

MEMORANDUM

FEBRUARY 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LARRY MAMMOLI, DIRECTOR ENGINEERING AND FACILITIES
MANAGEMENT
DENNIS DAVIS, DEPUTY DIRECTOR INDUSTRIAL DEVELOPMENT
AND COMMERCIAL LEASING
MARK DONAHUE, DEPUTY DIRECTOR ASSET MANAGEMENT
FRANCIS COLLINS, PROJECT MANAGER

SUBJECT: REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE
DESIGNATION FOR 4228 WASHINGTON STREET, ROSLINDALE,
A/K/A/ MBTA ROSLINDALE SUBSTATION

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "Authority") extend the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets (the "Redeveloper") of the former Massachusetts Bay Transportation Authority ("MBTA") Substation located at 4228 Washington Street, Roslindale for an additional twelve (12) month period or until February 14, 2014.

PROPERTY DESCRIPTION

The Property is comprised of an existing building situated on 6,291 square feet of land, and is located at 4228 Washington Street on the southwest corner of Washington Street and Cummins Highway in Roslindale Square (also known as "Roslindale Village"), which was a former MBTA Substation.

ZONING

The Property is within the Community Commercial-1 Subdistrict ("CC-1"), as shown on Map 10A of the Boston Zoning Map in the Roslindale Neighborhood District and therefore, is principally governed by the provisions of Article 67 of the Boston Zoning Code ("Code"). The CC-1 Subdistrict lends itself to a diverse commercial use environment. In addition, several types of cultural and residential uses are currently permitted in the CC-1 Subdistrict.

BACKGROUND

On February 16, 2012, Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. (HBI) and Roslindale Village Main Streets (the “Redeveloper”) was granted Tentative Designation as redeveloper of the property located at 4228 Washington Street, Roslindale, also known as the MBTA Roslindale Substation (the “Property”).

PROPOSED PROJECT

Historic Boston Inc. is spearheading the redevelopment of the Property for the rehabilitation of the existing building and creation of an approximately 7,200 square foot commercial space to house a restaurant/coffee shop/fresh produce market space along with additional site improvements (the “Proposed Project”). With the help of the Roslindale Village Main Streets, the Proposed Project will not only become a destination for locals and neighboring communities but also enhance and build on the activity generated from the Roslindale farmers market.

During the rehabilitation of the Property, the Redeveloper will work closely with the general contractor to follow the Secretary of the Interior Standards for Rehabilitation. Along with an historic rehabilitation, the Redeveloper will complete the pending National Register nomination and work with the Boston Landmarks Commission and Massachusetts Historical Commission (“MHC”) to answer outstanding inquiries on this property to move its nomination forward. The Redeveloper will seek design review from MHC and will provide necessary materials to the BRA and the Boston Landmarks Commission (“BLC”). It is likely Federal and state historic tax credits will be utilized for the Proposed Project ensuring design review by state and Federal officials.

DEVELOPMENT TEAM

The development team consists of: Historic Boston Inc. (“HBI”) and Roslindale Village Main Streets (“RVMS”) as the Redeveloper; Prellwitz Chilinski Associates, Inc., as the project architect; and Klein Horning LLP and Pilgrim Title as Counsel

RECOMMENDATION

Based on the review by the Staff, it is recommended that the Authority extend the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets as the Redeveloper of the property located at 4228 Washington Street, Roslindale, for an additional twelve (12) months or until February 14, 2014.

It is further recommended that if the Final Designation has not been granted within twelve (12) months, or by February 14, 2014, the Authority automatically rescind the Tentative Designation without prejudice and without further action by the Authority's Board.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (the "Authority") extend the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets as the Redeveloper of the property located at 4228 Washington Street, also known as the former MBTA Roslindale Substation, in the Roslindale section of the City of Boston for an additional twelve (12) month period or until February 14, 2014; and

FURTHER

VOTED: That the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets, as Redeveloper of 4228 Washington Street, Roslindale, be automatically rescinded without prejudice and without further action by the Authority's Board if Final Designation has not been granted within twelve (12) months of this Tentative Designation or by February 14, 2014.