

MEMORANDUM

MARCH 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
GEOFFREY LEWIS, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING REGARDING THE 319 A
STREET AND 327-337 SUMMER STREET PROJECTS, LOCATED IN THE
FORT POINT CHANNEL NEIGHBORHOOD OF THE SOUTH BOSTON
INNOVATION DISTRICT TO CONSIDER: (1) A SECOND
AMENDMENT TO THE MASTER PLAN FOR PLANNED
DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES; (2)
A DEVELOPMENT PLAN FOR 327-337 SUMMER STREET WITHIN
PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100
ACRES (THE "327-337 SUMMER STREET PLAN"); (3) A
DEVELOPMENT PLAN FOR 319 A STREET WITHIN PLANNED
DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES;
AND (4) TO CONSIDER THE 327-337 SUMMER STREET PROJECT, AS
DESCRIBED IN THE 327-337 SUMMER STREET PLAN, AS A
DEVELOPMENT IMPACT PROJECT.

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80B-7 and Section 80C-5.4 of the Boston Zoning Code, on April 11, 2013, at 5:30 p.m., or at a date and time to be determined by the Director, regarding: (1) a Second Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres; (2) a Development Plan for 327-337 Summer Street within Planned Development Area No. 69, South Boston/The 100 Acres (the "327-337 Summer Street Plan"); (3) a Development Plan for 319 A Street within Planned Development Area No. 69, South Boston/The 100 Acres; and (4) to consider the 327-337 Summer Street Project, as described in the 327-337 Summer Street Plan, as a Development Impact Project.

BACKGROUND

On December 24, 2012, W2005 BWH II Realty, LLC (the "Proponent") filed with the Boston Redevelopment Authority ("BRA" or "Authority") (1) a Second Amendment to

the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "Master Plan Amendment"); (2) a Development Plan for 327-337 Summer Street within Planned Development Area No. 69, South Boston/The 100 Acres (the "327-337 Summer Street Plan"); (3) a Development Plan for 319 A Street within Planned Development Area No. 69, South Boston/The 100 Acres (the "319 A Street Plan"); and (4) an Expanded Project Notification Form ("Expanded PNF") for the 319 A Street/327-337 Street Project. On March 6, 2013, the Proponent submitted a letter, revising the Expanded PNF, and replacing the 327-337 Summer Street Plan and the 319 A Street Plan.

Upon receipt of the submissions on December 24, 2012, a legal notice was duly published in the *Boston Herald* on December 24, 2012. The required 45-day comment period in connection with the 327-337 Summer Street Plan and the 319 A Street Plan was extended to end on March 29, 2013.

The submissions call for the redevelopment of the 327 Summer Street and 337 Summer Street buildings, which together have an existing gross floor area of approximately 105,600 square feet into a single building, referred to as 327-337 Summer Street and the construction of two additions to 327-337 Summer Street: a two-story, approximately 10,600 square-foot, rooftop addition ("Rooftop Addition"); and a horizontal addition on the east side of 337 Summer Street of approximately 18,900 square feet ("East Addition"). Both additions will have glass façades. The resulting building will have retail, service, entertainment-restaurant-recreational space on its two lower levels (accessed from Pastene Alley), with the remainder as office space (accessed from Summer Street). The submissions also call for the addition of an approximately 700 square foot lobby and stairwell on the ground floor of the existing building at 319 A Street. No other work at 319 A Street is proposed at this time (collectively, the work at 327-337 Summer Street and 319 A Street is referred to collectively as the "Proposed Project").

The Proposed Project is situated on the following four parcels of land in South Boston's Fort Point Channel district: 327-333 Summer Street (327 Summer Street); 337-347 Summer Street (337 Summer Street); the approximately 1,811 square-foot undeveloped parcel that abuts 337 Summer Street to the east (Parcel C); and 319 A Street (collectively, the "Project Site"). Specifically, the Project Site is identified in the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "PDA Master Plan") as portions of Parcel A₃, and Parcel A₂ and is generally bounded by United States Postal Service ("USPS") land to the south and west, Summer Street to the north, 315 A Street to the west, and A Street to the east.

PDA MASTER PLAN BACKGROUND

The surrounding neighborhood, much of which was developed by the Boston Wharf Company, has evolved over the past century from primarily warehouse and industrial uses toward a mix of uses including commercial, retail, office, artist live/work units, and residential uses. The Project Site is also located within the boundaries of the Innovation District, an area of the South Boston Waterfront in which Mayor Menino and the City are focused on attracting startup companies and innovation industries, by creating housing types and office space that are oriented towards startup companies and their employees.

The PDA Master Plan was the result of an extensive public process. Many of the essential components of the PDA Master Plan were first articulated in the City of Boston's February 1999 Seaport Public Realm Plan, which envisioned the Fort Point Channel as a great public space between Downtown Boston and the South Boston Waterfront, and called for a vibrant, 24-hour, mixed-use neighborhood. Seven years of subsequent collaboration among residents, property owners, City and Commonwealth agencies and other interested parties culminated in the Fort Point District 100 Acres Master Plan, which was approved by the Authority on August 10, 2006. The resulting PDA Master Plan was approved by the Authority on September 21, 2006, and subsequently approved by the Boston Zoning Commission; it became effective on January 10, 2007 and was amended effective July 12, 2012.

The PDA Master Plan (i) codifies the planning objectives, including dimensional and use regulations, public realm improvements, and design guidelines, outlined in the Fort Point District 100 Acres Master Plan, and (ii) provides for one or more PDA Development Plans to be submitted, to the Authority and the Boston Zoning Commission, providing more specific information about various proposed projects and components thereof.

PROPOSED PROJECT

The Expanded PNF, the Master Plan Amendment, the 327-337 Summer Street Plan , and the 319 A Street Plan, all as amended by the March 6, 2013 letter, propose the redevelopment of the 327 Summer Street and 337 Summer Street buildings, which together have an existing gross floor area of approximately 105,600 square feet into a single building, referred to as 327-337 Summer Street, and the construction of two additions to 327-337 Summer Street: a two-story, approximately 10,600 square foot, rooftop addition ("Rooftop Addition"); and a horizontal addition on the east side of 337 Summer Street of approximately 18,900 square feet ("East Addition"). Both additions will have glass façades. The resulting building will have retail, service, entertainment-restaurant-recreational space on its two lower levels (accessed from Pastene Alley), with the remainder as office space (accessed from Summer Street). At 319 A Street, a new approximately 700 square foot lobby and stairwell on the ground floor. No other work at 319 A Street is proposed at this time.

PROJECT TEAM

W2005 BWH II Realty, L.L.C. is the Proponent and is controlled by the Archon Group, L.P. Specifically, John Matteson, Assistant Vice President, from the Archon Group, L.P., is the principal involved. Jared Eigerman from Dalton and Finegold, LLP, is legal counsel; Guy Busa from Howard/Stein-Hudson Associates is serving as transportation consultants; Catherine G. Ferrara from Epsilon Associates is the permitting consultant; and, Joel Bargmann of Bargmann, Hendrie & Archetype, Inc. is the Proposed Project's architect.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the Master Plan Amendment, the 327-337 Summer Street Plan, and the 319 A Street Plan, all for the Proposed Project, as is required pursuant to Article 80, Section 80C-5.4 of the Boston Zoning Code (the "Code"), and to consider the 327-337 Summer Street Project as a Development Impact Project, pursuant to Section 80B-7 of the Code.

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-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on April 11, 2013, at 5:45 p.m., or at a date and time to be determined by the Director, to consider: (1) a Second Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres; (2) a Development Plan for 327-337 Summer Street within Planned Development Area No. 69, South Boston/The 100 Acres (the "327-337 Summer Street Plan"); (3) a Development Plan for 319 A Street within Planned Development Area No. 69, South Boston/The 100 Acres; and (4) to consider the 327-337 Summer Street Project, as described in the 327-337 Summer Street Plan, as a Development Impact Project.