



# Boston East

East Boston, Massachusetts

## Development Plan for PDA No. 92

May 31, 2013

submitted to **Boston Redevelopment Authority**

submitted by **Trinity Border Street, LLC**

prepared by **Fort Point Associates, Inc.**

in association with **ICON Architecture, inc.**  
**Nitsch Engineering**



**Fort Point Associates, Inc.**  
Urban Planning Environmental Consulting Project Permitting

FACT SHEET

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 92  
BOSTON EAST AT 122 – 148 BORDER STREET, EAST BOSTON

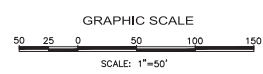
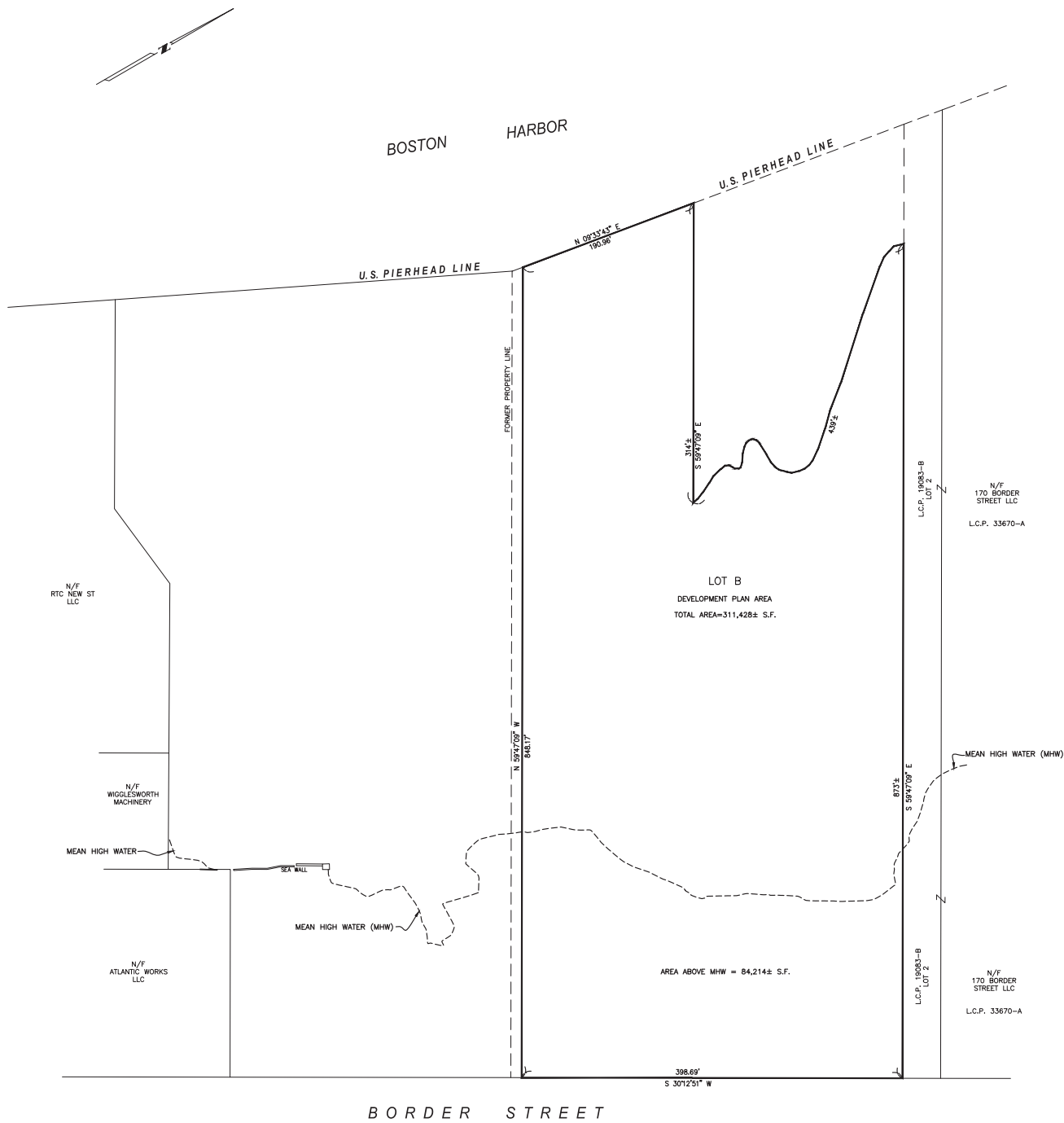
Proponent:	Trinity Border Street, LLC, an entity sponsored by Trinity Financial, Inc. and the East Boston Community Development Corporation, 75 Federal Street, 4 <sup>th</sup> Floor, Boston, MA
Architect:	ICON architecture, inc., 38 Chauncy Street, Boston, MA
Planning Consultant	Fort Point Associates, Inc., 33 Union Street, Boston, MA
Legal Counsel	WilmerHale LLP, 60 State Street, Boston, MA
Site:	The Project is located at 122 – 148 Border Street, East Boston between Border Street and Boston Harbor as more particularly shown, bounded, and described on <u>Exhibit A</u> attached hereto (the “ <u>Plot Plan</u> ”) as “Lot B” and contains approximately 84,214 square feet of land and 227,214 square feet of water for a total parcel size of 311,428 square feet (approximately 7.15 acres).
Proposed Project:	The Boston East project (the “Proposed Project”) includes one structure, which will be up to seven stories with a height of up to 85 feet, with up to 200 residential units, a community gallery, a Harborwalk, one level of below grade parking for up to 150 vehicles, and open space.
Proposed Uses:	The Proposed Project contains multifamily residential, parking below grade, public access, Facilities of Public Accommodation including but not limited to a community gallery, and accessory uses.
Proposed Densities:	The Development Plan provides for a maximum Floor Area Ratio (“FAR”) of up to 2.6. The Proposed Project will contain a total of up to 216,000 square feet of gross floor area (as calculated under the Boston Zoning Code).
Height:	The Proposed Project will be a maximum of 85 feet high. The final height of the building will be subject to design and development review by the Authority in accordance with Article 80 of the Code, but in no event shall the height exceed 85 feet.
Construction Timetable:	Construction period of 30 months following final permitting approvals and financing commitment.
Development Cost:	Approximately \$80 million
Public Benefits:	The Proposed Project will be consistent with and implement the East Boston community’s goals for the Site as expressed in the

East Boston Master Plan and the East Boston Municipal Harbor Plan (as amended). The Proposed Project will provide housing opportunities for the City, including affordable housing units in accordance with the Mayor's Executive Order on Inclusionary Development. The Proposed Project will make this long-time inaccessible and vacant portion of the waterfront open to the public and connect the expanding East Boston Harborwalk.

**EXHIBIT A**

Plot Plan

[See attached]



PAUL S. LEBARON JR., P.L.S.

DATE

0' OF 1

**EX-1**

REV.

REV.	COMMENTS	DATE

SHEET

PROJECT # 4274

FILE SIZE 4105.PLAN

SCALE: 1"=50'

DES. DATE: 4/18/13

DES. BY: PSL

FIELD WORK: PSL

DESIGNED BY: DEB/ZAL

CHECKED BY: PSL

**PLOT PLAN**  
122-148 BORDER STREET  
EAST BOSTON, MA

PREPARED FOR:  
**TRINITY FINANCIAL**  
75 FEDERAL STREET, BOSTON MA 02110

**Nitsch Engineering**

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188 Lincoln Street, Suite 205  
Boston, MA 02111-2706  
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- Civil Engineering  
 - Land Surveying  
 - Topographical Engineering  
 - Planning  
 - GIS Services

## PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), pursuant to Sections 3-1A and 80C of the Boston Zoning Code (“Code”) hereby gives notice that a Development Plan for Planned Development Area No. 92, Boston East at 122 – 148 Border Street, East Boston ("Development Plan"), together with a Fact Sheet describing the Boston East project ("Proposed Project ") and a map of the area involved (together with the Development Plan) was submitted by Trinity Border Street, LLC, an entity sponsored by Trinity Financial, Inc. and the East Boston Community Development Corporation, on May 31, 2013. The Site consists of land located at 122 – 148 Border Street in East Boston containing approximately 84,124 square feet of land and 227,214 square feet of water for a total site size of 311,428 square feet (approximately 7.15 acres).

The Development Plan describes the Proposed Project, consisting of the construction of one new mixed-use building including residential uses, and Facilities of Public Accommodation, including a community gallery. The Proposed Project will include up to 150 parking spaces in a single level underground garage. The maximum height for the Proposed Project will not exceed 85 feet and the Floor Area Ratio will not exceed 2.6.

Trinity Border Street, LLC requests the approval of the Development Plan by the BRA pursuant to Article 80 of the Code. Approval would also authorize the Director of the BRA to petition the Boston Zoning Commission to approve the Development Plan.

The Development Plan may be reviewed at the Office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the Development Plan, including the comments of public agencies, should be submitted in writing to Casey Hines, BRA, Boston City Hall, Boston, MA 02201, or by email to [casey.hines.bra@cityofboston.gov](mailto:casey.hines.bra@cityofboston.gov), by July 15, 2013.

### **Boston Redevelopment Authority**

Brian P. Golden, Secretary

**BOSTON REDEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 92  
BOSTON EAST AT  
122 – 148 BORDER STREET, EAST BOSTON**

**July 16, 2013**

**Planned Development Area Development Plan:**

Pursuant to Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the “Code”), this plan constitutes a Planned Development Area Development Plan (“Development Plan”) within a Special Purpose Overlay District Planned Development Area No. 92 (“PDA”), and sets forth the zoning for the development located on an approximately 7.15 acre site at 122 – 148 Border Street, East Boston, Suffolk County, Massachusetts (the “Site”) between Border Street and Boston Harbor as more particularly shown, bounded, and described on Exhibit B attached hereto (the “Plot Plan”) as “Lot B” and contains approximately 84,214 square feet of land, and 227,214 square feet of water, for a total parcel size of 311,428 square feet. The Development Plan includes the proposed location and description of the property, location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, traffic circulation, parking, and loading facilities, access to public transportation, proposed dimensions of structures, and public benefits (the “Proposed Project”). The Proposed Project and the Site shall be reviewed and be subject to Boston Redevelopment Authority (“BRA”) approval under the provisions of Article 80, Section 80C of the Code for PDA Development Plan Review. This Development Plan is also intended to satisfy the requirements of Article 53, East Boston Neighborhood District, of the Code regarding Regulations Applicable in PDAs.

**Proponent:**

Trinity Border Street, LLC, an entity sponsored by Trinity Financial, Inc. and the East Boston Community Development Corporation, 75 Federal Street, 4<sup>th</sup> Floor, Boston, MA is the developer of the Site and the Proponent for this Development Plan. The City of Boston is the current owner. The Developer will purchase the Site from the City after the permitting and financing have been secured.

**Architect:**

ICON architecture, inc.

**Location and Description of Site:**

The Site is located at 122 – 148 Border Street, East Boston, Suffolk County, Massachusetts, as more particularly shown, bounded and described in Exhibit A, “Legal Description,” and Exhibit B, “Plot Plan,” attached hereto. The waterfront Site contains approximately 311,428 square feet of land, of which approximately 84,214 square feet are above the mean high water mark. The Site totals approximately 7.15 acres of land.

**Proposed Location and Appearance of Structures:**

The Proposed Project will be located along Border Street and extend towards the water, as shown on the plan entitled “PDA Development Plan, 122 - 148 Border Street, East Boston, MA, DP-1, Site & Landscape Plan” prepared by ICON architecture, inc., dated May 13, 2013 and attached hereto as Exhibit C. There will be one building up to seven stories. In addition to the Development Plan Site & Landscape Plan attached hereto, there are also plans showing

pedestrian and vehicular access and building elevations on a set of drawings entitled “PDA Development Plan, 122 - 148 Border Street, East Boston, MA, DP-2 and DP-3,” prepared by ICON architecture, inc., dated May 13, 2013, copies of which are also attached hereto as Exhibit C.

### *Residential Building*

The residential building will be located 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 towards Boston Harbor. The architectural style of the proposed residential building has been designed to reflect a traditional East Boston waterfront massing of “fingers” that reach out and step down in height and materials to the water. The stepped building will be up to seven stories in height. At the ground and upper floors, many units will have balconies and decks with waterfront views. The majority of the Border Street façade of the residential building will be six feet back from the sidewalk and the sidewalk area will have attractive plantings. An archway entrance centered on the Border Street facade will have interpretive exhibits to invite pedestrians to enter and will create access to the courtyard terrace and to the waterfront from Border Street. All resident parking will be located a half-level underground, accessed by a garage entry off Border Street.

The residential building façade will be primarily built of traditional building materials: masonry, with cast stone lintels, windowsills, and caps. The building will step back on the upper level, changing façade materials to a panel system at the topmost and waterfront locations. Cast stone bands will mark the building above the second floor level, grounding the structure. The first and second floor fenestration of the façade will be tied together to read as vertical openings. At regular intervals along each of the “fingers,” lightweight balconies will be detailed to emulate ship’s masts and the Site’s maritime history.

### **Open Spaces and Landscaping:**

The Site will have up to 50,000 square feet of open space, which includes the Harborwalk and landscaped areas along the waterfront and between the wings of the building. Access to the open space and waterfront will be from Border Street. A view corridor runs along Decatur Street and the Site. Finally, the Site will be landscaped with trees, shrubs, and ground cover. Additional amenities that support the public uses will include lighting, benches, and interpretive displays, including signage subject to BRA design review that commemorates the site’s maritime history.

### **Proposed Uses of the Area:**

The Proposed Project will provide housing units in the residential building of up to 200 residential units on portions of the first floor as well as on the upper floors.. Facilities of Public Accommodation including a community gallery will be located on a portion of the ground floor . Parking for up to 150 vehicles within this building will be located a half level below grade. Public open space will include a Harborwalk along the waterfront and landscaped areas. The proposed uses of the Site may include one or more of the uses set forth in Exhibit D.

### **Densities:**

The Site is located in a Waterfront Commercial Zoning Sub-district in which the maximum Floor Area Ratio (“FAR”) under the Code is 1.0, but which allows for a greater FAR through a PDA if the project is subject to Chapter 91 and is consistent with the dimensional regulations of an approved Municipal Harbor Plan. The Proposed Project is subject to Chapter 91 and is consistent with the dimensional regulations of the Municipal Harbor Plan. The Proposed Project will have an FAR of up to 2.6 based upon the ratio of the maximum 216,000 square feet of gross floor area (calculated as described in the Code) to the existing lot area of approximately 84,214 square feet.



**Proposed Traffic Circulation, Parking, and Loading Facilities:**

The Site is located along Border Street near the intersection of Decatur Street. Vehicular access to and egress from the Site is from Border Street. One access drive will be located on the north side of the Site along Border Street serving a loading ramp on the north side of this building. Access to the below grade parking will be via a ramp located within the northern portion of the building.

**Access to Public Transportation:**

The Site is located within an 8-minute walk along Decatur and Meridian streets from Maverick Station, which is located at Maverick Square. Both the MBTA Blue Line subway and buses provide public transportation from this station. MBTA buses are also accessible from Central Square, which is a 2 minute walk north of the Site.

**Proposed Dimensions of Structures:**

The proposed dimensions of the structure are shown in Table 1 below and on the PDA Development Plans attached hereto as Exhibit C.

**TABLE 1**

<b>Maximum Stories</b>	<b>Max. Building Footprint (sf)</b>	<b>Max Gross Floor Area</b>	<b>Lot Area (sf)</b>	<b>Max. FAR</b>	<b>Max. Bldg. Height</b>	<b>Max. Lot Coverage</b>	<b>Max. Garage Parking Spaces</b>
Seven-Stories	38,000	216,000	84,214	2.6	85'	50%	150

**Public Benefits:**

The Proposed Project will provide substantial public benefits to the City of Boston and the East Boston neighborhood. The Boston East development will generate both direct and indirect economic benefits. In fulfillment of the objectives of Article 53, Section 53-49 of the Code and meeting the requirements of Section 80C-4 of the Code, the Development Plan provides for:

- a) Diversification and expansion of Boston's economy and job opportunities through economic activity by providing construction jobs in the short term and property management jobs in the long term;
- b) Provisions for affordable housing in accordance with the Mayor's Executive Order on Inclusionary Development; and
- c) Improvements to the aesthetic character of the now-blighted, vacant development Site and its surroundings, which include the provision of open space connections to the waterfront, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the Site and its surroundings, and the creation of new open space by redeveloping the waterfront Site into a vibrant mixed-used development that creates excellent public access, housing, and opportunities for residents and visitors to enjoy. The Proposed Project will create open space and access to and along the waterfront in an area that has never been open to the public with a new Harborwalk, landscaped open space, and access from the street.

**LIST OF EXHIBITS**  
**to**  
**BOSTON REDEVELOPMENT AUTHORITY**  
**DEVELOPMENT PLAN**  
**for**  
**PLANNED DEVELOPMENT AREA NO. 92**  
**BOSTON EAST at**  
**122 – 148 BORDER STREET, EAST BOSTON**

- Exhibit A**      Legal Description
- Exhibit B**      Plan entitled “Plot Plan, 122 – 148 Border Street, East Boston, MA” prepared by Nitsch Engineering, dated April 16, 2013.
- Exhibit C**      PDA Development Plans entitled: “PDA Development Plan, 122 – 148 Border Street, East Boston, MA, DP-1, DP-2, and DP-3,” prepared by ICON architecture, inc., dated May 13, 2013.
- Exhibit D**      List of Permitted Uses

**EXHIBIT A**

**PLANNED DEVELOPMENT AREA NO. 92**

**BOSTON EAST at**

**122 - 148 BORDER STREET, EAST BOSTON**

**LEGAL DESCRIPTION**

**LOT B – Development Plan Area**

All that certain parcel of land situated in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, located on the northerly side of Border Street, being shown on a plan entitled, "Plot Plan 122-148 Border Street – East Boston, MA," dated April 16, 2013, prepared by Nitsch Engineering, and being more particularly described as follows:

Commencing on the northwesterly line of Border Street at the most northeasterly corner of the hereinafter described lot, also being the most northeasterly corner of Lot 1 of Land Court Plan 19083B, thence running S 30°-12'-51" W, along said line of Border Street, a distance of 398.69 feet to a point;

Thence N 59°-47'-09" W, as shown on the hereto before described Nitsch Plan, a distance of 848.17 feet to a point on the U.S. Pierhead Line;

Thence N 09°-33'-43" E, along said U.S. Pierhead Line, a distance of 190.96 feet to a point;  
Thence S 59°-47'-09" E, a distance of approximately 314 feet to a point on the approximate low water mark of 1861;

Thence running northerly, easterly, and northerly, along said low water mark, an approximate distance of 439 feet to a point;

Thence S 59°47'-09" E, by Lot 2 of Land Court Plan 19083B, a distance of approximately 873 feet to the point of beginning. Containing 311,428 ± square feet (approximately 7.15 acres) of land, being subject to easements and restrictions of record.

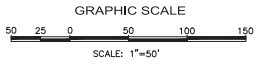
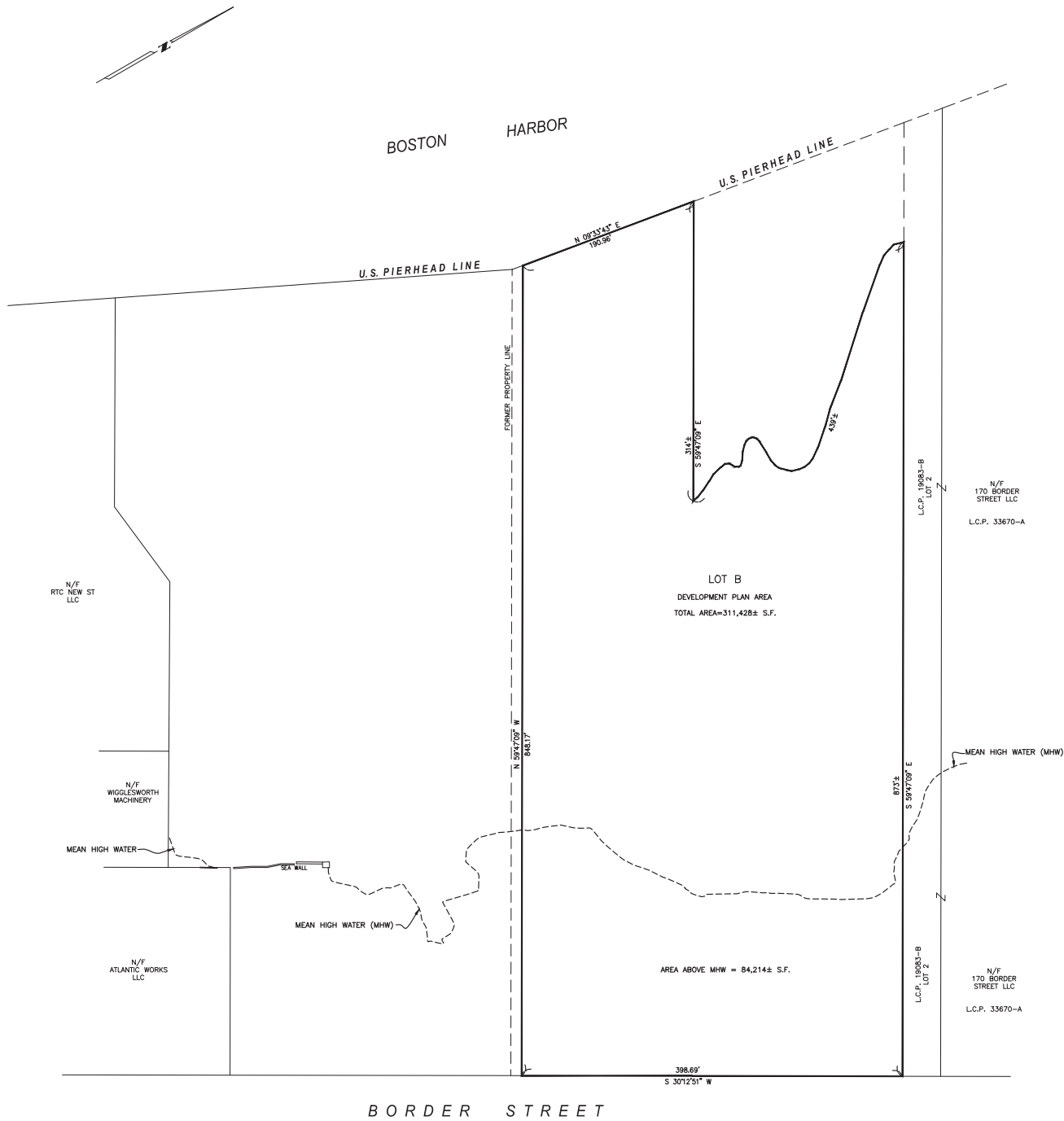
**EXHIBIT B**

**PLANNED DEVELOPMENT AREA NO. 92**

**BOSTON EAST at**

**122 - 148 BORDER STREET, EAST BOSTON**

**PLOT PLAN**



PAUL S. LEBARON JR., P.L.S.

DATE

REV	COMMENTS	DATE

PROJECT # 4374  
 FILE SIZE 410P/AN/2/4  
 SCALE 1"=50'  
 DES. DATE 4/19/13  
 DES. BY PSL  
 FIELD BOOK  
 DRAFTED BY DEB/ZAL  
 CHECKED BY PSL

SHEET  
**EX-1**  
 REV

**PLOT PLAN**  
 122-148 BORDER STREET  
 EAST BOSTON, MA

PREPARED FOR:  
**TRINITY FINANCIAL**  
 75 FEDERAL STREET, BOSTON MA 02110

**Nitsch Engineering**

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 188 Lincoln Street, Suite 205  
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 F: 617-338-4442

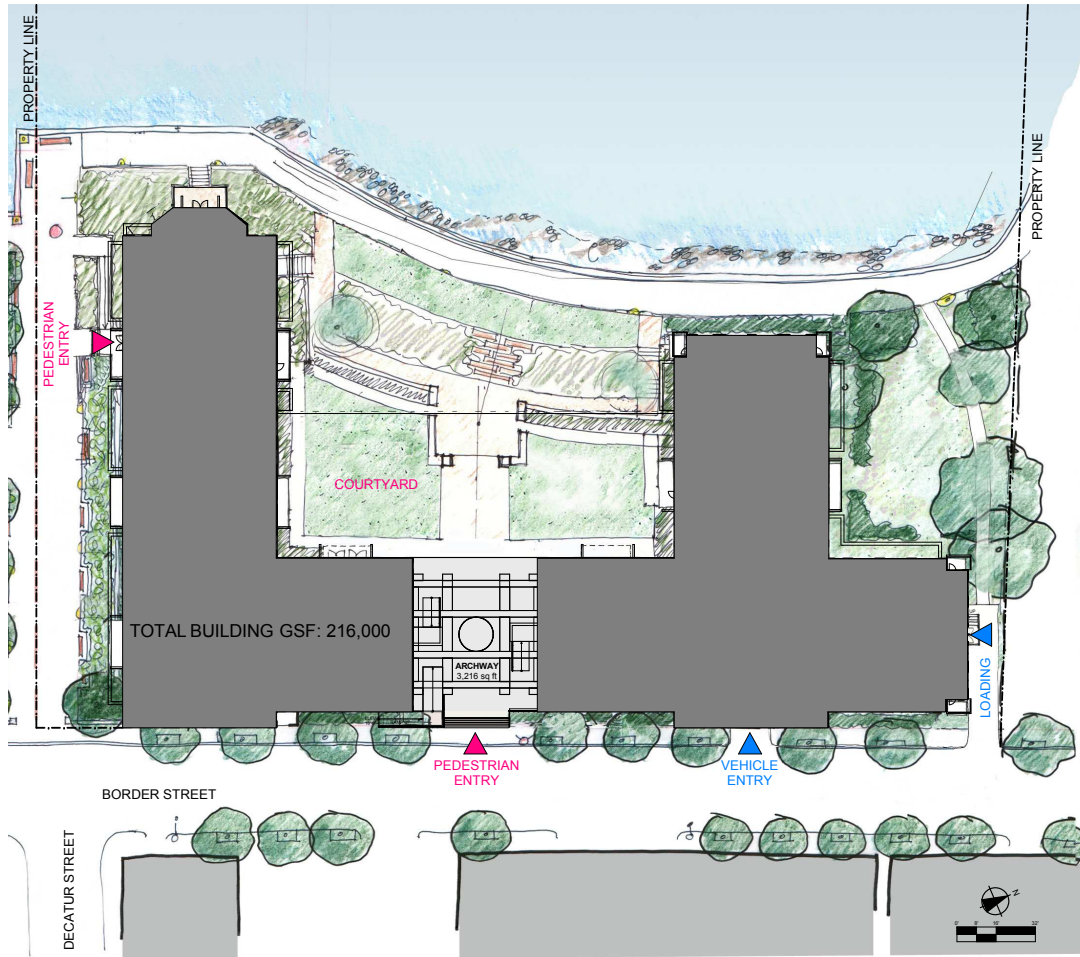
- Civil Engineering  
 - Land Surveying  
 - Topographical Engineering  
 - Planning  
 - GIS Services

**EXHIBIT C**  
**PLANNED DEVELOPMENT AREA NO. 92**  
**BOSTON EAST at**  
**122 - 148 BORDER STREET, EAST BOSTON**  
**PDA DEVELOPMENT PLANS**

PDA Development Plan, 122 - 148 Border Street, East Boston, MA, DP-1, Site & Landscape Plan, dated May 13, 2013

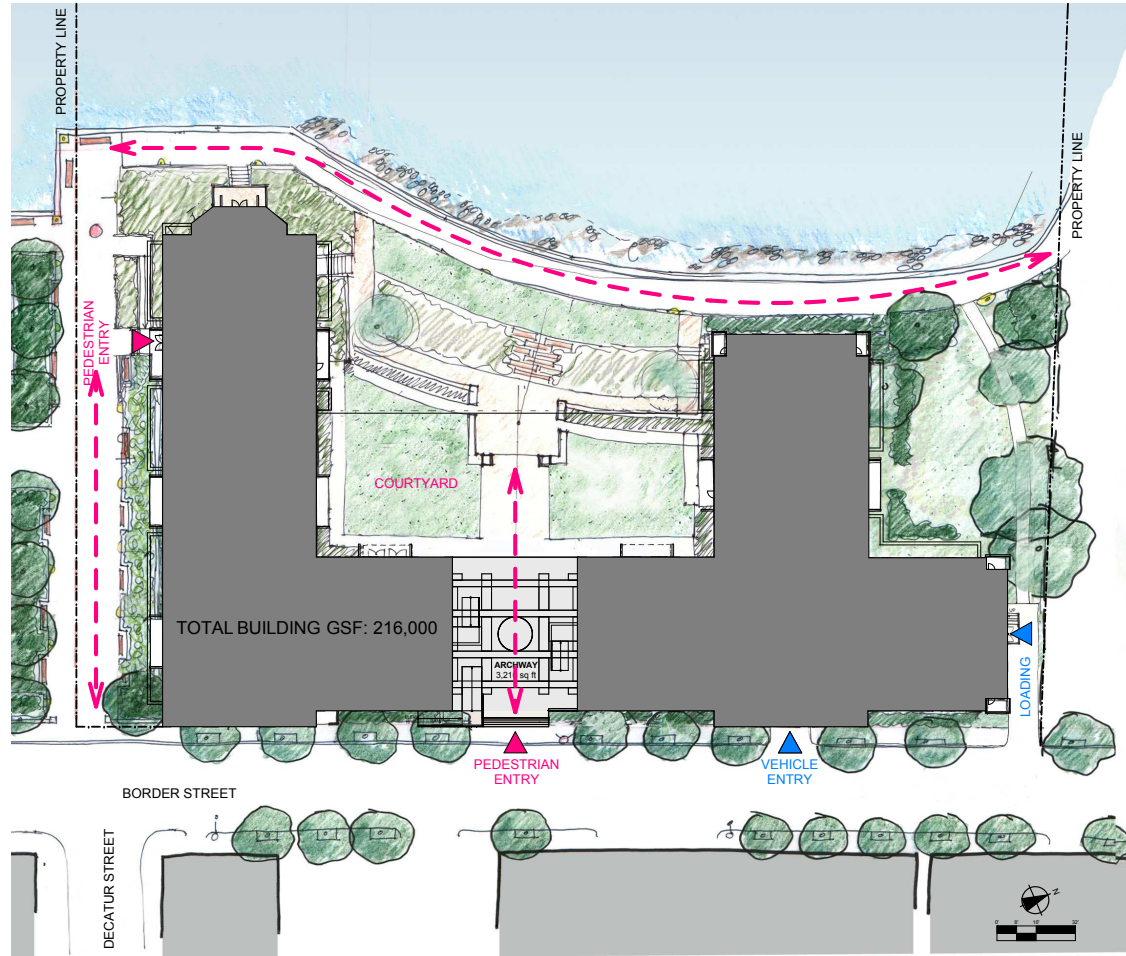
PDA Development Plan, 122 - 148 Border Street, East Boston, MA, DP-2, Circulation Plan, dated May 13, 2013

PDA Development Plan, 122 - 148 Border Street, East Boston, MA, DP-3, Elevations, dated May 13, 2013



# PDA Development Plan, 122-148 Border Street, East Boston, MA

Trinity Border Street, LLC & East Boston Community Development Corporation  
 May 30, 2013



# PDA Development Plan, 122-148 Border Street, East Boston, MA

Trinity Border Street, LLC & East Boston Community Development Corporation  
 May 30, 2013





East Elevation (Border Street)



South Elevation



West Elevation (Waterfront)



## PDA Development Plan, 122-148 Border Street, East Boston, MA

Trinity Border Street, LLC & East Boston Community Development Corporation  
May 30, 2013

**EXHIBIT D**

**PLANNED DEVELOPMENT AREA NO. 92**

**BOSTON EAST at**

**122 - 148 BORDER STREET, EAST BOSTON**

**LIST OF PERMITTED USES**

The following permitted uses will be allowed for the PDA Area No. 92:

<b>No.</b>	<b>Use Item</b>
	Multi-family dwelling
	Parking garage
	Accessory parking
	Facilities of Public Accommodation including community gallery