

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
JOHN O'BRIEN, SENIOR PROJECT MANAGER  
DAVID CARLSON, SENIOR ARCHITECT

**SUBJECT:** BOSTON MARINE INDUSTRIAL PARK  
INNOVATION SQUARE AT NORTHERN AVENUE  
PARCEL R (6 TIDE STREET)

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**SUMMARY:** This Memorandum seeks authorization for the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B - 5.3(d) of the Boston Zoning Code, (2) upon successful completion of the Article 80 review process, issue a Certification of Compliance under Section 80B-6, and (3) execute and deliver all documents, agreements and instruments that are deemed necessary to effectuate the development of the Innovation Square at Northern Avenue project, including a Cooperation Agreement, and Boston Residents Construction Employment Plan.

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**PROJECT/SITE DESCRIPTION**

In accordance with Article 80 of the Boston Zoning Code (the "Code"), Kavanagh Advisory Group, LLC (the "Proponent") submitted a Project Notification Form ("PNF") on October 1, 2013 to the Boston Redevelopment Authority (the "Authority") in connection with the proposed Innovation Square at Northern Avenue project which contemplates the redevelopment of Parcel R, located at 6 Tide Street in the Boston Marine Industrial Park ("BMIP" or "Park"). Innovation Square at Northern Avenue includes the construction of a four (4) story, multi-tenanted research and development/manufacturing facility, totaling approximately 359,000 gross square feet ("GSF") and 60 on-site parking spaces (the "Proposed Project"). The Proposed Project has been designed to allow a phased construction sequence in order to meet market demand and prospective tenant schedules.

The redevelopment of Parcel R is guided by the Final Master Plan for the Marine Industrial Park, approved by the Secretary of Environmental Affairs on March 16, 2000

(EOEA#8161), and subsequent Chapter 91 Waterways License, issued by the Department of Environmental Protection (“DEP”) on March 16, 2005 (#10233).

Parcel R is a vacant site comprised of approximately 179,810 square feet of land at the intersection of Northern Avenue and Tide Street. The site is also bounded by FID Kennedy Avenue and Access Road “A” (see Exhibit “A” – Site Plan). A warehouse building previously occupied the site and was in active use by the U.S. Navy and EDIC tenants until demolished in 2009.

Under the Final Master Plan, Parcel R is situated in the Waterfront Manufacturing District, a non-water dependent use zone. The Boston Zoning Code identifies the site as being located in an I-2 zone, which permits industrial uses, not to exceed an Floor Area Ratio of two (2). Pursuant to the Chapter 91 License, specifically, Table 7 (“MIP Master Plan: Future Buildout Land Use Matrix”), Parcel R is defined as having an allowed building footprint of 103,968 square feet which shall be dedicated to General Industrial uses.

## **PROJECT TEAM**

Kavanagh Advisory Group, LLC - Thomas Miller, Vice President  
HDR Architecture, Inc. - Joseph Mamayek AIA, Design Principal  
Commercial Construction Consulting, Inc. - James Kirby, President and CEO  
McPhail Associates, LLC - Chris Erikson, P.E and Joseph Lombardo, Jr., L.S.P.  
Transportation Engineering, Planning and Policy LLC - Kim Hazavartian, Principal

## **DEVELOPMENT REVIEW**

As noted above, the Proponent submitted a PNF on October 1, 2013, the receipt of which was concurrently noticed in the Boston Herald. The public comment period extended through October 31, 2013. A project scoping session was held on October 16, 2013, in which city and state agencies are provided an opportunity to discuss the Proposed Project in order to inform written comments due by November 15, 2013. The Boston Civic Design Commission (“BCDC”) and its Design Review Subcommittee reviewed the Proposed Project on October 15<sup>th</sup>, November 12<sup>th</sup>, and December 3<sup>rd</sup>, at which time the Proposed Project was recommended for approval, subject to BRA Design Review.

As with previous projects within the Park, the Proposed Project was presented to the BMIP Business Association on November 19, 2013, at which time support was expressed for the project. The Business Association supported the industrial use of the project, but noted that truck access/egress is vital to the success of all BMIP businesses and opportunities to support and enhance truck access/egress should remain of paramount concern. Lastly, an application has been made to DEP for a minor revision

to the Chapter 91 License, specifically Table 7 (Future Buildout Land Use Matrix) to reflect that Parcel R is now a vacant site and that the allowable building footprint has been reduced to approximately 86,000 gross square feet.

As a result of these project review meetings and presentations, the Project Team has incorporated a number of design changes relating to site/building layout, building materials and exterior fenestration, glazing, sidewalks and plantings.

A summary of notable design changes include:

- Entire building footprint shifted closer to Northern Avenue and Tide Street to allow flexibility for the expansion of centralized loading docks and service/storage areas, if future demand is needed.
- Integrated floor plans to provide common area passageways and connections to interior courtyards while supporting construction phasing, as needed.
- Evolution of building materials include textured precast wall systems, polycarbonate panels, curtain walls and stone accents.
- Enhanced building entrance along Tide Street and added more transparency to reinforce courtyard expression on upper floors. Also relocated rear building entrance to provide visual presence on FID Kennedy Avenue.
- On the Northern Avenue façade, more glazing was introduced on the ground floor and on upper floors by locating conference rooms and lobby/common areas along the curtain wall.
- An ample planting of street trees bordering the site will help mitigate prevailing winds that are common in the BMIP, especially at the corner of Tide Street and Northern Avenue which serves as a Silver Line Bus stop. Street trees will also provide solar screening during morning hours (Tide Street) and during afternoon hours (Northern Avenue).
- LEED Silver certification level targeted by adopting strategies recommended by the Interagency Green Building Committee.

Additionally, discussions relating to climate adaptation and resiliency have been very informative. The Proponent is aware that new FEMA floodplain maps are currently under review by city and state officials and that, in the event the Project Site is included within the 100 year floodplain, the Proponent agrees to continue to refine the design of the building to accommodate changes in the FEMA floodplain maps and potential zoning modifications. Appropriate design changes may include raising the base building elevation by 2 feet or more, incorporating flood prevention doors, and elevating utility connections and/or mechanical systems. An appropriate response will be developed in conjunction with BRA Design Review Procedures. Exhibit "B" contains the Conceptual Design Plans, dated December 3, 2013, consisting of 16 pages, including Level 1 (Site Plan/First Floor), Typical Floor Plan, and Perspective Building Images

prepared by HDR Architecture, Inc. which are incorporated herein and made a part hereof.

## **RECOMMENDATION**

As evidenced by the aforementioned design changes, the Proposed Project has benefitted from the review and comments offered by BRA urban design and engineering staff, BCDC, the BMIP Business Association, as well as city/state agencies under Article 80 Development Review. The Proposed Project, as redesigned, remains in compliance with the City of Boston Zoning Code and does not require any variances in order to be permitted.

Staff requests that the Innovation Square at Northern Avenue project be approved pursuant to Article 80, Section 80B of the Code, permitting the issuance of a Scoping Determination Waiving Further Review under Section 80B-5.3(d) and the issuance of a Certification of Compliance pursuant to Section 80B-6 of the Code. In accordance with Section 80B-5.3(d) of the Code, the Authority may issue a Scoping Determination Waiving Further Review if the PNF, together with any additional material and comments received by the Authority prior to the issuance of the Scoping Determination, adequately describes the potential impact of the Proposed Project and offers appropriate ways to mitigate such impacts.

It is therefore recommended that the Authority approve the Innovation Square at Northern Avenue project and authorize the Director to: (1) issue a Scoping Determination Waiving Further Review; (2) issue a Certification of Compliance upon the successful completion of the Article 80 review process; and (3) execute and deliver all documents, agreements and instruments that are deemed necessary to effectuate the redevelopment of Parcel R and the construction of Innovation Square at Northern Avenue.

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority, pursuant to Article 80 of the Boston Zoning Code (“the Code”), hereby finds that the Project Notification Form for the Innovation Square at Northern Avenue project, together with the design changes noted herein, adequately describes and mitigates the potential impacts of the Proposed Project; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirements of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (“Code”), in

connection with the Innovation Square at Northern Avenue project, subject to continuing BRA Design Review; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to make certain findings and to issue a Certification of Compliance for the Innovation Square at Northern Avenue project pursuant to Article 80, Section 80B-6 of the Code, upon the conclusion of the Article 80 review process, including the additional public comment period provided in Section 80B-5.3(d); and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, and Boston Residents Construction Employment Plan, and any and all other agreements and documents in connection with the foregoing votes, which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions as he determines to be in the best interests of the Boston Redevelopment Authority.

EXHIBIT "A"

PARCEL R - SITE PLAN

EXHIBIT "B"

CONCEPTUAL DESIGN PLANS