

## MEMORANDUM

JANUARY 17, 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:** 22-26 WEST BROADWAY MIXED USE DEVELOPMENT, SOUTH  
BOSTON

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) issue a Certification of Approval for the development of the 22-26 West Broadway Mixed Use Development project, located at 22-26 West Broadway Street in South Boston, which includes thirty-one (31) residential units, eighteen (18) 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 Rental Housing Agreement and Restriction 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-32342 for zoning relief necessary to construct the Proposed Project.

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### **PROJECT SITE**

The site of the 22-26 West Broadway Mixed Use Development is located in the South Boston neighborhood on an approximately 7,326 square foot parcel that contains three (3) existing, substandard buildings that are planned to be razed (the “Project Site”). The Project Site is bounded by Athens Street to the north, an apartment building containing the Owls Station Bar restaurant to the east, West Broadway Street and Broadway MBTA Redline train station to the south and The Cornerstone restaurant, the West Broadway Street and Dorchester Avenue intersection to the west.

## **DEVELOPMENT TEAM**

The development team consists of Jason F. Cincotta, Principal of Evergreen Property Group, as the developer (the “Developer”); Donald Wiest of Brennan, Dain, Le Ray, Wiest, Torpy & Garner, P.C. as permitting counsel; Michael Leblanc, Matthew Littell and Elizabeth Christoforetti of Utile, Inc., as project architects; Richmond So, and Jennifer McClain of RSE Associates, Inc., as project structural engineers; Stephen Garvin of Samiotes Consultants Inc. as project civil engineers; Mark Kalin of Kalin Associates as project specifications consultant; Ken Beck of BLW Consulting, Inc. as mechanical, electrical, and plumbing engineer; and Robert Carasitti of Hughes Associates, Inc., as code consultant.

## **PROPOSED PROJECT**

The proposed development consists of the construction of a new six-story building containing 31 residential units, including 4 affordable rental units, 3,834 square feet of ground-level commercial space, and 18 parking spaces, which will be provided at the Project Site via an automated system

The Developer plans to begin construction of the Proposed Project in April of 2013 with an estimated summer 2014 completion schedule. The Proposed Project’s total development cost is approximately \$12,500,000. The Proposed Project is expected to create approximately 120-130 construction jobs.

## **ZONING**

The Project Site is located within a Neighborhood Shopping Subdistrict in the Saint Vincent Neighborhood District in South Boston. The Proposed Project will require zoning variances for the following: (1) Excessive Floor Area Ratio, (2) Excessive Building Height, (3) Insufficient Usable Open Space, (4) Restricted Roof Structures, and (5) Insufficient Off-Street Parking.

The Proposed Project is also anticipated to require a conditional use permit in connection with use as a Multi-Family Dwelling.

## **PUBLIC PROCESS**

On October 31, 2012, the Developer filed a Small Project Review application with the Boston Redevelopment Authority (“BRA”) for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the “Code”). On November 13, 2012, the BRA hosted a community meeting at the 50 West Broadway residential building in the community room, in South Boston. The meeting was advertised in the South Boston Tribune and South Boston Online.

## **AFFORDABLE HOUSING**

Four (4) of the thirty-one (31) residential rental units within the Proposed Project will be created as affordable housing (the “Affordable Units”). All four (4) Affordable Units will be affordable to households earning less than or equal to seventy percent (70%) and below of the area median 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
302	One	702	3 <sup>rd</sup> Floor	70% AMI	\$1,237
305	Two	1157	3 <sup>rd</sup> Floor	70% AMI	\$1,414
407	One	691	4 <sup>th</sup> Floor	70% AMI	\$1,237
503	Studio	549	5 <sup>th</sup> Floor	70% AMI	\$1,061

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

The Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Units. The Affordable Rental Housing Agreement and Restriction 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 Rental Housing Agreement and Restriction. Preference for the Affordable units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. The Affordable Rental Housing Agreement and Restriction 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 Rental Housing Agreement and Restriction 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-32342 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 Evergreen Property Group (“Developer”) for 22-26 West Broadway in South Boston involving the provision of thirty-one (31) residential units, eighteen (18) 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 Rental Housing Agreement and Restriction 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-32342, the 22-26 West Broadway Mixed Use Development project, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.