

MEMORANDUM

JANUARY 17, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: 16-20 PETERBOROUGH STREET, FENWAY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Certification of Approval for the development of twenty (20) residential rental units at 16-20 Peterborough Street in the Fenway (the “Proposed Project”) in accordance with Section 80E-6, Small Project Review of the Boston Zoning Code (the “Code”); (2) enter into an Affordable Housing Agreement in connection with the Proposed Project and any and all other agreements and documents that the Director deems appropriate and necessary; and (3) recommend approval to the City of Boston Zoning Board of Appeal (“Board of Appeal”) on Petition BZC-32207 for relief required for the Proposed Project.

PROJECT SITE

The Project Site is a parcel consisting of 7,905 square feet of land (.181 acre) with direct vehicular and pedestrian access off Peterborough Street. The site is also bound by Peterborough Street to the north; a three and a half story residential structure to the west; a five and a half story residential structure to the east; and a service alleyway to the south. The Project Site currently consists of a one story brick structure that houses a restaurant currently known as Cannestaros.

PROPOSED PROJECT

Yannis Lemiinopoulos (the “Proponent”) proposes to erect a five-story residential building containing twenty (20) residential rental units, with accessory office space in the basement level and twelve (12) parking spaces at or below grade for a total of 27,000 square feet (the “Proposed Project”). The Proposed Project will consist of four (4) 2 bedroom units on the ground floor and floors 2-5 for a total of twenty (20) units.

The development team consists of Yannis Leminopoulos, as the developer/owner, and Lucio Trabucco of Nunes TrabuccoArchitects, as the architect.

ARTICLE 80 REVIEW

The Proponent submitted a Small Project Review application to the Boston Redevelopment Authority (“BRA”) for the Proposed Project on October 23, 2012, triggering a comment period which was extended to December 5, 2012. A public meeting was advertised in the Courant and held on November 19, 2012 at the Fenway Health Center Auditorium at 1330 Boylston Street in the Fenway.

AFFORDABLE HOUSING

The Proponent will dedicate three (3) of the twenty (20) proposed units as affordable units, in compliance with the Mayors Inclusionary Development Policy, to households earning up to 70% of Area Median Income (“AMI”) (the “Affordable Units”). The location and size of the Affordable Units will be proposed by the Proponent and approved by the BRA. Preference for the Affordable Units will be giving to applications who meet the following criteria, weighted in the order below:

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

The Proponent will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Units. The Developer has agreed to submit a Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA for the Affordable Units, which Plan shall be submitted and approved prior to the execution of the Affordable Rental Housing Agreement and Restriction. The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Units to maintain affordability for a period of fifty (50) years (thirty years plus a BRA twenty-year extension option). Any subsequent purchaser of an Affordable Unit during this fifty (50) year period must fall within the applicable income limit.

ZONING

Zoning relief is required to reconcile the incompatible zoning requirements. The Proponent will seek relief with regard to usable open space, off-street parking, and parking size and maneuverability, as well as a conditional use permit for Groundwater Conservation Overlay District.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E-6 of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project at 16-20 Peterborough Street in the Fenway; and (2) enter into an Affordable Housing Agreement; and (3) recommend approval, subject to design review approval by the BRA, to the Board of Appeal on Petition BZC-32207 for required relief.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the “Code”), confirming that the proposed development of twenty (20) residential rental units at 16-20 Peterborough Street in the Fenway (the “Proposed Project”) by Yannis Leminopoulos, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction to provide three (3) affordable units at 70% of the Area Median Income (“AMI”), as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to Petition BZC-32207, 16-20 Peterborough Street, Fenway, for required relief, the Boston Redevelopment Authority recommends: Approval with Proviso: that plans be submitted to the Boston Redevelopment Authority for design review approval.