

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY  
ECONOMIC DEVELOPMENT  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
HEIDI BURBIDGE, SENIOR PROJECT MANAGER

**SUBJECT:** THE LOFTS AT WESTINGHOUSE  
26 DAMON STREET/1 WESTINGHOUSE PLAZA, HYDE PARK

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to terminate the Artist Housing Agreement with Mother Brook, LLC regarding the Lofts at Westinghouse Plaza and to authorize the Director to release the deed restriction on three (3) market-rate units in the building.

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**PROJECT BACKGROUND**

The Lofts at Westinghouse project is located at Building “C” of the former Sturtevant/Westinghouse industrial complex located at 26 Damon Street and 1 Westinghouse Plaza in the Hyde Park neighborhood of Boston (the “Project Site”). The Lofts at Westinghouse project includes the rehabilitation of the Project Site with a new elevator and lobby, sixty-two (62) artists’ live/work units, nine (9) of which are affordable, including thirty-nine (39) live-work flats and twenty-three (23) live-work units and 9,000 square feet of artists’ workspace (the “Project”). The development team for the Project is composed of the Hamilton Company as the developer, ICON architecture, inc. as the architectural firm, and Bernard F. Shadrawy of Shadrawy & Rabinovitz as the legal counsel. The principal of Hamilton Company is Harold Brown (the “Developer”).

The Project was approved by the Boston Redevelopment Authority (the “BRA”) on March 29, 2007. The BRA and the Developer entered into a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Artist Housing Agreement and an Artist Affordable Housing Agreement with respect to the Project on March 20, 2008. On December 8, 2008, the BRA Board voted to release unsold market-rate units from the Artist Household and/or Homeownership Requirements described in the Artist Housing Agreement. Since then all unsold market-rate units have been released. Prior

to the authorization to release unsold market rate units, three market-rate units had already been sold with an artist restriction to artists.

**REQUESTED ACTION**

Owners of the three market-rate units (205, 213 and 218) have requested the same consideration that was granted the developer to release these units from the Artist Household and/or Homeownership requirements, since these are the remaining market rate units restricted under the Artist Housing Agreement.

**RECOMMENDATION**

It is the recommendation of the BRA staff that the BRA Board authorize the Director to terminate the Artist Housing Agreement between the BRA and Mother Brook, LLC regarding the Lofts at Westinghouse Plaza and to authorize the Director to release the deed restriction on three (3) market-rate units in the building.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to terminate the Artist Housing Agreement between the BRA and Mother Brook, LLC regarding the Lofts at Westinghouse Plaza.