

**FACT SHEET**  
**DEVELOPMENT PLAN FOR**  
**PLANNED DEVELOPMENT AREA NO. \_\_**  
**144 ADDISON STREET, EAST BOSTON**

1. **Board Action**  
The Proponent (as defined below) is requesting the Boston Planning & Development Agency's approval of this Development Plan for Planned Development Area No. \_\_.
2. **Proponent**  
Addison Street Partners, LLC, with an address at c/o Gate Residential, 265 Franklin St, 6th Fl, Boston, MA
3. **Project Location**  
Planned Development Area No. \_\_ encompasses an approximately 143,139 square foot (3.3 acre) area of land located at 144 Addison Street bounded by a multi-tenant building to the west, residential properties to the north and east, and Addison Street along the southern lot line.
4. **Project Description**  
The redevelopment program contemplates approximately two hundred seventy (270) new housing units in two (2) five (5)-story buildings, which will be connected by an amenity section and will feature approximately one hundred seventy-nine (179) off-street vehicle parking spaces and landscaping improvements.
5. **Public Benefits**  
The redevelopment program represents a substantial investment in the project site that will transform underutilized land located near public transportation into a vibrant residential development providing an appealing, pedestrian-friendly streetscape, adding much-needed housing in the East Boston area.
6. **Project Zoning**  
The project site is located in the McClellan Highway Economic Development Area Subdistrict of the East Boston Neighborhood District and is eligible for designation as a Planned Development Area. There are no applicable overlay districts. Approval of this Development Plan would provide the zoning relief required for the redevelopment program.

**DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. \_\_**  
**144 ADDISON STREET, EAST BOSTON**

**Dated:** \_\_\_\_\_

1. **Development Plan.** Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts (the “Code”), this plan constitutes the Development Plan for Planned Development Area No. \_\_ (the “Plan”) for the development of an approximately 143,139 square foot (3.3 acre) area of land located at 144 Addison Street in the East Boston section of Boston, Massachusetts (the “Project Site”). The Project Site is described in the legal description attached hereto as Exhibits A and is shown on the Site Plan attached hereto as Exhibit B.

This Plan approves the redevelopment of the Project Site to provide approximately 270 new multifamily dwelling units in two five-story buildings connected by a residential amenity section, with approximately 179 below grade and surface vehicle parking spaces and related improvements (the “Project”) and constitutes the zoning for the Project Site in accordance with Section 3-1A and Article 80C of the Code. Consistent with such sections of the Code, this Plan sets forth information on the Project including the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, density, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures.

This Plan consists of 6 pages of text plus attachments designated Exhibits A-1 through E. All references to this Plan contained herein shall pertain only to such pages and exhibits. This Plan represents a stage in the planning process prior to the stage at which formal plans and specifications for the Project are submitted to the Boston Planning & Development Agency (BPDA) pursuant to Section 3-1A and Article 80C of the Code for final design review approval and certification as to consistency with this Plan. Therefore, the Project is subject to final design, environmental, and other development review by the BPDA and by other governmental agencies and authorities, and minor changes may occur to the Project’s design without the need to amend this Plan, provided that the Project is consistent with the use and dimensional limitations described and shown in this Plan.

2. **Developer.** The proponent is Addison Street Partners, LLC, with an address at c/o Gate Residential, 265 Franklin St, 6<sup>th</sup> Fl, Boston, MA (the “Proponent”). Members of the Project team are identified on Exhibit C attached hereto.

3. **Project Site Description/Project Area.** The Project Site is currently operated as surface parking and is bounded by a multi-tenant building to the west, residential properties to the north and east, and Addison Street along the southern lot line, with access via Addison Street and an easement over an existing driveway crossing an abutting property from McClellan Highway/Route 1A.

The Project Site is located in the McClellan Highway Economic Development Area Subdistrict of the East Boston Neighborhood District and is eligible for designation as a Planned Development Area. This Plan establishes a Planned Development Area Overlay District consistent with the boundaries of the Project Site. There are no additional applicable overlay districts.

The Project does not include demolition of any building or structure subject to demolition delay under Article 85 of the Code.

4. **Description of the Project.** The various components of the Project are shown on the plans and elevations attached hereto as Exhibit D (collectively, the “Project Materials”), and are more particularly described as follows:

A. *Buildings*

The Project includes construction of two five-story buildings with an aggregate of up to approximately 270 new multifamily dwelling units. The buildings will be connected by a residential amenity section. The buildings will contain an aggregate of up to approximately 226,400 square feet of floor area exclusive of interior parking areas. The interior parking areas will contain an aggregate of approximately 60,225 square feet. The buildings are further described below.

Throughout this Plan, except as specifically described herein all references to “floor area” shall refer to “gross floor area” as defined in the Code, and all references to “height” shall refer to “height of building” as defined in the Code. In light of the variations in grade on the Project Site, for ease and consistency of description and calculation, all building heights shall be measured from grade level +21.5 feet above Boston City Base, which is the approximate grade of the proposed first floors.

- North Building will be located on the northern portion of the Project Site with a general east-west orientation. The maximum height of the building will be five

stories (up to 55 feet). This building will include up to approximately 152 multifamily dwelling units.

- South Building will be located on the southern portion of the Project Site with a general north-south orientation. The maximum height of the building will be five stories (up to 55 feet). This building will include up to approximately 118 multifamily dwelling units.

*B. Roadways, Parking and Transportation Improvements*

Parking will be provided in a structured garage below the Project buildings, which will have vehicle access via an easement over an existing driveway crossing an abutting property from McClellan Highway/ Route 1A and vehicle egress via such driveway and Addison Street, with limited access from Addison Street for deliveries, building services, short term visitors and the like. The garage will contain up to approximately 174 parking spaces available to residents of the Project. Up to approximately 5 additional parking spaces will be provided as surface parking. The Project includes approximately 285 indoor or covered spaces for bicycle parking. An improved interior access driveway running parallel to Saratoga Street between Addison Street and Brandywyne Drive will enhance Project Site circulation. Additionally, the Project Site is served by public transportation that includes the MBTA Blue Line and several bus lines.

*C. Open Space and Landscaping Improvements*

The Project includes significant open space and landscaping improvements as shown on the landscape plan included with the Project Materials. These open space and landscaped areas, which will enhance the appearance of the Project Site and strengthen the Project's connectivity with the residential and commercial areas in the neighborhood, will utilize native plantings and vegetation throughout the Project Site and along building edges.

5. **Proposed Location and Appearance of Structures.** The proposed location and appearance of the structures on the Project Site are shown on the Project Materials.

6. **Use Allocation.** As indicated above, the Project will include up to approximately 270 multifamily units and accessory amenities, services, support facilities, structured parking and open space. Proposed uses are listed on Exhibit E attached hereto, and the Project may be used for any of the uses described in this Plan and set forth on Exhibit E.

7. **Dimensions of Structures.** The Code provides that a Development Plan may increase the allowed height up to 55 feet within 250 feet of any street and any Subdistrict boundary. Addison Street abuts the southern lot line of the Property and certain residential Subdistricts (3F-2000 and MFR) abut the eastern/northern lot lines of the Property. This Plan increases the allowed height for the Property accordingly. The Code further provides that a

Development Plan may not increase the allowed Floor Area Ratio (FAR) above 2.0. After completion of the Project, (i) the height of each building will not exceed 55 feet, (ii) the sitewide FAR will not exceed 2.0 and (iii) all yard dimensions will be as shown in the Project Materials. There are no requirements with respect to minimum lot size, width or frontage.

8. **Development Schedule.** The Proponent currently estimates that construction of the Project will commence in the second quarter of 2019, and will be completed within approximately 24 months, subject in all cases to marketing and other considerations. Notwithstanding anything set forth in this Plan to the contrary, under no circumstances shall the Proponent or any designee thereof be obligated to proceed with the Project, or any portion thereof, or, once the Proponent or any designee thereof does proceed with the Project, or any portion thereof, to complete the Project or such portion. Construction may proceed in phases and the delay or non-completion of any building or phase shall not affect the compliance or consistency of any other building or phase with this Plan.

9. **Approvals.** Concurrent with the submission of this Plan to the BPDA under Article 80C of the Code, the Proponent is submitting a Draft Project Impact Report (DPIR) to the BPDA under Article 80B of the Code. Additional anticipated approvals from the City of Boston include an Order of Conditions from the Boston Conservation Commission, an Inflammables Storage Permit/Garage License from the Boston Public Safety Commission, Committee on Licenses, and approval of a specific repair plan (addressing improvements to surrounding public streets and rights of way) from the Boston Public Improvement Commission, among other local approvals.

10. **Urban Design Context and Objectives.** The Project Site occupies a unique location in East Boston surrounded by a mix of residential and commercial uses, and is currently leased to Avis Car Rental as a surface parking lot. As described above, the Project Site is bounded by a multi-tenant building (including Christ the King Presbyterian Church and Planet Fitness) to the west, residential properties to the north and east (including Brandywyne Village), and Addison Street along the southern lot line. A hotel operated as Courtyard by Marriott Boston Logan Airport is located north of Christ the King Presbyterian Church and Planet Fitness.

The primary urban design objectives of the Project are to create an environment that respects the residential character of the surrounding neighborhood and complements the active commercial uses in the vicinity of the Project. The Project Site's streets and sidewalks will integrate with the existing street system. The Project has been designed to limit traffic impacts along Addison Street consistent with extensive planning efforts with City officials and the community.

11. **Proposed Traffic Circulation.** As described above, the Project (including the parking garage) will have vehicle access via an easement over an existing driveway crossing an

abutting property from McClellan Highway/Route 1A and vehicle egress via such driveway and Addison Street, with limited access from Addison Street for deliveries, building services, short term visitors and the like. An improved interior access driveway running parallel to Saratoga Street between Addison Street and Brandywyne Drive will enhance Project Site circulation. Traffic impacts of the Project are expected to be minimal given the predominant residential uses of the Project Site and the availability of public transportation that includes the MBTA Blue Line and several bus lines. The Proponent expects to enter into a Transportation Access Plan Agreement with the Boston Transportation Department.

12. **Parking and Loading Facilities.** As described above, the Project includes a parking garage containing up to 174 parking spaces (plus up to approximately 5 surface parking spaces) and indoor or covered storage space for approximately 285 bicycles. All loading activities will occur from the roadways and in designated areas on the Project Site, as shown on the Project Materials.

13. **Signage.** Signs shall be permitted on the Project Site as approved from time to time through BPDA Article 80 design review.

14. **Sustainability.** The Project has been designed to provide a high level of resiliency to potential climatic changes consistent with the City of Boston's Climate Resiliency Guidance. The first floor of the buildings will be located at an elevation of approximately +21.5 feet above Boston City Base in order to account for current and future flood elevations. All important building infrastructure will be located above the 100-year flood level as represented on the FEMA Flood Insurance Rate Maps in order to prevent a loss of service in the event of coastal storm. The garage level and other ground-floor uses will be flood-resilient to minimize risk of property damage from coastal storms, and building systems will be designed to be resilient to loss of power and extreme heat conditions. Additionally, the Project team will use the appropriate U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building rating system to evaluate sustainable design measures, in accordance with Article 37 of the Code. Compliance with such Article 37 will be confirmed by issuance of a Certification of Compliance pursuant to Section 80B-6 of the Code.

15. **Public Benefits.** This Plan conforms to the plan for the geographic area in which the Project Site is located and to the general plan for the City as a whole. The Project is being reviewed by the BPDA under Article 80B (Large Project Review) of the Code. In the course of such review process, the impacts of the Project upon the surrounding neighborhood and upon the public welfare generally is being fully addressed, and appropriate mitigation is being proposed and incorporated into the Project.

In addition, the Project is expected to provide numerous public benefits, many of which are described in detail above, including the following:

- Public Realm Benefits: The Proposed Project will transform underutilized land located near public transportation into a vibrant residential development providing an appealing, pedestrian-friendly streetscape.
- Housing: The Project will provide much-needed housing in the East Boston area. As indicated above the Project will create up to 270 residential units on land that is currently operated as surface parking.
- Inclusionary Development: The Project will fully comply with the City’s Inclusionary Development Policy (IDP) as memorialized in an Affordable Housing Agreement to be entered into with the BPDAs.
- Financial Benefits: The Project (i) will result in additional property tax revenues and (ii) will contribute funds to the Boston Water and Sewer Commission, to be applied to the separation of combined sewer infrastructure in East Boston in order to reduce sewage overflow.
- Non-Discrimination/Boston Residents Jobs Policy: The Proponent will comply with the City of Boston’s Boston Residents Construction Jobs Policy with respect to hiring Boston residents, minorities, and women for construction jobs.

16. **Applicability.** In accordance with Section 80C-9 of the Code, upon issuance of a Certification of Consistency, the Project shall be deemed in compliance with the requirements of the underlying zoning to the extent such requirements have been addressed in this Plan.

**EXHIBITS**

- Exhibit A-1 Survey of the Project Site
- Exhibit A-2 Legal Description of Project Site
- Exhibit B Map and Site Plan
- Exhibit C Project Team
- Exhibit D Project Materials
- Exhibit E Proposed Uses

**EXHIBIT A**

Legal Description of Project Site

PROPOSED BOUNDARY DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDELINE OF ADDISON STREET, SAID POINT BEING S 73°36'27" E, A DISTANCE OF 1089.20 FEET FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF McCLELLAN HIGHWAY;

THENCE RUNNING N 16°22'19" E, A DISTANCE OF 430.01 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°36'27" E, A DISTANCE OF 307.54 FEET TO A POINT;

THENCE TURNING AND RUNNING S 27°04'09" E, A DISTANCE OF 206.61 FEET TO A POINT;

THENCE TURNING AND RUNNING S 62°55'51" W, A DISTANCE OF 316.92 FEET TO A POINT;

THENCE TURNING AND RUNNING S 16°24'28" W, A DISTANCE OF 61.99 FEET TO A POINT;

THENCE TURNING AND RUNNING S 62°55'51" W, A DISTANCE OF 29.90 FEET TO A POINT ON SAID ADDISON STREET;

THENCE TURNING AND RUNNING N 27°04'09" W, A DISTANCE OF 28.25 FEET TO A POINT;

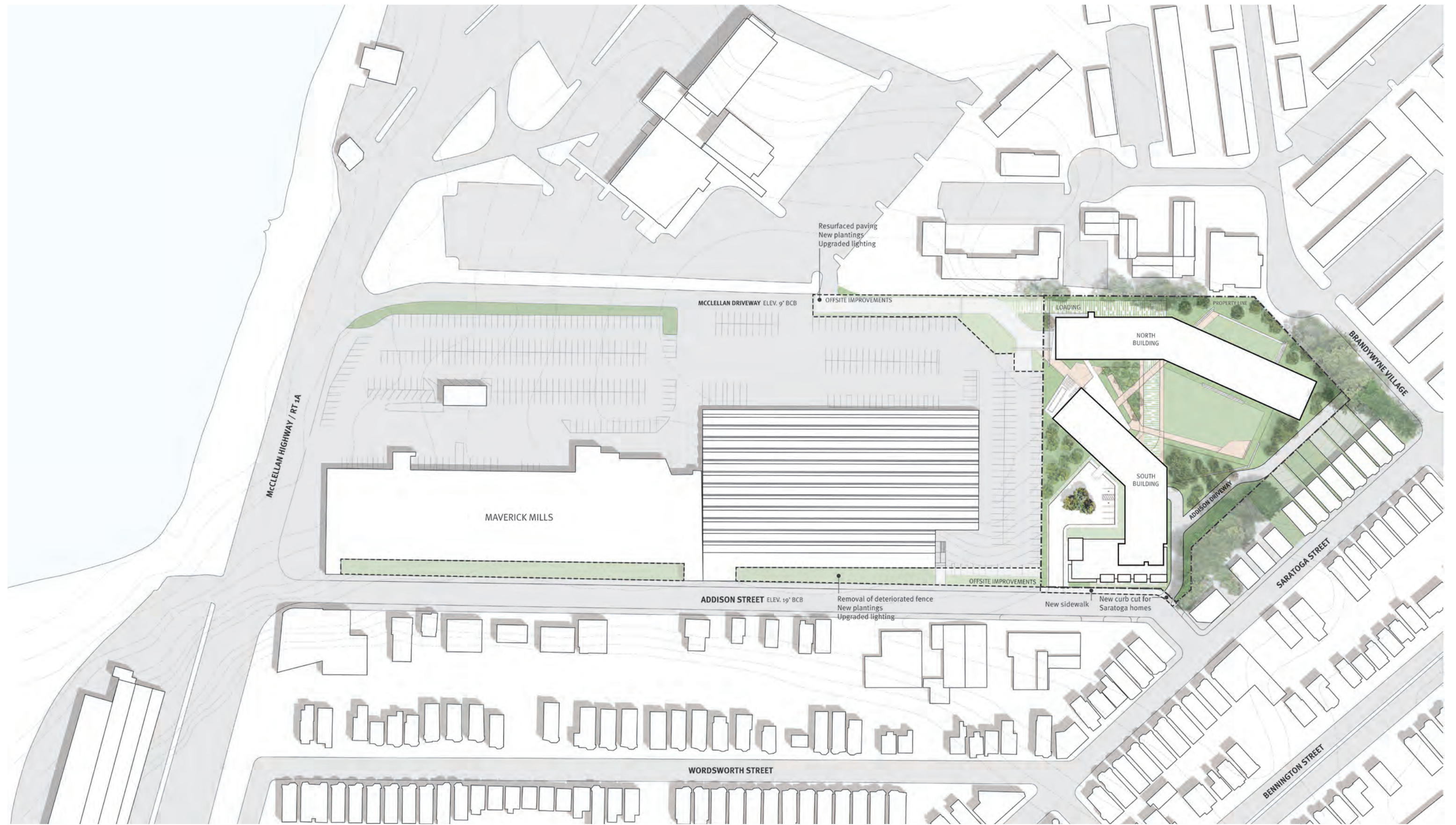
THENCE TURNING AND RUNNING N 73°36'27" W, A DISTANCE OF 178.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 143,743 SQUARE FEET, OR 3.300 ACRES.



**EXHIBIT B**

Site Plan



## **EXHIBIT C**

### Project Team

<b>Proponent</b>	Addison Street Partners, LLC c/o Bulgroup Colorado L.L.C. 224 12 <sup>th</sup> Avenue New York, NY 10001 Contact: Andrew Dulac <a href="mailto:adulac@wfboston.com">adulac@wfboston.com</a> 646-879-3572
<b>Development Manager</b>	Gate Residential Properties, LLC 265 Franklin Street, 6th Floor Boston, MA 02110 Contact: Damian Szary <a href="mailto:das@gateresidential.com">das@gateresidential.com</a> <a href="tel:617-904-7111">617-904-7111</a>
<b>Architect</b>	Arrowstreet 10 Post Office Square, Suite 700N Boston, MA 0210910 Contact: David Bois <a href="mailto:bois@arrowstreet.com">bois@arrowstreet.com</a> 617-666-7015  Amy Korte <a href="mailto:korte@arrowstreet.com">korte@arrowstreet.com</a> 617-666-7026
<b>Landscape Architect</b>	Copley Wolff Design Group 10 Post Office Square, Suite 1315 Boston, MA 02109 Contact: John Copley <a href="mailto:jcopley@copley-wolff.com">jcopley@copley-wolff.com</a> 617-654-9000
<b>Legal</b>	Goulston & Storrs 400 Atlantic Avenue Boston, MA 02110 Contact: Matthew Kiefer <a href="mailto:mkiefer@goulstonstorrs.com">mkiefer@goulstonstorrs.com</a> 617-574-7597 David Linhart <a href="mailto:dlinhart@goulstonstorrs.com">dlinhart@goulstonstorrs.com</a> 617-574-4049

<b>Planning and Permitting</b>	Fort Point Associates, Inc. 31 State Street, 3rd Floor Boston, MA 02109 Contact: Robert Ricchi <a href="mailto:rricchi@fpa-inc.com">rricchi@fpa-inc.com</a> 617-357-7044 x209
<b>Transportation</b>	Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108 Contact: Brian Beisel <a href="mailto:bbeisel@hshassoc.com">bbeisel@hshassoc.com</a> 617-348-3357
<b>Civil Engineering</b>	Nitsch Engineering 2 Center Plaza, Suite 430 Boston, MA 02108 Contact: Chris Hodney <a href="mailto:chodney@nitscheng.com">chodney@nitscheng.com</a> 857-206-8673 Gary Pease <a href="mailto:gpease@nitscheng.com">gpease@nitscheng.com</a> 617-338-0063
<b>Geotechnical</b>	Sanborn Head & Associates, Inc. 239 Causeway Street, Suite 105 Boston, MA 02114 Contact: Stan Sadkowski <a href="mailto:ssadkowski@sanbornhead.com">ssadkowski@sanbornhead.com</a> 857-327-9731
<b>Sustainability and Wind</b>	Thornton Tomasetti 386 Fore Street, Suite 401 Portland, ME 04101 Contact: Michael Pulaski <a href="mailto:MPulaski@ThorntonTomasetti.com">MPulaski@ThorntonTomasetti.com</a> 207-245-6060
<b>Noise</b>	ACENTECH 33 Moulton Street Cambridge, MA 02138 Contact: Rose Mary Su <a href="mailto:rsu@acentech.com">rsu@acentech.com</a> 617-499-8000

**EXHIBIT D**

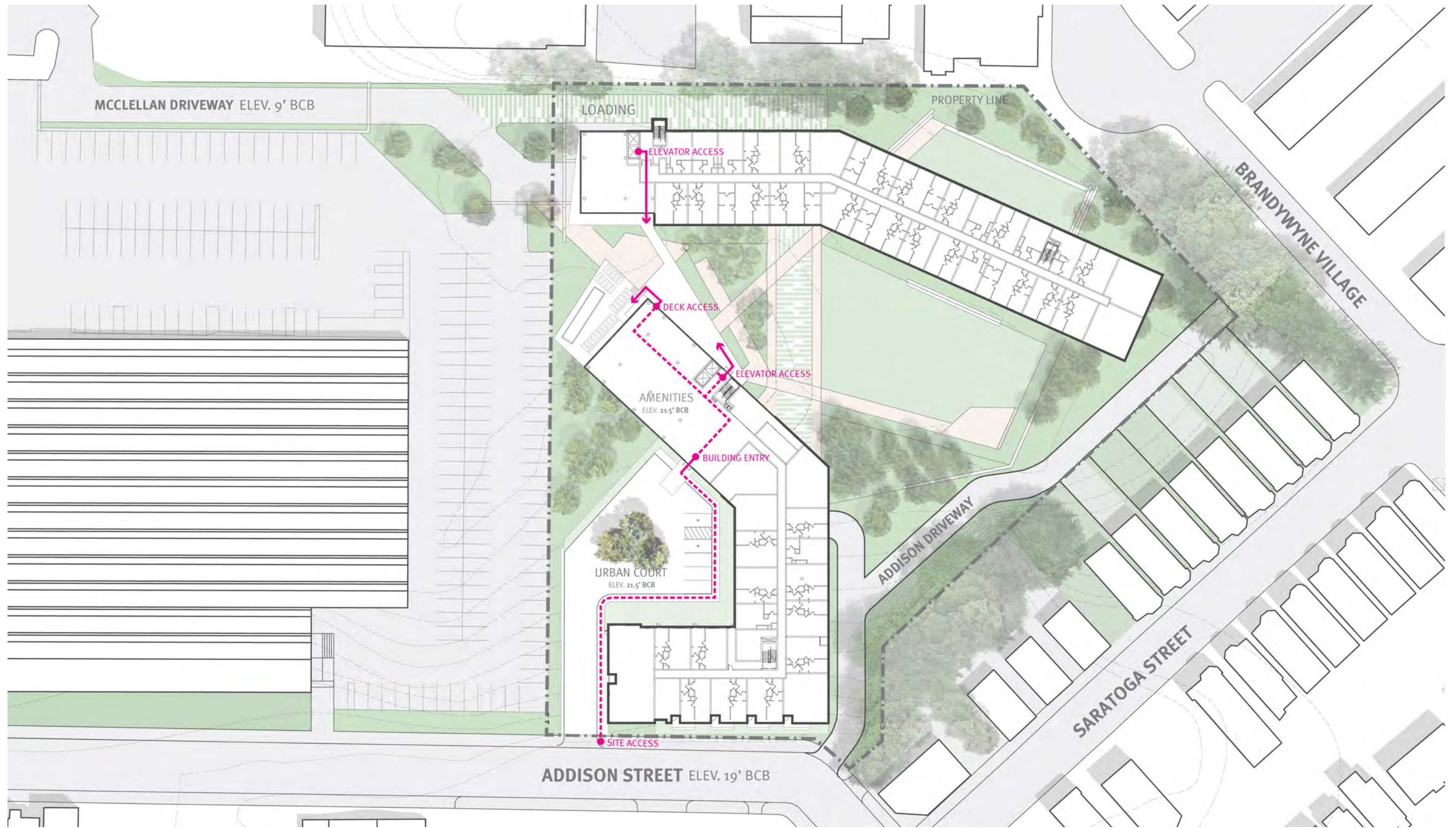
Project Materials

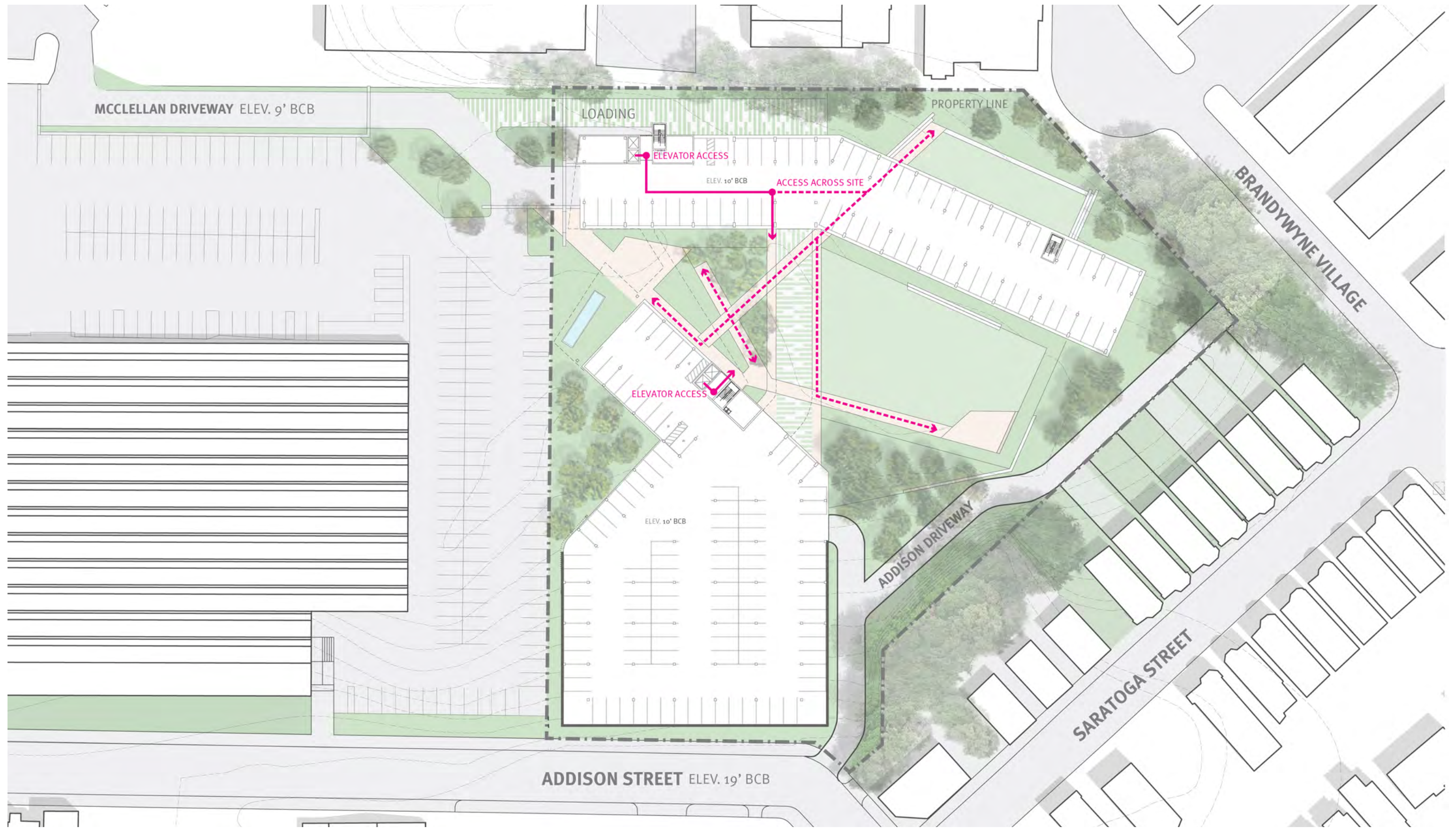
Axon View, Site Access, Elevations, Section Perspective, Landscape Plans<sup>1</sup>

---

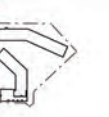
<sup>1</sup> In all cases for illustrative purposes only





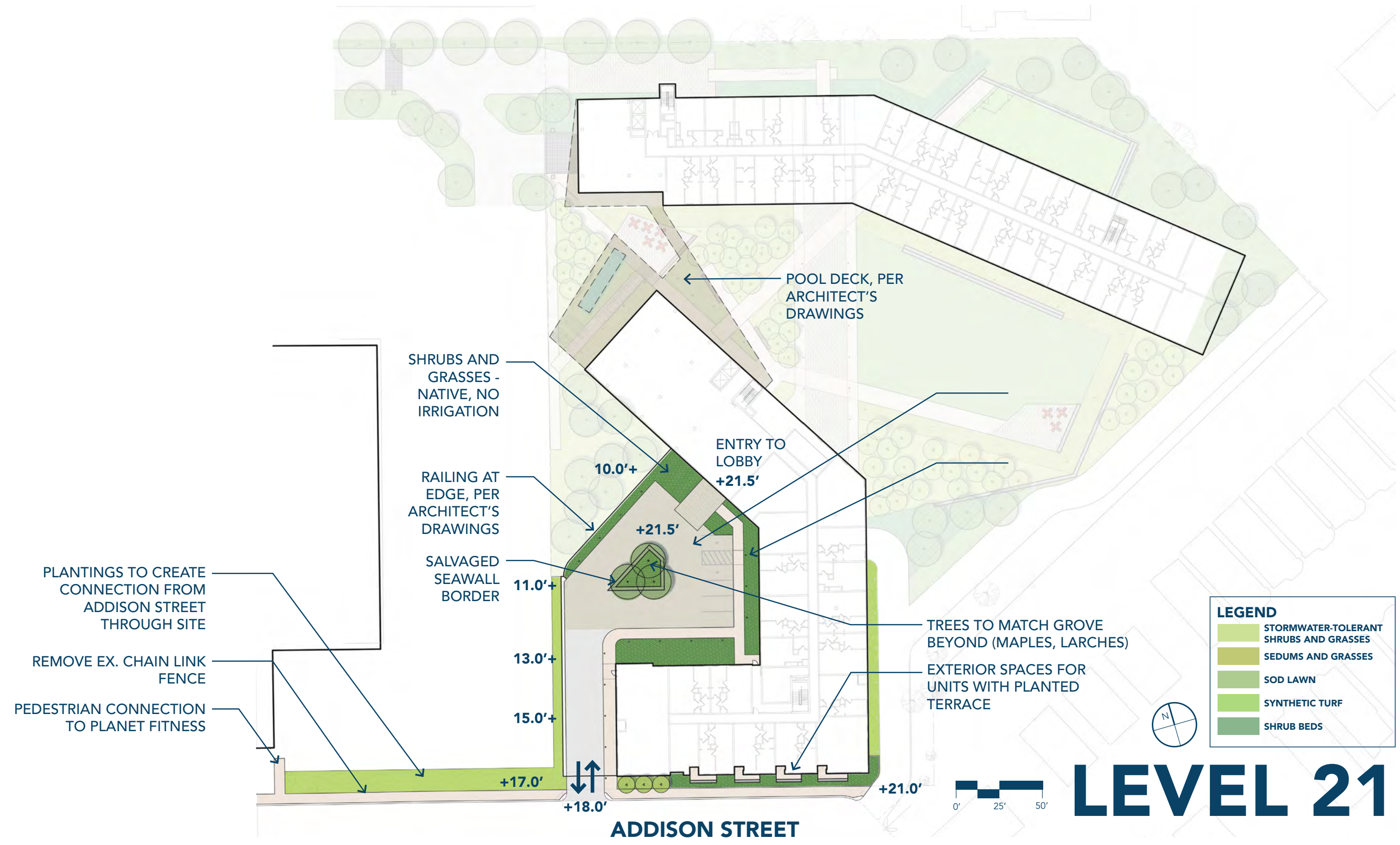














## **EXHIBIT E**

### Proposed Uses

- Multi-family housing. Housing may consist of rental or condominium units, and may include (i) a movie/media room, fitness center, swimming pool, conference center, other customary residence amenities, services and facilities, and (ii) a leasing office and other customary management and operational facilities and uses.
- A day care center, community or conference center, and fitness center or health club for use by residents and the public.
- Telecommunications and wireless communications equipment, including antennas, communications dishes and other equipment mounting structures.
- Parking garage and on-grade parking for residents and the public, bicycle storage for residents and the public, and loading facilities.
- Open space and passive recreation areas, including a dog park.