

## 1.1 Project Identification

Project Name

**1282 Boylston Street**

Location

Fronting Boylston Street, between intersection with Jersey Street and 1270 Boylston Street. Alley along rear property line.

Proponent

Submitted on behalf of Offsite Real Estate, LLC. by  
**The Abbey Group**  
575 Boylston Street, 8th Floor  
Boston, MA 02116  
(617) 266-8860  
William Keravuori, Senior Vice President  
Jason Epstein, Project Manager

Architect

**Bruner/Cott and Associates**  
130 Prospect Street  
Cambridge, MA 02139  
(617) 492-8400  
Simeon Bruner, Principal  
Robert Simmons, Associate Principal

Contractor

**Suffolk Construction Company / William A. Berry & Son**  
65 Allerton Street  
Boston, MA 02119  
(617) 445-3500

## 1.2 Project Summary

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### 1.2.1 Project Change From 2011 Approval

This Notice of Project Change is being submitted to amend the project that was approved by the Zoning Commission and the Mayor in December of 2011. The new project removes the original office component of approximately 100,000 square feet and replaces it with an additional 112 residential units. The new building program remains consistent with the City's and the Neighborhood's vision of creating 24-hour, mixed used, "urban village" in the Fenway area. The additional residents this change brings will further anchor the Fenway as one of Boston's premier residential neighborhoods.

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### 1.2.2 Project Site

The proposed 1282 Boylston mixed use development (the "Project") will be located at 1282 Boylston Street at the east corner of Jersey Street. The Project will adhere to all required setbacks imposed on the site and will maintain additional setbacks on Jersey Street and between the Project and the Baseball Tavern located at 1270 Boylston. This additional setback will create a new street to the existing alley that runs between Boylston and Peterborough Street.

The Project Site is centrally located on the Fenway Boylston Street corridor and it's proximate to several public transportation options and vehicle thoroughfares.

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### 1.2.3 Prior Development Experience in the Fenway Neighborhood

The Abbey Group has already completed two major developments in the Fenway Neighborhood in the past eleven years with Landmark Center at 401 Park Drive and Landmark Square at 75 Peterborough Street.

The Abbey Group's transformation of the old Sears Building into the Landmark Center created approximately 970,000 square feet of office, health club, daycare, retail, and cinema space, as well as 1,790 parking spaces. In 2000, the Abbey Group constructed the Landmark Square apartment building and it has proven to be a highly desirable building typically operating with little to no vacancy. The architecture is warm and contextual and has been a well-received addition to Peterborough Street neighborhood.

These highly successful developments have played a crucial role in the recent Fenway Neighborhood revitalization. This area has seen significant construction growth in the past decade beginning with Landmark Center and Landmark Square.

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## 1.2.4 Existing Site Uses

The site currently functions as a surface parking facility with a capacity of 169 vehicles. Prior to this current use, the site served as a drive-through McDonalds Restaurant with some additional commercial parking. When The Abbey Group took ownership of the site in the spring of 2010, the McDonalds was raised and the lot received new paving, landscaping, and fencing in anticipation of its current interim use.

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## 1.2.5 Proposed Development

The proposed 344,000 gross square foot mixed-use project at 1282 Boylston includes 322 residential units, 9,900 square feet of ground floor retail space, 2,700 square feet of community space, and underground parking for approximately 295 vehicles. This integrated residential and retail building blends with the emerging character of the neighborhood.

The proposed project will build on the current momentum in the Boylston Street corridor that is a result of the substantial recent development and proposed projects already in the pipeline. Demand for Fenway area housing continues to rise steadily as the appeal of this emerging "urban village" has become a highly desirable area for professionals, young families, and empty nesters moving back into the city. As such, the proposed project will include studios, 1BR, 2BR and 3BR residential options to meet the demands of these various demographics. These urban dwellers see the Fenway neighborhood itself, as well as its proximity to downtown, as primary amenities. Therefore, it is the goal of this development to provide a comfortable, modern building that promotes a lifestyle that encourages taking advantage of these assets.

The site exists on a 'superblock' that runs from the intersection of Boylston and Park Drive to Jersey Street. To reduce the unbroken length of the block, The Abbey Group will construct a new publicly accessible street on the project site that will connect Boylston Street to the alley that runs between Boylston and Peterborough Streets. This neighborhood enhancement results in several other additional benefits:

- breaks down the building massing
- creates an additional access point
- brings additional order to the alley
- moves building vehicular access away from Jersey Street and the entrance to 1330
- results in a fully articulated façade

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## 1.2.6 Public Review

As set forth in more detail below, the Proposed Project will be reviewed by the Boston Redevelopment Authority pursuant to the provisions of Article 80B (Large Project Review) and Article 80C (Planned Development Area Review) of the Boston

Zoning Code. As part of such review the Proposed Project will be reviewed by the BRA, Boston Transportation Department, Boston Environment Department, Boston Civic Design Commission, and other city agencies, as well as by neighborhood groups.

The Proponent has already held several preliminary meetings with these groups and has received broad based support for the Project. The Project adheres to the intended goal of the PDA Zoning and continues the trend of creating more dense development along the Boylston Street corridor to enhance the "urban village" objective.

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## **1.2.7 Public Benefits**

The proposed project at 1282 Boylston will offer substantial benefits to the Fenway neighborhood and its residents providing: new housing options, expanded retail alternatives, and enhanced urban design. The underlying goals of the project are consistent with the neighborhood's master plan to promote housing while preserving the unique character of the area and providing an active 24/7 environment repopulated with retail and restaurant patrons and residents. The new energy emanating from this project will contribute to the desired "urban village" atmosphere in the area, as well as bring jobs and additional economic activity to the Fenway. Additionally, the proposed project is committed to onsite affordable housing and to the creation of a multi-purpose, flexible community space.

### **Fenway Neighborhood Community Center:**

- The proposed project will include a ground floor space, attached to a restaurant or café that is for the use and enjoyment of the neighborhood. This space is discussed in more detail at the end of this section.

### **Affordable Housing:**

- The Project will provide 15 additional affordable housing units (13% of the new residential component) in addition to the already approved 21 affordable housing units for a total of 36 onsite units for the benefit of the neighborhood.
- The Project change will also make an additional \$1,400,000 contribution to community benefits.

### **Economic Benefits:**

- Add over 300 new housing units to help address the ever-increasing demand in the Fenway Neighborhood.
- Introduce new retail and residential vitality along Boylston and Jersey Streets.
- Increase economic activity to the Fenway with mixed-use property for residents, workers, shoppers, and diners.
- Create 600 construction jobs with as many as 250 trades-people working onsite.
- Increase tax revenue for the city.

**Neighborhood Design Enhancements:**

- Create a vibrant pedestrian and public transit accessible multi-use residential, retail, and community focused project in an existing surface parking lot.
- Reduce the ground floor footprint of the building to create a dedicated truck drive lane away from the existing neighborhood alley to lessen vehicular congestion and pull the loading functions away from the neighboring residential buildings.
- Use varied multi-level and multi-material façade articulation to bring a warm pedestrian “urban village” feeling to the area.
- Support the Boylston Street Reconstruction Plan through sidewalk and streetscape design.
- Reduce building footprint on Jersey Street to align with existing building setback, and extend the residential streetwall to Boylston Street.
- Reduce the Jersey and Boylston corner by an additional seven feet to provide visual space between 1282 and 1330 Boylston, which will enhance this gateway to the residential West Fens.
- Create a new, two-lane private way for alley access and development access.
- Eliminate two curb cuts on Boylston Street.
- Continue the recent trend of bringing high quality architecture to the neighborhood.

**Sustainable Design Focus:**

- Incorporate state of the art “green” design elements including energy efficient mechanical and building control systems and environmentally responsible materials.
- Build onsite bicycle storage with easy access to encourage bicycle use.

1.2.7.1 Fenway Neighborhood Community Space

The proposed project will provide a dynamic and flexible neighborhood space that will be available to all individuals and groups in the neighborhood. It will be located on the ground floor of the building, and is attached to a neighborhood café, restaurant or coffee shop. To make this space accessible to all, it will be unaffiliated with any one particular group and can be occupied by individuals or groups on either a reservation or first-come first-served basis.

The design of the space will allow community users to close off the space for privacy and will furnish it flexibly to accommodate individual seating, small group meetings, or large gatherings. The on-site café will maintain and clean the space as well as coordinate the schedule for various community users.

Programming opportunities for the space include: free wi-fi for personal use, a reading library, gallery shows of local artists and audio-visual infrastructure for live music

The community center will be handicap accessible.

The Abbey Group  
1282 Boylston Street Project

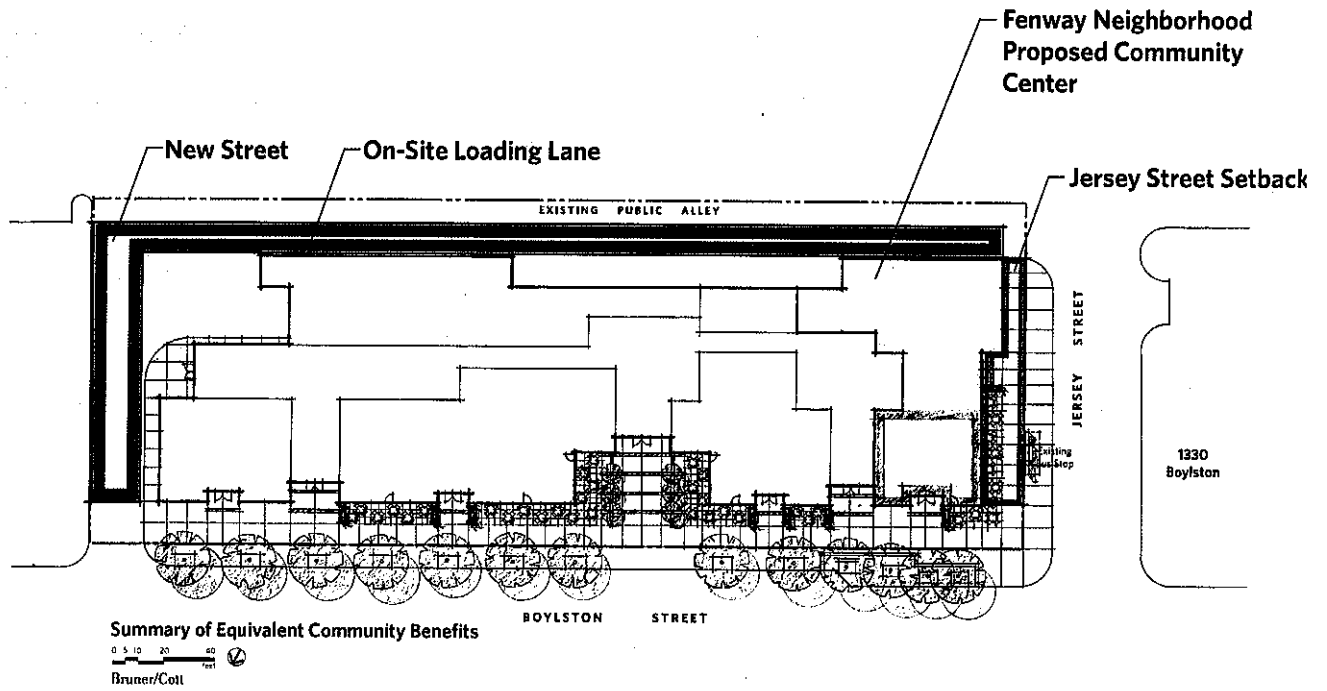


Figure 1-1 - Neighborhood Community Center Legend

The Abbey Group  
1282 Boylston Street Project

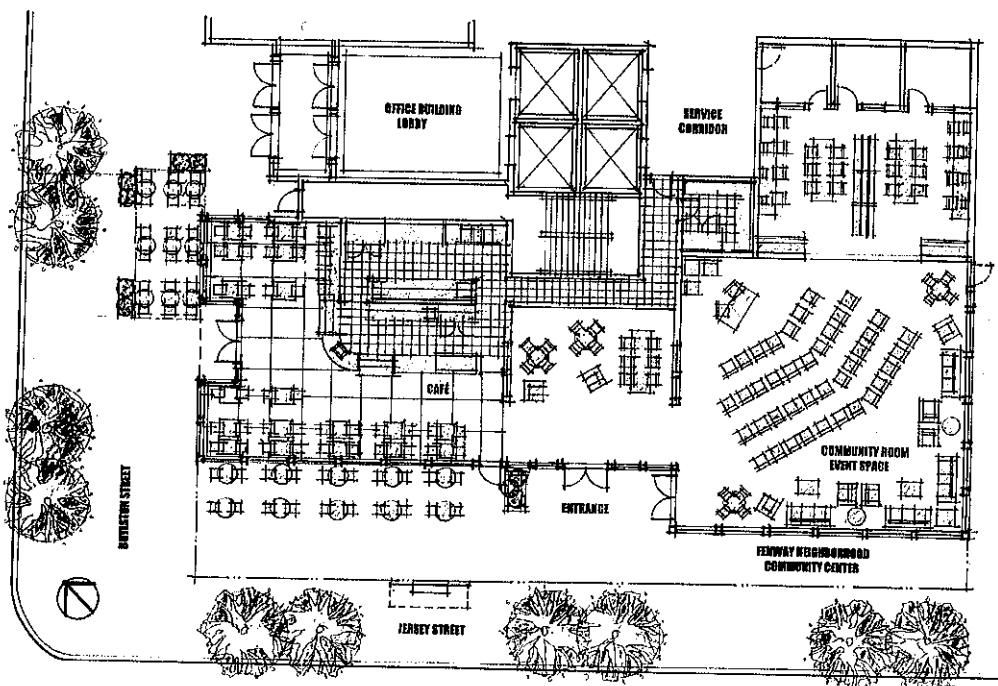


Figure 1-2 - Proposed Neighborhood Community Center Plan

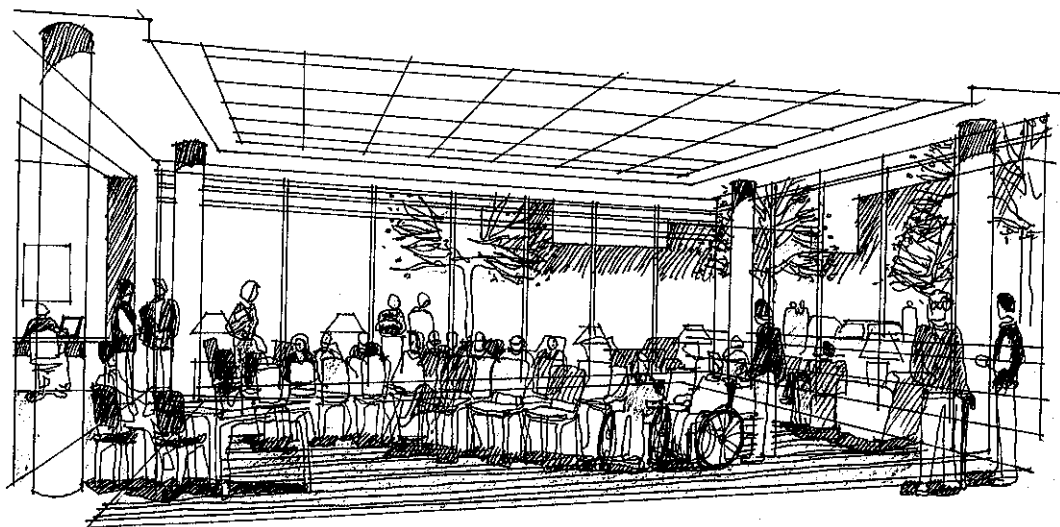


Figure 1-3 - Neighborhood Community Center View

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## 1.2.8 Zoning Compliance

The Revised Project is located in the South Boylston Street Neighborhood Shopping District ("South Boylston NS-3 District") within the Fenway Neighborhood District, which is governed by Article 66 of the Boston Zoning Code (the "Code"). The Prior Project underwent review by the Boston Redevelopment Authority ("BRA") pursuant to the provisions of Article 80 of the Code. Article 80 review began with the filing with the BRA of a Letter of Intent on June 15, 2011 and a Project Notification Form on July 5, 2011. On November 17, 2011 the BRA voted to approve the Prior Project and on December 14, 2011 the Director of the BRA issued the Scoping Determination Waiving Further Review of the Project under Section 80B-5.3(d) of the Code. This Notice of Project Change is submitted to the BRA pursuant to the provisions of Section 80A-6 of the Code.

The Prior Project was approved for office, retail, restaurant, residential and community uses. The Revised Project adds more residential units in the place of the office space proposed in the Prior Project; the ground floor spaces for retail, restaurant and community uses remain the same. The Revised Project also slightly modifies the design and adds an increase of height of the west tower portion of the building from 180 to 190 feet. The changes for the Revised Project do not increase any impacts on the neighborhood. In fact, because of the change in the rear configuration of the Revised Project (an increase of approximately 19 feet in the setback of the building from the rear alley) the Revised Project should lessen impacts on the neighborhood by improving traffic circulation in the rear alley.

The Prior Project was also reviewed and approved as a Planned Development Area pursuant to the provisions of Article 80C of the Code. The Prior Project was approved by the Zoning Commission on December 14, 2011 (and by the Mayor on December 15, 2011) as Planned Development Area No. 81. The approvals included the approval of the Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 (the "PDA Plan"). The PDA Plan included a description of the Prior Project, the Site, Proposed Location and Appearance of Structures, Size and Dimensions of Structures, Uses, Open Spaces and Landscaping, Traffic Circulation, and other components of the Prior Project. It is proposed that the PDA Plan be amended and restated in its entirety ("Amended and Restated PDA Plan") to reflect the revised configuration of the structure, the increase of maximum building height from 180 feet to 190 feet, and the change in allowed uses to include retail, residential and community uses. The Amended and Restated PDA Plan will be submitted for review and approval pursuant to the provisions of Section 80C-7 of the Code.

There has been no change to the Project Area, therefore, the Revised Project satisfies the one (1) acre minimum for approval as a PDA. There has been no change to the Maximum Floor Area Ratio, which will remain at 7.0. There also have been no changes to traffic circulation, landscaping, and off-street parking. It is also proposed that Table 2 in Section 66-28 of the Code be amended to allow for a maximum building height of 190 feet in the South Boylston St. NS-3 Area. Approval of this zoning change as well as the Amended and Restated PDA Plan will be sought from the BRA, the Zoning Commission, and the Mayor pursuant to the provisions of



Article 80C of the Code. The proposed Amended and Restated PDA Plan is attached as Appendix A.

Table 1-1 - Dimensional requirements

	<b>Table 2 - Section 66-28</b>	<b>2011 Approval</b>	<b>Proposed Project</b>
<b>Maximum Building Height</b>	150 ft.	138'-8" (East Tower) 178'-0" (West Tower)	140'-0" (East Tower) 189'-0" (West Tower)
<b>Maximum FAR</b>	7.0	7.0	7.0
<b>Street Wall Height</b>	Determined during Article 80 Review	To be determined	To be determined
<b>Setback Above Street Wall</b>	Height determined during Article 80 Review	To be determined	To be determined