

MEMORANDUM

AUGUST 15, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
MICHAEL CANNIZZO, SENIOR ARCHITECT  
LANCE CAMPBELL, SENIOR PROJECT MANAGER

**SUBJECT:** THE DUDLEY CROSSING PROJECT, 375-383 DUDLEY STREET, 387-397  
DUDLEY STREET, 200 HAMPDEN STREET AND 204-206 HAMPDEN  
STREET/2-4 DUMORE STEET, ROXBURY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) take the following actions: (1) authorization for the Director to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code) for the development of the Dudley Crossing project to be located at 375-383 Dudley Street, 387-397 Dudley Street, 200 Hampden Street and 204-206 Hampden Street/2-4 Dunmore Street in Roxbury (the “Proposed Project”); and (2) authorization for the Director to enter into any and all agreements deemed appropriate and necessary in connection with the Proposed Project.

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### PROJECT SITE

The site of the Dudley Crossing project is located at the intersection of Dudley Street, Blue Hill Avenue, Dunmore Street and Hampden Street in Roxbury (the “Project Site”). The three buildings stand facing Governor Shirley Square at the confluence of Dudley Street, Hampden Street, Dunmore Street, and Blue Hill Avenue (known as Gov. Shirley Square). They are among a handful of historic buildings that face the intersection; other structures include the prominent St. Patrick’s Church and two Victorian municipal buildings (constructed as Fire Engine House #12 and Police Station #9). A contemporary playground was built on the vacant lot between 387-397 Dudley Street and the historic firehouse. The northwest corner of Dudley and Hampden Streets is occupied by public park (Roxbury Common Park). A row of historic wood frame houses line the north side of Dunmore Street just east of 206-210 Hampden/2-4 Dunmore Street, while the lots directly north are vacant. 375-385 Dudley Street abuts a contemporary single story building to its west.

## **DEVELOPMENT TEAM**

The development team consists of Nuestra Comunidad Development Corporation (“Nuestra CDC”) as the owner/developer (the “Developer”), Diane Clark of Nuestra CDC as Project Manager, William Dillon of Goulston & Storrs as legal counsel, Neal Mongold of Narrow Gate as project architect and, Judy M. Cohen as Housing and Relocation Consultant.

## **PROPOSED PROJECT**

The Dudley Crossing project involves 4 components: 1) the gut rehabilitation of 375-383 Dudley Street, 2) the demolition and reconstruction of an existing building at 387 Dudley Street, 3) the gut rehabilitation of the building at 204-206 Hampden Street/2- 4 Dunmore Street (one building) and 4) the new construction of a 10 unit building located at 200 Hampden Street. After the rehabilitation and new construction, the buildings will consist of 42 units and 3,296 square feet of commercial space and ten parking spaces on Hampden Street (the “Proposed Project”).

The Proposed Project will have a significant impact on the intersection of Dudley Street and Blue Hill Avenue by improving the appearance of this highly populated area and providing a better quality of affordable housing through the upgrades. Unit sizes will range from 1-4 bedrooms and the buildings will provide elevators, a laundry facility, community space and a bike rack. The reconstructed building at Dudley Square is designed to maintain the original brick look of the area, as well as providing a complementary focal point for the intersection. Currently, the age and era of the existing buildings are apparent by narrow hallways and poor layouts. New construction and redevelopment of the buildings will bring about greater curb appeal, revitalization to the neighborhood, desirable amenities and improved quality of life for residents and greater attraction to the commercial vendors.

The Developer has been involved in resident and community meetings as well as a series of joint meetings with the BRA and DND to review the plans for the project. The purpose of the meetings was to gain and respond to feedback from both agencies at the same time with the hope of addressing questions, concerns and suggestions efficiently. Very early in the planning process, the Developer met with the BRA to discuss potential demolition of the existing buildings. Based on our presentation of the building conditions and the historic relevance of the buildings, the BRA agreed that demolition would be appropriate for the building at 387 Dudley Street. The addition of the new building at Hampden Street was recently suggested and agreed upon during a joint design review meeting. The Developer will perform substantial rehabilitation on the remaining two buildings. The Developer will continue to meet with the BRA and DND throughout the design process.

## **ZONING**

The Project Site is located within the St. Patrick Neighborhood Shopping Subdistrict and Boulevard Planning Overlay District in the Roxbury Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Existing Building Alignment; (2) Boulevard Planning Overlay District; (3) Use: Conditional, Office Use to manage off site properties is a conditional use; (4) Floor Area Ratio Excessive; Building Height Excessive; (5) Off-Street Parking Insufficient; (6) Small Project Review Applicability; (7) Extension of Nonconforming use is conditional; (8) Dwelling Units located on the first floor is a conditional use; (9) and Rear Yard insufficient. Enforcement as evidenced by the rejection letter issued by ISD attached hereto.

## **PUBLIC PROCESS**

On August 7, 2012, the Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the "Code"). On August 23, 2012 and July 24, 2013, the BRA hosted community meetings at St. Patrick's Church, located at 400 Dudley Street in Roxbury. The community meetings were advertised in the Bay State Banner.

## **AFFORDABLE HOUSING**

The Proposed Project is obtaining funding from the City of Boston's Department of Neighborhood Development ("DND"). All forty-two (42) residential units within the Proposed Project will be affordable (the "Affordable Units") and will be affordable to households earning up to sixty percent (60%) of the Area Median Income ("AMI"). The Developer will enter into a Covenant for Affordable Housing (the "Covenant") with DND for the Affordable Units. The Developer will also submit to the Boston Fair Housing Commission (the "BFHC") an Affirmative Marketing Plan, which shall be approved by the BFHC and DND before the Covenant is executed.

## **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 in accordance with Article 80E, Small Project Review, of the Code; and (2) enter into any documents and agreements deemed necessary and appropriate in the Director's sole discretion.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Approval for the Dudley Crossing project, proposed by Nuestra Comunidad Development Corporation, the (“Developer”), for the provision of 42 units totaling 59,640 square feet including 3,296 square feet of ground floor commercial space with (10) parking spaces and related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.