

MEMORANDUM

BOARD APPROVED

OCTOBER 17, 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
TIM CZERWIENSKI

SUBJECT: WELLINGTON AT 1301
1297 - 1305 BLUE HILL AVENUE, MATTAPAN

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 1297 - 1305 Blue Hill Avenue in Mattapan (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 in connection with the Proposed Project; and (3) enter into a Community Benefit Contribution Agreement, and take any other actions and execute 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 1297 - 1305 Blue Hill Avenue in Mattapan, on an approximately 16,476 square foot site which is presently utilized as a parking lot (the "Project Site"). The Project Site sits on the corner of Blue Hill Avenue and Wellington Avenue, and is well serviced by public transportation with several major MBTA bus routes stopping at the Project Site.

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

DEVELOPMENT TEAM

Proponent: 1301 Wellington, LLC
Diarmaid McGregor

Legal Counsel: Pulgini & Norton, LLP
John Pulgini, Esq.

Architect: Rick Schmidt Architect, Inc.
Rick Schmidt, AIA

**Civil Engineer &
Landscape Architect:** Develis Zrein, Inc.

**Transportation
Consultant:** Howard Stein Hudson

PROPOSED PROJECT

1301 Wellington, LLC proposes the construction of a new, five (5)-story, mixed-use building totaling approximately 42,595 square feet and comprised of thirty-nine (39) residential rental units, three (3) ground-floor commercial/retail spaces, a residential lobby, and parking for up to forty (40) vehicles (the "Proposed Project"). Of the thirty-nine (39) residential rental units, five (5) units will be Inclusionary Development Policy Units ("IDP Units"). Vehicular access to the Proposed Project will be provided through an existing curb-cut from Blue Hill Avenue, which provides entry to the ground-level parking garage.

The Proposed Project's residential units are proposed to be compact, and have been designed following the intent of the City of Boston Compact Living Policy Pilot, which was adopted by the BPDA Board on October 11, 2018.

ARTICLE 80 REVIEW PROCESS

On March 29, 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 sponsored a Public Meeting to discuss the Proposed Project on May 15, 2019 at the Mattapan Branch of the Boston Public Library located at 1350 Blue Hill Avenue in Mattapan, with the initial comment period set to conclude on May 17,

2019. The comment period was subsequently extended several times to conclude on July 22, 2019. The Public Meeting was advertised in the *Mattapan Reporter* and *Boston Banner*, while local elected officials and their staff and all subscribers of the BPDA's Mattapan neighborhood updates received notification by email.

ZONING

The Project Site is located within a NS-1 Neighborhood Shopping subdistrict and abuts a 2F-5000 Residential subdistrict of the Greater Mattapan Neighborhood district, which is governed by Article 60 of the Code.

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

1. Use (multi-family dwelling)
2. Insufficient off-street parking and loading
3. Dimensional Regulations (Floor Area Ratio excessive, Height excessive, and Side Yard insufficient)

MITIGATION & COMMUNITY BENEFITS

Community Benefits

The Proposed Project will provide many benefits to the Mattapan neighborhood and City of Boston as a whole. In particular, the Proponent has committed to making the building's community rooms and amenity areas available for use by the community (pursuant to availability by booking) for meetings and events, and working with the local community, namely the Wellington Hill Neighborhood Association and Greater Mattapan Neighborhood Council, to display artwork from local artists in the building.

Mitigation

The Proponent has engaged with staff of the BPDA Transportation Planning team, Boston Transportation Department ("BTD"), City of Boston Public Improvement Commission ("PIC"), and City of Boston Department of Public Works ("DPW") regarding improvements to the corner of Blue Hill Avenue and Wellington Hill Street, and the intersection of Blue Hill Avenue and Wellington Hill Street/Fessenden Street. The Proponent shall continue to engage with the BPDA, BTD, PIC, and DPW on possible improvements to this corner/intersection that may be undertaken. Potential outcomes include: the construction of a curb extension

and bulb out at the corner of Blue Hill Avenue and Wellington Hill Street, while removing the existing slip lane and expanding the public realm; the funding of a full design detailing such improvements, among others, for a future condition; or relocation of the existing bus stop adjacent to the Project Site along Blue Hill Avenue.

Such mitigation, as described above, and as subject to continued discussion and final review with the BPDA, BTB, PIC, and DPW, shall be undertaken by the Proponent at a cost of no more than fifty-thousand dollars (\$50,000).

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, 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, five (5) units within the Proposed Project will be created as IDP rental units (the "IDP Units"), all of which will be made affordable to households earning not more than 70% of the Area Median Income as based upon the United States Department of Housing and Urban Development ("HUD") ("AMI").

The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Square Footage	Unit Number and Location	Percentage of Median Income	Rent
3 (compact)	930 s.f.	Unit #202 2 nd Floor	70%	\$1,505
2 (compact)	813 s.f.	Unit #210* 2 nd Floor	70%	\$1,343
1 (compact)	555 s.f.	Unit #305* 3 rd Floor	70%	\$1,186
2 (compact)	813 s.f.	Unit #309 3 rd Floor	70%	\$1,343
2 (compact)	813 s.f.	Unit #404 4 th Floor	70%	\$1,343

*Units with a preference for those with a disability matching the build out of the ADA/Group 2 unit.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rentals amount and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. As all of the IDP Units are compact units, they must be rented at the Compact Unit rents, as established by the BPDA. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission ("BFHC") upon issuance of the building permit. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom)

The IDP Units will not be marketed prior to the submission and approval of an Affirmative Marketing Plan (the "Plan") by the BFHA and the BPDA. A restriction will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and rents of any subsequent lease of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. The BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units.

In addition, the Proponent is required to make a partial unit IDP contribution of \$40,000 (based on 0.20 unit) to the IDP Special Revenue Fund ("IDP Fund"), held by the City of Boston Treasury Department, and managed by the City of Boston Department or Neighborhood Development. This payment will be made at the time of the initial building permit for the Proposed Project. Combined, this contribution together with the five (5) designated IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the

Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; (2) enter into an ARHAR in connection with the Proposed Project; and (3) enter into a Community Benefit Contribution Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

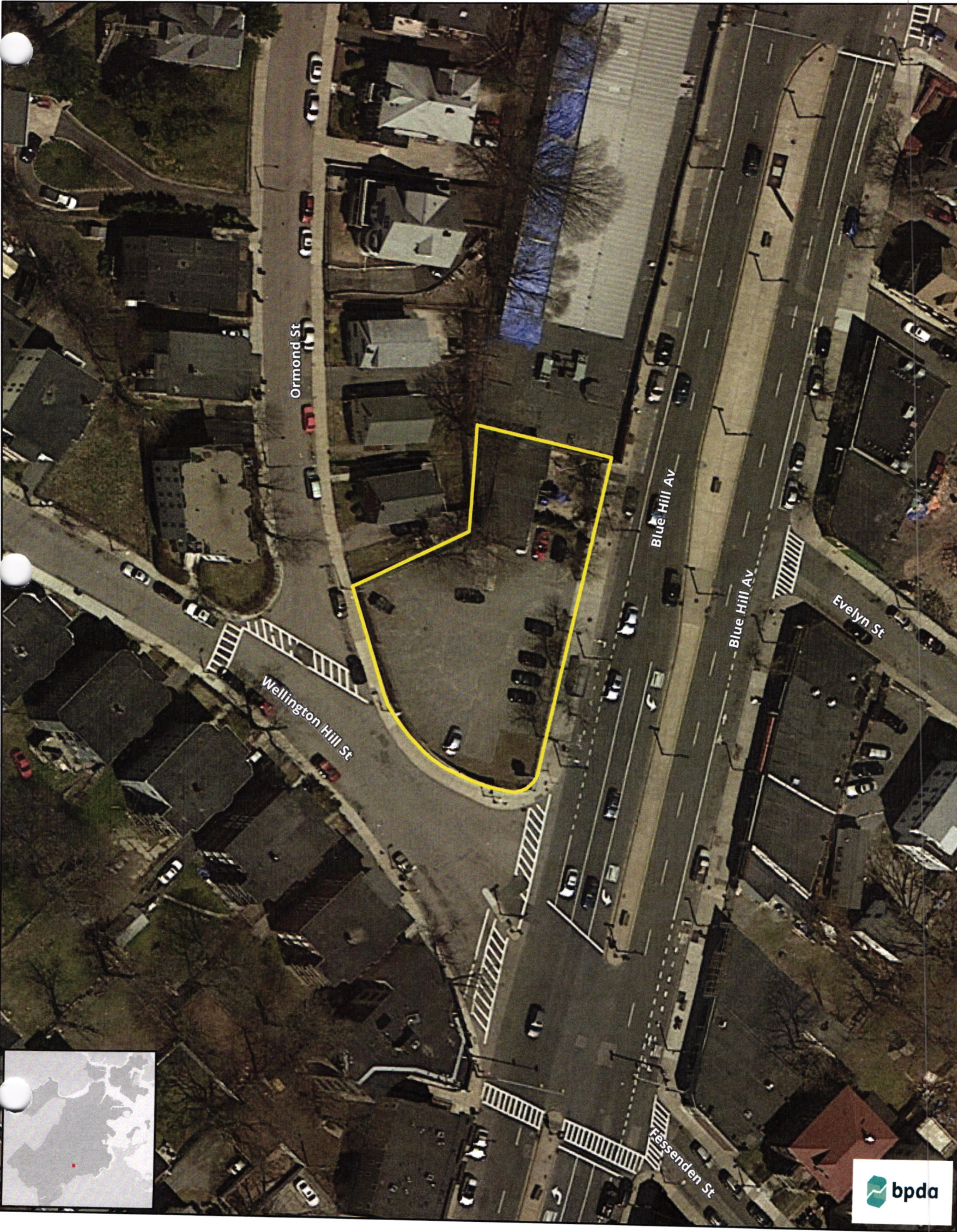
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five (5)-story residential building containing thirty-nine (39) residential rental units, three (3) ground-floor commercial/retail spaces, a residential lobby, and ground-floor parking for up to forty (40) vehicles at 1297 – 1305 Blue Hill Avenue in Mattapan (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site Inclusionary Development Policy Units; and

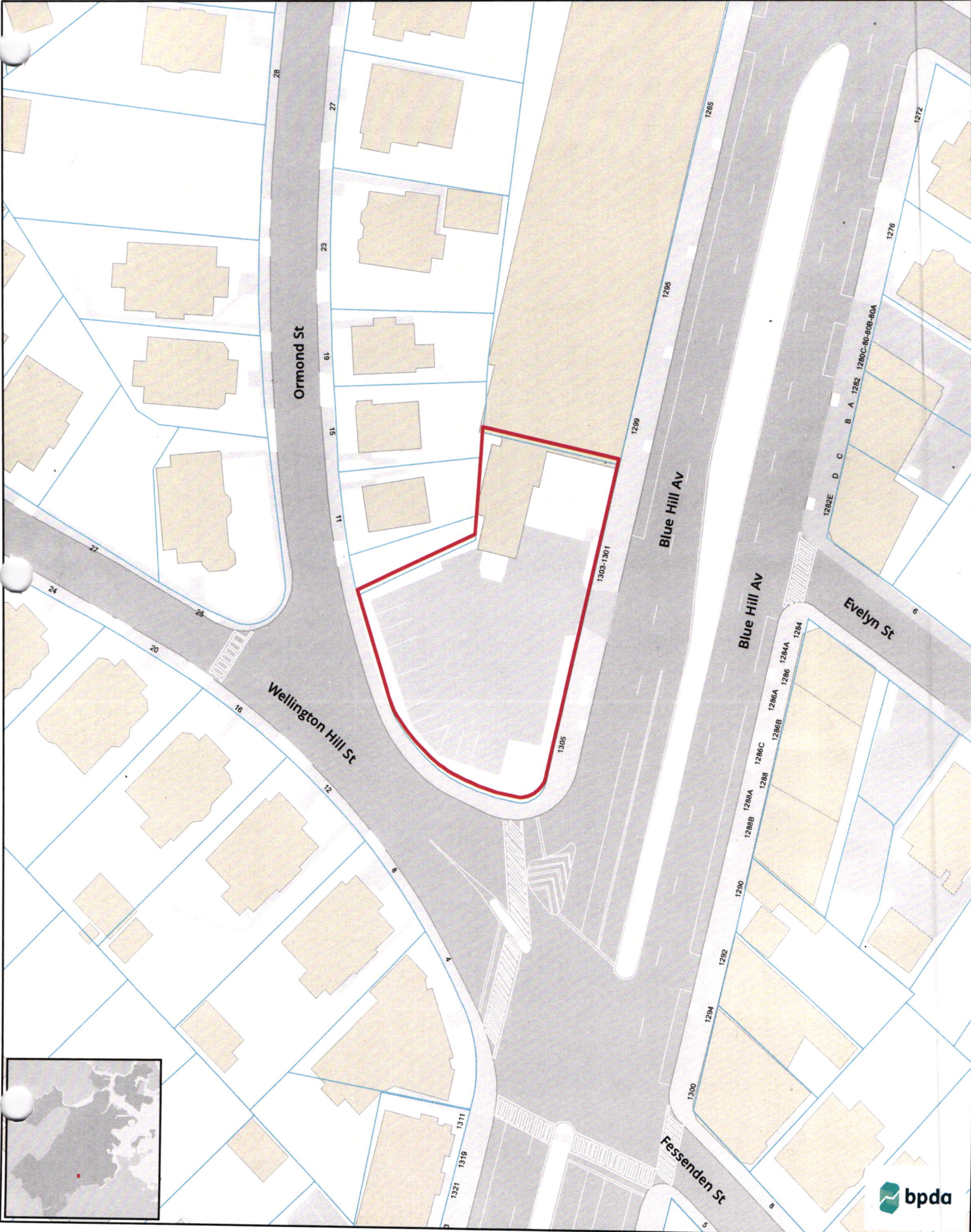
FURTHER

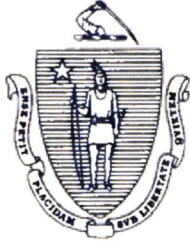
VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and



Wellington at 1301 (1297-1305 Blue Hill Avenue)

1 1:800





The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

RUSSELL E. HOLMES
STATE REPRESENTATIVE

REPRESENTING THE PEOPLE OF THE
6TH SUFFOLK DISTRICT
DORCHESTER • HYDEPARK • JAMAICA PLAIN
MATTAPAN • ROSLINDALE

October 15, 2019

VICE CHAIR
HOUSE COMMITTEE ON HOUSING

JOINT COMMITTEE ON WAYS AND MEANS
JOINT COMMITTEE ON FINANCIAL SERVICES
JOINT COMMITTEE ON PUBLIC SERVICE

STATE HOUSE, ROOM 254
TEL (617) 722-2220
Russell.Holmes@MAhouse.gov

Timothy J. Burke, Chairman
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

RE: Wellington at 1301
1297-1305 Blue Hill Avenue, Mattapan

Dear Chairman Burke:

I am writing to express my support for the proposed redevelopment of the property located at 1297-1305 Blue Hill Avenue.

The development team met with the neighbors and elected officials throughout the community process and made positive changes as a result of the input they received. Specifically, they reduced the height, density and added parking to reflect the number of residential units.

I attended their community meetings and I can represent to the Board that the development team worked hand in hand with the community to ensure that the final proposal reflects the requests conveyed by the community. I write this letter of support not only as a state representative, but also as an abutter to this proposal. Therefore, I respectfully request that this proposal be approved by your Board.

Thank you for your consideration.

Sincerely,

Russell E. Holmes

CC: Aisling Kerr, Project Manager
Carol Downes, Treasurer
Michael P. Monahan
Dr. Theodore C. Landsmark
Priscilla Rojas, Vice Chairman



Tammy Donovan <tammy.donovan@boston.gov>

Fwd: FW: [External]: Wellington at 1301

1 message

Michael Christopher <michael.christopher@boston.gov>

Thu, Oct 17, 2019 at 7:19 AM

To: Tammy Donovan <tammy.donovan@boston.gov>

Cc: Aisling Kerr <aisling.kerr@boston.gov>, Tim Czerwienski <tim.czerwienski@boston.gov>

----- Forwarded message -----

From: **John Pulgini** <jpulgini@pulginiorton.com>

Date: Thu, Oct 17, 2019 at 7:09 AM

Subject: FW: [External]: Wellington at 1301

To: Aisling Kerr <aisling.kerr@boston.gov>, Michael Christopher <michael.christopher@boston.gov>

Aisling:

Attached is support letter from Representative Holmes.

Thx



John A. Pulgini, Esquire

Pulgini & Norton, LLP

10 Forbes Road West, Suite 410

Braintree, MA 02184

781.843.2200 phone

781.843.4900 facsimile

www.pulginiorton.com

From: Holmes, Russell - Rep. (HOU) <Russell.Holmes@mahouse.gov>

Sent: Wednesday, October 16, 2019 8:17 PM

To: John Pulgini <jpulgini@pulginiorton.com>

Cc: Edwards, Devin (HOU) <Devin.Edwards@mahouse.gov>

Subject: RE: [External]: Wellington at 1301



Russell E. Holmes

State Representative

Representing the People of the 6th Suffolk District

(Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale)

Room 254

State House, Boston 02133

(617) 722-2220

Russell.Holmes@mahouse.gov

--

Michael Christopher

Boston Planning and Development Agency

(617) 918-4446



1301 Wellington Hill.pdf

37K



Aisling Kerr, Project Manager
Boston Planning & Development Agency
1 City Hall Square
Boston, MA 02201

RE: Wellington at 1301 Project and Community Benefits

Dear Ms. Kerr,

This is a formal notification that the Greater Mattapan Neighborhood Council (GMNC) cannot support the Community Benefit Contribution Agreement as described in the BPDA Memorandum dated October 17, 2019.

The description of community benefits provided for in the memorandum states:

*"The Proposed Project will provide many benefits to the Mattapan neighborhood and City of Boston as a whole. In particular, the Proponent has committed to making the building's community rooms and amenity areas available for use by the community (pursuant to availability by booking) for meetings and events, and working with the local community, namely the Wellington Hill Neighborhood Association and **Greater Mattapan Neighborhood Council**, to display artwork from local artists in the building."*

As of October 3, 2019, the Wellington Hill Neighborhood Association (WHNA) and the GMNC had submitted to the Wellington at 1301 Development Team and the BPDA Project Team a survey of ranked community benefits. The survey had been completed by members of the WHNA and forwarded to both the development team as well as the BPDA Project team. At no time, either in discussions nor in writing has the GMNC sought to obtain community space in this proposed development nor any other development that we would review, as a community benefit.

The GMNC considers this a conflict of interest under Article 17 of its by-laws:

"The determination of any conflicts of interest for both board and committee members shall be governed by Massachusetts General Laws, c. 268A, as applicable to "special municipal employees." Also, the Members and Officers of GMNC and its committees are bound by three ethical duties concerning all potential conflicts of interest:

1) A duty of loyalty, to serve always in the best interest of the Greater Mattapan area community. A board or committee member is expected to place the needs of the community above their own interests."

As GMNC Board members, we are expected to place our Greater Mattapan area community's interest above our own. Therefore, the Council requests that any reference to the GMNC having access to this space as a community benefit be removed from consideration for approval. Our concerns are that the community benefits reflect the holistic intent to benefit not only those who may live or work inside of the proposed development, but to demonstrate through meaningful benefits that accrue in our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Fatima Ali-Salaam

Fatima Ali-Salaam, Chair on behalf of the Greater Mattapan Neighborhood Council Board

cc: Brian Golden, Director BPDA

John Pulgini, Pulgini & Norton, LLP

Wellington Hill Neighborhood Association (WHNA)

BPDA Board of Directors

Jonathan Greeley, Director of Development Review

Michael Christopher, Deputy Director for Development Review/Government Affairs

WHNA Survey



9 Completed Responses

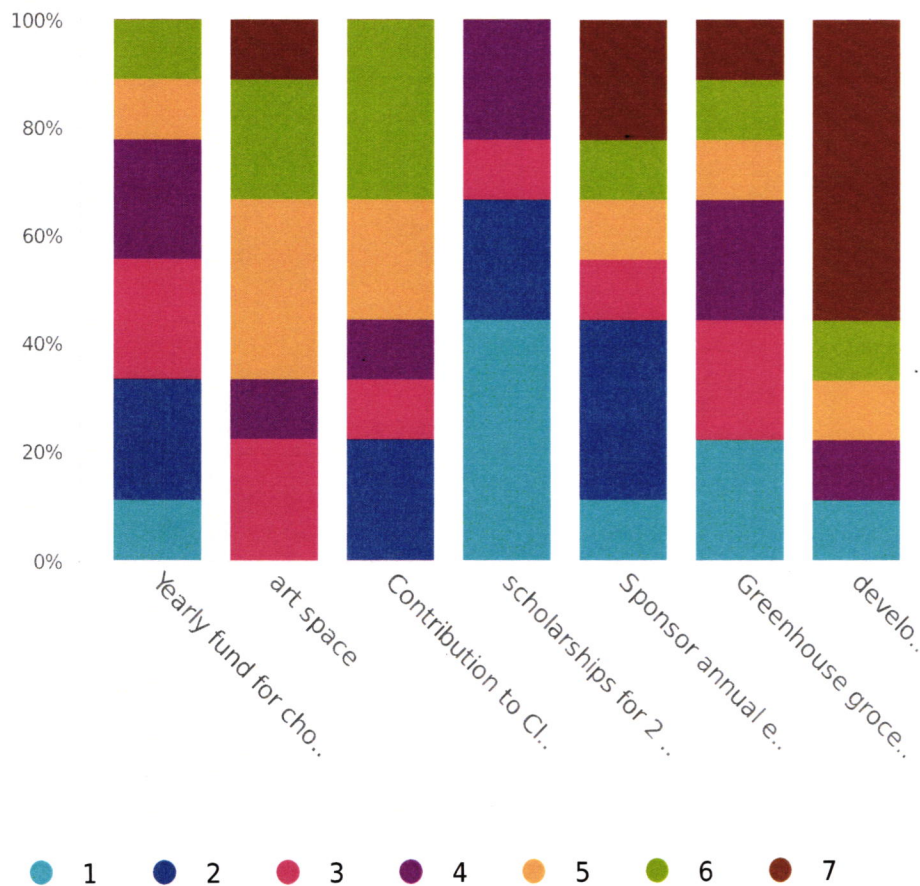
0 Partial Responses



Q1

The WHNA was asked to prioritize the community benefits that it would like to see realized. The list came about as a negotiation between the Wellington @ 1301 development team and the WHNA. From the list below, please rank 1 through 7, in order of importance (1 being the most important to you). Once the votes are tallied, the top five (5) choices will be shared with WHNA first, and then to the development team.

Answered: 9 Skipped: 0



Choices	1	2	3	4	5	6	7	Score	Rank	Response count
Yearly fund for chosen projects, particularly look at stair repairs for elderly residents	11.11 % (1)	22.22 % (2)	22.22 % (2)	22.22 % (2)	11.11 % (1)	11.11 % (1)	0.00% (0)	4.67	2	9
art space	0.00% (0)	0.00% (0)	22.22 % (2)	11.11 % (1)	33.33 % (3)	22.22 % (2)	11.11 % (1)	3.11	6	9
Contribution to Clark Epstein Fowler Farm; possible rent incentive to buy from Clark Epstein Fowler Farm	0.00% (0)	22.22 % (2)	11.11 % (1)	11.11 % (1)	22.22 % (2)	33.33 % (3)	0.00% (0)	3.67	5	9
scholarships for 2 students to North Bennett Street School	44.44 % (4)	22.22 % (2)	11.11 % (1)	22.22 % (2)	0.00% (0)	0.00% (0)	0.00% (0)	5.89	1	9
Sponsor annual event	11.11 % (1)	33.33 % (3)	11.11 % (1)	0.00% (0)	11.11 % (1)	11.11 % (1)	22.22 % (2)	4.11	4	9
Greenhouse grocer space, perhaps patio space on roof, perhaps coffee shop space sells food from community garden and profits go directly to community or weekly farmer's market in community space, or room near outdoor cafe space to sell produce	22.22 % (2)	0.00% (0)	22.22 % (2)	22.22 % (2)	11.11 % (1)	11.11 % (1)	11.11 % (1)	4.22	3	9
developer contributes to or assists with placement of statue, sculpture or artwork	11.11 % (1)	0.00% (0)	0.00% (0)	11.11 % (1)	11.11 % (1)	11.11 % (1)	55.56 % (5)	2.33	7	9



Tammy Donovan <tammy.donovan@boston.gov>

WELLINGTON AT 1301, MATTAPAN PROJECT AND COMMUNITY BENEFITS

1 message

Greater Mattapan Neighborhood Council <info.gmncouncil@gmail.com>

Thu, Oct 17, 2019 at 9:18 AM

To: Aisling Kerr <Aisling.Kerr@boston.gov>

Cc: Brian Golden <Brian.Golden@boston.gov>, John Pulgini <jpulgini@pulginiorton.com>, jonathan.greeley@boston.gov, Michael Christopher <Michael.Christopher@boston.gov>, Tammy.Donovan@boston.gov, Timothy.Burke@boston.gov, Carol.Downs@boston.gov, BPDABoard@boston.gov

Good morning,

Attached is a letter regarding the Greater Mattapan Neighborhood Council's Board opposition to the Community Benefits Contribution Agreement as written in today's BPDA Board of Director's agenda packet.

If there are any questions, I may be contacted either by email or cell phone.

Thank you.

--

Take care,

Fatima Ali-Salaam, Chair

Greater Mattapan Neighborhood Council (GMNC)

p: 617-642-8778

e: info.gmncouncil@gmail.com

w: www.g-mnc.org



"Mattapan ... a good place to be ... Greater Mattapan ... it just keeps getting better."

3 attachments



Wellington_at_1301_CBA_Opposition.pdf
536K



2019.10.17_Kerr_1297-1305 Blue Hill Avenue_Final BM.doc
75K



WHNA Survey (1).pdf
26K



CITY of BOSTON

Martin J. Walsh, Mayor

To: Aisling Kerr, BPDA
From: Zachary Wassmouth, PWD
Date: May 17, 2019
Subject: Wellington at 1301 SPRA - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the Wellington at 1301 SPRA.

Site Plan:

The developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public Right-of-Way (ROW):

All proposed design and construction within the Public ROW shall conform to Boston Public Works Department (PWD) Design Standards (www.boston.gov/departments/public-works/public-works-design-standards). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

Sidewalks:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the Public ROW.

Specific Scope Considerations:

The developer should consider the following to be included in the scope for this project:

- The developer shall work with the City (PWD, BTM, and BPDA) on design improvements for the intersection of Blue Hill Ave, Wellington Hill St, and Fessenden St including considerations for new intersection geometry (curbline changes/expanded sidewalks), pedestrian ramp upgrades, traffic signal modifications, and bus stop locations to be implemented in conjunction with this project.
- The developer shall work with the City (PWD, BTM, and BPDA) on design improvements for the intersection of Wellington Hill St and Ormand St including considerations for intersection geometry (curbline changes/expanded sidewalks), pedestrian ramps, and enhancements for traffic calming and safety to be implemented in conjunction with this project.

Driveway Curb Cuts:

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. Also, please see above comment with regards to any proposed breaks and/or modifications to the median.



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024
CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation
Phone (617) 635-2854 • Fax (617) 635-7499



CITY of BOSTON

Martin J. Walsh, Mayor

Discontinuances:

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

Any and all easements within the Public ROW associated with this project must be processed through the PIC.

Landscaping:

The developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

Street Lighting:

The developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. Please note that as mentioned above in the site specific comments, the City is developing plans lighting improvements along Blossom Street and the developer should stay coordinated with any City proposed designs. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the Public ROW. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

Green Infrastructure:

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the Public ROW. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC.

Please note that these are the general standard and somewhat specific PWD requirements. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zachary Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

May 10, 2019

Ms. Aisling Kerr
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Wellington at 1301
1297-1305 Blue Hill Avenue, Mattapan
Small Project Review Application

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed six story mixed use building located at 1297-1305 Blue Hill Avenue in Mattapan.

The proposed project is located on this 16,476-sf site on the corner of Blue Hill Avenue and Wellington Hill Avenue. The site is currently used as a parking lot for the adjacent property. The proponent, 1301 Wellington, LLC, proposes the construction of a six-story mixed-use building comprised of 44 residential units, with a residential lobby and 3 retail/commercial spaces on the first floor. Interior parking for 25 cars is provided at grade and will be accessed via Blue Hill Avenue.

The Commission owns and maintains an 8-inch Southern High PCI water main installed in 1896 in Ormond Street. There is also a 12-inch Southern High DICL installed in 1993 in Wellington Hill Street. As well as, an 8-inch Southern High DICL installed in 1988 in Blue Hill Avenue.

For sewage and storm drainage service, the site is served by a 10-inch sanitary sewer and a 10-inch storm drain in Ormond Street. There is also a 12-inch sanitary sewer and 15-inch storm drain in Wellington Hill Street. As well as, a 12-inch sanitary sewer and 18-inch storm drain in Blue Hill Avenue.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the SPRA:



General

1. Prior to the initial phase of the site plan development, 1301 Wellington, LLC should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 1301 Wellington, LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The proponent does not estimate the daily sewage. However, the proponent should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. 1301 Wellington, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface



Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, 1301 Wellington, LLC will be required to apply for a RGP to cover these discharges.

7. 1301 Wellington, LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. It is 1301 Wellington, LLC responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, 1301 Wellington, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. 1301 Wellington, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. 1301 Wellington, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. 1301 Wellington, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. 1301 Wellington, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 1301 Wellington, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. 1301 Wellington, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. 1301 Wellington, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information



regarding the installation of MTUs, 1301 Wellington, LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 1301 Wellington, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages 1301 Wellington, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 1301 Wellington, LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, 1301 Wellington, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. 1301 Wellington, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.



5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, 1301 Wellington, LLC will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that 1301 Wellington, LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. 1301 Wellington, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/fd

cc: Diarmaid McGregor, 1301 Wellington, LLC
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Aisling Kerr <aisling.kerr@boston.gov>

Submission Notice: Small Project Review Application - Wellington at 1301 (Mattapan)

Courtney Sharpe <courtney.d.sharpe@boston.gov>
To: Aisling Kerr <aisling.kerr@boston.gov>
Cc: Muge Undemir <mugzy.undemir@boston.gov>

Wed, Apr 17, 2019 at 11:59 AM

Hi Aisling,

If possible, I would like to suggest that of the proposed commercial spaces at least one be open for community cultural uses. One of the difficulties in the neighborhood is access to non-commercial year round space.

Also, while I understand that this project is located at the corner of Wellington and Blue Hill Avenue it seems intentional to me with their naming that they are trying to brand it as something other than Blue Hill which I imagine folks in the community might not appreciate. They might want to present the name as something they're open to feedback about at their community meeting to get ahead of pushback.

Thank you,
Courtney

On Tue, Apr 16, 2019 at 4:14 PM Aisling Kerr <aisling.kerr@boston.gov> wrote:
[Quoted text hidden]

--



Courtney D. Sharpe
Director of Cultural Planning
Mayor's Office of Arts and Culture, City of Boston

(e) courtney.d.sharpe@boston.gov
(w) 617.635.1461
(p) she/her/hers

Please consider the environment before printing.

Sign up for our [Arts and the City newsletter](#) & [Artist Resource newsletter](#)

Follow us on social media [@ArtsinBoston](#) [#BostonCreates](#)



[Quoted text hidden]

Date	First Name	Last Name	Organization	Opinion	Comments
6/14/2019	Shannon	Pope		Oppose	44 Rental units with 25 parking spaces in Mattapan is absurd! The proposal for this development makes it sound like public transportation is so accessible that they won't need parking... this is false! This is not JP- and no one in a luxury rental building is going to want to hop on a bus to a train- they will have cars- and those cars are going to line the streets of my neighborhood because they won't be parking on Blue Hill Avenue. This development absolutely cannot be passed without the addition of significantly more parking spaces. Furthermore- why ALL rentals? Why not condos? I'm concerned by having so many rental units on my block and what that will do to the culture of our neighborhood. We need property owners and long term residents who will care for their community. This development as currently proposed is wrong for our neighborhood.
6/14/2019	Patricia	Whitehead	Wellington Hill Assoc	Oppose	As a neighbor of the proposed "Wellington at 1301" development I have reviewed Mr. McGregor's proposal and have the following concerns, questions, and community benefits I would like to see addressed: Questions: What other projects have the developers built in Boston? How is this project being funded? Does "Wellington at 1301, LLC" plan to hold and manage the property or sell it in the near future? The proposed parking plan is insufficient. Do they have an alternate plan to better serve the community's parking and traffic needs? Can the architecture be altered to better fit the aesthetics of the neighborhood and preserve the character of the community?
6/14/2019	Patricia	Whitehead		Oppose	The community benefits shouldn't be decided by BPDA. The City/Federal is responsible for public safety crosswalks and road construction not resident which contributes in tax revenues annually. The residents shouldn't be penalized for a community benefits that should be towards a better environmental sit down community benefited 50K. Thank You Patricia Whitehead
6/13/2019	Ryan	Iuliano		Oppose	As a neighbor of the proposed "Wellington at 1301" development I have reviewed Mr. McGregor's proposal and have the following concerns, questions, and community benefits I would like to see addressed: Questions: What other projects have the developers built in Boston? How is this project being funded? Does "Wellington at 1301, LLC" plan to hold and manage the property or sell it in the near future? The proposed parking plan is insufficient. Do they have an alternate plan to better serve the community's parking and traffic needs? Can the architecture be altered to better fit the aesthetics of the neighborhood and preserve the character of the community? Concerns Construction needs to abide by Boston Residents Job Policy (50% residents of Boston, 40% people of color, 12% women on the workforce) An additional crosswalk needs to be created Trash needs to be serviced by a private dumpster for residents, not put in individual receptacles lined up on Blue Hill Avenue Community Benefits Are the developers willing to: Establish a yearly fund for community-chosen projects? Offer 3 bedroom units available to families Incorporate visual enhancements, sculpture or artwork and appealing aesthetics into the design? Provide new furniture and plantings for arboretum space in the library? Provide a community meeting room within 1301 Wellington that is available at no cost to Mattapan residents and organizations? Make a contribution to the Clark Epstein Fowler Farm? Fund two scholarships at the North Bennett Street School for Mattapan students? Prioritize artists and professionals who will contribute to the neighborhood as residents Sponsor an annual event/concert hosted by Neighborhood Council, such as a Night Out at the Park that would include entertainment, and a job/resource fair in Almont Park The developer needs to respond to these issues and reach an agreement with the community before the development moves forward. Sincerely, Ryan Iuliano

6/13/2019	Jovan	Lacet	Mattapan Resident	Oppose	Dear Boston PDA: Please accept this email as our opposition to the present plan for Wellington at 1301, Mattapan, MA development. We are opposed to such a big building being built in such a small corner lot. We do not want a six stories height building at this intersection. We strongly oppose any plans for a building with more than four stories height. The top and outside of the building have to be better designed. The project needs to stop until the abutters, community and developers have come to a written agreement of what this development shall look and what benets if any the local community should receive in term of employment, etc. Thank you. Jovan Lacet Mattapan Resident
6/13/2019	Jenn	Brandel	Abutter	Oppose	As an abutter of the proposed "Wellington at 1301" development, I have reviewed Mr. McGregor's proposal and have the following concerns, questions, and community benefits I would like to see addressed: Questions: What other projects have the developers built in Boston? How is this project being funded? Does "Wellington at 1301, LLC" plan to hold and manage the property or sell it in the near future? The proposed parking plan is insufficient. Do they have an alternate plan to better serve the community's parking and traffic needs? Can the architecture be altered to better fit the aesthetics of the neighborhood and preserve the character of the community? Concerns Construction needs to abide by Boston Residents Job Policy (50% residents of Boston, 40% people of color, 12% women on the workforce) An additional crosswalk needs to be created Trash needs to be serviced by a private dumpster for residents, not put in individual receptacles lined up on Blue Hill Avenue Community Benefits Are the developers willing to: Establish a yearly fund for community-chosen projects? Offer 3 bedroom units available to families Incorporate visual enhancements, sculpture or artwork and appealing aesthetics into the design? Provide new furniture and plantings for arboretum space in the library? Provide a community meeting room within 1301 Wellington that is available at no cost to Mattapan residents and organizations? Make a contribution to the Clark Epstein Fowler Farm? Fund two scholarships at the North Bennett Street School for Mattapan students? Prioritize artists and professionals who will contribute to the neighborhood as residents Sponsor an annual event/concert hosted by Neighborhood Council, such as a Night Out at the Park that would include entertainment, and a job/resource fair in Almont Park? The developer needs to respond to these issues and reach an agreement with the community before the development moves forward. Sincerely, Jenn Brandel
6/13/2019	Rachel	Idowu	Wellington Hill Neighborhood Association	Oppose	As a neighbor of the proposed "Wellington at 1301" development I have reviewed Mr. McGregor's proposal and have the following concerns, questions, and community benefits I would like to see addressed: Questions: How is this project being funded? Does "Wellington at 1301, LLC" plan to hold and manage the property or sell it in the near future? Who will manage the property? The proposed parking plan is insufficient. Do they have an alternate plan to better serve the community's parking and traffic needs? Can the architecture be altered to better fit the aesthetics of the neighborhood and preserve the character of the community? Concerns: Construction needs to abide by Boston Residents Job Policy (50% residents of Boston, 40% people of color, 12% women on the workforce) An additional crosswalk needs to be created Trash needs to be serviced by a private dumpster for residents, not put in individual receptacles lined up on Blue Hill Avenue Community Benefits: Are the developers willing to: Establish a yearly fund for community-chosen projects? Offer 3 bedroom units available to families Incorporate visual enhancements, sculpture or artwork and appealing aesthetics into the design? Provide new furniture and plantings for arboretum space in the library? Provide a community meeting room within 1301 Wellington that is available at no cost to Mattapan residents and organizations? The developer needs to respond to these issues and reach an agreement with the community before the development moves forward. Sincerely, Rachel Idowu

6/13/2019	Eirinn	McLaughlin		Oppose	I am opposed to the development project, "Wellington at 1301" as it is planned. There is not enough parking in the building for the proposed 44 units. The price of the rental units obviously does not serve our neighborhood where most people can't afford the rent. This would further the gentrification of Mattapan. Building housing is great AS LONG AS it's for the people who are already here. Also, the business retail section of the development needs to be chosen by the people who live here, because we know what we need and what we'd like; it will be our money supporting those businesses, not the developers' money. Lastly, the future plans of this plot of land with Frugal Furniture is a major concern once their lease is up. It seems like there will be more development on that property that will change this neighborhood even more rapidly with building over-priced housing on that land. None of this development plan as it is written, serves THIS neighborhood. That doesn't mean I'm not open to new ideas, but please take into account our concerns and needs in your plan.
6/4/2019	Turhan	Shepherd		Oppose	The project as proposed is rejected. The variances asked for provide no benefit to the neighborhood. However, the variances will contribute to more vehicle congestion and parking. Additionally, the rubbish removal with trash cans at this location can pose a problem with transit services. the parking spaces to unit ratio is not in compliance and does not take into account visitor and commercial parking. The height of the building is not in conformity with existing building and sets a precedence for architectural designs which would be a glaring contradiction to the surrounding buildings. The visual aesthetic of Blue Hill Ave is open sky and skyline. A building of 60' at the top of the hill would be a visual eyesore. Respectfully, Turhan Shepherd 59 Hazelton St Mattapan MA 02126 email- b110421202@gmail.com
5/31/2019	Adrienne	Shepherd	Greater Mattapan Neighborhood Council	Oppose	I oppose due to the fact that already people do not have enough parking spaces . there are businesses that are across the street on Blue Hill Ave that are suffering for their customers having to double park. 42 units is an excessive amount the very most should be four stories and with parking spaces for each apartment, which in reality is still going to be a big problem for our neighborhood. People have guest with cars that are going to visit, also most people have two cars in their household. In this community the majority people do not ride bikes and have been spoiled with the convenience of having a car at their disposal. Where is the trash going to be picked up you cannot line so many trash barrels in front of the bus stop?
5/9/2019	Marian	Turenne		Neutral	Good Afternoon bpda and thank you for the opportunity to put my concerns on the table before the actual meeting. I am currently a resident of Boston, born and raised. In 2005 I relocated south and moved back here in 2016. My BIGGEST concern about all the building that's going on in Dorchester is the lack of concern being given to Residential Parking . After reading the information on your Wellington at 1301 my concerns deepen. The Residential Parking is not sufficient. I've heard it said by other Building Contractors in meetings I've attended that the goal is to get people out of cars and on Bikes. Please share why your only offering half the amount of parking spaces in a building with 44 apartments? Thank you
4/18/2019	Armory	Woumnm		Support	I am a homeless black woman who is mentally ill, been too ABCD, BHA, CONTACTED THE MAYOR OFFICE, GOVERNOR OFFICE PLEASE HELP ME DESPERATE AND DESITITUTE I HAVE APPLICATION EVERYWHERE TRICKED EVICTION FROM MADISON PARK IN 2016, Hearth, I am on waiting list, EMERGENCY SEVERE MEDICAL ISSUES WITH DOCUMENTS SINCE 2016 PLEASE HELP ME



Aisling Kerr <aisling.kerr@boston.gov>

Wellington at 1301

Thu, May 9, 2019 at 9:57 PM

Reply-to: [REDACTED]
To: Aisling.Kerr@boston.gov
Cc: [REDACTED]

Good Evening Ms. Kerr

I am reaching out as I won't be able to attend the May 15th meeting concerning the project currently called Wellington at 1301.

As a Mattapan resident I stand against the scale and scope of this project. The size of this project would put so many burdens on the direct abutters, the intimate neighborhood and the Greater Mattapan Neighborhood.

I look forward to the developers working with the community to create something that benefits the residents of Mattapan.

Sincerely,

--Susan Lombardi-Verticelli
[REDACTED]