

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: POLK STREET RESIDENTIAL DEVELOPMENT,
30 POLK STREET, CHARLESTOWN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 30 Polk Street in Charlestown in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with 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.

PROJECT SITE

The proposed project is located at 30 Polk Street in Charlestown between Bunker Hill Street and Medford Street (the “Project Site”). The Project Site is comprised of two separate lots each containing single family homes to be razed. The two lots combined equal approximately 12,768 square feet of land. The Project Site is bounded by Charlestown High Street to the north, historic Bunker Hill Burial Ground to the west and the Boston Housing Authority’s Charlestown Development to the south.

The Project Site is also located within walking distance to a MBTA bus line which operates between Sullivan Square and Haymarket, providing direct access to Downtown Boston and the MBTA Orange Line.

PROPOSED PROJECT

Douglas MacDonald (the “Developer”) proposes a development that includes thirty (30) residential rental units, twenty-six (26) market rate and four (4) affordable, as well as twenty-nine (29) parking spaces underground including one (1) Zip Car rental space

and an additional five (5) off-site parking spaces the Developer is securing (the "Proposed Project"). There will also be designated space for bicycle racks. The main entry will be on Polk Street.

The exterior of the Proposed Project will be a mansard roofed structure designed to reflect traditional Charlestown architecture. The first story and one-half will be brick with clapboard above. The Proposed Project will be approximately 45,264 square feet of new construction with 11,506 square feet of covered parking under the main structure.

As currently proposed, the thirty (30) residential units will be broken down into twenty-two (22) two-bedroom units, five (5) one-bedroom with den units and three (3) one-bedroom units.

The Developer plans to begin the construction of the Proposed Project in the first quarter of 2014. The estimated total construction cost for the Proposed Project is approximately \$5,000,000.

DEVELOPMENT TEAM

The development team consists of:

Proponent: Douglas MacDonald

Architect: Neshamkin French Architects, Inc.
John French

PUBLIC PROCESS

On Tuesday, June 4, 2013, the Developer filed an Application for Small Project Review with the Boston Redevelopment Authority ("BRA"). The BRA sponsored public meeting was held on July 24, 2013 at 7:00 p.m., at the Robert A. Georgine Towers, 100 Ferrin Street, Charlestown. The public meeting was advertised in the *Charlestown Bridge* on July 3, 2013. The BRA extended the original comment period deadline from July 15, 2013 to August 7, 2013 to allow for additional comments to be submitted. The Developer also met with the Charlestown Neighborhood Council and Charlestown Preservation Society in separate meetings and received support from both groups.

AFFORDABLE HOUSING

The Inclusionary Development Policy is applicable to the Proposed Project and will require the Developer to create four (4) units of on-site affordable housing (the "Affordable Units"). The Affordable Units will be affordable to households earning up

to 70% of area median income at the time of lease, based upon United States Department of Housing and Urban Development (“HUD”) guidelines. The location, size, and price of the Affordable Units will be proposed by the Developer and approved by the BRA and will include two (2) two-bedroom units, one (1) one-bedroom with den unit and one (1) one-bedroom unit.

The Developer will enter into an Affordable Housing Agreement and Restriction with the BRA for the Affordable Units. The Affordable Housing Agreement and Restriction must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Developer will submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA, which shall be approved prior to the execution of the Affordable Housing Agreement and Restriction.

Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Units to maintain affordability for a total period of fifty (50) years. The household income of any subsequent tenant of the Affordable Units during this fifty (50) year period.

RECOMMENDATION

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project at 30 Polk Street in Charlestown; and (2) enter into an Affordable Rental Housing Agreement and Restriction, 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.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 30 Polk Street in Charlestown by Douglas MacDonald (the “Proposed Project”). The Proposed Project has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of four (4) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.