

MEMORANDUM

MARCH 14, 2013

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, BCDC EXECUTIVE DIRECTOR/SENIOR  
ARCHITECT  
LAUREN WILLIAMS, PROJECT MANAGER

**SUBJECT:** SCHEDULING OF PUBLIC HEARING TO CONSIDER THE SECOND  
AMENDED AND RESTATED DEVELOPMENT PLAN FOR 371-401 D  
STREET, SOUTH BOSTON, WITHIN PLANNED DEVELOPMENT AREA  
NO. 50 AND TO CONSIDER THE D STREET DEVELOPMENT PROJECT  
AS A DEVELOPMENT IMPACT PROJECT

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**SUMMARY:** This Memorandum requests authorization for the Secretary to advertise a public hearing, pursuant to Sections 80B-7 and 80-C of the Boston Zoning Code (the "Code"), to be held on April 11, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding the Second Amended and Restated Development Plan for 371-401 D Street, South Boston, Within Planned Development Area No. 50 and to consider the D Street Development project as a Development Impact Project.

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**PROJECT SITE**

On December 17, 2012 the Massachusetts Convention Center Authority (the "Proponent") submitted a Notice of Project Change notifying the Boston Redevelopment Authority (the "BRA") of proposed changes to the previously approved residential project planned for the site located at 371-401 D Street in the South Boston neighborhood. The property site consists of a total of approximately 243,181 square feet (approximately 5.6 acres) (the "Project Site"). The Project Site, which is located across D Street from the Boston Convention and Exhibition Center (the "BCEC"), is currently a vacant and fenced site with frontage of approximately 1,100 feet on D Street.

On February 22, 2013 the Proponent filed a Second Amended and Restated Development Plan for 371-401 D Street, South Boston, within Planned Development Area No. 50 (the "Second Amended and Restated Development Plan"). The Second

Amended and Restated Development Plan addresses, inter alia, a change in use from residential to hotel and commercial uses.

**THE PROPOSED PROJECT**

The proposed project consists of two components. The first component comprises two hotels, containing a total of approximately 510 rooms/suites, and which are expected to include restaurant and other hotel services and facilities, some of which may be shared by the two hotels. The hotels are expected to be constructed within the northern portion of the Project Site and will consist of approximately 135,448 square feet.

The hotels are based on a model incorporating two mid-priced hotels. The limited service hotel is a model based on business travelers with short stays. This hotel model incorporates standard hotel rooms and includes amenities aimed at the business traveler, such as a business center, bar, and media pods. The common area is a multi-function space that transitions over the course of the day from breakfast area, to lounge, to bar. The extended stay hotel is a model based on longer occupancies. The typical guestrooms incorporate a small kitchen (studio concept). A full breakfast area is included and a common area is provided in lieu of a bar. Major conference and dining areas are absent.

The second component is a proposed parking garage on the southern end of the Project Site consisting of approximately 107,747 square feet, in connection with the contemplated expansion of the BCEC. The parking development will contain approximately 1,350 parking spaces and will replace surface parking for the BCEC. It is expected to provide ground floor retail/restaurant space along D Street.

In addition, the Proponent proposes to construct landscape improvements and several east-west side streets or site drives, some of which may be open to public travel, as well as a north-south service drive, in order to facilitate traffic flow to, from and around the Project. Collectively, the first component, second component and other improvements make up the Proposed Project.

The total development cost for the Proposed Project is approximately \$190,000,000.

**DEVELOPMENT TEAM**

The development team consists of:

Proponent: Massachusetts Convention Center Authority

Tentative Designated Developer: Commonwealth Ventures, LLC

Architect: Elkus/Manfredi  
Design/Planning  
Consultants: Utile Inc. & Sasaki Associates, Inc.  
Proponent Counsel: Goulston & Storrs  
Permitting Counsel: Edwards Wildman Palmer, LLP

**RECOMMENDATIONS**

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing to consider the Second Amended and Restated Development Plan pursuant to Section 80C of the Code and to consider the Proposed 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 advertise, pursuant to Sections 80B-7 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority on April 11, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, to consider the Second Amended and Restated Development Plan for 371-401 D Street, South Boston, Within Planned Development Area No. 50 (the "Second Amended and Restated Development Plan") and to consider the D Street Development Project, as described in the Second Amended and Restated Development Plan, as a Development Impact Project.