

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LARA MERIDA, DEPUTY DIRECTOR FOR COMMUNITY PLANNING
DAVID CARLSON, SENIOR ARCHITECT
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 91, UNIVERSITY PLACE RESIDENCES
LOCATED AT 140-150 MOUNT VERNON STREET, DORCHESTER

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) approve the Development Plan for Planned Development Area No. 91, University Place Residences Development, Dorchester (the “PDA Plan”) pursuant to Section 80C of the Code, and the accompanying Map Amendment; (2) authorize the Director to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C of the Code; (3) authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the “Code”) for the proposed University Place Residences Project (the “Proposed Project”); (4) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 review process; (5) authorize the Director to petition the Boston Zoning Commission for the approval of the PDA Plan and the accompanying Map Amendment; and (6) authorize the Director to execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project and the PDA Plan.

PROJECT PDA SITE AND EXISTING LAYOUT

On April 5, 2013, University Place Residences, LLC (the “Proponent”), submitted the PDA Plan to the BRA to establish the zoning for the development of the University Place Residences project located at 140-150 Mount Vernon Street in the Dorchester neighborhood.

The PDA Plan site is an approximately 184,816 square foot (approximately 4.1 acres) parcel located on the Columbia Point peninsula near the shoreline of Dorchester Bay and is bounded by Mount Vernon Street and the William J. Day Boulevard Connector to the west, William J. Day Boulevard to the north, and the Bayside Expo Center to the east and south (the “PDA Site”). The PDA Site is relatively flat and consists of a surface parking lot and an existing office building. The PDA Site includes an existing office building, an existing parking lot, and the construction of the Proposed Project, a new mixed-use six-story building.

The existing office building consists of a five-story building containing up to 155,000 square feet of gross floor area. It is comprised of office uses, conference center uses, and open space, which may be reconfigured to contain up to fifteen (15) parking spaces. The existing parking lot consists of a one hundred twelve (112) space parking lot that may be restriped to include up to one hundred twenty (120) spaces and is located adjacent to William J. Day Boulevard.

PROPOSED PROJECT

On April 5, 2013, the Proponent submitted an Expanded Project Notification Form (“PNF”) to the BRA for the development of the Proposed Project.

The Proposed Project will be located along Mount Vernon Street and the William J. Day Boulevard Connector and will have a building height of up to 70 feet, contain up to 175,000 square feet of gross floor area, and have a single-level below-grade parking garage beneath the building for up to seventy-six (76) vehicles and a surface parking lot for up to seven (7) surface parking spaces, for a total of not more than eighty-three (83) parking spaces within the Proposed Project. The Proposed Project may contain up to 165,000 square feet of residential space (consisting of studio, one-bedroom and two-bedroom units), including approximately one hundred eighty-four (184) rental units of which approximately twenty-four (24) units will be affordable, as well as up to 10,000 square feet of retail space.

ARTICLE 80 REVIEW

On October 4, 2012, the Proponent filed a Letter of Intent, in accordance with the BRA’s policy on the provision of mitigation by development projects in Boston, as outlined in

Mayor Thomas M. Menino's Executive Order of October 10, 2000, as amended, for a mixed-use development containing residential and retail, together with underground parking located at 150 Mount Vernon Street in Dorchester.

On October 10, 2012, letters were delivered to City Councilors Frank Baker and Bill Linehan, State Senator Jack Hart, and State Representative Nick Collins requesting nominations for the Impact Advisory Group ("IAG") for the Proposed Project with a deadline October 17, 2012. In addition, letters were sent to the Mayor's Office of Neighborhood Services and the City Councilors-at-large, providing an opportunity for their input.

Twenty (20) individuals were appointed to the IAG and were invited to participate in the scoping session convened by the BRA. The Proponent filed a Project Notification Form ("PNF") on April 5, 2013. Notice of the receipt by the BRA of the PNF (the "Notice") was published in the Boston Herald, which initiated a 30-day public comment period, which was agreed to be extended by the Proponent, and had a closing date of May 31, 2013.

Pursuant to Section 80B-5.3 of the Code, a scoping session was held on April 23, 2013, with the City's public agencies and the IAG at which the Proposed Project was reviewed and discussed. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code. The Proponent conducted a public meeting on April 22, 2013 at BC High for the community's review and comments, to which members of the IAG were invited.

The Proponent has requested that the BRA issue a Scoping Determination waiving further review.

The Proponent seeks to achieve zoning compliance for the Proposed Project by submitting a PDA Plan pursuant to the Planned Development Area Review procedures set forth in Article 80 C of the Code. The Proponent submitted its proposed PDA Plan to the BRA on April 5, 2013, and notice of the receipt by the BRA of the PDA Plan was published in the Boston Herald. The PDA Plan sets forth the Proposed Project, the proposed location, appearance and dimensions of structures, open spaces and landscaping, proposed uses, densities, traffic circulation, parking and loading facilities, and access to public transportation and outlines the zoning requirements applicable to the Proposed Project. Attached to this Board Memorandum as Exhibit A is the proposed PDA Plan, and associated map amendment.

The Proponent made a presentation to the Boston Civic Design Commission ("BCDC") on May 7, 2013. On June 4, 2013, BCDC voted to approve the revised design for the Proposed Project.

AFFORDABLE HOUSING

The Proposed Project will comply with affordable housing requirements as described in the Mayor's Executive Order for affordable housing by making 15% of the market rate units affordable at 70% AMI. There will be approximately twenty-four (24) affordable units throughout the building.

ZONING

The Proposed Project is presently situated within the Dorchester Bay/Neponset River Waterfront sub-district of the Harborpark District and is governed by Article 42A of the Code and is designated B-1-55, Business District. It also falls within the Restricted Parking Overlay District and the Greenbelt Protection Overlay District.

Further, the Proponent has incorporated the LEED Building Rating System criteria in the design of the Proposed Project. As a result the Proposed Project has been designed to meet LEED standards and will comply with the requirements of Article 37, Green Buildings, of the Code.

COLUMBIA POINT MASTER PLAN

The Columbia Point Master Plan was approved by the BRA in June 2011 following an extensive community process focused on creating a new vision for the area. The site on which University Place Residences will be located was identified for new development in the plan and the Project will successfully advance several of the plan's key goals. The Proposed Project is located in the northern part of Columbia Point, which was identified in the plan as a "Gateway/Mixed Use District" appropriate for increased density. It is the first new development that is visualized in the Master Plan on the east side of Mount Vernon Street.

RECOMMENDATIONS

Authority staff believes that the PNF, PDA, project design changes, and accompanying mitigation commitments meet the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the Authority: (1) approve the PDA Plan pursuant to Section 80C of the Code, and the accompanying Map Amendment; (2) authorize the Director to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C of the Code; (3) authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Code for the Proposed Project; (4) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 review process; (5) authorize the

Director to petition the Boston Zoning Commission for the approval of the PDA Plan and the accompanying Map Amendment; and (6) authorize the Director to execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project and the PDA Plan.

Appropriate votes follow:

VOTED: That, in connection with the Development Plan for Planned Development Area No. 91, University Place Residences Development, 140-150 Mount Vernon Street (the "Proposed Project"), Dorchester (the "PDA Plan") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "Authority") on July 16, 2013, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in the PDA Plan, the Authority finds with respect to the PDA Plan that: (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA Plan complies with any provisions of the underlying zoning, as amended that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (c) the PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER

VOTED: That the Authority hereby approves, pursuant to Section 80C of the Boston Zoning Code (the "Code"), the PDA Plan, and the associated map amendment, in substantial accord with the PDA Plan and map amendment presented to the Authority on July 16, 2013; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Code, which (i) finds that the Expanded Project Notification Form adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further

review under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the PDA Plan and the associated map amendment, both in substantial accord as presented to the Authority on July 16, 2013; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the PDA Plan; (b) the Proposed Project is consistent with the PDA Plan; and (c) the PDA Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C of the Code; and

FURTHER

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