZONE WITH PERMEABLE UNIT PAVING OVER STRUCTURAL SOIL

ILLUSTRATIVE CONCEPTUAL PLAN: Ground Floor Landscape Plan
 87-93 W BROADWAY
 ORANMORE ENTERPRISES, LLC
 Revised 06/12/2017

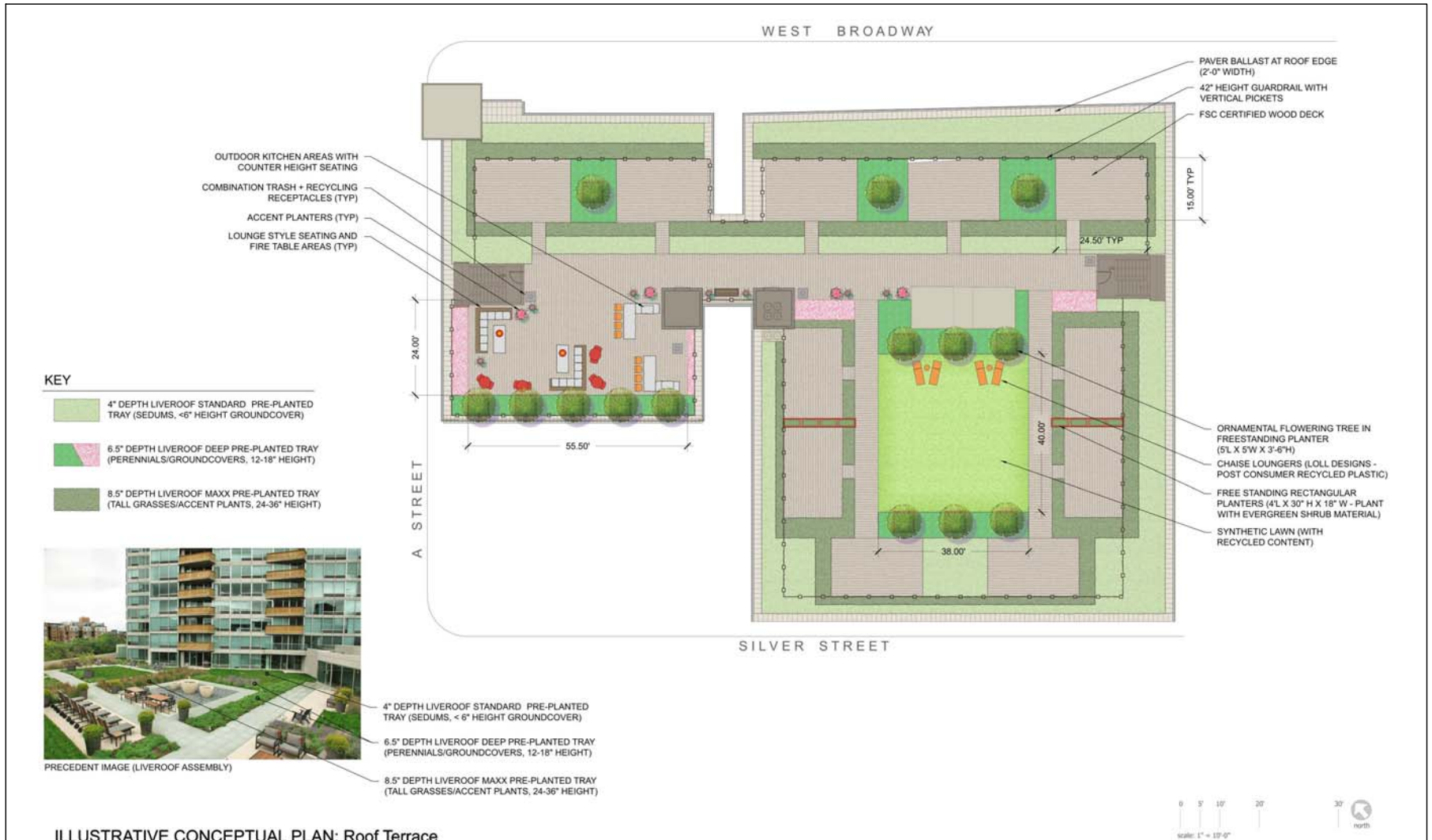
STEFANO ARCHITECTS BSC GROUP

Ground Floor Landscape Plan

STEFANO ARCHITECTS

87-93 West Broadway, S. Boston, MA

Figure 3-3



ILLUSTRATIVE CONCEPTUAL PLAN: Roof Terrace

87-93 W BROADWAY
 ORANMORE ENTERPRISES, LLC

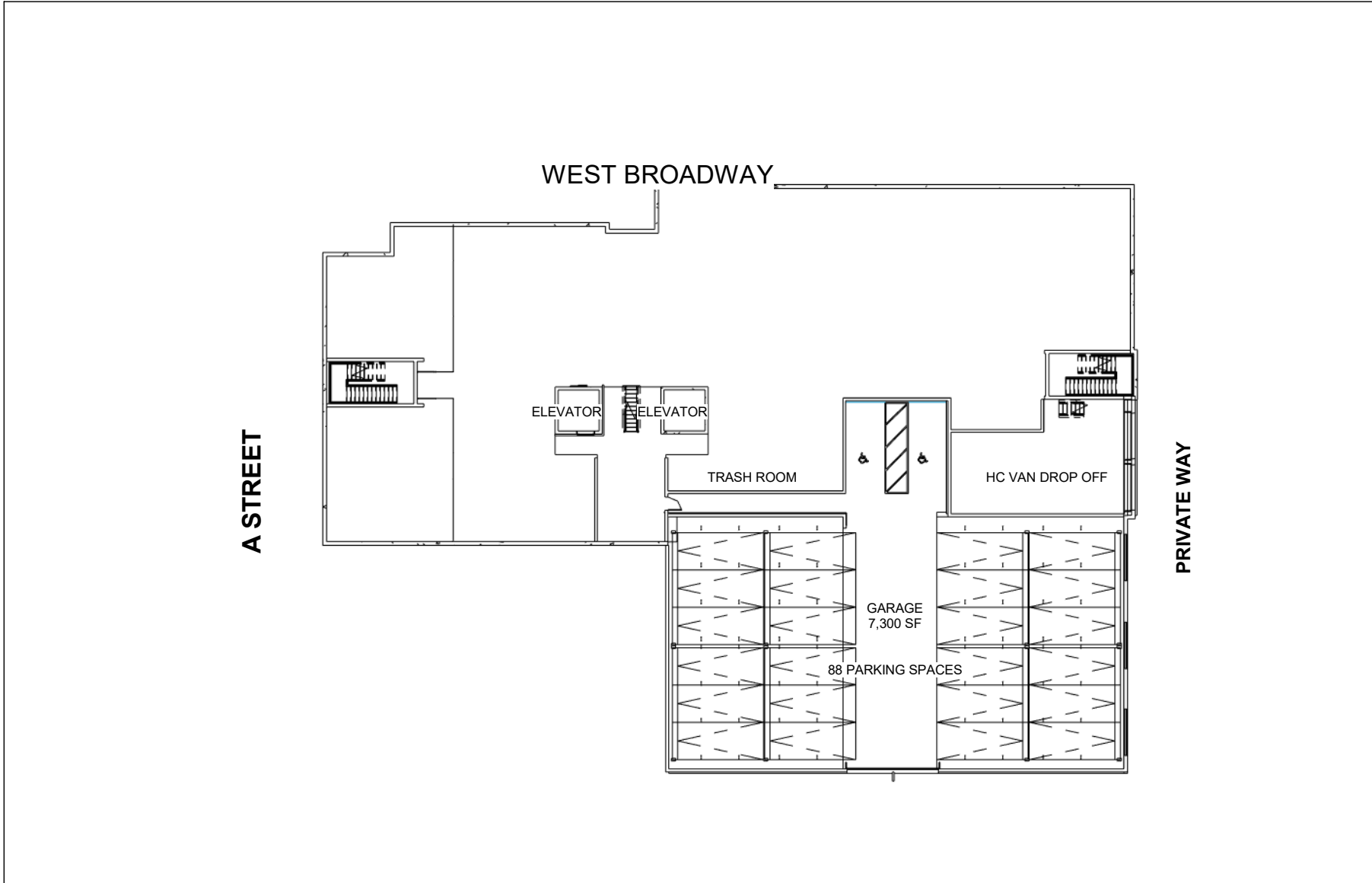
STEFANO ARCHITECTS BSC GROUP

Roof Level Landscape Plan

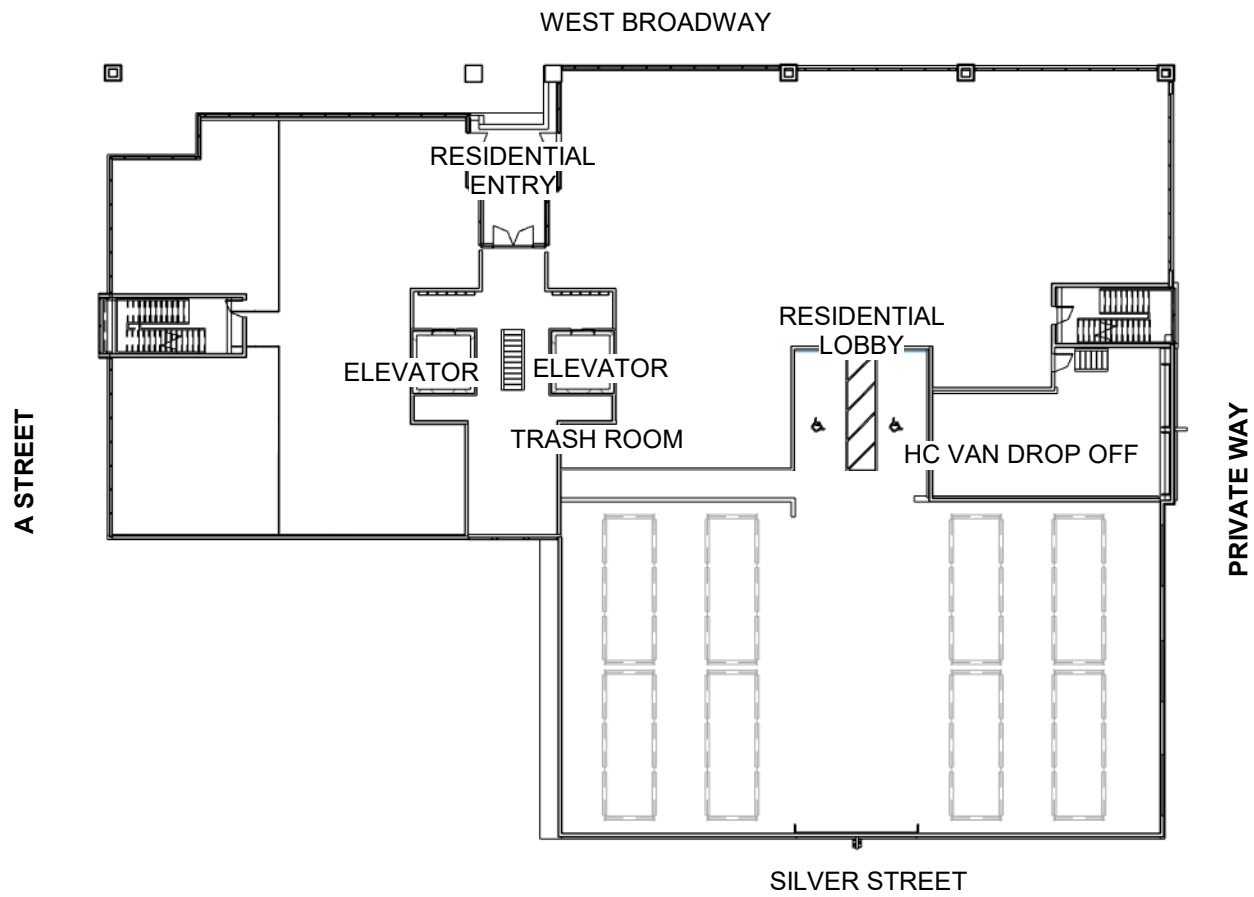
STEFANO ARCHITECTS

87-93 West Broadway, S. Boston, MA

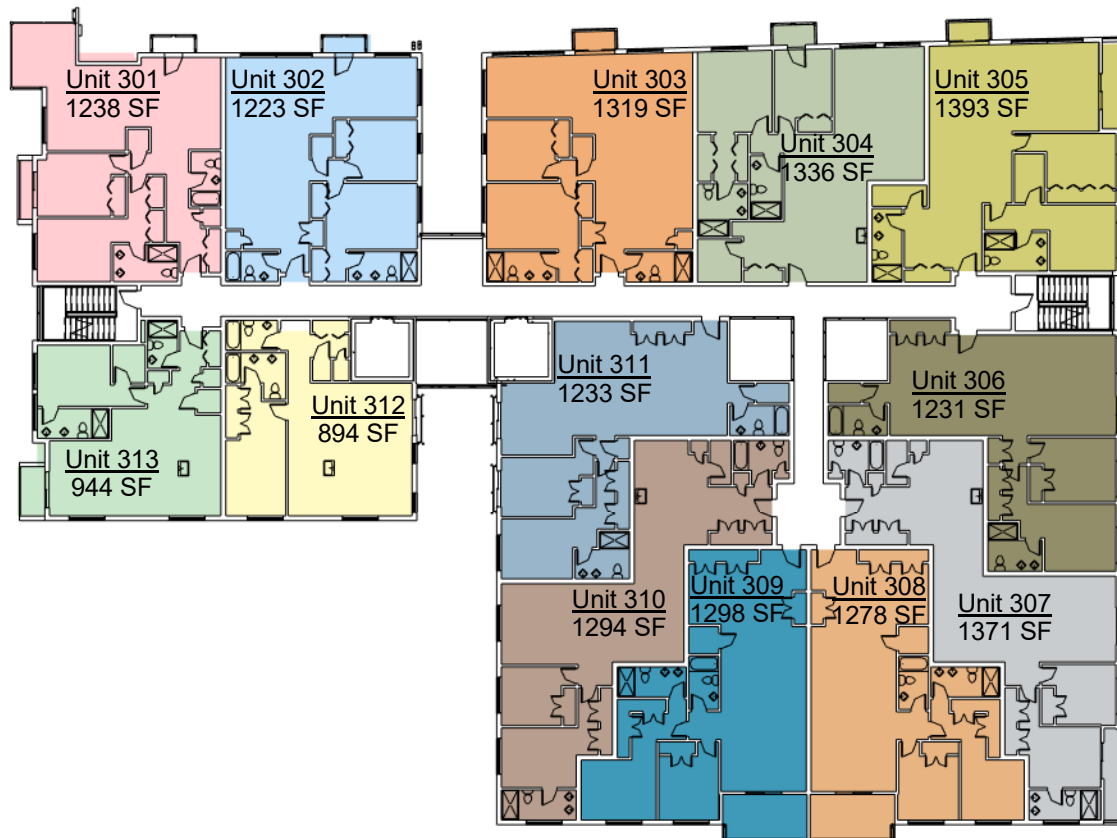
Figure 3-4



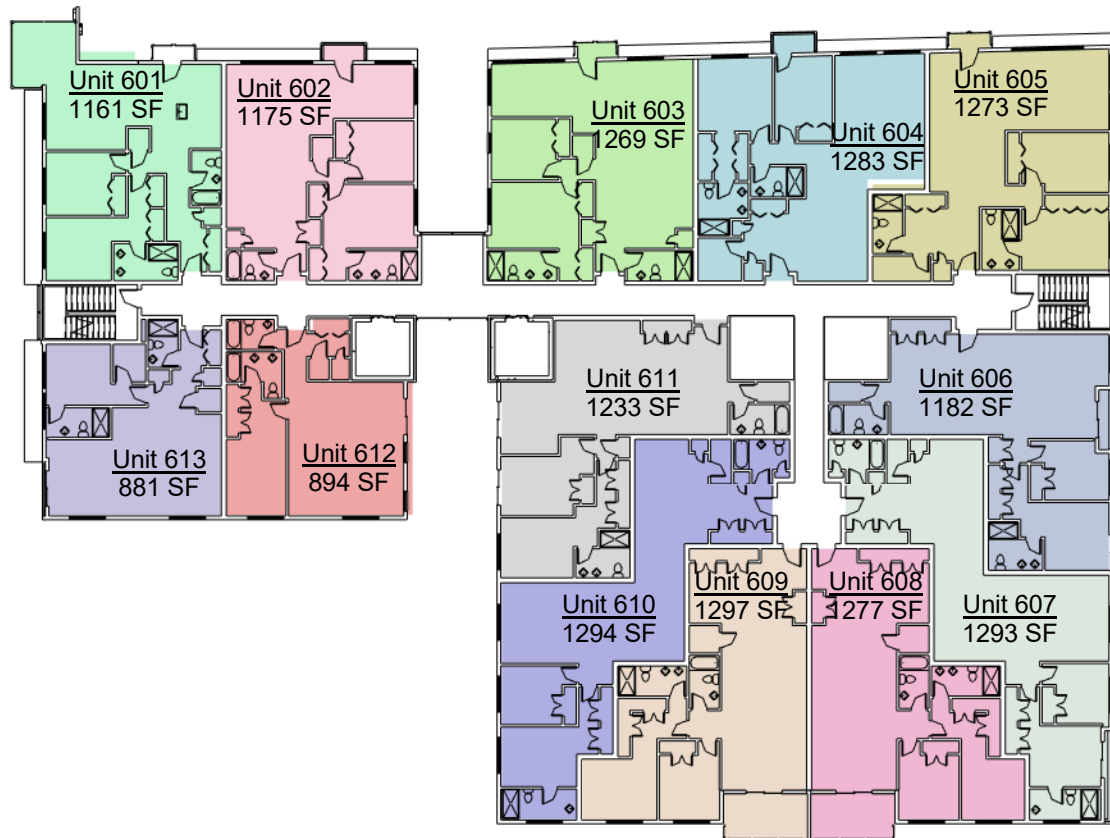
Garage Plan



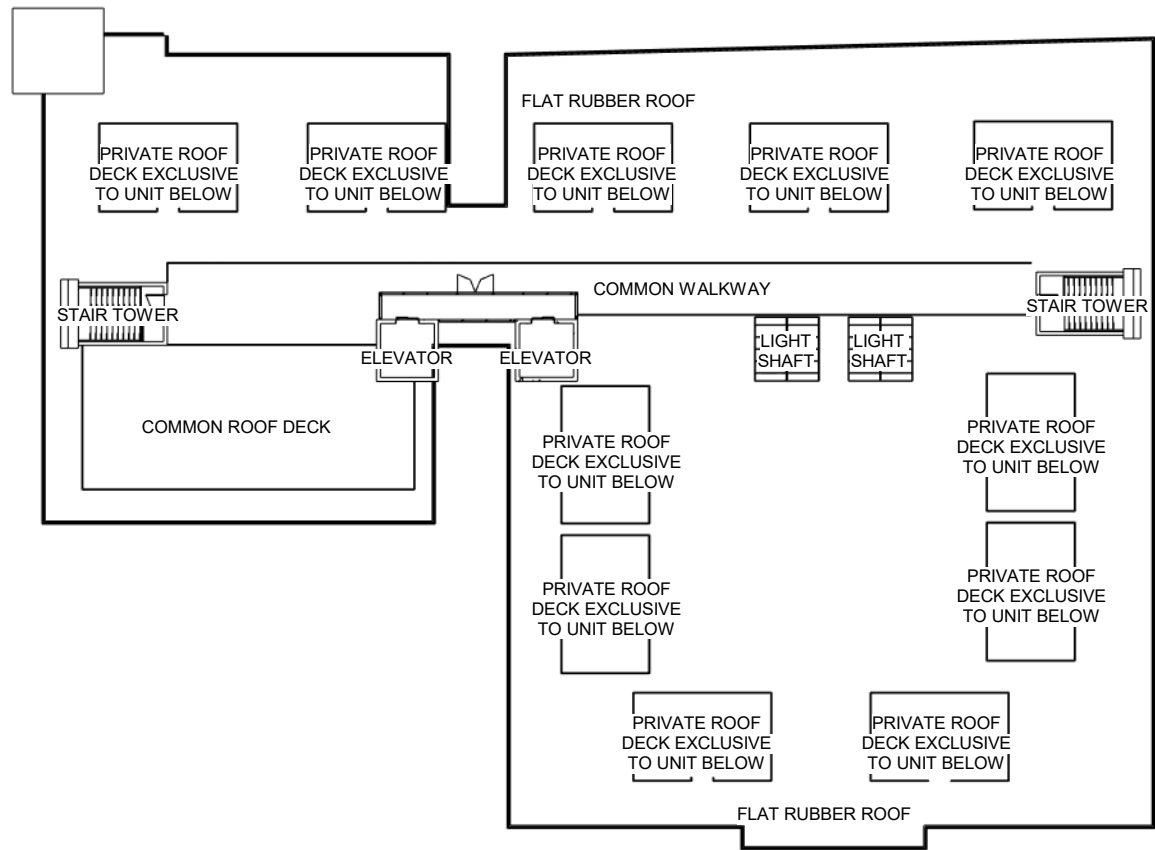
First Floor Plan



Typical 2nd through 5th Floor Plan (3rd Floor Shown)



6th Floor Plan



Roof Plan



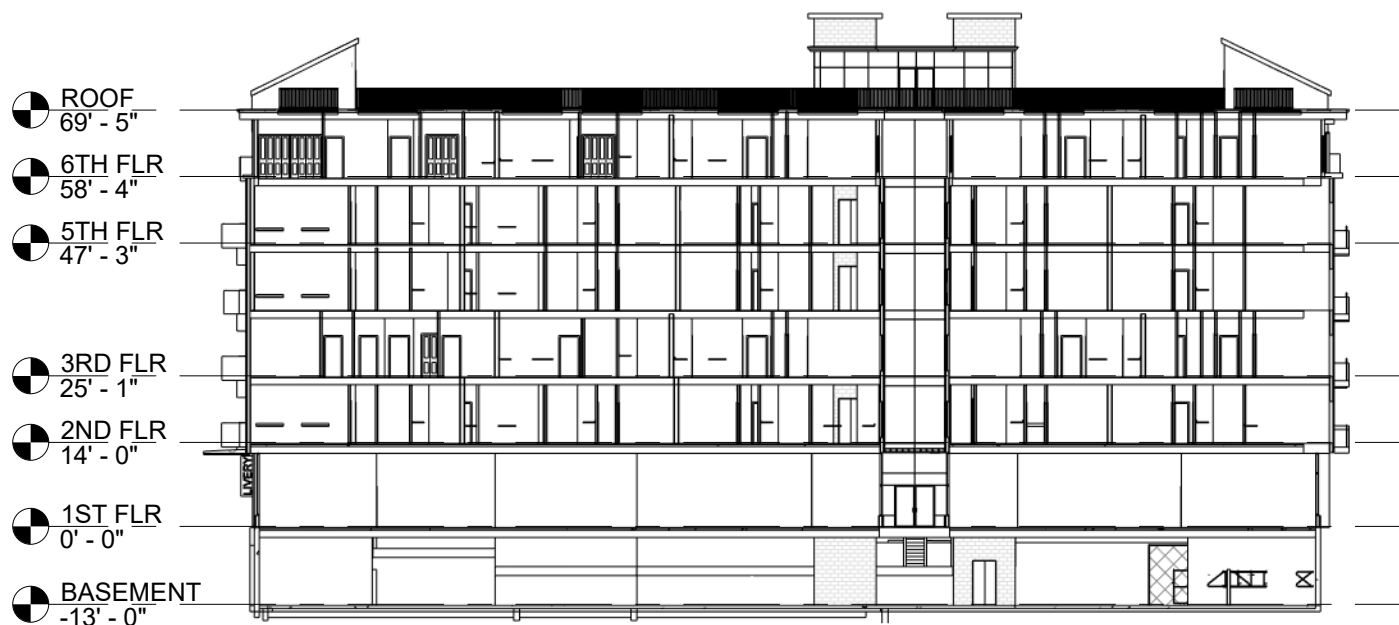
West Broadway Street Elevation



A Street Elevation



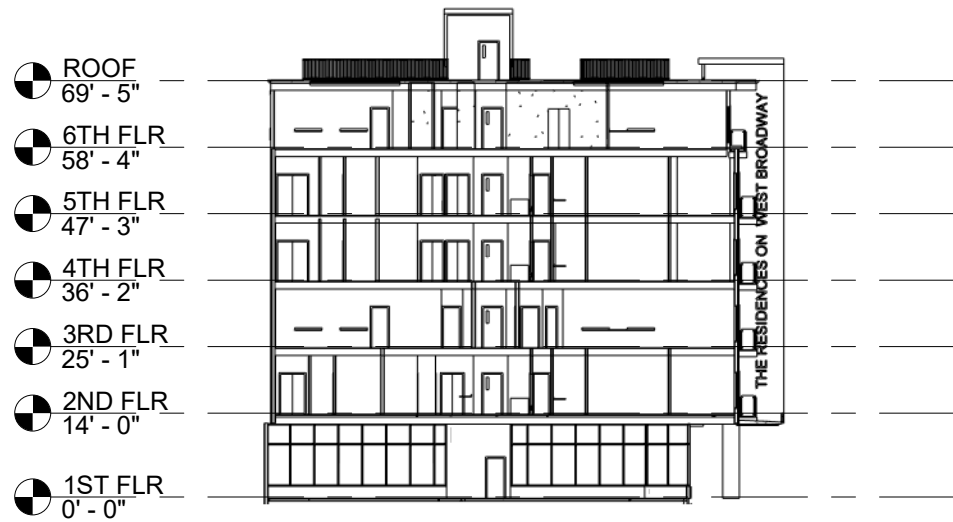
West Elevation at Police Station



Longitudinal Section



Cross Section looking East



Cross Section looking West



Perspective - Front Entrances



Perspective at Corner - West Broadway and A Streets

STEFANO ARCHITECTS

87-93 West Broadway, S. Boston, MA

Figure 3-17



Perspective from West Access Road

STEFANO ARCHITECTS

87-93 West Broadway, S. Boston, MA

Figure 3-18



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: 87-93 West Broadway
Date: 30-May-17

Y ? N

Y	1	Credit	Integrative Process	1
---	---	--------	---------------------	---

13	3	0	Location and Transportation	16	
Y			Credit	LEED for Neighborhood Development Location	16
	1		Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

0	7	3	Sustainable Sites	10	
Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
		3	Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

6	5	0	Water Efficiency	11	
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
5	1		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

12	13	8	Energy and Atmosphere	33	
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4		2	Credit	Enhanced Commissioning	6
6	6	6	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

2	5	6	Materials and Resources	13	
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	2	Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

6	9	1	Indoor Environmental Quality	16	
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
	2	1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	2		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	3		Credit	Daylight	3
1			Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

4	2	0	Innovation	6	
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	3	0	Regional Priority	4	
	1		Credit	Regional Priority: Building Life Cycle Impactg	1
1			Credit	Regional Priority: High Priority Site	1
	1		Credit	Regional Priority: Optimize Energy	1
	1		Credit	Regional Priority: Renewable	1

44	48	18	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

Figure 3-19. LEED v4 BD+C: New Construction and Major Renovation

APPENDIX B- SHADOW DRAWINGS- 87-93 WEST BROADWAY

APPENDIX B - 87-93 WEST BROADWAY- SHADOW IMPACTS ANALYSIS

Shadow Impacts Analysis

(The following section is abstracted from the 87-93 West Broadway PNF Submission to the BPDA)

Introduction

The following shadow study describes and graphically depicts anticipated new shadow impacts from the Project compared to shadows from existing buildings. The study presents the existing and built conditions for the proposed Project for the hours 9:00 AM, 12:00 Noon, and 3:00 PM for the vernal equinox, summer solstice, autumnal equinox, and winter solstice. In addition, shadows are depicted for 6:00 PM during the summer solstice and autumnal equinox.

Vernal Equinox (March 21)

Figures 4-1 through **4-3** depict shadows on March 21.

At 9:00 AM, shadows are cast in onto portions of buildings west of A Street including a small portion of the converted church along West Broadway and on lots on the other side of Silver Street.

At 12:00 Noon, new shadow is cast on additional sidewalk area on A Street and along West Broadway sidewalk next to the Project.

At 3:00 PM, new shadow extends to more of the sidewalk on West Broadway and crossing over to the other side of the street to existing restaurant building and parking lot.

Summer Solstice (June 21)

Figures 4-4 through **4-7** depict shadow impacts on June 21.

At 9:00 AM, new shadow is cast on other side of A Street at corner of West Broadway and on opposite side of Silver Street including the vacant lot at A Street and existing building behind the corner lot.

At 12:00 Noon, new shadow generally stays within the site but extends to a portion of the A Street sidewalk next to the Project at the corner of West Broadway.

At 3:00 PM, new shadow extends to West Broadway sidewalk next to the Project.

At 6:00 PM, new shadow from the Project is cast over portions of the West Broadway roadway, and extending in front of the police station and onto the front of the buildings opposite the police station on the other side of West Broadway.

Autumnal Equinox (September 21)

Figures 4-8 through **4-11** depict shadow impacts on September 21.

At 9:00 AM, new shadow extends to the other side of A Street beyond the existing structure at the corner of West Broadway and extends into the site on the other side of Silver Street at A Street.

At 12:00 Noon, new shadow extends to more of the West Broadway sidewalk and to the restaurant building and parking lot on the other side of West Broadway from the Project.

At 3:00 PM, new shadow extends to the restaurant building and parking lot on the other side of West Broadway from the Project.

At 6:00 PM, new and existing shadows are approximately the same at this time period, except that the new shadow covers a portion of the adjoining police station building.

Winter Solstice (December 21)

Figures 4-12 through **4-14** depict shadow impacts on December 21. Winter sun casts the longest shadows of the year.

At 9:00 AM, existing and new shadow is similar except some additional shadow is cast on church building (converted Rectory of Saint Peter's Church) along West Broadway.

At 12:00 Noon, new shadow is cast on both sidewalks on West Broadway and additional shadow crosses to corner buildings at A Street and West Broadway on the opposite side from the Project.

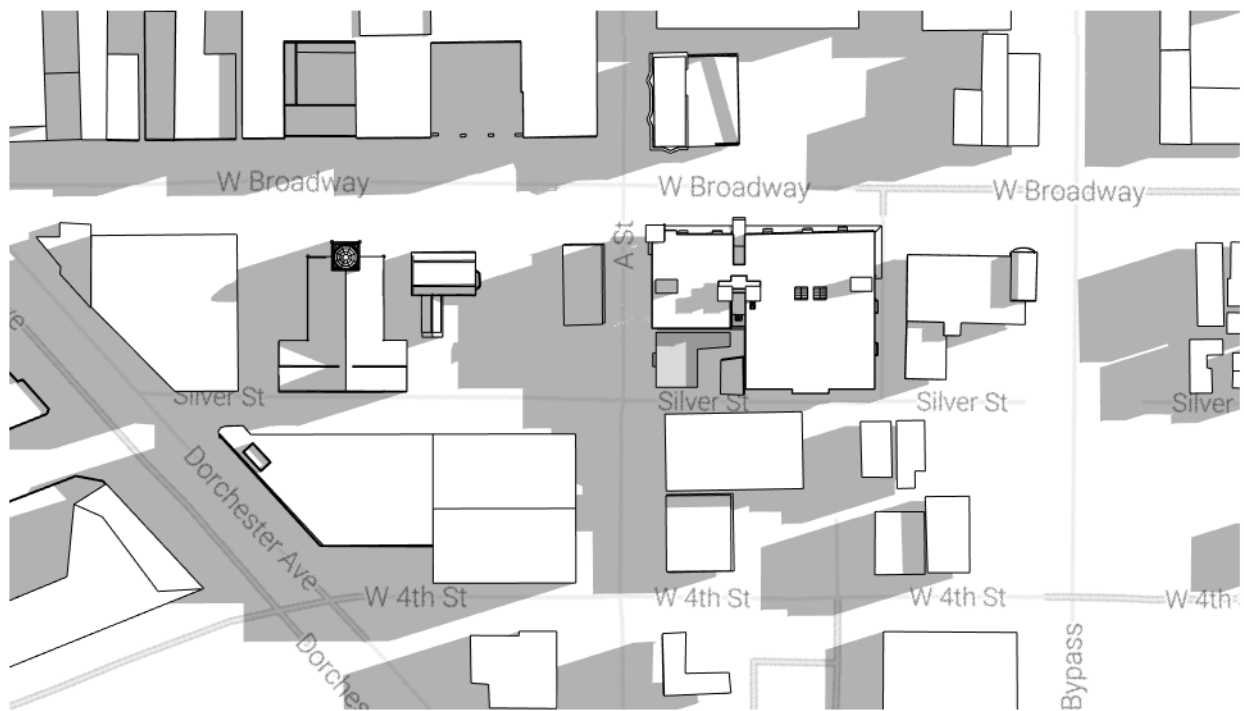
At 3:00 PM, new shadow covers all of the existing West Broadway restaurant building and parking lot on the other side of West Broadway

Summary

The proposed height of 6-floors does generate shadows in the winter, but the impacts are generally not extensive during the spring through the fall since most of the shadow is generally limited to the streets; West Broadway, A Street and the Right-of-Way adjacent District C-6 Police Station. Morning shadows are cast over A Street, the Mull's Diner building, and the 55 West Broadway condominium building. Mid-day shadows are cast over West Broadway and towards Amrheins Restaurant and parking lot. Late afternoon and evening shadows will extend in an easterly direction toward the right-of-way and police station. Overall, the Project's shadow impacts will be consistent with current patterns and will not adversely impact the Project site and surroundings.



① Phase: Existing
 Sun Date: 3/21 Sun Time: 9AM Sun Altitude: 23° Sun Azimuth: 113°



② Phase: New Construction
 Sun Date: 3/21 Sun Time: 9AM Sun Altitude: 23° Sun Azimuth: 113°

Vernal Equinox - 9AM Shadow Study





1 Phase: Existing
 Sun Date: 3/21 Sun Time: 12PM Sun Altitude: 46° Sun Azimuth: 161°



2 Phase: New Construction
 Sun Date: 3/21 Sun Time: 12PM Sun Altitude: 46° Sun Azimuth: 161°

Vernal Equinox - 12PM Shadow Study





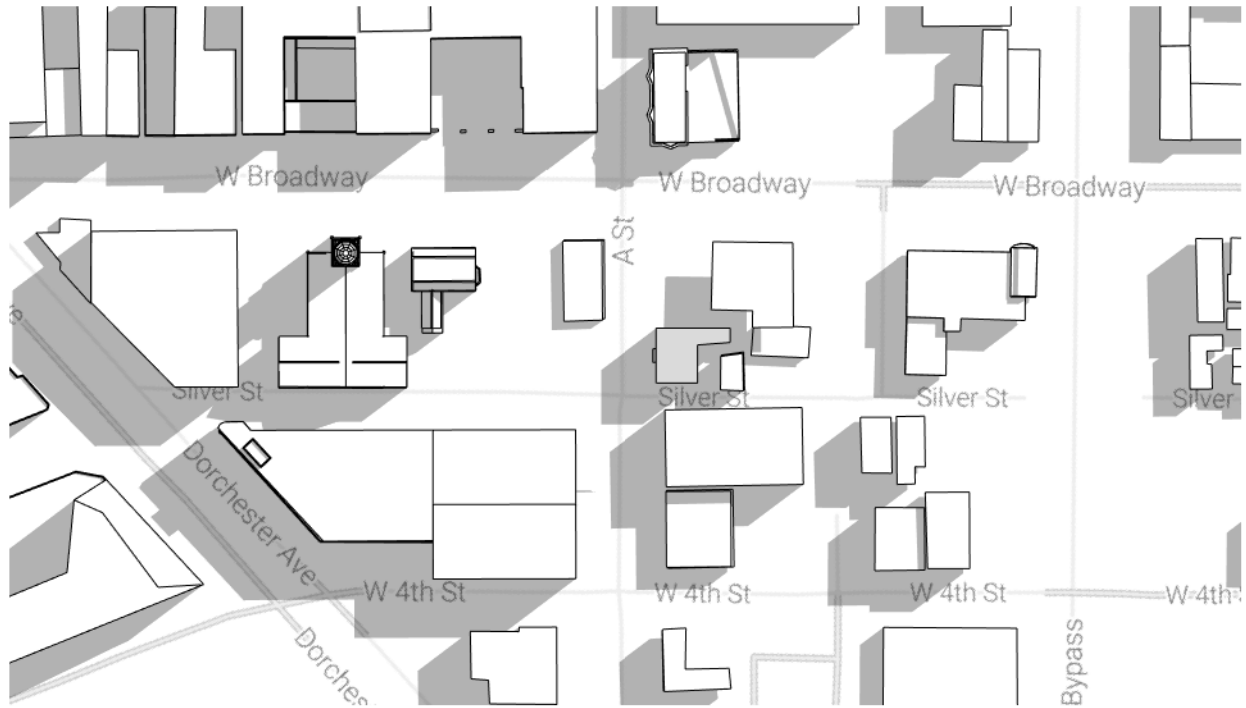
1 Phase: Existing
 Sun Date: 3/21 Sun Time: 3PM Sun Altitude: 39° Sun Azimuth: -137°



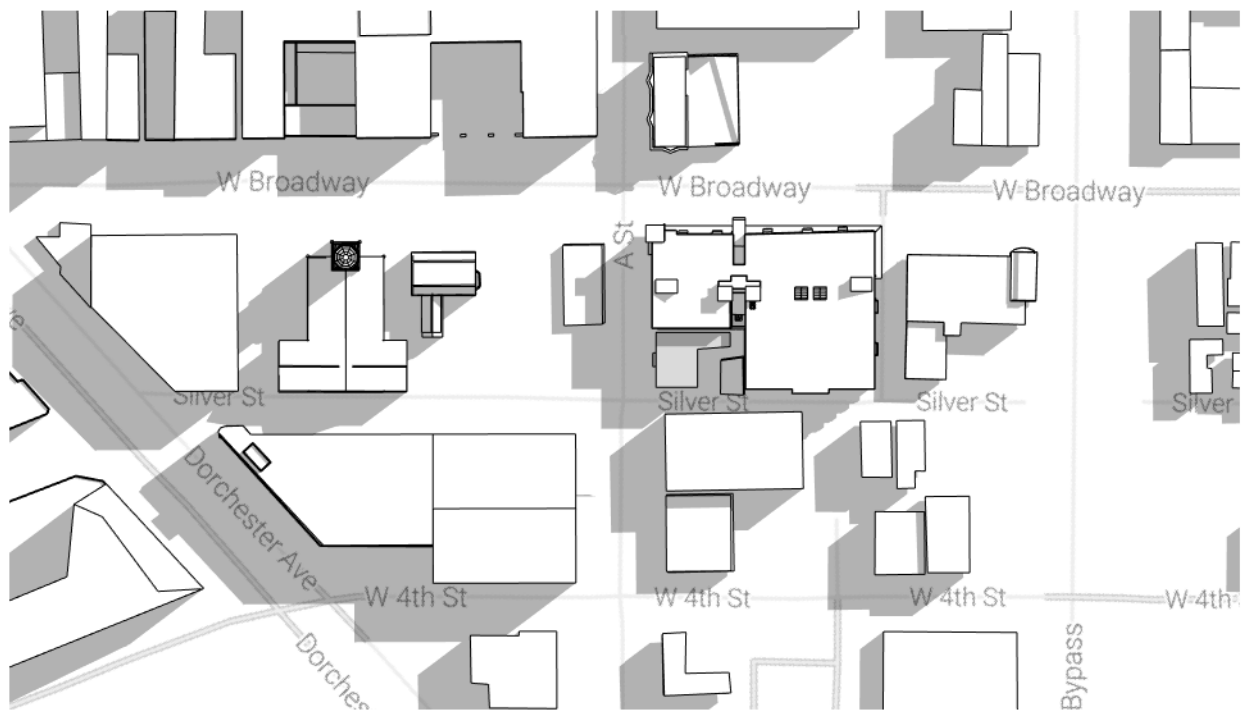
2 Phase: New Construction
 Sun Date: 3/21 Sun Time: 3PM Sun Altitude: 39° Sun Azimuth: -137°

Vernal Equinox - 3PM Shadow Study





1 Phase: Existing
 Sun Date: 6/21 Sun Time: 9AM Sun Altitude: 40° Sun Azimuth: 94°



2 Phase: New Construction
 Sun Date: 6/21 Sun Time: 9AM Sun Altitude: 40° Sun Azimuth: 94°

Summer Solstice - 9AM Shadow Study





1 Phase: Existing
 Sun Date: 6/21 Sun Time: 12PM Sun Altitude: 69° Sun Azimuth: 150°



2 Phase: New Construction
 Sun Date: 6/21 Sun Time: 12PM Sun Altitude: 69° Sun Azimuth: 150°

Summer Solstice - 12PM Shadow Study





① Phase: Existing
 Sun Date: 6/21 Sun Time: 3PM Sun Altitude: 56° Sun Azimuth: -114°



② Phase: New Construction
 Sun Date: 6/21 Sun Time: 3PM Sun Altitude: 56° Sun Azimuth: -114°

Summer Solstice - 3PM Shadow Study





1 Phase: Existing
 Sun Date: 6/21 Sun Time: 6PM Sun Altitude: 24° Sun Azimuth: -79°



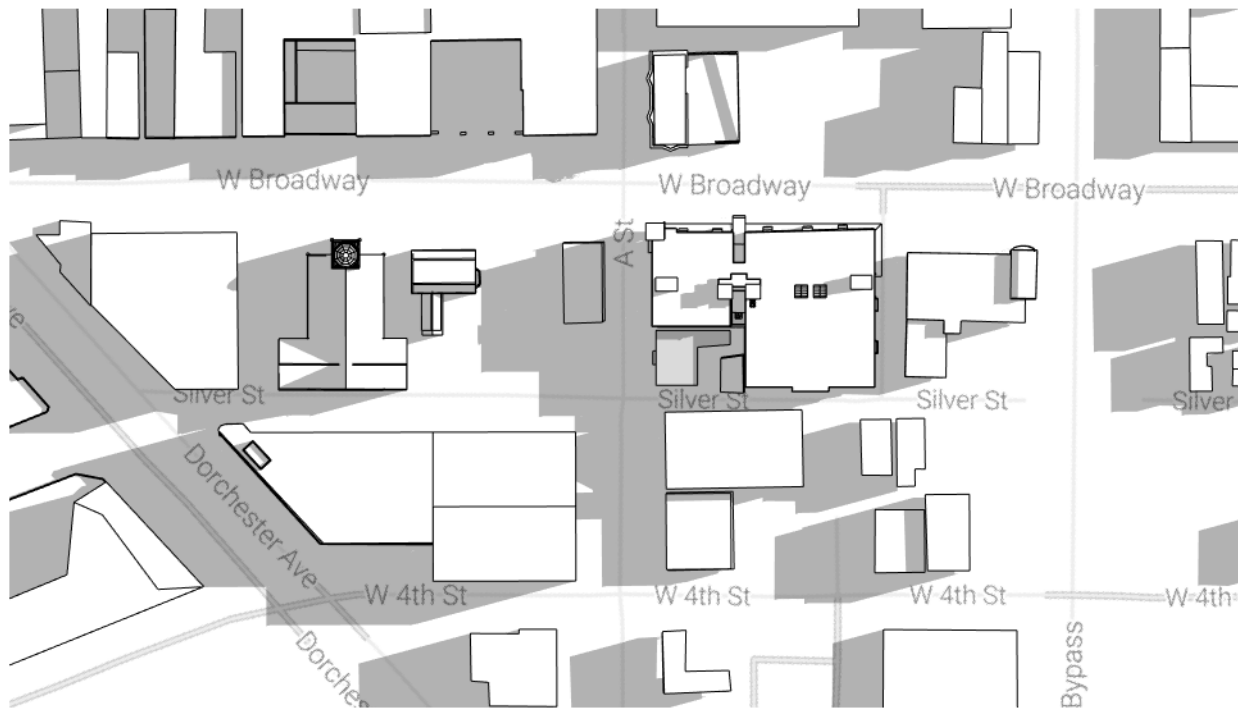
2 Phase: New Construction
 Sun Date: 6/21 Sun Time: 6PM Sun Altitude: 24° Sun Azimuth: -79°

Summer Solstice - 6PM Shadow Study





1 Phase: Existing
 Sun Date: 9/21 Sun Time: 9AM Sun Altitude: 26° Sun Azimuth: 115°



2 Phase: New Construction
 Sun Date: 9/21 Sun Time: 9AM Sun Altitude: 26° Sun Azimuth: 115°

Autumnal Equinox - 9AM Shadow Study





1 Phase: Existing
 Sun Date: 9/21 Sun Time: 12PM Sun Altitude: 48° Sun Azimuth: 166°



2 Phase: New Construction
 Sun Date: 9/21 Sun Time: 12PM Sun Altitude: 48° Sun Azimuth: 166°

Autumnal Equinox - 12PM Shadow Study





1 Phase: Existing
 Sun Date: 9/21 Sun Time: 3PM Sun Altitude: 38° Sun Azimuth: -133°



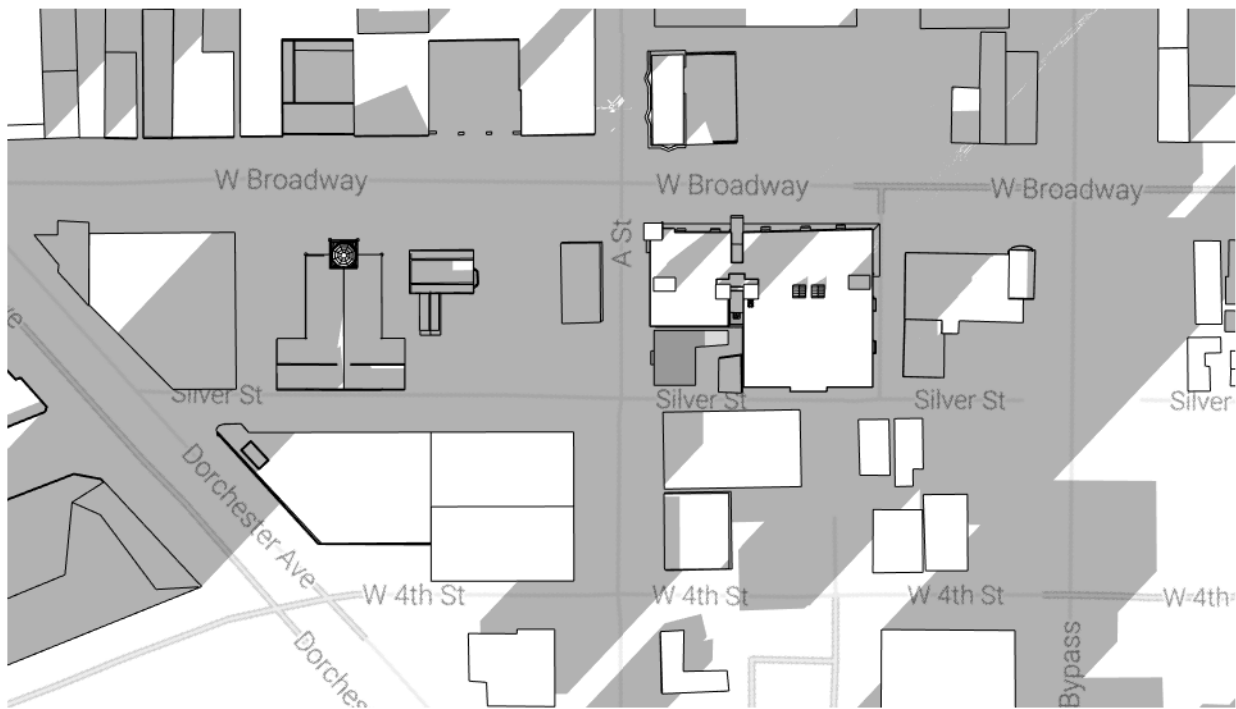
2 Phase: New Construction
 Sun Date: 9/21 Sun Time: 3PM Sun Altitude: 38° Sun Azimuth: -133°

Autumnal Equinox - 3PM Shadow Study





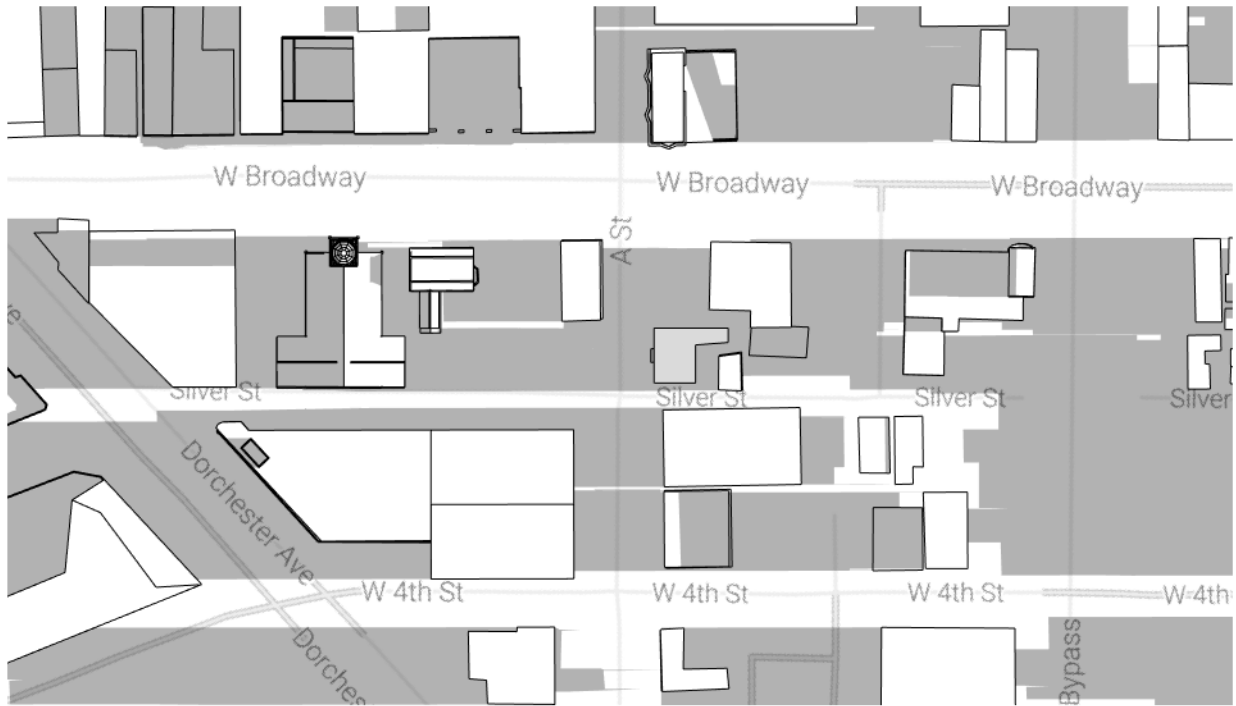
1 Phase: Existing
 Sun Date: 9/21 Sun Time: 6PM Sun Altitude: 8° Sun Azimuth: -96°



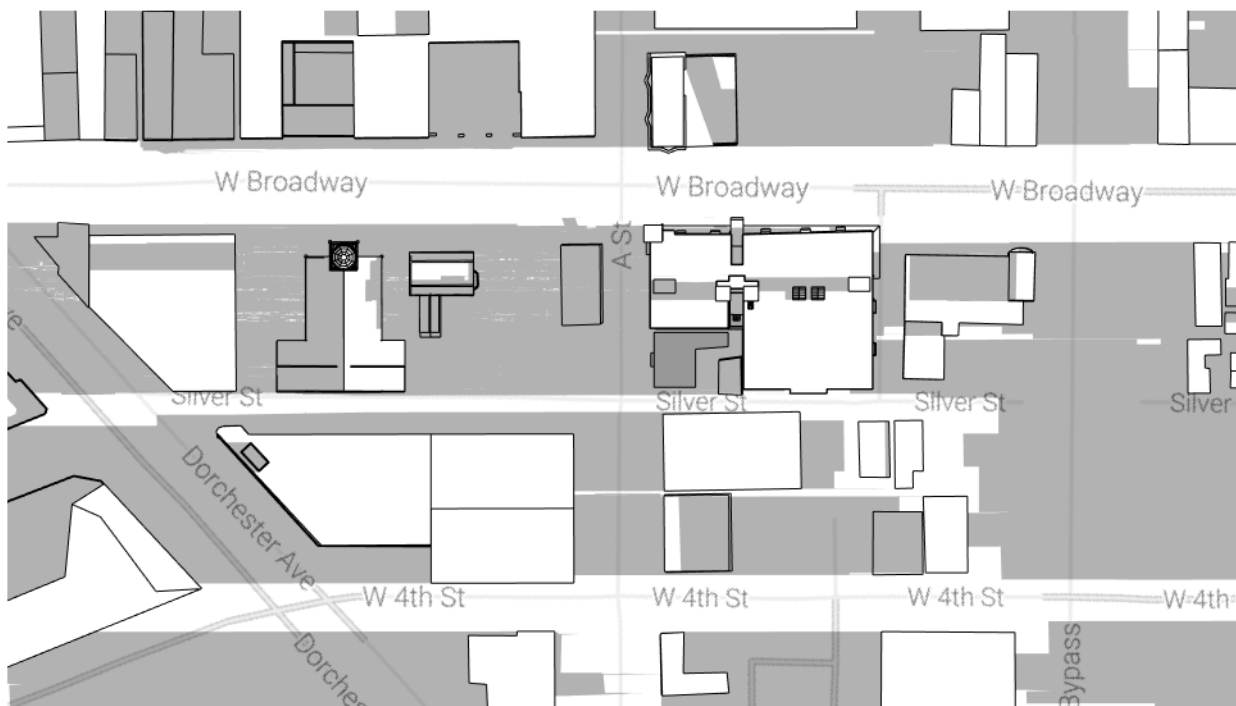
2 Phase: New Construction
 Sun Date: 9/21 Sun Time: 6PM Sun Altitude: 8° Sun Azimuth: -96°

Autumnal Equinox - 6 PM Shadow Study





1 Phase: Existing
 Sun Date: 12/21 Sun Time: 9AM Sun Altitude: 7° Sun Azimuth: 130°



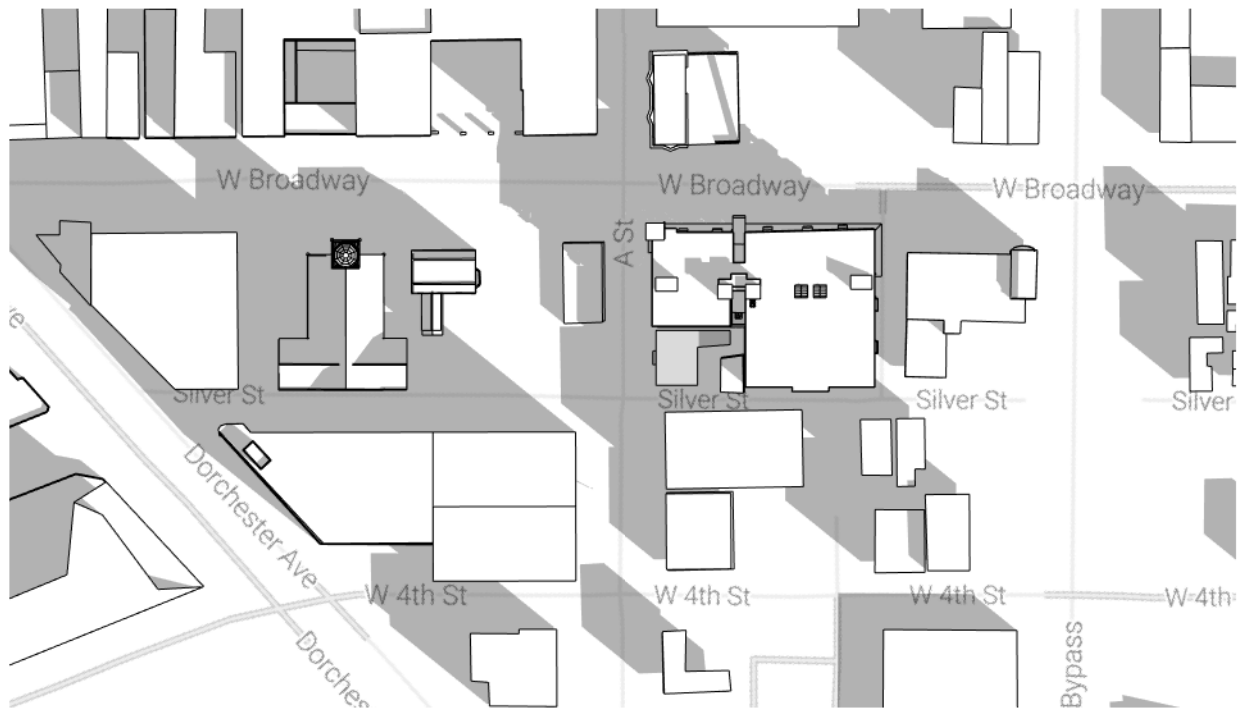
2 Phase: New Construction
 Sun Date: 12/21 Sun Time: 9AM Sun Altitude: 7° Sun Azimuth: 130°

Winter Solstice - 9AM Shadow Study





1 Phase: Existing
 Sun Date: 12/21 Sun Time: 12PM Sun Altitude: 24° Sun Azimuth: 169°



2 Phase: New Construction
 Sun Date: 12/21 Sun Time: 12PM Sun Altitude: 24° Sun Azimuth: 169°

Winter Solstice - 12pm Shadow Study





1 Phase: Existing
 Sun Date: 12/21 Sun Time: 3PM Sun Altitude: 17° Sun Azimuth: -147°



2 Phase: New Construction
 Sun Date: 12/21 Sun Time: 3PM Sun Altitude: 17° Sun Azimuth: -147°

Winter Solstice - 3PM Shadow Study





87-93 West Broadway, South Boston, MA

MLF
CONSULTING LLC

STEFANOV ARCHITECTS