

# RACKEMANN SAWYER & BREWSTER

PROFESSIONAL CORPORATION  
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Established 1886

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June 27, 2018

## **BY HAND DELIVERY AND EMAIL**

Brian P. Golden, Director  
Boston Planning and Development Agency  
One City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Attention: Aisling Kerr, Project Manager  
(aisling.kerr@boston.gov)

**Re: 319 "A" Street Rear – First Amendment to First Amended and Restated  
Development Plan**

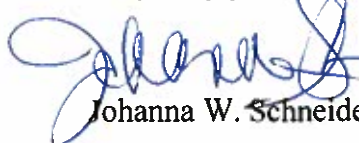
Dear Director Golden:

On behalf of EQR-315 on A Apartments LLC, enclosed are seven (7) copies of the proposed First Amendment to First Amended and Restated Development Plan for 319 "A" Street Rear within Planned Development Area No. 69, South Boston/The 100 Acres.

I will forward under separate cover the tear sheet evidencing publication in the Boston Herald.

Please do not hesitate to contact me should you have any questions regarding this submission. Thank you very much.

Very truly yours,



Johanna W. Schneider

Enclosures

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Boston

Wellesley

West Tisbury

**FIRST AMENDMENT**  
to  
**FIRST AMENDED AND RESTATED DEVELOPMENT PLAN**  
for  
**319 “A” STREET REAR**  
within  
**PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES**

Boston, Massachusetts

\_\_\_\_\_, 2018

Pursuant to Section 3-1A and Section 80C-7 of the Boston Zoning Code (the “Code”), and the Master Plan for Planned Development Area (“PDA”) No. 69, South Boston/The 100 Acres, as amended (the “PDA Master Plan”), this amendment constitutes the First Amendment to the First Amended and Restated Development Plan for 319 “A” Street Rear within PDA No. 69, South Boston/The 100 Acres (“First Amendment”).

Pursuant to Section 3-1A and Article 80C of the Code and the PDA Master Plan, by vote taken on December 14, 2010, the Boston Redevelopment Authority (the “BRA”) approved a PDA Development Plan for the approximately 0.47-acre (29,659 square foot) parcel located at 319 A Street Rear (the “Site”) within PDA Area No. 69, South Boston/The 100 Acres (the “Original PDA Plan”). On January 9, 2011, the Zoning Commission of the City of Boston (the “Commission”) approved the Original PDA Plan, which became effective on January 20, 2011. On November 17, 2011, the BRA approved a First Amended and Restated Development Plan for the Site, which was approved by the Commission on December 14, 2011 and became effective on December 15, 2011 (the “Site PDA Plan”). The PDA 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/Compliance was issued in April 2012 and the Project was completed in 2013.

On June 27, 2018, EQR-315 on A Apartments LLC, a Delaware limited liability company controlled by Equity Residential (the “Proponent”) filed this First Amendment to allow a single change to the Project. The sole change to the Project is to permit office use for approximately 1,000 square feet on the ground floor of the Project, shown on Exhibit A hereto.

The PDA Master Plan identifies the Site as a portion of Parcel A<sub>3</sub> of the PDA Master Plan Area and assigns it 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 Site”. See Site PDA Plan, ¶ 11. Exhibit F to the PDA Master Plan lists Office as an allowed use on parcels designated as Residential/Commercial Mixed Use. As such, the proposed change is fully consistent with the underlying PDA documents.

This Amendment consists of 2 pages of text plus a single ground floor plan, designated Exhibit A.

The Site PDA Plan is hereby amended by this Amendment as follows:

PDA Uses

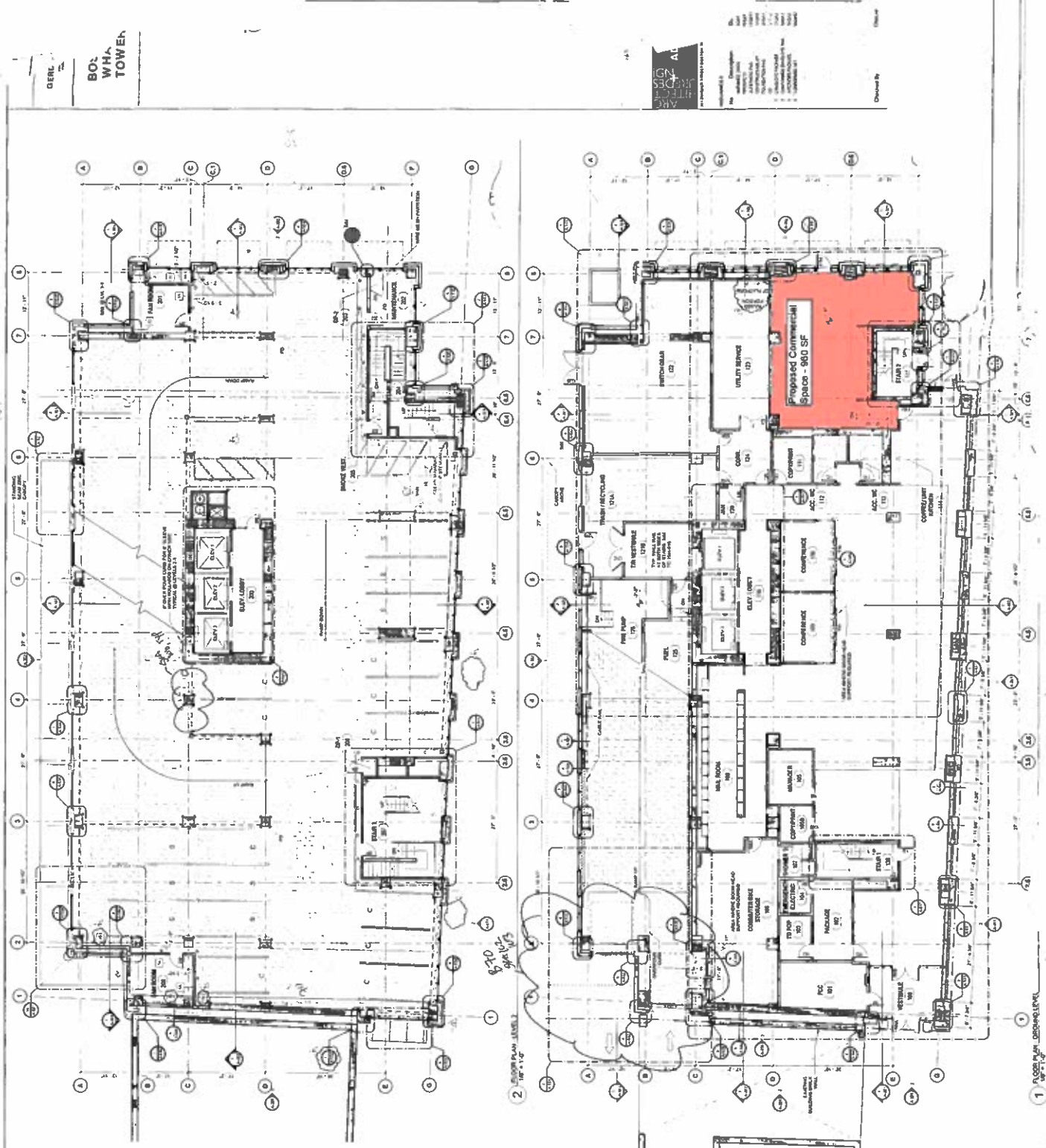
In addition to the uses specified in Section 11 of the Site PDA Plan, approximately 1,000 square feet of ground floor Office Use shall be permitted at the Project.

Except as amended by this Amendment, the Site PDA Plan remains unmodified and in full force and effect.

**EXHIBIT A**

319 A Street Rear - Ground Floor Plan

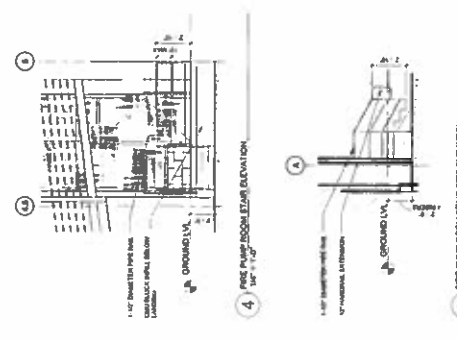
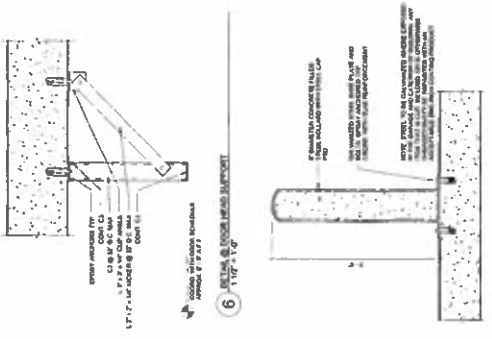
[attached]



**BOQ: WHA TOWER**

ARCHITECTURAL  
 SIGNATURE  
 PROJECT NO. 1000000000  
 SHEET NO. 1000000000  
 DATE 10/10/10

Checked By



PLAN LEGEND	
	CONCRETE COLUMN
	CONCRETE BEAM
	CONCRETE SLAB
	CONCRETE WALL
	STEEL REINFORCEMENT
	ELECTRICAL CONDUIT
	CABLE TRAY
	FIRE RATED DOOR
	FIRE RATED WINDOW
	FIRE RATED WALL
	FIRE RATED CEILING
	FIRE RATED FLOOR

Notes: 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS APPROVED BY THE ARCHITECT.