

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LAUREN WILLIAMS, PROJECT MANAGER

SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER THE
DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA
NO. 70, THE RESIDENCES AT 399 CONGRESS STREET, IN SOUTH
BOSTON

SUMMARY: This Memorandum requests authorization for the Secretary to advertise a public hearing, pursuant to Section 80C of the Boston Zoning Code (the "Code"), to be held on June 13, 2013 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, regarding the Development Plan for Planned Development Area No. 70, the Residences at 399 Congress Street, South Boston.

PROJECT BACKGROUND

On May 30, 2006, the Proponent, Madison Seaport Holdings, filed a Letter of Intent for 399 Congress Street proposing a 502-room hotel with 140 on-site parking spaces. This submission was followed by a Project Notification Form ("PNF") on August 1, 2006. On March 8, 2007, the Boston Redevelopment Authority ("BRA") voted to authorize the Director to issue a Scoping Determination under Code Section 80B-5.3 (d) approving the hotel project, subject to a Development Impact Project public hearing. The Proponent spent the next four years attempting to finance and develop the approved hotel project.

On August 12, 2011 the Proponent filed a Notice of Project ("NPC") for Large Project Review and a Planned Development Area ("PDA") Development Plan, changing the proposed project's use from hotel to a multifamily residential project, the Residences at 399 Congress Street (the "Proposed Project"). However, the project did not move forward with the Article 80 development review process.

THE PROPOSED PROJECT

On January 30, 2013 the Proponent met with BRA staff to revise the residential program of the Proposed Project. The revised Proposed Project consists of a 22-story,

approximately 414-unit apartment building containing approximately 12,000 square feet of supporting ground-floor lobby, retail, and innovation space; a second and third floor “Innovation Extended Stay and Collaboration Center,” consisting of approximately 60 small, highly efficient “innovation units” with shared gathering areas, work zones, conference areas, and business amenities; and approximately 12,600 square feet of shared-use building amenity space, consisting of a fitness room, media room, and a game and lounge area. The apartments on floors 4 through 20 are anticipated to include a mix of studio, 1, 2, and 3 bedroom units, with the overall mix weighted towards smaller units consistent with the focus of the City of Boston’s Innovation District concept for the area. Parking for approximately 144 vehicles (including stacker spaces) will be provided in a 3 level underground garage.

The total development cost is approximately \$200,000,000.

DEVELOPMENT TEAM

The development team consists of:

Proponent:	Madison Seaport Holdings, LLC
Architect (s):	ADD Inc. & Group One Partners, Inc.
Legal Counsel:	Brennan, Dain, Le Ray, Weist, Torpy & Garner, P.C.
Transportation Consultant:	Vanasse Hangen Brustlin
Engineer:	Nitsch Engineering

RECOMMENDATIONS

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing to consider the Development Plan for Planned Development Area No. 70, the Residences at 399 Congress Street, South Boston, pursuant to Section 80C of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise, pursuant to Section and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority on June 13, 2013 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 70, the Residences at 399 Congress Street, in South Boston.