

MEMORANDUM

BOARD APPROVED

JULY 11, 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
EBONY DAROSA, PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT
MEGHAN RICHARD, URBAN DESIGNER II
MUGE UNDEMIR, SENIOR PLANNER I

SUBJECT: 9 LEYLAND 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 9 Leyland street in Roxbury (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code") 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 (2) recommend approval to the City of Boston Zoning Board of Appeal on Petition BOA - 907414 for zoning relief necessary to construct the Proposed Project subject to design review by the BPDA.

PROJECT SITE

The Proposed Project is located at 9 Leyland Street in Roxbury between East Cottage Street and Burgess Street (the "Project Site"). The Project Site is approximately 17,179 square feet of land and is currently a vacant lot.

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

The Project Site is located directly opposite a community garden, and to the rear of the property is an existing children's playscape. The site abuts a driveway and a neighbor to the east. The remaining housing on that side of Leyland Street and the property directly behind it on Dudley Street was developed by Dorchester Bay Economic Development Corporation as affordable housing. To the east of the block is the Salvation Army Ray and Joan Kroc Corps Community Center and the Upham's Corner Commuter Rail Station.

DEVELOPMENT TEAM

Proponent: Dorchester Bay Economic Development Corporation
John Mahony

Architect: D/R/E/A/M Collaborative
Michael Paganetti and Sara Kudra

Legal Counsel: Klein Hornig
Joseph Lieber

PROPOSED PROJECT

Dorchester Bay Economic Development Corporation (the "Proponent") proposes to construct a five (5)-story, age-restricted residential building totaling approximately 41,000 square feet. The building will contain forty-three (43) age-restricted, affordable rental units, and approximately 2,400 square feet of community space on the ground and second floors. There will be a total of nine (9) off-street parking spaces, two (2) of which will be handicap accessible. A trash/recycling room will be located within the basement level of the building, and trash chutes will be within each floor of the building (the "Proposed Project").

As currently proposed, the forty-three (43) rental units will all be affordable. Of these units sixteen (16), will be made affordable to households with incomes no greater than 30% of Area Median Income ("AMI"), and twenty-seven (27) units will be made affordable to households with incomes no greater than 60% of AMI. There will be a mix of forty-one (41) one-bedroom units, and two (2) two-bedroom units.

The Proponent plans to commence construction of the Proposed Project in 2020. The total development cost is approximately \$20,000,000.

ARTICLE 80 REVIEW PROCESS

On May 29, 2019, the Proponent filed a Small Project Review application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA-sponsored public meeting was held on June 20, 2019 at the Cottage Brook Apartments Community Center located at 622 Dudley Street in Roxbury. The meeting was advertised in the Bay State Banner and Dorchester Reporter newspapers on June 13, 2019. The BPDA comment period concluded on June 28, 2019.

ZONING

The Project Site is situated within the Roxbury Neighborhood District and is governed by Article 50 of the Code. The Proposed Project will require zoning relief from the following: Floor Area Ratio Excessive, Building Height and Stories, Insufficient Lot Area per Dwelling Unit, Useable Open Space Insufficient, Rear Yard Insufficient, Front Yard Insufficient, Off-Street Parking Insufficient, and Off-Street Loading Insufficient.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is financed as one entity and contains 43 income restricted units, or 100% of the total units. As such, the Proposed Project is exempt from the Inclusionary Development Policy, dated December 10, 2015.

It is anticipated that the Proposed Project will receive funding from the City of Boston, and the ongoing affordability of the project will be monitored under a MassDocs agreement.

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; 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 (2) recommend approval to the Boston Zoning Board of

Appeal on Petition BOA – 907414 for zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BPDA.

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 consisting of a five-story, senior affordable housing building totaling approximately 41,000 square feet and containing forty-three (43) rental units at 9 Leyland Street in Roxbury (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 execute 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 – 907414 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

9 Leyland Street, Dorchester



2017 aerial imagery

0 25 50 75 100 Feet

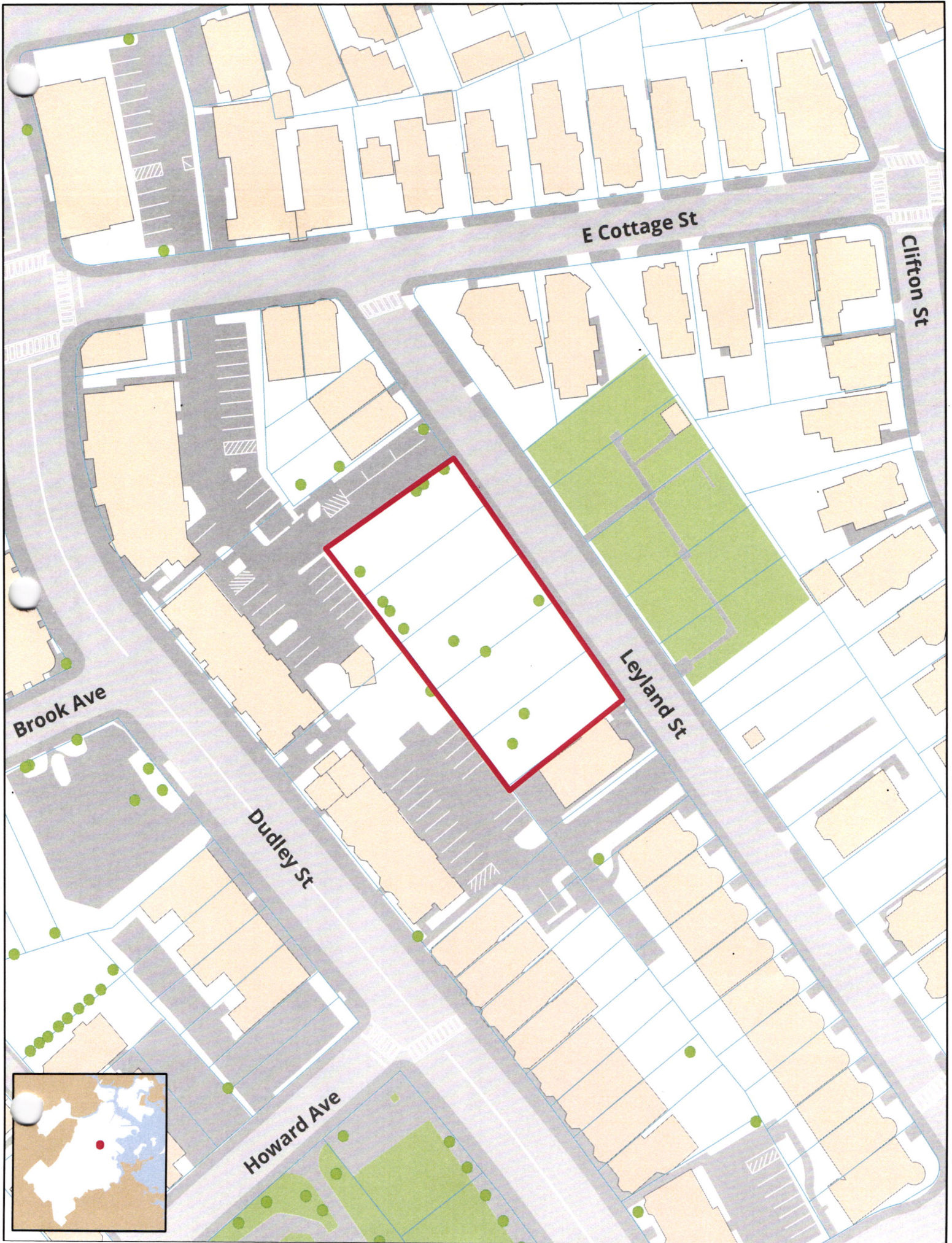


9 Leyland Street, Dorchester



1 inch = 75 feet

0 25 50 75 100 Feet





Boston City Council

ALTHEA GARRISON
Councilor At-Large

18 April 2019

Mr. Brian Golden
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Re: Small Project Article 80 Approval for Leyland Street Supportive Senior Housing

Dear Mr. Golden,

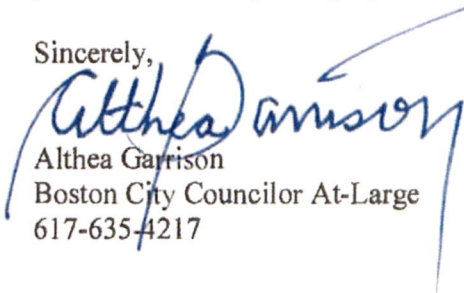
I am writing this letter in support of the Dorchester Bay Economic Development Corporation (DBEDC) in their pursuit of article 80 approval for a new affordable supportive senior housing project in Dorchester. This project, located in the Upham's Corner neighborhood, is an area that has been identified by the Imagine Boston 2030 plan as an area ripe for opportunity and investment and is on the cusp of transformative change. I have lived in the area of Upham's for over 50 years and have been supportive of my community through my past service as a Massachusetts State Representative and in my current role as an At-Large Boston City Councilor.

While investing in a neighborhood that has historically experienced under-investment can bring substantial benefits to the residents of the neighborhood, it also brings with it the potential for gentrification and displacement. Dorchester has already begun to feel the pressures of rising housing prices and gentrification, which is seen through recent projects such as the high-end South Bay Center Mall. The Leyland Street project will ensure that those who are most vulnerable to displacement, such as low-income seniors, can reap the benefits of the project. The Housing Boston 2030 Plan has identified seniors as the largest growing population in Boston, and DBEDC is working hard to ensure that seniors continue to have a place to call home in our growing and changing City.

This project is being developed through a partnership between DBEDC and the Dream Collaborative, which is a minority-owned, Boston based architectural firm. 100% of the project's approximately 42 units are affordable to low income seniors earning 60% of the area median income or below. The project places an emphasis on serving extremely low-income seniors in a supportive environment that promotes health and quality of life. The proposed development will consist of a 5-story building with amenities, such as a library, laundry, parking and multiple gathering spaces to promote social interactions and a sense of community among the residents and the larger community. This project will be a welcome activation of an underutilized community asset.

In conclusion, I believe this project on Leyland Street is vitally necessary in order to take some of the pressure off senior citizens who are seeking affordable housing. As an At-Large Boston City Councilor I wholeheartedly support the development project on Leyland Street, and I applaud the outstanding work of the Dorchester Bay Economic Development Corporation (DBEDC) in supporting senior housing. I hope that this development project is approved swiftly by the BPDA.

Sincerely,


Althea Garrison
Boston City Councilor At-Large
617-635-4217

Yo estoy de
acuerdo, que hagan
el edificio, para
señor.

María Santara
24 Bishop Be Way

6/24/19

To Whom It may Concern
We would love to have
a building for our
older residents of Dorchester
so they can have a
place to enjoy the best
life that they can
with your help you can
make it happen.

Irene Monroy
from Collopy Brooks
apartment
61 Normandy St #1

June 24, 2019

To whom it may concern,

We would like Dorchester Bay
to build a building on Leyland st.
It much needed in the community.

Sincerely yours
Miss Madonna
& Family

857-261-2935

JUNIO
24/2019

HERMINIA ALMEIDA

466 Columbia RD

Apt 9, Dorking

tel. 857-2491923

Si estoy de acuerdo
que el contenido
se aplica más

~~TO~~

6/23/19

TO Whom it may
Concern, I Marenka
Support Dorchester Bay
in building this on
Leland St.

Manda Bauer
14 Roach St.
Dorchester MA

Damaso Hernandez
37 Seyland St Dr. hess

02125

Estoy de acuerdo para
que pongan el building
de seniors en la Seyland.

Tereza Bryson
624 Dudley St #4
Dor., MA 02125

To whom it may concern:

I would like Dorchester
Bay to build a building on
Leyland St. It is much
needed in the community

June, 24 2019.

Adèle Enjaye

497 Columbi- Road

2.

Concord, MA. 02125

tel. # 617-436-0857.

@ # 617-650-9627.

Estoy de acuerdo por
constituir el Edificio

para las personas

Mayores.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
6/25/2019	ollie	sumrall		Support	I would like to see more senior housing in the community. I am a senior and support Dorchester Bay. Please make more housing for seniors