

January 7, 2016

Brian P. Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: Notice of Project Change: Ink Block, South End – Siena Condominium

Dear Director Golden:

On behalf of National Development, the developer of the Ink Block in the South End, I submit the enclosed Notice of Project Change ["NPC"] under Article 80A-6 of the Boston Zoning Code.

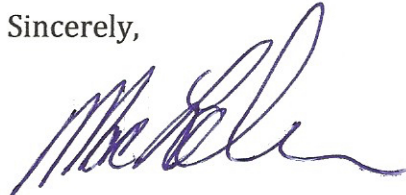
The NPC relates to Phase 3 of the Ink Block project, a building previously identified as 5 Ink during the ongoing approval process. This new building, the last of 5 to be constructed at Ink Block, will be located at 40 Traveler Street and contain residential condominium units. This represents a change from the prior approvals for this building.

As set forth in more detail in the enclosed NPC and supporting Exhibits, the proposed changes will not require any further zoning relief from the Board of Appeal.

Request is hereby made to commence the public process, as you may deem necessary, in order to advance the NPC for ultimate approval by the BRA Board of Directors. Thank you and your staff for your kind assistance throughout the development of Ink Block. The project is a prime example of a successful development based upon maximum collaboration with the community during the planning process for the Harrison Albany Corridor.

We look forward to continuing that collaboration for this last piece of the Ink Block. We await direction from your staff as to the next steps to engage the process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marc LaCasse', with a stylized, cursive script.

Marc LaCasse

cc:

Christopher Tracy
Heather Campisano
Jonathan Greeley
National Development

INK BLOCK

NOTICE OF PROJECT CHANGE



Submitted to: Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Submitted By: Ink Block LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462

January 8, 2015

NOTICE OF PROJECT CHANGE No. 2
INK BLOCK
300 Harrison Avenue, Boston

This Notice of Project Change (NPC) is submitted under Article 80A-6 of the Boston Zoning Code. The purpose of this submission is to notify the Boston Redevelopment Authority (BRA) of the proposed changes to Phase Three, 5 Ink, to be constructed at 40 Traveler Street and other minor changes to the overall Ink Block Project.

LOCATION AND SITE DESCRIPTION

The entire Ink Block project site is approximately 6.22 acres located at 300 Harrison Avenue in the South End neighborhood of Boston (the “Project Site”). The Project Site lies at the northern edge of the South End Neighborhood bordering both the Chinatown and Downtown neighborhoods. The Project Site is bounded by Herald Street to the north, Albany Street to the east, Traveler Street to the south, and Harrison Avenue to the west. The Massachusetts Turnpike, Interstate 90, running east-west is located just north of Herald Street, and Interstate-93 runs north-south and is located just east of Albany Street. The entire Project Site is located within a designated Economic Development Area [EDA North] sub-district of the South End Neighborhood District governed by Article 64 of the Boston Zoning Code.

The property adjacent to the Project Site along Albany Street (located on the same block) consists of three buildings formerly occupied by F.W. Webb Plumbing Supply (prior owner), I.O.T.A Independent Taxi, and the Transit Insurance Agency.

PROJECT BACKGROUND

The Ink Block project was originally approved by the Boston Redevelopment Authority (“BRA”) Board on May 15, 2012, pursuant to the Large Project Review procedures of Article 80B. The Ink Block project, as first approved by the BRA, consisted of four buildings with a total of 471 new residential units and 85,000 square feet of retail space. The Ink Block project was planned to be developed in two phases.

Phase One is comprised of the 315 units at 300 Harrison Avenue (“1 Ink”), 310-348 Harrison Avenue (“2 Ink”), 350-354 Harrison Avenue (“3 Ink”), along with the grocery store, other ground floor retail, associated underground and surface parking and was completed in 2015.

Phase Two was initially approved to be a 156 residential unit building at 30-36 Traveler Street (“4 Ink”).

FIRST NOTICE OF PROJECT CHANGE

On September 27, 2013, National Development filed a Notice of Project Change (“NPC”) with the BRA. The NPC proposed to divide the previously approved 156 residential units in Building Four at 30-36 Traveler Street into two buildings: 83 condominium units in 4 Ink, to be known as “Sepia, the Condos at Ink Block” and in a future phase, 73 rental units in 5 Ink (“Proposed Project”).

The Ink Block Affordable Rental Housing Agreement was amended and a new Affordable Housing Agreement was entered into for the Sepia Condominium (4 Ink). The total number of affordable residential units was the same as initially approved: 62 total units. In accordance with the new Agreement, the 62 affordable units were to be distributed throughout the Project as follows: Phase 1 - 41 affordable rental units in 1 Ink, 2 Ink and 3 Ink; Phase 2: 4 Ink, Sepia Condominiums, 8 affordable homeownership units; and Phase 2: 5 Ink 13 affordable rental units.

PROPOSED CHANGES SECOND NOTICE OF PROJECT CHANGE

4 Ink , the Sepia Condominium project was constructed as Phase Two of Ink Block. Pursuant to the First Notice of Project Change, this phase of the Ink Block project was to consist of 83 condominium units with 8 affordable home ownership units. During the design, construction and sale of the project, the total number of condominium units in 4 Ink was reduced from 83 to 77 units. The affordable homeowner units remained at 8, consistent with the Affordable Housing Agreement for 4 Ink.

In response to market demand, 5 Ink originally proposed as 73 rental apartments is now planned to be the Siena Condominium project consisting of 76 home ownership units. When completed, the overall Ink Block project will consist of 468 residential units, 3 fewer than originally permitted in 2012 as follows:

1 Ink - rental apartments	91
2 Ink - rental apartments	134
3 Ink - rental apartments	90
4 Ink - Sepia Condominiums	77
5 Ink - Siena Condominiums	76
Total Residential Units	468

The current design of 5 Ink, provides for maisonette-style residences on the ground floor. This reduces the permitted retail and restaurant space for the Ink Block by approximately 8,300 square feet. The change from retail and rental apartments to

homeownership units will also adjust the parking space provisions as follows: (see Site Plan Exhibit)

PARKING TABLE		2012 -PNF	NPC No. 2
1, 2, 3 Ink - residences	Garage parking	156	138
Whole Foods Market	Parking deck	110	110
1, 2, 3, 4 Ink- retail & restaurant spaces	Surface Parking	67	50
4 Ink - Sepia Condos	Garage Parking	39	62
5 Ink - Siena Condos	Garage Parking	39	72*
	Total Parking	411	432

* Includes 31 new underground spaces in the Siena building.

The purpose of this submission is to notify the BRA of the proposed change to Phase Three of the Project and to request that the BRA determine that these modifications do not represent a material change. From this determination of no material change, the proponent further requests that the BRA determine that no additional review is required under Article 80 and the previously submitted Expanded Project Notification Form and Environmental Notification Form adequately addresses the Project's: (1) general information; (2) description and alternatives; (3) urban design; (4) transportation; (5) environmental protection; (6) infrastructure systems; (7) historic resources; (8) greenhouse gas assessment; and (9) mitigation and Section 61 findings.

AFFORDABLE HOUSING

The 4 Ink and 5 Ink Condominium projects have a total of 153 dwelling units with a total of 20 affordable on site units required. 4 Ink was constructed with 8 onsite units and 3 additional units were to be included in the 5 Ink building. The proposed 5 Ink is planned to include 2 onsite affordable units. The proponent has worked with BRA staff and the Department of Neighborhood Development on a proposal to buy out the remaining affordable unit requirement for both 4 Ink and 5 Ink. This proposal would provide for an equivalent of 9.1 affordable units for 5 Ink in the form of a \$3,011,935 Affordable Housing Contribution and an equivalent of 2.35 affordable units for the balance of 4 Ink in the form of a \$819,444 Affordable Housing Contribution. This total payment of \$3,831,380 for 11.45 equivalent units together with 10 affordable units onsite represents a commitment of 21.45 affordable units for 4 Ink and 5 Ink combined.

The proposal for an Affordable Housing Contribution is supported because affordable units within a luxury condominium project are not the optimal method of creating affordability and an Affordable Housing Contribution can be used to create more than double the number of units in the immediate neighborhood.

As part of the NPC process the proponent intends to enter into a new Affordable Housing Agreement for 5 Ink based upon these revised terms and a Second Amended and Restated Affordable Housing Agreement and Restriction with respect to Phase 1, (1, 2, and 3 Ink).

REGULATORY CONTROLS/ZONING APPROVALS

Phase 3, (5 Ink), the Siena Condominium project does not require any use, dimensional or other zoning relief as proposed. The proposed eight-story building is less than the allowed 100 feet in height and contains approximately 105,050 square feet. The building location on the lot conforms with the front, rear and side yard required setbacks and has a floor area ratio [FAR] of 3.3. All other requirements of Article 64 are satisfied by the building as proposed.

This property is situated within the Groundwater Conservation Overlay District and the required Conditional Use Permit was obtained from the Board of Appeal under Article 32 at the start of the first phase of the Project for the entire Project. The property falls within the Restricted Parking Overlay District and a Conditional Use Permit was obtained from the Board of Appeal for the entire Project at the commencement of Phase 1.

The Ink Block site area is 6.22 acres and will be subdivided to create separate lots for each condominium building and for the rental apartment complex. A separate lot has already been created, approved by ISD and recorded at the Suffolk County Registry of Deeds for 4 Ink, the Sepia Condominium Project, containing 28,985 square feet. 5 Ink, the Siena Condominium Project will be located on a separate lot containing 31,780 square feet. The 1, 2, and 3 Ink buildings will sit on a third lot containing 206,795 square feet.

DENSITY TABLE	Building GFA	Lot Area	FAR
1, 2, 3 Ink	495,869	206,795	2.4
4 Ink (Sepia)	110,337	28,985	3.8
5 Ink (Siena)	105,050	31,780	3.3

The Project Site is within the Protection Area of the designated South End Landmark District. The South End Landmarks District Commission [SELDC] issued a Determination for the Ink Block at the outset of Phase 1 which included the Design Review for 1, 2, 3 & 4 Ink. The proposed 5 Ink building will be subject to design review by the SELDC. According to the *Standards and Criteria of the South End/Albany Protection Area*, the Project would not impact the District as it meets the goals of the Protection Area due to its compatible height, massing, setback and compatible design. The height

of 5 Ink is less than 100 feet and below the 150 foot limit for the District and will not cause any new shadows within the District.

URBAN DESIGN AND PUBLIC REALM

The design of 5 Ink, the Siena Condominium Project, is consistent with the key planning principles as outlined in the Ink Block Project Notification Form. The design approach creates a strong street wall identity and reinforces the block corner, a South End gateway. The exterior building materials and architecture of the eight-story building are distinct and diverse from the neighboring buildings at the Ink Block. This provides for unique architectural treatment while creating a cohesive overall neighborhood block with a variety of activity and streetscape. Ink Block has been called a “collection of buildings with a design edge” and the proposed Siena Condominium Project fits into this concept. The Boston Civic Design Commission (BCDC) has reviewed the proposed design for the Siena Condominium project and given its unanimous approval to the plans.

The landscape and hardscape design for the internal drives and parking areas includes pedestrian connections through the block to Harrison Avenue and Albany Street. The sidewalks and plantings have an urban feel, employing a mix of pavers and trees that are typical of a South End streetscape. Building ground floor facades are visually accessible to pedestrians and benches and bicycle racks are integrated with the vehicular travel paths to create a pedestrian-friendly environment.

SUSTAINABLE DESIGN

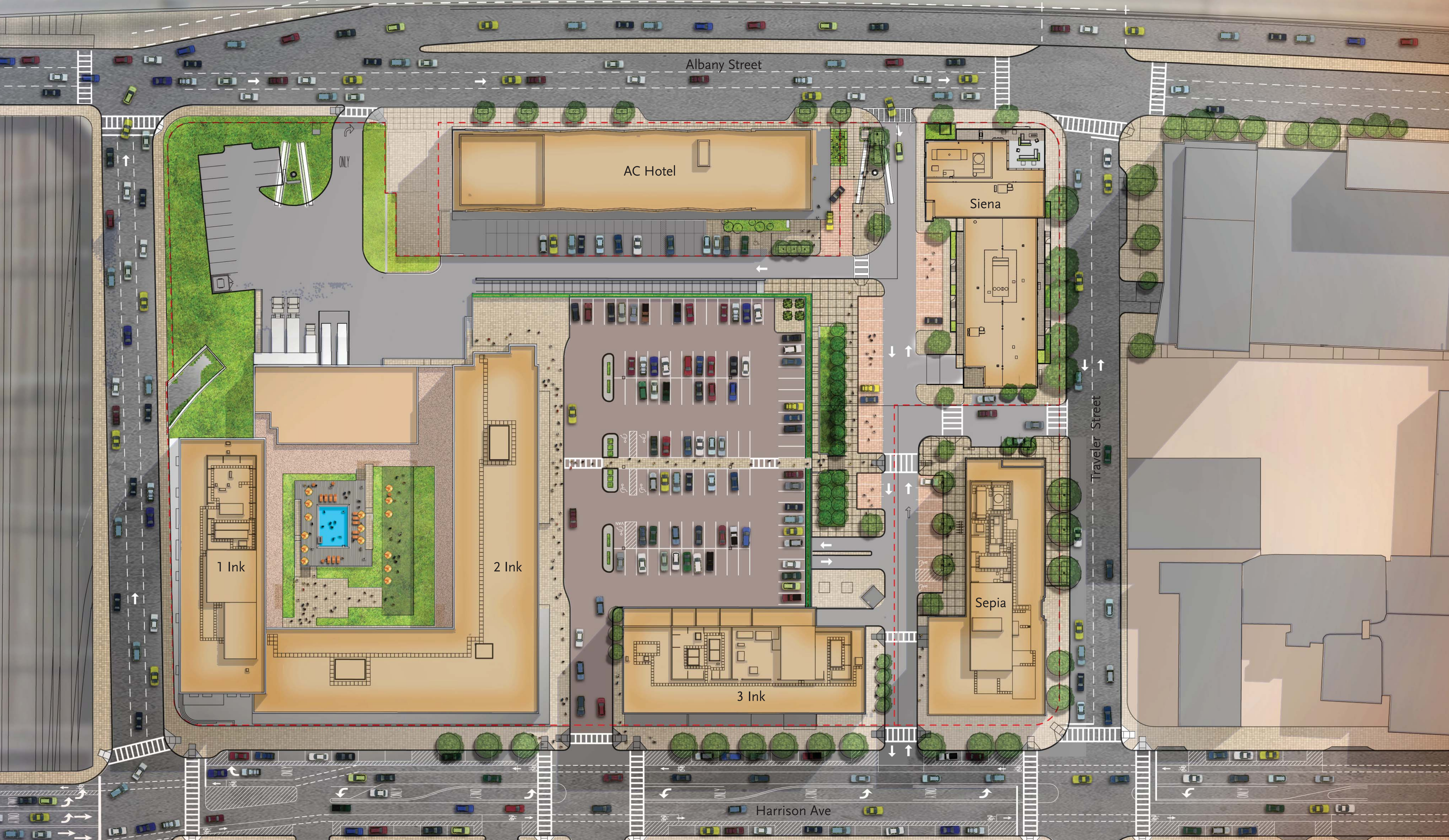
As described in the Project Notification Form for the Ink Block project, the proponent is committed to incorporating sustainable design features in the design of the buildings and site improvements. Each component of the development has unique requirements based upon its use type. The design goal for 5 Ink, the Siena Condominium Project is to achieve a minimum level of “LEED Certifiable” under the USGBC LEED Green Building Rating System. The proponent will submit a sustainability document to the Boston Interagency Green Building Committee for its review during the design process.

COMMUNITY OUTREACH

Request is made for a public meeting of the previously appointed Impact Advisory Group to present proposed changes to the Project to the IAG and interested community members. Following the IAG meeting and comment period, review and approval by the BRA Board is hereby requested.

PROJECT TEAM

The development team for the Proposed Project includes National Development, as the owner/ developer; Marc LaCasse, Esq. of LaCasse Law, LLC, as legal counsel; John Martin of Elkus/Manfredi Architects, as the project architect; Jay Prouty, Project Manager, P.E., LEED AP, of Vanasse Hangen Brustlin, Inc., as the civil engineering, transportation, and permitting advisor; John Copley, Copley/Wolff Design Group as landscape architect; Mary Hall, Principal of GZA GeoEnvironmental, Inc., as the geotechnical and environmental consultant; Daniel A. Campia, PE, Project Manager, and Robert G. Andrews, Jr., LEED AP BD+C of AHA Engineers as the mechanical engineer and sustainability consultant; John S. Matuszewski, P.E., Principal, of McNamara/Salvia, Inc., as the structural engineer; (collectively, the “Development Team”).



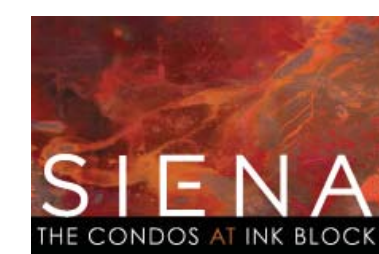
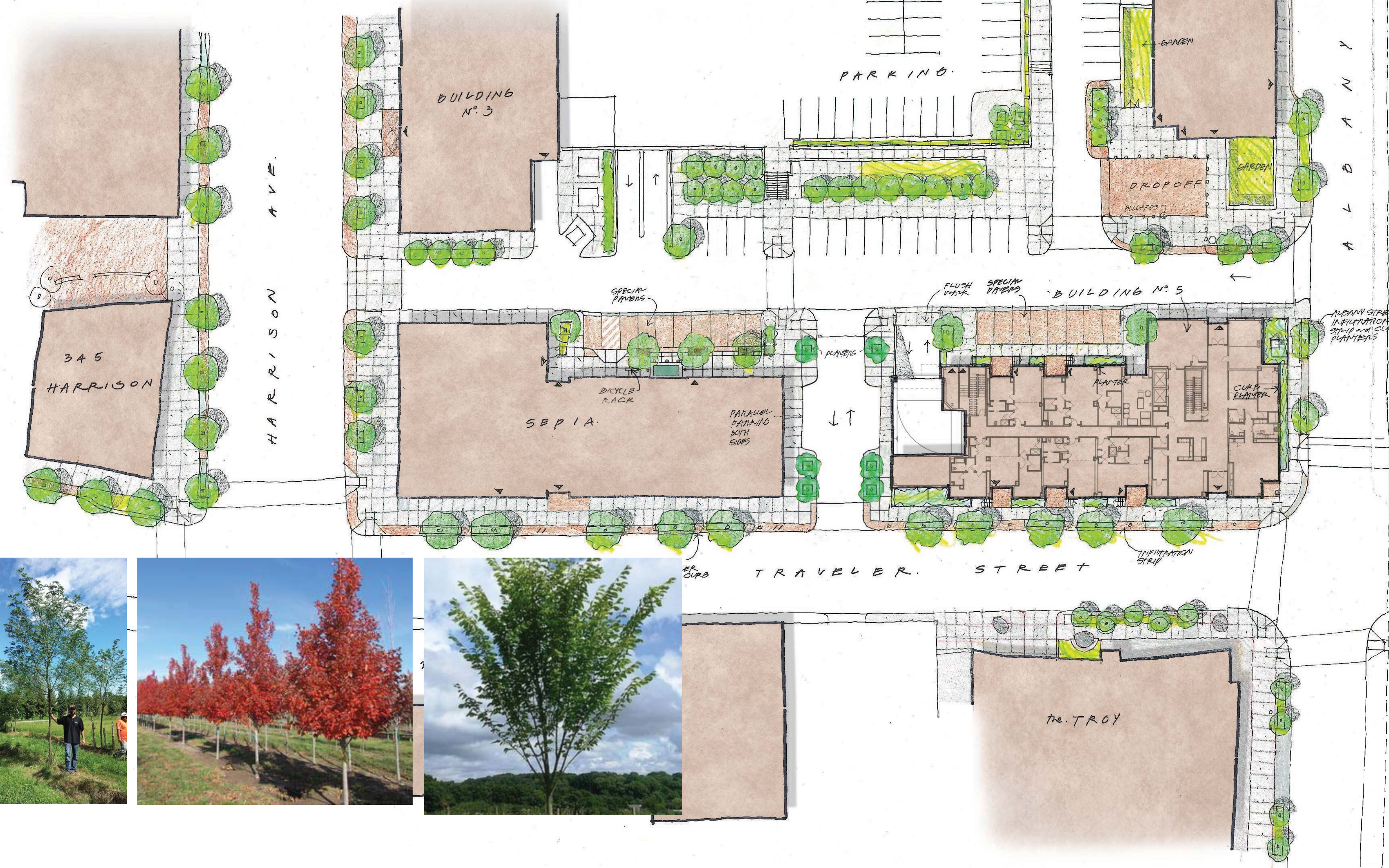
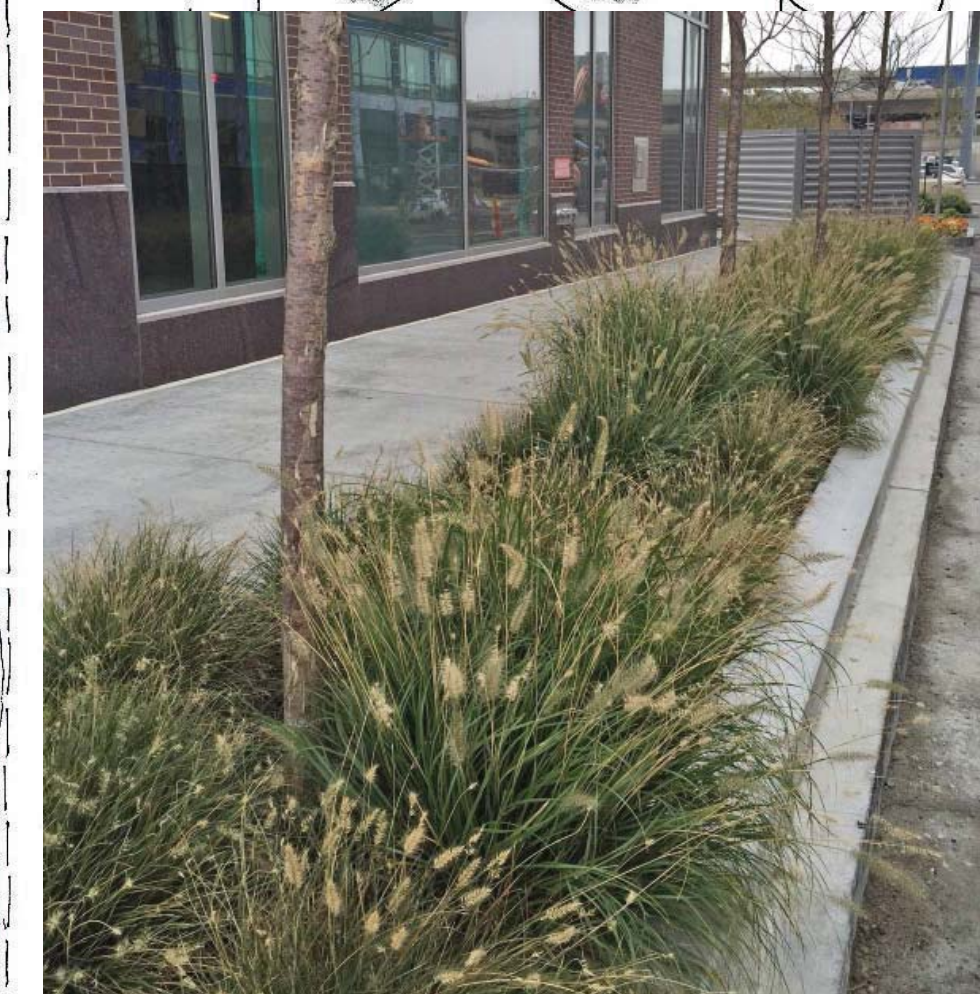
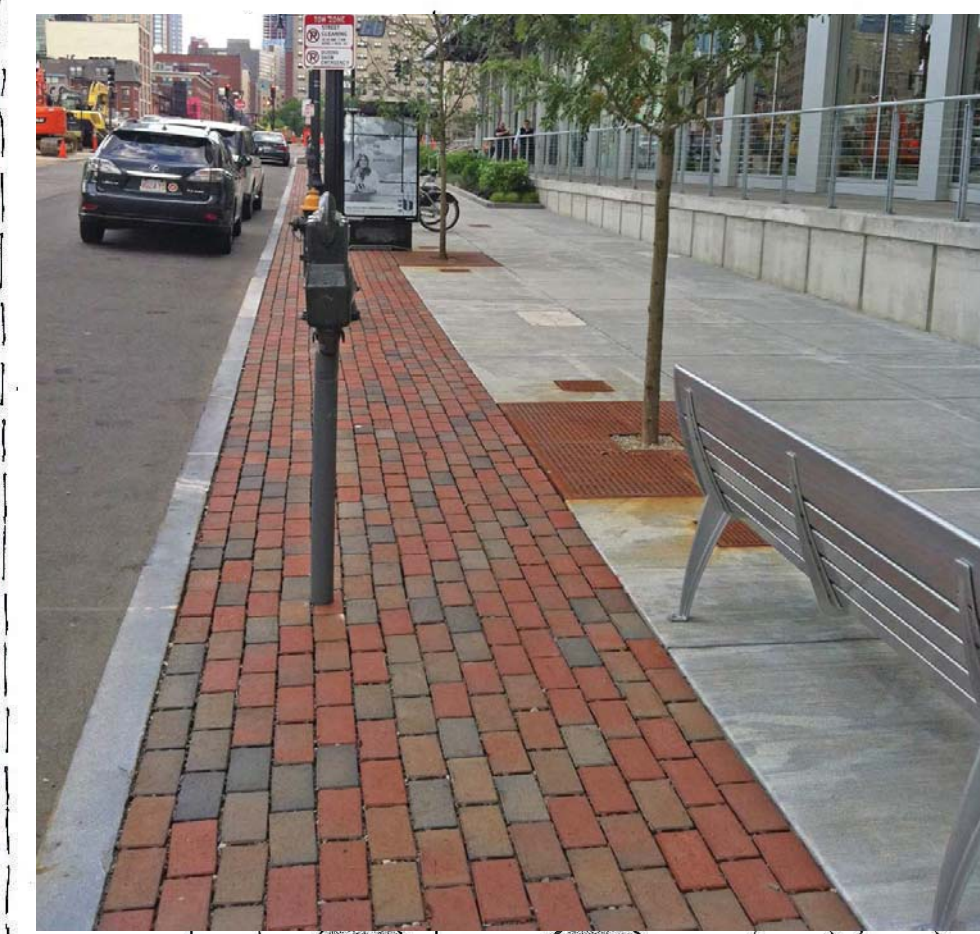
SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Site Plan

NOVEMBER 3, 2015

0 16 32 64 FT





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Landscape/Site Plan

NOVEMBER 3, 2015

0 16 32 64 FT



CW Copley Wolff Design Group
DG Landscape Architects & Planners

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

View at Intersection of Albany and Traveler Streets

NOVEMBER 3, 2015





Harrison

Sepia

Siena

Albany



Traveler

Siena

3 Ink Beyond

AC Hotel

2 Ink Beyond

1 Ink



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

South (Traveler St) and East (Albany St) Elevations

NOVEMBER 3, 2015





Albany

Siena

Sepia

Harrison



1 Ink

2 Ink

AC Hotel Beyond

Siena

Traveler



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

North and West Elevations

NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

View from Southwest

NOVEMBER 3, 2015



ELKUS | MANFREDI
ARCHITECTS



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

View from Southeast

NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

View from Northeast

NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

View from Northwest

NOVEMBER 3, 2015



ELKUS | MANFREDI
ARCHITECTS



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Entry on Traveler Street

NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Level 1 'Maisonettes'

NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Balconies
NOVEMBER 3, 2015





SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Level 8 Units and Terrace

NOVEMBER 3, 2015





© ELKUS MANFREDI ARCHITECTS



SIENA AT INK BLOCK
40 TRAVELER STREET
Boston, Massachusetts

Residential Amenity Roof Deck

NOVEMBER 3, 2015

