

BOSTON REDEVELOPMENT AUTHORITY

ARTICLE 80 SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON



**EAST WAY DEVELOPMENT, LLC, DEVELOPER
TIM JOHNSON ARCHITECT, LLC,**

MARCH 2014

ARTICLE 80 - SMALL PROJECT REVIEW
39 A STREET, SOUTH BOSTON

TABLE OF CONTENTS

1. INTRODUCTION
2. PROPOSED PROJECT
 - 2.1 PROJECT PROPONENT
 - 2.2 EXISTING CONDITIONS
 - 2.3 PROJECT SITE, LOCATION & NEIGHBORHOOD
 - 2.4 PROJECT DESCRIPTION
 - 2.5 VEHICULAR CIRCULATION
 - 2.6 RUBBISH REMOVAL & RECYCLING
 - 2.7 COMMUNITY PROCESS
3. ZONING ANALYSIS
4. SITE MAPS & SITE CONTEXT PHOTOGRAPHS
 - 4.1 PHOTOS 1 & 2
 - 4.2 PHOTOS 3 & 4
 - 4.3 PHOTOS 5 & 6
 - 4.4 PHOTOS 7 & 8
5. EXISTING & PROPOSED SITE PLANS
6. ARCHITECTURAL PLANS
7. ARCHITECTURAL NARRATIVE
8. TRANSIT NETWORKS
9. DEMOGRAPHIC & ECONOMIC PROFILES

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

1. INTRODUCTION

This Small Project Review Application is submitted by developers Patrick McDevitt and Charles McCarthy of East Way Development, LLC in accordance with Article 80 of the Boston Zoning Code. The South Boston site is located at the corner of A Street and Silver Street. The proposed 39 A Street project consists of razing the existing 1-story buildings and removing all hard top surfaces to create the following:

- 24-unit residential building with elevator and 30-car garage

The demolition of the existing 1-story buildings will be in accordance with Article 85 of the Boston Zoning Code. A barrier-free route will be provided throughout the entire site. The proposed elevator has the potential to make all units handicap adaptable. And, three of the proposed 24 dwelling units will be affordable.

The city's vision for the area is to create a 24-hour neighborhood with a mix of industrial, residential, commercial and retail uses, which will build upon Boston's character and utilize the area's civic, natural and cultural amenities. The 39 A Street project addresses this civic commitment for a vibrant and accessible mixed-use neighborhood.

The site is located in the M-1 (light manufacturing) zoning district—also the territory of the West Broadway Neighborhood Association (WBNA). Located within the A St.–Dorchester Ave.–W. Broadway triangle, the proposed 24-unit residential development is within a five-minute walk of the Broadway 'T' station, several restaurants, a supermarket, the Harborwalk at Bass River and Orton Field.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

2. PROPOSED PROJECT

2.1 PROJECT PROPONENT & TEAM

East Way Development LLC has established a proven track record in developing residential condominiums in the Boston area over the past decade. We have developed 40 units in South Boston over past 5 years and have currently 7 units under construction in two separate developments. Recently completed projects include 24 residential & 2 commercial units at 152 Old Colony Avenue, 4 units at 112 West 9th St., 3 units at 102 D Street, 4 units at 532 East Broadway, 2 units at 72 F Street, and 2 units at 108 N Street. Projects under construction at this time include a 5-Story 4 unit residential building at 45 A Street and a 3 unit building at 74 F Street.

The Project Architect, Tim Johnson Architect, LLC, brings 25 years of experience in multi-family, EnergyStar housing in urban contexts. The development team also includes attorney George Morancy of South Boston. The team brings many years of experience in planning and building successful residential and commercial projects in the greater Boston area.

2.2 EXISTING CONDITIONS

The subject property is a rectangular shaped parcel containing 7,364 sq. ft. of land area. The parcel has 64 LF of frontage on A St. (two-way street) and 114 LF of frontage on Silver Street (one-way street). The lot follows the 4% slope along A St. while remaining relatively flat along Silver St.

The subject site is improved with several single story steel framed buildings and sheds that were constructed around 1960 for an auto repair shop. In 1983 the occupancy changed to the outdoor sale of second-hand motor vehicles. The improvement is in fair condition and has been maintained over the years.

2.3 SITE CONTEXT, LOCATION, NEIGHBORHOOD

The site is located in the A St.–Dorchester Ave.–W. Broadway triangle anchored by the Broadway ‘T’ station. Multiple modes of public transportation are available to residents and businesses at this end of Broadway including train, bus, Zipcar and Bike-share. The 7,364 sq. ft. lot is situated in the M-1 (light manufacturing) zoning district under the purview of the WBNA. This area is slowly transforming to a mixed-use–commercial/residential–neighborhood as West Broadway begins to gentrify. Recent examples of this trend include the Macallen Building, 150 Dorchester Ave. and 50 Broadway.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

39 A Street is located in the center of this emerging multi-story mixed-use neighborhood that runs east to west between West Broadway and West Fourth St. Beyond W. Fourth St. (or south of the site), light industrial is still evident in places like A St. Scrap Metal and Colmar Belting. To the west beyond Dorchester Ave. is the MBTA Maintenance Facility, a finger of the Bass River and the elevated expressway.

A two-minute walk north to W. Broadway finds a vibrant mix of businesses and housing including several restaurants, stores, offices and yoga/martial arts studios. Street parking is provided for day shopping and CNG buses run at 15-minute intervals up and down W. Broadway connecting City Point in South Boston to South Station and Amtrak. A two-minute walk south, street parking is also provided for residents along both sides of W. Fourth St. Within a one-half mile radius of the site—a ten minute walk—is located several major amenities including Broadway ‘T’ station, Foodies Market, Ink Block South End, Harborwalk at Bass River and Orton Field.

2.4 PROJECT DESCRIPTION

East Way Development, LLC, a real estate development company, proposes to erect a five story residential building w/garage containing a total of 24-units with 30 off-street parking spaces. Proposed living space totals 25,055 square feet. Of the 24 units, 21 will be market-rate and 3 will be affordable housing units. (The Inclusionary Development Policy requires that no less than 50% of the affordable on-site units shall be affordable to households earning less than or equal to 80% of the Area Median Income. No more than 50% of the units shall be affordable to households earning more than 80% but less than 100% of the AMI). Of the 21 market-rate units, all will be for sale.

The residential program for this site provides an integrated building of market-rate and affordable condominiums that are virtually indistinguishable from each other. The architectural approach is to provide a range of diverse unit types that will appeal to and attract a broad set of homebuyers within a building that unifies this diversity. Unit types include: (4)-3 bedroom/2 bath units; (15)-2 bedroom/2-bath units; and, 5 studio units. All public spaces will be accessible to persons w/a disability. And, all units and garage will be accessible via an elevator.

Due to the nature of the corner site, the main entrance of the proposed building will be located on the busy A St. side while the garage entrance will be located on the quieter Silver Street side.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

The building hugs both streets w/city approved bays overhanging the public way. The building is setback from the south property line to allow for egress and trash storage. And, 12 of the 24 dwelling units will be provided with a dedicated exterior space. Finally, six-foot wide sidewalks will be provided along both street fronts to allow for street trees by the Parks and Recreation Department.

2.5 VEHICULAR CIRCULATION

Vehicular access to the 39 A St. garage is via public driveway connecting W. Broadway and the dead end of Silver Street. Exiting the garage, vehicles will travel on Silver St. until it connects with A Street. An existing curb cut on A Street will be abandoned while another curb cut on Silver St. will be upgrade to current specifications. However, vehicular impact to A St. and Silver St. should be minimal since residents of the proposed project will have access to several modes of public transportation, including: train, bus, Bike-share and Zipcar. (A Zipcar location w/two cars is located at 11 W. Broadway/Broadway 'T'.)

The project will exceed the 0.9 parking spaces per market-rate residential units and 0.7 spaces per affordable units as required by the Boston Zoning Code. The project will provide 30 off-street parking spaces. Of these, 2 will be compact spaces, 14 will be standard spaces and 14 will be tandem spaces via parking lifts. The project's 1.25 parking spaces/dwelling unit exceeds both the Boston Transportation Department guidelines for parking within 10 minute walk to MBTA station (0.75 spaces per D.U.) and the BZC's 0.9 spaces/D.U. According to the Boston Transportation Department, Boston still has many areas with low vehicle ownership per household, especially compared to state and national averages. In South Boston, 59% of households own a car.

Two-hour parking zones during business hours line both sides of W. Broadway one-half block to north. And residential parking lines both sides of W. Fourth St. one-half block to the south.

The proposed project is within a 5-minute walk to Broadway 'T' station and a 2-car Zipcar location. Also, CNG buses run at 15-minute intervals up and down West Broadway connecting City Point in South Boston to South Station and Amtrak. Based on the proximity to public transportation and the availability of Zipcars, the proponent believes that the number of on-site parking spaces is reasonable and will encourage future residents to use public transportation.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

No loading operations currently take place on the site. For the proposed residential units, most loading operations will occur on the less traveled Silver Street, including move-in and move-out procedures and routine package deliveries.

2.6 RUBBISH REMOVAL & RECYCLING

City sanitation & recycling trucks will provide weekly service to the new building at either A St. or Silver St. An exterior trash/recycle area is provided with direct access to A St. and via garage to Silver St. Unit trash compactors will assure efficient storage of trash and minimal trips to the garage.

In accordance with the City Council Ordinance entitled “Regarding Access to City Recycling Programs for Large Apartment Buildings,” recycling receptacles will be provided. Common recycling closets will be provided at each floor to encourage resident participation in the program.

2.7 COMMUNITY PROCESS

An appeal application under Boston Zoning Code for the project was submitted in December 2013 and a Zoning Board of Appeals hearing is anticipated for early spring 2014.

Several community meetings are scheduled for the project including an April 8th meeting with the West Broadway Neighborhood Association. Also, a Boston Redevelopment Authority (BRA) sponsored community meeting is anticipated in the coming weeks.

Paralleling the community process, the developer and architect presented the project to the BRA at two informal meetings for initial review and comment. Between September and November 2013, several design changes were made to the buildings and site plan to improve it contextually. BRA approval is pending.

In addition the developer has conducted ongoing direct outreach to community residents, organizations and elected officials.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

3. ZONING ANALYSIS

The site is located in the M-1 (light manufacturing) zoning district under the purview of the West Broadway Neighborhood Association (WBNA). Zoning relief is required to reconcile the proposed development and the zoning requirements.

Use requirements:

In the M-1 zoning districts, multi-family is a conditional use and accessory parking is an allowed use.

Dimensional requirements:

The new building seeks relief for lot area, floor area ratio, usable open space, building height and front, side and rear yard setbacks.

Parking requirements:

Relief for off-street parking is also required. 22 spaces are required for the proposed 24 dwelling units and 16 spaces are provided. However, an additional 14 spaces are provided via parking lifts for a total of 30 parking spaces—or 1.25 spaces/dwelling unit.

Note:

See zoning analysis in Section 3.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

3. ZONING ANALYSIS

3/24/14

BOSTON ZONING CODE REVIEW

- 1.) Parcel 134 is located within zoning district So. Boston/M-1 (H-1).
- 2.) The lot is: 7,364 sf.
- 2.) The proposed 24-unit building contains 25,055.0 net floor area.
- 3.) Multi-family is a conditional use in M districts.
- 4.) Article 13 Dimensional Regulations: (any dwelling)

Item	Zone	Req'd/Allowed	New 24-unit bldg.	Remarks
a.) Lot size min.	H-1	5,000 sf, 1st unit	7,364 sf	Note 1
b.) Lot area min./add'l unit	"	1,000 sf/add'l unit		Note 1
c.) Lot width min.	H-1	50 ft	64 ft	
d.) Floor to area ratio	M-1	1.0	3.4	
e.) Height of building max.	M-1	2-1/2 st/35 ft	5st/54 ft	Hgt. @ Silver St.
f.) Usable open space/D.U.	H-1	400 sf/D.U.,	<100 sf/D.U.	
g.) Front yard min. depth	"	20 ft/Modal yard	Modal yard	Note 2
h.) Side yard min. depth	"	None	0.0' (Lt) & 0' to 7' (Rt)	Note 3
i.) Rear yard min. depth	"	20 ft	0.5 ft	Note 4
j.) Parapet setback	H-1	N/A	N/A	N/A
k.) Off-street parking	General	0.9 sp/D.U. or 22 sp.	30 spaces 16 standard & 14 tandem	Notes 5 & 6

Note 1: 5,000 sf (1st unit) + 23,000 (2nd thru 24th) = 28,000 sf lot area min.

Note 2: Section 18-2.

Note 3: Sections 19-4, 19-5 & 19-6.

Note 4: Section 20-4.

Note 5: BTM allows parking reduction of .75 sp/DU within 1/2 mile of T station.

Note 6: Affordable units parking requirement is 0.7 sp/DU.

ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

4. SITE MAPS & SITE CONTEXT PHOTOGRAPHS



4.1 SITE CONTEXT PHOTOGRAPHS



PHOTO #1



PHOTO #2

4.2 SITE CONTEXT PHOTOGRAPHS



PHOTO #3



PHOTO #4

4.3 SITE CONTEXT PHOTOGRAPHS



PHOTO #5



PHOTO #6

4.4 SITE CONTEXT PHOTOGRAPHS



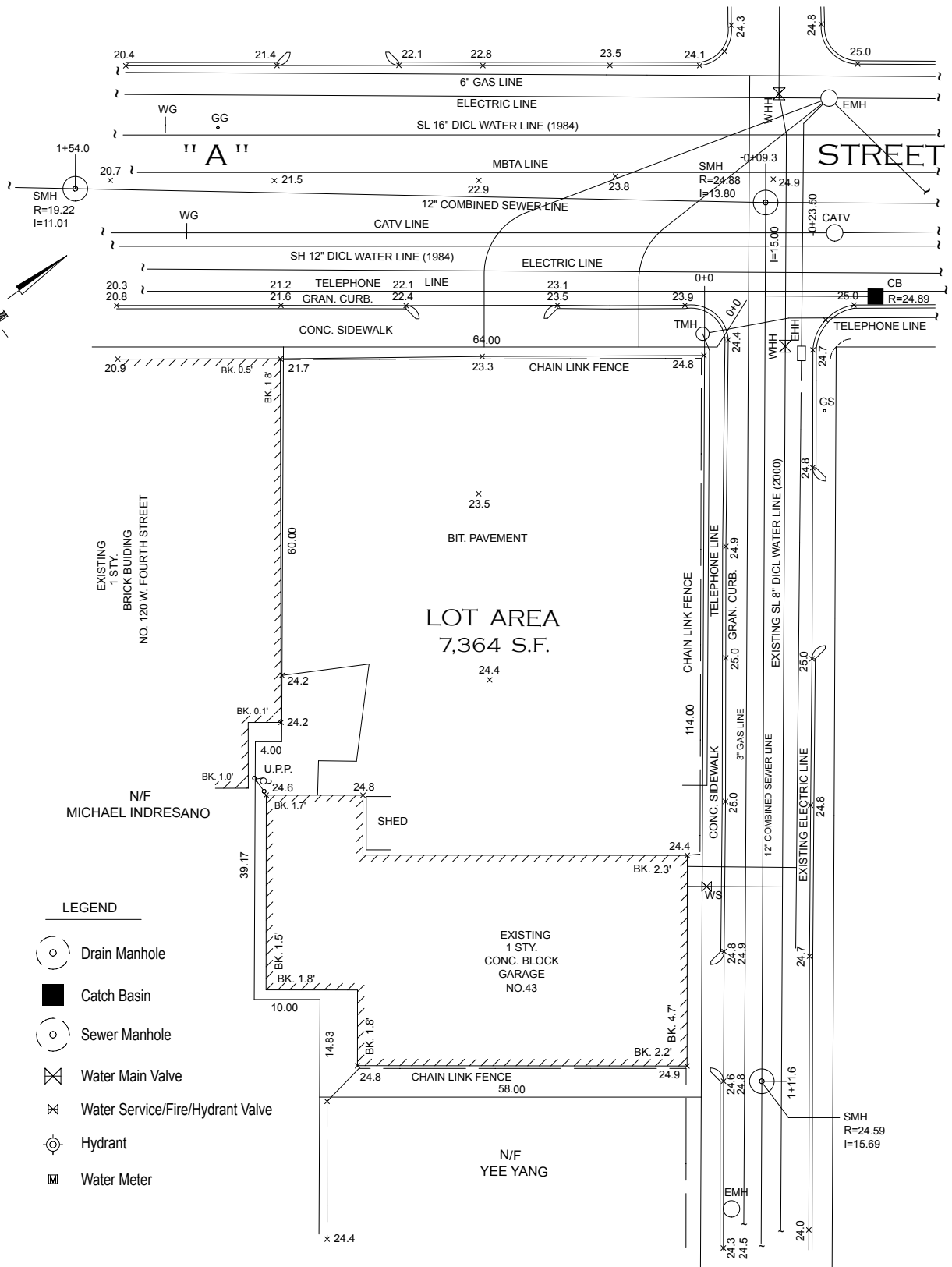
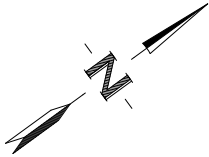
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PHOTO #8

ARTICLE 80 - SMALL PROJECT REVIEW
39 A STREET, SOUTH BOSTON

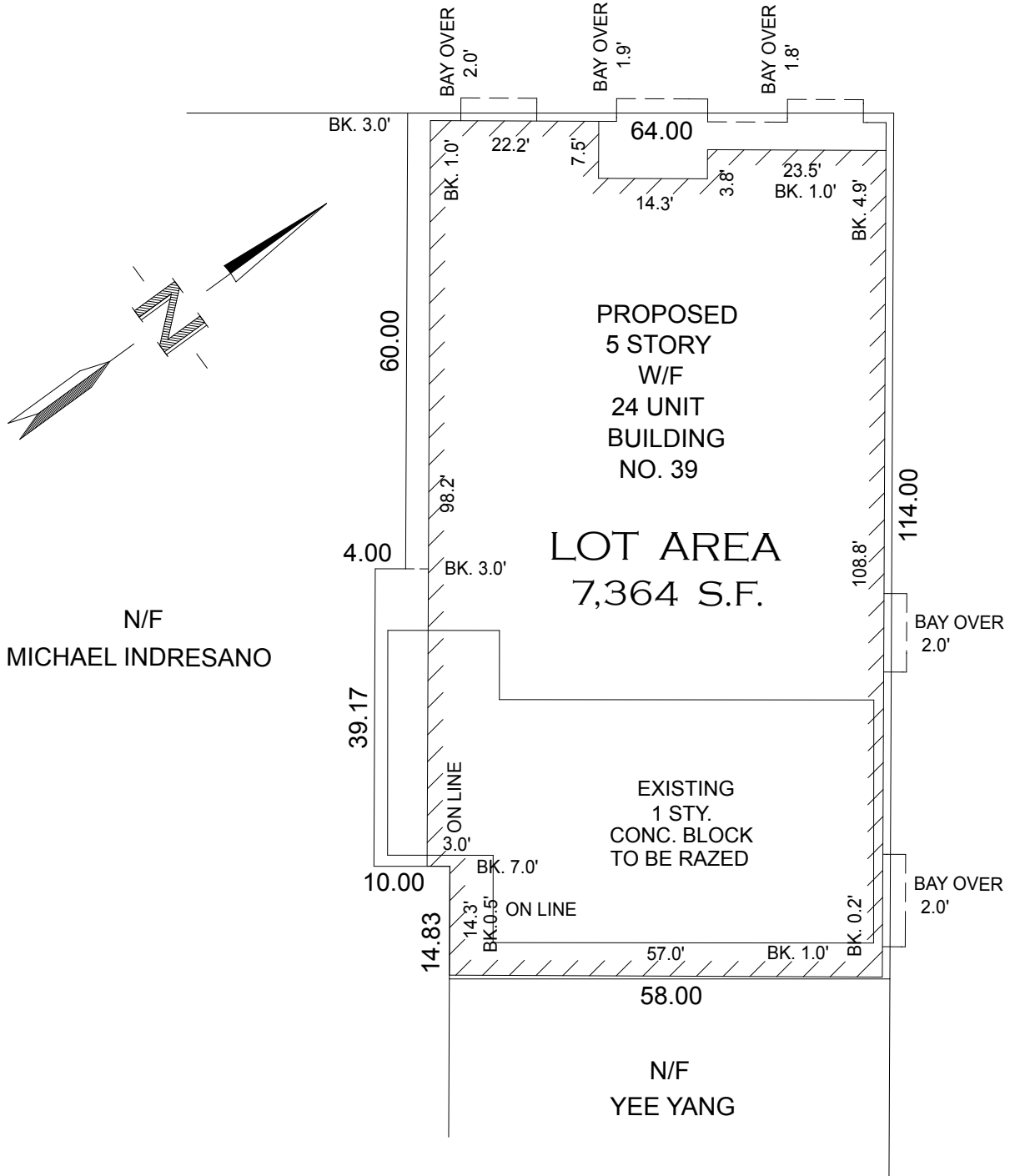
5. EXISTING AND PROPOSED SITE PLANS



LEGEND

- Drain Manhole
- Catch Basin
- Sewer Manhole
- Water Main Valve
- Water Service/Fire/Hydrant Valve
- Hydrant
- Water Meter

" A " STREET



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39 A STREET, SOUTH BOSTON

6. ARCHITECTURAL PLANS



STREET VIEW

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 343 W. BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 24-UNIT
 RESIDENTIAL BUILDING
 39 A STREET
 SOUTH BOSTON, MA 02127

OWNER:
 EAST WAY DEVELOPMENT, LLC
 130 GARDINER ROAD
 QUINCY, MA 02169
 TEL: 617-839-4900

REVISIONS

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Tim Johnson Architect, LLC

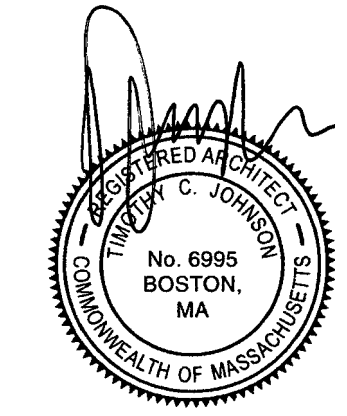


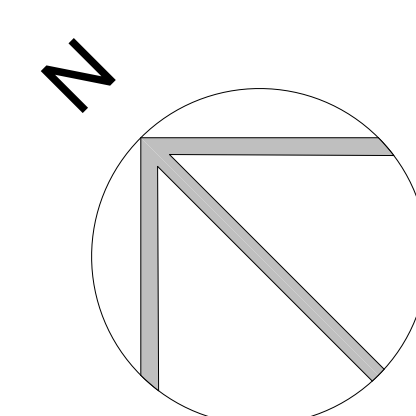
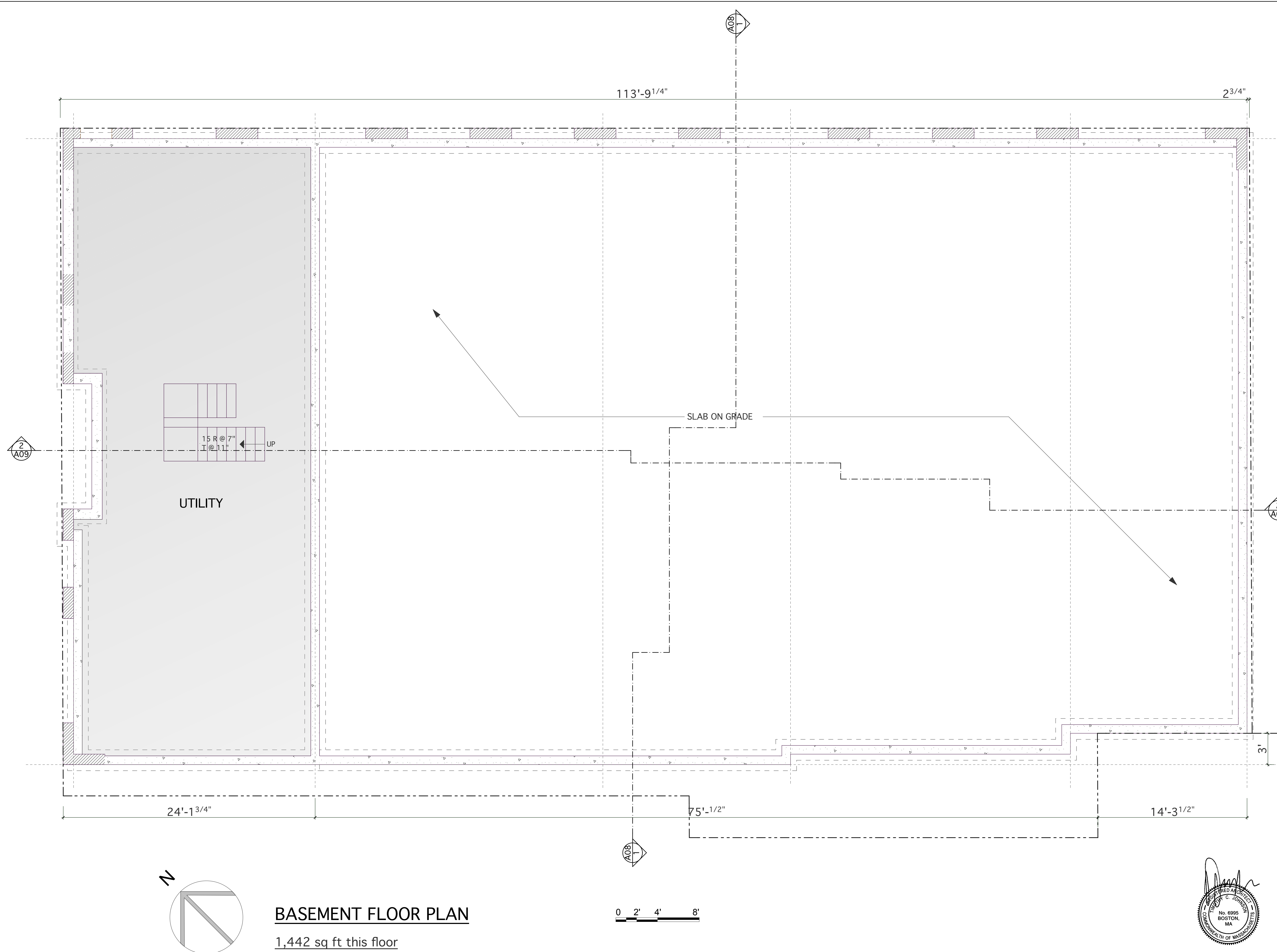
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**PERSPECTIVE
 VIEWS**

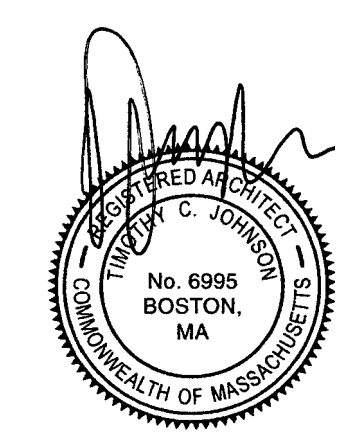
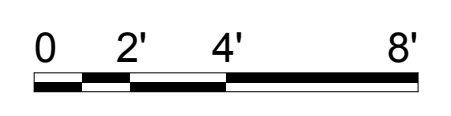
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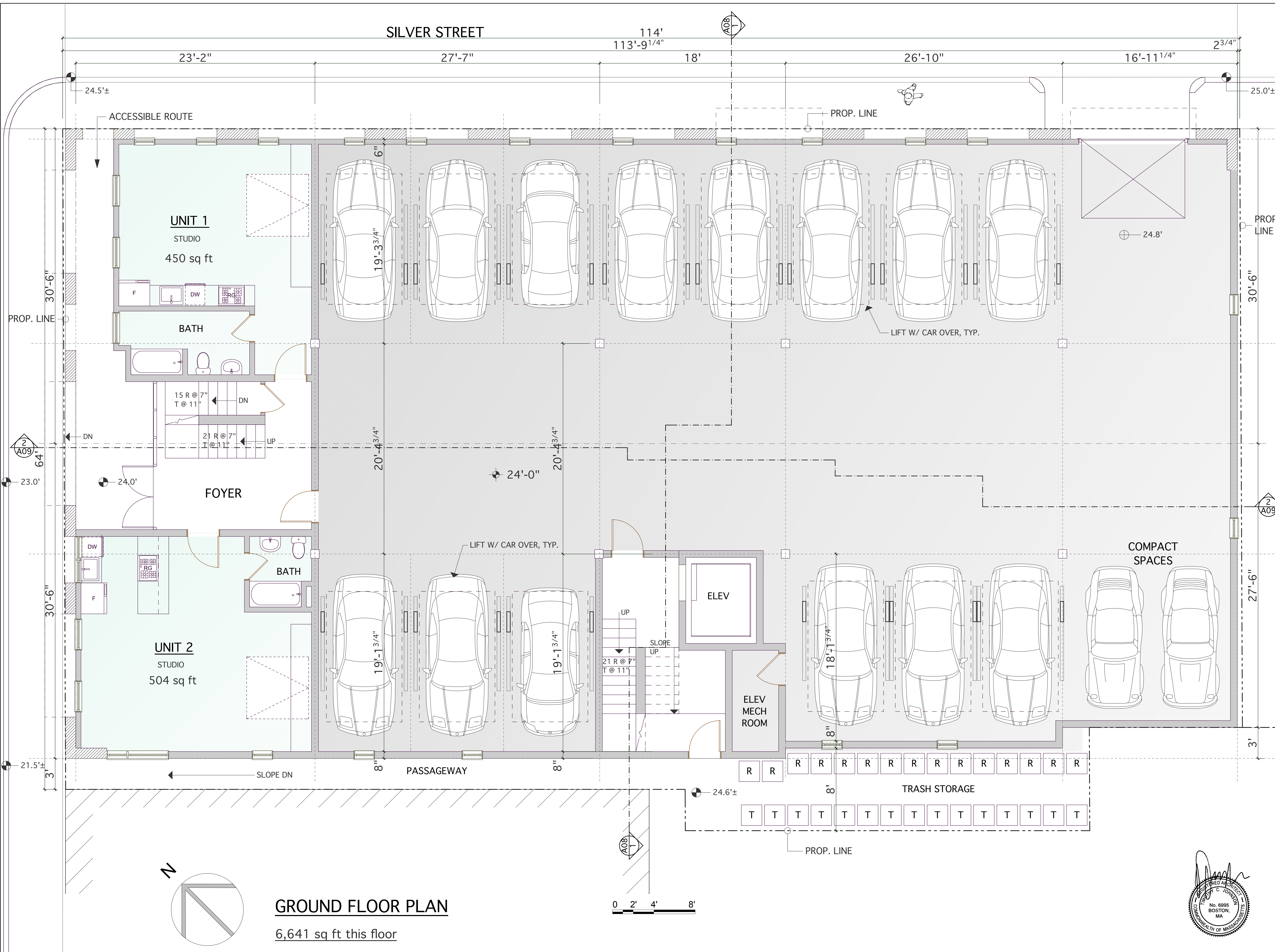




BASEMENT FLOOR PLAN
1,442 sq ft this floor



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 343 W. BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 24-UNIT RESIDENTIAL BUILDING 39 A STREET SOUTH BOSTON, MA 02127	OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900
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Tim Johnson Architect, LLC	
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BASEMENT FLOOR PLAN	
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PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
343 W. BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 24-UNIT RESIDENTIAL BUILDING
39 A STREET
SOUTH BOSTON, MA 02127

OWNER:
EAST WAY DEVELOPMENT, LLC
130 GARDINER ROAD
QUINCY, MA 02169
TEL: 617-839-4900

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

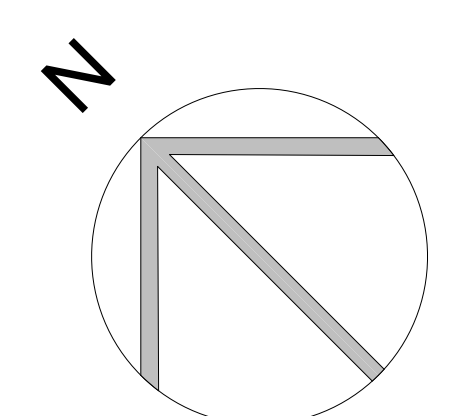
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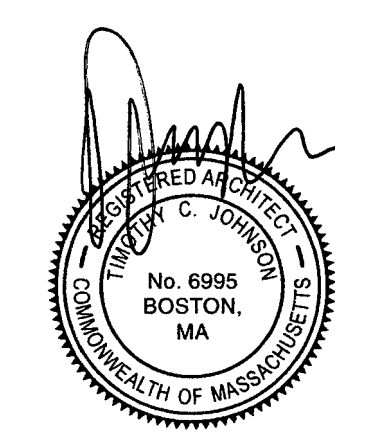
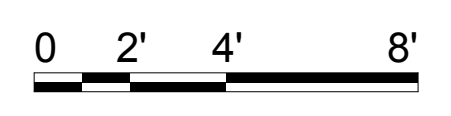
GROUND FLOOR PLAN

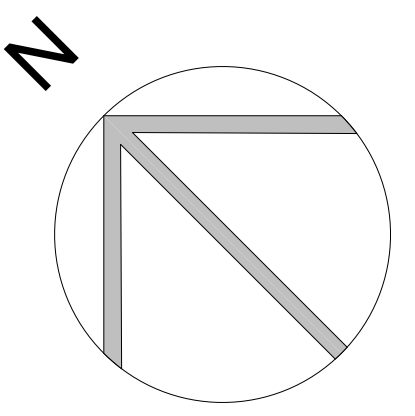
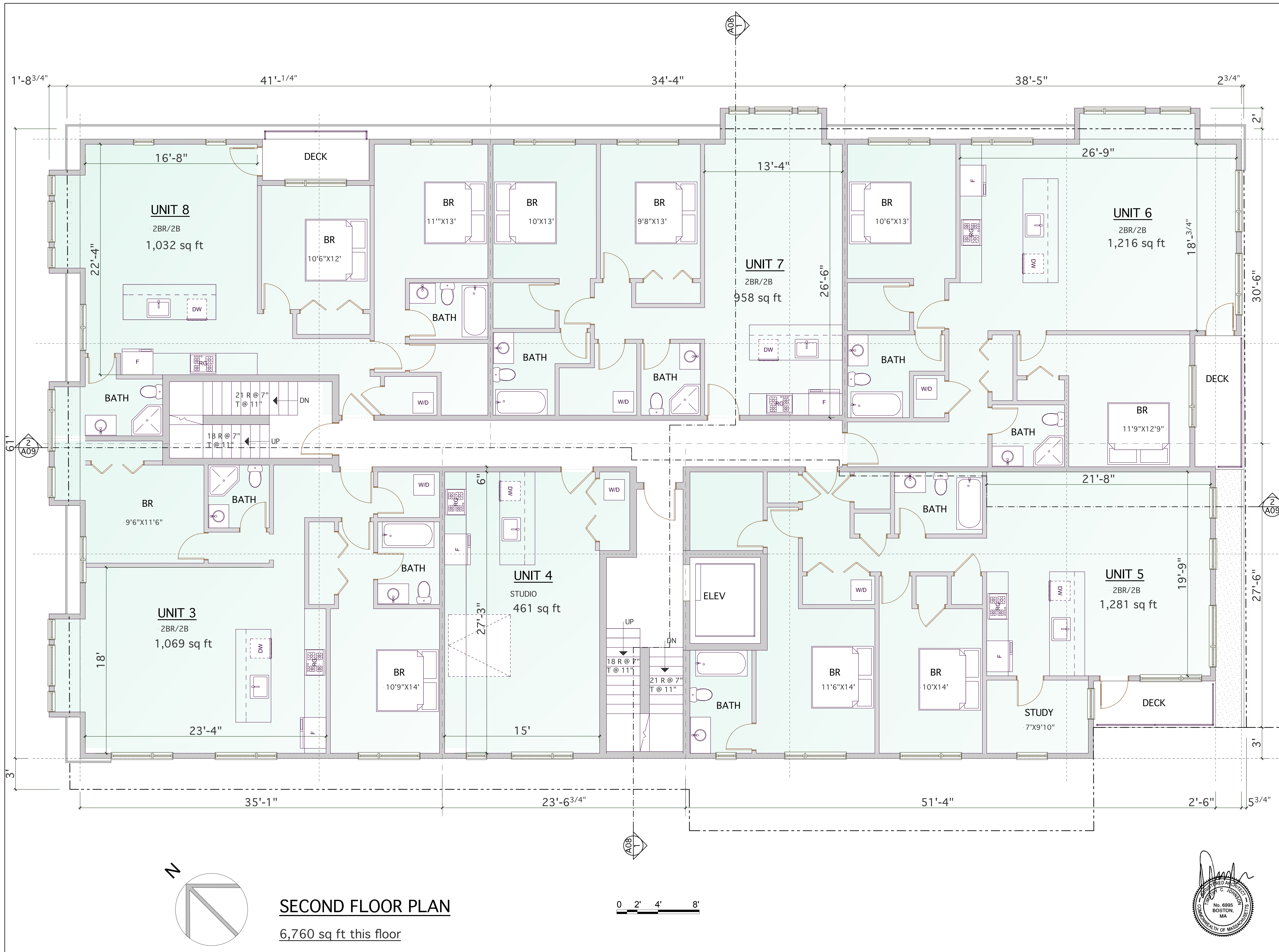
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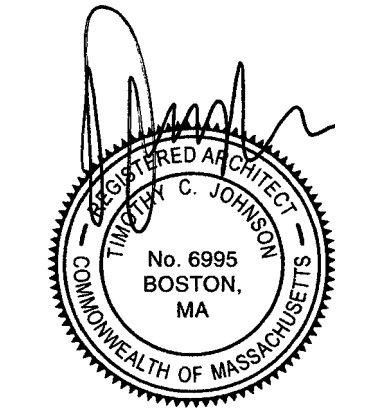
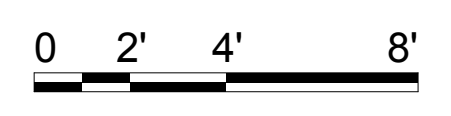
GROUND FLOOR PLAN
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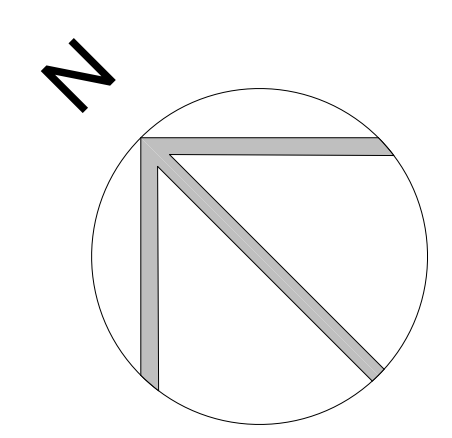
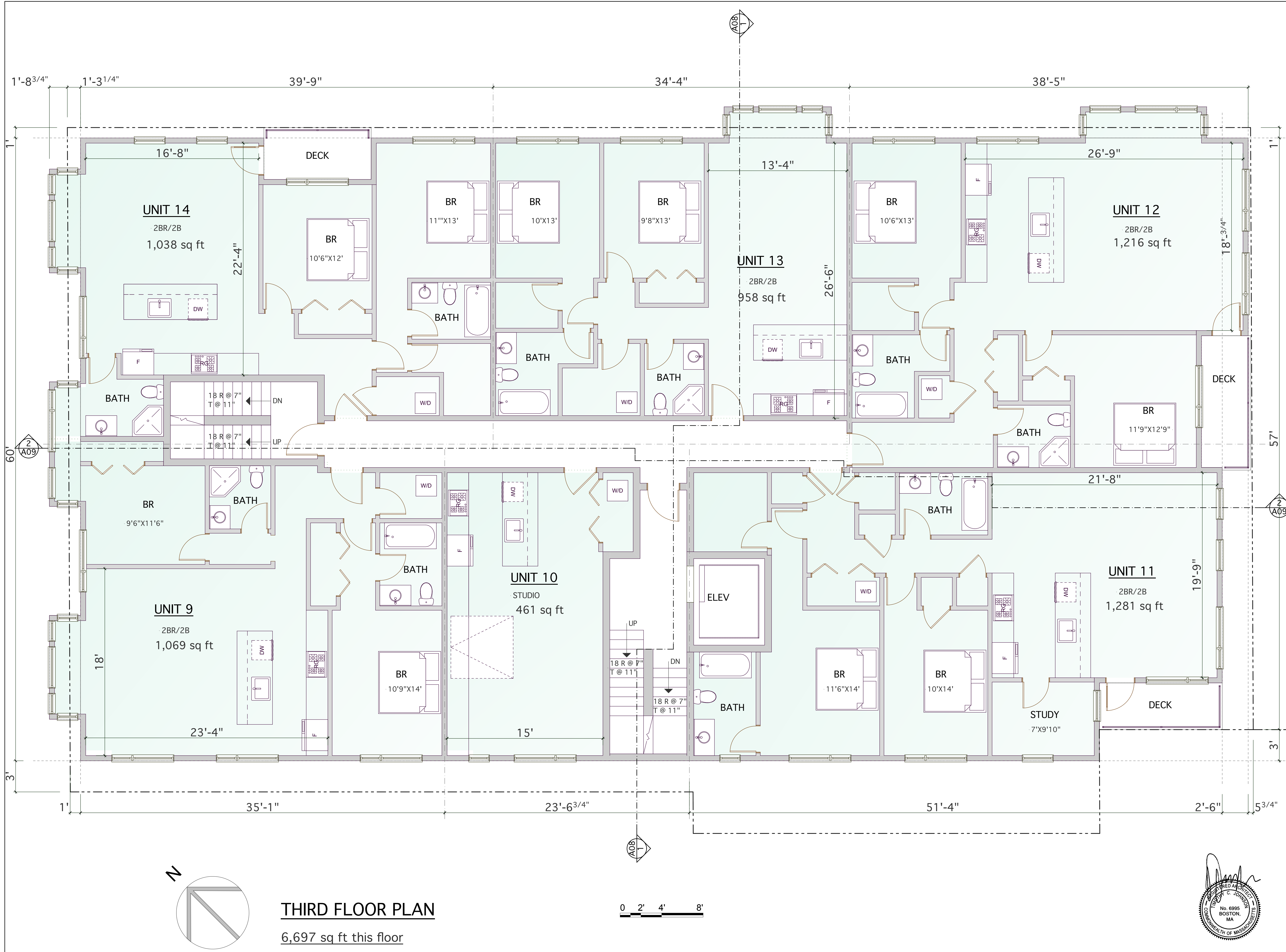


SECOND FLOOR PLAN

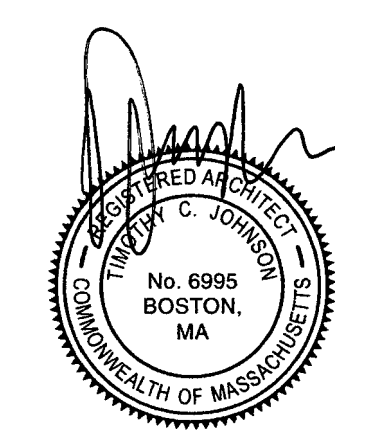
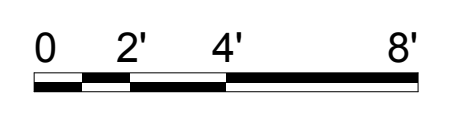
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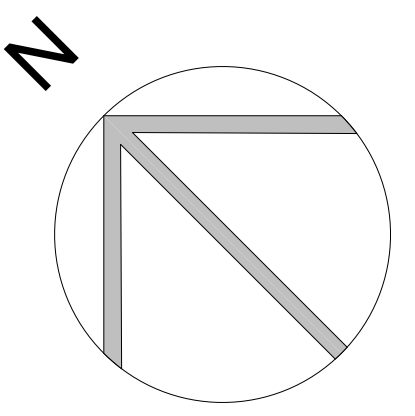
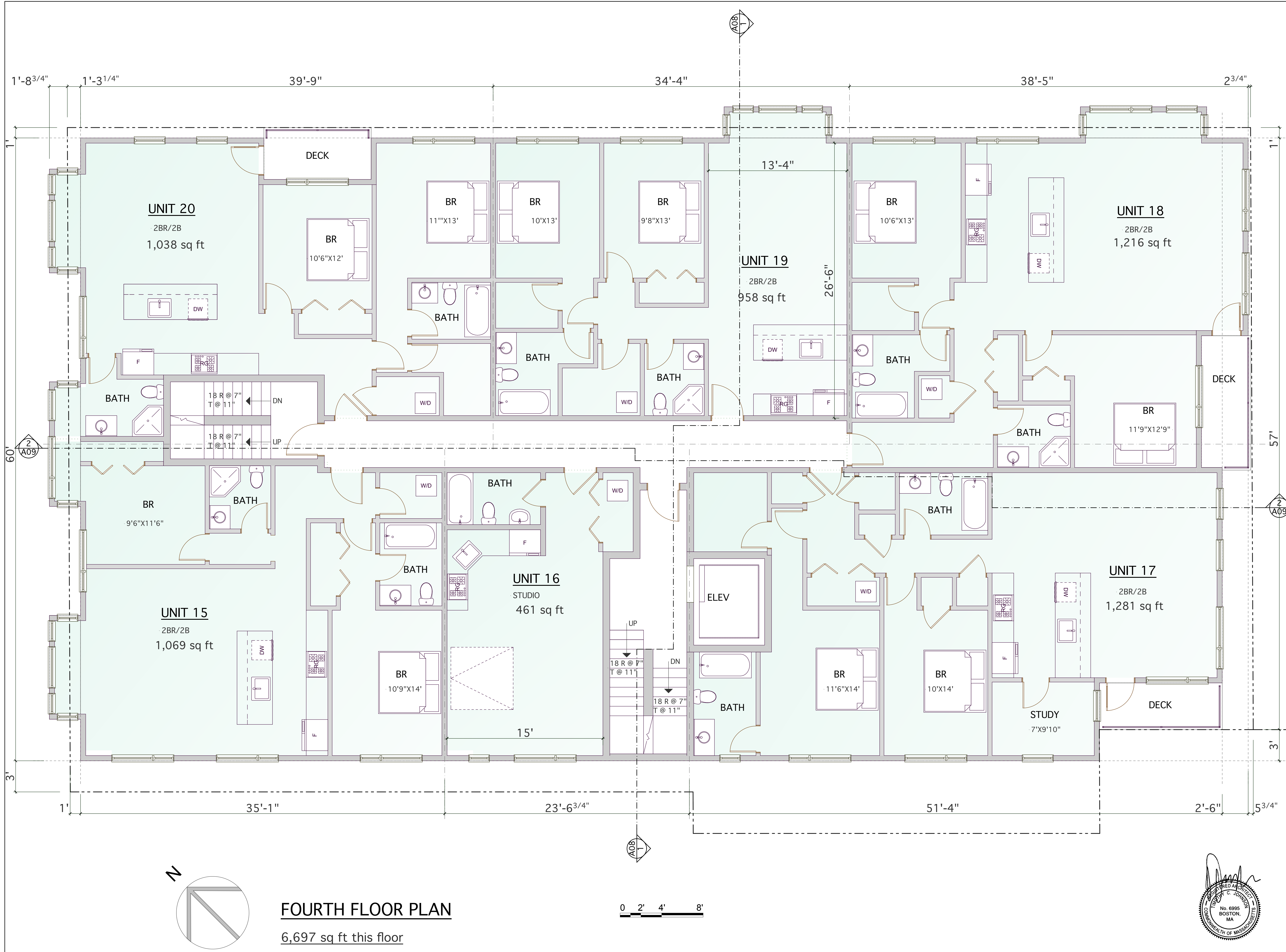
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 343 W. BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363											
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OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900											
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THIRD FLOOR PLAN
6,697 sq ft this floor

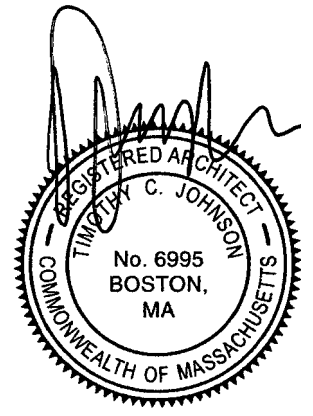
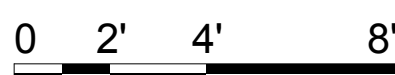


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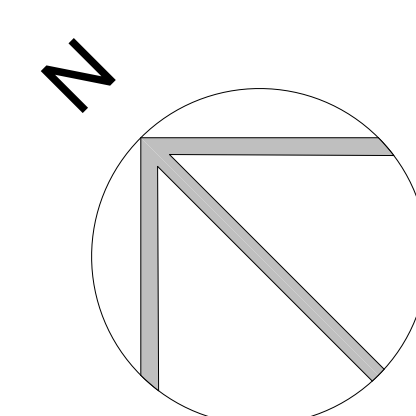
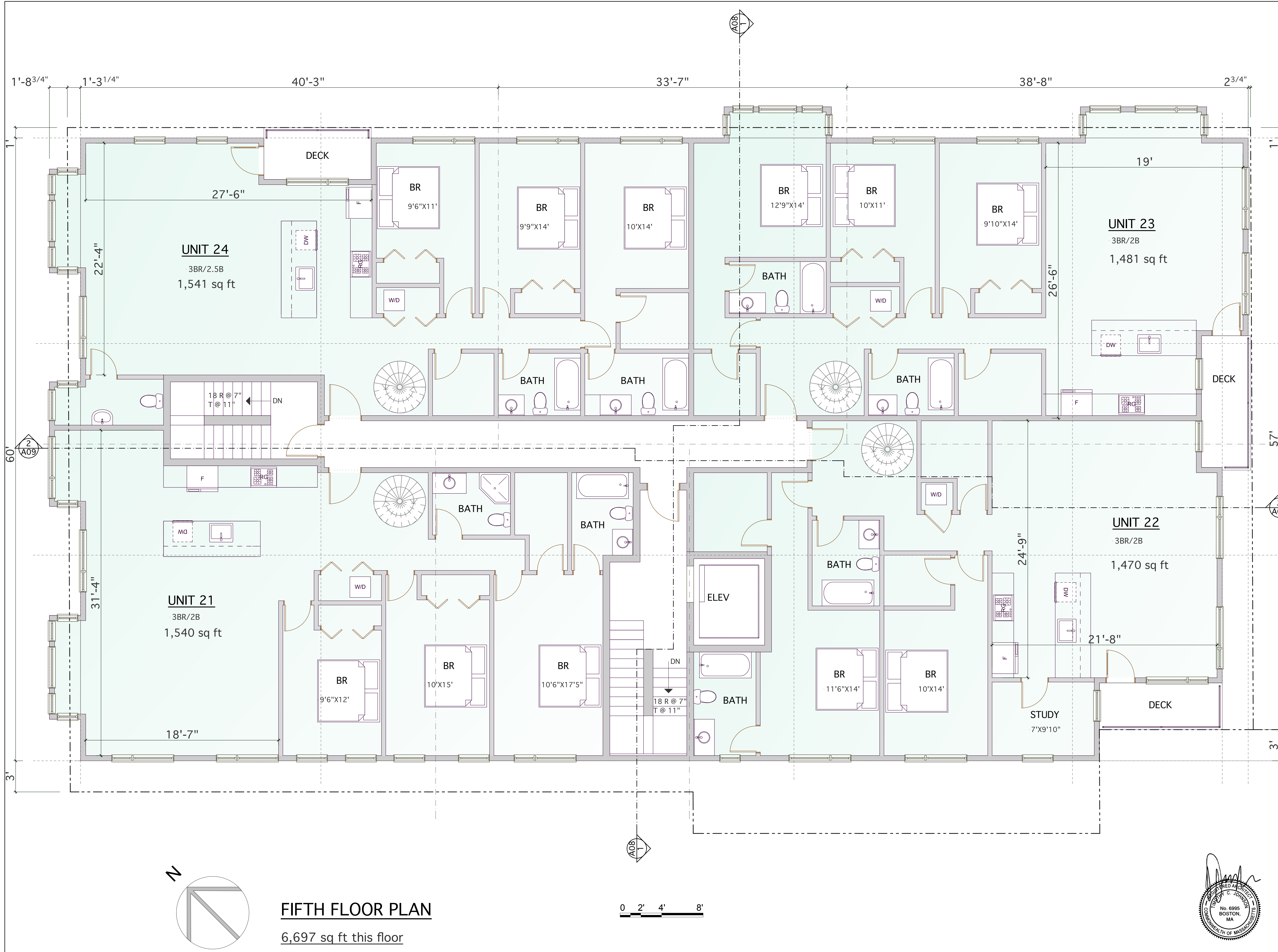


FOURTH FLOOR PLAN

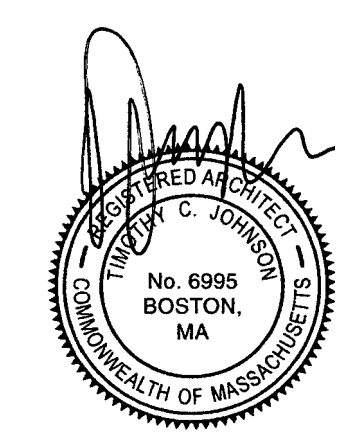
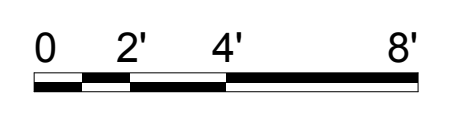
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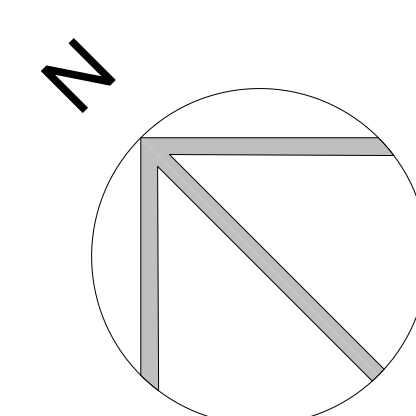
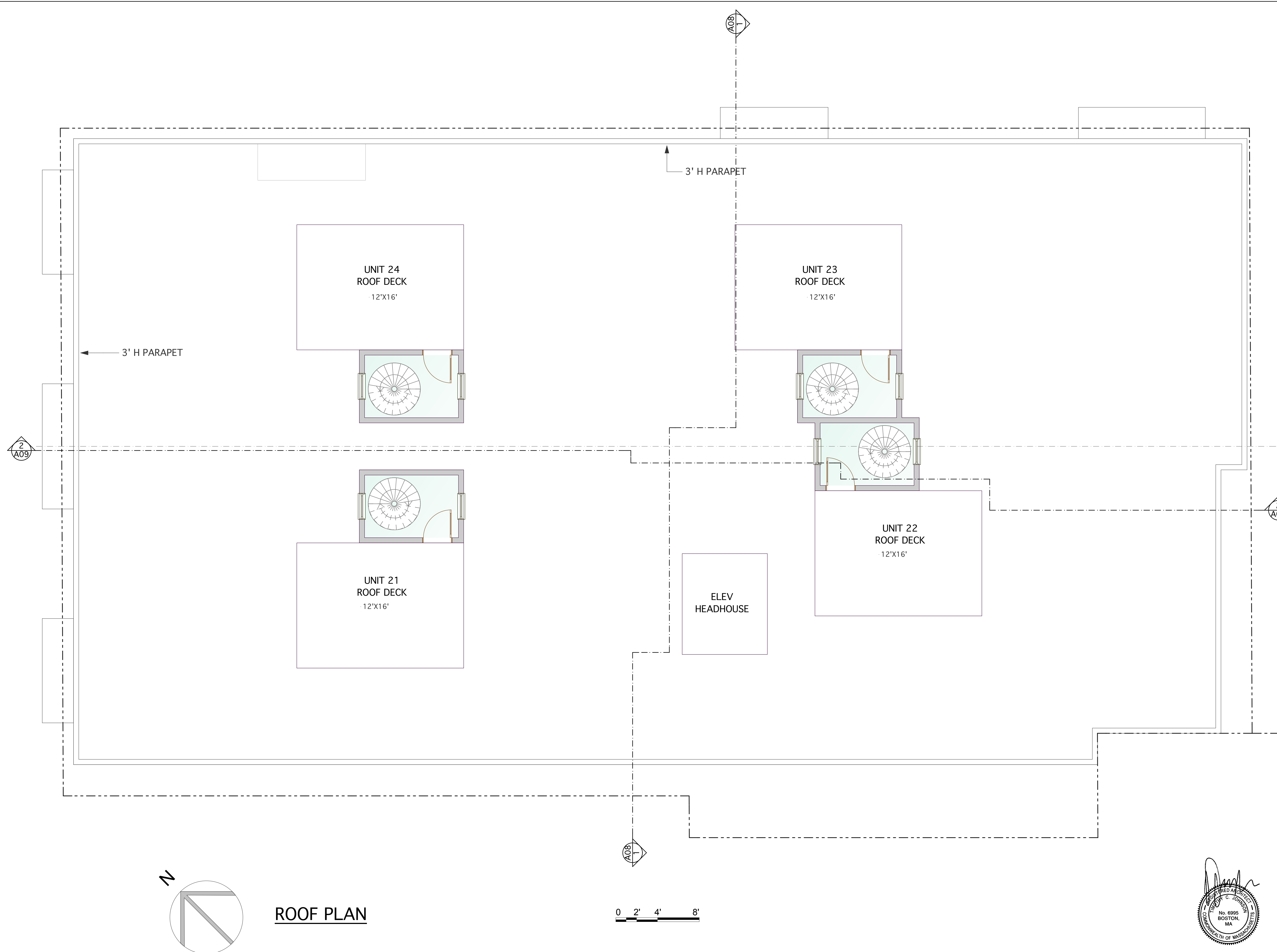
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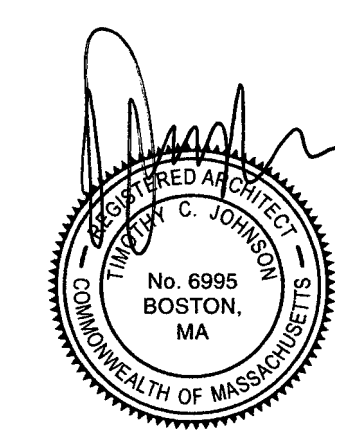
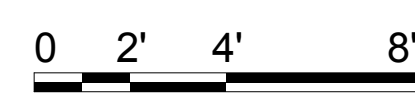
FIFTH FLOOR PLAN
6,697 sq ft this floor



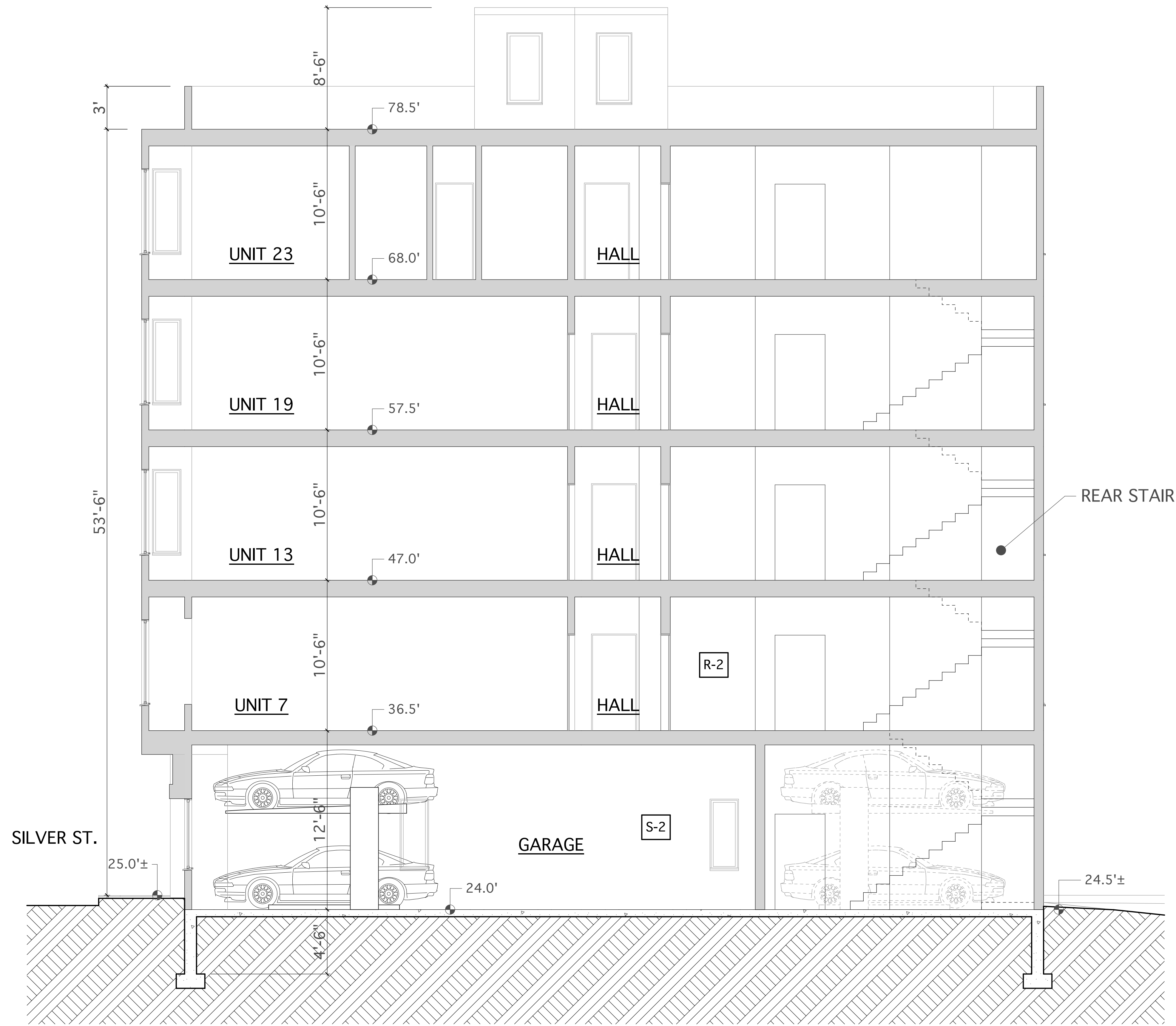
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PROPOSED 24-UNIT RESIDENTIAL BUILDING 39 A STREET SOUTH BOSTON, MA 02127	OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900										
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Tim Johnson Architect, LLC											
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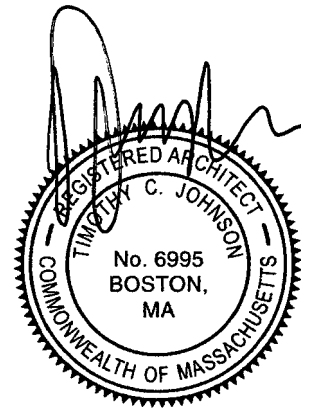
ROOF PLAN



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 343 W. BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 24-UNIT RESIDENTIAL BUILDING 39 A STREET SOUTH BOSTON, MA 02127	OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900
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Tim Johnson Architect, LLC	
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1-1 BLDG SECTION

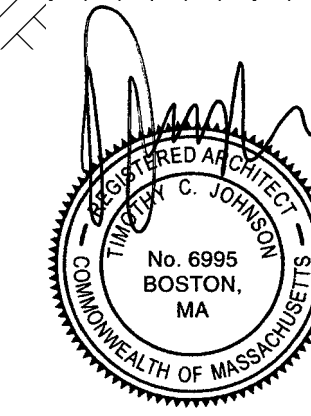


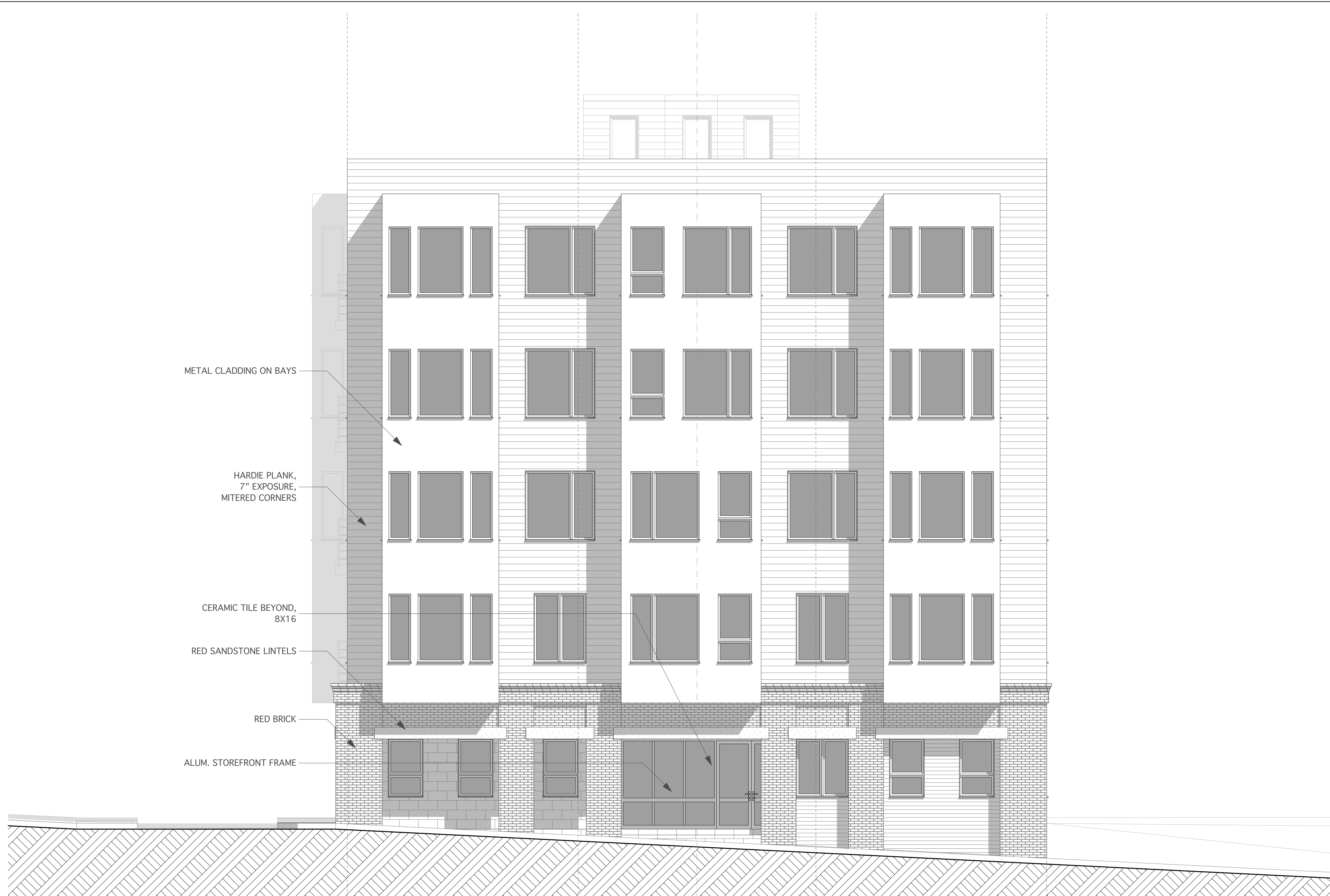
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PROPOSED 24-UNIT RESIDENTIAL BUILDING 39 A STREET SOUTH BOSTON, MA 02127	OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
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1-1 BUILDING SECTION	
DATE: 03/24/14	SC: 1/4" = 1'-0"
A08	



2-2 BLDG SECTION

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 343 W. BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 24-UNIT RESIDENTIAL BUILDING 39 A STREET SOUTH BOSTON, MA 02127	OWNER: EAST WAY DEVELOPMENT, LLC 130 GARDINER ROAD QUINCY, MA 02169 TEL: 617-839-4900
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Tim Johnson Architect, LLC	
	
PRELIMINARY DWG. SET	
DRAWING TITLE	
2-2 BUILDING SECTION	
DATE: 03/24/14	SC: 1/4" = 1'-0"
<h1>A09</h1>	





NORTHWEST (A STREET) ELEVATION

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 343 W. BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 24-UNIT
 RESIDENTIAL BUILDING
 39 A STREET
 SOUTH BOSTON, MA 02127

OWNER:
 EAST WAY DEVELOPMENT, LLC
 130 GARDINER ROAD
 QUINCY, MA 02169
 TEL: 617-839-4900

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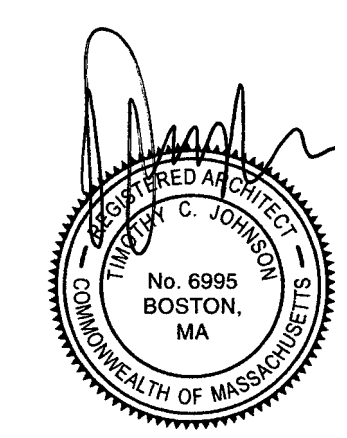
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
**NORTHWEST
 (A STREET)
 ELEVATION**

DATE: 03/24/14 SC: 1/4" = 1'-0"



A10



NORTHEAST (SILVER STREET) ELEVATION

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 343 W. BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 24-UNIT
 RESIDENTIAL BUILDING
 39 A STREET
 SOUTH BOSTON, MA 02127

OWNER:
 EAST WAY DEVELOPMENT, LLC
 130 GARDINER ROAD
 QUINCY, MA 02169
 TEL: 617-839-4900

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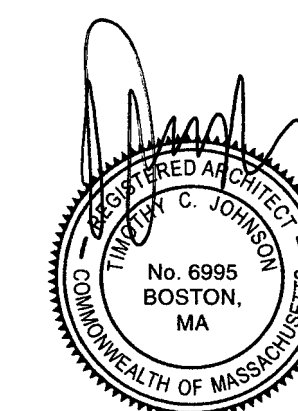
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
**NORTHEAST
 (SILVER STREET)
 ELEVATION**

DATE: 03/24/14 SC: 1/4" = 1'-0"



A11



SOUTHEAST ELEVATION

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 343 W. BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 24-UNIT
 RESIDENTIAL BUILDING
 39 A STREET
 SOUTH BOSTON, MA 02127

OWNER:
 EAST WAY DEVELOPMENT, LLC
 130 GARDINER ROAD
 QUINCY, MA 02169
 TEL: 617-839-4900

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Tim Johnson Architect, LLC



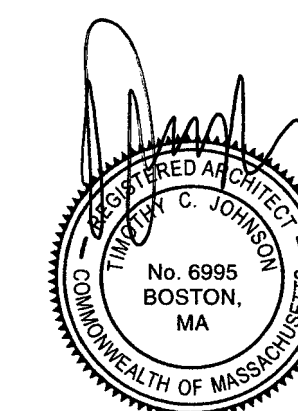
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DRAWING TITLE

SOUTHEAST
 ELEVATION

DATE: 03/24/14 SC: 1/4" = 1'-0"

A12





SOUTHWEST ELEVATION

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 343 W. BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 24-UNIT
 RESIDENTIAL BUILDING
 39 A STREET
 SOUTH BOSTON, MA 02127

OWNER:
 EAST WAY DEVELOPMENT, LLC
 130 GARDINER ROAD
 QUINCY, MA 02169
 TEL: 617-839-4900

REVISIONS

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Tim Johnson Architect, LLC



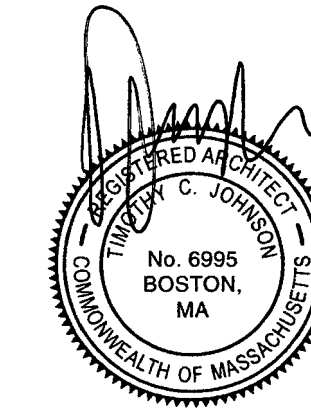
PRELIMINARY DWG. SET

DRAWING TITLE

SOUTHWEST
 ELEVATION

DATE: 03/24/14 SC: 1/4" = 1'-0"

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ARTICLE 80 - SMALL PROJECT REVIEW

39 A STREET, SOUTH BOSTON

7. ARCHITECTURAL NARRATIVE

We are proposing the following building program and finishes:

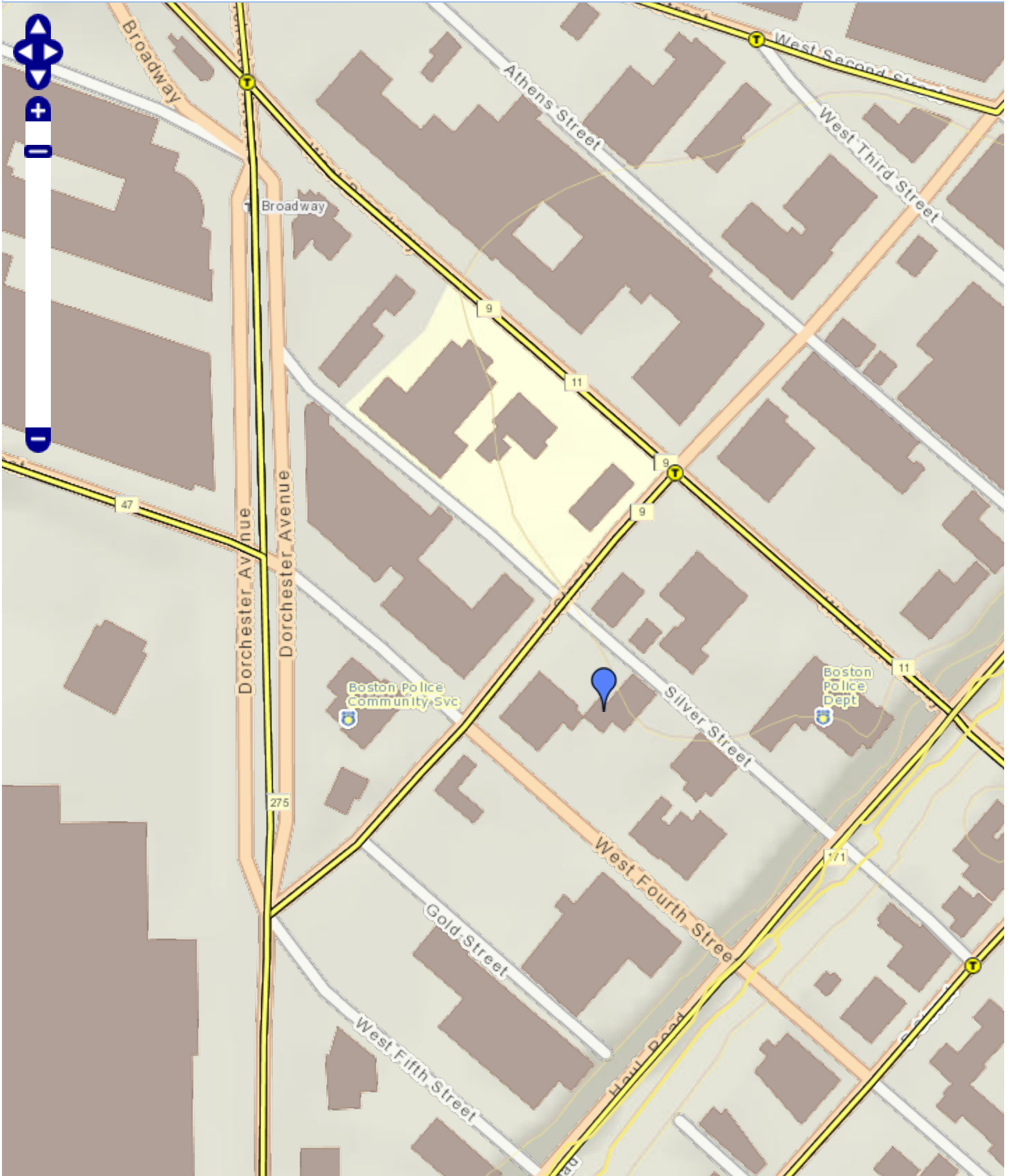
- New building to conform to Stretch Energy Code for approximately 20% better energy efficiency.
- New building is a 5 story residential use building (R-2) with accessory parking (S-2) in garage at grade.
- New building is complementary to the existing brick mixed-use buildings within the A St.–Dorchester Ave.–W. Broadway triangle.
- New building is 4 stories wood frame (Type VA) construction over 1 story steel frame (Type IA) construction with a 5 stop gearless electric traction elevator.
- First Floor: 5,687 sf consisting of parking (30 cars), lobby area, elevator, stairs and mechanical area; and, 2 studios (945 sf).
- Second, Third & Fourth Floors: 6,760 sf consisting of 1 studio and 5 two-bedroom residential units and circulation areas.
- Fifth Floor: 6,697 sf consisting of 4 three-bedroom residential units and circulation areas.
- Roof: 4 residential headhouses with roof decks; and, an elevator headhouse.
- Building Façade treatment is as follows:
 - Δ Brick veneer, air space, 5/8” sheathing w/built-in water resistive barrier on insulated steel/wood framing.
 - Δ Cementitious clapboard siding, 5/8” sheathing w/built-in water resistive barrier on insulated steel/wood framing.
 - Δ Composite metal panels, 5/8” sheathing w/built-in water resistive barrier on insulated steel/wood framing at bays.
 - Δ Insulated fiberglass casement/awning windows with a ‘U’ value of .30.
 - Δ Thermally broken aluminum storefront systems.
 - Δ Insulated steel garage and secondary doors.
 - Δ Pre-finished aluminum trim at parapet to cap building façade.
 - Δ Main entry area will be emphasized with travertine marble tiles.
- Building main entry will be off A Street; and, garage entry will be off Silver St.
- Top of structure will be 54’-0” from Silver St. elevation complementing the neighborhood structures.
- Exterior storage of trash/recycling containers located at side of building hidden from street.

ARTICLE 80 - SMALL PROJECT REVIEW
39 A STREET, SOUTH BOSTON

8. TRANSIT NETWORKS

43 silver st., boston, ma

Pick a town



ARTICLE 80 - SMALL PROJECT REVIEW
39 A STREET, SOUTH BOSTON

9. DEMOGRAPHIC & ECONOMIC PROFILES

South Boston

Demographic Profile₁

Total Population	33,311
Female	51.2%
Male	48.8%
0 to 9 years	7.8%
10 to 14 years	3.3%
15 to 19 years	4.2%
20 to 24 years	9.6%
25 to 34 years	31.8%
35 to 49 years	19.1%
50 to 64 years	14.5%
65 years and over	9.7%

Race and Ethnicity

White alone	75.8%
Black or African American alone	6.7%
Hispanic or Latino alone	11.1%
Asian alone	4.6%
Two or more races	1.1%
Other	0.5%

Foreign Born₂	11.9%
*Linguistically Isolated Households₂	6.8%

Educational Attainment for the Population 25 Years and Over₂	22,970
Less than highschool diploma	11.0%
Highschool, GED, or alternative	25.0%
Some college	9.6%
Associate's degree	4.4%
Bachelor's degree or higher	50.0%

Total Households	16,409
Total occupied households	15,191
Family households	39.6%
Nonfamily households	60.4%

Economic Profile₂

Population 16 Years and Over	27,352
In labor force	74.0%
In armed forces	0.0%
Civilian	100%
Employed	92.5%
Unemployed	7.5%
Not in labor force	26.0%

Per Capita Income	\$ 40,886
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Household Income	
Less than \$20,000	20.7%
\$20,000 to \$39,999	13.5%
\$40,000 to \$59,999	12.7%
\$60,000 to \$99,999	21.2%
\$100,000 and greater	32.0%

Median Household Income	\$ 66,316
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Median Gross Rent	\$ 1,109
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Households in Poverty	16.7%
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Households that Received Food Stamps/SNAP in the Past 12 Months	11.3%
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Occupation	
Management & Professional	49.3%
Service	16.1%
Sales & Office	24.7%
Construction & Maintenance	5.1%
Production & Transportation	4.8%

Sources:

1 - 2010 US Census

2 - 2007-2011 American Community Survey

BRA Research Division

For more in-depth analyses of this neighborhood, please visit:

<http://www.bostonredevelopmentauthority.org/research-maps/research-publications/neighborhoods>

*A household that is linguistically isolated is one in which no one 14 years of age and over speaks English "very well"