



WELCOME TO THE CONVERSATION!

COMMUNITY MEETING

Thursday, March 24, 2016

Mildred Avenue Community Center
5 Mildred Avenue, Mattapan

872 Morton Street
and Hopkins Street
Mattapan

Martin J. Walsh, Mayor
Sheila A. Dillon, Chief & Director



Department of
Neighborhood
Development

Agenda

872 Morton Street and Hopkins Street

- **Welcome & Introductions**
 - **Property Information**
- **Environmental Information**
- **Summary of the Property Disposition Process**
 - **Discussion of Development Guidelines**
 - **Next Steps**
 - **Adjourn**



Photo – 872 Morton Street



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Photo – Hopkins Street



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Property Information

872 Morton Street and Hopkins Street

Mattapan – Ward 17

<u>Address - Parcel #</u>	<u>Lot Size</u>	<u>FY16 Assessed Value</u>
872 Morton Street - 02190000	16,238 square feet	\$322,800
Hopkins Street - 02184000	17,865 square feet	\$176,000
	TOTAL = 34,103 square feet	\$498,800

Zoning:

District: Greater Mattapan Neighborhood
Sub-district: NS (Neighborhood Shopping)*
Overlay: None

*Commercial/retail/shopping serving the general neighborhood.



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General Site History

- The Morton Street parcel was originally improved with a private residence.
- In the early 1900's, a police station was constructed on the property. In 1915, the residence was removed from the parcel and the police station was razed in order to construct a new police station.
- The building was used as a police station, public lodging and/or a social club until at least the late 1980's, when the building was vacated.
- The building remained unoccupied since circa 1995.
- The structure was demolished in July 2013.
- The Hopkins Street parcel was improved with a shed in the early 1900's.



Environmental History

- **2007 – Soil samples collected on behalf of potential developer as part of due diligence investigation.**
- **2009 - Subsurface assessment completed on behalf of the Massachusetts Highway Department to support design and construction of the Morton Street Bridge project.**
- **2010 – Subsurface Assessment was completed on behalf of DND prior to the site being used as a construction staging area by MassDOT.**
- **2012 – August-DND notified MassDEP of soil contamination based on review of historical laboratory results.**
- **2012 – December-Subsurface Assessment to assess soil conditions.**



Environmental History

- **2013 - Demolition of the Police Station;**
 - Removal of USTs and Contaminated Soil
 - Prepared and submitted several assessment documents to the Massachusetts Department of Environmental Protection
- **2014 – MassDOT use of the Parcel**

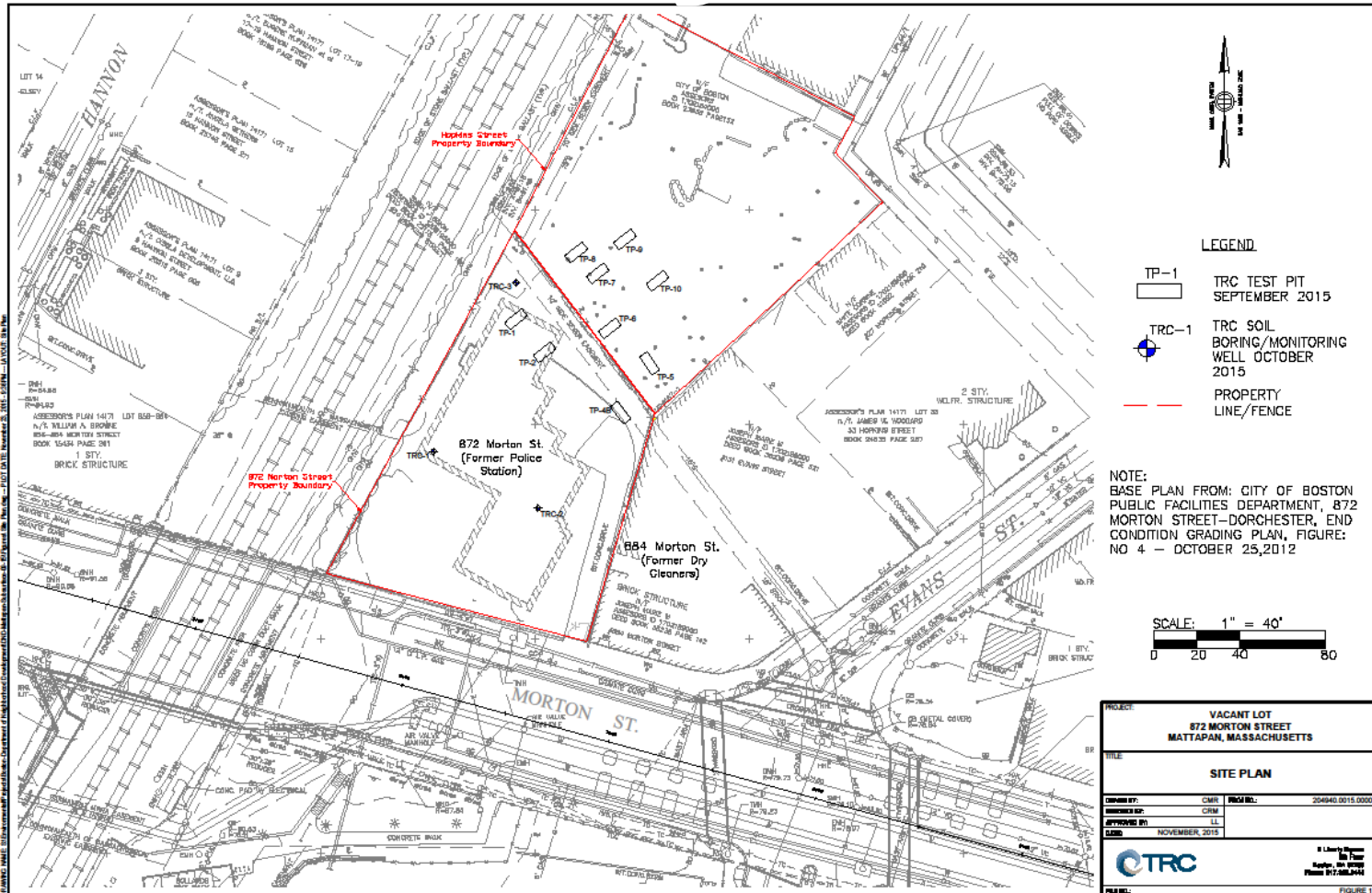


Recent Assessments by DND

- **Goals**
 - **To assess current site conditions – post building demolition and MassDOT occupation**
 - **To collect data of suitable quality to close the site and aid future developer in design decisions and management of residual soil contamination during construction**
- **2015 - Subsurface assessment to assess soil and groundwater conditions**
 - **Installed soil borings and monitoring wells and advanced test pits**
 - **Results indicated significant decreases in petroleum concentrations; confirmed presence of urban fill**



Recent Site Plan

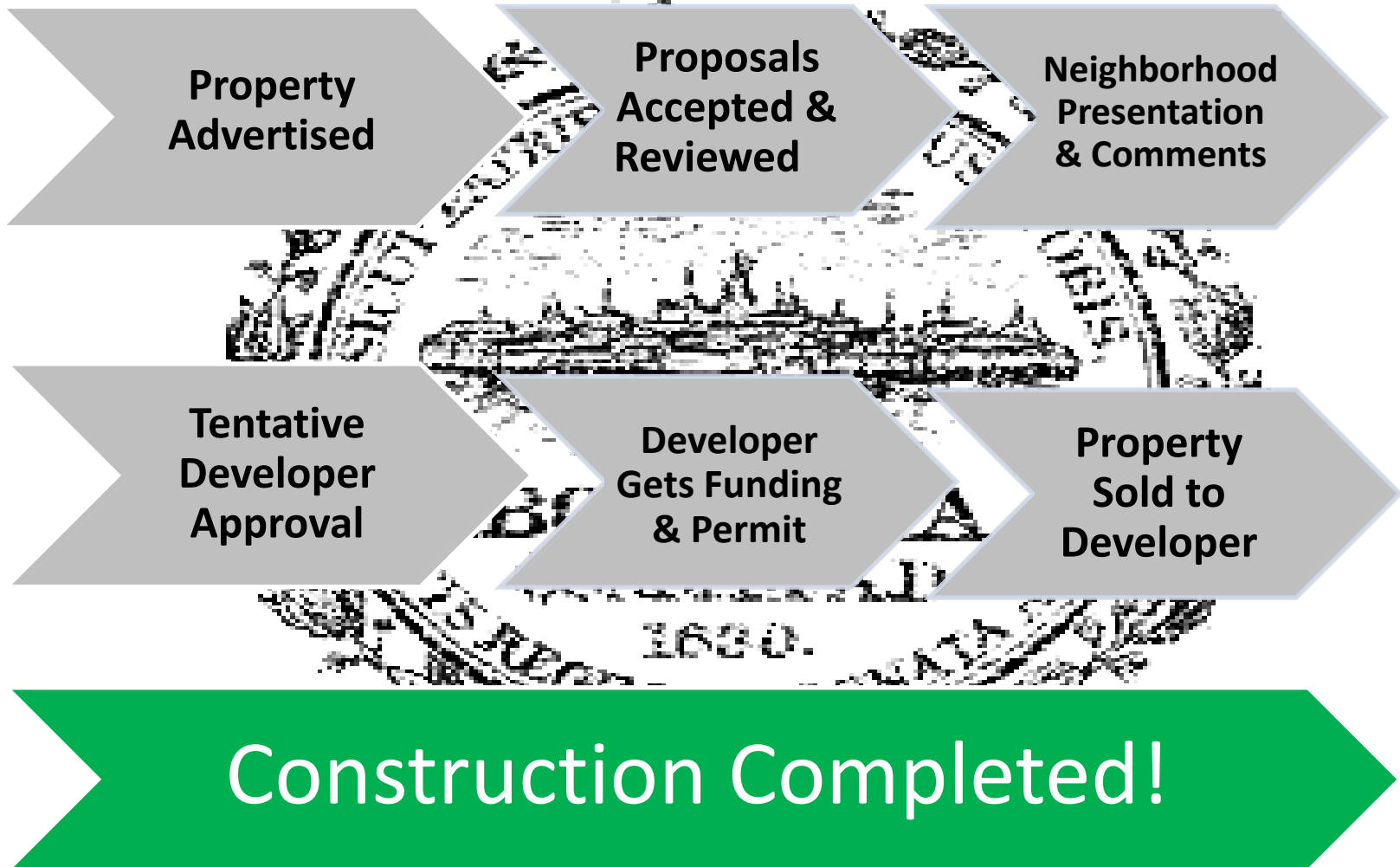


Next Environmental Steps

- **Collect additional data to confirm current soil and groundwater concentrations**
- **Complete a Risk Characterization and prepare a Permanent Solution Statement (regulatory site closure)**
- **Environmental Data collected by DND will be shared with future developer**
- **Developer may conduct additional activities based on proposed use of property, such as:**
 - **Soil management plan for construction**
 - **Implement best management practices**
 - **Conduct targeted soil remediation**



HOW THE CITY OF BOSTON CONVEYS PROPERTY FOR SALE



Martin J. Walsh, Mayor
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Examples of Development Guidelines

Development Guidelines

In cooperation with neighborhood residents, the Department of Neighborhood Development (DND) has established the following development guidelines for the property. The developer must address each of the following considerations, as expressed by the community, in a development concept narrative, construction description narrative and design documents, and agree to work with the DND and community on any future issues that arise.



Examples of Development Guidelines

Land Use

Development Concept – The preference is for a [residential, commercial, mixed-use (residential & commercial), etc.] development in order to create housing and jobs for local residents, as well as to act as a catalyst for additional economic development in the surrounding area. Any proposed commercial uses must have limited noise and traffic impacts and not adversely affect the quality of life of the immediate abutters.

Residential – If housing is included in the proposal, there is a preference for [mixed-income / affordable / market rate / homeownership / rental / etc.] housing.

Commercial – The proposed development should not include passive commercial uses such as warehouse or storage. In addition, the following uses are strongly discouraged: (marijuana dispensary, gun shop, etc.). Rather the uses should include clean commercial uses that bring jobs to the community.

Parking – The proposed development must clearly demonstrate that it is providing adequate on-site parking for all residents, employees and/or customers in order to not overburden street parking used by area residents.



Examples of Development Guidelines

Land Use (continued)

Community Green Space – 5,000 square feet of vacant land must be set aside on the Hopkins Street parcel (Parcel ID # 1702184000) for use as community green space for the enjoyment of neighborhood residents. The design of the community green space will be determined in collaboration with neighborhood residents/associations/organizations.



Examples of Development Guidelines

Design

Context – Any new construction should be contextual with the existing neighborhood in terms of height, scale, massing, construction materials and visual appearance.

Energy Efficiency – Designs that exhibit superior energy efficiency, low carbon emissions and utilize green building technologies are preferred. Proposals that conform to the United States Green Building Council’s “Leadership in Energy & Environmental Design” (LEED) Silver certification standard, or better, are encouraged.

Traffic – The design should minimize any increase in traffic, particularly as it impacts abutters.

Excavation – The design should not include any excavation activities that could undermine the structural integrity of the foundations of abutting properties.

Drainage – The design must appropriately address any drainage issues that impact abutters.



Examples of Development Guidelines

Design (continued)

Landscaping – The design should provide adequate screening and buffering for the abutters, including green space where appropriate.

Improvements – Preference will be given for the following design elements; improved streetscape, lighting and signage.



Examples of Development Guidelines

Construction

Building Demolition – If necessary, the developer must agree to demolish any existing structures in a manner that is of minimal disruption to the surrounding residences, in order to make way for a vacant site suitable to build a structure that is more energy efficient, functional and attractive.

Construction Plan – The construction plan must demonstrate how it will mitigate construction impacts on abutters during the construction period and the developer must have the capacity to complete the development quickly and efficiently to minimize disruption to the neighborhood.

Environmental – The construction plan should be cognizant of the property's former uses in order to be able to safely address any potential environmental hazards present, including but not limited to; asbestos, lead paint and underground storage tanks, if any.

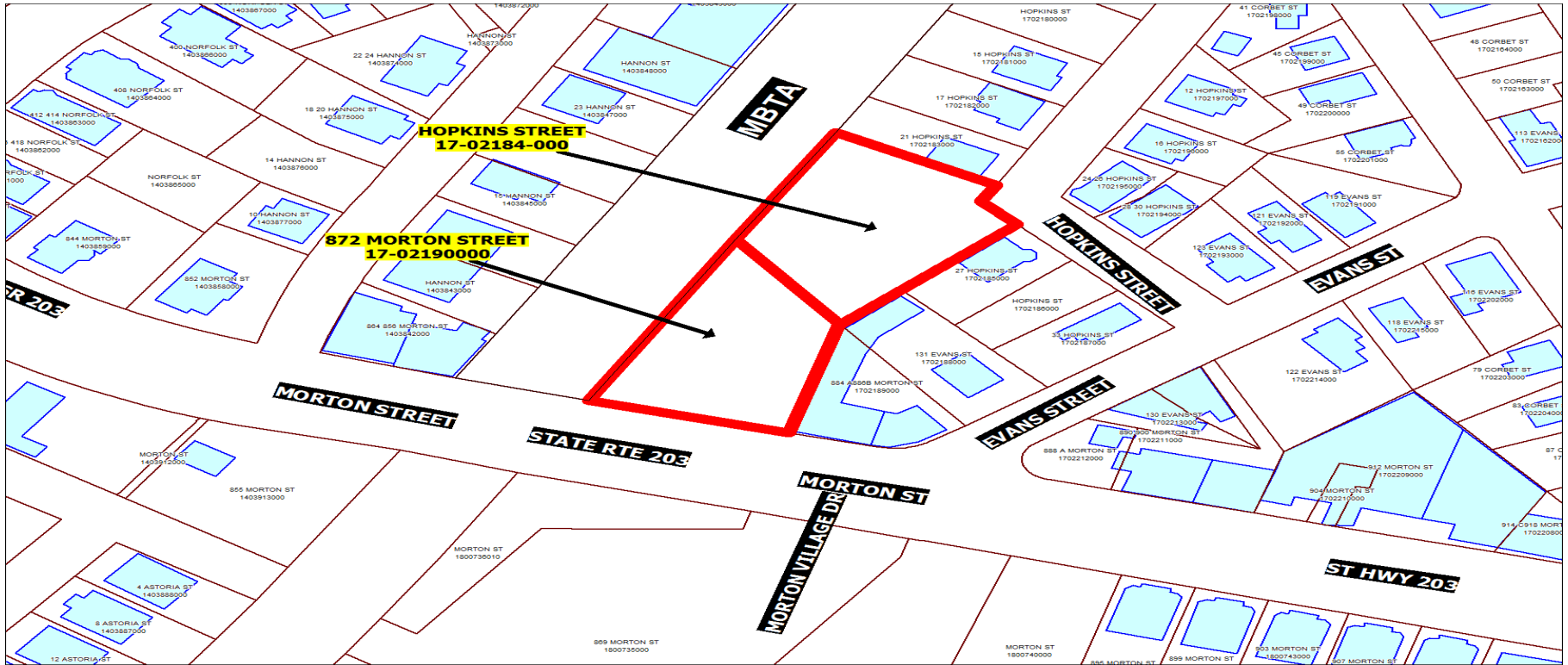
Employment – The developer will abide by the Boston Resident Job Policy at a minimum and work with the community to maximize opportunities for construction employment and business opportunities for local residents, people of color and women on the project.



Discussion

Cote Ford Site

We Want to Hear From YOU!



Martin J. Walsh, Mayor
Sheila A. Dillon, Chief & Director



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Thank You For Attending!

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COMMENT ON-LINE AT:

<http://courbanize.com/dnd-872-morton-street-and-hopkins-street/>

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