

BZA APPROVAL: 10/18/12  
ZC APPROVAL: 11/14/12  
EFFECTIVE: 11/16/12

DEVELOPMENT PLAN  
FOR  
THE HOTEL PROJECT  
WITHIN  
PLANNED DEVELOPMENT AREA NO. 87  
NEW BRIGHTON LANDING  
GUEST STREET AND LIFE STREET  
BRIGHTON LANDING AREA OF BOSTON  
DATED: SEPTEMBER 13, 2012

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#### **Exhibits**

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Exhibit D	Site and Traffic Circulation Plan

**DEVELOPMENT PLAN**  
**FOR**  
**THE HOTEL PROJECT**  
**WITHIN**  
**PLANNED DEVELOPMENT AREA No. 87**  
**GUEST STREET AND LIFE STREET**  
**BRIGHTON LANDING AREA OF BOSTON**

**DATED: SEPTEMBER 13, 2012**

1. **The Development Plan.** Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts, as amended (as so amended, the “Code”), and the Master Plan for Planned Development Area (“PDA”) No. 87, New Brighton Landing, Guest Street and Life Street, Brighton Landing Area of Boston, as amended, (the “PDA Master Plan”), this plan constitutes a Development Plan (the “Development Plan”) for the development of the Hotel Project located on the northerly side of Guest Street and southerly of and next to the New Balance World Headquarters Project (the “Site”) by New Brighton Landing LLC (the “Proponent”), within the approximately 13.98 acres (about 608,969 square feet) of land known as and numbered 38-180 Guest Street, 77 Guest Street, and two (2) vacant lots (the “Vacant Lots”), all located in the Brighton Section of Boston, Massachusetts (such land, the “PDA Master Plan Area”, also referred to herein as “New Brighton Landing”). The PDA Master Plan Area is depicted on the plan dated January 10, 2012 entitled “Existing Conditions Plan Guest Street Brighton, MA (Suffolk County),” prepared by Coler & Colantonio, Inc., a copy of which is attached hereto as Exhibit A (the “Survey”). The location of the Site is depicted on Exhibit B attached hereto.

The Proponent proposes to construct a Hotel building, as more fully described below (the “Proposed Project”). This Development Plan sets forth the information on the Proposed Project, including proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and dimensions of structures proposed as part of the Proposed Project.

Upon approval, this Development Plan will constitute permanent 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 Proposed Project will be issued until the Boston Redevelopment Authority (the “BRA”) has issued a Certification of Consistency, or a partial Certification of Consistency, as applicable, for such Proposed Project. To the extent that the Director of the BRA certifies consistency with this Development Plan, the Proposed Project will

be deemed to be in compliance with the requirements of the Code, under Section 80C-9, to the extent that such requirements have been addressed in this Development Plan.

This Development Plan consists of 6 pages of text, plus the attachments designated as Exhibit A through Exhibit D. All references herein to “this Development Plan” refer to such pages and exhibits. Capitalized terms used but not defined in this Development Plan shall be as defined in Article 2A of the Code as in effect on the date hereof, and not as amended hereafter.

2. **The Proponent.** New Brighton Landing LLC (“Proponent”) is a privately held Massachusetts limited liability company with its business address at 180 Guest Street, Brighton, Massachusetts 02135.

3. **The PDA Master Plan Area/New Brighton Landing.** New Brighton Landing consists of 10 parcels of land, comprising 6 tax lots, and contains about 13.98 acres (about 608,969 square feet) of land area located on both the north and south sides of Guest Street. Only a small 8,049 square foot parcel on the southerly side of Guest Street is not contiguous to any of the other parcels. The portion of New Brighton Landing on the northerly side of Guest Street is bounded to the north by land of the MBTA, to the south by Guest Street, to the east by a Stop & Shop Supermarket and to the west by the office complex known as Brighton Landing. The portion of New Brighton Landing on the southerly side of Guest Street is bounded to the north by Guest Street, to the south by numerous other property owners, to the east by land of Edward C. Joyce, Trustee/B.L. Makepeace, Inc., and to the west by Life Street. The entirety of New Brighton Landing is located within the Planned Development Area overlay district governed by the PDA Master Plan. The entirety of New Brighton Landing is owned by the Proponent.

4. **The Proposed Project/The Site.** The Proposed Project entails the demolition of the existing building on the Site and the construction of a new Hotel building containing between 140 and 175 Hotel rooms and suites, between 110,000 and 140,000 square feet of Floor Area, Gross, and will not exceed 205 feet in Building Height, with accessory parking and loading. The Proposed Project may also contain Restaurant Uses, Retail Uses and Service Uses of between 8,000 and 16,000 square feet of Floor Area, Gross. The PDA Master Plan allows for up to 65,000 square feet of Floor Area, Gross of Retail Uses, Restaurant Uses and Service Uses in the aggregate for all five of the Future Proposed Projects, including the Proposed Project, listed in the PDA Master Plan. Similarly, the PDA Master Plan allows for up to 775,000 square feet of Floor Area, Gross of parking and loading areas in the aggregate for all five of the Future Proposed Projects, including the Hotel building, listed in the PDA Master Plan.

The existing improvements on the Site within the PDA Master Plan Area/New Brighton Landing where the Proposed Project will be situated will be razed prior to or at such time as is necessary to allow construction of the Proposed Project to proceed.

The Hotel Project entails the construction of a new Hotel building, with accessory parking and loading, which may also contain uses such as Restaurant Use, Retail Use and Service Use.

The Site is located in the area as shown on Exhibit B and contains about 32,700 square feet of land.

5. **General Description of Proposed Project and Uses.** The Proposed Project will include between 140 and 175 Hotel rooms and suites, between 110,000 and 140,000 square feet of Floor Area, Gross of Hotel Use, and between 8,000 and 16,000 square feet of Floor Area, Gross of Retail Uses, Restaurant Uses and/or Service Uses, up to 46,000 square feet of Floor Area, Gross of space dedicated to parking and loading, and up to 75 parking spaces.

6. **Zoning.** The underlying zoning for New Brighton Landing is governed by the Allston-Brighton Neighborhood District Article 51 of the Code. New Brighton Landing is located within the Guest Street Industrial Subdistrict of the underlying zoning. Upon approval of each, the PDA Master Plan and this Development Plan will provide the zoning for the Site and the Proposed Project.

7. **Planning Context/Objectives.** The Proposed Project is part of a mixed-use development on a portion of the 13.98 acres of land, adjacent to the existing New Balance World Headquarters Building at 20 Guest Street, along the Massachusetts Turnpike in the City of Boston's Brighton neighborhood. The PDA Master Plan calls for the revitalization of a former industrial area that once served as the regions largest Stockyard, into a vibrant 20<sup>th</sup> century destination for companies with a shared vision to create a district where the focus will be on physical and social health and wellness. The Proponent's mission is to create a state-of-the-art development that compliments the existing neighborhood fabric and introduces new office space, retail stores, restaurants, service establishments and sports related uses, all geared towards a healthy and active lifestyle. The property in the area consists of out-dated, and in some cases vacant, industrial buildings with total of less than 1% of landscaped open space. As shown on the Conceptual Site Plan of the Proposed Project and the four Other Future Proposed Projects, attached as Exhibit B, the Proponent, with guidance from the Brighton Guest Street Planning Study, has laid a new foundation for the vision of the Guest Street, Life Street and Authur Street corridors, with well designed and a well coordinated mix of buildings, uses and facilities, and with a generous supply of landscaped open space. The Proposed Project is designed to create a new mixed-use development within a flourishing neighborhood that will compliment and expand upon existing amenities.

8. **Proposed Location and Appearance of Structures.** The location of the Proposed Project will be consistent with the Conceptual Site Plan as shown on Exhibit B attached hereto. Schematic Plans for the Proposed Project are attached hereto as Exhibit C, and they will continue to evolve during the course of further design development, subject to the design review process by the BRA pursuant to Article 80B of the Code. The Proposed Project will also be subject to Boston Civic Design Commission review pursuant to Article 28 of the Code, to the extent applicable. Final architectural plans and specifications for the Proposed Project will be submitted to the BRA for approval. The issuance of a building permit for the Proposed Project will occur after the issuance of a Certification of Consistency, or partial Certification of Consistency, as applicable, in connection with this Development Plan pursuant to Section 80C-8 of the Code, and a Certification of Compliance pursuant to Article 80B of the Code.

9. **Density and Dimensions of Proposed Project.** The Hotel Project will contain between 140 and 175 Hotel rooms and suites, between 110,000 and 140,000 square feet of Floor

Area, Gross of Hotel Use, exclusive of areas dedicated for parking and loading, and exclusive of Retail Use, Restaurant Use and Service Use, and will not exceed a Building Height of 205 feet.

The Retail Uses, Service Uses and Restaurant Uses referenced above, allowed in the PDA Master Plan to be disbursed among the five Future Proposed Projects described in the PDA Master Plan, will contain, in the aggregate, up to 65,000 square feet of Floor Area, Gross. The Proposed Project will contain between 8,000 and 16,000 square feet of Floor Area, Gross of Retail Use, Restaurant Use and Service Use.

10. **Proposed Traffic Circulation.** New Brighton Landing is bounded on the north and south by Guest Street and on the west by Life Street. It is also in close proximity to Market Street and North Beacon Street. All are public streets under the jurisdiction of the City of Boston. It is anticipated that some widening of Guest Street will occur, and the possibility exists that Life Street will be widened and/or extended across Guest Street.

As part of the PDA Master Plan submission, the Proponent provided a traffic study and analysis of the Proposed Project and the four Other Future Proposed Projects. The Proponent has also prepared an updated and expanded transportation study for the Proposed Project and the four Other Future Proposed Projects which is included in the Project Notification Form submitted to the BRA in accordance with the Article 80B Large Project Review process. The proposed vehicular and pedestrian circulation patterns are shown on the Site and Traffic Circulation Plan attached hereto as Exhibit D. Sidewalks along Guest Street and Life Street will be expanded to provide more comfortable pedestrian circulation and queuing areas. The Proposed Project will have overhangs and/or canopying elements to shelter pedestrians during inclement weather.

11. **Parking and Loading Facilities.** While it is anticipated that there will be up to 1,750 parking spaces to serve the Proposed Project and four Other Future Proposed Projects, and adequate loading facilities will be provided, the number and location of the parking and loading components will be determined as part of the Article 80B, Large Project Review process. The Proposed Project will be built with up to 75 parking spaces. The parking spaces will be located in a parking garage, with three levels, one below grade and two above grade, and it will act as a podium for the Proposed Project. Of the up to 36,000 square feet of parking associated with the Proposed Project, approximately 31,000 square feet will be below grade and approximately 5,000 square feet will be at grade and above. There will be no spaces above grade and up to 75 spaces below grade. Areas dedicated to loading will be up to 10,000 square feet at or above grade.

12. **Access to Public Transportation and Pedestrian Connections.** New Brighton Landing is served by MBTA Bus #64. In addition, the Proponent intends to provide regular shuttle service to and from Kenmore Square and Harvard Square.

Pedestrian connections directly to the Proposed Project will be provided for those who park in the indoor parking facility. For those not driving to work, new and wider sidewalks will be undertaken by the Proponent along Life Street and Guest Street, and lighting along Life Street and Guest Street will be enhanced. Convenient access to the Proposed Project, along with overhangs and/or canopy elements at the entrances, has been designed as a part of the Proposed Project.

13. **Development Schedule/Phasing.** It is the Proponent's desire to commence construction of the Proposed Project not later than the spring of 2013. The Proponent may construct this Proposed Project in two (2) phases, one phase being the parking facility (as described above) to be situated on the Site, and the other phase being construction of the remainder of the Proposed Project. In such event, each phase shall be entitled to a partial Certificate of Consistency from the BRA.

14. **Open Space and Landscaping.** Currently, the Guest Street and Life Street corridors are a sea of asphalt with outdated buildings. As is shown on Exhibit B, the Proposed Project will be enhanced and beautified by a considerable amount of well-designed landscaped open space. New landscaped open space will transform the Site from a sea of asphalt and warehouses into areas where the community can gather and enjoy the available amenities.

15. **Public Benefits.** The Proposed Project will provide the following benefits, at a minimum:

(a) The Proposed Project will have a design that responds favorably to each of the four Other Future Proposed Projects, as well as being sensitive and responsive to its surrounding context.

(b) The Proposed Project will minimize environmental impacts, and will create considerably more usable open space than currently exists at the Site.

(c) The Proposed Project will provide considerably more real estate tax revenue for the City of Boston.

(d) The Proposed Project will create better internal circulation in the immediate neighborhood and better access and egress from nearby streets;

(e) The Proposed Project includes open space which will be available to the general public;

(f) The Proposed Project will generate housing linkage funds and jobs linkage funds for the City of Boston;

(g) The Proposed Project establishes an anchor for renewed activity along the Guest Street and Life Street corridors;

(h) The Proposed Project will create a new signature LEED certifiable building along the spine of the Massachusetts Turnpike;

(i) The Proposed Project will expand the diversity of uses in the New Brighton Landing area to insure long-term activity and vitality; and

16. **Green Buildings.** Article 37 of the Code was promulgated to promote sustainable development in the City of Boston, and requires certain Proposed Projects to be "LEED Certifiable" (as defined in Section 37-2 of the Code). Accordingly, the Proposed Project will be planned, designed, and constructed to achieve the level "certified" using the most current



applicable LEED building rating system promulgated by the U.S. Green Building Council, in compliance with Article 37 of the Code. The Proponent is committed to a sustainable design for of the Proposed Project, and it will be “LEED Certifiable.” As the design of the Proposed Project progresses, the Proponent will file with the BRA such additional LEED information as is required under Article 37 and in conjunction with the review and compliance requirements of Article 80B of the Code, as applicable.

17. **Other Approvals.** The design of the Proposed Project will be subject to further review by the Boston Civic Design Commission, and to further review by the BRA of the schematic design, design development and construction drawings, pursuant to the BRA’s Development Review Guidelines and Article 80B of the Code. Aspects of the Proposed Project may also require approvals of other governmental agencies, such as the City of Boston’s Public Improvement Commission, Landmarks Commission and Boston Zoning Commission.

18. **Applicability, Compliance and Phasing.** In accordance with Section 80C-8 of the Zoning Code, the consistency of the Proposed Project with this Development Plan, as evidenced by the issuance by the BRA of one or more Certifications of Consistency therefor, constitutes compliance with the dimensional, density, use, parking, loading, green building and other requirements of the Code, to the extent that such requirements have been addressed in the PDA Master Plan and this Development Plan. Where any conflict exists between the provisions of the PDA Master Plan or this Development Plan and any provisions of the underlying zoning for the PDA Master Plan Area, the provisions of the PDA Master Plan and this Development Plan shall be dispositive. For the purposes of the PDA Master Plan and this Development Plan, the compliance of the Proposed Project with this Plan shall not affect the compliance of any Other Future Proposed Project with the PDA Master Plan or this Development Plan. In the future, the parcels comprising the New Brighton Landing area may be consolidated and/or subdivided into one or more separate parcels. The PDA Master Plan and this Development Plan seek approval for any zoning nonconformity created or increased by the separation of ownership of New Brighton Landing, or by the consolidation, subdivision, or re-subdivision of such parcels, provided that the appropriate use, dimensional/density, parking and loading requirements of the PDA Master Plan and this Development Plan are met by the resulting parcel or parcels.

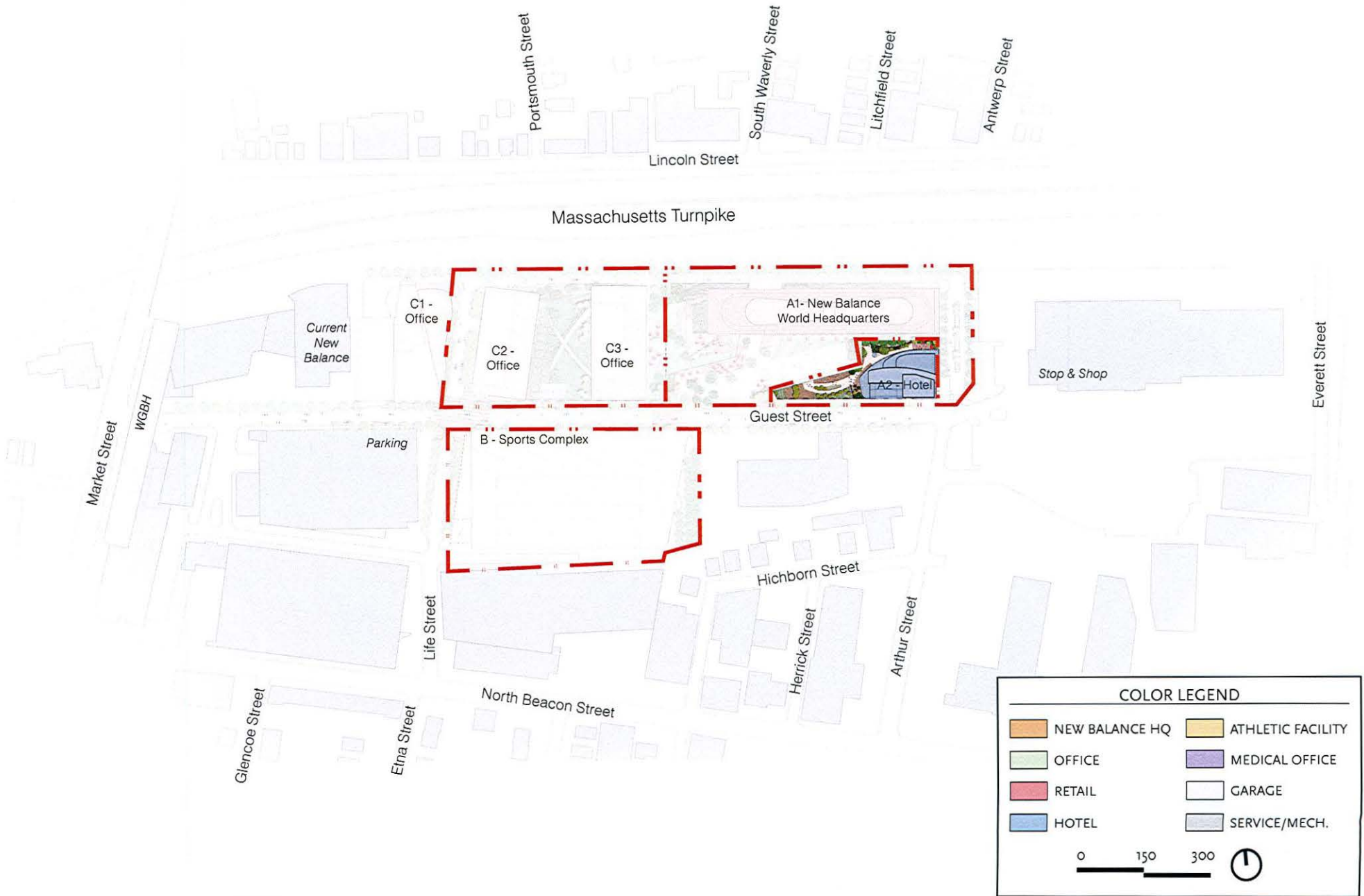
**Exhibit A**

**Survey of PDA Master Plan Area/New Brighton Landing**













**Exhibit B**

**Conceptual Site Plan of the Proposed Project**



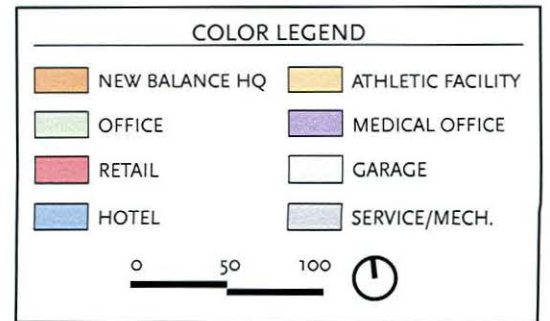
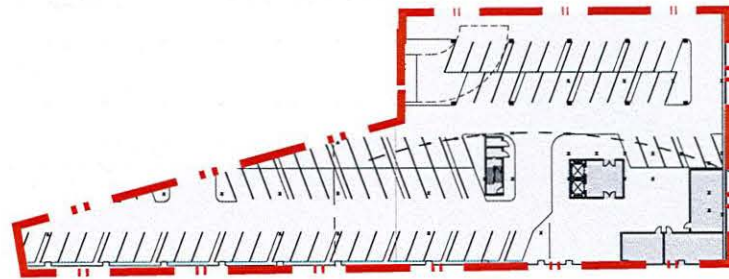
**COLOR LEGEND**

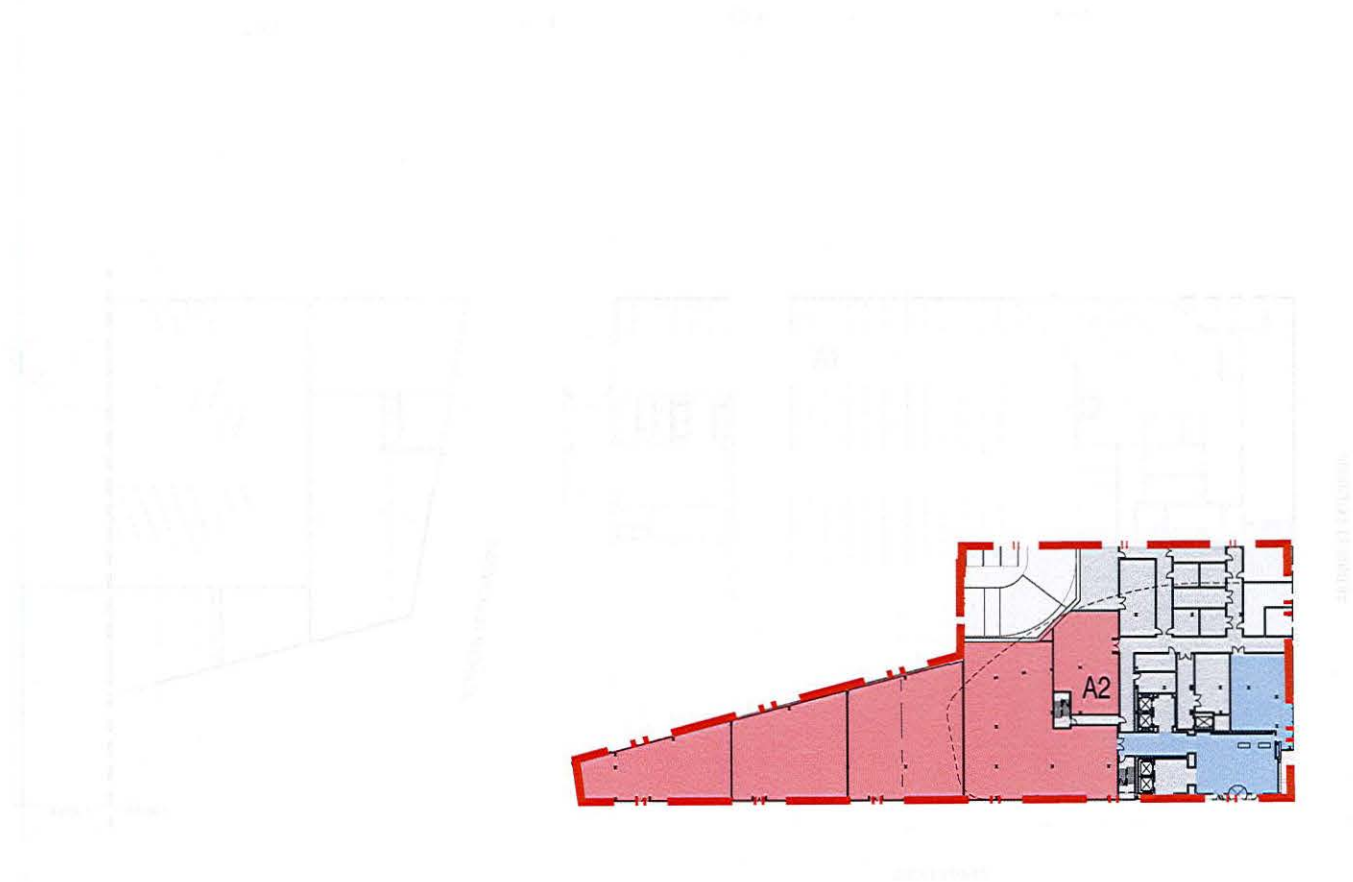
 NEW BALANCE HQ	 ATHLETIC FACILITY
 OFFICE	 MEDICAL OFFICE
 RETAIL	 GARAGE
 HOTEL	 SERVICE/MECH.

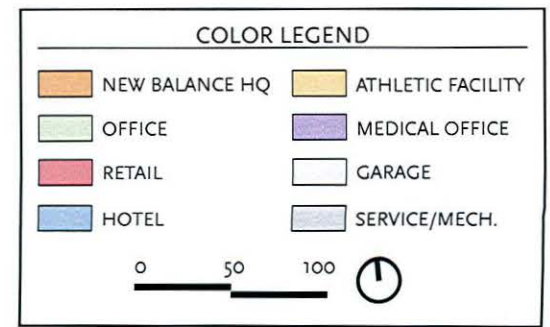
**Exhibit C**

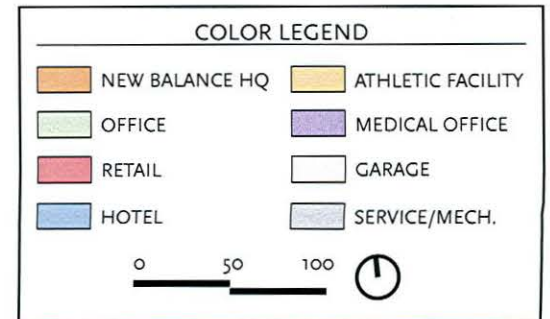
**Schematic Plans for the Proposed Project**

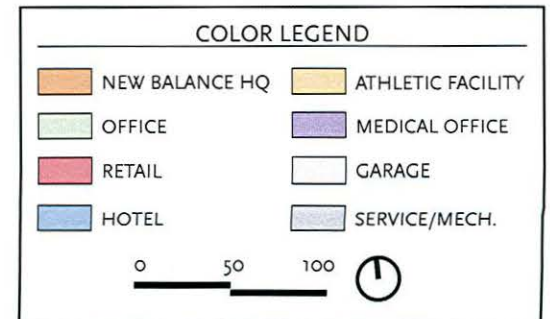
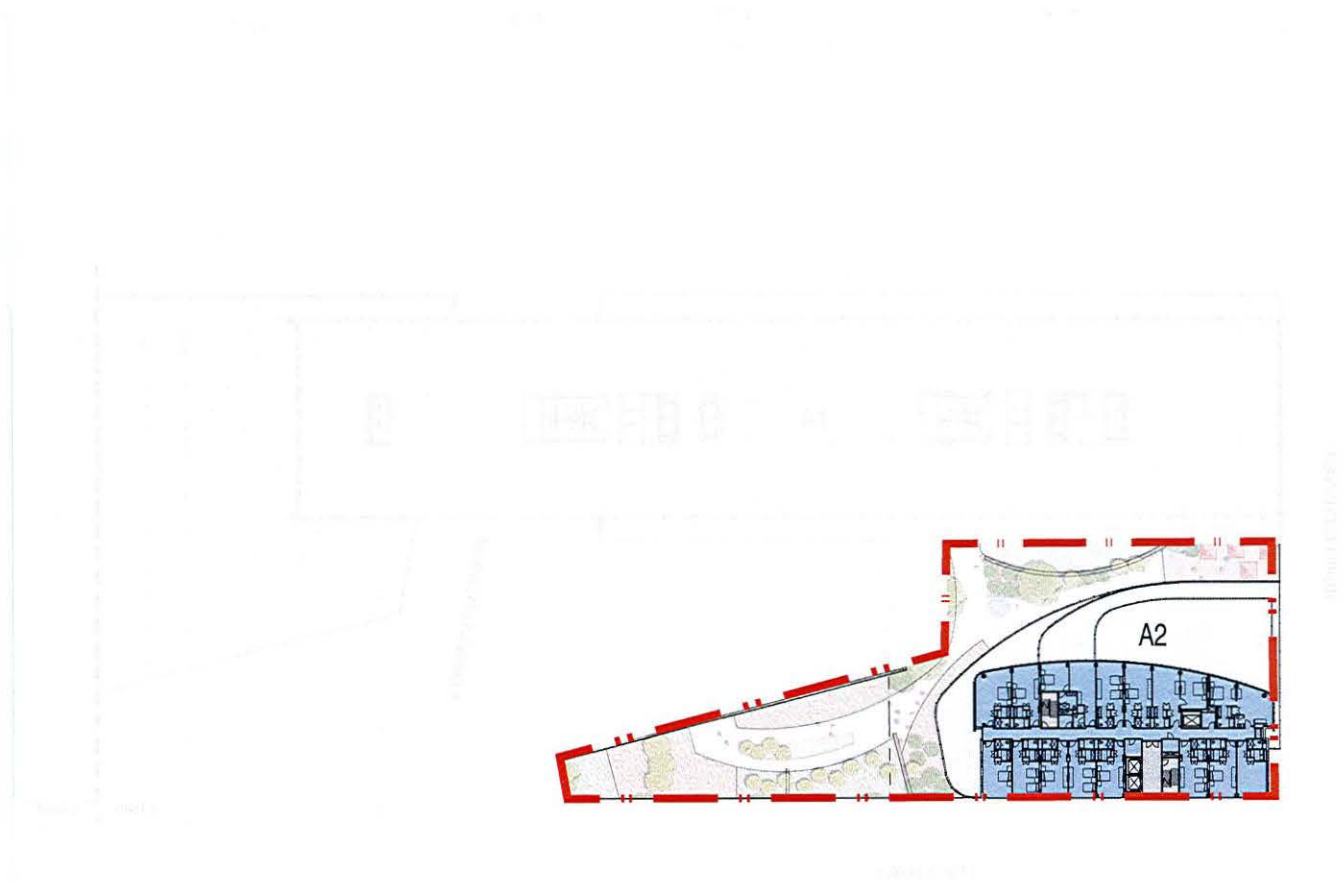


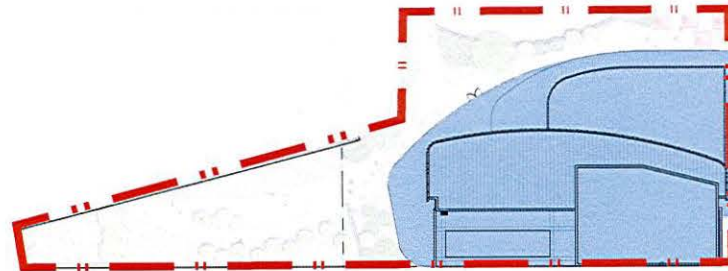








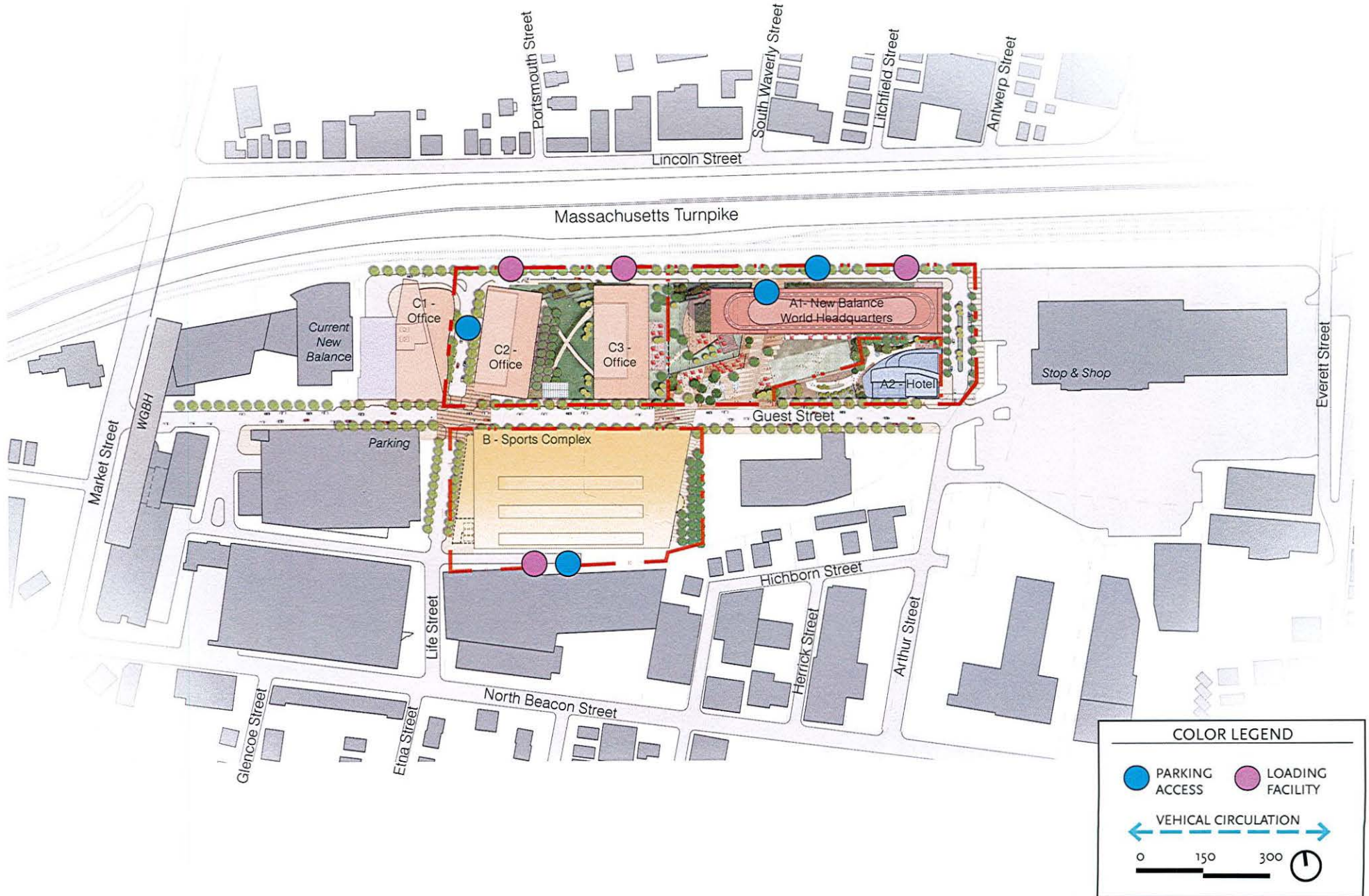




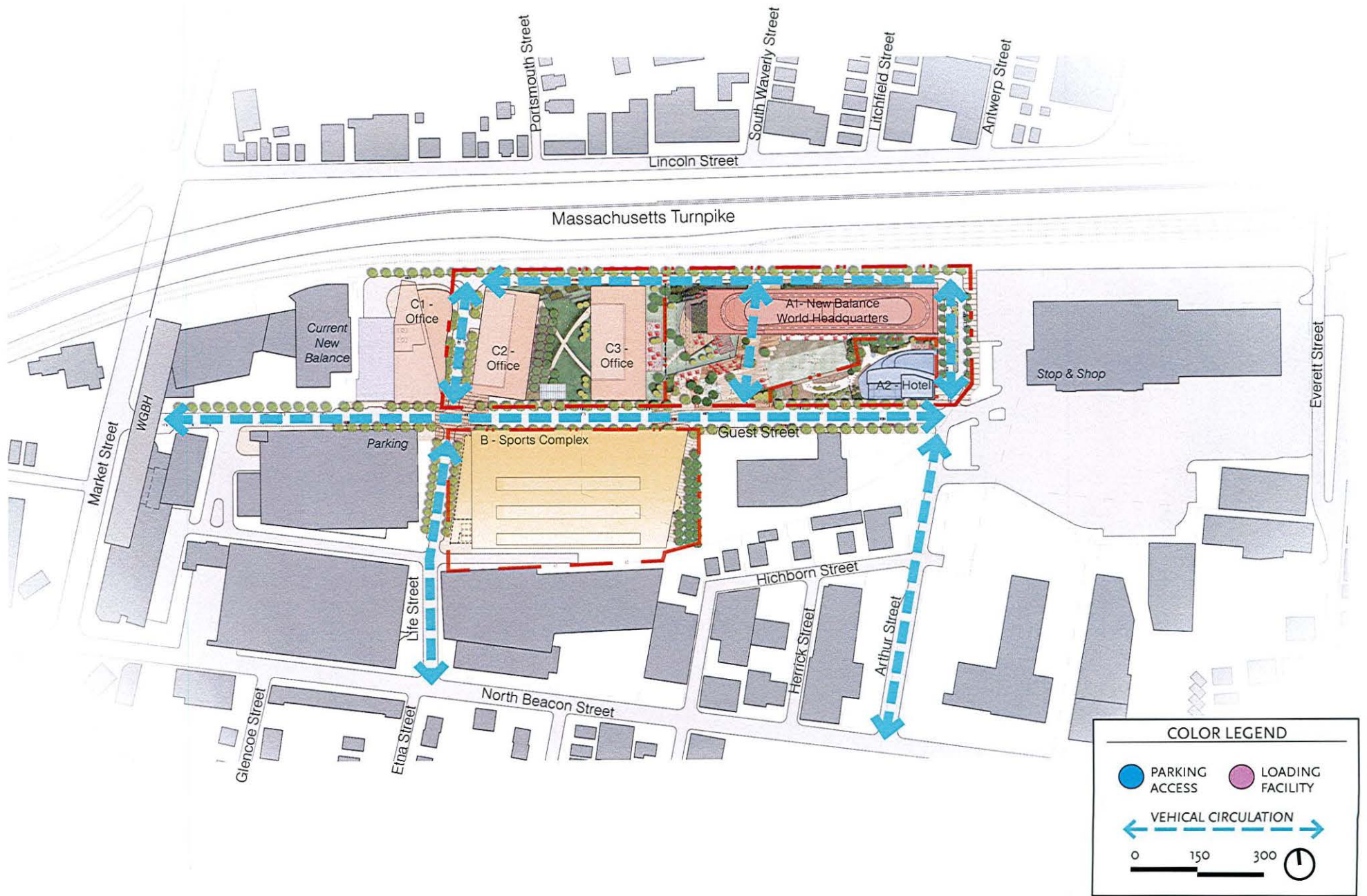
**Exhibit D**

**Site and Traffic Circulation Plan**









Development Plan for The Hotel Project within  
Planned Development Area No. 87, New  
Brighton Landing

Boston Redevelopment Authority

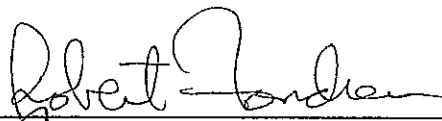
DEVELOPMENT PLAN FOR THE HOTEL PROJECT  
WITHIN  
PLANNED DEVELOPMENT AREA NO. 87, NEW BRIGHTON LANDING  
BRIGHTON

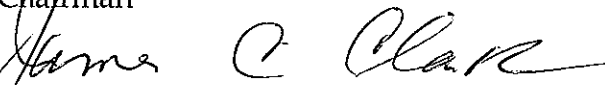
The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Development Plan for The Hotel Project within Planned Development Area No. 87, New Brighton Landing, dated September 13, 2012. The Master Plan for Planned Development Area No. 87, New Brighton Landing was adopted by the Zoning Commission on July 11, 2012, and became effective July 12, 2012.

Planned Development Area No. 87 was designated on "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 549, adopted by the Zoning Commission on July 11, 2012, effective July 12, 2012.

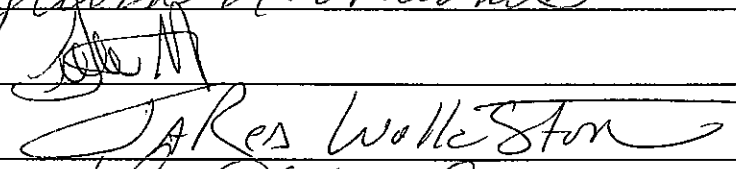


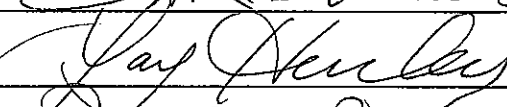
Development Plan for The Hotel Project within Planned Development Area No. 87, New Brighton Landing, Brighton


  
Chairman

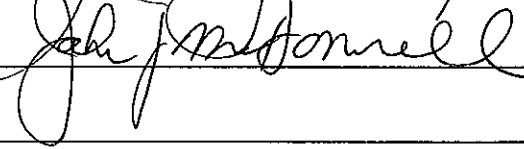
  
Vice Chairman





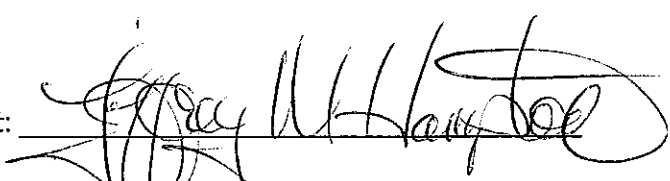




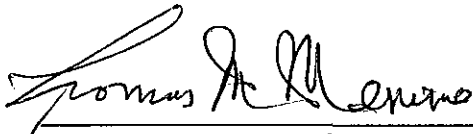


In Zoning Commission

Adopted: November 14, 2012

Attest:   
Executive Secretary

Development Plan for The Hotel Project within Planned Development Area No. 87, New Brighton Landing, Brighton

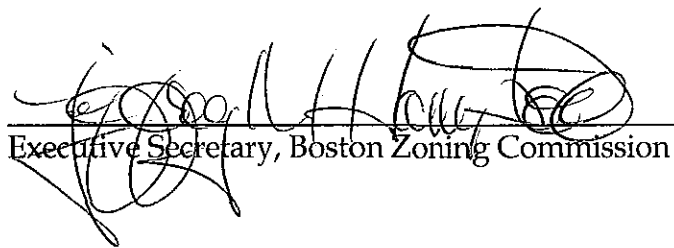


\_\_\_\_\_  
Mayor, City of Boston

Date: 11/16/13

\_\_\_\_\_  
The foregoing Development Plan, was presented to the Mayor on NOVEMBER 14, 2013, and was signed by him on NOVEMBER 16, 2013, whereupon it became effective on NOVEMBER 16, 2013, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

  
\_\_\_\_\_  
Executive Secretary, Boston Zoning Commission

**MEMORANDUM**

**OCTOBER 18, 2012**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT  
KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER  
ERICO LOPEZ, SENIOR PROJECT MANAGER

**SUBJECT:** DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO.  
87, NEW BRIGHTON LANDING, GUEST STREET AND LIFE STREET  
LOCATED IN BRIGHTON, MASSACHUSETTS

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA"): (i) approve the Development Plan for the Hotel Project within PDA No. 87; (ii) authorize the Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Hotel Project; (iii) authorize the Director to issue a Certification of Consistency or Partial Certifications of Consistency with the terms of PDA No. 87 for the Hotel Project pursuant to Section 80C-8 of the Code; (iv) authorize the Director to issue a Certification of Compliance or Partial Certifications of Compliance for the Hotel Project pursuant to Section 80B-6 of the Code; and (xi) authorize the Director to execute and deliver a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memoranda of Understanding, and any and all other documents, as may be necessary and appropriate in connect with the Hotel Project, located in the Brighton section of Boston, Massachusetts.

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**PROPONENT AND PROJECT SITE**

The proponent of the Proposed Projects is New Brighton Landing LLC., (the "Proponent"). New Brighton Landing consists of ten (10) parcels of land, comprising six (6) tax lots, and contains about 13.98 acres (about 608,969 square feet) of land area located on both the north and south sides of Guest Street. Only a small 8,049 square foot parcel on the southerly side of Guest Street is not contiguous to any of the other

parcels. The portion of New Brighton Landing on the northerly side of Guest Street is bounded to the north by land of the MBTA, to the south by Guest Street, to the east by a Stop & Shop Supermarket and to the west by the office complex known as Brighton Landing. The contiguous portion of New Brighton Landing on the southerly side of Guest Street is bounded to the north by Guest Street, to the south by numerous other property owners, to the east by land of Edward C. Joyce, Trustee/B.L. Makepeace, Inc., and to the west by Life Street, all as shown on the Site Plan (also referenced herein as the "Conceptual Site Plan") attached hereto as Exhibit A (the "Project Site").

## **THE PROPOSED PROJECT**

New Brighton Landing comprises a mixed-use development encompassing 13.98 acres (about 608,969 square feet) of land, adjacent to the existing New Balance World Headquarters Building at 20 Guest Street, along the Massachusetts Turnpike in the City of Boston's Brighton neighborhood. The Proponent seeks to create an area, within a thriving Boston neighborhood, focused on job creation, health and wellness, significant sports and fitness opportunities, open space, and improvements to the public infrastructure. The Project Site is currently occupied by buildings and surface parking lots that, at various times, supported industrial manufacturing, industrial offices, storage, and vehicle maintenance.

**Hotel:** The Hotel will entail the construction of a building for hotel use, with accessory parking and loading, which may also contain other uses and amenities such as Restaurant Use, Retail Use and Service Use. The Hotel is expected to comprise between 140 and 175 hotel rooms and suites and between 110,000 and 140,000 square feet, exclusive of areas dedicated for parking and loading, and exclusive of areas devoted to Restaurant Use, Retail Use and Service Use. The Hotel will be built with up to 75 parking spaces. The parking spaces will be located in a parking garage, with three levels, one below grade and two above grade, and it will act as a podium for the Hotel. Of the up to 36,000 square feet of parking associated with the Hotel, approximately 31,000 square feet will be below grade and approximately 5,000 square feet will be at grade and above. There will be no spaces above grade and up to 75 spaces below grade. Areas dedicated to loading will be up to 10,000 square feet at or above grade. The Hotel is to be located southerly of and next to the New Balance World Headquarters.

## **ARTICLE 80 REVIEW**

On March 13, 2012, after months of community process and review, the BRA Board adopted the guidelines of the Brighton Guest Street Planning Study. As an active participant in the Brighton Guest Street Planning Study, the Proponent submitted the Master Plan on March 21, 2012. Two (2) community meetings were held, on April 10, 2012 and April 23, 2012, at the WGBH Theatre located at One Guest Street in Brighton.

Both meetings were advertised in the local papers and neighborhood residents were informed electronically via email. Both meetings were very well attended. The comment period for the Master Plan concluded on Monday, May 7, 2012. The Master Plan appeared before the Boston Civic Design Commission ("BCDC"), on May 1, 2012, where it was sent to sub-committee on, May 22, 2012 and May 29, 2012. On June 5, 2012, the Master Plan was approved by the BCDC.

On June 12, 2012 the Master Plan was approved by the BRA Board and on July 11, 2012 the Master Plan was approved and adopted by the Boston Zoning Commission.

On May 25, 2012 the Proponent submitted an Expanded Project Notification Form ("PNF") detailing the impacts associated with the Proposed Projects. On July 24, 2012, the Proponent submitted the First Amendment to the Master Plan and four Development Plans within PDA No. 87. Two (2) community meetings were held, on June 6, 2012 and July 26, 2012, at the WGBH Theatre located at One Guest Street in Brighton. Both meetings were advertised in the local papers and neighborhood residents were informed electronically via email. Both meetings were very well attended. The comment period for the PNF concluded on August 8, 2012 and the comment period for the First Amendment and four Development Plans concluded on September 7, 2012. The PNF, specifically the New Balance World Headquarters, Hotel and the Sports Facility, appeared before the BCDC, on July 10, 2012 where it was sent to sub-committee on July 24, 2012 and July 31, 2012. On August 7, 2012, the PNF (New Balance World Headquarters, Hotel and the Sports Facility,) was approved by the BCDC.

The Proponent conducted seven (7) meetings with the Impact Advisory Group ("IAG") on April 2, 2012, April 5, 2012, April 19, 2012, April 26, 2012, May 24, 2012, July 9, 2012 and September 10, 2012. IAG meetings resulted in constructive feedback.

### **ZONING AND PLANNED DEVELOPMENT AREA**

The Development Plan within PDA No. 87 (Exhibits A) is attached hereto. On July 24, 2012, the First Amendment to the Master Plan and four Development Plans within PDA No. 87 were filed with the BRA by the Proponent. The three additional Development Plans and the First Amendment to the Master Plan were approved at the September 13, 2012 BRA Board meeting.

### **DEVELOPMENT TEAM**

The development team consists of:

Proponent: New Brighton Landing LLC.  
Ty Hanlan

Keith Craig  
Jay Rourke

Architects: Elkus Manfredi Architects  
David Manfredi  
Mark Sardegna

Legal  
Consultants: Goodwin Procter LLP  
Lawrence Kaplan

Transportation  
Consultant: Howard / Stein-Hudson, Inc.  
Guy Busa  
Elizabeth Peart

Landscape  
Architects: Carol R. Johnson Inc.  
Chris Jones  
Steven Woods

Civil  
Engineer: Beals Associates  
Larry Beals  
Todd Morey

Permitting: Epsilon Associates  
Peggy Briggs  
Dave Hewitt

## **RECOMMENDATION**

Based on the foregoing, BRA staff recommends that the Board: (i) approve the Development Plan for the Hotel Project within PDA No. 87; (ii) authorize the Director to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Development Plan for the Hotel Project within PDA No. 87; (iii) authorize the Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Hotel Project; (iv) authorize the Director to issue a Certification of Consistency or Partial Certifications of Consistency with the terms of PDA No. 87 for the Hotel Project pursuant to Section 80C-8 of the Code; (v) authorize the Director to issue a Certification of Compliance or Partial Certifications of Compliance for the Hotel Project pursuant to Section 80B-6 of the Code; and (vi) authorize the Director to execute and deliver a Cooperation

Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memoranda of Understanding, and any and all other documents, as may be necessary and appropriate in connection with the Hotel Project, located in the Brighton section of Boston, Massachusetts.

Appropriate votes follow:

**VOTED:** That the BRA hereby approves the Development Plan for the Hotel Project within PDA No. 87 pursuant to Section 80C of the Code and in substantial accord with the Development Plan presented to the BRA on October 18, 2012; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Hotel Project; waiving the requirement to file and review a Draft Project Impact Report which included the Hotel Project, and which Scoping Determination shall provide that the Expanded Project Notification Form, submitted on May 25, 2012: (i) is sufficient to meet the requirements of the Scoping Determination, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of the impacts of the Hotel Project; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue Certifications of Compliance or Partial Certifications of Compliance and Consistency pursuant to Section 80B-6 and 80C-8 of the Code for the Hotel Project upon the successful completion of the Article 80B Large Project review process; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the Development Plan for the Hotel Project within PDA No. 87; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, one or more Cooperation Agreements, Development Impact

Project Agreements, Boston Residents Construction Employment Plans, and Boston Permanent Employment Agreements, as applicable, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.