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Lena New Boston to build BRA approved \$180m Olmsted Green

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The Boston Zoning Commission has approved Olmsted Green, a 42-acre mixed-use, mixed-income sustainable community in the geographic heart of Boston, to qualify as the city's first Chapter 40R Smart Growth Overlay District.

The decision to establish the overlay district at Olmsted Green makes Boston eligible for \$350,000 in state incentive payments plus \$3,000 per new home over the underlying zoning. The 40R Smart Growth program was enacted to encourage dense and affordable residential development in town centers, downtowns, near transit, or on vacant or industrial land.

The program was envisioned by the Commonwealth Housing Task Force. Cities and towns apply for 40R designation by meeting minimum density requirements and must also be 20% affordable.

Olmsted Green, approved by the Boston Redevelopment Authority, is being developed through a partnership between Lena Park Community Development Corp. and New Boston Fund's Urban Strategy America Fund, known collaboratively as Lena New Boston.

Olmsted Green will include 287 accessibly priced town homes and condos, 153 affordable rentals, 83 units of affordable senior housing and a 123-bed skilled nursing and mental health facility on the 42-acre site of the former Boston State Hospital. Phase I of the town homes will include 72 units, 19 of which are on the market and will be completed this spring.

The \$180 million Olmsted Green development will result in 400 construction jobs and 400 permanent positions. Lena Park CDC will expand its on-site facilities to include a center for job training, and a health and fitness center. Olmsted Green's accessibly priced housing will be environmentally sensitive and sustainable, featuring Energy Star certification, low-impact construction techniques, and high indoor-air quality, as well as walking trails, ponds, community spaces and a shuttle to the nearby Forest Hills MBTA station.

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