

# BOARD APPROVED

DECEMBER 15, 2016

## MEMORANDUM

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

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
 MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
 REVIEW/GOVERNMENT AFFAIRS  
 GARY UTER, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER PARCEL Q1 PROJECT AS A  
 DEVELOPMENT IMPACT PROJECT, SOUTH BOSTON WATERFRONT, MA

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority, d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Large Project Review of the Boston Zoning Code (the "Code") for Parcel Q1 (the "Proposed Project" ); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; (3) enter into a Cooperation Agreement, Development Impact Project Agreement, Boston Residents Construction Employment Plan, and related documents for the Proposed Project; and (4) recommend approval of Zoning Board of Appeal Petition No. BOA661390, WITH PROVISIO: that plans be submitted to the BPDA for design review approval.

### PROJECT SITE

The Project site is an approximately 36,799 square foot, approximately 0.85-acre, parcel of land located within the Raymond L. Flynn Marine Park (the "Park") in the South Boston Waterfront neighborhood of Boston. The site is bound by Drydock Avenue to the east, Channel Street to the north and a federally-owned parcel of land to the west. Currently the site includes approximately 55 surface parking spaces, a dormant rail line which runs east to west through the southern portion of

the site, and underutilized open space. The site is located along a major Massachusetts Bay Transportation Authority bus route and is within walking distance from several Silver Line stations (the "Project Site").

**DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

**Proponent:** SCD Drydock Q1 LLC  
Mark McGowan  
Chris Wholey

**Architect:** Spagnolo Gisness & Associates, Inc.  
Al Spagnolo  
John Sullivan  
Kristen O’Gorman

**Legal Counsel:** Goodwin Procter  
Martin Healy  
Jennifer Schultz

**Permitting Consultants:** Epsilon Associates, Inc.  
Geoff Starsiak

**Transportation Consultant:** Vanasse & Associates, Inc.  
Shaun Kelly

**Civil Engineer:** Bohler Engineering  
Stephen Martorano

**DESCRIPTION AND PROGRAM**

The Proposed Project includes the construction of an approximately 298,700 square foot, 13-story commercial building that includes approximately 8,400 square feet of ground floor retail, approximately 211,700 square feet of office space, and three levels of parking to accommodate approximately 150 vehicles. The Proposed Project is approximately 163 feet tall and has no below-grade space. The Proposed Project is positioned to the north of the Project site between the existing rail line and Channel Street. To the south of the building, an approximately 12,900 square

foot urban plaza is proposed to introduce additional publicly accessible open space to the Park. The urban plaza will be carefully landscaped and may include container kiosks that would provide additional ground level retail or food service . The building entrance will be oriented towards the urban plaza to encourage a vibrant pedestrian environment at the base of the building, and to complement the mixed-use development proposed for the adjacent Parcel A.

It is estimated that the Proposed Project will have a total development cost of approximately \$110,000,000.

### **ARTICLE 80 REVIEW PROCESS**

On May 20, 2016, the Proponent filed a Letter of Intent in accordance with the BRA's policy regarding Provision of Mitigation by Development Projects in Boston.

The Proponent filed an expanded Project Notification Form ("PNF") for the Proposed Project on August 29, 2016. Notice of the receipt by the BRA of the PNF was published in the Boston Herald on August 29, 2016, which initiated a public comment period, which was extended until October 10, 2016. The notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on September 13, 2016 with the City's public agencies during which the Proposed Project was reviewed and discussed.

On September 27, 2016 the BPDA held a Public Meeting to discuss the PNF at 22 Drydock Avenue. The meeting was advertised in South Boston Online and South Boston Today on September 15, 2016, listed on the BPDA website, and distributed to the South Boston email list.

The Proposed Project also comes under jurisdiction of the Boston Civic Design Commission ("BCDC") pursuant to Article 28 of the Code. The Proposed Project was approved by BCDC on October 4, 2016.

### **ZONING**

The approximately 36,799 sf (0.85-acre) Project site is located in the General Industrial ("I-2") sub-district of the South Boston Zoning District as defined by Map 4: South Boston of the zoning maps of the City of Boston. It is also located

within a Restricted Parking Overlay District (RPOD). The general dimensional regulations for the Project site are found in Article 13 of the Code, the general use regulations in Article 8 of the Code, and the use regulations pertaining to the RPOD in Article 6 of the Code. The Project Site may also be subject to a Massachusetts DEP waterways Chapter 91 license for the Park.

The Proposed Project is expected to require a variance for FAR, parapet setback and storage of flammables (e.g. parked cars) within a flood zone. The above grade parking within the building, even if accessory to the otherwise allowed office and retail uses, is a conditional use in the RPOD, and will therefore require a conditional use permit.

### **PUBLIC BENEFITS**

The Proposed Project will transform a vacant site into a development that will provide employment opportunities in proximity to public transportation, as well as new, landscaped open space that will improve the public realm in the South Boston Waterfront neighborhood of Boston. The Proposed Project will include numerous benefits to the City of Boston, including but not limited to:

- ◆ Donation of \$50,000 towards the proposed Martin Richard's Park.
- ◆ Creation of approximately 450 construction jobs, and approximately 50 permanent jobs related to building maintenance, the proposed retail space, as well as jobs related to the future tenants of the office space.
- ◆ Generation of new property taxes and provide Housing and Jobs linkage contributions.
- ◆ Improvements to the site's edges along Drydock Avenue and Summer Street.
- ◆ Construction of an architecturally distinct building that will define the entrance to the Raymond L. Flynn Marine Park.
- ◆ New landscaped areas that will reduce storm water runoff from the site.
- ◆ Improvements to the pedestrian experience by adding a new urban plaza, new active ground-floor uses, and improved street scaping amenities for pedestrians and bicyclists along Drydock Avenue and Summer Street.

**DEVELOPMENT IMPACT PROJECT (“DIP”) EXACTION**

The Proposed Project constitutes a DIP under Article 80B-7 of the Code. Based on the present plans, the Proponent will provide the Neighborhood Housing Trust payment contribution of approximately \$1,004,761.50 and a Neighborhood Jobs Trust payment contribution of \$201,193.25. These estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses	220,475	square feet
Exclusion	-100,000	
	120,475	
	<u>x \$8.34</u>	/square foot
	\$1,004,761.50	

Jobs Linkage:

DIP Uses	220,475	square feet
Exclusion	-100,000	
	120,475	
	<u>x \$1.67</u>	/square foot
	\$201,193.25	

The DIP gross floor area for the 2016 Proposed Project is subject to final calculation based on the final design plans and applicable provisions of the Development Impact Project Agreement.

**RECOMMENDATION**

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) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (2) issue a Certification of Compliance under Section 80B-6, upon successful completion of the Article 80 review process; (3) execute and deliver a Cooperation Agreement, Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary; and (4) recommend approval of Zoning Board of Appeal Petition No. BOA661390, WITH PROVISIO: that plans be submitted to the BPDA for design review approval.

Appropriate votes follow:

**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 (the "Code"), which (i) finds that the expanded Project Notification Form filed on August 29, 2016 ("PNF") adequately describes the potential impacts arising from the Parcel Q1 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 Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

**FURTHER**

**VOTED:** That the BRA hereby finds and determines that the Proposed Project, as described in the PNF, conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance under section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 processes; and

**FURTHER**

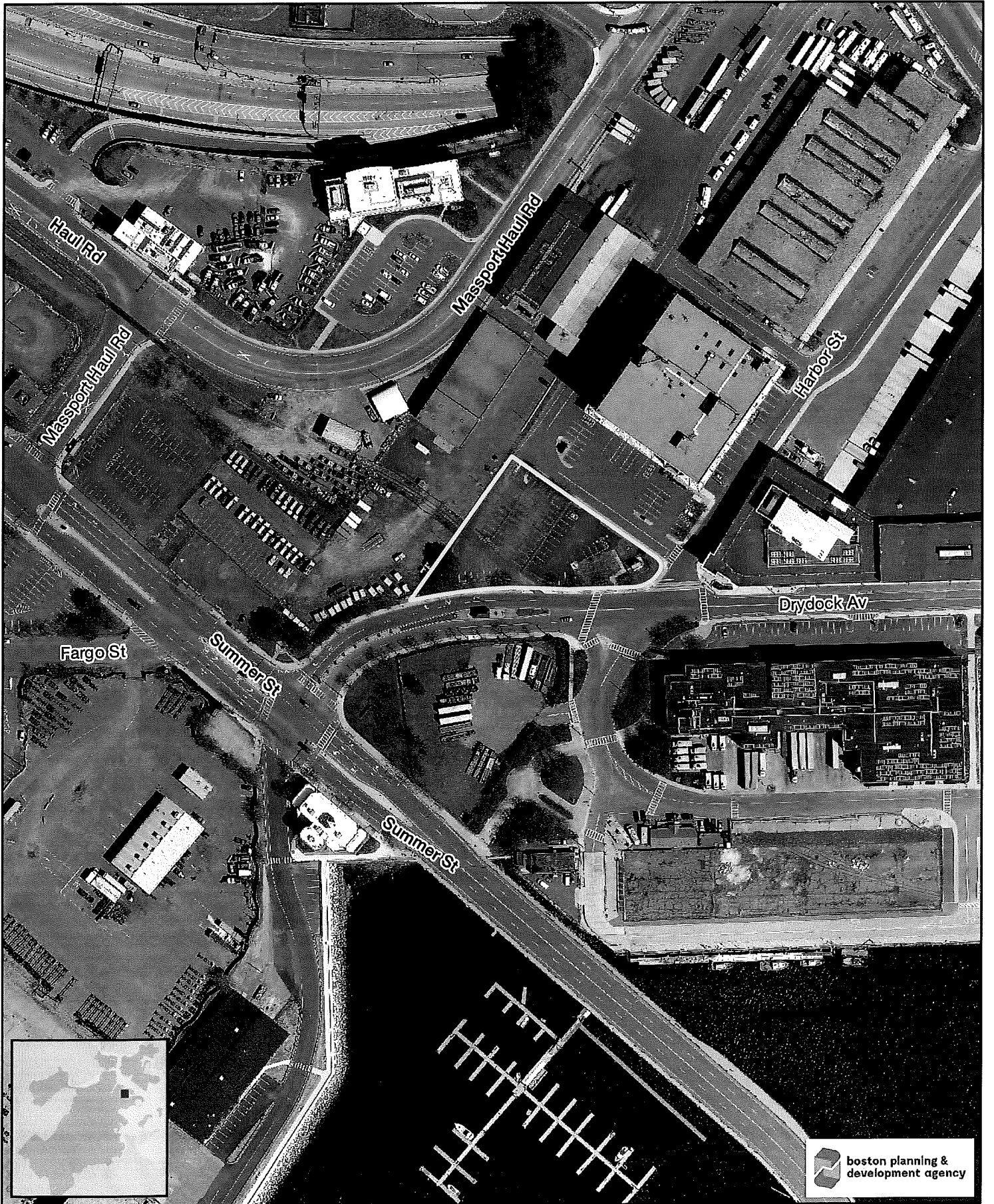
**VOTED:** That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the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

**FURTHER**

**VOTED:** In reference to Zoning Board of Appeal Petition No. BOA661390, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

# Parcel Q1

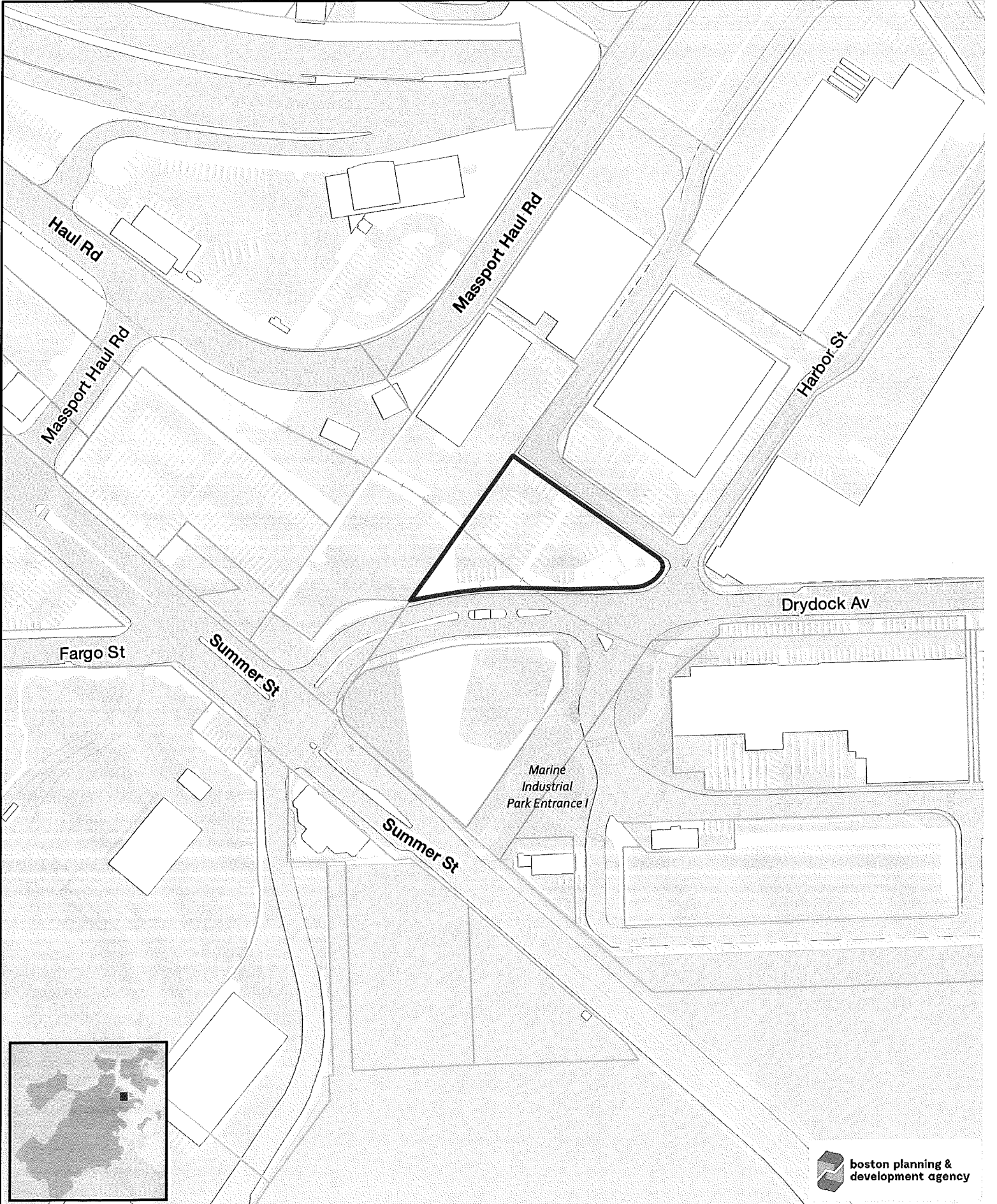
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# Parcel Q1

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**MICHAEL F. FLAHERTY**  
**BOSTON CITY COUNCIL AT-LARGE**

December 14, 2016

Mr. Brian Golden, Executive Director  
Boston Planning & Development Agency  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

**Re: Parcel Q-1 in the Raymond L. Flynn Marine Park**

Dear Director Golden,

I am writing to express support for Skanska's plans to invest in the Raymond L. Flynn Marine Park on the South Boston Waterfront. The development of Parcel Q-1 will result in a thirteen story building that includes retail, office space, and three levels of parking to accommodate approximately 150 vehicles. Furthermore, this project will provide open space and transportation opportunities along Drydock Avenue and Channel Street.

Skanska's plans for the Raymond L. Flynn Marine Park represent a welcome addition to an already thriving industrial, seafood, and business park. The vast improvements this project will bring to the area make this a sensible and desirable project for the South Boston community.

Thank you for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Michael F. Flaherty