

**MEMORANDUM**

**DECEMBER 19, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** LAWRENCE MAMMOLI, DIRECTOR OF ENGINEERING AND  
FACILITIES MANAGEMENT  
MARK DONAHUE, DEPUTY DIRECTOR FOR ASSET MANAGEMENT  
MICHAEL CANNIZZO, SENIOR ARCHITECT/ URBAN DESIGNER  
MARIE MERCURIO, PLANNER  
FRANCIS COLLINS, PROJECT MANAGER

**SUBJECT:** REDEVELOPMENT OF A PORTION OF SWC-1 LOCATED AT 68 ROWE  
STREET IN ROSLINDALE FOR A LOW DENSITY DEVELOPMENT USE

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**SUMMARY:** This Memorandum requests authorization for Tentative Designation of the Toward Independent Living and Learning, Inc. ("TILL") as the redeveloper of the Boston Redevelopment Authority ("BRA") owned property SWC-1 located at 68 Rowe Street in Roslindale for a low density development use of a portion of the Parcel and the remaining site to be left as an Urban Wild.

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**BACKGROUND INFORMATION**

On October 10, 2013, the Boston Redevelopment Authority ("BRA") issued a Request For Proposals ("RFP") for a low density development use for a portion of SWC-1, located at 68 Rowe Street in the Roslindale section of the City of Boston.

Three proponents purchased the RFP and the BRA received one development proposal on November 20, 2013 deadline.

On December 10, 2013, the BRA hosted a community meeting at the Roslindale Community Center, to introduce the Till Development Team to discuss their proposal with the Roslindale community for input followed by a two-week comment period.

**PROPERTY DESCRIPTION**

Parcel SWC-1 containing approximately 117, 525 square feet of vacant land is located at 68 Rowe Street in the Roslindale section of the City of Boston. The Parcel is generally bounded by Fowle, Rowe, Palfrey Streets and an Amtrak & MBTA rail corridor.

## **ZONING**

The Parcel is zoned Two-Family ("2F") as of right, with Community Use and Open Space, as shown on Map 2A of the Boston Zoning Maps in the Roslindale District and therefore, is principally governed by the provisions of Article 67 of the Boston Zoning Code ("Code"). The maximum floor area ratio ("FAR") is .5, the maximum building height is two and one half (2 ½) stories or thirty-five (35) feet, the minimum required parking is two (2) spaces per residential unit, the minimum front yard depth must conform to the existing building alignment ; and the minimum rear yard depth ranges from 20-30 feet. (Zoning code maps can be found at <http://www.cityofboston.gov/bra/zoning.asp> ).

## **DEVELOPMENT TEAM**

Developer: Till Independent Living and Learning, Inc.  
Architect: Davis Square Architects, Inc.  
Contractor: Performance Building Company, Inc.  
Attorney: Don Weist, Brennan, Dain, Le Ray, Weist, Torpy & Garner, P.C.  
Development Consultant: Jim Gribaudo  
Management Company: Toward Independent Living and Learning, Inc.

## **PROJECT DESCRIPTION**

The project will consist of new construction of two group homes that are connected with a deck/three season porch. Each home will be approximately 2800 square feet, one story, and single family residence. Each residence will provide five bedrooms that are fully accessible. All required parking will be located on-site and appropriate screening will be accomplished by locating the parking at the rear of the property, plantings of trees/shrubs and fencing.

Adjacent to the two homes, an area of land will be dedicated to permanent open space for the benefit of the community and Till residents. The current proposal for the community/public space includes a dog park that will be maintained by Till. The remainder of the site will remain as urban wilds.

The development of the Till proposal will continue the revitalization of the neighborhood by improving the street scape, creating a pedestrian friendly environment and adding activity to the area that is currently vacant and desolate.

**PROJECT FINANCE**

(TBD)

**RECOMMENDATION**

The BRA staffs have evaluated the one (1) proposal that responded to the RFP based on; Section V, Selection Criteria; Section IX, Submission Requirements; Section X, Development and Design Submission; and Section XI, Financial Submission (Exhibit A) out lined in the RFP.

It is the staffs’ opinion that the proposal submitted by Till best met the objective, guidelines, and criteria set forth in the RFP. It is therefore, recommended that Till be granted Tentative Designation as the Redeveloper of Property for the rehabilitation and redevelopment of the existing site known as SWC-1 located at 68 Rowe Street in Roslindale..

It is further recommended that if the Final Designation has not been granted within \_\_\_ days, the BRA automatically rescind the Tentative Designation without prejudice and without further action by the BRA Board.

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority (“BRA”) hereby adopts the Resolution of the Boston Redevelopment Authority, dated \_\_\_\_\_, 2013, re: Tentative Designation of \_\_\_\_\_ “Redeveloper”) as the redeveloper of the BRA owned land located at 68 Rowe Street in Roslindale (“Property”) for the creation of two group homes and related site improvements (“Proposal”); and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper, its agent, contractors and/or subcontractors for the purpose of providing the Redeveloper, its agent, contractors and/subcontractors with access onto the Property for survey and site preparation, and all related pre-development activities associated with the planning and development of the Property; and

**FURTHER**

**VOTED:** That this Tentative Designation of \_\_\_\_\_ as the Redeveloper of the Property be automatically rescinded without prejudice and without further action by the BRA Board, if Final Designation has not been granted within \_\_\_\_\_ days of this Tentative Designation.