

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
DAVID GRISSINO, SENIOR ARCHITECT
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: JOSEPH M. SMITH COMMUNITY HEALTH CENTER PROJECT,
ALLSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) issue a Certification of Approval for the development of the Joseph M. Smith Community Health Center (“JMSCHC”) Project, located at 495 Western Avenue in Allston, which includes the construction of a new clinical and administrative facility with one-hundred twelve (112) parking spaces and related site improvements (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) recommend approval to the Zoning Board of Appeal on Petition BZC-32919 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

495 Western Avenue is located in the Allston neighborhood of Boston. It is bounded to the west by the Charles River and Soldiers Field Road, to the east by Western Avenue, to the south by the low rise Charles River Speedway Complex and to the north by a three (3) story vacant office building (“Project Site”).

The Proposed Project will combine three parcels of land at 487-495 Western Avenue. The new address has been designated by the United States Postal Service as 495 Western Avenue.

PROPOSED PROJECT

The Proposed Project calls for the construction of a new clinical and administrative facility by Joseph M. Smith Community Health Center. The land will be leased from the Massachusetts Division of Capital Asset Management and Maintenance (“DCAMM”) and Department of Conservation and Recreation (“DCR”) under a 50-year lease. It will combine three parcels of land at 487-495 Western Avenue. The Proposed Project involves the construction of a new LEED® certified 48,000 square foot, two (2) story building at the southwest corner of the Project Site. An existing 50,600 square foot brick building currently used by the Massachusetts State Police and DCR will be abated of hazardous materials and demolished. An existing salt shed and electrical shed will also be demolished.

DCAMM has submitted a Project Notification Form for this project. Joseph M. Smith Community Health Center has received federal funding from the Health Resources and Services Administration (“HRSA”), part of U.S. Health and Human Services. In addition to the HRSA grant and the BRA’s Small Project Approval process, the following licenses, permits, or approvals will be sought from state and federal agencies:

- Massachusetts Historical Commission Approval
- Boston Redevelopment Authority Small Project Approval
- City of Boston Planning Approval
- City of Boston Building Permit
- Massachusetts Department of Public Health License
- Department of Capital Asset Management Approval & Lease Agreement and Maintenance (DCAMM)
- United States Green Building Council LEED® Certification

The new Joseph M. Smith Community Health Center Brighton Clinic will be a two (2) story structure with an approximate footprint of 24,000 gross square feet. The new clinic will combine services offered by JMSCHC currently offered at several locations into one building. The ground floor will offer a retail pharmacy opened to the public, a vision clinic with four (4) exam rooms and a retail eye glass shop, a dental clinic with ten (10) exam rooms, administrative suite, and conference area for use by JMSCHC as well as the community. The lower level portion of the Proposed Project will contain a receiving area function as well as a conference suite with breakout space. Upstairs on the second floor will be the Family Medicine Clinic with twenty-five (25) exam rooms, clinical staff support areas, the laboratory, and phone nurse triage and switchboard staff. Adjacent to the medical suite there will be a behavioral health area for individual and group counseling. A small shell space will be provided for future fit-out. The second floor will also house JMSCHC’s health insurance enrollment staff, as well as managed care staff that process referrals to outside specialty providers, and community

health staff, which connect patients with community resources such as food stamps, housing, and legal assistance.

The Developer plans to begin construction of the Proposed Project in September 2013 with an estimated spring 2014 completion schedule, with a total development cost of approximately \$26,500,000 million. The Proposed Project will create approximately 188 construction jobs.

DEVELOPMENT TEAM

The development team consists of Elizabeth Browne, Executive Director of Joseph M. Smith Community Health Center (the “Developer”); Mary-Elise Connolly of the McCormack Firm LLC as owner’s legal counsel; Seth Ravitz of SAR+/Seth A. Ravits Associates, Inc. as project owner’s project representative; Martin Batt of Isgenuity, LLC as project architect; Peter Spanos of Gale Associates as project civil engineer; Jim Heroux of Brown Sardina, Inc. as project landscape architect; Frank Vetere of GZA GeoEnvironmental, Inc. as project geotechnical engineer; Sean Brice of Thompson Consultants, Inc. as project MEP/FP engineer and Jerome Yurkowski of Souza True & Partner, Inc. as project structural engineer.

ZONING

The Project Site is located within a Community Commercial Subdistrict (“CC-1”) in the Allston-Brighton Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Greenbelt Protection Overlay District: GPOD Applicable; and (2) Use: Outpatient Clinic: Conditional. Enforcement is evidenced by a rejection letter issued by ISD attached as Appendix B.

PUBLIC PROCESS

On June 14, 2013, the Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the “Code”). On June 27, 2013, the BRA hosted a community meeting at the Jackson Mann Community Center, in the community room located at 500 Cambridge Street in Allston. The meeting was advertised in the Allston Brighton TAB and the Boston Bulletin.

RECOMMENDATION

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project in accordance with Article 80E, Small Project Review, of the Code; and (2) recommend

approval to the Zoning Board of Appeal on Petition BZC-32919 for zoning relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Joseph M. Smith Community Health Center Project, proposed by Joseph M. Smith Community Health Center for the provision of the construction of a new clinical and administrative facility with and one hundred twelve (112) parking spaces with related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER

VOTED: In reference to Petition BZC-32919, the Joseph M. Smith Community Health Center Project, Allston to erect a new, two (2) story approximate 48,000 square foot building with associated surface parking and site improvements as per plans, for zoning relief necessary in a CC-1 subdistrict, the BRA recommends **APPROVAL WITH PROVISIO**: that plans be submitted to the Authority for design review approval.