

MEMORANDUM

BOARD APPROVED

FEBRUARY 8, 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
AISLING KERR, ASSISTANT PROJECT MANAGER

SUBJECT: STAVIS SEAFOODS DEVELOPMENT, SOUTH BOSTON
FOURTH NOTICE OF PROJECT CHANGE

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”)* authorize the Director to: (i) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the “Code”) in connection with the Notice of Project Change for the Stavis Seafoods Development (the “Fourth NPC”) filed by MP MMT Development Co. LLC (the “Proponent”) on January 12, 2018; (ii) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project as set forth in the Fourth NPC; and (iii) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and execute, deliver, and take any and all other actions, documents, or agreements deemed appropriate and necessary by the Director in connection with the Proposed Project.

PROJECT SITE

The site of the Stavis Seafoods Development is located on a portion of Parcel M-1 within the Raymond L. Flynn Marine Park (the “RLFMP” – formerly known as the Boston Marine Industrial Park) on land that is subject to a long term ground lease by and between the Economic Development and Industrial Corporation of Boston

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

("EDIC") d/b/a Boston Planning & Development Agency ("BPDA") and the Massachusetts Port Authority ("Massport"), commonly referred to as the Massport Marine Terminal ("MMT") (the "Project Site"). The Project Site is comprised of approximately 7.2 acres and is bounded by Fid Kennedy Avenue to the south, the Boston Inner Harbor to the north, and MMT lands to the east and west.

DEVELOPMENT TEAM

The development team includes:

Proponent: MP MMT Development Co. LLC
Jonathan Rothstein
Jacob Citrin
Brad Mahoney

Architect: Handel Architects LLP
Seth Riseman

Legal Counsel: DLA Piper
John Rattigan
Brian Awe

Permitting Consultants: Epsilon Associates, Inc.
Andrew Magee
Erik Rexford

Structural Engineer: WSP/Parsons Brinckerhoff
Ryan Couto
Deirdre Ericson

PROJECT BACKGROUND

On June 15, 2007, Cargo Ventures LLC and Marine Terminal Development LLC (the "Original Proponent") filed a Project Notification Form ("PNF") with the BRA, pursuant to Article 80B of the Code, requesting approval for the construction of a new multi-tenant terminal integrating seafood processors, cold storage facilities, warehouse distribution facilities, and bulk cargo operations, including an import/export operation for cement, totaling approximately 510,552 gross square feet on an approximately 29.8 acre site (the "Original Project"). On September 11,

2007 the BRA Board authorized the Director to issue a Scoping Determination waiving the requirement of further review for the Original Project. The BRA issued such a Determination on November 2, 2007 (the "Scoping Determination").

On March 1, 2012 the Original Proponent submitted a Notice of Project Change (the "First NPC") to the BRA informing the BRA of certain proposed changes to the Original Project and requesting a Determination from the Director that no further review would be required on account of such changes. The proposed changes, as outlined in the First NPC, included: (i) a reduction in size of the Original Project site from that originally proposed in the PNF to approximately 26.8 acres, to permit Massport to utilize a portion of the Original Project site (the "Seafood Way Parcel") for another project; (ii) a reduction in the total built square footage of the project from what was originally proposed in the PNF (from 510,552 square feet to 459,917 square feet); (iii) a change in the types of materials to be handled in the bulk cargo facility; and (iv) a lapse in time/revised construction schedule. On August 9, 2012, the BRA Board authorized the Director to issue a Determination waiving further review of the First NPC, pursuant to Section 80A-6.2 of the Code, and on September 26, 2012, the Director of the BRA issued such a Determination.

The Original Proponent subsequently submitted a second Notice of Project Change (the "Second NPC") to the BRA on March 11, 2014. The proposed changes to the project, as described in the Second NPC, included: (i) a return to the original lot area of the Original Project site and the original building square footage (from 459,917 square feet to 510,552 square feet) as proposed in the PNF and re-inclusion of the Seafood Way Parcel; and (ii) the construction of an approximately 120,000 square-foot greenhouse roof structure on the roof of "Building A" of the project to be used for urban gardening purposes. On April 17, 2014 the BRA Board authorized the issuance of a Determination under Section 80A-6.2 of the Code waiving further review of the Second NPC, and on May 30, 2014 the Director issued such a Determination.

On November 15, 2016, MP MMT Development Co., LLC (the "Proponent") submitted a third Notice of Project Change (the "Third NPC") to the BPDA, which proposed the following changes to the project, as described in the Third NPC: (i) a reduction in the size of the 29.8 acre Original Project site to an approximately 7.2-acre parcel; (ii) the extension of Tide Street for access purposes, thereby eliminating the offset driveway located along Fid Kennedy Avenue and contemplated in the Second NPC plan; (iii) an increase in finished floor elevation to meet or exceed the expectations of the Massachusetts Port Authority's *Floodproofing Design Guide* and

improvement of the stormwater management system to ensure it meets or exceeds the recommendations of the Massachusetts Stormwater Management Regulations; and (iv) the construction of a single, one- and two-story, approximately 201,000 square-foot building on the Project Site for Stavis Seafoods' executive offices and fish processing facility with an approximately 130,000 square-foot footprint. The proposed structure consisted essentially of two buildings sharing a common wall, with the northern portion (consisting of approximately 91,000 square feet) dedicated to the new Stavis Seafoods facility, and the southern portion (consisting of approximately 110,000 square feet) dedicated to seafood processing, marine warehousing, and office uses consistent with the RLFMP Master Plan and Chapter 91 Master License.

On April 13, 2017, the BRA Board authorized the issuance of a Determination under Section 80A-6.2 of the Code waiving further review of the Third NPC.

FOURTH NOTICE OF PROJECT CHANGE - DESCRIPTION AND PROGRAM

The Proponent submitted a fourth Notice of Project Change (the "Fourth NPC") to the BPDA on January 12, 2018 in response to further discussions with Stavis Seafoods and the interest of other marine industrial tenants in modernized facilities in the Port of Boston. The Fourth NPC proposes updates to the project in several respects to allow the Proponent to address these considerations while not materially changing the character or impacts of the overall project.

The proposed project changes, as outlined in this Fourth NPC, include physically separating the northern and southern portions of the building proposed in the Third NPC into two stand-alone buildings to be built in phases, with an accompanying reduction in the square footage of the northern portion from 91,000 square feet to approximately 65,790 square feet, and an increase in square footage of the southern portion from 110,000 square feet to approximately 145,570 square feet. The northern building will be developed as a one-story seafood-related building anticipated to be used by Stavis Seafoods. Consistent with the entire project, the other building, on the southern portion of the site, is anticipated to be developed as a three-story building with uses that are fully-compliant with the ground lease by and between EDIC and Massport, and Chapter 91 as water-dependent industrial or uses accessory thereto (the "Proposed Project").

The proposed updates will increase the aggregate gross floor area of the project buildings from approximately 201,000 square feet to approximately 211,360 square feet, but will decrease the overall building footprints from the original 130,000 square feet to approximately 115,270 square feet.

The Proponent intends to begin construction in the second quarter of 2018. Since the submission of the Third NPC in 2016, there has not been any significant additional development in the immediate vicinity of the Project Site that would affect the impacts of the proposed project.

PUBLIC PROCESS

On January 12, 2018, the Proponent filed the Fourth NPC. The Fourth NPC was posted to the BPDA's website and notification of the filing was sent to local City and State elected officials and their staff members.

On February 6, 2018, the BPDA facilitated a presentation by the Proponent to the Board of the Boston Marine Park Business Association at the Association's monthly meeting, which was held at the Harpoon Brewery and Beer Hall (306 Northern Avenue, Boston, MA 02210).

The Proponent presented a project update to the Boston Civic Design Commission on November 7, 2017.

ZONING

The Proposed Project's location is on land that is long term ground leased to Massport. The Proposed Project will not require any zoning relief.

ARTICLE 37 COMPLIANCE

The Proponent has provided the Article 37 "Initial Filing" submission. This Initial Filing is to support the concurrent green building, climate change resiliency, urban design, and Boston Civic Design Commission review of each building.

PUBLIC BENEFITS

The Proposed Project will contribute to and support the success of the seafood processing industry within the RLFMP and the Port of Boston at-large by revitalizing a vacant parcel and offering Stavis Seafoods the opportunity to consolidate, improve, and potentially expand its seafood processing operation in the City of Boston. Additionally, the operation of the facility will offer direct economic support to other water-dependent uses in the MMT, surrounding portions of the RLFMP, and the larger Port of Boston.

The Proponent remains committed to the advancement of sustainable and environmentally conscious design and construction. Both the Proposed Project and Project Site are being designed to address both currently designated floodplain issues and potential sea level rise. More specifically, the Proposed Project will utilize and comply with the Massport Floodproofing Design Guide, which has been adopted by Massport in order to make infrastructure and operations more resilient to potential flood threats. In doing so, the Proposed Project is also embracing the findings and recommendations outlined in the City of Boston Climate Action Plan and the Climate Ready Boston report.

The Proponent is required to pay consideration to the BPDA for completed site improvements consistent with the 2014 approvals, upon the issuance of a building permit for the proposed project.

RECOMMENDATIONS

Based on the foregoing, BPDA staff recommends that the Director be authorized to: (i) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Fourth NPC filed by the Proponent on January 12, 2018; (ii) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project as set forth in the Fourth NPC; and (iii) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and execute, deliver, and take any and all other actions, documents, or agreements deemed appropriate and necessary by the Director in connection with the Proposed Project.

Appropriate vote follows:

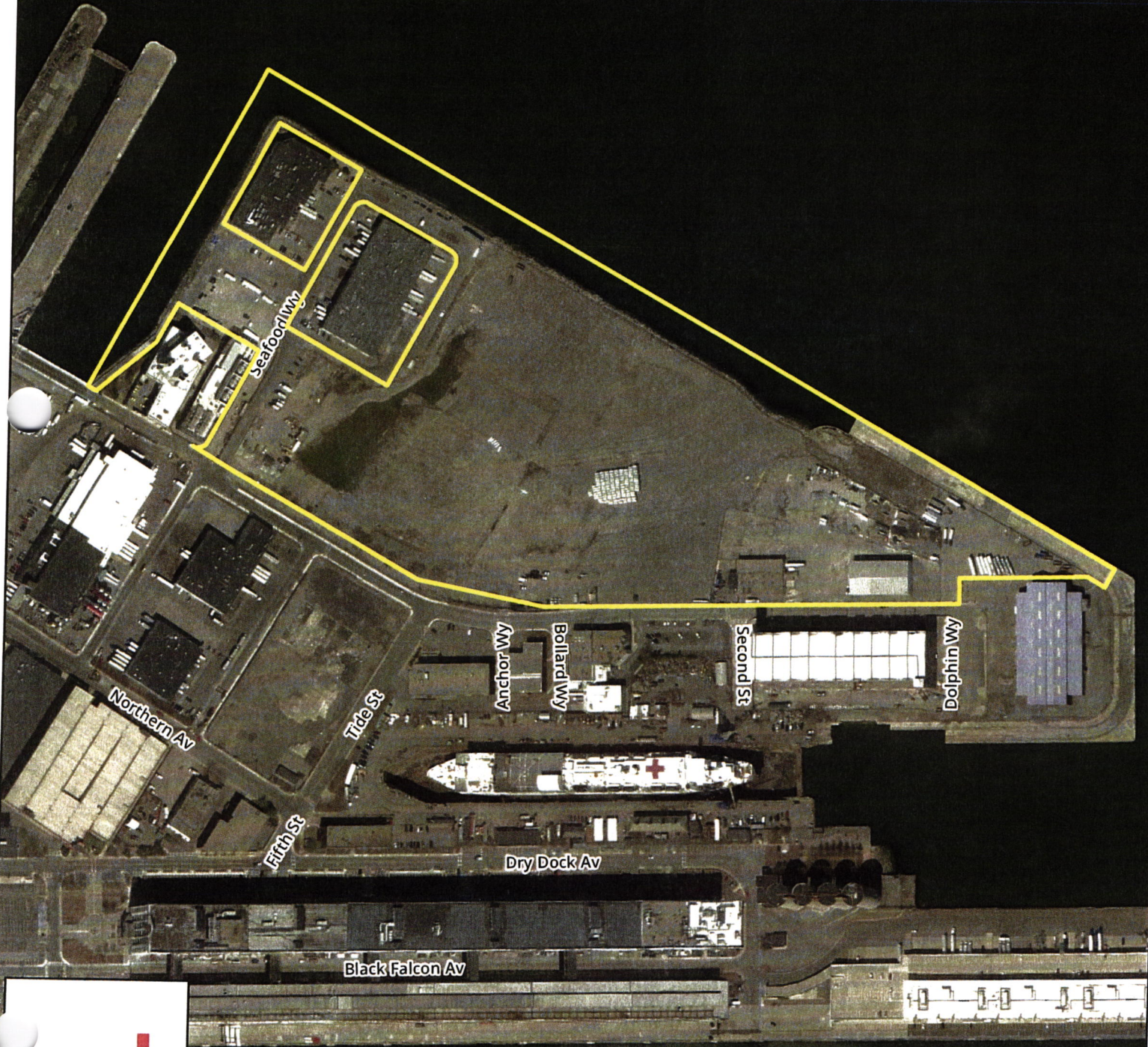
VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which (i) finds that the Notice of Project Change ("Fourth NPC") submitted by MP MMT Development Co. LLC (the "Proponent") to the Boston Redevelopment Authority ("BRA") on January 12, 2018 adequately describes the potential impacts arising from the development of the Stavis Seafoods Development (the "Proposed Project"), and provides sufficient mitigation measures to minimize those impacts in connection with the Fourth NPC; and (ii) waives further review of the Fourth NPC, 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 pursuant to Section 80B-6 of the Code for successful completion of the Article 80 review process; 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 to execute, deliver, and take any and all actions, documents, or agreements deemed necessary and appropriate by the Director in connection with the Proposed Project, all upon terms and conditions determined to be in the best interest of the BRA by the Director.

Stavis Seafoods NPC

1:4,800



Northern Av

Fifth St

Tide St

Anchor Wy

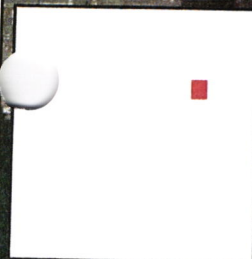
Bollard Wy

Second St

Dolphin Wy

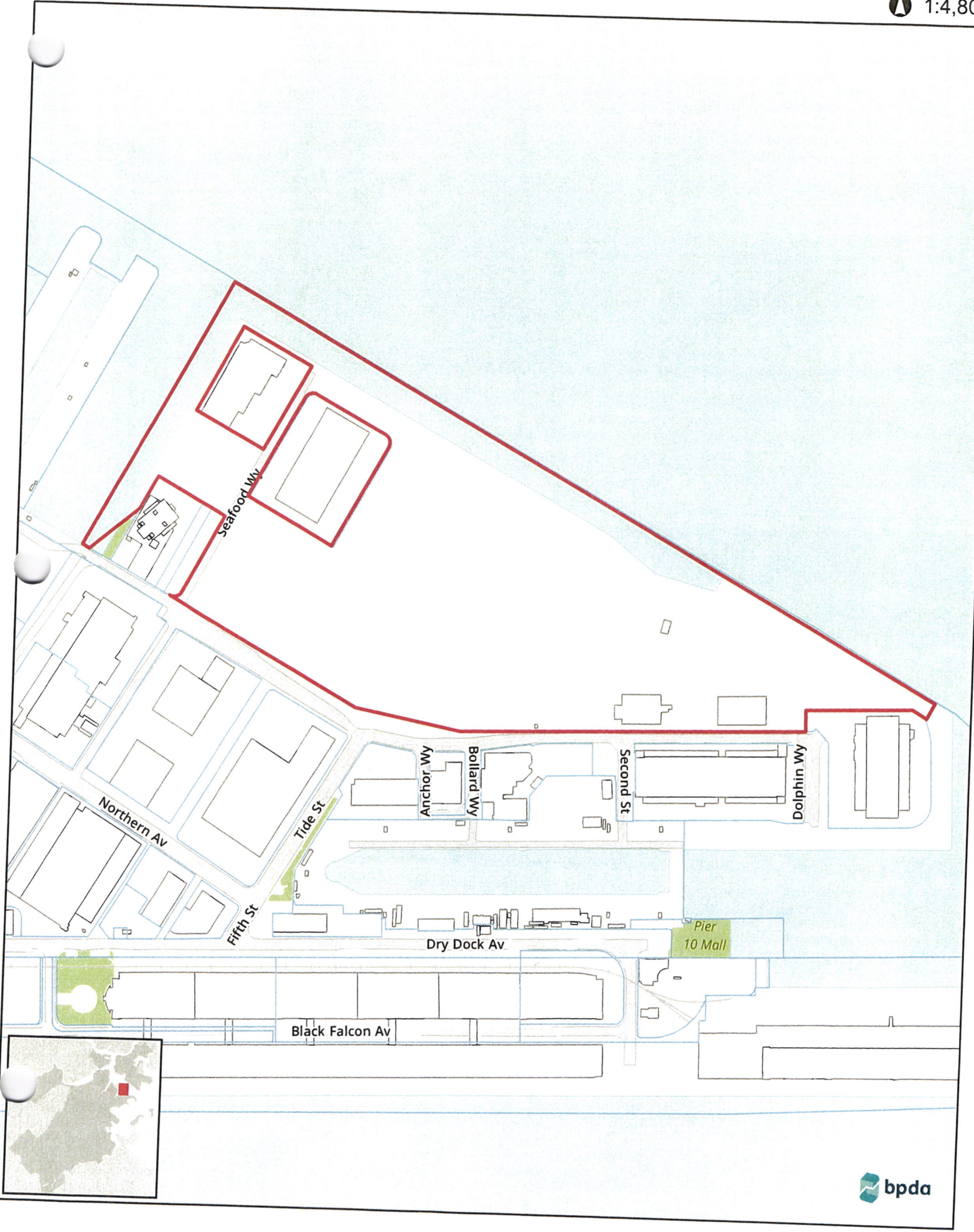
Dry Dock Av

Black Falcon Av



Stavis Seafoods NPC

1:4,800





Ms. Aisling Kerr
Assistant Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, Ma. 02201

Dear Aisling,

Thank you for taking the time today to join us at our BMPBA board meeting to review the changes in the Parcel 5 Notice of Project Change submittal. We also want to thank your team for having Cargo Ventures come in to discuss the proposal as the process moves along. We appreciate the level of communication and involvement we share with the BPDA.

Today's presentation laid out a good plan to what should be a nice addition to the park. We were pleased to hear that the use of the building would not solicit future commercial space and that it in fact had restrictions preventing a commercial use application.

As a Board, the BMPBA is in support of the changes being requested to the Parcel 5 development plan and look forward to having maritime centric neighbors join the community. If there are any questions or clarifications needed please let us know. Thank you!!

Best Regards,

A handwritten signature in blue ink, appearing to read 'Tom Caterino', is written over a horizontal line.

Tom Caterino
Contract Sources, Ltd
President, BMPBA



NICK COLLINS
REPRESENTATIVE
4TH SUFFOLK DISTRICT

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

VICE CHAIR
Economic Development and
Emerging Technologies

STATE HOUSE, ROOM 39
Boston, MA 02133
TEL: (617) 722-2014

February 7, 2018

City of Boston
Boston Planning and Development Agency
City Hall, Room 900
Boston, MA 02110

RE: Stavis Seafood Parcel 5, South Boston, MA 02127

Dear Members of the Board:

I would like to state my support of Stavis Seafood and Parcel 5 and their request for project change. I believe the proposal would add infrastructure improvements to South Boston in a responsible way.

Thank you for your attention to this matter, and please don't hesitate to contact my office if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Nick Collins".

NICK COLLINS
State Representative