
To: BCDC

From: David Lunny

File: 105 W First Street

Date: January 31, 2017

Reference: 105 West First Street – BCDC Application

105 West First Street Owner, LLC (the Proponent), an affiliate of Ares Management LLC with CV Properties, LLC as the developer, proposes to redevelop an approximately 42,219 square foot site (the Project Site) located at 105 West First Street in South Boston. The 105 West First Street project (the Project) will comprise an eight-story, approximately 266,000 square foot office building containing 1,600+ square feet of ground floor space on West First Street for retail, café or restaurant use and 2,400+ square feet of convener space on West First Street, 10,000+ square feet of innovation space fronting on West Second Street, and 3,000+ square feet of tenant amenity space. The retail/restaurant/café use and the innovation space on West First Street and West Second Street respectively are designed to activate the ground floor level of the building. The Project will also include approximately 35 parking spaces in an underground parking garage accessed from West First Street, as well as wider sidewalks and related streetscape improvements along both West First Street and West Second Street.

The Project will improve the pedestrian realm along West Second Street through the enlargement of the existing narrow public sidewalk adjacent to the Project, the introduction of street trees and lighting, and the removal of the existing chain link fence. The public sidewalk along West First Street will also be widened by stepping the building back from the property line. An enclosed pedestrian connector will provide public access from West Second Street to West First Street through a two-story, light-filled space that will provide a direct connection to A Street Park, the City's newest public park, as well as easy access to the nearby Channel Center Garage. The pedestrian connector is envisioned as a lively space filled with art curated and installed in possible collaboration with organizations such as Artists For Humanity, whose facility is next door, and the Fort Point Arts Community. In addition to these public realm benefits, the Project will also create new construction and permanent jobs, generate new real estate tax revenues for the City, and generate new housing and jobs linkage funds.

STANTEC ARCHITECTURE INC.

31 January 2017

105 W. First Street BCDC Review



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Site Context Plan

Overview Map



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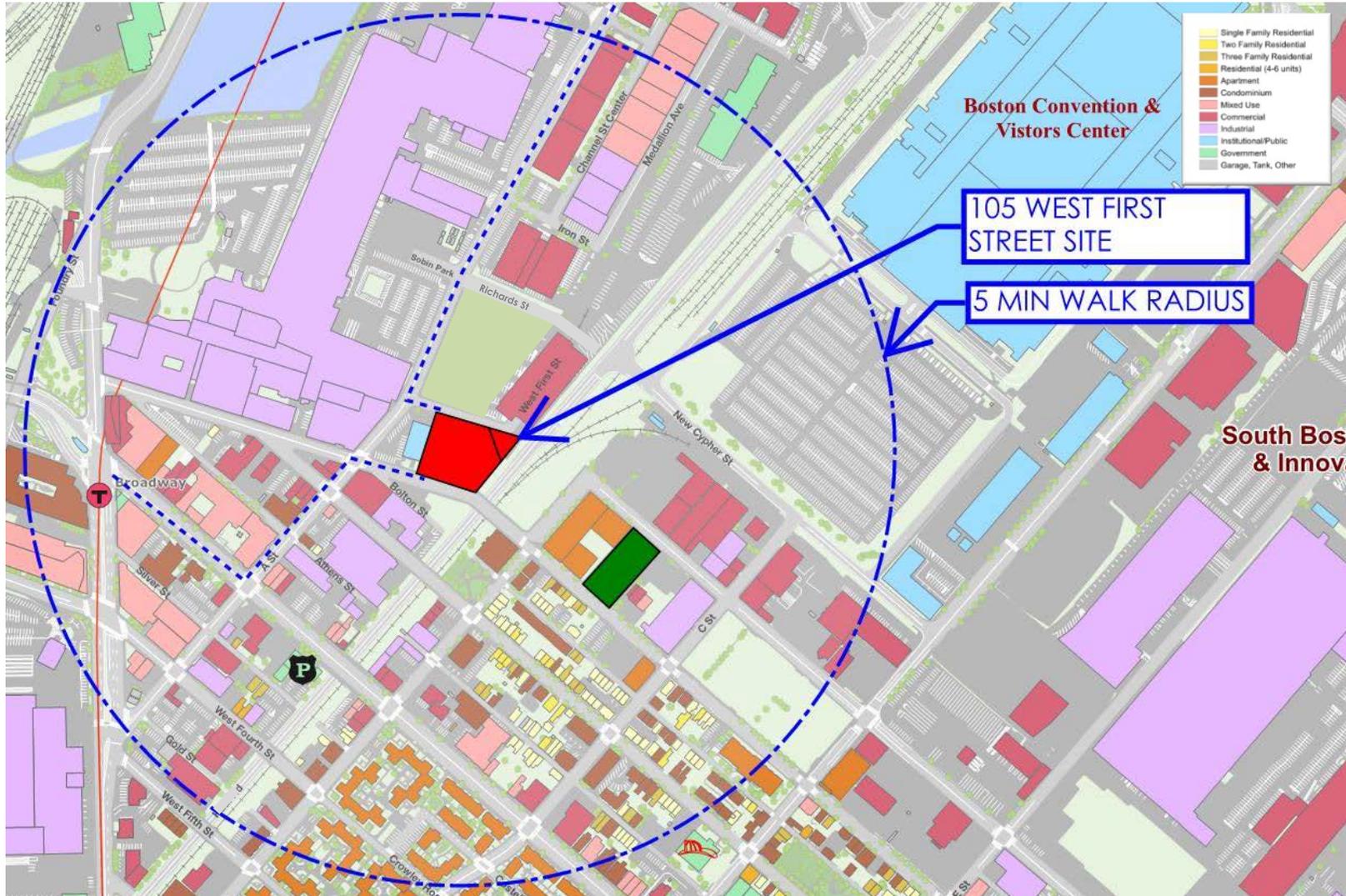


105 W. First Street



Site Context Plan

Enlarged Map



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Site Context Plan

Height Comparison With Existing Context



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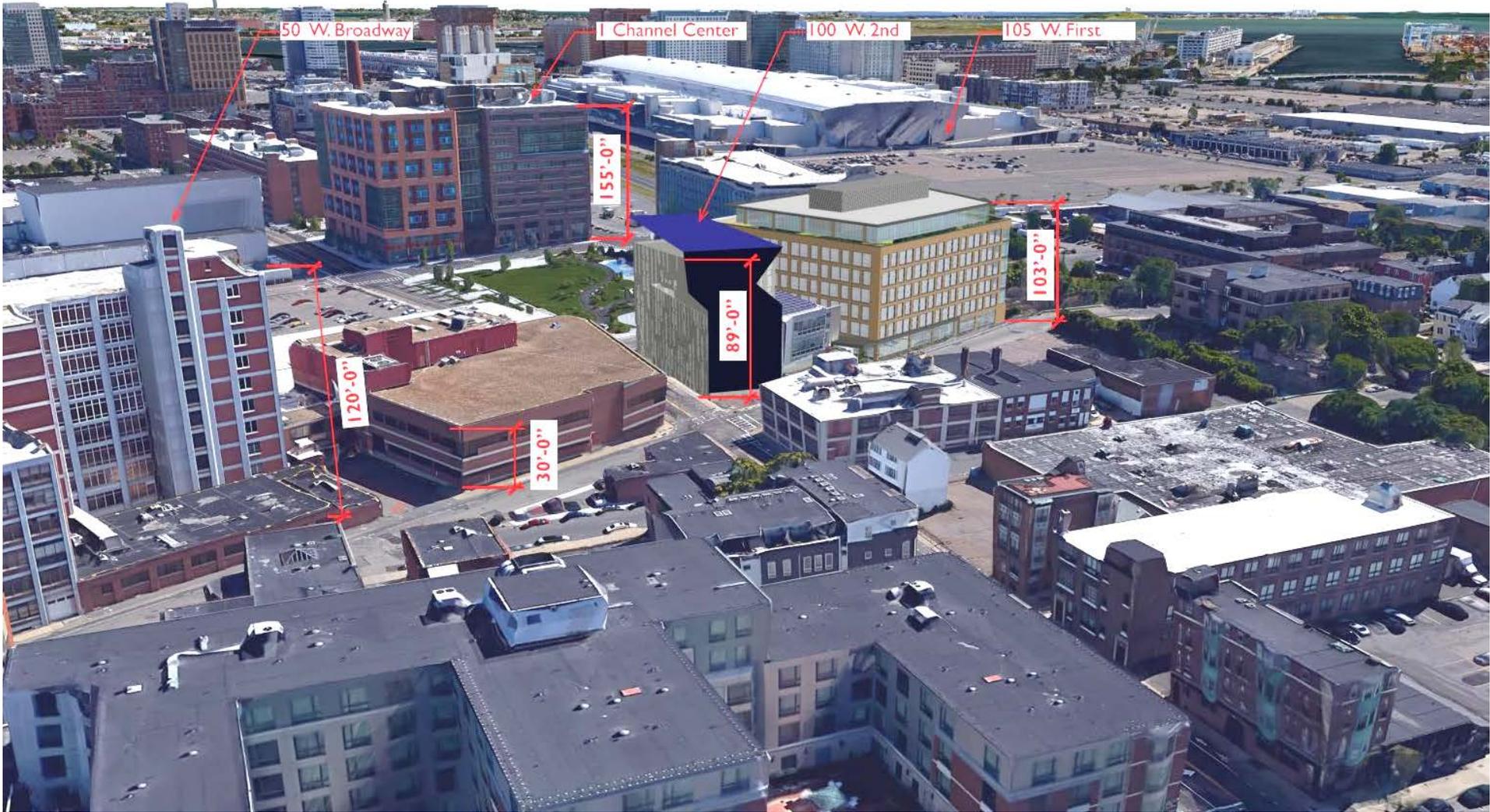


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Site Context Plan

Height Comparison With Existing Context



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105 W. First Street



Adjacent Development Context Map

Channel Center and Channel Center Garage



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105 W. First Street



105 West First Street Project Overview Summary

Project Statistics

- **Gross Sq Ft (Zoning)** **266,000**
- **On Site Parking Spaces** **35**
- **Number of Floors** **8**
- **Height above West First Street** **115'**
- **Proposed FAR** **6.30**



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105 W. First Street



105 West First Street Project Overview Summary

Program Summary

| | |
|----------------------------------|--------------------------|
| • Office, Research & Development | 249,000 sf |
| • Innovation Space | 10,000 sf |
| • Tenant Amenity | 3,000 sf |
| • Retail | 1,600 sf |
| • Convener Space | <u>2,400 sf</u> |
| <u>Total Program</u> | <u>266,000 sf</u> |



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105 W. First Street



Aerial View
From A Street



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105 W. First Street



Aerial View
From Second Street



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105 W. First Street



Perspective View

From Second Street



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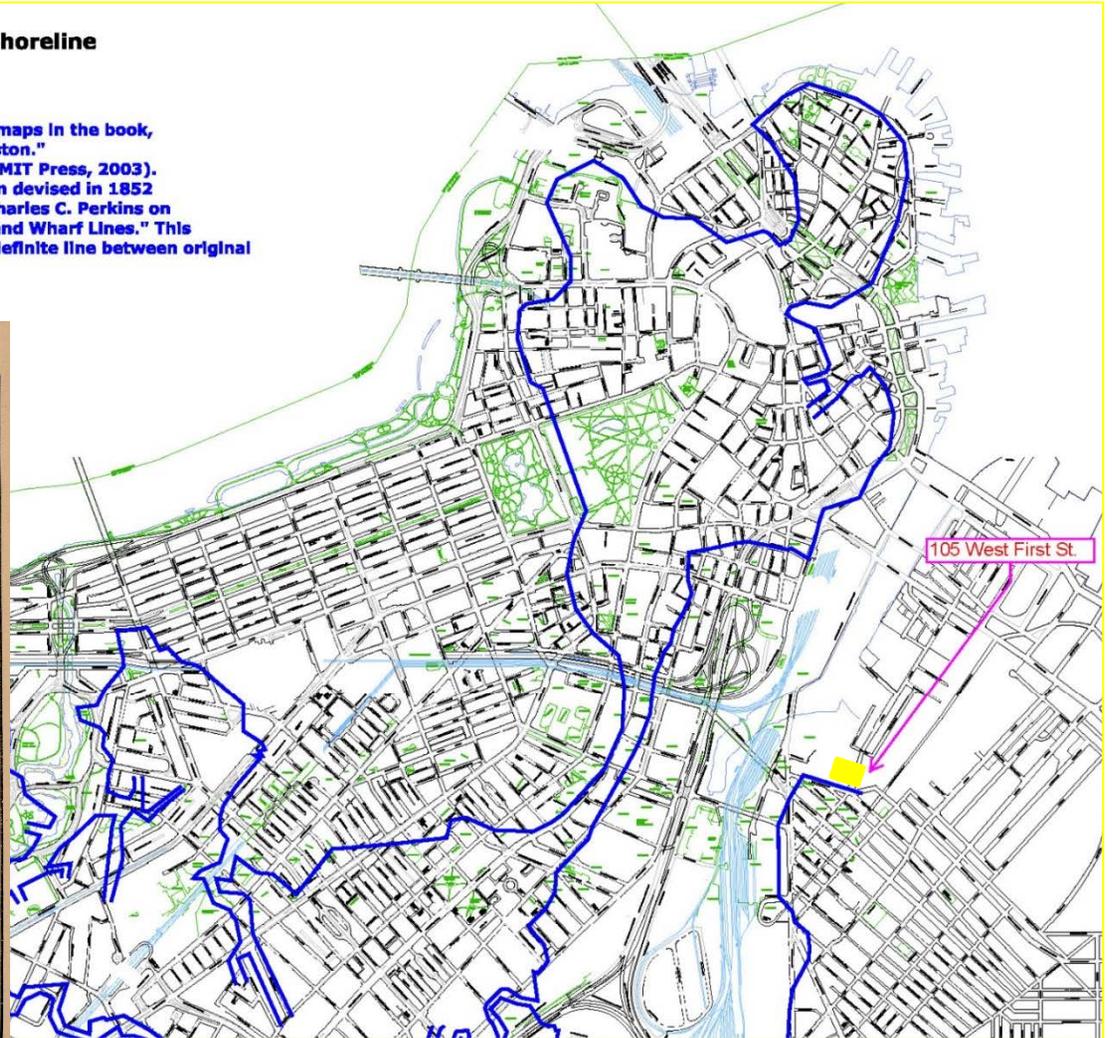
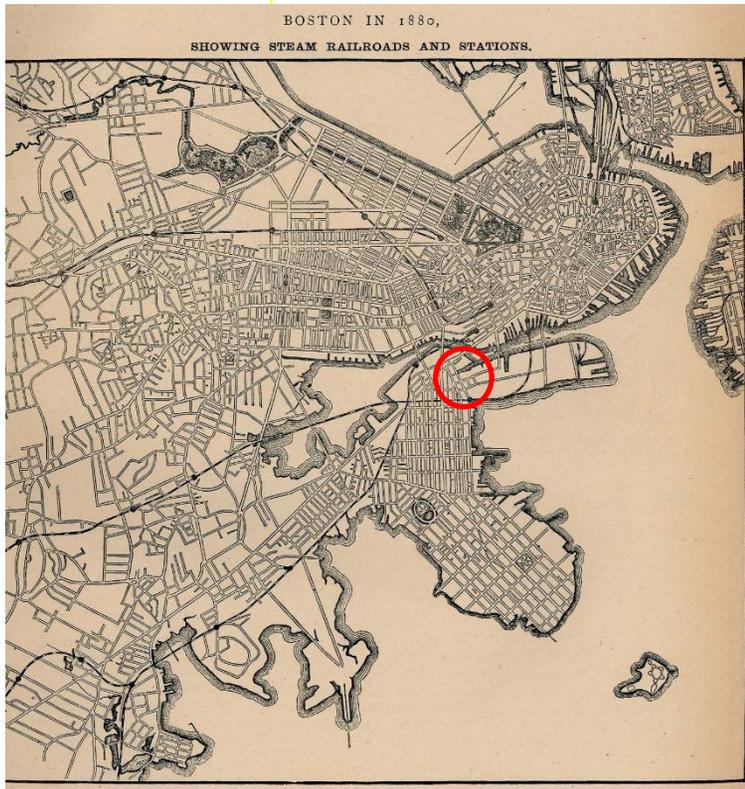
Public Lobby Design Studies

Site History

**Boston Groundwater Trust (BGWT):
Approximate Location of 1630 Colonial Shoreline**

Colonial Shoreline

NOTE:
1630 Colonial Shoreline was obtained from various maps in the book, "GAINING GROUND: A History of Landmaking in Boston." Author: Nancy Stein Seasholes. (Cambridge, Mass.: MIT Press, 2003). Those various maps are based upon a reconstruction devised in 1852 by Ellis S. Chesbrough and reproduced in 1895 by Charles C. Perkins on "Plan of Boston Proper Showing Changes in Street and Wharf Lines." This shoreline is approximate and does not represent a definite line between original and man-made land.



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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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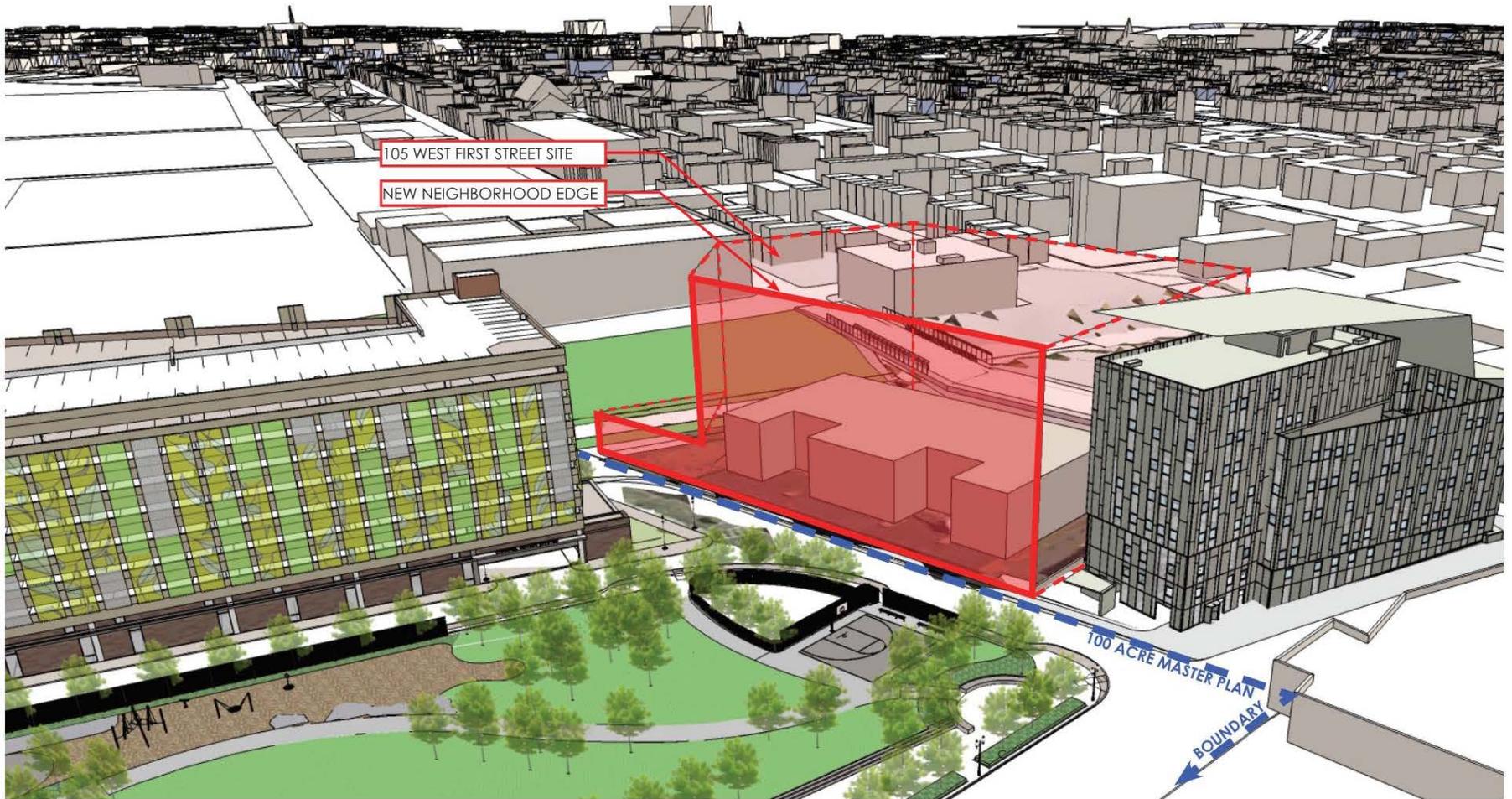


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Urban Design

Neighborhood Edge



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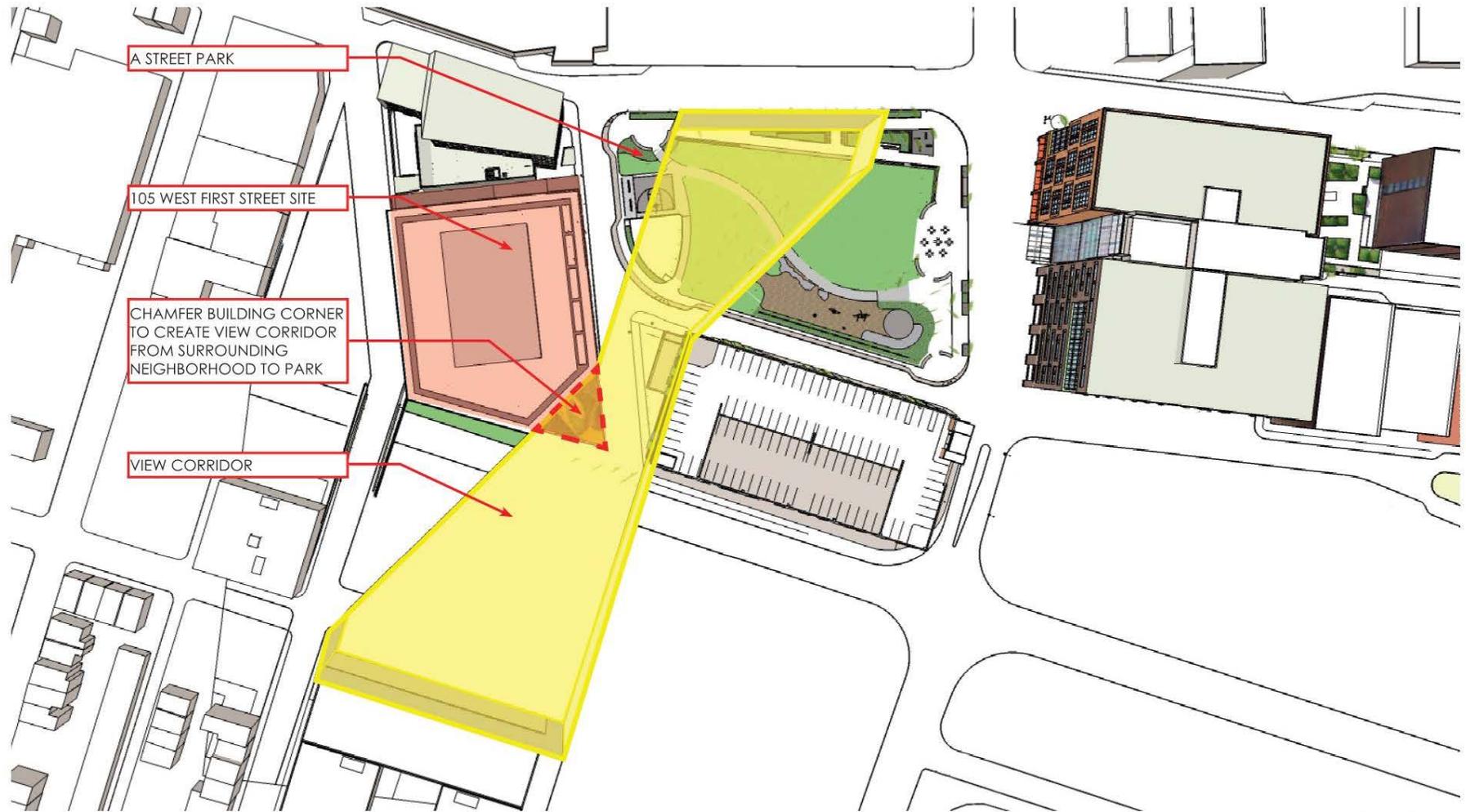


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Urban Design

View Corridor to Park



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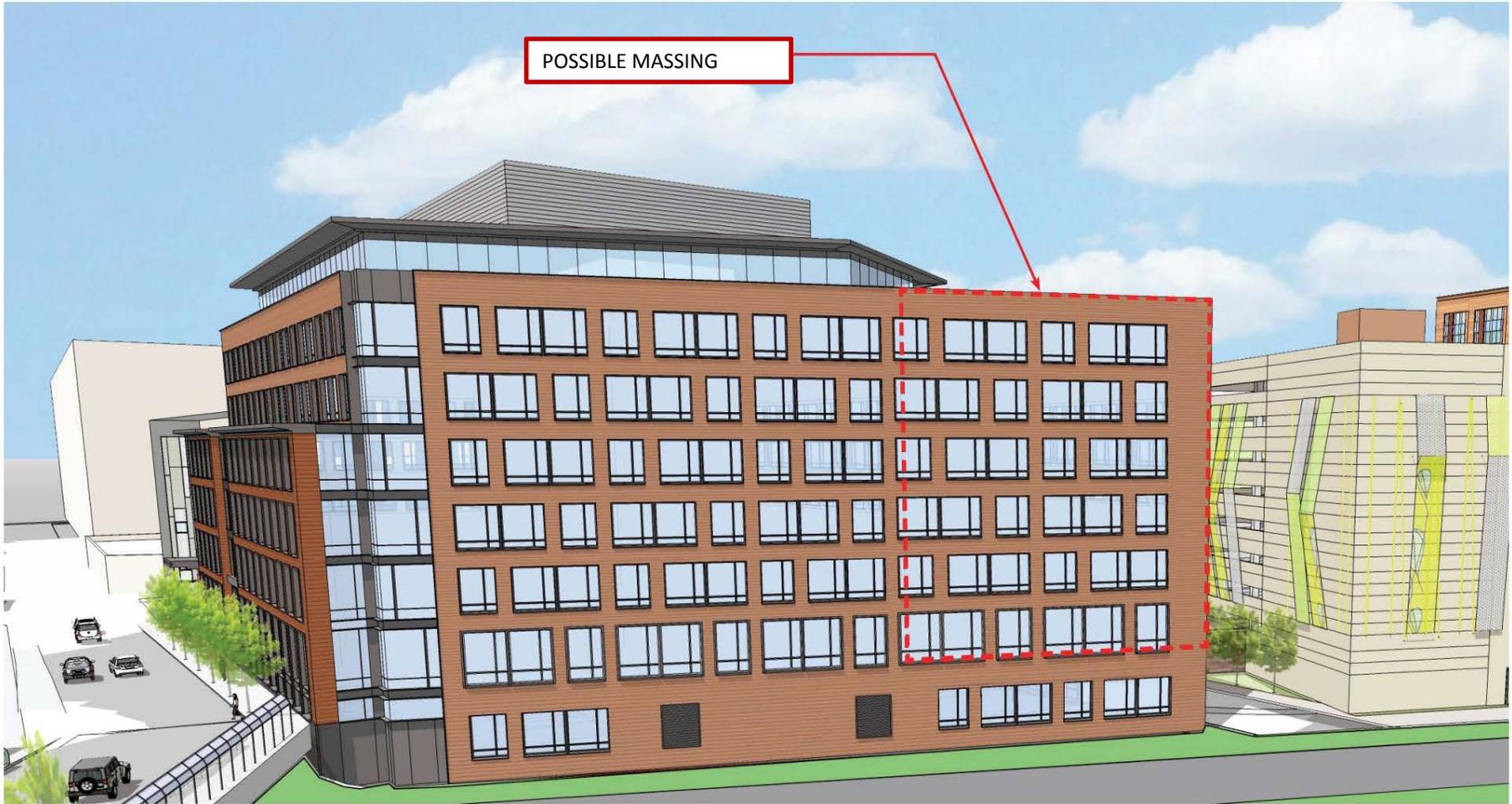


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Urban Design

View Corridor Massing



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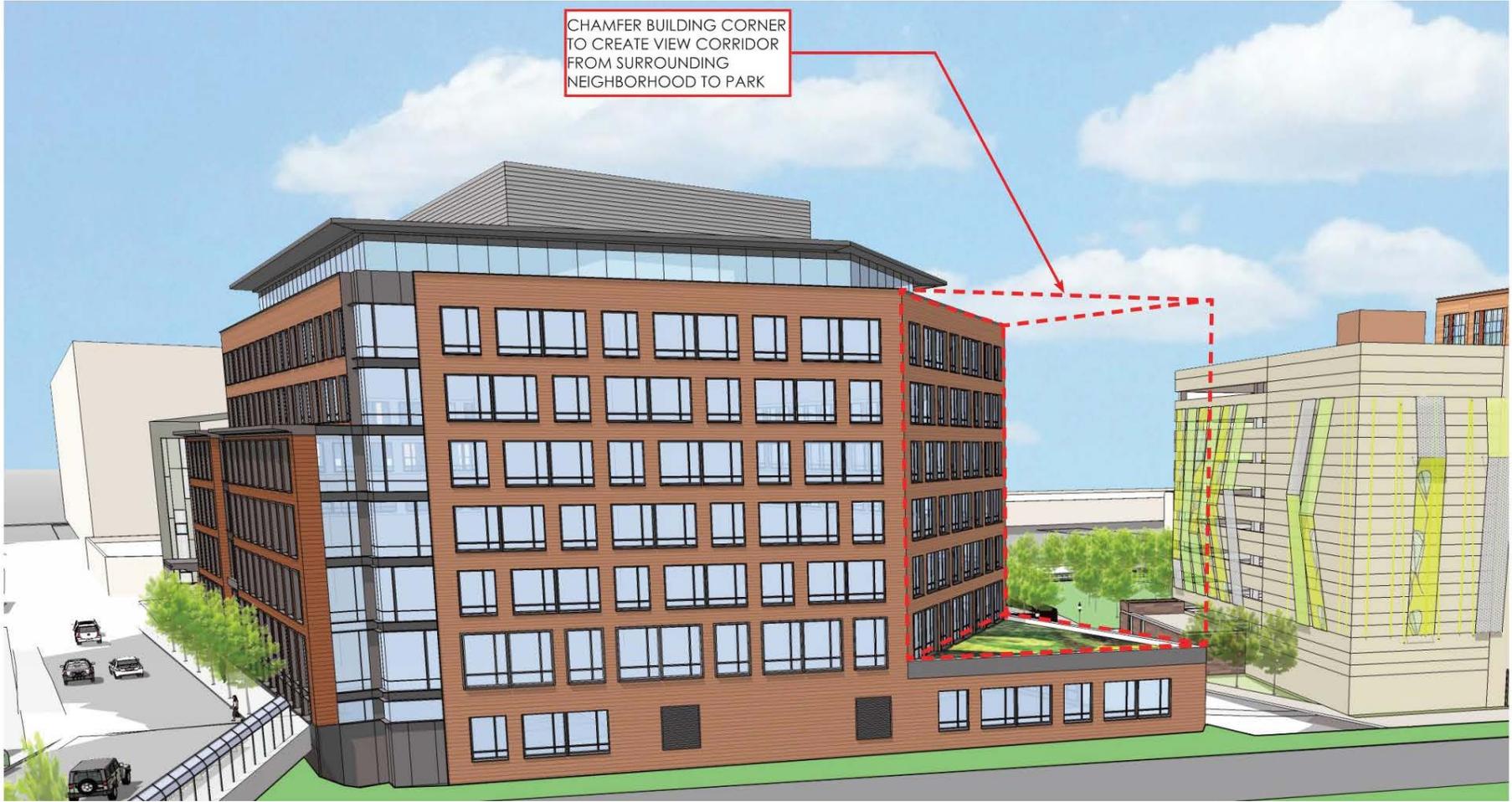


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Urban Design

View Corridor Proposed Massing



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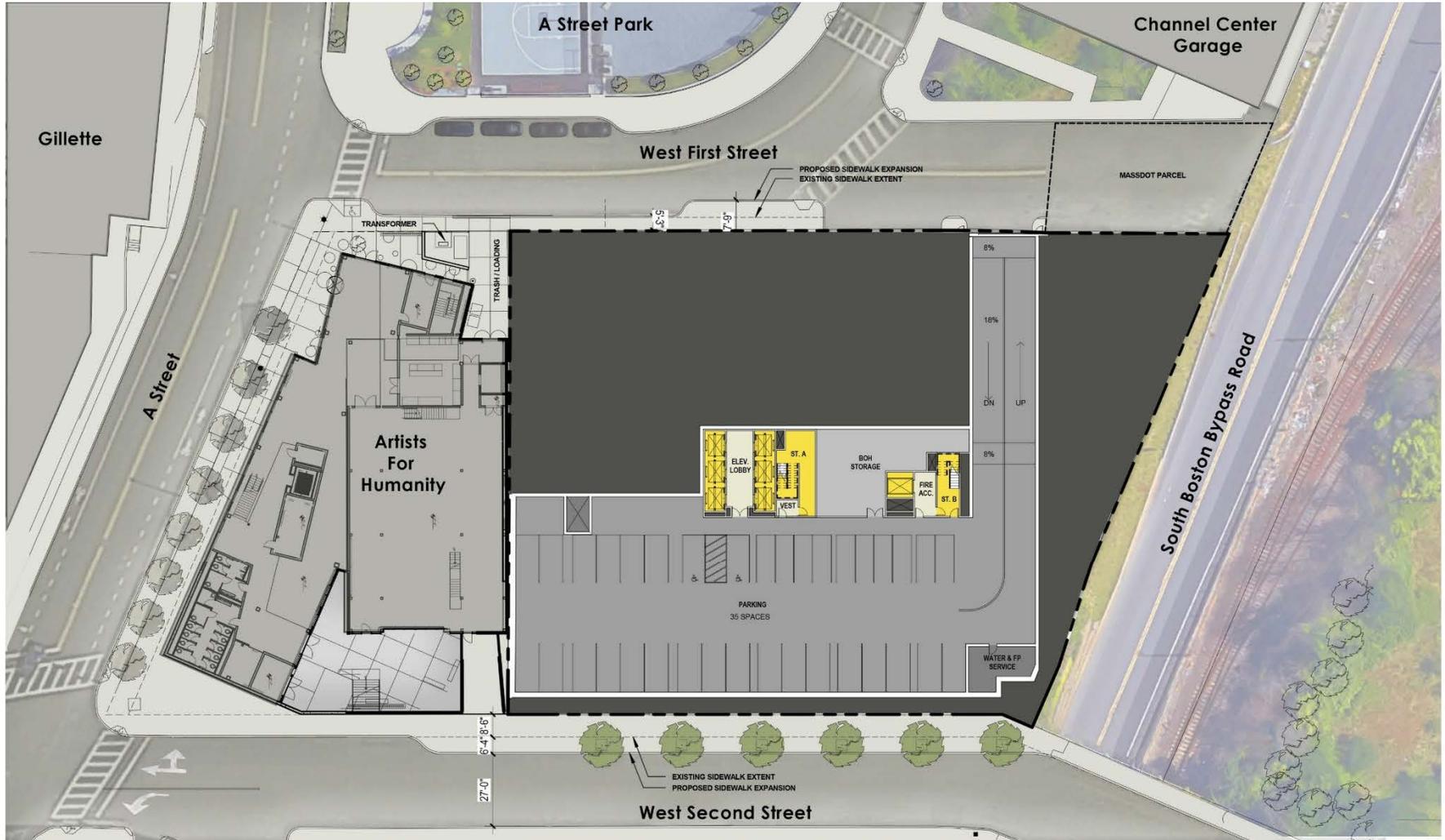


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Floor Plan

Lower Level Parking



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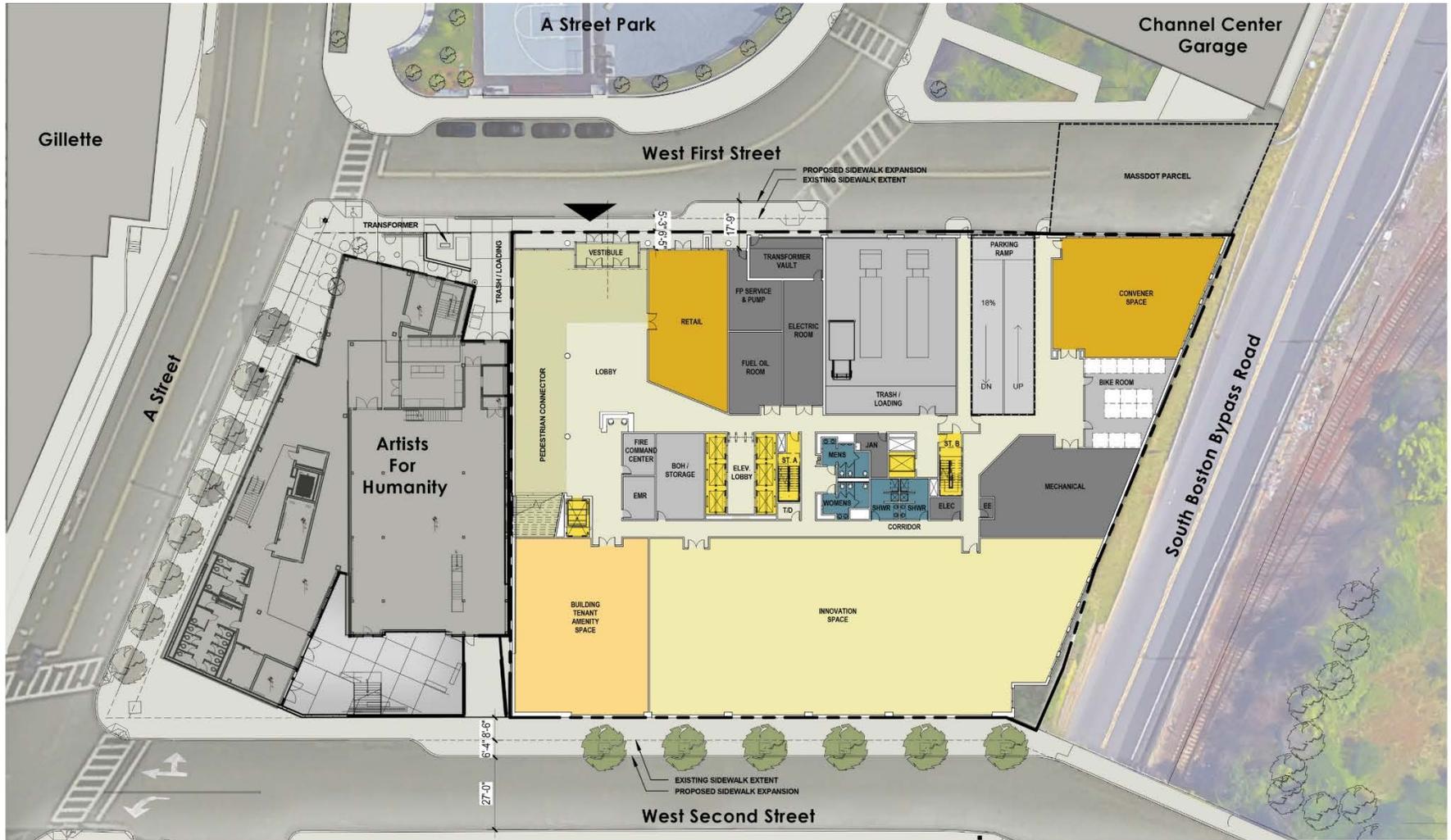


105 W. First Street



Floor Plan

Ground Floor



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Alternate Floor Plan

Ground Floor



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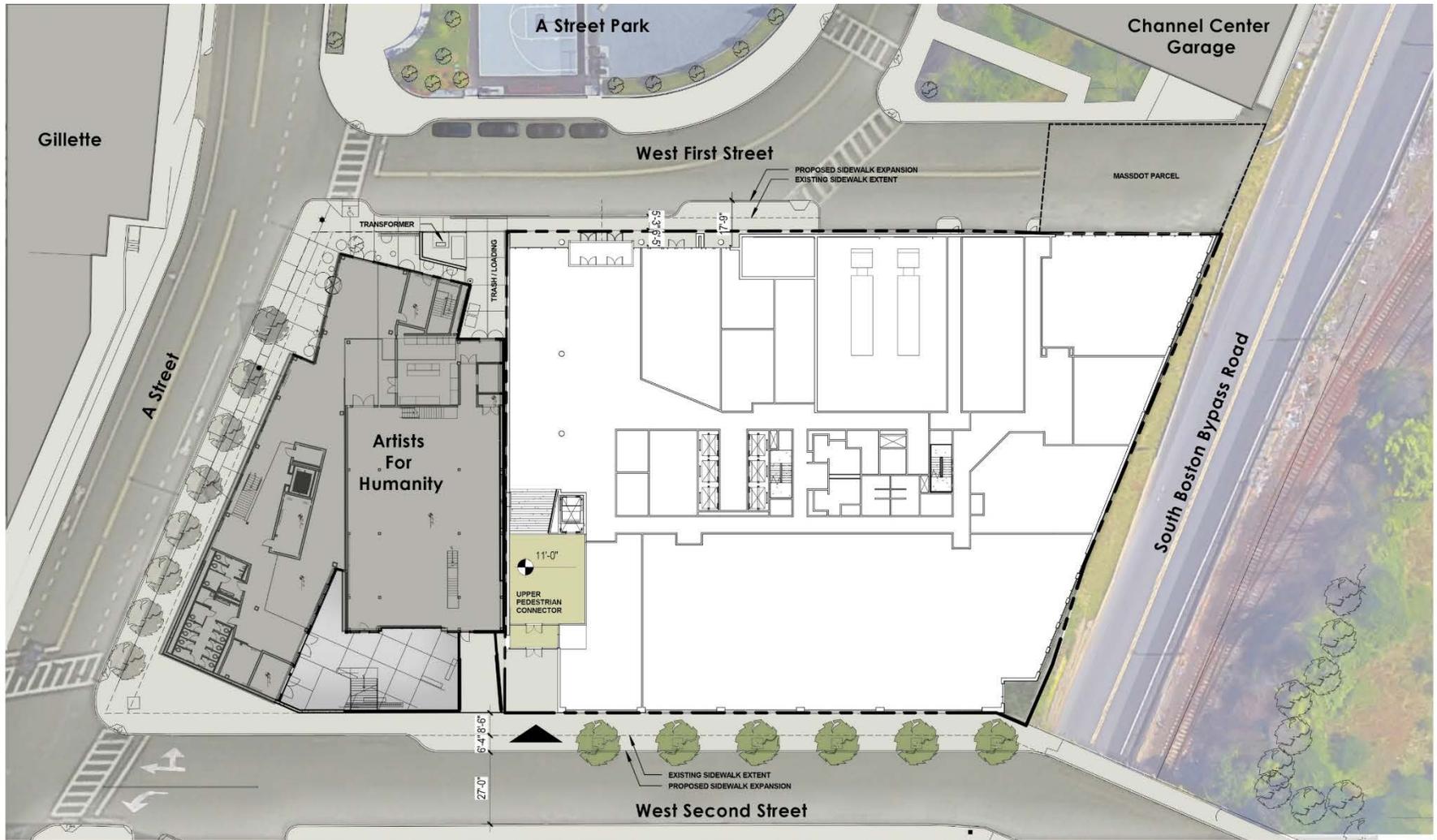


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Floor Plan

Mezzanine Level



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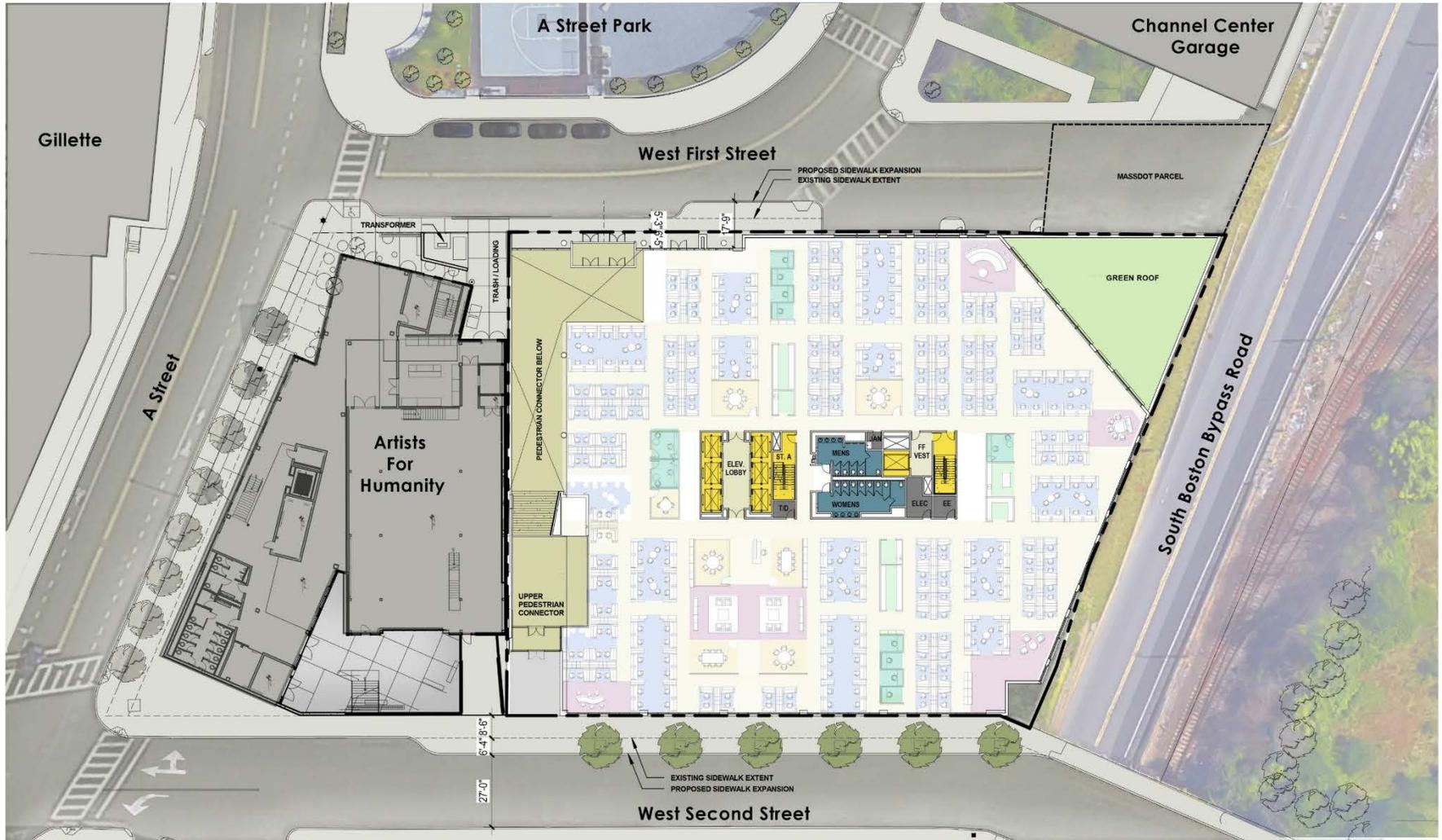


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Floor Plan

Level 2



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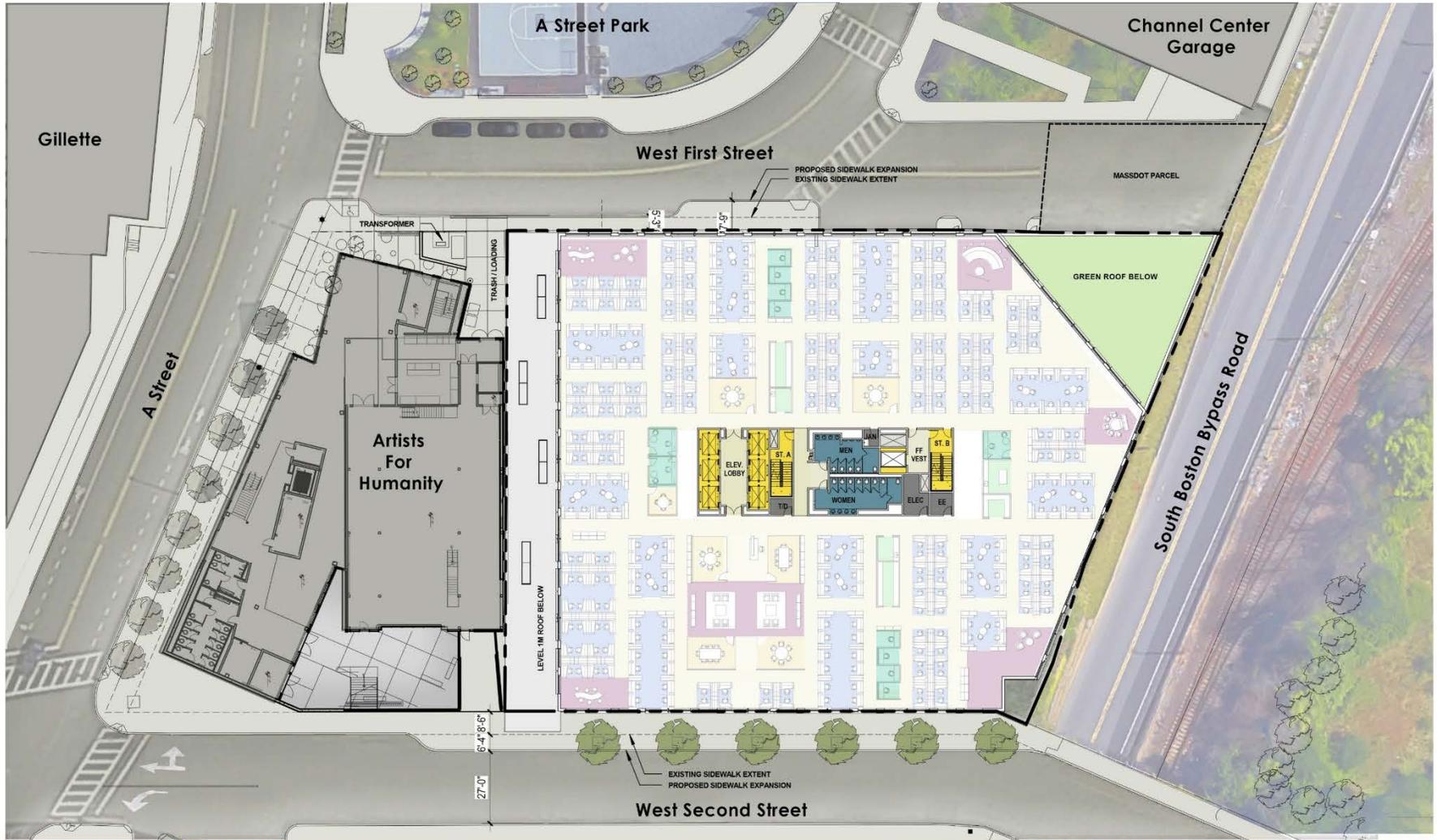


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Floor Plan

Levels 4 & 5, Typ.



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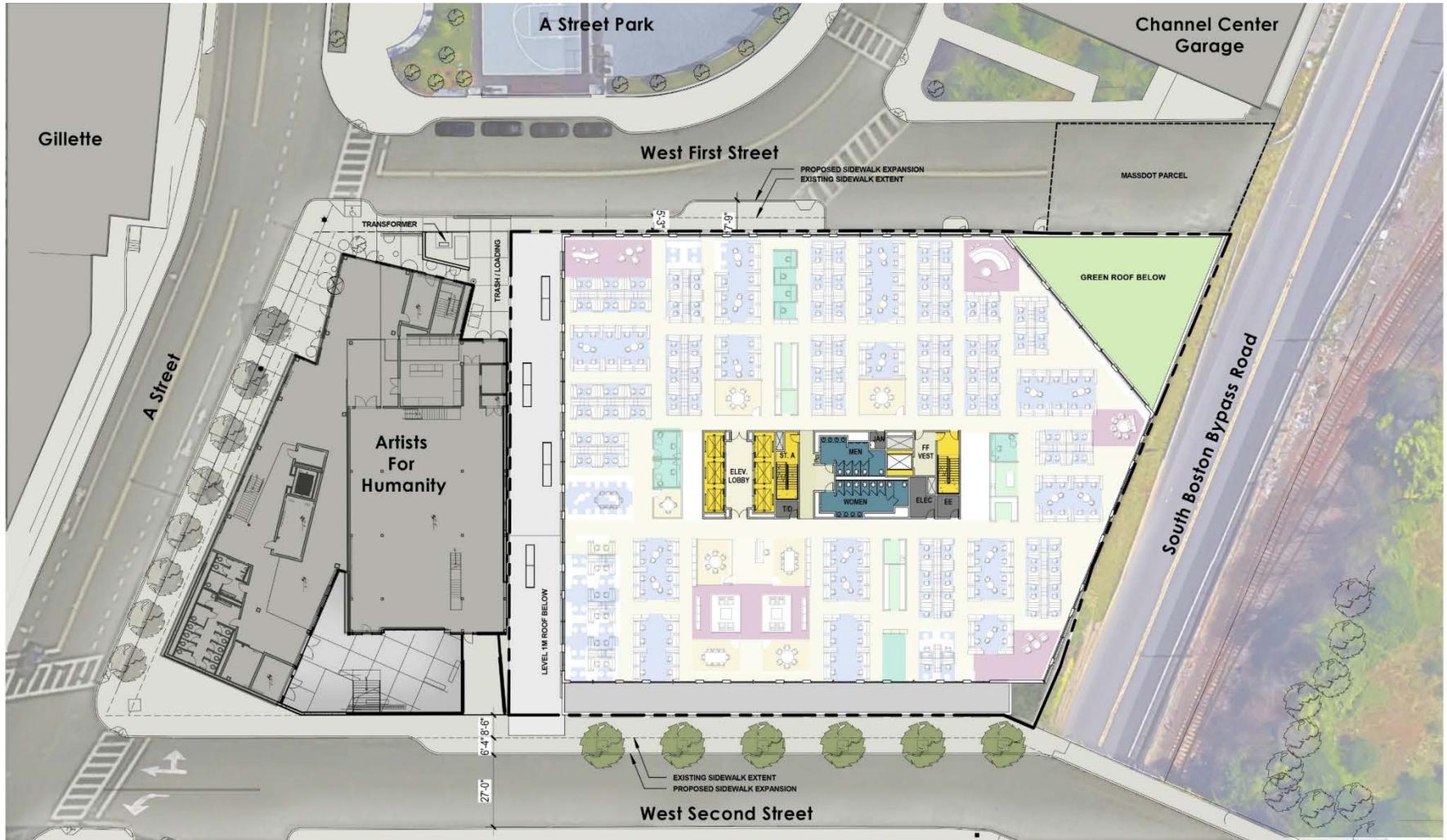


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Floor Plan

Levels 6 & 7, Typ.



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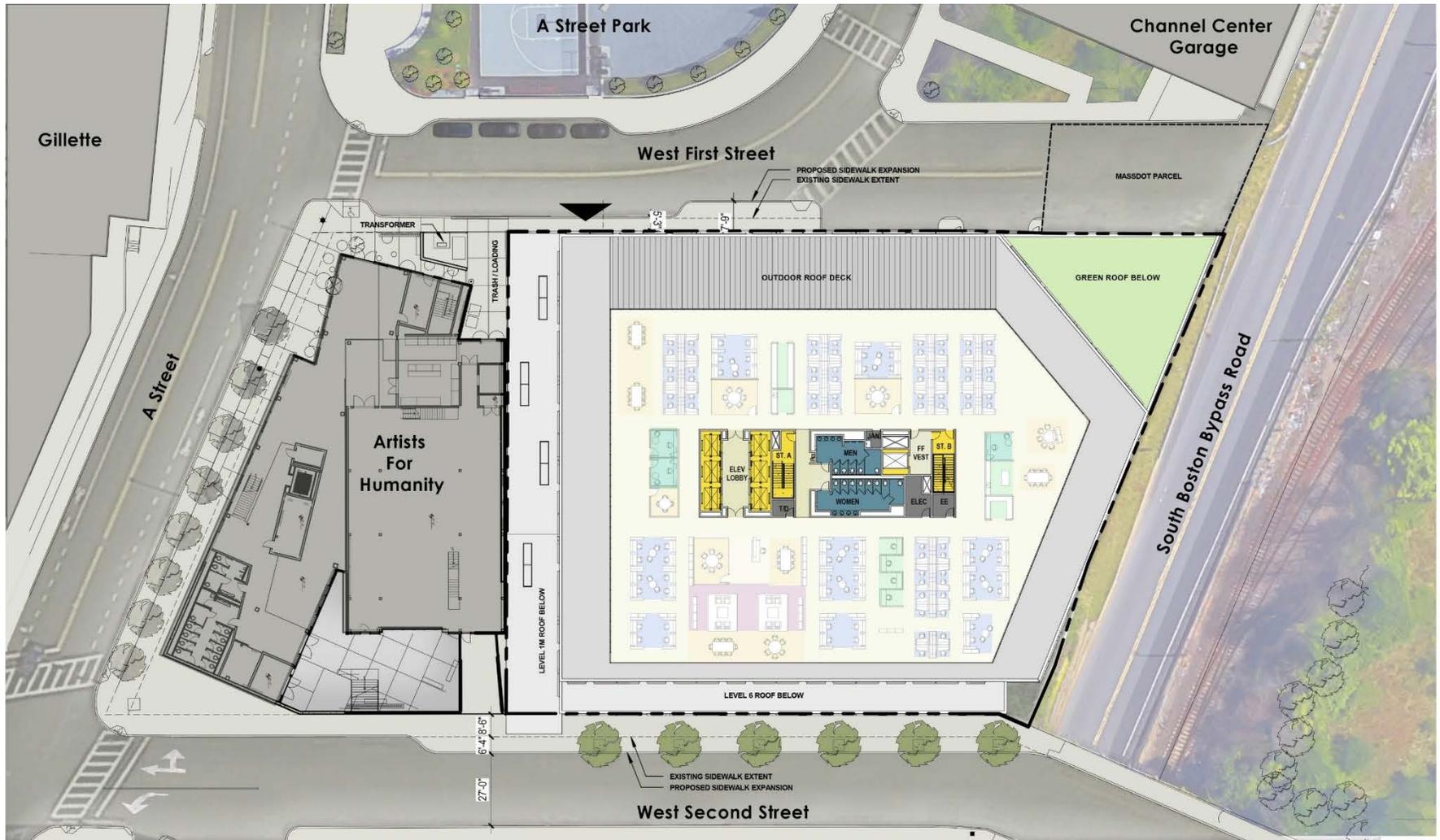


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Floor Plan

Level 8



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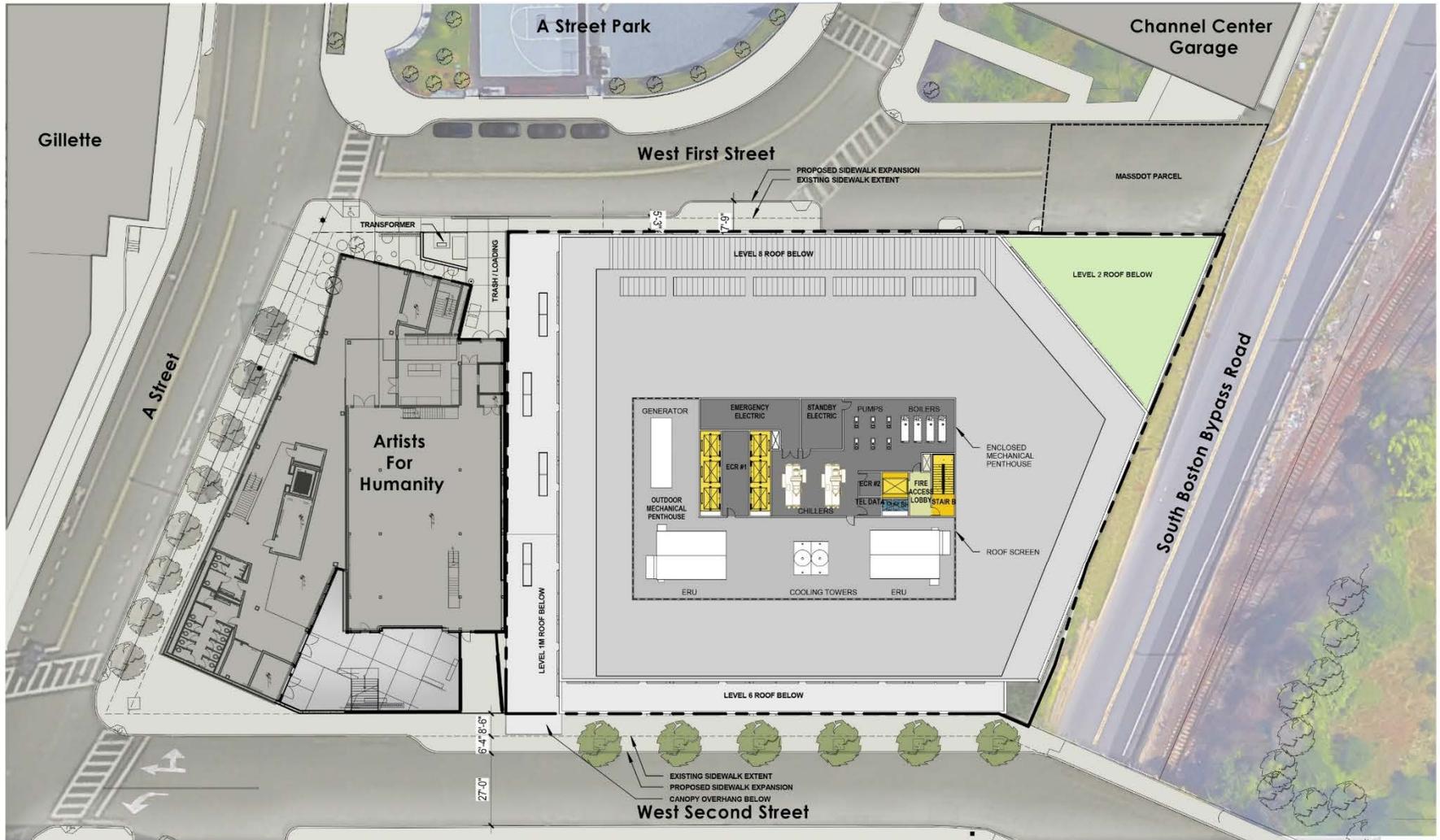


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Floor Plan

Penthouse



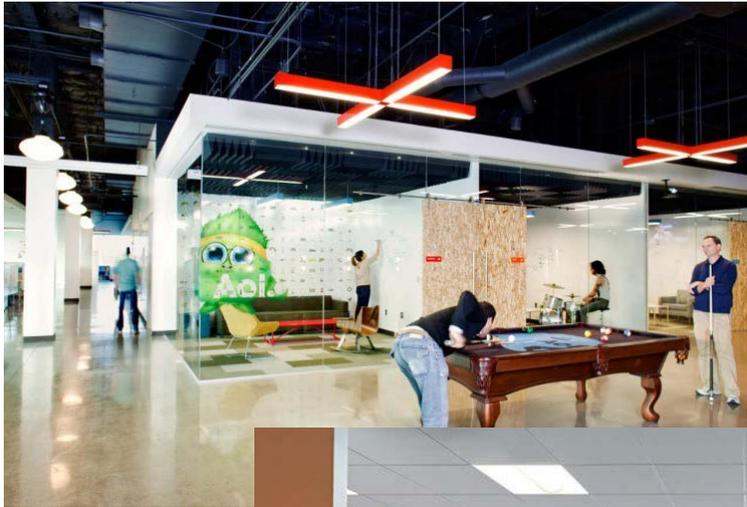
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Building Amenity Examples



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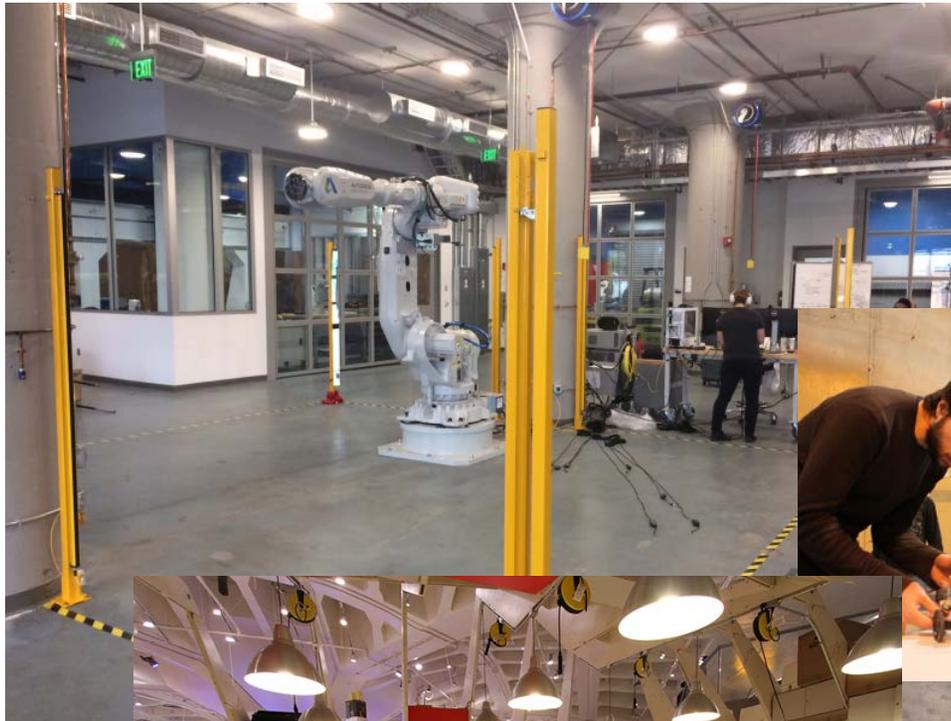


105 W. First Street



Innovation Space

Examples



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Materials

Precedent Images - Fiber Cement Cladding



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105 W. First Street



Materials

Precedent Images - Fiber Cement Cladding



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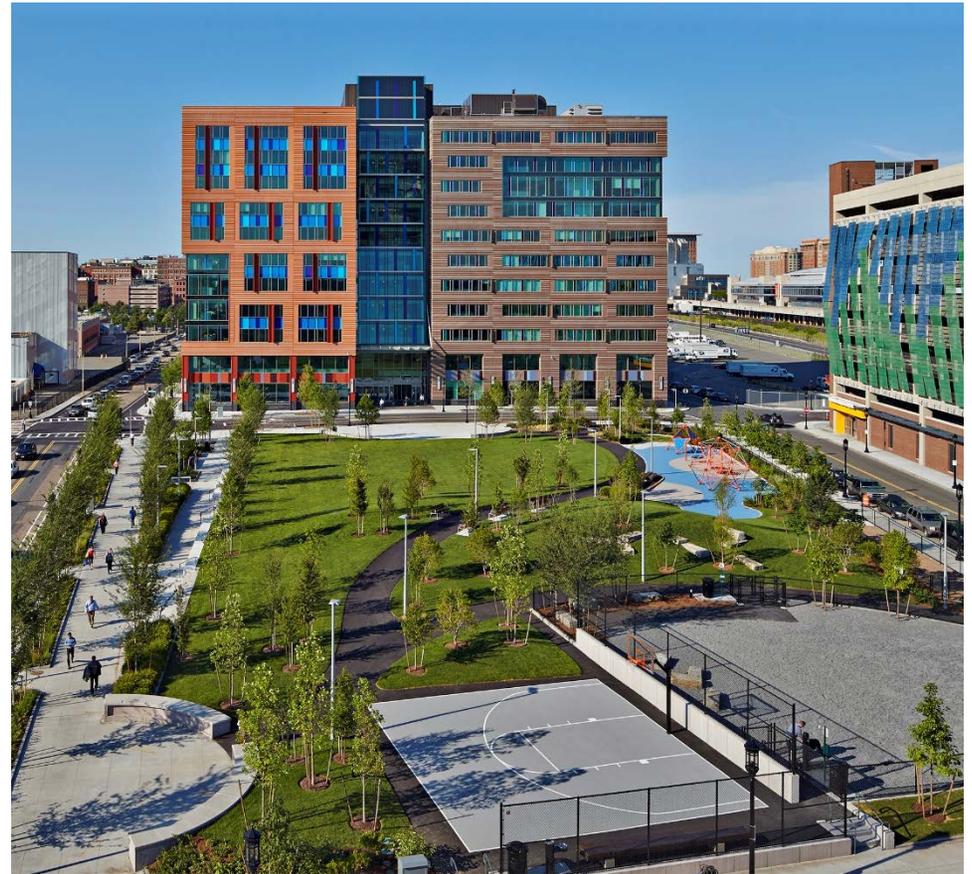


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Adjacent Development

One Channel Center



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