

MEMORANDUM

DECEMBER 19, 2013

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

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER  
DAVID CARLSON, EXECUTIVE DIRECTOR BCDC/SENIOR  
ARCHITECT  
CASEY HINES, PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT  
PLAN FOR PLANNED DEVELOPMENT AREA NO. 98, 345 HARRISON  
AVENUE, SOUTH END, BOSTON

---

**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80B-5.3 and 80C-5 of the Boston Zoning Code (the "Code"), to be at a date and time to be determined by the Director regarding the Development Plan for Planned Development Area No. 98, 345 Harrison Avenue, South End, Boston ("PDA No. 98").

---

**PROJECT SITE**

The project site is an approximately two acre parcel of land located at 345 Harrison Avenue that currently consists of a two-story brick building with a warehouse used by Graybar Electric Company and surface parking (the "Project Site"). The Project site is directly bound by William E. Mullins Way to the north, Harrison Avenue to the east, Traveler Street to the south and Washington Street to the west and is located at the northeast corner of the South End near the intersections of I-90 (Massachusetts Turnpike) and I-93 (Southeast Expressway). The site is at a transition point between the surrounding neighborhoods, with the Chinatown and Downtown neighborhoods located to the north of the Project Site across I-90, the Fort Point Channel and South Boston neighborhoods to the east across I-93, and the South End and Back Bay neighborhoods immediately southwest and west, respectively. The site is conveniently located along major MBTA bus routes and a northbound MBTA Silver Line station is located on the northwest corner of the site.

## **DESCRIPTION AND PROGRAM**

F8345 Harrison Owner LLC (the “Proponent”), proposes to redevelop the approximately two acre site at 345 Harrison Avenue in the South End neighborhood of Boston. The project includes the demolition of the existing building on the site and the development of two residential buildings with ground floor retail totaling approximately 569,400 square feet, as well as parking (the “Proposed Project”).

The Proposed Project includes one 14-story building and one 13-story building containing approximately 535,900 square feet of residential space with approximately 602 rental units and 33,500 square feet of ground floor retail and restaurant space. The 14-story building runs along Harrison Avenue (the “Harrison Avenue building”) and the 13-story building along Washington Street (the “Washington Street building”). Between and below the two buildings on the north side of the site is an enclosed garage with 252 spaces dedicated to residents. On the southern portion of the site is a lower bar of residential and retail space that fronts on Traveler Street. An open pedestrian way will traverse the site in an east-west direction between Washington Street and Harrison Avenue, with a connection south to Traveler Street, and will be accessible to the residents and the general public. Vehicular and loading access to the site is from William E. Mullins Way. No new parking is provided for the retail spaces.

The Harrison Avenue building contains approximately 369 rental units. Residential amenities are located on the upper floors of the building facing the pedestrian way. Ground floor retail spaces line Washington Street, Traveler Street and Harrison Avenue as well as the east-west pedestrian way. Bicycle storage will be located on the ground floor and in the garage above. Located at the fifth floor on the rooftop of the parking garage, is a large green roof amenity space and private patios for residents of the fifth floor. The fifth floor may also contain indoor amenity space that fronts on the green roof space.

The Washington Street building contains approximately 233 residential rental units. Residential amenity space will be shared with the Harrison Avenue building, with additional space located on the ground floor facing the pedestrian way.

## **RECOMMENDATION**

Based on the foregoing, Boston Redevelopment Authority staff recommends that the Secretary be authorized to advertise a public hearing to consider the Development Plan for Planned Development Area No. 98, 345 Harrison Ave, South End, Boston as is required pursuant to Sections 80B-5.3 and 80C-5 of the Code.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80B-5.3 and 80C-5 of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held at a date and time to be determined by the Director to consider the Development Plan for Planned Development Area No.98, 345 Harrison Avenue, South End, Boston.

Exhibit A  
Site Plan