

**MEMORANDUM**

**DECEMBER 19, 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:** 319-327 CHELSEA STREET, EAST BOSTON

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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 319-327 Chelsea Street in East Boston (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (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.

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**PROJECT SITE**

The Proposed Project is located at 319-327 Chelsea Street, on the edge of the Eagle Hill section of East Boston. The site is currently occupied by the Magrath Funeral Home. The Proposed Project site consists of approximately 16,800 square feet of land with direct vehicular and pedestrian access from Chelsea and Bremen Street (the “Project Site”). The uses in the immediate area are primarily residential with some local commercial uses located along Chelsea and Bremen 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 (Wood Island Station), providing direct access to Downtown and the Greater Boston area.

**PROPOSED PROJECT**

Pat Buonopane (the “Developer”) proposes to demolish the existing funeral home on the site and construct a new five (5) story, 44,550 square feet mixed use building with

thirty eight (38) residential rental units, a roof deck, and two (2) commercial/retail units. A total of thirty four (34) parking spaces will be provided on site.

The Proposed Project will have a three (3) story elevation along Chelsea Street and a five (5) story elevation along Bremen Street. Overall, the top of the structure will be fifty nine (59) feet high from the Bremen Street elevation.

As currently proposed, the thirty eight (38) residential units will be broken down into twenty (20) two bedroom units, thirteen (13) one bedroom units, and five (5) studios.

The Proposed Project will include approximately thirty four (34) vehicle parking spaces, representing a 0.89 to 1 parking unit ratio. All parking spaces will be at grade and covered by the residential building itself. In addition to the vehicle parking spaces, the Developer will also provide bicycle storage space for residents.

The Developer anticipates beginning construction of the Proposed Project by fall 2014. The estimated total construction cost for the Proposed Project is \$8,000,000.

### **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 Tuesday, October 29, 2013, the Developer filed an Application for Small Project Review with the BRA. The BRA sponsored a public meeting on Thursday, November 21, 2013 at 6:00 p.m., at the East Boston Branch of the Boston Public Library, located on 365 Bremen Street in East Boston. The public comment period concluded on Monday, December 2, 2013.

The public meeting was advertised in the *East Boston Times* on November 13, 2013. The Developer has also met with local elected officials and neighborhood abutters outside of the BRA sponsored public meeting.

## AFFORDABLE HOUSING

The Inclusionary Development Program requires that the number of on-site affordable units shall not be less than 15% of the total number of market rate units. Six (6) 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”).

Six (6) 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
2 BR	1029 SF	5 <sup>th</sup> floor	70%	\$1365
2 BR	992 SF	3 <sup>rd</sup> floor	70%	\$1365
2 BR	1029 SF	2 <sup>nd</sup> floor	70%	\$1365
1 BR	622 SF	2 <sup>nd</sup> floor	70%	\$1194
Studio	478 SF	1 <sup>st</sup> floor	70%	\$1024
Studio	499 SF	3 <sup>rd</sup> floor	70%	\$1024

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”) to the Boston Fair Housing Commission and the BRA. 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 an enhanced use of the site, more in keeping with the residential character of the surrounding area. The new construction proposed for the site will create six (6) new affordable residential units. In addition, with the construction of the new building, the Developer will also provide sidewalk and streetscape improvements along Chelsea and Bremen Street.

## **ZONING**

The Project Site is located within the East Boston Neighborhood District and the 3F-2000 Sub District. The Proposed Project will require zoning relief for the following: FAR., building height, multifamily use, off-street parking, useable open space, side yard, rear yard, and off street parking maneuverability.

## **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 319-327 Chelsea Street in East Boston (the "Proposed Project"); and (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.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 319-327 Chelsea Street in East Boston (the "Proposed Project") by Pat Buonopane (the "Developer") 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 six (6) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.