

BOSTON REDEVELOPMENT AUTHORITY

JUNE 18, 1987

DEVELOPMENT PLAN
for

Planned Development Area No. 27
Bounded by Tremont Street, Camden Street,
Columbus Avenue, and a New Street
Portion of Parcel 16, South End Urban Renewal Project Area
Douglass Plaza Housing Company I Limited
Partnership, Developer

DEVELOPER: The proponent of the Douglass Plaza project is Douglass Plaza Housing Company I Limited Partnership, a Massachusetts limited partnership to be formed with Douglass Plaza Associates I Limited Partnership as the general partner and Concord Baptist Church and Concord Baptist Church Housing and Economic Development Corporation as special limited partners or equivalent.

ARCHITECT: The architect for Douglass Plaza is ADD, Incorporated of Cambridge ("ADD").

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The project site is a vacant parcel of land consisting of approximately 2.25 acres located in the South End/Lower Roxbury neighborhood of Boston. The site is bounded on the west by Columbus Avenue, on the east by Tremont Street, on the north by Camden Street, and on the south by a new street to be constructed over an existing Metropolitan District Commission sewer easement. Located opposite Columbus Avenue from the Carter Playground and the new Southwest Corridor MBTA subway line, the parcel is approximately one-half of Parcel 16 of the South End Urban Renewal Project Area. The legal description of the site and survey plan are attached hereto as Exhibit I. Hereinafter, the site described above, and more particularly described in Exhibit I hereto, will be referred to as the "Site".

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structures will be as depicted on a plan entitled "Plan of Douglass Plaza" dated May 7, 1987 prepared by ADD, Incorporated of Cambridge, and on additional drawings listed in Exhibit II hereto.

The Douglass Plaza development contains four residential buildings ringing the development site and community buildings in a landscaped garden at the center. Each of the buildings has been designed to reflect the scale, massing and materials found in the 19th century Victorian-era buildings located in the South End neighborhood.

The largest building, containing 82 rental apartment units and a management office, is located along Columbus Avenue. All nine of the three-bedroom floor-through apartment units on the ground floor will be entered through a private recessed doorway in order to encourage an active pedestrian presence in the area. Seven stories in height, the building is topped by a shingled mansard roofline with dormer windows at the uppermost stories to lower the apparent scale of the building. The front brick-clad facade is highlighted by evenly-spaced rows of bay windows, detailed cornices at the 5th and 6th floors, aluminum frame insulated thermopane windows and a classic columned center entrance.

Following the traditional design pattern of the Columbus Avenue building, the other buildings on the site reflect many of the same building elements. The four-story Tremont and New Street buildings, which join opposite the public plaza located at the corner of Tremont and New Street forming a single crescent-shaped elevation, also feature mansard rooflines, bay windows, detailed cornices and individual entryways for the ground floor units. A commercial appearance complements the commercial space located on the ground floor. This is accomplished by recessing the ground floor space behind an arched "arcade" and breaking the mansard roof with a straight four story facade capped by a brick or formed concrete cornice atop.

The Camden Street building carries through the traditional building elements of the seven and four story structures on a smaller scale more representative of the rowhouses found in the South End or Bay Village neighborhoods. Each unit is entered through an individual recessed stooped entryway and is capped by a shingled mansard roof punctuated by dormer windows. The front facades are highlighted by detailed lintels and window sills, panelled doorways leading into the garages, and period lighting.

A community building, located at the center of the site atop the parking garage and adjacent to the landscaped interior garden and swimming pool, is distinguished from the other structures on the site both by its small size (2,500 square feet) and by the exterior materials (wood shingle and clapboard) to be incorporated in its design. In addition, a maintenance building of approximately 500 square feet will be constructed in the interior open space. The community building will be topped by a sloping gabled roof and highlighted by large picture windows opening to the pool terrace and central garden.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:

The development proposed for the site is to consist of approximately 164 residential units including a superintendent's unit (approximately 51 one-bedroom units, approximately 90 two-bedroom units, and approximately 23 three-bedroom units.) These units are to be located as follows:

- (i). A seven story building along Columbus Avenue containing approximately 82 rental units and a management office for the development;

(ii). A four story building along Tremont Street, containing approximately 39 rental units and a superintendent's unit;

(iii). A four story building along the New Street attached by a fire-wall to the building along Tremont Street, containing approximately 33 condominium units;

(iv). A cluster of approximately nine rowhouses along Camden Street, 32 feet in height, each containing a garage and rear garden;

(v). Approximately 7,000 square feet of ground floor commercial space;

(vi). An underground garage containing approximately 146 parking spaces, a number of which (approximately 7-16 spaces) will be reserved for neighborhood residents. The garage may be expanded by 5% as provided below.

(vii). A Community building in the center of the site constructed atop the underground garage structure containing a function room, exercise room, men's and women's changing rooms, and sauna(s). Likewise, a maintenance building will be constructed in the interior open space. An outdoor swimming pool with terrace will be located adjacent to the community building.

Copies of the Site Development Plan, Building Elevations and Floor Plans are attached hereto as Exhibit III.

Hereafter, the foregoing construction will be referred to as the "Development". Developer presently intends to consult with the Boston Redevelopment Authority ("Authority") and the neighborhood as to whether an increase in the Development to add 6 parking spaces is appropriate, if so, Developer may increase the number of parking spaces by up to 5% upon the approval of the Authority. If such change is made, it shall not constitute a change in the Development Plan.

ESTIMATED CONSTRUCTION TIME: Commencement of construction is anticipated in August, 1987 with completion of the project approximately 20 months later. Both the rental and condominium components of the development will be constructed as a unified whole, with site preparation and foundation construction estimated at four to six months, depending on the true underground conditions.

PROJECTED NUMBER OF EMPLOYEES: The Development will employ approximately 450 workers during the construction phase and approximately 52-70 full and part-time workers upon completion of the development and leasing of the commercial space. The Developer shall submit to the Mayor's Office of Jobs and Community Services prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan,

an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

FAIR HOUSING PLAN: The Developer shall submit an Equal Opportunity Affirmative Fair Marketing Plan for the rental units in accordance with the guidelines of the Massachusetts Housing Finance Agency and the City of Boston Fair Housing and Employment Plan and shall also submit a Fair Housing Plan for the sale of the condominium units within the Development to the Authority prior to the issuance of the initial building permit for the Development. The Developer is not the subject of any outstanding Equal Opportunity/Fair Housing Complaints.

AFFORDABLE HOUSING: The Developer has agreed to enter into an Affordable Housing Agreement or Land Disposition Agreement with the Authority prior to the issuance of the initial building permit for the Development. Said agreement or agreements shall contain the following provisions:

- (a) A minimum of Twenty-seven percent (27%) of the rental units shall be affordable to households with incomes below 80% of the S.M.S.A.;
- (b) Developer agrees that an additional three percent (3%) of the rental units, excluding the superintendent's unit, shall be affordable as aforesaid in the event that SHARP or other subsidy funds become available; and
- (c) Twenty-five percent (25%) of the condominium units shall be available as affordable as aforesaid units utilizing the HOP Program or other subsidies.

BUILDING DIMENSIONS: The buildings to be constructed on the Site shall have the following dimensions:

Building	Length (in feet)	Depth (in feet)	Height (in feet)
Columbus Avenue	270	60	69
Camden Street	163	40	32
Tremont Street	227.5	60	40
New Street	138	60	40
Community Building	50	50	30

The building dimensions shall in any event conform with the approved Revised Schematic Design Drawings listed in Exhibit II hereto as modified in the course of final design review.

TRANSPORTATION ACCESS PLAN: The Developer shall enter into a Transportation Access Plan Agreement with the Authority and the City of Boston prior to the issuance of the initial building permit for the Development to provide adequate measures to mitigate transportation impacts from the development.

PROPOSED TRAFFIC CIRCULATION: Access to and egress from the Site is shown in the Site Plan. Both the traffic circulation internally and externally to the Site and the mitigation of the impacts of projected traffic generated by the Development on the adjacent streets shall be set forth in the Transportation Access Plan Agreement.

PARKING AND LOADING FACILITIES: A total of 155 on-site parking spaces are currently planned for the Development, 9 of which will be located in garages beneath the rowhouse units in the Camden Street building and 146 of which will be located in an underground garage beneath the Columbus Avenue, Tremont Street, New Street, and Community buildings with an entrance and exit from Camden Street. The spaces will be divided among the uses as follows: 9 spaces for the 9 units in the Camden Street building; 106 for the 122 units in the Columbus Avenue and Tremont Street buildings; and 24-33 spaces for the 33 units in the New Street building. Approximately 7-13 spaces within the garage will be reserved for neighborhood residents. Even if only 24 spaces are provided for the New Street Building, the parking ratio of spaces to units would be .84 to 1, substantially exceeding the expected need as set forth in the draft Transportation Access Plan. In that event, additional parking for neighborhood residents may be provided. No on-site parking spaces or loading facilities will be provided for the commercial space; however, metered street parking and loading zones are suggested along Tremont Street and the New Street.

ACCESS TO PUBLIC TRANSPORTATION: Access to public transportation in the area is excellent. The Site is located opposite the recently completed Southwest Corridor MBTA subway line, and is two blocks to the north of the Ruggles Street Station and is two blocks south of the Massachusetts Avenue Station servicing that line. In addition, MBTA bus routes run along Massachusetts Avenue and Tremont Street.

OPEN SPACES AND LANDSCAPING: Along the outside perimeter of the development site, brick bordered sidewalks and street trees have been placed along Columbus Avenue and Tremont Street. Additional sidewalks, street trees and lighting will be provided by the City of Boston along the reconstructed Camden Street and the New Street and funded by a \$966,700 state Community Development Action Grant. The scope of work funded by the CDAG grant also includes the construction of a public plaza at the corner of Tremont Street and New Street to be named Douglass Plaza. It will be attractively landscaped and highlighted by a sculpture or other public art work.

Landscaped gardens will buffer the perimeter of the Site in front of each of the four residential buildings. A variety of shrubbery, ground cover, and tree plantings set in these gardens will provide a sense of tranquility separating the Development from the surrounding urban context.

The interior of the development site will be devoted to an outdoor pool with adjacent sun terrace, walkways linking the buildings on the site with the community building and each other, a service and fire lane, and a garden highlighted by substantial tree plantings, grassed areas, and formal flower beds providing all of the residents of the Development with a significant green area rarely found in an urban setting.

ENVIRONMENTAL REVIEW: A 21E site evaluation report of the Site has been completed by the Geotechnical Consultants of North Andover. No evidence of a discharge of hazardous materials was found. The Secretary of Environmental Affairs for the Commonwealth has reaffirmed an earlier ruling as it relates to the current design that the project does not require the filing of an Environmental Impact Report.

COMPLIANCE WITH APPROVED DRAWINGS: Developer will construct the Development in accordance with the Revised Schematic Design Drawings for the Development, more specifically described on an Exhibit II to this plan. The Development shall be subject to on-going design review through the contract document stage of design.

DESIGN REVIEW PROCEDURES: The Revised Schematic Design Drawings listed in Exhibit II hereto have been approved by the Authority. The design and dimensional requirements of the proposed development as approved in the Revised Schematic Design Drawings may be subject to minor modification as the result of continuing development review. Design Development Drawings, and Final Working Drawings and Specification approved by the Authority shall be conclusively deemed to be in conformity with this Development Plan.

PROPOSED USES: The site is currently located in an M-1 Industrial District. The primary use of the development site will be for multi-family residential dwellings (Section 8-7 Use Item 7 - Conditional, under the Boston Zoning Code). A management office accessory to the residential uses will be located on the ground floor of the Columbus Avenue building (Section 8-7 Use Item 85). Community Buildings containing a maintenance room, function room, exercise room, and men's and women's changing rooms will also be erected (Section 8-7 Use Item 29-Conditional), adjacent to an outdoor swimming pool with sun terrace (Section 8-7 Use Item 72A - Allowed). In addition, approximately 7,000 square feet of subdividable commercial space will be located on the ground floors of the Tremont Street and New Street buildings. A 146-space parking garage will be constructed beneath the Tremont Street, New Street, Columbus Avenue and, Community Buildings (Section 8-7 Use Item 59 - Conditional). Zoning relief required for the uses referred to above is set forth hereinafter.

ZONING: The Site is presently zoned as an M-1 Industrial District. The Site is expected to be designated as a Planned Development Area or "D" Overlay District. Permits for all conditional uses under Section 6-1 and Exceptions from Section 15, 16, 18, 21, and 23 of the Boston Zoning Code and any other exceptions required by the City of Boston Inspectional Services Division will be requested as set forth in Exhibit IV attached hereto.

DENSITY: The FAR for all of the buildings to be located on the development site to the development site as a whole is 2.42 as set forth in Exhibit V attached hereto.

CULLINAN ENGINEERING CO., INC.

AUBURN - BOSTON, MASSACHUSETTS

LEGAL DESCRIPTION

Boston Redevelopment Authority

May 5, 1987

A certain parcel of land situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Columbus Avenue and the southwesterly line of Camden Street;

THENCE running S 47° 56' 00" E, along said southwesterly line of Camden Street, a distance of 391.17 feet, to the northwesterly line of Tremont Street;

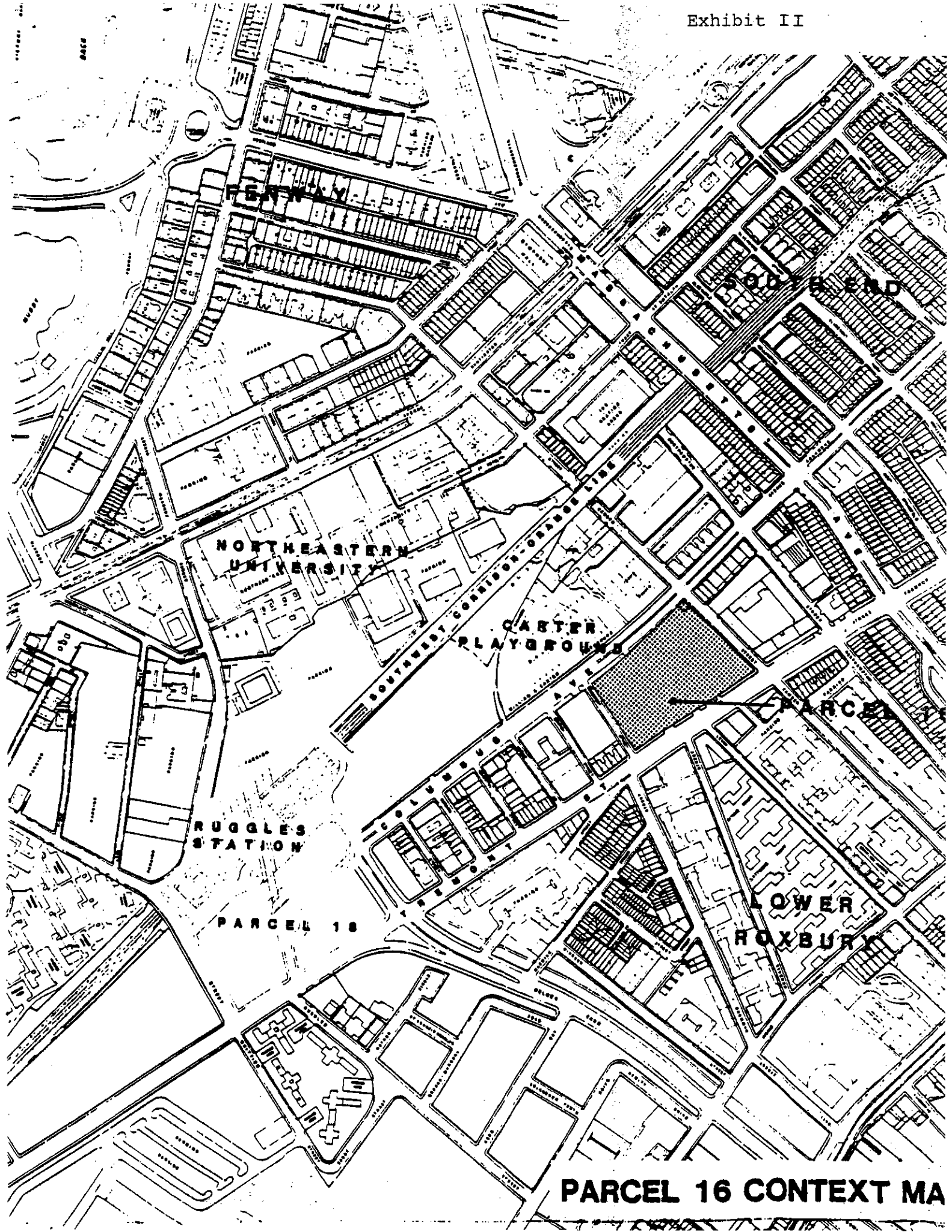
THENCE running S 53° 54' 20" W, along said northwesterly line of Tremont Street, a distance of 199.78 feet, to a point on the northerly line of an existing Metropolitan District Commission Sewer Easement;

THENCE running northwesterly along said northerly line of said easement, on a curve to the right having a radius of 190.00 feet, an arc distance of 180.77 feet, to a point of curvature;

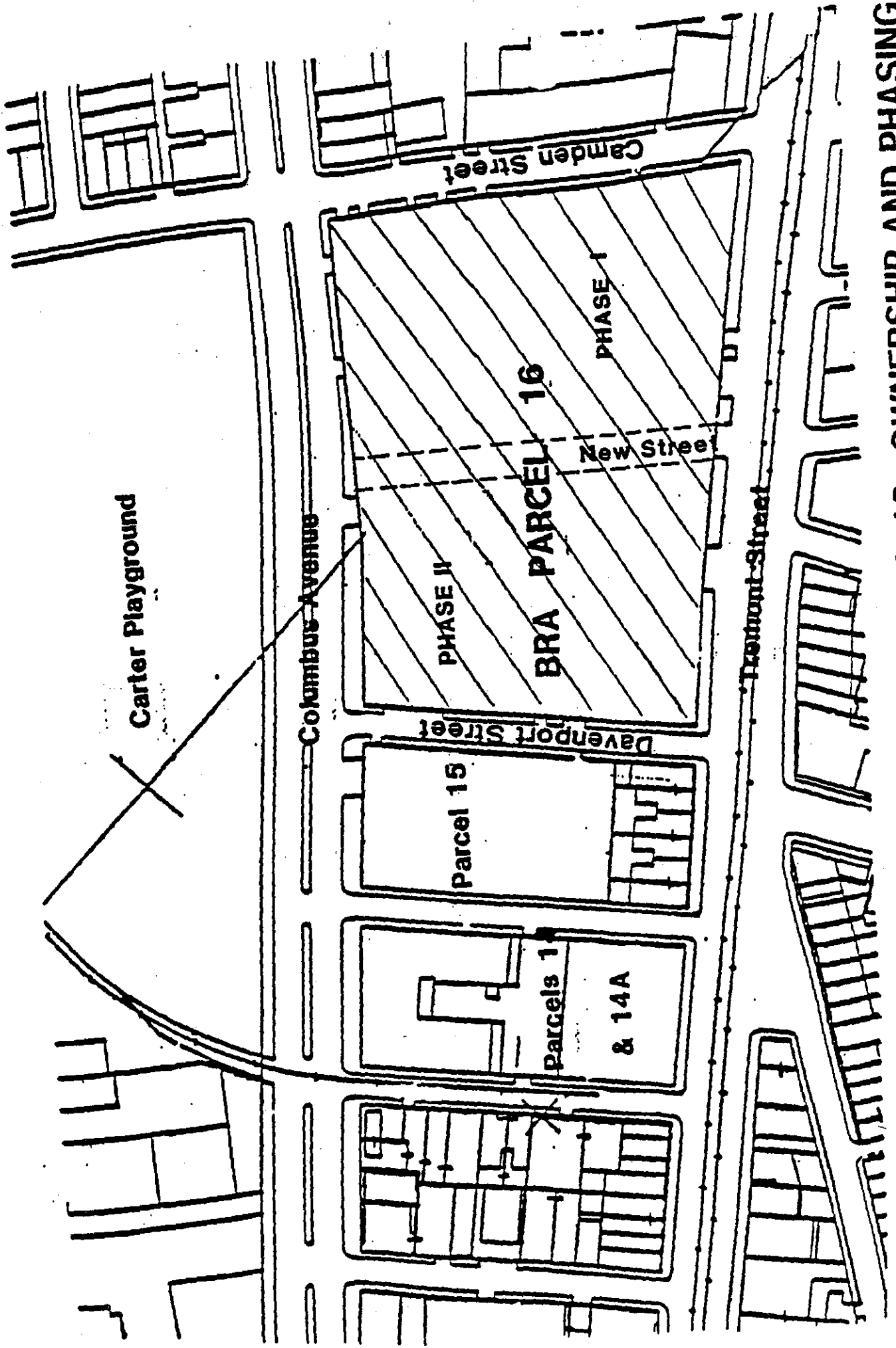
THENCE running N 48° 55' 50" W, through land of Boston Redevelopment Authority, a distance of 197.83 feet, to a point on the aforesaid southeasterly line of Columbus Avenue;

THENCE running N 42° 15' 07" E, along said southeasterly line of Columbus Avenue, a distance of 281.35 feet, to the point of beginning.

The above parcel contains 97,955 square feet, more or less and is shown on a plan by Cullinan Engineering Co., Inc., Auburn, Boston, MA, to be recorded herewith.



PARCEL 16 CONTEXT MA



Carter Playground

Columbus Avenue

Davenport Street

Parcel 15

Parcels 1 & 14A

PHASE II

BRA PARCEL 16

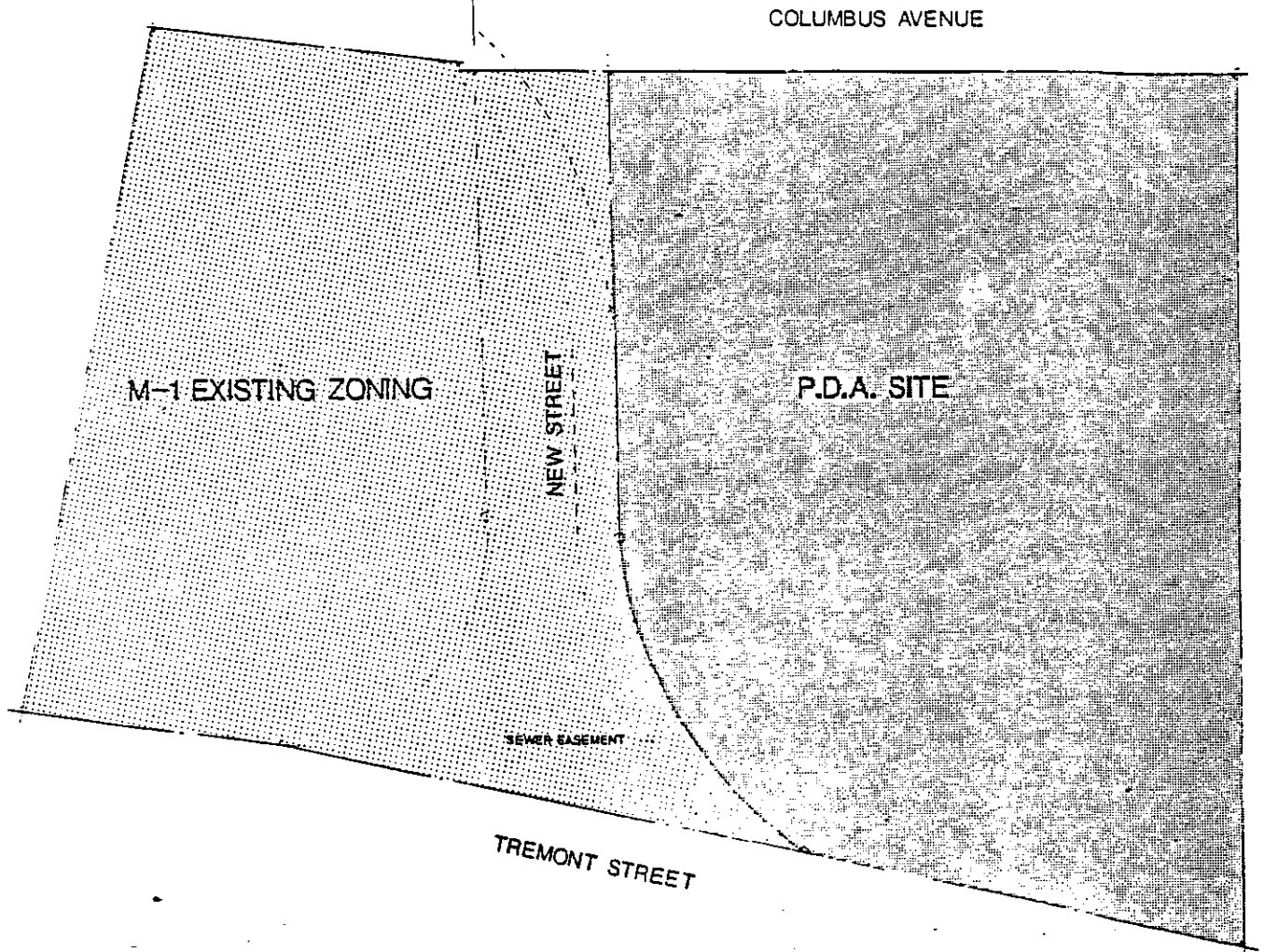
PHASE I

New Street

Tremont Street

Camden Street

PARCEL 16 OWNERSHIP AND PHASING

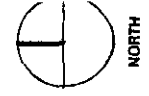
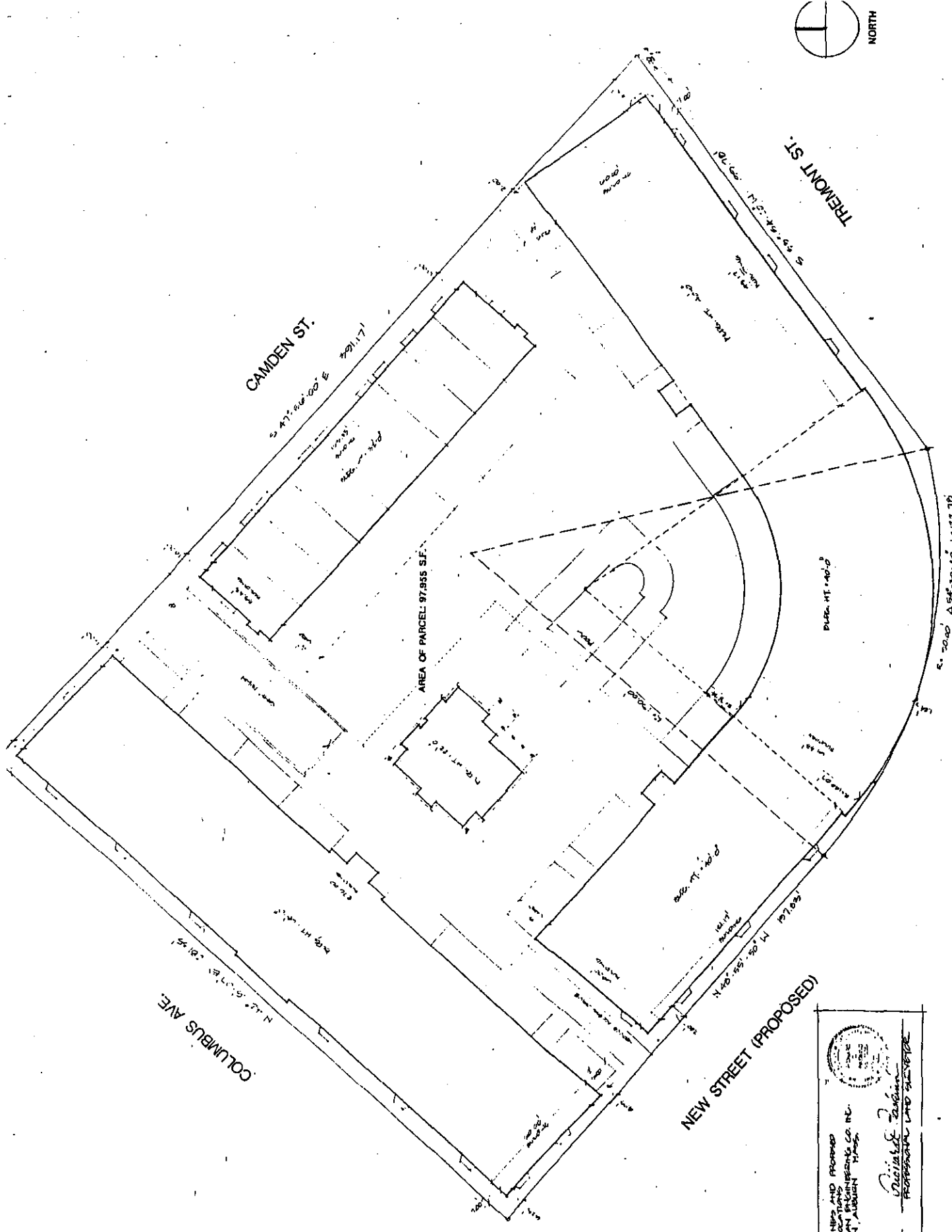


EXISTING ZONING CONDITIONS

MAY 5, 1987

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NOTES: PROPERTY LINES AND PLANNING
 PLANNING AND ARCHITECTURE CO. INC.
 BY BOSTON, MASSACHUSETTS
 DATE: MAY 2, 1987
 DRAWN BY: [Signature]
 PROFESSIONAL LAND SURVEYOR

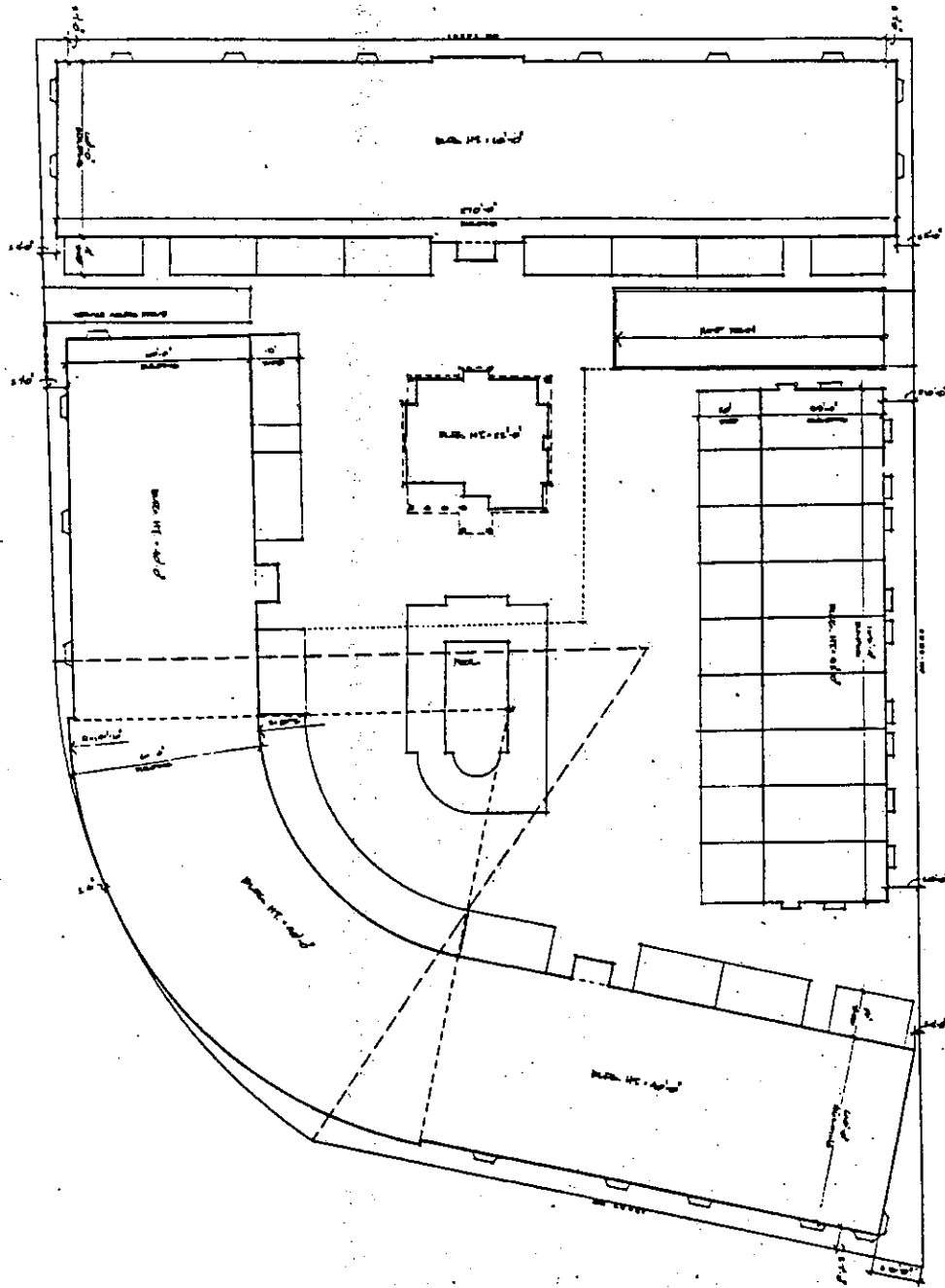
EXHIBIT II

Drawings submitted for Design Development Approval by ADD, Inc., architects for Douglass Plaza.

Drawings dated May 28, 1987

1. Landscape Plan @ 1"=20'-0"
2. Site Layout Plan @ 1"=20'-0"
3. Garage Plan @ 1/16"=1'-0"
4. Columbus Avenue: Garage Plan, First Floor Plan @ 1/6"=1'-0"
5. Columbus Avenue: Second Floor Plan, Third-Fifth Floor Plan @ 1/8"=1'-0"
6. Columbus Avenue: Sixth Floor Plan, Seventh Floor Plan @ 1/8"=1'-0"
7. Tremont Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
8. Tremont Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
9. New Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
10. New Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
11. Columbus Avenue Elevations @ 1/8"=1'-0"
12. Columbus Avenue Elevations @ 1/8"=1'-0"
13. Tremont - New Street Elevations @ 1/8"=1'-0"
14. Tremont - New Street Elevations @ 1/8"=1'-0"
15. Clubhouse Plan - Elevations @ 1/8"=1'-0"
16. Camden Street - Townhouse Elevations @ 1/8"=1'-0"
17. Unit Plans @ 1/4"=1'-0"
18. Unit Plans @ 1/4"=1'-0"
19. Unit Plans @ 1/4"=1'-0"
20. Unit Plans @ 1/4"=1'-0"
21. Unit Plans @ 1/4"=1'-0"
22. Building Sections @ 1/4"=1'-0"
23. Building Sections @ 1/4"=1'-0"
24. Stair Details @ 1/4"=1'-0"
25. Elevator Elevations @ 1/4"=1'-0"
26. Reflected Ceiling Plan - 3rd-5th Floor (Columbus Avenue)
27. Reflected Ceiling Plan - 3rd and 3rd Floors (Tremont Street)
28. Roof Plan (Columbus Avenue) @ 1/4"=1'-0"
29. Roof Plan (Tremont Street) @ 1/4"=1'-0"

Architectural and Structural Details - Supplemental sheets 1-16 and SK-I-SK-II

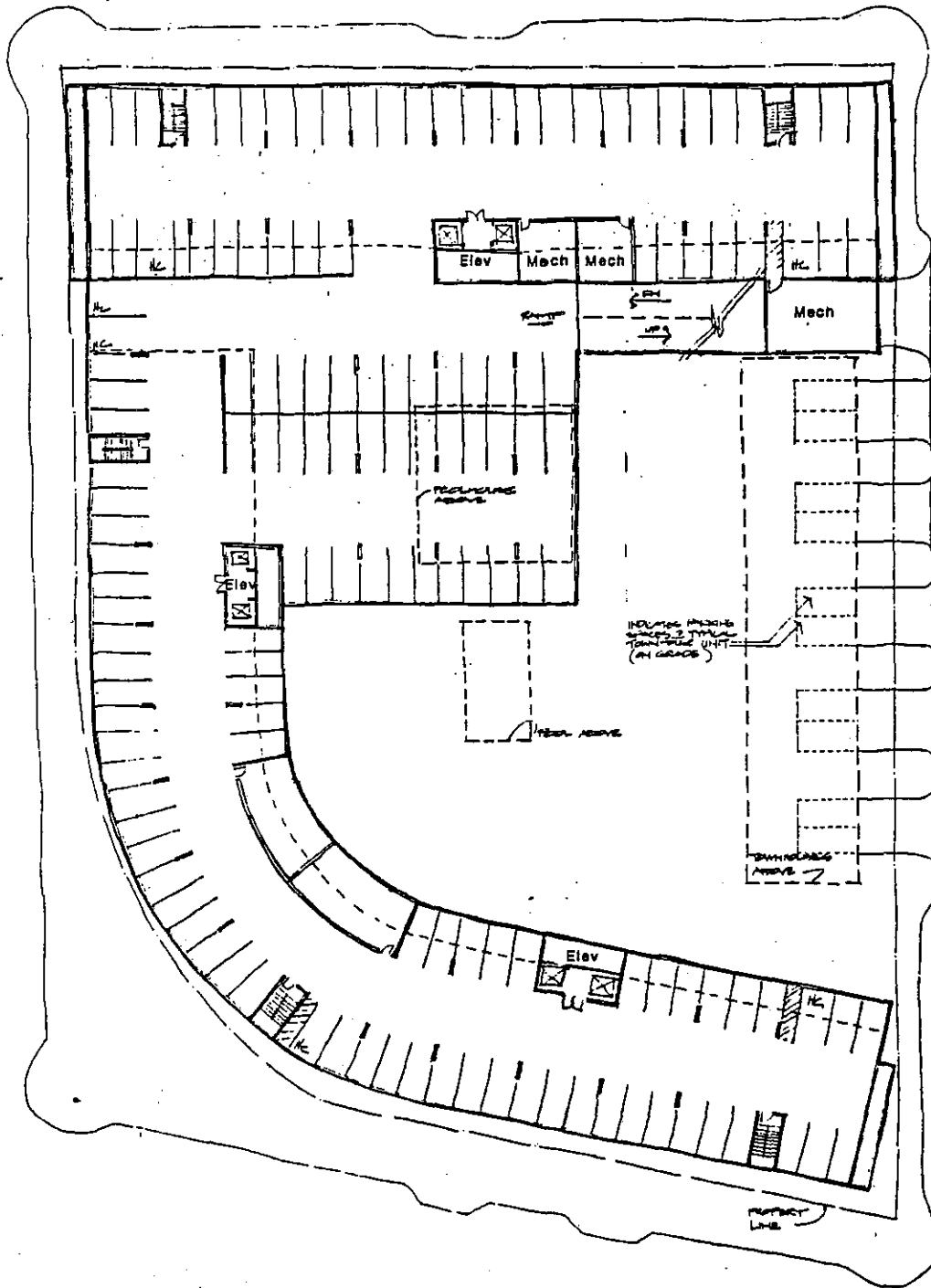


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DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987



PARKING COUNT

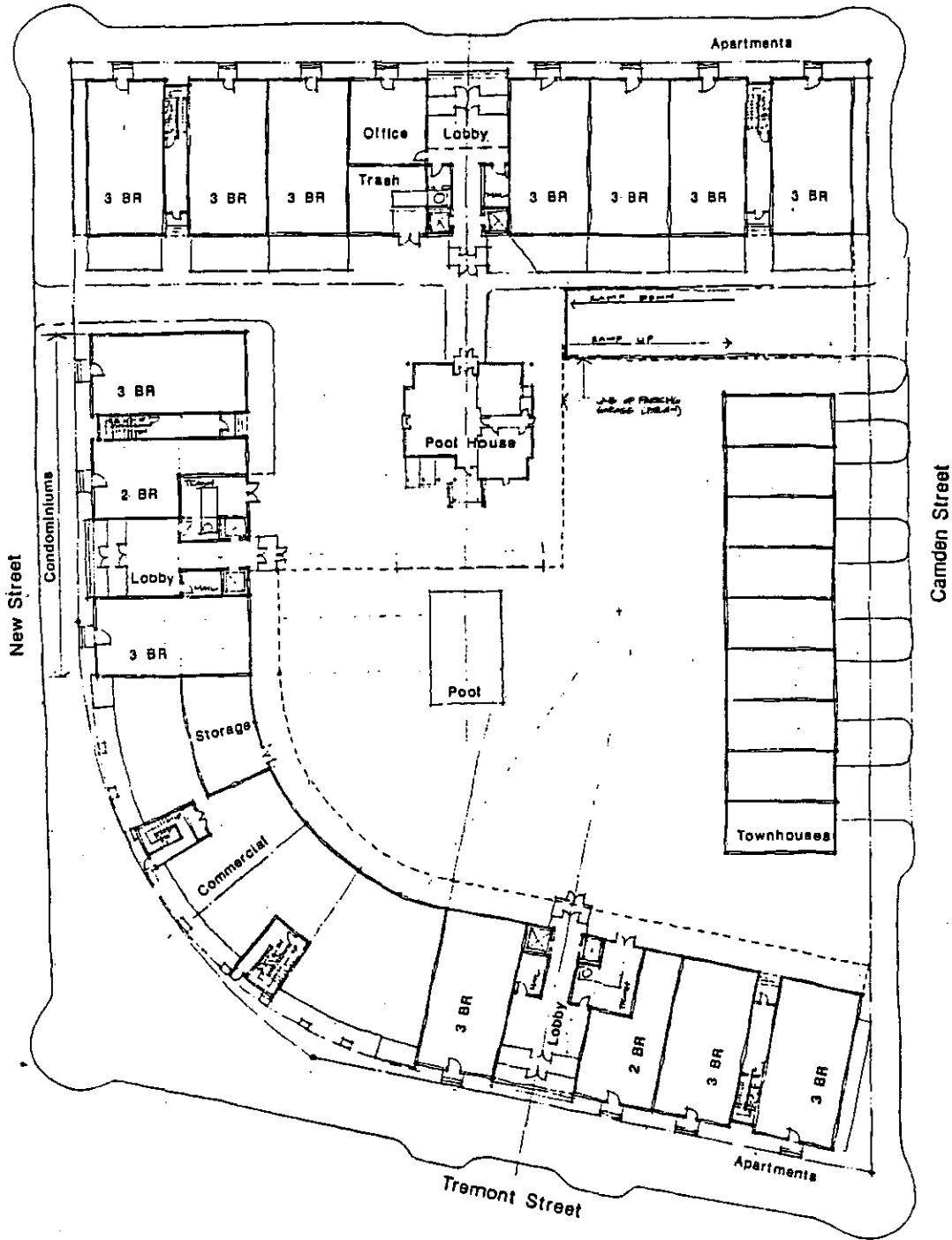
103 Regular Spaces
37 Compact Spaces
8 Handicapped Space
146 Garage Spaces
10 (Townhouse Units)
180 Total Spaces

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DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

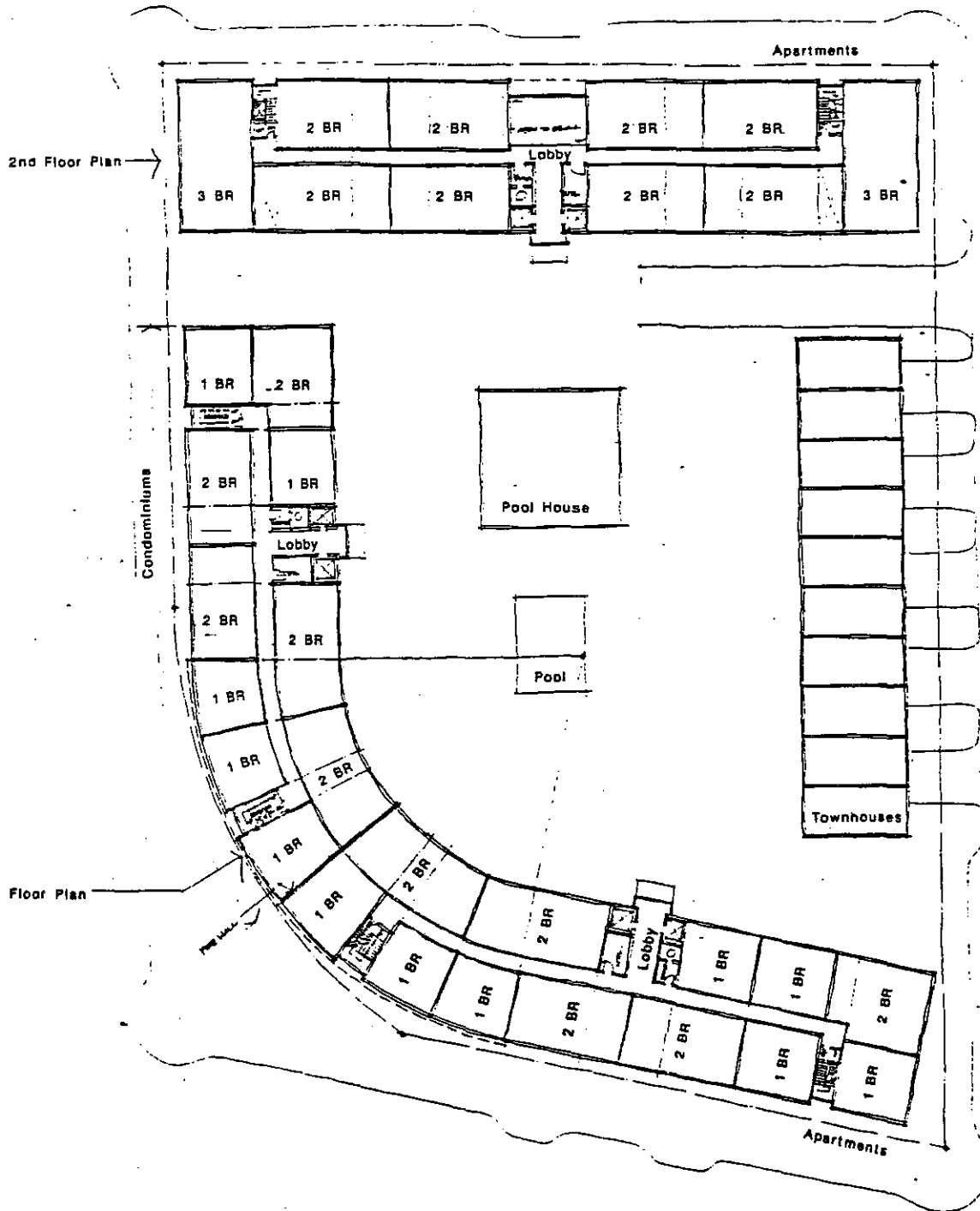
Columbus Avenue



First Floor Plan
DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS



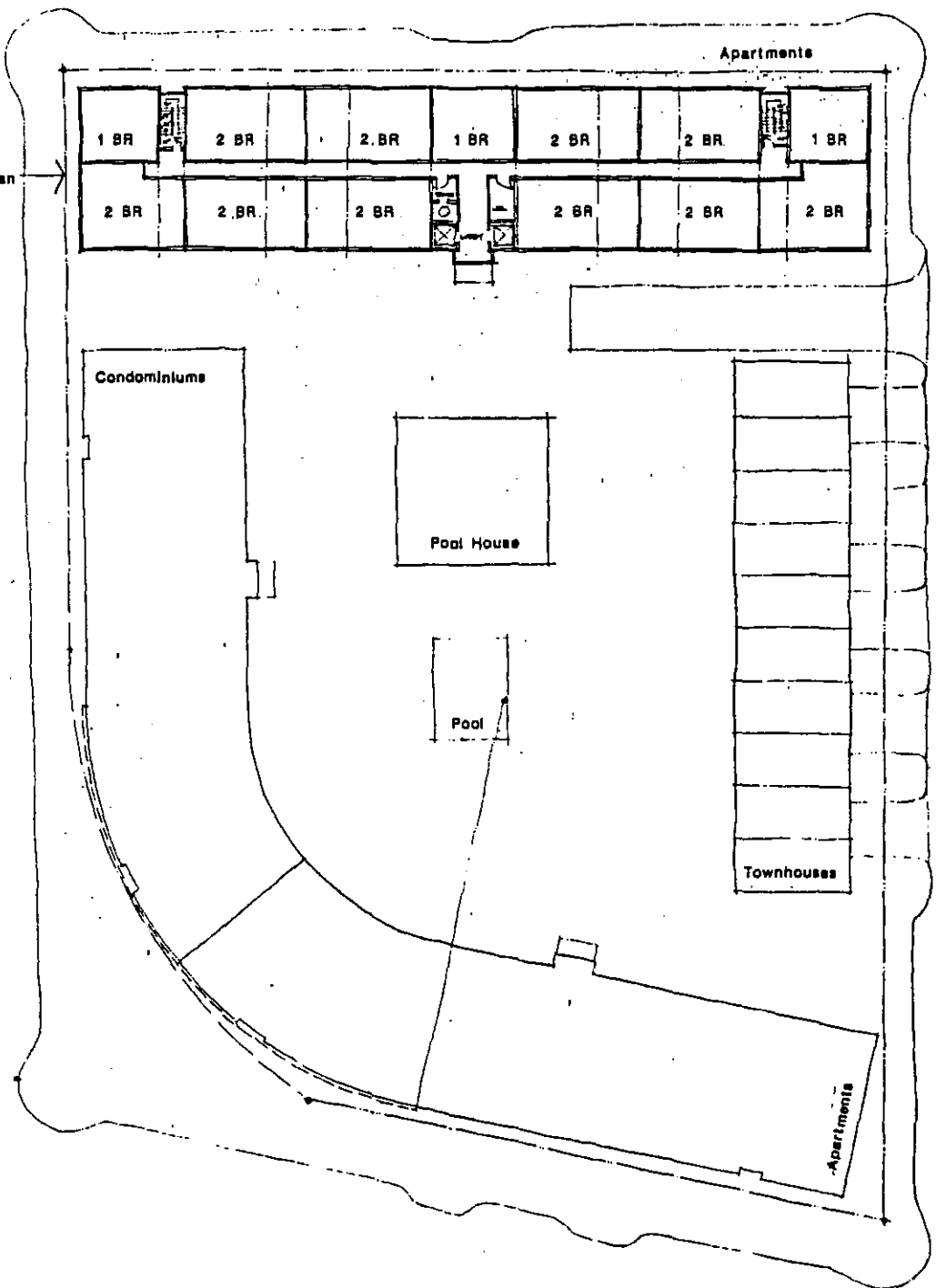


Second Floor Plan
DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS



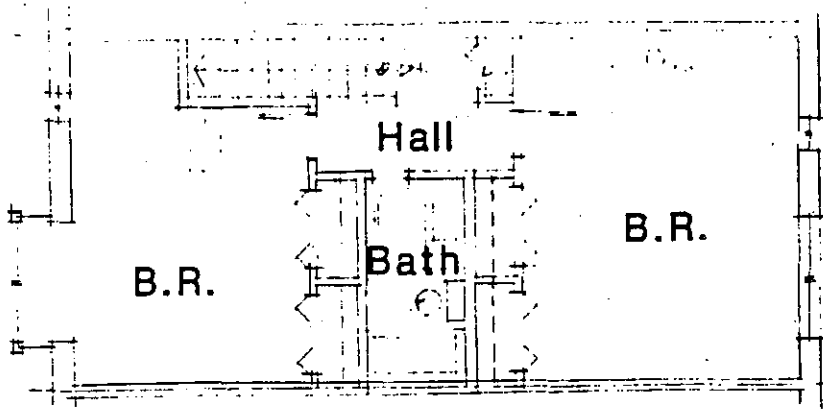
3rd-7th Floor Plan



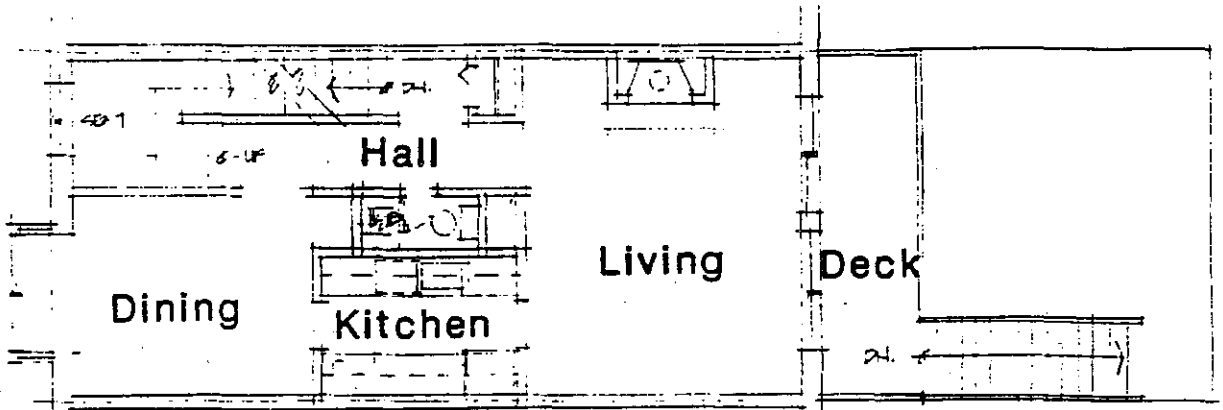
Third-Seventh Floor Plan
DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS

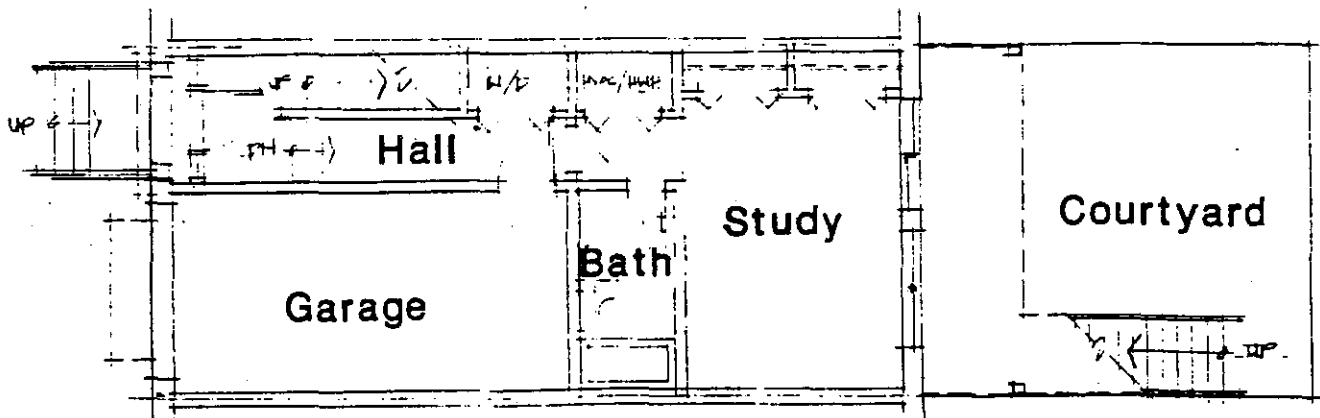




Third Floor Plan



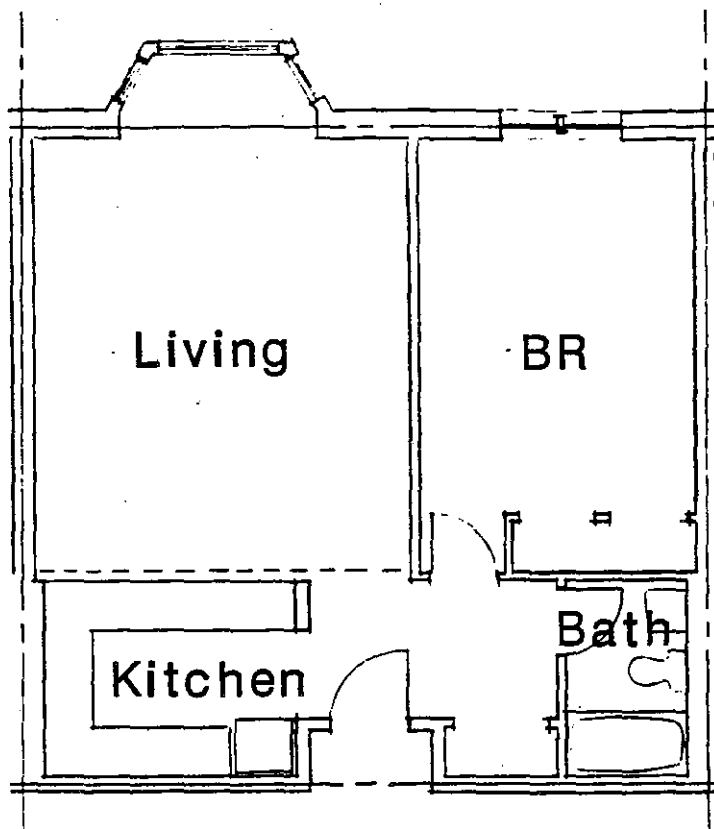
Second Floor Plan



Ground Floor Plan

TOWNHOUSE PLANS- Typical

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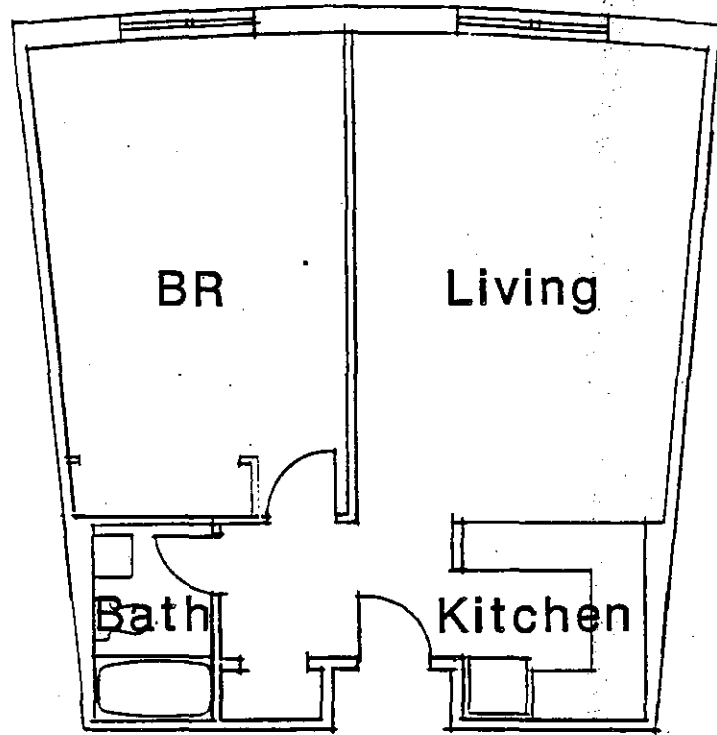
One Bedroom

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ADD Inc Architects

7 May 1987



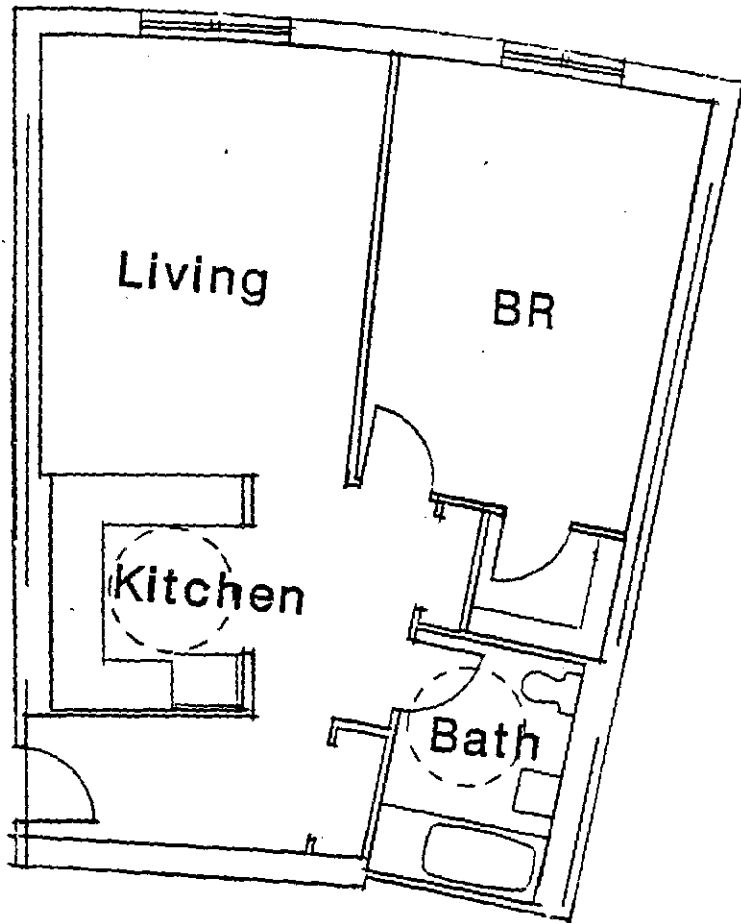
One Bedroom

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7 May 1987



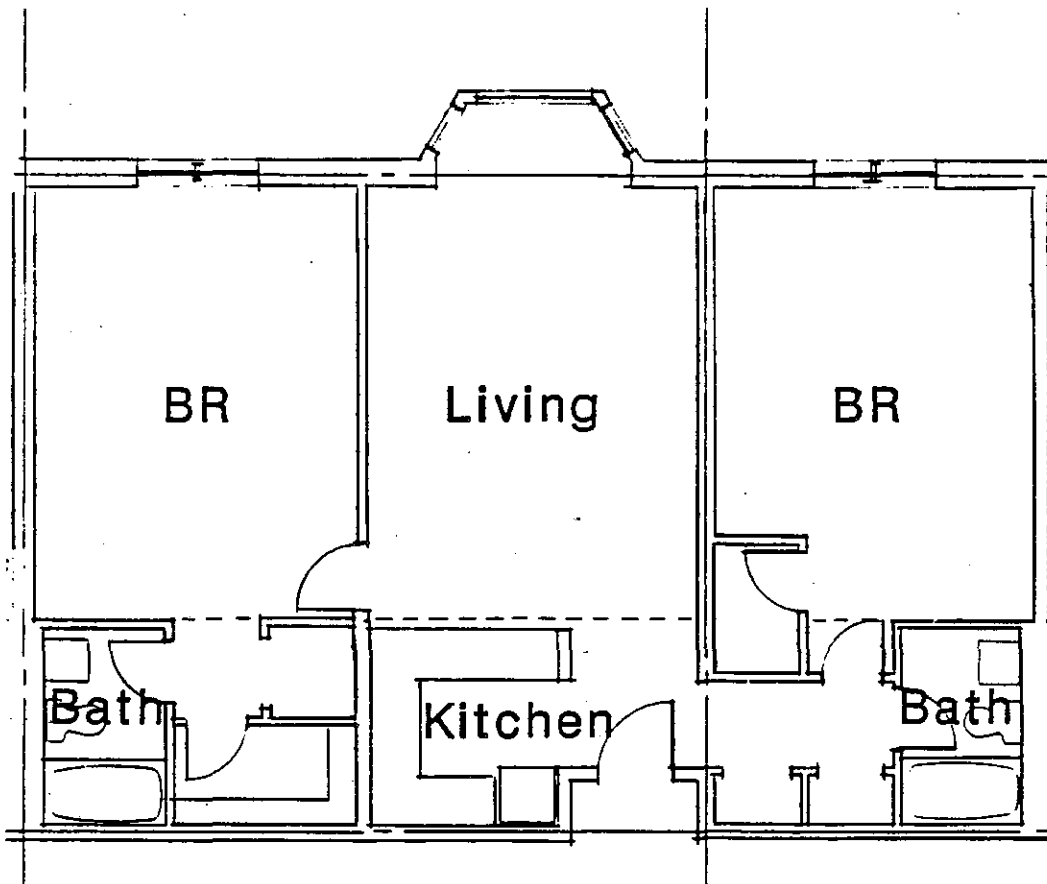
One Bedroom Handicap

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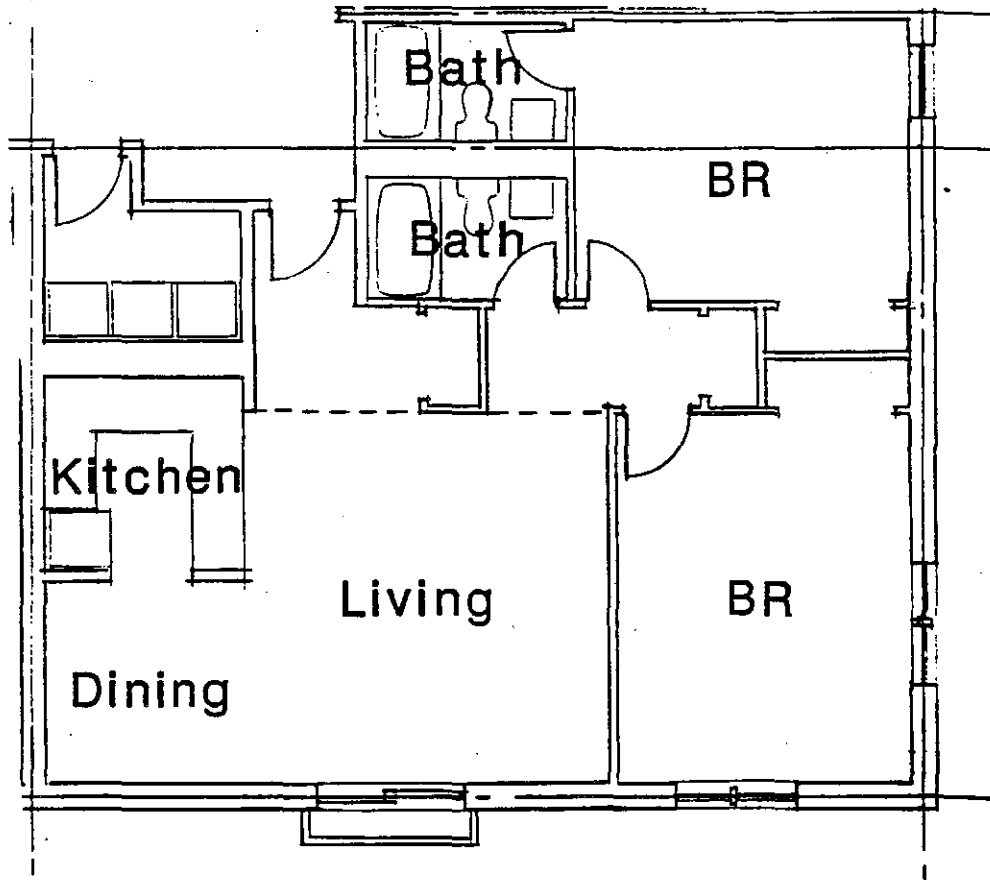
ADD Inc Architects

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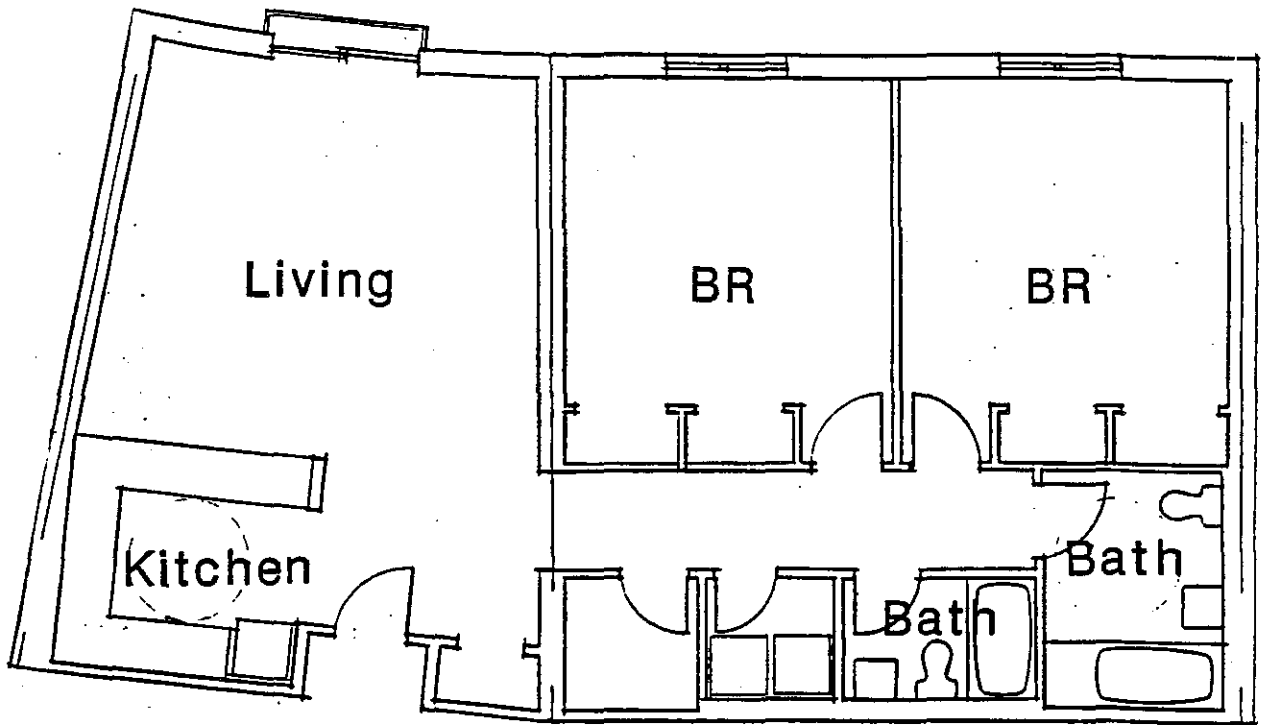
Two Bedroom

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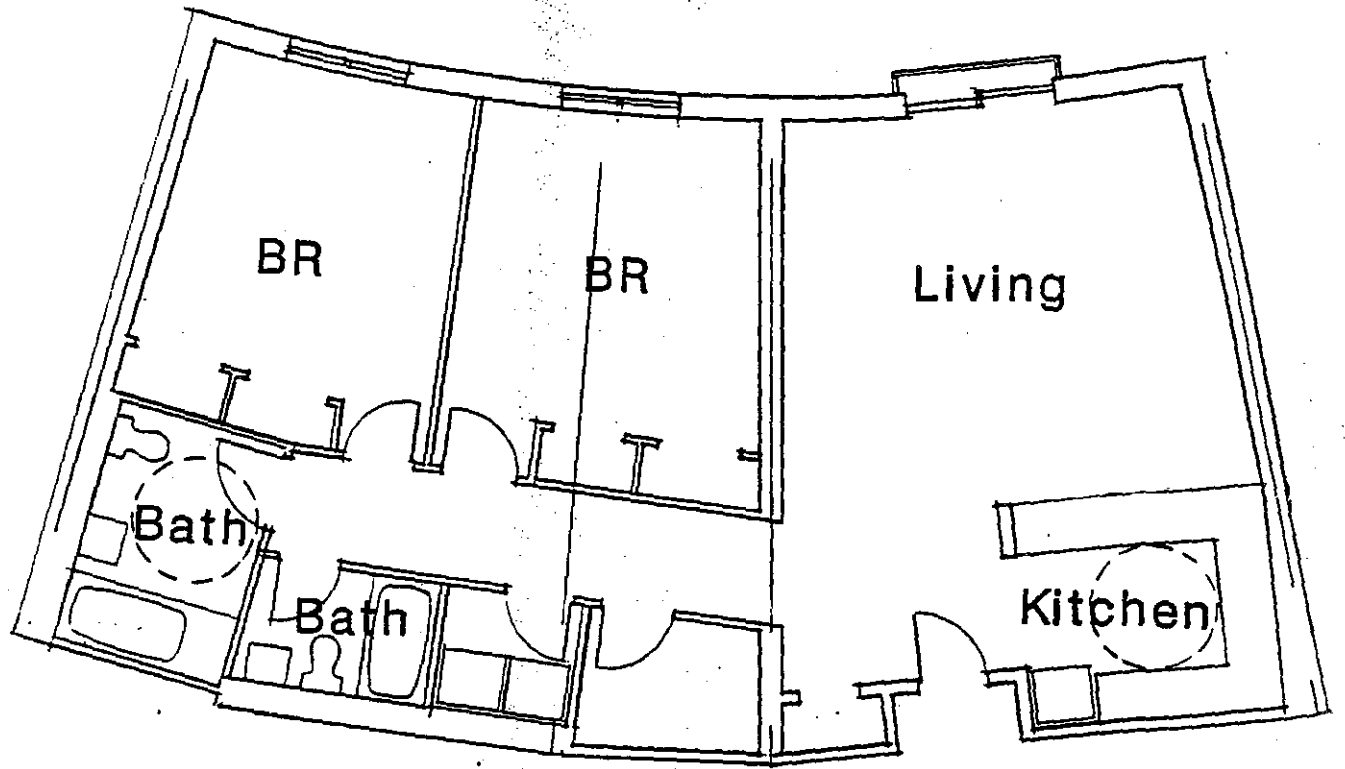
Two Bedroom

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Two Bedroom Handicap

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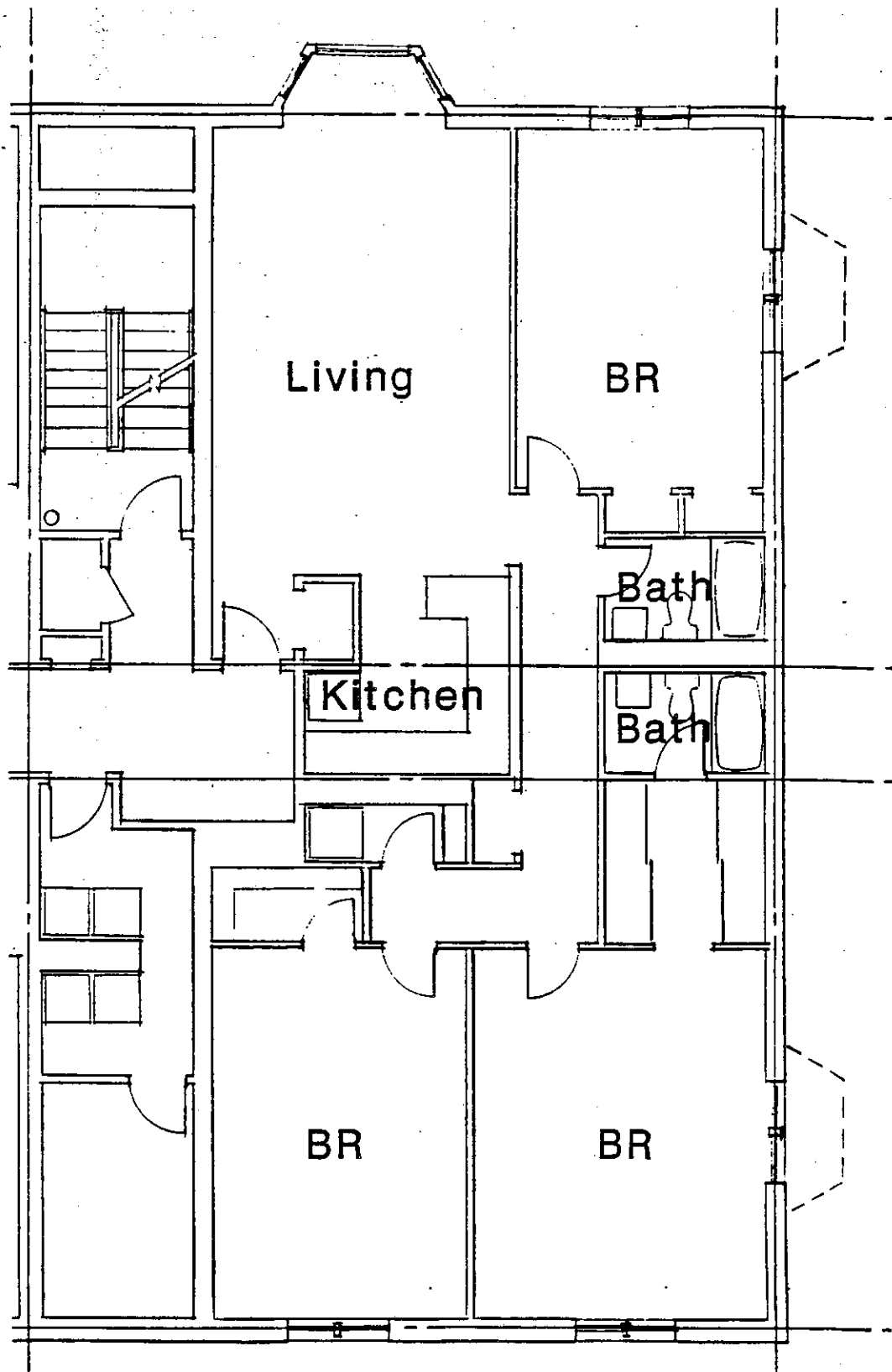
Two Bedroom Handicap

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ADD Inc Architects

7 May 1987



Three Bedroom

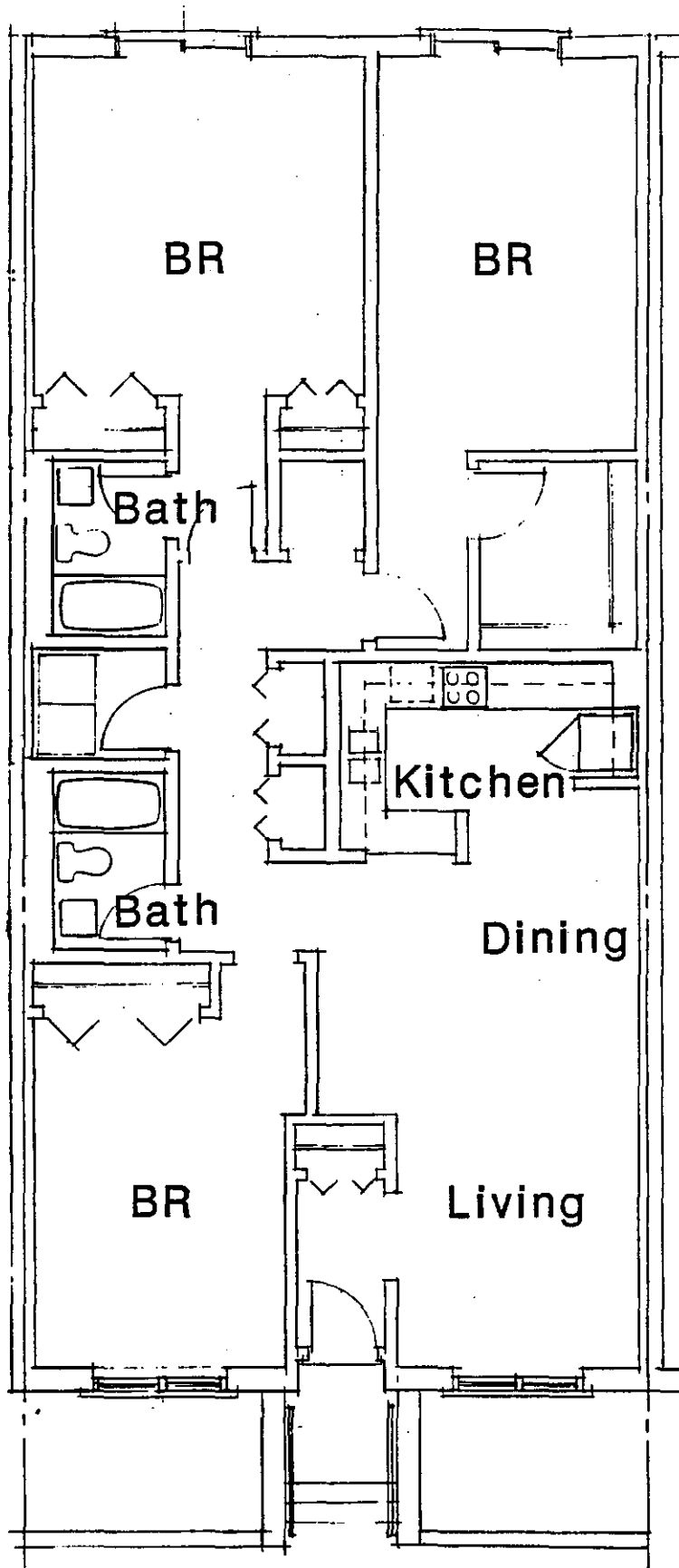
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7 May 1987

Three
Bedroom

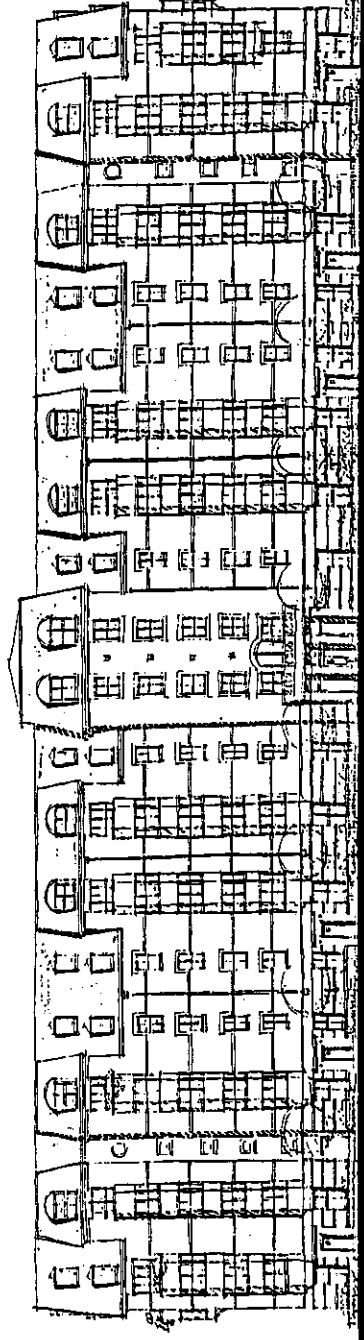
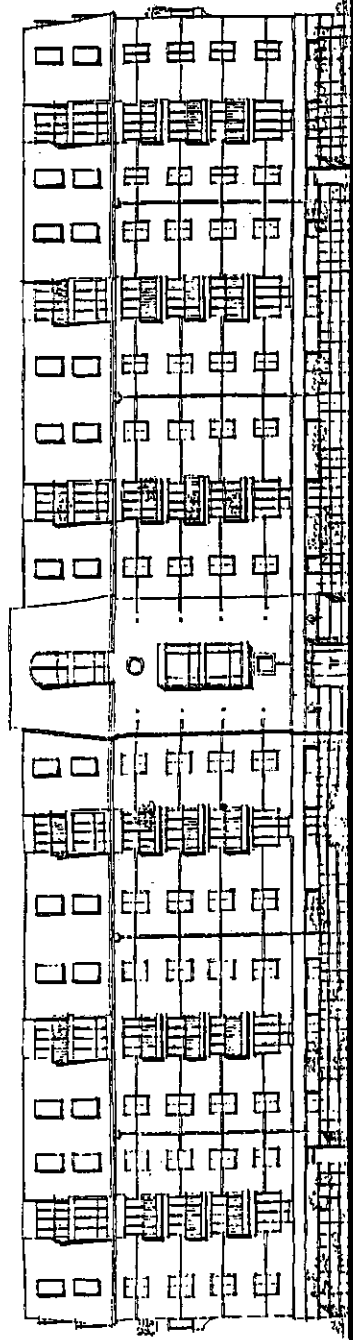


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DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

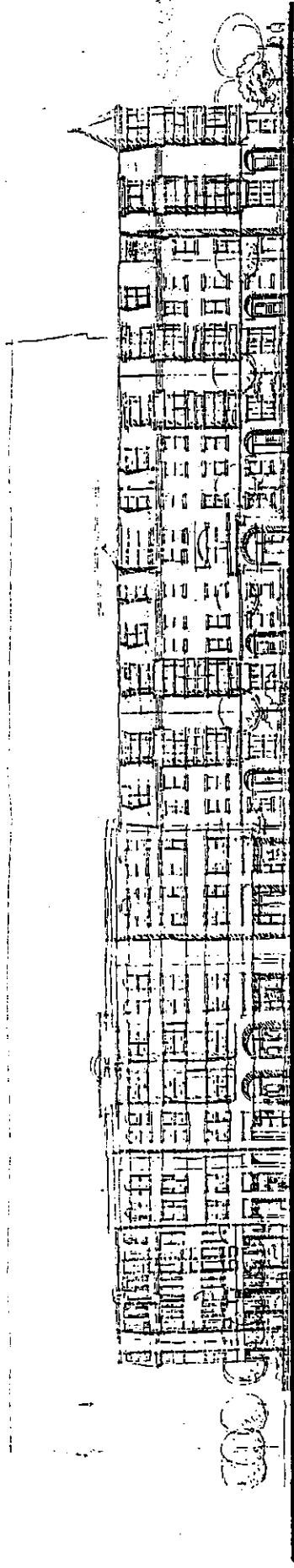
7 May 1987



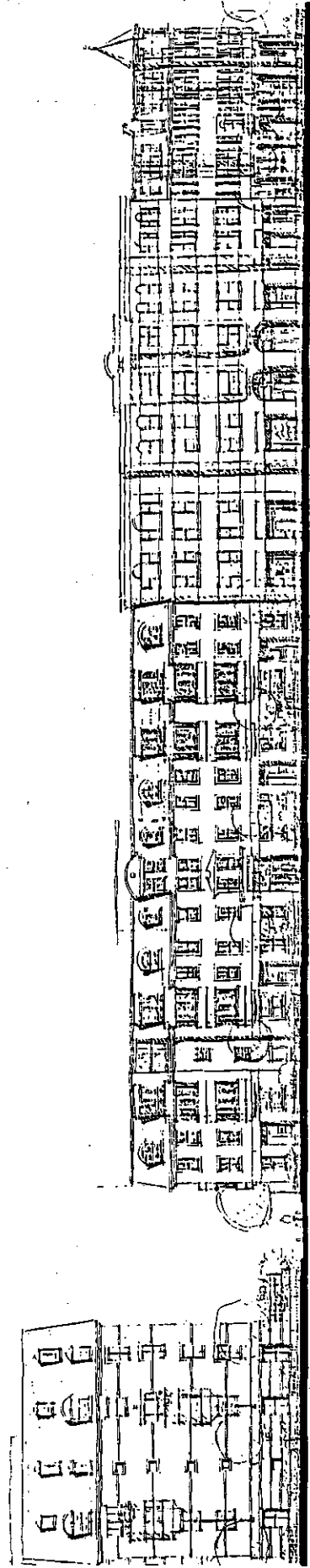
Charles Atter

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DOUGLASS PLACE ASSOCIATES-DEVELOPER
ADD'N TO ACT 10025
1 MAY 1987



New Street Elevator



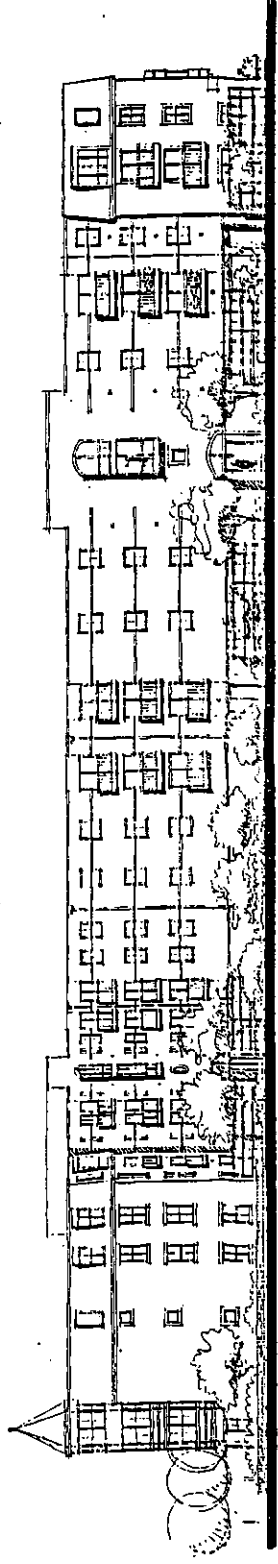
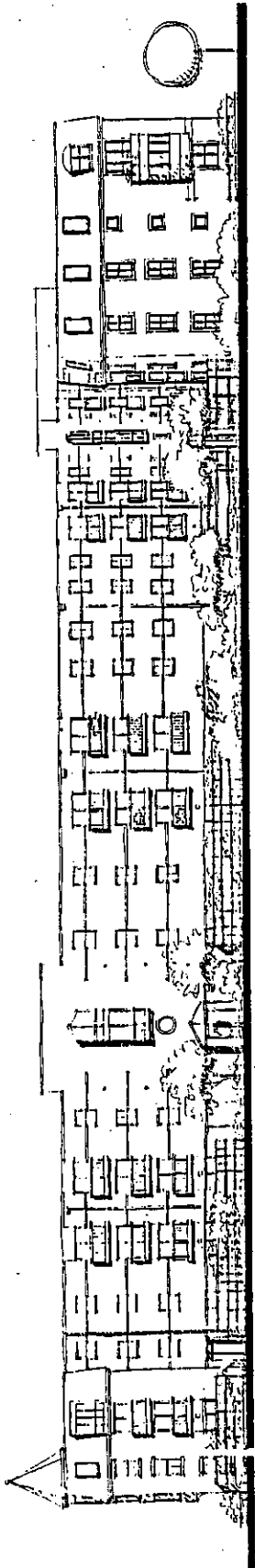
New Street Elevator

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DOUGLASS PLACE ASSOCIATES

ADD Inc Architects

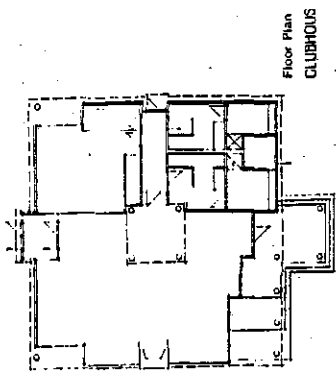
1987, 1988



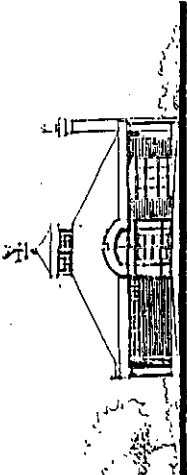
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DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS

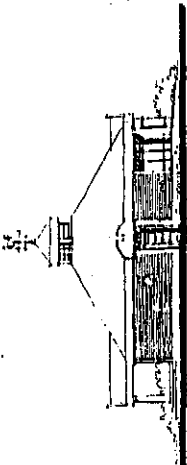
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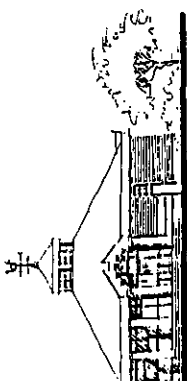
Floor Plan
CLUBHOUSE



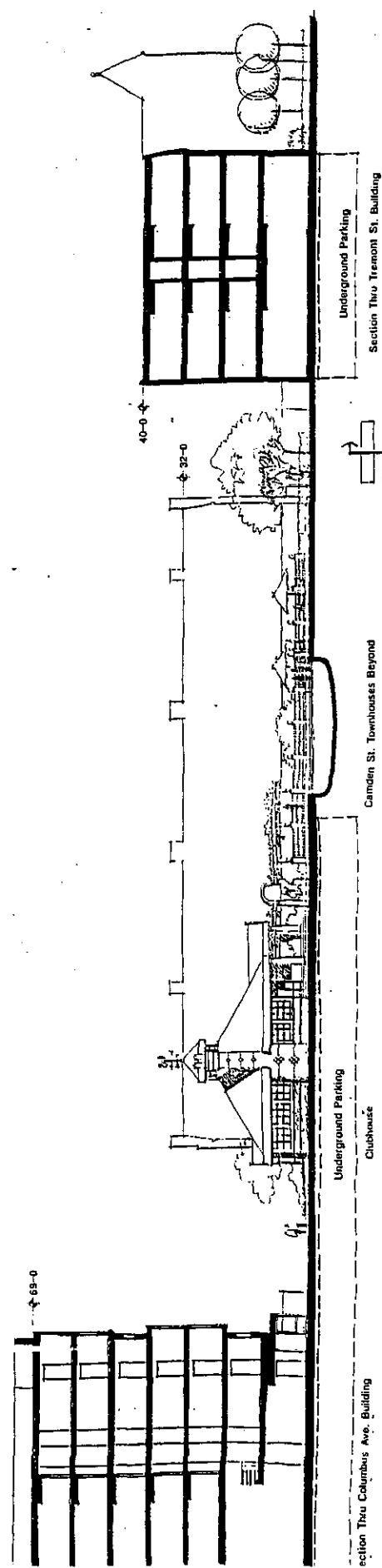
Southeast Elevation



Northeast Elevation



Northwest Elevation
CLUBHOUSE



Underground Parking
Section Thru Tremont St. Building

Camden St. Townhouses Beyond

Underground Parking
Clubhouse

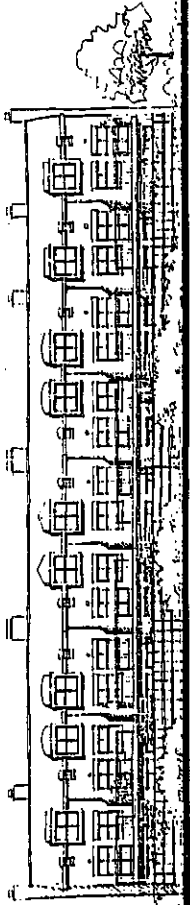
Section Thru Columbus Ave. Building



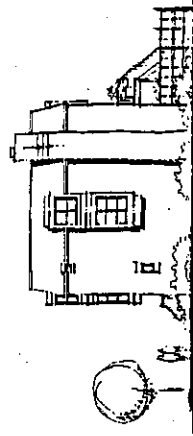
D · O · U · G · L · A · S · S · P · L · A · Z · A

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc Architects

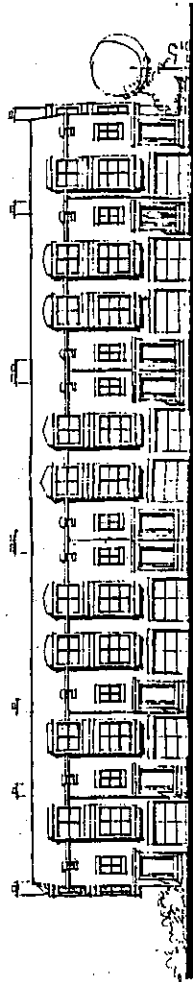
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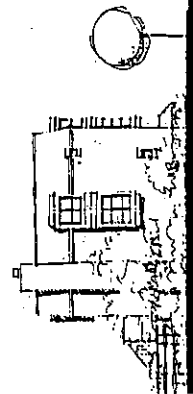
Rear Elevation



Side Elevation



Camden Street Elevation Front



Side Elevation

DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD INC ARCHITECTS

1 1/2 1987

EXHIBIT IV

The following exceptions will be required under Article 6A of the Boston Zoning Code:

Conditional Uses

Section 8-7

Use Item No. 7
29
59
71
83
85

Dimensional Variations for which exceptions are required:

Article 15
16
18
21
23

DOUGLASS PLAZA

GSF

Tremont	49,950
New	42,990
Columbus	113,400
Camden	19,440
Community Building	2,500
Commercial	7,000
Storage	<u>1,575</u>
	236,855

$$\text{FAR} = \frac{236,855}{97,955 \text{ (lot sq.ft.)}} = 2.417998$$

<u>Dimensions</u>	Length	x	Depth	x	Height
Columbus	270		60		69
Tremont	227.5		60		40
New Street	138		60		40
Camden	163		40		32
Community Building	50		50		26

Unit Breakdowns

	1BR.	2BR	3BR	
<u>Building</u>				
Columbus	15	58	9	= 82
Tremont	20 + Super. Unit	16	3	= 40
New Street	15	16	2	= 33
Camden	-	-	9	= 9
Community	-	-	-	= <u>0</u>
				164

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN FOR PLANNED

DEVELOPMENT AREA NO. 27

FACT SHEET

DOUGLASS PLAZA

Bounded by Tremont Street, Camden Street,
Columbus Avenue, and a New Street
South End Urban Renewal Area

1. Developer - Douglass Plaza Housing Company I
Limited Partnership
c/o BIDC
151 Tremont Street
Boston, MA 02111
Contact: Jeff Goodman
(617) 451-5757
2. Architect - ADD, Incorporated
80 Prospect Street
Cambridge, MA 02139
Contact: Larry Grossman
(617) 661-0165

3. Location -

The project site is a vacant parcel of land consisting of approximately 2.25 acres located in the South End/Lower Roxbury neighborhood of Boston and bounded on the west by Columbus Avenue, on the north by Camden Street, on the east by Tremont Street, and on the south by a new street to be constructed over an existing Metropolitan District Commission sewer easement. The parcel is approximately one-half of a larger parcel of land referred to as South End Urban Renewal Parcel 16.

4. Project Description -

The project involves the construction of four new brick-clad multi-family residential buildings around the perimeter of the site containing a total gross square footage of approximately 225,000 square feet. Approximately 7,000 square feet of sub-dividable commercial space on the ground floors will be located in the New Street and Tremont Street buildings. A community building of approximately 2,500 square feet will be constructed adjacent to an outdoor swimming pool at the center of the site, containing a function room, sauna(s), exercise room, and men's and women's changing rooms.

The following chart outlines the various components of the project:

Building	Height (stories)	Type	Total # of units	Number of Units		
				1 br	2 br	3 br
Columbus Avenue	7	rental	82	15	58	9
Camden Street	3-3½	condominium	9	--	--	9
Tremont Street	4	rental/commercial	40*	21*	16	3
New Street	4	condominium/commercial	<u>33</u> 164	<u>15</u> 51	<u>16</u> 90	<u>2</u> 23

* includes one 1-br superintendent's unit.

A total of 155 parking spaces will be provided on-site with 9 spaces located in carports within the Camden Street building and 146 spaces located in an underground garage, which may be increased in size by 5% upon the approval of the Boston Redevelopment Authority. Approximately 7-16 spaces will be reserved for neighborhood residents.

Public improvements around the project site have been funded by a \$966,700 state CDAG grant. Work will include: construction of a new street with sidewalks, lighting and street trees; reconstruction of Camden Street in a similar manner, and the creation of a public plaza at the corner of the new street and Tremont Street.

5. Estimated Construction Time -

Commencement is expected to begin during the month of August, 1987 and be completed approximately 20 months later.

6. Projected Construction and Permanent Jobs -

450 construction
52-70 permanent

Developer will submit a Boston Residents Construction Employment Plan and a First Source Agreement in accordance with the Mayor's Executive Order of July 12, 1985.

7. Affordable Housing -

The Developer has agreed to enter into an Affordable Housing Agreement with the Authority to provide affordable neighborhood housing on site in accordance with the agreement.

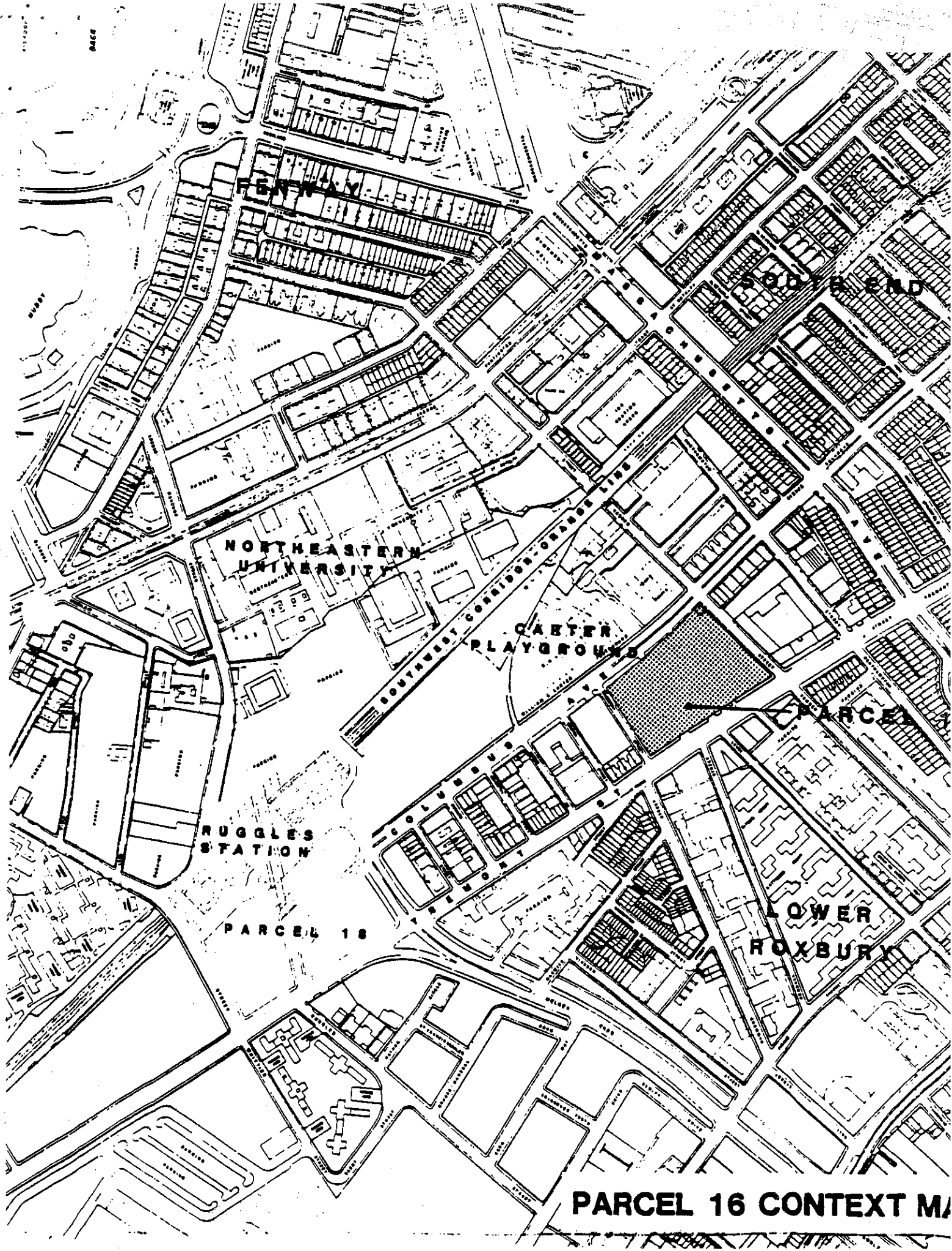
8. Any Additional Public Benefit -

Substantial increase in real estate taxes; revitalization of a blighted and decadent area.

9. Zoning Relief Required -

The Developer will be seeking from the Board of Appeal permits for conditional uses and exceptions from various dimensional and other requirements of the Zoning Code.

Douglass Plaza Site
Plan - attached



NORTHEASTERN
UNIVERSITY

RUGGLES
STATION

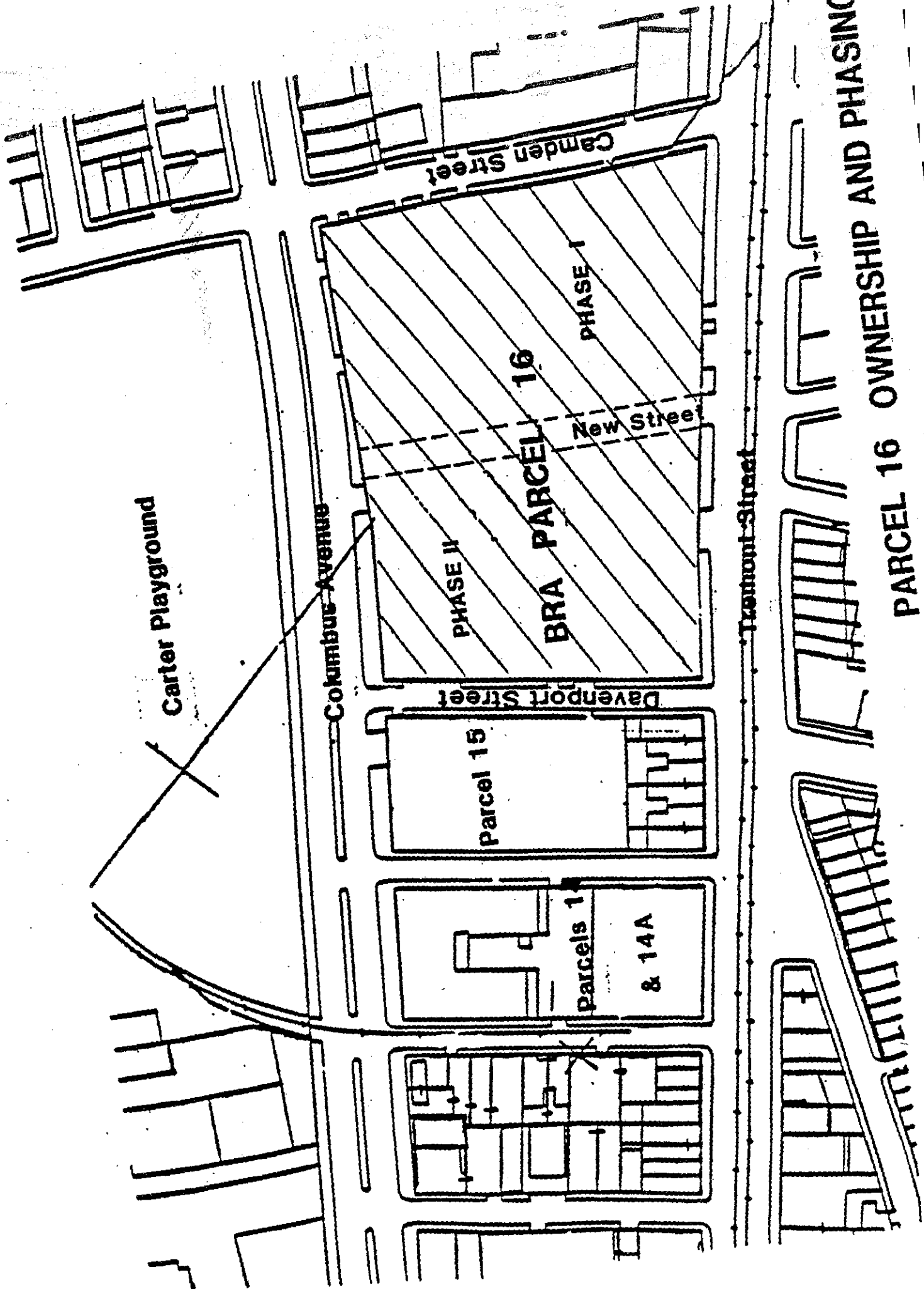
CARTER
PLAYGROUNDS

LOWER
FOX BURY

PARCEL 18

PARCEL 16

PARCEL 16 CONTEXT MA



Carter Playground

Columbus Avenue

Camden Street

Davenport Street

PHASE II

BRA PARCEL 16

PHASE I

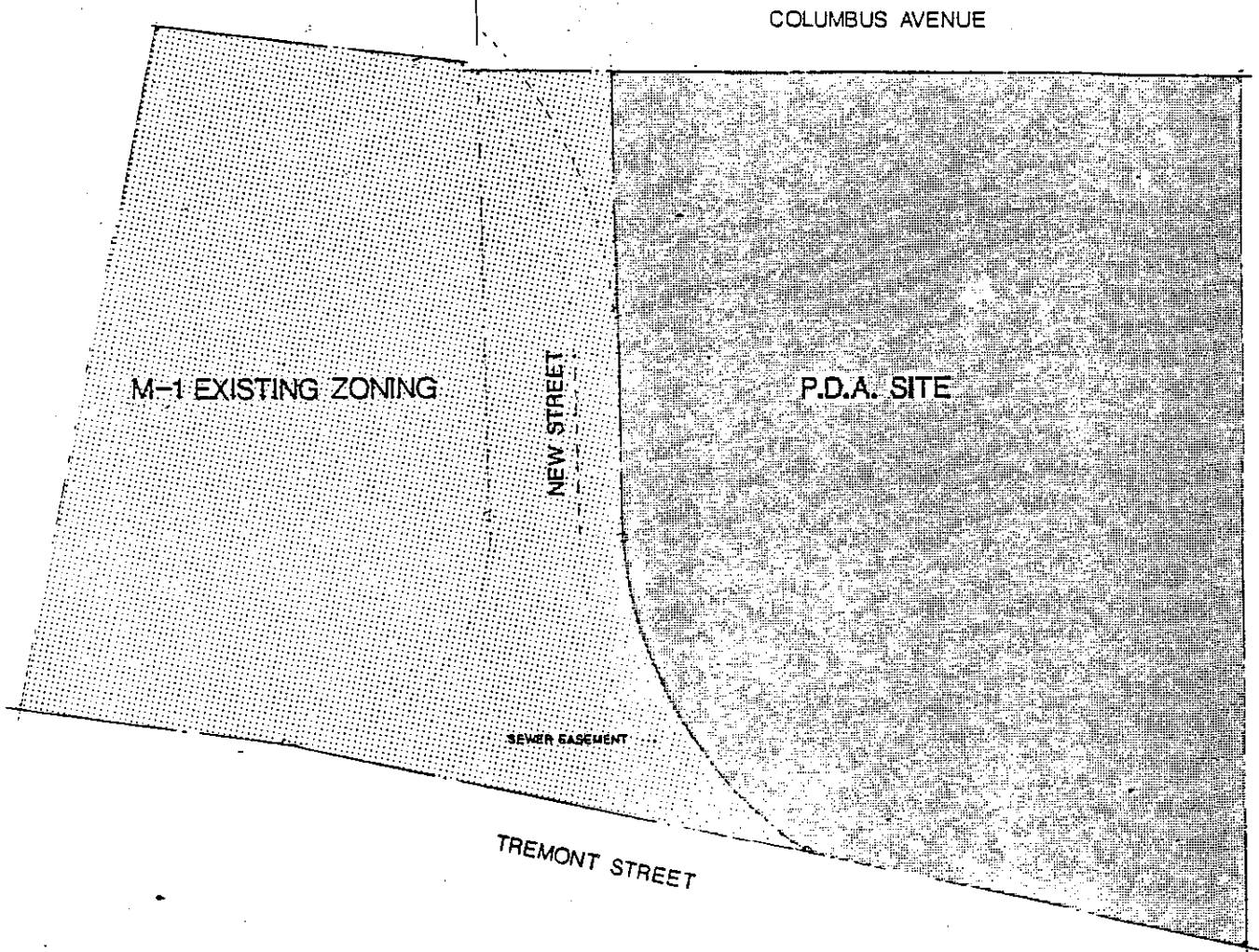
New Street

Trenton Street

Parcel 15

Parcels 1 & 14A

PARCEL 16 OWNERSHIP AND PHASING

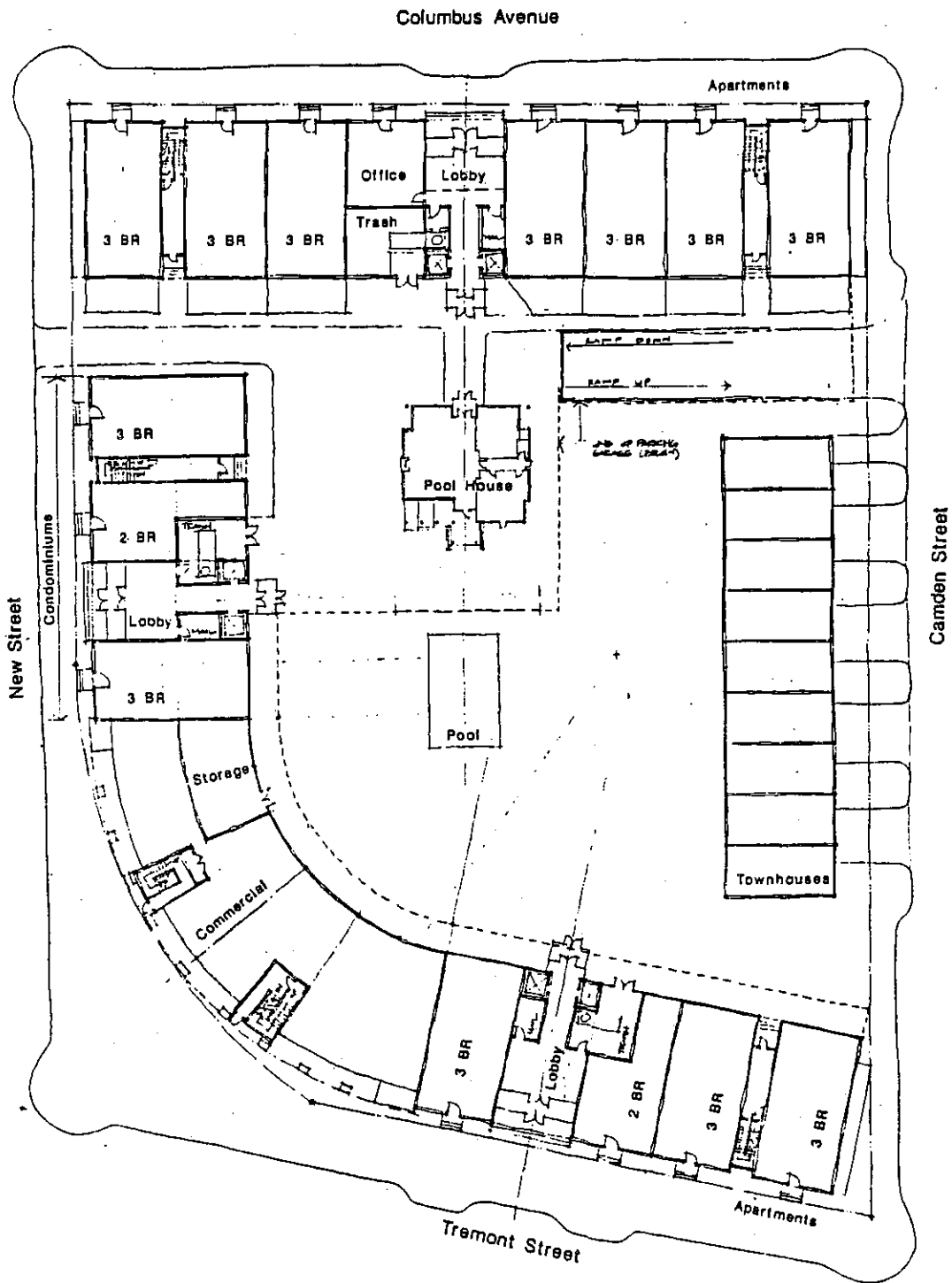


EXISTING ZONING CONDITIONS

D O U G L A S S P L A Z A

MAY 5, 1987





First Floor Plan
DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS

BOARD APPROVED

10

MEMORANDUM

June 25, 1987

Taken under advisement:
June 18, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT
LINDA S. BOURQUE, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD PLANNING AND ZONING
MUHAMMAD ABDUS SABUR, DEPUTY DIRECTOR FOR NEIGHBORHOOD
DEVELOPMENT
ROBERT RUSH, SENIOR PROJECT MANAGER

SUBJECT: DEVELOPMENT PLAN FOR PROPOSED PLANNED DEVELOPMENT AREA
DESIGNATION FOR DOUGLASS PLAZA SITE IN SOUTH END/LOWER
ROXBURY

EXECUTIVE SUMMARY:

This memorandum requests approved of the Development Plan for a Planned Development Area zoning designation for a portion of the property commonly known as Parcel 16 in the South End Urban Renewal Project Area. The Development Plan for the PDA involves the construction of four new brick-clad multi-family residential buildings to include 164 units, and 7,000 square feet of subdividable commercial space. This project will also include 155 parking spaces, 146 of which will be located in an underground garage.

Douglass Plaza Housing Company I Limited Partnership requests approval of a Development Plan for a proposed Planned Development Area (PDA) in order to construct a mixed-income residential project known as Douglass Plaza ("Project"). The proposed PDA would include approximately 97,955 square feet of land bounded on the west by Columbus Avenue, on the east by Tremont Street, on the north by Camden Street, and on the south by a New Street to be constructed over an existing Metropolitan District Commission sewer easement.

In order to proceed with the development of this Project, the legal entity that will hold title to the Project will be the Douglass Plaza Housing Company I Limited Partnership ("Partnership"). The Partnership will be organized as a Massachusetts limited partnership with Douglass Plaza Associates I Limited Partnership as the general partner and the Concord Baptist Church and the Concord Baptist Church Housing and Economic Development Corporation as special limited partners.

The project involves the construction of four new brick-clad multi-family residential buildings around the perimeter of the

KK4BBB/1

BOARD APPROVED

site containing a total gross square footage of approximately 237,000 square feet. The project will contain 164 residential units; 122 rental and 42 owner-occupied. These units will be located as follows:

- (i). A seven story building along Columbus Avenue containing approximately 82 rental units and a management office for the Project;
- (ii). A four story building along Tremont Street containing approximately 39 rental units and a superintendent's unit;
- (iii). A four story building along the New Street attached by a fire wall to the building along Tremont Street, containing approximately 33 condominium units;
- (iv). A cluster of approximately nine row-houses along Camden Street, 32 feet in height, each containing a garage and rear garden.

The structures have been designed to reflect the scale, massing and materials found in the 19th century Victorian - era buildings located in the South End/Lower Roxbury neighborhood of Boston.

A minimum of 27% of the rental units will be affordable. SHARP or other subsidy funds will be sought, to make an additional 3% of the rental units, excluding the Superintendent's unit, affordable. In addition, the Partnership has agreed to make 25% of the condominium units available as affordable units utilizing the HOP Program or other subsidies.

In addition to providing much needed new housing, approximately 7,000 square feet of subdividable commercial space will be located on the ground floors of the New Street and Tremont Street buildings. A community building containing a total of approximately 2,500 square feet will be constructed adjacent to an outdoor swimming pool at the center of the site. In addition, a maintenance building of approximately 500 square feet will be constructed in the interior open space. The project will also contain approximately 155 parking spaces, with a minimum of 146 spaces located in an underground garage.

The development of these rental units along with the other project elements of owner-occupied housing, retail and parking, on a presently blighted vacant lot, will have a dramatic impact on the entire Lower Roxbury community. Of particular importance is the Partnership's commitment to providing affordable neighborhood housing in the Project. As evidence of this commitment, the Partnership has agreed to enter into an Affordable Housing Agreement with the Authority prior to the issuance of the initial building permit for the Project.

Furthermore, the Project will generate approximately 450 construction jobs and approximately 52-70 permanent jobs. Prior to final approval of the contract documents, the Partnership has agreed to submit a Boston Residents Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement.

The total development cost is estimated at approximately \$23,000,000.00. The Partnership has a firm financial commitment from the Massachusetts Housing Finance Agency ("MHFA") for the development of 121 rental units. MHFA has also provided under the State Housing and Rental Program ("SHARP") a stream of income to defray the operating expenses for maintaining 27% of the rental units for low and moderate income residents. In addition, the City of Boston has received a Housing Development Grant "(HDG)" from the Federal Department of Housing and Urban Development to partially finance the construction of the 121 mixed-income rental units. A state Community Development Action Grant will fund the public improvements along the reconstructed Camden Street and the New Street as well as the public plaza at the corner of Tremont Street and New Street to be named Douglass Plaza.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today.

We therefore recommend that the Boston Redevelopment Authority approve the Development Plan for the Planned Development Area No. 27 in the South End Urban Renewal Project Area as presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Subdistrict designation, bounded as described.

VOTED: That in connection with the Development Plan for a portion of the Parcel 16 site in the South End Urban Renewal Project Area presented at a public hearing duly held at the offices of the Authority on June 18, 1987, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation as set forth in the Boston Zoning Code as amended;

and further

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for a portion of the Parcel 16 site in the South End Urban

Renewal Project Area. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 27 dated June 18, 1987, and in a series of plans listed in Exhibit II of said document; said document and plans shall be on file in the office of the Zoning Department of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 27 to execute in the name and on behalf of the Authority a Cooperation Agreement, a Transportation Access Plan Agreement, an Affordable Housing Agreement, and a Land Disposition Agreement requiring:

- (i) that at least 27% of the rental units be affordable;
- (ii) that an additional 3% of the rental units, excluding the superintendent's unit, shall be affordable in the event that SHARP or other subsidy funds become available; and
- (iii) that 25% of the condominium units shall be available as affordable units utilizing the HOP Program or other subsidies;

and any other documents required by the Cooperation Agreement all in the Authority's usual form with the developer of said Planned Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan;

and further

VOTED: That in reference to petition(s) to be brought before the Board of Appeal by Douglass Plaza Housing Company I Limited Partnership, for exceptions as listed in the Development Plan for Planned Development Area No. 27 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the

exceptions requested are in conformity with said
Development Plan.

Map Amendment Application No.267
 Planned Development Area No. 27
 Boston Redevelopment Authority
 in behalf of Douglass Plaza Housing
 Company I Limited Partnership
 South End: Tremont Street, Camden
 Street, Columbus Avenue, and a
 New Street: M-1 to M-1-D

EFFECTIVE
August 21, 1987[†]

MAP AMENDMENT NO. 205

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice, and hearing does hereby approve the Development Plan for Planned Development Area No. 27, subject to such minor modifications as the Boston Redevelopment Authority may approve, but not to include any reduction in the number of parking spaces provided; and does hereby amend Map I - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding to the existing M-1 zoning designation of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of land situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Columbus Avenue and the southwesterly line of Camden Street;

THENCE running S 47° 56' 00" E, along said southwesterly line of Camden Street, a distance of 391.17 feet, to the northwesterly line of Tremont Street;

THENCE running S 53° 54' 20" W, along said northwesterly line of Tremont Street, a distance of 199.78 feet, to a point on the northerly line of an existing Metropolitan District Commission Sewer Easement;

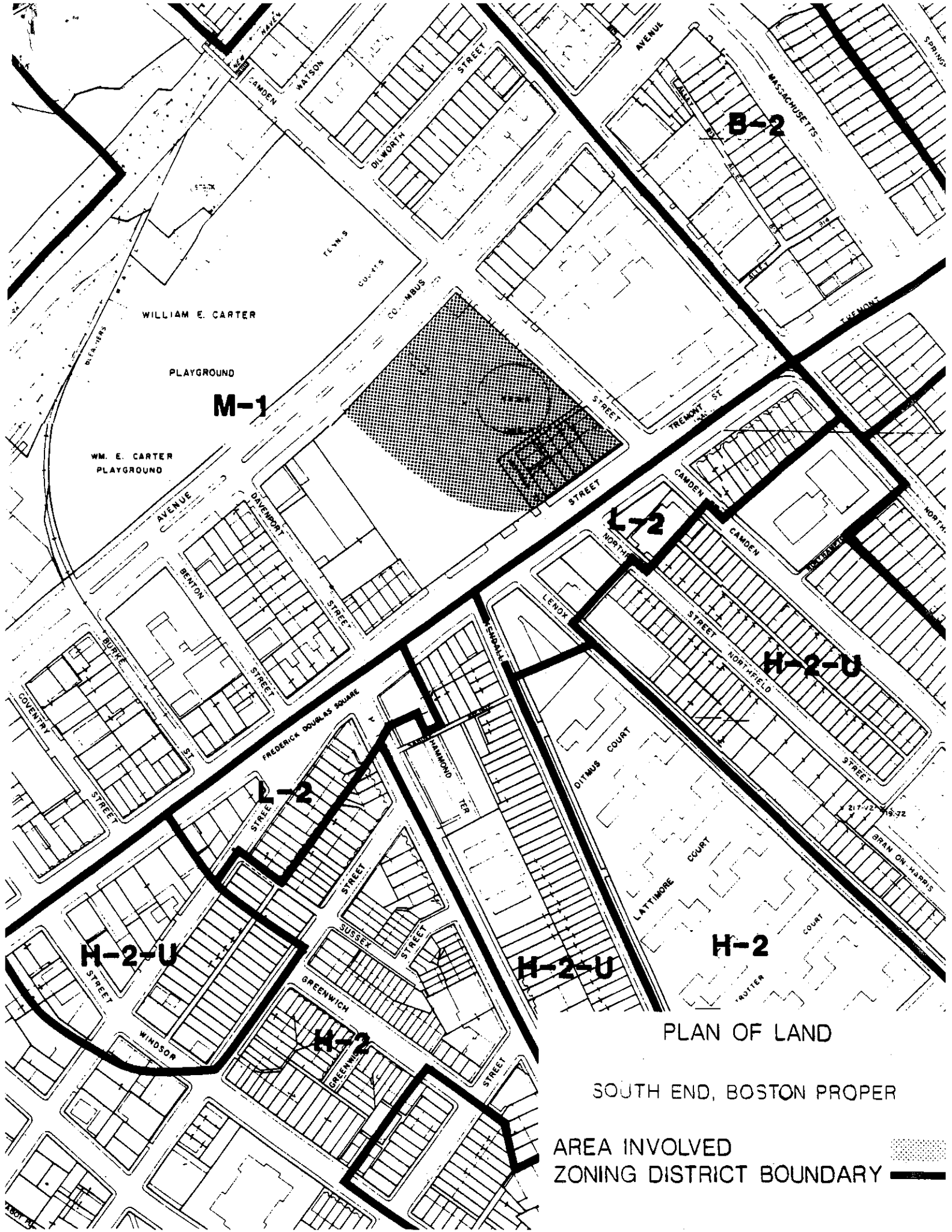
[†]Date of public notice: July 25, 1987 (see St. 1956, c.665, s.5).

THENCE running northwesterly along said northerly line of said easement, on a curve to the right having a radius of 190.00 feet, an arc distance of 180.77 feet, to a point of curvature;

THENCE running N 48° 55' 50" W, through land of Boston Redevelopment Authority, a distance of 197.83 feet, to a point on the aforesaid southeasterly line of Columbus Avenue;

THENCE running N 42° 15' 07" E, along said southeasterly line of Columbus Avenue, a distance of 281.35 feet, to the point of beginning.

The above parcel contains 97,955 square feet, more or less and is shown on a plan by Cullinan Engineering Co., Inc., Auburn, Boston, MA, to be recorded herewith.



WILLIAM E. CARTER

PLAYGROUND

M-1

WM. E. CARTER
PLAYGROUND

B-2

L-2

H-2-U

H-2-U

H-2-U

H-2

H-2

PLAN OF LAND

SOUTH END, BOSTON PROPER

AREA INVOLVED 
 ZONING DISTRICT BOUNDARY 

Richard B. Fellen

Chairman

Robert H. Mann

Vice Chairman

Joseph W. Joyce

John M. [unclear]

Robert [unclear]

[unclear]

[unclear]

Margaret [unclear]

[unclear]

[unclear]

In Zoning Commission

Adopted August 4, 1987

Attest:

Marguerite [unclear]
Secretary

[unclear]
Mayor, City of Boston

Date: August 24, 1987

The foregoing amendment was presented to the Mayor on August 14, 1987, and was signed by him on August 21, 1987, whereupon it became effective on August 21, 1987, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

Marguerite [unclear]
Secretary