

BOARD APPROVED

MEMORANDUM

AUGUST 15, 2019

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

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
 MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
 REVIEW/GOVERNMENT AFFAIRS
 ✓ AISLING KERR, PROJECT MANAGER

SUBJECT: 50 LEO BIRMINGHAM PARKWAY, BRIGHTON

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 50 Leo Birmingham Parkway in Brighton (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver an Affordable Housing Agreement ("AHA") 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-968680 for the zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The Proposed Project is situated on two (2) parcels of land comprising approximately 16,380 square feet of land located at 50 Leo Birmingham Parkway in the Brighton neighborhood of Boston (the "Project Site"). The Project Site is currently occupied by a two (2)-story mixed-use structure.

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

The Project Site is located within an approximately ten (10) minute walk (0.5 miles) of the MBTA Boston Landing Station and within close proximity to several MBTA bus lines which provides access throughout the City of Boston and greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: City Realty Group, LLC

Architect: Embarc Studio
Dartagnan Brown
Dan Artiges

Legal Counsel: Drago + Toscano LLP
Jeffrey Drago, Esq.
Matthew Eckel, Esq.

DESCRIPTION AND PROGRAM

City Realty Group, LLC (the "Proponent") proposes the demolition of the existing structure that occupies the Project Site for the construction a six (6)-story, approximately 48,645 square foot residential building with forty-nine (49) residential condominium units, including six (6) income restricted units, fifty-two (52) off-street vehicle parking spaces, and at least fifty-four (54) on-site bicycle storage spaces (the "Proposed Project").

As currently proposed, the forty-nine (49) residential units are anticipated to consist of twelve (12) studios, twenty-one (21) one-bedroom units, thirteen (13) two-bedroom units, and three (3) three-bedroom unit.

The estimated total development cost for the Proposed Project is \$15,120,000.

ARTICLE 80 REVIEW PROCESS

On March 21, 2019, the Proponent filed a Small Project Review Application ("SPRA") with the BPDA, pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on April 10, 2019, at the

Brighton Elks Lodge located at 326 Washington Street in Brighton, to solicit feedback from the public and review the Proposed Project. The public meeting was advertised in the *Allston/Brighton TAB* and the *Boston Bulletin*. Local elected officials and their staff received an invitation to the meeting, while email notification was sent to all subscribers of the BPDA's Brighton neighborhood updates. The public comment period in connection with the Proponent's submission of a SPRA concluded on May 31, 2019.

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

ZONING

The Project Site is located in the Allston Brighton Neighborhood District, which is governed by Article 51 of the Code, and more specifically is located in the Community Commercial (CC-1) Subdistrict.

The Proposed Project will require zoning relief for the following: Greenbelt Protection Overlay District, Use, Floor Area Ratio, Building Height, Off-Street Parking and Off-Street Loading.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide a number of benefits to the Allston/Brighton neighborhood and the City of Boston as a whole. Additionally, the Proponent has committed to the following:

The Proponent shall make a thirty-thousand dollar (\$30,000) contribution to the City of Boston Parks & Recreation Department Fund for Parks (the "Fund for Parks") for the Portsmouth Street Playground/Murray Field, as follows:

1. Amount: \$30,000
2. Recipient: The Fund for Parks
3. Use: For improvements and maintenance to the Portsmouth Street Playground and Murray Field
4. Timeline: The contribution is due at issuance of building permit from the City of Boston's Inspectional Services Department ("ISD")