



CV PROPERTIES LLC
Development ■ Investment

March 27, 2017

By Hand

Mr. Michael Rooney
Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, Massachusetts 02201-1007

Re: 105 West First Street, South Boston, MA

Dear Michael:

I am writing in connection with the proposed office building project to be located at 105 West First Street in South Boston (Project). Thank you for forwarding the comment letters received thus far by the Boston Planning & Development Agency (BPDA) on the Expanded Project Notification Form for the Project. This letter is a response to those comments, as follows:

1. Height. Commenters at the BPDA-sponsored community meeting and in some of the comment letters raised an issue about the height of the building, particularly at West Second Street, since the project site is a transition site between the St. Vincent neighborhood to the south and the Channel Center/Fort Point Channel neighborhood to the north. In response, we are proposing to lower the building by one floor. This will reduce the square footage of the building by over 15,000 square feet, to approximately 250,000 gross square feet in total, and the building will be 102 feet high at West First Street and approximately 90 feet high at West Second Street. (The Channel Center Garage is 102 feet high and the Artists For Humanity expansion project was approved by the BPDA at 95'-4" high.) Enclosed with this letter are revised perspectives showing these changes.
2. West Broadway/A Street Intersection. We support the community request that BTM consider adding a pedestrian-only cycle to the traffic signal sequence at this intersection, to facilitate safer pedestrian crossings. To the extent this requires financial support to BTM to implement this change, we are willing to include this financial commitment in our Transportation Access Plan Agreement (TAPA) with the Boston Transportation Department (BTM).
3. West Second Street pedestrian experience. We appreciate the community's concerns about the pedestrian experience along West Second Street. We are currently discussing with BTM the installation of improved signage and crosswalk striping at the West Second Street/B Street intersection that could



CV PROPERTIES LLC
Development ■ Investment

improve this experience, and will commit to those improvements in our TAPA.

4. Parking. We are confident that the 965 spaces at the Channel Center Garage will be sufficient to handle any parking overflow needs generated at the Project. As you know, that garage does not currently operate at capacity.
5. West Second Street entrances. We appreciate the feedback provided on the West Second Street entrance of the building and the desire for it to have more of a sense of presence, mirroring that of the nearby entrance to the Artists For Humanity building. Please see the revised perspectives enclosed with this letter for our design response.

As you know, we will be presenting the revised design for the Project at a design subcommittee meeting of the Boston Civic Design Commission on March 28th. We look forward to continuing to work with the BPDA, other City agencies, elected officials, community members and other stakeholders to shape a project that will be an exciting and productive addition to the South Boston community and the city.

Thank you for your assistance.

Sincerely,

Richard A. Galvin



CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





OFFICE BUILDING



CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street





CV PROPERTIES LLC
Development ■ Investment



105 W. First Street



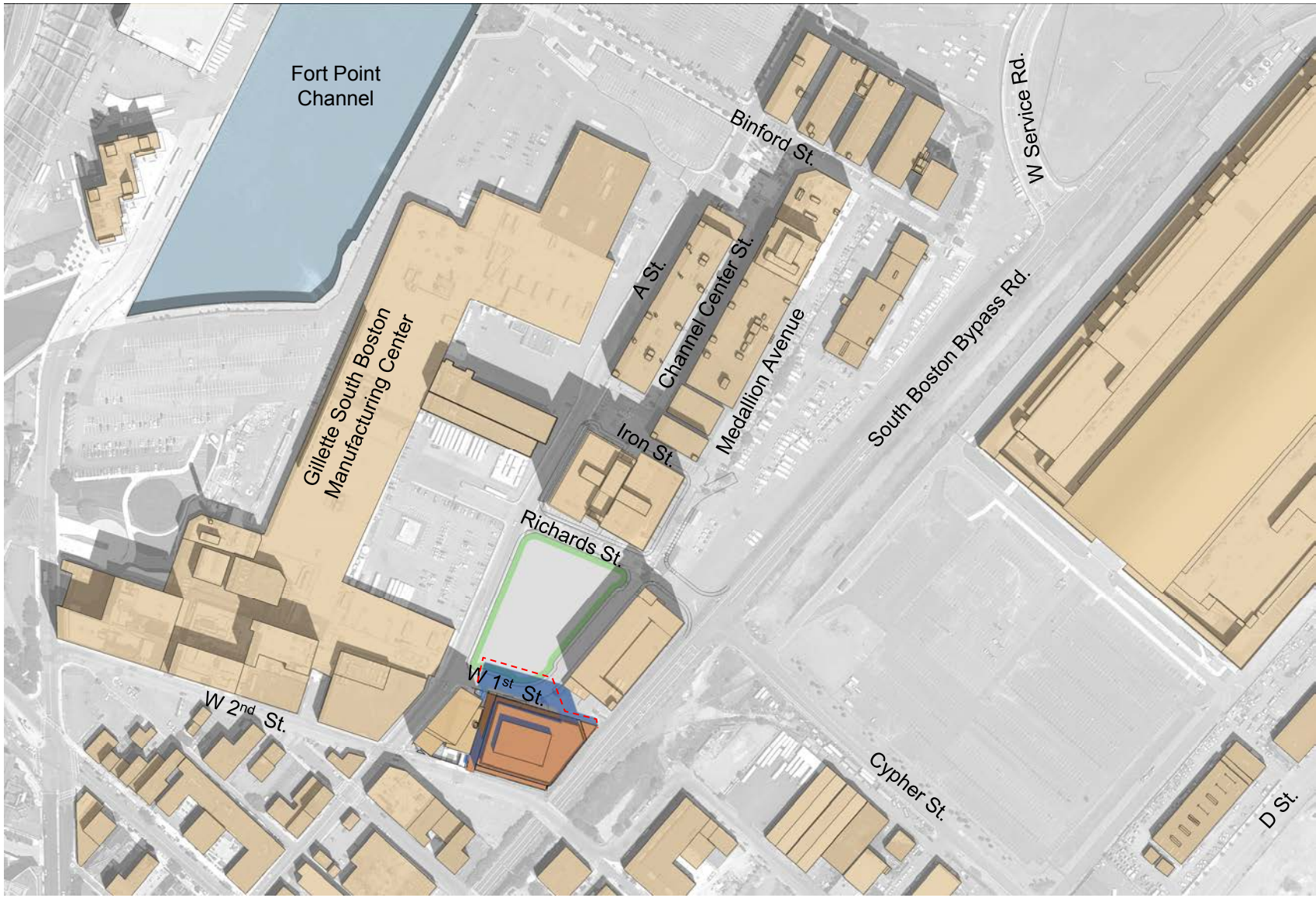


- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

MARCH 21
9:00 AM



105 1st STREET

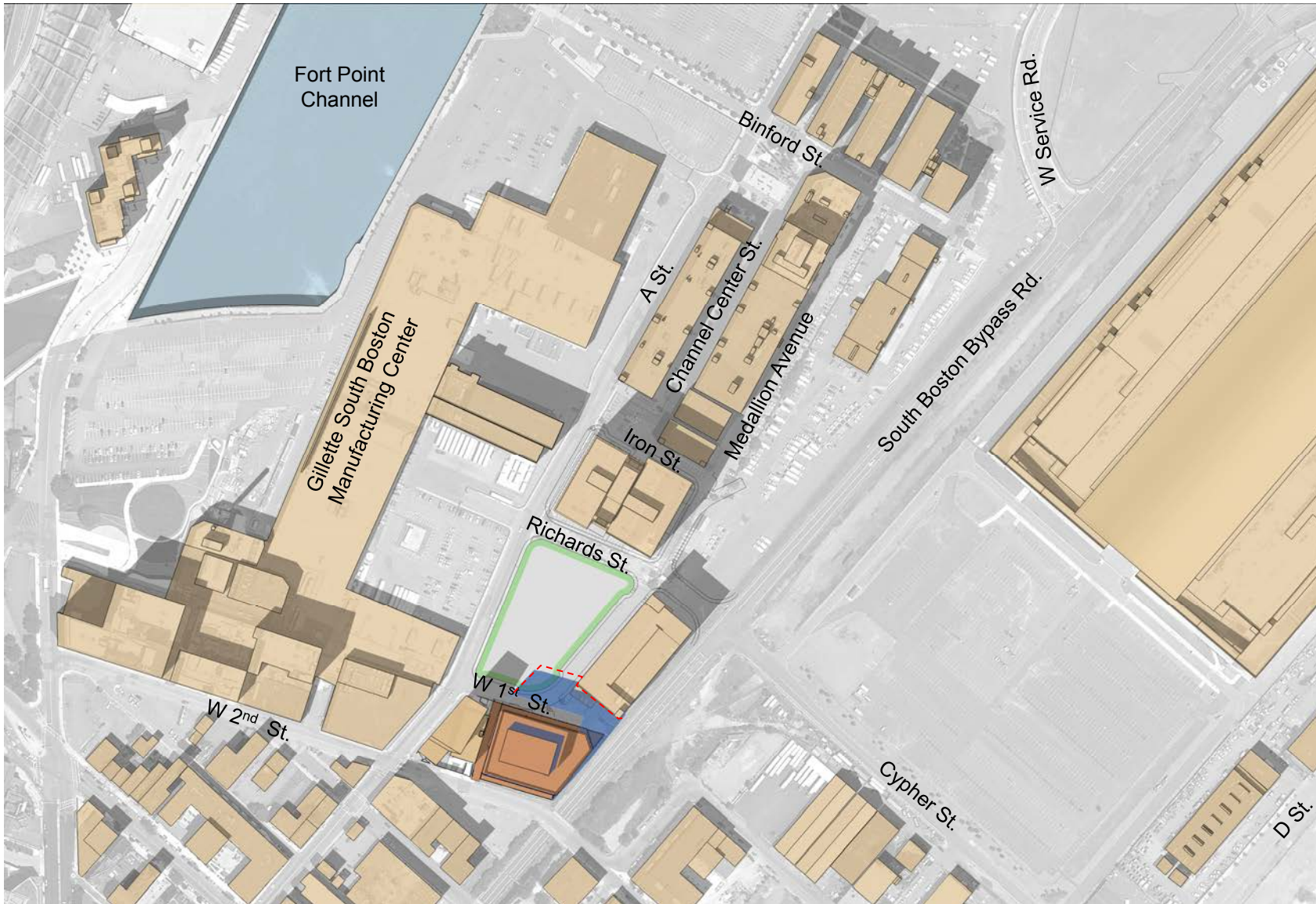


- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

MARCH 21
12:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

MARCH 21
3:00 PM



105 1st STREET



PROPOSED BUILDING



EXISTING SHADOW



PROPOSED SHADOW



OPEN SPACE



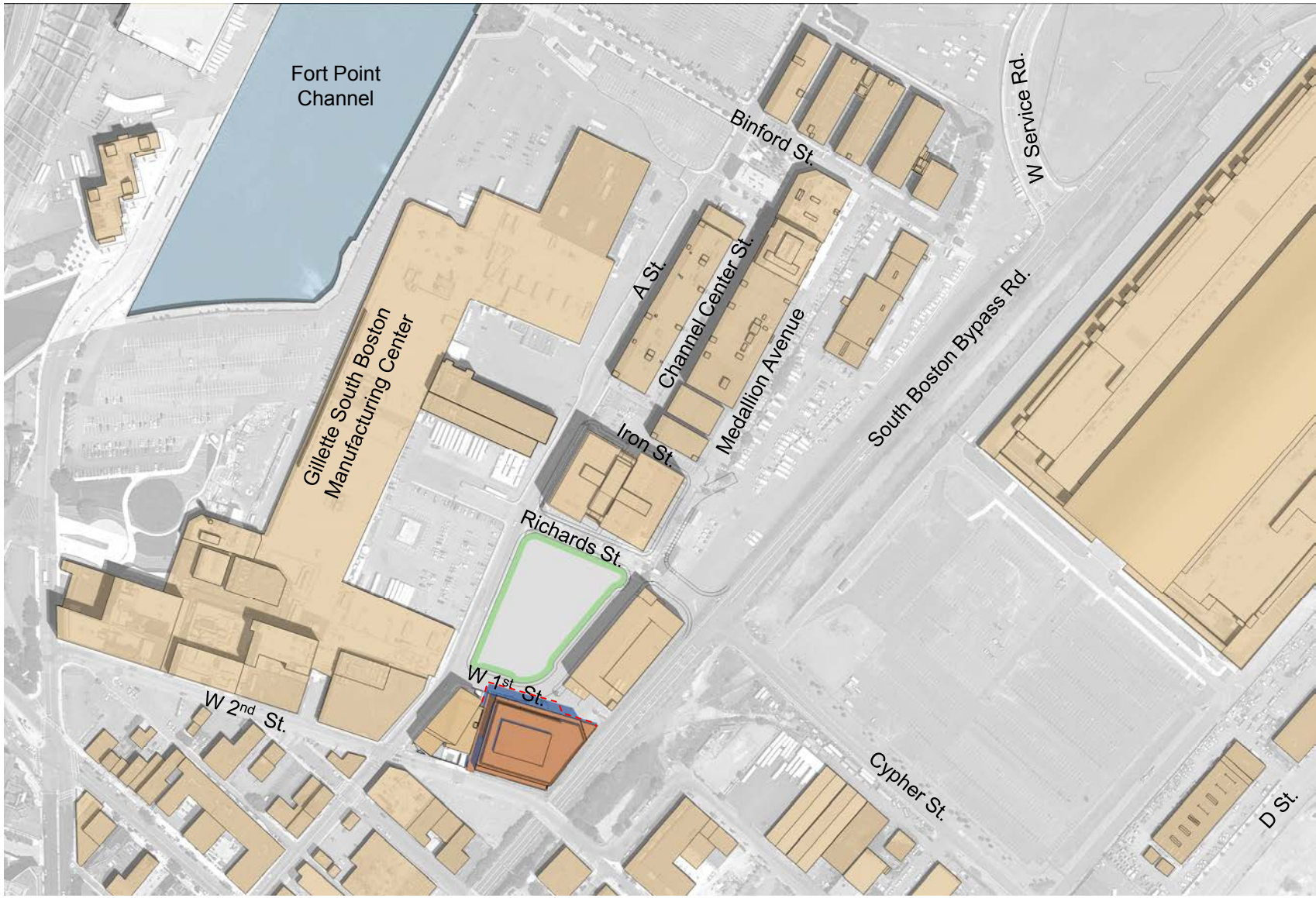
8 STORY BUILDING SHADOW EXTENT








JUNE 21
9:00 AM



105 1st STREET

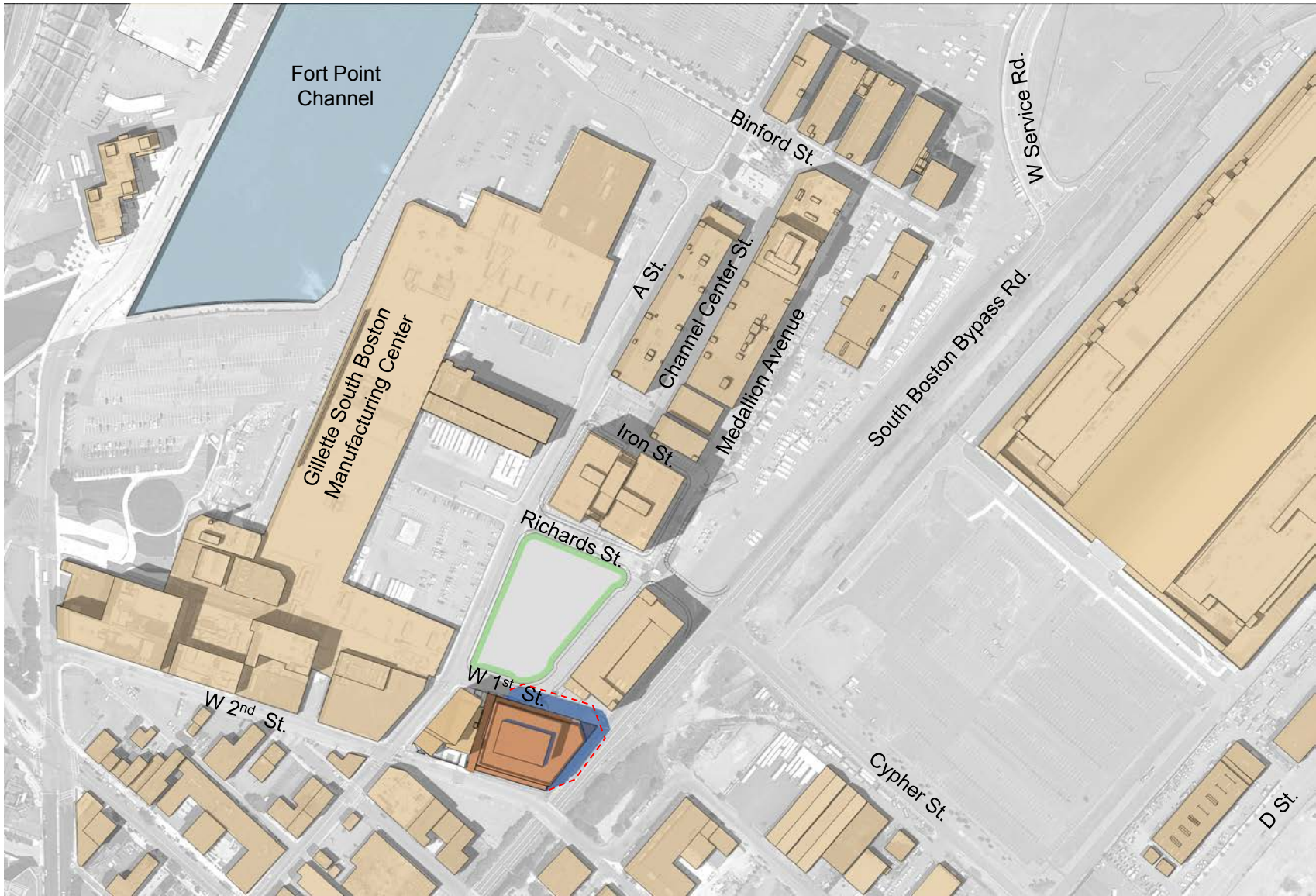


- PROPOSED BUILDING 
- EXISTING SHADOW 
- PROPOSED SHADOW 
- OPEN SPACE 
- 8 STORY BUILDING SHADOW EXTENT 

JUNE 21
12:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

JUNE 21
3:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

JUNE 21
6:00 PM



105 1st STREET

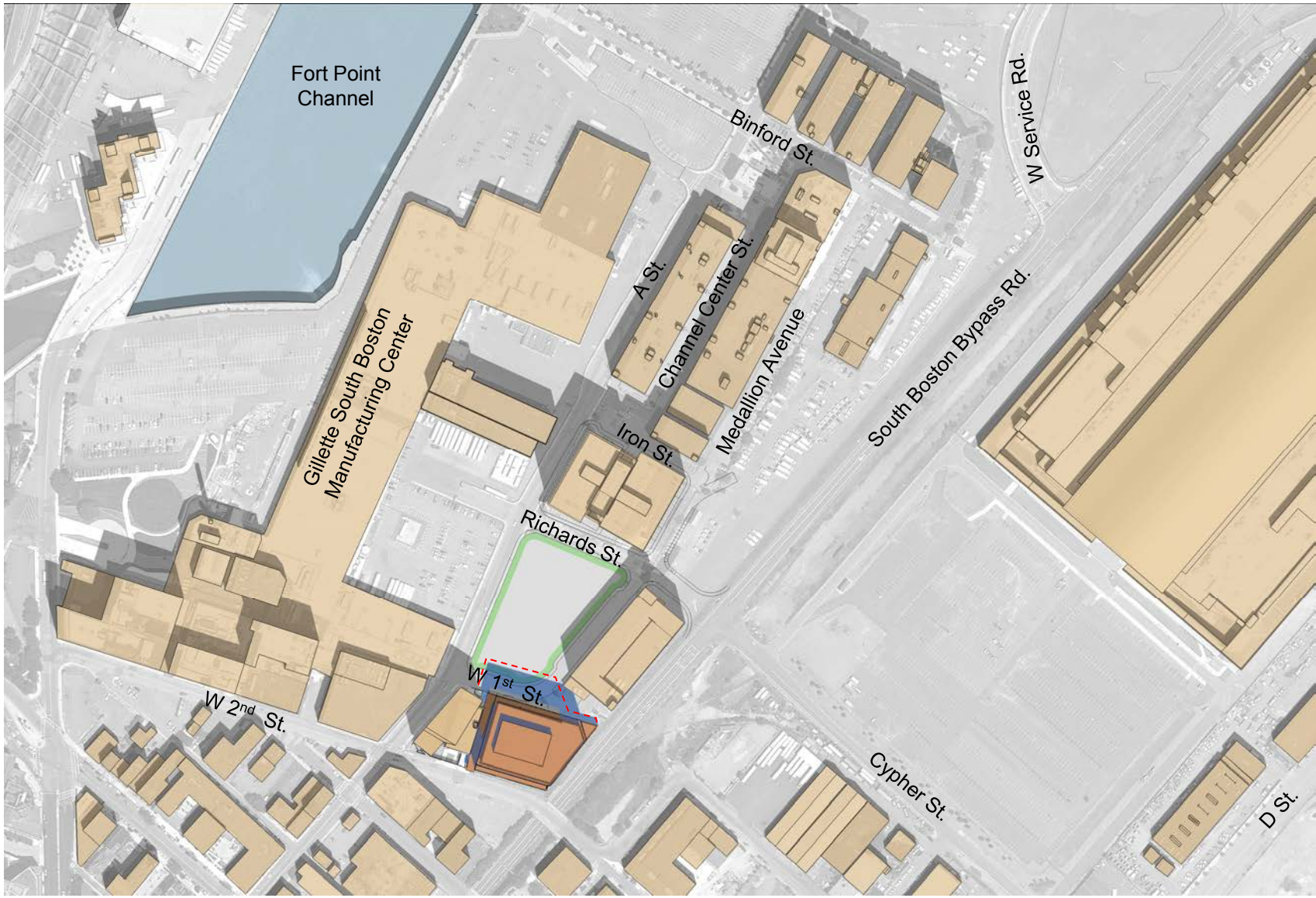


- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

SEPT 21
9:00 AM



105 1st STREET

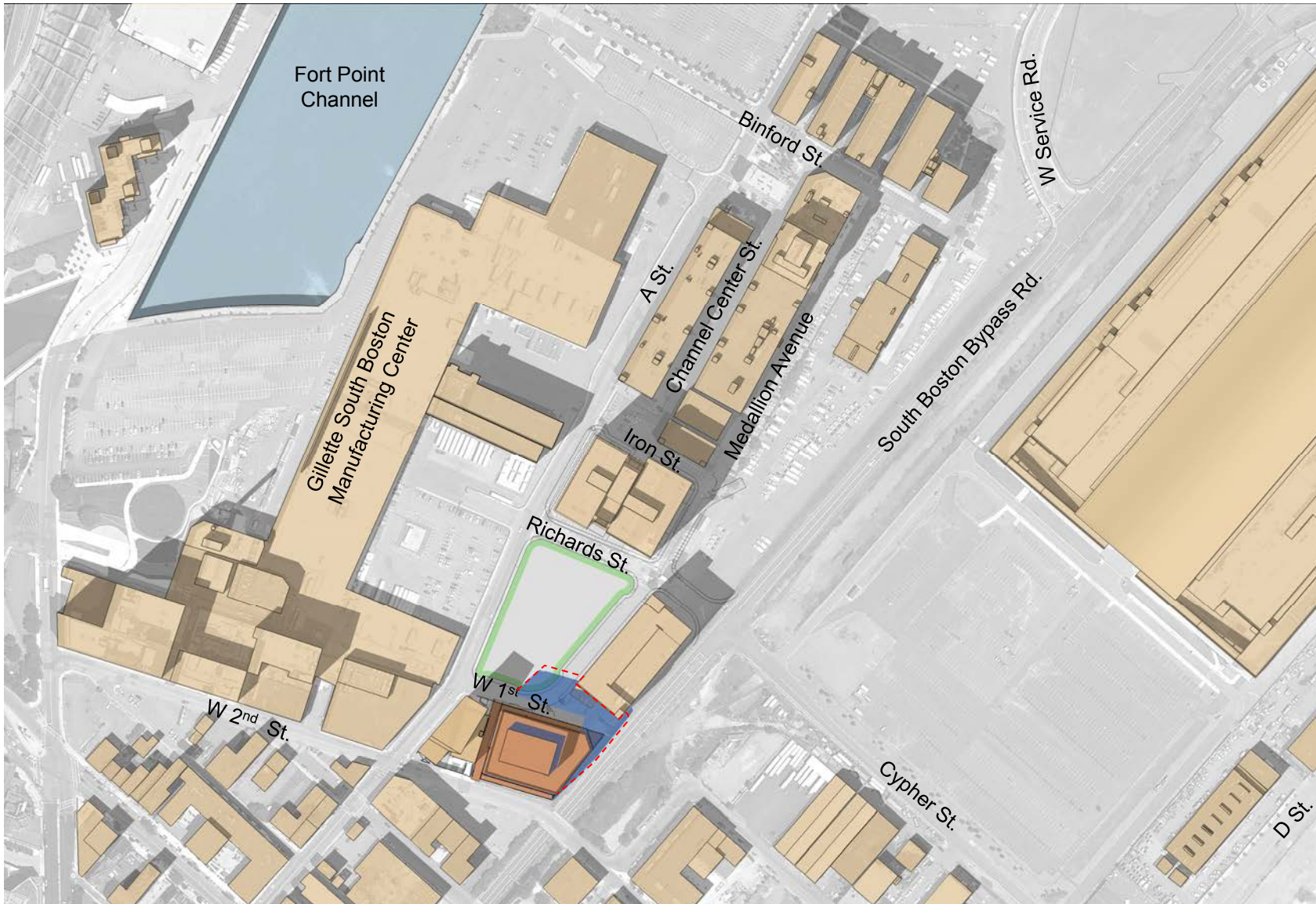


- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

SEPT 21
12:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

SEPT 21
3:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

SEPT 21
6:00 PM



105 1st STREET

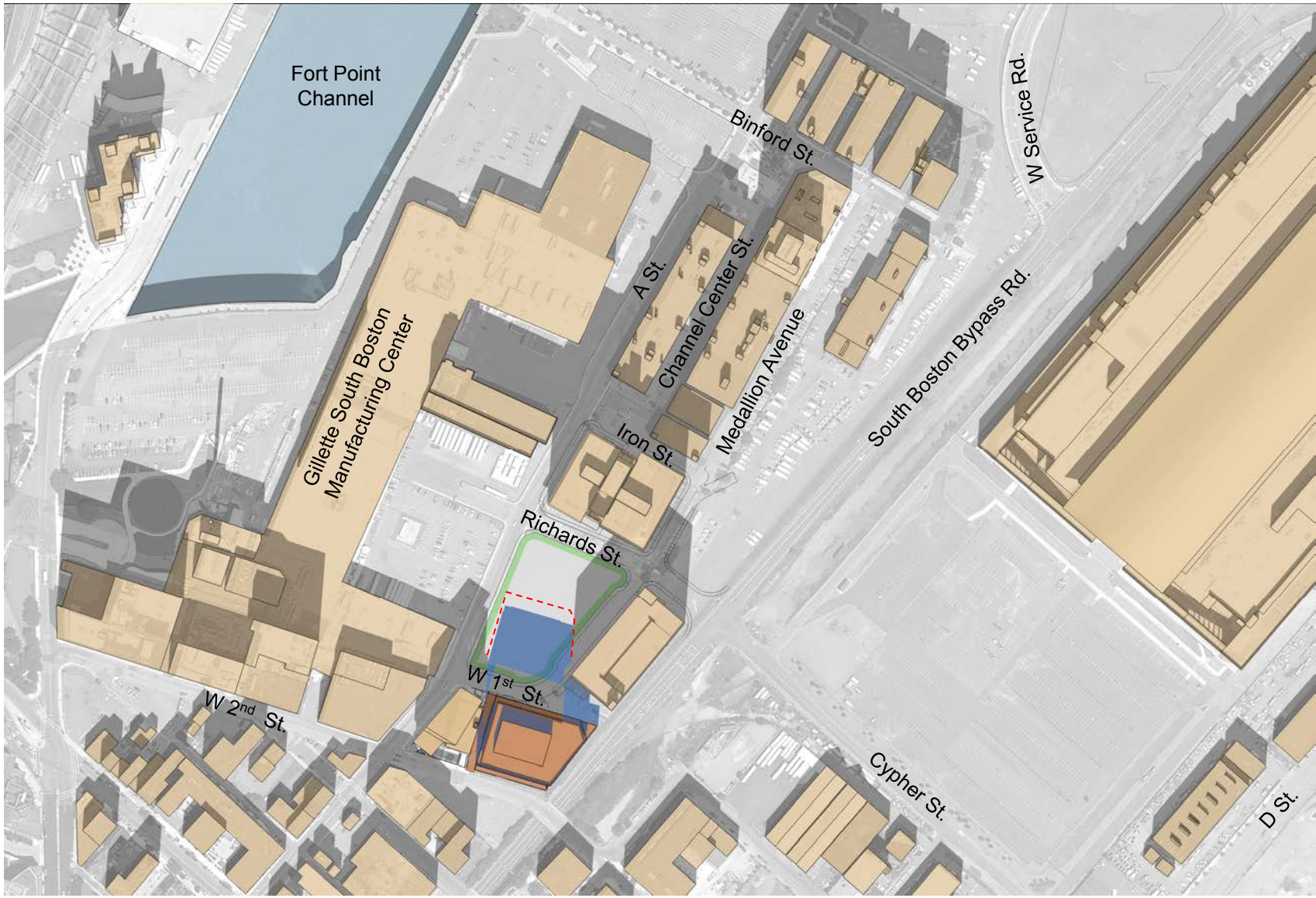


- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

DEC 21
9:00 AM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

DEC 21
12:00 PM



105 1st STREET



- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW
- OPEN SPACE
- 8 STORY BUILDING SHADOW EXTENT

DEC 21
3:00 PM



105 1st STREET