

MEMORANDUM

MARCH 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
ANDREW GRACE, SENIOR ARCHITECT
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: 37 NORTH BEACON STREET RESIDENTAIL PROJECT, ALLSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) issue a Certification of Approval for the development of the 37 North Beacon Street Residential project, located at 37 North Beacon Street in Brighton, which includes forty-one (41) residential units, four (4) rental retail spaces on the ground level with thirty-five (35) parking spaces and related site improvements (the “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-32528 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The 37 North Beacon Street Residential Project (the “Project Site”) is located in Allston, at the intersection of North Beacon Street and Everett Street. It is bounded to the north by two multi-family residential buildings and Harvester Street, to the east by Everett Street, to the west by Sinclair Place and to the south by North Beacon Street (“Project Site”).

The proposed development calls for combining three parcels measuring a total of 18,103 square feet.

DEVELOPMENT TEAM

Sebastian Mariscal of Sebastian Mariscal Studio, (the “Developer”) is the owner and represents every aspect of the development team.

PROPOSED PROJECT

Located at 37 North Beacon Street in Boston's Allston neighborhood, the project features a new 5-story building with a semi basement level on the north side of the property to take advantage of the down-sloping flanking streets. Its main use is residential, containing forty-one (41) residential rental units ranging from studios to three bedroom units. There are a total of nine (9) studios, fifteen (15) one bedroom units, fifteen (15) two bedroom units and two (2) three bedroom units. These units are designed with flexible floor plans that allow for a live-work use. The units on the 4th floor are two story units whereas the units on the first three floors are only one story. Access to the upper residential units will be provided by two sets of stairs. The users will go up a maximum of three levels to enter units from street levels (the "Proposed Project").

Among the units mentioned above, there will be a total of five (5) affordable housing units as well as one (1) accessible unit on the lower/street level. There are also four (4) rental retail spaces on the ground level. Residential units circle the central patio and are accessed through exterior corridors. Every residential unit has either a private garden or terrace area besides sharing public spaces at lower floor and roof.

The Proposed Project is configured on a square shape with an open central garden/plaza which serves as a public/social space, it houses four (4) retail units with access from the street, this garden provides light and ventilation to all units, its permeable surface contributes to the storm-water runoff retention on site.

The storm water retention system will be designed to contain 100% of storm water on site and is one of many sustainable features proposed in the project (see sustainable features section). The roof is planned as a space for gathering as well as to contain vegetable gardens for the use of the tenants.

The northern portion of the roof is strategically angled to house a series of Photovoltaic panels that will provide power to the building and significantly reduce its energy usage from the grid.

Broken volumes in all façades allow for a better natural illumination as well as improved passive heating and cooling ventilation. Vegetation flows seamlessly through these volumes to reduce bulk and presents a lower scale sensation that blends with the local environment rather than imposing.

The semi basement level, accessed through Everett Street for the motor vehicles and through Sinclair Place for the bicycles, contains thirty-five (35) parking spaces meant for the use of the building occupants and two (2) bicycle parking spaces per unit, totaling eighty-eight (88) spaces. In addition, every unit will be provided with a private storage

space on this level. From the basement to the roof top the building has two (2) trash chutes, one for recycle and the other for non-recyclable trash, as well as a 4ft x 4ft motorized dumb waiter to easily transport heavy packages throughout all levels of the building.

ZONING

The Project Site is located within a Three Family Subdistrict (“3F-4000”) in the Allston-Brighton Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Use: Retail Uses: Forbidden; (2) Multi Family Dwellings: Forbidden; (3) Lot Area Insufficient; (4) Floor Area Ratio Excessive; (5) Building Height Excessive; (6) Usable Open Space: Insufficient, Front Yard Insufficient; (7) Side Yard Insufficient; (8) Rear Yard Insufficient; and (9) Off-Street Parking Insufficient. Enforcement is evidenced by the rejection letter issued by ISD attached as Exhibit A.

PUBLIC PROCESS

On January 2, 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 31, 2013, the BRA hosted a community meeting at the Jackson Mann Community Center, in the community room located at 500 Cambridge Street in Allston. The meeting was advertised in the Allston Brighton TAB and the Boston Bulletin. There have been subsequent community meetings between the proponent and abutters and other members of the community.

AFFORDABLE HOUSING

Five (5) of the forty-one (41) residential rental units within the Proposed Project will be created as affordable housing (the “Affordable Units”). All five (5) Affordable Rental Units, will be affordable to households earning seventy percent (70%) and below of the area median income (“AMI”).

The locations, sizes, and rental prices of the Affordable Units are as follows:

Unit Number	Bedrooms	Square Footage	Location of Affordable Unit	Percent of Median Income	Rental Price
F17	Studio	665	2 nd Floor	70% AMI	\$1,061
D13	One	753.50	2 nd Floor	70% AMI	\$1,237
F30	Studio	665.50	3 rd Floor	70% AMI	\$1,061
B23	One	780.50	3 rd Floor	70% AMI	\$1,237
F43	Two	989.50	5 th Floor	70% AMI	\$1,414

*To be adjusted in accordance with increases in HUD area median incomes.

In addition to the Affordable Units, the Developer will make an affordable housing contribution of \$68,000 (the "Affordable Housing Payment"). The Affordable Housing Payment shall be made upon issuance of the building permit.

The Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Units and the Affordable Housing Payment. The Affordable Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BRA, which shall be approved along with the execution of the Affordable Housing Agreement. Preference for the Affordable units 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 homebuyers.

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each Affordable Unit to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

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 Zoning Board of Appeal on Petition BZC-32528 for 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 for the 37 North Beacon Street Residential Project, proposed by Sebastian Mariscal Studio for the provision of forty-one (41) residential units, four (4) rental retail spaces on the ground level and thirty-five (35) parking spaces with related site improvements ("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-32528, Sebastian Mariscal, 37-43 North Beacon Street, Brighton, for 4 forbidden uses and 16 variances to demolish existing structure, combine parcels and erect forty-one (41) dwelling units in a 3F-4000 district, the Boston Redevelopment Authority recommends **APPROVAL WITH PROVISIO**: that plans be submitted to the Authority for design review approval.