

BRA APPROVAL: 4/12/12
ZC APPROVAL: 5/9/12
EFFECTIVE: 5/10/12

**DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 86
AT
411 D STREET, SOUTH BOSTON**

April 12, 2012

Planned Development Area Development Plan:

Pursuant to Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the "Code"), this document constitutes a Planned Development Area Development Plan ("Development Plan") within a Special Purpose Overlay District Planned Development Area ("PDA"), and sets forth a statement of the development plan for an approximately 1.44 acre site at 411 D Street, South Boston, Suffolk County, Massachusetts (the "Site"), including the proposed location and description of property, location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, traffic circulation, parking, and loading facilities, and access to public transportation, proposed dimensions of structures, and public benefits (the "Project"). The Project and the Site shall be reviewed and be subject to Boston Redevelopment Authority (the "BRA") approval under the provisions of Article 80, Section 80C of the Code for PDA Development Plan review. This Development Plan is also intended to satisfy the requirements of Article 68 of the Code regarding Regulations Applicable in PDAs.

Upon approval, this Development Plan will constitute zoning for the Site in accordance with Section 3-1A and Article 80C of the Code. Under Section 80C-8 of the Code, no building, use or occupancy permit for the Project or any part of the Project, or any phase thereof will be issued until the BRA has issued a Certification of Consistency under Section 80C-8 of the Code for the Project or phase, as applicable. To the extent that the Director of the BRA certifies consistency with this Development Plan with the issuance of a Certificate of Consistency, the Project or phase will be deemed in compliance with the requirements of the Code, pursuant to Section 80C-9 of the Code, to the extent that such requirements are addressed in this Development Plan.

This Development Plan consists of four pages of text plus attachments designated as Exhibits A through C. All references to this Development Plan contained herein shall pertain to such pages and exhibits.

Developer:

411 D Street Associates, LLC, 120 Water Street, Boston, MA is the owner and developer of the Site.

Planner:

Fort Point Associates, Inc. is the planning consultant for the project.

Architect:

The architect of the Project is Elkus Manfredi Architects

Location and Description of Site:

The Site is located at 411 D Street, South Boston, Suffolk County, Massachusetts, as more particularly shown, bounded, and described in Exhibit A attached hereto. The site consists of a parcel of land containing 62,731 square feet of land. The parcel is improved with a two story 52,000 gross square foot brick and metal office and warehouse building. The balance of the parcel contains surface parking for approximately 80 vehicles and a truck loading area

Proposed Location and Appearance of Structures:

The Project includes two six-story buildings which will be located along D Street. The existing 52,000 square foot building on the site will be demolished and replaced with the North Building and a portion of the South Building, both as described below. The North Building is proposed to be up to 264 feet long (north-south along D Street), 80 feet wide (east-west perpendicular to D Street), up to 70 feet in height and up to 98,479 square feet. The size and scale of this new building is in keeping with many traditional multifamily residential buildings. This building is proposed to be made of wood frame construction with masonry and metal panels on the exterior. The ground floor along D Street includes retail/commercial space enlivening the street edge. There will be parking for up to 73 vehicles within the rear of the ground floor and a terrace for residents on the roof.

The South Building is proposed to be up to 175 feet long (north-south), 215 feet wide (east-west), up to 70 feet in height and up to 99,856 square feet. The size and scale of this new building is in keeping with many traditional multifamily residential buildings. This building is proposed to be made of wood frame construction with masonry and metal panels on the exterior. The ground floor along D Street includes retail/commercial space enlivening the street edge. There will be parking for 132 vehicles within the rear of the ground floor and a large terrace for residents on the first-story roof level.

The proposed height of the buildings is a maximum of 70 feet and shall be subject to design and development review by the Authority in accordance with Article 80 of the Code. Five exterior at-grade parking spaces will be provided.

In addition to the Development Plan Area Plan, a copy of which is attached hereto as Exhibit A, there are plans showing the site context, location of buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations on a set of drawings entitled "PDA Development Plan, 411 D Street, DP-1, DP-2, DP-3, and DP-4" copies of which are attached hereto as Exhibit B.

Open Space and Landscaping:

The Site is to contain a minimum of 20,987 square feet of open space, The site will have improved landscaping, primarily along the entrance way between the North and South buildings. It will include plantings and small trees, all of which will be selected from indigenous species. The sidewalk will be reconstructed with scored concrete paving and a brick zone adjacent to the curb. Street trees, lighting, and furnishings will be integrated along the sidewalk

Proposed Uses of the Area:

The intended use of the mixed-use project is to provide housing units in the six-story North Building (up to 90 rental housing units) and in the six-story South Building (up to 107 rental housing units). The ground floor of the North Building will contain up to 2,200 square feet of

retail/commercial space and up to 73 parking spaces. The ground floor of the South Building will contain up to 2,000 square feet of retail/commercial space and up to 132 parking spaces. Additional parking will be provided in an exterior parking area with five spaces for a maximum of 210 parking spaces for the Project. A drop off area will be located along D Street adjacent to the front door of each of the buildings. The proposed uses of the Site may include one or more of the uses set forth in Exhibit C.

Densities:

The property is located in the D Street Neighborhood Development Area (NDA) subdistrict in which the maximum floor area ratio (FAR) allowed in the underlying zoning is 2.0. This plan provides for an FAR of 3.2 (calculated as described in the Code) and is based upon the ratio of the 198,335 square feet of gross floor area to the existing lot area of 62,731 square feet.

Proposed Traffic Circulation, Parking, and Loading Facilities:

Access to the site will continue to be provided on D Street in approximately the same location as the current loading dock driveway, which will be significantly reduced in width (to approximately 24 feet), thus improving pedestrian conditions in front of the site and allowing for the creation of additional new on-street parking. Loading and service, including trash, recycling, and deliveries will occur on-site within the surface parking lot area. An existing on-street commercial loading zone adjacent to the site on D Street will be maintained and will help support the ground-floor retail uses. Ground-level parking within the building may include the use of “stackers” if needed to meet demand. Pedestrian access to the residential and ground-floor retail uses will be provided along D Street.

Access to Public Transportation:

The Site is located within convenient walking distance to Massachusetts Bay Transportation Authority (MBTA) local bus and Silver Line service. Public transportation services near the Project site include MBTA Bus Routes 4 and 7 within approximately a quarter of a mile (5 to 10-minute walk) and the Silver Line World Trade Center Station within a third of a mile. The Site is within a one-mile (20 minute) walk of the South Station Intermodal complex.

Proposed Dimensions of Structures:

The dimensions of the structures are shown in Table 1 below and on the project drawings attached hereto as Exhibit B.

TABLE 1

Building	Bldg Footprint (sf)	Maximum Gross Floor Area	Lot Area (sf)	Maximum FAR	Maximum Bldg. Height ¹	Lot Coverage	Garage Parking Spaces ²
North Building	20,197	98,479	N/A	N/A	70	N/A	45-73
South Building	32,049	99,856	N/A	N/A	70	N/A	76-132
Total	52,246	198,335	62,731	3.2	70	83%	121-205

1. Height is measured from grade.
2. Maximum parking with use of stackers.

Public Benefits:

The 411 D Street Project will provide substantial public benefits to the City of Boston and the South Boston neighborhood. The Project will generate both direct and indirect economic benefits. In fulfillment of the objectives of Article 68, Section 68-9 of the Code and meeting the requirements of Section 80C-4 of the Code, the 411 D Street PDA Development Plan provides for:

- a) Approximately 26 on-site innovation housing units that will support the goals and principles for Boston's Innovation District in order to fit the range of lifestyles and needs of the innovation workforce.
- b) Diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; by providing construction jobs in the short term and property management and retail/commercial jobs in the long term;
- c) Affordable housing available to South Boston and Boston residents meeting the goals of the Mayor's Executive Order on Inclusionary Zoning; and
- d) Improvements to the aesthetic character of the development site and its surroundings, which will include continued public access along D Street with new sidewalk paving, street trees and other landscape improvements, and the provision of retail and commercial space along D Street to enhance and enliven the area for visitors and residents.

**LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 86**

**411 D STREET
SOUTH BOSTON**

Exhibit A - Legal Description and Plan entitled "Certified Plot Plan, 411 and 409-429 D Street in Boston, MA" prepared by Precision Land Surveying, Inc. dated September 21, 2011

Exhibit B – PDA Development Plans, entitled: "PDA Development Plan, 411 D Street, DP-1, DP-2, DP-3, and DP-4.

Exhibit C – List of Permitted Uses

EXHIBIT A

PLANNED DEVELOPMENT AREA NO. 86

411 D STREET

SOUTH BOSTON

LEGAL DESCRIPTION

A certain parcel of land located in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the Easterly sideline of D Street, more particularly bounded and described as follows:

Beginning at a point on the Easterly sideline of D Street, said point being 159.98' from the intersection of D Street and Fargo Street; thence running

S 49°14'57"E	82.18' to a point; thence turning and running
S 40°40'52"W	263.90' to a point; thence turning and running
S 49°19'08"E	43.00' to a point of non-tangency; thence turning and running
Southerly	100.00' by a curve to the left having a radius of 320.00' to a point of reverse curvature; thence running
Southerly	100.03' by a curve to the right having a radius of 420.00' to a point of non-tangency; thence turning and running
S 40°40'52"W	50.00' to a point; thence turning and running
N 49°19'08"W	220.60' to a point; thence turning and running
N 40°40'52"E	489.02' by the sideline of D Street to the POINT OF BEGINNING.

Containing 62,731 square feet or 1.440 acres, more or less.

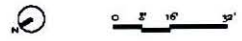
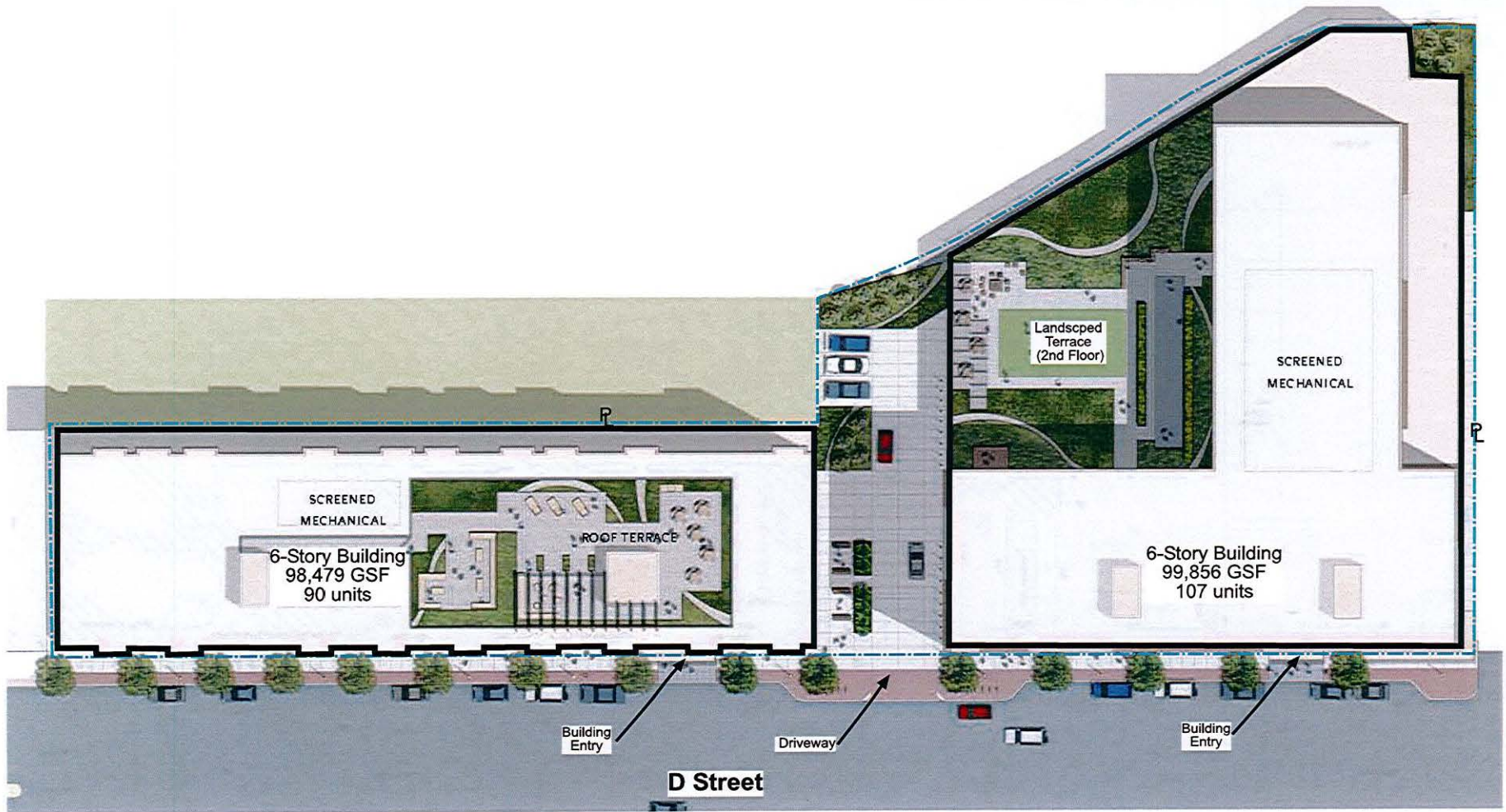
EXHIBIT B
PLANNED DEVELOPMENT AREA NO. 86
411 D STREET
SOUTH BOSTON
PDA DEVELOPMENT PLANS

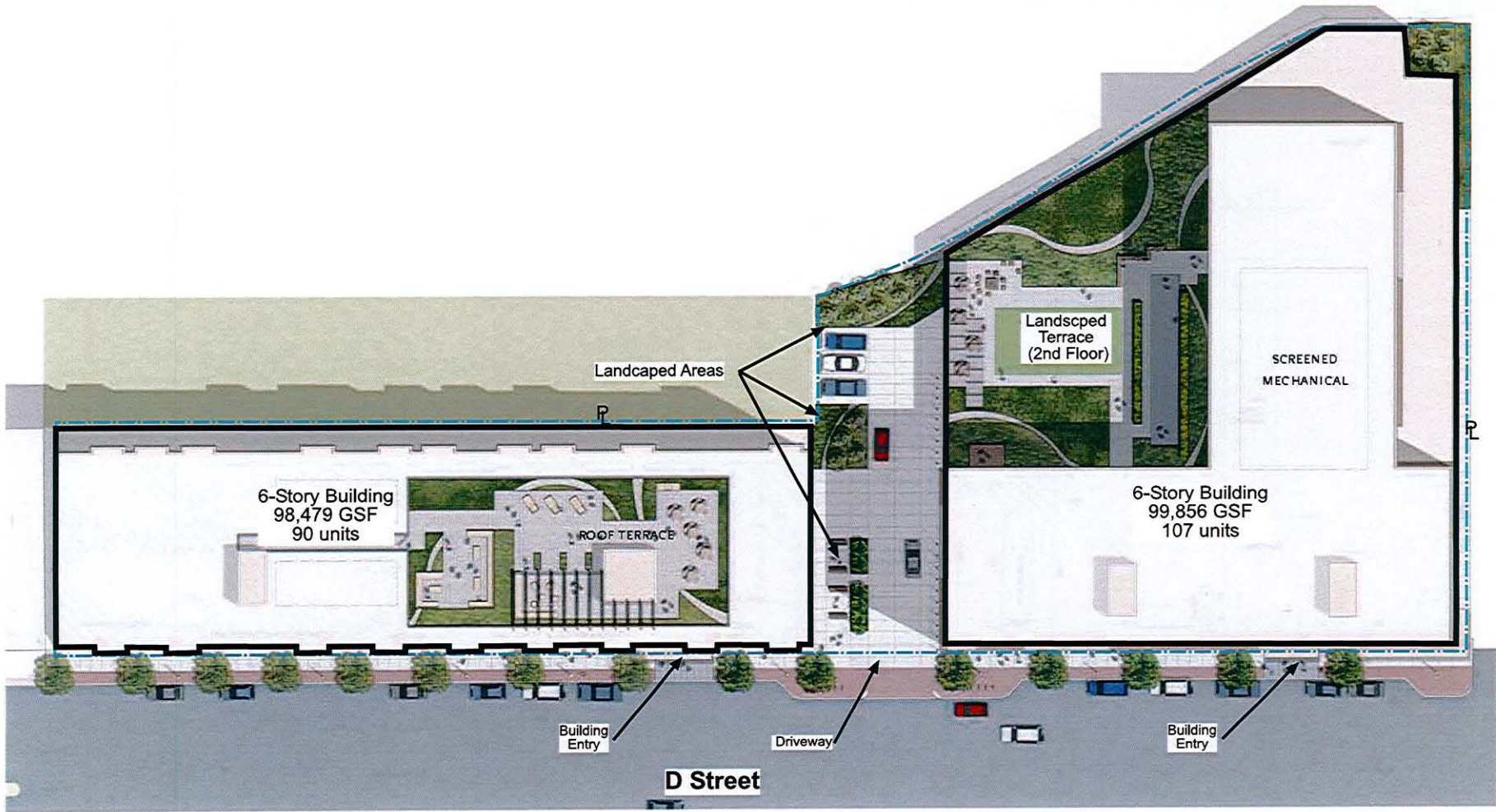
PDA Development Plan, 411 D Street, Site Plan DP1, dated January 23, 2012

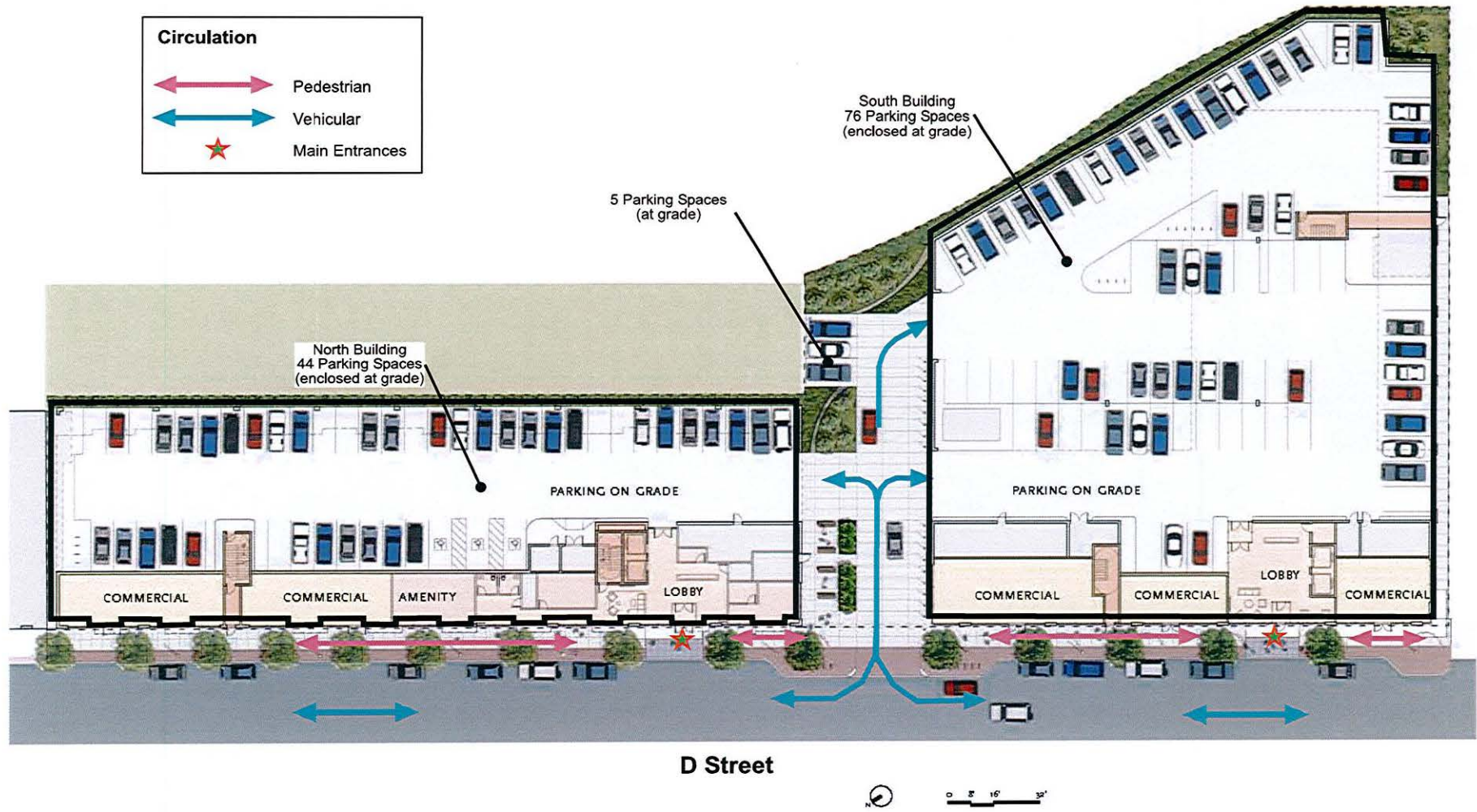
PDA Development Plan, 411 D Street, Landscape Plan DP2, dated January 23, 2012

PDA Development Plan, 411 D Street, Circulation Plan DP3, dated January 23, 2012

PDA Development Plan, 411 D Street, Elevations, DP4, dated January 23, 2012







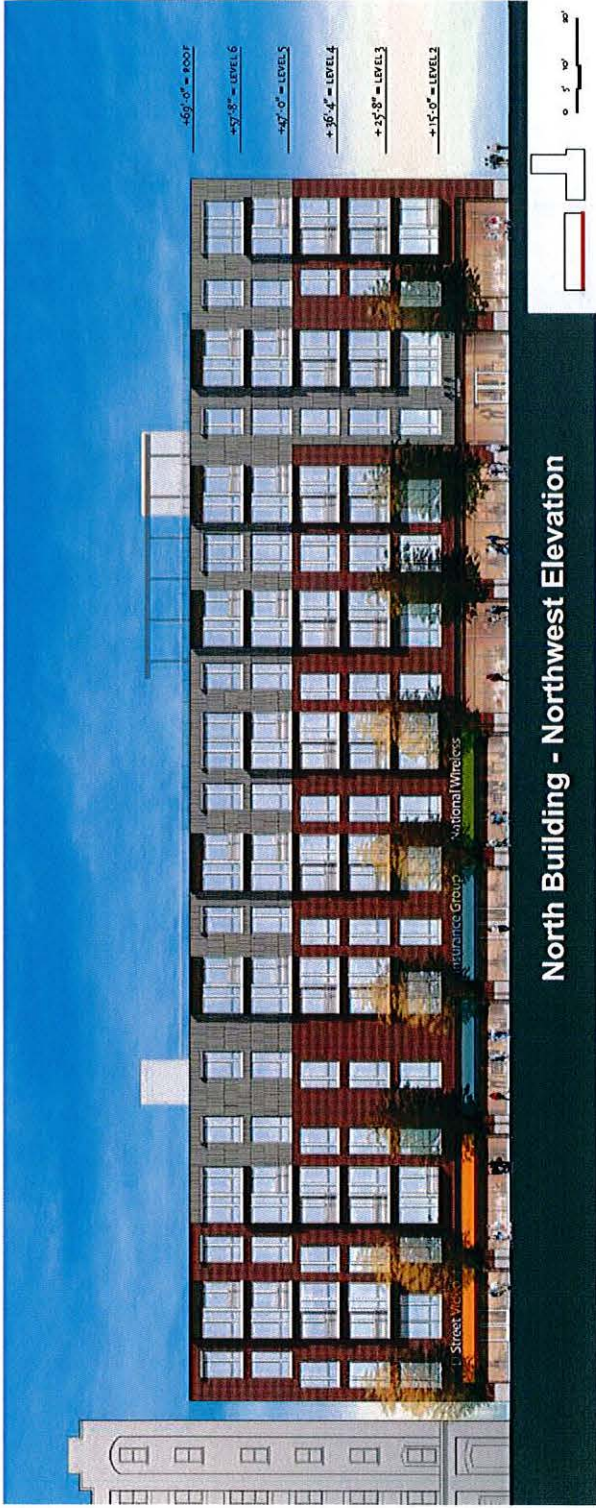


EXHIBIT C

PLANNED DEVELOPMENT AREA NO. 86

411 D STREET

SOUTH BOSTON

LIST OF PERMITTED USES

The following uses will be allowed for the PDA Area No. 86:

Use Item
Multi-family Dwelling
Professional Office
Restaurant
Take-out Restaurant
Retail
Accessory parking
Accessory services for apartment residents
Bar
Bar with live entertainment
Restaurant with live entertainment operating after 10:30 p.m.
Liquor store

FACT SHEET

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 86 411 D STREET SOUTH BOSTON

Developer: 411 D Street Associates, LLC, c/o Cresset Development, 120 Water Street, Boston, MA

Planning Consultant: Fort Point Associates, Inc., 33 Union Street, Boston, MA

Architect: Elkus Manfredi Architects, 300 A Street, Boston, MA

Legal Counsel: Michael J. McCormack, The McCormack Firm, LLC, One International Place, Boston, MA

Site: The 411 D Street project ("Project") is located at 411 D Street, South Boston and contains 62,731 square feet of land as shown on the plan entitled "Certified Plot Plan, 411 and 409-429 D Street in Boston, MA" prepared by Precision Land Surveying, Inc. dated September 21, 2011

Proposed Project: The Project includes two buildings. The north building will be six stories with up to 90 residential units, up to 2,200 square feet of ground floor retail/commercial space along D Street and vehicular parking on the ground floor. The south buildings will be six stories with up to 107 residential units, up to 2,000 square feet of ground floor retail/commercial space along D Street and vehicular parking on the ground floor. The Project includes surface parking for 5 vehicles.

Proposed Uses: The Project contains multifamily residential, retail/commercial uses, parking and accessory uses.

Proposed Densities: The Development Plan provides for an overall maximum Floor Area Ratio (FAR) of 3.2 (as calculated under the Boston Zoning Code) based upon the proposed 198,335 square feet of gross floor area and the 62,731 square foot lot area.

Height: The proposed buildings include two six-story residential buildings. The final height of the buildings will be a maximum of 70 feet and shall be subject to final design and development review by the Authority in accordance with Article 80 of the Code.

Construction Timetable: Construction period will be approximately 15 months following final permitting approvals and financing commitment.

Development Cost: \$62 million

Benefits:

The Project will be consistent with and implement the South Boston community's goals for the site as expressed in the Seaport Public Realm Plan and First Street Working Group visioning sessions. The Project will provide housing opportunities for the City, including provisions for affordable housing units in accordance with the Mayor's Executive Order on Inclusionary Zoning. The Project will support the City's goals for the Innovation District through the provision of Innovation Housing units.



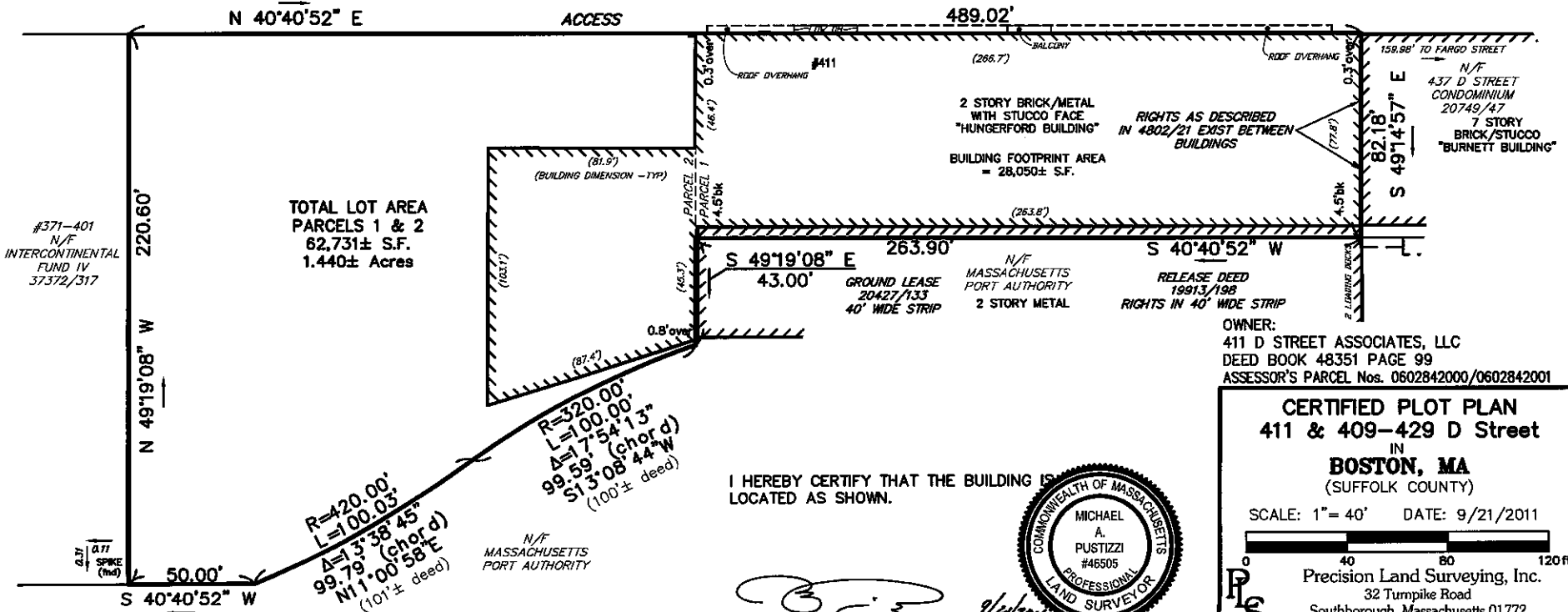
REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
 PLAN WITH BOOK 4802 PAGE 21 (LOCUS PLAN)
 PLAN WITH BOOK 7250 PAGE 53 (LOCUS PLAN)
 PLAN WITH BOOK 6378 PAGE 576
 PLAN WITH BOOK 9953 PAGE 612
 PLAN WITH BOOK 20427 PAGE 136
 PLAN 343 OF 2009

NOTES

- 1) ONLY SELECT SITE INFORMATION HAS BEEN SHOWN.
- 2) THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0081G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

D (PUBLIC - 80' WIDE) STREET



TOTAL LOT AREA
 PARCELS 1 & 2
 62,731± S.F.
 1.440± Acres

#371-401
 N/F
 INTERCONTINENTAL
 FUND IV
 37372/317

OWNER:
 411 D STREET ASSOCIATES, LLC
 DEED BOOK 48351 PAGE 99
 ASSESSOR'S PARCEL Nos. 0602842000/0602842001

CERTIFIED PLOT PLAN
 411 & 409-429 D Street
 IN
BOSTON, MA
 (SUFFOLK COUNTY)
 SCALE: 1" = 40' DATE: 9/21/2011

Precision Land Surveying, Inc.
 32 Turnpike Road
 Southborough, Massachusetts 01772
 TELE NO: (508) 460-1789 FAX NO: (508) 970-0096
 398002cpt1.dwg

I HEREBY CERTIFY THAT THE BUILDING IS
 LOCATED AS SHOWN.



MICHAEL A. PUSTIZZI, PLS DATE 9/21/2011

MEMORANDUM

APRIL 12, 2012

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
GEOFFREY LEWIS, SENIOR PROJECT MANAGER

SUBJECT: PUBLIC HEARING REGARDING THE 411 D STREET PROJECT,
LOCATED IN THE SOUTH BOSTON INNOVATION DISTRICT, TO
CONSIDER THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 86, 411 D STREET, SOUTH BOSTON

SUMMARY: This Memorandum requests, as a part of the scheduled Public Hearing regarding the 411 D Street Project, located at 411 D Street, that the Boston Redevelopment Authority ("BRA" or "Authority"): (i) authorize the Director of the Authority to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") in connection with the 411 D Street Project; (ii) approve the Development Plan for Planned Development Area No. 86, 411 D Street in South Boston (the "Development Plan"), pursuant to Section 80C of the Boston Zoning Code (the "Code"), and associated Map Amendment, substantially in the form presented to the BRA Board on April 12, 2012; (iii) authorize the Director of the Authority to petition the Boston Zoning Commission (the "Zoning Commission") for the approval of the Development Plan and associated Map Amendment, in substantial accord with the version presented to the BRA Board on April 12, 2012; (iv) authorize the Director of the Authority to issue a Certification of Consistency under Section 80C-8 of the Code upon successful completion of the Planned Development Area Review process; (v) authorize the Director of the Authority to issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (vi) authorize the Director of the Authority to execute and deliver a Cooperation Agreement, Boston Residents Construction Employment Plan, Affordable Rental Housing Agreement and Restriction and any and all other documents, as may be necessary and appropriate.

BACKGROUND

On December 22, 2011, a Project Notification Form ("PNF") was filed by 411 D Street Associates, LLC (the "Proponent"), an entity controlled by the Cresset Development, LLC with the Authority for a project to be located at 411 D Street, which contains 62,731 square feet of land (the "Project Site" or "411 D Street") currently improved with an existing 52,000 square foot building. The Project Site is located within the D Street Neighborhood Development Area ("NDA") subdistrict in South Boston under Article 68 of the Code.

The BRA recently approved new zoning in South Boston, resulting from a decade-long public process to discuss and address a variety of issues facing the First Street community. The resulting zoning, Article 68 of the Code ("Article 68"), was approved by the Zoning Commission on September 15, 2011. Article 68 specifically allows Planned Development Areas in the D Street NDA and on January 26, 2012, the Proponent submitted the Development Plan which sets forth the zoning for the 411 D Street Project, including dimensional and use regulations and public realm improvements.

PROPOSED PROJECT

The Proponent has presented a project which contains two buildings. The north building is proposed to be six stories with up to ninety (90) residential rental units, up to 2,200 square feet of ground floor retail/commercial space along D Street and vehicular parking on the ground floor for up to 73 vehicles. The south building will be six stories with up to one hundred and seven (107) residential rental units, up to 2,000 square feet of ground floor retail/commercial space along D Street and vehicular parking on the ground floor for 132 vehicles (the "Proposed Project"). In total, the Proposed Project will have up to 198,335 square feet, containing up to 197 residential rental units, including 26 on-site innovation units in furtherance of the Innovation District and 26 affordable units under the Inclusionary Development Policy and also including up to 4,200 square feet of ground floor retail/commercial space. The Proposed Project will be originally configured to have 121 parking spaces enclosed behind the retail/commercial space, but with the addition of stackers, could have a maximum of 205 parking spaces, as well as five spaces in an exterior parking area. Secure bicycle storage will be provided for residents and the Proposed Project will include new planting and landscaping elements along D Street and within the outdoor spaces of the Project Site, including the roof of the South Building.

PROJECT TEAM

Ed Nardi is the principal of 411 D Street Associates, LLC (the "Proponent"), a joint venture between Cresset Development LLC and Clarion Partners. Jamie Fay and

Richard Jabba from Fort Point Associates are the permitting consultants, Steve Dube at Elkus Manfredi is the project architect, Joseph SanClemente from Howard/Stein-Hudson Associates is the transportation consultant, and Michael J. McCormack from The McCormack Firm, LLC, is legal counsel.

ARTICLE 80 REVIEW

On October 26, 2011, the Proponent filed a Letter of Intent in accordance with the Authority's policy regarding Provision of Mitigation by Development Projects in Boston. Subsequently nominations were solicited from City Councilor Bill Linehan, State Senator Jack Hart, State Representative Nick Collins, the Mayor's Office of Neighborhood Services, and the BRA for the purpose of forming an Impact Advisory Group ("IAG"). Nomination request letters were sent on November 7, 2011 and on January 11, 2012, the Director appointed an eight-member IAG.

On December 22, 2011, the Proponent filed a PNF for the Proposed Project, and notice of the receipt by the BRA of the PNF was published in the Boston Herald on Monday December 27, 2011. At the request of the Proponent the comment period was extended to April 6, 2012. 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 February 8, 2012 with the City's public agencies, BRA staff, and the IAG where the Proposed Project was reviewed and discussed. Copies of the PNF were made available for public review at the BRA. During the comment period for the PNF, the BRA sponsored two (2) publicly-advertised meetings. The first on February 22, 2012 was held at the Lithuanian Club on West Broadway; and the second was held on March 27, 2012 at the Boston Convention and Exhibition Center.

On January 26, 2012, the Proponent filed the Development Plan. Notice of receipt by BRA of the Development Plan was published in the Boston Herald on January 26, 2012, which initiated a 45-day public comment period with a closing date of March 11, 2012.

The Proponent made an initial presentation before the Boston Civic Design Commission ("BCDC") on Tuesday, January 3, 2012 and was voted to subcommittee. The Proponent had several meetings with the subcommittee and on February 7, 2012, the Proponent appeared before the BCDC and a vote was taken to recommend approval of the Proposed Project

AFFORDABLE HOUSING

The Proponent is required to provide twenty-six (26) units of affordable rental housing in connection with the Proposed Project. The affordable units within the Proposed Project will be created as on-site affordable housing and will be affordable and rented to households earning no more than 70% of area median income at the time of the lease

and based upon US Department of Housing and Urban Development ("HUD") guidelines (the "Affordable Units").

The Proponent will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Units. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of Certification of Compliance. The Proponent must submit an Affirmative Marketing Plan for the Affordable Units (the "Marketing Plan") to the Boston Fair Housing Commission and the BRA for approval. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Affirmative Marketing Plan. The Affordable Rental Housing Agreement and Restriction will be recorded to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with an Authority option to extend for an additional period of twenty (20) years). The income household of any subsequent tenant of the Affordable Units during this fifty (50) year period must fall within the applicable income limit for each Affordable Unit.

PUBLIC BENEFITS

The Proposed Project will provide a number of public benefits:

- Creating approximately 26 on-site innovation housing units that will support the goals and principles for Boston's Innovation District in order to fit the range of lifestyles and needs of the innovation workforce;
- Diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; by providing construction jobs in the short term and property management and retail/commercial jobs in the long term;
- Creation of affordable housing available to South Boston and Boston residents meeting the goals of the Mayor's Executive Order on Inclusionary Zoning;
- Improvements to the aesthetic character of the development site and its surroundings, which will include continued public access along D Street with new sidewalk paving, street trees and other landscape improvements, and the provision of retail and commercial space along D Street to enhance and enliven the area for visitors and residents.

- Creation of approximately 200 construction jobs and approximately 12 permanent building management and retail jobs overall at the Site;
- Additional annual property taxes for the City of Boston once the Proposed Project is built; and

RECOMMENDATION

Authority staff believes that the PNF meets the criteria for the issuance of a Scoping Determination waiving further review. It is therefore recommended that the Authority approve the Proposed Project and authorize the Director to: (i) authorize the Director of the Authority to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code in connection with the 411 D Street Project; (ii) approve the Development Plan, pursuant to Section 80C of the Code, and associated Map Amendment, substantially in the form presented to the BRA Board on April 12, 2012; (iii) authorize the Director of the Authority to petition the Zoning Commission for the approval of the Development Plan and associated Map Amendment, in substantial accord with version presented to the BRA Board on April 12, 2012; (iv) authorize the Director of the Authority to issue a Certification of Consistency under Section 80C-8 of the Code upon successful completion of the Planned Development Area Review process; (v) authorize the Director of the Authority to issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (vi) authorize the Director of the Authority to execute and deliver a Cooperation Agreement, Boston Residents Construction Employment Plan, Affordable Rental Housing Agreement and Restriction, First Source Agreement, Memoranda of Understanding, or amendments thereto, and any and all other documents, as may be necessary and appropriate.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the 411 D Street Project in South Boston (the "Proposed Project") as described in the PNF and the Development Plan for Planned Development Area No. 86, 411 D Street in South Boston (the "Development Plan"), 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, in connection with the Development Plan presented at a public hearing, duly held at the offices of the BRA on April 12, 2012, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Development Plan, the BRA finds that: (a) the Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (c) the Proposed Project in the Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (d) the Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED:

That the BRA approves the Development Plan in accordance with Section 80C of the Code and associate Map Amendment in substantial accord with the Development Plan and Map amendment presented at the April 12, 2011 hearing; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission (the "Zoning Commission") for the approval of the Development Plan for the Proposed Project pursuant to Section 80C of the Code and associated Map Amendment in substantial accord with the Development Plan and Map Amendment presented to the BRA Board on April 12, 2012; and

FURTHER

VOTED:

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

FURTHER

VOTED:

That upon approval of the Development Plan by the Zoning Commission and successful completion of the Article 80 Large Project Review and Planned Development Area Review processes, that the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

11

12

13

14

Map Amendment Application No. 610
Boston Redevelopment Authority
Planned Development Area No. 86
Map 4F, South Boston Neighborhood
District

MAP AMENDMENT NO. 544

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Development Plan for Planned Development Area No. 86, 411 D Street, South Boston, and amends "Map 4F, South Boston Neighborhood District", of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. By adding the suffix "D", indicating a Planned Development Area overlay district, to approximately 62,731 square feet (approximately 1.44 acres) of land of in South Boston, as described and shown in Exhibit A hereto.

EXHIBIT A

PLANNED DEVELOPMENT AREA NO. 86

411 D STREET

SOUTH BOSTON

LEGAL DESCRIPTION

A certain parcel of land located in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the Easterly sideline of D Street, more particularly bounded and described as follows:

Beginning at a point on the Easterly sideline of D Street, said point being 159.98' from the intersection of D Street and Fargo Street; thence running

S 49°14'57"E	82.18' to a point; thence turning and running
S 40°40'52"W	263.90' to a point; thence turning and running
S 49°19'08"E	43.00' to a point of non-tangency; thence turning and running
Southerly	100.00' by a curve to the left having a radius of 320.00' to a point of reverse curvature; thence running
Southerly	100.03' by a curve to the right having a radius of 420.00' to a point of non-tangency; thence turning and running
S 40°40'52"W	50.00' to a point; thence turning and running
N 49°19'08"W	220.60' to a point; thence turning and running
N 40°40'52"E	489.02' by the sideline of D Street to the POINT OF BEGINNING.

Containing 62,731 square feet or 1.440 acres, more or less.

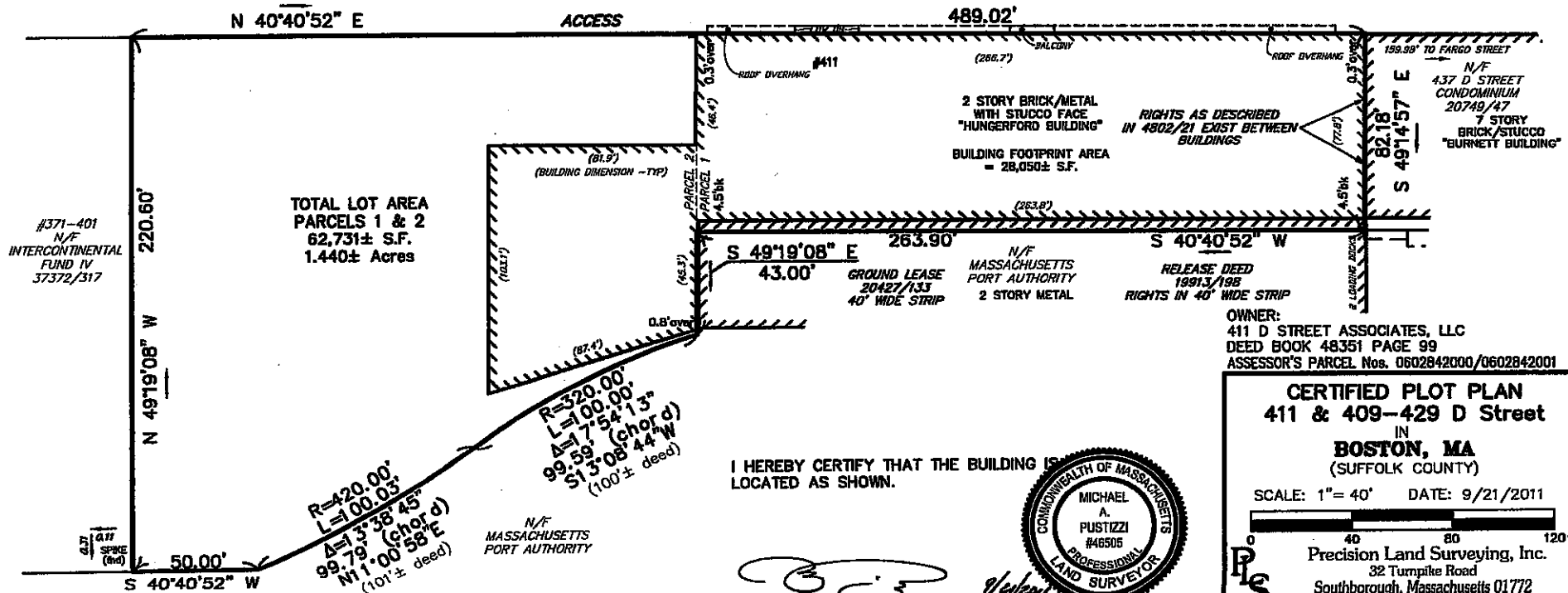


REFERENCES
 SUFFOLK COUNTY REGISTRY OF DEEDS
 PLAN WITH BOOK 4802 PAGE 21 (LOCUS PLAN)
 PLAN WITH BOOK 7250 PAGE 53 (LOCUS PLAN)
 PLAN WITH BOOK 6378 PAGE 576
 PLAN WITH BOOK 9953 PAGE 612
 PLAN WITH BOOK 20427 PAGE 136
 PLAN 343 OF 2009

NOTES

- 1) ONLY SELECT SITE INFORMATION HAS BEEN SHOWN.
- 2) THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0081G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

D (PUBLIC - 80' WIDE) STREET



TOTAL LOT AREA
 PARCELS 1 & 2
 62,731± S.F.
 1.440± Acres

#371-401
 N/F
 INTERCONTINENTAL
 FUND IV
 37372/317

I HEREBY CERTIFY THAT THE BUILDING IS
 LOCATED AS SHOWN.



MICHAEL A. PUSTIZZI, PLS DATE

OWNER:
 411 D STREET ASSOCIATES, LLC
 DEED BOOK 48351 PAGE 99
 ASSESSOR'S PARCEL Nos. 0602842000/0602842001

CERTIFIED PLOT PLAN
 411 & 409-429 D Street
 IN
BOSTON, MA
 (SUFFOLK COUNTY)
 SCALE: 1" = 40' DATE: 9/21/2011

Precision Land Surveying, Inc.
 32 Turnpike Road
 Southborough, Massachusetts 01772
 TELE No: (508) 460-1789 FAX No: (508) 970-0096
 396002cpl.dwg

Robert Tondra
Chairman

Pluvia G. Waskel
Vice Chairman

~~_____~~

Jay Hurley

John C. Gray

John McDonnell

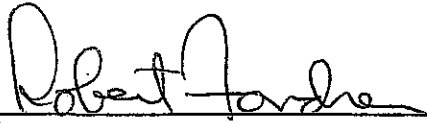
Bill Han

In Zoning Commission

Adopted: May 9, 2012

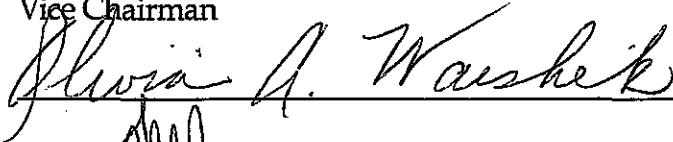
Attest: Joseph L. Harty
Secretary

Development Plan for Planned Development Area No. 86, 411 D Street, South Boston

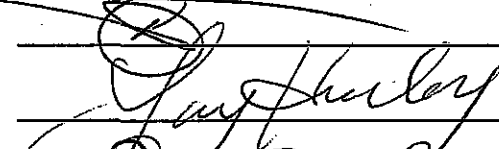


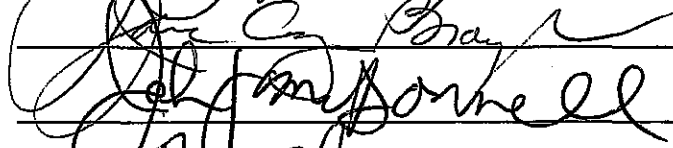
Chairman

Vice Chairman







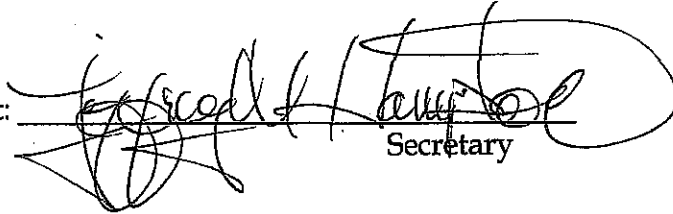





In Zoning Commission

Adopted: May 9, 2012

Attest:



Secretary

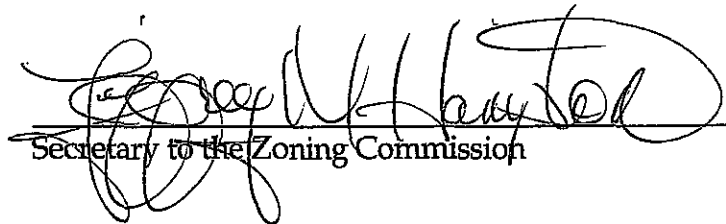


Mayor, City of Boston

Date: 5-10-12

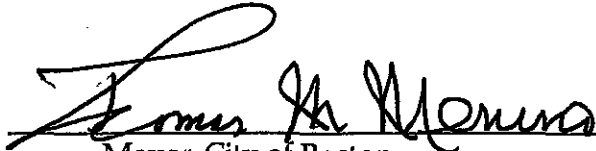
The foregoing amendment was presented to the Mayor on May 9, 2012, and was signed by him on May 10, 2012, whereupon it became effective on May 10, 2012, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

Development Plan for Planned Development Area No. 86, 411 D Street, South Boston

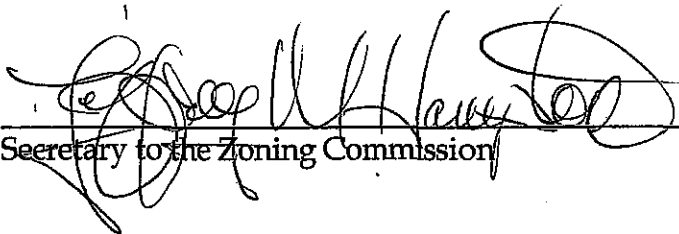


Mayor, City of Boston

Date: 5-10-12

The foregoing Development Plan, was presented to the Mayor on May 9, 2012, and was signed by him on May 10, 2012, whereupon it became effective on May 10, 2012, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission