

MEMORANDUM

BOARD APPROVED MAY 17, 2018

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
RAUL DUVERGE, SENIOR PROJECT MANAGER
CYNTHIA DORTA, URBAN DESIGNER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: 152 LIVERPOOL STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 152 Liverpool Street in East Boston (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver an Affordable Rental Housing Agreement and Restriction ("ARHAR") in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petition BOA-735387 for the zoning relief necessary to construct the Proposed Project.

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

PROJECT SITE

The Proposed Project is situated on an approximately 6,074 square foot parcel of land located at 152 Liverpool Street in the Central Square section of the East Boston neighborhood (the "Project Site"). The Project Site is currently occupied by a two (2) story structure currently utilized as an automobile repair facility.

The Project Site is also located within an approximately seven (7) minute walk (0.3 miles) of MBTA Blue Line subway and bus service (Maverick Station) which provides access throughout the City of Boston and Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: MG2 Group, LLC
Joseph Donovan, Conor McCormack

Architect: Embarc Studio
Dartagnan Brown, Tim Loranger

Legal Counsel: Law Office of Richard C. Lynds
Richard C. Lynds, Esq.

DESCRIPTION AND PROGRAM

MG2 Group, LLC (the "Proponent") seeks to demolish the existing automobile repair facility that currently occupies the Project Site and construct a five (5) story, approximately 23,010 square foot mixed-use building with approximately twenty three (23) residential rental units, including three (3) income restricted units, approximately 1,910 square feet of retail/commercial space, approximately nine (9) off-street vehicle parking spaces, and at least twenty three (23) on-site bicycle storage spaces (the "Proposed Project").

As currently proposed, the twenty three (23) residential units are anticipated to consist of two (2) studio units, eight (8) one bedroom units, twelve (12) two bedroom units, and one (1) three bedroom unit.

The estimated total development cost for the Proposed Project is \$5,500,000.

ARTICLE 80 REVIEW PROCESS

On March 12, 2018, the Proponent filed an Application for Small Project Review with the BPDA, pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on March 29, 2018 at the East Boston Social Center located at 68 Central Square in East Boston to solicit feedback from members of the community and review the Proposed Project. The public meeting was advertised in the East Boston Times. The public comment period concluded on April 11, 2018.

Outside of the BPDA-sponsored public meeting, the Proponent conducted additional outreach with area residents, abutters, and local elected officials to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located within a Flood Hazard District as defined in Article 25 of the Code, the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically is located in the Community Commercial (CC) Subdistrict.

The Proposed Project will require zoning relief for the following: Floor Area Ratio (F.A.R.), height, rear yard setback, off street parking, off-street loading, usable open space.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide a number of public benefits to the East Boston neighborhood and the City of Boston as a whole, these include:

MITIGATION

- New pedestrian and commercial activity along Liverpool Street;
- Pedestrian access improvements, including new sidewalks, street trees, and other streetscape improvements in and around the Project Site;
- Installation of new lighting along the building perimeter to improve visibility and pedestrian safety;
- The creation of approximately thirty (30) construction jobs over the length of the Proposed Project; and

- Additional property tax revenue for the City of Boston

COMMUNITY BENEFITS

In addition to the aforementioned mitigation, the Proponent has agreed to enter into a Community Benefit Agreement, and sign and deliver any other letters, agreements and documents necessary in connection with the following community benefits:

- Actively market the approximately 1,910 square feet of retail space and give first preference to local retailers/businesses that would like to either expand or maintain their operations in East Boston/ City of Boston;
- A five thousand dollar (\$5,000) financial contribution to the City of Boston Parks and Recreation Department ("BPRD") to be used for future strategic repairs and maintenance at Central Square. The said amount shall be made payable to the BRA upon building permit issuance for the Proposed Project. The funds will then be disbursed by the BPDA to the BPRD;
- A twenty thousand dollar (\$20,000) financial contribution to the BPDA to support a neighborhood transportation analysis, planning initiative, or public realm improvement(s) in the impacted neighborhood to be determined by the BPDA. The \$20,000 contribution shall be made payable to the BRA upon building permit issuance for the Proposed Project;
- A five thousand dollars (\$5,000) financial contribution to the East Boston Social Center, Inc., 68 Central Square, East Boston, MA 02128/042104257. The funds will be used for general operating capital to support the organization's childcare, summer youth programs, and senior and family engagement programs. The \$5,000 contribution shall be made payable to the BRA upon building permit issuance for the Proposed Project; and
- A five thousand dollars (\$5,000) financial contribution to East Boston Central Catholic School/ 69 London Street, East Boston, MA 02128/ 00132021. The funds will be used provide financial aid to students in need and/or support ongoing capital improvement projects to the school, and other building renovations that may be needed. The \$5,000 contribution shall be made payable to the BRA upon building permit issuance for the Proposed Project.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, three (3) units within the Proposed Project will be created as IDP rental units (the "IDP Units"), made affordable to households earning not more than 70% of the Area Median Income ("AMI"), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development ("HUD").

The proposed locations, sizes, income restrictions, and rents for the IDP Units are as follows:

Unit Number	Number of Bedrooms	Square Footage	Percent of Area Median Income	Rent	ADA/Group 2 Designation (if any)
Unit 203	Two	850 SF	70%	\$1,459	Group 2
Unit 301	Two	900 SF	70%	\$1,459	
Unit 405	One	625 SF	70%	\$1,277	

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rents and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Fair Housing Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom)

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of the Plan. An affordability covenant will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and rent of any subsequent rental of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. IDP Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the BPDA approve and authorize the Director to: (1) issue a Certification of Approval for the Proposed Project; (2) execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petition BOA-735387 for the zoning relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 152 Liverpool Street in the East Boston neighborhood, proposed by MG2 Group, LLC (the "Proponent"), for the construction of twenty three (23) residential units, including three (3) Inclusionary Development Policy units ("IDP Units"), approximately nine (9) off-street vehicle parking spaces, approximately 1,910 square feet of retail/commercial space, and at least twenty three (23) on-site bicycle storage spaces (the "Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

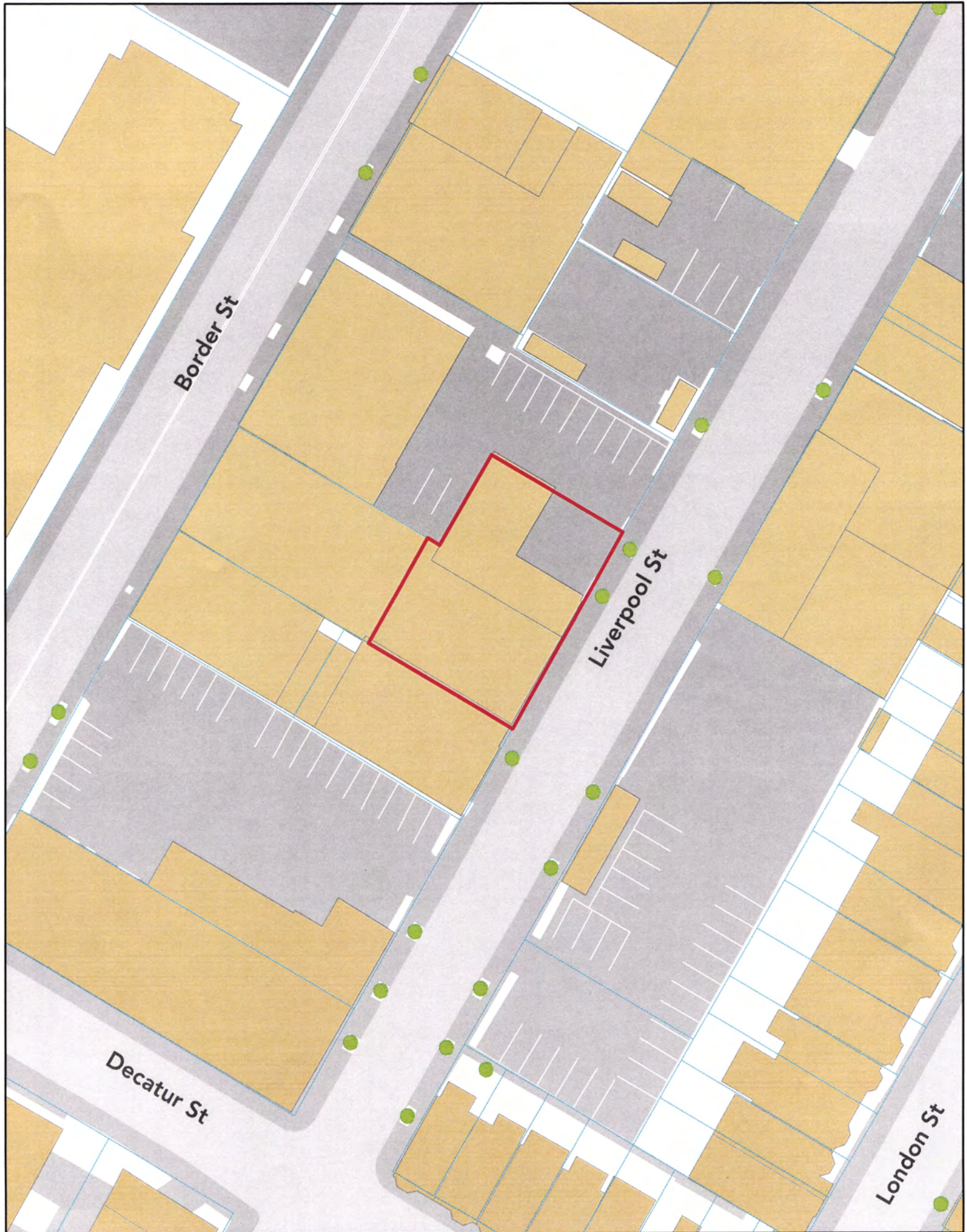
FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-735387 for the zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

152 Liverpool Street, East Boston



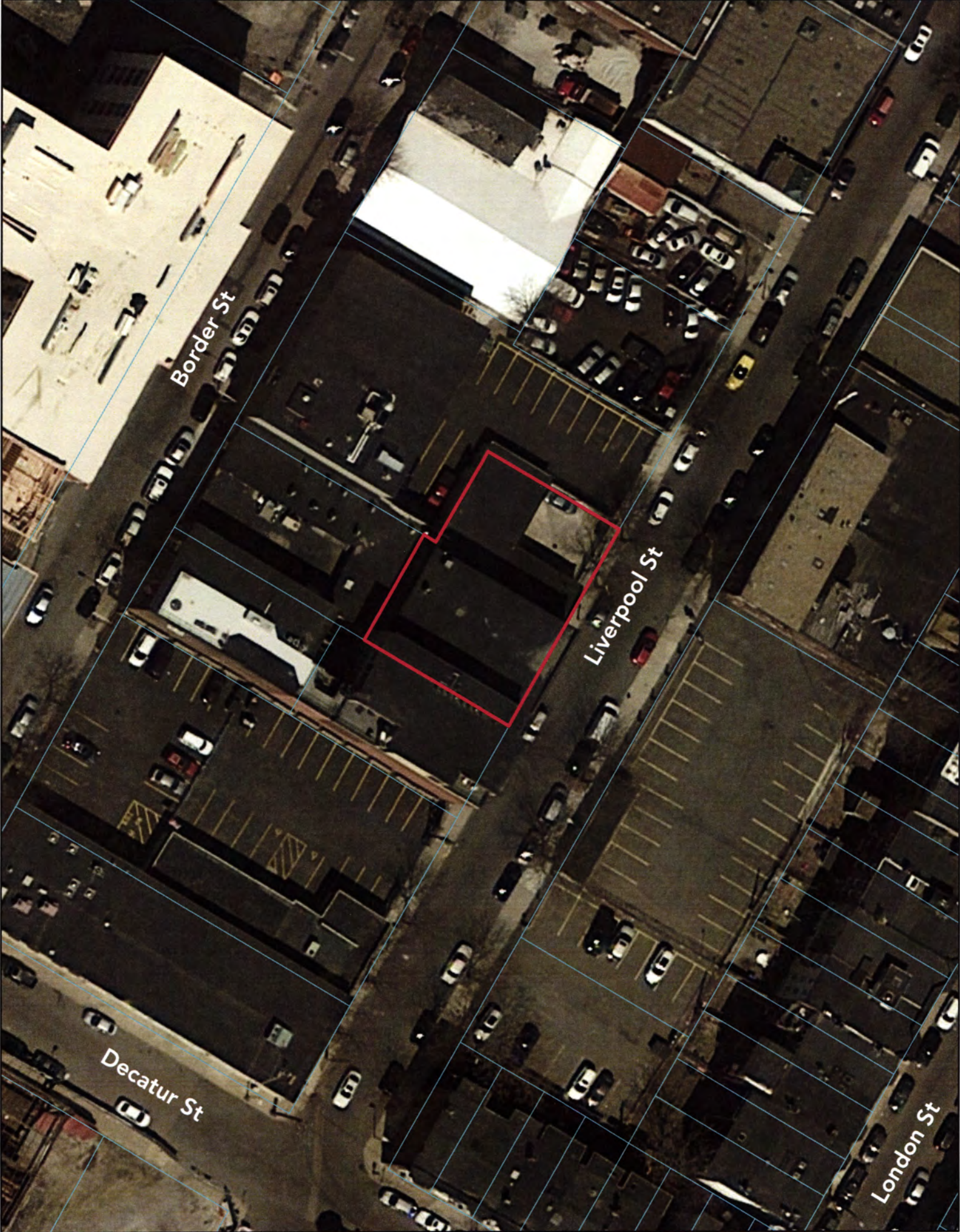
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152 Liverpool Street, East Boston



2017 aerial imagery
0 10 20 30 40 50 Feet



Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
3/20/2018	Frances	Eason		Neutral	Hi, I like the idea of combined residential and commercial property being built. I am opposed to the lack of parking, 9 spaces, for the 23 residential units being proposed. This street is already very congested. I believe I read that the parking is at grade level. Could the builder consider basement parking to accommodate more of the cars? Otherwise, consideration should be given to remove the commercial property to increase parking for residents of the building. Also, the bike room seems quite small for 23 units. If each unit has 1 bike, I doubt they would fit.
3/23/2018	Alex	DeFronzo	Piers Park Sailing Center	Support	The project fits in the context of other developments near completion on Liverpool Street. Among the more prevalent development teams in East Boston, MG2 has made strong connections to the community, considered various types of housing (ie three bedroom units for families, efficiency units for affordability), and on many recent projects, has hired local consultants including architects to work on design. This project (152 Liverpool) is another good, accessible contribution to the neighborhood.
3/29/2018	Marisa	Di Pietro	East Boston Social Center	Support	The project seems to be one of the most thought out and appropriate for the surrounding neighborhood. The aesthetics are in line with the rest of the area, great thought seems to have been given to all aspects of the development. The commercial space plans will be a great opportunity for local small businesses if attention is given to affordability. Being employed at the East Boston Social Center and therefore passing this development on a daily basis I am happy to support this project.
4/11/2018	Jason	Kaplan		Support	Boston needs more housing options. This proposal adds 26 homes and 3 income-restricted homes to Boston's minuscule housing stock. It's proximity to the Maverick stop will encourage more MBTA usage, discourage car usage and help prevent future displacement of long-time East Boston residents. I support this project as proposed.

4/11/2018	Cyrus	Tehrani		Support	<p>I wanted to express my full support for the project as proposed. This project is a great example of development without displacement, meaning it is turning a site that currently has no housing into 23 homes, including 3 income-restricted affordable homes. This is also a good example of a project that takes advantage of its proximity to transit to increase affordability have just 9 above ground parking spots. There should not be any more parking added since it would inevitably increase the cost of these new homes, especially if an underground garage is built. Please approve the project as proposed.</p>
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