

**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 RELATIONS  
AISLING KERR, PROJECT MANAGER

**SUBJECT:** 21 QUEEN STREET, DORCHESTER  
NEIGHBORHOOD HOUSE CHARTER SCHOOL EXPANSION PROJECT

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Authority ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed Neighborhood House Charter School expansion project located at 21 Queen Street in Dorchester ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) take any other action and execute any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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**PROJECT SITE**

The Project Site, and existing home of approximately 450 Neighborhood House Charter School students in grades Pre-Kindergarten through 7<sup>th</sup> Grade, comprises approximately 2.3 acres at 21 Queen Street in the Pope's Hill area of Dorchester. The Project Site is bounded by Queen Street to the east, and residential abutters on North Munroe Terrace to the south, Train Street to the west, and King Street to the north.

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

## **DEVELOPMENT TEAM**

The development team consists of:

Proponent: Neighborhood House Charter School Foundation  
Kate Scott  
Lisa Desfosses

Architect: Arrowstreet, Inc.  
Laurence Sprang  
Jessica Bessette

Consultant: Qroe Preservation Development  
Robert Baldwin

Legal Counsel: Sullivan & Worcester, LLP  
Victor Baltera

McDermott, Quilty & Miller, LLP  
Dennis Quilty

Construction Manager: W.T. Rich Company, Inc.  
Brian Santos

Transportation Consultant: MDM Transportation Consultants  
Robert Michaud

## **DESCRIPTION AND PROGRAM**

The Neighborhood House Charter School Foundation (the "Proponent") acquired the Project Site at 21 Queen Street in 2004 and undertook an extensive renovation and expansion of the previously existing building. The school moved into the completed space in 2006. The current Neighborhood House Charter School building at 21 Queen Street is a five (5)-story building totaling 68,650 square feet. Within the Project Site there is also an outdoor recreation area (including basketball court, turf field, and playground) and parking for fifty-nine (59) vehicles, which exceeds the current zoning requirement of fifty-five (55) on-site parking spaces.