

# Community Meeting

105 W. First Street

• 12 April 2017



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105 W. First Street



# 105 W First St Project Overview

|                         |         |
|-------------------------|---------|
| Gross Sq Ft (Zoning)    | 250,000 |
| On Site Parking Spaces  | 35      |
| Number of Floors        | 7       |
| Height from W First St  | 102'    |
| Height from W Second St | 91'     |

## FAR Comparisons:

|                                    |     |
|------------------------------------|-----|
| One Channel Center                 | 8.7 |
| Channel Center Garage              | 7.2 |
| Artists For Humanity (Approved)    | 3.8 |
| 14 W Broadway (under construction) | 6.2 |

**105 W First St (Proposed)** **5.9**



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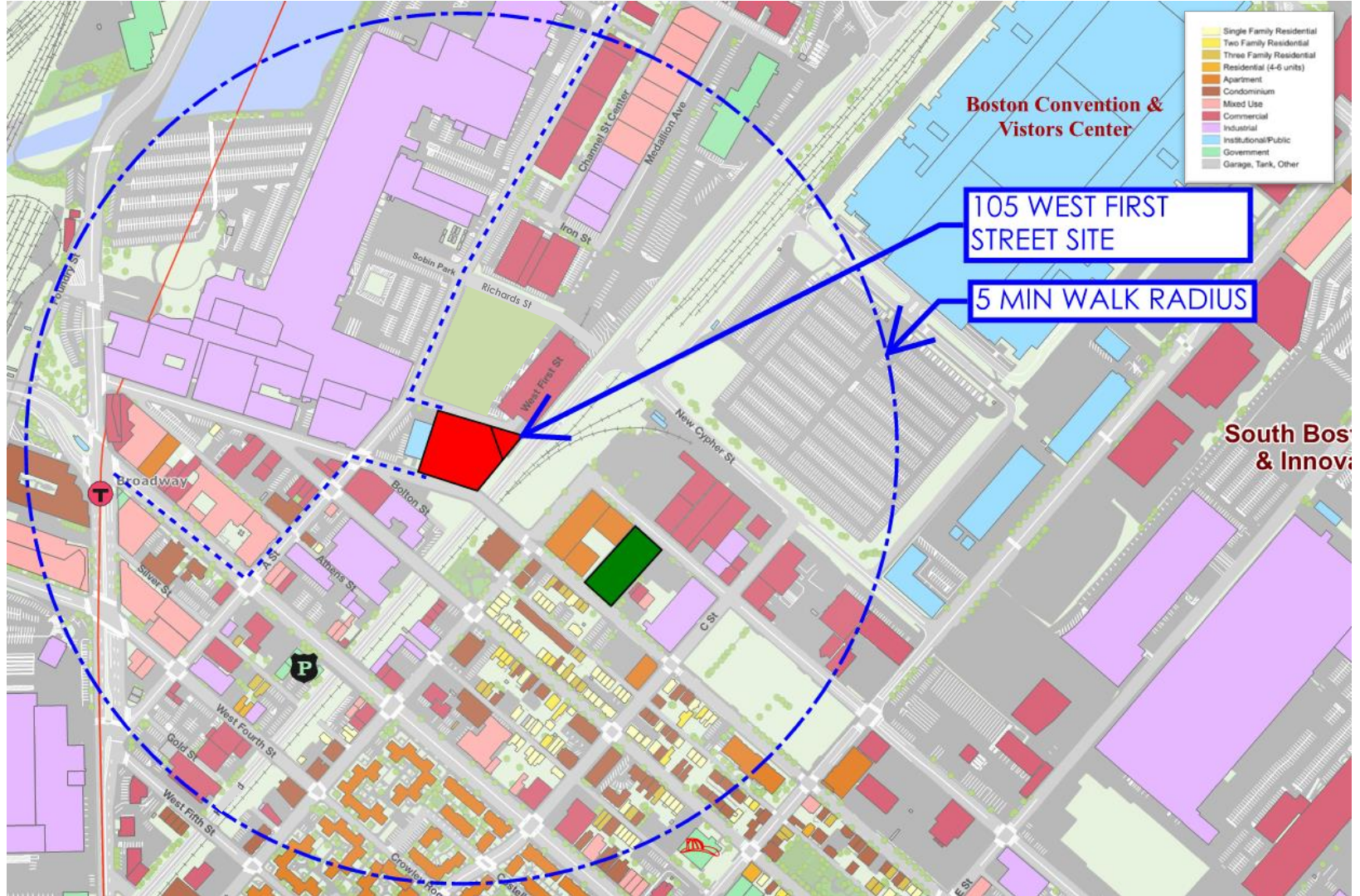


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# Site Context Plan

## Enlarged Map



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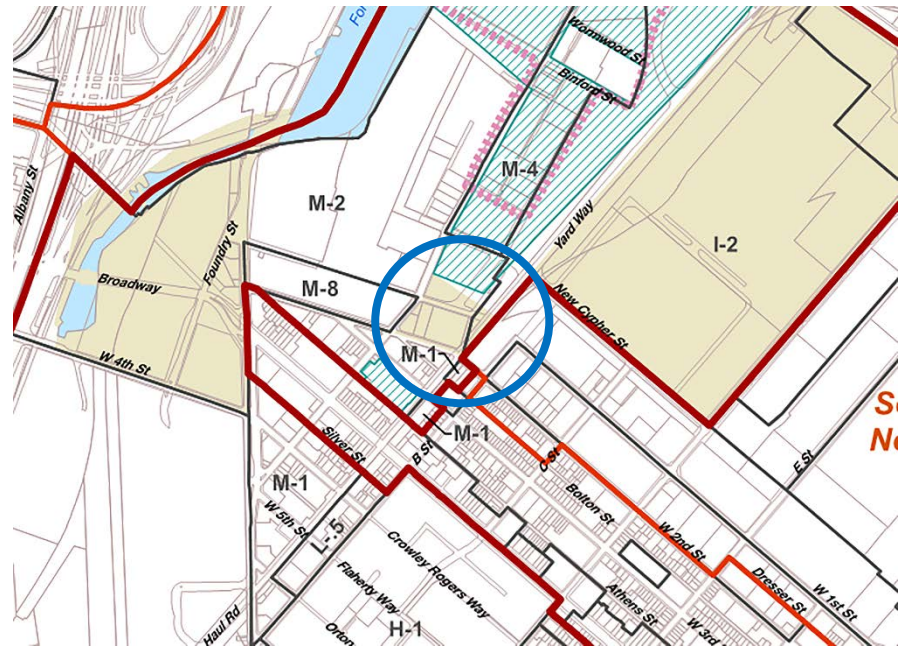
# Underlying Zoning

## Existing Zoning

- Primarily M-2 (Restricted Industrial)
- Restricted Parking Overlay District
- Subarea "B" – South Boston Waterfront Interim Planning Overlay – Article 27P

## Existing Zoning Controls

- Maximum Building Height – 125 feet
- Maximum FAR 2.0
- Rear Yard Set Back 12 feet



# Adjacent Development Context Map

## Channel Center and Channel Center Garage



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# Public Lobby Design Studies

## Lower Lobby Design



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# Public Lobby Design Studies

## Upper Lobby Design



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# Materials

## Precedent Images - Fiber Cement Cladding



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## Precedent Images - Fiber Cement Cladding



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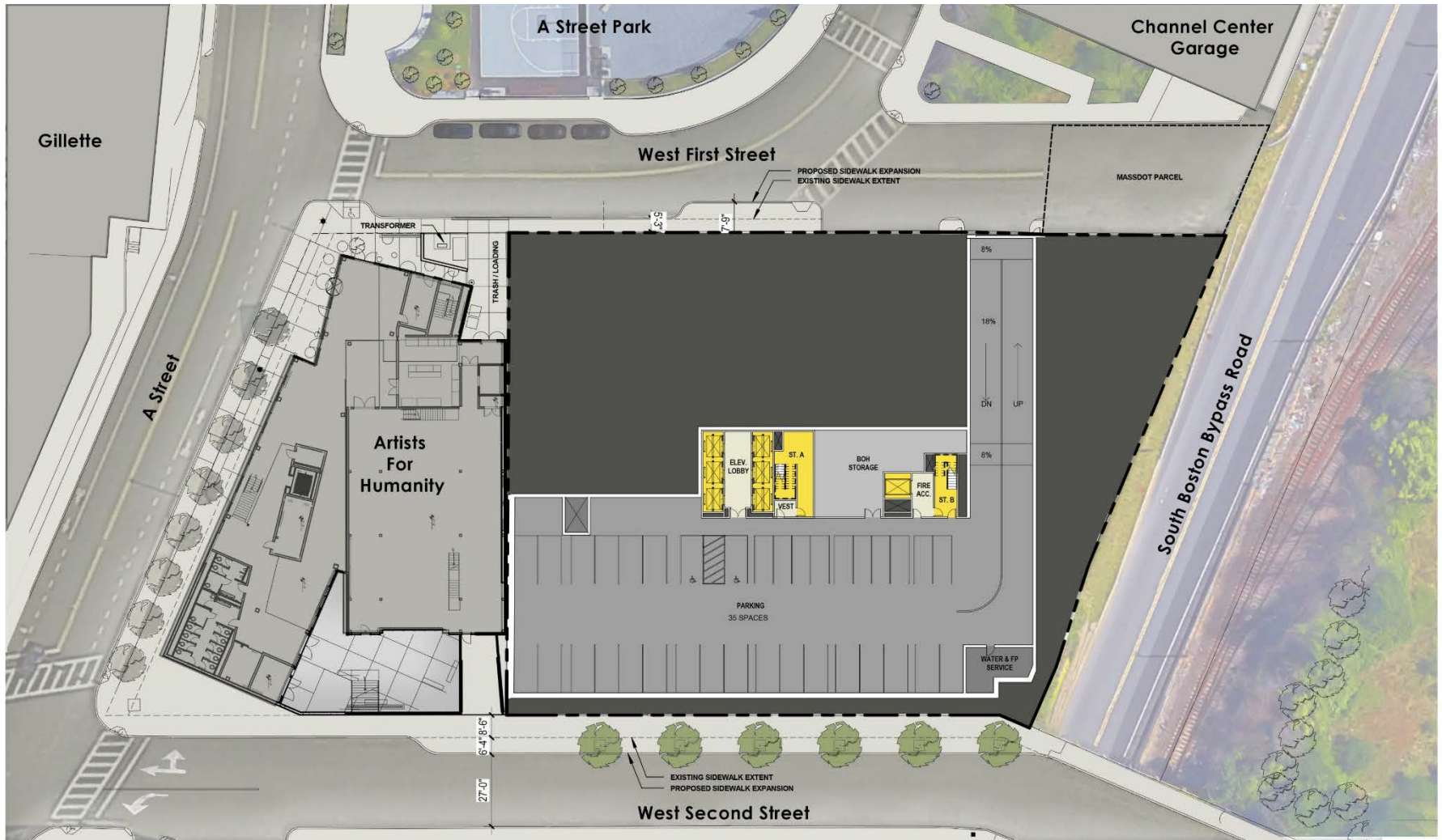


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# Lower Level Parking



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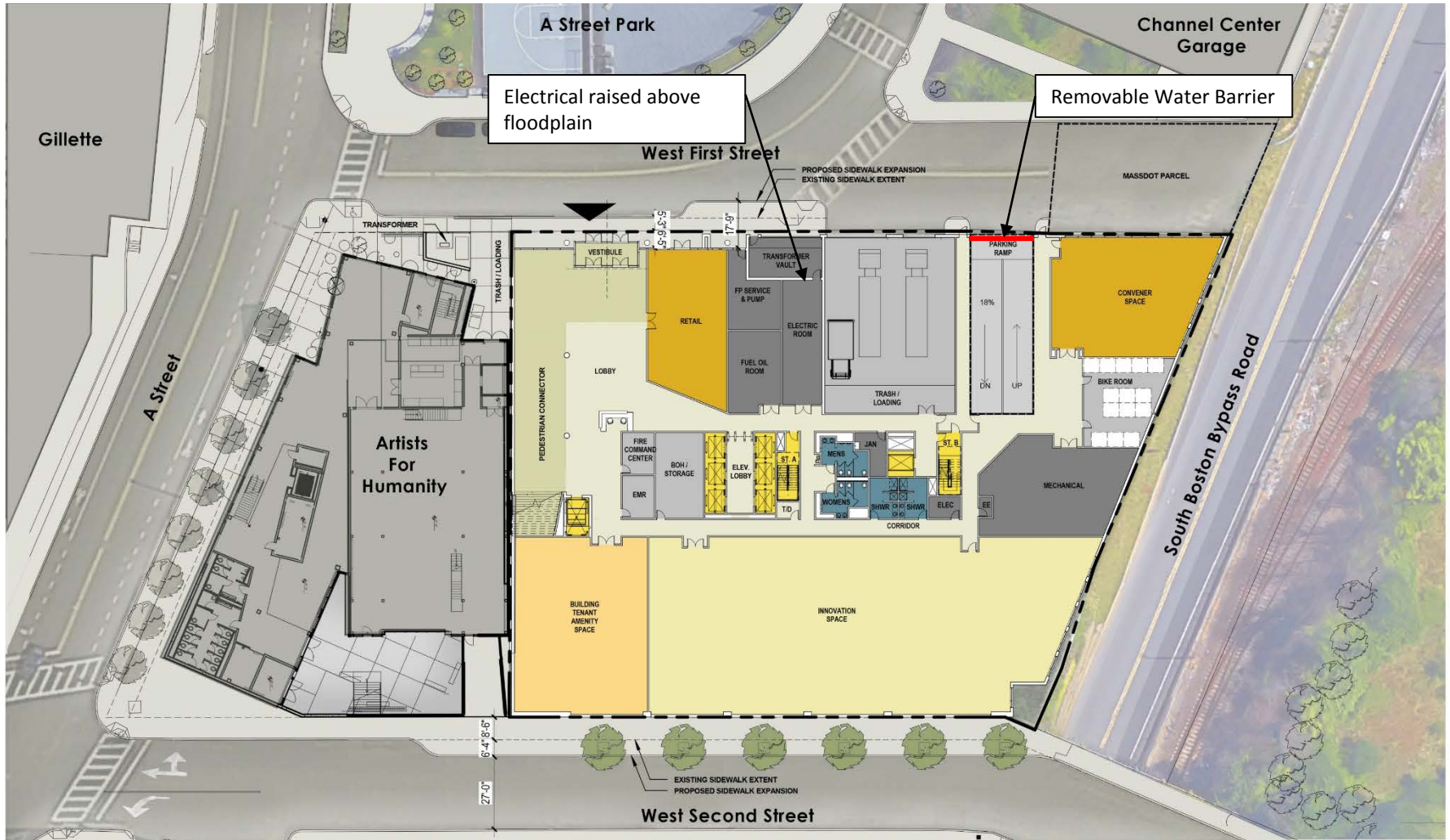


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# Ground Floor

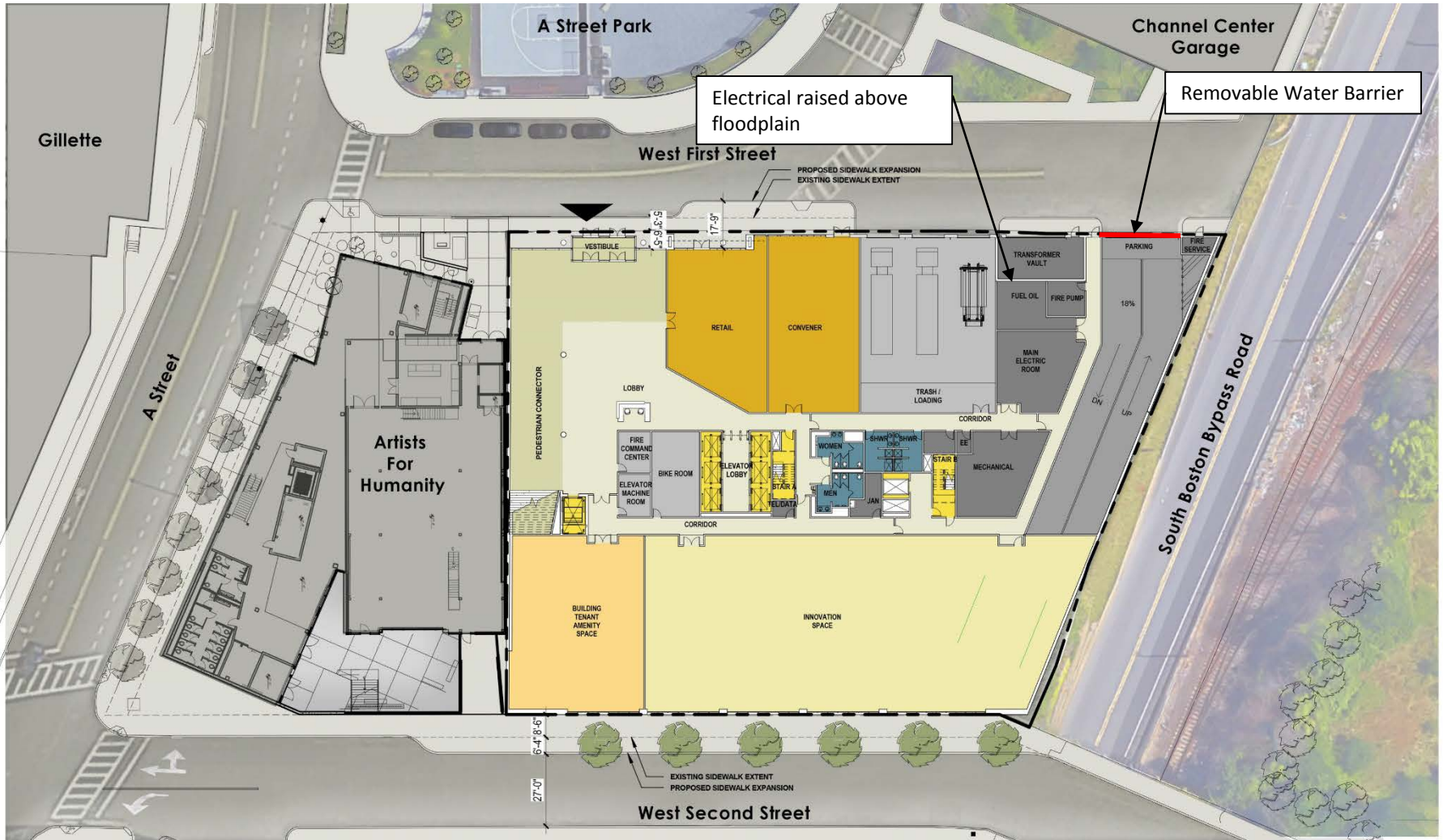
|                                |                                    |
|--------------------------------|------------------------------------|
| 100 Year Floodplain:           | 16.5' (BCB)                        |
| Existing Grade @ First Street: | 16.81'                             |
| Proposed Grade @ First Street: | 17.16 (+5" above 100 year flood)   |
| Transformer Pad Height:        | 18.66' (+22" above 100 year flood) |



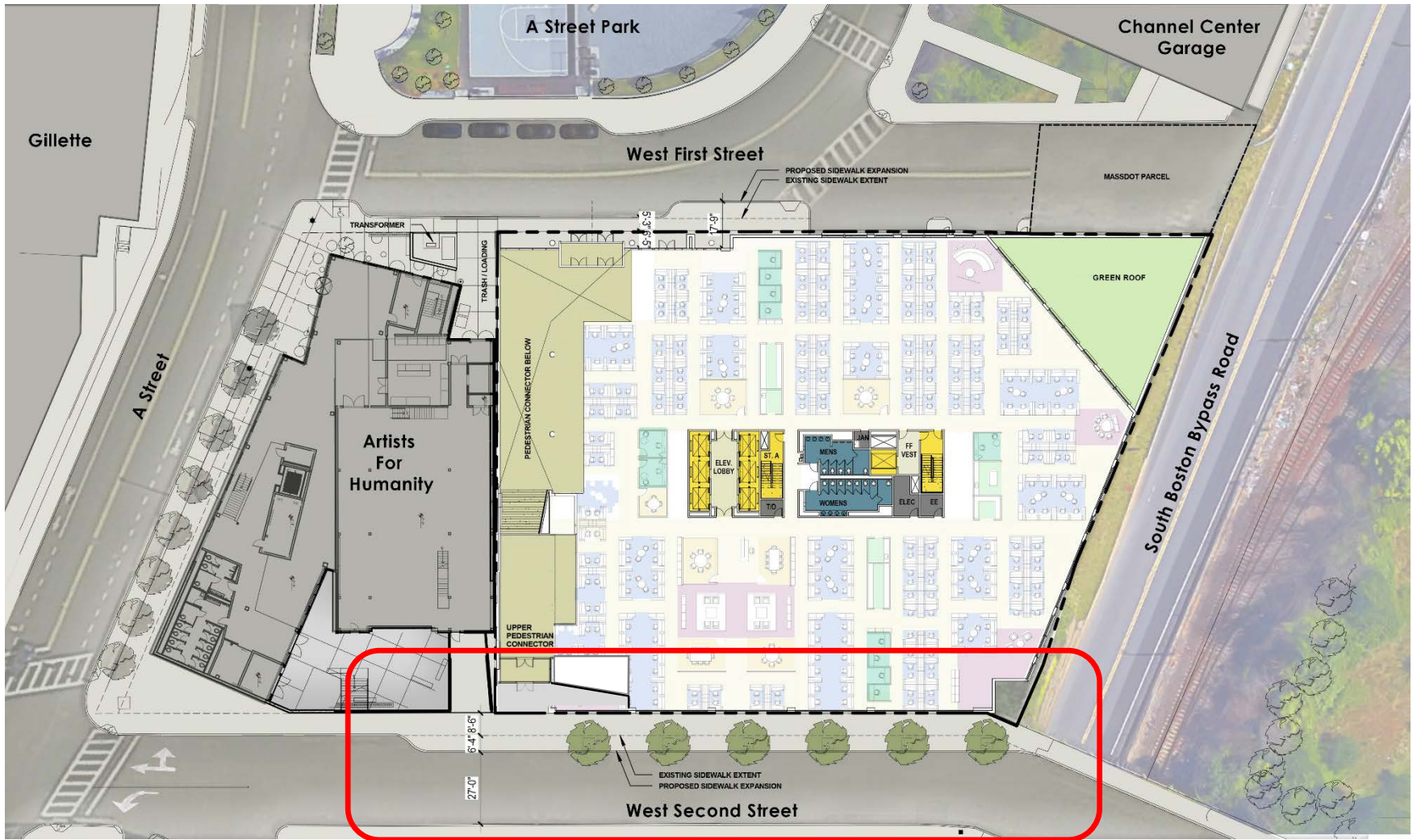
# Alternate Floor Plan

## Ground Floor

|                                |                                    |
|--------------------------------|------------------------------------|
| 100 Year Floodplain:           | 16.5' (BCB)                        |
| Existing Grade @ First Street: | 16.81'                             |
| Proposed Grade @ First Street: | 17.16 (+5" above 100 year flood)   |
| Transformer Pad Height:        | 18.66' (+22" above 100 year flood) |



# Level 2



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# Proposed Improvements to West Second Street



- Increase width of existing sidewalk from 6'-5" to 14'- 0" +/-
- Plant street trees
- New street lighting
- New widened entrance



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# Innovation Space

## Examples



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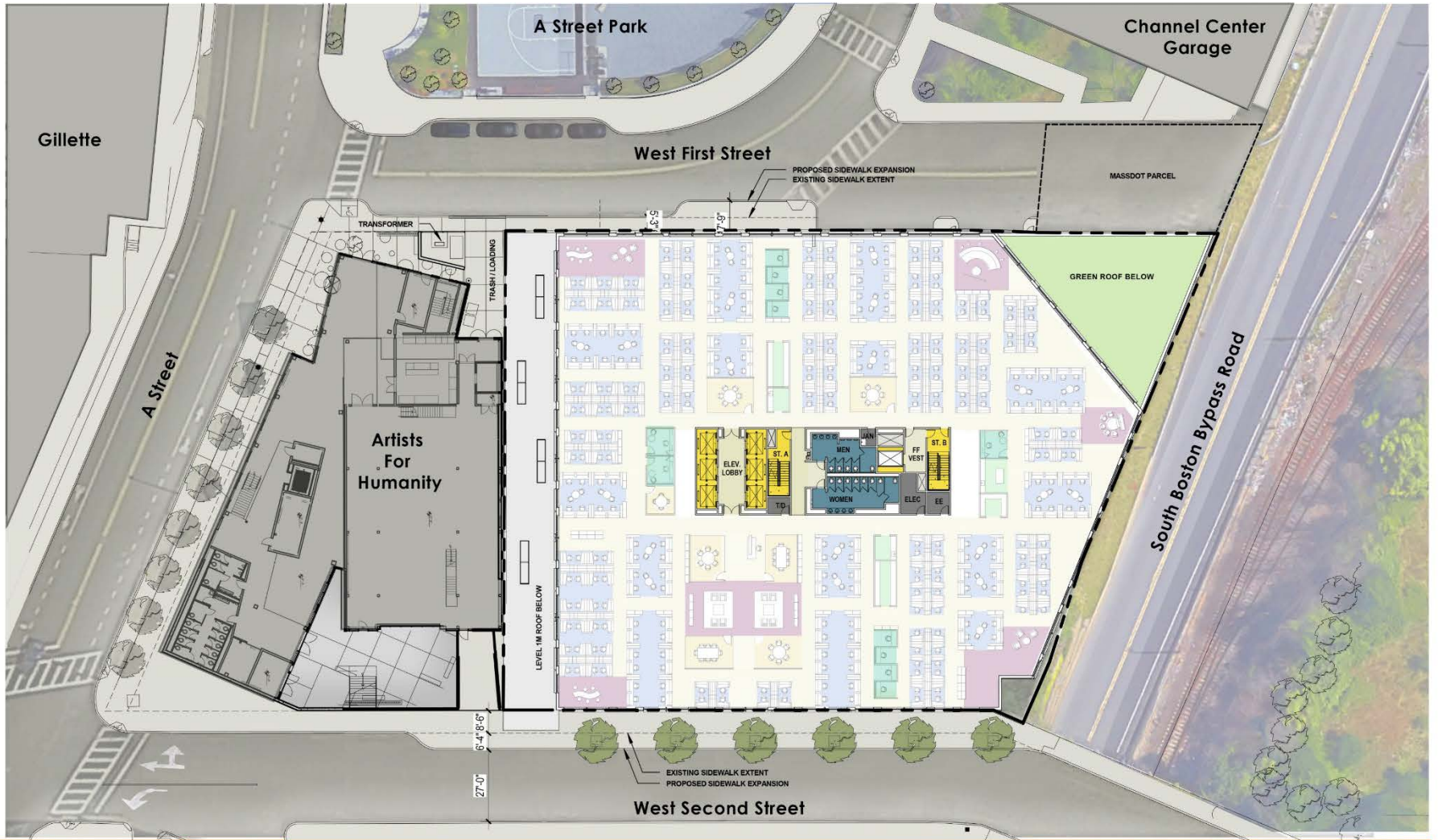


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# Typical Floor Plan

Levels 3, 4, 5, & 6



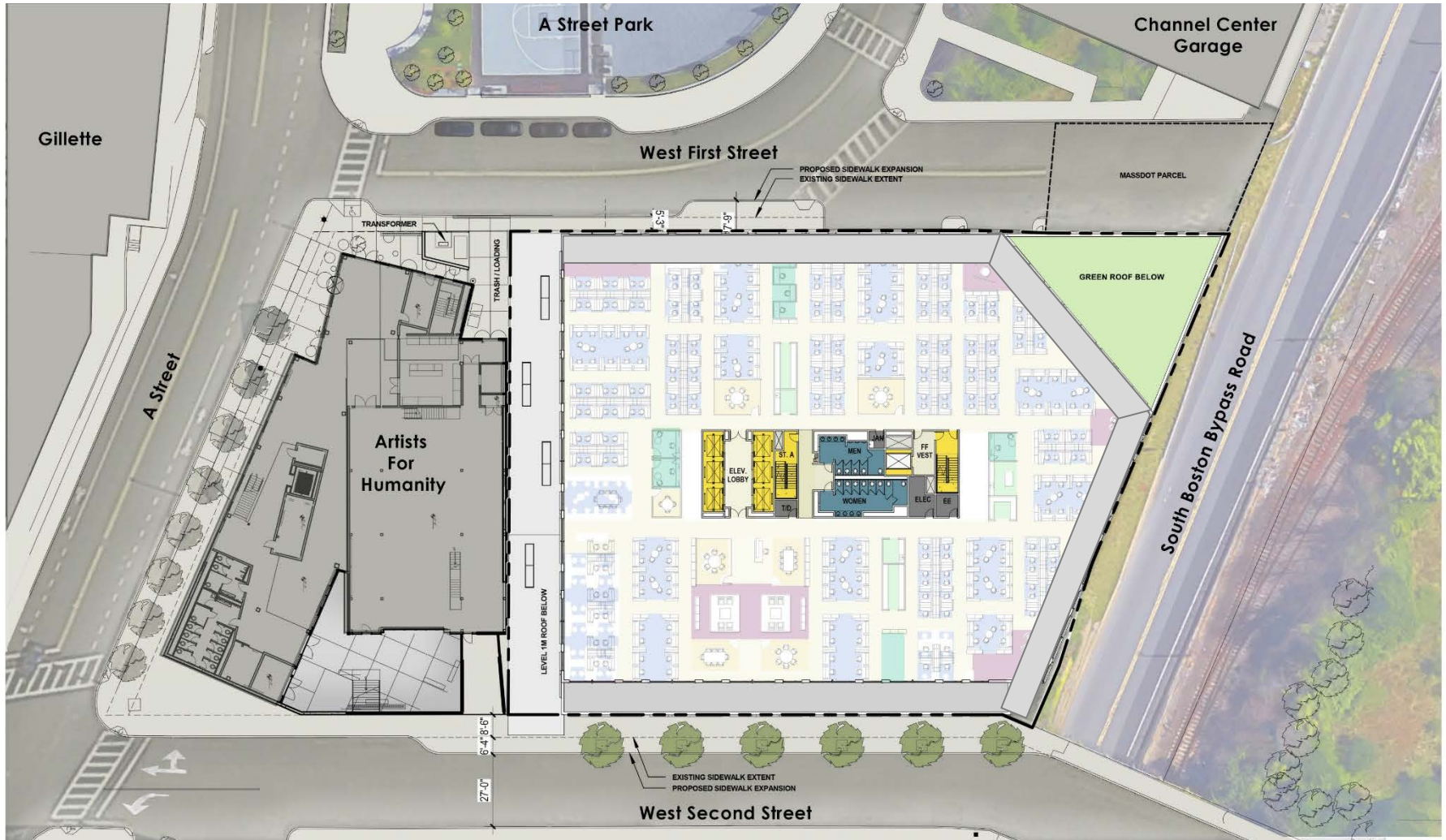
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# Levels 7



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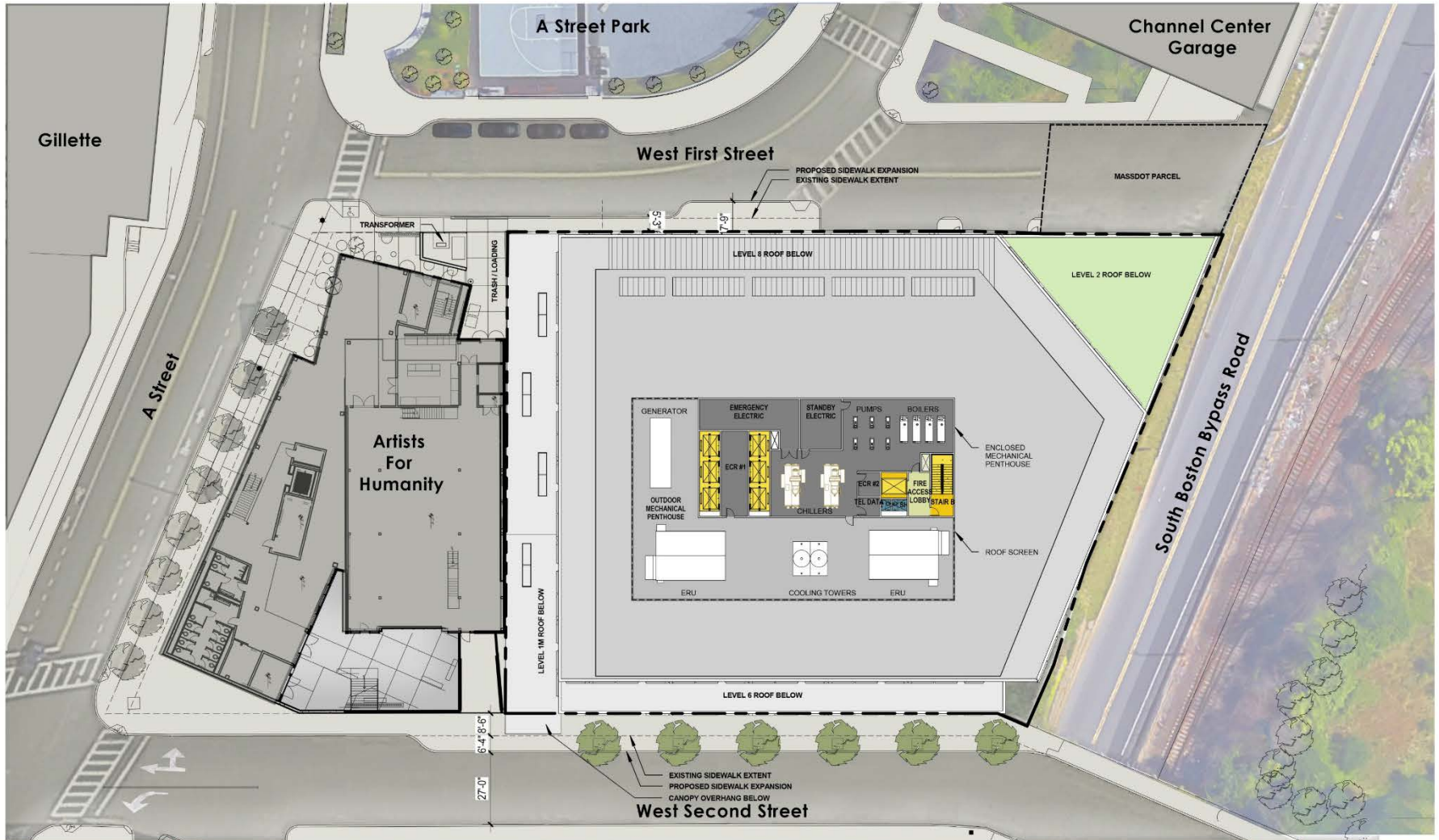


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# Penthouse Plan



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PROPOSED BUILDING 

EXISTING SHADOW 

PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

MARCH 21  
9:00 AM





PROPOSED BUILDING



EXISTING SHADOW



PROPOSED SHADOW



OPEN SPACE



8 STORY BUILDING SHADOW EXTENT



MARCH 21  
12:00 PM





PROPOSED BUILDING 

EXISTING SHADOW 

PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

MARCH 21  
3:00 PM





PROPOSED BUILDING

EXISTING SHADOW

PROPOSED SHADOW

OPEN SPACE

8 STORY BUILDING SHADOW EXTENT

JUNE 21  
9:00 AM





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8 STORY BUILDING SHADOW EXTENT 

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PROPOSED BUILDING



EXISTING SHADOW



PROPOSED SHADOW



OPEN SPACE



8 STORY BUILDING SHADOW EXTENT



JUNE 21  
3:00 PM







PROPOSED BUILDING 

EXISTING SHADOW 

PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

JUNE 21  
6:00 PM





PROPOSED BUILDING



EXISTING SHADOW



PROPOSED SHADOW



OPEN SPACE



8 STORY BUILDING SHADOW EXTENT



SEPT 21  
9:00 AM





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SEPT 21  
12:00 PM





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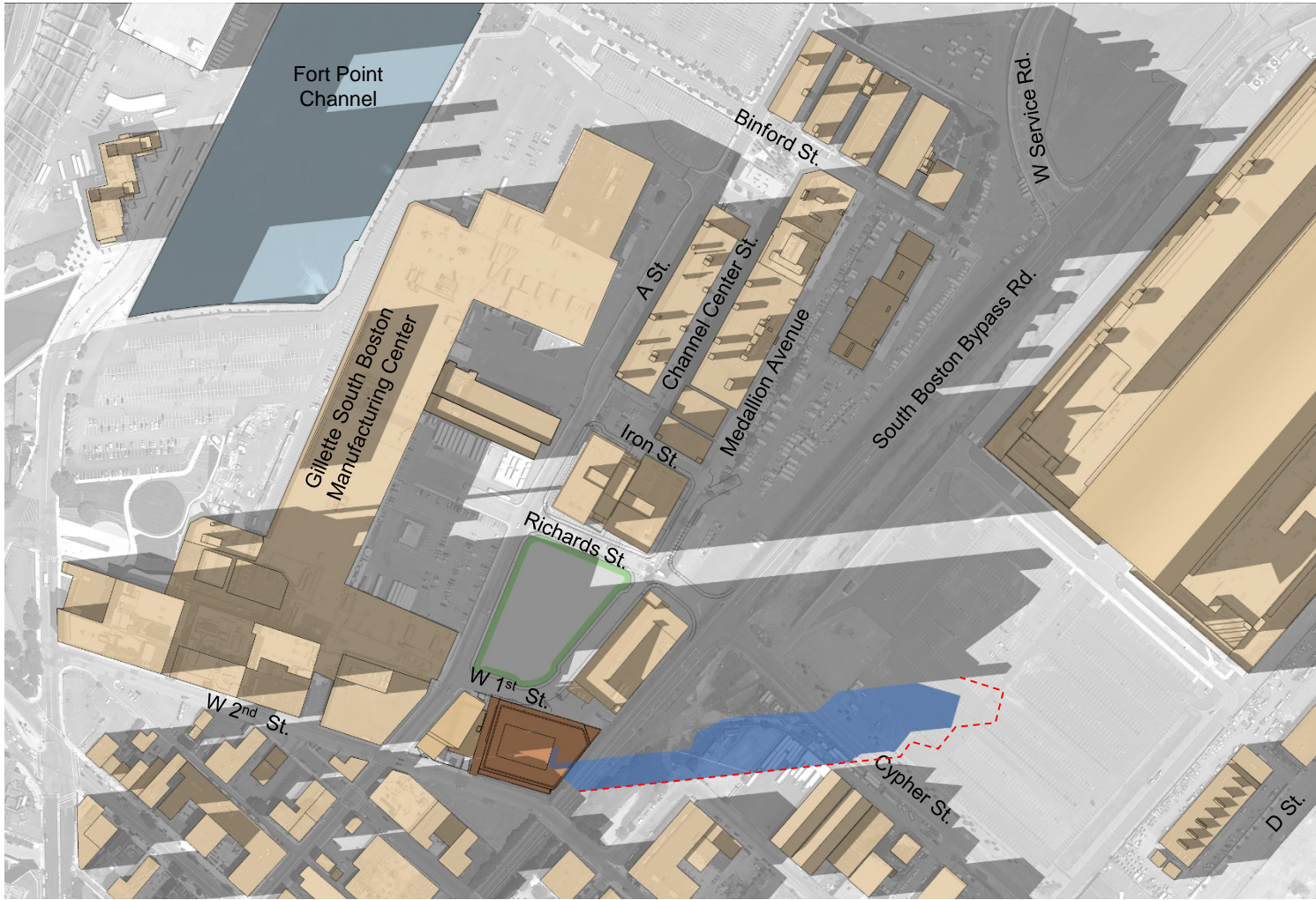
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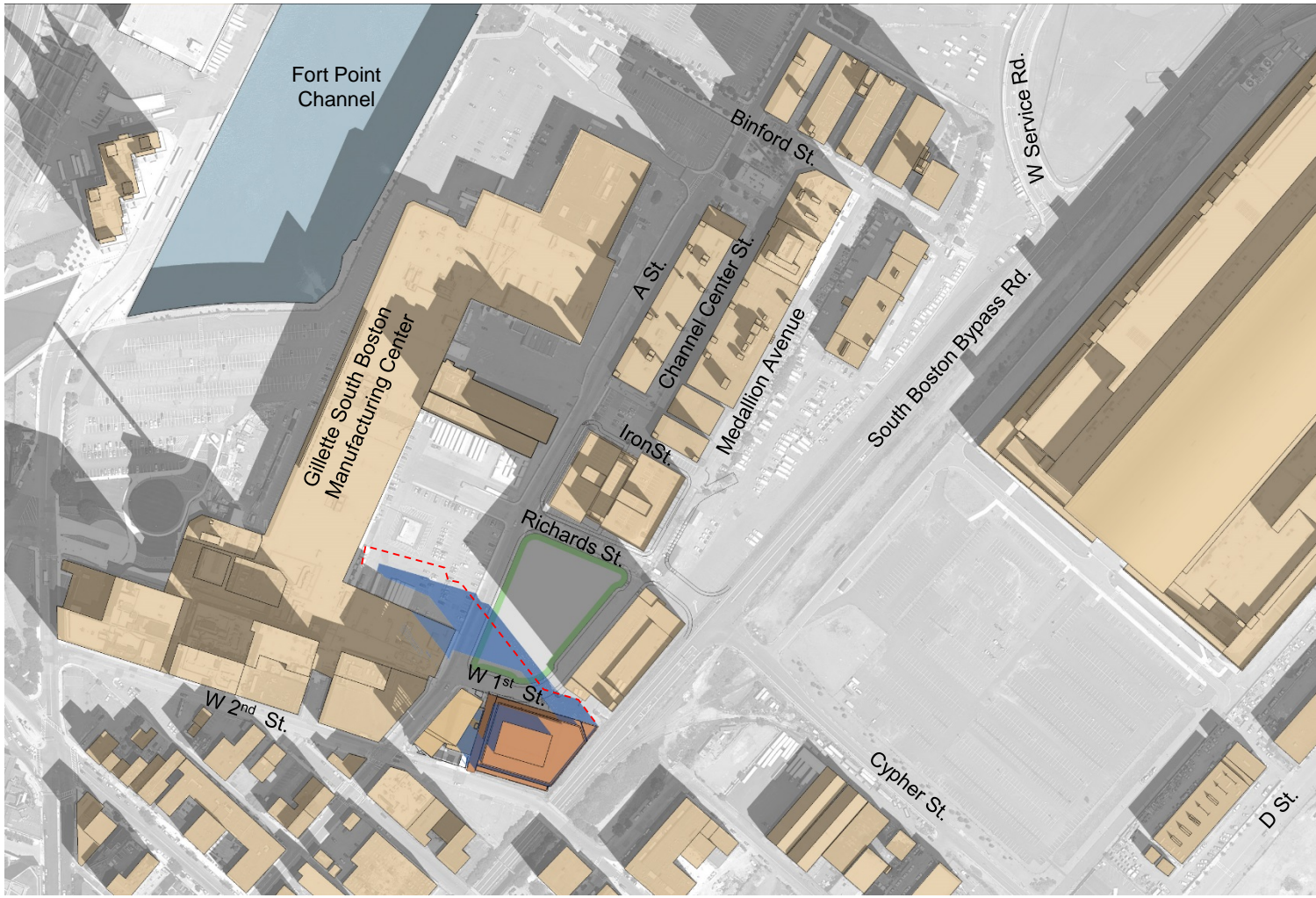
PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

SEPT 21  
6:00 PM





PROPOSED BUILDING 

EXISTING SHADOW 

PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

DEC 21  
9:00 AM





PROPOSED BUILDING 

EXISTING SHADOW 

PROPOSED SHADOW 

OPEN SPACE 

8 STORY BUILDING SHADOW EXTENT 

DEC 21  
12:00 PM





PROPOSED BUILDING 

EXISTING SHADOW 

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