

Boston Young Men's Christian Union
48 Boylston Street, Boston MA

Proposed Rehabilitation of a Historic Building for Residential and Commercial Use



Article 80 Small Project Review Application

Boston Redevelopment Authority

October, 2015

Development Team: St. Francis House and the Planning Office for
Urban Affairs, Inc.

Architect: The Architectural Team

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Project Overview

Two Boston non-profit organizations – St. Francis House (SFH) and the Planning Office for Urban Affairs (POUA) and are proposing through a joint venture entity to rehabilitate the Boston Young Men’s Christian Union (BYMCU) Building located at 48 Boylston Street in Downtown Boston.

The mission of SFH is to provide poor and homeless men and women with services, support, and a path to productive, healthy, and fulfilling lives by providing nutritious meals, access to medical care, counseling, vocational rehabilitation, and transitional housing. The mission of POUA, a non-profit housing developer affiliated with the Roman Catholic Archdiocese of Boston, is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization, and affordable housing advocacy.

The proposed redevelopment of 48 Boylston will include the rehabilitation of the existing BYMCU building into 46 units of affordable housing opportunities for formerly homeless and low-income households. Of the 46 units of housing, 26 units (56%) will be targeted to low-income individuals earning less than 30% of AMI, and the remaining units will serve individuals earning up to 60% of AMI. In addition to creating affordable residential units, the redevelopment will re-active the currently vacant commercial/retail space on the ground floor of the building with frontage on Boylston Street. The building will also provide office space to allow St. Francis House to relocate its’ administrative functions (currently located across the street at 39 Boylston), improving SFH’s ability to offer social service programs at their current location.

The BYMCU building, constructed in 1875 and the most accomplished building in the High Victorian Gothic idiom remaining in the Central Business District of Boston, is individually listed on the National Register of Historic Places and is a designated Boston Landmark. The building, which is currently vacant, will be rehabilitated in a manner that is consistent with the Secretary of the Interior’s Standards for Rehabilitation. The project received Administrative Approval from the Boston Landmarks Commission on August 31st, 2015. The project is allowed as-of-right under existing zoning regulations.

The scope of work for the rehabilitation of the Boston Young Men’s Christian Union building includes:

- Restoration of the exterior masonry, including selective repointing, and selective or in-kind replacement.
- Replacement of the current replacement windows with a historically accurate sash.
- Renovation of the first floor storefront facing Boylston Street for reuse by a commercial tenant.
- Repurposing of the gymnasium for use as administrative offices by St. Francis House staff.
- Renovation of the upper floors, which formerly contained office space, to accommodate 46 units of affordable housing.

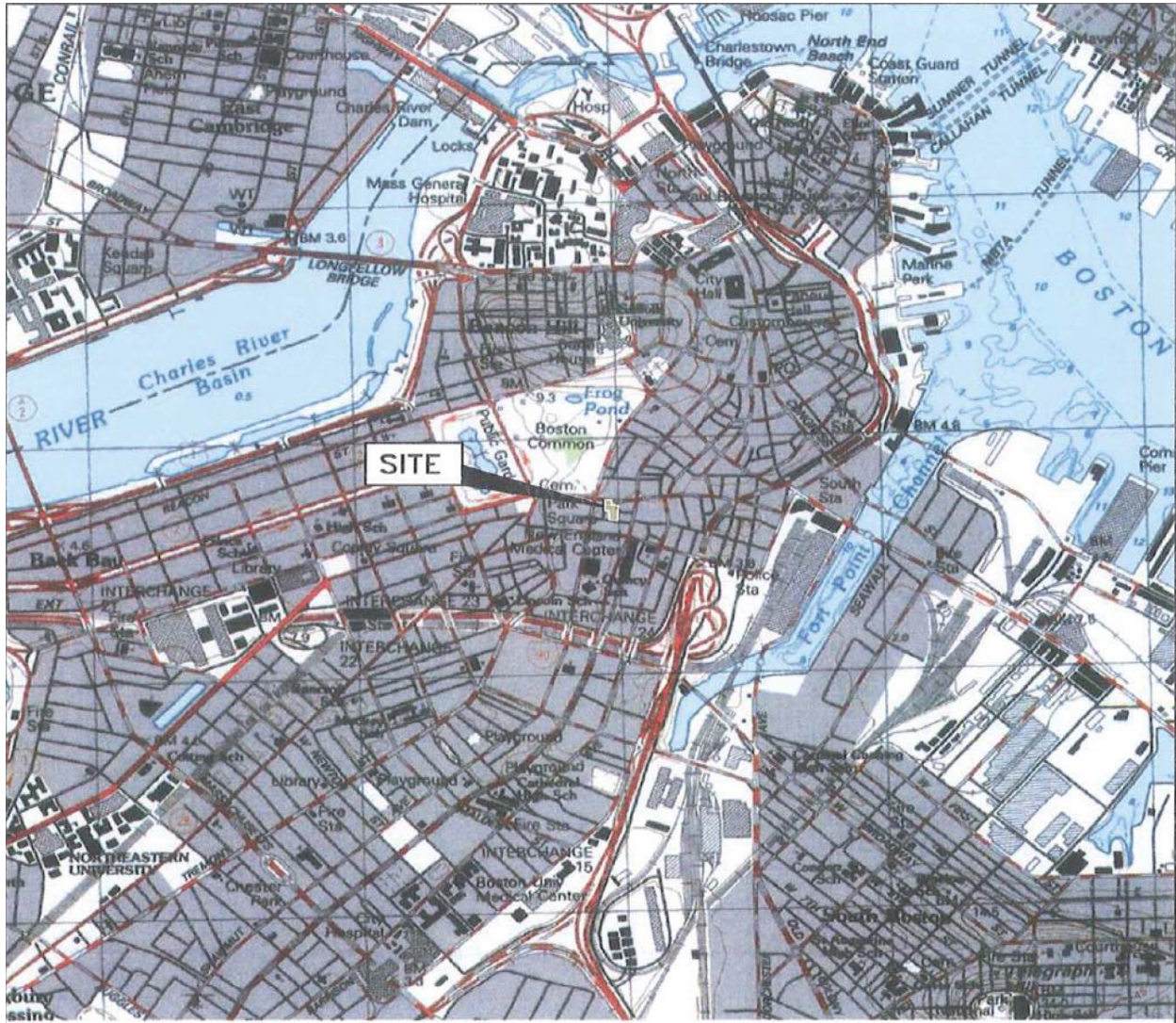
With the continued revitalization of the Boylston Street, Chinatown, and lower Washington Street neighborhood, including the construction of roughly 2,000 units of market-rate housing, there is a critical need to expand affordable housing and homeless housing opportunities. In a neighborhood that has an average annual income of \$14,000 according to DND, the recent explosion of luxury rental and condominium housing does not meet the needs of the current local population; the proposed 48 Boylston project will help to fill this gap.

Site + Context

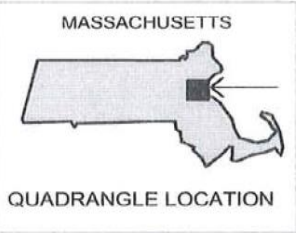
The Boston Young Men's Christian Union is located at 48 Boylston Street, directly across from St. Francis House, and less than 500 feet from the Chinatown T Station. Located in a critically important area of the City of Boston - between the Boston Common and the Chinatown community - the BYMCU building has an important link to the City's history. The building is architecturally significant as a notable example of the High Victorian Gothic style in Boston, and it is the most accomplished building in the High Victorian Gothic idiom remaining in the Central Business District of Boston. Vacant for several years, the adaptive reuse and renovation of this building will help revitalize this section of Boylston Street while achieving the City's goals of providing additional affordable housing opportunities. The renovation will be completed in accordance with the Secretary of the Interior Standards and will reinvigorate the streetscape to bring the recent revival of the area to Tremont Street. As an historic rehabilitation with a very elaborate façade, the work will be performed by a contractor who is experienced in historic rehabilitation work.

With the continued revitalization of the Boylston Street, Chinatown, and the lower Washington Street neighborhood, including the construction of roughly 2,000 units of market-rate and luxury housing, there is a critical need to expand affordable housing and homeless housing opportunities in this area. Our goal is to help this area remain vibrant by providing housing options for a diverse group of people, from the local Asian community, to lower income men and women who are served by the community but seek opportunities for long-term secure housing. Through the adaptive reuse of this former Boston Young Men's Christian Union building, this development will bring an additional 46 units of much-needed affordable housing, while preserving a key structure downtown.

Locus Map



0 1000' 2000' 4000'
 APPROXIMATE SCALE IN FEET: 1" = 2000'



SOURCE:
BASE MAP FROM THE FOLLOWING USGS QUADRANGLE MAP:
BOSTON SOUTH, MASSACHUSETTS (1987)
 DIGITAL TOPOGRAPHIC MAPS PROVIDED BY MAPTECH
 CONTOUR ELEVATIONS REFERENCE NAVD 88,
 CONTOURS ARE SHOWN IN METERS AT 3 METER INTERVALS



48 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

PREPARED BY:
 GZA GeoEnvironmental, Inc.
 Engineers and Scientists
 www.gza.com

PREPARED FOR:
 PLANNING OFFICE FOR
 URBAN AFFAIRS, INC.
 BOSTON, MASSACHUSETTS

LOCUS PLAN

PROJ.MGR: DZ	REVIEWED BY: DZ	CHECKED BY: DZ
DESIGNED BY: DZ	DRAWN BY: CRB	SCALE: 1"=2000'
DATE: DECEMBER, 2012	PROJECT NO. 04.0029732.00	REVISION NO.

FIGURE
 1
 SHEET NO. 1 OF 2

Massing Diagram



48 Boylston Rehabilitation Shown in Green

Diagram Created By: The Architectural Team

The Building

Proposed Unit Mix

Unit Type	Square Footage	Number of Units
Studio/ 1 Bath	502	36
1 Bedroom/ 1 Bath	652	10
Commercial/Retail	3,826	1 or 2
Office	9,070	1

Existing Site Photos

The following photographs show the currently vacant building at 48 Boylston Street.



1. Front (north) and side (west) elevations of original 1875 building



2. Front (north) elevation



3. Front (north) elevation, main entrance detail



4. Front (north) elevation, carved stone lettering above main entrance identifying the Union building



5. Front (north) elevation, storefront entrance



6. Front (north) elevation, storefront detail



7. Front (north) elevation, second floor window detail



8. Front (north) elevation, fourth and fifth floor window and masonry detail



9. Side (west) and front (north) elevations



10. Side (west) elevation



11. Side (west) elevation, storefront detail



12. Side (west) elevation



13. Side (west) elevation, basement entrances and infilled window



14. Side (west) elevation



15. Side (west) elevation



16. Rear (south) elevations of 1875 building and 1883 addition, and side (west) elevations of 1911 and 1956 additions



17. Rear (south) elevation of 1875 building



18. Rear (south) elevation, entrance detail



19. Rear (south) elevation, entrance detail



20. Rear (south) elevation, glass block window detail with ventilation duct



21. Rear (south) elevation of 1875 building



22. Rear (south) elevation of 1875 building, and side (west) elevations of 1883 and 1911 additions



23. Rear (south) and side (west) elevations of 1883 addition



24. Rear (south) elevation of 1883 addition



25. Side (west) elevation of 1911 addition



26. Side (west) elevation of 1911 addition, entrance detail



27. Side (west) elevation of 1956 addition



28. Side (west) and rear (south) elevations of 1956 addition



29. Rear (south) elevation of 1956 addition



30. Side (east) elevation of 1883 addition



31. Side (east) elevation of 1883 addition



32. Side (east) elevation of 1883 addition, entrance detail

Typical Floorplan


tat
the architectural team

The Architectural Team, Inc.
50 Commercial Way at Admiral's Hill
Chelsea, MA 02150
P 617.884.4329
www.architecturalteam.com
info@architecturalteam.com

Consistent:

Revisions:

Architect of Record:



Drawn:

Checked:

Scale: 1/8" = 1'-0"

Key Plan:


Project Name:
**48 Boylston Street
Boston, MA 02116**

Sheet Name:
**PROPOSED THIRD
FLOOR PLAN**

Project Number:
12176

Issue Date:
April 17th, 2015

Sheet Number:
A1.04



Monday, February 09, 2015 11:54:31 AM
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Shimizu A.B. 01.13.2015.dwg

tat
the architectural team

The Architectural Team, Inc.
100 South Street, Suite 100
Chelsea, MA 02130
Tel: 617.386.4132
www.thearchitecturalteam.com

Consultant:

Architect:

Architect of Record:

Project Name:
BYMCU POA

48 BOYLSTON STREET
BOSTON, MA 02130

Street Name:
PROPOSED
EXTERIOR ELEVATIONS

Project Number:
12176

Issue Date:
AUGUST 21, 2015

Sheet Number:
A4.01

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE BOARD OF ARCHITECTURE, ENGINEERS AND LAND SURVEYORS (BSAES) REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF CONTRACT ADMINISTRATION (BSA) REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE BOARD OF ARCHITECTURE, ENGINEERS AND LAND SURVEYORS (BSAES) REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF CONTRACT ADMINISTRATION (BSA) REGULATIONS.
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LEGEND:

- 1. EXISTING CONDITIONS
- 2. PROPOSED CONDITIONS

Architectural elevation drawing of the left side of the building facade, showing a multi-story structure with numerous windows and a flat roofline.

Architectural elevation drawing of the right side of the building facade, showing a multi-story structure with numerous windows and a flat roofline.

Architectural elevation drawing of the front facade of the building, showing a multi-story structure with a prominent entrance and a mix of window styles.

Financing

The total development costs are estimated to be \$22.9 million. The project will be financed using a combination of state and federal tax credits, funding from the City of Boston and the State of Massachusetts, and other private sources as described below.

Equity Financing:

The development team received a Letter of Interest from Bank of America for State and Federal Low Income Housing Tax Credits.

The team submitted an application for Federal Historic Preservation Tax Credits in September 2015.

The team submitted Massachusetts Historic Rehabilitation Tax Credit application in August 2015.

Local Funding Commitment:

The development team received a funding commitment from the City of Boston Department of Neighborhood Development in the amount of \$1,000,000.

Construction Financing:

The development team received a Letter of Interest from Bank of America for construction financing.

Permanent Financing:

The development team received a Letter of Interest for permanent financing from Eastern Bank.

Other Financing Commitments:

The project received a \$500,000 funding commitment from the Federal Home Loan Bank.

Anticipated Financing Timeline:

The team will apply for DHCD funding in the spring of 2016, with a projected funding commitment in the fall of 2016. The project will be ready to proceed upon receiving the DHCD funding award.

Community Impact

Community Benefits

The rehabilitation of 48 Boylston Street would benefit the local community in the following ways:

Concentrating Development and Mix Uses – The Proposed Development will concentrate development by being an adaptive re-use of an existing historic building that is currently vacant, underutilized and not contributing to the area. The Proposed Development will also provide office space for St. Francis House, and make available ground floor commercial space for new business ventures that would offer job opportunities for people served by SFH.

Enhancing the St. Francis House’s Ability to Serve clients – St. Francis House will relocate its’ administrative functions (now located across the street at 39 Boylston), enabling SFH to create more program space at its’ current location, offer expanded social service programs, and welcome more guests from the street.

Advancing Equity – The Proposed Development will provide affordable housing in downtown Boston and allow permanent housing opportunities for low-income and formerly homeless households close to job centers, thereby supporting employment access and job security that leads to increased equity. On the architectural design side, the Proposed Development will adaptively re-use an historic building. Finally, the Proposed Development meets all affirmative marketing requirements, thereby promoting diversity and social equity in the City of Boston.

Reactivation of a Vacant Building– The redevelopment of this building, which is vacant and underutilized, will help reduce a blighting impact in the downtown. Graffiti will be removed from the facades of the building, and the reactivation of the storefront on Boylston Street and introduction of residents will increase foot traffic, bringing additional activity to the block.

Using Natural Resources Wisely - The development plan complies with EPA Energy Star guidelines, and its architectural design also meets or exceeds state and federal code requirements relative to building materials, conservation and energy use. The developer will continue to explore additional energy saving measures for incorporation into the design.

Expanding Housing Opportunities – This Proposed Development is a multifamily housing development that will increase the number of high quality affordable rental units available in the downtown Boston area for a period of at least fifty years. The addition of these housing units is consistent with the character of downtown Boston, and its proximity to mass transit closely links the housing opportunities with transportation choice.

Providing Transportation Choice – The location of the Proposed Development near mass transit makes it uniquely situated to provide increased transportation choice. With its location less than a ¼ mile to the MBTA subway lines and major bus routes, the Proposed Development is clearly walkable to public transportation. The variety of public transportation modes that will be available to prospective residents will help reduce the dependence on automobiles and increase the use of mass transit.

Increasing Job and Business Opportunities – By including ground floor commercial space for new business ventures, new businesses and job opportunities will be added to this area of the downtown and will increase

opportunities for residents. Newly created jobs will be particularly targeted to homeless and formerly homeless individuals, who often face the biggest challenges in finding employment. The close proximity of the Proposed Development to both mass transit and the downtown commercial district further increases job opportunities and access to local services for prospective residents.

Community Outreach

The development team has been proactively reaching out to community stakeholders, and has met with a number of groups including the Chinatown Resident Association, the Chinese Progressive Association, the Chinatown Neighborhood Council, the Boylston Block, the Midtown Park Plaza Neighborhood Association, and the Midtown Cultural District Residents Association.

Letters of Support

The project has received letters of support from business leaders and representatives from the surrounding community including Boston Health Care for the Homeless, Fluent, St. Anthony Shrine, HomeStart, Inc., and Boston Rescue Mission. Please see the letters of support included in the following pages.



BOSTON HEALTH CARE FOR THE HOMELESS PROGRAM

780 Albany Street • Boston, MA 02118-2524
TEL (857) 654-1000 • FAX (857) 654-1100 • www.bhchp.org

October 13, 2015

Sheila Dillon, Chief and Director
26 Court Street, 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

I am writing today to offer my support, on behalf of Boston Health Care for the Homeless, for the Planning Office of Urban Affairs (POUA) and St. Francis House's (SFH) proposed redevelopment of the former Boston Young Men's Christian Union property located at 48 Boylston Street.

BHCHP and St. Francis House have long enjoyed a rich and rewarding partnership, joining resources to serve the needs of homeless men and women in Boston. By operating a primary care clinic located on the St. Francis House premises, BHCHP's health care providers have worked in tandem with St. Francis House staff and volunteers to offer a one-stop resource for homeless individuals in need of medical care, counseling, shelter, nourishment, and renewal. Together we recognize that a significant barrier to improved health outcomes for our patients is the lack of affordable housing. We contend that individuals and families who are homeless show greater improvements when placed in housing and are offered wrap-around supports to help them remain stable, healthy, and housed.

The proposed development has many exiting elements. A primary objective of the project will be to create 46 new units of affordable housing, a significant portion of which will serve the needs of the homeless. Located in the heart of downtown Boston the development will enable vulnerable people to live in close proximity to the services they need to be successful. The mixed income design will also include workforce housing which will create a normative living environment for the homeless. Formerly homeless men and women will live a new life as neighbors in their same community. The project will also enable St. Francis House to relocate its administrative offices within the development creating more opportunities for expanded behavioral health services at its current location.

It is my true pleasure to submit this letter to support the POUA and SFH application to create much needed housing in this critical location.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BB', is placed above the typed name.

Barry Bock
Chief Executive Officer

October 13, 2015

Sheila Dillon, Chief and Director
26 Court Street, 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

HomeStart, Boston's premier agency dedicated to preventing and ending homelessness is pleased to offer this letter of support for the Planning Office of Urban Affairs and St. Francis House's proposed redevelopment of the former Boston Young Men's Christian Union property located at 48 Boylston Street.

HomeStart and St. Francis House have a long partnership working together to assist people move out of homelessness and into permanent housing. For more than 20 years, HomeStart has worked to prevent and ultimately end homelessness in the Greater Boston area. Our advocates work with clients from over 50 shelters, including St. Francis House, to obtain apartments and subsidized housing. We provide care and support to help our clients navigate through the difficult process of transitioning from a shelter to a permanent home. We have helped save over 3,000 families and individuals from losing their homes and offer stabilization services to assist them in obtaining and maintaining permanent housing. This not only serves to preserve our clients' dignity but also saves millions of dollars in taxpayer assistance.

Our experience has taught us that the one singular most effective solution to ending homelessness is the provision of affordable housing. After several years of decline the number of homeless adults in Boston has once again started to rise. According to the 2013 City of Boston Homeless Census the number of adults in emergency shelter increased by 10.5% from the previous year, and showed a 17.6% increase over the count two years ago. Last year, there were 1,511 adults in emergency shelter. While a large number for sure, with enough investment in the creation of affordable housing options this number can be substantially reduced.

The proposed project with 46 units of affordable housing has enough scale to achieve significant impact. Once completed the new development will be a major resource in our effort to both prevent homelessness for low-income households as well as provide a sorely needed housing option for those already homeless. Furthermore, the greatest challenge individuals face after moving into a permanent home is maintaining it. Our clients often report to us that after years of living in congregate settings such as shelters, once housed, formerly homeless individuals sometimes experience social isolation and depression. The project's location in downtown Boston also ensures the residents will be part of a familiar and vibrant community and in close proximity to the stabilization services they need to ensure they remain housed.

I have the utmost respect for the Planning Office and St. Francis House and consider this project a timely investment in addressing an urgent problem.

Sincerely,



Matt Pritchard
President & Executive Director



*St. Anthony Shrine
The Church on Arch Street*

October 13, 2015

Sheila Dillon, Chief and Director Planning Office of Urban Affairs
26 Court Street - 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

St. Anthony Shrine and Ministry Center, located at 100 Arch Street in downtown Boston, is pleased to offer this letter of support for the Planning Office of Urban Affairs and St. Francis House's proposed redevelopment of the former Boston Young Men 's Christian Union property.

We friars at Arch Street serve and stand in solidarity with all people, especially the alienated, the immigrant, and the poor. As the downtown workplace continues to face many new challenges, the Shrine has continually attempted to respond to the emerging needs of the people. We friars see the need for affordable housing opportunities for the poor and homeless. Our Franciscan Food Center has seen a dramatic increase in the number of people from the Chinatown community struggling with the high cost of housing, unable to meet their basic needs. The homeless often seek out our support to create a new life. The working poor pray with us to find solutions for their economic hardship. The one clear, constant and necessary response is the creation of affordable housing in this neighborhood targeted to those most in need.

In this rapidly changing neighborhood it is extremely important to create a blend of housing options. Downtown Boston should not become an exclusive community affordable only to those who can live in the abundance of luxury condominiums. Unfortunately, that has been a focus of developers in the past few years. The proposed development will create 46 new units of affordable housing and preserve a neighborhood asset that was built to serve the needs of disenfranchised people.

The project design with its mix of income ranges will help the very poor as well as help stabilize moderate - income households. The creation of street level commercial space will create jobs and add to the vitality of that block of Boylston Street. I strongly support the project not only for whom it will serve but also because of where it is located. It will help maintain the cultural and economic diversity that is the strength of this neighborhood and be an asset to the broader community.

St. Anthony's Shrine has a long history with both the Planning Office of Urban Affairs and St. Francis House. All three organizations are credible and enjoy a positive reputation in the community. I have utmost confidence that the leadership at St. Francis House will carry on this endeavor responsibly and in the best interests of the people of Boston.

Fr. Thomas E. Conway, OFM
Executive Director

100 Arch Street, Boston, Massachusetts 02110

Phone: 617-542-6440 Fax: 617-542-4225 <http://www.StAnthonyShrine.org>

October 13, 2015

Sheila Dillon, Chief and Director
26 Court Street, 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

The Boston Rescue Mission located in Downtown Boston offers its enthusiastic support for the proposed redevelopment of the Boston Young Men's Christian Union building. For more than one hundred years both our organizations have served Boston's poor and homeless. Redeveloping the Union's property to provide affordable housing will ensure that the property will continue to serve the very people for which it was built.

Located just a few blocks away, The Boston Rescue Mission is dedicated to serving poor and homeless men and women from Boston's inner city. Our goal is to provide the support, training, and resources necessary to sustain independent living for a lifetime. Essential to that goal is the ability to access affordable housing options.

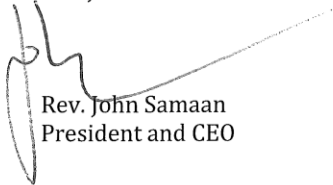
The number of homeless people in the city of Boston is on the rise. Essential to ending homelessness is the need that every neighborhood in the city has affordable housing options for very low-income people. This is particularly true for the downtown area, which is rapidly gentrifying. Employment opportunities, easy access to support services and area amenities make this area ideal for people taking the first steps out of poverty.

I am excited at the prospect of the creation of 46 units of affordable housing in this neighborhood. The proposed project with its blend of mixed income households ranging from those with extremely low incomes to the working poor will be an asset to the City and is in keeping with Mayor Walsh's plan to provide affordable housing opportunities for all.

I have incredible respect for the work of the Planning Office of Urban Affairs and St. Francis House. I commend them for their commitment to the poor and homeless and to ensuring that every neighborhood in Boston has a place for everyone.

Sincerely,

Rev. John Samaan



Rev. John Samaan
President and CEO

October 15, 2015

Sheila Dillon, Chief and Director
26 Court Street, 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

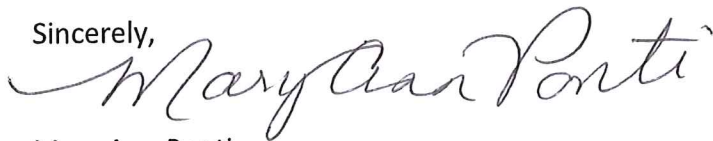
I am writing to demonstrate my strong support for The Planning Office of Urban Affairs and St. Francis House's proposed redevelopment of the former Boston Young Men's Christian Union property. As a long time resident in the Downtown Crossing neighborhood of Boston I have for the most part been very pleased with the revitalization of this area. New housing and commercial developments have helped transform the former Combat Zone into a new vibrant community. My one concern has been the explosion of high-end luxury housing and the dearth of affordable housing.

This community will be best served by a mix of housing options that provide opportunity for the homeless and the people who work in the neighborhood. Currently there is almost no housing affordable for the local workforce or the homeless. This is a significant problem that the proposed development will address.

I am excited at the prospect of 46 new units of housing in my neighborhood that will welcome the homeless and give people who work here an opportunity to live here. I look forward to supporting new business ventures along Boylston Street that will not only further the revitalization of that block but will revitalize through employment the lives of the people served by St. Francis House.

The proposed development is a most welcome and very much needed addition to this neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Ponti". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Mary Ann Ponti
453 Washington Street
Boston, MA 02111



October 13, 2015

Sheila Dillon, Chief and Director
26 Court Street, 11th Floor
Boston, MA 02108

Dear Ms. Dillon,

Fluent is pleased to offer this letter of support for the Planning Office of Urban Affairs and St. Francis House's proposed redevelopment of the former Boston Young Men's Christian Union property located at 48 Boylston Street.

Fluent, recognized by Inc. Magazine's 500 list of fastest growing private companies in the U.S., is a college marketing agency with corporate clients such as Macy's, Microsoft, L'Oréal and Zipcar. We are located in downtown Boston and market to the College Millennial Consumer. Our experience with nearly 1000 colleges and universities across the country provides us with key insights into the values and motivations of this market.

Projects such as the one proposed will be an asset to the city of Boston. A city that prides itself as being world-class ensures that all people have an affordable, safe and decent place to call home. This project with its mixed income mixed use design will create 46 units of affordable housing and street level business ventures that will create employment opportunities. Both of these accomplishments will add to the vitality of the neighborhood.

The project will preserve one of the City's most beautiful historic architectures and is located amidst an explosion of other large-scale housing developments targeting the high-end luxury market. This project's design and its location will intentionally create a diverse neighborhood. A neighborhood that is welcoming to low, middle and high-income residents, businesses and students. We embrace this project because it demonstrates that Boston is a progressive, socially conscious, world-class city.

We support the vision of the Planning Office of Urban Affairs and St. Francis House and commend them on their leadership.

Sincerely,



Chip Rives, President & CEO

Parking and Zoning

Parking

Off-street parking facilities are not required per City of Boston Zoning Code Section 38-22. Due to the proximity of the property to public transportation (within 500 feet of Orange and Silver Line stops and several bus lines), on-site parking will not be provided.

Zoning Analysis

The redevelopment and conversion of the Boston Young Men's Christian Union building into 46 units of affordable housing is permitted as-of-right under the City of Boston's Zoning Ordinance. A letter from the Architectural Team stating that the 48 Boylston Street is permitted as-of-right is included on the following page.

memorandum

TO: Karen LaFrazia, St. Francis House
FROM: Mark Rosenshein, Senior Project Manager
DATE: October 9, 2015
CC: Ruth Sillman, Nixon Peabody
REGARDING: 48 Boylston Street Zoning & Proposed Yield Analysis

The proposed project involves the redevelopment of a portion of the BYMCU building at 48 Boylston Street. The project will retain the norther portion of the building, with demolition of the southern, one and two story additions to the original 1875 and 1883 structures. The proposed adaptive reuse of the historical sections of the building, involving the creation of retail, administration and 46 residential units, is proposed “as of right”, being compliant with the current zoning ordinances that apply to this parcel. The below chart indicates the proposed project yield.

Existing Building Component	Area of Renovation	Mechanical / Service	Business Venture / Retail	Saint Francis Admin	Residential	Residential Unit Count***	Unit Types
Sub-Basement*	0	0	0	0	0	0	N/A
Lower Level*	3,337	1,459	1,878	0	0	0	N/A
First Floor*	10,092	600	1,948	6,655	889	0	N/A
Second Floor	8,130	337	0	4,284	3,509	14	1BR/1BA (3), Studio/1 BA (11)****
Third Floor	9,852	337	0	0	9,515	14	1BR/1BA (3), Studio/1 BA (11)****
Fourth Floor	9,852	337	0	0	9,515	14	1BR/1BA (3), Studio/1 BA (11)****
Fifth Floor	2,517	175	0	0	2,342	4	1BR/1BA (1), Studio/1 BA (3)****
Sub-Total	43,780	3,245	3,826	10,939	25,770	46	1BR/1BA (10), Studio/1BA (36)
*Assumes demolition of one and two story rear additions / handball court.							
*** Proposed: 5% HP, 2% AV							
**** Avg. Studio 500 SF, Avg. 1 BR 600 SF							

Permits and Approvals

Massachusetts Historical Commission

A Project Notification Form was submitted to MHC on August 6th, 2015.

Boston Landmarks Commission

The project received Administrative Approval from the Boston Landmarks Commission on August 31st, 2015.

Article 85 Demolition Delay

An Article 85 Demolition Delay application will be submitted to the Boston Landmarks Commission on October 26th, 2015. It is anticipated that because the demolition lies outside of the National Historic Landmark boundary, the demolition will be determined to be “not significant” and no further review or public hearing will be required.

Environmental

GZA GeoEnvironmental, Inc. conducted a Phase 1 Environmental Site Assessment of 48 Boylston Street in November of 2012. The assessment revealed no evidence of “Recognized Environmental Conditions” in connection with the property.

GZA also performed a Limited Asbestos and Hazardous Building Materials Survey in November of 2012. Lead-based paint, asbestos-containing materials, hazardous/universal wastes and PCB-containing materials were found to be present in the building. The renovation will include proper abatement and remediation of any hazardous materials.

Development Team

Resumes for St. Francis House, the Planning Office for Urban Affairs, and The Architectural Team are included in the following pages.

St. Francis House Mission

Grounded in the spirit of St. Francis of Assisi, we the staff, volunteers, and Board of Directors of St. Francis House work as a community to provide for the poor and homeless of Boston:

A safe, caring, respectful and dignified refuge in downtown Boston which offers the basic services of food, shelter, clothing, medical care, mental health and substance abuse counseling to all who enter our doors;

Educational and rehabilitative services such as counseling for obtaining employment and housing in order to discover and develop their strengths, talents, interests and goals and to successfully reintegrate their lives in the community.

When services are unavailable, St. Francis House will work with the larger community to develop needed resources to serve the poor and homeless in Boston, and participate in the shaping of solutions to the injustices we see.



**St.
Francis
House**
Rebuilding Lives.



About St. Francis House



Founded in 1984 by the Franciscans, St. Francis House is a day shelter for poor and homeless men and women. Located in the heart of downtown Boston, St. Francis House supports more than 800 men and women a day by providing on-site basic, rehabilitative, and housing services.

Basic and Rehabilitative Services

St. Francis House provides day shelter, breakfast, lunch, clothing, showers, service referrals, telephone and computer access, mail services, photo identification and medical care through our partnership with Boston Healthcare for the Homeless. Our day shelter alleviates the pain and suffering of homelessness and ends a person's experience of homelessness by creating pathways to employment and housing through our rehabilitative and housing programs. Our integrated service delivery model is designed to provide our guests with continuous and comprehensive care.

Mental Health and Case Management Services provide more than 12,000 counseling sessions a year. Staff is adept at treating those with a dual diagnosis of mental illness and substance abuse.

Housing Resource Center provides counseling and is available one-on-one and in a group setting. Guests learn the requirements of landlord and housing authorities and receive assistance with housing applications. In addition, guests are offered household goods, furniture referrals, and assistance with basic budgeting skills.

The Carolyn Connors Women's Center is a safe haven for women only. Female guests visit the Center as a place to rest, recuperate, address practical needs, and access clinical and case management services.

Expressive Arts Therapy helps guests externalize emotions and view concrete results. The creative process helps guests feel they own the label of "artist" rather than "homeless". Guests participate in group and/or individual projects representing art forms such as sculpture, drawing, painting, woodworking, mask making, and weaving. Guidance is offered from an art therapist and art therapy interns.

Immigration Counseling supports guests by assisting in filing petitions for permanent residency, naturalization, and citizenship.

The Moving Ahead Program (MAP)

MAP is a unique, holistic, vocational rehabilitation program that prepares 200 adults a year with histories of homelessness, substance abuse, mental illness and/or incarceration find and maintain employment. MAP provides transitional housing and an intensive 14 week classroom based training curriculum with a focus on employment. The MAP Alumni Association assures students long-term support in reaching their personal and professional goals.

Next Step Permanent Housing

Next Step is a 56 unit supportive leased-housing community. Next Step provides permanent housing for sober adults with histories of substance abuse. Residents benefit from the assistance of professional case managers who provide individual support, foster sobriety, and aid the development of life skills required for community reintegration and independence.



St. Francis House Milestones

In 1984, St. Francis House was founded to meet the needs of the poor and homeless. The organization grew quickly from a simple bread line into a multi-service shelter.

In 1988, St. Francis House was named a National Model Program by the U.S. Conference of Mayors' Committee on Hunger and Homelessness.

In 1990, St. Francis House was named a National Model Program by the Social Security Administration for our representative payee program that enables guests to receive their benefits.

In 1994, St. Francis House was chosen as a National Model Program by the U.S. House of Representatives Speaker's Task Force on Homelessness - one of four agencies selected in the nation and the only shelter offering daytime services for the poor and homeless.

In 1995, St. Francis House began the Moving Ahead Program (MAP), a comprehensive, 14-week job and life skills training program now serving 200 students a year. Since its establishment, MAP boasts more than 1,260 alumni.

In 1997, St. Francis House opened the Next Step Housing Program, providing 56 units of supported permanent housing to those who have struggled with chronic homelessness, unemployment, and substance abuse with affordable, independent living.

In 2000, MAP was named a National Model Program by the Congressional Black Caucus.

In 2004, St. Francis House celebrated its 20th anniversary and concluded major building renovations. The kitchen and dining room were expanded, and a new Atrium provided space for 80 additional guests who once had to wait on the street for meals. We dedicated the Carolyn Connors Women's Center to serve the unique needs of our female guests.

In 2007, St. Francis House embarked on a \$15.1 million capital campaign to build out our 5th floor and enroll an additional 100 students a year in MAP; add 14 new units of permanent housing on our 7th floor; sustain and enrich key core services; strengthen our infrastructure; repair the exterior of our 100 year old building; and help secure our financial future.

In 2008, St. Francis House was selected by the Bank of America's *Neighborhood Excellence Initiative* as one of two Neighborhood Builder award recipients in Massachusetts. This prestigious award includes \$200,000 to support core services as well as leadership training.

In 2010, the 100th class graduated from the Moving Ahead Program. We implemented the LEAD instrument, collaboration between the Harvard University Division on Addictions, the Cambridge Health Alliance and St. Francis House to assess the effectiveness of all our programs to improve guest outcomes.

In 2011, St. Francis House concluded the *Under One Roof* Capital Campaign having raised a remarkable \$15.9 million.

In February 2012, St. Francis House celebrated the conclusion of *Under One Roof* with a ceremony that named The Sullivan Family Moving Ahead Program.

In 2014 St. Francis House commemorated 30 years of *Rebuilding Lives* for ...“all who enter our doors”.

Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

84 State Street, Suite 600
Boston, MA 02109
Tel. (617) 350-8885
Fax (617) 350-8889

OVERVIEW & MISSION

The Planning Office for Urban Affairs is a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. Since its inception in 1969, the Planning Office has developed over 2,700 units of elderly, family, mixed income and special needs housing, channeling nearly \$500 million of investment into developments throughout metropolitan Boston, and currently has several additional properties under active development. The emphasis of the Office is not on numbers, though, but on having a qualitative impact on the harsh reality of housing deprivation for poor families, middle-income people, the elderly and disabled persons.

This means producing high quality residential developments; forming strong communities characterized by economic, racial, and ethnic diversity for people of all ages and abilities; providing both affordable rental and homeownership opportunities; and undertaking development efforts that address the needs of a wide ranging population including the most vulnerable among us, as well as those of moderate means.

The Office has also been a leading advocate for affordable housing and strong communities over the years, providing leadership in the development of high quality mixed-income housing; the preservation of existing affordable housing; building permanent supported housing for the homeless; the protection of homeowners and tenants in foreclosure; the creation of additional programs and resources to support affordable housing; and the continued integrity and strength of the State's inclusionary zoning law, Chapter 40B, to help all cities and towns provide housing for our neighbors in need.

The properties developed by the Planning Office for Urban Affairs demonstrate the capacity, drive, knowledge and commitment to social justice that enables the Office to succeed in undertaking complex, mixed-income residential developments that create strong, diverse, and healthy communities. We are most grateful to our development and finance partners with whom we share this success, for their tremendous support over the years.

For additional information on our developments please visit our website at www.poua.org, or call 617-350-8885.

PLANNING OFFICE FOR URBAN AFFAIRS
ARCHDIOCESE OF BOSTON

DEVELOPMENT INFORMATION

DEVELOPMENTS COMPLETED:

Project Name	Location	Completion Date	Housing Units	Development Cost
1 North Ridge	Beverly, MA	1975	98	\$9,300,000
2 Pine Grove	Lexington, MA	1977	16	\$1,050,000
3 Wood Ridge	North Andover, MA	1979	230	\$13,500,000
4 Kent Village	Scituate, MA	1983	64	\$8,000,000
5 Constitution Coop.	Charlestown, MA	1985	120	\$7,500,000
6 Fenwick House	Lynn, MA	1985	96	\$6,000,000
7 McNamara House	Brighton, MA	1985	80	\$5,000,000
8 Paul Revere House	Boston, MA	1985	24	\$2,500,000
9 St. Helena House	Boston, MA	1986	74	\$7,000,000
10 Collins Non-Profit Apts.	Chelsea, MA	1986	100	\$6,000,000
11 Friendly Garden Coop	Revere, MA	1986	107	\$6,000,000
12 Siena Village	Watertown, MA	1987	84	\$14,000,000
13 Hesed House	Billerica, MA	1990	12	\$681,500
14 Mt. Carmel Housing	Worcester, MA	1991	75	\$5,200,000
15 Cardinal's Rehab	Boston, MA	1994	81	\$5,300,000
16 St. Cecilia House	Boston, MA	1995	123	\$8,500,000
17 Tuttle House	Dorchester, MA	1995	26	\$1,020,000
18 Neagle Apts.	Malden, MA	1996	76	\$5,800,000
19 West End Place	Boston, MA	1997	183	\$32,800,000
20 McBride House	Boston, MA	1998	17	\$2,600,000
21 St. Mary's	Waltham, MA	2001	70	\$5,600,000
22 Rollins Square (Cost includes housing, retail, subsurface garage, park)	Boston, MA	2004	184	\$73,660,000
23 St. John of God, Phase I	Brighton, MA	2003	213	\$68,900,000
St. John of God, Phase II	Brighton, MA	2006	78	\$10,000,000
24 St. Jean Baptiste	Lynn, MA	2005	38	\$9,150,000
25 Riley House	Hyde Park, MA	2005	40	\$7,200,000
26 D'Youville Elderly Housing	Lowell, MA	2009	42	\$8,460,000
27 St. Aidan (Cost includes subsurface garage, historic, conservation easement)	Brookline, MA	2009	59	\$36,850,000
28 Hayes Building	Haverhill, MA	2010	57	\$20,350,000

29 Upton Street	Boston, MA	2011	19	\$10,167,642
30 Rose Hill Manor	Billerica, MA	2011	41	\$11,240,000
31 Barstow Village (with EA Fish Associates)	Hanover, MA	2012	66	\$11,700,000
32 St. Joseph's	Salem, MA	2013	51	\$20,050,000
TOTAL Completed			2644	\$441,079,142

DEVELOPMENTS UNDERWAY:

Project Name	Location	Projected Completion Date	Housing Units	Development Cost
1 St. Kevin's Redevelopment	Dorchester, MA	2015	80	\$36,750,000
2 Winter Street School	Haverhill, MA	2015	12	\$5,075,000
3 Harbor Place (Cost includes commercial building, subsurface garage, public plaza and boardwalk)	Haverhill, MA	2015/2016	80	\$58,650,000
4 Kennedy Building Apartments	Hanover, MA	2016	37	\$13,900,000
5 48 Boylston Street	Boston, MA	2016	136	\$69,600,000
TOTAL Underway			345	\$183,975,000
TOTAL			2,989	\$625,054,142

ROLLINS SQUARE

Bridging the income gap with broad economic diversity

Rollins Square is a 184-unit mixed-income development built on a two-acre site in Boston's South End neighborhood. Of the units: 20% are low-income rental apartments, 40% are moderate-income first time homebuyer units and 40% are market-rate condominiums. This vibrant community offers high quality housing units for people with a broad range of incomes, providing economic diversity in a neighborhood that had luxury condos and public housing, but little in between. Rollins Square, which opened in 2004, sets a new standard for affordable housing development in the Boston area.

Rollins Square was built on land acquired from the Boston Redevelopment Authority and integrates two distinct styles of the neighborhood in its design: low-scale brick townhouses mimic the South End's attractive 19th century residential streets, while taller buildings with larger windows at the edge of the property are inspired by the neighborhood's warehouse buildings. The grounds include a landscaped park, 6,000 square feet of retail space and an underground parking garage.

Rollins Square has received the FNMA Maxwell Award of Excellence, the Builder's Choice Grand Award, the Charles Edson Tax Credit Award, the Boston Preservation Alliance Award and the John Clancy Award for Socially Responsible Housing. It has been recognized by the Urban Land Institute, Harvard University, Boston College, the University of Pennsylvania and at numerous national conferences.

The development is even innovative in its operations: the condominium association recently installed a co-generation unit for the development, saving \$75,000 per year in energy costs.



Photos: Robert Benson

Developer: Planning Office for Urban Affairs

Development Consultant: Development Synergies LLC

Architect: Childs, Bertman, Tsekaris, Inc.
CBA Landscape Architects

Contractor: Suffolk Construction

Manager: Maloney Properties, Inc.

Financing:

Bank of America/Fleet Boston Financial

Commonwealth of Massachusetts:

*Department of Housing & Community Development
Massachusetts Department of Environmental Protection
MassHousing*

City of Boston: *Boston Redevelopment Authority
Department of Neighborhood Development
Neighborhood Housing Trust*

AFL-CIO Investment Trust
Federal Home Loan Bank of Boston
Highland Street Foundation

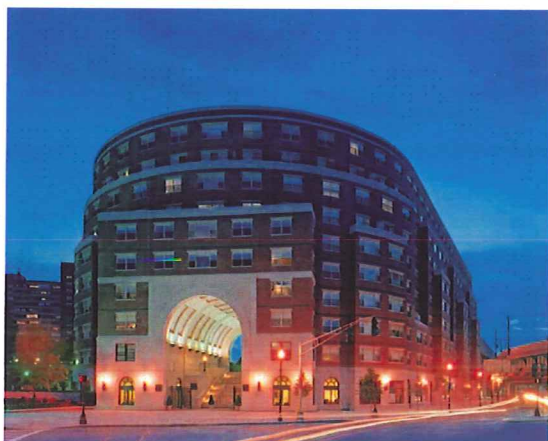
WEST END PLACE

Innovative mixed-income cooperative housing

West End Place is a landmark mixed-income residential community in the heart of downtown Boston. The West End was one of the oldest and most diverse neighborhoods in Boston when it was demolished in the late 1950s in the name of urban renewal. Although displaced residents were promised affordable replacement housing, primarily luxury high-rise apartments were built where this thriving community once stood. Over 30 years later, the Boston Redevelopment Authority selected the Planning Office for Urban Affairs and Keen Development to develop the last remaining parcel in order to provide mixed-income homeownership opportunities. West End Place was developed as a housing cooperative through a complex financing and ownership structure, with one-third low-income, one-third moderate income and one-third market rate units. West End Place was completed and opened in 1997.

The developers assembled a complex financing package and an innovative cooperative structure to achieve this goal. The development includes ground floor retail space and underground parking. A grand archway dominates the building, creating a focal point within the graciously curved façade. The building also incorporates balconies and a landscaped courtyard, introducing a park-like setting to this urban neighborhood.

West End Place has been honored for its design by both the National Masonry Institute and the New England Chapter of the American Institute of Architects.



Developers:

Keen Development Corporation;
Planning Office for Urban Affairs

Sponsor:

Old West End Housing Corporation

Architect:

The Architectural Team

Contractor:

Peabody Construction Company

Manager: Maloney Properties, Inc.

Financing:

Commonwealth of Massachusetts:
Department of Housing and Community Development

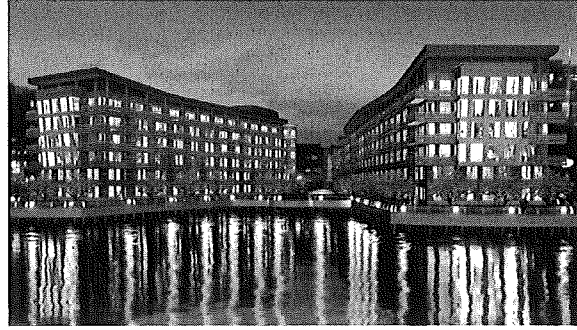
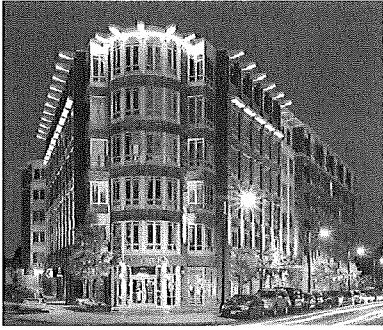
City of Boston:

Boston Redevelopment Authority

Bank of Boston

AFL-CIO Housing Trust

Federal National Mortgage Association



About The Architectural Team, Inc.

Founded in 1971 as The Boston Architectural Team and reincorporated in 1985 as The Architectural Team, Inc., (TAT) the firm has grown into a staff of approximately 80 employees. TAT is managed by principals Robert Verrier, FAIA, co-founding partner and managing principal, and Michael Binette, AIA, Michael Liu, AIA and who have been with the firm for 33 and 32 years respectively.

For the past 43 years, the firm has been driven by a commitment to exceptional design and an unyielding dedication to achieving client objectives. As a well-established master planning and architectural design firm, we have completed hundreds of developments throughout the United States, and have developed a distinguished portfolio of distinctive design solutions for a broad range of building types and programs. These include the new construction of large urban, mixed-use developments, multifamily and senior housing, commercial and hospitality developments, assisted living, skilled nursing and healthcare facilities, athletic, educational and recreational facilities; as well as having developed a national reputation in the areas of historic restoration, moderate rehabilitation, and adaptive reuse. The majority of our work is in New England, however, we have also completed numerous developments in New York, New Jersey, Pennsylvania, Washington, D.C., Maryland, Virginia, North Carolina, South Carolina, Florida, Georgia, Louisiana, Illinois, Michigan and Colorado.

More specifically, TAT has achieved a national reputation for its expertise in multifamily housing having designed over 100,000 units of housing in over 1,000 built projects, the majority of which are mixed-income, multifamily rental communities. Our designs create a unique solution for each development which not only architecturally integrates each into the surrounding neighborhoods, but also from a programmatic and interior design perspective, creates a sense of place and home where each resident's quality of life and feelings of connection to the larger community is enhanced.

As a firm, we believe inspired design doesn't happen in isolation—it is the result of a committed partnership between the client and the design team, where respect for the character and the quality of the natural and built environment is fundamental. As a result, the firm has received over 90 awards from local and national professional and trade organizations for its work, to include: American Institute of Architects, Massachusetts Historical Commission, National Association of Homebuilders, National Housing and Rehabilitation Association, and Urban Land Institute.

While our work has been honored by many awards, we are most proud of our clients' successes and significant "lifetime" relationships. Our ability to understand and draw inspiration from our clients' goals has resulted in a reputation as a design leader and a distinctive portfolio of insightful yet pragmatic design solutions that reflect our deep respect for site, context and environmental sustainability.

Michael Binette, as Vice President and Principal, is involved in all facets of design – from facility space programming, design and planning through construction administration. Since joining The Architectural Team in 1982, Mike has been responsible for the design and construction administration of healthcare, hospitality, mixed-use, multifamily residential, and commercial developments. His work has won design awards at both the regional and national level, having been recognized by the American Institute of Architects, the Boston Society of Architects, and the National Housing and Rehabilitation Association, among others. He currently serves on the Chelsea Neighborhood Developers Committee, previously served as a former Chair on the Housing Committee for Boston Society of Architects, and was a Building Committee Member for the Masconomet Regional School system.

JOINED THE ARCHITECTURAL TEAM 1982

PROFESSIONAL AFFILIATIONS

American Institute of Architects | Boston Society of Architects | The National Trust for Historic Preservation | National Fire Protection Association | NCARB - National Council of Architectural Registration Boards | UrbanLand Institute | U.S. Green Building Council

PUBLIC AND PROFESSIONAL SERVICE

Chelsea Neighborhood Developers Committee
2010 - Present, Design Mentor: Federal Home Loan Bank of Boston's Affordable Housing Development Competition, 2005 – Present | Boston Society of Architects Housing Committee Member, 1997 – Present | Masconomet Regional School Building Committee Member, 1998 – 2002 | Boston Society of Architects Housing Committee Chairman, 1997 - 1998

EDUCATION

Wentworth Institute of Technology, Bachelor of Science in Architectural Engineering

REGISTRATION

Alabama, Connecticut, District of Columbia, Georgia, Illinois, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Missouri, New Hampshire, North Carolina, New Jersey, New York, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, W. Virginia

Mike has been involved in the design of hundreds of developments to include the following projects:

★ BOURNE MILL APARTMENTS, TIVERTON, RI

The historic preservation and adaptive reuse of eight mill buildings into a new 165 unit mixed-income residential community with resident lounge/common areas, billiard room/kitchen, fitness center and laundry room. The project achieved LEED-Silver certification.

★ THE CARRUTH, DORCHESTER, MA

The design of a new six-story mixed-use, transit-oriented development that includes 116 apartments and condominiums, street level retail and commercial space, and underground parking adjacent to the Ashmont MBTA Station.

THE CORDOVAN, HAVERHILL, MA

The adaptive reuse of a former shoe factory in downtown Haverhill into a 146 residential work-live units. The project is arranged around a central landscaped courtyard, and is within close proximity to the commuter rail station.

FENWAY CENTER, BOSTON, MA

The proposed design of a new mixed-use 1.3M square foot air rights development located adjacent to Kenmore Square and Fenway Park to include multiple buildings consisting of residential, commercial and retail space; as well as public and private parking garages.

★ THE HAYES AT RAILROAD SQUARE, HAVERHILL, MA

The historic adaptive reuse of a former shoe factory into a new 57 unit transit oriented, mixed-use/mixed-income development; with 5,000 square feet of ground level commercial space; and resident amenities to include a community room and cafe, children's play area, laundry and fitness room.

THE METROPOLITAN, CHINATOWN/BOSTON, MA

The design of a new 439,000 square foot, mixed-use development comprised of 133 rental residential units, 118 for-sale units, 23,000 square foot daycare/adult education/office space, 9,000 square foot teen center, 5,500 square foot commercial space, and 283 space below grade parking garage.