

MEMORANDUM

BOARD APPROVED

SEPTEMBER 14, 2017

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
MICHAEL ROONEY, PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: 270 BAKER STREET, WEST ROXBURY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA") 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 Boston Zoning Code (the "Code") for the 270 Baker Street project in the West Roxbury neighborhood of Boston (as further described below, the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located at 270 Baker Street in the West Roxbury neighborhood of Boston (the "Project Site"). It is currently occupied by a three story

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

commercial office building of approximately 30,000 square feet. The Project Site area is 124,720 square feet and is bounded to the north by the MBTA Commuter Rail Corridor, to the east by Catholic Memorial High School's Athletic Fields, to the south by the Gardner Street Neighborhood and to the west/southwest by retail and commercial office uses. 270 Barker, LLC ("the Proponent") has owned the Project Site for over 15 years.

DEVELOPMENT TEAM

The Development Team for the Proposed Project consists of:

Proponent:	<u>270 Baker, LLC</u> Richard Olstein
Architect:	<u>Neshamkin French Architects, Inc.</u> Linda Nashamkin, AIA
Permitting Consultants:	<u>Northeast Strategies and Communications Group</u> Thomas Maistros, AIA
Transportation Consultant:	<u>McClurg Traffic</u> Andrew McClurg
Mechanical, Plumbing & Protection Engineer:	<u>Zade Engineering</u> Mohammad Zade
Civil Engineer:	<u>HW Moore Associates, Inc.</u> Fred Keylor, P.E.
Geotechnical Consultant:	<u>Geotechnical Services, Inc.</u> Glen V. Zoladz, P.E.
Environmental Consultant:	<u>Doyle Engineering, Inc.</u> William Doyle, PE, LEED AP

DESCRIPTION AND PROGRAM

270 Baker LLC, a Massachusetts company based in Marlborough (the "Proponent") is the developer of the Proposed Project. The Proponent proposes to subdivide the

existing site – one site to include the existing commercial office building with sufficient surface parking to meet the zoning requirements (approximately 70 spaces) and a new site to be developed with a three and a half story multi-family residential building. The new development will total approximately 79,563 square feet of residential use over parking.

The residential program will consist of a total of 60 homeownership units of which 52 will be market rate and 8 will be income restricted. The majority of the 105 residential parking spaces will be provided in sublevel parking under the residential building. Additional surface parking will be available for visitor parking in parallel spaces on the interior driveway network. Site access currently from the VFW Parkway and Simbroco Street will be maintained. Deliveries and loading for residents moving in will be incorporated into the surface parking areas.

Housing opportunities within the design include one and two bedroom flats. Trash compactors will be located inside the building and accessed via the ramp to the parking level. The total development cost is expected to be approximately \$14.2 million.

ARTICLE 80 REVIEW PROCESS

The Proposed Project is subject to Large Project Review under Article 80 of the Code. On May 26, 2016, the Proponent filed a Letter of Intent in accordance with the BRA policy regarding Provision of Mitigation by Development Projects in Boston. An Impact Advisory Group (“IAG”) was formed as part of the review process.

On August 26, 2016, the Proponent filed a Project Notification Form (“PNF”) with the BPDA pursuant to Article 80B of the Code, and an IAG meetings was held on October 3, 2016. The meeting was posted on the BPDA website and was distributed to the BPDA West Roxbury email list. A Scoping Session for City and State officials was also held on September 26, 2016.

On October 4, 2016, the BPDA convened a public meeting for the community’s review and comment. The public meeting was advertised in the local paper, was posted on the BPDA website, and was distributed to the BPDA West Roxbury email list.

Based on community feedback some changes were made to the development and on March 22, 2017, the BPDA convened another public meeting for the

community's review and comment on those changes. The public meeting was advertised in the local paper, was posted on the BPDA website, and was distributed to the BPDA West Roxbury email list.

On September 6, 2017, another IAG meeting was held. The meeting was posted on the BPDA website and was distributed to the BPDA West Roxbury email list.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, eight (8) units within the Proposed Project will be created as IDP homeownership units (the "IDP Units"), of which four (4) units will be made affordable to households earning not more than 80% of the Area Median Income ("AMI") as defined by the United States Department of Housing and Urban Development ("HUD"), and four (4) units will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement ("AHA"), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA 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") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

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

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the IDP Units to maintain affordability for

a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the Proponent prior to sale to an income eligible buyer, and the BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units.

As there is no required contribution to the Inclusionary Development Policy Fund, the eight (8) designated IDP Units, fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

MITIGATION AND PUBLIC BENEFITS

The Proposed Project provides a number of public benefits to the West Roxbury Neighborhood and the City of Boston as a whole. It will provide additional home ownership opportunities relieving some of the pressure on the existing primarily single family housing stock. In addition, the Project will retain the existing commercial structure that provides daycare facilities utilized by the neighborhood residents and will continue to buffer the residential community from the Needham Commuter Rail Line.

MITIGATION

- Pedestrian access improvements, including new sidewalks in and around the Project Site; and
- Installation of new lighting along the building perimeters to improve visibility and pedestrian safety.
- The development team will work with the Boston Traffic Department on modifications at the Gardner Street/Simbroco Street intersection to discourage illegal left turns.
- Improvements will be made to Simbroco Street in regards to paving, sidewalks and landscaping.
- Landscape improvements to the Baker Street public realm.
- The low density of the proposed project will allow for additional green space.
- Parking ratio over 1.5 spaces per unit Understructure parking scheme will minimize physical impact on on-street resources and visual impacts from abutters.

- Appropriate fencing/landscaped buffer will be provided between the Project and the Gardner Street and Baker Street Neighborhoods.

COMMUNITY BENEFITS

- In addition to the aforementioned mitigation, The Proponent made a commitment of \$10,000 to be contributed upon issuance of building permit to the West Roxbury Little League
- The Project will generate approximately \$197,000 in annual property taxes.
- The Project will create approximately 100 construction jobs and will comply with the City of Boston standards for Boston resident and minority hiring.
- Landscape improvements to the Baker Street public realm.
- The low density of the proposed project will allow for additional green space.
- Parking ratio over 1.5 spaces per unit Understructure parking scheme will minimize physical impact on on-street resources and visual impacts from abutters.
- Appropriate fencing/landscaped buffer will be provided between the Project and the Gardner Street and Baker Street Neighborhoods.
- The Proponent will work with Catholic Memorial High School ("CM") on clean-up efforts of an adjacent site owned by CM

ZONING

The subject property has a street address of 270 Baker Street, and is comprised of a land area of approximately 124,720 square feet. The property is located within West Roxbury Neighborhood Business Sub District identified as Community Commercial Sub District (CC), per Article 56, West Roxbury Neighborhood District Map, as shown on Boston Zoning Map 11C. The CC subdistricts are established to "provide a diversified commercial environment serving larger markets." Allowed uses include restaurants, general and local retail business, office and many professional and other service uses. Multi-family residential and two-family semi-attached residential uses are conditional in the CC subdistricts.

The Proponent proposes to subdivide the site creating an existing conforming condition for the existing commercial building and new site of approximately

71,062 SF for the proposed residential use. The residential buildings represent a Multi Family Residential complex that will require use variances from the ZBA. The Proposed Project conforms to all dimensional standards for the Community Commercial Subdistrict.

RECOMMENDATION

BPDA staff believes that the PNF adequately describes the Proposed Project's potential impacts, satisfying the criteria for the issuance of a Scoping Determination waiving further review under Section 80B-5 of the Code. It is therefore recommended that the BPDA 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 for the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 270 Baker Street project in the West Roxbury neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5 of the Code, subject to continuing design review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Proposed 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, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

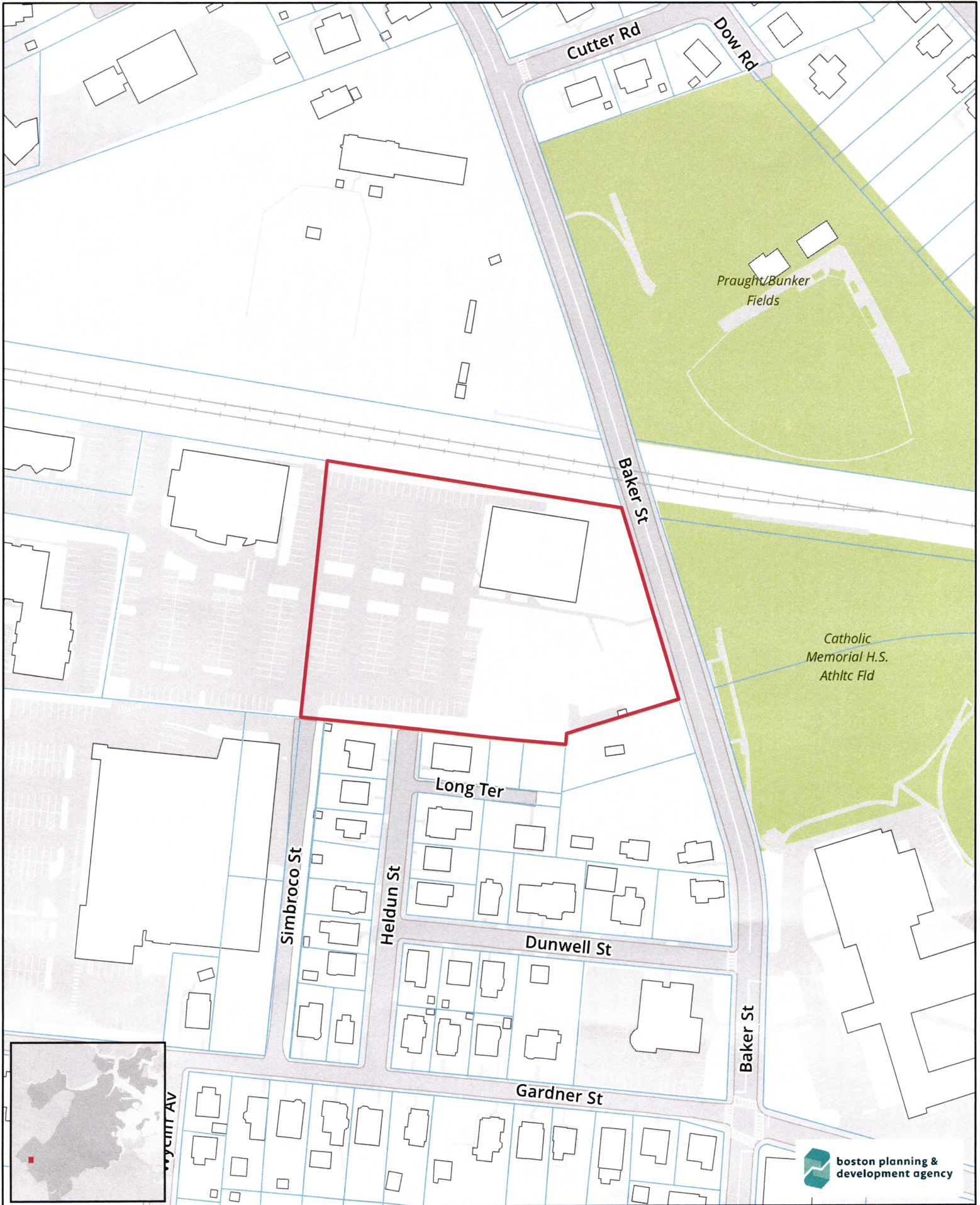
270 Baker Street, West Roxbury

1:1,800



270 Baker Street, West Roxbury

1:1,800





Catholic Memorial School

Office of the President

September 14, 2017

The Christian Brothers Institute of Massachusetts (d.b.a Catholic Memorial School) accepts the generous donation made by 270 Baker Street LCC to provide goods services that will improve the school and its property on 240-242 Baker Street, described as follows:

270 Baker St LLC will completely demolish and dispose of 2 existing houses and the existing garage, including the associated foundations, at 240-242 Baker St. 270 Baker St LLC would remove and properly dispose of all materials and debris, fill the foundation holes with clean material, compact with proper grading following the demolition of the structures to provide a flat surface, all in compliance with applicable laws. All trees and bushes surrounding the exterior of the homes will be removed as well. All costs associated with this work will be the responsibility of 270 Baker St. LLC.

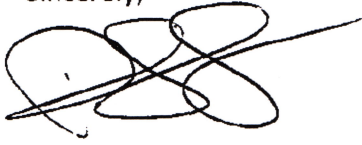
The administration of Catholic Memorial School (CM) will coordinate with 270 Baker St LLC on the specific details regarding the execution of the demolition and required work that corresponds with this donated project. CM is entering this relationship in good faith and asks that the development team work to ensure that this project meets the expectations of the school and its administration during design, execution, and completion.

270 Baker St LLC will be required to obtain and comply with all required permits and incur costs associated with all utility company disconnects. The work described will be completed by June 1, 2018 contingent upon the issuance of permits for the development of 270 Baker. The area described has been highlighted in the attached survey.

The Christian Brothers Institute of Massachusetts and the Catholic Memorial School community appreciate the generosity and the willingness of 270 Baker St LLC to partner with the CM community in making this improvement to our campus and community.

The Christian Brothers Institute of Massachusetts supports the project and development proposed for 270 Baker Street and we look forward to working with 270 Baker St LLC as it works to improve and enhance the surrounding neighborhood. 270 Baker St LLC agrees that it will not object to any future development or use of the 240-242 Baker Street location by The Christian Brothers Institute of Massachusetts.

Sincerely,



Dr. Peter Folan

President

Catholic Memorial School / Christian Brothers Institute of Massachusetts

235 Baker St. West Roxbury, MA 02132

Acknowledgement :



Rick Olstein

270 Baker St LLC

910 Boston Post Rd East, Suite 310

Marlborough, MA 01752

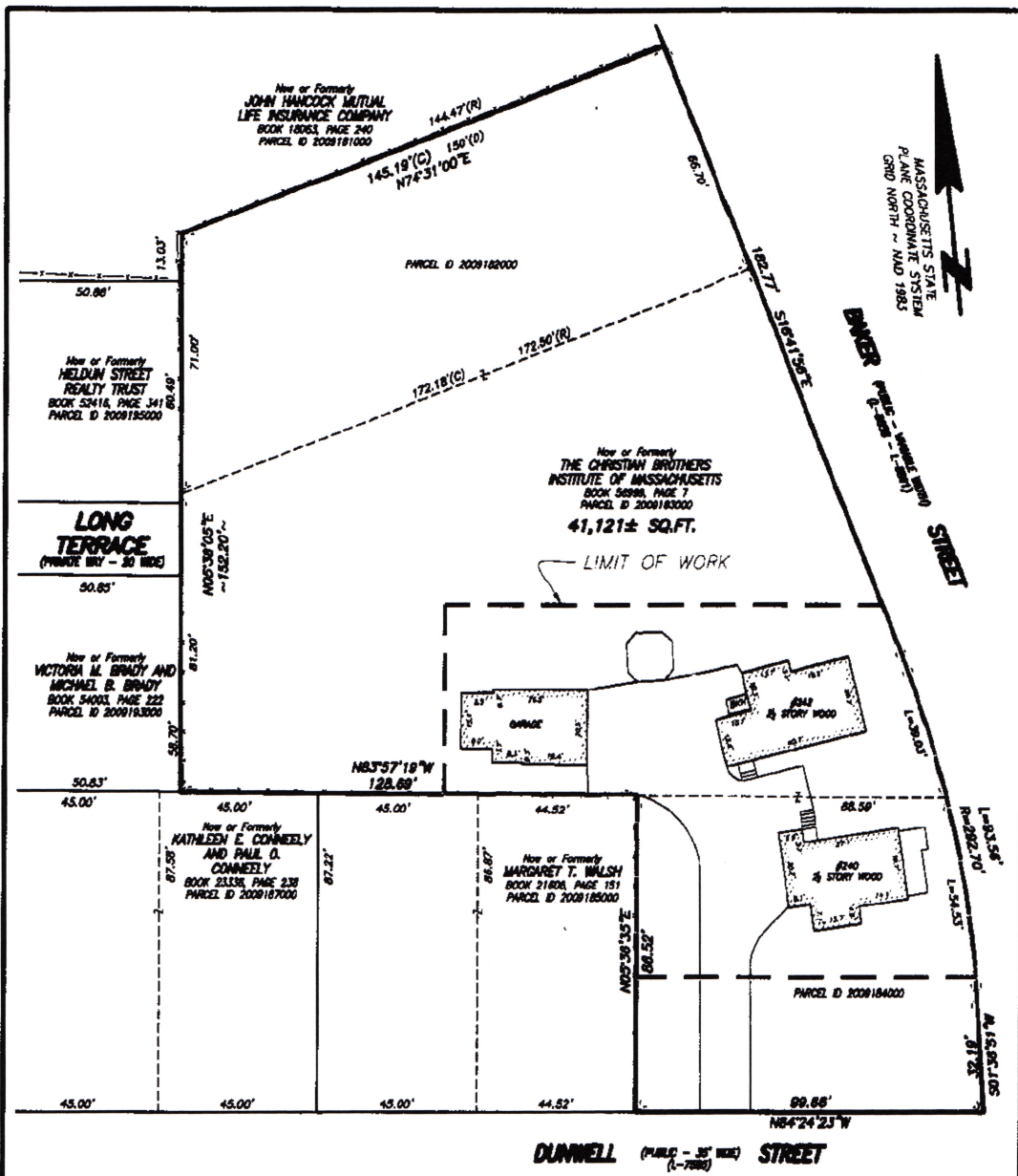


EXHIBIT PLAN SHOWING LIMIT OF WORK
CATHOLIC MEMORIAL SCHOOL
BOSTON, (WEST ROXBURY) MASS.

FELDMAN LAND SURVEYORS SEPTEMBER 14, 2017
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com



SCALE: 1"=30'

RESEARCH DH/JD	FIELD CHIEF AC	PROJ MGR	APPROVED	SHEET NO. 1 OF 1
CALC JBD	CADD JBD	FIELD CHECKED	CRD FILE 15453	JOB NO. 15453C
FILENAME: S:\PROJECTS\154008\15453\15453-C\DWG\15453C-EXBT.dwg				



Parkway Little League
P.O. Box 320152
West Roxbury, MA 02132

May 1, 2017

Michael Rooney
Boston Planning and Development Commission

Re: 270 Baker Street Project

Dear Mr. Rooney

This letter is to inform you that Parkway Little League is in full support of the development project for 270 Baker Street proposed by Keystone Development Corporation. The developers have worked well with the local community keeping us all abreast of the many changes that have taken place in the project and we believe the project would be beneficial for the neighborhood.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "AP", with a long horizontal line extending to the right.

Adam Polgreen, President

Regarding 270 Baker Street Residential Development:

Thank you for your difficult role "refereeing" between the Proponent and the Public. I would like to voice my support in favor of the development. Here is why:

I have been in West Roxbury since 1987 first as a business owner of Fitness Etcetera for Women, next as a medical building developer/owner of 1208B VFW Parkway and currently property manager and real estate agent for both 1208 and 1208B VFW Parkway office buildings. Most recently, I bought a condo on Anderer Lane in West Roxbury as a permanent residence for me and my wife since both of my daughters have moved out of the family home.

Over the years, I have invested and worked in West Roxbury because I truly believe it is the "destination neighborhood" of Boston. However, I have always been surprised with the lack of newer housing at reasonable prices. As a past member of the West Roxbury Main Streets, I received their Vision for Main Streets Report that states 70% of the respondents for the Vision of West Roxbury were concerned with the lack of housing.

I hope this development proceeds and brings a fresh breath of newer housing to the community. At the community meetings, I heard a few participants and abutters were concerned about the traffic increase. I would like to bring up a comparison point: Fitness Etcetera for Women at 1208B was recording 290-340 daily visits from members from 6AM – 9PM. We never had an issue of danger nor did we ever have a fender bender despite the dire prediction of the abutters about danger from cars coming and going.

This development does not present a traffic danger to the abutters. I think we need to see the merits of providing reasonably priced housing and the substantial economic benefits the home owners bring to the local businesses.

It is time to say "Yes in my back yard."

Best,

George Agrimanakis
95 Anderer Lane #6
West Roxbury, MA 02132