

MEMORANDUM

FEBRUARY 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
MICHAEL CANNIZZO, SENIOR ARCHITECT
JOHN CAMPBELL, PROJECT MANAGER
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: EDWARD W. BROOKE CHARTER SCHOOL PROJECT 95 HORACE
STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) take the following actions: (1) issue a Certification of Approval for the renovations of the existing school building located at 95 Horace Street in East Boston, which includes new construction of a 13,100 square foot three story addition and related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) recommend approval to the Zoning Board of Appeal on Petition BZC- 32445 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The site of the Edward W. Brooke Charter School project (the “Proposed Project”) is located at 95 Horace Street, 617 and 619 Bennington Street in East Boston. The existing site is bounded to the north by Bennington Street, to the west by an entire block of two and three family residential buildings and Moore Street, to the south by Horace Street and to the east by Byron Street. The site of the new addition will occupy a parcel that faces primarily on Bennington Street (the “Project Site”).

DEVELOPMENT TEAM

The development team consists of the Edward W. Brooke Charter School as the developer (the “Developer”), Jon Clark, Co-Head of School as Owner, Robert Baldwin, Manager of Qroe Preservation Development, Lorrie Adamz, Senior Project Manager, of Diversified Project Management as owners project manager, Jeffrey Drago, Esq. as legal counsel, Will Spears, Principal of Miller Dyer Spears as the project architect, Ralph DeNisco, Senior Associate of Nelson/Nygaard Consulting Associates as the

transportation consultant and Steve Garvin, President of Samiotes Consultants, Inc. as the civil engineer.

PROPOSED PROJECT

The Edward W. Brooke Charter School has secured the purchase rights and plans to redevelop the former Dom Savio High School building and two abutting residential properties located at the corner of Byron and Bennington Streets in the East Boston neighborhood for school use in order to accommodate 475 students in grades K-8 (the "Proposed Project"). The project will include major renovation of the 29,700 square foot existing school building as well as construction of a 13,100 square foot three story addition. In order to allow for outdoor play space and building expansion, the project will include the demolition of a residential structure at 617 Bennington Street and the relocation of a residential structure at 619 Bennington Street. All properties are currently owned by the Salesian Society, which operates the Boys and Girls Club across Byron Street. Construction start is planned for May, 2013 and occupancy is scheduled for July, 2014.

ZONING

The Project Site is located within a (2F-2000) Two-Family Subdistrict ("2F") in the East Boston Neighborhood District in East Boston. The Proposed Project will require zoning variances for the following: (1) Use Conditional, (2) Off-Street Loading Insufficient, (3) Off-Street Parking Insufficient, (4) Lot Area Insufficient, (5) Excessive Floor Area Ratio and (6) Excessive Building Height. Enforcement as evidenced by the rejection letter issued by ISD attached as Exhibit A.

Note: Subject to further review of (1) Building/Fire/Access Codes; (2) Combining Lots and Demo-permits; and (3) Water + Sewer Commission and Public Works Department.

PUBLIC PROCESS

On January 3, 2013, the Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the "Code"). On January 22, 2013, the BRA hosted a community meeting at The Salesian Boys & Girls Club of East Boston (F.N.A Dom Savio Gymnasium) located at 150 Byron Street (Cafeteria), East Boston. The community meeting was advertised in the East Boston Times.

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 Director be authorized to: (1) issue a Certification of Approval for the Proposed Project in

accordance with Article 80E, Small Project Review of the Code; and (2) recommend approval to the Board of Appeal on Petition BZC-32445 for zoning relief necessary in the 2F subdistrict to renovate and construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the redevelopment, proposed by Edward W. Brooke Charter School (“Developer”), of the former Dom Savio High School building and two abutting residential properties located at the corner of Byron and Bennington Streets in East Boston in order to accommodate 475 students in grades k-8 (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver 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-32445, the Edward W. Brooke Charter School project in East Boston, for zoning relief necessary in a Two-Family Subdistrict (“2F”), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.