

**MEMORANDUM**

**MAY 16, 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 AMEND THE REDEVELOPERS  
TENTATIVE DESIGNATION FOR 4228 WASHINGTON STREET,  
ROSLINDALE, A/K/A/ MBTA ROSLINDALE SUBSTATION

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority amend the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets (the "Redeveloper") and add Peregrine Group LLC as a development partner for the former Massachusetts Bay Transportation Authority ("MBTA") Substation located at 4228 Washington Street, Roslindale.

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**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 (the "Property").

**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 (the "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 "RVMS") was granted Tentative Designation as Redeveloper of the Property.

In October 2012, the Redeveloper submitted plans to the BRA to add Peregrine Group LLC to be a development partner for the redevelopment of the Property. Hereafter, HBI, RVMS and Peregrine shall be referred to collectively as the Redeveloper.

Peregrine was recently selected as a development partner to enhance and revitalize the Substation building and property for re-use as a commercial restaurant and retail space. Peregrine is located in the Rumford Center, 20 Newman Avenue, Suite 1005, Rumford, Rhode Island 02916.

## **PROPOSED PROJECT**

HBI is spearheading the redevelopment of the Property for re-use as commercial restaurant and retail space. With the help of the Roslindale Village Main Streets the vision of the new commercial space is to become a lively restaurant/coffee shop/fresh produce market space that 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 a 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 this project ensuring design review by state and federal officials.

## **DEVELOPMENT TEAM**

The development team consists of: Historic Boston Inc., ("HBI") Roslindale Village Main Street ("RVMS") and Peregrine Group, LLC as the Redeveloper; Prellwitz Chilinski Associates, Inc., as the project architect; Klein Horning LLP and Pilgrim Title as Project Attorneys.

## **RECOMMENDATION**

Based on a review by the Staff, it is recommended that the Authority amend the Tentative Designation of Roslindale Substation Project Joint Venture to add Peregrine Group LLC as a development partner of the property located at 4228 Washington Street, Roslindale.

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority hereby amends the Tentative Designation of Roslindale Substation Project Joint Venture a joint venture between Historic Boston Inc., and Roslindale Village Main Streets to add Peregrine Group LLC as development partner of the Property located at 4228 Washington Street in the Roslindale section of the City of Boston; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a designation letter with the Redeveloper and any and all documents appropriate and necessary in connection with the tentative designation and in the Director's sole discretion.