

## MEMORANDUM

JUNE 13, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
LARA MERIDA, DEPUTY DIRECTOR FOR COMMUNITY PLANNING  
DAVID CARLSON, SENIOR ARCHITECT  
JOHN FITZGERALD, SENIOR PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT  
PLAN FOR THE SECOND AMENDMENT TO THE PLANNED  
DEVELOPMENT AREA NO. 56, THE POINT LOCATED AT 176-184  
BROOKLINE AVENUE, 200 BROOKLINE AVENUE AND 1387  
BOYLSTON STREET, FENWAY

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**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80A, 80B-7 and 80C-5 of the Boston Zoning Code (the "Code"), to be held on July 16, 2013 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the Second Amendment to the Development Plan for Planned Development Area No. 56, The Fenway Mixed Use Project (the "Second PDA Plan Amendment"), for consideration for such project to be considered as a Development Impact Project ("DIP") and for Article 80 approval.

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### **PROJECT SITE**

The project site is a triangular block of land located at the corner of Brookline Avenue and Boylston Street. Boylston Street borders the project site to the south and connects the Sears Rotary to the west with Downtown Boston to the east. Brookline Avenue borders the project site to the north connecting Brookline Village to the west with Kenmore Square to the east (the "Project Site").

The existing conditions of the Project Site for the Point Project, as defined in the Second PDA Plan Amendment, include three connected one-story brick buildings totaling approximately 20,150 square feet (176-184 Brookline Avenue, 200 Brookline Avenue, and 1387 Boylston Street) and some surface parking and loading/service areas.

## **PLANNED DEVELOPMENT AREA No. 56 BACKGROUND AND PROPOSED SECOND AMENDMENT**

On March 28, 2002 the BRA approved a Map Amendment Application that created Planned Development Area No. 56. On April 1, 2004 the BRA approved the first amendment to PDA No. 56. Planned Development Area No. 56 encompasses an area known as the Trilogy Parcel, of which the Trilogy Building was constructed and completed in 2006. Immediately abutting the Trilogy Parcel, to the West along Boylston Street, is an approximately 25,191 square foot parcel of land (the "Point Parcel").

On June 6, 2013, the Proponent filed the Second PDA Plan Amendment. The Second PDA Plan Amendment will expand to include the Point Parcel as a second development area for the Proposed Project site, resulting in a total square footage of 122,450 for Planned Development Area No. 56.

## **PROPOSED PROJECT**

Fenway Ventures Point Properties, LLC (the "Proponent"), submitted an Expanded Project Notification Form ("PNF") to the Boston Redevelopment Authority ("BRA") on February 15, 2013 for the development of The Point Building project located at 176-184 Brookline Avenue, 200 Brookline Avenue and 1387 Boylston Street in the Fenway neighborhood.

The Point Building project, as described in the Second PDA Plan Amendment, will consist of the construction of a new mixed-use building totaling up to 302,292 square feet, up to 270 feet in height, with retail space and residential lobby space on the first two floors and residential units on the remaining floors above. The residential space will include a minimum of 275, and a maximum of 330, residential units. The residential component of the Point Building project is anticipated to consist of rental units initially, some or all of which may transition into home ownership units in the future. Both residents and retail patrons will utilize existing parking capacity at the adjacent Trinity Garage accessible from existing driveways on Brookline Avenue and Kilmarnock Street (the "Proposed Project").

## **RECOMMENDATION**

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the Second PDA Plan Amendment, The Proposed Project as a DIP, and for Article 80 approval.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80A, 80B-7 and 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on July 16, 2013 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the Development Plan for the Planned Development Area No.56, The Fenway Mixed Use Project (the "Second PDA Plan Amendment") and to consider the Point Building Project described in the Second PDA Plan Amendment as a Development Impact Project , and for Article 80 approval.