

MEMORANDUM

SEPTEMBER 12, 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: PUBLIC HEARING TO CONSIDER THE MASTER PLAN FOR
PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE,
ROXBURY AND THE PHASE 1 DEVELOPMENT PLAN WITHIN
PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE.

SUMMARY: This Memorandum requests, as part of a scheduled public hearing, that the Boston Redevelopment Authority (the "BRA"): (i) approve the Master Plan for Planned Development Area No. 94, Bartlett Place (the "Proposed Projects" or "Bartlett Place"), Roxbury (the "Master Plan") and the Phase 1 Development Plan within Planned Development Area No. 94, Bartlett Place (the "Phase 1 Development Plan") and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the "Code"); (ii) authorize the Director to petition the Boston Zoning Commission for approval of the Master Plan and the Phase 1 Development Plan and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Code; (iii) authorize the Director to issue a Scoping Determination waiving further review for the First Phase of the Bartlett Place project as described in the Phase 1 Development Plan (the "First Phase Project") pursuant to Section 80B-5.3 of the Code in connection with the Expanded Project Notification Form and Additional Materials ("PNF"); (iv) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency with the terms of the Master Plan for the Proposed Project and/or for each component of the Proposed Projects as described in the Master Plan and for the First Phase Projects as described in the Phase 1 Development Plan pursuant to Section 80C-8 of the Code; (v) authorize the Director to issue a Certification of Compliance or Partial Certification of Compliance for the First Phase Project pursuant to Section 80B-6 of the Code; and (vi) authorize the Director to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and an Affordable Rental Housing Agreement and Restriction, and any and all other

documents, certifications or agreements as may be necessary and appropriate in connection with the foregoing and, or otherwise in connection with Proposed Projects and/or the First Phase Project.

PROJECT SITE

Bartlett Place is located on an approximately 8.59 acre 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 fronts on commercially developed Washington Street for approximately 600 feet between the residential side streets of Bartlett Street to the north and Guild Street to the south. The rear (west side) of the Project Site is bounded by Lambert Avenue, which is also residential.

THE MASTER PLAN AND PHASE 1 DEVELOPMENT PLAN

On July 29, 2013, the Bartlett Place Land, Inc. (the “Proponent”) filed the Master Plan describing the Bartlett Place development as four Proposed Projects and the Phase 1 Development Plan for the First Phase of the Master Plan. A community meeting was held on August 8, 2013, at the B2 Police Station, which focused on the Master Plan and the Phase 1 Development Plan. Subsequently, a separate Impact Advisory Group/PRC meeting was held on August 22, 2013 at the B2 Police Station. The public comment period associated with Article 80C of the Code ended on September 11, 2013.

The Master Plan for Bartlett Place envisions a phased development with four Proposed Projects taking place over a period commencing in 2014 and continuing through 2018 and comprising up to 323 residential units, and approximately 39,000 square feet of commercial and retail space in Phase 1A of the First Phase Project and approximately 15,000 square feet of commercial and retail space in Phase 1B of the First Phase Project. Bartlett Place will 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 First Phase Project of the Bartlett Place project appeared before the Boston Civic Design Commission (“BCDC”) on April 2, 2013, and on August 6, 2013 the BCDC recommended the approval of the First Phase Project and Master Plan and Phase 1 Development Plan.

Approval of the Master Plan and the Phase 1 Development Plan requires a public hearing before the BRA Board and the Boston Zoning Commission.

ARTICLE 80 REVIEW

On January 18, 2013, the Proponent filed a Letter of Intent ("LOI") for the Bartlett Place project.

On March 1, 2013, the Proponent submitted an Expanded Project Notification Form notifying the BRA of a proposed multi-phase development. Additional Materials submitted to the Authority further describe the First Phase Project. Together, the Expanded Project Notification Form and the Additional Materials are referred to herein as the PNF.

The First Phase Project is anticipated to entail the construction of two mixed-use buildings, a public plaza and a new roadway with the PDA Area, to be constructed in two sub-phases. Phase 1A will be located on an approximately 83,000 square foot lot (including the new roadway) at the corner of Bartlett Street and Washington Street. Phase 1A is anticipated to include a total of up to 125,000 square feet of gross floor area, consisting of approximately 40,000 square feet of commercial space and retail space and 42 apartment units and associated parking in the building's ground floor. Phase 1A will reach a maximum building height of up to 55 feet.

Phase 1B will be located on an approximately 71,000 square foot lot adjacent to Phase 1A on Washington Street. Phase 1B is anticipated to include the new public plaza and a total of up to 110,000 square feet of gross floor area, consisting of approximately 14,000 square feet of commercial and retail space, 60 apartment units and associated parking within the building's ground floor and first level above grade. Phase 1B will reach a maximum building height of up to 65 feet.

The BRA held a Scoping Session with various City agencies on March 13, 2013, and the same evening a community meeting was held at the Boston B2 Police Station in Roxbury. The public comment period for the PNF ended on April 1, 2013.

The total development cost for the entire Bartlett Place Project is approximately \$140,000,000.

PUBLIC BENEFITS AND MITIGATION

The development of Bartlett Place will generate various public benefits for the surrounding community and the City of Boston as a whole, both during construction and continuing on into the future once completed and occupied. These public benefits include both the financial benefits that will accrue to the city as well urban/public realm improvements that will benefit the Roxbury neighborhood and the entire city.

- Brown Field Remediation - The Proponent is committed to remediating the land in order to permanently remove the risk of contamination of the surrounding public.
- Economic Development - Investing approximately \$140 million in the overall development further contributing to the overall vitality of the surrounding neighborhood; The creation of approximately 400 temporary construction jobs and over 200 new permanent jobs in the proposed commercial space; The Proposed Project will offer a public events plaza, retail and interactive arts space, and a public market; Increased property tax revenue of approximately \$400,000 annually is expected to be collected by the City through new residential and commercial uses.
- Open Space - The Project Site is currently entirely made up of impermeable surface. With the completion of all planned phases of the Proposed Project, approximately 25 percent of the Project Site will be dedicated to green space, including: an approximately 0.36-acre public event plaza; smaller tot lots; an urban wild which will preserve an existing stand of trees along the western side of the Site; a prominent central public walkway lined with trees and homes allowing neighbors to walk to nearby bus stops and Dudley Square; a large green roof featuring space for community gardening; and terraced areas suitable for walking and climbing which will become wetlands during heavy rain periods helping to serve as part of the storm water retention system.
- Urban design/Sustainability - The Proponent will create new roadways through the Site to create a new, lively pedestrian friendly residential neighborhood that is connected with the existing street network; Furtherance of smart growth/transit-oriented development principles by locating housing adjacent to MBTA bus routes and within walking distance to schools, shopping, and other public resources; Construction of LEED ND certifiable project designed to be environmentally friendly and sustainable. At least one, if not both, of the building in the first two phases will be designed LEED Silver certifiable; One or more green roofs will be used to help lessen the amount of stormwater runoff from the Project Site and to improve water quality; and the Project is designed to comply with the City of Boston's Stretch Energy Code.
- Affordable Housing - The Proponent is committed to the development of affordable housing options for local residents. The Proposed Project will include 60 affordable rental units as part of the earlier phases. The Proposed Project shall comply with the Mayor's Executive Order on Inclusionary Development.

DEVELOPMENT TEAM

The development team consists of:

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

BRA staff have been working with the City and have reviewed the PNF, the Master Plan and the Phase 1 Development Plan, and the request by the Proponent and recommend that the BRA take the following actions : (1) approve the Master Plan and the Phase 1 Development Plan and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Code; (2) authorize the Director to petition the Boston Zoning Commission for approval of the Master Plan and the Phase 1 Development Plan and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Code; (3) authorize the Director to issue a Scoping Determination waiving further review for the First Phase Project pursuant to Section 80B-5.3 of the Code in connection with the PNF; (4) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency with the terms of the Master Plan for the Bartlett Place Proposed Project and/or for each component of the Bartlett Place Project as described in the Master Plan and for the First Phase Project as described in the Phase 1 Development Plan pursuant to Section 80C-8 of the Code; (5) authorize the Director to issue a or Partial Certification of Compliance for the First Phase Project pursuant to Section 80B-6 of the Code; and (6) authorize the Director to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan and an Affordable Rental Housing Agreement and Restriction, and any and all other documents, certifications or agreements as may be necessary and appropriate in connection with the foregoing and, or otherwise in connection with the Bartlett Place Proposed Project and/or the First Phase Project.

Appropriate votes follow:

VOTED: That, in connection with the Master Plan for Planned Development Area No. 94, Bartlett Place (the “Bartlett Place Project”), Roxbury (the “Master Plan”) and the Phase 1 Development Plan within Planned Development Area No. 94, describing the first phase of the Bartlett Place Project (the “First Phase Project”) (the Phase 1 Development Plan”), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (“BRA”) on September 12, 2013, and after consideration of evidence presented at and in connection with the hearing, the BRA finds that: (a) the Master Plan and Phase 1 Development Plan are not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Bartlett Place Project and the First Phase Project in such Master Plan and Phase 1 Development Plan, respectively, comply with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the Master Plan and Phase 1 Development Plan comply with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Master Plan and Phase 1 Development Plan conforms to the plan for the district, sub-district, or similar geographic area in which the Planned Development Area is located and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Master Plan and Phase 1 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, hereby approves, pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the “Code”), the Master Plan, the Phase 1 Development Plan, and the accompanying map amendment, all in substantial accord as presented to the BRA on September 12, 2013; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the Master Plan, Phase 1 Development Plan, and accompanying map amendment, all in substantial accord as presented to the BRA on September 12, 2013; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review (the “Scoping Determination”) for the First Phase Project pursuant to Section 80B-5.3 of the Code, finding that the Scoping Determination provides that the Expanded Project Notification Form and the Additional Materials (the “PNF”): (i)

adequately describe the impacts of the First Phase Project, and (ii) include any conditions necessary for the mitigation of the impacts of the First Phase Project; and

FURTHER

VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Bartlett Place Project and, or for each component of the Bartlett Place Project, as described in the Master Plan and for the First Phase Project, as described in the Phase 1 Development Plan when the Director finds that: (a) the Bartlett Place Project (or such component, as applicable) is described adequately in the Master Plan and the First Phase Project is adequately described in the Phase 1 Development Plan; (b) the Bartlett Place Project (or such component, as applicable) is consistent with the Master Plan and the First Phase Project is consistent with the Phase 1 Development Plan, and (c) the Master Plan and Phase 1 Development Plan have been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue a Certification of Compliance or Partial Certification of Compliance pursuant to Section 80B-6 of the Code for the First Phase Project upon the successful completion of the Article 80 Large Project Review Process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, certifications and/or agreements deemed necessary and appropriate by the Director in connection with the Scoping Determination for the First Phase Project, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan and an Affordable Rental Housing Agreement and Restriction, 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 Bartlett Place Project and/or the First Phase Project.