

## MEMORANDUM

JULY 16, 2013

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

**FROM:** ROBERT LUISI, DIRECTOR OF ADMINISTRATION AND FINANCE  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY  
ECONOMIC DEVELOPMENT  
LAUREN WILLIAMS, PROJECT MANAGER

**SUBJECT:** BARTLETT PLACE DEVELOPMENT (BARTLETT YARD) ROXBURY

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**SUMMARY:** This Memorandum seeks approval to provide a conditional funding award of up to \$1,000,000 from the Inclusionary Development Program ("IDP") Fund to Nuestra Comunidad Development Corporation or related entity in support of the Bartlett Place Development and to enter into any and all documents necessary and appropriate in connection with the funding award.

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### **BACKGROUND**

The proposed Bartlett Place Development (the "Project") is located in Roxbury on an approximately 8.55 acre site located at 2503 Washington Street (the "Site") which is bound by Bartlett Street to the north, Lambert Avenue to the west, and Guild Street to the south. The Site is dominated by two (2) large single story, high bay industrial structures. A small office area is located at the northeast corner of the Site. Currently a fence surrounds the entirety of the Site with mostly wooded frontage along Guild and Lambert Streets.

The Site is owned by the Massachusetts Bay Transit Authority ("the MBTA") which previously operated the site as a bus storage and maintenance facility since 1970. The Site also contains two maintenance garages and outbuildings formerly utilized for vehicle maintenance and repair, refueling, washing of buses, bus storage and operation of a bus terminal.

## **DEVELOPER DESIGNATION FOR BARTLETT YARD**

In Spring 2005, the MBTA engaged the assistance of the BRA to facilitate creation of a Request for Proposals (“RFP”) for its issuance. BRA staff coordinated with staff from the MBTA to work with area stakeholders including the Roxbury Strategic Master Plan Oversight Committee (“RSMPOC”), the Roxbury Neighborhood Council (“RNC”) among others to develop use and design guidelines. Following the two-year planning process, the MBTA issued an RFP in March 2007 to select a developer for the Site.

Bartlett Place LLC (the “Developer”) which is a joint venture consisting of Nuestra Comunidad Development Corporation and Windale/Crosswinds, Inc. was selected by the MBTA as the developer for the Bartlett Yard Site.

## **ARTICLE 80 REVIEW**

On March 1, 2013 the Developer submitted a Project Notification Form (“PNF”) for the Project to be constructed at the Project Site. The Project is a multi-phase development which is referred to in the PNF as the First Phase and Later Phases. The PNF focuses on the First Phase of development as Later Phases are expected to be constructed over a period of five to 10 years following completion of the First Phase.

The First Phase of the Project will consist of two (2) mixed-use buildings, referred to as A and B, as well as the creation of a new, approximately 15,500 square-foot public plaza (collectively “Phase One”). Building A is proposed to be a C-shaped structure at the corner of Washington and Bartlett Streets. Building A will contain approximately 22,153 square feet of commercial use, 16,839 square feet of retail space and 42 units of market rate rental housing. Parking on-site will be allocated approximately to allow for 17 spaces for commercial use, 12 spaces for retail use, and 42 spaces for the residences. Building B will be situated south of Building A and will also front on Washington Street. Building B will include 14,483 square feet of retail space and 60 affordable rental units totaling approximately 77,535 square feet on the upper floors of the structure. Building B will also include 13 parking spaces devoted to retail use and 30 parking spaces reserved for the building’s residents.

On March 13, 2013, a BRA-sponsored public meeting was held in accordance with requirements for Article 80 Large Project Review at the B-2 Boston Police Station in Roxbury.

## **PROJECT FUNDING/SOURCES - BARTLETT PLACE PHASE ONE (BUILDING B)**

The development cost for the overall Project is approximately One Hundred Thirty-Seven Million Dollars (\$137,000,000). The costs for completion of Phase One are as follows:

Building A    \$24 Million  
Building B    \$25.2 Million

Given that commercial/retail is the primary tenant focus of Building A and the Developer is currently engaging prospective tenants for that portion of the Project, it is looking to move forward with the permitting and financing for Building B as the edifice to be developed first.

Funding sources being utilized in support of the project include Federal Tax Credits, Low Income Housing Tax Credits ("LIHTC"), Home Funds and Affordable Housing Trust Funds ("AHT") as managed by the Commonwealth's Department of Housing and Community Development ("DHCD"), as well as Home Funds and Neighborhood Housing Trust as managed by the City of Boston's Department of Neighborhood Development ("DND"). DHCD has invited the Bartlett Place Development to participate in its Summer Funding Round with an application due date of August 2, 2013.

Consideration has been requested for the Authority to provide funding support to meet the gap not being met by the Project's existing sources. Following review of the Project in coordination with colleague agencies providing resources, it has been determined that an expenditure of One Million Dollars (\$1,000,000) from the IDP Fund be taken under advisement.

Conditions related to this proposed expenditure include:

- Creation of at least twenty (20) units (the "non-Low Income Housing Tax Credits Units") to be made affordable to households at 70% of Area Median Income in accordance with the affordability levels for rental units outlined by the IDP;
- Completion of the Article 80 Process for Large Project Review and BRA Board Approval for the Project;
- BRA Board approval for any schedule of expenditure or adjustment thereto will be required;
- Expenditure of IDP funds must be related to construction costs associated with the project's development and are to be remitted through an invoice system;
- Commitment of funds and expenditure are dependent on continued progress toward project completion;
- An accompanying IDP Grant Agreement will be executed in association with the expenditure and schedule

## **RECOMMENDATION**

It is recommended that the Authority provide a funding award of up to One Million Dollars (\$1,000,000) from the IDP Fund for the creation of IDP affordable units as part of

the financing for Building B of the Project and to enter into any and all documents necessary in connection with the funding award.

An appropriate vote follows:

**VOTED:** That the Boston Redevelopment Authority approve a conditional funding award of up to One Million Dollars (\$1,000,000) from the Inclusionary Development Program ("IDP") Fund to Nuestra Comunidad Development Corp., or related entity, for the creation of IDP affordable units as part of the Bartlett Place Development and, that the Director is authorized to execute any and all documents necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director's sole discretion.