

Boston Water and Sewer Commission Parking Lots Redevelopment (Phase 1)

Zoning Commission Presentation

November 20, 2024

BWSC PARKING LOTS PHASE 1



HOUSING

- 45 Income-Restricted Homeownership Units
- 23 Units Restricted to 80% AMI
- 22 Units Restricted to 100% AMI



JOBS

- ~ 200 construction jobs



COMMUNITY

- Streetscape improvements
- Improved Safety & Visual Appearance
- Revitalization of Underutilized Vacant Property



SUSTAINABILITY

- LEED Platinum / 81 Points
- Building 2035 pCEI < 1.40 kg CO2w/sf-yr
- All Efficient Electric System / Fossil Fuel Free
- On-Site Renewable Energy 50 to 55 kW Solar PV
- 100% Renewable Electricity for Building Common Area Loads & Supporting Residents Use

SITE CONTEXT



11 East Lenox Street
7-story, 34 units
Construction complete

1 Newcomb Place
6-story, 23 units
Construction complete

1950 Washington Street
6-story, 31 units with ground floor
commercial and office
Construction complete

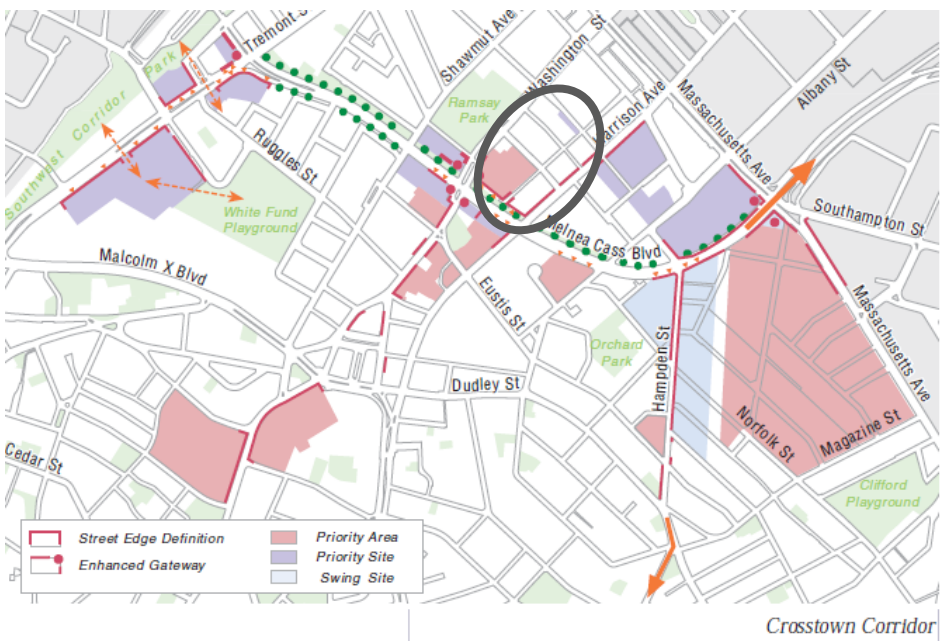


Silver Line and T12 (to
Brookline) stop at
Washington & Lenox

Phase 1

**BOSTON WATER & SEWER LOTS, PHASE 1
ROXBURY**

PLANNING CONTEXT

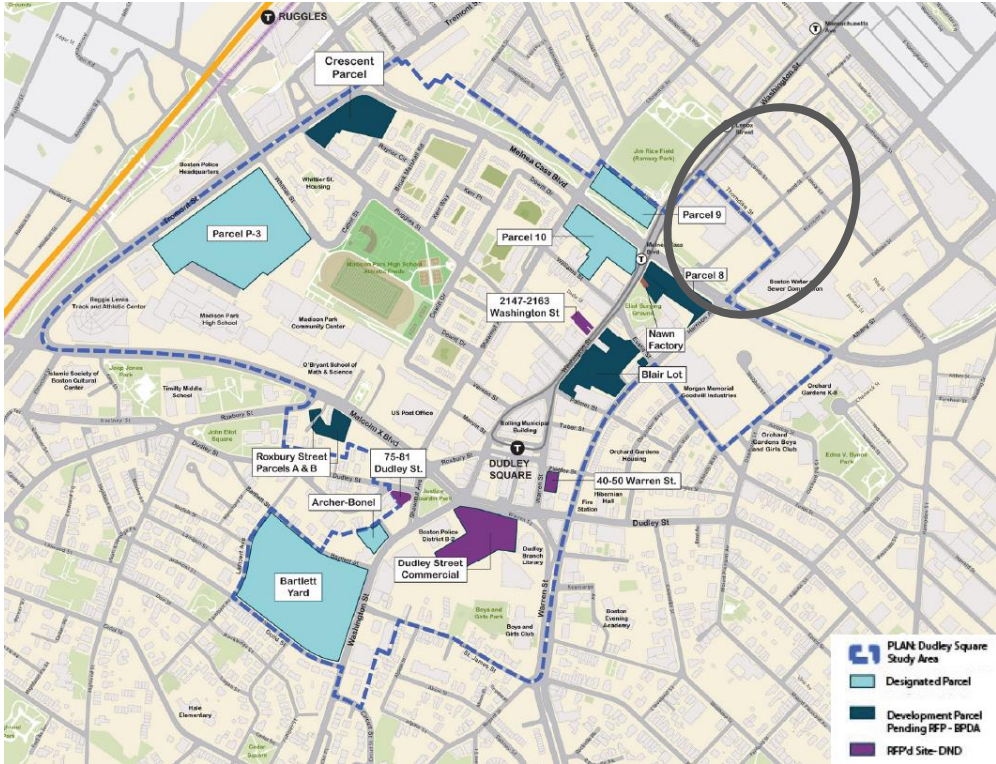


ROXBURY STRATEGIC MASTER PLAN, 2004

- Informed by community engagement and planning analysis, recommendations for private development and public investment related to land use, open space, historical preservation, economic development, transportation, housing strategies, as well as urban design guidelines
- Key recommendation relevant to BWSC Lots:
 - Maximize Affordable Housing and improve multimodal mobility
 - Melnea Cass as “Crosstown Corridor”:
Corridor should function as a ‘seam’ uniting Upper and Lower Roxbury

BOSTON WATER & SEWER LOTS, PHASE 1 ROXBURY

PLANNING CONTEXT

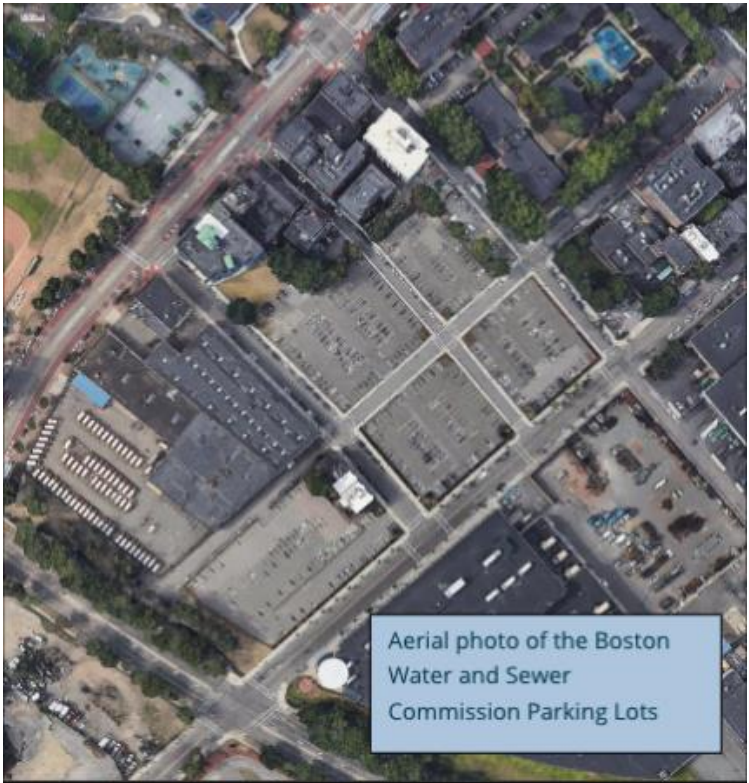


PLAN: Nubian Square (2018)

- BWSC Lots are outside of plan boundaries
- Community engagement process and assessment of publicly-owned land to provide guidance on “Public land for public good”
- Key recommendation relevant to BWSC Lots:
 - Balance commercial and residential development
 - Mix of affordability levels

BOSTON WATER & SEWER LOTS, PHASE 1
ROXBURY

PLANNING CONTEXT



Aerial photo of the Boston Water and Sewer Commission Parking Lots

Request for Proposals (RFP, 2023)

- Redevelopment and long-term ground lease of the parking lots owned by the Boston Water and Sewer Commission, totalling approximately 4.5 acres
- Based on feedback from the community and City staff, development objectives include:
 - Consistency with Roxbury Strategic Master Plan & PLAN: Nubian
 - Creation of Affordable Housing
 - Wealth opportunities through homeownership
 - Groundfloor activation,
 - Heat Island mitigation, and more

BOSTON WATER & SEWER LOTS, PHASE 1
ROXBURY

ZONING CONTEXT



Minor Modification to the South End Urban Renewal Plan

- Propose a Minor Modification to
 - Amend the boundaries to include the entire Phase 1 project site
 - Modify the permitted land uses for the Phase 1 project site to residential, commercial, retail, and open space uses

Urban Renewal Overlay District (U-District)

- Propose a map amendment to adopt a U-District in order to meet the December 2024 deadline for American Rescue Plan Act (ARPA) funds to leverage these Federal funds for affordable homeownership units

PROJECT ANALYSIS



	PROPOSAL	ZONING	PLANNING/POLICY
Use	Multifamily Residential	Art 50 MFR District: Multifamily Allowed	Affordable housing and wealth creation opportunity consistent with Roxbury Strategic Master Plan, PLAN: Nubian, and RFP
Dimensions	6 stories, 67'	Art 50 MFR District: 4 stories, 45'	RFP provided guidance on taller heights of 10-12 stories or greater along Melnea Cass that should "step down toward the neighborhood sides of the site"
Transportation	<ul style="list-style-type: none"> - 31 auto parking spaces, 0.71 spaces/unit - 45 long-term bike parking spaces - Expanded Highway Easements on all 3 sides to expand sidewalk and planting area 	Art 50 MFR District: 0.7 spaces per unit	Bike parking and improved sidewalk consistent with multimodal goals of Roxbury Strategic Master Plan, PLAN: Nubian, and RFP
Community Benefit	<ul style="list-style-type: none"> - 45 affordable homeownership units - Planted public realm along East Lenox, Reed, and Newcomb Streets - LEED Gold and all-electric 	N/A	Consistent with Roxbury Strategic Master Plan, PLAN: Nubian, and RFP

The proposed U District would supersede base zoning and allow for the proposed uses and dimensions.

BOSTON WATER & SEWER LOTS, PHASE 1

ROXBURY

Related Beal & DREAM Development

Dev Team & Partnership

Our current team is comprised of **~50% M/WBE** firms across the development spectrum including ownership, construction, design, permitting and operations.



Greg Minott AIA, LEED AP
DREAM Development
Managing Principal



John Barros
DREAM Development
Partner & Investor



Conan Harris
DREAM Development
Partner & Investor

Related Beal and DREAM will be co-development and economic partners (50% / 50%) and will collaborate in making key decisions for the partnership, including the design, financing, leasing and construction of the project.



Kimberly Sherman Stamler
Related Beal
President



Dr. Aisha Miller
Related Beal
VP Community &
Corporate Engagement



Alex Provost
Related Beal
VP Development

Status of Approvals

Completed to Date

All Phases

February 28 – Submitted Response to RFP

April 11 – Tentatively Designated Developer by BPDA

Phase 1

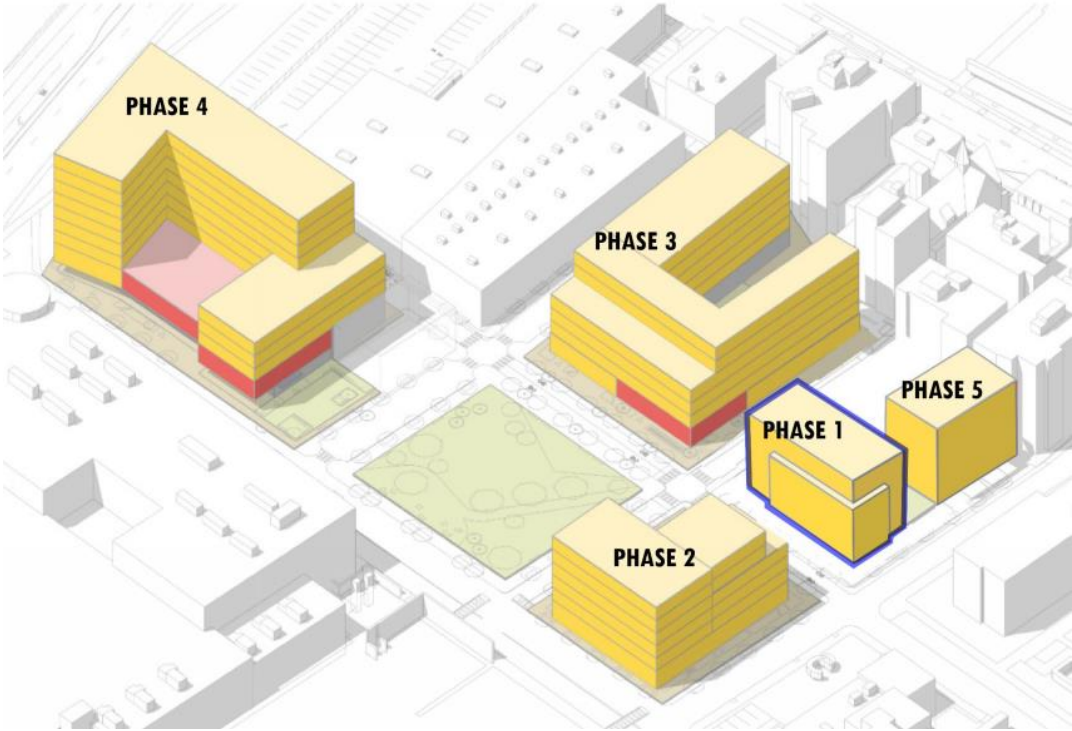
September 26 – Article 80 Public Meeting for Phase 1

October 10 – Article 80 BPDA Board Approval for Phase 1

November 1 – American Rescue Plan Act (ARPA) Funding Award

BWSC Parking Lots – Future Master Plan

Phase 1 – Affordable Homeownership



Phase 1: 45 Homeownership Units

Phase 2: 94 Senior Rental Units

Phase 3: 100 Rental Units

Phase 4: 129 Rental Units

Phase 5: 34 Homeownership Units

Key Project Objectives

We are dedicated to restoring and reinvesting in the Lower Roxbury neighborhood to address decades of systemic neglect and mismanagement, fostering a renewed sense of pride and ownership for residents.

We aim to honor the legacy and history of Lower Roxbury through thoughtful building design elements and purposeful community engagement with local organizations, businesses, and stakeholders

The project will catalyze economic growth in the community by creating significant construction and long-term employment opportunities (~1,200 construction and ~60 full/part time jobs are expected to be created over the five phases of the project). These opportunities will prioritize local Roxbury workforce participation, people of color, and women.

In collaboration with the Massachusetts Affordable Housing Alliance (MAHA), **we are enhancing and facilitating pathways to homeownership** by providing access to critical resources such as down payment assistance programs and deeply discounted mortgage financing to help ensure long-term affordability and economic stability for families

Existing Site Conditions

View from Reed Street



View from E. Lenox Street



Phase 1 Building

Proposed Development Program

32,930 SF

Project Site

48,000 GSF

Building Size

45

Income-Restricted Condo Units

70 FT

Building Height

1.9

FAR

32

On-Site Parking Spaces



Phase 1 Site Plan

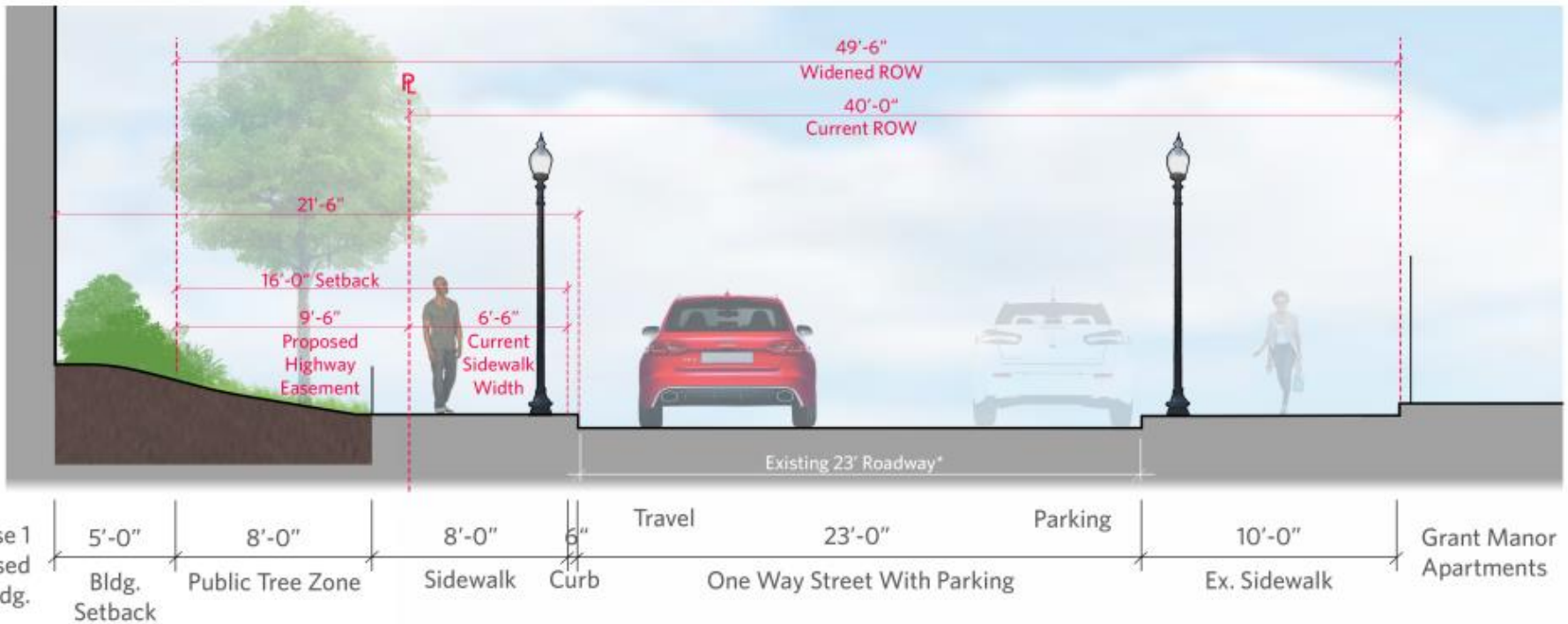
Site Overview & Landscaping



- 1 SPECIAL PAVING AT AMENITY TERRACE
- 2 BERMED PLANT BEDS WITH TREES
- 3 8' W SIDEWALKS
- 4 PLANT BEDS WITH TREES
- 5 PERMEABLE PAVERS
- 6 BERMED PLANT BED
- 7 SPECIAL PAVING AT ENTRY
- 8 SCREEN PLANTING
- 9 PEDESTRIAN CONNECTION
- 10 HANDICAPPED PARKING (2)
- 11 COMPACT PARKING (5)
- 12 STANDARD PARKING (25)
- 13 EXISTING TREES MAINTAINED
- 14 EXISTING SIDEWALKS
- 15 OPEN LAWN
- 16 BIKE RACK (9 BIKES)

East Lenox Street Section

Expanded Sidewalks & New Tree Canopy



Project Rendering

View from Reed & E. Lenox St





RELATED
BEAL

D/R/E/A/M DEVELOPMENT
DIVERSITY

Thank you!!