

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 SECOND
AMENDMENT TO PLANNED DEVELOPMENT AREA MASTER PLAN
FOR BOSTON 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 of the Boston Zoning Code (the "Code"), to be held on October 17, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, regarding the Second Amendment to the Master Plan (the "Master Plan") for Planned Development Area No. 87 ("PDA No. 87"), Boston Landing, Guest Street and Life Street, Brighton Landing Area of Boston (the "Second Amendment"), located on approximately 13.98 acres (about 608,969 square feet) of land known as and numbered 38-180 Guest Street, 77 Guest Street, and two (2) vacant lots, all located in the Brighton Section of Boston, Massachusetts, which will be undertaken by Boston Landing, LLC (the "Proponent" or "Developer"), as required pursuant to Article 80, Section 80C.

On March 21, 2012 a PDA Master Plan was filed with the Boston Redevelopment Authority ("BRA") for a project located on approximately 13.98 acres (about 608,969 square feet) of land known as and numbered 38-180 Guest Street, 77 Guest Street, and two (2) vacant lots, all located in the Brighton Section of Boston, Massachusetts (the "Master Plan Site"). On June 12, 2012 the Master Plan was approved by the BRA Board and on July 11, 2012 the Master Plan was approved and adopted by the Boston Zoning Commission. On July 24, 2012, the Proponent submitted the First Amendment to the Master Plan as a result of changes to the project, as it related to design and landscaping. On September 13, 2012 the Master Plan was approved by the BRA Board and on

October 10, 2012 the Master Plan was approved and adopted by the Boston Zoning Commission.

On August 30, 2013, a Second Amendment to the Master Plan for PDA No. 87 (the "Second Amendment") was filed with the BRA and noticed in the Boston Herald on the same day seeking: (i) a change in the name of the Proposed Project to Boston Landing and a change in the name of the Developer to Boston Landing LLC; (ii) the removal of two parcels of land and the addition of one parcel of land from the Project Site; and (iii) the addition of the following uses to the Master Plan (a) Research and Development Use, including biotechnology and laboratory use (provided, however, that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4 ("BSL-3" or "BSL-4") shall be permitted), (b) Studio Production Use, and (c) Multifamily Dwelling or Dwellings Use.

The Proponent seeks to create a district, within a thriving Boston neighborhood, focused on job creation, health and wellness, significant sports and fitness opportunities, open space, and improvements to public infrastructure. The Master Plan Site is currently occupied by buildings and surface parking lots that, at various times, supported industrial manufacturing, industrial offices, storage, and vehicle maintenance.

For well over 100 years, the Master Plan Site has been a job creator for area residents. From the cattle yards around the turn of the century into the industrial age, the area has been a place for agriculture, livestock and manufacturing, which served as the economic backbone for the neighborhood. The area's success was a result of its proximity to Boston's central business district, the city of Cambridge and rail service. In the 1960's however, the area was dramatically changed with the creation of the Massachusetts Turnpike and the elimination of train service to the neighborhood.

The Proponent seeks to provide thousands of employment opportunities, first-class sporting and fitness facilities, diverse retail, residential opportunities, significant open space, and improvements to the existing infrastructure. The Proponent celebrates the historic significance of the Brighton Stockyards and now seeks to create a neighborhood district focused on health and wellness.

Guidance from the Brighton/Guest Street Planning Study, has laid a new foundation for the vision of the Guest Street, Life Street and Arthur Street corridors, with a well-designed and well-coordinated mix of uses and buildings, and with a generous supply of landscaped open space.

The comment period on the proposed Second Amendment concludes on October 15, 2013.

DEVELOPMENT TEAM

The development team consists of:

Proponent: NB Development Group 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 Second Amendment to PDA Master Plan No. 87 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 October 17, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Second Amendment to the Master Plan for Planned Development Area No. 87 for the Boston Landing project.

Exhibit A
Site Plan