

MEMORANDUM

BOARD APPROVED

AUGUST 16, 2018

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, ASSISTANT PROJECT MANAGER

SUBJECT: 233 HANCOCK STREET, DORCHESTER
PROJECT UPDATE

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the updated proposed development located at 233 Hancock Street in Dorchester (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); and (2) enter into a Community Benefit Contribution Agreement and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located at 233 Hancock Street in Dorchester, on a 13,362 square-foot parcel, with an additional 2,352 square-foot right of way perpendicular to the property (the "Project Site"). The Project Site is located at the intersection of Hancock Street and Pleasant Street, and is situated one block west of Dorchester Avenue. The Project Site is within walking distance of the MBTA's Red Line Savin Hill Station and is well served by multiple bus routes operating in Dorchester.

*Effective October 20, 2016, the BRA commenced doing business as the BPDA.

DEVELOPMENT TEAM

Proponent: 233 Hancock, LLC
Benjamin Moll
Daniel Moll

Architect: RODE Architects, Inc.
Eric Robinson
Michael DelleFave

PREVIOUSLY APPROVED PROJECT

On October 12, 2017, the BPDA Board voted to approve 233 Hancock, LLC's (the "Proponent") proposal for the construction of a new five (5)-story, mixed-use building totaling approximately 29,465 square feet on the Project Site which is presently occupied by two auto body repair shops (the "Previously Approved Project"). The Previously Approved Project includes thirty-six (36) residential rental units, 720 square feet of ground-floor retail space, 400 square feet of lobby gallery space, and twenty-two (22) accessory off-street parking spaces located in the building's street level garage, with access via the existing public right-of-way on Hancock Street. Storage for approximately thirty-eight (38) bicycles will be available on the perimeter of the building. Additionally, there will be a designated trash/recycling room on the building's ground-floor.

The thirty-six (36) residential rental units of the Previously Approved Project included thirty-one (31) market rate units and five (5) Inclusionary Development Policy Units with a mix of unit-types, including twelve (12) studio units, twelve (12) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units.

PROJECT UPDATE

On July 20, 2018 the Proponent submitted a Project Update Letter to the BPDA outlining a revised project with increased affordability and no material changes.

Since the original BPDA Board approval of the Previously Approved Project, the Proponent has worked diligently to procure funding to increase the overall affordability of the project. As of the date of submission of the Project Update Letter, funding commitments that were not in place under the Previously Approved

Project were pending from MassHousing's Workforce Program and the City of Boston's Community Preservation Act's Pilot Program.

Funding from these two sources will enable the Proponent to income restrict 58% of the units in the building, allowing for twenty-one (21) of the building's total thirty-six (36) units to be income restricted. Of the twenty-one (21) income restricted units, ten (10) units will be restricted to households earning not more than 80% of the Area Median Income ("AMI") as based upon the United States Department of Housing and Urban Development ("HUD"), including four (4) studio units, four (4) one-bedroom units, one (1) two-bedroom unit, and one (1) three-bedroom unit. The remaining eleven (11) units will be restricted to households earning not more than 100% of the HUD AMI, and will include four (4) studio units, four (4) one-bedroom units, two (2) two-bedroom units, and one (1) three-bedroom unit.

With no material changes to the Previously Approved Project, there are no additional impacts expected to arise from the Proposed Project.

ARTICLE 80 REVIEW PROCESS

On August 9, 2018, the BPDA hosted a community meeting to discuss the Proposed Project at First Parish Dorchester located at 10 Parish Street in Dorchester. This meeting was posted to the BPDA's website and calendar, and email notification was sent to the BPDA Project Manager's mailing list from the Previously Approved Project, elected officials and their staff, and all subscribers of the BPDA's Dorchester neighborhood updates.

ZONING

The Project Site is located within a 3F-5000 subdistrict of the Dorchester Neighborhood district, which is governed by Article 65 of the Code.

On December 12, 2017 the City of Boston Zoning Board of Appeals granted relief for the Previously Approved Project from the following:

1. Use (multi-family dwelling, retail, and art gallery)
2. Insufficient off-street parking and loading
3. Dimensional Regulations (Floor Area Ratio excessive, Height excessive, Front Yard insufficient, Side Yard insufficient, and Rear Yard insufficient)

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide many community benefits for the Dorchester neighborhood and the City of Boston. The Proponent has committed to a total of fifteen-thousand dollars (\$15,000) towards community benefits, which are described below.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization St. Mary's Center for Women and Children, described below:

1. Recipient: St. Mary's Center for Women and Children
90 Cushing Avenue
Dorchester, MA 02125
2. Use: To support the Women@Work Plus ("W@W+") program, which is a 22-week job readiness training program that addresses the vocational needs of women who face multiple barriers to employment, including homelessness, lack of high school diploma or equivalent, history of substance abuse or domestic violence, and difficulty obtaining or retaining employment.
3. Amount: \$5,000
4. Timeline: The \$5,000 contribution is due at building permit.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization Boys & Girls Clubs of Boston, described below:

1. Recipient: Boys & Girls Clubs of Boston's Youth Connect Program
2. Use: In the Youth Connect Program clinical social workers connect at-risk youth with positive choices and mentors, in partnership with the Boston Police Department. This contribution to the Youth Connect Program is to be earmarked for use in Dorchester (the Boston Police Department's District C-11) and in particular, for programming and participants at the Paul R. McLaughlin Youth Center (1135 Dorchester Avenue, Dorchester, MA 02125).

3. Amount: \$5,000

4. Timeline: The \$5,000 contribution is due at building permit.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization Cape Verdean Community Unido, described below:

1. Recipient: Cape Verdean Community Unido
268 Bowdoin Street,
Dorchester, MA 02122

2. Use: To bring together youth service providers, health centers, police units, city officials, and other non-profit programs with the goal of improved communication and coordination of service to the Cape Verdean community. CVC Unido has established a program focused on a Violence Intervention and Prevention Initiative, and through a coordinated outreach provide home visits and mental health services to all community members affected by violence.

3. Amount: \$5,000

4. Timeline: The \$5,000 contribution is due at building permit.

Additionally, the gallery space of the building's lobby will be curated by the Dorchester Arts Collaborative (or a comparable community arts organization).

The gallery space and green space at the rear of the building will also be available to community organizations for events and meetings, up to eight (8) times annually, by appointment.

In connection with the community benefits described above, the Proponent will enter into a Community Benefit Contribution Agreement. The community benefits contribution payments shall be made to the BPDA upon issuance of the building permit by the City of Boston Inspectional Services Department ("ISD") and will be distributed as outlined above.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Previously Approved Project was subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. Given the additional affordability of the Proposed Project, the Previously Approved Project is exempt from the IDP, pursuant to Section 3.2.a of the IDP, which states that a project is exempt from the requirements of IDP if financed as one entity and forty-percent (40%) or more of the units within the project are income restricted or otherwise preserved as affordable.

The income restricted units will be restricted and monitored by MassHousing through an affordable housing agreement. The Proponent shall deliver to the BPDA confirmation of these restrictions in the form of a copy of the affordable housing agreement at the time of the building permit, as well as a copy of the affordable housing agreement, as recorded at the Suffolk County Registry of Deed, within thirty days of receipt of the Certificate of Occupancy of the Project.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; and (2) enter into a Community Benefit Contribution Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five (5)-story residential building containing thirty-six (36) residential rental units, twenty-one (21) of which will be income restricted, 720 square feet of ground-floor retail space, and 400 square feet of lobby gallery space at 233 Hancock Street in Dorchester (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

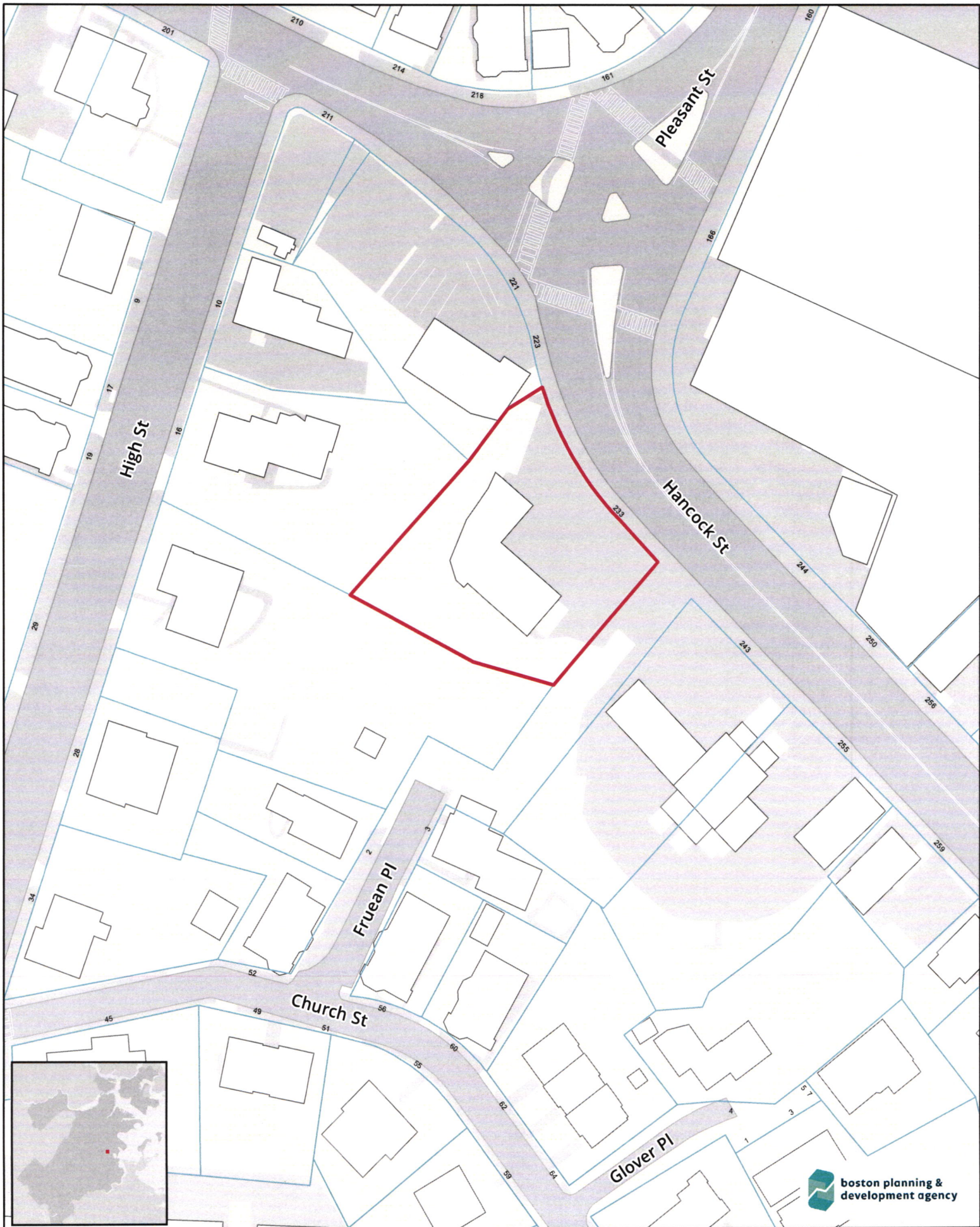
233 Hancock Street, Dorchester

1:800



233 Hancock Street, Dorchester

1:800





Tammy Donovan <tammy.donovan@boston.gov>

Fwd: 233 Hancock Street (Dorchester): Project Update

1 message

Aisling Kerr <aisling.kerr@boston.gov>
To: tammy.donovan@boston.gov

Wed, Aug 15, 2018 at 10:00 AM

FYI...in case you want to include in 233 Hancock Street Board package.

Begin forwarded message:

From: Hancock Street Civic Association <hancockstreetcivic@gmail.com>
Date: August 14, 2018 at 4:37:02 PM CDT
To: Aisling Kerr <aisling.kerr@boston.gov>
Subject: Re: 233 Hancock Street (Dorchester): Project Update

Dear Aisling --

I know that the community meeting about 233 Hancock Street was held last week and the BPDA Board of Directors will be reviewing these updates at their meeting on Thursday. My purpose in writing you today is to simply reiterate the support that HSCA has voted to offer to this project. We were already so appreciative of ArxUrban for the ways they have worked with the community to develop a really valuable vision for this property, and our enthusiasm has only increased now that they have gone back and found further funding to increase the affordability of these units. We really believe they are creating new possibilities for housing in Boston and we hope that they will receive every support and approval needed to get this project off the ground.

-- Warmly, Will Cole-French, President - HSCA

Hancock Street Civic Association has a new website!You can visit our website here: <https://sites.google.com/view/hasca02125/>

If you need to reach us by phone, please call 617-971-8893.

On Wed, Jul 25, 2018 at 11:17 AM, Aisling Kerr <aisling.kerr@boston.gov> wrote:

Hi Will,

Thanks for your email and continued interest in this project and our communities. I will check in to see if we may be able to have my earlier email notice translated to other languages.

Thanks,
Aisling

On Tue, Jul 24, 2018 at 5:27 PM, Hancock Street Civic Association <hancockstreetcivic@gmail.com> wrote:

Dear Aisling --

Thank you for this update on this important project. I will ensure that members of the Hancock Street Civic Association are aware of this meeting and advised of these changes. The only question I have is whether the basic announcement of the public meeting can be provided in other languages. Residents in our neighborhood speak Spanish, Vietnamese, Portuguese, and Cape Verdean Creole.

-- Warmly, Will Cole-French, President - HSCA

Hancock Street Civic Association has a new website!You can visit our website here: <https://sites.google.com/view/hasca02125/>

If you need to reach us by phone, please call 617-971-8893.

On Tue, Jul 24, 2018 at 12:40 PM, Aisling Kerr <aisling.kerr@boston.gov> wrote:

Good Afternoon,

Please be advised that on July 20th, 2018, the BPDA received the attached Project Update from 233 Hancock LLC relative to their plans for increased affordability in their development project at [233 Hancock Street](#) in Dorchester.

On October 12th, 2017, the BPDA Board approved the [233 Hancock Street](#) development project, which includes the demolition of the existing structure on site, and the construction of a new, five (5)-story, mixed-use building totaling approximately 29,465 square feet, with thirty-six (36) residential rental units, 720 square feet of ground-floor retail space, 400 square feet of lobby gallery space, and twenty-two (22) accessory parking spaces in a street-level garage.

The BPDA will be hosting a community meeting on Thursday, August 9th beginning at 6:00 PM at First Parish Dorchester ([10 Parish Street, Dorchester, MA 02122](#)) for the development team to provide a project update.

The attached Project Update, and all other related project documents, are also available on this project's webpage on the BPDA website, which may be accessed by following [this](#) link and selecting "View All Documents".

Thank you,
Aisling Kerr

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**boston planning &
development agency**

Aisling Kerr

Assistant Project Manager

(617) 918 - 4212

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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Aisling Kerr

Assistant Project Manager

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Tammy Donovan <tammy.donovan@boston.gov>

Fwd: 233 Hancock St

1 message

Joyce Armstrong <joyce.armstrong@boston.gov>
To: Tammy Donovan <tammy.donovan@boston.gov>

Thu, Aug 16, 2018 at 12:54 PM

----- Forwarded message -----

From: **Aisling Kerr** <aisling.kerr@boston.gov>
Date: Thu, Aug 16, 2018 at 12:45 PM
Subject: Fwd: 233 Hancock St
To: Joyce Armstrong <joyce.armstrong@boston.gov>, Michael Rooney <michael.rooney@boston.gov>

FYI...Councilor Baker's office is supportive of the [233 Hancock Street Project](#) update before the Board this evening. Joyce, not sure if you may want to include the below in the Board Package but I'm sure Rooney can include in his remarks nonetheless.

Thanks,
Aisling

----- Forwarded message -----

From: Aisling Kerr <aisling.kerr@boston.gov>
Date: Thu, Aug 16, 2018 at 11:43 AM
Subject: Re: 233 Hancock St
To: Julie Ryan <julie.ryan@boston.gov>

Thank you, Julie. I will be sure to pass this information on.

On Thu, Aug 16, 2018 at 10:43 AM Julie Ryan <julie.ryan@boston.gov> wrote:

Hi Aisling,

Amy wanted us to touch base to let us know that will be supporting the project @ [233 Hancock Street](#). Let me know if you any questions.

Thanks have a great day!
Julie

--

Julie Ryan
City Councilor Frank Baker District 3
Boston City Hall, One City Square
Boston, MA 02201
Phone: 617-635-3455
Fax: 617-635-4203
julie.ryan@boston.gov

Please remember that this is a City of Boston email account and the content of this message is public record.



Aisling Kerr
Assistant Project Manager

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**boston planning &
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Joyce Armstrong

Public Records Assistant

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