

MEMORANDUM

NOVEMBER 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: THE RESIDENCES ON E PROJECT, 205 E STREET, SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) take the following actions: (1) issue a Certification of Approval for the Residences on E residential condominium building, located at 205 E Street in South Boston, for the provision of thirty-four (34) residential condominium units, sixty-three (63) parking spaces and related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); (2) enter into an Affordable Housing Agreement in connection with the Proposed Project; and (3) recommend approval to the Zoning Board of Appeal on Petition BZC-32956 for zoning relief necessary to renovate the Proposed Project.

PROJECT SITE

The project site is located at 205 E Street in the neighborhood of South Boston (the “Project Site”). The Project Site consists of a 49,763 square foot building that sits on an approximately 31,576 square foot lot with anticipated direct vehicular access from West 8th Street and current pedestrian access from E Street. The building was designed in an “L” shape, with a main building and an attached addition that was later added. The site maintains 136” of frontage on E Street as well as 139” of frontage on West 8th Street.

The Project Site and existing building were formerly used as and elementary school owned and run by the Roman Catholic Archdiocese of Boston.

DEVELOPMENT TEAM

The development team consists of Bruce B. Daniel of 201 E Street LLC, as Owner-Developer (the “Developer”); and Stephen Sousa of Sousa Design Architects as project architect.

PROPOSED PROJECT

The proposed project features new construction of 34 condominium units with an underground parking garage for 63 vehicles located on the Project Site (the "Proposed Project").

The newly constructed residential building will consist of approximately 49,763 square feet of net new living area, with 34 residential condominium units occupying three (3) levels. There will be a mix of one, two and three bedroom units and two townhouses.

The Developer plans to begin construction of the Proposed Project in March 2014 with an estimated 2015 completion schedule, with a total development cost of approximately \$12 million. The Proposed Project will create approximately 100 construction jobs.

ZONING

The Project Site is located within an H-1-50 Residential ("Apartments") Subdistrict ("H-1-50") in the South Boston Neighborhood District. The Proposed Project will require zoning variances for the following: (1) Lot Size Insufficient; (2) Floor Area Ratio Excessive; (3) Usable Open Space Insufficient; (4) Front Yard Insufficient; (5) Traffic Visibility Across Corner Insufficient; (6) Rear Yard Insufficient; and (7) Off-Street parking Design. Enforcement is evidenced by a rejection letter issued by ISD attached as Exhibit A.

PUBLIC PROCESS

On September 4, 2013, the Developer filed a Small Project Review application with the BRA for the Project, pursuant to Article 80E of the Code. On October 3, 2013, the BRA hosted a community meeting at the South Boston Boys and Girls Club, located at 230 West Sixth Street in South Boston, the meeting was advertised in the local newspaper South Boston Online.

AFFORDABLE HOUSING

Four (4) of the thirty-four (34) residential condominium units within the Proposed Project will be created as affordable housing (the "Affordable Units"). Of the Affordable Units, two (2) units will be affordable to households earning eighty percent (80%) or below of the area median income ("AMI") and two (2) units will be affordable to households earning greater than 80% and less than or equal to one-hundred percent (100%) of AMI.

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

Unit Number	Bedrooms	Square Footage	Location of Affordable Unit	Percent of Median Income	Sales Price
4S	One	830	Ground Floor	80%	\$161,600
18S	One	830	2 nd Floor	100%	\$210,800
7N	Two	1,066	1 st Floor	80%	\$189,600
1N	Two	912	Ground Floor	100%	\$245,700

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

In addition to the Affordable Units, the Developer will make an affordable housing contribution of \$86,000 (the "Affordable Housing Payment"). The Affordable Housing Payment shall be made upon issuance of the building permit.

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 homebuyers.

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each Affordable Unit 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-32956 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 new construction of the Residences on E project in South Boston, proposed by 201 E Street LLC (“Developer”), for the provision of thirty-four (34) residential units, sixty-three (63) 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 an Affordable Housing Agreement for the creation of four (4) on-site affordable homeownership units and an affordable housing contribution in the amount of \$86,000, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for 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 Petition BZC-32956, the Residences on E project in South Boston, for zoning relief necessary in a Residential Subdistrict (“H-1-50”), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.