

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
TYLER NOROD, SENIOR PROJECT MANAGER

SUBJECT: CHARLESVIEW RENTAL PROJECT, PHASE ONE OF THE
CHARLESVIEW REDEVELOPMENT PROJECT, ALLSTON-BRIGHTON
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Cooperation Agreement for Construction of the Charlesview Rental Project by and between the Boston Redevelopment Authority and Charlesview Housing Limited Partnership ("Charlesview") dated as of June 1, 2011, evidencing the successful completion of the Charlesview Rental Project on the property located at 370 and 400 Western Avenue, Brighton, Massachusetts.

PROJECT DESCRIPTION

The Charlesview Redevelopment Project includes a mixed-use development consisting of the following uses: (1) residential; (2) community; (3) commercial; (4) open space; and (5) accessory parking. The Charlesview Redevelopment Project called for the construction of two hundred and forty (240) rental units, including two hundred and thirteen (213) replacement units that will replace the existing Charlesview apartments, and an additional twenty-seven (27) new rental units, and one hundred (100) new home ownership units, twenty on the southern and western borders of the Brighton Mills Site and eighty (80) on the Telford Street Site, totaling approximately 470,163 gross square feet of new development. The Project also included approximately 26,533 square feet of commercial/community space and a total of four hundred and ninety (490) parking spaces, including ninety-seven (97) surface spaces and two hundred and forty-three (243) spaces in an underground garage on the Brighton Mills Site and one hundred and fifty (150) spaces in an underground garage on the Telford Street Site.

The Boston Redevelopment Authority (the "BRA") and Charlesview entered into a Cooperation Agreement for Construction of the Charlesview Rental Project as of June 1,

2011 ("Cooperation Agreement"). The Charlesview Rental Project is considered Phase One of the Charlesview Redevelopment Project.

Phase One of the Charlesview Redevelopment Project, which consists of two hundred and forty (240) rental units, offices and retail space, a community room for 99 persons, and three hundred and sixteen (316) parking spaces (74 surface parking spaces and 242 garage parking spaces), has been completed in accordance with the requirements of the Cooperation Agreement, and is ready for occupancy, except for the open space area bounded by Western Avenue to the north, Teleford Street to the east, Antwerp Street to the west, and the "new street" to the south ("Open Space").

The BRA received a request from the Proponent for the issuance of a Certificate of Completion for the Charlesview Rental Project. Pursuant to the Cooperation Agreement, the BRA is required to respond to such request within forty (40) days of its receipt thereof. On August 26, 2013, BRA staff performed a site/building inspection of the Charlesview Rental Project and hereby recommend the issuance of a Certificate of Completion for the Charlesview Rental Project.

RECOMMENDATION

In response to the Proponent's request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA find that Phase One of the Charlesview Redevelopment Project, that is, the Charlesview Rental Project, has been completed in accordance with the requirements of the Cooperation Agreement and that the BRA authorize the Director to issue a Certificate of Completion for the Charlesview Rental Project, upon BRA staff determination that the Open Space has been completed.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for Construction of the Charlesview Rental Project – 240 Residential Units and Related Commercial Space and Parking, Brighton Neighborhood, City of Boston by and between the Boston Redevelopment Authority ("BRA") and the Charlesview Housing Limited Partnership dated as of June 1, 2011 (the "Cooperation Agreement") that the Charlesview Rental Project (otherwise known as, Phase One of the Charlesview Redevelopment Project) has been completed in compliance with all the terms and conditions of the Cooperation Agreement upon BRA determination that the open space bounded by Western Avenue to the north, Teleford Street to the east, Antwerp Street to the west, and the "new street" to the south has been completed.

