

# BOARD APPROVED

MEMORANDUM

APRIL 12, 2018

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
RAUL DUVERGE, SENIOR PROJECT MANAGER  
COREY ZEHNGEBOT, SENIOR ARCHITECT/ URBAN DESIGNER

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE PROPOSED 135 MORRISSEY  
BOULEVARD PROJECT IN DORCHESTER AS A DEVELOPMENT IMPACT  
PROJECT

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) approve the 135 Morrissey Boulevard project (the "Proposed Project") as a Development Impact Project within the meaning of Section 80B-7 of the Boston Zoning Code (the "Code"); (2) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Large Project Review of the Code for the Proposed Project; (3) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (4) execute and deliver a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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## PROJECT SITE

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\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

The Proposed Project is situated on an approximately 723,694 (16.61 acres) square foot parcel located at 135 William T. Morrissey Boulevard in the Dorchester neighborhood of Boston, bounded by Morrissey Boulevard and the Southeast Expressway (Interstate I-93) to the east and west, Patten’s Cove Park and Savin Hill to the south, and a vacant building to the north (the “Project Site”). The Project Site is currently occupied by the vacant three (3) story, former Boston Globe Headquarters building and an associated surface parking area.

The Project Site is located within an approximately seven (7) minute walking distance of MBTA bus, Red Line subway, and Commuter Rail service (JFK/UMass Station), which provides access throughout the City of Boston and Greater Boston area.

**DEVELOPMENT TEAM**

The development team includes:

Proponent: 135 Morrissey Owner LLC  
c/o Nordblom Development Company Inc.  
Todd Fremont- Smith, Ogden Hunnewell

Architect: Stantec Architecture and Engineering P.C.  
Tamara Roy, Larry Grossman

Landscape Architect: Copley Wolff Design Group  
John Copley

Legal Counsel: Rubin and Rudman LLP  
Paula Devereaux, Esq.

Transportation Consultant: Howard/Stein- Hudson Associates  
Guy Busa, Brian Beisel

**DESCRIPTION AND PROGRAM**

The Proposed Project consists of a comprehensive core and shell renovation of the former Boston Globe Headquarters building and landscaping improvements throughout the Project Site. The renovation and improvements will result in approximately 695,000 square feet of gross floor area meant to attract creative

office, technology, light manufacturing, warehouse, ancillary retail, and life science tenants, approximately eight hundred sixty eight (868) off-street parking spaces, and approximately two hundred nine (209) bicycle storage spaces.

The currently envisioned building program consists of the following uses and approximate square footages (subject to vary based on prospective tenant(s) interest and on-going BPDA design review):

Office/Business- 360,000 square feet  
Tech Flex/ Light Industrial- 300,000 square feet  
Retail/Restaurant- 10,000 square feet  
Food Service- 15,000 square feet  
Fitness- 10,000 square feet

The estimated total development cost for the Proposed Project is \$115,000,000.

**ARTICLE 80 REVIEW PROCESS**

On November 3, 2017, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BPDA’s policy regarding Provision of Mitigation by Development Projects in Boston. On November 7, 2017, letters soliciting nominations for the Impact Advisory Group (“IAG”) were delivered to local and state elected officials. On January 11, 2018 the IAG was finalized with eleven (11) members.

The Proponent filed a Project Notification Form (“PNF”) for the Proposed Project on January 30, 2018, which initiated a thirty-day (30) public comment period which was ultimately extended through mutual consent between the Proponent and BPDA and concluded on March 12, 2018. Notice of the receipt of the PNF by the BPDA was published in the Boston Herald on January 30, 2018. The notice and PNF were sent to the City’s public agencies/departments and elected officials. Additionally, copies of the PNF were sent to all IAG members.

The BPDA subsequently sponsored and held two (2) IAG meetings on February 27, 2018 and April 3, 2018 and one (1) general public meeting on February 28, 2018 in Dorchester to solicit feedback and review the Proposed Project. The public meeting was advertised in the *Dorchester Reporter*.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on February 26, 2018 with the City's public agencies and elected officials to review and discuss the Proposed Project.

On February 6, 2018, the Proposed Project was approved by the Boston Civic Design Commission ("BCDC").

In addition to the above-mentioned meetings, the Proponent also undertook community outreach efforts and participated in a series of meetings before and during the Article 80 Review process with neighborhood residents, local elected officials, and the Columbia Savin Hill Civic Association to discuss the Proposed Project and solicit feedback.

## **ZONING**

The Project Site is located in the Dorchester Neighborhood Zoning District and more specifically within a 2F-5000/Community Commercial ("CC") Subdistrict, under Article 65 of the Code. The portion of the Project Site directly abutting Morrissey Boulevard is also within a Greenbelt Overlay Protection District ("GPOD"). Office use is allowed, but other uses for the Proposed Project, such as research and development and light manufacturing uses, are conditional or forbidden uses. Zoning relief from the provisions of the Code as well as GPOD approval (if required) will be sought from the Boston Zoning Board of Appeal.

## **DEVELOPMENT IMPACT PROJECT EXACTION**

Due to the anticipated approximately 695,000 square feet of commercial uses within the Proposed Project, it is considered a Development Impact Project ("DIP") and is therefore subject to DIP exactions for the commercial uses in excess of 100,000 square feet.

Of the approximately 695,000 square feet of uses on-site, the Proponent anticipates that approximately 672,269 square feet will be subject to DIP exactions. Therefore, the Proposed Project may provide estimated linkage funds of \$4,772,723.00 for the Housing Exaction and \$955,689.00 for the Jobs Exaction pursuant to the provisions of Article 80, Section 80B-7 of the Code.

The estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses:	672,269	SF
Exclusions:	-100,000	SF
	<hr/>	
	572,269	SF
	X\$8.34	
	<hr/>	
	\$4,772,723.00	

Jobs Linkage

DIP Uses:	672,269	SF
Exclusions:	-100,000	SF
	<hr/>	
	572,269	SF
	X\$1.67	
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	\$955,689.00	

The final DIP exactions will be calculated prior to execution of the DIP Agreement between the Proponent and BPDA.

**MITIGATION & COMMUNITY BENEFITS**

***MITIGATION***

The Proposed Project will provide mitigation and community benefits for the Dorchester neighborhood and the City of Boston as a whole, including:

- Smart Growth/Transit-Oriented Development**

-The Proposed Project is consistent with smart-growth and transit-oriented development principles. The Project Site is within an approximately seven (7) minute walk of MBTA Red Line subway and Commuter Rail (J.F.K/ UMass Station) and bus service, and supports the objectives of smart growth; specifically, new developments at existing nodes of excellent transit routes.
- Improved Street and Pedestrian Environment**

-The Proposed Project will activate an underutilized site, formerly institutional site with enhanced streetscapes that include landscaped sidewalks and new, publicly accessible open spaces located throughout the Project Site. The Project Site landscaping improvements include the elimination of one (1) of the Project Site’s three (3) existing curb cuts, which will result in a reconfigured and reduced parking area, public open space adjacent to the western building entry which will be developed as a pedestrian zone, with an entry plaza, outdoor seating for the potential brewery/restaurant space, a public lawn area for both passive and active recreational activities, and multiple seating areas around the terrace and water tank.

- **Sustainable Design/Green Building**

-The Proposed Project is committed to the advancement of sustainable and environmentally conscious design and construction. To that end, the Proposed Project is being designed to meet the requirements of Article 37 of Code and is targeting LEED Silver certifiability under the USGBC LEED v4 rating system and will be seeking Fitwel certification. The Proposed Project design includes measures to minimize the impact of high temperature events, including the planting of additional shade trees and reduction of impervious surface as well as measures to minimize the effects of extreme precipitation events and droughts.

- **Increased Employment**

-The Proposed Project will create approximately five hundred (500) construction jobs and up to approximately 3,120 permanent jobs once it is constructed and occupied.

- **Additional Property Taxes**

-The Proposed Project will generate additional property tax revenues for the City of Boston.

- **Urban Design**

-The Proposed Project will revitalize a currently vacant building and surface parking area into a vibrant mixed-use development that may include creative office, technology, light manufacturing, warehouse, and life science tenants. While the massing of the existing building will remain largely unchanged, the exterior presence will be coordinated to delineate a unified building. A new entrance atrium will act as the interior and exterior hub of the Proposed Project's Morrissey Boulevard face, while a new west entry area will include an open, multi-purpose green space.

## ***COMMUNITY BENEFITS***

In addition to the aforementioned mitigation, the Proposed Project includes the following community benefit commitments:

- The Proponent shall provide up to approximately two thousand five hundred (2,500) square feet of space including basic fit-out within the Proposed Project at no cost to a local non-profit organization to be programmed and

utilized as a community job training and employment center open to the public, which will actively seek and connect neighborhood residents to positions within the facility, and provide job training and mentorship opportunities. The Proponent will work with neighborhood educational institutions, local non-profit organizations, and local elected officials to determine the final programming and operation of the space.

- The Proponent has committed to adopting the Commonwealth of Massachusetts Department of Conservation & Recreation ("DCR") owned public open space known as Patten's Cove adjacent to the Proposed Project for a period of no less than ten (10) years. The Proponent will provide maintenance and general improvements to the open space that will include turf management, fertilization, and tree pruning. The final scope and duration of the maintenance plan and any improvements shall be determined and specified through an agreement with the DCR and/or other applicable state agencies and the Proponent. A copy of the final agreement governing the maintenance and any improvements shall be provided by the Proponent to the BPDA upon execution.
- The Proponent will contribute \$500,000 to a fund administered by the BPDA that may be used to: (i) facilitate design and capital improvements at and adjacent to the MBTA's JFK/UMass Station; (ii) provide and support public open space improvements (including public parks) in and around the impacted neighborhood; and (iii) support local non-profit organizations. The design and capital program could include, but not be limited to, improvements to accessibility, lighting, bike/pedestrian access, adjacent programming underneath I-93 (Infraspaces), station platform access and layout, bus platform and layover space, and public realm improvements proximate to the station. The BPDA in conjunction with the City of Boston will work with the MBTA and/or MassDOT to help facilitate the design and capital program. The funds shall be made payable to the BRA. Fifty percent (50%) of the funds or \$250,000 shall be payable upon issuance of a building permit for the Proposed Project and the remaining fifty percent (50%) or \$250,000 shall be payable upon Certification of Occupancy issuance for the Proposed Project.
- The Proponent has committed to fund and provide one (1) new Hubway Station in or around the Project Site.

- The Proponent shall provide and maintain a publicly accessible playground for toddlers and an enclosed dog park/run within the Project Site, at or around the termination of Wave Avenue.
- The Proponent shall allow public access through the building atrium during business hours and after hours by appointment through neighborhood groups and local non-profit organizations. Additionally, the Proponent will make gathering space available to the aforementioned groups and organizations at no charge based upon availability.
- The Proponent shall construct a new multi-use path between the Project Site and Patten's Cove, connecting Savin Hill with the adjacent area. An interim multi-use path is planned along the Project Site's Morrissey Boulevard frontage until the DCR reconstruction of Morrissey Boulevard is completed.
- The Proponent will commit to working with DCR on completing the DCR design (or an agreed to interim condition) for Morrissey Boulevard on the Morrissey Boulevard edge of the Project Site, including DCR's latest design for sidewalks, bike lanes, street trees, lighting, and interim pavement markings.
- The Proponent will replace the current asphalt sidewalk in front of 75-77 Morrissey Boulevard with an accessible concrete sidewalk and new curb. The said improvement shall be completed by Certificate of Occupancy issuance for the Proposed Project. Should a formal redevelopment proposal be submitted by the 75-77 Morrissey Boulevard property owner to the BPDA or other City department/agency prior to the Proponent undertaking the improvements, the BPDA will work with the 75-77 Morrissey Boulevard property owner to incorporate these improvements as part of their redevelopment proposal.
- The Proponent has committed to not allow the construction or installation of large commercial billboards within the Project Site.

## **RECOMMENDATIONS**

Approvals have been requested of the BPDA pursuant to Article 80, Section 80B of the Code for the issuance of a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the

issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process. In accordance with Section 80B-5.3(d) of the Code, the BPDA may issue a Scoping Determination Waiving Further Review if the PNF, together with any additional material and comments received by the BPDA prior to the issuance of the Scoping Determination, are found to adequately describe the impacts of the Proposed Project and offer appropriate mitigation of such impacts.

BPDA staff believes that the PNF, meets the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the BPDA approve the Proposed Project and authorize the Director to: (1) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; (2) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (3) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (4) execute and deliver a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents upon terms and conditions deemed to be in the best interest of the BPDA.

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority ("BRA") hereby finds and determines in accordance with 80B-4(3) of the Code that the Proposed Project, as described in the PNF, conforms to the general plan for the City as a whole, and that nothing in the Proposed Project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the proposed 135 Morrissey Boulevard project (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the BRA; and



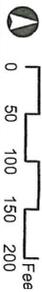
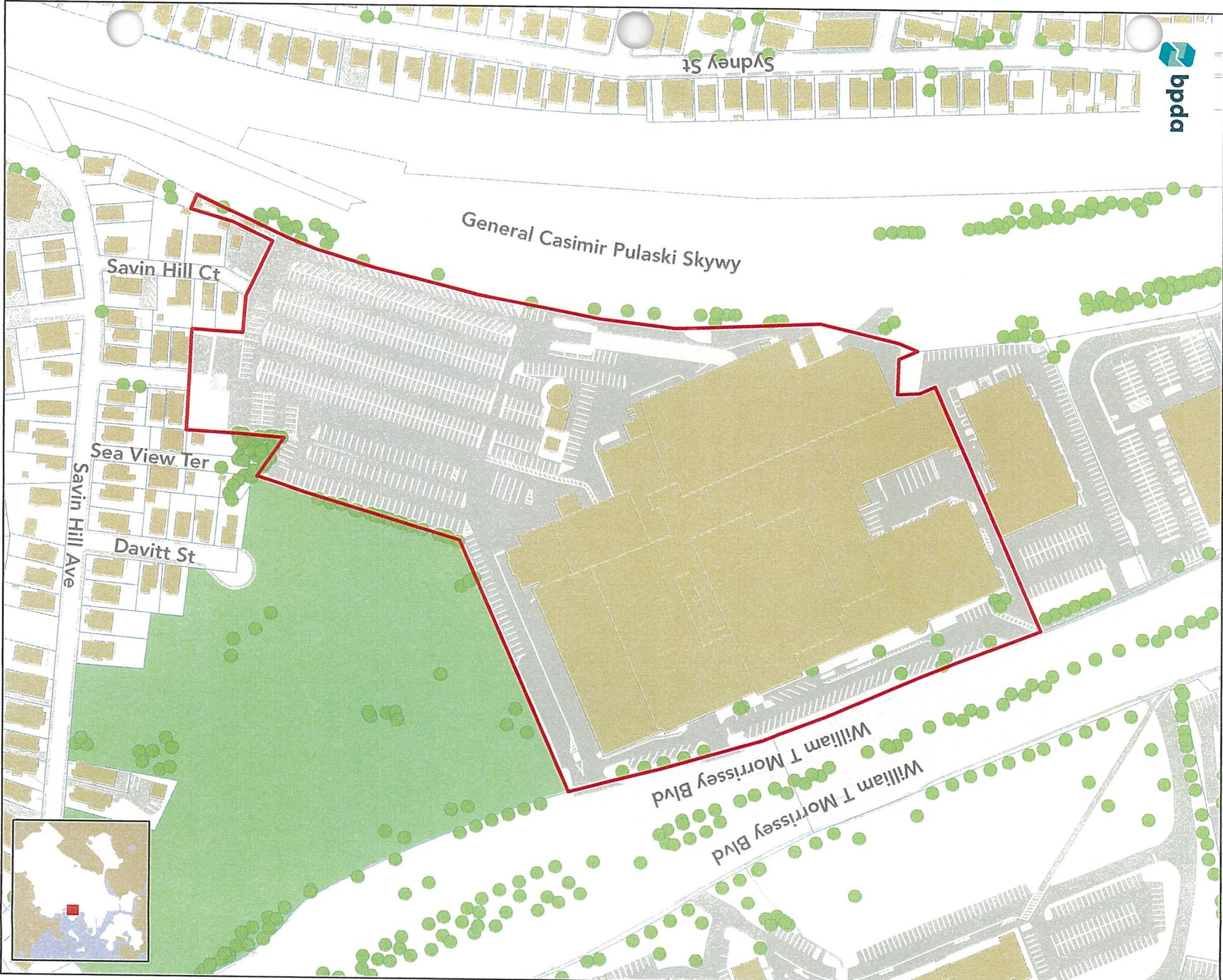
**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

# 135 Morrissey Boulevard, Dorchester



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