

MEMORANDUM

FEBRUARY 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
ERICO LOPEZ, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER AN AMENDED
AND RESTATED DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 89, REGARDING THE 275 ALBANY
STREET PROJECT, LOCATED IN THE SOUTH END NEIGHBORHOOD

SUMMARY: This Memorandum requests authorization for the Secretary to advertise a public hearing, pursuant to Section 80C of the Boston Zoning Code (the "Code"), to be held on March 14, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding an Amended and Restated Development Plan for Planned Development Area No. 89 ("Amended and Restated PDA Plan") describing the 275 Albany Street project located in the South End, which will be undertaken by Albany Street JV LLC.

PROJECT SITE

On January 25, 2013 Albany Street JV LLC (the "Proponent") submitted an Amended and Restated PDA Plan to the Boston Redevelopment Authority (the "BRA" or the "Authority") for a project located on approximately 1.27 acres (about 55,485 square feet). The 275 Albany Street project (the "Proposed Project") site is rectangular in shape, bounded by Traveler Street to the north, Albany Street and the south bound lanes of the Interstate 93 to the east, East Berkeley Street and a Mobil gas station to the south and a group of buildings that make up the rest of the Harrison, Traveler, Albany, East Berkeley block and house the Medieval Manor, some small offices, Quinzani's Bakery, Ho Kong Bean Sprout Company, and Planet Self Storage (the whale building) to the west (the "Project Site").

THE PROPOSED PROJECT

As currently planned, the Proposed Project consists of two primary building elements: one on the northern end of the Project Site (the "Traveler Structure") fronting on Traveler Street that will rise up to nineteen (19) stories, and the other an L-shaped structure on the southern end of the Project Site fronting on East Berkeley Street (the "East Berkeley Structure") that will rise up to eleven (11) stories. It is anticipated that the Traveler Structure will be used for residential use with up to 220 units and the East Berkeley Structure will be used for residential use with up to 180 units, provided that the total number of units located in the Project will not exceed 380 units. In addition, the Proposed Project will include complementary retail uses, which may include restaurant use, and accessory parking. The uses will share the parking structure and loading area and may also share additional amenities such as fitness facilities, and/or a roof terrace. A three (3) level, above-grade parking garage housing up to one-hundred and eighty (180) spaces will be located between the two building elements, shielded from public view from all three public streets by the Traveler Structure and the East Berkeley Structure. Additional parking, if any, may be provided off-site.

The Proposed Project will contain up to 330,000 square feet of gross floor area, of which up to 200,000 square feet of gross floor area will be located in the Traveler Structure and up to 150,000 square feet of gross floor area will be located in the East Berkeley Structure, provided that the entire Proposed Project will not contain more than 330,000 square feet of gross floor area. In addition, the Proposed Project will include up to 65,000 square feet of parking. The Floor Area Ratio ("FAR") of the overall Proposed Project, exclusive of parking, will not exceed 6.0, though the FAR of portions of the Project Area to be occupied by the structures included in the Proposed Project may exceed 6.0 so long as the gross floor areas of such structures for the Project Site do not exceed the limitations set forth above. The height of the Proposed Project will not exceed 200 feet, excluding the mechanical penthouse and the elevators and stairways serving the mechanical penthouse.

The Proposed Project may be constructed in up to two phases (each, a "Phase"). If constructed in Phases, one Phase will include the Traveler Structure and the other Phase will include the East Berkeley Structure. The parking garage may be constructed as part of either Phase. If the Proposed Project is completed in Phases, parking may be provided off-site until completion of the second Phase, provided that appropriate arrangements are made to ensure that such parking will be available to the Proposed Project. In such case, if the Traveler Structure is constructed first, no less than 90 parking spaces will be provided for the Traveler Structure pending completion of the East Berkeley Structure; if the East Berkeley Structure is constructed first, no less than 45 parking spaces will be provided for the East Berkeley Structure pending completion of the Traveler Structure. All loading facilities will be located within the building with access from and egress to Albany Street. Up to two (2) truck bays will be provided. The

size of the loading area will permit all trucks to enter directly into the loading bay and turn and maneuver as necessary within the building.

It is anticipated that the project will create approximately 200-300 construction jobs and approximately 175 permanent jobs.

Total project cost is \$145,000,000 and construction is intended to start in the fourth quarter of 2013 and take approximately twenty-four (24) months to complete.

DEVELOPMENT TEAM

The development team consists of:

Owner/
Developer: Albany Street JV LLC
Justin D. Krebs - Normandy Real Estate Partners
Kelly Saito - Gerding Edlen

Architect: ADD Inc.
James Gray
Tamara Roy

Counsel: Mel Shuman Law
Melvin R. Shuman

RECOMMENDATIONS

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing to consider the Amended and Restated PDA Plan as is required pursuant to Section 80C of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise, pursuant to Section 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on March 14, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 89 for the 275 Albany Street project in the South End Neighborhood District of Boston.

Appendix A
Site Plan