

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LAUREN MIDDLETON-PRATT, PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR THE SECOND
AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 64 FOR THE PIER 4 PROJECT, SOUTH
BOSTON WATERFRONT

SUMMARY: This Memorandum requests authorization for the Secretary to advertise a public hearing, pursuant to Sections 80A-2 and 80C-5.4 of the Boston Zoning Code (the "Code"), to be held on January 16, 2014 at such time as deemed appropriate by the Director, regarding the Second Amendment to the Development Plan for Planned Development Area No. 64 (the "Second Amendment"), relating to the Pier 4 project, which will be undertaken by New England Development, LLC.

PROJECT BACKGROUND

Pier 4 is a phased mixed-use development of three buildings on Pier 4, underground parking (and limited on-grade parking), and various public and open space improvements (the "Project"). The Project site includes an area of approximately 412,745 square feet bounded by Boston Harbor to the north and east, Fan Pier to the west, and Seaport Boulevard to the south, as further described in the Development Plan (the "Site"). Additionally, the Site includes approximately 232,354 square feet of buildable land and approximately 180,391 square feet of watersheet. The eastern-most portion of the Site has been conveyed and the owner of this Project component has commenced construction of the High Rise Residential Building, which represents the first phase of the Project.

On March 24, 2005, the BRA approved a Development Plan for Planned Development Area No. 64 (the "2005 Original Plan") for a project to be located at 136-146 Northern Avenue in the South Boston Waterfront, on an approximately 9.5 acre site. On May 4, 2005, the Zoning Commission of the City of Boston (the "Commission") approved the 2005 Original Plan and Map Amendment No. 488. On December 15, 2011, the BRA

approved a First Amendment to Development Plan for Planned Development Area No. 64 (the "First Amendment") describing a change of use of the eastern-most building within the Project from office to residential use and other minor changes as set forth in said First Amendment. On January 18, 2012, the Commission approved the First Amendment. The Amendment was effective on January 18, 2012.

SECOND AMENDMENT TO DEVELOPMENT PLAN FOR PDA NO. 64

On November 15, 2013, the Developer submitted a Second Amendment to Development Plan for Planned Development Area No. 64 (the "Second Amendment"). The Second Amendment amends the Development Plan to provide for a change of use of the Hotel/Residential Building from Hotel and Residential Uses to Office Uses (the "Office Change of Use"), and related minor changes.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing regarding the proposed Second Amendment to the Development Plan for Planned Development Area No. 64, pursuant to Sections 80A and 80C of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2 and 80C-5.4 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on January 16, 2014 at such time as deemed appropriate by the Director, regarding the proposed Second Amendment to Development Plan for Planned Development Area No. 64 for the Pier 4 project, South Boston Waterfront.

Exhibit A
Site Plan