

MEMORANDUM

SEPTEMBER 26, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DANA WHITESIDE, DEPUTY DIRECTOR, COMMUNITY ECONOMIC
DEVELOPMENT

SUBJECT: 407-409 SHAWMUT AVENUE
SOUTH END

SUMMARY: This Memorandum requests the Boston Redevelopment Authority ("BRA") authorize the Director to execute an Affordable Housing Contribution Agreement to allow for a housing contribution in the amount of Four-Hundred Thousand Dollars (\$400,000), in connection with a twelve (12) unit residential development located at 407-409 Shawmut Avenue in the South End.

LOCATION AND DESCRIPTION

The project area consists of an approximately 2,500 square foot parcel located at 407 Shawmut Avenue (Parcel ID 0900319000) and an approximately 2,558 square foot parcel located at 409 Shawmut Avenue (Parcel ID 0900320000), for a total land area of approximately 5,058 square feet. The existing building located at 407 Shawmut Avenue consists of approximately 14,802 square feet and the existing building located at 409 Shawmut Avenue consists of approximately 8,984 square feet, for a total of approximately 23,786 square feet. The former owner of the buildings is the Salvation Army, who previously operated the site as an 89-bed lodging house. With the proceeds from the sale of this property, the Salvation Army is able to renovate a larger building on Washington Street in the South End.

The project area is located within the Multifamily Residential Subdistrict of the South End Neighborhood District and within the Restricted Parking Overlay District as shown on Map 1P of the Boston Zoning Maps and therefore is principally governed by the provisions of Article 64 of the Boston Zoning Code.

DEVELOPMENT TEAM

Developer: Henshaw Tremont, LLC
Architect: Finegold Alexander
Attorney: Marc LaCasse

PROJECT DESCRIPTION

The proposed project, as approved by the Zoning Board of Appeals on June 4, 2013 (BZC-32708), consists of the conversion of an existing 89-bed lodging house and accessory administrative offices into twelve (12) residential units and six (6) off-street parking spaces (the "Project").

The Project received approval for three conditional use permits and two variances with respect to Groundwater Conservation Overlay District; Density limitation regulation; Restricted roof structure; Insufficient off-street parking; and open space.

The Project as proposed does not meet the threshold for Article 80E: Small Project Review. However, the Project must meet the requirements of the Inclusionary Development Policy relative to affordable housing and the Developer has agreed to meet the Inclusionary Development Policy requirement with a cash contribution.

RECOMMENDATION

Staff recommends that the BRA authorize the Director to execute an Affordable Housing Contribution Agreement with the Developer in the amount of Four-Hundred Thousand Dollars (\$400,000), in connection with a twelve (12) unit residential development located at 407-409 Shawmut Avenue in the South End.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to execute a new Affordable Housing Contribution Agreement with Henshaw Tremont, LLC, or related entity, in the amount of Four-Hundred Thousand Dollars (\$400,000), in connection with a twelve (12) unit residential development located at 407-409 Shawmut Avenue in the South End.