

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN

SUBJECT: PARCEL 39A, HISTORIC MONUMENT AREA OF THE
CHARLESTOWN NAVY YARD IN THE CHARLESTOWN URBAN
RENEWAL AREA, PROJECT NO. MASS R-55

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") authorize the Director to enter into a temporary License Agreement for construction staging on a portion of the Building 105 project site for the proposed Parcel 39A project.

INTRODUCTION

Parcel 39A (the "Parcel") in the Historic Monument Area (the "HMA") of the Charlestown Navy Yard in the Charlestown Urban Renewal Area, Project No. Mass R-55, is a vacant parcel of approximately 15,362 square feet owned by the Boston Redevelopment Authority (the "BRA"). The Parcel is located at the corner of First Avenue and Ninth Street in the Charlestown Navy Yard, adjacent to Building 39. The Parcel is subject to the design guidelines outlined in the Program for Preservation and Utilization ("Design Guidelines") because it is located in the HMA within the Charlestown Navy Yard.

PROJECT HISTORY

On June 16, 2011, the BRA authorized the Director to issue a Request for Proposals ("RFP") for the Parcel. The RFP was issued in September 2011 and responses were due on December 2, 2011. BRA staff found that the proposal by the Kavanagh Advisory Group, LLC, met the criteria and objectives outlined in the RFP and tentatively designated the Kavanagh Advisory Group, LLC, as the Redeveloper of the Parcel.

The Redeveloper filed a Letter of Intent on October 12, 2012, in accordance with the BRA's policy on the provision of mitigation by development projects in Boston, as outlined in Mayor Thomas M. Menino's Executive Order of October 10, 2000, as

amended. The BRA determined that compliance with the Mayor's Executive Order would be achieved by requesting that the Charlestown Neighborhood Council (the "CNC") review the Proposed Project. The CNC process is well established and effective in Charlestown. The CNC is a locally elected body that conducts regular public meetings and provides comments to assist various City agencies on matters such as those outlined in the Mayor's Executive Order regarding mitigation on development projects in Boston.

On November 26, 2012, the Redeveloper submitted a Project Notification Form ("PNF") for a four (4) story, approximately 48,000 square foot residential building consisting of a total of fifty-four (54) residential units (the "Proposed Project"). Notice of receipt of the PNF was published in the Boston Herald on December 1, 2012.

Several meetings were held near the Project Site and on January 24, 2013, a publicly advertised community meeting was held at the Constitution Inn. The CNC voted to support the project with a proviso requesting the Redeveloper to provide fifty-four (54) on-site parking spaces at their February 5, 2013 meeting.

The Charlestown Navy Yard is a National Historical Park, and its redevelopment is required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Proposed Project has been designed to conform to the HMA Design Guidelines as outlined in an agreement between the National Park Service, Massachusetts Historical Commission, Boston Landmarks Commission, and the BRA.

On March 14, 2013, the BRA awarded Final Designation to the Redeveloper.

DEVELOPMENT TEAM

The development team consists of John E. Kavanagh, President and CEO of Kavanagh Advisory Group, LLC as the developer; Joel Bargmann of BH+A Architects as the Architect; and Don Wiest of BDLWT&G as zoning attorney.

PROPOSED PROJECT

The Proposed Project is a four (4) story, approximately 48,000 square foot residential building consisting of a total of fifty-four (54) residential units. The required off-street parking for the Proposed Project is thirty-three (33) spaces, and this parking will be fully accommodated in the Building 199 parking garage. The ground lease for Building 199 requires that at least five hundred (500) parking spaces be dedicated to buildings in the HMA.

The four-story building, which will have a brick façade and a hipped roof, and features massing contextual to its setting, is designed in compliance with the provisions of the Program of Preservation and Utilization referred to in the deed dated July 7, 1978, from the General Services Administration to the BRA. The Proposed Project requires approvals from the National Park Service to comply with the Design Guidelines dated June 28, 1991. These approvals were obtained via a letter from Alissa McCann of the National Park Service dated February 16, 2006.

The Proposed Project is located in the HMA and within the Charlestown Navy Yard subdistrict of the Harborpark District. The Parcel is zoned B1-U, thus the Proposed Project's multifamily residential use is permitted. Dimensional and other zoning controls will be supplied pursuant to a Ground Lease between the BRA and the Redeveloper.

The Proposed Project is also in compliance with the Charlestown Urban Renewal Plan, as amended.

AFFORDABLE HOUSING

In accordance with the Inclusionary Development Policy, as amended (the "IDP"), the development of the Proposed Project will require the creation of an amount of affordable housing units equal to fifteen percent (15%) of the market-rate housing units included in the Proposed Project (the "Affordable Units"). The IDP requires that the Affordable Units be made affordable to households earning less than or equal to seventy percent (70%) of the Area Median Income ("AMI") for the Boston Standard Metropolitan Statistical Area ("SMSA") as promulgated by the United States Department of Housing and Urban Development ("HUD"). The Project's Affordable Units will be provided in compliance with the IDP, and on-site.

The size, location, square footage, finishes, and attributes of the Affordable Units will be approved by Authority staff.

The Proponent will enter into one or more Affordable Rental Housing Agreement(s) and Restriction(s) with the Authority for the Affordable Units. The Proponent has agreed to submit an Affirmative Marketing Plan to the Boston Fair Housing Commission and the Authority for the Affordable Units, which shall be approved prior to the execution of the Affordable Rental Housing Agreement(s) and Restriction(s). Preference for the On-Site Affordable Units will be given to applicants who meet the following criteria, weighted in the order below:

1. Urban Renewal Displacee;
2. Boston resident; and
3. 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 Affirmative Marketing Plan. The Affordable Rental Housing Agreement(s) and Restriction(s) will be recorded to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with an Authority option to extend for an additional period of twenty (20) years). The household income of any subsequent tenant of the Affordable Units during this fifty (50) year period must fall within the applicable income limit for each Affordable Unit.

RECOMMENDATION

To facilitate the redevelopment of the HMA and create additional housing opportunities in the City of Boston it is staff's recommendation that the Authority authorize the Director to enter into a temporary License Agreement with the Redeveloper for staging at Building 105 for the development of the Proposed Project at Parcel 39A.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized, to enter into a temporary License Agreement with Kavanagh Advisory Group LLC, or related entity, for construction staging at Building 105 for the Proposed Project at Parcel 39A in the Historic Monument Area of the Charlestown Navy Yard.