

MEMORANDUM

SEPTEMBER 12, 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
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
RAUL DUVERGE, PROJECT ASSISTANT

SUBJECT: 41-43 SARATOGA STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 41-43 Saratoga Street in East Boston (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project, 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 (3) recommend approval to the Zoning Board of Appeal on Petition BZC-32827 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The Proposed Project is located at 41-43 Saratoga Street just outside of East Boston’s Central Square. The site is currently occupied by two existing residential buildings and a garage. The Proposed Project site consists of approximately 5,300 square feet of land with direct vehicular and pedestrian access from Saratoga Street (the “Project Site”). The uses in the immediate area are primarily residential with a large commercial building located diagonally across the street.

The Project Site is within a short walking distance of MBTA bus service and approximately a half mile away from Blue Line subway service (Maverick Station), providing direct access to Downtown and the Greater Boston area.

PROPOSED PROJECT

Pat Buonopane (the “Developer”) proposes a residential building that includes eighteen (18) residential rental units including , sixteen (16) market rate units and three (3) affordable units. The Proposed Project seeks to remove two (2) existing residential buildings and a garage at 41-43 Saratoga Street and includes the construction of a new four (4) story building with on-site parking and related improvements in open space, landscaping, and vehicular and pedestrian access to the site.

The Proposed Project will be approximately 13,800 square feet of new construction with eighteen (18) residential units on three (3) levels of building above the parking garage and a roof top deck for residents. The exterior of the building will be a combination of brick veneer, hardi plank siding and MDO panel. Overall, the top of the structure will be 49 feet high from the Saratoga Street elevation.

As currently proposed, the eighteen (18) residential units will be broken down into twelve (12) studios and six (6) one bedroom units.

The Proposed Project will include approximately ten (10) parking spaces, representing a 0.56 to 1 parking ratio. All parking spaces will be at grade and covered by the residential building itself. In addition to the ten (10) vehicle parking spaces, the Developer will provide at least eighteen (18) bicycle storage spaces for residents, representing a 1:1 bicycle storage ratio.

The Developer anticipates beginning construction of the Proposed Project by the end of 2013. The estimated total construction cost for the Proposed Project is approximately \$2,500,000.

DEVELOPMENT TEAM

The development team consists of:

Proponent: Pat Buonopane

Architect: Roche- Christopher LLC
William Christopher

Legal Counsel: McDermott, Quilty & Miller, LLP
Stephen V. Miller

PUBLIC PROCESS

On Friday, July 26, 2013, the Developer filed an Application for Small Project Review with the BRA. The BRA sponsored a public meeting on Tuesday, August 13, 2013 at 6:30 p.m., at the Paris Street Community Center, located on 112 Paris Street in East Boston. The public comment period concluded on Wednesday, August 28, 2013.

The public meeting was advertised in the *East Boston Times* on August 7, 2013. The Developer has also met with both with Eagle Hill Civic Association and residential abutters outside of the BRA sponsored public meeting.

AFFORDABLE HOUSING

The Inclusionary Development Policy requires that the developer create 2.34 units of affordable housing. Three (3) units within the Proposed Project will be created as affordable housing (the "Affordable Units"). The Proposed Project is subject to the Inclusionary Development Policy, dated September 27, 2007 ("IDP"), which requires that affordable units be made affordable to households earning less than or equal to 70% of the Area Median Income ("AMI").

Three (3) of the units in the Proposed Project will be affordable to households earning up to 70% of the AMI based upon United States Department of Housing and Urban Development ("HUD") guidelines.

The sizes, location and rents for the Affordable Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of Affordable Unit	Percent of Median Income	Approximate Rent
Studio	451 s.f.	2A	70%	\$1024
Studio	450 s.f.	2D	70%	\$1024
One	617 s.f.	3B	70%	\$1194

Rental prices and income limits will be adjusted according to HUD at the time of the initial rental of the Affordable Units.

The Affordable Rental Housing Agreement and Restriction ("ARHA") must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") along with the ARHA to the Boston Fair Housing Commission and the BRA, which shall be approved prior to the execution of the ARHA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Units 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). The household income of any subsequent renter of the Affordable Units during this fifty (50) year period must fall within the applicable income limit for each Affordable Unit.

PUBLIC BENEFIT

The Proposed Project will result in the demolition and residential conversion of a number of blighted and dilapidated structures. In particular, the Proposed Project will provide much needed modern residential rental housing in a manner that is consistent with and complimentary to the surrounding neighborhood, thereby enhancing the residential nature of the community. The new construction proposed for the site will designate three (3) of the residential units as affordable. With the construction of this new building, the developer will also provide sidewalk and streetscape improvements.

ZONING

The Project Site is located within the East Boston Neighborhood District and the 2F-2000 Sub District. The Project will require zoning relief with respect to F.A.R., building height, uses, off-street parking requirements, and front, side, and rear yard requirements.

RECOMMENDATIONS

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 at 41-43 Saratoga Street in East Boston (the "Proposed Project"); (2) enter into an Affordable Rental Housing Agreement and Restriction, 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 (3) recommend approval to the Zoning Board of Appeal on Petition BZC-32827 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 41-43 Saratoga Street in East

Boston by Pat Buonopane (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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of three (3) on-site Affordable Units and execute 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 BZC-32827 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.