



Memorandum

To: Board of Aldermen

From: Ald. Ted Hess-Mahan, Chairman, Land Use Committee

Copies: Candace Havens, Director of Planning
Ouida Young Association City Solicitor
Linda Finucane, Committee Clerk
Stephen J. Buchbinder, Esq.

Re: The Station at Riverside Special Permit

Date: October 1, 2013

I am pleased to report that last night the Land Use Committee voted to recommend approval of the Special Permit for The Station at Riverside and to rezone the Riverside Parcel and adjacent Hotel Indigo parcel to allow access from the adjacent federally owned roadway. This morning, I was advised by the developer's counsel that after last night's meeting, the developer agreed to increase its contribution to the Neighborhood Improvement Fund by \$100,000, bringing the total amount of the fund up to \$2M to cover traffic mitigation, public safety equipment and various improvements to the neighborhoods surrounding Riverside Station. Please note that the proposed improvements, mitigation and fees associated with the project total approximately \$74.4 million, including roadway and MBTA station infrastructure improvements and water line relocation, I&I mitigation, the Neighborhood Improvement Fund, a community center and building permit fees.

Attached please find a summary of the key provisions of the Special Permit Board Order, to assist you in familiarizing yourself with the Project for tomorrow night's special meeting of the Board of Aldermen scheduled for Wednesday, October 2, 2013 at 7:00 p.m. in the Aldermanic Chamber. The developer's design team will present an overview of the project, and the design team as well as staff from the planning department, law department, engineering department and transportation department, and the City's peer review consultant will be available to answer questions about the project.

Please feel free to contact me if you have any questions.

THE STATION AT RIVERSIDE MIXED-USE/TRANSIT-ORIENTED DEVELOPMENT

Proposed Station at Riverside Project Background

- The Station at Riverside ("Riverside") is a \$350M proposed mixed-use/transit-oriented development consisting of 580,000 s.f. of office, residential, retail and community space, built on a 9.38 acre parcel on site of existing MBTA parking lot on Grove St.
- Proposed 10 story office building ("Building A") will contain approx. 225,000 s.f. (excluding parking garage); 571 space garage.
- Proposed 3 to 5 story residential building ("Building B") will contain: up to 290 apartments, incl. 15% affordable units required by inclusionary zoning; approx. 5,000 s.f. of retail space; 438 space garage.
- Proposed 2 story retail/community building ("Building C") will contain approx. 15,000 s.f. of retail/restaurant space and an 11,000 s.f. basketball court/community center.
- Prior to Developer starting construction of Riverside project, the MBTA will construct a new Intermodal Commuter Facility ("ICF") containing 1,005 parking spaces to be attached to Building C, on a separate, adjacent parcel retained by the MBTA.
- Project provides over 174,000 s.f. of open space, incl. outdoor plazas, community garden, recreation areas, off-leash dog park.
- Proposed rezoning of Riverside parcel and portion of adjacent Hotel Indigo parcel to Mixed-Use 3/Transit-Oriented District would allow development of Riverside and access from Collector-Depositor ("C-D") roadway across Hotel Indigo parcel.
- Riverside was initially envisioned as a much larger project containing approx. 874,000 s.f. with 2 office buildings. Over the last 6 years, the project's size was significantly reduced and 1 office building eliminated based largely on neighborhood input.
- Developer applied for Special Permit ("S.P.") in Sept., 2012; since Oct. 2012, the Land Use Committee has conducted 4 nights of public hearings and 12 working sessions to examine all aspects of the project and rezoning of Riverside and Hotel Indigo parcels.
- **On 9/30/2013, Land Use approved S.P. Board Order 6-0.**

Proposed Improvements/Mitigation/Fees (\$74.4M)

- Riverside will include approx. **\$63M** of improvements to roadways and the MBTA station plus **\$7.8M** contribution from developer, incl. **\$6.1M** mitigation/neighborhood improvement fund and **\$1.8M** Basketball Court/Community Center.
- Roadway Improvements include **\$18M** for Grove Street roundabouts and new access off of C-D roadway plus \$2M for widening and traffic signal at Grove Street entrance.
- MBTA Station improvements include **\$38M** ICF (parking garage, bus station, taxi stands, commuter drop-off/pick-up areas, bicycle corral), **\$5M** onsite roadway/infrastructure/water line relocation improvements
- Developer will build **\$1.8M**, 11,000 s.f. basketball court/community center.
- Developer will contribute **\$6.1M**, incl. **\$4.1M** for 8:1 reduction in I&I, plus **\$2M** for neighborhood improvements including traffic mitigation, public safety equipment, trail studies, and upgrades for public parks & playgrounds.
- In addition to proposed improvements and mitigation funds, Developer will pay City **\$3.5M** in building permit fees

Additional Proposed Conditions

- Roadway/Site improvements to support new structures must be completed prior to occupancy
- City and Developer will jointly seek state and federal funding to construct roadway improvements and ICF
- Off-site improvements include bike lanes, sidewalks, traffic calming, permanent pedestrian safety features, vegetation buffers in residential areas, integration of traffic calming in design of roundabouts on Grove St.
- Any modification of preferred design for roadway improvements by governmental agencies requires S.P. amendment
- \$6M fund to pay for I&I mitigation and neighborhood improvements, subject to Board of Aldermen approval
- Police detail at Grove St. roundabout closest to Riverside while schools are in session
- Organization of Owners, as Developer's successor, responsible for compliance with S.P. upon project completion
- Developer will provide legal assistance to create non-profit entity to oversee Basketball Court/Community Center
- Organization of Owners shall be responsible for snow/trash removal, maintain landscaping/open space, etc.
- Undergrounding of all utilities serving Riverside
- Developer will seek approval from state and local agencies for off-site trails, and overlook adjacent to Charles River
- Prior to issuance of building permit, Developer must obtain federal, state & local approvals for roadway improvements, certify compliance with environmental laws and tree ordinance, obtain blasting permit, and submit Final Environmental Impact Report, engineering plans, landscaping plan, construction management plan, and site safety plan for emergency access/evacuation
- Prior to occupancy, Developer must submit certified site plan, stormwater management plan, traffic and parking management plans designating on-site managers, Red Sox game day plans, transportation demand management plan
- Developer must maintain landscaping and post bond covering 135% of cost for incomplete landscaping
- Post-construction traffic studies and additional mitigation required if actual results exceed projections by >10%
- Specific criteria for ISD approval of minor changes based upon finding of consistency with approved plans