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Samuels & Associates proposal at 1400 Boylston St. approved by Boston Planning & Development Agency board

March 01, 2024 - Owners Developers & Managers

Boston, MA The Samuels & Associates proposal at 1400 Boylston St. to create a mixed-use project anchored with an office/research and development building along with active retail spaces and creating multiple community benefits was approved by the Boston Planning & Development Agency board.

“This project and its benefits are a direct reflection of a robust community process. We are grateful for more than two decades of partnership with the Fenway neighborhood in shaping the Boylston Street corridor,” said Peter Sougarides, Samuels & Associates. “This is a marquee location at the gateway to one of the city’s most dynamic and historic neighborhoods. It was imperative that we use this opportunity to create additional open space that is adjacent to the Emerald Necklace, create a new civic space and support the region’s affordable housing priorities.”

Located at a key parcel, adjacent to the Emerald Necklace and at the gateway to the Fenway neighborhood, 1400 Boylston creates significant community benefits, including:

- **Publicly Accessible Open Space:** Creates an additional half-acre of publicly accessible open space along the Emerald Necklace.
- **Civic Building:** Develops a 5,000 s/f building that will be programmed in response to community needs and could serve as a Boston Public Library neighborhood branch.
- **Affordable Housing:** Contributes \$18 million to the nearby 165 Park Dr. housing project, which will develop 117 residential units, including 48 affordable homeownership units. Also, provides \$1.3 million in funding for affordable housing with the Fenway CDC.
- **Sustainability:** Net zero carbon hybrid electric building.

Additional Benefits: Continues longstanding support for improved mobility with \$2.7 million in transportation mitigation support. Provides \$6.8 million in Linkage funding for jobs and housing and \$1.5M for the Emerald Necklace