



# Boston Bulletin

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FREE



Residents are concerned that the proposed 270 units of apartments sited on Crane's Ledge would be a detriment to the neighborhood and take rare open space from the area.

COURTESY PHOTO

## SBCA reviews development at Dale Street, Crane's Ledge and 4198 Wash

Jeff Sullivan  
Staff Reporter

The newly-established Southwest Boston Civic Association (SBCA) hosted its second official meeting on March 30 and discussed several issues facing the Parkway community.

The organization is a combined effort between other civic associations in Roslindale, West Roxbury and Hyde Park. Those organizations include the West Roxbury Civic and Improvement Association, the Dale Street Crime Watch and the Mount Hope Canterbury Neighborhood Association, just to name a few.

The proposed development at Crane's Ledge (990 American Legion Hwy.) on the Hyde Park and Roslindale line was of significant interest. According to the project's letter of intent (LOI), Lincoln Property Company is proposing nine two- and three-story buildings with 270 units of apartment rental housing. The project is currently slated to have a clubhouse, 455 parking spaces, playgrounds, a dog park, gathering spaces, a pool, bicycle storage and electric charging stations.

Residents are concerned because the area has been historically treated as public open space for people to hike and take in the panoramic views of the city. It is also

felt by many that the American Legion Highway Corridor has an abundance of rental properties and few condominium or home ownership opportunities.

State Rep. Rob Consalvo pointed out that the district is technically State Rep. Russell Holmes' district, and so he said he would defer to him on this particular issue, but added he is keeping an eye on the project since it does affect his district as well.

"There will be many public meetings and I know there's going to be an Impact Advisory

SBCA

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The project at 11 Dana Ave., now completed, is the origin of this debate between residents, city officials and developers.

PHOTO BY MATT MACDONALD

## Developers, residents spar on amendments to zoning code

Mary Ellen Gambon  
Staff Reporter

About 30 residents attended a virtual meeting on Wednesday, March 31, with Boston Planning and Development Agency (BPDA) Deputy Director for Regulatory Planning and Zoning Bryan Glascock. The purpose was to discuss a potential amendment to the city's zoning code on accessory use parking in Neighborhood Shopping 2 (NS-2) subdistricts for development projects.

The amendment came out of a two-year conflict between developers, local residents and the BPDA over a proposal at 11 Dana Ave. in Hyde Park.

The meeting, held on the

Zoom Webinar platform, was initially marred by about 45 minutes of technical difficulties. About 10 of the original participants who signed in at 5:30 p.m. dropped off by the time the meeting was able to continue. There was a problem with one of the phone numbers. Also, there was difficulty in trying to get interpreters into separate Zoom conference rooms, with no Zoom room for Haitian Creole, only French and Spanish.

"I feel bad about delaying everybody and I appreciate your patience tonight," Glascock said.

Craig Martin, a longtime member of the Hyde Park

11 Dana Ave

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## Affordability at Mildred Hailey questioned

Richard Heath  
Staff Reporter

An ad hoc group KeepIt100 has been rattling the development team of the Mildred Hailey Apartments for more affordability. And the group has been making an impact.

Months of debate with Centre Street Partners (Jamaica Plain Neighborhood Development Council [JPND], Urban Edge and The Community Builders [TCB]) has resulted in substantial changes in the affordability mix as explained by Laura Martin of TCB at the

Mildred Hailey  
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Diagram of the new open space and public areas planned for the new Mildred Hailey development.

PHOTOS BY CENTRE STREET PARTNERS

## Mildred Hailey *continued from page 1*

second Boston Planning and Development Agency (BPDA) meeting on the project on March 22.

As reported in detail by The Bulletin, the Mildred Hailey development is a five-phase, six-building total redesign and rebuilding of the 13-acre public housing development formerly known as Bromley Park.

The first phase – buildings 1A and 1B – designed by Prellwitz Chillinski, will replace the Anna Mae Cole Community Center and the 24-unit building at 24-34 Heath St. Phase One is budgeted at \$145 million.

At the tempestuous March 8 BPDA Impact Advisory Group (IAG) meeting, a caller identified only as George and another KeepIt100 caller identified only as Lisa T demanded that the affordability percentage be lowered.

Although the March 22 agenda was about site plan and public benefits, the KeepIt100 callers turned into an affordability debate.

Martin explained to the 81 callers at the virtual meeting of “significant changes since March 8.”

The most controversial of all were the 57 units set aside for 175 percent area median income (AMI) in buildings 1B and 113

units in Building 4.

Building 4 – the largest of the six planned buildings – is a six-story, 220 – unit building developed, owned and managed by TCB in the third phase to replace 267- 274 Centre St.; at least five years away.

According to Martin, these 175 percent AMI units have been dropped in both buildings.

“There’s an additional level of new affordability,” Martin said. “The additional level will be 66 apartments at 50 percent to 60 percent. This is a pretty significant change in the income mix since the project began.”

The first phase, scheduled to start in 2022, will also replace all 91 public housing units one to one.

Joe Bamberg, assistant director of planning at the Boston Housing Authority (BHA), which will hold the ground lease on the 13 acres, explained just how long the planning has gone on.

“The BHA and the tenant association have been working on the redevelopment process for over four years,” he said.

“I want to remind everyone that we are replacing all existing public housing units. I don’t want anyone to forget this,” Bamberg went on. “It is an important component of this development. Tenants will move into

brand new replacement units; many will move in sooner than expected.”

KeepIt100 appeared more focused on making TCB accountable. At the March 8 meeting George was honest when he said he “would be pretty blunt.”

“Nice words don’t make it,” he said. “You have to do replacement by law. Replacement units doesn’t give you more points.

“TCB is using JPDC and Urban Edge to build tons of high-end, market-rate units. More than City Realty. More than Criterion. It’s disgusting,” he continued.

“You’re one of the largest gentrifiers in the neighborhood,” George said.

When completed in the next decade, Mildred Hailey Apartments will have new streets, courtyards, sidewalks, bike lanes, a public plaza, a new community center and retail spaces.

Martin also emphasized the important connection to the Southwest Corridor Park that will now open out to Heath Street.

BPDA project manager Dana Whiteside opened the floor to questions and Carol Miranda spoke first.

“The adjustments you made proves you’re looking to the neighborhood,” she said.

Jennifer Leonard, who said

she works at the Anna Mae Cole center and is a volunteer on the Southwest Corridor Park, agreed. “I’m really excited about the revised income mix. I’m really appreciative. It will be positive for the neighbors,” she said and asked for a vote of confidence.

IAG member Marc Ebuna described himself as an urban millennial.

“I didn’t take kindly to the criticism of TCB at the last meeting,” he said, “They’re called gentrifiers. They built 225 Centre St. where I live. What they’re doing is correcting the urban planning mistakes of the past. The towers in the park.”

Jen Douglas said she lives in Hyde-Jackson and wanted people to be “cognizant of the fact that this is public land.”

“Eliminating 175 percent AMI is a promising direction, but we need units with deeper affordability,” she said. “There’s a race impact in the affordability guidelines. Black and Latinx residents live there [Mildred Hailey] as I understand it. Higher income guidelines would result in adding the characteristics of white residents, resulting in the removal of Black and

Latinx residents.”

George wanted more.

“The rents are still really high,” he said. “One third of the new units in buildings 1A and 1B should be applied for with vouchers. TCB is not acceptable. All this needs to change.”

Applying for 30 percent vouchers was a matter of racial justice said one KeepIt100 caller.

Another caller who said she was a housing justice organizer maintained that higher income units would cause indirect displacement.

Lisa T of KeepIt100 wanted to lower the AMI to one third at 30 percent AMI.

“There’s tons of luxury development,” she said. “We don’t need more of it. TCB and Bart Mitchell, they’re the number one gentrifier in the neighborhood.”

The March 22, 2021 Article 80 meeting was the fourth public meeting hosted by the BPDA since November 2020.

According to the BPDA, staff have not yet determined whether the project will be brought to the Board for a vote in April. The affordability mix will be approved then.

## Corrib Race *continued from page 5*

vices. Hosted by the Bligh family and the Corrib Charitable Trust Board of Directors, the event has raised over \$1.3 million for local Parkway charities.

## Corrib Kids Fun Run

The Corrib Kids Fun Run will take place on the morning of the annual Corrib Classic 5K Road Race on Sunday, June 6th. The kids’ race is FREE and will begin at 10:00AM at Billings Field, West Roxbury for boys and girls between the ages of 4-12. Fun Run applications are available at the YMCA, The Cooperative Bank branches, or the Corrib Pub. Runners can pre-register by mailing the application by May 24th to: KIDS FUN RUN, 195 Stimson Street, West Roxbury, MA 02132. T-shirts and medals will be given to the first 100 registered runners. Runners can also register on race day at Billings Field between 9:00 and 9:45AM. The event is sponsored by the Cooperative Bank, and the Corrib Charitable Trust, Inc.

## Seasonal Cemetery Positions

We will be accepting applications for seasonal staff beginning 3/22/2021

- This is a non union position.
- The position averages 40 hours per week.
- This position requires outside work in all-weather types.
- The position could be at either Mt. Benedict Cemetery in West Roxbury or at Mt. Calvary Cemetery in Roslindale.
- Benefits include paid sick time as per MA Law and limited company provided clothing.

### Eligibility Requirements:

1. Must be able to carry heavy objects.
2. Must be familiar with landscaping practices and be able to operate small power equipment.
3. Must be at least 18 years of age by 4/1/2021.

### Please call for an application

We will contact you if we want to arrange an interview.  
The Boston Catholic Cemetery Association  
Mount Calvary Cemetery Office  
366 Cummins Highway, Roslindale, MA 02131

617-325-6830

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