

MEMORANDUM

JUNE 13, 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/URBAN DESIGNER  
RAUL DUVERGE, PROJECT ASSISTANT

**SUBJECT:** 4236 WASHINGTON ST, ROSLINDALE

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 4236 Washington Street in Roslindale (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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**PROJECT SITE**

The proposed project is located at 4236 Washington Street in the heart of Roslindale Square. The site is currently occupied by the Higgins Funeral Home and a surface parking lot. The site is bound by Washington Street to the north, between a three story commercial office building at 4238 Washington Street and the historic Substation that anchors the corner of the block at the intersection of Washington Street and Cummins Highway (the “Project Site”).

The Project Site is directly connected to vehicular, bus, and pedestrian access. There are a number of MBTA bus lines that are within a few feet of the Project Site. The Project Site is also located within walking distance of the Commuter Rail Station (Roslindale Village stop) providing direct access to both Boston and Needham.

## **PROPOSED PROJECT**

Peregrine Group LLC (the "Developer") proposes a mixed use building that includes forty-three (43) residential rental units, thirty seven (37) will be market rate and six (6) will be affordable. The project will also include approximately 800 square feet of commercial retail space that will include a property management office, Roslindale Village Main Street office and a common lobby (the "Proposed Project"). The building will be a 4-story wood-frame "L" shaped structure on top of a concrete and steel first floor separating the on grade parking from the residential use. The main entry will be off of Washington Street with additional entries on the Cummins Highway roadway and adjacent to the on grade parking area.

The exterior of the new structure will be complementary to the existing brick commercial buildings on Washington Street and the residential structures and church on the Cummins Highway. The exterior of the building will be a combination of brick, cementitious panel, composite metal panel, and aluminum. The main entry area will be emphasized with a metal structural canopy. Overall, the top of the structure will be 42 feet high from the Washington Street elevation. The Proposed Project will be approximately 42,000 square feet of new construction with 9,000 square feet of covered parking under the main structure.

As currently proposed, the forty three (43) residential units will be broken down into twelve (12) studios, twenty one (21) one bedroom units, and ten (10) two bedroom units.

The Proposed Project will include approximately 38 parking spaces, representing a 0.88 to 1 parking ratio. All parking spaces will be at grade and covered by the residential building itself and will include designated handicap parking spaces. At least 1 to 1 bicycle storage will also be provided. The covered parking area will be accessed at the rear of the site from a private way shared with the adjacent church property, with only incoming traffic being directed from this access point. Egress from the lot will be directed onto Cummins Highway.

The Developer plans to begin the construction of the Project in the first quarter of 2014. The estimated total construction cost for the Project is approximately \$11,000,000.

## **DEVELOPMENT TEAM**

The development team consists of:

Proponent: Peregrine Group LLC  
Beverly Gallo

Project Sponsors: Roslindale Village Main Street  
Steve Gag

Historic Boston Incorporated  
Kathy Kottaridis

Architect: Prellwitz Chilinski Associates  
David Chilinski

## **PUBLIC PROCESS**

On, Wednesday, January 16, 2013, the Developer filed an Application for Small Project Review with the BRA. The BRA sponsored a public meeting on January 30, 2013 at 6:30 p.m., at the Roslindale Knights of Columbus Hall, located on 4192 Washington Street. At the request of the Developer, the BRA extended the original comment period deadline from February 19, 2013 to March 1, 2013 to allow for additional comments to be submitted.

The public meeting was advertised in the *West Roxbury Bulletin* on January 24, 2013. The Developer has met with both commercial and residential abutters multiple times outside of the formal public meeting.

## **AFFORDABLE HOUSING**

The Inclusionary Development Policy requires that the developer create six (6) units of affordable housing. Six (6) units within the Proposed Project will be created as affordable housing (the "Affordable Units"). The Proposed Project is subject to the Inclusionary Development Policy, dated September 27, 2007 ("IDP"), which requires that affordable units be made affordable to households earning less than or equal to 70% of the Area Median Income ("AMI").

Six (6) of the units in the Proposed Project will be affordable to households earning up to 70% of the area median income based upon United States department of Housing and Urban Development ("HUD") guidelines.

The sizes, location and rents for the Affordable Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of Affordable Unit	Percent of Median Income	Approximate Rent
0	500 s.f.	1 <sup>st</sup> floor- Garden	70%	\$1,024
1	750 s.f.	1 <sup>st</sup> floor	70%	\$1,194
2	980 s.f.	2 <sup>nd</sup> floor	70%	\$1,365
1	781 s.f.	3 <sup>rd</sup> floor	70%	\$1,194
2	991 s.f.	3 <sup>rd</sup> floor	70%	\$1,365
1	760 s.f.	4 <sup>th</sup> floor	70%	\$1,194

Rental prices and income limits will be adjusted according to HUD at the time of the initial rental of the Affordable Units.

The Affordable Rental Housing Agreement and Restriction (“ARHA”) must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the “Plan”) along with the ARHA to the Boston Fair Housing Commission and the BRA, which shall be approved prior to the execution of the ARHA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years). The household income of any subsequent renter of the Affordable Units during this fifty (50) year period must fall within the applicable income limit for each Affordable Unit.

**PUBLIC BENEFIT**

The Proposed Project will create thirty seven (37) new rental units of market rate housing along with six (6) affordable units in a location ideal for smart growth development. With the construction of this new building, the developer will also provide sidewalk and streetscape improvements. The development of housing at this site will physically complete the urban fabric of this neighborhood, enlivening this central location 24/7 with a mix of commercial, retail and housing.

## ZONING

The Project Site is located within the Roslindale Neighborhood District, Community Commercial Sub-district 1, and Interim Planning Overlay District and Strategic Neighborhood Plan. The Project will require zoning relief with respect to F.A.R., Building Height, Conditional Use, Off Street Loading, and Off Street Parking Requirements.

## RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project at 4236 Washington Street in Roslindale (the "Project"); and (2) enter into an Affordable Rental Housing and Restriction Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 4236 Washington Street in Roslindale by Peregrine Group LLC (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of six (6) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.