

MEMORANDUM

BOARD APPROVED

JUNE 14, 2018

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
GARY J WEBSTER, JR., PROJECT MANAGER
MATT MARTIN, URBAN DESIGNER
MARIE MERCURIO, SENIOR PLANNER
JOHN DALZELL, SENIOR ARCHITECT

SUBJECT: E+ PARKER AND TERRACE STREET DEVELOPMENT, MISSION HILL

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 77 Terrace Street (as further described below, the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located in the Mission Hill neighborhood of Boston. The site consists of approximately 59,286 square feet of vacant land located on 11 contiguous parcels bound by Parker and Terrace Streets known and numbered as 778-796 Parker Street and 77 Terrace Street (the “Project Site”).

This is a Boston E+ Green Building Program, a joint initiative of the BPDA, the Department of Neighborhood Development (“DND”), and the Department of

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

Environment, Energy, and Open Space (“EEO”), purposed to advancing net energy positive buildings in Boston. Developer selection and awarding of the Project Site was through a public bidding process led by the DND. The Project Site is within walking distance of MBTA Orange Line subway service (*Jackson Square Station and Roxbury Crossing*), providing direct access to Downtown and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Mission Hill Living, LLC
Sebastian Mariscal

Architect: Sebastian Mariscal Studio, Inc.
Sebastian Mariscal

Legal Counsel: McDermott, Quilty, and Miller, LLP
Joseph Hanley

THE ORIGINALLY APPROVED PROJECT

On January 7, 2014, Mission Hill Living, LLC (the “Proponent”) submitted a Small Project Review Application (“SPRA”) with the BPDA seeking to develop the Project Site and construct a mixed-use building. On February 13, 2014, the BRA Board voted to approve the first iteration of the Parker and Terrace Street Development project (the “Originally Approved Project”).

The Originally Approved Project consisted of the construction of a three (3) story, approximately 42,580 square foot mixed-use building with forty-four (44) residential rental units, including ten (10) income restricted units, made affordable to a range of incomes, including 30%, 70%, and 120% of the Area Median Income (“AMI”), as defined by the U.S. Department of Housing and Urban Development (“HUD”). The Originally Approved Project also included thirty (30) off-street vehicle parking spaces and two ground floor commercial spaces totaling 4,124 square feet.

THE REVISED PLAN FOR 77 TERRACE STREET

On April 6, 2018, the Proponent submitted a Notice of Project Change (“NPC”) to the BPDA to revise the Originally Approved Project.

The following changes have been proposed to the Originally Approved Project:

1. The addition of sixteen (16) residential units, bringing the total to sixty (60).
2. The addition of two (2) income restricted units, bringing the total to twelve (12).
3. The addition of approximately three (3) off-street parking spaces, bringing the total to approximately thirty-three (33).
4. An increase of approximately 1,264 square feet of residential gross floor area, bringing the total to approximately 43,844 square feet.
5. An increase of approximately 1,566 square feet to the ground floor commercial space, bringing the total to approximately 5,690 square feet.

As a result of these proposed changes, the proposed development at the Project Site will now consist of the construction of a three (3) story, approximately 49,534 square foot mixed-use building that will include sixty (60) residential rental units, including twelve (12) income restricted units, approximately thirty-three (33) parking spaces, and approximately 5,690 square feet of ground floor commercial space (the “Proposed Project”).

ARTICLE 80 REVIEW PROCESS

On April 6, 2018, the Proponent filed an NPC with the BPDA. The BPDA sponsored and held a public meeting on April 23, 2018 at the BCYF Tobin Community Center in Mission Hill. The public meeting was duly advertised in both the *Bay State Banner and Mission Hill Gazette*. The public comment period concluded on May 4, 2018.

Outside of the BPDA sponsored public meeting, the Proponent conducted additional outreach with local elected officials and abutters to solicit feedback and review the Proposed Project. The BPDA / DND also sponsored an E+ Green Building Program public meeting held on March 6, 2018 at the Mission Church. Additionally, the E+ Green Building redevelopment program for this site and the resulting Request for Proposals and developer selection were the products of an extensive community process led by the BPDA / DND that involved numerous meetings.

ZONING

The Project Site is located in the Mission Hill Neighborhood District governed by the Underlying Zoning and more specifically in a LI and 3F-3000 Subdistrict.

The Proposed Project required zoning relief from the following: lot area, floor area ratio (F.A.R), building height, usable open space, front yard, rear yard, traffic visibility at corner, and off-street parking.

COMMUNITY BENEFITS

The Proponent has maintained its commitment to the community benefits that were included with the Originally Approved Project, providing a number of public benefits to the Mission Hill neighborhood and the City of Boston as a whole, these include:

- 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 twelve (12) new affordable residential units which will be approximately four (4) more affordable units than required by City policy.
- The Proposed Project will be energy positive in its design with a projected energy surplus of twenty-one percent (21%). This will be achieved through sustainable design of the building including geothermal heating systems, water filtration systems and 14,500 square foot solar farm on the roof.
- The unique topography of the Project Site and the creative design of the Proposed Project will allow for no new visual impact from Parker Street.
- Instead of a new building, pedestrians along Parker Street will be exposed to green open space including community gardens.
- The Project Site is well situated to take advantage of its proximity to public transit and alternative means of transportation decreasing the Project's reliance on automobiles. As such, the Proposed Project will provide reduced parking at thirty-three (33) spaces and offer eighty-two (82) bicycle parking spaces.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone B, as defined by the IDP. The IDP requires that thirteen (13) percent of the total number of units within the development be designated as income restricted rental units (the "Income Restricted Units"). In this case, eight (8) units would be required to be affordable to households making 70% of AMI or less. Given that the property is currently City of Boston land, the Proponent has agreed to provide an additional four (4) Income Restricted Units, for a total of twelve (12) Income Restricted Units, or twenty (20) percent of the units. One (1) of these units will be made affordable to households earning not more than 50% of AMI, seven (7) will be made affordable to households earning not more than 70% of AMI, one (1) will be made affordable to households earning not more than 90% of AMI, one (1) will be made affordable to households earning not more than 100% of AMI and two (2) will be made affordable to households earning not more than 120% AMI

As the parcel is currently owned by the City of Boston, the Proposed Project will be income restricted in perpetuity by the City of Boston Department of Neighborhood Development ("DND"). The location of the Income Restricted Units will be finalized in conjunction with DND staff and outlined in a MassDocs Affordable Housing Agreement (the "MassDocs Agreement").

The MassDocs Agreement must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. DND will require that the Proponent submit an Affirmative Fair Housing Marketing Plan (the "Plan") to the Boston Fair Housing Commission and DND before the Income Restricted Units can be marketed or rented.

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 BPDA approve and authorize the Director to: (1) issue a Certification of Approval for the Proposed Project; and (2) 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 proposed by Mission Hill Living, LLC (the "Proponent") at 77 Terrace Street in Mission Hill (the "Proposed Project"), in order to construct sixty (60) residential rental units, including twelve (12) Income Restricted Units, approximately 5,690 square feet of ground floor retail space, and up to approximately thirty-three (33) off street parking spaces, 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 ("BRA")

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

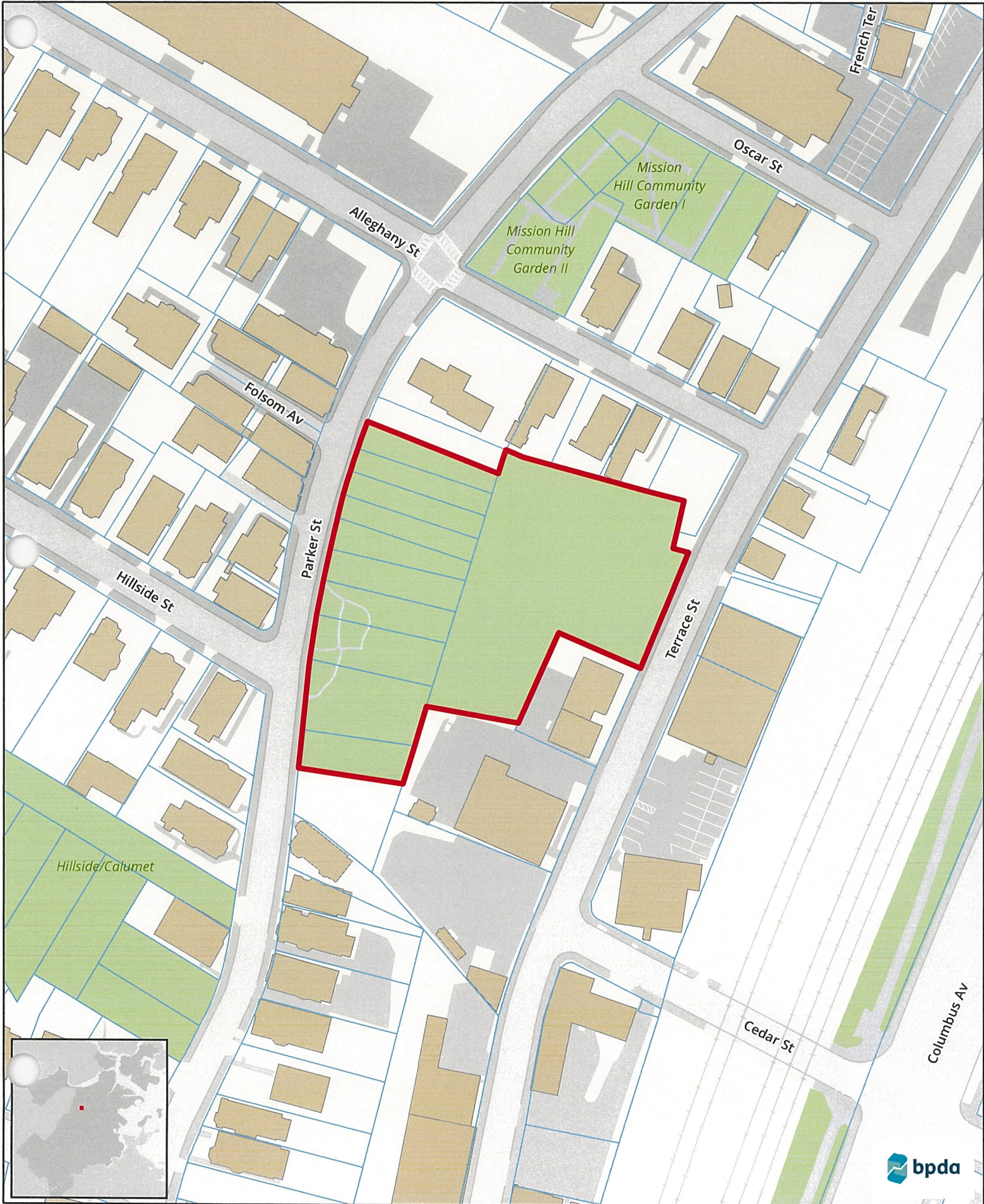
Parker and Terrace Street, Roxbury (77 Terrace Street, 778-796 Parker Street)

1:1,200



Parker and Terrace Street, Roxbury (77 Terrace Street, 778-796 Parker Street)

1:1,200



Date	First Name	Last Name	Organization	Opinion	Comments
4/20/2018	Christopher	Freiss		Support	I continue to support this project with the proposed changes. The developer worked in good faith with the community and I think that this project has been a long time coming to improve the area as the community desired.