



# Fort Point Associates, Inc.

*Urban Planning   Environmental Consulting   Project Permitting*

December 30, 2014

Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Plaza, 9th Floor  
Boston, MA 02201  
Attn: Erico Lopez

Re: Notice of Project Change  
East Pier Buildings 5 and 6, Pier One, East Boston

Dear Mr. Golden:

This letter is submitted on behalf of Roseland Property Company to notify you of a Project Change to the above referenced project located at Pier One, East Boston (the "Project"). This Notice of Project Change is submitted pursuant to Section 80A-6 of the Boston Zoning Code and I respectfully request that the Boston Redevelopment Authority (BRA) make a determination that no further review is required under Article 80B as the Project change is insignificant and does not generate any additional impacts. The Project impacts have been adequately considered in the Draft Project Impact Report previously submitted to and approved by the BRA.

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.

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 Building 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:

**TABLE 1 - Program Comparison**

<b>Program Element</b>	<b>2006 Approved Program</b>	<b>2014 Revised Program</b>	<b>Comments</b>
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

This Project Change does 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 revised Project will result in a decrease in height.

**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.

**INCREASE IN TRAFFIC IMPACTS OR THE NUMBER OF VEHICLE PARKING SPACES**

There is no increase in the number of vehicle parking spaces will and as a result, there will be no increase in traffic impacts. This 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 Project Change will allow the 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 Project does not require any new zoning relief.

**CHANGES IN SURROUNDING AREA/AMBIENT ENVIRONMENT**

There have been no significant changes to the surrounding area.

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 to bring the next phase of this Project to fruition. If you have any questions, please call me at (617) 357-7044 x204.

Sincerely,



Jamie M. Fay, AICP  
President

cc: Joseph Shea, Roseland Property Company  
Chris Tracy, BRA  
James Doolin, Massport