

# PARIS VILLAGE AFFORDABLE FAMILY HOUSING

191 PARIS STREET, EAST BOSTON, MA.



ARTICLE 80  
SMALL PROJECT REVIEW  
APPLICATION

DEVELOPER  
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I. Proposed Project Overview

Project Title: Paris Village  
Location: 191 Paris St., East Boston, MA  
Parcel Number: 0106313000

Project Description: Construct 32 affordable  
Residential Apartments  
with on-site parking for 21 vehicles

**Lot Area: 30,375 SF**

No. of Residential Dwellings: 32 - 28 units at 60%, 4 units at 30%  
(Affordable Breakdown)

Proposed Building Footprint: 10,636 sq. ft.

Floor Area

Ground Floor: 10,636 sq. ft.  
First Residential Floor: 10,636 sq. ft.  
Second Residential Floor: 10,636 sq. ft.  
Third Residential Floor: 10,636 sq. ft.  
Proposed Gross Floor Area: 42,544 sq. ft.

**FAR: 1.33**

Unit Configurations

Two Bedrooms: 21  
Three Bedrooms: 11  
Proposed Building Height\*: 32 ft. (+/-)  
No. of Stories: 4  
Number of parking spaces: 21, (2 ADA Compliant Spots)  
Area Zoning: East Boston/3F-2000

\*Dimension taken from centerline of proposed building (at grade) to top of roof joists (+/-)

## II. Proposed Project

Project Title: Paris Village

Project Address: 191 Paris Street  
East Boston, MA 02128

The Proposed Development Project (“Project”) is located at 191 Paris Street in the East Boston section of Boston. The site of the Project is a 59,078 square foot underutilized parcel of land that will be subdivided into two separate parcels. The first parcel with an address of 191 Paris Street will contain 30,375 square feet, which will house the Project. The second parcel of land will contain 28,703 square feet and will be developed or sold at a later time. The proposed Project is a residential housing development that will be an affordable family housing development. The Project will include thirty-two (32) residential units with twenty-one (21) parking spaces for residents. The Project will provide housing to an underprivileged demographic, and will allow them to live in a community that will include a management company, on-site parking, and open space.

The East Boston Community Development Corporation, (“EBCDC”), is the owner of the parcel and the developer of the Project. The EBCDC is a local East Boston CDC that has its office and management company located in East Boston. The EBCDC has developed numerous affordable housing projects within East Boston and manages dozens of senior and family housing buildings in the community. The EBCDC has waiting lists at most of their buildings in East Boston, and this Project will allow them to house many of the families that are being priced out of East Boston by market rate development. The EBCDC has experience to both develop and manage a project of this size, and has been a proven leader in affordable housing.

The Project will include both two and three bedroom units on four residential floors of the building. The proposed building will be a four story structure at a height of thirty-two feet. The Project will contain twenty-one two bedroom units and eleven three bedroom units, each with central air conditioning. The site will include an exterior at grade parking lot adjacent to the residential building, which will accommodate twenty-one parking spaces, two of which will be ADA compliant. Residents of the building will have an interior elevator for convenient access to their units, and an attractive well lit lobby as an entranceway to the interior of the building.

The Project will revitalize an underutilized parcel of land that houses an outdated school building and abandoned parking lot. The current site is an eyesore to the community, and this Project will bring needed affordable housing to the community and revitalize an otherwise desolate section of East Boston.

### III. Neighborhood and Project Location

The Proposed Project is located on Paris Street between Marion Street and George R. Visconti Road and bordered by Chelsea Street in the East Boston section of Boston. The location of the Project is within walking distance to Central Square, with its many restaurants and retail stores nearby. The current site is a 59,708 sq. ft. parcel that is located at 189-191 Paris Street and abuts Chelsea Street. The site was owned by the City of Boston years before, and was used as a school building. It was later purchased by the Salesian Boys and Girls Club, and was used as a recreational center for children. In 2007 the building fell into disrepair and was vacated by its former owners and was not occupied again until August 2012, when the EBCDC got an option to purchase the Property and leased out the entire site to the Edward W. Brooke's Charter School for a temporary two-year location.

The Proposed Project is located in the center of East Boston, and is within walking distance of the area's most utilized amenities. The site is within close proximity of two main shopping districts (Central Square and Day Square), and less than one block from the James Otis Elementary School. It is a short walk to Maverick Square and Airport T-Stations, and the East Boston Greenway and Bremen Street Park. The location of this site is ideal because it is within close proximity to public transit, neighborhood shopping, residential housing, and open space.

### IV. Development Context

The Project will contain thirty-two (32) units of housing, with 21 two-bedroom units at approximately 783-902 sq. ft. and eleven three-bedroom units at 1,108 sq. ft. Four of the units will be available for households earning less than 30% of the median income, and twenty-eight units will be available for households earning less than 60% of the median income. The unit composition has been designed to meet housing needs in the East Boston neighborhood. The project will also provide 21 on-site parking spaces located adjacent to the residential building.

The subject parcel is located within a cluster of multi-unit residential apartment buildings of similar height and scale. Given the unique size of this parcel of land, 32 units of housing would keep with the makeup of the surrounding community. This proposal is seeking zoning relief under Article 53 of the Boston Zoning Code, for the following violations: Height, Multi-Family Use, Lot-Area size, FAR, and Parking.

## V. Project Benefits:

The proposed project offers the following benefits:

- Provides New Housing Units - East Boston has seen an influx of new people moving in because of its close proximity to Downtown Boston, and accessible public transportation, and therefore there is a strong need for new residential housing. The Project will create 32 units of housing, with a mixture of two and three bedroom units.
- Provides Affordable Housing - As East Boston apartment prices continue to rise there is a strong need to keep longtime residents, and new families from being out priced. This Project will create affordable family housing that will allow families to continue to live in the community they enjoy.
- Revitalization of Site - This Project will revitalize an abandoned and blighted former school site, and provide new infrastructure and landscaping.
- On-Site Parking - This Project will create 21 on-site parking spaces for residents of the building. This parking ratio is much higher than most new projects in the area. This Project is also within walking distance to public transportation, which will encourage less need for vehicular travel.
- Eliminate Blight - Over the years the parcel of land has deteriorated, and it is uneven and overgrown with weeds. This Project will clean up this parcel and create a visually aesthetic building and landscape that will complement the surrounding residential community.
- Job Creation - This Project will create temporary construction and labor jobs during the development process. It will also create permanent jobs in the form of property management of the building and grounds.

VI. Zoning Analysis:

191 Paris Street, East Boston

New Construction – 32 Dwelling Units – 21 Parking Spaces

Zoning District: Three-Family Residential Subdistrict

Lot Area: 30,375 sq. ft.

	Zoning Item	Required By Code	Existing Condition	Proposed Conditions
1.	Minimum Lot Size	2000 SF	52,585 SF	30,375 SF
2.	Minimum Lot Area For Additional Dwelling Unit	1,000 SF/DU	NA	915 SF/DU
3.	Total Lot Size	None	52,585 SF	30,375 SF
4.	Minimum Lot Width (feet)	20 FT	250 FT	150 FT
5.	Maximum Floor Area Ratio (F.A.R.)	1.0	0.31	1.33
6.	Maximum Building Height – stories/feet	3 ST 35 FT	3 ST 35 FT	4 ST 39 FT
7.	Minimum Open Space Per DU	300 SF	NA	313 SF
8.	Minimum Front Yard	0 FT	160 FT	10 FT
9.	Minimum Side Yard	2.5 FT	2.5	10 FT
10.	Minimum Rear Yard	30 FT	18 FT	37 FT
11.	Maximum Prin. Building Cover	NA	NA	NA
12.	Minimum Off-street Parking	22	NA	21

Floor Area Ration –  $40,421/30,375 = 1.33$

Off-Street Parking Spaces Required - 0.7 per DU ( $0.7 \times 32$ ) = 22 spaces

Zoning Conflicts

Use: Multi-Family Residential Not allowed

Minimum Lot Area for Additional Dwellings: 1,000 SF Required/915 Proposed

Maximum Floor Area Ration: 1.0 Allowed/1.33 Proposed

Maximum Building Height: 3 Stories & 35 FT/4 Stories and 39 FT Proposed

Minimum Lot Area for Off-Street Parking: 22 Required/21 Proposed

VII. Building Code Analysis

PROPOSED USE: Affordable Family Housing

PROPOSED USE GROUP: R-2 (Section 310.1 – Multifamily Residential (Apartment House))

CONSTRUCTION TYPE: V-A

HEIGHT LIMITATION: 3 stories - 50' (Table 503)

Modifications: 1 story - 20' (Automatic Sprinkler System (504.2))

ALLOWED HEIGHT: 4 stories - 70'

PROPOSED BUILDING HEIGHT: 4 stories - 40' +/-

AREA LIMITATION PER FLOOR: 12,000 SF/FL (Table 503)

12,000 SF/FL

X4 STORIES

48,000 SF/FL (Total Area Allowed)

Modifications: 24,000 SF/FL (Sprinkler System (506.3) 200%)

X4 STORIES

96,000 AGGREGATE SF

144,000 SF (Total Area Allowed with Modification)

PROPOSED AREA BY FLOOR: Ground Floor 10,636 SF

First Floor 10,636 SF

Second Floor 10,636 SF

Third Floor 10,636 SF

42,544 AGGREGATE SF (No Modification Requested)

**FIRE RESISTANCE RATINGS (TABLE 601+)**

EXTERIOR WALLS

Loadbearing – 1 hr (Table 601 & 602)

Nonloadbearing - 1 hr (Table 601 & 602)

INTERIOR WALLS

Loadbearing - 1 hr (Table 601)

Nonloadbearing - 0 hr (Table 601)

STRUCTURAL MEMBERS SUPPORTING WALL – 1 hr (Table 601)

FLOOR CONSTRUCTION INCLUDING BEAMS – 1 hr (Table 601)



ROOF CONSTRUCTION – 1 hr (Table 601)

FIRE WALLS & PARTY WALLS - NA

FIRE SEPARATION ASSEMBLIES

Fire Enclosure of Stairways/Exits – 2 hr (1019.1)

Shafts & Elevator Hoistway – 2 hr (708.4)

FIRE PARTITIONS - Exit Access Corridors - ½ hr (Table 1018.1)

DWELLING UNIT SEPARATIONS -1 hr (709.3)

SMOKE BARRIERS - 1 hr (710)

#### **OTHER ISSUES**

SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13

MAXIMUM AREA OF EXTERIOR WALL OPENINGS  $6200 \text{ SF} \times .45 = 2790 \text{ SF}$   
PROPOSED 1296 SF or 21%

VIII. Project Team

Developer/Sponsor:

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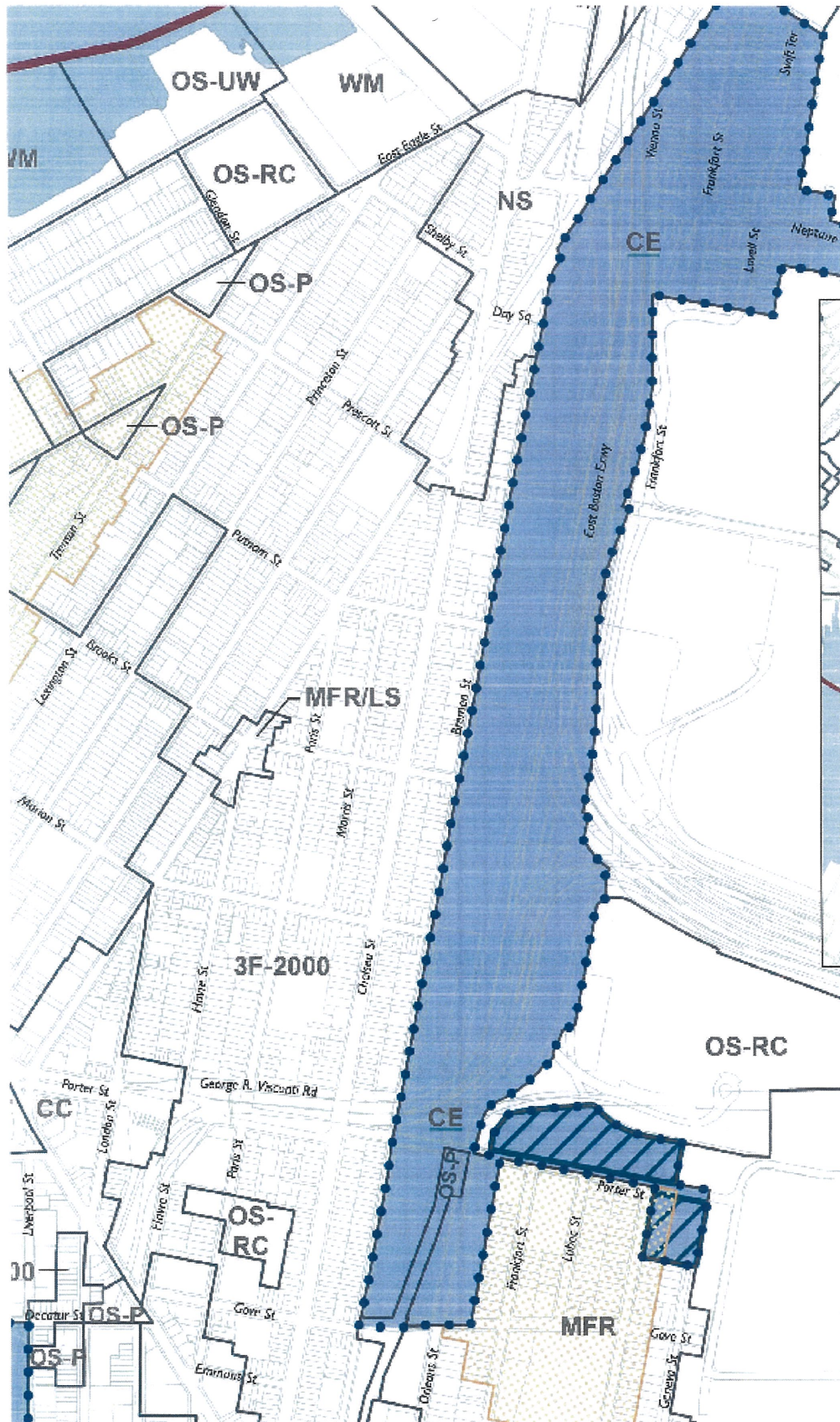
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## EXHIBITS

# BRA Area Zoning Map



Pictures



**Parking Lot (Interior View)**



**Paris Street (Front)**



**Parking Lot Interior (Looking West)**



**Parking Lot Interior (Facing Chelsea Street)**





**Parking Lot Interior View (Looking East)**



Paris Street (Facing Site)



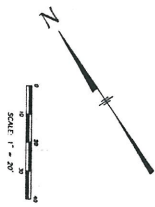
Exterior View of Site



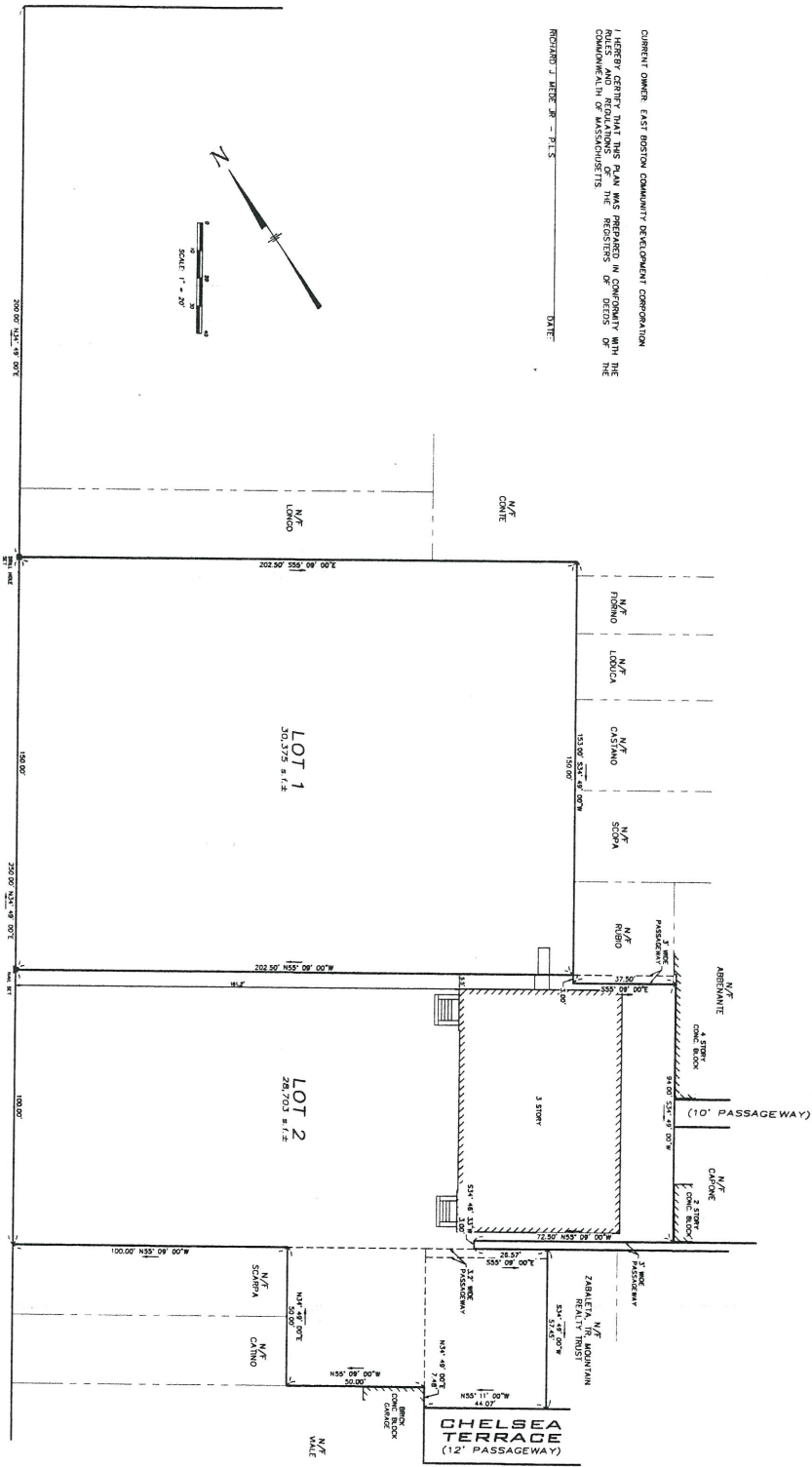
MARION STREET  
(50' WIDE PUBLIC WAY)

CURRENT OWNER: EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE  
RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS

REVISION 1: DATE: 01-15-2024



PARIS STREET  
(30' WIDE PUBLIC WAY)



CLASSIFICATION: R-2000  
 AREA: 1000 s.f./Lot  
 FRONTAGE: 20'  
 LOT WIDTH: 20'  
 STORIES (MAX.): 3  
 HEIGHT: 35'  
 SETBACKS: 5.0' s.f./Lot  
 FRONT SETBACK: 2.5'  
 REAR SETBACK: 20' or 40'

**A.N.R. SUBDIVISION PLAN**  
 189 PARIS STREET  
 BOSTON (EAST), MASS.  
 (SUFFOLK COUNTY)

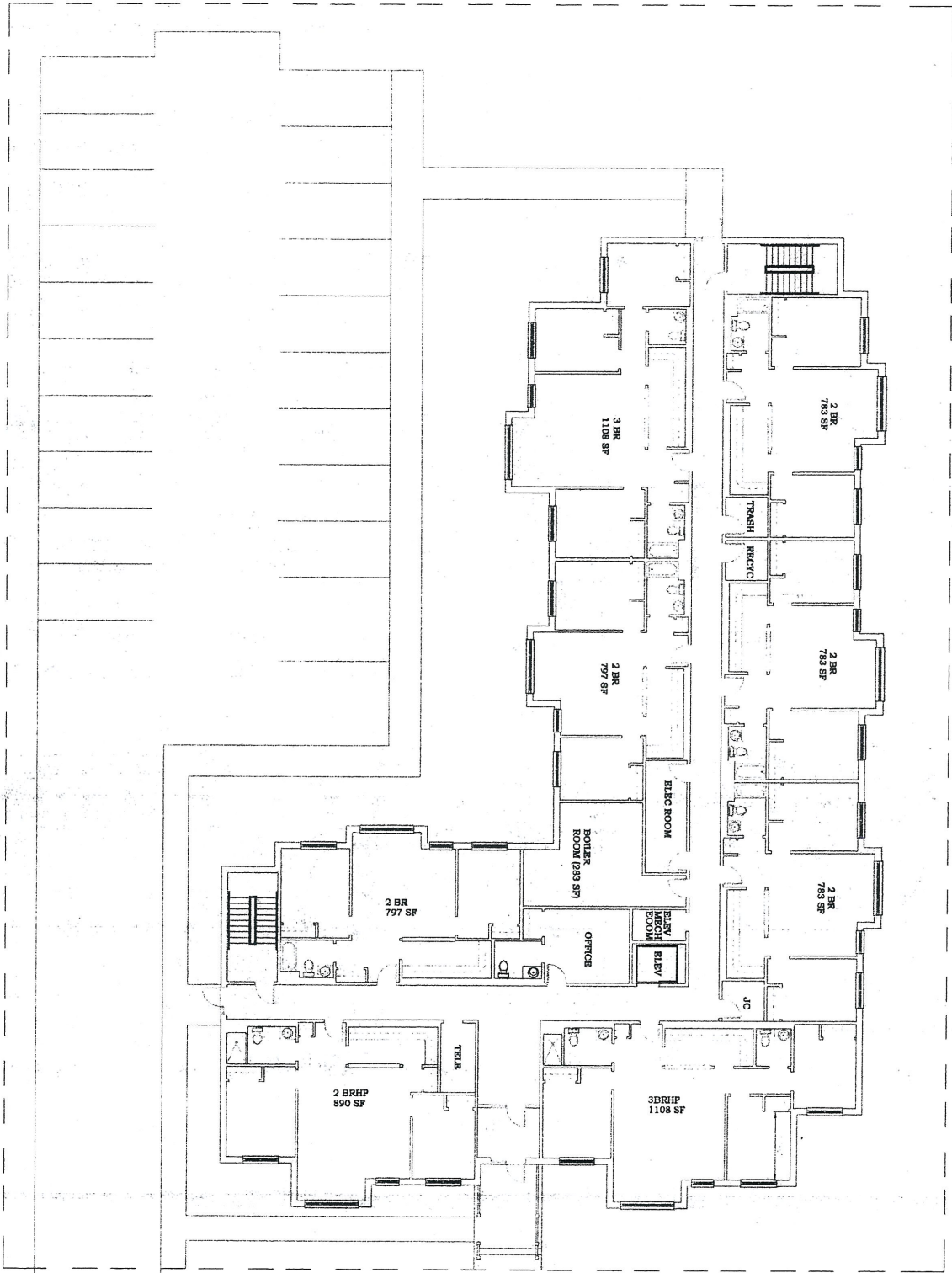


DATE: MAY 21, 2024

NO.	CHK.	BY	DATE
1	DESIGN	MEMPHORD	05/21/2024
2	CHECK	MEMPHORD	05/21/2024
3	APPROVE	MEMPHORD	05/21/2024



PROPOSED GROUND FLOOR PLAN



HUD DRAWING N  
A-C-1

CADD FILE NAME  
191PS-A01-0703

DATE: 07/03/14  
DRAWN BY: J

SCALE:  
AS NOTED


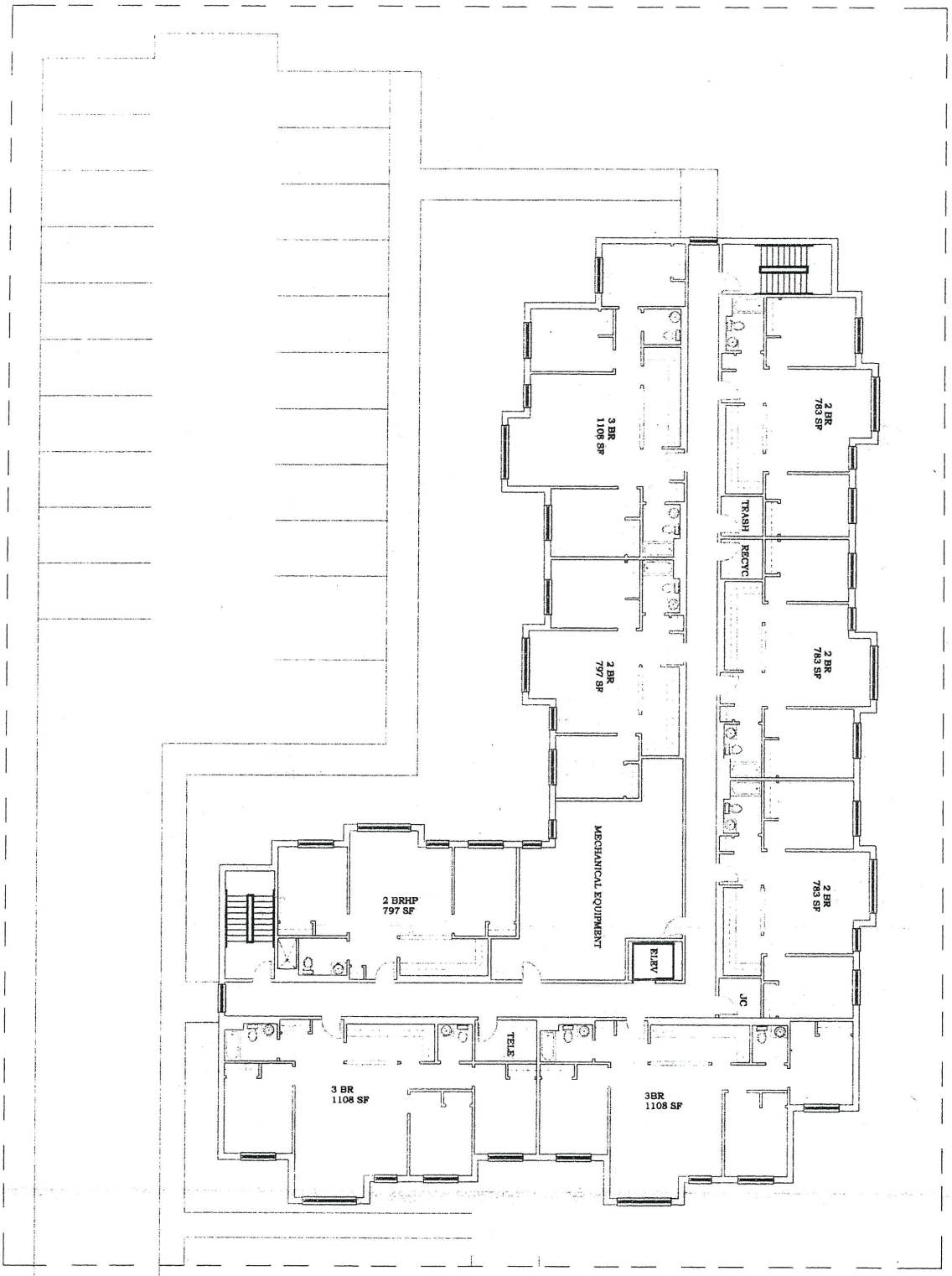
SPONSOR  
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ARCHITECT  
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DATE	DESCRIPTION



PROPOSED SECOND FLOOR PLAN

HUD DRAWING #  
**A-C2**

CADD FILE NAME  
191PS-A02-0705

DATE: 07/03/14  
DRAWN BY: J

SCALE:  
AS NOTED

**PARIS VILLAGE**  
191 PARIS STREET, EAST BOSTON, MA

SPONSOR  
**E.B.C.D.C., INC.**  
72 MARGINAL STREET, EAST BOSTON, MA

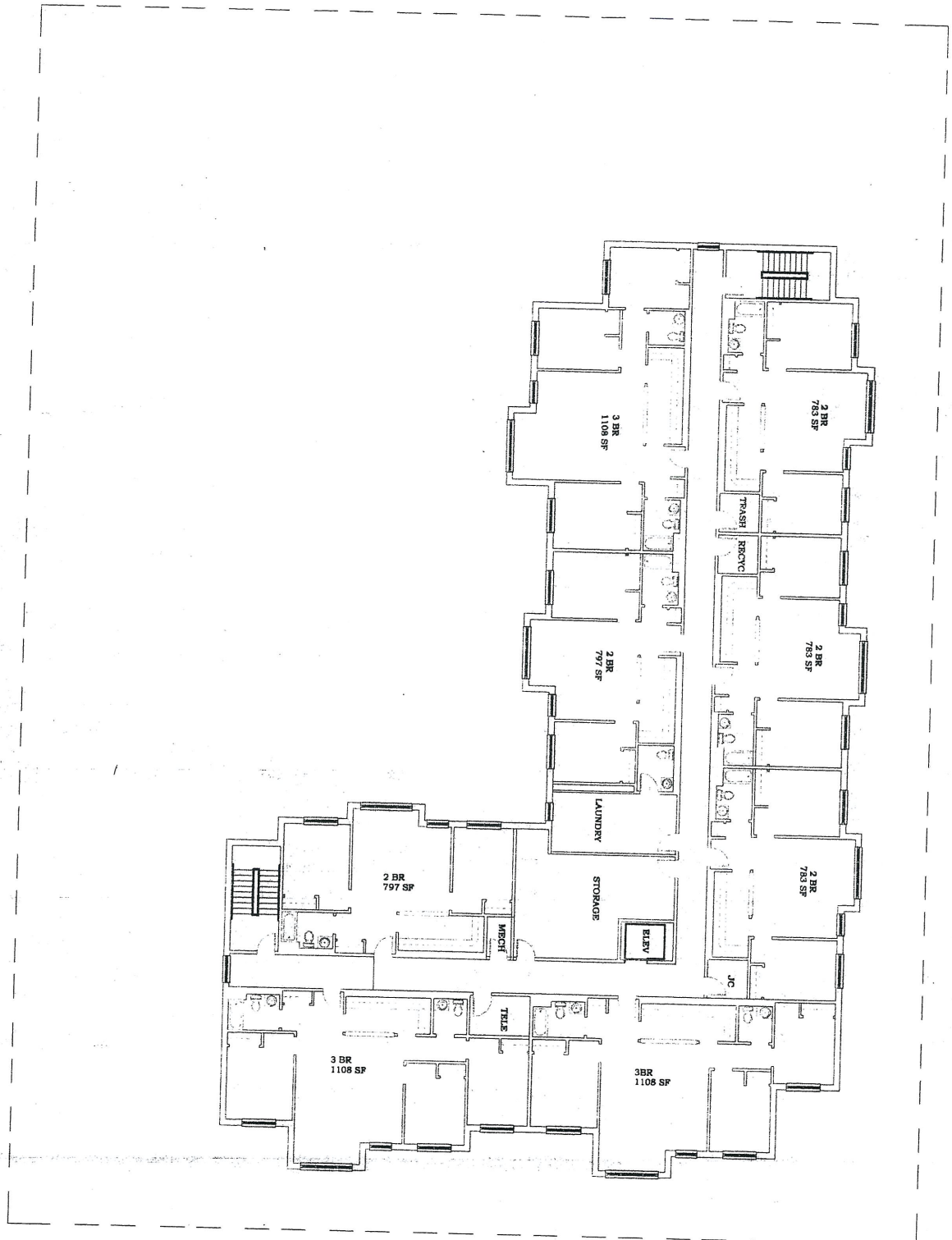
ARCHITECT  
**MICHAEL ANGELO INTERBARTOLO JR., AIA**  
108 MAYBRICK ST., EAST BOSTON, MA

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PROPOSED THIRD FLOOR PLAN



A-03

HUD DRAWING No.

SCALE:  
AS NOTED

DATE: 07/03/14  
DRAWN BY: M

CADD FILE NAME:  
191PS-A03-070314

PARIS VILLAGE  
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72 MARGINAL STREET, EAST BOSTON, MA

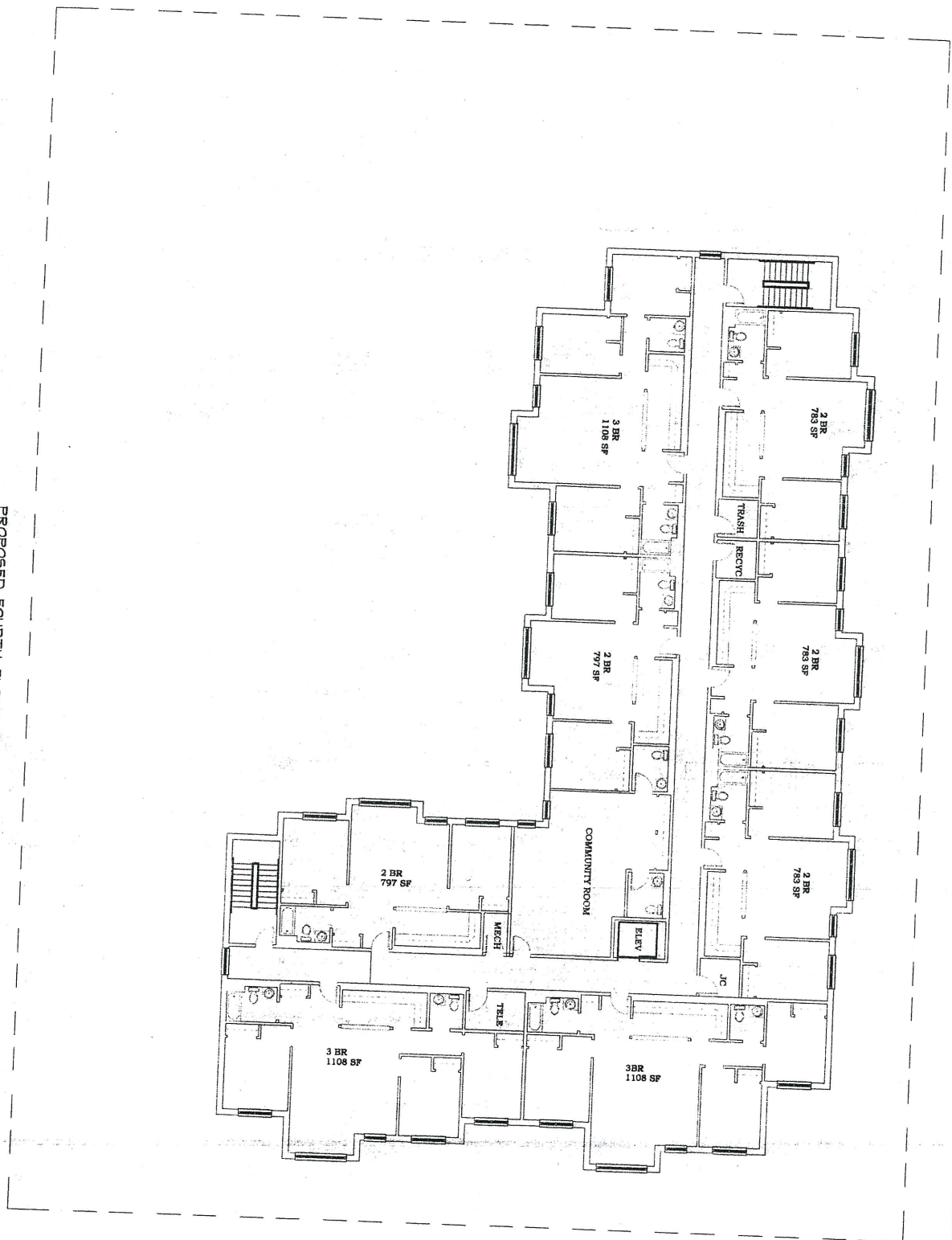
ARCHITECT  
MICHAEL ANGELO INTERBARTOLO JR., AIA  
108 MAYERICK ST., EAST BOSTON, MA

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PROPOSED FOURTH FLOOR PLAN  
GRAPHIC SCALE



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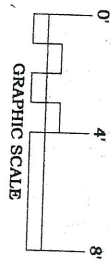
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DATE: 07/03/11  
DRAWN BY: J. J.  
CADD FILE NAME: 181PS-A04-0705

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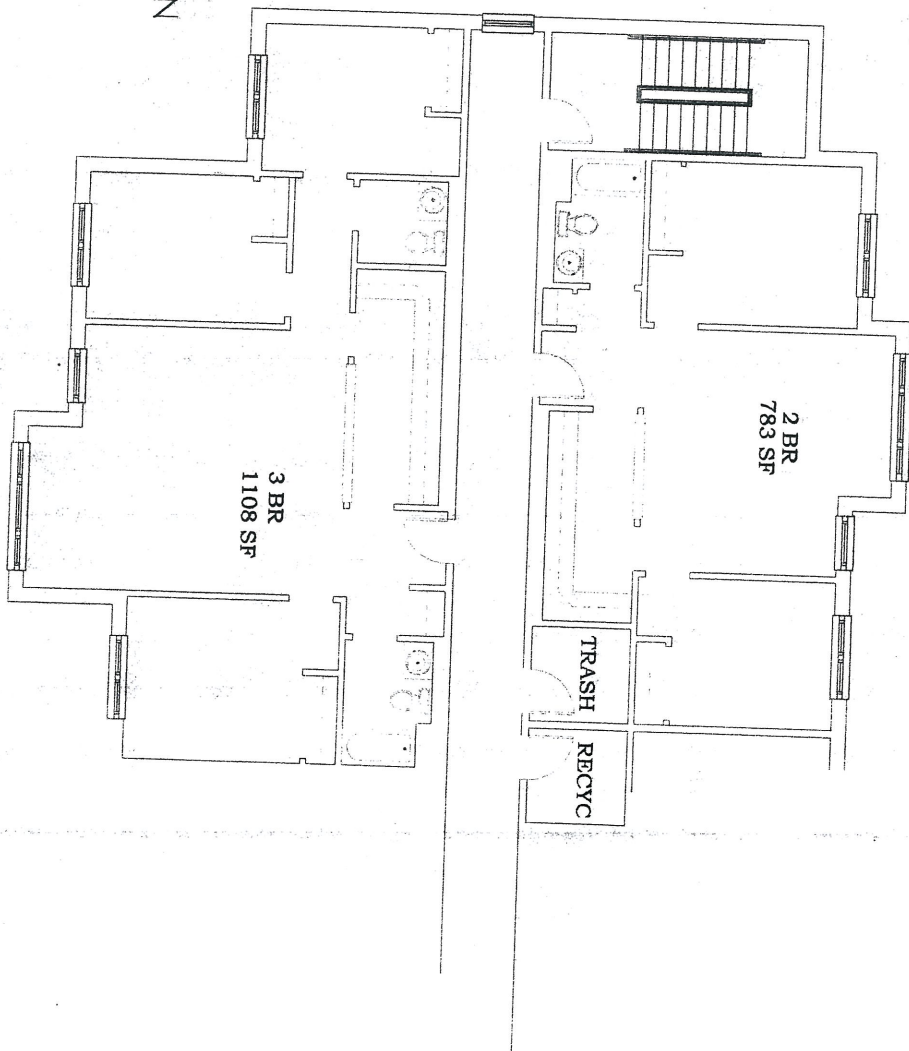
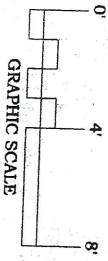
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TYPICAL 2 BEDROOM PLAN



TYPICAL 3 BEDROOM PLAN



REVISIONS		
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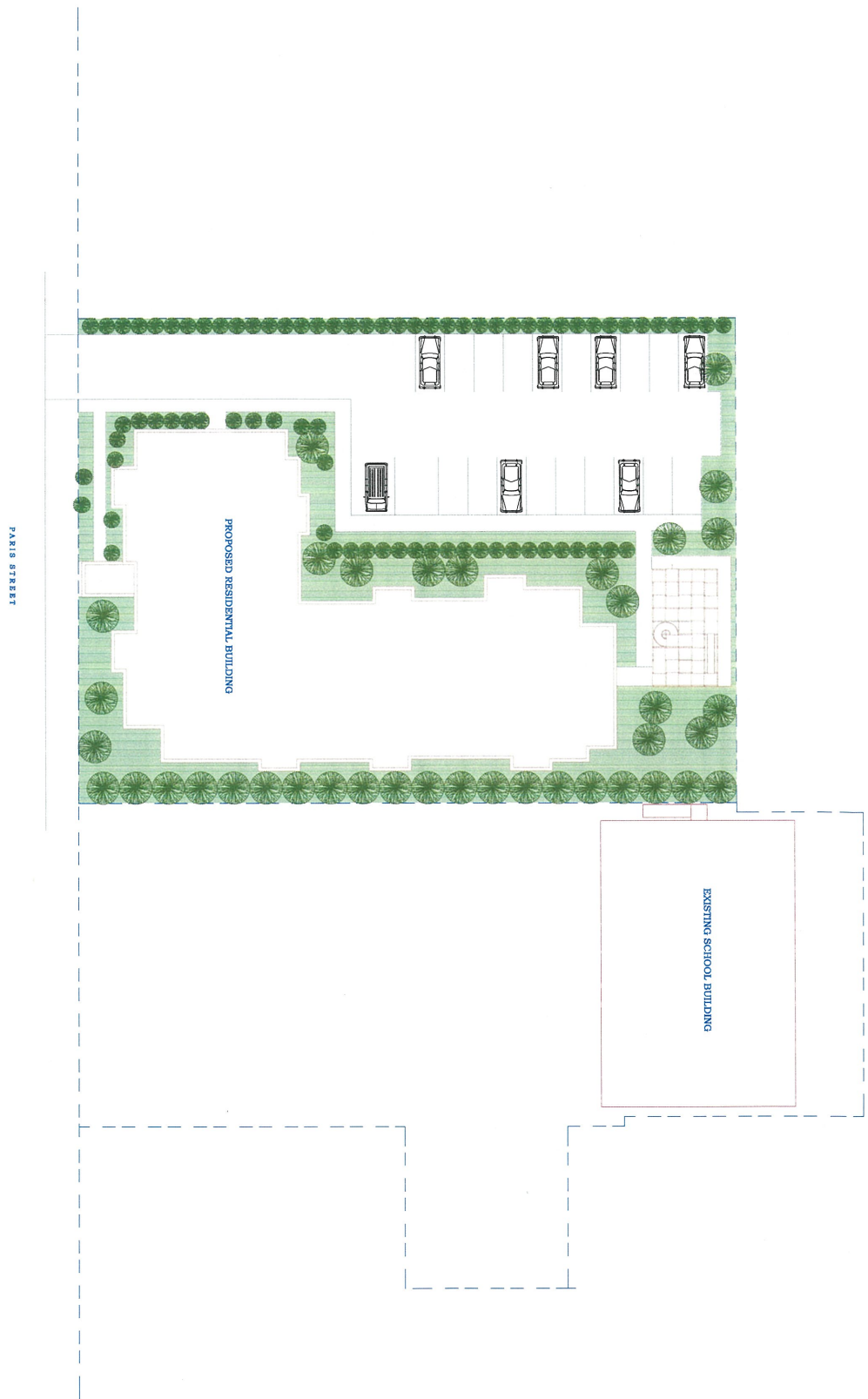
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A-01



PROPOSED SITE PLAN  
GRAPHIC SCALE

	<p><b>PARIS VILLAGE</b> 191 PARIS STREET, EAST BOSTON, MA</p> <p>SPONSOR <b>E.B.C.D.C., INC.</b> 72 MARGINAL STREET, EAST BOSTON, MA.</p> <p>ARCHITECT <b>MICHAEL ANGELO INTERBARTOLO JR., AIA</b> 108 MATHERICK ST., EAST BOSTON, MA</p>			<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>No</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			DATE	No	DESCRIPTION																														
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