

Jackson Square Master Plan Update 75 Amory Avenue Preview

Boston Civic Design Commission
Board Meeting

June 4, 2013

JACKSON SQUARE PARTNERS LLC

Summary

- Development Team
- Jackson Square Master Plan Update
 - Full Build At A Glance, Approved
 - Article 80 Approved Program
 - Full Build as Revised and Approved via NPC
- 75 Amory Avenue in context of
 - Full Build Proposed
 - Updated/Proposed Phasing
- Infrastructure Funds and Timing

The Development Team

Master Developer:



Site Developers

- JPNDC
- Urban Edge
- Mitchell Properties LLC/ The Community Builders (JSP affiliates)
- Hyde Square Task Force

Article 80 Approved - Jackson Square Site Plan



Site Plan and Building Map

JACKSON SQUARE, Full Build At a Glance – Article 80 Approved

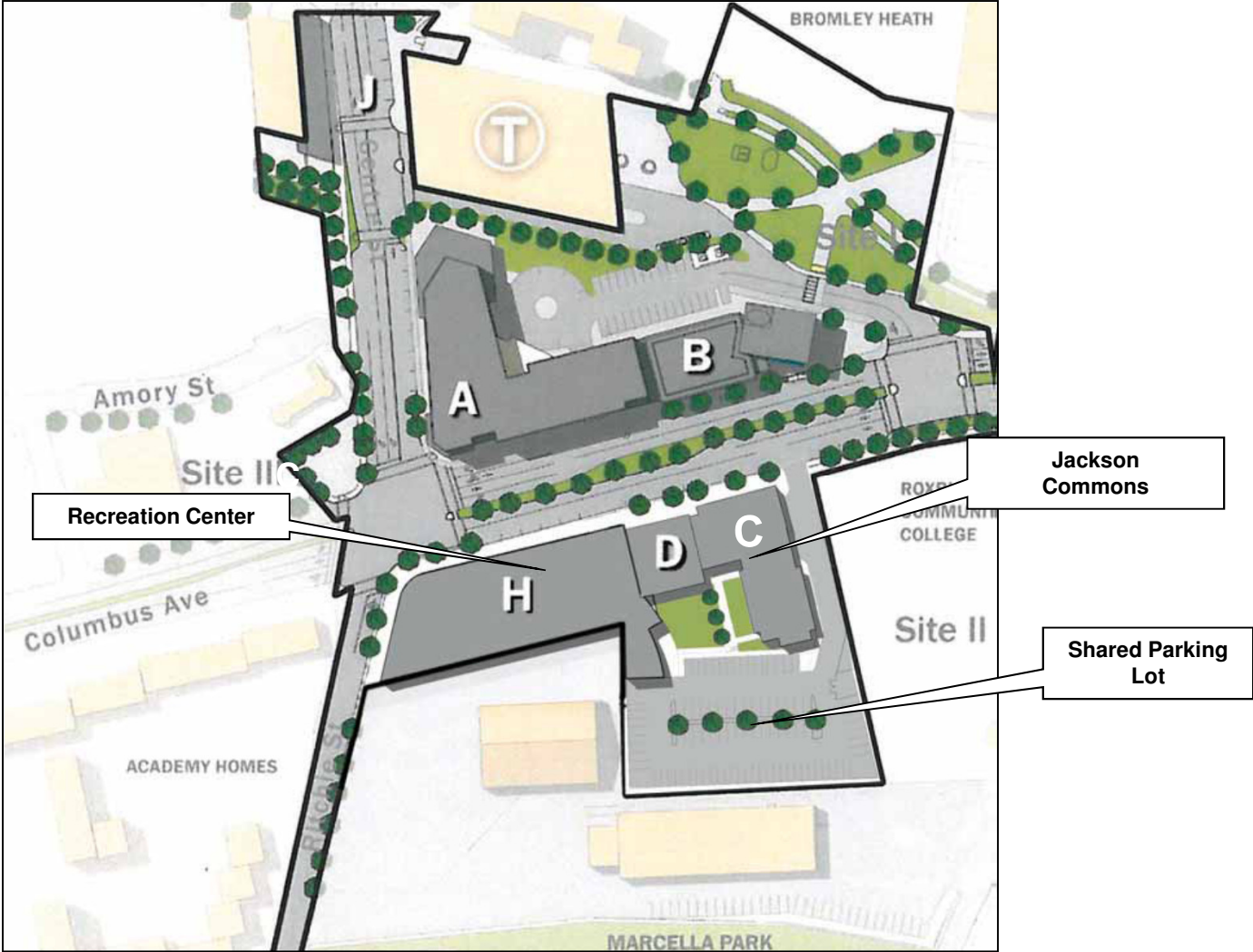
<i>Housing</i>	Income Category	Rental	Ownership	Total
436 new homes Affordability Mix Market Rate: 34% Moderate: 7% Low-Moderate: 27% Affordable: 32% Total 100%	Market Rate	87	60	147
	Moderate 100-110% of Median Income	-	29	29
	Low-Moderate 60-80% of Median Income	54	65	119
	Affordable Less than 60% of Median Income	141	-	141
	Total Homes	282	154	436
	<i>New Shops and Restaurants</i>	Over 60,000 square feet		
<i>Recreation</i>	30,500 square feet of Youth and Family Center, including a gymnasium 30,750 square feet of Active Indoor Recreation Facility, sized for ice, tennis or basketball			
<i>Office and Institutional Uses</i>	13,500 office space (Webb Building) 13,370 Department of Youth Services facility (DYS)			
<i>Project Costs</i>	\$250 M			

Revised Jackson Square Site Plan – NPC Approved Site II Changes



Jackson Square Site Plan – Revised as Approved NPC

(Phase I)



- 1. Jackson Commons NPC Approved: April 2010
- 2. Recreation Center NPC Approved: June 2011

NPC Approved Revisions (cont'd)

Table 1: Comparison of Building C+D Development Program – Approved April 2010

	DPIR	NPC	Net Change
Lot Area (Approximate) <i>(The development's lot will be the DND lot consolidated with a portion of the UEHC lot that is occupied by the Webb Building)</i>	59,201 sf	59,201 sf	0 sf
Building Heights/Stories	Webb – 36 ft, 3 stories New Construction/ DYS – 30 ft, 3 stories	Webb – 36 ft, 3 stories New Construction/ Addition – 48 ft, 4 stories	Webb – 0, 0 New Construction – + 18 ft, + 1 story
Total Gross Floor Area (Approximate)	26,900 sf	58,000 sf	+ 31,100 sf
<i>Residential Use</i>	<i>0 sf</i>	<i>46,000 sf (38 units)</i>	<i>+ 46,000 sf (38 units)</i>
<i>Office/Community Program Use</i>	<i>13,500 sf</i>	<i>12,000 sf</i>	<i>- 1,500 sf</i>
<i>DYS Facility</i>	<i>13,400 sf</i>	<i>0 sf</i>	<i>- 13,400 sf</i>

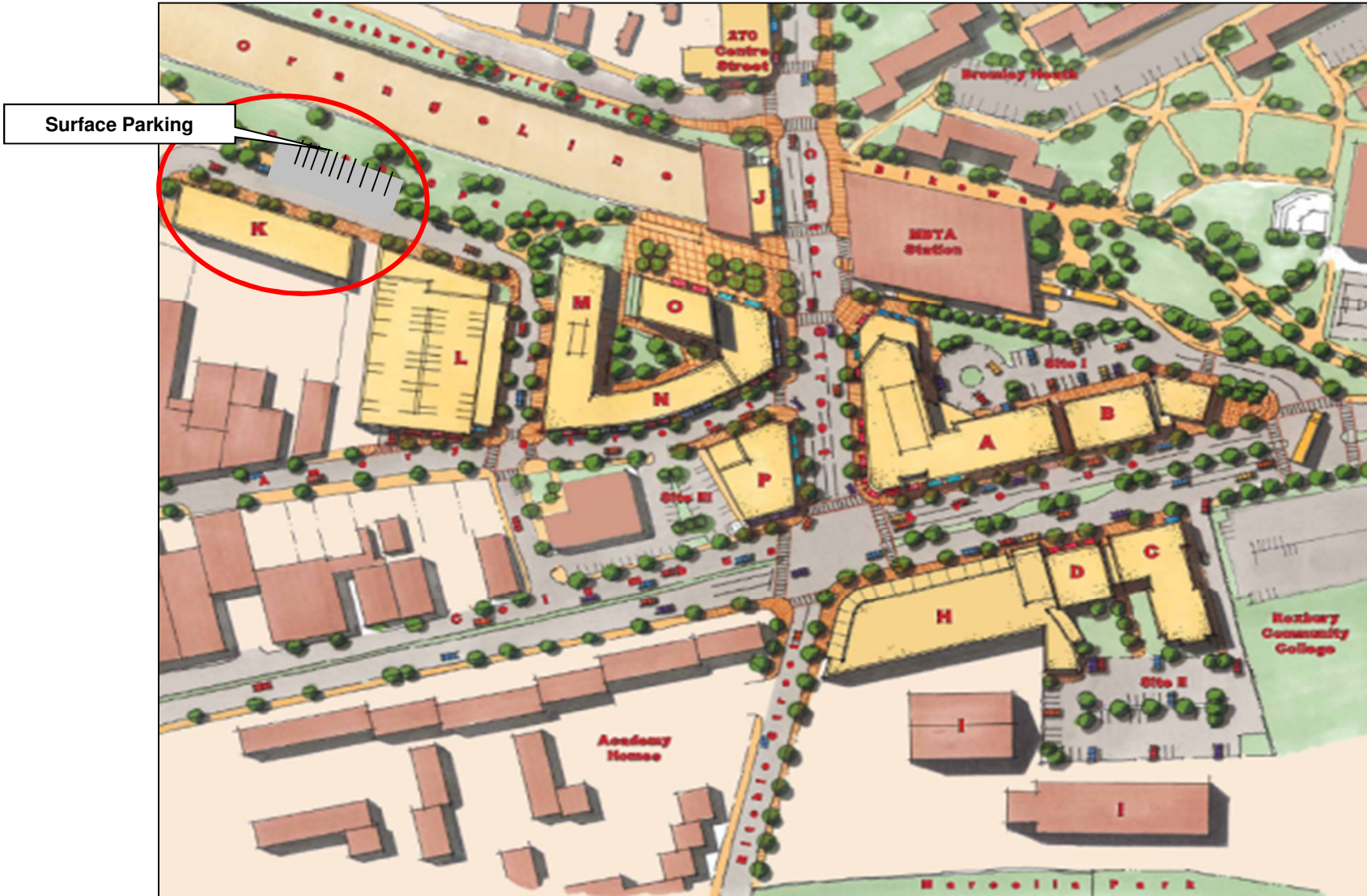
Table 2: Comparison of Building H Development Program – Approved June 2011

	DPIR	NPC	Net Change
Lot Area (Approximate)	37,825 sf	29,075 sf	- 8,750 sf
Building Heights / Stories	40 ft / 1.5	30 ft / 1.5	- 10 ft / 0
Total Gross Floor Area (Approximate)	36,000 sf	38,155 sf	+ 2,155 sf

75 Amory Avenue



Proposed 75 Amory Avenue Changes



Proposed 75 Amory Avenue Changes – Cont’d

Table 1: Comparison of Building K Development Program

	DPIR	Proposal	Net Change
Lot Area (Approximate) <i>(The development's lot will be the MA DOT lot combined via easement or license with the MBTA lot and a Parcel Controlled by Amory Terrace (an Urban Edge affiliated entity) to address surface parking and roadway configuration needs)</i>	32,449 sf Parcel K	32,449 sf Parcel K 23,064 MBTA Parcel 7,067 Amory Terrace	+30,181 sf
Building Heights/Stories	69 ft, 6 stories New Construction	49 ft, 4 stories New Construction	-20 ft, -2 Stories
Total Gross Floor Area (Approximate)	59,104 sf	47,051 sf	- 12,053 sf
<i>Residential Use</i>	<i>55 Units 36 Affordable Rental 19 Affordable Condos</i>	<i>39 Units 100% Affordable Rental</i>	<i>- 16 units</i>
<i>Office/Community Program Use</i>	<i>0 sf</i>	<i>0 sf</i>	<i>0 sf</i>
Parking Spaces	40 spaces Building L Garage Parking	28 spaces* Surface Parking – MBTA Parcel	- 12 spaces

*Parking for building to be situated partially on MBTA Greenway Parcel (roughly 14,500 sq ft)

PHASING BY Building Letter

	Article 80 / DPIR NPC¹	Proposed	+/- Change
PHASE I	A, B, C, D, F, H, J	A, C, D, H	-B, -F*, -J -K
PHASE II	K, L, N, M, O	K	-L, -M, -N, -O
PHASE III	I, B, J, P	M, N, O	-I*, -B, -J, -P
PHASE IV	-	B, J, P	

1. As Presented in DPIR, Approved in Article 80 via BRA Board Memo dated Nov. 15, 2007, or Approved via NPC filings subsequent to Article 80 Approval.

Proposed Revision By Developer/Timing – Phase I & II



BUILDNG	PROGRAM	SCHEDULE	SITE DEVELOPER
A - 225 Centre Street	103 Rental Units, 16,700 SF Retail	1Q 2012 - 2Q 2013	MP/TCB
C+D- Jackson Commons	37 Rental Units, 12,000 SF Office/Community Learning Center	1Q 2013 - 1Q 2014	UE
H-Indoor Rink/Turf Center	38,155 SF Community Facility	2Q 2013 - 2Q 2014	UE
K - 75 Amory Avenue (formerly 50-70 Jackson St)	39 Affordable Rental Units - Surface Parking	3Q 2014 - 3Q 2015	JPNDC
Infrastructure	New Jackson Street/Sidewalks/Traffic Signalization/Median	1Q 2010 - 3Q 2014	JSP

Proposed Revision By Developer/Timing – Phase III



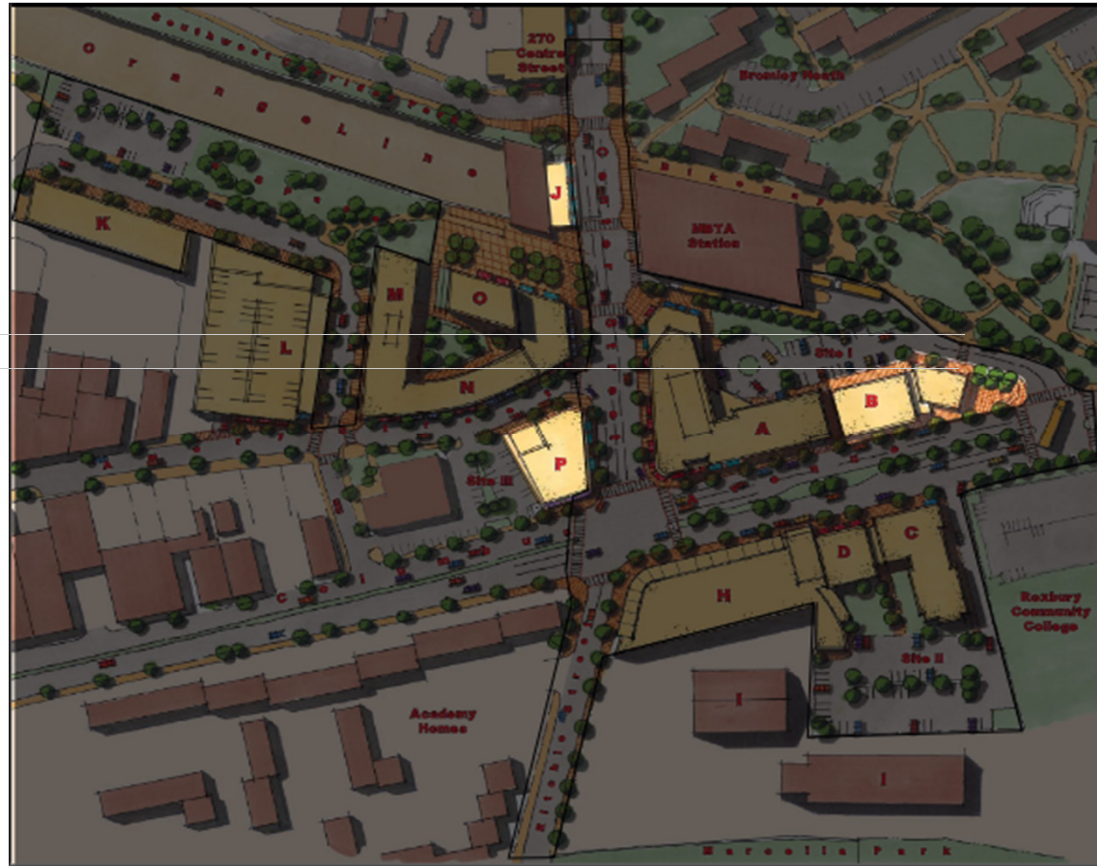
Phase III/Site III –

**Planning
In Process
for revised Program
w/o Building L**

**Concept Completion
Fall 2013**

BUILDNG	PROGRAM	SCHEDULE	SITE DEVELOPER
L - 32 Jackson Street	Formerly: Parking Garage, 14 Rental Units, 4,000 SF Retail	Currently not in program	NA
M - 15 Jackson Street	Formerly: 36 Affordable Rental Units	1Q 2015- 2Q 2016	TBD
N- Amory Street	Formerly : 23 Mixed Income Condos, 6,000 SF Retail	1Q 2015- 2Q 2016	TBD
O - 250 Centre Street	Formerly: 75 Condo Units, 9,200 SF Retail	1Q 2015- 2Q 2016	TBD
Infrastructure	Amory Avenue Roadway Connector/Traffic Signalization/Sidewalks/Lighting/ Sewer Relocation	1Q 2015- 2Q 2016	JSP

Proposed Revision By Developer/Timing – Phase IV



BUILDNG	PROGRAM	SCHEDULE	SITE DEVELOPER
P - 240 Centre Street	54 Residential/ 6,900 SF Retail	Q1 2017 - Q4 2018	JSP- TBD
B - Youth and Family Center	30,500 SF	Q1 2017 - Q4 2018	JPND - HSTF
J- Retail	3,500 SF Retail	Q1 2017 - Q4 2018	JSP - TBD

JACKSON SQUARE INFRASTRUCTURE

PROJECT	AMOUNT	PROJECTED SOURCE	INFRASTRUCTURE WORK	PROJECT START DATE
Columbus Avenue Median	\$500,000 (Committed)	City of Boston	<ul style="list-style-type: none"> • Columbus Ave Planted Median 	August 2012
Jackson Commons	\$711,864	MassWorks	<ul style="list-style-type: none"> • Parking, Stormwater management, Landscaping, public walks 	July 2013
225 Centre and Rink/Turf Rec Center	\$1 million	MassWorks	<ul style="list-style-type: none"> • Columbus/Centre intersection reconstruction & traffic signalization 	July 2013
Jackson Square Rink/Turf Indoor Recreation Center	\$450,000	MassWorks	<ul style="list-style-type: none"> • Curbs, Sidewalk, Lighting east side of Columbus Ave, • Columbus Ave Paving and striping 	July 2013
75 Amory Avenue	\$1.4 million	City of Boston	<ul style="list-style-type: none"> • New Jackson Street 	Fall 2014
Site III Buildings	\$3.6 million	TBD	<ul style="list-style-type: none"> • Site III sewer • Centre St. Plaza • Centre St. curb/sidewalk south side • Centre Street micro retail • New Amory St. 	TBD