

**MEMORANDUM**

**FEBRUARY 14, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL SECTOR  
MANAGEMENT  
GERALD AUTLER, SENIOR PROJECT MANAGER/PLANNER

**SUBJECT:** SCHEDULING OF PUBLIC HEARING TO CONSIDER THE  
DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 90  
REGARDING THE BARRY'S CORNER RESIDENTIAL AND RETAIL  
COMMONS PROJECT LOCATED IN ALLSTON-BRIGHTON

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**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a Public Hearing, pursuant to Article 80 of the Boston Zoning Code, to be held on March 14, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 90 ("Development Plan") describing the Barry's Corner Residential and Retail Commons Project.

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**INTRODUCTION**

Jointly, Barry's Corner Property LLC (a Samuels & Associates entity) and the President and Fellows of Harvard College (collectively, the "Proponent") are requesting approval of the Development Plan for a Planned Development Area Overlay District (the "PDA Overlay District") containing approximately 2.03 acres of area located at the intersection of North Harvard Street and Western Avenue in the Allston-Brighton Neighborhood District. Concurrently, Barry's Corner Property LLC is seeking approval of the Barry's Corner Residential and Retail Commons Project (the "Proposed Project"), an approximately 350,000 square foot building consisting approximately 325 rental residential units, approximately 45,000 square feet of ground floor retail space and approximately 180 below-grade parking spaces and 41 new on-street parking spaces within the PDA Overlay District.

**DESCRIPTION OF PROPOSED PROJECT**

On January 22, 2013, the Proponent submitted the Development Plan to the Boston Redevelopment Authority (the "BRA").

The Proposed Project will involve (i) the demolition of the existing single story building located at 219 Western Avenue, along with adjacent surface parking, and (ii) the construction of a new mixed-use building anticipated to comprise a total Gross Floor Area of approximately 350,000 square feet, consisting of two residential building components, which share a single level podium with retail and residential amenity areas, and anticipated to contain (a) approximately 325 units of rental housing, (b) up to approximately 45,000 square feet of retail space on the ground floor, and (c) a below-grade parking garage containing approximately 180 parking spaces.

The Proposed Project is anticipated to create approximately 500 construction jobs in a variety of trades and approximately 250 permanent jobs. The Proposed Project will also bring increased tax revenue to the City by converting this now tax-exempt property to a taxable use.

The Proposed Project will include approximately 42 affordable units, which will be governed by an Affordable Housing Agreement with the BRA, and will comply with the applicable Executive Orders of the Mayor of the City of Boston relative to the City's Inclusionary Development Policies.

### **RECOMMENDATIONS**

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the Development Plan pursuant to Article 80 of the Boston Zoning Code; and to consider the Barry's Corner Residential and Retail Commons Project as a Development Impact Project.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to advertise a Public Hearing pursuant to Article 80 of the Boston Zoning Code before the Boston Redevelopment Authority on Thursday, March 14, 2013 at 5:30 p.m., or at such time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 90 regarding Barry's Corner Residential and Retail Commons Project in Allston-Brighton.