

FACT SHEET

AMENDED AND RESTATED DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 77
AT
6-26 NEW STREET
EAST BOSTON, MASSACHUSETTS

_____, 2014

- I. **Proponent:** GEGC 2 New Street, LLC
- II. **Project Location:** 6-26 New Street in the East Boston neighborhood of Boston (the “Site”). The Site includes approximately 85,000 square feet (“sf”) of lot area above the mean high water mark (the “Lot Area”), and approximately 85,873 sf of watershed, for a total site area of 170,873 sf (3.92 acres). Some of the watershed is Designated Port Area (“DPA”).
- III. **Existing Zoning:** The Site is located within an underlying Waterfront Commercial Subdistrict of the East Boston Neighborhood District, and overlaying Planned Development Area (“PDA”) No. 77, described below.
- IV. **Project Description:** Pursuant to Sections 3-1A, 53-44 through 53-49, and 80C of the Boston Zoning Code (“Code”), a PDA Development Plan for the Site, entitled *Development Plan for Planned Development Area No. 77 at 6-26 New Street, East Boston*, and dated May 18, 2010 (the “Original Development Plan”), took effect on June 16, 2010, the same day as PDA No. 77.

On June 4, 2014, the Proponent filed a proposed Amended and Restated Development Plan for PDA No. 77 (the “Amended Development Plan”) to allow certain changes to the Original Project (the “Project”). The Project includes up to 250 dwelling units, a maximum of 4,900 sf of ground-level commercial space accessible to the public, and up to 155 off-street parking spaces, with the following physical elements:

- a. Redevelopment of an existing nine-story building including the addition of seven stories, for a total of sixteen stories (the “Redeveloped Building”);
- b. Demolition of an existing three-story building and its replacement by construction of a three-level (two-story) parking garage connected to the northerly wall of the Redeveloped Building (the “North Garage”);

- c. Demolition of an existing five-story building, and its replacement by construction of a three-story addition to the Redeveloped Building (the “South Addition”).
- d. A minimum of 33,150 sf (0.76 acres) of public open space, including a 12 foot-wide (10-foot-clear) extension of the harborwalk; and
- e. A new water transportation dock (the “Transportation Dock”), and other waterfront improvements, including a Designated Port Area vehicular access route to the DPA portion of the Site’s watershed.

V. Project Uses: The Project includes a maximum of 241,869 sf of gross floor area (“GFA”), with: approximately 12,583 sf of accessory parking at the North Garage; a maximum of 4,900 sf of commercial space accessible to the public, on the ground level of the South Addition; and the remainder as residential use.

VI. Project Dimensions: The maximum floor area ratio (“FAR”) for any PDA development plan for the Site is 3.3. (Code sec. 53-45.2.) The effective FAR of the Project is approximately 2.8.¹ The maximum building height for any PDA development plan at the Site is 200 feet. (Code sec. 53-45.2.) The highest building proposed for the Project is the Redeveloped Building, at 200 feet.

VII. Public Benefits: Any PDA development plan for the Site must include a plan for public benefits. The Project will provide, among others, the following public benefits to the City and the wider region:

Public Access and Open Space

- Creation of a minimum of 33,150 sf (0.76 acres) of new public open space on East Boston’s waterfront, including approximately 500 linear feet of harborwalk along Boston Inner Harbor.
- Connection of the harborwalk from the City’s LoPresti Park to the south across the entire perimeter of the Site. The harborwalk will ultimately extend over two miles, from the Harborside Hyatt Hotel to the northerly edge of the Site.
- Inclusion of up to 4,900 sf of ground-level commercial space that will be accessible to the public, including restrooms available to the public during business hours.

¹ Floor area that is required to meet off-street parking requirements of the Code is excluded from limitations on FAR. (Code sec. 2A-1.) For the Revised Project, this means exempting the uppermost level (second story) of the North Garage from FAR limitations. Each level of the garage measures approximately 12,583 sf.

View Corridors

- Extension of the Sumner Street view corridor along the southern boundary of the Site out to Boston Inner Harbor.
- Removal of all pile fields within the watershed.

Protection of Maritime Uses

- Provision of a permanent vehicle access route from New Street and Sumner Street to the Designated Port Area and Water-Dependent Use Zone at the Site.
- Construction of new docking facility to serve water taxi service and other allowable uses.

Transportation

- Inclusion of 11 surface parking spaces adjacent to LoPresti Park, available to the public, free of charge.
- Promoting Transit Oriented Development by creating 250 new residential units within walking distance of MBTA's Maverick Station.

Housing Supply

- Compliance with the affordable housing requirements of the Mayor of Boston's Inclusionary Development Policy.

Financial

- Investment of approximately \$124 million in development costs, including approximately \$90 million in construction costs.
- Generation of over \$750,000 annually in new real property tax revenues from the Project alone.
- Creation of approximately 340 construction-phase employment opportunities and approximately 20 new permanent jobs on the Site.

Environment

- Design to be LEED-certifiable, consistent with Article 37 (Green Buildings) of the Code.
- Implementation of storm water controls to reduce pollution to Boston Harbor, and thereby improve the harbor as a natural habitat.
- Incorporation of resilient design strategies in order to account for sea level rise and other aspects of climate change.