

MEMORANDUM

**BOARD APPROVED**

JANUARY 11, 2017

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

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR OF DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
RAUL D. DUVERGE, SENIOR PROJECT MANAGER  
MATTHEW MARTIN, URBAN DESIGNER  
KRISTINA RICCO, SENIOR PLANNER

**SUBJECT:** 187-191 & 211 CONDOR STREET, EAST BOSTON

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**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 Partial Certification of Approval for the revised plan to construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver Affordable Housing Agreement(s) in connection with the Proposed Project; and (3) execute and deliver Community Benefits Agreement(s) and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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

## **PROJECT SITE**

The 187-191 & 211 Condor Street project is situated on two (2) parcels of land located at 187-191 Condor Street and 211 Condor Street in the Eagle Hill section of the East Boston neighborhood. Collectively, the two (2) parcels comprise approximately 10,938 square feet and front on the Chelsea River (the “Project Site”). The parcel located at 187-191 Condor Street is currently occupied by a three (3) story residential building. The parcel located at 211 Condor Street is occupied by a single story vacant commercial structure.

The Project Site is located within an approximately fifteen (15) minute walk (0.7 miles) of MBTA Blue Line subway service (Airport Station) providing access throughout the City of Boston and the Greater Boston area.

## **DEVELOPMENT TEAM**

The development team includes:

Proponent(s):     Boston Real Estate Capital  
                          Joseph Hassell

Condor Street Condominiums, LLC<sup>1</sup>  
                          Jacqueline Nunez

Architect:         Choo & Company, Inc  
                          Marc Sullivan

Legal Counsel:    LaCasse Law, LLC  
                          Marc LaCasse

## **THE ORIGINALLY APPROVED PROJECT**

On May 11, 2017, Boston Real Estate Capital (the “Proponent”) filed a Small Project Review Application with the BPDA seeking to redevelop two parcels respectively located at 187-191 Condor Street and 211 Condor Street in East Boston. On June 15, 2017, the BPDA Board voted to approve the first iteration of the 187-191 & 211 Condor Street project (the “Originally Approved Project”).

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<sup>1</sup> Condor Street Condominiums, LLC acquired title to the property located at 187-191 Condor Street on November 15, 2017.

The Originally Approved Project consisted of the construction of two (2), four (4) story residential buildings, totaling approximately 36,000 gross square feet, that would collectively include approximately twenty-three (23) residential homeownership units, including three (3) IDP units, and up to twenty-five (25) off-street vehicle parking spaces.

The proposed four (4) story residential building to be located at 187-191 Condor Street included nine (9) two-bedroom units and up to eleven (11) off-street vehicle parking spaces. The proposed four (4) story residential building to be located 211 Condor Street included two (2) one-bedroom units and twelve (12) two-bedroom units and up to fourteen (14) off-street vehicle parking spaces.

### **THE REVISED PLAN FOR 211 CONDOR STREET**

On November 20, 2017, Boston Real Estate Capital submitted a revised plan for the building located at 211 Condor Street within the Originally Approved Project with the BPDA.

After approvals were received from the BPDA and the City of Boston Zoning Board of Appeal ("ZBA"), further study revealed that the parcel located at 211 Condor Street is subject to the jurisdiction of Massachusetts General Laws, Chapter 91 ("G.L. c. 91"). Accordingly, in order to satisfy the requirements of G.L. c. 91, the proposed residential building at 211 Condor Street has been slightly revised. The requirements of G.L. c. 91 necessitate pulling the new structure back from the edge of Condor Street, away from the waterfront along the Chelsea River. As a result, the building will be smaller.

The following changes have been made to the proposed building located at 211 Condor Street:

1. A reduction of two (2) residential units bringing the total to twelve (12). The proposed unit mix consists of approximately three (3) one bedroom units and nine (9) two bedroom units.
2. A reduction of approximately three (3) off-street parking spaces, bringing the total to eleven (11).
3. A reduction in the gross floor area of approximately 2,665 square feet for a new gross floor area of approximately 13,955 square feet.

As a result of these changes to the proposed building located at 211 Condor Street, the proposed development at the Project Site will include the construction of two (2), four (4) story residential buildings, that will collectively include approximately twenty-one (21) residential homeownership units, including three (3) IDP units, and approximately twenty-two (22) off-street vehicle parking spaces (the “Proposed Project”).

All of the community benefits, mitigation, and IDP commitments will remain the same as the Originally Approved Project.

## **ZONING**

The Project Site is located in the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically is located in a 2F-2000 (Two Family Residential) Subdistrict.

The Proposed Project required zoning relief for the following: lot area, Floor Area Ratio, height, use, usable open space, front and rear yard setbacks, screening and buffering, off-street parking, and traffic visibility across corners. The ZBA approved the requested variances needed to construct the Proposed Project on July 25, 2017, subject to design review by the BPDA.

## **MITIGATION & COMMUNITY BENEFITS**

The Proposed Project will result in a number of public benefits to the East Boston neighborhood and the City of Boston as a whole, these include:

### **MITIGATION:**

- New pedestrian activity along Condor Street;
- Pedestrian access improvements, including new sidewalks in and around the Project Site;
- New public street trees and landscaping improvements along Condor Street in and around the Project Site;
- The creation of twenty one (21) new homeownership residential units, of which three (3) will be restricted to households making no more than 100% of the AMI; and
- Installation of new lighting along the building perimeters to improve visibility and pedestrian safety.

## COMMUNITY BENEFITS:

In addition to the aforementioned mitigation, the Proposed Project will include the following community benefits:

- A financial contribution to the Salesian Boys and Girls Club of East Boston;  
-Name/Address/Tax ID Number: Salesian Boys and Girls Club Incorporated, 150 Byron Street, East Boston, MA 02128/ 042558218  
-Use: Funds will be used for general operating capital for the club which provides programming for local children  
-Amount/Timeline: \$2,500 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified);
- A financial contribution to the Piers Park Sailing Center;  
-Name/Address/Tax ID Number: Piers Park Sailing Center, Inc., 95 Marginal Street, East Boston, MA 02128/043411388  
-Use: Funds will be used for new sails and general operating capital needed to sustain the sailing program offered to local children who want to learn how to sail  
-Amount/Timeline: \$5,000 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified);
- A financial contribution to the Veronica Robles Cultural Center;  
-Name/Address/Tax ID Number: Veronica Robles Cultural Center Corp., 175 McClellan Highway East Boston, MA 02128/813595731  
-Use: Funds will be used to implement a summer youth program that includes art making, dance, and music  
-Amount/Timeline: \$2,500 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified); and
- Additional property tax revenue for the City of Boston.

## **INCLUSIONARY DEVELOPMENT COMMITMENT**

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The

IDP requires that 13% of the total number of units within the development be designated as IDP units. As the Proposed Project will provide twenty-one (21) new homeownership units, three (3) units within the Proposed Project will be created as IDP homeownership units (the "IDP Units"), of which two (2) will be made affordable to households earning not more than 80% of the Area Median Income ("AMI"), as published by the United States Department of Housing and Urban Development ("HUD"), and the remainder, one (1) IDP Unit, will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of IDP Unit	Percent of Median Income	Approximate Sale Price
One	681 SF	211 Condor, Unit 8	80%	\$179,600
Two	976 SF	211 Condor, Unit 3	100%	\$277,100
Two	826 SF	187-191 Condor, Unit 2	80%	\$214,300

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreements ("AHA") executed for 187-191 Condor and 211 Condor Street, respectively, and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA(s) must be executed along with, or prior to, the issuance of the Certification or Partial Certification of Approval for the Proposed Project, as applicable. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First time homebuyer.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each of the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years. The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

### **RECOMMENDATIONS**

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the BPDA approve and authorize the Director to: (1) issue a Partial Certification of Approval for the Proposed Project; (2) execute and deliver Affordable Housing Agreement(s) in connection with the Proposed Project; and (3) execute and deliver Community Benefits Agreement(s) 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 Partial Certification of Approval, approving the revised plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, located at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "Proposed Project"), in accordance with the requirements of Small Project Review Article 80E, of the Boston Zoning 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 and deliver Affordable Housing Agreement(s) for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver Community Benefits Agreement(s) and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.



# 191 & 211 Condor Street, East Boston



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