

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
ERICO LOPEZ, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER THE 415
WILLIAM F. MCCLELLAN HIGHWAY PROJECT, LOCATED IN THE
EAST BOSTON NEIGHBORHOOD, AS A DEVELOPMENT IMPACT
PROJECT

SUMMARY: This Memorandum requests authorization for the Secretary to advertise a public hearing, pursuant to Sections 80B-7 and 80-C of the Boston Zoning Code (the "Code"), to be held on February 14, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding the 415 William F. McClellan Highway project located in East Boston, which will be undertaken as a Development Impact Project by MC-EB Realty LLC.

PROJECT SITE

On September 17, 2012 MC-EB Realty LLC (the "Proponent") submitted a letter of intent to the Boston Redevelopment Authority (the "BRA" or the "Authority") for a project located at 415 William F. McClellan Highway in the East Boston neighborhood of Boston. The Property is located at the corner of William F. McClellan Highway and Boardman Street, in an urban commercial and residential area, and consists of approximately 6.2 acres (270,072 square feet) of vacant land previously used by the United States Navy as a fuel storage depot (the "Project Site").

THE PROPOSED PROJECT

The Proponent seeks to develop an 112,830 square foot mixed-use project consisting of a 177-room business hotel, two restaurant/retail sites; associated entry drives, parking areas containing a total of 346 spaces, new sidewalks, street trees, planters, and lighting improvements along the Boardman Street frontage. As currently planned, the Project consists of three primary building elements: the first is a five (5) story, 102,525 square foot hotel project, centrally located on the Project Site, the second being a one-story,

6,270 square foot retail/restaurant building on the northern end of the Project Site fronting on Boardman Street, and the third would be another one-story 4,035 square foot retail/restaurant building on the western end of the Project Site also fronting on Boardman Street (the "Proposed Project"). The Proposed Project may be constructed in up to two phases. If constructed in Phases, the first Phase will include the hotel portion of the project and the other Phase will include the Retail/Restaurant portion of the project.

It is anticipated that the Proposed Project will create approximately one hundred and seventy-five to two hundred (175-200) construction jobs. The hotel component will produce forty-two (42) full time jobs and thirty-five (35) part time jobs. The restaurant component would produce an estimated fifteen (15) full time jobs and thirty (30) part time jobs. The retail component would produce twelve (12) full time jobs and fifteen (15) part time jobs.

Total project cost is \$31,500,000 and construction is intended to start in the second quarter of 2013 and take approximately thirteen (13) months to complete.

DEVELOPMENT TEAM

The development team consists of:

Owner/
Developer: MC-EB Realty LLC
James J. Karam
Jeffrey T. Karam

Marshall Properties
Lianne Marshall

Site Engineer and
Landscape
Architect: Bohler Engineering
Matt Smith, P.E.
Matt Mrva, R.L.A

Architect: BMA Architectural Group, P.C.
Rolf Biggers, A.I.A
Marcus Parkkonen

Environmental/
Geo-Tech
Engineer:

GZA
Derek Simpson

Counsel:

Nutter McClennan & Fish
William F. Kennedy, Esq.
Mary T. Marshall, Esq.

Construction
Manager:

Suffolk Construction
Mark DiNapoli

Environmental
Consultant:

Tech Environmental
Marc C. Wallace, QEP

Traffic Engineer:

Vanasse & Associates, Inc.
Jeffrey Dirk, P.E., PTOE

RECOMMENDATIONS

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing to consider the Proposed Project as a Development Impact Project as is required pursuant to Sections 80B-7 of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise, pursuant to Section 80B-7 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on February 14, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director to consider the 415 William F. McClellan Highway Project as a Development Impact Project.

Appendix A
Site Plan