

MEMORANDUM

FEBRUARY 14, 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
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR THE FIRST
AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT
PLAN FOR 1282 BOYLSTON STREET, BOSTON WITHIN PLANNED
DEVELOPMENT AREA NO. 81, AND A NOTICE OF PROJECT
CHANGE REGARDING THE 1282 BOYLSTON STREET PROJECT,
LOCATED ON BOYLSTON STREET, FENWAY

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80B-7 and 80C-5 of the Boston Zoning Code (the "Code"), to be held on March 14, 2013 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81, the 1282 Boylston Street Project and approval of the Notice of Project Change for Article 80 approval.

INTRODUCTION

On July 5, 2011 the Abbey Group (the "Proponent") submitted a Project Notification Form ("PNF") to the Boston Redevelopment Authority ("BRA") for the development of the 1282 Boylston Street project located at 1282 Boylston Street in the Fenway neighborhood. On July 2, 2011, the Proponent submitted a Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 to the BRA in connection with the Original 1282 Boylston Street project. The 1282 Boylston Street Project was to contain up to 348,235 gross square foot of mixed uses that includes 210 residential units, 99,000 square feet of office space, 15,000 square feet of ground floor retail space, and underground parking for approximately 295 vehicles (the "Original Proposed Project"). On November 17, 2011 the Original Proposed Project received approval from the BRA Board for both the Article 80 Large Project Review, as well as

the Original Development Plan”). The Boston Zoning Commission approved the Original PDA Plan on December 14, 2011.

On July 25, 2012 the Proponent submitted an Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 (the “Amended PDA Plan”), as well as a Notice of Project Change. The changes resulted in a project that consists of up to 348,235 square feet of mixed-use development containing 322 residential units and approximately 15,000 square feet of ground floor retail space fronting on Boylston Street. The previously approved office use was being switched to residential; hence the higher number of units. Underground parking will be provided for approximately 295 vehicles (the “Amended Project”). On September 13, 2012, the proposed changes to the Original Proposed Project received approval from the BRA Board for both the Amended PDA Plan as well as the Notice of Project Change. On October 10, 2012 the Boston Zoning Commission approved the Amended PDA Plan.

PROPOSED FIRST AMENDMENT AND PROJECT CHANGE

On January 25, 2013 the Proponent submitted the First Amendment to the Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 and a Second Notice of Project Change for Article 80 approval. As a result of further refinements to the design, the Proponent is proposing to increase the number of residential units from approximately 322 to up to 350 residential units. The number of affordable units has increased from approximately 36 to approximately 38 units on-site.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the First Amended PDA Plan, the 1282 Boylston Street Project, and for Article 80 approval of the Notice of Project Change. Filed on January 25, 2013.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80B-7 and 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on February 14, 2013 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No.81, The 1282 Boylston Street Project, and for Article 80 approval of the Notice of Project Change.