

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW

**SUBJECT:** THE KENSINGTON, 659-665 WASHINGTON STREET, MIDTOWN  
CULTURAL DISTRICT  
CERTIFICATE OF COMPLETION

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**SUMMARY:** This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority and KP Residences LLC dated June 21, 2011 (“Cooperation Agreement”) and the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority and KP Residences LLC dated September 15, 2011, recorded at Suffolk Registry of Deeds at Book 48405, Page 248 (“LDA”), evidencing the successful completion of the construction of the Kensington Project on the property located at 659-665 Washington Street, Midtown Cultural District, Boston, Massachusetts.

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### **PROJECT DESCRIPTION**

On March 10, 2011, the Boston Redevelopment Authority (“BRA”) Board voted to approve the Kensington Project, a 27-story new development, which consisted of up to 385 market-rate residential rental units, up to 4,000 square feet of commercial/ office/ retail space, including office space for local non-profit organizations, approximately 110 structured parking spaces, and related site improvements on the Project Site (the “Project”). The Project was developed in accordance with the Amended and Restated Development Plan for PDA No. 60, approved by the BRA on March 10, 2011, the Boston Zoning Commission on April 6, 2011 and the Mayor of the City of Boston on April 6, 2011.

The BRA and KP Residences LLC, predecessor in interest to KP Washington Street, LLC (“KP”), entered into a Cooperation Agreement as of June 21, 2011 (“Cooperation Agreement”) and the Amended and Restated Land Disposition Agreement dated September 15, 2011, recorded at Suffolk Registry of Deeds at Book 48405, Page 248 (“LDA”) in connection with the Project.

The BRA received a request from KP for the issuance of a Certificate of Completion for the Kensington Project. On November 1, 2013, BRA staff performed a site/building inspection of the Project (see attached BRA staff memo). The construction of the Project has been completed in accordance with the requirements of the Cooperation Agreement and the LDA, and is ready for occupancy.

### **RECOMMENDATION**

It is hereby recommended that the Director be authorized to issue a Certificate of Completion for the Project.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement by and between the Boston Redevelopment Authority ("BRA") and KP Residences LLC dated as of June 21, 2011 ("Cooperation Agreement") and the Amended and Restated Land Disposition Agreement by and between the BRA and KP Residences LLC dated September 15, 2011, recorded at Suffolk Registry of Deeds at Book 48405, Page 248 ("LDA") for the Kensington Project, that the construction of the Kensington Project has been completed in compliance with all the terms and conditions of the Cooperation Agreement and the LDA.