

MEMORANDUM

**BOARD APPROVED**

NOVEMBER 16, 2017

**TO:** **BOSTON REDEVELOPMENT AUTHORITY**  
**D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\***  
 AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
 MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
 REVIEW/GOVERNMENT AFFAIRS  
 RAUL DUVERGE, PROJECT MANAGER  
 MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER  
 ALEXA PINARD, URBAN DESIGNER II  
 MARIE MERCURIO, SENIOR PLANNER

**SUBJECT:** NOTICE OF PROJECT CHANGE- 370-380 HARRISON AVENUE, SOUTH  
 END

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”), authorize the Director to: (1) issue a Determination waiving further review (the “Determination”) pursuant to Section 80A-6 of the Boston Zoning Code (the “Code”) in connection with a Notice of Project Change (“NPC”) filed by South End 10, LLC ( the “Proponent”), on October 11, 2017 for the 370-380 Harrison Avenue project (the “NPC Project”); (2) authorize the Director of the BPDA to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (3) authorize the Director of the BPDA issue one or more Certifications of Consistency or Partial Certifications of Consistency for the NPC Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (4) authorize the Director of the BPDA to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and

\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

Restriction (“ARHAR”), an Affordable Housing Agreement (“AHA”), and any and all documents, as that the Director deems appropriate and necessary in connection with the NPC Project.

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**PROJECT SITE**

The NPC Project is located on an approximately 44,570 square-foot (1.02 acre) site located at 370-380 Harrison Avenue between Traveler Street and East Berkeley Street in the South End neighborhood of Boston (the “Project Site”). The Project Site is the former location of the Quinzani’s Bakery (380 Harrison Avenue) and Ho Kong Bean Sprout Co. (370 Harrison Avenue), both of which are currently vacant.

The Project Site is located within one quarter mile of several MBTA bus stops, serviced by multiple bus routes, including the Silver Line, and is located less than one (1) mile away from MBTA Red Line (Broadway Station), Orange Line (Chinatown and Back Bay Station), and Commuter Rail service.

**DEVELOPMENT TEAM**

Proponent: South End 10, LLC c/o Related Beal  
David Chattman, Andrew Hayes, Kim Sherman

Executive Architect: Utile  
Michael LeBlanc, Brett Bentson

Design Architect: Robert A.M. Stern Architects, LLP  
Dan Lobitz

Permitting Consultant: Epsilon Associates, Inc.  
Geoff Starsiak

Legal Counsel: Nutter McClennen & Fish, LLP  
Mary Marshall

Transportation Consultant: Howard/Stein- Hudson Associates  
Guy Busa, Michael Santos

## **THE ORIGINAL APPROVED PROJECT**

On March 31, 2016, South End 10, LLC (the "Proponent") submitted a Project Notification Form ("PNF") to the BRA for the 370-380 Harrison Avenue project in the South End neighborhood (the "Original Project"). On September 15, 2016 the BRA issued a Scoping Determination. On December 16, 2016, the Proponent submitted a Draft Project Impact Report ("DPIR") and a Planned Development Area Development Plan (the "Development Plan"). On February 7, 2017, the Boston Civic Design Commission ("BCDC") approved the Original Project. On March 2, 2017, the BPDA Board approved the Original Project and the associated Development Plan. On May 23, 2017, the BPDA issued a Preliminary Adequacy Determination waiving further review of the project.

The Original Project consisted of the demolition of the two (2) existing structures that currently occupy the Project Site (the former Quinzani's Bakery and the former Ho Kong Bean Sprout Co.) and the construction of an up to 356,500 square-foot mixed-use building facing Harrison Avenue and extending between Traveler and East Berkeley Street. The new structure consisted of a fourteen (14) story building, not to exceed one hundred fifty (150) feet in height, that included up to approximately three hundred twenty four (324) residential units, with a mix of rental and condominium units (approximately 218 rental units and 96 condominium units), up to approximately 8,500 square feet of ground floor retail space, and up to approximately one hundred eighty (180) off-street parking spaces in a below grade parking garage.

## **NOTICE OF PROJECT CHANGE**

On October 11, 2017, the Proponent submitted a Notice of Project Change ("NPC") to the BPDA. The NPC Project consists of the demolition of the two (2) existing structures occupying the Project Site and the construction of a fourteen (14) story, one hundred fifty (150) foot high, a maximum of 356,500 square foot mixed-use building that will include two hundred seventy three (273) residential units (172 rental units and 101 condominiums), approximately 8,500 square feet of retail space, and approximately one hundred eighty (180) off-street parking spaces.

The proposed change to the Original Project consists of a reduction of forty one (41) residential units, bringing the total of residential units to two hundred seventy three (273) residential units.

## **ZONING**

The Project Site is located in the South End Neighborhood Zoning District and Area 1 of the Economic Development Area North Subdistrict, under Article 64 of the Code. The Project Site is located in a Restricted Parking and Groundwater Conservation Overlay District. Planned Development Areas (“PDAs”) are permitted in this zoning district.

To obtain the necessary zoning to allow for the Original Project, the Proponent submitted a Development Plan to the BPDA on December 16, 2017. In accordance with Sections 3-1A, 64-28 through 64-31 and 80C of the Code, the Development Plan sets forth information including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, heights, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures. On March 2, 2017, the BPDA Board approved the Development Plan and on April 12, 2017 the Boston Zoning Commission (“BZC”) also voted to approve and adopt the Development Plan for the Project Site. The NPC Project is consistent with the Development Plan and thus will not require an amendment.

In accordance with Section 64-29 of the Code, the NPC Project will comply with the requirements of 64-29.2 of the Code regarding Affordable Cultural Space.

## **MITIGATION AND COMMUNITY BENEFITS**

The NPC Project will provide a number of public benefits to the South End neighborhood and the City of Boston as a whole, these include:

- New pedestrian and commercial activity along Harrison Avenue, Traveler Street, and East Berkeley Street;
- Pedestrian access improvements including new landscaping and widened sidewalks in and around the Project Site;
- A new mid-block connector between Traveler Street and East Berkeley Street and a new pedestrian connection from Harrison Avenue to the proposed mid-block connector;
- Two hundred eighty three (283) new residential units (182 rental units and 101 homeownership units), of which fifty-five (55) or 20% of the total number of units will be income restricted;

- The construction of an energy-efficient and environmentally friendly building that will be LEED silver certifiable;
- The creation of approximately four hundred (400) construction jobs and forty (40) permanent jobs; and
- Additional property tax revenue for the City of Boston.

Through collaboration with the Boston Transportation Department (“BTD”) and BPDA staff, the Proponent has agreed to provide \$400,000 for transportation infrastructure improvements planned for the South End neighborhood.

Additionally, through discussions with the IAG and members of the general public, the Proponent will establish a \$250,000 public benefits fund through the BPDA. The proposed public benefit funds will be managed by the BPDA through a process that is compliant with BPDA procedures.

### **INCLUSIONARY DEVELOPMENT POLICY**

The NPC Project is subject to the Inclusionary Development Policy, dated September 27, 2007 (“IDP”). IDP requires that 15% of the market rate units within the development be designated as IDP units. In addition to the IDP, the NPC Project is subject to the affordable housing requirements described in Article 64-29 of the Code, which requires that projects with residential uses within a PDA that seek a Floor Area Ratio (“FAR”) of 8.0 must designate no less than 20% of their overall residential units as on-site affordable. As a result of the reduction in the total number of residential units as outlined in the NPC, the total number of IDP units is reduced to a total of fifty-five (55) IDP units, of which fifty two (52) will be rental units, and three (3) will be homeownership units.

The sizes and locations of the IDP Units will be determined upon completion of the final design and finalized in conjunction with BPDA staff. The Proponent is seeking to restrict the rental IDP Units to a range of incomes, including 30%, 50%, and 70% of Area Median Income (“AMI”), as set by the United States Department of Housing and Urban Development (“HUD”). Regardless of the final mix of incomes, the maximum AMI of any given IDP rental units shall be no more than 70% of AMI. These units will be outlined in the Affordable Rental Housing Agreement and Restriction (“ARHAR”), and rental prices and income limits will be adjusted according to BPDA published maximum rents, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. Two (2) of the income restricted homeownership units will have a maximum AMI of 80%, and the remaining homeownership unit will

have a maximum AMI of 100%. These homeownership units will be outlined in the Affordable Housing Agreement ("AHA") and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size and quality to the market rate units in the Proposed Project and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR and AHA must be executed along with, or prior to, issuance of a Certification of Compliance. The Proponent will submit an Affirmative Marketing Plan (the "Plan") to the City of Boston Office of Fair Housing and Equity and the BPDA. Preference for the IDP Units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First time homebuyer (for homeownership units)

IDP homeownership units may not be rented out by the Proponent prior to sale to an income eligible buyer, and the IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on each IDP Unit(s) to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). IDP Units must be comparable in size, design, and quality to the market rate units in the NPC Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire NPC Project.

**RECOMMENDATION**

Based on the foregoing, BPDA staff recommends that the Board: (1) authorize the Director to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Code in connection with the NPC filed by the Proponent on October 11, 2017; (2) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (3) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the NPC Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (4) authorize the Director to execute and

deliver a Cooperation Agreement, Boston Residents Construction Employment Plan, an ARHAR, an AHA and any and all other agreements and documents that the Director deems appropriate and necessary.

Appropriate votes follow:

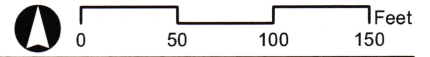
**VOTED:** That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code ("Code") which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") by South End 10, LLC (the "Proponent"), for the 370-380 Harrison Avenue project (the "NPC Project"): (i) adequately describes the potential impacts arising from the development of the NPC Project, and does not significantly increase the impacts of the NPC Project; and (ii) waives further review of the NPC Project, subject to continuing design review by the BRA; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review process; and

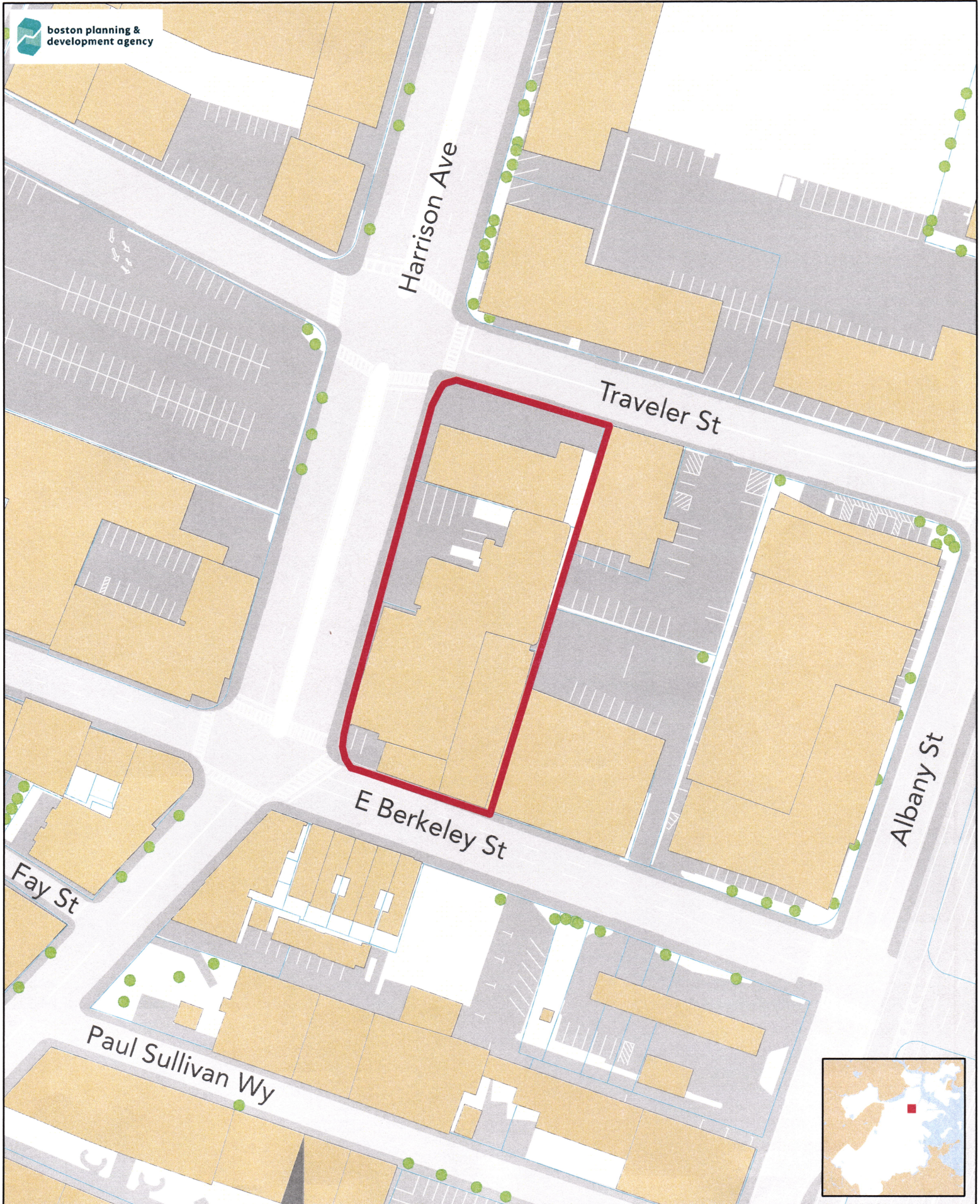
**FURTHER VOTED:** That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the NPC Project pursuant to Section 80C-8 of the Code, when appropriate; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the NPC Project and the Development Plan for Planned Development Area No. 111, 370-380 Harrison Avenue Development, South End, all upon terms and conditions determined to be in the best interests of the BRA.

# 370-380 Harrison Avenue, South End



boston planning & development agency





# 370-380 Harrison Avenue, South End

