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MEMORANDUM

**BOARD APPROVED**  
*AS AMENDED*

AUGUST 16, 2018

**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  
AISLING KERR, ASSISTANT PROJECT MANAGER

**SUBJECT:** PARCEL U PROJECT, JAMAICA PLAIN  
SECOND NOTICE OF PROJECT CHANGE

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**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 Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") in connection with the Second Notice of Project Change (the "Second NPC") for Phase B of the Parcel U development project (the "Proposed Project"); (2) issue a Certification of Compliance or one or more Partial Certifications of Compliance for the Proposed Project under Section 80B-6 of the Code upon successful completion of the Article 80 review process; (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement and any and all agreements and documents as may be deemed necessary and appropriate by the Director.

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**PROJECT SITE**

The Project Site is an approximately 126,070 square foot former MBTA site located in Jamaica Plain and bound by Hyde Park Avenue, Ukraine Way, Tollgate Cemetery, and the MBTA Commuter Rail tracks (the "Project Site"). The Project Site was formerly located within the Open Space Zoning sub-district of Article 55: Jamaica

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

Plain Neighborhood District. The zoning sub-district was amended on April 9, 2014 by the Boston Zoning Commission to "Multifamily Residential" following a petition by JP Parcel U, LLC (the "Proponent") for various zoning relief necessary for the Proposed Project.

### **DEVELOPMENT TEAM**

The development team consists of:

Proponent for Phase A and Phase B: Urbanica, Inc  
Kamran Zahedi  
Stephen Chung  
Shawn Pang

### **PROJECT HISTORY**

On May 1, 2014, the Proponent filed a Letter of Intent with the BPDA, and on August 1, 2014, filed a Project Notification Form for a three phased development offering a mix of homeownership townhouses and a mid-rise rental apartment building. On December 18, 2014, this three phased development was approved by the BPDA Board (the "2014 Approved Project"). Phase A of the 2014 Approved Project included 49,591 gross square feet consisting of twenty-four (24) residential units, three (3) of which will be affordable, and 24 garage parking spaces at the Project Site ("Phase A"). Phase B of the 2014 Approved Project also was planned to consist of twenty-four (24) units ("Phase B"). Phase C was a mid-rise, seventy-six (76) residential rental unit, mixed-use building ("Phase C").

In total, the 2014 Approved Project consisted of approximately 193,310 square feet of development including parking and utility space, one hundred and twenty-four (124) new residential units, approximately 1,620 square feet of ground floor retail space at the corner of Ukraine Way and Hyde Park Avenue, 1,040 square feet of new community space, 90 vehicular parking spaces, and the creation of three new public pocket parks. The 2014 Approved Project was estimated to cost approximately \$40 million.

On May 12, 2016 the BPDA voted to approve a Notice of Project Change for changes to Phase C of the 2014 Approved Project (the "First NPC"). The First NPC proposed an additional 7,277 square feet of development and two additional units, one of which would be affordable to households earning not more than 60% of the Area

Median Income (“AMI”) and the other which would be an income restricted unit affordable to a middle-income household.

**SECOND NOTICE OF PROJECT CHANGE**

On June 20, 2018 the Proponent filed a second Notice of Project Change with the BPDA for Phase B of the Parcel U development project (the “Second NPC”). As Phase A nears completion, the Proponent proposes to change the composition of units in Phase B from six (6) three-bedroom duplexes into six (6) one-bedroom flats above six (6) two-bedroom flats. Under this proposed change, Phase B will consist of thirty (30) units in total, including six (6) one-bedroom units, twelve (12) two-bedroom units, and twelve (12) three-bedroom units.

A summary of the proposed changes to Phase B is available in the following table:

	<b>Phase B 2014 Approved Project</b>	<b>Phase B Second NPC</b>
<i>Total Units</i>	24	30
<i>Gross Square Footage</i>	49,260 s.f. incl. parking	49,260 s.f. incl. parking
<i>Height</i>	55’0” at highest point	55’0” at highest point
<i>Number of Bedrooms</i>	66	66
<i>Number of Bathrooms</i>	42 full and 12 half baths	42 full and 12 half baths
<i>Parking Spaces</i>	24	24

Given that the only material changes proposed in the Second NPC are with respect to the composition of units, there are no additional significant impacts anticipated to arise from the Second NPC.

**ARTICLE 80 REVIEW PROCESS**

On July 19, 2018 the BPDA hosted an Impact Advisory Group meeting to discuss the Second NPC. A thirty (30)-day public comment period concluded on July 23, 2018.

**INCLUSIONARY DEVELOPMENT COMMITMENT**

The Proposed Project is subject to the Inclusionary Development Policy, dated September 27, 2007 (“IDP”). The IDP requires that 15% of the market rate units within the development be designated as IDP units. For the purposes of the IDP, Phase A and Phase B of the Proposed Project were considered together for meeting

the requirements of the IDP. Given that Phase A included twenty four (24) units, and Phase B will now have thirty (30) units, the combined phases have 54 homeownership units, of which seven (7) will be created as IDP homeownership units (the "IDP Units"), of which at least half (4) will be made affordable to households earning not more than 80% of the Area Median Income ("AMI"), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development ("HUD"), and the remainder (3) will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The combined phases now will include six (6) one-bedroom units, eighteen (18) two-bedroom units, and thirty (30) three-bedroom units. During Phase A, the Proponent committed to create two (2) three-bedroom IDP Units at 100% of AMI, and one (1) two-bedroom IDP Unit at 80% of AMI. Therefore, in Phase B, the Proponent is required to provide one (1) three-bedroom unit at 80% of AMI, two (2) two-bedroom units (one of which is at 80% of AMI, and one of which is to be at 100% of AMI), and one (1) three-bedroom units at 80% of AMI.

The proposed locations, sizes, income restrictions, and sales prices for the IDP Units are as follows:

<b>Unit Number</b>	<b>Number of Bedrooms</b>	<b>Square Footage</b>	<b>Percent of Area Median Income</b>	<b>Sales Price</b>
121A Hyde Park Avenue	Three	1,582	80%	\$250,900
123C Hyde Park Avenue	One	731	80%	\$182,100
129B Hyde Park Avenue	Two	818	80%	\$217,000
139B Hyde Park Avenue	Two	818	100%	\$281,600

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 Compliance for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission within thirty days of receipt of the full building permit. 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 by Fair Housing and BPDA. A deed restriction will be placed on each of 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 developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

### **RECOMMENDATION**

BPDA staff recommends that the Director be authorized to: (1) issue a Determination pursuant to Section 80A-6 of the Code in connection with the Second NPC for Phase B of the Proposed Project (2) issue a Certification of Compliance or one or more Partial Certifications of Compliance for the Proposed Project under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement and any and all agreements and documents as may be deemed necessary and appropriate by the Director.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Second NPC for the Parcel U Project (the "Proposed Project"): (1) adequately describes the impacts of the Proposed Project; (2) does not significantly increase those impacts;

and (3) that waives further review of the Proposed Project, subject to continuing design review; and

**FUTHER**

**VOTED:**

That the Director be, and hereby is, authorized to issue a Certification of Compliance or one or more Partial Certifications of Compliance for the Proposed Project upon successful completion of the Article 80 processes; and

**FURTHER**

**VOTED:**

That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement and any and all agreements and documents as may be deemed necessary and appropriate by the Director.

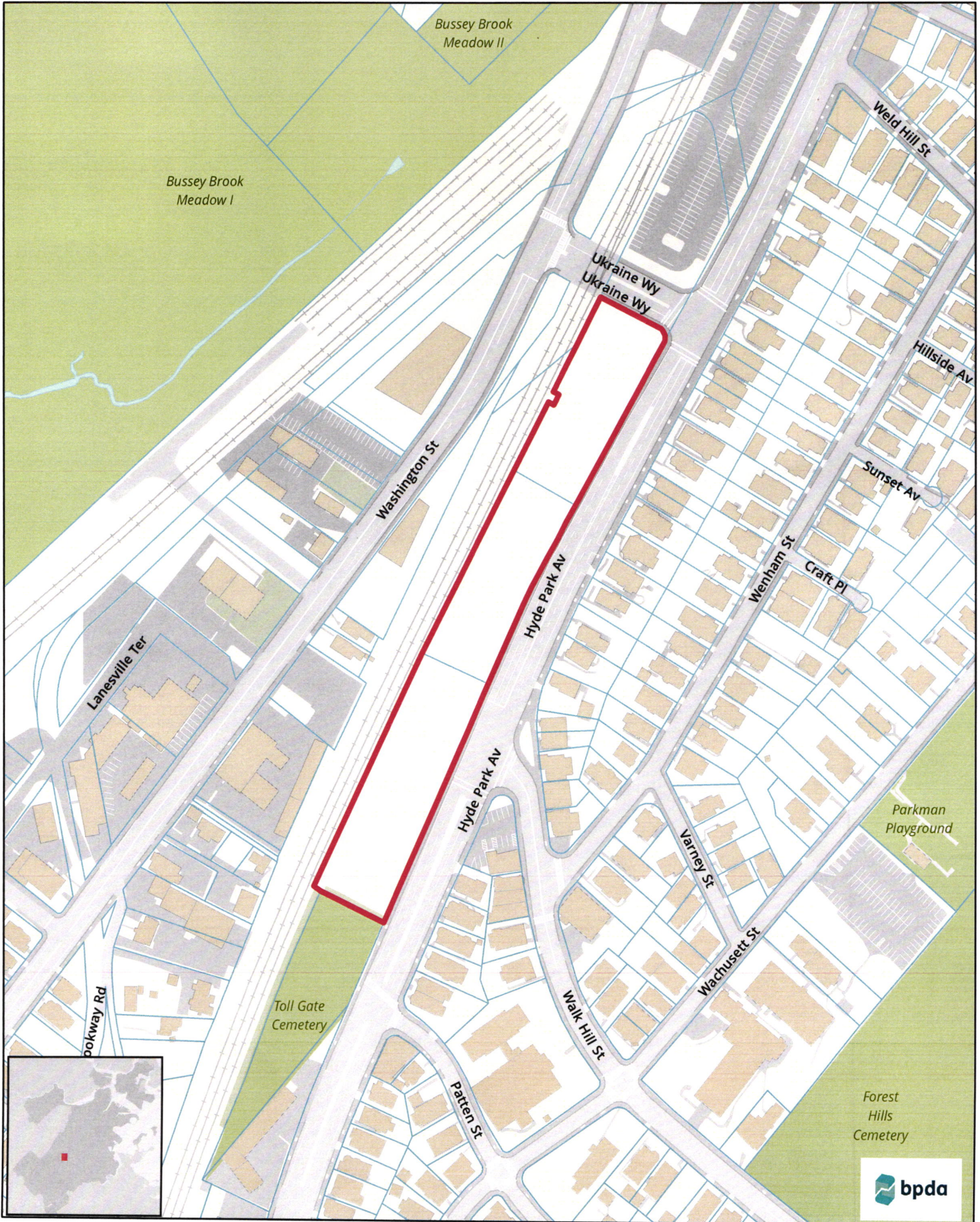
# Parcel U, Jamaica Plain

1:2,400



# Parcel U, Jamaica Plain

1:2,400





**Boston Water and  
Sewer Commission**



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

August 2, 2018

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

Re: Parcel U, Jamaica Plain  
Notice of Project Change

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Notice of Project Change (NPC) for the proposed residential located at 93-171 Hyde Park Avenue in Jamaica Plain. This letter provides the Commission's comments on the NPC.

In August 2014, JP Parcel U, LLC filed an Expanded Project Notification Form (EPNF) for a proposed project of 124 new residential units. The Commission inadvertently missed commenting on the EPNF project. The proposed project site consisted of an approximately 126,700 square foot vacant parcel owned by the Massachusetts Bay Transportation Authority and bound by Hyde Park Avenue, Ukraine Way, MBTA/Amtrak right of way and Toll Gate Cemetery.

The Parcel U project is composed of three phases – Phase A, B and C. Both phase A and B are approved to build 24 units, including six (6) 2-bedroom units and eighteen (18) 3-bedroom units. Phases A is close to completion. Based on JP Parcel U, LLC's marketing experience, there is low demand for the three-bedroom units. Therefore, in Phase B, the proponent proposes to change six (6) 3-bedroom units into six (6) 1-bedroom units and six (6) 2-bedroom units.

The Commission water distribution system has a 12-inch Southern High PCI water main installed in 1886 and lined in 1997 in Hyde Park Avenue. The Massachusetts Water Resources Authority (MWRA) owns and maintains a 48-inch water main in Hyde Park Avenue.

For sanitary sewer and storm drain service, there is a 12-inch sanitary sewer and a 30-inch storm drain in Hyde Park Avenue.

The EPNF stated that maximum daily water demand for the proposed project is estimated to be 27,225 gallons per day (gpd) and wastewater generation will be 24,750 gpd.



The Commission has the following comments regarding the NPC project:

General

1. Prior to the initial phase of the site plan development, JP Parcel U, LLC, should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at JP Parcel U, LLC'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. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
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. JP Parcel U, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, JP Parcel U, LLC will be required to apply for a RGP to cover these discharges.
6. It is JP Parcel U, LLC'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, JP Parcel U, LLC 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. JP Parcel U, LLC 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. JP Parcel U, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. JP Parcel U, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, JP Parcel U, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If JP Parcel U, LLC 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. JP Parcel U, LLC 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. JP Parcel U, LLC 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, JP Parcel U, LLC should contact the Commission's Meter Department.



## Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. JP Parcel U, LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. JP Parcel U, LLC 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.

In conjunction with the Site Plan and the General Service Application JP Parcel U, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the 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 or treatment structures to be utilized during construction.
  - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
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. JP Parcel U, LLC 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 JP Parcel U, LLC 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. JP Parcel U, LLC 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, JP Parcel U, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. JP Parcel U, LLC 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. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. 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, JP Parcel U, LLC 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 JP Parcel U, LLC install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. JP Parcel U, LLC 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. JP Parcel U, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.



10. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.
11. 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/afh

cc: Kamran Zahedi, JP Parcel U, LLC  
K. Ronan, MWRA via e-mail  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail



Aisling Kerr <aisling.kerr@boston.gov>

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## Project Comment Submission: Parcel U Phase B NPC

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kentico@boston.gov <kentico@boston.gov>

Thu, Jul 12, 2018 at 9:54 AM

To: BRAWebContent@cityofboston.gov, aisling.kerr@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

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Origin Page Url: /projects/development-projects/parcel-u-phase-b-npc

First Name: Eva

Last Name: Kaniasty

Organization:

Email: [kaniasty@gmail.com](mailto:kaniasty@gmail.com)

Street Address: 33 Plainfield St.

Address Line 2: Apt. 1

City: Jamaica Plain

State: MA

Phone: (617) 320-5731

Zip: 02130

Opinion: Support

Comments: I support the building of smaller, denser housing. Most existing triple decker stock has 2 and 3 beds. We need more housing for singles and couples. A few years ago, I was forced to move out of JP because as a newly single person I literally could not find a studio or 1 bed to live in.

PMContact: [aisling.kerr@boston.gov](mailto:aisling.kerr@boston.gov)

Project ID: 3114