

FACT SHEET

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 77
6 - 26 NEW STREET

Developer: New Street Realty Trust, 45 Dunham Road, Billerica, MA

Development Consultant: Cresset Development, LLC, 120 Water Street, Boston, MA

Architect: Steffian Bradley Architects, Inc., 100 Summer Street, Boston, MA

Planning Consultant: Fort Point Associates, Inc., 33 Union Street, Boston, MA

Legal Counsel: Steven Miller, McDermott Quilty & Miller, 21 Custom House Street, Boston, MA

Site: The Project is located at 6-26 New Street, East Boston between New Street and Boston Harbor and contains approximately 85,000 sf of land, 85,873 sf of water for a total parcel size of 170,873 sf.

Proposed Project: The New Street project (the “Project”) includes three main structures: existing 9-story structure with a 7-story addition (total 16 stories) with 165 residential units, which incorporates an existing 9-story structure on the site; a 6-story structure with either 59 residential units or 106 hotel/extended stay rooms with a first floor including a restaurant, parking spaces and residential units and a below grade parking garage; marina, and a 3-level parking garage on the northerly portion of the site.

Proposed Uses: The Project contains multifamily residential, restaurant, parking at, above, and below grade, hotel, marina, public access, and accessory uses.

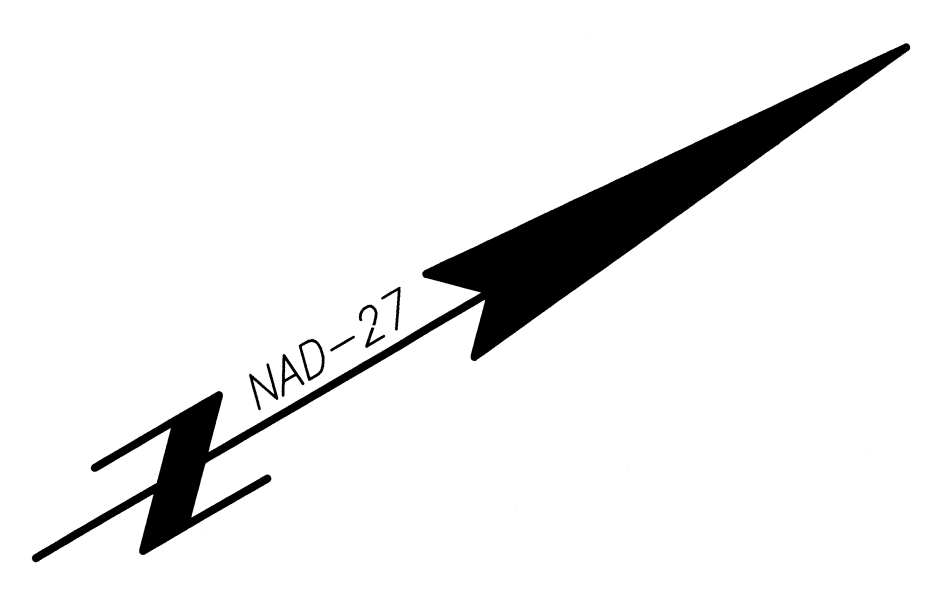
Proposed Densities: The Development Plan provides for an overall maximum Floor Area Ratio (FAR) of 3.3 (as calculated under the Code) based upon the proposed 278,000 sf of gross floor area and the 85,000 sf lot area.

Height: The proposed buildings include a 16-story residential building, a 3-level parking garage, and a 6-story residential building. The final height of the buildings will be subject to final design and development review by the Authority in accordance with Article 80 of the Code and the East Boston MHP Amendment (as approved by the EOEEA).

Construction Timetable: Construction period of 24 months following final permitting approvals and financing commitment

Development Cost: \$90 million

Benefits: The 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 project will comply with the Mayor's Executive Order on Inclusionary Development. Throughout the review process by the Boston Redevelopment Authority, community groups and elected officials the Developer has committed to work with all parties to provide offsite affordable housing to the East Boston community as close to the project site as possible. The Developer will continue with the review process to finalize a project consistent with the East Boston Master Plan with quality offsite affording housing units. The project will make this long-time inaccessible portion of the waterfront open to the public and connect it to LoPresti Park and the expanding East Boston Harborwalk.

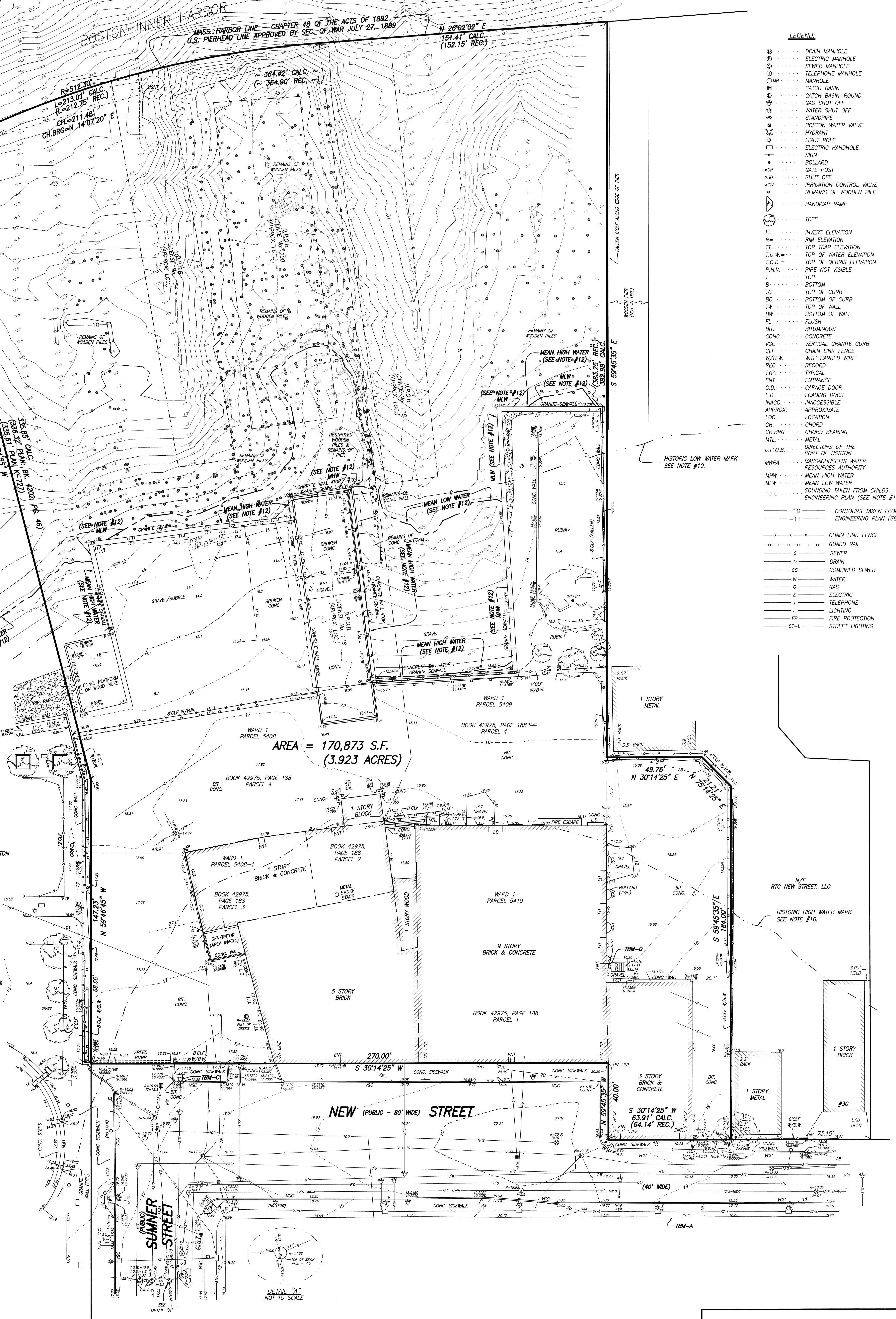


BOSTON INNER HARBOR
MASS. HARBOR LINE - CHAPTER 48 OF THE ACTS OF 1882
U.S. PIERHEAD LINE APPROVED BY SEC. OF WAR JULY 27, 1889

- LEGEND:**
- ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ CATCH BASIN-ROUND
 - ⊙ GAS SHUT OFF
 - ⊙ WATER SHUT OFF
 - ⊙ STANDPIPE
 - ⊙ BOSTON WATER VALVE
 - ⊙ HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ SIGN
 - ⊙ BOLLARD
 - ⊙ GATE POST
 - ⊙ SHUT OFF
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ REMAINS OF WOODEN PILE
 - ⊙ HANDICAP RAMP
 - ⊙ TREE
 - I= INVERT ELEVATION
 - R= RM ELEVATION
 - TT= TOP TROOP ELEVATION
 - T.O.W.= TOP OF WATER ELEVATION
 - T.O.D.= TOP OF DEBRIS ELEVATION
 - P.N.V.= PIPE NOT VISIBLE
 - T= TOP
 - B= BOTTOM
 - TC= TOP OF CURB
 - BC= BOTTOM OF CURB
 - TW= TOP OF WALL
 - BW= BOTTOM OF WALL
 - FL= FLUSH
 - BIT= BRIMMINOUS
 - CONC= CONCRETE
 - VOC= VERTICAL GRANITE CURB
 - CLF= CHAIN LINK FENCE
 - W/W= WITH BARBED WIRE
 - REC= RECORD
 - TYP= TYPICAL
 - ENT= ENTRANCE
 - G.D.= GARAGE DOOR
 - L.D.= LOADING DOCK
 - INACC= INACCESSIBLE
 - APPROX= APPROXIMATE
 - LOC= LOCATION
 - CH= CHORD
 - CH.B= CHORD BEARING
 - MTL= METAL
 - D.P.B.= DIRECTORS OF THE PORT OF BOSTON
 - MASS.= MASSACHUSETTS WATER RESOURCES AUTHORITY
 - MHW= MEAN HIGH WATER
 - MLW= MEAN LOW WATER
 - SOUND= SOUNDING TAKEN FROM CHILDS ENGINEERING PLAN (SEE NOTE #11)
 - 10= CONTOURS TAKEN FROM CHILDS ENGINEERING PLAN (SEE NOTE #11)
 - 11= CONTOURS TAKEN FROM CHILDS ENGINEERING PLAN (SEE NOTE #11)
 - CHAIN LINK FENCE
 - GUARD RAIL
 - SEWER
 - DRAIN
 - COMBINED SEWER
 - WATER
 - GAS
 - ELECTRIC
 - TELEPHONE
 - LIGHTING
 - FIRE PROTECTION
 - STREET LIGHTING

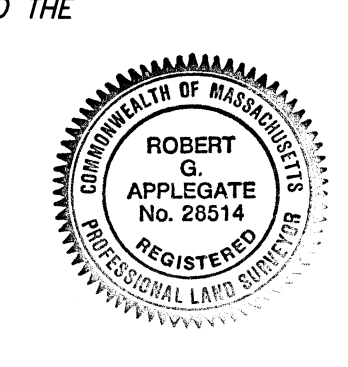
- REFERENCES**
- SUFFOLK COUNTY REGISTRY OF DEEDS
- DEEDS
- BOOK 4180, PAGE 143
 - 4581, 26 (LOCUS)
 - 5013, 589 (LOCUS)
 - 7373, 397 (LOCUS)
 - 7373, 399 (LOCUS)
 - 7420, 40
 - 7420, 41 (LOCUS)
 - 7420, 42 (LOCUS)
 - 7501, 289 (LOCUS)
 - 7501, 291 (LOCUS)
 - 7501, 294 (LOCUS)
 - 7507, 540 (LOCUS)
 - 7694, 175 (LOCUS)
 - 7788, 257 (LOCUS)
 - 8040, 320 (LOCUS)
 - 8041, 181 (LOCUS)
 - 8791, 420
 - 25722, 279
 - 42975, 188 (LOCUS)
- PLANS
- BOOK 4204, PAGE 46
 - 4581, 26
 - 5013, 589
 - 5754, 164
 - 6138, 101
 - 8197, 410
 - 8791, 754
- CITY OF BOSTON ENGINEERING DEPARTMENT
PLAN No. K-727
- MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIRECTORS OF THE PORT OF BOSTON
LICENSE No. 118
154
200

- NOTES:**
- 1) BENCH MARK INFORMATION:
BENCH MARKS USED:
RIGHT OUTER CORNER OF THE LOWEST STONE STEP AT #125 MAVERICK STREET.
ELEVATION = 21.90
TEMPORARY BENCH MARKS SET:
TBM-A: CHISEL SQUARE IN THE CORNER OF A CONCRETE WALL AT THE ENTRANCE TO A 4 STORY BRICK BUILDING AS SHOWN ON THIS PLAN.
ELEVATION = 19.64
TBM-B: LEFT OUTER CORNER OF THE LOWEST CONCRETE STEP AT #30 SUMNER STREET AT ENTRANCE FACING NEW STREET.
ELEVATION = 18.72
TBM-C: BOLT ON A HYDRANT NEAR THE LETTER "N" IN "OPEN" AS SHOWN ON THIS PLAN.
ELEVATION = 19.64
TBM-D: RIGHT OUTER CORNER OF A CONCRETE PLATFORM ON LOCUS AS SHOWN ON THIS PLAN.
ELEVATION = 20.45
 - 2) ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
 - 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - 4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - 5) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - 6) UNLESS OTHERWISE NOTED, DETAILS ARE NOT TO SCALE.
 - 7) SUBSURFACE CABLE TELEVISION UTILITY LINES EXIST IN NEW STREET. RECORD PLANS ARE SCHEMATIC ONLY, THEREFORE LINES CANNOT BE PLOTTED.
 - 8) SUBSURFACE STREET LIGHTING UTILITY LINES SHOWN HEREON ARE SHOWN AS PROPOSED ON A PLAN ENTITLED "CITY OF BOSTON PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, STREET LIGHTING PLAN, BORDER AND NEW STREETS, SUMNER STREET TO MAVERICK STREET, EAST BOSTON" DATED APRIL 19, 2004, PREPARED BY BRYANT ASSOCIATES, INC.
 - 9) RECORD PLANS FOR TELEPHONE UTILITY LINES ARE NOT AVAILABLE AT THIS TIME.
 - 10) HISTORIC HIGH WATER MARK IS SHOWN HEREON TAKEN FROM A PLAN ENTITLED "4-26 NEW STREET, DETERMINATION OF APPLICABILITY PLAN IN BOSTON, MASSACHUSETTS, EAST BOSTON DISTRICT, SUFFOLK COUNTY" DATED JUNE 6, 2002, PREPARED BY GUNTHER ENGINEERING, INC. REFERRED TO IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DETERMINATION, WRIP FILE No. JD02-0802, DATED 09/12/2002 IN WHICH THE DEP ACCEPTED THE LOCUS OF THE HISTORIC HIGH WATER MARK AS SHOWN ON SAID PLAN. SAID 2002 DETERMINATION STATES THAT THE DEP WILL CONTINUE TO RECOGNIZE THE HISTORIC LOW WATER MARK AS THAT DEPICTED IN A 1996 DETERMINATION (D06-0034). SAID 1996 DETERMINATION DOES NOT MAKE SPECIFIC REFERENCE TO A DELINEATED HISTORIC LOW WATER MARK HOWEVER, IT MAKES REFERENCE TO A PLAN ENTITLED "4-26 NEW STREET, COMPLETED PLAN OF LAND IN BOSTON, MASSACHUSETTS, EAST BOSTON DISTRICT, SUFFOLK COUNTY" DATED JULY 24, 2002, PREPARED BY GUNTHER ENGINEERING, INC. FROM WHICH THE "HISTORIC MEAN LOW WATER 1852" LINE IS SHOWN HEREON AS THE HISTORIC MEAN LOW WATER MARK.
 - 11) THE BATHYMETRIC SURVEY DATA SHOWN HEREON TAKEN FROM A PLAN ENTITLED "NEW STREET, BOSTON, MA, HYDROGRAPHIC SURVEY, CONTOUR PLAN" SHEET REFERENCE NUMBER W-01, AND A PLAN ENTITLED "NEW STREET, BOSTON, MA, HYDROGRAPHIC SURVEY, FORT POINT ASSOCIATES, SOUNDINGS", SHEET REFERENCE NUMBER W-01, BOTH PREPARED BY CHILDS ENGINEERING CORPORATION AND DATED 07/31/07. THESE PLANS WERE PROVIDED DIGITALLY BY CHILDS ENGINEERING CORPORATION AND OVERLAIN ONTO OUR PLAN USING COMMON PHYSICAL FEATURES.
 - 12) MEAN HIGH WATER (ELEVATION 10.78 BCB) AND MEAN LOW WATER (ELEVATION 1.29 BCB) WERE PLOTTED USING THE BATHYMETRIC SURVEY DATA FROM THE ABOVE REFERENCED CHILDS ENGINEERING PLANS AND ARE BASED ON THE 1983-2001 TIDAL EPOCH.



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS AND DEEDS.

9/27/09



EXISTING CONDITIONS PLAN
6-26 NEW STREET
BOSTON (EAST BOSTON DISTRICT), MASS.

SCALE: 1"=20'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

AUGUST 11, 2008
LAND SURVEYORS
PHONE: (617)357-9740
WWW.HARRYPFELDMAN.COM

FELDMAN
Professional Land Surveyors

RESEARCH JLC FIELD CHEF JN CHECKED RJA APPROVED JCA FILE NAME: 12361-EC.dwg
CALC MJB CAD MJB FIELD CHECKED MJB CND FILE 12361 JOB NO. 12361

PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), pursuant to Sections 80A-2.1 and 80C-5.3 of the Boston Zoning Code (the “Code”), hereby gives notice that a Development Plan (the “Development Plan”) for a Planned Development Area (“PDA”) No. 77 for 6-26 New Street, East Boston (the “Site), together with a Fact Sheet describing the proposed project and a map of the area involved (together with the Development Plan, the “PDA Documents”), were received by the BRA on March 30, 2010. The project proponent is New Street Realty Trust (the “Proponent”). The Site contains four (4) existing concrete buildings, specifically, a one, three, five, and a nine-story building, and is bounded by New Street and Maverick Landing to the east, LoPresti park to the south, Boston Inner Harbor to the west, and the Boston Towing and Transportation property to the north.

The project consists of a mixed-use development, including residential use, possible hotel use, parking, restaurant and marina uses (the “Proposed Project”).

The Proponent requests (a) approval by the BRA of the Development Plan and associated map amendment pursuant to Article 80C of the Code, and (b) authorization for the BRA Director to (i) petition the Boston Zoning Commission to approve the Development Plan and the associated map amendment, (ii) issue a Certification of Consistency with respect to the Proposed Project pursuant to Section 80C-8 of the Code, and (iii) issue any and all agreements and documents in connection with the Proposed Project that the Director deems appropriate and necessary.

The PDA Documents may be reviewed at the office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA, 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 Kristin Kara, Senior Project Manager, BRA, Boston City Hall, Boston MA 02201, or via email to Kristin.Kara.BRA@cityofboston.gov, within forty-five (45) days of the BRA’s receipt of the PDA Documents, i.e. May 14, 2010.

Boston Redevelopment Authority
Brian P. Golden
Executive Director/Secretary

**BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 77
AT
6 – 26 NEW STREET, EAST BOSTON**

DATE

Planned Development Area Development Plan

Pursuant to Article 3, Section 3-1A, Article 80, Section 80C, and Article 53 of the Boston Zoning Code (the “Code”), this document constitutes a Planned Development Area Development Plan (“PDA Plan”) for the development of an approximately 3.92 acre site at 6 - 26 New Street, East Boston, Suffolk County, Massachusetts (the “Site”). This PDA plan includes the proposed location and description of property, location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, traffic circulation, parking, and loading facilities, and access to public transportation, proposed dimensions of structures, and public benefits (the “Project”). The 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 Plans review. This PDA Plan is also intended to satisfy the requirements of Article 53, East Boston Neighborhood District, of the Code regarding Regulations Applicable in PDAs.

Developer/Proponent

New Street Realty Trust, 45 Dunham Road, Billerica, MA is the owner and developer of the Site. Cresset Development, LLC is the development consultant for the Site.

Architect

Steffian Bradley Architects, Inc.

Location and Description of Site

The Site is located at 6 – 26 New Street, East Boston, Suffolk County, Massachusetts, as more particularly shown, bounded, and described in Exhibit A attached hereto. The waterfront site consists of one parcel containing approximately 170,873 square feet of land of which approximately 85,000 square feet are above the mean high water mark.

Proposed Location and Appearance of Structures

The project buildings will be located generally along New Street and extend towards the water and as shown on the plan entitled “Site Plan, DP-1” dated September 28, 2009, prepared by Steffian Bradley Architects, Inc. There will be three buildings: a 16-story building, a 6-story building, and a three level, 2-story parking garage (“the Proposed

Project). In addition to the Development Plan Area Plan attached hereto, there are also plans showing the site context, location of buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations on a set of drawings entitled “PDA Development Plan, New Street, DP-1, DP-2, DP-3, DP-4, and DP-5” dated September 28, 2009, prepared by Steffian Bradley Architects, Inc., copies of which are attached hereto as Exhibit B.

16-Story Building

The 16-story building will be located towards the north and east sides of the site along New Street. Seven stories will be added to the existing 9-story concrete building that currently occupies the site. It is approximately 100’ wide (north-south), 123’ long (east-west). This building will be approximately 199 feet in height. The additional seven stories on top of the existing building will be stepped back on the north and east sides.

The exterior finish materials over the existing building will be large windows and occasionally patio doors to infill between the concrete and a combination of stone panels, phenolic resin panels and/or metal panels over the existing concrete frame. The materials over the addition will be predominantly large windows with metal panels and/or phenolic resin panels used as trim and at bays.

6-Story Building

The new 6-story building is proposed to utilize the same materials and similar features as the proposed 16-story building, but they are composed to simultaneously create a relationship between the two buildings while allowing each to have its own character and identity. The new building is proposed to be approximately 64 feet wide (north-south), 192 feet long (east-west) and 70 feet in height. The size and scale of this new building is in keeping with many traditional wharf type buildings including buildings along the East Boston and Boston waterfronts.

The first floor extends towards the water beyond the residential floors above. This allows facilities of public accommodation (the restaurant) to become a public destination in the open space area created at the end of the Sumner Street extension drive. The top of the building is created by stepping the third floor back from the perimeter of the lower floors and creating a massing that responds to the site and views for the fifth and sixth floors. The materials on this new building will be brick, precast panels, glazing, metal panels and/or phenolic resin panels.

2-Story Parking Garage

A 3-level parking structure with a lower level at and slightly below the existing grade and upper levels approximately 10 feet and 20 feet above the grade at New Street will occupy the northeast corner of the site. This parking structure has been designed to complement the new proposed project and surrounding neighborhood, and the front façade treatment will match the fabric of the street. It will utilize a panelized system of brick, pre-cast concrete, metal panels, and metal mesh proportioned to keep with the adjacent first floor materials of the existing 6-story residential building directly across the street at Maverick Landing.

Open Spaces and Landscaping

The Site is to contain approximately 32,345 square feet of open space, which includes the 12-foot wide Harborwalk, which will be accessible 24/7, and the landscaped areas along the waterfront. This open space complies with Chapter 91 regulations, which require at least 50 percent of the project area within jurisdiction to be free from non-water dependent buildings. Access to the open space and waterfront will be from both New Street and LoPresti Park, which is adjacent to and south of the site. Further, a view corridor runs along Sumner Street through the site, which will be accented by the proposed restaurant along the waterside of the 6-story building. Finally, the site will be landscaped with trees, shrubs, ground cover that is appropriate to this waterfront site. Additional amenities that support the public uses will include lighting, benches, and historic interpretive elements and exhibits.

Proposed Uses of the Area

The mixed-use facility is to provide housing units in the 16-story building (165 residential units), and either 59 housing units or 106 hotel/extended stay rooms in the 6-story structure. The housing units will consist of a mix of one bedroom units, two bedroom units and loft style units. An approximately 5,000 sf restaurant will be located along the waterfront side of the 6-story building and will include outdoor seating during the warmer months. A marina will occupy a portion of the watershed and will include docking facility to serve water taxis and other uses. Parking for uses within the 6 and 16-story building will be located in a 3-level garage for approximately 113 vehicles on the north side of the site and an 80-space garage within and below the 6-story building. There will also be a small, exterior parking area for 11 vehicles and a turn around/drop off area on the south side of the site. This parking area will include some public parking along LoPresti Park as shown in the East Boston MHP Amendment. Public open space will be along the waterfront and will include a Harborwalk with adjacent landscaped open space that will connect to and be coordinated with LoPresti Park, and a seating area connected to the restaurant. The proposed uses of the Site may include one or more of the uses set forth in Exhibit C.

Densities

The property is located in the New Street Waterfront Commercial subdistrict in which the maximum Floor Area Ratio (FAR) allowed in a Planned Development Area is 3.3. This plan provides for an FAR of 3.3 (calculated as described in the Code) and is based upon the ratio of the 278,000 square feet of gross floor area to the existing lot area of approximately 85,000 square feet.

Proposed Traffic Circulation, Parking, and Loading Facilities

The site is located along New Street at the terminus of both New and Sumner streets. Vehicular access to and egress from the Site is from New Street. Three access drives will be located on the east side of the Site. A semicircular drive along New Street will be

used to pick up/drop off residents. A Designated Port Area (DPA) vehicular access route to the DPA portion of the Site is provided on the northwest side of the property. An open area at grade within the 6-story building will serve as an access drive to both the DPA area and the at grade parking within the 6-story building. A small parking area and a turn around/drop off area are located on the south side of the Site. Access to the below grade parking will be via a ramp located to the north of the parking area on the south side of the 6-story building. There will be a three-level parking garage on the north side of the site. The lower level, which is a half story underground, will be accessible directly from New Street. The two upper levels will be accessed by a ramp from New Street that will pass through the north end of the 16-story building. A loading area will be located within the access drive of the 6-story building. The Project may utilize parking “stackers” within the parking garages if needed to meet demand.

Access to Public Transportation

The Site is located within a 7-minute walk along Sumner Street from Maverick Station, which is located at Maverick Square. Both the MBTA Blue Line subway and buses provide public transportation from this station.

Proposed Dimensions of Structures

The dimensions of the structures are shown in Table 1 below and on the project drawings attached hereto as Exhibit B.

TABLE 1

Building	Bldg Footprint (sf)	Gross Square Footage	Lot Area (sf)	Max. FAR	Max. Bldg. Height ¹	Lot Coverage	Garage Parking Spaces	Parking On-Site
6-Story Building	16,700	72,000	N/A	N/A	70'	N/A	51 - 80	11
16-Story Building	12,650	182,000	N/A	N/A	199'	N/A	0	0
Parking Garage	11,930	24,000	N/A	N/A	26'	N/A	113	0
Total	41,280	278,000	85,000	3.3	N/A	49%	164 -193	11

Sequencing of Development

The project Site consists of two areas available for redevelopment. The northerly portion of the Site, the locus of the existing nine story building, will be redeveloped for housing through the reconstruction of the existing building, construction of a seven story vertical addition and the construction of the above grade two story parking structure. The southerly portion of the site will be redeveloped for a restaurant, a marina, parking and either housing or hotel uses as described above. The construction of the docking facility to be located in the non-DPA portion of the site and the Harborwalk will occur in the first phase of construction.

The target date for completion of the project will depend on the continued market demand for the contemplated uses, the availability of financing, and the pricing of construction materials and labor.

Zoning

The Site is located within the New Street Waterfront Commercial Subdistrict of the East Boston Neighborhood District established under Article 53 of the Zoning Code. Article 53 allows the establishment of Planned Development Areas (PDAs) within the Waterfront Commercial Subdistricts. This PDA Plan meets the public benefit criteria of Section 53-49 in that it will create new housing opportunities, provide substantial new waterfront amenities, provide public access to the waterfront where none now exists, create new permanent and construction period jobs, provide significant open space and extend the existing Sumner Street view corridor. The Proposed Project will also comply with the requirements of Article 37, Green Buildings.

If the Proposed Project is constructed in accordance with this PDA Plan, no exceptions from the Zoning Code will be required under Article 6A. This Development Plan shall constitute permanent zoning for the Site, within the meaning of the Municipal Harbor Plan, as approved. The Site may be divided into several parcels in the future to facilitate financial arrangements on individual buildings or for other development related reasons. In the case of any such division, a Certification of Consistency may be issued for any such parcel as a conclusive determination of its compliance with the terms and conditions of this PDA Plan.

Development Review Procedures

The Proposed Project Proponent has had numerous meetings with the community in East Boston to review the Proposed Project. This section describes the public review process for this Proposed Project.

A Letter of Intent was submitted to the BRA on September 14, 2006 in accordance with Mayor Thomas M. Menino's Executive Order of October 10, 2000, as amended, governing mitigation for development projects. A Project Notification Form ("PNF") was filed with the BRA in September of 2007. A community meeting to review the Proposed Project was held on October 1, 2007. The BRA appointed an eight-member Impact Advisory Group (IAG). The IAG was invited to a Scoping Session on October 2, 2007 for their review and comment on the Environmental Notification Form/PNF. The Director issued a Scoping Determination requiring the preparation of a Draft Project Impact Report (DPIR) and setting forth the issues to be addressed on March 21, 2008,

The DPIR was filed with the BRA on June 16, 2008. A community meeting to review the DPIR was held on June 26, 2008. The BRA Director issued an Adequacy Determination on the DPIR on *****, 2010.

The Proposed Project has also been reviewed with several departments in the City of Boston including the Boston Transportation Department (BTD), the Boston Civic Design Commission (BCDC), the Boston Environmental Department (BED), the Boston Parks and Recreation Department, and the Boston Landmarks Commission.

The 6 – 26 New Street Development Project will be utilizing the East Boston Municipal Harbor Plan (EBMHP), as amended, to accomplish compliance with Chapter 91. The Secretary of the Executive Office of Energy and Environmental Affairs approved the Municipal Harbor Plan amendment on December 17, 2008.

The final plans and specifications (i.e. contract documents) for any portion of the Proposed Project shall be subject to review and approval by the BRA in accordance with its Development Review Procedures. The final plans and specifications as approved by the Authority shall be deemed to be consistent with this Development Plan and to have addressed all design requirements set forth in Section 53 of the Zoning code, upon the issuance of a Certificate of Consistency.

Given the scope of the Proposed Project and as a result of the various reviews of the Proposed Project necessary to secure all required permits and approvals, modifications may have to be made. Minor modifications which affect site improvements, exterior facades, roofscape or public spaces will be subject to the approval of the Director of the Authority under this Development Plan without further Authority action, unless the Director determines that the changes are not consistent with this Development Plan.

Other Approvals

As described in this document, the Proposed Project has been designed to be consistent with the guidelines and recommendations of the East Boston Master Plan adopted by the BRA in 2000. Additionally, the Proposed Project conforms to the requirements of the East Boston Municipal Harbor Plan approved by the Secretary of Energy and Environmental Affairs on July 15, 2002 and the subsequent amendment to the plan, approved on December 17, 2008. The project was approved by the Boston Civic Design Commission on July 7, 2009. Under Article 85, the Boston Landmarks Commission voted to not invoke a demolition delay for the site demolition on April 22, 2008. A Chapter 91 License application is expected to be submitted to the Department of Environmental Protection for approval in the Spring of 2010.

Public Benefits

The Proposed Project will provide substantial public benefits to the City of Boston and the East Boston neighborhood. The New Street 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 New Street Development PDA Plan provides for:

Public Access

- The Proposed Project will redevelop and revitalize a 3.93-acre parcel along East Boston's waterfront that has not been accessible to the public.
- The Proposed Project will provide new public access to and along the water, enhancing the East Boston waterfront public realm with 32,345 sf of public open space.
- The Proposed Project will connect the proposed Harborwalk near Border Street to the north with the emerging East Boston Harborwalk being developed to the east. The Harborwalk will ultimately extend 2.2 miles from the Harborside Hyatt Hotel to New Street.
- The Proposed Project will create approximately 750 linear feet of new public access on the Site, including 500 linear feet of Harborwalk along the water's edge and historic interpretive elements and exhibits.

View Corridors

- The Proposed Project will extend the Sumner Street view corridor from Sumner Street to the water along the southern boundary of the property and allow for expansive views of Boston Harbor.
- The view corridor looking south along New Street to the Boston skyline will also be enhanced with landscaping and architectural features of the new buildings within the project Site.

Transportation

- The Proposed Project will support water transportation with a docking facility to serve water taxis and other uses.
- The Proposed Project is analyzing the potential for providing a space for a car-sharing service for a small vehicle such as a Zipcar or "smart car."
- The Proposed Project's proximity to Maverick Station supports the use of public transportation.
- The Proposed Project will utilize key Transportation Demand Measures including the use of bicycle racks and participation in a Transportation Demand Management Association.
- Public parking will be provided along LoPresti Park.

Infrastructure

- A portion of New Street at the intersection of Sumner Street and along the Site will be substantially improved by regularizing the street width to city standards via a Specific Repair Plan in conjunction with the Public Improvement Commission review.

Housing

- The Proposed Project will create up to 224 new housing units, thereby expanding a constrained housing market and contributing to the City's housing goals. If the project chooses either the hotel or extended stay

option, approximately 106 units will be available to the community as a hotel/extended stay, and 165 units would be for residential use.

- The Proposed Project will comply with the Mayor's Executive Order on Inclusionary Development and provide affordable housing to the East Boston community.

Revenues

- The Proposed Project will increase state and local tax revenues through additional commercial and residential uses.
- The Proposed Project will generate over \$750,000 annually in new property tax revenues.
- The Proposed Project will invest approximately \$90 million in development costs.
- Property values in the neighborhood will be improved.

Job Creation

- Contributing to the area's economy, the Proposed Project will create 200 construction phase employment opportunities and 40 new permanent jobs at the facilities of public accommodation, the residential units, and the marina.

Environment

- By adopting the City of Boston's Green Building standards and guidelines and reducing emissions and demand for fossil fuel energy, the project will decrease the adverse effects of air pollution.
- Stormwater controls will significantly reduce pollution to Boston Harbor as well as improve the Harbor's habitat.
- The Proposed Project will reduce vehicle trips, mileage, and emissions by encouraging residency within walking distance of public transportation that may include water transportation, buses, subways, and use of car sharing options, and providing educational and informational signage about transit options.
- The Proposed Project will be LEED certifiable in compliance with Article 37, Green Buildings, of the Code.

LIST OF EXHIBITS
to
BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 77

6 - 26 NEW STREET

Exhibit A - Legal Description and Plan entitled “Development Area Plan, 6 – 26 New Street, East Boston, Massachusetts” prepared by Harry R. Feldman, Inc. dated October 17, 2008

Exhibit B - Concept Plans, entitled: “PDA Development Plan, Development Plan, 6 - 26 New Street, Boston, MA, New Street Realty Trust, DP-1, DP-2, DP-3, and DP-4, dated September 2009, prepared by Steffian Bradley Architects, Inc.

Exhibit C – List of Permitted Uses

EXHIBIT A

PLANNED DEVELOPMENT AREA NO. 77

6 - 26 NEW STREET

LEGAL DESCRIPTION

A certain parcel of land situated in the City of Boston, East Boston District, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the intersection of the southerly sideline of Sumner Street and the westerly sideline of New Street;

Thence running N 59°46'45" W by land now or formerly of the City of Boston, a distance of 147.23 feet;

Thence turning and running N 74°24'55" W by land now or formerly of the City of Boston, a distance of 335.85 to the Massachusetts Harbor Line, Chapter 48 of the Acts of 1882, said line is also the United States Pierhead Line approved by the Secretary of War on July 27, 1889;

Thence turning and running northeasterly along the said Harbor Line and Pierhead Line along a curve to the right having a radius of 512.30 feet, a distance of 213.01 feet (chord bearing N 14°07'20" E, chord distance 211.48 feet) to a point of tangency;

Thence running N 26°02'02" E along the said Harbor Line and Pierhead Line, a distance of 151.41 feet;

Thence turning and running S 59°45'35" E by land now or formerly of RTC New Street, LLC, a distance of 382.98 feet;

Thence turning and running N 30°14'25" E by land now or formerly of said RTC New Street, LLC, a distance of 49.76 feet;

Thence turning and running N 75°14'25" E by land now or formerly of said RTC New Street, LLC, a distance of 21.21 feet;

Thence turning and running S 59°45'35" E by land now or formerly of said RTC New Street, LLC, a distance of 184.00 feet to the westerly sideline of New Street;

Thence turning and running S 30°14'25" W along the said westerly sideline of New Street, a distance of 63.91 feet;

Thence turning and running N 59°45'35" W along the said westerly sideline of New Street, a distance of 40.00 feet;

Thence turning and running S 30°14'25" W along the said westerly sideline of New Street, a distance of 270.00 feet to the point of beginning;

Containing an area of 170,873 square feet or 3.923 acres as shown on a plan entitled "Planned Development Area Plan, 6 – 26 New Street, East Boston District, Boston, Massachusetts" prepared by Harry R. Feldman, Inc. dated October 17, 2008.

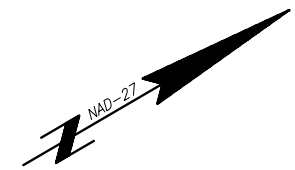
BOSTON INNER HARBOR

MASS. HARBOR LINE - CHAPTER 48 OF THE ACTS OF 1882
U.S. PIERHEAD LINE APPROVED BY SEC. OF WAR JULY 27, 1889

N 26°02'00" E
151.41' CALC.
(152.15' REC.)

R=512.30'
L=213.01' CALC.
(L=212.75' REC.)
CH=211.45'
CH.BRG=N 14°07'20" E

~ 364.42' CALC. ~
(~ 364.90' REC. ~)



- LEGEND:**
- VCC VERTICAL GRANITE CURB
 - REC RECORD
 - CALC. CALCULATED
 - ENT. ENTRANCE
 - G.D. GARAGE DOOR
 - LD. LOADING DOCK
 - CH. CHORD
 - CH.BRG. CHORD BEARING
 - MHW MEAN HIGH WATER
 - MLW MEAN LOW WATER

NOTES:

- 1) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.
- 2) MEAN HIGH WATER (ELEVATION 10.78 BGS) AND MEAN LOW WATER (ELEVATION 1.29 BGS), BASED ON THE 1983-2001 TIDAL SPOOLS, WERE PLOTTED USING THE BATHYMETRIC SURVEY DATA FROM A PLAN ENTITLED "NEW STREET, BOSTON, MA, HYDROGRAPHIC SURVEY, CONTOUR PLAN", SHEET REFERENCE NUMBER W-01, AND A PLAN ENTITLED "NEW STREET, BOSTON, MA, HYDROGRAPHIC SURVEY, FORT POINT ASSOCIATES, SOUNDINGS", SHEET REFERENCE NUMBER W-01, BOTH PREPARED BY CHLDS ENGINEERING CORPORATION AND DATED 07/21/07. THESE PLANS WERE PROVIDED DIGITALLY BY CHLDS ENGINEERING CORPORATION AND OVERLAIN ONTO OUR PLAN USING COMMON PHYSICAL FEATURES.

TOTAL AREA = 170,873 S.F.
(3.923 ACRES)
UPLAND AREA (ABOVE MHW) = 85,000 S.F.
WATER AREA (BELOW MHW) = 85,873 S.F.

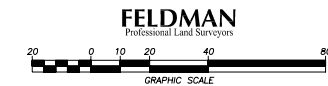
REFERENCES

- SUFFOLK COUNTY REGISTRY OF DEEDS
- DEEDS
- | |
|-----------------------------|
| BOOK 5013, PAGE 589 (LOCUS) |
| 7694, 175 (LOCUS) |
| 8041, 181 (LOCUS) |
| 8791, 420 |
| 25722, 279 |
| 42976, 188 (LOCUS) |
- PLANS
- | |
|--------------------|
| BOOK 4204, PAGE 46 |
| 4581, 26 |
| 5013, 589 |
| 5754, 164 |
| 6136, 101 |
| 6192, 419 |
| 8791, 734 |

CITY OF BOSTON ENGINEERING DEPARTMENT
PLAN NO. K-727

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS AND DEEDS.

PLANNED DEVELOPMENT AREA PLAN
6-26 NEW STREET
BOSTON (EAST BOSTON DISTRICT), MASS.
SCALE: 1"=20' OCTOBER 17, 2008
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 WWW.HARRYRfeldman.com



RESEARCH JLC	FELD CHIEF JM	CHECKED	APPROVED	FILE NAME: 1281-PDA.dwg
CALC. MJB	GRID MJB	FIELD CHECKED MJB	GRID FILE: 12361	JOB NO: 12361

EXHIBIT B

PLANNED DEVELOPMENT AREA NO. 77

6 – 26 NEW STREET

PLANNED DEVELOPMENT PLANS

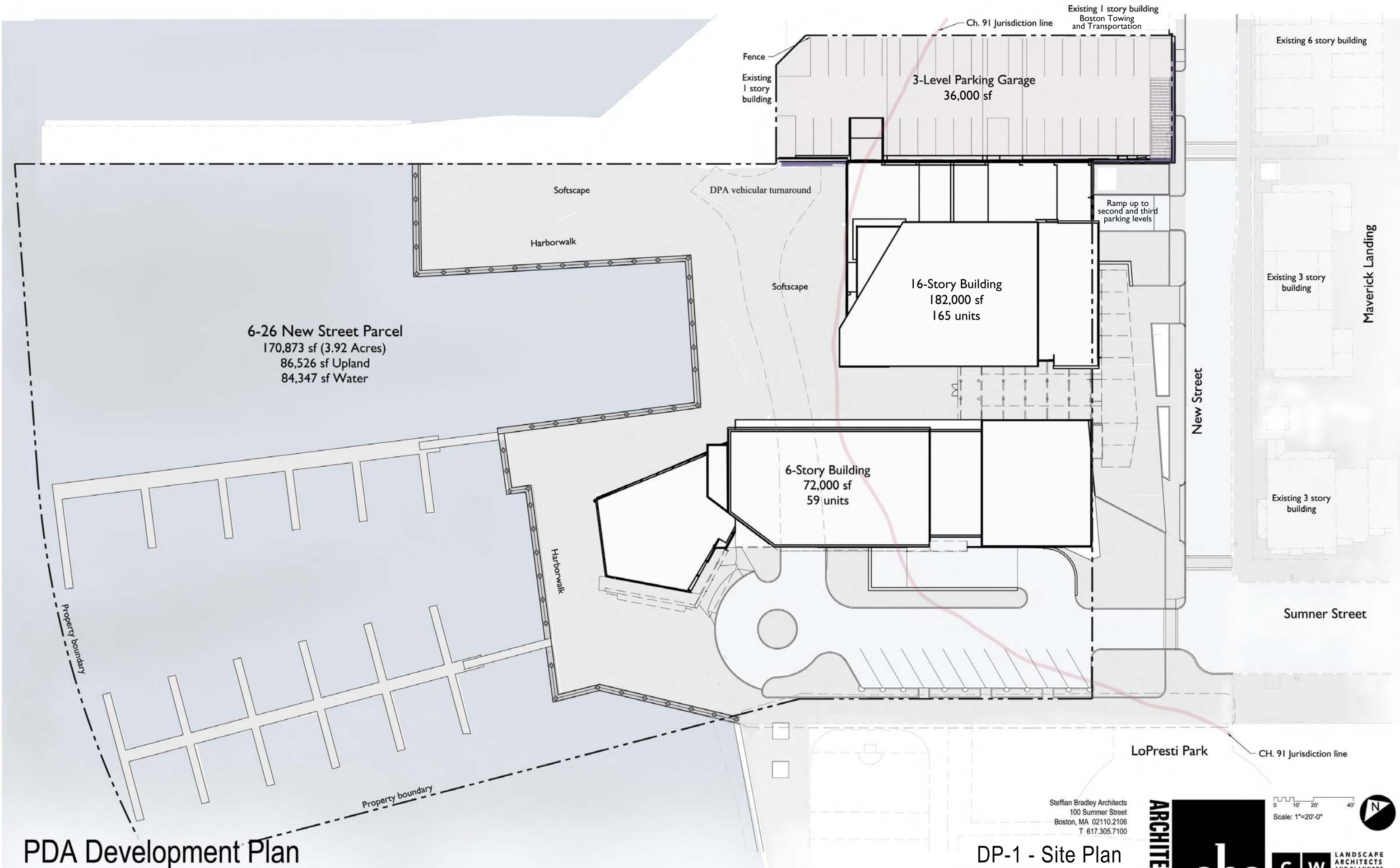
PDA Development Plan, 6 – 26 New Street, Site Plan DP-1, dated September 2009.

PDA Development Plan, 6 – 26 New Street, Landscape Plan DP-2, dated September 2009.

PDA Development Plan, 6 – 26 New Street, Circulation Plan DP-3, dated September 2009.

PDA Development Plan, 6 – 26 New Street, South Elevation, DP-4, dated October 2009.

PDA Development Plan, 6 – 26 New Street, East Elevation, DP-5, dated October 2009.



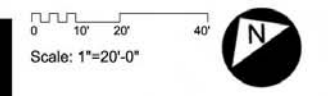
PDA Development Plan

New Street Project

Steffian Bradley Architects
 100 Summer Street
 Boston, MA 02110.2106
 T 617.305.7100

DP-1 - Site Plan

Project Number: 982.000
 Scale: 1"=20'
 September 28, 2009



ARCHITECTS
 STEFFIAN BRADLEY

sha

C W
D G

LANDSCAPE ARCHITECTS AND PLANNERS
 Copley Wolff Design Group
 160 Boylston Street, 3rd floor
 Boston, Massachusetts 02116
 T. 617.654.9000 F. 617.654.9002
 www.copley-wolff.com

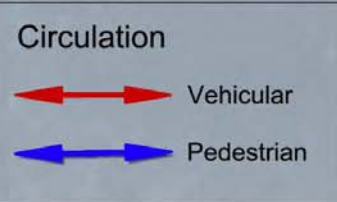


PDA Development Plan

New Street Project

DP-2 - Landscape Plan

Project Number: 982.000
Scale: 1"=20'
November 23, 2009



PDA Development Plan

New Street Project

DP-3 - Circulation Plan

Steffian Bradley Architects
 100 Summer Street
 Boston, MA 02110.2106
 T 617.305.7100

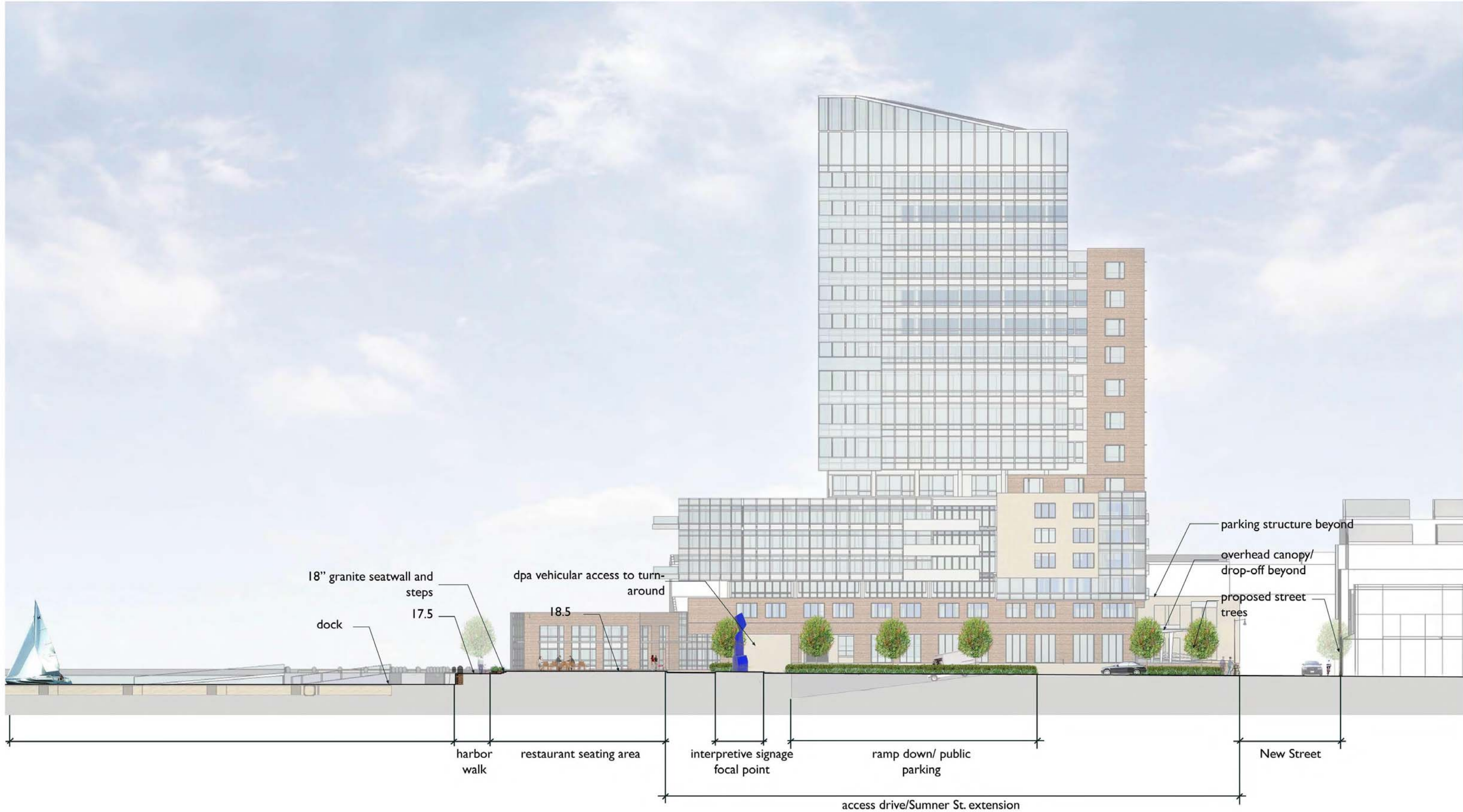
Project Number: 982.000
 Scale: 1"=20'-0"
 November 23, 2009

ARCHITECTS

LANDSCAPE ARCHITECTS AND PLANNERS

C W
D G

Copley Wolff Design Group
 160 Boylston Street, 3rd floor
 Boston, Massachusetts 02116
 T. 617.654.9000 F. 617.654.9002
 www.copley-wolff.com



18" granite seatwall and steps
dock

dpa vehicular access to turn-around

parking structure beyond
overhead canopy/ drop-off beyond
proposed street trees

harbor walk

restaurant seating area

interpretive signage focal point

ramp down/ public parking

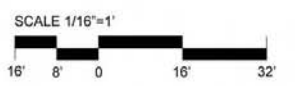
New Street

access drive/Sumner St. extension

PDA Development Plan
New Street Project

DP-4 - South Elevation

Steffian Bradley Architects
100 Summer Street
Boston, MA 02110.2106
T 617.305.7100



Project Number: 982.000



PDA Development Plan
New Street Project

DP-5 - East Elevation

Steffian Bradley Architects
100 Summer Street
Boston, MA 02110.2106
T 617.305.7100

Project Number: 982.000

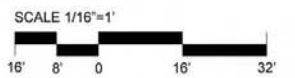


EXHIBIT C

PLANNED DEVELOPMENT AREA NO. 77

6 – 26 NEW STREET

LIST OF PERMITTED USES

The following permitted uses will be allowed for the PDA Area No. 77 in addition to the allowed uses under the current zoning (Waterfront Commercial):

Use Item
Hotel
Multi-family Dwelling (First floor)
Accessory parking
Boat and marine motor service and repair or sales and display
Recreational marina, or rack, dry stack, or landside facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds 20