



FORT POINT ASSOCIATES, INC.
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Boston, Massachusetts 02108
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December 16, 2011

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square - Ninth Floor
Boston, MA 02201
Attn. Erico Lopez

RE: Notice of Project Change - Hodge Boiler Works
East Boston, MA

Dear Mr. Meade:

This letter is submitted on behalf of Boiler Works LLC, to notify you of a project change in the above-referenced project located at 101 Sumner Street in East Boston. This Notice of Project Change (NPC) is submitted pursuant to Section 80A-6 of the Boston Zoning Code, and I respectfully request no further Article 80 review be required, as the project changes are insignificant and do not generate additional impacts.

The revised project is a mid-rise, 95-unit residential building with 75 parking spaces (23 at grade and 52 below grade), a 30-slip marina, a marina building, a public café, and significant public access to and along Boston Harbor. The project change is limited to a decrease in the number of housing units from the 119 units approved by the Boston Redevelopment Authority in September 2006 to the currently proposed 95 units, with a small increase in open space and a substantial decrease in the gross floor area from 188,346 gross square feet (gsf) to 106,853 gsf. The change in unit count resulted from:

- A change from condominium to rental housing
- A reduction in the average unit size,
- A decrease in the floor plate of all the floors, and
- A decrease in the number of floors from 8 to 5.

The project change does not result in significant impacts as compared to the previously proposed project described in the Final Project Impact Report for the reasons outlined below.

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

The revised project will result in a smaller building size, decreasing from 188,346 gsf to 106,853 gsf for an approximately 43% decrease in size. The number of units and bedrooms will decrease by approximately 20% and 31%, respectively.

GENERATION OF ADDITIONAL OR GREATER IMPACTS

The project change will not generate additional or greater impacts in terms of wind, shadow, public realm or urban design, as the building will have a smaller footprint and will have 3 less floors. Furthermore, the projects water consumption and sewage generation will decrease (approximately 31%), and the existing municipal services have more than adequate capacity to service the project.

INCREASE IN TRAFFIC IMPACTS OR THE NUMBER OF PARKING SPACES

There will be approximately 78 fewer parking spaces for a 51% decrease in parking spaces. The new parking ratio will be 0.79 spaces per unit. As a transit-oriented housing project with substantially fewer parking spaces as compared to the prior project, no increase in traffic is anticipated.

CHANGE IN EXPECTED COMMENCEMENT OR COMPLETION DATE

The project has been on hold for the past four years due to the adverse economic conditions. The project change will allow it to obtain financing and take advantage of the currently favorable construction pricing. The schedule for the proposed project calls for construction to begin in the Spring of 2012 with completion in the Fall of 2013.

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

Zoning relief was obtained for the original project through a variance for Use: Bed & Breakfast (C), Multi Family (C, first floor); and Dimensional: FAR, Height, and Waterfront Yard Setback. The revised project will be seeking zoning relief through a Planned Development Area (PDA).

CHANGES IN SURROUNDING AREA/AMBIENT ENVIRONMENT

There have been relatively few changes to the surrounding area since the BRA approved the project in 2006. The Maverick Landing residential project is now complete. The proposed project change will not affect and is not affected by these changes in the surrounding area and ambient environment.

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Based on the above analysis, we request a determination that no further review is required pursuant to Article 80, Section 80A-6 (2) of the Code. We look forward to working with you and your staff in the continued design review of this exciting project.

If you have any questions, please feel free to contact me at 617/357-7044, x208.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Jabba".

Richard Jabba, AICP
Project Manager

Enclosures – Site Plan and Elevations, 12-15-11

cc: P. DeNormandie, Boiler Works LLC
J. Fay, Fort Point Associates, Inc.