

**MEMORANDUM**

**NOVEMBER 14, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
JOHN CAMPBELL, PROJECT ASSISTANT

**SUBJECT:** 50 SYMPHONY ROAD, FENWAY

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**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 50 Symphony Road in Fenway (the “Proposed Project”) in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) enter into an Affordable Housing Agreement and Restriction in connection with the Proposed Project, and take any other action and execute any other agreements and/or documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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**PROJECT SITE**

The proposed project is located at 50 Symphony Road in Fenway between Hemenway Street and St. Stephen Street (the “Project Site”). The Project Site is a lot approximately 6,000 square feet of land currently used for parking. The Project Site is bounded by Symphony Road Community Garden to the west, 40 Symphony Road (an eight unit apartment building) to the east and Public Alley 810 to the south.

The Project Site is also located within walking distance to the MBTA Green Line Symphony station as well as several MBTA bus lines which operate along Huntington Avenue and Massachusetts Avenue.

**PROPOSED PROJECT**

Urbanica, Inc. (the “Developer”) proposes a development that includes twenty (20) residential condominium units, featuring seventeen (17) market rate and three (3) affordable, as well as eleven (11) on-site/off-street underground parking spaces accessible from the public alley at the rear (the “Proposed Project”). There will also be designated space for bicycle racks. The main entry will be on Symphony Road.

The exterior of the Proposed Project will be a five story, double bow front design to give a contemporary interpretation to traditional Fenway architecture. The first story is a stone base, the next three stories will be brick and the top story will be metal. The Proposed Project will be approximately 28,278 square feet of new construction with approximately 4,787 square feet of covered parking under the main structure.

As currently proposed, the twenty (20) residential condominium units will be broken down into eighteen (18) two-bedroom units, and two (2) one-bedroom units.

The Developer plans to begin construction of the Proposed Project in the spring of 2014. The estimated total construction cost for the Proposed Project is approximately \$9,000,000.

### **DEVELOPMENT TEAM**

The development team consists of:

Principal: Urbanica, Inc.  
Kamran Zahedi

Architect: Urbanica Design, Inc.  
Stephen Chung

### **PUBLIC PROCESS**

On Friday September 20, 2013, the Developer filed an Application for Small Project Review with the Boston Redevelopment Authority (“BRA”). The BRA sponsored public meeting was held on October 22, 2013 at 6:30 p.m., at the Morville House, 100 Norway Street, Fenway. The public meeting was advertised in *The Fenway News* on October 4, 2013. The BRA extended the original comment period deadline from October 29, 2013 to November 5, 2013 to allow for additional comments to be submitted. The Developer also met with and received support from the Fenway Civic Association, Gainsborough Neighborhood Association, Symphony Road Community Gardens, and Symphony United Neighbors.

### **AFFORDABLE HOUSING**

The Inclusionary Development Policy is applicable to the Proposed Project and will require the Developer to create three (3) units of on-site affordable housing (the “Affordable Units”). Two of the Affordable Units, one one-bedroom and one two-bedroom, will be affordable to households earning 80% or below of area median income (“AMI”) and one Affordable Unit will be a two-bedroom unit affordable to households

earning greater than 80% and less than or equal to 100% of AMI, at the time of sale, based upon United States Department of Housing and Urban Development (“HUD”) guidelines. The price of the Affordable Units will be proposed by the Developer and approved by the BRA and will include two (2) two-bedroom units and one (1) one-bedroom unit. The two-bedroom units will be Units 101 and 201, and the one-bedroom unit will be Unit 102.

The Developer will enter into an Affordable Housing Agreement and Restriction with the BRA for the Affordable Units. The Affordable Housing Agreement and Restriction must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Developer will submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA, which shall be approved prior to the execution of the Affordable Housing Agreement and Restriction.

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. The household income of any subsequent owner of the Affordable Units will be restricted during this fifty (50) year period.

### **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 at 50 Symphony Road in Fenway; and (2) enter into an Affordable Housing Agreement and Restriction, and take any other action and execute any other agreements and/or documents that the Director deems appropriate and necessary in connection with 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 50 Symphony Road in Fenway by Urbanica, Inc. (the “Proposed Project”). The Proposed Project has complied with the requirements of Small Project Review, under Section 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.