

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
JOHN CAMPBELL, PROJECT ASSISTANT

SUBJECT: PARCEL X-33 IN THE CHARLESTOWN URBAN RENEWAL AREA,
PROJECT NO. MASS. R-55

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") approve the transfer of Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at the rear of 20 Concord Street ("Parcel X-33") from John Callahan to Charles S. Richardson Jr. and Janet B. Richardson (the "Redeveloper"); and authorize the Director to execute an Amended and Restated Land Disposition Agreement, to allow a change in use of Parcel X-33. an approximately 1,441 square foot of land from parking and extended yard space for 20 Concord to allow a semi-attached single family residence to be built on Parcel X-33.

INTRODUCTION

Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-33") consists of approximately 1,441 square feet of land and is located at the rear of 20 Concord Street in Charlestown. A Land Disposition Agreement dated June 24, 1969 was entered into between the BRA and John Callahan in connection with the transfer of Parcel X-33 (the "LDA").

The Boston Redevelopment Authority ("BRA") conveyed Parcel X-33 to John Callahan by Deed dated June 24, 1969 for the purpose of off-street parking and extended yard space for John Callahan's home on 20 Concord Street which directly abuts Parcel X-33. John Callahan sold Parcel X-33 to Charles S. Richardson Jr. and Janet B. Richardson (the "Redeveloper") on September 14, 1983. The Richardson family is proposing to transfer Parcel X-33 to Michael Frawley, John G. MacLetchie, and their nominee, MC2 Concord, LLC (collectively, the "Buyer") and the Buyer proposes to build a semi-attached single family residence on Parcel X-33 with an address of 25 Jefferson Avenue.

TRANSFER AND REQUEST FOR CHANGE OF USE

On September 14, 1983, John Callahan conveyed Parcel X-33 to Charles S. Richardson Jr. and Janet B. Richardson without BRA approval as required by the Deed and LDA, however, the use of Parcel X-33 by the Richardson family was consistent with the LDA. If the transfer of Parcel X-33 is approved, the use of Parcel X-33 will need to be amended and an Amended and Restated Land Disposition Agreement will need to be executed with the Buyer in order for the Buyer to proceed with building on Parcel X-33. In addition, the Buyer will consolidate Parcel X-33 with the parcel that makes up 20 Concord Street to meet the zoning requirements for a buildable lot for two residences. The Buyer has received Zoning Board of Appeal approval for zoning deviations and variances for a semi-attached single family residence, subject to BRA design approval.

The BRA has established an incremental price of \$15,000.00 for the change of use of Parcel X-33 from off-street parking and extended yard space to a buildable lot for a semi-attached single family residence. In addition, the BRA requires that for a market rate unit, for any initial sale of Parcel X-33 as improved by a semi-attached single family residence, four percent (4%) of the initial gross sales price would be due to the BRA, and thereafter, in the future, any subsequent re-sale would require a fee equal to two percent (2%) of the gross sales price payable to the BRA.

RECOMMENDATION

Staff recommends that the BRA approve the transfer of Parcel X-33 from John Callahan to Charles S. Richardson Jr. and Janet B. Richardson to the Buyer and authorize the Director to enter into an Amended and Restated Land Disposition Agreement for Parcel X-33 with the Buyer in the Charlestown Urban Renewal Area Project No. Mass R-55 to allow for the construction of a semi-attached single-family residential unit.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority approve the transfer of Parcel X-33 (as defined below) and that the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement regarding Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-33") in order to change the use of such parcel from off-street parking and extended yard space for 20 Concord Street, to an allowable buildable lot for a semi-attached single family residence at 25 Jefferson Avenue; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all agreements, amendments or documents, that he deems necessary and appropriate in connection with the transfer and change of use of Parcel X-33.