

**SECOND AMENDMENT TO DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 60**  
**THE KENSINGTON/41 LAGRANGE STREET**

**Dated: February \_\_, 2019**

Pursuant to Section 3-1A and Section 80C-7 of the Zoning Code of the City of Boston (“Zoning Code”), this amendment constitutes the Second Amendment to Development Plan for Planned Development Area No. 60 (the “Second PDA Plan Amendment”). Capitalized terms used but not defined in this Second PDA Plan Amendment are as defined in the Current PDA Plan (as defined in the next paragraph).

**1. The Original Development Plan for PDA No. 60.** On December 17, 2003, the Boston Redevelopment Authority (“BRA”) approved a Map Amendment application creating Planned Development Area No. 60 (“PDA No. 60”), as well as a Development Plan for Planned Development Area No. 60. Such Map Amendment and Development Plan (together, the “Original PDA Plan”) were approved by the Boston Zoning Commission (the “Zoning Commission”) on December 17, 2003 and became effective on December 22, 2003. On March 10, 2011, the BRA approved the Amended and Restated Development Plan for PDA No. 60 (the “Amended and Restated Development Plan”), and the Zoning Commission approved the Amended and Restated Development Plan on April 16, 2011, which became effective on the same day (the Original PDA Plan, as so amended, is referred to herein as the “Current PDA Plan”).

The area of land governed by the Current PDA Plan encompasses approximately 45,557 square feet in the Lower Washington Street section of downtown Boston, Massachusetts, as described in Exhibit A-1 of the Original PDA Plan and as shown on the District Plan and survey plan attached as Exhibits A-2 and A-3, respectively, to the Original PDA Plan (the “Site”). KP Residences, LLC owns approximately 30,227 square feet on the eastern and central portions of the Site (the “Kensington Site”). The remaining property to the west comprises approximately 8,500 square feet and was formerly owned by the Boston Young Men’s Christian Union and is referred to as the BYMCU Site; that portion of the Site is now owned by SFH 48 Boylston Street LLC, a partnership of the Planning Office for Urban Affairs and St. Francis House (the “BYMCU Site”).

The Current PDA Plan calls for the construction of a residential development with retail/office, open space and accessory off-street parking uses undertaken by Kensington Investment Company, Inc. on the portion of the Site owned by KP Residences, LLC (the “Kensington Project”). The Current PDA Plan contemplates that “future development of the BYMCU Site will require an amendment to [the] Amended and Restated Development Plan.”

**2. Current Status of the Kensington Project and Site Activities.** The Kensington Project was completed in 2013. This Second PDA Plan Amendment only impacts the portion of the Site referred to as the BYMCU Site. The two-three story buildings located on the BYMCU Site have been demolished.

**3. The Second PDA Plan Amendment.** SFH 48 Boylston Street LLC, a Massachusetts limited liability company (the “SFH 48 Boylston Proponent”), is the owner and developer of the BYMCU Site, now identified with an address of 41 LaGrange Street.

The Current PDA Plan is hereby amended as follows:

**A. The Proposed 41 LaGrange Street Project.**

The Current PDA Plan contemplates future development of the BYMCU Site but does not provide specifics regarding such development. This Second Amendment details the proposed development at the BYMCU Site, now identified with an address of 41 LaGrange Street. Paragraph 18 of the Amended and Restated Development Plan for Planned Development Area No. 60 is deleted.

The SFH 48 Boylston Proponent plans to develop a 19-story residential tower that will be comprised of 126 mixed-income rental units. The current program includes a mix of studios, one- and two-bedroom units, along with management offices, amenity spaces, laundry facilities, and indoor bike storage racks (one per unit). There will be no on-site parking. The proposed new building and related streetscape improvements at the BYMCU Site comprise the “41 LaGrange Street Project”.

**1. Proposed Location and Appearance of Structures**

The plans attached as Exhibit F show the floor plans for the ground floor, typical floors 2-7 and typical floors 8-19 of the 41 LaGrange Street Project. The selected elevations attached hereto as Exhibit G illustrate the 41 LaGrange Street Project’s general appearance. Subject to the dimensional limitations established in this Second Amendment, the final design, massing and appearance of the 41 LaGrange Street Project continue to evolve, and will be subject to ongoing design review by the Authority.

**2. Proposed Density and Dimensions of Structures**

As set forth in the Large Project Review requirements of Article 80B of the Code and as confirmed by the Authority’s approval of the Expanded Project Notification Form submitted to the Authority on November 8, 2018 (“EPNF”), the 41 LaGrange Street Project complies with the majority of the zoning requirements and/or is in Substantial Accord with the General Design and Environmental Impact Standards for Planned Development Areas under Section 38-16 of the Code, including, but not limited to the following: Section 38-16.1 (Shadow Criteria); Section 38-16.2 (Wind); Section 38-16.3 (Transportation Access); Section 38-16.4 (Skyline Plan); Section 38-16.5 (Landmarks and Historic Buildings); Section 38-16.6 (Enhancement of Pedestrian Environment); and

Section 38-16.7 (Boston Civic Design Commission “BCDC” Review). The 41 LaGrange Street Project’s consistency with the dimensional requirements applicable to Planned Development Areas and the Article 38 underlying zoning requirements, is further described below:

- (a) Building Height. The proposed building has a maximum building height of 19 stories and 207 feet above grade determined in accordance with Article 2A of the Code. Section 38-11.2(d) of the Code (as codified in the Current PDA Plan) imposes a maximum building height range of up to 275 feet and further allows a proposed project within a PDA in the Midtown Cultural District to attain zoning compliance by being in “Substantial Accord” with the building height for such PDA areas established by Section 38-11.2 of the Code. The “Substantial Accord” building height within PDA-IV, within which Planned Development Area No. 60 is located, is 290 feet (275 feet plus a “Substantial Accord” allowance of 15 feet set forth in Appendix E. 21 to Article 38). The 41 LaGrange Street Project height of 207 feet is within the 275-foot height limit with no need to invoke the “Substantial Accord” provisions of the Code.
- (b) Floor Area Ratio. The proposed building has a maximum FAR of 14.9. Section 38-11.2(d) of the Code (as codified in the Current PDA Plan) imposes a maximum FAR of 10 to 14 and further allows a proposed project within a PDA in the Midtown Cultural District to attain zoning compliance by being in “Substantial Accord” with the maximum FAR for such PDA areas established by Section 38-11.2 of the Code. The “Substantial Accord” provisions enable an additional 1.0 in maximum FAR within PDA-IV, within which Planned Development Area No. 60 is located, for a total of 15.0. The 41 LaGrange Street Project, as presently designed, has a total of approximately 126,652 square feet of gross floor area, as defined by the Code, which results in a FAR of 14.9. Thus, the 41 LaGrange Street Project FAR of 14.9 feet is accordingly in “Substantial Accord” with the maximum FAR limit of 15.0.
- (c) General Design and Environmental Impact Standards. Section 38-16 of the Code requires that proposed projects submitted for approval as part of an application for Development Plan Approval under Planned Development Area Review shall be in “substantial accord” with the General Design and Environmental Impact Standards with respect to shadow criteria, wind, transportation access, skyline plan, landmarks and historic buildings, enhancement of pedestrian environmental and BCDC review. The 41 LaGrange Street Project is in substantial accord with such applicable General Design and Environmental Impact Standards described herein and reviewed by the Authority pursuant to Article 80 Large Project Review, as outlined in the Article 80 Documentation, with the exception of the Skyline Plan separation to the rear of the development at 45 Stuart Street.

- (d) Street Wall Continuity. Section 38-19.1 of the Code specifies that the Street Wall of any proposed project shall be coextensive with at least 80% of the “Existing Building Alignment” of the block on which the proposed project fronts, established pursuant to Section 18-2 of the Code. The 41 LaGrange Street Project fronts on LaGrange Street and thus, pursuant to Section 38-19.1 of the Code, the street wall of the 41 LaGrange Street Project is to be co-extensive with at least 80% of the existing Building Alignment of the block between Washington Street and Tamworth Street. The only building on the block between Washington Street and Tamworth Street is The Kensington Project which is adjacent to the BYMCU Site. The proposed 41 LaGrange Street Project design, as depicted in Exhibits F and G, provides for the LaGrange Street façade to be generally coextensive with the Existing Building Alignment of The Kensington building.
- (e) Street Wall Height. Section 38-19.2 of the Code states that the “Street Wall Height” of proposed projects within the Midtown Cultural District shall not exceed ninety (90) feet. The proposed Street Wall Height of the 41 LaGrange Street Project is 207 feet.
- (f) Display Window Area Regulations. Consistent with Section 38-19.3 of the Code, the ground floor space to be included in the proposed 41 LaGrange Street Project design depicted on the plans and elevations attached hereto as Exhibits F and G will provide a certain level of transparency, attractiveness to pedestrians, continuity and usage for any portion of the proposed building between two feet and 14 feet from ground level and within four feet of the Street Wall.
- (g) Sky Plane Setbacks. Section 38-19.4 of the Code states that every portion of a proposed project above the Street Wall Height of 90’ shall be set back by not less than the amount of the “Sky Plane Setbacks” established in Table D of Article 38 of the Code; however, the Sky Plane Setback provisions do not apply to a proposed project where the maximum possible gross floor area for any floor of the proposed project would be less than nine thousand (9,000) square feet. As the BYMCU Site is only 8,500 square feet, it is impossible for any floor of the proposed 41 LaGrange Street Project to be more than 9,000 square feet; therefore, the Sky Plane Setback requirements do not apply.
- (h) Setback Requirements. Pursuant to a private agreement between Kensington and BYMCU, there is a no-build easement area on the BYMCU Site of approximately up to 10 feet and 6.2 feet in depth, respectively, from the east and south property lines of the BYMCU Site adjacent to the Kensington Site and approximately 83.1 feet and 21.9 feet in length, respectively, along the property lines, all above a height of 109 feet above Boston City Base. This no-build easement area was created to accommodate the placement of windows in the west and north walls of the Kensington Project 109 feet above Boston City Base, subject to approval of any building code variances needed

for the Kensington Project. The proposed 41 LaGrange Street Project complies with these setback requirements.

- (i) Shadow Criteria. Consistent with Section 38-16.1 of the Code, the 41 LaGrange Street Project will be designed, as described in the EPNF, in such a way as to limit the casting of shadow on certain Shadow Impact Areas as defined by Article 38 of the Code.
- (j) Wind Impacts. As described in more detail in the EPNF, the 41 LaGrange Street Project's pedestrian level winds will be in substantial accord with the provisions of Section 38-16.2 of the Code and its accompanying Table B.

3. Article 38 Public Benefits Criteria.

Pursuant to Section 38-14 of the Code, the 41 LaGrange Street Project provides the following public benefits, referred to in such section as the "Public Benefit Criteria". The provision thereof complies with the requirement of the Code that the Second Amendment meets the requirement of Section 80C-4 (Standards for Planned Development Plan Review Approval) for compliance with the applicable planning and development criteria of Article 38 of the Code, and is thereby eligible for approval by the Authority and adoption by the Zoning Commission. As described herein, the Amended and Restated Development Plan fulfills the following public benefit criteria under Section 38-14 of the Code:

**Development of New Affordable Housing:** The 41 LaGrange Street Project will create affordable housing, required by Section 38-14.3 of the Code. Over the past several years, approximately 2,000 units of market-rate and luxury rental housing and condominiums have been built in the immediate vicinity of the BYMCU Site, and a number of additional high-end housing developments are currently under construction. These projects have created a dramatically increased need for a more balanced mix of housing for all income ranges, including the homeless as well as low- and moderate-income individuals and families to facilitate economic diversity and to minimize displacement. In light of this increased demand for mixed-income housing, the SFH 48 Boylston Proponent anticipates that approximately 40% of the units will target households whose incomes are below 70% of the area median income, which will significantly exceed the City of Boston's Inclusionary Development Policy ("IDP") requirement of 13%. The 41 LaGrange Street Project will achieve a key goal of bridging the existing income gap in the neighborhood and alleviating displacement of Chinatown residents by providing affordable housing for a range of low and moderate-income residents. In an effort to maximize economic diversity and sustainability, the 41 LaGrange Street Project's market rate units will target working professionals, young married couples, and empty-nesters who want the conveniences associated with the vibrant neighborhood.

#### 4. Proposed Uses.

The 41 LaGrange Street Project will be used for multifamily residential uses and those uses accessory to the residential uses, such as management offices, amenity spaces, laundry facilities, and indoor bike storage racks. These uses are permitted by Section 38-18 of the Code.

#### 5. Proposed Traffic Circulation.

The 41 LaGrange Street Project has street access at LaGrange Street. No off-street parking is proposed; therefore, there is no driveway. An on-site loading dock will be provided to the rear of the proposed building, to be accessed off of Lowell Court (the private way to the rear of the BYMCU Site). Mitigation measures to address any traffic impacts will be the subject of the Transportation Access Plan Agreement between the SFH 48 Boylston Proponent and BTM.

#### 6. Proposed Parking and Loading Facilities.

The 41 LaGrange Street Project does not include any off-street parking for vehicles (there will be covered storage for up to 126 bicycles, calculated at one per unit). The SFH 48 Boylston Proponent seeks to encourage the use of public transportation, shared motor vehicles such as Zipcar and ride-sharing services, rather than creating off-street parking spaces. Over 8,000 off-street parking spaces are provided in garages and parking lots throughout the neighborhood.

#### 7. Access to Public Transportation and Car Sharing Services.

The 41 LaGrange Street Project is located less than a quarter mile from three MBTA rapid transit lines: (a) the Orange Line, which can be accessed from the Chinatown Station on the corner of Boylston Street and Washington Street, less than one block from the BYMCU Site; (b) the Green Line, which can be accessed from the Boylston Street Station one block from the 41 LaGrange Street Project; and (c) the Silver Line, which runs along Washington Street, just around the corner from the BYMCU Site. In addition, five MBTA bus routes currently run along Washington Street, just around the corner from the BYMCU Site, or on Tremont Street, which is one block further.

There are a total of six car-sharing services located within a quarter mile of the BYMCU Site. Together with the public transportation facilities described above, these services provide convenient access to most of Greater Boston from the 41 LaGrange Street Project, and eliminate the need for additional parking spaces.

#### 8. Historic Resources within Planned Development Area No. 60.

Impacts of the proposed 41 LaGrange Street Project design on nearby historic resources have been analyzed pursuant to Large Project Review.

## 9. Development Review Procedures.

All aspects of the 41 LaGrange Street Project have been and will continue to be subject to ongoing development review and approval by the Authority. Such development review and approval is being conducted in accordance with Large Project Review pursuant to Article 80 of the Code, and has taken into consideration the following Article 80 Documentation:

- a. An Expanded Project Notification Form initiating the Large Project Review process was filed by the SFH 48 Boylston Proponent with the Authority on November 8, 2018; and
- b. The Authority has scheduled a vote on February \_\_, 2019 to approve the EPNF and to issue a Scoping Determination Waiving Further Review.

## 10. Public Benefits.

This Second Amendment conforms to the plan for the geographic area in which the BYMCU Site is located and to the general plan for the City as a whole. In addition, nothing in this Second Amendment will be injurious to the neighborhoods surrounding the 41 LaGrange Street Project or otherwise detrimental to the public welfare, weighing all the benefits and burdens. In the course of the review process described under Section 80C-5 of the Code, the impacts of the 41 LaGrange Street Project upon existing performing and visual arts facilities located in the Midtown Cultural District, upon the surrounding neighborhoods and upon the public welfare generally have been fully addressed, and appropriate mitigation has been proposed and incorporated into the 41 LaGrange Street Project. The public benefits of the 41 LaGrange Street Project include those described below:

- a. New Affordable Housing. It is anticipated that the 41 LaGrange Street Project will provide 126 units of rental housing and that approximately 40% of the units will target households whose incomes are below 70% of the area median income. The SFH 48 Boylston Proponent will enter into an Affordable Housing Agreement with the Authority to document these commitments.
- b. Street Upgrades. As part of the proposed 41 LaGrange Street Project, if approved by BTM, LaGrange Street and the sidewalk next to the BYMCU Site will be improved. The 41 LaGrange Street Project will result in improvements to LaGrange Street and will continue the transformation of an under-utilized street into a primary street address.
- c. Pedestrian and Bicycle Improvements. The 41 LaGrange Street Project will enliven the streetscape and area along LaGrange Street.

The 41 LaGrange Street Project will provide bicycle and pedestrian improvements.

- d. Increased Property Tax Revenue. The 41 LaGrange Street Project will generate annual tax payments to the City of Boston once fully constructed.
- e. Construction Job Creation. The 41 LaGrange Street Project is anticipated to create approximately 450 full- and part-time construction jobs. The SFH 48 Boylston Proponent is committed to maximizing opportunities for Minority/Women Business Enterprises (“MWBEs”) during the pre-construction and construction phases of the 41 LaGrange Street Project. Additionally, the SFH 48 Boylston Proponent will use all necessary and appropriate measures to establish a diverse construction workforce in compliance with City of Boston requirements.
- f. Green Building. The 41 LaGrange Street Project will be LEED certifiable; the SFH 48 Boylston Proponent is targeting the LEED Silver level.

#### 11. Groundwater Conservation Overlay District Compliance.

The BYMCU Site is located within the Groundwater Conservation Overlay District (“GCOD”) governed by Article 32 of the Code. Section 32-4 of the Code provides that if a proposed project (as defined in Article 2A of the Code) involves either (a) the erection or extension of a structure that will occupy more than fifty (50) square feet of lot area, or (b) the erection or extension of a structure designed or used for human occupancy or access, mechanical equipment, or laundry or storage facilities, including garage space, if such construction involves the excavation below grade to a depth equal to or below seven (7) feet above Boston City Base, the proponent must incorporate systems into the proposed project that meet the groundwater conservation standards set forth in Article 32 of the Code.

The SFH 48 Boylston Proponent will obtain a written determination from the Boston Water and Sewer Commission (“BWSC”) confirming that said standards are met and will provide a copy of such written determination to the Authority and the Boston Groundwater Trust prior to the Authority’s issuance of the Certificate of Consistency. The issuance of such Certification of Consistency shall be deemed to constitute confirmation that (i) the 41 LaGrange Street Project complies with Article 32 of the Code, and (ii) no conditional use permit from the Board of Appeal is required for the 41 LaGrange Street Project under Article 32 of the Code.



## 12. Green Buildings.

Although pursuant to Section 37-3.3 of the Code, the existing development under the Current PDA Plan and the entire PDA No. 60 Site is exempt from the Green Building requirements of the Code, the 41 LaGrange Street Project is in compliance with the requirements of Article 37, Green Buildings. The SFH 48 Boylston Proponent has incorporated the LEED Version 4 criteria in the design of the 41 LaGrange Street Project. As a result, the 41 LaGrange Street Project has been designed to achieve LEED certification, which incorporates the following Green Building attributes:

- Integrative design process, including a preliminary energy model
- Access to quality transit
- Bicycle facilities
- Construction activity pollution prevention
- Construction and demolition waste management planning
- Construction indoor air quality management plan
- Rainwater management
- Outdoor water use reduction
- Indoor water use reduction
- Building-level water metering
- Fundamental commissioning and verification
- Minimum energy performance
- Storage and collection of recyclables
- Environmental tobacco smoke control
- Low emitting materials

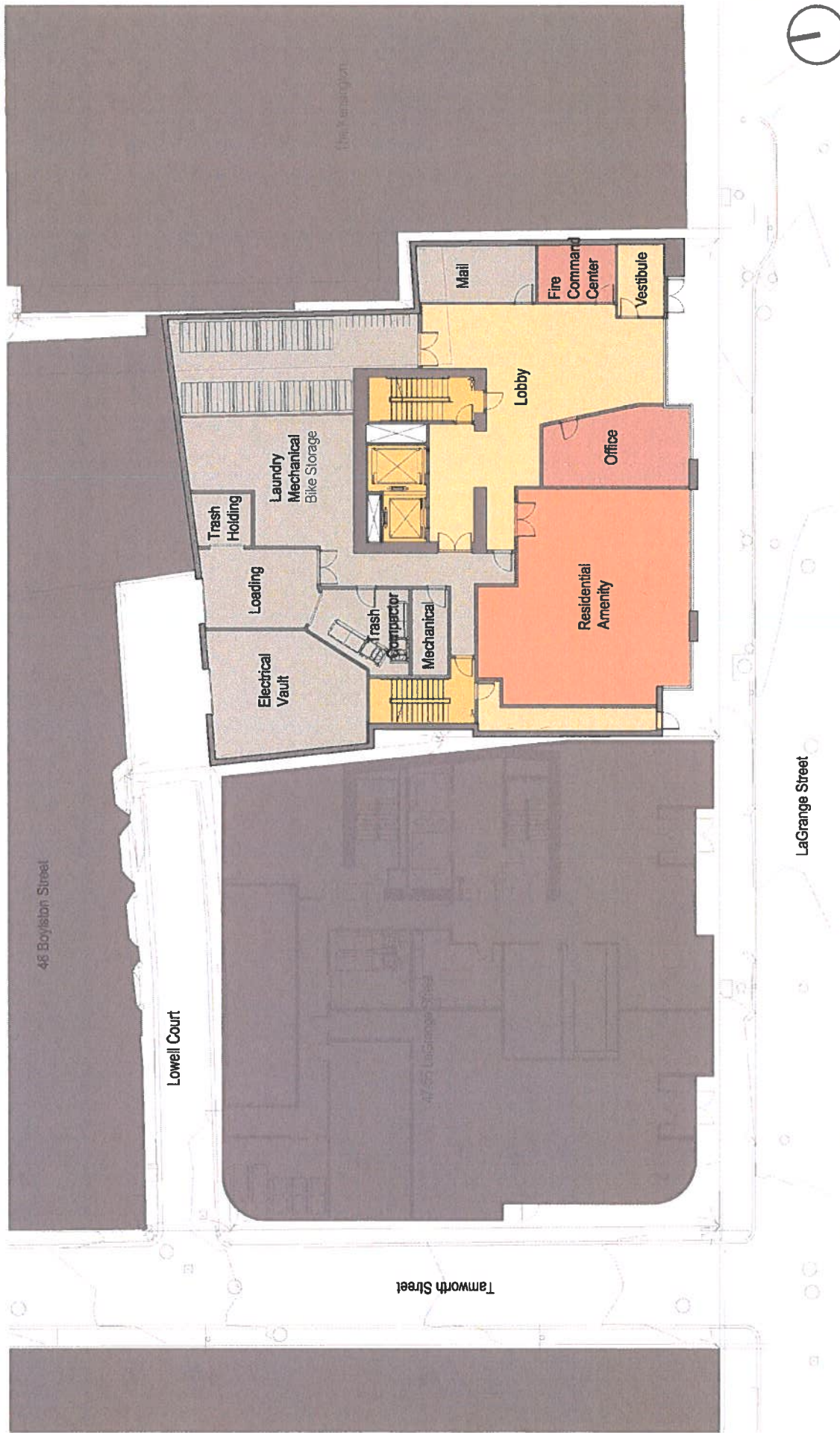
## 13. Current PDA Plan, as Amended.

Except as amended by this Second PDA Plan Amendment, the Current PDA Plan remains unmodified and is in full force and effect.

**List of Attachments**

- Exhibit F            Ground Floor Plan, Typical Floors 2-7 Floor Plans, and  
                          Typical Floors 8-19 Floor Plans
- Exhibit G            Selected Elevations

F

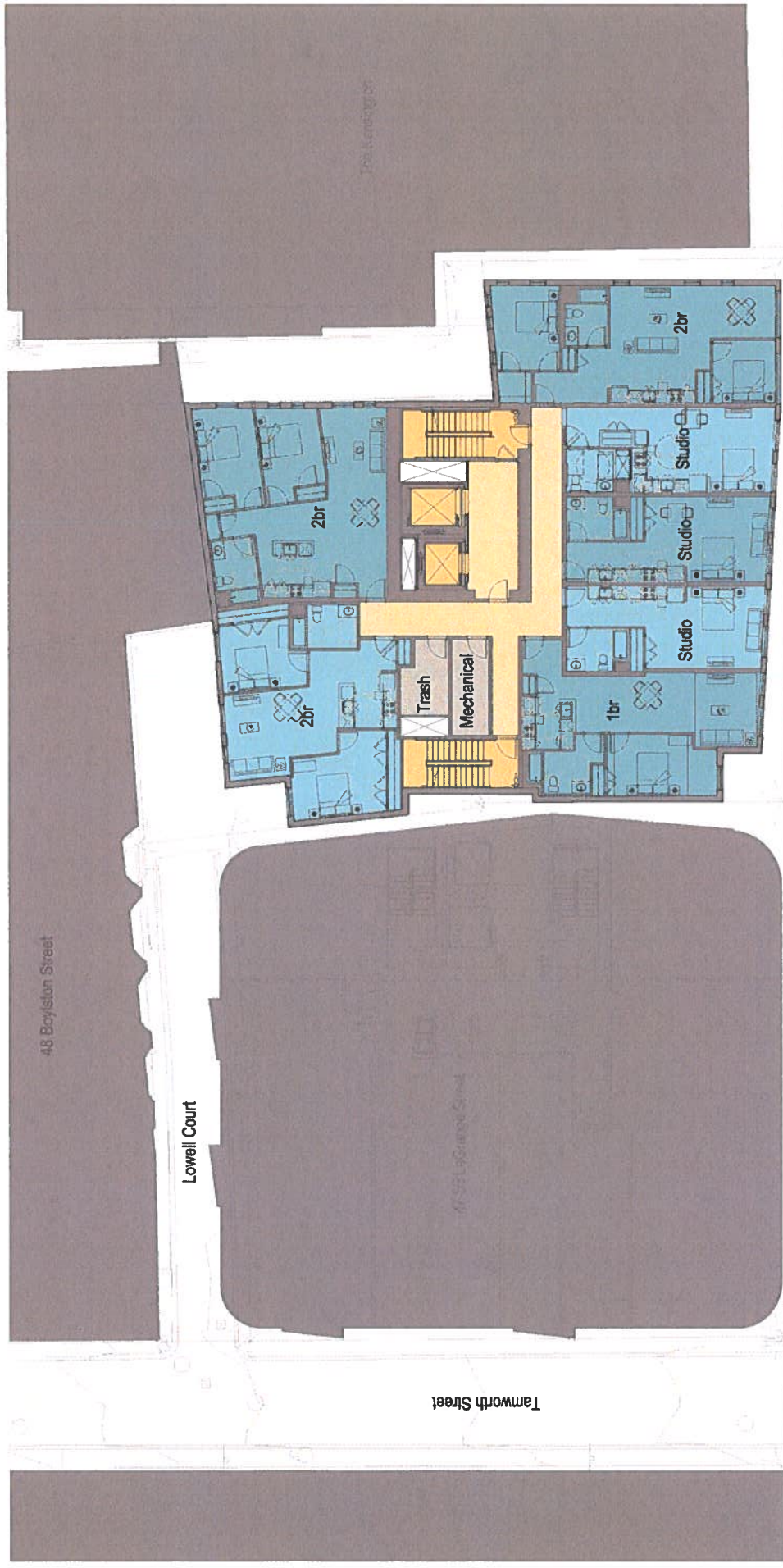


Ground Floor Plan

**41 Lagrange Street**

Boston, MA | November 28, 2013 | 574 43 Boylston Street LLC | F10117 | © The Architectural Team, Inc.





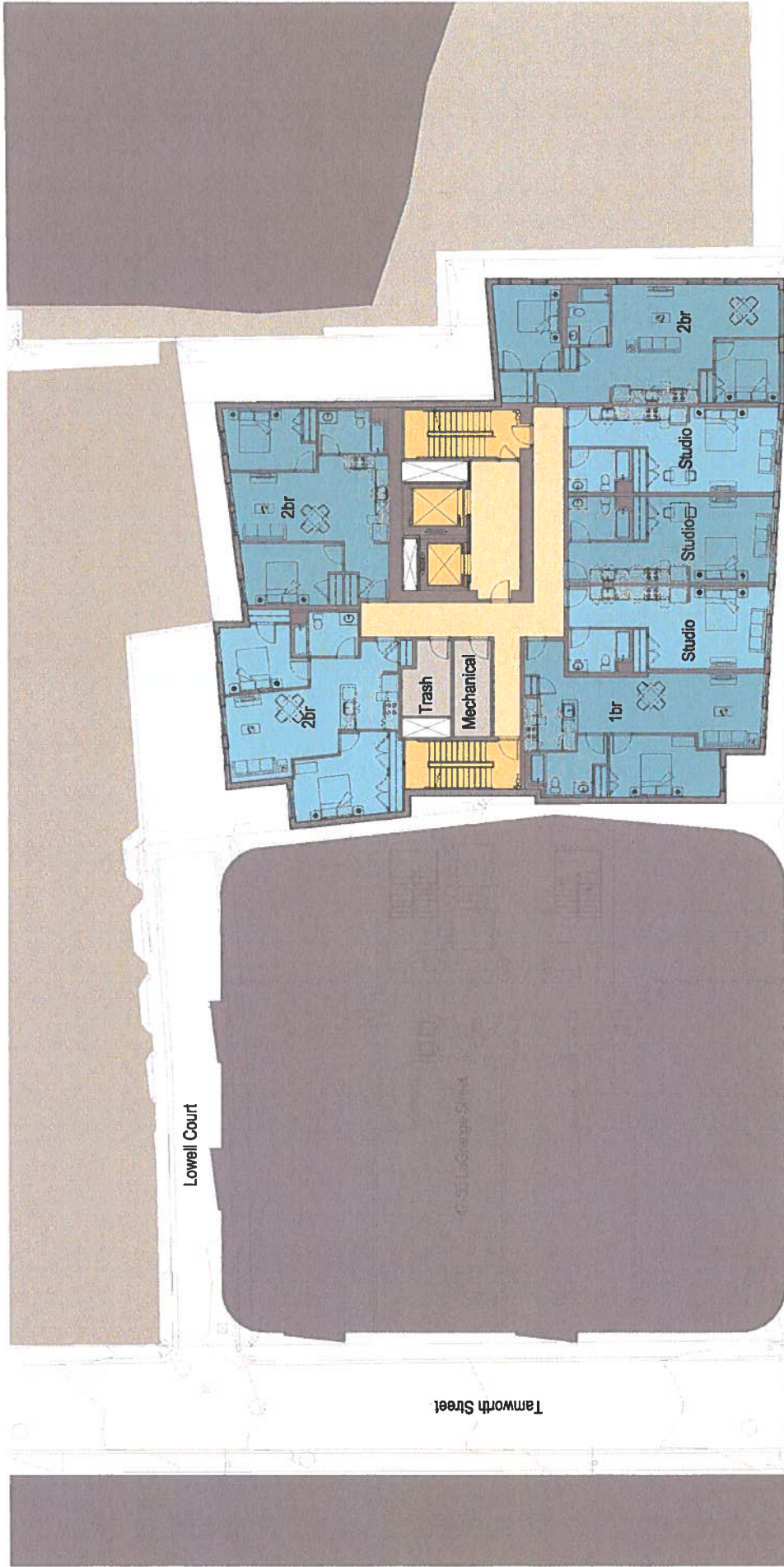
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**41 Lagrange Street**

Boston, MA | November 23, 2016 | 574-44 Poppleton Street LLC | 17017 | © The Architecture Firm, Inc.





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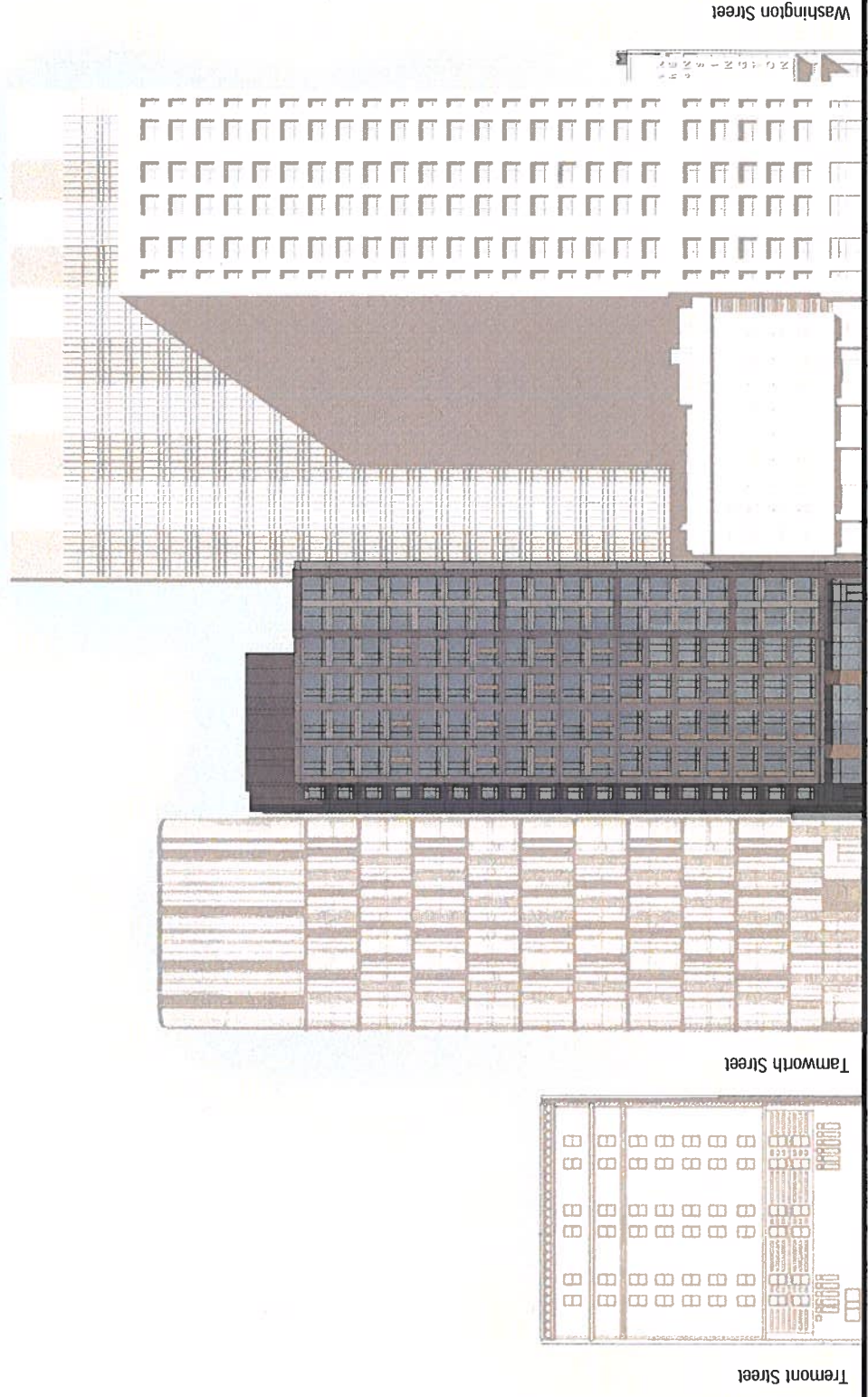
Typical Floors 8-19



41 LaGrange Street

Lowell, MA | November 2015 | 511 LaGrange Street LLC | 1/01/15 | © The Architectural Team, Inc.

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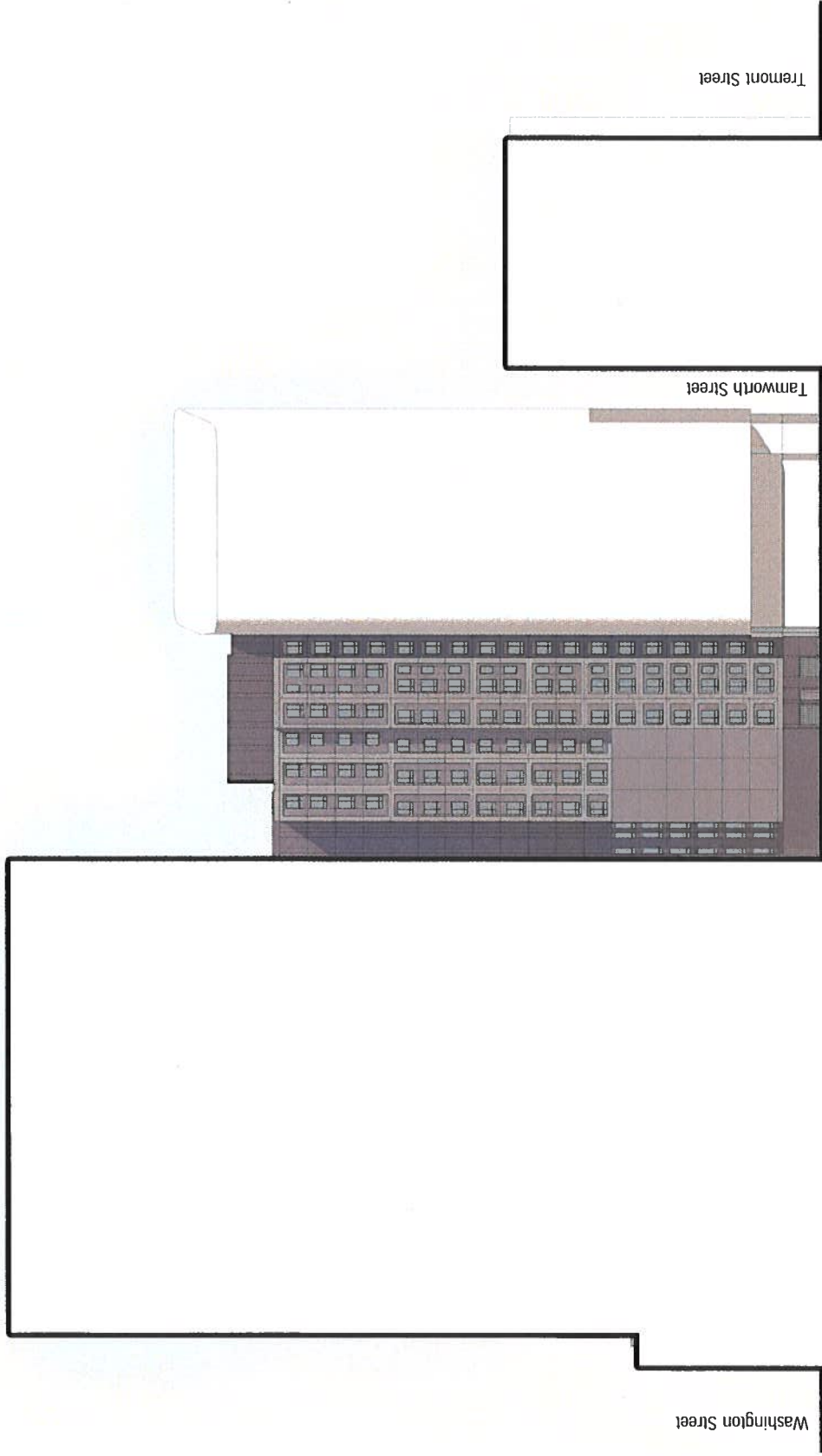


South Elevation

41 Lagrange Street

Boston, MA | November 25, 2018 | 514 48 Baywood Street LLC | T/781.711.1111 | © The Architectural Team, Inc.



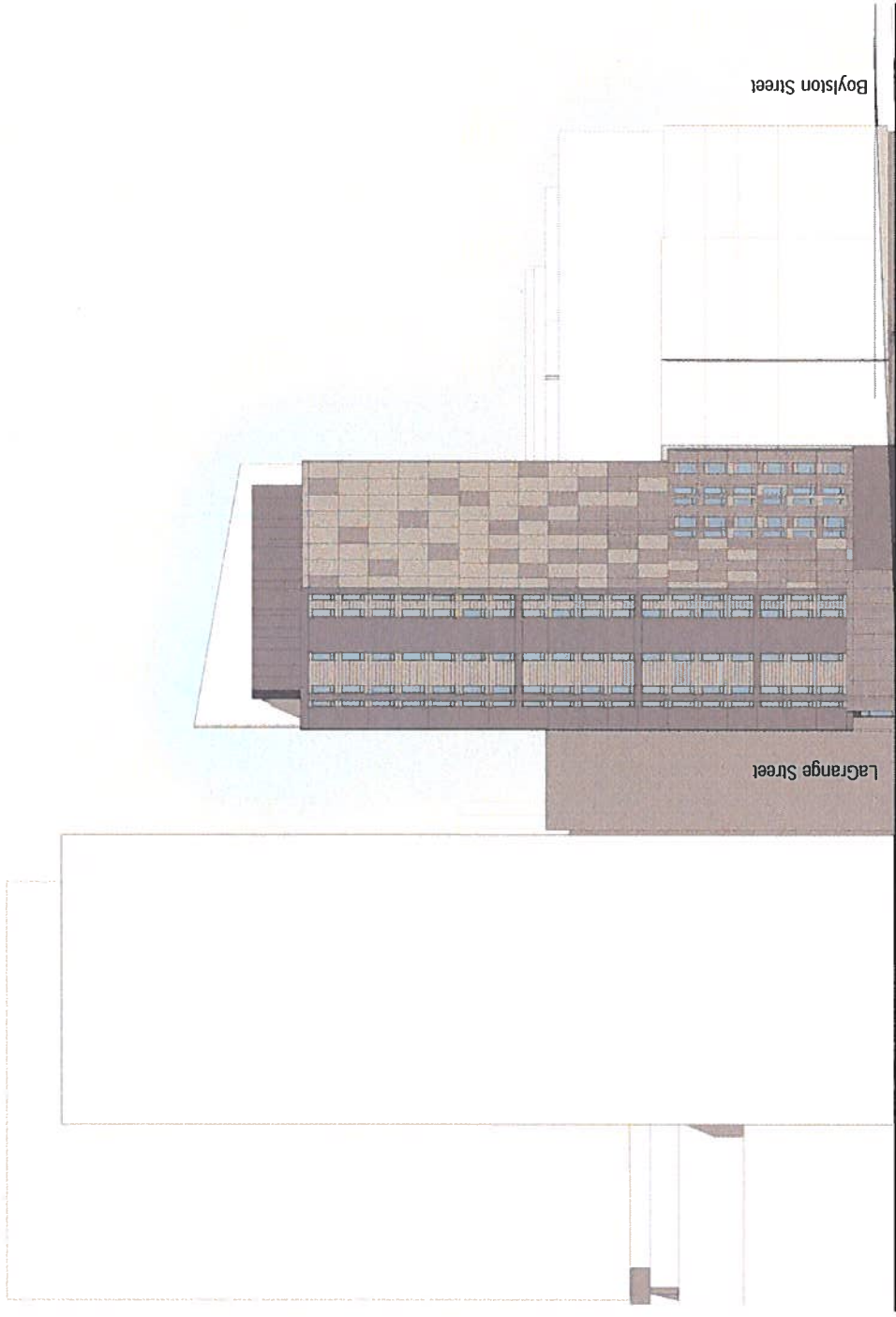


**41 Lagrange Street**

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**North Elevation**





Boylston Street

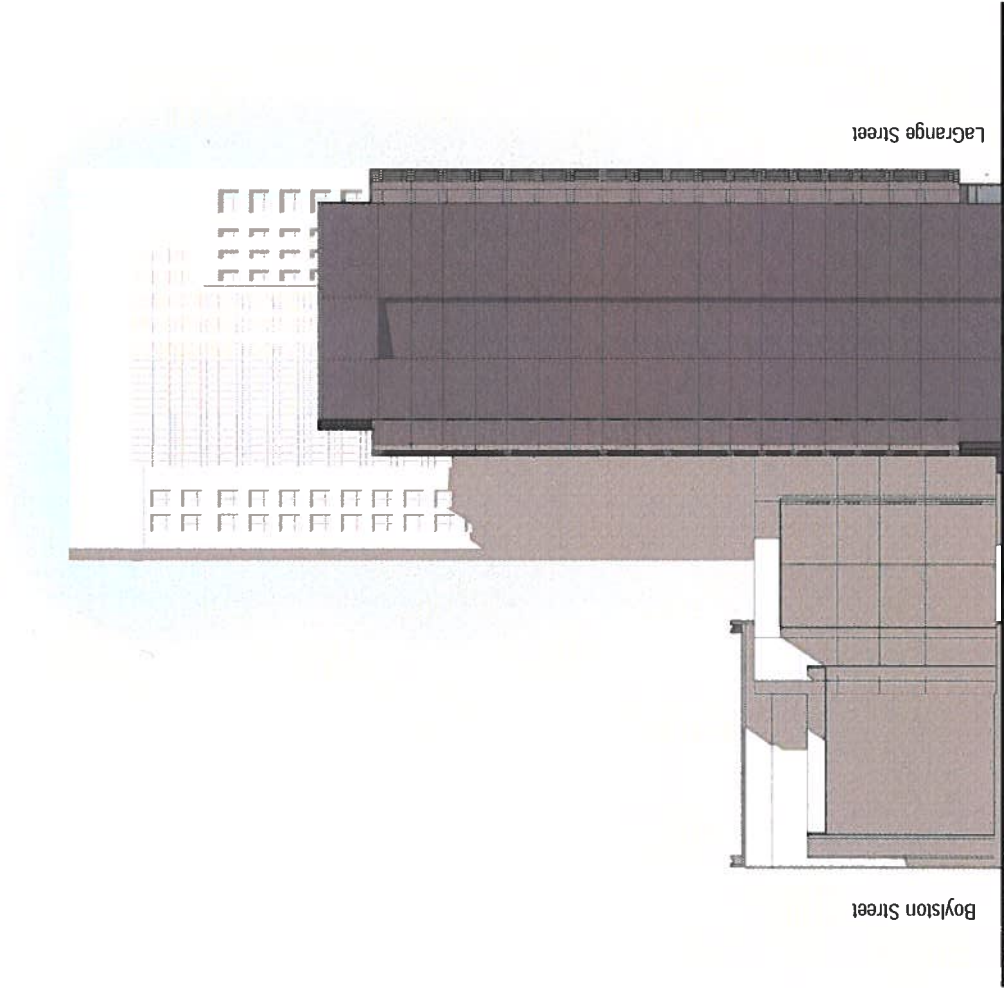
Lagrange Street

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East Elevation

41 Lagrange Street

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West Elevation

41 Lagrange Street

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**41 LaGrange Street**

Burlington, MA | November 26, 2013 | SFH 43 Bypass Street LLC | 1/017 | © Tat Architectural Firm, Inc.

**View from LaGrange Street**

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