

MEMORANDUM

JUNE 13, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER
CASEY HINES, PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR A DEVELOPMENT PLAN
FOR PLANNED DEVELOPMENT AREA NO. 92 BOSTON EAST AT 122-
148 BORDER STREET PROJECT LOCATED IN EAST BOSTON

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code (the "Code"), to be held on July 16, 2013 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, regarding the Development Plan for Planned Development Area No. 92 (the "Development Plan") relating to the Boston East project, located on approximately 7.15 acres (about 84,214 square feet of land and 227,215 square feet of water totaling 311,428 square feet) of land, known as and numbered 122-148 Border Street in East Boston, Massachusetts, which will be undertaken by Trinity Border Street, LLC (the "Proponent").

PROJECT AND BACKGROUND

In October of 2007 the Proponent filed a joint ENF/PNF with the BRA. On March 10, 2008 the BRA issued a Scoping Determination requiring the preparation of a Draft Project Impact Report ("DPIR"). The Proponent subsequently filed a DPIR on June 2, 2008.

On May 31, 2013, Trinity Border Street, LLC filed a Development Plan for Planned Development Area No. 92 with the Boston Redevelopment Authority ("BRA") for a project located on approximately 7.15 acres (about 84,214 square feet of land and 227,215 square feet of water totaling 311,428 square feet) of land known as and numbered 122-148 Border Street in East Boston, Massachusetts (the "Project Site").

The Boston East 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 (the "Proposed Project"). The Proposed Project will contain a total of up to 216,000 square feet of gross floor area.

The Proposed Project will be consistent with and implement the East Boston community's goals for the Project 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.

The Proposed Project has an anticipated construction period of 30 months and a total development cost of approximately \$80 million dollars.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing regarding Development Plan for Planned Development Area No. 92, Boston East, as is required pursuant to Section 80C of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on July 16, 2013 at 6:00 p.m., or at such a time and date deemed appropriate by the Director to consider the Development Plan for Planned Development Area No. 92, Boston East at 122-148 Border Street, East Boston.

Exhibit A
Site Plan