

MEMORANDUM

BOARD APPROVED

OCTOBER 11, 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
RAUL DUVERGE, SENIOR PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
MARIE MERCURIO, SENIOR PLANNER

SUBJECT: 111 TERRACE STREET, 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 111 Terrace Street in Mission Hill (as further defined below, the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver an Affordable Rental Housing Agreement and Restriction ("ARHAR") 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-818377 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 an approximately 11,889 square foot parcel of land located at 107-115 Terrace Street in the Mission Hill neighborhood of Boston (the "Project Site"). The Project Site fronts along Terrace Street and abuts a steep hill to the rear leading up to Parker Street and is currently occupied by a three (3) story building and a parking and tow lot area.

The Project Site is also located within an approximately six (6) minute walk (0.3 miles) of MBTA Orange Line subway and bus service (Roxbury Crossing Station) which provides access throughout the City of Boston and greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: 111 Terrace Street LLC
Mark Blotner, Mark Cabral

Architect: Lighthouse Architects
John Edward Roche

Legal Counsel: Prince Lobel Tye LLP
Michael P. Ross, Esq.

DESCRIPTION AND PROGRAM

111 Terrace Street LLC (the "Proponent") seeks to construct a five (5) story, approximately 31,361 square foot residential building that will include thirty nine (39) rental units, twenty-two (22) off-street vehicle parking spaces, an approximately 333 square foot shared artist work area, and at least thirty nine (39) on-site bicycle storage spaces (the "Proposed Project").

As currently proposed, the thirty-nine (39) residential units are anticipated to include eleven (11) studio units, twenty-two (22) one bedroom units, and six (6) two bedroom units. Two (2) of the eleven (11) studio units will be built out and designated as artist live units and will have access to the shared work area on the ground floor of the Proposed Project. The final unit mix may vary slightly due to on-going design review by the BPDA.

The estimated total development cost for the Proposed Project is \$13,000,000.

ARTICLE 80 REVIEW PROCESS

On June 8, 2018, the Proponent filed a Small Project Review Application (“SPRA”) with the BPDA, pursuant to Article 80E of the Code, which triggered a public comment period that was initially set to conclude on July 9, 2018. Through mutual consent between the Proponent and the BPDA, the public comment period was extended until August 31, 2018. The BPDA subsequently sponsored and held a public meeting on July 19, 2018 at the BCYF Tobin Community Center located at 1481 Tremont Street in Mission Hill to solicit feedback from members of the community and review the Proposed Project. The public meeting was advertised in the *Bay State Banner*.

Outside of the BPDA-sponsored public meeting, the Proponent conducted additional outreach with Mission Hill Neighborhood Housing Services, Community Alliance of Mission Hill, abutters, and local elected officials to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located in the Mission Hill Neighborhood District, which is governed by Article 59 of the Code, and more specifically is located in a Local Industrial (“LI”) Subdistrict.

The Proposed Project will require zoning relief for the following: off-street parking, multi-family use, floor area ratio (“FAR”), height, rear yard setback, and off-street loading.

MITIGATION & COMMUNITY BENEFITS

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

MITIGATION

- New pedestrian activity along Terrace Street;
- Pedestrian access improvements, including new widened sidewalks, street trees, and other landscaping improvements in and around the Project Site;

- Installation of new lighting along the building perimeter to improve visibility and pedestrian safety;
- The creation of two (2) income restricted artist live units with a shared ground floor work area built out to meet City of Boston Artist Space program guidelines. The units will be subject to the Inclusionary Development Policy and the City of Boston Artist Space program requirements;
- The creation of at least approximately fifty (50) construction-related jobs; and
- Additional property tax revenue for the City of Boston.

COMMUNITY BENEFITS

In addition to the aforementioned mitigation, the Proponent has agreed to the following community benefits in connection with the Proposed Project:

- A transportation study/analysis of the Terrace Street corridor. At the direction of the BPDA, and in consultation with the Boston Transportation Department (“BTD”), Public Works Department (“PWD”), and other applicable City of Boston agencies/departments, the Proponent has agreed to hire and pay for a transportation consultant to conduct a study/analysis of the existing vehicular traffic flows and street regulations on Terrace Street, from Tremont Street to New Heath Street; this analysis shall also consider the impacts of any recommended transportation changes on Perkins Street (between Tremont and Heath Street) and the intersections of Tremont Street/Perkins Street and Tremont Street/Terrace Street. The scope of work for this study/analysis must be reviewed and approved by the BPDA and in consultation with BTD and PWD, prior to the commencement of this work. The study/analysis shall inform and provide recommendations to the applicable City agencies and departments on optimal traffic patterns, street regulations, and pedestrian safety enhancements on Terrace Street. The scope of work for the transportation study/analysis shall not exceed \$37,500 and must commence at or before building permit issuance for the Proposed Project and be completed prior to Certificate of Occupancy issuance; and
- In consultation with the BTD, PWD, and other applicable City of Boston agencies/departments, the Proponent has committed to installing signage and striping a new pedestrian crosswalk(s) at the intersection of Cedar Street and Terrace Street. The installation and striping for the crosswalk shall be completed prior to or upon Certificate of Occupancy issuance.

In connection with the community benefits described above, the Proponent and BPDA will enter into a Community Benefit Agreement.

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 13% of the total number of units within the development be designated as IDP units. In this case, five (5) units within the Proposed Project will be created as IDP rental units (the “IDP Units”), made affordable to households earning not more than 70% of the Area Median Income (“AMI”), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development (“HUD”).

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

Unit Number	Number of Bedrooms	Square Footage	Percent of Area Median Income	Rent	ADA/Group 2 Designation (if any)
Unit 13 ¹	Studio	555 SF	70%	\$1,094	
Unit 15	One	964 SF	70%	\$1,277	ADA/Group 2
Unit 25 ²	Studio	555 SF	70%	\$1,094	
Unit 28	One	871 SF	70%	\$1,277	
Unit 33	Two	997 SF	70%	\$1,459	

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction (“ARHAR”), and rents and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental 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. Notwithstanding the foregoing, it is acknowledged that the IDP requirements of comparability and location may not apply to any artist

¹ The proposed unit will also be designated as an artist live unit which includes oversight by the Mayor’s Office of Arts & Culture

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live/work units which may be included in the Proposed Project. In order to qualify for a prospective artist live/work unit, individuals must become a certified artist through the City of Boston Mayor's Office of Arts and Culture Artist Certification program.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit a draft Affirmative Fair Housing Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA prior to the issuance of the building permit. 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)

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 the Plan by Fair Housing and the BPDA. An affordability covenant will be placed on the IDP Units to maintain affordability for a total period of 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 renter and rent of any subsequent rental of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. IDP Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

In addition to the designated IDP units, the Proponent has agreed to make an IDP contribution of \$21,000 as a partial unit payment (based on 0.07 unit) to the IDP Special Revenue Fund ("IDP Fund") managed by the City of Boston Department of Neighborhood Development ("DND"). This payment is required to be made at the time of building permit issuance. The combination of this contribution and the five (5) 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 Rental Housing Agreement and Restriction 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-818377 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 111 Terrace Street in the Mission Hill neighborhood, proposed by 111 Terrace Street LLC (the “Proponent”), for the construction of a five (5) story, approximately 31,361 square foot residential building with thirty-nine (39) rental units, including five (5) Inclusionary Development Policy units (“IDP Units”), twenty-two (22) off-street vehicle parking spaces, an approximately 333 square foot shared artist work area, and at least thirty nine (39) on-site bicycle storage spaces (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 (“BRA”); and

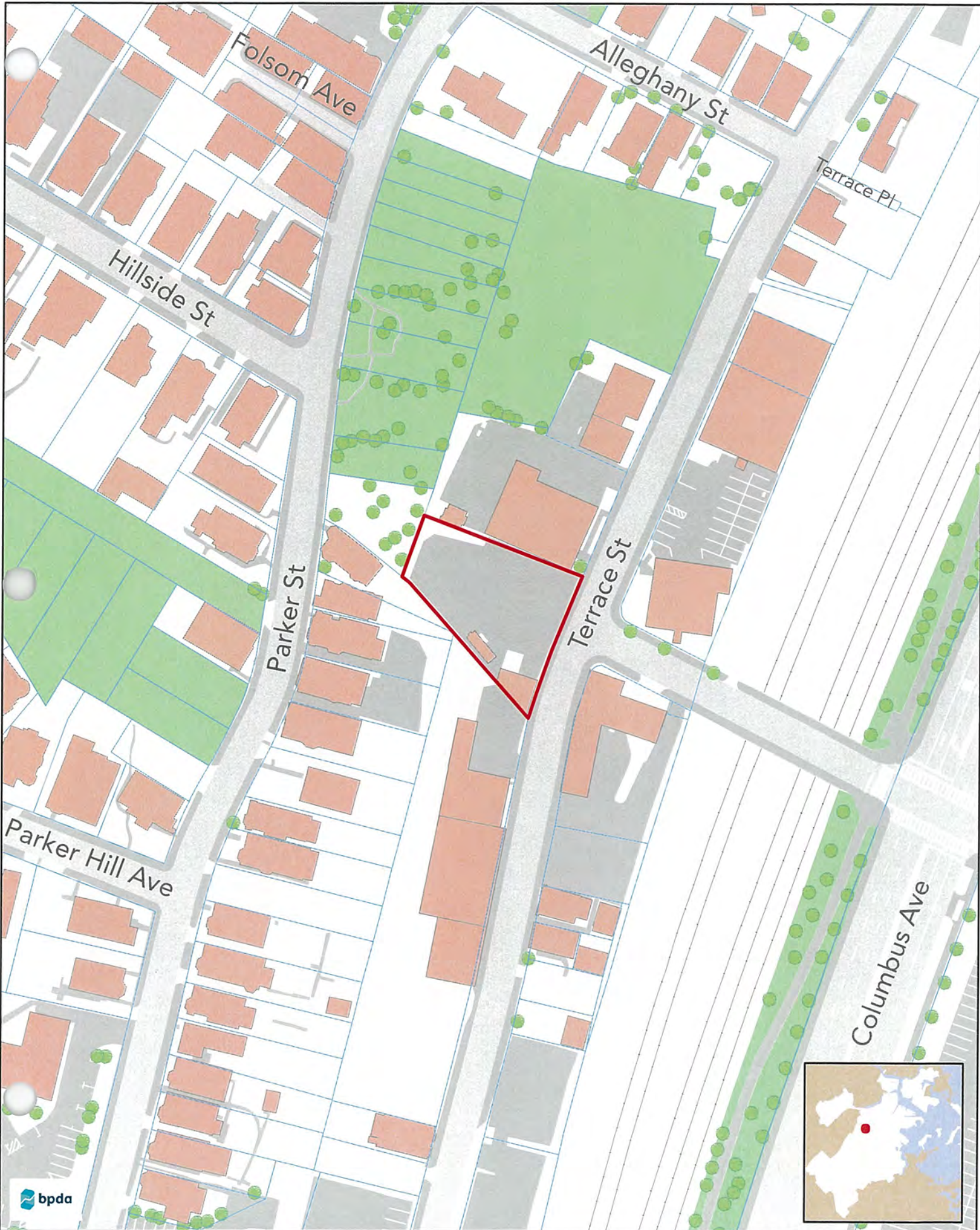
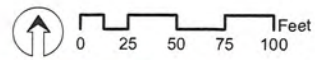
FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site IDP Units in connection with the Proposed Project; and

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-818377 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

111 Terrace Street, Mission Hill



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