

MEMORANDUM

BOARD APPROVED

FEBRUARY 8, 2018

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

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
 MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
 REVIEW AND GOVERNMENT AFFAIRS
 MICHAEL SINATRA, PROJECT MANAGER

SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER THE FOURTH
 AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT
 AREA NO. 11, ONE POST OFFICE SQUARE AND TO CONSIDER THE ONE
 POST OFFICE SQUARE PROJECT IN THE DOWNTOWN NEIGHBORHOOD
 AS A DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Secretary to advertise a public hearing, pursuant to Sections 80A-2, 80B-5.3(d), 80B-7, and 80-C of the Boston Zoning Code (the "Code"), to be held on March 15, 2018 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Fourth Amendment to Development Plan for Planned Development Area No.11, One Post Office Square ("Fourth Amendment") relating to the One Post Office Square project located in Downtown (the "Proposed Project" defined below), and to consider the Proposed Project as a Development Impact Project.

PROJECT SITE

The project site encompasses approximately 77,791 square feet and is bounded by Pearl Street, Milk Street, Oliver Street and Franklin Street, commonly known as One

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

Post Office Square (the "Project Site") in the Downtown neighborhood in Boston. The 41-story, 515 foot tall building which will be upgraded as party of this project is currently located on the Project Site. The Project Site is within close walking distance of several MBTA stations.

DEVELOPMENT TEAM

The development team includes:

Proponent: Anchorline Partners/Jones Lang LaSalle, on behalf of One Post Office Square, LLC
Andrew Maher- Anchorline
Michael Connelly- Jones Lang LaSalle

Architect: Gensler
Erin Hunt

Legal Counsel: Goulston & Storrs
Kevin Renna

Traffic
Consultant: Tetrattech
Rick Alfonso

MEP+FP (LV Backbone)
Consultant: RDK Engineers
Ralph DeVito

Structural
Consultant: LeMessurier
Craig Blanchet

Civil Engineer
Consultant: Tetrattech
Rick Alfonso

Air/Noise
Consultant: Tech Environmental
Marc Wallace

ADA Consultant: Code Red Consultants
James McLaughlin

Shadow/Daylight/
Solar/Wind

Consultant: RWDI
Derek Kelly

Sustainability

Consultant: Paladino and Company
Hanna Swaintek

DESCRIPTION AND PROGRAM

Anchorline Partners/Jones Lang LaSalle, on behalf of One Post Office Square, LLC (the "Proponent") proposes to upgrade the 41-story, 515 foot tall office tower, and a 6-story garage with 8 levels of parking and 371 spaces. The Fourth Amendment will include: (i) improvements to the existing office building, exterior façade replacement, recladding of upper levels and the addition of mid-level and roof amenities; and (ii) demolition of the existing parking garage containing 300 parking spaces within 2 underground and 3 above ground levels and a 15-story addition to the existing office building above the garage. These changes will result in an additional 207,000 square feet of Gross Floor Area on the project site (the "Proposed Project").

The Proposed Project also includes the redesign of the street-level lobby, drive thru, retail, and drop-off areas, as well as upgrades to the elevator and the building's mechanical and electrical systems. The Proposed Project will be constructed in a single phase with multiple stages of construction.

At the completion of construction, the Proposed Project will consist of the following uses/components and approximate square footages:

Office: +/- 1,004,000 square feet

Retail: +/- 52,100 square feet

Restaurant: +/- 8,800 square feet, # of seats: 300

Parking: +/- 35,100 square feet # of spaces: 300

Total: +/- 1,100,000 square feet

RECOMMENDATIONS

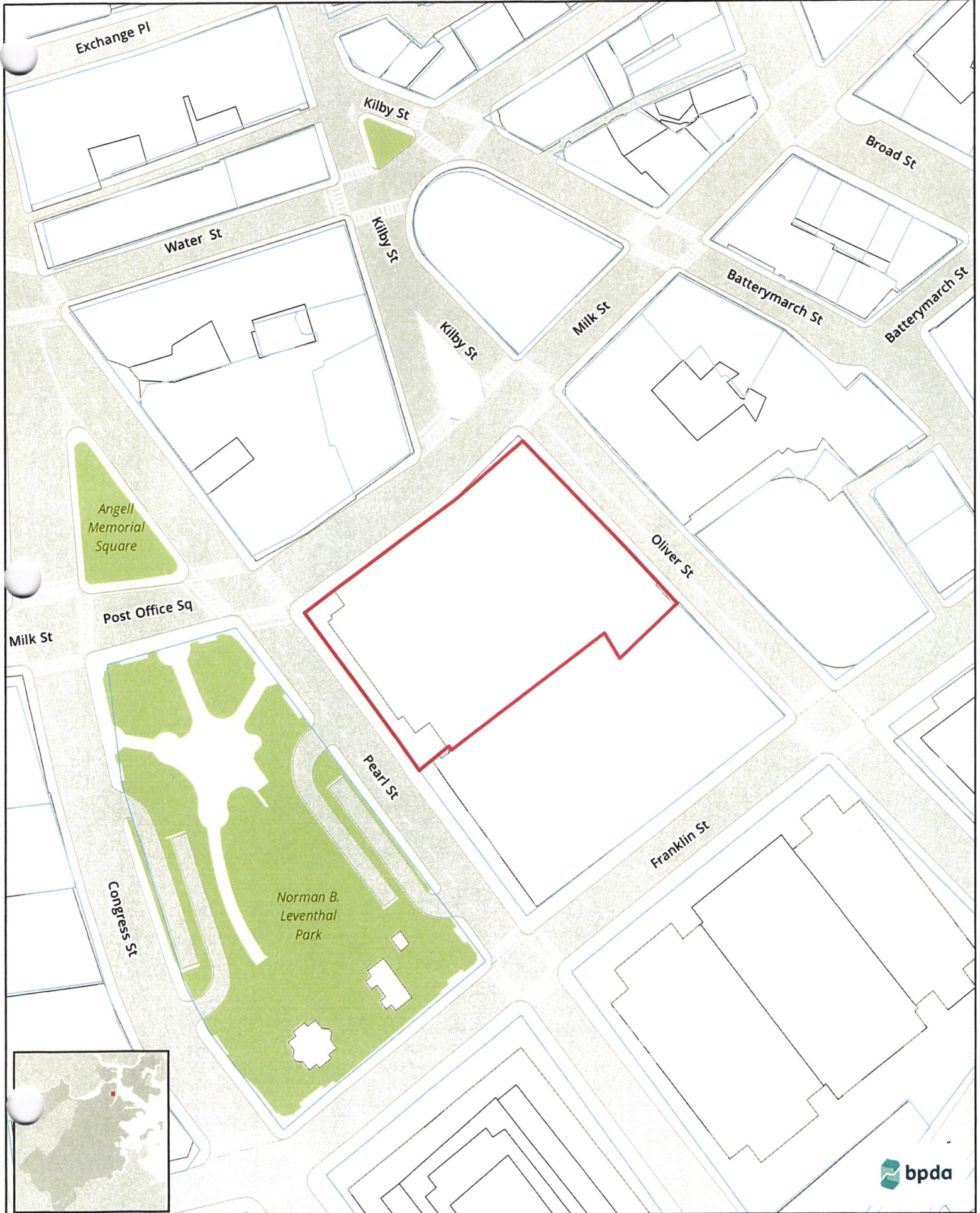
Based on the foregoing, BPDA staff recommends that the Secretary be authorized to advertise a public hearing pursuant to Sections 80A-2, 80B-5.3 (d), 80B-7, and 80C of the Code to consider the Fourth Amendment for the Proposed Project and to consider the Proposed Project, as a Development Impact Project.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2, 80B-5.3(d), 80B-7 and 80C of the Boston Zoning Code (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on March 15, 2018 at 5:40 p.m., or at such a time and date deemed appropriate by the Director to consider the Fourth Amendment to Development Plan for Planned Development Area No.11, One Post Office Square in the Downtown of Boston and to consider the One Post Office Square project as a Development Impact Project.

One Post Office Square

1:1,200



One Post Office Square

1:1,200

