

## MEMORANDUM

JUNE 13, 2013

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

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
HUGUES MONESTIME, SENIOR PLANNER  
DANA WHITESIDE, DEPUTY DIRECTOR OF COMMUNITY  
ECONOMIC DEVELOPMENT  
JOHN FITZGERALD, SENIOR PROJECT MANAGER

**SUBJECT:** PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN  
IN ROXBURY AND 2101 WASHINGTON STREET, ROXBURY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Section 80-5.3(d) of the Boston Zoning Code (the “Code”) for Parcel 10 of the Southwest Corridor Development Plan in Roxbury and 2101 Washington Street, Roxbury (the “Proposed Project”); (2) issue a Certificate of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; (3) execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and 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.

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### LOCATION AND SITE DESCRIPTION

Parcel 10 is bordered by Melnea Cass Boulevard to the north, Washington Street to the east, Williams Street to the south and Shawmut Avenue to the west. Parcel 10 is located near Dudley Square, Roxbury’s commercial and historical center, as well as the Lower Roxbury neighborhood on the northern side of Melnea Cass Boulevard. Parcel 10 is located across from the Melnea Cass Boulevard stop on the Massachusetts Bay Transit Authority (“MBTA”) Silver Line and the proposed Washington Street stop of the Urban Ring as well as a quarter mile from the MBTA’s Dudley Square Bus Station.

Parcel 10 is approximately 90,270 square feet ( $\pm$  2.1 acre) in area and consists of twelve smaller parcels, six of which are owned by the BRA or the City of Boston and consist of approximately 58,335 square feet, and six of which are owned by the Massachusetts Department of Transportation ("MassDOT") and consist of approximately 31,725 square feet. Parcel 10 is located on the southwest corner of the Washington Street and Melnea Cass Boulevard intersection and shares the block with residential buildings and an existing commercial/retail user.

The 2101 Washington Street parcel is comprised of four assessor parcels owned by Fay's Sons, LLC.

### **DEVELOPMENT TEAM**

The Development Team includes Madison Park Development Corporation as Master Developer, Tropical Foods International as Development Partner, Domenech Hicks Krockmalnic ("DHK") Architects as Master Planner/ Architect and Plan B Retail Design, Architect, CWC Builders as Construction Engineering/ Cost Estimator, Howard Stein Hudson as Traffic Engineer, Geotechnical Partnership, Inc. as Geotechnical Engineer, Klein Hornig as Counsel for the Development Team, STV Incorporated as Civil Engineer

Madison Park Development Corporation ("MPDC") has been an active participant in the physical and economic enhancement of the Lower Roxbury district over the past several decades, specializing in the creation of high quality mixed-income housing in both rental and homeownership opportunities comprising approximately over 1,200 units. Similarly MPDC has built a proven record in community development through its leading role in the creation or rehabilitation of approximately over 76,000 square feet of commercial space in buildings that have attracted new business and created over 250 job opportunities.

### **PROPOSED PROJECT**

The Redeveloper has proposed to combine Parcel 10 with the 2101 Washington Street parcel ("Tropical Foods Properties") for the construction of two new buildings and the rehabilitation of the building located at 2101 Washington Street to include a newly constructed grocery store, ground floor commercial/retail space, office uses and mixed-income residential units (rental).

The Redeveloper will respond to recommendations by BRA Urban Design and the Boston Civic Design Commission by constructing the project site area and creating appropriate pedestrian way, vehicular access points, and traffic calming mechanism as well as an interim parking use that will later serve as stage area for construction of Building B and Building C as necessary once Building A has been completed. Further

upon completion of the whole project, the interim space will be constructed to ensure that there is appropriate parking and access for the development.

#### Grocery Store Component

One building ("Building A") to be located on Parcel 10 within the proposed three-building project will house the new Tropical Foods Supermarket as part of the first phase of development allowing the current store located at 2101 Washington Street to continue operations until the new construction and facility are complete. The new facility will provide expanded space for the grocery store as well as additional parking and improved access to the site itself and the store. In addition the new facility will allow for enhanced partnerships between Tropical Foods and area businesses to provide increased food and produce offerings to its customer base.

#### Office/Retail Component (Washington Street at Melnea Cass)

A second building ("Building B") to be located on Parcel 10 will create a five-story mixed-use facility at the corner of Washington Street and Melnea Cass Boulevard which will house first floor retail space of approximately 14,600 square feet and additional floors of office/commercial space. This building will also provide below grade and surface parking for its users.

#### Mixed-Use and Residential Component (2101 Washington Street)

A third building ("Building C") will create a four-story masonry building located at 2101 Washington Street which is the current home of Tropical Foods. Development will occur through rehabilitation of the existing building once its current user is relocated and fully operational. The renovated building will house multi-tenant ground floor retail/management space with upper floors converted to include approximately 30 units of rental housing of which at least 40% will be Affordable Units. Approximately 18 surface parking spaces will be dedicated to use by residents of the building. All three buildings will be served by a common surface parking lot on Parcel 10 and the 2101 Washington Street parcel.

### **ARTICLE 80 REVIEW**

On March 4, 2013, Madison Park Development Corporation and Tropical Foods International (the "Developer") filed a Letter of Intent in accordance with the Boston Redevelopment Authority's ("BRA") policy regarding Provision of Mitigation by Development Projects in Boston and an Impact Advisory Group ("IAG") was formed by utilizing the currently existing Roxbury Project Review Committee.

The Developer filed an Expanded Project Notification Form ("Expanded PNF") for the Proposed Project on April 17, 2013 with the BRA and a Public Notice ran in the Boston Herald. This initiated a 30-day public comment period with a closing date of May 20,

2013. The Public Notice and Expanded PNF were sent to the City's agencies pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on May 9, 2013 with the City's agencies at which the Proposed Project was reviewed and discussed. The IAG members were also invited to attend the Scoping Session. The BRA held a publicly advertised meeting, also on May 9, 2013, at Urban League in Roxbury.

Very few letters were received in regard to the Proposed Project, and those that were, echoed support for the development heard at the BRA-sponsored public meeting.

### **AFFORDABLE HOUSING**

The Madison Park Development component of the project will include mixed-income housing opportunity. In response to considerations around affordable housing as raised by the Project Review Committee of the Roxbury Strategic Master Plan Oversight Committee ("RSMPOC") in its recommendation for tentative designation of the development team, Madison Park CDC will create a mix of housing that includes at least 60% market rate units and not more than 40% units at affordability of 60% AMI or higher. As a result the total number of affordable units for the Madison Park component ("Building C") will be 12 units.

### **ZONING**

The Project is located within the Dudley Square Economic Development Area, subdistrict of the Roxbury Neighborhood District governed by Article 50 of the Boston Zoning Code.

### **RECOMMENDATION**

BRA staff believes that the Expanded PNF, project design changes, and accompanying mitigation commitments meet the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the BRA 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 the successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary.

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 (“PNF”) adequately describes the potential impacts arising from the development of, Parcel 10 of the Southwest Corridor Development Plan in Roxbury and 2101 Washington Street, Roxbury 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 Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Code’s Article 80 processes for the Proposed Project, subject to continuing design review by the BRA; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, 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, all upon terms and conditions determined to be in the best interests of the BRA.