

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
DAVID CARLSON, EXECUTIVE DIRECTOR BCDC/SENIOR
ARCHITECT
CASEY HINES, PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR A DEVELOPMENT PLAN
FOR PLANNED DEVELOPMENT AREA NO. 95, 80 EAST BERKELEY
STREET, SOUTH END, BOSTON, AND TO CONSIDER THE 80 EAST
BERKELEY STREET PROJECT AS A DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80B-5.3, 80B-7, and 80C-5 of the Boston Zoning Code (the “Code”), to be at a date and time to be determined by the Director, (i) to consider the 80 East Berkeley Street Project as a Development Impact Project, and (ii) regarding the Development Plan for Planned Development Area No. 95, 80 East Berkeley Street, South End, Boston (“PDA No. 95”).

PROJECT SITE

The 80 East Berkeley Street project will be located on an approximately 47,360 square foot (1.09 acre) site in the South End Neighborhood of Boston. The site, at 80 East Berkeley Street, is bounded by Shawmut Avenue on the west side, East Berkeley Street on the south, and Washington Street on the east; two buildings- a seven-story residential building (Waterford Place) and a one-story Massachusetts Bay Transit Authority (“MBTA”) substation building- are located just north of the northern edge of the site (the “Project Site”).

Presently, the eastern portion of the Project Site fronting on Washington Street and East Berkeley Street contains an auto repair facility, and the western portion of the Project Site fronting on Shawmut Avenue and East Berkeley Street is used as a surface parking lot. The auto repair facility is paved and has a small, one-story building with

approximately 31 accessory parking spaces. The public parking lot contains 89 parking spaces and an attendant's booth and is otherwise undeveloped.

DESCRIPTION AND PROGRAM

The Druker Company Ltd. proposes to demolish the existing buildings on the Project Site and to construct an approximately 308,000 square foot mixed-use building which will include approximately 18,000 square feet of ground floor retail and/or restaurant space, expanding upon the South End retail streetscape, ten floors containing a total of approximately 290,000 square feet of office space, and two levels of below-grade parking for approximately 200 vehicles, approximately 80 net new spaces. The new building will be 150 feet in height. Along the northern edge of the site will be a landscaped, pedestrian-friendly accessway connecting Shawmut Avenue and Washington Street (the "Proposed Project").

The Project Site is located within the boundaries of the Harrison-Albany Corridor Strategic Plan, which was published by the Boston Redevelopment Authority ("BRA") in June of 2012. The Proposed Project will be located in the New York Streets sub-area and will be consistent with the goals stated in the Strategic Plan.

RECOMMENDATION

Based on the foregoing, Boston Redevelopment Authority staff recommends that the Secretary be authorized to advertise a public hearing to consider the 80 East Berkeley Street project as a Development Impact Project, and regarding the Development Plan for Planned Development Area No. 95, 80 East Berkeley Street, South End, Boston as is required pursuant to Sections 80B-5.3, 80B-7, and 80C-5 of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80B-5.3, 80B-7, and 80C-5 of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held at a date and time to be determined by the Director to consider the 80 East Berkeley Street project as a Development Impact Project, and regarding the Development Plan for Planned Development Area No.95, 80 East Berkeley Street, South End, Boston.

Exhibit A
Site Plan