

MEMORANDUM

SEPTEMBER 12, 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 FOURTH
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 at a date and time to be determined by the Director, regarding the Fourth Amendment to the Development Plan for Planned Development Area No. 46 (the "Fourth Amendment") for Brighton Landing (the "Project"), located on Guest Street in the Brighton neighborhood of Boston, undertaken by NB Guest Street Associates LLC., as required pursuant to Article 80, Section 80B and 80C of the Code.

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, Brighton Landing (the "Original PDA Plan"), approved by 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 FIRST AMENDMENT (WGBH)

The First Amendment to Development Plan for Planned Development Area No. 46 dated September 29, 2004 (the "First PDA Plan Amendment"), approved by the BRA on December 24, 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 Planned 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 SECOND AMENDMENT (MODIFIED USE)

The Second Amendment to Development Plan for Planned Development Area No. 46 approved by the BRA on October 18, 2012, approved by the Boston Zoning Commission on November 14, 2012, which became effective on November 16, 2012, authorized the East Building (as defined in the Original PDA Plan) to be used for lobby area, restaurant, retail, office, research and development use, service and a clinic (non-institutional, non-hospital use), also authorized the South Building (as defined in the Original PDA Plan) to be used for a clinic (non-institutional, non-hospital use), restaurant, service and office, and confirmed that a fitness facility use is allowed on the ground floor as well as the basement (the "Second PDA Plan Amendment").

THE THIRD AMENDMENT (GARAGE ADDITION)

The Third Amendment to Development Plan for Planned Development Area No. 46 approved by the BRA on June 30, 2013, approved by the Boston Zoning Commission on July 10, 2013, and which became effective on July 10, 2013, authorized the 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 about 90,700 square feet. The new sixth level will accommodate approximately 250 parking spaces. The 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, the 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 “Third PDA Plan Amendment” and together with the Original PDA Plan, the First PDA Plan Amendment, the Second PDA Plan Amendment and the Third PDA Plan Amendment, the “Current PDA Plan”).

THE FOURTH AMENDMENT (ELEVATOR CORE)

The Fourth Amendment to Development Plan for Planned Development Area No. 46 (“Fourth PDA Plan Amendment”) seeks approval to construct a new elevator core on the northeast corner of the garage at the intersection of Guest Street and Life Street as well as capital infrastructure improvements to the northwest corner of the garage. Existing stairwells will be extended to access the newly constructed addition (the “Fourth PDA Plan Amendment”). Approval of the Fourth PDA Plan Amendment is requested of the BRA pursuant to Article 80C of the Zoning Code.

ARTICLE 80 REVIEW

On August 30, 2013, the Proponent submitted the Fourth PDA Plan Amendment which was noticed in the Boston Herald on the same day. The comment period for the Fourth PDA Plan Amendment will conclude on Tuesday, October 15, 2013.

DEVELOPMENT TEAM

The development team consists of:

Proponent: NB Guest Street Associates, LLC.
 Jim Halliday
 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 Fourth 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 Article 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be at a date and time to be determined by the Director, regarding the Fourth Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing, located on Guest Street in the Brighton neighborhood of Boston.