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Sent: Tuesday, June 18, 2024 1:44 PM

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Subject: [EXTERNAL] BPAS - Applicant Proposal to Avoid Appeal

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(PB Members are BCC'd to avoid an accidental "reply all" sunshine violation)

Dear Planning Board,

All BPAS applicants with 15 pts or more are unified on the following:

We sincerely appreciate your commitment to our community and the incredible donation of time and resources each of you contribute.

As a group, we are in strong disagreement with planning staff's analysis and recommendations, and we collectively propose an alternative path forward in order to avoid a myriad of appeals which will delay all projects.

We propose a **Modified Scenario 1:**

1. 1213 14th Street (Island West, aka Stadium Mobile Home Park) agrees to reduce their anticipated allocation by 4 market-rate and 3 affordable units.
2. Applicants will be awarded BPAS as depicted in Modified Scenario 1.

- All applicants understand that if building permits (and the related discretionary approvals) are not obtained within 2 years of the allocation date, Sec. 108-997(e) reverts those units back to the city for reallocation.

Modified Scenario 1:

Market-Rate						
Rank	Project	Units Awarded/ Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	201 Front Street	14/14	1.00	4.00	Major	100
Tied	638 United Street	4/4	1.00	4.00	Major	87
Tied	1817 Staples Avenue	3/3	1.00	3.00	Major	87
Tied	3228 Flagler Avenue	4/4	1.00	4.00	Major	87
3	1213 14 th Street	24 *28/68	1.00	68.00	Major	80
4	1409 United Street	1 0 /1	1.00	1.00	Major	45
5	916 Pohalski Avenue	1 0 /1	1.00	1.00	Minor	25
6	6450 College Road	2 0 /2	1.00	2.00	Minor	15
	Total Market	53				

Affordable						
Rank	Project	Units Awarded/ Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	3400 Duck Avenue	54/54	1.00	54.00	Major	105
2	3101 N Roosevelt Boulevard	13/13	1.00	13.00	Major	95
3	3228 Flagler Avenue	4/4	1.00	4.00	Major	87
4	1213 14 th Street	85 88 /204	1.00	204.00	Major	80
5	2709 Staples Avenue	1 0 /1	0.78	0.78	Major	55
6	3504 Duck Avenue	1 0 /1	0.78	0.78	Major	45
7	1110 Truman Avenue	1 0 /1	1.00	1.00	Minor	30
*Tied	920 Virginia Street	0/1	1.00	1.00	Minor	5
	Total Affordable	159				

*Planning Dept staff report states this applicant "tied" for last place, but there is no other applicant listed.

We respectfully request your consideration of the above.

Thank you,

Owen

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