

MEMORANDUM

BOARD APPROVED

MAY 16, 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
RAUL DUVERGE, SENIOR PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
ALEXA PINARD, URBAN DESIGNER II
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: 28-30 GENEVA 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 28-30 Geneva 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 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-885365 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 two (2) parcels of land comprising approximately 8,240 square feet of land located at 28-30 Geneva Street in the East Boston neighborhood of Boston (the "Project Site"). The Project Site is currently occupied by two (2) single story commercial structures.

The Project Site is located within an approximately eight (8) minute walk (0.4 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: Joel DeLuca

Architect: Embarc Studio
Dartagnan Brown, Bill Mensinger

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

DESCRIPTION AND PROGRAM

Joel DeLuca (the "Proponent") seeks to demolish the two (2) existing structures that occupy the Project Site and construct a five (5) story, approximately 23,140 square foot residential building with twenty six (26) residential condominium units, including three (3) income restricted units, nineteen (19) off-street vehicle parking spaces, and at least twenty six (26) on-site bicycle storage spaces (the "Proposed Project").

As currently proposed, the twenty-six (26) residential units are anticipated to consist of twenty two (22) one bedroom units, three (3) two bedroom units, and one (1) three bedroom unit.

The estimated total development cost for the Proposed Project is \$5,200,000.

ARTICLE 80 REVIEW PROCESS

On February 15, 2019, the Proponent filed a Small Project Review Application with the BPDA, pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on April 18, 2019, at the East Boston Neighborhood Health Center Training & Education Institute located at 250 Sumner Street in East Boston to solicit feedback from the public and review the Proposed Project. The public meeting was advertised in the *East Boston Times* and *El Mundo*. The public comment period concluded on April 29, 2019.

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

ZONING

The Project Site is located in the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically is located in the MFR (multi-family residential) Subdistrict.

The Proposed Project will require zoning relief for the following: lot area for additional units, floor area ratio, height, usable open space, front and rear yard setback, off-street parking, and off-street loading.

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

- Installation of new lighting along the building perimeter to improve visibility and pedestrian safety;
- Planning and implementation of area site improvements which shall include landscaping, reconstruction and extension of the sidewalk from the corner of Gove Street to the Project Site, and installation of public street trees where appropriate leading to and around the Project Site in accordance with Boston Complete Streets guidelines. The Proponent shall work with the Boston Transportation Department ("BTD"), Public Works Department ("PWD"), Public Improvement Commission ("PIC),

BPDA, and other applicable city agencies/departments to develop and implement area site plan improvements. A detailed landscaping and civil site plan illustrating said improvements must be submitted and approved by the BPDA as part of the construction drawings for the Proposed Project;

- The creation of approximately forty five (45) construction-related jobs; 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 Benefits Agreement, and sign and deliver any other letters, agreements, and documents necessary in connection with the following community benefit:

- A commitment to fund and implement thirty-five thousand dollars (\$35,000) worth of roadway and public realm improvements to Geneva Street, which is a private way open to public travel, as part of the Proposed Project. The scope of work may include leveling and resurfacing all or portions of Geneva Street to enhance multi-modal access in the impacted neighborhood. The final scope of work shall be reviewed and approved by the BPDA in consultation with BTM, PWD, PIC and any other applicable city agencies/departments prior to commencing the proposed improvements. The roadway and public realm improvements shall be completed prior to issuance of a Certificate of Occupancy for the Proposed Project.

The Proponent will provide the BPDA with evidence indicating that above referenced mitigation and community benefits have been satisfied. BPDA approved construction signage must be installed at the Proposed Project's construction site(s) before and during project construction. The signage must be in the form of panels at highly visible locations at the construction site(s) or around the construction site perimeter and must be adjacent to each other. The BPDA will work with the Proponent to provide high-resolution graphics that must be printed at large scale (minimum 8 feet by 12 feet).

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. As the Proposed Project will provide twenty six (26) new

homeownership units, and three (3) units within the Proposed Project will be created as IDP homeownership units (the "IDP Units"), of which two (2) will be made affordable to households earning not more than 80% 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") and one (1) will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

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

Unit Number	Number of Bedrooms	Square Footage	Percent of Area Median Income	Sales Price
Unit 304	One	640 SF	80%	\$182,100
Unit 402	One	655 SF	80%	\$182,100
Unit 201	Two	860 SF	100%	\$281,600

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement ("AHA"), and sales and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale 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 AHA must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission ("BFHC") at the time of building permit issuance. Preference will be given to applicants 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 homebuyer.

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 an Affirmative Fair Housing Marketing Plan (the "Plan") by the BFHC and the BPDA. An affordability covenant will be placed on the IDP Units to maintain affordability for a period of up to 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 buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

In addition to the designated IDP units, the Proponent has agreed to make an IDP contribution of \$76,000 as a partial unit payment (based on 0.38 unit) to the IDP Special Revenue Fund ("IDP Fund") managed by the City of Boston Department of Neighborhood Development ("DND"). This payment is required to be made at the time of building permit issuance. The combination of this contribution and the three (3) designated IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

RECOMMENDATION

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 Housing Agreement 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-885365 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 28-30 Geneva Street in the East Boston neighborhood, proposed by Joel DeLuca (the "Proponent"), for the construction of twenty six (26) residential

condominium units, including three (3) Inclusionary Development Policy units ("IDP Units"), approximately nineteen (19) off-street vehicle parking spaces, and at least twenty six (26) 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 Housing Agreement for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

**FURTHER
VOTED:**

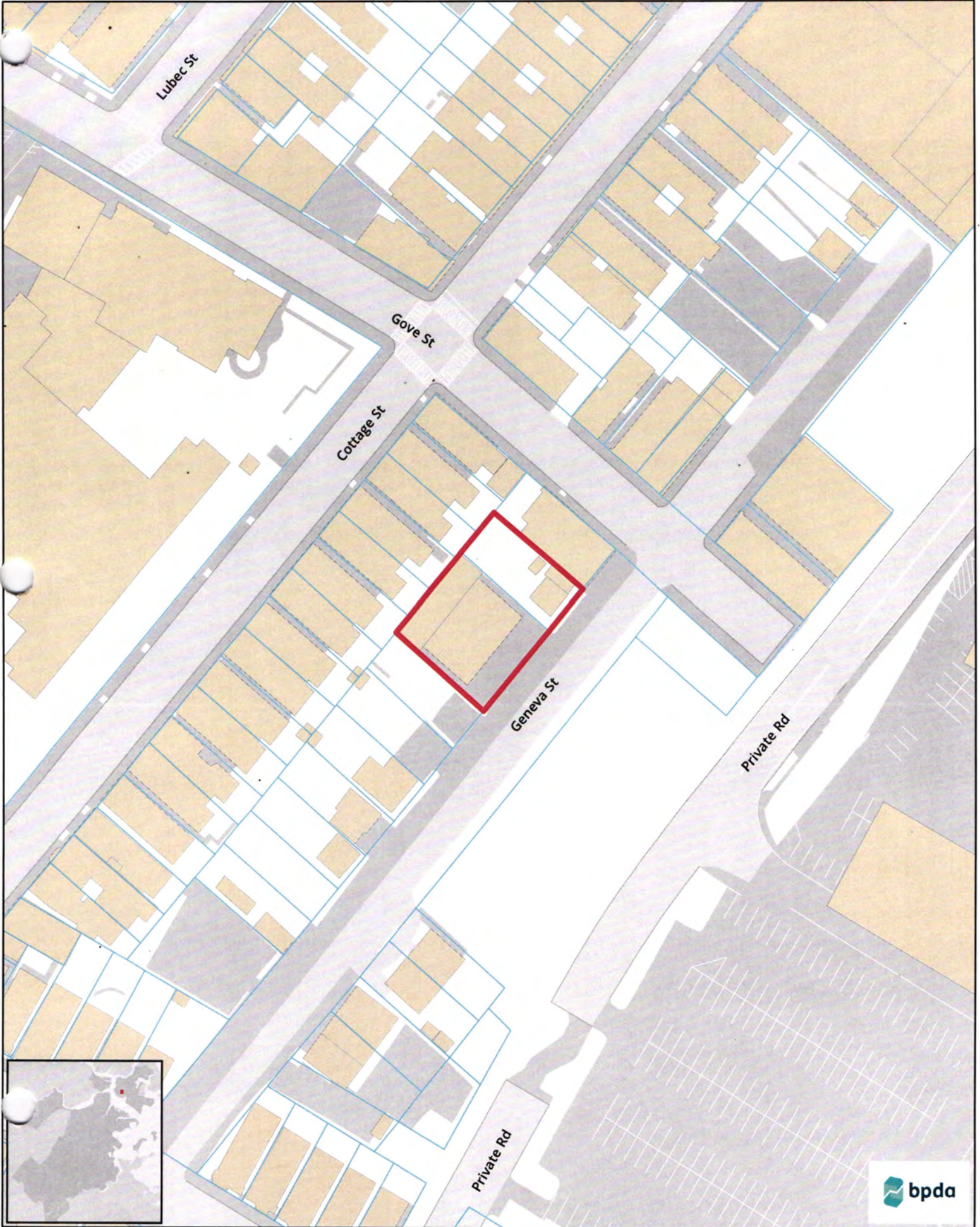
That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

**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-885365 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.

28-30 Geneva Street, East Boston

1:1,000



28-30 Geneva Street, East Boston

1:1,000

