

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

JACKSON SQUARE

JACKSON COMMONS PROJECT



Submitted to:

Boston Redevelopment Authority
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

January 29, 2010

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Mr. John F. Palmieri, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: John Fitzgerald, Project Manager

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

INTRODUCTION

Jackson Square Partners, LLC (“Project Proponent”) is pleased submit this proposed change to the project referred to in our Draft Project Impact Report (“DPIR”) as **Jackson Square, Site II, Phase 1 Buildings D and F** 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 Buildings D (Webb Building) and F (DYS Youth Treatment Facility) on the Site II portion in the Jackson Square Redevelopment Initiative Master Plan that were previously approved in November 2007 by the BRA Board. In February 2008, the Department of Youth Services (DYS) 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 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 the site consistent with the vision stated in the original Jackson Square RFP and proposed Jackson Square Redevelopment Initiative Master Plan objectives. Some alternatives explored included retail, office, schools, and housing, including a rental housing development for formerly homeless families with on-site supportive services.

The Project Proponent is pleased to submit a new program for Site II, Phase 1 which includes eliminating Building F (DYS Youth Treatment Facility) and revising the use for Building D (Webb Building), which included 13,500 square feet (sf) of office space, to Jackson Commons; a new mixed-use, mixed-income development that will integrate the existing three-story Webb Building with a four-story addition along Columbus Avenue with parking in the rear of the site. The project will include 38 rental apartments and approximately 12,000 sf on the ground floor that will function as a Neighborhood Learning Center. The ground floor will include Urban Edge offices, space for Urban Edge’s existing initiatives such as asset & wealth building programs including first time homebuyer and financial fitness classes, the youth leadership academy, food pantry, and resident led education initiatives and potentially an academic credit recovery program. It will also include space for other non-profit run programs.

Of the 38 rental apartments, 76% are family sized. The proposed housing program includes the following income mix:

- 21% affordable to extremely low-income households according to the City of Boston Department of Neighborhood Development homeless set aside requirement,
- 58% affordable to households earning up to 60% of the Area Median Income, and
- 21% will be income restricted market rate apartments affordable to households earning up to 110% of the Area Median Income.

In addition, the Project Proponent proposes to convert the income restricted market rate units to market rate for-sale condominiums if the market can support it.

Over the last five (5) months, the Project Proponent had the opportunity to seek and integrate feedback from neighborhood residents and other stakeholders in a variety of forums including at:

- Six (6) Jackson Square CAC meetings,
- A Community Meeting on November 12, 2009 attended by over 70 neighborhood residents and stakeholders,
- Meeting with representatives from Bromley Heath TMC, and
- Meeting with a focus group of neighborhood residents who live at Academy Homes I, New Academy Estates, Westminster Court Apartments, Walnut Washington Apartments, JP Apartments, Dimock Bragdon Apartments, Academy Homes I, and New Academy Estates.

Rebuilding connections across Columbus Avenue by distributing new housing, shops, and community facilities on both sides of the street has been one of the primary urban design and development principles for Jackson Square. Jackson Commons helps to meet this principle during the first development phase in Jackson Square, which also includes significant infrastructure work that will start construction in April 2010 and the development of Building A (225 Centre Street), directly across Columbus Avenue.

As described in this NPC, resulting project impacts will result in negligible or no negative impacts from the original DPIR analysis.

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 commence with development of this site in Jackson Square, culminating the decades long collaborative planning process in the Jamaica Plain and Roxbury neighborhoods of Boston.

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 in 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 proposed to develop the project 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 Impact Project Report (“FPIR”), and found that the DPIR, along with subsequent submissions, was sufficient and adequately result 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.

As described above, the Department of Youth Services informed the Project Proponent in early 2008 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 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 the site consistent with the vision stated in the original Jackson Square RFP and proposed Jackson Square Redevelopment Initiative Master Plan objectives. Therefore, the DYS building was eliminated from the program for Site II. The proposed project change is a result of that process.

The project change will not result in any net adverse impacts. While Jackson Commons is a departure from the Article 80-approved development for Site II, the project has no negative environmental or project impact 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.

The following NPC sections address the potential impacts from changing the development plan from those associated Buildings D (Webb Building) and F (DYS Youth Treatment Facility) on Site II in the Jackson Square Redevelopment Initiative Master Plan to those associated from the current Jackson Commons proposal.

PROPOSED PROJECT CHANGE

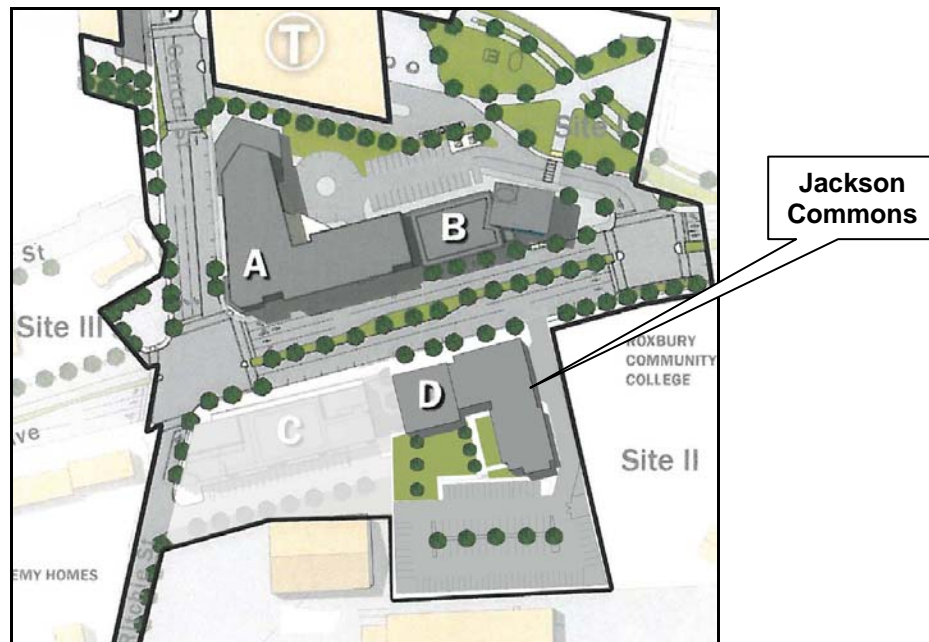
The original development program for Site II, Early Start/Phase 1 in Jackson Square, as outlined in the DPIR, included the development of 1542 Columbus Ave/Webb Building (Building “D”) into 13,500 sf of office space and a 13,400 sf DYS residential youth treatment facility (Building “F”). **Figure 1** below shows the Article 80 approved Phase 1 building plan.

Figure 1. Article 80 Approved Phase 1 Building Plan



The Site II, Phase 1 project, as revised, is now proposed to consist of 38 mixed-income residential rental units with ground floor use consisting of approximately 12,000 sf that will function as a Neighborhood Learning Center and include the Urban Edge office, classrooms, computer room, food pantry, and space for other non-profit led programs, and 3,500 sf of ground floor space associated with the residential units above including a property management office, resident resource coordinator office, laundry room, and a resident common room for residents of the building. **Figure 2** below shows the overall Phase 1 Building Plan which reflects the changes in this NPC.

Figure 2. NPC Proposed Phase 1 Building Plan



The majority of ground floor space at Jackson Commons will function as a Neighborhood Learning Center and include a 50-person classroom for programs such as Urban Edge’s First Time Homebuyer and Financial Fitness Programs and Youth Leadership Academy, and a meeting space for community groups and resident-led education initiatives and programs. In addition, there will be a computer classroom for educational programs including the possibility of an Academic Credit Recovery Program and a Food Pantry to be relocated from another site.

The gross floor area of the Jackson Commons project will result in approximately 58,000 sf of building, representing a 31,100 sf, or 116%, net change in the development program for Site II, Phase 1. The height of the newly constructed addition to the building, measured as the distance from grade to the top of the highest point of the roof beams, will be approximately 47 feet, with a setback of 16 feet from Columbus Avenue. The Floor Area Ratio (“FAR”) is 0.98. A comparison of the proposed development program presented in the DPIR and this Notice of Project Change is shown in **Table 1** below.

Table 1: Comparison of Building Development Program

	DPIR	NPC	Net Change
Lot Area (Approximate) <i>(The development’s lot will be the DND lot consolidated with a portion of the UEHC lot that is occupied by the Webb Building)</i>	59,201 sf	59,201 sf	0 sf
Building Heights/Stories	Webb – 36 ft, 3 stories New Construction/ DYS – 30 ft, 3 stories	Webb – 36 ft, 3 stories New Construction/ Addition – 47 ft, 4 stories	Webb – 0, 0 New Construction – + 16 ft, + 1 story
Total Gross Floor Area (Approximate)	26,900 sf	58,000 sf	+ 31,100 sf
<i>Residential Use</i>	<i>0 sf</i>	<i>46,000 sf (38 units)</i>	<i>+ 46,000 sf (38 units)</i>
<i>Office/Community Program Use</i>	<i>13,500 sf</i>	<i>12,000 sf</i>	<i>- 1,500 sf</i>
<i>DYS Facility</i>	<i>13,400 sf</i>	<i>0 sf</i>	<i>- 13,400 sf</i>
Parking Spaces	96 spaces	37 spaces	- 59 spaces
Floor Area Ratio (Approximate)	0.45	0.98	+ 0.53

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 originally described in the DPIR. The 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 a sustainable transit-oriented development; and provide residents with increased safety, improved aesthetic appearance, access to community programs, greater recreational and social activities, and enhanced commercial opportunities. The DPIR listed public benefits associated with the full build out of Jackson Square; the benefits presented below are in relation to the NPC changes.

- Replacing a vacant parcel of land with a mixed-use, mixed-income building that substantially contributes to the urban design and architectural fabric of Jackson Square;
- Development of 38 units of mixed-income rental housing, with the following affordability breakdown:
 - 21% (8 units) set aside for formerly homeless
 - 58% (22 units) for households earning 60% AMI and below
 - 21% (8 units) for households earning up to 110% AMI
- More than 76% family-sized housing units (29 two- and three-bedroom units)
- Providing educational opportunities for youth and adults in the ground floor community program space;
- Active ground floor street façade with housing and office/community program space entries located that will maximize visibility, enhance connections, and enliven the street;
- As with all of the buildings proposed for Jackson Square, Jackson Commons 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 green roofs. The Jackson Square Redevelopment Initiative Master Plan was certified silver by the U.S. Green Building Council under its LEED LEED Neighborhood Development (LEED ND) rating system. In addition, the Project Proponent will seek certification for Jackson Commons under the LEED for Homes Midrise Pilot Program.
- Remediation of approximately 54,000 sf of contaminated public and private land;
- 7,000 square feet of new green usable open space for building residents;
- Approximately 115 construction jobs, with outreach to improve access to area residents to these jobs;
- Computer classroom for educational programs including the possibility of an Academic Credit Recovery Program;
- Food Pantry serving 80-100 families per week;
- First Time Homebuyer and Financial Fitness classes;
- Urban Edge Youth Leadership Academy; and
- New annual property taxes on a formerly City-owned vacant lot.

In summary, the proposed Jackson Commons project is not only consistent with the public benefits of the Jackson Square redevelopment; it will actually **increase** the benefits of the overall development program for Jackson Square.

EVALUATION OF CHANGES – ARTICLE 80 REVIEW

Urban Design Component

The Jackson Commons site's proposed context is adjacent to 1562 Columbus Ave (Building C, 4 stories) and across from 225 Centre St. (Building A, 6 stories) and the Youth and Family Center (Building B, 5 story equivalent). Along with the Youth and Family Center, Jackson Commons will frame the entry to the new Jackson Square from the north.

The design incorporates a renovated 3 story Webb Building and a 4 story brick, metal and glass addition that would extend the new streetwall established at the corner of Ritchie Street and Columbus Ave. The building's brick detailing provides a tower-like composition visible from the southbound Columbus Ave. approach to the site.

The façade is composed to highlight the reconstructed Webb Building including the historic cornice, while re-creating the door and window patterns from its original façade. The addition's brick face extends around the corner at Columbus Ave and transitions to a composition of windows and painted clapboard and panels.

The first floor of the building is programmed to contain community uses and educational programming that will operate during the day and into the early evening hours; activating the Street and providing better security for the building and the immediate neighborhood.

A south-facing open space/play area for the residents is sheltered from Columbus Ave noise and traffic. Parking serving residents of 1540 and 1562 Columbus Ave and Urban Edge employees and clients is located adjacent to the Public Works Salt Yard and is accessed from Columbus Ave.

Zoning Component

The Jackson Commons project will require approximately two (2) variances from the City of Boston Zoning Board of Appeal; a dimensional variance for the height of the building which is slightly higher than the 45 feet allowed, and a use variance to allow office space on the ground floor of the building.

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 reduction in of scale and massing of the Site II Master Plan for which PLWs 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, resulting in a reduction in of scale and massing of the Site II Master Plan, will not affect the project's anticipated shadow impact.

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 reduction in of scale and massing of the Site II Master Plan, will not change the overall conclusions of the daylight analysis presented in the DPIR.

Water Quality & Stormwater Management

Please refer to the Infrastructure Systems Component section below for a description of the project's Stormwater and water quality impacts.

Geotechnical & Groundwater

The DPIR examined the subsurface conditions and foundation construction methodology for Phase 1 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 Phase 1 of the Jackson Square Master Plan. Further, it included subsurface investigations of site conditions on the three sites that comprise Jackson Square. With the revised program of 38 residential units and 12,000 sf of ground

floor office/program space, the new estimate for solid waste generated by the project is estimated to be increased by approximately 86% (from 36 tons per year in the DPIR to 67 tons per year in the NPC. This waste generation consists of approximately 51.8 tons of household waste (4 lbs/bedroom/day) and 15.6 tons from the office/community space (1.3 tons/1,000 sf/year). Please refer to **Table 2** below for the annual solid waste generation estimates.

Table 2. NPC Solid Waste Generation

Type	Program	Number of Rooms	Generation Rate	Solid Waste (tons/yr)
One Bedroom Units	9	9	4.0 lbs/bedroom/yr	6.6
Two Bedroom Units	25	50	4.0 lbs/bedroom/yr	36.5
Three Bedroom Units	4	12	4.0 lbs/bedroom/yr	8.8
Office/Community Programs	12,000 sf	-	1.3 tons/1,000 sf/yr	15.6
Total Solid Waste Generation				67.4

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 household quantities and quantities typical of use in office/program space from 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 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 PIR 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.

Jackson Commons will modify the Phase II building program identified in the PIR by creating a mix of 38 affordable and market rate rental units and modifying the Webb building from an office use to a mix of community and retail space. The existing Urban Edge offices will remain in the Webb Building.

Both the PIR building program and the NPC building program for Phase II are shown in **0**.

Table 3. Comparison of Building Program

Land Use	DPIR	NPC	Net NPC Change
Apartments (units)	246	284	+38
Condominiums (units)	156	156	0
New Office (square feet)	9,000	0	-9,000
Community Program (square feet)	0	6,635	+6,635
Retail (square feet)	61,200	61,200	0

Trip Generation

Vehicle trip generation estimates will be modified as a result of the project change and clarification of the program set forth in the PIR. The overall result is a reduction of vehicle trips from those projected in the PIR. Vehicle trip generation for the NPC was estimated using the Institute of Transportation Engineers *Trip Generation*, 7th Edition. Although the 8th Edition of that reference manual has been issued since the original approval of the project, the 7th Edition has been used in the NPC calculations for consistency. Based on a comparison of these 2 editions, the difference between the calculations is negligible and will not affect the outcome of the analysis.

As with the PIR, the trip generation estimate begins with unadjusted values derived from empirical data collected at land uses in non-urban settings. The Land Use Codes (LUC) used for the NPC area as follows.

- LUC 220—Apartment;
- LUC 495—Recreational Community Center;
- LUC 710—General Office Building; and
- LUC 820—Shopping Center.

LUC 495 was selected as the most appropriate land use for the shared community use space, which comprises a classroom/community room and a small food pantry. The unadjusted vehicle trips are indicated in **0**.

Table 4. Unadjusted Daily ITE Vehicle Trip Generation Comparison by Land Use

Land Use	PIR	NPC	Difference
Apartments (LUC 220)	1,874	1,889	+15
Condominiums (LUC 230)	931	906	-25*
New Office (LUC 710)	99	0	-99
Community Program (LUC 495)	0	152	+152
Retail (LUC 820)	2,906	2,628	-278
Total	5,810	5,575	-235

*Original program included 3 additional condominium units that will not be constructed

Since the project will be located in an urban setting with convenient public transportation available, the ratio of trips made by auto is smaller; the total vehicle trips are adjusted to reflect the mode choice. **0** indicates the adjusted vehicle trips.

Table 5. Adjusted Daily ITE Vehicle Trip Generation Comparison by Land Use

Land Use	PIR	NPC	Difference
Apartments (LUC 220)	1,032	1,039	+7
Condominiums (LUC 230)	512	498	-14*
New Office (LUC 710)	46	0	-46
Community Program (LUC 495)	0	56	+56
Retail (LUC 820)	850	769	-81
Total	2,440	2,376	-64

*Original program included 3 additional condominium units that will not be constructed

As the table indicates, the changes set forth in the NPC will result in a reduction of 64 daily adjusted vehicle trips.

It is important to evaluate the change in building program during the morning and evening peak hours. **0** summarizes the unadjusted vehicle trips by time period; **0** summarizes the adjusted vehicle trips by time period.

Table 6. Unadjusted ITE Vehicle Trip Generation Comparison by Time Period

Land Use	PIR	NPC	Difference
Daily			
In	2,905	2,788	-117
Out	2,905	2,788	-117
Total	5,810	5,575	-235
a.m. Peak Hour			
In	125	82	-43
Out	220	201	-19
Total	345	283	-62
p.m. Peak Hour			
In	307	287	-20
Out	265	211	-54
Total	572	498	-74

Table 7. Adjusted ITE Vehicle Trip Generation Comparison by Time Period

Land Use	PIR	NPC	Difference
Daily			
In	1,220	1,188	-32
Out	1,220	1,188	-32
Total	2,440	2,376	-64
a.m. Peak Hour			
In	53	35	-18
Out	110	105	-5
Total	163	140	-23
p.m. Peak Hour			
In	137	128	-9
Out	104	85	-19
Total	241	213	-28

As the table indicates, the changes set forth in the NPC will reduce adjusted vehicle trips by 23 during the morning peak hour and by 28 during the evening peak hour.

Pedestrian Activity

Due to the small, localized nature of the project change, pedestrian routes will not change. Sidewalks will be rebuilt along Columbus Avenue adjacent to the project and new sidewalks will be created linking the parking to the residences and to Columbus Avenue.

Service and Loading

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

Parking

The parking supply for this Phase II project component will be increased from the 70 spaces identified in the PIR to 75 spaces in the NPC. This parking will be utilized for the residences, community space, office space, and the small retail portion of the NPC.

Traffic Impacts

The analysis in the PIR indicated that the impacts of the project as previously presented could be accommodated at the study area intersections and roadways with the proposed mitigation.

Because the NPC results in a reduction of trips, the transportation impacts are assumed to be less than those reported in the PIR. Therefore, the project impacts as presented in the NPC are less than those previously permitted in the PIR; 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 brick, three-story Webb Building was constructed ca. 1906 and is subject to review by the Boston Landmarks Commission under Article 85 of the Boston Zoning Code. It is the intention of the Project Proponent to obtain an allocation of State Historic Tax Credits from the Massachusetts Historic Commission to help fund the incremental cost associated with historic preservation of the Webb Building.

Infrastructure Systems Component

Wastewater

As the Notice of Project Change (NPC) indicates, much of the proposed office space is replaced with other uses. The original proposal had 26,870 sf of office/DYS space. This change reduces the office space by 20,820 sf, but adds 2,000 sf of community program space, 60 seats of classroom space, and 38 housing units.

This change in program use increases the estimated daily sewage generation from 2,016 gallons per day (gpd) to 8,444 gpd, an increase of 6,428 gallons per day of sewage.

Table 8. DPIR Proposed Estimated Daily Sewage Discharges for the Portion of the Jackson Square Redevelopment New Construction Requiring Change

DYS Facility	13,370 sf	75 gpd/1,000 sf	1,003 gpd
Webb Bld Office Space	13,500 sf	75 gpd/1,000 sf	1,013 gpd
Site Total			2,016 gpd

The revised breakdown and overall uses are as follows:

The construction of 38 new housing units, 8,050 sf of office/community program space, and 60 person classroom space, will increase the effluent entering the existing sewer system over the current rates. The proposed 38 units of housing will contain 71 bedrooms. By Massachusetts Department of Environmental Protection (“DEP”) Title V standards, the aggregate sewer burden is 110 gpd per bedroom. The aggregate sewage generation is also 75 gpd per 1,000 sf of office space, and 10 gpd per classroom person.

Therefore, the total daily discharge for is estimated at 8,444 gpd (7,810 gpd for housing and 634 gpd for the other uses). The proposed sewer discharge for the Project is summarized in **Table 9** below.

Table 9. NPC Proposed Estimated Daily Sewage Discharges

Housing	Number of Units	Number of Bedrooms	Sewage Generation
One-Bedroom Units	9	9	990 gpd
Two-Bedroom Units	25	50	5,500 gpd
Three-Bedroom Units	4	12	1,320 gpd
Housing Total	38	71	7,810 gpd 0.01 cfs

Other Uses	Unit	Generation Rate	Sewage Generation
Office Space	8,050 sf	75 gpd/1,000 sf	604 gpd
Classroom	60 persons	0.5 gpd	30 gpd
Other Uses Total			634 gpd 0.001 cfs

Project Total			8,444 gpd
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Proposed Water System Impacts

The water consumption for the proposed change is expected to be 9,288 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) is applied to the average daily wastewater flows to estimate average water use on a daily basis.

The water demand in the DPIR was 2,218 gpd. The NPC proposed water demand is 9,288 gpd, an increase in 7,070 gpd.

Water capacity and pressure is not anticipated to be an issue for the project based on the projected domestic and fire protection water demands. 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. Each building will connect to an adjacent water main 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.

Proposed Storm Drainage

The Proposed Site is expected to have an 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., green roofs, detention basins, or buried detention basins) 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.

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 General Service Applicant and a site plan for review and approval 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 increase the impervious area compared to the pre-development condition. Therefore, there will be detention systems and Green Roofs 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 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 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.

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: 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: 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 Jackson Commons will be reviewed and coordinated with MATEP and NSTAR. Issues with access to or availability of gas service are not anticipated. The necessary connection points and sizes of services for Jackson Commons 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, Phase 1 described in this Notice of Project Change will promote active street life, provide new housing opportunities affordable to households who earn a range of incomes, provide programs that will benefit the neighborhood, and contribute to the revitalization of Jackson Square. This project change will result in negligible or no negative impacts from the original DPIR analysis.

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

Sincerely,
Jackson Square Partners, LLC

Mossik Hacobian, Manager

ATTACHMENTS:

Attachment A – Schematic Drawings

ATTACHMENT A
SCHEMATIC DRAWINGS



MASTER PLAN

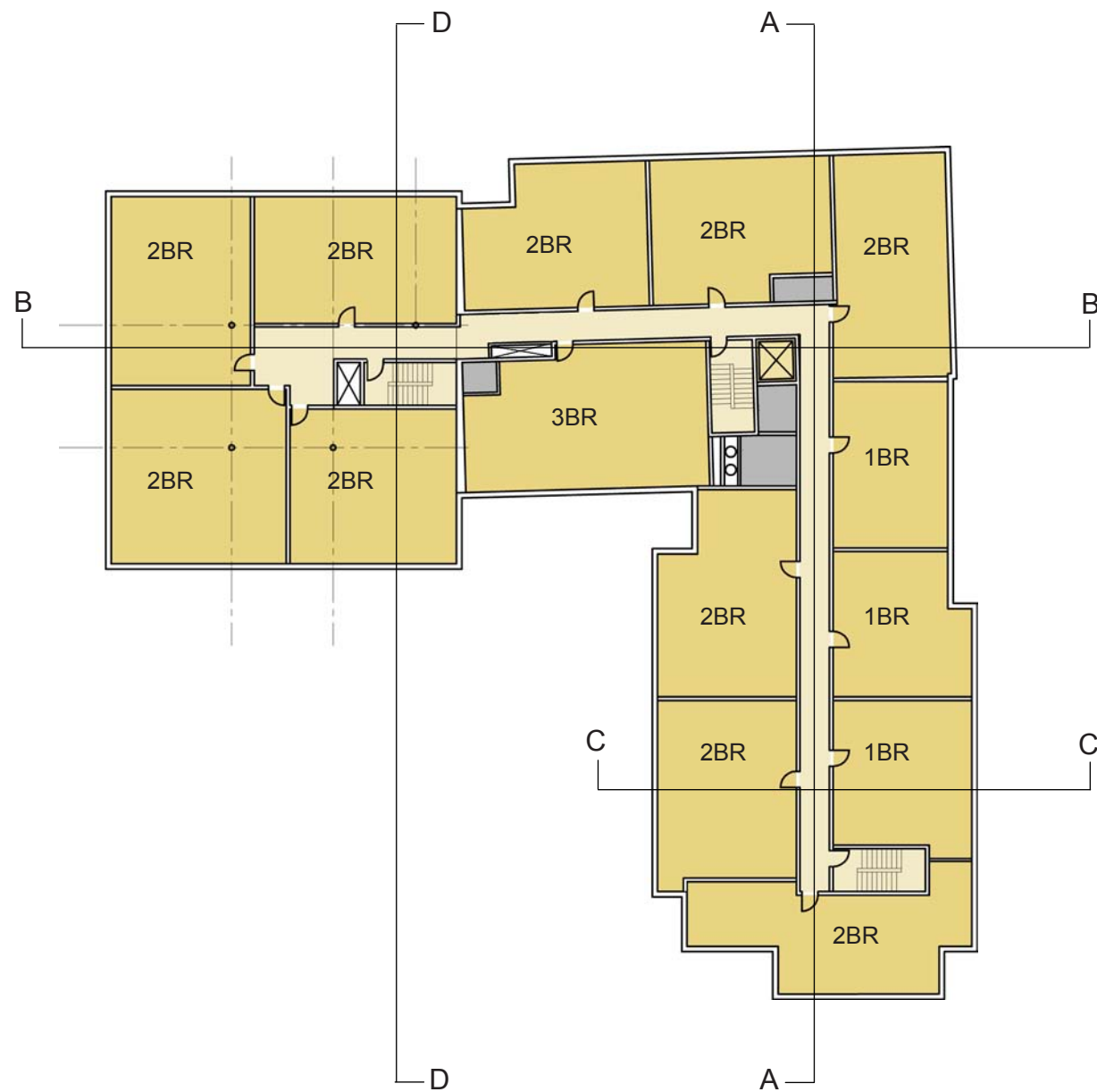
JACKSON COMMONS



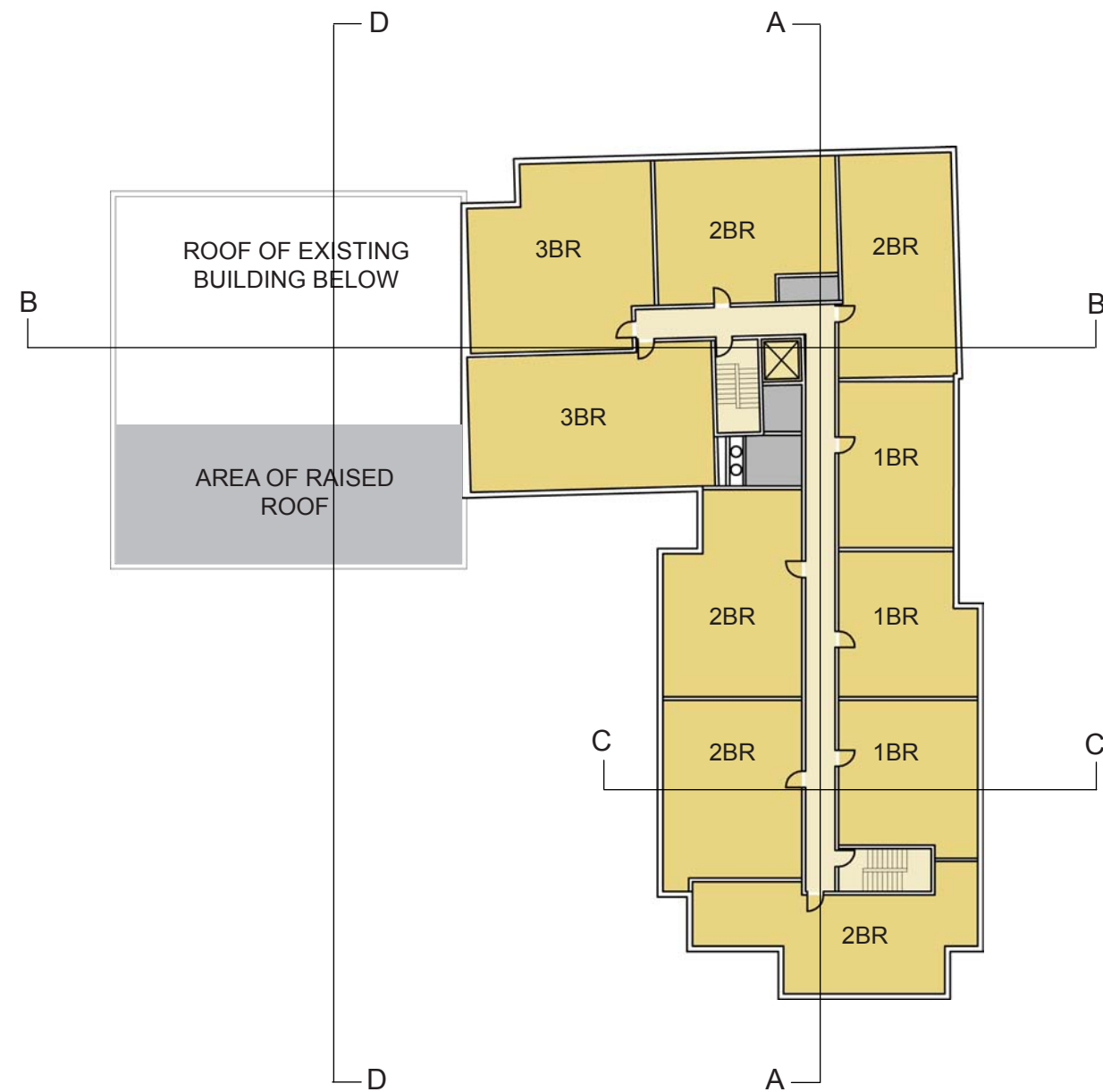


FIRST FLOOR PLAN
 EL. 36.50'
 SCALE: 1/32" = 1'-0'

JACKSON COMMONS



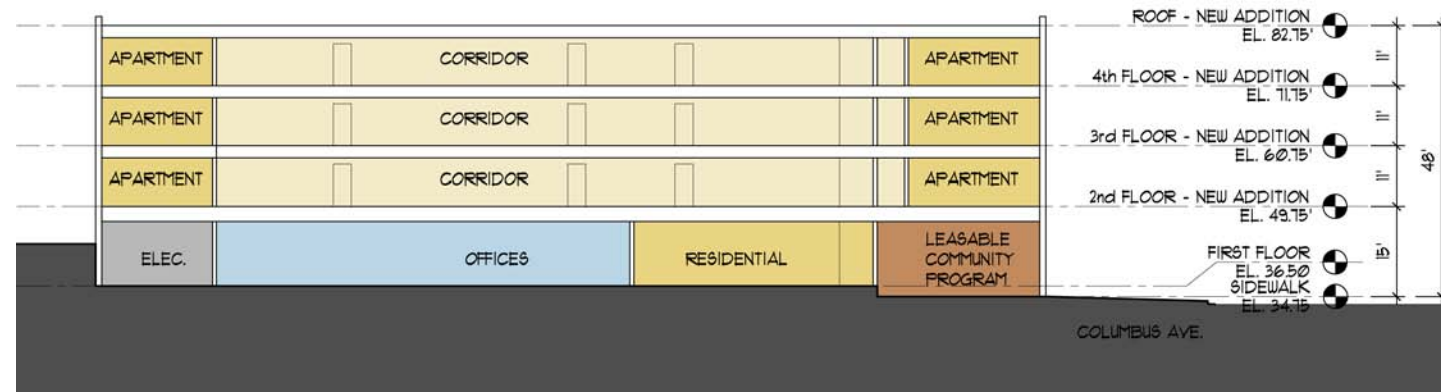
SECOND / THIRD FLOOR PLAN
EL. 49.75 / 60.75'



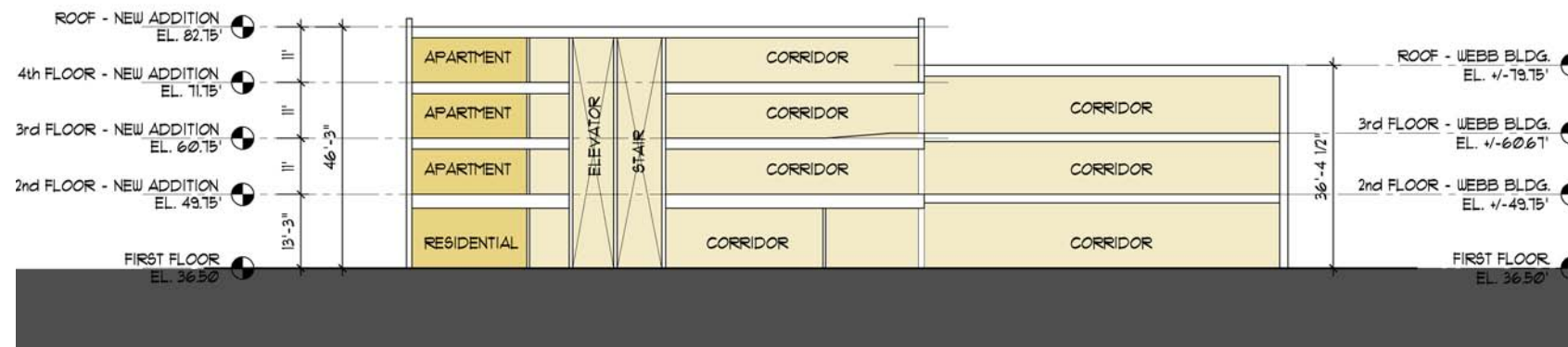
FOURTH FLOOR PLAN
EL. 71.75'



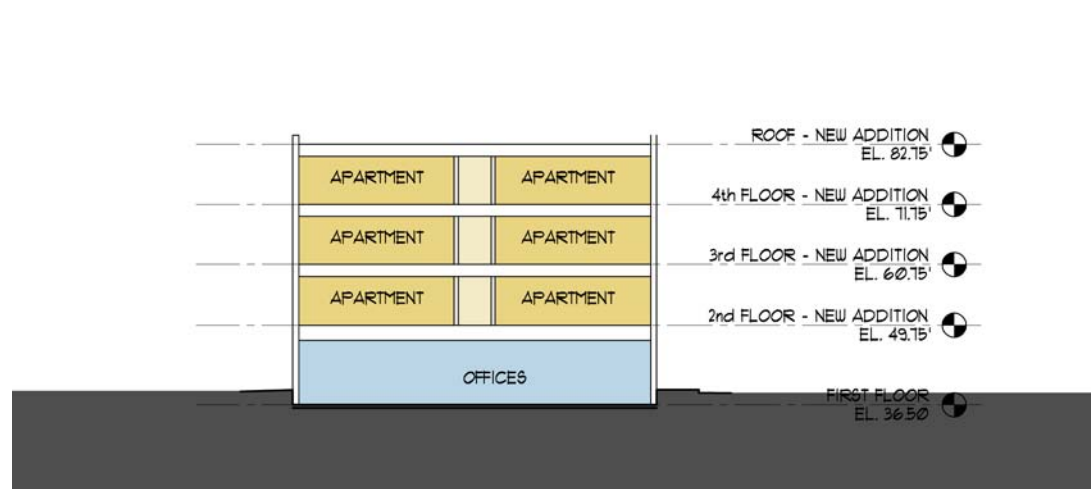
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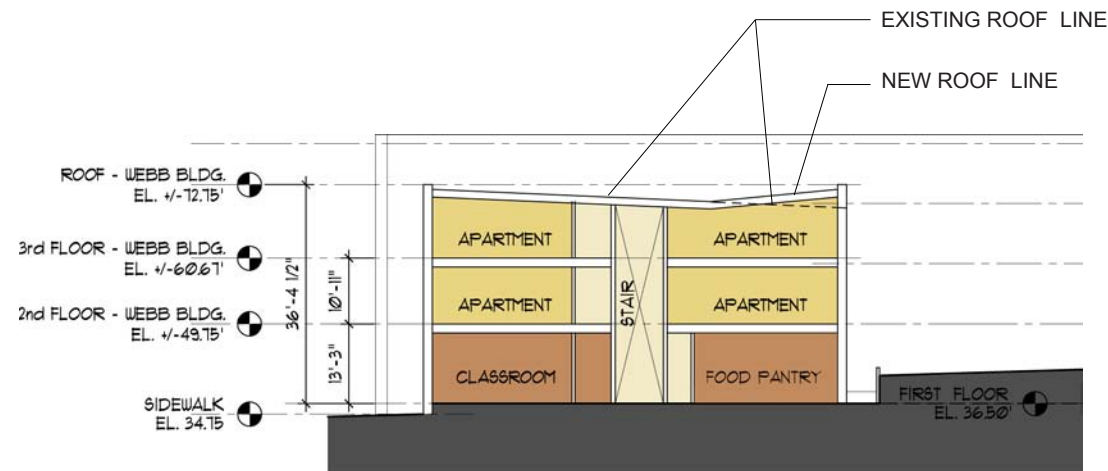
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



BUILDING SECTIONS

SCALE: 1/32" = 1'-0"



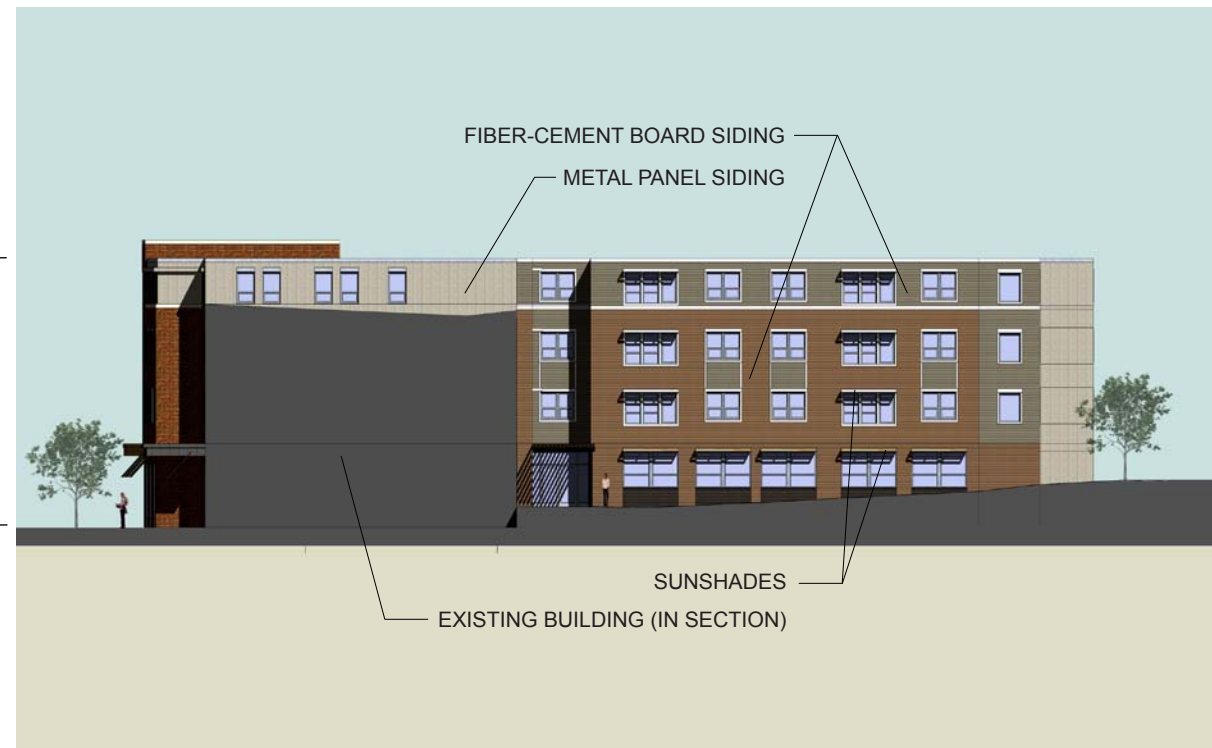
North Elevation



West Elevation



East Elevation



South Elevation
TYPICAL SCALE: 1/32" = 1'-0"



View South on Columbus Ave



View South on Columbus Ave



View of West facade



View of Courtyard