

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
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: 9 CHELSEA STREET, EAST BOSTON

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 9 Chelsea Street in the East Boston neighborhood for the construction of a three (3) story, approximately 39,679 square-foot commercial/retail building with five (5) off-street vehicle parking spaces and a loading area (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver a Community Benefits Agreement and take any other actions and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (3) recommend approval to the Zoning Board of Appeal on Petition BOA-911272 for 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 located on an approximately 18,975 square-foot parcel located at the intersection of Chelsea Street and Maverick Street in the East Boston neighborhood of Boston (the "Project Site"). The Project Site was formerly occupied by a defunct funeral home (9 Chelsea Street) and three (3) adjoining buildings respectively located at 144, 146, and 148 Maverick Street that have since been demolished.

The Project Site is located within an approximately two (2) minute walk (0.1 miles) of the MBTA Blue Line subway service (Maverick Station) providing access throughout the City of Boston and the greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Linear Retail Boston #18, LLC
Joel Kadis

Architect: Form & Place
John M. Rufo

Legal Counsel: Law Offices of Richard C. Lynds
Richard C. Lynds, Esq.

DESCRIPTION AND PROGRAM

Linear Retail Properties (the "Proponent") seeks to construct a three (3) story, approximately 39,679 square-foot commercial/retail building with five (5) off-street vehicle parking spaces and a loading area. The proposed building will include approximately 13,000 square feet of retail /commercial space on each of the three (3) levels.

The estimated total development cost for the Proposed Project is \$10,000,000.

ARTICLE 80 REVIEW PROCESS

On June 6, 2017, the Proponent filed a Small Project Review Application (“SPRA”) with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA subsequently sponsored and held a public meeting on June 29, 2017 at the Maverick Landing Community Room in East Boston to solicit feedback and review the Proposed Project. The public meeting was advertised in the *East Boston Times*. The public comment period concluded on July 7, 2017.

On January 30, 2019, the Proponent submitted an amended SPRA which revised certain aspects of the Proposed Project in response to feedback shared with the Proponent during the initial public review period. The BPDA subsequently sponsored and held a public meeting on February 7, 2019 at the East Boston Social Center in East Boston to solicit additional feedback and review the updated Proposed Project.

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

Concurrent with the Article 80 review process, the Proponent has engaged with the Boston Landmarks Commission (“BLC”) regarding the landmark designated, historic E. Howard Clock (the “Clock”) currently located within the Project Site. Any proposed alterations or relocation of the Clock shall require prior approval by the BLC upon application by the Proponent. Final BPDA design review and construction drawings approval shall not be completed until after the BLC review process has been resolved.

ZONING

The Project Site is located in the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically is located in a Neighborhood Shopping Subdistrict.

The Proposed Project will require zoning relief for the following: floor area ratio (FAR), height, side yard setback, off-street parking, and traffic visibility across corners. Conditional use permits for retail use on the second and third floor of the proposed building are also being sought.

MITIGATION & COMMUNITY BENEFITS

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

MITIGATION

- New pedestrian and commercial activity along Chelsea and Maverick Street;
- Pedestrian access improvements, including new sidewalks in and around the Project Site;
- Installation of new lighting along the building perimeters to improve visibility and pedestrian safety;
- The creation of approximately forty (40) construction jobs as well as a number of permanent full and part-time employment opportunities once the building is built and occupied;
- The Proponent will work with the Boston Transportation Department, Public Works Department, BPDA, and other applicable city agencies, departments, and commissions to develop and implement area site plan improvements which shall include landscaping, new widened sidewalks, and installation of public street trees where appropriate around the Project Site. A detailed landscaping plan must be submitted and approved by the BPDA as part of their construction drawings for the Proposed Project; and
- Additional property tax revenue for the City of Boston.

COMMUNITY BENEFITS

In addition to the aforementioned mitigation, the Proponent has agreed to a number of other community benefits, including:

- A ten thousand dollar (\$10,000) financial contribution to East Boston Main Streets/East Boston Gateway, Inc., 146 Maverick Street, East Boston, MA 02128/043287639. The funds will be used for community improvements and beautification. The \$10,000 contribution shall be made payable to the BRA upon building permit issuance for the Proposed Project. The funds will then be disbursed by the BPDA to the aforementioned organization;
- A commitment to fund the restoration and donation of the Clock to East Boston Main Streets provided that such restoration is approved by the BLC pursuant to the Proponent's petition which may include a request to relocate the Clock to a location within Maverick Square including but not limited the sidewalk located in front of the Project Site. Any proposed alterations or relocation of the Clock shall require prior

approval by the BLC upon application by the Proponent, which shall occur prior to the issuance of any final design review approval by the BPDA. The full restoration of the Clock will be paid for by the Proponent and is expected to cost approximately seventy five thousand dollars (\$75,000). East Boston Main Streets will take ownership of the clock, upon full restoration. The full restoration and donation of the Clock shall be completed prior to Certificate of Occupancy issuance, subject to BLC approval. Proof of the Clock donation shall be provided to the BPDA upon completion; and

- A ten thousand dollar (\$10,000) financial contribution to the BPDA to support the implementation of transportation and/or public realm improvement(s) that may be included in the East Boston Planning Study in the impacted neighborhood to be determined by the BPDA. The \$10,000 contribution shall be made payable to the BRA upon building permit issuance for the Proposed Project.

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).

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; (2) execute and deliver a Community Benefits Agreement and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (3) recommend approval to the Zoning Board of Appeal on Petition BOA-911272 for the zoning and building code 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development at 9 Chelsea Street in the East

Boston neighborhood, proposed by Linear Retail Properties (the "Proponent"), for the construction of a three (3) story, approximately 39,679 square foot commercial/retail building with five (5) off-street vehicle parking spaces and a loading area (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 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-911272 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

9 Chelsea Street, East Boston

2017 aerial imagery



0 25 50 75 100 125 Feet



9 Chelsea Street, East Boston

