

MEMORANDUM

BOARD APPROVED

AUGUST 15, 2019

**TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND BRIAN P. GOLDEN, DIRECTOR**

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, PROJECT MANAGER

SUBJECT: PUBLIC HEARING FOR THE APPROVAL OF THE DEVELOPMENT PLAN
FOR PLANNED DEVELOPMENT AREA NO. 125, PARCEL 12, BACK BAY,
BOSTON, MASSACHUSETTS, AND TO CONSIDER THE PARCEL 12
PROJECT AS A DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests, in connection with the public hearing on the proposed Parcel 12 Project, located in the Back Bay neighborhood of Boston (as further described below, the "Proposed Project"), that the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA")¹, acting by and through the vote of its Board of Directors (the "Board"): (1) approve the Development Plan for Planned Development Area No. 125, Parcel 12, Back Bay, Boston, Massachusetts (the "Development Plan") and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the "Code"); (2) authorize the Director of the BPDA (the "Director") to petition the Boston Zoning Commission for approval of the Development Plan and accompanying map amendment, pursuant to Sections 3-1A.a and 80C of the Code; (3) authorize the Director to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the Proposed Project; (4) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (5) authorize the Director to issue

¹ Effective October 20, 2016, the BRA commenced doing business as the BPDA.


one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; (6) approve the Proposed Project as a Development Impact Project ("DIP") within the meaning of Section 80B-7 of the Code; and (7) authorize the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering one or more Development Impact Project Agreement(s), Cooperation Agreement(s) which will include a provision requiring compliance with the Boston Residents Construction Employment Plan, and Affordable Housing Agreement(s), along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan.

PROJECT SITE

The Parcel 12 Project site (the "Project Site"), commonly known as Massachusetts Department of Transportation Air Rights Parcel 12, consists of land and air rights parcels located in the Back Bay neighborhood of Boston above and adjacent to the Massachusetts Turnpike ("Turnpike"). The approximately 1.81-acre Project Site is bounded on the north by Newbury Street Extension, on the east by Massachusetts Avenue, on the south by Boylston Street, and on the west by the Turnpike.

DEVELOPMENT TEAM

The development team for the Proposed Project consists of:

Proponent: S&A P-12 Property LLC,
 an affiliate of Samuels & Associates
 Steve Samuels
 Peter Sougarides
  Abe Menzin

Architect: Elkus Manfredi Architects
 David Manfredi
 Kevin Lennon