

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
DAVID CARLSON, SENIOR ARCHITECT
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: ALLELE BUILDING: PHASE II, 148-152 DORCHESTER AVENUE,
SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) issue a Certification of Approval for the development of the Allele Building: Phase II Development project, located at 148-152 Dorchester Avenue in South Boston, which includes thirty (30) residential condominium units, one commercial unit and thirty (30) parking spaces and related site improvements (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); (2) execute and deliver an Affordable Housing Agreement and any and all documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (3) recommend approval to the City of Boston Zoning Board of Appeal on Petition BZC-32966 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The project site is located in the West Broadway section of the South Boston neighborhood approximately 300 feet from the Broadway MBTA station and a short distance to Interstate 93, the Proposed Project site consists of approximately 7,595 square feet of land with direct pedestrian access from Dorchester Avenue, Silver Street and West Fourth and vehicular access from Silver Street (the “Project Site”).

DEVELOPMENT TEAM

The development team consists of Bernard McFarland, managing member of South Boston, LLC, as the developer (the “Developer”); Joseph P. Hanley, Esq. of McDermott, Quilty & Miller LLP, as legal counsel; Edward Nunes of Nunes Trabucco Architects as project architects; and Dick Morris of Norwood Engineering Inc., as project civil engineer.

PROPOSED PROJECT

Located at 148-152 Dorchester Avenue in Boston’s South Boston neighborhood, the Proposed Project seeks to combine lots with the adjacent property, remove an existing service garage on the property and replace it with a six (6) story addition (the “Proposed Project”) to the existing condominium building known as the Allele Building Phase 1 (“Phase 1”). The Proposed Project will consist of thirty (30) new condominium units, one (1) new commercial unit and thirty (30) off-street parking spaces. An existing auto service garage will be removed at the Project Site which is currently in a dilapidated condition with no historic or architectural significance to the surrounding neighborhood.

The Proposed Project will be approximately 48,790 above grade square feet, with 30 residential condominium units for homeownership on six (6) levels of building above an in-ground parking garage. Four (4) of the residential units will be designated affordable. The building will be architecturally designed to complement the neighborhood’s architectural character and will seamlessly combine with the existing condominium building. New roof decks on the Proposed Project will provide outdoor space for the residents and help to mitigate the lack of usable outdoor space in the area. The Phase 1 building was designed to receive the Proposed Project. As such, the Proposed Project will seamlessly share Phase 1’s existing amenities like a centralized trash chute, trash compactor, recycling rooms, and hot water tanks. The fire suppression and alarm system will also tie directly into the systems in place for Phase 1.

The Proposed Project is an addition onto an earlier approved project originally approved by the Boston Redevelopment Authority (“BRA”) on April 27, 2004 pursuant to Article 80 Large Project Review (the “Original Project”). The Original Project, as currently built and occupied, consists of fifty two (52) condominium units, forty-nine (49) parking spaces, one (1) commercial unit and one (1) restaurant. During the planning stages of the Original Project, the Proponent and the BRA had discussed and planned for this “Phase II” of the overall construction of the building. Therefore, the Original Project was built to provide for the seamless addition of this Proposed Project onto the existing condominium building.

The Developer plans to begin construction of the Proposed Project in Spring of 2014 and an estimated summer 2015 completion schedule. The Proposed Project's total development cost is approximately \$10,000,000.

ZONING

The Project Site is located within a Manufacturing (M-1) and Housing (H-1) Subdistrict in the City of Boston Base Code in the South Boston Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Use; Conditional; Multifamily Residential Dwelling Units is Conditional; (2) Extension of Nonconforming Use; (3) Dwelling Units in Non-Residential Districts; (4) Lot Area for the units is Insufficient; (5) Floor Area Ratio Excessive; Useable Open Space Insufficient; Front Yard Insufficient; Across Corner Visibility for Traffic Insufficient; Side Yard Insufficient; and Height Excessive.

PUBLIC PROCESS

On July 30, 2013, 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 8, 2013, the BRA hosted a community meeting at the 50 West Broadway residential building in the community room, in South Boston. The meeting was advertised with South Boston Online.

AFFORDABLE HOUSING

Four (4) of the thirty (30) residential condominium units within the Proposed Project will be created as affordable housing (the "Affordable Units"). Two (2) units will be affordable to households earning less than or equal to eighty percent (80%) and below of the area median income and two (2) units will be affordable to households earning less than or equal to one-hundred percent (100%) of area medium income ("AMI").

The locations, sizes, and monthly rental prices of the Affordable Units are as follows:

Unit Number	Bedrooms	Square Footage	Location of Affordable Unit	Percent of Median Income	Rental Price
B	One	924	2 nd Floor	80% AMI	\$161,600
C	One	989	3 rd Floor	100% AMI	\$210,800
A	Two	1019	1 st Floor	80% AMI	\$189,600
D	Two	1086	4 th Floor	100% AMI	\$245,700

*To be adjusted in accordance with changes increases in HUD area median incomes.

The Developer will enter into an Affordable Housing Agreement with the BRA for the Affordable Units. The Affordable Housing Agreement must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA, which shall be approved along with the execution of the Affordable Housing Agreement. Preference for the Affordable units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First – time homebuyer

The Affordable Units will not be marketed prior to the submission and approval of the Plan. The Affordable Housing Agreement will restrict the Affordable Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

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; (2) execute and deliver an Affordable Housing Agreement and any and all documents that the Director deems appropriate and necessary; and (3) recommend approval to the Boston Zoning Board of Appeal on Petition BZC-32966 for zoning relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the development, proposed by South Boston, LLC (“Developer”) for 148-152 Dorchester Avenue in South Boston involving the provision of thirty (30) residential condominium units, thirty (30) parking spaces and related site improvements (“Proposed Project”), in accordance with Section 80E-5.2, 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 an Affordable Housing Agreement and 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 ("BRA"); and

FURTHER

VOTED: In reference to Zoning Board of Appeal Petition BZC-32966, the Allele Building: Phase II project, the BRA recommends APPROVAL WITH PROVISO: submit project plans to the BRA for design review approval.