

# Memo

To: Raul Duverge, Boston Planning & Development Agency (“BPDA”)

From: Addison Street Partners, LLC

Date: February 8<sup>th</sup>, 2019

Re: 144 Addison Street – Supplemental Information

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Addison Street Partners, LLC is submitting the enclosed Supplemental Information related to the proposed multi-family residential project located at 144 Addison Street (the “Project”) in response to feedback provided by the City of Boston and the neighborhood. Our team filed an Expanded PNF with the City of Boston on January 19<sup>th</sup>, 2018 and a Scoping Determination was issued on May 18<sup>th</sup>, 2018. We filed a DPIR with the City on August 13<sup>th</sup>, 2018 and a Supplemental Information memo on November 27, 2018 in response to additional City agency and community comments.

We have engaged in extensive community outreach from 2017 through 2019, including formal community meetings and informal talks with abutters, community leaders, elected officials and City of Boston staff. The following list represents community meetings we have held to describe the Project and gather neighborhood input:

- 5/2017-6/2017 - Individuals Meeting with Abutters & Stakeholders
  - 8/10/2017 - Abutter Meeting
  - 9/11/2017 - Harbor View Neighborhood Association Meeting
  - 9/18/2018 - Orient Heights Neighborhood Association Meeting
  - 12/12/2017 - Abutter Meeting
  - 1/31/2018 - IAG Meeting
  - 3/1/2018 - BPDA Community Meeting
  - 3/6/2018 - BCDC Presentation
  - 6/28/2018 - IAG Meeting
  - 7/17/2018 - BCDC Subcommittee Meeting #1
  - 8/21/2018 - BCDC Subcommittee Meeting #2
  - 9/6/2018 - IAG Meeting
  - 9/10/2018 - BPDA Community Meeting
  - 9/24/2018 - IAG Meeting
  - 9/25/2018 - BCDC Subcommittee Meeting #3
  - 10/1/2018 - Harbor View Neighborhood Association Meeting
  - 10/2/2018 - BCDC Presentation
  - 10/3/2018 - Conservation Commission Public Hearing
  - 10/10/2018 - BPDA Community Meeting
  - 10/15/2018 - Orient Heights Neighborhood Association Meeting
  - 10/23/2018 - Abutter Meeting
  - 11/7/2018 - IAG Meeting
  - 11/19/2018 - Orient Heights Neighborhood Association Meeting
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- November – December 2018 - Individual meetings with abutters
- 1/10/2019 - Abutter Meeting
- 1/28/2019 - BPDA Working Session
- 2/5/2019 - Abutter Meeting

Based upon the feedback received from the abutters at the most recent meetings, the outstanding concerns were related to unit count and/or height, egress onto Addison Street, and vehicular access from Addison Street onto the main entry Urban Court. Our team has made the following revisions to the proposed development:

### 1. Reduction in total unit count and height

The PNF and DPIR submissions proposed 270 new housing units and 179 total parking spaces. That proposal equated to an FAR of 1.58, which was 21% below the maximum allowable FAR of 2.0 for both the McClellan EDA and designated PDA. We filed Supplemental Information in November 2018, which reduced the proposal to 250 units and created a tiered massing in the North Building to limit the building height closest to the Saratoga Street neighbors. In response to community request, we are reducing the Project to 230 housing units and 169 total parking spaces. This 20-unit reduction results in an FAR of 1.51 (25% below the maximum allowable FAR, as noted above). Below is a table summarizing the program changes.

To address the abutters' height concerns, the 20-unit reduction was achieved by removing the upper level of the South Building facing Addison Street. Please refer to the enclosed *Figures 1 - 9* reflecting the density and massing change.

	PNF & DPIR Submission	Supplemental Information
<b>Project Component</b>	<b>Dimensions/Count</b>	<b>Dimensions/Count</b>
Project Site	143,139 sf (3.3 acre)	143,139 sf (3.3 acre)
Gross Floor Area	approximately 226,400 sf	approximately 215,565 sf
Floor Area Ratio	1.58	1.51
Residential Uses	270 new housing units <ul style="list-style-type: none"> <li>• 54 studio units (20%)</li> <li>• 144 one-bedroom units (53%)</li> <li>• 72 two-bedroom units (27%)</li> </ul>	230 new housing units <ul style="list-style-type: none"> <li>• 18 studio units (8%)</li> <li>• 140 one-bedroom units (61%)</li> <li>• 72 two-bedroom units (31%)</li> </ul>
Vehicle Parking	179 parking spaces	169 parking spaces
Bicycle Parking	250 covered spaces for residents 15 spaces for visitors (at Urban Court)	230 covered spaces for residents 15 spaces for visitors (at Urban Court)
Open Space	approximately 80,194 sf	approximately 80,994 sf

**2. Vehicular Egress onto Addison Street**

We agreed to eliminate the South Building garage egress onto Addison Street. Please refer to the enclosed *Figure 10* reflecting this change.

**3. Vehicular Access from Addison Street onto Urban Court**

The vehicular access from Addison Street onto the main entry Urban Court was raised as a concern from some neighbors because they believe it will attract additional traffic onto Addison Street. We believe it is necessary to have a main entry and presence on Addison Street to ensure the successful marketing of the development. However, based upon the feedback received from the abutters, our team proposes to install a vehicular gate at the entry to the Urban Court that will allow controlled access for only future resident prospects and will be operated only during business hours. The Urban Court is envisioned to provide 5 parking spaces for prospects to park while they tour the buildings and it will also act as a multi-modal transportation court since it will include either a Blue Bikes station or 15 bike spaces for visitors and is adjacent to the secured resident bike storage. Additionally, the revised proposal identifies an area near the North Building entry that will be designated as an Uber/Lyft drop-off zone for residents of both buildings. This zone will be accessible via the 175 McClellan Driveway and reduce the potential for idling Ubers/Lyfts on Addison Street awaiting building residents.

We believe these changes address the abutters' concerns and hope this reflects our continued commitment to work with the City and community. We appreciate the efforts to provide thoughtful feedback and look forward to working together on this Project.

Sincerely,



Damian Szary

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EXISTING APPROACH FROM ADDISON STREET











East Boston, Massachusetts

Figure 7  
Existing Approach from Saratoga Street



East Boston, Massachusetts

Figure 8  
Previous Submission: 250 Units Perspective



