

MEMORANDUM

DECEMBER 19, 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: 340 WEST SECOND STREET DEVELOPMENT, SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”): (1) issue a Certification of Approval for the development of 340 West Second Street in South Boston, which includes twenty-nine (29) residential rental units, one commercial unit and forty-three (43) 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-32830 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The project site is located in the Saint Vincent section of the South Boston neighborhood the Proposed Project site consists of approximately 13,000± square feet of land with direct pedestrian access from West Second Street, south of Dresser Street, to the west of F Street and east of E Street with vehicular access from Dresser Street (the “Project Site”).

DEVELOPMENT TEAM

The development team consists of Richard Glanz, as project manager of Shamus Holdings, LLC (the “Owner/Developer”); Timothy Burke as the project architect;

George Morancy, Esq. of Adam & Morancy, P.C. as legal counsel; Joseph Rull as project consultant and George Collins, as surveyor.

PROPOSED PROJECT

The Proposed Project consists of the development of the development of a 13,000+ square foot site, currently a vacant lot situated at 340 West Second Street in South Boston, by construction of a new four-story building, containing twenty-nine (29) residential units, including four (4) affordable units as determined by the City of Boston's Inclusionary Development Policy, with 1,000 square feet of ground-floor commercial space, severed by forty-three (43) accessory off-street residential parking spaces located within the buildings ground-level garage, which will be accessed via a separate entrance and egress at the rear of the building along Dresser Street.

The Developer plans to begin construction of the Proposed Project in spring of 2014 with an estimated summer 2015 completion schedule. The Proposed Project's total development cost is approximately \$12,000,000. The Proposed Project is expected to create approximately 100 construction jobs.

ZONING

The Project Site is located within a Multi-Family Residential/Local Service (MFR/LS) Subdistrict of the Saint Vincent Neighborhood District. The proposed project will require zoning variances for the following: (1) Roof Structures Restricted District; (2) Lot Size for the Additional Dwelling Units is Insufficient; (3) Floor Area Ratio Excessive; (4) Height Excessive; (5) Useable Open Space Excessive; (6) Front Yard Insufficient; (7) Side Yard Insufficient; (8) Rear Yard Insufficient; (9) Off-Street Parking Design Requirements; and (10) Use forbidden; Commercial Space for any types of use is Forbidden. Enforcement is evidenced by a rejection letter issued by ISD attached as Exhibit "1".

PUBLIC PROCESS

On August 16, 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 September 5, 2013, the BRA hosted a community meeting at the James F. Condon Elementary School located at 200 D Street in the cafeteria, in South Boston. The meeting was advertised with South Boston Online newspaper.

AFFORDABLE HOUSING

Four (4) of the twenty-nine (29) residential rental units within the Proposed Project will be created as affordable housing (the "Affordable Units"). Three (3) 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
2C	One	860	2 nd Floor	70% AMI	\$1,194
2J	One	757	2 nd Floor	70% AMI	\$1,194
3F	One	813	3 rd Floor	70% AMI	\$1,194
3B	Two	1,135	3 rd 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).
- (3) First time homebuyer

The Affordable Units will not be marketed prior to the submission and approval of the Plan. The Affordable Condominium 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-32830 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 Shamus Holdings, LLC (“Developer”) for 340 West Second Street Development in South Boston involving the provision of twenty-nine (29) residential rental units, forty-three (43) 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-32830, the 340 West Second Street Development, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.