

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, URBAN DESIGN
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: 25 MINER STREET PROJECT, NOTICE OF PROJECT CHANGE
AUDUBON CIRCLE, FENWAY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to (1) issue a Determination waiving the requirement of further review pursuant to Article 80A-6 Notice of Project Change of the Boston Zoning Code (the “Code”) for the 25 Miner Street Project (the “Project”); (2) issue a Certification of Compliance for the Project under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, Affordable Rental Housing Agreement and Restriction, and a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary.

PROJECT SITE

The 25 Miner Street project site comprises approximately 15,467 square feet, and is located on Miner Street in the Audubon Neighborhood of Boston (the “Project Site”). The Project Site is comprised of two lots; one is approximately 7,080 square feet at 9-19 Miner Street and the second at 23 Miner Street is approximately 8,387 square feet.

The Project Site is bordered by an existing three-story residential building at 7 Miner Street to the north, the MBTA Green Line (D Branch) tracks to the south, and the Blauer Manufacturing Company and the rear yards of four 2-1/2 story townhouses adjacent to the Blauer Manufacturing Company on Aberdeen Street to the west.

PROPOSED PROJECT CHANGE

On January 11, 2007 the Boston Redevelopment Authority (the “BRA”) Board approved a proposal for a residential development containing up to fifty-three (53) residential condominium units, with seven (7) units deemed affordable, approximately 5,000 square feet of common space, and approximately twenty-six (26) parking spaces in one sub-surface parking level (the “Original Proposed Project”).

On November 6, 2012, the new owners of the Original Proposed Project, Residences at 25 Miner LLC (the “Developer”) filed a Notice of Project Change requesting that the BRA change the classification of the housing program from condominium ownership to rental housing. This was approved by the BRA on November 15, 2012.

The Developer filed another Notice of Project Change (“NPC”) on August 21, 2013 that described new changes to the November 15, 2012 approval. In particular the proposed revised project consists of 49 units (reduced from 53) with a reduction in height and configuration of the massing to provide increased setbacks in the rear. The reduction also causes the affordable units to go from 7 affordable units to 6 affordable units.

Table of Dimensional Changes

	<u>Approved</u>	<u>Proposed</u>
Height	71’	56’10”
Stories	7/3	5/3
Units	53	49
Building S.F.	59,678	47,164
Front Setback	0	5’
Rear Setback	23’4”	18’4”
Side Setbacks	0’	0’

The Developer is requesting approval of these changes, as well as the issuance of a Certificate of Compliance under Section 80B-6 upon successful completion of the Article 80 review process, and the execution of a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and a Boston Residents Construction Employment Plan.

RECOMMENDATIONS

BRA staff believes that the NPC meets the criteria for the issuance of a Determination Waiving Further Review. It is therefore recommended that the BRA approve the NPC and authorize the Director to (1) issue a Determination waiving the requirement of further review pursuant to Article 80A-6 of the Code; (2) issue a Certification of

Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement, and a Boston Residents Construction Employment Plan and any and all other agreements and documents that the Director deems appropriate and necessary.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to (i) issue a Determination waiving further review under Section 80A-6 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") on August 21, 2013 adequately describes the potential impacts arising from reducing the overall envelope of the building for the 25 Miner Street Project (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts subject to continuing design review by the BRA and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed Project subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a Boston Residents Construction Employment Plan, and any and all other 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 BRA.