

TO: BOSTON REDEVELOPMENT AUTHORITY AND
BRIAN P. GOLDEN, DIRECTOR

FROM: ERICO LOPEZ, DEPUTY DIRECTOR FOR DEVELOPMENT REVIEW
EILEEN E. BROPHY, SENIOR COUNSEL
CHRIS TRACY, PROJECT MANAGER

SUBJECT: NOTICE OF PROJECT CHANGE, EAST PIER, BUILDINGS 5 AND 6,
PIER ONE, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") (i) authorize the BRA Director (the "Director") to issue a Determination waiving further review in connection with a Notice of Project Change filed for East Pier, Buildings 5 and 6, Pier One, East Boston (the "Proposed Project"), pursuant to Section 80A-6 of the Boston Zoning Code (the "Code"); (ii) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (iii) authorize the Director to execute and deliver a Cooperation Agreement, Boston Residents Construction Employment Plan, Affordable Rental Housing Agreement and Restriction, and any and all other documents, certifications, or agreements as may be necessary and appropriate in connection with the Proposed Project.

PROJECT SITE AND HISTORY

The East Pier development (formerly known as Portside at Pier One) has been in the making for some fifteen years as a cooperative effort among Massport, the City of Boston, and the East Boston community. Located on Massport property, the Project was originally conceived as a result of a local planning effort undertaken in 1998-1999 by Massport with input from the City. In 2000, Roseland Property Company ("Roseland") was selected as the developer for the site after a competitive selection process. The Project, like many in the City, has undergone changes over time in the project program as a result of market conditions, input from the community and the City.

The Project was originally presented to Massport as a 600 unit, eight building multifamily 100% rental Project. In response to changes in the market and comments

received during the planning and zoning review process, the unit count was reduced and the unit mix adjusted to include some condominium units. At the time the Project was initially reviewed and approved by the BRA in March 2005, the Project included a complex of seven buildings containing 490 units, including approximately 176 rental units and approximately 314 condominium units. In February 2006 following a BRA board vote, the BRA Director issued a Preliminary Adequacy Determination for 543 units, with a mix of approximately 173 rental units and 370 condominium units. Construction commenced with site work and the driving of piles for the Project in 2007, but was subsequently halted in response to the recession. The first building, known as Building 7, was restarted in 2012. Building 7 is now completed and being leased. A ribbon-cutting event was held in November of this year.

REVISED PROJECT

Roseland now wishes to proceed with the next phase of construction starting early in 2015, which will consist of two additional rental housing buildings, known as Buildings 5 and 6. Roseland has been working actively with the Massport and BRA design review teams to advance this design. These new buildings will result in a shift in the unit mix to 454 apartment homes and 103 condominium units, which is the mix Roseland believes the market can support in the next few years.

The following Table summarizes the proposed program:

Program Element	2006 Approved Program	2014 Revised Program	Comments
Backland Building Height	7 stories	5 stories	Lower Heights
Number of Buildings	7	7	No Change
Apartment Homes	173	454	Increased Rental
Condominium Units	370	103	Reduced Condo
Total Units	543	557	Increase Unit Count
Parking Spaces	Up to 754	Up to 754	No change
Facilities of Public Accommodation	Day care, restaurant, health club, SPDF and other FPA	Extended stay, restaurant, health club, SPDF and other FPA	Extended stay replaces day care
Affordable Apartment Units	26 on site	68 on site	Increased rental
Affordable Condo Housing Units	37 on site	11 on site	Reduced condo

On December 30, 2014, the Proponent filed an application for A Notice of Project Change (NPC) pursuant to Section 80A-6 of the Boston Zoning Code and asked the BRA to make a determination that no further review was required under Article 80B.

The BRA convened a public meeting for the community's review and comment on January 22, 2014, at the Port Side, Building 7 in East Boston. The public meeting was advertised in the *East Boston Times*. Public comments were received on this proposal until January 30, 2015.

PROJECT IMPACT

The changes to the Proposed Project do not result in significant impacts as compared to the previously approved Project described in the DPIR for the reasons outlined below.

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

The Proposed Project will result in a decrease in height.

GENERATION OF ADDITIONAL OR GREATER IMPACTS

The Proposed Project 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

There is no increase in the number of vehicle parking spaces and as a result, there will be no increase in traffic impacts. The Proposed Project is located 0.1 miles from the MBTA's Maverick Station and has an on-site water taxi stop. It is anticipated many residents and visitors to the Site will use water taxis and transit. Ride sharing will also be encouraged.

CHANGE IN EXPECTED COMMENCEMENT OR COMPLETION DATE

The Proposed Project had been on hold for the past eight years due to adverse economic conditions. The changes will allow the Proposed 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 spring 2017.

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 Proposed Project does not require any new zoning relief.

CHANGES IN SURROUNDING AREA/ AMBIENT ENVIRONMENT

There have been no significant changes to the surrounding area.

RECOMMENDATIONS

Staff recommends that the Boston Redevelopment Authority ("BRA") take the following actions related to the Proposed Project: (i) authorize the Director to issue a Determination waiving further review in connection with the Notice of Project Change ("NPC") pursuant to Section 80A-6 of the Code; (ii) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (iii) authorize the Director to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction and any and all other documents, certifications, or agreements as may be necessary and appropriate in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director, be and hereby, is authorized to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") waiving further review of the proposed East Pier, Buildings 5 and 6, Pier One, East Boston (the "Proposed Project"), which finds that the Notice of Project Change submitted to the BRA, on October 27, 2014, for the Proposed Project, adequately describes the potential impacts arising from the Proposed Project, subject to design review by the BRA, and

FURTHER

VOTED: That the Director be, and hereby, is authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project, upon successful completion of the Article 80 Processes, subject to on-going design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all documents, certifications, and/or agreements deemed necessary and appropriate by the Director in connection with the approval of the Proposed Project, including but not limited to a Cooperation Agreement, a Boston Residents Construction Employment Plan, and an Affordable Rental Housing Agreement and Restriction, subject to such terms and conditions as the Director deems to be in the best interest of the BRA.