

MEMORANDUM

SEPTEMBER 12, 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 TO CONSIDER THE 40
TRINITY PLACE PROJECT, LOCATED ON STUART STREET IN THE
BACK BAY, AS A DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80B-7 of the Boston Zoning Code (the “Code”), to be held at a date and time deemed appropriate by the Director, to consider the 40 Trinity Place Project (the “Proposed Project”) as a Development Impact Project.

INTRODUCTION

Trinity Stuart, LLC (the “Proponent”) submitted a Project Notification Form (“PNF”) to the Boston Redevelopment Authority (“BRA” or “Authority”) on October 29, 2012 for the development of the 40 Trinity Place project (the “Proposed Project”) located on Stuart Street in the Back Bay neighborhood. After issuing a Scoping Determination based on the PNF, the Proponent then filed a Draft Project Impact Report (“DPIR”) in response on July 17, 2013.

The Proposed Project site is at the southeast corner of the intersection of Stuart Street and Trinity Place. It currently is occupied by the Boston Common Hotel and Conference Center, and air rights over a portion of the adjacent University Club.

PROPOSED PROJECT

The Proposed Project involves demolition of the existing Boston Common Hotel and Conference Center building and construction of a new 33-story, approximately 400 foot tall, mixed-use building totaling approximately 380,450 square feet, with approximately

115 residential units, an approximately 227-room hotel with accessory conference center space, as well as three restaurants and lounges totaling approximately 11,300 square feet.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the Proposed Project, as a Development Impact Project.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80B-7 of the Boston Zoning Code, before the Boston Redevelopment Authority to be held at a date and time deemed appropriate by the Director, to consider the 40 Trinity Place Project as a Development Impact Project.