

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, SENIOR ARCHITECT
LAUREN WILLIAMS, PROJECT MANAGER

SUBJECT: SCHEDULING OF PUBLIC HEARING FOR THE APPROVAL OF THE
BARTLETT PLACE MASTER PLAN FOR PLANNED DEVELOPMENT
AREA NO. 94 AND THE PHASE 1 DEVELOPMENT PLAN WITHIN
PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE,
WASHINGTON STREET AND BARTLETT STREET, ROXBURY.

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80-C of the Boston Zoning Code (the "Code"), to be held on September 12, 2013 at 6:00 p.m., or at a date and time to be determined by the Director, regarding the Bartlett Place project located in Roxbury, for approval of the related Master Plan for Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury (the "PDA Master Plan") and for approval of the Phase 1 Development Plan within Planned Development Area No. 94, Bartlett Place ("Phase 1 Development Plan").

PROJECT SITE

On March 1, 2013 Bartlett Place Land Inc. (the "Proponent") submitted a Project Notification Form (the "PNF") notifying the Boston Redevelopment Authority (the "BRA" or the "Authority") of a proposed innovative mixed-use residential, retail, commercial development, located on an approximately 8.59 acre Brownfield site at 2565 Washington Street in Roxbury (the "Project Site"). The Project Site, purchased by the Proponent in 2010, is a former Massachusetts Bay Transportation Authority ("MBTA") bus depot that includes two former MBTA bus maintenance buildings. The Project Site has some soil contamination that the Proponent will remediate as part of the project.

On July 29, 2013, the Proponent filed a PDA Master Plan and the Phase 1 Development Plan.

THE PROPOSED PROJECT

The PDA Master Plan for Bartlett Place envisions a phased development with four phased projects taking place over a period of ten years and comprising up to 323 residential units, approximately 22,000 square feet of commercial development, and 31,000 square feet of retail (the “Proposed Project”). The Proposed Project plans to offer significant benefits to the surrounding community including: a public events plaza, retail and interactive art space, and a public market. The residential component will satisfy the growing need for market-rate rental and homeownership housing, as well as homes designed for moderate-income families.

The Proponent presented the Proposed Project before the Boston Civic Design Commission on April 2 and August 6, 2013.

The total development cost is approximately \$137,000,000.

DEVELOPMENT TEAM

The development team consists of:

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| Proponent: | Bartlett Place Land Inc. |
| Architect: | Davis Architects Michael Washington Architects |
| Landscape Architect: | Devellis Zrein, Inc. |
| Developer: | Windale Developers, Inc. |
| Transportation Consultants: | Howard/Stein-Hudson Associates, Inc. |
| Environmental Consultant: | Weston & Sampson |
| Counsel: | Goulston & Storrs, LLP |

RECOMMENDATIONS

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the PDA Master Plan and Phase 1 Development Plan pursuant to Section 80C of the Code.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on September 12, 2013 at 6:00 p.m., or at a date and time to be determined by the Director, to approve both the Master Plan for Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury, and the Phase 1 Development Plan within Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street.