

BOARD APPROVED

MEMORANDUM

FEBRUARY 14, 2019

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
RAUL DUVERGE, SENIOR PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
JEONG JUN JU, URBAN DESIGNER II
MUGE UNDEMIR, SENIOR PLANNER I

SUBJECT: 10 TABER STREET, ROXBURY

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 10 Taber Street in Roxbury (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); (2) execute and deliver an Affordable Housing Agreement (“AHA”) in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement 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; and (4) recommend approval to the Zoning Board of Appeal on Petition BOA-864815 for the zoning relief necessary to construct the Proposed Project.

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

PROJECT SITE

The Proposed Project is situated on approximately 9,146 square feet of land located at 6-10 Taber Street in the Dudley Square section of the Roxbury neighborhood (the "Project Site"). The Project Site has frontage along Taber Street and Warren Street and is currently vacant.

The Project Site is located within an approximately one (1) minute walk (200 feet) of MBTA Silver Line and bus service (Dudley Station) and a fourteen (14) minute walk (0.7 miles) of MBTA Orange Line subway service (Ruggles Station), which provide access throughout the City of Boston (the "City") and greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: 10 Taber Street LLC
Klaus Kimel

Architect: Hresko Associates, Inc.
Philip Hresko

Legal Counsel: Boston Zoning Strategies, PLLC
Patrick M. Mahoney, Esq.

DESCRIPTION AND PROGRAM

10 Taber Street LLC (the "Proponent") seeks to construct a six (6) story, approximately 46,239 square foot mixed-use building with forty five (45) homeownership residential units, including six (6) income restricted units, approximately 1,830 square feet of retail space, ten (10) off-street vehicle parking spaces, and at least forty five (45) on-site bicycle storage spaces (the "Proposed Project").

As currently proposed, the forty five (45) residential units are anticipated to consist of thirty five (35) one bedroom units and ten (10) two bedroom units.

The estimated total development cost for the Proposed Project is \$12,000,000.

ARTICLE 80 REVIEW PROCESS

On November 13, 2018, the Proponent filed Small Project Review Application with the BPDA , pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on December 11, 2018 at Dudley Cafe located at 15 Warren Street in Roxbury to solicit feedback from members of the community and review the Proposed Project. The public meeting was advertised in the *Bay State Banner*. The public comment period was extended and ultimately concluded on January 4, 2019.

Outside of the BPDA-sponsored public meeting, the Proponent conducted additional outreach with abutters, the Dudley Square Neighborhood Association, Dudley Square Main Streets, and local elected officials to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located in the Roxbury Neighborhood District, which is governed by Article 50 of the Code, and more specifically is located in the Dudley Square Economic Development Area Subdistrict.

The Proposed Project is expected to require zoning relief for the following: floor area ratio, building height, off-street parking maneuverability, off street parking, and rear yard setback.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide a number of public benefits to the Roxbury neighborhood and the City of Boston as a whole, these include:

MITIGATION

The Proponent has agreed to enter into a Community Benefit Agreement, and sign and deliver any other letters, agreements and documents necessary in connection with the following mitigation and community benefits:

- The Proponent has agreed to reconstruct the sidewalk that abuts the Project Site along Taber Street from Harrison Avenue to Warren Street in conformance with City

of Boston standards prior to issuance of Certificate of Occupancy for the Proposed Project; and

- In consultation with the appropriate city agencies, departments, and commissions, the Proponent has agreed pay for and complete the repaving of Taber Street from the intersection of Warren Street to the intersection of Harrison Avenue in conformance with City of Boston standards prior to issuance of Certificate of Occupancy for the Proposed Project. The anticipated scope of work includes milling, super-pave, and tack coat items and is expected to cost approximately twenty five thousand dollars (\$25,000). The Proponent shall be responsible for securing the necessary approval and/or permits from the Public Improvement Commission (“PIC”) and any other applicable entities and will be responsible for procuring a suitable contractor or entity to implement the said improvements.

COMMUNITY BENEFITS

- The Proponent has committed to working with the Dudley Square Neighborhood Association to incorporate a public art display or design on a suitable location within the Proposed Project. Should a suitable location for the public art display or design not be incorporated or designated within the Proposed Project by building permit issuance, the Proponent has agreed to contribute five thousand dollars (\$5,000) to the BPDA to support and pay for the installation of a public art display in the impacted neighborhood. The final location and scope of the public art display will be determined in consultation with community stakeholders including the local neighborhood or civic association and other applicable city departments and agencies. If applicable, the \$5,000 contribution to the BPDA shall be made payable to the BRA upon building permit issuance for the Proposed Project;

- New pedestrian and commercial activity along Taber Street and Warren Street;

- Pedestrian access improvements, including landscaping, street trees, and other streetscape improvements in and around the Project Site;

- Installation of new lighting along the building perimeter to improve visibility and pedestrian safety;

- The creation of approximately one (100) construction jobs over the duration of the construction of the Proposed Project; and

- Additional property tax revenue for the City.

The Proponent will provide the BPDA with evidence indicating that above referenced mitigation and community benefits have been satisfied. BPDA approved construction signage must be installed at the project construction site(s) before and during project construction. The signage must be in the form of panels at highly visible locations at the construction site(s) or around the construction site perimeter and must be adjacent to each other. The BPDA will work with the Proponent to provide high-resolution graphics that must be printed at large scale (minimum 8 feet by 12 feet).

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. As the Proposed Project will provide forty five (45) new homeownership units, six (6) units within the Proposed Project will be created as IDP homeownership units (the “IDP Units”), of which at least two (2) will be made affordable to households earning not more than 60% of the Area Median Income (“AMI”), two (2) will be made affordable to households earning not more than 80% of AMI, and two (2) will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI. AMI shall be determined as published by the BPDA and based upon data from the United States Department of Housing and Urban Development.

The proposed locations, sizes, income restrictions, and sales prices for the IDP Units are as follows:

Unit Number	Number of Bedrooms	Square Footage	Percent of Area Median Income	Sales Price	ADA/Group 2 Designation (if any)
Unit 202	One	680 SF	100%	\$243,200	Group 2
Unit 303	One	675 SF	80%	\$182,100	
Unit 305	One	665 SF	60%	\$145,920	
Unit 307	Two	945 SF	100%	\$281,600	
Unit 406	One	675 SF	80%	\$182,100	
Unit 408	One	650 SF	60%	\$145,920	

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement (“AHA”), and sales and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission (“BFHC”) at the time of building permit issuance. Preference 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 homebuyer.

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of an Affirmative Fair Housing Marketing Plan (the “Plan”) by the BFHC and the BPDA. An affordability covenant will be placed on the IDP Units to maintain affordability for a period of up to fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

As there is no partial unit payment required, the six (6) designated IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

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; (2) execute and deliver an Affordable Housing Agreement in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement 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 (4) recommend approval to the Zoning Board of Appeal on Petition BOA-864815 for the zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BRA for design review approval.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development at 10 Taber Street in the Roxbury neighborhood, proposed by 10 Taber Street LLC (the "Proponent"), for the construction of forty five (45) residential units, including six (6) Inclusionary Development Policy units ("IDP Units"), 1,830 square feet of retail space, ten (10) off-street vehicle parking spaces, and at least forty five (45) on-site bicycle storage spaces (the "Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement for the creation of six (6) on-site IDP Units in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver 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 BOA-864815 for the zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

10 Taber Street, Roxbury



10 Taber Street, Roxbury

