

BOARD APPROVED

MEMORANDUM

SEPTEMBER 13, 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:** SCHEDULING OF 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

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**SUMMARY:** This Memorandum requests authorization for the Boston  
Redevelopment Authority ("BRA") d/b/a Boston Planning &  
Development Agency ("BPDA") to authorize the Secretary to advertise a  
public hearing, pursuant to Sections 80A-2 and 80C-5.4 of the Boston  
Zoning Code (the "Code"), on October 11, 2018 at 5:40 p.m., or at such  
a time and date deemed appropriate, 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.

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**PROJECT SITE**

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

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\*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which was approved by the Zoning Commission on December 14, 2011 and became effective on December 15, 2011 and which superseded and replaced the Original Plan.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 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 as an allowable use 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 Secretary be authorized to advertise a public hearing pursuant to Sections 80A-2 and 80C of the Code to consider the First Amendment.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to advertise, pursuant to Sections 80A-2 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on October 11, 2018 at 5:40 p.m., or at such a time and date deemed appropriate, 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.