

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, EXECUTIVE DIRECTOR BLDC/SENIOR
ARCHITECT
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: 75 AMORY PROJECT, SITE III, PHASE 2 BUILDING K,
SUPPLEMENTAL FILING TO JACKSON SQUARE MASTER PLAN,
JAMAICA PLAIN AND ROXBURY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA" or the "Authority") authorize the Director of the Authority to: (i) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Supplemental Filing filed with the Authority for 75 Amory Street/Building K, Site III, Phase 2 of the Jackson Square Master Plan project ("Proposed Project"), (ii) enter into a Cooperation Agreement; a Boston Residents Construction Employment Plan and an Affordable Rental Housing Agreement and Restriction, (iii) issue a Certification of Compliance, and (iv) execute and deliver such other documents as the Director deems appropriate and in the best interests of the Authority, in connection with the Proposed Project.

JACKSON SQUARE PARTNERS, LLC BACKGROUND

Jackson Square Partners, LLC ("JSP") is a unique collaboration of three community-based non-profit organizations, each of which has a longstanding history in the Jamaica Plain and Roxbury neighborhoods: the Jamaica Plain Neighborhood Development Corporation ("JPNDC"), Urban Edge Housing Corporation ("Urban Edge Housing"), and the Hyde Square Task Force ("HSTF") (together, the "Proponent"). JSP will serve as the master developer of the Proposed Project and will have ultimate responsibility to the community, funders, and public agencies for ensuring delivery of the overall Jackson Square Development. JSP had designated the following developers for the originally proposed Phase 1 Projects: Mitchell Properties for 225 Centre Street; JPNDC and HSTF for the Youth and Family Center; and Urban Edge Housing for the DYS Facility, 1542 Columbus Avenue and 1562 Columbus Avenue.

By Memorandum of Recommendation dated September 29, 2005, JSP received a tentative designation (“Tentative Designation”) to develop the Public Parcels. JSP’s Tentative Designation was extended by votes of the BRA Board of Directors multiple times between August 10, 2006 until December 31, 2013.

PROJECT SITE

JSP proposes a phased mixed-use neighborhood development to replace a number of existing vacant and underutilized public and private parcels totaling approximately 11.2 acres located in the area surrounding the Jackson Square MBTA Station in the Roxbury and Jamaica Plain communities of Boston (the “Project Site”). The Jackson Square project’s design is based on a comprehensive community planning initiative involving hundreds of community residents, youth, and business owners from across Jamaica Plain and Roxbury. The Jackson Square project has been planned and designed to promote a healthy and sustainable pedestrian-oriented community that integrates the highest principles of smart growth, transit-oriented development, and green design. For planning purposes, the Project Site is divided into three sub-areas (“Sites I, II, and III”); Sites I and III are in the Jamaica Plain neighborhood and Site II is in the Roxbury neighborhood.

The site under review specifically as it pertains to the Supplemental Filing is Site III, Phase 2, which is on the right hand side at the end of Amory Terrace and is currently an undeveloped area of land that extends parallel with the Orange Line subway tracks. The development of this site falls under the responsibility of the JPNDC entity of the overall Project Proponent Jackson Square Partners.

PROJECT BACKGROUND

On November 15, 2007, the BRA Board voted to issue a Preliminary Adequacy Determination for Phase 1 of the Jackson Square Project, subject to continuing design review by the BRA (the “November 2007 Board Votes”). The BRA Director subsequently issued a Preliminary Adequacy Determination for Phase 1 (the “Phase 1 PAD”) on January 10, 2008. The November 2007 Board Votes contemplated that the BRA might request supplemental information for subsequent Phases prior to issuing determinations for such subsequent Phases. The filing of the 75 Amory Avenue Supplemental Information to the Master Plan is in accordance with the 2007 Board Votes. Since 75 Amory Avenue/Building K is the only project in Phase 2 of the Master Plan, the Supplemental Filing satisfies the requirement under the Phase I PAD and no further review is necessary.

PROPOSED PROJECT CHANGE

The original development program for the Proposed Project, as outlined in the DPIR, included the development of 75 Amory Avenue ("Building K") into fifty-five (55) units comprised of nineteen (19) affordable homeownership units and thirty-six (36) affordable rental units. The Proposed Project, as revised, now consists of thirty-nine (39) affordable residential rental units including a large common room for resident use, a property management office, recycling, bike, and laundry room on the ground floor (the "Revised Proposed Project"). The building contains approximately 46,858 square feet.

ARTICLE 80 REVIEW

A Supplemental Filing for the Revised Proposed Project to the Jackson Square Master Plan was submitted to the Authority on May 16, 2013. The 30-day comment period was initiated and a community meeting was held at Academy Homes on June 12, 2013, and advertised in both the Banner and the JP Gazette. The comment period closed on June 24, 2013.

ZONING

All of Site III is located within the Neighborhood Subdistrict of the Jamaica Plain Neighborhood District. The MBTA lot of which the contemplated MBTA parcel is a portion runs along side the MBTA right-of-way and extends from the NS Subdistrict into the adjoining multifamily residential subdistrict ("MFR Subdistrict"). The MBTA Parcel is also located in a Greenbelt Protection Overlay District.

The Revised Proposed Project's change will require two (2) other variances from the city of Boston Zoning Board of Appeal: (i) a dimensional variance for the height of the building which is slightly higher than the 45 feet allowed; and (ii) a use variance to allow office space on the ground floor of the building. In addition, a portion of the Revised Proposed Project's surface parking lot is anticipated to be constructed on a portion of the MBTA Parcel that is within the MFR Subdistrict, the Revised Proposed Project will require a variance for parking use within the MFR Subdistrict.

AFFORDABLE HOUSING BREAKDOWN

The Revised Proposed Project is 100% affordable and will contain thirty-nine (39) rental units available to households earning up to 70% of area median income.

RECOMMENDATION

It is the staff recommendation that the Authority (i) authorize the issuance of a Determination under Section 80A-6 of the Code, (ii) authorize the execution of a Cooperation Agreement, a Boston Residents Construction Employment Plan and an Affordable Rental Housing Agreement and Restriction for the Revised Proposed Project, (iii) authorize the issuance of a Certification of Compliance, and (iv) authorize the Director to execute and deliver such other documents as he deems appropriate and in the best interests of the Authority, in connection with the Revised Proposed Project.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (“Authority”) hereby finds and determines that the proposed Jackson Commons Site III, Phase 2 project (the “Revised Proposed Project”), as described in the Supplemental Filing dated May 16, 2013 submitted by Jackson Square Partners, LLC, conforms to the general plan for the City of Boston as a whole, and that nothing in such Revised Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code which finds that such Supplemental Filing to the Jackson Square Master Plan for the Revised Proposed Project adequately describes the potential impacts of the Revised Proposed Project and provides sufficient mitigation measures to minimize those impacts; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Revised Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and an Affordable Rental Housing Agreement and Restriction and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Revised Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.