

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN

**SUBJECT:** THE VICTOR, SIMPSON PARCEL 1  
110 BEVERLY STREET, BULFINCH TRIANGLE  
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 dated April 29, 2011, evidencing the successful completion of the Simpson Parcel 1 project, also known as The Victor, located at 110 Beverly Street in the Bulfinch Triangle.

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**PROJECT SITE**

The Parcel 1 site is a direct result of the Central Artery Tunnel (“CA/T”) project’s demolition of the elevated Interstate 93 (“I-93”) highway structures and the Massachusetts Bay Transportation Authority’s (“MBTA”) removal of the elevated Green Line. This has created approximately 200,000 square feet of developable land in the Bulfinch Triangle Area, which includes the 44,800 square foot, Massachusetts Turnpike Authority’s (“MTA”) Parcel 1, bound by Causeway Street to the north, the future Beverly Street to the east, Valenti Way to the south and the future Haverhill Street to the West.

**PROJECT DESCRIPTION**

On November 8, 2007, SHLP Bulfinch LLC on behalf of Simpson Housing LLP (the “Developer”) filed a Project Notification Form (“PNF”) in accordance with Article 80B of the Boston Zoning Code (the “Code”) for a project that was to include approximately 14,910 square feet of ground floor retail space, an approximately one hundred and forty-two (142) space parking garage on floors two (2) through four (4) and approximately two hundred and eighty-four (284) for-rent residential units (the “Project”). The Developer ultimately decided against a valet system for the garage, and ultimately constructed a total of 105 parking spaces, which is well below the 0.5 ratio allowed by zoning. The total amount of ground floor retail as built is 17,007 square feet

and the Developer was able to, through the final design process, accommodate an additional two (2) units, for a total of 286.

The BRA and the Developer entered into a Cooperation Agreement as of April 29, 2011 in connection with the Project.

The Project has been completed in accordance with the requirements of the Cooperation Agreement, and is ready for occupancy. There are no outstanding material defaults under the Cooperation Agreement for the Project.

The BRA received a request from the Developer for the issuance of a Certificate of Completion for the Simpson Parcel 1 project in the Bulfinch Triangle, also known as The Victor. On September 9, 2013, 2013, BRA staff performed a site/building inspection of the Project and hereby recommend the issuance of a Certificate of Completion.

### **RECOMMENDATION**

In response to the Developer's request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA find that the Simpson Parcel 1 project has been completed in accordance with the requirements of the Cooperation Agreement and that the BRA authorize the Director to issue a Certificate of Completion for the Proposed 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 for the Simpson Parcel 1 project in the Bulfinch Triangle, by and between the Boston Redevelopment Authority ("BRA") and SHLP BULFINCH LLC, dated as of April 29, 2011 (the "Cooperation Agreement") that the construction of 286 residential rental units, approximately 17,007 square feet of ground floor retail space and a 105 space parking garage has been completed in compliance with all the terms and conditions of the Cooperation Agreement, the Article 80 Submissions and all obligations set forth in the Cooperation Agreement and the Article 80 Submissions as defined in the Cooperation Agreement that are presently required/due have been fulfilled.