

MEMORANDUM

BOARD APPROVED

NOVEMBER 16, 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 RELATIONS
AISLING KERR, PROJECT ASSISTANT
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
CECILIA NARDI, PLANNER I

SUBJECT: 395 COLUMBIA ROAD, DORCHESTER
CONSERVATORY LAB CHARTER SCHOOL

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Authority ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed Conservatory Lab Charter School project located at 395 – 409 Columbia Road in Dorchester ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) execute and deliver a Community Benefits Agreement and take any other action and execute any and all agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The project site consists of two parcels of land totaling approximately 1.27-acres at 395 – 409 Columbia Road in the Dorchester neighborhood of Boston. The site is bounded by the Uphams' Corner Health Center to the north, Columbia Road to the west, residential properties and the Quincy Stanley playground to the east, and Quincy Street to the south (the "Project Site").

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

The site is currently occupied by Chapman Waterproofing Company, in two (2) single story light industrial buildings with a paved parking lot and equipment storage, and owned by Packard Family Realty, LLC.

The Proposed Project will complement the rich mix of uses along the Columbia Road corridor and serve as a vibrant cultural anchor at the corner of Columbia Road and Quincy Street.

DEVELOPMENT TEAM

The development team consists of:

- Proponent: Conservatory Lab Charter School Foundation, Inc.
Gary Gut, Chairman of the Executive Committee

- Owner’s Project Manager: KVA Associates, Inc.
Frank Vanzler and Lee Keller

- Owner’s Representative: Qroe Preservation Development
Robert Baldwin and Lindsay Richard

- Architect: Arrowstreet, Inc.
Laurence Spang and Jonathan Garland

- Legal Counsel: Dain Torpy, Le Ray, Wiest & Garner, P.C.
Donald Wiest

- Construction Manager: Commodore Builders
James Apodaca

- Transportation Consultant: Vanasse Hangen Brustlin, Inc.
Sean Manning

DESCRIPTION AND PROGRAM

The Conservatory Lab Charter School Foundation, Inc. (the “Proponent”) has secured the purchase rights of 395 – 409 Columbia Road in Uphams’ Corner in Dorchester. The Proponent proposes the demolition of the existing structures to construct a new, approximately 41,000 square-foot, three (3)-story school building

(the “Proposed Project”). The Proposed Project also includes forty (40) parking lot spaces, and a dedicated vehicular drop-off path for buses and cars. The Proposed Project will be comprised of classroom, gymnasium, and performance space, and an outdoor performance courtyard.

This site would become the permanent location for the Conservatory Lab’s Elementary and Upper School (approximately 275 students in Grades 3 – 8). The current location of the Upper School is at 2120 Dorchester Avenue in leased space. Conservatory Lab currently owns and operates its Primary School (Grades K – 2) at 131 – 133 Hancock Street in Dorchester, less than a half mile from the proposed Upper School site.

The project schedule targets construction to commence in spring of 2018, with construction to be completed in time for school occupancy in August of 2019. The total development cost for the Proposed Project is approximately twenty-five million dollars (\$25,000,000).

ARTICLE 80 REVIEW PROCESS

On August 31, 2017, the Proponent filed a Small Project Review Application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA sponsored a public meeting on October 11, 2017 at the Uphams’ Corner Health Center located next-door to the Project Site at 415 Columbia Road in Dorchester. This public meeting was advertised in *The Dorchester Reporter*, *El Mundo*, *El Planeta*, and *Thang Long*. The meeting was also posted to the BPDA calendar and emails were sent to subscribers of the BPDA’s Dorchester neighborhood updates.

The comment period concluded on October 27, 2017.

ZONING

The Project Site is located within a 2F-6000 subdistrict of the Dorchester Neighborhood district, which is governed by Article 65 of the Code.

The Proposed Project will require zoning relief of the following:

1. Parking and Loading (loading bay)
2. Uses (educational uses conditionally permitted)
3. Dimensional Regulations (Height excessive, Front Yard insufficient, Side Yard insufficient, and Stories excessive)

MITIGATION & COMMUNITY BENEFITS

Mitigation

Conservatory Lab intends to make the Proposed Project available to community groups in the following ways:

1. Use of the gym and cafeteria for community meetings and events
2. Classroom space available for meetings and/or night classes
3. Ensemble/recital space available for community music groups

The Proposed Project and its use would contribute to the Uphams' Corner arts district in many ways. The school would use the Strand Theatre and collaborate with arts organizations in the neighborhood. The school's El Sistema program could potentially be expanded within the community.

Additionally, as part of the construction process, Conservatory Lab will be widening and replacing all sidewalks around the perimeter of the Proposed Project.

Community Benefits

Conservatory Lab would be pleased to partner with Boston Parks Department for creative programming of the Quincy Stanley Playground and has committed to providing improvements/maintenance at area parks.

1. Recipient: The Fund for Parks
2. Use: Improvements and maintenance at Ceylon Park and/or other neighboring parks/playgrounds
3. Amount: \$10,000
4. Timeline: The \$10,000 contribution is due at building permit

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; and (2) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the proposed Conservatory Lab Charter School project located at 395 – 409 Columbia Road in Dorchester, proposed by Conservatory Lab Charter School Foundation, Inc. in order to construct the approximately 41,000 square-foot project including classroom, gymnasium, and performance space, and an outdoor performance courtyard (“Proposed Project”), in accordance with Article 80E, Small Project Review 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 execute and deliver a Community Benefits Agreement and take any other action and to execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

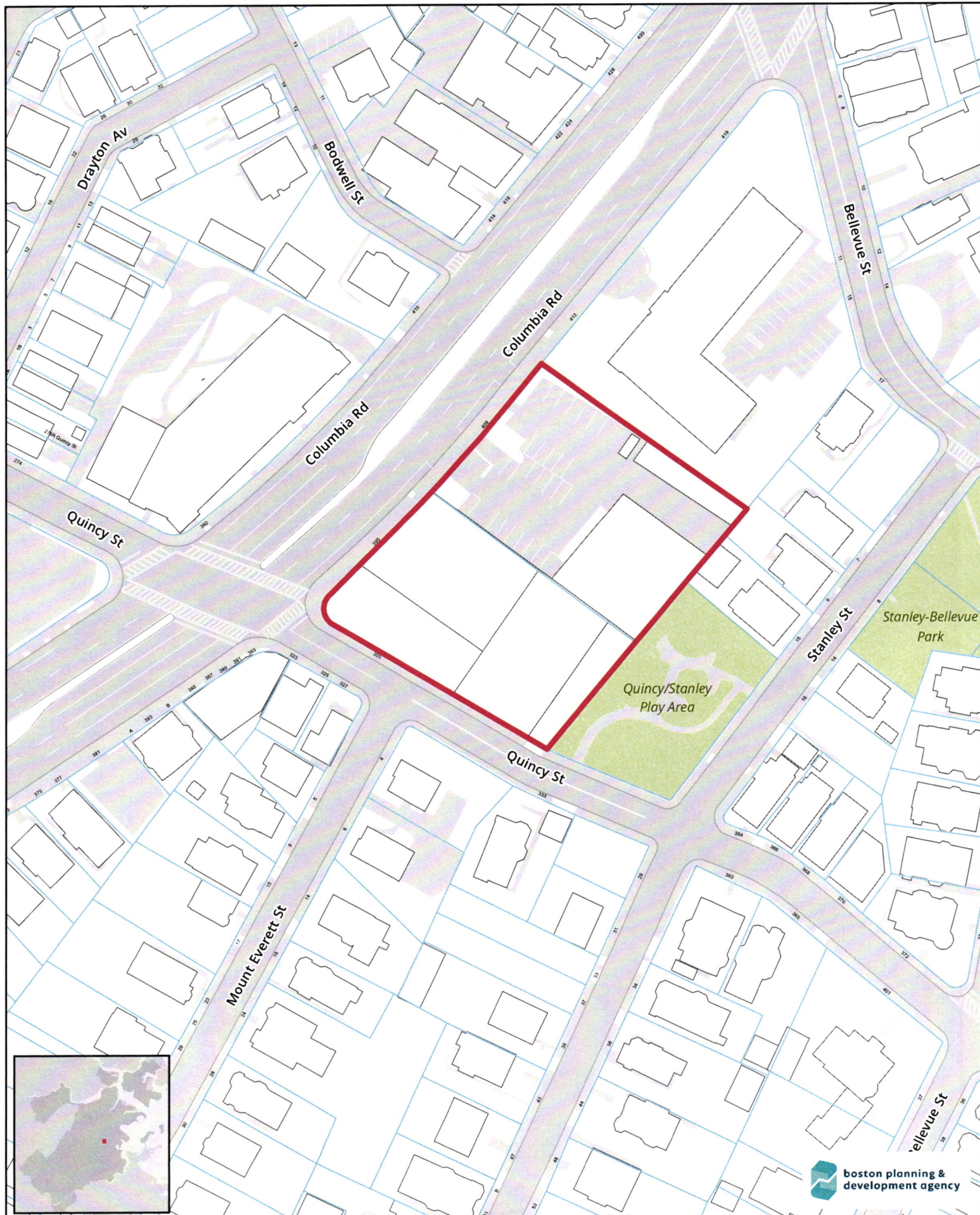
395 - 409 Columbia Road, Dorchester

1:1,200



395 - 409 Columbia Road, Dorchester

1:1,200



HANCOCK STREET CIVIC ASSOCIATION
DORCHESTER, MA 02125
hancockstreetcivic@gmail.com

November 1, 2017

Aisling Kerr, Project Assistant
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Ms. Kerr:

The Hancock Street Civic Association is pleased to provide this letter of support for the development of the Conservatory Lab Charter School at 395 Columbia Road in Dorchester. The school will anchor the corner of Quincy Street and Columbia Road and provide educational continuity for children currently enrolled at the CLCS lower school, located at 133 Hancock Street.

The civic association's support of this project is contingent upon the successful negotiation of a Memorandum of Agreement between the school and immediate neighbors to address concerns around issues such as traffic and parking to ensure that the school does not negatively impact the surrounding residential streets. It is our understanding that the school is presently working with neighbors to create such an agreement and that Michael Pratt, 20 Bellevue Street, who is a HSCA Member, has taken responsibility for this effort on behalf of the neighborhood.

We look forward to working with the school as it moves forward to make this exciting project a reality.

Sincerely,



Marti A. Glynn
President

Greater Bowdoin/Geneva Neighborhood Association
94 Clarkson Street
Dorchester, MA 02125

October 26, 2017

Aisling Kerr
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Ms. Kerr:

The Greater Bowdoin/Geneva Neighborhood Association had the pleasure of hearing the plans for the development of 395 Columbia Road, Dorchester as proposed by the Conservatory Lab Charter School. Their presentation took place at our regular monthly meeting in September. This evening they are returning to further discuss issues related to traffic and transportation which arose during last month's presentation.

The membership was most supportive of the project. However, we hope there is a way to address the flow of vehicles into and existing from the school property which might not contribute to the back up of vehicular traffic on Quincy Street. This is of special concern during rush hours when drivers sometime wait in cue for three or four cycles to just cross over Columbia Road.

Overall, members in attendance were pleased by the nature of the project and the presentation by those involved with the charter school and their willingness to continue a dialogue until everyone had their questions addressed.

The association requests the BPDA support the project. If you have any further questions, please do not hesitate to contact me.

Sincerely,



Davida Andelman
Chair, GBGNA
94 Clarkson Street
Dorchester, MA 02125
dlandelman@comcast.net
617-283-7642

395 Columbia Road Public Comments via website form 2017-11-01

Date	First Name	Last Name	Organization	Opinion	Comments
9/20/2017	Nadine	Fallon	Parent and Dorchester Resident	Support	<p>What a wonderful addition to the neighborhood this would be. The current site is industrial and a school would be an asset to the immediate location, activating it and also the school would be able to utilize the currently underutilized Strand Theater down the street for performances. The playground behind the current site is an area of neglect and drug use and having it used and monitored should clean up the area.</p>
10/4/2017	Tim	Joyce		Neutral	<p>building looks like all the other new building in south Boston same rectangle panels and windows Tiny windows this will look dated soon after it's built along with whats being built around the city now do folk really this fits in on how this city was built ? any red brick around ?</p>

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

October 24, 2017

Ms. Aisling Kerr, Project Assistant
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02210

Re: Conservatory Lab Charter School
Small Project Review Application

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed Conservatory Lab Charter School project located at 395-409 Columbia Road in Dorchester. This letter provides the Commission's comments on the SPRA.

The project proposed by Conservatory Lab Charter School Foundation, Inc. (CLCSF) will be built on two parcels of land totaling approximately 1.27 acres. The site is located on Columbia Road at the intersection of Quincy Street. Presently the site is occupied by a one-story brick building that is utilized by the Chapman Waterproofing Company. The project proponent proposes to demolish the existing building and construct a new school. The school building will serve approximately 275 students, grades three through eight. The building will be three-stories in height and contain approximately 43,500 square feet of space. The school's planned amenities include assembly spaces, dining area, gymnasium, outdoor court yard and 43 on-site parking spaces.

For water service, the site is served by a 12-inch water main in Quincy Street and three water mains in Columbia Road, two 12-inch and one 20-inch water main. The water mains are part of the Commission's Southern High Pressure Zone.

For sewer and drain service, the site is served by a 12-inch sanitary sewer and 18-inch storm drain in Quincy Street and two 12-inch sanitary sewers and one 18-inch storm drain in Columbia Road.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the proposed project.



General

1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at CLCSF's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. The water use and sewage generation estimates were not provided in the SPRA. The Commission requires that these values be calculated and submitted with the Site Plan.
6. The Commission will require CLCSF to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require CLCSF to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is CLCSF's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, CLCSF must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. CLCSF must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. CLCSF should also provide the methodology used to estimate water demand for the proposed project.
2. CLCSF should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, CLCSF should consider outdoor landscaping which requires minimal use of water to maintain. If CLCSF plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.



3. CLCSF is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. CLCSF should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, CLCSF should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application CLCSF will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. CLCSF is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.



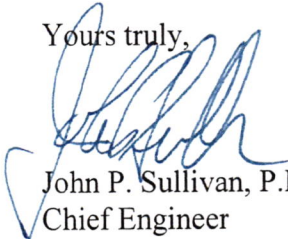
3. The Commission encourages CLCSF to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. CLCSF is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, CLCSF will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. CLCSF must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, CLCSF will be required to meet MassDEP Stormwater Management Standards.
7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
8. The Commission requests that CLCSF install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. CLCSF should contact the Commission's Operations Division for information regarding the purchase of the castings.
9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. CLCSF is advised to consult with the Commission's Operations Department with regards to grease traps.
10. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for



the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/rja

cc: CLCSF
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Aisling Kerr <aisling.kerr@boston.gov>

Small Project Review Application Submission Notice: Conservatory Lab Charter School (Dorchester)

Carrie Marsh <carrie.marsh@boston.gov>

Tue, Oct 17, 2017 at 6:42 PM

To: Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Aisling Kerr <aisling.kerr@boston.gov>, David Carlson <david.carlson@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>
Cc: Christopher Cook <christopher.cook@boston.gov>

Please accept this email as comment to the Conservatory Lab Charter School, and share it with the public, the IAG and the proponent.

This school is proposed at [395 Columbia Road](#), adjacent to Quincy Stanley play area and 120' from Stanley Bellvue Park. This project will require the approval of the Parks Commission prior to the issuance of building permits.

The school would like to utilize the public parks. The proponent should clarify its intended use of the parks with BPRD, and consider whether a partnership is a possibility for the parks.

From a design perspective, the proponent should provide further information about the edge treatment between the school parking lot and the Quincy Stanley play area.

Thank you.



CARRIE MARSH
Executive Secretary
Boston Parks and Recreation Commission
1010 Massachusetts Avenue, 3rd floor
Boston, Massachusetts 02118
617-961-3074 (direct) 617-635-4505 (main)

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