

BOSTON REDEVELOPMENT AUTHORITY

CHAIRMAN'S STATEMENT

October 11, 2018

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear", within Planned Development Area No. 69, South Boston/The 100 Acres.

The hearing was duly advertised on September 27, 2018 in the Boston Herald. The Proposed Amendment seeks to permit office and/or retail use for approximately 1,000 square feet on the ground floor of the existing building at 319 A Street.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Kerr will present.

MEMORANDUM

BOARD APPROVED

OCTOBER 11, 2018

**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  
AISLING KERR, ASSISTANT PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE FIRST  
AMENDED AND RESTATED DEVELOPMENT PLAN FOR 319 A STREET  
"REAR", WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH  
BOSTON/THE 100 ACRES

---

**SUMMARY:** This Memorandum requests authorization for the Boston  
Redevelopment Authority ("BRA") d/b/a Boston Planning &  
Development Agency ("BPDA") to: (i) approve the First Amendment to  
the First Amended and Restated Development Plan for 319 A Street  
"Rear", within Planned Development Area No. 69, South Boston/The  
100 Acres (the "First Amendment"); (ii) authorize the Director to  
petition the Zoning Commission of the City of Boston (the "Zoning  
Commission") for approval of the First Amendment, pursuant to  
Sections 3-1A.a, 80C-4, 80C-5, 80C-6, and 80C-7 of the Boston Zoning  
Code (the "Code"); and (iii) authorize the Director to issue a Certificate  
of Consistency pursuant to Section 80C-8 of the Code in connection  
with the First Amendment.

---

**PROJECT SITE**

319 A Street "Rear" is an approximately 0.47 acre (29,659 square foot) parcel  
located within Planned Development Area ("PDA") No. 69, South Boston/The 100  
Acres (the "Project Site").

---

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

## **DEVELOPMENT TEAM**

The development team includes:

Proponent:           EQR-315 on A Apartments LLC  
Equity Residential

Legal Counsel:      Johanna Schneider  
Hemenway & Barnes, LLP

## **PROJECT HISTORY**

On December 14, 2010 the Boston Redevelopment Authority (“BRA”) Board approved a Planned Development Area Development Plan for the Project Site (the “Original PDA Plan”). The Zoning Commission of the City of Boston (the “Zoning Commission”) approved the Original PDA Plan on January 9, 2011, which subsequently became effective on January 20, 2011.

On November 17, 2011 the BRA Board approved a First Amended and Restated Development Plan for the Project Site, which was approved by the Zoning Commission on December 14, 2011 and became effective on December 15, 2011 and which superseded and replaced the Original Plan. The First Amended and Restated Development Plan authorized a project comprised of approximately 202 residential units, a lobby and building amenity spaces, and a four-level parking garage, with a total gross floor area of approximately 257,000 square feet (the “Project”). A Certification of Consistency and Compliance was issued in April 2012 and the Project was completed in 2013.

## **FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DEVELOPMENT PLAN**

On July 12, 2018 the Proponent filed the First Amendment to the First Amended and Restated Development Plan (the “First Amendment”) to allow for a single change to the already completed Project – to permit office and/or retail use for approximately 1,000 square feet on the ground floor of the Project. The current uses allowed on the ground floor include: “lobby and other supporting spaces (convertible to retail)”.

The Project Site is identified as a portion of Parcel A<sub>3</sub> in the PDA Master Plan, and is assigned to the Residential/Commercial Mixed Use category. The Site PDA Plan states that “all of the uses listed in Exhibit F to the PDA Master Plan [...] shall be permitted at the Project Site”. Pursuant to Site PDA Plan paragraph 11, Exhibit F to the PDA Master Plan lists Office and Retail as allowable uses on parcels designated as Residential/Commercial Mixed Use. As such, the proposed First Amendment is fully consistent with the underlying PDA documents.

### **ARTICLE 80 REVIEW PROCESS**

The BPDA sponsored a public meeting to discuss the First Amendment on August 28, 2018 on-site at 319 A Street. This public meeting was advertised in both the *South Boston Online* and *South Boston Today* newspapers. Additionally, the public meeting was posted to the BPDA calendar, a notification was sent to all subscribers of the BPDA’S South Boston neighborhood updates, and local City and State elected officials and their staff members received notification via email.

Pursuant to Section 80C-5(3) of the Code, the required 45-day public comment period in connection with the submission of the First Amendment was scheduled to conclude on August 27, 2018 and was extended to September 10, 2018.

### **RECOMMENDATION**

Based on the foregoing, BPDA staff recommends that the BPDA Board: (i) approve the First Amendment; (ii) authorize the Director to petition the Zoning Commission for approval of the First Amendment, pursuant to Sections 3-1A.a, 80C-4, 80C-5, 80C-6, and 80C-7 of the Code; and (iii) authorize the Director to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code and any and all other agreements and documents the Director deems necessary and appropriate in his discretion.

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority (“BRA”) hereby approves the First Amendment to the First Amended and Restated Development Plan for 319 A Street “Rear”, within Planned Development Area No. 69, South Boston/The 100 Acres (the “First Amendment”), pursuant to Section 80C-4 of the Boston Zoning Code (the “Code”); and



**FURTHER**

**VOTED:** That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston for approval of the First Amendment pursuant to Sections 3-1A.a, 80C-4, 80C-5 and 80C-6 of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code in connection with the First Amendment and any and all other agreements deemed necessary and appropriate by the Director in his discretion.