

# FACT SHEET

## DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. \_\_\_

### DOCK SQUARE

#### 20 CLINTON STREET BOSTON (DOWNTOWN), MASSACHUSETTS

\_\_\_\_\_, 2019

- I. Proponents:** FPG DS Owner One, LLC, and FPG DS Owner Two, LLC
- II. Project Location:** 20 Clinton Street is located Downtown, and is bounded by Clinton Street to the south, North Street to the northwest, and John F. Fitzgerald Surface Road to the northeast (the “Project Site”). The Project Site has a lot area of approximately 51,027 square feet (“sf”). Existing improvements at the Project Site include a seven-story parking structure commonly known as the *Dock Square Garage*, with 698 public parking spaces and approximately 15,000 sf of ground-floor restaurant space.
- III. Existing Zoning:** The Project Site is located within the Government Center/Markets District, the Restricted Parking Overlay District, and the Greenway Overlay District. The Project Site is not located within any of the nine Protection Areas within the Government Center/Markets District. The five areas in the Government Center/Markets District within which a Planned Development Area (“PDA”) may be permitted include the Project Site as “PDA-III.”
- IV. Project Description:** The Proponents propose to build an approximately 220,000 sf, seven-(7-) story vertical addition to the existing building, and adding another approximately 30,000 s.f. of residential space to the lower floors by a combination of horizontal expansion and conversion of parking area.
- V. Project Uses:** The Project will contain up to 250 multifamily residential units, and reduce the current 698 publicly available garage parking spaces to up to 650 spaces, some of which will be made available for occupants of the residential units included in the Project. The garage will also be redesigned to accommodate valet services and mechanical lifts. To accommodate a new ground-floor residential lobby, the existing retail / restaurant / services space on the ground floor will be reduced to approximately 8,000 sf, and its entrance shifted to North Street. The Project will add approximately 3,500 sf of entirely new retail / restaurant / services space at ground level, facing John F. Fitzgerald Surface Road.

**VI. Project Dimensions:** The total gross floor area (“GFA”) of the Project is a maximum of 520,000 sf, with a maximum floor area ratio (“FAR”) of 10.2. The Project will have a building height of up to 14 stories and 160 feet.

**VII. Public Benefits:** The Project will provide, among others, the following public benefits:

Publicly Accessible Space

- Creation of a uniform grade for the ground-level open space at the westerly corner of the Project Site, and the addition of plantings, tables, and chairs for public use.
- Approximately 11,500 sf of ground-floor restaurant / retail / services use, with new space facing Rose Kennedy Greenway.

Inclusionary Affordable Housing

- Thirteen percent (13%) of the up to 250 dwelling units in the Project, or up to 33 units, will be IDP units provided on site.

Street Improvements

- Improvements to both Clinton Street and North Street that will be consistent with any applicable street improvement regulations or guidelines, and will improve the appearance, condition, quality of design and materials, and accessibility and usability of the affected streets by pedestrians, taking into account increased vehicular and pedestrian flows.

Financial

- Investment of approximately \$120 million in hard construction costs.
- Approximately \$650,000 in net additional property tax revenues.
- Approximately 250 full-time-equivalent (“FTE”) construction-phase employment opportunities, and approximately 25 new FTE permanent jobs.
- Consistent with City policy, the Project will target a construction workforce of 51% City of Boston residents, 40% minority workers, and 12% female workers.

Environment

- Design to be LEED-certifiable, consistent with Article 37 (Green Buildings) of the Zoning Code.
- Proximity to public transit, to reduce vehicle trips, mileage, and emissions.