

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER
CASEY HINES, PROJECT MANAGER

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 92 BOSTON EAST AT 102-148 BORDER
STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA"): (i) authorize the Director to issue a Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code") in connection with the Proposed Project; (ii) authorize the Director to issue a Certification of Compliance pursuant to Section 80B-6 of the Code in connection with the Proposed Project; and (iii) authorize the Director to execute and deliver a Cooperation Agreement, one or more Boston Residents Construction Employment Plans, and any and all other documents, as may be necessary and appropriate in connection with the Proposed Project.

PROPONENT AND PROJECT SITE

The proponent of the Boston East project is Trinity Border Street, LLC (the "Proponent") with community partner, East Boston CDC, (collectively, the "Development Team"). The Boston East project is proposed for a site currently owned by the Department of Neighborhood Development ("DND") consisting of approximately 14.2 acres located at 102-148 Border Street along the East Boston waterfront on Boston Inner Harbor (the "Project Site"). The Project Site is bounded by Border Street to the East, the Atlantic Works, Wigglesworth Machinery, and Boston Towing and Transportation properties to the south, Boston Inner Harbor to the west, and the property at 170 Border Street to the north.

Historically, the site was used for industrial activities including shipbuilding, ship and engine repair, dry docks, coal storage, and a carriage factory. It is currently inaccessible to both vehicles and pedestrians as it is surrounded on the landside by a fence. Although the landside portion is currently vacant of buildings, there remain several

structures including footings of former buildings, entrance posts, a silted up outfall pipe, and bulkheads in disrepair. On the waterside, there are two dilapidated marine railways and approximately 25,000 square feet of dilapidated timber piling areas that extend over 250 feet beyond the high water mark.

PROPOSED PROJECT

The Boston East project is comprised of two proposed development areas. The first will be a residential building with up to 200 rental housing units, facilities of public accommodation, and open space areas on the west side of the site. The second area will be a marine facility, with a marine travel lift if needed, and a maritime interpretive area on the north side of the site.

The residential rental building will sit north of Decatur Street allowing a visual corridor from Decatur Street to the waterfront. The massing of the building is split into two wings, placed as long, wharf-like fingers toward the Harbor. Along Border Street, an archway will frame views and encourage access to the Harborwalk. The brick and cast stone stepped building will range from five to seven stories and will consist of up to 200 one and two-bedroom residential rental units and facilities of public accommodation (the "Proposed Project"). At the ground or upper floors, many units will have balconies and decks with waterfront views. Thirteen (13) percent of the units will be affordable and available to households that meet the BRA's affordable housing income limits. The Proposed Project includes a total of 167 parking spaces on the Project Site. Below the residential building, 141 spaces will be designated for the residents, providing 0.7 spaces per residential unit. On the south side of the Project Site in the maritime facility parking area, 26 spaces will be designated for visitors and employees of the marine building.

On the southern side of the Project Site and within the Designated Port Area ("DPA") will be a marine facility that will support a marine related business or activity. The Proponent is currently evaluating potential economically viable and programmatically appropriate tenants that would fit within the eligible uses of the zoning. As conceptually proposed, the facility will include a two-story building, clad primarily in cementitious clapboard with a masonry brick façade on Border Street. Perpendicular to Border Street will be a long "boatshed" structure. Windows will allow pedestrians on the Harborwalk a view into the facility if the chosen use is spectator worthy. Final building and site program is subject to the needs of the DPA tenant.

A public maritime interpretive area will be created within the DPA. This area will be along the view corridor extending from Decatur Street and will provide public access to the waterfront. It is designed as an interpretive landscape with exhibits that extend into the Harbor including remnants of the historic marine railway.

The total project cost for this development is approximately \$80 million dollars.

ARTICLE 80 REVIEW

On October 19, 2007 a Project Notification Form (“PNF”) was filed with the BRA for the Proposed Project. A Scoping Session was held on October 26, 2007. A community meeting was held on October 29, 2007. On March 10, 2008 the BRA issued a Scoping Determination outlining further information required. On June 2, 2008 the Proponent submitted a Draft Project Impact Report (“DPIR”) in response to the Scoping Determination. The BRA conducted a community meeting on June 19, 2008 at the Maverick Landing Community Center in East Boston. The Proposed Project was approved by the Boston Civic Design Commission (“BCDC”) on January 8, 2008.

DEVELOPMENT TEAM

The development team consists of:

Proponent:	Trinity Border Street, LLC
Community Partner:	East Boston CDC
Planning Consultant:	Fort Point Associates, Inc.
Development Counsel:	WilmerHale
Architect:	ICON architecture, Inc.
Transportation Consultant:	Woodland Design Group
Civil/Survey:	Nitsch Engineering
Marine:	Childs Engineering Corporation
Geotechnical:	McPhail Associates, Inc.
Wind Consultant:	Frank Durgin PE
Landscape Architect:	Copley Wolff Design Group
Historical Consultant:	Public Archaeology Laboratory, Inc.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Board: (1) authorize the Director to issue a Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Code; (2) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to 80B-6 of the Code; and (3) authorize the Director to execute and deliver a Cooperation Agreement, one or more Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary and in the best interest of the BRA in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code"), waiving the requirement to file and review a Final Project Impact Report for the Boston East Project located at 102-148 Border Street in East Boston (the "Proposed Project"), which Preliminary Adequacy Determination shall provide that the Draft Project Impact Report, submitted on June 2, 2008 and additional material submitted to the Boston Redevelopment Authority (the "Authority"): (i) is sufficient to meet the requirements of the Scoping Determination, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of the impacts of the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, one or more Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems necessary and appropriate in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.

Exhibit A
Project Site Plan