

MEMORANDUM

MAY 16, 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: 309 E STREET; "THE RESIDENCES AT DAHLGEN HALL", SOUTH
BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA"): (1) issue a Certification of Approval for the development of the 309 E Street; "Residences at Dahlgren Hall" project, located in South Boston, which includes eighteen (18) condominium units, twenty (20) accessory off-street 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 Housing Agreement 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-32578 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The site of 309 E Street; "The Residences at Dahlgren Hall" is located in the South Boston neighborhood on an approximately 9,060 square foot parcel that contains five (5) existing residential units and an open parking lot (the "Project Site"). The Project Site is bounded by the E Street and Silver Street intersections to the north, and a multi-family residential building and West 4th Street to the west.

DEVELOPMENT TEAM

The development team consists of Michael McGough, Manager of Dahlgren Hall, LLC as the developer (the “Developer”); Dan Rull, Esq., as legal counsel; and William P. Christopher, Architect of Roche-Christopher Architecture, LLC, as project architect.

PROPOSED PROJECT

The Proposed Project consists of the development on a 9,060 square-foot site, situated at 309 E Street in South Boston. The construction will consist of a new four-story building, containing eighteen (18) condominium units, including two (2) affordable units, served by twenty (20) accessory off-street parking spaces, including two (2) accessible parking stalls and two (2) tandem stalls located within the buildings ground-level garage.

The Developer plans to begin construction of the Proposed Project in June of 2013 with an estimated February 2014 completion schedule. The Proposed Project’s total development cost is approximately \$4,000,000. The Proposed Project is expected to create approximately 100 construction jobs.

ZONING

The Project Site is located within an H-1-50 Subdistrict in the City of Boston Base Code in the South Boston Neighborhood District in South Boston. The Proposed Project will require zoning variances for the following: (1) Lot Area for Additional Dwelling Unit(s) Insufficient; (2) Floor Area Ratio Excessive; (3) Usable Open Space Insufficient; (4) Traffic Visibility Across Corner Insufficient; (5) Side Yard Insufficient; (6) Rear Yard Insufficient; (7) Applicability of Small Project Review; and (8) Height Excessive. Enforcement as evidenced by the rejection letter issued by ISD attached as Exhibit A.

PUBLIC PROCESS

On February 11, 2013, 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 March 11, 2013 the developer made a presentation to the City Side Civic Association regarding the proposed project. On March 27, 2013, the BRA hosted a community meeting at the Laboure Center located at 275 West Broadway Street, South Boston. The community meeting was advertised in the local newspaper South Boston Online.

AFFORDABLE HOUSING

Two (2) of the eighteen (18) condominium units within the Proposed Project will be designated as affordable housing (the “Affordable Units”). The one (1) bedroom unit

will be affordable to households earning less than or equal to eighty percent (80%) and below the area median income (“AMI”). The two (2) bedroom unit will be affordable to households earning less than or equal to one-hundred percent (100%) 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	Sale Price
2-D	Two	1,198	2 nd Floor	100% AMI	\$245,700
3-E	One	820	3 rd Floor	80% AMI	\$161,600

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

In addition to the Affordable Units, the Developer will make an affordable housing contribution of \$68,000 (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; and
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First-time homebuyer.

The Affordable Units will not be marketed prior to the submission and approval of the Plan. The Affordable Housing Agreement 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 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-32578 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 Dahlgren Hall, LLC (“Developer”) for 309 E Street in South Boston involving the construction of eighteen (18) residential units, twenty (20) 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 Housing Agreement 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-32578, the Residences at Dahlgren Hall project located at 309 E Street in South Boston, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.