

MEMORANDUM

DECEMBER 5, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
CASEY HINES, PROJECT MANAGER

SUBJECT: MATCH COMMUNITY DAY CHARTER PUBLIC SCHOOL PROJECT

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Large Project Review of the Boston Zoning Code (“Zoning Code”) for the proposed Match Community Day Charter Public School Project; (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary.

PROJECT SITE

The proposed site consists of approximately 5.2 acres of land located south of the existing MBTA Fairmont Commuter Rail Line and north of the Neponset River in the Belnel Village neighborhood of Hyde Park (the “Project Site”). The site will be accessed via River Street, Old River Street, Poydras Street and Neponset Field Lane. The Project Site was formerly a commercial/light industrial site located adjacent to the predominantly residential Belnel Village neighborhood. It is currently vacant except for a small cinder-block storage structure which will be demolished in connection with the project. A portion of the Project Site was also part of the previously-approved Neponset Fields Residential Project.

PROPOSED PROJECT

The Match Charter Public School and the Match School Foundation, Inc (the “Proponent” or “Match”) is currently located across two locations. K1 through 2nd grade is located in leased space at 86 Wachusett Street and grades 3-4 are located in

shared space at 215 Forest Hills Street. Match Community Day will slowly grow from these grades to 700 students in grades K1 through 12.

Match proposes to locate the permanent home for all Match Community Grades at the terminus of Poydras Street in the Belnel Village neighborhood in Hyde Park. The new location will accommodate the full projected enrollment of 700 students and enable this diverse school to provide a more appropriate campus setting for its students with greater indoor and outdoor space and enhanced amenities, including community spaces and play areas.

In total, the proposed project will include the construction of approximately 70,000 square feet of educational, community, and administrative space in three new buildings. Classroom Building 1; Poydras Building will include 19,000 square feet, classroom 2; River Building will include 38,000 square feet, and the gymnasium will include 13,000 square feet (the “Proposed Project”).

The Match design includes two classroom buildings; the Poydras Building and the River Building, the Gymnasium, playing field, playground, and landscaped open spaces. At the entry to the campus, the Poydras Building at the Corner of Poydras Street and Neponset Field Lane includes classrooms, offices, and the commons, a double-height multi-purpose commons for dining, group meetings, and small tutoring. The large, glazed common’s windows are prominent and inviting. The long elevation of the building forms a strong street edge along Neponset Field Lane, extending from Poydras Street to the Neponset Field senior housing.

The River Building includes the extensive offices, classrooms, and a double-height commons overlooking the Neponset River and 20,000 square foot synthetic turf playing field. The playgrounds and rain gardens to filter storm-water runoff extend from the building to the 25’ setback to the riverfront. To accommodate the Match program of extensive tutoring, the two classrooms buildings feature many small meeting rooms and booths in addition to the classrooms and laboratories typical for a school program.

The gymnasium includes a regulation basketball court, team locker rooms and toilets, and storage for sports and landscape equipment.

There will be 79 off-street parking spaces dedicated to staff and visitors. Approximately 15 school busses will service the campus daily and will queue around the Poydras Building.

The Proposed Project is estimated to cost approximately \$25 million and will employ 60 full time staff on site at full enrollment.

PROJECT BENEFITS

The Proposed Project will provide the following significant community benefits to the City and Hyde Park:

- The new facilities will remediate and reuse a former industrial property in a largely residential neighborhood;
- It will provide a new public school facility for the children and families it serves in Boston and the surrounding communities;
- It will provide a space that can be used by the neighborhood for meetings and events;
- Implementation of new traffic signal at the intersection of River Street/Old River Street/Wachusett Street; providing improved safety conditions to the surrounding neighborhood;
- Construction of new sidewalk along portions of Poydras Street
- It will bring school bus marshaling and queuing off the street and onto the site.

ARTICLE 80 REVIEW

On October 15, 2012, Match filed a Letter of Intent in accordance with the Authority's policy regarding Provision of Mitigation by Development Projects in Boston.

The Developer filed a Project Notification Form ("PNF") for the Proposed Project on September 19, 2013. Notice of the receipt by the BRA of the PNF was published in the Boston Herald on September 19, 2013, which initiated a public comment period with a closing date of October 21, 2013. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on October 7, 2013 with the City's public agencies at which the Proposed Project was reviewed and discussed. Meetings with the Impact Advisory Group ("IAG"), as well as, a publicly advertised community meeting were held by the BRA on October 16, 2013 at the Residence at Neponset Field.

ZONING

According to Boston Zoning Map 12 (Hyde Park), the Project Site is located entirely within the Hyde Park Neighborhood District (the "District") of the City of Boston which is governed by Article 69 of the Boston Zoning Code (the "Zoning Code"). Within the district, the Project Site is located partially within a two-family residential sub-district (2F-5000) and partially within a multifamily residential sub-district (MFR) (the "Sub-districts"). The Project Site is located in the Neponset River Riverfront Protection Overlay District. The project will be used as a K-12 public school. Pursuant to Section 69-8 and Table A of the Zoning Code, kindergarten and elementary or secondary school uses are permitted as of right in the Sub-districts. Accessory services incidental to

educational uses (for educational institutions with more than 400 full-time students) are conditional uses within the Sub-Districts, and if the Proposed Project includes such accessory services, a conditional use permit will be required.

RECOMMENDATIONS

Approvals have been requested of the Authority 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 process. In accordance with Section 80B-5.3(d) of the Code, the Authority 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 impacts of the Proposed Project and offer appropriate mitigation of such impacts.

Authority staff believes that the PNF, 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 approve the Match Community Day Charter Public School project and 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; (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan.

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 Match Community Day Charter Public School project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Match Community Day Charter Public School 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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Match Community Day Charter Public School 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, 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 Match Community Day Charter Public School project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (the "Authority"); and