

MEMORANDUM

SEPTEMBER 26, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: ECONOMY PLUMBING WAREHOUSE ADDITION AT 875 MORTON
STREET, MATTAPAN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d), Large Project Review of the Boston Zoning Code (“Code”) for the Economy Plumbing Warehouse Addition Project, located at 875 Morton Street in Mattapan (the “Proposed Project”); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review processes for the Proposed Project; and (3) execute and deliver a Cooperation Agreement and a Boston Residents Construction Employment Plan, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with Article 80B review of the Proposed Project.

PROJECT SITE

The Proposed Project site is located to the south and adjacent to the current Economy Plaza location at 875 Morton Street in the Mattapan neighborhood of Boston (“Project Site”). The parcel is rectangular in shape and consists of approximately 2.8 acres of land. The Project Site is bounded by residential properties to the south and east, an MBTA commuter rail line station to the west, and Economy Plaza to the north. The Morton Village residential apartment complex abuts the Project Site to the south.

DEVELOPMENT TEAM

The development team consists of Claudio Poles, President, of the Economy Plumbing and Heating Supply Company (“EPHSC”), (the “Developer”); Robert Kelliher, General Manager, of Thermo-Mechanical Systems Corporation, Inc. as the project manager; Andrew Digiammo, AIA, of Compass Group Architects as project architect; Farooq Siddique, PE, LSP - Principal, of FS Engineers. Inc., as project environmental and permitting consultant; John C. Cavanaro P.E. Principal of Cavanaro Consulting as project civil engineer; Abdelmadjid Lahlaf, P.E. Principal of Lahlaf Geotechnical Consulting, Inc. as geotechnical consultant; Laurence Roy, Principal of LVR Corporation as fire protection consultant; George Collins, Principal of Boston Survey, Inc., as site surveyor; and Stuart Schrier, Esq. as legal counsel.

ARTICLE 80 REVIEW

On January 17, 2013, the Proponent filed a Letter of Intent in accordance with the BRA’s policy regarding Provision of Mitigation by Development Projects in Boston.

On April 3, 2013, letters soliciting nominations to the IAG for the proposed project were delivered to the City councilor Charles Yancey at that time State Representative and now Senator Linda Dorcea Forry. Additional letters recommendations were delivered to the Mayor’s Office of Neighborhood Services and the City Councilors at large.

On July 31, 2013, the Proponent filed a Project Notification Form with the BRA pursuant to Article 80B of the Boston Zoning Code (“Code”). Notice of receipt by the BRA of the PNF was published in the *Boston Herald* on July 31, 2013, initiating the public comment period with a closing date within 30 days of the published advertisement in the *Boston Herald*.

The PNF notice and the PNF were sent to the City’s public agencies by the BRA pursuant to Section 80A-2 of the Code. Pursuant to Section 80B-5.3(c) of the Code, a scoping session was held on September 4, 2013 with the city’s public agencies at which the Proposed Project was reviewed and discussed. The BRA convened a public meeting for the community’s review and comment on August 19, 2013 at the Economy Plumbing Seminar Facility, located at 875 Morton Street in Mattapan. The public meeting was advertised in *The Boston Herald*.

Plans for the Economy Plumbing Supply warehouse expansion project have been introduced and presented to the members of the West Seldon Street and Vicinity Neighborhood Association (“WSSVNA”) at each monthly meeting starting with the January 23, 2012 meeting and through the February 2013 meeting. All details regarding the proposed use of the expanded warehouse were described, including proposed dimensions and layout of the building and planned vehicle access and egress.

In addition the proponent initiated a number of meetings with Boston Water and Sewer Commission in August 2012.

PROPOSED PROJECT

The Proposed Project will consist of a single-story steel building on slab on grade. Approximate foot print of the building is 72,632+/- square feet. The building will be fitted with vertical storage shelves. There will be a mezzanine section along the South East side of the building. The approximate height of the building is 28.0 feet from the existing grade. Programmed spaces within the building also include staff offices, equipment storage, toilets, conferences room, etc. Primary staff entrance to the warehouse will be from the 25 foot access right-of-way that connects Morton Street to Morton Village. There will be loading docks and truck access driveway along the western building wall. The proposed steel building will be internally connected by wide doorways to the south side of the existing steel building at Economy Plaza. Supplies will be brought from the proposed warehouse to the sales counter via forklift or manually.

The Developer plans to begin the renovations of the Proposed Project in November 2013 with an estimated November 2014 completion date and a total development cost of approximately \$3.0 million. The Proposed Project will create thirty (30) temporary construction jobs and forty (30) permanent full-time inside-sales personnel and support operations at the facility.

RECOMMENDATION

Approvals have been requested of the BRA pursuant to Article 80, Section 80B of the Code for the issuance of a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review processes. In accordance with Section 80B-5.3(d) of the Code, the BRA may issue a Scoping Determination Waiving Further Review if the PNF, together with any additional material and comments received by the BRA prior to the issuance of the Scoping Determination, are found to adequately describe the impact of the Proposed Project and offer appropriate mitigation of such impacts.

BRA staff believes that the PNF meets the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the BRA authorize the Director to (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code for the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6 for the Proposed Project upon successful completion of the Article 80 review processes; and (3) execute

and deliver a Cooperation Agreement and a Boston Residents Construction Employment Plan in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Economy Plumbing Warehouse Addition Project, located at 875 Morton Street in Mattapan (the “Proposed Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the “Authority”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement and a Boston Residents Construction Employment Plan, along with any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project all upon terms and conditions determined to be in the best interests of the Authority.