

MEMORANDUM

DECEMBER 5, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
KEVIN MORRISON, GENERAL COUNSEL
CASEY HINES, PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT
PLAN FOR PLANNED DEVELOPMENT AREA NO. 97,
NORTHAMPTON SQUARE, LOCATED IN LOWER ROXBURY AND TO
PUBLISH AND GIVE NOTICE THEREOF WITH REGARD TO THE
PROPOSED NORTHAMPTON SQUARE PHASE II PROJECT,
PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A
AND CHAPTER 652 OF THE ACTS OF 1960, BOTH AS AMENDED

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code (the "Code"), to be held on December 19, 2013 or at a date and time to be determined by the Director, regarding the Development Plan for Planned Development Area No. 97 (the "Development Plan") relating to the Northampton Square project located in the Lower Roxbury neighborhood of Boston, which will be undertaken by Trinity Northampton Limited Partnership (the "Proponent") and to publish and give notice thereof with regard to the proposed Northampton Square Phase II project, pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended ("Chapter 121A").

PROJECT SITE AND BACKGROUND

The Northampton Square Campus (the "Campus") consists of an approximately 3.59 acre parcel bounded by Massachusetts Avenue on the north side, Albany Street on the east side, Northampton Street on the south side, and Harrison Avenue on the west side. The campus contains several different components including a 29-story residential building at 35 Northampton Street (the "Northampton Tower"), a 12-story residential building at 860 Harrison Avenue, the Miranda Creamer Building housing the offices of the Boston Public Health Commission (the "BPHC"), the South End Fitness Center, the Carter Auditorium, a two-story commercial building along Massachusetts Avenue, and

a parking garage that accommodates up to 539 vehicles. The campus was built between 1969 and 1973 to house the Boston City Hospital School of Nursing. The Boston Public Health Commission acquired the site on July 1, 1996 and has managed the property ever since. The campus does not include the air-rights structure that spans Massachusetts Avenue from Boston Medical Center to and over a portion of the Campus.

In August 2012, Trinity Northampton Phase One Limited Partnership filed a Project Notification Form (“PNF”) with the Boston Redevelopment Authority (the “Authority” or “BRA”). The PNF was for the rehabilitation of the existing Northampton Tower and the lobby and second floor of 860 Harrison Avenue. The BRA Board approved the project on September 13, 2012. Construction and renovation has already commenced and will be completed by December 2014.

PROPOSED PROJECT

On October 30, 2013 Trinity Northampton Limited Partnership (the “Proponent”) filed an Expanded Project Notification Form with the Boston Redevelopment Authority regarding the Northampton Square project. The project consists of the construction of a 23-story tower (the “Albany Tower”) at the corner of Albany and Northampton streets and the rehabilitation of the 12-story residential building at 860 Harrison Avenue (the “Proposed Project”). The main components of the Proposed Project are as follows:

The Albany Tower

A new 23-story building to be developed at the corner of Albany and Northampton streets that will include either 218 residential units or 190 residential units and approximately 40,000 square feet of additional office space for the BPHC. The auditorium, pool, gym, and fitness center that currently exist adjacent to this location will be retained as well as the existing Miranda Creamer building on Albany Street.

860 Harrison Avenue

A \$12 million renovation of the 12-story residential mid-rise at 860 Harrison Avenue that will include mechanical and electrical system upgrades, elevator system upgrades, all new energy efficient windows, exterior façade repairs, a new roof, renovated and code compliant trash chutes, new laundry rooms on most floors, unit improvements including all new and upgraded kitchens, a new storage closet in the studio units, new low flow plumbing fixtures, and new blinds throughout. This renovation work will also include the replacement of the mechanical equipment currently fronting Massachusetts Avenue with new equipment on the roof so this valuable street frontage can be repurposed into active commercial space. The total development cost, including acquisition, construction costs, and soft costs, is projected to be approximately \$28 million.

Parking Garage

Reuse of the existing parking garage to serve the needs of the Campus, including the new Albany Street building. The existing garage is underutilized and can serve the needs of the entire campus. Upgrades will include additional handicapped parking spaces, accessible entrances and exits, bicycle racks, Zipcar spaces, and improved security features.

Plaza

The open plaza area on top of the parking garage will be renovated into a successful open space amenity for residents, complete with additional areas of green roof (including rooftop farming activities such as Boston Natural Areas Network's Urban Agricultural Youth Conservation Corps), providing storm water capture, solar gain reduction and improved storm-water runoff quality.

CHAPTER 121A APPLICATION

On November 21, 2013, Trinity Northampton Phase Two Limited Partnership (the "Applicant") filed with the Authority an application entitled, "APPLICATION OF TRINITY NORTHAMPTON PHASE TWO LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACT OF 1960, CHAPTER 652, BOTH AS AMENDED" (the "Application"), which seeks approval under Chapter 121A for the Proposed Project.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing regarding the Development Plan for Planned Development Area No. 97, Northampton Square, as is required pursuant to Section 80C of the Code and to publish and give notice thereof with regard to the proposed Northampton Square Phase II project, pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended.

Appropriate votes follow:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on December 19, 2013, or at such a time and date deemed appropriate by the Director to consider the Development Plan for Planned Development Area No.97, Northampton Square in Lower Roxbury, and to publish and give notice thereof with regard to the proposed Northampton Square Phase II project, pursuant to

Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended ("Chapter 121A"); and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the proposed Chapter 121A project as authorized by the preceding vote.