

**MEMORANDUM**

**NOVEMBER 14, 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:** 11 DORCHESTER STREET 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 at 11 Dorchester Street in South Boston, which includes thirty (30) residential rental units, a ground floor restaurant and fifty-four (54) parking spaces located both at grade and below grade within the buildings garage 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-32835 for zoning relief necessary to construct the Proposed Project.

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**PROJECT SITE**

The site of the proposed 11 Dorchester Street Development is currently the location of New England Auto Body, an automotive repair and storage business located at 11 Dorchester Street in South Boston. The Proposed Project site consists of approximately 12,803+ square feet of land, comprising of two contiguous parcels, one at 11 Dorchester Street, being City of Boston Assessor’s Parcel No. 0602877000, and one at 415 West First Street, being City of Boston Assessor’s Parcel No. 0602876000. The site is bound by Dresser Street to the southwest, West First Street, Dorchester Street and East Second Street intersection to the northeast (the “Project Site”).

## **DEVELOPMENT TEAM**

The development team consists of David C. Matteo and David B. Winick, as project managers of Allure Boston, LLC (the "Owner/Developer"); Anthony M. Pisani, AIA of Pisani + Associates Architects as the project architect; George Morancy, Esq. of Adam & Morancy, P.C. as legal counsel; and George Collins, P.L.S., of Boston Survey, Inc. as project surveyor.

## **PROPOSED PROJECT**

The 11 Dorchester Street Development consists of the redevelopment of a 12,803± square-foot site at the corner of Dorchester Street and West First Street in South Boston by demolishing the existing commercial/industrial buildings and constructing a new five-story mixed-use building containing 30 residential rental units, including affordable units to be determined by the Boston Redevelopment Authority ("BRA") in accordance with its Inclusionary Development Program, and a ground-floor restaurant containing 2,230± square feet, all served by 54 accessory off-street residential parking spaces located both at grade and below grade within the building's garage (the "Proposed Project").

All vehicular traffic will enter and exit the building's garage to and from West First Street, thus allowing two existing curb cuts located on the Dorchester Street side of the property to be closed, creating additional curbside public parking. The proposed project would create both market-rate and affordable housing units, and a ground-floor restaurant to enliven the streetscape and neighborhood, in an attractive new building of bold yet respectful design.

The Developer plans to begin construction of the Proposed Project in the first quarter of 2014 with an estimated construction completion in the second quarter of 2015. The Proposed Project's total development cost is approximately \$8,000,000. The Proposed Project is expected to create approximately 100 construction jobs, 40 permanent jobs as a result of the new restaurant, building management and maintenance.

## **ZONING**

The Project Site is located within the First Street Neighborhood Design Area of the South Boston Neighborhood District. The Proposed Project will require zoning variances from the City of Boston Zoning Board of Appeals ("ZBA") on Petition BZC-32835 for the following: (1) Limitation of Area of Accessory Uses; (2) Height Excessive; (3) Floor Area Ratio Excessive; (4) Useable Open Space Excessive; (5) Traffic Visibility Across Corner; and (6) Special Purpose Overlays; Restricted Parking Overlay District. Enforcement is evidenced by a rejection letter issued by City of Boston Inspectional Services Department ("ISD") attached as Exhibit A.

## **PUBLIC PROCESS**

On September 18, 2013, the Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the "Code"). On October 9, 2013, the BRA hosted a community meeting at the Joseph P. Tynan Elementary School cafeteria located at 650 East Fourth Street, in South Boston. The meeting was advertised with South Boston Online newspaper.

## **AFFORDABLE HOUSING**

Four (4) of the thirty (30) residential rental units within the Proposed Project will be created as affordable housing (the "Affordable Units"). One Studio, Two (2) one-bedroom units and One (1) two-bedroom unit will all be affordable to households earning less than or equal to seventy percent (70%) and below of the area medium 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
402	Studio	450	4 <sup>th</sup> Floor	70% AMI	\$1,024
305	One	750	3 <sup>rd</sup> Floor	70% AMI	\$1,194
203	One	700	2 <sup>nd</sup> Floor	70% AMI	\$1,194
206	Two	809	2 <sup>nd</sup> Floor	70% AMI	\$1,365

\*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-32835 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 Allure Boston, LLC for 11 Dorchester Street Development in South Boston involving the provision of thirty (30) residential rental units, fifty-four (54) 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-32835, the 11 Dorchester Street Development, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.