

Doc # 7804<sup>25</sup>

MEMORANDUM

**BOARD APPROVED** FEBRUARY 14, 2019

**TO:** **BOSTON REDEVELOPMENT AUTHORITY**  
**D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY\***  
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  
KRISTINA RICCO, SENIOR PLANNER  
ALEXA PINARD, URBAN DESIGNER II

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR  
PLANNED DEVELOPMENT AREA NO. 120, 144 ADDISON STREET, EAST  
BOSTON

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency: (1) approve the Development Plan for Planned Development Area No. 120, 144 Addison Street, East Boston (the "Development Plan"), pursuant to Section 80C of the Boston Zoning Code (the "Code"); (2) authorize the Director to petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment, pursuant to Sections 3-1A.a and 80C of the Code; (3) authorize the Director to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the proposed 144 Addison Street project (the "Proposed Project"); (4) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (5) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed

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

Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (6) authorize the Director to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction ("ARHAR"), and any and all documents as the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan.

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**PROJECT SITE**

The Proposed Project is located on an approximately 143,139 square-foot parcel (3.3 acres) of land located at 144 Addison Street in the East Boston neighborhood of Boston (the "Project Site"). The Project Site is currently paved asphalt and is used as a surface parking lot by a car rental company with space for up to nine hundred eighty (980) vehicles. The Project Site is bounded by the Brandywyne Village Apartments to the north, the former Maverick Mills building on the west (currently a multi-tenant building), Addison Street on the south, and the rear yards of Saratoga Street homes on the east.

The Project Site is located within an approximately twelve (12) minute walk (0.6 miles) from MBTA bus and Blue Line subway service (Wood Island and Orient Heights Station), providing access throughout the City of Boston and the greater Boston area.

**DEVELOPMENT TEAM**

The development team includes:

Proponent:            Addison Street Partners, LLC  
                              C/o Bulgroup Colorado, L.L.C  
                              Andrew Dulac

Development        Gate Residential Properties, LLC  
Manager:            Damian Szary

Architect:            Arrowstreet  
                              David Bois, Amy Korte

Permitting Fort Point Associates, Inc.  
Consultant: Robert Ricchi

Legal Counsel: Goulston & Storrs  
Matthew Kiefer, David Linhart

Transportation Howard/Stein- Hudson Associates  
Consultant: Brian Beisel

### **DESCRIPTION AND PROGRAM**

The Proposed Project consists of the construction of an approximately 215,565 square foot residential development that will include approximately two hundred thirty (230) rental units, approximately one hundred sixty nine (169) off-street vehicle parking spaces, storage space for at least two hundred thirty (230) bicycles, and associated landscape, open space, and streetscape improvements.

The proposed design is composed of two (2) buildings connected by a central amenity space. The building fronting Addison Street (the "South Building") and the building on the Project Site's north side (the "North Building"), accessible via the existing driveway connection to McClellan Highway, will provide three (3) to five (5) stories of residential units over structured vehicle parking spaces.

The estimated total development cost for the Proposed Project is \$80,000,000.

### **ARTICLE 80 REVIEW PROCESS**

On July 27, 2017, the Proponent filed a Letter of Intent ("LOI") in accordance with the BPDA's policy regarding Provision of Mitigation by Development Projects in Boston. On July 28, 2017, letters soliciting nominations for the Impact Advisory Group ("IAG") were delivered to local and state elected officials. On October 26, 2017 the IAG was finalized with eleven (11) members.

The Proponent filed a Project Notification Form ("PNF") for the Proposed Project on January 19, 2018, which initiated a thirty-day (30) public comment period which was extended through mutual consent between the Proponent and BPDA and concluded on March 9, 2018. Notice of the receipt of the PNF by the BPDA was published in the Boston Herald on January 22, 2018. The notice and PNF were sent

to the City's public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the PNF were sent to all IAG members.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session related to the PNF was held on February 7, 2018 with the City's public agencies and elected officials to review and discuss the Proposed Project.

On May 18, 2018, the BPDA issued a Scoping Determination pursuant to Section 80B-5 of the Code, in response to the PNF filed for the Proposed Project.

In response to the Scoping Determination, the Proponent filed a Draft Project Impact Report ("DPIR") on August 13, 2018, which initiated a forty five (45) day public comment period with a closing date of September 28, 2018, which was extended through mutual consent between the BPDA and Proponent until November 8, 2018. Notice of the receipt of the DPIR by the BPDA was published in the Boston Herald on August 14, 2018. The notice and DPIR were sent to the City's public agencies/ departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the DPIR were sent to all of the IAG members.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session related to the DPIR was held on September 10, 2018, with representatives from the City's public agencies and elected officials during which the latest iteration of the Proposed Project was reviewed and discussed.

The Proponent subsequently filed a Development Plan on August 20, 2018, which initiated a forty-five (45) day public comment period with a closing date of October 5, 2018, which was extended through mutual consent between the BPDA and Proponent until November 8, 2018. Notice of the receipt of the Development Plan by the BPDA was published in the Boston Herald on August 25, 2018. The notice and Development Plan were sent to the City's public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the Development Plan were sent to all of the IAG members.

All of the above noted project filings triggered a series of BPDA-sponsored meetings with both the general public and the IAG in which the Proposed Project and its related components were discussed and reviewed. Below is a list of the BPDA-sponsored public meetings that have been held to date on the Proposed Project:

IAG Meeting: January 31, 2018  
IAG Meeting: June 28, 2018  
IAG Meeting: September 6, 2018  
IAG Meeting: September 24, 2018  
IAG Meeting: November 7, 2018

Public Meeting: March 1, 2018  
Public Meeting: September 10, 2018  
Public Meeting: October 10, 2018

On October 2, 2018, the Proposed Project was approved by the Boston Civic Design Commission.

On November 28, 2018 and February 8, 2019 the Proponent submitted Supplemental Information to the BPDA which modified the Proposed Project as submitted in the DPIR to respond to concerns expressed by community stakeholders during the meetings noted above.

In addition to the above-mentioned meetings, the Proponent and BPDA also undertook community outreach efforts and participated in a series of meetings before and during the Article 80 Review process with abutters, neighborhood residents, local elected officials, the Harbor View Neighborhood Association, and Orient Heights Neighborhood Council to discuss the Proposed Project and solicit feedback.

## **ZONING**

The Project Site is located in the East Boston Neighborhood Zoning District and Economic Development Area (“EDA”) Subdistrict, under Article 53 of the Code. The Project Site is located in Restricted Parking and Groundwater Conservation Overlay Districts. Planned Development Areas are permitted in this zoning district.

To obtain the necessary zoning to allow for the Proposed Project, the Proponent submitted the Development Plan. In accordance with Sections 3-1A, 64-28 through 64-31 and 80C of the Code, the Development Plan sets forth information on the Proposed Project including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, heights, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures.

## **MITIGATION & COMMUNITY BENEFITS**

### ***MITIGATION***

The Proposed Project will provide mitigation and community benefits for the East Boston neighborhood and the City of Boston as a whole, including:

- **Smart Growth/Transit-Oriented Development**
  - The Proposed Project is consistent with smart-growth and transit-oriented development principles. The Project Site is within an approximately twelve (12) minute walk of MBTA Blue Line subway and bus service, and supports the objectives of smart growth; specifically, new developments at existing nodes of excellent transit routes.
  
- **Improved Street and Pedestrian Environment**
  - The Proposed Project will activate an underutilized site, currently used as a surface parking lot with enhanced streetscapes that will include increased pedestrian activity, an upgraded public realm along the project frontage which will include new paving on Addison Street, new sidewalks, pedestrian lighting, landscaping, and street trees in compliance with City of Boston Complete Street Guidelines.
  
- **Sustainable Design/Green Building**
  - The Proposed Project is committed to the advancement of sustainable and environmentally conscious design and construction. To that end, the Proposed Project is being designed to meet the requirements of Article 37 of Code and is targeting LEED Silver certifiability under the USGBC LEED v4 rating system. The Proposed Project design includes measures to minimize the impact of high temperature events, including the planting of additional shade trees and a significant reduction of impervious surface as well as measures to minimize the effects of extreme precipitation events and droughts.
  - The Proponent has committed to installing photo-voltaic solar panels (the "PV Panels") on the Proposed Project to further reduce the environmental impact of the development. The PV Panels shall be installed as part of the overall construction of the Proposed Project.

- **Increased Employment**

- The Proposed Project will create approximately three hundred (300) to four (400) hundred construction jobs and approximately ten (10) full-time equivalent permanent jobs once it is constructed and occupied.

- **Additional Property Taxes**

- The Proposed Project will generate additional property tax revenue for the City of Boston.

- **Water and Sewage Infrastructure**

- The Proposed Project is anticipated to contribute approximately \$320,241 to the Boston Water and Sewer Commission for infiltration/inflow mitigation to be applied for the separation of combined sewer infrastructure in East Boston to reduce wastewater overflow.

- **Transportation Improvements and Mitigation**

- The Proposed Project will provide a number of multi-modal transportation improvements and implement various mitigation measures, including:

- Installation of a raised crosswalk or other similar enhancement at the corner of Addison Street and Saratoga Street to enhance pedestrian safety and visibility. The Proponent shall engage with the BPDA and other applicable City of Boston departments and agencies to determine if a raised crosswalk is feasible at this particular intersection. If it is determined that a raised crosswalk is not suitable at this location, the Proponent shall provide a similar in-kind improvement at a suitable location within the impacted neighborhood. The said improvement must be completed prior to Certificate of Occupancy issuance for the Proposed Project;
    - Funding for the installation of one (1) new Blue Bikes Station in or around the Project Site (a projected cost of up to \$60,000). The Proponent shall work with the Boston Transportation Department ("BTD"), BPDA, Blue Bikes and other applicable agencies, departments, and organizations to establish a mutually acceptable location for the Blue Bikes Station and must be completed prior to Certificate of Occupancy issuance for the Proposed Project;

- Entering into a shared parking arrangement with the property located at 175 McClellan Highway in case vehicle parking demand exceeds the amount of parking to be provided within the Proposed Project. The said agreement must be executed prior to building permit issuance for the Proposed Project;
- Installation of a large transit information screen or similar service to list public transit information in the Proposed Project's lobby area(s) prior to Certificate of Occupancy issuance;
- Provide electric vehicle charging stations for five percent (5%) of the vehicle parking spaces in the Proposed Project's garage and infrastructure in place for up to fifteen percent (15%) of the spaces; and
- Creation of designated on-site drop-off and pick-up areas for taxis and other ride-sharing companies for both the North and South Buildings respectively. Geo-fencing or other similar technologies will be utilized to ensure that vehicles are being directed to the most appropriate drop-off/pick-up point when approaching the Proposed Project.

### ***COMMUNITY BENEFITS***

In addition to the aforementioned mitigation, the Proposed Project includes the following community benefit commitments:

- The Proponent shall allow public access to the new open space and dog park being constructed as part of the Proposed Project and must install the appropriate wayfinding signage in and around the Project Site to indicate such and will be completed prior to Certificate of Occupancy issuance;
- The Proponent has agreed to install new fencing, lighting, and landscaping along Addison Street adjacent to the property located at 175 McClellan Highway, from the corner of Route 1A to the Project Site. Specifically, the proposed improvements include the removal and replacement of the existing deteriorated fence, new plantings, and upgraded lighting and will be completed prior to Certificate of Occupancy issuance;
- The Proponent has agreed to provide the residential properties located on Saratoga Street, directly abutting the Project Site, with a permanent access easement in perpetuity to the new Addison Street driveway to be constructed adjacent to their properties as part of the Proposed Project, which will provide direct vehicular and pedestrian access to Addison Street.



- The said easement shall be recorded with the Suffolk County Registry of Deeds prior to building permit issuance;
- The Proponent will pay for the construction of the Addison Street driveway and has agreed to maintain it in perpetuity at no-cost to abutters. The Addison Street driveway will include a two-way, asphalt paved road with landscaping, lighting, fencing along the western side of the road as a privacy barrier, and appropriate vehicular wayfinding signage and will be completed prior to Certificate of Occupancy issuance;
  - The Proponent has agreed to limited use and access off of the visitor/future tenants parking area located off of Addison Street; and
  - The Proponent has agreed to provide the following additional community benefits:
    - o A fifty thousand dollar (\$50,000) contribution towards the implementation of future transportation improvement recommendations from the neighborhood wide transportation analysis that will be conducted as part of the East Boston Planning Study. The funds shall be made payable to the BRA and will be due upon building permit issuance for the Proposed Project;
    - o The allocation and expenditure of up to fifty thousand dollars (\$50,000) to hire a transportation consultant and provide a conceptual design for what is tentatively known as "Hotel Drive", "Reynolds Street", and the Ashley Street/Boardman Street intersection and a twenty five percent (25%) design specifically for "Reynolds Street" and the Ashley Street/Boardman Street intersection. The scope of work shall be determined through consultation with the BPDA, BTM, Public Works Department ("PWD"), and other applicable City of Boston agencies/departments;
    - o The allocation and expenditure of up to one hundred thousand dollars (\$100,000) to hire a transportation consultant to design and implement an interim "tactical urbanism" project at the intersection of Ashley Street and Boardman Street. The scope of work shall be determined through consultation with the BPDA, BTM, PWD, and other applicable City of Boston agencies/departments; and

- A one hundred thousand dollar (\$100,000) contribution to the BPDA to be used for maintenance and/or improvements to publicly-owned open space and to support local non-profit organizations that operate or provides services in the impacted neighborhood. The said contribution amount shall be made payable to the BRA upon building permit issuance for the Proposed Project. The funds shall be distributed in accordance with BPDA policies.

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. In this case, thirty (30) 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 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.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Compliance 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; 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 Affirmative Fair Housing Marketing Plan (the “Plan”) by 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 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.

As there is no partial unit payment required, the thirty (30) designated IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

## **RECOMMENDATIONS**

Based on the foregoing, the BRA staff recommends that the BRA Board: (1) approve the Development Plan pursuant to Section 80C of the Code; (2) authorize the Director to petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment pursuant to Sections 3-1A.a and 80C-6 of the Code; (3) authorize the Director to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.4(c)(iv) of the Code for the Proposed Project; (4) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code,

upon successful completion of the Article 80 Large Project Review process; (5) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (6) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an ARHAR and any and all other agreements and documents that the Director deems appropriate and necessary.

Appropriate votes follow:

**VOTED:** That, in connection with the Development Plan for Planned Development Area No. 120, 144 Addison Street, East Boston (the "Development Plan") describing the 144 Addison Street project (the "Proposed Project") presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (the "BRA") on February 14, 2019, and after consideration of evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds that, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such Development Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER  
VOTED:**

That the BRA approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Development Plan presented to the BRA at its public hearing February 14, 2019, and the associated map amendment (the "Map Amendment") presented to the BRA Board at its public hearing on February 14, 2019; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the associated Map Amendment, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same, as presented to the BRA at its public hearing on February 14, 2019; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code, which: (i) finds that the Draft Project Impact Report filed on August 13, 2018 adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsection 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 Large Project Review process; and

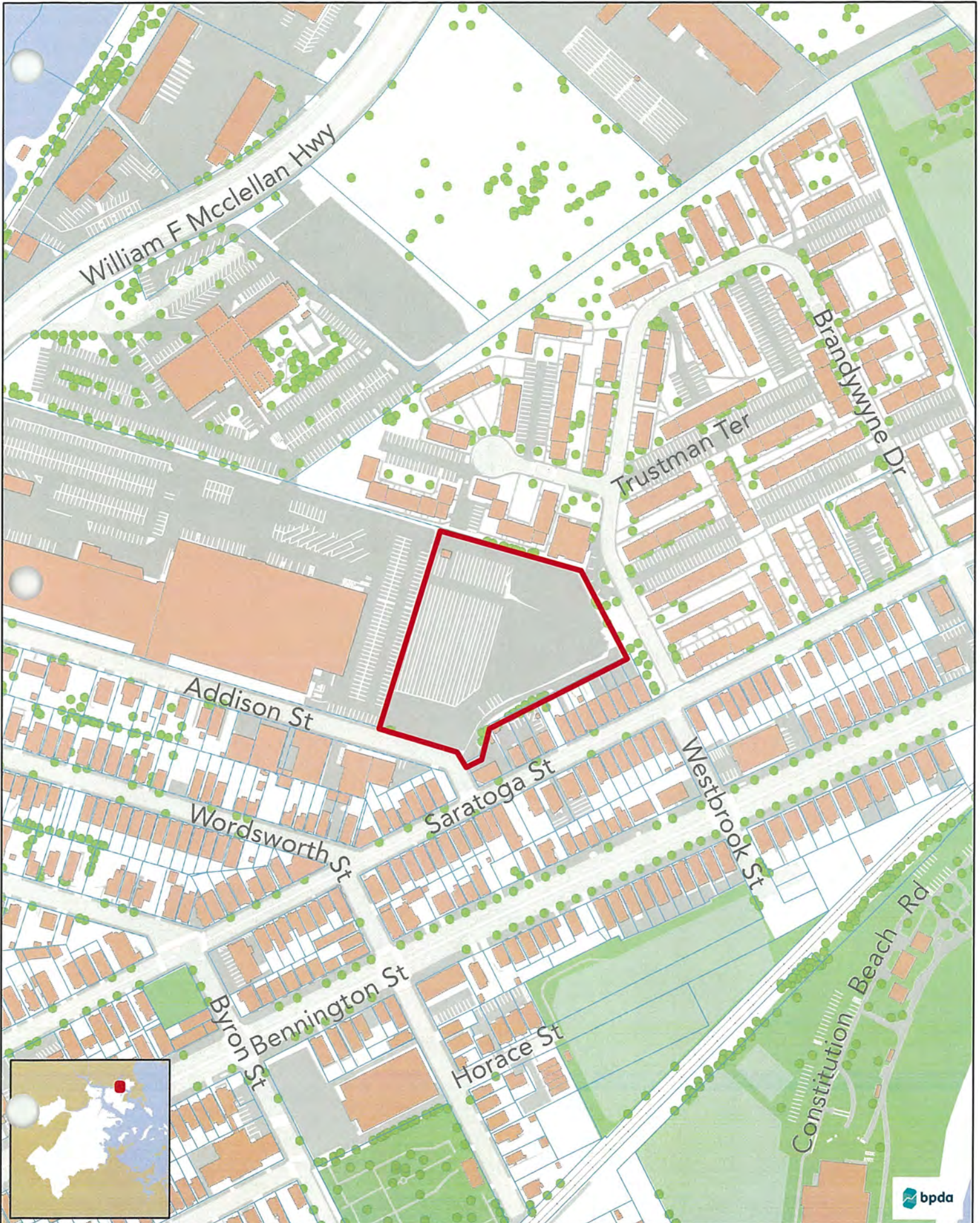
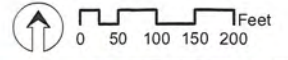
**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

# 144 Addison Street, East Boston



# 144 Addison Street, East Boston

