

BOARD APPROVED

MEMORANDUM

FEBRUARY 14, 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

SUBJECT: PUBLIC IMPROVEMENT ACTIONS ON BLOCK F IN SEAPORT SQUARE
PROJECT, SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA"): (1) co-petition the City of Boston Public Improvement Commission ("PIC") to discontinue certain portions of an existing pedestrian easement along Seaport Boulevard; (2) authorize the Director to co-petition PIC to accept a new pedestrian easement along Seaport Boulevard; and (3) authorize the Director to enter into a Petition by Seaport F Retail Owner LLC and the Boston Redevelopment Authority for Approval of Grant of Easement (Seaport Boulevard) for the new pedestrian easement.

BACKGROUND INFORMATION

The Seaport Square Project site consists of approximately 23 acres of land, defined by an L-shaped series of development blocks and 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). In 2010, the

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

Seaport Square Project received approval for the construction of approximately 6,335,200 square feet of Gross Floor Area of mixed uses from the BRA under Article 80B of the Code (the "Code"). The City of Boston Zoning Commission approved a Planned Development Area Development Plan for Planned Development Area No. 78 on October 13, 2010, which has since been amended six times.

On November 16, 2017, the BPDA voted to (i) authorize issuance of a Determination waiving the requirement of further review pursuant to Section 8A-6.2 of the Code in connection with the Notice of Project Change (the "NPC") for the Seaport Square Project, and (ii) approve the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston (the "PDA Plan") pursuant to Section 80C of the Code. The project described in the NPC, proposed to develop approximately 13 acres of land comprising approximately nine individual building sites (the "NPC Project") currently owned by Seaport Square Development Company LLC and its affiliates (the "Developer"). As part of the NPC Project, the Developer proposed the construction of a new MBTA Silver Line head house (the "MBTA Silver Line Head House") at the southwestern corner of Seaport Common, located on Block F of the Seaport Square Project.

PUBLIC IMPROVEMENT COMMISSION ACTIONS

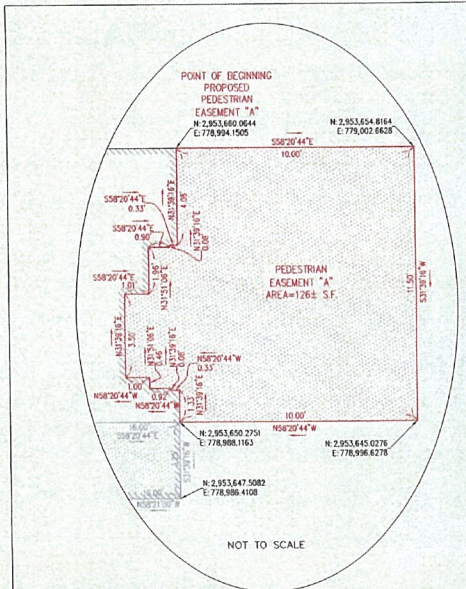
In connection with the plans for the construction of the new MBTA Silver Line Head House on Block F, the Developer has been working with the City Public Improvement Commission ("PIC") on amending an existing pedestrian easement, granted by Petition by MS Seaport Block F, L.L.C. and the Boston Redevelopment Authority for Approval of Grant of Easement (Seaport Boulevard) (the "Existing Pedestrian Easement"). Due to the BRA's property interest in a portion of Block F for District Hall, the City is requiring that the BPDA be a co-petitioner to the PIC for the discontinuance of certain portions of the Existing Pedestrian Easement (See attachment A) and acceptance of a new pedestrian easement (See attachment B), along Seaport Boulevard. PIC will hold a new business meeting on both matters on February 28, 2019 and co-petitions will be required by the BRA.

RECOMMENDATION

It is therefore recommended that the BRA (1) authorize the Director to co-petition the City of Boston Public Improvement Commission ("PIC") to discontinue certain portions of the Existing Pedestrian Easement; (2) authorize the Director co-petition PIC to accept a new pedestrian easement along Seaport Boulevard; and (3) authorize the Director to enter into a Petition by Seaport F Retail Owner LLC and the Boston Redevelopment Authority for Approval of Grant of Easement (Seaport Boulevard) for the new pedestrian easement.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to (i) petition the City of Boston Public Improvement Commission ("PIC") for the discontinuance certain portions of an existing pedestrian easement along Seaport Boulevard; (ii) petition the PIC for the acceptance of a new pedestrian easement along Seaport Boulevard; and (iii) enter into a Petition by Seaport F Retail Owner LLC and the Boston Redevelopment Authority for Approval of Grant of Easement (Seaport Boulevard) for the new pedestrian easement, subject to such terms and conditions as the Director deems to be in the best interest of the Boston Redevelopment Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the forgoing.



LEGAL DESCRIPTION PEDESTRIAN EASEMENT "A"

A CERTAIN PARCEL OF LAND LOCATED IN COMMONWEALTH MASSACHUSETTS, SUFFOLK COUNTY, CITY OF BOSTON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PEDESTRIAN EASEMENT HAVING A MASS. STATE PLANE COORDINATE N:2,953,660.0644, E:778,994.1505;

THENCE S58°20'44"E, A DISTANCE OF 10.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,654.8164, E:779,002.6628;

THENCE S31°39'16"W, A DISTANCE OF 11.50 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,645.0276, E:778,996.8278;

THENCE N58°20'44"W, A DISTANCE OF 10.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,650.2751, E:778,998.1163;

THENCE N31°39'16"E, A DISTANCE OF 1.33 FEET TO A POINT;

THENCE N58°20'44"W, A DISTANCE OF 0.33 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 0.08 FEET TO A POINT;

THENCE N58°20'44"W, A DISTANCE OF 0.92 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 3.50 FEET TO A POINT;

THENCE N58°20'44"E, A DISTANCE OF 1.00 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 0.48 FEET TO A POINT;

THENCE N58°20'44"W, A DISTANCE OF 1.00 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 3.50 FEET TO A POINT;

THENCE N58°20'44"E, A DISTANCE OF 1.01 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 1.98 FEET TO A POINT;

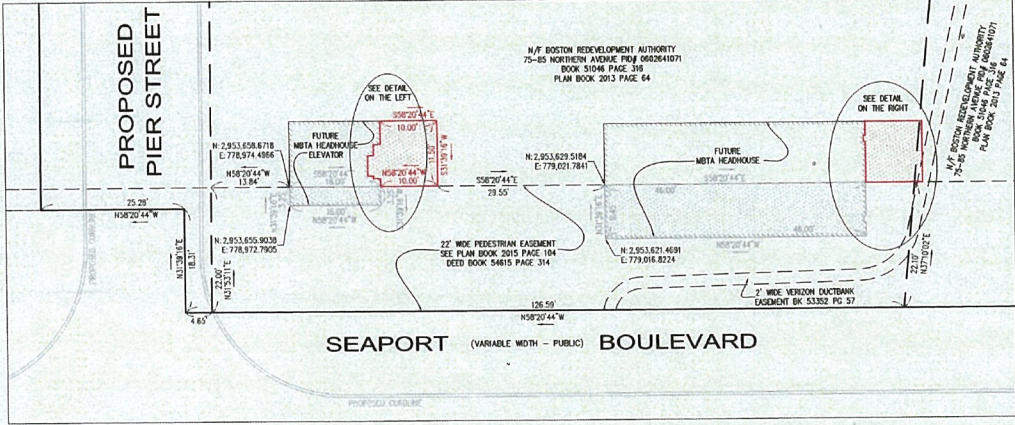
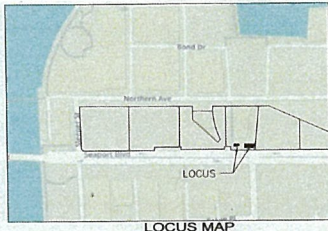
THENCE N58°20'44"E, A DISTANCE OF 0.90 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 0.06 FEET TO A POINT;

THENCE N58°20'44"E, A DISTANCE OF 0.33 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 4.08 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 126 PLUS OR MINUS SQUARE FEET.



SCALE: 1"=10'

LEGAL DESCRIPTION PEDESTRIAN EASEMENT "B"

A CERTAIN PARCEL OF LAND LOCATED IN COMMONWEALTH MASSACHUSETTS, SUFFOLK COUNTY, CITY OF BOSTON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PEDESTRIAN EASEMENT HAVING A MASS. STATE PLANE COORDINATE N:2,953,614.4989, E:779,066.5629;

THENCE S58°20'44"E, A DISTANCE OF 10.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,609.2516, E:779,075.0756;

THENCE S31°39'16"W, A DISTANCE OF 10.72 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,600.1299, E:779,069.4529;

THENCE N58°20'44"W, A DISTANCE OF 10.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,605.3778, E:779,069.9408;

THENCE N31°39'16"E, A DISTANCE OF 7.13 FEET TO A POINT;

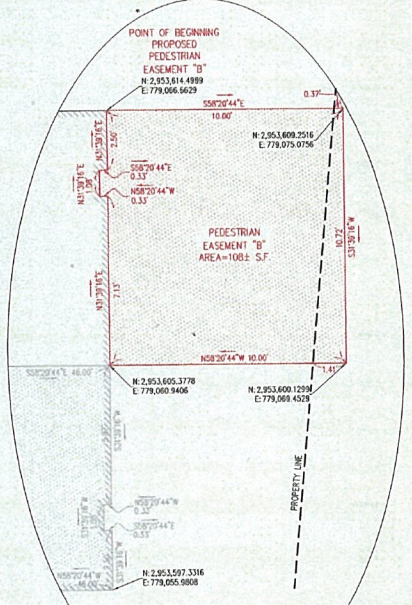
THENCE N58°20'44"W, A DISTANCE OF 0.33 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 1.08 FEET TO A POINT;

THENCE S58°20'44"E, A DISTANCE OF 0.33 FEET TO A POINT;

THENCE N31°39'16"E, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 108 PLUS OR MINUS SQUARE FEET.



NOT TO SCALE

PROPERTY REFERENCES

LOCUS DEED	BOOK 51046 PAGE 313
RECORDED PLANS	BOOK 23516 PAGE 48
	2012 PAGE 257
	2013 PAGE 64
	2015 PAGE 104
	2015 PAGE 105
	2015 PAGE 236

FOR REGISTRY USE ONLY

THE PURPOSE OF THIS PLAN IS TO DEPICT TWO NEW PEDESTRIAN EASEMENTS A AND B, AND THE DISCONTINUED OF TWO AREAS OF AN EXISTING PEDESTRIAN EASEMENT SHOWN AS C AND D.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



ALEXANDER D. DIOTTE, PLS
MASSACHUSETTS REG. NO. 38708
REGISTERED PROFESSIONAL LAND SURVEYOR

1/16/2019
DATE

PIC DESIGN REVIEW

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

APPROVED

COMMISSIONER OF PUBLIC WORKS

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- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

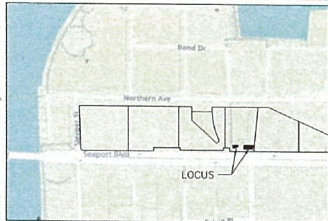
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DRAWN BY: TI
CHECKED BY: ADG
JED FILE: 1184_PIC.dwg
JED PROJECT: 118-9

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
PROPOSED PEDESTRIAN EASEMENT PLAN
SILVER LINE COURTHOUSE STATION
SEAPORT BOULEVARD
SOUTH BOSTON, MASSACHUSETTS

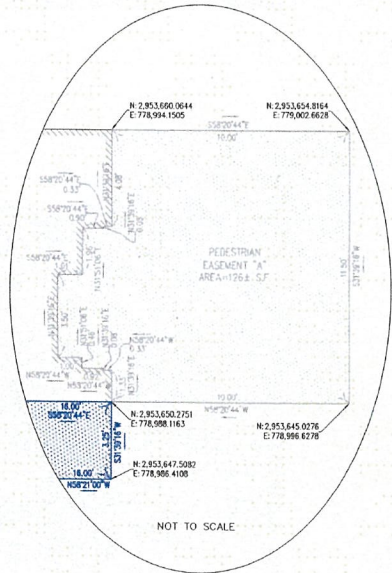
SCALE: 1"=10'

DIVISION ENGINEER _____ JANUARY 10, 2019

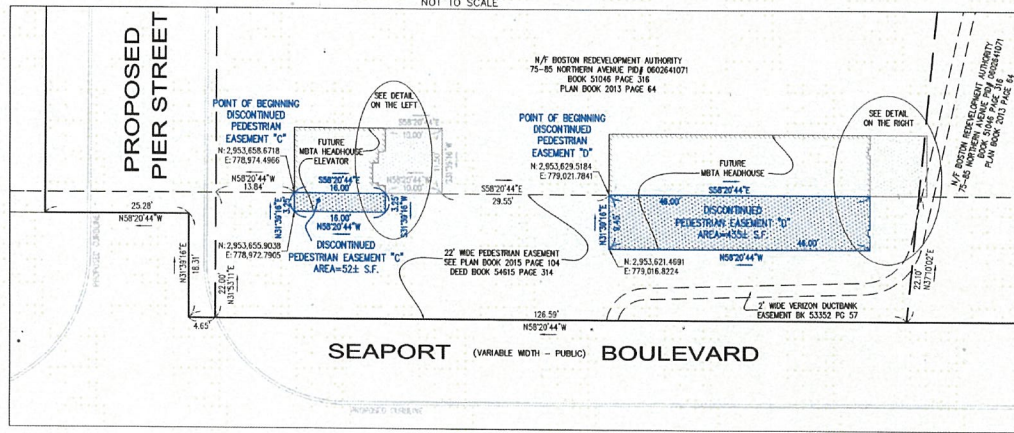
APPROVED FOR THE CITY OF BOSTON
 DISCONTINUED PEDESTRIAN EASEMENT PLAN



LOCUS MAP
 NOT TO SCALE

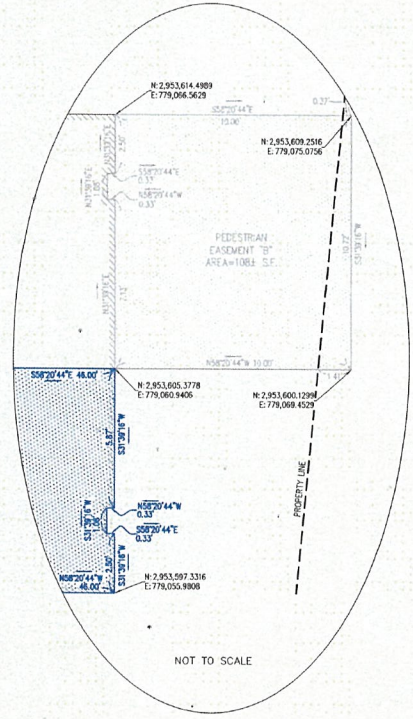


NOT TO SCALE



SEAPORT (VARIABLE WIDTH - PUBLIC) BOULEVARD

SCALE: 1"=10'



NOT TO SCALE

LEGAL DESCRIPTION
 DISCONTINUED PEDESTRIAN EASEMENT "C"

A CERTAIN PARCEL OF LAND LOCATED IN COMMONWEALTH MASSACHUSETTS, SUFFOLK COUNTY, CITY OF BOSTON, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT HAVING A MASS. STATE PLANE COORDINATE N:2,953,658.6718, E:778,974.4966;
 THENCE S58°20'44"E, A DISTANCE OF 18.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,650.2751, E:778,988.1163;
 THENCE S31°39'16"W, A DISTANCE OF 3.25 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,647.5092, E:778,988.4188;
 THENCE N58°20'44"W, A DISTANCE OF 18.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,655.9038, E:778,972.7905;
 THENCE N31°39'16"E, A DISTANCE OF 3.25 FEET TO THE POINT OF BEGINNING.
 ABOVE DESCRIBED PARCEL CONTAINS 52 PLUS OR MINUS SQUARE FEET.

LEGAL DESCRIPTION
 DISCONTINUED PEDESTRIAN EASEMENT "D"

A CERTAIN PARCEL OF LAND LOCATED IN COMMONWEALTH MASSACHUSETTS, SUFFOLK COUNTY, CITY OF BOSTON, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT HAVING A MASS. STATE PLANE COORDINATE N:2,953,629.5184, E:779,021.7841;
 THENCE S58°20'44"E, A DISTANCE OF 46.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,605.3778, E:779,069.9406;
 THENCE S31°39'16"W, A DISTANCE OF 5.87 FEET TO A POINT;
 THENCE N58°20'44"W, A DISTANCE OF 0.33 FEET TO A POINT;
 THENCE S31°39'16"W, A DISTANCE OF 1.08 FEET TO A POINT;
 THENCE S58°20'44"E, A DISTANCE OF 0.33 FEET TO A POINT;
 THENCE S31°39'16"W, A DISTANCE OF 2.50 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,597.3316, E:779,055.9908;
 THENCE N58°20'44"W, A DISTANCE OF 46.00 FEET TO A POINT HAVING A MASS. STATE PLANE COORDINATE N:2,953,621.4691, E:779,016.8224;
 THENCE N31°39'16"E, A DISTANCE OF 9.45 FEET TO THE POINT OF BEGINNING.
 ABOVE DESCRIBED PARCEL CONTAINS 435 PLUS OR MINUS SQUARE FEET.

PROPERTY REFERENCES

LOCUS DEED	BOOK 51046 PAGE 313
RECORDED PLANS	BOOK 23516 PAGE 48 2012 PAGE 357 2013 PAGE 64 2015 PAGE 104 2015 PAGE 105 2015 PAGE 236

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ALEXANDER D. DIOTTE, PLS
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 REGISTERED PROFESSIONAL LAND SURVEYOR

1/10/2019
 DATE

PIC DESIGN REVIEW

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

APPROVED

COMMISSIONER OF PUBLIC WORKS

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 CHECKED BY: ADD
 AND FILED: TYES/PLS/sg
 JNEI PROJECT: 11949

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 Land Surveying
 Transportation Engineering
 Sustainable Site Consulting
 Planning
 GIS

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 DISCONTINUED PEDESTRIAN EASEMENT PLAN
SILVER LINE COURTHOUSE STATION
 SEAPORT BOULEVARD
 SOUTH BOSTON, MASSACHUSETTS

SCALE: 1"=10'

0 5 10 15 20 30

DIVISION ENGINEER JANUARY 10, 2019