

1000 Boylston Street

CAC Meeting
February 27, 2018



W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS MANFREDI
ARCHITECTS

AGENDA

1. Inclusionary Development Policy
2. Next Steps before BPDA and Boston Zoning Commission
3. Q & A



**boston planning &
development agency**

1. Inclusionary Development Policy

The Inclusionary Development Policy (“IDP”) was first created in 2000.

Mayor Martin J. Walsh revised the policy in December 2015.

IDP Creates Income Restricted Housing with Private Funding

Developers can meet IDP commitment through three methods:

“On-Site”

13% of units, scattered throughout the project



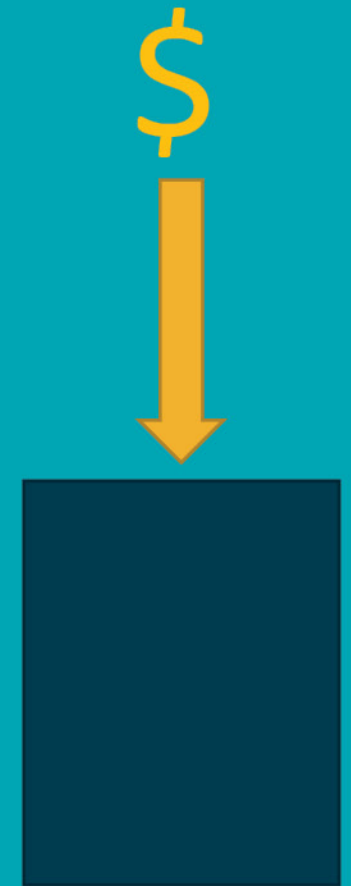
“Off-Site”

15% to 18% of units, in nearby location

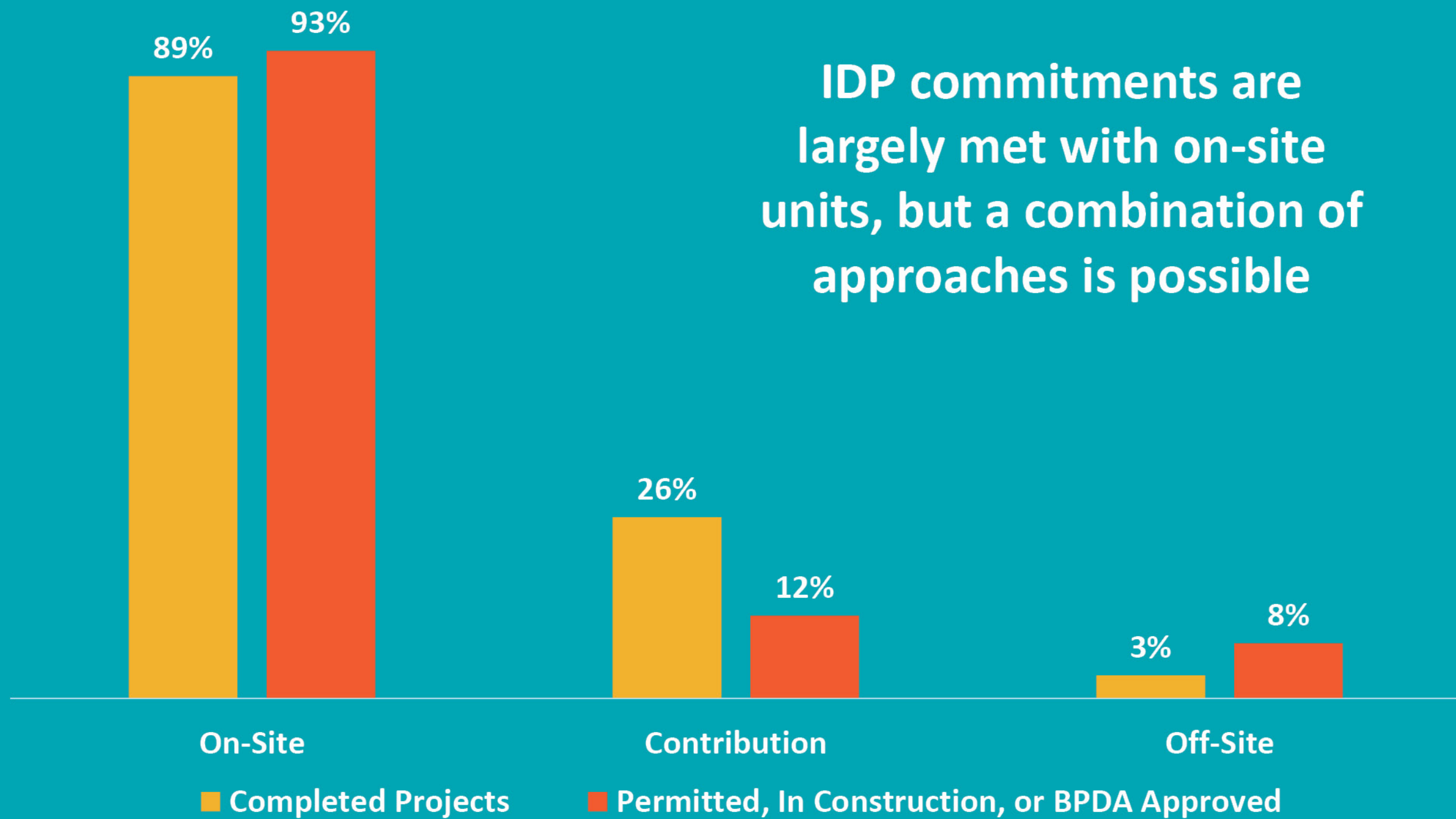


“IDP Fund”

Contribution based on 15% to 18% of units



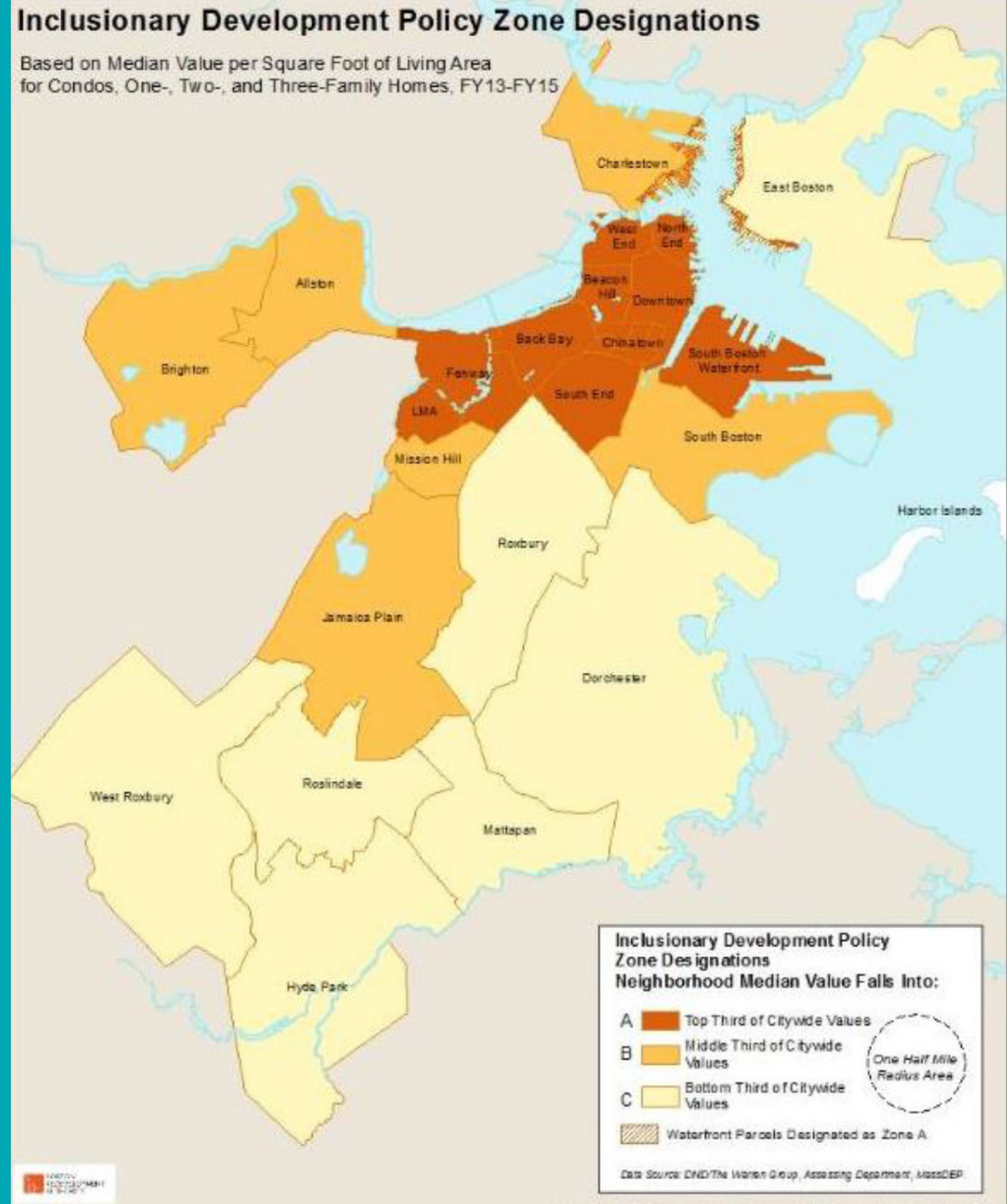
IDP commitments are largely met with on-site units, but a combination of approaches is possible



Three Zones Created to Account for Differences between Downtown and Neighborhood Development

Inclusionary Development Policy Zone Designations

Based on Median Value per Square Foot of Living Area for Condos, One-, Two-, and Three-Family Homes, FY13-FY15



Source: Sep 11 2015, Cambridge 11/11/2015, Annual Report, High Pro Growth, New Development

2015 INCLUSIONARY DEVELOPMENT POLICY

Summary Table

IDP Option	Zone A	Zone B	Zone C
On-Site	13% of total units	13% of total units	13% of total units
Off Site	18% of total in vicinity	18% of total in vicinity	15% of total in vicinity
Cash Out Condo	18% of total at 50% of price differential (\$380,000 minimum)	18% of total at 50% of price differential (\$300,000 minimum)	15% of total at 50% of price differential (\$200,000 minimum)
Cash Out Rental	18% of total at \$380,000	18% of total at \$300,000	15% of total at \$200,000

*As of right

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Boylston Street

2. Next Steps before BPDA and Boston Zoning Commission

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Next Steps before BPDA and Boston Zoning Commission:

March 15:

- **BPDA Board Hearing: Approval of PDA Development Plan and Map Amendment creating PDA 116;**
- **Authorization to Director to issue Adequacy Determination completing Article 80 Large Project Review Process;**
- **Approval of Minor Modification to Urban Renewal Plan creating Parcel 27**

April 11:

- **Boston Zoning Commission Hearing: Approval of PDA Development Plan and Map Amendment creating PDA 116**

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