

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LAUREN WILLIAMS, PROJECT MANAGER
HUGHES MONESTIME, SENIOR PLANNER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGN

SUBJECT: SOUTH END URBAN RENEWAL AREA, MINOR MODIFICATION
AND EXTENSION OF TENTATIVE DESIGNATION REGARDING
PROJECT NO. MASS. R-56 FOR PARCEL X-26-1

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") (1) adopt the attached Resolution entitled: "Minor Modification to the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, with respect to Parcel X-26-1"; and (2) extend the tentative designation of Tremont Street Development, LLC as the redeveloper of Parcel of X-26-1, located at 1008-1012 Tremont Street in the South End Urban Renewal Area, Project No. Mass R-56 until March 14, 2014.

LOCATION AND DESCRIPTION

So-called Parcel X-26-1 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel X-26-1") contains approximately 2,468 square feet of vacant land in the South End Lower Roxbury neighborhood of Boston. Parcel X-26-1 is currently owned by the Boston Redevelopment Authority ("BRA") and is located at 1008-1012 Tremont Street. To the northeast of Parcel X-26-1, is Parcel SE-57 containing a 1,627 square foot vacant parcel located at 1004 Tremont Street ("1004 Tremont Vacant Parcel") and a three-story building located at 1002 Tremont Street on 818 square feet of land totaling 2,340 square feet of land ("Parcel SE-57"). The three-story building is occupied by Good Eats Pizza & Sub and the upper floors are currently vacant.

Parcel X-26-1 and the 1004 Tremont Vacant Parcel contain approximately 4,095 square feet of vacant land ("Project Site"). The Project Site abuts the driveway to Roxse Homes, a mixed-income housing development with ground floor commercial space. At the rear of the Project Site is BRA-owned cobblestone and turnaround area. A portion of the

BRA-owned cobblestone street and turnaround contain the discontinued Cabot Street and provide access to the community garden and park which are located at the rear of the Project Site.

The Project Site is zoned Multi-Family Residential (“MFR”), as shown on Map 6A of the Boston Zoning Maps in the Roxbury District and therefore, is principally governed by the provisions of Article 50 of the Boston Zoning Code. The Project Site is also within the Boulevard Planning District as overlays to underlying subdistricts.

The proposed project will consist of the construction of a 14,882 square foot, four-story mixed-use building that will include commercial/retail and residential units including six (6) surface parking spaces. The first floor will contain approximately 2,224 square feet of retail space, floors two and three will contain six two-bedroom units and the fourth floor will have a penthouse unit. The two bedroom units will range in size from 1,165 square feet to 1,220 square feet. The penthouse unit will be approximately 1,360 square feet of living space on the Project Site.

The new building will be 44 feet in height and abuts the existing building at 1002 Tremont Street whose height is 33 feet. The building elevations are vertically articulated by a combination of face brick façade with cementitious board panels or sidings, which is designed to fit into the architectural scale and characteristics of the neighborhood and create an interesting building design.

Each elevation will be built with face bricks with cast stone lintels and sills on the sides and cementitious board panels or sidings with Azek trim on the middle. The cementitious board panels will be applied to the elevations on Tremont Street and the Roxse Homes’ driveway and the wall surface built with the cementitious board panels will be recessed from the face brick façade. The elevation on Cabot Street will use horizontal cementitious siding and have two projected bay windows running from 2nd floor to 4th floor. Most of the windows are 5 feet tall and are compatible with the typical window types in the neighborhood. Cast stone quoins will be applied at the building corners to strengthen the historical character and the architectural presence towards Tremont Street and projected cornices will be built at the top of the parapet. There will be some granite trim at the base of the building and the rear parking bays.

The retail frontage on Tremont Street will be built with 32 inch tall wood panels at the base and 7 feet tall windows, and sign boards running above the store windows. The retail frontage is designed in accordance with the vertical articulation and runs over to the corner of the Side Elevation on the Roxse Homes’ driveway. The two recessed retail entrances will be located on Tremont Street, aligned vertically with the wall surface of the cementitious board panels.

The penthouse unit will be built with horizontal cementitious sidings and is set back from the building lines on Tremont Street and the Roxse Homes' driveway creating a roof top garden for the residents.

The main entrance to the residential units will be located on Tremont Street near the abutting building, 1002 Tremont Street, and the secondary entrance located at the rear from the BRA parcel that was formerly Cabot Street where the six (6) on-site parking spaces are designed for residents. The access and egress to the parking spaces is from the BRA parcel that was formerly Cabot Street. The area for a dumpster located on Parcel X-26-1 and is accessed from the BRA parcel that was formerly Cabot Street and will be enclosed with a double-door and a lattice screened opening for ventilation.

DEVELOPMENT TEAM

The development team consists of the following: the Tremont Street Development, LLC ("Redeveloper") as the redeveloper, Norman Norayr Kherlop of Nordesign & Build as the project architect. Carman Stroschio is the principal of Tremont Street Development, LLC.

BACKGROUND

On October 19, 1979, Parcel SE-57 was conveyed by a Land Disposition Agreement ("LDA") and Deed to Clarence N. Jackson and Gretchen L. Jackson d/b/a Douglass Square Pharmacy for the renovation of the three-story building into two commercial units and to be completed in accordance with the approved final working drawings and specifications and improvements to the abutting vacant parcel. Subsequently on October 22, 1986, the BRA authorized the Director to issue a Certificate of Completion signifying that the improvements have been completed according to the terms and conditions of the LDA. The BRA issued the Certificate of Completion for Parcel SE-57 on April 17, 1987. The BRA issued the Certificate of Completion for Parcel SE-57 on April 17, 1987.

On April 3, 1989, Carmen Stroschio, Trustee of CNS Realty Trust, purchased Parcel SE-57 from the Jacksons. Parcel SE-57 was the former site of Douglass Square Pharmacy on the first floor. After the purchase of the building, the building was occupied by Good Eats Pizza & Subs.

On February 15, 2008, the BRA authorized the Secretary to advertise a Request for Proposals ("RFP") for the sale and redevelopment of a mixed-use development of Parcel X-26-1. On February 15, 2008, the BRA issued a RFP for the redevelopment of Parcel X-26-1. On April 24, 2008, the Tremont Street proposal was the only proposal received in response to the RFP. The proposal submitted by the Redeveloper combined the abutting 1004 Tremont Vacant Parcel with Parcel X-26-1 for a mixed-use project on

the Project Site. The staff evaluated the proposal based on the design guidelines and selection criteria of the RFP. Particular emphasis was given to the following areas: financial capacity and feasibility, development team, design, and readiness to proceed. After the review of the proposal, changes were made to the original proposal including the program and design of the building. As a result of the analysis, the BRA staff recommended that the project concept be approved for the redevelopment of the 1004 Tremont Vacant Parcel for the construction of a portion of the Proposed Project and that the Redeveloper be granted tentative designation as the Redeveloper of Parcel X-26-1 for the construction of a portion of the Proposed Project.

On July 12, 2012 the Boston Redevelopment Authority (“BRA”) approved a project concept submitted by the Redeveloper for the construction of the aforementioned Proposed Project located on Parcel X-26-1 at 1008-1012 Tremont and a portion of Parcel SE-57 in the South End Urban Renewal Area, Project No. Mass. R-56. The BRA also adopted a Resolution, dated July 12, 2012, re: Tentative Designation of Tremont Street Development, LLC as the Redeveloper of so-called Parcel X-26-1 in the South End Urban Renewal Area, Project No. Mass. R-56.

On March 12, 2013, the Zoning Board of Appeal granted approval for the variances necessary to construct the Proposed Project.

The Redeveloper is requesting an extension to its tentative designation as the Redeveloper of Parcel X-26-1 to allow additional time to meet the conditions set forth in the tentative designation.

MINOR MODIFICATIONS

A Minor Modification to create Parcel X-26-1 and modify Section 602, “Table of Land Use Requirements,” to include Parcel X-26-1 and state that the permitted land use for Parcel X-26-1 shall be residential, commercial and parking and that the planning and design restrictions for Parcel X-26-1 shall be as approved by the BRA.

Section 1201 of the Plan provides that minor modifications may be made at any time by the BRA when such modifications do not substantially or materially alter or change the Plan. In the opinion of the General Counsel, the aforementioned proposed modification is minor and does not substantially or materially alter or change the Plan.

The staff has determined that the foregoing modification to the Plan, and any proposed improvements undertaken pursuant thereto, will not result in significant damage to, or impairment of, the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment. This modification may, therefore, be effected by vote of the BRA pursuant to Section 1201 of the Plan.

RECOMMENDATION

BRA staff recommends that the BRA (1) adopt the attached Resolution titled, "MINOR MODIFICATION TO THE URBAN RENEWAL PLAN FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL X-26-1;" and (2) extend the Tentative Designation of Tremont Street Development, LLC as the Redeveloper of Parcel X-26-1 in the South End Urban Renewal Area.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority adopts the attached Resolution entitled: "MINOR MODIFICATION TO THE URBAN RENEWAL PLAN FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL X-26-1"; and

FURTHER

VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of Tremont Street Development, LLC as the Redeveloper of Parcel X-26-1 in the South End Urban Renewal Area until March 14, 2014.