

JACKSON SQUARE PARTNERS LLC

December 13, 2016

Mr. Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Gary Uter, Project Manager

Dear Mr. Golden,

Jackson Square Partners, LLC is pleased to provide the enclosed Notice of Project Change for the Jackson Square Ice Rink / Turf Field Indoor Recreation Center (the "Recreation Center"). As part of the master planning for Jackson Square, community residents and stakeholders have advocated for recreational and social spaces in Jackson Square that are open and accessible to the community. The proposed Recreation Center will directly address the need for affordable multi-use indoor recreational space, with an emphasis on serving youth and families.

This Notice of Project Change proposes the addition of a full second story to accommodate a year-round indoor turf field. The first floor remains proposed for use as an indoor ice rink, which is anticipated to be operational 10 months of the year. The Recreation Center will also include dedicated rooms for classes and social programs. As previously proposed, the project would have included only one full story which would have primarily served as an ice rink, with conversion to a turf field in the summer months. The expanded scope proposed with this Notice of Project Change will increase year-round opportunities for affordable recreational and social programming in Jackson Square.

This Notice of Project Change addresses only proposed changes to Building H, the Recreation Center, the sponsor and developer of which will be Urban Edge Housing Corporation ("Urban Edge") or a to-be-formed single purpose entity controlled by Urban Edge. Jackson Square Partners, LLC supports this proposed Notice of Project Change and authorizes Urban Edge to represent Jackson Square Partners, LLC in this submission and in communications with the Boston Planning and Development Agency and the City of Boston on the proposed Recreation Center project.

Sincerely,

Jackson Square Partners, LLC

By: Jamaica Plain Neighborhood
Development Corporation

By: 
Richard Thal, Executive Director

By: Urban Edge Housing Corporation

By: 
Frank Shea, Chief Executive Officer

Notice of Project Change
Submitted Pursuant to Article 80 of the Boston Zoning Code

JACKSON SQUARE ICE RINK / TURF FIELD INDOOR RECREATION CENTER



Submitted to:

Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Submitted by:

Jackson Square Partners, LLC
c/o Urban Edge Housing Corporation
1542 Columbus Ave, Suite 2
Roxbury, MA 02119

December 15, 2016

December 15, 2016

Mr. Brain P. Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Gary Uter, Project Manager

**RE: Notice of Project Change
Jackson Square, Site II, Phase 1 and 4
Boston, Massachusetts**

INTRODUCTION

Jackson Square Partners, LLC (“Project Proponent”) is pleased to submit this proposed change to the Jackson Square Ice Rink / Turf Field Recreational Center project referred to in our previously approved Notice of Project Change (“NPC”) dated April 11, 2011 and our previously approved Draft Project Impact Report (“DPIR”) dated May 31, 2007 as Jackson Square, Site II, Buildings C (1562 Columbus Avenue) and H (1522 Columbus Avenue) in the Jamaica Plain and Roxbury communities of Boston, Massachusetts. This Notice of Project Change (“NPC”) is being submitted in accordance with Article 80A-6 of the Boston Zoning Code (“Code”).

OVERVIEW OF NPC

This NPC includes modifications to the program for Building H (1522 Columbus Ave) on the Site II portion of the Jackson Square Redevelopment Initiative Master Plan. In April 2011, the Project Proponent submitted an NPC for Site II, Phase 1 and 4, which was approved and which established the location of the Jackson Square Ice Rink / Turf Field Recreation Center (Building H) at the corner of Columbus Avenue and Ritchie Street.

This NPC describes two primary changes to the proposed Jackson Square Ice Rink / Turf Field Recreation Center (“the Recreation Center”). First, Building H is now proposed to include two full stories and a mezzanine (described as a total of three stories in this application for consistency with code), whereas the 2011 NPC described one full story and a mezzanine. The additional floor will allow the facility to include both an indoor ice rink on the first full level and a year-round turf field on the second full level. The mezzanine now provides expanded bleacher seating for the ice rink. Second, we are currently working with the City of Boston to acquire a 20’ strip of land from the adjacent Department of Public Works salt shed site to facilitate the development of the Recreation Center, which will result in a modified lot area and other dimensional characteristics of the facility, described in this application.

The proposed year-round Recreation Center will serve as an accessible, affordable and multi-use facility for the neighborhoods adjacent to the Jackson Square sections of Roxbury and Jamaica Plain as well as nearby underserved inner city neighborhoods of Dorchester, Roslindale, Mission Hill, the South End and Mattapan, with an emphasis on providing athletic programs and activities for the youth and families of the community. Inner city residents can easily access the proposed Recreational Center by public transit given its location in a transportation hub in Jackson Square. The Recreation Center will anchor Site II and complement the Jackson Commons and 225 Centre

Street developments by extending ground floor active uses along a newly vibrant Columbus Avenue.

As described in the 2011 NPC, the Project Proponent has conducted extensive due diligence to ensure that the proposed Recreation Center will meet a demand within the community and is financially feasible and sustainable. The Project Proponent hired an independent consultant to conduct a Demand Analysis and Financial Feasibility Analysis, which concluded that the facility would be feasible. The Executive Summary of the Financial Feasibility Study was attached as Attachment A of the NPC submitted in April 2011 for the combined Ice Rink /Turf Field. As previously proposed, the project would have created a multi-use space that included a regulation ice rink during the fall and winter months that would be converted to a turf field in the spring and summer months. To supplement the playing surfaces, the facility was also planned to include a concession area for food and beverages, and party rooms/meeting spaces.

The Project Proponent has met with various stakeholders and potential users of the facility over the last several years, including the Jackson Square Citizens Advisory Committee (CAC), residents of the neighborhood, resident associations/groups, youth organizations, Boston Public Schools, elected officials, recreational organizations, and the Department of Conservation and Recreation. Based on the feedback the Project Proponent received from these and other community stakeholders, the Recreation Center is now proposed as a year-round, indoor community facility with two separate full levels: the lower one for an ice rink that will operate for an estimated 10 months per year, and the upper one for a turf field that will operate throughout the year, to provide:

- Recreational opportunities, particularly for young people
- Multi-use spaces such as classrooms and computer labs
- Facilities affordable and accessible to the neighborhood
- Safe and welcoming spaces for young people
- Opportunity to create jobs for young people and residents of the neighborhood

As described in this NPC, resulting project impacts will result in negligible or no negative impacts from the original DPIR analysis and subsequent NPC for a combined ice rink / turf field.

The Project Proponent looks forward to your review of this NPC and to a determination that no further review is required. Subject to this determination, we are ready to continue with the development of this site in Jackson Square. The Jackson Square Ice Rink/Turf Field Indoor Recreation Center is a capstone project of the more than a decade's long collaborative planning process in Jackson Square.

PROJECT BACKGROUND

The Project Proponent filed a Draft Project Impact Report (DPIR) with the Boston Redevelopment Authority (BRA) on May 31, 2007. This submission was intended to be as comprehensive as a full project impact report into order to provide the BRA with enough information and analysis to be able to issue a Preliminary Adequacy Determination for Phase 1 of the phased redevelopment of Jackson Square, located on several adjacent sites in the Jamaica Plain and Roxbury neighborhoods of Boston.

The DPIR described the redevelopment of Jackson Square involving 11.2 acres of largely vacant public and privately owned land where the Jamaica Plain and Roxbury communities meet. The full development program was proposed to be developed in four phases, and included construction of

438 units of housing (both homeownership and rental), with 291 units affordable to low and moderate income households, 61,200 square feet (sf) of new ground floor retail space, approximately 66,500 sf of community facilities, 13,500 sf of renovated office space and 13,400 sf for a new youth treatment facility for the Department of Youth Services (“DYS”).

On November 15, 2007, the BRA Board issued a Preliminary Adequacy Determination for Phase 1 of the Jackson Square project, subject to continuing design review by the BRA, which waives the requirement for the filing and review of a Final Project Impact Report (“FPIR”), and found that the DPIR, along with subsequent submissions, was sufficient and adequately resulted in the identification, analysis and mitigation of expected impacts of Phase 1 of the Proposed Project, subject to satisfaction of certain conditions set forth in the Preliminary Adequacy Determination.

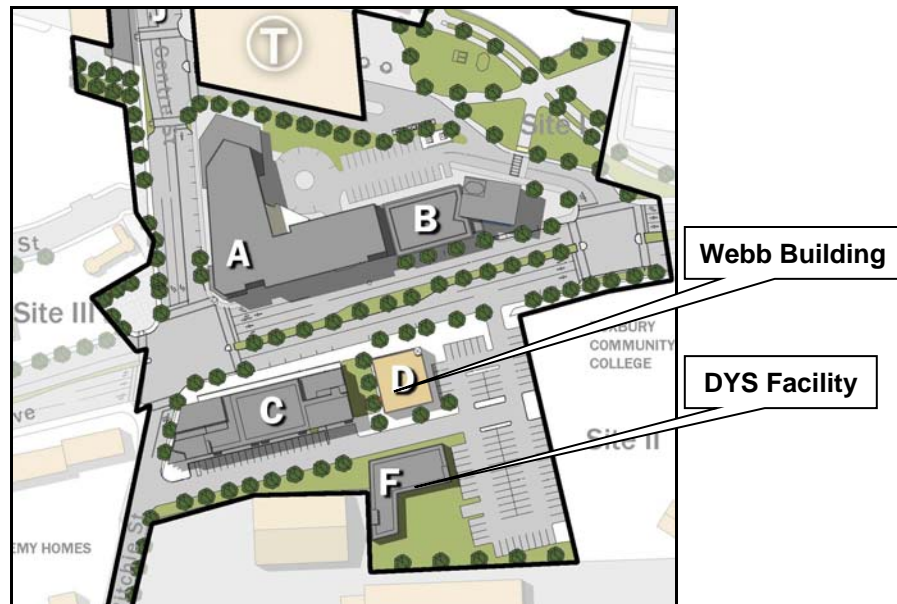
In early 2008, the Department of Youth Services, which was planned for Site II, informed the Project Proponent that it could not participate in funding a new building specifically designed for use by a DYS-supported youth treatment program. Since that time, the Project Proponent has worked with neighborhood residents and other stakeholders, the Jackson Square Citizens Advisory Committee (CAC), City of Boston staff, and other partners to explore alternative development programs for Site II that are consistent with the vision stated in the original Jackson Square RFP and proposed Jackson Square Redevelopment Initiative Master Plan objectives. Initial changes to the program were reflected in the Jackson Commons NPC that was approved by the BRA Board on April 13, 2010, and the Jackson Square Ice Rink / Turf Field Indoor Recreation Center NPC that was approved by the BRA Board on June 16, 2011 and which is further developed in this NPC.

Overall, the proposed project change will not result in any net adverse impacts. The Jackson Square Ice Rink/Turf Field Indoor Recreation Center is consistent with the Article 80-approved development for Site II, has no negative environmental or project impacts as defined by Article 80, and will provide significant benefit to the neighborhood and play a critical role in engendering the revitalization of Jackson Square.

PROPOSED PROJECT CHANGE

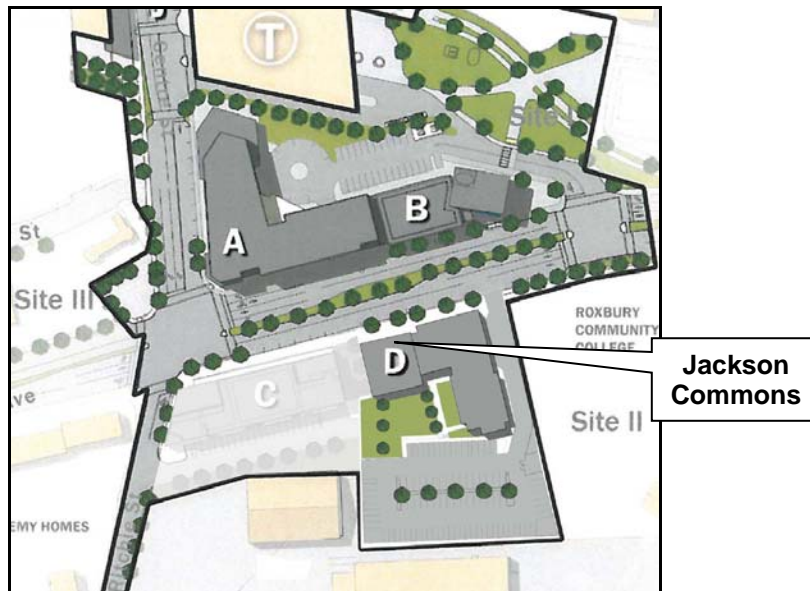
The original development program for Site II in Jackson Square, as outlined in the DPIR, included the development of 1542 Columbus Ave/Webb Building (Building “D”) into 13,500 sf of office space and a new 13,400 sf DYS residential youth treatment facility (Building “F”). **Figure 1** below shows the original Article 80 approved Phase 1 building plan. The Indoor Active Recreation Center (Building “H”) planned for Phase 4 was to be built on the parking lot beside Buildings “D” and “F”.

Figure 1: Article 80 Approved Phase 1 Building Plan - DPIR



In April 2010, the BRA approved a Notice of Project Change for Jackson Commons (Building D), consisting of 39 mixed-income residential rental units with proposed ground floor uses including approximately 12,000 sf that function as Urban Edge offices, classrooms, and property management office. The approval also included a shared parking lot, allocating 37 spaces for Jackson Commons and 50 parking spaces for a future Recreation Center. **Figure 2** below shows the overall Building Plan that was approved in April 2010.

Figure 2: Article 80 Approved Revised Phase 1 Building Plan – Jackson Commons NPC



As stated, the original DPIR also included a Recreation Center on Site II, which was to be located at the approximate location of Jackson Commons. The NPC submitted in April 2011 proposed a

new location for the Recreation Center, at the corner of Columbus Avenue and Ritchie Street, as shown in Figure 3. Jackson Commons (Building D) was completed in 2015.

Figure 3: Article 80 Approved Site II Building Plan – Indoor Recreation Center NPC



With this NPC, the location of the proposed Recreational Center remains at the corner of Columbus Avenue and Ritchie Street. The current proposal is depicted in Figure 4. The current proposal includes a larger lot area, based on the assumption that the Proponent will acquire a 20' strip of land from the adjacent Department of Public Works lot. The disposition of the City-owned land is anticipated to go through a competitive RFP process which should be completed in the first half of 2017. The additional lot area will allow the project to include a regulation size ice rink, bleacher seating, and the changing and team rooms necessary to maximize the facility's use. With the addition of a second full floor, as proposed in this NPC, the Recreation Center will also be able to accommodate year-round activities at the dedicated indoor turf field.

Figure 4: NPC Proposed Site II Building Plan – Jackson Square Recreation Center



The gross floor area of the currently proposed Recreation Center project is approximately 75,000 square feet. The height of the building, measured as the distance from grade to the top of the roof parapet will be 69 feet. The building will have a 0-foot setback on all sides. The Floor Area Ratio (“FAR”) of the proposed building is 2.21. A comparison of the proposed development program presented in the DPIR, the 2011 NPC, and this Notice of Project Change is shown in **Tables 1 and 2** below. The facility was previously represented as having one and a half stories, including a full story and a mezzanine. The facility is now proposed to include one additional full floor (two full stories and a mezzanine), and is now described as including three stories for consistency with code.

Table 1: Comparison of Building H Development Program - April 2011 NPC

	DPIR	2011 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
Parking Spaces	50 spaces	50 spaces	0 spaces
Floor Area Ratio (Approximate)	1.5	1.27	-0.45

Table 2: Comparison of Building H Development Program - December 2016 NPC

	DPIR	2016 NPC	Net Change
Lot Area (Approximate)	37,825 sf	34,000 sf	- 3,825 sf
Building Heights / Stories	40 ft / 1.5	69 ft / 3.0	+ 29 ft / +1
Total Gross Floor Area (Approximate)	36,000 sf	75,000 sf	+ 39,000 sf
Parking Spaces	50 spaces	50 spaces	0 spaces
Floor Area Ratio (Approximate)	1.5	2.21	+0.71

PUBLIC BENEFITS

The revised development program for Jackson Square Site II, Phase 1 will continue to provide substantial public benefits to the residents of the adjacent neighborhoods and to the City of Boston, as described in the original DPIR and 2011 NPC. The ongoing redevelopment of Jackson Square will transform the area into a vibrant mixed-use neighborhood that will increase the supply of housing, particularly affordable housing; develop brownfield sites; provide sustainable transit-oriented development; and provide residents with increased safety, improved aesthetic appearance of the neighborhood, increased access to community programs, greater recreational and social activities, and enhanced commercial opportunities.

In summary, the Jackson Square Recreation Center will be designed, built and programmed as a community based facility. This project is not only consistent with the public benefits stated in the original Jackson Square DPIR and 2011 NPC, but with the addition of a dedicated year-round turf field, additional multi-use spaces for learning, expanded bleacher seating, team rooms, and changing facilities, the Recreation Center will now provide even greater opportunities for recreation and social activities for area residents.

EVALUATION OF CHANGES – ARTICLE 80 REVIEW

Design Narrative

This is a unique site providing a wonderful opportunity for year-round recreation opportunities for the residents of Jackson Square and the surrounding neighborhoods, while providing a landmark building to help brand this neighborhood as an emerging, vibrant and attractive place to live. The dimensions of the Building H site will now accommodate a regulation skating rink with adjacent bleacher seating and team room facilities, as well as an upper level turf field suitable for sports including, but not limited to, soccer, baseball practice, or lacrosse, and adjacent multi-use rooms. The diversity of uses increases the benefits to the community. The design of the building activates Columbus Avenue with a focus on the pedestrian experience, in keeping with surrounding new residential developments.

In order to meet the Center's financial sustainability goals, a regulation rink with dimensions of 85 feet wide by 200 feet long needs to be incorporated on the site, which measures 120 feet wide with the average length being approximately 265 feet. A regulation size rink will provide a venue for many users ranging from recreational skating to organized figure skating and hockey leagues. The various turf-based activities on the upper level will find the 180 feet long by 90 feet wide field size equally as accommodating. The design solution achieves this fit while keeping the bulk of the large recreation center volume away from the historic Webb Building. Support spaces are housed both within the Webb Building, adjacent to it on the south side in a one-story volume and in a two-story portion of the new building that extends to the east at the rear of the property, where parking and a rear entry are also provided.

Users will arrive at the Center by various means including by public transportation, on foot and by vehicle. This has led to a building entry lobby that reaches out in two directions. The Center will feature a main entry located on Columbus Avenue adjacent to the historic F.W. Webb building, now part of Jackson Commons. For those arriving by car, a shared lot (approved previously as part of the Jackson Commons Project) is located at the rear of the property and accessible from Columbus Avenue. Fifty (50) spaces are earmarked for the Recreation Center in this lot. Despite

the dual entries, access and security are well maintained internally by lobby check-in points. The design proposal seeks approval to provide drop-off spaces along Columbus Avenue and the creation of an enlarged sidewalk area that aligns with the Center's main entry. Allowing these new spaces for cars to pull against the curb to discharge passengers is seen as a safer alternative to discourage double parking, which could occur if time-restricted or metered parking were provided.

The building façade mediates the desire to visually open the facility to the neighborhood with windows against the need to keep these windows from allowing direct sunlight onto the ice surface. Balancing these goals, the design successfully incorporates window areas that enhance the vitality of Jackson Square by exposing the activities occurring within. There are several methods of solar control including roof overhangs and an interior light shelf that protect the ice surface from sunlight while imparting a pedestrian scale to the street facades. A horizontal canopy at the second floor level prevents direct sunlight from hitting the ice surface in the winter, and helps to provide architectural scale to the building. This canopy and the canopy at the Columbus Avenue lobby entrance extend beyond the property line and require vertical discontinuances granted by the City.

The Recreation Center has been designed to complement the adjacent Webb Building and Jackson Commons. When completed, the Recreation Center will add to the various scales and uses that occur within Jackson Square. Together with the new Jackson Commons building and the historic Webb Building, it will create a vibrant and varied streetscape while maintaining a continuous street wall along Columbus Avenue at the northern edge of Jackson Square.

Zoning Component

The Jackson Square Ice Rink/Turf Field Indoor Recreation Center will need zoning variances, two (2) of which have previously been granted by the City of Boston Zoning Board of Appeals: a use variance to allow for a sports/recreational facility and a rear yard setback variance to eliminate the need for a rear yard. The project proponent presented these variances to a joint meeting of the Roxbury and Jamaica Plan Neighborhood Councils Zoning Committees in March, 2011 and both formally approved a recommendation that the Zoning Board of Appeals approve the variances. The Zoning Board of Appeals approved these variances for the previously approved Jackson Square Ice Rink / Turf Field Indoor Recreation Center on December 3, 2011. The building is designed with a zero-foot setback to the revised rear yard line, which includes the 20' strip of land that is anticipated to be acquired from the City of Boston.

A variance is also needed for the proposed facility's Floor Area Ratio. The expanded building area will directly result in increased recreational and social opportunities for area residents.

In addition, a variance is needed for the dimensional requirement of building height. The Roxbury Neighborhood District is subject to a 45-foot height limit. As envisioned in the Jackson Square Master Plan and documented in the DPIR in 2007, the highest building on Site II was to be located at the corner of Columbus Avenue and Ritchie Street – a residential building of five stories with a proposed height of 60 feet. That is now the location of the proposed Jackson Square Recreation Center. The proposed Jackson Square Recreation Center will be the highest building on Site II, which will fulfill the intent of the Master Plan in locating the highest structures at the lowest points in the Jackson Square.

The Jackson Square Recreation Center is proposed to have a height of 69 feet to the top of the roof structure. This matches the height of the residential building at 225 Centre Street, on the opposite side of Columbus Avenue, which is six stories with a height of 69 feet. It should be noted that at the street facades along Columbus Avenue and Ritchie Street, the high roof above the turf

facility is set back, and the top of structure is at 50 feet. This height closely matches the height of the four story component of the adjacent Jackson Commons building.

Zoning Districts:

- Roxbury Neighborhood District
- Community College Community Facilities Subdistrict

VariANCES:

- Use
 - Social, Recreational, or Sports Center is Forbidden
- Rear Yard Setback
 - Required: 20 feet
 - Proposed: 0 feet
- Building Height
 - Allowed: 45 feet
 - Proposed: 69 feet
- FAR
 - Allowed: 2.0
 - Proposed: 2.21

Environmental Protection Component

Wind

The DPIR included an assessment of the effect of the Jackson Square Master Plan on pedestrian level winds (“PLWs”) in and near the development. The DPIR concluded that none of the 69 locations considered for either the existing or build conditions is estimated to have PLWs that exceed the BRA guideline wind speed of 31 miles per hour. No location is predicted to have dangerous winds as often as once per year. In fact, no location is predicted to have PLWs higher than category 3 (comfortable for walking) for either existing or build conditions for any of the wind conditions considered.

The proposed change, resulting in a building of similar scale and massing along Columbus Avenue and Ritchie Street for which the PLW impacts of the Site II Master Plan were assessed, will not alter the wind climate for the build condition summarized in the DPIR.

Shadow

A shadow impact analysis in the DPIR was conducted to investigate shadow impacts from the Jackson Square Master Plan during three time periods (9 am, 12 noon, and 3 pm) during the vernal equinox (March 21), summer solstice (June 21), autumnal equinox (September 21), and the winter solstice (December 21). In addition, shadow studies were conducted for the 6 pm time period during the summer solstice and autumnal equinox. These studies evaluated impacts on public open spaces, major pedestrian areas and sidewalks adjacent to and in the vicinity of the project site. The DPIR concluded that the Jackson Square Master Plan is expected to result in shadows typical of densely built urban areas and not cause substantial impacts to the surrounding area.

The proposed change, which has resulted in a wider building but with similar scale and massing along Columbus Avenue as anticipated at the time of the DPIR, will not significantly affect the project’s anticipated shadow impacts. A new shadow impact analysis has been carried out as part

of this current Notice of Project Change, and drawings showing the impacts on public open spaces, pedestrian areas, and sidewalks adjacent to the project site are included as an Appendix to this NPC. In accordance with the Site II Master Plan, which locates the tallest buildings on Jackson Square parcels at the lowest parts of Sites I, II and III, the Recreation Center's shadows will not cause substantial impacts.

Daylight

The DPIR examined the extent to which the proposed project affects the amount of daylight reaching the streets or pedestrian ways in the vicinity of the project site. The results of the daylight analysis indicated that while the development of the Jackson Square Master Plan will result in increased daylight obstruction at the project site over existing conditions, mainly because large portions of the site are currently vacant, the resulting conditions for most of the buildings will be within the range of existing daylight obstruction values in the project vicinity. The DPIR concluded that daylight conditions from the Master Plan are typical of a densely developed urban area and are similar to daylight obstruction values associated with other buildings in the vicinity of the Jackson Square area.

The proposed change, resulting in a building of similar scale and massing along Columbus Avenue and Ritchie Street for which the daylight impacts of the Site II Master Plan were assessed, will not change the overall conclusions of the daylight analysis presented in the DPIR.

Water Quality & Stormwater Management

The DPIR examined the Water Quality and Stormwater Management in conjunction with all of the infrastructure components of the project including examining the impacts to sanitary sewer, water service, storm water management and utilities. The proposed change will not change the overall conclusions on infrastructure systems presented in the DPIR.

With the progression of the current design, we have identified specific solutions for storm water management that work for all of Site II. For the Recreation Center, stormwater will be collected and drain to underground storage tanks in the shared parking lot behind the facility, which were designed with the intent of shared use and which were built as part of the completed Jackson Commons building, and so will not alter the approved plan.

Geotechnical & Groundwater

The DPIR examined the subsurface conditions and foundation construction methodology for the proposed location of Site II of the Jackson Square Master Plan. The study included a description of existing subsurface soil conditions at the project site and groundwater levels, as well as an evaluation of potential for ground movement and settlement during excavation, and potential impacts on adjacent buildings, utility lines, and roadways. There is no change to the project with respect to the land underneath the buildings, no basements were previously or currently proposed, and no additional impacts are anticipated.

Solid & Hazardous Waste

The DPIR described and quantified the generation, storage, and disposal of all solid wastes from the construction and operation of the Jackson Square Master Plan. Further, it included subsurface investigations of site conditions on the three sites that comprise Jackson Square.

The proposed change will not change the overall conclusions of the solid and hazardous waste presented in the DPIR.

The project will continue to promote recycling efforts and conduct a recycling program in accordance with the City of Boston's recycling regulations. Once operational, the project will neither use nor generate hazardous substances, except in quantities typical of use in a recreation center for cleaning activities.

Noise

A noise analysis was completed in the DPIR, including a noise-monitoring program to determine existing noise levels and an estimate of future noise levels when the Jackson Square Master Plan is complete. The DPIR concluded that a full build out of the Master Plan will not introduce significant outdoor mechanical equipment noise into the surrounding community. The results of the analysis indicate the proposed buildings can operate without significant impact on the existing acoustical environment when using an appropriate silencer and reduction enclosure around any generator.

The project change does not affect the analysis. The project will continue to comply with the City of Boston noise regulations.

Construction Impacts

As described in the DPIR, as part of its agreements with the City of Boston, the Project Proponent will prepare a detailed Construction Management Plan ("CMP") to be filed with the Boston Transportation Department ("BTD") once the plans are sufficiently developed and the construction schedule is fixed. The CMP will include detailed information on construction activities, specific construction mitigation measures, and construction materials access and staging area plans to minimize construction impacts to abutters and the local community. Each designated construction contractor will be expected to comply with the details and conditions of the approved CMP.

Transportation Component

The DPIR contained a detailed transportation analysis prepared by Howard/Stein-Hudson Associates that studied 15 intersections. Existing conditions were documented in terms of traffic and pedestrian volumes, public transportation, parking, and loading and service.

Traffic analysis was completed for Existing Conditions (2007); Future Conditions (2012) with background traffic growth, and Build Conditions (2012) with the project in place. Institute of Transportation Engineers (ITE) data along with Boston Transportation Department data and other sources were used to estimate trip generation, trip distribution, and mode choice. The DPIR also provided measures to mitigate the traffic impacts and to transform Jackson Square from a vehicle-dominated landscape to a safe and vibrant area of development that would accommodate residential, retail, and office uses while focusing on community needs, such as affordable housing and community-use space. This proposal remains consistent with the original findings in the DPIR.

For the Recreation Center, we anticipate users will arrive by foot, public transportation and automobile. This proposal seeks approval to provide four (4) drop-off/pick up spaces along Columbus Avenue and the creation of an enlarged sidewalk area that aligns with the Center's main entry. This revision will allow for a new space for cars to pull against the curb to drop off and pick up. This is seen as a safer alternative to double parking that would occur were metered parking to be proposed. Additionally, a drop off / pick up area has been added to the rear parking lot, allowing for entry/exit through the building's rear access point. Visitors will have the option to park in the 50 designated parking spaces or pick up and drop off in a designated area.

Trip Generation

Vehicle trip generation estimates will not change from the updates presented in the Jackson Commons 2011 NPC. Vehicle trip generation for the Jackson Commons NPC was estimated using the Institute of Transportation Engineers *Trip Generation*, 7th Edition. Although the 8th Edition of that reference manual had been issued since the original approval of the project, the 7th Edition was used in the NPC calculations for consistency. Based on a comparison of these two editions, the difference between the calculations is negligible and will not affect the outcome of the analysis.

Pedestrian Activity

Due to the small, localized nature of the project change, pedestrian routes will not change significantly. As mentioned above, sidewalk design changes have been made to allow for consistency with the overall goals of the DPIR. This change includes the addition of an enlarged sidewalk area that aligns with the Center's main entry, as noted in the attached site plans (Attachment D).

Service and Loading

Vehicle access for deliveries and trash removal will occur from the same Columbus Avenue curb cut identified in the DPIR. Parking, loading activities, and trash storage/removal will occur via this curb cut.

Parking

The parking supply for this Site II will not change from the numbers presented in the Jackson Commons NPC.

Traffic Impacts

The analysis in the DPIR indicated that the impacts of the project as previously presented could be accommodated at the study area intersections and roadways with the proposed mitigation. The transportation impacts of the proposed project are assumed to be no different than those reported in the DPIR. Therefore, the project impacts as presented in the NPC are the same as those previously permitted in the DPIR; no further analysis is required.

Historic Resources Component

The DPIR identified, mapped and described the historic and archaeological resources within and adjacent to the Jackson Square project site and the potential effects the Master Plan may have on these resources. The proposed project change does not affect the determination of no adverse effect on historic structures. The proponent will require a demolition review with the City of Boston.

Sustainability

As with all of the buildings proposed for Jackson Square, the Recreation Center will be built in accordance with the Jackson Square Green Guidelines, which includes a focus on strategies to ensure good indoor air quality, energy and water efficiency, renewable energy, and waste reduction strategies. The Jackson Square Redevelopment Initiative Master Plan was certified at the Silver level by the U.S. Green Building Council under the LEED for Neighborhood Development (LEED ND) pilot program. It is the first Silver certified plan in the Northeastern United States. All of the projects in Jackson Square will be designed to be LEED-certifiable. The Recreation Center will be LEED silver certifiable. A draft LEED checklist has been included in Attachment C.

Infrastructure Systems Component

Wastewater

In the DPIR, the Building was presented as an Active Indoor Recreation Facility, similar to the project presented in this NPC. The DPIR assumed that the facility would operate year round and include a single regulation ice rink. However, the DPIR wastewater calculations were based on a general recreation facility that did not include an ice rink, which under count the wastewater discharge. To calculate wastewater discharges for the currently proposed facility, the building use was changed from a general recreational services building to a skating rink, increasing the estimated daily sewage generation from 2,500 gallons per day (gpd) to 4,325 gpd, an increase of 1,825 gallons per day of sewage. As shown in **Table 2**.

Table 2: Proposed Estimated Daily Sewage Discharges for the Portion of the Jackson Square Redevelopment New Construction Requiring Change (DPIR Table 7-1)

Space Use	Size	Generation Rate	Sewage Generation
2011 NPC	100 people	25 gpd/person	2,500 gpd
2016 NPC	265 people	3,000 gpd + 5 gpd / person	4,325 gpd
Difference			1,825 gpd

Sewage flow generation values are determined by Code of Massachusetts Regulation 310 CMR 15.000: The State Environmental Code, Title 5. According to 310 CMR Section 15.203(3), the aggregate sewer burden for an ice rink is 3,000 gpd plus 5 gpd per person.

Proposed Water System Impacts

The water consumption for the proposed change is expected to be 4,758 gallons per day (gpd) based on the Project's estimated sewer generation. A factor of 1.1 (which factors in a conservative assumed 10% loss of water between what is drawn from the City system and what is discharged into the sewer system) is applied to the average daily wastewater flows to estimate average water use on a daily basis.

The original water demand was assumed to be 2,750 gpd (with the 10% loss factor). The proposed water demand is 4,758 gpd, an increase in 2,008 gpd in water demand. Water capacity and pressure is not anticipated to be an issue for the project based on the projected domestic and fire protection water demands. Boston Water and Sewer Commission (BWSC) record flow data and hydrant flow tests will be used to confirm that there is enough pressure in the existing water systems to support the Project's needs. The building will connect to an adjacent water main in Ritchie Street, which is owned and operated by the BWSC. The exact connection points and sizes of services will be coordinated with and approved by the BWSC.

All new water services will be installed in accordance with the latest Local, State, and Federal codes and standards. Backflow preventers will be installed at both domestic and fire protection service connections. New meters will be installed with Meter Transmitter Units (MTU's) as part of the Boston Water and Sewer Commission's Automatic Meter Reading (AMR) system.

Storm Drainage System

Existing Stormwater Drainage System

The existing streets within and adjacent to the project area contain storm drains owned and maintained by the BWSC. Columbus Avenue contains a 12" storm drain with a southerly direction of flow that connects to a 15" storm drain which connects to the 48"x48" combined sewer in Columbus Avenue. Columbus Avenue also contains a 30" storm drain with a northerly direction of flow. This storm drain begins at a manhole in Columbus Avenue on the south side of Centre Street and connects to the 48"x48" combined sewer farther north along Columbus Avenue. Also adjacent to the site is Ritchie Street, which contains a 24"x36" combined sewer, which connects to the 48"x48" combined sewer in Columbus Avenue.

Proposed Storm Drainage

The proposed site is expected to have a slight increase in the amount of impervious area in the developed condition compared to the existing condition. As a result, there will be an increase in the peak rate of stormwater discharge from the property in the developed condition compared to the existing condition without stormwater mitigation measures. Therefore, the stormwater design will include stormwater detention structures (i.e., a closed drainage system, buried detention basins, etc.) to mitigate the peak rate of runoff. The Project is not located within the City of Boston's Groundwater Conservation Overlay District and therefore does not require significant groundwater infiltration measures, although the stormwater design will attempt to promote infiltration where possible.

Boston Water and Sewer Commission

Proposed connections to the Commission's water, sanitary sewer, and storm drain system will be designed in conformance with the Commission's design standards, Sewer Use and Water Distribution System Regulations, and Requirements for Site Plans. The proponent will submit a site plan for review and approval and apply for a General Service Application prior to construction. The site plan will indicate the existing and proposed water mains, sanitary sewers, storm sewers, telephone, gas, electric, steam, and cable television. The plan will include the disconnections of the existing services as well as the proposed connections.

Conformance with the DEP Stormwater Management Policies

In March 1997, last revised January 2008, the DEP established a Stormwater Management Policy to address non-point source pollution. The Policy prescribes specific stormwater management standards for development projects, including urban pollutant removal criteria for projects that may impact environmental resource areas. Compliance is achieved through the implementation of Best Management Practices (BMP's) in the stormwater management design. The Policy is administered locally pursuant to MGL Ch. 131, s. 40.

A brief explanation of each Policy Standard and the system compliance is provided below:

Standard #1: No new untreated stormwater will discharge into, or cause erosion to, wetlands or waters.

Compliance: The proposed design will comply with this Standard. There will be no untreated stormwater discharge. All discharges will be treated prior to connection to the BWSC system.

Standard #2: Post-development peak discharge rates do not exceed pre-development rates on the Site either at the point of discharge or down gradient of the property boundary for the 2- and 10-year 24-hour design storms. The project's stormwater design will not increase flooding impacts offsite for the 100-year design storm.

Compliance: The proposed design will comply with this Standard. The proposed design will result in a slight increase to the impervious area compared to the pre-development condition. Therefore, there will be detention systems used to mitigate the peak rate of runoff from the site.

Standard #3: The annual groundwater recharge for the post-development Site must approximate the annual recharge from existing Site conditions, based on soil type.

Compliance: To the extent possible, the proposed site will attempt to recharge a portion of the stormwater runoff.

Standard #4: For new development, the proposed stormwater management system must achieve an 80 percent removal rate for the Site's average annual load of TSS.

Compliance: To the extent possible, the project's stormwater management system will remove 80 percent of the post-development site's average annual TSS load. Water quality inlets, as needed, will be sized to meet this requirement.

Standard #5: If the Site contains an area with Higher Potential Pollutant Loads (as prescribed by the Policy), BMPs must be used to prevent the recharge of untreated stormwater.

Compliance: The proposed design will comply with this Standard. The project is not associated with Higher Potential Pollutant Loads (per the Policy, Volume I, page 1-8). This project complies with this standard.

Standard #6: If the Site contains areas of Sensitive Resources (as prescribed by the Policy), such as rare/endangered wildlife habitats, ACECs, etc., a larger volume of runoff from the "first flush" must be treated (1 inch of runoff from impervious area vs. the standard ½ inch).

Compliance: The proposed design will comply with this Standard. The project will not discharge untreated stormwater to a sensitive area or any other area.

Standard #7: Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.

Compliance: The project will meet or exceed all standards to the maximum extent practicable.

Standard #8: Erosion and sediment controls must be designed into the project to minimize adverse environmental effects.

Compliance: The project will comply with this standard. Sedimentation and erosion controls will be incorporated as part of the design of this project and employed during Site construction.

Standard #9: A long-term BMP operation and maintenance plan is required to ensure proper maintenance and functioning of the SWM system.

Compliance: The proposed design will comply with this Standard. An Operations and Maintenance Plan including long-term BMP operation requirements will be prepared and will ensure proper maintenance and functioning of the system.

Standard #10: All illicit discharges to the stormwater management system are prohibited.

Compliance: The proposed design will comply with this Standard. No illicit discharges, including wastewater, process wastes, toxic pollutants and hazardous substances will be introduced into the stormwater management system. An Illicit Discharge Compliance Statement will be filed with the Boston Conservation Commission prior to receiving a Certificate of Compliance for the Project.

Maintenance Program During Construction

1. Site inspections shall be performed weekly by a Professional Engineer during the construction of the site improvements in order to observe the construction progress, erosion control devices, and the storm water runoff conditions. The Professional Engineer shall recommend corrective measures to the Project Superintendent when warranted. A field report of the Project Engineer's finding will be kept.
2. Efforts to control erosion and sediment shall be made by the following: compaction of disturbed earth on slopes, placement and maintenance of hay bales and silt fence as directed by the Engineer and construction documents (including around new and existing drainage structures), and earth stock piling at proper locations and in a manner to minimize erosion.
3. The contractor shall make every effort to sequence and complete the construction of drainage facilities to ensure that uncontrolled runoff is kept to a minimum.
4. A Professional Engineer shall conduct an inspection of the storm water management system upon completion of its installation.
5. Records shall be kept by a Professional Engineer and shall be available for inspection by the Boston Water and Sewer Commission.

Maintenance Program After Construction

1. Sweepings shall be disposed offsite and in compliance with all applicable codes.
2. The catch basins shall be inspected each May and November. The catch basin shall be cleaned if sediment is within 24 inches of the outlet. All sediment shall be deposited offsite and in compliance with all codes.
3. Storm water treatment systems shall be inspected and maintained in compliance with the manufacturers' recommendations.
4. A Maintenance Log shall be kept by the Maintenance Superintendent and shall be available for inspection by the Boston Water and Sewer Commission.

Electric & Gas Service

It is anticipated that there will be no significant impacts on the energy requirements with the proposed change. Electric demands of the Recreation Center will be reviewed and coordinated with MATEP and Eversource. Issues with access to or availability of gas service are not anticipated. The necessary connection points and sizes of services for the Recreation Center will be coordinated with BWSC and National Grid.

Telephone & Cable Television Services

Adequate telephone and cable television service is available for the project along Columbus Avenue and no adverse impact will occur as a result of the project change.

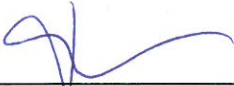
CONCLUSION

We believe that the proposed change to Jackson Square Site II, Phases 1 and 4 described in this Notice of Project Change will promote an active street life, provide new affordable and accessible recreation opportunities for the neighborhood, and contribute to the revitalization of Jackson Square. Attached in Attachment B please find a summary list of 174 people that have submitted letters of support for this proposed development in the past 45 days. Over the course of the development of the Jackson Square Ice Rink / Turf Field Recreational Center hundreds more members of the community have expressed their support and have submitted letters. This project change will result in negligible or no negative impacts from the original DPIR analysis and 2011 Notice of Project Change.

We request that the Boston Planning and Development Agency, concur with our analysis and issue a determination that no further review is necessary under Article 80 of the Boston Zoning Code.

Sincerely,

Jackson Square Partners, LLC



Chief Executive Officer
Urban Edge

Attachments:

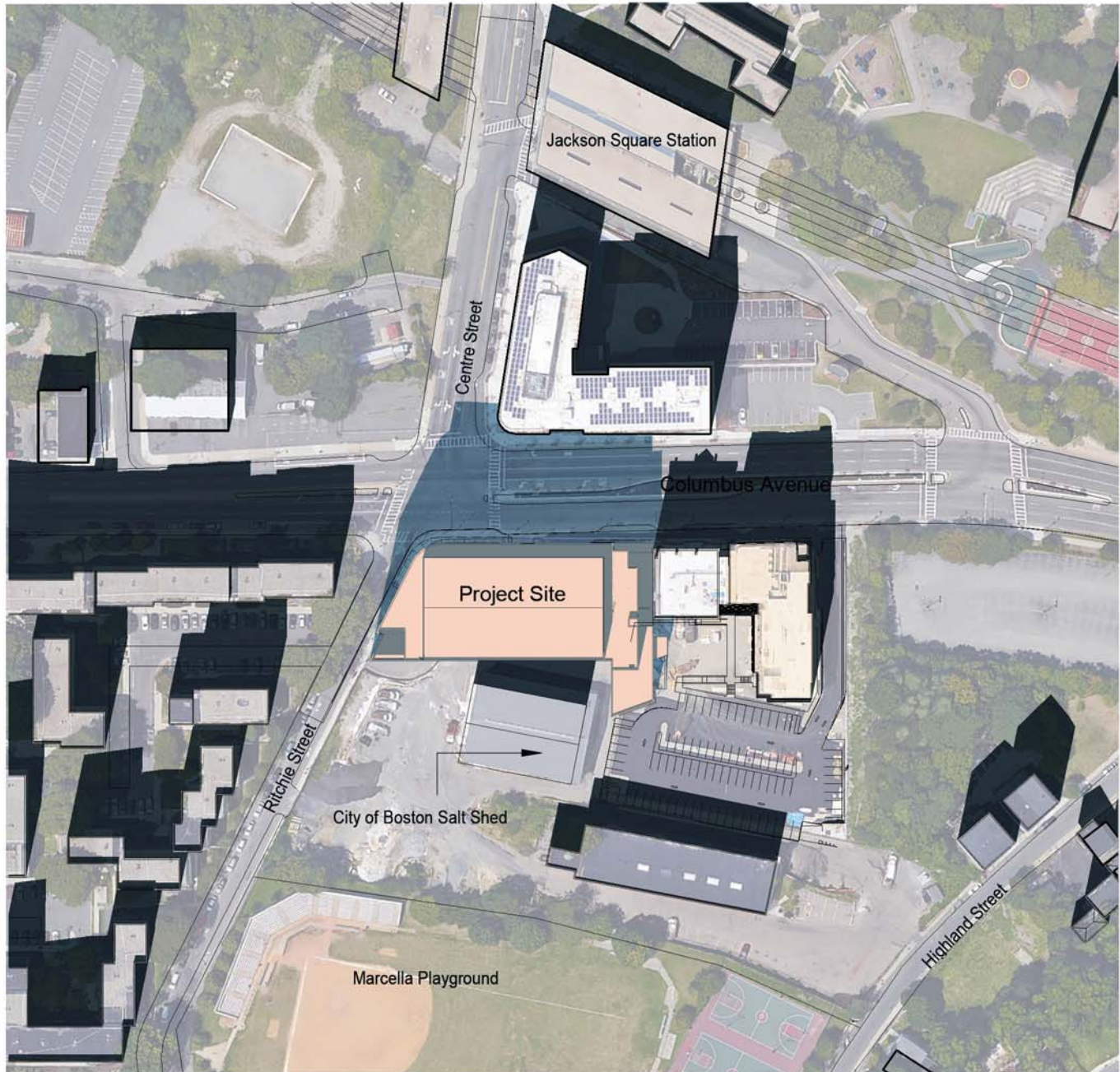
- A - Shadow Study
- B - List of Support Letters
- C - LEED Checklist
- D - Schematic Drawings

Attachment A
Shadow Study

Jackson Square Recreation Center

Spring Equinox March 21

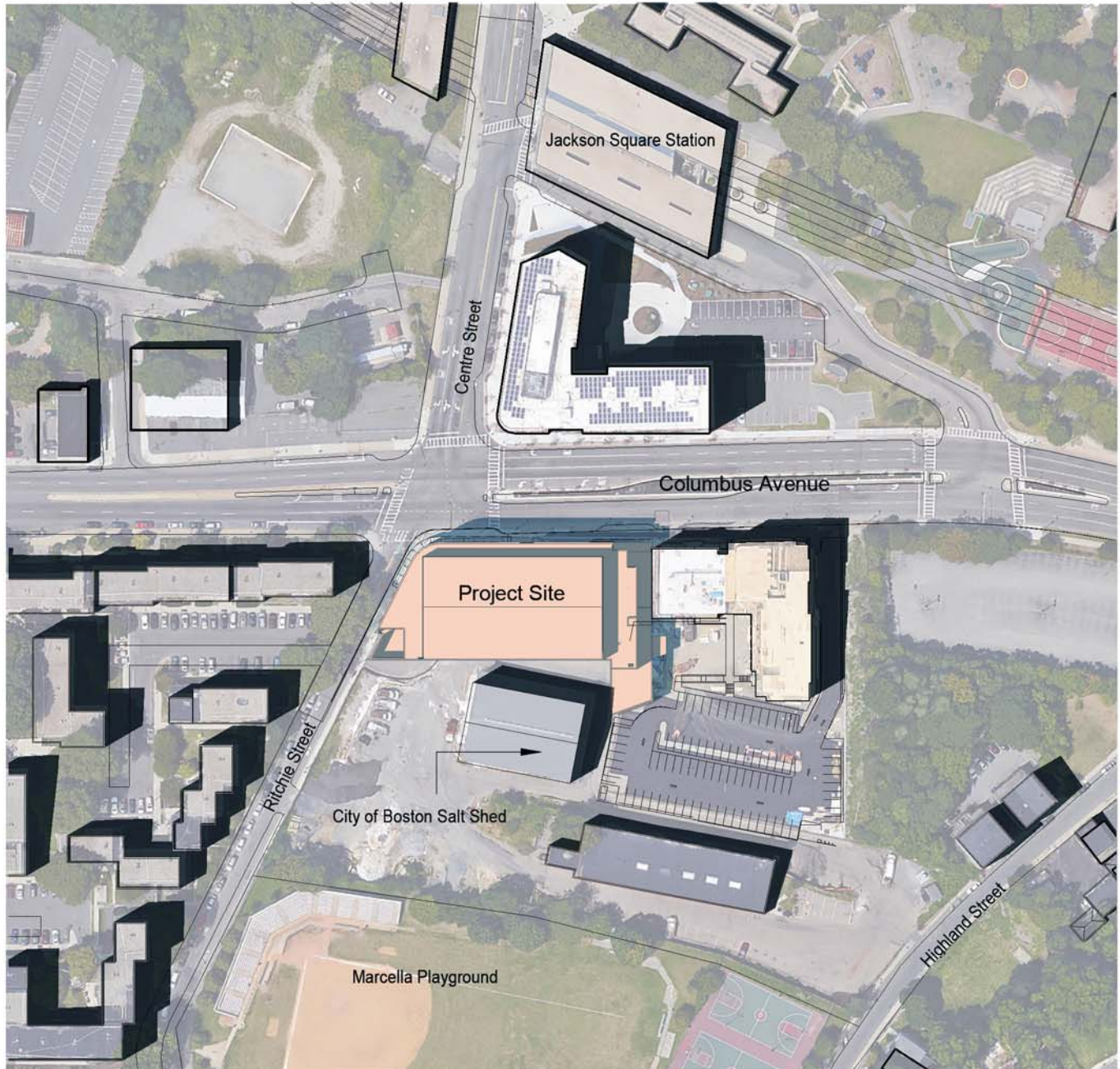
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Jackson Square Recreation Center

Spring Equinox March 21

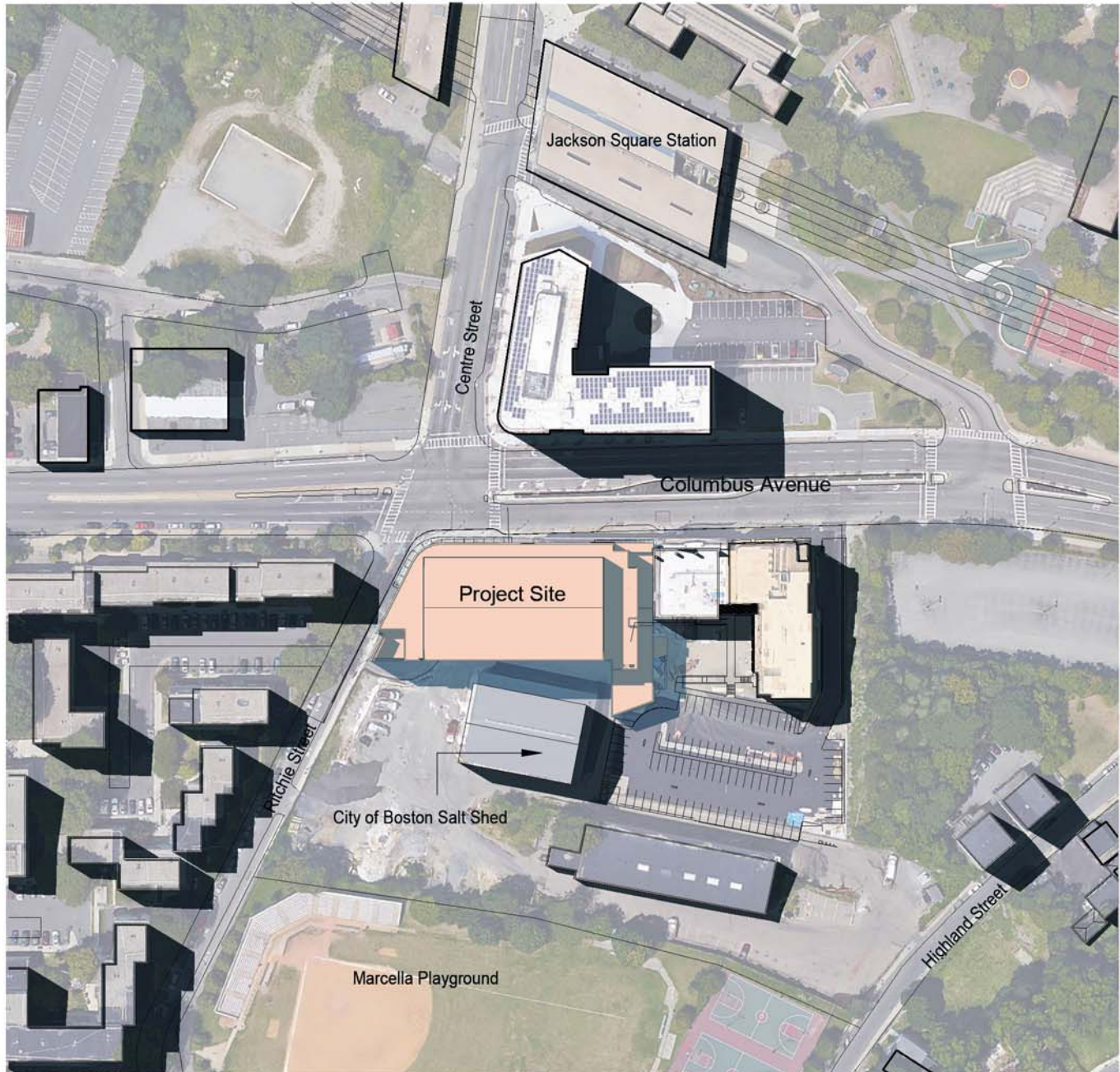
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Jackson Square Recreation Center

Spring Equinox March 21

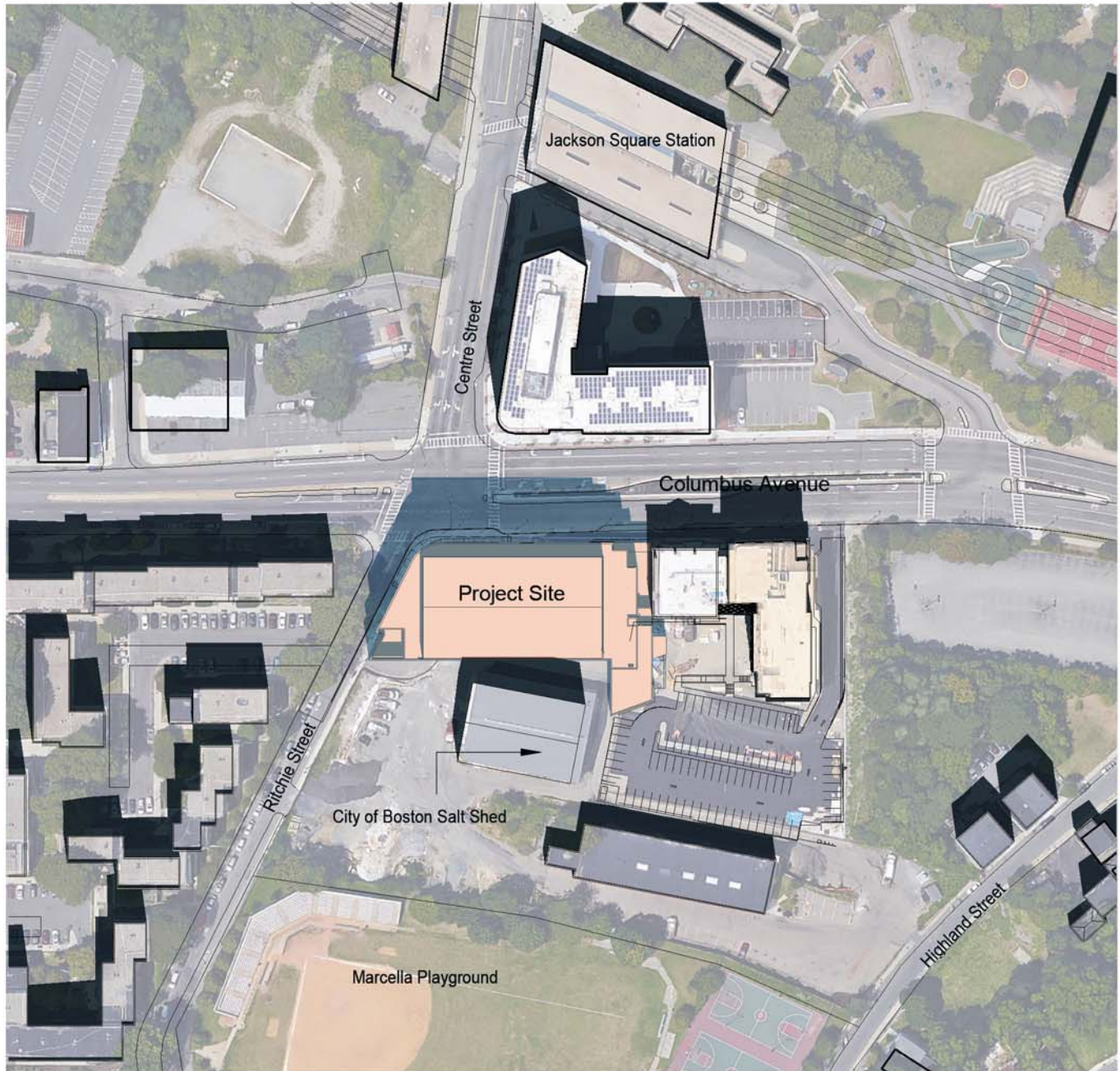
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Jackson Square Recreation Center

Summer Solstice June 21

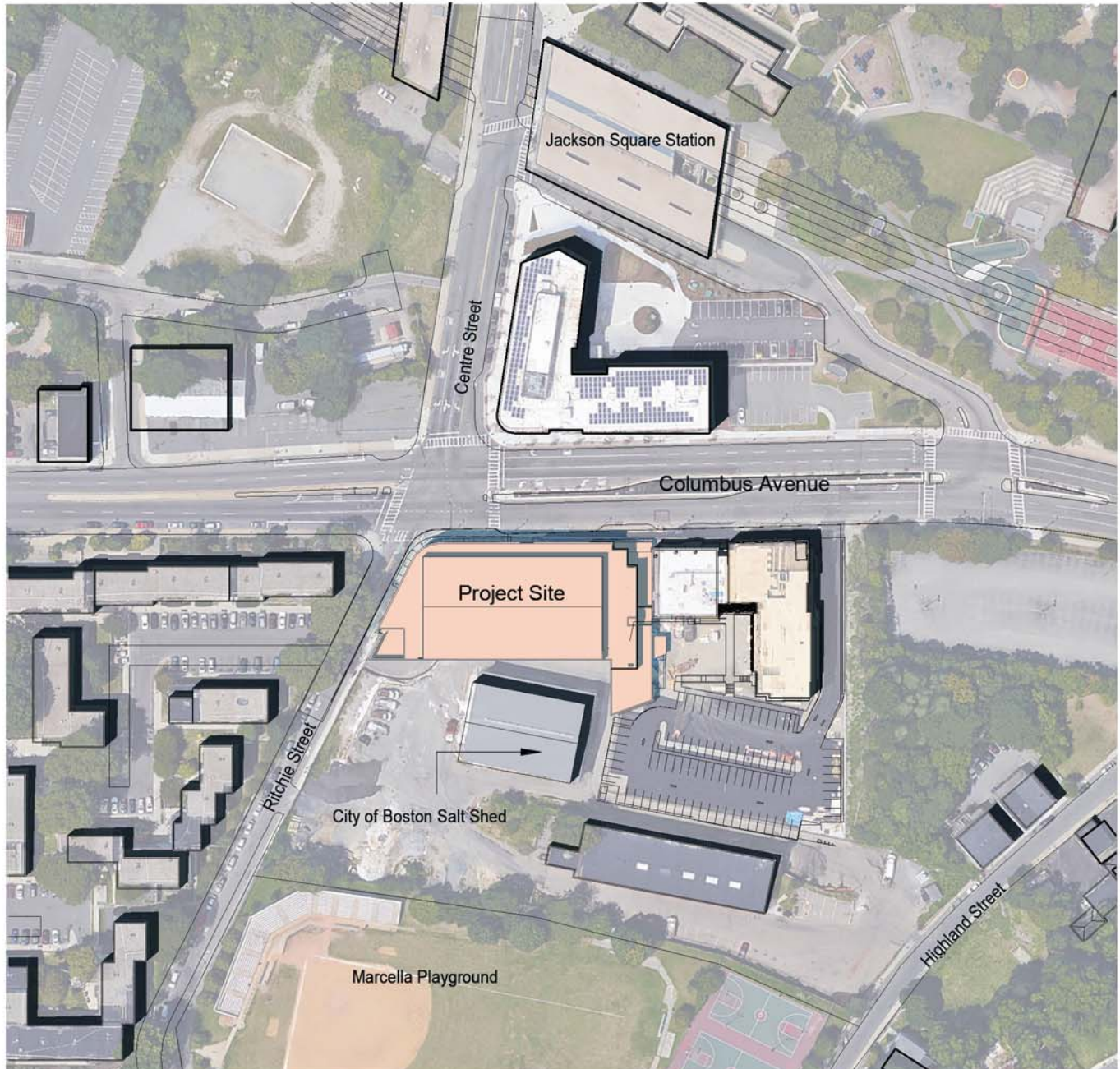
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Jackson Square Recreation Center

Summer Solstice June 21

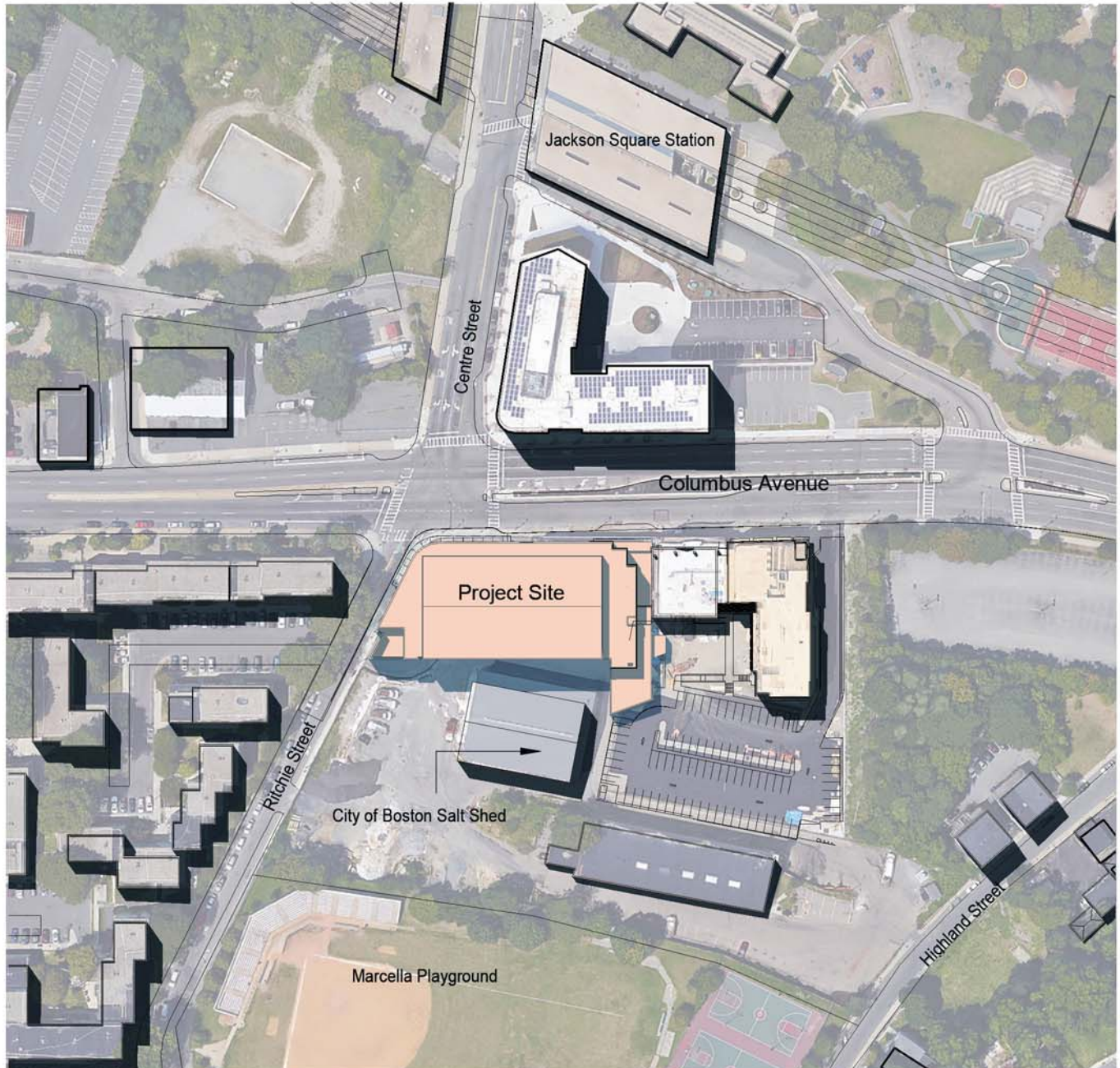
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Jackson Square Recreation Center

Summer Solstice June 21

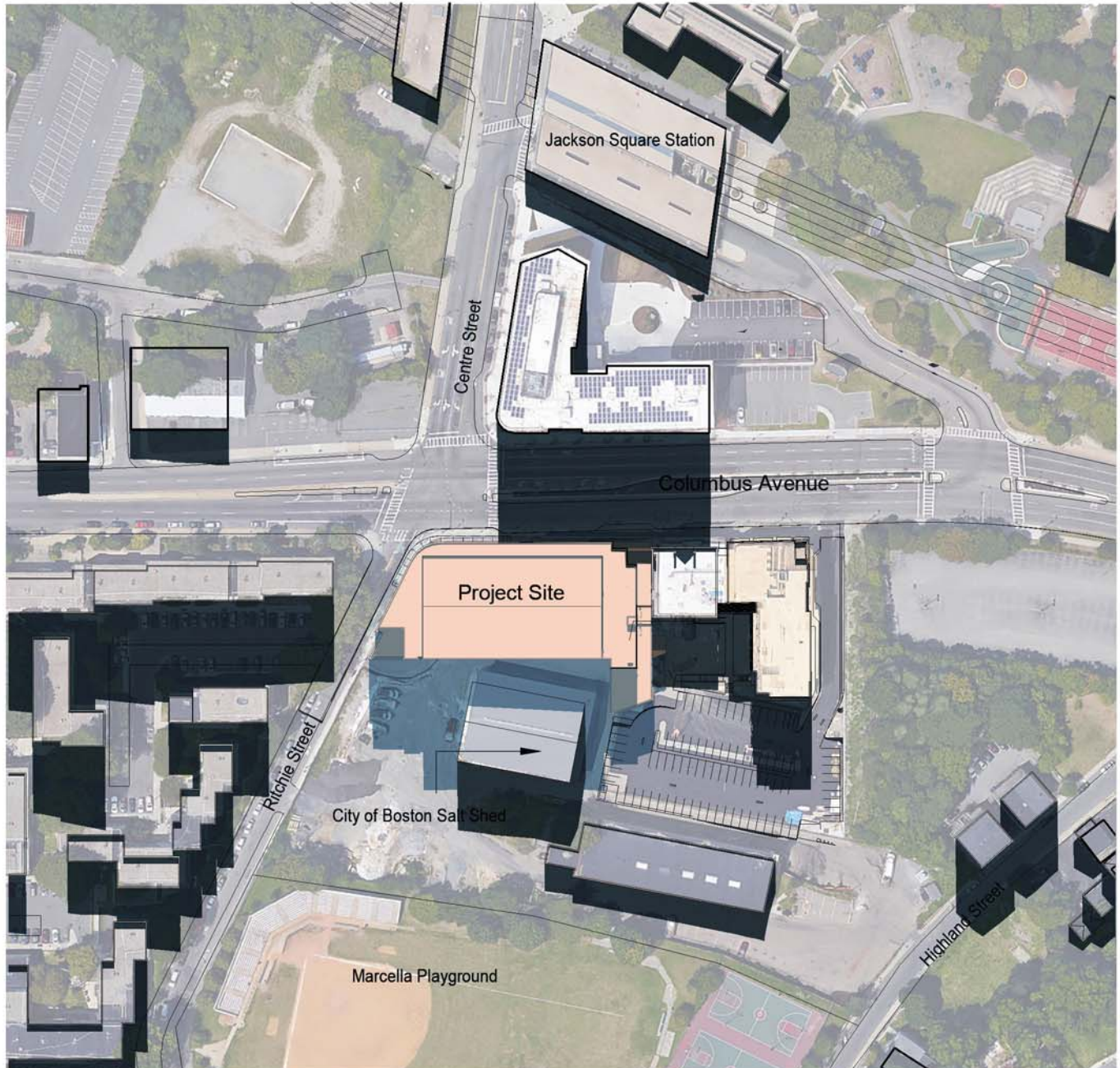
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Jackson Square Recreation Center

Summer Solstice June 21

6:00PM

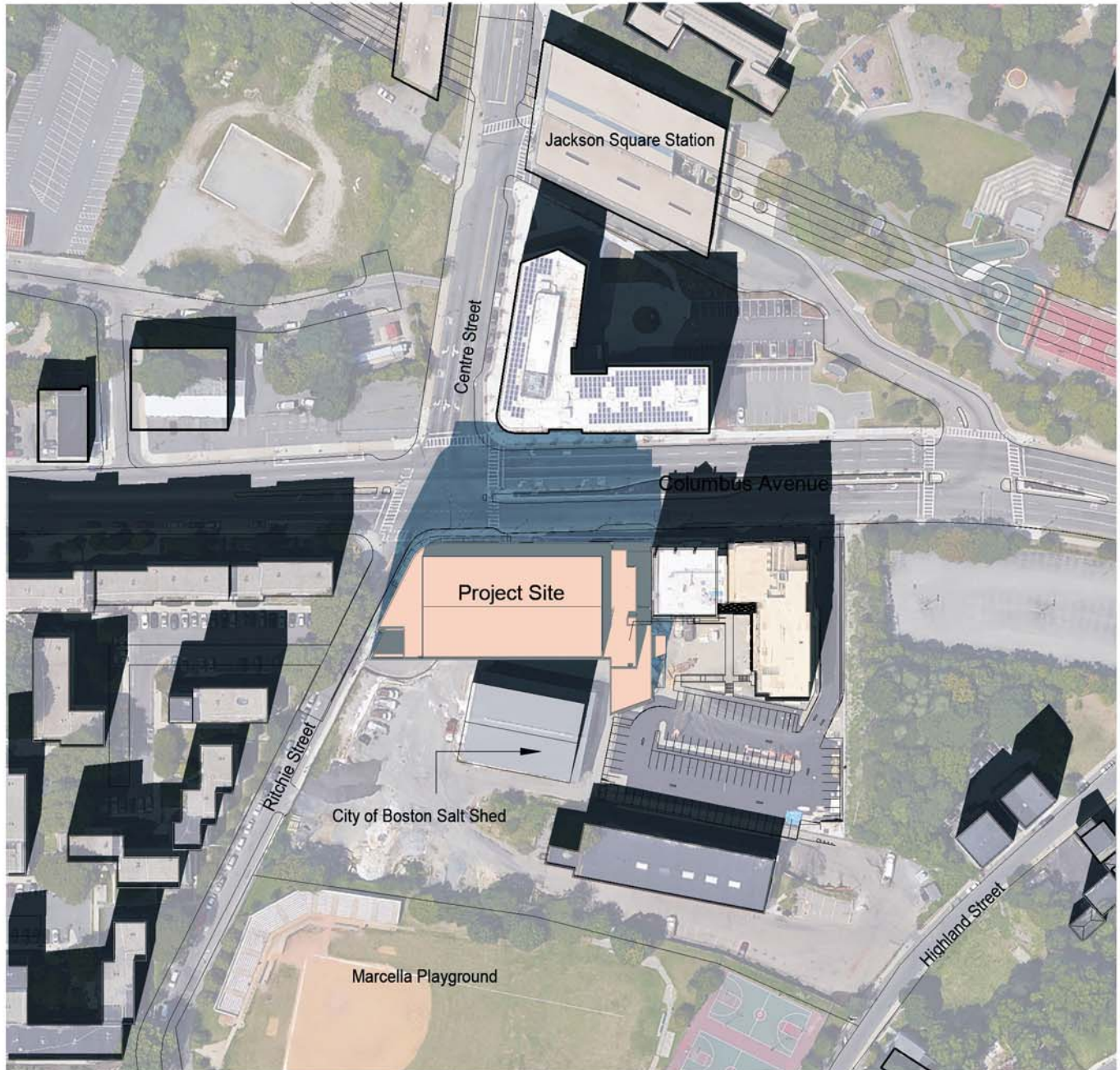


Jackson Square Recreation Center

Fall Equinox

September 21

9:00AM

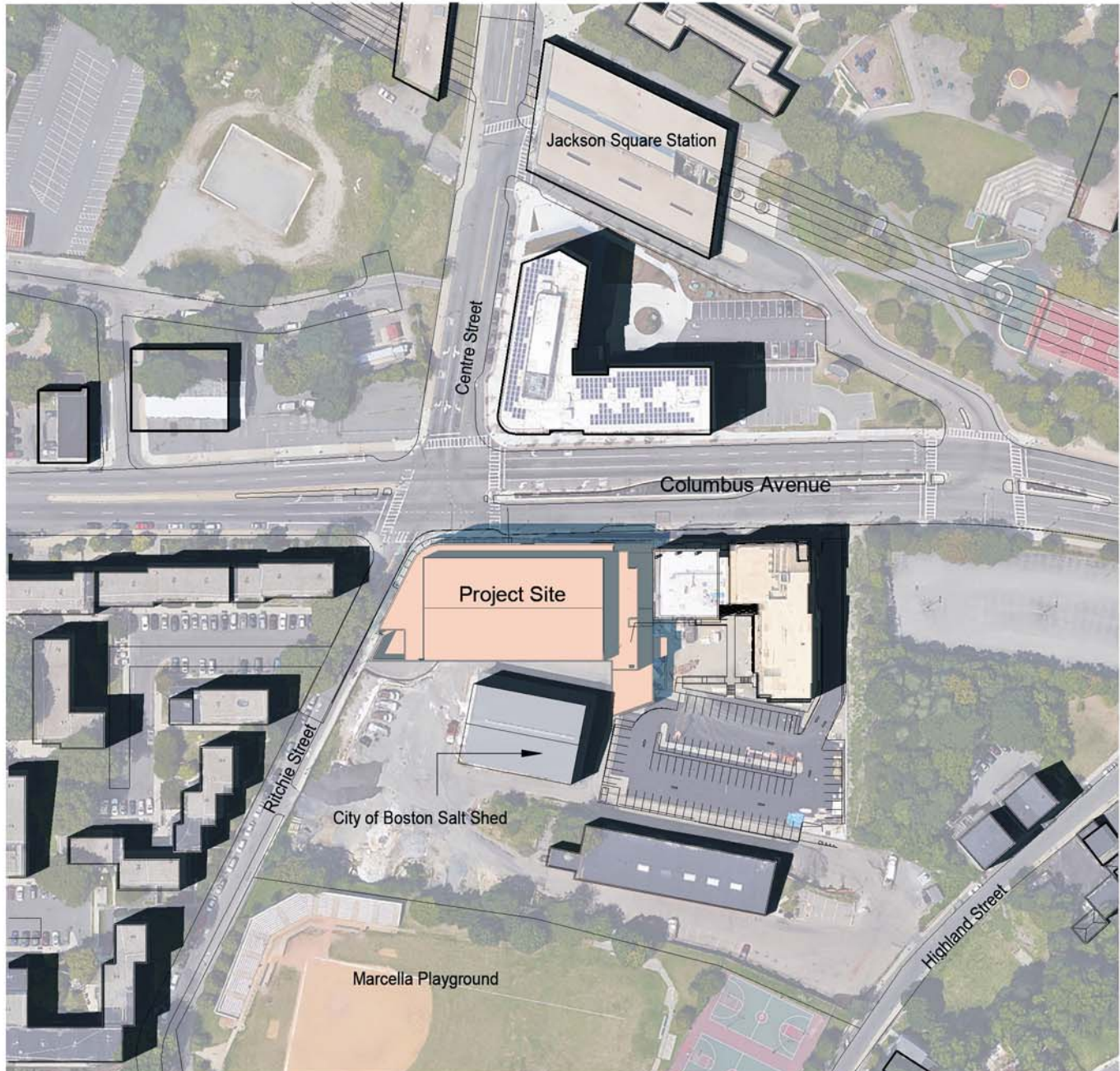


Jackson Square Recreation Center

Fall Equinox

September 21

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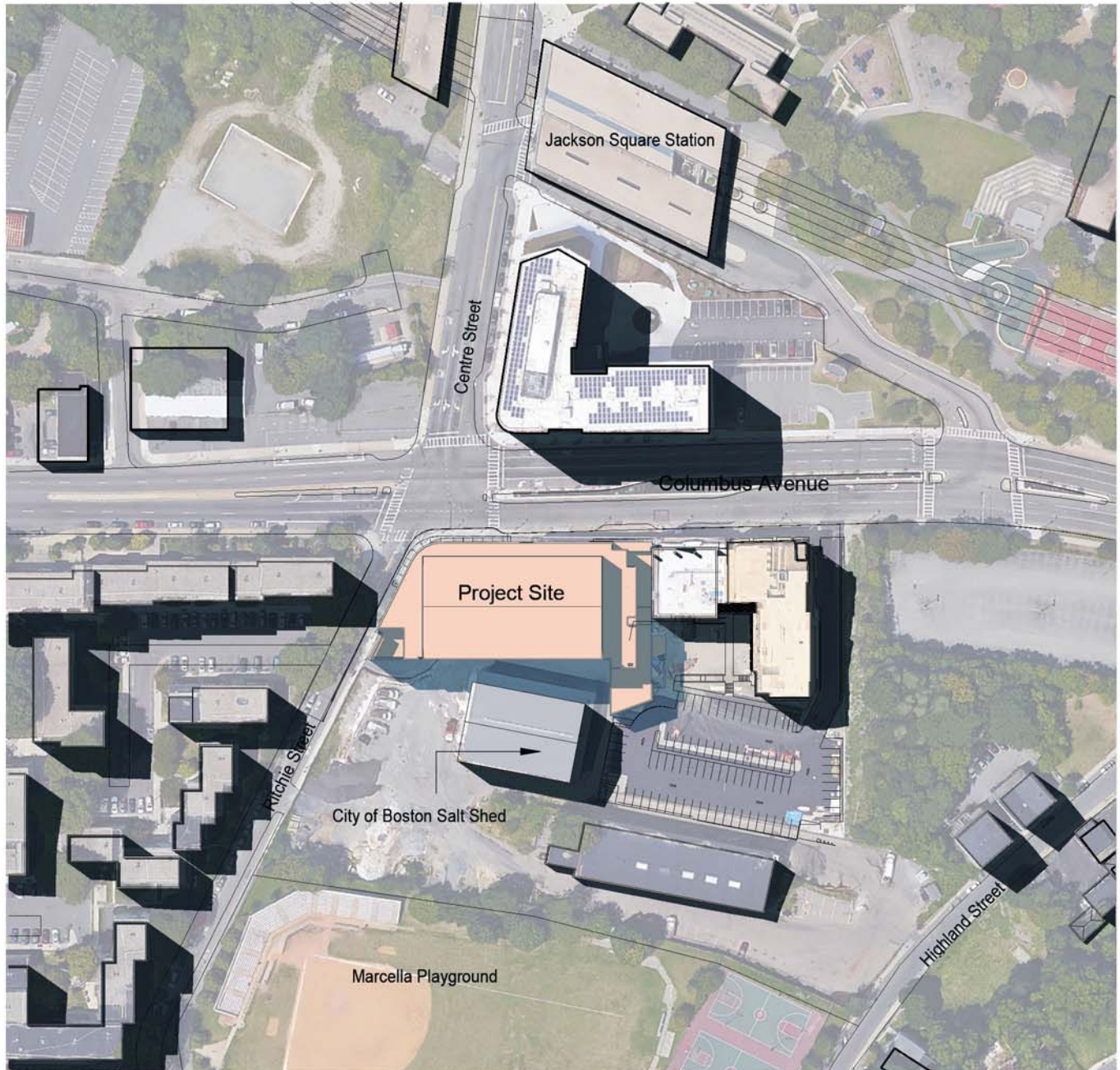


Jackson Square Recreation Center

Fall Equinox

September 21

3:00PM

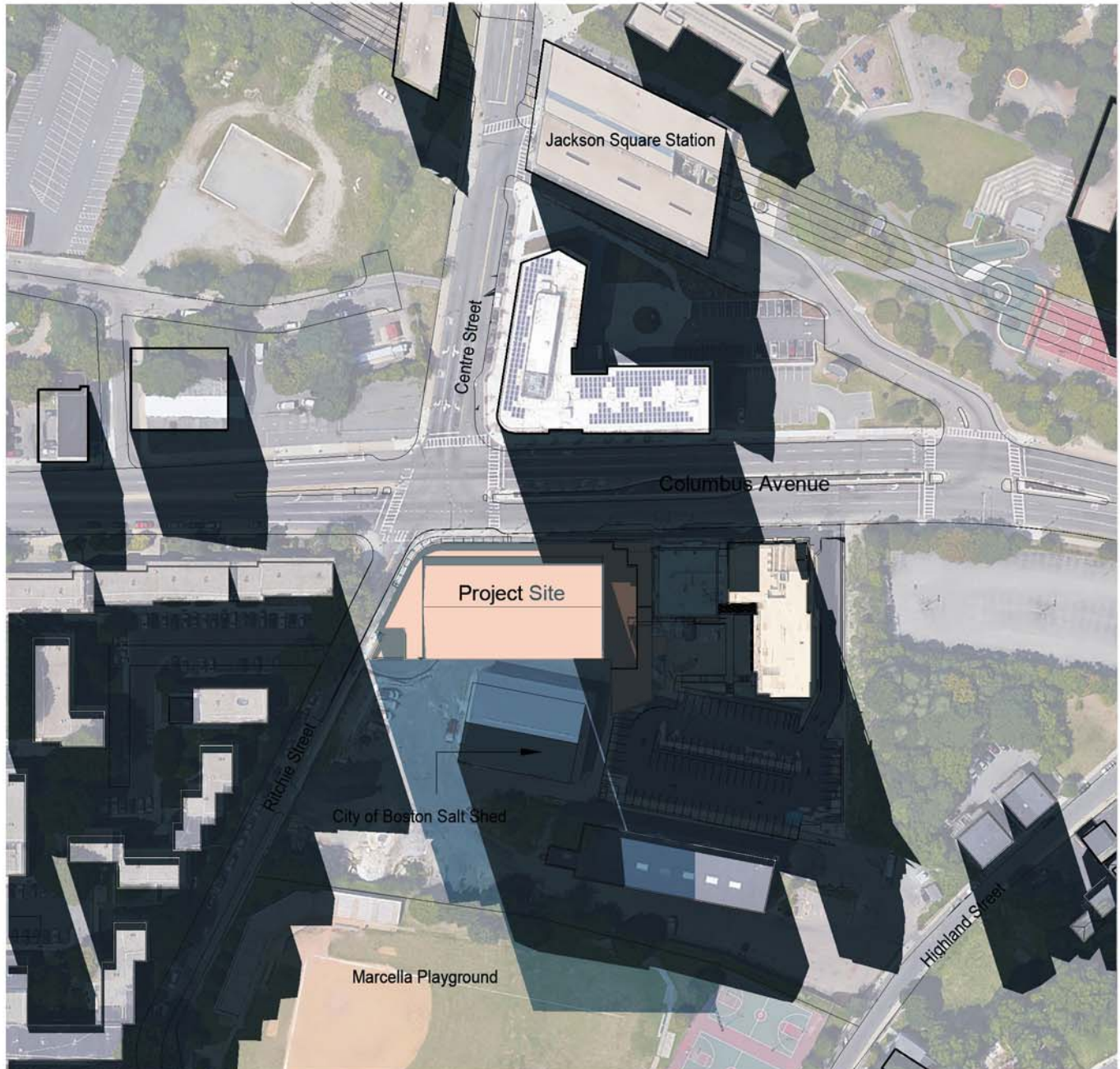


Jackson Square Recreation Center

Fall Equinox

September 21

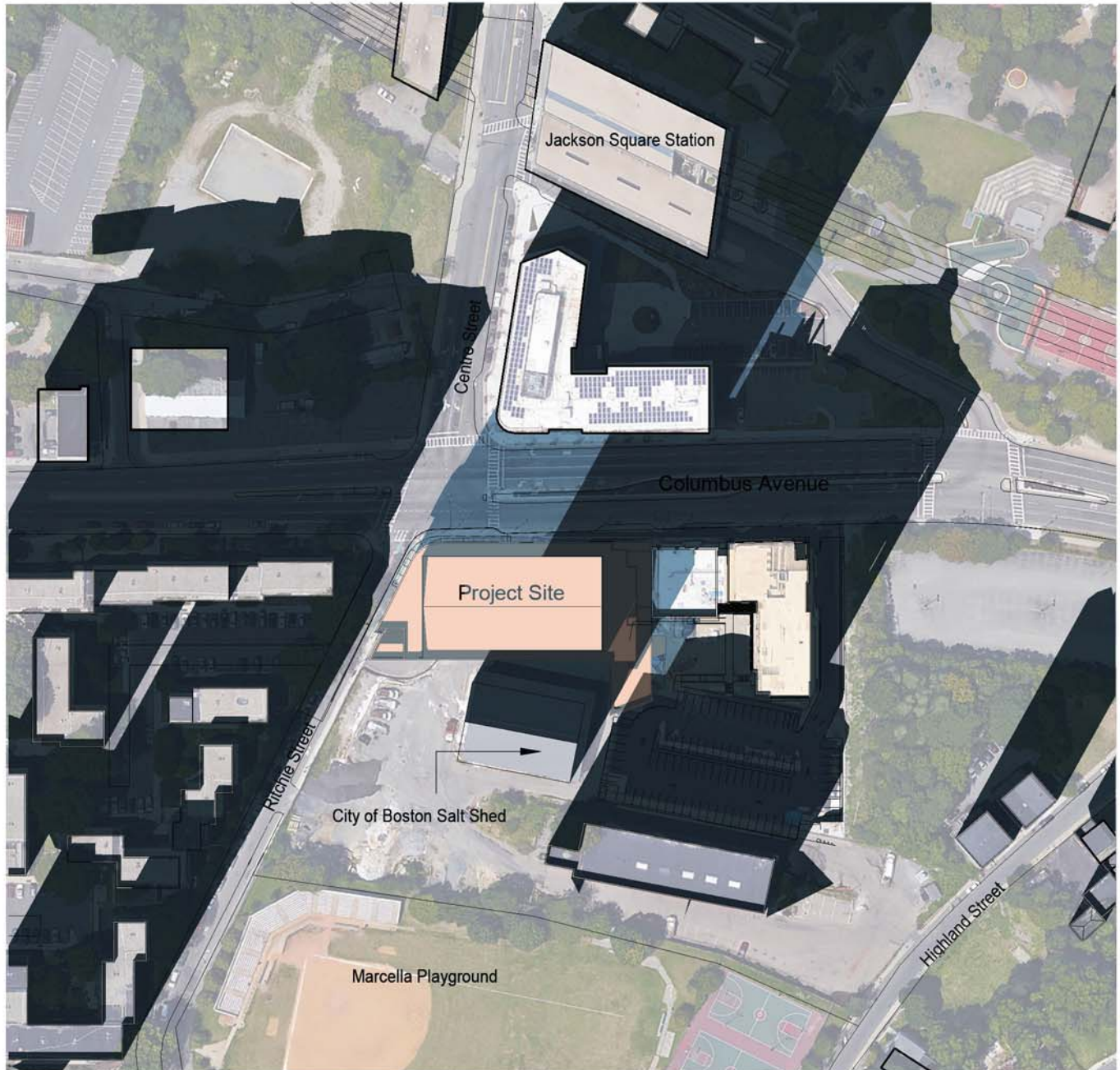
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Jackson Square Recreation Center

Winter Solstice December 21

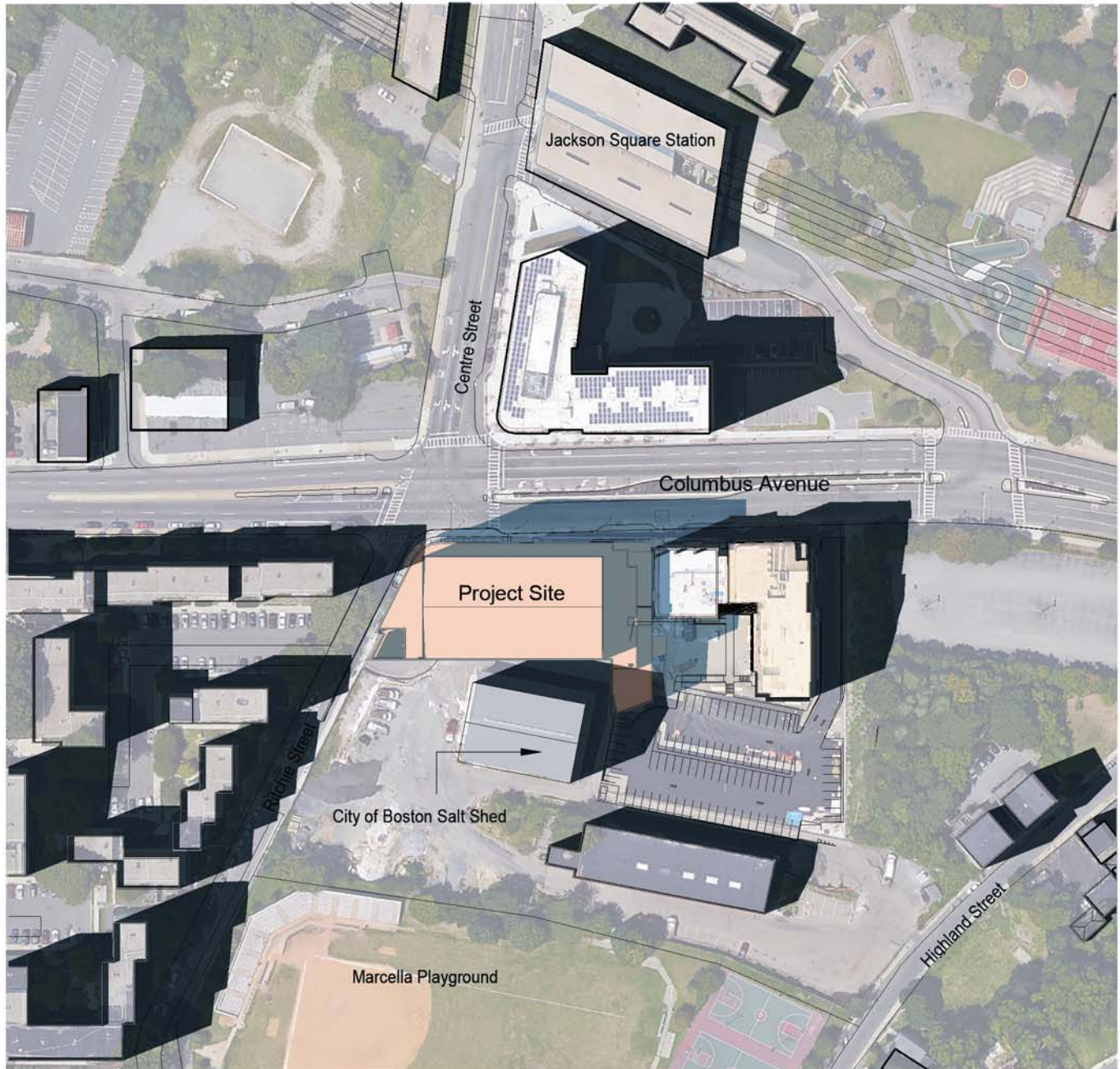
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Jackson Square Recreation Center

Winter Solstice December 21

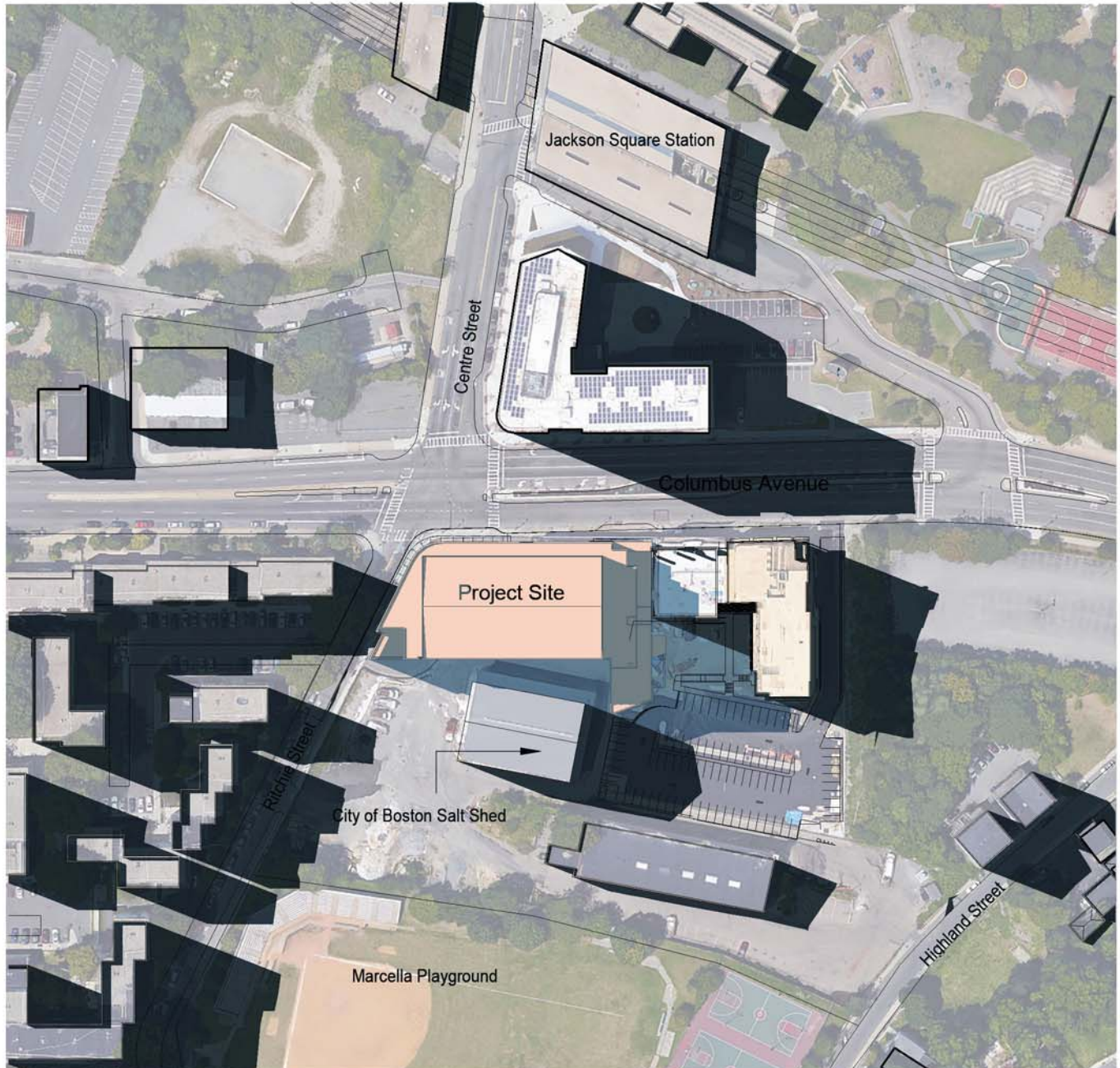
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Jackson Square Recreation Center

Winter Solstice December 21

3:00PM



Attachment B

List of Support Letters

Jackson Square Ice Rink/Turf Field Indoor Recreation Center NPC						
List of Support Letters						
	Last Name	First Name	Address	City	State	Zip Code
1	Alcantara	Cecilia	7 Morse Street #5	Dorchester	MA	2121
2	Alonzo	Ostenmail	125 Amory Street	Roxbury	MA	2119
3	Alonzo	Rosa	83 Norwell #2	Dorchester	MA	2121
4	Andino	Carmen	1845 Columbus Ave #1A	Roxbury	MA	2119
5	Armstrong	Malaya	1857 Columbus Ave	Roxbury	MA	2119
6	Bailey	Pamelia	445 Warren Street	Roxbury	MA	2119
7	Battiste	Karen	53 Forest Hill St #2	Jamaica Plain	MA	2130
8	Bennett	Mischelle	2888 Washington Street	Roxbury	MA	2119
9	Berrios	Manuel	3322 Washington Street #3	Jamaica Plain	MA	2130
10	Besel	Anlina	10 Cleaves St #2	Roxbury	MA	2119
11	Bonilla	Maritza	3304 Washington Street #3	Roxbury	MA	2219
12	Bonilla	Luis	1540 Columbus Ave #214	Roxbury	MA	2119
13	Borden	Donna	44A Weaver Court	Roxbury	MA	2119
14	Bramble	Lesbie	20 Amory Ave #5D	Roxbury	MA	2119
15	Brilla	Jessica	251 Highland Steet #2	Roxbury	MA	2119
16	Brown	Nancy	96 Dale St	Roslindale	MA	2131
17	C.M	Lillian	261 Harold Street	Dorchester	MA	2121
18	Cada	Jonathan	5 Crane Street	Hyde Park	MA	2136
19	Calderon	Vilma	96 Dale St	Roslindale	MA	2131
20	Calombine	Diane	125 Amory Street #330	Roxbury	MA	2119
21	Carrothers	Ronald	3037 Washington St	Roxbury	MA	2119
22	Cepeda	Frank	103 Washington #103	Dorchester	MA	2121
23	Concepcion	Candi	36 Slayton Way	Roxbury	MA	2119
24	Concepcion	Roman	295 Centre Street	Jamaica Plain	MA	2130
25	Cramate	Glare	2010 Columbus Ave	Roxbury	MA	2119
26	Credle	Robert	7 Ware Street	Dorchester	MA	2125
27	Cruz	Ana	225 Centre St #305	Jamaica Plain	MA	2130
28	Darrell	Rayna	30 Westminster Street #C	Roxbury	MA	2119
29	Darrell	Madeline	363 Walnut Ave #2	Roxbury	MA	2119
30	David	Joan	49 Cheney St #1	Dorchester	MA	2121
31	David	Stephen	979 South Street #1	Roslindale	MA	2131
32	Delowey	Lydia	71 Westminster Ave #202	Roxbury	MA	2119
33	Desharne	Pierre	32 Hosmer St	Mattapan	MA	2126
34	Desharne	Hotan	21 HighCrest Ter	Roslindale	MA	2131
35	Dew	Saleen	1899 Columbus Ave	Roxbury	MA	2119
36	Diaz	Juana	295 Centre Street	Jamaica Plain	MA	2130
37	Dimgle	Maricela	109 Codman Park	Roxbury	MA	2119
38	Dingle	Shagalia	193 Talbot Ave #100	Dorchester	MA	2124
39	Dubois	Charisse	38 Walnut Park	Roxbury	MA	2119
40	Eardero	Lidia	3037 Washington Street	Roxbury	MA	2119
41	Eardero	Diana	60 Annunciation Rd	Roxbury	MA	2119
42	Ekwelum	Chuks	125 Amory Street	Roxbury	MA	2119
43	Forrest	Darlene	51 Forest Hills Steet #2	Jamaica Plain	MA	2130
44	Francis	Carolel	7 Bancroft Street #1	Roxbury	MA	2119

Jackson Square Ice Rink/Turf Field Indoor Recreation Center NPC						
List of Support Letters						
45	Fuentes	Arlene	361 Walnut Ave #3	MA	2119	2119
46	Fuentes	Marcelina	1950 Columbus Ave #72	Roxbury	MA	2126
47	Galby Peña	Kendra	159 Cabot Street #166	Boston	MA	2119
48	Galby Pena	Juan	70 Hazelton Street #7	Mattapan	Ma	2118
49	Garcia	Diana	60J Annunciation road	Boston	MA	2120
50	Garcia	Vanessa	2000 Columbus Ave	Roxbury	MA	2119
51	Garden	Shawntay	20 Amory Ave #15	Roxbury	MA	2119
52	Garden	Akimi	10 Amory Ave #10A	Roxbury	MA	2130
53	Garden	Martha	79 Walnut Park #3	Roxbury	MA	2119
54	Garden	Shawntay	20 Amory Ave #1J	Roxbury	MA	2119
55	Garrasteguy	Gladys	11 Walkhill Street #a	Jamaica Plain	MA	2119
56	Genafils	Marie	7 Wardman Road	Roxbury	MA	2126
57	Genafils	Michelle	282 Lamartine Street #1	Jamaica Plain	MA	2130
58	Gonzalez	Evelyn	436 Harvard Street #6	Dorchester	MA	2119
59	Gordan	Patricia	71 Westminster Ave #303	Roxbury	MA	2119
60	Graziano	Gail	64 Van Winkle Street	Dorchester	MA	2124
61	Guerrero	Abigail	655 Washington Street	Boston	MA	2131
62	Guerrero	Jennifer	53 Regent Street	Roxbury	MA	2119
63	Guillen Ramos	Kiaralix	5 Slayton Way# D	Roxbury	MA	2120
64	Guy	Oswald	7 Vaughan Ave	Roxbury	MA	2119
65	Haileselassie	Saba	1540 Columbus Ave #408	Roxbury	MA	2119
66	Haskins	Dorothy	77 Weaver Way	Roxbury	MA	2119
67	Heard	Brittany	238 Warren Street	Roxbury	MA	2119
68	Hernandez	Paula	9 Wardman Road#6	Roxbury	MA	2119
69	Holguin	Maria	120 Fawdale Road #3	Roslindale	MA	2131
70	Johnson	Juanita	16 Cleaves St	Roxbury	Ma	2119
71	Joines	Nicia	1540 Columbus Ave	Roxbury	MA	2119
72	Jones	Tray	133 Columbia Road	Boston	MA	2121
73	Lamb	Sophia	79 Walnut Park	Roxbury	MA	2130
74	Lawrence	Sahar	93 Forest Hills	Boston	MA	2130
75	Lawrence	Wendy	58 Academy Terrace	Roxbury	MA	2121
76	Leibowitz	Elizabeth	60 Brookledge Street # 1N	Dorchester	MA	2119
77	Little	Zavatte	17 Bickford St	Jamaica Plain	MA	2130
78	Luc	Celouisianne	49 Horan Way #69	Jamaica Plain	MA	2111
79	Luciano	Bienvenido	102 Westminster Court	Roxbury	MA	2119
80	Machea	Maria	30 South Berman	South Boston	MA	2128
81	Mancella	Acktomola	1540 Columbus Ave #314	Roxbury	MA	2130
82	Mareus	Ilande	50 Archdale Road	Roslindale	MA	
83	Martinez	Marvin				2130
84	Martinez	Reina	15 Clare Ave	Roslindale	MA	2130
85	Martinez	Marcos	2888 Washington Street	Roxbury	MA	2119
86	Mauricio	Luz	3296 Washington Street #1	Jamaica Plain	MA	2130
87	Mbanefo	Nkiru	214 Centre Street	Jamaica Plain	MA	2119
88	Mbanefo	Rosetta	79 Walnut Park	Roxbury	MA	2130
89	Mcneil	Nivia	9 Horan Way	Jamaica Plain	MA	2130

Jackson Square Ice Rink/Turf Field Indoor Recreation Center NPC						
List of Support Letters						
90	Medina	Miriam	64 Academy Terrace	Roxbury	MA	2301
91	Medina	Luis	130 Ellsworth St	Brockton	MA	2130
92	Merejilda	Mercedes	135 Columbia Road #1	Dorchester	MA	2121
93	Miranda	Jacoba	3230 Washington Street #3	Jamaica Plain	MA	2119
94	Miranda	Carolel	964 Parker Street	Jamaica Plain	MA	2130
95	Mitchell	David	125 Amory Street	Roxbury	MA	2119
96	Montalvo	Gladys	17 Stellman Road	Roslindale	MA	2121
97	Moselay Thomson	Tamara	4A Rockledge Street	Roxbury	MA	2130
98	Mykthi	Roselande	2018 Columbus Ave #9	Roxbury	MA	2119
99	Navarro	Katie	2070 Columbus Ave #5	Roxbury	MA	2119
100	Niamath	Patria	1540 Columbus Ave #207	Roxbury	MA	2120
101	Niamath	Melen	5 Curley Street	Roslindale	MA	2131
102	Nieves	Marilyn	225 Centre St #403	Roxbury	MA	2130
103	Niller	Elena	17 Bickford St	Jamaica Plain	MA	2130
104	Niller	B.F	72 Peterboroguht Street #2	Boston	MA	2119
105	Nunez De Jugo	Yokasta	31 Pond Street	Jamaica Plain	MA	2130
106	Nwagu	Denise	52 Lamartine Street	Jamaica Plain	MA	2119
107	Ortiz	Rey	297 Centre St #5	Jamaica Plain	MA	2119
108	Ortiz	Arietta	1661 Washington Street	Boston	MA	
109	Otinez	Auvilla	12 Ernst #2	Roxbury	MA	2119
110	Pagan	Chantey	30 Bickford Street #632	Jamaica Plain	MA	2130
111	Pagono	Jose	30 Bickford Street	Jamaica Plain	MA	2122
112	Pascual	Milagros	38 Norfolk Street	Boston	MA	2119
113	Pascual	Ramono	38 Norfolk Street	Roxbury	MA	2119
114	Pascual	Ramono	38 Norfolk Street	Roxbury	MA	2119
115	Peggy	Janett	116 Mount Ida Road	Dorchester	MA	2119
116	Pena	Gabriela	1865 Columbus Ave #2D	Roxbury	MA	2119
117	Pena	Gisel	53 Washington Street	Dorchester	MA	2121
118	Pena	Sugey	549 Blue Hill Ave #3	Dorchester	MA	2124
119	Pena	Sonia	209 Columbia Road #2	Dorchester	MA	2121
120	Pena	Marisol	135 Columbia Road #2	Dorchester	MA	2121
121	Penton	Leneva	28 Westminster Court	Roxbury	MA	2119
122	Pezzatte	Damarus	270 Centre Street #380	Jamaica Plain	MA	2119
123	Pezzatte	Justin	224 Hanover Street	Boston	MA	2125
124	Pimentel	Wilma	1865 Columbus Ave #11A	Roxbury	MA	2119
125	Pimentel	Elercia	25 Hammond St #1013	Boston	MA	2215
126	Pimentel	Jameal	45 Centre Street	Jamaica Plain	MA	2119
127	Pizarro	Tika	51 Forrest Hills #2	Jamaica Plain	MA	2119
128	Preval	Elsie	6 Traver Road	Canton	MA	2021
129	Pujols	Fior	11 Creston St	Dorchester	MA	2121
130	Ramirez	Dora	94 Dale St	Roslindale	MA	2131
131	Rector	Gina	125 Amory Street	Roxbury	MA	2130
132	Reid	Johnny	112 Amory St	Jamaica Plain	MA	2130
133	Reyes	Lydia	70 Hazelton Street #6	Mattapan	MA	2131
134	Reyes	Neftali	133 Columbia Road	Dorchester	MA	2121

Jackson Square Ice Rink/Turf Field Indoor Recreation Center NPC						
List of Support Letters						
135	Rivera	Anita	82 Winthrop Street #2	Roxbury	MA	2119
136	Rodriguez	Stephanie	45 Notre Dame St #1	Roxbury	MA	2119
137	Rolon	Carmen	8 Cleaves Street #1	Roxbury	MA	2119
138	Rosario	Eneida	1853 Columbus Ave #2A	Roxbury	MA	2121
139	Roseney	Yahdaj	9 Arvale Road	Dorchester	MA	2119
140	Rousseau	Michael	8 Alfred Street #2	Jamaica Plain	MA	2130
141	Rowe	Rohan	21 Slayton Way	Roxbury	MA	2119
142	S.	Ana	3 Morse Street #4	Dorchester	MA	2121
143	Sanchez	Sipido	1 Bancroft Street #1	Roxbury	MA	2119
144	Sandler Thompson	Cheryl	12 Perrin Street	Roxbury	MA	2119
145	Santana	Reina	58 Weaver Court #E	Roxbury	MA	2119
146	Santana	Galdy	31D Slayton Way	Roxbury	MA	2124
147	Santiago	Maribel	58 Franklin Ave #6	Dorchester	MA	2126
148	Santiago	Ebarista	60 Hazelton Street #7	Mattapan	MA	2119
149	Santos	Jose	3091 Columbus Ave #301	Roxbury	MA	2119
150	Sebmat	Ghirmai	20 Amory Ave #5A	Roxbury	MA	2118
151	Semalimon	Rihai	133 Columbia Road	Dorchester	MA	2121
152	Sepilnecla	Juana	1871 Columbus Ave #6	Roxbury	MA	2130
153	Sorelis	Milagros	86 Brookline St	Boston	MA	2119
154	Soto	Patricia	1845 Columbus Ave #3A	Roxbury	MA	2113
155	Stanco	Alex	40 Hancock St	Dorchester	MA	2119
156	Sugilio	Jenny	74 American Legion Hwy	Dorchester	MA	2124
157	Taylor	Gloria	60 Walnut Park #4	Roxbury	MA	2169
158	Tejeda	Claudio	119 Copeland Street	Quincy	MA	2130
159	Tejeda Pimentel	Juan	5 Bancroft Street #1	Roxbury	MA	2119
160	Teneus	Victoria	19 Wardman Road #5	Roxbury	MA	2119
161	Teneus	Ginette	19 Wardman Road	Roxbury	MA	2119
162	Thompson Moselay	Erica	225 Centre Street	Roxbury	MA	2119
163	Torres	Shell	23 Slayton Way	Roxbury	MA	2119
164	Twine	Gwendolyn	68 Academy Terrace	Roxbury	MA	2119
165	Vaughan	Angelo	1 Kenilworth Apt #1	Roxbury	MA	2126
166	Vaval	Eunide	60 Hazelton Street	Dorchester	MA	126
167	Vazquez	Evangelita	118 Fawndale Rd	Roslindale	MA	2119
168	Vazquez	Dominga	2018 Columbus Ave #1	Roxbury	MA	2126
169	Vazquez	Magalis	298 Centre Street #2	Jamaica Plain	MA	2130
170	Williams	Janee	14 Dixwell St	Roxbury	MA	2119
171	Winston	C	29 Catherine Street	Roslindale	MA	2131
172	Wright	Jeff	2958 Washington Street	Roxbury	MA	2119
173	Ydelfonso	Monica	490 Blue Hill Ave #8	Dorchester	MA	2121
174	Young	Felicha	10C Amory Ave	Roxbury	MA	2119

Attachment C
LEED Checklist

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Jackson Square Recreation Center
 Project Address: 1542 Columbus Avenue, Roxbury, MA 02119

BH+A Project No.: 3025.00
 DRAFT 4/11/2011

Yes	?	No		
15	8	3	SUSTAINABLE SITES	
			Possible 26 Points	

Y					Required
	C	Prereq 1	Construction Activity Pollution Prevention		
1	D	Credit 1	Site Selection		1
5	D	Credit 2	Development Density & Community Connectivity		5
1	D	Credit 3	Brownfield Redevelopment	R	1
6	D	Credit 4.1	Alternative Transportation, Public Transportation Access		6
1	D	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms		1
	D	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3	3
	D	Credit 4.4	Alternative Transportation, Parking Capacity	2	2
	C	Credit 5.1	Site Development, Protect or Restore Habitat		1
	D	Credit 5.2	Site Development, Maximize Open Space		1
	D	Credit 6.1	Stormwater Design, Quantity Control	R	1
	D	Credit 6.2	Stormwater Design, Quality Control		1
	C	Credit 7.1	Heat Island Effect, Non-Roof	R	1
1	D	Credit 7.2	Heat Island Effect, Roof	R	1
	D	Credit 8	Light Pollution Reduction		1

Yes	?	No		
6	0	4	WATER EFFICIENCY	
			Possible 10 Points	

Y					Required
4	D	Prereq 1	Water Use Reduction		
	D	Credit 1	Water Efficient Landscaping		2 to 4
			Reduce by 50%		2
			4 No potable Water Use or Irrigation		4
	D	Credit 2	Innovative Wastewater Technologies		2
2	D	Credit 3	Water Use Reduction, 20% Reduction		2 to 4
			2 Reduce by 30%		2
			Reduce by 35%		3
			Reduce by 40%		4

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Jackson Square Recreation Center
 Project Address: 1542 Columbus Avenue, Roxbury, MA 02119

BH+A Project No.: 3025.00
 DRAFT 4/11/2011

Yes ? No

14	12	9	ENERGY & ATMOSPHERE	Possible 35 Points
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Y	C	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	D	Prereq 2	Minimum Energy Performance	Required
Y	D	Prereq 3	Fundamental Refrigerant Management	Required
10	D	Credit 1	Optimize Energy Performance	1 to 19
			Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
			Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
			Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
			Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
			Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
			Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
			Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
			Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
			Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
10			Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
			Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
			Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
			Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
			Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
			Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
			Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
			Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
			Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
			Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
			On-Site Renewable Energy	1 to 7
			1% Renewable Energy	R 1
			3% Renewable Energy	2
			5% Renewable Energy	3
			7% Renewable Energy	4
			9% Renewable Energy	5
			11% Renewable Energy	6
			13% Renewable Energy	7
			Enhanced Commissioning	2
			Enhanced Refrigerant Management	2
			Measurement & Verification	3
			Green Power	2

7 D Credit 2

2 C Credit 3
 2 D Credit 4
 3 C Credit 5
 2 C Credit 6

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Jackson Square Recreation Center
 Project Address: 1542 Columbus Avenue, Roxbury, MA 02119

BH+A Project No.: 3025.00
 DRAFT 4/11/2011

Yes ? No

4 3 7 MATERIALS & RESOURCES Possible 14 Points

Y		D	Prereq 1	Storage & Collection of Recyclables	Required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 1.1	Building Reuse, Maintain Existing Walls, Floors and Roof	1 to 3
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Reuse 55%	1
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Reuse 75%	R 2
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Reuse 95%	3
	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 1.2	Building Reuse, Maintain Interior Nonstructural Elements	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 2	Construction Waste Management	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 50% Recycled or Salvaged	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 75% Recycled or Salvaged	2
	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 3	Materials Reuse	1 to 2
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Reuse 5%	1
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Reuse 10%	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 4	Recycled Content	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 10% of Content	1
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 20% of Content	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 5	Regional Materials	1 to 2
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 10% of Material	1
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 20% of Material	2
	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 6	Rapidly Renewable Materials	1
	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 7	Certified Wood	1

Yes ? No

11 3 1 INDOOR ENVIRONMENTAL QUALITY Possible 15 Points

Y		D	Prereq 1	Minimum Indoor Air Quality Performance	Required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Prereq 2 <th>Environmental Tobacco Smoke (ETS) Control</th> <th>Required</th>	Environmental Tobacco Smoke (ETS) Control	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 1 <th>Outdoor Air Delivery Monitoring</th> <td>1</td>	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 2 <th>Increased Ventilation</th> <td>1</td>	Increased Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 3.1 <th>Construction IAQ Management Plan, During Construction</th> <td>1</td>	Construction IAQ Management Plan, During Construction	1
	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 3.2 <th>Construction IAQ Management Plan, Before Occupancy</th> <td>1</td>	Construction IAQ Management Plan, Before Occupancy	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 4.1 <th>Low-Emitting Materials, Adhesives & Sealants</th> <td>1</td>	Low-Emitting Materials, Adhesives & Sealants	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 4.2 <th>Low-Emitting Materials, Paints & Coatings</th> <td>1</td>	Low-Emitting Materials, Paints & Coatings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 4.3 <th>Low-Emitting Materials, Flooring Systems</th> <td>1</td>	Low-Emitting Materials, Flooring Systems	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C Credit 4.4 <th>Low-Emitting Materials, Composite Wood & Agrifiber Products</th> <td>1</td>	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 5 <th>Indoor Chemical & Pollutant Source Control</th> <td>1</td>	Indoor Chemical & Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 6.1 <th>Controllability of Systems, Lighting</th> <td>1</td>	Controllability of Systems, Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 6.2 <th>Controllability of Systems, Thermal Comfort</th> <td>1</td>	Controllability of Systems, Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 7.1 <th>Thermal Comfort, Design</th> <td>1</td>	Thermal Comfort, Design	1
	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 7.2 <th>Thermal Comfort, Verification</th> <td>1</td>	Thermal Comfort, Verification	1
	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 8.1 <th>Daylight and Views, Daylight for 75% regularly occupied areas</th> <td>1</td>	Daylight and Views, Daylight for 75% regularly occupied areas	1
	<input type="checkbox"/>	<input type="checkbox"/>	D Credit 8.2 <th>Daylight and Views, Views for 90% regularly occupied areas</th> <td>1</td>	Daylight and Views, Views for 90% regularly occupied areas	1

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Jackson Square Recreation Center
 Project Address: 1542 Columbus Avenue, Roxbury, MA 02119

BH+A Project No.: 3025.00
 DRAFT 4/11/2011

Yes	?	No	3	0	3	INNOVATION IN DESIGN	Possible 6 Points
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2	1	3	Credit 1	Innovation in Design	1 to 5		
1				Exemplary Performance: MRc2, Divert 95%+ of construction waste	1		
1				Exemplary Performance: SSc4.1, 4 or more bus stop within 1/4 mile radius	1		
				Innovation:	1		
				Innovation:	1		
1			C	Credit 2	LEED® Accredited Professional	1	
Yes	?	No					

2	0	2	Regional Priority	Possible 4 Points
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2	1	2	Credit 1	Regional Priority	1 to 4
1				Regionally Defined Credit : SSc3	
				Regionally Defined Credit: SSc6.1	
				Regionally Defined Credit: SSc7.1	
1				Regionally Defined Credit: SSc7.2	
				Regionally Defined Credit: EAc2 (1%)	
				Regionally Defined Credit: MRc1.1 (75%)	

Yes	?	No	55	26	29	Project Totals (pre-certification estimates)	Possible 110 Points
Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points							

Yes	?	No	1	1	2	Article 37 Boston Green Building Credits	Possible 4 Points
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Y			Prereq 1	Retrofit of all diesel construction vehicles OR contribute to Air Pollution Control Commission /	Required
Y			Prereq 2	Outdoor construction management plan for wheel washing, sit vaccuming, truck coves :	Required
Y			Prereq 3	Integrated pest management plan	Required
	1		Credit 1	Modern Grid, On Site CHP for 10% of building energy use	1
		1	Credit 2	Historic Preservation	1
		1	Credit 3	Groundwater recharge	1
1			Credit 4	Modern Mobility	1

56	27	31	Project Totals including Boston Green Building Credits	Possible 114 Points
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Attachment D
Schematic Drawings



JACKSON SQUARE ICE RINK / TURF FIELD INDOOR RECREATION CENTER

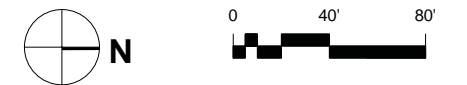
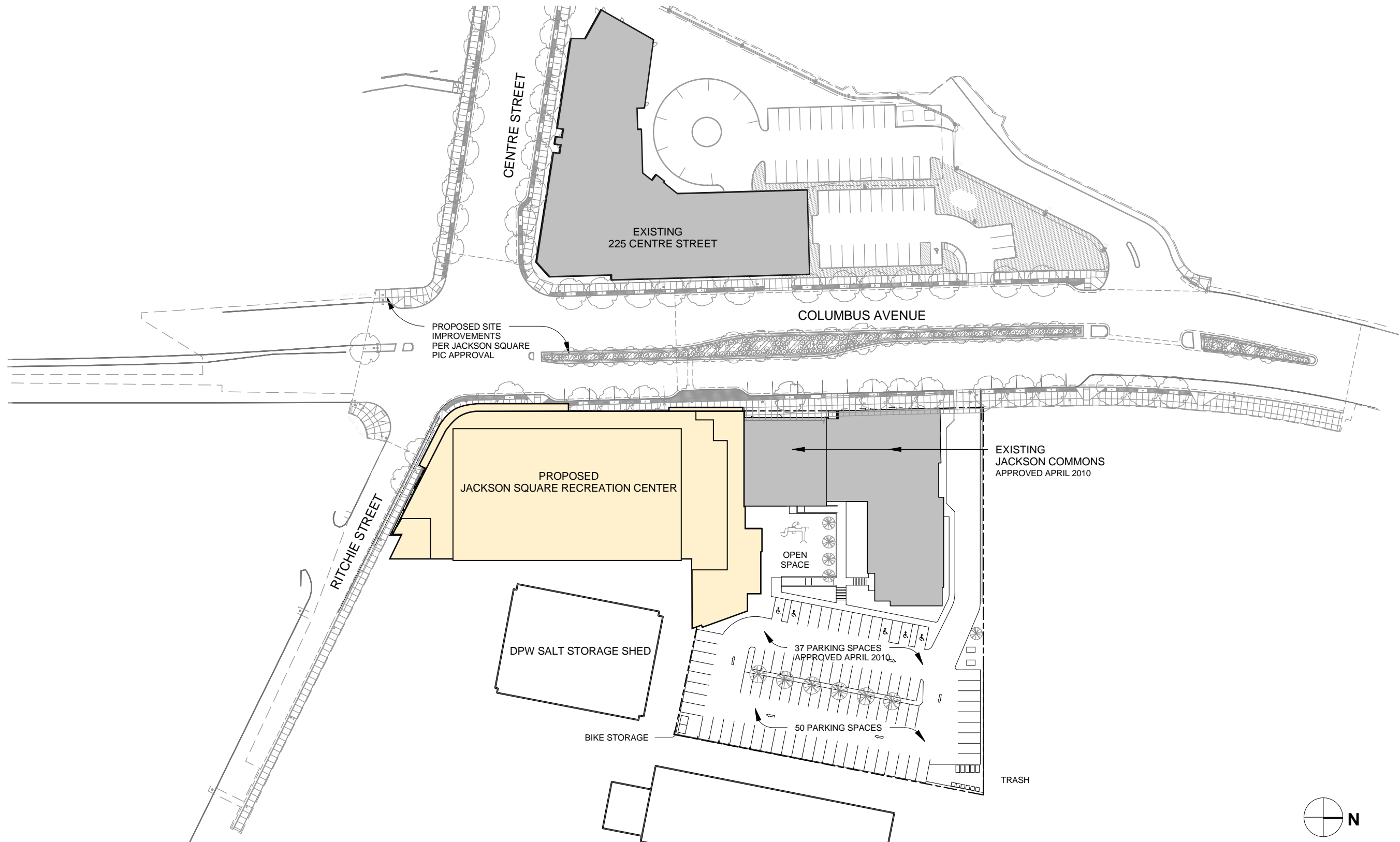


REVISED NPC SUBMISSION

December 15, 2016

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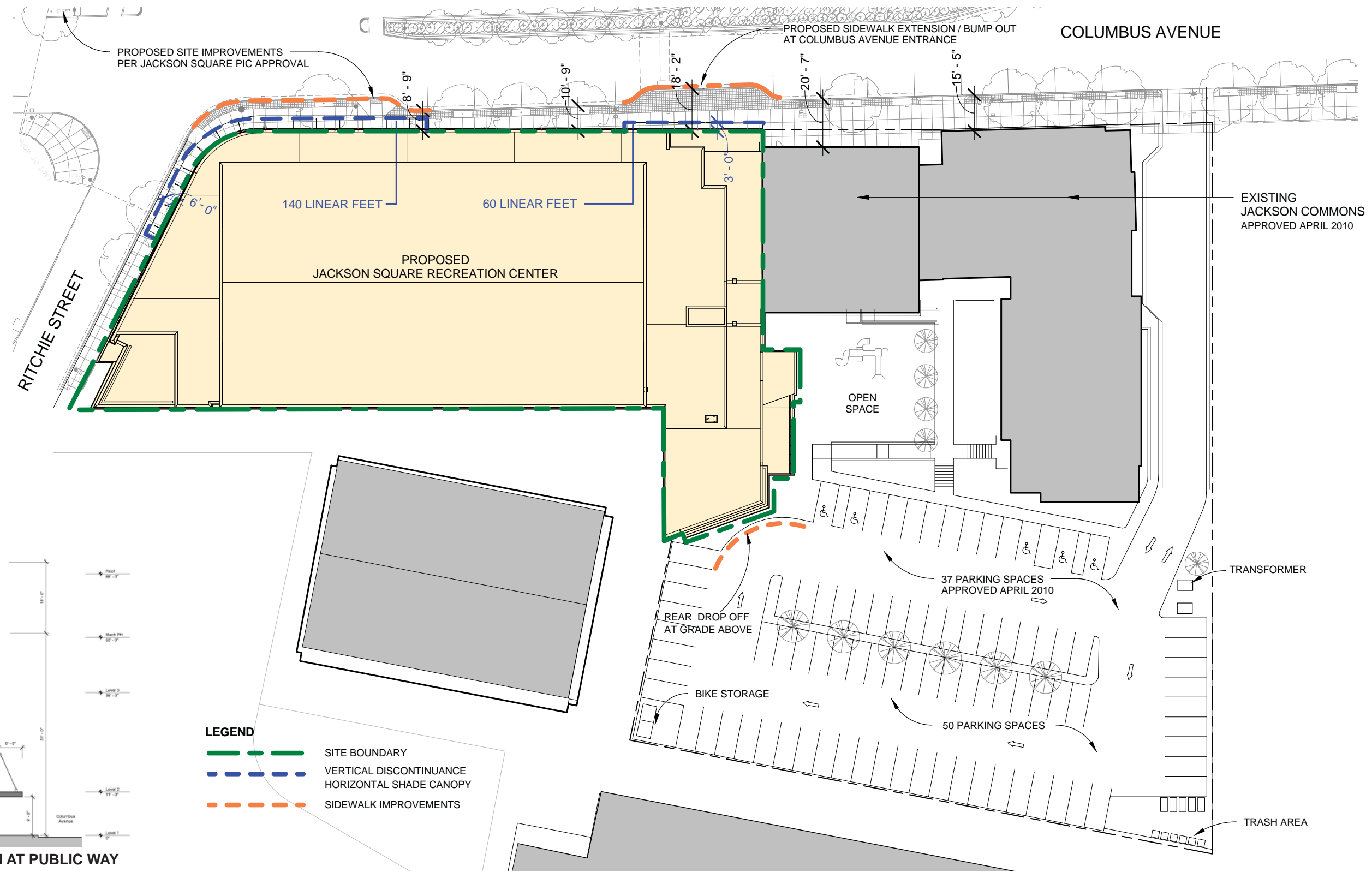
JACKSON SQUARE RECREATION CENTER

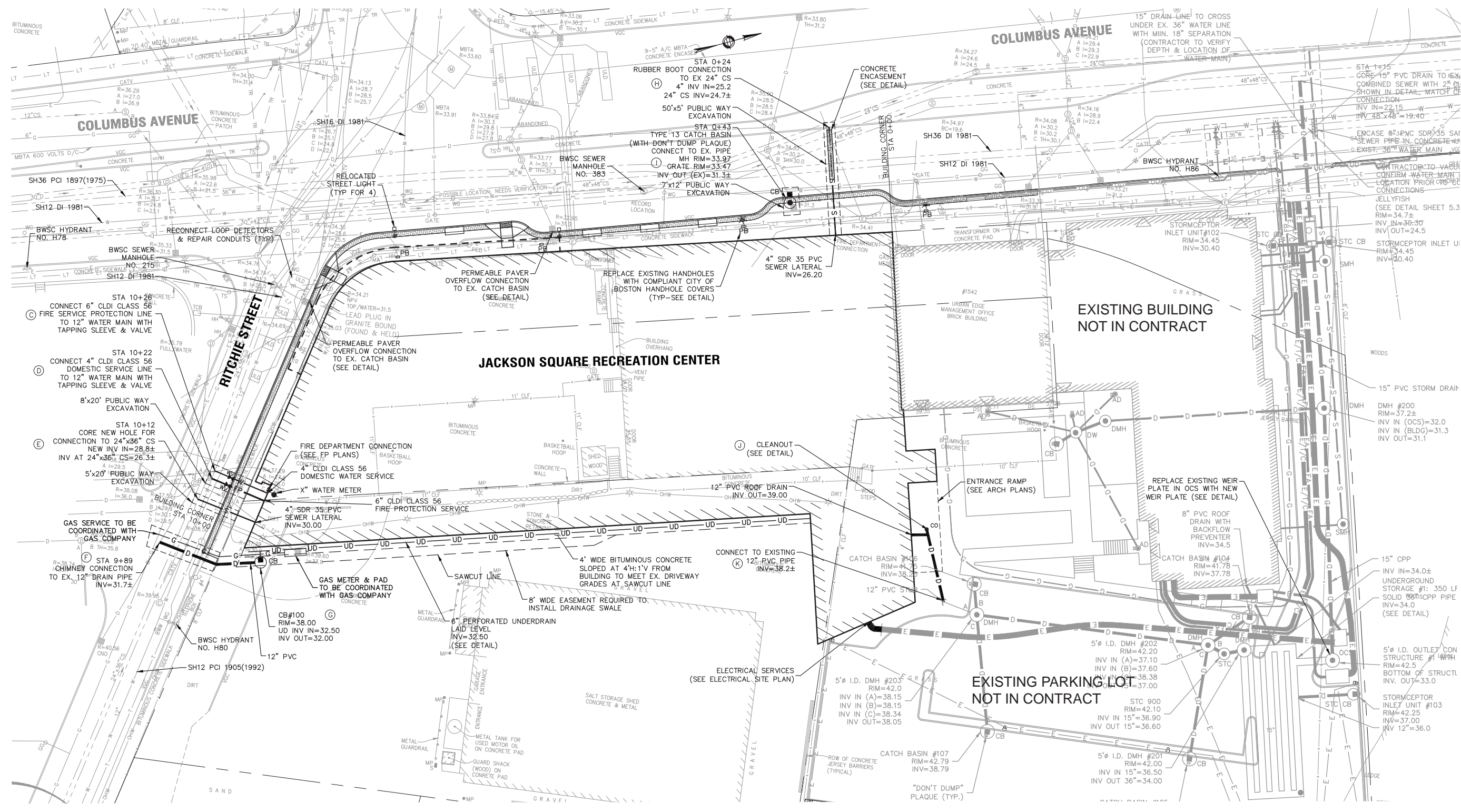
SITE PLAN

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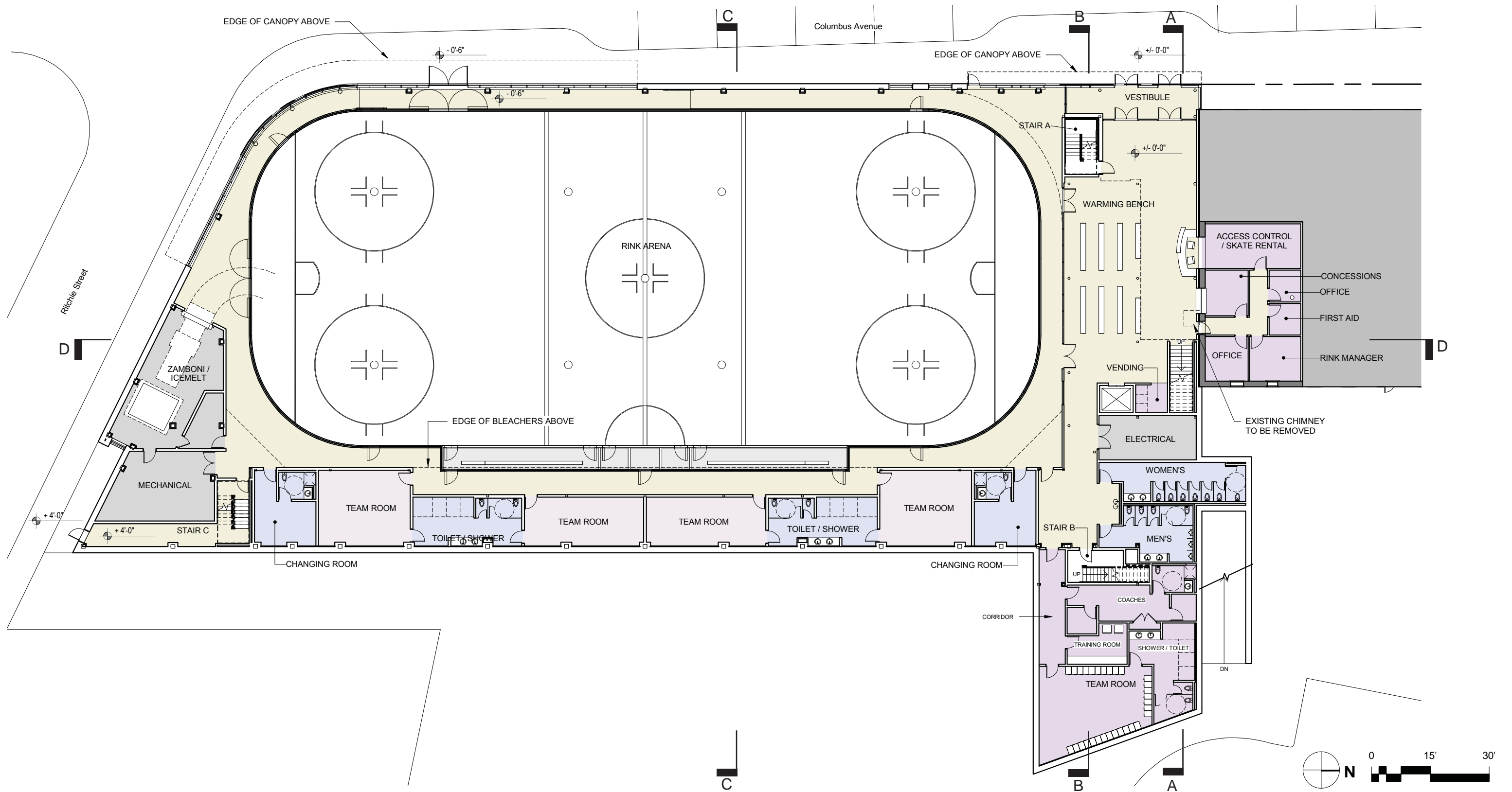


JACKSON SQUARE RECREATION CENTER
 CONCEPTUAL UTILITY PLAN



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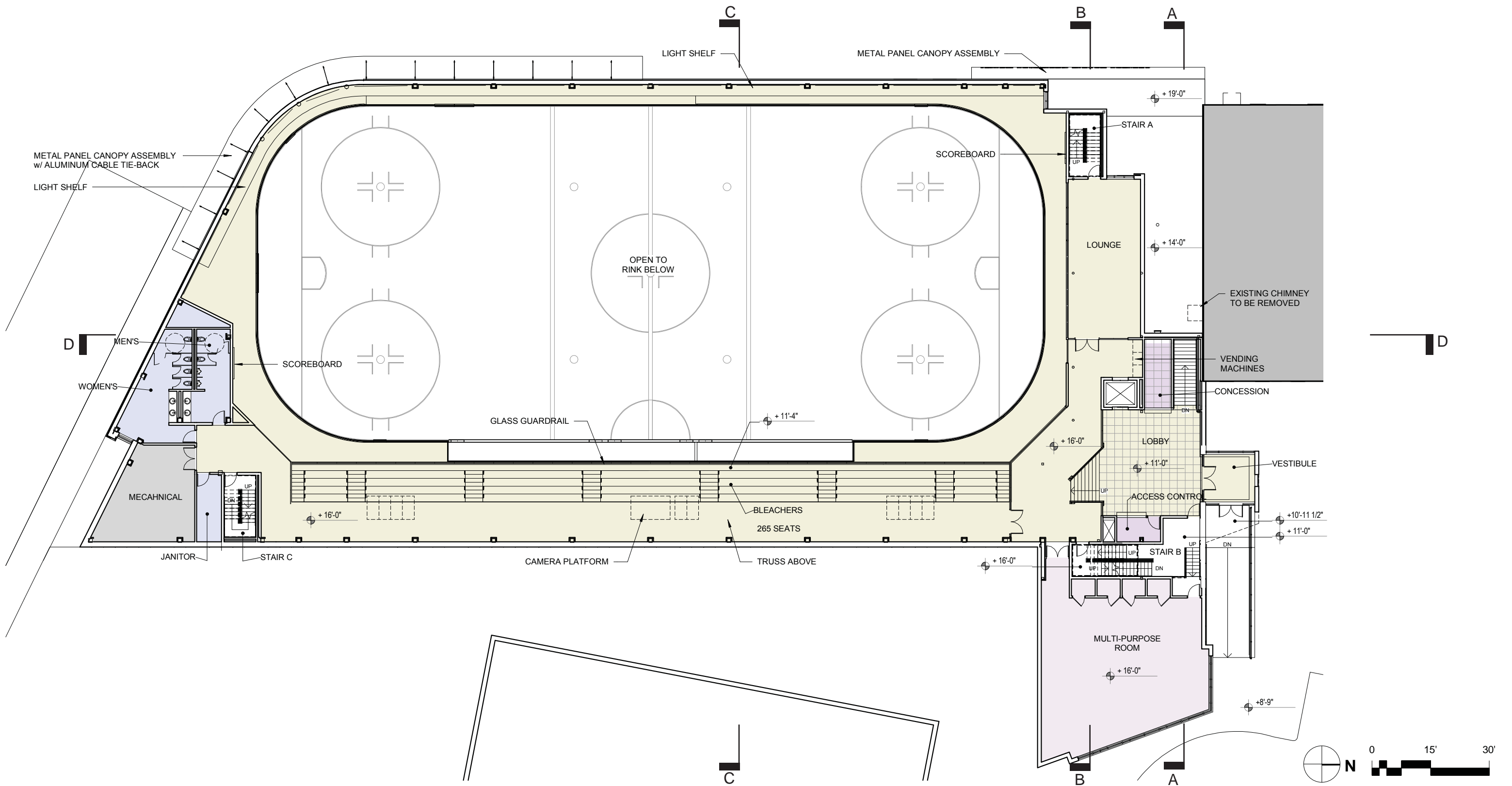


JACKSON SQUARE RECREATION CENTER
 FIRST FLOOR PLAN

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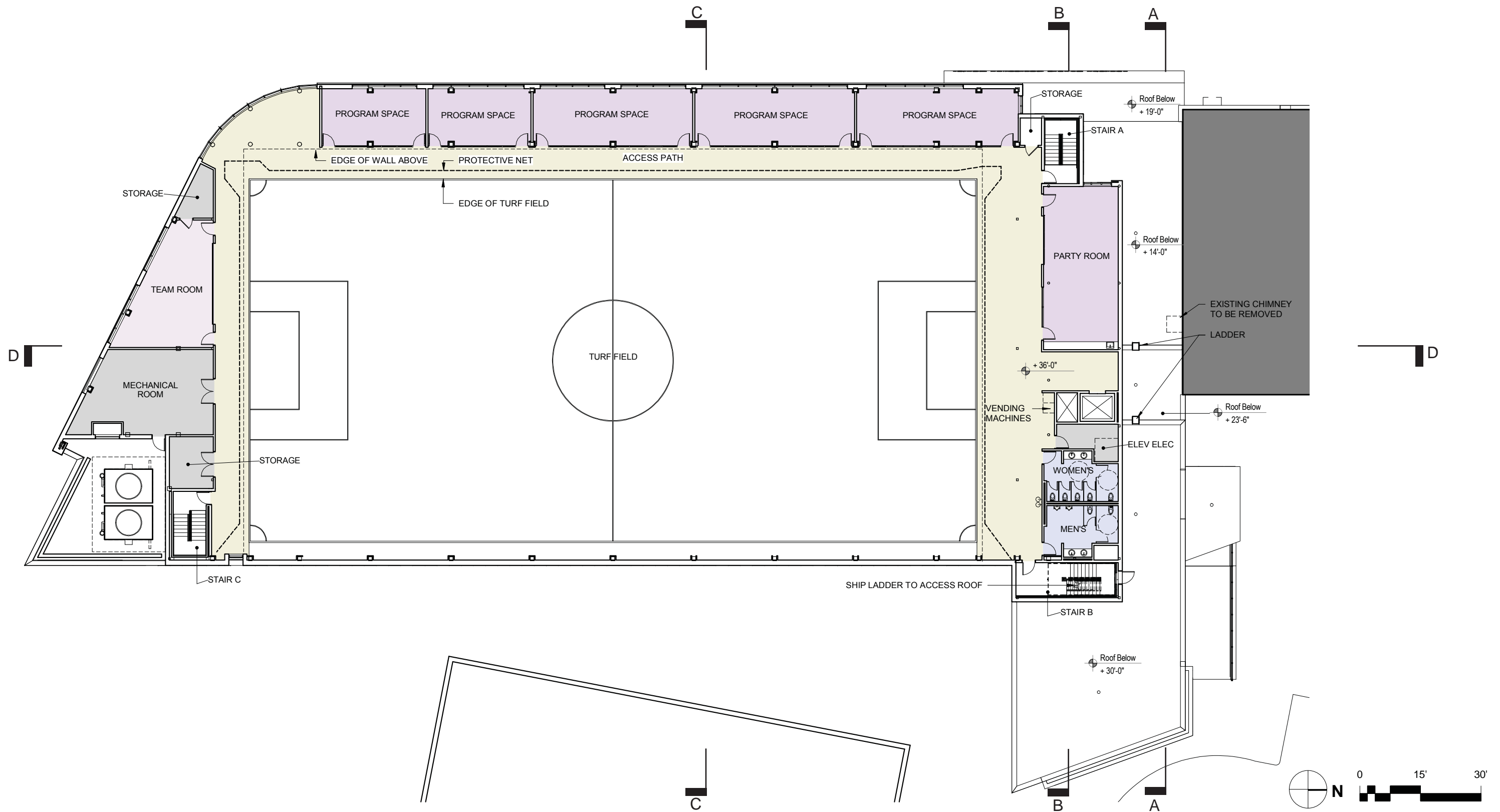


JACKSON SQUARE RECREATION CENTER
SECOND FLOOR PLAN

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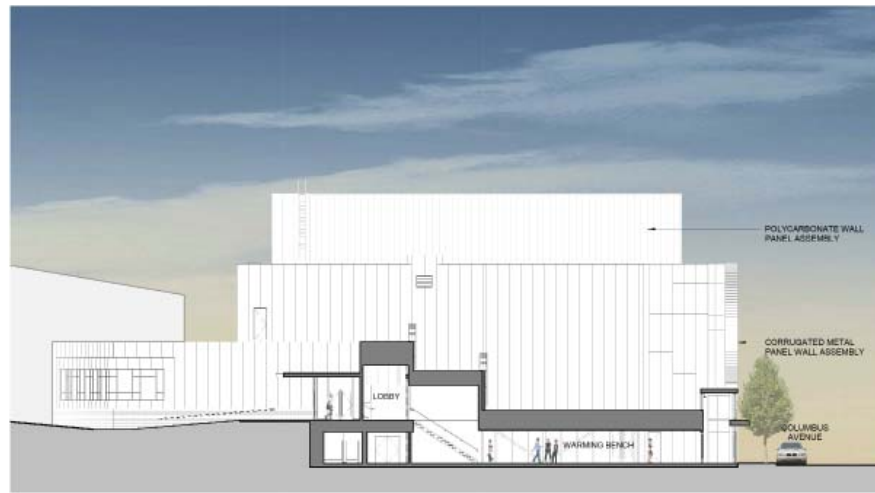


JACKSON SQUARE RECREATION CENTER
THIRD FLOOR PLAN

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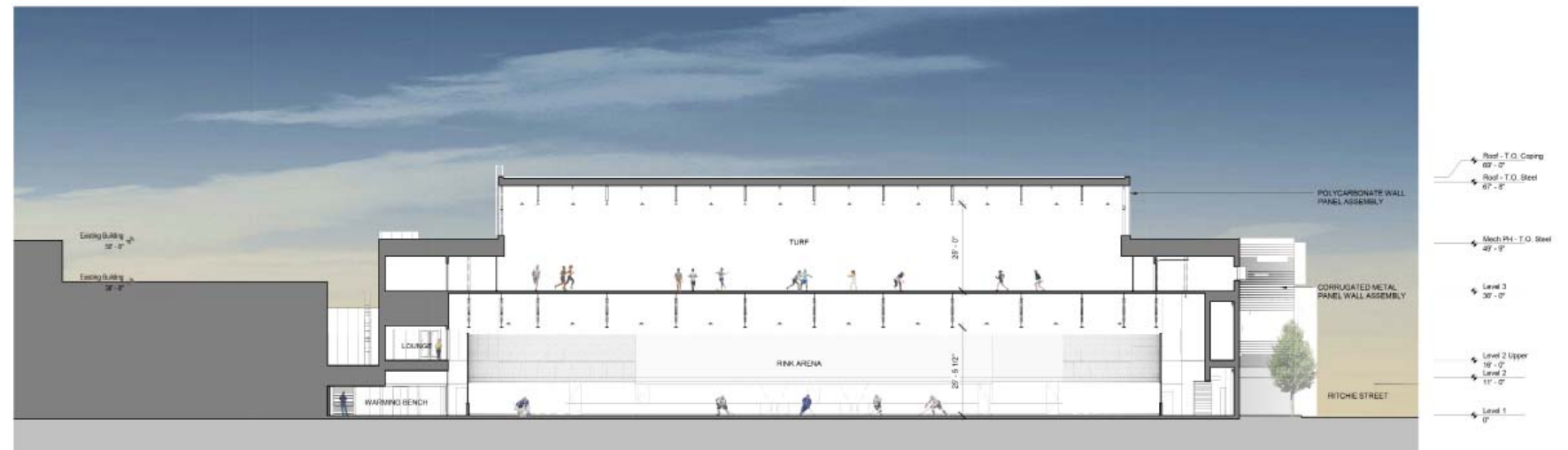
SECTION A



SECTION B



SECTION C



SECTION D



- Roof - T.O. Coping 88'-0"
- Roof - T.O. Steel 87'-8"
- Mech RH - T.O. St 49'-9"
- Level 3 30'-0"
- Level 2 Upper 18'-0"
- Level 2 11'-0"
- Level 1 0"

WEST ELEVATION



- Roof - T.O. Coping 88'-0"
- Roof - T.O. Steel 87'-8"
- Mech RH - T.O. Steel 49'-9"
- Level 3 30'-0"
- Level 2 Upper 18'-0"
- Level 2 11'-0"
- Level 1 0"

SOUTH ELEVATION



- Roof - T.O. Coping 88'-0"
- Roof - T.O. Steel 87'-8"
- Mech RH - T.O. St 49'-9"
- Level 3 30'-0"
- Level 2 Upper 18'-0"
- Level 2 11'-0"
- Level 1 0"

EAST ELEVATION



JACKSON SQUARE RECREATION CENTER

BUILDING ELEVATIONS

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JACKSON SQUARE RECREATION CENTER
DAY VIEW FROM COLUMBUS AVENUE NORTH

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JACKSON SQUARE RECREATION CENTER
NIGHT VIEW FROM COLUMBUS AVENUE NORTH

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JACKSON SQUARE RECREATION CENTER
DAY VIEW FROM COLUMBUS AVENUE AT RITCHIE STREET

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JACKSON SQUARE RECREATION CENTER
NIGHT VIEW FROM COLUMBUS AVENUE AT RITCHIE STREET

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