

MEMORANDUM

APRIL 11, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
CASEY HINES, PROJECT MANAGER

SUBJECT: PARCEL 16 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") (i) approve the transfer of the rental component of the Douglass Plaza project on Parcel 16 ("Parcel 16") in the South End Urban Renewal Area, Project No. R-56 from Douglass Plaza Housing Company I Limited Partnership to Hamilton Northeast, LLC; (ii) approve the transfer of the development rights to the nine 3-story single-family row house condominium units along Camden Street comprising a portion of the sale component of the Douglass Plaza project on Parcel 16 from Douglass Plaza Associates Phase One Limited Partnership to Hamilton Northeast Development, LLC; and (iii) authorize the Director to enter into an Amendment to the Land Disposition Agreement, as amended ("LDA") for Parcel 16.

INTRODUCTION

Douglass Plaza Housing Development (the "Project") was constructed on a portion of Parcel 16 in the South End Urban Renewal Area, Project No. Mass. R-56 bounded by Tremont Street, Camden Street, Columbus Avenue and the New Street (the "Site"). The Project was to involve the construction of four new brick-clad multi-family residential buildings around the perimeter of the Site containing a total gross square footage of approximately 237,000 square feet. It was to contain 164 residential units; 122 rental and 42 owner-occupied. These units were to be located as follows:

- (i) A seven story building along Columbus Avenue containing approximately 82 rental units and a management office for the Project;
- (ii) A four story building along Tremont Street containing approximately 39 rental units and a superintendent's unit;

- (iii) A four story building along the New Street attached by a fire wall to the building along Tremont Street, containing approximately 33 condominium units; and
- (iv) A cluster of approximately nine row-houses along Camden Street, 32 feet in height, each containing a garage and rear garden.

The zoning for the Project was contained in the Development Plan for Planned Development Area No. 27. State Housing Assistance for Rental Production (SHARP) funds and Housing Development Grant (HoDAG) funds were used for the rental units. Thirty-three (33) rental units are affordable.

In addition to providing much needed new housing, approximately 7,000 square feet of subdividable commercial space was located on the ground floors of the New Street and Tremont Street buildings. A community building containing a total of approximately 2,500 square feet was to be constructed adjacent to an outdoor swimming pool at the center of the Site. In addition, a maintenance building of approximately 500 square feet was to be constructed in the interior open space. The project was to contain approximately 155 parking spaces, with a minimum of 146 spaces located in an underground garage.

The Land Disposition Agreement by and between the BRA and Douglass Plaza Housing Company I Limited Partnership and Douglass Plaza Associates Phase One Limited Partnership, as amended ("LDA"), states that the Rental Component includes the seven story building along Columbus Avenue containing 82 rental units and a management office, the four story building along Tremont Street containing 39 rental units and a superintendent's unit, a portion of the approximately 146-car underground parking garage containing 113 parking spaces, and a community room and all or a portion of the interior open space with a "tot lot". The LDA states that the Sale Component includes the four story building containing 33 condominium units located in part above the garage along the new street, nine 3-story, single family row house condominium units along Camden Street, each with a rear yard area and a garage at grade, a portion of the approximately 146-car underground garage containing 33 parking spaces, and all or a portion of the interior space with a "tot lot."

On January 31, 1990 the BRA issued a Partial Certificate of Completion for 155 housing units (consisting of the 122 units in the two residential rental buildings and the 33 units in the residential condominium building), the 7,000 square feet of commercial space and 146 underground parking spaces. The portions of the Douglass Plaza Project that remain incomplete are the nine 3-story, single family row house condominium units along Camden Street and the interior open space with a "tot lot." The developer states that the community room was developed in one of the residential rental buildings; however, due to the desires of the renters it was converted to a room with exercise equipment.

TRANSFER AND REQUEST FOR EXTENSION OF TIMES

Douglass Plaza Housing Company I Limited Partnership, the owner of the Rental Component, desires to sell the Rental Component to Hamilton Northeast, LLC. Douglass Plaza Associates Phase One Limited Partnership desires to sell the development rights to the nine 3-story single-family row house condominium units to Hamilton Northeast Development, LLC.

In conjunction with the sale of the Rental Component to Hamilton Northeast, LLC and the sale of the development rights to the nine 3-story single-family row house condominium units to Hamilton Northeast Development, LLC, the LDA will be amended to extend the time for the commencement of the construction of the nine 3-story single-family row house condominium units to June 30, 2015 and the LDA restrictions will be extended for forty (40) years from the date of the amendment. In addition, Hamilton Northeast Development, LLC will pay Prevailing Wages and/or Davis Bacon Wages during the construction.

RECOMMENDATION

BRA staff recommend that the Director be authorized (i) to approve the transfer of the Rental Component from Douglass Plaza Housing Company I Limited Partnership, the owner of the Rental Component, to Hamilton Northeast, LLC; (ii) to approve the transfer of the development rights to the nine 3-story single-family row house condominium units from Douglass Plaza Associates Phase One Limited Partnership to Hamilton Northeast Development, LLC; and (iii) to authorize the Director to execute an amendment to the LDA and any and all other documents in connection with said transfers.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority ("BRA") approve the sale of the seven story building along Columbus Avenue containing 82 rental units and a management office, the four story building along Tremont Street containing 39 rental units and a superintendent's unit, and a portion of the approximately 146-car underground parking garage containing 113 parking spaces comprising the rental component of the Douglass Plaza Project on a portion of Parcel 16 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 16") from Douglass Plaza Housing Company I Limited Partnership to Hamilton Northeast, LLC; and

FURTHER

VOTED: That the BRA approve the sale of the development rights to the nine 3-story single-family row house condominium units along Camden Street comprising a portion of the sale component of the Douglass Plaza Project on a portion of Parcel 16 from Douglass Plaza Associates Phase One Limited Partnership to Hamilton Northeast Development, LLC; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Land Disposition Agreement by and between the BRA and Douglass Plaza Housing Company I Limited Partnership dated October 30, 1987, as amended, allowing for extensions to the timeframes therein; and any and all other documents that the Director deems necessary and appropriate in connection with said sales and upon terms and conditions deemed to be in the best interest of the BRA.