

Annual Report

2017



**boston planning &
development agency**



2017 marked a productive year across the Boston Planning & Development Agency (BPDA). We continued our work to create robust economic activity throughout the City of Boston while better engaging and collaborating with the community.

We experienced another very strong year for real estate development, construction and overall economic activity. We are welcoming both new residents and new employers who see the tremendous benefits of choosing Boston as their home.

The BPDA Board approved over 11.3 million square feet of new development this year and nearly 6,000 new residential units, helping us make significant progress towards reaching Mayor Martin J. Walsh's goal to create 53,000 new housing units by 2030 to house our growing population.

Community planning efforts remain central to the work that we do. We guided the Imagine Boston 2030 final report, a framework to preserve and enhance Boston, while embracing growth as a means to address our challenges and make the city stronger and more inclusive.

In early 2017, we passed the PLAN: JP/Rox guidelines, setting a new precedent for a collaborative approach to community-based planning. The guidelines create a plan to double the existing affordable housing stock in the study area, meaning 40 percent of future development is slated to be affordable. Planning efforts continue in Glover's Corner, Dudley Square, and Upham's Corner.

The 115 Winthrop Square project is moving forward. In August, after months of public

dialogue, House Bill 3749, "An Act protecting sunlight and promoting economic development in the City of Boston" was signed into law. The BPDA advocated for this common-sense change to better protect the Boston Common and Boston Public Garden, while allowing the Winthrop Square development to move forward and generate hundreds of millions of dollars for Boston's neighborhoods, parks and public housing. We look forward to continuing to work with the many community stakeholders and local legislators as this project moves through the Article 80 process in 2018.

I joined BPDA staff on the first leg of a tour of Boston's HarborWalk this summer, the near-continuous, 43-mile linear park along Boston's shoreline. New developments along Boston's Waterfront are helping us complete this vital open space and we have put a renewed effort in making sure that it is accessible and open to the public.

We worked with the Mayor's Office of Workforce Development (OWD) this year to launch transformational programs funded by developments like Boston Builds Credit, a first-in-the-nation Citywide credit building initiative which will help 25,000 Boston residents achieve a credit score of 660 or higher by the year 2025 through financial education and one-on-one financial coaching. The program was launched in Roxbury and will expand to Dorchester and Mattapan in the coming years.

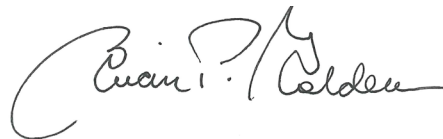
In September, I joined Mayor Walsh to award over \$400,000 in community benefits to deserving non-profit organizations that are creating workforce development opportunities for Roxbury residents. The community benefits were part of the mitigation package from the

Melnea Cass Hotel and Residences project, which will be located on the corner of Melnea Cass Boulevard and Washington Street in Roxbury.

We released a Request for Proposals (RFP) for Parcel 12 in Boston's Chinatown neighborhood, with ambitious goals to bring a significant amount of affordable housing to the vacant parcel. In 2018, we hope to select a proposal that meets these goals and reinvigorates the surrounding community.

I am proud of our work in bringing new tenants and revenue streams to our property across the city. This year, we welcomed the Reebok and America's Test Kitchen headquarters to the Innovation and Design Center in the Raymond L. Flynn Marine Park and fully leased the China Trade Center, which includes the first Boston Public Library services in Chinatown in decades.

These are just a few examples of our accomplishments in 2017. I look forward to a productive 2018, continuing this important work across our neighborhoods to keep Boston thriving for generations to come.



Brian P. Golden
Director
Boston Planning & Development Agency

Contents

1	About Us
1	Our Vision
1	Our Mission
2	Meeting our Housing Goals
3	Opportunity for Affordable Housing at Parcel-12C
3	Additional Dwelling Units Pilot Program Approved
3	Guiding Inclusive Growth and Supporting a Thriving Boston
4	Preparing for the impacts of Climate Change
5	Ensuring Future Development is Broadband Ready
5	Workforce Development Funding for Roxbury Organizations
6	BPDA Receives Recognition for Accessibility
6	Performing Arts Facilities Assessment
8	Engaging the Community
10	Increasing Transparency and Efficiency
12	2017 Development Projects Highlights
19	Summary of BPDA approvals, 2014 - 2017



About Us

The Boston Planning & Development Agency (BPDA) is the planning and economic development agency for the City of Boston. The BPDA plays a far-reaching role in shaping the City. We are a self-sustaining agency and our love for Boston inspires us to make our city an even better place to live, work and connect.

We are 200 professionals who serve the City in a variety of ways — from architects who review the smallest details of a historic building in Roxbury to project managers who host a community meeting for a new affordable housing project in Dorchester. We work hand-in-hand with other city departments and community groups to better the City.

The BPDA is charged with growing the tax base, cultivating the private jobs market, training the workforce, encouraging new business to locate in Boston and existing businesses to expand; we plan the future of neighborhoods with the community, identify height and density limits, charting the course for sustainable development and resilient building construction; advocating for multimodal transportation, responding to the city's changing population, producing insightful research on our city, and ensuring Boston retains its distinctive character.

Our Vision

Shaping the future of Boston together.

Our Mission

The BPDA plans and guides inclusive growth in our city — creating opportunities for everyone to live, work and connect. Through our future-focused, city-wide lens, we engage communities, implement new solutions, partner for greater impact and track progress.

We focus on planning. We make comprehensive city planning a priority and use our tools to shape our city.

Our goal is inclusive growth. We believe in an inclusive Boston where everyone has opportunity for success. We translated 'inclusivity' into three relatable quality-of-life metrics—Live, Work and Connect.

We see big picture. We look across Boston from an altitude that allows us to understand it as a complex system, and plan and shape it holistically. We prioritize the future success of our city.

Meeting our Housing Goals

In 2017, the BPDA made tremendous strides towards meeting Mayor Martin J. Walsh's goal to build 53,000 housing units by 2030. 5,766 units were approved by the BPDA Board in 2017, with 756 of those units being affordable. Through deed restrictions the new residential units represent **5.5 million square feet** and reach every neighborhood across Boston.

Thousands of new units moved into construction in 2017, setting a new record for units permitted in Boston in one year with 5,349 housing permits issued. Nearly 19 percent of all housing permitted in the city this year will be below market rate and restricted to low-, moderate- and middle-income households.

In Mayor Walsh's inaugural address on January 1, 2018, he re-committed to making affordable homes a reality to support a strong middle class, and then announced his intention to increase the City of Boston's targets for low-income homes, moderate-income homes, senior housing, and overall units.

Boston is a leader in affordable housing, with approximately 19 percent of the City's housing stock set aside as deed-restricted housing. In 2017, Boston was able to preserve nearly 1,200 units of affordable housing that were at risk of being converted to market-rate housing. The mayor set a goal for preservation of affordable housing is to preserve 1,000 units of at risk housing annually.

Opportunity for Affordable Housing at Parcel-12C

In November, the BPDA released a Request for Proposals (RFP) for the long term lease and redevelopment of Parcel P-12C in the South Cove Urban Renewal Area located at 290 Tremont Street in the Chinatown neighborhood. The site has an approximate lot size of 29,153 square feet and is available for disposition through a long-term ground lease for redevelopment into a mixed use building that may include non-profit, commercial, and an emphasis on affordable housing. This site has been the subject of strong community interest for many years. In 2015, the Asian Community Development Corporation sponsored the “Chinatown Community Visioning for Parcel 12” and most recently, the BPDA and the Mayor’s Office of Neighborhood Services conducted a series of three well-attended public meetings and workshops to gather community input. Chinese translation services were available at each of the meetings. The BPDA public review process for a selection will launch in 2018.

Additional Dwelling Units Pilot Program Approved

In October, the BPDA Board approved a pilot program to allow owner occupants to carve out space within their homes to create smaller, independent rental units, known as “Additional Dwelling Units” (ADUs). In accordance with Mayor Walsh’s Housing A Changing City and Imagine Boston 2030, ADUs will increase affordable housing options, create safer living arrangements, and support multigenerational family arrangements and opportunities for aging in place so homeowners can remain in their homes. ADUs provide an opportunity to use existing infrastructure to achieve the City’s housing goals.

“We must be innovative and think creatively in order to accomplish our goals of providing more affordable housing options for those that want to live here,” said Mayor Walsh. “Additional Dwelling Units are an important component in our efforts to create additional housing for our growing population while ensuring that our residents have the opportunity to stay in their homes.”

The pilot program will allow for the creation of ADUs in the Jamaica Plain, Greater Mattapan, and East Boston Neighborhood Districts.

An ADU is one self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing, owner-occupied residential structure. The residential structure cannot contain more than three dwelling units.

Guiding Inclusive Growth and Supporting a Thriving Boston

Bringing Important Services to the China Trade Building

In 1993, the former Boston Redevelopment Authority (BRA) purchased the China Trade Center, an 80,000 square feet, six-floor office building at 2 Boylston Street in Boston’s Chinatown neighborhood. The majority of the building was occupied by the Commonwealth of Massachusetts until 2014, when the Commonwealth vacated the building entirely, leaving only one tenant, Trade Center Dental, on the second floor.

Over the past four years, the BPDA has worked with CBRE-New England to market the vacant space while at the same time, investing several million dollars in building code upgrades and demolition in preparation for new tenants.

This work has resulted in the BPDA executing several new leases in the building: Urban College which occupies 14,000 square feet on the 2nd floor and a portion of the 1st floor; International Institute of Boston, which occupies 14,000 square feet on the 3rd floor; and Vital Source Technologies, an online textbook company with about 30 employees, to occupy the entire sixth floor (14,500 SF). Other occupants are Trade Center Dental, Ecco Beauty, Chinatown Main Streets and the Chinese Historical Society.

In September 2017, the BPDA entered into a ten-year lease with the Massachusetts Department of Children & Families (DCF) to occupy the entire fifth floor (14,007 square feet) and entered into a fifteen-year lease with Health Resources in Action, a public advocacy organization, to occupy the entire fourth floor (14,007 square feet) for administrative office uses.

Finally, the BPDA worked with the Boston Public Library (BPL) and the Mayor's Office to finalize space for the BPL Chinatown services, the first library services in Chinatown in decades. The BPDA served as the project manager for the build-out of the temporary library services space. In order to expedite the opening of BPL Chinatown, the BPDA extended an existing contract with Bargmann Hendrie + Archtype Inc., the architectural firm overseeing the BPDA's overall renovation of the China Trade Center, to include design and build-out supervision for the library services. In July of 2017, the BPDA awarded the construction contract to Northern Contracting Corporation, Inc.

Preparing for the impacts of Climate Change

Preparing for climate change is a top priority of the Walsh Administration, and is integrated into every aspect of city planning. Building off of the goals outlined in Imagine Boston 2030 and

Climate Ready Boston -- Mayor Walsh's initiative to ensure that Boston continues to grow and prosper in the face of climate change -- the BPDA works closely with developers to identify how future climate conditions will affect the integrity and safety of new projects, including the impact on its residents and workers. The BPDA helps developers identify and implement strategies to avoid, reduce, and eliminate adverse effects of climate change including increased heat and more intense precipitation, and rising sea levels that can cause flooding. We know these actions are absolutely critical for our city, our neighborhood, and communities to continue to thrive as our climate changes.

As advancements are made in science and our understanding of climate change improves, the BPDA regularly updates the guidelines for developers to follow to ensure that new buildings constructed in Boston are resilient.

The BPDA's Climate Change Preparedness and Resiliency Guidelines and Checklist for new developments was updated in October 2017. Projects must achieve the minimum certifiable level utilizing the US Green Building Council Leadership in Environmental and Energy Design (LEED) Rating System. The BPDA expects developers to work towards the goal of achieving all possible LEED credits and to construct the highest performing and most resilient building feasible. Developers are also expected to fully leverage market forces and utilize all available utility, state, and federal energy efficiency, green building, and resiliency funding and technical assistance.

In recent years we have used these guidelines to work closely with developers so that newly approved projects along the South Boston Waterfront, including the Seaport Square development 150 Seaport Blvd., will be

constructed with their ground floors almost three feet above the 500-year flood elevation.

Ensuring Future Development is Broadband Ready

This summer, the BPDA and City of Boston's Department of Innovation and Technology (DoIT) entered into a Memorandum of Understanding (MOU) with WiredScore to ensure future residential and commercial developments strive to serve the broadband needs of Boston's residents and businesses. The MOU will add the Broadband Ready Building Questionnaire into Article 80.

"In order for Boston to be an innovative and equitable city for all, we must ensure that all of our residents and businesses have access to reliable, fast, and, affordable broadband service," said Mayor Walsh. "I am proud of our nation-leading work with WiredScore, which will lead to further success in creating a city committed to advancing broadband and digital equity goals."

The City of Boston is the first city to work with WiredScore to integrate the technical principles of broadband ready building design into the real estate development process. WiredScore is the company behind Wired Certification, the first and only international rating system for commercial real estate that allows businesses looking for office space to easily find best-in-class connected buildings. It also empowers landlords to promote their buildings' internet connectivity and infrastructure to prospective tenants. Internet connectivity is rapidly becoming one of the most important utilities to business tenants and Wired Certification provides those tenants with crucial insight into connectivity as their requirements become more complex. Designing to Wired Certification

standards ensures a new or re-developed building is tech-forward and ready for the next generation of business tenants.

Workforce Development Funding for Roxbury Organizations

In September, Mayor Walsh and Director Golden presented \$400,000 in community benefits for 12 organizations that serve the residents of Roxbury. The community benefits were facilitated by the BPDA as part of the Article 80 approval process for the Melnea Hotel and Residences project, located on the corner of Melnea Cass Boulevard and Washington Street in Roxbury.

"Development has the ability to empower our communities and make neighborhoods thriving places for people to live, work and connect," said Mayor Walsh. "Over the past several years, we have improved how we distribute community benefits in order to ensure that this funding can directly impact the lives of our residents. I am pleased to be able to award \$400,000 to these twelve deserving organizations and I look forward to continuing to build on our mission to use development as a tool to lift up our neighborhoods."

"I would like to thank the Boston Planning & Development Agency for their commitment to supporting youth and families living in the Roxbury neighborhood," said Alexandra Oliver-Davila, Executive Director of Sociedad Latina. "With this award, 500 youth from Sociedad Latina will be connected to robust work readiness training, academic support, and internships throughout the city. It is essential that young people in Roxbury are given early work experiences and career opportunities to better prepare them for a successful future."

Allston-Brighton

As part of the approval of the WGBH facility at 1 Guest Street, WGBH contributed funds to be used by organizations providing services to residents in the Allston-Brighton community. \$60,000 was disbursed to seven organizations as part of the community benefits application process.

Longwood Medical Area and Mission Hill

As part of the approval of the Longwood Center Project in the Longwood Medical and Academic Area, the developer contributed funds to the BPDA to be used by organizations providing services in Longwood Medical Area and/or neighborhoods adjacent to the project. \$75,000 was disbursed to six organizations as part of the community benefits application process.

BPDA Receives Recognition for Accessibility

On July 25, 2017, the City of Boston recognized the passage of the Americans with Disabilities Act of 1990 (ADA) with a free event held on City Hall Plaza celebrating members of the disabled community in Boston. At the event, the BPDA, along with the Disability Housing Task Force (DHTF), was honored with a Mayoral proclamation that declared July 25 as BPDA & DHTF Accessibility Day.

The BPDA has taken several steps in past years to improve accessibility in Boston, including:

- Working with the Boston Transportation Department to implement the “Complete Streets” program, which creates a more accessible and friendly streetscape.

- Updated the Accessibility Guidelines and Accessibility Checklist, which have allowed the BPDA to examine the accessibility of new development projects undergoing review to encourage designs that exceed the minimum accessibility standards required by law.
- Strengthening relations between the BPDA’s Housing Compliance unit and the Disability Commission staff to identify places where more flexibility is needed on asset and income certification policies.
- Connecting the Disability Commission and Housing Compliance staff to review disability preference documentation, to ensure that the ADA units are paired with people who require units with accessibility features.

Performing Arts Facilities Assessment

In July, Mayor Walsh and the BPDA released a draft Performing Arts Facilities Assessment that aims to understand the current and anticipated venue challenges of local performing arts organizations in Boston. The BPDA commissioned the assessment in response to a strategy in the City’s Boston Creates plan, which states that the City of Boston must support the availability, affordability and sustainability of cultural spaces and facilities for arts and cultural organizations of all sizes. TDC, a nonprofit management consulting and research firm, was engaged to conduct the study in partnership with the BPDA and the Mayor’s Office.

“In Boston it’s our goal to harness our City’s innovation and creativity to build a better, healthier and more thriving City that continues to lift up all our residents,” said Mayor Walsh. “Through this assessment, we have collaborated with residents and stakeholders throughout Boston and the entire region to pinpoint what resources exist, and what resources are needed to support artists. I look forward to continued feedback from our residents as we work to finalize this assessment and determine next steps.”

Researchers spoke to individuals from across the arts and related fields, including leaders of large producing organizations, artists creating one-person shows, managers of venues for global corporations, volunteers at community centers, and those who support the sector through advocacy, providing services, philanthropy, and setting policy. The assessment revealed the following conclusions:

1. There is excess supply. Certain types and sizes of performing arts spaces have availability for rehearsals and/or performances.
2. There is unmet demand. Many artists and arts organizations are searching for additional or different rehearsal and/or performance spaces. The need for rehearsal space is particularly high.
3. Excess supply and unmet demand do not align due to issues of appropriateness, price, and location of available spaces.
4. Because users cannot pay the full operating or capital costs of facilities, the market requires subsidy to adequately support facilities. Economic realities for both space users and space providers prevent them

from finding a pricing “sweet spot” absent significant and ongoing additional support to run, maintain, and update facilities.

The assessment identifies potential solutions that would require a new approach to how facilities are financially supported, operated, and managed in Boston and the creation of new tools for:

- Enhancing partnerships between developers, the City, and the local arts community.
- Stimulating new sources of funding in the philanthropic community.
- Developing funding mechanisms that provide ongoing support to increase access to spaces and ensure they are adequately maintained.
- Ensuring that any new spaces are operated effectively with incentive structures that elevate the needs of the local performing arts community.

Engaging the Community

In 2017, community planning efforts on the Washington Street corridor in Jamaica Plain and Roxbury, Dorchester Avenue in South Boston, Glover's Corner in Dorchester and Dudley Square in Roxbury moved forward, focusing on future growth that enhances the quality of life in a community.

PLAN: JP/Rox

In February, PLAN: JP/Rox guidelines were approved by the BPDA Board of Directors. The guidelines create a plan to double the existing affordable housing stock in the study area, meaning 40 percent of future development is slated to be affordable. PLAN: JP/Rox included 40 community meetings, 10 workshops, 13 Advisory Group meetings, and collaboration from a wide range of city departments.

PLAN: JP/Rox was launched in July 2015 in response to calls from the community to study the area covering Forest Hills, Egleston Square and Jackson Square, generally bounded by Washington Street, Columbus Avenue and Amory Street - an area approximately 250 acres in size with over 6,000 residents. With transportation access, parks, a diverse population and culture, the JP/Rox corridor is an attractive place to live and is experiencing significant market pressure for development.

The guidelines lay out a set of strategies to prevent displacement and promote affordable housing, including increased assistance through the City's newly created Office of Housing Stability, and expanded protections for tenants facing evictions. PLAN: JP/Rox will protect existing businesses and create opportunities for new ones, create guidelines for urban design, and provide suggestions for improvements to transportation, connections, open space, sustainability, and the public realm for the Washington Street and Columbus Avenue corridors.

Nearly 20 percent of Boston's housing stock is deed-restricted affordable housing (30 percent for the study area), which is among the highest shares in the nation. The guidelines approved represent one of the most progressive planning documents in the country.

PLAN: Glover's Corner

PLAN: Glover's Corner launched in early 2017 with a Question Campaign that allowed residents and other stakeholders to submit questions for planners as they prepared for the public workshops and meetings. PLAN: Glover's Corner is a comprehensive planning effort in partnership with the community, and will explore opportunities around Freeport Street and Dorchester Avenue near the Savin Hill Red Line station, through the three lenses of "preserve, enhance, and grow." Community discussions will focus on guidelines for future development and open space, as well as strategies to enhance existing businesses and residential communities.

PLAN: Dudley Square

At the heart of the city and home to the region's busiest bus station, Dudley Square is a prime corridor for job creation, commerce, and transit-oriented development. PLAN: Dudley Square moved forward in 2017, revisiting the visions presented in both the Roxbury Strategic Master Plan and Dudley Vision. Using these past plans as a framework, PLAN: Dudley Square is offering the City and Roxbury community the opportunity to think strategically about the types of uses, public realm, and scale of development that are best suited for the future of the area.

This planning effort is creating a roadmap for a comprehensive development opportunity plan and streamlined implementation plan for publicly-owned (City/BPDA/State) and vacant privately-owned parcels.

Through open dialogue and community involvement, this study is being used to develop an implementation plan to mobilize development on publicly-owned parcels, which will continue to move through the public process in 2018.

Imagine Boston 2030

In August, the BPDA Board adopted Imagine Boston 2030, the first citywide plan in over 50 years. Imagine Boston 2030, which launched in fall of 2015 and has been shaped by the input of over 15,000 residents of Boston, is a comprehensive vision to boost quality of life, equity and resilience in every neighborhood across the city. Mayor Walsh officially unveiled the plan on July 11 in Upham's Corner. The plan outlines how Boston is experiencing an economic and population boom, and, while that growth presents challenges, it also presents an opportunity to provide additional pathways for economic mobility and avenues to improve quality of life throughout the City, while boosting affordability and resiliency. It identifies major initiatives to expand opportunity for all Bostonians, support a vibrant economy, enhance quality of life, and prepare for climate change.

Model Room Opened for Public Tours

This year, the BPDA launched public tours of the agency's Model Room for individuals and academic and professional and groups. The BPDA's Model Room houses a 1:40 inch scale, physical, basswood model of Boston's downtown and portions of Beacon Hill, the

North End, Charlestown, Back Bay and the South Boston Waterfront. The model allows the City's urban design and planning staff to study planning and development options within this area. The model was originally built in the 1980's and is kept current by BPDA staff.



BPDA and the Boston Society of Architects/AIA Bootcamp: Getting to Know the Boston Planning & Development Agency

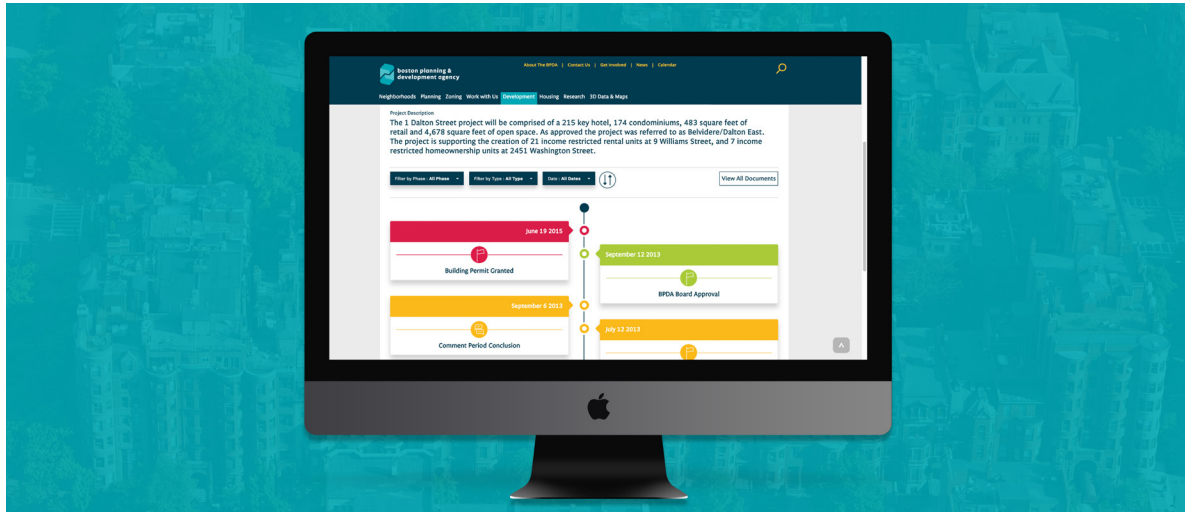
On October 2, the BPDA and the Boston Society of Architects/AIA (BSA) hosted an event to help familiarize residents, architects, developers and other stakeholders with Boston's development review process. BPDA presenters for the event included Jonathan Greeley, Director of Development Review; Raul Duverge, Project Manager; and Corey Zehngelot, Senior Urban Designer and Architect.

A panel of external professionals representing a cross-section of disciplines we work with, moderated by Matt Kiefer from Goulston & Storrs, also shared their experiences with and knowledge about the BPDA development and urban design review processes.

Panelists included: Haril Pandya, Partner, CBT Architects; Kathy MacNeil, developer, Millennium Partners; Peter Spellios, developer, Transom; and Kaki, Martin, a landscape architect from the Klopfer Martin Design Group. Over 125 people were in attendance.

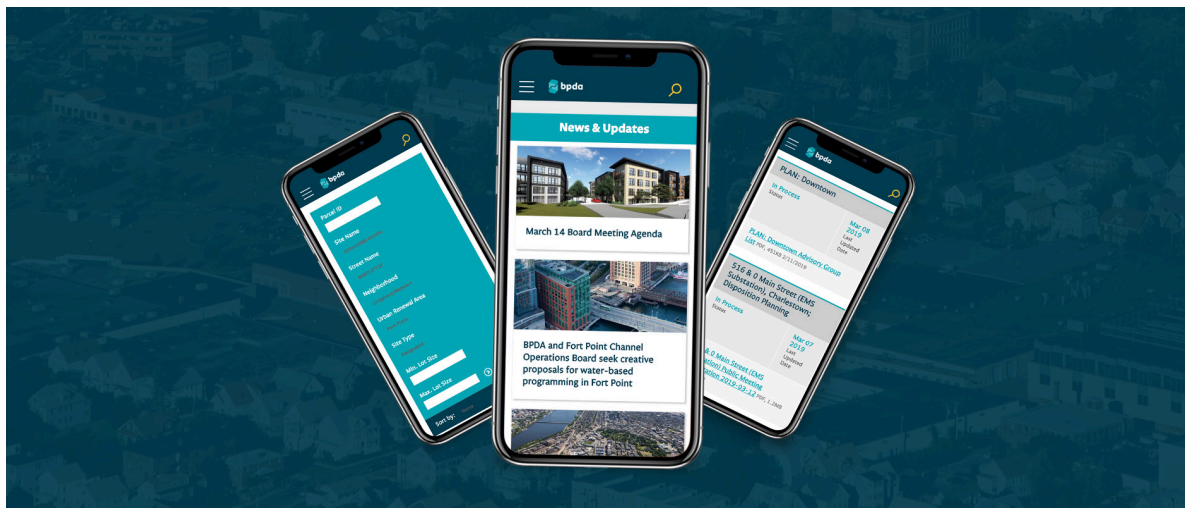
Increasing Transparency and Efficiency

Project Timelines



As part of the BPDA's ongoing efforts to increase transparency and internal efficiency, this fall the BPDA announced new project timeline pages on the agency's website that will allow members of the public to more easily follow a project's development review process, along with the launch of a new Developer Portal which will allow developers to electronically submit all project data and documents.

Mobile-Friendly Website



In May, BPDA launched a new responsive, mobile-friendly external website. All content of the website remains the same, however, some design and layout improvements have been implemented to make the website easier to view and navigate on phones, tablets, and other devices.

First ever IDP Report

In August, Mayor Walsh joined the BPDA to release the City of Boston's first ever report on the Inclusionary Development Policy (IDP), the City's program to leverage private development to preserve access to affordable housing opportunities in all of Boston's neighborhoods.

The BPDA is committed to continuing to use IDP to leverage Boston's strong private development market to benefit residents in all neighborhoods. The report outlines next steps, including: (1) working with the Boston City Council and state legislature to incorporate inclusionary development in the Boston Zoning Code, (2) implementing density bonus guidelines that have been established with the community through PLAN: South Boston/Dorchester Ave and PLAN: JP/Rox, and (3) working across agencies to improve public awareness of income restricted housing opportunities.

The report outlined how since 2000, 1,737 on-site and off-site units, otherwise known as "IDP Units," have been created by the IDP, of which 229 (13 percent of the total) were completed during 2016. Through 2016, developers have made \$97 million in IDP contributions, which has supported the completion of 1,070 income restricted/affordable housing units throughout the city. An additional 183 units have been permitted or are under construction today.

In the six years prior to the creation of IDP, while 35 percent of all new units created citywide were in central Boston, only 21 percent of income restricted units created were in the central Boston neighborhoods. Over the last 3 years, we have created income restricted housing in downtown neighborhoods at the same rate as market rate housing. This outcome represents an important achievement in ongoing efforts to create income restricted/affordable housing in every neighborhood in the city, and to make sure that low-, moderate-, and middle-income households can live in neighborhoods close to transportation, services, and jobs.

Article 80 Open Houses

Over the past year, Director Golden and BPDA staff hosted open houses in Allston-Brighton and Charlestown to provide an overview of the Article 80 process and an update on development projects and planning initiatives in the community. Hundreds of residents attended the open houses to learn more about proposed projects in the neighborhoods. The BPDA will host open houses in additional communities in 2018.

2017 Development Projects Highlights

264 Huntington Avenue approval allows Huntington Theatre Company to continue operations, creates 426 residential units

Live: 55 on-site affordable units

Work: 350 construction jobs, 40 permanent jobs

Connect: 890 seat theatre, additional cultural space

The approval of 264 Huntington Avenue allows the mixed-use proposal to move forward, including the renovation of the existing Huntington Theatre Company. In addition to the cultural space for use by the Huntington Theatre Company, the project will create 426 residential units, 7,500 square feet of retail/restaurant/services space on the first two levels, and approximately 114 parking spaces in an underground garage. The project will replace the existing annex building behind the Huntington Theatre with a 37,000 square-foot, five story building with two stories below grade to house rehearsal space, production shops, dressing rooms and a green room, and loading area and associated support space for the Huntington Theatre Company.

The project will include 55 onsite Inclusionary Development Policy (IDP) units in addition to a \$144,400 contribution to the IDP fund. \$50,000 will be donated to the Parks and Recreation Department to support local parks, in addition to sidewalk and public realm improvements.

Seaport Square to transform South Boston Waterfront, bringing housing, office space, performing arts facilities and public open space

Live: 700 housing units, 1.5 acre community park, 85 on-site affordable homes, three civic spaces, three performing arts venues, \$7.5 million arts endowment, \$1 million for Martin's Park, two playgrounds

Work: 9,000 permanent jobs; over 100 shops, cafes, and restaurants; innovation office spaces, 10-year extension of District Hall

Connect: \$25 million in transportation improvements, one and a half miles of bicycle infrastructure, LEED Gold Neighborhood, five GoBoston 2030 mobility hubs, \$2 million for Northern Avenue bridge, \$2.5 million for MBTA operating subsidy

Project Size: 1,486,910 square feet

The Seaport Square Notice of Project Change (NPC) will continue the transformation of the South Boston Waterfront, bringing 700 housing units, 9,000 permanent jobs, an increase in open public space and a renewed commitment to cultural and civic spaces. All affordable residential units will be located on the project site.

Originally approved in 2010, the NPC increases overall project-wide pedestrian open space by 20 percent over previous project approvals, creating nearly 7.5 acres of pedestrian open space within the 23-acre project site. The project will invest over \$25 million in public infrastructure upgrades including a new Silver Line headhouse, 1.5 miles of protected bicycle lanes and cycle tracks, reconstruction of Seaport Boulevard, and numerous other roadway and public realm improvements.

The project responds to the need for performing arts facilities in Boston, and will create the Seaport Performing Arts Center (SeaPAC) comprised of a flexible 500-seat performing arts venue and a 100-seat venue, as well as a 150-seat Fort Point Community Theater (FPCT) that can be used by smaller local performing arts organizations for performances of many types. In addition, a \$7.5M endowment will be created to provide operating support for the project's 750-seat performing arts venues and over 12,000 square feet of new civic spaces.

The approval expands the neighborhood park space on the "L-Blocks" to 1.5 acres – 20 percent larger than previous project approvals required – and eliminates a vehicular street running through the park originally proposed in 2008. This new Harbor Square park will provide a signature open space serving area residents and will be designed by world-renowned landscape architect James Corner Field Operations. Seaport Common will be expanded to almost 1 acre – larger than required by previous project approvals – to create a signature park leading to the water.

\$2.5 million will be provided as an operating subsidy for water transportation service or improved Silver Line service to waterfront ease traffic congestion. \$400,000 will be dedicated for studies and design of additional transportation improvements in the South Boston Waterfront District.

Recognizing the importance of climate change adaptability and resiliency, many of the future Seaport Square buildings, as well as Harbor Square park, will be constructed with ground floors almost three feet above the 500-year flood elevation.

159-201 Washington Street in Brighton to bring hundreds of residential units, restore St. Gabriel's Monastery

Live: 98 affordable housing units, homeownership and rental opportunities, over seven acres of open space

Work: 300 construction jobs

Connect: 652 bike storage units, Allston Brighton shuttle subsidy, LEED Silver Certified

Project Size: 583,025 square feet

159 - 201 Washington Street is located in an approximately 11.6-acre lot in the Brighton, directly adjacent to the St. Elizabeth's Medical Center above Washington Street. The project will build four new residential buildings and will restore the abandoned St. Gabriel's Monastery, a Boston Landmark Building in significant need of repair, and the adjacent Church, retain the property of the existing Shrine of Our Lady of Fatima, and renovate the vacant house at 201 Washington Street. The project will enhance the Monastery Path and other improvements within Fidelis Way Park and enhance and maintain public access to the approximately 3-acre Olmsted Brothers-designed landscaped area along Washington Street.

In total, the project will include up to 600,000 square feet of gross floor area, approximately 660 residential units, and approximately 510 parking spaces. Approximately 25 units will be provided in the restored St. Gabriel's Monastery. Of the approximately 105 condominium units, several may be located within the renovated and expanded Pierce House at 201 Washington Street. The project will incorporate a variety of supporting amenity spaces, including a fitness center, common lounges, kitchens, game rooms, a café, an outdoor pool, outdoor grills, a business

center, co-working space, function space, and a generous amount of landscaped areas.

In addition to 85 new onsite affordable rental and condominium units, the project will create an additional 13 new onsite workforce housing rental and condominium units to be made available to persons earning less than or equal to 150 percent of Area Median Income (AMI).

The project will promote access to the local community by providing a 1,000 square foot, publicly-accessible art gallery, a 1,200 square foot multipurpose function room within St. Gabriel's Church that will be accessible for public events, transform a surface parking lot into an extensively landscaped, visually engaging development; create approximately 7.3 acres of open space, representing more than 60 percent of the project site and maintain public access to the existing wooded open space along Washington Street, protecting the area from future development.

Back Bay/South End Gateway project approval to generate new housing, \$69m in transportation renovations for Back Bay Station and surrounding area

Live: 600 market rate units, 90 affordable off-site units, \$3 million payment for affordable homeownership, \$4.6 million Development Impact Project (DIP) payment

Work: 3,200 new permanent jobs; 2,500 construction jobs, new workplace and retail opportunities

Connect: \$69 million in transportation renovation and expansion at Back Bay Station, \$3M historic renovation fund, 11K square feet of public plaza, two new Hubway stations, 70 short- and 480 long-term bicycle parking spaces, signalization and other roadway improvements

Project Size: 1,371,480 square feet

The Back Bay/South End Gateway, a mixed-use, transit-oriented redevelopment, will revitalize an underutilized urban site and transform the adjacent public realm, and integrate and connect the surrounding Back Bay, South End, and Bay Village historic neighborhoods. The project consists of a new office building with ground floor retail, two new residential buildings, retail expansion of the existing Back Bay Station building, and the partial redevelopment of the existing 165 Dartmouth Street Garage. The project will invest \$69 million in the renovation of Back Bay Station.

The developer currently occupies and utilizes a majority of the site pursuant to a MassDOT lease, which authorizes future air rights

development and subdivides the site into four Air Rights Development Parcels:

- Garage West Parcel, located at the corner of Dartmouth and Stuart Streets, includes construction of a new 26-story building of up to 668,470 square feet, containing a new entrance and pedestrian connection to the MBTA station from Stuart Street. It will contain up to 582,500 square feet of commercial office space, up to 23,700 square feet of ground floor retail or restaurant space fronting on Dartmouth and Stuart Streets, and the reconstruction of approximately 207,700 gross square feet of the Existing Garage to be architecturally screened from Dartmouth and Stuart Streets.

- Garage East Parcel, located on Clarendon Street, will construct a new 28-story residential building of up to 244,310 square feet, and will contain up to 240 residential units and up to approximately 222,100 square feet along the eastern end of the Garage.
- Station East Parcel, located on the existing bus drop-off along Clarendon Street, involves the relocation of the bus terminal and the removal of the existing MBTA ventilation tower, subject to MBTA approval, in order to construct a new 35-story residential building of up to 425,700 square feet, proposed to contain up to 360 units and 5,100 square feet of ground and second floor retail space.
- Station West Parcel, located on Dartmouth Street above the existing Station Concourse, involves the vertical expansion of the Station, creating up to approximately 33,000 square feet of additional retail opportunities to serve both transit customers and the adjacent neighborhoods.

The project will contribute approximately \$4,625,000 in housing linkage and \$925,000 in jobs linkage payments, as well as \$3 million to assist with the ongoing historic preservation needs of the surrounding area.

Mixed-use residential and commercial development to come to Mattapan with 1199-1203 Blue Hill Avenue approval

Live: 21 homeownership units, three affordable housing units

Work: 55 restaurant seats, new retail/restaurant space, \$12 million in investments

Connect: Storage space for 25 bicycles, 22 off-street parking spaces

Project Size: 41,516 square feet

The 1199-1203 Blue Hill Avenue approval will bring a mixed-use residential and commercial development to Mattapan. The proposed project will include a new four-story building with 21 homeownership units, 3,000 square feet of retail space, 2,800 square feet of restaurant space, 22 underground garage parking spaces and covered storage for 25 bicycles within the underground parking garage. The preliminary unit breakdown is three one-bedroom units and 18 two-bedroom units, three of these total units will be IDP. In addition, the developer will make a \$5,000 contribution to the City of Boston's Parks and Recreation Department Fund for Parks.

New England Heritage Homes affordable homeownership project bringing 16 units to Codman Square

Live: 16 affordable, mixed-income, fee-simple single family housing units

Work: A quarter mile from the Talbot Ave. station along the Fairmount Line

Connect: Located within the Dorchester Eco-Innovation District

Project Size: 26,763 square feet

The New England Heritage Homes (NEHH) project is an affordable homeownership project consisting of 16 mixed-income units on an existing group of seven parcels of land. The parcels are located near the intersection of New England Avenue, Mallard Avenue, Colonial Avenue, and Southern Avenue in the Talbot Norfolk Triangle neighborhood of Codman Square in Dorchester. Of the seven existing parcels, two are City-owned vacant lots located within Dorchester's Eco-Innovation District (EID).

This project will create new affordable opportunities for moderate income homebuyers in the Codman Square Neighborhood

Development Corporation's (CSNDC) service area. Developed by Codman Community Development, Inc. (a subsidiary of CSNDC), the NEHH project is part of a larger effort of the Fairmount Indigo CDC Collaborative, in which CSNDC, Dorchester Bay EDC (DBEDC), and Southwest Boston CDC (SWBCDC) have targeted development opportunities near existing and planned stops on the MBTA Fairmount commuter rail line.

Roxbury's 13 Shetland Street approval to generate 57 rental units

Live: 57 housing units, 50 market rate, seven affordable units, seven units with accessibility design features

Work: 60 construction jobs, \$11 million in investments, \$46,000 in capital improvements

Connect: Clifford Park improvements, open space courtyard, enclosed bicycle storage

Project Size: 49,693 square feet

The 13 Shetland Street project will bring a four-story, residential development to Roxbury. The project will include 57 rental units, made up of seven IDP units. There will be a 27 studio units, 18 one-bedroom units, and 12 two-bedroom units. The proposal also includes seven units built either handicapped-accessible or with hearing impaired design features. In addition, the development will have garage parking for up to 52 spaces with vehicular access via Shetland Street. Bicycle storage and a trash/recycling room will be located within the ground-level of the building.

This project will also provide many community benefits for the Roxbury neighborhood and the City of Boston. A total of \$46,000 is allotted

toward making capital improvements at Clifford Park located at 171 Norfolk Avenue in Roxbury, which is one block north of the project. The capital improvements will be completed in coordination with the Boston Parks and Recreation Department.

Office, research and development space at 105 West First Street to include pedestrian connector for public access

Live: 250,000 square feet of office space, public pedestrian connection and art gallery, new retail space

Work: 900 permanent jobs, 100 construction jobs

Connect: Storage for 140 bikes, public convener space

Project Size: 42,219 square-foot lot

The project will convert a warehouse and office building and related parking areas into a new seven store building with approximately 250,000 square feet of gross floor area for primarily office and research and development uses. The new building will have entrances on both West First Street and West Second Street, and will include a two story enclosed pedestrian connector to allow public access to A Street Park and the Channel Center Garage.

The project will activate the pedestrian realm with 1,600 square feet of ground floor space on West First Street for retail, restaurant or café use, approximately 2,400 square feet of convener space, approximately 10,000 square feet of innovation space, such as shared work space, and approximately 3,000 square feet of tenant amenity space.

Additional community benefits associated with this project include the widening of sidewalks on

both West Second Street and West First Street to allow for a better pedestrian experience, the addition of street trees, street lights, new sidewalks and curbs, and crosswalk intersection striping. The construction of the new building will also result in the elimination of an existing building and chain link fence.

2451 Washington Street project to provide quality homeownership opportunities to the Roxbury community

Live: Six affordable housing units, homeownership opportunities in the Dudley Square area

Work: 25 construction jobs, \$9 million investment

Connect: Quarter mile to Dudley Station, LEED Silver certifiable

Project Size: 22,630 square feet

The 2451 Washington Street project site abuts a four story subsidized multifamily housing that MPDC co-owns. As proposed, the project includes the construction of a four story building that will contain 16 units, 14 off-street covered parking spaces, two off-street open parking spaces, and a loading space. In terms of community benefits, the project will:

- Provide quality homeownership opportunities to the Roxbury community across a diverse demographic,
- Provide quality urban design at a prominent location,
- Place a prominent vacant lot into productive, active residential use,
- Promote Transit Oriented Development including car-free transit options for residents, as the project is near the Dudley Station Bus Terminal and MBTA Orange Line.

125 Sumner Street to revitalize East Boston BHA housing, include addition of mixed-income housing

Live: 36 affordable units, 1,000 square feet of community gathering space, outdoor community garden

Work: 3,400 square feet of retail space, 233 construction jobs, \$29 million investment

Connect: 50 bike storage spaces, LEED Silver certifiable, new physical and visual connection to the Harborwalk

Project Size: 60,670 square feet

125 Sumner Street project will be situated on two parcels of land located in and around 125 Sumner Street in the East Boston neighborhood of Boston. The two parcels of land collectively make up about 46,330 square feet and are currently occupied by four two-story residential buildings containing 20 affordable housing units, owned and operated by the Boston Housing Authority (BHA) as the Clippership Apartments.

The 125 Sumner Street project will replace the existing buildings with two three-story residential buildings containing 52 mixed-income residential units, commercial/retail space, a community gathering room, and approximately 17 off-street parking spaces. In total, both buildings will consist of approximately 60,670 gross square feet:

- Building 1 will contain 22 residential rental units, of which 20 will be direct BHA replacement units. These 22 residential rental units will consist of one one-bedroom unit, six two-bedroom units, 10 three-bedroom units, and five four-bedroom units. The same building will also offer approximately 3,400 square feet of commercial/retail space along Sumner Street, a 1,040 square foot

community gathering room, a community patio, and publicly accessible secured storage for approximately 50 bicycles.

- Building 2 will contain 30 mixed-income residential homeownership units. The 30 residential homeownership units in Building 2 are anticipated to include six studio units, nine one-bedroom units, 12 two-bedroom units, and three three-bedroom units.

1457 Tremont to bring energy efficient residential building to Mission Hill

Live: Three green certifications, including: PassiveHaus, WELL, and LEED

Work: 26 construction jobs, new ground-floor retail spaces, Knights of Columbus community space

Connect: 500 feet to the Roxbury Crossing MBTA station, two resident-shared smart cars

Project Size: 36,444 square feet

The proposed 1457 Tremont project will be located on the corner of Tremont Street and Faxon Street and incorporates two parcels for a total lot size of 7,333 square feet. Currently, the front parcel contains an existing one-story building, home to the Roxbury Council Knights of Columbus, and the rear parcel is a vacant fenced in lot.

This project approval will yield a five-story, mixed-use building with 40 rental units, 5 IDP units, over 3,310 square feet of ground-floor commercial space, a 1,358 square-foot community space and private club space for the Knights of Columbus, and four parking spaces. As proposed, it is anticipated that the project will achieve PassiveHaus and LEED certifications, which strive to reach the highest level of energy efficiency and air-tightness of building envelope.

The project will also seek certification from the International WELL Building Institute as part of their residential pilot program targeting occupant health and well-being.

The Residences at Walk Hill to bring residential, restaurant and retail floral businesses to Roslindale

Live: 12 on-site affordable units, \$410K contribution towards affordable homeownership units in the area

Work: 89 construction jobs

Connect: Shuttle from the project site to the Forest Hills MBTA station, \$50K contribution towards traffic calming, on-site bike storage and re-stripping of bike lanes

Project Size: 87,631 square feet

The 289 Walk Hill Street project site is located at the corner of Walk Hill Street and Canterbury Street in Roslindale. The site is made up of four individual properties currently improved with retail floral businesses, a restaurant, and a residential structure.

The Residences at Walk Hill, LLC will consist of a 118,815 gross square foot, three and four story, 106 rental unit building with 126 parking spaces. The total development cost of the Proposed Project will be approximately \$32 million, including approximately \$7 million for land acquisition.

After working closely with the community, the proposed project original square footage, number of units, and height were decreased, and the setback along Walk Hill was increased.

Twelve units on-site will be affordable to households earning not more than 70 percent of the Area Median Income (AMI). In addition,

the Proponent will contribute to the Inclusionary Development Policy (IDP) Special Revenue Fund for 2.05 units, or \$410,000.

Public benefits from the project include, a shuttle from the Project Site to the Forest Hills MBTA Station, public way improvements along Walk Hill Street, signal timing adjustments on American Legion Highway intersections, beautifying the adjacent brook; and on-site bike storage and re-striping of the bicycle lanes on Walk Hill. A contribution of \$50,000 to be used towards local Neighborhood Slow Streets or other street safety and calming measures, due in full within 30 days after the Proponent received a final Certificate of Occupancy from the Inspectional Services Department.

The Residences at Forest Hills to include 20 percent affordable units

Live: 200 market rate units, 50 affordable units, including one certified artist unit

Work: 209 construction jobs, new retail jobs, seven full-time property management jobs

Connect: Bike storage, short-term outdoor bike racks, complimentary bikes for tenants, electric vehicle charging stations, zipcar, 38,000 square feet of open space

The transit-oriented mixed-use commercial and residential development in Jamaica Plain will create 200 market rate residential units, 50 income restricted units, 4,070 square feet of street front retail and restaurant space, 146 parking spaces and 250 bicycle parking spaces. The project will enhance pedestrian access and bicycle connectivity by improving pathways and providing easy access to the popular bicycle commuting route of Southwest Corridor Park. With 20 percent of units affordable, the

development exceeds the City's 13 percent Inclusionary Development Policy (IDP) requirement. The units will be available to a range of different income levels: eight units will be made affordable to households earning not more than 50% of the Area Median Income (AMI), 37 units will be made affordable to households earning not more than 70% of AMI, and five units will be made affordable to households earning not more than 100% of AMI.

Summary of BPDA approvals, 2014 - 2017

Approved	Built
Total Square Feet	Total Square Feet
44.40 million ft ²	30.93 million ft ²
Cost of Development	Cost of Development
\$20.1 billion	\$11 Billion
Residential Units	Residential Units
24,497	15,707
Affordable Units	Affordable Units
4,017	3,972

