

MEMORANDUM

OCTOBER 17, 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: FOUR CORNERS/UPPER WASHINGTON

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 Four Corners/Upper Washington project to be located at 322-336 Washington Street and 331-337 Washington Street in Dorchester (the "Proposed Project"); and (2) authorization for the Director to enter into any and all documents and agreements deemed appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The site of the Four Corners/Upper Washington project is located at the intersection of Washington Street, Bowdoin Avenue, Bowdoin Street and Harvard Street also known as the Four Corners section of Dorchester (the "Project Site"). The proposed project sites are located at 322-336 Washington Street and 101 Bowdoin Avenue the northeast side of Washington Street and directly across and southwest on Washington Street located at 331-337 Washington Street in Dorchester.

DEVELOPMENT TEAM

The development team consists of Aspasia Xypolia, Project Manager, of Vietnamese American Initiative for Development, Inc., ("Viet-AID") as the owner/developer (the "Developer"), Joel J. Feinberg of Bartlett Hackett Feinberg, PC as legal counsel, Hang Nina Nguyen of Law Office of Hang Nina Nguyen, PC as zoning and construction consultant, Van Paul Le of Van Paul Le, P.C. as land conveyance consultant, Matthew Littell and Jonathan Evans of Utile, Inc., as project architect, Henry Joseph of Henry Joseph & Associates Housing and Community Development Consultants as

development consultants, and Andrew Irwin of Irwin Engineers as project environmental engineer.

PROPOSED PROJECT

Viet-AID (the “Proponent”) proposes to construct 35 residential units with 23 parking spaces and 3,200 square feet of commercial space in the Four Corners neighborhood of Dorchester. The project is split between two new buildings along Washington Street. A 4-story residential building with 22 affordable units, ground floor retail and a community room located at 322-336 Washington Street which features three townhouse units. A 3-story residential building with 13 affordable units, ground floor retail and community room located at 331-337 Washington Street (the “Proposed Project”).

ZONING

The Project Site is located within a Local Convenience Subdistrict in the Dorchester Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Off-Street Parking Requirements; (2) Off-Street Loading Requirements; (3) Use: Conditional, Multi-Family Dwelling is a conditional use; (4) Floor Area Ratio Excessive; (5) Building Height Excessive; (6) Rear Yard insufficient; and (7) Screening & Buffering, not in compliance. Enforcement is evidenced by the rejection letter issued by ISD attached hereto.

PUBLIC PROCESS

On September 9, 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 October 2, 2013, the BRA hosted a community meeting at Erie Ellington Apartments, community room, located at 31 Erie Street in Dorchester. The community meeting was advertised in the Dorchester Reporter. The developer hosted a number of meetings in the community including meetings sponsored by the City of Boston’s Department of Neighborhood Development (“DND”) during its RFP process to sell the site for development.

AFFORDABLE HOUSING

The Proposed Project is obtaining funding from DND. Nine (9) of the thirty-five (35) units will service extremely low-income (30% of AMI) homeless or formerly homeless families. The remaining twenty-six (26) units will service households earning 60% of AMI and will have tax credit restrictions.

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 and all stet 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 Four Corners/Upper Washington project to be located at 322-336 Washington Street and 331-336 Washington Street in Dorchester, proposed by Viet-AID for the provision of thirty-five (35) residential units with twenty-three (23) parking spaces and 3,200 square feet of commercial space 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 any and all documents and agreements 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.