

MEMORANDUM

BOARD APPROVED

AUGUST 16, 2018

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

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
GARY J WEBSTER, JR., PROJECT MANAGER
MATT MARTIN, URBAN DESIGNER
PHILLIP HU, PLANNER I

SUBJECT: 69 A STREET, SOUTH BOSTON

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 Certification of Approval for the proposed development located at 69 A Street (as further described below, the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located in the South Boston neighborhood of Boston. The site consists of approximately 17,749 square feet of land located on three (3) contiguous parcels at 69-71 A Street and 95-103 Athens Street (the “Project Site”). There are two existing structures at the Project Site, an existing three-story brick and beam building which fronts on A Street, formerly used as a rivet factory by the Standard Rivet Company, and an existing two-story out-building near the rear of the Project Site, bound by the South Boston Bypass/Haul Road. The Project Site is

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

within walking distance of MBTA Red Line subway service (*Broadway*), providing direct access to Downtown and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

- Proponent: CIEE, Inc.
James Pellow
- Architect: Margulies Perruzzie Architects
Marc Marguiles
- Legal Counsel: McDermott, Quilty, and Miller, LLP
Joseph Hanley
- Project Manager: VVA Project Managers
Chris Currie

THE ORIGINALLY APPROVED PROJECT

On January 4, 2016, 69 ASTMA Owner, LLC (the “Original Proponent”) submitted a Small Project Review Application (“SPRA”) with the BPDA seeking to develop the Project Site and construct a mixed-use commercial office development with retail, gym/fitness, and office components. On February 11, 2016, the BRA Board voted to approve the first iteration of the 69 A Street project (the “Originally Approved Project”).

The Originally Approved Project consisted of the demolition of the existing two-story building in the rear of the site and the renovation, expansion, and mixed-use conversion of the existing three (3)-story building. This expansion consisted of a three (3)-story addition above the existing building, and a six (6)-story addition in the rear.

THE REVISED PLAN FOR 69 A STREET

On June 27, 2018, the Proponent submitted a Notice of Project Change (“NPC”) to the BPDA to revise the Originally Approved Project.

The following changes have been proposed to the Originally Approved Project:

1. Removal of the sixth story, resulting in a one-story reduction from the originally approved three-story addition, with a total corresponding height decrease from 66'6" to 58'.
2. Removal of the originally approved rear addition to the existing three-story building, which along with the height reduction results in a total decrease of 33,000 square feet, bringing the building total to approximately 45,700 square feet.
3. A decrease of approximately 18,000 square feet of commercial gross floor area, bringing the total to approximately 33,700 square feet.
4. A 5,900 square foot floor plate reduction.
5. Removal of 1,300 square feet of deck space and relocation of 1,070 square feet of roof deck from the rear of the building to the front of the building, stepping back the fifth floor.

As a result of these proposed changes, the proposed development at the Project Site will now consist of the demolition of the existing two-story building at the rear of the site, and the renovation and two (2)-story addition to the existing building, totaling 45,700 square feet, including approximately 33,700 square feet of commercial space and 12,000 square feet of ground floor retail space with approximately eighteen (18) off street parking spaces (the "Proposed Project").

ARTICLE 80 REVIEW PROCESS

On June 27, 2018, the Proponent filed an NPC with the BPDA. The BPDA sponsored and held a public meeting on July 10, 2018 at the BCYF Condon Community Center in South Boston. The public meeting was duly advertised in both the *South Boston Today* and the *South Boston On-Line*. The public comment period concluded on July 27, 2018.

Outside of the BPDA sponsored public meeting, the Proponent conducted additional outreach with local elected officials and civic organizations to review the Proposed Project.

ZONING

The Project Site is located in the South Boston Neighborhood District governed by Article 68 of the Zoning Code and more specifically in a Multifamily Residential/Local Services Subdistrict.

The Proposed Project will not require zoning relief beyond what was previously granted to the Originally Approved Project by the Zoning Board of Appeal on March 8, 2016 under BOA #550876.

COMMUNITY BENEFITS

The Proponent has maintained its commitment to the community benefits that were included with the Originally Approved Project, providing a number of public benefits to the South Boston neighborhood and the City of Boston as a whole, these include:

- The creation of approximately 33,700 net square feet of new office space for a vibrant live/work/play environment;
- Approximately 12,000 net square feet of ground floor interior commercial/retail space and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new real estate property tax and sales tax revenue annually to the City of Boston;
- The expected creation of more than seventy (70) construction jobs over the length of the proposed project;
- Reuse of the existing building with the addition of much-needed office use; and
- Diversity of uses in this transit-oriented location.

In addition, the Proponent has also committed to partnering with local students and schools in the South Boston neighborhood to participate in student exchange and cultural learning opportunities provided by CIEE Inc.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the BPDA approve and authorize the Director to: (1) issue a Certification of Approval for the Proposed Project; and (2) and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

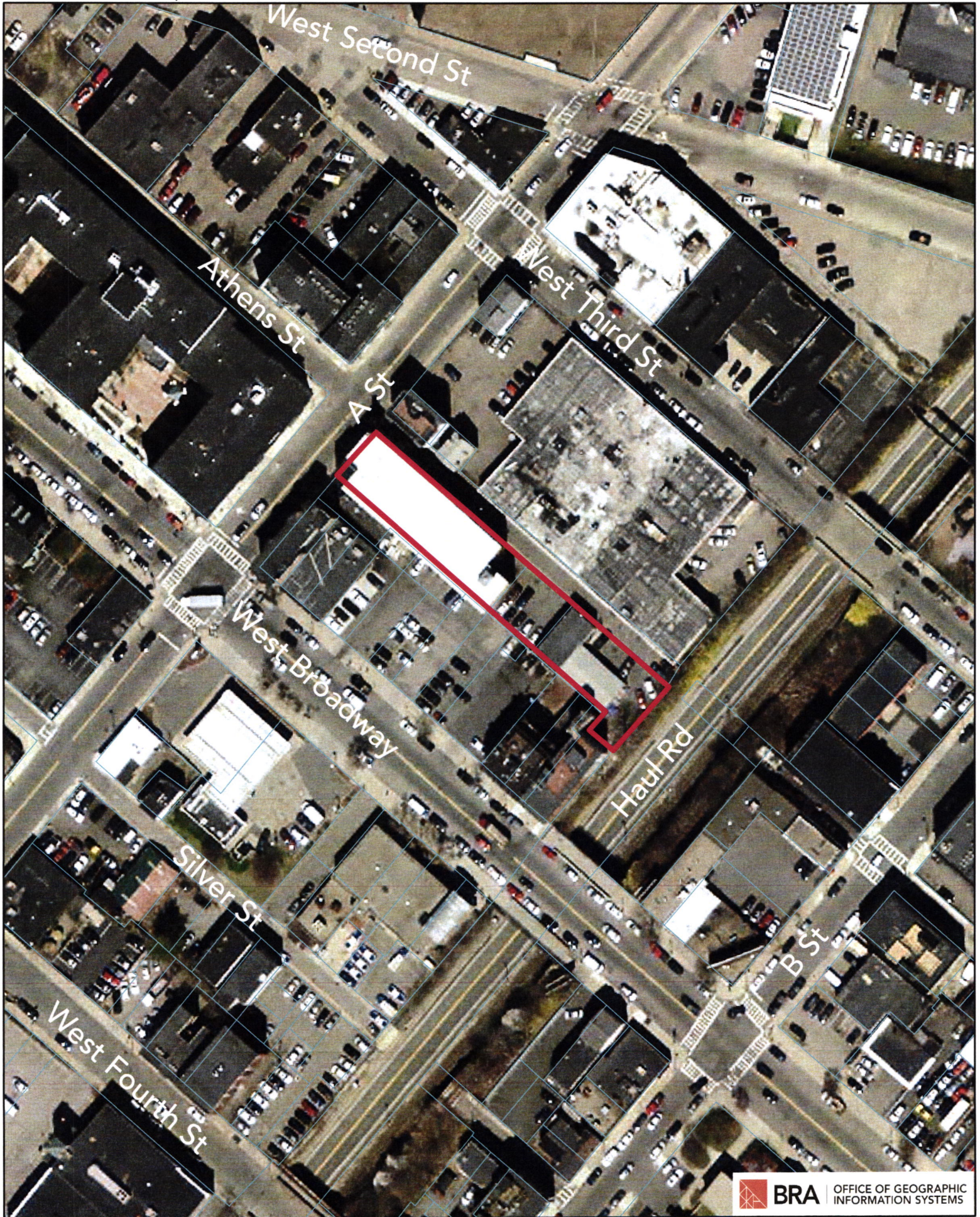
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development proposed by CIEE, Inc. (the "Proponent") at 69 A Street in South Boston (the "Proposed Project"), in order to construct a two-story addition to the existing building, with approximately 33,700 square feet of commercial space and 12,000 square feet of ground floor retail space totaling 45,700 square feet, and approximately eighteen (18) off street parking spaces, in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA");

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

69 A Street, South Boston

2013 Aerial
1 inch = 100 feet
0 25 50 75 100 Feet



69 A Street NPC Public Comments via website form

| Date | First Name | Last Name | Organization | Opinion | Comments |
|-----------|------------|-----------|-------------------------------------|---------|--|
| 7/18/2018 | William | Gleason | | Support | I have reviewed the proposed changes to this project and offer my full support to this project. The reduced height, overall sq/ ft . and FAR are much more agreeable and the design changes are much improved. This project fits in nicely with whats happening on A St at this time and the office space usage is very complimentary to this location. |
| 7/20/2018 | David | Michelson | | Oppose | The addition of 2+ stories to the existing building will significantly impact us in the neighboring building; there is virtually no space between the buildings and the additional stories will block essentially all direct light to the units (including ours) on that side of the building. We strongly oppose allowing the building to increase its height beyond its current state. |
| 7/20/2018 | Andrew | Jeffery | | Oppose | I am a new owner in the Port 45 development on W 3rd St, South Boston. The addition of another two floors on 69A will adversely affect the sunlight and views from my unit. I urge the Boston Planning and Development Agency to block the changes to this project. Using SunCalc there will be almost no direct sunlight for the units facing south during the winter months. This will have an adverse affect on energy usage and costs for residents of 45 W 3rd St as well as property values. |
| 7/20/2018 | Thomas | Rising | | Oppose | Dear Madam/Sir, I am a resident of PORT45 (45 W 3rd Street) - a Direct Abutter to the proposed building of 69 A Street. I strongly oppose the proposed redevelopment of 69 A Street due to several reasons: (1) loss of natural light into my unit, (2) loss of views from my unit and roof deck, (3) depreciation of property value due to the previous two points. My opposition is due to the proposed height increase from the existing 3.5 stories to 5.5 stories - an increase in 2 stories, which would lead to the negative impact outlined above. I would be happy to be contacted about my opposition and appear at the hearing to voice my opposition. Yours Sincerely, Dr Thomas Rising Unit 508, PORT45 45 W 3rd Street Boston, MA 02127 |
| 7/20/2018 | Thomas | Rising | | Oppose | Dear Madam/Sir, I am a resident of PORT45 (45 W 3rd Street) - a Direct Abutter to the proposed building of 69 A Street. I strongly oppose the proposed redevelopment of 69 A Street due to several reasons: (1) loss of natural light into my unit, (2) loss of views from my unit and roof deck, (3) depreciation of property value due to the previous two points. My opposition is due to the proposed height increase from the existing 3.5 stories to 5.5 stories - an increase in 2 stories, which would lead to the negative impact outlined above. I would be happy to be contacted about my opposition and appear at the hearing to voice my opposition. Yours Sincerely, Dr Thomas Rising Unit 508, PORT45 45 W 3rd Street Boston, MA 02127 |
| 7/20/2018 | James | Gearhart | | Oppose | Good afternoon, I'm writing to express my opposition to the redevelopment plan as currently proposed. Adding two additional stories to this building will completely destroy my view of the sky and block sunlight from my condominium unit on the second floor at 45 west third street. As I'm sure you're aware, this unit was recently developed and we just moved into it. My unit, like several others, only have windows that look out onto a common courtyard that is raised off of the street. Our view is already materially impacted by the current 3 story structure across Athens street. If you allow additional floors to be built onto that building, our view of the sky is seriously negatively impacted, and seriously impaired will be the value of tens of properties in a development that just went up. Thank you for your consideration and empathy. James Gearhart |
| 7/20/2018 | hui | zhao | | Oppose | Absolutely oppose!! |
| 7/21/2018 | Yeonmi | Ahn | Port45 Condo (neighboring building) | Oppose | Our unit ?s master bedroom and dining room face directly the current top floor of the existing building of the proposed project. The distance between the two buildings are very short, and we can see through the interiors of the 2nd and third floor of the other building. With two more floors added to the next door building as proposed, we will be completely locked in by (and facing) building units while loosing the source of day light into our unit along with the sky and church steeple view. |

69 A Street NPC Public Comments via website form

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| 7/21/2018 | Jonathan | Barco | Port45 | Oppose | As a new homeowner at the adjacent Port45 building I am concerned that the addition of floors to the existing structure will affect the amount of sunlight that enters the units as well as obstruct the view. |
| 7/22/2018 | Jared | Laptas | Port45 | Oppose | To whom it may concern, I recently purchased a top floor unit at 45 West 3rd street, mainly for the beautiful views of the city and the sunlight. I strongly oppose the plan to add 2 stories to 69 a street as it would completely block the city views and depreciate the value of my home. Please take this into consideration when evaluating the proposal. |
| 7/23/2018 | Deborah | Wrighton-Wex | Ms. | Support | After reviewing the proposed changes with the West Broadway Neighborhood board, we are pleased to support the proposed project changes. We look forward to having The Council on International Education Exchange as one of our neighbors. |
| 7/23/2018 | wei | zheng | | Support | The developers want to add another more stories on top of it, which will significantly block the sunlight and sky view of Port 45 residents. It also will depreciate the value of our property in the future. |
| 7/23/2018 | hui | zhao | | Support | I'm here to revise my previous opinion, which is sent out at the night of July 20. I accidentally fill out the "oppose" without checking the documents above. I will absolutely support this proponent. As one of the owners of PORT 45, I think the new added stories on the top will significantly block the sunlight of PORT 45. It will also affect the residents' life if not having enough sunlight. Furthermore, it will lower the value of the PORT 45 in the market. I think it is an absolutely BAD idea if adding more stories on the existing construction at 60 A st. Would you please ignore and delete my previous opinion in the record? Thank you so much! |
| 7/25/2018 | Steven | Mo | | Neutral | I support the new design which removes one level from the building, and the idea of having the parking on ground. It has less impact to the surrounding neighborhood but I still have some concerns: The additional levels of the building will significantly block the sunlight of current existing apartment. According to the new project plan, page 71, North elevation drawing, the actual building height of the new proposal is 58' plus the height of the enclosing walls of the roof top. The drawing does not specify the height of the enclosing walls, guessing 3' to 4'. This makes the actual height of the building with additional two levels 58'-0"+4'=62'-0" The height of original plan for the additional two levels is 56'-4". Even though the new proposal reduced from three to two levels, the actual height of the additional two levels is higher than the original plan. It is almost 6' higher than the original plan and the difference is significant. The west wing of the adjunct apartment will actually receive less sunlight in the afternoon comparing to the original design. I hope the builder can use light-filtering materials for the enclosing walls of the rooftop, such as handrails or glass, to allow sunlight pass through. The rooftop is not designed for general use and only maintenance workers will get on to the rooftop. By using light-filtering materials, it works well for safety, and the residents of adjunct apartment can get more sunlight, especially in winter afternoon when sunlight comes from south west. Alternatively, the builder can reduce the ceiling height of the additional levels, if light-filtering materials is not possible. In addition to that, the exterior fire escape ladder on the back corner of the building should be removed. It is unsafe and aesthetically not appealing. The building should have its own internal escape staircase that meet the modern fire safety code. To sum up, I support the new design which remove the third level of the building and has a open ground parking space. My concerns are the height of the two additional levels, and the external fire escape ladder. |

69 A Street NPC Public Comments via website form

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| 7/26/2018 | Halina | Butler | | Oppose | <p>I have recently moved to South Boston. I decided to purchase a home here because my previous condo was in a transit neighborhood with high rise buildings, no sunlight and no sense of community. The proposed 69 A St. project will take away all the reasons I purchased here. Adding more stories to the existing buildings will block sunlight, office space will eliminate the community feel and depreciate property values. This is an area with families who create a real sense of belonging. South Boston is one of the last true remaining neighborhoods. Please preserve this wonderful slice of Boston by not allowing the 69 A St. project to move forward. Boston does not have to be taller to be better.</p> |
| 7/26/2018 | Rich | Conklin | | Oppose | <p>I oppose the proposed scope of the construction project at 69 A Street. When the project was initially approved, it abutted an unused lot on Athens Street . That lot has since been developed into the Port 45 condos, which contains 105 separate units. Given that initial approval was granted for the the 69 A Street project about 2 years ago, none of the current residents of Port 45 had an opportunity to voice their concerns about the project. Further, even though the comment period has now been reopened, many of the new owners at Port 45 have yet to close on on their units or move into the building, and thus may not be aware of proposed construction at 69 A Street. The proposed construction is of particular concern to the residents of Port 45 because we condo owners made our purchases under the assumption that the footprint of the Rivet Factory would not change substantially. Indeed, a major selling point for many buyers was the excellent light and expansive city views offered by the building. If the proposed construction moves forward as planned, roughly half of the residents of Port 45 (i.e., those that live on the Athens Street side) would see their light and views drastically reduced. Indeed, the additional height proposed to be added to the Rivet Factory would result in that building standing a least a half story higher than Port 45 (likely more). This effect of this height difference is even more pronounced given just how narrow Athens Street is. Although I'm happy to see the Rivet Factory put to a productive use, the proposed height of the project causes me great concern as it will substantially diminish the natural light and city views that the residents of Port 45 had bargained for. As such, maintaining the current height of the Rivet Factory is the equitable solution here as it would allow the construction project to move forward while also allowing the us residents of Port 45 to enjoy the natural light and city views that we thought we had bought.</p> |

69 A Street NPC Public Comments via website form

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| 7/27/2018 | Jessica | Conklin | | Oppose | <p>I am writing to oppose the construction proposed at 69-71 A Street. At the time the project was first approved, over two years ago, the neighborhood looked very different. The project should not be allowed to avoid current zoning regulations as a result of being grandfathered in. During the over two year delay since the ZBA's initial approval, there have been significant changes to the surrounding area. In 2016 there was a construction lot behind 69 A Street. Now, there is a 105 unit condo building on West Third Street called Port 45. There are with many new neighbors and new abutters. Half of the units in Port 45 are located on the back side of the building which directly abuts Athens Street and the proposed project at 69-71 A Street. None of the current owners had a chance to comment on the original application because the building did not yet exist. Even now, closings for the units at Port 45 are still occurring and many owners have not received notice of this project and thus were not able to attend the public hearing and will miss out on the public comment period. As one of the many residents at Port 45, I am opposed to the project, as proposed, for several reasons: 1) The proposed addition of 2 stories would block sunlight and sky views of Port 45 residents. I am most concerned about the proposed addition on two stories onto the existing Rivet Factory. Athens Street is a very narrow street separating Port 45 from 69 A. The narrow width of the street presents many concerns. The light to the lower floors is already limited by the shadow cast by the current building. Although the proposal often cites to the structure on 69A Street as being a 3 story building, it is actually taller than current three story buildings and, in fact, I believe the developer is seeking to maintain that higher floor to ceiling ratio. The addition of 2 more floors (as well as a taller roof structure on top of the building) to the current 3.5 story building would have the effect of blocking much needed sunlight from many of the units in our building. Many residents also purchased their units to allow them to see skyline or sky views. This new building would be higher than Port 45 and the surrounding properties and would significantly block sunlight and skyline views. The proposed project height is excessive and should be limited to the building's current height. 2) Insufficient parking for the proposed project. The proposed project contemplates both retail and office space. The proposal boasts 100-200 new jobs but only provides for 18 parking spaces. The parking in South Boston is already limited and the traffic at rush hour becomes grid locked. The project also contemplates retail space. Visitors of the retail space will also need room to park, and if the business is successful, it will create additional traffic. The project does not provide sufficient parking for its scale. 3) Narrow distance of Athens street creates noise and privacy concerns, especially as to the proposed roof deck. Again, the narrow distance of Athens Street creates problems related to noise and privacy. The current proposal shows a roof deck on the proposed building. This roof deck, if used for corporate events and parties, could create undue noise and lack of privacy for adjacent units.</p> |
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