

BOARD APPROVED

MEMORANDUM

OCTOBER 17, 2019

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, PROJECT MANAGER
● *TIM CZERWIENSKI*

SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER NOTICE OF PROJECT
CHANGE FOR BLOCK N OF THE SEAPORT SQUARE PROJECT, A
DEVELOPMENT IMPACT PROJECT, PLANNED DEVELOPMENT AREA NO.
78, LOCATED IN THE SOUTH BOSTON WATERFRONT

SUMMARY: This Memorandum requests authorization for the Boston
Redevelopment Authority ("BRA") d/b/a Boston Planning & Development
Agency ("BPDA")* to authorize the Secretary of the BPDA to schedule
and advertise a public hearing, pursuant to Section 80A-2 and Section
80B-5 of the Boston Zoning Code (the "Code"), to be held on November
14, 2019 at 5:50 p.m., or at such a time and date deemed appropriate by
the Director, to consider the Notice of Project Change for Block N of the
Seaport Square Project, which is a Development Impact Project.

PROJECT SITE

Block N (formally identified as 350 Summer Street) of the Seaport Square Project is located between Congress Street, West Service Road, and Summer Street. The project site is one of approximately twenty development sites within the Seaport Square Project area, which consists of approximately 23.5 acres of land generally bounded by Northern Avenue and Seaport Boulevard (between Old Sleeper Street and Pier 4 Boulevard) and by Stillings Street, Boston Wharf Road, East Service Road, and Pier 4 Boulevard and B Street (between Seaport Boulevard and Summer Street).

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

DEVELOPMENT TEAM

The development team includes:

Proponent: Seaport Square Development Company, LLC and affiliates
c/o WS Development
Yanni Tsipis
Dick Marks

Legal Counsel: Goulston & Storrs
Doug Husid
Peter Kochansky

Architect: Morris Adjmi Architects

PROJECT HISTORY

The Seaport Square Development Project was approved by the Boston Redevelopment Authority (“BRA”) Board in 2010, and the Boston Zoning Commission (“BZC”) subsequently approved a Planned Development Area Development Plan for Planned Development Area No. 78 on October 13, 2010 (the “Original PDA Plan”).

Following the adoption of the Original PDA Plan, the Proponent’s predecessor-in-interest, MS Boston Seaport, LLC (the “Original Proponent”), constructed a number of public realm improvements and conveyed Blocks A, B, C, H, K, J, L1, L2, M1, and M2 to third party developers for the development of such Blocks.

In October 2015 the Proponent acquired the undeveloped Blocks and developed open spaces – Blocks D, F, G, L3 – L6, N, P, and Q (the “NPC Blocks”) – for which a Notice of Project Change (the “2017 NPC”) was approved by the BPDA Board on November 16, 2017, and a Planned Development Area Plan (“PDA Plan”) was approved by the BZC on December 13, 2017.

BLOCK N NOTICE OF PROJECT CHANGE

In order to study the impacts of the revised project, the 2017 NPC specified a program of uses for each NPC Block. Under the 2017 NPC, the contemplated building program for Block N included approximately 72,000 square feet of

Retail/Entertainment/ Restaurant/Service Uses and 350,000 square feet of Residential Uses.

The Block N Notice of Project Change (the "Block N NPC") proposes a revised building program for Block N comprised of approximately 38,000 square feet of Retail/Entertainment/Restaurant/Service Uses and approximately 384,000 square feet of Office and/or Research and Development Uses. The 2019 NPC also provides other updates on the use program and delivery of public benefits for the Seaport Square Project.

The adjustment to the proposed use of Block N will result in new payments of Development Impact Project ("DIP") exactions in connection with the new Office and/or Research and Development Uses. The total DIP contributions to the Neighborhood Housing Trust and Neighborhood Jobs Trust that will be made in connection with the Block N project are estimated as follows, as set forth in the PDA Plan:

Housing Linkage Contributions

422,000 sf of DIP Uses (384,000 sf Office/Research and Development; 38,000 sf Retail/Entertainment/Restaurant/Service Uses)

- 348,000 sf @ \$7.87 (for GFA governed by 2010 Seaport Square Master DIP Agreement) = \$2,738,760
- 74,000 sf @ \$8.34 (for additional GFA permitted by 2017 PDA Plan) = \$617,160

Total: \$3,355,920

Jobs Linkage Contributions

422,000 sf of DIP Uses (384,000 sf Office/Research and Development; 38,000 sf Retail/Entertainment/Restaurant/Service Uses)

- 348,000 sf @ \$1.57 (for GFA governed by 2010 Seaport Square Master DIP Agreement) = \$546,360
- 74,000 sf @ \$1.67 (for additional GFA permitted by 2017 PDA Plan) = \$123,580

Total: \$669,940

ARTICLE 80 REVIEW PROCESS

On September 11, 2019, the Proponent filed the Block N Notice of Project Change with the BPDA.

The BPDA sponsored a joint Impact Advisory Group (“IAG”) and Public Meeting to discuss the proposed Block N NPC on September 23, 2019 at the Society of Arts and Crafts at 100 Pier 4 Boulevard. The IAG/Public Meeting was advertised in the relevant neighborhood newspapers (*South Boston Online* and *South Boston Today*), email notification of the Block N NPC submission and meeting was sent to all members of the IAG and local City and state elected officials and their staff members, the meeting was posted to the BPDA website and calendar, and notification was sent to all subscribers of the BPDA’S South Boston waterfront neighborhood updates.

The thirty (30) day public comment period in connection with the Proponent’s submission of the Block N NPC concluded on October 11, 2019.

RECOMMENDATIONS

Based on the foregoing, BPDA staff recommends that the Secretary be authorized to advertise a public hearing pursuant to Section 80A-2 and Section 80B-5 of the Code to consider the Notice of Project Change for Block N of the Seaport Square Project, which is a Development Impact Project.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80A-2 and Section 80B-5 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on November 14, 2019 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider Notice of Project Change for Block N of the Seaport Square Project, which is a Development Impact Project.