

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza
Boston, Massachusetts 02201

6/14/2021

Re: **Letter of Intent for Mary Ellen McCormack Redevelopment, South Boston, Massachusetts**

Dear Director Golden:

Transform Mary Ellen McCormack LLC (the "Proponent"), an affiliate of WinnCompanies, in partnership with the Boston Housing Authority and the City of Boston, is pleased to submit this Letter of Intent pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, to construct the Mary Ellen McCormack ("MEM") Housing Redevelopment. The project being submitted for review includes the first phase (the "Project") of a two-phase endeavor (the "Master Plan").

Site Location

MEM is located in the South Boston neighborhood and is bordered by Devine Way to the north, Dorchester Avenue and O'Connor Way to the west, Old Colony Avenue to the East, and MBTA tracks to the south (the "Site"). The Site is adjacent to Moakley Park, a 60-acre park along Carson Beach and is transit-oriented as it is within walking distance of both the Andrew Square and JFK/UMass MBTA redline stations.

Project Site

The Site currently includes the Mary Ellen McCormack Housing Development, formerly Old Harbor Village. The 80+ year-old property is badly in need of redevelopment and cannot continue to function in its current state. It is currently comprised of 1,016 deeply subsidized public housing apartments in 18 mid-rise buildings and 16 townhome buildings. All buildings are well past their useful life with sub-standard bedroom sizes; lack modern features such as laundry, dishwashers, air-conditioning, secured entry intercoms, modern security, elevators; and accessible units. Amenities and social service connectivity for residents are extremely limited. The community lacks adequate neighborhood retail options, sufficient community space, security resources and programmed open space. The Site suffers from outdated utility, roadway, bicycle, and pedestrian infrastructure in its current configuration. Lastly, the Site is not climate hardened and at risk of mid-term sea level rise.

The Project

The Project, which is the subject of this Letter of Intent, is made possible by a funding commitment of \$50M from the City of Boston. The Project comprises an approximately 18-acre area largely situated on the northern part of the Site (the "Project Site"). Upon completion, the Project will total 1.51 million gross square feet spread throughout eight new mixed-use, residential buildings and the renovated existing Boiler Plant. In total there will be approximately 1,370 mixed-income residential units including approximately 572 affordable units (which will replace over half of the current units), up to 200 middle-income units (if funding is available), and approximately 600 market rate units. **All residential buildings**



will include a set-aside of at least 20% permanent, deeply subsidized affordable units, with such units integrated evenly throughout, and enjoying identical finish levels within each mixed-income building.

The end result will be an economically, socially and racially diverse and inclusive neighborhood. The Project has also been deliberately planned and timed to phase deconstruction of the existing BHA affordable units in a way that greatly limits the burden of off-site relocation for the existing residents.

Every single affordable unit which is demolished will be replaced one-for-one as a result of this Project.

Project Details and Phasing

The Project will begin with **Building A**, bounded by O'Connor Way, Devine Way and the Mohawk Street extension. Building A will be six stories tall and will include approximately 100 BHA replacement units for families currently living in the Mary Ellen McCormack community who will be able to move directly into these new homes without relocating off-site. In addition, the building will have approximately 2,500 square feet of amenity space including a 1,000 square foot property management office.

Building B will be located between Logan Way and Devine Way, with Old Colony Avenue to the East and Gavin Way to the West. The building will be nine stories tall and will include approximately 300 residential units, of which approximately 60 will be replacement units and the remaining approximately 240 will be market-rate units. Building B will include approximately 8,000 square feet of retail space.

Buildings C1 and C2 will be located along Logan Way and Devine Way in between Gavin Way and Wendeller Street. Building C1 will be seven stories tall and will include approximately 175 units, all of which will be affordable units for elderly households age 62 and over. Building C1 will also include approximately 16,000 square feet of retail space and elderly services such as visiting nurses offices and a potential adult day health center. Building C2 will consist of approximately 20 mixed-income, direct entry townhome units, of which 4 will be replacement units and 16 will be market rate.

Building D will be located along Logan Way and Devine Way in between Wendeller Street and Mohawk Street, will be seven stories tall, and will include approximately 110 units of which approximately 22 will be replacement units and the remaining approximately 88 will be market rate units. There will be approximately 8,000 square feet of community and retail space.

Building E will be located along Logan Way in between Wendeller Street and O'Connor Way, will be six stories tall, and will include approximately 180 units of which approximately 36 will be replacement units and the remaining approximately 144 will be market rate units. Building E will include approximately 6,000 square feet of retail space.

Building F will be located along Kemp Street in between Wendeller Street and O'Connor Way, will be five stories tall, and will include approximately 100 units of BHA replacement units for families.



Building G will be located along Logan Way and Kemp Street in between Wendeller Street and Gavin Way, will be approximately 19 stories tall, and will include approximately 375 units of which approximately 75 will be replacement units and the remaining approximately 300 will be market rate units. Building G will include approximately 12,000 square feet of retail space. Middle-income housing will be sought for this building should funding be made available.

Lastly, **Building X**, the Community of Opportunity Center will be constructed when funding becomes available, as soon as feasible. Portions of the required funding have already been applied for. The Community of Opportunity Center includes the historic rehabilitation of the existing boiler plant building plus a new addition to the structure. Upon completion, the Community of Opportunity Center will total 20,000-25,000 square feet. The space will be dedicated to serving all residents and the surrounding neighborhood. Programs and services will focus on the following key areas: health and wellness, education, employment, economic mobility, housing stability, and community engagement.

Proposed Master Plan

The Project constitutes Phase One of what is envisioned to be a two-phase Master Plan. In total, the 15 Year Master Plan will eventually include the new construction development of approximately 18 buildings, the vast majority of which will be mixed-income structures with ground floor services and retail, on the full 30.6 acre site.

In the end, **Mary Ellen McCormack will become a true mixed-income and inclusive community through the one-for-one replacement of all existing 1,016 affordable housing units**, creation of a significant number of market rate units, and the potential addition of middle-income units (should funding allow). The Master Plan includes re-connecting roadways into and out of the Site, helping to end the decades-long isolation of the MEM community and transform it into a socially and economically integrated redevelopment. Furthermore, the market-rate units' revenues will reduce public subsidy needed to replace the homes of the existing 1,016 low-income families with new modern, safe, high-quality homes.

The Master Plan concept was developed in close partnership with elected resident representatives from the Mary Ellen McCormack Task Force, area non-profit service providers, community leaders, the Boston Housing Authority (BHA) and elected officials. This long-term and transparent partnership will continue throughout the permitting, development, and foreseeable operations of the community through project completion.

Infrastructure

The Project will include new pedestrian, bicycle and vehicular connections through a new street grid that will better integrate the Mary Ellen McCormack community with the broader Andrews Square and South Boston neighborhoods. The Project will raise grades for new and improved infrastructure, making the site more resilient to future storm surges, sea level rise, and becoming accessible for mobility impaired persons.

The construction of Building B will include an extension of Gavin Way that will continue due north connecting a reconfigured Logan Way to Devine Way. Logan Way will continue east and connect with Old Colony Avenue.



Buildings C1 and C2 will include the widening of the existing Logan Way. Wendeller Street will also be extended from Devine Way to Logan Way.

Building E will include the final reconfiguration of Logan Way from Wendeller Street to O'Connor Way, allowing for future connections to the Ellery Street corridor adjacent to Dorchester Avenue. Building E will also include an extension of Mohawk Street, which will continue south of Devine Way into the Project Site, connecting with a reconfigured Logan Way.

Building F will include the final extension of Wendeller Street from Logan Way to an extended Kemp Street. Building F will also reconfigure the intersection of O'Callaghan Way and Kemp Street.

Building G will include the final extension of Kemp Street to the reconfigured Gavin Way. Kemp Street will include a separated bicycle track linking Moakley Park to Dorchester Avenue.

Open Space

The Project will create over 2.3 acres of publicly accessible open space and approximately 3.7 acres of public realm improvements including new streetscapes, sidewalks, and plazas. The ribbon of open spaces will link Dorchester Avenue to Old Colony Avenue, and the planning has purposely and thoughtfully sought to integrate the surrounding neighborhoods and the Project into the proposed redevelopment of Moakley Park being undertaken by the City of Boston. In addition, the Project has greatly focused on resiliency measures to counteract and deal with future sea-level rise.

The distinctive public open spaces include:

- Veterans Park and Memorials with Buildings A and D.
- Temporary park to be construction with Building B at the location of the future Town Square.
- Town Square (permanent) with Building G.
- Community Green and ball courts with Building X.

Community Support

As a result of our approach to community engagement, particularly the residents-first component, the community is very eager to see progress on the Project as soon as possible.

Carol Sullivan, Executive Director of the Mary Ellen McCormack Task Force, adds: "The Tenants will be a part owner in the 1,016 replacement affordable apartments that are being replaced and we couldn't be more excited to have this project finally commence the approval process. There is a real urgency to redeveloping this site and creating a much better and long-lasting quality of life here for the residents. The Project will also bring direct access to services and economic mobility support as well as an enhanced connection to the surrounding neighborhood."



Economic Mobility and People Plan

To understand residents' most pressing needs, the Proponent, with non-profit and academic partners, conducted an in-person resident survey in 2019. The results identified that the community has a racially and ethnically diverse tenant profile that is burdened by high levels of unemployment, social isolation, serious health challenges, and low economic mobility. In response, the Proponent convened a diverse group of 30 local service organizations charged with casting a vision for a revitalized community including a new 25,000 square foot Community of Opportunity Center to anchor programming. This resident-first programming will increase healthcare access for seniors, help battle the opioid crisis plaguing the community, provide early education and after-school programming, workforce training, workforce placement, and more. The combination of the Tenant Task Force, AFL-CIO HIT, area non-profits and Winn's Connected Communities platform will result in robust programming focused on promoting upward economic mobility within the multiple income tiers at Mary Ellen McCormack. The Project will also provide 44,000 square feet of new, neighborhood scale, ground floor retail to further support economic development.

Zoning

We anticipate that the Project will obtain zoning relief through approval of a PDA development plan.

We look forward to reviewing the Project with the BPDA and the greater community as the Article 80 process unfolds. If you have any questions, please do not hesitate to contact us.

Sincerely,



Gilbert J. Winn
Chief Executive Officer, WinnCompanies





PROPOSED PHASING