

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LAUREN WILLIAMS, PROJECT MANAGER

SUBJECT: THE BOSTON INNOVATION CENTER ON PARCEL F AND THE
BLOCK Q RECREATIONAL AREA OF THE SEAPORT SQUARE
PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Cooperation Agreement for the Innovation Center and Block Q Components of the Seaport Square Project by and between the Boston Redevelopment Authority and MS Boston Seaport, L.L.C. dated as of May 16, 2012, evidencing the successful completion of the Boston Innovation Center on Parcel F and the Block Q Recreation Area of the Seaport Square project, located in South Boston, Massachusetts.

PROJECT BACKGROUND

The Seaport Square Project is located on a site that consists of approximately 1,023,608 square feet, bounded generally by Old Sleeper Street, Sleeper Street, Stillings Street, and Boston Wharf Road to the west; Northern Avenue and Seaport Boulevard to the north, East Service Road and B Street to the east, and Summer Street and property of various owners to the south (the "Seaport Square Site"). MS Boston Seaport, L.L.C (the "Developer") is developing the Project Site by constructing up to 22 new buildings with up to 6,335,200 square feet of residential, retail, office, hotel, innovation, civic and cultural uses, as well as approximately 6,375 below-grade parking spaces. Most buildings will include retail, restaurant, entertainment, innovation space, or other active uses at the street level (collectively, the "Seaport Square Project"). The Developer is dividing the Seaport Square Site into twenty lettered parcels (each a "Block"), and the Seaport Square Project, as approved by the BRA, will be developed in phases.

Under the Development Plan for Planned Development Area No. 78, and as amended, for the Seaport Square Project (the “Original Development Plan”), the Developer is required to provide certain public benefits (the “Early Action Public Benefits”), which includes the construction of the Boston Innovation Center on Block F, to be leased for the operation of an Innovation Center for a term of five (5) years with an option to extend such lease term for an additional 5 years provided that certain criteria be met. The Developer entered into a lease for the Boston Innovation Center with Boston Innovation Center LLC (“BIC”).

THE INNOVATION CENTER

The Developer committed in the Original Development Plan and other Seaport Square Project agreements to construct the Innovation Center and lease the building for \$1 to the BRA/City or an operator of the Innovation Center for a period of five (5) years, which term may be extended by the BRA for an additional five (5) years. The Developer and the BRA entered into an Amended and Restated Memorandum of Agreement Re: Seaport Square Innovation Center Lease and Other Planned Development Area Early Action Public Benefits dated November 30, 2011, and a Cooperation Agreement for the Innovation Center and Block Q Components of the Seaport Square Project dated as of May 16, 2012.

The Boston Innovation Center is an approximately 12,000 square foot building which will serve as a central gathering place for the emerging South Boston Waterfront district, adjacent to an MBTA Silver Line station, a Hubway bike-sharing location, and parking. The Boston Innovation Center is proposed to include digital signage installations that will display information regarding Boston Innovation Center events and the Innovation District generally, as well as other content to be determined by the BRA, the Boston Innovation Center, and Orange Barrel Media, the sign operator.

The facility provides space for promising companies and executives to meet and exchange ideas, and to host business and social events. It will include a restaurant that will be open to the public; a flexible assembly space with a capacity of 250 seats; a gathering space with lounge seating and worktables; and several flex spaces called “pods,” meant to support a variety of uses including meetings, classes, and exhibitions. The Boston Innovation Center welcomes entrepreneurs, investors, academics, and other members of the innovation economy to share information and generate new ideas in a modern, user-friendly space.

On February 10, 2012, the BRA issued a Partial Certification of Consistency pursuant to Section 80C-8 of the Code certifying the Boston Innovation Center is consistent with the Original Development Plan.

The Developer and BIC have entered into a lease for the Innovation Center (the "Lease") whereby BIC is managing and operating the Innovation Center. BIC is an affiliate of the Cambridge Innovation Center, with substantial experience operating successful innovation centers.

The BRA and the Developer entered into a Cooperation Agreement for the Innovation Center and Block Q Components of the Seaport Square Project as of May 16, 2012 (the "Cooperation Agreement"). The construction of the Boston Innovation Center including the ICA Connector and the Block Q Recreational Area (together, the "Project") has been completed in accordance with the requirements of the Cooperation Agreement, and are open for occupancy.

The BRA received a request from the Developer for the issuance of a Certificate of Completion for the Boston Innovation Center. BRA staff performed a site/building inspection of the Project on August 22, 2013, and hereby recommend the issuance of a Certificate of Completion for the Project.

RECOMMENDATION

In response to the Developer's request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA authorize the Director to issue a Certificate of Completion for the Project in accordance with the provisions of the Cooperation Agreement.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion in accordance with the provisions of the Cooperation Agreement for the Innovation Center and Block Q Components of the Seaport Square Project by and between the Boston Redevelopment Authority ("BRA") and MS Boston Seaport, L.L.C., dated as of May 16, 2012 (the "Cooperation Agreement") that the construction of the Boston Innovation Center on Parcel F of the Seaport Square Site (including the ICA Connector) and the Block Q Recreational Area has been completed in compliance with the terms and conditions of the Cooperation Agreement.