



August 6, 2014

Mr. Brian Golden, Acting Director  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201

RE: Notice of Project Change – Boston East  
122-148 Border Street, East Boston, MA

Dear Mr. Golden:

This letter is submitted on behalf of Trinity Border Street, LLC to notify you of a Project Change in the above-referenced project located at 122-148 Border Street in East Boston (the "Project"). See Figure 1, Locus Plan. This Notice of Project Change (NPC) is submitted pursuant to Section 80A-6 of the Boston Zoning Code, and I respectfully request that the Boston Redevelopment Authority (BRA) make a determination that no further review is required under Article 80B of the Boston Zoning Code (the "Code") as the Project Change is insignificant and does not generate additional impacts. The Project impacts have been adequately considered in the Draft Project Impact Report (DPIR) submitted to the BRA on June 2, 2008, the supplemental material submitted on June 16, 2013, and the Notice of Project Change submitted on August 17, 2013.

The Project as approved by the Boston Redevelopment Authority board on August 15, 2013 included up to 200 residential units and up to 150 parking spaces. The Project also contains public amenities such as a Harborwalk, a promenade connecting Border Street to the waterfront, a kayak launch, open space, gallery/community space, five Artist Live/Work/Sell units, and two historic interpretive exhibits. See Figure 2, Project Site Plan; Figure 3, Cove View; Figure 4, Harbor View; Figures 5 and 6, Floor Plans; and Figure 7, Elevations.

The Project Change is limited to the following minor modifications:

- Reduction in the maximum number of stories in the residential building from seven to six stories.
- Reduction of the size of the parking garage from 46,850 square feet to approximately 36,500 square feet and a reduction from 150 parking spaces to up to 120 spaces.

The Project will comply with inclusionary development policies on affordable housing through the provision of 26 on-site affordable units. Additionally, the Project will comply

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with the provisions of Article 37 Green Buildings by being designed to be certifiable under the LEED for Homes-Midrise program.

This Project Change does not result in significant impacts as compared to the previously Proposed Project described in the DPIR for the reasons outlined below.

#### **INCREASE IN PROJECT SIZE OR INTENSITY OF USE/EXPANSION OF PROJECT**

The revised Project will result in a decrease in height and will have a smaller garage.

#### **GENERATION OF ADDITIONAL OR GREATER IMPACTS**

The Project Change will not generate additional or greater impacts in terms of wind, shadow, public realm, or urban design.

#### **INCREASE IN TRAFFIC IMPACTS OR THE NUMBER OF VEHICLE PARKING SPACES**

The number of vehicle parking spaces will decrease from 150 to up to 120 spaces (0.6 ratio spaces:units). As a result, there will be no significant increase in traffic impacts. This Project is located 0.4 miles from the MBTA's Maverick Station and it is anticipated many residents and visitors to the Site will use transit.

#### **CHANGE IN EXPECTED COMMENCEMENT OR COMPLETION DATE**

The Proposed Project has been on hold for the past six years due to adverse economic conditions. The Project Change will allow the Project to obtain financing and take advantage of the currently favorable construction pricing. The schedule for the Proposed Project calls for construction to begin in spring 2015 with completion in winter 2016.

#### **CHANGE IN PROJECT SITE**

The location of the Project Site has not changed.

#### **NEED FOR ADDITIONAL ZONING RELIEF/NEW PERMIT OR REQUEST FOR FINANCIAL ASSISTANCE OR LAND TRANSFER**

The Project does not require any new zoning relief.

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## **CHANGES IN SURROUNDING AREA/AMBIENT ENVIRONMENT**

There have been no significant changes to the surrounding area since the DPIR was submitted in June 2008.

Based on the above analysis, we request a determination that no further review is required pursuant to Article 80, Section 80A-6 (2) of the Code. We look forward to working with you and your staff on the continued design review for this exciting project along the East Boston Waterfront.

If you have any questions, please feel free to contact me at (617) 357-7044 x204.

Sincerely,

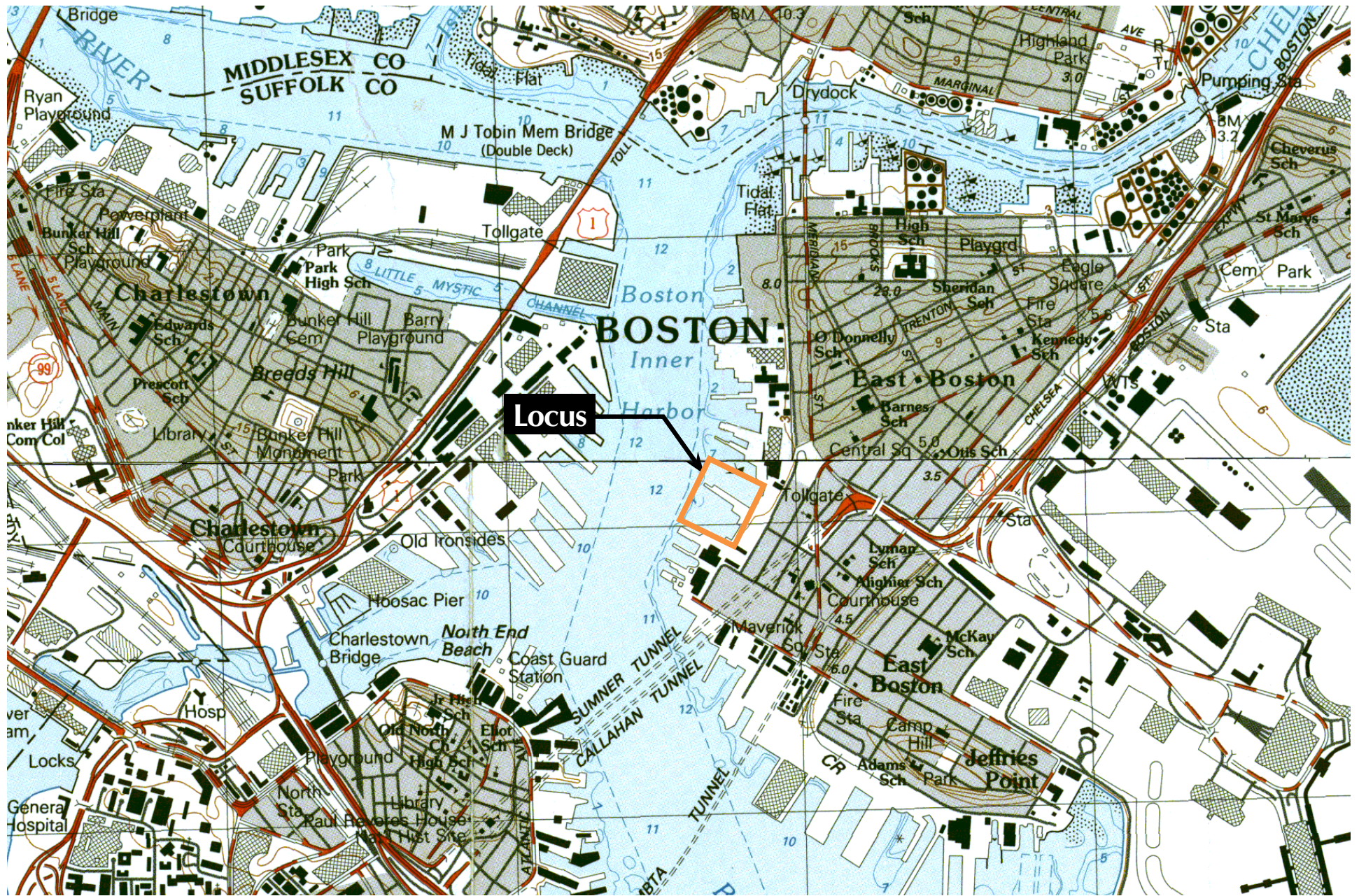
A handwritten signature in blue ink, appearing to read "Jamie Fay", with a large, stylized flourish underneath.

Jamie M. Fay  
President

cc: Abby Goldenfarb, Trinity Financial

Encl: Figures

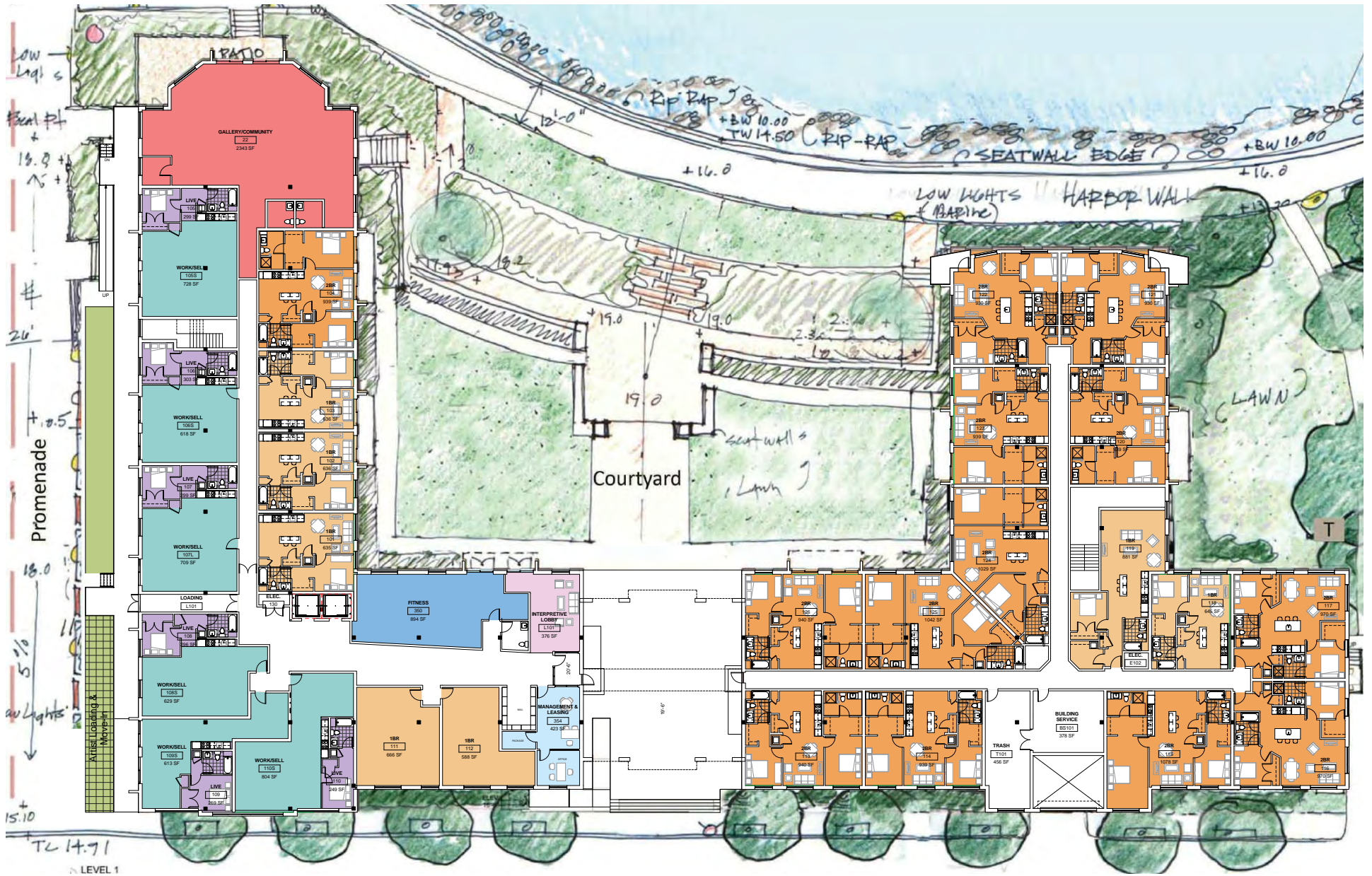




East Boston, Massachusetts

Figure 1  
Locus Map  
Source: USGS









East Boston, Massachusetts

Figure 3  
**Cove View**  
Source: ICON Architecture, 2014



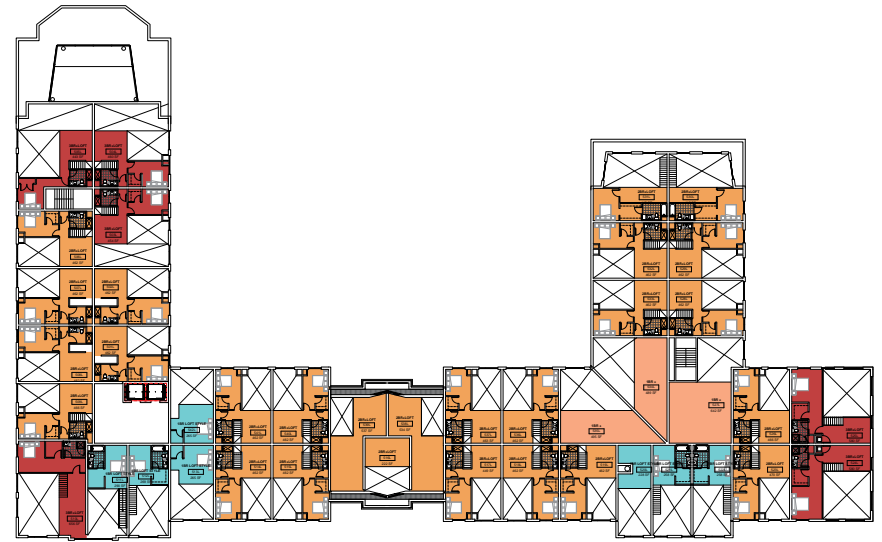


East Boston, Massachusetts

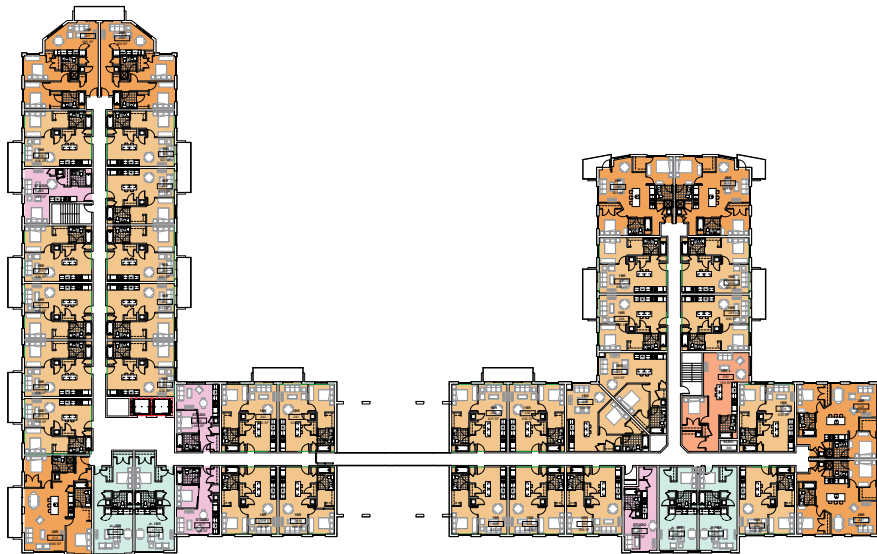
Figure 4  
**Harbor View**  
Source: ICON Architecture, 2014



2ND & 3RD FLOOR PLAN



5TH FLOOR LOFT PLAN

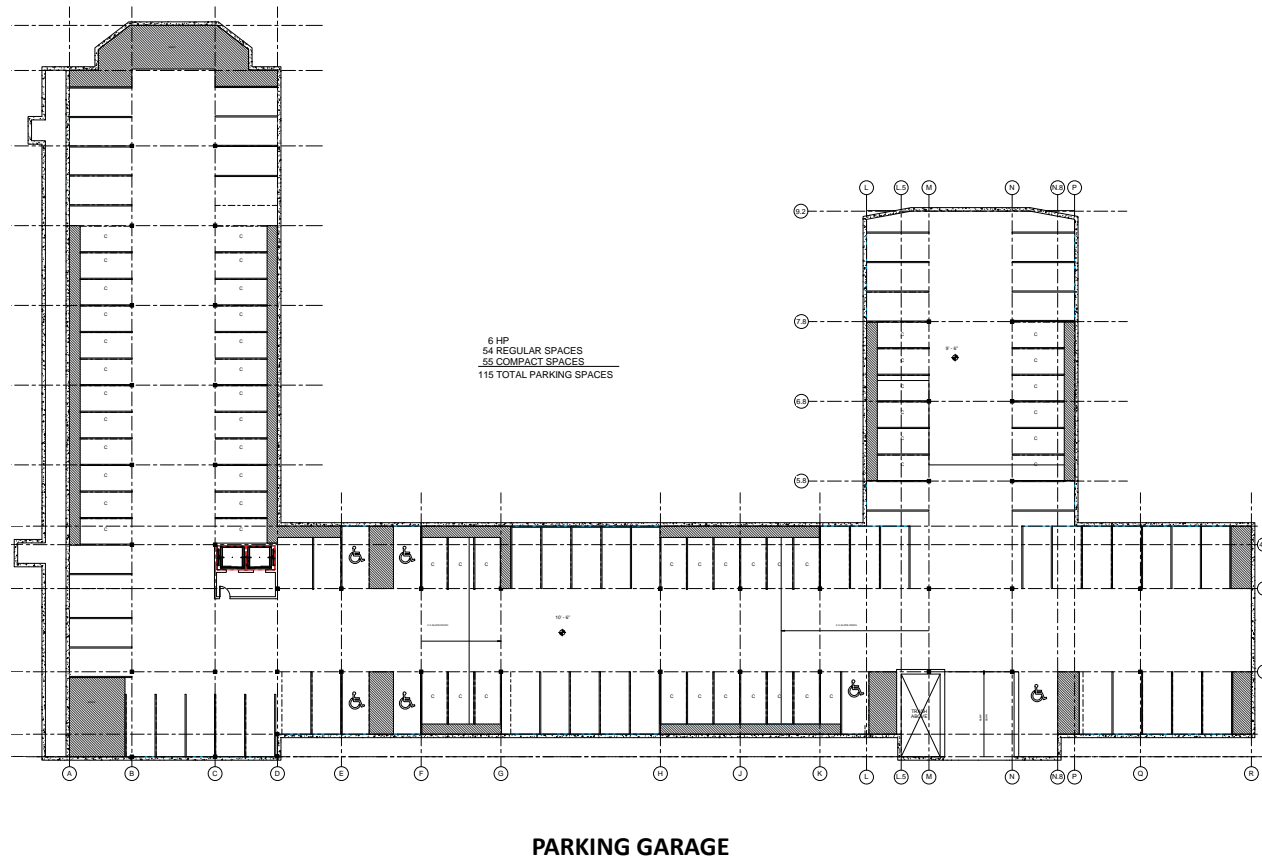


1ST FLOOR PLAN



5TH FLOOR PLAN







① BORDER STREET ELEVATION  
1/16" = 1'-0"



② WATER ELEVATION  
1/16" = 1'-0"



③ SOUTH ELEVATION 1/16"  
1/16" = 1'-0"