

MEMORANDUM

**BOARD APPROVED**

JULY 11, 2019

**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  
TIM CZERWIENSKI, PROJECT MANAGER

**SUBJECT:** 252-264 HUNTINGTON AVENUE - NOTICE OF PROJECT CHANGE,  
FENWAY

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency (the "BPDA") authorize the Director to: (1) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") in connection with the Notice of Project Change filed by QMG Huntington Limited Partnership (the "Proponent") on June 4, 2019 (the "NPC"); and (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process for the NPC.

**PROJECT SITE**

The project site consists of approximately 34,173 square feet on three (3) adjacent parcels at 252, 258, and 264 Huntington Avenue in the Fenway neighborhood (the "Project Site"). The Project Site is bounded by 250 Huntington Avenue to the northeast, Public Alley 821 to the southeast, Public Alley 822 to the southwest, and Huntington Avenue to the northwest. The Project Site currently consists of the following structures:

- 264 Huntington Avenue: the Huntington Theatre, a historic masonry structure and a four (4) story masonry annex to the rear, currently home to

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

the Huntington Theatre Company, Inc. (the "Huntington Theatre Company"). (Collectively, the "Huntington Avenue Theatre"); and

- 252-258 Huntington Avenue: two (2) story masonry structures formerly housing ancillary uses to the Huntington Theatre Company, and institutional uses.

## **BACKGROUND**

On December 14, 2017, the BPDA voted its authorization and approval to issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Large Project Review, of the Code for the 252-264 Huntington Avenue project, consisting of an approximately 405,500 square foot, 32-story (362 feet tall) mixed-use building with up to 426 residential units, approximately 7,500 square feet of retail/restaurant/services space on the first two levels, approximately 14,000 square feet of cultural space for use by the Huntington Theatre Company; and approximately 114 parking spaces in an underground garage at 252-258 Huntington Avenue (the "252-258 Huntington Project"); and the renovation of the existing Huntington Theatre and the replacement of the existing annex building behind it with an approximately 37,000 square-foot, five (5) story (70 foot tall) building with two stories below grade to house rehearsal space, production shops (including costume, sound, and electrical shops), dressing rooms and a green room, and loading area and associated support space for the Huntington Theatre Company ( the "Huntington Theatre Project", collectively, the "2017 Approved Project"). The 2017 Approved Project was approved with a Report and Decision for authorization and approval of the 252-258 Huntington Avenue Project (but not the Huntington Theatre Project) under Chapter 121A of the General Laws of the Commonwealth of Massachusetts ("Chapter 121A").

On August 16, 2018, the BPDA voted to adopt a First Amendment to the Report and Decision on the 252-258 Huntington Avenue under Chapter 121A, which involved approval of an updated financing and ownership structure of the 252-258 Huntington Project.

## **NOTICE OF PROJECT CHANGE**

On June 4, 2019 the Proponent filed a Notice of Project Change (the "NPC") with the BPDA. The Proponent has elected to reduce the floor-to-ceiling heights within the same 362 foot-high building envelope of the 252-258 Huntington Project, beginning

at its third level, such that two additional residential floors can be added. The resulting gross floor area of the 252-258 Huntington Project would be approximately 431,210 square feet, which is an increase of approximately 24,710 square feet, with up to 446 rental apartments, an increase of up to 20 rental units from up to 426 units approved previously. The additional units would yield three (3) additional Inclusionary Development Policy units, for a total of fifty-eight (58). Floor area ratio across the entire 34,173 square foot site would increase from 13.6 to 14.3.

### **INCLUSIONARY DEVELOPMENT COMMITMENT**

The 252-258 Huntington Avenue Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone A, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, fifty-eight (58) units within the 252-258 Huntington Project will be created as IDP rental units (the "IDP Units"), made affordable to households earning not more than 70% of the Area Median Income ("AMI"), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development ("HUD").

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rents and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the 252-258 Huntington Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire 252-258 Huntington Project. In addition, fifteen percent of the IDP Units shall be built out for those with a mobility of sensory impairment. It is intended that these units will be allocated from units that the Proponent would already be required to provide under existing building codes.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Compliance for the 252-258 Huntington Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission ("BFHC") upon issuance of the building permit. Preference 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).

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of an Affirmative Marketing Plan (the "Plan") by the BFHC and the BPDA. An affordability covenant will be placed on the IDP Units 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). The household income of the renter and rent of any subsequent rental of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. IDP Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

No partial unit IDP contribution is required. The fifty-eight (58) designated IDP Units satisfy fully the IDP requirements pursuant to the December 10, 2015 IDP.

### **RECOMMENDATION**

Based on the foregoing, BPDA staff recommends that the Director be authorized to: (1) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") in connection with the Notice of Project Change filed by QMG Huntington Limited Partnership (the "Proponent") on June 4, 2019 (the "NPC"); and (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process for the NPC.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change submitted to the Boston Planning & Development Agency ("BPDA") on June 4, 2019 (the "NPC") adequately describes the potential impacts arising from the redevelopment of the 252-264 Huntington Avenue Project (the "Proposed Project") and provides sufficient mitigation measures to minimize those impacts in

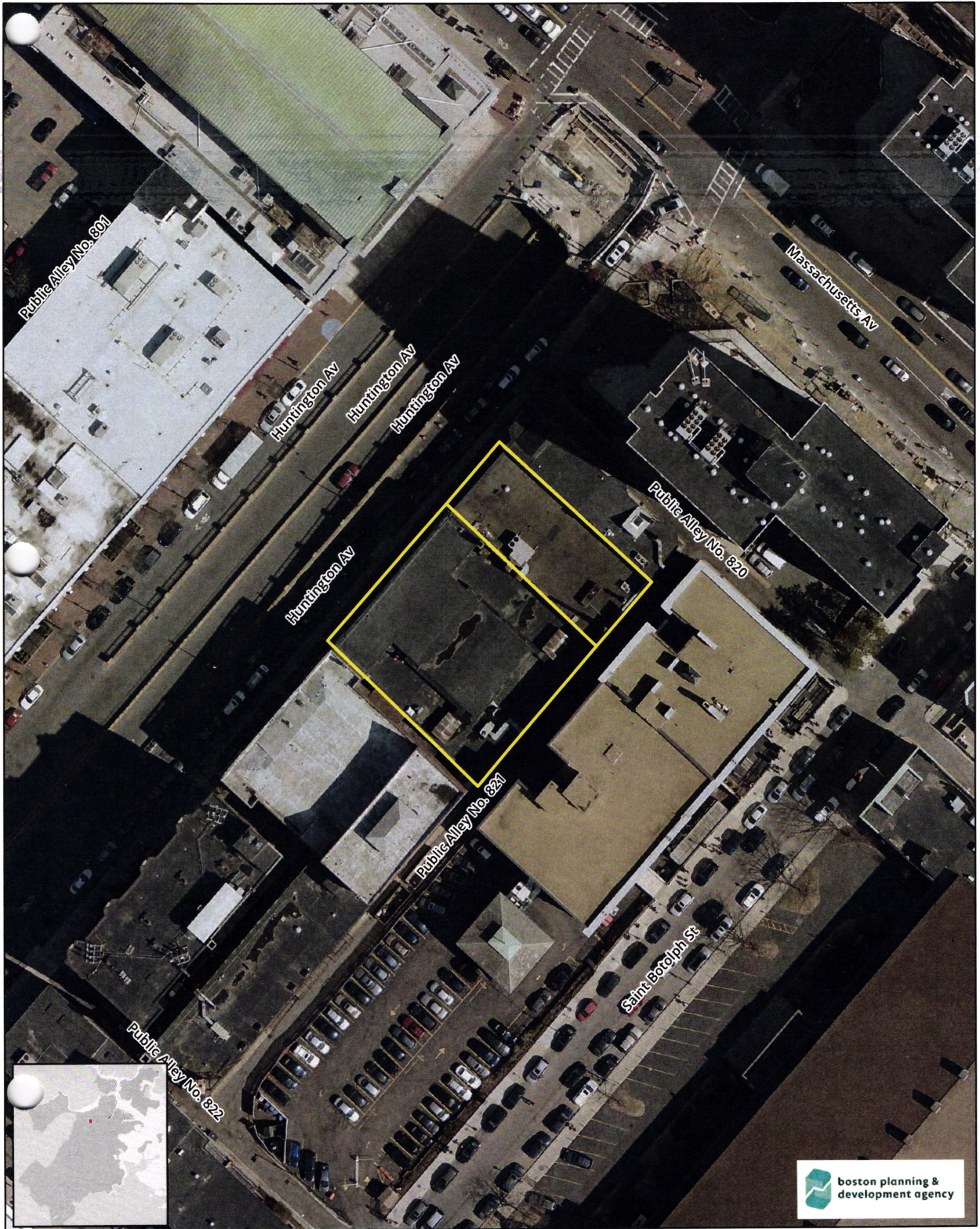
connection with the NPC; and (ii) waives further review of the NPC, subject to continuing design review by the BPDA;

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the NPC upon successful completion of the Article 80 Review process for the Proposed Project.

# 252-258 Huntington Avenue, Fenway

1:800



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1:800

