

## MEMORANDUM

OCTOBER 17, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
PRAATAP PATROSE, DEPUTY DIRECTOR OF URBAN DESIGN  
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER  
ANDREW GRACE, SENIOR URBAN DESIGNER  
CASEY HINES, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE  
MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87 FOR  
BOSTON LANDING, GUEST STREET AND LIFE STREET LOCATED IN  
BRIGHTON, MASSACHUSETTS

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA"): (i) approve 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, area of Boston (the "Second Amendment") pursuant to Section 80C of the Boston Zoning Code (the "Code"); (ii) authorize the Director to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Second Amendment; and (iii) authorize the Director to issue any and all other documents, as may be necessary and appropriate in connection with the Second Amendment, located in the Brighton section of Boston, Massachusetts.

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### **PROPONENT AND PROJECT SITE**

The proponent of the Proposed Projects, as more particularly described in the "Second Amendment" section herein, is Boston Landing LLC., (the "Proponent"). Boston Landing consists of ten (10) parcels of land, comprising six (6) tax lots, and contains about 13.98 acres (about 608,969 square feet) of land area located on both the north and south sides of Guest Street. Only a small 8,049 square foot parcel on the southerly side of Guest Street is not contiguous to any of the other parcels. The portion of Boston Landing on the northerly side of Guest Street is bounded to the north by land of the MBTA, to the south by Guest Street, to the east by a Stop & Shop Supermarket and to the west by the office complex known as Brighton Landing. The contiguous portion of

Boston Landing on the southerly side of Guest Street is bounded to the north by Guest Street, to the south by numerous other property owners, to the east by land of Edward C. Joyce, Trustee/B.L. Makepeace, Inc., and to the west by Life Street, all as shown on the Site Plan (also referenced herein as the “Conceptual Site Plan”) attached hereto as Exhibit A (the “Project Site”).

## **BOSTON LANDING**

Boston Landing comprises a mixed-use development encompassing 13.98 acres (about 608,969 square feet) of land, adjacent to the existing New Balance World Headquarters Building at 20 Guest Street, along the Massachusetts Turnpike in the City of Boston’s Brighton neighborhood. The Proponent seeks to create an area, within a thriving Boston neighborhood, focused on job creation, health and wellness, significant sports and fitness opportunities, open space, and improvements to the public infrastructure. The Project 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 Project 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 extension of the Massachusetts Turnpike which eliminated passenger train service to the neighborhood.

The Proponent seeks to provide significant employment opportunities, Class A office space, a boutique hotel, 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 destination focused on health and wellness.

## **THE FIRST AMENDMENT (MINOR MODIFICATIONS)**

Master Plan for Planned Development Area No. 87, approved by the BRA on June 12, 2012, adopted by the Boston Zoning Commission (the “BZC”) as well as Map Amendment No. 549, both effective on July 12, 2012 (the “Original Master Plan”), as amended by a First Amendment to Master Plan for Planned Development Area No. 87, approved by the BRA on September 13, 2012, adopted by the BZC on October 10, 2012, and which became effective on October 14, 2012 (the “First Amendment” and together with the Original Master Plan, the “Master Plan”). The First Amendment allowed for minor modifications to be made to the Original Master Plan to confirm actual land area square footages and total allowable building area parameters.

## **THE SECOND AMENDMENT (MODIFIED USE)**

The Second Amendment to the Master Plan proposes the following; (i) changing the name of the development from “New Brighton Landing” to “Boston Landing” and changing the name of the Proponent from “New Brighton Landing LLC” to “Boston Landing LLC”; (ii) By removing two parcels of land (the “Removed Land”) on the southerly side of Guest Street from Planned Development Area No. 87, as a result of an Order adopted by the City of Boston Public Improvement Commission widening and relocating Life Street and thereby including the Removed Land in the reconfigured Life Street, and as a result of a conveyance of land to B.L.M. Realty Trust; (iii) By adding additional land (the “Additional Land”) on the southerly side of Guest Street to Planned Development Area No. 87, as a result of the acquisition of land from B.L.M. Realty Trust; (iv) By amending and restating the fourth paragraph of Section 1 of the Original Master Plan, as amended by the First Amendment, so that it now reads as follows: “This Plan describes five new projects (each a “Proposed Project” and collectively the “Proposed Projects”) to be located on the site: (i) a new Office Use building with accessory parking and loading to house New Balance employees, managers and officers, together with Retail Use, Restaurant Use and Service Use (the “New Balance World Headquarters Project”); (ii) a new Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), 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), building or buildings, a Studio Production Use and/or a Multifamily Dwelling or Dwellings Use, together with accessory parking, loading, Restaurant Use, Retail Use and Service Use (the “Office Buildings Project”); (iii) a Hotel Use together with accessory parking, loading, Restaurant Use, Retail Use, and Service Use (the “Hotel Project”); (iv) a Sports Facility Use, Office Use and Clinic Use (but not to establish a Hospital or Institutional Use), a Studio Production Use, together with accessory parking, loading, Restaurant Use, Retail Use and Service Use (the “Sports Facility Project”); and (v) a single Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Studio Production Use, Research and Development Use, including biotechnology and laboratory use (provided, however, that no BSL-3 or BSL-4 shall be permitted), building, and/or a Multifamily Dwelling or Dwellings Use together with accessory parking, loading, Restaurant Use, Retail Use and Service Use, (the “Single Office Project”). Each of the Proposed Projects is discussed below. This Plan sets forth the proposed location and range of densities of the structures to be constructed, the proposed uses and range of densities of the Proposed Projects and the anticipated public benefits of the Proposed Projects. This Plan also describes the planning objectives and character of the Proposed Projects.” The Second Amendment also amends and restates sections 4(c) and 4(d) of the Master Plan to allow for revisions to the descriptions of the Office Buildings Project and the Sports Facility Project. Approval of the Second Amendment is requested of the BRA pursuant to Article 80C of the Code.

## **ARTICLE 80 REVIEW**

On August 30, 2013 the Proponent submitted the Second Amendment which was noticed in the Boston Herald on August 30, 2013. On October 2, 2013 the Proponent scheduled an Impact Advisory Group Meeting and a community meeting, advertised in the local newspaper and emailed to the local residents, that was held in the second floor cafeteria of Brighton Landing located at 20 Guest Street in Brighton, detailing the proposed amendment to the Master Plan. The meeting was well attended and resulted in positive feedback. The comment period for the Second Amendment concluded on Tuesday, October 15, 2013.

## **DEVELOPMENT TEAM**

The development team consists of:

Proponent:            Boston Landing LLC.  
                             Jim Halliday  
                             Keith Craig  
                             Jay Rourke

Legal Consultants: Goodwin Procter LLP  
                             Lawrence Kaplan

## **RECOMMENDATION**

Based on the foregoing, staff recommends that the BRA: (i) approve 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, area of Boston (the "Second Amendment") pursuant to Section 80C of the Boston Zoning Code (the "Code"); (ii) authorize the Director to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Second Amendment and (iii) authorize the Director to issue any and all other documents, as may be necessary and appropriate in connection with the Second Amendment.

Appropriate votes follow:

**VOTED:**        That BRA hereby approves the Second Amendment to the Master Plan for Planned Development Area No. 87 (the "Second Amendment") Boston Landing, pursuant to Section 80C of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston (the “Zoning Commission”) for approval of the Second Amendment pursuant to Section 80C-4 of the Code, in substantial accord with the Second Amendment presented to the BRA on October 17, 2013; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, or amendments thereto, deemed necessary and appropriate by the Director in connection with the Second Amendment, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

Exhibit A  
Second Amendment