

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR THE THIRD
AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING LOCATED
IN BRIGHTON, MASSACHUSETTS

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80C-5.4 of the Boston Zoning Code (the "Code"), to be held on June 13, 2013 at 5:30p.m., or at such a time and date deemed appropriate by the Director, regarding; the Third Amendment to the Development Plan (the "Development Plan") for Planned Development Area No. 46 (the "Third Amendment") for Brighton Landing (the "Proposed Project"), located on Guest Street in the Brighton neighborhood of Boston, undertaken by NB Guest Street Associates LLC.

PROPONENT AND PROJECT SITE

The proponent of the Proposed Project is NB Guest Street Associates LLC (the "Proponent"). Brighton Landing, encompassed by Planned Development Area No. 46, contains approximately 8.05 acres of land located on both the northerly and southerly sides of Guest Street in Brighton (the "Project Site").

BRIGHTON LANDING

The Development Plan for Planned Development Area No. 46 for Brighton Landing, approved by the Boston Redevelopment Authority (the "BRA") on February 25, 1999, approved by the Boston Zoning Commission on March 24, 1999 and which became effective on March 26, 1999, involved the construction of approximately 554,155 square feet of floor area on the northerly side of Guest Street for office, research and development, retail and parking, as well as accessory, ancillary and incidental uses related thereto, and also involved the construction of approximately 520,000 square feet

of floor area on the southerly side of Guest Street, approximately 100,000 square feet of which was designated for manufacturing, retail and fitness center use, as well as accessory, ancillary and incidental uses related thereto on the ground floor and basement, and the balance of approximately 420,000 square feet was designated for approximately 1,200 accessory off-street parking spaces (the "Original PDA Plan").

THE FIRST AMENDMENT (WGBH)

The First Amendment to Development Plan for Planned Development Area No. 46 dated September 29, 2004, approved by the BRA on December 21, 2004, approved by the Boston Zoning Commission on January 19, 2005, and which became effective on January 19, 2005, involved the expansion of the area encompassed by PDA Development Area No. 46 and the construction of approximately 146,717 square feet of floor area on the northerly and southerly sides of Guest Street, and an above-ground connector connecting the building at One Guest Street with the building at 10 Guest Street, in order to allow the WGBH Educational Foundation to use the West Building (as defined in the Original PDA Plan) and the 146,717 square feet of new space for corporate offices, radio and television studios, and state-of-the art multi-media broadcasting, production and communication facilities (the "First PDA Plan Amendment").

THE SECOND AMENDMENT

The Second Amendment to Development Plan for Planned Development Area No. 46 dated October 18, 2012, approved by the BRA on October 18, 2012, and by the Boston Zoning Commission on November 14, 2012, which became effective on November 16, 2012, proposed the modification of the First PDA Plan Amendment to authorize the East Building (as defined in the Original PDA Plan) to be used for restaurant, service and a clinic (non-institutional, non-hospital use), to also authorize the South Building (as defined in the Original PDA Plan) to be used for a clinic (non-institutional, non-hospital use), restaurant, service and research and/or development, and to confirm that a fitness facility use is allowed on the ground floor as well as the basement (the "Second PDA Plan Amendment" and together with the Original PDA Plan and the First PDA Plan Amendment, the "Current PDA Plan").

THE THIRD AMENDMENT (GARAGE ADDITION)

The Third Amendment proposes to modify the Current PDA Plan to allow the existing fifth level on the roof of the Brighton Landing parking structure to be enclosed and the addition of a new sixth level on the roof comprising up to 90,700 square feet. The new sixth level will accommodate approximately 250 parking spaces. These additional spaces will be used to offset the approximately 250 spaces which will be removed from certain areas of the development approved for the adjacent Planned Development Area

No. 87. Therefore, these additional spaces will be utilized not only to service certain elements of Planned Development Area No. 87, but also uses allowed in Planned Development Area No. 46. The Master Plan for Planned Development Area No. 87 and the Development Plan for the Sports Facility Project within Planned Development Area No. 87 along with one or more of the other approved Development Plans within Planned Development Area No. 87 will be amended in forthcoming amendments to reflect such removal of 250 spaces. A new elevator core on the northeast and northwest corners and façade improvements to the western, northern and eastern facades of the Brighton Landing Parking Garage will be constructed after the forthcoming fourth amendment to PDA No. 46 has been approved. Approval of this Third Amendment is requested of the BRA pursuant to Article 80C of the Code.

ARTICLE 80 REVIEW

On April 29, 2013, the Proponent submitted the Third Amendment which was noticed in the Boston Herald on April 30, 2013. On May 20, 2013 the Proponent scheduled a community meeting that was held in the cafeteria of Brighton Landing located at 20 Guest Street in Brighton detailing this Third Amendment which proposes modifications to the Current PDA Plan. The comment period for the Third Amendment will conclude on Thursday, June 13, 2013.

DEVELOPMENT TEAM

The development team consists of:

Proponent: NB Guest Street Associates, LLC.
Ty Hanlan
Keith Craig
Jay Rourke

Legal
Consultants: Goodwin Procter LLP
Lawrence Kaplan

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing regarding the Third Amendment to the Development Plan for Planned Development Area No. 46 as is required pursuant to Section 80C of the Boston Zoning Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on June 13, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, regarding the Third Amendment to the Development Plan (the "Development Plan") for Planned Development Area No. 46 (the "Third PDA Plan Amendment") for Brighton Landing, located on Guest Street in the Brighton neighborhood of Boston, undertaken by NB Guest Street Associates LLC.