

**Fact Sheet – Development Plan**  
**for**  
**Planned Development Area No. 85**  
**At**  
**99 Sumner Street, East Boston**  
**April 10, 2017**

**Proponent:** DIV Sumner Street, LLC, c/o The Davis Companies, 125 High Street, 21st Floor, Boston, MA 02110.

**Architect:** CUBE3 Studio.

**Location and Description of Project Site:** The Project Site is located at 99 Sumner Street in East Boston, as shown on the site plan appended to this Fact Sheet. The Project Site is bounded by Sumner Street, LoPresti Park, the Boston Harbor, and London Street Extension, a private way. The Project Site contains approximately 107,000 square feet of land and watersheet, of which approximately 62,988 square feet are above the mean high water mark.

**Proposed Project:** The Proposed Project will comprise a six-story, L-shaped building with approximately 125,614 square feet of Gross Floor Area, together with approximately 39,545 square feet of landscaped open space, including approximately 34,500 square feet of public open space that will contain a 240± linear foot “missing link” of the East Boston Harborwalk, a Boston Harbor overlook and a “living shoreline” element, as well as benches, trees and other amenities intended to facilitate access to the waterfront. The maximum height of the building will be approximately 69.9 feet which is 10 feet lower than permitted pursuant to the East Boston Municipal Harbor Plan.

The residential entrance will be on Sumner Street, and there will be a secondary residential entrance on the east side of the building, off an outdoor deck. Vehicular access and egress to the Project will be from Sumner Street. The design of the Project is intended to be contextually sensitive and facilitate visual and physical connections to the adjacent residential neighborhood, LoPresti Park, and the Boston Harbor waterfront.

**Project Uses:**

The Proposed Project will contain approximately 119 residential units as well as approximately 6,000 square feet of resident amenity space, resident storage spaces, and other uses accessory to the multi-family residential use, as well as an approximately 7,200 ground floor space anticipated to contain work share space open to the public. The Proposed Project will also contain a single-level underground parking garage containing approximately 83 spaces to serve Project users. The public open space will be located along the waterfront and will connect to and be coordinated with the existing Harborwalks at LoPresti Park and Carlton Wharf. The Project will contain internal bicycle storage for each dwelling unit, as well as bike rack storage for 28 bicycles in the public open space.

**Public Benefits:**

The Proposed Project will provide many public benefits, including the following:

- Transformation of a long-vacant waterfront parcel into an attractive, transit-oriented residential development.
- Creation of 119 new residential units, of which 7 will be affordable housing units.
- New open space available to the public comprising nearly 56% of the Project Site, including a harbor overlook, a new section of the East Boston Harborwalk, a “living shoreline” feature, and a new public sidewalk from Summer Street to the Harborwalk along London Street Extension.
- The creation of between 150-200 construction jobs.
- The creation of approximately 9 permanent jobs.



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | SITE PLAN  
 THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP