

MEMORANDUM

BOARD APPROVED

AUGUST 15, 2019

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
✓ AISLING KERR, PROJECT MANAGER

SUBJECT: 43 LOCHDALE ROAD, ROSLINDALE

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 43 Lochdale Road in Roslindale (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (2) enter into an Affordable Rental Housing Agreement and Restriction any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located at 43 Lochdale Road in Roslindale, on an approximately 22,500 square foot lot of presently vacant land (the "Project Site"). Lochdale Road runs off of Washington Street, and the Project Site is located approximately one-half mile from the MBTA Forest Hills Station.

The Project Site is comprised of one full parcel of land, fronting Lochdale Road and a portion of a second, smaller parcel which fronts Washington Street. The latter parcel will be subdivided in order to enlarge the Project Site, while leaving a portion of the parcel with Washington Street frontage for later infill development.

*Effective October 20, 2016, the BRA commenced doing business as the BPDA.

DEVELOPMENT TEAM

Proponent: Owen Kiernan

Legal Counsel: Adams & Morancy, P.C.
George Morancy, Esq.

Architect: Choo & Co., Inc.
Shane Losi
David Freed

Surveyor: Boston Survey, Inc.
George Collins, P.L.S.

PROPOSED PROJECT

Owen Kiernan (the "Proponent") proposes to construct a new four (4)-story, thirty-eight (38) unit residential rental building totaling approximately 28,775 square feet of Gross Floor Area on the Project Site. The Proposed Project's first-floor is contemplated to include two (2) studio units, building lobby space, garage parking for thirty-nine (39) vehicles, a bicycle storage room, and loading dock. Three (3) one-bedroom units, thirty (30) two-bedroom units, and three (3) two-bedroom plus study units are included on the upper floors of the Proposed Project.

ARTICLE 80 REVIEW PROCESS

On March 22, 2019 the Proponent filed a Small Project Review Application ("SPRA") with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA hosted a Public Meeting for the Proposed Project on May 28, 2019 at the Boston Center for Youth and Families Menino Center (125 Brookway Road, Roslindale, MA 02131). The public comment period in connection with the Proponent's submission of a SPRA concluded on June 3, 2019.

The May 28, 2019 public meeting was advertised in the relevant neighborhood newspapers (*West Roxbury/Roslindale Bulletin* and *Parkway Transcript*), posted to the BPDA's website, and a calendar notification was sent to all subscribers of the BPDA's Roslindale neighborhood updates. Local City and State elected officials and their staff also received notification of the public meeting via email.

ZONING

The Project Site is located within a Local Industrial subdistrict of the Jamaica Plain Neighborhood district.

The Proposed Project is anticipated to require zoning relief of the following:

1. Dimensional Regulations (Floor Area Ratio excessive and insufficient Rear Yard setback)
2. Off-Street Parking Requirements
3. Use

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide many community benefits for the Roslindale neighborhood and the City of Boston. In working with staff of the BPDA, Boston Transportation Department, Public Improvement Commission, and City of Boston Public Works Department, the Proponent has committed to design and construction of pedestrian improvements on Lochdale Road and Washington Street, including:

- Construction of new sidewalk from Project Site to Washington Street along Lochdale Road;
- Installation of two new crosswalks, one across Lochdale Road at the intersection of Lochdale Road and Washington Street, and one across Washington Street; and
- Construction of five (5) new pedestrian ramps and one (1) curb extension at Lochdale Road, Washington Street, and Claxton Street.

The above improvements to Lochdale Road and Washington Street are estimated to be completed at a cost of approximately sixty-thousand dollars (\$60,000) to the Proponent.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone B, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, six (6) units within the Proposed Project will be created as IDP rental units (the "IDP Units"), exceeding the five units required by the