

MEMORANDUM

NOVEMBER 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LARA MERIDA, DEPUTY DIRECTOR FOR COMMUNITY PLANNING
DAVID CARLSON, SENIOR ARCHITECT
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING TO CONSIDER A 121A
APPLICATION FOR THE BOSTON GARDEN PROJECT, LOCATED AT
80 CAUSEWAY STREET, WEST END, AND TO CONSIDER THE
BOSTON GARDEN PROJECT AS A DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing to be held on a date and time to be determined by the Director, to consider (1) the 121A Application for the Boston Garden Project pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended, and (2) to consider the Boston Garden Project as a Development Impact Project pursuant to Sections 80B-5.3(d) and 80B-7 of the Boston Zoning Code.

PROJECT SITE

The project site is an approximately 2.8-acre parcel, mostly used for surface parking, that is bounded by Causeway Street to the south, TD Garden to the north, the pedestrian connection from Causeway Street to the TD Garden and North Station to the west, and Interstate 93 to the east.

PROPOSED PROJECT

Together, Boston Properties Limited Partnership and Boston Garden Development Corporation (the "Proponent"), submitted an Expanded Project Notification Form ("PNF") to the Boston Redevelopment Authority ("BRA") on September 6, 2013 for the development of the Boston Garden project located at 80 Causeway Street in the West End neighborhood.

The Boston Garden Project project, as described in the PNF, includes approximately 1,870,000 square feet anticipated to contain approximately 235,000 square feet of retail space, approximately 200,000 square feet of hotel space, 810,000 square feet of office space, 560,000 square feet of residential space, 40,000 square feet for a TD Garden expansion, and 25,000 square feet for a new atrium hall connecting Causeway Street to North Station. Approximately 800 parking spaces will be located in a below-grade garage (together, the “Proposed Project”).

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider (1) the 121A Application for the Proposed Project, and (2) the Proposed Project as a Development Impact Project.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on a date and time to be determined by the Director, to consider (1) the 121A Application for the Boston Garden Project pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended, and (2) to consider the Boston Garden Project as a Development Impact Project pursuant to Sections 80B-5.3(d) and 80B-7 of the Boston Zoning Code.